SURPRISE
ARIZONA

175th & Sweetwater

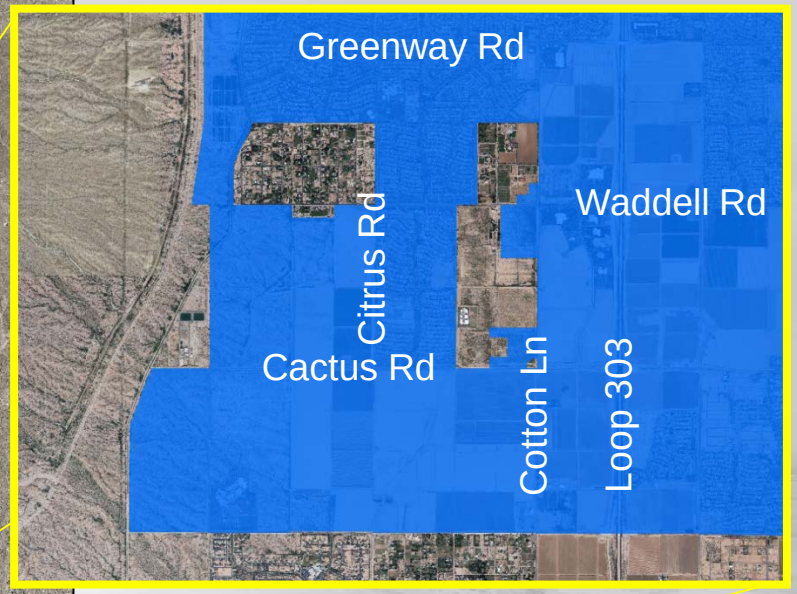
MAGNOLIA

- **FS16-391 175th & Sweetwater**
  - **Rezone**
  - **Preliminary Plat**
- **FS16-392 Magnolia**
  - **Rezone**
  - **Preliminary Plat**

Planning and Zoning Commission

January 5, 2017 (Continued from December 15, 2016)

