



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, September 19, 2019 @ 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 review and approve or disapprove the August 15, 2019 Planning and Zoning Commission Minutes. | Nichole Flores
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 3 | Consideration and action regarding a Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Low Density Residential (R1-5-PAD) for Stonefield at Greer Ranch located west of the northwest corner of Peoria and Reems Roads. | Hobart Wingard
Community
Development |
| 3. | District 3 | Consideration and action pertaining to approval of the Preliminary Plat entitled, "Preliminary Plat for Stonefield Subdivision," dated July 25, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue. | Hobart Wingard
Community
Development |
| 4. | District 3 | Consideration and action regarding the Preliminary Plat entitled "Revised Preliminary Plat for Units F & C – Toll at Prasada". Planning case # FS19-184. | ROBERT
KUHFUSS
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 5. | District 4 | Consideration and action on the Site Plan to allow for Heritage on Dysart Townhomes located generally south of Elm Street and east of Dysart Road, in the SHD-CO (Surprise Heritage District- Commercial Overlay) zoning district. | SHIRLEY PHAN
Community
Development |
| 6. | District 5 | Consideration and action pertaining to approval of the Site Plan for Mera at Surprise Center, generally located west of the northwest corner of Civic Center Drive and Greenway Road within the Surprise Center PAD. | Hobart Wingard
Community
Development |
| 7. | District 6 | Consideration and action on the Site Plan to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road. | SHIRLEY PHAN
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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Tuesday, September 10, 2019 @ 2:36 p.m.

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 19, 2019 Contact Person: Nichole Flores
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to review and approve or disapprove the August 15, 2019 Planning and Zoning Commission Minutes.

Motion:

I move to approve the August 15, 2019 Planning and Zoning minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 19.09.04 EVR 8-15-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 15, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on August 15, 2019.

A. ROLL CALL

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

STAFF PRESENT:

Interim Community Development Director Chris Boyd, Chief Deputy City Attorney Ellen Van Riper, Assistant Community Development Director Lloyd Abrams, Planner Sergio Angulo, Planner Shirley Phan, Planner Hobart Wingard, Current Planning Supervisor Robert Kuhfuss, Administrative Assistant Nichole Flores and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

Nancy Hayden

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Mr. Boyd shared there will be no Planning and Zoning Commission meeting on September 5, 2019, due to a City Council Meeting scheduled.

Mr. Boyd shared information regarding community pool concerns previously discussed will be brought back to a City Council Work Session on October 1, 2019 and Planning and Zoning Commission on October 3, 2019.

CALL TO THE PUBLIC:

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

Dana Deal, resident, shared with the Commission her concerns regarding traffic concerns along Waddell Rd at 143rd Avenue.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the August 1, 2019, Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the August 1, 2019, Planning and Zoning Minutes as presented. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action on a Conditional Use Permit for the expansion of the existing Storage West Mini-Warehouse facility located on the northeast corner of Bullard Avenue and Bell Rd.

Sergio Angulo, Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Parking spots

Chair Keating made a motion to approve the conditional use permit for the expansion of the existing Storage West Mini-Warehouse facility located on the northeast corner of Bullard Avenue and Bell Road subject to stipulations “a” through “e” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

Item 3 – District 2 – Consideration and action on the Rezone to allow for a new Medical Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road.

Shirley Phan, Planner, presented item 3 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Zoning districts

Commissioner Rosenbaum made a motion to approve the rezone to allow for a new Medical Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road subject to stipulations “a” through “b” as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

Item 4 – District 2 – Consideration and action on the Site Plan to allow for a new Medical Office Complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City PAD generally located south of Mountain View Boulevard and west of Reems Road.

Shirley Phan, Planner, presented item 4 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Pedestrian connectivity
- Patient parking
- ADA parking

Vice Chair Bash made a motion to approve the site plan to allow for new medical office complex on Lot 2 of the Regency Sun City Grand Holdings, LLC in the Sun City PAD generally located south of Mountain View Boulevard and west of Reems Road subject to stipulation “a” through “h” as stated in the staff report. In addition, pedestrian connectivity will be shown from the southwest parking area to building “e” as well as the shared parking with the church parking lot.

Chair Keating seconded the motion. Motion passes with 7 votes in favor.

Item 5 – District 4 – Consideration and action pertaining to approval of the Site Plan for Sunnyside Village Condos in the Heritage District, generally located on the southwestern corner of Greasewood Street and Bola Drive.

Commissioner Krous recused himself for item 5 as the company he works for worked on this project.

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

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Visitor parking

Commissioner Rosenbaum made a motion to approve the site plan for Sunnyside Village Condos in the Heritage District, generally located on the southwestern corner of Greasewood Street and Bola Drive subject to stipulations “a” through “g” as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 6 – Internal - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Commissioner Rosenbaum made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Chapman seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 7:12 p.m.

Chris Boyd
Interim Community Development Director

Matthew Keating
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:

Lorraine Nevarez, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 19, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Low Density Residential (R1-5-PAD) for Stonefield at Greer Ranch located west of the northwest corner of Peoria and Reems Roads.

Motion:

Move to recommend to the Mayor and City Council approval of the Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Low Density Residential (R1-5-PAD) for Stonefield at Greer Ranch located west of the northwest corner of Peoria and Reems Roads.

Background:

The subject request involves the rezoning of approximately 19.44 acres of land from Greer Ranch PAD (C2-PAD) to Greer Ranch PAD (R1-5-PAD). The PAD Rezone will also provide modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

Objective Analysis:

Policy Compliant:

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 19.09.04 EVR Stonefield at Greer Ranch PADA - PZ Staff Report - 091919

2. 01 - FS19-382 - Stonefield at Greer Ranch PADA - Vicinity - 091919
 3. 02 - FS19-382 - Stonefield at Greer Ranch PADA - PAD RZ - 091919
 4. 03 - FS19-382 - Stonefield at Greer Ranch PADA - Citizen Participation Report - 091919
 5. 04 - FS19-382 - Stonefield at Greer Ranch PADA - Public Engagement - 091919
 6. 05 - FS19-382 - Stonefield at Greer Ranch PADA - Luke Letter - 091919
 7. 06 - FS19-382 - Stonefield at Greer Ranch PADA - Dysart Letter - 091919
 8. 07 PADA 08 PP - FS19-382 - Stonefield at Greer Ranch PADA - PZ PowerPoint - 091919
-

2 **Case:** **FS19-382**
3 **Project Name:** Stonefield at Greer Ranch Planned Area Development ("PAD")
4 **Council District:** 3 - Mesquite
5 **Meeting Date:** **September 19, 2019**
6 **Planner:** Hobart Wingard, Planner II
7

8 **Owner:** Peoria Reems LLC
9 **Applicant:** RVi Planning + Landscape Architecture
10 **Request:** Zone Change 19.44 acres of land from Greer Ranch
11 Community Commercial (C2-PAD) to Greer Ranch Low
12 Density Residential (R1-5-PAD)
13 **Site Location:** Generally located west of the northwest corner of Peoria
14 and Reems Roads
15 **Area and Density:** 19.44 acres at 3.09 dwelling units per acre ("du/A")
16 **General Plan Conformance:** The proposal is consistent with the Surprise General
17 Plan 2035
18 **Support/Opposition:** Refer to the attached Citizen Participation Report
19 **Staff Recommendation:** Staff recommends approval subject to Conditions 'A'
20 through 'B'
21

22 **PROJECT DESCRIPTION:**

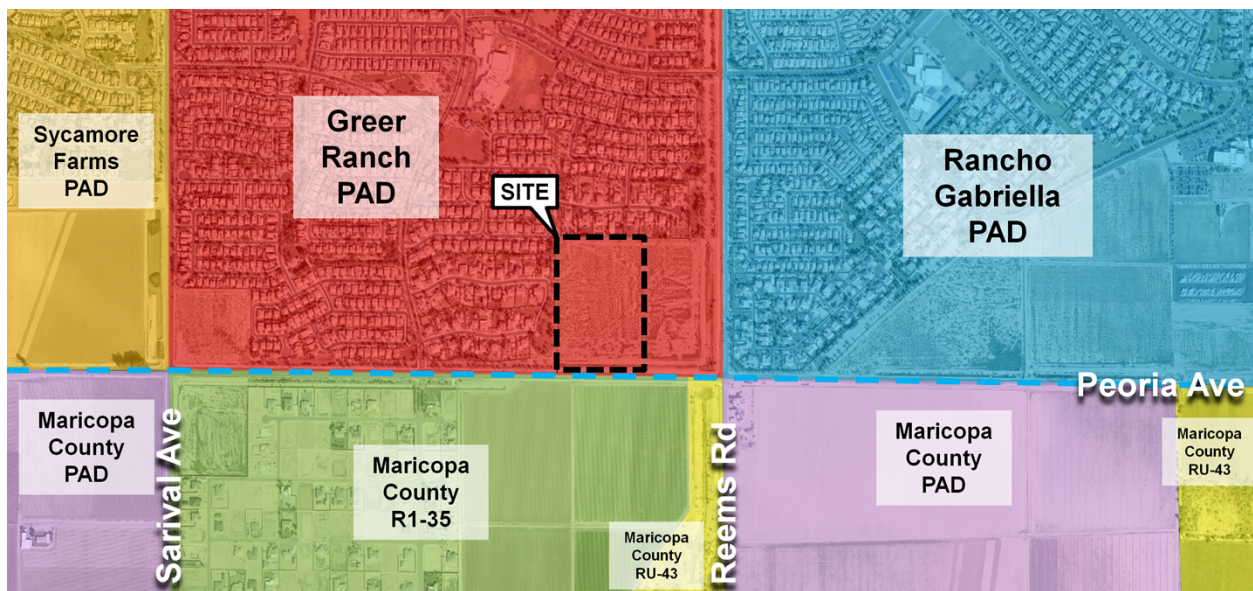
23 The subject request involves the rezoning of approximately 19.44 acres of land from Greer
24 Ranch PAD (C2-PAD) to Greer Ranch PAD (R1-5-PAD). The PAD Rezone will also
25 provide modifications from the base development standards, modifications from certain
26 development requirements, and to cap the maximum density.

27 **FINDINGS:**

- 28 • The proposed zone change is consistent with the Surprise General Plan 2035.
29 • The proposed development standards will allow the property to be reasonably
30 developed.
31 • There are no objections to the request.
32

EXISTING ZONING:

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



Greer Ranch R1-5-PAD	Greer Ranch R1-8-PAD	Rancho Gabriella R1-5-PAD
Greer Ranch R1-8-PAD	Greer Ranch Existing – C2-PAD Proposed – R1-5-PAD	Rancho Gabriella R1-18-PAD
Maricopa County R1-35	Maricopa County R1-35	Maricopa County PAD

BACKGROUND:

March 19, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for suburban neighborhood uses under Case GPA01-064.

June 13, 2002: The Mayor and City Council approved an Annexation for Greer Ranch under Case ANX01-133.

June 13, 2002: The Mayor and City Council approved a PAD for Greer Ranch under Case PAD01-117.

November 14, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case GPA02-189.

December 12, 2002: The Mayor and City Council approved an amendment to the Greer Ranch PAD to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case PADA02-212.

53 **December 12, 2002:** The Mayor and City Council approved a Preliminary Plat under Case
54 PP03-051.

55 **January 17, 2019:** Staff held a Concept Review meeting for a PAD Rezone and a
56 Preliminary Plat under Case CR18-705.

57 **May 24, 2019:** The applicant filed a request for a PAD Rezone and Preliminary Plat for
58 Stonefield residential subdivision under Case FS18-566, the subject case.

59

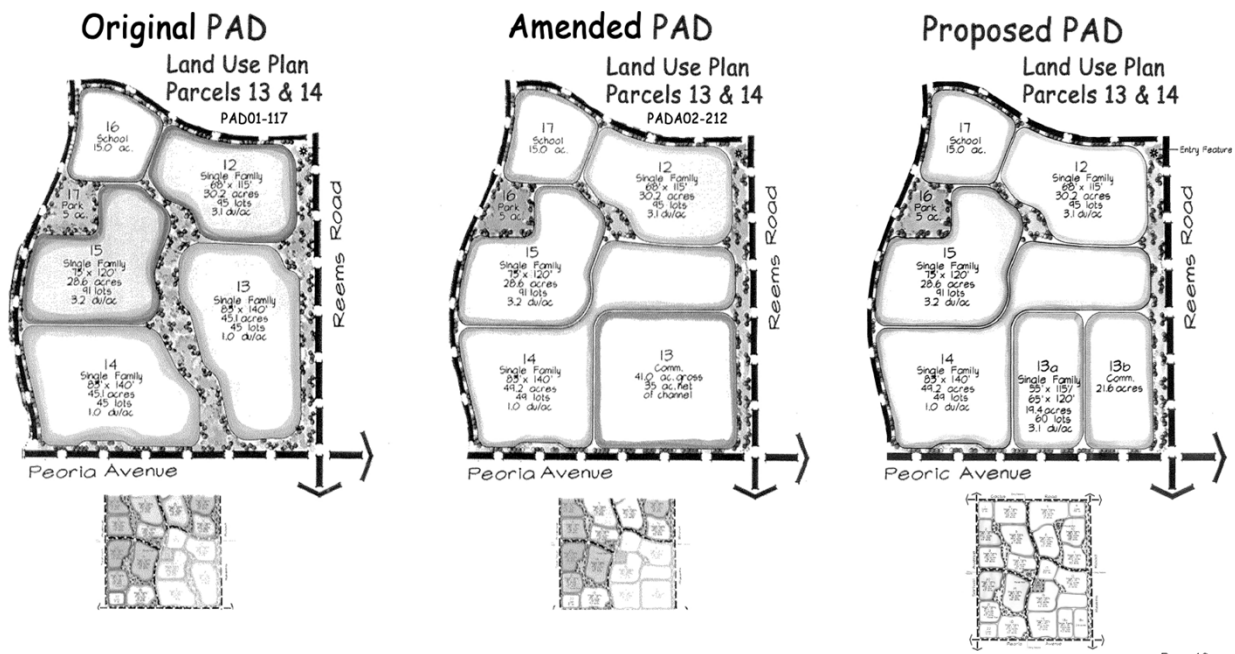
60 **CITIZEN REVIEW:**

61 The applicant held a Citizen Review meeting on July 16, 2019 at the Sonoran Heights
62 Elementary School located at 141405 North Greer Ranch Parkway. The results of that
63 meeting are summarized in the attached Citizen Review Participation Report. The site was
64 also posted in accordance with the Surprise Unified Development Code ("SUDC") and state
65 statute. The City of Surprise also sent notices via First Class mail in accordance with the
66 SUDC and state statute.

67

68 **ANALYSIS AND DISCUSSION:**

69 The subject zone change request involves a change from C2-PAD to R1-5-PAD intended
70 to modify development standards and limit density. The project anticipates 60 single-family
71 residential lots over approximately 19.44 acres for a gross density of 3.09 du/A.



72

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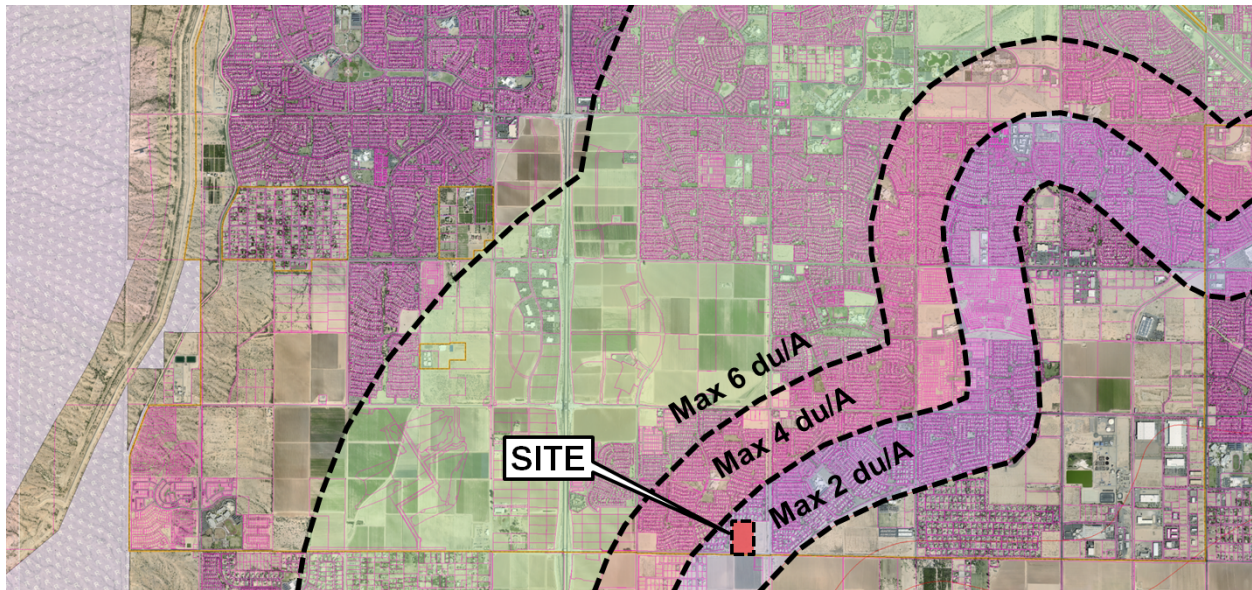
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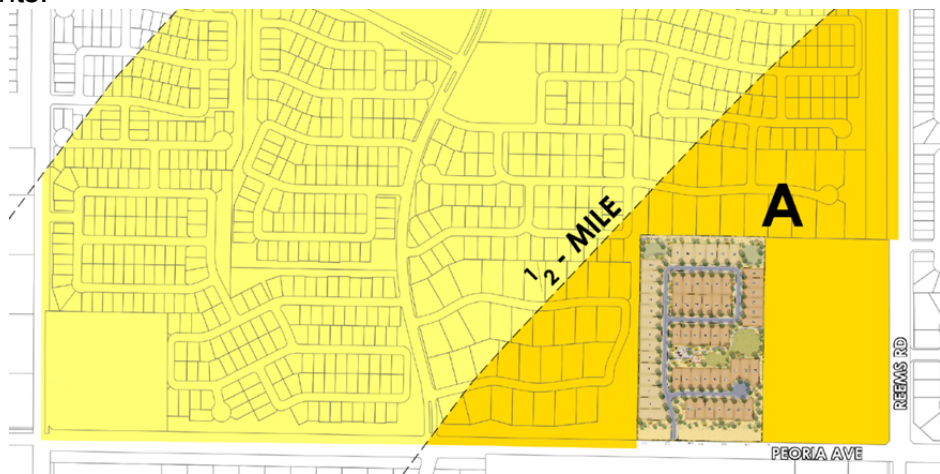
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77

78 The subject site is located within the 0-2 du/A ribbon of the Luke AFB Graduated Density
79 Concept ("GDC"). A context plan is shown below:



80
81 The Greer Ranch PAD is within the Luke Air Force Base (LAFB) Graduated Density
82 Concept area which restricts development to an overall average of 0-2 du/ac within a half-
83 mile from the noise contours of the base. The subject property is located entirely within the
84 half-mile delineation. The applicant has met with representatives from LAFB to coordinate
85 the calculations and determine the maximum residential units permitted within the
86 remaining vacant land at this location. In accordance with the Graduated Density Concept,
87 all of the portions of the Greer Ranch PAD within the same half-mile delineation may be
88 used in determining the maximum units for the site. A detailed analysis was prepared for
89 the property, including a calculation of the acreage within each of the two density
90 categories to determine a maximum unit count permitted. The calculation allows for 178
91 units within the 0-2 du/ac category based on 89 acres. Within this portion of the Greer
92 Ranch PAD there are currently 74 dwelling units, leaving a maximum of 104 residential
93 units for the remaining undeveloped land. The proposed 60 dwelling units is within the
94 allowed 104 units and is thus in conformance with the LAFB Graduated Concept Area
95 requirements.



98 The following table is taken from the zoning narrative and expresses the proposed single-
 99 family residential development standards for the two (2) lot sizes:

Table 3: Parcel 13a Development Standards							
Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.

100

101 As part of the PAD Rezone, the developer is proposing several text edits of the original
 102 PAD. These include:

- 103 • The original PAD provided that as lots approached the southeast corner of the
 104 development, near the Luke contours, the lot sizes will increase in size. As these are
 105 smaller lots they are proposing to edit the language to reflect the smaller lots.
- 106 • Notate that there will be three (3) commercial parcels instead of the original four (4).
- 107 • Change of Design Standard Requirements which will allow for more variety of lots.
- 108 • Change the six (6) foot sidewalk with a six (6) foot separation to a six (6) foot
 109 sidewalk with a three (3) foot separation. This would allow the developer to keep the
 110 existing sidewalk along Peoria.

111 Additionally, the applicant is proposing to modify the Surprise Unified Development Code
 112 ("SUDC") to allow greater than 800 linear feet of homes along the 157th Avenue alignment.

113 Revisions to the PAD exhibits to accommodate the subject development including land
 114 use, trails exhibit, landscape exhibit, master wall plan, and master drainage have been
 115 incorporated.

116

117 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Dysart USD

118

119

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 eight (8) du/A. The proposed R1-5-PAD zoning district will generate a density of 3.09 du/A, and is consistent with the existing and proposed single-family fabric in the area.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Site Plan was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base (LAFB): In a letter dated June 11, 2019, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations. The letter is attached.

Maricopa Water District (MWD): In an email dated July 6, 2019, MWD indicated that prior to obtaining a building permit, either a floodplain use permit or a CLOMR/LOMR would be required by the District for these parcel/lots since there is a FEMA floodplain delineated on it.

Dysart Unified School District (DUSD): In a letter dated March 26, 2019, DUSD indicated the district would emphasize the importance of pedestrian access throughout the project area, but posed no opposition.

Arizona Department of Transportation (ADOT): In an email dated July 7, 2019, ADOT indicated they have no objections to the project.

SUMMARY:

The applicant seeks a zone change over the subject property, and seeks relief from certain aspects of the SUDC through the PAD Rezone. Said zone change is consistent with the Surprise General Plan and the rationale for the granting of the PAD Rezone stem from the developer's commitment to mitigate against the negative effects of the development through an increase in the minimum open space and the reduction of certain development standards which are not essential for the successful development of the site. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents.

FINDINGS:

- The proposed zone change is consistent with the Surprise General Plan 2035.
- The proposed development standards will allow the property to be reasonably developed.
- There are no objections to the request.

161 **RECOMMENDATION:**

162 Based on the findings noted above, staff recommends the Commission move to
163 recommend **approval** of the subject rezone request to the City Council, subject to
164 stipulations 'A' through 'B' as outlined below:

165 A. Development and use of the site shall be in conformance with the PAD Rezone
166 document entitled "Greer Ranch PAD Amendment No. 3 Stonefield," consisting
167 of 24 pages, prepared by RVi Planning + Landscape Architecture and stamped
168 received July 26, 2019.

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

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

175

176 **ATTACHMENTS:**

177 01 - Vicinity Maps

178 02 - Amended PAD Document

179 03 - Citizen Participation Report

180 04 - Public Engagement Form

181 05 - Luke Letter

182 06 - Dysart Letter

183 07 - PowerPoint

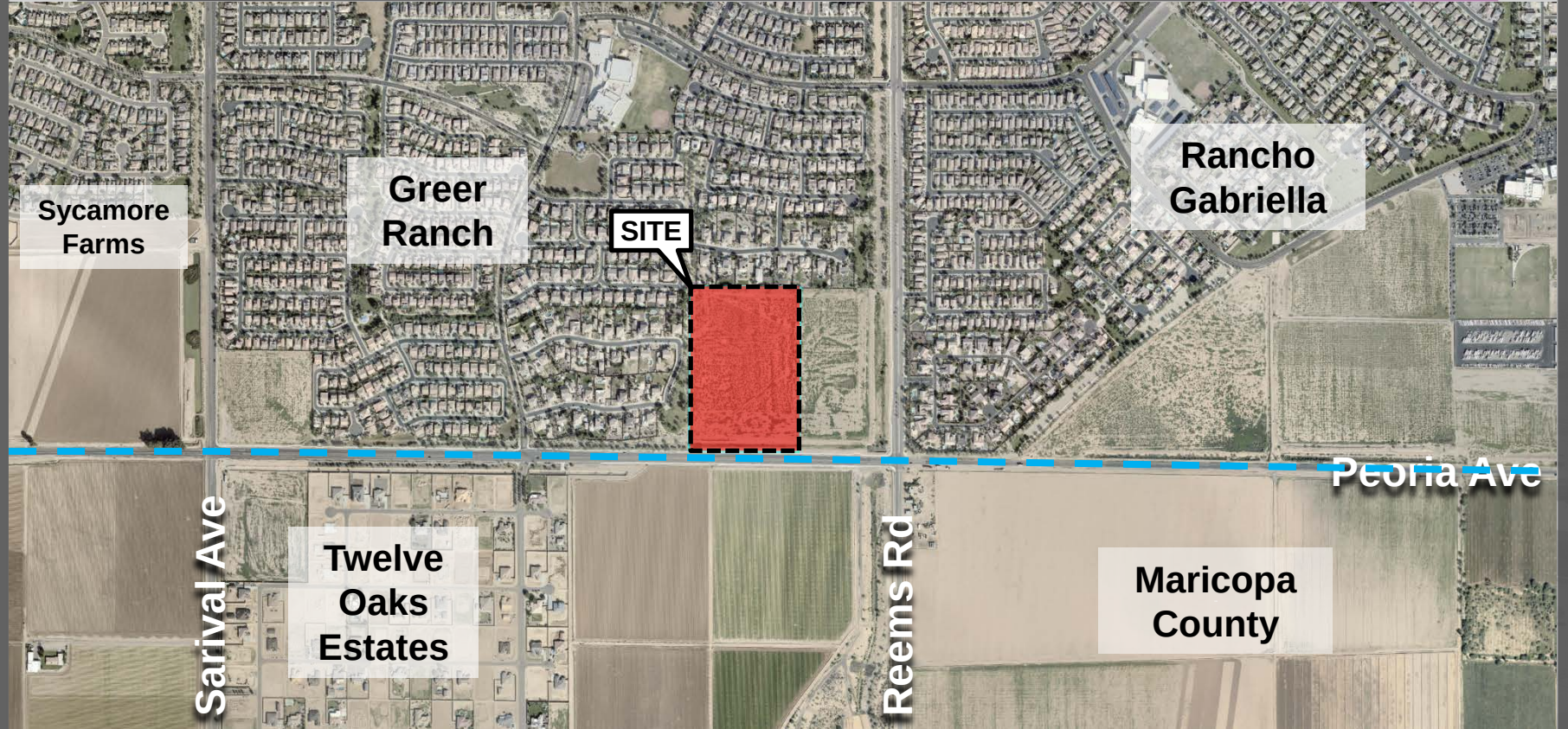
VICINITY MAP

FS19-382
Stonefield PADA



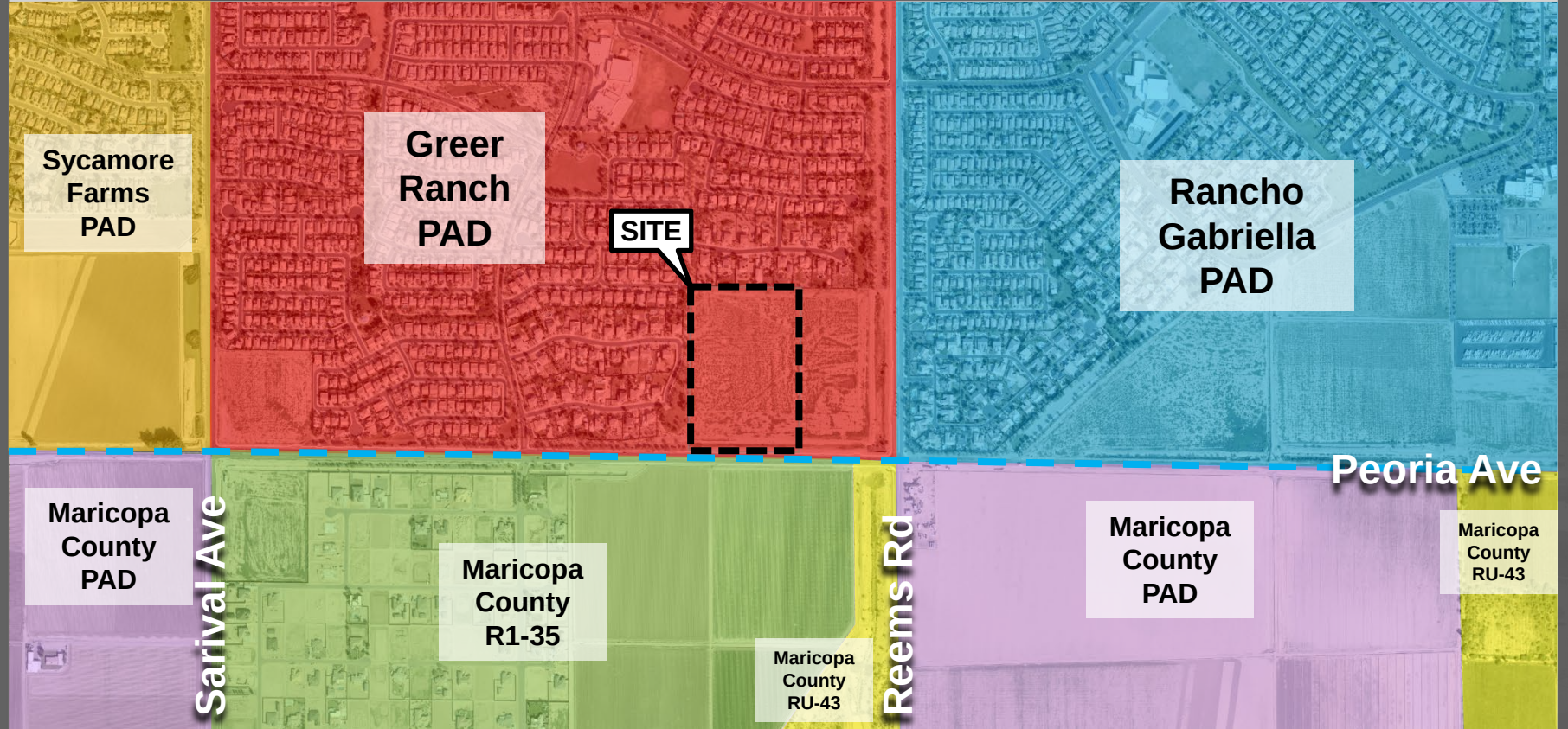
VICINITY MAP

FS19-382
Stonefield PADA



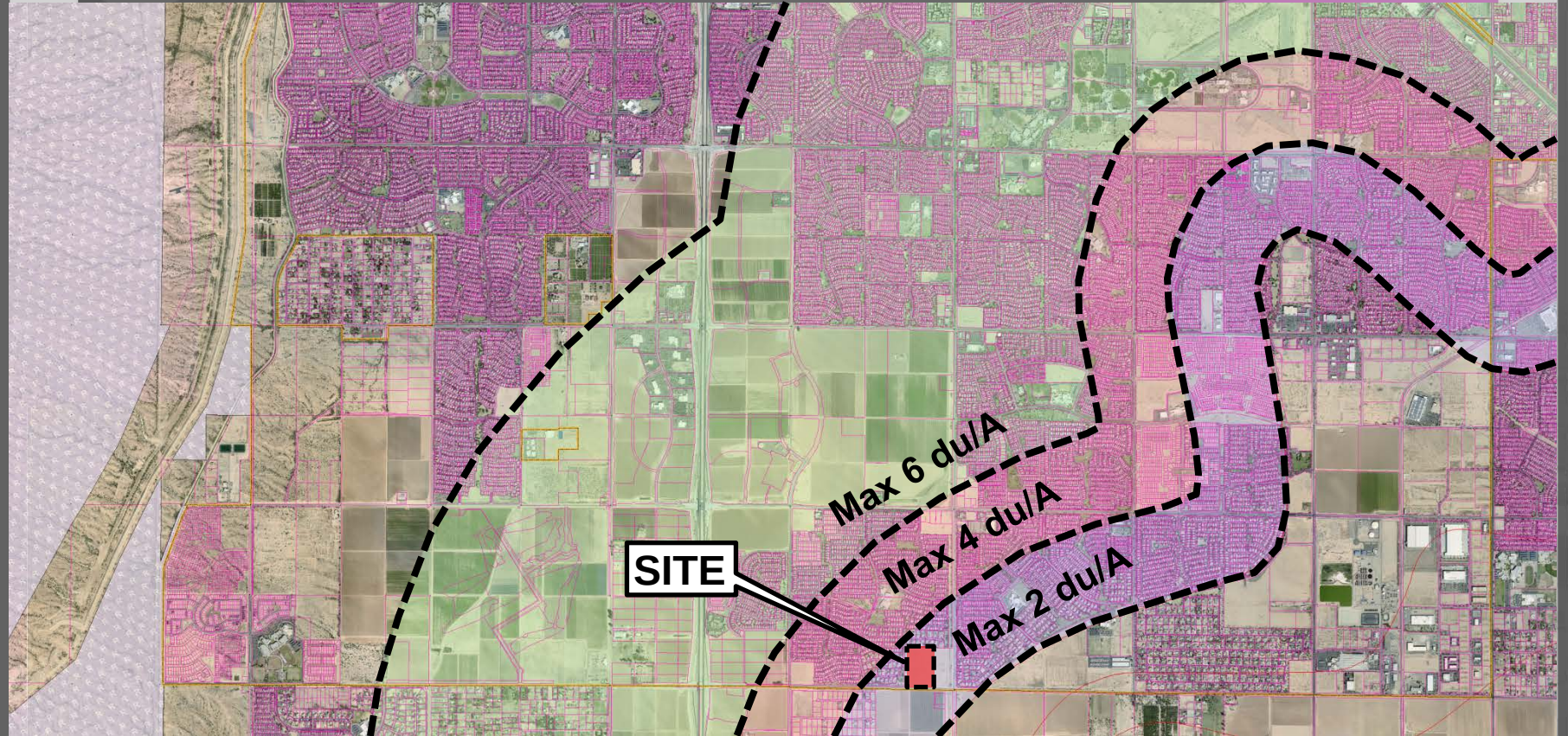
ZONING MAP

FS19-382
Stonefield PADA



LUKE GDC MAP

FS19-382
Stonefield PADA





GREER RANCH

PAD Amendment No. 3

“Stonefield”

**19.4 Acre Parcel 780 feet west of the
NWC of Reems Road & Peoria Avenue**

**Prepared for:
City of Surprise, Arizona
Case: FS19-382**

May 2019

GREER RANCH

PAD AMENDMENT No. 3

Developer:

PL Stonefield, LLC

Meghan Smith

7440 E. Pinnacle Peak Rd. Ste. 142

Scottsdale, AZ 85255 (480) 401-0800

meghan@criterionland.com

Applicant/Land Planner

RVi Planning + Landscape Architecture

Mark Reddie/Annie Vos

120 S. Ash Ave.

Tempe, AZ 85281 (480) 994-0994

mreddie@rviplanning.com/avos@rviplanning.com

Engineer:

Kimley-Horn

Andrew Jupp, PE

1001 W. Southern Ave. Ste. 131

Mesa, AZ 85210 (480) 207-2666

andrew.jupp@kimley-horn.com

Landscape Architect:

Kimley-Horn

Anne DeBoard, PLA

1001 W. Southern Ave. Ste. 131

Mesa, AZ 85210 (602) 944-5500

anne.deboard@kimley-horn.com

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BACKGROUND

This request is to amend the Greer Ranch Planned Area Development (PAD) to allow for the development of 60 single-family residential lots on the Subject Site. The Subject Site consists of approximately 19.4 acres located approximately 780 feet west of the northwest corner of Peoria Avenue and Reems Road. The site makes up the west half of Parcel 13 within the Greer Ranch PAD, APN 501-40-008K. See **Figure 1: Vicinity Map**.

The Greer Ranch PAD master planned community was established in March 2002 (PAD01-117). The square mile development is bounded by Cactus Road, Peoria Avenue, Reems Road and Sarival Avenue. The PAD encompasses 586.2 acres and includes a mix of single-family residential densities, parcels planned for community shopping uses, private parks, an elementary school, a drainage channel for regional flood control, and an interlinking system of trails and open spaces all united by a common design theme. Since the Greer Ranch PAD was approved, it has undergone two amendments. The first amendment, PADA02-212, reconfigured Parcels 13 and 14 and changed Parcel 13's land use designation from single-family residential to commercial with a base zoning designation of C-2. The second amendment, PADA06-001, adjusted the setback requirements for certain lots within Parcel 19.

Table 1: Greer Ranch PAD Case History			
1	PAD01-117	Original PAD	Ordinance 02-14
2	PADA02-212	Modify Parcel 13 from Residential to Commercial	Ordinance 02-40
3	PADA06-001	Setback Revision	Admin. Approval

See **Figure 5: Original PAD, Amended PAD, & Proposed Land Use Plan**

SUBJECT REQUEST

This request is to amend the Greer Ranch PAD to divide Parcel 13 into two parcels and change the land use designation on the western half from commercial to single-family residential. The western 19.4 acres of the parcel would become Parcel 13a and would be rezoned from C-2 (PAD) to R1-5 (PAD) allowing for the development of 60 single-family residential lots at a density of 3.1 du/ac. See **Figure 4: Preliminary Land Use Plan**. The eastern 21.6 acres would become Parcel 13b and will remain unchanged with a base zoning of C-2 (PAD). Changing the land use of the west half of Parcel 13 will increase the residential units approved for the Greer Ranch PAD from 1,555 to 1,615. The original Greer Ranch PAD entitlement (PAD01-117) allowed for approximately 1,664 single-family residential lots. This request to transition the west half of Parcel 13 from Commercial back to single-family residential will still result in fewer lots being constructed within the Greer Ranch PAD than the area was initially entitled for and is in conformance with the Luke Air Force Base graduated density policy. It should also be noted that based on a legal analysis of the Greer Ranch South CC&R's, the Stonefield community (Parcel 13a) will form its own homeowners association and will not be part of the Greer Ranch South HOA.

CONCEPTUAL DEVELOPMENT PLAN

The Conceptual Development Plan for Parcel 13a includes 60 lots. 20 of these lots will have minimum dimensions of 65'x120' and a minimum lot size of 7,800 square feet. These larger lots are located around the northern and western perimeter of the property where adjacent to the existing Greer Ranch residential parcels. The remaining 40 lots will have minimum dimensions of 55'x115' and a minimum lot size of 6,325. These lot sizes are reflective of the current market conditions and housing demand for this area and are a result of sustained dialogue with surrounding neighbors. The Development Team met with the surrounding neighbors on four separate occasions. These meetings resulted in a list of neighbor requests that the Development Team worked hard to accommodate. A Citizen Public Participation Report outlining these efforts has been provided with this application.

The adjacent Parcel 14 of Greer Ranch has been developed with lots ranging from approximately 75'x130' to 135'x200'. Proper buffers and screening from adjacent parcels will be provided through open space, perimeter walls, adjacent landscaping and lots that are setback from the north property line. To the east, Parcel 14 already provides for an existing minimum 50' landscape buffer that widens to over 200' along the eastern boundary of the site. The proposed plan provides appropriate buffers to all existing lots that surround the Subject Site. Along the northern boundary, this includes a 40'-wide open space area that will serve as a buffer between the new development and the existing larger lots to the north. The Subject Site provides for a density transition between the existing larger lot residences in Parcel 14 and the commercial parcel to the east at the primary intersection of Peoria Avenue and Reems Road.

The Conceptual Development Plan includes a single subdivision entry off Peoria Avenue. A second access point is not possible due to existing site constraints. As a result, all homes within the community will be equipped with fire sprinkler systems to mitigate the fact that the community is served by a single access point.

The community features a central open space and amenity area with various active and passive recreational amenities. These amenities may include picnic areas, play structures, sport court, shade, seating, turf fields and enhanced landscaping for the use and enjoyment of all residents within the development. In addition to the central amenity, open space will be provided throughout the development and will include some active and passive amenities such as shade, seating, trails and enhanced landscaping. As shown in Table 2 below, approximately one third of the Parcel 13a net developable area will be dedicated as open space. With this Conceptual Development Plan, the site's open space has been reconfigured, but the total open space provided for the Greer Ranch PAD will not be reduced. See **Figure 7: Master Landscape Exhibit**.

Table 2: Open Space Calculations		
	Entire Greer Ranch PAD	Subject Parcel (13a)
Existing	74.9 Acres, 13.7% of the site	15%
Proposed	74.9 Acres, 13.7% of the site	5.59 Acres, 36% of net developable area

The original Greer Ranch PAD specified that a pedestrian path should extend across the site's northern boundary connecting the neighborhoods of Greer Ranch to the future commercial

site. Through the neighborhood outreach process, it was found that area residents are not supportive of having a path along the rear of their lots. Instead, this pedestrian connection will be brought internal from the northwest corner of the site to the eastern edge of the site through the community's central park. This will maintain a pedestrian connection while moving it away from the existing residences to the north. Connections from the edge of the site to the internal sidewalk system will be eight (8) foot wide concrete path and will connect to the 5' sidewalks along the local street network. See **Figure 6: Master Trails Exhibit**.

A full built out six (6) foot wide detached concrete sidewalk with a minimum three (3) foot separation from the curb currently exists along Peoria Avenue. Since it is already built in this condition, a PAD modification has been provided to allow for the sidewalk to be maintained as constructed. Five (5) foot wide detached sidewalks, with a five (5) foot curb separation, will be provided on all local streets within the development in accordance with the approved Alternative Local Street Cross Section defined in the Greer Ranch PAD. All local roadways within the Site will be built to conform to this cross sections which includes two travel lanes, curb, gutter and detached sidewalks within a 50-foot right-of-way.

An approximate 100' +/- drainage easement will be maintained along the southern portion of the site adjacent to Peoria Road. The drainage channel will be landscaped to be consistent with the existing channel to the west. The channel will have a meandering quality and will include trees and shrubs to provide a more natural character for the drainage corridor. See **Figure 9: Master Drainage Exhibit**.

Parcel 13a will be developed in the same manner as the other residential parcels in Greer Ranch. The architecture will be compatible with the theme and character of Greer Ranch and will conform to the design guidelines defined on pages 11, 12, 17 & 18 of the Greer Ranch PAD. Common architectural themes, a cohesive landscape palette, and a subdivision entry monument will unify the aesthetics, yet will allow for diversity of design for individual residences.

Due to the smaller size of the site, the development will be constructed in a single phase.

Items not addressed by this PAD Amendment document will follow the existing Greer Ranch PAD and/or Surprise Municipal Code, as may be amended from time to time.

EXISTING & PROPOSED ZONING

While the Greer Ranch PAD originally zoned this area for residential with a base zoning of R1-18, the Subject Site was rezoned to C-2 PAD (commercial) as a part of case PADA02-212. The property is currently zoned C-2 PAD (Commercial) under the Greer Ranch PAD. This request is to amend the PAD to change the zoning designation for the subject portion of Parcel 13 (Parcel 13a) to R1-5 PAD allowing for 60 single-family detached lots. See **Figure 5: Approved & Proposed Land Use Plan**.

Currently, all four corners of the Greer Ranch PAD are designated commercial and none of them have been developed. Rezoning this parcel from commercial to residential leaves ample opportunities for commercial development in the area, including the 20-acres directly east of the Subject Site at the immediate corner of Peoria Avenue and Reems Road. A 40-acre

commercial parcel at this location is out of scale and much too large based on current market conditions and development trends for large commercial uses. Community-scaled commercial uses are more suitable at this intersection. Dividing the property and providing for more residential development based on current market demand is a more appropriate use for this site because it is in keeping with surrounding land use patterns and will serve as a density transition from the existing residential development to the west with the remaining commercial to the east in Parcel 13b.

DEVELOPMENT STANDARDS

The Greer Ranch PAD includes a Development Standards Table outlining the various development standards for each residential category within Greer Ranch. This PAD does not amend these development standards, but rather adds to standards (categories H and I) specific to Parcel 13a. The development standards for parcel 13a are defined in the table below and the fully revised table is attached as **Figure 11: Greer Ranch Development Standards Table**. For a visual depiction of how these standards would apply on a typical lot, see **Figure 12: Typical Lot Layout**.

Table 3: Parcel 13a Development Standards							
Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan designation for this site is Neighborhood Suburban (2-8 dwelling units per acre). With a density of 3.1 dwelling units per acre, the conceptual site plan is in conformance with this designation. Development of this site is consistent with the overall Greer Ranch PAD related to uses, connectivity, etc. See **Figure 2: General Plan Conformance**.

CONFORMANCE WITH THE LUKE AIR FORCE BASE GRADUATED DENSITY CONCEPT AREA

The proposed development includes a total of 60 units, for a net density of 3.1 du/ac. The Greer Ranch PAD is within the Luke Air Force Base (LAFB) Graduated Density Concept area which

restricts development to an overall average of 0-2 du/ac within a half-mile from the noise contours of the base and 0-4 du/ac density between a half-mile and 1-mile from the 65 LDN noise contours of the base. The subject property is located entirely within the half-mile delineation. The applicant has met with representatives from LAFB to coordinate the calculations and determine the maximum residential units permitted within the remaining vacant land at this location. In accordance with the Graduated Density Concept, all of the portions of the Greer Ranch PAD within the same half-mile delineation may be used in determining the maximum units for the site (pursuant to discussion with Chris Toale, Interim Deputy Director of Community Initiatives Team, Luke AFB). A detailed analysis was prepared for the property, including a calculation of the acreage within each of the two density categories to determine a maximum unit count permitted. The calculation allows for 178 units within the 0-2 du/ac category based on 89 acres. Within this portion of the Greer Ranch PAD there are currently 74 dwelling units, leaving a maximum of 104 residential units for the remaining undeveloped land. The proposed 60 dwelling units is within the allowed 104 units and is thus in conformance with the LAFB Graduated Concept Area requirements. See **Figure 3: Luke Air Force Base 1995 Noise Contours**.

PAD MODIFICATIONS – LEGISLATIVE EDIT

This amendment to the Greer Ranch PAD will divide Parcel 13 into two Parcels, Parcel 13a and Parcel 13b. Parcel 13b will remain commercial and Parcel 13a will be amended to permit single-family residential development. The legislative draft provided below updates the Greer Ranch PAD document to be in conformance with this proposed amendment:

PG. 3, PARAGRAPH 3:

The distribution of lot widths, depths, and sizes vary throughout the master plan with slightly smaller lots planned along Sarival Avenue near the northwest corner of the Ranch and slightly larger lots **TRANSITIONING BACK TO SMALLER LOTS** ~~planned~~ along Reems Road near the southeast corner of the Ranch. The slightly smaller lot sizes ~~are~~ located along Sarival Avenue **SERVE** as a density transition to the planned higher intensity Mixed-Use Gateway and Growth Area land uses on the west side of Sarival Avenue. The slightly larger lot sizes **AND SMALLER TRANSITION LOT SIZES** ~~are~~ located closer to the intersection of Peoria Avenue and Reems Road, ~~to~~ respect the ~~lower~~ density transition desired as land uses get closer to the Luke AFB AICUZ Noise contours. ~~These lower~~ **THIS MIX OF** densities ~~are~~ **IS** coupled with the MCFCD drainage channel along Reems Road and the placement of landscaped storm water retention areas near the intersection.

PAGE 4, PARAGRAPH 1, SENTENCE 1:

The commercial component includes ~~three~~ **FOUR** neighborhood shopping centers.

PAGE 4, PARAGRAPH 2, SENTENCE 1:

All ~~three~~ **FOUR** centers are located at the intersection of two arterial streets.

PAGE 5, PARAGRAPH 2:

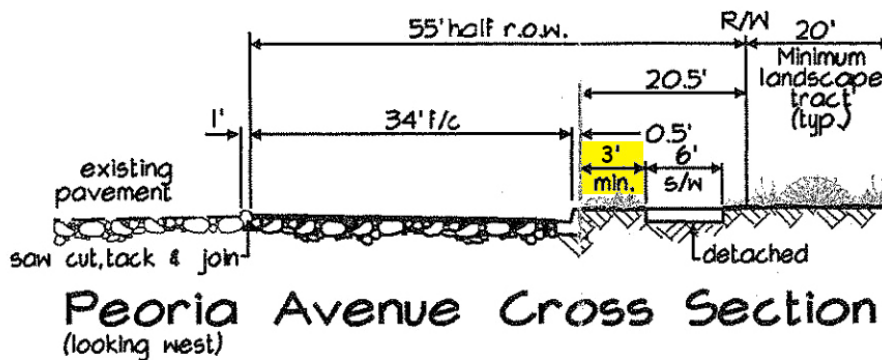
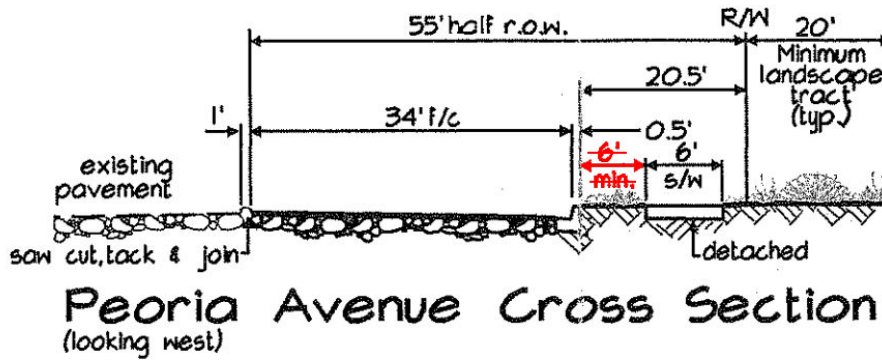
The Greer Ranch PAD meets the Single-Family Design Guidelines for all parcels within the ~~R1-8~~ R1-18 and R1-5 base zoning districts. The PAD does not exceed the “Base Permitted Density” of 3.0 dwelling units per acre established by the Design Guidelines ordinance. The ordinance’s “Determination Lot Category” based on the Permitted Lot Size Mix in Table 1 identifies that Greer Ranch falls under Category C, ~~because the minimum 58-foot wide lot category is the smallest lot size category that exceeds the permitted 15% mix for lot size.~~ None of the proposed lot size categories exceed the 30% criteria. ~~The 58-foot wide lots account for 18.2% of the lots in Greer Ranch.~~ According to the Permitted Densities in Table 2 under Category C at a base density of 3.0 units per acre, Greer Ranch is required to obtain a total of 58 design points to comply with the Single-Family Design Guidelines ordinance.

PAGE 6, DESIGN STANDARD REQUIREMENT LIST COMPLIANCE:

A1	No percentage of lots within categories A, B, C or D can exceed 30% of total within one category.	No category contains more than 30% of lots; category D C contains the highest percentage at 28.4% 27.5%.
A2	The percentage of lots within categories E, F, and G cannot be less than 30% combined.	Item A3 reduces this requirement; the PAD complies with item A3.
A3	If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25%	We have 11.6% 19.0% of our lots in categories F and G; and 28.9% 32.1% in categories E, F, and G; the PAD complies

FIGURE 9, TYPICAL STREET CROSS SECTIONS:

The following is a modification to the street section for Peoria Avenue. The approved street section provides for a 6’ sidewalk setback 6’ from the curb; however, the entire street cross section has been fully constructed with the 6’ sidewalk setback only 3’ from the curb. This condition applies for the entire 1-mile segment between Reems Road to Sarival Avenue. As such, a modification to the cross section to recognize the current condition is requested as shown in the graphics provided below.



ZONING CODE, SEC.122-22.B.1.A:

- 1) The maximum size of residential blocks within a subdivision shall either:
 - a. Generally have a width ranging from 200 to 400 feet, and a length ranging from 400 to ~~800~~ 950 feet in length; measured along the center line of the street and between intersecting street center lines; or
 - b. Be designed to accommodate no more than ten single-family residential lots on either side of a local street to equal a not-to-exceed combined total of 20 single-family detached residential lots per block.

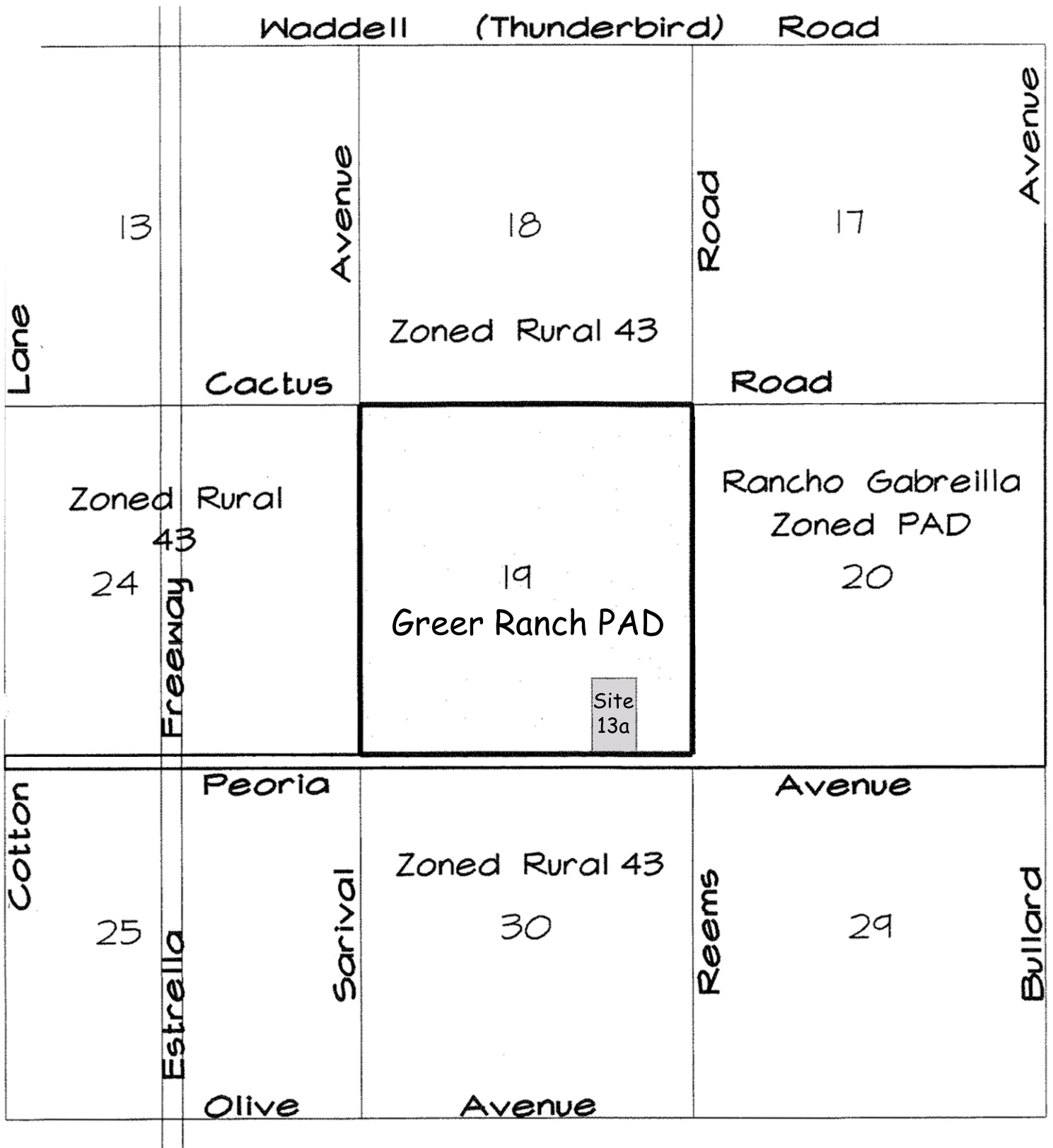
CONCLUSION

Dividing Parcel 13 into two separate parcels and rezoning the west 19.4 acres from commercial (C2) to Residential (R1-5) is compatible with the Greer Ranch Land Use Plan and PAD. The proposed residential use is well-suited for this location. It is located adjacent to single-family residential on three of the four sides and will act as a buffer between those existing residential uses and the higher-intensity commercial use to the east. The conceptual development plan proposes ample buffering adjacent to Parcel 14 and is in conformance with the City of Surprise General Plan and with the Luke Air Force Base Graduated Density Concept area. Development of the proposed 60 lots on this site will be in conformance with the design guidelines and development standards laid out in the Greer Ranch PAD as amended by the above legislative edit.

GREER RANCH

PAD Amendment No. 3

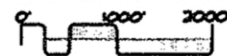
Exhibits



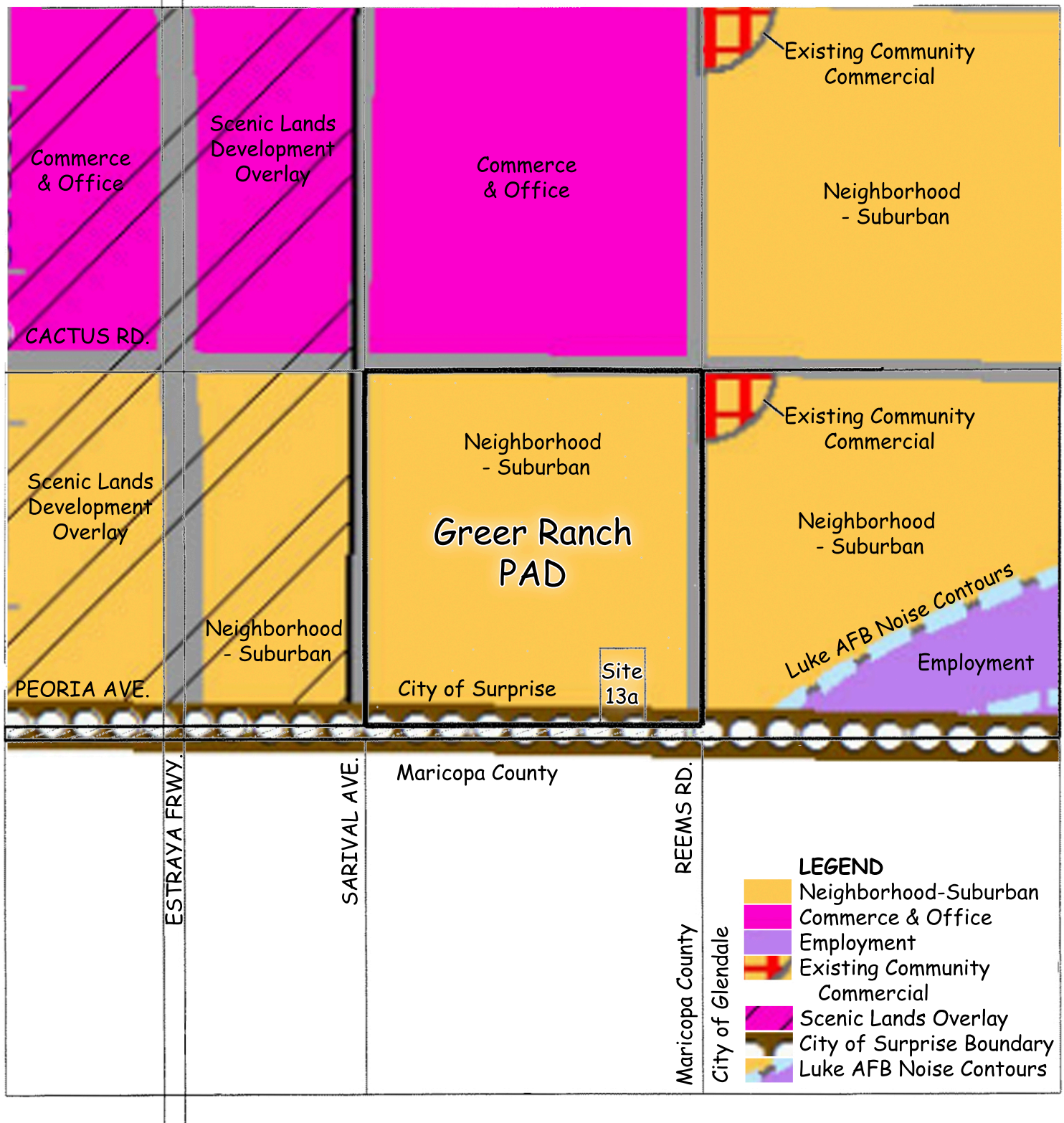
Greer Ranch



Figure 1: Vicinity Map

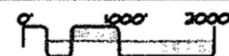


1" = 2000'
Job #2001.16
Date: 08.30.01

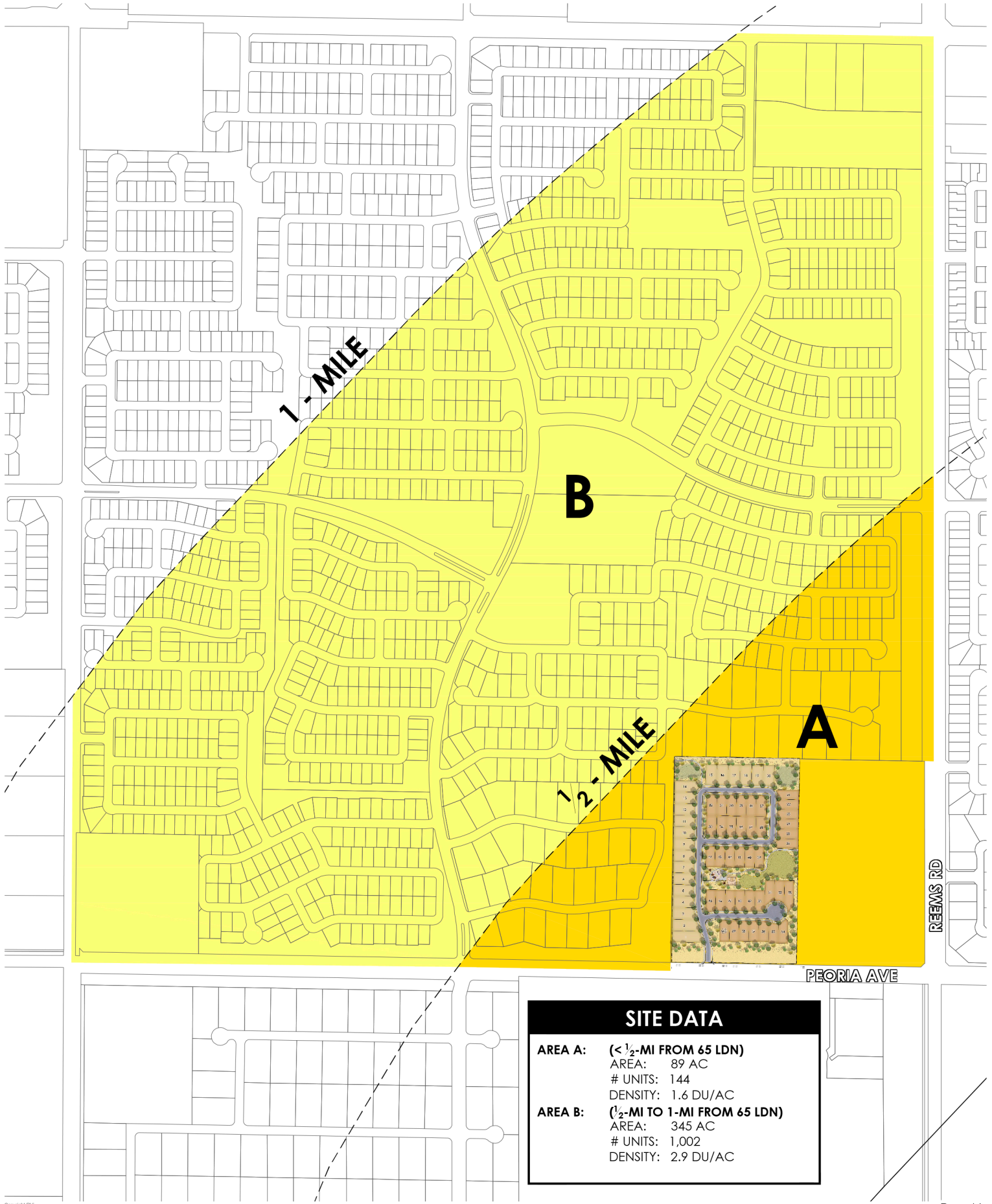


Greer Ranch

Figure 2: General Plan Land Use Map



1" = 2000'
Job #2001.16



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FIGURE 3: LUKE AIR FORCE BASE 1995 NOISE CONTOURS

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📅 2019-05-22
18003634
👤 PL STONEFIELD, LLC



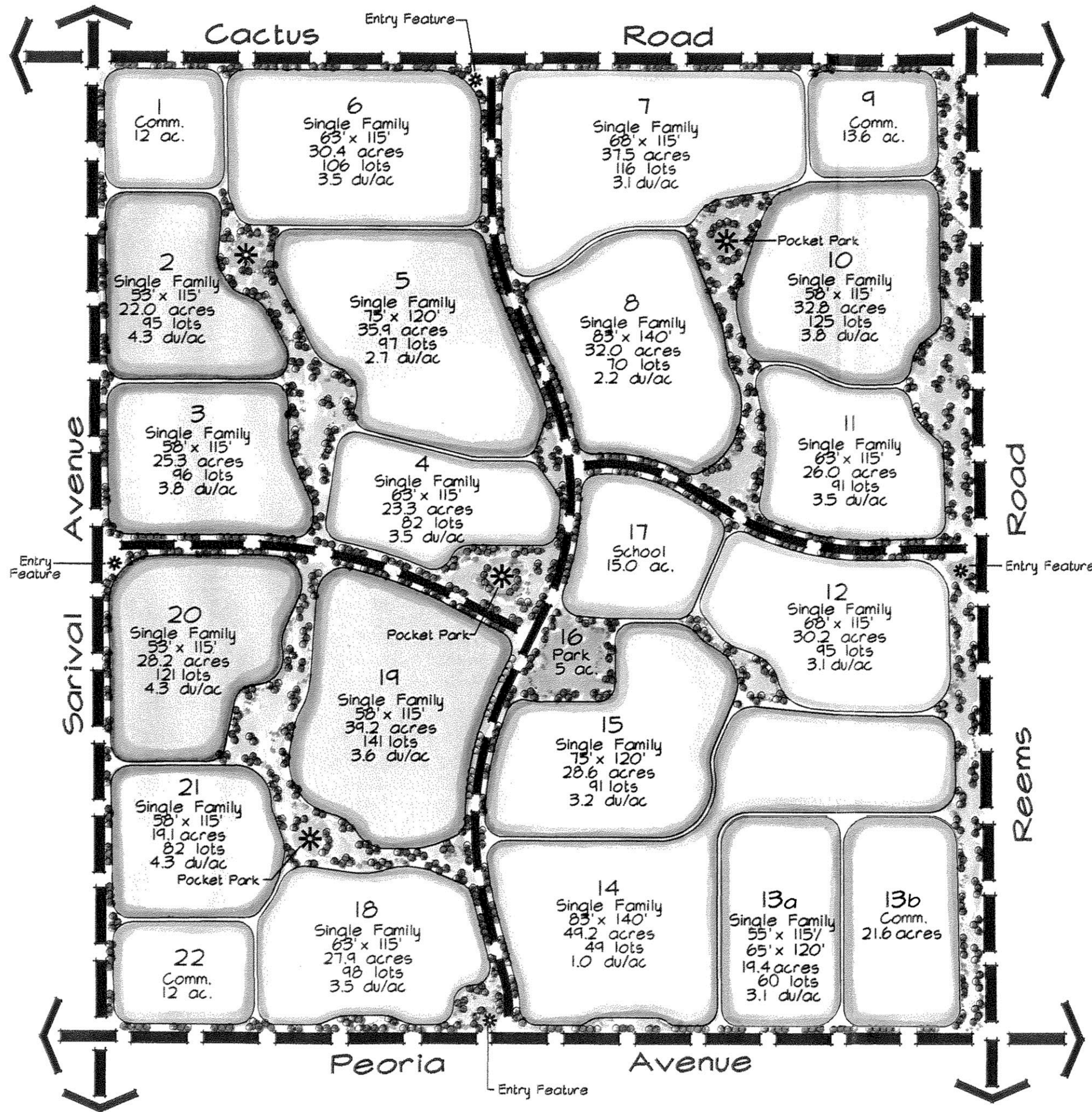
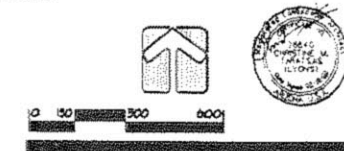


Figure 4: Preliminary Land Use Plan
Greer Ranch

Parcel	Proposed Use/Lot Size	Area	Proposed Density (du/ac)	Estimated Yield (lots)
2	R1-5 PAD / 53'x115'	22	4.3	95
3	R1-5 PAD / 58'x115'	25.3	3.8	96
4	R1-5 PAD / 63'x115'	23.3	3.5	82
5	R1-18 PAD / 75'x120'	35.9	2.7	97
6	R1-5 PAD / 63'x115'	30.4	3.5	106
7	R1-5 PAD / 68'x115'	37.5	3.1	116
8	R1-18 PAD / 83'x140'	32	2.2	70
10	R1-5 PAD / 58'x115'	32.8	3.8	125
11	R1-5 PAD / 63'x115'	26	3.5	91
North Residential Subtotal		265.2	3.3	878
1	C-2 PAD / Commercial	12	0	0
9	C-2 PAD / Commercial	13.6	0	0
North Total		290.8	3.0	878
13a	R1-5 PAD / 55'x115' & 65'x120'	19.4	3.1	60
12	R1-5 PAD / 68'x115'	30.2	3.1	95
14	R1-18 PAD / 83'x140'	49.2	1	49
15	R1-18 PAD / 75'x120'	28.6	3.2	91
16	R1-18 / Park	5	0	0
17	R1-18 / School	15	0	0
18	R1-5 PAD / 63'x115'	27.9	3.5	98
19	R1-5 PAD / 58'x115'	39.2	3.6	141
20	R1-5 PAD / 53'x115'	28.2	4.3	121
21	R1-5 PAD / 58'x115'	19.1	4.3	82
South Residential Subtotal		261.8	2.8	737
13b	C-2 PAD / Commercial	21.6	0	0
22	C-2 PAD / Commercial	12	0	0
South Total		295.4	2.5	737
Residential Subtotal		527	3.1	1615
Total		560.6	2.9	1615

Residential Category	Lot Size	Total Yield	Percentage of Yield Proposed	Percentage of Yield Allowed
Residential Category B	R1-5 PAD / 53'x115'	216	13%	15%
Residential Category C	R1-5 PAD / 58'x115'	444	27%	15%
Residential Category D	R1-5 PAD / 63'x115'	377	23%	15%
Residential Category E	R1-5 PAD / 68'x115'	211	13%	15%
Residential Category F	R1-18 PAD / 75'x120'	188	12%	15%
Residential Category G	R1-18 PAD / 83'x140'	119	7%	10%
Residential Category H	R1-5 PAD / 55'x115'	40	2%	5%
Residential Category I	R1-5 PAD / 65'x120'	20	1%	10%
Total		1615	100%	100%

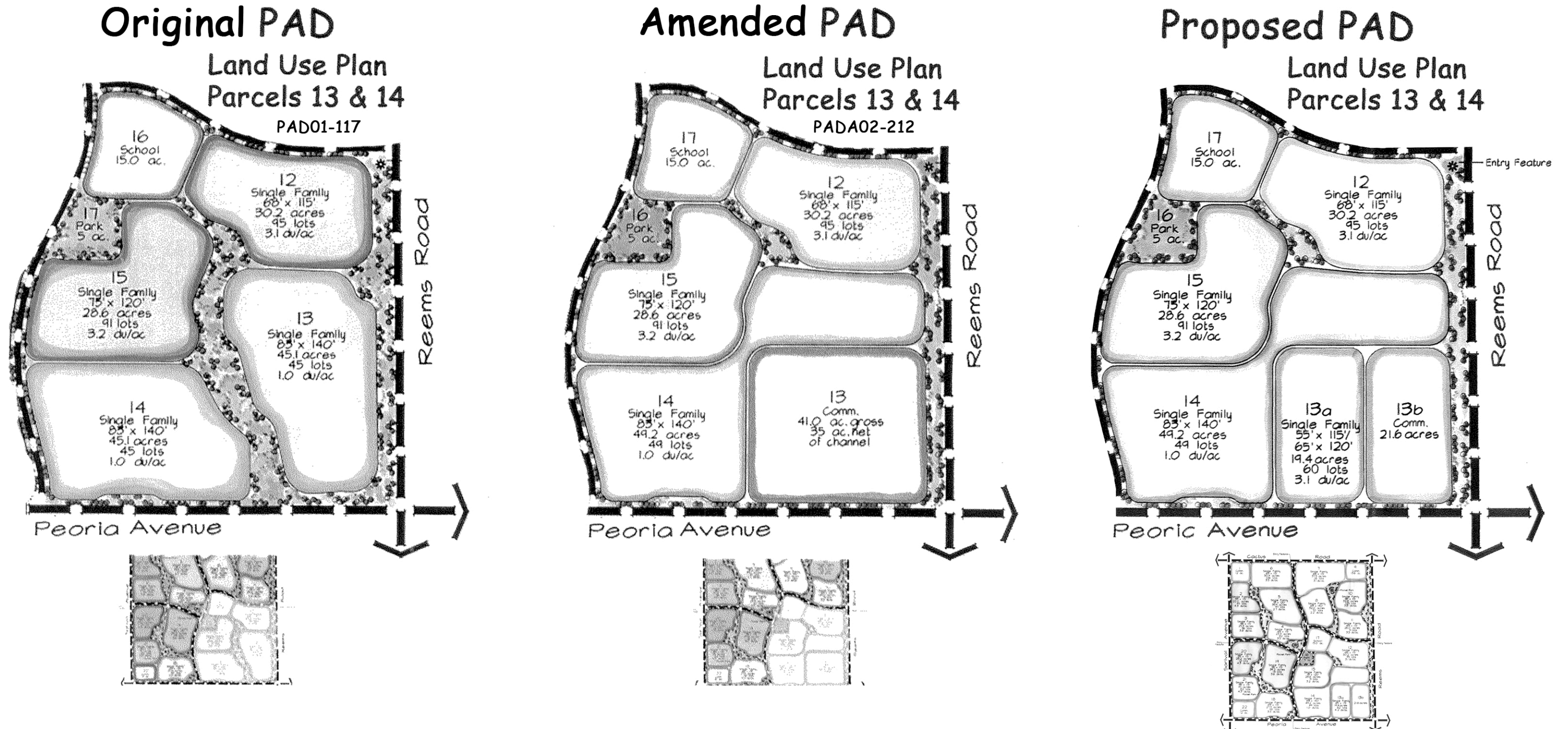
Note: North open space equates to 26.4 acres or 10% of area. South open space equates to 19.0 acres or 9.8% of area (not including school and park). Total open space including school and park is 65.4 acres or 13.2%.



Job # 01-16
 Date: 07-18-02

Greer Ranch

Figure 5: Original PAD, Amended PAD & Proposed Land Use Plan



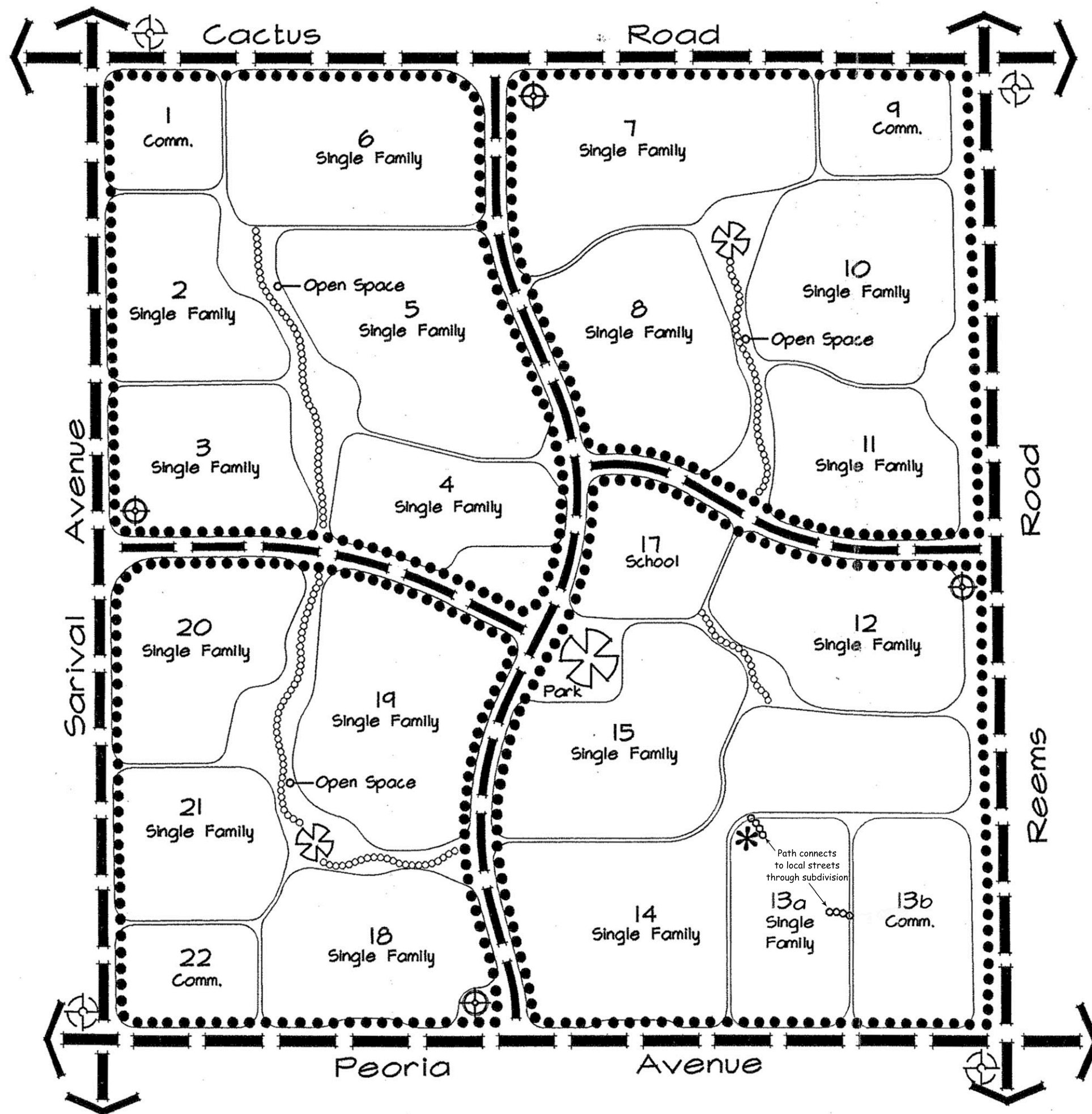


Figure 6: Master Trails Exhibit

Greer Ranch

Prepared For:

Metropolitan Land
2390 E. Camelback Rd.
Suite #438
Phoenix, Arizona 85016
Phone: 602.957.0604
Fax: 602.955.6358
Contact: Brian Burch

Prepared By:

Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact: Christine Taratsas, R.L.A.

Legend:

- 6' meandering concrete pedestrian sidewalk in landscape tracts adjacent to streets
- 8' meandering concrete pedestrian / bike path in linear open space
- Pocket Park / Minor Pedestrian Nodal Area
- Neighborhood Park / Major Pedestrian Nodal Area
- Transit Stop
- Future Transit Stop
- Conceptual Pedestrian Connection



Job # 01-16
Date: 07-18-02

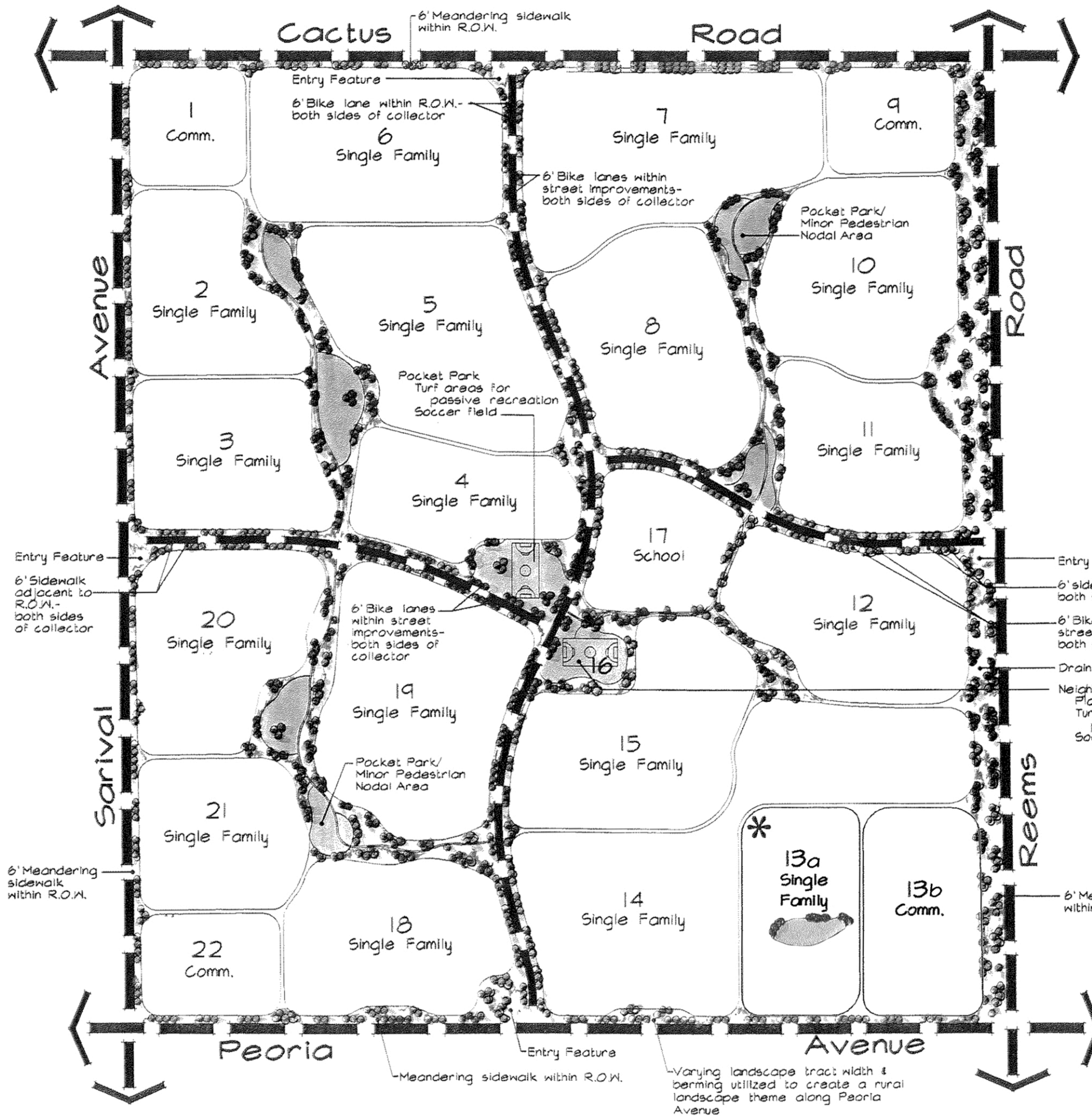


Figure 7: Master Landscape Exhibit

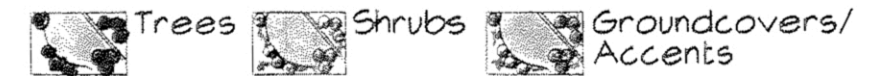
Greer Ranch

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Christine Taratsas, R.L.A.



*** Conceptual Pedestrian Connection**



Job # 01-16
Date: 07-18-02

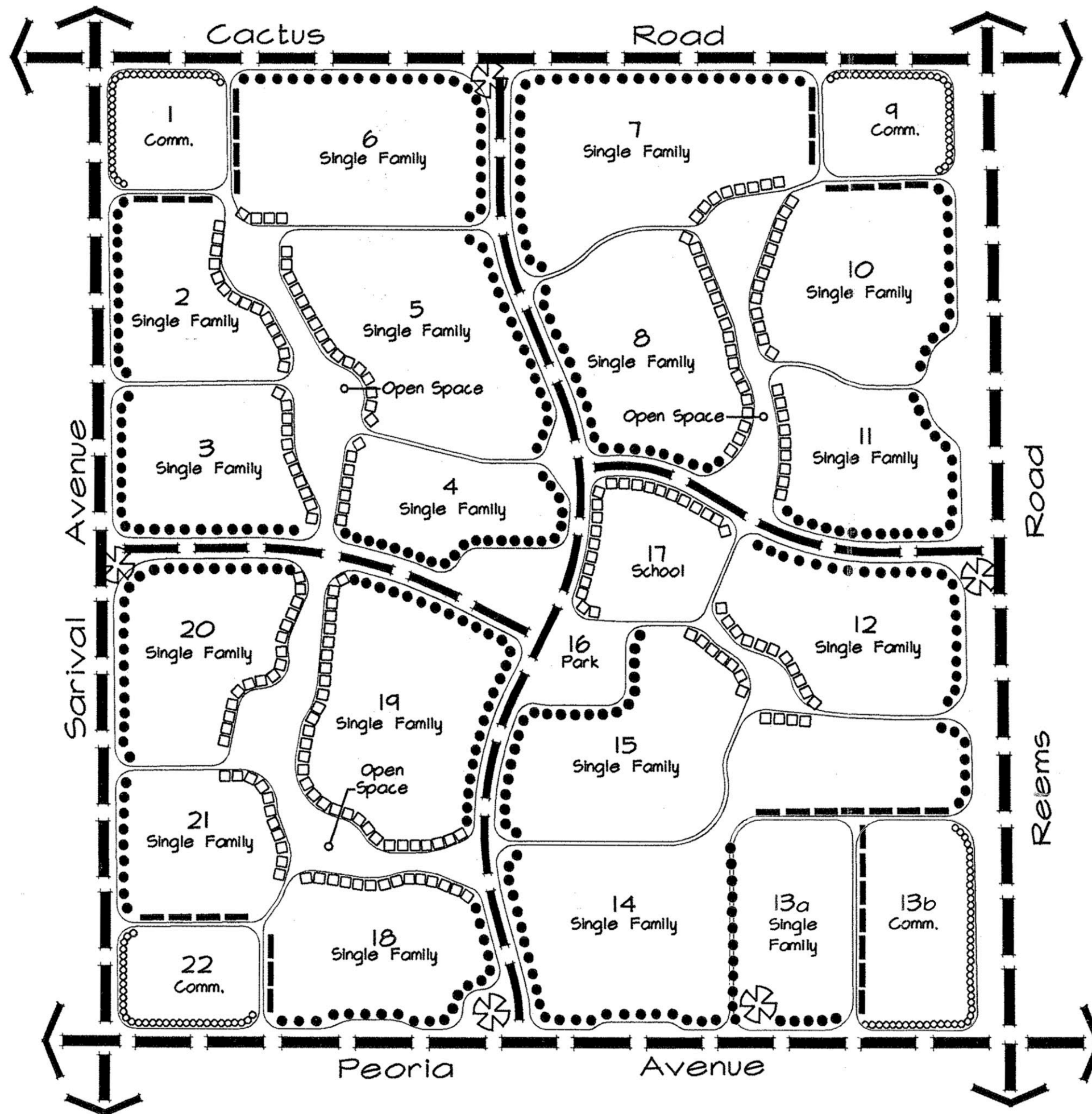


Figure 8: Master Signage & Wall Exhibit

Greer Ranch

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Fax: 480.315.8698
Contact: Christine Taratsas, R.L.A.

Legend:

