



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, June 3, 2021 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action pertaining to approval of the May 20, 2021 Planning and Zoning Commission meeting Minutes. | None

Ashley Labhart
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 3 | Consideration and action to approve or disapprove a Conditional Use Permit (Use Only) to allow a new CBD Coffee facility on Lot 3 of Sierra Montana Crossings, generally located south of Greenway Road and west of Cotton Lane, FS20-730. | Shirley Phan
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 3. | District 5 | Consideration and action to approve or disapprove a Site Plan for Bungalows at Bell and Sarival, generally located south of Bell Road between Sarival Avenue and Sunrise Boulevard. (Case FS20-776) | Robert Kuhfuss
Community
Development |
| 4. | District 6 | Consideration and action to approve or disapprove a proposed Site Plan to allow a new office and warehouse facility on Lot 62 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road, FS20-439. | Shirley Phan
Community
Development |

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: May 25, 2021 at 9:50 AM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 3, 2021 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the May 20, 2021 Planning and Zoning Commission meeting Minutes.

Motion:

I move to approve the May 20, 2021 Planning and Zoning Commission meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 5-20-21 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 20, 2021 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on May 20, 2021.

A. ROLL CALL

In attendance was Vice Chair Matthew Keating, Commissioner Scott Krous, Commissioner Kevin Sartor, Commissioner Dennis Smith, Commissioner Mitchell Rosenbaum, and Commissioner Ken Chapman. Chair Dennis Bash had an excused absence.

STAFF PRESENT:

Robert Wingo, City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Kristin Tytler, Assistant Director – City Engineer; Robert Kuhfuss, Current Planning Supervisor; Sergio Angulo, Current Planner; Trever Fleetham, Current Planner; Tierney Farago Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd announced Community Development staffing changes.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Patrick and Debbie Smith – Surprise, AZ - Expressed their opposition pertaining to the upcoming review of a PAD modification on the corner of Waddell & Cotton Lane

Hearing no additional requests, Vice Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the May 6, 2021 Planning and Zoning Commission Minutes.

Vice Chair Keating made a motion to approve the May 6, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

Item 2 – Internal – Consideration and action to approve or disapprove the May 6, 2021 Planning and Zoning Executive Session Minutes.

Vice Chair Keating made a motion to approve the May 6, 2021, Planning and Zoning Executive Session Minutes as presented.

Commissioner Smith seconded the motion. Commissioner Krous abstained. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 6 - Consideration and action to approve or disapprove a Conditional Use Permit with Site Plan for a new Automobile Washing Establishment entitled “3 Minute Express Car Wash” located west of the southwest corner of Waddell Road and Litchfield Road. Case FS20-762.

Sergio Angulo, Current Planner, advised per the applicant's request, item 3 be continued to the July 15, 2021 Planning and Zoning Commission meeting.

Vice Chair Keating made a motion to continue the request for a Conditional Use Permit for a new Automobile Washing Establishment, and Site Plan entitled “3 Minute Express Car Wash”, to the July 15, 2021 Planning and Zoning Commission meeting.

Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor of the continuance.

Because this item was not heard by the Commission, Vice Chair Keating did not open the public hearing.

ITEM: 4 – District 1 - Consideration and action to approve or disapprove a Conditional Use Permit for a Vehicle Fueling Station, Drive-Through Facility, and Site Plan for Fry's Asante Retail Center. Case FS20-712.

Sergio Angulo, Current Planner, presented item 4 to Commission.

Vice Chair Keating opened the public hearing.

Lisa Everett – Surprise, AZ - Expressed support of the proposed facility in the area due to neighborhood need, and spoke on resulting employment opportunities

Patti Marsh – Surprise, AZ – Expressed support of a facility in the area only after traffic improvement measures were in place and spoke of traffic concerns

Jose Camacho-Ramos – Surprise, AZ – Inquired about enhanced law enforcement in the area should the proposed facility be approved

Adam Szilagyi – Surprise, AZ – Expressed concern with traffic impacts on the existing roadway infrastructure in the area

Mark Graham – Surprise, AZ – Expressed concern with traffic and the proposed access points in and out of the facility, and also inquired about covered parking with solar panels

Vice Chair Keating, on behalf of the Commission, acknowledged receipt and review of written comments received from the public pertaining to the project and advised they were to be added to the case record.

Hearing no additional comments, Vice Chair Keating closed the public hearing.

Kristin Tytler, City Engineer, responded to questions and concerns with regard to traffic management and roadway infrastructure.

Ali Fakih, PhD, PE of SEG provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Traffic criteria and warrants
- Traffic research
- Proposed opening date of facility
- Frequency of traffic review performed by the City
- Avenue for customer/citizen feedback as it pertains to roadway/traffic activity
- Existing and proposed roadway infrastructure
- ADOT collaboration
- Parking canopy
- Law enforcement

Commissioner Smith made a motion to approve the Conditional Use Permit for a Vehicle Fueling Station, Drive-Through Facility, and Site Plan entitled “Site Plan Asante Retail Center” subject to stipulations “a” through “e” as memorialized in the staff report.

Commissioner Rosenbaum seconded the motion. Vice Chair Keating voted against. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 5 – District 1 - Presentation and action pertaining to the Preliminary Plat for Desert Oasis (Lancer Parcel-Phase 1, Tracts A and R), generally located on the northeast and southeast corners of 176th Avenue and Straight Arrow Lane. Case FS20-826.

Sergio Angulo, Current Planner, presented item 5 to Commission.

The Commission discussed the following:

- Zoning

Commissioner Rosenbaum made a motion to recommend approval of the Preliminary Plat entitled “Desert Oasis”, dated February 22, 2021, subject to stipulations “a” through “d” as memorialized in the staff report.

Commissioner Krous seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Vice Chair Keating made a motion to adjourn. Commissioner Smith seconded the motion. All voted in favor.

Meeting adjourned at 6:58 P.M.

Matthew Keating
Planning and Zoning Commission Vice Chair

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

ATTEST BY: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 3, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Conditional Use Permit (Use Only) to allow a new CBD Coffee facility on Lot 3 of Sierra Montana Crossings, generally located south of Greenway Road and west of Cotton Lane, FS20-730.

Motion:

I move to approve/disapprove the Conditional Use Permit (Use Only) to allow for a new CBD Coffee location on Lot 3 of Sierra Montana Crossings, generally located south of Greenway Road and west of Cotton Lane, subject to stipulations “a” and “b”.

Background:

Tyler Walker, CBD Coffee, requests a Conditional Use Permit (Use Only) to allow a new CBD Coffee location on Lot 3 of the Sierra Montana Crossings.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00- FS20-730-CBD Coffee- Staff Report
2. 01-FS20-730-CBD Coffee- CUP- Vicinity Map

3. 02-FS20-730-CBD Coffee- CUP- Case Map
 4. 03-FS20-730-CBD Coffee- CUP- Conceptual Site Plan
 5. 04-FS20-730-CBD Coffee- CUP- Citizen Participation Report
 6. 05-FS20-730 CBD Coffee Affidavit
 7. FS20-730-CBD Coffee- CUP- PowerPoint
-



Conditional Use Permit

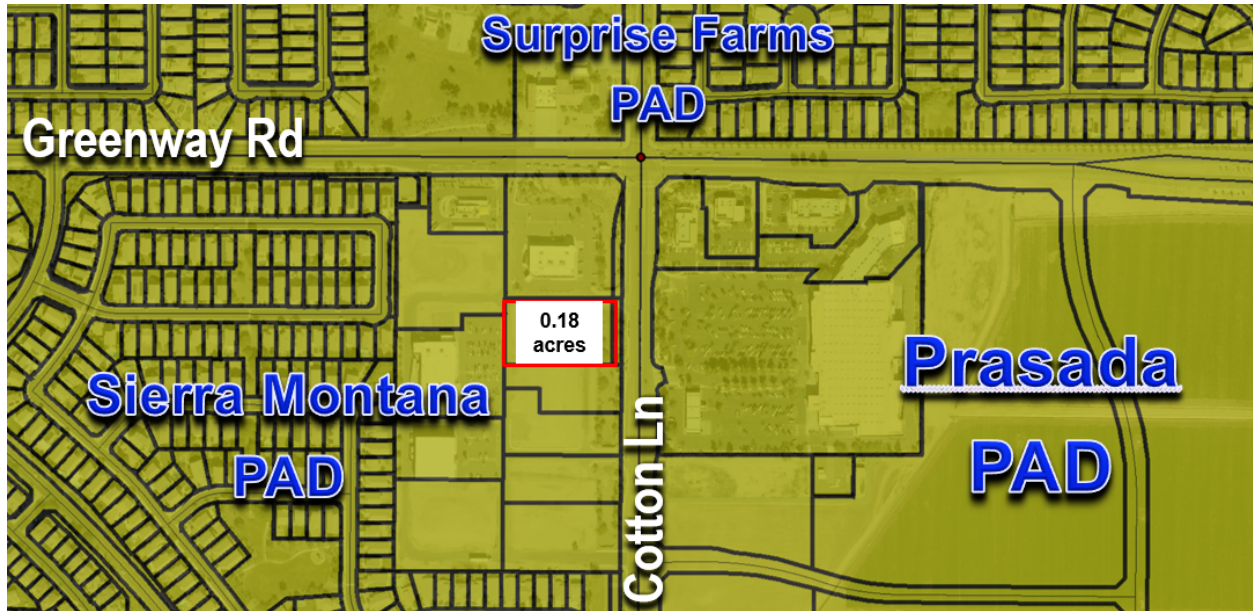
REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS20-730
2		
3	Project Name:	CBD Coffee (Use-Only)
4		
5	Council District:	3- Mesquite
6		
7	Meeting Date:	June 3, 2021
8		
9	Planner:	Shirley Phan
10		
11		
12	Applicant:	Tyler Walker, CBD Coffee
13		
14	Request:	Conditional Use Permit (Use Only) for a CBD Coffee Site
15		
16	Site Location:	Generally, located south of Greenway Road and west of Cotton
17		Lane
18		
19	Site Size:	0.18 acres (approx.)
20		
21	General Plan Conformance:	The proposal is consistent with the Surprise General Plan
22		2035.
23		
24	Support/Opposition:	Neighborhood Outreach Meeting was held on March 22, 2021.
25		No residents attended the meeting.
26		
27	Staff Recommendation:	Approve, subject to stipulations "a" and "b"
28		
29		

Project Description:

Tyler Walker on behalf of CBD Coffee, requests approval of a Conditional Use Permit (Use Only) to allow for a new CBD Coffee facility on Lot 3 of Sierra Montana Crossings, generally located south of Greenway Road and west of Cotton Lane. The subject site is zoned PAD and has a land use designation of Community Commercial C-2.

Surrounding Zoning:



PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)

History:

September 14, 2000: The Mayor and City Council approved the Surprise Pointe PAD (Planned Area Development) under case PAD99-100.

June 21, 2018: The Planning and Zoning Commission approved the Sierra Montana Crossing PAD A, Parcel 3 Site Plan under case FS16-575.

November 19, 2020: The applicant filed a request for a Conditional Use Permit (Use Only) for a new CBD Coffee under case FS20-730.

March 22, 2021: The applicant held a neighborhood outreach meeting to discuss the project.

55 **Neighborhood Outreach Meeting:**

56
57 The applicant held a Neighborhood Outreach Meeting on March 22, 2021 via Zoom Meeting.
58 Residents from the vicinity were offered the opportunity to attend and ask questions about
59 the project and voice their concerns. No residents attended the meeting.
60

61 **Analysis:**

62
63 The Sierra Montana PAD references the C-2 uses listed under Title 17 for Principally
64 Permitted uses and Conditionally Permitted uses. Title 17 lists "Convenience food
65 restaurant" as Conditionally Permitted in C-2 zoning districts, but requires an analysis of
66 any proposed Conditionally Permitted use to be based on the Use Specific Standards
67 listed under section 17.28.080.C.3. of Title 17. These standards include the following:
68

69 Convenience food restaurants: Convenience food restaurants shall be subject to
70 the same limitations and conditions as are specified heretofore in subsections
71 (C)(l)(a) and (e) of this section for Automobile Service Stations.
72

73 C(1). Automobile Service Stations:

- 74
75 a. Site improvements such as buildings or structures (permanent or
76 temporary) shall be separated from any residential zone by at least
77 fifty feet. Parking areas shall be separated from any residential
78 zone by at least fifteen feet.
79 b. The total site area shall not be less than twelve thousand square
80 feet.
81 c. Pump islands shall be set back not less than twenty-five feet from
82 any street right-of-way line, not less than forty feet from any
83 nonstreet property line and not less than seventy-five feet from any
84 residential zone boundary.
85 d. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair
86 and diagnostic equipment shall be used and enclosed within a
87 building.
88 e. Interior curbs of not less than six inches in height shall be
89 constructed to separate driving surfaces from sidewalks,
90 landscaped areas and street rights-of-way.
91

92 This CUP-use only application has been reviewed against the standards listed above. The
93 applicant submitted a preliminary site plan to demonstrate how the proposed site complies
94 with the standards listed above. At this time staff has reviewed the use on the subject site
95 and finds this CUP use-only application conforms to the requirements set forth under Title
96 17.
97

98 **Reviewing Agencies:**

99
100 In addition to the standard city internal reviewing departments, Flood Control District, and
101 Luke AFB were included in the routing of this request. None of the reviewing agencies
102 indicated any concerns over the request.

103 **Summary:**

104
105 Staff believes the proposed Conditional Use Permit (Use Only) meets the requirements of
106 the Sierra Montana PAD, SUDC, and the General Plan.

107
108 **Findings:**

- 109
110 • The proposed Conditional Use Permit (Use Only) is consistent with the Surprise
111 General Plan 2035.
112 • The proposed Conditional Use Permit (Use Only) meets the provisions of the Sierra
113 Montana PAD and the SUDC as applicable.
114

115 **Recommendation:**

116
117 Based on the findings noted above, staff recommends the Commission move to **approve**
118 the proposed Conditional Use Permit (Use Only), subject to stipulations 'a' and 'b' as outlined
119 below:
120

- 121 a. This Conditional Use Permit (Use Only) is valid for one (1) year after approval by
122 the Planning and Zoning Commission. This Conditional Use Permit shall expire on
123 the one (1) year anniversary of approval, unless construction commences prior to
124 that date.
125
126 b. Non-compliance with the stipulations of approval of this case will be treated as a
127 violation in accordance with the applicable provisions of the Surprise Municipal
128 Code.
129

130 However, should the Commission wish to **deny** the request, the Commission should make
131 its own findings and base its decision on those alternative findings.
132

133 **Attachments:**

- 134
135 01 Vicinity Map
136 02 Case Map
137 03 Conceptual Site Plan
138 04 Citizen Participation Report

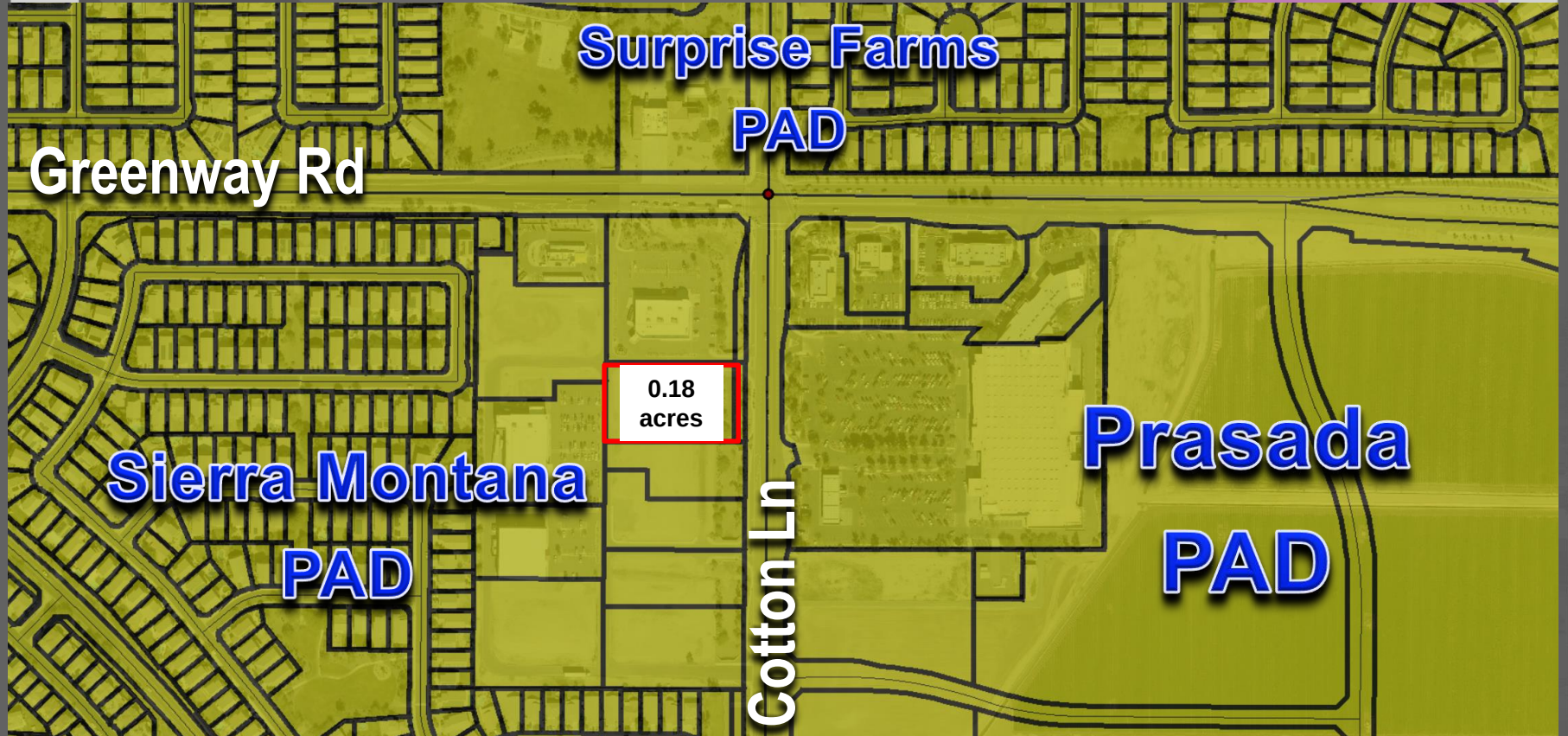
VICINITY MAP

FS20-730 CBD Coffee



Case Map

FS20-730 CBD Coffee



Participation Report

In attempt to open Coffee Brewed Differently we have done a outreach meeting via Zoom the meeting was held march 22 at 6 pm, my IT guy and myself started the meeting 10 minutes early to ensure people would have adequate time to participate in the outreach, we stayed on the phone call for 1.5 hrs at which no participates had joined the call.

I installed two 4x8 double sided signs, one on the east site of the complex on cotton ln and one on the north side of the complex on greenway rd. I was approached by multiple people while doing so asking about the concept, and everyone was very excited to have the new location coming.

AFFIDAVIT OF POSTING

Case Number FS20-730
Project Name: CBP Coffee
Project Location: 15240 W Cotton Ln 100
Date Site Posted: 2/19/21

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

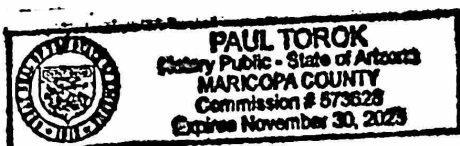
[Signature]
Owner/Applicant Signature

4/21/21
Date

This instrument was acknowledged before me this 28th day of April,
20 21 by Tyler Walker.

[Signature]
Notary Public

My Commission Expires:
11/30/2023



AFFIDAVIT OF PUBLIC NOTICE MAILOUT

I, Hobart Wingard, being duly authorized to complete the task as stated herein, did on February 23, 2021 send the attached written notification pertaining to the case(s) listed below to the entities as stated in the attached Mailing List via 1st Class Mail as required by State and Local law. I obtained the names and addresses as stated on said Mailing List from the following source(s):

- ☒ Maricopa County Accessor Website
☐ Agency Website
☐ City Database
☐ Other

Case #: FS20-730
[Case #]

Project Name: CBD Coffee Drive Through
[Case Name]

Signed this 23rd day of February, 2021
[Day] [Month] [Year]

By: 
[Signature]

Rev. 07/10/19

CITY OF SURPRISE **NEIGHBORHOOD MEETING**

Take notice that at the date and time listed, Tyler Walker on behalf of CG Shoppes LLC will host a Neighborhood Meeting to discuss the project referenced below. Due to the current COVID-19 public health emergency, this meeting will be conducted virtually. By utilizing the access information provided under meeting details, using a computer or phone, any member of the public may participate in the conversation as it pertains to this project. Per City Code the applicant is required to host a Neighborhood Meeting, presenting their project to the public while soliciting feedback and providing answer to questions. Please note, the City of Surprise is not the host of this meeting, however, the assigned City Planner will be available to offer applicant support as needed during this outreach.

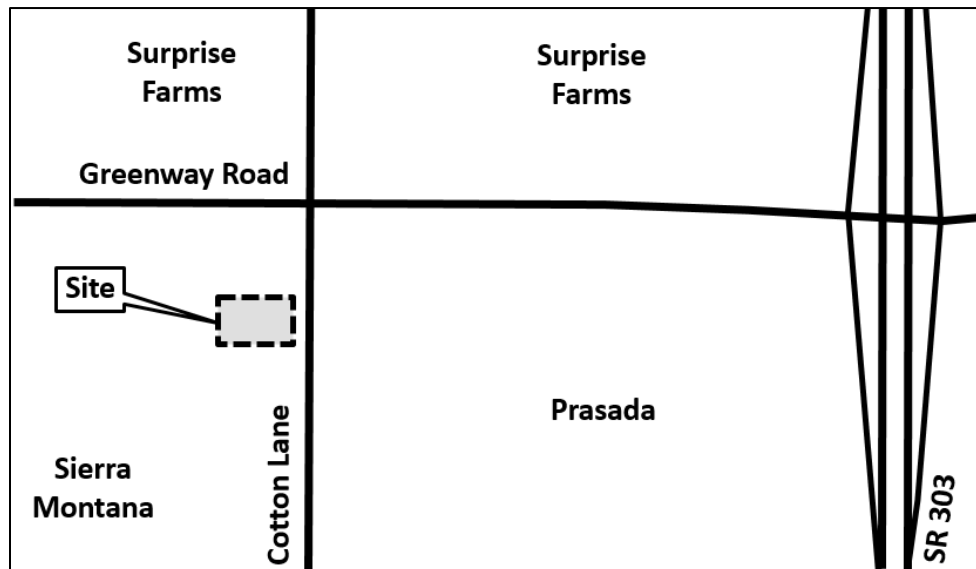
Applicant: Tyler Walker - 480-406-8845 - tyler.cbdcoffee@gmail.com

City of Surprise Planner: Hobart Wingard - 623-222-3156 - hobart.wingard@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Monday, March 22, 2021
TIME: 6:00 PM
ONLINE ACCESS: <https://us02web.zoom.us>
MEETING: 891 2269 5390
ZOOM ID: 831051
PHONE ACCESS: 253-215-8782

PROJECT LOCATION



PROJECT DESCRIPTION:

Request for a Conditional Use Permit for the use of a drive through coffee facility in the Sierra Montana Crossings Commercial Center. Surprise Planning Case FS20-730.

Owner	Mailing Address
BARCLAY HOLDINGS XLVII	[REDACTED] PHOENIX AZ 85016
CG SHOPPES LLC	[REDACTED] SCOTTSDALE AZ 85251
CHANCE REX PROPERTIES LLC	[REDACTED] WOONSOCKET RI 02895
COTTON GREENWAY PARTNERS LLC	[REDACTED] MANHATTAN BEACH CA 90266
COTTON GREENWAY PARTNERS LLC	[REDACTED] MANHATTAN BEACH CA 90266
CUSTER LANE SURPRISE LLC	[REDACTED] BEVERLY HILLS CA 90210
GREEN COTTON BUILDING LLC	[REDACTED] PHOENIX AZ 85018
JAMES A RAE FAMILY TRUST	[REDACTED] PHOENIX AZ 85032
SMITH'S FOOD & DRUG CENTERS INC	[REDACTED] TOLLESON AZ 85353
SONIC DEVELOPMENT OF AZ LLC	[REDACTED] OKLAHOMA CITY OK 73123-1775
STRR INVESTMENTS LLC	[REDACTED] HOUSTON TX 77090
SURPRISE COVENANT GROUP LLC	[REDACTED] HENDERSON NV 89074
MR CHRISTOPHER P TOALE	[REDACTED] LUKE AFB, AZ 85309-1629

INDEPENDENT NEWSMEDIA INC. USA

17220 N. Boswell Blvd., Suite 101, Sun City, AZ 85373 • 1-800-282-8586

State of Arizona:

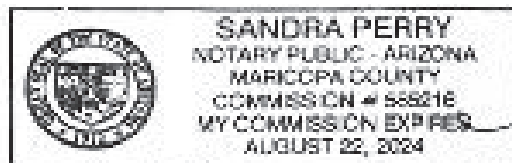
County of Maricopa:

Affidavit of Publication

I Charlene Bisson, Arizona group publisher of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
05/11/21, 05/19/21

Sworn to and subscribed before me this 19th Day of May, A.D., 2021



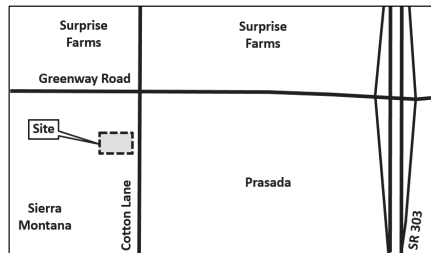
Ad Caption: FS20-730
Ad Number: 474534
Total Cost:\$384.00

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold a Public Hearing at the request of Tyler Walker with CBD Coffee, relating to the proposed Conditional Use Permit(Use-Only) for approximately 0.18 acres for a new drive through coffee facility located south of the southwest corner of Greenway Road and Cotton Lane within the Sierra Montana Planned Area Development. CBD Coffee, Surprise Planning Case FS20-730.

Legal Description: Located in a portion of the Northeast Quarter of Section 11, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona

PROJECT LOCATION



Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Shirley Phan, 623-222-3153, shirley.phan@surpriseaz.gov

CITY COUNCIL PUBLIC HEARING

DATE: **June 3, 2021**
TIME: **6:00 PM**
MEETING LOCATION: **16000 Civic Center Plaza, Surprise, AZ 85374**

The City of Surprise streams and broadcasts its City Council meetings. Watch live on Cox channel 11, www.surpriseaz.gov/surprisetv, or the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise.

City of Surprise public meetings are open to in-person public attendance beginning April 20. In an effort to protect public health, below are the In-Person Public Meeting Guidelines:

- Physical distancing is encouraged
- Wearing face covering/masks is recommended
- Stay home if you are feeling sick.

At this meeting any member of the public may appear and be heard relative to this request. All written comments regarding this request will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

Publish: Daily Independent, May 11, Surprise Independent, May 19, 2021/474534

SIGN CODE TEXT AMENDMENT NEIGHBORHOOD MEETING

Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Sign Code Text Amendment referenced below. This meeting will be conducted virtually and in-person. Any member of the public may participate in the conversation as it pertains to this project, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, we are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

Applicant: City of Surprise

City of Surprise Planner: Robert H. Kuhfuss, AICP 623-222-3137, robert.kuhfuss@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Wednesday, June 9, 2021
TIME: 6:00 PM
PHYSICAL LOCATION: City of Surprise Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374

MEETING LOCATION



Join from the meeting link

<https://surpriseaz.webex.com/surpriseaz/j.php?MTID=mb4d1c0221e27b5dce666339d40b50f54>

Join by meeting number

Meeting number (access code): 187 820 2427
Meeting password: DFKw8gaas36

Join by phone

1-408-418-9388 United States Toll
1-602-666-0783 United States Toll (Phoenix)

PROJECT DESCRIPTION:

A Text Amendment to Chapter 109 of the Surprise Land Development Ordinance as it pertains to A-Frame Signs, Case # FS21-372.

Publish: Daily Independent, May 21, Surprise Independent, May 19, 2021/475458

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING AAA Auto

Please be advised, Andrew Merchant, on behalf of the Ault Companies, will host a Neighborhood Meeting to discuss the project referenced below. This meeting will be conducted virtually and in-person. Any member of the public may participate in the conversation as it pertains to this project, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Andrew Merchant, 480-459-6385, andrew@merchantdesigngroup.com
City of Surprise Planner: Robert H. Kuhfuss, AICP 623-222-3137, robert.kuhfuss@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

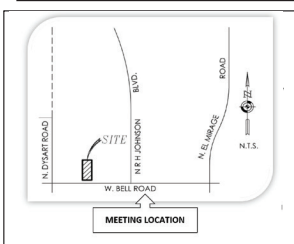
DATE: Tuesday, June 8, 2021
TIME: 6:00 PM
PHYSICAL LOCATION: Windmill Suites Hotel
12545 W. Bell Road
Surprise, AZ 85378

ONLINE ACCESS:

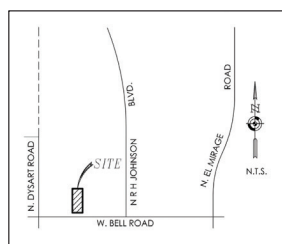
<https://us04web.zoom.us/j/2327272624?pwd=S2Z3MVhPL0RsSU1tVEt0ME8wRytCZz09>

MEETING ID: 232 727 2624
PASSCODE: 715668
CALL-IN: 602-469-5506

MEETING LOCATION Windmill Suites Hotel 12545 W. Bell Road



PROJECT LOCATION East of the Northeast Corner of Bell and Dysart



PROJECT DESCRIPTION:

A Conditional Use Permit for the construction of a 5790 square foot building for the purpose of automotive care and major vehicle repair, Case # FS21-064.

Publish: Daily Independent, May 21, Surprise Independent, May 19, 2021/475288

When public notices
reach the public,
everyone benefits.

Some officials want to move notices from
newspapers to government-run websites,
where they may not be easily found.

This is like putting the fox in
charge of the hen house.

Keep Public Notices
in Newspapers

Miscellaneous 2018 New Dust Cover for a Toyota Highlander. \$120. Sun City (701) 240-3281	Miscellaneous Secure your home with Vivint Smart Home technology. Call 855-571-4060 to learn how you can get a professionally installed security system with \$0 activation.	Musical Instruments ROLAND ATELIER 900C ELECTRIC ORGAN SPECIAL EDITION Two octaves of full length wooden pedals. A versatile and powerful instrument. Ideal for use in home or auditorium. \$1000 OBO 623-537-9092	Wanted to Buy WANT TO PURCHASE MINERALS & OTHER OIL/GAS INTERESTS SEND DETAILS TO: PO BOX 13557, DENVER, CO 80201	FOR RENT Rentals Rooms to Rent Room for rent: Vicinity of Reems and Cactus (Surprise) smoke free home/ prefer female 25-60, no pets. \$700/mo includes utilities. Kitchen/laundry privileges. Contact Millie 602.312.0305	Automotive Automobiles WANTED older cars 1940's 50's 60's 70's 80's 90's Etc. Running or not. Can tow non running car. Please Call or Text me what you have 480-375-8959 or email oldcar@usa.com	Autos Wanted DONATE YOUR CAR TO CHARITY. Receive maximum value of write off for your taxes. Running or not! All conditions accepted. Free pickup. Call for details. 877-326-0112 When doing those chores is doing you in, it's time to look for a helper in the classifieds.	Golf Cars 1996 Yamaha Gas Light Blue New Custom Enclosure Mag Wheels & Tires Must See To Appreciate! \$3450 OBO (623)229-1618 Find it faster. Sell it sooner in the classifieds
Public Notice BATHROOM RENOVATIONS. EASY, ONE DAY updates! We specialize in safe bathing. Grab bars, no slip flooring & seated showers. Call for a free in-home consultation: 877-435-1088	Public Notice CLASSIFIED ADS ONLINE \$5 ArizonaClassifieds.NewsZap.com	Public Notice Like us on facebook	Public Notice	Public Notice	Public Notice	Public Notice	Public Notice

ARIZONA DEPARTMENT OF TRANSPORTATION

ADVERTISEMENT FOR BIDS

BID OPENING: FRIDAY, AUGUST 6, 2021, AT 11:00 A.M. (M.S.T.)

TRACS NO	19B SC 005 F0244 01C
PROJECT NO	B19-A(203)T
TERMINI	NOGALES BUSINESS ROUTE (SR-19B)
	NOGALES TUSCAN HIGHWAY (I-19)
LOCATION	POTRERO CANYON BRIDGE & COUNTRY CLUB BRIDGE

The amount programmed for this contract is \$1,100,000. The location and description of the proposed work are as follows:

The proposed project is located in Santa Cruz County on SR 19 Business Route, at MP 5.12, and on I-19, at MP 4.93, north of the City of Nogales. The work consists of scour retrofit. The scour retrofit will be performed on Potrero Canyon Bridge (Structure # 325) on SR 19B and Country Club Bridges (NB Structure # 1300 & SB Structure # 1301) on I-19. The work includes of constructing concrete floors underneath the existing bridges, installing shotcrete, seeding and other related work.

Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website.

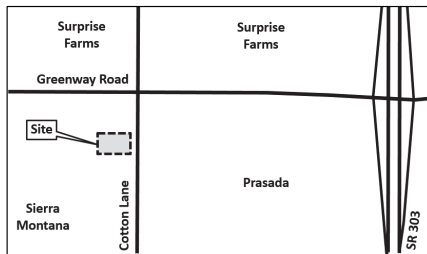
Publish: Daily Independent, May 11, 18, 2021/474335

CITY OF SURPRISE
PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold a Public Hearing at the request of Tyler Walker with CBD Coffee, relating to the proposed Conditional Use Permit(Use-Only) for approximately 0.18 acres for a new drive through coffee facility located south of the southwest corner of Greenway Road and Cotton Lane within the Sierra Montana Planned Area Development. CBD Coffee, Surprise Planning Case FS20-730.