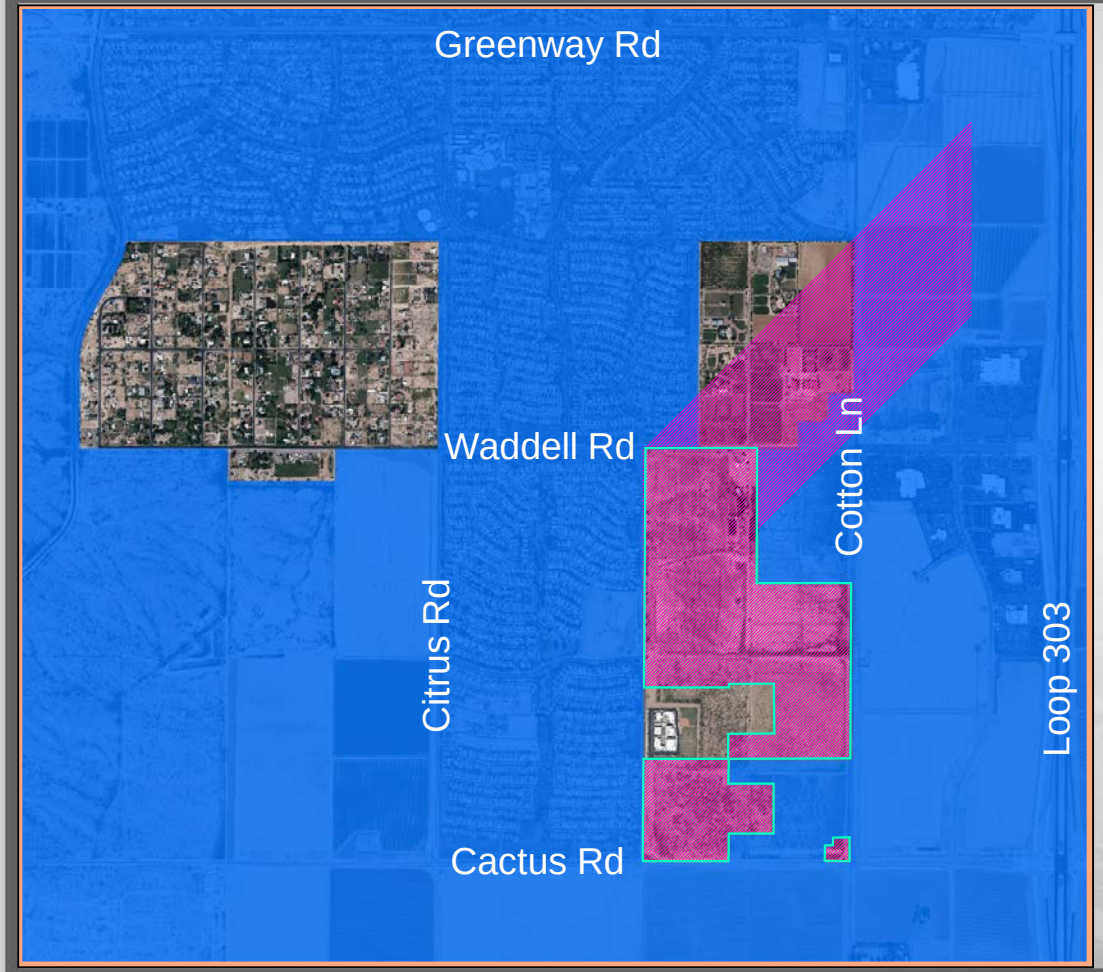
Annexation



Existing Surprise Annexation

Annexation covered under FS16-427

Annexation

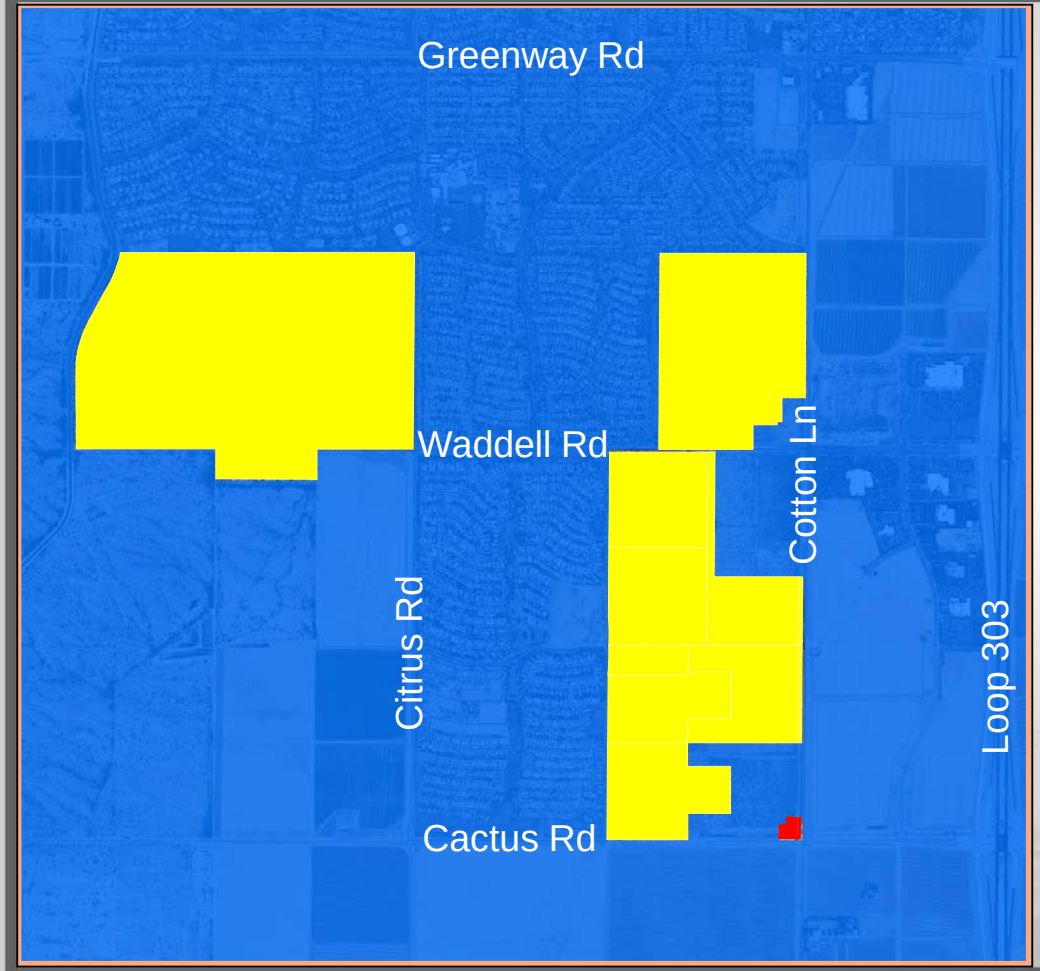


Existing Surprise Annexation

Proposed Annexation

Annexation covered under FS16-427

Annexation

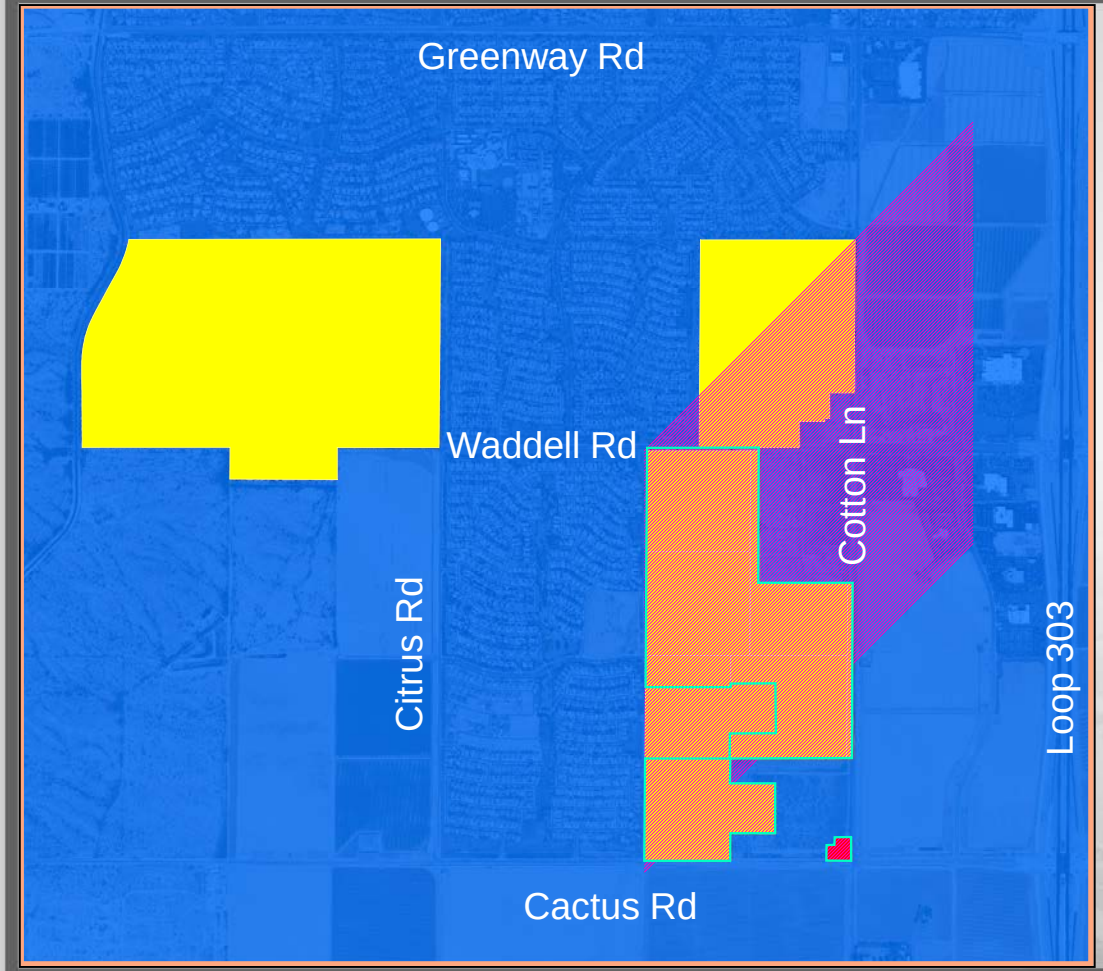


Existing Surprise Annexation

Existing County RU-43 Zoning

Existing County C3 Zoning

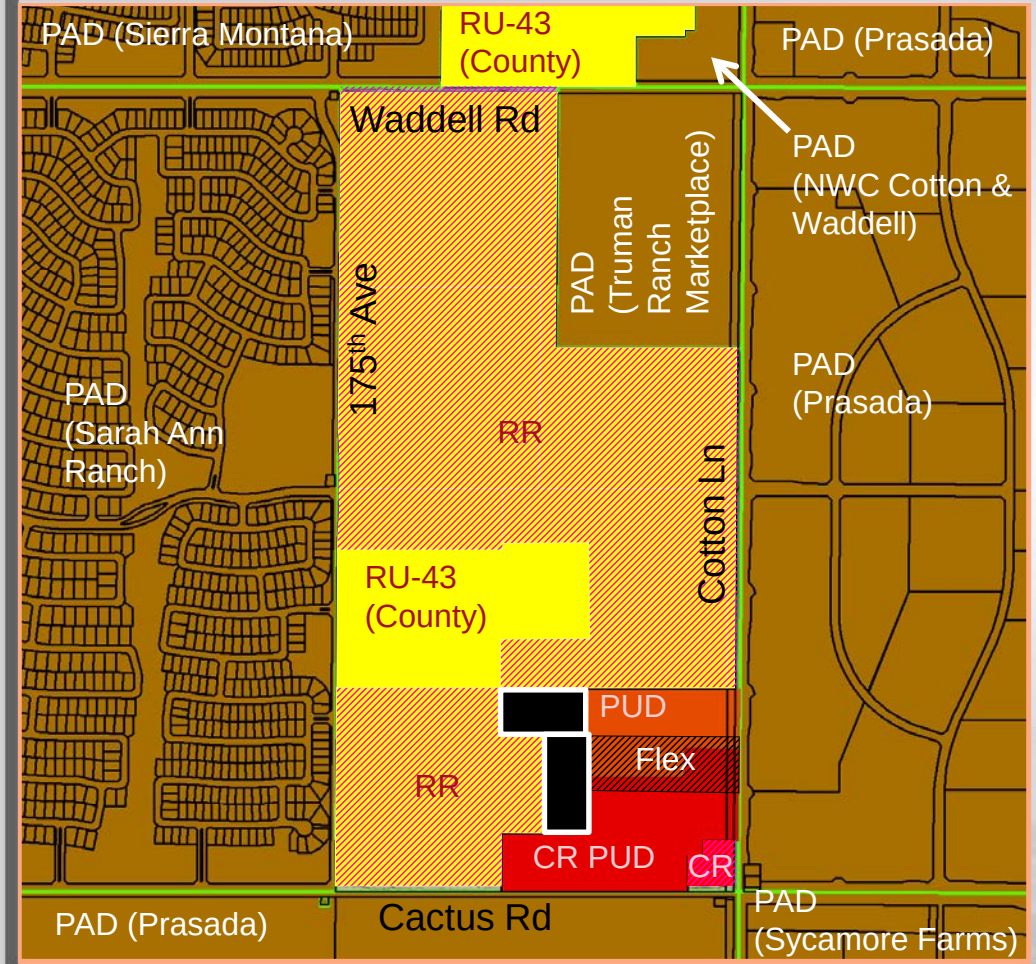
Annexation covered under FS16-427



Annexation

- Existing Surprise Annexation
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning

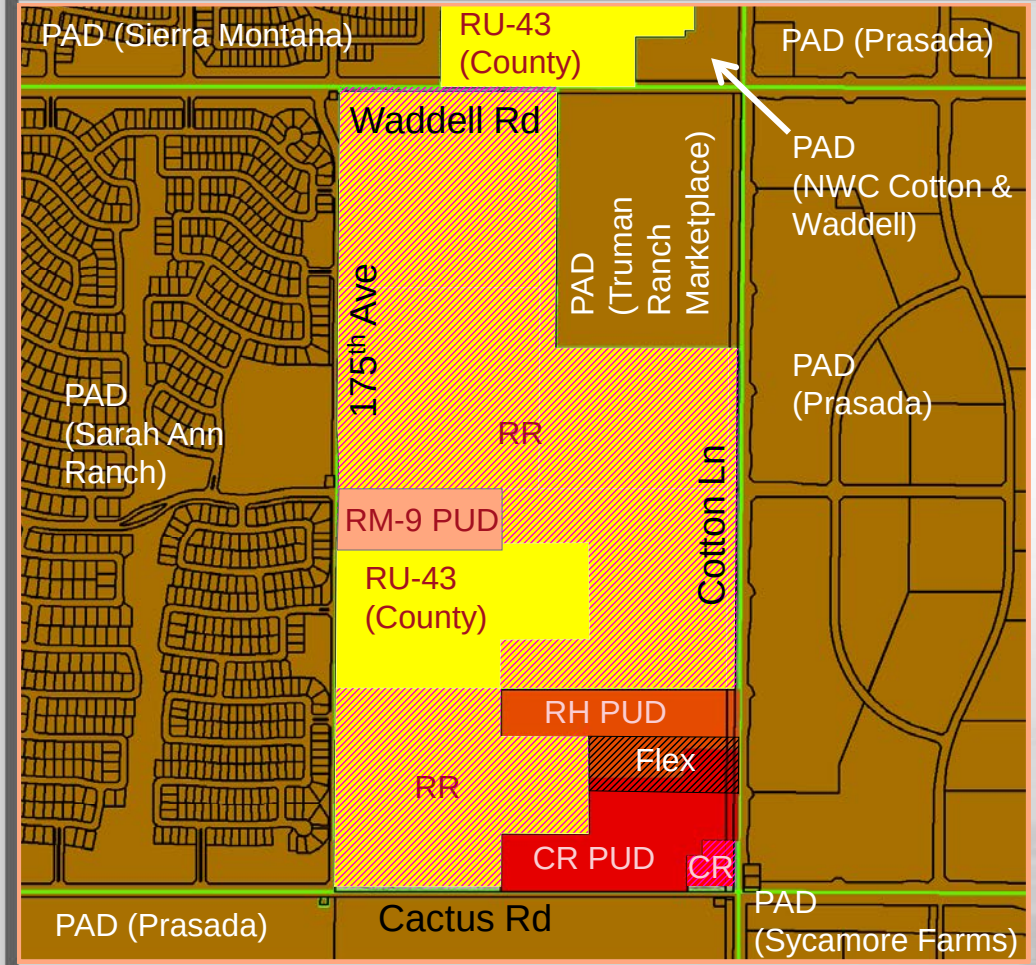
Annexation covered under FS16-427



Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning*
- Post-Annexation Surprise CR Zoning*
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning

*Post-Annexation zoning presumes prior City Council approval of Annexation request covered under FS16-427

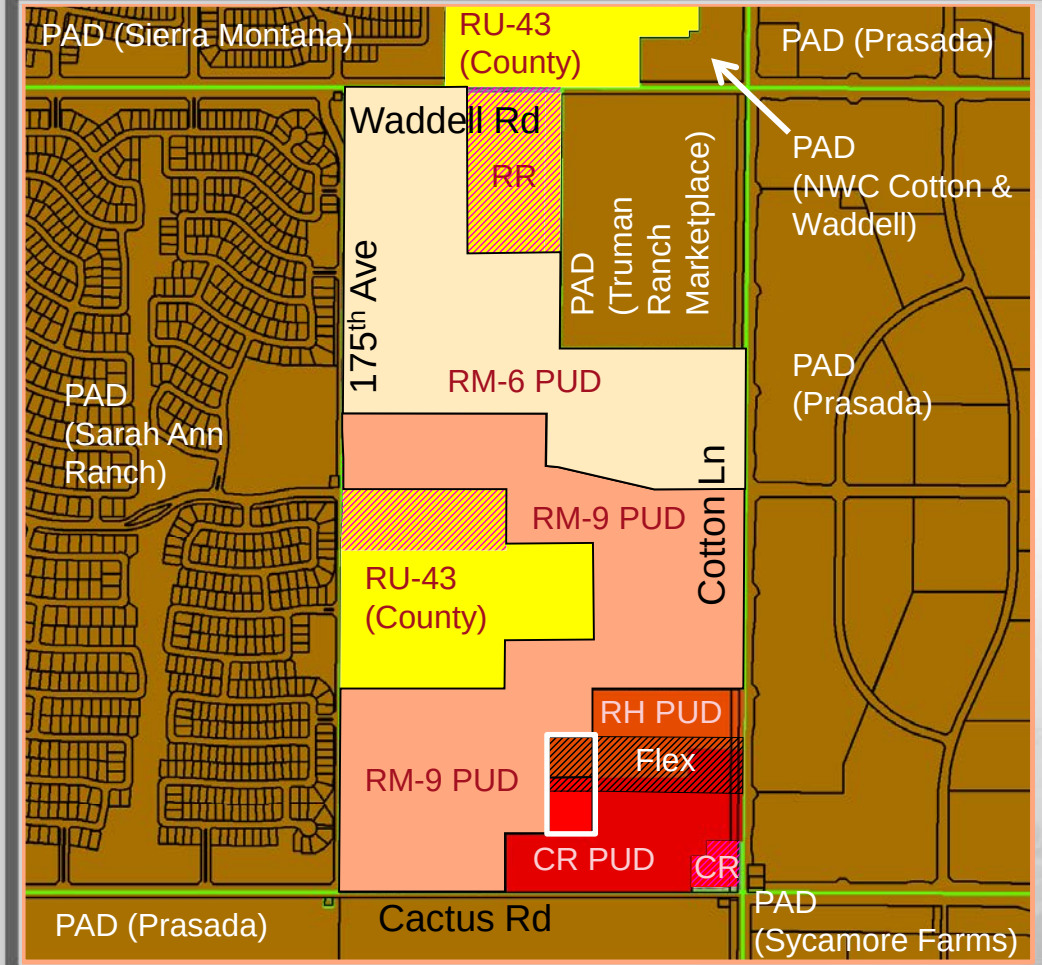


Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning

175th & Sweetwater
FS16-391

- Proposed RM-9 PUD Zoning



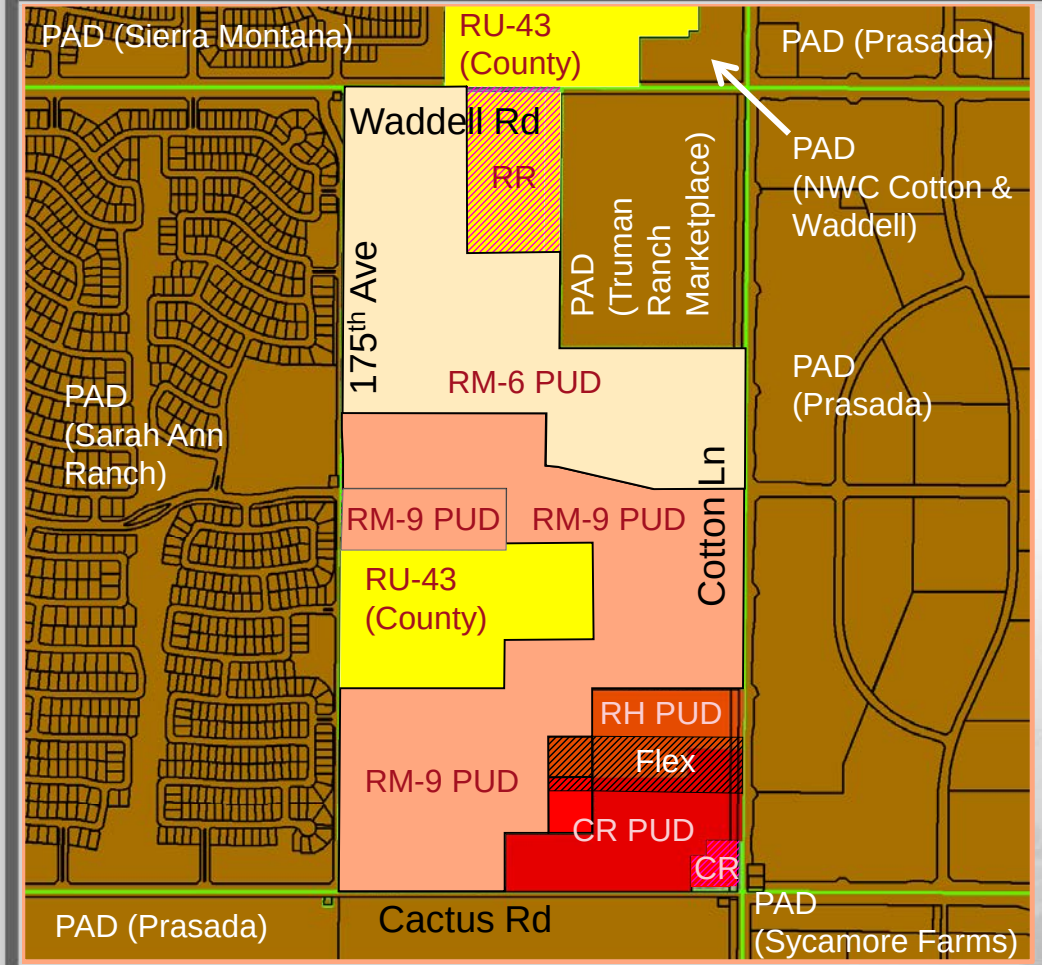
Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning

FS16-392

MAGNOLIA

- Proposed RM-9 PUD Zoning
- Proposed RM-6 PUD Zoning
- Proposed RH PUD Zoning
- Proposed CR PUD Zoning
- Proposed CR PUD / RH PUD Flex Zoning



Zone Change

- Existing Surprise PAD Zoning
- Existing County RU-43 Zoning
- Post-Annexation Surprise RR Zoning
- Post-Annexation Surprise CR Zoning
- Existing Surprise RH PUD Zoning
- Existing Surprise CR PUD Zoning
- Existing Surprise CR PUD / RH PUD Flex Zoning

FS16-392

MAGNOLIA

175th & Sweetwater

FS16-391

- Proposed RM-9 PUD Zoning
- Proposed RM-6 PUD Zoning
- Proposed RH PUD Zoning
- Proposed CR PUD Zoning
- Proposed CR PUD / RH PUD Flex Zoning

Zone Change

175th & Sweetwater
FS16-391

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

175TH & SWEETWATER
FIGURE 3: DEVELOPMENT PLAN CONCEPT

APPROX. SCALE:NTS
1640
DRAWN BY: PR
11/2/16
NORTH

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaptation by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
I:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640- FIGURE 3-DEVELOPMENT PLAN CONCEPT.dwg Nov 2, 2016

Table 1: *RM-9 PUD Development Standards*

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

Footnotes:

(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback 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 where adjacent to a public street.

