SURPRISE

ARIZONA

City Council

January 17, 2017

MAGNOLIA

175th & Sweetwater

SURPRISE
ARIZONA

FS16-427

- ✓ Annexation

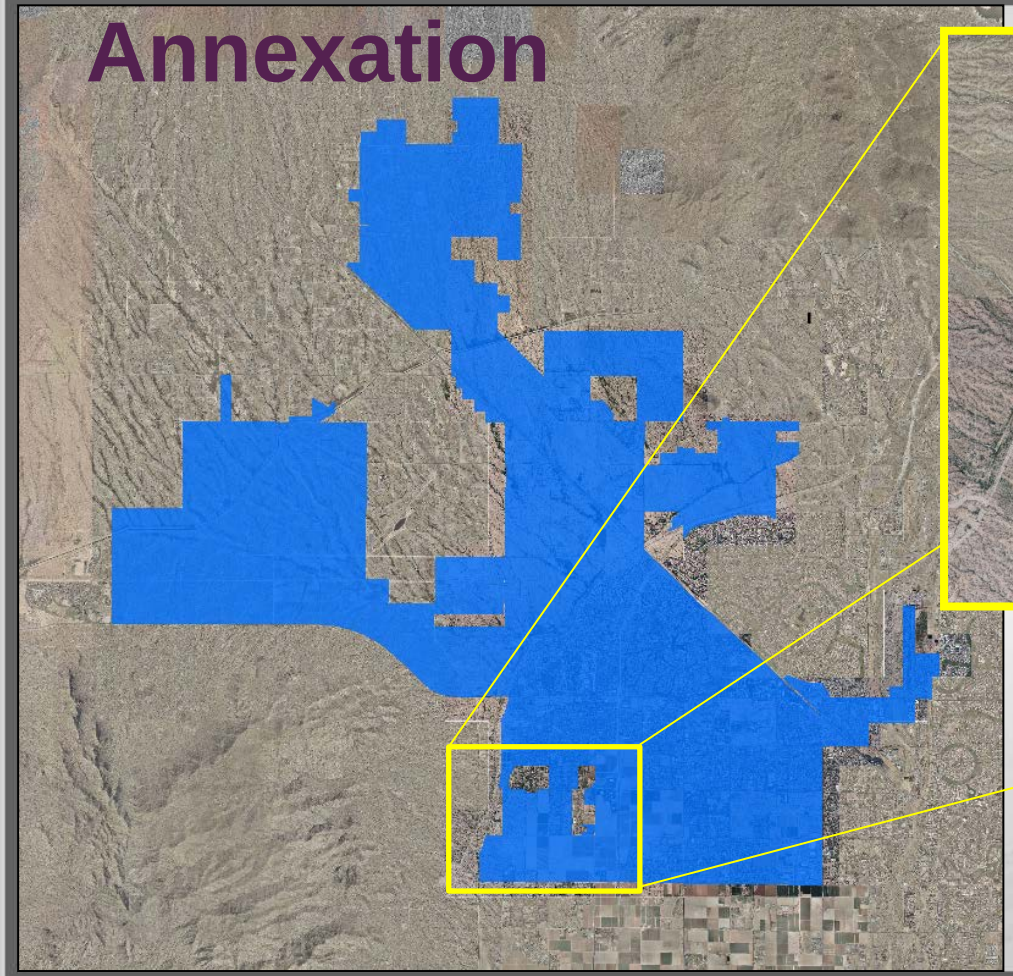
FS16-391 175th & Sweetwater

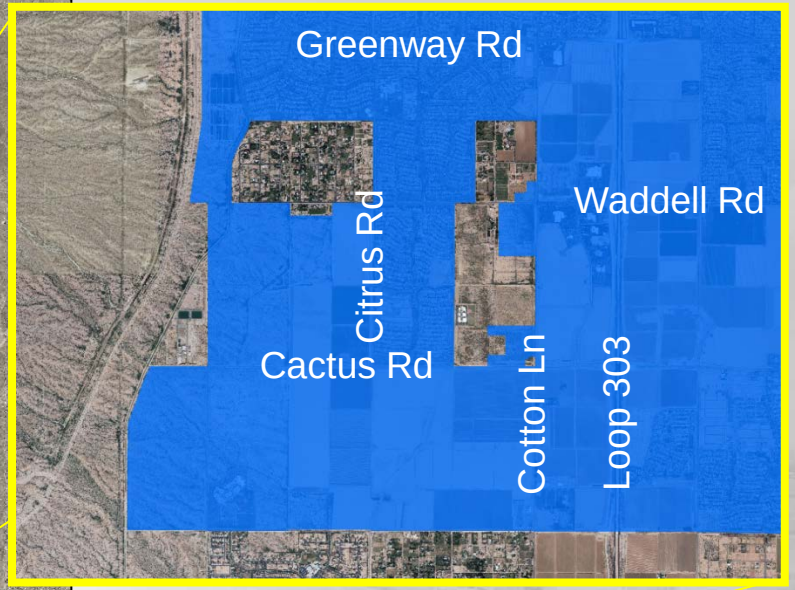
- ✓ Zone Change
- ✓ Preliminary Plat

FS16-392 Magnolia

- ✓ Zone Change
- ✓ Preliminary Plat

Annexation

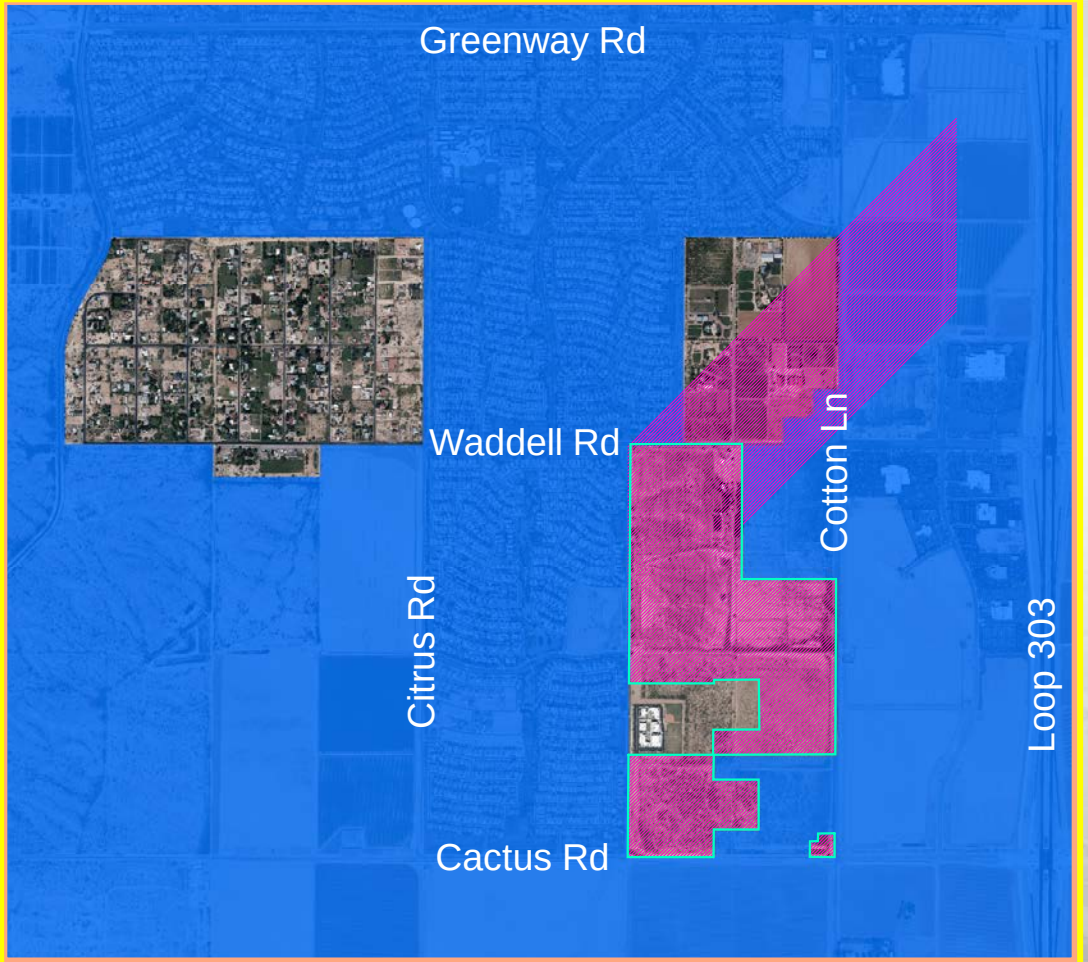




Existing Surprise Annexation

FS16-427

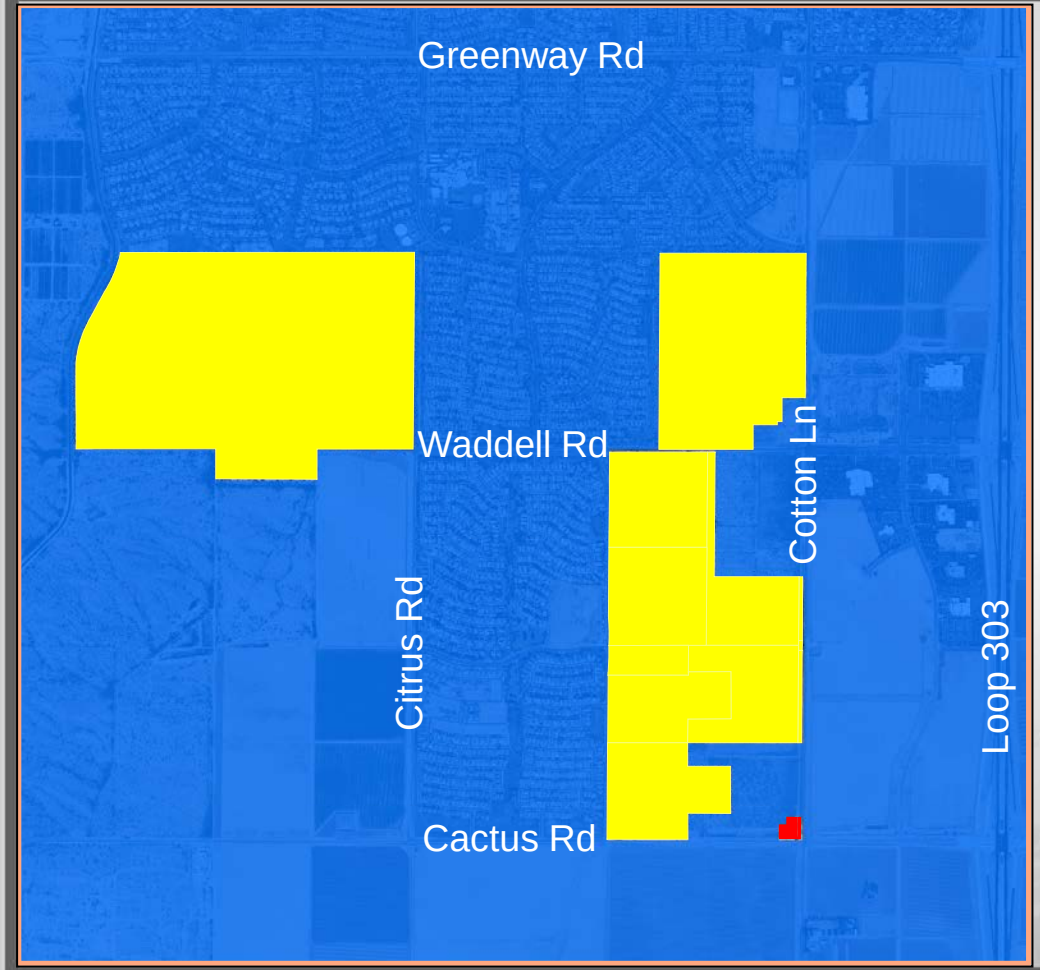
Annexation



Existing Surprise Annexation

Proposed Annexation

FS16-427



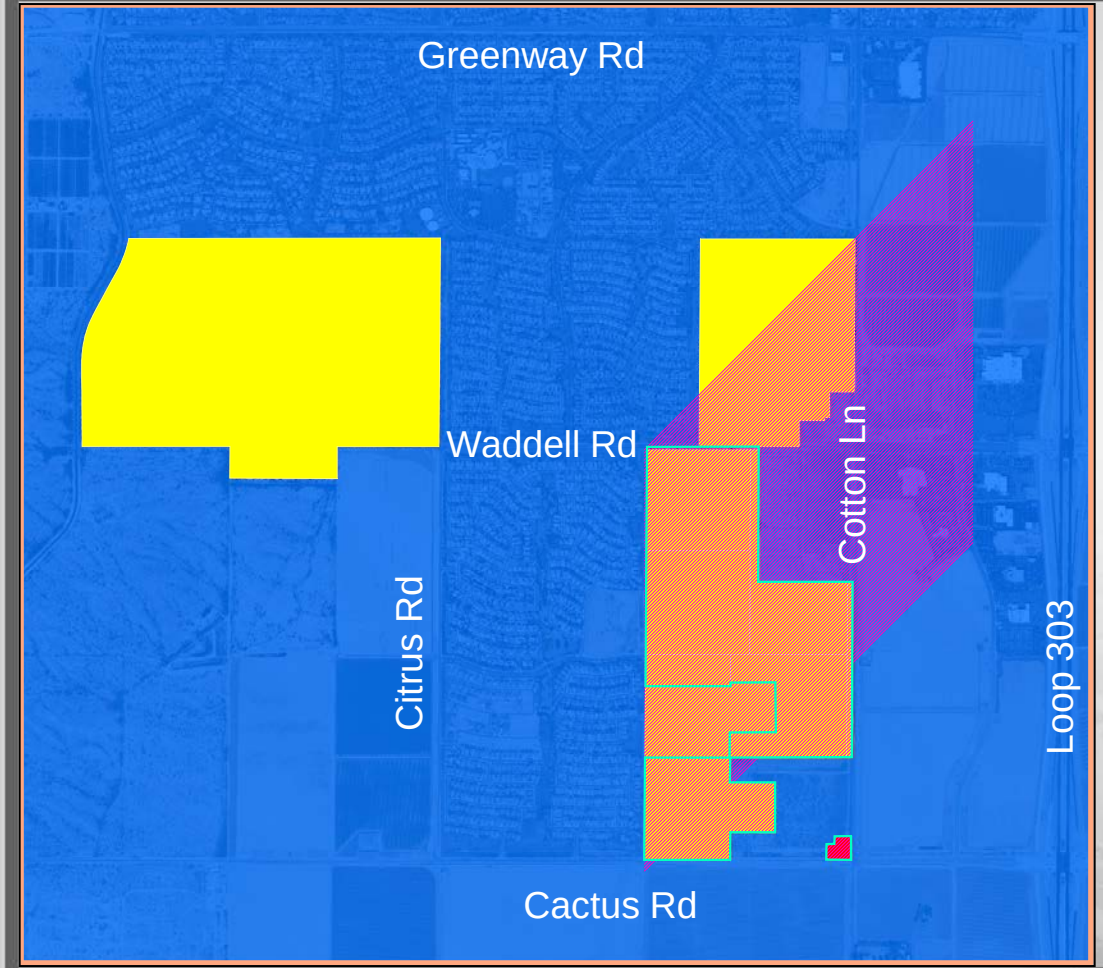
Annexation

Existing Surprise Annexation

Existing County RU-43 Zoning

Existing County C3 Zoning

FS16-427



Annexation

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

FS16-427

Annexation

Financial Impact Analysis

- **Operating Funds**
  - Negative impact
  - Expenses greater than revenue by $8,851,300 over 20 years
  - $442,600 annually

- **Enterprise Funds**
  - Positive Impact
  - $1,387,200 over 20 years
  - $69,400 annually

FS16-427

Alternative Actions:

- **Approve** the Annexation
- **Deny** the Annexation

Zone Changes:

Two companion requests:

- **FS16-391 175th & Sweetwater**

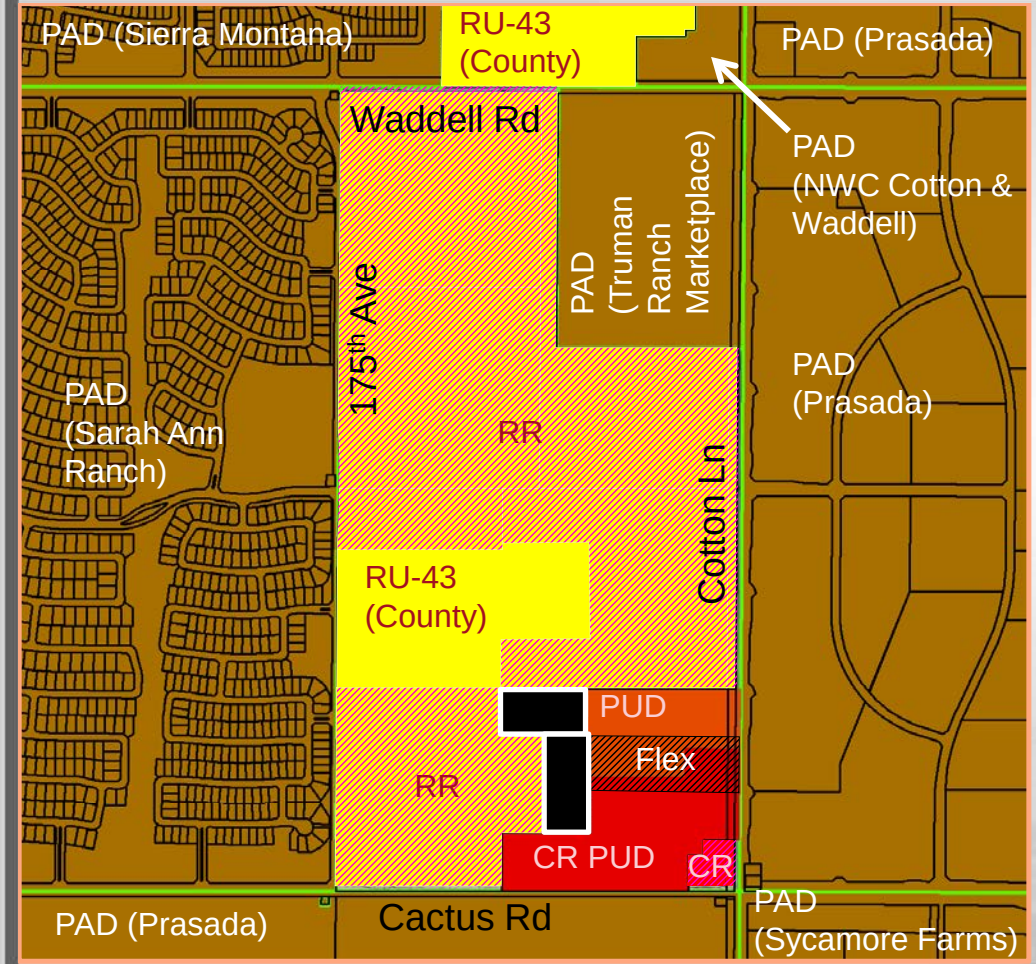
- **FS16-392 Magnolia**

Zone Changes:

1st Zone Change Request:

- **FS16-392 Magnolia**

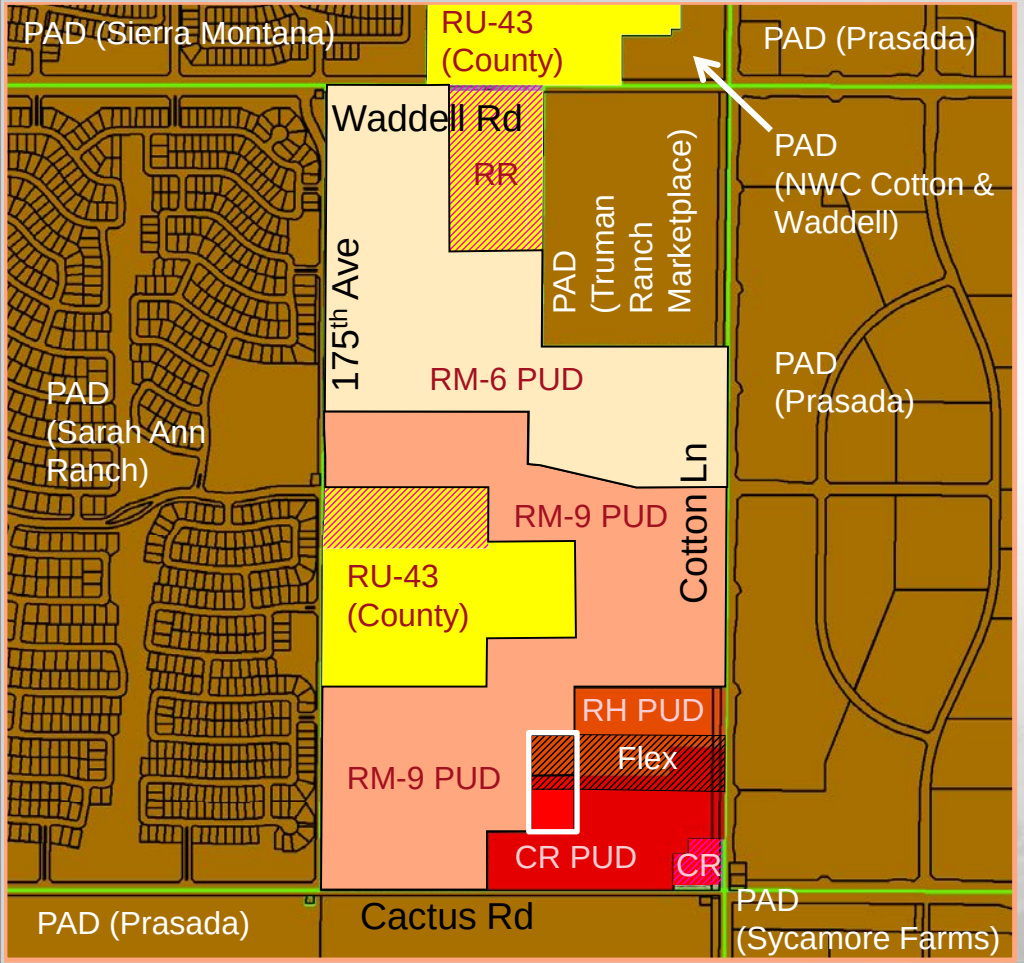
Zone Change



- 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

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

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.

MAGNOLIA

FS16-392

PRIMARY ENTRY MONUMENT

ENTRY FEATURE IN MEDIAN

PRIMARY ENTRY PLAN VIEW (COTTON LANE & SWEETWATER AVE)

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MAGNOLIA

FIGURE 6: COMMUNITY ENTRY MONUMENT | 1640 | DRAWN BY: PR

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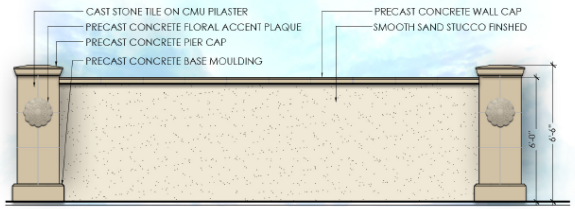
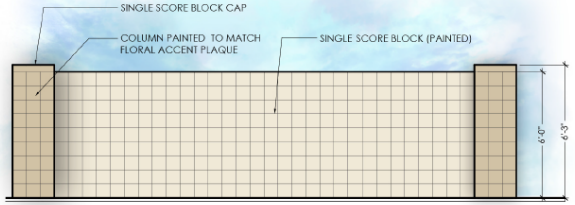
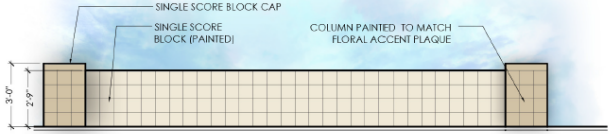
U:\1640-CACTUS & 17TH\CAD\PLANNING\LVA-1640-FIGURE 6-COMMUNITY ENTRY MONUMENT.dwg Sep 7, 2016



ENHANCED THEME WALL



THEME WALL



PONY WALL

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MAGNOLIA

APPROX. SCALE: NTS | NORTH

FIGURE 7: WALL DETAILS | 1640 | DRAWN BY: PR | 11/3/16

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U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640 FIGURE 7-WALL DETAILS.dwg Nov 3, 2016

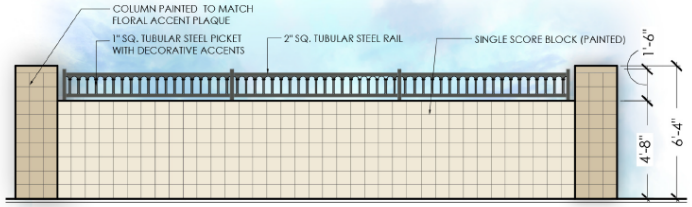
MAGNOLIA

FS16-392

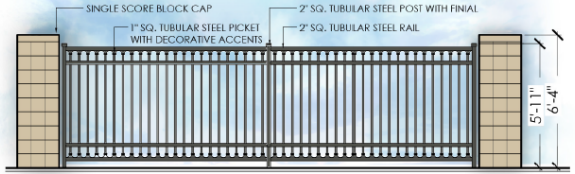
Monuments and Walls

FS16-392

Monuments and Walls



PARTIAL VIEW FENCE (DECORATIVE WROUGHT IRON REQUIRED)



FULL VIEW FENCE (DECORATIVE WROUGHT IRON REQUIRED)