Legal Description: Located in a portion of the Northeast Quarter of Section 11, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona

PROJECT LOCATION



Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Shirley Phan, 623-222-3153, shirley.phan@surpriseaz.gov

CITY COUNCIL PUBLIC HEARING

DATE: **June 3, 2021**
 TIME: **6:00 PM**
 MEETING LOCATION: **16000 Civic Center Plaza, Surprise, AZ 85374**

The City of Surprise streams and broadcasts its City Council meetings. Watch live on Cox channel 11, www.surpriseaz.gov/surprisetv, or the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise.

City of Surprise public meetings are open to in-person public attendance beginning April 20. In an effort to protect public health, below are the In-Person Public Meeting Guidelines:

- Physical distancing is encouraged
- Wearing face covering/masks is recommended
- Stay home if you are feeling sick.

At this meeting any member of the public may appear and be heard relative to this request. All written comments regarding this request will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

Publish: Daily Independent, May 11, Surprise Independent, May 19, 2021/474534

ARIZONA DEPARTMENT OF TRANSPORTATION

ADVERTISEMENT FOR BIDS

BID OPENING: FRIDAY, JUNE 18, 2021, AT 11:00 A.M. (M.S.T.)

TRACS NO	191 AP 469 H894501C
PROJECT NO	191-E(215)T
TERMINI	CHAMBERS – MEXICAN WATERS HWY (US 191)
LOCATION	CHINLE WASH TO LUKACHUKAI WASH

The amount programmed for this contract is \$21,683,000. The location and description of the proposed work are as follows:

The proposed project is located in Apache County on U.S. 191 between Mileposts 469.90 and 488.56, within Navajo Nation, approximately 22 miles north of the community of Chinle, Arizona. The work includes the rehabilitation of bridges over the Chinle Wash and over the Agua Sal South Wash, the replacement of bridges over the Agua Sal North Wash and over the Lukachukai Wash, pavement removal, furnishing and placing aggregate base, asphaltic concrete, embankment curb, spillways, guardrail, signing, pavement markings and other miscellaneous work.

Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website.

Publish: Daily Independent, May 4, 11, 2021/473329

Attorney for Personal Representative:
JECKEL & NYKAMP, P.L.L.C.
 Robert F. Jeckel, No. 003801
 Mary A. Nykamp, No. 007716
 10240 West Bell Road, Suite B
 Sun City, AZ 85351
 (623) 972-1133
 Email: mnykamp@jnlegal.com

Personal Representative:
DEBORAH TRBOYEVICH
 P.O. Box 402
 Bovey, MN 55709

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate
 of
ZLATA TRBOYEVICH, a/k/a
GOLDIE TRBOYEVICH,
 Deceased.

NO. PB 2021-070509
 NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months from the date of first publication of this Notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative at the Office of Jeckel & Nykamp, P.L.L.C., 10240 West Bell Road, Suite B, Sun City, Arizona 85351, attorneys for the Estate.

DATED: April 29, 2021.

Deborah Trboevich
DEBORAH TRBOYEVICH
 Personal Representative

JECKEL & NYKAMP, P.L.L.C.

By: *Mary A. Nykamp*
Mary A. Nykamp
 Attorney for Personal Representative

Publish: Daily Independent, May 4, 11, 18, 2021/473328



Notice Of Public Hearing
City Of Surprise

Neighborhood Meeting		Planning and Zoning
Date: Monday, March 23, 2021	Web Address: https://us02zoom.us/j/80129553080	Date: 3/23/21
Time: 6:00 PM	Meeting #: 801 2955 3080	Time: 6:00 PM
Location: Zoom Meeting	Zoom ID: 80129553080	Location: Surprise, AZ
	Phone in US: 1-252-219-8180	

Case # P320-730
Request: The applicant is requesting approval of a Conditional Use Permit for the use of a drive through window for a drive through coffee shop.

For more information, call:
623-222-3011

Surprise.gov

AVAILABLE
De Rito Partners
(480) 834-8500
DRP124 1888000

**LAND PARCELS,
PADS & RETAIL
COMING SOON**



AVAILABLE
De Rito Partners
(480) 834-8500
TEXT: DRP124 TO: 88C00

Notice Of Public Hearing
City Of Surprise

Neighborhood Meeting		Planning and Zoning	
Date: Monday, March 22, 2021	Web Address: https://publicworks.cityofsurprise.gov	Date: March 22, 2021	
Time: 9:00 AM	Meeting #: 887-2028-0328	Time: 1:00 PM	
Location: Zoom Meeting	Zoom ID: 887051	Location: Zoom Meeting	
	Phone in at: 1-253-215-8182		

Case # P520-730
Request: The applicant is requesting approval of a Conditional Use Permit for the use of a drive through window for a drive through coffee shop.

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



Notice Of Public Hearing
City Of Surprise

Neighborhood Meeting		Planning and Zoning	
Date: Monday March 22, 2021	Web Address: https://us02web.zoom.us	Date: 6:00 PM	Time: 6:00 PM
Time: 6:00 PM	Meeting #: 891 2269 5390	Location: Zoom Meeting	Location: 6000 N. 45th Ave., Suite 100, Surprise, AZ 85379
Location: Zoom Meeting	Zoom ID: 831051		
	Phone In #: 1-253-215-8782		

Case # FS20-730
Request: The applicant is requesting approval of a Conditional Use Permit for the use of a drive through window for a drive through coffee shop.

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





Notice Of Public Hearing City Of Surprise

Neighborhood Meeting

Date: Monday March 22, 2021

Time: 6:00 PM

Location: Zoom Meeting

Web Address: <https://us02web.zoom.us>

Meeting #: 891 2269 5390

Zoom ID: 831051

Phone In #: 1-253-215-8782

Planning and Zoning

Date: 4-03-2021

Time: 5:00 PM

Location: Surprise City Hall

Case # FS20-730

Request: The applicant is requesting approval of a Conditional Use Permit for the use of a drive through window for a drive through coffee shop.

For more information, call

623-222-3011

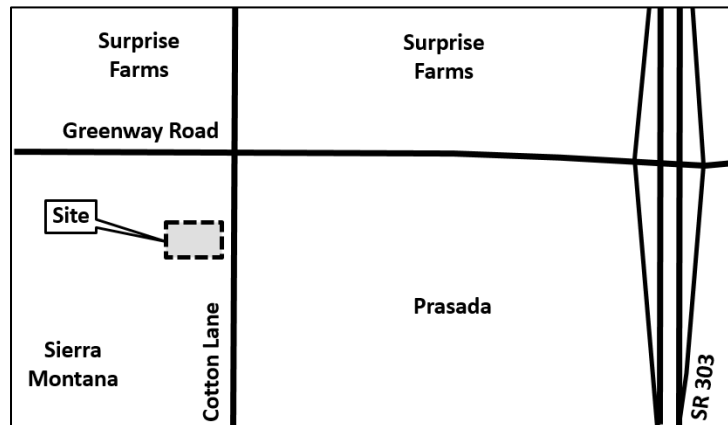
Surpriseaz.gov

**CITY OF SURPRISE
PUBLIC NOTICE**

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Legal Description: Located in a portion of the Northeast Quarter of Section 11, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona

PROJECT LOCATION



Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Shirley Phan, 623-222-3153, shirley.phan@surpriseaz.gov

PLANNING AND ZONING PUBLIC HEARING

DATE: June 3, 2021
TIME: 6:00 PM
MEETING LOCATION: 16000 Civic Center Plaza,
Surprise, AZ 85374

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FS20-730

CBD Coffee Conditional Use Permit (Use Only)

Planning & Zoning Commission

June 3, 2021

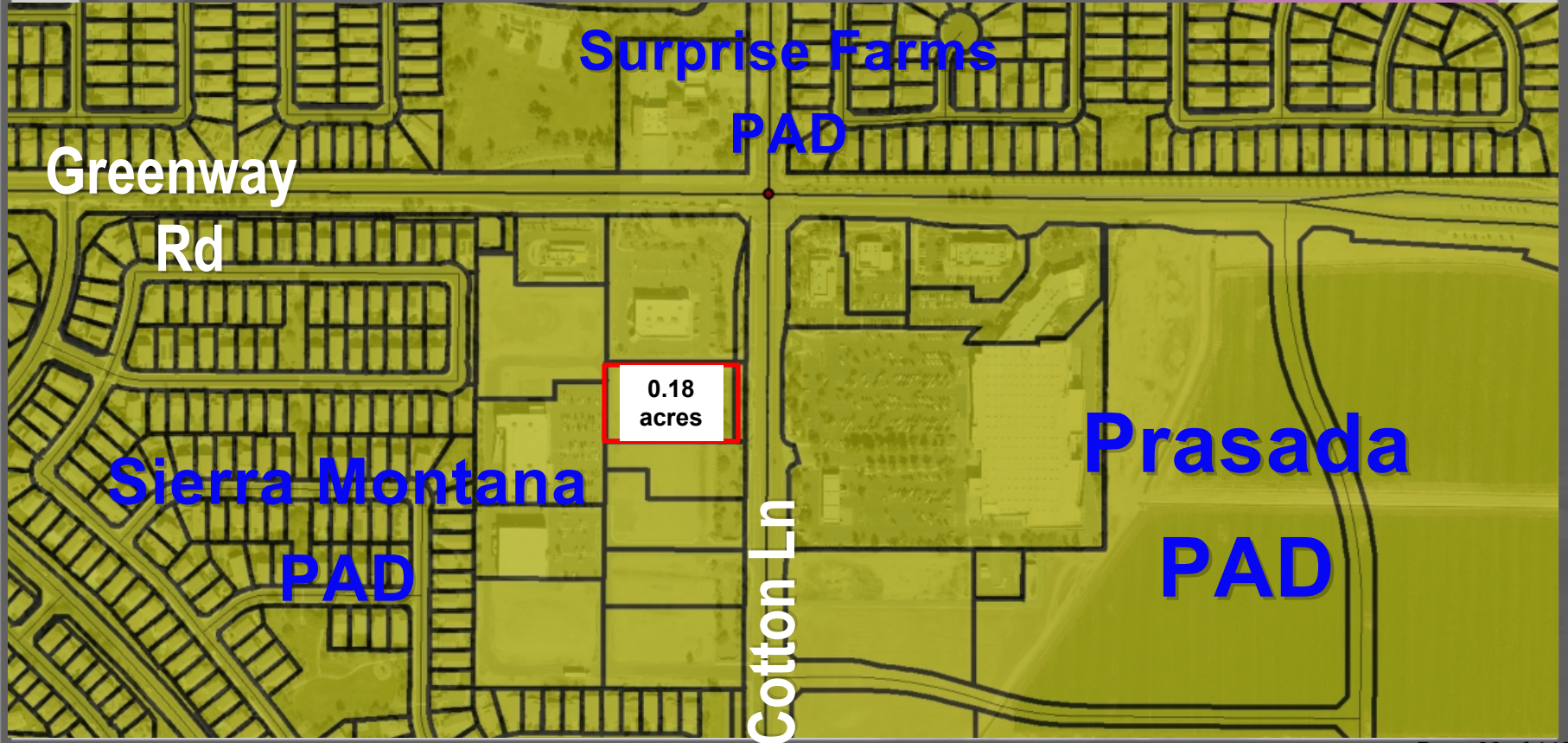
VICINITY MAP

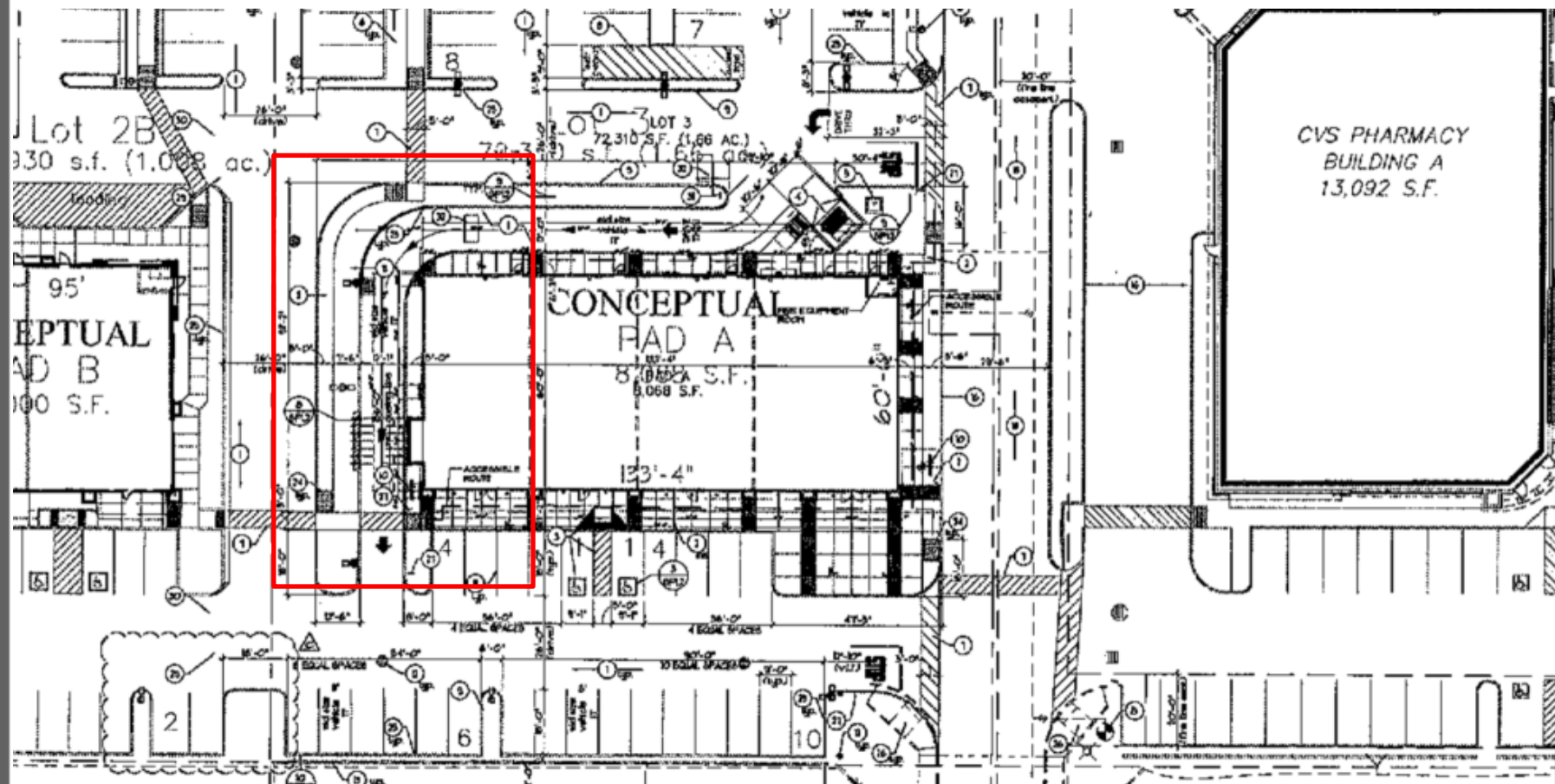
FS20-730 CBD Coffee

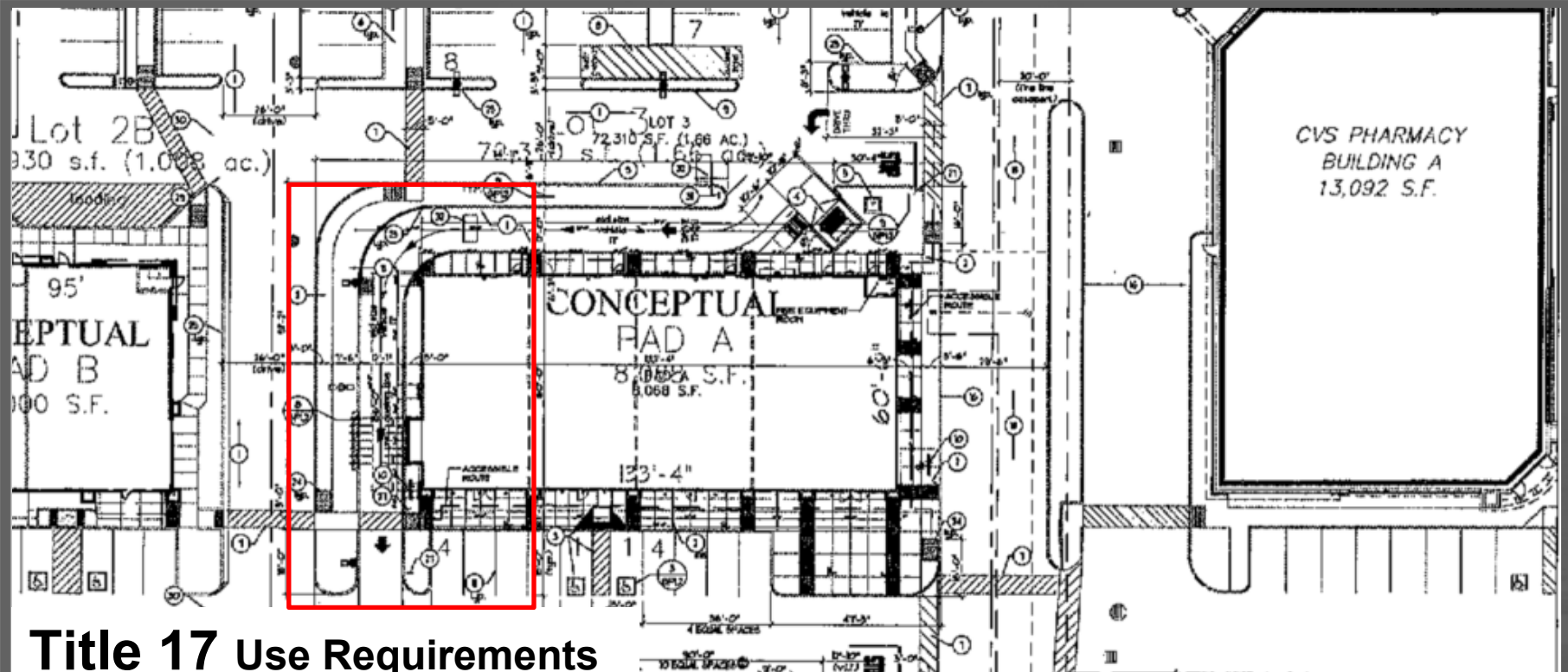


Case Map

FS20-730 CBD Coffee







Title 17 Use Requirements

- ✓ 1. site shall be separated from residential zoning by 50'
- ✓ 2. total site shall not be less than twelve thousand square feet.



CITIZEN OUTREACH

Neighborhood Meeting

- March 22, 2021



STAFF RECOMMENDATION

Staff Recommendation:

- Approval subject to Stipulations 'a' and 'b'



QUESTIONS OR COMMENTS?

Thank You



STIPULATIONS

'A' through 'B':

- a. This Conditional Use Permit (Use Only) is valid for one (1) year after approval by the Planning and Zoning Commission. This Conditional Use Permit shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of Surprise Municipal Code.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 3, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Site Plan for Bungalows at Bell and Sarival, generally located south of Bell Road between Sarival Avenue and Sunrise Boulevard. (Case FS20-776)

Motion:

I move to approve/disapprove the Site Plan entitled “Bungalows on Sarival”, subject to stipulations “a” through “e”.

Background:

RVi Planning + Landscape Architecture on behalf of Advanced Acquisitions LLC, seeks approval of a Site Plan for 29.8 acres of land in the Mountain Vista Ranch PAD, for the development of a 338-unit residential rental community.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-776 Bungalows at Bell and Sarival - PZ Staff Report
2. 01 - FS20-776 Bungalows at Bell and Sarival Vicinity Map
3. 02 - FS20-776 Bungalows at Bell and Sarival Case Map

4. 03 - FS20-776 Bungalows at Bell and Sarival Zoning Map
 5. 04 - FS20-776 Bungalows at Bell and Sarival Site Plan
 6. 05 - FS20-776 Bungalows at Bell and Sarival Landscape
 7. 06 - FS20-776 Bungalows at Bell and Sarival Color Landscape Exhibit
 8. 07 - FS20-776 Bungalows at Bell and Sarival Elevations
 9. 08 - FS20-776 Bungalows at Bell and Sarival Color Board
 10. 09 - FS20-776 Bungalows at Bell and Sarival Luke AFB Letter
 11. 10 - FS20-776 Bungalows at Bell and Sarival SP Citizen Emails_Redacted
 12. PP - FS20-776 - Bungalows at Bell and Sarival - PZ PowerPoint - 060321
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS20-776
2		
3	Project Name:	Bungalows at Bell and Sarival
4		
5	Council District:	5
6		
7	Meeting Date:	June 3, 2021
8		
9	Planner:	Laurie Lineberry, AICP
10		
11		
12	Owner:	Advanced Acquisitions, LLC
13		
14	Applicant:	RVi Planning + Landscape Architecture
15		
16	Request:	Site Plan for the development of a 338-unit multi-family rental community in the Mountain Vista Ranch PAD
17		
18		
19	Site Location:	Generally located south of Bell Road between Sarival Avenue and Sunrise Boulevard
20		
21		
22	Dwelling Units:	338 Units
23		
24	Site Size:	29.8 acres (approx.)
25		
26	Density:	11.4 DU/Ac
27		
28	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
29		
30	Support/Opposition:	One item of support and one item of opposition received
31		
32	Staff Recommendation:	Staff recommends the Commission approve the Site Plan case FS20-776 , subject to stipulations 'a' through 'e'.
33		

Project Description:

Westfield Commons LLC and Castelina LLC, requests approval of a Site Plan for the development of a 338-unit multi-family, cottage-style rental community in the Mountain Vista Ranch PAD. The subject property is generally located south of Bell Road between Sarival Avenue and Sunrise Boulevard and is zoned PAD with a land use designation of High Density Residential (HDR). The PAD allows for a density range of 8-20 dwelling units per acre (DU/Ac) in parcels designated as HDR. This project will have a density of 11.4 DU/Ac.



Surrounding Zoning:

RR	PAD (LDR) / PAD (M/HDR)	PAD (M/HDR)
RR	PAD (HDR)	PAD (LDR)
PAD (LDR) / PAD (HDR)	PAD (LDR)	PAD (LDR)

Background:

June 20, 1984: The subject parcel was annexed into the City.

July 28, 1994: The Mayor and City Council approved the Mountain Vista Ranch Planned Area Development (PAD) under case PAD94-002.

November 1, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-706.

August 18, 2020: The City Council approved a Major PAD Amendment covering the subject property under FS20-234.

December 9, 2020: The applicant filed a request for a Site Plan and a Final Plat, under case FS20-776.

June 1, 2021: A Final Plat of the subject site is scheduled for City Council on this date. The results of that meeting are unknown as of the writing of this report.

Analysis and Discussion:

The applicant is requesting Site Plan approval for a 338-unit bungalow-style multi-family residential rental project, on approximately 29.8 acres, at a density of 11.4 dwelling units per acre. The proposed development will consist of 94 one-bedroom units, 164 two-bedroom units, and 80 three-bedroom units. The one-bedroom units will be duplexes, while the two and three-bedroom units will be individual detached units. The community is designed to provide shared common facilities, including a clubhouse, a pool and spa, shaded gathering areas, fire pit, a dog park, and BBQ amenities. This shared outdoor space equates to 1,375 square feet per dwelling unit. In addition, every unit will have a 200 square foot private fenced-in yard. Project elevations are included for review by the Planning Commission.

Access to the site is provided in two full-turning movement locations: one from Sarival Avenue and the other from Sunrise Boulevard. Pedestrian access is provided at both entrances within the site linking each unit to the parking area and to the amenity sites. There is pedestrian access throughout the complex, linking all common open spaces for ease of access by residents.

The project is required to have a minimum of 687 parking spaces, this site provides a total of 758 parking spaces, including 90 garage spaces and 256 covered spaces. There are 14 designated accessible spaces on site to comply with ADA requirements.

Approved Development Standards Table:

DEVELOPMENT STANDARDS FOR HDR PARCELS IN MOUNTAIN VISTA RANCH		
Development Standard		HDR FS20-776
Minimum Lot Area Per Unit:	2,000 sq. ft.	3,761 sq. ft.
Maximum Building Height:	35'	27' club house, 16' residential units
Outdoor Living Area		
Minimum area per unit:	300 sq. ft.	420 sq. ft. private area for each unit plus 1,375 of shared open space per unit = 1,795 sq. ft. total/unit
Parcel Setbacks		
Frontage:	20'	20'
Rear:	20'	20'
Sides:	20'	20'

86 **Utility and Services Table:**

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Dysart Unified School District

87 **Conformance with Adopted Plans:**

88

89 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
90 within the Neighborhood Character Area which supports residential development at densities
91 greater than 8 DU/Ac in an Urban Neighborhood type. At 11.4 DU/Ac, this project complies with the
92 general plan in this regard.

93

94 **Neighborhood Outreach:**

95

96 Neighborhood outreach is not required as part of a Site Plan application; however, staff received one
97 item of support and one item of opposition relating to this request.

98

99 **Reviewing Agencies:**

100

101 The standard internal and external reviewing agencies were included in the routing of this request
102 and have expressed no concerns.

103

104 **Summary:**

105

106 The proposed Site Plan meets the requirements of the Mountain Vista Ranch PAD, Title 17, and the
107 Surprise General Plan.

108

109 **Findings:**

110

- 111 • The proposed Site Plan is consistent with the Surprise General Plan 2035.
- 112 • The proposed Site Plan meets the provisions of the Mountain Vista Ranch PAD and Title 17
- 113 as applicable.

114

115 **Recommendation:**

116

117 Based on the findings noted above, staff recommends the Commission **approve** the Site Plan for case
118 FS20-776, subject to stipulations 'a' through 'e' as outlined below:

119

- 120 a. Development and use of the site shall be consistent with the Site Plan entitled
- 121 "Bungalows on Sarival" prepared by RVi and dated March 30, 2021.

- 122 b. Landscaping shall be consistent with the Landscape Plan entitled "Landscape
123 Construction Documents for The Bungalows at Sarival" prepared by RVi dated March
124 30, 2021.
- 125 c. Building Elevations shall be consistent with the Building Elevations entitled
126 "Bungalows on Sarival" prepared by Mooradian & Associates dated May 19, 2020.
- 127 d. This Site Plan is deemed not approved until the Final Plat entitled "Final Plat of
128 Bungalows at Bell & Sarival" is approved by the City Council.
- 129 e. Non-compliance with the stipulations of approval of this case will be treated as a
130 violation in accordance with the provisions of Article XIV of the Surprise Unified
131 Development Code.

132
133 However, should the Commission wish to deny the request, the Commission should make its own
134 findings and base its decision on those alternative findings.

135
136 **Attachments:**

- 137
138 01 Vicinity Map
139 02 Case Map
140 03 Zoning Map
141 04 Site Plan
142 05 Landscape Plan
143 06 Color Landscape Exhibit
144 07 Elevations
145 08 Color Board
146 09 Luke AFB Letter
147 10 Citizen Emails

VICINITY MAP

FS20-776
Bungalows



CASE MAP

FS20-776
Bungalows



ZONING

FS20-776 Bungalows



BUNGALOWS ON SARIVAL

SITE PLAN
SURPRISE, ARIZONA
ADVANCED ACQUISITIONS, LLC.

LEGAL DESCRIPTION

PARCEL NO. 1: A PORTION OF LOT 5, OF WESTFIELD COMMONS SUBDIVISION, ACCORDING TO BOOK 862 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE 6TH AND 54TH EVIDENCE AND WESTERN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 6;

THENCE SOUTH 80 DEGREES 31 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 883.72 FEET;

THENCE SOUTH 86 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF MOUNTAIN VISTA RANCH PARCEL 14, A QUADRETERA RECORDED IN BOOK 476 OF MAPS, PAGE 18 AT THE OFFICE OF THE MARICOPA COUNTY RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 34 MINUTES 55 SECONDS EAST, BEING PARALLEL WITH AND 93.00 FEET EAST OF SAID WEST LINE, A DISTANCE OF 318.72 FEET;

THENCE SOUTH 86 DEGREES 24 MINUTES 00 SECONDS EAST, BEING PARALLEL WITH AND 883.20 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,402.00 FEET;

THENCE NORTH 81 DEGREES 25 MINUTES 55 SECONDS EAST, A DISTANCE OF 83.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 81 DEGREES 28 MINUTES 55 SECONDS, A DISTANCE OF 762.00 FEET;

THENCE SOUTHERLY 343.52 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 35 DEGREES 14 MINUTES 34 SECONDS;

THENCE SOUTH 34 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 507.33 FEET TO A POINT ON THE NORTHERLY 302.00 FOOT RIGHT-OF-WAY LINE OF VISTA RANCH ROAD, AS SHOWN ON VISTA RANCH PARCELS 7, 8 SUBDIVISION RECORDED AT BOOK 447 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 31 DEGREES 14 MINUTES 34 SECONDS EAST, A DISTANCE OF 1,175.00 FEET;

THENCE SOUTHWESTERLY 474.21 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 23 DEGREES 41 MINUTES 27 SECONDS;

THENCE NORTH 44 DEGREES 22 MINUTES 53 SECONDS WEST, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 14, A DISTANCE OF 834.53 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL 14, A DISTANCE OF 84.28 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1 OF LOT COMBINATION RECORDED IN BOOK 1008, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: TRACT "C", OF WESTFIELD COMMONS SUBDIVISION AMENDED, ACCORDING TO BOOK 864 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2008-098428.

PARCEL NO. 3: LOTS 8 AND 9, OF WESTFIELD COMMONS SUBDIVISION AMENDED, ACCORDING TO BOOK 864 OF MAPS, PAGE 5, AND AFFIDAVIT OF CORRECTION IN RECORDING NO. 2008-073225 AND AFFIDAVIT OF CORRECTION IN RECORDING NO. 2008-094428, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THAT PORTION OF LOT 8, OF WESTFIELD COMMONS SUBDIVISION AMENDED, ACCORDING TO BOOK 864 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 17 DEGREES 08 MINUTES 07 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 324.1 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTHERLY 154.2 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 40 MINUTES 59 SECONDS;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00 DEGREES 31 MINUTES 55 SECONDS WEST, A DISTANCE OF 31.40 FEET;

THENCE LEAVING SAID EASTERLY LINE, NORTH 86 DEGREES 24 MINUTES 00 SECONDS WEST, BEING PARALLEL WITH AND 86.49 FEET SOUTH OF THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 302.34 FEET;

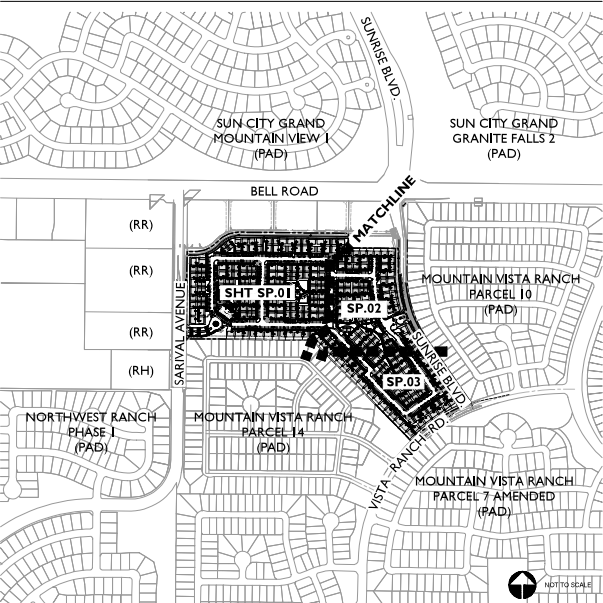
THENCE NORTH 90 DEGREES 34 MINUTES 55 SECONDS EAST, A DISTANCE OF 94.69 FEET TO A POINT ON SAID NORTHERLY LINE, THENCE SOUTH 89 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 333.88 FEET TO THE POINT OF BEGINNING.

CITY OF SURPRISE APPROVED BENCHMARK

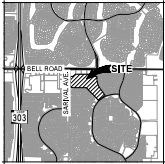
STAINLESS STEEL ROD IN GLEVE STAMPED "SCT-1 1989" CITY OF SURPRISE VERTICAL DATUM, LOCATED ON THE SOUTH SIDE OF VISTA RANCH ROAD APPROXIMATELY 80 FEET WEST OF MOUNTAIN VISTA BLVD.

