MAGNOLIA
PRELIMINARY PLAT
SURPRISE, ARIZONA

A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 89°48'58" WEST, 2,645.51 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°48'58" WEST, 1,556.27 FEET TO A POINT THAT LIES 1,089.24 FEET EASTERLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 00°11'02" WEST, 33.00 FEET TO A POINT ON THE NORTH LINE OF THAT 33.0 FOOT WIDE DEDICATED RIGHT OF WAY DESCRIBED IN DOCUMENT NO. 2016–0134602, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID DEDICATED RIGHT OF WAY, SOUTH 89°48'58" WEST, 1,089.01 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°12'46" EAST, 1,299.63 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT NO. 2010–0916813 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2010–0916813 AND DOCUMENT NO. 2015–0888709, BOTH IN RECORDS OF MARICOPA COUNTY, ARIZONA, NORTH 89°48'58" EAST, 1,077.57 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2015–0888709;

THENCE ALONG THE EASTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015–0888709, NORTH 00°11'02" WEST, 316.90 FEET;

THENCE CONTINUING ALONG THE EASTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015–0888709, NORTH 89°48'58" EAST, 584.03 FEET;

THENCE CONTINUING ALONG THE EASTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015–0888709, NORTH 00°11'02" WEST, 633.80 FEET TO THE NORTHEAST CORNER OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015–0888709;

THENCE ALONG THE NORTHERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015–0888709, SOUTH 89°48'58" WEST, 570.97 FEET TO A POINT ON THE WEST LINE OF THAT REAL PROPERTY DESCRIBED AS PARCEL NO. 2 IN DOCUMENT NO. 2009–1021524, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE WESTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2009–1021524, NORTH 00°11'02" WEST, 357.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SOUTH 89°48'53" WEST, 1081.58 FEET TO AN ALUMINUM CAP, MARKED "KLEIN RLS 42137" FOUND AT THE CENTER OF SAID SECTION 14;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00°12'48" EAST, 2,607.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 33.0 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 810.02 FEET TO A POINT ON THE EAST LINE OF THE WEST 810.0 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00°12'48" WEST, 1,050.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1083.0 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 611.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 100.0 FEET OF THE EAST HALF OF SAID NORTHEAST QUARTER;

THENCE ALONG LAST SAID EAST LINE, SOUTH 00°12'26" WEST, 633.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1715.99 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG LAST SAID SOUTH LINE, NORTH 89°50'33" EAST, 1,188.86 FEET TO A POINT ON THE WEST LINE OF THE EAST 33.0 FEET OF SAID SECTION 14;

THENCE ALONG LAST SAID WEST LINE, SOUTH 00°12'04" WEST, 923.34 FEET;

THENCE CONTINUING ALONG LAST SAID WEST LINE, SOUTH 00°10'43" WEST, 1,308.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1332.60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE ALONG LAST SAID NORTH LINE, SOUTH 89°48'58" WEST, 958.17 FEET;

THENCE SOUTH 00°11'02" EAST, 316.90 FEET;

THENCE SOUTH 89°48'58" WEST, 287.98 FEET;

THENCE SOUTH 00°11'02" EAST, 633.80 FEET;

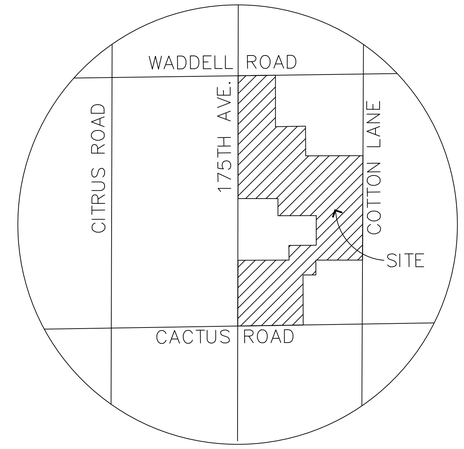
THENCE SOUTH 89°48'58" WEST, 285.54 FEET;

THENCE SOUTH 00°11'02" EAST, 348.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 7,572,398 SQUARE FEET OR 173.838 ACRES, MORE OR LESS.

SITE DATA

EXISTING ZONING:	RM–6 PUD & RM–9 PUD	
GROSS AREA:	173.8 AC	(RM–6: 78.6 AC | RM–9: 95.2 AC)
NET AREA:	157.4	(RM–6: 74.3 AC | RM–9: 83.1 AC)
LOT COUNT:	812 LOTS	
DENSITY:	5.2	
OPEN SPACE AREA:	45.2 AC	



VICINITY MAP

SECTION 14, T3N, R2W
NTS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE ZONE "A" FLOOD HAZARD AREA AS DEPICTED ON THE PLAT OF SURVEY AND THAT THE REMAINDER OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE SHADED ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C1660L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE BOUNDARY IS LOCATED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

ZONE "A" AS DEFINED BY FEMA IS:
SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.

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

DEVELOPER

SURPRISE VILLAGE PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
PHOENIX, 85029
PHONE: (602) 499–0899
CONTACT: JOSEPH KALISH

PLANNER

LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: MARK REDDIE
PHONE: (480) 994–0994

ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, ARIZONA 85034
PHONE: (602) 678–5151
FAX: (602) 678–5155
CONTACT: RAMZI GEORGES, PE
e–mail: ryg@deainc.com

SHEET INDEX

1.....COVER SHEET/KEY MAP
2–5.....DETAILS AND CROSS SECTIONS
6–14.....PRELIMINARY PLAT
15–17.....SIGNING AND MARKING PLANS
18–20.....SOLID WASTE COLLECTION ROUTE

BASIS OF BEARING

SOUTH 89°48'58" WEST, THE MEASURED BEARING BETWEEN A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND COTTON LANE AND A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE, AS SHOWN HEREON, UTILIZING THE LEICA SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DISTORTION PROJECTION

LINEAR UNIT:	INTERNATIONAL FEET
GEODETIC DATUM:	NAD 1983
PROJECTION TYPE:	LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)
LATITUDE OF ORIGIN:	33°15'00" N
CENTRAL MERIDIAN:	112°15'00" W
FALSE NORTHING:	1,500,000.000 ift
FALSE EASTING:	2,500,000.000 ift
STANDARD PARALLEL SCALE:	1.000045 (EXACT)

BENCHMARK

2 INCH CITY OF SURPRISE BRASS DISK WITH RAISED DATUM POINT – MARKED CITY OF SURPRISE BENCHMARK COT1 2009.7 – LOCATED ON TOP OF DRAINAGE SCUPPER APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND COTTON LANE ON THE EAST SIDE OF COTTON LANE.

ELEVATION 1248.65 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

LEGEND

- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- ELECTRICAL
- GAS
- SANITARY SEWER
- TELEPHONE
- WATER
- OVERHEAD ELECTRIC
- FLOW LINE
- IRRIGATION LINE
- PUE
- VNAE
- STORM DRAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- EXISTING ELEVATION CONTOUR
- FLOW ARROW
- SIGN
- WATER VALVE
- FIRE HYDRANT
- GRADE BREAK
- MATCH LINE
- PARCEL LINE
- FLOODPLAIN LIMITS

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PROJECT MANAGER: RAMZI GEORGES, P.E.
DESIGNED BY: -
DRAWN BY: -
CHECKED BY: RYG
DATE: 11/2016

DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

Registered Professional Engineer (Civil)
CERTIFICATE NO. 37287
RAMZI GEORGES
Date Signed 1/28/16
ARIZONA U.S.A.
EXPIRES: 3/31/2017

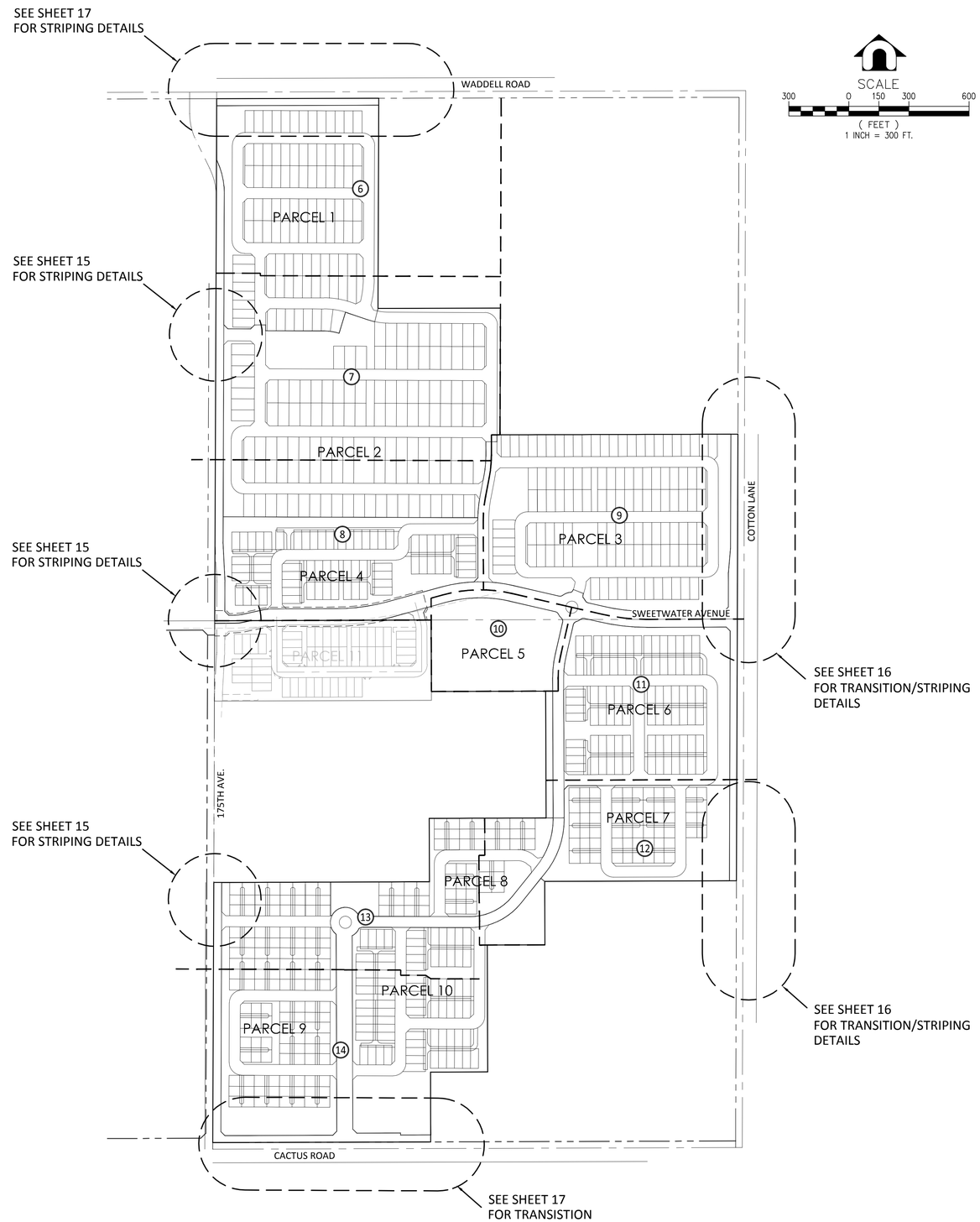
PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

ANNEXATION CASE #: FS16–427
ZONING CASE #: FS16–392

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 1 OF 20



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RAMZI GEORGES
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ARIZONA U.S.A.
EXPIRES: 3/31/2017

SHEET INDEX FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 2 OF 20

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PARCEL 1

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2–AA	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2–BB	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2–CC	2.666	OPEN SPACE, DRAINAGE, SEWER EASEMENT, AND COMMUNITY AMENITIES
2–II	0.017	OPEN SPACE AND COMMUNITY AMENITIES
2–W	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2–X	0.166	OPEN SPACE AND COMMUNITY AMENITIES
2–Y	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2–Z	0.035	OPEN SPACE AND COMMUNITY AMENITIES
TOTAL	3.024	