- View wall
- Theme wall
- ~~~~~ Low Commercial screening
i.e., low wall, berming and/
or landscape screen - some
uses may require additional
wall height
- Subdivision wall, 8' adjacent to commercial
- ✱ Entry feature



Job # 01-16
Date: 07-18-02

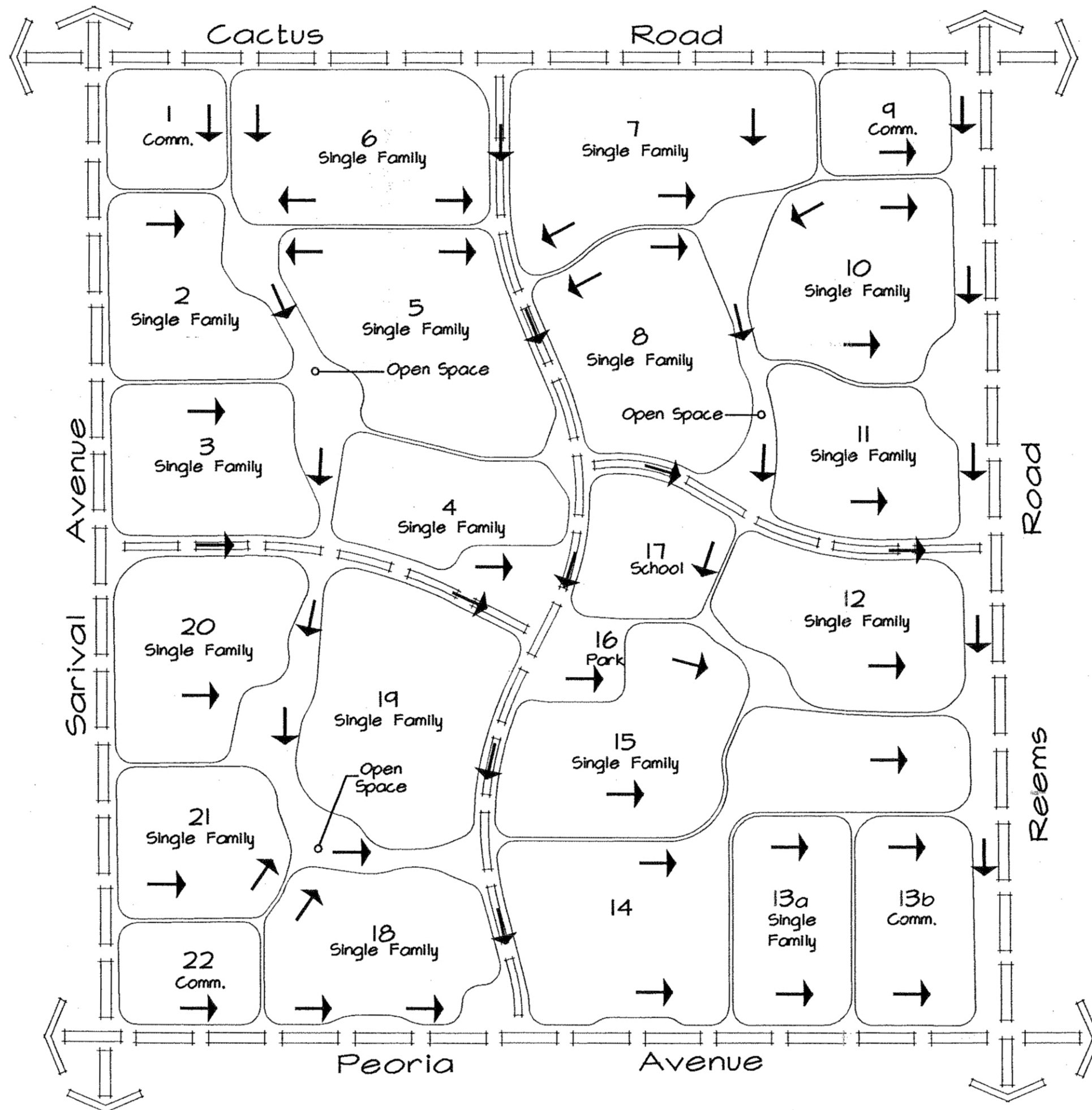


Figure 9: Master Drainage Exhibit

Greer Ranch

Prepared For:

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Fax: 480.315.8698
Contact: Christine Taratsas, R.L.A.

Legend:

→ Drainage Flow Arrow



Job # 01-16
Date: 07-18-02



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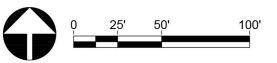
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120 S. Ash Avenue
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FIGURE 10: CONCEPTUAL DEVELOPMENT PLAN

📍 SURPRISE, ARIZONA
📅 2019-05-21
18003634
👤 PL STONEFIELD, LLC



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

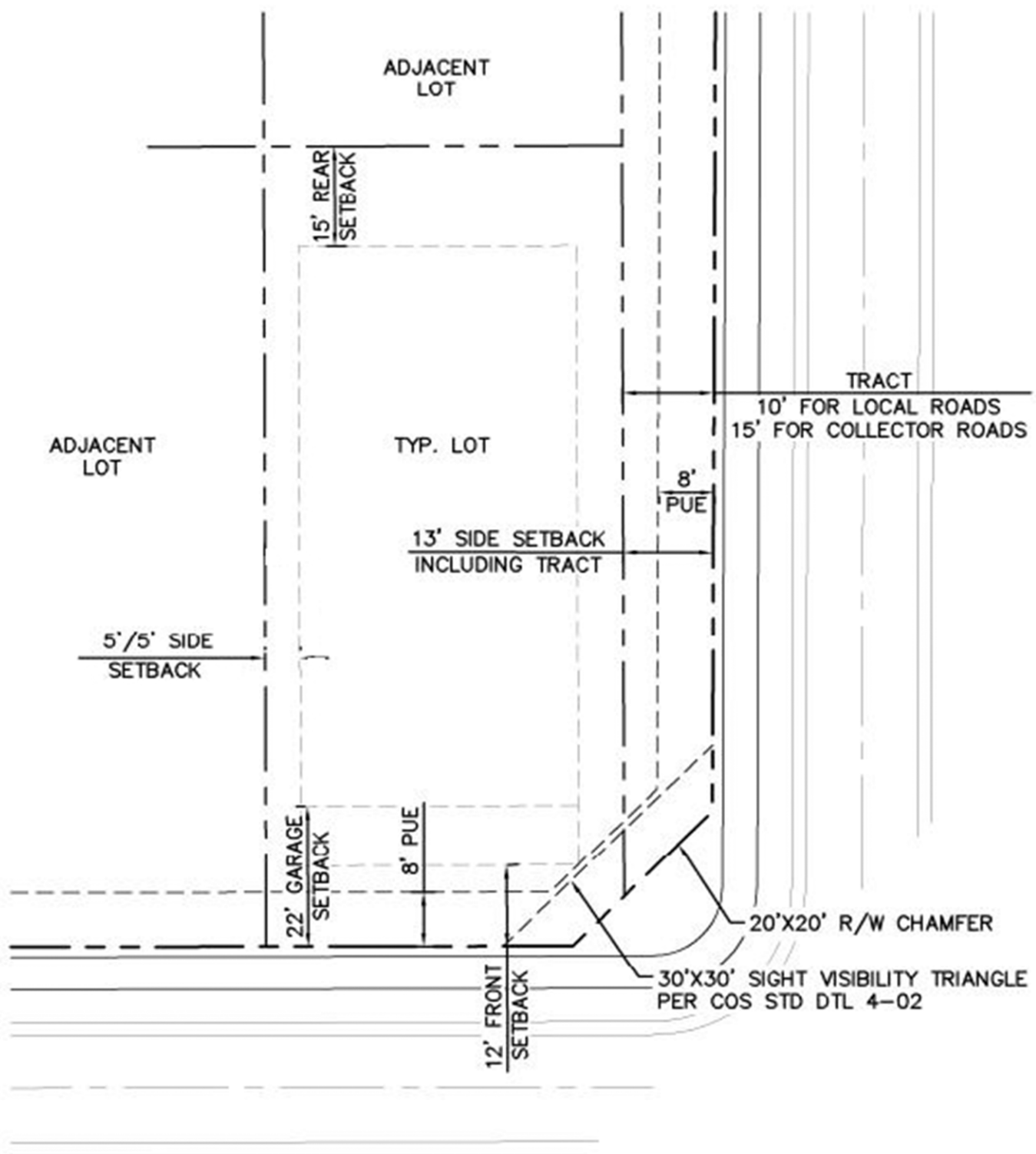
Greer Ranch

Figure 11: Greer Ranch Development Standards Table

Parcel #	2	3, 10, 21	4, 6, 11, 18, 20	7, 12, 19	5, 15	8, 14	13a	13a	1, 9, 13b, 22
Description	Residential Lots Category B	Residential Lots Category C	Residential Lots Category D	Residential Lots Category E	Residential Lots Category F	Residential Lots Category G	Residential Lots Category H	Residential Lots Category I	Commercial
Min. Area	5,830 sf	6,380 sf	6,930 sf	7,480 sf	8,250 sf	9,130 sf	6,325 sf	7,800 sf	10-acres
Max House Width	40'	45'	50'	55'	60'	65'	55 feet	55 feet	NA
Min Width	53'	58'	63'	68'	75'	83'	55 feet	65 feet	NA
Min Depth	110'	110'	110'	110'	110'	110'	115 feet	120 feet	NA
Front	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 18' for Front Load Garage	12' for Living Area or Side Load Garage, 22' for Front Load Garage	12' for Living Area or Side Load Garage, 22' for Front Load Garage	35'
Side	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/8' for Single Story, 7'/8' for Two Stories	5'/5'	5'/5'	NA
Street Side	13'***	13'***	13'***	13'***	20'***	20'***	13'***	13'***	25'***
Rear	15'*	15'*	15'*	15'*	15'*	20'*	15'*	15'*	15'
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	20'	20'	NA
Distance Between/ House	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	10' between single-stories, 12' between single/two story, 14' between 2 two stories	Per side setbacks	Per side setbacks	30' to Residential
Lot Coverage	50%	50%	50%	50%	50%	40%	50%	50%	.30 FAR
Bldg Height	30'	30'	30'	30'	30'	30'	30'	30'	35'

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback.

**Setbacks include adjacent tract



Greer Ranch

Figure 12: Typical Lot Layout

Stonefield Legal Description

THAT PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2018-0885085, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SURPRISE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 19, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19 BEARS NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST (NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST RECORD), 2640.35 FEET (2,640.42 RECORD);

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST (NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST RECORD), 1,479.85 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF GREER RANCH SOUTH PARCEL 14, AS RECORDED IN BOOK 671 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 55.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 1,154.98 FEET ALONG SAID EAST LINE TO A NAIL IN WASHER STAMPED 42137 ON THE SOUTH LINE OF SAID GREER RANCH SOUTH PARCEL 14;

THENCE SOUTH 89 DEGREES 06 MINUTES 16 SECONDS EAST (SOUTH 88 DEGREES 55 MINUTES 10 SECONDS EAST RECORD), 700.04 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 00 DEGREES 53 MINUTES 44 SECONDS WEST, 1154.98 FEET TO SAID NORTH LINE OF THE SOUTH 55.00 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST. 700.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 808508 SQUARE FEET OR 18.56 ACRES, MORE OR LESS.

Greer Ranch

Figure 13: Legal Description

CITIZEN PARTICIPATION REPORT

STONEFIELD PAD AMENDMENT CITY OF SURPRISE

Property Location:

780 feet west of the NWC of Reems Road and Peoria Avenue

Prepared by:

RVi Planning + Landscape Architecture
120 E. Ash Ave.
Tempe, AZ 85281

Prepared For:

City of Surprise

Case: FS19-382

July 26, 2019

Project Summary

This report has been prepared in conjunction with a request to amend the Greer Ranch PAD to divide Parcel 13 into two parcels and change the land use designation on the western half from commercial to single-family residential. The western 19.4 acres of the parcel will become Parcel 13a and will be rezoned from C-2 (PAD) to R1-5 (PAD) allowing for the development of 60 single-family residential lots at a density of 3.1 du/ac. The eastern 21.6 acres will become Parcel 13b and will remain unchanged with a base zoning of C-2 (PAD). Changing the land use of the west half of Parcel 13 will increase the residential units approved for the Greer Ranch PAD from 1,555 to 1,615. The original Greer Ranch PAD entitlement (PAD01-117) allowed for approximately 1,664 single-family residential lots. This request to transition the west half of Parcel 13 from Commercial back to single-family residential will still result in fewer lots being constructed within the Greer Ranch PAD than the area was initially entitled for.

Dysart Unified School District

The project is located within the boundaries of the Dysart Unified School District. On March 26, 2019 the project received a letter of support from the School District. In this letter, the District requested that a pedestrian connection be provided at the northwest corner of the Site so kids can walk from the Stonefield neighborhood to Sonoran Heights Elementary School. Subject to this provision, they state: “The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project”. In their letter, the District confirms that they have adequate capacity for the new students this development would bring and that they look forward to serving Stonefield’s new student population. See **Attachment A: Dysart Unified School District Letter of Support**.

Sign Posting

A double-sided neighborhood meeting sign was posted on the site on July 26, 2019. This sign included information about the rezoning request, the case number, and information regarding the official neighborhood meeting (Meeting # 4). The sign posting conformed to City of Surprise notification requirements. The sign will be updated to include the upcoming Planning & Zoning and City Council hearing dates once these dates are confirmed. See **Attachment B: Affidavit of Sign Posting**.

Summary of Neighborhood Outreach Efforts

The development team understands the importance of reaching out to area residents and proactively working with neighborhood stakeholders to gain their feedback and address any potential site plan concerns. Thus far in the outreach process, the development team has presented the site plan to area residents at four neighborhood/HOA meetings. In these meetings, residents had the opportunity to view the proposed site plan concept and voice their thoughts and concerns. The development team recorded this feedback and worked to incorporate it into subsequent site plan iterations. While we understand that not everyone will be fully satisfied with the revised plan, we feel that we have made a good faith effort to address as many concerns as possible. Between the 2nd and 3rd neighborhood meetings, significant changes were made to the plan, including reducing the overall lot yield by approximately one third in the hopes of gaining neighbor support. Overall, we are proud of how we have worked with our neighbors to design a plan that addresses many of their concerns while maintaining a financially viable project. Summaries of the neighborhood meetings where the plan was

presented have been provided as **Attachments C-F**. See below for a list of neighborhood feedback received as well as a summary of how the development team worked to address each comment.

Meeting #1: Feedback & Response

- Will Stonefield annex to be part of the Greer Ranch HOA?
Following this meeting, the Development Team had an attorney look into whether or not we can annex into the Greer Ranch HOA. Based on a reading of the bylaws, the window to annex into the Greer Ranch HOA closed in February of this year so it will not be possible for Stonefield to be a part of the Greer Ranch HOA. Instead, Stonefield will have its own HOA which will govern and maintain the community and amenities.

Meeting #2: Feedback & Response

- Project is too dense for this neighborhood: Reduced the density from 82 lots at 4.4 du/ac to 60 lots at 3.1 du/ac. This is approximately a 30% reduction in lots.
- Increase lot size: Increased the lot sizes from 45' x 115' (5,175 sq. ft), to a mix of 65' x 120' (7,800 sq. ft) along the north and west perimeter and 55' x 115' (6,325 sq. ft) internal to the property. This is consistent with lot sizes elsewhere within Greer Ranch.
- Remove secondary access into Greer Ranch: Removed the secondary emergency access into Greer Ranch and have committed to fire sprinkling all residences to mitigate the secondary emergency access requirement.
- Remove pedestrian connectivity: Both City of Surprise staff and the Dysart School District have requested that there be pedestrian connectivity through Stonefield with a pedestrian connection at the site's northwest corner. Rather than run a pedestrian path along the site's northern boundary as originally proposed, we have pulled the path internal to the site so it is moved away from the existing residences to the north.
- Move Park away from western boundary: The site plan was modified to internalize the park with no visibility and a noise buffer from existing neighbors.
- Small lot size will devalue our homes: The larger lot sizes now allows for 3 car garages and much larger homes than the previous lot size, with higher values based on current builder products.
- Larger lots along the perimeter: 7,800 square foot lots are provided along the north and west site perimeters adjacent to existing homes, with a 40-foot open space buffer along the northern boundary. This 40-foot open space buffer accommodates an existing 30-foot waterline easement and an additional 10 feet to provide a row of trees for additional buffering for homes to the north.
- Block wall along the western perimeter: The new plan proposes a decorative block wall along the western perimeter.
- Current lot size doesn't match Greer Ranch: The revised lot size is consistent with lot sizes provided elsewhere within Greer Ranch. Per the PAD, 18% of lots are less than 55' wide and 68% of lots are less than 65 feet wide, so the revised lot sizes are consistent with Greer Ranch.

- Larger lots are next to this parcel, so they should all be larger lots: Just to the north, Greer Ranch has 68' wide lots directly backing 165' wide lots (41%), and just to the west is 75' wide lots directly back 120' wide lots (63%). This is common. The 65' wide perimeter lots are near 135' wide lots (48%), but they are not adjacent, there is an open space buffer between all lots, with a range of 40' to over 100' on the north perimeter and from 50' to over 200' along west perimeter.
- Overcrowding in the school: Dysart Unified School District's superintendent and the principal of Sonoran Heights Elementary School have confirmed that they have existing capacity for projected Stonefield students at the local school. We will enter into a voluntary developer assistance agreement to provide financial support for the school district. See **Attachment A: Dysart Unified School District Letter of Support**.
- Limit perimeter to single-story homes: We agree to limit homes along north perimeter to single-story only.
- Traffic in Greer Ranch: With the new proposed plan, no vehicular connectivity is provided so will limit traffic impacts within Greer Ranch.

Meeting #4: Feedback & Response

- Shift the pedestrian path at the northwest corner away from existing homes: The pedestrian path will be pulled south through the retention basin so it is further from the existing homes to the north
- Concerns about Street Lighting impacting homes to the north: While Stonefield will be required to use City of Surprise regulation streetlights, they will be positioned to minimize light overflow into resident's yards to the north.
- Ensure that the plantings along the north boundaries are consistent with existing plantings in this area: Trees will be selected to match and/or be compatible with the existing vegetation on adjacent neighbor's lots.
- Limit houses along western boundary to single-story: The development team agreed to limit the houses on the north boundary to single-story because the rear yards back to the existing lots to the north and are only 40-feet away. Homes along the western boundary face the sides of adjacent homes and range from 50-feet to 230-feet away. They are separated by open space and a roadway along this border. As currently built, the homes in this area have single-story and two-story homes adjacent to each other, much closer than the Stonefield homes will be located. The development team does not propose limiting homes along the eastern border to single-story.
- Have CC&R's mirror Greer Ranch South: The Greer Ranch PAD requires that Stonefield conform to the exact same design guidelines as Greer Ranch. This will help ensure a level of quality and design that is consistent with Greer Ranch. CC&R's will be developed to govern the Stonefield community and will be administered by the Stonefield HOA.

Conclusion

The final Stonefield development plan is the result of a concerted effort to engage our neighbors and respond to their comments while maintaining a financially viable community. Over the course of four neighborhood meetings and additional neighbor correspondence, the development team received a wide array of feedback and the site plan was significantly adjusted to take that feedback into account. Ultimately, the lot yield was reduced by approximately a third from 82 lots to 60 lots. Lot sizes were increased, the park was relocated, pedestrian circulation was thought through, and residences along the north edge of the site were limited to single-story. We believe that these site plan changes will result in a community that complements the existing neighborhoods of Greer Ranch. While we understand that not everyone will be fully satisfied with the revised plan, we believe that we made a good faith effort to proactively engage our neighbors and be responsive to their concerns. We hope you can support the development plan we worked hard to create.

Attachments

- A. Dysart Unified School District Letter of Support
- B. Affidavit of Sign Posting
- C. Neighborhood Meeting #1 Summary
- D. Neighborhood Meeting #2 Summary
- E. Neighborhood Meeting #3 Summary
- F. Neighborhood Meeting #4 Summary

Attachment A
Dysart Unified School District Letter of Support



March 26, 2019

Peoria & Reems Single Family (501-40-008K) - Dysart Unified School District Comments

To Whom it May Concern,

Below are the District's comments regarding the Peoria and Reems residential project:

- **Pedestrian Access** - The district would emphasize the importance of pedestrian access throughout the project area, including to the NW. This will allow students in the area direct access to the local school (Sonoran Heights Elementary School), as well as general access for pedestrians. It appears this access is being provided for this project.
- **Capacities** - The district has planned for and has capacities for the new students this development would bring. We are planning for future growth throughout the district, and reviewing ways to address capital needs for this growth. There are no objections to the project and the district looks forward to serving this project's new student population.

The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project subject to maintaining pedestrian connectivity to the local K-8 school to the northwest.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman".

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD

Attachment B
Affidavit of Sign Posting



AFFIDAVIT OF POSTING

Application No: FS19-382

Applicant Name:

Location: NWC of Reems Road and Peoria Ave

Date Site Posted: June 26th, 2019

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.

Maria Hitt 6/26/19
Applicant/Representative Signature Date

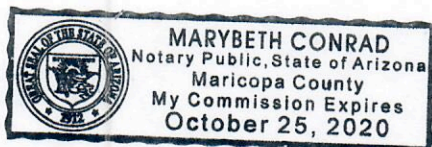
This instrument was acknowledged before me on this 26th day of June,

2019, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10.25.20
My commission expires



Attachment C
Neighborhood Meeting #1 Summary

MEETING 1: *Initial Presentation to the Greer Ranch HOA*

Location: Sonoran Heights Elementary School, Library

Date: February 28, 2019

Time: 7:00pm

On February 28, 2019, members of the Development Team attended the Greer Ranch HOA Board Meeting. The meeting was held at 7:00pm in the Library at Sonoran Heights Elementary School. The purpose of attending this meeting was to notify the Greer Ranch HOA Board of the upcoming Stonefield project and to receive their initial feedback regarding the proposed design. The Site Plan presented included 82 lots on the 19.4 acres site for an overall density of 4.4 dwelling units per acre. In total there were five board members present, approximately 5 homeowners present, and the community association manager was present.

At this point the Board had questions primarily pertaining to landscaping and whether or not this project would be annexed into the Greer Ranch HOA. The team members present agreed to look into these questions as the project moves forward.

- Will Stonefield annex to be part of the Greer Ranch HOA?

Following this meeting, the Development Team had an attorney look into whether or not we can annex into the Greer Ranch HOA. Based on a reading of the bylaws, the window to annex into the Greer Ranch HOA closed in February of this year so it will not be possible for Stonefield to be a part of the Greer Ranch HOA. Instead, Stonefield will have its own HOA which will govern and maintain the community and amenities.



Site Plan presented at the February 28th Neighborhood Meeting

Attachment D

Neighborhood Meeting #2 Summary

MEETING 2: *Voluntary Meeting with Area Residents*

Location: Sonoran Heights Elementary School, Library

Date: March 28, 2019

Time: 5:30pm

On March 28, 2019, the development team held a voluntary neighborhood meeting to seek input on the proposed development plan. The plan presented included 82 lots on the 19.4-acre site for a total of 4.4 dwelling units per acre. The meeting was held at 5:30pm at Greer Ranch Elementary School. The meeting was timed so that residents could attend the Stonefield Neighborhood Meeting and then attend the Greer Ranch HOA meeting at 7:00pm in the same location. The notification area included all residences within 600 feet of the Stonefield Site. In total, 79 neighborhood notification letters were mailed inviting residents to the meeting. Of those, approximately 30 residents were in attendance and filled out the sign-in sheet. As this was a voluntary neighborhood meeting held outside of the City's required outreach process, no City of Surprise staff or Council Members were in attendance.

At this meeting, many comments were received from residents regarding the proposed development. Overall, the neighbors in attendance were not supportive of the proposed plan. Concerns expressed centered on the following themes:

- Project is too dense for this neighborhood
- Increase lot size
- Remove secondary access into Greer Ranch
- Remove pedestrian connectivity
- Move Park away from western boundary
- Small lot size will devalue our homes
- Larger lots along the perimeter
- Block wall along the western perimeter
- Current lot size doesn't match Greer Ranch
- Larger lots are next to this parcel, so they should all be larger lots
- Overcrowding in the school
- Limit perimeter to single-story homes
- Traffic in Greer Ranch

Following this meeting, several letters, emails and phone calls were received reiterating the above themes. Copies of emails/letters received are attached.

Supporting Documents:

- ☐ Meeting 2 Neighborhood Notification Letter
- ☐ Meeting 2 Neighborhood Notification List
- ☐ Meeting 2 Sign in Sheet
- ☐ Meeting 2 Comment Cards/Correspondence



Site Plan presented at the March 28th Neighborhood Meeting



Neighborhood Meeting Notice

March 15, 2019

RE: Stonefield (Peoria Ave. & Reems Rd.)

Dear Neighbor,

RVi Planning + Landscape Architecture is representing Pinnacle Land Development, LLC regarding an amendment to the approved Greer Ranch Planned Area Development (PAD01-117 & PADA02-212). The subject site is located approximately 780 feet west of the northwest corner of Peoria Avenue and Reems Road. Our request to the City of Surprise is to amend the Greer Ranch PAD from commercial to single-family residential for approximately 18 acres of land. The proposed PAD amendment will amend the zoning to allow for approximately 82 single-family residences. This proposed zone change will provide a more appropriate buffer between the existing residential and the proposed commercial further to the east (see **Conceptual Development Plan** on reverse side).

The project team is interested in your feedback regarding this proposal. A neighborhood meeting has been scheduled to give you and the other neighboring property owners an opportunity to meet with the applicant and ask questions about the proposal. The neighborhood meeting will be held at the below listed time and place:

**Thursday, March 28th, 2019 at 5:30 p.m.
Sonoran Heights Elementary School, Media Center
11405 N Greer Ranch Parkway
Surprise, AZ 85379**

If you have any questions regarding this proposal prior to the neighborhood meeting, please contact me at (480) 586-2100.

Sincerely,

RVi Planning + Landscape Architecture,

A handwritten signature in black ink, appearing to read 'Mark Reddie'.

Mark Reddie
Vice President



Copyright RVI



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.594.0594
www.rviplanning.com

PEORIA AVE. & REEMS RD. • CONCEPTUAL LOTTING PLAN

- 📍 SURPRISE, ARIZONA
- 📅 2019-03-13
- # 18003634
- 👤 PINNACLE LAND DEVELOPMENT, LLC.



0 25' 50' 100'

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Meeting # 2 - 600' Mailing List

3/13/2019

Owner	Address	City	State	Zip
SINGH SURINDER/MANJU	2600 TURNER GROVE DRIVE SOUTH	GREENSBORO	NC	27455
BARKHEIMER CLARK J	4500 ERIE AVE NW	CANAL FULTON	OH	44614
MARICOPA COUNTY FLOOD CONTROL DISTRICT	2801 W DURANGO ST	PHOENIX	AZ	85009
FROM LITTLE ACORNS GROW LLC	6021 N 44TH ST	PARADISE VALLEY	AZ	85253
BOLCO LP	6600 N IRONWOOD DR	PARADISE VLY	AZ	85253
GREER RANCH SOUTH HOMEOWNERS ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
PEORIA REEMS LLC/ETAL	7339 E EVANS RD SUITE 201	SCOTTSDALE	AZ	85260
CHOE ANTHONY	7614 W ROVEY AVE	GLENDALE	AZ	85303
VIRGIN FARMS V LLC	PO BOX 100	TOLLESON	AZ	85353
BELCZYK RONALD A/MARIA LUZ	PO BOX 7040	SURPRISE	AZ	85374
GARWOOD BRETT A/BEVERLY J	15704 W DESERT MIRAGE DR	SURPRISE	AZ	85379
NELSON FAMILY TRUST	15680 W DESERT MIRAGE DR	SURPRISE	AZ	85379
CM TRUST	15656 W DESERT MIRAGE DR	SURPRISE	AZ	85379
BRAUGHTON RICHARD	15632 W DESERT MIRAGE DR	SURPRISE	AZ	85379
BRIAN AND KIMBERLY FEE FAMILY TRUST	15608 W DESERT DR	SURPRISE	AZ	85379
WOLF MARK/CAROLYN TR	15560 W DESERT MIRAGE DR	SURPRISE	AZ	85379
PENDEGRAFT JIM	15512 W DESERT MIRAGE DR	SURPRISE	AZ	85379
UNIATOWSKI RAYMOND D/LORI A	15551 DESERT MIRAGE DR	SURPRISE	AZ	85379
GRIFFITH JEFFREY L/PHYLLIS	15559 W DESERT MIRAGE DR	SURPRISE	AZ	85379
ANGELOPOULOS JAMES F/KAREN R TR	15607 DESERT MIRAGE DR	SURPRISE	AZ	85379
EWING BRANDON/NICOLE	15631 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DENGLER NEVA J/STEPHEN JR	15655 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DAVID AND SANDRA LEE FAMILY TRUST	15703 W DESERT MIRAGE DR	SURPRISE	AZ	85379
HOWARD DAVID M	15727 W DESERT MIRAGE DR	SURPRISE	AZ	85379
JAMES AND KAY BUCKNER FAMILY TRUST	15718 W CHRISTY DR	SURPRISE	AZ	85379
GALINS JOHN J	15736 W CHRISTY DR	SURPRISE	AZ	85379
MILLER RODNEY DWAYNE/JUDY ELAINE	15754 W CHRISTY DR	SURPRISE	AZ	85379
CHATELAIN ROBERT J/JANET M	15772 W CHRISTY DR	SURPRISE	AZ	85379
DENNIS ERIC S	15790 W CHRISTY DR	SURPRISE	AZ	85379
BELANGER DAVID A/BILLIE J	15807 W CHRISTY DR	SURPRISE	AZ	85379
HALL KYLE M	15753 W CHRISTY DR	SURPRISE	AZ	85379
WHELCHER STEPHEN/STACY R	15735 W CHRISTY DR	SURPRISE	AZ	85379
WILSON RUSSELL L/PAULA K	15752 W BECKER LN	SURPRISE	AZ	85379
CASASOLA EDGAR E/ADVIDIA	15770 W BECKER LN	SURPRISE	AZ	85379
CARSON RACHEL D/FINLAY CHARLES	15788 W BECKER LN	SURPRISE	AZ	85379
RICHARDSON ELIZABETH J	15806 W BECKER LN	SURPRISE	AZ	85379
CALLISTER A BLAINE/VICKIE M	15823 W BECKER LN	SURPRISE	AZ	85379
MCGROARTY EDWIN THOMAS JR	15787 W BECKER LN	SURPRISE	AZ	85379
BURCIAGA JESSIE G	15769 W BECKER LN	SURPRISE	AZ	85379
BACON FAMILY TRUST	15751 W BECKER LN	SURPRISE	AZ	85379
SHAY LAURA LEE	15789 W MERCER LN	SURPRISE	AZ	85379
MALEY MICHAEL RICHARD/IMELDA SUSANA	15781 W MERCER LN	SURPRISE	AZ	85379
POFF S SCOTT/VALORIE K	15773 W MERCER LN	SURPRISE	AZ	85379
RODRIGUEZ GILBERT/DEBRA	15765 W MERCER LN	SURPRISE	AZ	85379
LESAN CRISTIAN/FELICIA	15749 W MERCER LN	SURPRISE	AZ	85379
HADDEN MARION D	15741 W MERCER LN	SURPRISE	AZ	85379
PTASHKIN MARK E/DIANA L	11020 N 157TH DR	SURPRISE	AZ	85379
CONWAY RASHELLE LYNN	15750 W MERCER LN	SURPRISE	AZ	85379
TOMALA GLADYS E	15766 W MERCER LN	SURPRISE	AZ	85379
CASTO SUSAN MARIE	15774 W MERCER LN	SURPRISE	AZ	85379
PEREZ EDUARDO E/MARIA J	15782 W MERCER LN	SURPRISE	AZ	85379
ENOCH RONALD EDWARD/LINDA CHERYL	15783 W DESERT MIRAGE DR	SURPRISE	AZ	85379
MARTIN DONALD G	15775 W DESERT MIRAGE DR	SURPRISE	AZ	85379
HART JEFFREY WAYDE/MADELINE MARY	15759 W DESERT MIRAGE DR	SURPRISE	AZ	85379
COLLINS ROBERT/ANDREA	11116 N 157TH DR	SURPRISE	AZ	85379
NGUYEN NATE HOANG/PHAN JANNIE	11092 N 157TH DR	SURPRISE	AZ	85379
BROWN JUDITH CAROL	11068 N 157TH DR	SURPRISE	AZ	85379

Meeting # 2 - 600' Mailing List

3/13/2019

Owner	Address	City	State	Zip
YOUNGS LAURA R/WADE A	15752 W DESERT MIRAGE DR	SURPRISE	AZ	85379
COSTEPHENS KYLE C/NATALIE M	15760 W DESERT MIRAGE DR	SURPRISE	AZ	85379
OLLIS KEITH E	15776 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DUMLAO BALDOMERO/CHUN CHA	15761 W MESCAL ST	SURPRISE	AZ	85379
PAULS SHMUEL	15753 W MESCAL ST	SURPRISE	AZ	85379
SARTOR KEVIN D/SARAH J	15571 W MESCAL ST	SURPRISE	AZ	85379
DUGAN ISAAC G/SAMANTHA E	15579 W MESCAL ST	SURPRISE	AZ	85379
SCHMIDT MERVIN D/CYNTHIA A TR	15587 W MESCAL ST	SURPRISE	AZ	85379
WASHINGTON TYROME KEITH/SHAJUANA N JONES	15609 W MESCAL ST	SURPRISE	AZ	85379
PARRA ROBERT R/ELIZABETH A	15617 W MESCAL ST	SURPRISE	AZ	85379
DORIS R WOODFORK REVOCABLE TRUST	15625 W MESCAL ST	SURPRISE	AZ	85379
MCLANE MILES RYAN	15633 W MESCAL ST	SURPRISE	AZ	85379
BECHTEL JAMES T/KIMBERLY A	15641 W MESCAL ST	SURPRISE	AZ	85379
ELLIOTT MATTHEW J P/SMITH-ELLIOTT JANICE E	15649 W MESCAL ST	SURPRISE	AZ	85379
FAULKNER MELVERN D	15657 W MESCAL ST	SURPRISE	AZ	85379
REIGELSPERGER SCOTT/KRISTIN	15665 W MESCAL ST	SURPRISE	AZ	85379
BYLINOWSKI PAUL	15673 W MESCAL ST	SURPRISE	AZ	85379
BOYD KIMBERLY R	15681 W MESCAL ST	SURPRISE	AZ	85379
RONALD AND LINDA ROBINSON LIVING TRUST	21415 NE 67TH ST	REDMOND	WA	98053
CHECCHI MARK J/SUSAN M	15508 W BELL RD STE 101 PMB 529	SURPRISE	AZ	85374-2432
KIENZLEN MICHAEL R SR/BOBBI	15595 W MESCAL ST	SURPRISE	AZ	85379-4690
JOHNSTON RONALD/JANE	2508 DOUGLAS WOODS LINK SE	CALGARY	AB	T2Z1L3

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Brett & Beverly Garwood	15704 W. Desert Mirage Dr.	623-486-8909	beverly.garwood@yahoo.com
2	David M Howard	15727 W. Desert " "	623-980-9570	
3	Laura & Jeff Lundy	16071 W. Clinton St.	623-308-4869	Lundy70@gmail.com
4	Kevin Miller	14654 N. 15th Ave	480-751-1800	Kevin.miller@ssrei.com
5	GREG & CHERYL NELSON	15680 W. DESERT MIRAGE	662-618-4500	gnelson@ERAESTPK6
6	David Lee	15703 W Desert Mirage	623-910-0042	Davidklee@cox.net
7	Jim & Karen Angelo Poulos	15607 W Desert Mirage	623-574-1890	jangle084@aol.com
8	Elizabeth & Tom Romano	15806 W. Becker Ln.	480-369-0128	
9	DOUG HADDEN	15741 W. MERCER LN	949-751-9961	
10	Sarah Matranga	15842 W. Becker Ln	512-415-4475	smatranga5@gmail.com

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
31	Lisa Hadden	1541 W. Miller Lane	(949) 757-9961	mdh11ha@yahoo.com
32	Laura Smith	15860 W. Becker Ln.		LaSmith033@gmail.com
33	Doug Riederer	11722 N 161st N Ave		dougriederer@gmail.com
34	Heather Everingham	16040 W Yucatan Dr.		haeveringham@gmail.com
35				
36				
37				
38				
38				
40				

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
21	Russell Wilson	15752 W Becker Ln	602-550-0077	rdub1@cox.net
22	Nicholas DACON	15751 W. Becker Ln.	623-680-1681	hugahog@CenturyLink.net
23	Shirley Stocklund	15990 W Christy Dr	623-363-6780	Realestatebysheli @gmail.com
24	Kyle Hall	15753 W. Christy Dr.	002.090.7377	Kylemhall@TWC. gmail.com
25	Shannon Harte	14150 N Arrowhead Fountain Center Dr #200 Peoria Az 85385	623 297 3180	shannon.harte @fsresidential.com
26	Kevin Chiariello	16074 W. Christy Drive	602-686- 0433	KChiariello@ Cox.net
27				
28				
29				
30				

Project: Neighborhood Meeting — Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
11	CHUCK WURL - Kimber-Hen			CHUCK.WURL@KIMLEY-HORN.COM
12	MARK PTASHKIN	11020 N. 157TH DR	623 670 8746	mpdashkin@cox.net
13	Sarah Sarto	15571 W. Mescal St.	623 670 8328	sarahsarto@hotmail.com
14	STEVE & STACY WHELCHER	15735 W. CHRISTY DR.	602 488 8877	WHELCHER.STEVE@GMAIL.COM
15	Kimberly Fee	15008 W. Desert Mirage Dr.	623 707-3933	Kimfee1@HotMail.com
16	VICKIE CALLISTER	15823 W. Becker Ln.	602 388-0693	vcallister2@yahoo.com
17				
18				
19				
20				

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Name JACSON

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

I think it should be target,
Walmart, of frys and keep the park

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

MARK PTASHKIN

Name

11020 N. 157TH DR.

Street Address

MARKPTASHKIN@COX.NET

Email Address

(623) 670-8740

Phone Number

COMMENTS/ CONCERNS:

DENSITY IS TOO HIGH - LARGER LANDSCAPE BUFFERS.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Name <u>Kyle Hall</u>		Street Address <u>15753 W. Christy Rd Dr.</u>	
Email Address <u>Kylemhall0706@gmail.com</u>		Phone Number <u>602 690 7317</u>	
		602 826 0513	

COMMENTS / CONCERNS:

My concerns are lot size and value. What you have in mind will not keep our value up. The idea you have does not fit in for what we have around us. The community will not keep up like now it starts out at.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Jeff & Laura Lundy

Name

16071 W. Clinton St.

Street Address

llundy70@gmail.com

Email Address

623-308-4869

Phone Number

COMMENTS / CONCERNS:

Density - The number of lots is too high. It doesn't fit in with the neighborhood. Even going from 82 to 60 would be better.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Ryan Richardson 15806 W. Becker Ln.
Name Street Address

seahawksfan007@gmail.com 480-369-0128
Email Address Phone Number

COMMENTS / CONCERNS:

Bigger Lots: Min. of 10,000 SF.

Move Park to East of Plan.

10' Block Wall to Segregate.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Nicholas Bacon

Name

15751 W. Becker Ln.

Street Address

hugahog@Centurylink.net

Email Address

623-680-1691

Phone Number

COMMENTS / CONCERNS: overcrowding the school. Too many homes in too small of a space. Move the park to the east of where it is proposed. This neighborhood would devalue my home no matter how it is built. It appears the developer will make a bundle of cash at the expense of existing Greer Ranch homeowners. Need to match Greer Ranch sizes of lots and homes.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Russell Wilson 15752 W. Becker Ln
Name Street Address

rdub1@cox.net 602 550-0017
Email Address Phone Number

COMMENTS / CONCERNS:

Too many houses. Park needs to move
No 2 story homes on outside of
development.

Please place this card in the box.
Thank you!

Going to

create a lot of extra traffic

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Cheryl Nelson

Name

15680 W. Desert Mirage Dr.

Street Address

nelsonjif2@msn.com

Email Address

623-628-8067

Phone Number

COMMENTS / CONCERNS:

- School overcrowded
- value of our homes will drop
- traffic thru our neighborhood
- 2 story homes a negative
- Density too high
- Drainage issues
- parking issues
- Possible change of zoning to apartments.
- access into ~~our~~ neighborhood parks etc.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Jeff & Laura Lundy

Name

16071 W. Clinton St.

Street Address

llundy70@gmail.com

Email Address

623-308-4869

Phone Number

COMMENTS / CONCERNS:

Density - The number of lots is too high. It doesn't fit in with the neighborhood. Even going from 82 to 60 would be better.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Ryan Richardson 15806 W. Becker Ln.
Name Street Address

Seahawksfan007@gmail.com 480-369-0128
Email Address Phone Number

COMMENTS / CONCERNS:

Bigger Lots: Min. of 10,000 SF.

Move Park to East of Plan.

10' Block Wall to Segregate.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Nicholas Bacon

Name

15751 W. Becker Ln.

Street Address

hugahog@Centurylink.net

Email Address

623-680-1691

Phone Number

COMMENTS / CONCERNS: overcrowding the school. Too many homes in too small of a space. Move the park to the east of where it is proposed. This neighborhood would devalue my home no matter how it is built. It appears the developer will make a bundle of cash at the expense of existing Greer Ranch homeowners. Need to match Greer Ranch sizes of lots and homes.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Russell Wilson 15752 W. Becker Ln
Name Street Address

rdub1@cox.net 602 550-0017
Email Address Phone Number

COMMENTS / CONCERNS:

Too many houses. Park needs to move
No 2 story homes on outside of
development.

Please place this card in the box.
Thank you!

Going to

create a lot of extra traffic

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Cheryl Nelson

Name

15680 W. Desert Mirage Dr.

Street Address

nelsonjif2@msn.com

Email Address

623-628-8067

Phone Number

COMMENTS / CONCERNS:

- School overcrowded
- traffic thru our neighborhood
- 2 story homes a negative
- Density too high
- Drainage issues - access into ~~our~~ neighborhood parks etc.
- value of our homes will drop
- parking issues by park
- Possible change of zoning to apartments.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Name Kimberly Fee Street Address 15608 W. Desert Mirage Dr.

Email Address KimFee4@hotmail.com Phone Number 623-707-3933

COMMENTS / CONCERNS:

lots too small
depreciate home values -
too crowded -

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

DOUG HADDEN

Name

15741 W. MERCEY LN.

Street Address

MDHLLH@YAHOO.COM

Email Address

949-751-9961

Phone Number

COMMENTS / CONCERNS:

CURRENT DESIGN DOES NOT MATCH GREY HATCH IN LOOK, SIZE & DESIGN.

NEEDS IMPROVED BUFFER ON WEST

NO CONNECTED WALKING PATH!

NO TWO STORIES ON PERIMETER LOTS.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Name	Kevin Chiariello	Street Address	16074 W. Christy Drive
			Surprise, AZ 85379
Email Address	KChiariello@cox.net	Phone Number	602-686- 0473 0433

COMMENTS / CONCERNS:

Would like a copy of the map, pad + lot
information that was provided at the
meeting.

Please place this card in the box.
Thank you!

Thanks for
your time!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Sarah Sartor

Name

15571 W. Mescal St.

Street Address

sarahsartor@hotmail.com

Email Address

623 670 8328

Phone Number

COMMENTS / CONCERNS:

Increase lot sizes

Wall around property

single story homes only

different location (1/2 acre - 3/4 acre lots
right next door)

more park

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

<u>Laura Smith</u>	<u>15860 W. Becker Ln.</u>
Name	Street Address
<u>LaSmith033@gmail.com</u>	
Email Address	Phone Number

COMMENTS / CONCERNS:

The lots are too small for this area. Adding a residential area is fine if it matches the type of homes in the area. Larger lots and higher value homes is a must.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Brett + Beverly Garwood

Name

Street Address

beverly.garwood@yahoo.com

Email Address

623-486-8908

Phone Number

COMMENTS / CONCERNS:

- Density is too HIGH!
- No connection to Greer Ranch
- No basketball court

Please place this card in the box.

Thank you!

- do not want new community parking on our streets or using our parks or common areas.

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

* We bought our house knowing it was commercial property not to shove a bunch of small houses in.

Name Vickie Callister Street Address 15823 W. Becker Ln.
 Email Address vcallister2@yahoo.com Phone Number 1002-388-01093
blainier6@yahoo.com

COMMENTS / CONCERNS:

Not happy!!!

• Do not want any more traffic or have those houses have access to our road.

- Would NOT like smaller lots and houses next to our lots. We bought 1/2 acre lots so we didn't have to be crammed in with other houses.
- Why can't it be bigger lots?
- What is going to go in next to those houses?
- Worried about our property value and traffic.
- Its going to change the sq. ft value to sell our house.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Sarah Matranga	15842 W. Becker Ln.
Name	Street Address
smatranga5@gmail.com	512-415-4475
Email Address	Phone Number

COMMENTS / CONCERNS: My biggest concerns are the lot & house sizes that are currently proposed. I'm concerned about the walkway leading to the larger lots on Becker Ln.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Elizabeth Richardson	15806 W. Becker Lane
Name	Street Address
	Surprise, AZ 85379
bethrich20@gmail.com	602-909-8320
Email Address	Phone Number

COMMENTS / CONCERNS:

Request

- move PARK to East side of parcel.
- Homes that border Greer Ranch to 1/2 Acre lots
* larger homes; make single story.

Please place this card in the box.

Thank you!

- Owner occupant only
- Square footage minimum 2500 $\checkmark$

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

James & Karch Angelopoulos

Name

15607 W. Desert Mirage Dr.

Street Address

Surprise 85379

Email Address

Phone Number

COMMENTS / CONCERNS:

LOTS TOO SMALL TO FIT IN THE COMMUNITY. Need minimum size 1 Acre lots w minimum 3300 ft² Homes. Also need to be part of Greer Ranch South

HOA.

Please place this card in the box.

Thank you!

Move park area further south. Increase lot sizes - make 1 acre lots in northern edge of parcel.

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Dan & Lee

Name

15703 W Desert Mirage Snyce

Street Address

Dan & Lee @cox.net

Email Address

623 910-0042

Phone Number

COMMENTS / CONCERNS:

- No walkway access
- Larger lot size / house lower density
- Move park to east side
- No emergency road access
-

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Steve Whelchel

Stacy Whelchel

15735 W Christy Dr 85379

Name

Street Address

whelchel. Steve@gmail.com

Stacywhelchel@gmail.com

602-488-8877

Email Address

Phone Number

COMMENTS / CONCERNS:

• PARK CANT GO @ W/S OF New Development

• Homes SQ FTG. IS NOT CONDOR VETO Home, (exist)
VALUE TO West & North — Home value will drop

Please place this card in the box.

Thank you!

Block wall between developments — NO Pathway

March 19, 2019

Mr. Mark Reddie
RVI Planning + Landscape Architecture
120 South Ash Avenue
Tempe, Arizona 85281

Mr. Reddie,

I am in receipt of your letter regarding the proposed zone change for PAD01-117& PADA02-212 (approximately 18 acres of land) from commercial to residential for a single family home development. I will not be able to attend the scheduled meeting, but wanted to share my concerns for your consideration.

My name is David Howard and my home is located at 15727 West Desert Mirage Drive; Surprise, Arizona 85379. My block wall fence, at the southern edge of my property, is directly adjacent to the proposed Pinnacle Land Development "Stonefield".

Based on the rendering provided with your letter, the proposed neighborhood would consist of small single family homes, 82 if the plan is accurate, meaning there will be approximately 6 - 8 homes for each acre of land. This represents a significant deviation from the existing residential land use for single family homes in the Greer Ranch area and more importantly directly adjacent to the proposed new Stonefield development. I question the potential and likely negative impact on our property values in close proximity to this style of a high-density residential neighborhood.

I will assume children of school ages would be attending Sonoran Heights Elementary in Greer Ranch. Does the school have the physical capacity to enroll additional students and what impact would the additional student enrollment have on the facility, staff, teachers and currently enrolled students?

Other concerns are the lack of an appropriate buffer between the semi-custom homes and the proposed development, higher volume of traffic flowing into our neighborhood, increase in vandalism and crime statistically associated with high density/multifamily developments. Additionally I'd like to know more specifics regarding the floor plans, single or two level homes, street light locations and maturity of landscaping planned for the green belt/buffer directly behind my residence.

Mark, I'm traditionally in favor of development as long as it's responsible development. I'm sure you understand residents who currently own homes directly north and west of this property will be directly impacted by more than one aspect of the current use proposal. These types of developments are very attractive to investors who in turn rent the properties to a transient culture absent of pride in ownership qualities. I have watched first-hand the negative impact rental properties have on our neighborhood and can easily identify them based on the condition of the home.

In my opinion, the Conceptual Development Plan you forwarded for review does not represent the best use of this land and I would not be able to support your application for a zone change at this time. Should your team develop a better plan protecting existing infrastructure limitations and enhancing the property values of current property owners who will be impacted by your work, you may be able to sway my decision. Ask your client to consider designing a luxury gated 40 single-level home community with wide buffers and basements on this property; I might buy one myself.

Thank you for the opportunity to share my concerns.

David M. Howard
15727 West Desert Mirage Road
Surprise, Arizona 85379
623-980-9570

Attachment E

Neighborhood Meeting #3 Summary

MEETING 3: *Second Presentation to the Greer Ranch HOA*

Location: Sonoran Heights Elementary School, Library

Date: April 26, 2019

Time: 7:00pm

At Meeting #2, the development team heard many concerns from the neighbors in attendance regarding the proposed 82-lot plan. The project team listened to these concerns and worked with the developer to address the comments to the extent possible. As a result of that neighborhood input, substantial changes were made to the proposed plan to address many of the comments received during that meeting. The revised plan was presented to area residents on April 26, 2019 at the Greer Ranch HOA Board Meeting. Members of the development team were in attendance to share the revised site plan and to talk through the changes that had been made. The revised plan reduced the proposed number of lots by approximately a third from 82 lots to 60 lots with a total of 3.1 dwelling units per acre.

Approximately 25 area residents were present at this meeting.



Site Plan presented at the March 28th Neighborhood Meeting



Site Plan presented at the April 26th Neighborhood Meeting

The development team listened to neighbor feedback and worked hard to revise the plan to reflect the comments received, while still providing a viable development project for the property. Below is a summary of the site plan changes based on input from the March 28, 2019 neighborhood meeting.

- Project is too dense for this neighborhood: Reduced the density from 82 lots at 4.4 du/ac to 60 lots at 3.1 du/ac. This is approximately a 30% reduction in lots.
- Increase lot size: Increased the lot sizes from 45' x 115' (5,175 sq. ft), to a mix of 65' x 120' (7,800 sq. ft) along the north and west perimeter and 55' x 115' (6,325 sq. ft) internal to the property. This is consistent with lot sizes elsewhere within Greer Ranch.
- Remove secondary access into Greer Ranch: Removed the secondary emergency access into Greer Ranch and have committed to fire sprinkling all residences to mitigate the secondary emergency access requirement.
- Remove pedestrian connectivity: Both City of Surprise staff and the Dysart School District have requested that there be pedestrian connectivity through Stonefield with a pedestrian connection at the site's northwest corner. Rather than run a pedestrian path along the site's northern boundary as originally proposed, we have pulled the path internal to the site so it is moved away from the existing residences to the north.
- Move Park away from western boundary: The site plan was modified to internalize the park with no visibility and a noise buffer from existing neighbors.
- Small lot size will devalue our homes: The larger lot sizes now allows for 3 car garages and much larger homes than the previous lot size, with higher values based on current builder products.
- Larger lots along the perimeter: 7,800 square foot lots are provided along the north and west site perimeters adjacent to existing homes, with a 40-foot open space buffer along the northern boundary. This 40-foot open space buffer accommodates and existing 30-foot waterline easement and an additional 10 feet to provide a row of trees for additional buffering for homes to the north.
- Block wall along the western perimeter: The new plan proposes a decorative block wall along the western perimeter.
- Current lot size doesn't match Greer Ranch: The revised lot size is consistent with lot sizes provided elsewhere within Greer Ranch. Per the PAD, 18% of lots are less than 55' wide and 68% of lots are less than 65 feet wide, so the revised lot sizes are consistent with Greer Ranch.
- Larger lots are next to this parcel, so they should all be larger lots: Just to the north, Greer Ranch has 68' wide lots directly backing 165' wide lots (41%), and just to the west is 75' wide lots directly back 120' wide lots (63%). This is common. The 65' wide perimeter lots are near 135' wide lots (48%), but they are not adjacent, there is an open space buffer between all lots, with a

range of 40' to over 100' on the north perimeter and from 50' to over 200' along west perimeter.

- Overcrowding in the school: Dysart Unified School District's superintendent and the principal of Sonoran Heights Elementary School have confirmed that they have existing capacity for projected Stonefield students at the local school. We will enter into a voluntary developer assistance agreement to provide financial support for the school district. See **Attachment A: Dysart Unified School District Letter of Support**.
- Limit perimeter to single-story homes: We agree to limit homes along north perimeter to single-story only.
- Traffic in Greer Ranch: With the new proposed plan, no vehicular connectivity is provided so will limit traffic impacts within Greer Ranch.

While it is never possible to please everyone, many of the residents present at this meeting were supportive of the revised site plan and appreciative of the significant changes that had been made. A letter was received on April 26, 2019 stating as much and is attached.