Zone Change

FS16-392

Table 1: *RM-6 PUD and RM-9 PUD Development Standards*

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, front porches, courtyards 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 front 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 where 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.

Preliminary Plat

175th & Sweetwater

FS16-391

S.E.C. 175TH AVE & SWEETWATER
PRELIMINARY PLAT
SURPRISE, ARIZONA

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

LEGAL DESCRIPTION

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

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 59' 50" WEST, ALONG SAID LINE, A DISTANCE OF 1,223.09 FEET TO A POINT THAT LIES 1,089.24 FEET EASTERLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 381.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 573.52 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50' EAST, A DISTANCE OF 1,484.01 FEET;

THENCE SOUTH 0° 22' 01" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 999.62 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 0° 22' 01" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 0° 22' 01" WEST, A DISTANCE OF 233.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 0° 22'01" WEST,A DISTANCE OF 2,640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1,556.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°59'50" WEST, ALONG SAID LINE, A DISTANCE OF 1,089.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0° 23' 49" EAST, ALONG THE MID-SECTION LINE, A DISTANCE OF 1,332.63 FEET; THENCE SOUTH 89° 59'50"EAST, A DISTANCE OF 1,077.62 FEET;

THENCE SOUTH 0° 00' 10" WEST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 0° 00' 10" WEST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 573.52 FEET;

THENCE SOUTH 0° 00' 10" WEST, A DISTANCE OF 381.90 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59'50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 0° 22' 01" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 1,484.01 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 584.03 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 570.97 FEET; THENCE NORTH 0° 00'10" EAST, A DISTANCE OF 356.92 FEET;

THENCE NORTH 89° 59' 55" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1,479.27 FEET;

THENCE SOUTH 0° 22' 01" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14,A DISTANCE OF 1,307.75 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

LEGAL DESCRIPTION (CONTINUED)

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 59' 50" WEST, ALONG SAID LINE, A DISTANCE OF 250.01 FEET; THENCE NORTH 0° 22' 01" EAST, A DISTANCE OF 233.00 FEET; THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 02° 22' 01" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 0° 22' 01" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION OF SAID PROPERTY LYING WITHIN THAT CERTAIN RAILROAD RIGHT OF WAY FOR THE MAIN SPUR OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY CO., EXTENDING FROM BEARDSLEY STATION, AS CONVEYED BY DEED RECORDED IN BOOK 215 OF DEEDS, PAGE 133, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00° 21' 47" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.65 FEET;

THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 1,889.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 59' 59" WEST, A DISTANCE OF 672.15 FEET;

THENCE NORTH 00° 23' 51" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14,A DISTANCE OF 648.08 FEET;

THENCE NORTH 89° 59' 59" EAST, A DISTANCE OF 672.15 FEET;

THENCE SOUTH 00° 23' 51" WEST, A DISTANCE OF 648.08 FEET TO THE POINT OF BEGINNING; AND

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 0° 21' 47" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.65 FEET;

THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 1,484.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 59' 59" WEST, A DISTANCE OF 405.52 FEET;

THENCE NORTH 0° 23' 51" EAST, A DISTANCE OF 648.08 FEET;

THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 672.15 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 0° 23' 51" EAST, A DISTANCE OF 258.08 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 401.53 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89° 59' 55" EAST, 1,084.44 FEET ALONG SAID SOUTH LINE;

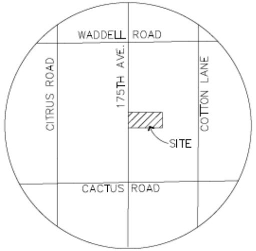
THENCE NORTH 0° 00' 16" WEST, A DISTANCE OF 44.60 FEET;

THENCE SOUTH 89° 59' 53" EAST, A DISTANCE OF 570.96 FEET;

THENCE SOUTH 0° 00' 03" WEST, A DISTANCE OF 633.83 FEET;

THENCE NORTH 89° 59' 48" WEST, A DISTANCE OF 584.03 FEET;

THENCE SOUTH 0° 00' 15" WEST, A DISTANCE OF 316.95 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SECTION 14, T3N, R2W
NTS

SITE DATA

EXISTING ZONING:	RM-9 PUD
GROSS AREA:	10.0 AC
NET AREA:	9.1 AC
LOT COUNT:	49 LOTS
DENSITY:	5.5
OPEN SPACE AREA:	2.4 AC

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	to be determined	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	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 8' setback for (unless adjacent to a PUE, in which case the minimum front setback 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.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEYED PROPERTY IS LOCATED WITHIN THE 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.

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 STREET CROSS SECTIONS
3 DETAILS
4 PRELIMINARY PLAT
5 SOLID WASTE COLLECTION ROUTE PLAN

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 COT! 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
STORM DRAIN
SEWER MANHOLE
UTILITY POLE / RISER
CATCH BASIN
STORM DRAIN MANHOLE
SIGN
FIRE HYDRANT
GRADE BREAK

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

37287 RAMZI GEORGES
EXPIRES: 3/31/2017

PRELIMINARY PLAT FOR SEC 175TH AVE. & SWEETWATER CITY OF SURPRISE, ARIZONA

ANNEXATION CASE # FS16-427
ZONING CASE # FS16-392

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.: AZCD0002

SHEET 1 OF 5

P:\A\AZCD00000002\0400CAD\PL_SHEETS\PRE-PLAT – PARCEL B\PL-PR-01-AZCD0002.dwg jcf Nov 28, 2016 6:22:53am

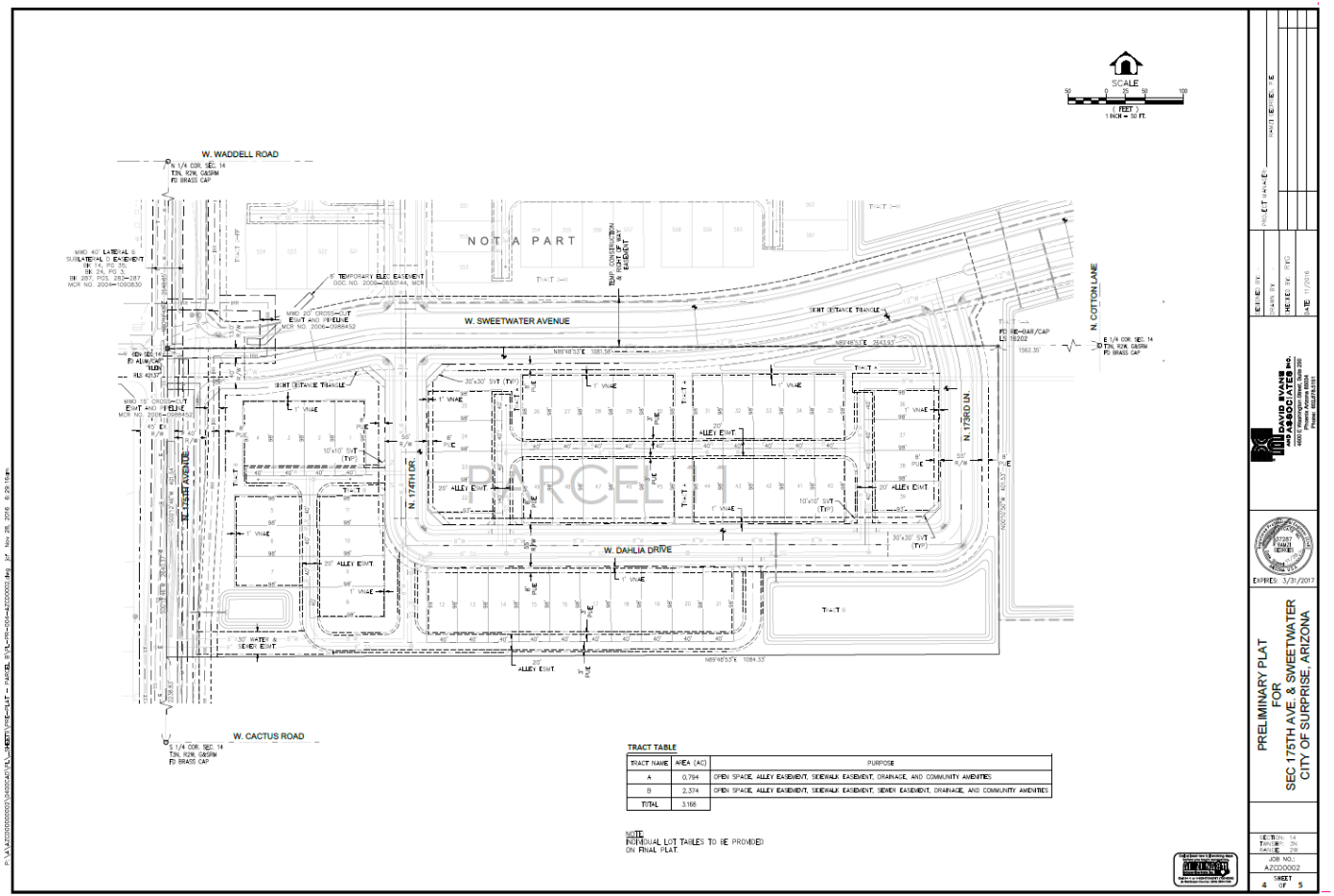
Preliminary Plat

- 49 Alley Loaded Lots in RM-9 PUD Zoning District
- Will integrate with Magnolia
- Must plat concurrently with Magnolia Phase I or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities and be part of the Magnolia HOA