PARCEL 2

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2–EE	0.519	OPEN SPACE, WATER EASEMENT, SEWER EASEMENT
2–GG	0.145	OPEN SPACE, DRAINAGE, MULTIUSE TRAIL, AND COMMUNITY AMENITIES
2–HH	0.047	OPEN SPACE AND COMMUNITY AMENITIES
2–N	1.083	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, AND COMMUNITY AMENITIES
2–O	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2–P	0.537	OPEN SPACE, DRAINAGE, MULTI–USE TRAIL, AND COMMUNITY AMENITIES
2–Q	0.451	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
2–R	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2–S	0.221	OPEN SPACE, MULTIUSE TRAIL, AND COMMUNITY AMENITIES
2–T	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2–U	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2–V	2.194	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	5.341	

PARCEL 3

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1–C	2.319	OPEN SPACE, DRAINAGE EASEMENT, AND COMMUNITY AMENITIES
1–D	0.035	OPEN SPACE AND COMMUNITY AMENITIES
1–E	0.638	OPEN SPACE, MULTI–USE TRAIL, DRAINAGE, AND COMMUNITY AMENITIES
1–F	0.035	OPEN SPACE AND COMMUNITY AMENITIES
1–G	1.785	OPEN SPACE, DRAINAGE, MULTI–USE TRAIL, AND COMMUNITY AMENITIES
1–H	0.035	OPEN SPACE AND COMMUNITY AMENITIES
1–I	0.158	OPEN SPACE, MULTI–USE TRAIL, SEWER EASEMENT AND COMMUNITY AMENITIES
1–J	0.049	OPEN SPACE, MULTI–USE TRAIL AND COMMUNITY AMENITIES
TOTAL	5.054	

PARCEL 4

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2–FF	2.701	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, MULTIUSE TRAIL, AND COMMUNITY AMENITIES
2–M	1.981	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
TOTAL	4.682	

PARCEL 5

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1–A	6.922	OPEN SPACE, DRAINAGE, PUBLIC TRAIL EASEMENT, RECREATION AND COMMUNITY AMENITIES
TOTAL	6.922	

PARCEL 6

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1–B	2.883	OPEN SPACE, DRAINAGE EASEMENT, ALLEY EASEMENT, SIDEWALK EASEMENT, SEWER EASEMENT, AND COMMUNITY AMENITIES
1–K	0.994	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
1–L	0.616	OPEN SPACE, MULTI–USE TRAIL, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	4.493	

PARCEL 7

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1–M	0.066	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
1–N	0.100	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
1–O	2.936	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, SEWER EASEMENT, WATER EASEMENT, AND COMMUNITY AMENITIES
TOTAL	3.102	

PARCEL 8

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2–A	0.354	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2–B	0.857	OPEN SPACE, DRAINAGE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2–C	0.292	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2–D	0.847	OPEN SPACE, DRAINAGE AND COMMUNITY AMENITIES
TOTAL	2.350	

PARCEL 9

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2–E	0.148	OPEN SPACE AND COMMUNITY AMENITIES
2–F	0.196	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2–I	2.851	OPEN SPACE, PUBLIC TRAIL EASEMENT, DRAINAGE EASEMENT, SEWER EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2–K	0.508	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2–L	0.223	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
TOTAL	3.926	

PARCEL 10

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2–G	0.810	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2–H	0.791	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2–J	4.688	OPEN SPACE, DRAINAGE EASEMENT, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
TOTAL	6.289	

NOTE:
INDIVIDUAL LOT TABLES TO BE PROVIDED ON FINAL PLAT.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
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PROJECT MANAGER: RAMZI GEORGES, P.E.

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: RYG
DATE: 11/2016

DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

Registered Professional Engineer (Civil) CERTIFICATE NO. 37287 RAMZI GEORGES Date Signed 11/28/16 ARIZONA U.S.A.
EXPIRES: 3/31/2017

TRACT DATA TABLES FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

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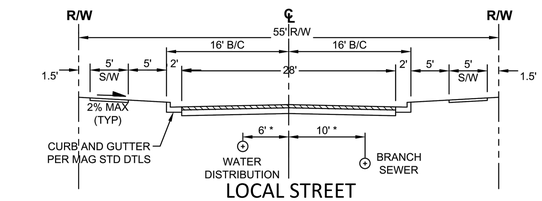
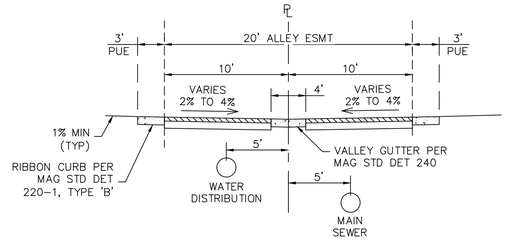


LOCAL STREET

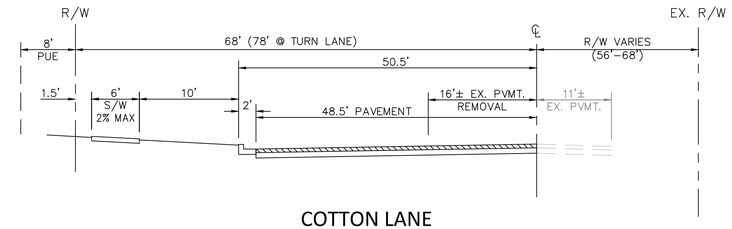
LOOKING NORTH / EAST

(GEORGIA DR., WILLOW AVE., VOLTAIRE ST., EUGENE TR., ALEXANDRIA WY., ANDORA ST., PERSHING ST., VALENTINE ST., SURREY DR., WOOD DR., DREYFUS ST., DAHLIA DR., WINDROSE DR., CORRINE DR., LARKSPUR DR., COLUMBINE DR., BLOOMFIELD RD., CHARTER OAK RD., 171ST LN., 171ST DR., 172ND AVE., 172ND DR., 172ND LN., 173RD LN., 174TH AVE., 174TH LN., 174TH DR.)



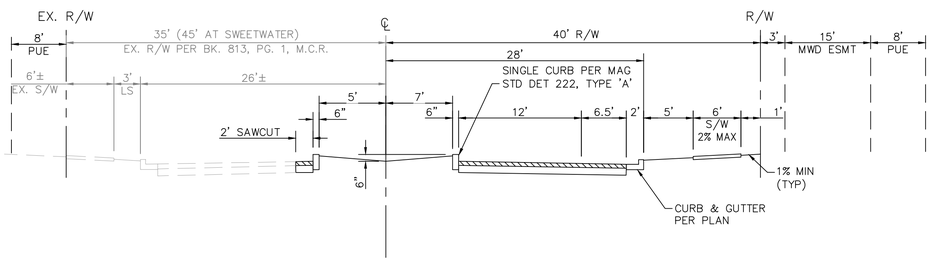
RESIDENTIAL ALLEY

LOOKING NORTH / EAST



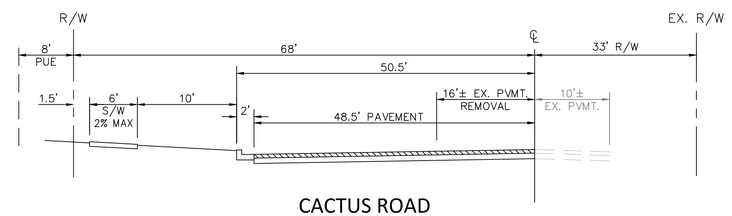
COTTON LANE

(MAJOR ARTERIAL)
LOOKING NORTH



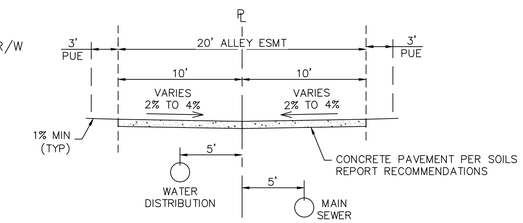
175TH AVENUE

(RESIDENTIAL COLLECTOR)
LOOKING NORTH



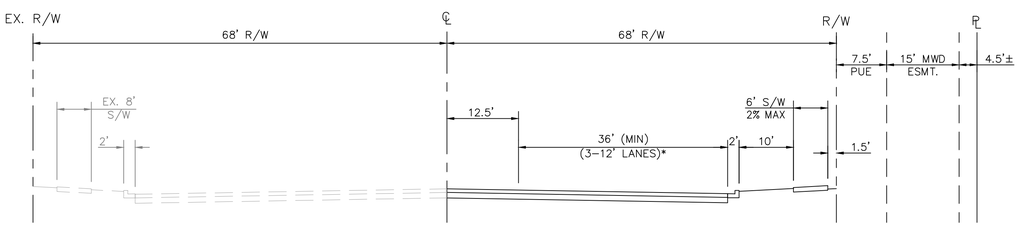
CACTUS ROAD

(MAJOR ARTERIAL)
LOOKING EAST



CLUSTER DRIVE

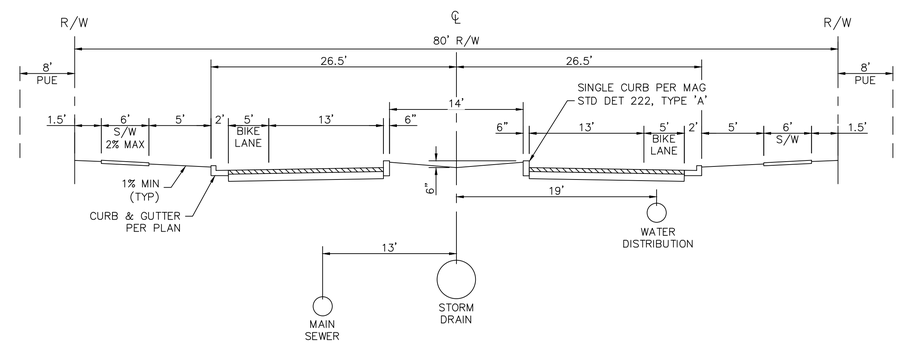
LOOKING NORTH / EAST



WADDELL ROAD

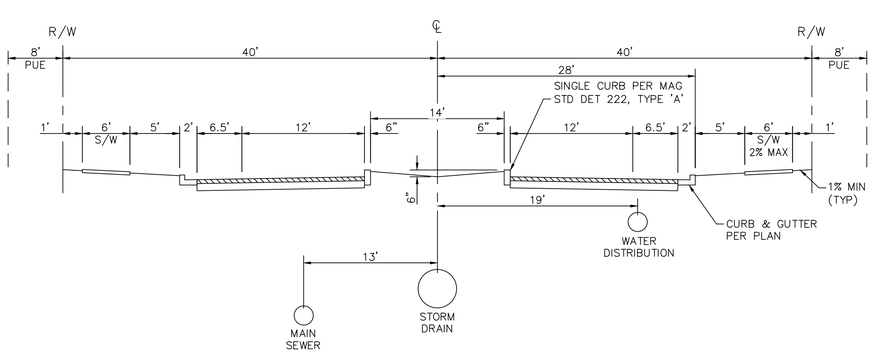
(MAJOR ARTERIAL)
LOOKING EAST

*NOTE:
THIS SECTION REPRESENTS THE ULTIMATE BUILDOUT CONDITION OF WADDELL ROAD. INTERIM LANE STRIPING IS TO BE PER STRIPING PLANS.



174TH AVENUE

(MODIFIED RESIDENTIAL LOCAL)
BETWEEN CACTUS RD. AND LARKSPUR DR.
LOOKING NORTH



SWEETWATER AVENUE

(RESIDENTIAL COLLECTOR)
LOOKING EAST

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PROJECT MANAGER: RAMZI GEORGES, P.E.

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

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4600 E Washington Street, Suite 250
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RAMZI GEORGES
Date Signed 11/28/16
ARIZONA U.S.A.