Supporting Document:

- ☐ Meeting 3 Neighbor Correspondence

Annie Vos

From: Mark Reddie
Sent: Friday, April 26, 2019 10:08 AM
To: Annie Vos
Subject: FW: Greer Ranch Presentation

For the outreach report.

Mark Reddie
Vice President

RVi Planning + Landscape Architecture
120 South Ash Avenue • Tempe, AZ 85281
480.586.2349 Direct • 480.994.0994 Main
www.rviplanning.com

-----Original Message-----

From: haeveringham@gmail.com <haeveringham@gmail.com>
Sent: Friday, April 26, 2019 9:57 AM
To: Mark Reddie <mreddie@rviplanning.com>
Subject: Greer Ranch Presentation

Mark,

I just wanted to take a minute to say thanks for coming last night to our meeting.

I appreciate how you addressed almost every concern of the community with the new design of the proposed development. As board members we all agreed you did a great job.

As a resident of GR, I think this is a great design and would much rather see houses added to our community then large loading docks or some warehouse that could potentially be there. I personally am all for the developers plan. You've been very thorough in your research and diligent in making a plan that works for the majority of the current residents.

So thank you again and thank you for looking towards the best interest of your client and our neighborhood. And my apologies for the nay-sayers at the meeting you handled them with grace and dignity.

Heather Everingham
Greer Ranch HOA Director

Sent from my iPhone

Attachment F
Neighborhood Meeting #4 Summary

MEETING 4: Official Neighborhood Meeting

Location: Sonoran Heights Elementary School, Library

Date: July 16, 2019

Time: 6:00pm

On July 16, 2019, the development team held the official, City-required neighborhood meeting regarding the proposed Stonefield project. At this meeting, the development team presented a very similar site plan as what had been proposed at the previous neighborhood meeting on April 26, 2019 and identical to the plan that was submitted with the Rezoning Application on May 24, 2019. This plan depicts 60 lots on the 19.4-acre site for a total of 3.1 dwelling units per acre. The meeting was held at 6:00pm at Sonoran Heights Elementary School, the same location as the previous three unofficial neighborhood meetings. As this was the official neighborhood meeting, the City of Surprise handled the meeting notification and set invitations to area residents. Additionally, City Staff posted the neighborhood meeting information in a local newspaper. A double-sided sign was posted on the site as well alerting area residents to the upcoming meeting. See **Attachment B: Affidavit of Sign Posting**.

This meeting was attended by members of City Planning Staff, Councilman Duffy, and approximately 17 area neighbors. A mix of feedback was received at this meeting including support for the project as well as the following items of concern:

- Shift the pedestrian path at the northwest corner away from existing homes: The pedestrian path will be pulled south through the retention basin so it is further from the existing homes to the north.
- Concerns about Street Lighting impacting homes to the north: While Stonefield will be required to use City of Surprise regulation streetlights, they will be positioned to minimize light overflow into resident's yards to the north.
- Ensure that the plantings along the north boundaries are consistent with existing plantings in this area: Trees will be selected to match and/or be compatible with the existing vegetation on adjacent neighbor's lots.
- Limit houses along western boundary to single-story: The development team agreed to limit the houses on the north boundary to single-story because the rear yards back to the existing lots to the north and are only 40-feet away. Homes along the western boundary face the sides of adjacent homes and range from 50-feet to 230-feet away. They are separated by open space and a roadway along this border. As currently built, the homes in this area have single-story and two-story homes adjacent to each other, much closer



Site Plan presented at the July 16th Neighborhood Meeting

than the Stonefield homes will be located. The development team does not propose limiting homes along the eastern border to single-story.

- Have CC&R's mirror Greer Ranch South: The Greer Ranch PAD requires that Stonefield conform to the exact same design guidelines as Greer Ranch. This will help ensure a level of quality and design that is consistent with Greer Ranch. CC&R's will be developed to govern the Stonefield community and will be administered by the Stonefield HOA.

No additional neighbor correspondence was received following this meeting.

Supporting Documents:

- ☐ Meeting 4 Sign in Sheet
- ☐ Meeting 4 Comment Cards

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 – 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name		Address	Phone	Email
1	Patty Brandt	15623 W. Poinsettia	6023 - 58-2264	brandtpat7@gmail.com
2	Greg & Cheryl Nelson	15680 W. Desert Mirage Dr.	6023 - 6028-8007	nelsonj123@msn.com
3	Cheryl Lisa Gonzales	15250 W. Becker Ln	562 212-0587	lisa.gonzales@gmail.com
4	Steve Nick, Zach Whitehead	15735 W. Christy Dr	602-488-8877	whiteheadsteve@gmail.com
5	Elizabeth Richards	15806 W. Beckerman Ave	602-909-8320	erichardsn@msn.com
6	David Lee	15703 W. Desert Mirage Dr	6023 910-0042	Davidlee@cox.net
7	Shella Spalding	15910 W. Christy Dr	6023636180	shellsd@comcast.net
8				
9				
10				

Project: Neighborhood Meeting — Stonefield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 — 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name					Address		Phone	Email
11	Kathie Everingham	16040 W Yucatan Dr.						meveningham@gmail.com
12	Kimberly Faulkner	15657 W Mesquite	310490-6120	kd5faulkner@gmail.com				
13	Karen Angelopoulos	15607 W. Desert Mirage Dr.	523-584-1896					
14	James Angelopoulos	"	"	N/A				
15	Andy Cohen	17161 W. Tara Ln.	623 334-5871	getsurprised.com.net				
16								
17								
18								
19								
20								

Project: Neighborhood Meeting – Stonerfield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 – 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name		Address	Phone	Email
31	<i>Are Howard</i>	<i>15727 W. Desert Mine Dr.</i>	<i>623 980-9570</i>	<i>ahoward@premierm.com</i>
32				
33				
34				
35				
36				
37				
38				
38				
40				

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

GREG & CHERYL NELSON 15680 W. DESERT MIRAGE DR
Name Street Address SURPRISE, AZ 85379

nelsonkg1@gmail.com 602-618-4300
Email Address Phone Number

COMMENTS / CONCERNS:

~~WE APPROVE.~~
propose no walkway
behind homes to the North.
Move walkway into
neighborhood from north
side of drainage to
South side.
with these changes
thank you for
hearing our concerns
and we approve.
Please place this card in the box.
Thank you!
limit street lighting into Greer
Ranch South.

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

David Howard 15727 W. Desert Mirage Dr.
Name Street Address

dhoward@premierm.com 623-980-9570
Email Address Phone Number

COMMENTS / CONCERNS:

- 1) Thank you!
- 2) Move pedestrian Traffic away from block wall bordering my home
- 3) Elevation and final Grade for retention Area
Please place this card in the box.
Thank you!
- 4) Similar Trees behind home
- 5) Light behind home

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

Steve Wheelchel 15735 W. CHRISTY DR. SURPRISE
Name Street Address AZ 85379

WHEELCHEL.STEVE@GMAIL.COM 602 488-8877
Email Address Phone Number

COMMENTS / CONCERNS:

WEST SIDE PROP LINE OF HOMES
THAT RUN NORTH AND SOUTH, ALL
NEED TO BE SINGLE STORY

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

James Angelopoulos 15607 W Desert Mirage Dr
Name Street Address Surprise, AZ 85378

623-584-1890
Email Address Phone Number

COMMENTS / CONCERNS:

- 1) Single story on West side lots.
2) Have C&R's Mirror Green Ranch South
3) Build on lots similar to those on the
Perimeter 3/4 Acre w/ similar Hse ft².

Please place this card in the box.
Thank you!

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Stonefield at Greer Ranch PADA, FS19-382

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of approximately 19.44 acres of land from C2-PAD to R1-5-PAD. The PAD Rezone will also provide modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 07/16/19

Future Council Work Session/Meetings target dates PZ Commission 9/19/19, City Council 10/01/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

11 June 2019

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

Ms. Allysa Robinson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS19-382; Stonefield, a Major Amendment to the Greer Ranch PAD (APN 501-40-008K)

Dear Ms. Robinson

Thank you for the opportunity to provide comments on Stonefield, a major amendment to the Greer Ranch PAD to allow for a 60 lot residential subdivision. The site is located at the northwest corner of Peoria Avenue and Reems Road in Surprise AZ. This project consists of 60 single-family units on the 19.4 gross acre lot, yielding an overall density of 3.1 dwelling units per acre. The property is located 0.22 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

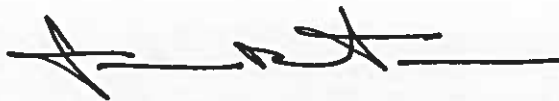
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.1 du/ac does not fall within these guidelines and it exceeds the densities that Luke AFB follows. However, we recognize that we are not the approval authority and furthermore have no objection to this density due to the fact when calculations are done utilizing the overall development and location of the larger 586.2 acres of Greer Ranch, the density is 3.33, thus falling within the guidelines. Furthermore, we recognize and appreciate Greer Ranch along with the city working diligently to keep the project density low.

If approved, Stonefield at Greer Ranch will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation

requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Mitchell', with a long horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



March 26, 2019

Peoria & Reems Single Family (501-40-008K) - Dysart Unified School District Comments

To Whom it May Concern,

Below are the District's comments regarding the Peoria and Reems residential project:

- **Pedestrian Access** - The district would emphasize the importance of pedestrian access throughout the project area, including to the NW. This will allow students in the area direct access to the local school (Sonoran Heights Elementary School), as well as general access for pedestrians. It appears this access is being provided for this project.
- **Capacities** - The district has planned for and has capacities for the new students this development would bring. We are planning for future growth throughout the district, and reviewing ways to address capital needs for this growth. There are no objections to the project and the district looks forward to serving this project's new student population.

The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project subject to maintaining pedestrian connectivity to the local K-8 school to the northwest.

Sincerely,

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD



FS19-382

Stonefield at Greer Ranch

PAD Rezone

Planning and Zoning Commission – September 19, 2019

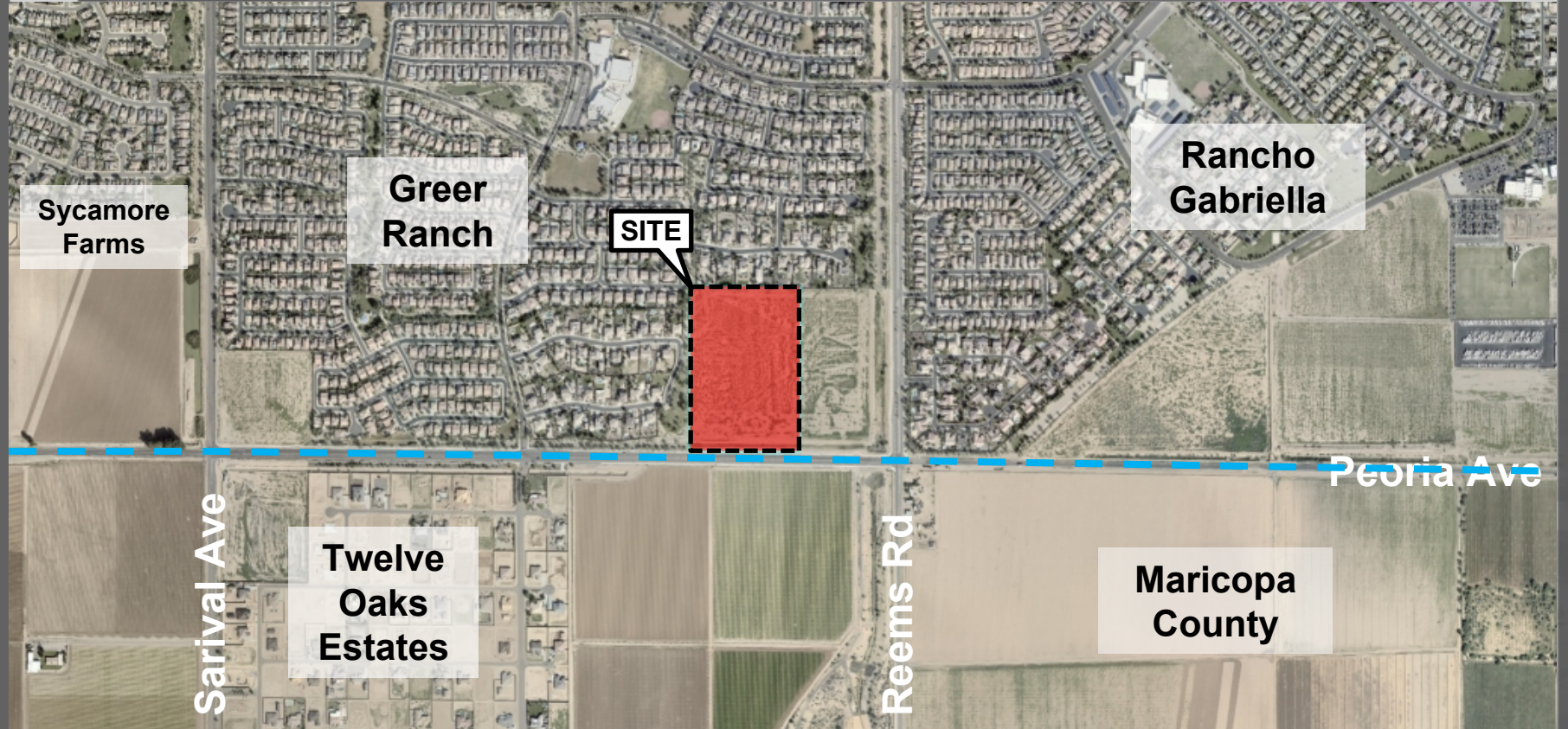
VICINITY MAP

FS19-382
Stonefield PADA



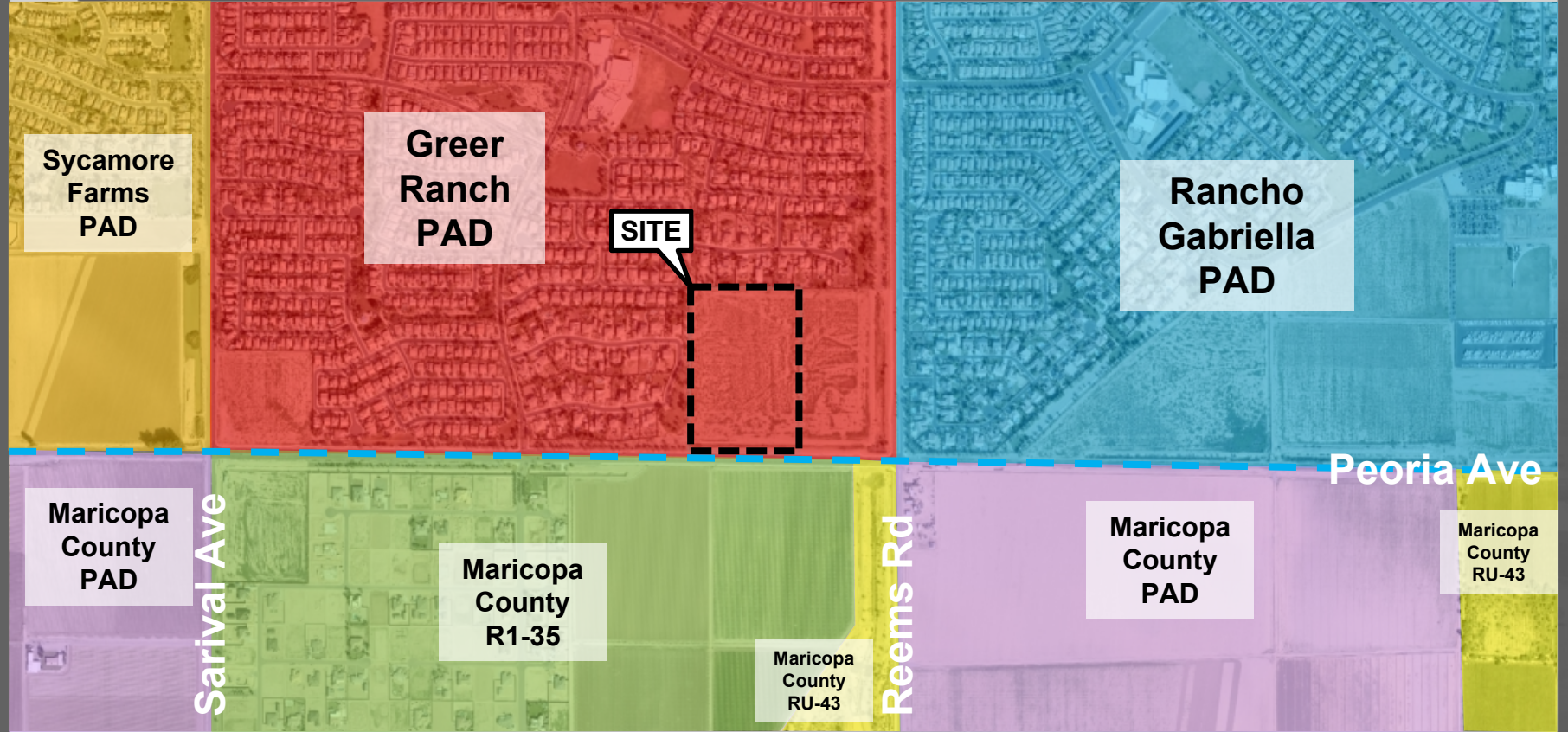
VICINITY MAP

FS19-382
Stonefield PADA



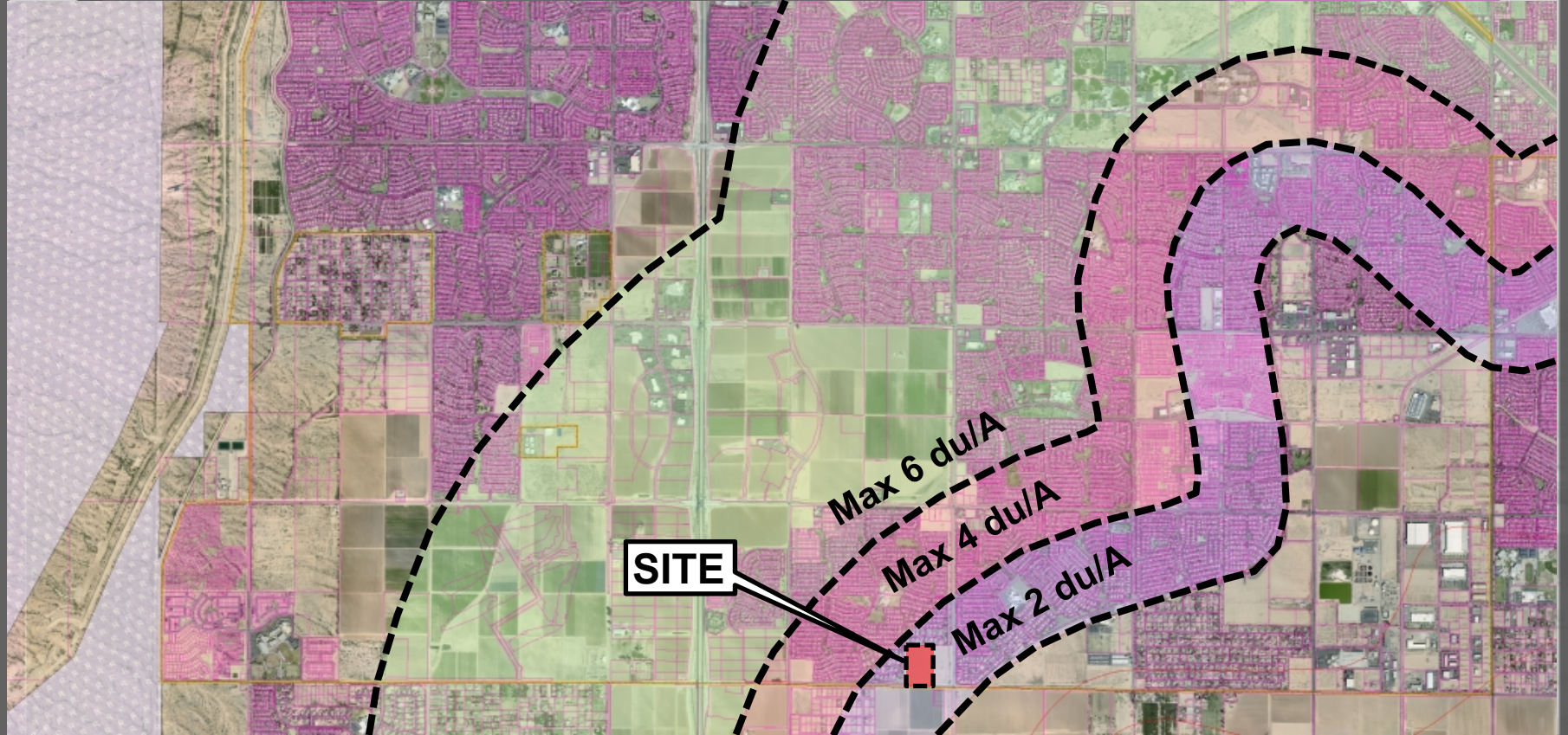
ZONING MAP

FS19-382
Stonefield PADA

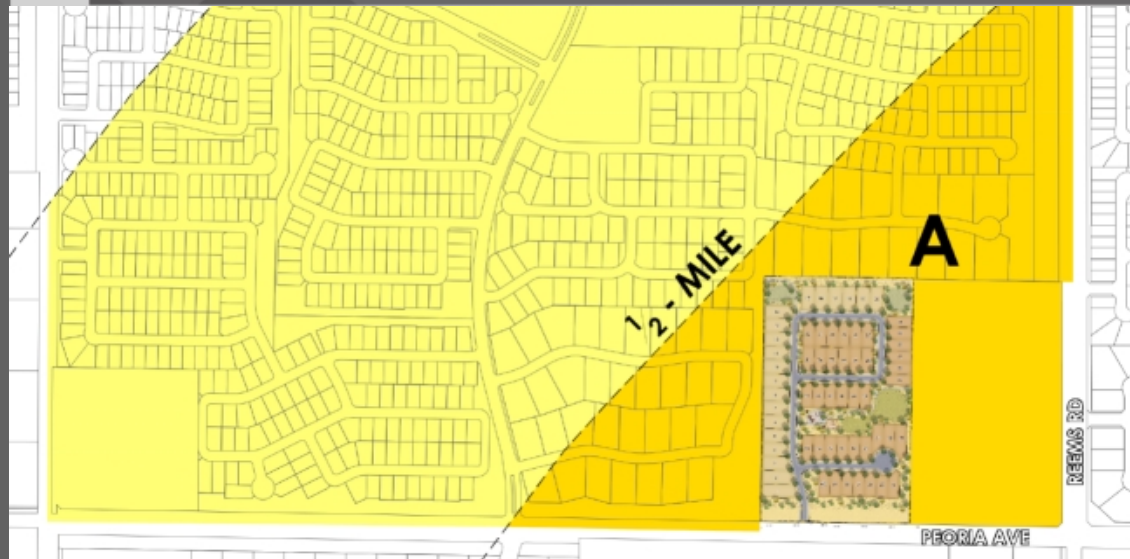


LUKE GDC MAP

FS19-382
Stonefield PADA

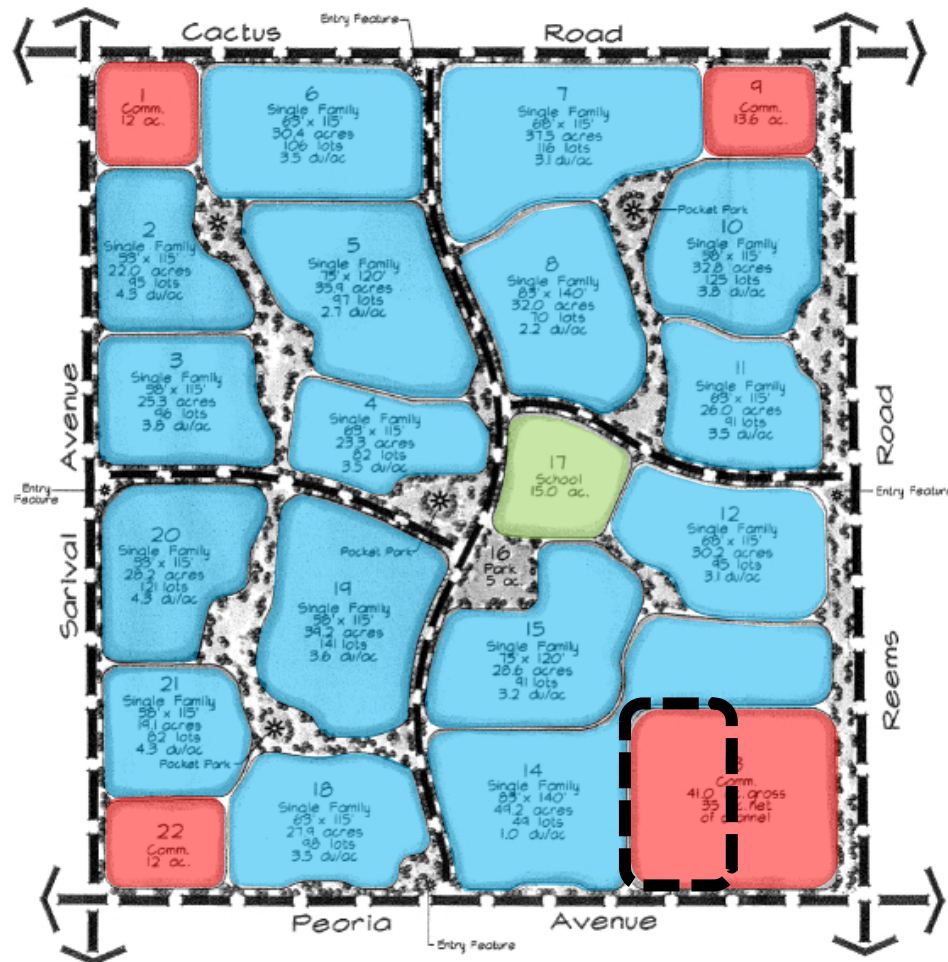


LUKE GDC



SITE DATA

AREA A:	(< 1/2-MI FROM 65 LDN)
AREA:	89 AC
# UNITS:	144
DENSITY:	1.6 DU/AC
AREA B:	(1/2-MI TO 1-MI FROM 65 LDN)
AREA:	345 AC
# UNITS:	1,002
DENSITY:	2.9 DU/AC



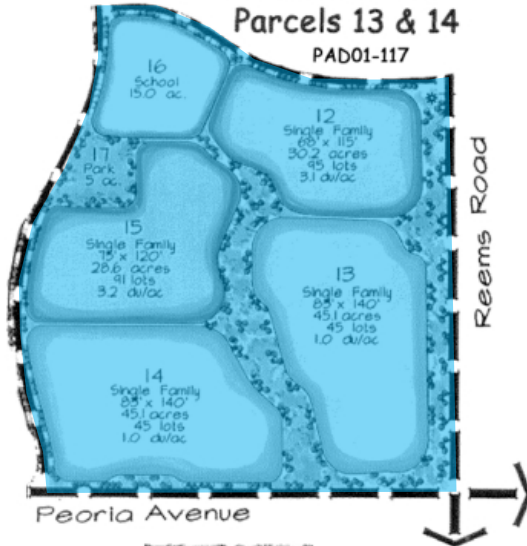
- Residential
- Commercial
- School
- Subject Parcel

GREER RANCH

PREVIOUS ZONING

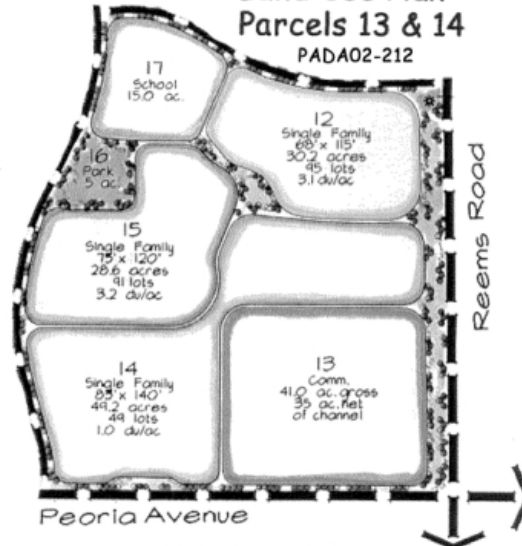
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



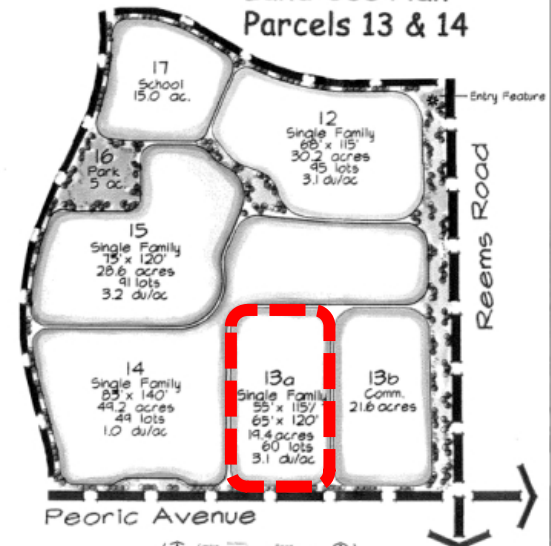
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

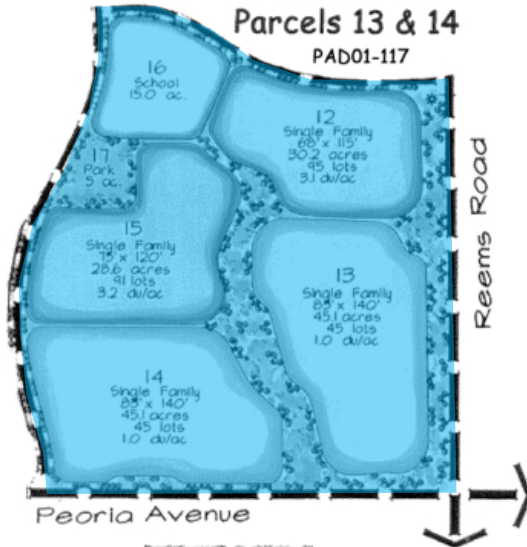
Commercial

Subject Parcel

PREVIOUS ZONING

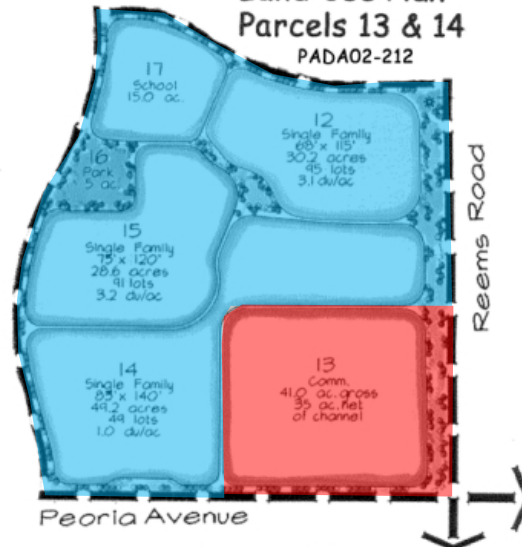
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



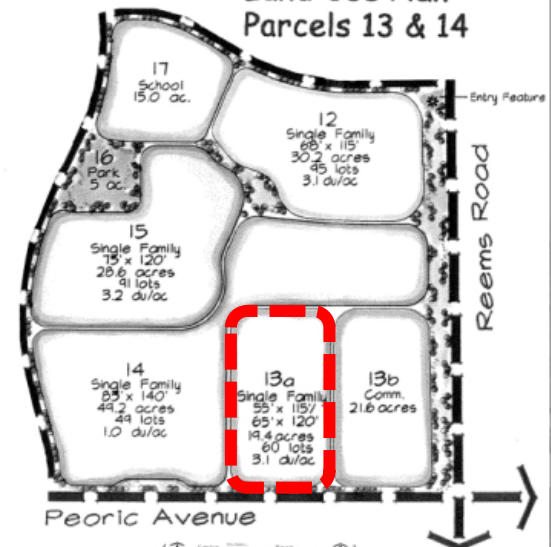
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

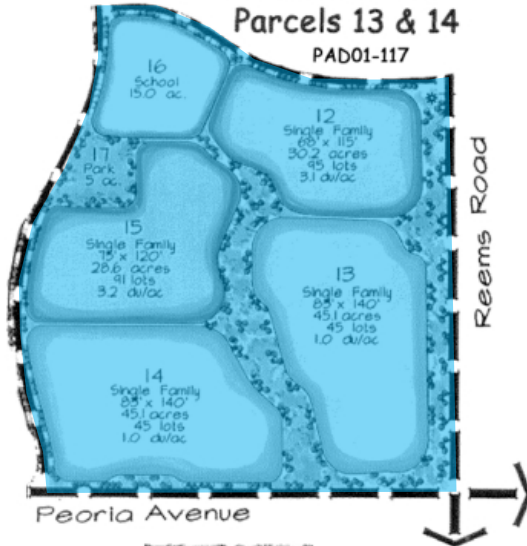
Commercial

Subject Parcel

PREVIOUS ZONING

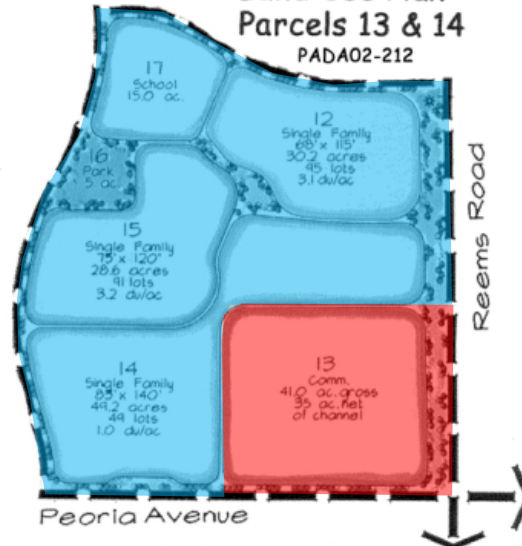
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



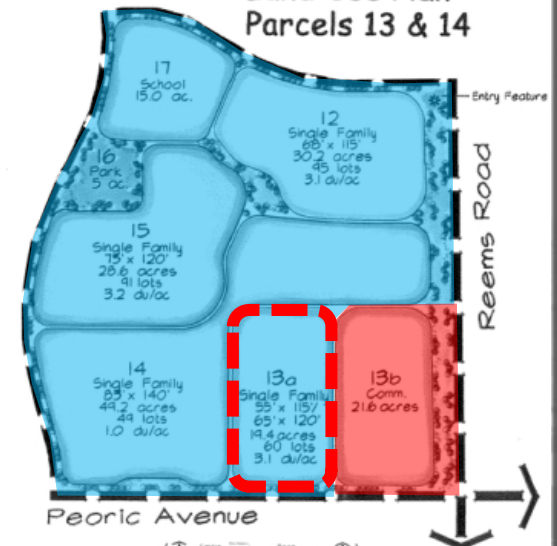
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

Commercial

Subject Parcel



Table 3: Parcel 13a Development Standards

Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.



PEORIA AVENUE



STONEFIELD



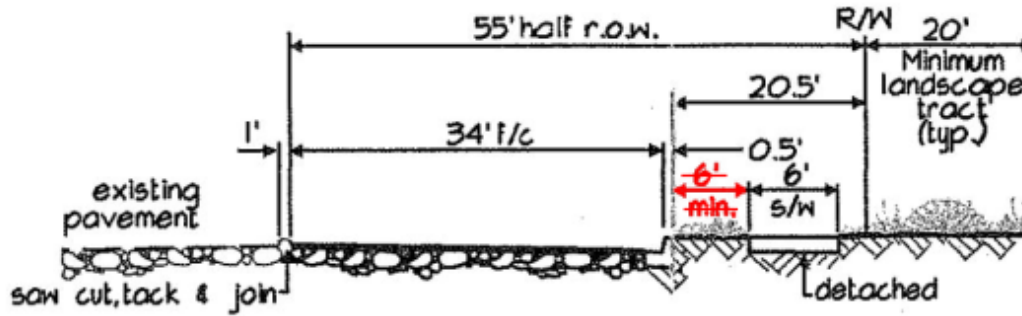
PEORIA AVENUE



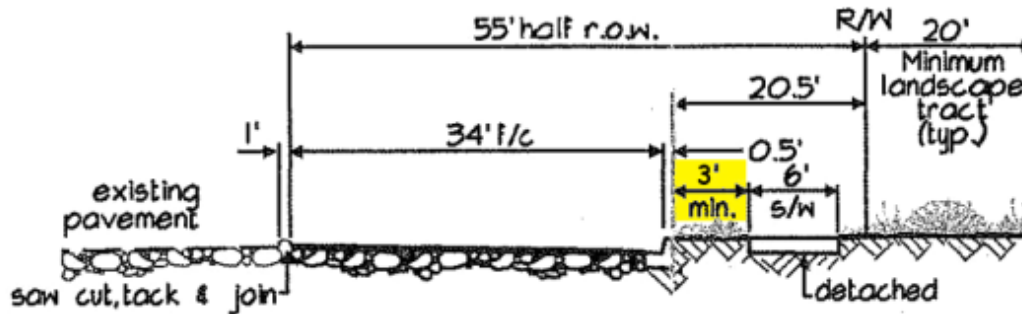
STONEFIELD

PG. 3, PARAGRAPH 3:

The distribution of lot widths, depths, and sizes vary throughout the master plan with slightly smaller lots planned along Sarival Avenue near the northwest corner of the Ranch and slightly larger lots **TRANSITIONING BACK TO SMALLER LOTS** ~~planned~~ along Reems Road near the southeast corner of the Ranch. The slightly smaller lot sizes ~~are~~ located along Sarival Avenue **SERVE** as a density transition to the planned higher intensity Mixed-Use Gateway and Growth Area land uses on the west side of Sarival Avenue. The slightly larger lot sizes **AND SMALLER TRANSITION LOT SIZES** ~~are~~ located closer to the intersection of Peoria Avenue and Reems Road, ~~to~~ respect the ~~lower~~ density transition desired as land uses get closer to the Luke AFB AICUZ Noise contours. ~~These lower~~ **THIS MIX OF** densities ~~are~~ **IS** coupled with the MCFCD drainage channel along Reems Road and the placement of landscaped storm water retention areas near the intersection.



Peoria Avenue Cross Section
(looking west)



Peoria Avenue Cross Section
(looking west)

CROSS SECTION MODIFICATIONS

PAGE 5, PARAGRAPH 2:

The Greer Ranch PAD meets the Single-Family Design Guidelines for all parcels within the ~~R1-8~~ **R1-18** and R1-5 base zoning districts. The PAD does not exceed the “Base Permitted Density” of 3.0 dwelling units per acre established by the Design Guidelines ordinance. The ordinance’s “Determination Lot Category” based on the Permitted Lot Size Mix in Table 1 identifies that Greer Ranch falls under Category C, ~~because the minimum 58-foot wide lot category is the smallest lot size category that exceeds the permitted 15% mix for lot size.~~ None of the proposed lot size categories exceed the 30% criteria. ~~The 58 foot wide lots account for 18.2% of the lots in Greer Ranch.~~ According to the Permitted Densities in Table 2 under Category C at a base density of 3.0 units per acre, Greer Ranch is required to obtain a total of 58 design points to comply with the Single-Family Design Guidelines ordinance.

PAGE 6, DESIGN STANDARD REQUIREMENT LIST COMPLIANCE:

A1	No percentage of lots within categories A, B, C or D can exceed 30% of total within one category.	No category contains more than 30% of lots; category D C contains the highest percentage at 28.4% 27.5% .
A2	The percentage of lots within categories E, F, and G cannot be less than 30% combined.	Item A3 reduces this requirement; the PAD complies with item A3.
A3	If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25%	We have 11.6% 19.0% of our lots in categories F and G; and 28.9% 32.1% in categories E, F, and G; the PAD complies

ZONING CODE, SEC.122-22.B.1.A:

- 1) The maximum size of residential blocks within a subdivision shall either:
 - a. Generally have a width ranging from 200 to 400 feet, and a length ranging from 400 to ~~800~~ 950 feet in length; measured along the center line of the street and between intersecting street center lines; or
 - b. Be designed to accommodate no more than ten single-family residential lots on either side of a local street to equal a not-to-exceed combined total of 20 single-family detached residential lots per block.



BLOCK LENGTH MODIFICATIONS

PAD REZONE

Citizen Review

July 16, 2019 at 6 pm

Sonoran Heights Elementary School

Recommendation

Approve subject to stipulations “A” thru “B”

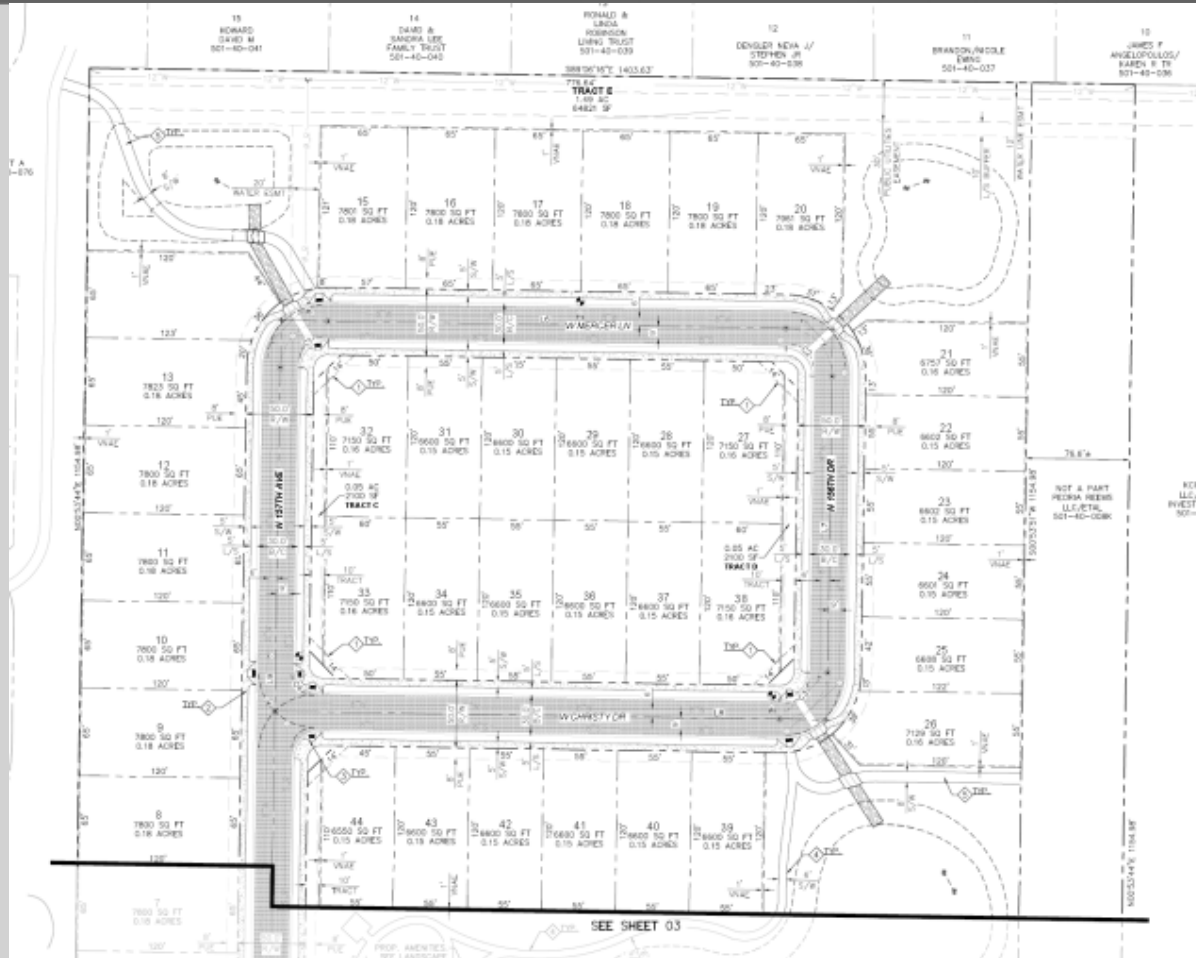


FS19-382

Stonefield at Greer Ranch

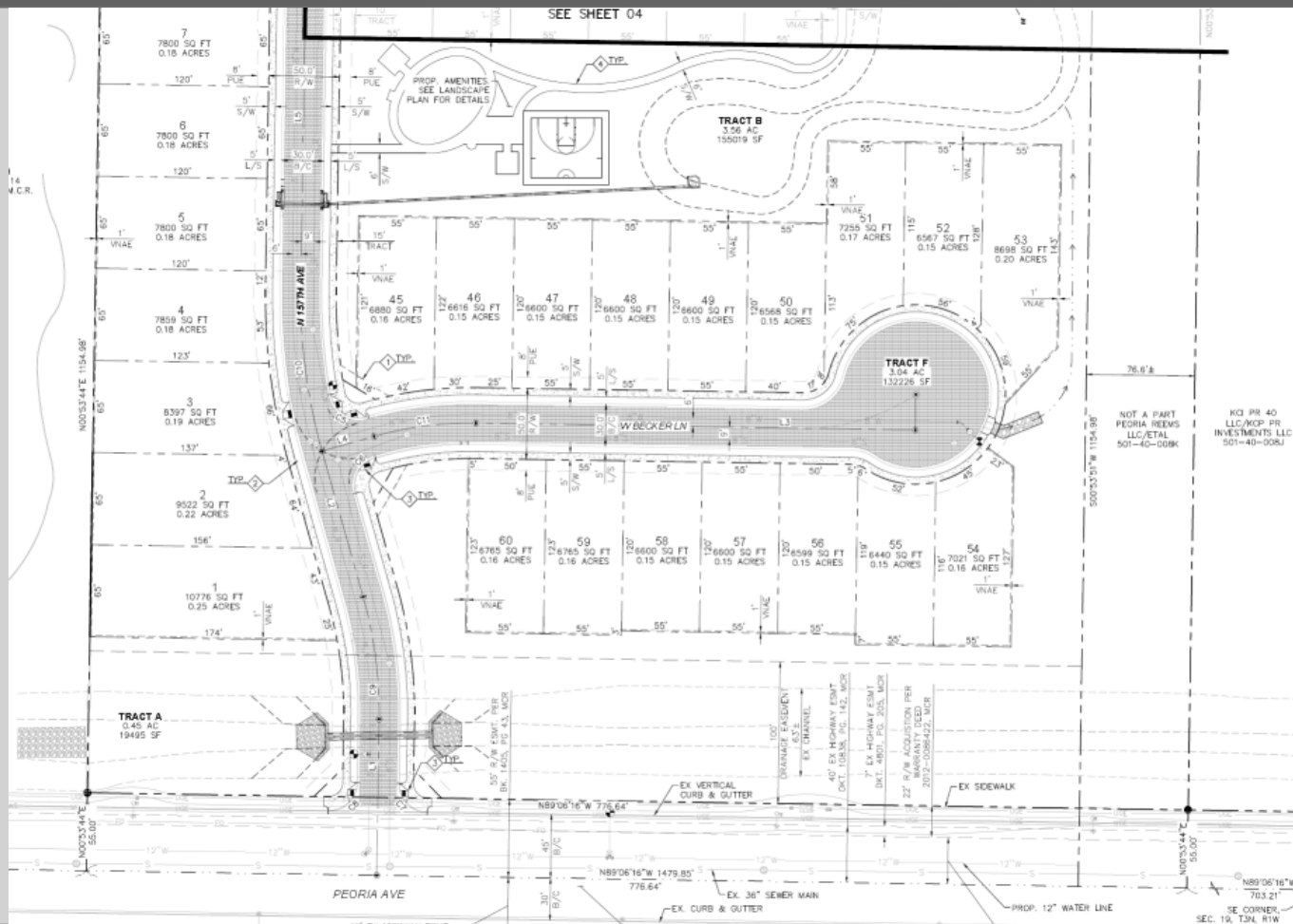
Preliminary Plat

Planning and Zoning Commission – September 19, 2019



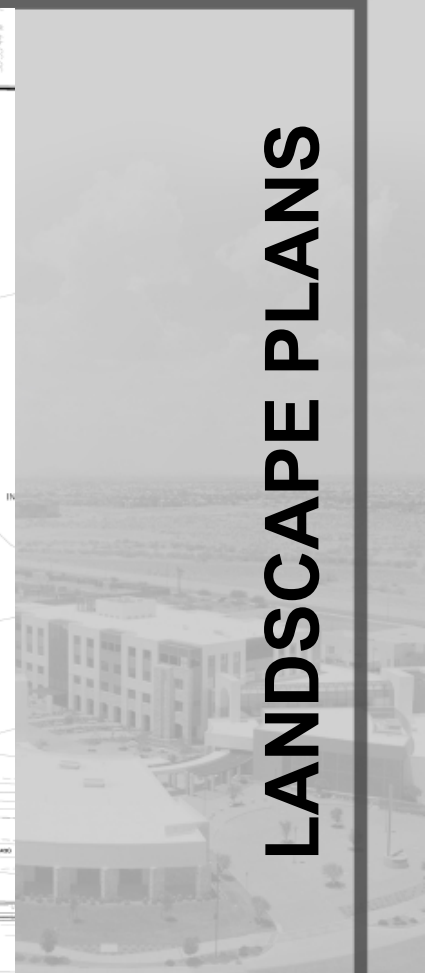
PRELIMINARY PLAT

PRELIMINARY PLAT





LANDSCAPE



LANDSCAPE PLANS

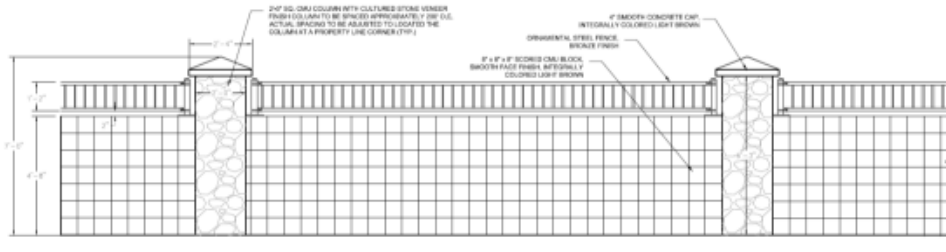


WALL PLANS





1 THEME WALL



2 PARTIAL VIEW FENCE



WALL PLANS

- A. Development and use of the site will be consistent with the Preliminary Plat entitled “Preliminary Plat for Stonefield Subdivision,” prepared by Kimley Horn, stamped received June 26, 2019.
- B. Landscaping of the site will be consistent with the Landscape Plan entitled “Preliminary Plat for Stonefield Subdivision,” prepared by Kimley Horn, stamped received June 26, 2019.
- C. The Preliminary Plat, prepared by Kimley Horn, date stamped July 26, 2019, will be revised and submitted for review to include the following modifications:
 - 1. Sheet one (1): Zoning Information: Adjacent Zoning: North: The APN will be removed.
 - 2. Sheet 4: Lot 14: The lot information, including lot number, lot square footage, and lot acreage, will be provided.

- D. The Landscaping Plan prepared by Kimley Horn, date received July 26, 2019, will be revised and submitted for review to include the following modifications:
1. Sheets 11 and 12: Sight visibility triangles at all local street intersections will be labeled.
 2. Sheets 11 and 12: Trees within visibility triangles will be removed.
 3. Sheet 13: Sight visibility triangles at all local street intersections will be provided.
 4. Sheet 13: Walls, including theme walls, will not extend into sight visibility triangles.
 5. Sheet 13: A theme wall will be provided along the rear of Lots one (1) through 14.
 6. Sheet 13: A view wall will be provided along the northern edge of Lots 15 through 20.

- E. All civil comments, on file with Engineering Services of Public Works, shall be addressed and civil documents approved by city staff prior to final plat approval and issuance of civil construction permits.
- F. The AutoCAD file received, July 29, 2019 shall be revised and submitted for review to include the following modifications:
 - 1. AutoCAD files will contain the same information as provided on sheets 1 and 2 for the ALTA Survey drafted by Superior Surveying Services.
 - 2. Provide any revisions requested by other reviewers in AutoCAD format.
- G. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

PRELIMINARY PLAT

Citizen Review

July 16, 2019 at 6 pm

Sonoran Heights Elementary School

Recommendation

Approve subject to stipulations “A” thru “G”



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 19, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the Preliminary Plat entitled, "Preliminary Plat for Stonefield Subdivision," dated July 25, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue.

Motion:

I move to recommend to the Mayor and City Council approval of the Preliminary Plat entitled, "Preliminary Plat for Stonefield Subdivision," dated July 25, 2019, a property generally located west of the northwest corner of Peoria and Reems Roads, subject to stipulations "A" through "I" as stated in the Staff Report.

Background:

The subject request involves a Preliminary Plat of 19.44 acres of land for 60 single family lots known as Stonefield at Greer Ranch.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 19.09.04 EVR Stonefield at Greer Ranch PP - PZ Staff Report - 091919 (1)
2. 01 - FS19-382 - Stonefield at Greer Ranch PP - Vicinity - 091919

3. 02 - FS19-382 - Stonefield at Greer Ranch PP - Preliminary Plat - 091919
 4. 03 - FS19-382 - Stonefield at Greer Ranch PP - Landscape - 091919
 5. 04 - FS19-382 - Stonefield at Greer Ranch PP - Citizen Participation Report - 091919
 6. 05 - FS19-382 - Stonefield at Greer Ranch PP - Public Engagement - 091919
 7. 06 - FS19-382 - Stonefield at Greer Ranch PP - Luke Letter - 091919
 8. 07 - FS19-382 - Stonefield at Greer Ranch PP - Dysart Letter - 091919
 9. 07 PADA 08 PP - FS19-382 - Stonefield at Greer Ranch PADA - PZ PowerPoint - 091919
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

2 **Case:** **FS19-382**

3 **Project Name:** Stonefield at Greer Ranch Preliminary Plat

4 **Council District:** 3 - Mesquite

5 **Meeting Date:** **September 19, 2019**

6 **Planner:** Hobart Wingard, Planner II

7

8 **Owner:** Peoria Reems LLC

9 **Applicant:** RVi Planning + Landscape Architecture

10 **Request:** Preliminary Plat Approval

11 **Site Location:** Generally located west of the northwest corner of Peoria
12 and Reems Roads

13 **Area and Density:** 19.44 acres at 3.09 dwelling units per acre ("du/A")

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

16 **Support/Opposition:** Refer to the attached Citizen Participation Report

17 **Staff Recommendation:** Staff recommends approval subject to Conditions 'A'
18 through 'I'
19

20

21 **PROJECT DESCRIPTION:**

22 Consideration and action regarding approval of the Preliminary Plat entitled "Stonefield
23 Subdivision," located west of the northwest corner of Peoria and Reems Roads.

24

25 **FINDINGS:**

- 26 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- 27 • The proposed Preliminary Plat is consistent with the Greer Ranch PAD as amended

28

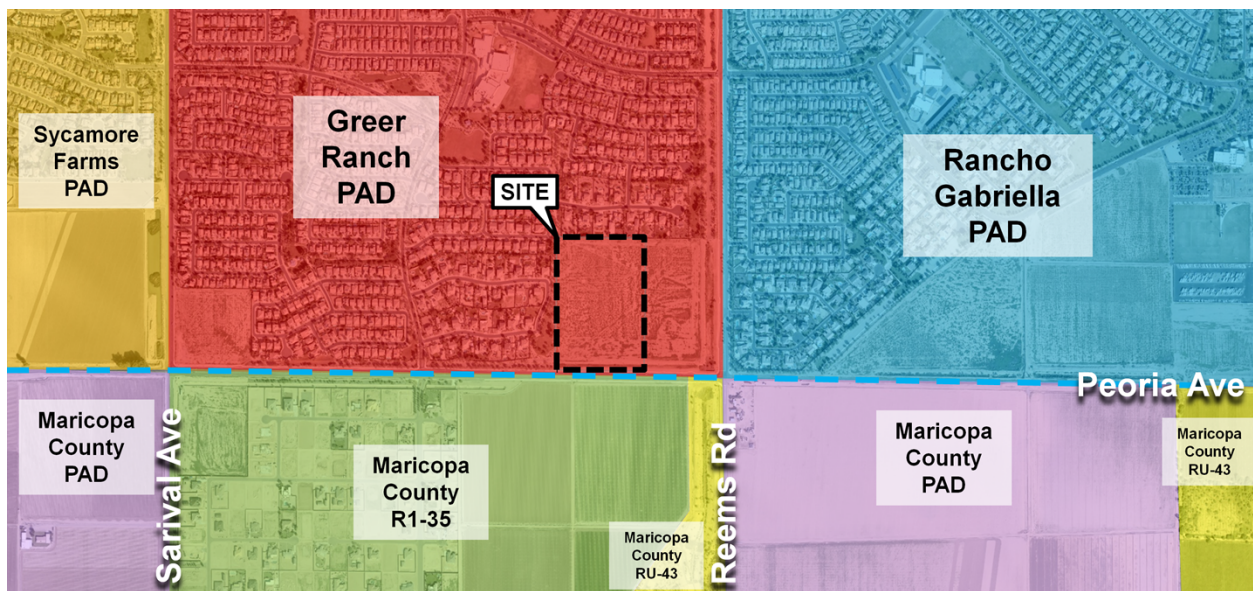
29

30

31

EXISTING ZONING:

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



Greer Ranch R1-5-PAD	Greer Ranch R1-8-PAD	Rancho Gabriella R1-5-PAD
Greer Ranch R1-8-PAD	Greer Ranch Existing – C2-PAD Proposed – R1-5-PAD	Rancho Gabriella R1-18-PAD
Maricopa County R1-35	Maricopa County R1-35	Maricopa County PAD

BACKGROUND:

March 19, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for suburban neighborhood uses under Case GPA01-064.

June 13, 2002: The Mayor and City Council approved an Annexation for Greer Ranch under Case ANX01-133.

June 13, 2002: The Mayor and City Council approved a PAD for Greer Ranch under Case PAD01-117.

November 14, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case GPA02-189.

December 12, 2002: The Mayor and City Council approved an amendment to the Greer Ranch PAD to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case PADA02-212.

December 12, 2002: The Mayor and City Council approved a Preliminary Plat under Case PP03-051.

January 17, 2019: Staff held a Concept Review meeting for a PAD Rezone and a Preliminary Plat under Case CR18-705.

May 24, 2019: The applicant filed a request for a PAD Rezone and Preliminary Plat for Stonefield residential subdivision under Case FS18-566, the subject case.

CITIZEN REVIEW:

The applicant held a Citizen Review meeting on July 16, 2019 at the Sonoran Heights Elementary School located at 141405 North Greer Ranch Parkway. The results of that meeting are summarized in the attached Citizen Review Participation Report. The site was also posted in accordance with the Surprise Unified Development Code (“SUDC”) and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

ANALYSIS AND DISCUSSION:

The subject Preliminary Plat request involves platting 60 low density residential (R1-5-PAD) zoned single-family residential lots. The project anticipates 60 single-family residential lots over approx. 19.44 acres for a gross density of 3.09 du/A.

The following table is taken from the zoning narrative and expresses the proposed single-family residential development standards for the two (2) lot sizes:

Table 3: Parcel 13a Development Standards							
Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.

78 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Dysart USD

79

80 **CONFORMANCE WITH ADOPTED PLANS:**

81 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
82 as lying within the Neighborhood Character Area, which supports residential development
83 of up to eight (8) du/A. The proposed R1-5-PAD zoning district will generate a density of
84 3.09 du/A, and is consistent with the existing and proposed single-family fabric in the area.

85

86 **REVIEWING AGENCIES:**

87 All City reviewing departments have reviewed the request and expressed no objections.

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

90 **Luke Air Force Base (LAFB):** In a letter dated June 11, 2019, LAFB indicates no
91 objections to the request, but advises the applicant review sound attenuation
92 requirements found in ARS 28-8482 and engage in a strong notification program with
93 respect to the air base and its operations. The letter is attached.

94 **Maricopa Water District (MWD):** In an email dated July 6, 2019, MWD indicated that
95 prior to obtaining a building permit, either a floodplain use permit or a CLOMR/LOMR
96 would be required by the District for these parcel/lots since there is a FEMA floodplain
97 delineated on it.

98 **Dysart Unified School District (DUSD):** In a letter dated March 26, 2019, DUSD
99 indicated the district would emphasize the importance of pedestrian access throughout
100 the project area, but posed no opposition.

101 **Arizona Department of Transportation (ADOT):** In an email dated July 7, 2019,
102 ADOT indicated they have no objections to the project.

103

104 **SUMMARY:**

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

108

109 **FINDINGS:**

- 110
- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Greer Ranch PAD as amended
112 (pending City Council approval).

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject preliminary plat request to the City Council, subject to stipulations 'A' through 'H' as outlined below:

- A. Development and use of the site will be consistent with the Preliminary Plat entitled "Preliminary Plat for Stonefield Subdivision," prepared by Kimley Horn, stamped received June 26, 2019.
- B. Approval by the City Council of the related amendment to the Greer Ranch PAD.
- C. Landscaping of the site will be consistent with the Landscape Plan entitled "Preliminary Plat for Stonefield Subdivision," prepared by Kimley Horn, stamped received June 26, 2019.
- D. The Preliminary Plat, prepared by Kimley Horn, date stamped July 26, 2019, will be revised and submitted for review to include the following modifications:
 1. Sheet one (1): Zoning Information: Adjacent Zoning: North: The APN will be removed.
 2. Sheet 4: Lot 14: The lot information, including lot number, lot square footage, and lot acreage, will be provided.
- E. The Landscaping Plan prepared by Kimley Horn, date received July 26, 2019, will be revised and submitted for review to include the following modifications:
 1. Sheets 11 and 12: Sight visibility triangles at all local street intersections will be labeled.
 2. Sheets 11 and 12: Trees within visibility triangles will be removed.
 3. Sheet 13: Sight visibility triangles at all local street intersections will be provided.
 4. Sheet 13: Walls, including theme walls, will not extend into sight visibility triangles.
 5. Sheet 13: A theme wall will be provided along the rear of Lots one (1) through 14.
 6. Sheet 13: A view wall will be provided along the northern edge of Lots 15 through 20.
- F. All civil comments, on file with Engineering Services of Public Works, shall be addressed and civil documents approved by city staff prior to final plat approval and issuance of civil construction permits.
- G. The AutoCAD file received, July 29, 2019 shall be revised and submitted for review to include the following modifications:
 1. AutoCAD files will contain the same information as provided on sheets 1 and 2 for the ALTA Survey drafted by Superior Surveying Services.
 2. Provide any revisions requested by other reviewers in AutoCAD format.
- H. All homes will have Fire Sprinklers installed.

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

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

158

159 **ATTACHMENTS:**

160 01 - Vicinity Maps

161 02 - Preliminary Plat

162 03 - Landscape Plans

163 04 - Citizen Participation Report

164 05 - Public Engagement Form

165 06 - Luke Letter

166 07 - Dysart Letter

167 08 - PowerPoint

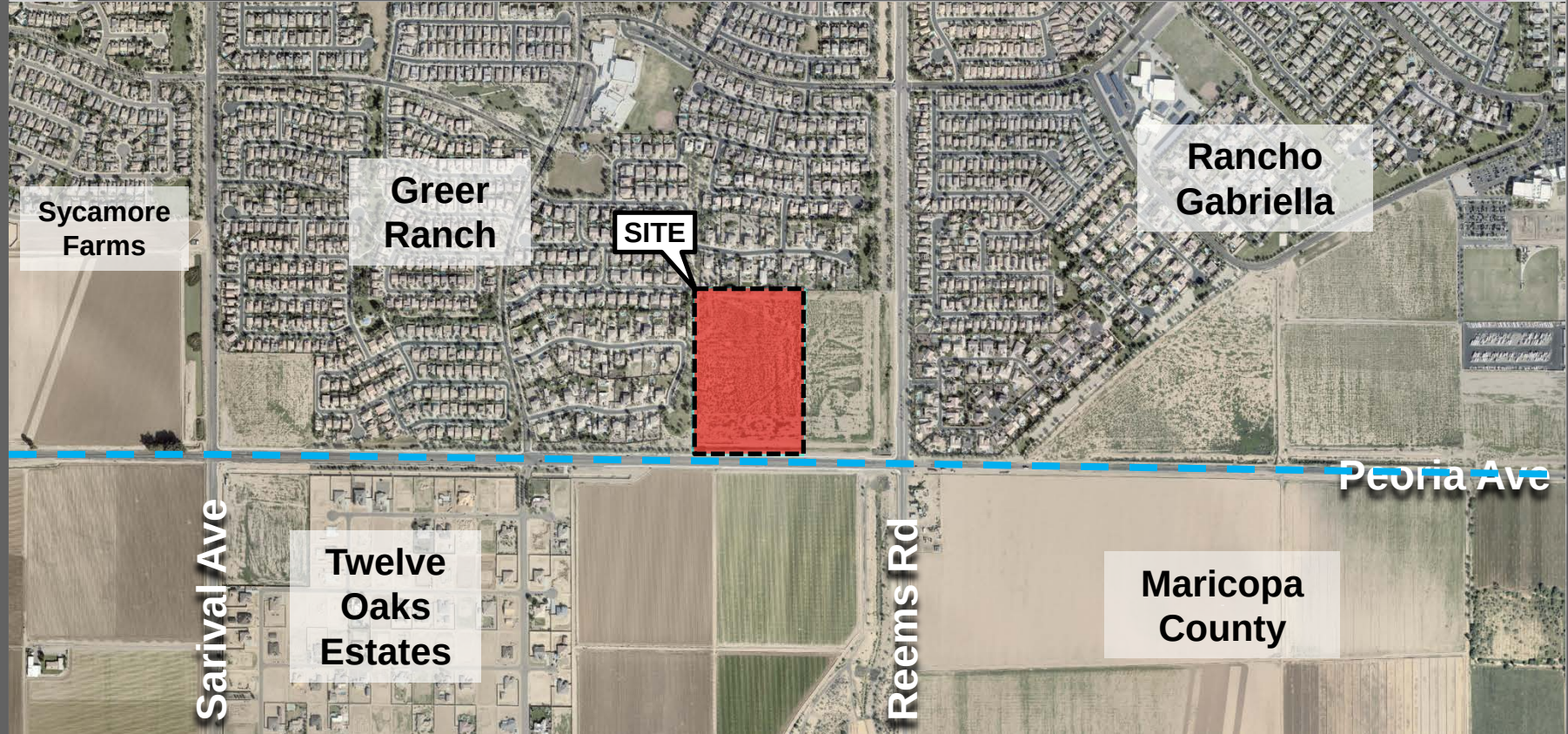
VICINITY MAP

FS19-382
Stonefield PADA



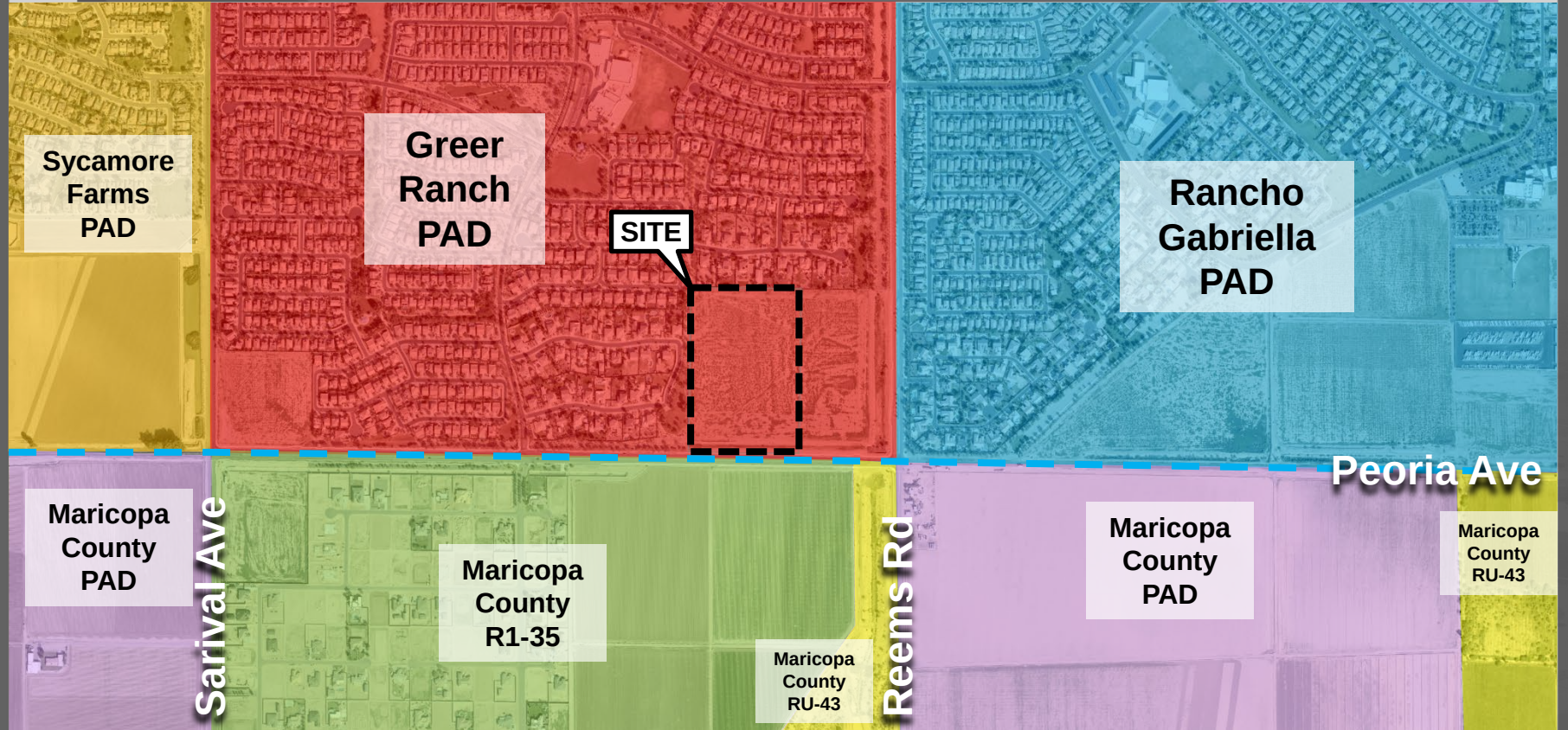
VICINITY MAP

FS19-382
Stonefield PADA



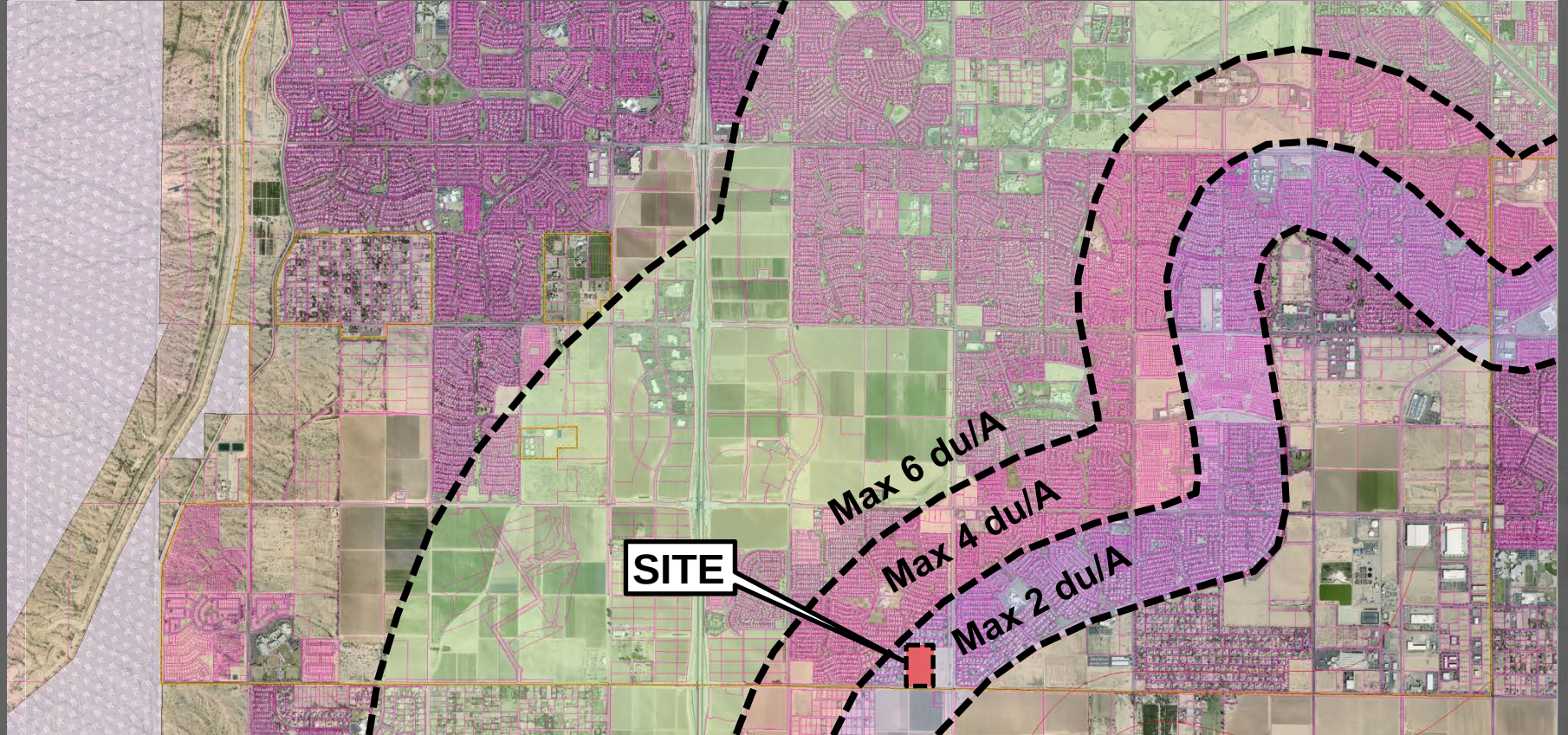
ZONING MAP

FS19-382
Stonefield PADA



LUKE GDC MAP

FS19-382
Stonefield PADA



K:\PHX_Civil\291015006 - Peoria Reems\CAD\Drawings\5006-PPCV.dwg Jul 25, 2019 Ian Connair
XREFS: 5006-PP-PP 45006 BM 45006 XS 45006 YS 45006 ZS 45006 A 45006 B 45006 C 45006 D 45006 E 45006 F 45006 G 45006 H 45006 I 45006 J 45006 K 45006 L 45006 M 45006 N 45006 O 45006 P 45006 Q 45006 R 45006 S 45006 T 45006 U 45006 V 45006 W 45006 X 45006 Y 45006 Z 45006 AA 45006 AB 45006 AC 45006 AD 45006 AE 45006 AF 45006 AG 45006 AH 45006 AI 45006 AJ 45006 AK 45006 AL 45006 AM 45006 AN 45006 AO 45006 AP 45006 AQ 45006 AR 45006 AS 45006 AT 45006 AU 45006 AV 45006 AW 45006 AX 45006 AY 45006 AZ 45006 BA 45006 BB 45006 BC 45006 BD 45006 BE 45006 BF 45006 BG 45006 BH 45006 BI 45006 BJ 45006 BK 45006 BL 45006 BM 45006 BN 45006 BO 45006 BP 45006 BQ 45006 BR 45006 BS 45006 BT 45006 BU 45006 BV 45006 BW 45006 BX 45006 BY 45006 BZ 45006 CA 45006 CB 45006 CC 45006 CD 45006 CE 45006 CF 45006 CG 45006 CH 45006 CI 45006 CJ 45006 CK 45006 CL 45006 CM 45006 CN 45006 CO 45006 CP 45006 CQ 45006 CR 45006 CS 45006 CT 45006 CU 45006 CV 45006 CW 45006 CX 45006 CY 45006 CZ 45006 DA 45006 DB 45006 DC 45006 DD 45006 DE 45006 DF 45006 DG 45006 DH 45006 DI 45006 DJ 45006 DK 45006 DL 45006 DM 45006 DN 45006 DO 45006 DP 45006 DQ 45006 DR 45006 DS 45006 DT 45006 DU 45006 DV 45006 DW 45006 DX 45006 DY 45006 DZ 45006 EA 45006 EB 45006 EC 45006 ED 45006 EE 45006 EF 45006 EG 45006 EH 45006 EI 45006 EJ 45006 EK 45006 EL 45006 EM 45006 EN 45006 EO 45006 EP 45006 EQ 45006 ER 45006 ES 45006 ET 45006 EU 45006 EV 45006 EW 45006 EX 45006 FY 45006 FZ 45006 GA 45006 GB 45006 GC 45006 GD 45006 GE 45006 GF 45006 GH 45006 GI 45006 GJ 45006 GK 45006 GL 45006 GM 45006 GN 45006 GO 45006 GP 45006 GQ 45006 GR 45006 GS 45006 GT 45006 GU 45006 GV 45006 GW 45006 GX 45006 GY 45006 GZ 45006 HA 45006 HB 45006 HC 45006 HD 45006 HE 45006 HF 45006 HG 45006 HH 45006 HI 45006 HJ 45006 HK 45006 HL 45006 HM 45006 HN 45006 HO 45006 HP 45006 HQ 45006 HR 45006 HS 45006 HT 45006 HU 45006 HV 45006 HW 45006 HX 45006 HY 45006 HZ 45006 IA 45006 IB 45006 IC 45006 ID 45006 IE 45006 IF 45006 IG 45006 IH 45006 II 45006 IJ 45006 IK 45006 IL 45006 IM 45006 IN 45006 IO 45006 IP 45006 IQ 45006 IR 45006 IS 45006 IT 45006 IU 45006 IV 45006 IW 45006 IX 45006 IY 45006 IZ 45006 JA 45006 JB 45006 JC 45006 JD 45006 JE 45006 JF 45006 JG 45006 JH 45006 JI 45006 JJ 45006 JK 45006 JL 45006 JM 45006 JN 45006 JO 45006 JP 45006 JQ 45006 JR 45006 JS 45006 JT 45006 JU 45006 JV 45006 JW 45006 JX 45006 JY 45006 JZ 45006 KA 45006 KB 45006 KC 45006 KD 45006 KE 45006 KF 45006 KG 45006 KH 45006 KI 45006 KJ 45006 KK 45006 KL 45006 KM 45006 KN 45006 KO 45006 KP 45006 KQ 45006 KR 45006 KS 45006 KT 45006 KU 45006 KV 45006 KW 45006 KX 45006 KY 45006 KZ 45006 LA 45006 LB 45006 LC 45006 LD 45006 LE 45006 LF 45006 LG 45006 LH 45006 LI 45006 LJ 45006 LK 45006 LL 45006 LM 45006 LN 45006 LO 45006 LP 45006 LQ 45006 LR 45006 LS 45006 LT 45006 LU 45006 LV 45006 LW 45006 LX 45006 LY 45006 LZ 45006 MA 45006 MB 45006 MC 45006 MD 45006 ME 45006 MF 45006 MG 45006 MH 45006 MI 45006 MJ 45006 MK 45006 ML 45006 MN 45006 MO 45006 MP 45006 MQ 45006 MR 45006 MS 45006 MT 45006 MU 45006 MV 45006 MW 45006 MX 45006 MY 45006 MZ 45006 NA 45006 NB 45006 NC 45006 ND 45006 NE 45006 NF 45006 NG 45006 NH 45006 NI 45006 NJ 45006 NK 45006 NL 45006 NM 45006 NO 45006 NP 45006 NQ 45006 NR 45006 NS 45006 NT 45006 NU 45006 NV 45006 NW 45006 NX 45006 NY 45006 NZ 45006 OA 45006 OB 45006 OC 45006 OD 45006 OE 45006 OF 45006 OG 45006 OH 45006 OI 45006 OJ 45006 OK 45006 OL 45006 OM 45006 ON 45006 OO 45006 OP 45006 OQ 45006 OR 45006 OS 45006 OT 45006 OU 45006 OV 45006 OW 45006 OX 45006 OY 45006 OZ 45006 PA 45006 PB 45006 PC 45006 PD 45006 PE 45006 PF 45006 PG 45006 PH 45006 PI 45006 PJ 45006 PK 45006 PL 45006 PM 45006 PN 45006 PO 45006 PP 45006 PQ 45006 PR 45006 PS 45006 PT 45006 PU 45006 PV 45006 PW 45006 PX 45006 PY 45006 PZ 45006 QA 45006 QB 45006 QC 45006 QD 45006 QE 45006 QF 45006 QG 45006 QH 45006 QI 45006 QJ 45006 QK 45006 QL 45006 QM 45006 QN 45006 QO 45006 QP 45006 QQ 45006 QR 45006 QS 45006 QT 45006 QU 45006 QV 45006 QW 45006 QX 45006 QY 45006 QZ 45006 RA 45006 RB 45006 RC 45006 RD 45006 RE 45006 RF 45006 RG 45006 RH 45006 RI 45006 RJ 45006 RK 45006 RL 45006 RM 45006 RN 45006 RO 45006 RP 45006 RQ 45006 RR 45006 RS 45006 RT 45006 RU 45006 RV 45006 RW 45006 RX 45006 RY 45006 RZ 45006 SA 45006 SB 45006 SC 45006 SD 45006 SE 45006 SF 45006 SG 45006 SH 45006 SI 45006 SJ 45006 SK 45006 SL 45006 SM 45006 SN 45006 SO 45006 SP 45006 SQ 45006 SR 45006 SS 45006 ST 45006 SU 45006 SV 45006 SW 45006 SX 45006 SY 45006 SZ 45006 TA 45006 TB 45006 TC 45006 TD 45006 TE 45006 TF 45006 TG 45006 TH 45006 TI 45006 TJ 45006 TK 45006 TL 45006 TM 45006 TN 45006 TO 45006 TP 45006 TQ 45006 TR 45006 TS 45006 TT 45006 TU 45006 TV 45006 TV 45006 TW 45006 TX 45006 TY 45006 TZ 45006 UA 45006 UB 45006 UC 45006 UD 45006 UE 45006 UF 45006 UG 45006 UH 45006 UI 45006 UJ 45006 UK 45006 UL 45006 UM 45006 UN 45006 UO 45006 UP 45006 UQ 45006 UR 45006 US 45006 UT 45006 UU 45006 UV 45006 UV 45006 UW 45006 UX 45006 UY 45006 UZ 45006 VA 45006 VB 45006 VC 45006 VD 45006 VE 45006 VF 45006 VG 45006 VH 45006 VI 45006 VJ 45006 VK 45006 VL 45006 VM 45006 VN 45006 VO 45006 VP 45006 VQ 45006 VR 45006 VS 45006 VT 45006 VU 45006 VV 45006 VW 45006 VX 45006 VY 45006 VZ 45006 WA 45006 WB 45006 WC 45006 WD 45006 WE 45006 WF 45006 WG 45006 WH 45006 WI 45006 WJ 45006 WK 45006 WL 45006 WM 45006 WN 45006 WO 45006 WP 45006 WQ 45006 WR 45006 WS 45006 WT 45006 WU 45006 WV 45006 WY 45006 WZ 45006 XA 45006 XB 45006 XC 45006 XD 45006 XE 45006 XF 45006 XG 45006 XH 45006 XI 45006 XJ 45006 XK 45006 XL 45006 XM 45006 XN 45006 XO 45006 XP 45006 XQ 45006 XR 45006 XS 45006 XT 45006 XU 45006 XV 45006 XV 45006 XW 45006 XX 45006 XY 45006 XZ 45006 YA 45006 YB 45006 YC 45006 YD 45006 YE 45006 YF 45006 YG 45006 YH 45006 YI 45006 YJ 45006 YK 45006 YL 45006 YM 45006 YN 45006 YO 45006 YP 45006 YQ 45006 YR 45006 YS 45006 YT 45006 YU 45006 YV 45006 YV 45006 YW 45006 YX 45006 YZ 45006 ZA 45006 ZB 45006 ZC 45006 ZD 45006 ZE 45006 ZF 45006 ZG 45006 ZH 45006 ZI 45006 ZJ 45006 ZK 45006 ZL 45006 ZM 45006 ZN 45006 ZO 45006 ZP 45006 ZQ 45006 ZR 45006 ZS 45006 ZT 45006 ZU 45006 ZV 45006 ZV 45006 ZW 45006 ZX 45006 ZY 45006 ZZ 45006

ZONING INFORMATION

EXISTING ZONING:
PLANNED AREA DEVELOPMENT (PAD) C2--PAD

PROPOSED ZONING
R1--5--PAD

ADJACENT ZONING:

WEST: SINGLE FAMILY SUBDIVISION(501--40--076), R1--5--PAD
EAST: VACANT(501--40--008J), C2--PAD
SOUTH: VACANT(501--41--006N), MARICOPA COUNTY R1--35
NORTH: SINGLE FAMILY SUBDIVISION(501--40--076), R1--5--PAD

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MEASURED BEARING=N89°06'16"W BEARING DERIVED UTILIZING THE CITY OF SURPRISE LOW DISTORTION PROJECTION PARAMETERS AS FOLLOWS:
LATITUDE OF ORIGIN/CENTRAL PARALLEL : 33° 15' NORTH
LONGITUDE OF CENTRAL MERIDIAN: 112° 15' WEST
FALSE NORTHING: 1,500,000.00 FEET
FALSE EASTING: 2,500,000.00 FEET
SCALE AT CENTRAL PARALLEL: 1.000045 (EXACT)

SITE DESCRIPTION

THE PROJECT CONSISTS OF 60 LOT SINGLE FAMILY SUBDIVISION. THE 19.44 ACRE SITE IS PROPOSED TO BE ZONED RM--6 (PAD). THIS IS AN IN--FILL PROJECT WITH EXISTING DEVELOPMENT TO THE NORTH AND WEST OF THE SITE. THERE EXISTS UNDEVELOPED VACANT FARMLAND TO THE EAST AND SOUTH OF THE SITE. THE PROPOSED LOTS VARY IN WIDTH PER THE MODIFIED CASE ZONING STIPULATIONS, INTERNAL LOCAL STREETS AND WET UTILITIES WILL BE LOCATED WITHIN DEDICATED PUBLIC STREET RIGHT OF WAY. OPEN SPACE TRACTS WITH AMENITIES AND LANDSCAPING ARE DEDICATED TO THE BENEFIT OF THE HOA IN VARIOUS LOCATIONS THROUGHOUT THE SITE.

CERTIFICATE OF ASSURED

WATER SUPPLY NOTE

PRIOR TO APPROVAL OF FINAL PLAT, A CERTIFICATE OF ASSURED WATER SUPPLY SHALL BE ISSUED BY ADWR.

FLOOD INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C660L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" & "A". 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. FLOOD ZONE "A" IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. IN ZONE "A", NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

AREA CALCULATIONS	
GROSS ACRES	19.44
ROW - OFFSITE	0.88
ROW - INTERNAL	3.04
DEVELOPABLE AREA	16.40
LOT QUANTITIES	60
LOT ACREAGE	9.93
DENSITY	3.09
OPENSACE ACREAGE	5.59
OPENSACE PERCENTAGE	28.75%

LEGAL DESCRIPTION

THAT PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2018--0885085, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SURPRISE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 19, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19 BEARS NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST (NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST RECORD), 2640.35 FEET (2,640.42 RECORD);

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST (NORTH 88 DEGREES 55 MINUTES 10 SECONDS WEST RECORD), 1,479.85 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE EAST LINE OF GREER RANCH SOUTH PARCEL 14, AS RECORDED IN BOOK 671 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREEST 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 55.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREEST 53 MINUTES 44 SECONDS EAST (NORTH 01 DEGREE 04 MINUTES 50 SECONDS EAST RECORD), 1,154.98 FEET ALONG SAID EAST LINE TO A NAIL IN WASHER STAMPED 42137 ON THE SOUTH LINE OF SAID GREER RANCH SOUTH PARCEL 14;

THENCE SOUTH 89 DEGREES 06 MINUTES 16 SECONDS EAST (SOUTH 88 DEGREES 55 MINUTES 10 SECONDS EAST RECORD), 700.04 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 00 DEGREES 53 MINUTES 44 SECONDS WEST, 1154.98 FEET TO SAID NORTH LINE OF THE SOUTH 55.00 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST. 700.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 808508 SQUARE FEET OR 18.56 ACRES, MORE OR LESS.

LAND SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD, SUITE #12000
MESA, AZ 85210
PHONE: (480) 892--3313
FAX: (480) 892--7051
CONTACT: ADRIAN BURCHAM, PLS

LAND PLANNER

RVI PLANNING
120 S. ASH AVE
TEMPE, AZ 85281
PHONE: (480) 994--0994
CONTACT: MARK REDDIE

PRELIMINARY PLAT FOR STONEFIELD SUBDIVISION

A PORTION OF SECTION 19, TOWNSHIP 3 NORTH,
RANGE 1 WEST
SURPRISE, ARIZONA

CIVIL ENGINEER

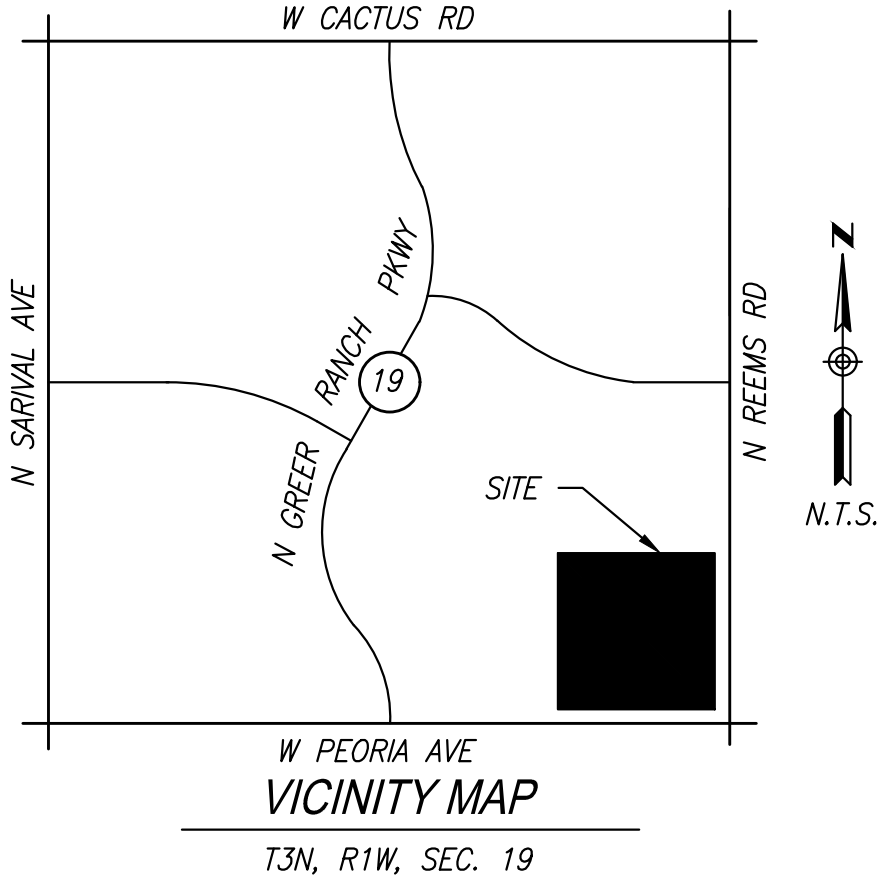
KIMLEY--HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944--5500
FAX: (602) 944--7423
CONTACT: ANDREW JUPP, PE

OWNER/DEVELOPER

PINNACLE LAND DEVELOPMENT,
LLC/PL STONEFIELD LLC
7440 E PINNACLE PEAK ROAD #142
SCOTTSDALE, AZ 85255
TELEPHONE: 480--401--0800
CONTACT: RANDY CLARNO

LANDSCAPE ARCHITECT

KIMLEY--HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944--5500
FAX: (602) 944--7423
CONTACT: ANNE DEBOARD, PLA



LEGEND

---	PROPOSED CL/SECTION LINE
---	PROPOSED SWALE
---	PROPERTY BOUNDARY
---	ROAD RIGHT OF WAY
---	LOT LINE
---	EASEMENT
---	PROPOSED 8" SEWER
---	PROPOSED 8" WATER (3' COVER)
---	FUTURE INFRASTRUCTURE
---	FUTURE CURB
---	PROPOSED CURB
---	PROPOSED SEWER MANHOLE
---	PROPOSED FIRE HYDRANT
---	PROPOSED GATE VALVE
---	PROPOSED RETAINING WALL
---	SIDEWALK RAMP
---	PROP. STORM DRAIN
---	PROP. CATCH BASIN
---	EXISTING CATCH BASIN
---	FLOOD PLAIN LIMITS
---	HIGH WATER ELEVATION
---	SU--40 FIRE TURNING RADIUS

R=40.5'
R=16.5'

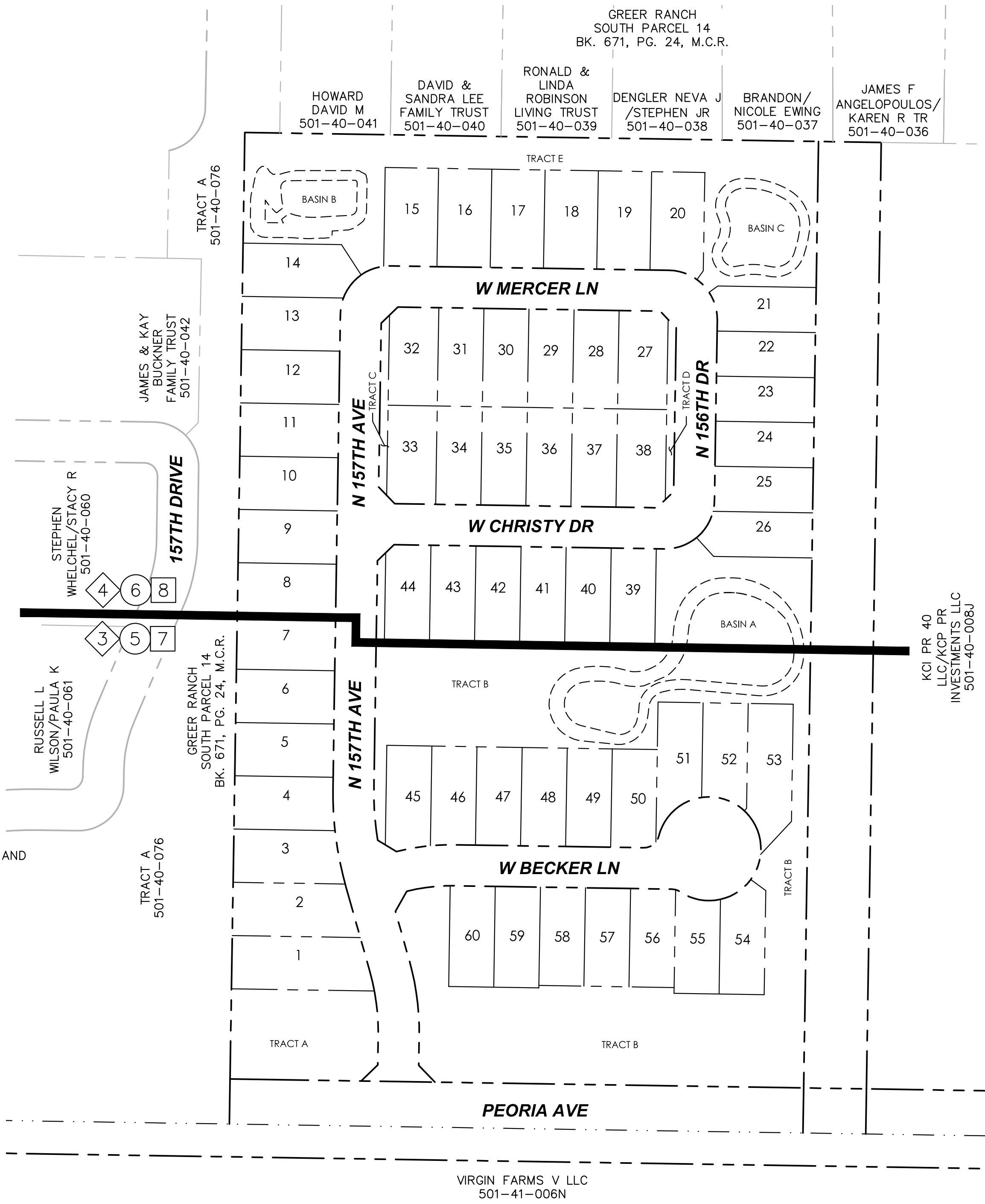
ABBREVIATION MEANING

AC	ACRES
B/C	BACK OF CURB
CFS	CUBIC FEET PER SECOND
COP	CITY OF PHOENIX
COS	CITY OF SURPRISE
CY	CUBIC YARDS
DTL	DETAIL
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FUT	FUTURE
G	GUTTER
HWE	HIGHWATER ELEVATION
IRR	IRRIGATION
LFF	LOWEST FINISHED FLOOR
MAG	MARICOPA ASSOCIATED GOVERNMENTS
P	PAVEMENT
PAD	LOT PAD ELEVATION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
Q100	100 YEAR FLOW
R/W	RIGHT-OF-WAY
S/W/E	SIDEWALK EASEMENT
SF	SQUARE FEET
STD	STANDARD
SVT	SIGHT VISIBILITY TRIANGLE
SW	SIDEWALK
SY	SQUARE YARDS
TC	TOP OF CURB
TYP.	TYPICAL
VNAE	VEHICULAR NON ACCESS EASEMENT



SHEET INDEX

1	COVER SHEET
2	NOTES AND DETAILS
3	PRELIMINARY PLAT
4	PRELIMINARY GRADING AND DRAINAGE PLAN
5	PRELIMINARY UTILITY PLAN
6	
7	
8	



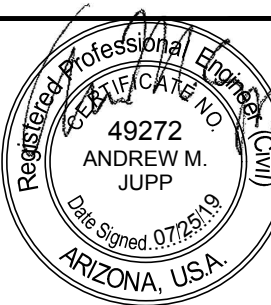
KEY MAP

1"=100'

Kimley»Horn

© 2019 KIMLEY--HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944--5500

STONEFIELD
PRELIMINARY PLAT COVER
SURPRISE, ARIZONA

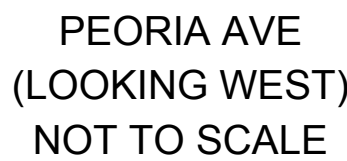


PROJECT NO.
291015006

DRAWING NAME
5006--PPCV

01 OF 14

Jan Connor



TOTAL	432,747	9.93
-------	---------	------

NOTE: CORNER SIDE TRACTS ARE TO BE A MINIMUM OF 10 FEET WHEN THE INTERSECTION STREET IS CLASSIFIED AS A LOCAL STREET.

NOTE: CORNER SIDE TRACTS ARE TO BE A MINIMUM OF 10 FEET WHEN THE INTERSECTION STREET IS CLASSIFIED AS A LOCAL STREET.

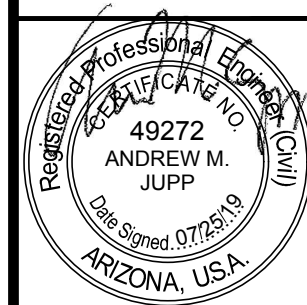
STONEFIELD

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: MHG
DRAWN BY: ITC
CHECKED BY: AMJ
DATE: JULY 2019

STONEFIELD
PRELIMINARY PLAT NOTES & DETAILS
SURPRISE, ARIZONA



Exp. Date 03/31/21

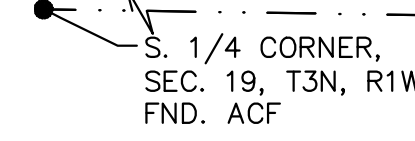
PROJECT NC
291015006

DRAWING NAME
5006-PPCV

02 OF 14

+S 19-382

K:\PHX_Civil\291015006 - Peoria Reems\CADD\Preliminary\5006-PP.dwg Jul 25, 2019 Ian.Connair
XREFS: x5006 BM x5006 TB-PP x5006 VF x5006 PA x5006 UT x5006 TP x5006 HA x5006 HS
THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY



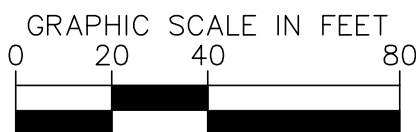
33' R/W PER BOOK 5 OF
ROAD MAPS PAGE 36, MC

- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE
PER COS 4-02
- 2 PROPOSED MID BLOCK CURB RAMP PER MAG
STD DTL 235-4
- 3 PROPOSED CURB RAMP PER MAG STD DTL
237-3
- 4 PROPOSED 6' CONCRETE PEDESTRIAN AND
BICYCLE PATH SIZE PER PLAN.
- 5 PROPOSED 8' CONCRETE PEDESTRIAN AND
BICYCLE PATH SIZE PER PLAN.

LINE	LENGTH	BEARING
L1	110.21	N0°53'43.53"E
L2	106.80	N15°45'50.49"W
L3	309.97	S89°06'16.47"E
L4	38.18	N74°14'09.51"E
L5	611.77	N0°53'43.53"E

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C5	20.09'	34.84'	99°23'35"	23.68'
C6	20.00'	31.42'	90°00'00"	20.00'
C7	20.00'	31.41'	89°59'38"	20.00'
C8	20.00'	31.40'	89°56'56"	19.98'
C9	300.00'	87.23'	16°39'34"	43.92'
C10	400.00'	116.30'	16°39'34"	58.57'
C11	250.00'	72.69'	16°39'34"	36.60'

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



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

ARIZONA811

Call 811 or click Arizona811.com

STONEFIELD
PRELIMINARY I
SURPRISE, ARIZ

Kimley»Horn

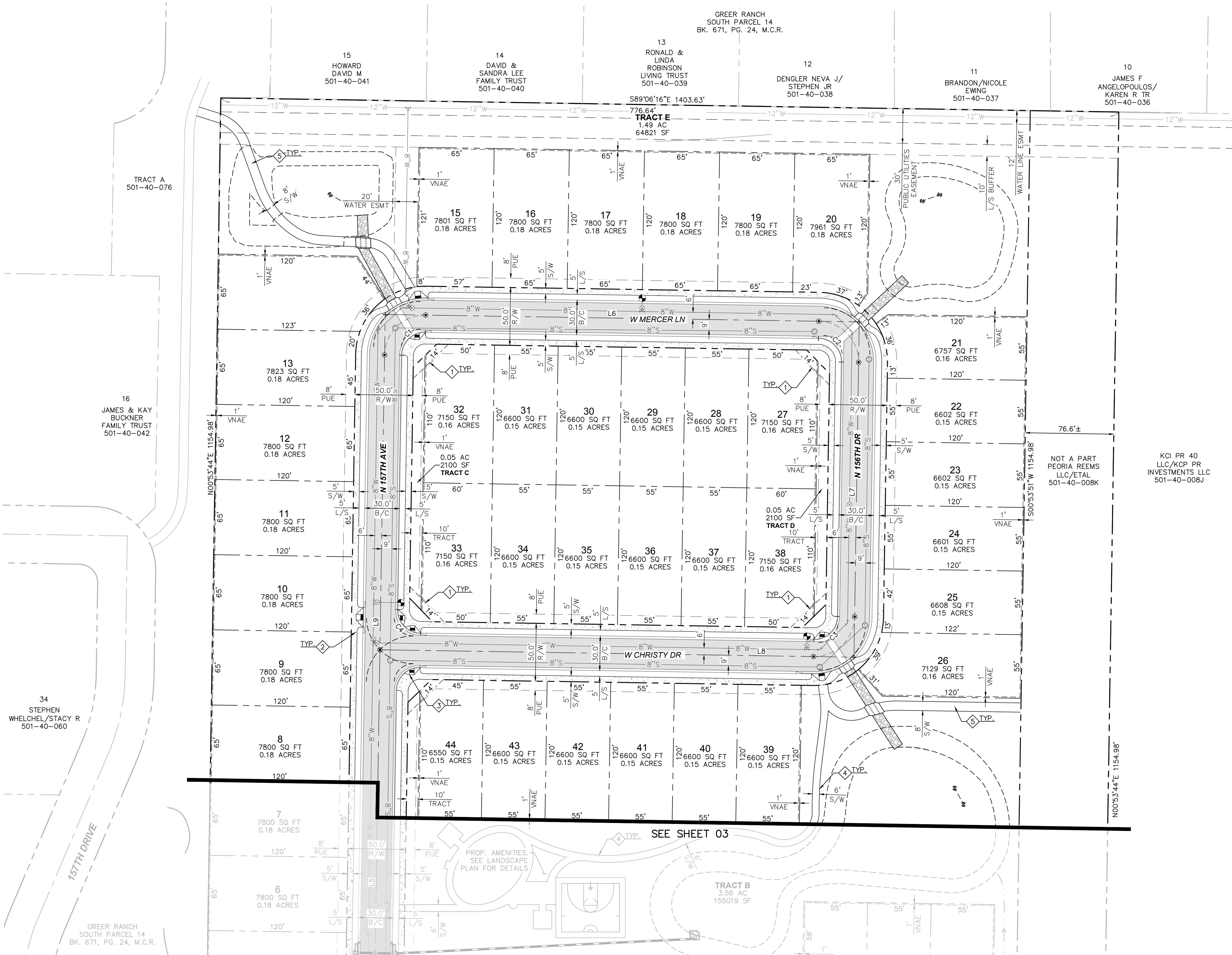
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: MHG
DRAWN BY: ITC
CHECKED BY: AMJ
DATE: 11/11/2019

DRAWING NAME
5006-PP

03 OF 14

K:\PHX_Civil\291015006 - Peoria Reems\CAD\Drawings\5006-PP.dwg, Jul 25, 2019, Jon Connair
XREFS: 5006-BN, 5006-TP, 5006-PA, 5006-UT, 5006-HA, 5006-HS
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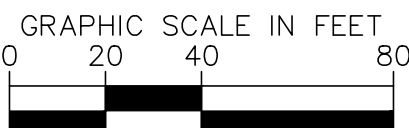
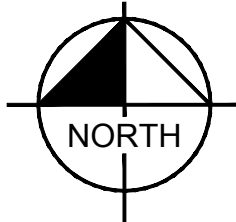
- PRE PLAT NOTES
- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 - 2 PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 235-4
 - 3 PROPOSED CURB RAMP PER MAG STD DTL 237-3
 - 4 PROPOSED 6' CONCRETE PEDESTRIAN AND BICYCLE PATH SIZE PER PLAN.
 - 5 PROPOSED 8' CONCRETE PEDESTRIAN AND BICYCLE PATH SIZE PER PLAN.

LINE TABLE		
LINE	LENGTH	BEARING
L6	410.00	S89°06'16.47"E
L7	290.00	S0°53'43.53"W
L8	410.00	N89°06'16.47"W
L9	611.77	N0°53'43.53"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.42'	90°00'00"	20.00'
C2	20.00'	31.42'	90°00'00"	20.00'
C3	20.00'	31.42'	90°00'00"	20.00'
C4	20.00'	31.42'	90°00'00"	20.00'

NOTE: DUE TO SITE RESTRICTIONS, BUILDING SPRINKLERING WILL BE PROVIDED IN LIEU OF SECONDARY EMERGENCY ACCESS

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

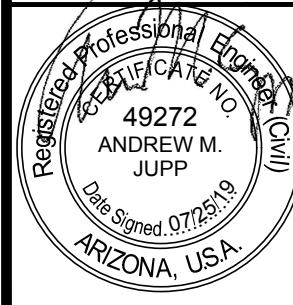


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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: MHG
DRAWN BY: JTC
CHECKED BY: AMJ
DATE: JULY 2019

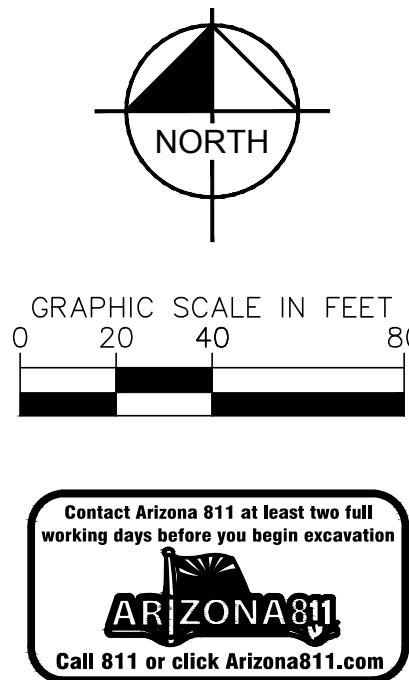
STONEFIELD
PRELIMINARY PLAT
SURPRISE, ARIZONA



Exp. Date 03/31/21
PROJECT NO.
291015006

DRAWING NAME
5006-PP

04 OF 14



an.Connair

PROPOSED CL/SECTION LINE
PROPERTY BOUNDARY
ROAD RIGHT OF WAY
LOT LINE
EASEMENT
PROPOSED CURB
COLLECTION ROUTE

KCI PR 40
LLC/KCP PR
INVESTMENTS LLC
501-40-008J

**SOLID WASTE COLLECTION ROUTE
SURPRISE, ARIZONA**

Exp. Date 03/31/21

DRAWING NAME
5006-PPSW

-S 19-382

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Phoenix, Arizona 85020 (602) 944-5500

REVISION

1. ALL WORK SHALL BE CONFINED TO LIMITS OF WORK AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, THE CITY OF SURPRISE, AND THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE LATEST STANDARDS SET FORTH BY THE ARIZONA NURSERY ASSOCIATION AND THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
26. ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

DAVID M
501-40-041

DAVID & SANDRA LEE
FAMILY TRUST
501-40-040

RONALD & LINDA
ROBINSON
LIVING TRUST
501-40-039

DEGLER NEVA J
/STEPHEN JR
501-40-038

BRANDON/
NICOLE EWING
501-40-037

JAMES F
ANGELOPOULOS/
KAREN R TR
501-40-036

TRACT A
501-40-076

TRACT B
501-40-077

TRACT C
501-40-078

TRACT D
501-40-079

157TH DRIVE

GREER RANCH
SOUTH PARCEL 14
BK. 671, PG. 24, M.C.R.

157TH AVE

W MERCER LN

W CHRISTY DR

W BECKER LN

PEORIA AVE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

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LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

BASIN A

BASIN B

BASIN C

KEY MAP

1"=100'

NORTH

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #1200C
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

RVI PLANNING
120 S. ASH AVE
TEMPE, AZ 85281
PHONE:(480) 994-0994
CONTACT: MARK REDDIE

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANNE DEBOARD, PLANNING

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET
SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423

PINNACLE LAND DEVELOPMENT, LLC/PL STONEFIELD LLC
7440 E PINNACLE PEAK ROAD #142 SCOTTSDALE, AZ. 85255
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARNO



TREES		SIZE	QTY
	<u>BOTANICAL NAME / COMMON NAME</u>		
	Acacia aneura / Mulga	24" Box, 1" Cal. Min.	152
	Acacia salicina / Willow Acacia	36" Box, 1.5" Cal. Min.	7
	Cercidium praecox / Palo Brea	24" Box, 1" Cal. Min.	16
	Dalbergia sissoo/ American Rosewood	24" Box, Multitrunk	19
	Prosopis x phoenix / Thornless Mesquite	24" Box, 1.5" Cal. Min.	42
	Quercus virginiana / Live Oak	24" Box, 1.5" Cal. Min.	30
	Vitex agnus-castus / Montrose Purple / Monk's Pepper Tree	36" Box, 2" Cal. Min.	6
		24" Box, 1.5" Cal. Min.	11
		24" Box, Multitrunk	10

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	Bougainvillea 'Torch Glow' / Torch Glow Bougainvillea	5 Gal.	94
	Caesilipinia pulcherima / Red Bird of Paradise	5 Gal.	112
	Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	134
	Leucophyllum langmaniae / Rio Bravo Sage	5 Gal.	338
	Nerium oleander 'Petite Pink' / Petite Pink Oleander	5 Gal.	60
	Senna covesii / Desert Senna	5 Gal.	117
	Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.	82

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
☆	Agave palmeri / Palmer Agave	5 Gal.	30
✿	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	5 Gal.	40
☒	Dasyliroa wheeleri / Desert Spoon	5 Gal.	61
✱	Hesperaloe funifera / Giant Hesperaloe	5 Gal.	93
✱	Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca	5 Gal.	513
⊗	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	5 Gal.	18

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
☉	Convolvulus cneorum/ Bush Morning Glory	1 Gal.	221
☉	Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	340