Preliminary Plat

175th & Sweetwater

FS16-391



TRACT TABLE

TRACT NAME	AREA (AC)	PURPOSE
A	0.794	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, DRAINAGE, AND COMMUNITY AMENITIES
B	2.374	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, SEWER EASEMENT, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	3.168	

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

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: RTG
DATE: 1/20/16

SHEET REVISIONS

DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 300
Phoenix, AZ 85034
Phone: 602.678.8183

EXPIRES: 3/31/2017

PRELIMINARY PLAT
FOR
SEC 175TH AVE. & SWEETWATER
CITY OF SURPRISE, ARIZONA

SECTION: 14
TOWNSHIP: 3N
RANGE: 2W

JOB NO.:
AZCD0002

SHEET
4 OF 5

P:\AZCD0002\0000\DWG\PLAT\PLAT_SHEET\PRE-PLAT - PHASE B\TL-PR-004-AZCD0002.dwg, jpf, Nov 28, 2016 - 8:29:11am

Preliminary Plat

175th & Sweetwater
FS16-391

Table 1: *RM-9 PUD Development Standards*

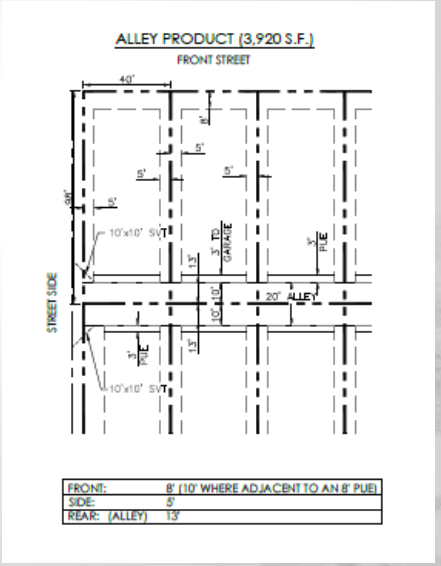
Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft)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

Footnotes:

(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback 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 where adjacent to a public street.



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 HEAL 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 HEAL 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 HEAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, NORTH 00°11'02" WEST, 633.80 FEET TO THE NORTHEAST CORNER OF THAT HEAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709;

THENCE ALONG THE NORTHERLY LINE OF THAT HEAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, SOUTH 89°48'58" WEST, 570.97 FEET TO A POINT ON THE NEAST LINE OF THAT HEAL 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°12'46" 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°12'46" 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 1332.80 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;

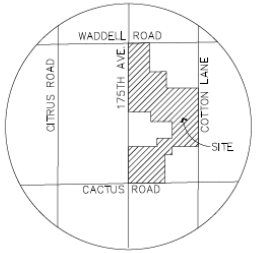
THENCE SOUTH 89°48'58" WEST, 285.54 FEET;

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 KAUSH

PLANNER

LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: MARK HEDGE
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 ODEIDEH, PE
e-mail: ryp@dewinc.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 CO7I 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
- E ELECTRICAL
- G GAS
- SANITARY SEWER
- T TELEPHONE
- W WATER
- OHE OVERHEAD ELECTRIC
- FLOW LINE
- IRRIGATION LINE
- PUE
- VNAE
- STORM DRAIN
- S 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 dig
ARIZONA BLUE STAKE, INC.
Arizona Law (A.R.S. 40-360.21, et. al.) requires you to notify all utility companies before you excavate. Toll free 1-800-782-5348

REVISED BY:
DRAWN BY:
CHECKED BY: RYC
DATE: 11/2016

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

EXPIRES: 3/31/2017

PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

ANNEXATION CASE #: P16-427
ZONING CASE #: P16-392
SECTION: 14
TOWNSHIP: 3N
RANGE: 2W
JOB NO.: AZ00002
SHEET 1 OF 20

MAGNOLIA

Preliminary Plat

FS16-392

Preliminary Plat

FS16-392

- 812 Lots Total
  - 215, 45’ x 110 Standard Lots in the RM-6 PUD Zoning District
  - 125, 55’ x 115’ Standard Lots in the RM-6 PUD Zoning District
  - 224, Alley Loaded Lots in the RM-9 PUD Zoning District
  - 248, Cluster Lots in the RM-9 PUD Zoning District

Preliminary Plat

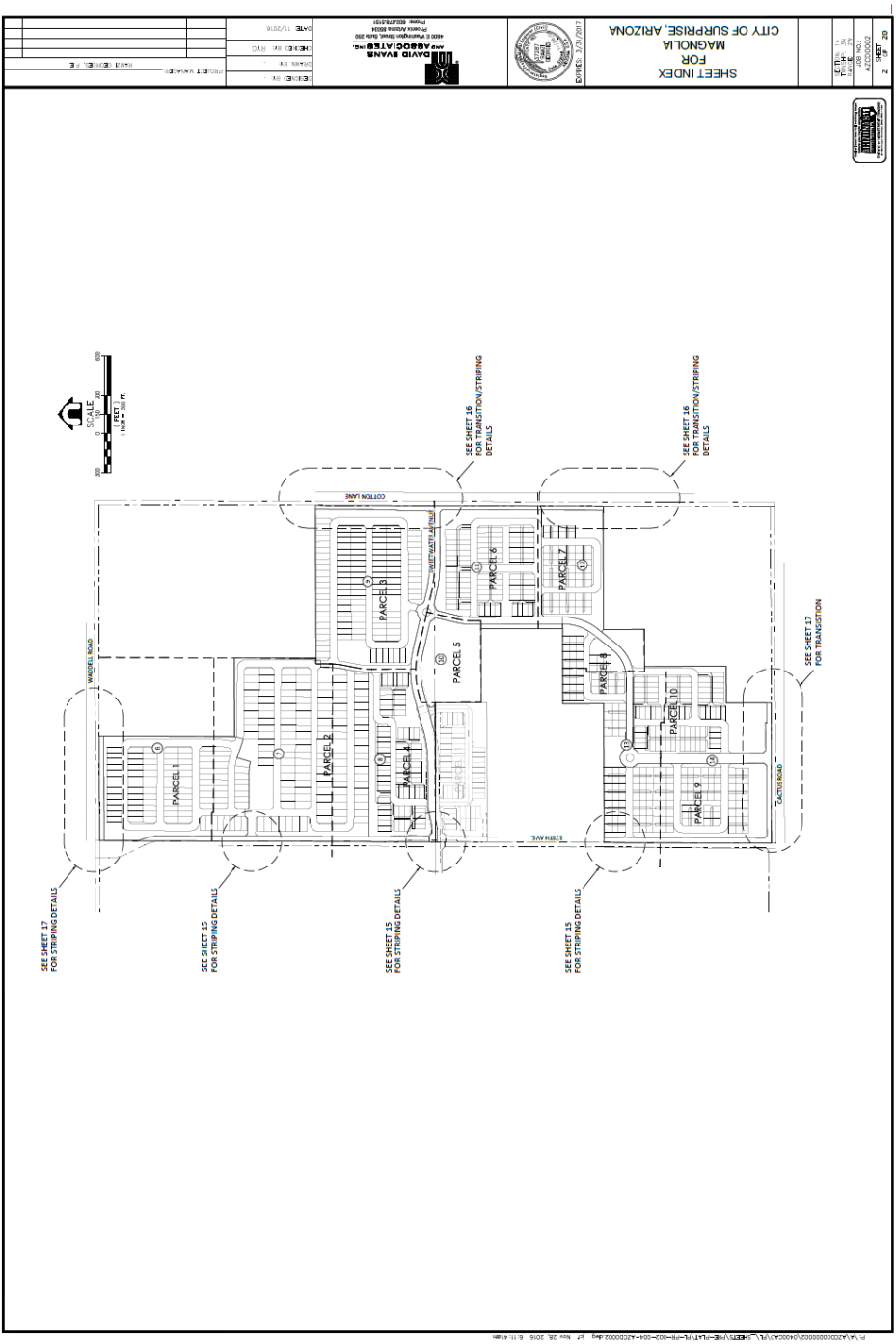
FS16-392

- Will integrate with 175th & Sweetwater Project
- Phase I must plat concurrently with 175th & Sweetwater Project or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities with the 175th & Sweetwater project and be part of a combined Magnolia HOA