EXPIRES: 3/31/2017

STREET SECTIONS FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 4 OF 20

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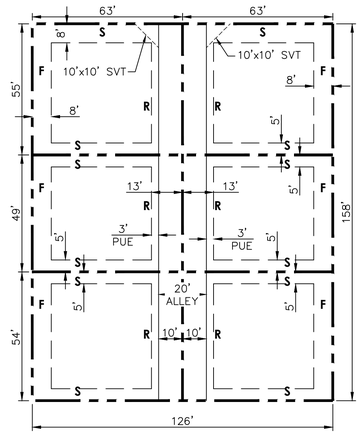
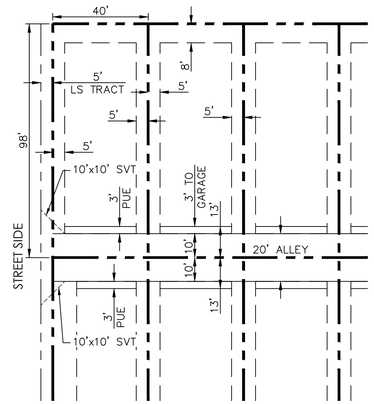
CLUSTER PRODUCT



F = FRONT YARD	
R = REAR YARD	
S = SIDE YARD	

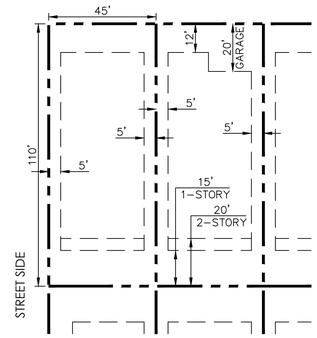
FRONT:	8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE:	5'
STREET SIDE:	8' (10' WHERE ADJACENT TO AN 8' PUE)
REAR: (ALLEY)	13'

ALLEY PRODUCT (3,920 S.F.)



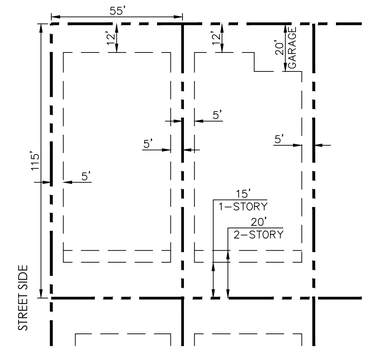
FRONT:	8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE:	5'
REAR: (ALLEY)	13'

45' X 110' LOT SIZE (4,950 S.F.)



FRONT:	12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR:	20'
SIDE:	5'
REAR:	15' (1-STORY) 20' (2-STORY)

55' X 115' LOT SIZE (6,325 S.F.)



FRONT:	12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR:	20'
SIDE:	5'
REAR:	15' (1-STORY) 20' (2-STORY)

MAGNOLIA DEVELOPMENT DATA TABLE

Parcel	Area (Gross AC)	Area (Net AC)	Zoning	Lot Size	Actual Units	Actual Gross Density	Actual Net Density
1	21.2	19.8	RM-6 PUD	45' X 110'	101	4.8	5.1
2	31.6	30.7	RM-6 PUD	55' X 115'	125	4.0	4.1
3	25.8	23.8	RM-6 PUD	45' X 110'	114	4.4	4.8
4	14.7	12.4	RM-9 PUD	40' X 98' (ALLEY)	66	4.5	5.3
5	8.3	6.9	RM-9 PUD	COMMUNITY CTR.	-	-	-
6	17.1	15.1	RM-9 PUD	40' X 98' (ALLEY)	84	4.9	5.6
7	10.0	9.4	RM-9 PUD	50' X 63' (CLUSTER)	62	6.2	6.6
8	8.6	7.6	RM-9 PUD	50' X 63' (CLUSTER)	54	6.3	7.1
9	19.2	16.5	RM-9 PUD	50' X 63' (CLUSTER)	132	6.9	8.0
10	17.3	15.2	RM-9 PUD	40' X 98' (ALLEY)	74	4.3	4.9
TOTAL	173.8	157.4			812	4.7	5.2

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	12/20	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft) (4)	20	15/20	20	13
Maximum Building Height (ft) (5)	35	35	35	35

Footnotes:

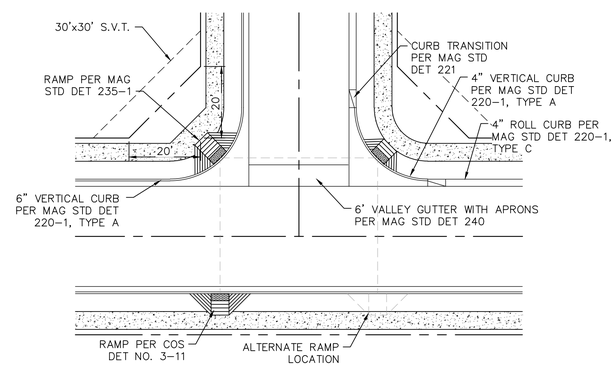
(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum frnt setback for RM-9 shall be 10'.

(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.

(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building wher adjacent to a public street.

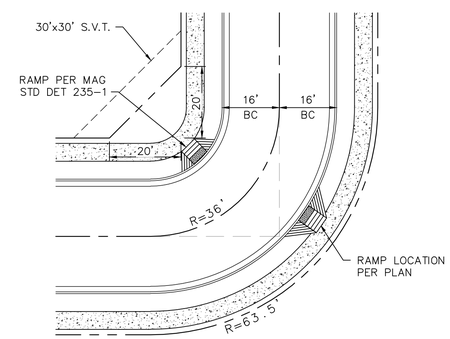
(4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.

(5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder choses to fire sprinkler those homes, in which case two story units shall be permitted.



TYPICAL T-INTERSECTION GEOMETRY

1"=20'



TYPICAL ELBOW GEOMETRY

1"=20'

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In Maricopa County: (602) 263-1100

PROJECT MANAGER: RAMZI GEORGES, P.E.

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: RYG
DATE: 11/2016

DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602.678.6151

Registered Professional Engineer (Civil) CERTIFICATE NO. 37287 RAMZI GEORGES Date Signed 11/28/16 ARIZONA U.S.A.

EXPIRES: 3/31/2017

DETAILS AND DATA TABLES FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 5 OF 20

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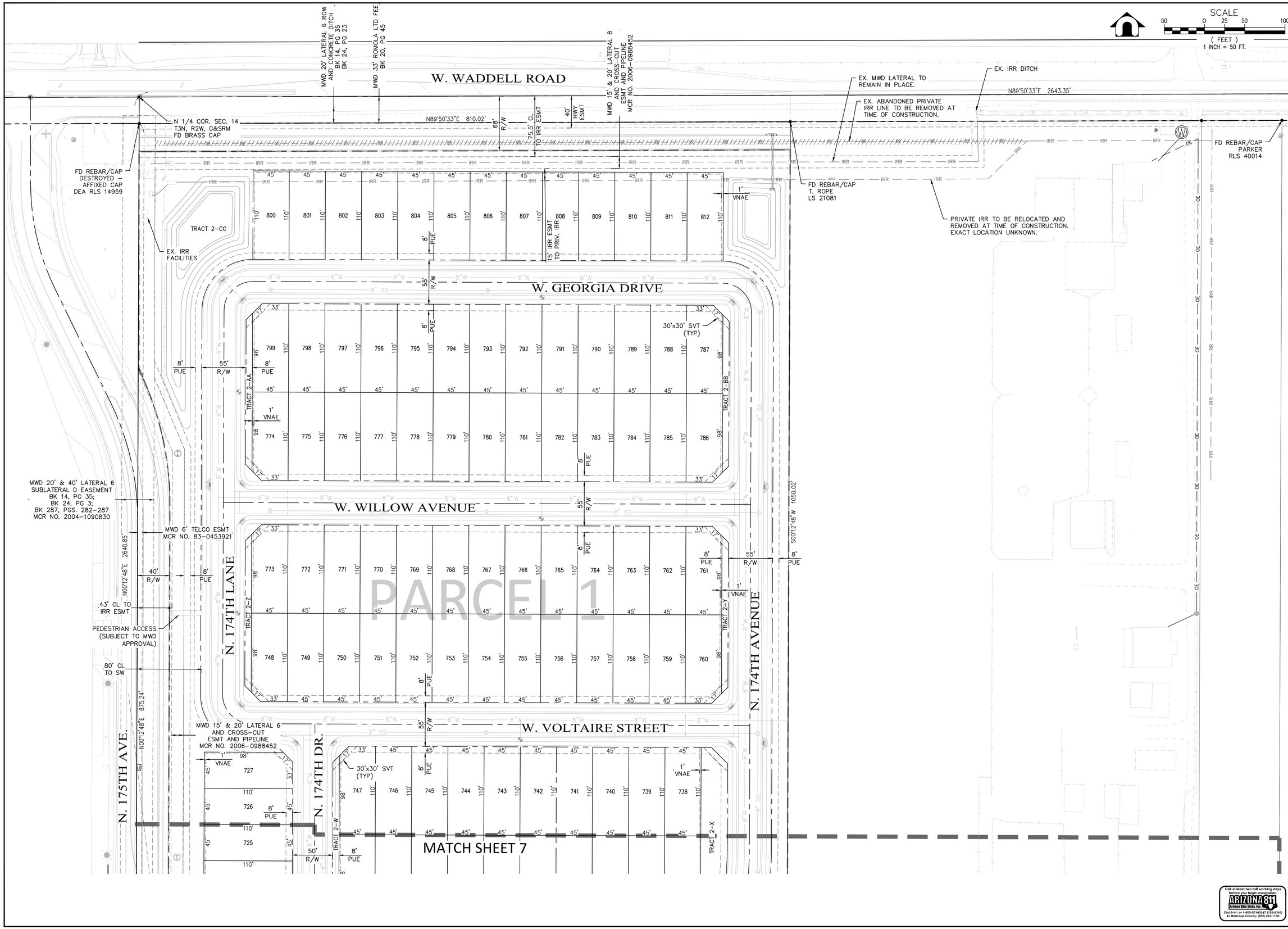

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PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 6 OF 20

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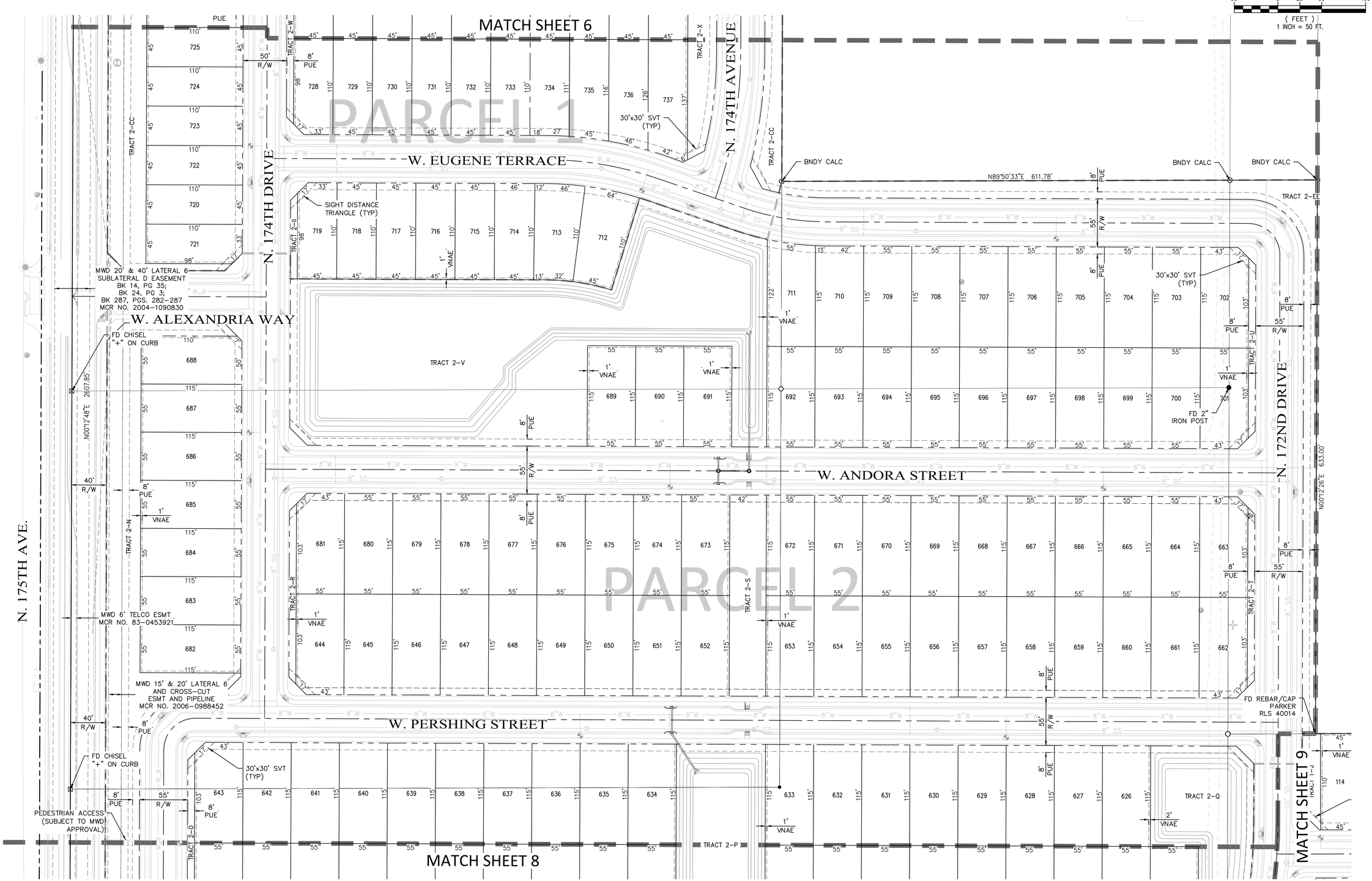