NAD83 ELEVATION: 1523.55 FEET

KEY MAP



VICINITY MAP



SITE PLAN DATA

GRSSED AC.	23.8 AC. OR 1,295,938 S.F.
NET AC.	23.2 AC. OR 1,271,435 S.F.
APR#	501-7488, 501-7487, 501-7486, 501-7475 AND 501-7470
EXISTING ZONING	HR-PAD
PROPOSED USE	HR MULTIFAMILY (PAD)
TOTAL # OF UNITS	1 BEDROOM UNITS: 14 (37%) 2 BEDROOM UNITS: 164 (49%) 3 BEDROOM UNITS: 80 (54%)
	TOTAL UNITS: 338
DENSITY (NET)	11.55 UNITS/NET
PROPOSED BUILDING HEIGHT	SINGLE STORY
OPEN SPACE PROVIDED	37% OF NET (464,724 SQ. FT.) COMMON OPEN SPACE: 464,724 SQ. FT. (37%) PRIVATE COURTYARD/SPACE: 142,948 SQ. FT. (11%)
LOT COVERAGE	29% NET
PROVIDES	1 BED-84 x 678 SQ. FT. = 53,544 SQ. FT. 2 BED-184 x 1,012 SQ. FT. = 186,888 SQ. FT. 3 BED-184 x 1,395 SQ. FT. = 256,680 SQ. FT. GARAGES- 19 x 1,530 SQ. FT. = 22,950 SQ. FT. FARMHOUSE = 11,118 SQ. FT. TOTAL BUILDING AREA = 501,180 SQ. FT. (501,180 NET SITE AREA- 957% LOT COVERAGE)
REQUIRED PARKING	1 BED UNIT (1.5 SPACE PER UNIT): 141 2 BED UNIT (2.0 SPACES PER UNIT): 328 3 BED UNIT (2.5 SPACES PER UNIT): 200 FARMHOUSE: 11 TOTAL REQUIRED PARKING: 687
PROPOSED PARKING	758 SPACES TOTAL INCL. 84 ACCESSIBLE SPACES INCL. 285 CANOPY SPACES INCL. 90 GARAGE SPACES
	87% ACCESSIBLE

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
OWNER	ADVANCED ACQUISITIONS, LLC GARY BURTON 15350N. BETH STREET, SUITE 200 SCOTTSDALE, ARIZONA 85260 480.637.7500
PLANNER/ LANDSCAPE ARCHITECT	RVI PLANNING & LANDSCAPE ARCHITECTURE MARK REIDEN 120 E. ASH AVENUE TOMB, ARIZONA 85281 480.944.0864
CML ENGINEER	HILGART NELSON, LLC GEORGE KOAL 2141 E. HIGHLAND AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 602.490.0035
ARCHITECT	MOCKENBACH & ASSOCIATES DEBB STEVENS 4074 N. FIRST AVENUE, SUITE 140 TUCSON, ARIZONA 85718 520.404.1177

SHEET INDEX

NUMBER	DESCRIPTION
SP.0	COVER SHEET
SP.01	ENLARGED SITE PLAN
SP.02	ENLARGED SITE PLAN
SP.03	ENLARGED SITE PLAN

SUBMITTAL HISTORY

DATE	DESCRIPTION / COMMENTS
12/07/2020	SITE PLAN (1ST REVIEW)
03/02/2021	SITE PLAN (2ND REVIEW)
03/30/2021	SITE PLAN (3RD REVIEW)



BUNGALOWS ON SARIVAL
SITE PLAN
SURPRISE, ARIZONA

PROJECT NO.	19003447
DATE	MARCH 30, 2021
DESIGNED BY	DM
CHECKED BY	MR

NO. 1	
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	

COVER SHEET

SP.C

SHEET 1 OF 4

SITE PLAN CASE # FS2021-776

LEGEND

BOUNDARY (ETS)

FIRE TURN RADIUS (AMT TO 51-48)

1 BEDROOM UNITS (SINGLE STORY) HEIGHT: 10'-2"

2 BEDROOM UNITS (SINGLE STORY) HEIGHT: 10'-4"

3 BEDROOM UNITS (SINGLE STORY) HEIGHT: 10'-2"

GARAGE UNITS

LIGHTING LOCATIONS

ENGINEERING

ALL BUILDINGS SHALL BE FIRE OPENED TO MEET EXCEPTION IN 2018 IBC 103.1.1

ROLL-UP LIGHT

CANOPY LIGHT

AREA LIGHT

WALL LIGHT

WIRE HYDRANTS

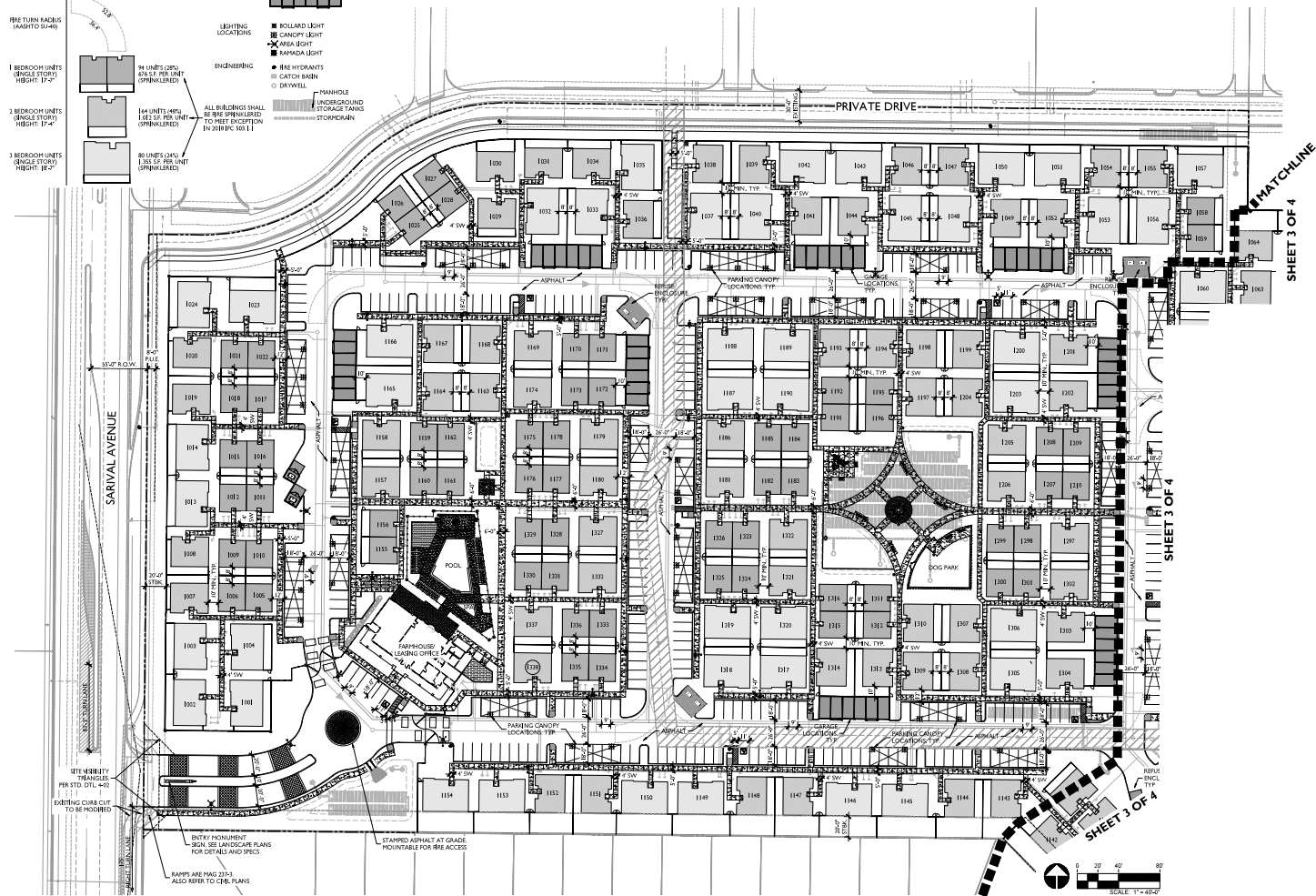
CATCH BASIN

DRYWELL

MANHOLE

UNDERGROUND STORAGE TANKS

STORMDRAIN



BUNGALOWS ON SARIVAL
SITE PLAN
SURPRISE, ARIZONA

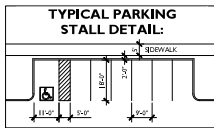
PROJECT NO: 19003447
DATE: MARCH 30, 2021
DRAWN BY: DM
CHECKED BY: MR

ENLARGED SITE PLAN

SP.01

SHEET 2 OF 4

SITE PLAN CASE # FS20-776



BUNGALOWS ON SARIVAL

SITE PLAN

SURPRISE, ARIZONA

PROJECT NO: 19003447
DATE: MARCH 30, 2021
DRAWN BY: DM
CHECKED BY: MR

ENLARGED SITE PLAN

SP.02

SHEET 3 OF 4

SITE PLAN CASE # FS20-776



LEGEND

BOUNDARY (RTS)

FIRE TWIN RADIUS (ADHITO 50-40)

1 BEDROOM UNITS (SINGLESTORY) HEIGHT: 17'-0"

2 BEDROOM UNITS (SINGLESTORY) HEIGHT: 17'-0"

3 BEDROOM UNITS (SINGLESTORY) HEIGHT: 18'-0"

GARAGE UNITS

LIGHTING LOCATIONS

ENGINEERING

1/4 UNITS (20% 675 S.F. PER UNIT (UNPRINCIPLED))

1/4 UNITS (40% 1350 S.F. PER UNIT (UNPRINCIPLED))

1/4 UNITS (40% 1350 S.F. PER UNIT (UNPRINCIPLED))

ALL BUILDINGS SHALL BE FIRE SPRINKLERED TO MEET DESCRIPTION IN SUBMITTAL

ROLLED LIGHT

CANOPY LIGHT

AREA LIGHT

PARAPADA LIGHT

FIRE HYDRANTS

CATCH BASIN

DRYWELL

MANHOLE

UNDERGROUND STORAGE TANKS

STORMDRAIN

RVI

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA
NO. 10003447

BUNGALOWS ON SARIVAL
SITE PLAN
SURPRISE, ARIZONA

PROJECT NO. 19003447
DATE: MARCH 30, 2021
DRAWN: DM
CHECKED: MP

ENLARGED
SITE PLAN

SP.03

SHEET 4 OF 4

SITE PLAN/CASE # FS20-776

SURPRISE, ARIZONA
CAVAN COMPANIES

THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO, THE WRITTEN CONTRACT. THESE NOTES SHALL NOT BE USED TO ALTER, AMEND, OR MODIFY THE WRITTEN CONTRACT. IF ANY OF THE NOTES CONTRADICTS OR IS IN CONFLICT WITH THE WRITTEN CONTRACT, THE WRITTEN CONTRACT SHALL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADVISE ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES OF THE PROJECT AND OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF WORK.

ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES, ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC NOTES, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL BE RESPONSIBLE FOR THE REVISION OF THE DRAWINGS.

4. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.

5. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.

6. LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER AT ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND REPLACE ANY EXISTING CONDITIONS THAT ARE DAMAGED OR DESTROYED BY THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING ANY AND ALL EXISTING CONDITIONS THAT ARE DAMAGED OR DESTROYED BY THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL, LOCATIONS WITH OTHER TRADES PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADVISE ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES OF THE PROJECT AND OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF WORK. ALL WORK SHALL BE COMPLETED BY 4:00 PM ON THE DATE SPECIFIED IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADVISE ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES OF THE PROJECT AND OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF WORK. ALL WORK SHALL BE COMPLETED BY 4:00 PM ON THE DATE SPECIFIED IN THE CONTRACT.

DATE	DESCRIPTION / COMMENTS
12/08/2020	1ST DEVELOPMENT SUBMITTAL
03/02/2021	2ND DEVELOPMENT SUBMITTAL
03/30/2021	3RD DEVELOPMENT SUBMITTAL

[illegible]

DISCIPLINE	CONTACT INFORMATION
OWNER	CAJON OPPORTUNITY FUND GARY BURTON 1530 N. 90TH STREET, SUITE 200 SCOTTSDALE, ARIZONA 85260 482-627-7000
PLANNER/ LANDSCAPE ARCHITECT	RVI PLANNING + LANDSCAPE ARCHITECT MARK REDDIE 120 S. ASH AVENUE TEMPE, ARIZONA 85281 480-994-0994
CIVIL ENGINEER	HILGART WILSON, LLC GEORGE KHALIL 214 E. HIGH AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 480-496-0335
ARCHITECT	MORADIAN & ASSOCIATES 405 N. FIRST AVENUE, SUITE 140 TUCSON, ARIZONA 85718 520-408-8117

NUMBER	DESCRIPTION
L0.00	COVER SHEET
L1.00	WALL PLAN
L1.01	HARDSCAPE MASTERPLAN
L1.02 - L1.11	HARDSCAPE PLAN
L1.12 - L1.13	HARDSCAPE ENLARGEMENT
L1.14 - L1.18	HARDSCAPE DETAILS
L2.00	PLANTING NOTES
L2.01	PLANTING MASTER PLAN
L2.02 - L2.11	PLANTING PLAN
L2.12	PLANTING DETAILS

[illegible]

- TOTAL TURF AREA - 13,650 SQ FT
- TOTAL NON-TURF LANDSCAPE AREA - 358,500 SQ FT
- TURF PEAK SEASON DEMAND (GPD) - 2,868 GPD
- NON-TURF PEAK SEASON DEMAND - 23,982 GPD
- ANNUAL TOTAL DEMAND GALLONS - 5,894,496 GALLONS



PROJECT NO :	1900
DATE :	03/30/20
DRAWN:	TI
REVIEWED:	

REVISIONS

1 _____

2 _____

3 _____

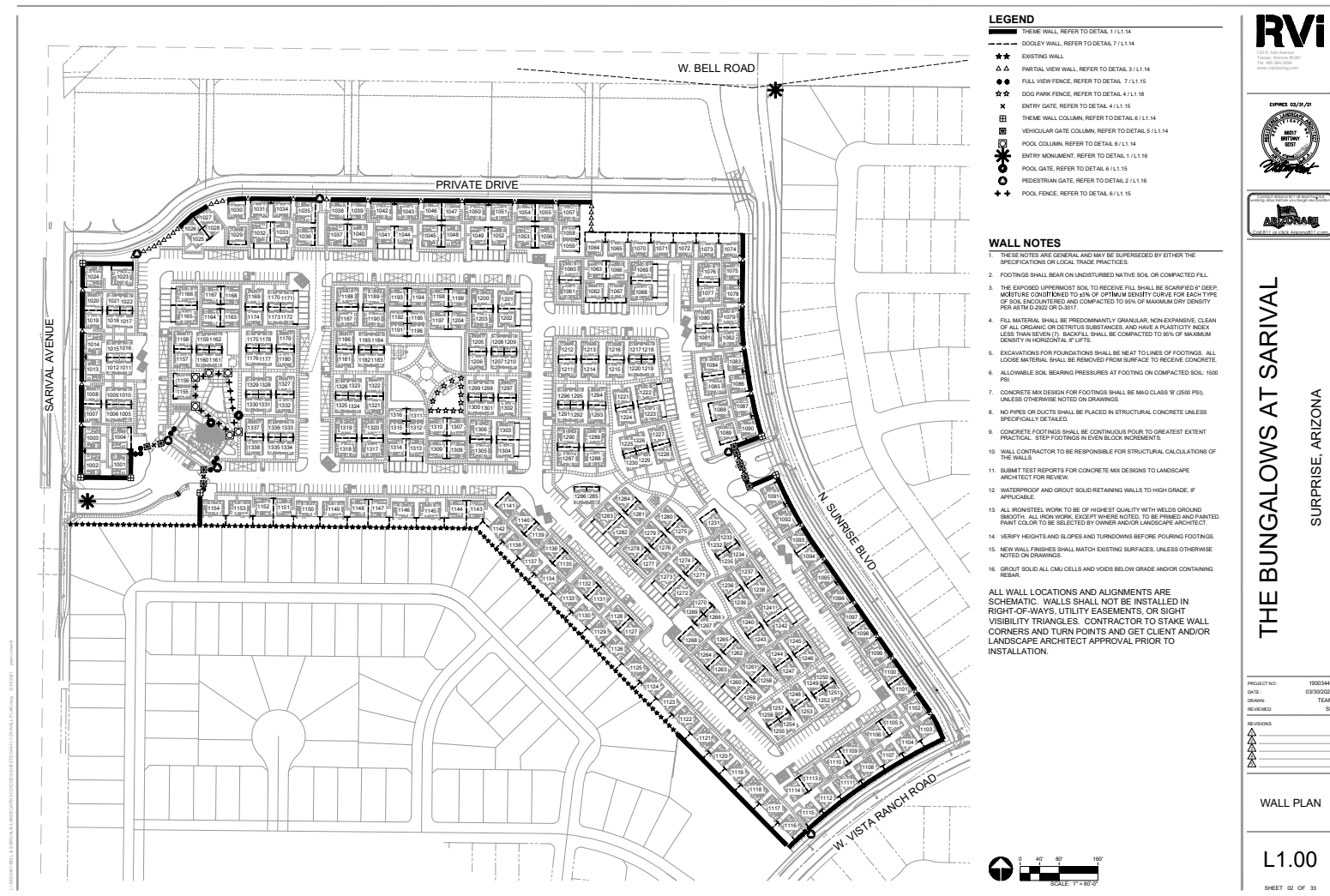
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COVER SHEET

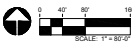
L0.00

SHEET 01 OF 33



- LEGEND**
- THEME WALL, REFER TO DETAIL 1 / L1.14
 - DOOLEY WALL, REFER TO DETAIL 7 / L1.14
 - PARTIAL VIEW WALL, REFER TO DETAIL 3 / L1.14
 - FULL VIEW FENCE, REFER TO DETAIL 4 / L1.15
 - DOG PARK FENCE, REFER TO DETAIL 4 / L1.15
 - ENTRY GATE, REFER TO DETAIL 4 / L1.15
 - THEME WALL COLUMN, REFER TO DETAIL 6 / L1.14
 - VEHICULAR GATE COLUMN, REFER TO DETAIL 5 / L1.14
 - POOL COLUMN, REFER TO DETAIL 6 / L1.14
 - ENTRY MONUMENT, REFER TO DETAIL 1 / L1.16
 - POOL GATE, REFER TO DETAIL 6 / L1.15
 - PEDESTRIAN GATE, REFER TO DETAIL 2 / L1.16
 - POOL FENCE, REFER TO DETAIL 6 / L1.15

- WALL NOTES**
1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
 2. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
 3. THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 6" DEEP, MOISTURE CONTENTED TO 4% OF OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL ENCOUNTERED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3017.
 4. FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRIMENTAL SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN HORIZONTAL LIFTS.
 5. EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
 6. ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSF.
 7. CONCRETE MIX DESIGN FOR FOOTINGS SHALL BE MAG CLASS W (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS.
 8. NO PILES OR CATCHES SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILLED.
 9. CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
 10. WALL CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS OF THE WALLS.
 11. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
 12. WATERPROOF AND GROUT SOLID RETAINING WALLS TO HIGH GRADE, IF APPLICABLE.
 13. ALL IRONWORK SHALL BE OF HIGHEST QUALITY WITH WELDS GROUND BROOMED. ALL IRONWORK, EXCEPT IRONWORK NOTED TO BE PRIMED AND PAINTED, PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT.
 14. VERIFY HEIGHTS AND SLOPES AND TURNPOINTS BEFORE POURING FOOTINGS.
 15. NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
 16. GROUT SOLID ALL CMU CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.
- ALL WALL LOCATIONS AND ALIGNMENTS ARE SCHEMATIC. WALLS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT VISIBILITY TRIANGLES. CONTRACTOR TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.





REVISED 03/29/21



THE BUNGALOWS AT SARIVAL

SURPRISE, ARIZONA

PROJECT NO. 19003447

DATE: 03/30/2021

DESIGNED BY: TEAM

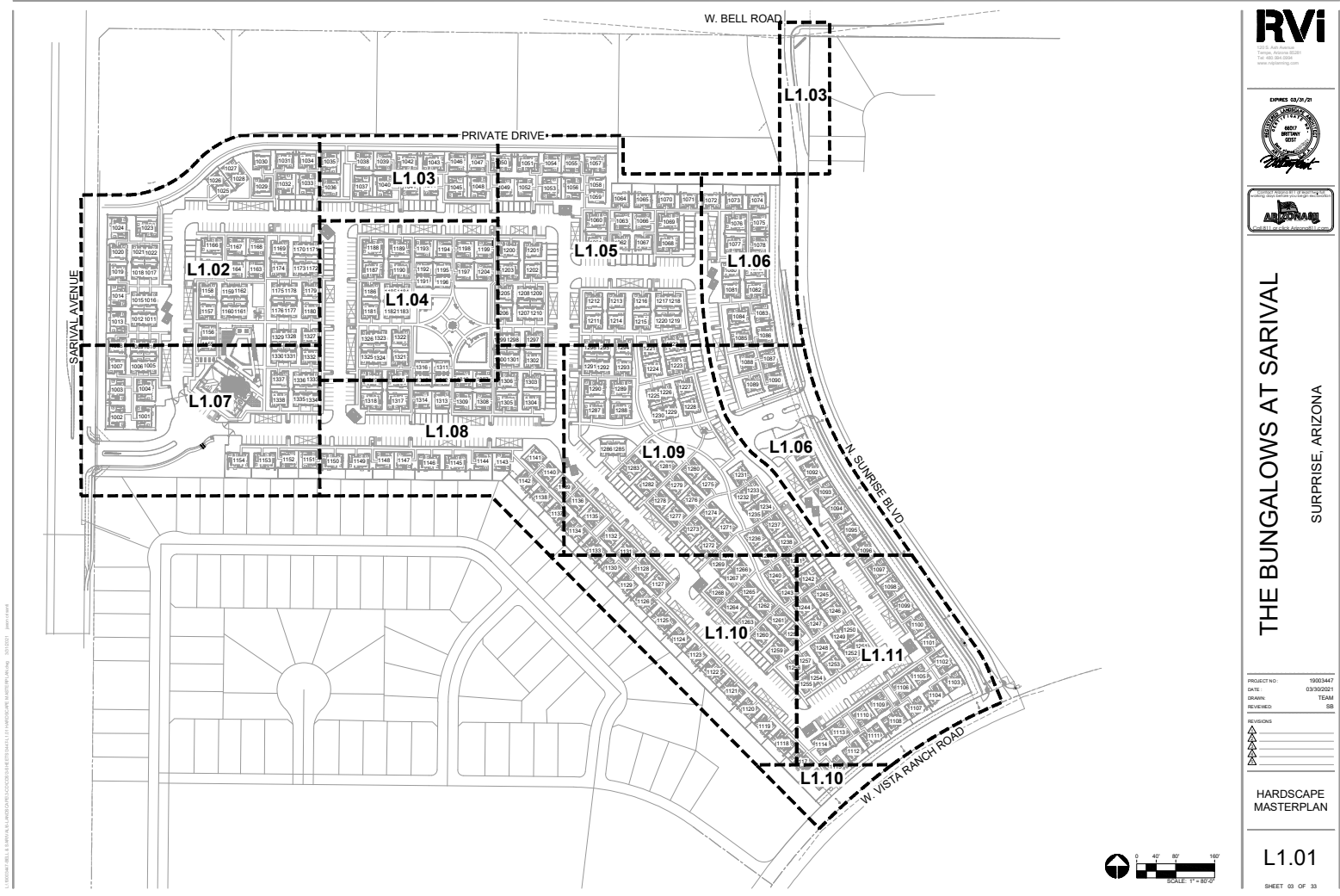
REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/30/2021

WALL PLAN

L1.00

SHEET 62 OF 33



THE BUNGALOWS AT SARIVAL
SURPRISE, ARIZONA

PROJECT NO. 19003447
DATE 03/30/2021
DRAWN TEAM
REVIEWED GS

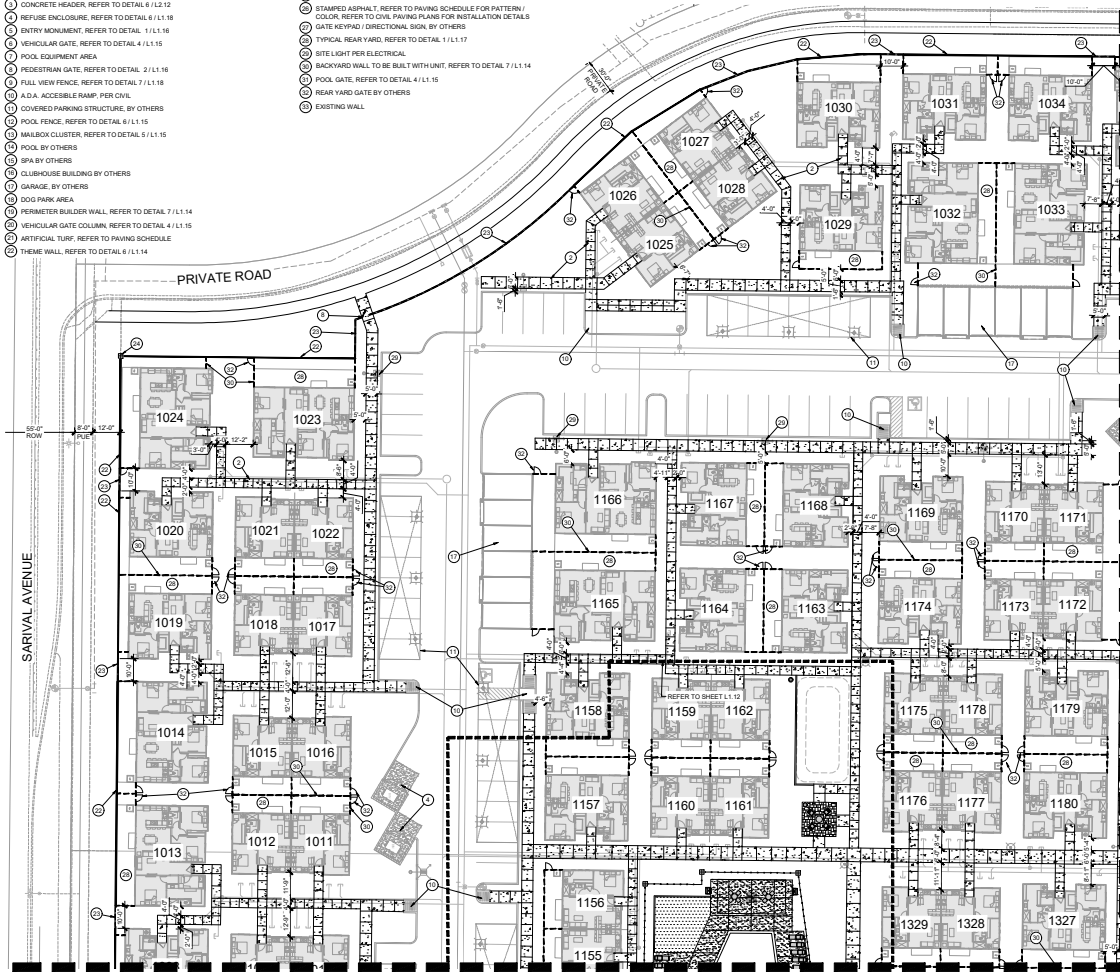
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1. 03/30/2021
2. 03/30/2021
3. 03/30/2021
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5. 03/30/2021
6. 03/30/2021
7. 03/30/2021
8. 03/30/2021
9. 03/30/2021
10. 03/30/2021

HARDSCAPE
MASTERPLAN

L1.01
SHEET 68 OF 33
3RD SUBMITTAL - FS20-776

HARDSCAPE KEYNOTES

1. TREES: ALL TREES SHALL BE MIN. 7" DBH TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 6'.
2. CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH. REFER TO DETAIL 1 / L1.15
3. CONCRETE HEADER. REFER TO DETAIL 6 / L1.12
4. REFUSE ENCLOSURE. REFER TO DETAIL 6 / L1.18
5. ENTRY MONUMENT. REFER TO DETAIL 1 / L1.15
6. VEHICULAR GATE. REFER TO DETAIL 4 / L1.15
7. POOL EQUIPMENT AREA
8. PEDESTRIAN GATE. REFER TO DETAIL 2 / L1.16
9. WALL VIEW FENCE. REFER TO DETAIL 7 / L1.18
10. A.D.A. ACCESSIBLE RAMP. PER CIVIL
11. COVERED PARKING STRUCTURE. BY OTHERS
12. POOL FENCE. REFER TO DETAIL 6 / L1.15
13. MAILBOX CLUSTER. REFER TO DETAIL 5 / L1.15
14. POOL. BY OTHERS
15. SPA. BY OTHERS
16. SLUBHOUSE BUILDING. BY OTHERS
17. GARAGE. BY OTHERS
18. DOG PARK AREA
19. PERIMETER BULDER WALL. REFER TO DETAIL 7 / L1.14
20. VEHICULAR GATE COLUMN. REFER TO DETAIL 4 / L1.15
21. ARTIFICIAL TURF. REFER TO PAVING SCHEDULE
22. THEME WALL. REFER TO DETAIL 6 / L1.14
23. PARTIAL VIEW WALL. REFER TO DETAIL 3 / L1.14
24. THEME COLUMN. REFER TO DETAIL 1 / L1.14
25. POOL FENCE COLUMN. REFER TO DETAIL 6 / L1.15
26. STAMPED ASPHALT. REFER TO PAVING SCHEDULE FOR PATTERN / COLOR. REFER TO CIVIL PAVING PLANS FOR INSTALLATION DETAILS
27. GATE KEYPAD / DIRECTIONAL. SIGNAL BY OTHERS
28. TYPICAL REAR YARD. REFER TO DETAIL 1 / L1.17
29. SITE LIGHT PER ELECTRICAL
30. BACKYARD WALL TO BE BUILT WITH/OUT. REFER TO DETAIL 7 / L1.14
31. POOL GATE. REFER TO DETAIL 4 / L1.15
32. REAR YARD GATE BY OTHERS
33. EXISTING WALL

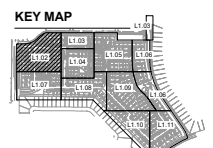


AMENITY SCHEDULE

ITEM	COLOR	MANUFACTURER	QUANTITY
1	RAMADA #1	ASP SPAN SURFACOT - VINTAGE FINISH ROOF & RAIL 3002 4875520 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)	12' x 12' MESA RAMADA w/ 12\"
2	RAMADA #2	ASP SPAN SURFACOT - VINTAGE FINISH ROOF & RAIL 3002 4875520 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)	28' x 20' MESA RAMADA w/ 12\"
3	RAMADA #3	ASP SPAN SURFACOT - VINTAGE FINISH ROOF & RAIL 3002 4875520 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)	28' x 20' MESA RAMADA w/ 12\"
4	PET WASTE STATION	GREER MODEL 1003HP-L. INSTALL PER MFR. SPEC'S. DOG-POD (888.384.7881. www.dogpod.com)	4
5	TRASH RECEPTACLE	CHARCOAL SURFACE MOUNT. INSTALL PER MFR. SPEC'S. WASH VALLEY (800.696.3503. www.washvalley.com)	1
6	BENCH	IF MISSION ARCH BACK MODEL HRH10M SURFACE MOUNT. INSTALL PER MFR. SPEC'S. WASH VALLEY (800.696.3503. www.washvalley.com)	5
7	BARBECUE GRILL	T.B.S. BY OWNER	5
8	PICNIC TABLE	T.B.S. BY OWNER	5
9	BIKE RACK	CHARCOAL SURFACE MOUNT. INSTALL PER MFR. SPEC'S. WASH VALLEY (800.696.3503. www.washvalley.com)	5
10	FENCE & GATES	ELITE DOUBLE WIRE. REFER TO DETAIL 4 / L1.15	1

PAVING SCHEDULE

ITEM	COLOR	MANUFACTURER	QUANTITY
1	ALL SIDEWALKS NATURAL GRAY CONCRETE W/ MEDIUM BROOM FINISH. INSTALL PER DETAIL 1 / L1.15		
2	ARTIFICIAL TURF. EASYTURF - NATMEX LUSH EASYTURF COM 36\"		
3	STAMPED ASPHALT		
4	CONCRETE PAVERS		
5	STAMPED ASPHALT		



DESIGNED BY: RVI
DRAWN BY: RVI
CHECKED BY: RVI
DATE: 03/29/2021

THE BUNGALOWS AT SARIVAL

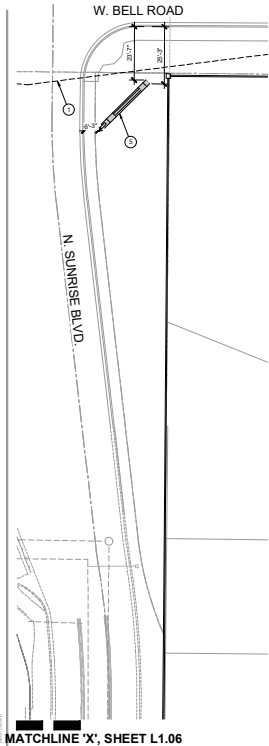
SURPRISE, ARIZONA

PROJECT NO: 19003447
DATE: 03/29/2021
DESIGNED BY: RVI
DRAWN BY: RVI
CHECKED BY: RVI
DATE: 03/29/2021

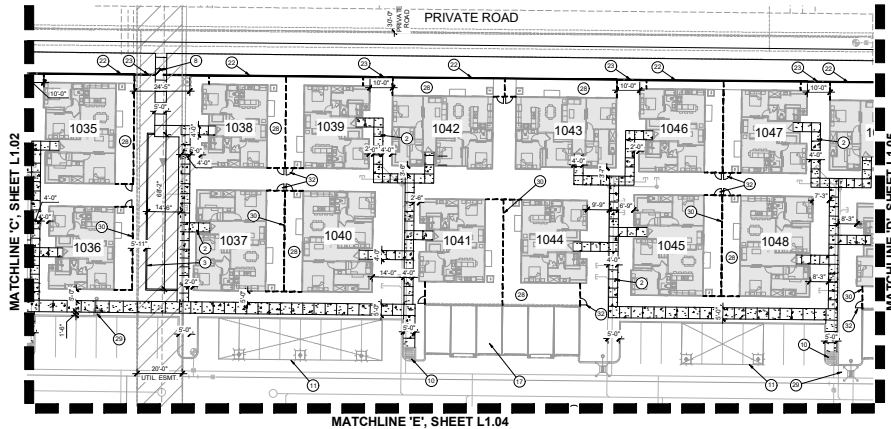
HARDSCAPE PLAN

L1.02

SHEET 04 OF 33



MATCHLINE 'X', SHEET L1.06



MATCHLINE 'C', SHEET L1.02

MATCHLINE 'E', SHEET L1.04

MATCHLINE 'D', SHEET L1.05

PAVING SCHEDULE

- 1. ALL SIDEWALKS NATURAL GRAY CONCRETE w/ MEDIUM BROOM FINISH. INSTALL PER DETAIL 1 / L1.15
- 2. POOL DECK BY OTHERS.
- 3. ARTIFICIAL TURF: EASYTURF, NUTMEG LUSH EASYTURF COM 3/16" SBT. REFER TO DETAIL 2 / L1.16 INSTALL PER MFR'S SPECS
- 4. STAMPED ASPHALT MANUF. PATTERN PAVING PRODUCTS PATTERN: BOSTON WEAVE, COLOR: TAUPE WITH 1/8" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8" ON CENTER CONTACT: PATTERN PAVING PRODUCTS 888.434.8811
- 5. STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 4 / L1.16
- 6. CONCRETE PAVERS. INSTALL PER MFR'S SPECS MANUF. BELGARD STYLE: LAFFIT RUSTIC SLAB PRESSED FACE COLOR: NOCE CONTACT: BELGARD PAVERS 844.456.8210
- 7. STAMPED ASPHALT MANUF. PATTERN PAVING PRODUCTS PATTERN: CIRCLE, COLOR: TAUPE WITH 1/8" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8" ON CENTER CONTACT: PATTERN PAVING PRODUCTS 888.434.8811