Preliminary Plat

175th & Sweetwater

FS16-391

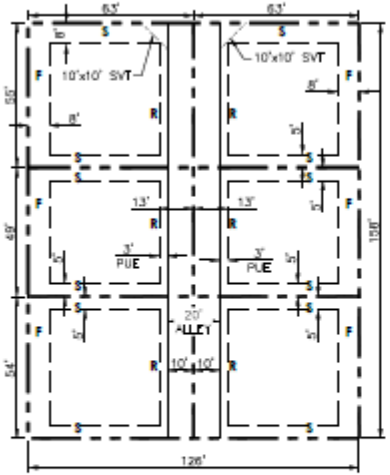


Preliminary Plat

FS16-392

MAGNOLIA

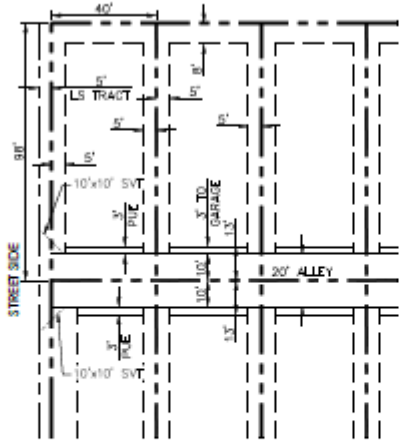
CLUSTER PRODUCT



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

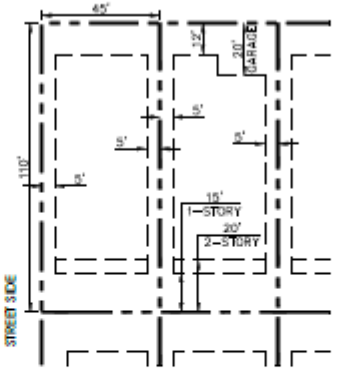
FRONT:	8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE:	5'
STREET SIDE:	8' (10' WHERE ADJACENT TO AN 8' PUE)
REAR: (ALLEY)	13'

ALLEY PRODUCT (3,920 S.F.)



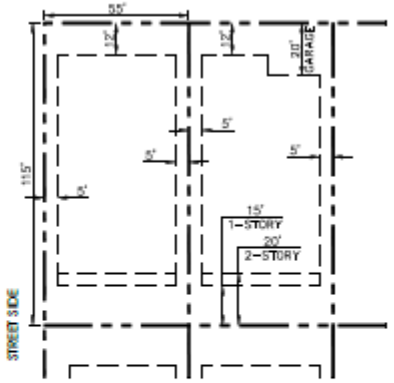
FRONT:	8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE:	5'
REAR: (ALLEY)	13'

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



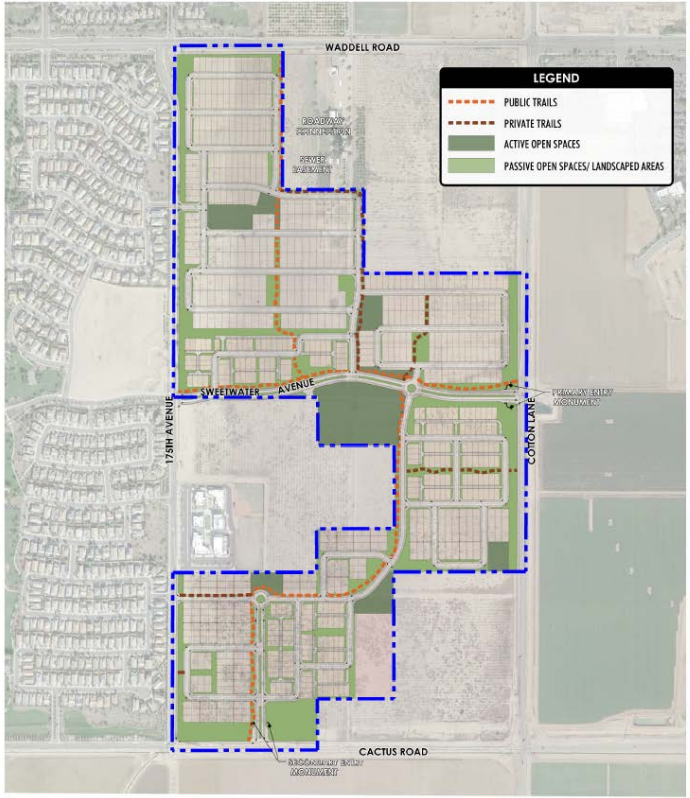
FRONT:	12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR:	20'
SIDE:	5'
REAR:	15' (1-STORY) 20' (2-STORY)

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)

Amenities



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

MAGNOLIA
FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE:NTS
1640
DRAWN BY: PR
11/2/16
NORTH

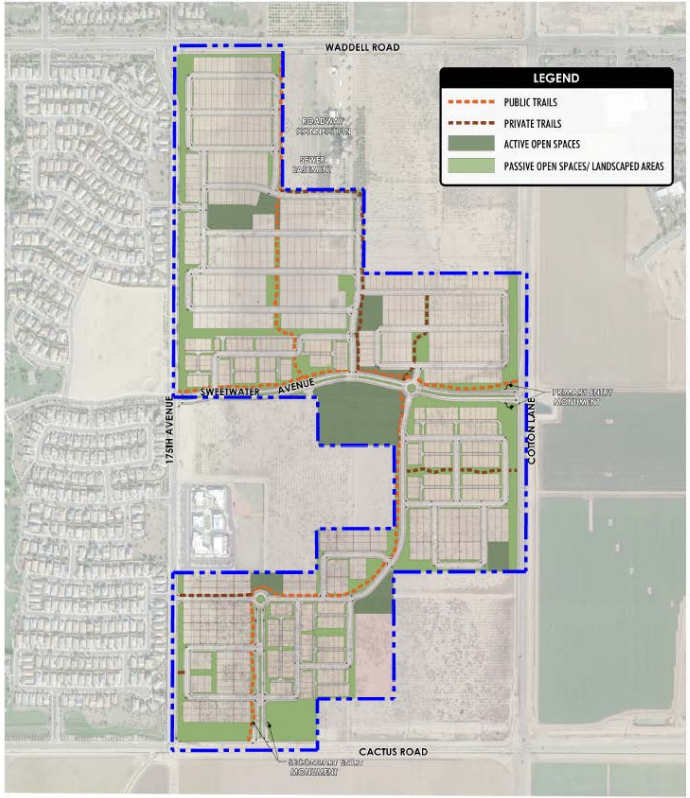
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaptation by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640- FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2016

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

175TH & SWEETWATER
FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE:NTS
1640
DRAWN BY: PR
11/2/16
NORTH

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaptation by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640- FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2016



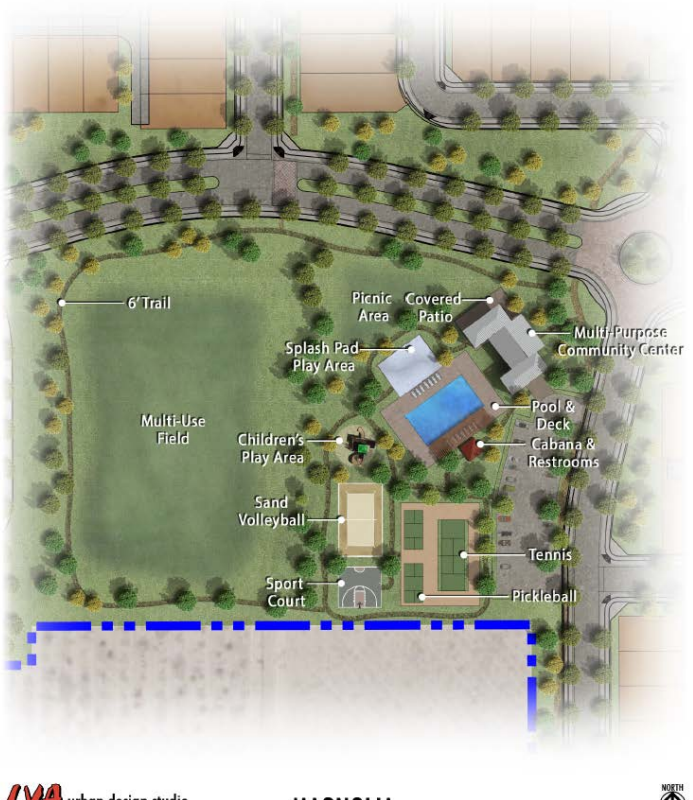
LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

MAGNOLIA

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

APPROX. SCALE:NTS | NORTH | 1640 | DRAWN BY: PR | 11/2/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaptation by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640- FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2016



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

MAGNOLIA

FIGURE 5: TRUMAN COMMUNITY CENTER SKETCH CONCEPT

APPROX. SCALE:NTS | NORTH | 1640 | DRAWN BY: PR | 8/30/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaptation by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
U:\1640-CACTUS & 175TH\CAD\PLANNING\QREF\QREF LVA 1640 LOTTING.dwg Aug 30, 2016