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RANGE: 2W

JOB NO.: AZCD0002

SHEET 7 OF 20

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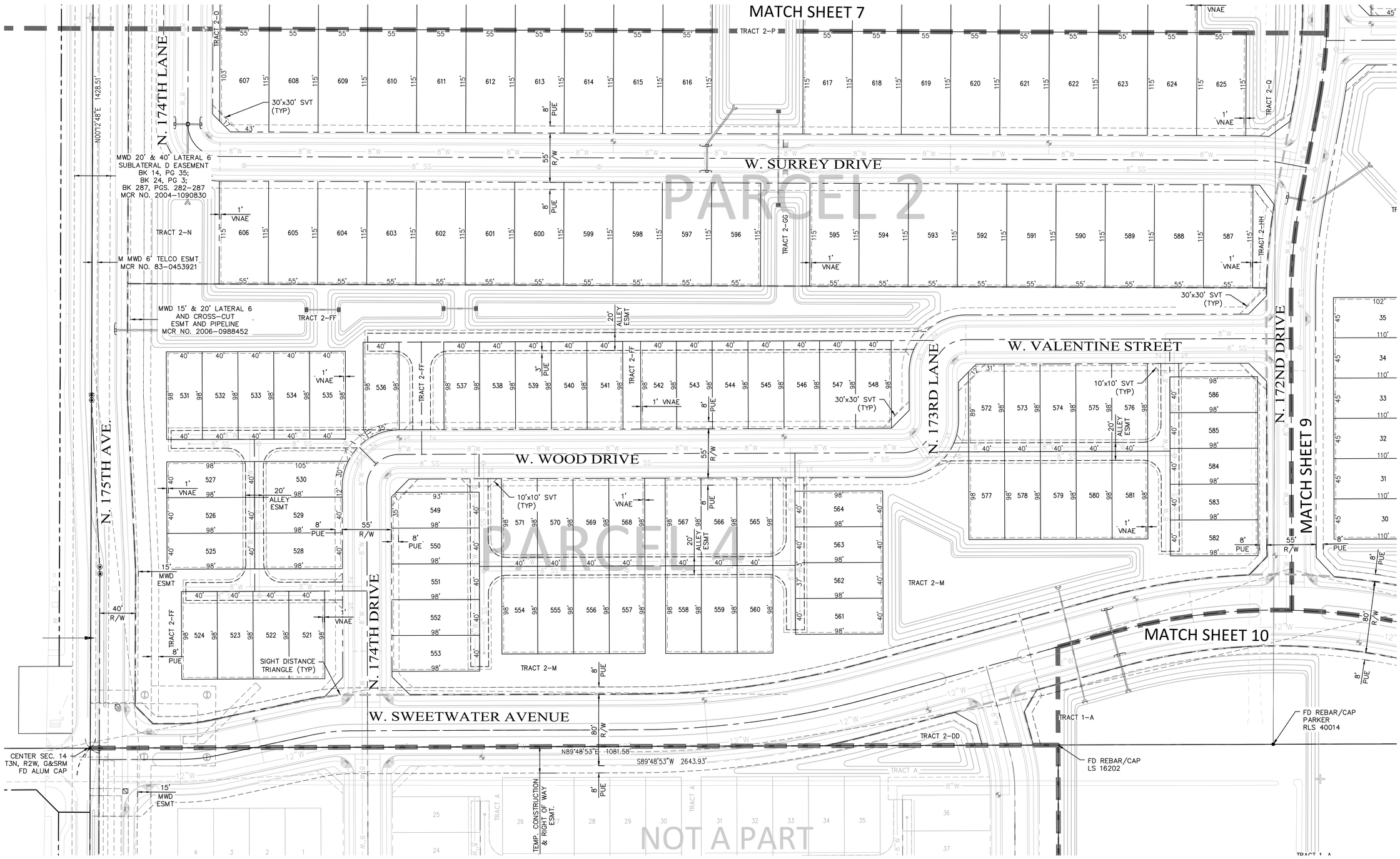

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PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
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JOB NO.: AZCD0002

SHEET 8 OF 20

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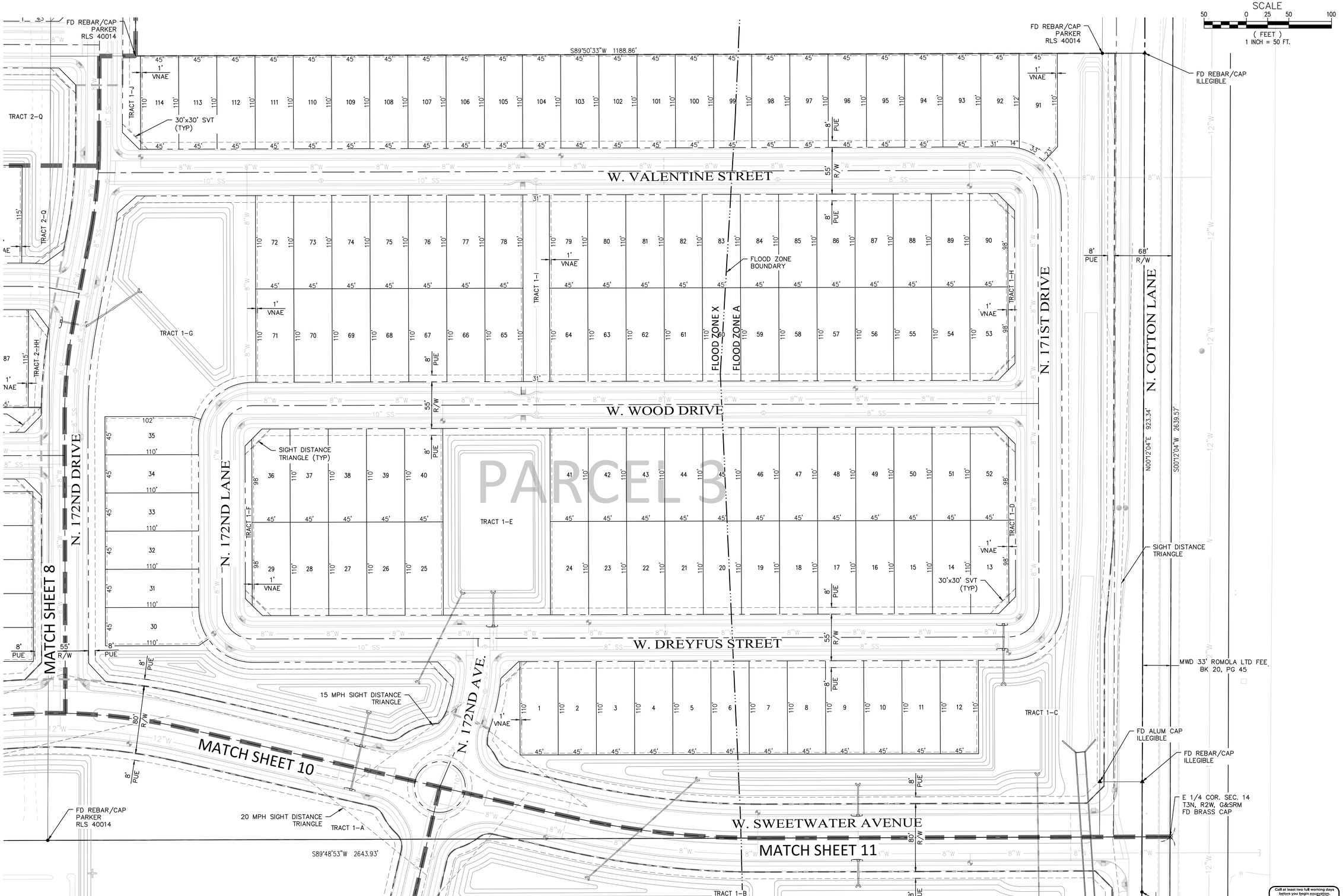

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SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 9 OF 20

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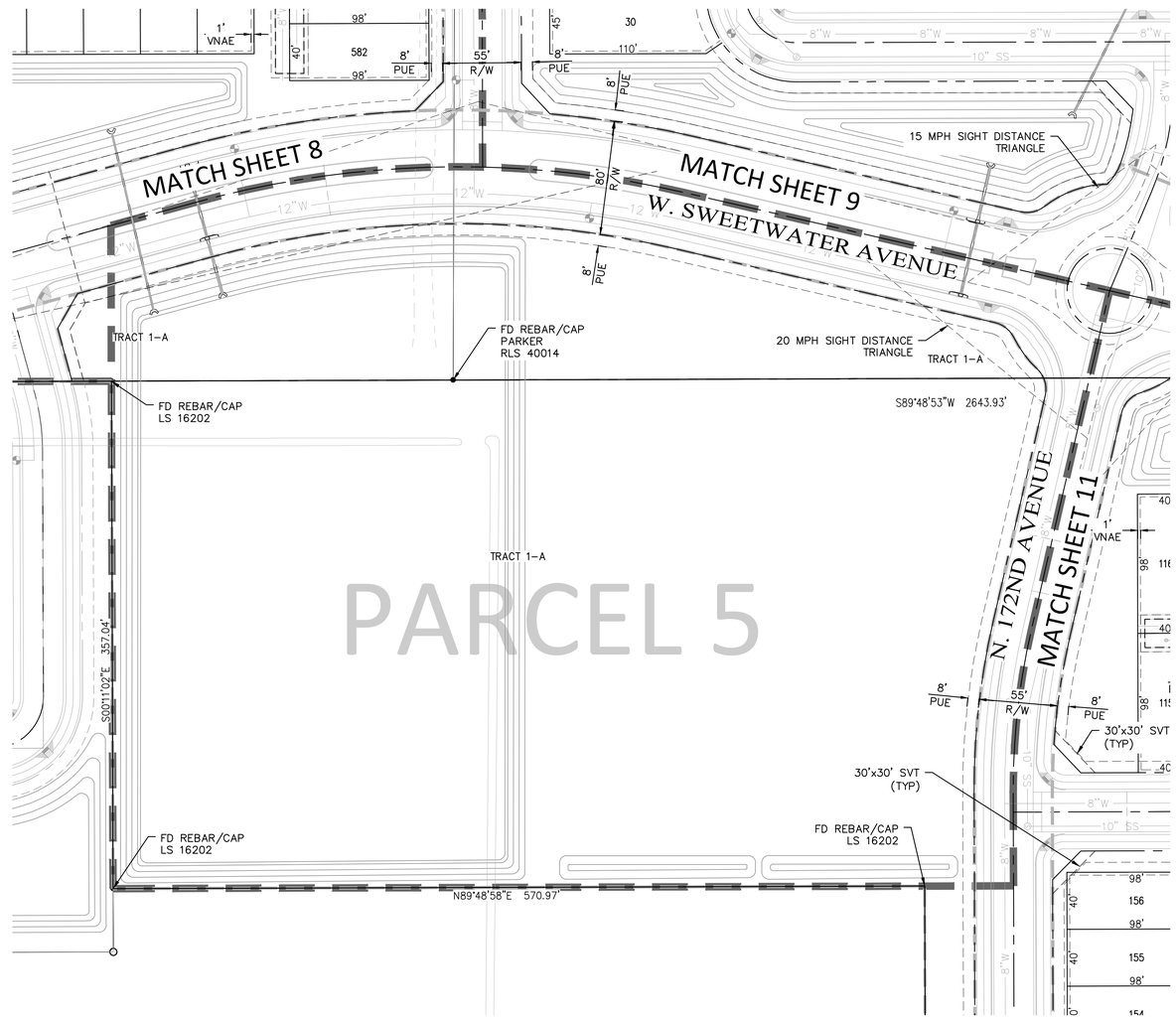