☉	Lantana montevidensis / Purple Trailing Lantana	1 Gal.	62

DESCRIPTION	QTY
Decomposed Granite (All Planting Areas)	22,675 SY
¾" Screened, Express Armor, 2" Depth Min.	
Turf: Hybrid Bermuda	3,395 SY
Bermuda Tifway 419 'Sod'	

1. ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
2. ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 8-14.
3. TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
4. NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

① TOT LOT: • SHADE COVERED PLAY STRUCTURE • SWING SET • THREE BENCHES • ONE DRINKING FOUNTAIN	② RAMADA (EACH WITH): • PICNIC TABLE • BBO GRILL • TRASH RECEPTACLE
③ RECREATIONAL TURF AREA	④ HALF BASKETBALL COURT

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

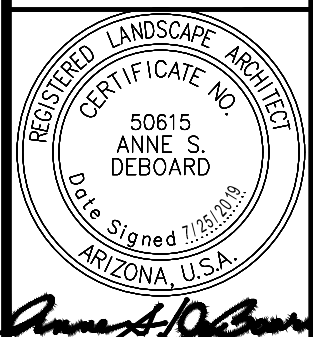
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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: JLW
CHECKED BY: ASD
DATE: JULY 2019

STONEFIELD
LANDSCAPE COVER
SURPRISE, ARIZONA



PROJECT NO.
291015006

DRAWING NAME
5006-PPLS_DTLS

10 OF 14

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PLANTING LEGEND

TREES		
	BOTANICAL NAME / COMMON NAME	SIZE
	Acacia aneura / Mulga	24" Box, 1" Cal. Min. 36" Box, 1.5" Cal. Min.
	Acacia salicina / Willow Acacia	24" Box, 1" Cal. Min.
	Cercidium praecox / Palo Brea	24" Box, Multitrunk
	Dalbergia sissoo/ American Rosewood	24" Box, 1.5" Cal. Min.
	Prosopis x phoenix / Thornless Mesquite	24" Box, 1.5" Cal. Min. 36" Box, 2" Cal. Min.
	Quercus virginiana / Live Oak	24" Box, 1.5" Cal. Min.
	Vitex agnus-castus/ Montrose Purple / Monk's Pepper Tree	24" Box, Multitrunk

SHRUBS

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
	Bougainvillea 'Torch Glow' / Torch Glow Bougainvillea	5 Gal.
	Caesalpinia pulcherrima / Red Bird of Paradise	5 Gal.
	Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.
	Leucophyllum langmaniae / Rio Bravo Sage	5 Gal.
	Nerium oleander 'Petite Pink' / Petite Pink Oleander	5 Gal.
	Senna covesii / Desert Senna	5 Gal.
	Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.

ACCENTS

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
✳	Agave palmeri / Palmer Agave	5 Gal.
✳	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	5 Gal.
☒	Dasyliion wheeleri / Desert Spoon	5 Gal.
✳	Hesperaloe funifera / Giant Hesperaloe	5 Gal.
✳	Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca	5 Gal.
☉	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	5 Gal.

GROUNDCOVERS

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
☉	Convolvulus cneorum/ Bush Morning Glory	1 Gal.
☉	Lantana camara 'New Gold' / New Gold Lantana	1 Gal.
☉	Lantana montevidensis / Purple Trailing Lantana	1 Gal.
☉	Rosmarinus officinalis 'prostratus' / Trailing	1 Gal.

MATERIALS

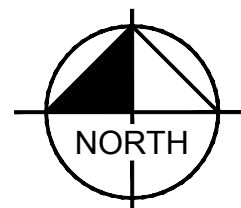
DESCRIPTION	
	Decomposed Granite (All Planting Areas)
	¾" Screened, Express Armor, 2" Depth Min.
	Turf: Hybrid Bermuda
	Bermuda Tifway 419 'Sod'

NOTES

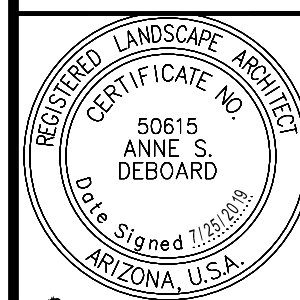
1. ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
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4. NO SHRUBS, ACCENTS, OR GROUND COVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

AMENITIES

- | | |
|--|--|
| <p>① TOT LOT:</p> <ul style="list-style-type: none">• SHADE COVERED PLAY STRUCTURE• SWING SET• THREE BENCHES• ONE DRINKING FOUNTAIN | <p>② RAMADA (EACH WITH):</p> <ul style="list-style-type: none">• PICNIC TABLE• BBQ GRILL• TRASH RECEPTACLE |
| <p>③ RECREATIONAL TURF AREA</p> | <p>④ HALF BASKETBALL COURT</p> |



GRAPHIC SCALE IN FEET
0 20 40 80



PROJECT NC
291015006

DRAWING NAME
5006-PPLS

11 OF 14

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

STONEFIELD

LANDSCAPE PLAN
SURPRISE, ARIZONA

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XREFS: 5006-BN 5006-TP 5006-VF 5006-PA 5006-UT 5006-HA 5006-IT 5006-DE 5006-DR 5006-GR 5006-PL 5006-SP 5006-TR 5006-VE 5006-WD 5006-WI 5006-WO 5006-XR 5006-YR 5006-ZR 5006-AA 5006-AB 5006-AC 5006-AD 5006-AE 5006-AF 5006-AG 5006-AH 5006-AI 5006-AJ 5006-AL 5006-AM 5006-AN 5006-AO 5006-AP 5006-AQ 5006-AR 5006-AS 5006-AT 5006-AU 5006-AV 5006-AW 5006-AX 5006-AY 5006-AZ 5006-BA 5006-BB 5006-BC 5006-BD 5006-BE 5006-BF 5006-BG 5006-BH 5006-BI 5006-BJ 5006-BL 5006-BM 5006-BN 5006-BO 5006-BP 5006-BQ 5006-BR 5006-BS 5006-BT 5006-BU 5006-BV 5006-BW 5006-BX 5006-BY 5006-BZ 5006-CA 5006-CB 5006-CC 5006-CD 5006-CE 5006-CF 5006-CG 5006-CH 5006-CI 5006-CJ 5006-CL 5006-CM 5006-CN 5006-CO 5006-CP 5006-CQ 5006-CR 5006-CS 5006-CT 5006-CU 5006-CV 5006-CW 5006-CX 5006-CY 5006-CZ 5006-DA 5006-DB 5006-DC 5006-DD 5006-DE 5006-DF 5006-DG 5006-DH 5006-DI 5006-DJ 5006-DL 5006-DM 5006-DN 5006-DO 5006-DP 5006-DQ 5006-DR 5006-DS 5006-DT 5006-DU 5006-DV 5006-DW 5006-DX 5006-DY 5006-DZ 5006-EA 5006-EB 5006-EC 5006-ED 5006-EE 5006-EF 5006-EG 5006-EH 5006-EI 5006-EJ 5006-EL 5006-EM 5006-EN 5006-EO 5006-EP 5006-EQ 5006-ER 5006-ES 5006-ET 5006-EU 5006-EV 5006-EW 5006-EX 5006-EY 5006-EZ 5006-FA 5006-FB 5006-FC 5006-FD 5006-FE 5006-FF 5006-FG 5006-FH 5006-FI 5006-FJ 5006-FL 5006-FM 5006-FN 5006-FO 5006-FP 5006-FQ 5006-FR 5006-FS 5006-FT 5006-FU 5006-FV 5006-FW 5006-FX 5006-FY 5006-FZ 5006-GA 5006-GB 5006-GC 5006-GD 5006-GE 5006-GF 5006-GG 5006-GH 5006-GI 5006-GJ 5006-GL 5006-GM 5006-GN 5006-GO 5006-GP 5006-GQ 5006-GR 5006-GS 5006-GT 5006-GU 5006-GV 5006-GW 5006-GX 5006-GY 5006-GZ 5006-HA 5006-HB 5006-HC 5006-HD 5006-HE 5006-HF 5006-HG 5006-HI 5006-HJ 5006-HL 5006-HM 5006-HN 5006-HO 5006-HP 5006-HQ 5006-HR 5006-HS 5006-HT 5006-HU 5006-HV 5006-HW 5006-HX 5006-HY 5006-HZ 5006-IA 5006-IB 5006-IC 5006-ID 5006-IE 5006-IF 5006-IG 5006-IH 5006-II 5006-IL 5006-IM 5006-IN 5006-IO 5006-IP 5006-IQ 5006-IR 5006-IS 5006-IT 5006-IU 5006-IV 5006-IW 5006-IX 5006-IY 5006-IZ 5006-JA 5006-JB 5006-JC 5006-JD 5006-JE 5006-JF 5006-JG 5006-JH 5006-JI 5006-JJ 5006-JL 5006-JM 5006-JN 5006-JO 5006-JP 5006-JQ 5006-JR 5006-JS 5006-JT 5006-JU 5006-JV 5006-JW 5006-JX 5006-JY 5006-JZ 5006-KA 5006-KB 5006-KC 5006-KD 5006-KE 5006-KF 5006-KG 5006-KH 5006-KI 5006-KJ 5006-KL 5006-KM 5006-KN 5006-KO 5006-KP 5006-KQ 5006-KR 5006-KS 5006-KT 5006-KU 5006-KV 5006-KW 5006-KX 5006-KY 5006-KZ 5006-LA 5006-LB 5006-LC 5006-LD 5006-LE 5006-LF 5006-LG 5006-LH 5006-LI 5006-LJ 5006-LK 5006-LM 5006-LN 5006-LO 5006-LP 5006-LQ 5006-LR 5006-LS 5006-LT 5006-LU 5006-LV 5006-LW 5006-LX 5006-LY 5006-LZ 5006-MA 5006-MB 5006-MC 5006-MD 5006-ME 5006-MF 5006-MG 5006-MH 5006-MI 5006-MJ 5006-MK 5006-ML 5006-MN 5006-MO 5006-MP 5006-MQ 5006-MR 5006-MS 5006-MT 5006-MU 5006-MV 5006-MW 5006-MX 5006-MY 5006-MZ 5006-NA 5006-NB 5006-NC 5006-ND 5006-NE 5006-NF 5006-NG 5006-NH 5006-NI 5006-NJ 5006-NK 5006-NL 5006-NM 5006-NO 5006-NP 5006-NQ 5006-NR 5006-NS 5006-NT 5006-NU 5006-NV 5006-NW 5006-NX 5006-NY 5006-NZ 5006-OA 5006-OB 5006-OC 5006-OD 5006-OE 5006-OF 5006-OG 5006-OH 5006-OI 5006-OJ 5006-OK 5006-OL 5006-OM 5006-ON 5006-OO 5006-OP 5006-OQ 5006-OR 5006-OS 5006-OT 5006-OU 5006-OV 5006-OW 5006-OX 5006-OY 5006-OZ 5006-PA 5006-PB 5006-PC 5006-PD 5006-PE 5006-PF 5006-PG 5006-PH 5006-PI 5006-PJ 5006-PK 5006-PL 5006-PM 5006-PN 5006-PO 5006-PP 5006-PQ 5006-PR 5006-PS 5006-PT 5006-PU 5006-PV 5006-PW 5006-PX 5006-PY 5006-PZ 5006-QA 5006-QB 5006-QC 5006-QD 5006-QE 5006-QF 5006-QG 5006-QH 5006-QI 5006-QJ 5006-QL 5006-QM 5006-QN 5006-QO 5006-QP 5006-QL 5006-QM 5006-QN 5006-QO 5006-QP 5006-RA 5006-RB 5006-RC 5006-RD 5006-RE 5006-RF 5006-RG 5006-RH 5006-RI 5006-RJ 5006-RK 5006-RL 5006-RM 5006-RN 5006-RO 5006-RP 5006-RQ 5006-RR 5006-RS 5006-RT 5006-RU 5006-RV 5006-RW 5006-RX 5006-RY 5006-RZ 5006-SA 5006-SB 5006-SC 5006-SD 5006-SE 5006-SF 5006-SG 5006-SH 5006-SI 5006-SJ 5006-SK 5006-SL 5006-SM 5006-SN 5006-SO 5006-SP 5006-SQ 5006-SR 5006-SS 5006-ST 5006-SU 5006-SV 5006-SW 5006-SX 5006-SY 5006-SZ 5006-TA 5006-TB 5006-TC 5006-TD 5006-TE 5006-TF 5006-TG 5006-TH 5006-TI 5006-TJ 5006-TK 5006-TL 5006-TM 5006-TN 5006-TO 5006-TP 5006-TQ 5006-TR 5006-TS 5006-TT 5006-TU 5006-TV 5006-TW 5006-TX 5006-TY 5006-TZ 5006-UA 5006-UB 5006-UC 5006-UD 5006-UE 5006-UF 5006-UG 5006-UH 5006-UI 5006-UJ 5006-UK 5006-UL 5006-UM 5006-UN 5006-UO 5006-UP 5006-UQ 5006-UR 5006-US 5006-UT 5006-UV 5006-UW 5006-UX 5006-UY 5006-UZ 5006-VA 5006-VB 5006-VC 5006-VD 5006-VE 5006-VF 5006-VG 5006-VH 5006-VI 5006-VJ 5006-VK 5006-VL 5006-VM 5006-VN 5006-VO 5006-VP 5006-VQ 5006-VR 5006-VS 5006-VT 5006-VU 5006-VW 5006-VX 5006-VY 5006-VZ 5006-WA 5006-WB 5006-WC 5006-WD 5006-WE 5006-WF 5006-WG 5006-WH 5006-WI 5006-WJ 5006-WK 5006-WL 5006-WM 5006-WN 5006-WO 5006-WP 5006-WQ 5006-WR 5006-WS 5006-WT 5006-WU 5006-WV 5006-WW 5006-WX 5006-WY 5006-WZ 5006-XA 5006-XB 5006-XC 5006-XD 5006-XE 5006-XF 5006-XG 5006-XH 5006-XI 5006-XJ 5006-XK 5006-XL 5006-XM 5006-XN 5006-XO 5006-XP 5006-XQ 5006-XR 5006-XS 5006-XT 5006-XU 5006-XV 5006-XW 5006-XX 5006-XY 5006-XZ 5006-YA 5006-YB 5006-YC 5006-YD 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PLANTING LEGEND

TREES		
BOTANICAL NAME / COMMON NAME	SIZE	
Acacia aneura / Mulga	24" Box, 1" Cal. Min.	
Acacia salicaria / Willow Acacia	36" Box, 1.5" Cal. Min.	
Cercidium praecox / Palo Brea	24" Box, Multitrunk	
Dalbergia sissoo / American Rosewood	24" Box, 1.5" Cal. Min.	
Prosopis x phoenix / Thornless Mesquite	24" Box, 1.5" Cal. Min.	
Quercus virginiana / Live Oak	36" Box, 2" Cal. Min.	
Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree	24" Box, Multitrunk	

SHRUBS		
BOTANICAL NAME / COMMON NAME	SIZE	
Bougainvillea 'Torch Glow' / Torch Glow Bougainvillea	5 Gal.	
Caesilpinia pulcherima / Red Bird of Paradise	5 Gal.	
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	
Leucophyllum langmaniae / Rio Bravo Sage	5 Gal.	
Nerium oleander 'Petite Pink' / Petite Pink Oleander	5 Gal.	
Senna covesii / Desert Senna	5 Gal.	
Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.	

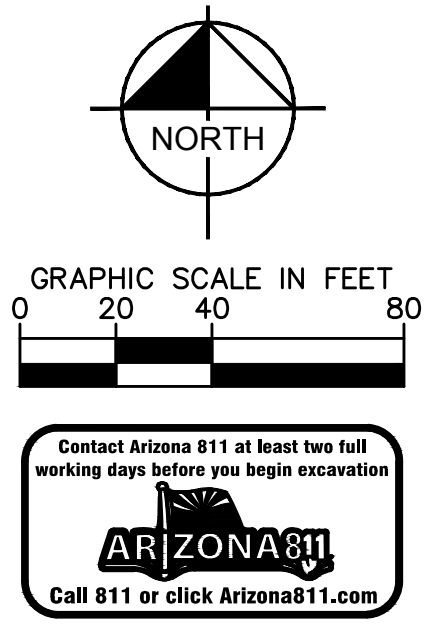
ACCENTS		
BOTANICAL NAME / COMMON NAME	SIZE	
Agave palmeri / Palmer Agave	5 Gal.	
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	5 Gal.	
Dasyliroium wheeleri / Desert Spoon	5 Gal.	
Hesperaloe funifera / Giant Hesperaloe	5 Gal.	
Hesperaloe parviflora 'Brakelights' / Brakelights Red	5 Gal.	
Yucca Muhlenbergia capillaris 'Regal Mist' / Regal Mist	5 Gal.	
Muhly		

GROUNDCOVERS		
BOTANICAL NAME / COMMON NAME	SIZE	
Convolvulus cneorum / Bush Morning Glory	1 Gal.	
Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	
Lantana montevidensis / Purple Trailing Lantana	1 Gal.	
Rosmarinus officinalis 'prostratus' / Trailing Rosemary	1 Gal.	

MATERIALS	
DESCRIPTION	
Decomposed Granite (All Planting Areas)	
¾" Screened, Express Armor, 2" Depth Min.	
Turf: Hybrid Bermuda	
Bermuda Tifway 419 'Sod'	

- NOTES
- ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
 - ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 8-14.
 - TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
 - NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
 - SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

- AMENITIES
- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - THREE BENCHES
 - ONE DRINKING FOUNTAIN
 - RAMADA (EACH WITH):
 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE
 - RECREATIONAL TURF AREA
 - HALF BASKETBALL COURT



Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

STONEFIELD

LANDSCAPE PLAN

SURPRISE, ARIZONA

REGISTERED LANDSCAPE ARCHITECT
50615
ANNE S. DEBOARD
State Signed 7/20/2019
ARIZONA, U.S.A.

PROJECT NO.
291015006

DRAWING NAME
5006-PPLS

12 OF 14

SCALE (H): 1"=40'

SCALE (V): NONE

DESIGNED BY: RAS

DRAWN BY: JWW

CHECKED BY: ASD

DATE: JULY 2019

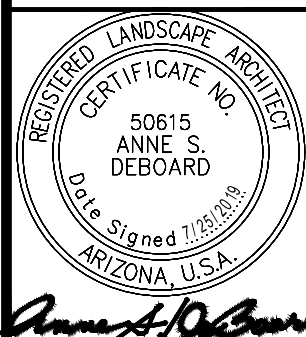
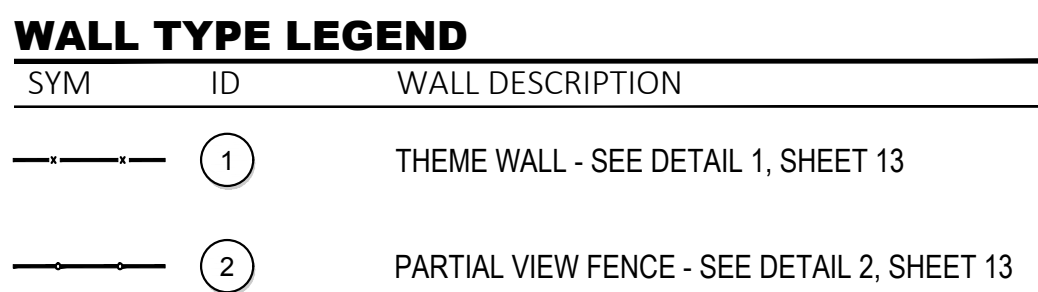
BY

DATE

APPR.

REVISION

NO.



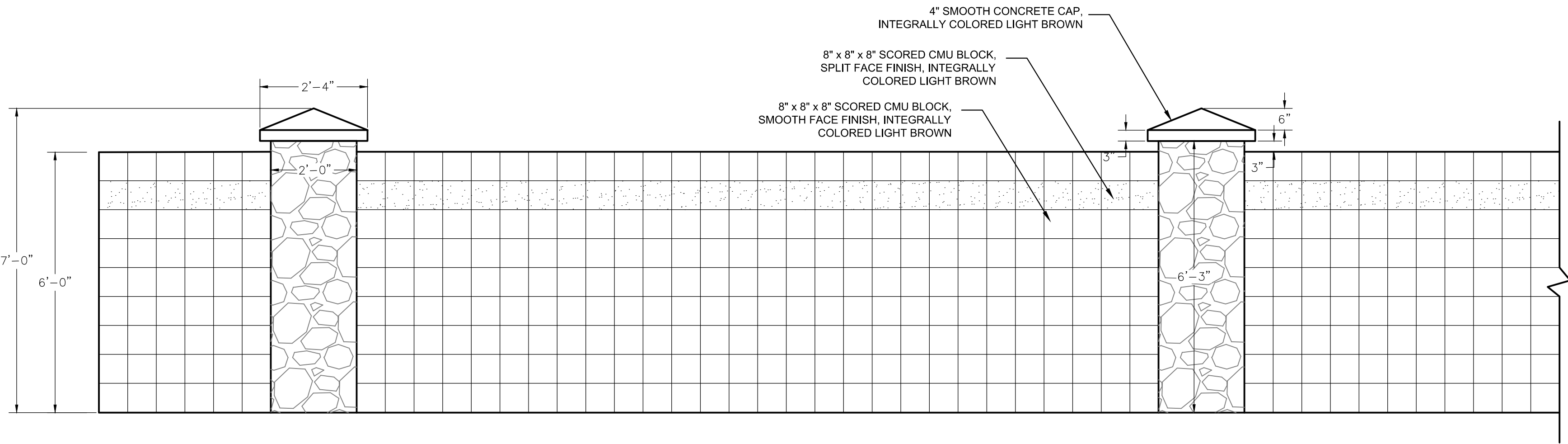
STONEFIELD
WALL AND MONUMENT LAYOUT
SURPRISE, ARIZONA

SCALE (H): 1"=50'
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: JLW
CHECKED BY: ASD
DATE: JULY 2019

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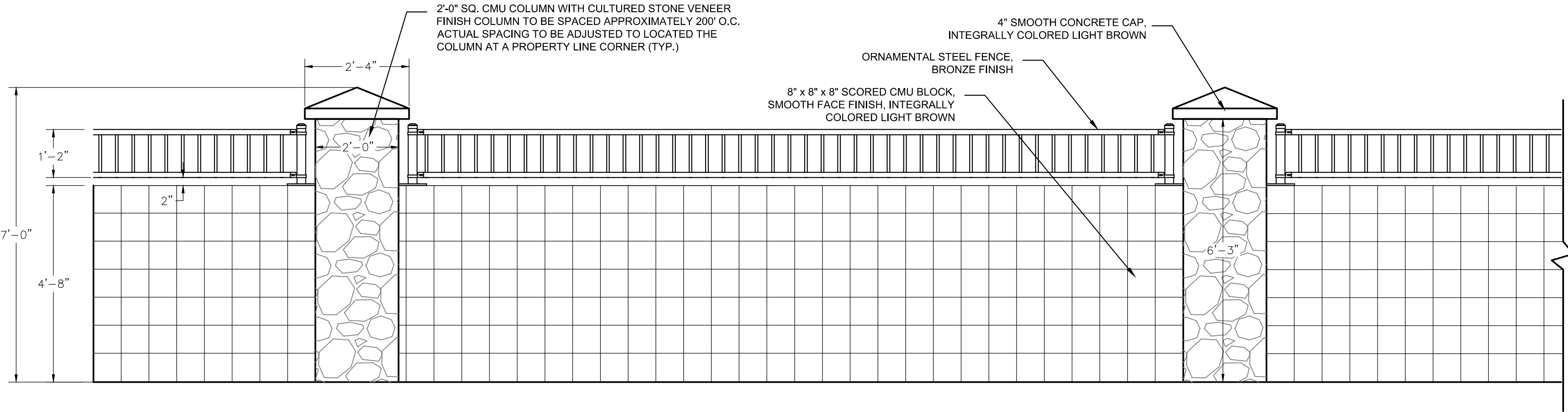
NO.	REVISION	BY	DATE	APPR.
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XREFS: 5006-BW 5006-TB 5006-PA 5006-VF 5006-UT 5006-HA 5006-ITS 5006-WALL
5006-UT 5006-HA 5006-ITS 5006-WALL 5006-UT 5006-HA 5006-ITS 5006-WALL
OF AND MIRROR RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



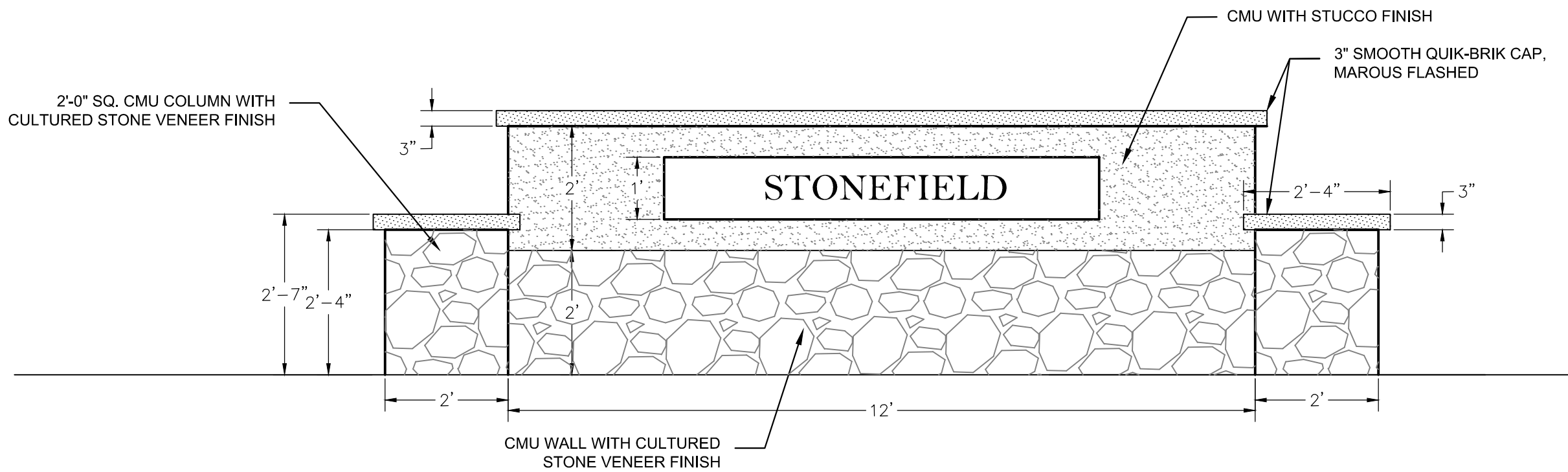
1 THEME WALL

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



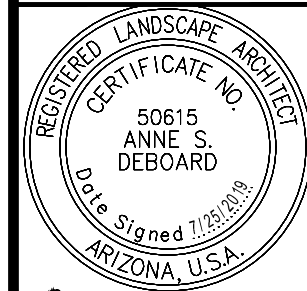
2 PARTIAL VIEW FENCE

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



3 ENTRY MONUMENT SIGN

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



PROJECT NO.
291015006
DRAWING NAME
5006-PPWALL

14 OF 14

STONEFIELD

WALL AND MONUMENT DETAILS
SURPRISE, ARIZONA

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: RAS
DRAWN BY: JLW
CHECKED BY: ASD
DATE: JULY 2019

Kimley»Horn

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CITIZEN PARTICIPATION REPORT

STONEFIELD PAD AMENDMENT CITY OF SURPRISE

Property Location:

780 feet west of the NWC of Reems Road and Peoria Avenue

Prepared by:

RVi Planning + Landscape Architecture
120 E. Ash Ave.
Tempe, AZ 85281

Prepared For:

City of Surprise

Case: FS19-382

July 26, 2019

Project Summary

This report has been prepared in conjunction with a request to amend the Greer Ranch PAD to divide Parcel 13 into two parcels and change the land use designation on the western half from commercial to single-family residential. The western 19.4 acres of the parcel will become Parcel 13a and will be rezoned from C-2 (PAD) to R1-5 (PAD) allowing for the development of 60 single-family residential lots at a density of 3.1 du/ac. The eastern 21.6 acres will become Parcel 13b and will remain unchanged with a base zoning of C-2 (PAD). Changing the land use of the west half of Parcel 13 will increase the residential units approved for the Greer Ranch PAD from 1,555 to 1,615. The original Greer Ranch PAD entitlement (PAD01-117) allowed for approximately 1,664 single-family residential lots. This request to transition the west half of Parcel 13 from Commercial back to single-family residential will still result in fewer lots being constructed within the Greer Ranch PAD than the area was initially entitled for.

Dysart Unified School District

The project is located within the boundaries of the Dysart Unified School District. On March 26, 2019 the project received a letter of support from the School District. In this letter, the District requested that a pedestrian connection be provided at the northwest corner of the Site so kids can walk from the Stonefield neighborhood to Sonoran Heights Elementary School. Subject to this provision, they state: “The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project”. In their letter, the District confirms that they have adequate capacity for the new students this development would bring and that they look forward to serving Stonefield’s new student population. See **Attachment A: Dysart Unified School District Letter of Support**.

Sign Posting

A double-sided neighborhood meeting sign was posted on the site on July 26, 2019. This sign included information about the rezoning request, the case number, and information regarding the official neighborhood meeting (Meeting # 4). The sign posting conformed to City of Surprise notification requirements. The sign will be updated to include the upcoming Planning & Zoning and City Council hearing dates once these dates are confirmed. See **Attachment B: Affidavit of Sign Posting**.

Summary of Neighborhood Outreach Efforts

The development team understands the importance of reaching out to area residents and proactively working with neighborhood stakeholders to gain their feedback and address any potential site plan concerns. Thus far in the outreach process, the development team has presented the site plan to area residents at four neighborhood/HOA meetings. In these meetings, residents had the opportunity to view the proposed site plan concept and voice their thoughts and concerns. The development team recorded this feedback and worked to incorporate it into subsequent site plan iterations. While we understand that not everyone will be fully satisfied with the revised plan, we feel that we have made a good faith effort to address as many concerns as possible. Between the 2nd and 3rd neighborhood meetings, significant changes were made to the plan, including reducing the overall lot yield by approximately one third in the hopes of gaining neighbor support. Overall, we are proud of how we have worked with our neighbors to design a plan that addresses many of their concerns while maintaining a financially viable project. Summaries of the neighborhood meetings where the plan was

presented have been provided as **Attachments C-F**. See below for a list of neighborhood feedback received as well as a summary of how the development team worked to address each comment.

Meeting #1: Feedback & Response

- Will Stonefield annex to be part of the Greer Ranch HOA?
Following this meeting, the Development Team had an attorney look into whether or not we can annex into the Greer Ranch HOA. Based on a reading of the bylaws, the window to annex into the Greer Ranch HOA closed in February of this year so it will not be possible for Stonefield to be a part of the Greer Ranch HOA. Instead, Stonefield will have its own HOA which will govern and maintain the community and amenities.

Meeting #2: Feedback & Response

- Project is too dense for this neighborhood: Reduced the density from 82 lots at 4.4 du/ac to 60 lots at 3.1 du/ac. This is approximately a 30% reduction in lots.
- Increase lot size: Increased the lot sizes from 45' x 115' (5,175 sq. ft), to a mix of 65' x 120' (7,800 sq. ft) along the north and west perimeter and 55' x 115' (6,325 sq. ft) internal to the property. This is consistent with lot sizes elsewhere within Greer Ranch.
- Remove secondary access into Greer Ranch: Removed the secondary emergency access into Greer Ranch and have committed to fire sprinkling all residences to mitigate the secondary emergency access requirement.
- Remove pedestrian connectivity: Both City of Surprise staff and the Dysart School District have requested that there be pedestrian connectivity through Stonefield with a pedestrian connection at the site's northwest corner. Rather than run a pedestrian path along the site's northern boundary as originally proposed, we have pulled the path internal to the site so it is moved away from the existing residences to the north.
- Move Park away from western boundary: The site plan was modified to internalize the park with no visibility and a noise buffer from existing neighbors.
- Small lot size will devalue our homes: The larger lot sizes now allows for 3 car garages and much larger homes than the previous lot size, with higher values based on current builder products.
- Larger lots along the perimeter: 7,800 square foot lots are provided along the north and west site perimeters adjacent to existing homes, with a 40-foot open space buffer along the northern boundary. This 40-foot open space buffer accommodates an existing 30-foot waterline easement and an additional 10 feet to provide a row of trees for additional buffering for homes to the north.
- Block wall along the western perimeter: The new plan proposes a decorative block wall along the western perimeter.
- Current lot size doesn't match Greer Ranch: The revised lot size is consistent with lot sizes provided elsewhere within Greer Ranch. Per the PAD, 18% of lots are less than 55' wide and 68% of lots are less than 65 feet wide, so the revised lot sizes are consistent with Greer Ranch.

- Larger lots are next to this parcel, so they should all be larger lots: Just to the north, Greer Ranch has 68' wide lots directly backing 165' wide lots (41%), and just to the west is 75' wide lots directly back 120' wide lots (63%). This is common. The 65' wide perimeter lots are near 135' wide lots (48%), but they are not adjacent, there is an open space buffer between all lots, with a range of 40' to over 100' on the north perimeter and from 50' to over 200' along west perimeter.
- Overcrowding in the school: Dysart Unified School District's superintendent and the principal of Sonoran Heights Elementary School have confirmed that they have existing capacity for projected Stonefield students at the local school. We will enter into a voluntary developer assistance agreement to provide financial support for the school district. See **Attachment A: Dysart Unified School District Letter of Support**.
- Limit perimeter to single-story homes: We agree to limit homes along north perimeter to single-story only.
- Traffic in Greer Ranch: With the new proposed plan, no vehicular connectivity is provided so will limit traffic impacts within Greer Ranch.

Meeting #4: Feedback & Response

- Shift the pedestrian path at the northwest corner away from existing homes: The pedestrian path will be pulled south through the retention basin so it is further from the existing homes to the north
- Concerns about Street Lighting impacting homes to the north: While Stonefield will be required to use City of Surprise regulation streetlights, they will be positioned to minimize light overflow into resident's yards to the north.
- Ensure that the plantings along the north boundaries are consistent with existing plantings in this area: Trees will be selected to match and/or be compatible with the existing vegetation on adjacent neighbor's lots.
- Limit houses along western boundary to single-story: The development team agreed to limit the houses on the north boundary to single-story because the rear yards back to the existing lots to the north and are only 40-feet away. Homes along the western boundary face the sides of adjacent homes and range from 50-feet to 230-feet away. They are separated by open space and a roadway along this border. As currently built, the homes in this area have single-story and two-story homes adjacent to each other, much closer than the Stonefield homes will be located. The development team does not propose limiting homes along the eastern border to single-story.
- Have CC&R's mirror Greer Ranch South: The Greer Ranch PAD requires that Stonefield conform to the exact same design guidelines as Greer Ranch. This will help ensure a level of quality and design that is consistent with Greer Ranch. CC&R's will be developed to govern the Stonefield community and will be administered by the Stonefield HOA.

Conclusion

The final Stonefield development plan is the result of a concerted effort to engage our neighbors and respond to their comments while maintaining a financially viable community. Over the course of four neighborhood meetings and additional neighbor correspondence, the development team received a wide array of feedback and the site plan was significantly adjusted to take that feedback into account. Ultimately, the lot yield was reduced by approximately a third from 82 lots to 60 lots. Lot sizes were increased, the park was relocated, pedestrian circulation was thought through, and residences along the north edge of the site were limited to single-story. We believe that these site plan changes will result in a community that complements the existing neighborhoods of Greer Ranch. While we understand that not everyone will be fully satisfied with the revised plan, we believe that we made a good faith effort to proactively engage our neighbors and be responsive to their concerns. We hope you can support the development plan we worked hard to create.

Attachments

- A. Dysart Unified School District Letter of Support
- B. Affidavit of Sign Posting
- C. Neighborhood Meeting #1 Summary
- D. Neighborhood Meeting #2 Summary
- E. Neighborhood Meeting #3 Summary
- F. Neighborhood Meeting #4 Summary

Attachment A
Dysart Unified School District Letter of Support



March 26, 2019

Peoria & Reems Single Family (501-40-008K) - Dysart Unified School District Comments

To Whom it May Concern,

Below are the District's comments regarding the Peoria and Reems residential project:

- Pedestrian Access - The district would emphasize the importance of pedestrian access throughout the project area, including to the NW. This will allow students in the area direct access to the local school (Sonoran Heights Elementary School), as well as general access for pedestrians. It appears this access is being provided for this project.
- Capacities - The district has planned for and has capacities for the new students this development would bring. We are planning for future growth throughout the district, and reviewing ways to address capital needs for this growth. There are no objections to the project and the district looks forward to serving this project's new student population.

The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project subject to maintaining pedestrian connectivity to the local K-8 school to the northwest.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman".

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD

Attachment B
Affidavit of Sign Posting



AFFIDAVIT OF POSTING

Application No: FS19-382

Applicant Name:

Location: NWC of Reems Road and Peoria Ave

Date Site Posted: June 26th, 2019

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.

Maria Hitt 6/26/19
Applicant/Representative Signature Date

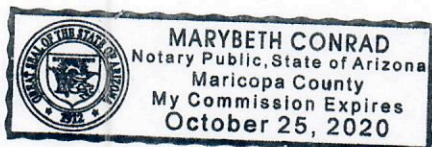
This instrument was acknowledged before me on this 26th day of June,

2019, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10.25.20
My commission expires



Attachment C
Neighborhood Meeting #1 Summary

MEETING 1: *Initial Presentation to the Greer Ranch HOA*

Location: Sonoran Heights Elementary School, Library

Date: February 28, 2019

Time: 7:00pm

On February 28, 2019, members of the Development Team attended the Greer Ranch HOA Board Meeting. The meeting was held at 7:00pm in the Library at Sonoran Heights Elementary School. The purpose of attending this meeting was to notify the Greer Ranch HOA Board of the upcoming Stonefield project and to receive their initial feedback regarding the proposed design. The Site Plan presented included 82 lots on the 19.4 acres site for an overall density of 4.4 dwelling units per acre. In total there were five board members present, approximately 5 homeowners present, and the community association manager was present.

At this point the Board had questions primarily pertaining to landscaping and whether or not this project would be annexed into the Greer Ranch HOA. The team members present agreed to look into these questions as the project moves forward.

- Will Stonefield annex to be part of the Greer Ranch HOA?

Following this meeting, the Development Team had an attorney look into whether or not we can annex into the Greer Ranch HOA. Based on a reading of the bylaws, the window to annex into the Greer Ranch HOA closed in February of this year so it will not be possible for Stonefield to be a part of the Greer Ranch HOA. Instead, Stonefield will have its own HOA which will govern and maintain the community and amenities.



Site Plan presented at the February 28th Neighborhood Meeting

Attachment D
Neighborhood Meeting #2 Summary

MEETING 2: Voluntary Meeting with Area Residents

Location: Sonoran Heights Elementary School, Library

Date: March 28, 2019

Time: 5:30pm

On March 28, 2019, the development team held a voluntary neighborhood meeting to seek input on the proposed development plan. The plan presented included 82 lots on the 19.4-acre site for a total of 4.4 dwelling units per acre. The meeting was held at 5:30pm at Greer Ranch Elementary School. The meeting was timed so that residents could attend the Stonefield Neighborhood Meeting and then attend the Greer Ranch HOA meeting at 7:00pm in the same location. The notification area included all residences within 600 feet of the Stonefield Site. In total, 79 neighborhood notification letters were mailed inviting residents to the meeting. Of those, approximately 30 residents were in attendance and filled out the sign-in sheet. As this was a voluntary neighborhood meeting held outside of the City's required outreach process, no City of Surprise staff or Council Members were in attendance.

At this meeting, many comments were received from residents regarding the proposed development. Overall, the neighbors in attendance were not supportive of the proposed plan. Concerns expressed centered on the following themes:

- Project is too dense for this neighborhood
- Increase lot size
- Remove secondary access into Greer Ranch
- Remove pedestrian connectivity
- Move Park away from western boundary
- Small lot size will devalue our homes
- Larger lots along the perimeter
- Block wall along the western perimeter
- Current lot size doesn't match Greer Ranch
- Larger lots are next to this parcel, so they should all be larger lots
- Overcrowding in the school
- Limit perimeter to single-story homes
- Traffic in Greer Ranch

Following this meeting, several letters, emails and phone calls were received reiterating the above themes. Copies of emails/letters received are attached.

Supporting Documents:

- ☐ Meeting 2 Neighborhood Notification Letter
- ☐ Meeting 2 Neighborhood Notification List
- ☐ Meeting 2 Sign in Sheet
- ☐ Meeting 2 Comment Cards/Correspondence



Site Plan presented at the March 28th Neighborhood Meeting



Neighborhood Meeting Notice

March 15, 2019

RE: Stonefield (Peoria Ave. & Reems Rd.)

Dear Neighbor,

RVi Planning + Landscape Architecture is representing Pinnacle Land Development, LLC regarding an amendment to the approved Greer Ranch Planned Area Development (PAD01-117 & PADA02-212). The subject site is located approximately 780 feet west of the northwest corner of Peoria Avenue and Reems Road. Our request to the City of Surprise is to amend the Greer Ranch PAD from commercial to single-family residential for approximately 18 acres of land. The proposed PAD amendment will amend the zoning to allow for approximately 82 single-family residences. This proposed zone change will provide a more appropriate buffer between the existing residential and the proposed commercial further to the east (see **Conceptual Development Plan** on reverse side).

The project team is interested in your feedback regarding this proposal. A neighborhood meeting has been scheduled to give you and the other neighboring property owners an opportunity to meet with the applicant and ask questions about the proposal. The neighborhood meeting will be held at the below listed time and place:

**Thursday, March 28th, 2019 at 5:30 p.m.
Sonoran Heights Elementary School, Media Center
11405 N Greer Ranch Parkway
Surprise, AZ 85379**

If you have any questions regarding this proposal prior to the neighborhood meeting, please contact me at (480) 586-2100.

Sincerely,

RVi Planning + Landscape Architecture,

A handwritten signature in black ink, appearing to read 'Mark Reddie'.

Mark Reddie
Vice President



Copyright RVI



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.594.0594
www.rviplanning.com

PEORIA AVE. & REEMS RD. • CONCEPTUAL LOTTING PLAN

- 📍 SURPRISE, ARIZONA
- 📅 2019-03-13
- # 18003634
- 👤 PINNACLE LAND DEVELOPMENT, LLC.



0 25' 50' 100'

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Meeting # 2 - 600' Mailing List

3/13/2019

Owner	Address	City	State	Zip
SINGH SURINDER/MANJU	2600 TURNER GROVE DRIVE SOUTH	GREENSBORO	NC	27455
BARKHEIMER CLARK J	4500 ERIE AVE NW	CANAL FULTON	OH	44614
MARICOPA COUNTY FLOOD CONTROL DISTRICT	2801 W DURANGO ST	PHOENIX	AZ	85009
FROM LITTLE ACORNS GROW LLC	6021 N 44TH ST	PARADISE VALLEY	AZ	85253
BOLCO LP	6600 N IRONWOOD DR	PARADISE VLY	AZ	85253
GREER RANCH SOUTH HOMEOWNERS ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
PEORIA REEMS LLC/ETAL	7339 E EVANS RD SUITE 201	SCOTTSDALE	AZ	85260
CHOE ANTHONY	7614 W ROVEY AVE	GLENDALE	AZ	85303
VIRGIN FARMS V LLC	PO BOX 100	TOLLESON	AZ	85353
BELCZYK RONALD A/MARIA LUZ	PO BOX 7040	SURPRISE	AZ	85374
GARWOOD BRETT A/BEVERLY J	15704 W DESERT MIRAGE DR	SURPRISE	AZ	85379
NELSON FAMILY TRUST	15680 W DESERT MIRAGE DR	SURPRISE	AZ	85379
CM TRUST	15656 W DESERT MIRAGE DR	SURPRISE	AZ	85379
BRAUGHTON RICHARD	15632 W DESERT MIRAGE DR	SURPRISE	AZ	85379
BRIAN AND KIMBERLY FEE FAMILY TRUST	15608 W DESERT DR	SURPRISE	AZ	85379
WOLF MARK/CAROLYN TR	15560 W DESERT MIRAGE DR	SURPRISE	AZ	85379
PENDEGRAFT JIM	15512 W DESERT MIRAGE DR	SURPRISE	AZ	85379
UNIATOWSKI RAYMOND D/LORI A	15551 DESERT MIRAGE DR	SURPRISE	AZ	85379
GRIFFITH JEFFREY L/PHYLLIS	15559 W DESERT MIRAGE DR	SURPRISE	AZ	85379
ANGELOPOULOS JAMES F/KAREN R TR	15607 DESERT MIRAGE DR	SURPRISE	AZ	85379
EWING BRANDON/NICOLE	15631 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DENGLER NEVA J/STEPHEN JR	15655 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DAVID AND SANDRA LEE FAMILY TRUST	15703 W DESERT MIRAGE DR	SURPRISE	AZ	85379
HOWARD DAVID M	15727 W DESERT MIRAGE DR	SURPRISE	AZ	85379
JAMES AND KAY BUCKNER FAMILY TRUST	15718 W CHRISTY DR	SURPRISE	AZ	85379
GALINS JOHN J	15736 W CHRISTY DR	SURPRISE	AZ	85379
MILLER RODNEY DWAYNE/JUDY ELAINE	15754 W CHRISTY DR	SURPRISE	AZ	85379
CHATELAIN ROBERT J/JANET M	15772 W CHRISTY DR	SURPRISE	AZ	85379
DENNIS ERIC S	15790 W CHRISTY DR	SURPRISE	AZ	85379
BELANGER DAVID A/BILLIE J	15807 W CHRISTY DR	SURPRISE	AZ	85379
HALL KYLE M	15753 W CHRISTY DR	SURPRISE	AZ	85379
WHELCHER STEPHEN/STACY R	15735 W CHRISTY DR	SURPRISE	AZ	85379
WILSON RUSSELL L/PAULA K	15752 W BECKER LN	SURPRISE	AZ	85379
CASASOLA EDGAR E/ADVIDIA	15770 W BECKER LN	SURPRISE	AZ	85379
CARSON RACHEL D/FINLAY CHARLES	15788 W BECKER LN	SURPRISE	AZ	85379
RICHARDSON ELIZABETH J	15806 W BECKER LN	SURPRISE	AZ	85379
CALLISTER A BLAINE/VICKIE M	15823 W BECKER LN	SURPRISE	AZ	85379
MCGROARTY EDWIN THOMAS JR	15787 W BECKER LN	SURPRISE	AZ	85379
BURCIAGA JESSIE G	15769 W BECKER LN	SURPRISE	AZ	85379
BACON FAMILY TRUST	15751 W BECKER LN	SURPRISE	AZ	85379
SHAY LAURA LEE	15789 W MERCER LN	SURPRISE	AZ	85379
MALEY MICHAEL RICHARD/IMELDA SUSANA	15781 W MERCER LN	SURPRISE	AZ	85379
POFF S SCOTT/VALORIE K	15773 W MERCER LN	SURPRISE	AZ	85379
RODRIGUEZ GILBERT/DEBRA	15765 W MERCER LN	SURPRISE	AZ	85379
LESAN CRISTIAN/FELICIA	15749 W MERCER LN	SURPRISE	AZ	85379
HADDEN MARION D	15741 W MERCER LN	SURPRISE	AZ	85379
PTASHKIN MARK E/DIANA L	11020 N 157TH DR	SURPRISE	AZ	85379
CONWAY RASHELLE LYNN	15750 W MERCER LN	SURPRISE	AZ	85379
TOMALA GLADYS E	15766 W MERCER LN	SURPRISE	AZ	85379
CASTO SUSAN MARIE	15774 W MERCER LN	SURPRISE	AZ	85379
PEREZ EDUARDO E/MARIA J	15782 W MERCER LN	SURPRISE	AZ	85379
ENOCH RONALD EDWARD/LINDA CHERYL	15783 W DESERT MIRAGE DR	SURPRISE	AZ	85379
MARTIN DONALD G	15775 W DESERT MIRAGE DR	SURPRISE	AZ	85379
HART JEFFREY WAYDE/MADELINE MARY	15759 W DESERT MIRAGE DR	SURPRISE	AZ	85379
COLLINS ROBERT/ANDREA	11116 N 157TH DR	SURPRISE	AZ	85379
NGUYEN NATE HOANG/PHAN JANNIE	11092 N 157TH DR	SURPRISE	AZ	85379
BROWN JUDITH CAROL	11068 N 157TH DR	SURPRISE	AZ	85379

Meeting # 2 - 600' Mailing List

3/13/2019

Owner	Address	City	State	Zip
YOUNGS LAURA R/WADE A	15752 W DESERT MIRAGE DR	SURPRISE	AZ	85379
COSTEPHENS KYLE C/NATALIE M	15760 W DESERT MIRAGE DR	SURPRISE	AZ	85379
OLLIS KEITH E	15776 W DESERT MIRAGE DR	SURPRISE	AZ	85379
DUMLAO BALDOMERO/CHUN CHA	15761 W MESCAL ST	SURPRISE	AZ	85379
PAULS SHMUEL	15753 W MESCAL ST	SURPRISE	AZ	85379
SARTOR KEVIN D/SARAH J	15571 W MESCAL ST	SURPRISE	AZ	85379
DUGAN ISAAC G/SAMANTHA E	15579 W MESCAL ST	SURPRISE	AZ	85379
SCHMIDT MERVIN D/CYNTHIA A TR	15587 W MESCAL ST	SURPRISE	AZ	85379
WASHINGTON TYROME KEITH/SHAJUANA N JONES	15609 W MESCAL ST	SURPRISE	AZ	85379
PARRA ROBERT R/ELIZABETH A	15617 W MESCAL ST	SURPRISE	AZ	85379
DORIS R WOODFORK REVOCABLE TRUST	15625 W MESCAL ST	SURPRISE	AZ	85379
MCLANE MILES RYAN	15633 W MESCAL ST	SURPRISE	AZ	85379
BECHTEL JAMES T/KIMBERLY A	15641 W MESCAL ST	SURPRISE	AZ	85379
ELLIOTT MATTHEW J P/SMITH-ELLIOTT JANICE E	15649 W MESCAL ST	SURPRISE	AZ	85379
FAULKNER MELVERN D	15657 W MESCAL ST	SURPRISE	AZ	85379
REIGELSPERGER SCOTT/KRISTIN	15665 W MESCAL ST	SURPRISE	AZ	85379
BYLINOWSKI PAUL	15673 W MESCAL ST	SURPRISE	AZ	85379
BOYD KIMBERLY R	15681 W MESCAL ST	SURPRISE	AZ	85379
RONALD AND LINDA ROBINSON LIVING TRUST	21415 NE 67TH ST	REDMOND	WA	98053
CHECCHI MARK J/SUSAN M	15508 W BELL RD STE 101 PMB 529	SURPRISE	AZ	85374-2432
KIENZLEN MICHAEL R SR/BOBBI	15595 W MESCAL ST	SURPRISE	AZ	85379-4690
JOHNSTON RONALD/JANE	2508 DOUGLAS WOODS LINK SE	CALGARY	AB	T2Z1L3

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Brett & Beverly Garwood	15704 W. Desert Mirage Dr.	623-486-8909	beverly.garwood@yahoo.com
2	David M Howard	15727 W. Desert " "	623-980-9570	
3	Laura & Jeff Lundy	16071 W. Clinton St.	623-308-4869	Lundy70@gmail.com
4	Kevin Miller	14654 N. 15th Ave	480-751-1800	Kevin.miller@ssrei.com
5	GREG & CHERYL NELSON	15680 W. DESERT MIRAGE	662-618-4500	gnelson@ERAESTPK6
6	David Lee	15703 W Desert Mirage	623-910-0042	Davidklee@cox.net
7	Jim & Karen Angelo Poulos	15607 W Desert Mirage	623-574-1890	jangle@84024110.com
8	Elizabeth & Tom Romano	15806 W. Becker Ln.	480-369-0128	
9	DOUG HADDEN	15741 W. MERCER LN	949-751-9961	
10	Sarah Matranga	15842 W. Becker Ln	512-415-4475	smatranga5@gmail.com

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
31	Lisa Hadden	1541 W. Miller Lane	(949) 757-9961	mdh11ha@yahoo.com
32	Laura Smith	15860 W. Becker Ln.		LaSmith033@gmail.com
33	Doug Riederer	11722 N 161st N Ave		dougriederer@gmail.com
34	Heather Everingham	16040 W Yucatan Dr.		haeveringham@gmail.com
35				
36				
37				
38				
38				
40				

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
21	Russell Wilson	15752 W Becker Ln	602-550-0077	rdub1@cox.net
22	Nicholas DACON	15751 W. Becker Ln.	623-680-1681	hugohog@CenturyLink.net
23	Shelly Stockert	15990 W Christy Dr	623-363-6780	Realestatebysheili @gmail.com
24	Kyle Hall	15753 W. Christy Dr.	002.090.7377	Kylemhall@TWC. gmail.com
25	Shannon Harte	14150 N Arrowhead Fountain Center Dr #200 Peoria Az 85385	623 297 3180	shannon.harte @fsresidential.com
26	Kevin Chiariello	16074 W. Christy Drive	602-686- 0433	KChiariello@ Cox.net
27				
28				
29				
30				

Project: Neighborhood Meeting — Stonefield

Location: Sonoran Heights Elementary School

Date and Time: March 28, 2019, 5:30pm

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
11	CHUCK WURL - Kimber-Hen			CHUCK.WURL@KIMLEY-HORN.COM
12	MARK PTASHUK	11020 N. 157TH DR	623 670 8746	mpdashkin@cox.net
13	Sarah Sarto	15571 W. Mescal St.	623 670 8328	sarahsarto@hotmail.com
14	STEVE & STACY WHELCHER	15735 W. CHRISTY DR.	602 488 8877	WHELCHER.STEVE@GMAIL.COM
15	Kimberly Fee	15008 W. Desert Mirage Dr.	623 707-3933	Kimfee1@HotMail.com
16	VICKIE CALLISTER	15823 W. Becker Ln.	602 388-0693	vcallister2@yahoo.com
17				
18				
19				
20				

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Name JACSON

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

I think it should be target,
Walmart, of frys and keep the park

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

MARK PTASHKIN

Name

11020 N. 157TH DR.

Street Address

MARKPTASHKIN@COX.NET

Email Address

(623) 670-8740

Phone Number

COMMENTS/ CONCERNS:

DENSITY IS TOO HIGH - LARGER LANDSCAPE BUFFERS.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Kyle Hall 15753 W. Christy Rd Dr.
Name Street Address
kylemhall0706@gmail.com 602 690 7317
Email Address Phone Number
602 826 0513

COMMENTS / CONCERNS:

My concerns are lot size and value. What you have in mind will not keep our value up. The idea you have does not fit in for what we have around us. The community will not keep up like now it starts out at.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Jeff & Laura Lundy

Name

16071 W. Clinton St.

Street Address

llundy70@gmail.com

Email Address

623-308-4869

Phone Number

COMMENTS / CONCERNS:

Density - The number of lots is too high. It doesn't fit in with the neighborhood. Even going from 82 to 60 would be better.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Ryan Richardson 15806 W. Becker Ln.
Name Street Address

seahawksfan007@gmail.com 480-369-0128
Email Address Phone Number

COMMENTS / CONCERNS:

Bigger Lots: Min. of 10,000 SF.

Move Park to East of Plan.

10' Block Wall to Segregate.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Nicholas Bacon

Name

15751 W. Becker Ln.

Street Address

hugahog@Centurylink.net

Email Address

623-680-1691

Phone Number

COMMENTS / CONCERNS: overcrowding the school. Too many homes in too small of a space. Move the park to the east of where it is proposed. This neighborhood would devalue my home no matter how it is built. It appears the developer will make a bundle of cash at the expense of existing Greer Ranch homeowners. Need to match Greer Ranch sizes of lots and homes.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Russell Wilson 15752 W. Becker Ln
Name Street Address

rdub1@cox.net 602 550-0017
Email Address Phone Number

COMMENTS / CONCERNS:

Too many houses. Park needs to move
No 2 story homes on outside of
development.

Please place this card in the box.
Thank you!

Going to

create a lot of extra traffic

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Cheryl Nelson

Name

15680 W. Desert Mirage Dr.

Street Address

nelsonjif2@msn.com

Email Address

623-628-8067

Phone Number

COMMENTS / CONCERNS:

- School overcrowded
- value of our homes will drop
- traffic thru our neighborhood
- 2 story homes a negative
- Density too high
- Drainage issues
- parking issues
- Possible change of zoning to apartments.
- access into ~~our~~ neighborhood parks etc.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Jeff & Laura Lundy

Name

16071 W. Clinton St.

Street Address

llundy70@gmail.com

Email Address

623-308-4869

Phone Number

COMMENTS / CONCERNS:

Density - The number of lots is too high. It doesn't fit in with the neighborhood. Even going from 82 to 60 would be better.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Ryan Richardson 15806 W. Becker Ln.
Name Street Address

Seahawksfan007@gmail.com 480-369-0128
Email Address Phone Number

COMMENTS / CONCERNS:

Bigger Lots: Min. of 10,000 SF.

Move Park to East of Plan.

10' Block Wall to Segregate.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Nicholas Bacon

Name

15751 W. Becker Ln.

Street Address

hugahog@Centurylink.net

Email Address

623-680-1691

Phone Number

COMMENTS / CONCERNS: overcrowding the school. Too many homes in too small of a space. Move the park to the east of where it is proposed. This neighborhood would devalue my home no matter how it is built. It appears the developer will make a bundle of cash at the expense of existing Greer Ranch homeowners. Need to match Greer Ranch sizes of lots and homes.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Russell Wilson 15752 W. Becker Ln
Name Street Address

rdub1@cox.net 602 550-0017
Email Address Phone Number

COMMENTS / CONCERNS:

Too many houses. Park needs to move
No 2 story homes on outside of
development.

Please place this card in the box.
Thank you!

Going to

create a lot of extra traffic

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Cheryl Nelson

Name

15680 W. Desert Mirage Dr.

Street Address

nelsonjif2@msn.com

Email Address

623-628-8067

Phone Number

COMMENTS / CONCERNS:

- School overcrowded
- value of our homes will drop
- traffic thru our neighborhood
- 2 story homes a negative
- Density too high
- Drainage issues
- parking issues
- Possible change of zoning to apartments.
- access into our neighborhood parks etc.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Name Kimberly Fee Street Address 15608 W. Desert Mirage Dr.

Email Address KimFee4@hotmail.com Phone Number 623-707-3933

COMMENTS / CONCERNS:

lots too small
depreciate home values -
too crowded -

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

DOUG HADDEN

Name

15741 W. MERCEY LN.

Street Address

MDHLLH@YAHOO.COM

Email Address

949-751-9961

Phone Number

COMMENTS / CONCERNS:

Current design DOES NOT match great ~~land~~ in look, size & design.

NEEDS IMPROVED BUFFER ON WEST

NO CONNECTED WALKING PATH!

NO TWO STORIES ON PERIMETER LOTS.

Please place this card in the box.

Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Name	Kevin Chiariello	Street Address	16074 W. Christy Drive
			Surprise, AZ 85379
Email Address	KChiariello@cox.net	Phone Number	602-686- 0473 0433

COMMENTS / CONCERNS:

Would like a copy of the map, pad + lot
information that was provided at the
meeting.

Please place this card in the box.
Thank you!

Thanks for
your time!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

Sarah Sartor

Name

15571 W. Mescal St.

Street Address

sarahsartor@hotmail.com

Email Address

623 670 8328

Phone Number

COMMENTS / CONCERNS:

Increase lot sizes

Wall around property

single story homes only

different location (1/2 acre - 3/4 acre lots
right next door)

more park

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

<u>Laura Smith</u>	<u>15860 W. Becker Ln.</u>
Name	Street Address
<u>LaSmith033@gmail.com</u>	
Email Address	Phone Number

COMMENTS / CONCERNS:

The lots are too small for this area. Adding a residential area is fine if it matches the type of homes in the area. Larger lots and higher value homes is a must.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Brett + Beverly Garwood

Name

Street Address

beverly.garwood@yahoo.com

Email Address

623-486-8908

Phone Number

COMMENTS / CONCERNS:

- Density is too HIGH!
- No connection to Greer Ranch
- No basketball court

Please place this card in the box.

Thank you!

- do not want new community parking on our streets or using our parks or common areas.

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

* We bought our house knowing it was commercial property not to shove a bunch of small houses in.

Name Vickie Callister Street Address 15823 W. Becker Ln.
 Email Address vcallister2@yahoo.com Phone Number 602-388-0193
blainier6@yahoo.com

COMMENTS / CONCERNS:

Not happy!!!

• Do not want any more traffic or have those houses have access to our road.

- Would NOT like smaller lots and houses next to our lots. We bought 1/2 acre lots so we didn't have to be crammed in with other houses.
- Why can't it be bigger lots?
- Worried about our property value and traffic.
- What is going to go in next to those houses?
- Its going to change the sq. ft value to sell our house.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting — March 28, 2019

<u>Sarah Matranga</u>	<u>15842 W. Becker Ln.</u>
Name	Street Address
<u>smatranga5@gmail.com</u>	<u>512-415-4475</u>
Email Address	Phone Number

COMMENTS / CONCERNS: My biggest concerns are the lot & house sizes that are currently proposed. I'm concerned about the walkway leading to the larger lots on Becker Ln.

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – March 28, 2019

Elizabeth Richardson	15806 W. Becker Lane
Name	Street Address
	Surprise, AZ 85379
bethrich20@gmail.com	602-909-8320
Email Address	Phone Number

COMMENTS / CONCERNS:

Request

- move PARK to East side of parcel.
- Homes that border Greer Ranch to 1/2 Acre lots
* larger homes; make single story.

Please place this card in the box.

Thank you!

- Owner occupant only
- Square footage minimum 2500 $\checkmark$

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

James & Karch Angelopoulos

Name

15607 W. Desert Mirage Dr,

Street Address

Surprise 85379

Email Address

Phone Number

COMMENTS / CONCERNS:

LOTS TOO SMALL TO FIT IN THE COMMUNITY. Need minimum size 1 Acre lots w minimum 3300 ft² Homes. Also need to be part of Greer Ranch South

HOA.

Please place this card in the box.

Thank you!

Move park area further south. Increase lot sizes - make 1 acre lots in northern edge of parcel.

COMMENT CARD

Stonefield

Neighborhood Meeting – March 28, 2019

Dan & Lee
Name

15703 W Desert Mirage Snyce
Street Address

Dan & Lee @cox.net
Email Address

623 910-0042
Phone Number

COMMENTS / CONCERNS:

- No walkway access
- Larger lot size / house lower density
- Move park to east side
- No emergency road access