MAGNOLIA

FS16-392

Amenities

PRIMARY ENTRY MONUMENT

ENTRY FEATURE IN MEDIAN

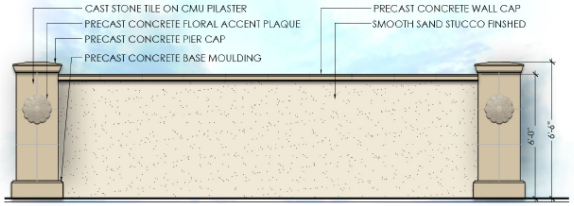
PRIMARY ENTRY PLAN VIEW (COTTON LANE & SWEETWATER AVE)

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

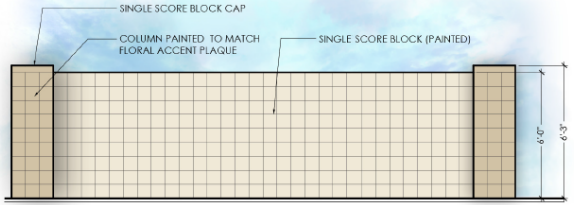
MAGNOLIA

FIGURE 6: COMMUNITY ENTRY MONUMENT 1640 DRAWN BY: PR

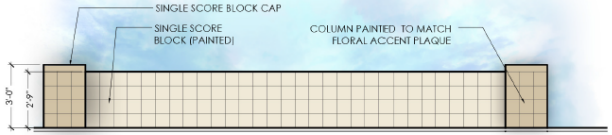
PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
I:\1640-CACTUS & 170TH\CAD\PLANNING\LVA-1640-FIGURE 6-COMMUNITY ENTRY MONUMENT.dwg Sep 7, 2016



ENHANCED THEME WALL



THEME WALL



PONY WALL

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

MAGNOLIA

FIGURE 7: WALL DETAILS APPROX. SCALE:NTS 1640 DRAWN BY: PR 11/3/16

NORTH

PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
I:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640 FIGURE 7 WALL DETAILS.dwg Nov 3, 2016

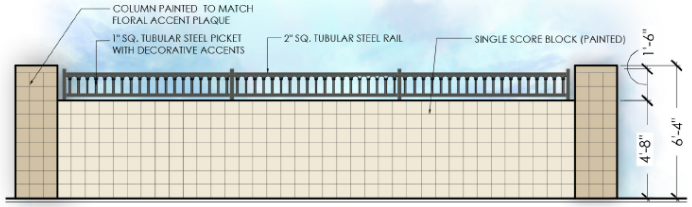
MAGNOLIA

FS16-392

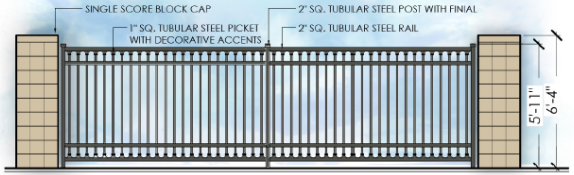
Monuments and Walls

FS16-392

Monuments and Walls



PARTIAL VIEW FENCE (DECORATIVE WROUGHT IRON REQUIRED)



FULL VIEW FENCE (DECORATIVE WROUGHT IRON REQUIRED)

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

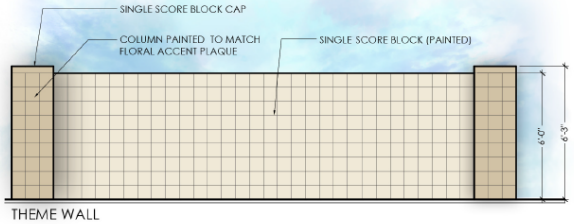
MAGNOLIA
FIGURE 7A: WALL DETAILS

APPROX. SCALE:NTS | 1640 | DRAWN BY: PR | 11/3/16

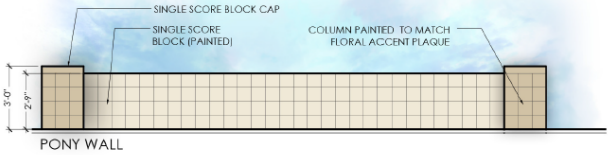
NORTH

PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaptation by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
U:\1640 MAGNOLIA\CAD\PLANNING\LVA-1640 FIGURE 7 WALL DETAILS.dwg Nov 3, 2016

Monuments and Walls



THEME WALL



PONY WALL

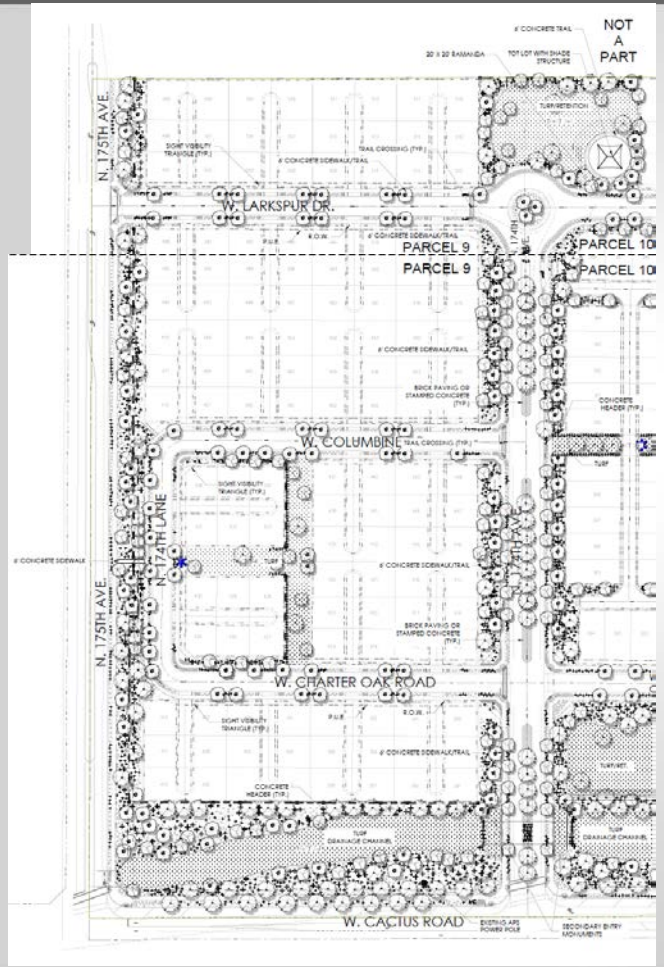
LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

175TH & SWEETWATER
FIGURE 5: WALL DETAILS

APPROX. SCALE:NTS
1640
DRAWN BY: PR
11/3/16

NORTH

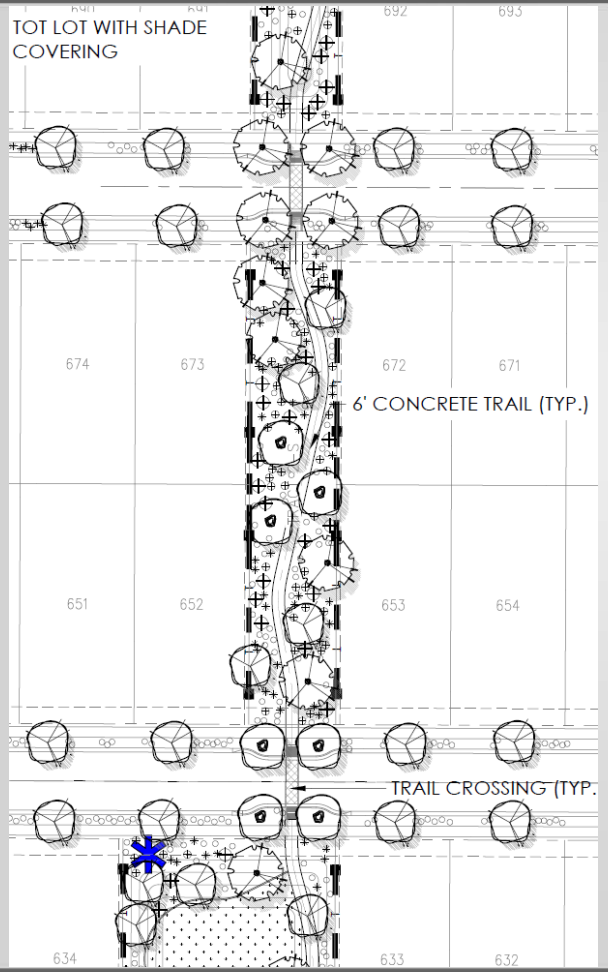
PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaptation by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
U:\1640 MAGNOLIA\CAD\PLANNING\LVA-1640 FIGURE 7 WALL DETAILS.dwg Nov 3, 2016