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SECTION: 14
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SHEET 10 OF 20

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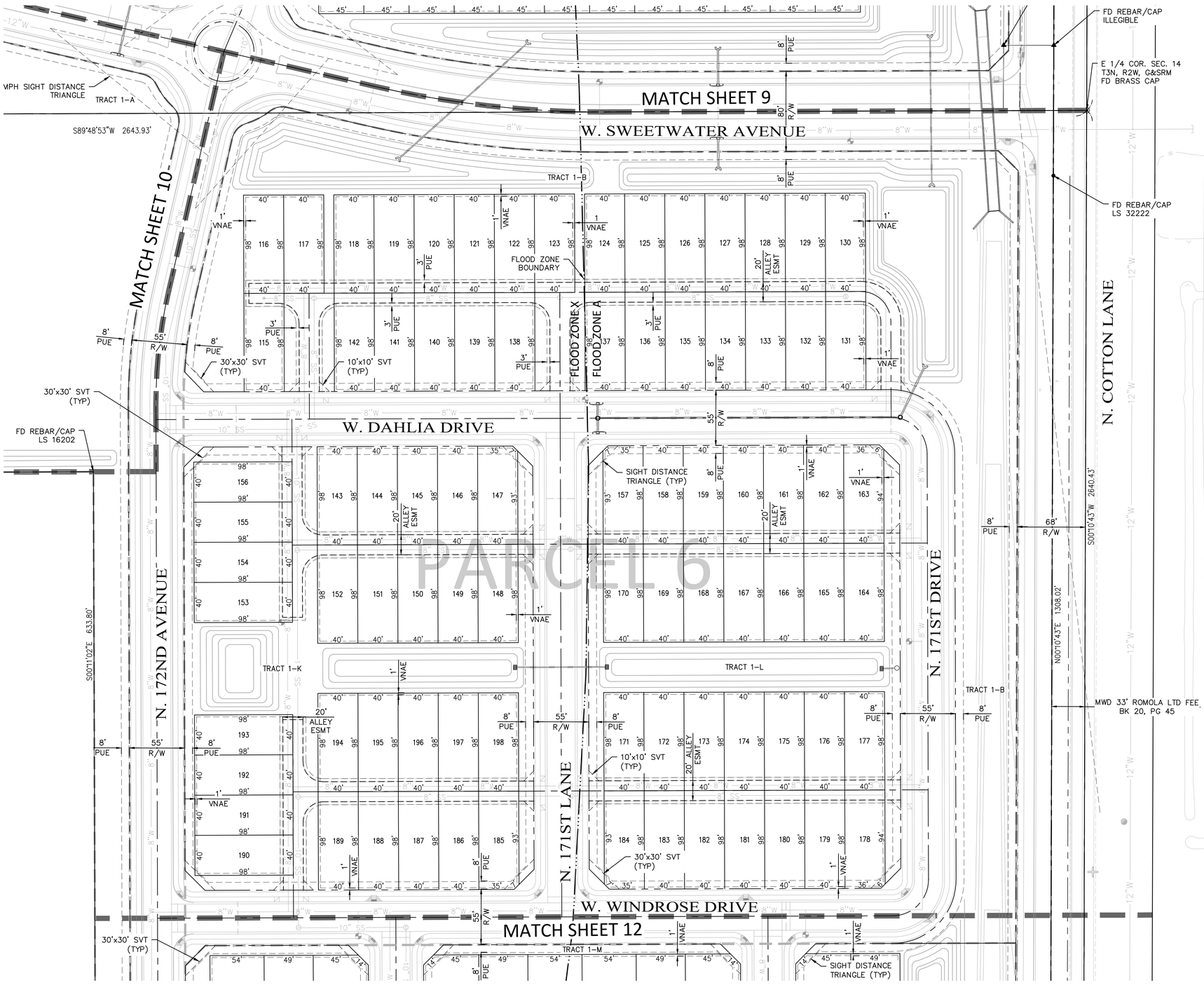

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PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
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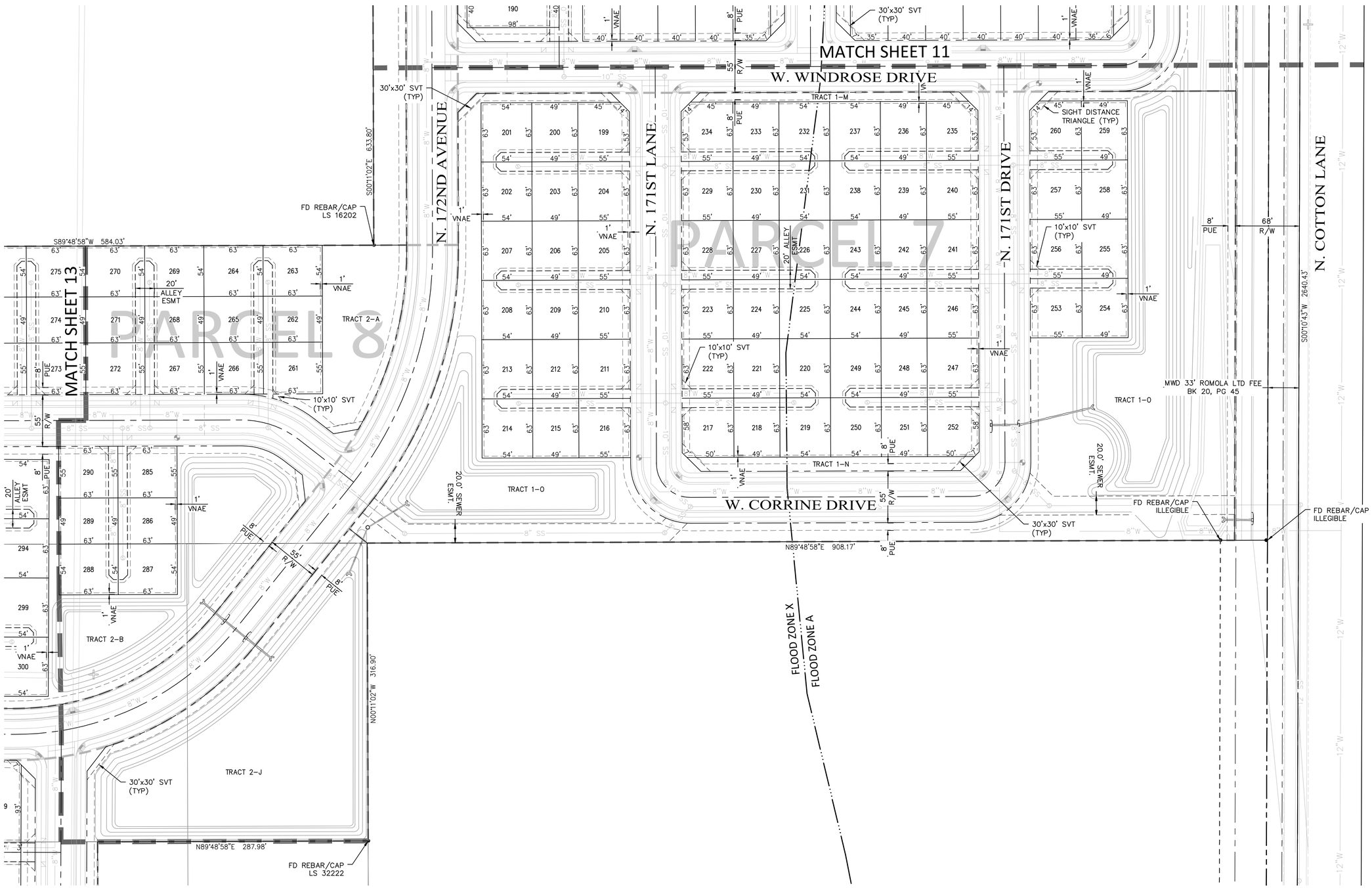

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SECTION: 14
TWNSHP: 3N
RANGE: 2W

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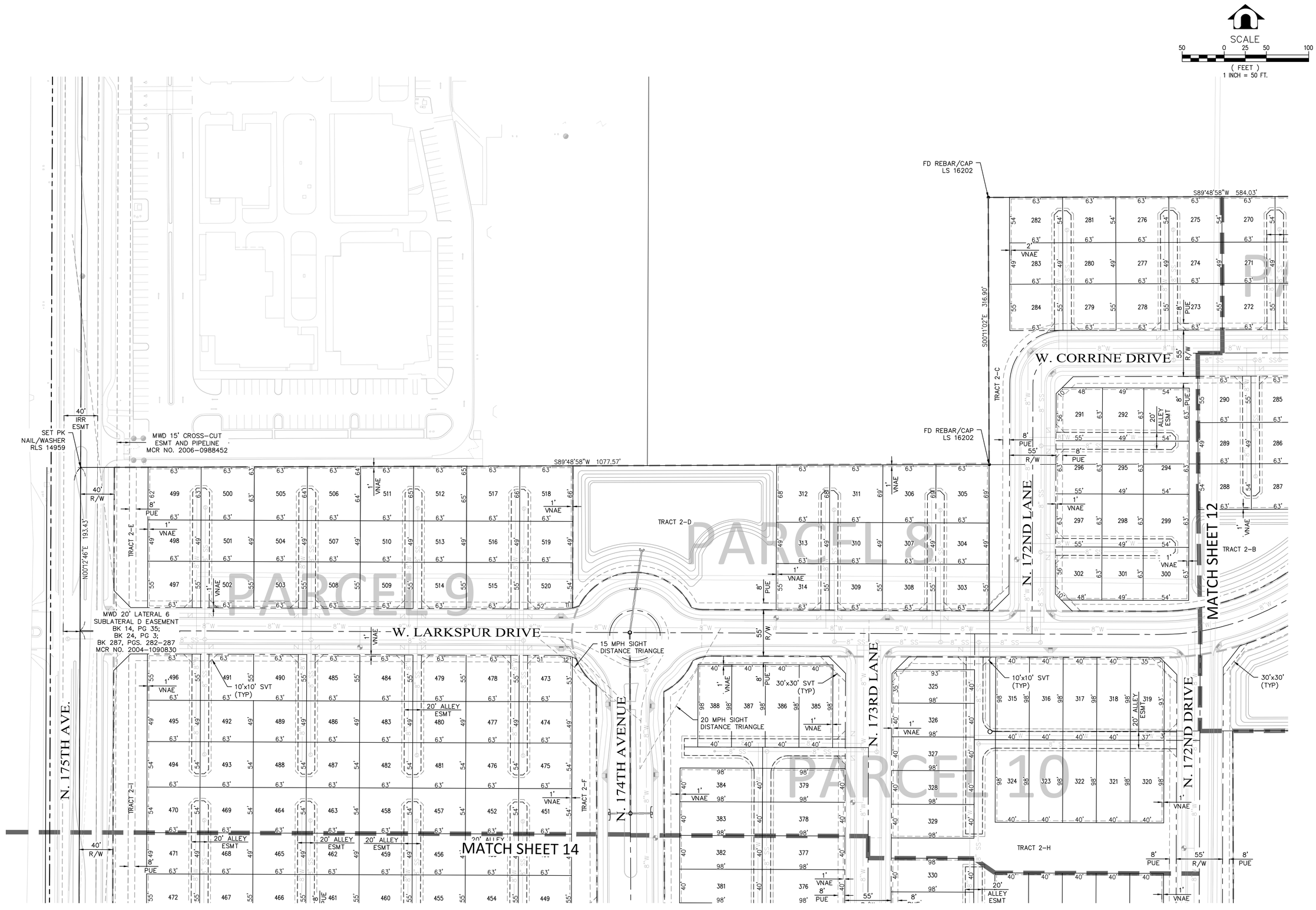