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MAGNOLIA

FIGURE 7A: WALL DETAILS

APPROX. SCALE: NTS

1640 DRAWN BY: PR 11/3/16

NORTH

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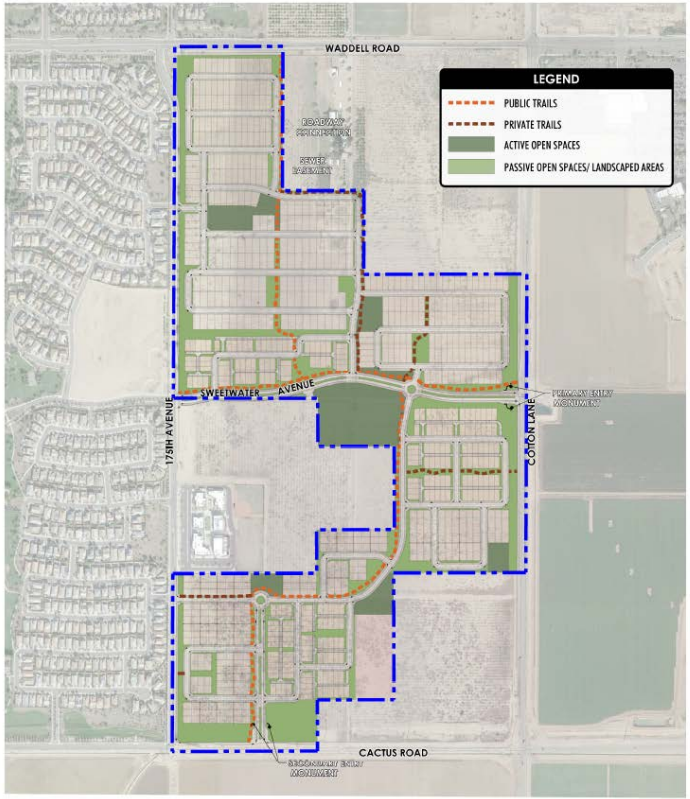
U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640 FIGURE 7-WALL DETAILS.dwg Nov 3, 2016

Amenities



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MAGNOLIA

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

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

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U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640- FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2016

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175TH & SWEETWATER

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

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

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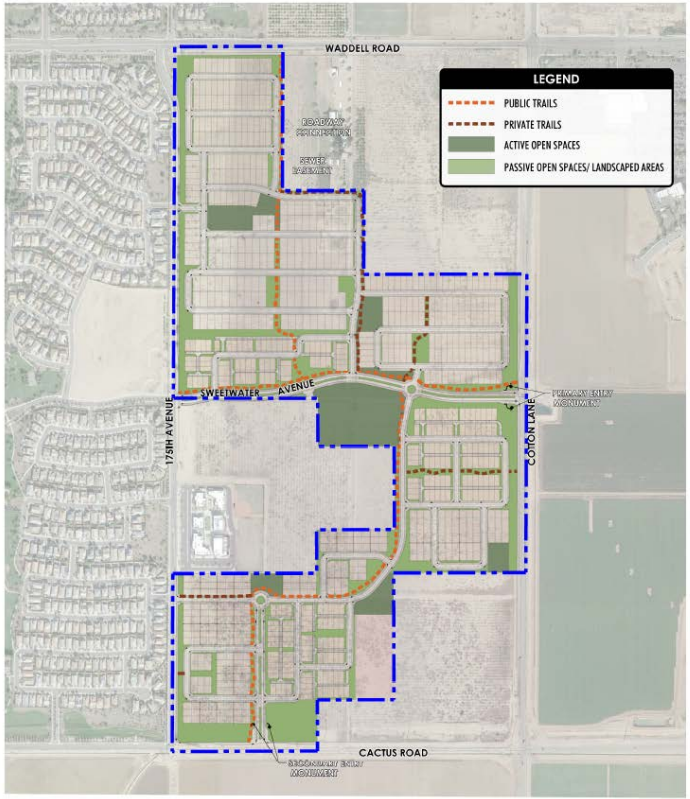
U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640- FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2016

Amenities

FS16-392



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APPROX. SCALE:NTS

NORTH

FIGURE 4: OPEN SPACE AND TRAILS MASTER PLAN

1640 DRAWN BY: PR 11/2/16

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U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640- FIGURE 4-OPEN SPACE TRAILS MASTER PLAN.dwg Nov 2, 2016

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MAGNOLIA

APPROX. SCALE:NTS

NORTH

FIGURE 5: TRUMAN COMMUNITY CENTER SKETCH CONCEPT

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U:\1640-CACTUS & 175TH\CAD\PLANNING\XREF\XREF- LVA-1640-LOTTING.dwg Aug 30, 2016

Commission Recommendation:

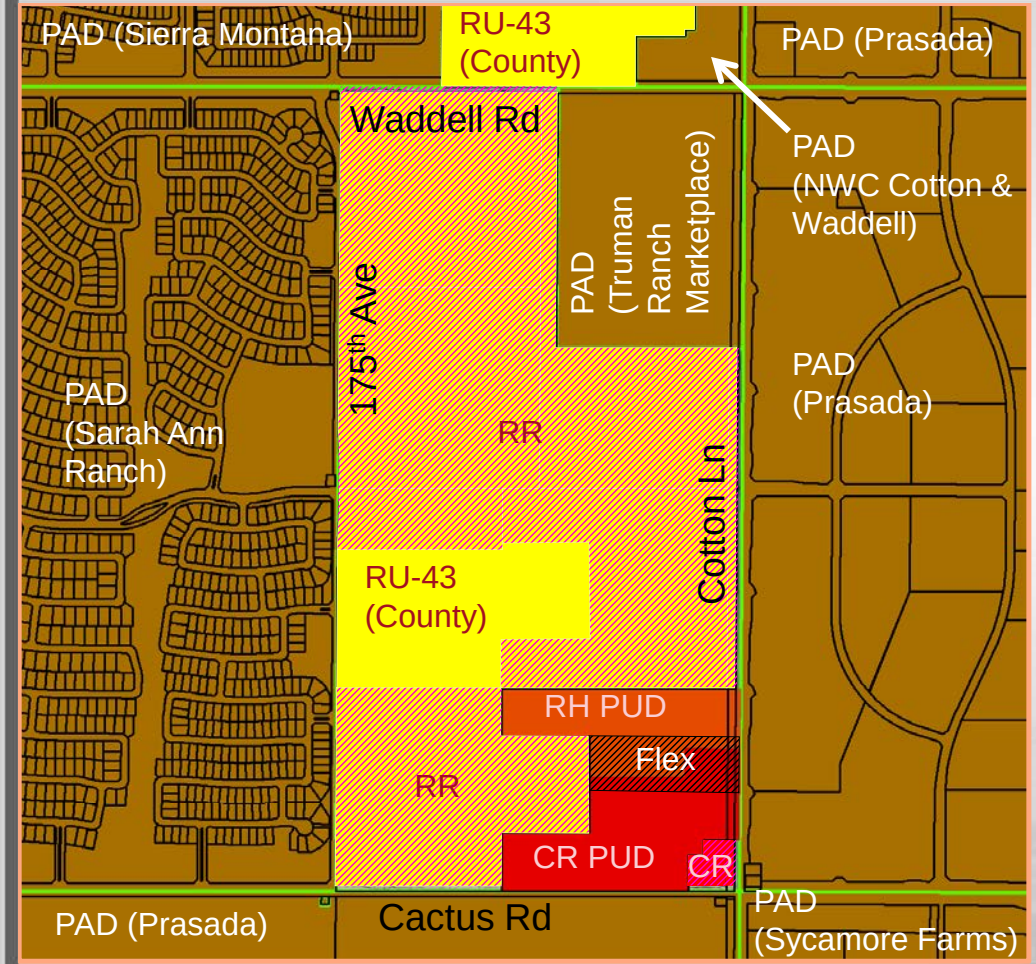
- **FS16-392 Magnolia Zone Change** –
  Approve subject to stipulations “a” through “c”

Zone Changes:

2nd Zone Change Request:

- **FS16-391 175th & Sweetwater**

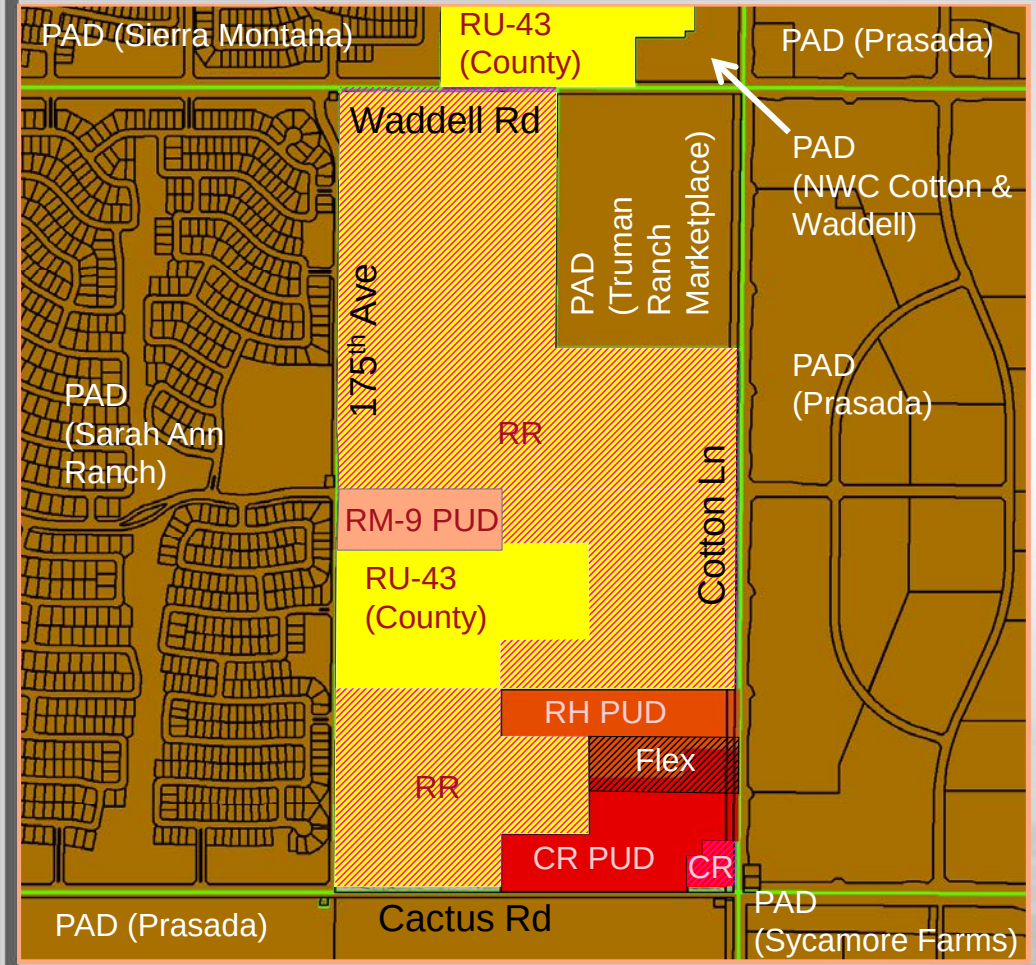
Zone Change



- 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

175th & Sweetwater
FS16-391

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175TH & SWEETWATER
FIGURE 3: DEVELOPMENT PLAN CONCEPT

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

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U:\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').

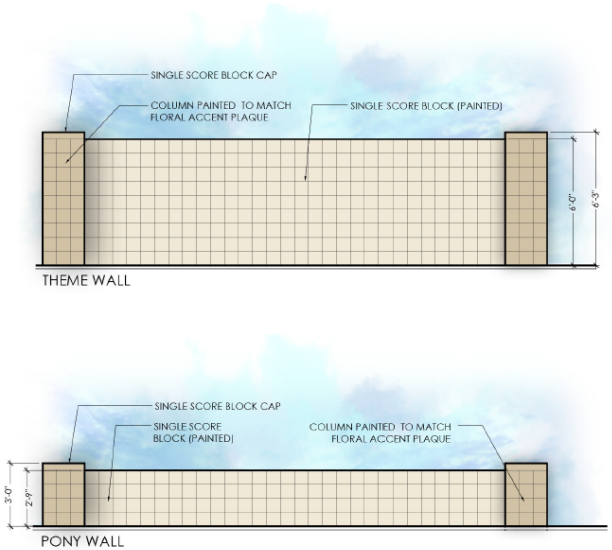
(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.

(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.

175th & Sweetwater

FS16-391

Monuments and Walls



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175TH & SWEETWATER

FIGURE 5: WALL DETAILS

APPROX. SCALE: NTS

1640

DRAWN BY: PR

11/3/16

NORTH

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U:\1640 MAGNOLIA\CAD\PLANNING\LVA-1640 FIGURE 7 WALL DETAILS.dwg Nov 3, 2016

Commission Recommendation:

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

Preliminary Plats:

Two companion requests:

- **FS16-391 175th & Sweetwater**

- **FS16-392 Magnolia**

Preliminary Plats:

1st Pre-Plat request:

- **FS16-392 Magnolia**

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°12'46" 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;

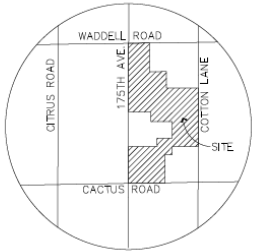
THENCE SOUTH 89°48'58" WEST, 285.54 FEET;

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 ODEISEH, 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 HEREIN, UTILIZING THE LDSA SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DISTORTION PROJECTION

UNEAR 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
- 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 dig
ARIZONA BLUE STAKE, INC.
Arizona Law requires 2 full working days
for Surface Mining, 48 hours for Excavation