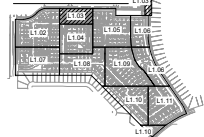
HARDSCAPE KEYNOTES

- 1. VISIBILITY EASEMENT. ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0"
- 2. CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH. REFER TO DETAIL 1 / L1.15
- 3. CONCRETE HEADER. REFER TO DETAIL 6 / L1.12
- 4. REFUSE ENCLOSURE. REFER TO DETAIL 6 / L1.18
- 5. ENTRY MONUMENT. REFER TO DETAIL 1 / L1.16
- 6. VEHICULAR GATE. REFER TO DETAIL 4 / L1.15
- 7. POOL EQUIPMENT AREA
- 8. PEDESTRIAN GATE. REFER TO DETAIL 2 / L1.16
- 9. FULL VIEW FENCE. REFER TO DETAIL 7 / L1.18
- 10. A.D.A. ACCESSIBLE RAMP. PER CIVL.
- 11. COVERED PARKING STRUCTURE. BY OTHERS
- 12. POOL FENCE. REFER TO DETAIL 6 / L1.15
- 13. MAILBOX CLUSTER. REFER TO DETAILS 5 / L1.15
- 14. POOL BY OTHERS
- 15. SPA BY OTHERS
- 16. CLUBHOUSE BUILDING BY OTHERS
- 17. GARAGE. BY OTHERS
- 18. DOG PARK AREA
- 19. PERIMETER BUILDER WALL. REFER TO DETAIL 7 / L1.14
- 20. VEHICULAR GATE COLUMN. REFER TO DETAIL 4 / L1.15
- 21. ARTIFICIAL TURF. REFER TO PAVING SCHEDULE
- 22. THEME WALL. REFER TO DETAIL 6 / L1.14
- 23. PARTIAL VIEW WALL. REFER TO DETAIL 3 / L1.14
- 24. THEME COLUMN. REFER TO DETAIL 1 / L1.14
- 25. POOL FENCE COLUMN. REFER TO DETAIL 6 / L1.15
- 26. STAMPED ASPHALT. REFER TO PAVING SCHEDULE FOR PATTERN / COLOR. REFER TO OVER PAVING PLANS FOR INSTALLATION DETAILS
- 27. GATE KEYPAD / DIRECTIONAL. SIGN. BY OTHERS
- 28. TYPICAL REAR YARD. REFER TO DETAIL 1 / L1.17
- 29. UTILITY LIGHT PER ELECTRICAL
- 30. BACKYARD WALL TO BE BUILT WITH UNIT. REFER TO DETAIL 7 / L1.14
- 31. POOL GATE. REFER TO DETAIL 4 / L1.15
- 32. REAR YARD GATE BY OTHERS
- 33. EXISTING WALL

AMENITY SCHEDULE

ITEM	COLOR	MANUFACTURER
1	RAMADA #1	RAMADA #1
2	RAMADA #2	RAMADA #2
3	RAMADA #3	RAMADA #3
4	RAMADA #4	RAMADA #4
5	RAMADA #5	RAMADA #5
6	RAMADA #6	RAMADA #6
7	RAMADA #7	RAMADA #7
8	RAMADA #8	RAMADA #8
9	RAMADA #9	RAMADA #9
10	RAMADA #10	RAMADA #10
11	RAMADA #11	RAMADA #11
12	RAMADA #12	RAMADA #12
13	RAMADA #13	RAMADA #13
14	RAMADA #14	RAMADA #14
15	RAMADA #15	RAMADA #15
16	RAMADA #16	RAMADA #16
17	RAMADA #17	RAMADA #17
18	RAMADA #18	RAMADA #18
19	RAMADA #19	RAMADA #19
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26	RAMADA #26	RAMADA #26
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28	RAMADA #28	RAMADA #28
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33	RAMADA #33	RAMADA #33
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94	RAMADA #94	RAMADA #94
95	RAMADA #95	RAMADA #95
96	RAMADA #96	RAMADA #96
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98	RAMADA #98	RAMADA #98
99	RAMADA #99	RAMADA #99
100	RAMADA #100	RAMADA #100

KEY MAP



RVI



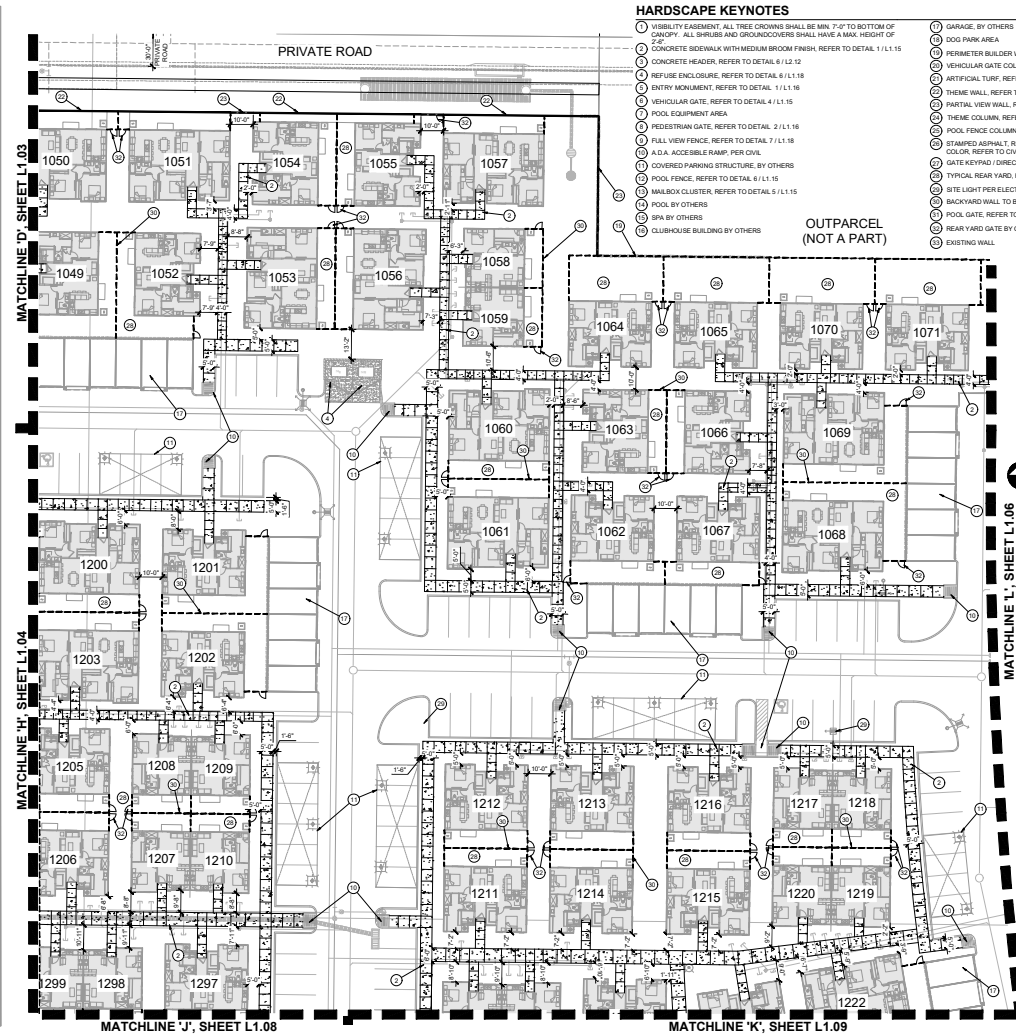
THE BUNGALOWS AT SARVAL
SURPRISE, ARIZONA

PROJECT NO: 19003447
DATE: 03/30/2021
DRAWN: TEAM
REVISIONS: 08

HARDSCAPE PLAN

L1.03

SHEET 66 OF 33



HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT. ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2 CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH. REFER TO DETAIL 1 / L1.15
- 3 REFUSE ENCLOSURE. REFER TO DETAIL 6 / L1.18
- 4 ENTRY MONUMENT. REFER TO DETAIL 1 / L1.16
- 5 VEHICULAR GATE. REFER TO DETAIL 4 / L1.15
- 6 PEDESTRIAN GATE. REFER TO DETAIL 2 / L1.16
- 7 FULL VIEW FENCE. REFER TO DETAIL 7 / L1.18
- 8 A.D.A. ACCESSIBLE RAMP. PER CIVIL
- 9 COVERED PARKING STRUCTURE. BY OTHERS
- 10 POOL FENCE. REFER TO DETAIL 8 / L1.15
- 11 MAILBOX CLUSTER. REFER TO DETAIL 5 / L1.15
- 12 POOL. BY OTHERS
- 13 SPA. BY OTHERS
- 14 CLUBHOUSE BUILDING. BY OTHERS
- 15 GARAGE. BY OTHERS
- 16 DOG PARK AREA
- 17 PERIMETER BUILDER WALL. REFER TO DETAIL 7 / L1.14
- 18 VEHICULAR GATE COLUMN. REFER TO DETAIL 4 / L1.15
- 19 ARTIFICIAL TURF. REFER TO PAVING SCHEDULE
- 20 THEME WALL. REFER TO DETAIL 8 / L1.14
- 21 PARTIAL VIEW WALL. REFER TO DETAIL 3 / L1.14
- 22 THEME COLUMN. REFER TO DETAIL 1 / L1.14
- 23 POOL FENCE COLUMN. REFER TO DETAIL 5 / L1.15
- 24 STAMPED ASPHALT. REFER TO PAVING SCHEDULE FOR PATTERN / COLOR. REFER TO CIVIL PAVING PLANS FOR INSTALLATION DETAILS
- 25 GATE KEYPAD. DIRECTIONAL SIGN. BY OTHERS
- 26 TYPICAL REAR YARD. REFER TO DETAIL 1 / L1.17
- 27 SITE LIGHT PER ELECTRICAL
- 28 BACKYARD WALL TO BE BUILT WITH UNIT. REFER TO DETAIL 7 / L1.14
- 29 POOL GATE. REFER TO DETAIL 4 / L1.15
- 30 REAR YARD GATE. BY OTHERS
- 31 EXISTING WALL

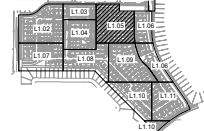
AMENITY SCHEDULE

ITEM	COLOR	MANUFACTURER	QUANTITY
1		RAMADA #1	1
2		RAMADA #2	1
3		RAMADA #3	1
4		RAMADA #4	1
5		RAMADA #5	1
6		RAMADA #6	1
7		RAMADA #7	1
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96		RAMADA #96	1
97		RAMADA #97	1
98		RAMADA #98	1
99		RAMADA #99	1
100		RAMADA #100	1

PAVING SCHEDULE

- 1 FINISH. INSTALL PER DETAIL 1 / L1.15
- 2 POOL DECK. BY OTHERS
- 3 ARTIFICIAL TURF. EASYTURF. NUTMEG LUSH EASYTURF.COM 866.327.8881. REFER TO DETAIL 3 / L1.15. INSTALL PER MFR'S SPECS
- 4 STAMPED ASPHALT. MANUF. PATTERN PAVING PRODUCTS. PATTERN: BOSTON WEAVE. COLOR: TAUPPE WITH 1/8" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8' ON CENTER. CONTACT: PATTERN PAVING PRODUCTS 866.434.8611
- 5 STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 4 / L1.16
- 6 CONCRETE PAVERS. MANUF. BELGARD. STYLE: LAFTT RUSTIC BLANK PRESSED FACE. COLOR: NOISE. CONTACT: BELGARD PAVERS 844.495.8210
- 7 STAMPED ASPHALT. MANUF. PATTERN PAVING PRODUCTS. PATTERN: CIRCLE. COLOR: TAUPPE WITH 1/8" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8' ON CENTER. CONTACT: PATTERN PAVING PRODUCTS 866.434.8611

KEY MAP





REVISED 03/29/21




THE BUNGALOWS AT SARVAL

SURPRISE, ARIZONA

PRODUCT NO: 19003447
 DATE: 03/30/2021
 DRAWN: TEAM
 DESIGNED: BS

REVISIONS

NO.	DESCRIPTION
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HARDSCAPE PLAN

L1.05

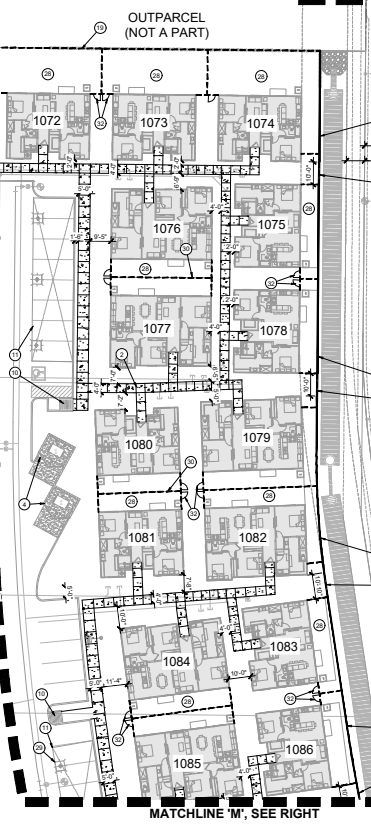
SHEET 67 OF 33

3RD SUBMITTAL - F520-776

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HARDSCAPE KEYNOTES

1. VISIBILITY EASEMENT: ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CROWN. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
2. CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH, REFER TO DETAIL 1/L1.15
3. CONCRETE HEADWALL, REFER TO DETAIL 6/L1.12
4. REFUSE ENCLOSURE, REFER TO DETAIL 6/L1.18
5. ENTRY MONUMENT, REFER TO DETAIL 1/L1.16
6. VEHICULAR GATE, REFER TO DETAIL 4/L1.15
7. POOL EQUIPMENT AREA
8. PEDESTRIAN GATE, REFER TO DETAIL 2/L1.16
9. FULL VIEW FENCE, REFER TO DETAIL 7/L1.18
10. A.G.A. ACCESSIBLE DRIVE PER ADA
11. COVERED PARKING STRUCTURE, BY OTHERS
12. POOL FENCE, REFER TO DETAIL 6/L1.15
13. MAILBOX CLUSTER, REFER TO DETAIL 5/L1.15
14. POOL, BY OTHERS



PAVING SCHEDULE

- 1. ALL DRIVEWAYS: NATURAL GRAY CONCRETE w/ MEDIUM BROOM FINISH. INSTALL PER DETAIL 1/L1.15
- 2. POOL DECK: BY OTHERS
- 3. ARTIFICIAL TURF: EASYTURF, NUTMEG LUSH EASYTURF.COM 888.327.8887. REFER TO DETAIL 3/L1.16. INSTALL PER MFR'S SPECS
- 4. STAMPED ASPHALT: MANUF. PATTERN PAVING PRODUCTS. PATTERN: BOSTON WEAVE, COLOR: TAUPE. WITH 1/2" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT. WITH SCORE JOINTS AT EDGES AND AT 6' ON CENTER. CONTACT: PATTERN PAVING PRODUCTS 888.434.8611
- 5. STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 4/L1.16
- 6. CONCRETE PAVERS: MANUF. BELGARD. STYLE: LAFIT RUSTIC SLAB PRESSED FACE. COLOR: NOCE. CONTACT: BELGARD PAVERS 844.495.8210
- 7. STAMPED ASPHALT: MANUF. PATTERN PAVING PRODUCTS. PATTERN: CIRCLE, COLOR: TAUPE. WITH 1/2" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT. WITH SCORE JOINTS AT EDGES AND AT 6' ON CENTER. CONTACT: PATTERN PAVING PRODUCTS 888.434.8611

HARDSCAPE KEYNOTES (cont.)

15. SPA BY OTHERS
16. CLUBHOUSE BUILDING BY OTHERS
17. DAMAGE, BY OTHERS
18. DOG PARK AREA
19. PERIMETER BUILDER WALL, REFER TO DETAIL 7/L1.14
20. VEHICULAR GATE COLUMN, REFER TO DETAIL 4/L1.15
21. ARTIFICIAL TURF, REFER TO PAVING SCHEDULE
22. THEME WALL, REFER TO DETAIL 8/L1.14
23. PARTIAL VIEW WALL, REFER TO DETAIL 3/L1.14
24. THEME COLUMN, REFER TO DETAIL 1/L1.14
25. POOL FENCE COLUMN, REFER TO DETAIL 6/L1.15
26. STAMPED ASPHALT, REFER TO PAVING SCHEDULE FOR PATTERN / COLOR. SEE TO CIVIL PAVING PLANS FOR INSTALLATION DETAILS
27. GATE KEYPAD / DIRECTIONAL SIGN, BY OTHERS
28. TYPICAL REAR YARD, REFER TO DETAIL 1/L1.17
29. SITE LIGHT PER ELECTRICAL
30. BACKYARD WALL TO BE BUILT WITH UNIT, REFER TO DETAIL 7/L1.14
31. POOL GATE, REFER TO DETAIL 4/L1.15
32. REAR YARD GATE BY OTHERS
33. EXISTING WALL

AMENITY SCHEDULE

ITEM	1	RAMADA #1
COLOR		ASP SPAN SURFACAT - VINTAGE FINISH
SPECIFICATIONS		ROOF & RAIL 3002 4875520 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER		12' x 12' MESA RAMADA w/ 12" O.C. STANDING BEAM ROOF. REFER TO DETAIL 2/L1.17
QUANTITY		CLASSIC RECREATION (www.shadesun.com, 800.697.2195)
ITEM	2	RAMADA #2
COLOR		ASP SPAN SURFACAT - VINTAGE FINISH
SPECIFICATIONS		ROOF & RAIL 3002 4875520 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER		12' x 12' MESA RAMADA w/ 12" O.C. STANDING BEAM ROOF. REFER TO DETAIL 2/L1.17
QUANTITY		CLASSIC RECREATION (www.shadesun.com, 800.697.2195)
ITEM	3	RAMADA #3
COLOR		ASP SPAN SURFACAT - VINTAGE FINISH
SPECIFICATIONS		ROOF & RAIL 3002 4875520 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER		12' x 12' MESA RAMADA w/ 12" O.C. STANDING BEAM ROOF. REFER TO DETAIL 2/L1.17
QUANTITY		CLASSIC RECREATION (www.shadesun.com, 800.697.2195)
ITEM	4	PET WASTE STATION
COLOR		GREEN
SPECIFICATIONS		MODEL 100SH-L. INSTALL PER MFR. SPECS. DOG-POD (888.384.7881, www.dogpod.com)
MANUFACTURER		4
QUANTITY		
ITEM	5	TRASH RECEPTACLE
COLOR		CHARCOAL
SPECIFICATIONS		12 GAL. HERITAGE MODEL BRISQOV, SURFACE MOUNT. INSTALL PER MFR. SPECS.
MANUFACTURER		WINDASH VALLEY (800.696.3503, www.windashvalley.com)
QUANTITY		
ITEM	6	B BENCH
COLOR		UPPERCUT
SPECIFICATIONS		IF MISSION ARCH BACK MODEL HRH10M SURFACE MOUNT. INSTALL PER MFR. SPECS.
MANUFACTURER		WINDASH VALLEY (800.696.3503, www.windashvalley.com)
QUANTITY		5
ITEM	7	BARBECUE GRILL
COLOR		T.B.S. BY OWNER
SPECIFICATIONS		T.B.S. BY OWNER
MANUFACTURER		5
QUANTITY		
ITEM	8	PICNIC TABLE
COLOR		T.B.S. BY OWNER
SPECIFICATIONS		T.B.S. BY OWNER
MANUFACTURER		5
QUANTITY		
ITEM	9	PIKE BACK
COLOR		CHARCOAL
SPECIFICATIONS		MODEL: WINDASH, SURFACE MOUNT. INSTALL PER MFR. SPECS.
MANUFACTURER		WINDASH VALLEY (800.696.3503, www.windashvalley.com)
QUANTITY		
ITEM	10	PAVE W/ AREA FURNISHINGS
COLOR		T.B.S. BY OWNER
SPECIFICATIONS		T.B.S. BY OWNER
MANUFACTURER		5
QUANTITY		
ITEM	11	DOG PARK FENCE & GATES - 4' HT.
COLOR		ELITE DOUBLE WIRE, REFER TO DETAIL 4/L1.18
SPECIFICATIONS		OMEGA II FENCE SYSTEMS (www.omegafence.com)
MANUFACTURER		FIELD VERIFY
QUANTITY		

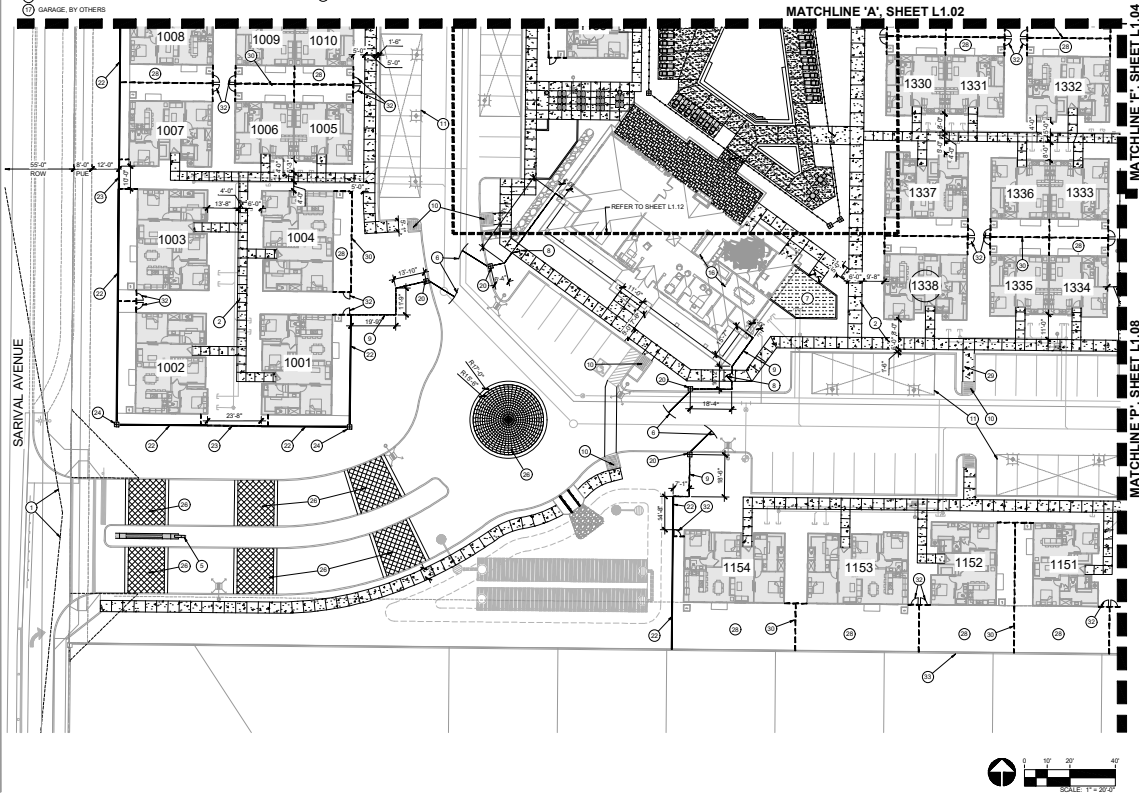
THE BUNGALOWS AT SARIVAL
SURPRISE, ARIZONA

PRODUCT NO: 19003447
DATE: 03/30/2021
DESIGNED BY: TEAM
REVISIONS: 05

HARDSCAPE PLAN
L1.06
SHEET 06 OF 33

HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT: ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MIN. HEIGHT OF 3'-0".
- 2 CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH. REFER TO DETAIL 1 / L1.15
- 3 CONCRETE HEADSTAIR, REFER TO DETAIL 6 / L1.12
- 4 REFUSE ENCLOSURE, REFER TO DETAIL 6 / L1.18
- 5 ENTRY MONUMENT, REFER TO DETAIL 6 / L1.18
- 6 VEHICULAR GATE, REFER TO DETAIL 4 / L1.15
- 7 POOL EQUIPMENT AREA
- 8 PEDESTRIAN GATE, REFER TO DETAIL 2 / L1.16
- 9 FULL VIEW FENCE, REFER TO DETAIL 7 / L1.18
- 10 A.D.A. ACCESSIBLE RAMP, PER CIVIL
- 11 COVERED PARKING STRUCTURE, BY OTHERS
- 12 POOL FENCE, REFER TO DETAIL 6 / L1.15
- 13 MAILBOX CLUSTER, REFER TO DETAIL 5 / L1.15
- 14 POOL, BY OTHERS
- 15 SPA, BY OTHERS
- 16 CLUBHOUSE BUILDING, BY OTHERS
- 17 GARAGE, BY OTHERS
- 18 DOG PARK AREA
- 19 PERIMETER BUILDER WALL, REFER TO DETAIL 7 / L1.14
- 20 VEHICULAR GATE COLUMN, REFER TO DETAIL 4 / L1.15
- 21 ARTIFICIAL TURF, REFER TO PAVING SCHEDULE
- 22 THEME WALL, REFER TO DETAIL 6 / L1.14
- 23 PARTIAL VIEW WALL, REFER TO DETAIL 3 / L1.14
- 24 THEME COLUMN, REFER TO DETAIL 1 / L1.14
- 25 POOL FENCE COLUMN, REFER TO DETAIL 6 / L1.15
- 26 STAMPED ASPHALT, REFER TO PAVING SCHEDULE FOR PATTERN / COLOR, REFER TO CIVIL PAVING PLANS FOR INSTALLATION DETAILS
- 27 GATE KEYHOLE / DIRECTIONAL, SIGN, BY OTHERS
- 28 TYPICAL REAR YARD, REFER TO DETAIL 1 / L1.17
- 29 SITE LIGHT PER ELECTRICAL
- 30 BACKYARD WALL TO BE BUILT WITH UNIT, REFER TO DETAIL 7 / L1.14
- 31 POOL GATE, REFER TO DETAIL 4 / L1.15
- 32 REAR YARD GATE BY OTHERS
- 33 EXISTING WALL



AMENITY SCHEDULE

ITEM	RAMADA #1
COLOR	ASP SPIN SURFACOCAT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 3002 4875520 FRAME TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE
MANUFACTURER	12' X 12' MESA RAMADA W/ 12" O.C. STANDING BEAM ROOF, REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadecon.com) 800.697.2190
QUANTITY	1
ITEM	RAMADA #2
COLOR	ASP SPIN SURFACOCAT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 3002 4875520 FRAME TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE
MANUFACTURER	20' X 20' MESA RAMADA W/ 12" O.C. STANDING BEAM ROOF, REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadecon.com) 800.697.2190
QUANTITY	1
ITEM	RAMADA #3
COLOR	ASP SPIN SURFACOCAT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 3002 4875520 FRAME TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE
MANUFACTURER	20' X 20' MESA RAMADA W/ 12" O.C. STANDING BEAM ROOF, REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadecon.com) 800.697.2190
QUANTITY	1
ITEM	PET WASTE STATION
COLOR	GREEN
SPECIFICATIONS	MODEL: 1003H-L, INSTALL PER MFR. SPEC'S. DOG-POD (888.384.7881, www.dogpod.com)
MANUFACTURER	4
QUANTITY	1
ITEM	THESIS RECEPTACLE
COLOR	CHARCOAL
SPECIFICATIONS	INSTALL PER MFR. SPEC'S.
MANUFACTURER	WASH VALLEY (800.696.3503, www.washvalley.com)
QUANTITY	1
ITEM	E BENCH
COLOR	IF MESSON ARCH BACK MODEL HRH10M
SPECIFICATIONS	INSTALL PER MFR. SPEC'S.
MANUFACTURER	WASH VALLEY (800.696.3503, www.washvalley.com)
QUANTITY	5
ITEM	BARBECUE GRILL
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	T.B.S. BY OWNER
MANUFACTURER	5
QUANTITY	1
ITEM	PICNIC TABLE
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	T.B.S. BY OWNER
MANUFACTURER	5
QUANTITY	1
ITEM	PAVING SCHEDULE
COLOR	ALL SIDEWALKS NATURAL GRAY CONCRETE W MEDIUM BROOM FINISH. INSTALL PER DETAIL 1 / L1.15
SPECIFICATIONS	ARTIFICIAL TURF, EASYTURF, NUTMEG LUSH EASYTURF.COM 888.587.9801, REFER TO DETAIL 3 / L1.16 INSTALL PER MFRS SPEC'S
MANUFACTURER	5
QUANTITY	1
ITEM	STAMPED ASPHALT
COLOR	MANUF. PATTERN PAVING PRODUCTS
SPECIFICATIONS	PATTERN: BOSTON WEAVE, COLOR: TAUPÉ, WITH 1/8" SMOOTH OUTER BAND IN COLOR, NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8' ON CENTER
MANUFACTURER	CONTACT: PATTERN PAVING PRODUCTS 888.434.8811
QUANTITY	1
ITEM	STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 4 / L1.16
COLOR	CONCRETE PAVERS
SPECIFICATIONS	INSTALL PER MFRS SPEC'S.
MANUFACTURER	MANUF. BELGIARD, STYUE LAVIT RUSTIC SLAB PRESSED FACE, COLOR: NOCE
QUANTITY	CONTACT: BELGIARD PAVERS 844.456.8210
ITEM	STAMPED ASPHALT
COLOR	MANUF. PATTERN PAVING PRODUCTS
SPECIFICATIONS	PATTERN: CIRCLE, COLOR: TAUPÉ, WITH 1/8" SMOOTH OUTER BAND IN COLOR, NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8' ON CENTER
MANUFACTURER	CONTACT: PATTERN PAVING PRODUCTS 888.434.8811
QUANTITY	1

PAVING SCHEDULE

ITEM	ALL SIDEWALKS NATURAL GRAY CONCRETE W MEDIUM BROOM FINISH. INSTALL PER DETAIL 1 / L1.15
COLOR	ARTIFICIAL TURF, EASYTURF, NUTMEG LUSH EASYTURF.COM 888.587.9801, REFER TO DETAIL 3 / L1.16 INSTALL PER MFRS SPEC'S
SPECIFICATIONS	5
MANUFACTURER	1
QUANTITY	1
ITEM	STAMPED ASPHALT
COLOR	MANUF. PATTERN PAVING PRODUCTS
SPECIFICATIONS	PATTERN: BOSTON WEAVE, COLOR: TAUPÉ, WITH 1/8" SMOOTH OUTER BAND IN COLOR, NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8' ON CENTER
MANUFACTURER	CONTACT: PATTERN PAVING PRODUCTS 888.434.8811
QUANTITY	1
ITEM	STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 4 / L1.16
COLOR	CONCRETE PAVERS
SPECIFICATIONS	INSTALL PER MFRS SPEC'S.
MANUFACTURER	MANUF. BELGIARD, STYUE LAVIT RUSTIC SLAB PRESSED FACE, COLOR: NOCE
QUANTITY	CONTACT: BELGIARD PAVERS 844.456.8210
ITEM	STAMPED ASPHALT
COLOR	MANUF. PATTERN PAVING PRODUCTS
SPECIFICATIONS	PATTERN: CIRCLE, COLOR: TAUPÉ, WITH 1/8" SMOOTH OUTER BAND IN COLOR, NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8' ON CENTER
MANUFACTURER	CONTACT: PATTERN PAVING PRODUCTS 888.434.8811
QUANTITY	1

KEY MAP



RVI



THE BUNGALOWS AT SARIVAL
SURPRISE, ARIZONA

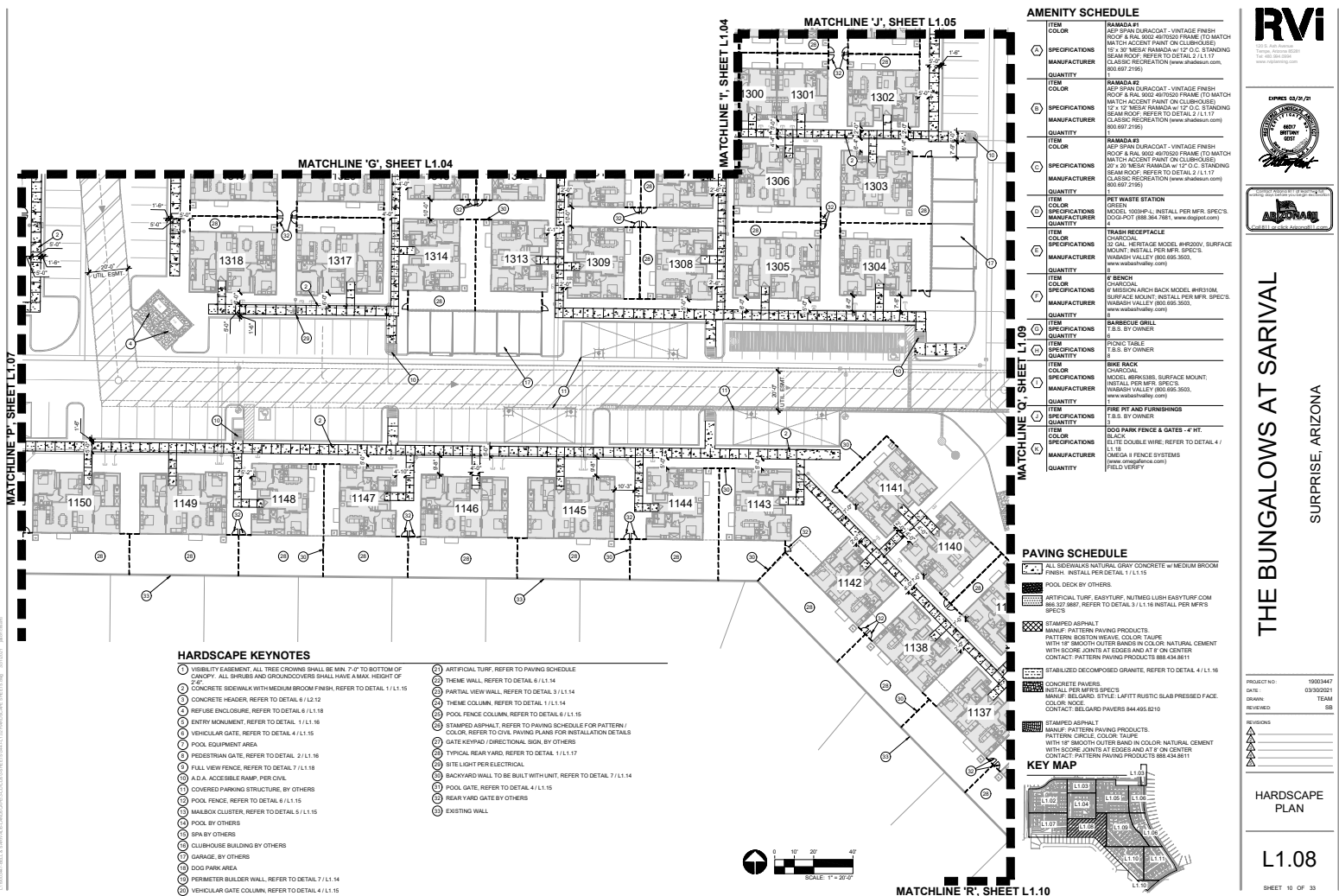
PROJECT NO: 19003447
DATE: 03/30/2021
DRAWN: TEAM
REVIEWED: GS