-

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield

Neighborhood Meeting — March 28, 2019

Steve Whelchel

Stacy Whelchel

15735 W Christy Dr 85379

Name

Street Address

whelchel. Steve@gmail.com

Stacywhelchel@gmail.com

Email Address

602-488-8877

Phone Number

COMMENTS / CONCERNS:

• PARK CANT GO @ W/S OF New Development

• Homes SQ FTG. IS NOT CONDOR VETO Home, (exist)
VALUE TO West & North — Home value will drop

Please place this card in the box.

Thank you!

Block wall between developments — NO Pathway

March 19, 2019

Mr. Mark Reddie
RVI Planning + Landscape Architecture
120 South Ash Avenue
Tempe, Arizona 85281

Mr. Reddie,

I am in receipt of your letter regarding the proposed zone change for PAD01-117& PADA02-212 (approximately 18 acres of land) from commercial to residential for a single family home development. I will not be able to attend the scheduled meeting, but wanted to share my concerns for your consideration.

My name is David Howard and my home is located at 15727 West Desert Mirage Drive; Surprise, Arizona 85379. My block wall fence, at the southern edge of my property, is directly adjacent to the proposed Pinnacle Land Development "Stonefield".

Based on the rendering provided with your letter, the proposed neighborhood would consist of small single family homes, 82 if the plan is accurate, meaning there will be approximately 6 - 8 homes for each acre of land. This represents a significant deviation from the existing residential land use for single family homes in the Greer Ranch area and more importantly directly adjacent to the proposed new Stonefield development. I question the potential and likely negative impact on our property values in close proximity to this style of a high-density residential neighborhood.

I will assume children of school ages would be attending Sonoran Heights Elementary in Greer Ranch. Does the school have the physical capacity to enroll additional students and what impact would the additional student enrollment have on the facility, staff, teachers and currently enrolled students?

Other concerns are the lack of an appropriate buffer between the semi-custom homes and the proposed development, higher volume of traffic flowing into our neighborhood, increase in vandalism and crime statistically associated with high density/multifamily developments. Additionally I'd like to know more specifics regarding the floor plans, single or two level homes, street light locations and maturity of landscaping planned for the green belt/buffer directly behind my residence.

Mark, I'm traditionally in favor of development as long as it's responsible development. I'm sure you understand residents who currently own homes directly north and west of this property will be directly impacted by more than one aspect of the current use proposal. These types of developments are very attractive to investors who in turn rent the properties to a transient culture absent of pride in ownership qualities. I have watched first-hand the negative impact rental properties have on our neighborhood and can easily identify them based on the condition of the home.

In my opinion, the Conceptual Development Plan you forwarded for review does not represent the best use of this land and I would not be able to support your application for a zone change at this time. Should your team develop a better plan protecting existing infrastructure limitations and enhancing the property values of current property owners who will be impacted by your work, you may be able to sway my decision. Ask your client to consider designing a luxury gated 40 single-level home community with wide buffers and basements on this property; I might buy one myself.

Thank you for the opportunity to share my concerns.

David M. Howard
15727 West Desert Mirage Road
Surprise, Arizona 85379
623-980-9570

Attachment E

Neighborhood Meeting #3 Summary

MEETING 3: *Second Presentation to the Greer Ranch HOA*

Location: Sonoran Heights Elementary School, Library

Date: April 26, 2019

Time: 7:00pm

At Meeting #2, the development team heard many concerns from the neighbors in attendance regarding the proposed 82-lot plan. The project team listened to these concerns and worked with the developer to address the comments to the extent possible. As a result of that neighborhood input, substantial changes were made to the proposed plan to address many of the comments received during that meeting. The revised plan was presented to area residents on April 26, 2019 at the Greer Ranch HOA Board Meeting. Members of the development team were in attendance to share the revised site plan and to talk through the changes that had been made. The revised plan reduced the proposed number of lots by approximately a third from 82 lots to 60 lots with a total of 3.1 dwelling units per acre.

Approximately 25 area residents were present at this meeting.



Site Plan presented at the March 28th Neighborhood Meeting



Site Plan presented at the April 26th Neighborhood Meeting

The development team listened to neighbor feedback and worked hard to revise the plan to reflect the comments received, while still providing a viable development project for the property. Below is a summary of the site plan changes based on input from the March 28, 2019 neighborhood meeting.

- Project is too dense for this neighborhood: Reduced the density from 82 lots at 4.4 du/ac to 60 lots at 3.1 du/ac. This is approximately a 30% reduction in lots.
- Increase lot size: Increased the lot sizes from 45' x 115' (5,175 sq. ft), to a mix of 65' x 120' (7,800 sq. ft) along the north and west perimeter and 55' x 115' (6,325 sq. ft) internal to the property. This is consistent with lot sizes elsewhere within Greer Ranch.
- Remove secondary access into Greer Ranch: Removed the secondary emergency access into Greer Ranch and have committed to fire sprinkling all residences to mitigate the secondary emergency access requirement.
- Remove pedestrian connectivity: Both City of Surprise staff and the Dysart School District have requested that there be pedestrian connectivity through Stonefield with a pedestrian connection at the site's northwest corner. Rather than run a pedestrian path along the site's northern boundary as originally proposed, we have pulled the path internal to the site so it is moved away from the existing residences to the north.
- Move Park away from western boundary: The site plan was modified to internalize the park with no visibility and a noise buffer from existing neighbors.
- Small lot size will devalue our homes: The larger lot sizes now allows for 3 car garages and much larger homes than the previous lot size, with higher values based on current builder products.
- Larger lots along the perimeter: 7,800 square foot lots are provided along the north and west site perimeters adjacent to existing homes, with a 40-foot open space buffer along the northern boundary. This 40-foot open space buffer accommodates an existing 30-foot waterline easement and an additional 10 feet to provide a row of trees for additional buffering for homes to the north.
- Block wall along the western perimeter: The new plan proposes a decorative block wall along the western perimeter.
- Current lot size doesn't match Greer Ranch: The revised lot size is consistent with lot sizes provided elsewhere within Greer Ranch. Per the PAD, 18% of lots are less than 55' wide and 68% of lots are less than 65 feet wide, so the revised lot sizes are consistent with Greer Ranch.
- Larger lots are next to this parcel, so they should all be larger lots: Just to the north, Greer Ranch has 68' wide lots directly backing 165' wide lots (41%), and just to the west is 75' wide lots directly back 120' wide lots (63%). This is common. The 65' wide perimeter lots are near 135' wide lots (48%), but they are not adjacent, there is an open space buffer between all lots, with a

range of 40' to over 100' on the north perimeter and from 50' to over 200' along west perimeter.

- Overcrowding in the school: Dysart Unified School District's superintendent and the principal of Sonoran Heights Elementary School have confirmed that they have existing capacity for projected Stonefield students at the local school. We will enter into a voluntary developer assistance agreement to provide financial support for the school district. See **Attachment A: Dysart Unified School District Letter of Support**.
- Limit perimeter to single-story homes: We agree to limit homes along north perimeter to single-story only.
- Traffic in Greer Ranch: With the new proposed plan, no vehicular connectivity is provided so will limit traffic impacts within Greer Ranch.

While it is never possible to please everyone, many of the residents present at this meeting were supportive of the revised site plan and appreciative of the significant changes that had been made. A letter was received on April 26, 2019 stating as much and is attached.

Supporting Document:

- ☐ Meeting 3 Neighbor Correspondence

Annie Vos

From: Mark Reddie
Sent: Friday, April 26, 2019 10:08 AM
To: Annie Vos
Subject: FW: Greer Ranch Presentation

For the outreach report.

Mark Reddie
Vice President

RVi Planning + Landscape Architecture
120 South Ash Avenue • Tempe, AZ 85281
480.586.2349 Direct • 480.994.0994 Main
www.rviplanning.com

-----Original Message-----

From: haeveringham@gmail.com <haeveringham@gmail.com>
Sent: Friday, April 26, 2019 9:57 AM
To: Mark Reddie <mreddie@rviplanning.com>
Subject: Greer Ranch Presentation

Mark,

I just wanted to take a minute to say thanks for coming last night to our meeting.

I appreciate how you addressed almost every concern of the community with the new design of the proposed development. As board members we all agreed you did a great job.

As a resident of GR, I think this is a great design and would much rather see houses added to our community then large loading docks or some warehouse that could potentially be there. I personally am all for the developers plan. You've been very thorough in your research and diligent in making a plan that works for the majority of the current residents.

So thank you again and thank you for looking towards the best interest of your client and our neighborhood. And my apologies for the nay-sayers at the meeting you handled them with grace and dignity.

Heather Everingham
Greer Ranch HOA Director

Sent from my iPhone

Attachment F
Neighborhood Meeting #4 Summary

MEETING 4: Official Neighborhood Meeting

Location: Sonoran Heights Elementary School, Library

Date: July 16, 2019

Time: 6:00pm

On July 16, 2019, the development team held the official, City-required neighborhood meeting regarding the proposed Stonefield project. At this meeting, the development team presented a very similar site plan as what had been proposed at the previous neighborhood meeting on April 26, 2019 and identical to the plan that was submitted with the Rezoning Application on May 24, 2019. This plan depicts 60 lots on the 19.4-acre site for a total of 3.1 dwelling units per acre. The meeting was held at 6:00pm at Sonoran Heights Elementary School, the same location as the previous three unofficial neighborhood meetings. As this was the official neighborhood meeting, the City of Surprise handled the meeting notification and set invitations to area residents. Additionally, City Staff posted the neighborhood meeting information in a local newspaper. A double-sided sign was posted on the site as well alerting area residents to the upcoming meeting. See **Attachment B: Affidavit of Sign Posting**.

This meeting was attended by members of City Planning Staff, Councilman Duffy, and approximately 17 area neighbors. A mix of feedback was received at this meeting including support for the project as well as the following items of concern:

- Shift the pedestrian path at the northwest corner away from existing homes: The pedestrian path will be pulled south through the retention basin so it is further from the existing homes to the north.
- Concerns about Street Lighting impacting homes to the north: While Stonefield will be required to use City of Surprise regulation streetlights, they will be positioned to minimize light overflow into resident's yards to the north.
- Ensure that the plantings along the north boundaries are consistent with existing plantings in this area: Trees will be selected to match and/or be compatible with the existing vegetation on adjacent neighbor's lots.
- Limit houses along western boundary to single-story: The development team agreed to limit the houses on the north boundary to single-story because the rear yards back to the existing lots to the north and are only 40-feet away. Homes along the western boundary face the sides of adjacent homes and range from 50-feet to 230-feet away. They are separated by open space and a roadway along this border. As currently built, the homes in this area have single-story and two-story homes adjacent to each other, much closer



Site Plan presented at the July 16th Neighborhood Meeting

than the Stonefield homes will be located. The development team does not propose limiting homes along the eastern border to single-story.

- Have CC&R's mirror Greer Ranch South: The Greer Ranch PAD requires that Stonefield conform to the exact same design guidelines as Greer Ranch. This will help ensure a level of quality and design that is consistent with Greer Ranch. CC&R's will be developed to govern the Stonefield community and will be administered by the Stonefield HOA.

No additional neighbor correspondence was received following this meeting.

Supporting Documents:

- ☐ Meeting 4 Sign in Sheet
- ☐ Meeting 4 Comment Cards

Project: Neighborhood Meeting – Stonefield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 – 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name		Address	Phone	Email
1	Patty Brandt	15623 W. Poinsettia	6023 - 58-2264	brandtpat7@gmail.com
2	Greg & Cheryl Nelson	15680 W. Desert Mirage Dr.	6023 - 6028-8007	nelsonj123@msn.com
3	Cheryl Lisa Gonzales	15250 W. Becker Ln	562 212 - 0587	lisa.gonzales@gmail.com
4	Steve Nick Zach Witzel	15735 W. Christy Dr	602-488-8877	witzelsteve@gmail.com
5	Elizabeth Richards	15806 W. Beckers Lane	602-909-8320	erichardsn@msn.com
6	David Lee	15703 W. Desert Mtns Dr	6023 910-0042	Davidlee@cox.net
7	Shelley Spalding	15910 W. Christy Dr	6023636180	shelley.spalding@gmail.com
8				
9				
10				

Project: Neighborhood Meeting — Stonefield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 — 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name					Address		Phone		Email	
11	Kathie Everingham	16040 W Yucatan Dr.								
12	Kimberly Faulkner	15657 W Mesquite	310490-6120	kd5faulkner@gmail.com						
13	Karen Angelopoulos	15607 W. Desert Mirage Dr.	573-584-1896							
14	James Angelopoulos	" "	" "	N/A						
15	Andy Cohen	17161 W. Tara Ln.	623 334-5871	getsurprised.com						
16										
17										
18										
19										
20										

Project: Neighborhood Meeting – Stonerfield

Location: Sonoran Heights Elementary School

Date and Time: Tuesday, July 16, 2019 – 6:00pm

PUBLIC MEETING SIGN-IN SHEET

Name		Address	Phone	Email
31	<i>Are Howard</i>	<i>15727 W. Desert Mine Dr.</i>	<i>623 980-9570</i>	<i>ahoward@premierm.com</i>
32				
33				
34				
35				
36				
37				
38				
38				
40				

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

GREG & CHERYL NELSON 15680 W. DESERT MIRAGE DR
Name Street Address SURPRISE, AZ 85379

nelsonkg1@gmail.com 602-618-4300
Email Address Phone Number

COMMENTS / CONCERNS:

~~WE APPROVE.~~
propose no walkway
behind homes to the North.
Move walkway into
neighborhood from north
side of drainage to
South side.
with these changes
thank you for
hearing our concerns
and we approve.
Please place this card in the box.
Thank you!
limit street lighting into Greer
Ranch South.

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

David Howard 15727 W. Desert Mirage Dr.
Name Street Address

dhoward@premierm.com 623-980-9570
Email Address Phone Number

COMMENTS / CONCERNS:

- 1) Thank you!
- 2) Move pedestrian Traffic away from block wall bordering my home
- 3) Elevation and final Grade for retention Area
Please place this card in the box.
Thank you!
- 4) Similar Trees behind home
- 5) Light behind home

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

Steve Wheelchel 15735 W. CHRISTY DR. SURPRISE
Name Street Address AZ 85379

WHEELCHEL.STEVE@GMAIL.COM 602 488-8877
Email Address Phone Number

COMMENTS / CONCERNS:

WEST SIDE PROP LINE OF HOMES
THAT RUN NORTH AND SOUTH, ALL
NEED TO BE SINGLE STORY

Please place this card in the box.
Thank you!

COMMENT CARD

Stonefield
Neighborhood Meeting – July 16, 2019

James Angelopoulos 15607 W Desert Mirage Dr
Name Street Address Surprise, AZ 85378

623-584-1890
Email Address Phone Number

COMMENTS / CONCERNS: 1) Single story on West side lots.

2) Have C&R's Mirror Green Ranch South

3) Build on lots similar to those on the
Perimeter 34 Acre w/ similar Hse ft².

Please place this card in the box.
Thank you!

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Stonefield at Greer Ranch PADA, FS19-382

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject Preliminary Plat request involves platting 60 low density residential (R1-5-PAD) zoned single-family residential lots. The project anticipates 60 single-family residential lots over approx. 19.44 acres for a gross density of 3.09 du/A.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 07/16/19

Future Council Work Session/Meetings target dates PZ Commission 9/19/19, City Council 10/01/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

11 June 2019

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

Ms. Allysa Robinson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS19-382; Stonefield, a Major Amendment to the Greer Ranch PAD (APN 501-40-008K)

Dear Ms. Robinson

Thank you for the opportunity to provide comments on Stonefield, a major amendment to the Greer Ranch PAD to allow for a 60 lot residential subdivision. The site is located at the northwest corner of Peoria Avenue and Reems Road in Surprise AZ. This project consists of 60 single-family units on the 19.4 gross acre lot, yielding an overall density of 3.1 dwelling units per acre. The property is located 0.22 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

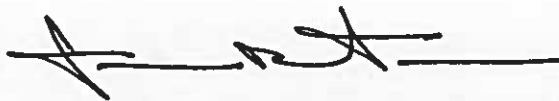
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.1 du/ac does not fall within these guidelines and it exceeds the densities that Luke AFB follows. However, we recognize that we are not the approval authority and furthermore have no objection to this density due to the fact when calculations are done utilizing the overall development and location of the larger 586.2 acres of Greer Ranch, the density is 3.33, thus falling within the guidelines. Furthermore, we recognize and appreciate Greer Ranch along with the city working diligently to keep the project density low.

If approved, Stonefield at Greer Ranch will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation

requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Mitchell', with a long horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



March 26, 2019

Peoria & Reems Single Family (501-40-008K) - Dysart Unified School District Comments

To Whom it May Concern,

Below are the District's comments regarding the Peoria and Reems residential project:

- **Pedestrian Access** - The district would emphasize the importance of pedestrian access throughout the project area, including to the NW. This will allow students in the area direct access to the local school (Sonoran Heights Elementary School), as well as general access for pedestrians. It appears this access is being provided for this project.
- **Capacities** - The district has planned for and has capacities for the new students this development would bring. We are planning for future growth throughout the district, and reviewing ways to address capital needs for this growth. There are no objections to the project and the district looks forward to serving this project's new student population.

The District has no objections to plan amendments, land use actions, platting etc. needed to complete this project subject to maintaining pedestrian connectivity to the local K-8 school to the northwest.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman".

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD



FS19-382

Stonefield at Greer Ranch

PAD Rezone

Planning and Zoning Commission – September 19, 2019

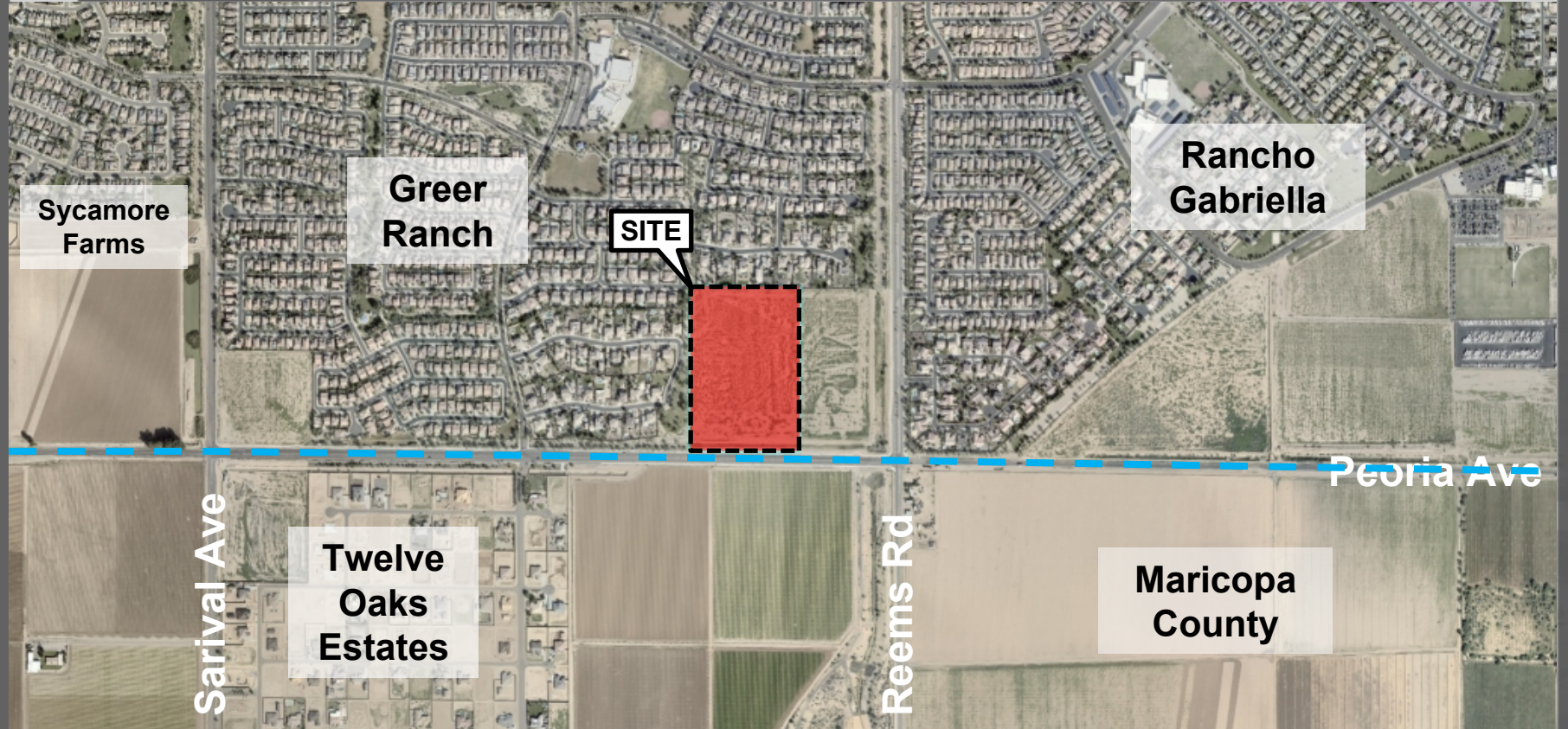
VICINITY MAP

FS19-382
Stonefield PADA



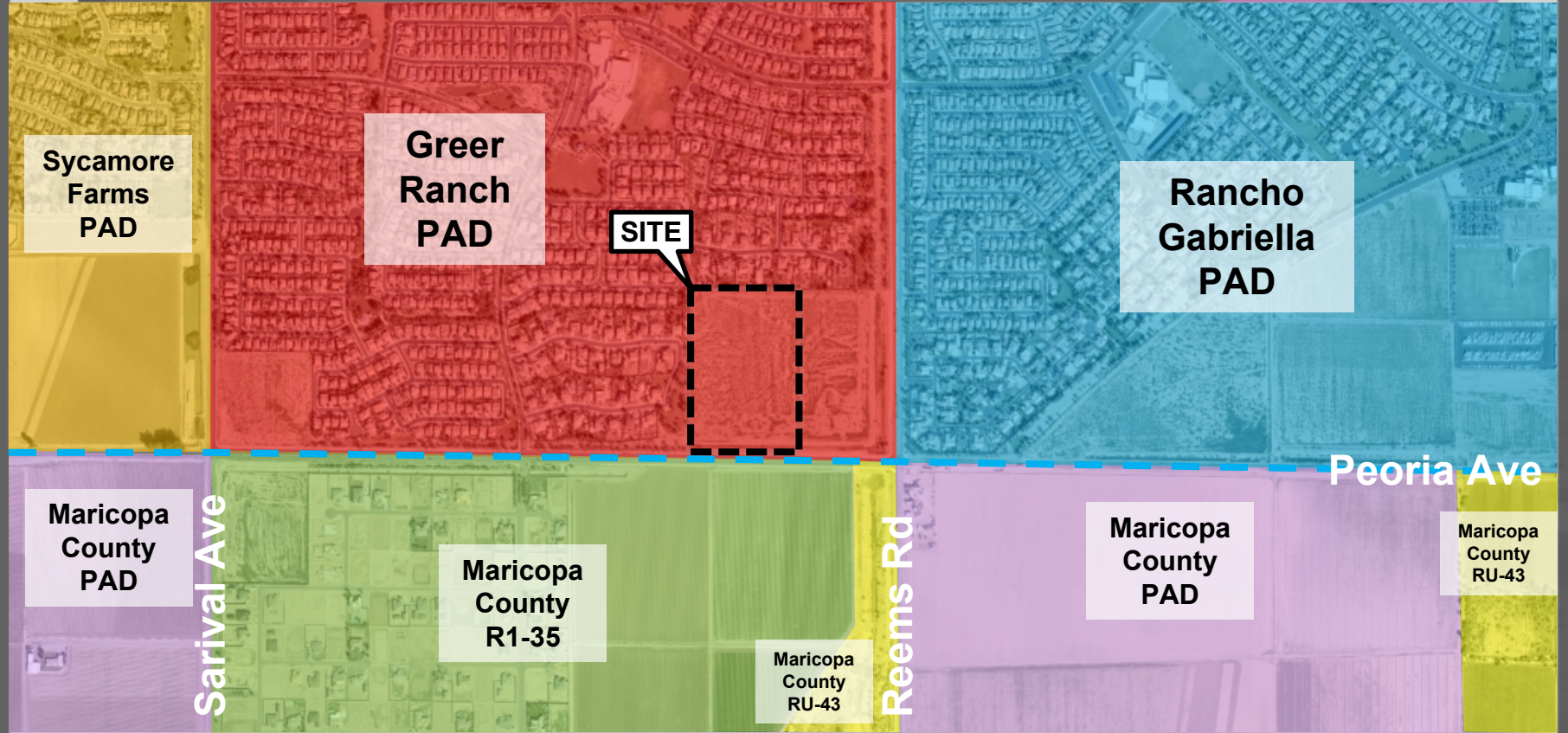
VICINITY MAP

FS19-382
Stonefield PADA



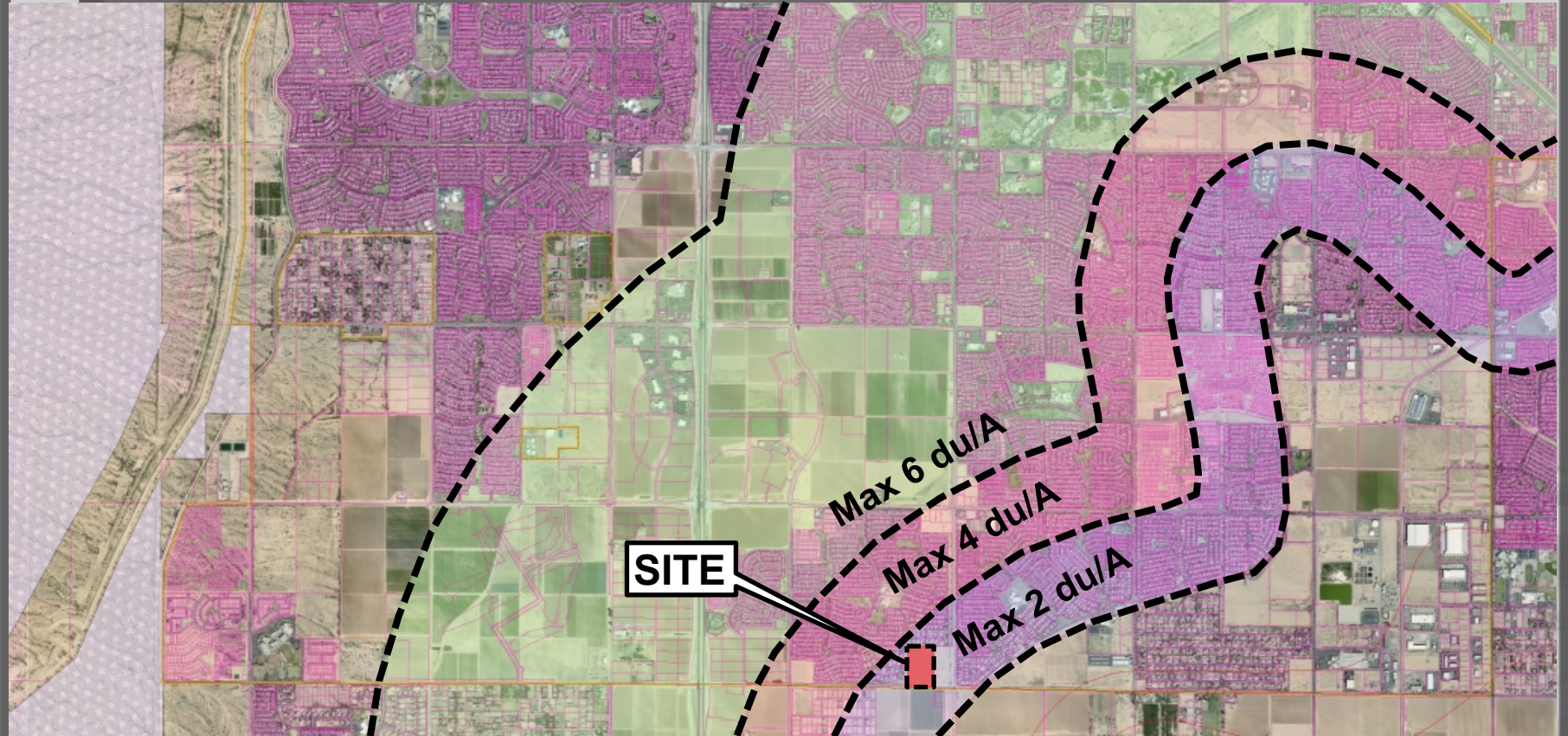
ZONING MAP

FS19-382
Stonefield PADA

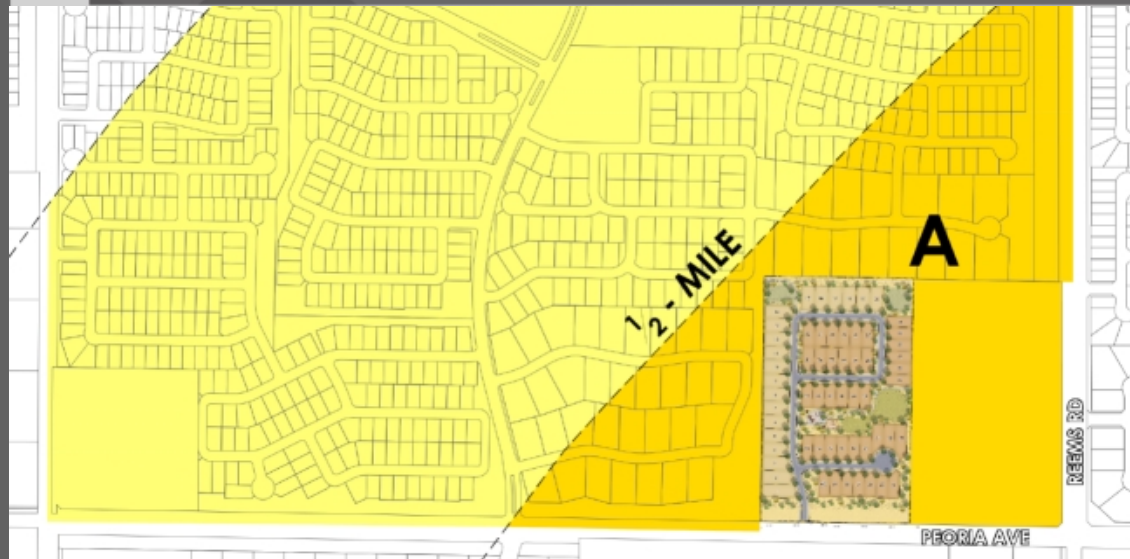


LUKE GDC MAP

FS19-382
Stonefield PADA

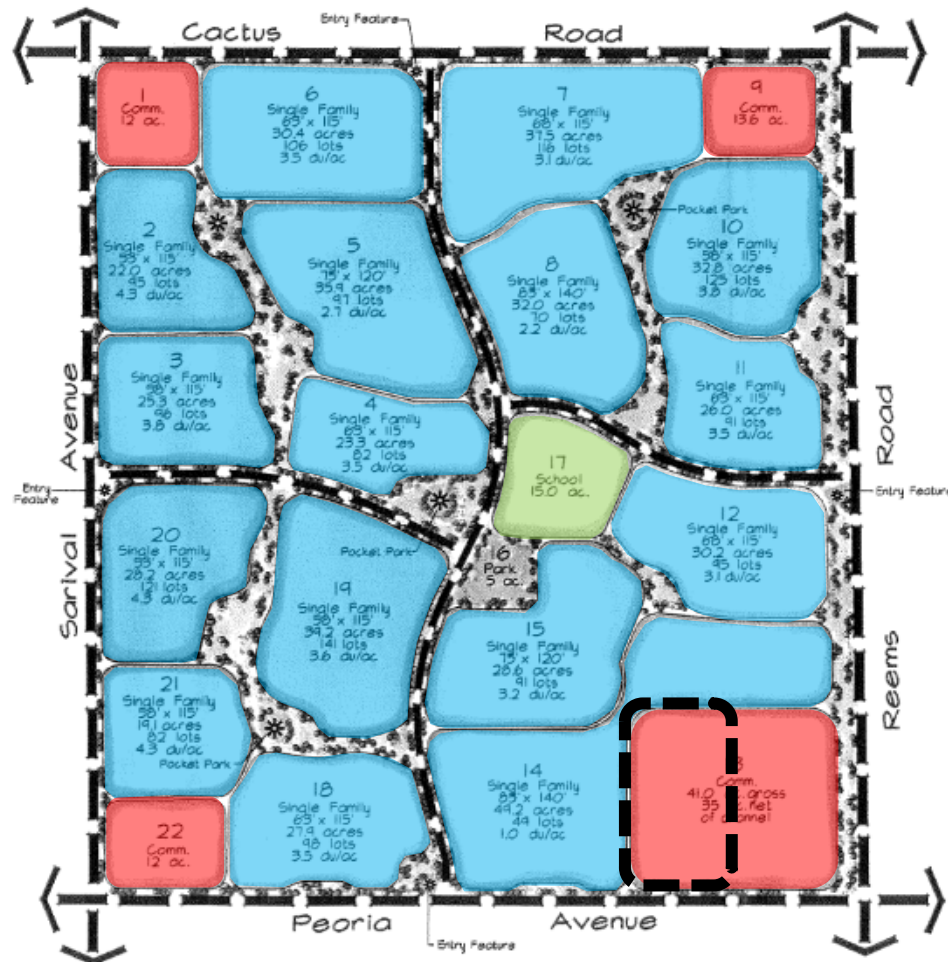


LUKE GDC



SITE DATA

AREA A:	(< 1/2-MI FROM 65 LDN)
AREA:	89 AC
# UNITS:	144
DENSITY:	1.6 DU/AC
AREA B:	(1/2-MI TO 1-MI FROM 65 LDN)
AREA:	345 AC
# UNITS:	1,002
DENSITY:	2.9 DU/AC



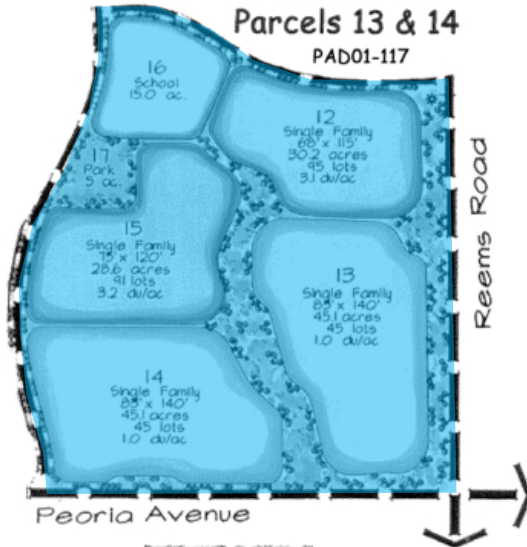
- Residential
- Commercial
- School
- Subject Parcel

GREER RANCH

PREVIOUS ZONING

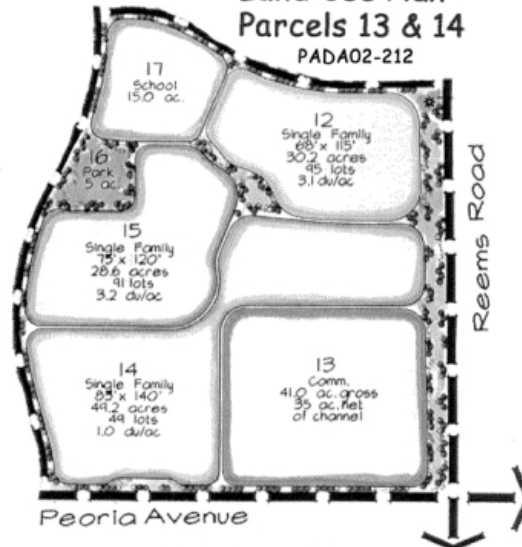
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



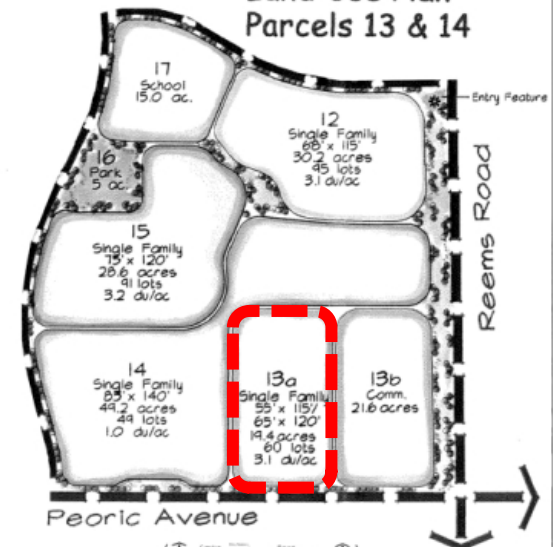
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

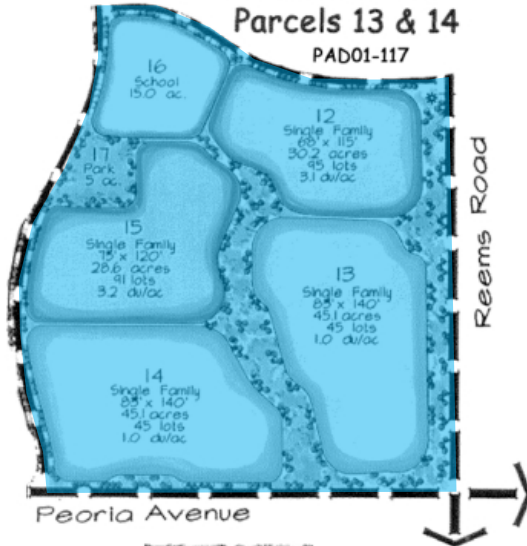
Commercial

Subject Parcel

PREVIOUS ZONING

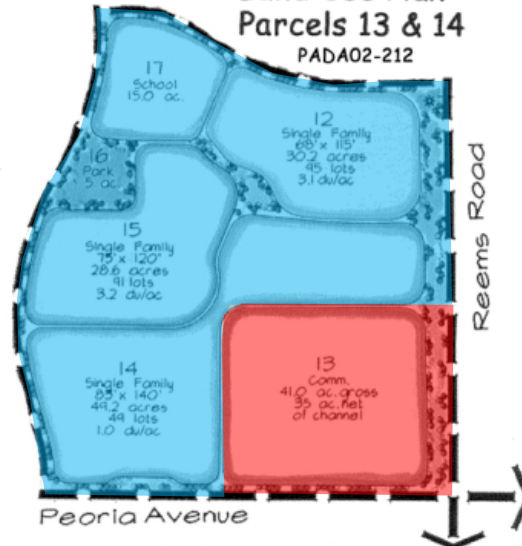
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



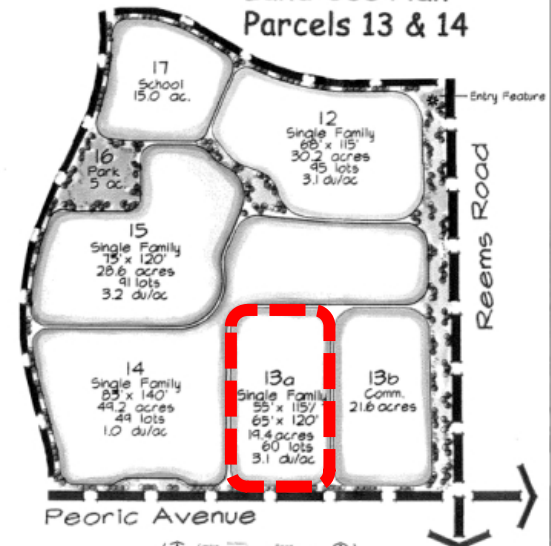
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

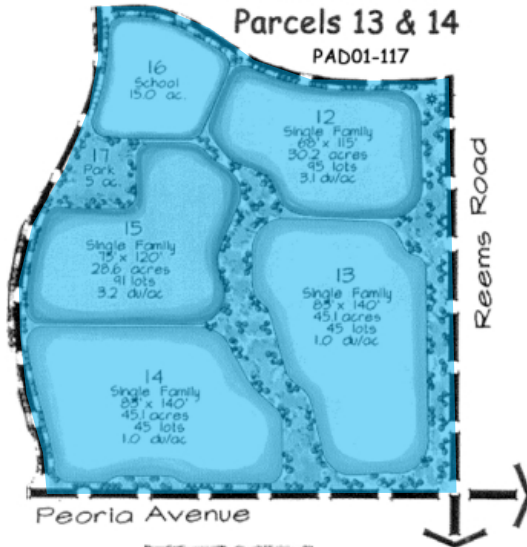
Commercial

Subject Parcel

PREVIOUS ZONING

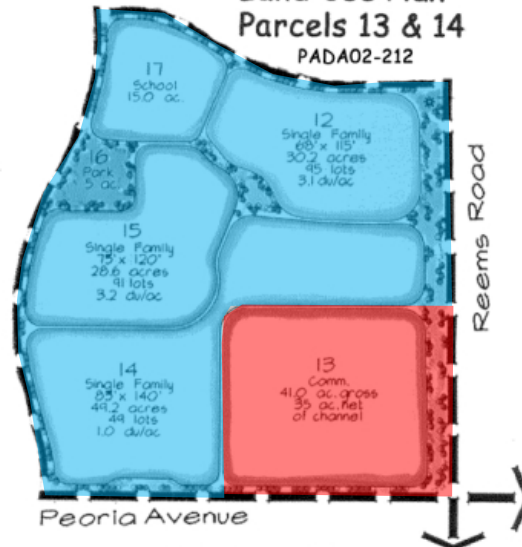
Original PAD

Land Use Plan
Parcels 13 & 14
PAD01-117



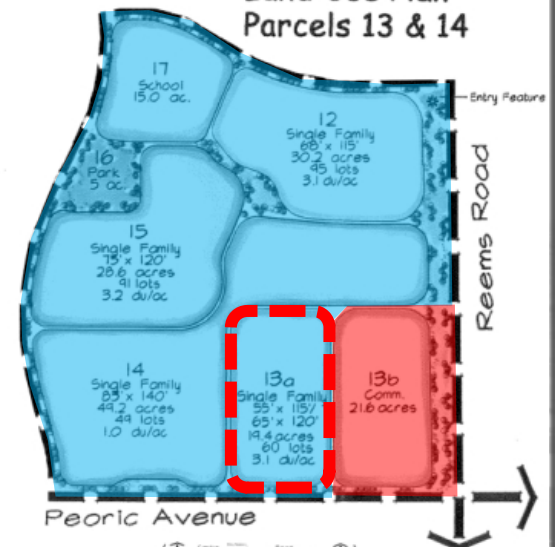
Amended PAD

Land Use Plan
Parcels 13 & 14
PADA02-212



Proposed PAD

Land Use Plan
Parcels 13 & 14



Residential

Commercial

Subject Parcel



65' Wide

55' Wide



PEORIA AVENUE

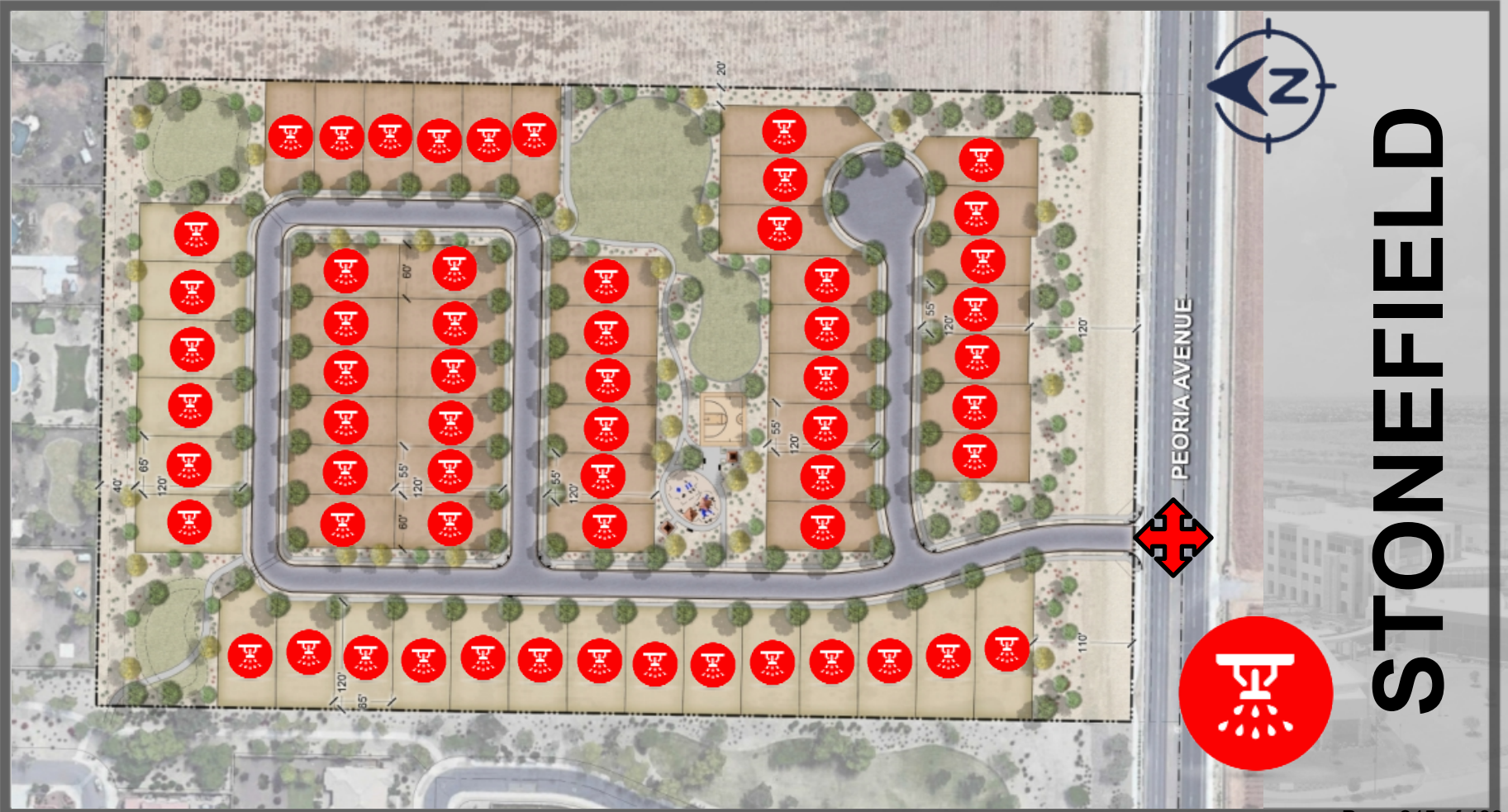
STONEFIELD

Table 3: Parcel 13a Development Standards

Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Front setback	Minimum Side Setbacks	Minimum Street Side Setbacks	Minimum Rear Setback	Maximum Height
55 feet	115 feet	6,325 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet
65 feet	120 feet	7,800 square feet	12 foot Living, 22 foot Garage	5 feet and 5 feet	13' feet **	15 feet*	30 feet

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback

** Setback includes adjacent tract.



PEORIA AVENUE



STONEFIELD

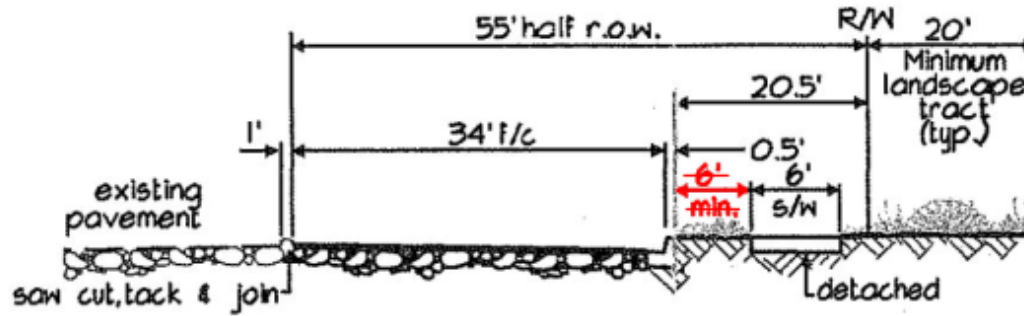


PEORIA AVENUE

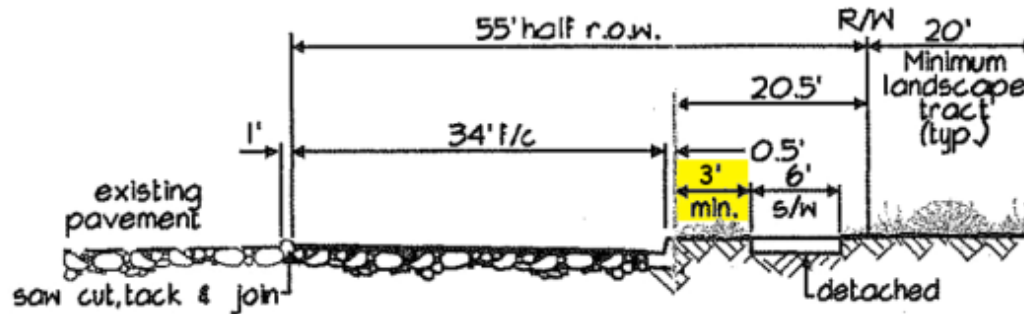
STONEFIELD

PG. 3, PARAGRAPH 3:

The distribution of lot widths, depths, and sizes vary throughout the master plan with slightly smaller lots planned along Sarival Avenue near the northwest corner of the Ranch and slightly larger lots **TRANSITIONING BACK TO SMALLER LOTS** ~~planned~~ along Reems Road near the southeast corner of the Ranch. The slightly smaller lot sizes ~~are~~ located along Sarival Avenue **SERVE** as a density transition to the planned higher intensity Mixed-Use Gateway and Growth Area land uses on the west side of Sarival Avenue. The slightly larger lot sizes **AND SMALLER TRANSITION LOT SIZES** ~~are~~ located closer to the intersection of Peoria Avenue and Reems Road, ~~to~~ respect the ~~lower~~ density transition desired as land uses get closer to the Luke AFB AICUZ Noise contours. ~~These lower~~ **THIS MIX OF** densities ~~are~~ **IS** coupled with the MCFCD drainage channel along Reems Road and the placement of landscaped storm water retention areas near the intersection.



Peoria Avenue Cross Section
(looking west)



Peoria Avenue Cross Section
(looking west)

CROSS SECTION MODIFICATIONS

PAGE 5, PARAGRAPH 2:

The Greer Ranch PAD meets the Single-Family Design Guidelines for all parcels within the ~~R1-8~~ **R1-18** and R1-5 base zoning districts. The PAD does not exceed the “Base Permitted Density” of 3.0 dwelling units per acre established by the Design Guidelines ordinance. The ordinance’s “Determination Lot Category” based on the Permitted Lot Size Mix in Table 1 identifies that Greer Ranch falls under Category C, ~~because the minimum 58-foot wide lot category is the smallest lot size category that exceeds the permitted 15% mix for lot size.~~ None of the proposed lot size categories exceed the 30% criteria. ~~The 58 foot wide lots account for 18.2% of the lots in Greer Ranch.~~ According to the Permitted Densities in Table 2 under Category C at a base density of 3.0 units per acre, Greer Ranch is required to obtain a total of 58 design points to comply with the Single-Family Design Guidelines ordinance.

PAGE 6, DESIGN STANDARD REQUIREMENT LIST COMPLIANCE:

A1	No percentage of lots within categories A, B, C or D can exceed 30% of total within one category.	No category contains more than 30% of lots; category D C contains the highest percentage at 28.4% 27.5% .
A2	The percentage of lots within categories E, F, and G cannot be less than 30% combined.	Item A3 reduces this requirement; the PAD complies with item A3.
A3	If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25%	We have 11.6% 19.0% of our lots in categories F and G; and 28.9% 32.1% in categories E, F, and G; the PAD complies

ZONING CODE, SEC.122-22.B.1.A:

- 1) The maximum size of residential blocks within a subdivision shall either:
 - a. Generally have a width ranging from 200 to 400 feet, and a length ranging from 400 to ~~800~~ 950 feet in length; measured along the center line of the street and between intersecting street center lines; or
 - b. Be designed to accommodate no more than ten single-family residential lots on either side of a local street to equal a not-to-exceed combined total of 20 single-family detached residential lots per block.



BLOCK LENGTH MODIFICATIONS

PAD REZONE

Citizen Review

July 16, 2019 at 6 pm

Sonoran Heights Elementary School

Recommendation

Approve subject to stipulations “A” thru “B”

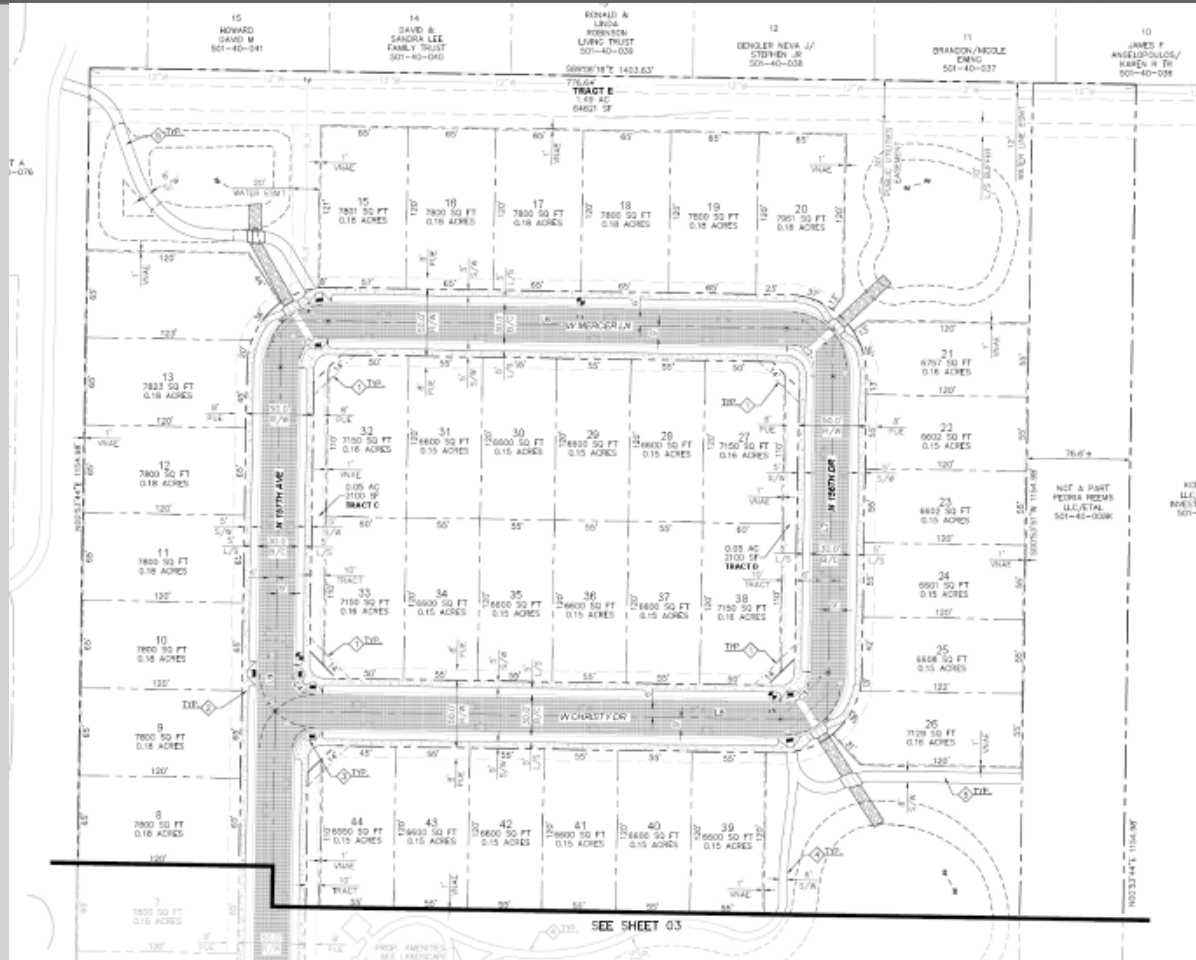


FS19-382

Stonefield at Greer Ranch

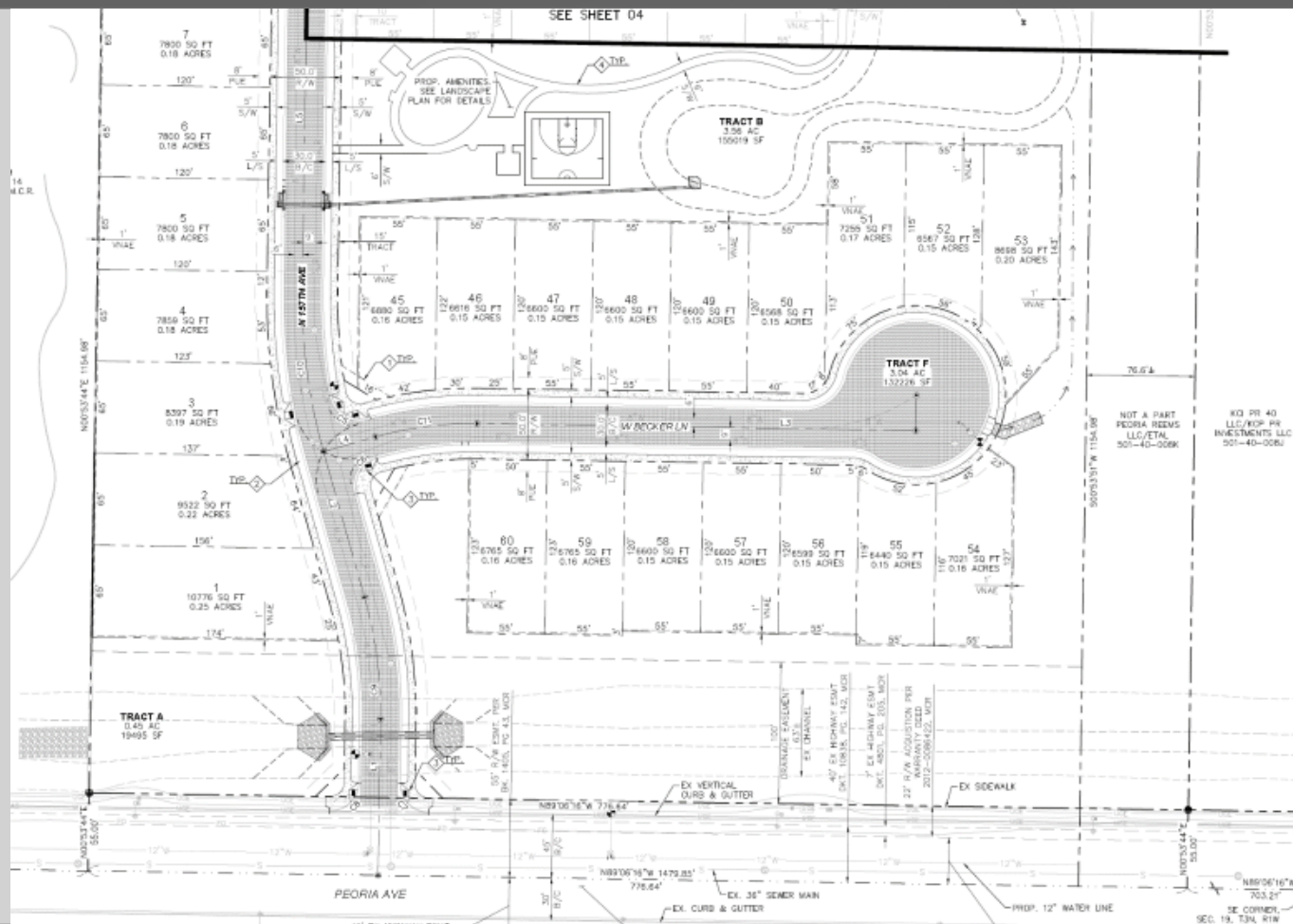
Preliminary Plat

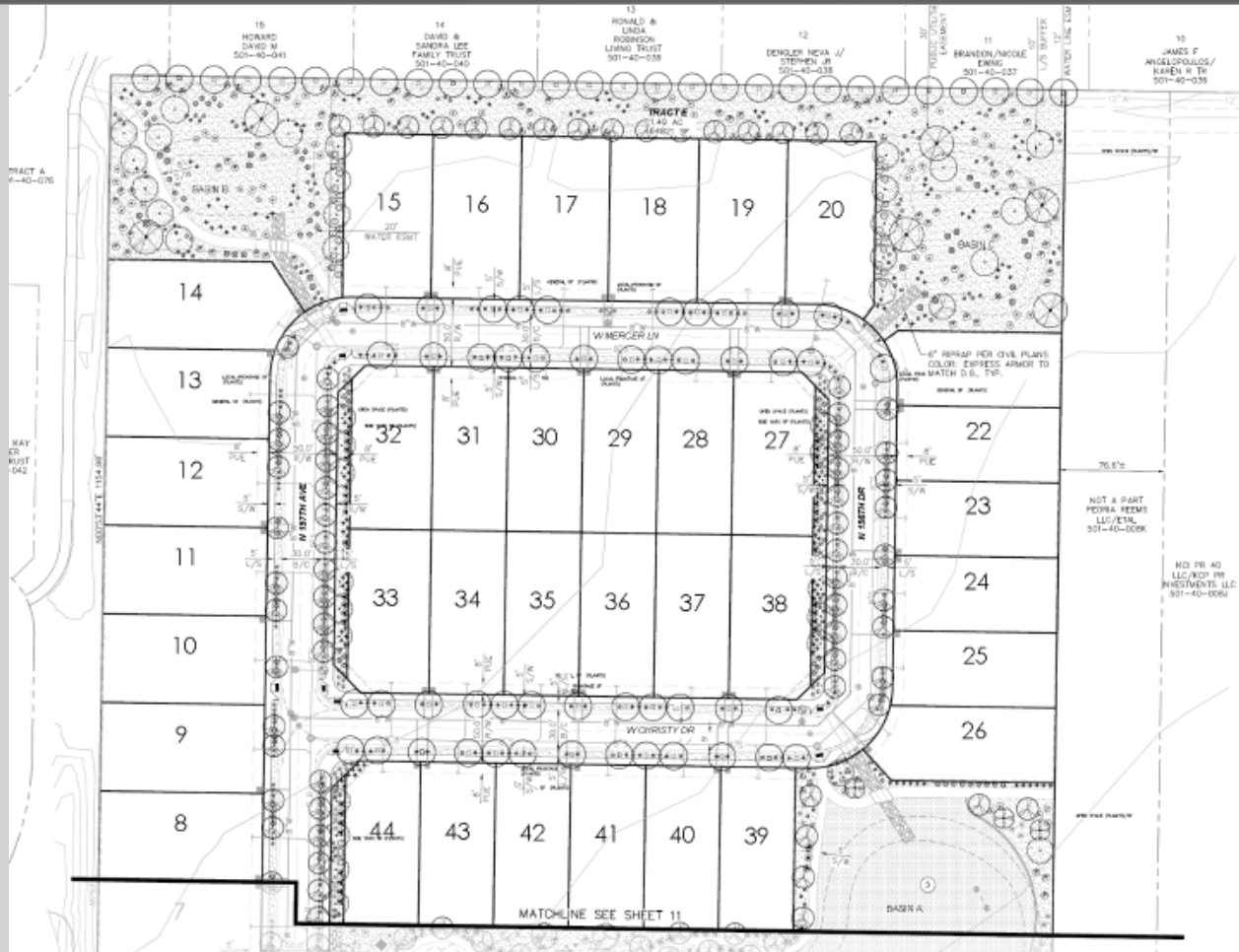
Planning and Zoning Commission – September 19, 2019



PRELIMINARY PLAT

PRELIMINARY PLAT





LANDSCAPE PLANS



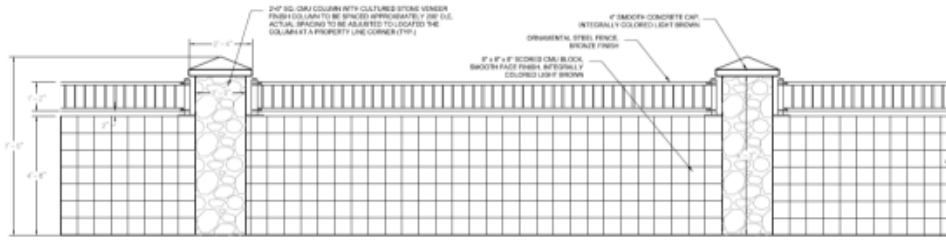
LANDSCAPE PLANS

WALL PLANS





1 THEME WALL



2 PARTIAL VIEW FENCE



WALL PLANS

- A. Development and use of the site will be consistent with the Preliminary Plat entitled “Preliminary Plat for Stonefield Subdivision,” prepared by Kimley Horn, stamped received June 26, 2019.
- B. Landscaping of the site will be consistent with the Landscape Plan entitled “Preliminary Plat for Stonefield Subdivision,” prepared by Kimley Horn, stamped received June 26, 2019.
- C. The Preliminary Plat, prepared by Kimley Horn, date stamped July 26, 2019, will be revised and submitted for review to include the following modifications:
 - 1. Sheet one (1): Zoning Information: Adjacent Zoning: North: The APN will be removed.
 - 2. Sheet 4: Lot 14: The lot information, including lot number, lot square footage, and lot acreage, will be provided.

- D. The Landscaping Plan prepared by Kimley Horn, date received July 26, 2019, will be revised and submitted for review to include the following modifications:
1. Sheets 11 and 12: Sight visibility triangles at all local street intersections will be labeled.
 2. Sheets 11 and 12: Trees within visibility triangles will be removed.
 3. Sheet 13: Sight visibility triangles at all local street intersections will be provided.
 4. Sheet 13: Walls, including theme walls, will not extend into sight visibility triangles.
 5. Sheet 13: A theme wall will be provided along the rear of Lots one (1) through 14.
 6. Sheet 13: A view wall will be provided along the northern edge of Lots 15 through 20.

- E. All civil comments, on file with Engineering Services of Public Works, shall be addressed and civil documents approved by city staff prior to final plat approval and issuance of civil construction permits.
- F. The AutoCAD file received, July 29, 2019 shall be revised and submitted for review to include the following modifications:
 - 1. AutoCAD files will contain the same information as provided on sheets 1 and 2 for the ALTA Survey drafted by Superior Surveying Services.
 - 2. Provide any revisions requested by other reviewers in AutoCAD format.
- G. All homes will have Fire Sprinklers installed
- H. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

PRELIMINARY PLAT

Citizen Review

July 16, 2019 at 6 pm

Sonoran Heights Elementary School

Recommendation

Approve subject to stipulations “A” thru “H”



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 19, 2019 Contact Person: ROBERT KUHFUSS
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Preliminary Plat entitled “Revised Preliminary Plat for Units F & C – Toll at Prasada”. Planning case # FS19-184.

Motion:

Motion to recommend approval to the City Council of the Preliminary Plat entitled “Revised Preliminary Plat for Units F & C – Toll at Prasada”, subject to stipulations “a” through “c”.

Background:

The subject request involves a revised Preliminary Plat for Units F and C of the Toll at Prasada project. Units F and C were included in the original Toll at Prasada Preliminary Plat processed under case FS17-394, and were subsequently platted as a two separate parcels under the Phase 1 Infrastructure Plat processed under case FS18-290. The applicant now seeks to further subdivide the subject parcels into 174 lots and 24 tracts, collectively. This revised Preliminary Plat is the first step in that process.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS19-184 Toll at Prasada Unit F & C Revised Preliminary Plat 09-19-19 P&Z Staff Report
2. 01 FS19-184 Toll at Prasada Unit F & C Revised Preliminary Plat Vicinity Map

3. 02 FS19-184 Toll at Prasada Unit F & C Revised Preliminary Plat Case Map
 4. 03 FS19-184 Toll at Prasada Unit F & C Revised Preliminary Plat
 5. 04 FS19-184 Toll at Prasada Unit F & C Preliminary Landscape Plans
 6. 05 FS19-184 FCDMC Comments
 7. 06 FS19-184 LAFB Comments
 8. 07 FS19-184 Toll at Prasada Unit F & C Revised Preliminary Plat 09-19-19 P&Z Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

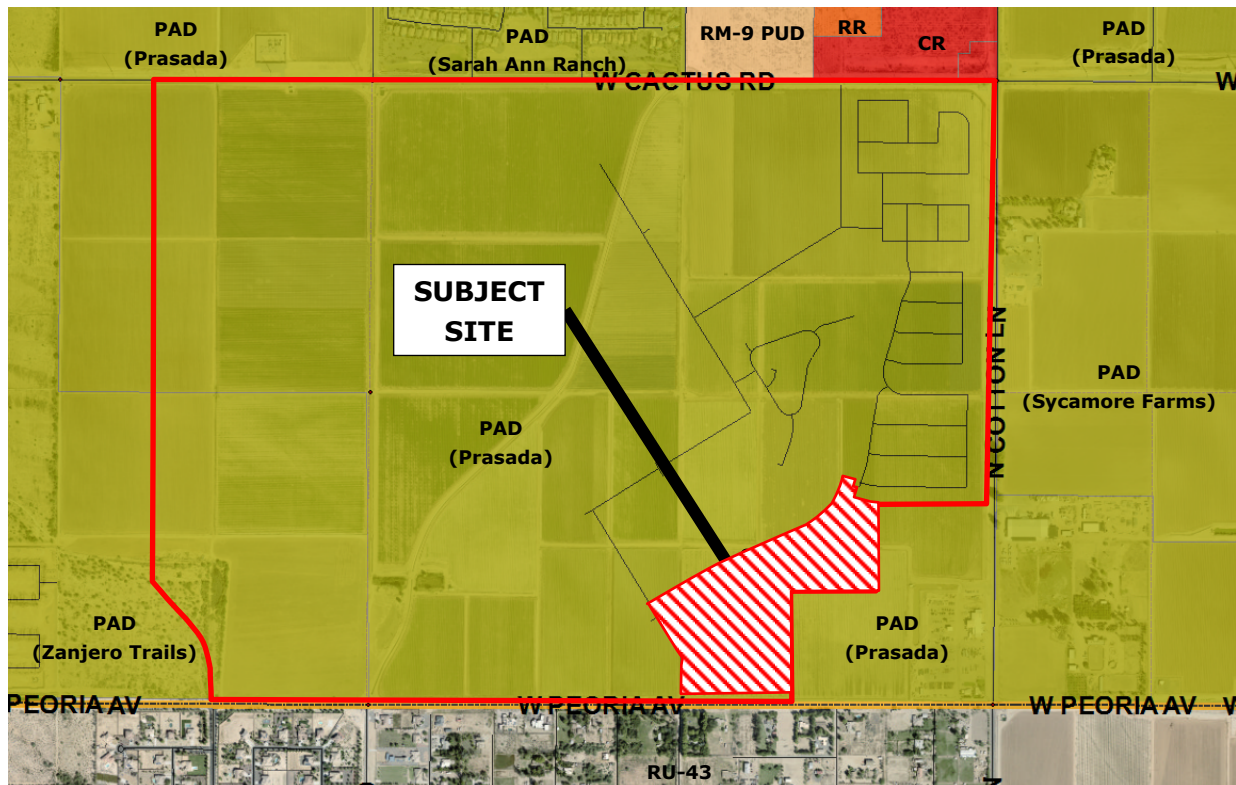
1 **Case:** **FS19-184**
2
3 **Project Name:** Toll at Prasada Unit F & C Revised Preliminary Plat
4
5 **Council District:** 3 - Mesquite
6
7 **Meeting Date:** **September 19, 2019**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11
12 **Owner:** Toll Prasada, LLC
13
14 **Applicant:** Aaron Insco of Toll Bros, Inc.
15
16 **Request:** Revised Preliminary Plat for Toll at Prasada Units F & C in the Prasada
17 PAD
18
19 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and
20 Peoria Avenue
21
22 **Area:** Parcel C – 12.7 acres (approx.)
23 Parcel F – 24.1 acres (approx.)
24 Total – 36.8 acres (approx.)
25
26 **Density:** Parcel C – 4.72 DU/Ac. (approx.)
27 Parcel F – 4.73 DU/Ac. (approx.)
28 Overall – 4.73 DU/Ac. (approx.)
29
30 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
31
32 **Support/Opposition:** None known
33
34 **Staff Recommendation:** **Approve**, subject to stipulations “a” through “c”
35
36
37
38
39
40

PROJECT DESCRIPTION:

The subject request involves a revised Preliminary Plat for Units F and C of the Toll at Prasada project. Units F and C were included in the original Toll at Prasada Preliminary Plat processed under case FS17-394, and was subsequently platted as a two separate parcels under the Phase 1 Infrastructure Plat processed under case FS18-290. The applicant now seeks to further subdivide the subject parcels into 174 lots and 24 tracts, collectively. This revised Preliminary Plat is the first step in that process.

EXISTING ZONING:

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



BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

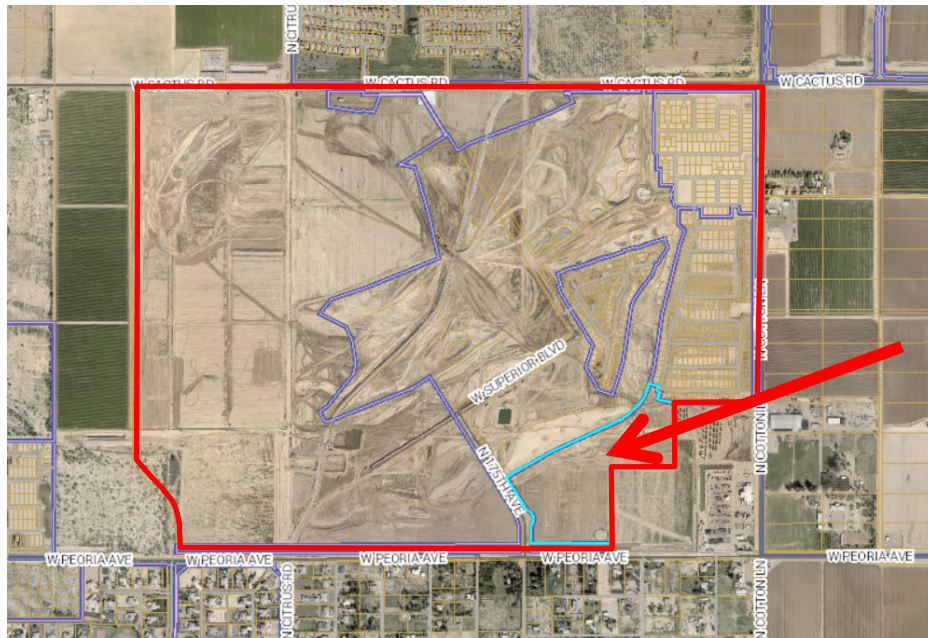
December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

61 **February 12, 2018:** Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada
62 Lake Village under case FS17-587 for the purpose of revising specific development standards
63 related to the Toll Brothers development.
64
65 **April 17, 2018:** The City Council approved the Toll at Prasada Preliminary Plat under case FS17-394.
66
67 **December 18, 2018:** Staff approved a Minor PAD Amendment to allow a Temporary Long Term
68 Construction Office, Temporary Nursery, and Stay-and-Play Cottages w/ associated parking under
69 case FS18-514.
70
71 **December 20, 2018:** Staff met with the developer to discuss revised Preliminary Plats and related
72 Final Plats for Parcels C, E, F, and P during a regularly scheduled Concept Review meeting under
73 CR18-665.
74
75 **January 15, 2019:** The City Council approved the Toll at Prasada Phase 1 Infrastructure Plat under
76 case FS18-290.
77
78 **January 18, 2019:** The applicant filed a request for the Phase 2 Master Plat under case FS19-061.
79
80 **February 14, 2019:** The applicant submitted a request for a revised Preliminary Plat for Unit P
81 under case FS19-110.
82
83 **March 4, 2019:** The applicant submitted a request for a revised Preliminary Plat for Unit E under
84 case FS19-145.
85
86 **March 5, 2019:** The Council approved Final Plats for Units A, B, and D, under cases FS18-260, FS17-
87 700, and FS18-289, respectively.
88
89 **March 25, 2019:** The applicant submitted a request for a revised Preliminary Plat for Units C and P
90 under case FS19-184, the subject case.
91
92 **August 6, 2019:** The City Council approved the Phase 1 Cactus Road Final Plat under case FS18-342.
93
94 **August 6, 2019:** The City Council approved the Phase 1 Peoria Avenue Map of Dedication under
95 case FS18-343.
96
97 **August 6, 2019:** The City Council approved the Phase 2 Peoria Avenue Map of Dedication under
98 case FS18-691.
99
100 **August 6, 2019:** The City Council approved the Revised Preliminary Plat for Unit P under case FS19-
101 110.
102
103 **August 6, 2019:** The City Council approved the Revised Preliminary Plat for Unit E under case FS19-
104 145.

August 6, 2019: The City Council continued the Phase 2 Master Plat being processed under case FS19-061 to a date-certain of September 5, 2019.

ANALYSIS AND DISCUSSION:

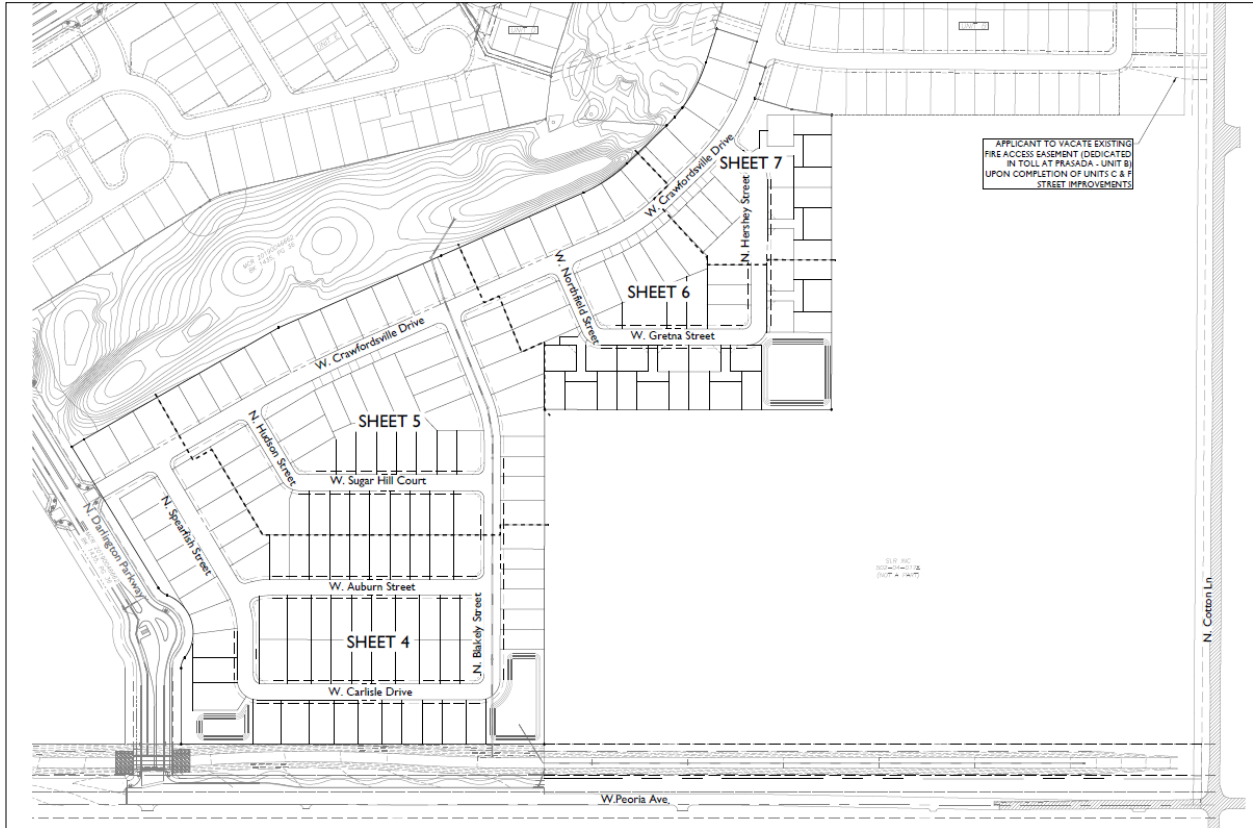
The original Preliminary Plat approved under FS17-394 anticipated a total of 2,207 lots for the larger Toll at Prasada project; however, the exact configuration of the lots outside of the initial phase of development had not been finalized by the time the related Phase 1 Infrastructure Plat (FS18-290) was ready to move forward. In order to keep the project moving forward, the Phase 1 Infrastructure Plat was approved with Units F and C shown as two separate units.



The applicant wishes to proceed with subdividing Units F and C; however, since no lotting was approved for either Unit with the original Preliminary Plat or subsequent Final Infrastructure Plat, a revised Preliminary Plat is required. The following image depicts the layout as proposed under the subject Preliminary Plat.

[Continued on following page.]

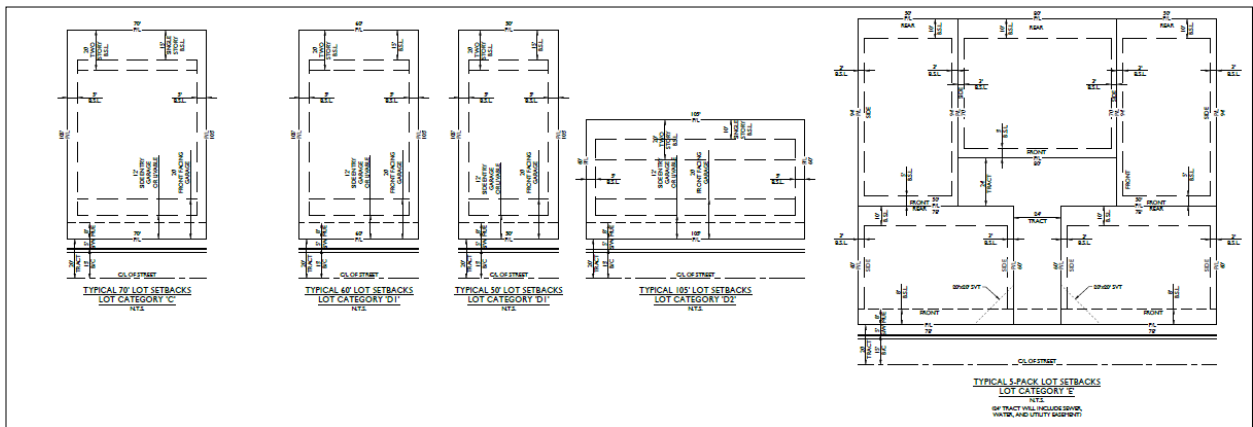
134



135
136

137 The proposed subdivision anticipates four (4) Lot Categories. These include two (2) configurations
138 of Lot Category D1, plus five (5) cluster configurations, which are consistent with the approved PAD
139 zoning as follows:

140



141
142
143
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145
146
147

[Continued on following page]

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying 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 4.73 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept and is consistent with the GDC.

REVIEWING AGENCIES:

The subject request was routed to the standard reviewing agencies, who offered the following comments:

Flood Control District of Maricopa County (FCDMC): In an email dated March 19, 2019, FCDMC stated that prior to obtaining a building permit, either a floodplain use permit or a CLOMR/LOMR would be required by the District.

Arizona Department of Transportation (ADOT): ADOT did not respond to this specific request; however, in other similar related cases ADOT indicated no concerns and stated they were neither an opponent nor a proponent to the project.

Luke Air Force Base (LAFB): In a letter dated March 25, 2019, LAFB stated the request will not negatively impact flight operations.

[Continued on following page.]

Summary:

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the SUDC. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'c' as outlined below:

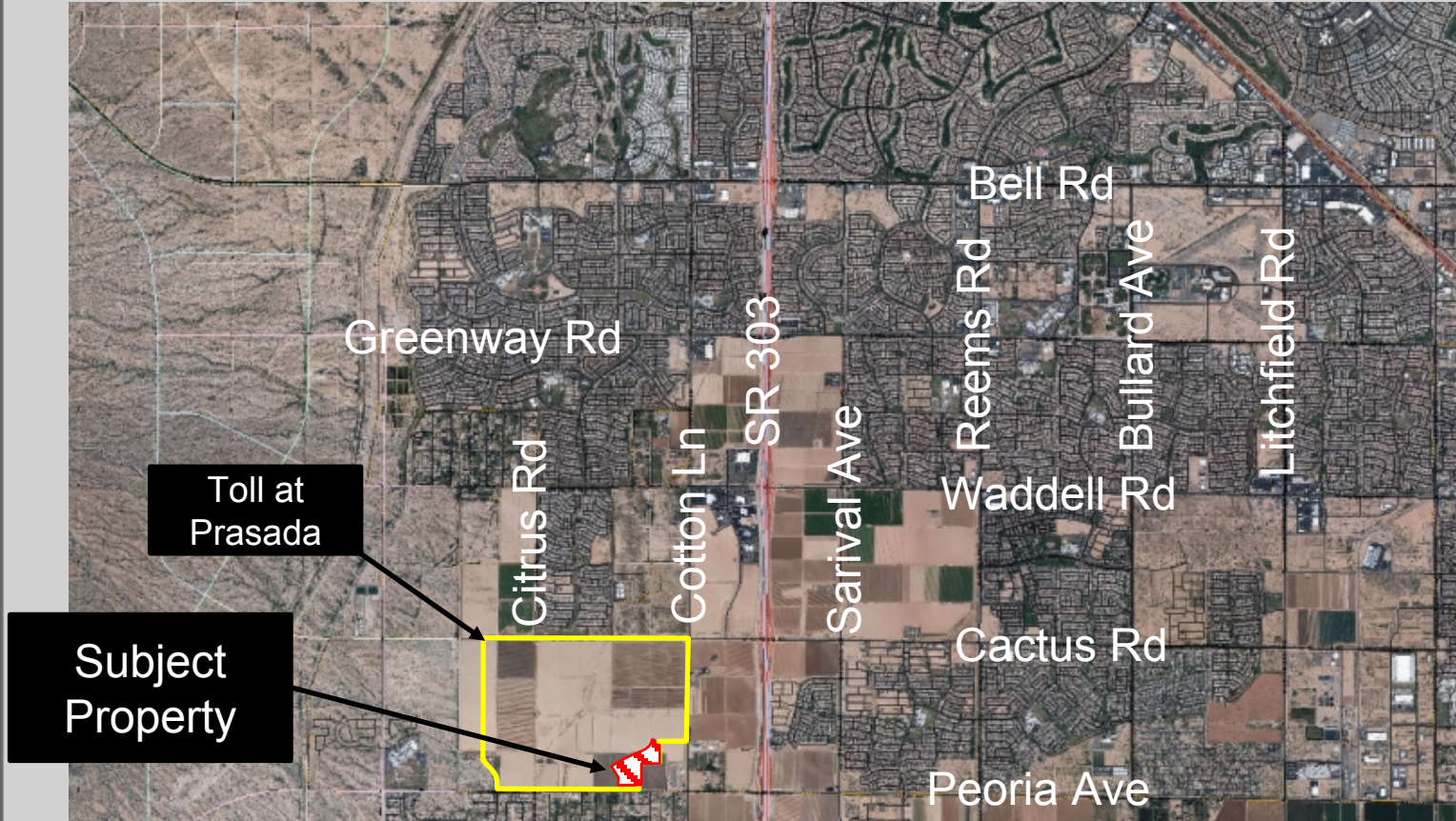
- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Units F & C - Toll at Prasada", consisting of eight (8) sheets prepared by EPS Group and stamped received August 2, 2019.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada Unit F & C", consisting of seven (7) sheets prepared by Greey|Pickett and stamped received August 2, 2019.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

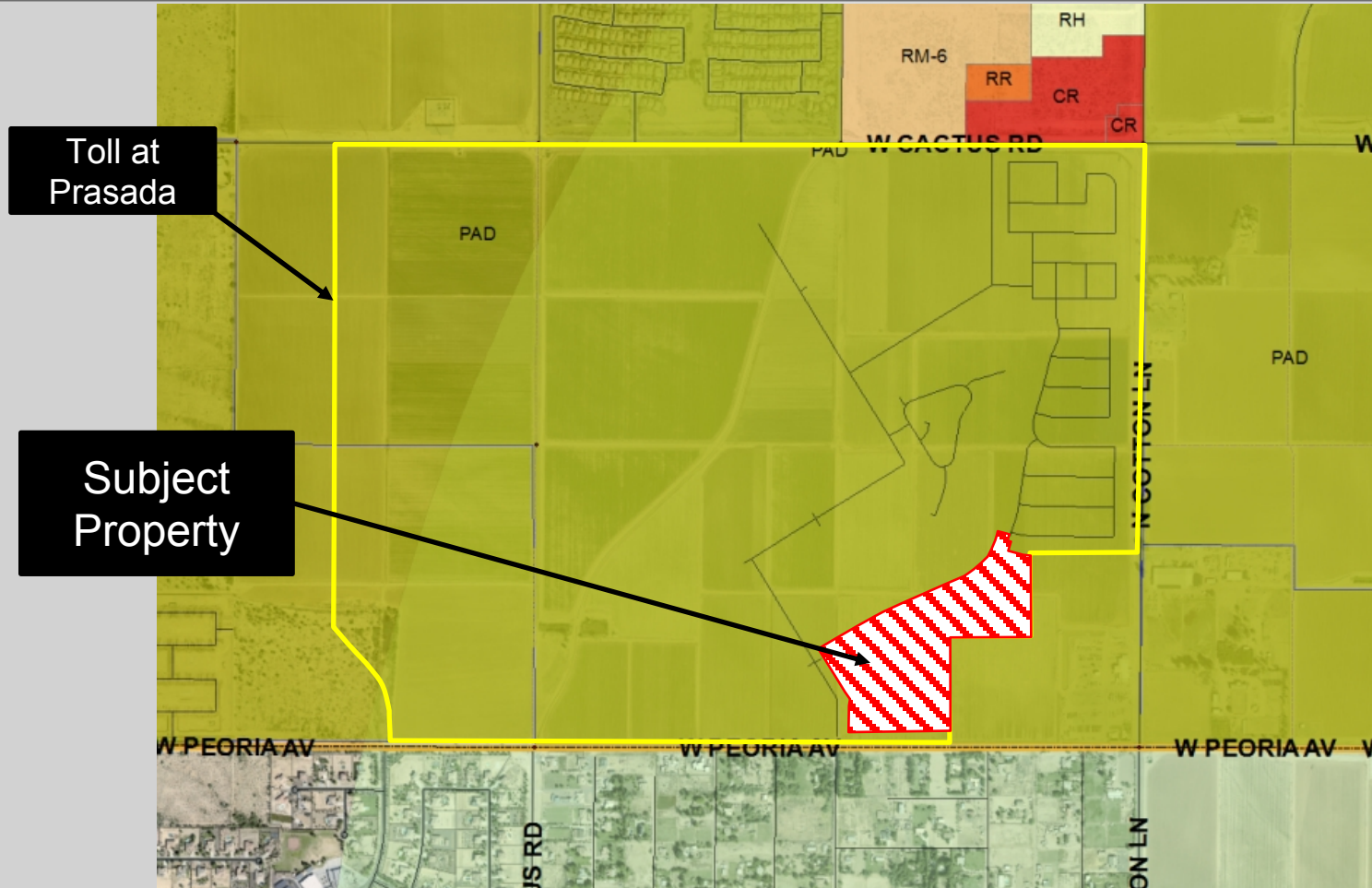
Attachments:

- 01 Toll at Prasada Unit F & C Vicinity Map
- 02 Toll at Prasada Unit F & C Case Map
- 03 Toll at Prasada Unit F & C Revised Preliminary Plat
- 04 Toll at Prasada Unit F & C Preliminary Landscape Plans
- 05 FCDMC comments
- 06 Luke AFB comments

Units F & C Vicinity Map



Units F & C Case Map



Aug 01, 2019 10:43am S:\Projects\2016\16-339\Civil\Pre Plat\16-339.1 - F&C - PrePlat - CS01.dwg

A PORTION OF THE EAST HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

W. CACTUS RD.

N. CITRUS RD. (ALIGNMENT)

T.3 N., R.2 W.
SEC. 23

PROJECT SITE

N. COTTON LANE

W. PEORIA AVE.

TOLL AT PRASADA
BOUNDARY LINE

NORTH

N.T.S.

DEVELOPER:	CIVIL ENGINEER:
TOLL BROTHERS	EPS GROUP, INC.
8767 E VIA DE VENTURA, SUITE 390	1130 N. ALMA SCHOOL RD, SUITE 120
SCOTTSDALE, AZ 85258	MESA, AZ 85201
TEL: (480) 314-6711	TEL: (480)-503-2250
CONTACT: OSCAR DOMINGUEZ	FAX: (480)-503-2258
	CONTACT: RICH HOPPE, P.E.

A.P.N.	502-04-017D
EXISTING GENERAL PLAN: EXISTING ZONING:	NEIGHBORHOOD CHARACTER AREA PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 06-26)
GROSS AREA:	+/- 36.80 ACRES
NET AREA:	+/- 36.80 ACRES
PURV STREET TRACT AREA:	+/- 6.03 ACRES
LOT AREA:	+/- 25.63 ACRES
TRACT/OPEN SPACE:	+/- 5.14 ACRES

Parcel	Net Acreage	Lot Yield	Net Density
A	32.74	141	4.31
B	47.99	230	4.79
D	21.94	90	4.10
P	17.60	49	2.78
E	18.96	81	4.27
F	24.10	114	4.73
C	12.70	60	4.72
Total	176.03	765	4.35

THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THE DEVELOPER SHALL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
5. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
6. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.
7. PUBLIC STREETS WILL BE MAINTAINED BY THE CITY OF SURPRISE. ADDITIONALLY, HOA TO GOVERN ALL PARKING GUIDELINES. CCR'S TO STATE THAT THERE IS NO PARKING ALLOWED ON TRASH PICKUP DAYS.

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS
APPROVED IN PRASADA, CASE FS17-587.

TOLL AT PRASADA
UNITS F & C PRELIMINARY PLAT
 SURPRISE, ARIZONA

Cover Sheet

[illegible]

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (762-8463)

Designer: YE
Drawn by: JK



Job No.
16-339

CS01

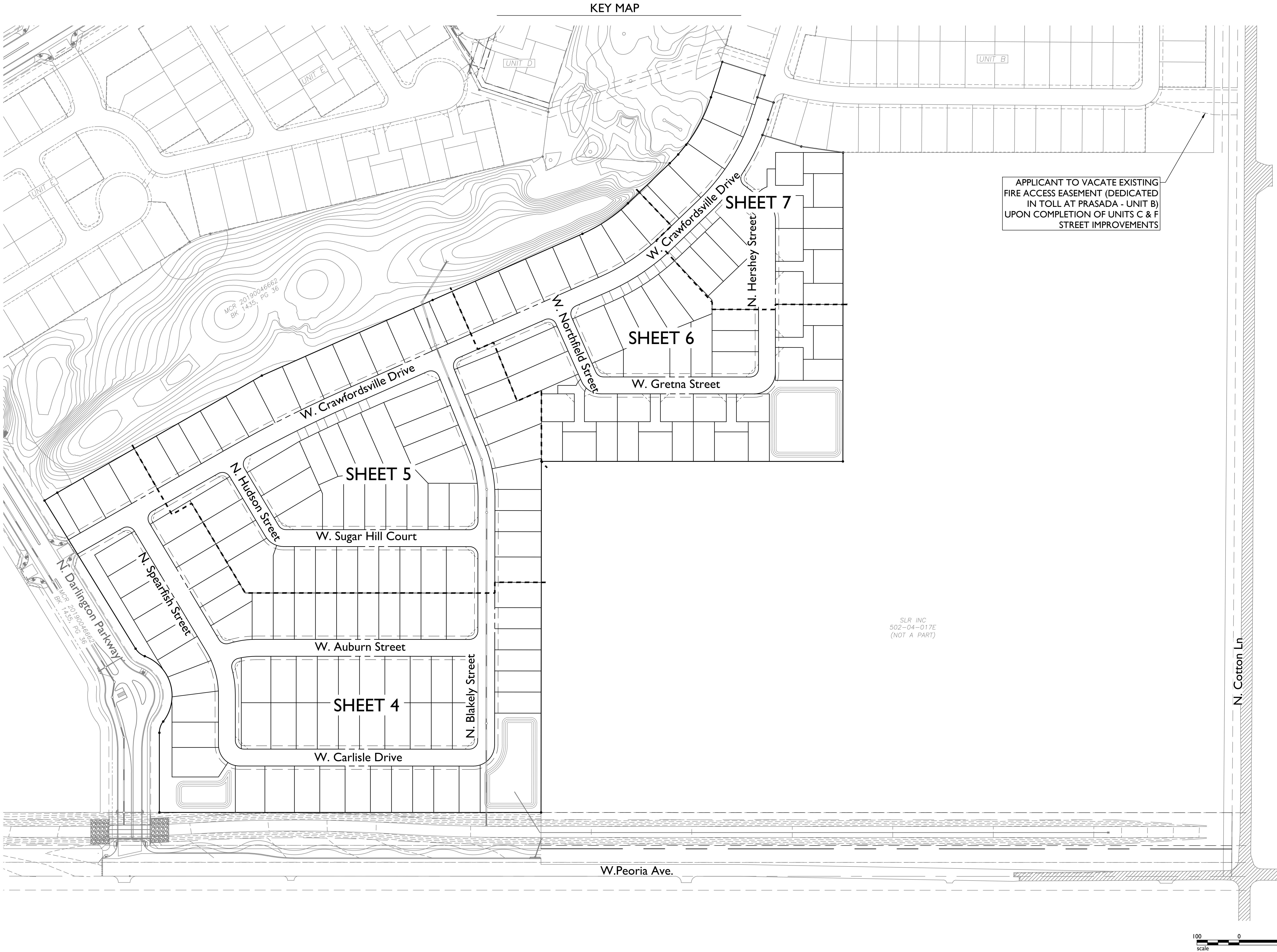
Sheet No.
1
of 8

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I6-339 - UNITS F & C PRELIMINARY PLAT

Aug. 01, 2019 10:44am S:\Projects\2016\I6-339\Civil\Phase 2\CEFP PrePlat\Unit F & Unit C\Pre Plat\I6-339.1 - F&C - PrePlat - ID01.dwg

yesquivel



KEY MAP

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

TOLL AT PRASADA
UNITS F & C PRELIMINARY PLAT
SURPRISE, ARIZONA

Index Sheet

Project:

Revisions:

Call at least one full working day
before your begin excavation.

Division of Land Use Planning (LUP) (2016-05-08)
In Maricopa County (802063-1100)

Designer: YE
Drawn by: JK

Job No.
16-339

ID01

Sheet No.
2
of 8

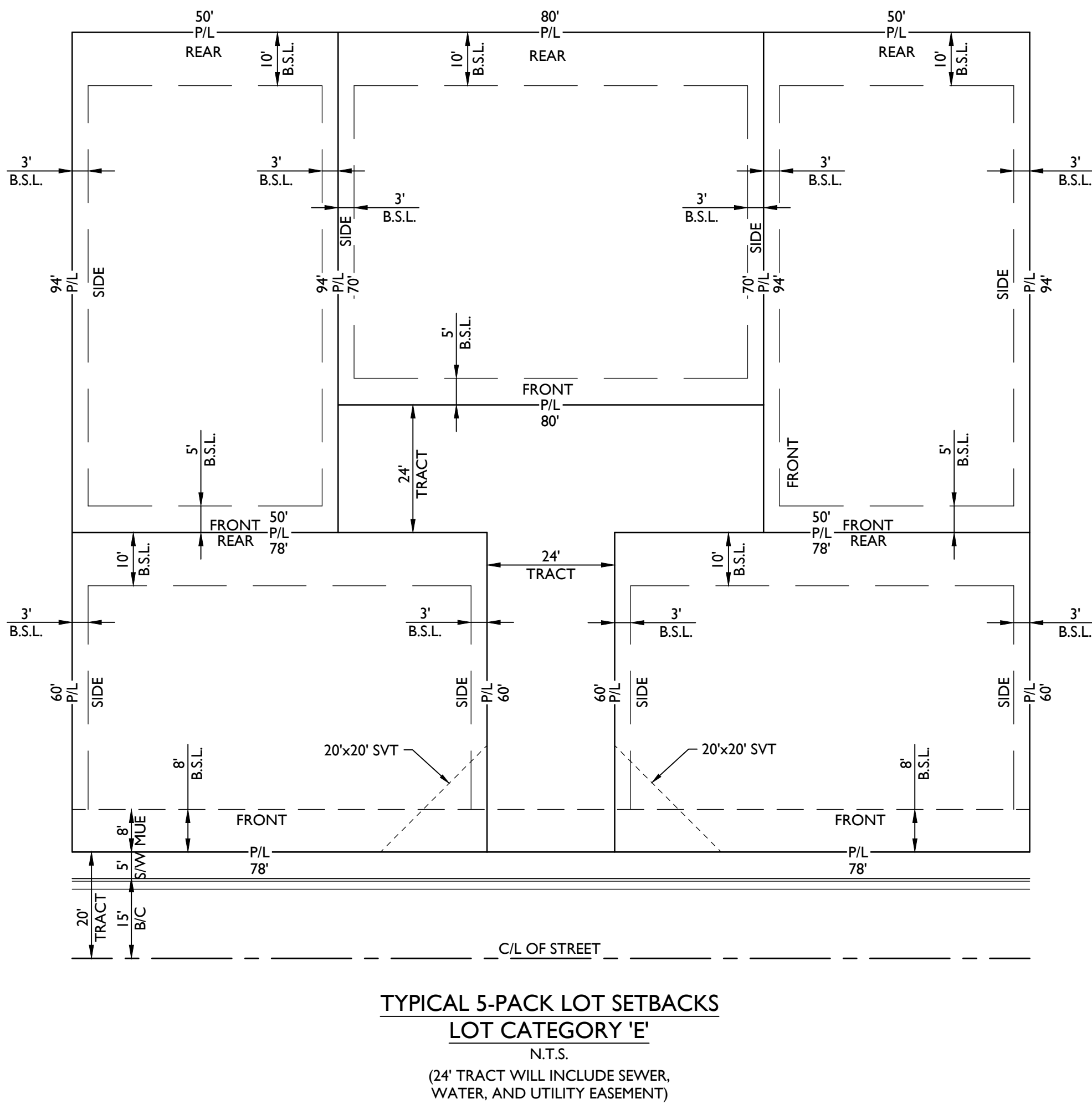
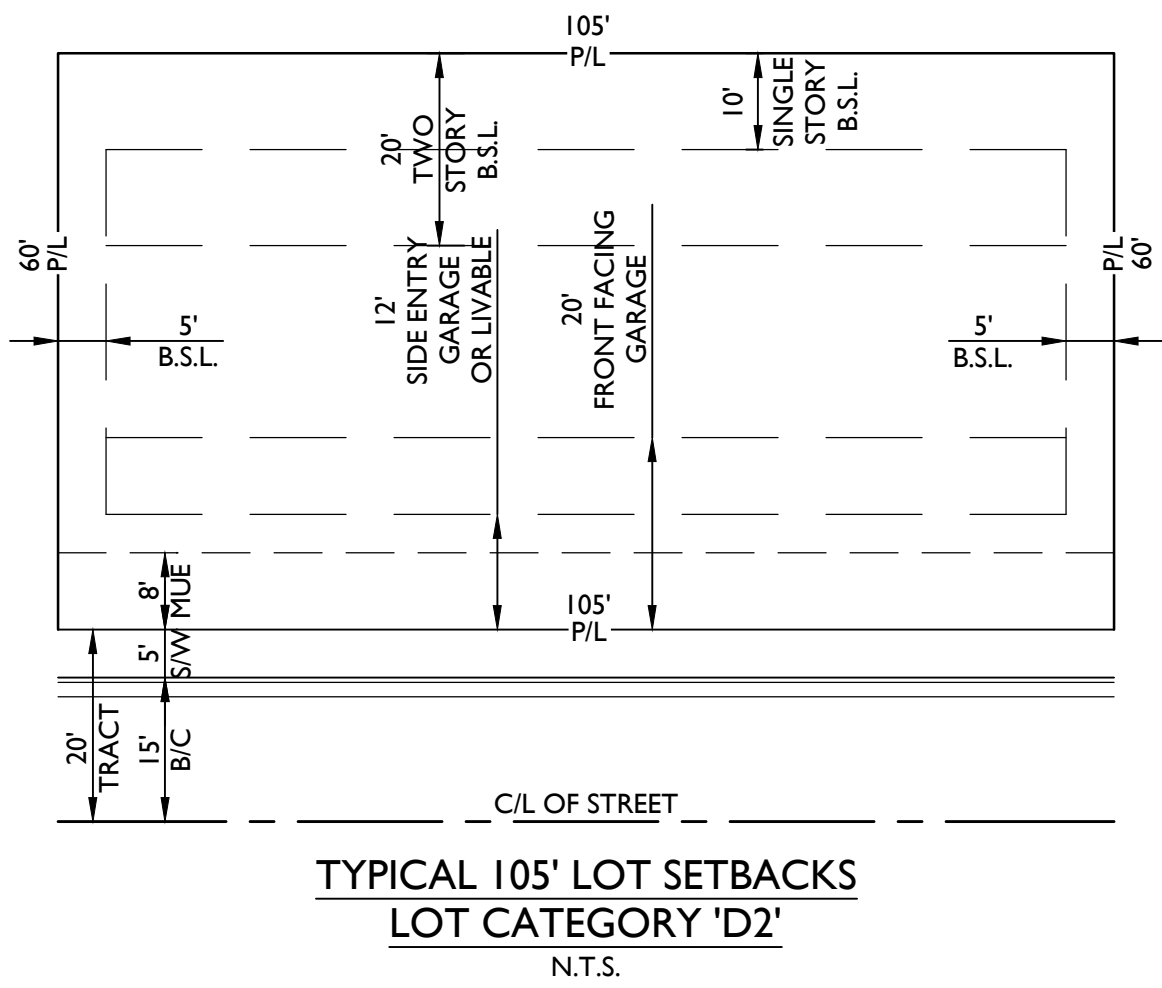
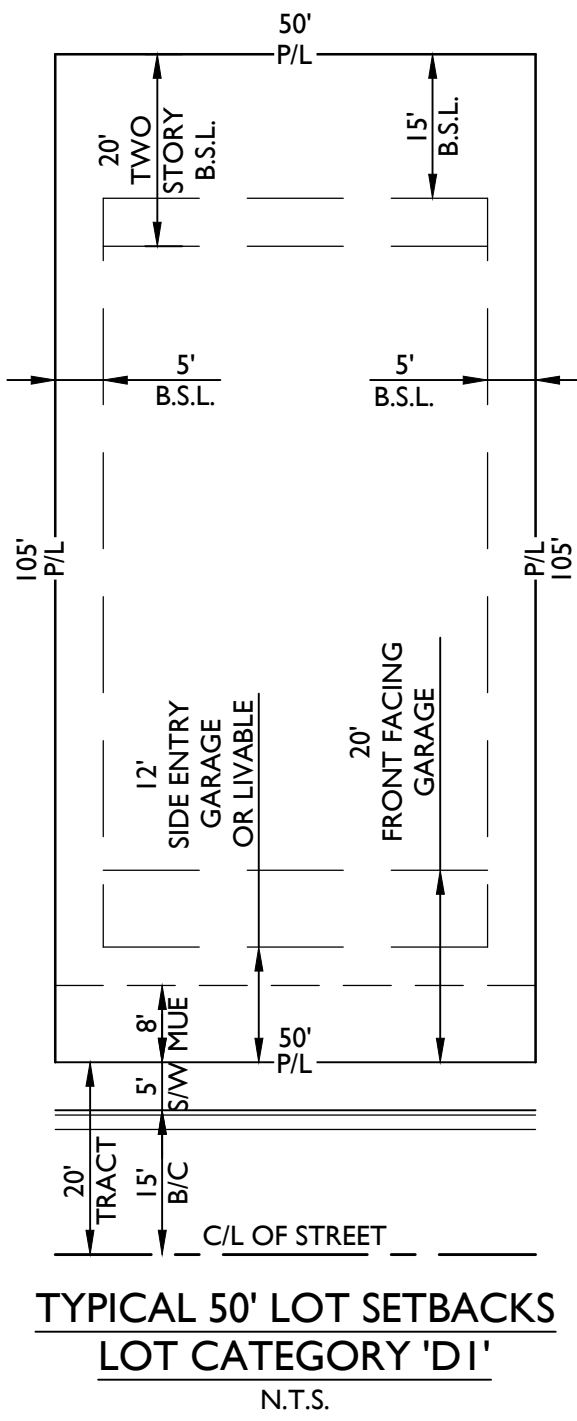
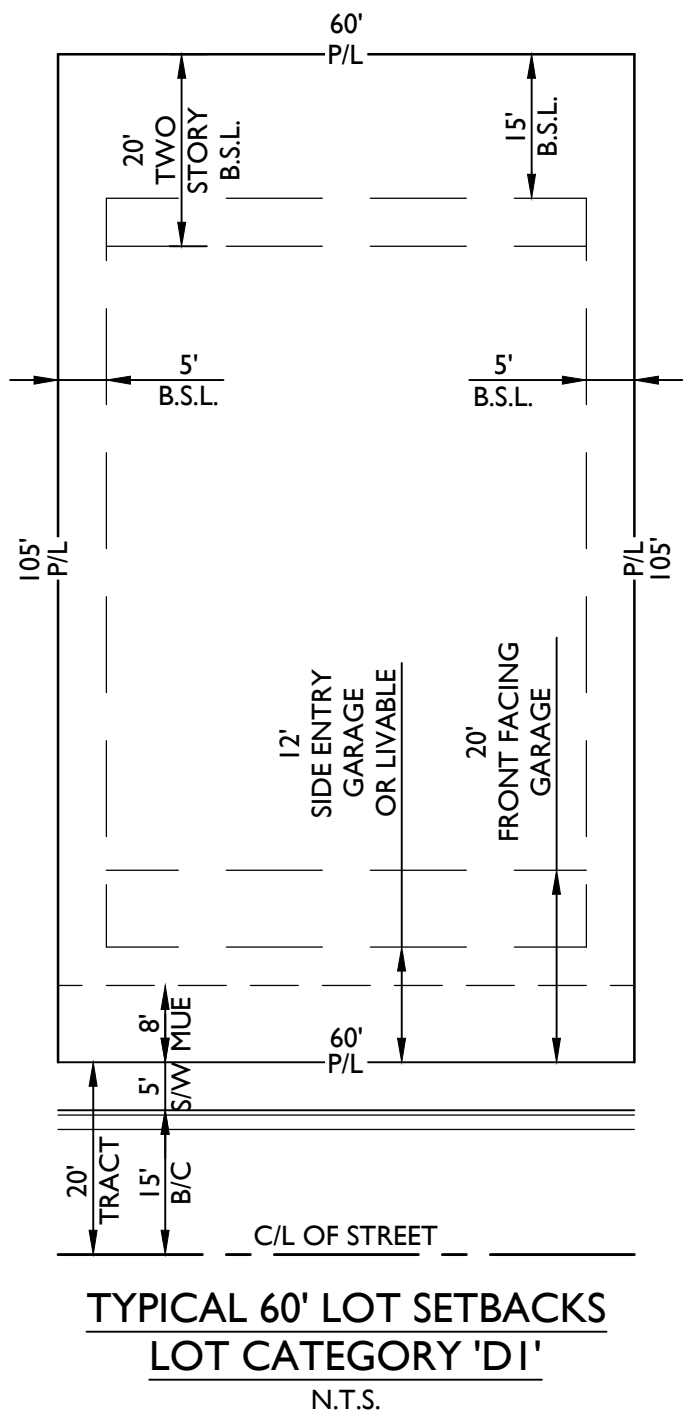
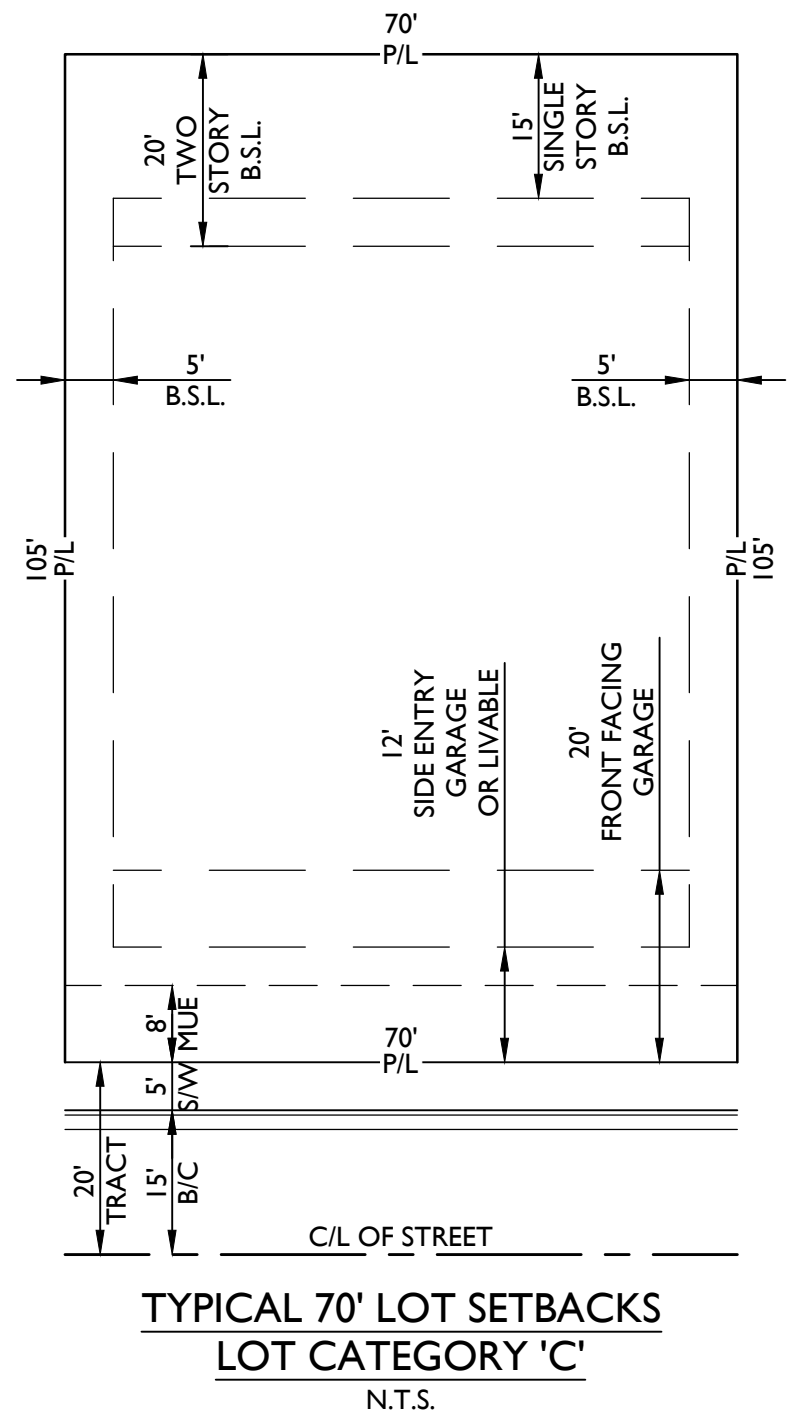
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Development Standard C - FS16-400		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	7,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽²⁾		
Front ⁽⁴⁾		
Front facing garage (measured from back of sidewalk to face of garage door)		20 Feet
Side entry garage, porch or livable space ⁽⁵⁾		12 Feet
Side ^{(3)/(4)}		5 Feet / 5 Feet
Rear ^{(4)/(6)}		20 Feet (2 Story) 15 Feet (1 Story)
Maximum Building Height: ⁽⁷⁾		35 Feet
Notes		
1.	Lot widths may range from 60 feet to 80 feet, with lot areas from 7,000 square feet.	
2.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
3.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
4.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
5.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.	
6.	Covered patios may encroach up to 5 feet into the rear setback.	
7.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

Development Standard D1 - FS17-587		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾		
Front ⁽²⁾⁽⁵⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space ⁽⁵⁾		
12 Feet		
Side ⁽⁴⁾⁽⁵⁾		
5 Feet / 5 Feet		
Rear ⁽⁵⁾⁽⁷⁾		
20 Feet (2 Story)		
15 Feet (1 Story)		
Maximum Building Height: ⁽⁷⁾		
35 Feet		
Notes		
1.	Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.	
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.	
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
5.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.	
7.	Covered patios may encroach up to 5 feet into the rear setback.	
8.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

Development Standard D2 - FS17-587		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾		
Front ^{(2)/(5)}		
Front & side facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space ⁽⁵⁾		
12 Feet		
Side ^{(4)/(5)}		
5 Feet / 5 Feet		
Rear ^{(5)/(7)}		
20 Feet (2 Story)		
10 Feet (1 Story)		
Maximum Building Height: ⁽⁷⁾		
35 Feet		
Notes		
1.	Typical configured lot widths may range from 45 feet to 110 feet, with lot areas from 5,000 square feet.	
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.	
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
5.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.	
7.	Covered patios may encroach up to 5 feet into the rear setback.	
8.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

Development Standard E - FS17-587			
Zoning District:	PLV-1	PLV-2	PLV-3
Minimum Lot Area	2,500 Square Feet		
Minimum Building Setbacks: ⁽¹⁾			
Front ^{(2) (4)}			
Front facing garage (measured from back of sidewalk to face of garage door)		10 Feet	
Porch or Living Space		5 Feet	
Side ⁽²⁾⁽³⁾	0 Feet / 3 Feet		
Rear ⁽²⁾⁽⁴⁾⁽⁶⁾	10 Feet		
Maximum Building Height: ⁽⁵⁾		35 Feet	
Notes			
1.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
2.	Architectural features such as, but not limited to: fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and/or rear setbacks.		
3.	Side setbacks for "Z"-Lots and "O"-Lots shall be 5' aggregate, 0' minimum at shared use easement.		
4.	5' Setback from alley R.O.W. or shared driveway to face of garage.		
5.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		
6.	Covered patios may encroach up to 2 feet into the rear setback.		



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SURPRISE, ARIZONA

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Professional Engineer License
No. 64616
JAMES ROGERS
Exp. 07/24/20
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Drawn by:

Job No.
16-339

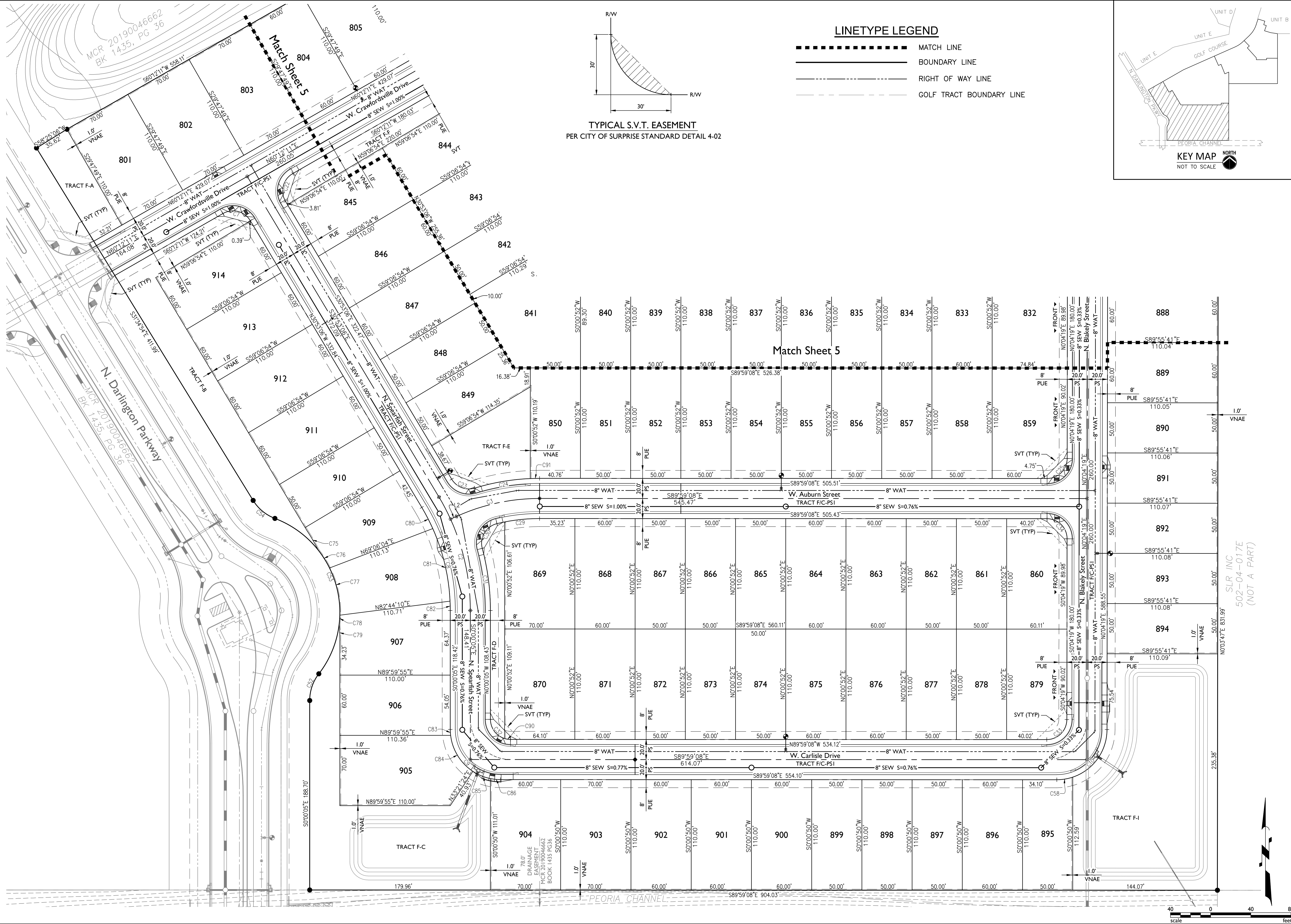
DT01

Sheet No.
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of 8

Lot Diagrams & Development Standards

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jkluce

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Designer: Y
Drawn by: J

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16-33

PP01

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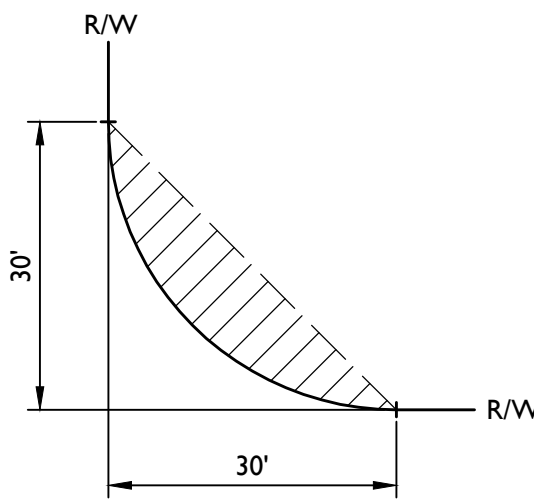
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I6-339 - UNITS F & C PRELIMINARY PLAT

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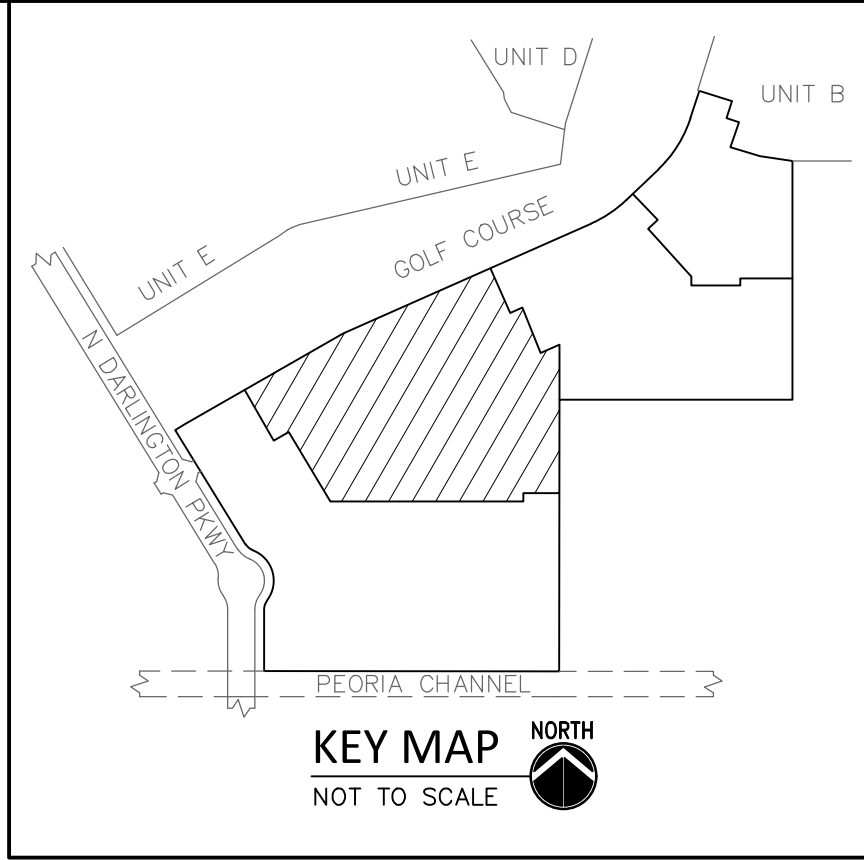


TYPICAL S.V.T. EASEMENT

PER CITY OF SURPRISE STANDARD DETAIL 4-02

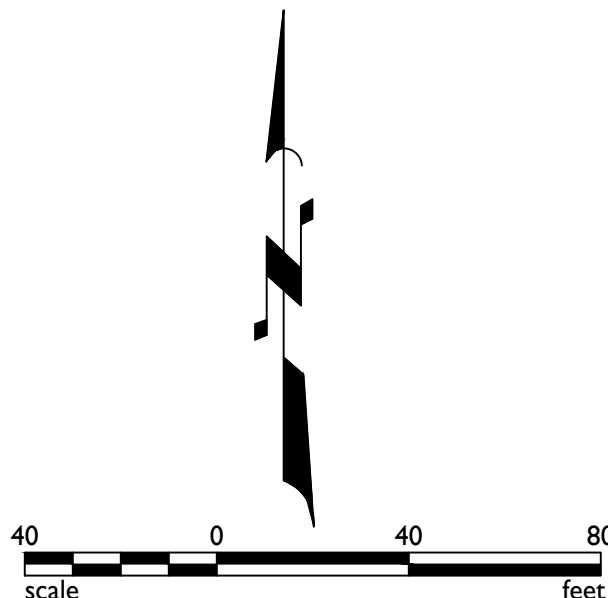
LINETYPE LEGEND

- MATCH LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- GOLF TRACT BOUNDARY LINE



KEY MAP
NOT TO SCALE

* LOTS ARE TO HAVE INDIVIDUAL DRIVEWAY EASEMENTS. EACH EASEMENT TO PROVIDE FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, PUBLIC UTILITIES, WATER UTILITIES, AND SEWER UTILITIES. EXACT EASEMENT LOCATION TO BE REFINED AT FINAL PLAT.



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Division of Land Record Services (Title & Survey)
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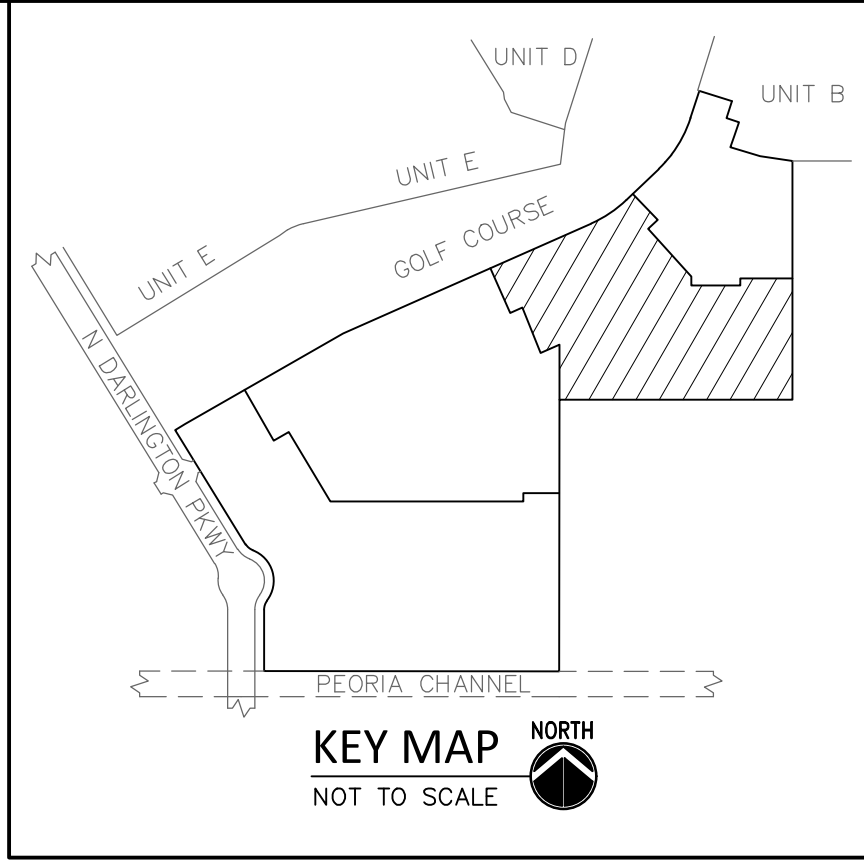
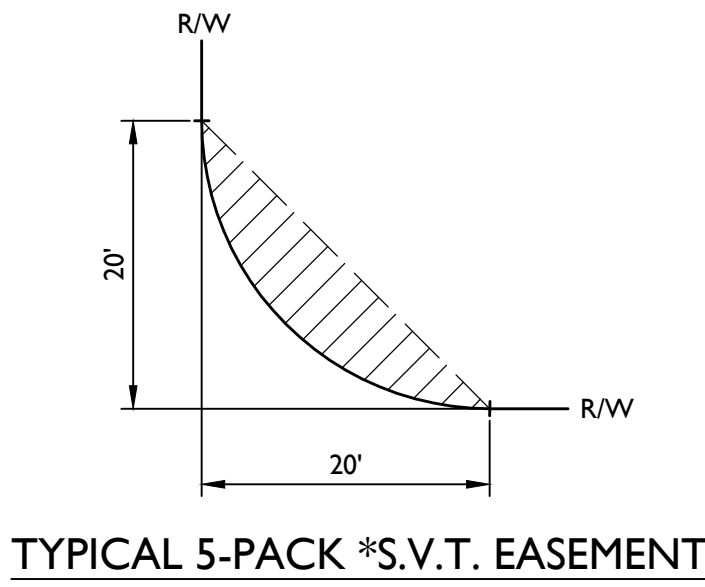
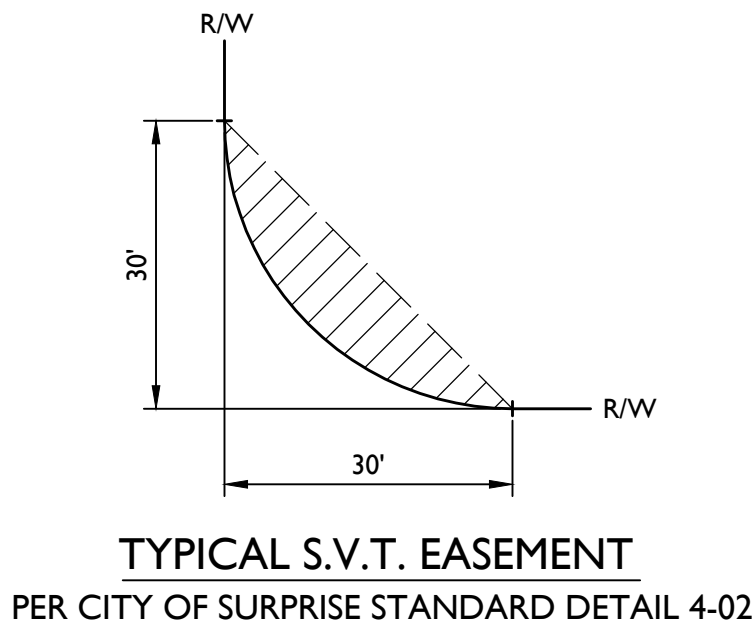
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of **8**

I6-339 - UNITS F & C PRELIMINARY PLAT

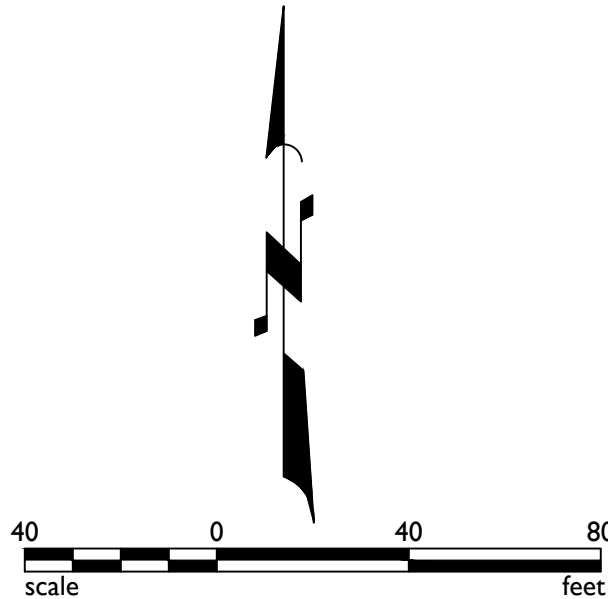
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- LINETYPE LEGEND**
- MATCH LINE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - GOLF TRACT BOUNDARY LINE

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SURPRISE, ARIZONA

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Drawn by: JK

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PP03
Sheet No.
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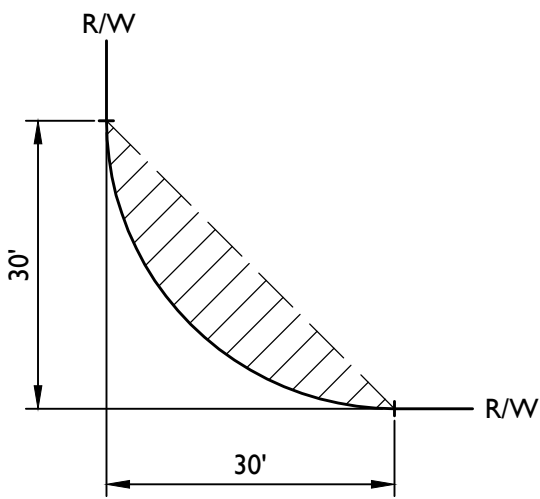
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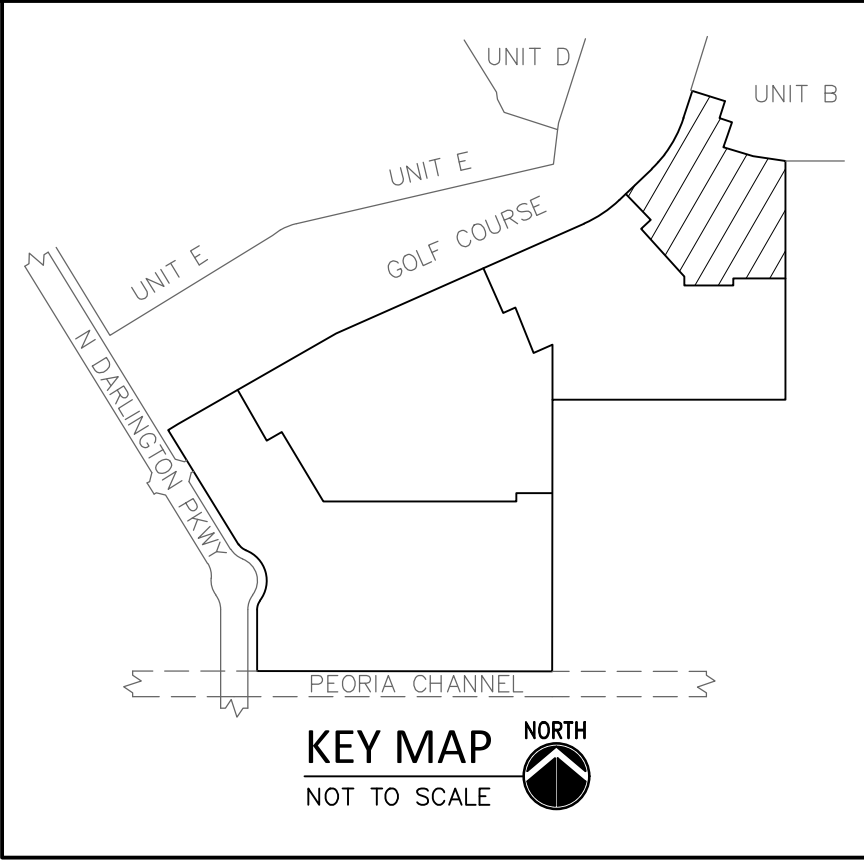
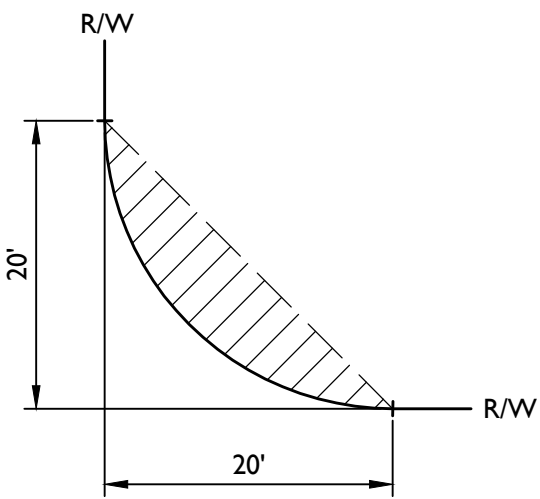
LINETYPE LEGEND

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- BOUNDARY LINE
- RIGHT OF WAY LINE
- GOLF TRACT BOUNDARY LINE

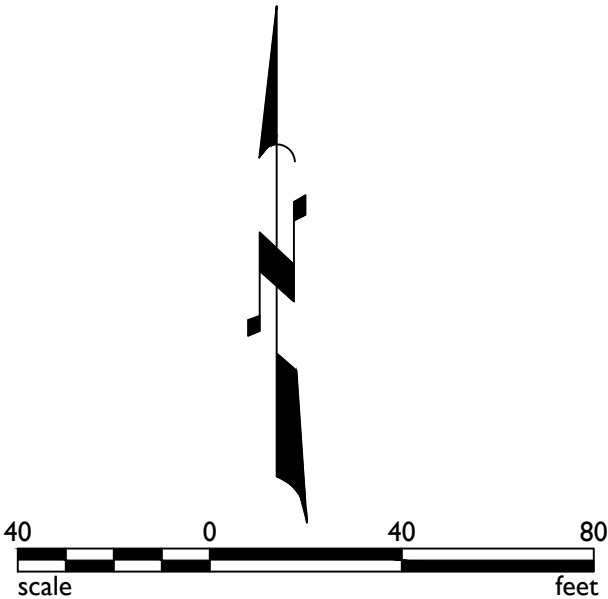
TYPICAL S.V.T. EASEMENT
PER CITY OF SURPRISE STANDARD DETAIL 4-02



TYPICAL 5-PACK *S.V.T. EASEMENT



* LOTS ARE TO HAVE INDIVIDUAL DRIVEWAY EASEMENTS. EACH EASEMENT TO PROVIDE FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, PUBLIC UTILITIES, WATER UTILITIES, AND SEWER UTILITIES. EXACT EASEMENT LOCATION TO BE REFINED AT FINAL PLAT.



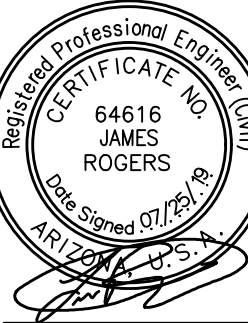
TOLL AT PRASADA
UNITS F & C PRELIMINARY PLAT

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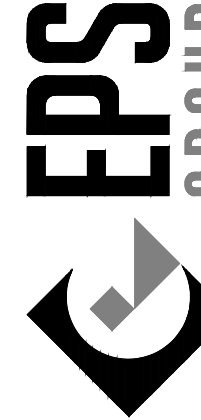


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Drawn by: JK



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UNIT F LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
801	7,700	0.1768	C
802	7,700	0.1768	C
803	7,700	0.1768	C
804	6,600	0.1515	D1
805	6,600	0.1515	D1
806	6,600	0.1515	D1
807	7,714	0.1771	C
808	8,085	0.1856	C
809	8,247	0.1893	C
810	6,665	0.1530	D1
811	7,707	0.1769	C
812	7,702	0.1768	C
813	7,702	0.1768	C
814	7,703	0.1768	C
815	9,131	0.2096	D1
816	5,704	0.1309	D1
817	6,142	0.1410	D1
818	8,364	0.1920	D1
819	9,403	0.2159	D1

UNIT F LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
858	6,600	0.1515	D1
859	8,141	0.1869	D2
860	6,532	0.1500	D2
861	5,500	0.1263	D1
862	5,500	0.1263	D1
863	6,600	0.1515	D1
864	6,600	0.1515	D1
865	5,500	0.1263	D1
866	5,500	0.1263	D1
867	5,500	0.1263	D1
868	6,600	0.1515	D1
869	7,661	0.1759	C
870	7,698	0.1767	C
871	6,600	0.1515	D1
872	5,500	0.1263	D1
873	5,500	0.1263	D1
874	5,500	0.1263	D1
875	6,600	0.1515	D1
876	6,600	0.1515	D1

UNIT C LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1001	6,603	0.1516	D1
1002	6,602	0.1516	D1
1003	6,602	0.1516	D1