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SECTION: 14
TWNSHIP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 13 OF 20

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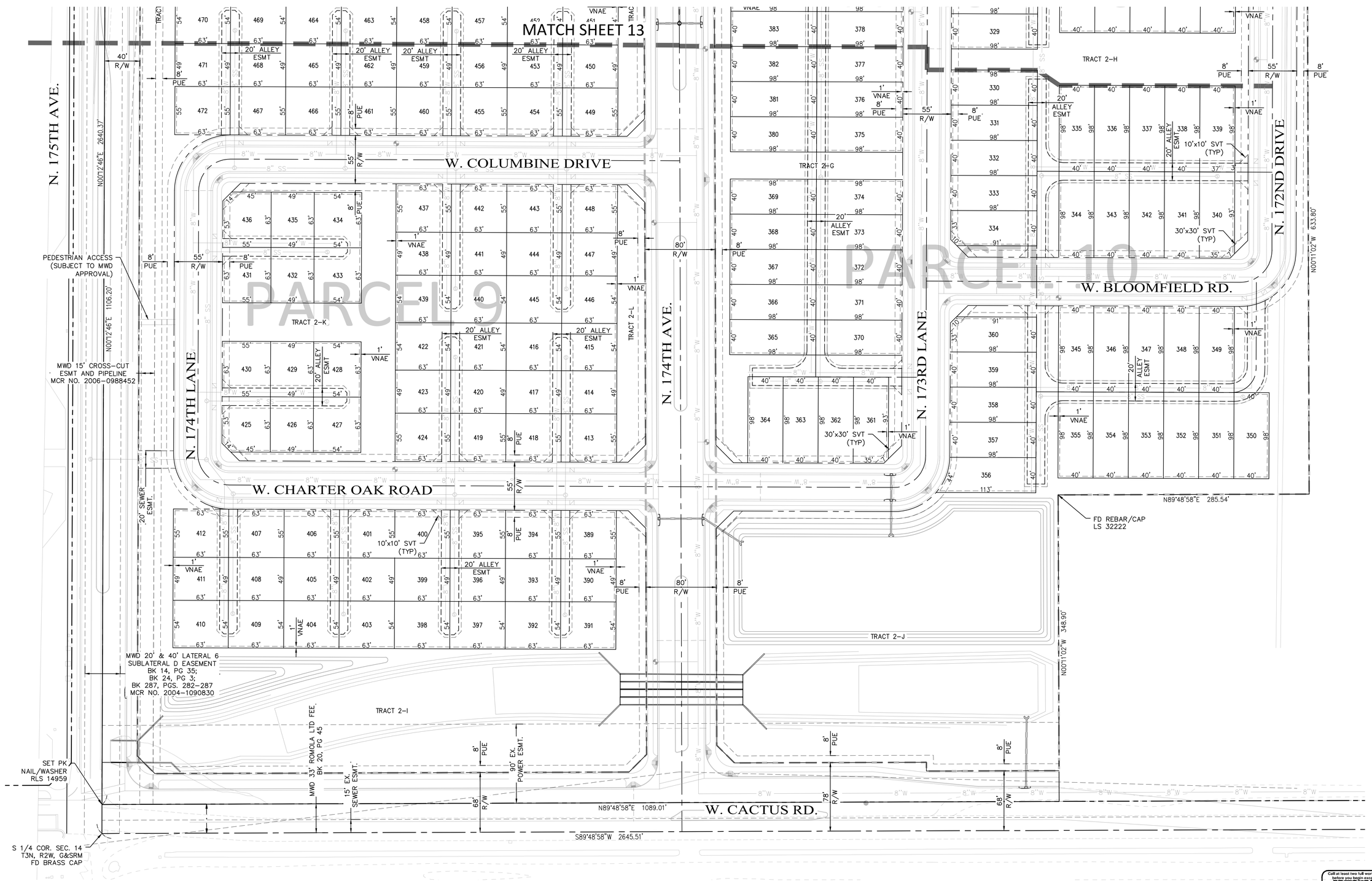

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PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
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SHEET 14 OF 20

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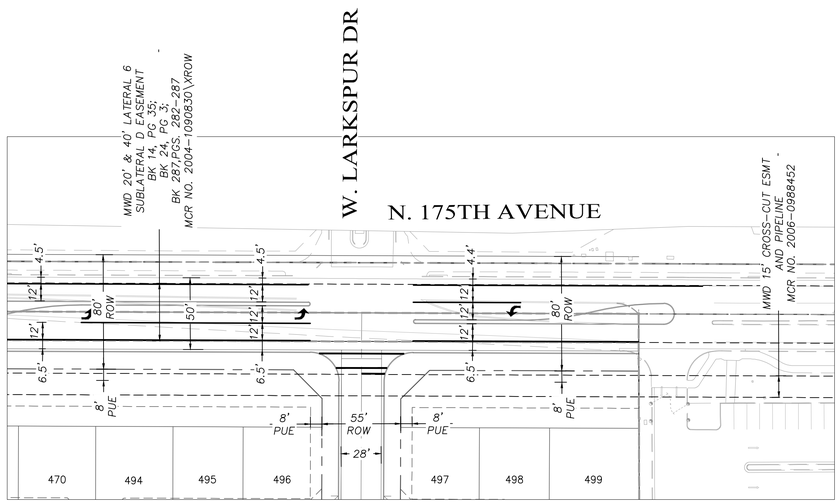

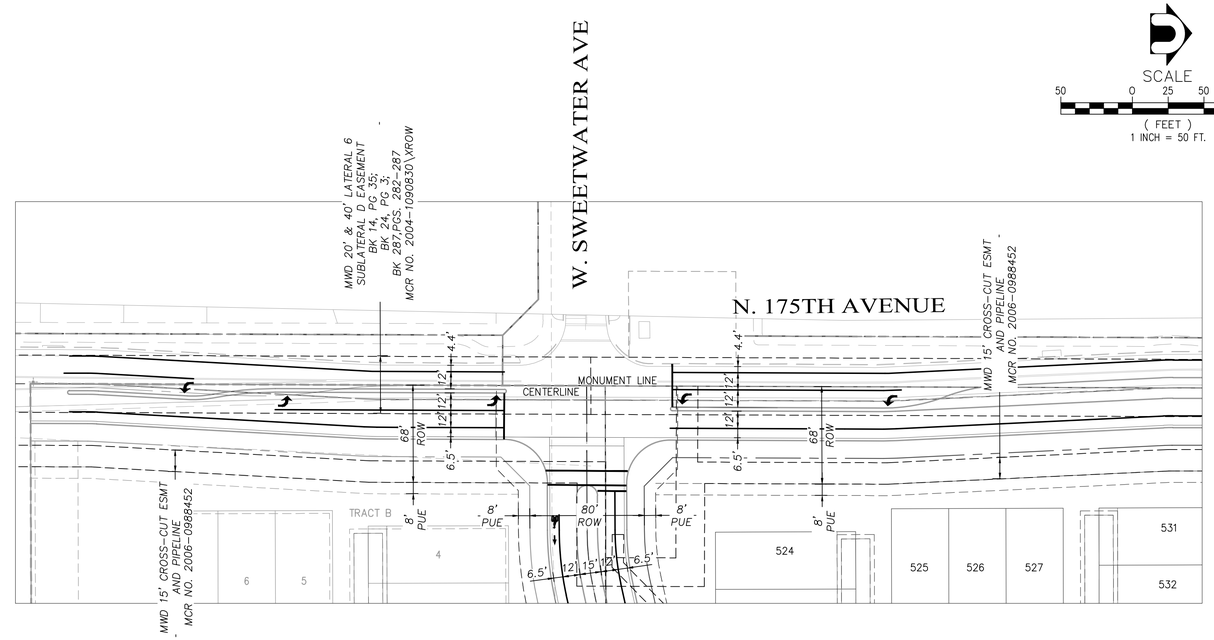

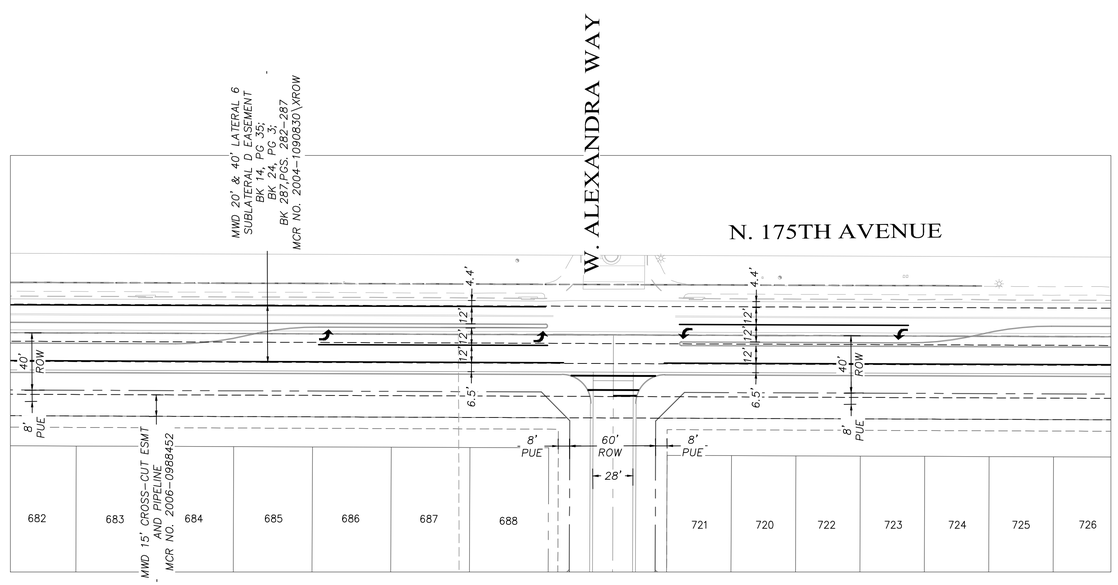

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Date Signed 11/23/16
ARIZONA U.S.A.
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PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
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RANGE: 2W

JOB NO.: AZCD0002

SHEET 15 OF 20

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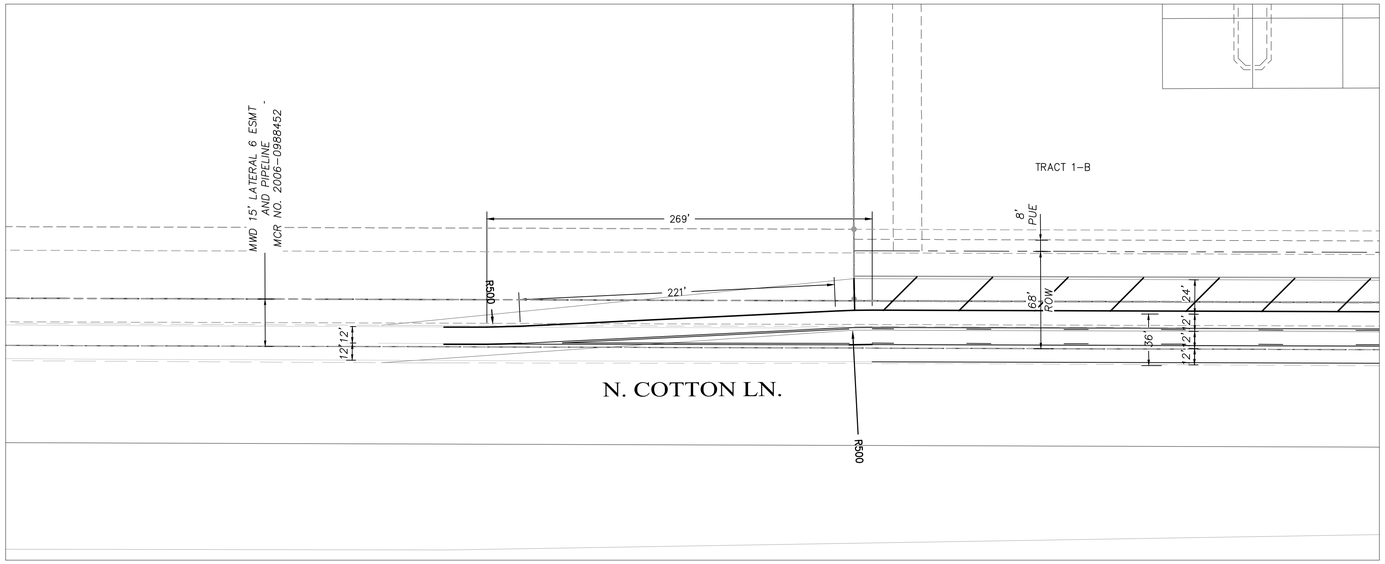