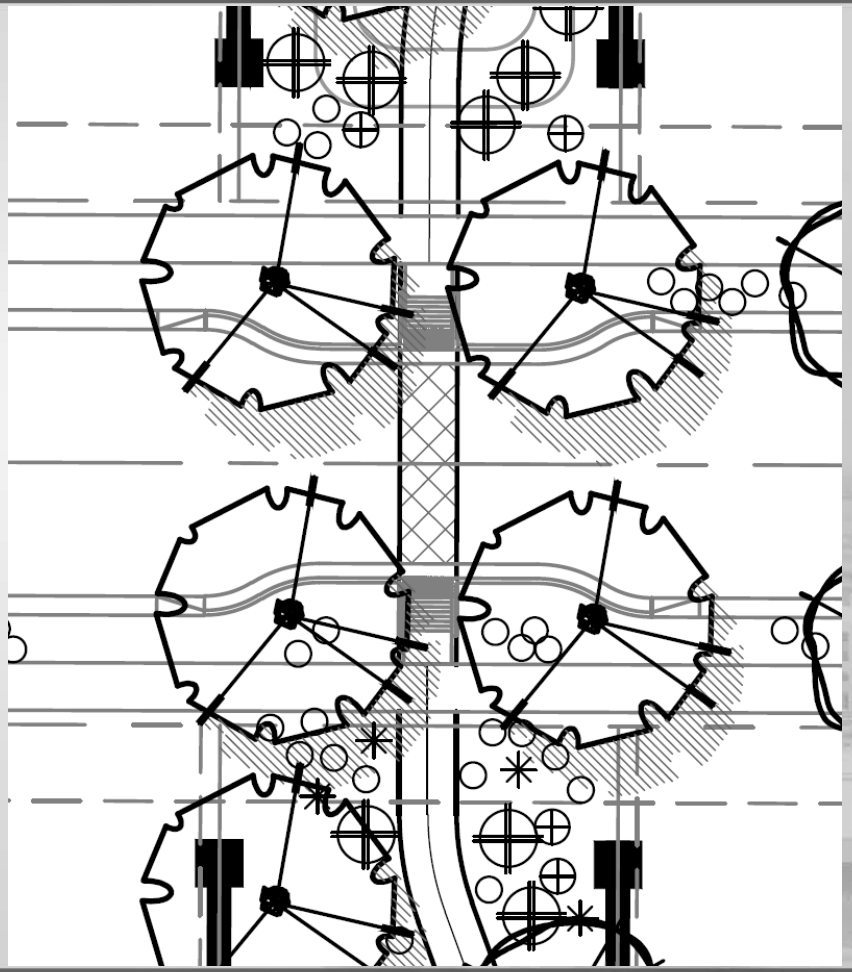


MAGNOLIA

FS16-392

Preliminary Plat

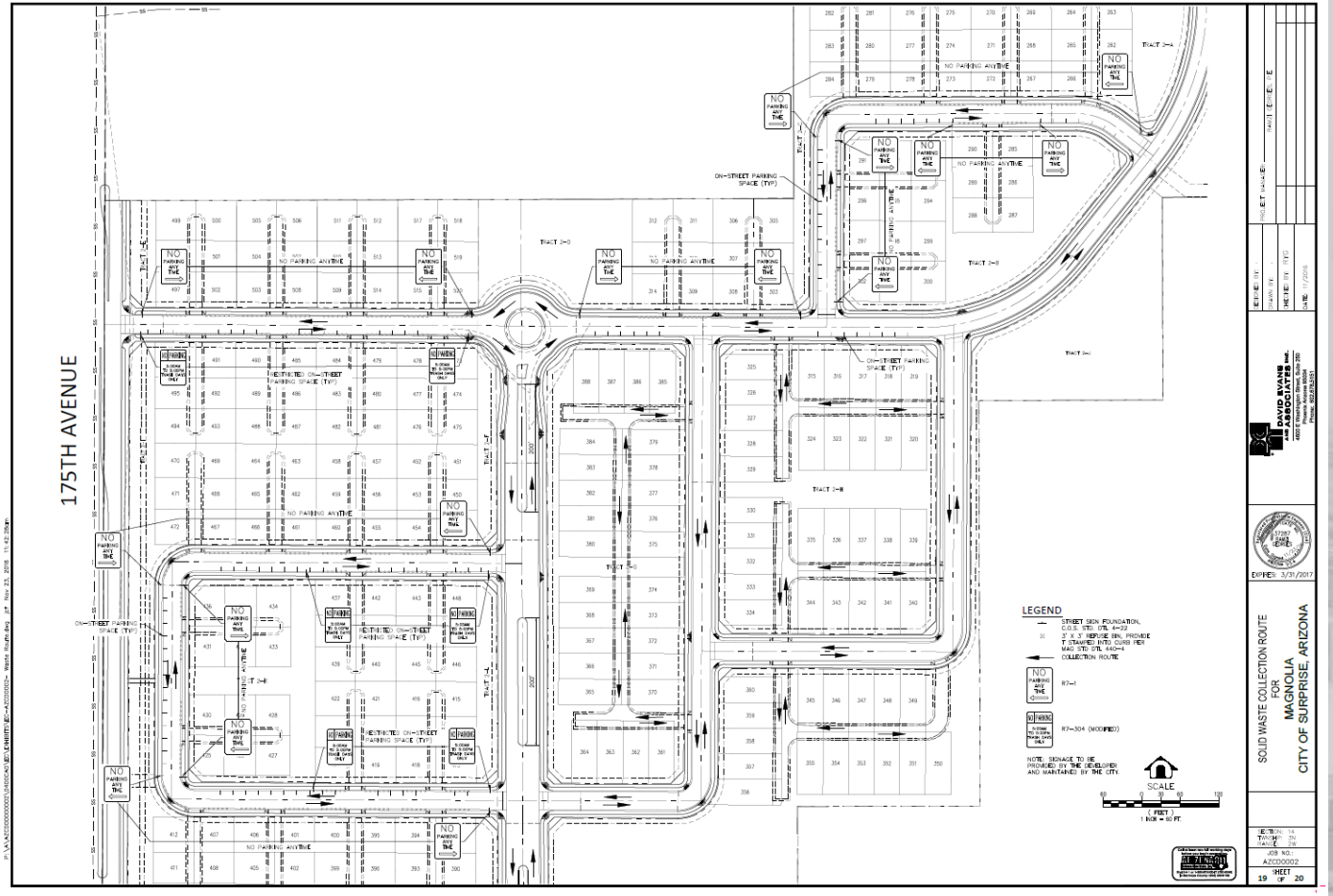




MAGNOLIA

FS16-392

Preliminary Plat



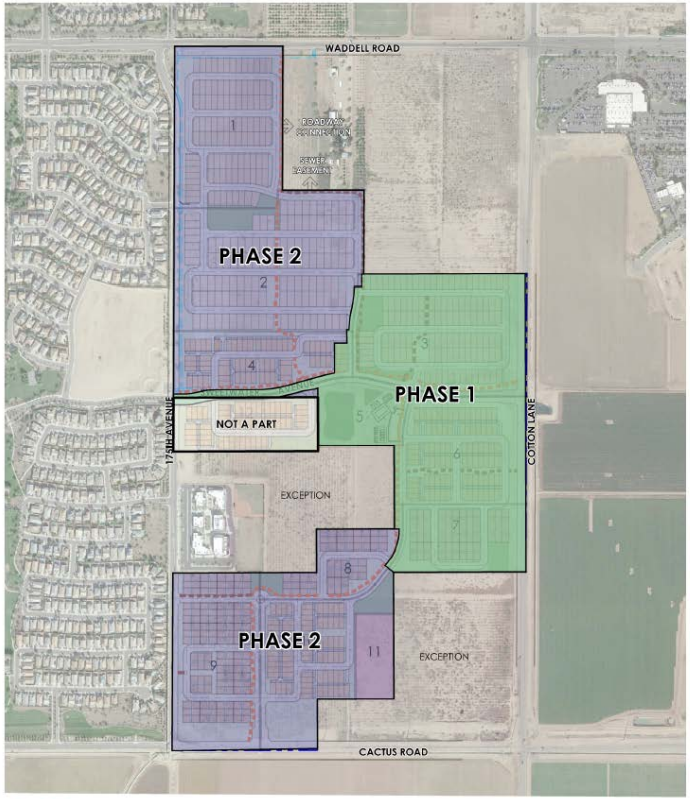
MAGNOLIA

FS16-392

Preliminary Plat

FS16-392

Preliminary Plat



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

MAGNOLIA

FIGURE 8: CONCEPTUAL PHASING PLAN

APPROX. SCALE:NTS | 1640 | DRAWN BY: PR | 9/8/16

NORTH

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adaption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640-FIGURE 8-CONCEPTUAL PHASING PLAN.dwg Sep 8, 2016

Recommendations:

- **FS16-391 175th & Sweetwater Zone Change** –
  Approve subject to stipulations “a” through “c”
- **FS16-391 175th & Sweetwater Preliminary Plat** –
  Approve subject to stipulations “a” through “g”

- **FS16-392 Magnolia Zone Change** –
  Approve subject to stipulations “a” through “c”
- **FS16-392 Magnolia Preliminary Plat** –
  Approve subject to stipulations “a” through “h”

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You