1004	7,702	0.1768	C
1005	7,701	0.1768	C
1006	7,700	0.1768	C
1007	7,130	0.1637	D1
1008	7,371	0.1692	D1
1009	6,899	0.1584	D1
1010	7,775	0.1785	C
1011	8,545	0.1962	C
1012	8,370	0.1922	C
1013	7,939	0.1822	C
1014	7,677	0.1762	C
1015	5,750	0.1320	D1
1016	5,750	0.1320	D1
1017	5,751	0.1320	D1
1018	8,323	0.1911	D1
1019	7,297	0.1675	D1
1020	6,629	0.1522	D1

UNIT F LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
820	9,337	0.2144	D1
821	7,066	0.1622	D1
822	6,982	0.1603	D1
823	9,193	0.2110	D1
824	7,418	0.1703	D2
825	5,500	0.1263	D1
826	6,736	0.1546	D1
827	7,261	0.1667	D1
828	6,917	0.1588	D1
829	6,573	0.1509	D1
830	6,136	0.1409	D1
831	7,968	0.1829	D1
832	8,152	0.1872	D2
833	6,600	0.1515	D1
834	5,500	0.1263	D1
835	5,500	0.1263	D1
836	5,500	0.1263	D1
837	5,500	0.1263	D1
838	5,500	0.1263	D1

UNIT F LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
877	5,500	0.1263	D1
878	5,500	0.1263	D1
879	6,520	0.1497	D2
880	7,154	0.1642	D1
881	6,600	0.1515	D1
882	11,159	0.2562	C
883	8,854	0.2033	D1
884	6,968	0.1600	D1
885	5,503	0.1263	D1
886	5,501	0.1263	D1
887	6,602	0.1516	D1
888	6,602	0.1516	D1
889	6,603	0.1516	D1
890	5,503	0.1263	D1
891	5,503	0.1263	D1
892	5,504	0.1263	D1
893	5,504	0.1264	D1
894	5,504	0.1264	D1
895	5,514	0.1266	D1

UNIT C LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1021	6,115	0.1404	D1
1022	9,355	0.2148	D2
1023	9,673	0.2221	D2
1024	6,001	0.1378	D1
1025	7,006	0.1608	D1
1026	5,500	0.1263	D1
1027	5,499	0.1262	D1
1028	6,514	0.1495	D2
1029	5,148	0.1182	E
1030	4,700	0.1079	E
1031	5,600	0.1286	E
1032	4,700	0.1079	E
1033	5,724	0.1314	E
1034	5,148	0.1182	E
1035	4,700	0.1079	E
1036	5,600	0.1286	E
1037	4,700	0.1079	E
1038	5,148	0.1182	E
1039	5,148	0.1182	E
1040	4,700	0.1079	E

UNIT F LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
839	5,500	0.1263	D1
840	5,442	0.1249	D1
841	10,017	0.2300	D1
842	5,501	0.1263	D1
843	6,600	0.1515	D1
844	6,600	0.1515	D1
845	6,600	0.1515	D1
846	6,600	0.1515	D1
847	6,600	0.1515	D1
848	5,500	0.1263	D1
849	5,708	0.1310	D1
850	5,501	0.1263	D1
851	5,500	0.1263	D1
852	5,500	0.1263	D1
853	5,500	0.1263	D1
854	5,500	0.1263	D1
855	5,500	0.1263	D1
856	5,500	0.1263	D1
857	5,500	0.1263	D1

UNIT F LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
896	6,600	0.1515	D1
897	5,500	0.1263	D1
898	5,500	0.1263	D1
899	5,500	0.1263	D1
900	6,600	0.1515	D1
901	6,600	0.1515	D1
902	6,600	0.1515	D1
903	7,700	0.1768	C
904	7,703	0.1768	C
905	8,362	0.1920	C
906	6,601	0.1515	D1
907	7,346	0.1686	D1
908	6,782	0.1557	D1
909	6,223	0.1429	D1
910	5,500	0.1263	D1
911	6,600	0.1515	D1
912	6,600	0.1515	D1
913	6,600	0.1515	D1
914	6,600	0.1515	D1

UNIT C LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1041	5,600	0.1286	E
1042	4,700	0.1079	E
1043	5,148	0.1182	E
1044	5,148	0.1182	E
1045	4,700	0.1079	E
1046	5,600	0.1286	E
1047	4,700	0.1079	E
1048	5,148	0.1182	E
1049	5,148	0.1182	E
1050	4,700	0.1079	E
1051	5,600	0.1286	E
1052	4,700	0.1079	E
1053	5,148	0.1182	E
1054	5,334	0.1224	E
1055	4,700	0.1079	E
1056	5,600	0.1286	E
1057	4,700	0.1079	E
1058	5,148	0.1182	E
1059	9,439	0.2167	D1
1060	10,091	0.2317	D1

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
PS1	PRIVATE STREET TRACT, PUBLIC UTILITIES, WET UTILITIES EASEMENT	262559	6.028
TRACT C-K	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES EASEMENT	6226	0.143
TRACT C-L	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES EASEMENT	1449	0.033
TRACT C-M	SHARED DRIVEWAY, PUBLIC UTILITIES EASEMENT	4939	0.113
TRACT C-N	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES EASEMENT	3356	0.077
TRACT C-O	SHARED DRIVEWAY, PUBLIC UTILITIES EASEMENT	3504	0.080
TRACT C-P	SHARED DRIVEWAY, PUBLIC UTILITIES EASEMENT	3504	0.080
TRACT C-Q	LANDSCAPE, OPEN SPACE, ACCESS FOR ADJACENT LOTS, PUBLIC UTILITIES, WET UTILITIES EASEMENT	28134	0.646
TRACT C-R	LANDSCAPE, OPEN SPACE, DRAINAGE BASIN, PUBLIC UTILITIES EASEMENT	33531	0.770
TRACT C-S	SHARED DRIVEWAY, PUBLIC UTILITIES EASEMENT	3504	0.080
TRACT C-T	SHARED DRIVEWAY, PUBLIC UTILITIES EASEMENT	3504	0.080
TRACT C-U	SHARED DRIVEWAY, PUBLIC UTILITIES EASEMENT	5290	0.121
TRACT C-V	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES EASEMENT	8861	0.203
TRACT C-W	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES EASEMENT	2750	0.063
TRACT F-A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES EASEMENT	3712	0.085
TRACT F-B	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES EASEMENT	11826	0.271
TRACT F-C	LANDSCAPE, OPEN SPACE, DRAINAGE BASIN, PUBLIC UTILITIES EASEMENT	20292	0.466
TRACT F-D	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES	3263	0.075
TRACT F-E	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES EASEMENT	6141	0.141
TRACT F-F	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES EASEMENT	4691	0.108

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	308.74'	2980.00'	308.61'	005°56'10"
C2	118.58'	220.00'	117.15'	030°53'01"
C3	85.34'	200.00'	84.70'	024°26'56"
C4	115.22'	300.00'	114.51'	022°00'16"
C5	175.60'	504.99'	174.71'	019°55'22"
C6	174.30'	505.00'	173.43'	019°46'30"
C7	31.04'	20.00'	28.01'	088°54'43"
C8	107.80'	200.00'	106.50'	030°53'01"
C9	78.53'	50.00'	70.70'	089°59'03"
C10	78.49'	50.00'	70.68'	089°56'33"
C11	122.90'	320.00'	122.14'	022°00'16"
C12	30.74'	20.00'	27.80'	088°04'19"
C13	31.42'	20.00'	28.28'	090°00'00"
C14	57.70'	50.00'	54.56'	066°07'29"
C15	78.52'	50.00'	70.70'	089°58'56"
C16	45.81'	50.00'	44.23'	052°29'53"
C17	29.95'	20.00'	27.23'	085°47'28"
C18	103.96'	525.00'	103.79'	011°20'43"
C19	76.45'	505.00'	76.38'	008°40'27"
C20	168.64'	484.98'	167.79'	019°55'22"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C61	68.43'	375.00'	68.34'	010°23'21"
C62	54.18'	375.00'	54.13'	008°16'39"
C63	22.13'	485.00'	22.13'	002°36'52"
C64	66.10'	485.00'	66.05'	007°48'31"
C65	7.33'	485.00'	7.33'	000°51'55"
C66	167.39'	485.00'	166.56'	019°46'30"
C67	28.49'	484.70'	28.48'	003°22'02"
C68	75.58'	484.96'	75.51'	008°55'48"
C69	64.57'	484.98'	64.52'	007°37'41"
C70	48.21'	3000.00'	48.21'	000°55'15"
C71	60.02'	3000.00'	60.02'	001°08'47"
C72	69.53'	3000.00'	69.53'	001°19'41"
C73	69.91'	3000.00'	69.91'	001°20'07"
C74	63.14'	3000.00'	63.14'	001°12'21"
C75	21.29'	200.00'	21.28'	006°05'52"
C76	21.11'	100.00'	21.08'	012°05'52"
C77	48.53'	100.00'	48.06'	027°48'26"
C78	8.94'	100.00'	8.94'	005°07'18"
C79	16.59'	200.00'	16.59'	004°45'10"
C80	23.77'	200.00'	23.76'	006°48'36"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C21	310.82'	3000.00'	310.68'	005°56'10"
C22	31.80'	20.00'	28.55'	091°05'17"
C23	26.58'	20.00'	24.67'	076°08'36"
C24	65.44'	220.00'	65.20'	017°02'34"
C25	31.40'	20.00'	28.27'	089°56'33"
C26	31.44'	20.00'	28.30'	090°03'27"
C27	51.57'	50.00'	49.32'	059°06'02"
C28	31.04'	20.00'	28.01'	088°54'43"
C29	42.83'	180.00'	42.73'	013°38'02"
C30	31.88'	20.00'	28.61'	091°19'51"
C31	62.62'	240.00'	62.44'	014°56'56"
C32	31.41'	20.00'	28.28'	089°59'03"
C33	31.40'	20.00'	28.27'	089°56'33"
C34	31.44'	20.00'	28.30'	090°03'27"
C35	31.40'	20.00'	28.27'	089°56'33"
C36	107.53'	280.00'	106.87'	022°00'16"
C37	32.09'	20.00'	28.76'	091°55'41"
C38	269.98'	2960.00'	269.88'	005°13'33"
C39	32.04'	20.00'	28.72'	091°47'54"
C40	20.63'	20.00'	19.73'	059°06'02"

Prasada - Phase 1 Unit F&C

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.

CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL CONDITIONS SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
A) BLUE STAKE (ARIZONA) 1-800-792-5348
B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
C) ARIZONA PUBLIC SERVICE 1-800-240-2014
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALLS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED "SALVAGE" SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANS OR DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, IDENTIFYING LOCATIONS, POINTS OF CONNECTION, AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20' OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- THE CONTRACTOR SHALL PROVIDE ALL MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE LATERAL PIPE, AND VALVES ARE TO BE INSTALLED SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
B) TWO KEYS FOR EACH OF THE CONTROLLERS.
C) TWO COUPLERS WITH MATCHING GOS BIBS AND SHUT-OFF VALVE.
D) TWO VALVE BOX KEYS.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC, SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS' INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6) INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

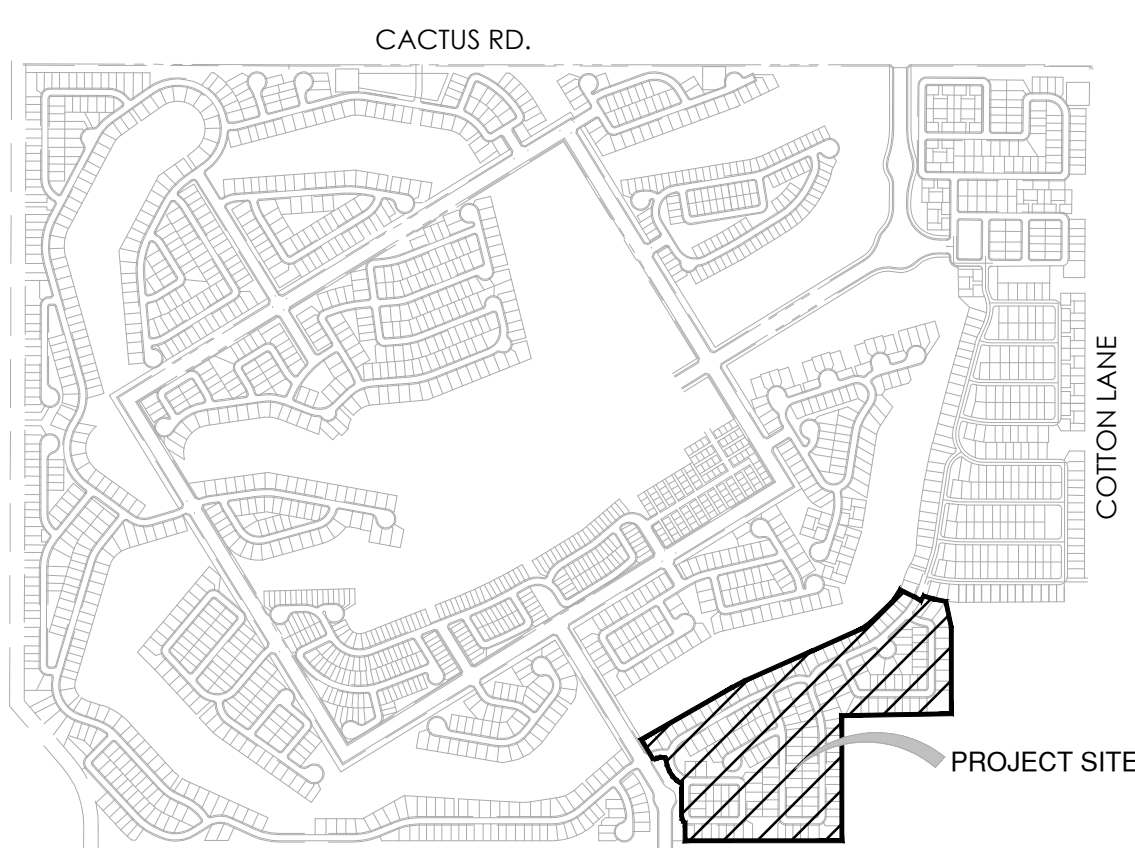
GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
A) FINE GRADING OF EXISTING ROUGH GRADE IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
i) TURF AND ANNUAL AREAS (6" DEPTH).
ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

CITY OF SURPRISE ENGINEERING NOTES:

- ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
- THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL 4-01 AND 4-02
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

SITE MAP:



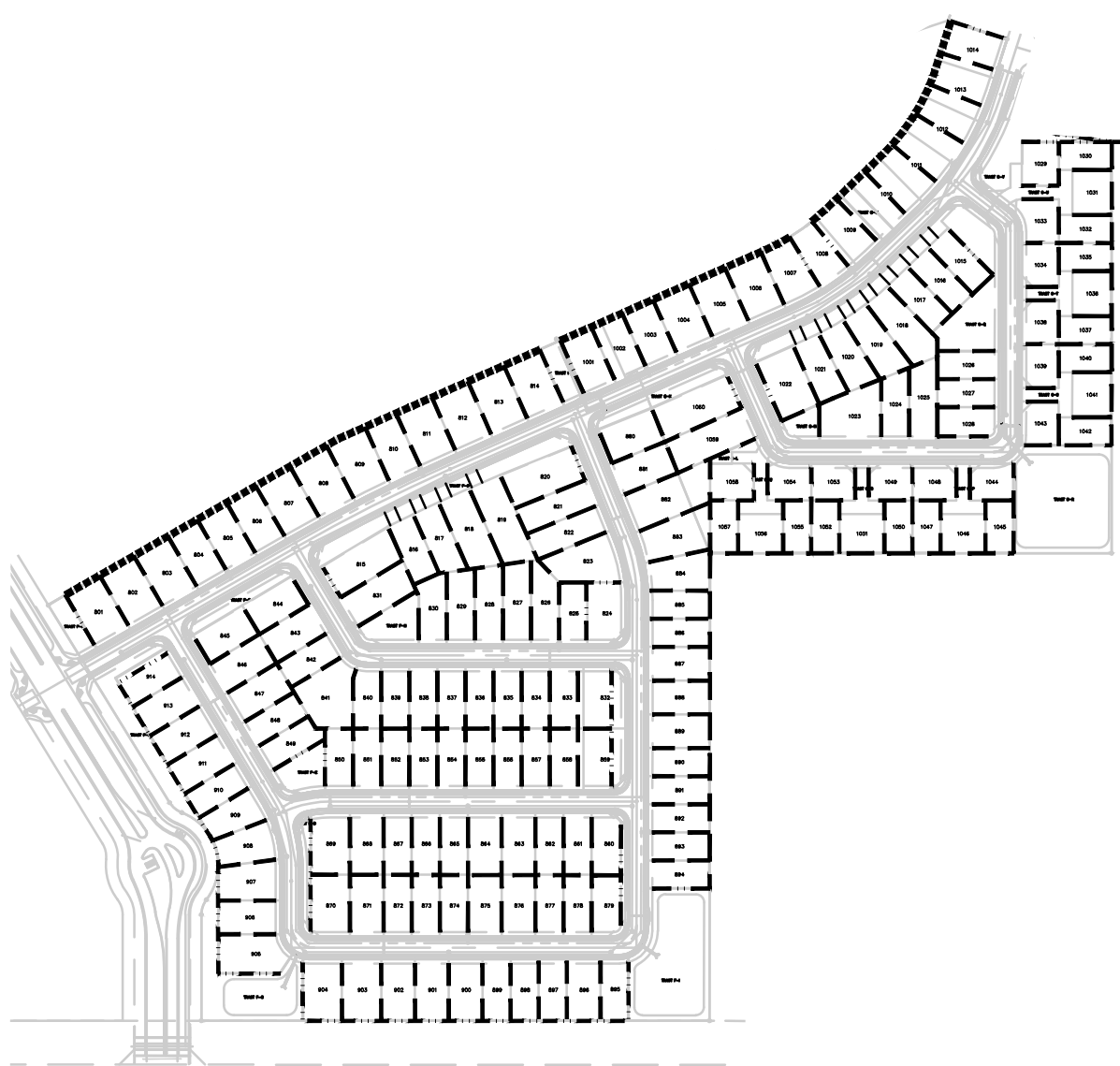
CITY OF SURPRISE LANDSCAPE NOTES:

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01.
- SIGHT VISIBILITY WITHIN THE UNOBTSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
- ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
- ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY RIGHTS-OF-WAY.
- ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
- THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
- ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.
- TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 8-14
- ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
- TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
- TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
- THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.
- UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA. DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE NOT ALLOWED. SHALL BE DIG, LEFT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
- ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.
- PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.
- LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
- ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40, ALL RISERS, TEES, AND OTHER FITTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 6 INCHES.
- ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.

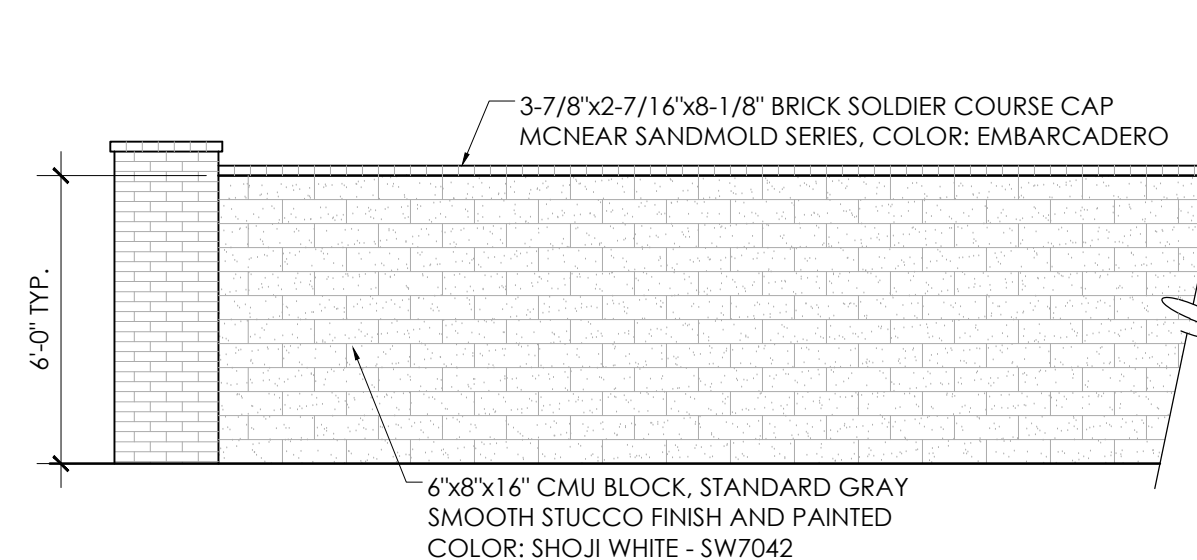
HARDCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY CIOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVING, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

WALL PLAN:

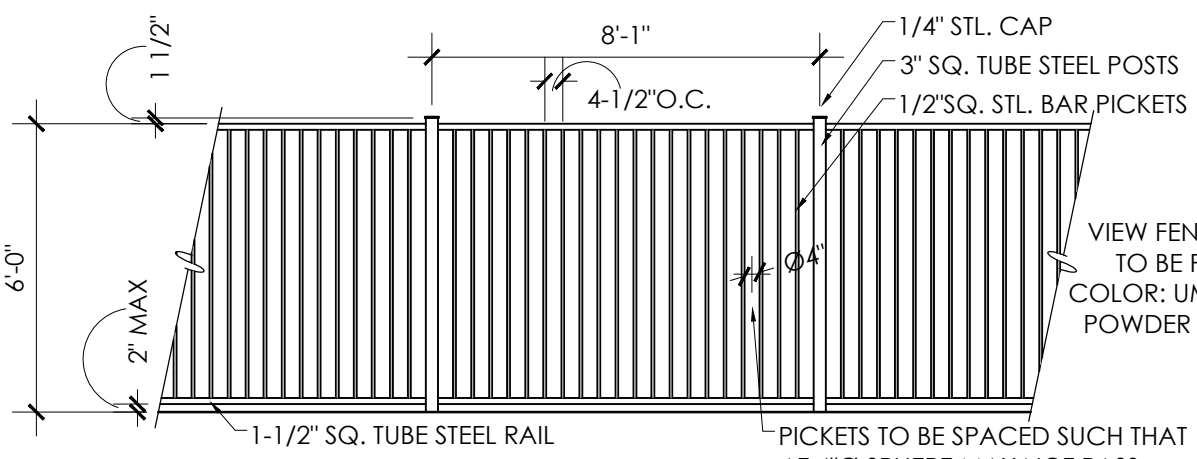


WALL LEGEND UNIT C/F
-- 4" DUALLY WALL (21,900 LF)
-- FEATURE WALL (3,950 LF)
----- FULL VIEW FENCE (1,850 LF)



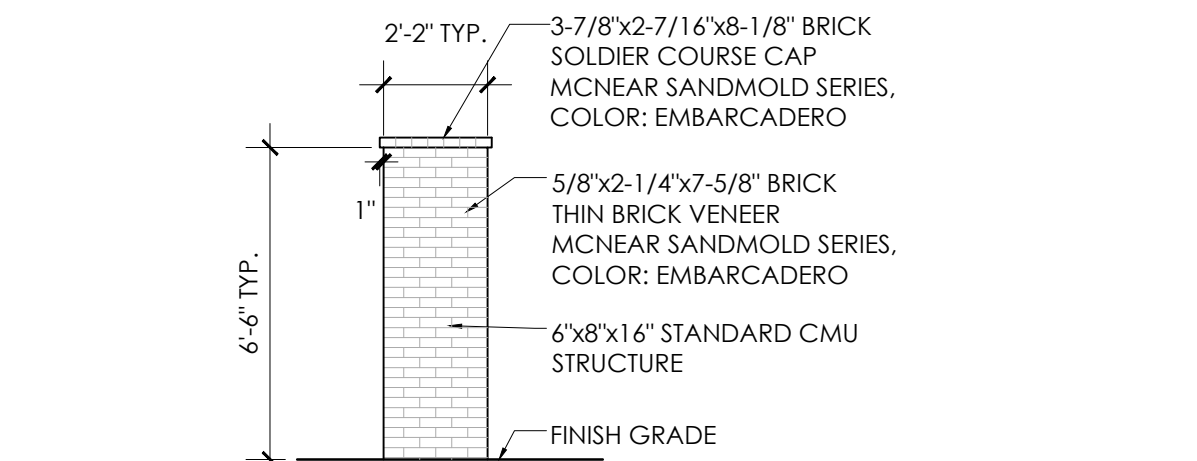
Feature Wall Details

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



View Fence Details

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



Dually Wall Feature Column

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

CONSULTANT TEAM

DEVELOPER:

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8767 E VIA DE VENTURA, SUITE 390
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MESA, AZ 85201
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CONTACT: WENDELL PICKETT

CIVIL ENGINEER:

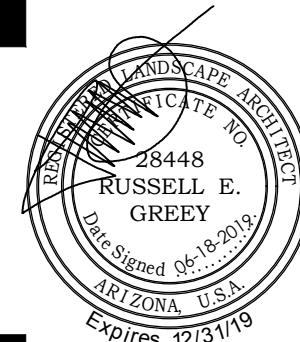
EPS GROUP
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MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS

COVER SHEET	L0.0
LANDSCAPE PLANS	L3.1-L3.4
PLANTING DETAILS	L7.1
LANDSCAPE SPECIFICATIONS	L8.1

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revisions:

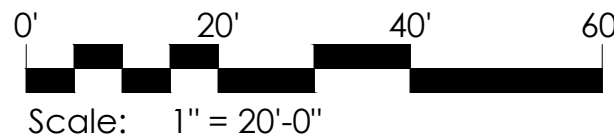


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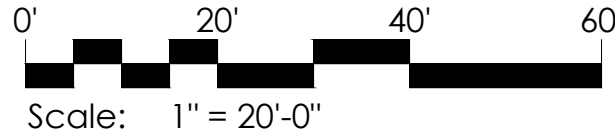
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Scale: 1" = 20'-0"



Scale: 1" = 20'-0"

	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	155
	<i>Rosmarinus officinalis 'Prostrans'</i> Dwarf Rosemary	1 gal.	22
	<i>Figuiera deltoidea</i> Goldeneye	1 gal.	48
Accents			
	<i>Asclepias tubulata</i> Desert Milkweed	1 gal.	48
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	33
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	64
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	35
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	66
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i> Autumn Glow TM		77
	<i>Muhlenbergia rigens</i> Deer Grass	5 gal.	53
	<i>Penstemon parryi</i> Perry's Penstemon	1 gal.	43
	<i>Yucca elata</i> Sageprie Yucca	5 gal.	16

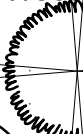
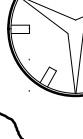
MASS PLANTING



SODDED GRASS

INERTS

Sym.	Description
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PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus velutina</i> 'Rio-Grande'	48" Box	5
	Don-Tex Ash	36" Box	4
	<i>Olea europaea</i> 'Svan Hill'	48" Box	7
	Svan Hill Olive	36" Box	2
	<i>Parkinsonia hybrid</i> 'Desert Museum'	36" Box	8
	Desert Museum Palo Verde	24" Box	10
	<i>Pistacia x</i> 'Red Push'	48" Box	13
	Red Push Pistache	36" Box	6
		24" Box	7
	<i>Prosopis velutina</i>	48" Box	2
	Native Mesquite	36" Box	9
		24" Box	10
	<i>Quercus virginiana</i>	48" Box	2
	Southern Live Oak	36" Box	10
	<i>Schinus terebinthifolius</i>	36" Box	5
	Brazilian Pepper Tree		
	<i>Sophora secundiflora</i>	36" Box	6
	Texas Mountain Laurel		
	<i>Tipuana tipu</i>	48" Box	7
	Tipu Tree	24" Box	6
	<i>Vitex agnus-castus</i>	36" Box	2
	Chaste Tree		

Shrubs

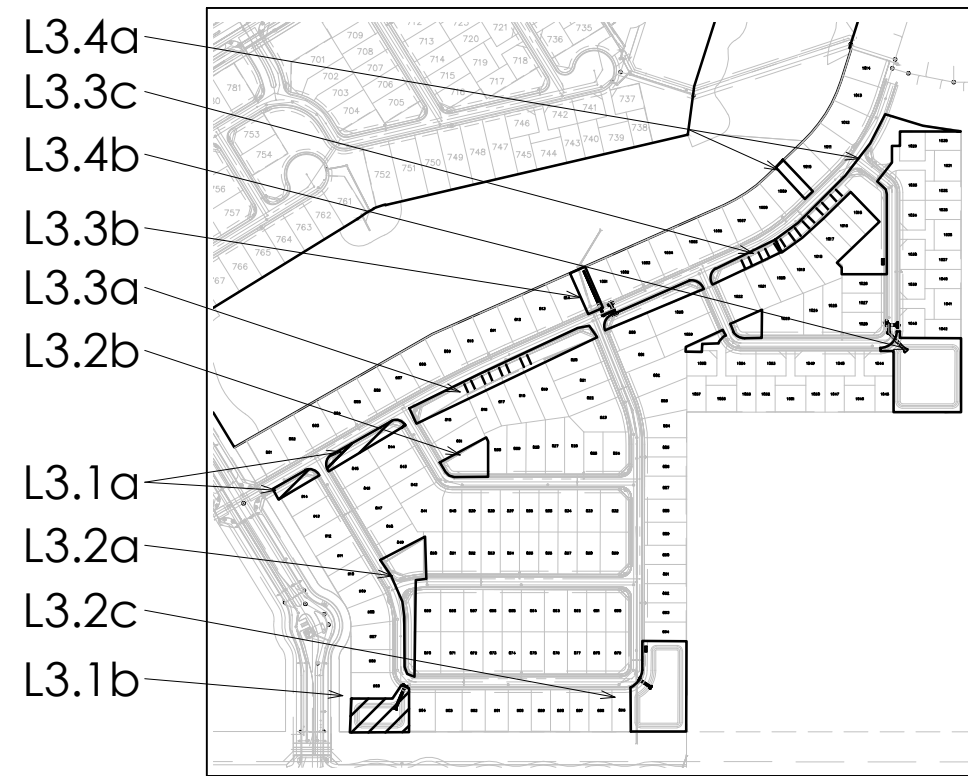
	Bougainvillea 'Temple Fire' Bougainvillea	5 gal.	85
	Calliandra californica Red Fairy Duster	5 gal.	128
	Calliandra eriphylla Pink Fairy Duster	5 gal.	26
	Calistemon viminalis 'Little John' Bottlebrush	5 gal.	29
	Convolvulus cneorum Bush Morning Glory	1 gal.	2
	Cordia parvifolia Little Leaf Cordia	5 gal.	65
	Dalea frutescens Black Dalea	5 gal.	64
	Dodonaea viscosa Hop Bush	5 gal.	11
	Ephedra trifurca Mormon Tea	5 gal.	52
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	96
	Eremophila hyophorana 'Blue Bells' Blue Bells Eremophila	5 gal.	91
	Ericameria laricifolia Turpentine Bush	5 gal.	51
	Euryops pectinatus 'Viridis' Euryops Daisy	5 gal.	93
	Justicia californica Chuparosa	5 gal.	133
	Justicia spicigera Mexican Honeycucule	5 gal.	24
	Larrea tridentata Creosote	5 gal.	69
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	45
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	34
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	113
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	11
	Ruellia brittoniana Ruellia	5 gal.	51
	Salvia clevelandii Chaparral Sage	5 gal.	58
	Salvia greggii Autumn Sage	5 gal.	28
	Simmondsia chinensis Jojoba	5 gal.	98
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	17
	Tecoma stans Yellow Bells	5 gal.	77

Groundcovers

	<i>Acacia redolens</i> 'Low Boy' Trailing Acacia	1 gal.	38
	<i>Chrysanthemum mexicanum</i> Damianita	1 gal.	62
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	126
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	124

KEY MAP

SCALE: NTS



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PRASADA
Parcel F&C
Landscape Plans

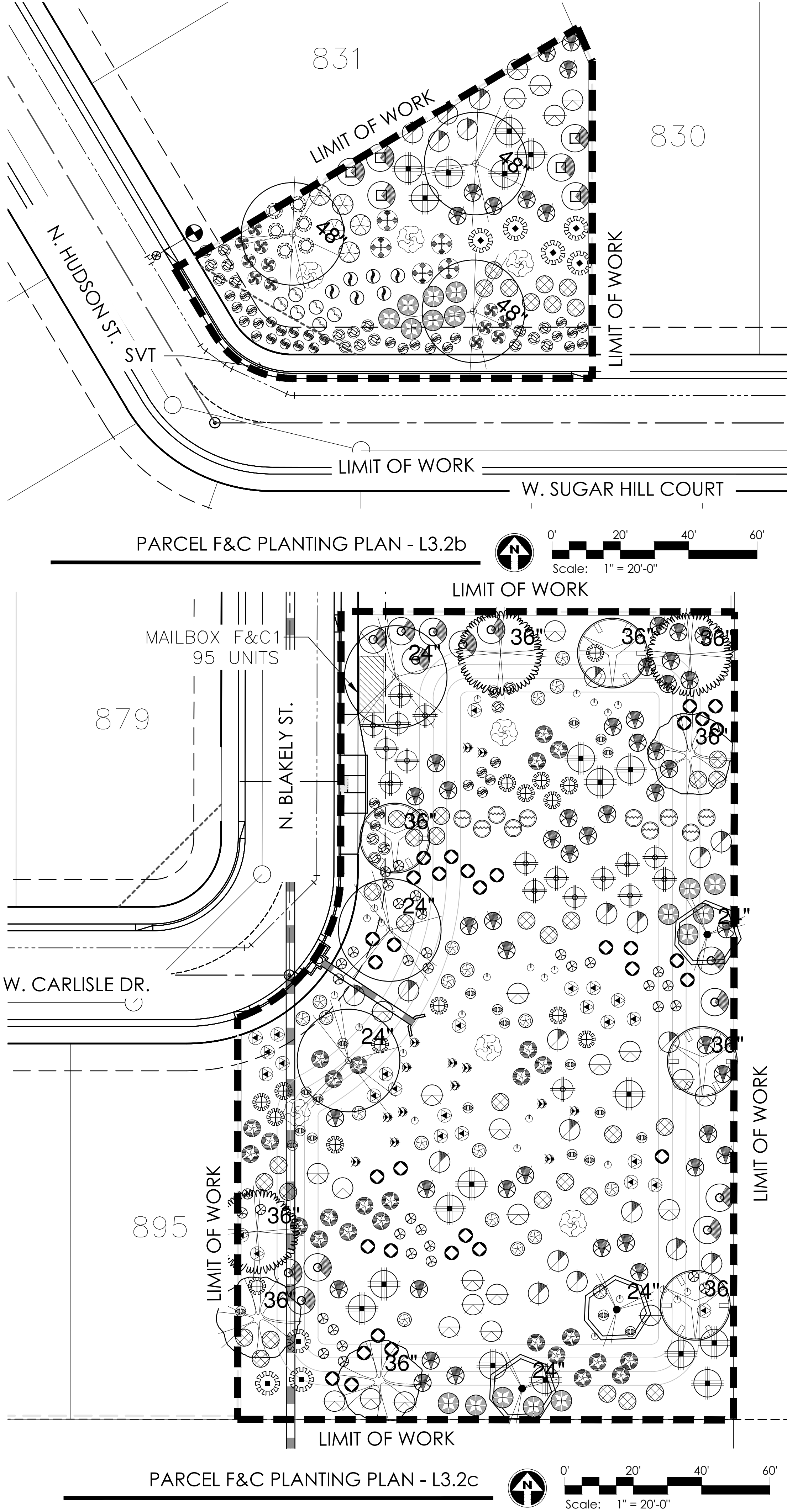
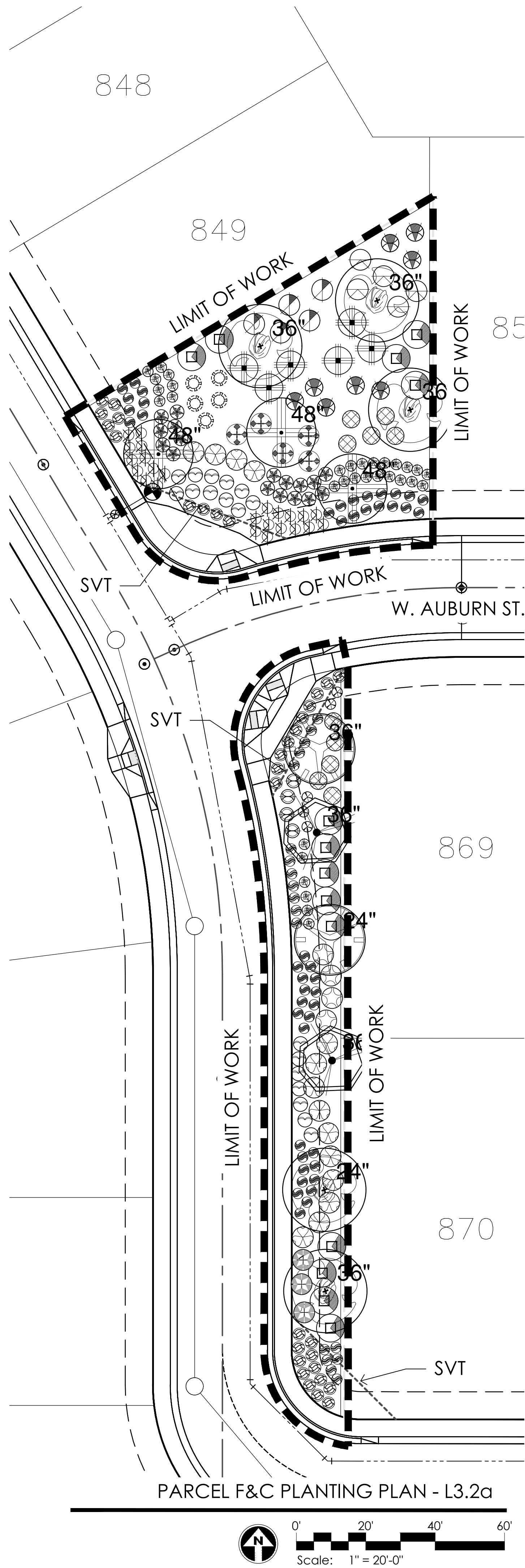
Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

revisions

project #
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REVIEW
drawn by
TEAM
date
06.18.2019
drawing
Planting Plan

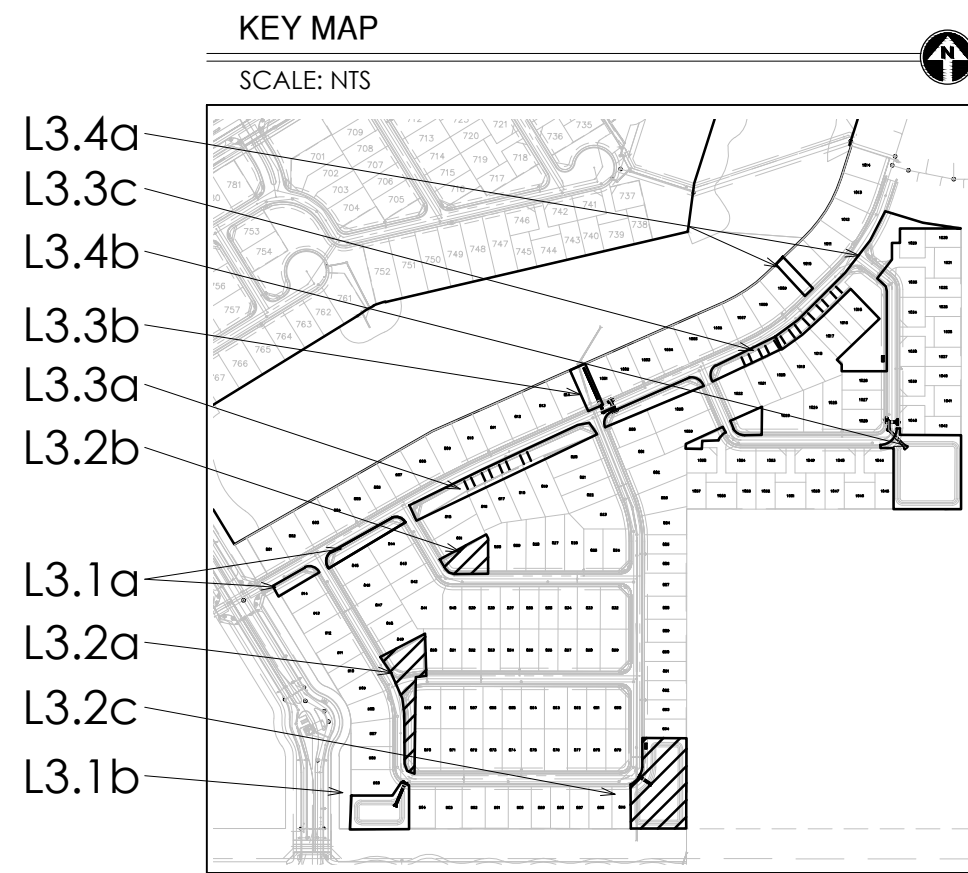
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L3.1



PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Lantana 'New Gold'</i>	1 gal.	155
	New Gold Lantana		
	<i>Rosmarinus officialis 'Prostratus'</i>	1 gal.	22
	Dwarf Rosemary		
	<i>Viguiera deltoidea</i>	1 gal.	48
	Goldeneye		
Accents			
	<i>Asclepias subulata</i>	1 gal.	48
	Desert Milkweed		
	<i>Hesperaloe funifera</i>	5 gal.	33
	Giant Hesperaloe		
	<i>Hesperaloe parviflora-red</i>	5 gal.	64
	Red Yucca		
	<i>Hesperaloe parviflora-yellow</i>	5 gal.	35
	Yellow Hesperaloe		
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	1 gal.	66
	Regal Mist TM		
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	1 gal.	77
	Autumn Glow TM		
	<i>Muhlenbergia rigens</i>	5 gal.	53
	Deer Grass		
	<i>Penstemon parryi</i>	1 gal.	43
	Perry's Penstemon		
	<i>Yucca elata</i>	5 gal.	16
	Soaptree Yucca		
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus velutina 'Rio-Grande'</i>	48" Box	5
	Fan-Tex Ash	36" Box	4
	<i>Olea europaea 'Swan Hill'</i>	48" Box	7
	Swan Hill Olive	36" Box	2
	<i>Parkinsonia hybrid 'Desert Museum'</i>	36" Box	8
	Desert Museum Palo Verde	24" Box	10
	<i>Pistacia x 'Red Push'</i>	48" Box	13
	Red Push Pistache	36" Box	6
	<i>Pistacia x 'Red Push'</i>	24" Box	7
	<i>Prosopis velutina</i>	48" Box	2
	Native Mesquite	36" Box	9
	<i>Prosopis velutina</i>	24" Box	10
	<i>Quercus virginiana</i>	48" Box	2
	Southern Live Oak	36" Box	10
	<i>Schinus terebinthifolius</i>	36" Box	5
	Brazilian Pepper Tree		
	<i>Sophora secundiflora</i>	36" Box	6
	Texas Mountain Laurel		
	<i>Tipuana tipu</i>	48" Box	7
	Tipu Tree	24" Box	6
	<i>Vitex agnus-castus</i>	36" Box	2
	Chaste Tree		
Shrubs			
	<i>Bougainvillea 'Temple Fire'</i>	5 gal.	85
	Bougainvillea		
	<i>Calliandra californica</i>	5 gal.	128
	Red Fairy Duster		
	<i>Calliandra eriophylla</i>	5 gal.	26
	Pink Fairy Duster		
	<i>Callistemon viminalis 'Little John'</i>	5 gal.	29
	Bottlebrush		
	<i>Convolvulus cneorum</i>	1 gal.	25
	Bush Morning Glory		
	<i>Cordia parvifolia</i>	5 gal.	65
	Little Leaf Cordia		
	<i>Dalea frutescens</i>	5 gal.	64
	Black Dalea		
	<i>Dodonaea viscosa</i>	5 gal.	11
	Hop Bush		
	<i>Ephedra trifurca</i>	5 gal.	52
	Mormon Tea		
	<i>Eremophila maculata 'Valentine'</i>	5 gal.	96
	Valentine Shrub		
	<i>Eremophila hygrophana 'Blue Bells'</i>	5 gal.	91
	Blue Bells Eremophila		
	<i>Ericameria laricifolia</i>	5 gal.	51
	Turpentine Bush		
	<i>Euryops pectinatus 'Viridis'</i>	5 gal.	93
	Euryops Daisy		
	<i>Justicia californica</i>	5 gal.	133
	Chuparosa		
	<i>Justicia spicigera</i>	5 gal.	24
	Mexican Honeysuckle		
	<i>Larrea tridentata</i>	5 gal.	69
	Creosote		
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	5 gal.	45
	Thunder Cloud Sage		
	<i>Leucophyllum frutescens 'White Cloud'</i>	5 gal.	34
	White Cloud Sage		
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i>	5 gal.	113
	Lynn's Legacy Sage		
	<i>Nerium oleander 'Petite Pink'</i>	15 gal.	11
	Petite Pink Oleander		
	<i>Ruellia brittoniana</i>	5 gal.	51
	Ruellia		
	<i>Salvia clevelandii</i>	5 gal.	58
	Chaparral Sage		
	<i>Salvia greggii</i>	5 gal.	28
	Autumn Sage		
	<i>Simmondsia chinensis</i>	5 gal.	98
	Jojoba		
	<i>Tecoma alata 'Orange Jubilee'</i>	5 gal.	17
	Orange Jubilee		
	<i>Tecoma stans</i>	5 gal.	77
	Yellow Bells		
Groundcovers			
	<i>Acacia redolens 'Low Boy'</i>	1 gal.	38
	Trailing Acacia		
	<i>Chrysactinia mexicana</i>	1 gal.	62
	Damianita		
	<i>Lantana camara 'Dallas Red'</i>	5 gal.	126
	Dallas Red Lantana		
	<i>Lantana montevidensis</i>	1 gal.	124
	Purple Trailing Lantana		



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SURPRISE, ARIZONA

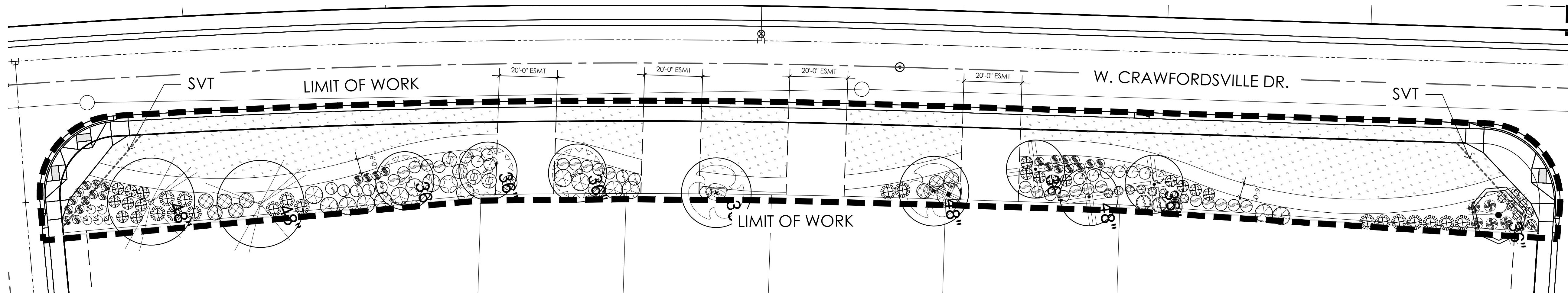
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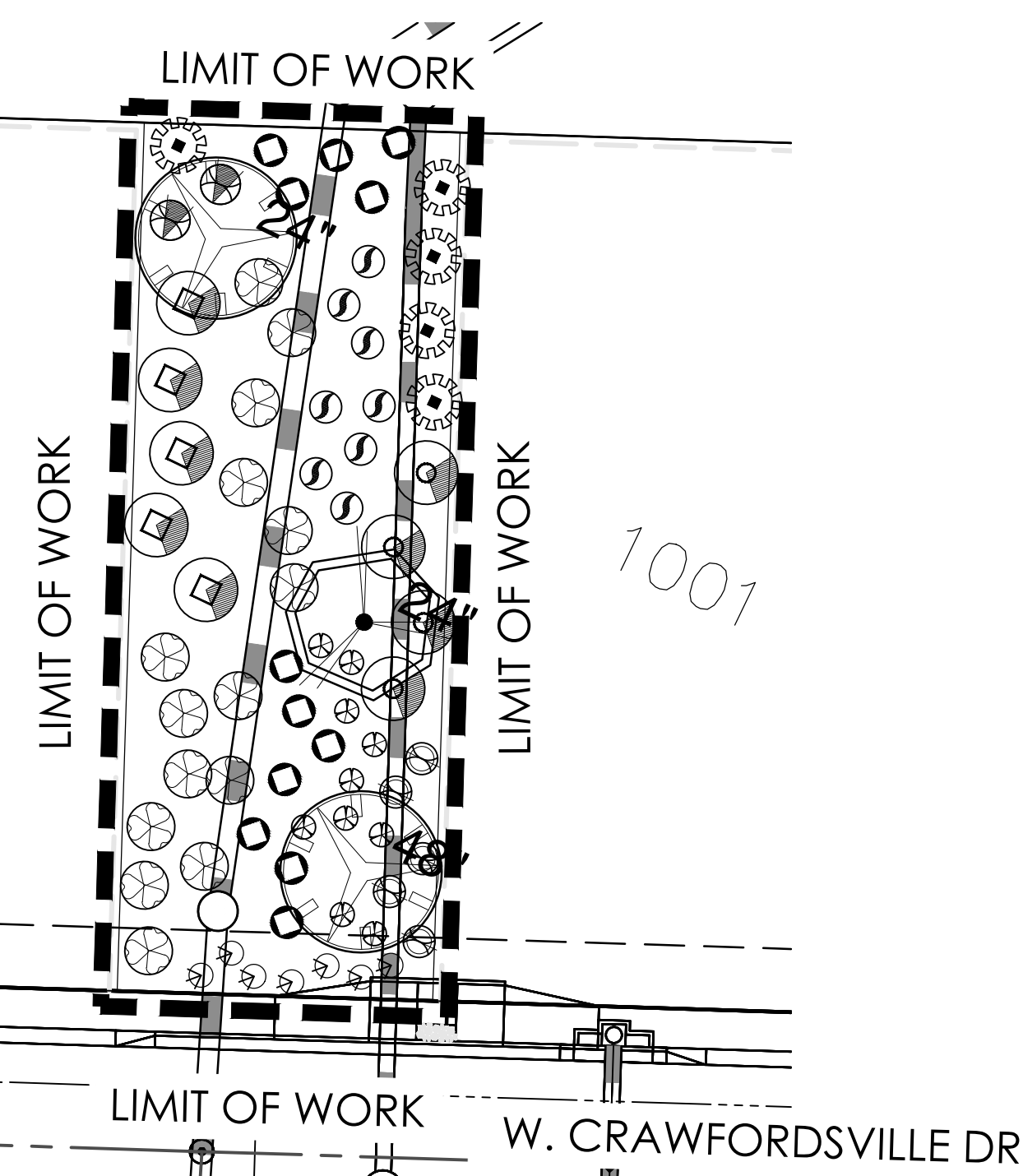
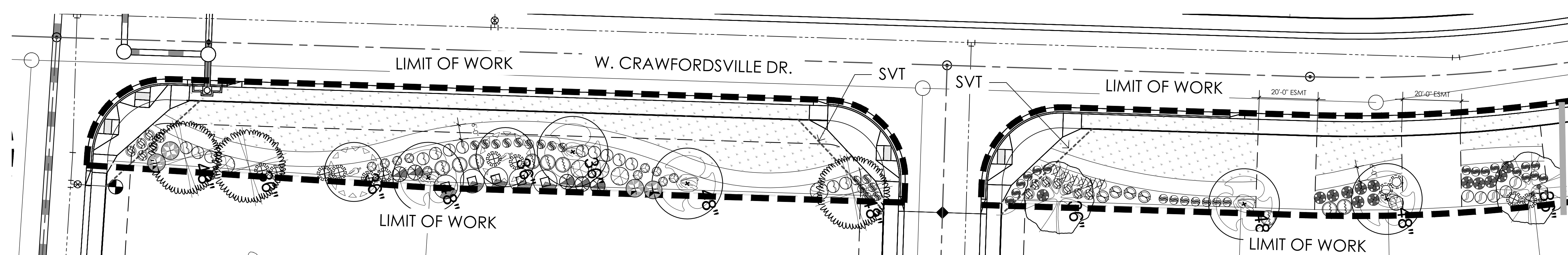
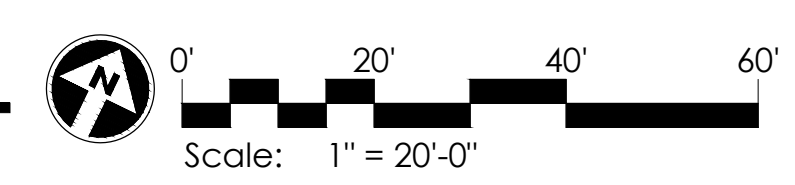
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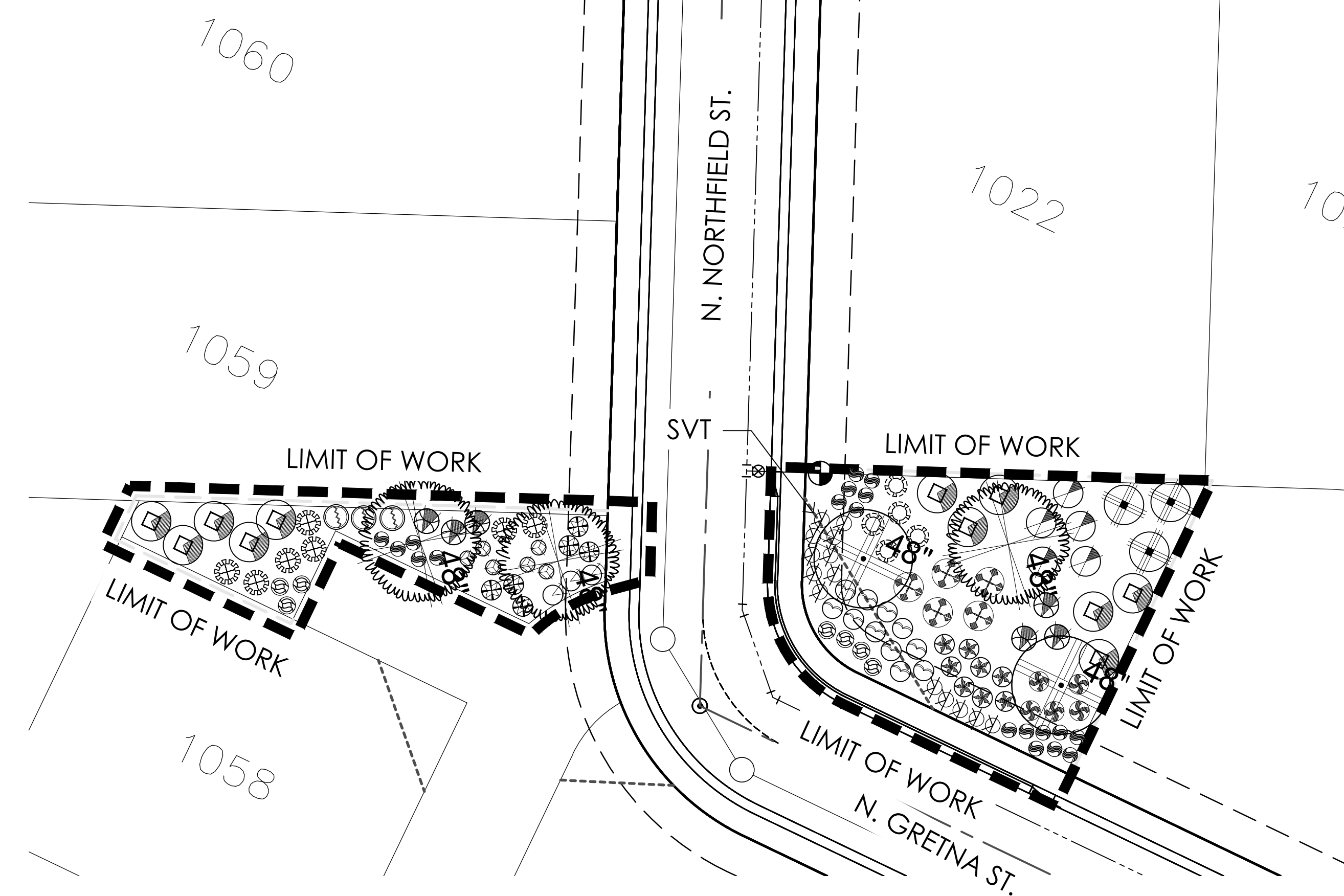
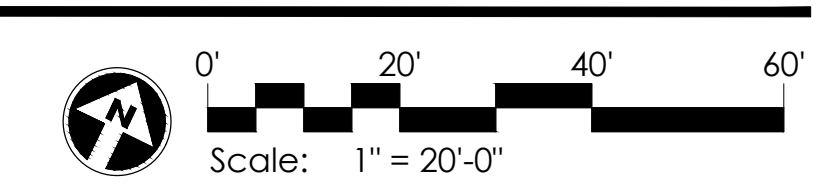
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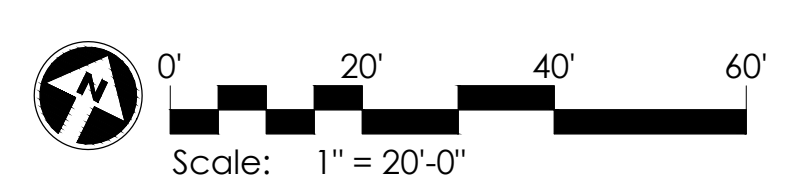
PARCEL F&C PLANTING PLAN - L3.3a



PARCEL F&C PLANTING PLAN - L3.3b



PARCEL F&C PLANTING PLAN - L3.3c



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	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	22
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Accents			
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	<i>Muhlenbergia rigens</i> Deer Grass	5 gal.	53
	<i>Penstemon parryi</i> Perry's Penstemon	1 gal.	43
	<i>Yucca elata</i> Soapfree Yucca	5 gal.	16

MASS PLANTING

SODDED GRASS

DECOMPOSED GRANITE.

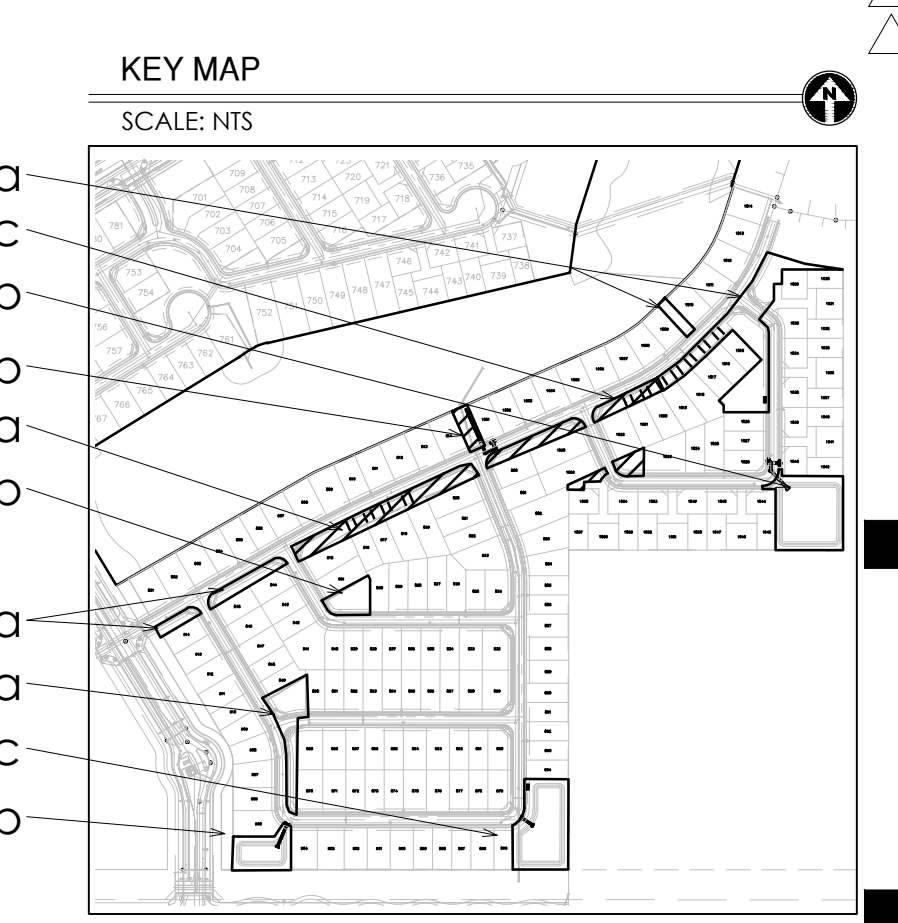
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Sym. Description

DECOMPOSED GRANITE.

Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus velutina 'Rio-Grande'</i> Tan-Tex Ash	48" Box	5
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	4
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	48" Box	7
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	2
	<i>Parkinsonia hybrid 'Desert Museum'</i> Desert Museum Palo Verde	36" Box	8
	<i>Parkinsonia hybrid 'Desert Museum'</i> Desert Museum Palo Verde	24" Box	10
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	48" Box	13
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	6
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	24" Box	7
	<i>Prosopis velutina</i> Native Mesquite	48" Box	2
	<i>Prosopis velutina</i> Native Mesquite	36" Box	9
	<i>Prosopis velutina</i> Native Mesquite	24" Box	10
	<i>Quercus virginiana</i> Southern Live Oak	48" Box	2
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	10
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	36" Box	5
	<i>Sophora secundiflora</i> Texas Mountain Laurel	36" Box	6
	<i>Tipuana tipu</i> Tipu Tree	48" Box	7
	<i>Tipuana tipu</i> Tipu Tree	24" Box	6
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	2

Shrubs			
	<i>Bougainvillea 'Temple Fire'</i> Bougainvillea	5 gal.	85
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	128
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	26
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	29
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	25
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	65
	<i>Dalea frutescens</i> Black Dalea	5 gal.	64
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	11
	<i>Ephedra trifurca</i> Mormon Tea	5 gal.	52
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	96
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	91
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	51
	<i>Euryops pectinatus 'Viridis'</i> Euryops Daisy	5 gal.	93
	<i>Justicia californica</i> Chuparosa	5 gal.	133
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	24
	<i>Larrea tridentata</i> Creosote	5 gal.	69
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	45
	<i>Leucophyllum frutescens 'White Cloud'</i> White Cloud Sage	5 gal.	34
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	113
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	15 gal.	11
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	51
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	58
	<i>Salvia greggii</i> Autumn Sage	5 gal.	28
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	98
	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	17
	<i>Tecoma stans</i> Yellow Bells	5 gal.	77
Groundcovers			
	<i>Acacia redolens 'Low Boy'</i> Trailing Acacia	1 gal.	38
	<i>Chrysactinia mexicana</i> Damianita	1 gal.	62
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	5 gal.	126
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	124



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Landscape Plans
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Toll Brothers
AMERICA'S LUXURY HOME BUILDER

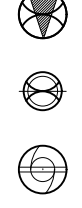
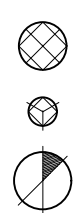
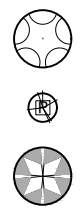
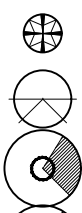
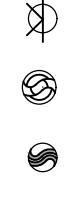
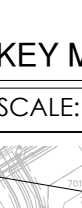
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TEAM
date:
06.18.2019
drawing:
Planting Plan

sheet #
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04 of 07

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PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	
Trees				
	<i>Fraxinus velutina</i> 'Rio-Grande'	48" Box	5	
	Pan-Tex Ash	36" Box	4	
	<i>Olea europaea</i> 'Swan Hill'	48" Box	7	
	Swan Hill Olive	36" Box	2	
	<i>Parkinsonia hybrid</i> 'Desert Museum'	36" Box	8	
	Desert Museum Palo Verde	24" Box	10	
	<i>Pistacia x</i> 'Red Push'	48" Box	13	
	Red Push Pistache	36" Box	6	
		24" Box	7	
	<i>Prosopis velutina</i>	48" Box	2	
	Native Mesquite	36" Box	9	
		24" Box	10	
	<i>Quercus virginiana</i>	48" Box	2	
	Southern Live Oak	36" Box	10	
	<i>Schinus terebinthifolius</i>	36" Box	5	
	Brazilian Pepper Tree			
	<i>Sophora secundiflora</i>	36" Box	6	
	Texas Mountain Laurel			
	<i>Tipuana tipu</i>	48" Box	7	
	Tipu Tree	24" Box	6	
	<i>Vitex agnus-castus</i>	36" Box	2	
	Chaste Tree			
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	Bottlebrush			
	<i>Convolvulus cneorum</i>	1 gal.	25	
	Bush Morning Glory			
	<i>Cordia parvifolia</i>	5 gal.	65	
	Little Leaf Cordia			
	<i>Dalea frutescens</i>	5 gal.	64	
	Black Dalea			
	<i>Dodonaea viscosa</i>	5 gal.	11	
	Hop Bush			
	<i>Ephedra trifurca</i>	5 gal.	52	
	Mormon Tea			
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	96	
	Valentine Shrub			
	<i>Eremophila hygrophana</i> 'Blue Bells'	5 gal.	91	
	Blue Bells Eremophila			
	<i>Ericameria laricifolia</i>	5 gal.	51	
	Turpetine Bush			
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	Chuparosa			
	<i>Justicia spicigera</i>	5 gal.	24	
	Mexican Honeysuckle			
	<i>Larrea tridentata</i>	5 gal.	69	
	Cresote			
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	Thunder Cloud Sage			
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	34	
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Groundcovers				
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	Damianita			
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	126	
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	Purple Trailing Lantana			

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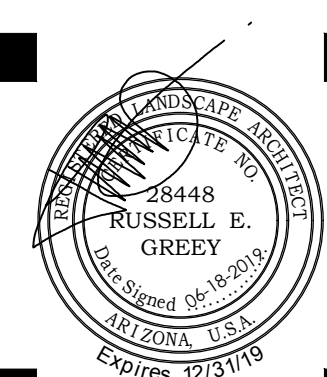
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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.

Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Decomposed granite.
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient salinity.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. Irrigated trees and shrubs.
- b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:

Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm,
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5, no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide 'Specimen' plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scared boulders are to be treated with Pemco (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

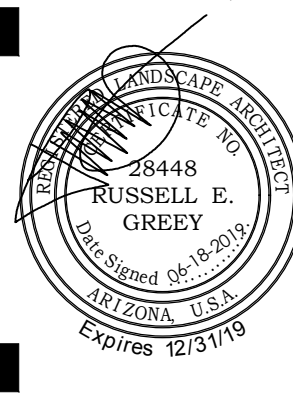
Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.



revisions:

project #:
TOL 202
scale:
NTS
issued for:
REVIEW
drawn by:
TEAM
date:
06.18.2019
drawing:
Landscape Spec's

sheet #

L8.1
07 of 07

Robert Kuhfuss

From: Peter Hughes - FCDX <PeterHughes@mail.maricopa.gov>
Sent: Tuesday, March 19, 2019 10:06 AM
To: Allysa Robinson
Subject: RE: OUTSIDE AGENCIES FS19-184 Toll @ Prasada Phase 2 Unit F & C Preliminary Plat New Submittal 031919
Attachments: CityofSurprise_03_19_2019_FS19-184 Toll at Prasada Units F and C.pdf

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

Elsa,
The Flood Control District of Maricopa County has the following comments.

Project Name: FS19-184 Toll at Prasada Phase 2 Unit F and C. Project Location: SWC of Cotton and Cactus. APN(s): 502-04-018 (502-04-017D)

- Parcel 502-04-018 and the surrounding parcels were subdivided/replatted. The parcel the project is located on is 502-04-017D
- Parcel 502-04-017D is located partially in FEMA Zone X, which is not in the SFHA, and FEMA Zone A, which is in the SFHA.
 - See attached .pdf for aerial view of the parcels and the location of the FEMA FIRM Zones.
- The Project area is located on FEMA FIRM panel 1660L.
- FEMA Zone A are areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- The delineated floodplain is composed of Cotton Lane Wash.
- Prior to obtaining a building permit, either a floodplain use permit or a CLOMR/LOMR would be required by the District for parcel 502-04-017D since there is a FEMA floodplain delineated on the parcel.

If there are any questions or concern please let me know.

Thanks,
Peter

Peter Hughes
Policy, Planning, and Coordination Branch
Planner



Flood Control District of Maricopa County

2801 W Durango St, Phoenix, AZ 85009

(O) 602-506-8725

peterhughes@mail.maricopa.gov

www.fcd.maricopa.gov



How are we doing? Click [here](#) to leave your feedback

From: Allysa Robinson [<mailto:Allysa.Robinson@surpriseaz.gov>]

Sent: Tuesday, March 19, 2019 8:57 AM

To: 'Bob Woodring - TEMPX' ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; 'Chris Toale' ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; 'Eva Pierce' ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; Mark Frago - FCDX ; Peter Hughes - FCDX ; 'Project Coordinator' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Elsa DeMoss ; Lloyd Abrams

Subject: OUTSIDE AGENCIES FS19-184 Toll @ Prasada Phase 2 Unit F & C Preliminary Plat New Submittal 031919

Attached please find the **application**, **narrative**, and **preliminary plat** for the above referenced project.

Please feel free to contact us with any questions.

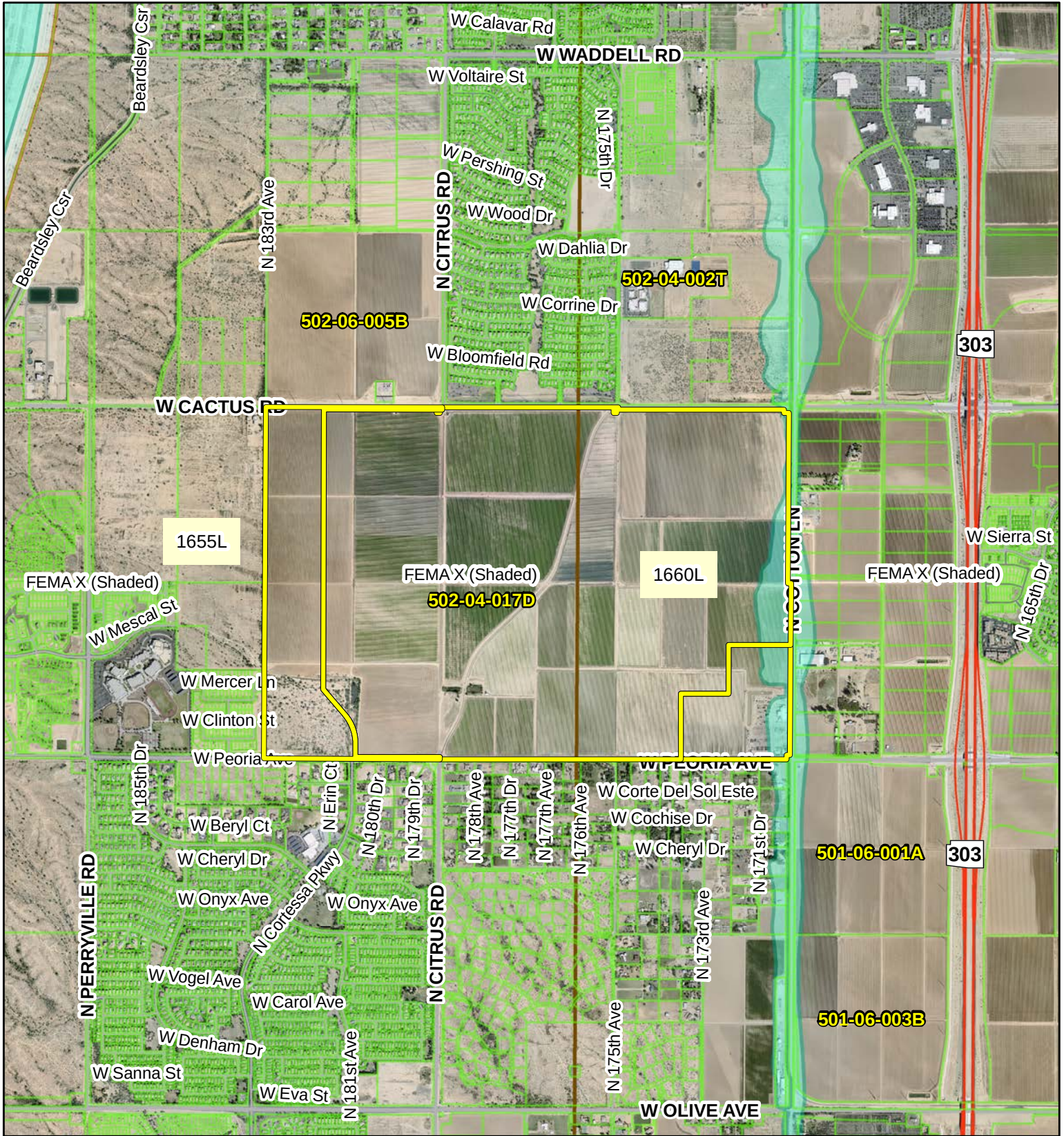
Best regards,

Allysa Robinson
Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374
www.surpriseaz.gov
Phone: 623-222-3099
Fax: 623-222-3001
Allysa.Robinson@surpriseaz.gov

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

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

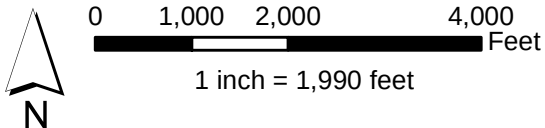
19 Mar 2019 15:57:04 -0000



Current FEMA Flood Zones



Current Pending Flood Zones



Date: 3/19/2019
 Time: 9:52:55 AM
 User: hughesp



Floodplain Management & Services
 2801 West Durango Street
 Phoenix, Arizona 85009
 Phone: (602) 506-2419
 Fax: (602) 372-6232
<http://www.fcd.maricopa.gov/Floodplain/floodplain.aspx>



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

25 March 2019

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

Ms. Alyssa Robinson
Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS19-184; Toll @ Prasada Phase 2 Units F&C (APN: 502-04-017D)

Dear Ms. Robinson

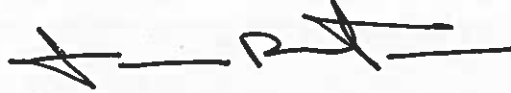
Thank you for the opportunity to provide comments on the Preliminary Plat Application for Toll at Prasada Phase 2 Units F&C. The site sits on vacant land located at Cotton Lane and Cactus Road in Surprise, AZ and is part of the larger 772.08 acre master planned community with an overall density of 2.86 du/ac. This request is for 175 single family residential units on 36.8 acres for an overall density of 4.75 du/ac. The site is approximately 1.8 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Toll at Prasada Phase 2 Unit F&C fall within these guidelines.

This request will not have a negative impact on Luke AFB Flight Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Christopher Toale at (623) 856-6175.

Sincerely

A handwritten signature in black ink, appearing to read 'J. R. Mitchell', with a stylized flourish at the end.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

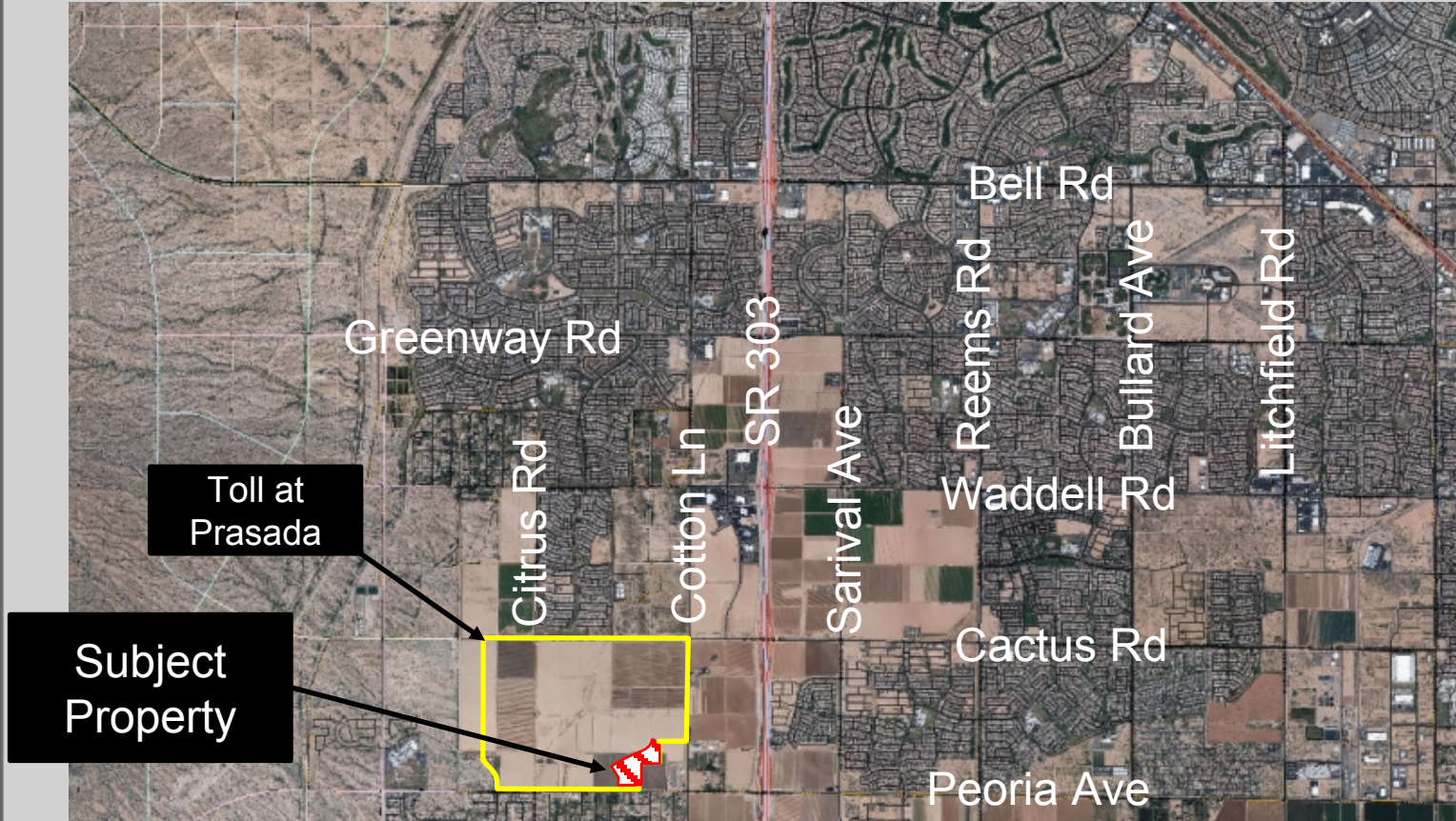
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



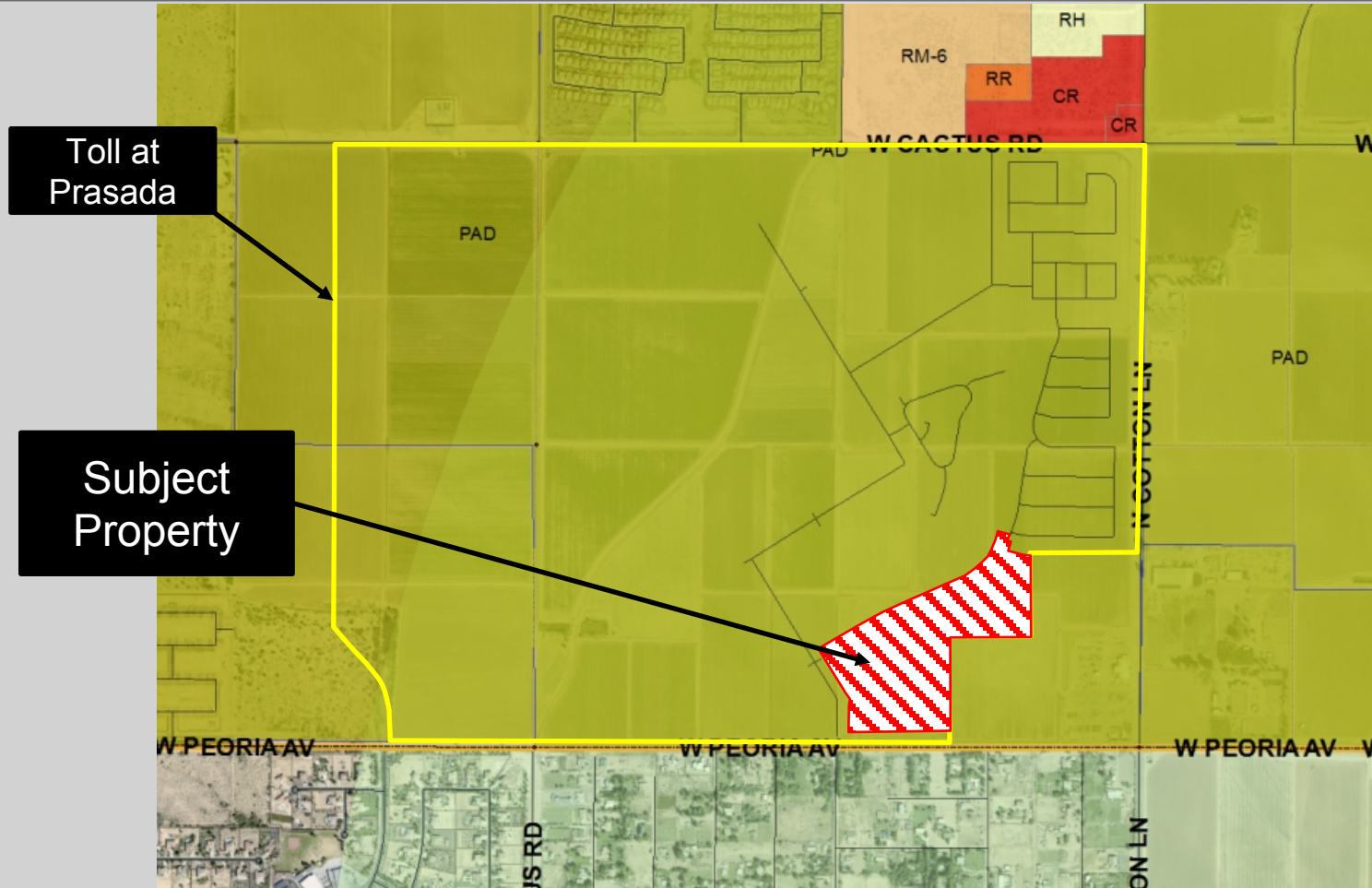
Planning and Zoning Commission
September 19, 2019

Toll at Prasada Units F & C Revised Preliminary Plat

Units F & C Vicinity Map



Units F & C Case Map



Units F & C Context



Toll Brothers
America's Luxury Home Builder™

sterling
GROVE

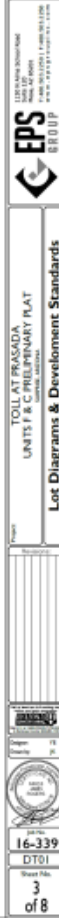
May 7, 2019
0 50 100
FEET
GREY|PICKETT

dependent



C Revised Binary Plat

Page 302 of 439



Development Standard E - F317-513		
zoning District	F313-1	F313-2
Minimum Lot Area		3,000 Square Feet
Minimum Building Volume		
- First story garage measured from front of lot or garage base 10 Feet - Front or living face 5 Feet - Side face 8 Feet 2 Feet - Rear street 12 Feet		
Maximum Building Height	30 Feet	30 Feet
- Height shall otherwise be determined as measured from the property line. All heights are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of San Jose. - Height-based setbacks shall not be required for buildings, gas stations, bus stops, pet shelters, and other public uses, as measured on a 3-foot base line from the front of the lot. - Height-based setbacks shall not be required for a "signage" of signage of shared use. 2' Reduced front ESRW or shared driveway to face of garage. - Building height measured from the finished floor to the top of the parapet or highest roofline. - Garage faces may be recessed on a 3-foot base line rear of lot.		

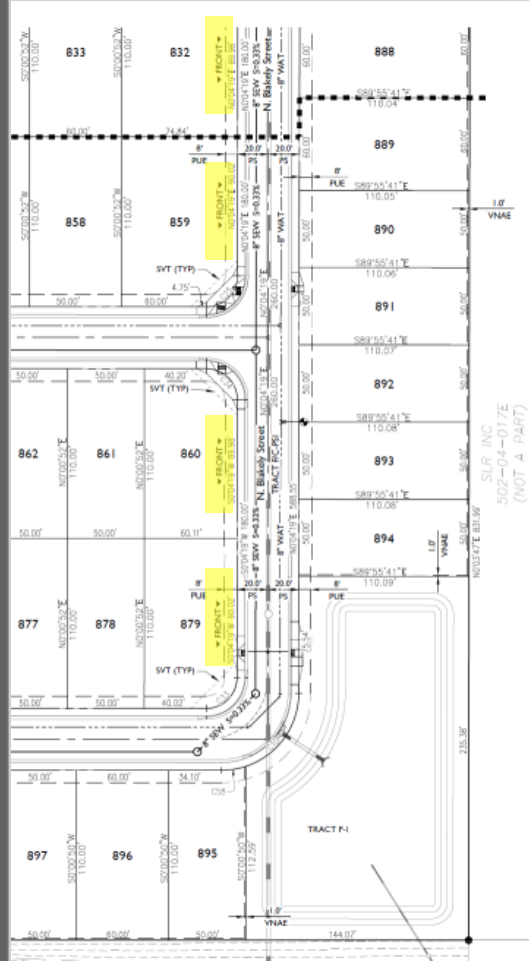
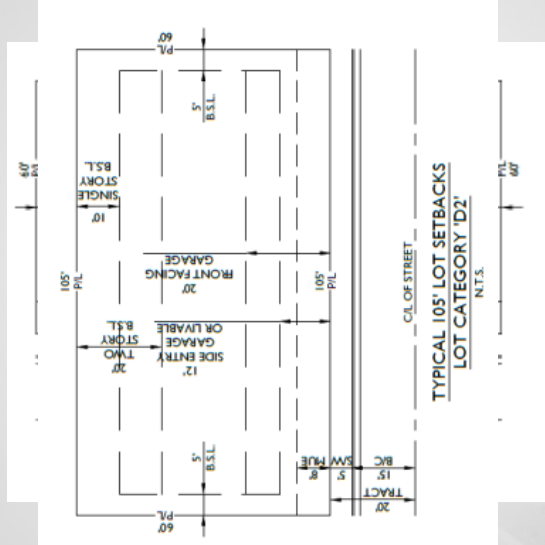
16-339 - UNITS F & C PRELIMINARY PLAT



Units F & C Revised Preliminary Plat

Units F & C Revised

Preliminary Plat



Manuscript received Aug. 01, 2016; revision accepted Aug. 01, 2017. Published online by Cambridge University Press Aug. 01, 2017.



16-339 - UNITS F & C PRELIMINARY PLAT

DATE: APR 15, 2015, DRAWN: KENDRA BROWN, PROJECT: 16-339, NAME: 16-339 PRELIMINARY PLAT, CITY: SAN ANTONIO, TEXAS, COUNTY: BEXAR, PROJECT NO.: 16-339, SHEET NO.: 6 OF 8



EPS GROUP

TITLE AT PRASER
UNITS F & C PRELIMINARY PLAT
Preliminary Plat

16-339
PP03
6
of 8

Units F & C Revised Preliminary Plat

16-339 - UNITS F & C PRELIMINARY PLAT

DATE: 01-10-2018, 10:40 AM, C:\Users\j\Documents\16-339\16-339.dwg, Author: J, Plot Date: 01-10-2018, 10:40 AM, Plot User: J, Plot Device: HP DesignJet 5600C



Units F & C Revised Preliminary Plat

Page 308 of 439

11450 Valley View Road
 Suite 100
 Dallas, TX 75244
 F. 972.355.1200 • M. 972.355.1208
 WWW.EPSGROUP.COM

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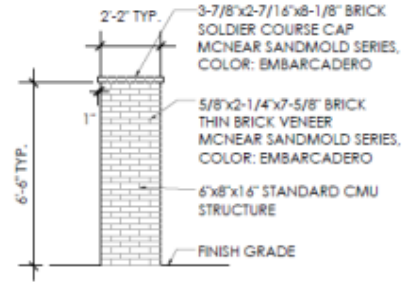
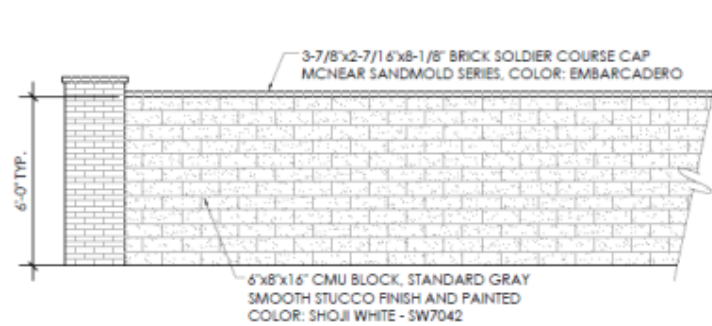
TOLL AT PRASADA
UNIT'S P.C. PRELIMINARY PLAT
 Surveyed: 04/20/04

Project: _____
 Date: _____

Data Tables

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Units F & C Preliminary Landscape Plan

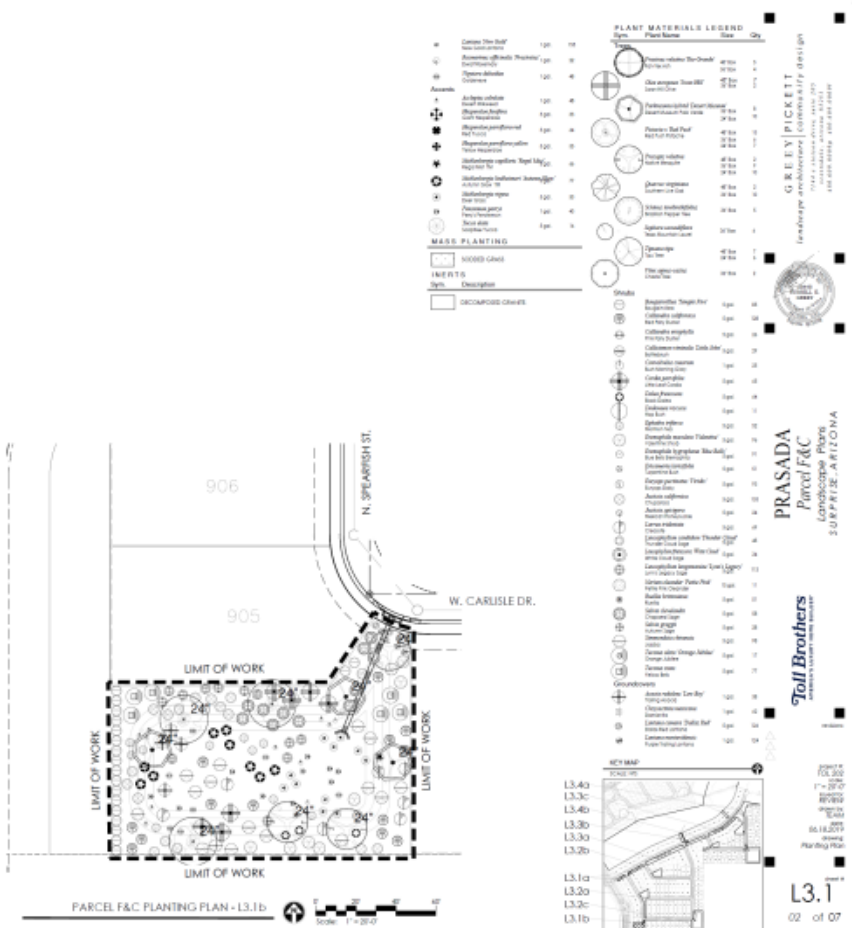


FW

Feature Wall Details

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

Units F & C Preliminary Landscape Plan



PRASADA
Part of F&C
Landscape Plans
TUMPHRIE, ARIZONA

GREY|PICKETT
landscape architecture | contemporary design
7074 S. UNIVERSITY, SUITE 200
TUMPHRIE, ARIZONA 85365
480.405.0000 | 480.405.0001

Toll Brothers
AMERICAN'S LUXURY HOME BUILDERS

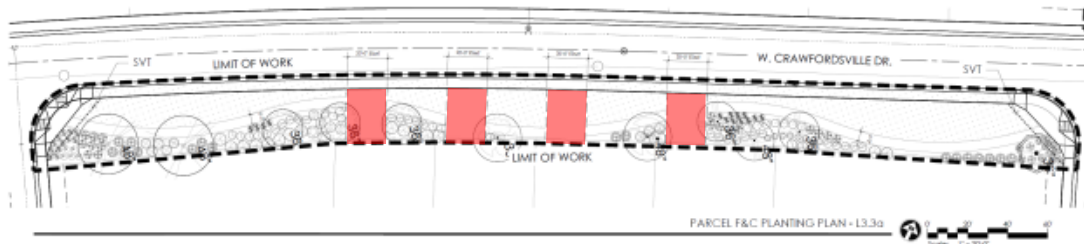
Project #
FOL 302
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BIV-089
Drawn by
TEAM
Date
06.18.2017
Drawing
Planting Plan

L3.2^{closed}



Units F & C Preliminary

Landscape Plan



GREY PICKETT
architecture | community design
7144 w. stevens drive, suite 202
meriden, ct 06450
203.282.0000 fax 203.282.0000

PRASADA
Parcel F&C
Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LARGEST FURNITURE RETAILER

THE UNIVERSITY OF CHICAGO LIBRARY

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FS19-184 Toll at Prasada Units F & C Revised Preliminary Plat

Staff Recommendation:

Approve subject to Stipulations “a” through “c”



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 19, 2019 Contact Person: SHIRLEY PHAN
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Site Plan to allow for Heritage on Dysart Townhomes located generally south of Elm Street and east of Dysart Road, in the SHD-CO (Surprise Heritage District- Commercial Overlay) zoning district.

Motion:

I move to approve/deny the Site Plan to allow for Heritage on Dysart Townhomes located generally south of Elm Street and east of Dysart Road, in the SHD-CO (Surprise Heritage District- Commercial Overlay) zoning district, subject to stipulations "A" through "F".

Background:

On November 27, 2018 QUYP Development Services, LLC submitted a request for a Final Plat, Site Plan, Model Home Complex, and Home Product Review to allow for a new Townhomes located generally south of Elm Street and east of Dysart Road, in the SHD-CO (Surprise Heritage District- Commercial Overlay) zoning district. The Model Home Complex and Home Product Review was approved by staff on July 31, 2019. The Final Plat is scheduled for City Council on September 17, 2019.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 19.09.10 EVR Heritage on Dysart- staff report
 2. 01- FS18-644- Heritage on Dysart- Vicinity Map
 3. 02- FS18-644- Heritage on Dysart- Site Plan
 4. 03- FS18-644- Heritage on Dysart- Landscape Plan
 5. 04- FS18-644- Heritage on Dysart- Elevations
 6. 05-FS18-644 Heritage on Dysart- Flood Control District Comments
 7. 06-FS18-644 Heritage on Dysart-MWD Comments
 8. 07- FS18-644- Heritage on Dysart- Luke AFB Comments
 9. FS18-644-PZ presentation 091919
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-644

Project Name: Heritage on Dysart Final Plat

Council District: 4-Mulberry

Meeting Date: September 19, 2019

Planner: Shirley Phan

Owner: Virtua Surprise Dysart Owner, LLC

Applicant: Ernest Amponsah, QUYP Development Services, LLC

Request: Site Plan for new Heritage on Dysart Townhomes within the Surprise Heritage District- Commercial Overlay

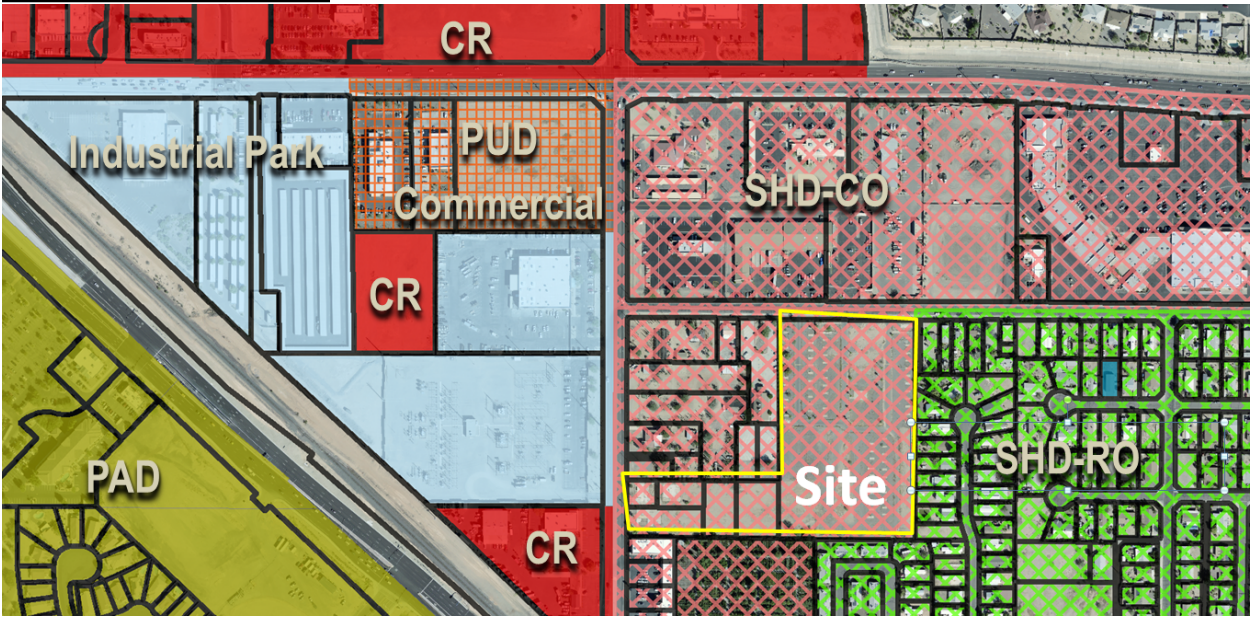
Site Location: Generally south of Elm Street and east of Dysart Road

Site Size: 9.55 acres (approx.)

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

Support/Opposition: None Known

Staff Recommendation: Staff recommends the Commission **approve** case FS18-644, subject to stipulations 'A' through 'F'.



Industrial Park (Industrial)	SHD-CO (Commercial)	SHD-RO (Residential)
Industrial Park (Industrial)	SHD-CO (Commercial)	SHD-RO (Residential)
Regional Commercial (Commercial)	SHD-CO (Commercial)	SHD-RO (Residential)

History:

December 6, 1960: The Mayor and City Council approved an Annexation for the subject property under Resolution RES_1960.

May 23, 2018: A Concept Review meeting was held for the current proposal under case CR18-270.

November 27, 2018: The applicant submitted a request for a Final Plat, Site Plan, Model Home Complex, and Home Product Review for Heritage on Dysart, under Case FS18-644, the subject case.

Citizen Outreach:

N/A

47 **Project Description:**

48
49 Ernest Amponsah with QUYP Development Services, LLC, on behalf of Heritage on Dysart, requests
50 a Site Plan approval a multi-family residential project to be located on a 9.55 acre property located
51 south of Elm Street and east of Dysart Road in the Surprise Heritage District (SHD-CO). The
52 proposal is for the development of a 120-unit multi-family project and its accessory uses.
53

54 The site will be accessed through two (2) existing driveways on Dysart Road and Elm Street. The
55 proposed Site Plan also demonstrates good pedestrian connectivity to the existing sidewalks along
56 Dysart Road and Elm Street.
57

58 A total of 300 parking spaces will be provided on site which will meet the City standards. The
59 spaces are placed in close proximity to all of the buildings for convenience of the residents.
60 Refuse containers are shown on the site plan in locations that are appropriate for the
61 convenience of the residents.
62

63 The proposed landscape meets the requirements of the SUDC. On site, the applicant is proposing
64 26.4% of landscape coverage, which meets the minimum requirement of the SUDC. Additionally,
65 the proposed onsite landscape will match the landscape of the Surprise Heritage District.
66

67 As per the architectural regulations of the Heritage District, the project architecture has been
68 developed to combine Mid-Century Modern elements with the more local historical character
69 of Phoenix-Valley architecture used in the early 1950's. The typical buildings would have gray
70 tones and white tones that have been selected to honor the historic construction methods.
71 The roof is a hip design. Dark colored metal awnings and patio railings help tie the upper levels
72 with the strong base of the structure resulting in a visually interesting design that invokes the
73 local historical character of Phoenix-Valley architecture.
74

75 The primary open space amenity is centrally located to minimize travel distances for the
76 residents. The primary amenity area includes the community swimming pool, tot-lot, large sun
77 lounging area, covered ramada, and restrooms.
78

79 The applicant also included a lighting photometric study with the application which meets the
80 lighting requirements of the SUDC.
81

82 **Reviewing Agencies:**

83
84 In addition to the standard city internal reviewing departments, Maricopa County Flood Control
85 District, Maricopa Water District (MWD), and Luke AFB were included in the routing of this request.
86 None of the reviewing agencies indicated any concerns over the request.
87
88

89 **Summary:**

90
91 The proposed Site Plan meets the requirements of the SUDC and the General Plan.
92

93 **Findings:**

- 94
95 • The proposed Site Plan is consistent with the Surprise General Plan 2035.
96 • The proposed Site Plan meets the provisions of the SUDC as applicable.
97

98 **Recommendation:**

99
100 Based on the findings noted above, staff recommends the Commission **approve** case **FS18-644**,
101 subject to stipulations 'A' - 'F' as outlined below:
102

- 103 A. Development and use of the site shall be consistent with the Site Plan entitled
104 "Heritage on Dysart" consisting of one (1) sheet prepared by Project Design
105 Consultants and stamped received July 31, 2019.
106
107 B. Building elevations shall be consistent with the Elevations entitled "Heritage on
108 Dysart" consisting of two (3) sheets prepared by Woods Associates Architects LLC and
109 stamped received July 17, 2019.
110
111 C. Landscaping of the site shall be consistent with the Landscape Plan entitled "Heritage
112 on Dysart" consisting of one (1) sheet prepared by Thomas+ Crowley and stamped
113 received July 17, 2019.
114
115 D. This Site Plan is considered not approved until such time as a Final Plat for the subject
116 property is approved by the Mayor and City Council.
117
118 E. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
119 Commission. This Site Plan shall expire on the one (1) year anniversary of approval,
120 unless construction commences prior to that date.
121
122 F. Non-compliance with the approved plan for this case will be treated as a violation in
123 accordance with the provisions of Article XIV of the Surprise Unified Development
124 Code.
125
126

127 However, should the Commission wish to deny the request, the Commission should make its own
128 findings and base its decision on those alternative findings.
129

- 130 **Attachments:**
- 131
- 132 01 Vicinity Map
- 133 02 Site Plan
- 134 03 Landscape Plan
- 135 04 Elevation Plan
- 136 05 Flood Control District comments
- 137 06 MWD comments
- 138 07 Luke AFB comments

Vicinity MAP



SITE PLAN
HERITAGE ON DYSART
SURPRISE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

VIRTUA SURPRISE DYSART OWNER LLC
MR NICK MONTAGUE 17410 N PACESETTER WAY
SCOTTSDALE, ARIZONA 85255

DEVELOPER

QUYP DEVELOPMENT SERVICES LLC
17470 N. PACESETTER WAY
SCOTTSDALE, AZ 85255
CONTACT: ERNEST AMPONSAH
PHONE: (480) 930-4614
EMAIL: ERNEST@QUYPDEVELOPMENT.COM

DESIGN BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF SURPRISE BRASS CAP FLUSH AT THE INTERSECTION OF COTTONWOOD STREET AND NASH STREET STAMPED "BM 31-13". COORDINATES (WGS 84) ARE: 33°37'57.58"N AND 112°20'00.34"W HAVING AN ELEVATION OF 1176.02, NAVD88 DATUM, PER CITY OF SURPRISE BENCHMARKS.

LAND USE INFORMATION

ZONING: SHD-CO
SITE AREA: 438,213 S.F. - 10.06 ACRES (GROSS)
SITE AREA: 416,192 S.F. - 9.55 ACRES (NET)
TOWNHOMES/CONDOS - 2-STORY - 120 UNITS TOTAL
DENSITY = 11.93 UNITS/ACRE (GROSS)
SITE AREA COVERAGE SUMMARY:
BUILDING: 127,920 S.F.
PAVING: 119,451 S.F.
LANDSCAPE/OPEN SPACE: 163,835 S.F. 39.8%
INCLUDES WALKS, POOL AREA.

BUILDING CODE 2012 IRC CITY OF SURPRISE AMENDMENTS
TOWNHOUSES PER SECTION 302.2 - NO FIRE SPRINKLERS

PARKING:

REQUIRED 2.5 SPACES/UNIT = 2.5 x 120 = 300
PROVIDED GARAGE SPACES = 240
PROVIDED VISITOR PARKING SPACES = 60
TOTAL PARKING SPACES PROVIDED = 240 + 60 = 300
ACCESSIBLE PARKING SPACES = 2
STANDARD PARKING SPACES = 58

BICYCLE RACK PARKING = 5 DUAL RACKS = 10 BICYCLES

ARCHITECT

WOODS ASSOCIATES ARCHITECTS,LLC
3319 E MCDOWLELL ROAD
MESA ARIZONA 85213
408-962-7672

ENGINEER

PROJECT DESIGN CONSULTANTS
7330 N. 16TH ST. SUITE A-314
PHOENIX, AZ 85020
CONTACT: ROBERT B. MURPHY, P.E.
PHONE: (602) 508-0700
FAX: (602) 508-0745

FEMA FLOOD ZONE

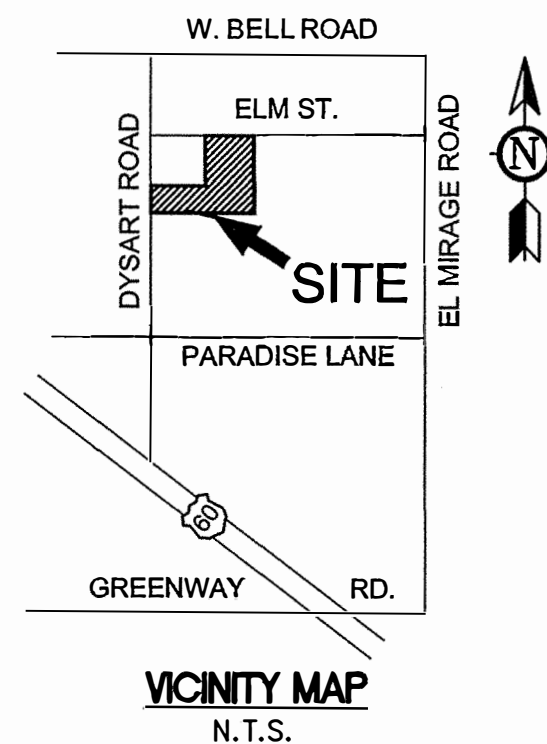
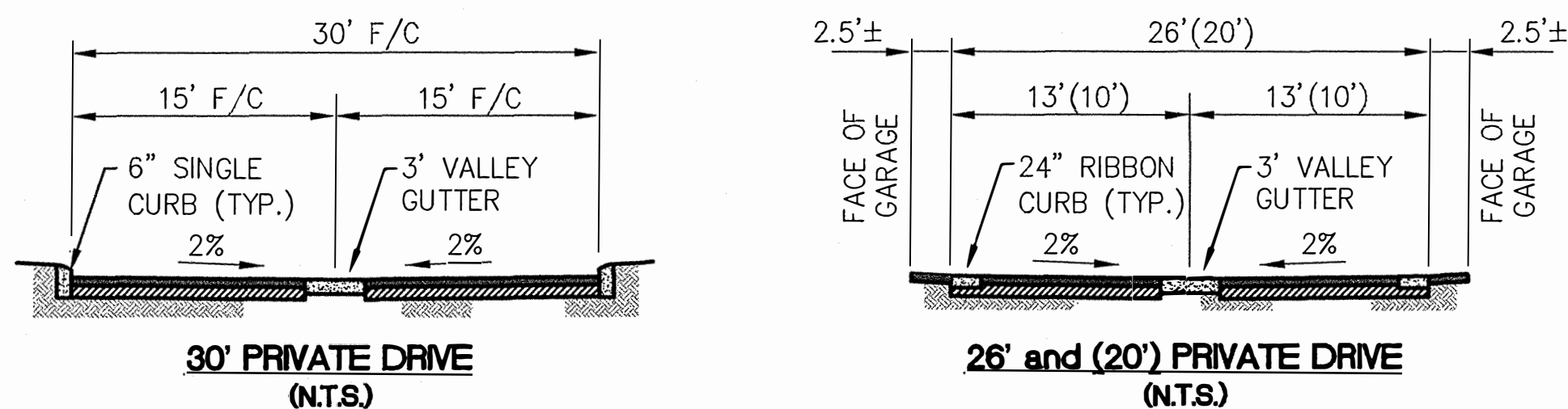
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) #04013C1240L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN SHADED ZONE "X". THIS ZONE IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

UNITS

A-TOWNHOUSE-46 units
1800 S.F. - 3 BR/2.5 BATH - SIDE ENTRY
2- CAR GARAGE-PRIVATE PATIO
B-TOWNHOUSE - 30 units
1633 S.F. - 3 BR/2.5 BATH - ENTRY PATIO
2- CAR GARAGE-PRIVATE PATIO
C-TOWNHOUSE - 44 units
1500 S.F. - 3 BR/2.5 BATH - ENTRY PATIO
2- CAR GARAGE-PRIVATE PATIO
2 bedroom option

NOTE

- 1.0 ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 2.0 FOR WALLS AND FENCES SEE PRELIMINARY WALL PLAN SHEET L2 OF THE LANDSCAPE PLANS.
- 3.0 ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.



LEGEND

- FOUND MONUMENT
- PROPERTY LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE JUNCTION BOX
- FENCE
- ELECTRIC JUNCTION BOX
- SIGN
- POWER POLE
- CURB & GUTTER
- TELEPHONE JUNCTION BOX
- EX. STREET LIGHT
- PROP. STREET LIGHT
- SEWER MANHOLE
- SEWER CLEANOUT
- FINISHED FLOOR
- FINISHED GRADE
- VALLEY GUTTER
- PAVEMENT
- B/C FACE OF CURB
- F/C FACE OF CURB
- CONCRETE
- STORM DRAIN
- SANITARY SEWER
- EXISTING GROUND
- TOP OF BANK
- DRYWELL
- SEWER
- WATER
- ELECTRICAL
- NO. OF PARKING SPACES

HERITAGE ON DYSART

HERITAGE DISTRICT
W. ELM ST. AND N. DYSART ROAD
SURPRISE, ARIZONA

REVISIONS:
04-07-19

SITE PLAN

PLAN SHEET

SHEET # : 1 OF 1

SCALE: NOTED

DATE: 09/07/18

PROJECT # : 4359.20

ARIZONA
Call 811 or click Arizona811.com

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
21455
ROBERT B. MURPHY
P.E.
21455
ROBERT B. MURPHY
P.E.
21455
ROBERT B. MURPHY
P.E.

REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.
21455
ROBERT B. MURPHY
P.E.

HERITAGE ON DYSART
HERITAGE DISTRICT
W. ELM ST. AND N. DYSART ROAD
SURPRISE, ARIZONA

REVISIONS:
04-07-19

SITE PLAN

PLAN SHEET

SHEET # : 1 OF 1

SCALE: NOTED

DATE: 09/07/18

PROJECT # : 4359.20

WATER CONSERVATION
GENERAL NOTES

1. PLANT MATERIALS ARE LIMITED TO THOSE ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW-WATER USE PLANT LISTS REFERRED TO IN THESE STANDARDS.
2. THE COMBINED TURF AND WATER SURFACES OF ALL WATER FEATURE SHALL NOT OCCUPY MORE THAN 20% OF THE LANDSCAPABLE AREA WITHIN EACH LOT IN THE MODEL HOME COMPLEX. (SWIMMING POOLS AND OTHER WATER FEATURES ARE INCLUDED IN THE 20%).
3. LANDSCAPING SHALL BE LOCATED ONLY WHERE IT IS FUNCTIONALLY USEFUL, SUCH AS IN PLAY AREAS OR CLOSE TO THE HOUSE FOR ENERGY EFFICIENCY.
4. ALL IRRIGATION SYSTEMS MUST BE EFFICIENT IRRIGATION SYSTEMS.
5. DEVELOPERS OF NEW DEVELOPMENTS SHALL PROVIDE AT THE MODEL HOME SITE AND TO HOMEBUYERS AN INFORMATION PACKAGE ON LOW-WATER USE LANDSCAPING FROM THE CITY'S WATER RESOURCE MANAGEMENT DEPARTMENT. IN ADDITION, MODEL HOMES SHALL HAVE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS, FOR WHICH NO VARIANCE MAY BE GRANTED, AND WHICH MEET THE AFOREMENTIONED REQUIREMENTS.
7. AT LEAST ONE MODEL HOME SHALL BE SHOWN AS AN EXAMPLE OF A WATER EFFICIENT LANDSCAPE.
8. SIGNS SHALL BE USED TO IDENTIFY THE MODEL AS AN EXAMPLE OF WATER EFFICIENT LANDSCAPE.
9. PUBLIC EDUCATION INFORMATION SHALL BE PROVIDED BY THE CITY WATER RESOURCE DIVISION, ABOUT THE EFFICIENT USE OF LANDSCAPE WATER TO ALL PERSONS REQUESTING SUCH INFORMATION.
10. THE FOLLOWING LITERATURE IS SUGGESTED: LANDSCAPE PLANTS FOR THE ARIZONA DESERT ARIZONA MUNICIPAL WATER USERS ASSOCIATION 602-248-8482 [HTTP://WWW.AMWUA.ORG/LANDSCAPE/](http://www.amwua.org/landscape/) DROUGHT TOLERANT/LOW-WATER-USE PLANTS ARIZONA DEPARTMENT OF WATER RESOURCES OTHER RESOURCES MAY BE FOUND AT THE CITY'S WATER RESOURCE OFFICE