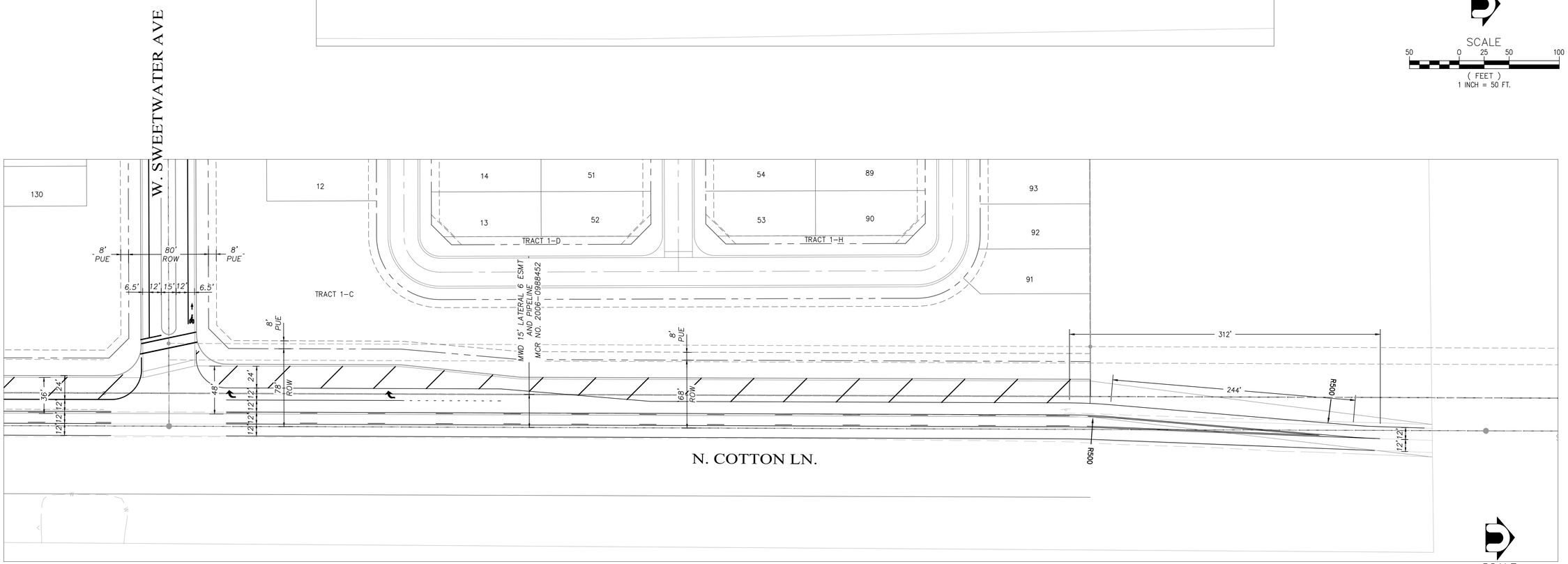

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1 INCH = 50 FT.

SCALE
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1 INCH = 50 FT.

NOTE:
ROADWAY TRANSITION AND STORAGE LENGTHS ARE CONCEPTUAL. FINAL CONFIGURATION AND DESIGN WILL BE DETERMINED PRIOR TO FINAL PLAT APPROVAL.

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ARIZONA U.S.A.
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PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 16 OF 20

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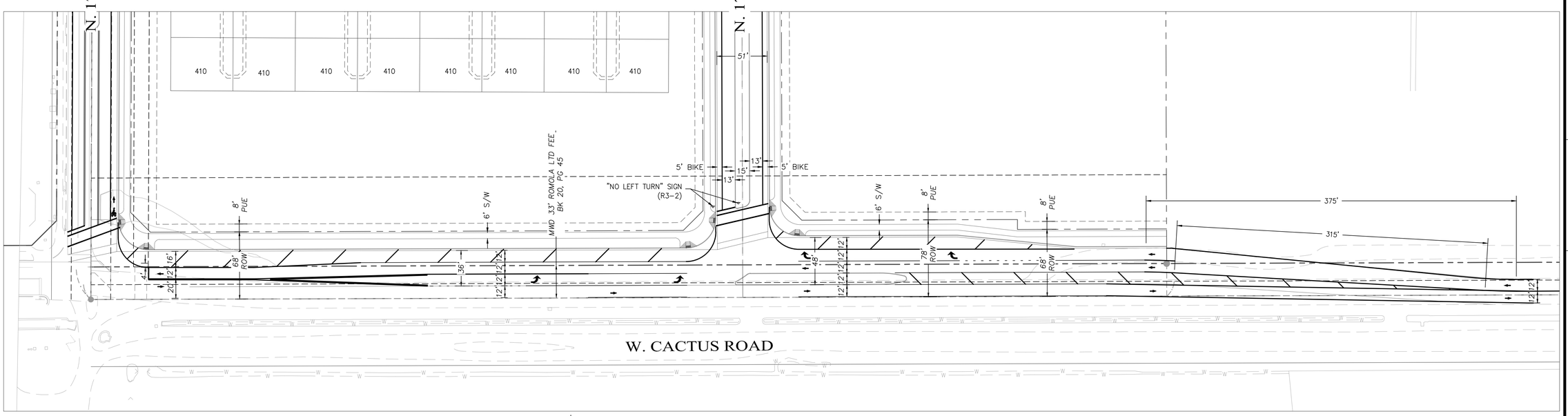
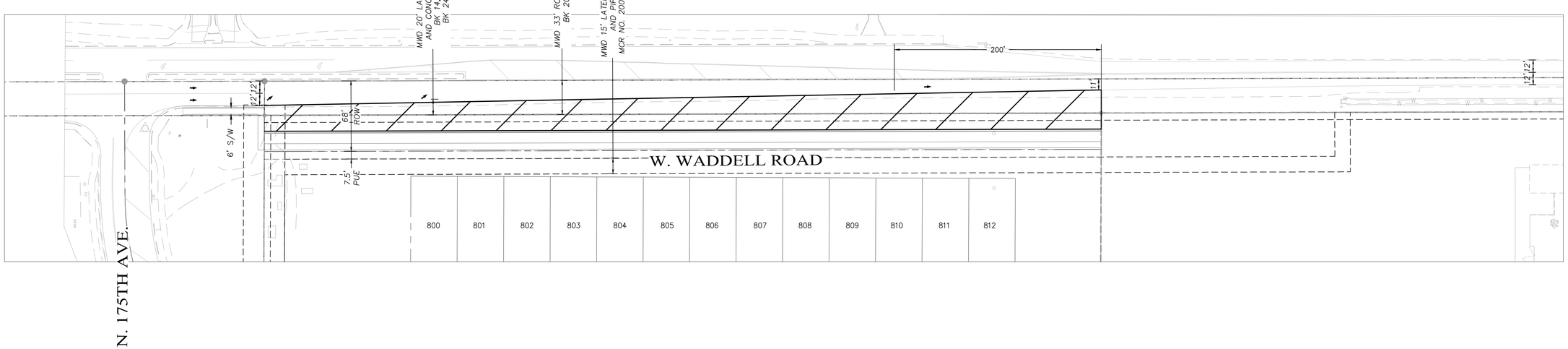




NOTE:
ROADWAY TRANSITION AND STORAGE LENGTHS ARE CONCEPTUAL. FINAL CONFIGURATION AND DESIGN WILL BE DETERMINED PRIOR TO FINAL PLAT APPROVAL.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PROJECT MANAGER: RAMZI GEORGES, P.E.

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: RYG
DATE: 11/2016

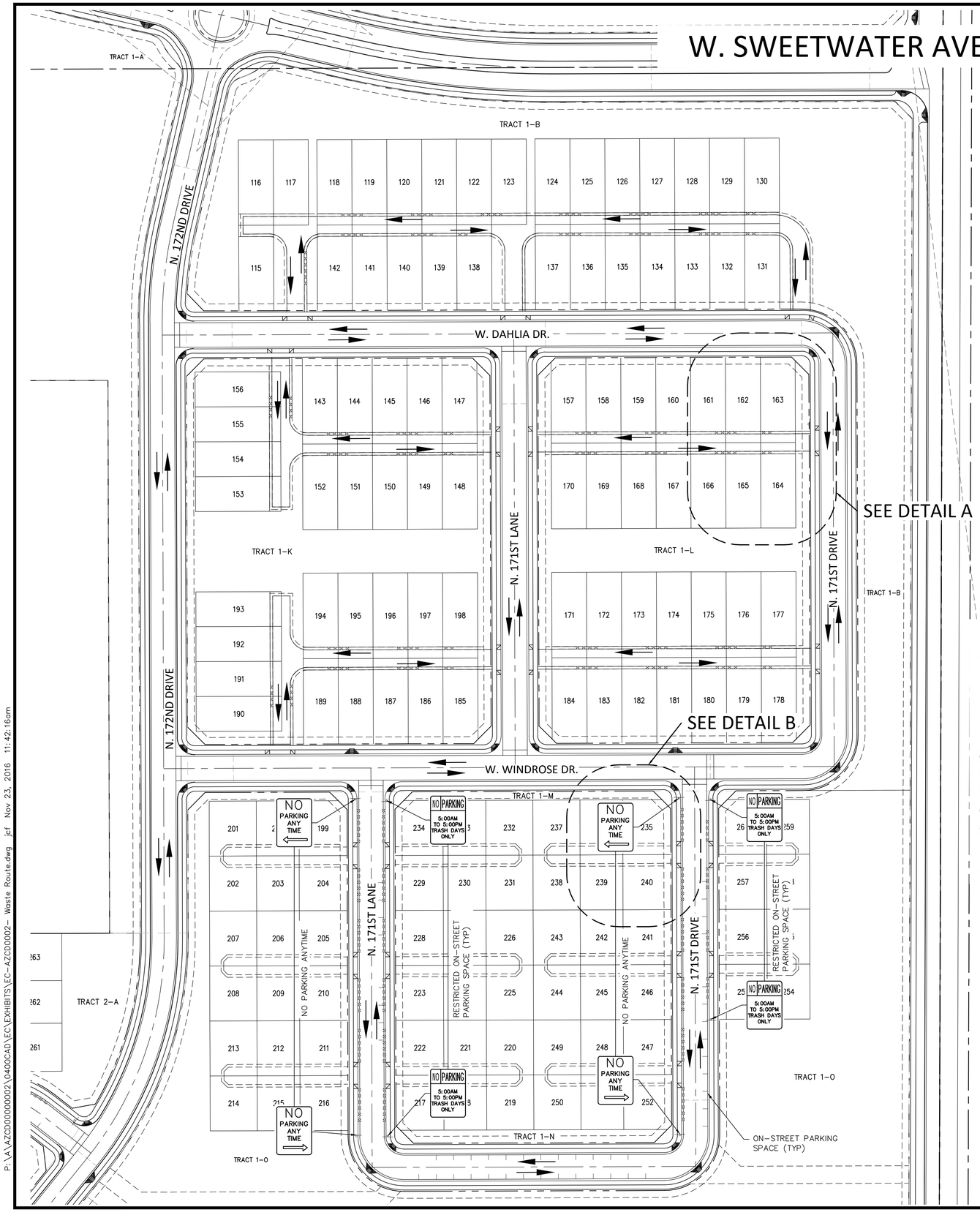
DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