HARDSCAPE PLAN

L1.07

SHEET 08 OF 33

3RD SUBMITTAL - FS20-776



HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT: ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 6'-0".
- 2 CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH. REFER TO DETAIL 1 / L1.15
- 3 CONCRETE WALKWAY. REFER TO DETAIL 6 / L1.15
- 4 REFUSE ENCLOSURE. REFER TO DETAIL 6 / L1.15
- 5 ENTRY MONUMENT. REFER TO DETAIL 1 / L1.15
- 6 VEHICULAR GATE. REFER TO DETAIL 4 / L1.15
- 7 POOL EQUIPMENT AREA
- 8 PEDESTRIAN GATE. REFER TO DETAIL 2 / L1.16
- 9 GALL VEW FENCE. REFER TO DETAIL 7 / L1.16
- 10 A.D.A. ACCESSIBLE RAMP. PER CIVIL
- 11 COVERED PARKING STRUCTURE. BY OTHERS
- 12 POOL FENCE. REFER TO DETAIL 6 / L1.15
- 13 WALKBOX CLUSTER. REFER TO DETAIL 5 / L1.15
- 14 POOL BY OTHERS
- 15 SPA BY OTHERS
- 16 CLUBHOUSE BUILDING BY OTHERS
- 17 GARAGE. BY OTHERS
- 18 DOG PARK AREA
- 19 PERIMETER BUILDER WALL. REFER TO DETAIL 7 / L1.14
- 20 VEHICULAR GATE COLUMN. REFER TO DETAIL 4 / L1.15
- 21 ARTIFICIAL TURF. REFER TO PAVING SCHEDULE
- 22 THEME WALL. REFER TO DETAIL 6 / L1.14
- 23 PARTIAL VIEW WALL. REFER TO DETAIL 3 / L1.14
- 24 THEME COLUMN. REFER TO DETAIL 1 / L1.14
- 25 POOL FENCE COLUMN. REFER TO DETAIL 6 / L1.15
- 26 STAMPED ASPHALT. REFER TO PAVING SCHEDULE FOR PATTERN / COLOR. REFER TO CIVIL PAVING PLANS FOR INSTALLATION DETAILS
- 27 GATE KEYPAD / DIRECTIONAL SIGN. BY OTHERS
- 28 TYPICAL REAR YARD. REFER TO DETAIL 1 / L1.17
- 29 SITE LIGHT PER ELECTRICAL
- 30 BACKYARD WALL TO BE BUILT WITH UNIT. REFER TO DETAIL 7 / L1.14
- 31 POOL GATE. REFER TO DETAIL 4 / L1.15
- 32 REAR YARD GATE BY OTHERS
- 33 EXISTING WALL

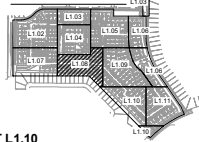
AMENITY SCHEDULE

ITEM	RAMADA #1
COLOR	ROOF: SPAN DURACOAT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL: 8002 48/10520 FRAME (TO MATCH MATCHLINE ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	12' x 20' MESIA RAMADA w/ 12' O.C. STANDING SEAM ROOF. REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadecon.com, 800.697.2190)
QUANTITY	1
ITEM	RAMADA #2
COLOR	ROOF: SPAN DURACOAT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL: 8002 48/10520 FRAME (TO MATCH MATCHLINE ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	20' x 20' MESIA RAMADA w/ 12' O.C. STANDING SEAM ROOF. REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadecon.com, 800.697.2190)
QUANTITY	1
ITEM	RAMADA #3
COLOR	ROOF: SPAN DURACOAT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL: 8002 48/10520 FRAME (TO MATCH MATCHLINE ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	20' x 20' MESIA RAMADA w/ 12' O.C. STANDING SEAM ROOF. REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadecon.com, 800.697.2190)
QUANTITY	1
ITEM	PET WASTE STATION
COLOR	GREEN
SPECIFICATIONS	MODEL: 100SP-L. INSTALL PER MFR. SPECS. DOGS-POT (888.364.7881, www.dogspot.com)
MANUFACTURER	1
ITEM	TRASH RECEPTACLE
COLOR	CHARCOAL
SPECIFICATIONS	12 GAL. HERITAGE MODEL PRISM. SURFACE MOUNT. INSTALL PER MFR. SPECS. WASHAW VALLEY (800.666.3603, www.washawvalley.com)
MANUFACTURER	1
ITEM	BENCH
COLOR	MISSION ARCH BACK MODEL W/HR10M.
SPECIFICATIONS	20' x 20' MESIA RAMADA w/ 12' O.C. STANDING SEAM ROOF. REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadecon.com, 800.697.2190)
MANUFACTURER	1
ITEM	BARBECUE GRILL
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	1
ITEM	PICNIC TABLE
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	1
ITEM	BIKE RACK
COLOR	CHARCOAL
SPECIFICATIONS	MODEL: W/HR10M. SURFACE MOUNT. INSTALL PER MFR. SPECS. WASHAW VALLEY (800.666.3603, www.washawvalley.com)
MANUFACTURER	1
ITEM	DOG PARK FENCING
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	1
ITEM	DOG PARK FENCE & GATES - 4' HT.
COLOR	ELITE DOUBLE WIRE. REFER TO DETAIL 4 / L1.18
SPECIFICATIONS	OMEGA II FENCE SYSTEMS (www.omega2.com)
MANUFACTURER	1
ITEM	PET WASTE STATION
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	1

PAVING SCHEDULE

- 1 ALL SIDEWALKS NATURAL GRAY CONCRETE w/ MEDIUM BROOM FINISH. INSTALL PER DETAIL 1 / L1.15
- 2 POOL DECK BY OTHERS
- 3 ARTIFICIAL TURF: EASYTURF. NUTMEG LUSH EASYTURF.COM 888.327.9887. REFER TO DETAIL 3 / L1.16 INSTALL PER MFR'S SPECS
- 4 STAMPED ASPHALT
- 5 MANUF. PATTERN PAVING PRODUCTS
- 6 PATTERN: BOSTON WEAVER. COLOR: TAUPÉ
- 7 WITH 18" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8' ON CENTER
- 8 CONTACT: PATTERN PAVING PRODUCTS 888.434.8111
- 9 STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 4 / L1.16
- 10 CONCRETE PAVERS
- 11 MANUF. BELGARD. STYLE: LUTY RUSTIC SLAB PRESSED FACE. COLOR: NOIR
- 12 CONTACT: BELGARD PAVERS 844.495.8210
- 13 STAMPED ASPHALT
- 14 MANUF. PATTERN PAVING PRODUCTS
- 15 PATTERN: ORIOLE. COLOR: TAUPÉ
- 16 WITH 18" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8' ON CENTER
- 17 CONTACT: PATTERN PAVING PRODUCTS 888.434.8111

KEY MAP





DESIGNED BY RVI

DATE: 03/30/2021

DESIGNED BY: TEAM

REVISIONS:

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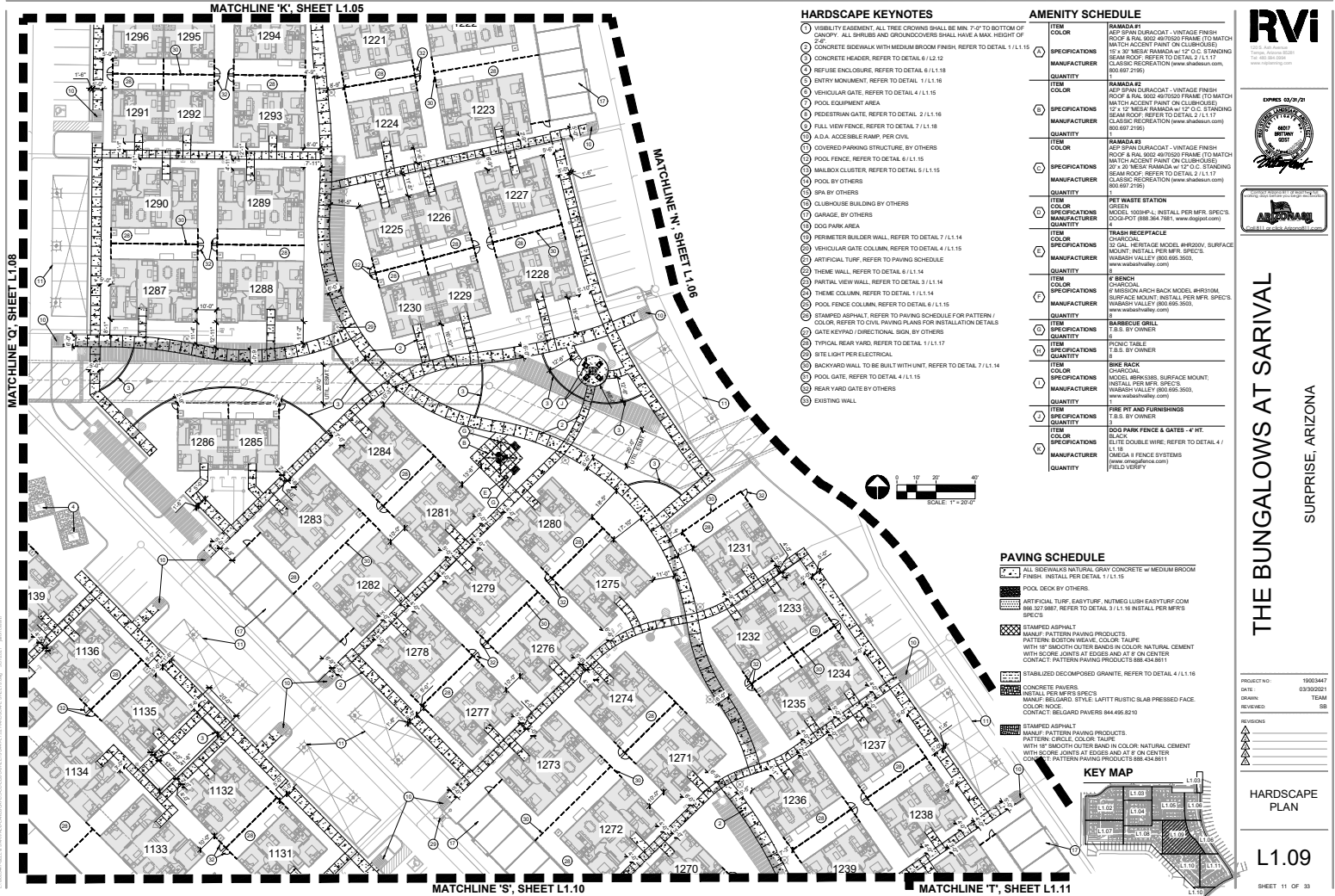
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RVI

DESIGNED BY: RVI
DRAWN BY: RVI
CHECKED BY: RVI
DATE: 03/29/21

THE BUNGALOWS AT SARVAL

SURPRISE, ARIZONA

PROJECT NO: 19003447
DATE: 03/29/2021
DRAWN: TEAM
CHECKED: BS

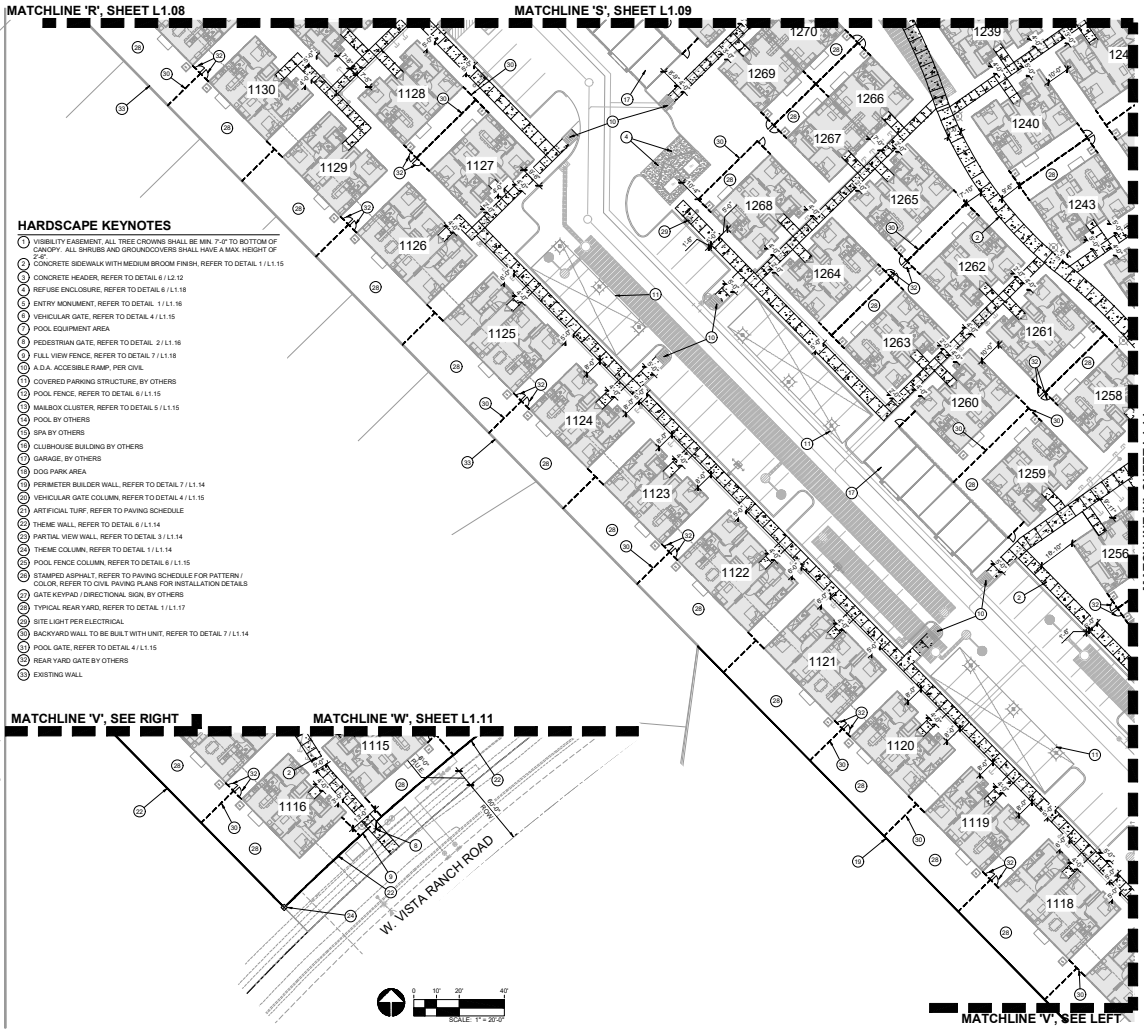
REVISIONS

HARDSCAPE PLAN

L1.09

SHEET 11 OF 33

3RD SUBMITTAL - FS20-776



HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT: ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2 CONCRETE SUBWALL WITH MEDIUM BROOM FINISH, REFER TO DETAIL 1 / L1.15
- 3 REFUSE ENCLOSURE, REFER TO DETAIL 6 / L1.12
- 4 ENTRY MONUMENT, REFER TO DETAIL 1 / L1.16
- 5 VEHICULAR GATE, REFER TO DETAIL 4 / L1.15
- 6 POOL EQUIPMENT AREA
- 7 PEDIESTRIAN GATE, REFER TO DETAIL 2 / L1.15
- 8 FULL VIEW FENCE, REFER TO DETAIL 7 / L1.15
- 9 A.D.A. ACCESSIBLE RAMP, PER CIVIL
- 10 COVERED PARKING STRUCTURE, BY OTHERS
- 11 POOL FENCE, REFER TO DETAIL 6 / L1.15
- 12 WALKWAY CLUSTER, REFER TO DETAIL 5 / L1.15
- 13 POOL, BY OTHERS
- 14 SPA, BY OTHERS
- 15 CLUBHOUSE BUILDING BY OTHERS
- 16 GARAGE, BY OTHERS
- 17 DOG PARK AREA
- 18 PERIMETER BUILDER WALL, REFER TO DETAIL 7 / L1.14
- 19 VEHICULAR GATE COLUMN, REFER TO DETAIL 4 / L1.15
- 20 ARTIFICIAL TURF, REFER TO PAVING SCHEDULE
- 21 THEME WALL, REFER TO DETAIL 6 / L1.14
- 22 PARTIAL VIEW WALL, REFER TO DETAIL 3 / L1.14
- 23 THEME COLUMN, REFER TO DETAIL 1 / L1.14
- 24 POOL FENCE COLUMN, REFER TO DETAIL 6 / L1.15
- 25 STAMPED ASPHALT, REFER TO PAVING SCHEDULE FOR PATTERN / COLOR, REFER TO CIVIL PAVING PLANS FOR INSTALLATION DETAILS
- 26 GATE KEYPAD, DIRECTIONAL, SIGN BY OTHERS
- 27 TYPICAL REAR YARD, REFER TO DETAIL 1 / L1.17
- 28 SITE LIGHT PER ELECTRICAL
- 29 BACKYARD WALL TO BE BUILT WITH UNIT, REFER TO DETAIL 7 / L1.14
- 30 POOL GATE, REFER TO DETAIL 4 / L1.15
- 31 REAR YARD GATE BY OTHERS
- 32 EXISTING WALL

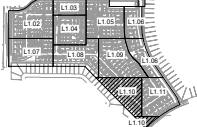
AMENITY SCHEDULE

ITEM	RAMADA #1
COLOR	ASP SPIN SURFACOT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 5002 4875520 FRAME (TO MATCH MATCHLINE ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	12' x 12' MESA RAMADA w/ 12" O.C. STANDING BEAM ROOF, REFER TO DETAIL 2 / L1.17
QUANTITY	CLASSIC RECREATION (www.shadesun.com), 800.697.2199
ITEM	RAMADA #2
COLOR	ASP SPIN SURFACOT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 5002 4875520 FRAME (TO MATCH MATCHLINE ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	12' x 12' MESA RAMADA w/ 12" O.C. STANDING BEAM ROOF, REFER TO DETAIL 2 / L1.17
QUANTITY	CLASSIC RECREATION (www.shadesun.com), 800.697.2199
ITEM	RAMADA #3
COLOR	ASP SPIN SURFACOT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 5002 4875520 FRAME (TO MATCH MATCHLINE ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	20' x 20' MESA RAMADA w/ 12" O.C. STANDING BEAM ROOF, REFER TO DETAIL 2 / L1.17
QUANTITY	CLASSIC RECREATION (www.shadesun.com), 800.697.2199
ITEM	PET WASTE STATION
COLOR	GREEN
SPECIFICATIONS	DOG POT 1003H-L, INSTALL PER MFR. SPEC'S
MANUFACTURER	DOG POT 1003H-L, 7881, (www.dogspot.com)
QUANTITY	4
ITEM	TRASH RECEPTACLE
COLOR	CHARCOAL
SPECIFICATIONS	TO MATCH HARDSCAPE MODEL BRUSHED, SURFACE MOUNT, INSTALL PER MFR. SPEC'S
MANUFACTURER	WABASH VALLEY (800.696.3503, www.wabashvalley.com)
QUANTITY	8
ITEM	E BENCH
COLOR	TO MATCH HARDSCAPE MODEL BRUSHED, SURFACE MOUNT, INSTALL PER MFR. SPEC'S
SPECIFICATIONS	WABASH VALLEY (800.696.3503, www.wabashvalley.com)
MANUFACTURER	WABASH VALLEY (800.696.3503, www.wabashvalley.com)
QUANTITY	8
ITEM	BARBECUE GRILL
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	T.B.S. BY OWNER
MANUFACTURER	T.B.S. BY OWNER
QUANTITY	8
ITEM	PICNIC TABLE
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	T.B.S. BY OWNER
MANUFACTURER	T.B.S. BY OWNER
QUANTITY	8
ITEM	PAVE W/ AREA FRESHENINGS
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	T.B.S. BY OWNER
MANUFACTURER	T.B.S. BY OWNER
QUANTITY	8
ITEM	DOG PARK FENCE & GATES - 4' HT.
COLOR	ELITE DOUBLE WIRE, REFER TO DETAIL 4 / L1.15
SPECIFICATIONS	OMEGA II FENCE SYSTEMS (www.omegafence.com)
MANUFACTURER	OMEGA II FENCE SYSTEMS (www.omegafence.com)
QUANTITY	FIELD VERIFY

PAVING SCHEDULE

- 1 ALL SIDEWALKS NATURAL GRAY CONCRETE W MEDIUM BROOM FINISH, INSTALL PER DETAIL 1 / L1.15
- 2 POOL DECK BY OTHERS
- 3 ARTIFICIAL TURF, EASYTURF, NUTMEG LUSH EASYTURF GOM 886.327.9887, REFER TO DETAIL 3 / L1.16, INSTALL PER MFR'S SPEC'S
- 4 STAMPED ASPHALT
- 5 MANUF. PATTERN PAVING PRODUCTS
- 6 PATTERN: BUSHION WEAVE, COLOR: TAUPE
- 7 WITH 10" SMOOTH OUTER BANDS IN COLOR: NATURAL CEMENT WITH BUSHION JOINTS AT EDGES AND AT 8' ON CENTER
- 8 CONTACT: PATTERN PAVING PRODUCTS 888.434.8611
- 9 STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 4 / L1.16
- 10 CONCRETE FINISHES
- 11 INSTALL PER MFR'S SPEC'S
- 12 MANUF. BELGIUM - STYLE, LAPPTI RUSTIC SLAB PREISED FACE, COLOR: NOCE
- 13 CONTACT: BELGIUM PAVERS 844.495.8210
- 14 STAMPED ASPHALT
- 15 MANUF. PATTERN PAVING PRODUCTS
- 16 PATTERN: CIRCLE COLOR: TAUPE
- 17 WITH 10" SMOOTH OUTER BANDS IN COLOR: NATURAL CEMENT WITH BUSHION JOINTS AT EDGES AND AT 8' ON CENTER
- 18 CONTACT: PATTERN PAVING PRODUCTS 888.434.8611

KEY MAP





DESIGNED BY RVI
DRAWN BY RVI
CHECKED BY RVI
DATE: 03/29/21



THE BUNGALOWS AT SARVAL
SURPRISE, ARIZONA

PRODUCT NO: 19003447
DATE: 03/29/2021
DRAWN: TEAM
DESIGNED: GB

REVISIONS

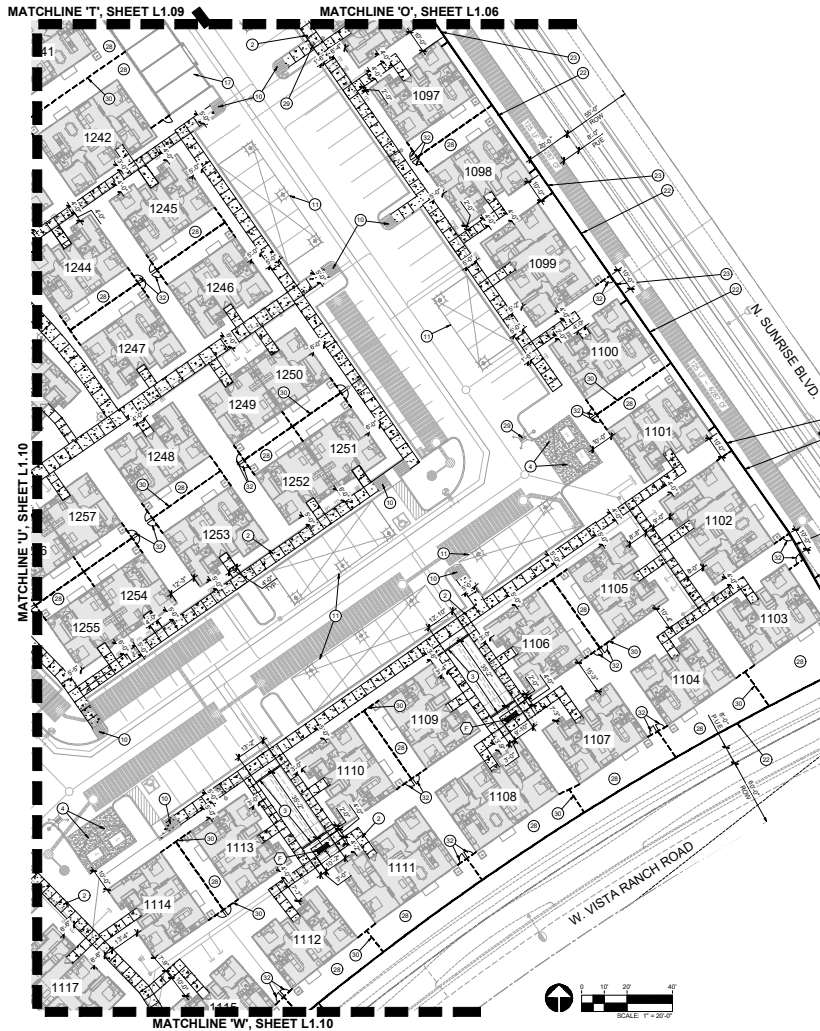
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HARDSCAPE PLAN

L1.10

SHEET 12 OF 33

3RD SUBMITTAL - FS20-776



HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2 CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH, REFER TO DETAIL 1 / L1.15
- 3 CONCRETE HEADER, REFER TO DETAIL 6 / L1.12
- 4 REFUSE ENCLOSURE, REFER TO DETAIL 6 / L1.18
- 5 ENTRY MONUMENT, REFER TO DETAIL 4 / L1.16
- 6 VEHICULAR GATE, REFER TO DETAIL 4 / L1.15
- 7 POOL EQUIPMENT AREA
- 8 PEDESTRIAN GATE, REFER TO DETAIL 2 / L1.16
- 9 FULL VIEW FENCE, REFER TO DETAIL 7 / L1.18
- 10 A.D.A. ACCESSIBLE RAMP, PER CIVIL
- 11 COVERED PARKING STRUCTURE, BY OTHERS
- 12 POOL FENCE, REFER TO DETAIL 6 / L1.15
- 13 MAILBOX CLUSTER, REFER TO DETAIL 5 / L1.15
- 14 POOL BY OTHERS
- 15 SPA BY OTHERS
- 16 CLUBHOUSE BUILDING BY OTHERS
- 17 GARAGE, BY OTHERS
- 18 DOG PARK AREA
- 19 PERIMETER BUILDER WALL, REFER TO DETAIL 7 / L1.14
- 20 VEHICULAR GATE COLUMN, REFER TO DETAIL 4 / L1.15
- 21 ARTIFICIAL TURF, REFER TO PAVING SCHEDULE
- 22 THEME WALL, REFER TO DETAIL 6 / L1.14
- 23 PARTIAL VIEW WALL, REFER TO DETAIL 3 / L1.14
- 24 THEME COLUMN, REFER TO DETAIL 1 / L1.14
- 25 POOL FENCE COLUMN, REFER TO DETAIL 6 / L1.15
- 26 STAMPED ASPHALT, REFER TO PAVING SCHEDULE FOR PATTERN / COLOR. REFER TO CIVIL PAVING PLANS FOR INSTALLATION DETAILS
- 27 GATE KEYPAD / DIRECTIONAL SIGN, BY OTHERS
- 28 TYPICAL REAR YARD, REFER TO DETAIL 1 / L1.17
- 29 WIRE LIGHT PER ELECTRICAL
- 30 BACKYARD WALL TO BE BUILT WITH UNIT, REFER TO DETAIL 7 / L1.14
- 31 POOL GATE, REFER TO DETAIL 4 / L1.15
- 32 REAR YARD GATE BY OTHERS
- 33 EXISTING WALL

AMENITY SCHEDULE

ITEM	RAMADA #1
COLOR	ASP SPIN SURFACOT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 3002 4875520 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	12' X 12' MESA RAMADA w/ 12" O.C. STANDING BEAM ROOF, REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadesun.com, 800.697.2195)
QUANTITY	1
ITEM	RAMADA #2
COLOR	ASP SPIN SURFACOT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 3002 4875520 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	12' X 12' MESA RAMADA w/ 12" O.C. STANDING BEAM ROOF, REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadesun.com, 800.697.2195)
QUANTITY	1
ITEM	RAMADA #3
COLOR	ASP SPIN SURFACOT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 3002 4875520 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	20' X 20' MESA RAMADA w/ 12" O.C. STANDING BEAM ROOF, REFER TO DETAIL 2 / L1.17 CLASSIC RECREATION (www.shadesun.com, 800.697.2195)
QUANTITY	1
ITEM	PET WASTE STATION
COLOR	GREEN
SPECIFICATIONS	MODEL: 1003H-L, INSTALL PER MFR. SPECS.
MANUFACTURER	DOG-POD (888.394.7881, www.dogpod.com)
QUANTITY	4
ITEM	TRASH RECEPTACLE
COLOR	CHARCOAL
SPECIFICATIONS	TO GAL. HERITAGE MODEL BRUSHED SURFACE
MANUFACTURER	12" DIA. INSTALL PER MFR. SPECS. WABASH VALLEY (800.696.3503, www.wabashvalley.com)
QUANTITY	4
ITEM	E BENCH
COLOR	IF MESSON ARCH BACK MODEL HRH10M
SPECIFICATIONS	12" DIA. INSTALL PER MFR. SPECS.
MANUFACTURER	WABASH VALLEY (800.696.3503, www.wabashvalley.com)
QUANTITY	8
ITEM	BARBECUE GRILL
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	T.B.S. BY OWNER
MANUFACTURER	8
ITEM	PICNIC TABLE
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	T.B.S. BY OWNER
MANUFACTURER	8
ITEM	PAVE #1 AREA FURNISHINGS
COLOR	T.B.S. BY OWNER
SPECIFICATIONS	T.B.S. BY OWNER
MANUFACTURER	8
ITEM	DOG PARK FENCE & GATES - 4' HT.
COLOR	ELITE DOUBLE WIRE, REFER TO DETAIL 4 / L1.16
SPECIFICATIONS	OMEGA II FENCE SYSTEMS (www.omegafence.com)
MANUFACTURER	FIELD VERIFY
QUANTITY	1

PAVING SCHEDULE

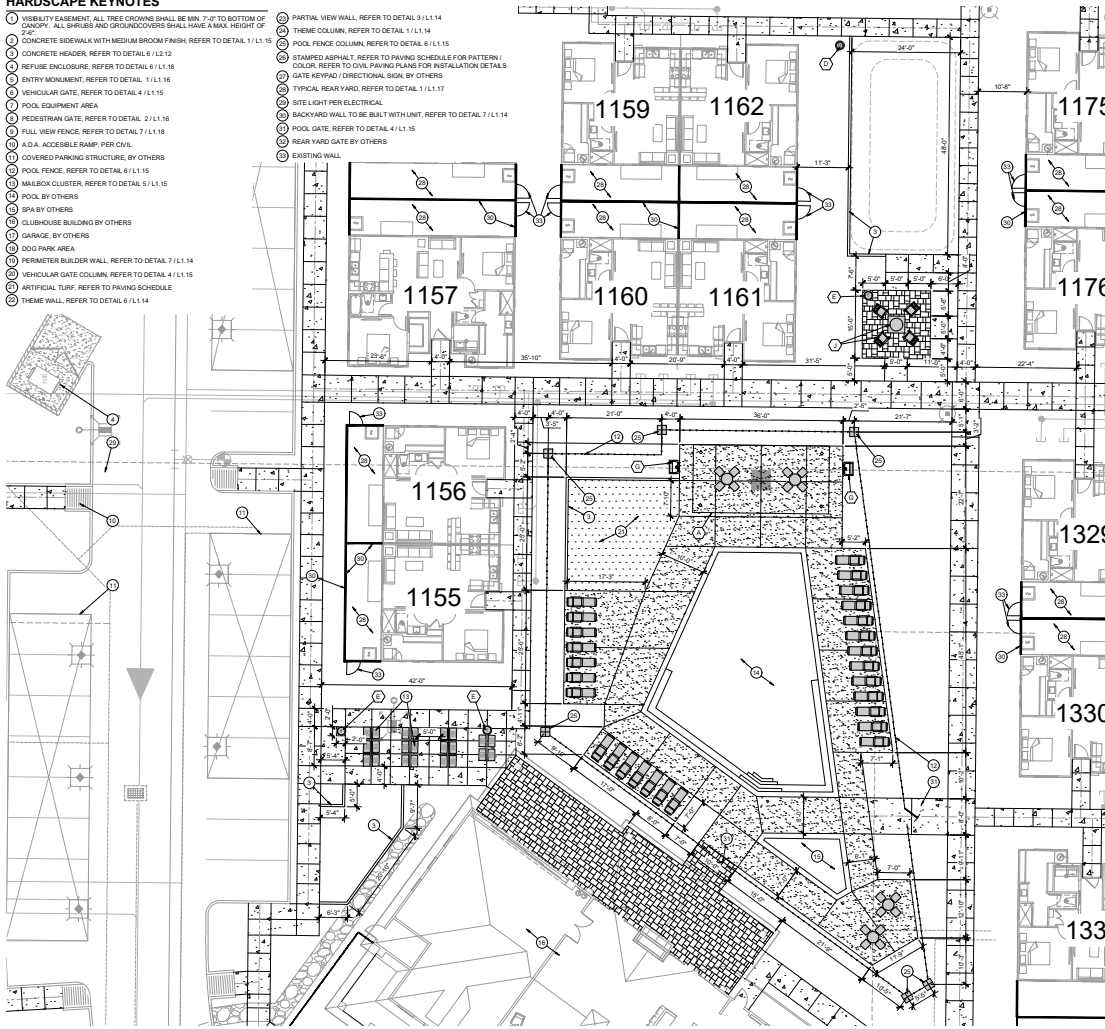
- ALL SIDEWALKS NATURAL GRAY CONCRETE W MEDIUM BROOM FINISH, INSTALL PER DETAIL 1 / L1.15
- POOL DECK BY OTHER
- ARTIFICIAL TURF: EASYTURF, NUTMEG LUSH EASYTURF COM 886.327.8887, REFER TO DETAIL 3 / L1.16, INSTALL PER MFR'S SPECS.
- STAMPED ASPHALT: MANUF. PATTERN PAVING PRODUCTS, PATTERN: SECTION WEDGE, COLOR: TAUPE, WITH 18" SMOOTH OUTER BANDS IN COLOR, NATURAL CEMENT WITH ISOCORE JOINTS AT EDGES AND AT 8' ON CENTER, CONTACT: PATTERN PAVING PRODUCTS 888.454.8611
- STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 4 / L1.16
- CONCRETE PAVERS: INSTALL PER MFR. SPECS, MANUF. BELLEARD STYLE, LAFFIT RUSTIC SLAB PRESTRESS FACE, COLOR: BROWN, CONTACT: BELLEARD PAVERS 844.495.6210
- STAMPED ASPHALT: MANUF. PATTERN PAVING PRODUCTS, PATTERN: CIRCLE, COLOR: TAUPE, WITH 18" SMOOTH OUTER BANDS IN COLOR, NATURAL CEMENT WITH ISOCORE JOINTS AT EDGES AND AT 8' ON CENTER, CONTACT: PATTERN PAVING PRODUCTS 888.454.8611