W. BELL ROAD

N. DYSART ROAD

W. ELM STREET

EL MIRAGE ROAD

GREENWAY ROAD

VICINITY MAP

PLAN

SCALE: N.T.S.

PROJECT TEAM

OWNER

VIRTUA SURPRISE DYSART OWNER LLC

17470 N PACESETTER WAY
SCOTTSDALE, AZ 85255
PH: 480-930-4614
CONTACT: ERNEST AMPONSAH P.E.

DEVELOPER

QUYP DEVELOPMENT SERVICES, LLC

17470 N PACESETTER WAY
SCOTTSDALE, AZ 85255
PH: 480-930-4614
CONTACT: ERNEST AMPONSAH P.E.

ARCHITECT

WOODS ASSOCIATES ARCHITECT, LLC

3319 E. MCDOWELL ROAD
MESA, ARIZONA, 85213
PH: (480) 962-7672

CONTACT: FRED WOODS, RA
EMAIL: FREDWOODS@MSN.COM

LANDSCAPE ARCHITECT

THOMAS + CROWLEY LLC

126 E. CONSTITUTION COURT
GILBERT, AZ 85296
P: (480) 878-4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

SITE DATA

ZONING: SHD-CO
SITE AREA: 10.06 AC GROSS
9.55 AC NET

TOTAL LOTS: 120
DENSITY: 12 DU/AC

TOTAL LANDSCAPE AREA: 110,207 S.F. (2.53 AC)
LANDSCAPE %: 26.4% OF NET SITE AREA

TURF AREA: 29,571 S.F. (.67 AC)
TURF %: 26.8% OF LANDSCAPE

KEYED NOTES

A.X ARCHITECTURE

A.1 MANAGEMENT OFFICE / RAMADA & RESTROOMS,
SEE ARCHITECTURE PLANS

A.2 TRASH ENCLOSURE, SEE ARCHITECTURE PLANS

A.3 PARKING AND HANDICAP PARKING STRIPING
SEE CIVIL ENG. PLANS

C.X CIVIL ENGINEERING PLANS

C.1 NEW CURB, SEE PLANS BY CIVIL ENGINEER

C.2 RAMP, SEE CIVIL ENG. PLANS

C.3 CROSSING,
SEE CIVIL ENG. PLANS

L.X LANDSCAPE / HARDSCAPE

L.1 ENTRY MONUMENT, SEE DETAIL 2/L3
POOL, UNDER SEPARATE PERMIT

L.2 SIGHT VISIBILITY LINE PER CITY OF SURPRISE
STD. DETAIL 4-01

L.3 POOL, UNDER SEPARATE PERMIT

SITE EQUIPMENT

(A) BENCH WITH BACK, SEE DETAIL 1/L4

(B) BIKE RACKS, SEE DETAIL 2/L4

(C) TRASH CAN, SEE DETAIL 3/L4

(D) PICNIC TABLES, SEE DETAIL 4/L4

(E) PLAY STRUCTURE, SEE DETAIL 5/L4

(F) MAILBOXES, SEE DETAIL 6/L4

W. ELM STREET

N89°35'20"W

447.58'

45.67' SETBACK

10'-0" B.S.L.

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LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	ULMUS PAR. 'SIMPEVIRENS' CHINESE ELM -STANDARD TRUNK	24" BOX	106
	PISTACHIA X 'RED PUSH' RED PUSH CHINESE PISTACHE	24" BOX	111
	CHILOPSIS L. 'BURGUNDY' RED PUSH CHINESE PISTACHE	24" BOX	62
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	18' TALL	83
SHRUBS			
	RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	269
	NANDINA DOMESTICA GULFSTREAM GULFSTREAM NANDINA (HEAVENLY BAMBOO)	5 GAL.	37
	LECOPHYLLUM LANGMANIAE RIO BRAVO RIO BRAVO SAGE	5 GAL.	654
	RUSSSELLIA EQUITIFORMIS CORAL FOUNTAIN	5 GAL.	256
	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL.	64
	MUHLENBERGIA RIDIDA NASHVILLE MUHLY GRASS	5 GAL.	1,008
VINES			
	BOUGAINVILLEA X 'BARBARA KARST' BOUGAINVILLEA VINE	5 GAL.	184
	HARDENBERGIA VIOLACEA LILAC VINE	5 GAL.	158
GROUND COVER			
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	484
	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	373

TURF		QTY
	TURF CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS SOD	29,571 S.F.
	CONCRETE HEADER CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS SOD	1,630 L.F.

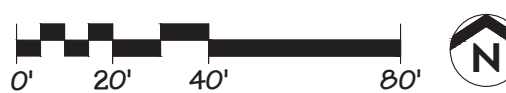
TOP DRESSING	QTY
 DECOMPOSED GRANITE SIZE: 1/2" MINUS COLOR: EXPRESS CARMEL	80,636 S.F.

LIGHTING LEGEND

- AREA LIGHT
- BOLLARD LIGHT
- BUILDING MOUNTED LIGHT

NOTE:
SEE ELECTRICAL PLAN FOR MORE INFORMATION

SCALE: 1" = 40'



N. DYSART ROAD

L.2

106.12'

40'-0" R/W

15'-0" B.S.L.

40'-0" ACTUAL BLDG. SETBACK

L.1

N00°04'27"E

L.2

N89°32'47"W

499.67'

10'-0" B.S.L.

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HERITAGE ON DYSART
SUPRISE, ARIZONA

EXHIBIT

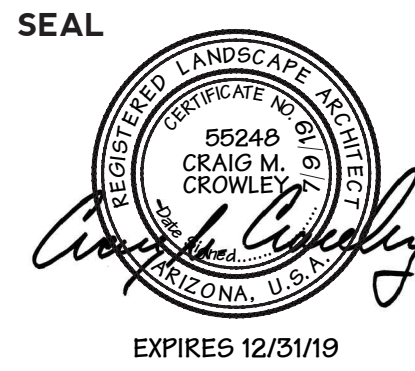
FINAL
LANDSCAPE PLAN

EXHIBIT #

L1

DATE: 7.9.2019

THOMAS+CROWLEY
LANDSCAPE ARCHITECTURE • PLANNING • SITE DESIGN • CONSTRUCTION MANAGEMENT



PROJECT

WATER CONSERVATION
GENERAL NOTES

1. PLANT MATERIALS ARE LIMITED TO THOSE ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW-WATER USE PLANT LISTS REFERRED TO IN THESE STANDARDS.
2. THE COMBINED TURF AND WATER SURFACES OF ALL WATER FEATURE SHALL NOT OCCUPY MORE THAN 20% OF THE LANDSCAPABLE AREA WITHIN EACH LOT IN THE MODEL HOME COMPLEX. (SWIMMING POOLS AND OTHER WATER FEATURES ARE INCLUDED IN THE 20%).
3. LANDSCAPING SHALL BE LOCATED ONLY WHERE IT IS FUNCTIONALLY USEFUL, SUCH AS IN PLAY AREAS OR CLOSE TO THE HOUSE FOR ENERGY EFFICIENCY.
4. ALL IRRIGATION SYSTEMS MUST BE EFFICIENT IRRIGATION SYSTEMS.
5. DEVELOPERS OF NEW DEVELOPMENTS SHALL PROVIDE AT THE MODEL HOME SITE AND TO HOMEBUYERS AN INFORMATION PACKAGE ON LOW-WATER USE LANDSCAPING FROM THE CITY'S WATER RESOURCE MANAGEMENT DEPARTMENT. IN ADDITION, MODEL HOMES SHALL HAVE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS, FOR WHICH NO VARIANCE MAY BE GRANTED, AND WHICH MEET THE AFOREMENTIONED REQUIREMENTS.
7. AT LEAST ONE MODEL HOME SHALL BE SHOWN AS AN EXAMPLE OF A WATER EFFICIENT LANDSCAPE.
8. SIGNS SHALL BE USED TO IDENTIFY THE MODEL AS AN EXAMPLE OF WATER EFFICIENT LANDSCAPE.
9. PUBLIC EDUCATION INFORMATION SHALL BE PROVIDED BY THE CITY WATER RESOURCE DIVISION, ABOUT THE EFFICIENT USE OF LANDSCAPE WATER TO ALL PERSONS REQUESTING SUCH INFORMATION.
10. THE FOLLOWING LITERATURE IS SUGGESTED: LANDSCAPE PLANTS FOR THE ARIZONA DESERT ARIZONA MUNICIPAL WATER USERS ASSOCIATION 602-248-8482 [HTTP://WWW.AMWUA.ORG/LANDSCAPE/](http://www.amwua.org/landscape/) DROUGHT TOLERANT/LOW-WATER-USE PLANTS ARIZONA DEPARTMENT OF WATER RESOURCES OTHER RESOURCES MAY BE FOUND AT THE CITY'S WATER RESOURCE OFFICE

W. BELL ROAD

N. DYSART ROAD

W. ELM STREET

EL MIRAGE ROAD

GREENWAY ROAD

VICINITY MAP

PLAN SCALE: N.T.S.

PROJECT TEAM

OWNER

VIRTUA SURPRISE DYSART OWNER LLC
17470 N PACESETTER WAY
SCOTTSDALE, AZ 85255
PH: 480-930-4614
CONTACT: ERNEST AMPONSAH P.E.

DEVELOPER

QUYP DEVELOPMENT SERVICES, LLC

17470 N PACESETTER WAY
SCOTTSDALE, AZ 85255
PH: 480-930-4614
CONTACT: ERNEST AMPONSAH P.E.

ARCHITECT

WOODS ASSOCIATES ARCHITECT, LLC

3319 E. MCDOWELL ROAD
MESA, ARIZONA, 85213
PH: (480) 962-7672

CONTACT: FRED WOODS, RA
EMAIL: FREDWOODS@MSN.COM

LANDSCAPE ARCHITECT

THOMAS + CROWLEY LLC

126 E. CONSTITUTION COURT
GILBERT, AZ 85296
P: (480) 878-4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

SITE DATA

ZONING: SHD-CO
SITE AREA: 10.06 AC GROSS
9.55 AC NET
TOTAL LOTS: 120
DENSITY: 12 DU/AC
TOTAL LANDSCAPE AREA: 110,207 S.F. (2.53 AC)
LANDSCAPE %: 26.4% OF NET SITE AREA
TURF AREA: 29,571 S.F. (.67 AC)
TURF %: 26.8% OF LANDSCAPE

KEYED NOTES

- A.X ARCHITECTURE
A.1 MANAGEMENT OFFICE / RAMADA & RESTROOMS, SEE ARCHITECTURE PLANS
A.2 TRASH ENCLOSURE, SEE ARCHITECTURE PLANS
A.3 PARKING AND HANDICAP PARKING STRIPING SEE CIVIL ENG. PLANS
C.X CIVIL ENGINEERING PLANS
C.1 NEW CURB, SEE PLANS BY CIVIL ENGINEER
C.2 RAMP, SEE CIVIL ENG. PLANS
C.3 CROSSING, SEE CIVIL ENG. PLANS
L.X LANDSCAPE / HARDSCAPE
L.1 ENTRY MONUMENT, SEE DETAIL 2/L3 POOL, UNDER SEPARATE PERMIT
L.2 SIGHT VISIBILITY LINE PER CITY OF SURPRISE STD. DETAIL 4-01
L.3 POOL, UNDER SEPARATE PERMIT

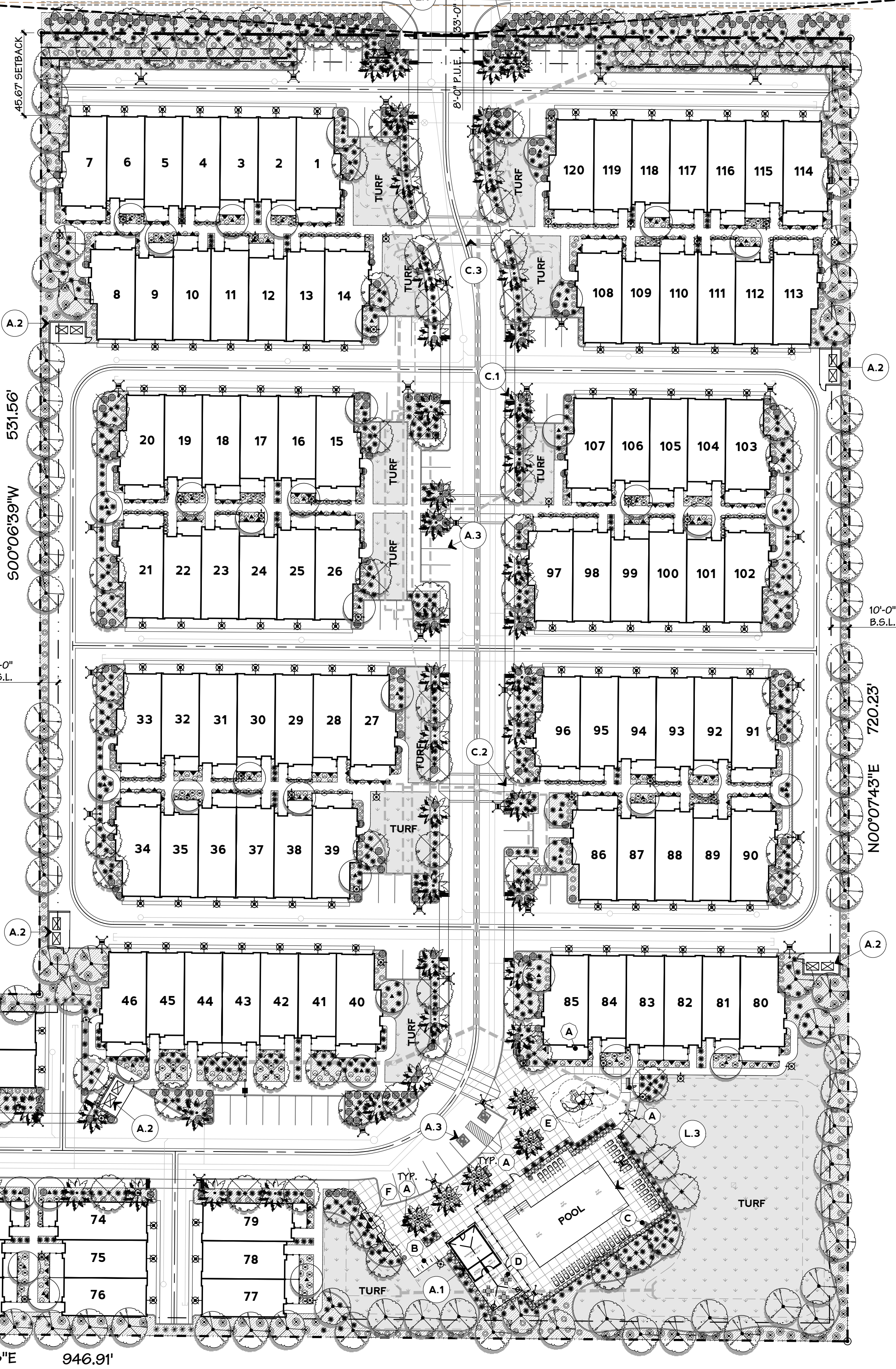
SITE EQUIPMENT

- A BENCH WITH BACK, SEE DETAIL 1/L4
B BIKE RACKS, SEE DETAIL 2/L4
C TRASH CAN, SEE DETAIL 3/L4
D PICNIC TABLES, SEE DETAIL 4/L4
E PLAY STRUCTURE, SEE DETAIL 5/L4
F MAILBOXES, SEE DETAIL 6/L4

W. ELM STREET

N89°35'20"W

447.58'



LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	ULMUS PAR. 'SIMPEVIRENS'	24"	106
	CHINESE ELM	BOX	
	-STANDARD TRUNK		
	PISTACHIA X 'RED PUSH'	24"	111
	RED PUSH CHINESE PISTACHE	BOX	
	CHILOPSIS L. 'BURGUNDY'	24"	62
	RED PUSH CHINESE PISTACHE	BOX	
	WASHINGTONIA ROBUSTA	18'	83
	MEXICAN FAN PALM	TALL	
SHRUBS			
	RUPELLIA PENINSULARIS	5 GAL.	269
	BAJA RUELLIA		
	NANDINA DOMESTICA	5 GAL.	37
	GULFSTREAM		
	GULFSTREAM NANDINA		
	(HEAVENLY BAMBOO)		
	LECOPHYLLUM LANGMANIAE	5 GAL.	654
	RIO BRAVO		
	RIO BRAVO SAGE		
	RUSSSELLIA EQUITIFORMIS	5 GAL.	256
	CORAL FOUNTAIN		
	HESPERALOE PARVIFOLIA	5 GAL.	64
	RED YUCCA		
	MUHLENBERGIA RIDIDA	5 GAL.	1,008
	NASHVILLE MUHLY GRASS		
VINES			
	BOUGAINVILLEA X	5 GAL.	184
	'BARBARA KIRST'		
	BOUGAINVILLEA VINE		
	HARDENBERGIA VIOLACEA	5 GAL.	158
	LILAC VINE		
GROUND COVER			
	LANTANA X 'NEW GOLD'	1 GAL.	484
	NEW GOLD LANTANA		
	ROSMARINUS OFFICINALIS	1 GAL.	373
	PROSTRATUS		
	PROSTRATE ROSEMARY		

TURF	QTY
	29,571 S.F.
	CYNODON DACTYLON 'MIDIRON'
	HYBRID BERMUDA GRASS SOD
	1,630 L.F.
	CYNODON DACTYLON 'MIDIRON'
	HYBRID BERMUDA GRASS SOD

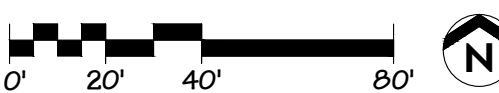
TOP DRESSING	QTY
	80,636 S.F.
	DECOMPOSED GRANITE
	SIZE: 1/2" MINUS
	COLOR: EXPRESS CARMEL

LIGHTING LEGEND

- AREA LIGHT
BOLLARD LIGHT
BUILDING MOUNTED LIGHT

NOTE:
SEE ELECTRICAL PLAN FOR MORE INFORMATION

SCALE: 1" = 40'



N. DYSART ROAD

N89°32'47"W 499.67'

10'-0" B.S.L.

40'-0" R/W

4'-0" P.U.E.

15'-0" B.S.L.

40'-0" ACTUAL BLDG. SETBACK

10'-0" B.S.L.

589°31'58"E 946.91'

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

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10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

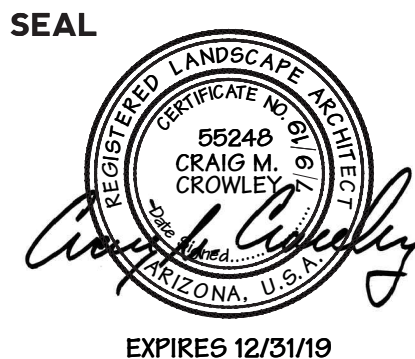
10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

10'-0" B.S.L.

THOMAS+CROWLEY
LANDSCAPE ARCHITECTURE • PLANNING • SITE DESIGN • CONSTRUCTION MANAGEMENT



PROJECT

HERITAGE ON DYSART
SUPRISE, ARIZONA

EXHIBIT

FINAL
LANDSCAPE PLAN

EXHIBIT #

L1

DATE: 7.9.2019

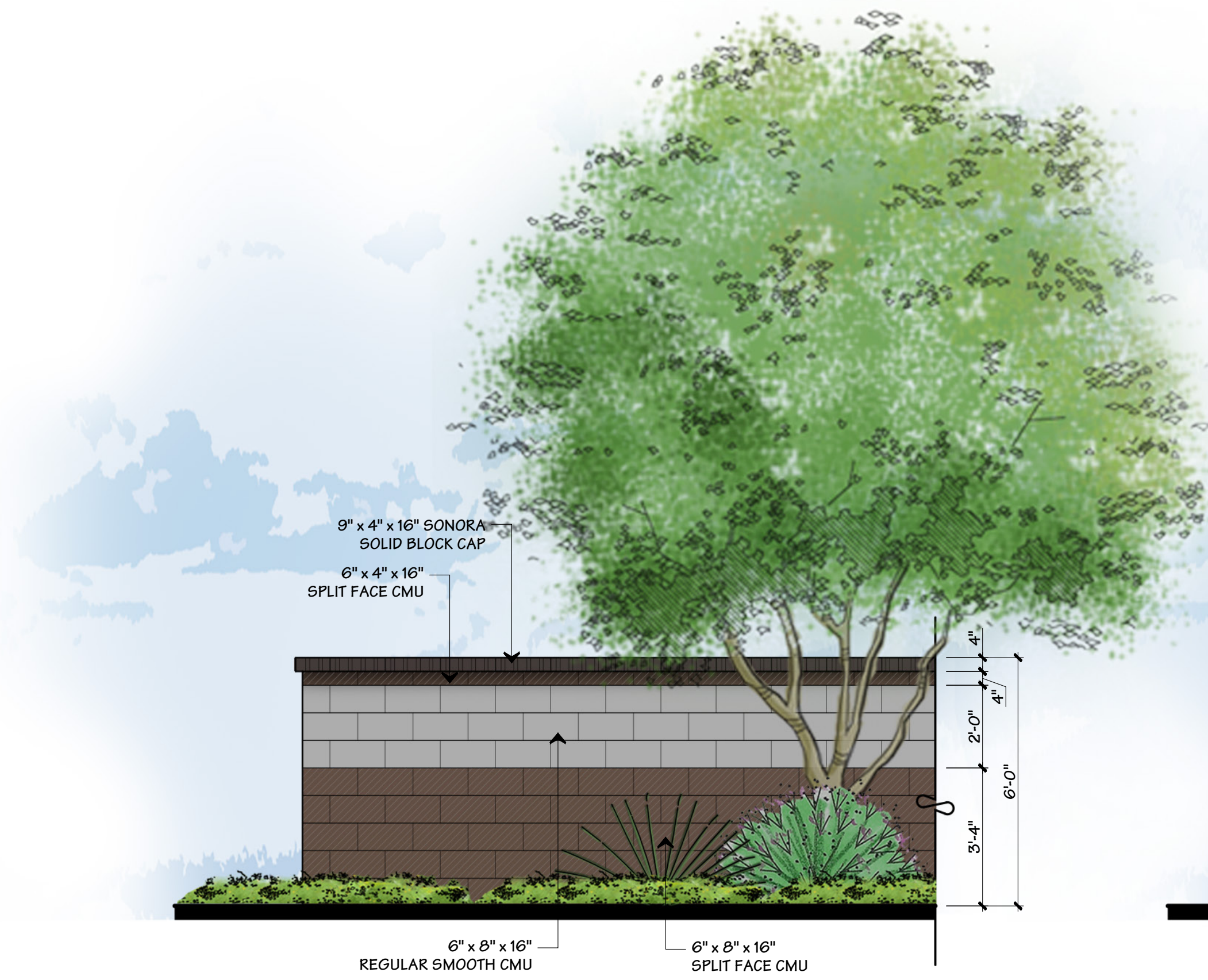


WALL LEGEND

KEY	SYMBOL	DESCRIPTION
A	[Red line]	SITE WALL
B	[Orange line]	LOW SITE WALL
C	[Purple line]	POOL FENCE
D	[Dark red line]	COURTYARD FENCE
E	[Blue dashed line]	BUILDER WALL TO MATCH EXISTING WALL
EX	[Green dashed line]	EXISTING WALL PAINT TO MATCH NEW WALLS

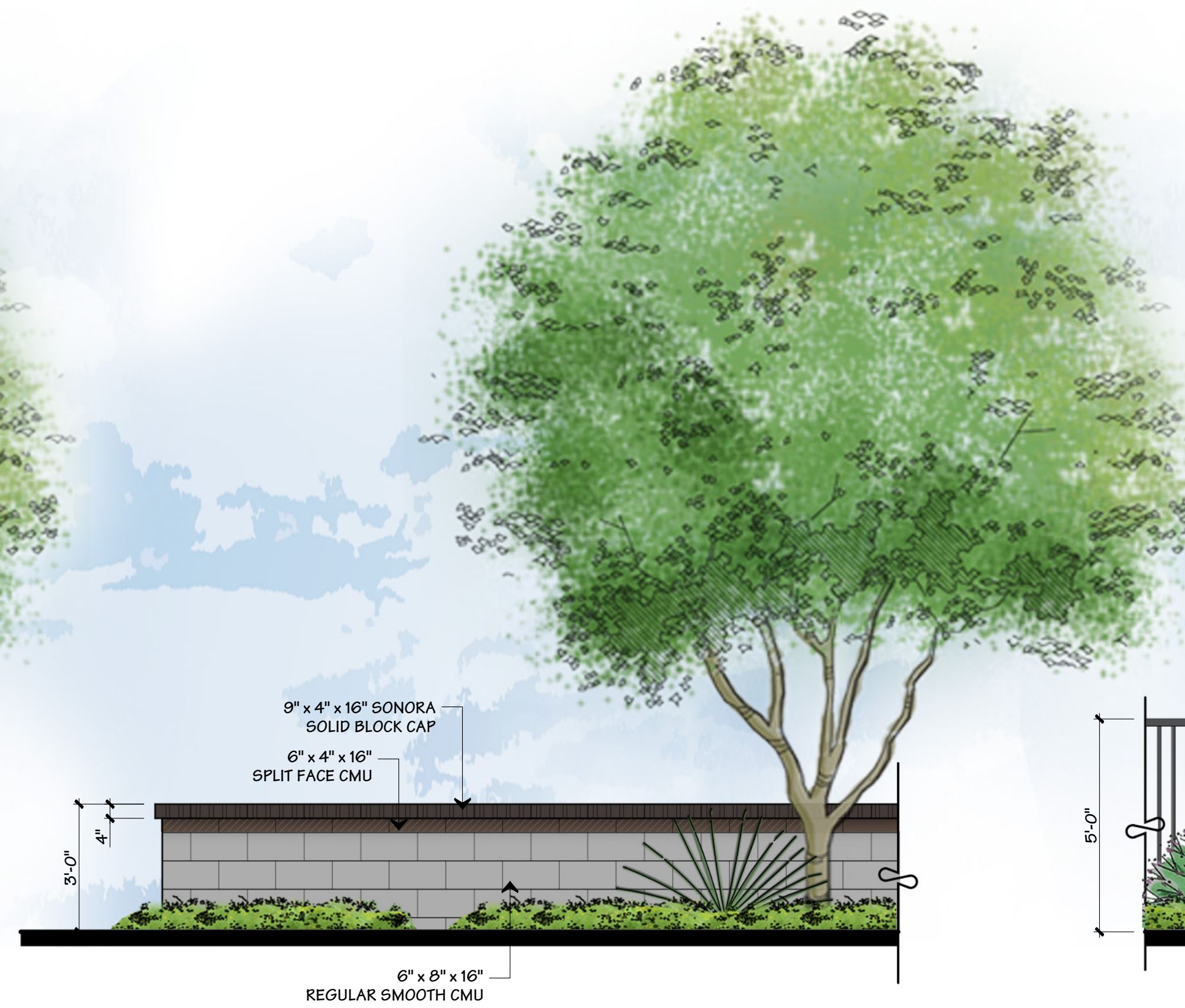
MAILBOXES

[Yellow triangle symbol] MAILBOX LOCATION SEE DETAIL 6/L4



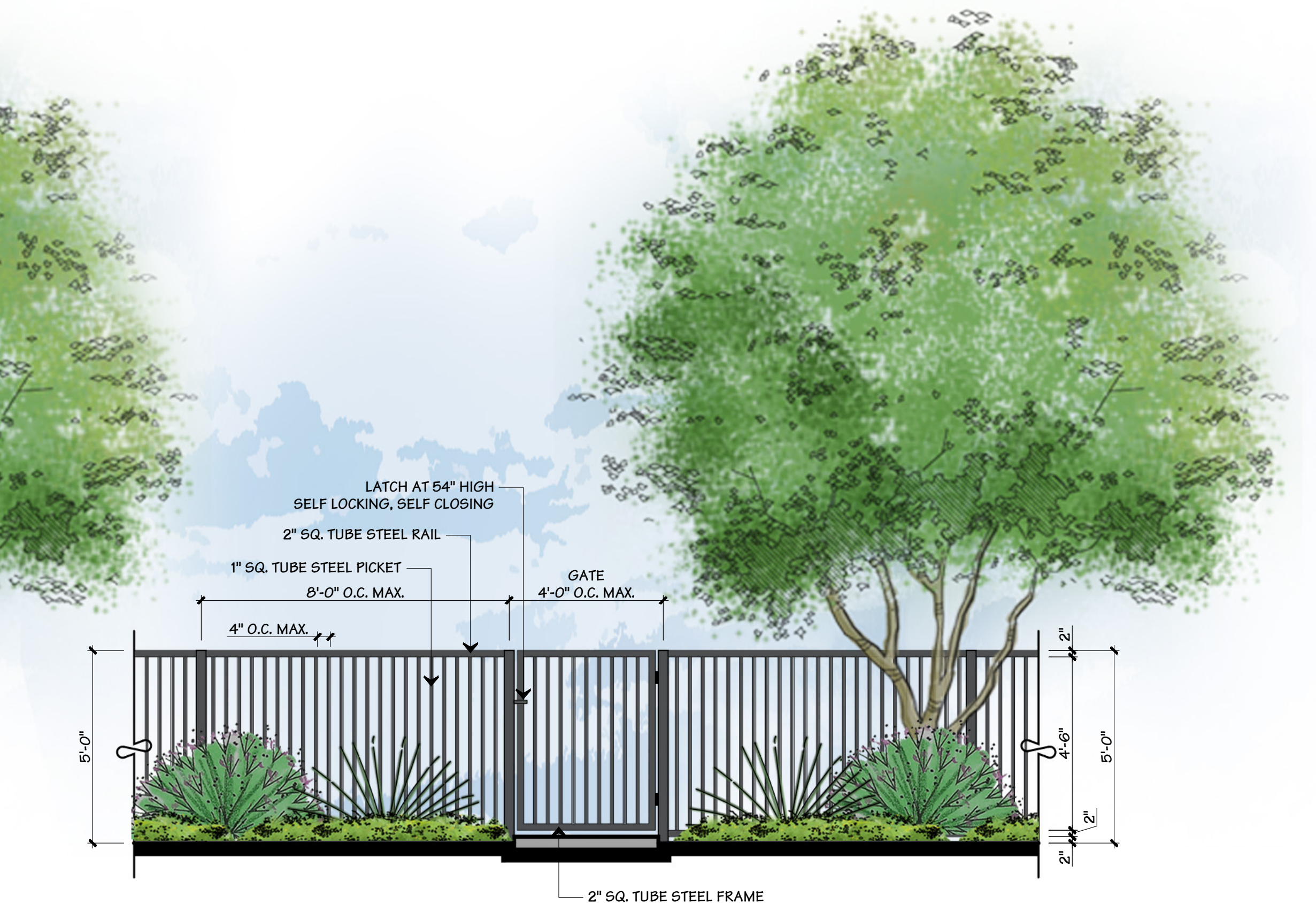
A SITE WALL

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



B LOW SITE WALL

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



C POOL FENCE

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



D COURTYARD FENCE

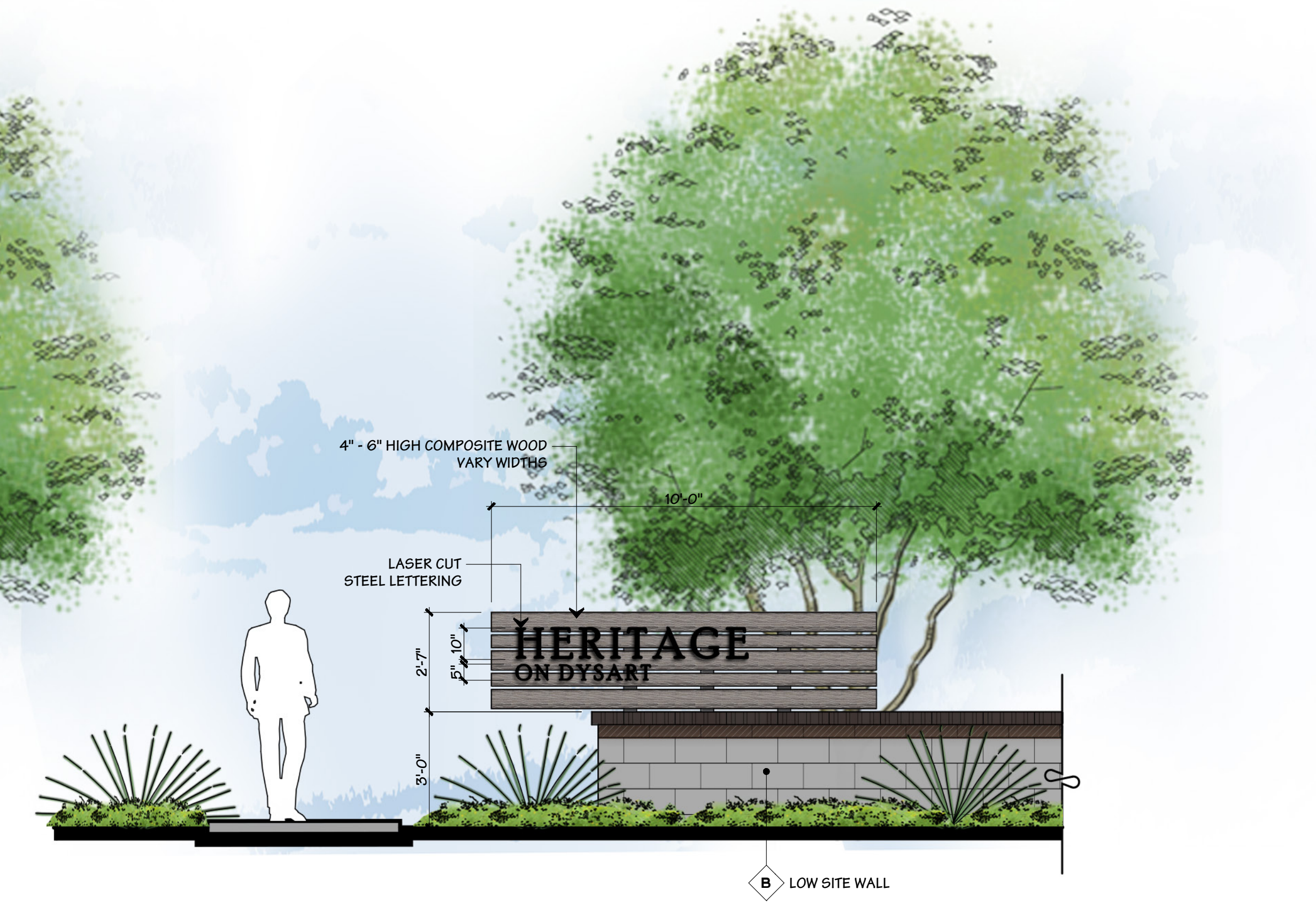
SCALE: 3/8" = 1'-0"



1 TRASH ENCLOSURE

ELEVATION

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



2 ENTRY MONUMENT

ELEVATION

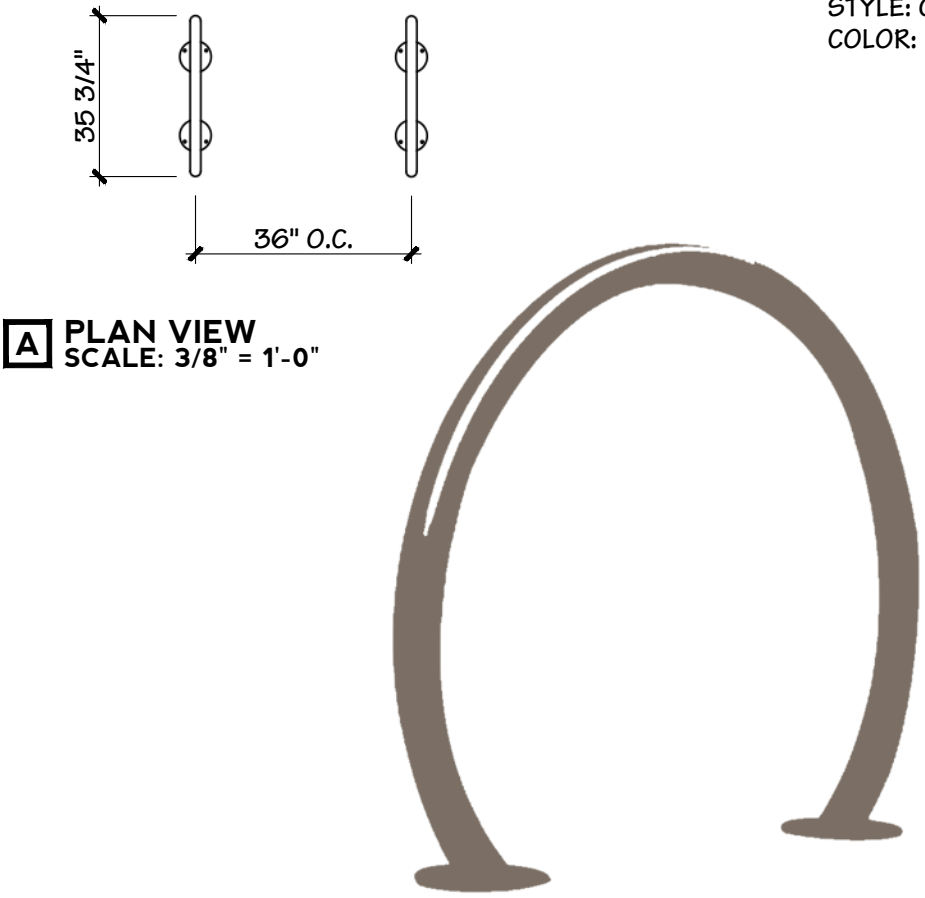
SCALE: 3/8" = 1'-0"



MANUFACTURER: WABASH VALLEY
COLLECTION: YORKTOWN
MODEL: Y01313C
COLOR: BRONZE

1 BENCH

SCALE: N.T.S.



A PLAN VIEW
SCALE: 3/8" = 1'-0"

2 BIKE RACK

SCALE: N.T.S.



MANUFACTURER: MADRAX
STYLE: ORION
COLOR: BRONZE

3 TRASH RECEPTACLE

SCALE: N.T.S.



MANUFACTURER: WABASH VALLEY
COLLECTION: CAMDEN
MODEL: CAD423C

4 PICNIC TABLE

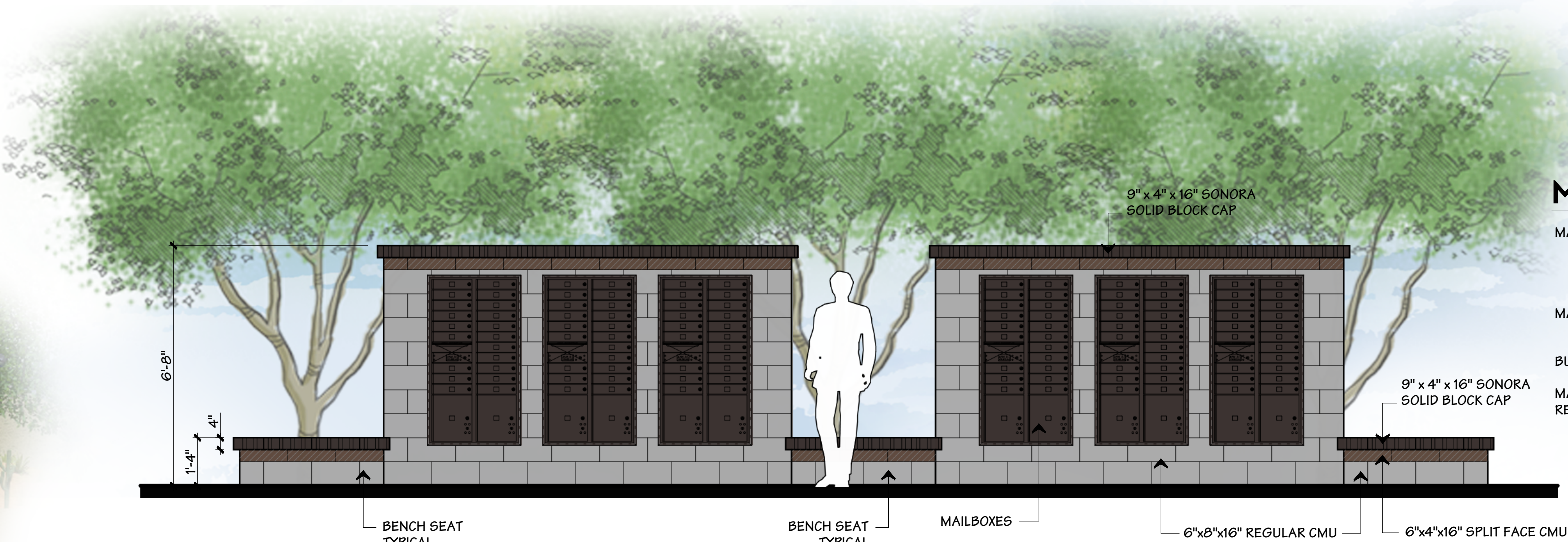
SCALE: N.T.S.



MANUFACTURER: LANDSCAPE STRUCTURES
OR EQUAL WITH INTEGRAL SHADE SAIL

5 PLAY STRUCTURE

SCALE: N.T.S.



6 MAILBOX

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

MAILBOXES

MAILBOX MODEL: 3716D-20 (20 UNITS)
RECESSED MOUNTED
(20 MB1, 2 PL4.5)
COLOR: BRONZE

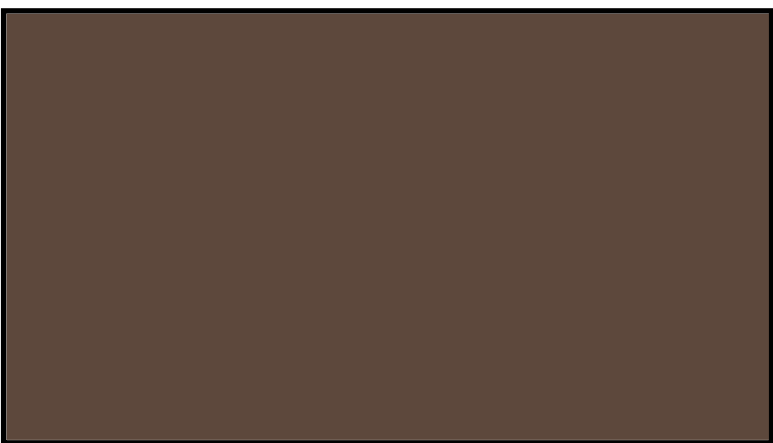
MANUFACTURER: WWW.MAILBOXES.COM
SALSBUURY INDUSTRIES

BUILDING UNITS: 120

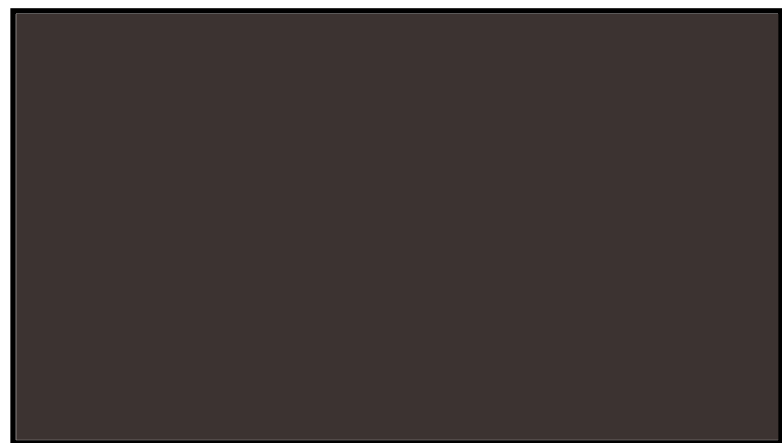
MAILBOXES CLUSTERS
REQUIRED: 6 (120/20 = 6)



REGULAR CMU
COLOR: SHERWIN WILLIAMS 7030 "ANEW GRAY"



SPLIT FACE CMU
COLOR: SHERWIN WILLIAMS 6097 "STURDY BROWN"



SONORA BLOCK CAP
COLOR: SHERWIN WILLIAMS 6083 "SABLE"



HARDIE SIDING
COLOR: ARCTIC WHITE



STUCCO
COLOR: SHERWIN WILLIAMS 7030 "ANEW GRAY"



STEEL
COLOR: SHERWIN WILLIAMS 7061 "NIGHT OWL"



COMPOSITE WOOD SLATS
TYPE: TREX TRANSCEND 2" SQ. DECKING BOARD
COLOR: ISLAND MIST



PATIO ELEVATIONS



GARAGE ELEVATIONS

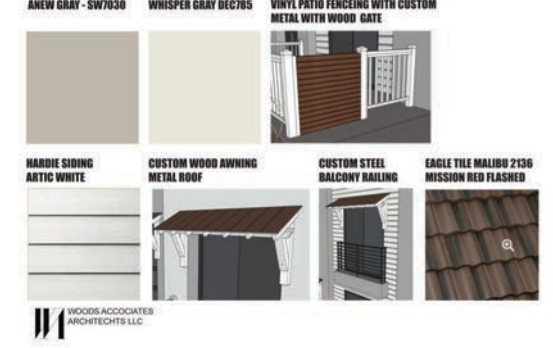


WOODS ASSOCIATES ARCHITECTS LLC
3319 E MCDOWELL RD MESA, ARIZONA
85213
(480) 962-7672

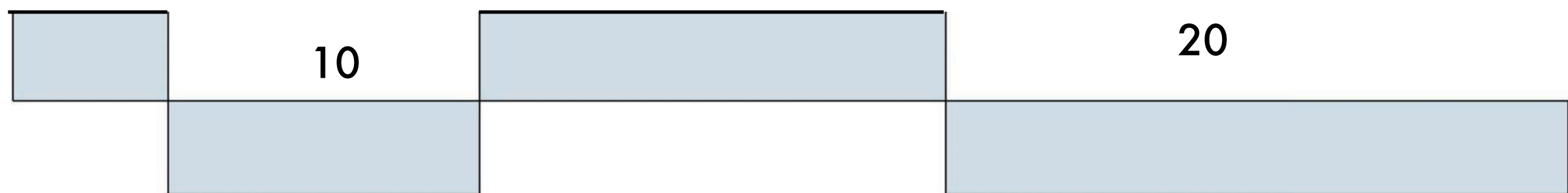
expires 12/31/2019



HERITAGE AT DYSART



5 10 15 20



HERITAGE ON DYSART
QUYP DEVELOPMENT SERVICES LLC



SIDE ELEVATIONS



SIDE ELEVATIONS

HERITAGE AT DYSART

ANEW GRAY - SW7030

WHISPER GRAY DEC785

VINYL PATIO FENCING WITH CUSTOM METAL WITH WOOD GATE

HARDIE SIDING ARTIC WHITE

CUSTOM WOOD AWNING METAL ROOF

CUSTOM STEEL BALCONY RAILING

EAGLE TILE MALIBU 2136 MISSION RED FLASHED

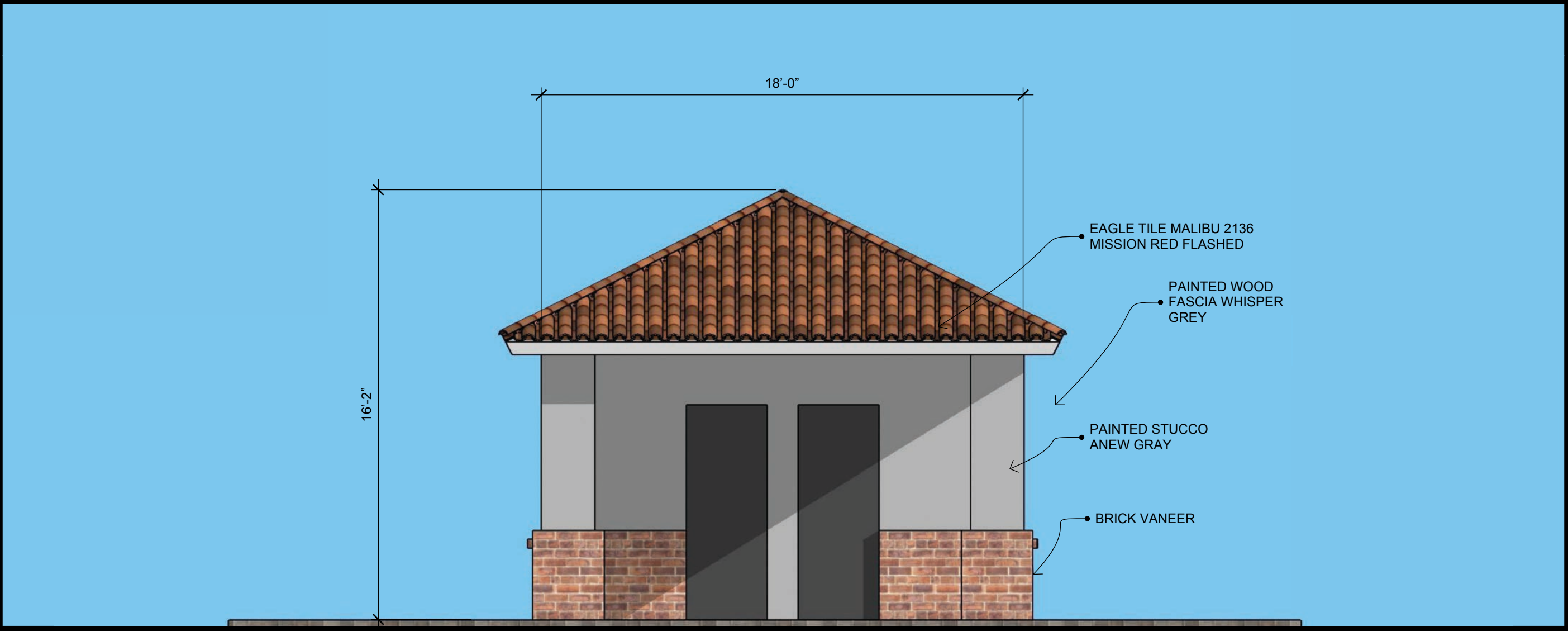
WOODS ASSOCIATES ARCHITECTS LLC

expires 12/31/2019

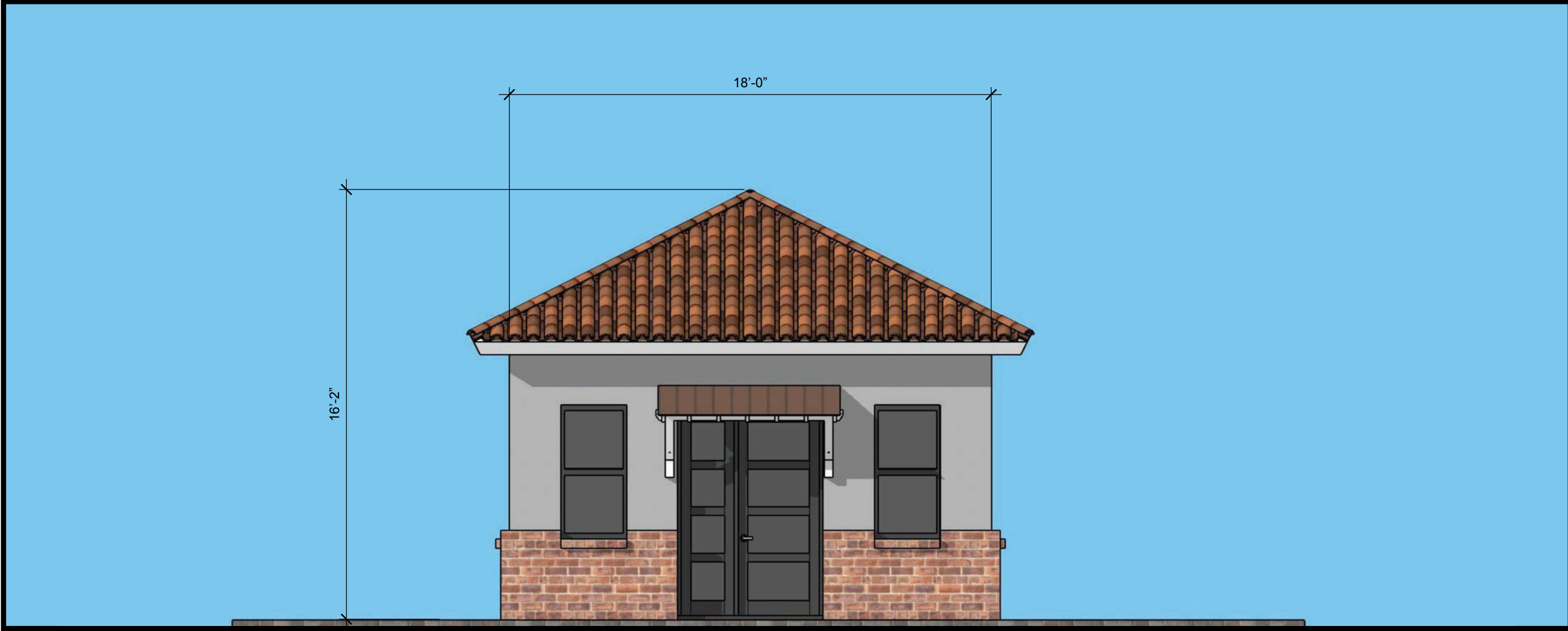


HERITAGE ON DYSART
QUYP DEVELOPMENT SERVICES LLC

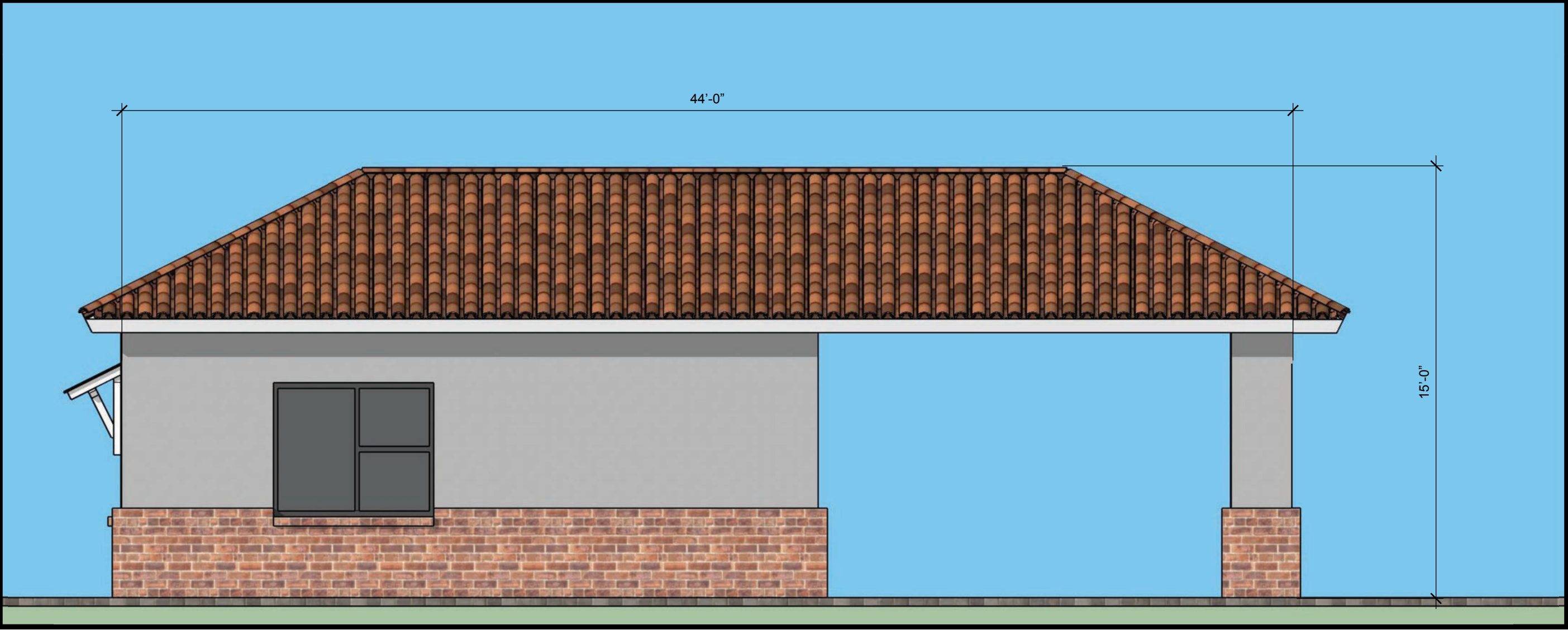
WOODS ASSOCIATES ARCHITECTS LLC
3319 E MCDOWELL RD MESA, ARIZONA
85213
(480) 962-7672



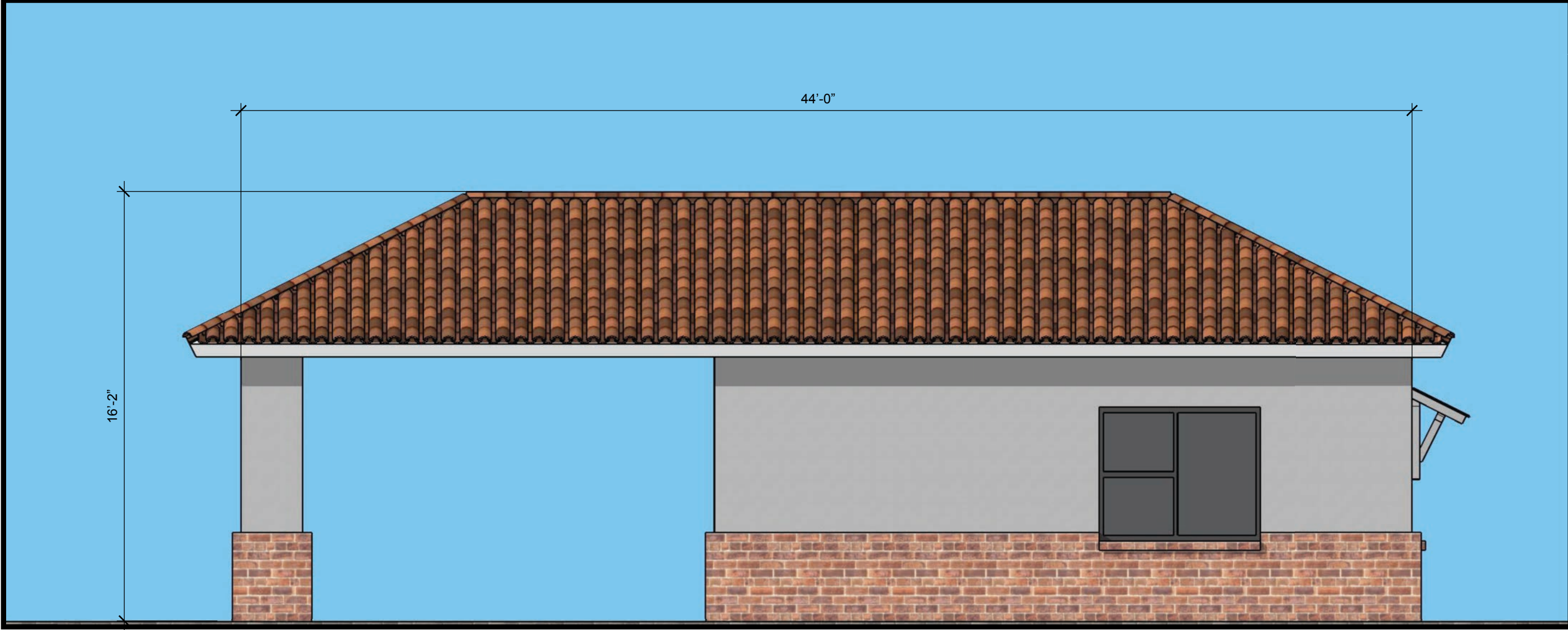
RAMADA NORTH ELEVATION



RAMADA SOUTH ELEVATION



RAMADA EAST ELEVATION



RAMADA WEST ELEVATION



HERITAGE AT DYSART

ANEW GRAY - SW7030	WHISPER GRAY DEC785	VINYL PATIO FENCEING WITH CUSTOM METAL WITH WOOD GATE	
HARDIE SIDING ARTIC WHITE	CUSTOM WOOD AWNING METAL ROOF	CUSTOM STEEL BALCONY RAILING	EAGLE TILE MALIBU 2136 MISSION RED FLASHED

WOODS ASSOCIATES ARCHITECTS LLC

WOODS ASSOCIATES ARCHITECTS LLC
3319 E MCDOWELL RD MESA, ARIZONA
85213
(480) 962-7672



HERITAGE ON DYSART
QUYP DEVELOPMENT SERVICES LLC

From: [Peter Hughes - FCDX](#)
To: [Allysa Robinson](#)
Subject: RE: FS18-644 Heritage on Dysart Site Plan, Final Plat, Model Home Complex New Submittal
Date: Tuesday, December 04, 2018 8:19:21 AM

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

Allysa,

The Flood Control District of Maricopa County has the following comments.

Project Name: FS18-644. Project Information: Heritage on Dysart. APN: 501-18-295, 294, 293, 292, 291 and 501-18-030A

- Parcels 501-18-295, 294, 293, 292, 291 and 501-18-030A are located in FEMA Flood Zone X, which is not in the SFHA.
- Parcels 501-18-295, 294, 293, 292, 291 and 501-18-030A are located on FEMA FIRM Panel Number 1240L.

Thanks,
Peter

From: Allysa Robinson [mailto:Allysa.Robinson@surpriseaz.gov]
Sent: Monday, December 03, 2018 3:18 PM
To: 'Yvonne Aguirre' ; 'Vern Wolfley - MAG' ; 'Richard Hammitt' ; Peter Hughes - FCDX ; Mark Frago - FCDX ; 'Bob Woodring - TEMPX'
Subject: FS18-644 Heritage on Dysart Site Plan, Final Plat, Model Home Complex New Submittal
Attached please find the submittal documents for the above referenced project.
Best regards,
Allysa Robinson
Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374
www.surpriseaz.gov
Phone: 623-222-3099
Fax: 623-222-3001
Allysa.Robinson@surpriseaz.gov

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

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03 Dec 2018 22:17:42 -0000

From: [Debbie Trasancos](#)
To: [Allysa Robinson](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: FS18-644 Heritage on Dysart Site Plan, Final Plat, Model Home Complex, Home Product Review
Date: Monday, December 03, 2018 6:37:07 AM

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

Allysa,

Thank you for providing the electronic submittal for Heritage on Dysart (FS18-644).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD therefore, does not impact MWD.

Thanks again,

Debbie Trasancos

Maricopa Water District

Property & Contracts Specialist

14825 W. Grand Avenue

Surprise, AZ 85374

Ph 623/546/8266

Fax 623/584-2536

debbiet@mwdaz.com

From: Allysa Robinson

Sent: Thursday, November 29, 2018 12:04 PM

To: 'Barbara Plante - Luke'; 'Bob Woodring - TEMPX'; 'Bryce Christo (bchristo@cityofelmirage.org)'; Chris Cain; Christina Betz; Daniel Trujillo; Debbie Trasancos; 'Don Romero - USPS'; Donna Miller; Elsa DeMoss; 'Ernest (USPS)'; 'Eva Pierce'; Greg Welch; 'Ibeth - USPS'; 'Jorge Gastelum - El Mirage'; 'Kevin Shipman'; Leslie Jarrell; Lloyd Abrams; 'Mark Frago'; 'Mary Orta - Surprise Chamber'; 'Peter Hughes - FCDX'; 'Project Coordinator'; 'Raoul Sada - Surprise Chamber'; 'Richard Hammitt'; Sandy Simmons; Shirley Phan; 'Vern Wolfley - MAG'; 'Victor.Schaum'; 'Yvonne Aguirre'

Subject: FS18-644 Heritage on Dysart Site Plan, Final Plat, Model Home Complex, Home Product Review

Attached please find the submittal documents for the above referenced project. Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

Phone: 623-222-3099

Fax: 623-222-3001

Allysa.Robinson@surpriseaz.gov

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

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29 Nov 2018 19:04:45 -0000



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

4 September 2019

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

Ms. Lorraine Nevarez
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS18-644; Heritage on Dysart (APN: 501-18-291, 501-18-292, 501-18-293, 501-18-294, 501-18-295, 501-18-030A)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments for Heritage on Dysart. The site sits on 10 acres of land located at 12939 West Elm Street in the Original Town Site (OTS) aka Heritage District of Surprise AZ. This proposed development is for 120 townhomes. The site is approximately 1.7 miles outside Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 12 du/ac does not fall within these guidelines and it exceeds the densities that Luke AFB follows. However, we acknowledge the City of Surprise has requested that Luke AFB use the overall 640 acres for the OTS in evaluating Heritage on Dysart since it falls within the OTS area. The overall OTS density at maximum build-out was agreed upon by Surprise Planning to comply with the maximum densities identified in the GDC above, and was brought about due to incompatible higher density developments covering small parcels, such as Heritage on Dysart. By completing this parcel as proposed, the City of Surprise guarantees the overall density will not appreciably increase, and the OTS will remain within the guidelines of the GDC. Given that stipulation, Heritage on Dysart will not negatively impact the flying operations at Luke AFB.

If approved, Heritage on Dysart will be located within the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'James R. Mitchell', with a long horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



FS18-644

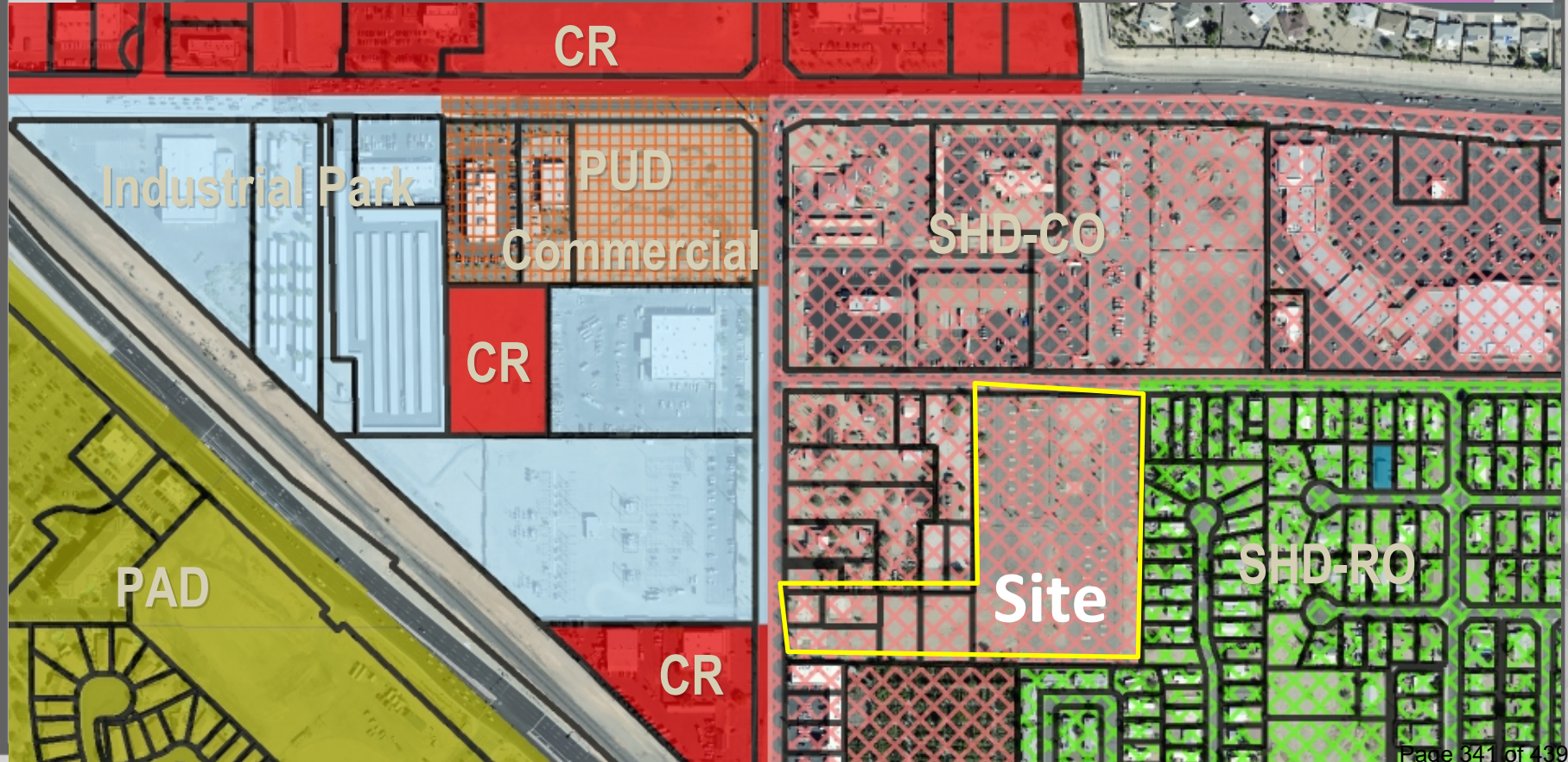
Heritage on Dysart

Planning and Zoning Commission
September 19, 2019

Vicinity MAP



SURROUNDING ZONING



Final Plat



WATER CONSERVATION GENERAL NOTES

1. PLANT MATERIALS ARE LIMITED TO THOSE ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE PLANT LIST REFERRED TO IN THESE SPECIFICATIONS.
2. THE COMBINED TURF AND WATER SURFACES OF ALL WATER FEATURES SHALL NOT EXCEED MORE THAN 25% OF THE LANDSCAPE AREA WITHIN EACH LOT IN THE MODEL HOME QUARTERS (INCLUDING POOLS AND OTHER WATER FEATURES ARE INCLUDED IN THE 25%).
3. LANDSCAPING SHALL BE LOCATED ONLY WHERE IT IS FUNCTIONALLY USEFUL, SUCH AS IN PLAY AREAS OR CLUSTERS OF THE HOUSE FOR ENERGY EFFICIENCY.
4. ALL IRRIGATION SYSTEMS MUST BE EFFICIENT IRRIGATION SYSTEMS.
5. DEVELOPERS OF NEW DEVELOPMENTS SHALL PROVIDE AT THE MODEL HOME SITE AND TO HOUSINGOWNERS AN INFORMATION PACKET ON LOW WATER USE LANDSCAPING FROM THE ADWR WATER RESOURCES MANAGEMENT DEPARTMENT. IN ADDITION, MODEL HOMES SHALL HAVE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE HOUSINGOWNERS DEVELOPMENT DEPARTMENT TO BE INCLUDED OF REQUIRED FORMATS, FOR WHICH INFORMATION MAY BE OBTAINED, AND WHICH MEET THE HOUSINGOWNERS REQUIREMENTS.
6. AT LEAST ONE MODEL HOME SHALL BE SHOWN AS AN EXAMPLE OF A WATER EFFICIENT LANDSCAPE.
7. SOME SHALL BE USED TO IDENTIFY THE MODEL AS AN EXAMPLE OF WATER EFFICIENT LANDSCAPE.
8. PUBLIC EDUCATION INFORMATION SHALL BE PROVIDED BY THE CITY WATER RESOURCES DIVISION ABOUT THE EFFICIENT USE OF LANDSCAPE WATER TO ALL PREVIOUS RESIDENTS OF THE INFORMATION.
9. THE FOLLOWING LITERATURE IS RECOMMENDED: LANDSCAPE PLANTS FOR THE ARIZONA DESERT, ARIZONA WATERSHED WATER USERS ASSOCIATION, 2004 AND 2005; H2O-POWER (WWW.H2O-POWER.COM); ARIZONA DEPARTMENT OF WATER RESOURCES; OTHER RESOURCES MAY BE FOUND AT THE ADWR WATER RESOURCES OFFICE.

VICINITY MAP PLAN

PROJECT TEAM

OWNER

VERTICA SURPRISE SYLLARY OWNER LLC
SCOTTSDALE, AZ 85255
PH: (480) 940-1000
CONTACT: JENNETT AMFORD@V.S.O.

DEVELOPER

VERTICA SURPRISE SYLLARY OWNER LLC
SCOTTSDALE, AZ 85255
PH: (480) 940-1000
CONTACT: JENNETT AMFORD@V.S.O.

ARCHITECT

WATSON ARCHITECTURE ARCHITECT, S.C.
SUITE 4, 4000 W. WILLOW ROAD
MESA, ARIZONA 85204
PH: (480) 940-1000
CONTACT: FRED WATSON, RA
EMAIL: FRED@WATSONARCH.COM

LANDSCAPE ARCHITECT

THOMAS + CHOWLEY LLC
100 E. CONSTITUTION COURT
SUITE 200
PH: (480) 940-1000
CONTACT: JENNETT AMFORD@V.S.O.
EMAIL: JENNETT@THOMAS-CHOWLEY.COM

SITE DATA

200000
SITE AREA: 100000
TOTAL LOTS: 100
BEVERLY: 100
TOTAL LANDSCAPE AREA: 100000 (100 AC)
LANDSCAPE: 100000 (100 AC)
TOWN AREA: 100000 (100 AC)
TOWN: 100000 (100 AC)

KEYED NOTES

- A.1. MANAGEMENT OFFICE / FURNISH & INSTALL, SEE ARCHITECTURE PLANS
- A.2. TOWN ENCLOSURE, SEE ARCHITECTURE PLANS
- A.3. FURNISH & INSTALL OF FURNISH & INSTALL, SEE CIVIL ENDS PLANS
- A.4. CIVIL ENGINEERING PLANS
- A.5. NEW CURB, SEE PLANS BY CIVIL ENGINEER
- A.6. KAMP, SEE CIVIL ENDS PLANS
- A.7. CLOSING, SEE CIVIL ENDS PLANS
- A.8. LANDSCAPE / FURNISH & INSTALL, SEE CIVIL ENDS PLANS
- A.9. SITEY MOVEMENT, SEE DETAIL 3/33
POOL, UNDER INFRASTRUCTURE
- A.10. SLOPE, SEE CIVIL ENDS PLANS
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SITE EQUIPMENT

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LANDSCAPE LEGEND

SYMBOL	PLANT MATERIAL	SIZE	QTY
1	1. LARGES PINE TREES	24"	100
2	2. LARGES PINE TREES	24"	100
3	3. LARGES PINE TREES	24"	100
4	4. LARGES PINE TREES	24"	100
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PATIO ELEVATIONS



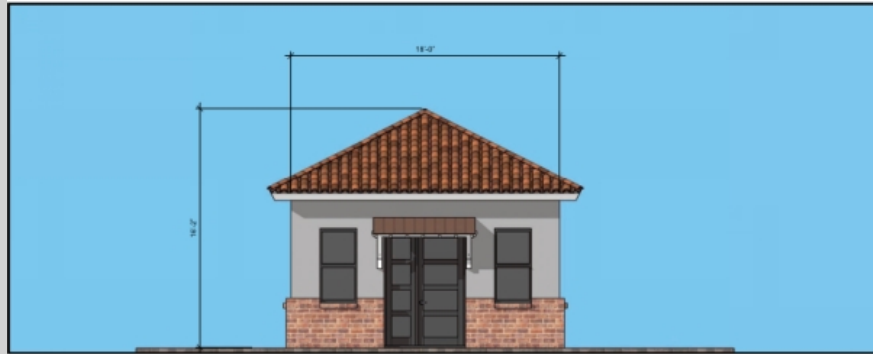
GARAGE ELEVATIONS



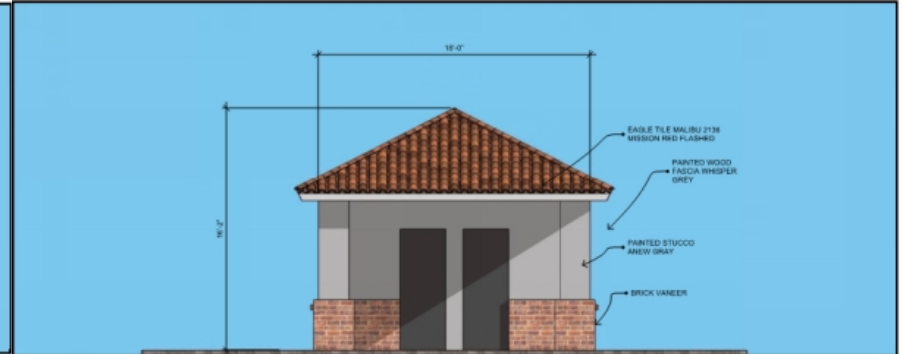
SIDE ELEVATIONS



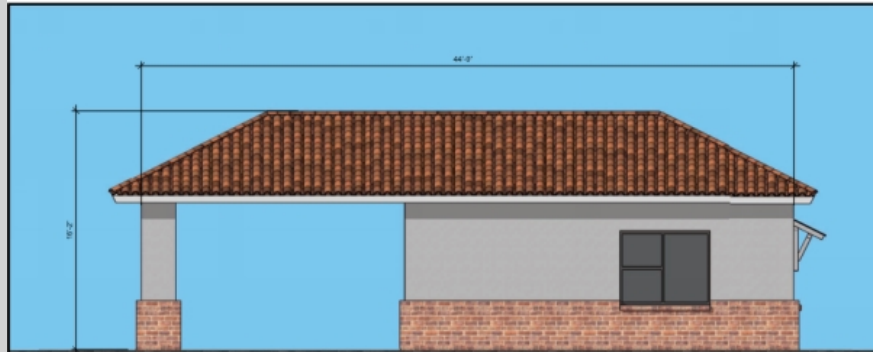
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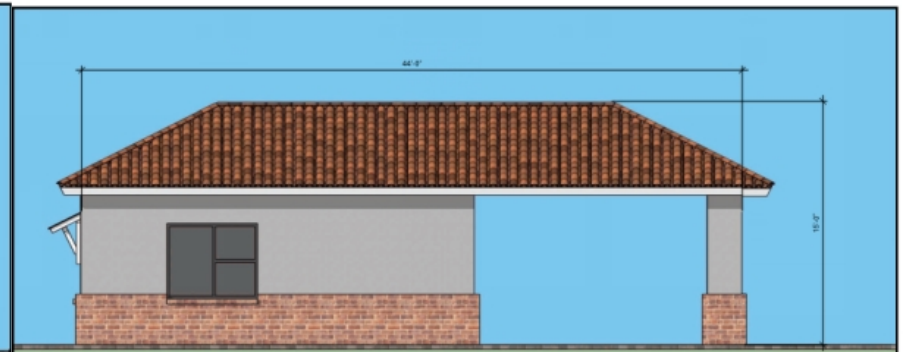
RAMADA SOUTH ELEVATION



RAMADA NORTH ELEVATION



RAMADA WEST ELEVATION



RAMADA EAST ELEVATION



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 19, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the Site Plan for Mera at Surprise Center, generally located west of the northwest corner of Civic Center Drive and Greenway Road within the Surprise Center PAD.

Motion:

I move to approve a Site Plan for Mera at Surprise Center, generally located west of the northwest corner of Civic Center Drive and Greenway Road within the Surprise Center PAD, subject to stipulations 'A' through 'F' as detailed in the Staff Report.

Background:

Kimley-Horn and Associates, Inc., on behalf of Carefree Partners Investments, seeks approval of a Site Plan to allow for an apartment complex facility within the Surprise Center PAD. Site improvements will include two (2) multi-family structures, paving, sidewalks, pool, and landscaping for 193 age restricted units.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 19.09.04 EVR Mera at City Center Apartments SP - PZ Staff Report - 091919

2. 01 - FS19-216 - Mera at City Center Apartments SP - Vicinity Maps - 091919
 3. 02 - FS19-216 - Mera at City Center Apartments SP - Site Plan - 091919
 4. 03 - FS19-216 - Mera at City Center Apartments SP - Elevations - 091919
 5. 04 - FS19-216 - Mera at City Center Apartments SP - Materials Board - 091919
 6. 05 - FS19-216 - Mera at City Center Apartments SP - Landscape - 091919
 7. 06 - FS19-216 - Mera at City Center Apartments SP - Parking Analysis - 091919
 8. 07 - FS19-216 - Mera at City Center Apartments SP - PZ PowerPoint - 091919
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-216

Project Name: Mera at City Center Apartments

Council District: 5 – Palm

Meeting Date: September 19, 2019

Planner: Hobart Wingard, Planner II

Owner: Kimley-Horn and Associates, Inc.

Applicant: Carefree Partners Investments

Request: Site Plan approval for Mera at City Center Apartments within the Surprise Center Planned Area Development (“PAD”).

Site Location: Generally, west of the northwest corner of Civic Center Drive and Greenway Road within the Surprise Center PAD.

Site Size: Approximately 6.66 acres

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

Support/Opposition: None received by staff

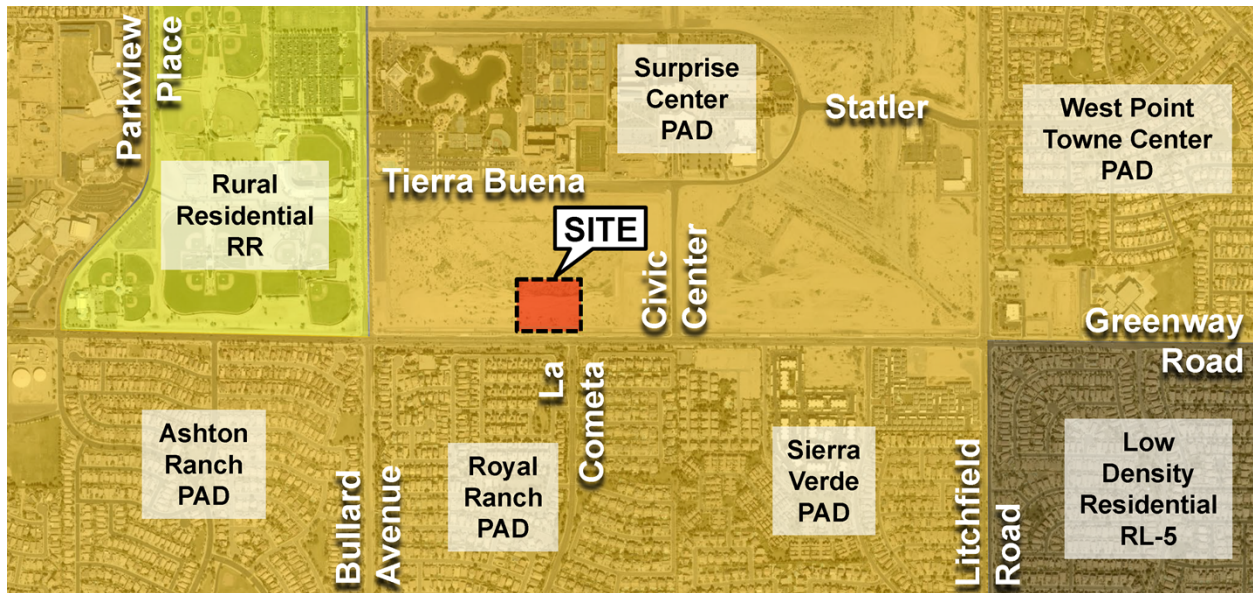
Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Mera at City Center Apartments subject to Stipulations “A” through “F.”

PROJECT DESCRIPTION:

Kimley-Horn and Associates, Inc., on behalf of Carefree Partners Investments, seeks approval of a Site Plan to allow for an apartment complex facility within the Surprise Center PAD. Site improvements will include two (2) multi-family structures, paving, sidewalks, pool, and landscaping for 193 age restricted units.

EXISTING ZONING:

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



Surprise Center PAD (MU-PAD)	Surprise Center PAD (MU-PAD)	Surprise Center PAD (MU-PAD)
Surprise Center PAD (MU-PAD)	Surprise Center PAD (MU-PAD)	Surprise Center PAD (MU-PAD)
Royal Ranch PAD Single Family Homes	Royal Ranch PAD Single Family Homes	Royal Ranch PAD Single Family Homes

BACKGROUND:

June 12, 1980: The Mayor and City Council approved an Annexation for the subject property under Ordinance 80-03.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center, under case PAD00-105.

December 6, 2018: A Concept Review meeting was held for the current proposal under case CR18-618.

March 25, 2019: The applicant submitted for a Site Plan for Mera at City Center under Case FS19-216, the subject case.

September 17, 2019: The Mayor and City Council approved a final plat for the subject Housing Facility under Case FS18-216.

62 **ANALYSIS AND DISCUSSION:**

63 The subject request involves an age restricted, 55 years of age or older, multi-family
64 residential project on a 6.66 acre property located west of the northwest corner of Civic
65 Center Drive and Greenway Road within the Surprise Center PAD. The proposal includes a
66 request for Site Plan approval to facilitate development of a 193-unit multi-family project
67 and its accessory uses.

68 The proposed project will provide primary access from Greenway Road from the south by
69 constructing the half street of Las Cometa along the eastern edge of the facility. A
70 secondary, emergency only access to Tierra Buena Lane to the north will also be provided.
71 An additional shared access will be provided in the southwest corner of the site that will
72 connect to future development to the west.

73 A total of two (2) buildings are proposed that are a four-story design. The architectural
74 regulations of Surprise Center propose to embrace the “Mediterranean” style without
75 mandating a single “typology” or form. The applicant is proposing a modern style with
76 accents of metal and stone. The body of the building is sand finish stucco using various
77 shades of gray. The roof is a parapet design which will screen any roof mounted
78 equipment.



79
80 A facility of this size requires 322 parking spaces as per the Surprise Municipal Code
81 (“SMC”). The applicant is proposing 254 spaces as per the attached parking analysis. The
82 total amounts of spaces include 125 surface spaces, 108 carport spaces, and 21 garage
83 spaces. The spaces are placed in close proximity to all of the buildings for convenience of
84 the residents.

85 The project site benefits by its adjacency to a city programmed park complex and Ottawa
86 University. Mera will have a mutually beneficial relationship with Ottawa. While the details
87 have not been finalized, the development includes an outdoor social gathering space
88 abutting the future Ottawa expansion and will potentially include programs focused on
89 bringing together Mera residents and Ottawa staff and students.

90 Almost two (2) acres of open space are proposed which equates to approximately 30
91 percent of the site. Onsite open space features includes park areas, pedestrian paths,
92 landscape buffering. The primary open space amenity is centrally located to minimize travel
93 distances for the residents. The primary park includes the community swimming pool, sun
94 lounging area, and community garden.

95 The landscape plant palette utilizes a low water use plant list but includes lush looking trees
96 and colorful accent shrubs and groundcover to enhance the project. Trees are utilized
97 along the numerous pedestrian pathways to provide shade and along the perimeter to
98 visually screen the project from the adjacent land uses. Parking lot islands are used to
99 break up the asphalt areas and most feature trees to soften these hardscaped portions of
100 the project.

101

102 **UTILITY AND SERVICES TABLE:**

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

103

104 **CONFORMANCE WITH ADOPTED PLANS:**

105 The Surprise General Plan 2035 shows the subject property as lying within the Commerce
106 and Office Character Area within the Surprise Center District, which supports multi-family
107 uses such as that proposed.

108

109 **REVIEWING AGENCIES:**

110 All City reviewing departments have reviewed the request and expressed no objections.

111 The subject Site Plan was also routed to the standard external reviewing agencies,
112 which provided no other comments.

113

114 **SUMMARY:**

115 Staff believes the proposed Site Plan is consistent with the manner and intent of the
116 Surprise Center District in which it occupies. Approval will allow the site to be developed in
117 accordance with the requirements of the City of Surprise.

118

119 **FINDINGS:**

- 120 • The proposed Site Plan demonstrates compliance with the General Plan.
- 121 • The proposed Site Plan demonstrates compliance with the Surprise Center PAD.
- 122 • The reviewing agencies have indicated no objections to the request.

123

124 **RECOMMENDATION:**

125 Based on the findings noted above, staff recommends the Commission approve the subject
126 Site Plan, Case FS19-216, subject to stipulations 'A' through 'F' as outlined below:

- 127 A. Development and use of the site will be consistent with the Site Plan entitled "Mera
128 City Center," prepared by Kimley-Horn and Associates, Inc., stamped received July
129 9, 2019.

- 130 B. Landscaping of the site will be consistent with the Landscape Plan entitled "Mera at
131 Surprise Center," prepared by Norris Design, stamped received July 9, 2019.
- 132 C. Building Elevations will be consistent with the Building Elevations entitled "Mera City
133 Center," prepared by Fugleberg Koch, stamped received June 11, 2019.
- 134 D. Temporary, Conditional, or Full Certificate of Occupancies will not be issued until the
135 Surprise Center deed restriction is lifted on the subject parcel.
- 136 E. Trash enclosures will be kept closed at all times.
- 137 F. Non-compliance with the stipulations of approval of this case will be treated as a
138 violation in accordance with the provisions of Article XIV of the Surprise Unified
139 Development Code.
- 140 However, should the Commission wish to deny the request, the Commission should make
141 its own findings and base its decision on those alternative findings.
142

143 **ATTACHMENTS:**

- 144 01 - Vicinity Maps
145 02 - Site Plan
146 03 - Elevations
147 04 - Materials Board
148 05 - Landscape Plan
149 06 - Parking Analysis
150 07 - PowerPoint

VICINITY MAP

FS19-216
Mera



VICINITY MAP

FS19-216
Mera

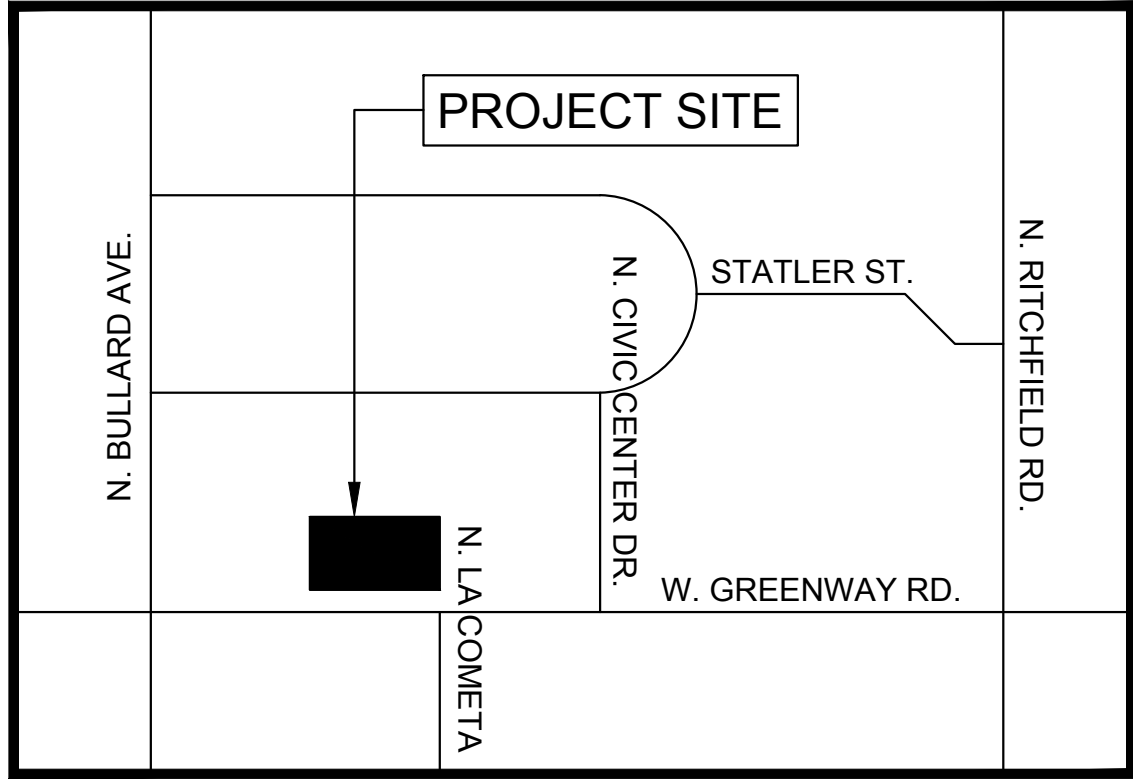
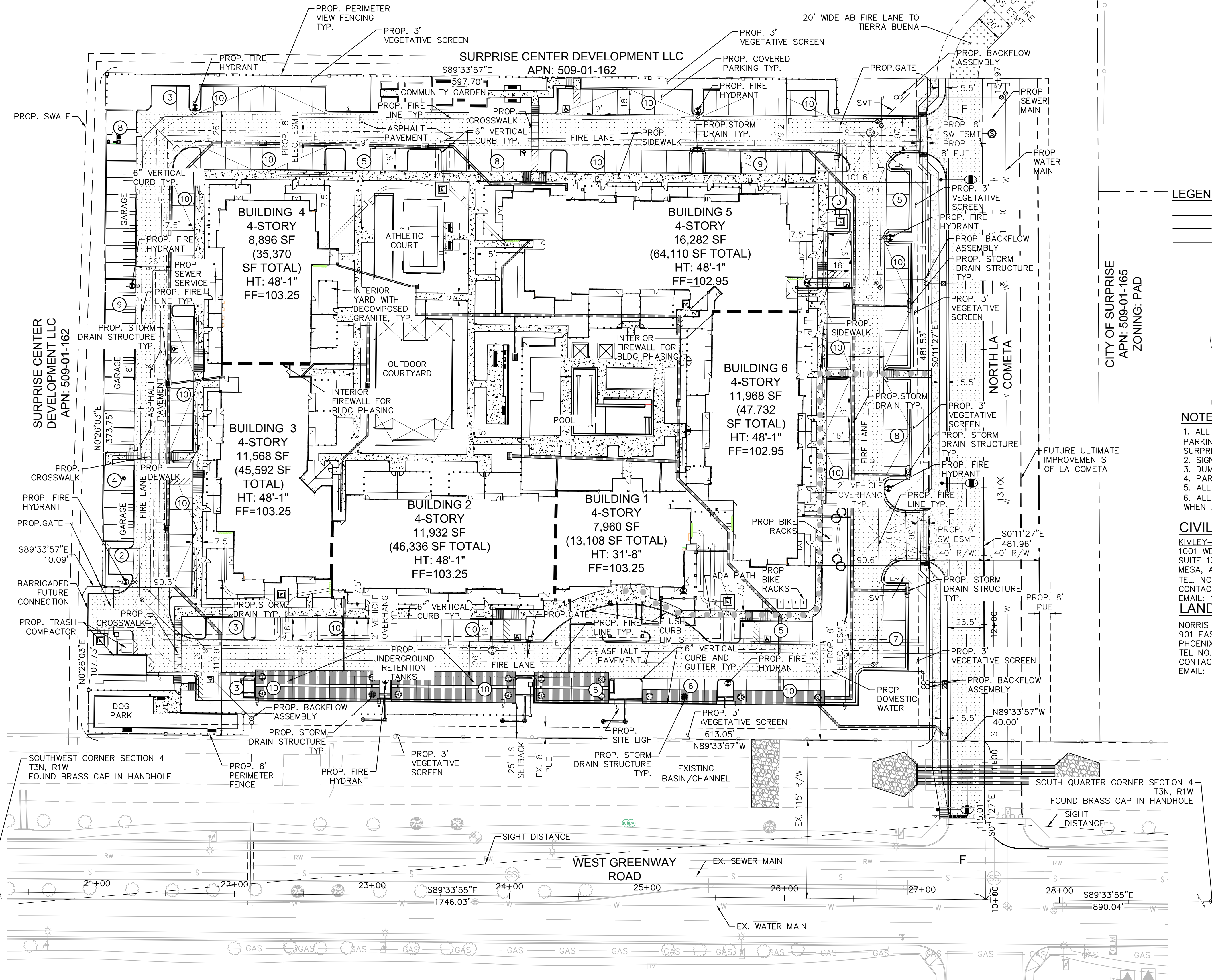


ZONING

FS19-216
Mera



NO.	DESCRIPTION	REV	DATE	BY	APP
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2	REVISION				
3	REVISION				
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Kimley»Horn
© 2019
1855 West Baseline Road, Suite 200
Mesa, Arizona 85202 (480)207-2666

SPARROW PARTNERS

MERA CITY CENTER
NWC OF W. GREENWAY ROAD AND N. LA COMETA
SITE PLAN
SURPRISE, ARIZONA

PROJECT No.
291320000
SCALE (H): 1"=40'
SCALE (V): ---
DRAWN BY: ADW
DESIGN BY: BMW
CHECK BY: STM
DATE: 07/02/2019



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SP
6 OF 34 SHEETS



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

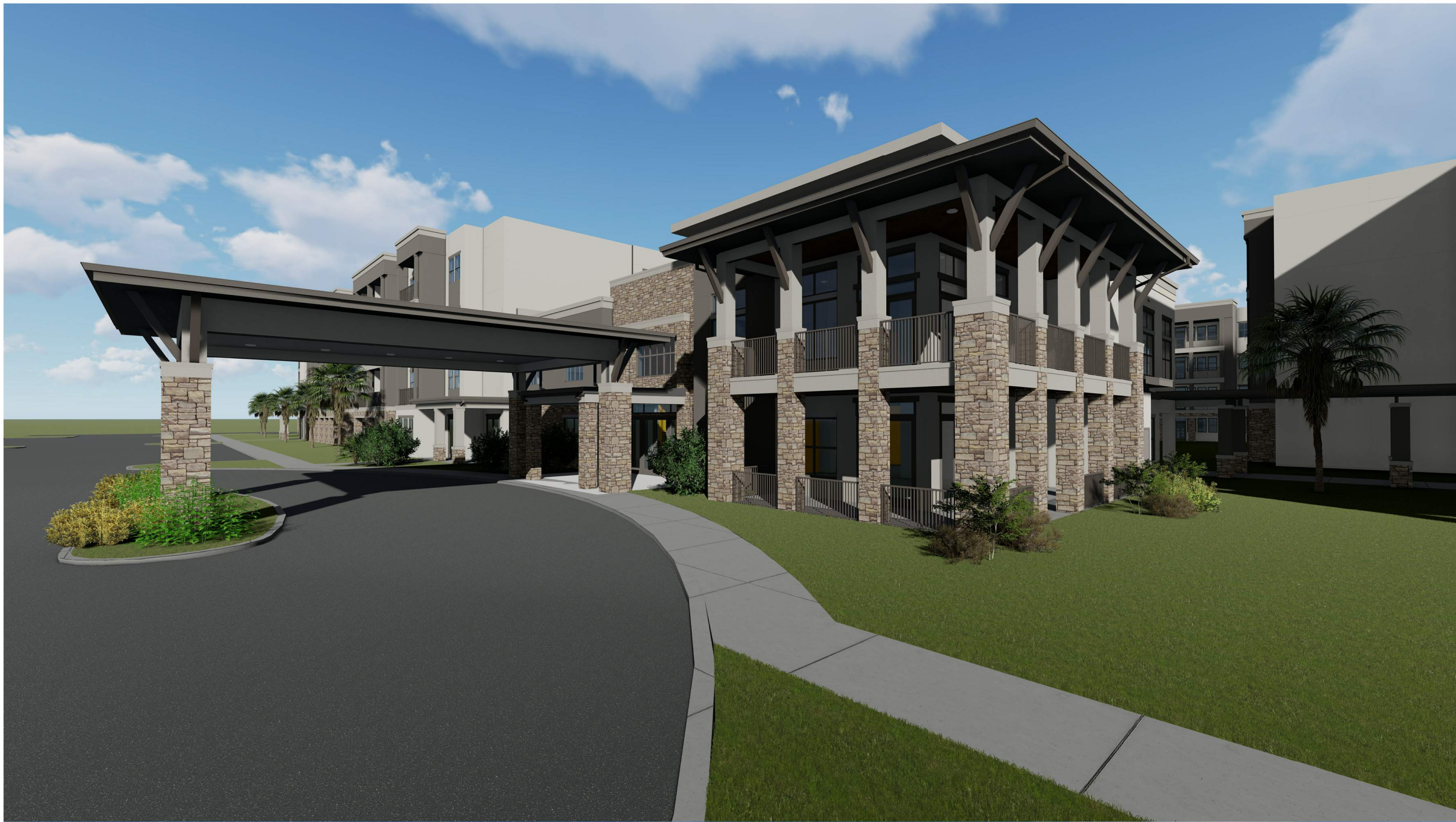


WEST ELEVATION

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2	05/28/2019	DESIGN DEVELOPMENT 100%

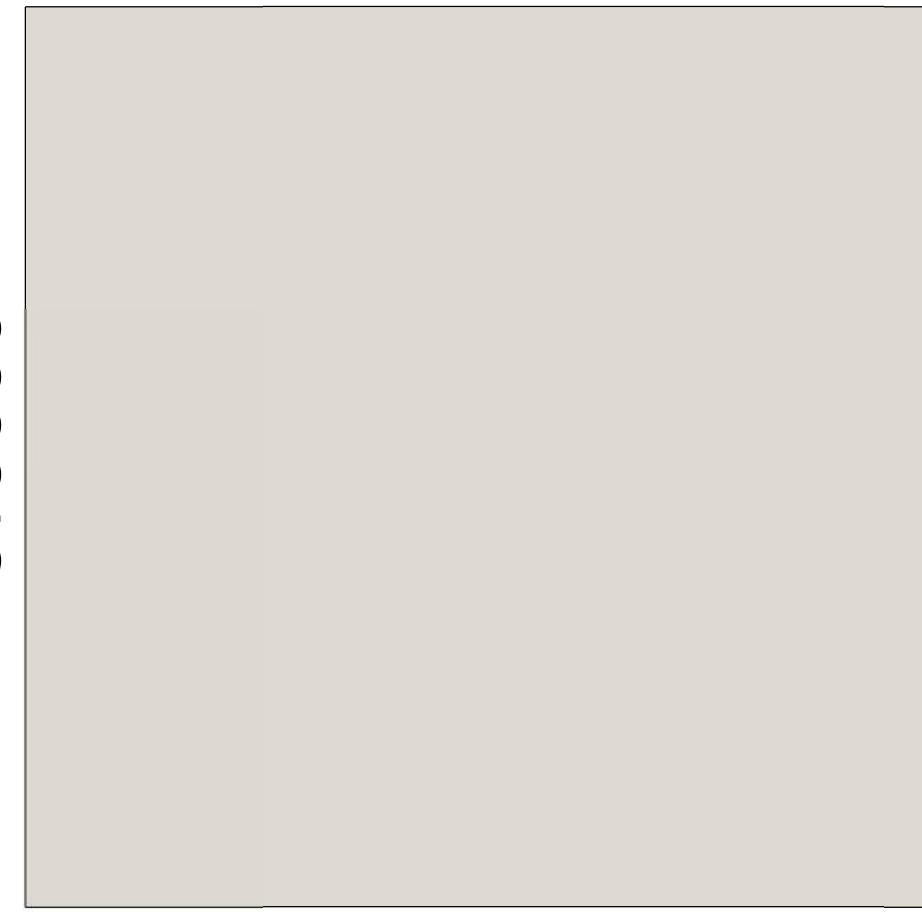
REVISION HISTORY		
No.	Date	Description

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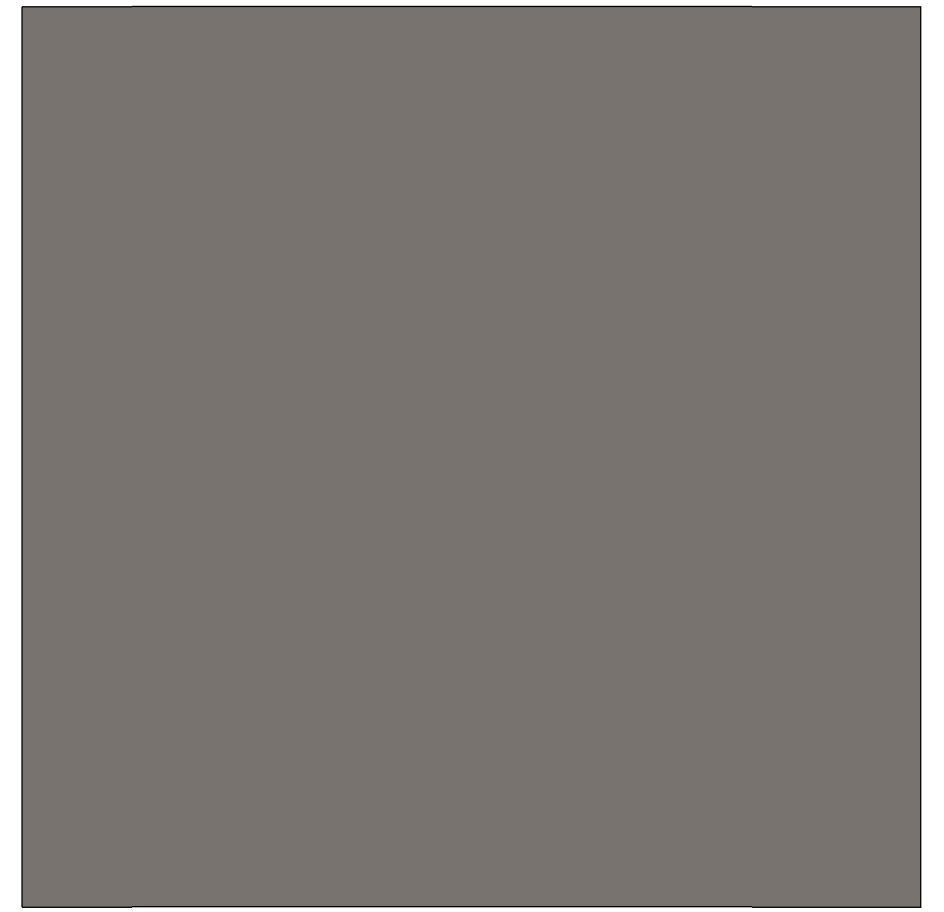
COLOR / MATERIAL SELECTION

SW 7631 CITY LOFT



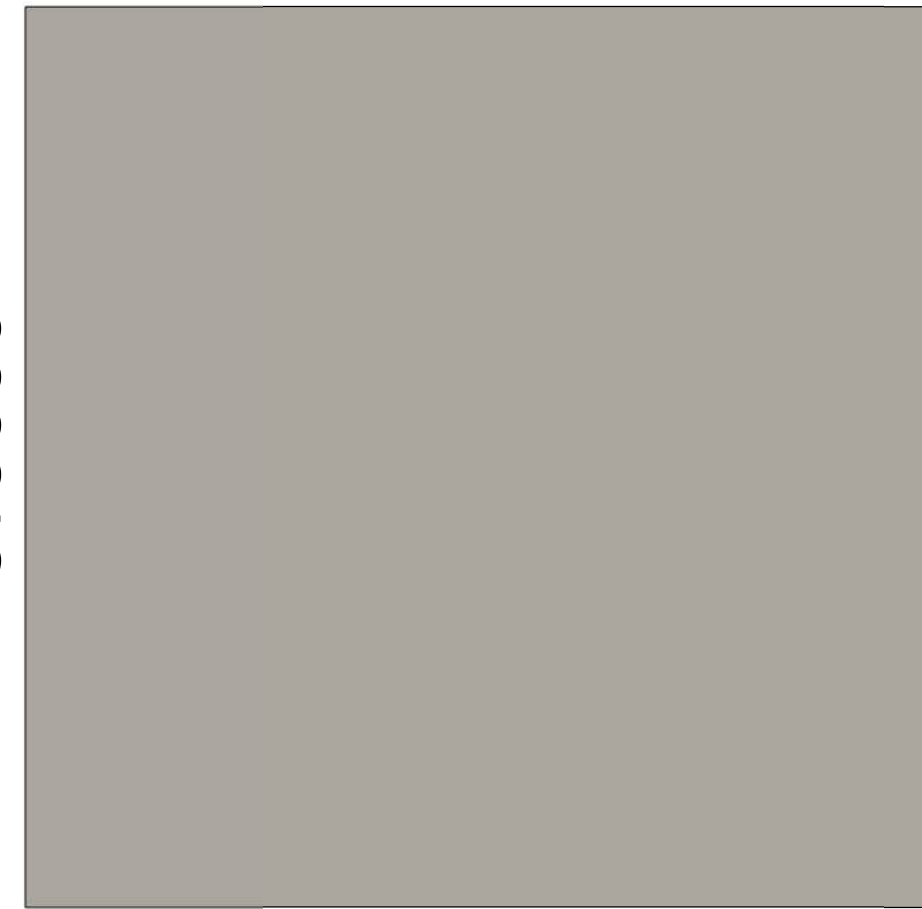
STUCCO

SW 7019 GAUNLET GRAY



STUCCO

SW 7017 DORIAN GRAY



STUCCO

TRIM - FASCIA - F.C. PANEL -
GUTTERS (COURTYARD ONLY)
SW 7020 BLACK FOX



RAILING - M. BRACKETS

CREATIVE STONE
CREAM CUT BLOCK



STONE

CITY OF SURPRISE LANDSCAPE GENERAL NOTES

1. LANDSCAPE PLANS ARE TO BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL. FINAL APPROVALS WILL BE CONTINGENT ON APPROVAL BY THE COMMUNITY DEVELOPMENT, PUBLIC WORKS ENGINEERING, AND PUBLIC WORKS LANDSCAPE MAINTENANCE DIVISION.
2. ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
3. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.
4. AREAS IN PUBLIC RIGHT-OF-WAY, INCLUDING MEDIANS, MUST FOLLOW CITY'S APPROVED SINGLE-TRUNK TREE LIST. ALL OTHER TREES MUST HAVE PRIOR APPROVAL FROM THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION.
5. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND); THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
6. THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
7. ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH-GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.
8. DECOMPOSED GRANITE (DG) SHALL BE 1/2" OR 3/4" SCREENED MATERIAL (DEPENDING ON AVAILABILITY, OR DESIRED COLOR). THE PREFERRED COLOR OF DECOMPOSED GRANITE IN THE CITY OF SURPRISE RIGHT-OF-WAY WILL BE MADISON GOLD (OR APPROVED EQUAL), HOWEVER IN SOME CASES, APPROVED COLORS MAY VARY BASED ON SURROUNDING AREAS. ALL DG SHALL ULTIMATELY BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION. NOTE ON PLANS: CONTRACTOR MUST SUBMIT DECOMPOSED GRANITE SAMPLES FOR CITY APPROVAL PRIOR TO ORDERING.
9. TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
10. ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
11. SIGHT VISIBILITY TRIANGLES/LINES SHALL BE SHOWN ON LANDSCAPE IMPROVEMENT PLANS (REFER TO DETAIL 4-01 AND 4-02).
12. TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
13. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
14. LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
15. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
16. THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION. PAVES TYPE SHALL BE PER TABLE 8.1 OR APPROVED EQUAL. IF APPROVED, A CONTROLLED LOW STRENGTH MATERIAL (CLSM) PER MAG SECTION 728, ONE HALF (1/2) SACK, SHALL BE PLACED AS A BASE IN ALL PAYER LOCATIONS. THE MINIMUM THICKNESS OF THE CLSM SHALL BE SIX (6) INCHES.

LANDSCAPE GENERAL NOTES (not approved by city)

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
2. THE CONTRACTOR SHALL FOLLOW THE IMPROVEMENT PLANS AS CLOSELY AS POSSIBLE. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. PLANT SIZE, LOCATION AND SPACING:
 - 4.1. TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
5. PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID EXISTING/PROPOSED UTILITIES, AND OTHER FIELD CONDITIONS. CONTACT THE OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
6. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. THE CONTRACTOR SHALL TAKE EXTREME CARE WHILE WORKING WITHIN THE PROJECT AREA AS TO NOT DISTURB ANY EXISTING UTILITIES OR STRUCTURES ON OR ADJACENT TO THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND OR REPAIRING ANY EXISTING STRUCTURES OR UTILITIES DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
8. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE CITY REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
9. NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF ANY INSPECTIONS AND / OR APPROVALS OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
10. THE CONTRACTOR SHALL WARRANTY THE TREES, IRRIGATION SYSTEM, AND WORKSMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR. UNDERSTORY VEGETATION SHALL HAVE A 90 DAY WARRANTY.
11. ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING, PRIOR TO THE FINAL, ONE YEAR WALK THROUGH. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
12. PRIOR TO SPREADING INERT TOP-DRESS MATERIALS, ADJUST FINISH GRADES AND APPLY THE PRE-EMERGENT HERBICIDE (SURFLAN OR APPROVED EQUAL) PER MANUFACTURER'S WRITTEN INSTRUCTIONS. ONCE PROPER GRADES ARE ESTABLISHED AND THE PRE-EMERGENT HAS BEEN APPLIED, SPREAD DECOMPOSED GRANITE, RIVER ROCK, OR DECORATIVE GRAVEL AS INDICATED ON PLANS / SCHEDULES. INERT MATERIALS SHALL BE RAKED SMOOTH AND WATERED SETTLED TO A MINIMUM DEPTH OF 2". COMPLETE THE INSTALLATION WITH A SECOND APPLICATION OF THE PRE-EMERGENT HERBICIDE ON TOP OF FINISHED TOP-DRESS.
13. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
14. ALL IRRIGATION PIPE SHALL BE PURPLE.

MERA AT SURPRISE CITY CENTER

CITY OF SURPRISE, AZ

PROJECT TEAM:

ARCHITECT | FUGLEBERG KOCH

2555 TEMPLE TRAIL
WINTER PARK, FL 32789
PH: 407.629.0595
CONTACT: KEN LINEHAN
EMAIL: kenl@fuglebergkoch.com

CIVIL ENGINEER | KIMLEY-HORN

1001 W. SOUTHERN AVE., SUITE 131
MESA, AZ 85210
PH: 623.552.3101
CONTACT: STERLING MARGETTS
EMAIL: sterling.margetts@kimley-horn.com

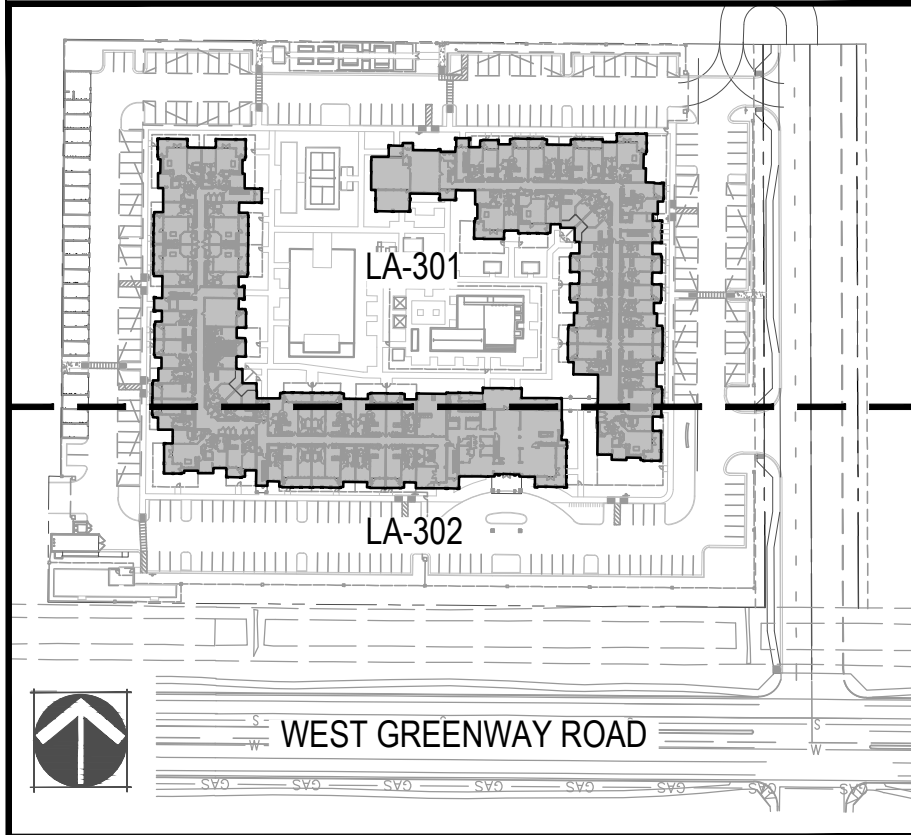
LANDSCAPE ARCHITECT | NORRIS DESIGN

901 EAST MADISON STREET
PHOENIX, AZ 85034
PH: 602.254.9600
CONTACT: MARY ESTES
EMAIL: mestes@norris-design.com

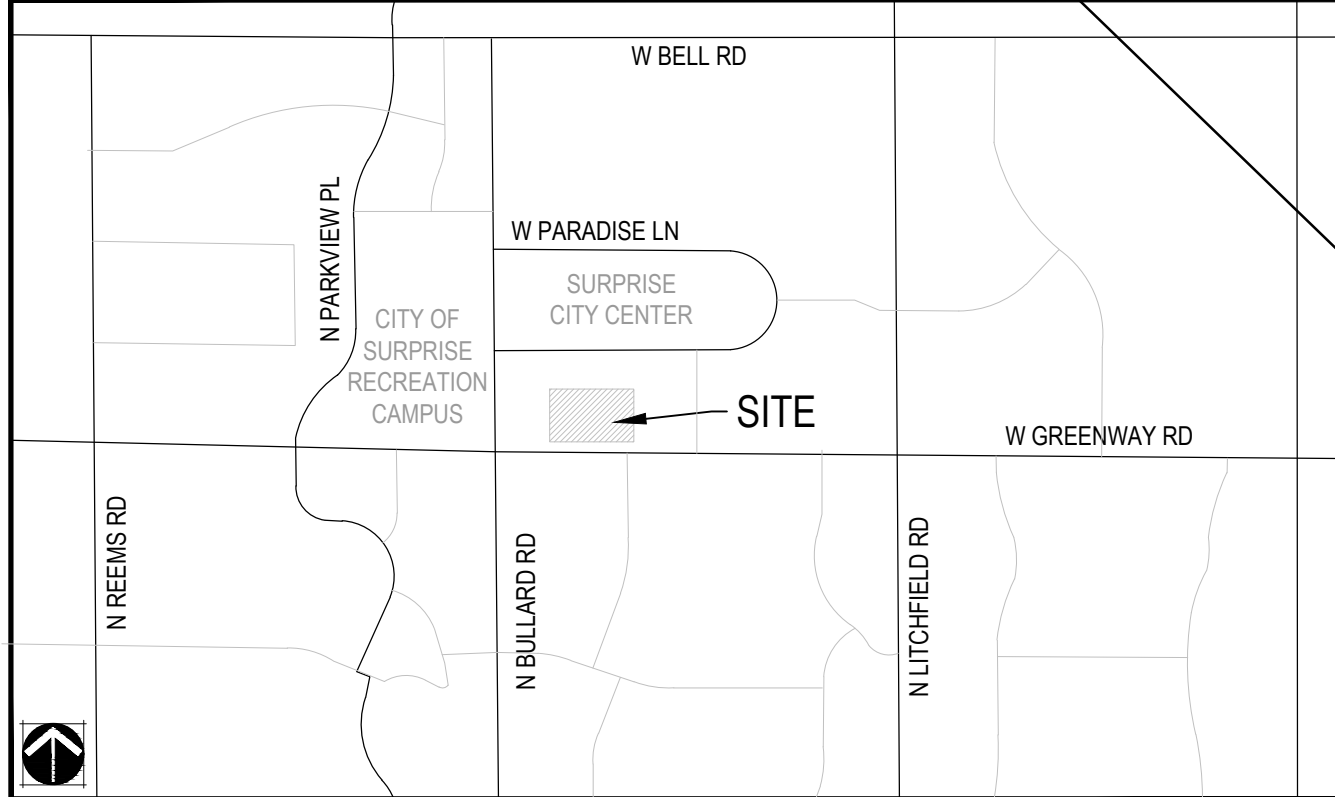
SHEET INDEX

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KEY MAP



VICINITY MAP



NORRIS DESIGN
Planning | Landscape Architecture | Branding

901 East Madison Street
Phoenix, AZ 85034
P 602.254.9600
www.norris-design.com

MEARA CITY CENTER
WEST GREENWAY ROAD NEAR BULLARD AVENUE
SURPRISE, ARIZONA

OWNER:

SPARROW PARTNERS
5203 BRODIE LANE, UNIT A
AUSTIN, TX 78745
512.982.6189



DATE:

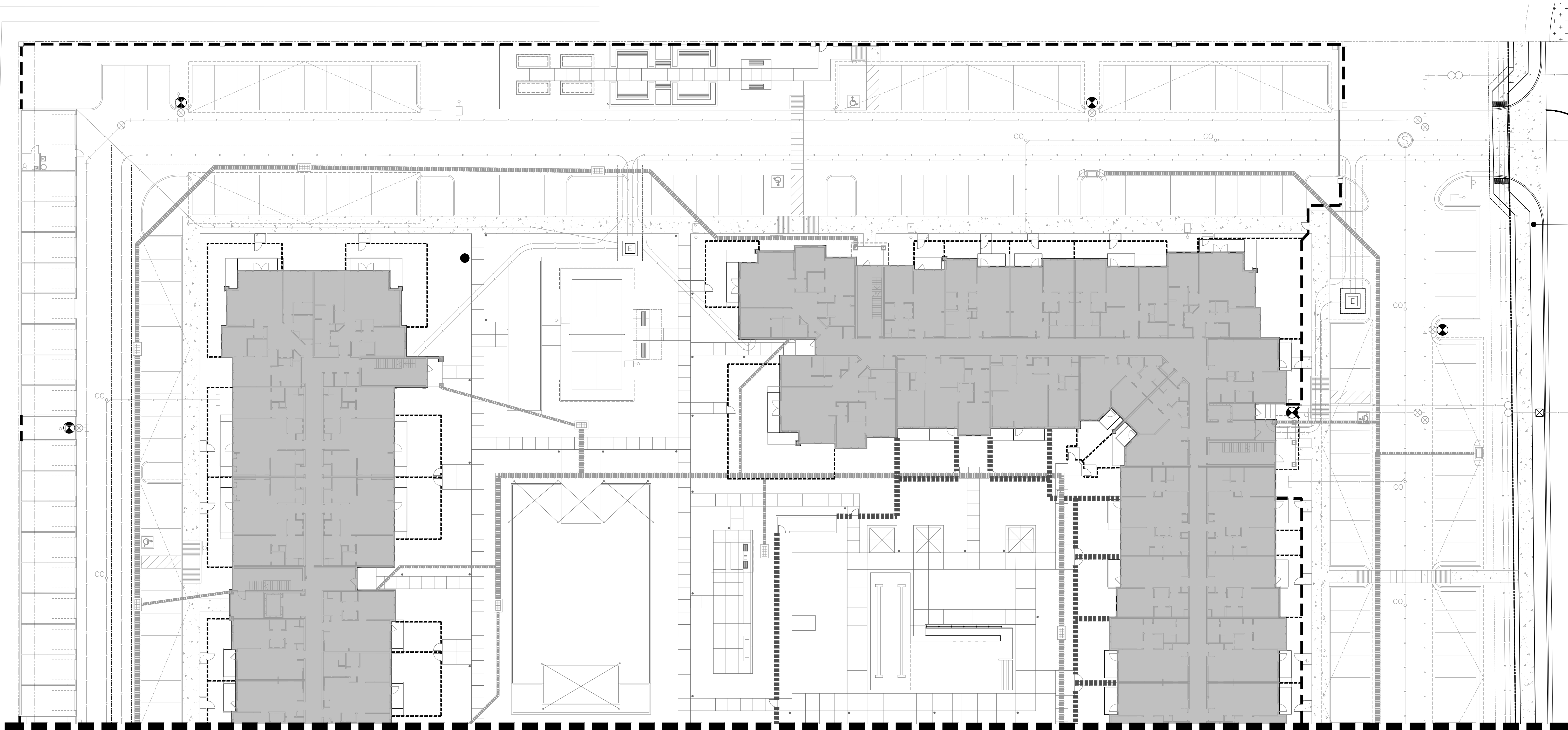
03.20.19 CITY SUBMITTAL
06.06.19 CITY RE-SUBMITTAL
07.03.19 CITY RE-SUBMITTAL

SHEET TITLE:

COVER SHEET

LA-100

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Jul 03, 2019 - 2:51pm

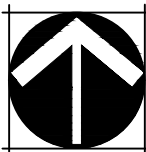
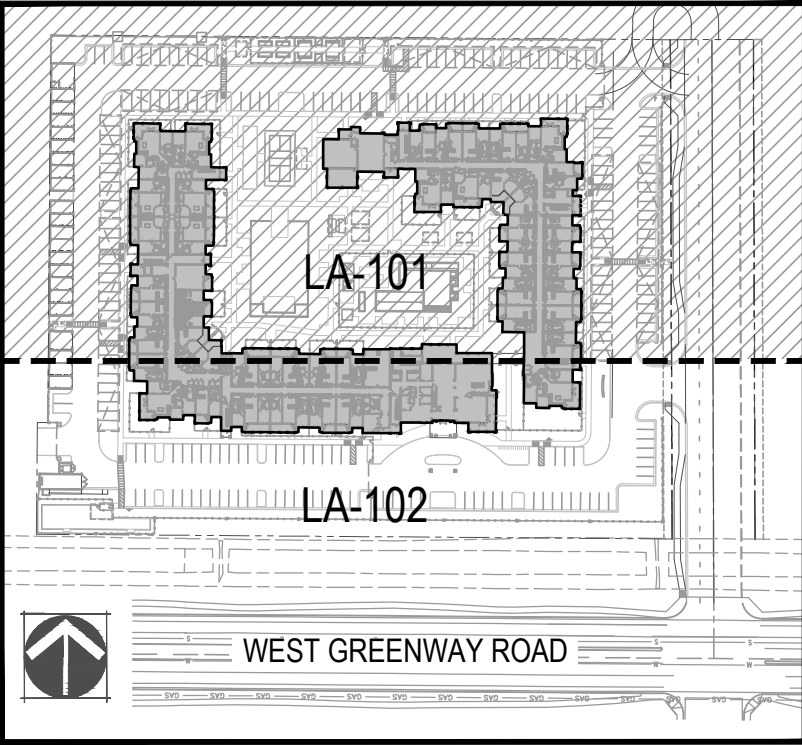


MATCHLINE - SEE SHEET LA-102

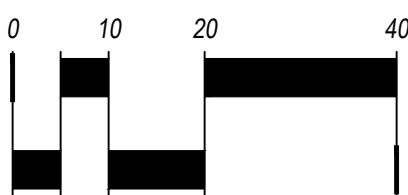
FENCING SCHEDULE

- 3' ALUMINUM FENCE
MANUFACTURER: AMERISTAR
MODEL: ECHELON - MAJESTIC STYLE
COLOR: BLACK
- 5' ALUMINUM FENCE
MANUFACTURER: AMERISTAR
MODEL: ECHELON - MAJESTIC STYLE
COLOR: BLACK
- 6' ALUMINUM FENCE
MANUFACTURER: AMERISTAR
MODEL: ECHELON - MAJESTIC STYLE
COLOR: BLACK
- 5' TEMPERED GLASS FENCE
MANUFACTURER: AQUAVIEW FENCING
- SEE DETAIL 4/LA-201

KEY MAP



NORTH



SCALE 1" = 20'

NERA CITY CENTER
WEST GREENWAY ROAD NEAR BULLARD AVENUE
SURPRISE, ARIZONA

OWNER:
SPARROW PARTNERS
5203 BRODIE LANE, UNIT A
AUSTIN, TX 78745
512.982.6189



DATE:

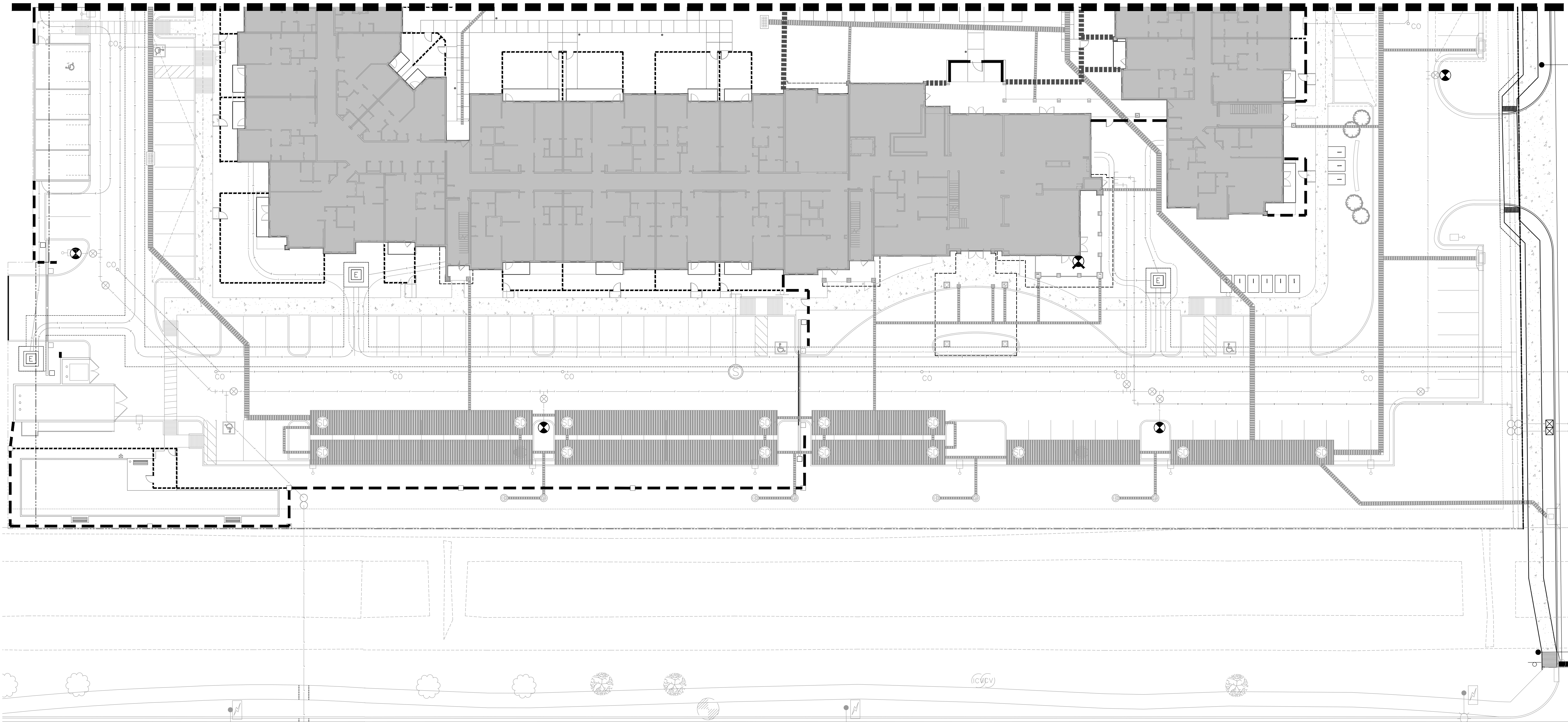
03.20.19 CITY SUBMITTAL
06.06.19 CITY RE-SUBMITTAL
07.03.19 CITY RE-SUBMITTAL

SHEET TITLE:
FENCING PLAN

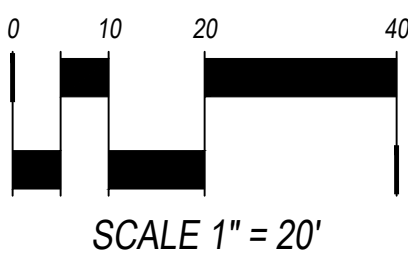
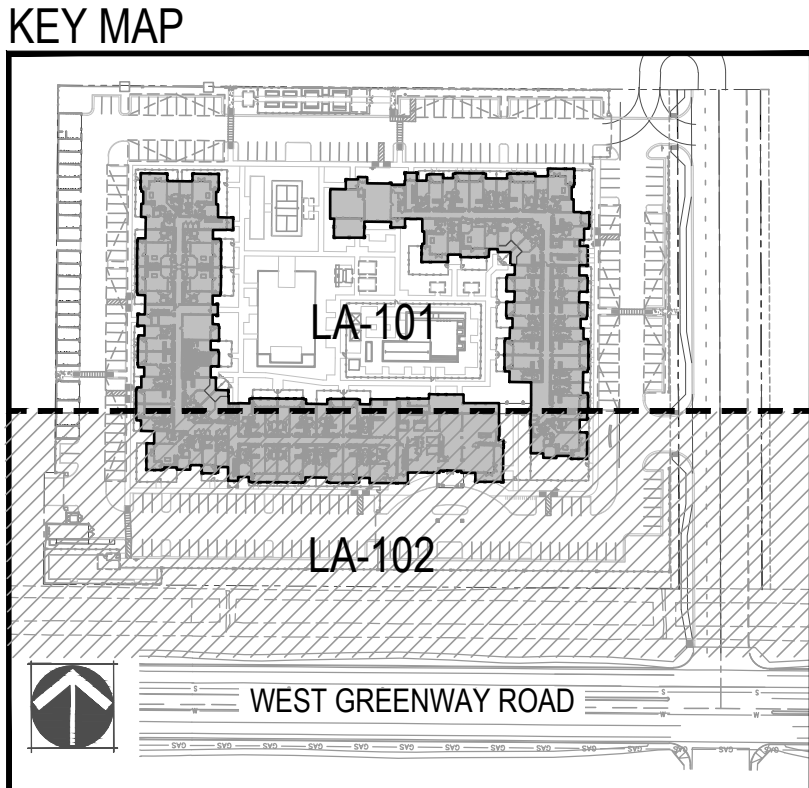
LA-101

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MG / KU
CHECKED BY:
DRAWN BY:
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Jul 03, 2019 - 2:53pm

MATCHLINE - SEE SHEET LA-101



FENCING SCHEDULE	
	3' ALUMINUM FENCE MANUFACTURER: AMERISTAR MODEL: ECHELON - MAJESTIC STYLE COLOR: BLACK
	5' ALUMINUM FENCE MANUFACTURER: AMERISTAR MODEL: ECHELON - MAJESTIC STYLE COLOR: BLACK
	6' ALUMINUM FENCE MANUFACTURER: AMERISTAR MODEL: ECHELON - MAJESTIC STYLE COLOR: BLACK
	5' TEMPERED GLASS FENCE MANUFACTURER: AQUAVIEW FENCING - SEE DETAIL 4/LA-201



NERA CITY CENTER
WEST GREENWAY ROAD NEAR BULLARD AVENUE
SURPRISE, ARIZONA

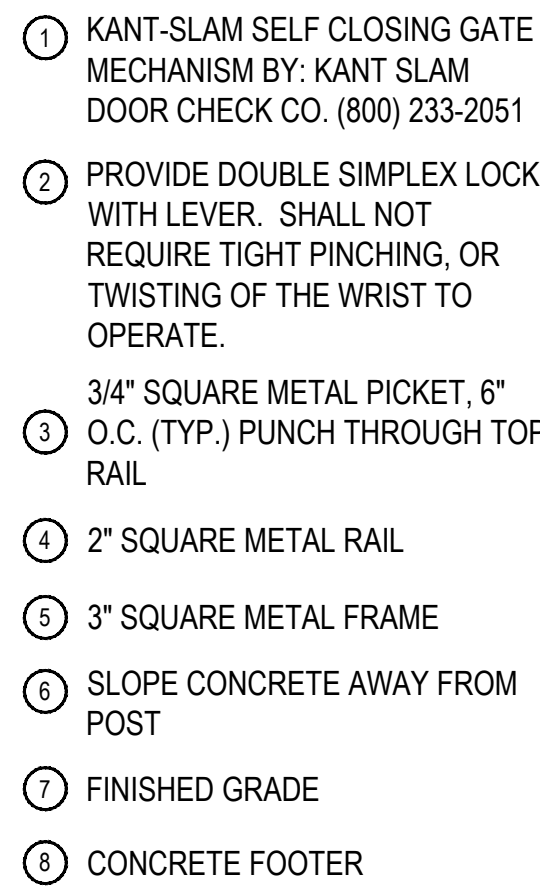
OWNER:
SPARROW PARTNERS
5203 BRODIE LANE, UNIT A
AUSTIN, TX 78745
512.982.6189



DATE:
03.20.19 CITY SUBMITTAL
06.06.19 CITY RE-SUBMITTAL
07.03.19 CITY RE-SUBMITTAL

SHEET TITLE:
FENCING PLAN

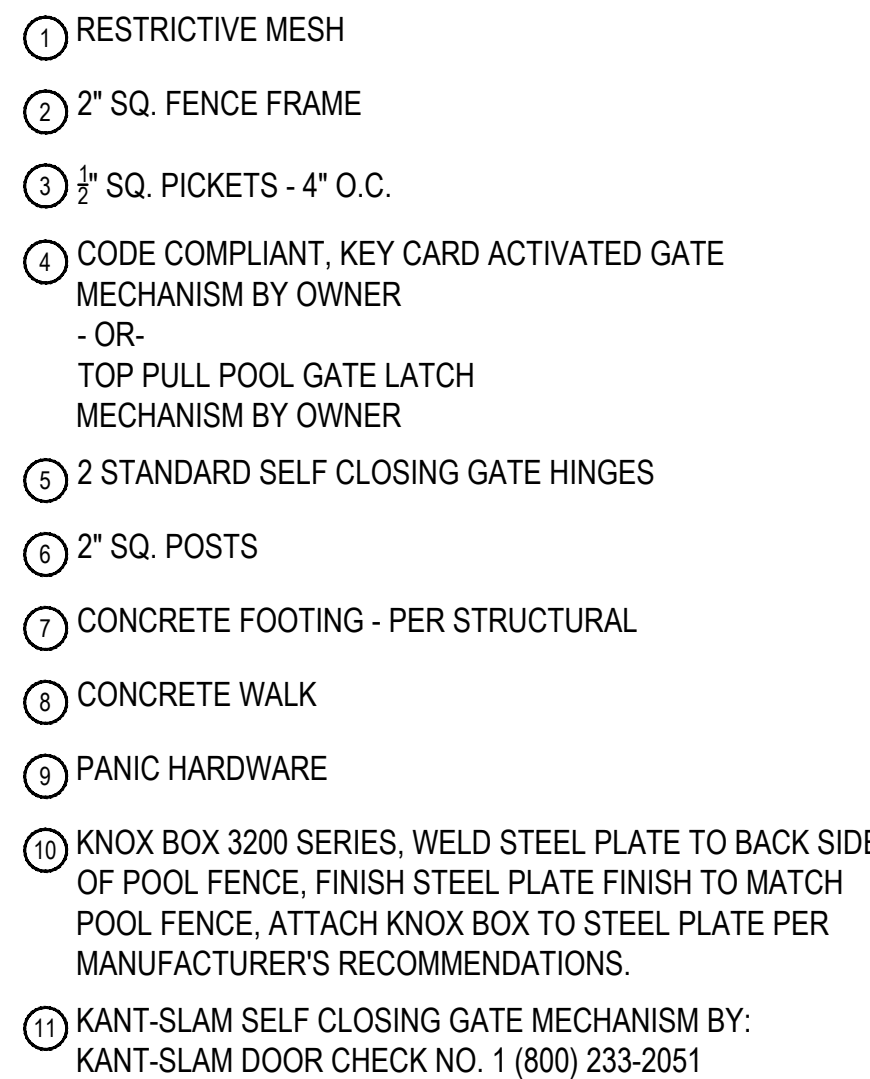
LA-102



NOTES:

1. ALL WELDS TO BE GROUNDED SMOOTH
2. PAINT ALL IRON TUBING WITH (1) POLYESTER POWERCOAT PRIMER AND (1) INDUSTRIAL ENAMEL FINISH COAT. COLOR TO BE SELECTED BY OWNER.
3. GATE TO HAVE LEVER TYPE HARDWARE ON BOTH SIDES.

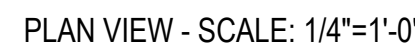
SCALE: 1/2" = 1'-0"



NOTES:

1. MESH SHALL BE PROVIDED 18" ON ALL SIDES OF PANIC HARDWARE.
2. THE GATE OR ENCLOSURE SHALL HAVE NO OPENING GREATER THAN ONE-HALF INCH IN ANY DIRECTION WITHIN 18 INCHES OF THE LATCH INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST TO WHICH THE GATE IS LATCHED.
3. 5'-0" MIN. FENCE HEIGHT, VERIFY HEIGHT WITH LOCAL AUTHORITIES.
4. FENCE TO BE PRIMED & PAINTED. COLOR TO BE SELECTED.

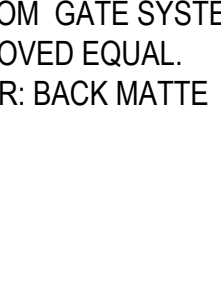
SCALE: 3/4" = 1'-0"



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



MAINTAIN 2" CLEAR FROM TOP OF
FOOTING TO TOP OF
TOPDRESS/FINISHED GRADE (TYP.)

- 

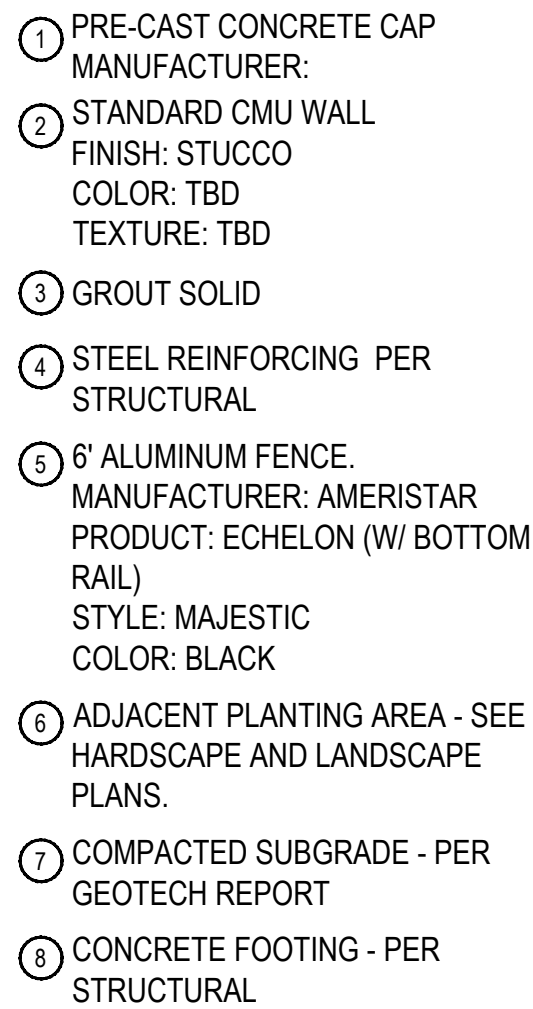
5'-0"

2" TYP.

NOTES:

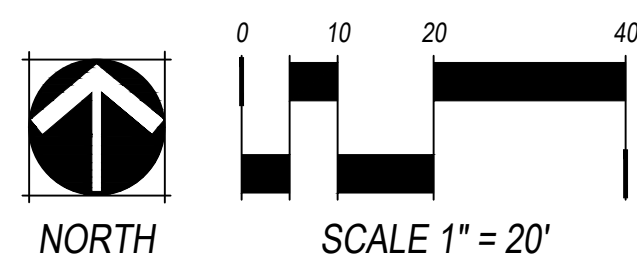
 - ALL REINFORCEMENT AND CONNECTIONS TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 - 3/8" TEMPERED GLASS PANEL FOR GATE
 - SELF-CLOSING HINGES - PER MANUFACTURER (GATE TO SWING OPEN AWAY FROM POOL)
 - ELECTRO-MAGNETIC LATCH
 - ELECTRONIC KEY-FOB READER - COORDINATE WITH MEP FOR POWER SUPPLY. MUST BE AT LEAST 54" ABOVE FINISH GRADE.
 - 4" GATE POST
COLOR: BACK MATTE
 - AQUAVIEW ALUMINUM WINDSCREEN POST
COLOR: BACK MATTE
 - GLASS FENCE PANELS - 1/2" THICK TEMPERED GLASS
 - GATE PULL - BLACK MATTE.
 - FINISH GRADE OF CONCRETE - SEE HARDSCAPE PLAN
 - ADJACENT LANDSCAPE AREA - SEE HARDSCAPE AND LANDSCAPE PLANS.
 - J-BOX - COORDINATE WITH MEP
 - CONDUIT FOR ELECTRIC TO OPERATE FOB READER
 - CONCRETE FOOTING - PER STRUCTURAL ENGINEER
 - STEEL REINFORCING - PER STRUCTURAL ENGINEER
 - CORE DRILLED POSTS - FILLED WITH CONCRETE AND TOPPED WITH WEATHER-PROOFING
 - PATIO COLUMN
 - COORDINATE WITH ARCHITECTURE AND STRUCTURAL PLANS TO SHARE FOOTING FOR POST NEXT TO PATIO COLUMN

NOTES:		(6) COLOR: BACK MATTE	(18) CORE DRILLED POSTS - FILL WITH CONCRETE AND TOPPE WITH WEATHER-PROOFING.
1. ALL REINFORCEMENT AND CONNECTIONS TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.	(7)	AQUAVIEW ALUMINUM WINDSCREEN POST COLOR: BACK MATTE	(17) PATIO COLUMN
	(8)	GLASS FENCE PANELS - 1/2" THICK TEMPERED GLASS	(18) COORDINATE WITH ARCHITECTURE AND STRUCTURAL PLANS TO SHAPE FOOTING FOR POST NEXT TO PATIO COLUMN
	(9)	GATE PULL - BLACK MATTE.	
	(10)	FINISH GRADE OF CONCRETE - SEE HARDSCAPE PLAN	
2. POOL ENCLOSURE GATE TO COMPLY WITH MARICOPA COUNTY CODE.			
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL.			
4. POWER SUPPLY FOR LATCH AND KEY FOB TO BE COORDINATED WITH ELECTRICAL CONTRACTOR.			

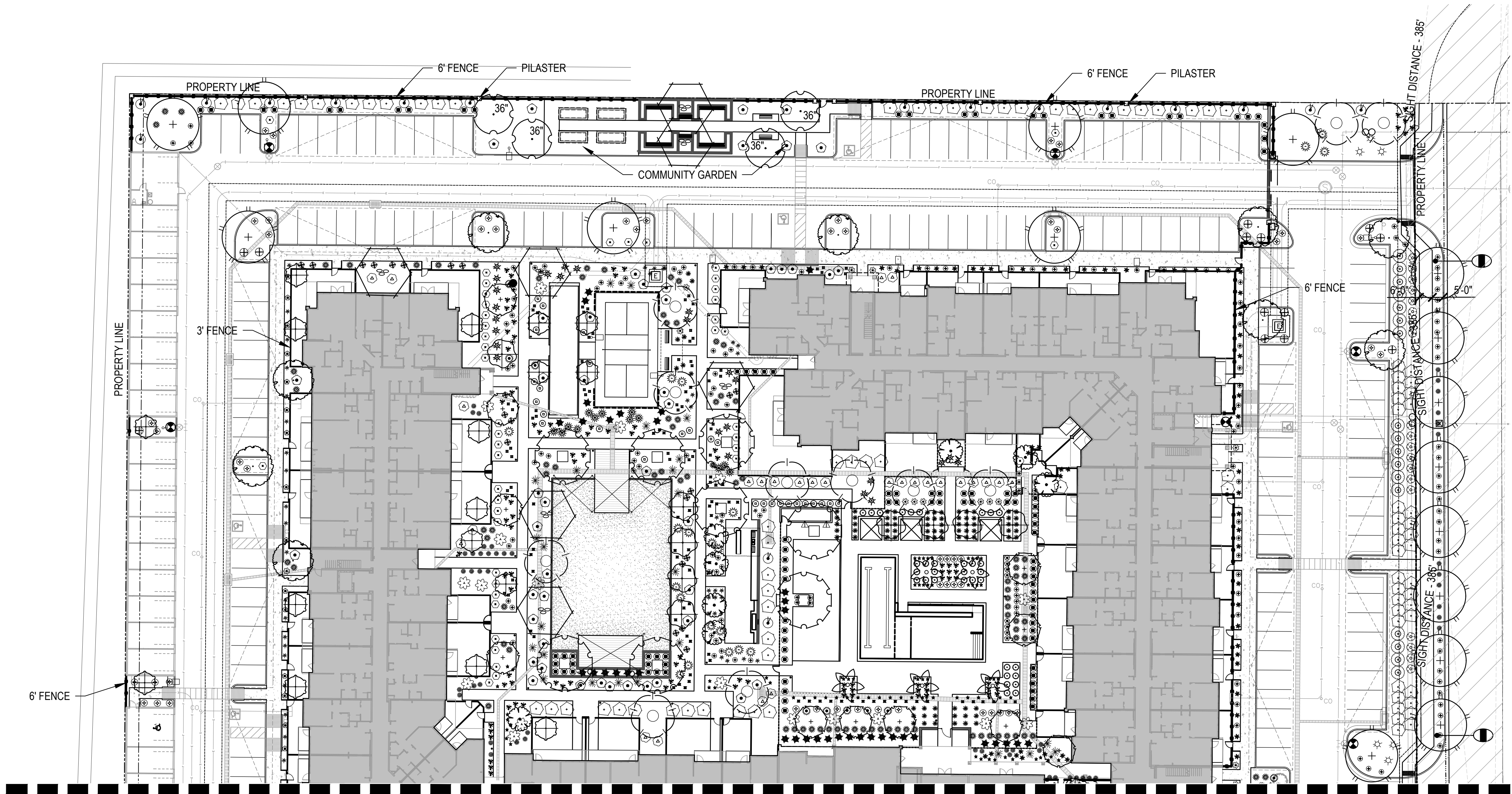


NOTES:
1. ALL REINFORCEMENT AND CONNECTIONS TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

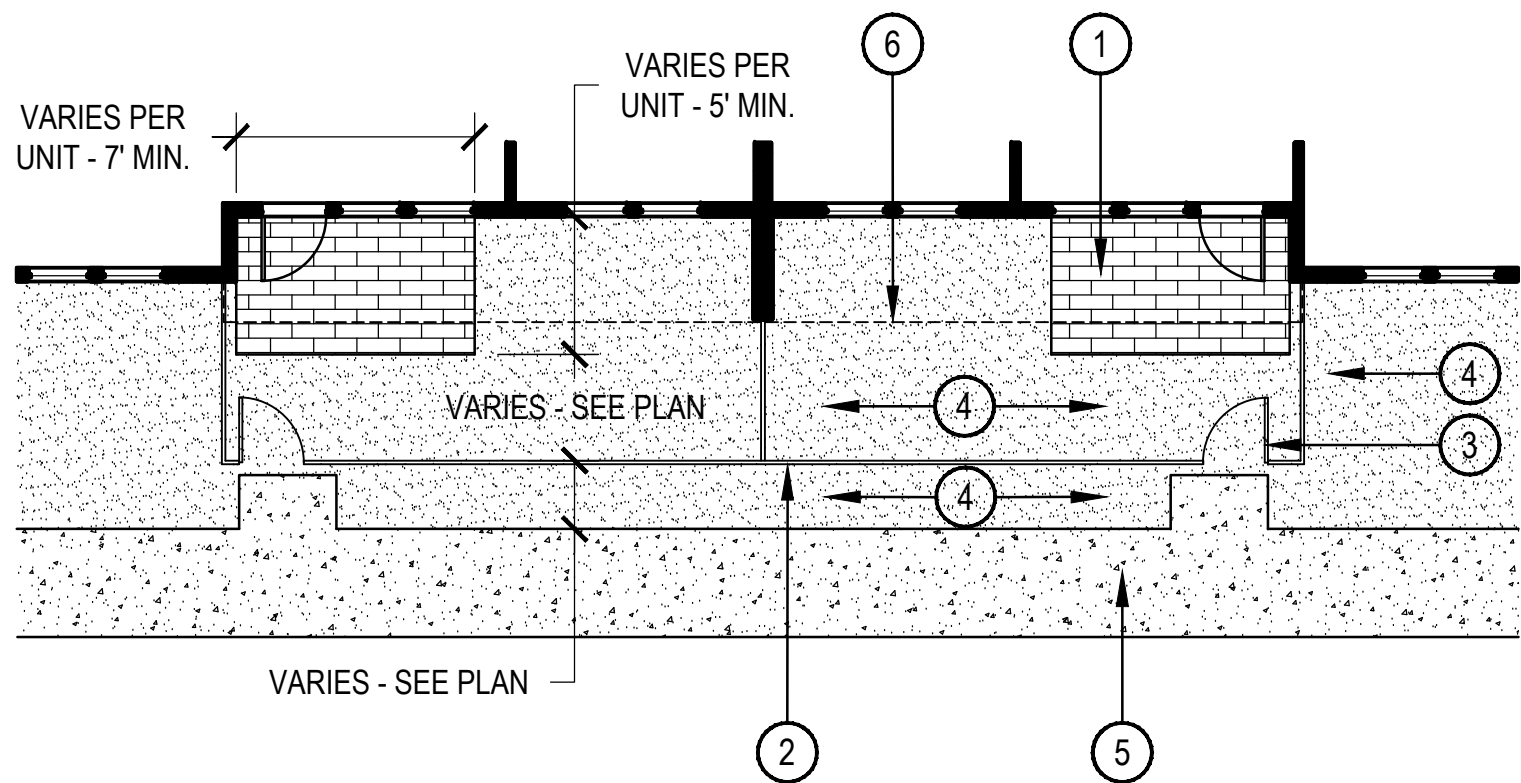
SCALE: 1/2" = 1'-0"



ME MG / KU
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MATCHLINE - SEE SHEET LA-302

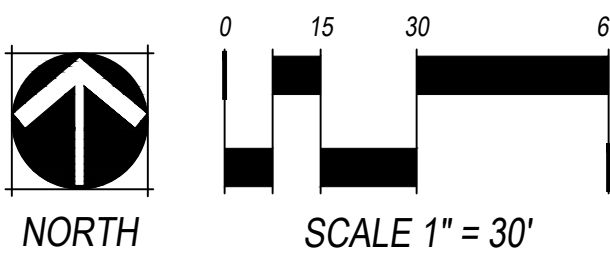
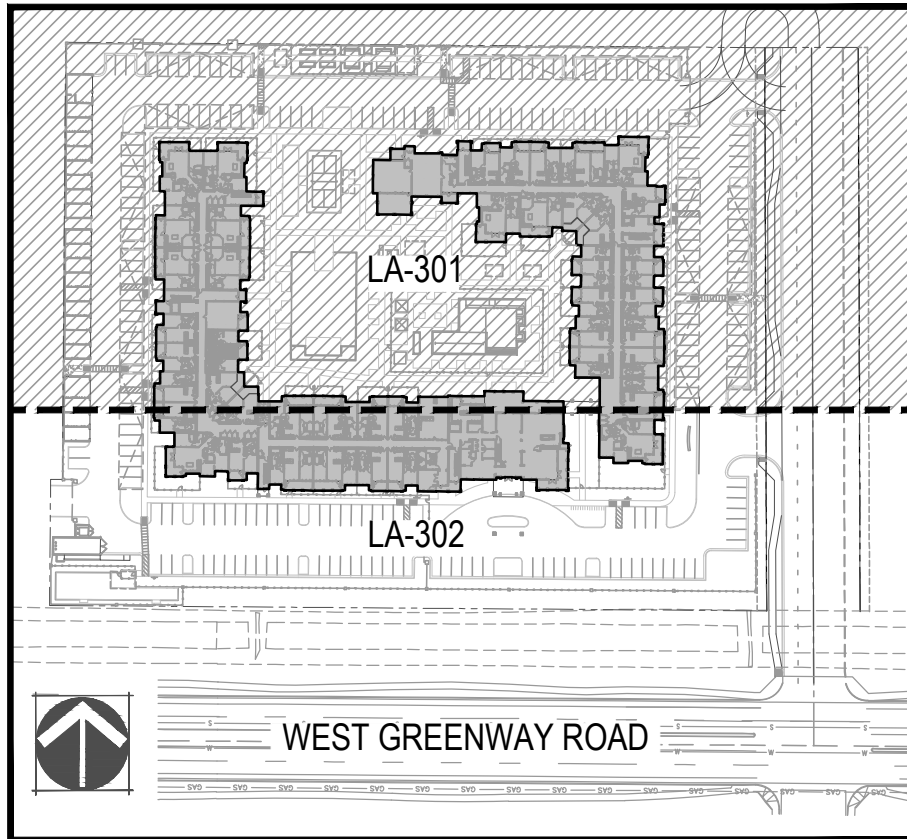


PLAN: TYPICAL GROUND FLOOR PRIVATE YARD

SCALE: NTS

- 1 PRECAST CONCRETE PAVER PATIO WITH HARDSET EDGES. PAVING COLOR AND PATTERN T.B.D.
- 2 PRIVATE YARD FENCE
- 3 PRIVATE YARD GATE (HEIGHT VARIES)
- 4 DECOMPOSED GRANITE TOPDRESS
- 5 CONCRETE WALKWAY
- 6 LINE OF CANTILEVERED BALCONY OVERHEAD

KEY MAP



CONCEPTUAL PLANT SCHEDULE

SYMBOL	BOTANICAL COMMON NAME	SIZE HT X W / CALIPER	QTY
TREES			
	<i>Acacia aneura</i> Mulga	24" BOX 7' X 3' / 1.25" CAL	11
	<i>Acacia willardiana</i> Palo Blanco	24" BOX 7' X 3.5' / 1.5" CAL	20
	<i>Cercidium</i> x 'desert museum' Thornless Palo Verde	24" BOX MULTI-TRUNK	14
	<i>Chilopsis linearis</i> Desert Willow	24" BOX 7' X 4' / 1.5" CAL	11
	<i>Olea europaea</i> 'wilsonii' Wilson Olive	24" BOX MULTI-TRUNK	13
	<i>Olea europaea</i> 'wilsonii' Wilson Olive	36" BOX MULTI-TRUNK	13
	<i>Phoenix dactylifera</i> Date Palm	14" CLEAR TRUNK	7
	<i>Pistacia chinensis</i> Chinese Pistache	36" BOX 12' X 6' / 3" CAL	8
	<i>Prosopis</i> x 'Phoenix' TM Hybrid Mesquite	24" BOX 5' X 6' / 1.5" CAL	25
	<i>Quercus virginiana</i> Southern Live Oak	24" BOX 9' X 4' / 1.5" CAL	15
	<i>Sophora secundiflora</i> Texas Mountain Laurel	24" BOX MULTI-TRUNK	8
	<i>Ulmus parvifolia</i> Chinese Elm	24" BOX 9' X 4' / 1.5" CAL	35
SHRUBS			
	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	5 GAL	40
	<i>Callistemon citrinus</i> 'Little John' Dwarf Bottle Brush	5 GAL	34
	<i>Dodonaea viscosa</i> Hopseed Bush	5 GAL	94
	<i>Eremophila hygrophana</i> 'Blue Bells' Blue Bells	5 GAL	24
	<i>Convolvulus cneorum</i> Silverbush Morning-Glory	5 GAL	15
	<i>Justicia spicigera</i> Mohintii	5 GAL	41
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 GAL	98
	<i>Lantana</i> x 'New Gold' New Gold Lantana	1 GAL	133
	<i>Leucophyllum frutescens</i> 'Green Cloud' TM Green Cloud Texas Ranger	5 GAL	27
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 GAL	30
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Tuscan Blue Rosemary	5 GAL	51
	<i>Ruellia penninsularis</i> Wild Petunia	5 GAL	110
	<i>Russelia equisetiformis</i> Firecracker Plant	5 GAL	33
	<i>Salvia chamaedryoides</i> Mexican Blue Sage	5 GAL	55
	<i>Salvia greggii</i> Autumn Sage	5 GAL	62
	<i>Simmondsia chinensis</i> 'Vista' Compact Jojoba	5 GAL	27
	<i>Tecoma stans</i> v. <i>angustata</i> Arizona Yellow Bells	5 GAL	53
ACCENT			
	<i>Agave havardiana</i> Harvard's Century Plant	5 GAL	30
	<i>Agave weberi</i> Weber's Agave	5 GAL	18
	<i>Aloe barbadensis</i> Barbados Aloe	5 GAL	126
	<i>Dasylirion quadrangulatum</i> Toothless Desert Spoon	5 GAL	52
	<i>Dietes bicolor</i> Fortnight Lily	5 GAL	72
	<i>Euphorbia antispythitica</i> Candelilla Euphorbia	5 GAL	27
	<i>Hesperaloe funifera</i> Giant Yucca	5 GAL	24
	<i>Hesperaloe parviflora</i> Red Yucca	5 GAL	25
	<i>Hesperaloe parviflora</i> 'Yellow' Yellow Yucca	5 GAL	68
	<i>Muhlenbergia capillaris</i> 'White Cloud' White Muhly Grass	5 GAL	109
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' TM Lindheimer's Muhly	5 GAL	16
	<i>Muhlenbergia rigida</i> 'Nashville' TM Purple Muhly	5 GAL	13
	<i>Nolina microcarpa</i> Sacahuista	5 GAL	41
	<i>Opuntia ellisiana</i> Spineless Prickly Pear	5 GAL	21
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 GAL	46
	<i>Pedilanthus macrocarpus</i> Slipper Plant	5 GAL	57
	<i>Yucca rupicola</i> Texas Yucca	5 GAL	85
GROUNDCOVER AND VINES			
	<i>Callaeum macropterum</i> Yellow Orchid Vine	5 GAL - STAKED	2
	<i>Eremophila glabra</i> 'Mingenew Gold' Emu Bush	1 GAL	106
	<i>Lantana montevidensis</i> Trailing Lantana	1 GAL	99
	<i>Tradescantia pallida</i> Purple Heart	1 GAL	74

NORRIS DESIGN
Planning | Landscape Architecture | Branding

901 East Madison Street
Phoenix, AZ 85034
P 602.254.9600
www.norris-design.com

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5203 BRODIE LANE, UNIT A
AUSTIN, TX 78745
512.982.6189

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

Call 811 or click Arizona811.com

DATE:
03.20.19 CITY SUBMITTAL
06.06.19 CITY RE-SUBMITTAL
07.03.19 CITY RE-SUBMITTAL

SHEET TITLE:
LANDSCAPE
PLAN

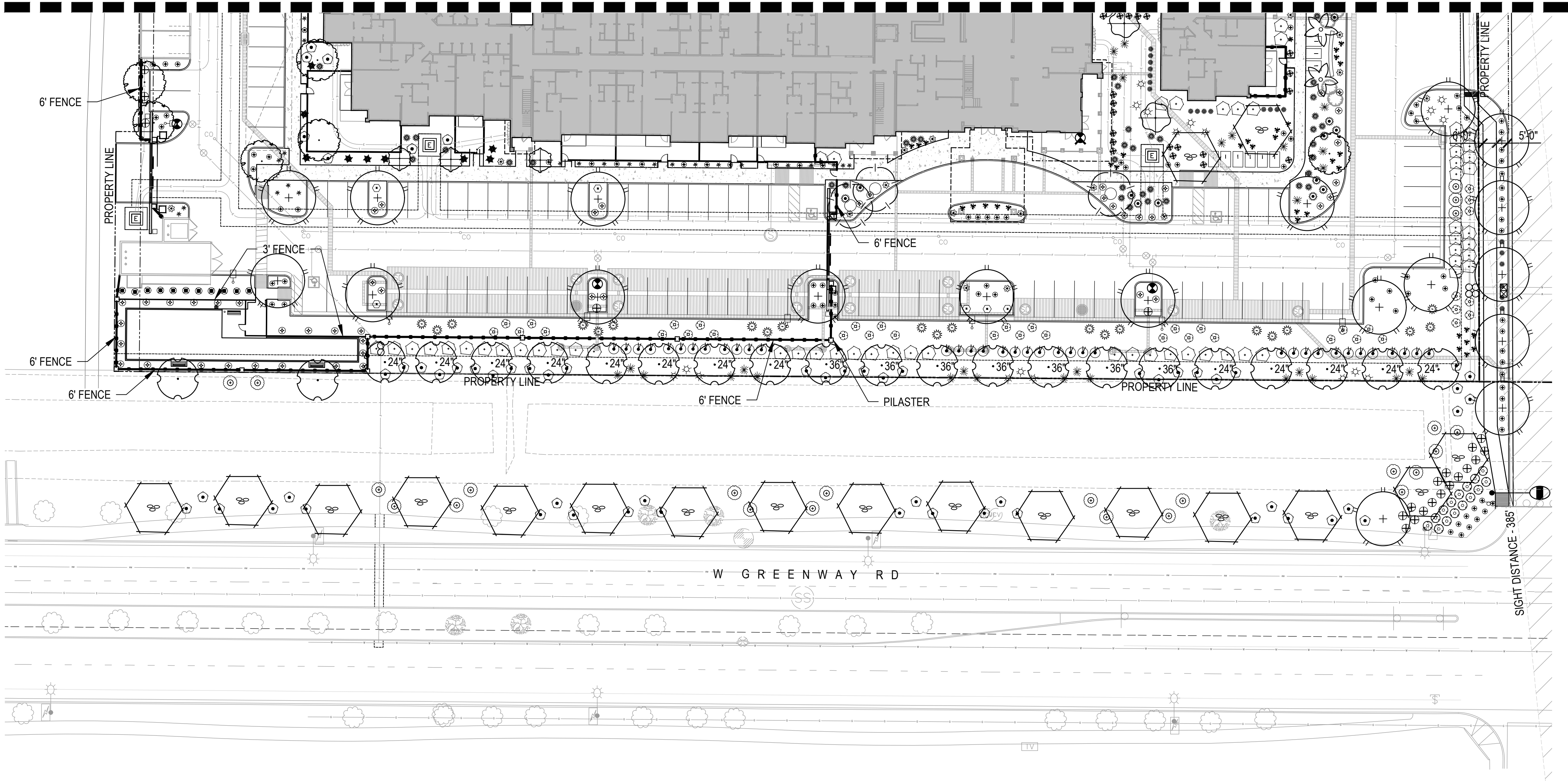
LA-301

FS19-216

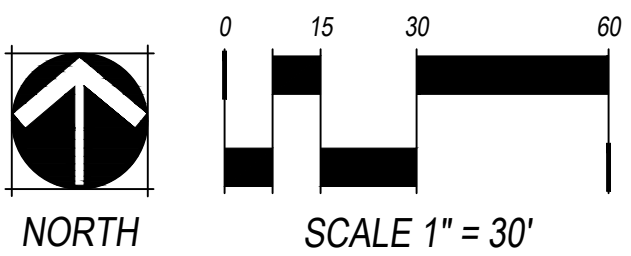
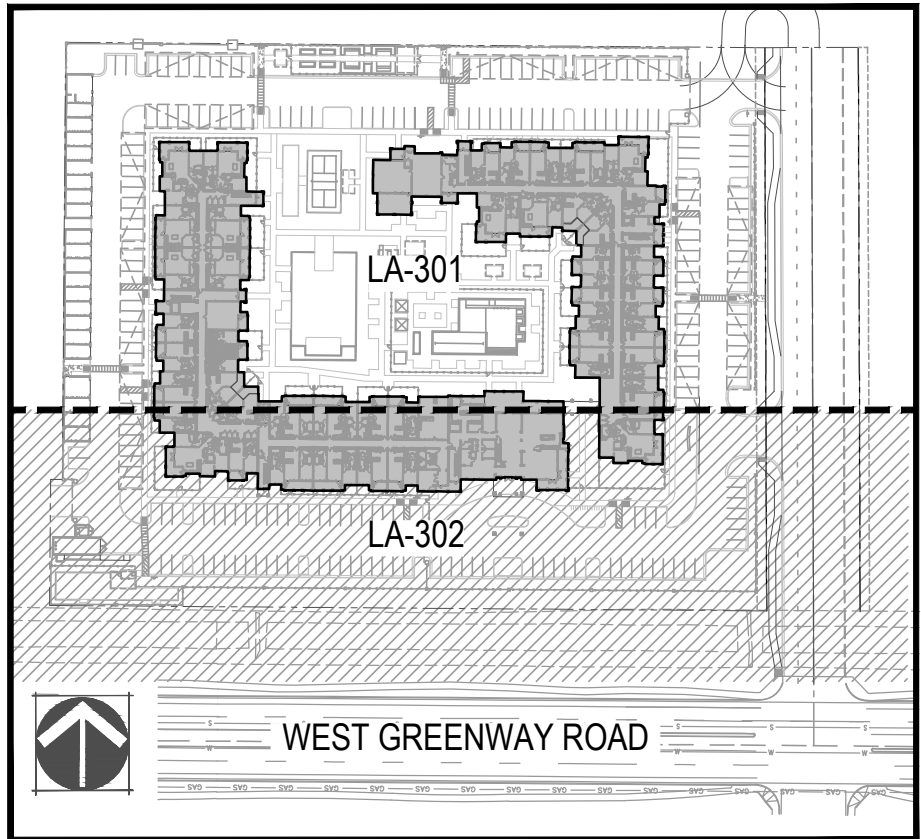
Page 304 of 439

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MATCHLINE - SEE SHEET LA-301



KEY MAP



CONCEPTUAL PLANT SCHEDULE

SYMBOL	BOTANICAL COMMON NAME	SIZE HT X W / CALIPER	QTY
TREES			
	<i>Acacia aneura</i>	24" BOX	11
	<i>Acacia willardiana</i>	24" BOX	20
	<i>Cercidium x 'desert museum'</i>	24" BOX	14
	<i>Chilopsis linearis</i>	24" BOX	11
	<i>Olea europaea 'wilsonii'</i>	24" BOX	13
	<i>Olea europaea 'wilsonii'</i>	36" BOX	13
	<i>Phoenix dactylifera</i>	14" CLEAR TRUNK	7
	<i>Pistacia chinensis</i>	36" BOX	8
	<i>Prosopis x 'Phoenix' TM</i>	24" BOX	25
	<i>Quercus virginiana</i>	24" BOX	15
	<i>Sophora secundiflora</i>	24" BOX	8
	<i>Ulmus parvifolia</i>	24" BOX	35
SHRUBS			
	<i>Caesalpinia mexicana</i>	5 GAL	40
	<i>Callistemon citrinus 'Little John'</i>	5 GAL	34
	<i>Dodonaea viscosa</i>	5 GAL	94
	<i>Eremophila hygrophana 'Blue Bells'</i>	5 GAL	24
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	<i>Lantana camara 'Dallas Red'</i>	1 GAL	98
	<i>Lantana x 'New Gold'</i>	1 GAL	133
	<i>Leucophyllum frutescens 'Green Cloud' TM</i>	5 GAL	27