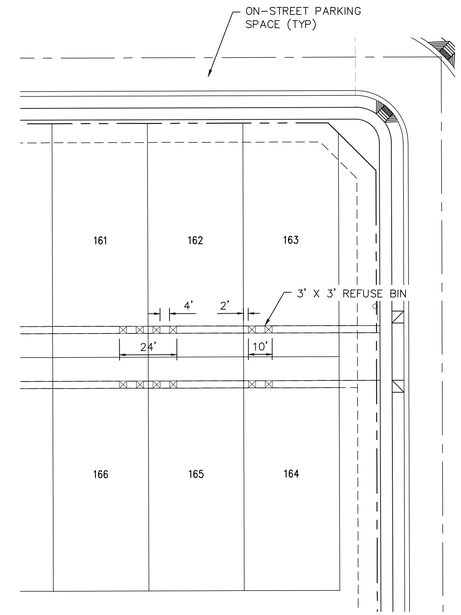
Registered Professional Engineer (Civil)
CERTIFICATE NO. 37287
RAMZI GEORGES
Date Signed 11/23/16
ARIZONA U.S.A.
EXPIRES: 3/31/2017

PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

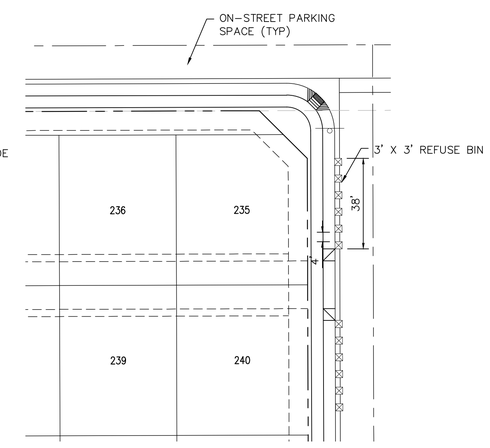
SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002





DETAIL A (ALLEY LOTS)



DETAIL B (CLUSTER LOTS)

LEGEND

- STREET SIGN FOUNDATION, C.O.S. STD. DTL 4–22
- 3' X 3' REFUSE BIN, PROVIDE T STAMPED INTO CURB PER MAG STD DTL 440–4
- COLLECTION ROUTE
- NO PARKING ANY TIME — R7–1
- NO PARKING 5:00AM TO 5:00PM TRASH DAYS ONLY — R7–304 (MODIFIED)

NOTE: SIGNAGE TO BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY THE CITY.

SCALE
60 0 30 60 120
(FEET)
1 INCH = 60 FT.

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Registered Professional Engineer (Civil) CERTIFICATE NO. 37287 RAMZI GEORGES Date Signed 11/23/16 ARIZONA U.S.A.
EXPIRES: 3/31/2017

SOLID WASTE COLLECTION ROUTE FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 18 OF 20

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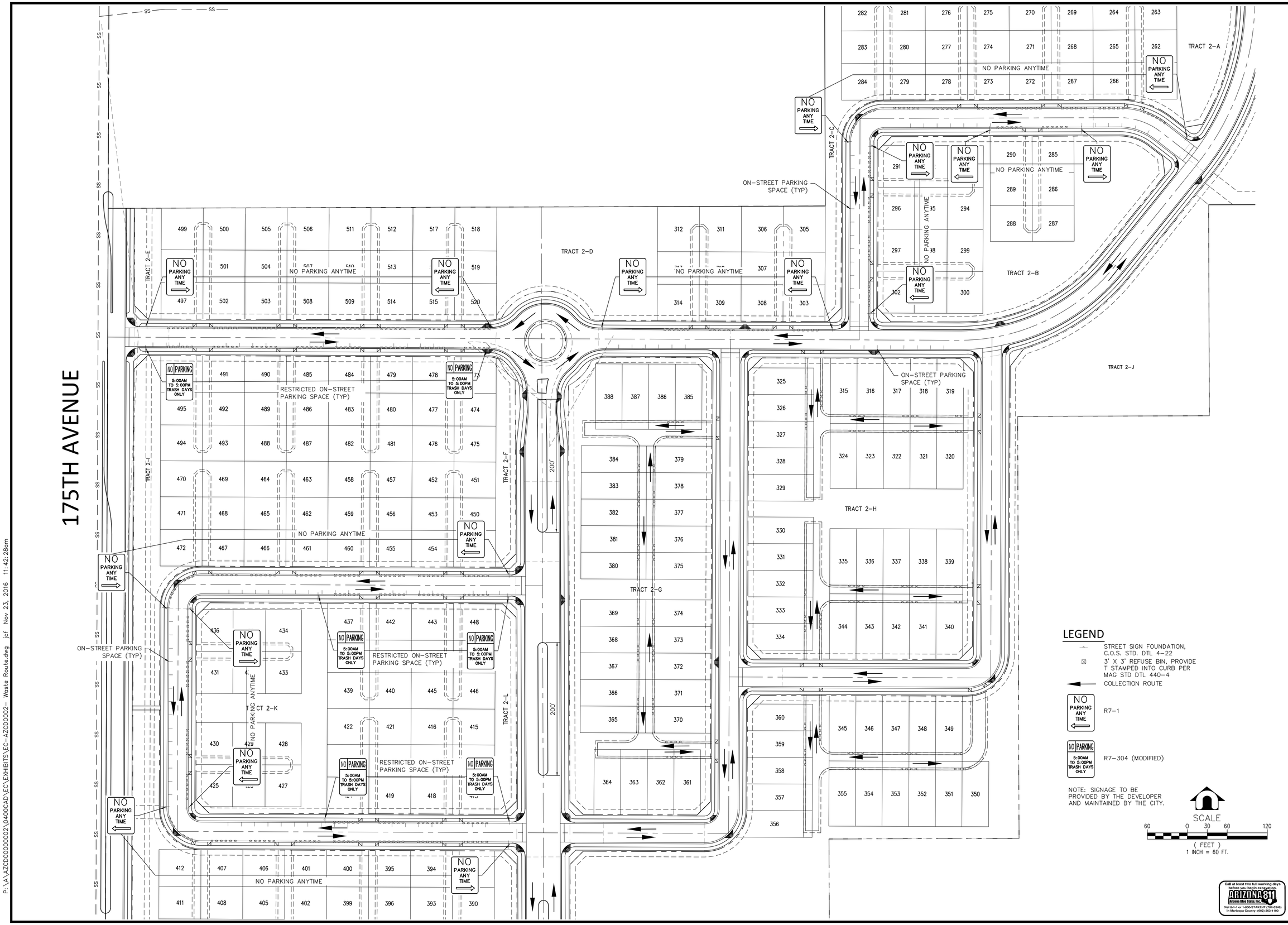

LEGEND

	STREET SIGN FOUNDATION, C.O.S. STD. DTL 4-22
	3' X 3' REFUSE BIN, PROVIDE T STAMPED INTO CURB PER MAG STD DTL 440-4
	COLLECTION ROUTE
NO PARKING ANY TIME	R7-1
NO PARKING 5:00AM TO 5:00PM TRASH DAYS ONLY	R7-304 (MODIFIED)

NOTE: SIGNAGE TO BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY THE CITY.

SCALE

60 0 30 60 120

(FEET)
1 INCH = 60 FT.

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In Maricopa County: (602) 263-1100

PROJECT MANAGER: RAMZI GEORGES, P.E.

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: RYG
DATE: 11/2016

Registered Professional Engineer (Civil)
CERTIFICATE NO. 37287
RAMZI GEORGES
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ARIZONA U.S.A.
EXPIRES: 3/31/2017

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Phoenix, Arizona 85034
Phone: 602.678.5151

SOLID WASTE COLLECTION ROUTE FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 19 OF 20

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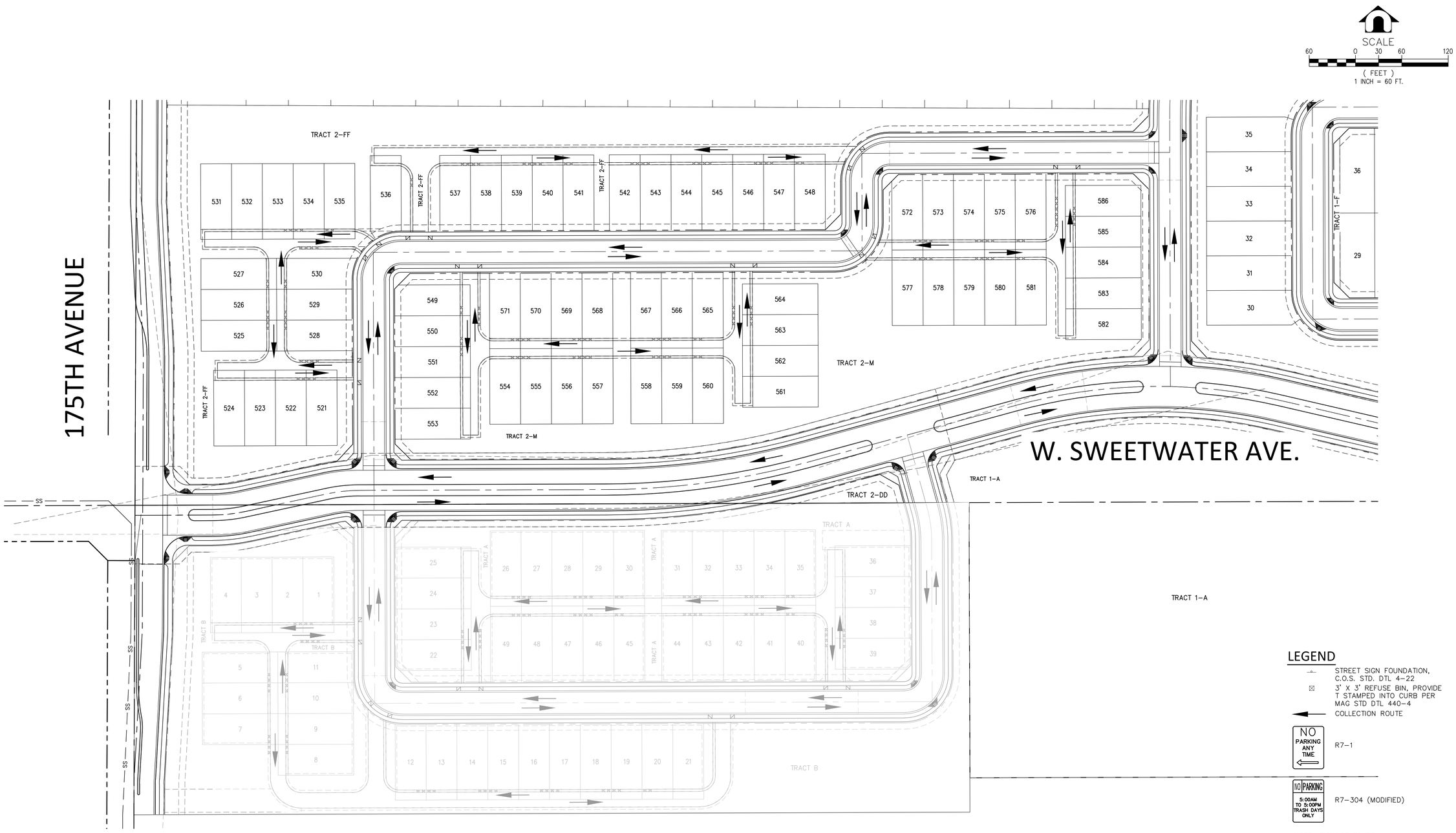

LEGEND

—o—	STREET SIGN FOUNDATION, C.O.S. STD. DTL 4–22
⊠	3' X 3' REFUSE BIN, PROVIDE T STAMPED INTO CURB PER MAG STD DTL 440–4
←	COLLECTION ROUTE
NO PARKING ANY TIME ⇦	R7–1
NO PARKING 5:00AM TO 5:00PM TRASH DAYS ONLY	R7–304 (MODIFIED)

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ARIZONA, U.S.A.
EXPIRES: 3/31/2017

SOLID WASTE COLLECTION ROUTE
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 20 OF 20

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