PROJECT MANAGER: RAMZI ODEISEH, P.E.
DESIGNED BY:
DRAWN BY:
REVIEWED BY: RYG
DATE: 11/2016

DAVID EVANS AND ASSOCIATES INC.
4600 E. WASHINGTON, SUITE 250
PHOENIX, ARIZONA 85034
Phone: 602.678.5151

37287 RAMZI ODEISEH 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
TWSHIP: 3N
RANGE: 2W

JOB NO.:
A2C00002

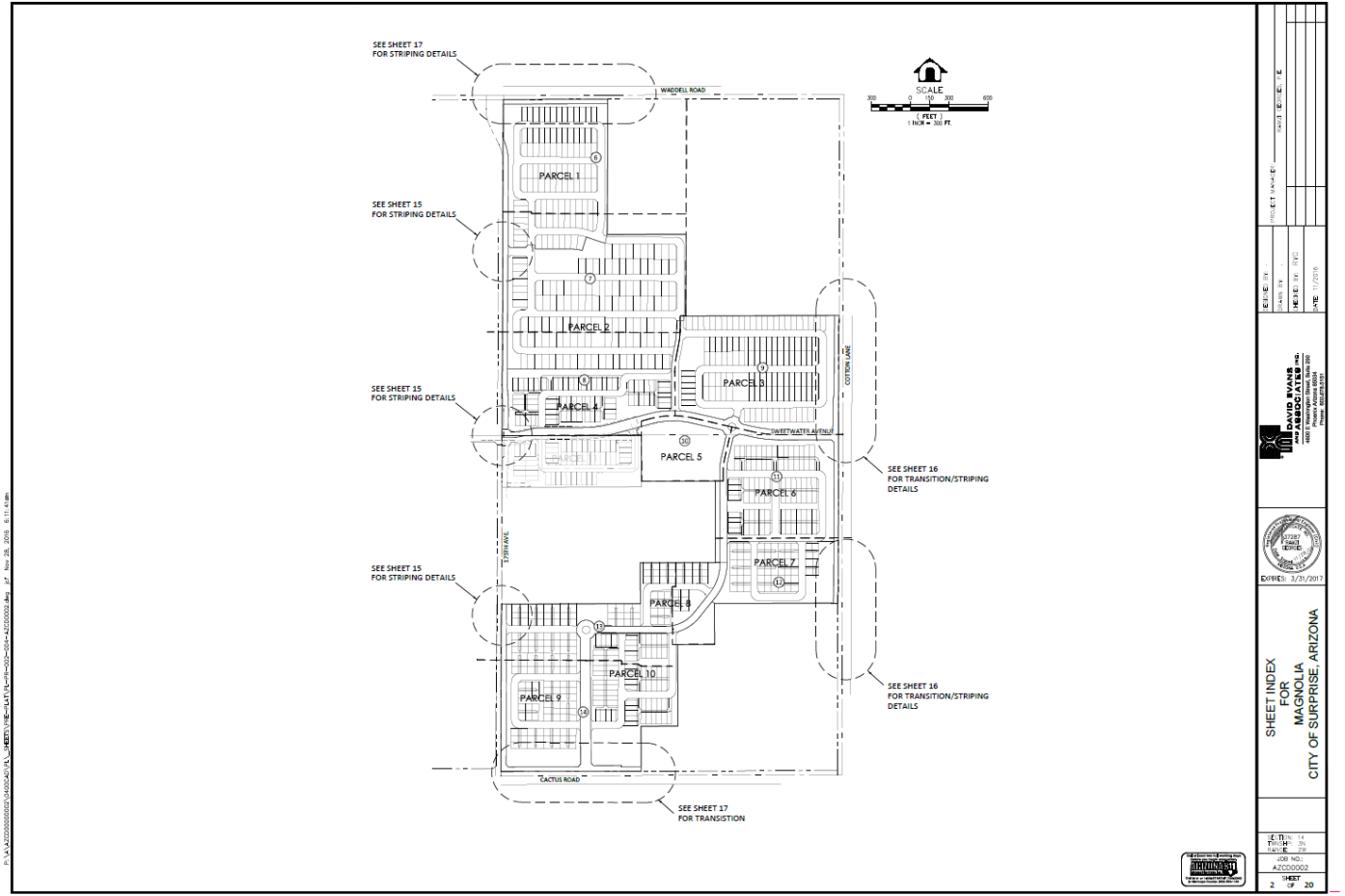
SHEET
1 OF 20

MAGNOLIA

Preliminary Plat
FS16-392

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

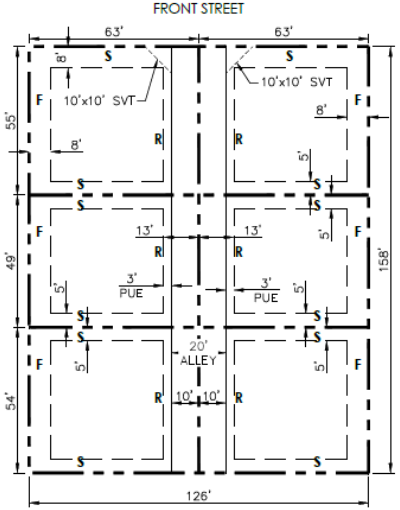
- Will integrate with 175th & Sweetwater Project
- Phase I must plat concurrently with 175th & Sweetwater Project or Sweetwater Avenue to come in through separate MOD
- Will share Magnolia amenities with the 175th & Sweetwater project and be part of a combined Magnolia HOA

Preliminary Plat

FS16-392

MAGNOLIA

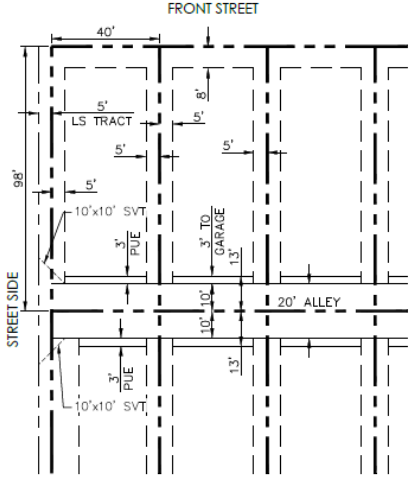
CLUSTER PRODUCT



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

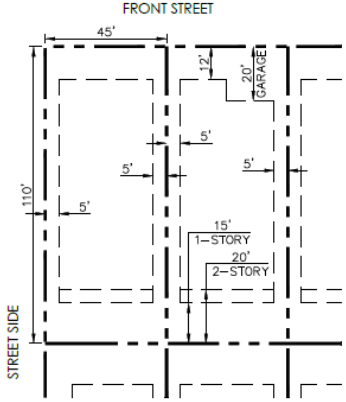
FRONT:	8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE:	5'
STREET SIDE:	8' (10' WHERE ADJACENT TO AN 8' PUE)
REAR: (ALLEY)	13'

ALLEY PRODUCT (3,920 S.F.)



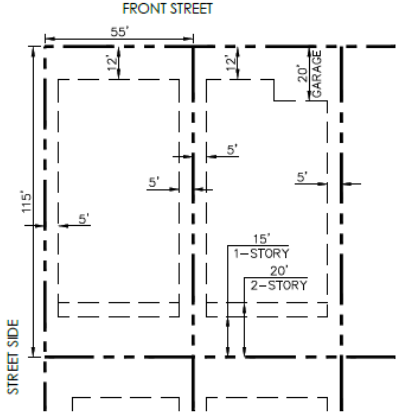
FRONT:	8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE:	5'
REAR: (ALLEY)	13'

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

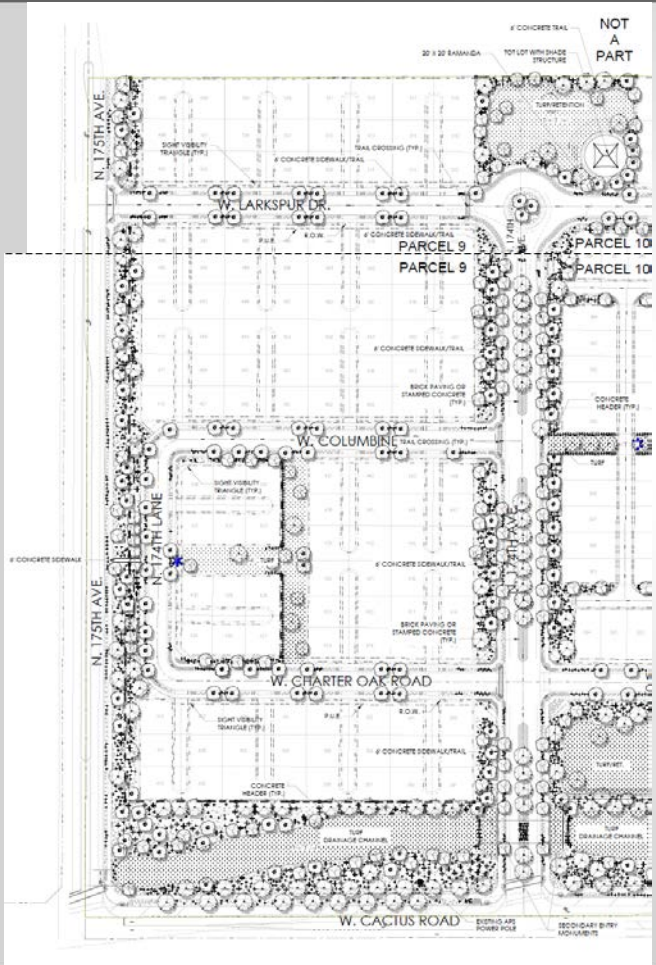


FRONT:	12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR:	20'
SIDE:	5'
REAR:	15' (1-STORY) 20' (2-STORY)

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



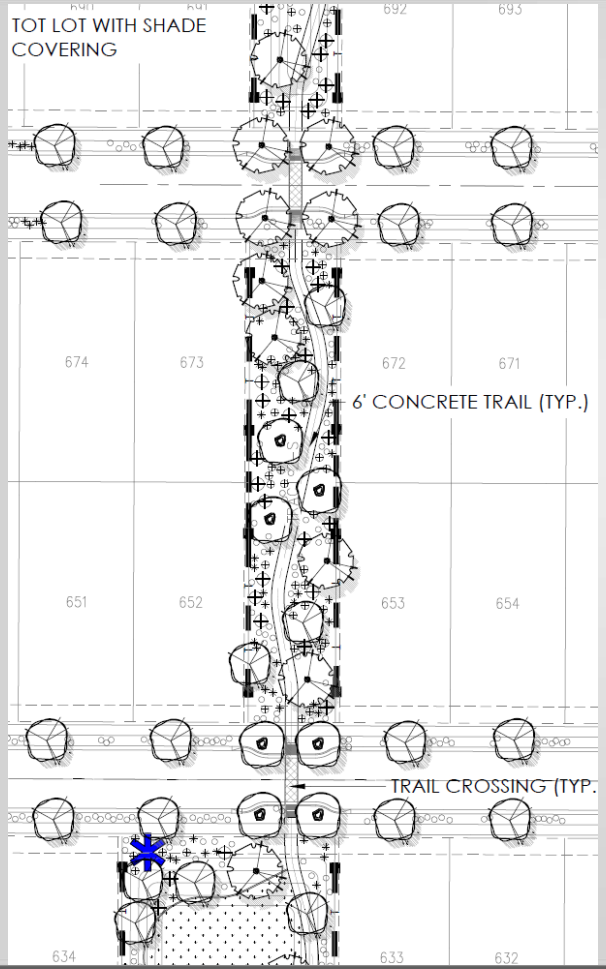
FRONT:	12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR:	20'
SIDE:	5'
REAR:	15' (1-STORY) 20' (2-STORY)