	<i>Leucophyllum laevigatum</i>	5 GAL	30
	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	5 GAL	51
	<i>Ruellia penninsularis</i>	5 GAL	110
	<i>Russelia equisetiformis</i>	5 GAL	33
	<i>Salvia chamaedryoides</i>	5 GAL	55
	<i>Salvia greggii</i>	5 GAL	62
	<i>Simmondsia chinensis 'Vista'</i>	5 GAL	27
	<i>Tecoma stans v. angustata</i>	5 GAL	53
ACCENT			
	<i>Agave havardiana</i>	5 GAL	30
	<i>Agave weberi</i>	5 GAL	18
	<i>Aloe barbadensis</i>	5 GAL	126
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	<i>Hesperaloe parviflora</i>	5 GAL	25
	<i>Muhlenbergia capillaris 'White Cloud'</i>	5 GAL	68
	<i>Muhlenbergia lindheimeri 'Autumn Glow' TM</i>	5 GAL	16
	<i>Muhlenbergia rigida 'Nashville' TM</i>	5 GAL	13
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	<i>Opuntia ellisiana</i>	5 GAL	21
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	<i>Yucca rupicola</i>	5 GAL	85
GROUNDCOVER AND VINES			
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	<i>Eremophila glabra 'Mingenew Gold'</i>	1 GAL	106
	<i>Lantana montevidensis</i>	1 GAL	99
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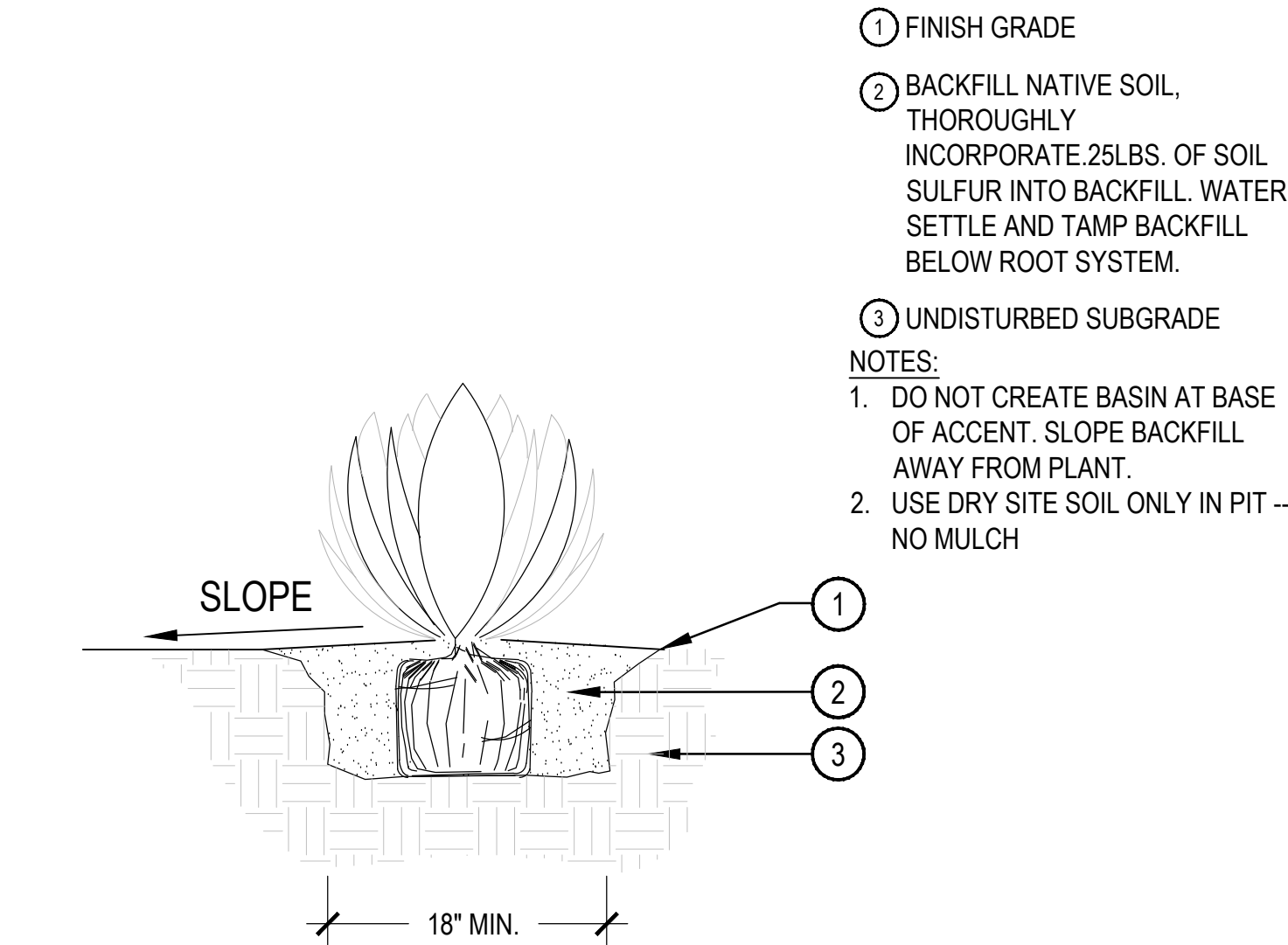
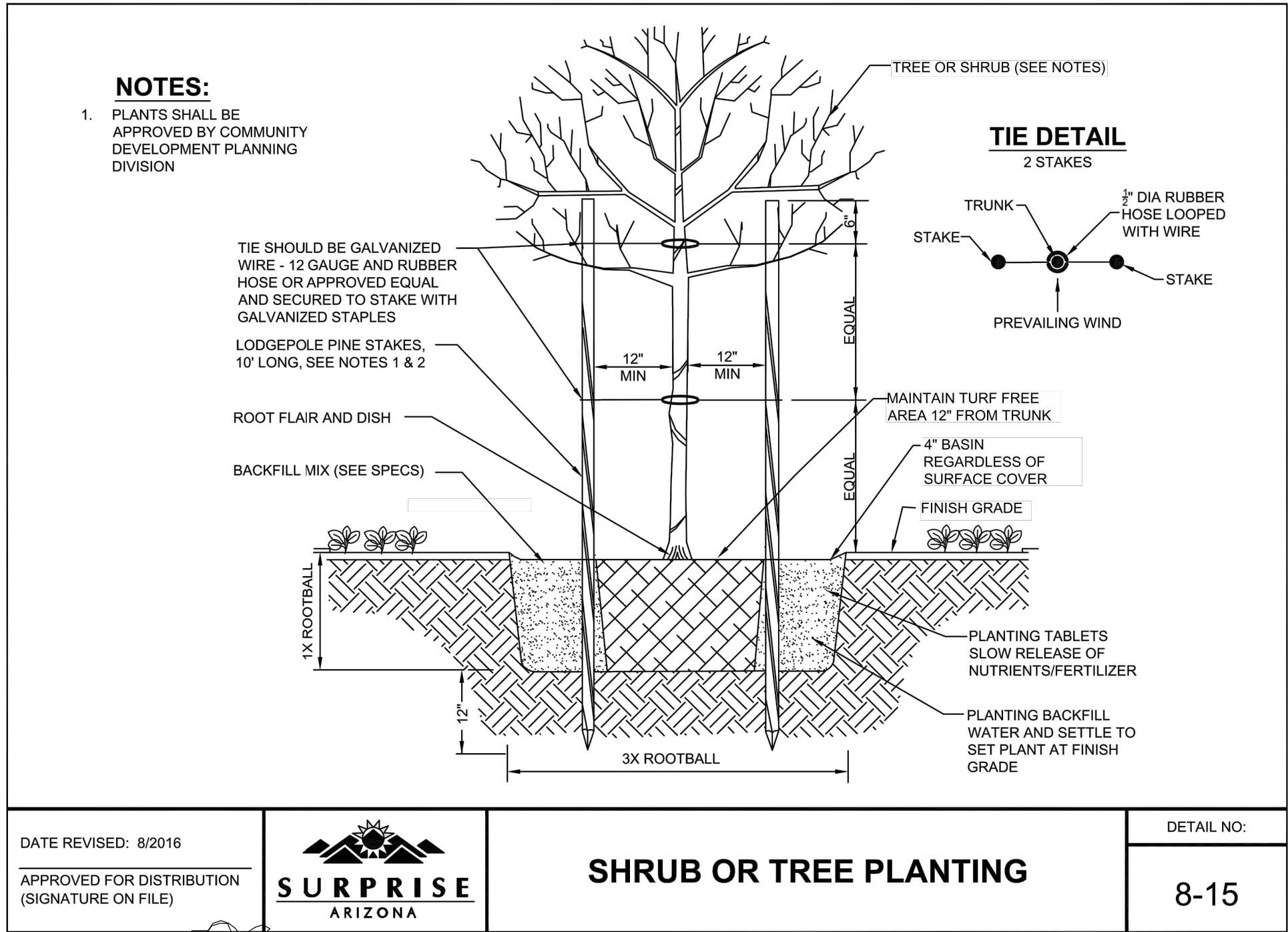
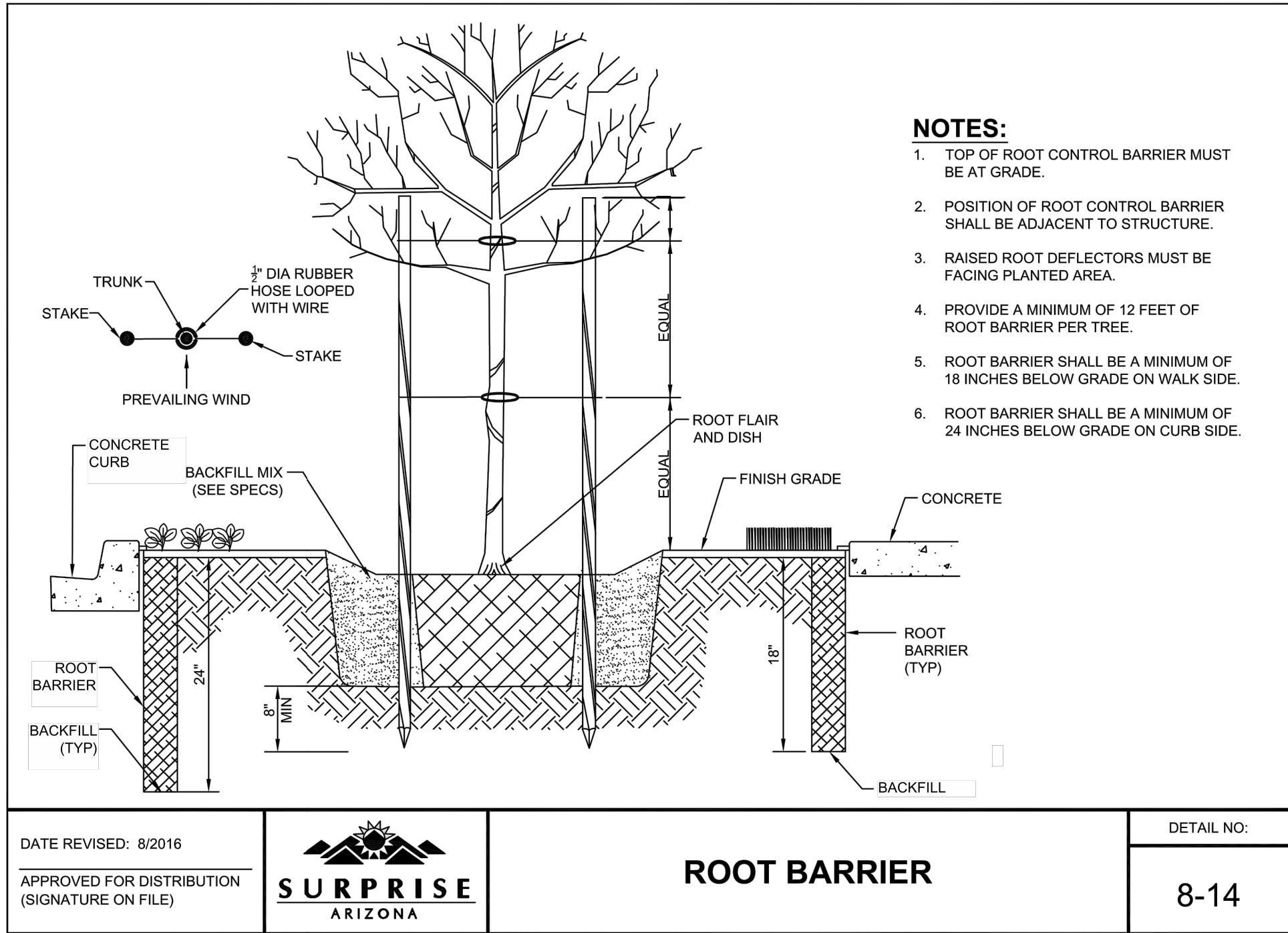
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LANDSCAPE
PLAN

LA-302

FS19-216

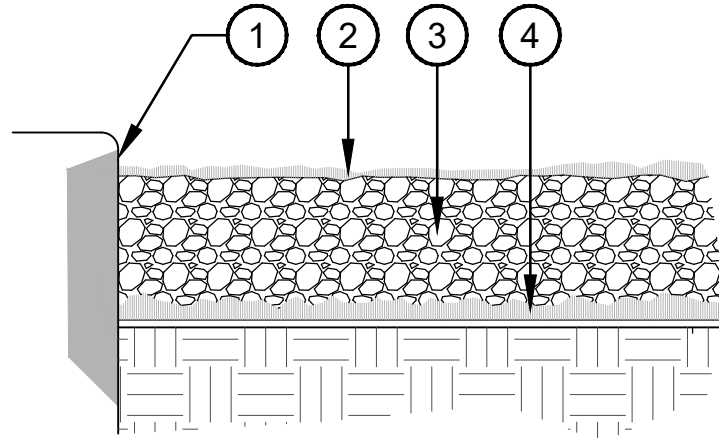
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Jul 03, 2019 - 2:54pm



1 ACCENT/ SUCCULENT PLANTING

SCALE: NTS

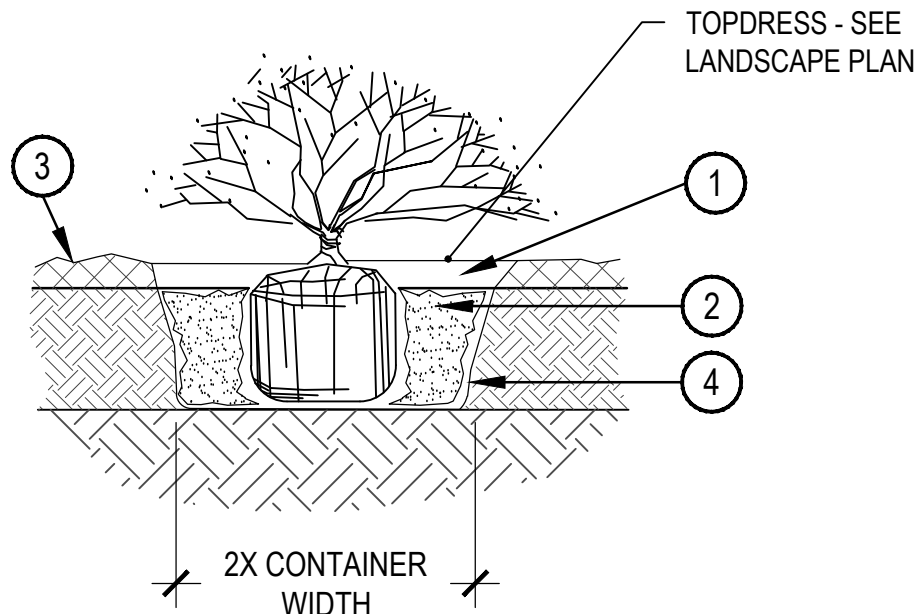
1. MIN. 1/2" REVEAL ON ALL PAVE SURFACES - GRADE FOR MATERIAL DEPTH AND REVEAL
 2. FINAL APPLICATION OF PRE-EMERGENT HERBICIDE.
 3. TOPDRESS IN ALL LANDSCAPE AREAS @ 2" DEPTH MIN. SEE TOPDRESS SCHEDULE FOR TYPE. SEE PLANS FOR LOCATIONS
 4. APPLY PRE-EMERGENT HERBICIDE TO SUBGRADE
- NOTES:
1. APPLY PRE-EMERGENT HERBICIDE PER LABEL DIRECTIONS AND RATE



2 SWALE

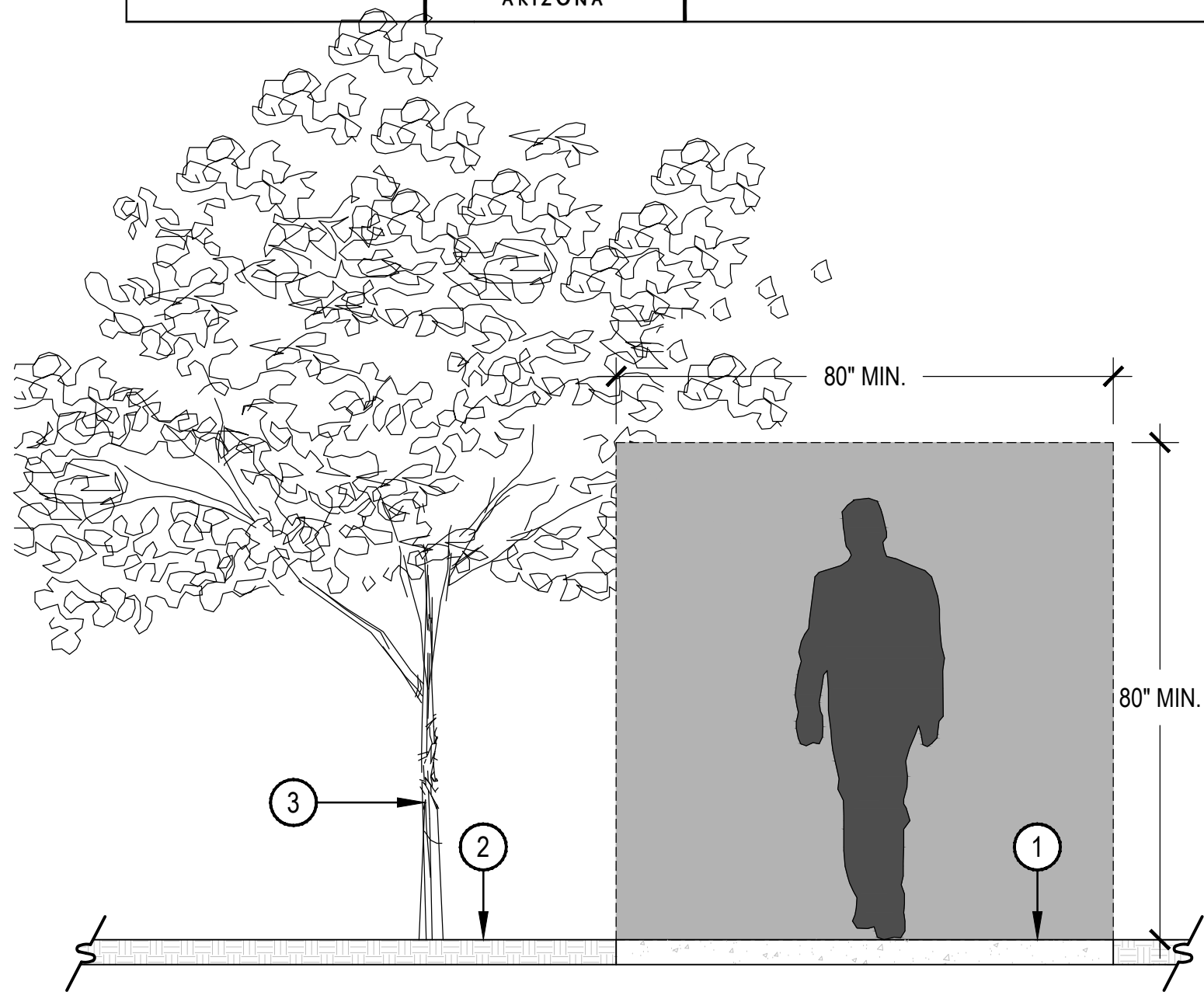
SCALE: NTS

1. 3" DEEP WELL. BLEND TO FINISHED GRADE
2. BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
3. FINISH GRADE (TOP OF MULCH)
4. SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING



5 SHRUB PLANTING

SCALE: NTS



3 ACCESSIBLE ROUTE CLEARANCE

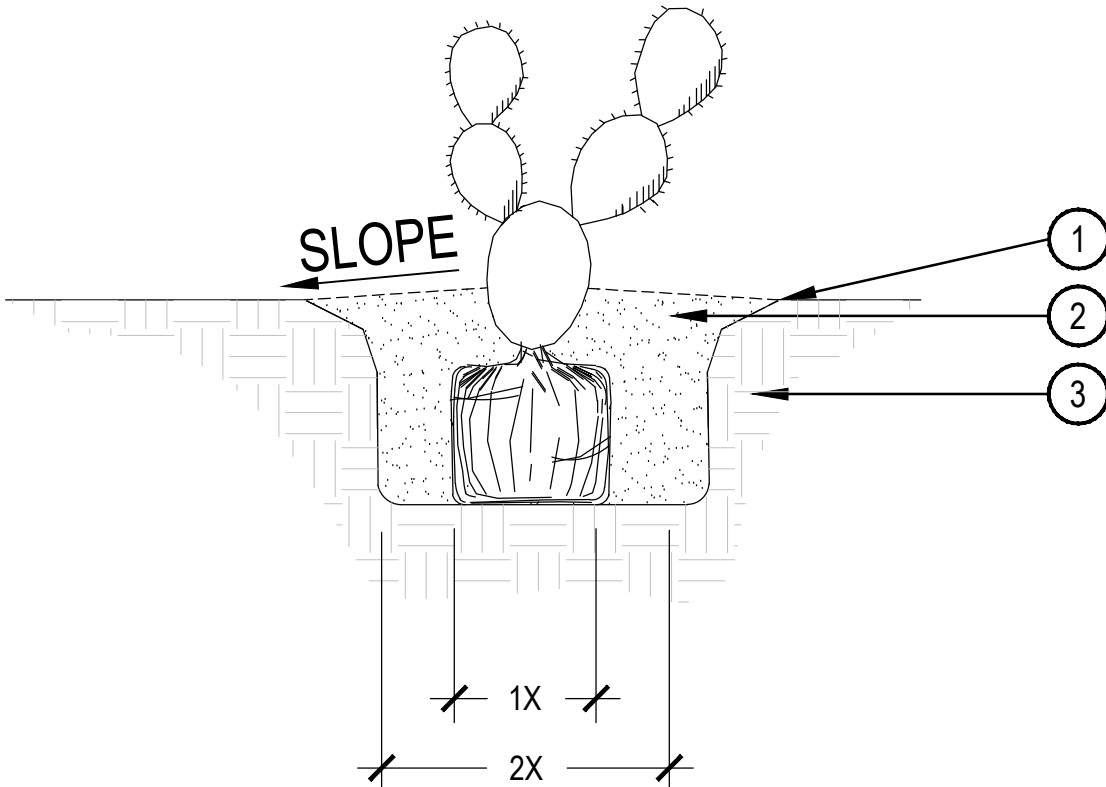
SCALE: 1/2" = 1'-0"

- NOTES:
1. SHRUB PLANTING SHALL COMPLY WITH THE CITY OF PHOENIX SUPPLEMENT TO MAG STANDARDS: 430.10.1
 2. EXCAVATION: PLANT PITS SHALL BE DUG TO PRODUCE VERTICAL SIDES AND FLAT, NON-COMPACTED BUT FIRM BOTTOMS. IF PITS ARE DUG WITH AN AUGER AND SIDES OF PITS ARE GLAZED, SCARIFY THE GLAZED SURFACE. THE SIZE OF THE PITS SHALL BE TWICE THE DIAMETER OF PLANT ROOTBALL OR CONTAINER SIZE, AND ONLY AS DEEP AS THE ROOTBALL.
 3. DRAINAGE: TEST DRAINAGE OF PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. PLANT PITS RETAINING WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR CORRECTION, FOR APPROVAL BY ENGINEER, BEFORE PROCEEDING.
 4. PLANT BACKFILL MIX: SHALL CONSIST OF 1 PART ORGANIC MULCH, TWO PARTS EXCAVATED SOIL, AND 4 POUNDS GYPSUM AND 1 POUND SULFUR PER CUBIC YARD. THE BACKFILL SHALL BE PRODUCED BY THOROUGHLY BLENDING THESE COMPONENTS INTO A HOMOGENOUS MIXTURE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO MIXING PREPARED SOIL SO THAT HE MAY OBSERVE THE MIXING PROCESS. WHEN REQUESTED SUBMIT A LETTER AND TEST ANALYSIS RESULTS FROM A CERTIFIED HORTICULTURAL TESTING LABORATORY.
 5. SETTING AND BACKFILL FOR PLANTS: SET PLANT MATERIAL ON NON-COMPACTED FIRM SOIL, PLUMB AND IN CENTER OF PIT OR TRENCH. THE CROWN (JUNCTURE OF THE ROOT AND SHOOT) SHALL BE AT GRADE WHEN PLANTING IS COMPLETE. REMOVE PALLETS OR CONTAINERS BEFORE PLACING BACKFILL. DO NOT HANDLE CONTAINER PLANTS BY FOLIAGE, BRANCHES OR TRUNKS. AFTER REMOVING PLANT FROM CONTAINER, SCARIFY SIDE OF ROOTBALL. DO NOT PLANT STOCK IF ROOTBALL IS CRAKED, BROKEN, OR ROOT BOUND. WHEN SET AT THE PROPER ELEVATION AND ORIENTATION, PLACE ADDITIONAL BACKFILL MIX, BRACE PLANT, AND PLACE FERTILIZER TABLETS. WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROX. 2/3 FULL, WATER THE PLANT THOROUGHLY; BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING AGAIN AFTER PLACING FINAL LAYER OF BACKFILL MIX UNTIL SOIL IS COMPLETELY SATURATED.
 6. PLACE FERTILIZER TABLETS APPROX. 6" BELOW GRADE AND EVENLY SPACED AROUND THE PLANT.
ONE-GALLON CONTAINER.....1 TABLET
FIVE-GALLON CONTAINER.....2 TABLETS
FIFTEEN-GALLON CONTAINER....4 TABLETS
TWENTY-FOUR INCH BOX.....6 TABLETS
 7. PLANT SAUCERS: PREPARE AN EXAMPLE PLANT SAUCER FOR THE ENGINEER'S REVIEW AND APPROVAL. SCHEDULE THIS REVIEW WITH THE ENGINEER BEFORE STARTING PLANTING OPERATIONS.
 8. STAKE ALL TREES PER PLANS: SET STAKES VERTICALLY AND SPACED TO AVOID PENETRATING BALLS OR ROOT MASSES. PLACE TREE TIES FOR MAXIMUM SUPPORT WITH TOP TIE ABOVE SCAFFOLD BRANCHES AND SECOND TIE MIDWAY TO THE GROUND LEVEL. AVOID "RIGID" RESTRAINT OF TREE AND ALLOW FOR SOME TRUNK MOVEMENT. STAKES ARE TO BE SET IN NATIVE SOIL.

4 TOPDRESS

SCALE: 3" = 1'-0"

1. FINISHED GRADE
 2. BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
 3. UNDISTURBED SUBGRADE
- NOTES:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE ROOTBALL WHEN REMOVING IT FROM ITS CONTAINER
3. DO NOT CREATE BASIN AT BASE OF ACCENT. SLOPE BACKFILL AWAY FROM PLANT.



6 PRICKLY PEAR PLANTING

SCALE: NTS



Sage at Surprise Surprise, Arizona

Parking Analysis

March 2019

Prepared For:

*Sparrow Partners
5203A Brodie Lane
Austin, TX 78745*

Prepared By:

*Kimley-Horn and Associates, Inc.
1001 West Southern Avenue
Suite 131
Mesa, Arizona 85210*



Kimley»Horn

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1. Executive Summary

1.1 GENERAL PROJECT OVERVIEW

The purpose of this report is to provide a parking analysis for the age restricted multi-family residential complex, Sage at Surprise, proposed at the northwest corner of West Greenway Road and North La Cometa in the City of Surprise, Arizona.

1.2 PRINCIPAL FINDINGS AND RECOMMENDATIONS

Results of this parking study indicate that Sage at Surprise has a lower parking demand than the standard multi-family use development and a unique parking rate should be applied for its parking requirements to match the services provided and features. Based on the literature and operator desires, the minimum parking for the 180 dwelling unit facility is 234 spaces using the rate of 1.3 spaces per dwelling unit.

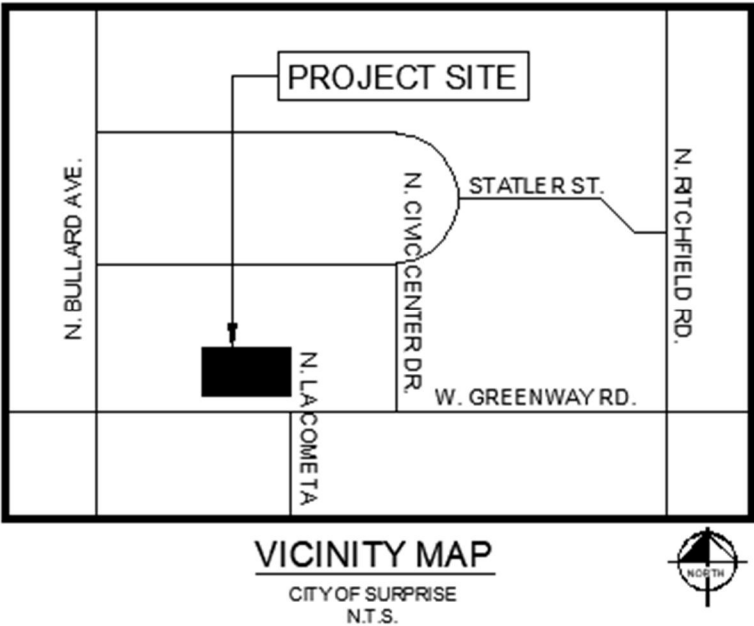
2. Introduction and Objectives

This report summarizes the parking analysis performed for the proposed Sparrow Surprise City Center. The project location is shown in **Figure 1**. Sparrow Surprise City Center is an age restricted multi-family residential complex that is reserved to tenants of age 55 and older. Kimley-Horn and Associates, Inc., was retained by Sparrow Partners to conduct a parking analysis for the proposed site. This study will address the following:

- Parking provided for the entire development;
- Required parking for the proposed site per City of Surprise Ordinance
- Required parking ratios for the multi-family residential use in the surrounding municipalities.

For purposes of the analysis, the site was assumed to be 100% built out.

Figure 1: Vicinity Map



3. Site Description

Sage at Surprise is a multi-family residential complex that is restricted to tenants of age 55 and up. The proposed complex consists of 6 buildings that have a total of 180 units within approximately 233,940 sf of building space. A total of 255 parking spaces are available on the site for proposed development. See Figure 2 for site plan.

Figure 2: Site Plan

4. Parking Required Per Code

4.1 CITY OF SURPRISE STANDARDS

The City of Surprise Zoning Ordinance contains a multi-family dwellings category. The Ordinance also contains a retirement housing services category. The proposed development allows for both working and retired residents so both parking requirements will be shown below.

Description	Parking Rate
Multi-Family Dwellings	Maximum: 1.5 spaces per 1 bedroom unit. 2 spaces per 2 bedroom unit. 2.5 spaces per 3+ bedroom unit. Minimum: 1.5 per total amount of units.
Retirement Housing Services	Maximum: 1.5 spaces per total amount of units. Minimum: 1 space per three units.

4.2 ITE PARKING GENERATION (5TH EDITION)

A parking study for Senior Adult Housing was conducted in the 2000s to find what the average parking demand per unit was in this type of land use. There were 3 studies conducted in a general urban/suburban setting with an average of 58 units in the housing uses and a parking supply rate of 0.9 spaces per dwelling unit. Below are the findings:

Description	Parking Rate
Senior Adult Housing	1. Average Parking Demand Rate per dwelling of 0.61 2. Range of Parking Demand Rates: 0.45-0.67 3. 33rd/85th Percentile: 0.51/0.67 4. Standard Deviation of 0.11

4.3 PARKING CALCULATIONS

Based on the parking rates identified in the previous sections, the parking required for the site based upon the various rates is summarized in

Table 1.

Table 1: Required Parking

Jurisdiction	Parking Required
Surprise (Multi-Family)	Maximum: 298 spaces Minimum: 270 spaces
Surprise (Retirement Housing Services)	Maximum: 270 spaces Minimum: 60 spaces
ITE Study Recommendation (based on average demand rate)	110 spaces

As shown in

Table 1, the parking required from the ITE study is significantly lower than the maximum and minimum requirements for a multifamily use from the City of Surprise Zoning Ordinance. The parking required from the ITE study is lower than the retirement housing service maximum but higher than the minimum.

5. Operations Parking Requirements

A Sparrow Partners development typically parks at a rate of 1.3 spaces per dwelling unit to allow for patrons, employees, and visitors to have ample parking without having a large surplus of empty space (see appendix for data from existing Sparrow sites and other similar sites) Based on the parking operations at this and other facilities the on-site operational parking requirements for Sage at Surprise is between the City of Surprise standard multi-family rate and the ITE study rate. The requested operations parking for the Sage at Surprise is 1.3 spaces for every dwelling unit based on other Sparrow Partners' operational needs.

6. Conclusions and Recommendations

Results of this parking study indicate that Sparrow Surprise City Center has a lower parking demand than the standard multi-family development identified in the City of Surprise Zoning Ordinance, and a unique parking rate should be applied for its parking requirements to match the services provided and features. Based on other Sparrow Partners' facility operations and considering the ITE parking generation study, the minimum parking for the 180-dwelling unit facility is 234 spaces using the rate of 1.3 spaces per dwelling unit. This rate is recommended because it will amply supply enough parking for the facility without creating an excess of empty spaces. The site contains 255 spaces and satisfies the demand.

7. Appendix

Land Use: 252 Senior Adult Housing—Attached

Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. This type of housing for active senior adults can take the form of bungalows, townhouses, and apartments. These developments may include limited social or recreational services. They generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

The minimum age thresholds for the study sites in the database are not known. It would be expected that a development with an age restriction of 55 would include more households with an employed resident than would a development with an age restriction of 65. How this age restriction affects parking demand cannot be determined from the available data.

Additional Data

The average parking supply ratio for the three study sites in a general urban/suburban setting and with parking supply information is 0.9 spaces per dwelling unit.

The sites were surveyed in the 2000s in Pennsylvania.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Number

431

Senior Adult Housing - Attached (252)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.

Number of Studies: 3

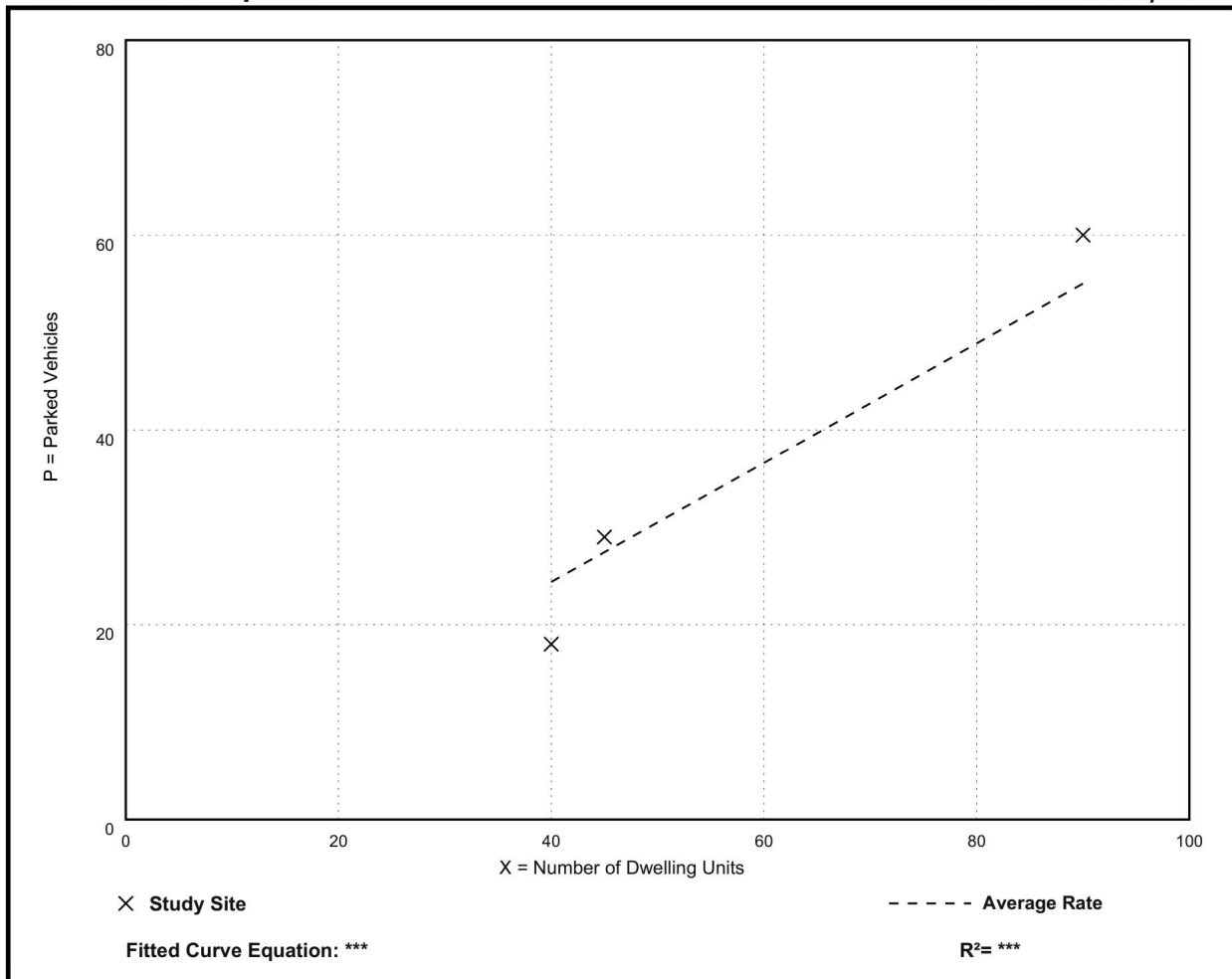
Avg. Num. of Dwelling Units: 58

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.67	0.51 / 0.67	***	0.11 (18%)

Data Plot and Equation

Caution – Small Sample Size



Senior Adult Housing - Attached (252)

Peak Period Parking Demand vs: Occupied Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.

Number of Studies: 3

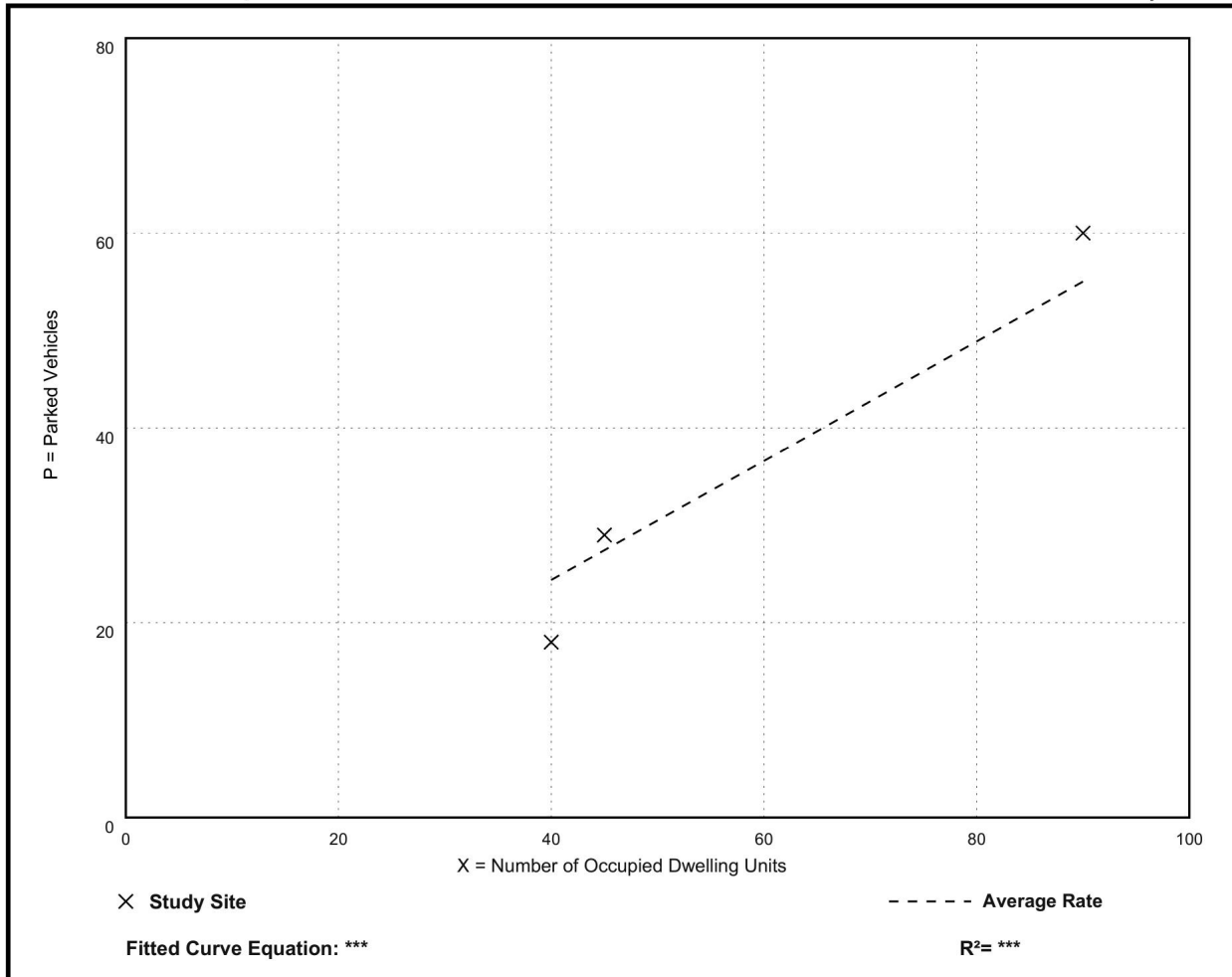
Avg. Num. of Occupied Dwelling Units: 58

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.67	0.51 / 0.67	***	0.11 (18%)

Data Plot and Equation

Caution – Small Sample Size



Data from Existing Age-Restricted Multi-family

Development Property	Location	Number of Units	Parking Ratio
Soléa Copperfield	Houston, TX	129	1.46
Soléa Cedar Park	Cedar Park, TX	184	1.30
Soléa Cinco Ranch	Katy, TX	150	1.45
Soléa Alamo Ranch	San Antonio, TX	184	1.37
Sage at Highland Creek	Charlotte, NC	184	1.52
Sage at Stone Oak	San Antonio, TX	150	1.37
McDermott Crossings	Plano, TX	127	1.03
The Aspens at Central Park	Dallas, TX	197	1.52
Belle Vintage Park	Houston, TX	149	1.24
Heritage Village	Fort Worth, TX	143	1.31
Average		160	1.36



FS19-216

Mera at City Center

Age Restricted Apartments

Planning and Zoning Commission – September 19, 2019

VICINITY MAP

FS19-216
Mera



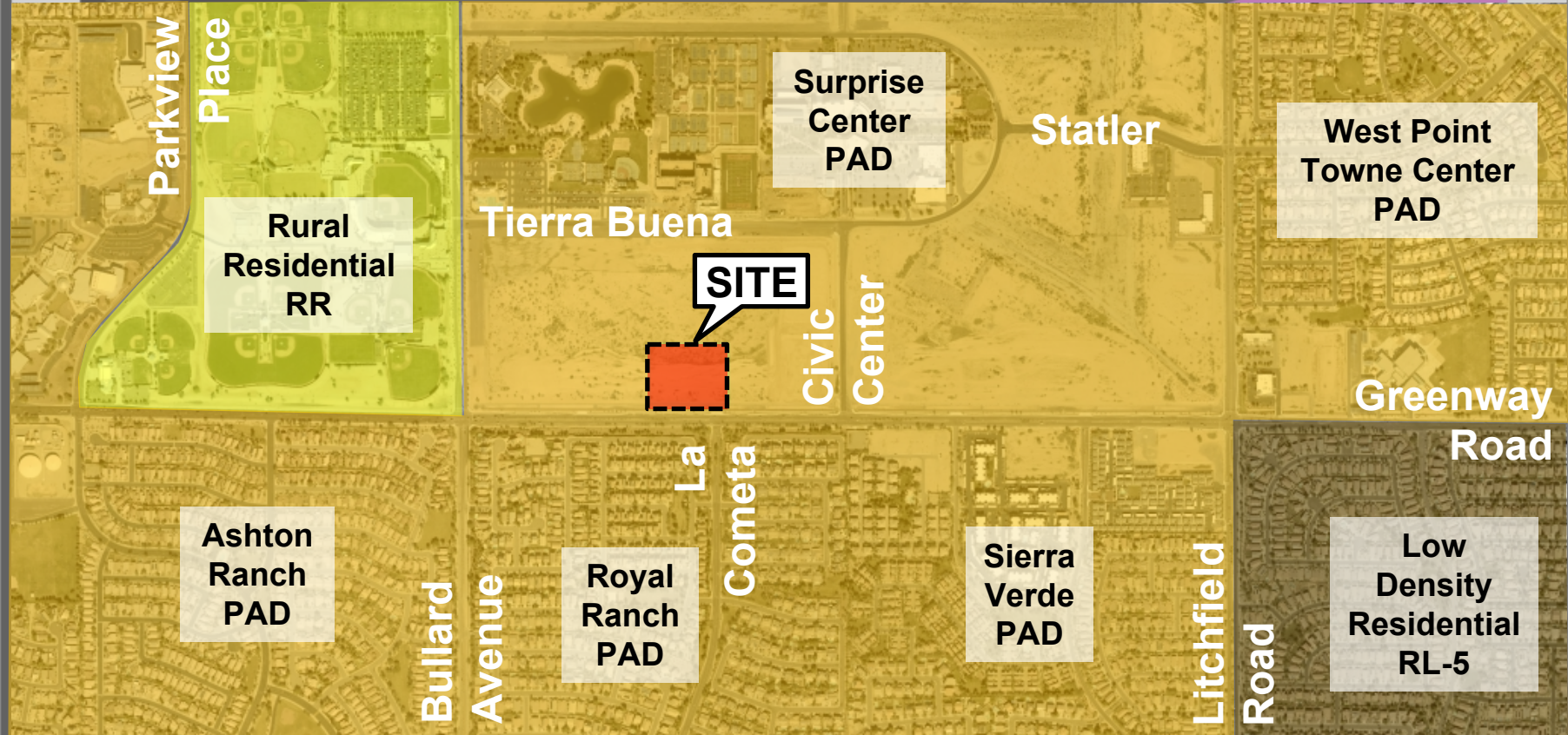
VICINITY MAP

FS19-216
Mera



ZONING

FS19-216
Mera



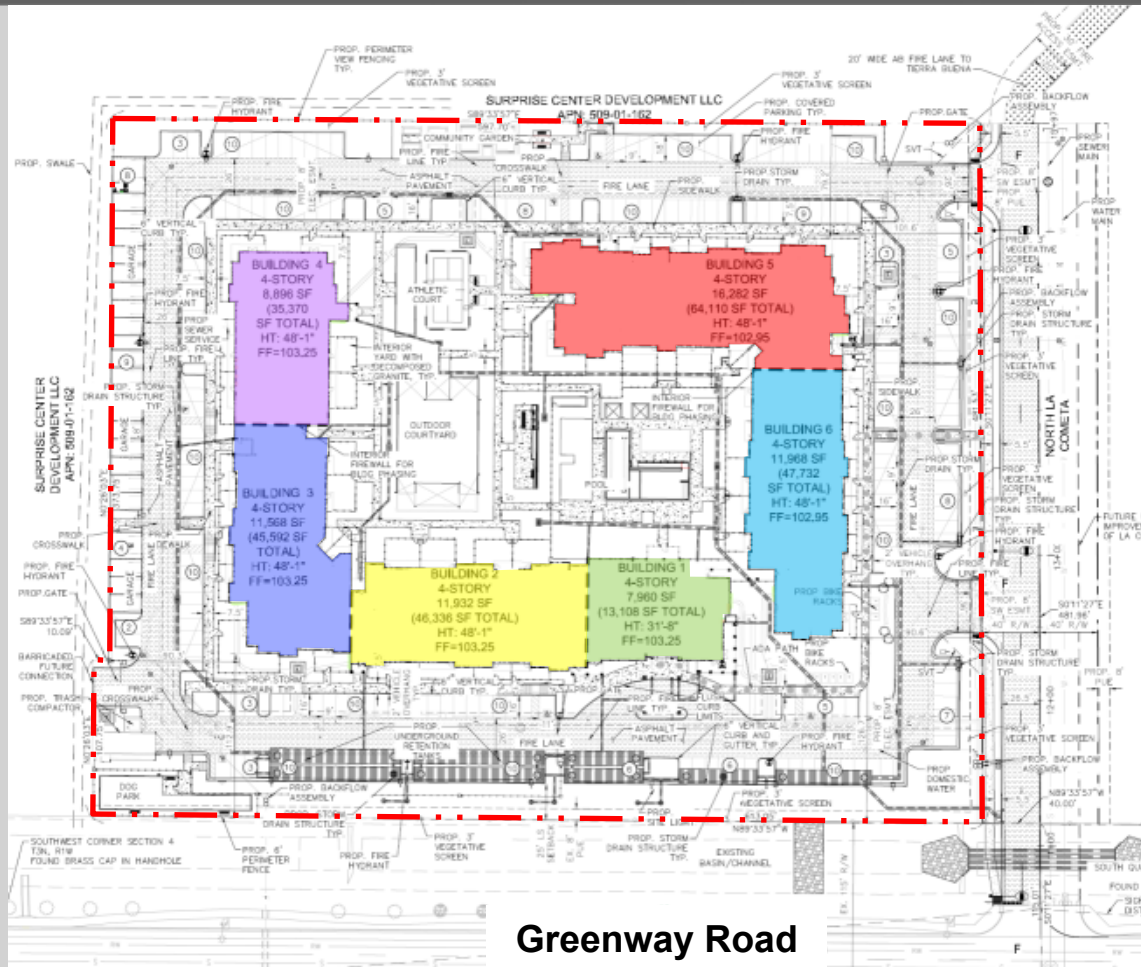
6.66 Acres

SURPRISE CENTER DEVELOPMENT LLC
APN: 509-01-162

The site plan shows a rectangular development bounded by Greenway Road to the south and North La Cometa to the east. It contains six buildings:

- BUILDING 1**: 4-STORY, 7,960 SF (13,108 SF TOTAL), HT: 31'-8", FF=103.25
- BUILDING 2**: 4-STORY, 11,932 SF (46,336 SF TOTAL), HT: 48'-1", FF=103.25
- BUILDING 3**: 4-STORY, 11,568 SF (45,592 SF TOTAL), HT: 48'-1", FF=103.25
- BUILDING 4**: 4-STORY, 8,896 SF (35,370 SF TOTAL), HT: 48'-1", FF=103.25
- BUILDING 5**: 4-STORY, 16,282 SF (64,110 SF TOTAL), HT: 48'-1", FF=102.95
- BUILDING 6**: 4-STORY, 11,968 SF (47,732 SF TOTAL), HT: 48'-1", FF=102.95

Other features include an athletic court, outdoor courtyard, interior firewalls for slug phasing, and various storm drain structures. The plan also indicates existing and proposed vegetation screens, fire hydrants, and perimeter fencing.



SITE DATA

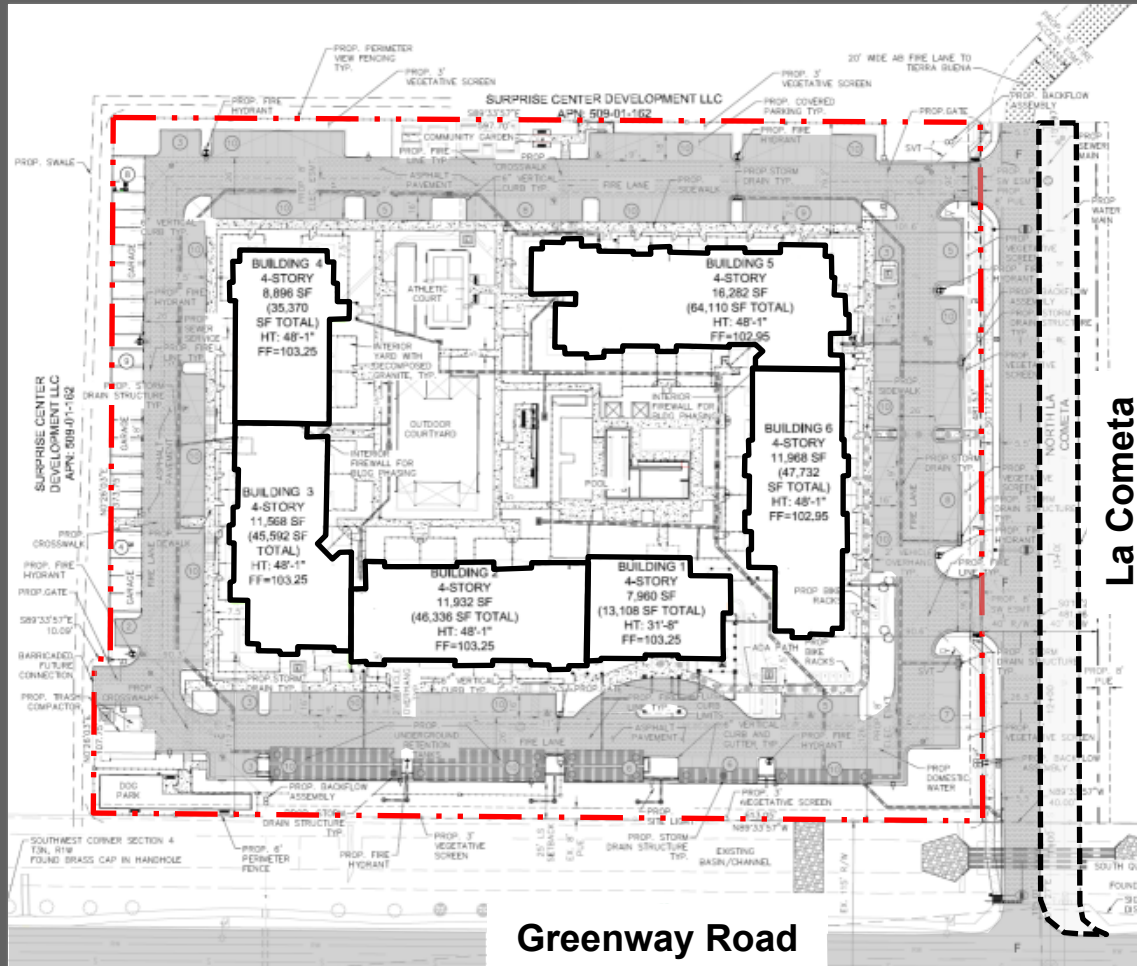
- 6.66 Acres
- 2 Buildings
 - 68,606 sf Footprint
 - 252,248 sf Total Floor Area
- 6 Phases



SITE PLAN

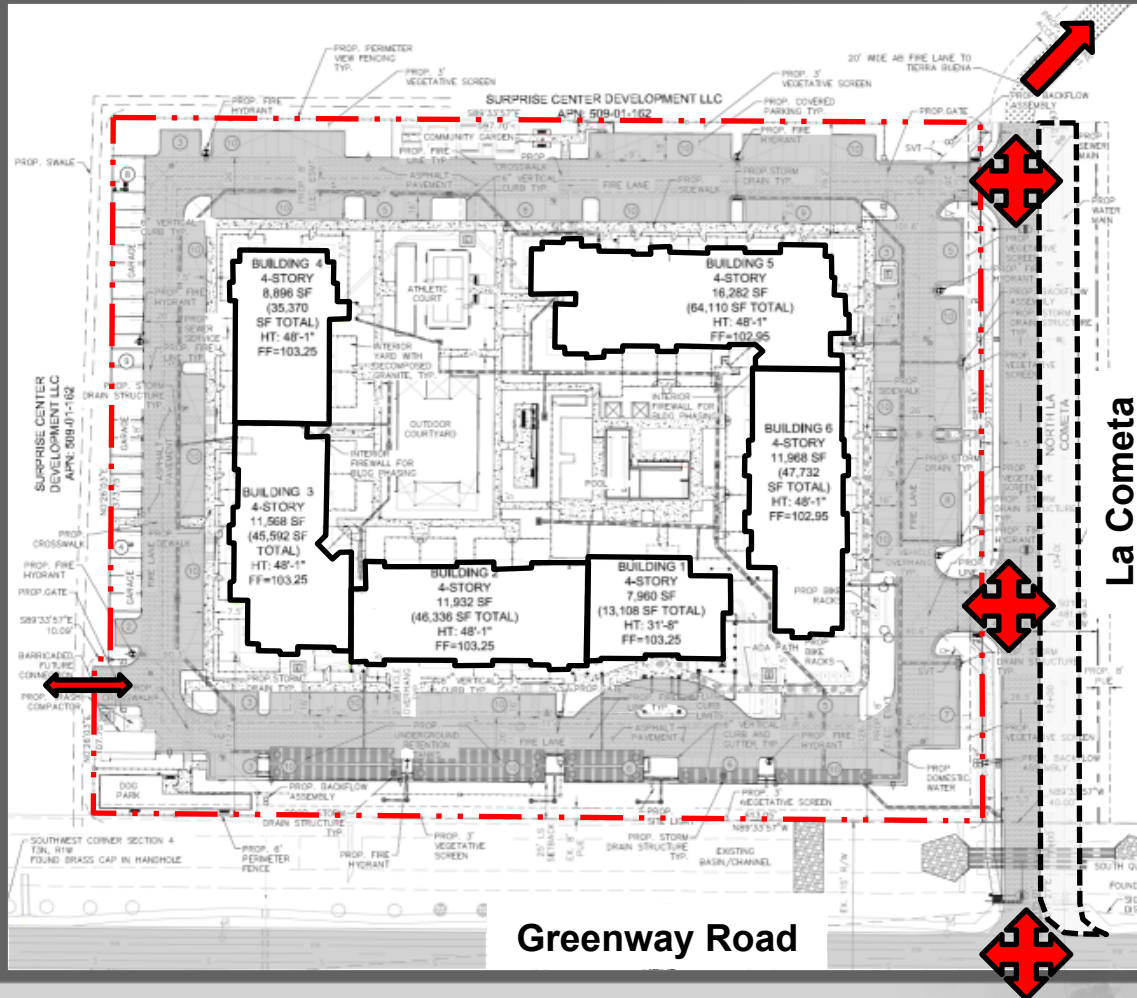
Paving

SITE PLAN



Turning Movements

SITE PLAN



SITE PLAN

-



On Site

Public

Public

SITE PLAN

Greenway Road

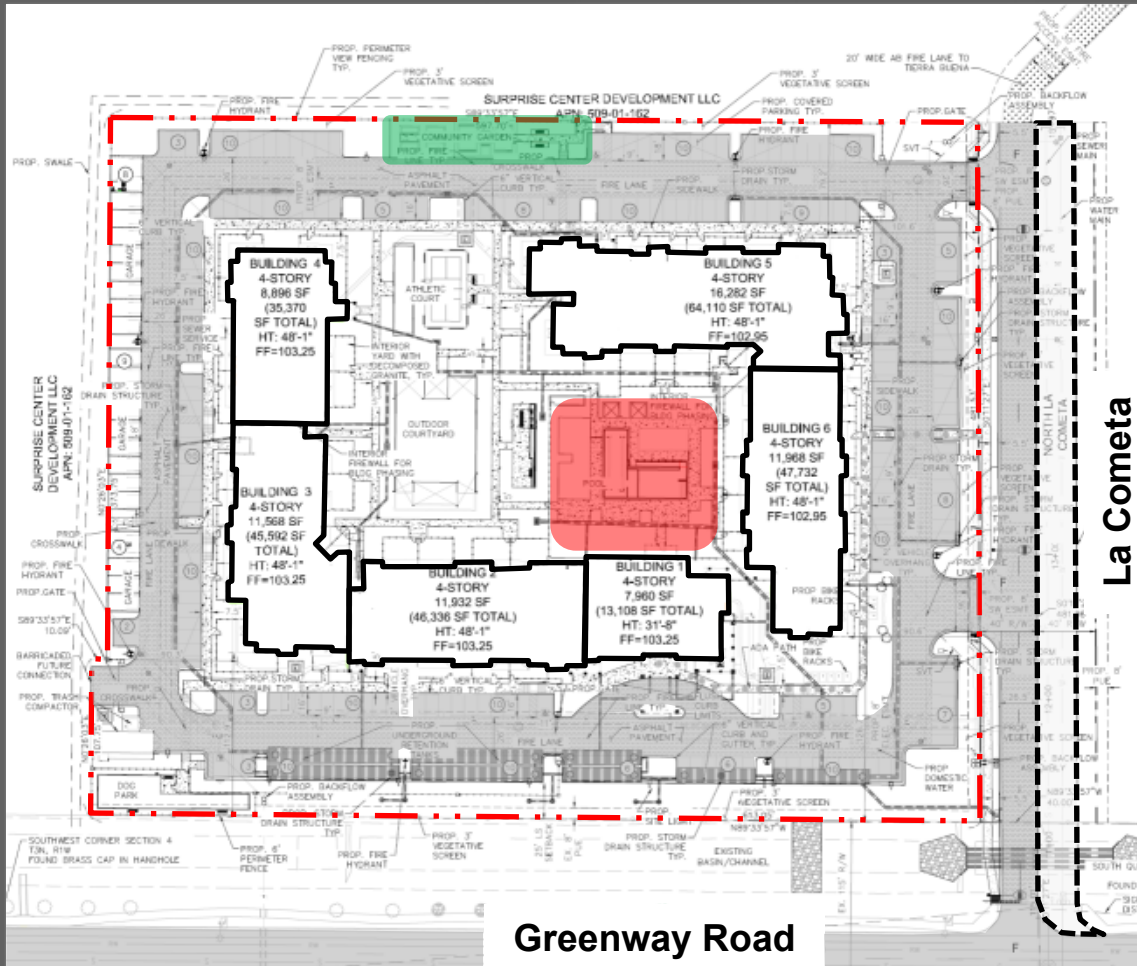
Pool Area

Greenway Road

Pool Area

Community Garden

SITE PLAN

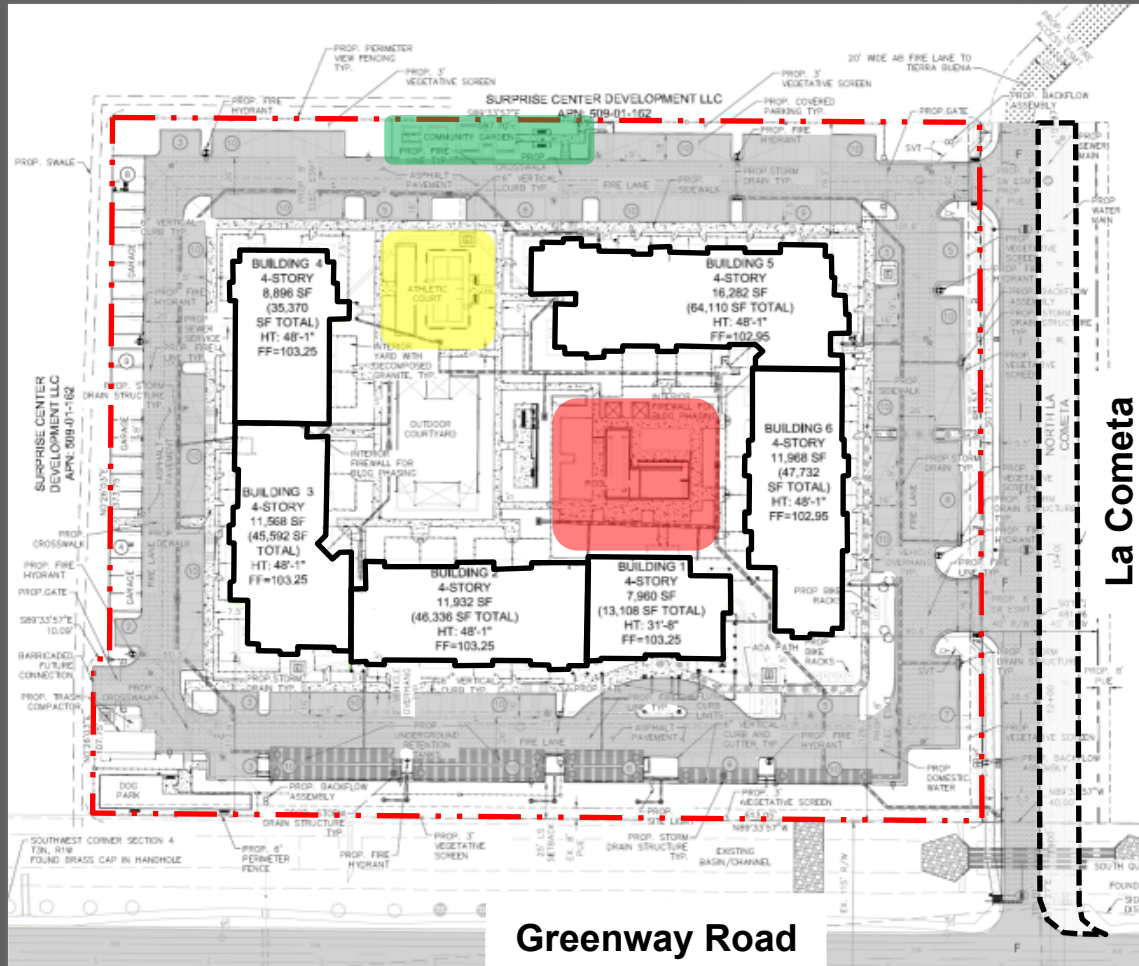


Amenities

Pool Area

Community Garden

Athletic Courts



La Cometa

SITE PLAN

Amenity	Percentage
Pool Area	45%
Community Garden	35%
Athletic Courts	25%
Courtyard	15%

Athletic Coun

Courtyard

Page 10 of 10

Greenway Road

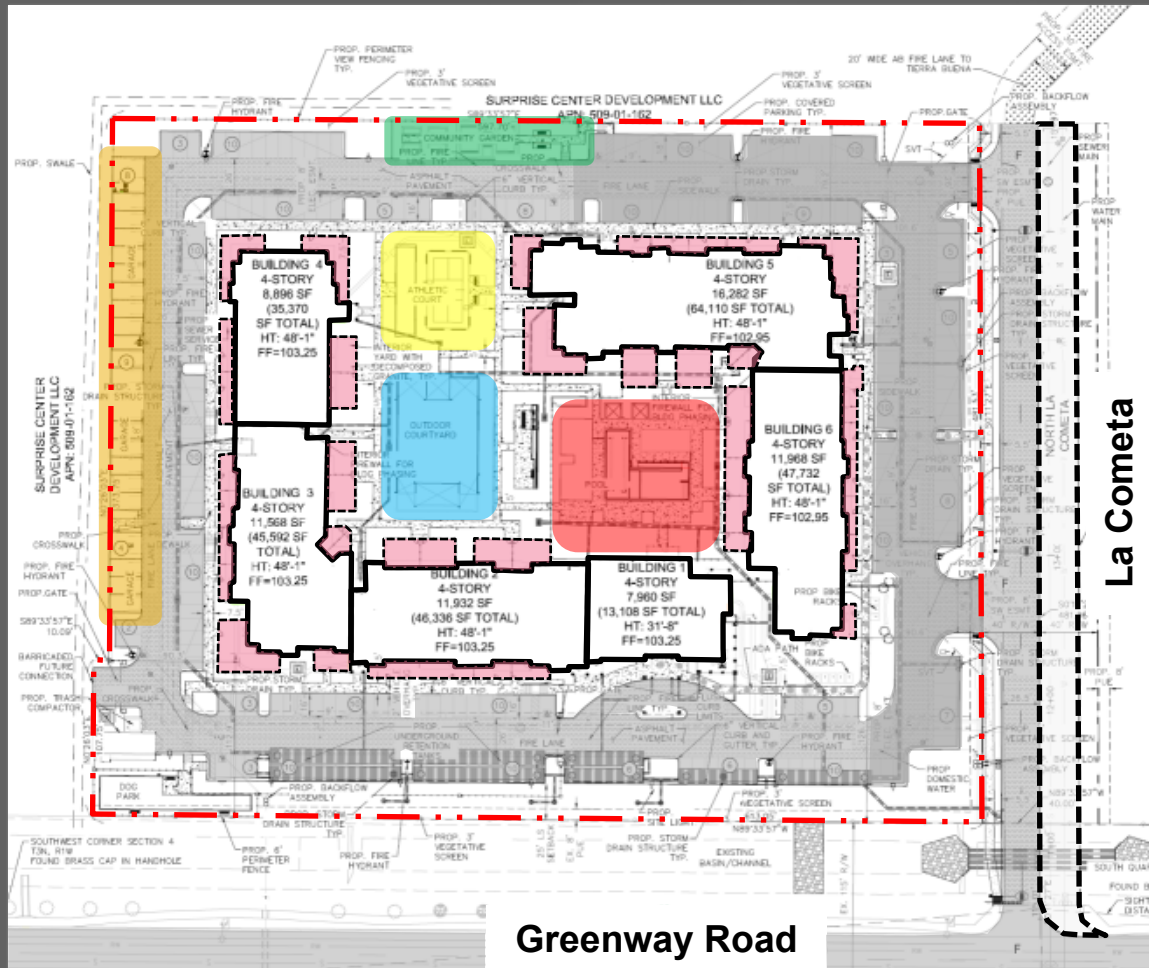
SITE PLAN

SITE PLAN

© 2011 Pearson Education, Inc.

© 2010 Pearson Education, Inc.





Amenities

- Pool Area
- Community Garden
- Athletic Courts
- Courtyard
- Ground Floor Yards
- Garages

SITE PLAN

SITE PLAN

© 2006 Pearson Education, Inc.

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ELEVATIONS



South – Greenway Frontage



East – La Cometa Frontage



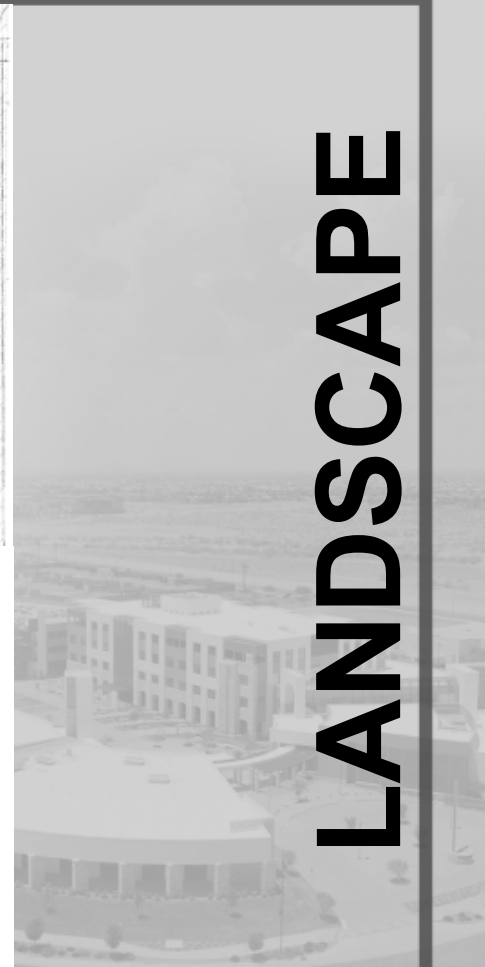
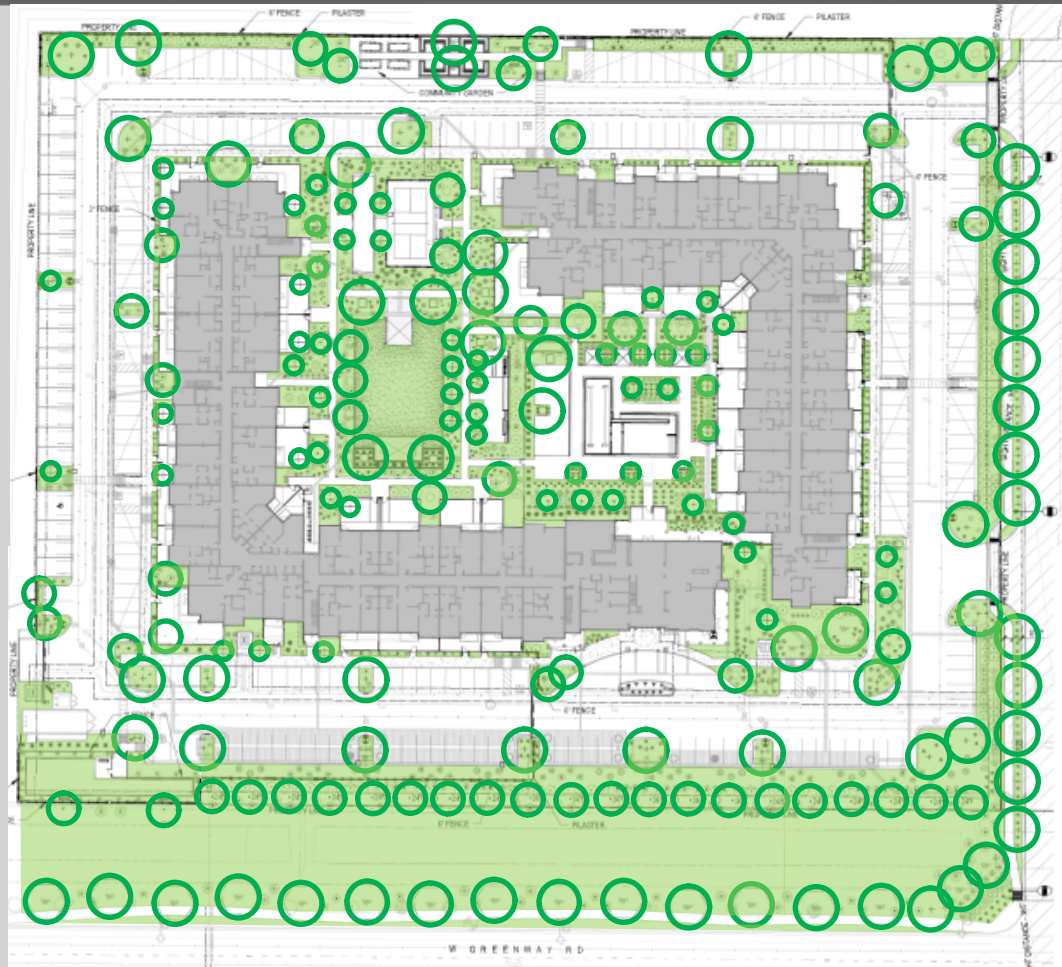
ELEVATIONS



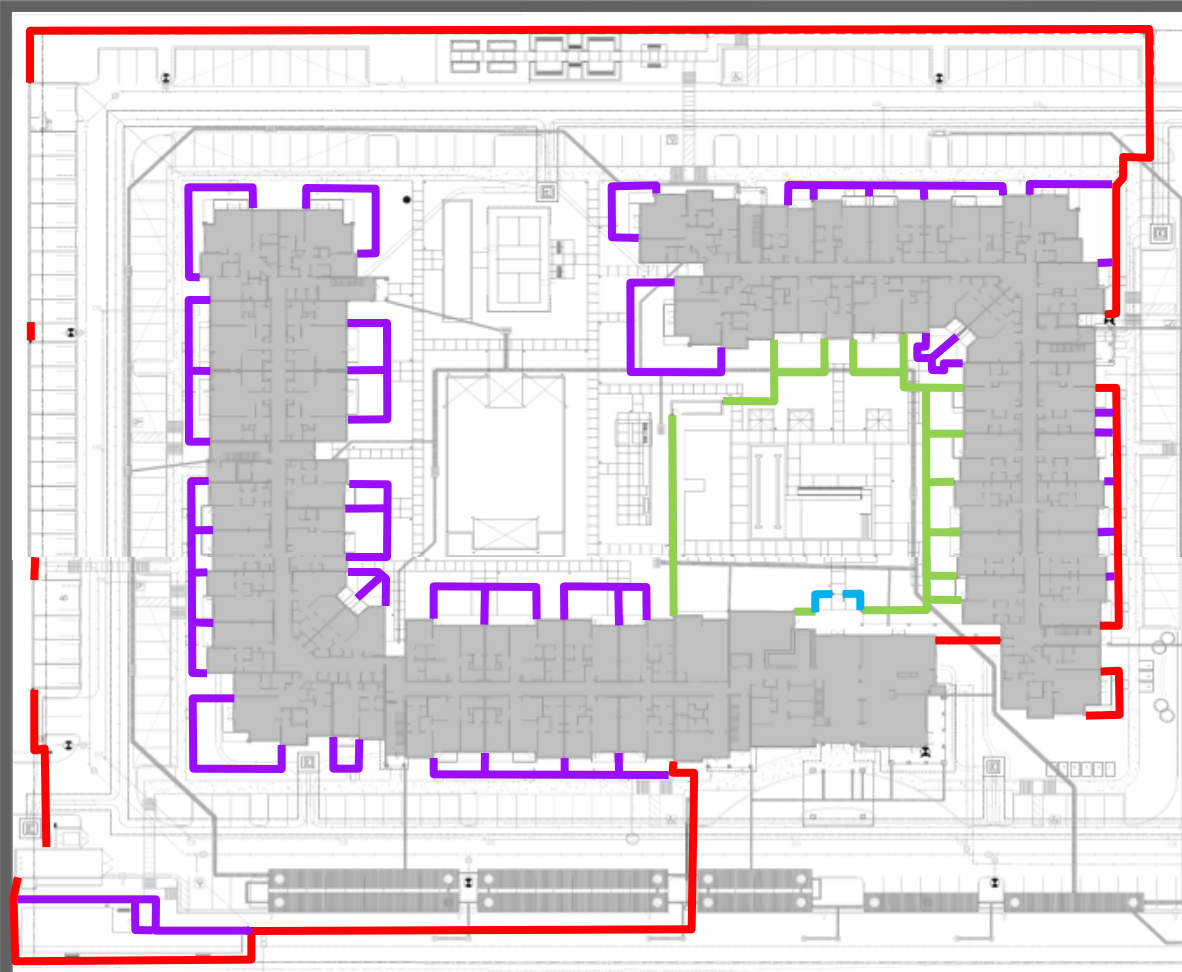
North



West



LANDSCAPE



FENCING SCHEDULE

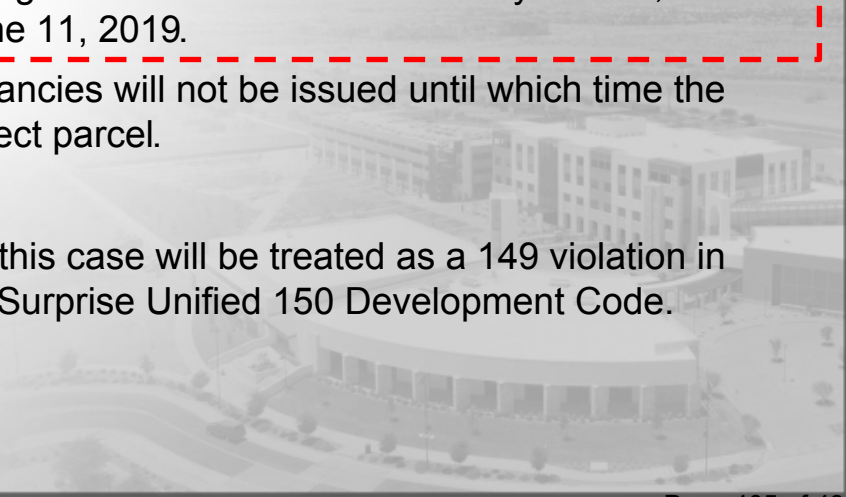
-  **3' ALUMINUM FENCE**
MANUFACTURER: AMERISTAR
MODEL: ECHELON - MAJESTIC STYLE
COLOR: BLACK
-  **5' ALUMINUM FENCE**
MANUFACTURER: AMERISTAR
MODEL: ECHELON - MAJESTIC STYLE
COLOR: BLACK
-  **6' ALUMINUM FENCE**
MANUFACTURER: AMERISTAR
MODEL: ECHELON - MAJESTIC STYLE
COLOR: BLACK
-  **5' TEMPERED GLASS FENCE**
MANUFACTURER: AQUAVIEW FENCING
- SEE DETAIL 4/LA-201



WALL PLAN

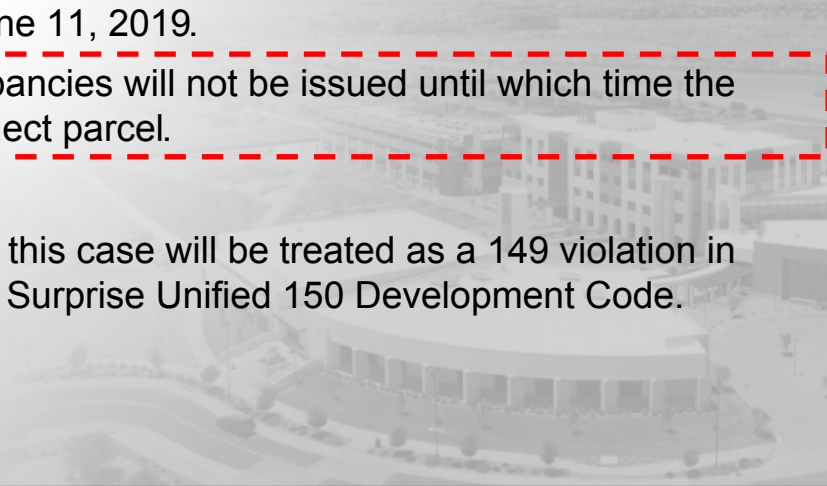


CONDITIONS

- 
- A. Development and use of the site will be consistent with the Site Plan entitled “Mera City Center,” prepared by Kimley-Horn and Associates, Inc., stamped received July 9, 2019.
 - B. Landscaping of the site will be consistent with the Landscape Plan entitled “Mera at Surprise Center,” prepared by Norris Design, stamped received July 9, 2019.
 - C. Building Elevations will be consistent with the Building Elevations entitled “Mera City Center,” prepared by Fugleberg Koch, stamped received June 11, 2019.
 - D. Temporary, Conditional, or Full Certificate of Occupancies will not be issued until which time the Surprise Center deed restriction is lifted on the subject parcel.
 - E. Trash enclosures will be kept closed at all times.
 - F. Non-compliance with the stipulations of approval of this case will be treated as a 149 violation in accordance with the provisions of Article XIV of the Surprise Unified 150 Development Code.

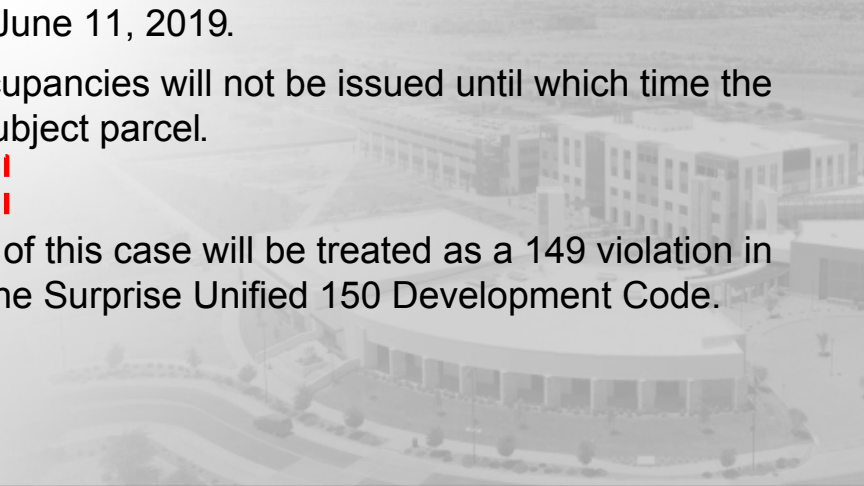


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 - C. Building Elevations will be consistent with the Building Elevations entitled “Mera City Center,” prepared by Fugleberg Koch, stamped received June 11, 2019.
 - D. Temporary, Conditional, or Full Certificate of Occupancies will not be issued until which time the Surprise Center deed restriction is lifted on the subject parcel.
 - E. Trash enclosures will be kept closed at all times.
 - F. Non-compliance with the stipulations of approval of this case will be treated as a 149 violation in accordance with the provisions of Article XIV of the Surprise Unified 150 Development Code.
- 



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- 



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- D. Temporary, Conditional, or Full Certificate of Occupancies will not be issued until which time the Surprise Center deed restriction is lifted on the subject parcel.
- E. Trash enclosures will be kept closed at all times.
- F. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 19, 2019 Contact Person: SHIRLEY PHAN
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Site Plan to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road.

Motion:

I move to approve/deny the Site Plan to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road, subject to stipulations "A" through "F".

Background:

On February 21, 2019 the Planning and Zoning Commission approved the Conditional Use Permit (Use Only) to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road. On April 5, 2019 CEI Engineering, Inc. submitted a request for a Site Plan for the subject property.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00- FS19-262-Firestone- staff report

2. 01-FS19-262- Firestone- Vicinity Map
 3. 02-FS19-262- Firestone- Site Plan
 4. 03-FS19-262- Firestone- Landscape Plan
 5. 04-FS19-262- Firestone- Elevations
 6. 05- FS19-262- Firestone- Flood Control Distict Comments
 7. 06- FS19-262- Firestone- Luke AFB Comments
 8. 07- FS19-262- Firestone- MWD Comments
 9. 08-FS19-262- Firestone- ADOT Comments
 10. FS19-262- Firestone-SP- PowerPoint
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** FS19-262

2

3 **Project Name:** Firestone Complete Auto Care

4

5 **Council District:** 6 - Palo Verde

6

7 **Meeting Date:** September 19, 2019

8

9 **Planner:** Shirley Phan

10

11

12 **Owner:** Surprise SE, LLC

13

14 **Applicant:** Rado Nedkov, CEI Engineering, INC.

15

16 **Request:** Site Plan for a Firestone Complete Auto Care Facility

17

18 **Site Location:** Generally southeast of the intersection of Waddell and Litchfield
19 Roads

20

21 **Site Size:** 1.03 acres (approx.)

22

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

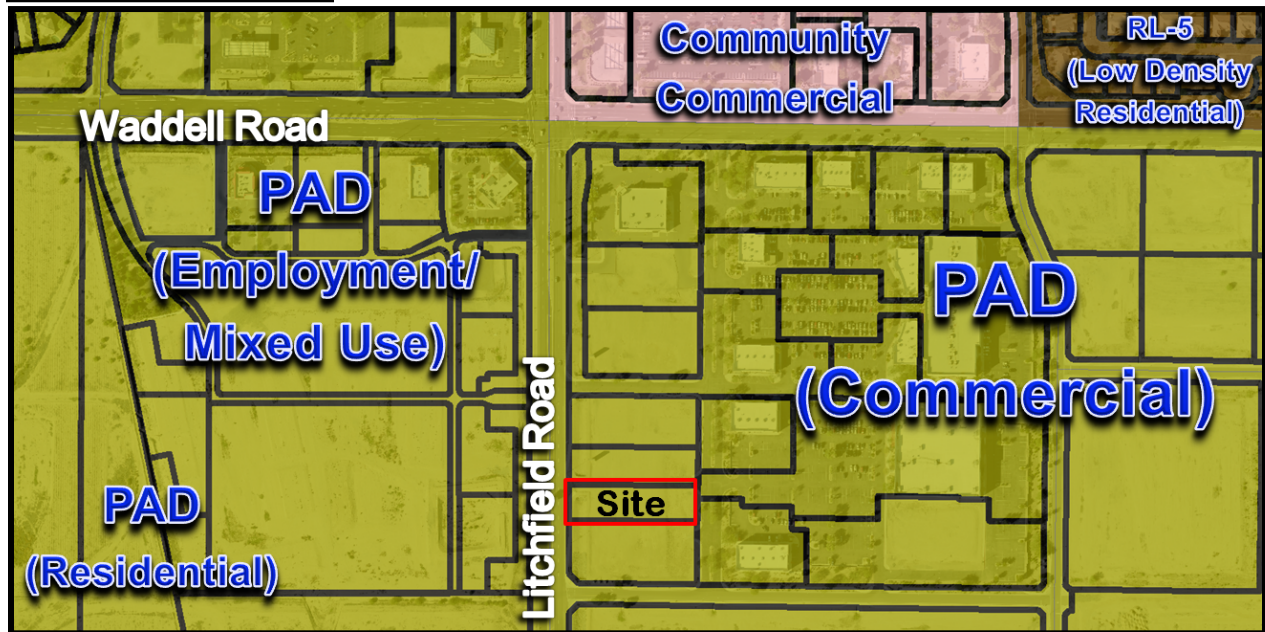
24

25 **Support/Opposition:** None Known

26

27 **Staff Recommendation:** Staff recommends the Commission **approve** case FS19-262, subject
28 to stipulations 'A' through 'F'.

Surrounding Land Zoning:



PAD (Employee/Mixed Use)	PAD (Commercial)	PAD (Commercial)
PAD (Employee/Mixed Use)	PAD (Commercial)	PAD (Commercial)
PAD (Employee/Mixed Use)	PAD (Commercial)	PAD (Commercial)

History:

September 29, 2005: The subject parcel was annexed into the City under Ordinance 05-42.

February 23, 2006: The Mayor and City Council approved the Surprise Pointe PAD (Planned Area Development) under case PAD05-282.

December 11, 2008: The City Council approved a Replat for Lots 4 & 5 under case FPA08-149.

October 18, 2018: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR18-522.

November 20, 2018: The applicant filed a request for a Conditional Use Permit (Use Only) for a new Firestone Complete AutoCare under case FS18-631.

January 7, 2019: The applicant held a neighborhood outreach meeting to discuss the project.

February 21, 2019: The Planning and Zoning Commission approved the Conditional Use Permit (Use-Only) for Firestone Complete AutoCare under case FS18-631.

April 5, 2019: The applicant filed a request for a Lot Line Adjustment and Site Plan for a new Firestone Complete AutoCare under case FS19-262. The Lot Line Adjustment was Administratively Approved by Senior Staff on September 3, 2019.

Citizen Outreach:

N/A

Project Description:

Rado Nedkov with CEI Engineering, Inc. on behalf of Firestone Complete Auto Care, requests approval of a Site Plan to allow for a new automobile service center in a portion of Parcel 2 of the Surprise Pointe PAD generally located southeast of the intersection of Waddell and Litchfield Roads. The subject site is zoned PAD and has a land use designation of Community Commercial C-2. The proposed automotive service center is a 6,116 square foot building.

The site is to be accessed through an existing shared driveway north of the property; this driveway connects to two (2) existing driveways north of the property which has direct access to and from Litchfield Road to the west. The proposed site plan also demonstrates good pedestrian connectivity to the existing sidewalk along Litchfield Road and to the future development to the south.

The site proposes 25 parking spaces which will be located along the west and east side of the building. Two (2) of the spaces will be handicap-accessible. The proposed parking is in compliance with the SUDC parking requirements.

The proposed landscape meets the requirements of the Surprise Pointe PAD and the SUDC. On-site the applicant is proposing 28% of landscape coverage, which meets the minimum requirement of the SUDC. Additionally, a screening wall and landscaping along Litchfield Road will screen the parking spaces on the west side of the property. The proposed onsite landscape will match the landscape of the existing development in Surprise Pointe Plaza. Refuse and tire enclosure are proposed to be located on the northeast side of the property and will be screened from the public view with a decorative CMU wall and landscaping.

The proposed building color and material palette matches the design for the company. The proposed exterior design complies with the PAD design guidelines and will complement the existing architecture in the Surprise Pointe Plaza.

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

96
97 **Analysis:**
98

99 The Surprise Pointe PAD references the C-2 uses listed under Title 17 for Principally Permitted
100 uses and Conditionally Permitted uses. Title 17 lists “Automobile service center” as
101 Conditionally Permitted in C-2 zoning districts, but requires an analysis of any proposed
102 Conditionally Permitted use to be based on the use specific standards listed under section
103 17.28.080.C.12. of Title 17. These standards include the following:
104

- 105 1. All services and repairs shall be conducted entirely within an enclosed building except
106 sales of gasoline.
- 107 2. Outdoor storage is prohibited.
- 108 3. Outdoor displays are prohibited.
- 109 4. All buildings and/or structures (temporary or permanent) shall be screened from any
110 residential zone.
- 111 5. Any area used for parking shall be paved.
- 112 6. There shall be no manufacturing, compounding, processing or treatment of products
113 other than that which is clearly incidental to retail sales or the business operation of a
114 minor automobile service center, and where all such completed products are sold at retail
115 on the premises.
- 116

117 This site plan application has been reviewed against the standards listed above. Staff finds this site
118 plan application conforms to the requirements set forth under the Surprise Municipal Code.
119

120 **Reviewing Agencies:**
121

122 In addition to the standard city internal reviewing departments, Flood Control District, Luke AFB,
123 Maricopa Water District (MWD), and Arizona Department of Transportation (ADOT) were included
124 in the routing of this request. None of the reviewing agencies indicated any concerns over the
125 request.

126 **Summary:**
127

128 The proposed Site Plan meets the requirements of the Surprise Pointe PAD, SUDC, and the General
129 Plan.
130

131 **Findings:**
132

- 133 • The proposed Site Plan is consistent with the Surprise General Plan 2035.
- 134 • The proposed Site Plan meets the provisions of the Surprise Pointe PAD and the SUDC as
135 applicable.
- 136
- 137

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case **FS19-262**, subject to stipulations 'A' - 'F' as outlined below:

- A. Development and use of the site shall be consistent with the Site Plan entitled "Firestone Complete AutoCare" consisting of one (1) sheet prepared by CEI Engineering and stamped received July 16, 2019.
- B. Building elevations shall be consistent with the Elevations entitled "Firestone Complete AutoCare." consisting of three (3) sheets prepared by SGA Design Group and stamped received July 30, 2019.
- C. Landscaping of the site shall be consistent with the landscape Plan entitled "Firestone Complete AutoCare." consisting of three (3) sheet prepared by CEI Engineering and stamped received July 16, 2019.
- D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- E. This development shall contribute an in-lieu payment for their proportional share of a new traffic signal at the intersection of Litchfield Road at Soledad Street. This development's contribution shall be 1.5% of the total cost, which is \$5,250.
- F. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

- 01 Vicinity Map
- 02 Site Plan
- 03 Landscape Plan
- 04 Elevations
- 05 Flood Control District comments
- 06 Luke AFB comments
- 07 MWD comments
- 08 ADOT comments

VICINITY MAP



PROPERTY INFO		
PROPERTY AREA	44,944.27 SF	1.03 ACRES
BUILDING AREA	6,116 SF	0.14 ACRES
BUILDING COVERAGE	13.61%	
ZONING	PAD-C2	
IMPERVIOUS AREA	32,412.3 SQ. FT	0.74 ACRES (72%)
OPEN SPACE	12,532.97 SQ. FT	0.29 ACRES (28%)
SETBACKS	BUILDING	
FRONT	35 FEET	
SIDE	15 FEET	
REAR	15 FEET	

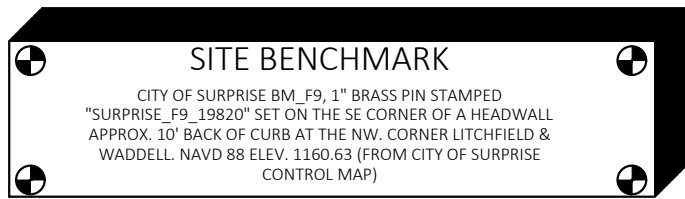
PARKING RATIO		
	REQUIRED	PROVIDED
	1 SPACE PER 500 GSF	
STANDARD PARKING	13 SPACES	23 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	15 SPACES	25 SPACES
BICYCLE PARKING	4 SPACES	4 SPACES

RESOURCE LIST:

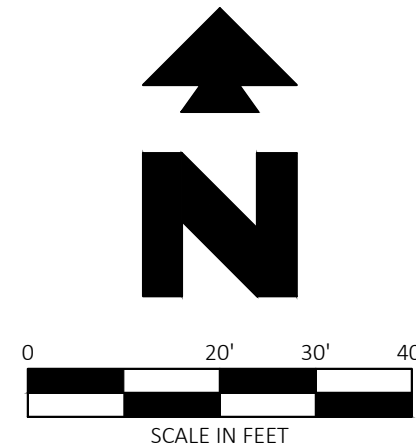
OWNER/DEVELOPER
PAVILION DEVELOPMENT COMPANY
5605 CARNEGIE BLVD
SUITE 110
CHARLOTTE, NORTH CAROLINA 28209
MICHAEL McDONALD
PH: (704) 944-5962
FAX: (704) 552-1159
MM@PAVDVCO.COM

CIVIL ENGINEER
CET ENGINEERING
3108 SW REGENCY PARKWAY
SUITE #2
BENTONVILLE, AR 72712
RADO NEDKOV, RLA, ASLA
PH: (479) 273-9472
FAX: (479) 273-9472
RNEDKOV@CEIENG.COM

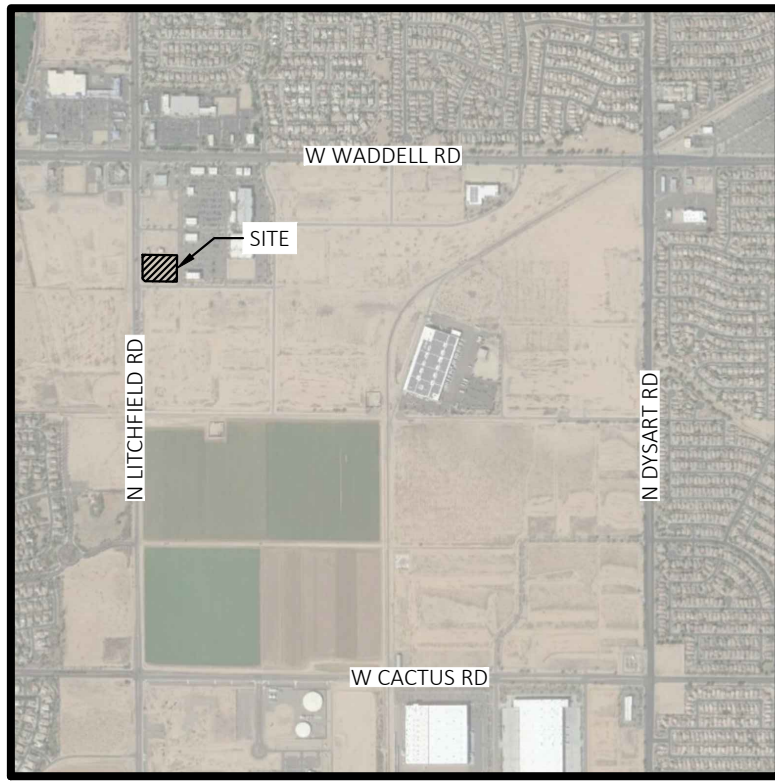
ARCHITECT
SGA DESIGN GROUP
1437 SOUTH BOULDER AVE
SUITE 550
TULSA, OK 74119
JEFF DALTON, AIA
(918) 587-8602 EX 255
JEFFD@SGADESIGNGROUP.COM



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NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Vicinity Map

Not to Scale

LEGEND

EXISTING		
BRASS CAP IN HAND HOLE BRASS CAP FLUSH FOUND MONUMENT NOTHING FOUND NOTHING SET UNLESS OTHERWISE NOTED COMMUNICATION MANHOLE COMMUNICATION RISE CONDUIT ELECTRIC CABINET ELECTRIC JUNCTION BOX ELECTRIC PANEL ELECTRIC TRANSFORMER GROUND LIGHT LIGHT POLE POWER POLE STEEL POWER POLE STREET LIGHT TRAFFIC SIGNAL TRAFFIC SIGNAL JUNCTION BOX TRAFFIC SIGNAL W/ MAST ARM BLUESTAKE GAS EMERGENCY SHUTOFF GAS MANHOLE GAS METER GAS PUMP GAS VALVE SEWER CLEANOUT SEWER MANHOLE DRAIN INLET DRY WELL MONITORING WELL STORM DRAIN MANHOLE TELEPHONE JUNCTION BOX TELEPHONE RISER		FIRE DEPT. CONNECTION TELEVISION JUNCTION BOX TELEVISION CABINET FIRE HYDRANT IRRIGATION CONTROL VALVE WATER BACKFLOW PREVENTOR WATER METER WATER VALVE AIR PUMP BOLLARD COLUMN CURB STOP HANDICAP SPACE MAIL BOX SIGN ASSESSOR'S PARCEL NUMBER DECORATIVE BRICK PLANTER DOCUMENT EXTRUDED CURB LANDSCAPE MARICOPA COUNTY RECORDER PUBLIC UTILITY EASEMENT RIGHT OF WAY DECIDUOUS TREE PALM TREE PINE TREE SAGUARO METAL RAIL FENCE OVERHEAD ELECTRIC LINE RIGHT OF WAY LINE STORMDRAIN LINE WALL CONCRETE ASPHALT

PROPOSED

PROPERTY LINE/RIGHT OF WAY LINE CONCRETE CURB AND GUTTER. SEE PAVING PLAN. BUILDING CONTROL POINT PROPOSED PARKING SPACES LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS) LIMITS OF SIDEWALK	SITE LIGHTING (PER PHOTOMETRIC PLAN)
--	--------------------------------------

GENERAL SITE NOTES

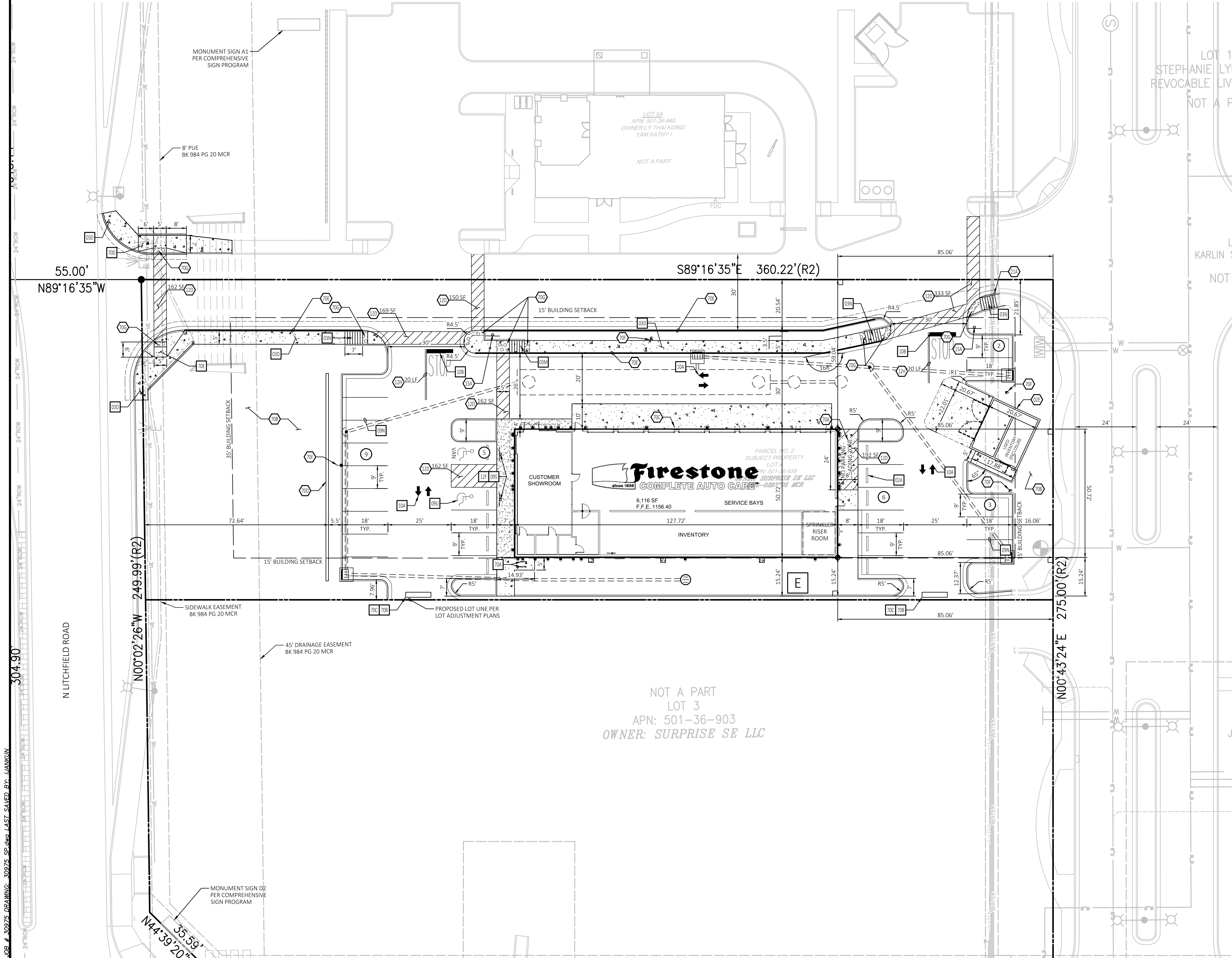
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER PAVING PLAN (SEE SHEET C6). ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER PAVING PLAN (SEE SHEET C6). PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09N.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F, UNLESS OTHERWISE SPECIFIED.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
- ALL BOLLARDS AND CURBING ADJACENT TO BUILDING SHALL BE PAINTED SAFETY YELLOW UNLESS OTHERWISE SPECIFIED HEREIN.

SITE NOTES

- TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
- 4 INCH WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 4 INCH DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- STOP SIGN.
- TAPER CURB TO MATCH EXISTING CURB.
- "NO PARKING - LOADING ZONE" PAINTED 12" HIGH LETTER WITH 2" MINIMUM STROKE.
- LANDSCAPE AREA
- BOLLARDS AT EACH BAY (PER ARCH. PLANS)
- SCREENING WALL (PER ARCH. PLANS)
- FIRE LANE (PAINTED RED WITH PRINTED WHITE LETTERS)
- LIGHT POLES (PER PHOTOMETRIC PLAN). THE CONCRETE BASE OF THE LIGHT POLE TO BE PAINTED AND POWER COATED
- DETECTABLE ADA WARNING PLATE (PER ADOT APPROVED PRODUCTS)

SITE DETAILS

- PRECAST CONCRETE WHEEL STOP
- CONCRETE SIDEWALK
- WHEELCHAIR RAMP IN SIDEWALK
- WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- 90 DEGREE PARKING
- ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING SYMBOL
- TRAFFIC FLOW ARROW
- STOP BAR
- SIGN BASE
- BIKE RACK, CYCLESafe, MODEL: "INVERTED U/2" (STD COLOR : TRAFFIC BLACK, RAL 9017)
- OM4-2 WARNING SIGN (PER ADOT STANDARDS)
- BARRICADES (PER MAG STANDARD DETAIL 130)
- CURB RAMPS (PER MAG STANDARD DETAIL 238-2)
- 25' - 35' - DIRECTIONAL CURB RAMP ATTACHED SIDEWALK (PER MAG STANDARD DETAIL 237-1)



Engineering
Associates, Inc.
CEI
Professional Engineer
No. 15120
2023 Current License
No. 15120

Firestone
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NEW FCAC STORE
8 BAY - FCAC - ER - RIGHT
LITCHFIELD RD AT WADDELL RD
SURPRISE, AZ 85379



6 DIGIT NO.: 798157
4 DIGIT NO.: 0119
ENTITY ID NO.: 1239743
SITE ID NO.: 2146
PROPERTY NO.: 169598

FILE NAME: 30975.SP.dwg
CEI PROJECT NUMBER: 30975
REVISION: REV 3 DATE: 7/11/19

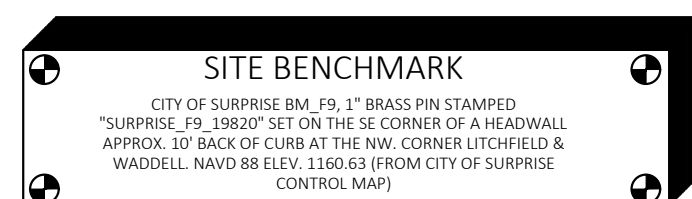
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
30975
C1

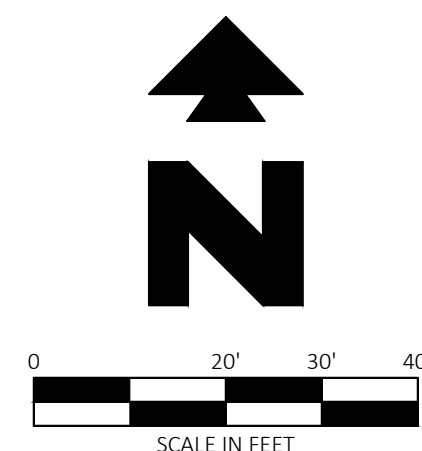
LANDSCAPE REQUIREMENTS: PER CITY OF SURPRISE, ARIZONA ZONING ORDINANCE

	REQUIRED	PROVIDED
1 24-INCH BOX TREE AND 4 5-GALLON SHRUBS AND/OR GROUNDCOVER PLANTS LOCATED EVERY 25 LINEAR FEET FOR LOCAL STREET FRONTAGE.	125/25= 5 5 TREES AND 20 SHRUBS	5 TREES AND 20 SHRUBS
A MINIMUM OF 1 TREE AND 4 5-GALLON SHRUBS AND/OR GROUNDCOVER PLANTS LOCATED EVERY 25 LINEAR FEET FOR MINOR ARTERIAL ROAD FRONTAGE.	125/25= 5 5 TREES AND 20 SHRUBS	5 TREES AND 20 SHRUBS
NONRESIDENTIAL PARKING LOTS SHALL HAVE A MINIMUM OF 15 PERCENT LANDSCAPE AREA WITHIN THE PARKING AREA.	14,229' 15"=2,134.35 2,134.35 SF REQ'D	2,366.9 SF PROVIDED
MINIMUM OF 2 TREES FOR EVERY 6 SPACES AND DISTRIBUTED EVENLY THROUGHOUT THE PARKING LOT PER LANDSCAPE ISLAND	25/6=4.2 2*4.2=8.4 9 TREES	9 TREES
*CONTRACTOR MUST SUBMIT DECOMPOSED GRANITE SAMPLES FOR CITY APPROVAL PRIOR TO ORDERING		

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TURF	0 SQ_FT	0 ACRES (0%)
SETBACKS	BUILDING	LANDSCAPE
FRONT	35 FEET	20 FEET
SIDE	15 FEET	10 FEET
REAR	15 FEET	10 FEET



**Know what's below.
Call before you dig.**



Vicinity Map

Not to Scale

LEGEND

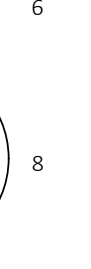
EXISTING

	BRASS CAP IN HAND HOLE		FIRE DEPT. CONNECTION
	BRASS CAP FLUSH		TELEVISION JUNCTION BOX
	FOUND MONUMENT		TELEVISION CABINET
	NOTHING FOUND NOTHING SET		FIRE HYDRANT
	UNLESS OTHERWISE NOTED		IRRIGATION CONTROL VALVE
	COMMUNICATION MANHOLE		WATER BACKFLOW PREVENTOR
	COMMUNICATION RISE		WATER METER
	CONDUIT		WATER VALVE
	ELECTRIC CABINET		AIR PUMP
	ELECTRIC JUNCTION BOX		BOLLARD
	ELECTRIC PANEL		COLUMN
	ELECTRIC TRANSFORMER		CURB STOP
	GROUND LIGHT		HANDICAP SPACE
	LIGHT POLE		MAIL BOX
	POWER POLE		SIGN
	STEEL POWER POLE		APN
	STREET LIGHT		DEVELOPER'S RECORD
	TRAFFIC SIGNAL		DOCUMENT
	TRAFFIC SIGNAL JUNCTION BOX		EXTRUDED CURB
	TRAFFIC SIGNAL W/ MAST ARM		LANDSCAPE
	BLUESTACK GAS		MARICOPA COUNTY RECORDER
	EMERGENCY SHUTOFF		PUBLIC UTILITY EASEMENT
	GAS MANHOLE		RIGHT OF WAY
	GAS METER		DECIDUOUS TREE
	GAS PUMP		PALM TREE
	GAS VALVE		PINE TREE
	SEWER CLEANOUT		SAGUARO
	SEWER MANHOLE		METAL RAIL FENCE
	DRAIN INLET		OVERHEAD ELECTRIC LINE
	DRY WELL		RIGHT OF WAY LINE
	MONITORING WELL		STORM DRAIN LINE
	STORM DRAIN MANHOLE		WALL CONCRETE
	TELEPHONE JUNCTION BOX		ASPHALT
	TELEPHONE RISER		

PROPOSED

	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
	DECOMPOSED GRANITE

PLANT SCHEDULE

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>DETAIL</u>
	6	Rhus lancea / African Sumac	24" box		50A
	8	Cercidium hybrid / Thornless Palo Verde	24"box		50A
	8	Prosopis hybrid / Thornless Mesquite	24"box		50A
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>DETAIL</u>	
	9	Eremophila x 'Summertime Blue' / Emu Bush	5 gal	50B	
	22	Nerium oleander 'Petite Pink' / Petite Pink Oleander	5 gal	50B	
	13	Hesperaloe parviflora / Red Yucca	5 gal	50B	
	47	Lantana x 'New Gold' / New Gold Lantana	5 gal	50B	
	6	Ruellia penninsularis / Wild Petunia	5 gal	50B	
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>			
	8,883.5 sf	Decomposed Granite			

TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

GFI Engineering Associates, Inc.
CONSULTANTS PLANNERS SURVEILLORS
INSTRUCTORS ARCHITECTS - ENVIRONMENTAL SCIENTISTS
P.O. BOX 60870 NEWINGTON, CT 06111-0870
TEL: (203) 938-6000 FAX: (203) 938-6072

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NEW FCAC STORE
8 BAY - FCAC - ER - RIGHT
LITCHFIELD RD AT WADDELL RD
SURPRISE, AZ 85379



6 DIGIT NO.: 798157
4 DIGIT NO.: 01T9
ENTITY ID NO.: 1239743
SITE ID NO.: 2146
PROPERTY NO.: 169598

FILE NAME: 30975 LP.dwg
CEI PROJECT NUMBER: 30975
REVISION: REV 3 DATE: 7/11/19

SHEET TITLE:

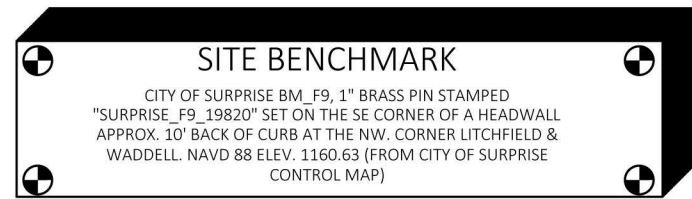
LANDSCAPE PLAN

3 NUMBER 0975
SHEET NUMBER: C7

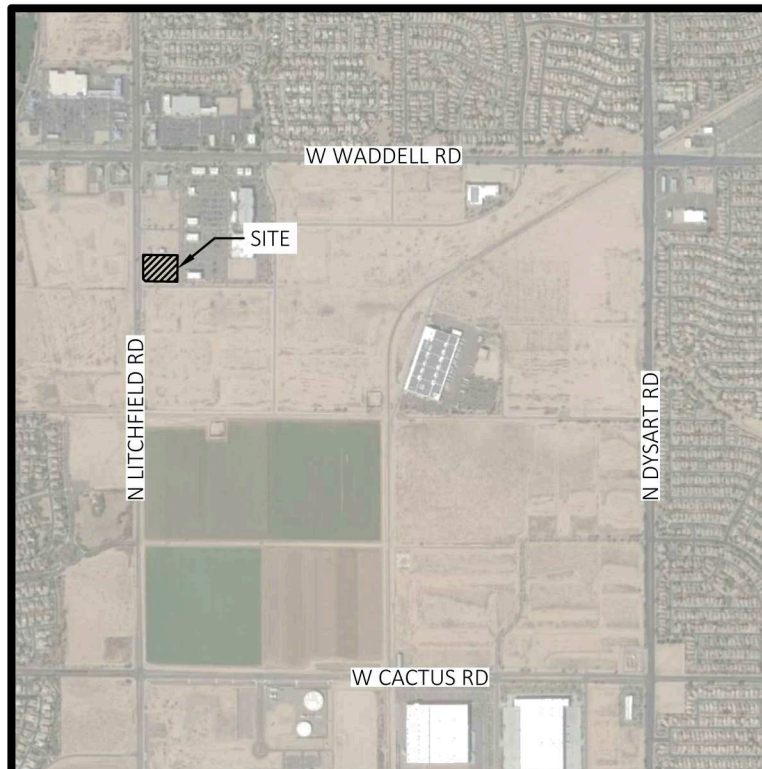
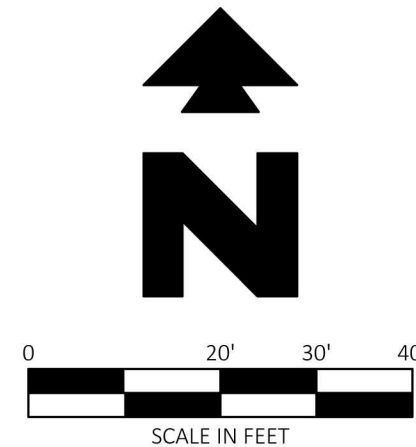
LANDSCAPE REQUIREMENTS: PER CITY OF SURPRISE, ARIZONA ZONING ORDINANCE

	REQUIRED	PROVIDED
1 24-INCH BOX TREE AND 4 5-GALLON SHRUBS AND/OR GROUNDCOVER PLANTS LOCATED EVERY 25 LINEAR FEET FOR LOCAL STREET FRONTAGE.	125/25=5 5 TREES AND 20 SHRUBS	5 TREES AND 20 SHRUBS
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FRONT	35 FEET	20 FEET
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**Know what's below.
Call before you dig.**



Vicinity Map

Not to Scale

LEGEND

EXISTING

PROPOSED

	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
	DECOMPOSED GRANITE

☐ LANDSCAPE DETAILS

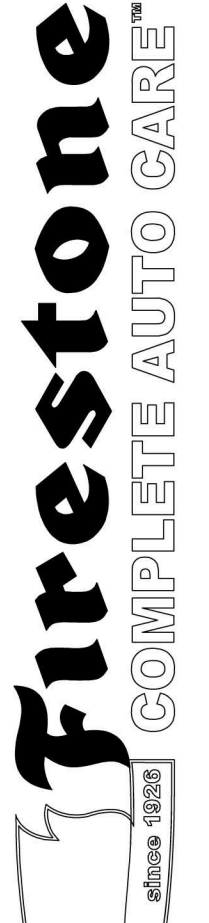
77A STANDARD TREE/SHRUB PLANTING (PER CITY OF SURPRISE, AZ DETAIL 8-15)

PLANT SCHEDULE

<u>TREES</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>DETAIL</u>
	6 Rhus lancea / African Sumac	24" box		50A
	8 Cercidium hybrid / Thornless Palo Verde	24" box		50A
	8 Prosopis hybrid / Thornless Mesquite	24" box		50A
<u>SHRUBS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>DETAIL</u>	
	9 Eremophila x 'Summertime Blue' / Emu Bush	5 gal	50B	
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	13 Hesperaloe parviflora / Red Yucca	5 gal	50B	
	47 Lantana x 'New Gold' / New Gold Lantana	5 gal	50B	
	6 Ruellia penninsularis / Wild Petunia	5 gal	50B	

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME SPACING
	8,883.5 sf	Decomposed Granite

TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.



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LITCHFIELD RD AT WADDELL RD
SURPRISE, AZ 85379



6 DIGIT NO.: 798157
4 DIGIT NO.: 01T9
ENTITY ID NO.: 1239743
SITE ID NO.: 2146
PROPERTY NO.: 16959

FILE NAME: 30975 LP.dwg
CEI PROJECT NUMBER: 30975
REVISION: REV 3 DATE: 7/11/19

SHEET TITLE:

LANDSCAPE PLAN

B NUMBER 00975	SHEET NUMBER: <i>C7</i>
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MATERIAL LEGEND:

ST-1: ENVIRONMENTAL STONEWORKS MOUNTAIN LEDGE "BUCKSKIN" STONE VENEER
SC-1: STONE CAP BEIGE
PT-12: SW6386 "NAPERY"
PT-13: SW6101 "SANDS OF TIME"
PT-14: SW6095 "TOASTY"

GENERAL NOTES:

1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 1C/A8
2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C. TO PROVIDE WIRING. REFER ELECTRICAL.
5. REFER SHEET A8 FOR PAINT COLOR KEY.
6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 079200 FOR PRODUCTS.
7. INTERMEDIATE SUPPORTS FOR ALL EXTERIOR WALL LOUVER/VENT OPENINGS TO BE PROVIDED BY MBM.
8. ALL SIGNS ARE UNDER SEPARATE PERMIT AND THEY SHALL COMPLY WITH THE COMPREHENSIVE SIGN PROGRAM REQUIREMENTS.

SGA Design Group
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119 3609
p. 918.587.8600
f. 918.587.8601
www.sgadesigngroup.com

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NEW FCAC STORE
2019 - JANUARY - SMALL ER
LITCHFIELD RD AT WADDELL RD
SURPRISE, AZ

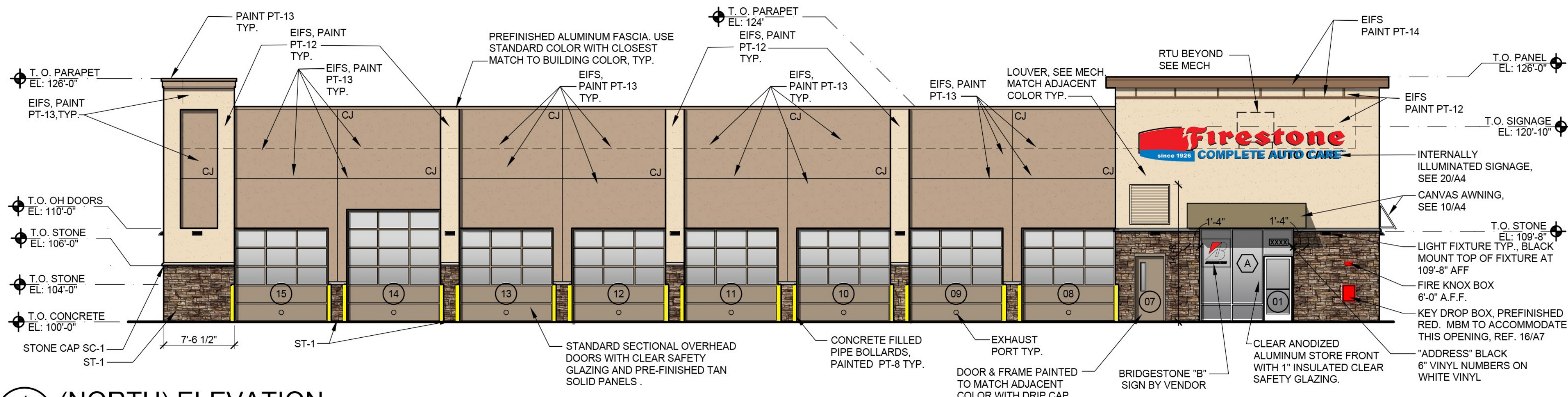
PRELIMINARY -
NOT FOR
CONSTRUCTION

ISSUE BLOCK

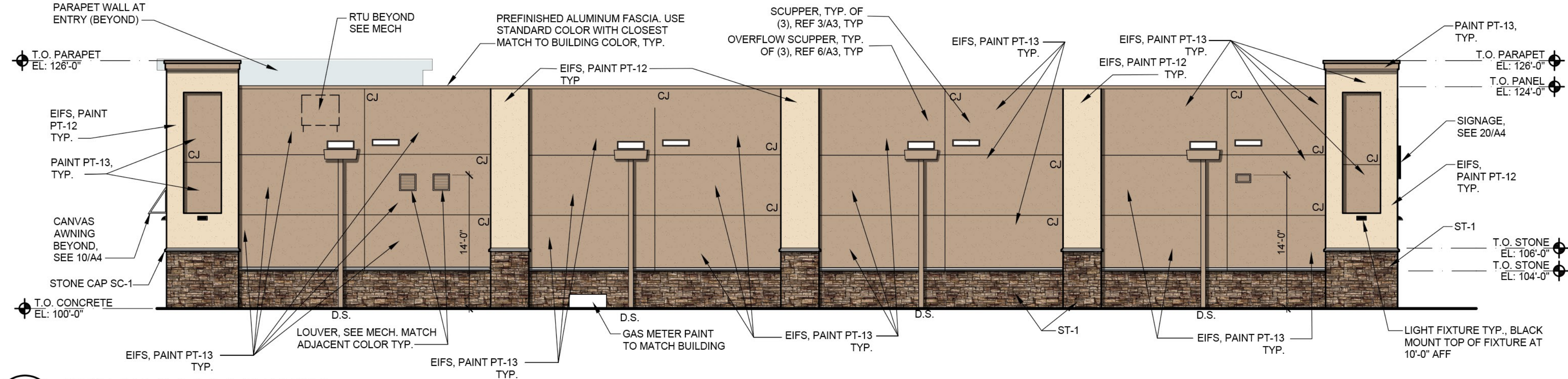
PROPERTY NO.: 169598
6 DIGIT NO.: 798157
4 DIGIT NO.: 01T9
AOR PROJECT NUMBER: 1655844
TO PERMIT: DATE: 08-11-19
TO BID: DATE: ###-##-##

SHEET TITLE:
**EXTERIOR
ELEVATIONS
& DETAILS**
SHEET NUMBER:

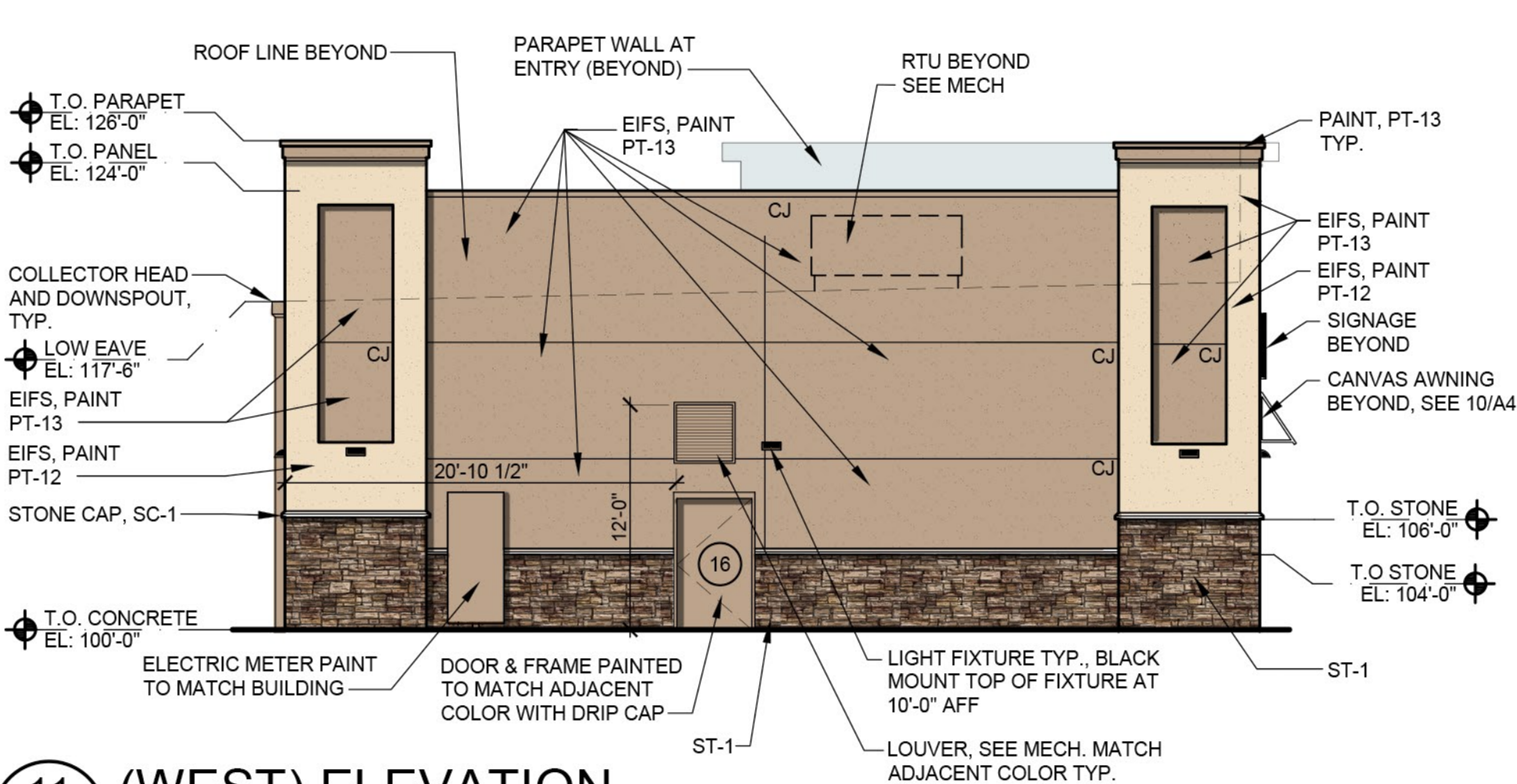
A4



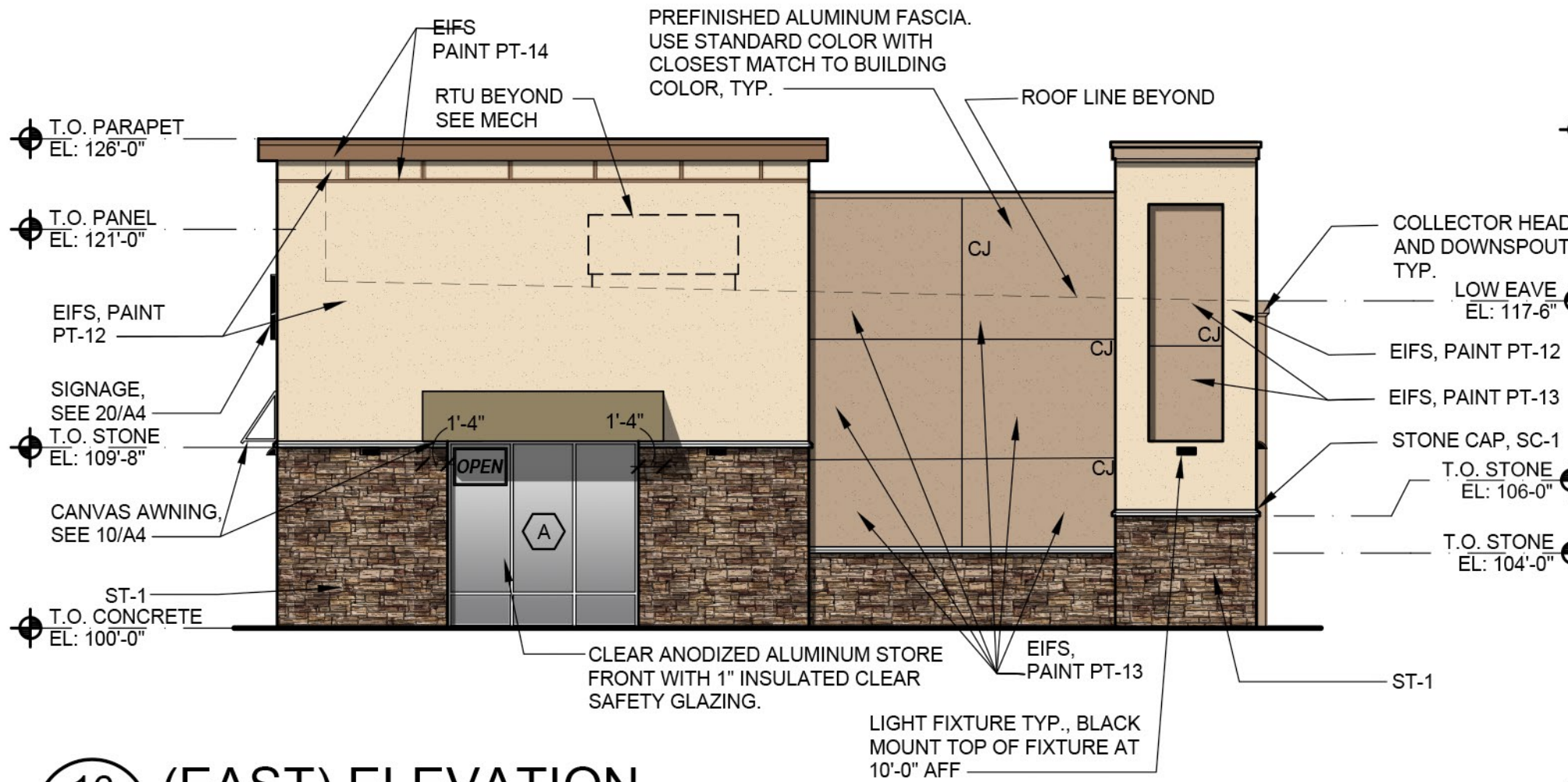
1 (NORTH) ELEVATION
A4 SCALE: 1/8"=1'-0"



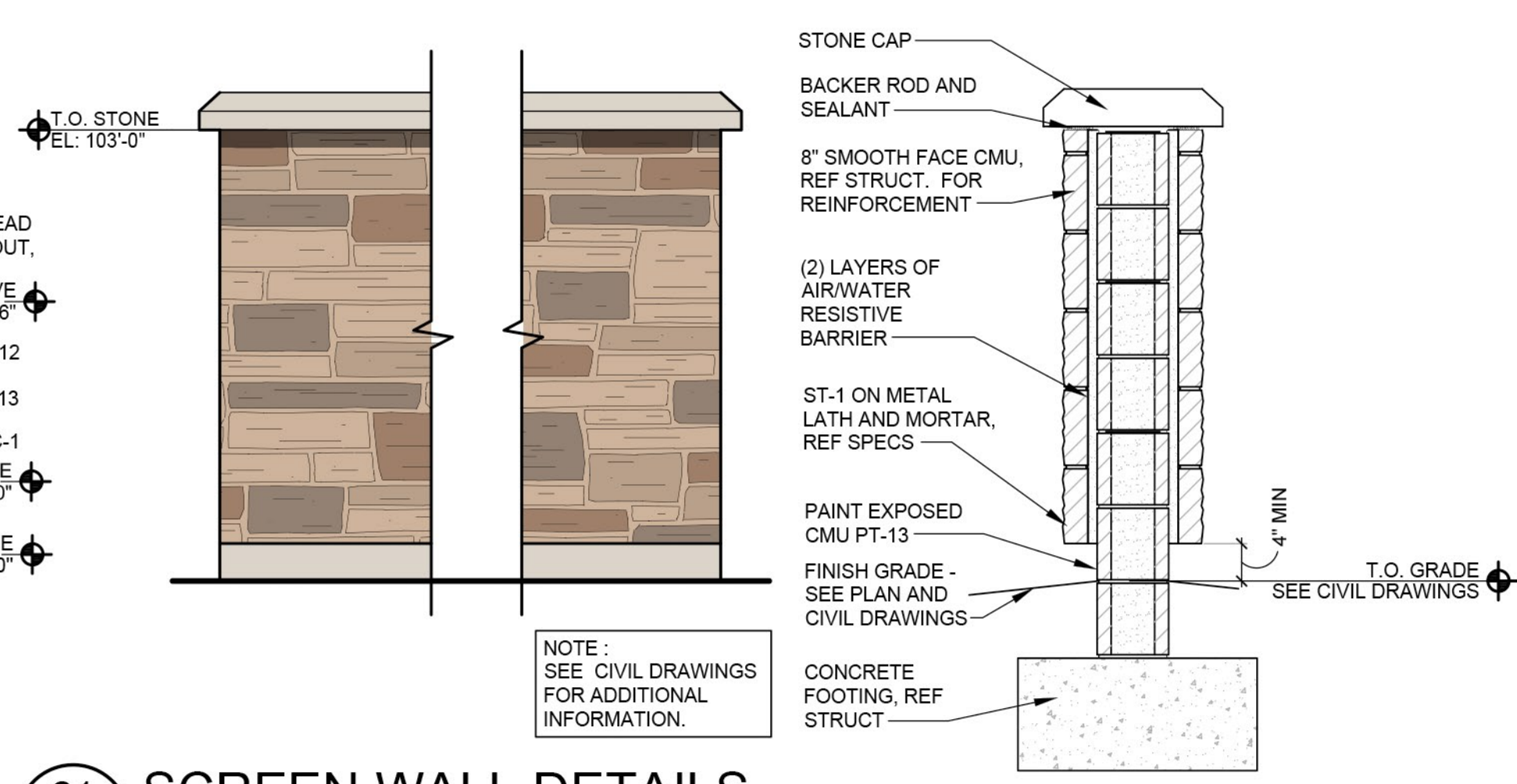
6 (SOUTH) ELEVATION
A4 SCALE: 1/8"=1'-0"



11 (WEST) ELEVATION
A4 SCALE: 1/8"=1'-0"



16 (EAST) ELEVATION
A4 SCALE: 1/8"=1'-0"



21 SCREEN WALL DETAILS
A4 SCALE: 3/4"=1'-0"

NOTE:
SEE CIVIL DRAWINGS
FOR ADDITIONAL
INFORMATION.

From: [Peter Hughes - FCDX](#)
To: [Allysa Robinson](#)
Subject: RE: OUTSIDE AGENCIES FS19-262 Firestone at Surprise Pointe Site Plan and Lot Line Adj New Submittal 040819
Date: Monday, April 08, 2019 11:22:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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

Elsa,

The Flood Control District of Maricopa County has the following comments.

Project Name: FS19-262 Firestone at Surprise Pointe. Project Information: Southeast of Litchfield Road and Waddell Road. APN(s): 501-36-938

- Parcel 501-36-938 is located in FEMA Zone X, which is not in the SFHA.
- Parcel 501-36-938 is located on FEMA FIRM panel 1680L.

If there are any questions or concern please let me know.

Thanks,

Peter

Peter Hughes

Policy, Planning, and Coordination Branch
Planner



Flood Control District of Maricopa County

2801 W Durango St, Phoenix, AZ 85009
(O) 602-506-8725
peterhughes@mail.maricopa.gov
www.fcd.maricopa.gov



How are we doing? Click [here](#) to leave your feedback

From: Allysa Robinson [mailto:Allysa.Robinson@surpriseaz.gov]

Sent: Monday, April 08, 2019 10:44 AM

To: 'Bob Woodring - TEMPX' ; 'Chris Cain - MWD' ; 'Chris Toale' ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Ernest (USPS)' ; Greg Welch ; 'Ibeth - USPS' ; 'Leslie - MWD' ; Mark Frago - FCDX ; 'Mary Orta - Surprise Chamber' ; Peter Hughes - FCDX ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Lloyd Abrams ; Shirley Phan

Subject: OUTSIDE AGENCIES FS19-262 Firestone at Surprise Pointe Site Plan and Lot Line Adj New Submittal 040819

Attached please find the **application, narrative, site plan, and lot line adjustment** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

Phone: 623-222-3099

Fax: 623-222-3001

Allysa.Robinson@surpriseaz.gov

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

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08 Apr 2019 17:44:19 -0000

From: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
To: [Allysa Robinson](#)
Cc: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
Subject: RE: OUTSIDE AGENCIES FS19-262 Firestone at Surprise Pointe Site Plan and Lot Line Adj New Submittal 040819
Date: Monday, April 08, 2019 2:55:03 PM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Ms. Robinson,

Thank you for allowing Luke AFB to make comments for the site plan application for the Firestone at Surprise Pointe project located at in Surprise Pointe just south of Waddell Road and East of Litchfield Road in Surprise, AZ. This application is for a light automotive repair facility.

The site is located 0.3 miles outside of the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the narrative, this request at the location above will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside "territory in the vicinity of a military airport," it may still be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. When building we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482.

Regards,

Chris Toale

Deputy Director

Community Initiatives Team

Luke AFB, AZ

623-856-6175

From: Allysa Robinson

Sent: Monday, April 8, 2019 10:44 AM

To: 'Bob Woodring - TEMPX'; 'Chris Cain - MWD'; TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE; Christina Betz; Daniel Trujillo; 'Debbie Trasancos - MWD'; 'Don Romero - USPS'; Donna Miller; 'Ernest (USPS)'; Greg Welch; 'Ibeth - USPS'; 'Leslie - MWD'; 'Mark Frago'; 'Mary Orta - Surprise Chamber'; 'Peter Hughes - FCDX'; 'Project Coordinator'; 'Raoul Sada - Surprise Chamber'; 'Richard Hammitt'; Sandy Simmons; 'Vern Wolfley - MAG'; 'Victor.Schaum'; 'Yvonne Aguirre'

Cc: Lloyd Abrams; Shirley Phan

Subject: [Non-DoD Source] OUTSIDE AGENCIES FS19-262 Firestone at Surprise Pointe Site Plan and Lot Line Adj New Submittal 040819

Attached please find the **application, narrative, site plan, and lot line adjustment** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

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08 Apr 2019 17:44:19 -0000

From: [Debbie Trasancos](#)
To: [Allysa Robinson](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: OUTSIDE AGENCIES FS19-262 Firestone at Surprise Pointe Site Plan and Lot Line Adj New Submittal 040819
Date: Monday, April 08, 2019 11:44:28 AM

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

Allysa,

Thank you for providing the electronic submittal for Firestone at Surprise Pointe (FS19-262).
Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD therefore, does not impact MWD>

Thanks again,

Debbie Trasancos

Maricopa Water District
Property & Contracts Specialist
14825 W. Grand Avenue
Surprise, AZ 85374
Ph 623/546/8266
Fax 623/584-2536
debbiet@mwdaz.com

From: Allysa Robinson

Sent: Monday, April 8, 2019 10:44 AM

To: 'Bob Woodring - TEMPX'; Chris Cain; 'Chris Toale'; Christina Betz; Daniel Trujillo; Debbie Trasancos; 'Don Romero - USPS'; Donna Miller; 'Ernest (USPS)'; Greg Welch; 'Ibeth - USPS'; Leslie Jarrell; 'Mark Frago'; 'Mary Orta - Surprise Chamber'; 'Peter Hughes - FCDX'; 'Project Coordinator'; 'Raoul Sada - Surprise Chamber'; 'Richard Hammitt'; Sandy Simmons; 'Vern Wolfley - MAG'; 'Victor.Schaum'; 'Yvonne Aguirre'

Cc: Lloyd Abrams; Shirley Phan

Subject: OUTSIDE AGENCIES FS19-262 Firestone at Surprise Pointe Site Plan and Lot Line Adj New Submittal 040819

Attached please find the **application, narrative, site plan, and lot line adjustment** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator

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16000 N. Civic Center Plaza | Surprise AZ | 85374
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08 Apr 2019 17:44:19 -0000

From: [Clinton Emery](#)
To: [Allysa Robinson](#)
Cc: [Dennis Haley](#); [Tony Abbo](#)
Subject: City of Surprise - Redletter - surprise point - OUTSIDE AGENCIES FS19-262 Firestone at Surprise Pointe Site Plan and Lot Line Adj New Submittal 040819
Date: Thursday, April 11, 2019 8:39:54 PM

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

Clinton Emery
<cemery@azdot.gov>

8:06 PM (31 minutes ago)



to gonzalo.arredondo, Reggie, Tony



Hello,

ADOT's Regional Traffic does not have any comments and or objections to the request associated with this case. The proposed development/proposal will not have an adverse impact on the state's roadway system.

ADOT's R/W may be submitting additional comments in conjunction with this request.

Thanks,

Clinton Emery, PE

Asst. Regional Traffic Engineer – Central Region

2140 West Hilton Avenue

Phoenix AZ 85009

Cell: (480) 684-4257

E-mail: CEmery@azdot.gov

On Mon, Apr 8, 2019 at 10:44 AM Allysa Robinson <Allysa.Robinson@surpriseaz.gov> wrote:

Attached please find the **application, narrative, site plan, and lot line adjustment** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

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Phone: 623-222-3099

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08 Apr 2019 17:44:19 -0000

From: [Dennis Haley](#)
To: [Allysa Robinson](#)
Cc: [Rochelle Hill](#)
Subject: FS19-262 Firestone Complete Auto Care
Date: Wednesday, April 10, 2019 11:12:11 AM

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

RE: FS19-262

Firestone Complete Auto Care
N. Litchfield Rd. (Surprise Pointe)
Attn: Allysa Robinson

Thank you for your notice for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

--

Dennis Haley, SR/WA
Consultant, Right of Way Coordinator
Federal Lands Liaison
205 S. 17th Ave., MD 612E
Phoenix, AZ 85007
602 712-7432
AZDOT.GOV





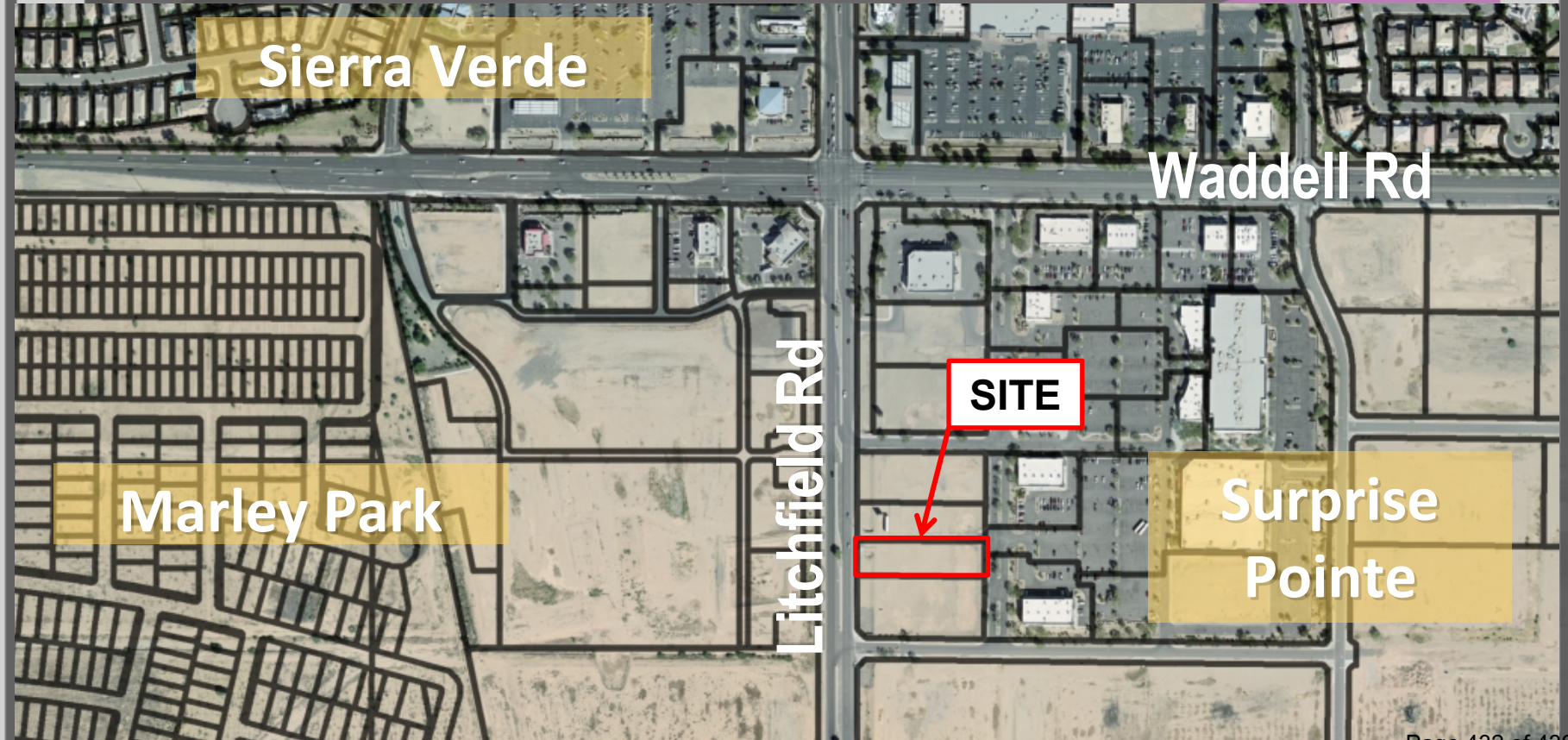
FS19-262

Firestone Complete Auto Care

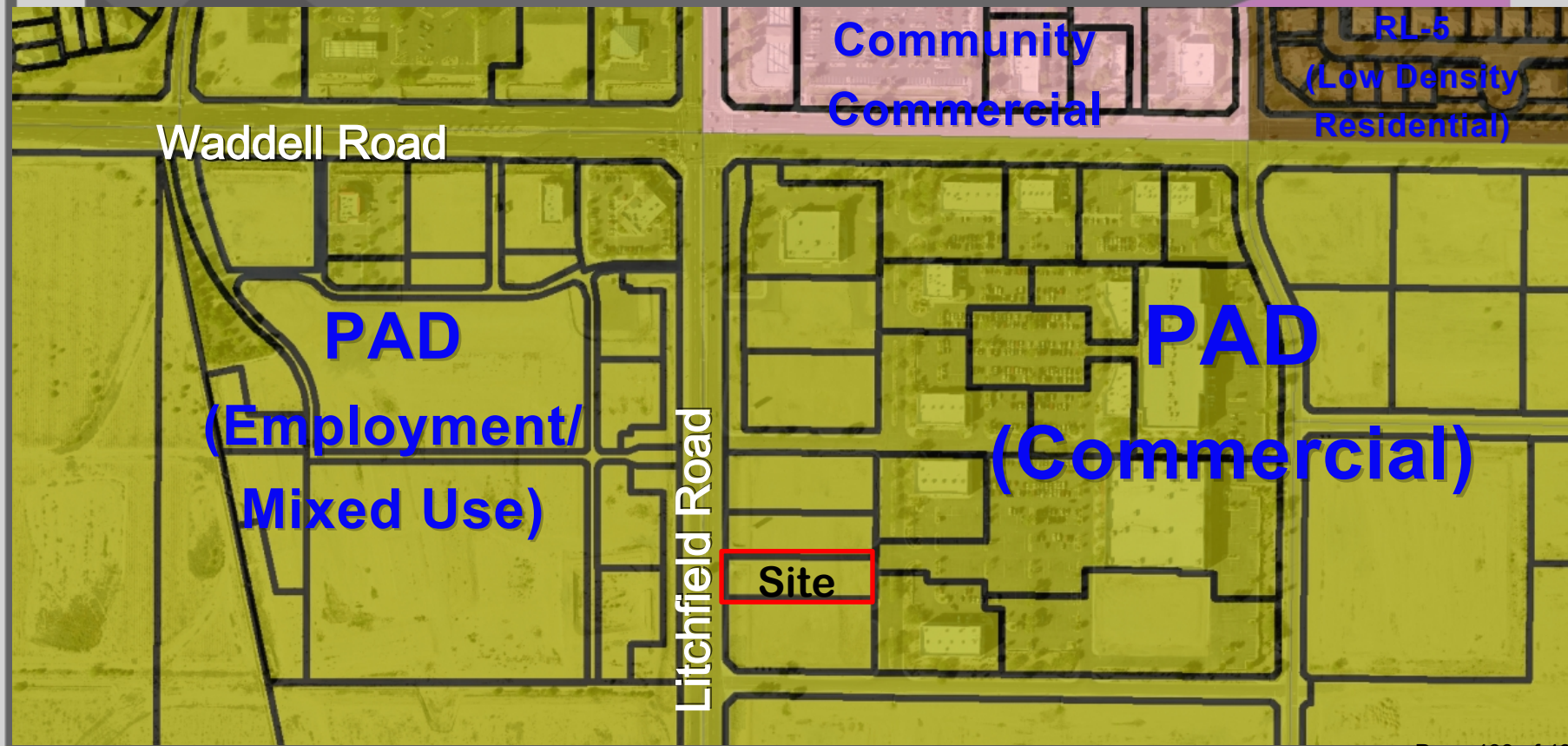
Planning & Zoning Commission

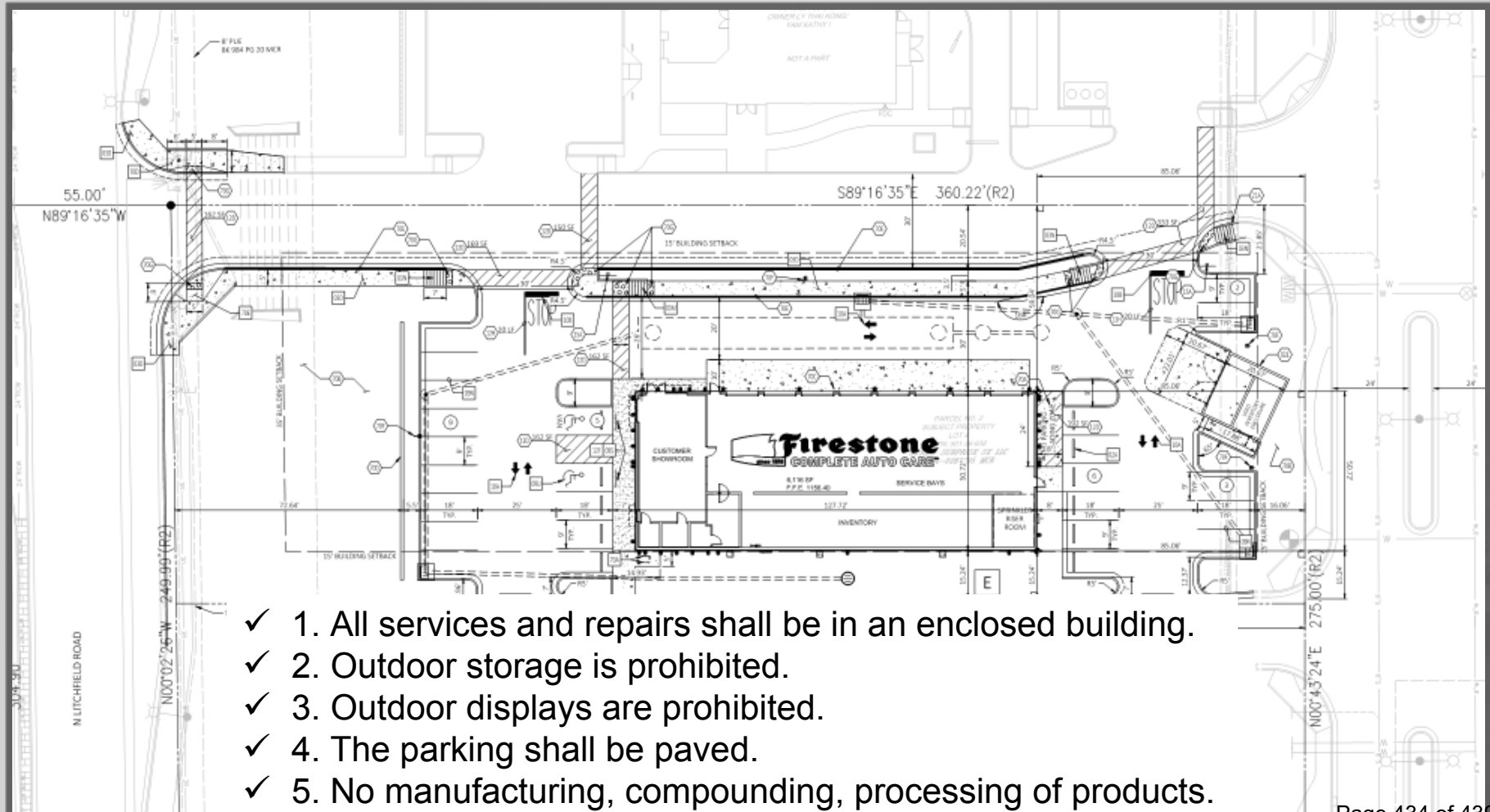
September 19, 2019

VICINITY MAP



ZONING





STAFF RECOMMENDATION

Staff Recommendation:

- Approval this Site Plan subject to Stipulations 'A' through 'F'



QUESTIONS OR COMMENTS?

Thank You



STIPULATIONS

- A. Development and use of the site shall be consistent with the Site Plan entitled “Firestone Complete AutoCare” consisting of one (1) sheet prepared by CEI Engineering and stamped received July 16, 2019.
- B. Building elevations shall be consistent with the Elevations entitled “Firestone Complete AutoCare.” consisting of three (3) sheets prepared by SGA Design Group and stamped received July 30, 2019.
- C. Landscaping of the site shall be consistent with the landscape Plan entitled “Firestone Complete AutoCare.” consisting of three (3) sheet prepared by CEI Engineering and stamped received July 16, 2019.
- D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- E. This development shall contribute an in-lieu payment for their proportional share of a new traffic signal at the intersection of Litchfield Road at Soledad Street. This development’s contribution shall be 1.5% of the total cost, which is \$5,250.
- F. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.