KEY MAP



- 75. VIBRATORY EXHAUST, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE MAX. HEIGHT OF 6'-0".
- 76. CONCRETE SIDEWALK WITH MEDIUM BROWN FINISH. REFER TO DETAIL 1.11.1.1
- 77. CONCRETE WALKWAYS. REFER TO DETAIL 4.11.1.2
- 78. REFURBISH, REFURBISH WITH DETAIL 6.11.1.18
- 79. ENTRY MONUMENT. REFER TO DETAIL 1.11.1.16
- 80. VEHICULAR GATE. REFER TO DETAIL 4.11.1.15
- 81. POOL, EQUIPMENT AREA
- 82. PEDESTRIAN GATE. REFER TO DETAIL 2.11.1.16
- 83. FLAG VINE FENCE. REFER TO DETAIL 4.11.1.18
- 84. A.S.A. ACCESSIBLE RAMP. PER CIVIL.
- 85. COVERED PARKING STRUCTURE. REFER TO DETAIL 1.11.1.1
- 86. POOL, FENCE. REFER TO DETAIL 6.11.1.15
- 87. MALBON CLUSTER. REFER TO DETAIL 5.11.1.15
- 88. POOL, BY OTHERS
- 89. SPA/BY OTHERS
- 90. CLUBHOUSE BUILDINGS BY OTHERS
- 91. GARAGE. BY OTHERS
- 92. DOD PARK AREA
- 93. PERIMETER BUILDER WALL. REFER TO DETAIL 7.11.1.15
- 94. VEHICULAR GATE COLUMN. REFER TO DETAIL 4.11.1.14
- 95. ARTIFICIAL TURF. REFER TO PAVING SCHEDULE
- 96. THEME WALL. REFER TO DETAIL 6.11.1.14

- 25 PARTIAL VIEW WALL, REFER TO DETAIL 3/1.14
- 26 THEME COLUMN, REFER TO DETAIL 1/1.14
- 27 POOL FENCE COLUMN, REFER TO DETAIL 6/1.15
- 28 STAMPED ASPHALT, REFER TO PAVING SCHEDULE FOR PATTERN / COLOR, REFER TO CIVIL PAVING PLANS FOR INSTALLATION DETAILS
- 29 GATE KEYPAD / DIRECTIONAL SIGN, BY OTHERS
- 30 TYPICAL REAR YARD, REFER TO DETAIL 1/1.17
- 31 SITE LIGHT PER ELECTRICAL
- 32 BACKYARD WALL TO BE BUILT WITH UNIT, REFER TO DETAIL 7/1.14
- 33 POOL GATE, REFER TO DETAIL 4/1.15
- 34 REAR YARD GATE BY OTHERS
- 35 EXISTING WALL



ITEM	RAMADA #1
QTY	1
SPECIFICATIONS	ACQUA DOLCE - VINTAGE FINISH R/RAL 9002 40/50/50 FINE TO MATCH 20 X 25" BEAM RADIANT HEAT (ON C/LUBROSE)
MANUFACTURER	20 X 25" BEAM RAMADA #R 20/25, STANDING BEAM RADIANT HEAT DETAIL 2.4 / 1.18 100.697.2195 (www.abdohabib.com)
QUANTITY	1
ITEM	RAMADA #2
QTY	1
SPECIFICATIONS	ACQUA DOLCE - VINTAGE FINISH R/RAL 9002 40/50/50 FINE TO MATCH 20 X 25" BEAM RADIANT HEAT (ON C/LUBROSE)
MANUFACTURER	20 X 25" BEAM RAMADA #R 20/25, STANDING BEAM RADIANT HEAT DETAIL 2.4 / 1.18 100.697.2195 (www.abdohabib.com)
QUANTITY	1
ITEM	RAMADA #3
QTY	1
SPECIFICATIONS	ACQUA DOLCE - VINTAGE FINISH R/RAL 9002 40/50/50 FINE TO MATCH 20 X 25" BEAM RADIANT HEAT (ON C/LUBROSE)
MANUFACTURER	20 X 25" BEAM RAMADA #R 20/25, STANDING BEAM RADIANT HEAT DETAIL 2.4 / 1.18 100.697.2195 (www.abdohabib.com)
QUANTITY	1
ITEM	PER WASTE STATION
QTY	1
SPECIFICATIONS	1000.1037.181, INSTALL PER MFR. SPECS. 100.697.2195 (www.abdohabib.com)
MANUFACTURER	4
QUANTITY	1
ITEM	TRIM/FRAMING
QTY	1
SPECIFICATIONS	CHARCOAL, 1/2" GALV. STEEL, #80/50, SURFACE MOUNT, INSTALL PER MFR. SPECS. 100.697.2195 (www.abdohabib.com)
MANUFACTURER	100.697.2195 (www.abdohabib.com)
QUANTITY	1
ITEM	6" BENCH
QTY	1
SPECIFICATIONS	W/ISSON ARCH BACK, MOUNT #R18/10M, SUNSHINE, 1000.1037.181, INSTALL PER MFR. SPECS. W/ISSON ARCH BACK #R100.695.3603, 100.697.2195 (www.abdohabib.com)
MANUFACTURER	100.695.3603, 100.697.2195 (www.abdohabib.com)
QUANTITY	1
ITEM	SABRIDGE GUY
QTY	1
SPECIFICATIONS	T.B.S. BY OWNER
MANUFACTURER	1
QUANTITY	1
ITEM	PICNIC TABLE
QTY	1
SPECIFICATIONS	W/ISSON ARCH BACK, MOUNT #R18/10M, SUNSHINE, 1000.1037.181, INSTALL PER MFR. SPECS. W/ISSON ARCH BACK #R100.695.3603, 100.697.2195 (www.abdohabib.com)
MANUFACTURER	100.695.3603, 100.697.2195 (www.abdohabib.com)
QUANTITY	1
ITEM	WIRE BASK
QTY	1
SPECIFICATIONS	CHARCOAL, #80/50/50, SURFACE MOUNT, INSTALL PER MFR. SPECS. W/ISSON ARCH BACK #R100.695.3603, 100.697.2195 (www.abdohabib.com)
MANUFACTURER	100.695.3603, 100.697.2195 (www.abdohabib.com)
QUANTITY	1
ITEM	FIRE PIT AND FINISHINGS
QTY	1
SPECIFICATIONS	2" S.S. BY OWNER
MANUFACTURER	1
QUANTITY	1
ITEM	DOOR PARK FENCE & GATES - FOR DETAIL 4 / 1.18
QTY	1
SPECIFICATIONS	WHITE OAK FENCE & W/ATES - DETAIL 4 / 1.18
MANUFACTURER	1
QUANTITY	1
ITEM	W/ISSON FIRE SYSTEMS
QTY	1
SPECIFICATIONS	100.695.3603
MANUFACTURER	100.695.3603

	ALL SIDEWALKS NATURAL GRAY CONCRETE w/ MEDIUM BROOM FINISH. INSTALL PER DETAIL 3.1.1.5.15
	POD, DECK BY OTHERS.
	ARTIFICIAL TURF: EASYTURF. NATURGE LUSH EASYTURF CON. BMS 32.07. REFER TO DETAIL 3.1.1.16. INSTALL PER MFR'S SPECS
	STAMPED ASPHALT MANUFACT. PATTERN PAVING PRODUCTS. PATTERN BOTTOMSWEAVE, COLOR: TALPE WITH 1" SMOOTH OUTER BANDS IN COLOR: NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 8' ON CENTER CONCRETE JOINTS AT EDGES AND AT 8' ON CENTER
	STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 3.1.1.16 CONCRETE PAVERS. INSTALL PER MFR'S SPECS MANUFACTURING STYLE: LAFFIT RUSTIC SLAB PREPRESSED FACE COLOR: NOICE CONCRETE SLAB PAVING PRODUCTS BMS 44.05.52.10
	STAMPED ASPHALT MANUFACT. PATTERN PAVING PRODUCTS. PATTERN: BOTTOMSWEAVE WITH 1" SMOOTH OUTER BAND IN COLOR: NATURAL CEMENT CONCRETE JOINTS AT EDGES AND AT 8' ON CENTER CONCRETE: PATTERN PAVING PRODUCTS BMS 44.04.86.11



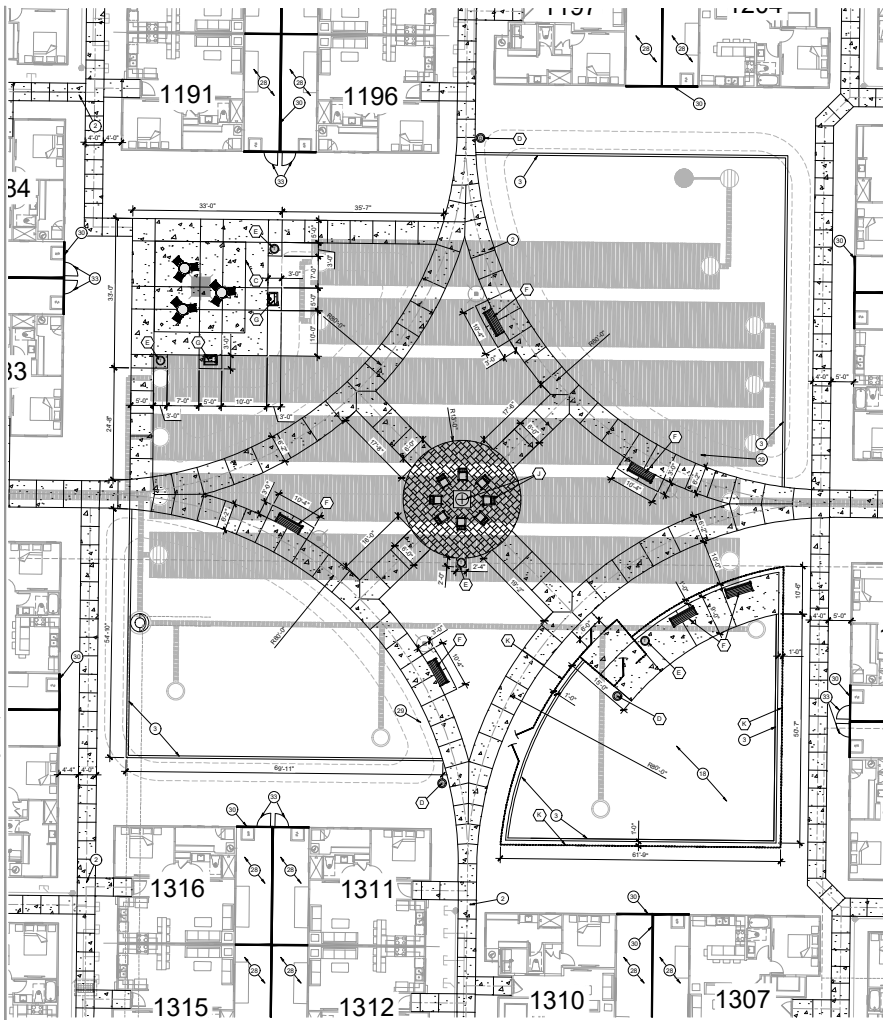
GALOWS AT SARIVAL
SURPRISE, ARIZONA

PROJECT NO: 19003447
DATE: 03/30/2021
OWNER: TEAM
REVIEWED: SB

HARDSCAPE ENLARGEMENT PLAN

L1.12

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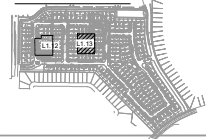


- HARDSCAPE KEYNOTES**
- 1 VISIBILITY EASEMENT. ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
 - 2 CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH. REFER TO DETAIL 1/L1.15
 - 3 REFUSE ENCLOSURE. REFER TO DETAIL 6/L1.18
 - 4 ENTRY MONUMENT. REFER TO DETAIL 1/L1.16
 - 5 VEHICULAR GATE. REFER TO DETAIL 4/L1.15
 - 6 PEDESTRIAN GATE. REFER TO DETAIL 2/L1.16
 - 7 FULL VIEW FENCE. REFER TO DETAIL 7/L1.18
 - 8 A.D.A. ACCESSIBLE RAMP. PER CIVIL
 - 9 COVERED PAVING STRUCTURE. BY OTHERS
 - 10 POOL FENCE. REFER TO DETAIL 6/L1.15
 - 11 MAILBOX CLUSTER. REFER TO DETAIL 5/L1.15
 - 12 POOL. BY OTHERS
 - 13 SPA. BY OTHERS
 - 14 CLUBHOUSE BUILDING. BY OTHERS
 - 15 GARAGE. BY OTHERS
 - 16 DOG PARK AREA
 - 17 PERIMETER BUILDER WALL. REFER TO DETAIL 7/L1.14
 - 18 VEHICULAR GATE COLUMN. REFER TO DETAIL 4/L1.15
 - 19 ARTIFICIAL TURF. REFER TO PAVING SCHEDULE
 - 20 THEME WALL. REFER TO DETAIL 8/L1.14
 - 21 PARTIAL VIEW WALL. REFER TO DETAIL 3/L1.14
 - 22 THEME COLUMN. REFER TO DETAIL 8/L1.14
 - 23 POOL FENCE COLUMN. REFER TO DETAIL 6/L1.15
 - 24 STAMPED ASPHALT. REFER TO PAVING SCHEDULE FOR PATTERN / COLOR. REFER TO CIVIL PAVING PLANS FOR INSTALLATION DETAILS
 - 25 WYE LIGHT. PER ELECTRICAL
 - 26 TYPICAL REAR YARD. REFER TO DETAIL 1/L1.17
 - 27 GATE KEYPAD / DIRECTIONAL SIGN. BY OTHERS
 - 28 BACKYARD WALL. TO BE BUILT WITH UNIT. REFER TO DETAIL 7/L1.14
 - 29 POOL GATE. REFER TO DETAIL 4/L1.15
 - 30 REAR YARD GATE. BY OTHERS
 - 31 EXISTING WALL

AMENITY SCHEDULE			
ITEM	RAMADA #1	RAMADA #2	RAMADA #3
COLOR	ASP SPARKLE COAT - VINTAGE FINISH	ASP SPARKLE COAT - VINTAGE FINISH	ASP SPARKLE COAT - VINTAGE FINISH
SPECIFICATIONS	ROOF & RAIL 9002 48/7050 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)	ROOF & RAIL 9002 48/7050 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)	ROOF & RAIL 9002 48/7050 FRAME (TO MATCH MATCH ACCENT PAINT ON CLUBHOUSE)
MANUFACTURER	18" x 36" MESSE RAMADA W/ 12" O.C. STANDING SEAM ROOF. REFER TO DETAIL 2/L1.17	12" x 12" MESSE RAMADA W/ 12" O.C. STANDING SEAM ROOF. REFER TO DETAIL 2/L1.17	20" x 20" MESSE RAMADA W/ 12" O.C. STANDING SEAM ROOF. REFER TO DETAIL 2/L1.17
QUANTITY	CLASSIC RECREATION (www.shadeaun.com) 860.897.2195	CLASSIC RECREATION (www.shadeaun.com) 860.897.2195	CLASSIC RECREATION (www.shadeaun.com) 860.897.2195
ITEM	PET WASTE STATION	TRASH RECEPTACLE	CHARCOAL
COLOR	GREEN	CHARCOAL	CHARCOAL
SPECIFICATIONS	MODEL 1003PH-L. INSTALL PER MFR. SPEC'S.	DOGGY-POOT (888.364.7681. www.doggypoot.com)	4" MESSON ARCH BACK MODEL RH310M. SURFACE MOUNT. INSTALL PER MFR. SPEC'S.
MANUFACTURER	DOGGY-POOT (888.364.7681. www.doggypoot.com)	WABASH VALLEY (800.695.3503. www.wabashvalley.com)	WABASH VALLEY (800.695.3503. www.wabashvalley.com)
QUANTITY	1	1	1
ITEM	BARBECUE GRILL	PICNIC TABLE	BIKE RACK
COLOR	T.B.S. BY OWNER	T.B.S. BY OWNER	CHARCOAL
SPECIFICATIONS	T.B.S. BY OWNER	T.B.S. BY OWNER	MODEL RH310M. SURFACE MOUNT. INSTALL PER MFR. SPEC'S.
MANUFACTURER	T.B.S. BY OWNER	T.B.S. BY OWNER	WABASH VALLEY (800.695.3503. www.wabashvalley.com)
QUANTITY	1	1	1
ITEM	PRE-PANED FURNISHINGS	DOO PARK FENCE & GATES - 4' HT.	ELITE DOUBLE WIRE. REFER TO DETAIL 4/L1.17
COLOR	T.B.S. BY OWNER	ELITE DOUBLE WIRE. REFER TO DETAIL 4/L1.17	OMEGA II FENCE SYSTEMS
SPECIFICATIONS	T.B.S. BY OWNER	OMEGA II FENCE SYSTEMS	FIELD VERIFY
MANUFACTURER	T.B.S. BY OWNER	OMEGA II FENCE SYSTEMS	
QUANTITY	1	1	1

PAVING SCHEDULE	
ALL SIDEWALKS NATURAL GRAY CONCRETE W/ MEDIUM BROOM FINISH. INSTALL PER DETAIL 1/L1.15	
POOL DECK BY OTHERS	
ARTIFICIAL TURF. EASYTURF. NUTMEG LUSH EASYTURF.COM 888.527.8887. REFER TO DETAIL 3/L1.16 INSTALL PER MFR'S SPEC'S	
STAMPED ASPHALT. MANUF. PATTERN PAVING PRODUCTS. PATTERN: BOSTON WEAVER. COLOR: TAUPE. WITH 1/8" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 7' ON CENTER. CONTACT: PATTERN PAVING PRODUCTS 888.434.8611	
STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 4/L1.16	
CONCRETE PAVERS. INSTALL PER MFR'S SPEC'S. MANUF. BELGARD STYLE. LAYITT RUSTIC SLAB PREPRESSED FACE. COLOR: NOCE. CONTACT: BELGARD PAVERS 844.495.8210	
STAMPED ASPHALT. MANUF. PATTERN PAVING PRODUCTS. PATTERN: CIRCLE. COLOR: TAUPE. WITH 1/8" SMOOTH OUTER BAND IN COLOR. NATURAL CEMENT WITH SCORE JOINTS AT EDGES AND AT 7' ON CENTER. CONTACT: PATTERN PAVING PRODUCTS 888.434.8611	

KEY MAP



RVI

DESIGNED BY RVI

CONCRETE

DESIGNED BY RVI

CONCRETE

THE BUNGALOWS AT SARIVAL

SURPRISE, ARIZONA

PROJECT NO. 1903347

DATE: 03/30/2021

DESIGNED BY: TEAM

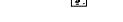
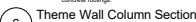
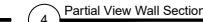
REVISIONS:

HARDSCAPE ENLARGEMENT PLAN

L1.13

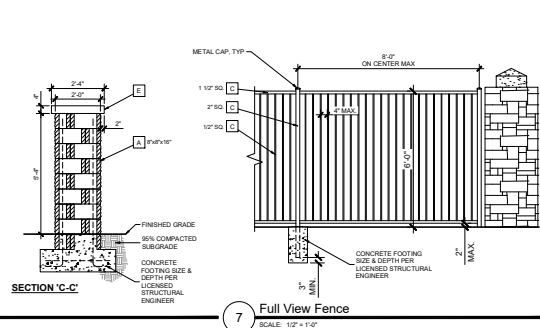
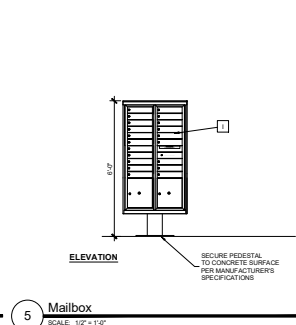
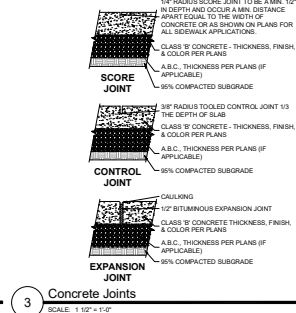
SHEET 15 OF 33

2. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR THE DRAWINGS.
3. ALL FORMWORK ALIGNMENT SHALL BE STRAIGHT AND EVEN. RADII AND CURVES ARE TO HAVE SMOOTH TRANSITION DOWNSHORE WITHOUT ABRUPT CHANGES OR BENDS. JOINT LOCATIONS NOT TO BE LOCATED ON THE FLANKS. BUILT UP JOINTS TO BE EVENLY SPACED AND VISUALLY UNOBTUSIVE.
4. ALL REINFORCING STEEL, DOUBLE ANCHOR BOLT LAPS AND OTHERS SPECIFIED SHALL BE FIRMLY SECURED IN THE PROPER POSITION PRIOR TO PLACING CONCRETE.
5. ALL PLATFOORM SHALL BUILD AT A CONSTANT SLOPE AREA BETWEEN TWO SPOT ELEVATIONS. CONCRETE SHALL BE PLACED IN LAYERS OF 12" TO 18" MAXIMUM. ALL SLOPE AREAS SHALL BE SLOPE AWAY FROM BUILDINGS AT A SLOPE UNLESS NOTED OTHERWISE ON DRAWINGS.
6. NEW CONCRETE FINISH SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS NOTED OTHERWISE.
7. IT IS RECOMMENDED THAT THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED GEOLOGICAL ENGINEER TO PERFORM NECESSARY TESTING AND INSPECTIONS FOR QUALITY CONTROL OF THE CONSTRUCTION OF THE PROJECT.
8. THE LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SURFACE CONTACT DATA DESCRIBED IN THE DRAWINGS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CURE OF ALL CURBS, WALK RESURF AND OTHER DELICATE MATERIALS PRIOR TO FINISHING.
10. CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS BASED ON FIELD DIMENSIONS FOR CONSTRUCTION OF ALL CURBS, WALKS, AND PLATFOOMS. CONTRACTOR SHALL SUBMIT FINISH REVIEW FOR REVIEW BY OWNER AND/OR LANDSCAPE ARCHITECT.
11. MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY. FIELD VOLUMES DIMENSIONS OF SPACER AND JOINTING WORK SHALL BE AS SPECIFIED ON DRAWINGS.
12. WELD CONNECTIONS CONTINUOUS AND SMOOTH. REMOVE ANY SPATTER AND SLAG AND GRIND WELDS SMOOTH. PREPARE SURFACE FOR PAINTING TO CLEAN, SMOOTH, AND FREE OF OIL, GREASE, AND DIRT. WELDS TO BE PAINTED WITH AN OIL OR WIRE BRUSH TO EXPOSE METAL.
13. BOLTS TO BE CADMIUM PLATE OR STAINLESS STEEL.
14. CAP EXPLODED ENDS "TUBING" MAY BE APPLIED WITH A LAP OF 18" AND DIAMETERS OF 2" OR MORE FOR CONCRETE, 1 1/2" OR MORE DIAMETER (3" MINIMUM IN MASONRY), UNLESS NOTED OTHERWISE.
15. ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH THE MANUAL OF STANDARD PRACTICES FOR REINFORCED CONCRETE, 1963, AND AASHTO, 1990.
16. REINFORCING SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE INDICATED:
 - a. WALLS 8" - 12"
 - b. FORMED SURFACE IN CONTACT WITH EARTH 8"
 - c. SURFACE DEPOSITED DIRECTLY AGAINST EARTH 3"
17. ANY DOWELS USED SHALL BE EQUAL IN SIZE AND SPACING TO VERTICAL BARS.
18. MASONRY UNITS SHALL BE COMPLY WITH TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION FOR MASONRY. ALL MASONRY SHALL BE CONFORM TO THE MASONRY SOCIETY ASSOCIATION STANDARDS. SPECIALLY BLOCK SHALL BE AS NOTED ON PLANS.
19. ALL MASONRY SHALL BE CONFORMING TO ASTM C27, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
20. GROUT: FRESHLY PREPARED AND INFORMED MIXED. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT, 2 PARTS SAND, 3 PARTS WATER. DO NOT EXCEED MORE THAN ONE-THIRD PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR PLACEMENT AND SEGREGATION SHALL BE MINIMUM. GROUT SHALL AT A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
21. PORTLAND CEMENT SHALL BE TYPE I AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.
22. WATERPROOF ALL MASONRY BELOW GRADE.

[illegible]

SURPRISE, ARIZONA

SHEET 16 OF 33



THE BUNGALOWS AT SARIVAL

SURPRISE, ARIZONA

PROJECT NO: 10003447

DATE: 03/30/2021

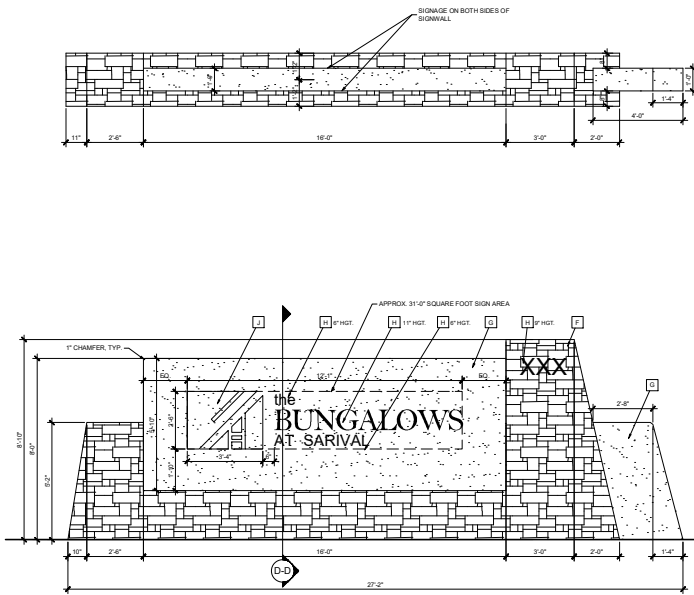
DRAWING: TEAM

REVIEWED: SB

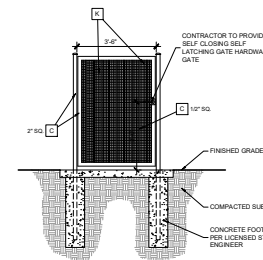
PROJECTIONS

HARDSCAPE DETAILS

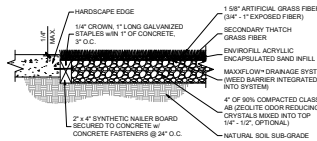
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1 Entry Monument Elevation
SCALE: 1/2" = 1'-0"



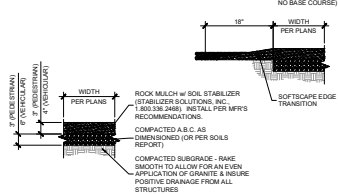
2 Standard Gate Detail
SCALE: 1/2" = 1'-0"



3 Artificial Turf
SCALE: 1/2" = 1'-0"

NOTE:

- Refer to Pricing Schedule for rock size and color.
- Stabilizer and rock shall be pre-mixed prior to installation per MFR's recommendations.
- Where stabilized rock meets existing or new hardscape surfaces, the vertical distance between the two surfaces shall be no greater than 1/4".
- Stabilized rock shall have a 2% max. cross slope & 5% max. running slope.
- Once placed, the stabilizer and rock mixture shall be watered in and compacted per MFR's recommendations.



4 Stabilized Decomposed Granite
SCALE: 1" = 1'-0"

HARDSCAPE SCHEDULE

A	ITEM	SPLIT FACE BLOCK
	FINISH	SWISSAL URBANE BRONZE
B	ITEM	SMOOTH FACE BLOCK
	FINISH	STANDARD GREY BLOCK / SATIN FINISH PAINT
C	ITEM	REINFORCING STEEL
	FINISH	SATIN FINISH PAINT
D	ITEM	MASONRY CAP
	FINISH	TO MATCH EXISTING - CONTRACTOR TO SUBMIT SAMPLES
E	ITEM	PRECAST CONCRETE CAP
	FINISH	SWISSAL URBANE BRONZE
F	ITEM	STONE VENEER
	FINISH	TO MATCH EXISTING - CONTRACTOR TO SUBMIT SAMPLES
G	ITEM	CAST IN PLACE CONCRETE WALL
	FINISH	NATURAL GRAY SMOOTH
H	ITEM	LETTERING
	FINISH	BLACK
I	ITEM	CLUSTER BOX
	FINISH	BRONZE
J	ITEM	LOGO
	FINISH	BLACK
K	ITEM	WOOD VINE WEED
	FINISH	SWISSAL URBANE BRONZE
L	ITEM	SMOOTH FACE BLOCK
	FINISH	STANDARD GREY BLOCK / SATIN FINISH PAINT
M	ITEM	SPECIALTY COLUMN CAP
	FINISH	PAINT TO MATCH COLOR OF WALL

RVI
RIVERSIDE VILLAGE
1000 N. GAVELIN
SUITE 100
TULSA, OK 74103
918.466.1000
www.rivivillage.com



THE BUNGALOWS AT SARIVAL
SURPRISE, ARIZONA

PROJECT NO.	19003447
DATE	03/30/2021
DRAWN	TEAM
REVISIONS	68

HARDSCAPE DETAILS

L1.16

SHEET 16 OF 33

The drawings include the following components:

- PER PLAN (Top Left):** A square plan view of the ramada. It shows a central 6" square column, a main beam, and extension beams. The roof is labeled as 24 GAUGE STEEL ROOF, and the fascia is labeled as 24 GAUGE FASCIA TRIM. A perimeter beam and a compression ring are also indicated.
- PER PLAN (Top Right):** A plan view showing the connection between the ramada and the main building. It labels the 6" SQUARE COLUMN, MAIN BEAM, COMPRESSION RING, and RIDGE BEAM.
- ELEVATION (Bottom Left):** A side elevation of the ramada. It shows the 24 GAUGE STEEL ROOF, 24 GAUGE FASCIA TRIM, and 6" SQUARE COLUMN. The height is noted as 8'-0".
- ELEVATION (Bottom Right):** A side elevation showing the connection to the main building. It labels the 24 GAUGE STEEL ROOF, 24 GAUGE FASCIA TRIM, and 6" SQUARE COLUMN. The height is noted as 8'-0".

NOTE:

1. RAMADA SHALL BE SUBMITTED BY CONTRACTOR UNDER A SEPARATE PERMIT.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH ALL STRUCTURAL DRAWINGS FROM MANUFACTURER TO OWNER FOR APPROVAL.