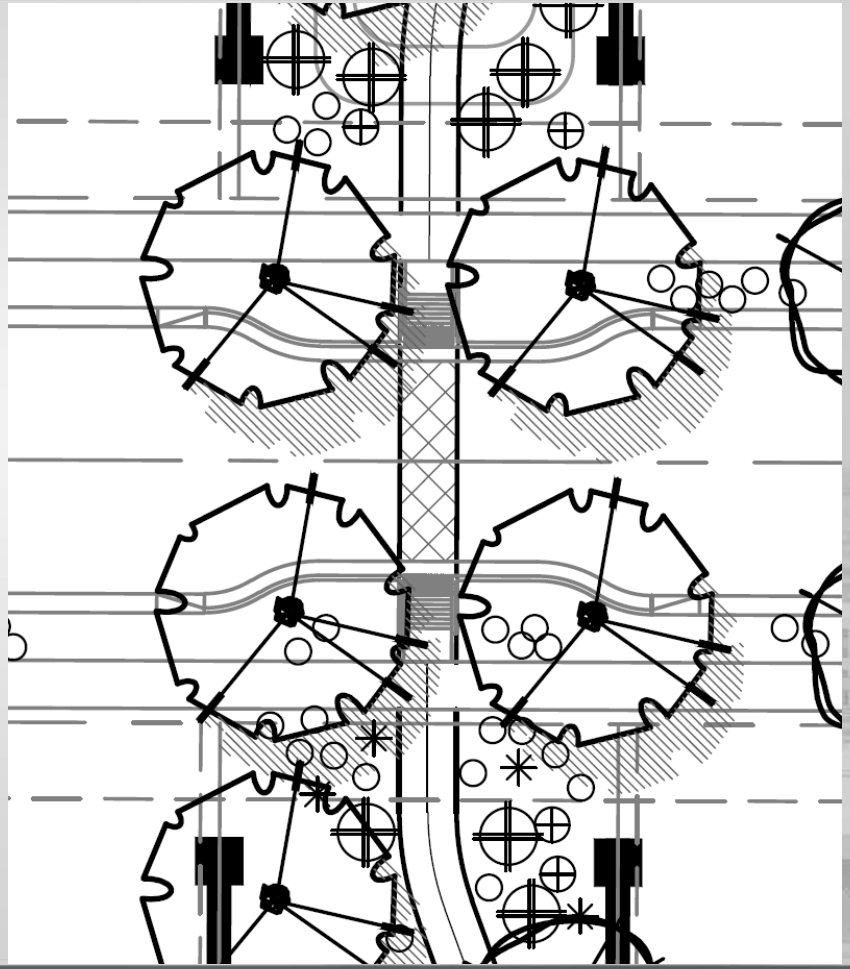


MAGNOLIA

FS16-392

Preliminary Plat

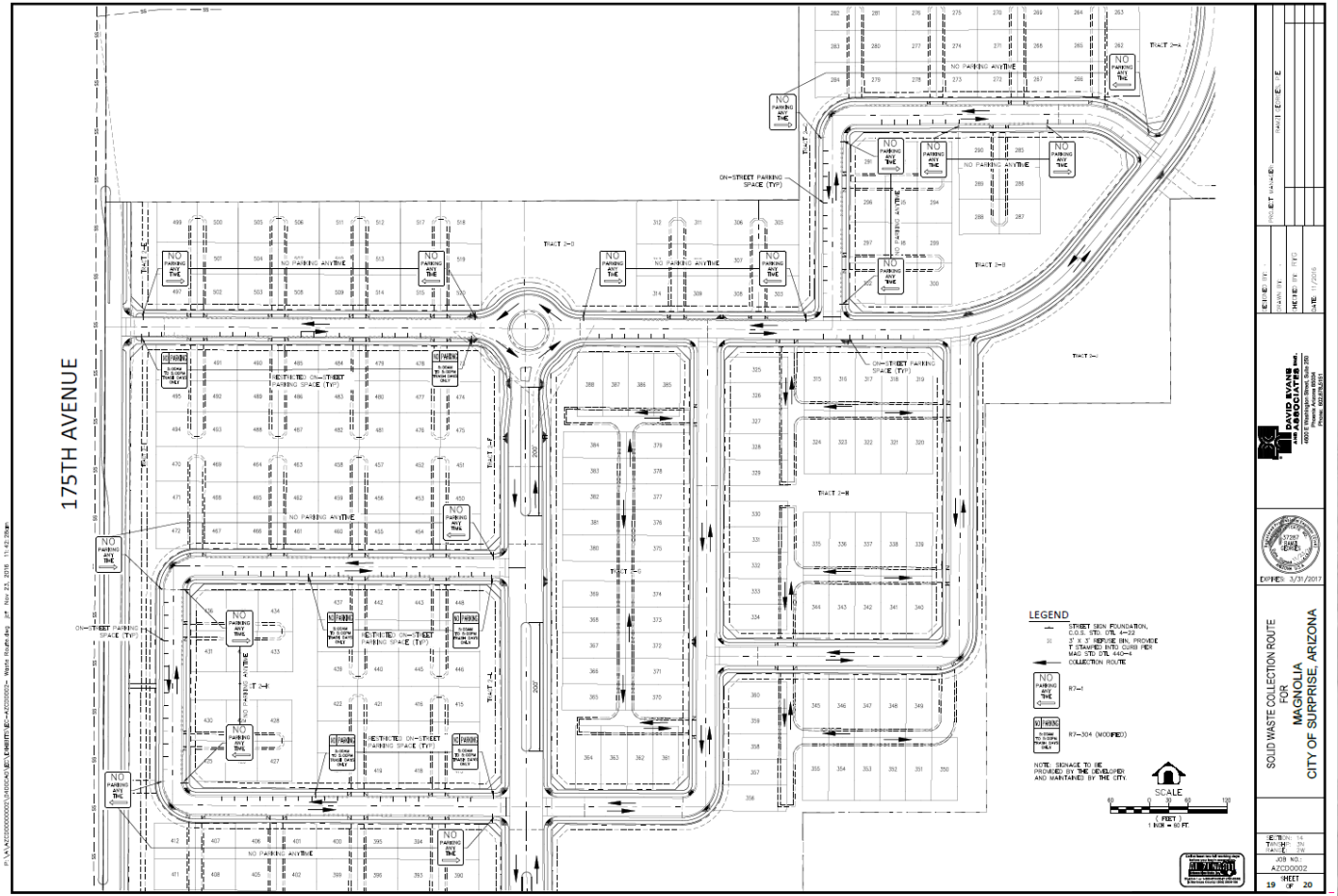




MAGNOLIA

FS16-392

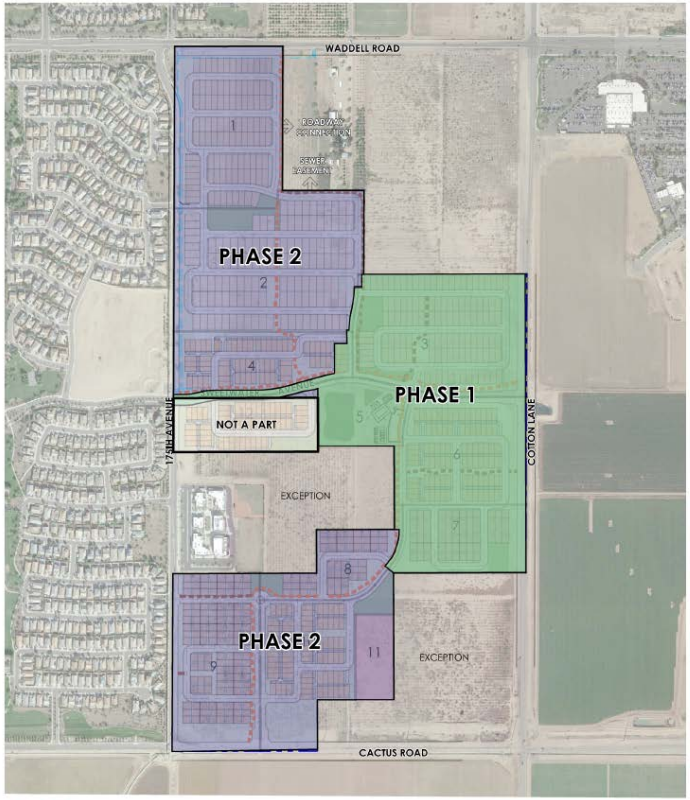
Preliminary Plat



MAGNOLIA

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

NORTH

1640 DRAWN BY: PR 9/8/16

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
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U:\1640-MAGNOLIA\CAD\PLANNING\LVA-1640-FIGURE 8-CONCEPTUAL PHASING PLAN.dwg Sep 8, 2016

MAGNOLIA

FS16-392

Preliminary Plat

Commission Recommendation:

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

Preliminary Plats:

2nd Pre-plat request:

- **FS16-391 175th & Sweetwater**

Preliminary Plat

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;

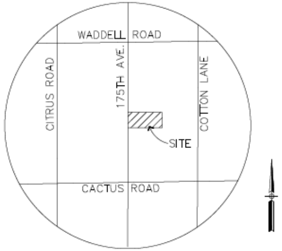
THENCE NORTH 0° 00' 16" WEST, A DISTANCE OF 44.60 FEET;