A	ITEM SPECIFICATIONS	SPLIT FACE BLOCK BATHFINISH BRONZE ALL BLOCK EDGES PER PLANS & DETAILS. JOINTS SHALL BE MATCHED. FINISH & PAINTED PER MFR'S SPECS. SHERWIN WILLIAMS (1 800 368 7877, www.sherwinwilliams.com)
	ITEM FINISH SPECIFICATIONS	SMOOTH FACE BLOCK TO MATCH AROUND - CONTRACTOR TO SUBMIT SAMPLES STANDARD GREY BLOCK / BATHFINISH PAINT ALL BLOCK EDGES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIME & PAINTED PER MFR'S SPECS. SHERWIN WILLIAMS (1 800 368 7877, www.sherwinwilliams.com)
C	ITEM FINISH SPECIFICATIONS	SURFACE STEEL SATIN FINISH PAINT TO MATCH AROUND - CONTRACTOR TO SUBMIT SAMPLES ALL TUBULAR STEEL, ENDS SHALL BE CARPED, ALL WELDS & SHARP EDGES TO BE SMOOTH. FINISH & PAINTED PER MFR'S SPECS.
	ITEM FINISH SPECIFICATIONS	LOCAL MASONRY CAP TO MATCH AROUND - CONTRACTOR TO SUBMIT SAMPLES STANDARD GREY BLOCK / BATHFINISH PAINT ALL BLOCK EDGES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIME & PAINTED PER MFR'S SPECS. SHERWIN WILLIAMS (1 800 368 7877, www.sherwinwilliams.com)
D	ITEM FINISH SPECIFICATIONS	LOCAL MASONRY CAP TO MATCH AROUND - CONTRACTOR TO SUBMIT SAMPLES STANDARD GREY BLOCK / BATHFINISH PAINT ALL BLOCK EDGES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIME & PAINTED PER MFR'S SPECS. SHERWIN WILLIAMS (1 800 368 7877, www.sherwinwilliams.com)
	ITEM FINISH SPECIFICATIONS	LOCAL MASONRY CAP TO MATCH AROUND - CONTRACTOR TO SUBMIT SAMPLES STANDARD GREY BLOCK / BATHFINISH PAINT ALL BLOCK EDGES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIME & PAINTED PER MFR'S SPECS. SHERWIN WILLIAMS (1 800 368 7877, www.sherwinwilliams.com)
E	ITEM FINISH SPECIFICATIONS	PRECAST CONCRETE CAP SIVATHY BRONZE TO MATCH AROUND - CONTRACTOR TO SUBMIT SAMPLES STANDARD GREY BLOCK / BATHFINISH PAINT ALL BLOCK EDGES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIME & PAINTED PER MFR'S SPECS. SHERWIN WILLIAMS (1 800 368 7877, www.sherwinwilliams.com)
	ITEM FINISH SPECIFICATIONS	STONE VENEER TO MATCH AROUND - CONTRACTOR TO SUBMIT SAMPLES STANDARD GREY BLOCK / BATHFINISH PAINT ALL BLOCK EDGES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIME & PAINTED PER MFR'S SPECS. SHERWIN WILLIAMS (1 800 368 7877, www.sherwinwilliams.com)
F	ITEM FINISH SPECIFICATIONS	STONE VENEER TO MATCH AROUND - CONTRACTOR TO SUBMIT SAMPLES STANDARD GREY BLOCK / BATHFINISH PAINT ALL BLOCK EDGES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIME & PAINTED PER MFR'S SPECS. SHERWIN WILLIAMS (1 800 368 7877, www.sherwinwilliams.com)
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G	ITEM FINISH SPECIFICATIONS	CAST IN PLACE CONCRETE WALL NATURAL GRAY SMOOTH TO MATCH AROUND - CONTRACTOR TO SUBMIT SAMPLES STANDARD GREY BLOCK / BATHFINISH PAINT ALL BLOCK EDGES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIME & PAINTED PER MFR'S SPECS. SHERWIN WILLIAMS (1 800 368 7877, www.sherwinwilliams.com)
	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
I	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
J	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
K	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
L	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
M	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S
	ITEM FINISH SPECIFICATIONS	LETTERING BLACK STANDARD 7" AND 12" HEIGHT PER DETAIL, PENED AND BACKLIT LOCAL SIGN MFR'S

THE BUNGALOWS AT SARIVALL

L1.17

MANTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PERIOD OF WORK. A 90 DAY MAINTENANCE PERIOD SHALL BE REQUIRED FOR ANY PLANT MATERIALS THAT ARE NOT FULLY ESTABLISHED BY THE END OF THE MAINTENANCE PERIOD.

2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREED TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME OF FINAL ACCEPTANCE OF THE WORK AND THE MAINTENANCE PERIODS.

3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIAL AT LEAST ONCE EACH MONTH THROUGHOUT THE MAINTENANCE PERIOD AND NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTORS OPINION, THE LANDSCAPE MATERIAL IS NOT RECEIVING PROPER CARE.

4. ALL TREES, PALMS, CACTI, GRASSES, AND TURF SHALL BE GUARANTEED FOR AN MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS AND BUSHES SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF SIX (6) MONTHS. FROM THE DATE OF THE DATE OF FINAL ACCEPTANCE, THE GUARANTEE SHALL BE ADJUNCT EFFECTS INCLUDING DEAD AND UNUSUALLY FACTORING, EXCEPT FOR DAMAGE CAUSED BY THE CONTRACTOR OR OTHER CAUSE BY OTHERS, SUCH AS UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTORS CONTROL.

5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1ST OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE REPLACED WITHIN 14 DAYS OF THE DATE OF DISCOVERY OF NON-APPROVAL.

6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPLIED LANDSCAPE PLAN.

7. REFERS TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT, FOR ADDITIONAL INFORMATION ON THE SPECIES OF THE ACTING CONTRACTOR'S SPECIFICATIONS.

8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER A PERFORMANCE GUARANTEE SCHEDULE WITH FINALS AND PRIOR TO FINAL ACCEPTANCE OF WORK.

9. IF IT IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REPAIRS EROSION ON SOIL IN ALL AREAS WHICH HAVE BEEN IDENTIFIED BY THE CONTRACTOR AS BEING SUBJECT TO EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GROUNDWORK DUE TO CONTRACTORS LIABILITY TO REMEDIATE DURING PROPOSED GROUNDWORK SHALL BE OVERSEERED OR BOODED WITH APPROPRIATE MEASURES TO PREVENT EROSION. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE PROJECT.

10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD SHALL BE PAID BY THE CONTRACTOR. ANY REPLACEMENTS THAT ARE NOT COST IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.

2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.

3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1. VERY PLANT SCHEDULE PRIOR TO BEGINNING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL QUANTITIES WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE. DISCREPANCIES WITHIN THE PLANT SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS. ANY PLANT MATERIAL NOT LISTED MUST BE APPROVED AND MUST BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY CATALOG SPECIFICATIONS.
4. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL HAVE THE RIGHT TO INSPECT AND REJECT ANY PLANT MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS. PLANT TREES AND SHRUBS PLANTED TO FACE THE GUESTS' APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT THEM PRIOR TO PLANTING.
5. PLANTING MATERIAL, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
6. ALL PLANTING AREA SHALL RECEIVE WEED CONTROL/PEST EMERGENT PER THE GUIDELINES SET FORTH BY THE SUBCRATERS AND/OR LANDSCAPE ARCHITECT. WEED CONTROL SHALL BE APPLIED TO ALL PLANTING AREAS AND SURFACES PRIOR TO FINAL ACCEPTANCE.
7. ALL PLANTING AREAS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE 50' BIGHT VISION TRIANGLES PROVIDED LIMITED LAWS, TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE 50' BIGHT VISION TRIANGLES PROVIDED LIMITED LAWS, TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE 50' BIGHT VISION TRIANGLES PROVIDED LIMITED LAWS.
8. UNLESS OTHERWISE NOTED ON PLAN, ROCKBANK SHALL EXTEND UNDERLAND AND BE RAKED UNIFORMLY ALONG CONCRETE FLOWLINE, CURBS AND ETC.
9. THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE GRADING 2" BELOW CONCRETE OR OTHER ALIGNED PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREA RECEIVING TURF MUST BE AT LEAST 2" BELOW CONCRETE OR OTHER ALIGNED PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREA RECEIVING TURF MUST BE AT LEAST 2" BELOW CONCRETE OR OTHER ALIGNED PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH.
10. BOLDERS, IF USED, TO BE SURFACE SETTLED WITH A MINIMUM OF 36" EDGE SPACE AND/OR CHACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORT OR CONSTRUCTION IS TO BE CORRECTED WITH NO ADDITIONAL COST TO THE OWNER.
11. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 3" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING SHALL BE A MINIMUM OF 2' BEYOND FROM ALL CURBS AND SIDEWALKS AND A MINIMUM OF 1' FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL TREE PLANTING SHALL BE A MINIMUM OF 3" AWAY FROM ALL CURBS AND SIDEWALKS AND A MINIMUM OF 1' FEET AWAY FROM ALL BUILDING FOUNDATIONS.
12. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PREPARATION OR WEED CONTROL. OWNER WITH PROOF OF RE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
13. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ANCHOR GRIDS.
14. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING MULCH. MULCH SHALL BE APPLIED TO ALL TURF AREAS AND OTHER PLANTING AREAS WITHIN THE 50' BIGHT VISION TRIANGLES.
15. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
16. ROCKBANK MULCH SHALL BE SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE SPECIFIED, SHALL BE SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE SPECIFIED, SHALL BE SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE SPECIFIED, SHALL BE SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE.
17. THE OWNER'S MULCH SHALL BE SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE SPECIFIED, SHALL BE SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE SPECIFIED, SHALL BE SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE.
18. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LAYOUT OF THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LAYOUT OF THE PROJECT.
19. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER THEIR INSTALLATION TO NOT BE HAZARDOUS TO TOUCHING FANGLS, GRASS AND TRIM PLANTING TO FINAL ACCEPTANCE. ALL GRASS AND OTHER TRIM PLANTING SHALL BE PRUNED PRIOR TO THE FINAL ACCEPTANCE.
20. WATER TEST ALL TREE PLANTING PRIOR TO PLANTING. IF ANY TREES DO NOT PROPERLY DRAIN, REFER TO THE HARDWARE SUPPLIER FOR CORRECTION.
21. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LAYOUT OF THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LAYOUT OF THE PROJECT.
22. ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

TREES ITEM	SIZE	QTY	HST X WTH
 <i>Acacia melaleuca</i>	2" CAL	28	9' X 6'
 <i>Acacia salicina</i>	2" BOX	72	9' X 6'
 <i>WILLOW ACACIA</i>	1.5" B'D CAL MIN	28	9' X 6'
 <i>Acacia salicina</i>	3" BOX	36	9' X 6'
 <i>WILLOW ACACIA</i>	2" CAL MIN	28	9' X 6'
 <i>Baobab baobab</i>	1" CAL	56	4' X 3'
 <i>Ceanothus cuneatus</i>	2" CAL	39	10' X 6'
 <i>Ceanothus cuneatus</i>	2" CAL	39	10' X 6'
 <i>Ceanothus cuneatus</i>	2" CAL	39	10' X 6'
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 <i>Ceanothus cuneatus</i>	2" CAL	39	10' X 6'

RVI

10000 Highway 200
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 Tel: 480-838-8888
 www.rvirepairing.com

EXPIRES 03/31/21



ALZARONI
 REALTY

THE BUNGALOWS AT SARIVAL

SURPRISE, ARIZONA

PROJECT NO:	19003447
DATE:	03/30/2021
DRAWN:	TEAM
REVIEWED:	SB

REVISIONS

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PLANTING NOTES

L2.00

SHEET 21 OF 33

- 1 VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-6".
- 2 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 3 SITE LIGHT PER ELECTRICAL
- 4 UNDERGROUND RETENTION PER CIVIL
- 5 REAR YARD TREE AND ROCK MULCH SHALL BE PART OF SCOPE OF WORK, REFER TO DETAIL 1/L.17.1

MISCELLANEOUS
ITEM

Cynodon dactylon 'Midiron'
BERMUDA GRASS SOD

ROCK MULCH TYPE A
SANTA FE SLATE - MIXED

ROCK MULCH TYPE B
SANTA FE SLATE - MIXED

- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

[illegible]

EXPIRES 03/31/21

REGULATORY LANGUAGE SERVICES
06017
BRITTONY
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Brittony Gert

Arizona

Arizona

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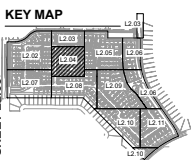
PROJECT NO: 19003447
DATE: 03/30/2021
NAME: TEAM
REVISED: SB

PLANTING PLAN

L2.02

SHEET 23 OF 33

- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET LS.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDC DED CHARTER &



- 1 VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-6".
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- 4 UNDERGROUND RETENTION PER CIVIL
- 5 REAR YARD TREE AND ROCK MULCH SHALL BE PART OF SCOPE OF WORK, REFER TO DETAIL 1.11.17

TREES
 ITEM
Acacia aneura
 MULGA
Acacia saligna
 WILLOW ACACIA
Acacia salina
 WILLOW ACACIA
Baccharis lanata
 ANACACHO GRCHD
Callitris calicalis "Smootie" TM
 CALLISTO
Cassipouia mexicana
 MEXICAN BIRD-OF-PARADISE
Catalpa bignonioides CV01
 PALM BOTTLE-TREE
Chamaecyparis humilis
 MEDITERRANEAN FUM
 Citrus boswelli
 Texas Olive
Eucalyptus websteriana
 ROUND LEAVED GUM
Flacium grandifolium
 LITTLE LEAF ASH
Flacium verticillatum "Fan-Tex"
 FAN-TEX ASH
Persea palmarum
 PALO BREA
Platanus lenticus
 MASTIC TREE
 Phoenix Dactylifera
 DATE PALM
Prosopis glandulosa "Thornless AZ7"
 THORNLSS HONEY MESQUITE
Quercus virginiana
 Live Oak
Sophora secundiflora
 TEXAS MOUNTAIN LAUREL
Ulmus parvifolia "Sempervirens"
 SEMPERVIREN ELME
Vitis aegrius-castanea
 CHASTE VINE

[illegible]

Aloe 'X' BLUE 'Elf'
BLUE ELF ALOE
Bouteloua gracilis
BLUE GRAMA
Hesperaloe funifera
GIANT HESPERALOE
Hesperaloe parviflora
RED YUCCA
Hesperaloe parviflora 'Peppa'
BRAKELIGHTS RED YUCCA
Muhlenbergia capillaris
'REGAL MIST'
Muhlenbergia emersleyi
'EL TORO' GRASS
Muhlenbergia lindheimeri
'AUTUMN GLOW'
Pedilanthus macrocarpus
SLIPPER PLANT
Yucca pallida
PALE LEAF YUCCA

EXPIRES 03/30/21

UNITED STATES MARSHAL SERVICE
68017
BRITANNY
GUST

Brittany Gust

Contact Arizona B-1 at 800-975-7611 or visit ArizonaB1.com working today before you begin your search.

ARIZONA B-1

Call B-1 or click ArizonaB1.com

PROJECT NO:	190034
DATE:	03/30/2020
DRAWN:	TEA
REVIEWED:	S

L2.04

SHEET 25 OF 33

- 1 VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-6".
- 2 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 3 SITE LIGHT PER ELECTRICAL
- 4 UNDERGROUND RETENTION PER CIVIL
- 5 REAR YARD TREE AND ROCK MULCH SHALL BE PART OF SCOPED WORK, REFER TO DETAIL 1 / 1.1.17

[illegible]

TREES
ITEM

 Acacia senaria
MILGA

 Acacia saligna
WILLOW ACACIA

 Albizia
WILLOW ACACIA

 Amorcania
AMARCAHO ORC-HD

 Casuarina casuarina "Smoothie" TM
CASUALTIE

 Casuarina maculosa
MEYKON BIRD-OF-PARADISE

 Callistemon "CV01"
SUN BUTTERFLISH

 Chamaecyparis humilis
MEDITERRANEAN PALM FAN

 Cinnamomum
TANES OUM

 Eucalyptus
LEAFED GUM

 Flacaria
LITTLE LEAF AIB

 Flacaria "reduces Pan-Tan"
PAN-TAN AIB

 Flacaria "reduces Pan-Tan"
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 Flacaria "reduces Pan-Tan"
PAN-TAN AIB

 Flacaria "reduces Pan-Tan"
PAN-TAN AIB

A map of the City of Chicago showing the locations of the 12 study areas. The areas are numbered L2-01 through L2-12. L2-01 is in the northwest, L2-02 and L2-03 are in the north-central area, L2-04 and L2-05 are in the central area, L2-06 and L2-07 are in the south-central area, L2-08 and L2-09 are in the southeast area, L2-10 is in the southwest area, and L2-11 and L2-12 are in the south area. The map shows the city's grid and major roads.

- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET LS.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

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EXPIRES 03/31/21

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SURPRISE, ARIZONA

SONG

SHEET 27 OF 33

- 1 VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 7'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-6".
- 2 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 3 SITE LIGHT PER ELECTRICAL
- 4 UNDERGROUND RETENTION PER CIVIL
- 5 REAR YARD TREE AND ROCK MULCH SHALL BE PART OF SCOPE OF WORK, REFER TO DETAIL 1.1.1.17.

[illegible]

- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

Bougainvillea 'Barbara Karst'
BARBARA KARST BOUGAINVILLEA

MISCELLANEOUS
ITEM

Cynodon dactylon 'Midron'
BERMUDA GRASS SOD

ROCK MULCH TYPE A
SANTA FE SLATE - MIXED

ROCK MULCH TYPE B
SANTA FE SLATE - MIXED

EXPIRES 03/31/21

RED TARTAN LANDSCAPE SERVICES
68017
BREITUNY
GOLF

Thompson

Contact Arizona B11 if you find a
warning about before you begin work.

ARIZONA

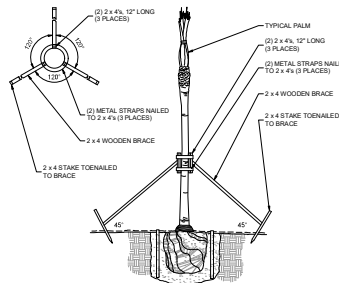
Call B11 or click ArizonaB11.com

THE BUNGALOWS AT SARIVAL
SURPRISE, ARIZONA

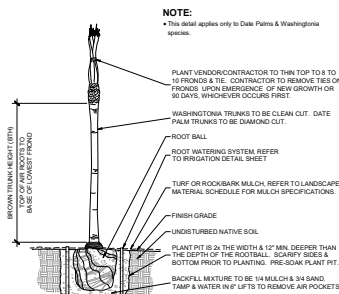
PROJECT NO.:	1900
DATE :	03/30/
DRAWN:	T
REVIEWED:	

PLANTING PLANS

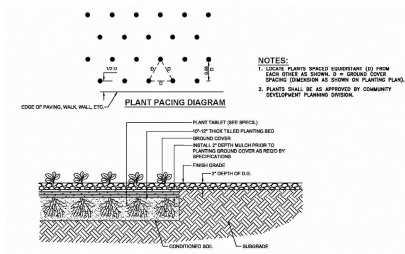
L2.07



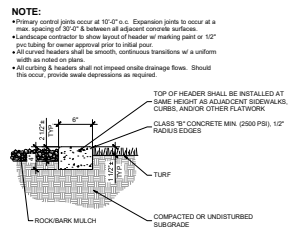
9 PALM STAKING
SCALE: NTS



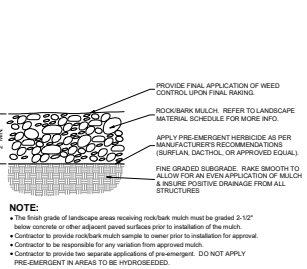
8 PALM PLANTING
SCALE: NTS



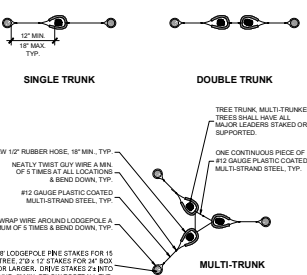
7 MULCH LAYER AND GROUND COVER PLANTING
SCALE: NTS



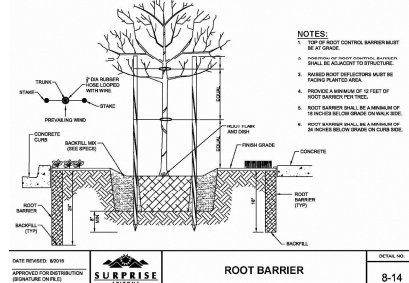
6 6" x 4" EXTRUDED CONCRETE HEADER
SCALE: NTS



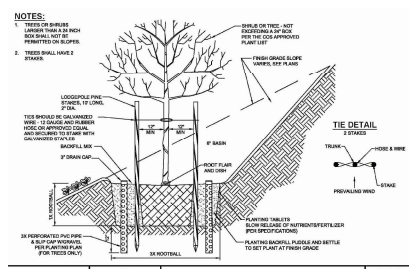
5 ROCK MULCH
SCALE: NTS



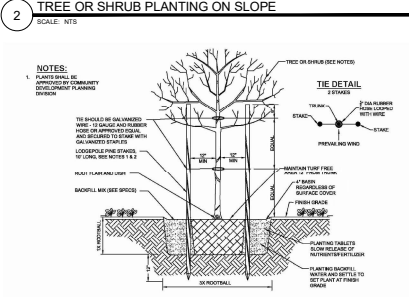
4 TREE STAKING
SCALE: NTS



3 ROOT BARRIER
SCALE: NTS



2 TREE OR SHRUB PLANTING ON SLOPE
SCALE: NTS



1 TREE OR SHRUB PLANTING
SCALE: NTS



THE BUNGALOWS AT SARVAL
SURPRISE, ARIZONA

PRODUCT NO: 19003447
DATE: 03/30/2021
DESIGNED BY: TEAM
REVISIONS:

PLANTING DETAILS

L2.12

SHEET 38 OF 33





RVi
1000 N. 10th Avenue
Suite 100, Phoenix, AZ 85004
www.rviconsulting.com



ARIZONA
Department of Transportation

BUNGALOWS ON SARIVALL

LANDSCAPE PLAN

SURPRISE, ARIZONA

PROJECT NO: 10001647

DATE: APRIL 26, 2021

DESIGNER: TMA

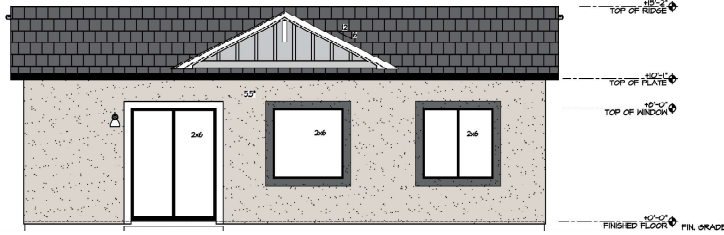
LOCATION: MD

REVISIONS:

NO.	DESCRIPTION	DATE

LANDSCAPE PLAN

SHEET 1 OF 1

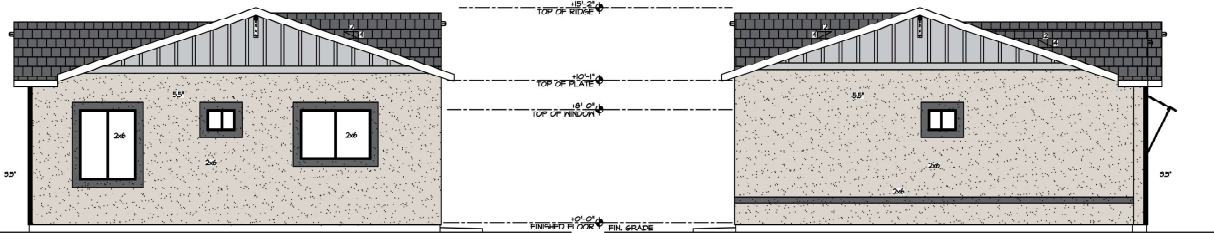


REAR ELEVATION

SCALE = N.T.S.

ELEVATION KEYNOTES

COLOR & MATERIALS TABLE			
KEYNOTE	DESCRIPTION	FINISH/COLOR	
1	ROOF TILE	SHALE - SLATE TONED 481	
2	MAIN BODY STUCCO	S.W. - LIGHT PEARL 144	
3	TRIM/DOOR WINDOW TRIM	S.W. - PORTLAND GREY 115	
4	WOOD Siding	S.W. - HUNTER GREEN 100	
11-14	CEILING Siding	S.W. - CHARLES V LATE 101/121	
15	DOOR	S.W. - BUTCHER BLUE 500/1	

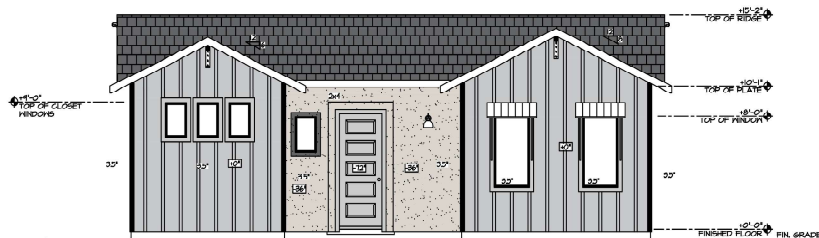


RIGHT ELEVATION

SCALE = N.T.S.

LEFT ELEVATION

SCALE = N.T.S.



FRONT ELEVATION

SCALE = N.T.S.

MOORADIAN & ASSOCIATES
4574 N. First Avenue, Suite 140 T. 2346, AZ 85710
P. (520) 408-8117 F. (520) 433-1220

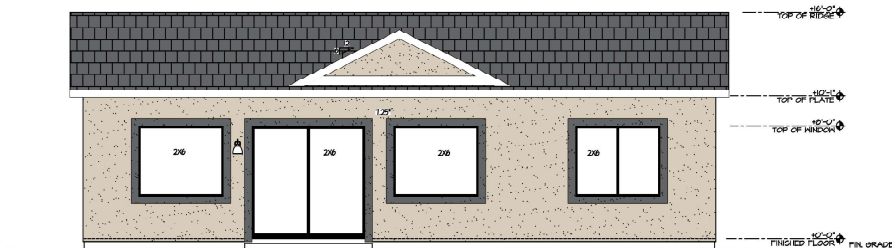


BUNGALOWS ON SARVAL SURPRISE, Arizona
CAVAN PROPERTIES

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

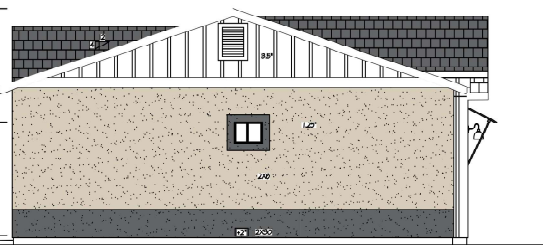
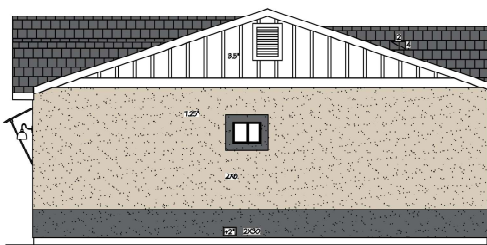
PROJECT NO. 10083a
DWG FILE: 10083-EXHIBIT-COLOR
DRAWING BY: B.C.
CHECKED BY: B.C.
SCALE: AS NOTED
SHEET NO. 2-BEDROOM

Drawing No. 2B
SHEET 01



ELEVATION KEYNOTES

KEYNOTE	MATERIAL	COLOR & MATERIALS TABLE
1	CULTURED STONE	CREATIVE MINES - BLACK TRUFFLE
2	ROOF - GUT	CREATIVE MINES - BLACK TRUFFLE
3	MASS WOOD SHUTTERS	MASS WOOD SHUTTERS
4	STAINED WOODEN TRIM	STAINED WOODEN TRIM
5	BOARD & BATTEN	BOARD & BATTEN
6	TRIM - ROOF	TRIM - ROOF
7	DOOR & SHUTTERS	DOOR & SHUTTERS



MOORADIAN & ASSOCIATES
 4574 N. First Avenue, Suite 140, Tempe, AZ 85281
 T: (480) 408-8177 F: (480) 408-8177



BUNGALOWS ON SARVAL SURPRISE, Arizona
 CAVAN PROPERTIES

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO.: 10083a
 CAD FILE: 10083-EXHIBIT-COLOR
 DRAWING BY: B.C.
 CHECKED BY: B.C.
 SCALE: AS NOTED
 SHEET TITLE: 3-BEDROOM

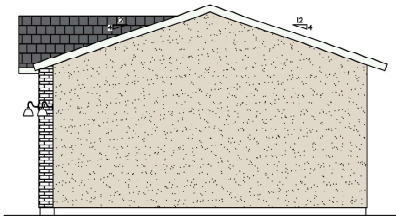
Drawing No: **3B**
 SHEET 01

ELEVATION KEYNOTES

ITEM #	DESCRIPTION	NOTES
1	BRICK VENEER	CONCRETE BLOCKS, STAINLESS STEEL
2	STEEL DOOR & TRIM	S.E. 1/4 SECTION, BRIDGE DESIGN
3	ROOF TILE	SHALE, WHITE, 18" X 24"
4	CEILING FLOOR	1/2" MINIMUM, 1/2" MAXIMUM
5	WALL FLOORING	1/2" MINIMUM, 1/2" MAXIMUM
6	BRICK & STONE	1/2" MINIMUM, 1/2" MAXIMUM
7	STONE BRICK	1/2" MINIMUM, 1/2" MAXIMUM
8	PAVING BRICK	1/2" MINIMUM, 1/2" MAXIMUM

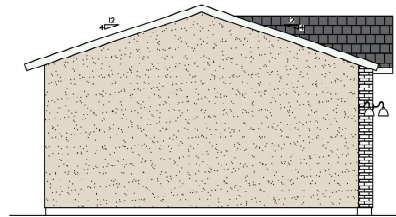
REAR ELEVATION

SCALE = N.T.S.



RIGHT ELEVATION

SCALE = N.T.S.



LEFT ELEVATION

SCALE = N.T.S.



FRONT ELEVATION

SCALE = N.T.S.

MOORADIAN & ASSOCIATES
4574 N. First Avenue, Suite 140
Tucson, AZ 85710
P: (520) 408-8117
F: (520) 408-8117

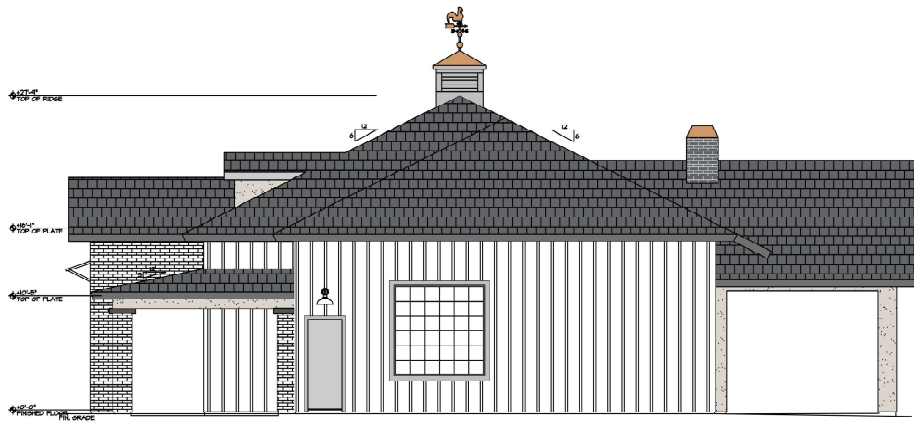


BUNGALOWS ON SARVAL SURPRISE, Arizona
CAVAN PROPERTIES

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO. 10083a
CADD FILE: 10083-EXHIBIT-COLOR
DRAWING SET: 0-0
CHECKED BY: R.C.
SCALE: AS NOTED
Sheet Title:
4-CAR GARAGE WITH STORAGE

Drawing No. **4GS**
SHEET 01



RIGHT SIDE ELEVATION
SCALE = 1/4"=1'-0"

CLUBHOUSE

ELEVATION KEYNOTES

NO.	DESCRIPTION	NOTES
1	BRICK VENEER	EXTERIOR VENEER - IN ORDER DON'T UNDERSTAND BY BRICK VEENER
2	STANDING SEAM ROOF	ANGLED COPPER SHEET
3	ROOF TILE	ENGINE - BLATE RANGE 4887
4	TRUSSED ROOF	1/2" X 10" JOIST @ 16" O.C. TO 12"
5	MANHOLE STUD	1/2" X 10" JOIST @ 16" O.C. TO 12"
6	BRICK VENEER	1/2" X 10" JOIST @ 16" O.C. TO 12"
7	BRICK VENEER	1/2" X 10" JOIST @ 16" O.C. TO 12"
8	BRICK VENEER	1/2" X 10" JOIST @ 16" O.C. TO 12"
9	BRICK VENEER	1/2" X 10" JOIST @ 16" O.C. TO 12"
10	BRICK VENEER	1/2" X 10" JOIST @ 16" O.C. TO 12"
11	ALUMINUM SIDING	ANGLED COPPER SHEET



FRONT ELEVATION
SCALE = 1/4"=1'-0"

CLUBHOUSE

MOORADIAN & ASSOCIATES
4574 N. First Avenue, Suite 140, Tempe, AZ 85281
T: (480) 408-8117 F: (480) 408-8117

PROJECT: BUNGALOWS ON SARVAL SURPRISE, Arizona

CLIENT: CAVAN PROPERTIES

ARCHITECT: DAVID A. MOORADIAN

DATE: 10/1/2019

PROJECT NO.: 10000

DATE FILE: 10/1/2019

CHECKED BY: D.A.M.

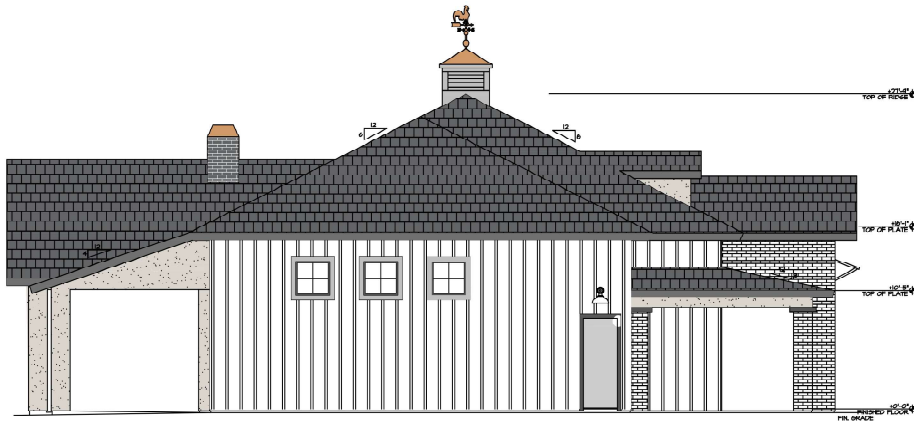
CHECKED BY: D.A.M.