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 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
- 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

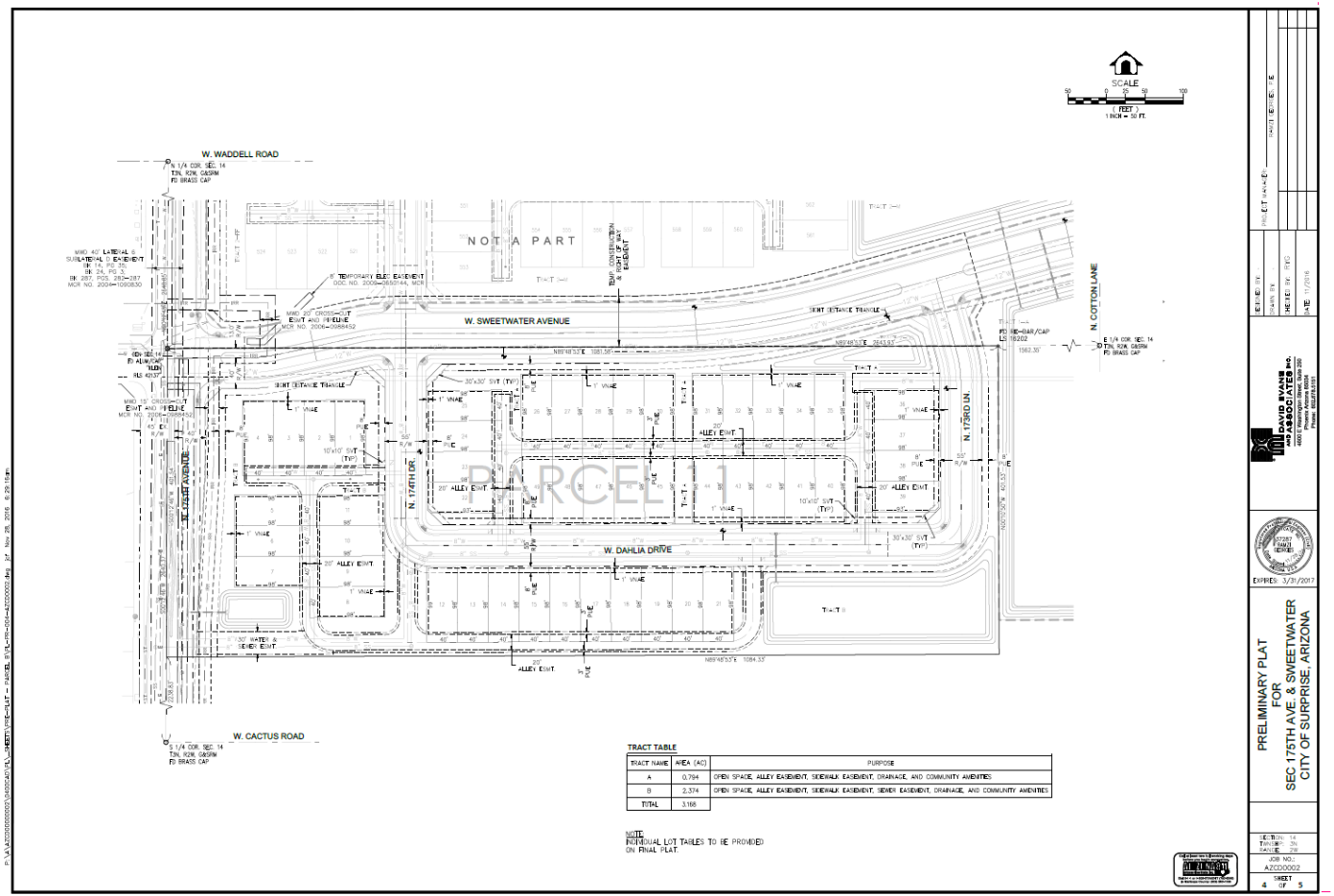
Preliminary Plat

- 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

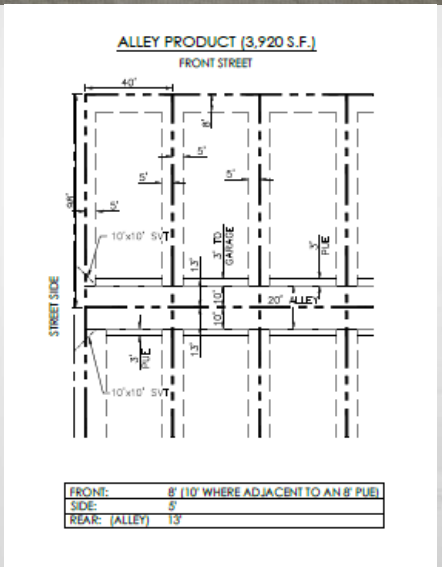
TRACT NAME	AREA (AC)	PURPOSE
A	0.794	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, DRAINAGE, AND COMMUNITY AMENITIES
B	2.374	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, SEWER EASEMENT, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	3.168	

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

Preliminary Plat

175th & Sweetwater

FS16-391



Commission Recommendation:

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

Commission Recommendations*:

* Assumes prior City Council approval of related annexation)

175th & Sweetwater

- **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”

MAGNOLIA

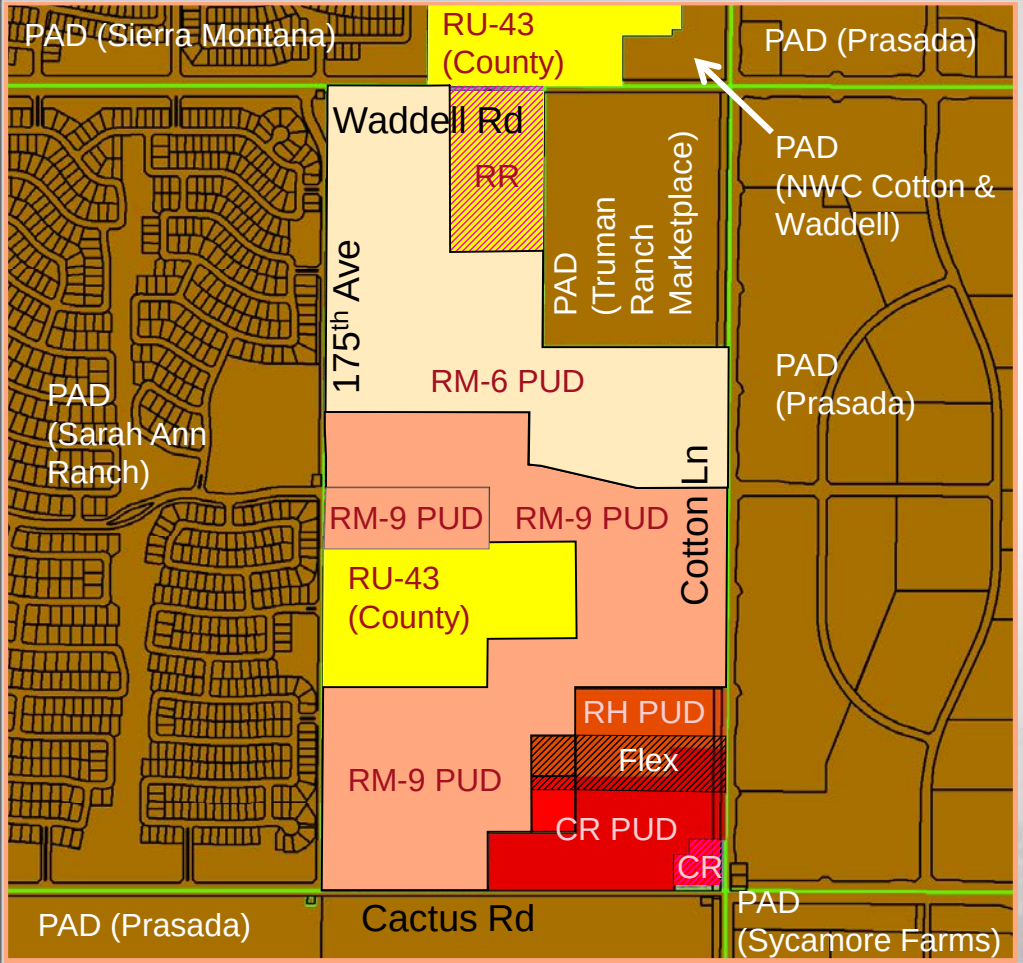
- **FS16-392 Magnolia Zone Change** –
  Approve subject to stipulations “a” through “c”
- **FS16-392 Magnolia Preliminary Plat** –
  Approve subject to stipulations “a” through “h”

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

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