SCALE: AS NOTED

4-CAR GARAGE WITH STORAGE

Sheet No. 4GS

Sheet 4GS

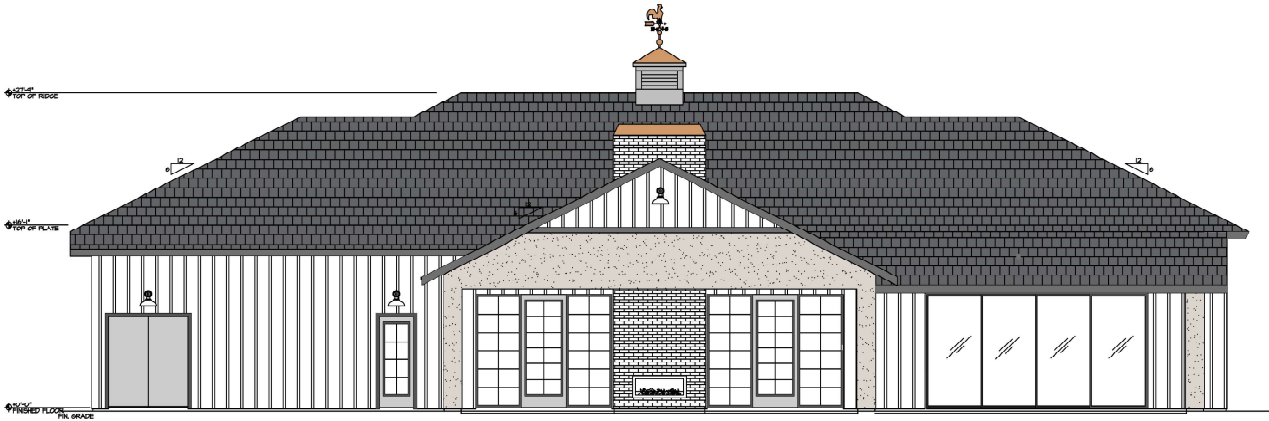


LEFT SIDE ELEVATION
SCALE = 1/4"=1'-0"

CLUBHOUSE

ELEVATION KEYNOTES

KEYNOTE	DETAILS
1	ROOF VENTS
2	STANDING SEAM ROOF
3	ROOF VENTS
4	UNPAVED VENT
5	MAIN BODY VENTS
6	CHIMNEY & BATTEN
7	ROOF VENTS
8	FASTENERS
9	ALUMINUM FINISH



REAR ELEVATION
SCALE = 1/4"=1'-0"

CLUBHOUSE

MOORADIAN & ASSOCIATES
4574 N. First Avenue, Suite 140, Tempe, AZ 85281
P: (480) 408-8117 F: (480) 408-8117



BUNGALOWS ON SARVAL
SURPRISE, Arizona

CAVAN PROPERTIES

PROJECT NO. 100832

DATE: 01/10/2020

BY: JACOB

CHECKED BY: JACOB

SCALE: AS NOTED

4-CAR GARAGE WITH STORAGE

Sheet Title

4GS

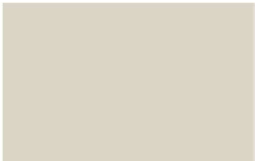


One Bedroom Duplex - Front Entrance
Rendering , Exterior Materials & Color Selections
(Surprise, AZ FS20-770)

Rendering



Exterior Materials



Primary Stucco
BM- Light Pewter
#1464



Accent Stucco
BM- Blue Spruce
#1637



Brick
Crafted Warehouse-
Raincloud;
Grout
Grey



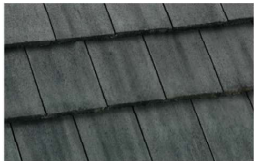
Door
BM- Black
#2132-10



**Window Trim &
Shutters**
BM- Chantilly Lace #2121-70



Board & Batten
BM- Light Pewter
#1464



Roof
Eagle- Dark Charcoal - Bel Air
#4595



Fascia
BM- Black
#2132-10



Two Bedroom Unit
Rendering , Exterior Materials & Color Selections
(Surprise, AZ FS20-770)

Rendering



Exterior Materials



Stucco
 BM- Light Pewter #1464



Board & Batten
 BM- Winter Solstice #1605



Door & Window Trim
 BM- Lead Gray #2131-30



Roof
 Eagle- Dark Charcoal - Del Air #4595



Awning
 Black



Fascia
 BM Chantilly Lace #2121 70



Three Bedroom Unit
Rendering , Exterior Materials & Color Selections
(Surprise, AZ FS20-770)

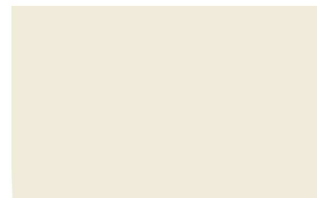
Rendering



Exterior Materials



Stucco
 DE DET625 Reclaimed Wood



Board & Batten / Fascia
 DE- Swiss Coffee #DEW341



Window Trim
 DE- Charcoal Smudge #DE6370



Stone
 Creative Minds- Lunar Craft Split Modular-
 Black Truffle



Awning
 Black



Roof
 Eagle- Dark Charcoal - Bel Air #4595



Door & Shutters
 BM- Washington Blue #CW-630

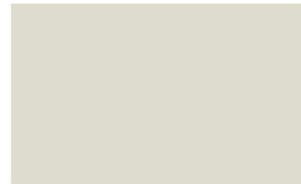


6-Car Garage
Rendering , Exterior Materials & Color Selections
(Surprise, AZ FS20-770)

Rendering



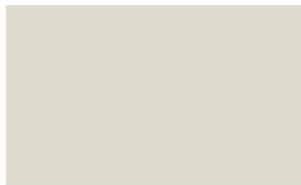
Exterior Materials



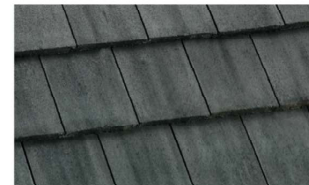
Stucco
BM- Pale Oak #OC-20



Fascia, Door & Trim
DE- Charcoal Smudge #DE6370



Board & Batten
BM- Pale Oak #OC-20



Roof
Sierra Madre- Ponderosa 5503



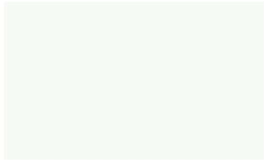
Stone
Craft Cannery- Ghosted- Creative Minds;
Grout
Grey



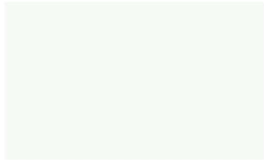
Clubhouse
Rendering , Exterior Materials & Color Selections
(Surprise, AZ FS20-770)

Rendering

Exterior Materials



Stucco & Louvered Vent
 BM- Chantilly Lace #2121-70



Board & Batten
 BM- Chantilly Lace #2121-70



Fascia, Shutters, & Trim
 BM Kendall Charcoal HC-166



Stone
 Craft Cannery- Ghosted- Creative Minds;
 Grout
 Grey



Roof
 Sierra Madre- Ponderosa 5503





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

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

Ms. Lorraine Nevarez
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS20-776; Bell & Sarival Bungalows (APNs: 501-77-973A, 501-77-002J, 501-77-986, 501-77-987)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Site Plan Application for the Bungalows at Bell & Sarival. The site is located on approximately 30 acres of undeveloped land south of Bell Rd between Sarival and Sunrise Pkwy in Surprise AZ. This request is to develop a 338 unit gated community with an overall density of 11.4 du/ac. The site is located approximately 2.6 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461, and falls inside and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 11.4 du/ac does not fall within these guidelines. However, the City of Surprise previously requested that Luke AFB use the larger area of the entire Mountain Vista Ranch PAD in evaluating this development. By completing this parcel as proposed, the City of Surprise guarantees the overall density does not grow beyond our previously agreed density. Given that stipulation, Bell & Sarival Bungalows will not negatively impact the flying operations at Luke AFB.

Although these parcels will be located inside and outside the "territory in the vicinity of a military airport," they will still be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation

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

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2020.12.22 10:51:12 -0700

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

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

From: [Terry Murphy / SCG](#)
To: [Mike Gent](#)
Cc: [Lloyd Abrams](#); [Aly Cline](#); [Don Love](#); [Alan Meyer](#); [Chris Boyd](#)
Subject: Fwd: Fwd: Sunrise South of Bell
Date: Thursday, February 11, 2021 6:00:14 PM

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

The rest of the story...

Mike:

This has been an ongoing conversation with Jeff Gibbs regarding his hope that the opening of Sunrise Blvd. south of Bell Rd. will allow him to drive his golf cart to the stadium and Civic Center area. He is under the mistaken impression that will allow him to use Paradise Lane to get to Parkview.

He is aware of the existing legal golf cart route from Sun City Grand via Mountain View and Parkview.

He has been made aware that there is an additional obstacle in his plan - the property of the Freedom Traditional Academy. Paradise ends at the beginning of the Freedom Traditional property. There is a locked gate that blocks the pathway to traffic through the property from Paradise Lane to Parkview Place.

It is Mr. Gibbs stated opinion that if the school district does not allow access, the city could exercise eminent domain powers.

Mr. Gibbs has approached the city with his personal opinion as a citizen and resident of Sun City Grand. He does not represent Sun City Grand in any capacity.

Thanks for the outstanding service the City of Surprise provides its citizens - your efforts are much appreciated.

All the best,

~Terry Murphy

----- Forwarded message -----

From: **Terry Murphy** >
Date: Thu, Feb 11, 2021 at 5:38 PM
Subject: Fw: Fwd: Sunrise South of Bell
To: Terry Murphy - SCG < >

-----Forwarded Message-----

From: Jeff Gibbs
Sent: Feb 6, 2021 10:55 AM
To: Alyson Cline
Cc: Terry Murphy
Subject: Fwd: Sunrise South of Bell

Aly, for your information. . . If the primary entrance to this new development will be off of Sarival Lane then the traffic impact at the Bell/Sunrise intersection should be minimal. However, with the right-of-way described by Lloyd we would still maintain the possibility of a

new City Center connection as described in my earlier memo. Looks like no action is required from SCG at this time - let's just keep this in mind for potential future exploration.

----- Forwarded message -----

From: **Lloyd Abrams** <[REDACTED]>
Date: Fri, Feb 5, 2021 at 7:29 PM
Subject: RE: Sunrise South of Bell
To: Jeff Gibbs <[REDACTED]>
Cc: Chris Boyd <[REDACTED]>, Mike Gent <[REDACTED]>

Mr. Gibbs,

As it is today Sunrise is proposed to connect to Vista Ranch as the right of way exists today. The road will narrow down to a local road just past the private road, one block south of Bell Rd. As a local road it will not be stripped with bike lanes. The primary entrance into the Bungalow will be off of Sarival Ave.

Please let me know if anything else is needed.

Thank you,

Lloyd Abrams

Assistant Director

Community Development

City of Surprise

Office: 623-222-3021

From: Jeff Gibbs <[REDACTED]>
Sent: Friday, February 5, 2021 4:08 PM
To: Lloyd Abrams <[REDACTED]>
Subject: Re: Sunrise South of Bell

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

Lloyd, thanks. . . Has the configuration of Sunrise been determined? Will it run all the way from Bell to

Vista Ranch Road? Will it be the same configuration as the other streets in this neighborhood - i.e. two lanes with a bike lane on each side? Or will the primary entrance be off of Sarival?

On Thu, Feb 4, 2021 at 4:54 PM Lloyd Abrams [REDACTED] > wrote:

Mr. Gibbs,

The developer for the Bungalows at Bell & Sarival has submitted their site plan and final plat which is currently under review. There is currently no timeline as to when the site plan will be schedule for Planning and Zoning nor the final plat for City Council as it is still being reviewed by staff. Unfortunately at this time I can provide you with an estimated time or if the extension will be implemented.

Please don't hesitate to contact me if anything else is needed.

Thank you,

Lloyd Abrams

Assistant Director

Community Development

City of Surprise

Office: 623-222-3021

From: Jeff Gibbs [REDACTED] >

Sent: Thursday, February 4, 2021 9:14 AM

To: Mike Gent [REDACTED] >

Subject: Sunrise South of Bell

Mike, some of us here in Sun City Grand are interested in the plans which have been agreed with the developer for the extension of Sunrise South of Bell. Can you share those with me? Have they been approved by Council yet? When do we expect this extension to be implemented?

This e-mail and any accompanying files transmitted are intended solely for

the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

04 Feb 2021 23:54:37 -0000

--

Jeff Gibbs

[REDACTED]

mailto:[REDACTED]

From: [Jan Bevan](#)
To: [Lloyd Abrams](#)
Subject: Re: New Builds
Date: Thursday, February 11, 2021 3:40:59 PM

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

Thank you for answering my question so quickly. Am not really a fan of having those homes built there. So much traffic on Bell Rd as it is. Also, as being a resident of Mountain Vista Ranch do NOT want an excess road put into my community from their housing development. Thx for listening.

Sent from my iPhone

On Feb 11, 2021, at 2:34 PM, Lloyd Abrams wrote:

Ms. Bevan,

Unfortunately, at this time I cannot provide you with an actual date of when construction will start as the project is currently under review. Once staff has completed the review, the site plan will be scheduled for Planning and Zoning followed by the final plat going to City Council for approval. You can expect construction to start once they have received their approvals. I would estimate that is still approximately 4 months out.

Please let me know if anything else is needed.

Thank you,
Lloyd Abrams
Assistant Director
Community Development
City of Surprise
Office: 623-222-3021

From: "Jan Bevan" <[REDACTED]>
Subject: New Builds
Date: 10 February 2021 09:25
To: "Roland Winters" <[REDACTED]>

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

Do you know when they will start building the homes on Bell Rd that will back up to Mountain Vista Ranch?
Thank you
Sent from my iPhone

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0.1

11 Feb 2021 21:33:59 -0000



FS20-776

Bungalows at Bell and Sarival Site Plan

Planning Commission – June 3, 2021

VICINITY MAP

FS20-776
Bungalows



CASE MAP

FS20-776
Bungalows



ZONING

FS20-776
Bungalows





SIT





LANDSCAPE PALETTE

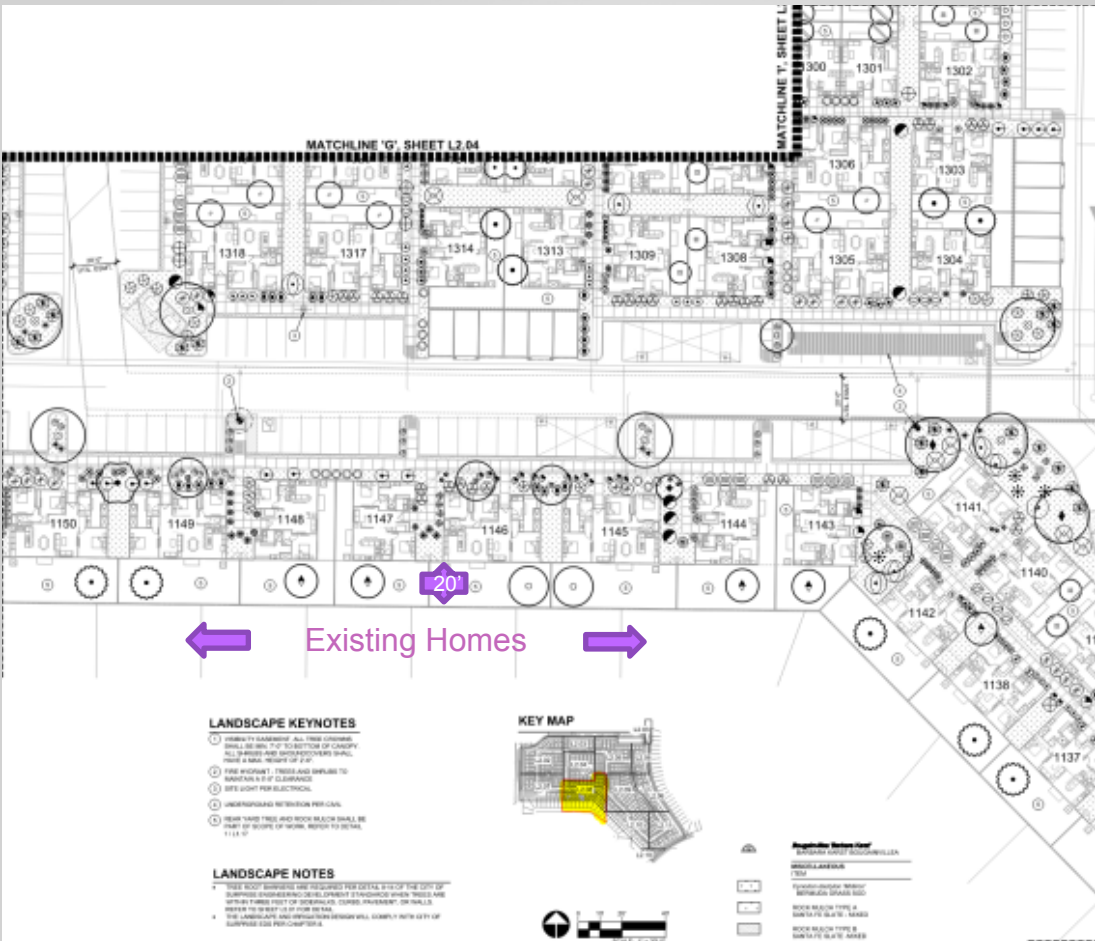
Symbol	Plant Name
1	Acacia saligna
2	Albizia julibrissin
3	Albizia leonensis
4	Albizia julibrissin
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LANDSCAPE PLAN



LANDSCAPE PLAN

Page 112 of 112

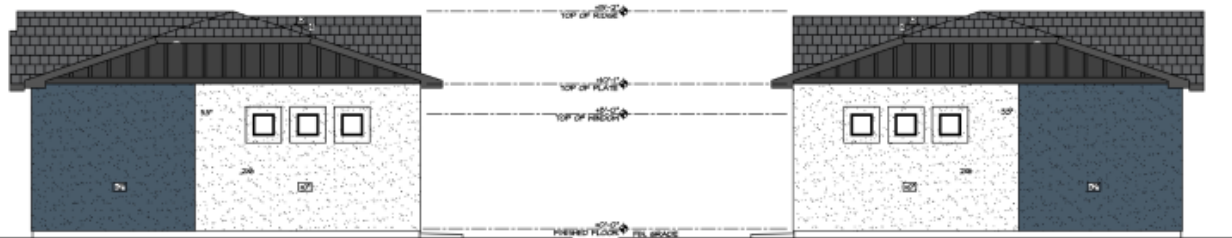




REAR ELEVATION

SCALE = N.T.S.

COLOR & MATERIALS TABLE		
NUMBER	NOTATION	DESCRIPTION
1	BRICK VENEER	OVERLAND BRICK - BURNED BRICK (MINIMUM 10% OF BRICK AREA)
2	ROOF TILE	HAULT - SLATE (HAULT) ROOF
3	WALL ROOF (STUCCO)	STUCCO - WHITE (HAULT) ROOF
4	WALL ROOF (STUCCO)	STUCCO - WHITE (HAULT) ROOF
5	STUCCO (HAULT) ROOF	STUCCO - WHITE (HAULT) ROOF
6	STUCCO (HAULT) ROOF	STUCCO - WHITE (HAULT) ROOF
7	STUCCO (HAULT) ROOF	STUCCO - WHITE (HAULT) ROOF
8	STUCCO (HAULT) ROOF	STUCCO - WHITE (HAULT) ROOF
9	STUCCO (HAULT) ROOF	STUCCO - WHITE (HAULT) ROOF
10	STUCCO (HAULT) ROOF	STUCCO - WHITE (HAULT) ROOF



RIGHT ELEVATION

SCALE = N.T.S.

LEFT ELEVATION

SCALE = N.T.S.



FRONT ELEVATION

SCALE = N.T.S.

ELEVATIONS 1-BEDROOM UNITS

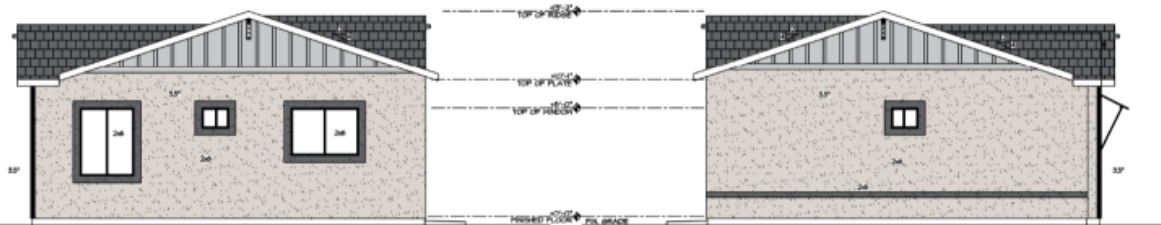
ELEVATIONS 2-BEDROOM UNITS



REAR ELEVATION

SCALE = N.T.S.

DETAILS	APPROX.	FINISHES
1	ROOFING	SHINGLE - 12/12
2	WALLS	STUCCO - WHITE (EXTERIOR)
3	WALLS	STUCCO - WHITE (INTERIOR)
4	CEILING	STUCCO - WHITE (INTERIOR)
5	FLOORING	STUCCO - WHITE (INTERIOR)
6	CEILING	STUCCO - WHITE (INTERIOR)
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100	CEILING	STUCCO - WHITE (INTERIOR)



RIGHT ELEVATION

SCALE = N.T.S.

LEFT ELEVATION

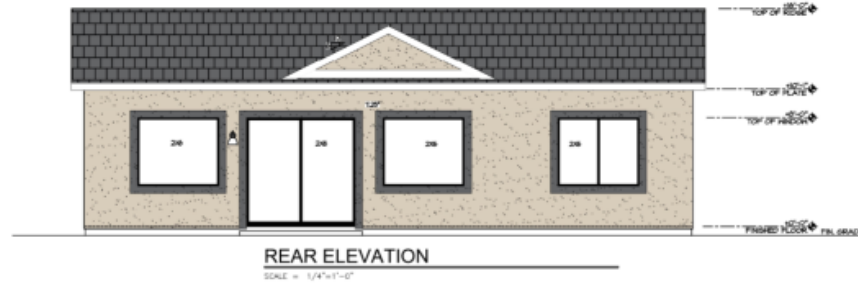
SCALE = N.T.S.



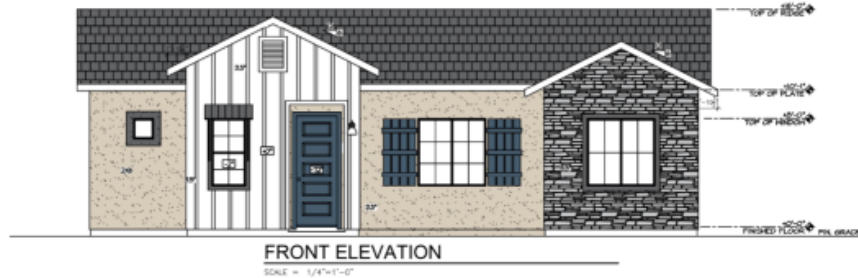
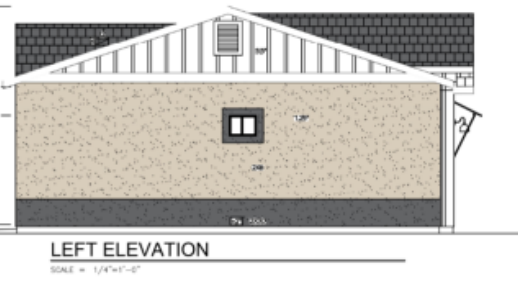
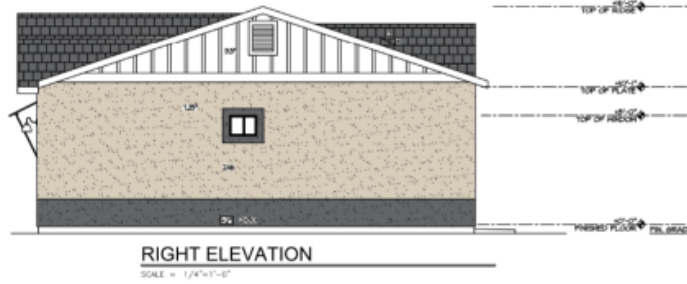
FRONT ELEVATION

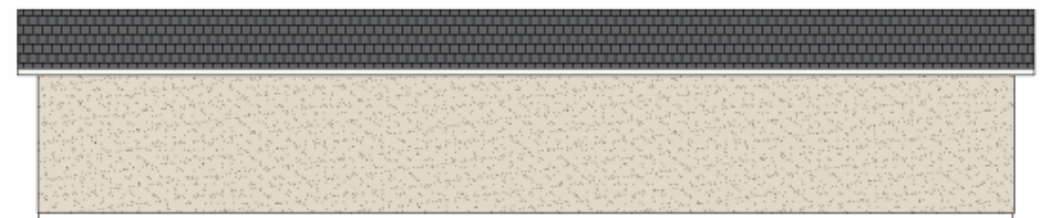
SCALE = N.T.S.

ELEVATIONS 3-BEDROOM UNITS



COLOR & MATERIALS TABLE			
KEY	DESCRIPTION	COLOR & MATERIALS	NOTES
1	ROOF	SHINGLES	SHINGLES
2	WALLS	BRICK	BRICK
3	WALLS	BRICK	BRICK
4	WALLS	BRICK	BRICK
5	WALLS	BRICK	BRICK
6	WALLS	BRICK	BRICK
7	WALLS	BRICK	BRICK
8	WALLS	BRICK	BRICK
9	WALLS	BRICK	BRICK
10	WALLS	BRICK	BRICK
11	WALLS	BRICK	BRICK
12	WALLS	BRICK	BRICK
13	WALLS	BRICK	BRICK
14	WALLS	BRICK	BRICK
15	WALLS	BRICK	BRICK
16	WALLS	BRICK	BRICK
17	WALLS	BRICK	BRICK
18	WALLS	BRICK	BRICK
19	WALLS	BRICK	BRICK
20	WALLS	BRICK	BRICK

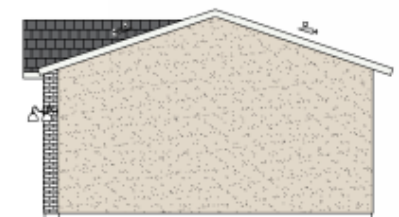




REAR ELEVATION

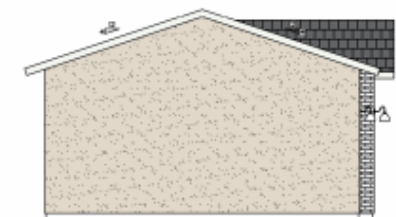
SCALE = N.T.S.

COLOR & MATERIALS TABLE		
NUMBER	DESCRIPTION	NOTES
1	BRICK VENEER	EXTERIOR BRICK VENEER
2	BRICK VENEER & TRIM	EXTERIOR BRICK VENEER & TRIM
3	WOOD SHAKES	SHAKES
4	WOOD SHAKES	SHAKES
5	WOOD SHAKES	SHAKES
6	WOOD SHAKES	SHAKES
7	WOOD SHAKES	SHAKES
8	WOOD SHAKES	SHAKES
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16	WOOD SHAKES	SHAKES
17	WOOD SHAKES	SHAKES
18	WOOD SHAKES	SHAKES
19	WOOD SHAKES	SHAKES
20	WOOD SHAKES	SHAKES



RIGHT ELEVATION

SCALE = N.T.S.



LEFT ELEVATION

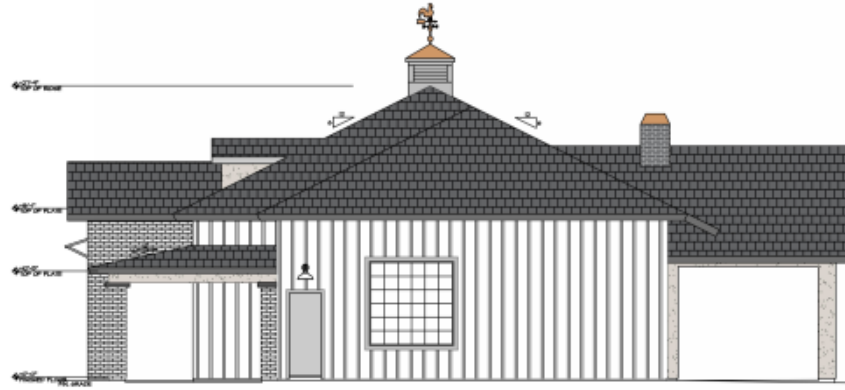
SCALE = N.T.S.



FRONT ELEVATION

SCALE = N.T.S.

ELEVATIONS GARAGES



RIGHT SIDE ELEVATION

SCALE = 1/4"=1'-0"

CLUBHOUSE

KEYNOTE	MATERIAL	FINISHES/NOTES
1	BRICK	BRICK
2	SHINGLES	SHINGLES
3	SHINGLES	SHINGLES
4	SHINGLES	SHINGLES
5	SHINGLES	SHINGLES
6	SHINGLES	SHINGLES
7	SHINGLES	SHINGLES
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17	SHINGLES	SHINGLES

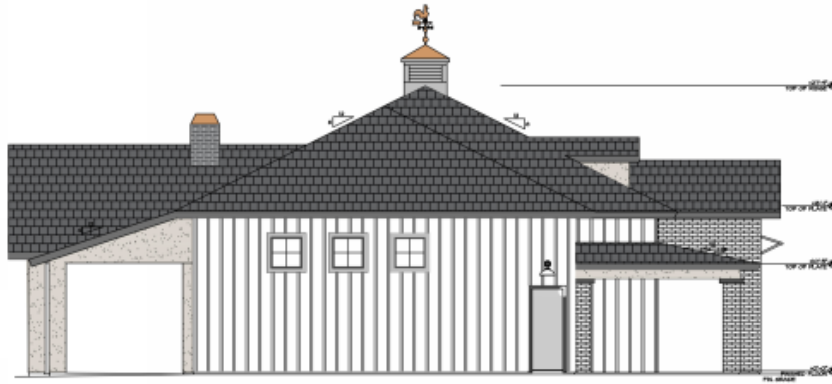


FRONT ELEVATION

SCALE = 1/4"=1'-0"

CLUBHOUSE

ELEVATIONS CLUBHOUSE

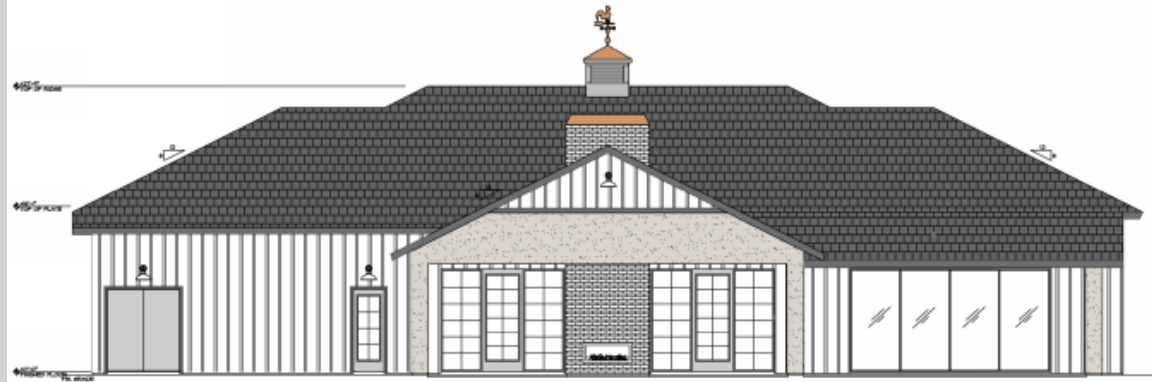


LEFT SIDE ELEVATION

Scale = 1/8"=1'-0"

CLUBHOUSE

COLOR & MATERIALS TABLE		
NOTES	DESCRIPTION	DETAILS
1	BRICK	CLAY TILE ROOF, GABLES
2	BRICK	CLAY TILE ROOF, GABLES
3	BRICK	CLAY TILE ROOF, GABLES
4	BRICK	CLAY TILE ROOF, GABLES
5	BRICK	CLAY TILE ROOF, GABLES
6	BRICK	CLAY TILE ROOF, GABLES
7	BRICK	CLAY TILE ROOF, GABLES
8	BRICK	CLAY TILE ROOF, GABLES
9	BRICK	CLAY TILE ROOF, GABLES
10	BRICK	CLAY TILE ROOF, GABLES
11	BRICK	CLAY TILE ROOF, GABLES
12	BRICK	CLAY TILE ROOF, GABLES
13	BRICK	CLAY TILE ROOF, GABLES
14	BRICK	CLAY TILE ROOF, GABLES
15	BRICK	CLAY TILE ROOF, GABLES
16	BRICK	CLAY TILE ROOF, GABLES
17	BRICK	CLAY TILE ROOF, GABLES
18	BRICK	CLAY TILE ROOF, GABLES
19	BRICK	CLAY TILE ROOF, GABLES
20	BRICK	CLAY TILE ROOF, GABLES



REAR ELEVATION

Scale = 1/8"=1'-0"

CLUBHOUSE

ELEVATIONS CLUBHOUSE



Exterior Materials



Exterior Materials



Exterior Materials



Exterior Materials



Stucco & Limestone

Stucco: 100, 1000

Limestone: 100, 1000

Paint & Stone

Paint: 100, 1000

Stone: 100, 1000

Paint, Stucco & Tile

Paint: 100, 1000

Stucco: 100, 1000

Roof

Roof: 100, 1000

RENDERINGS AND MATERIALS



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 3, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a proposed Site Plan to allow a new office and warehouse facility on Lot 62 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road, FS20-439.

Motion:

I move to approve/disapprove the Site Plan for Skyway Commons Phase II Building B, subject to stipulations “a” through “e”.

Background:

Dale Zapata, on behalf of Skyway LLC, requests a Site Plan to allow a new office and warehouse facility on Lot 62 of the Skyway Business Park.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS20-439-Skyway Commons Phase II Building B- Staff Report
2. 01-FS20-439- Skyway Commons Phase II Building B- Vicinity Map
3. 02-FS20-439- Skyway Commons Phase II Building B- Case Map

4. 03-FS20-439- Skyway Commons Phase II Building B- Site Plan
 5. 04-FS20-439- Skyway Commons Phase II Building B- Landscape Plan
 6. 05-FS20-439- Skyway Commons Phase II Building B- Elevation
 7. FS20-439- Skyway Commons Phase II Building B PZ 060321
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** ~~FS20-439~~
2
3 **Project Name:** Skyway Commons Phase II Building B
4
5 **Council District:** 6- Palo Verde
6
7 **Meeting Date:** **June 3, 2021**
8
9 **Planner:** Shirley Phan
10
11
12 **Owner:** Moshe Silagi, Skyway LLC
13
14 **Applicant:** Dale Zapata, Cawley Architects
15
16 **Request:** Site Plan to allow a new office and warehouse facility on Lot 62
17 of Skyway Business Park II
18
19 **Site Location:** Generally, located south of Cactus Road and west of Dysart
20 Road
21
22 **Site Size:** 2.3 acres (approx.)
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan
25 2035
26
27 **Support/Opposition:** None known
28
29 **Staff Recommendation:** Approve, subject to stipulations "a" through "e"

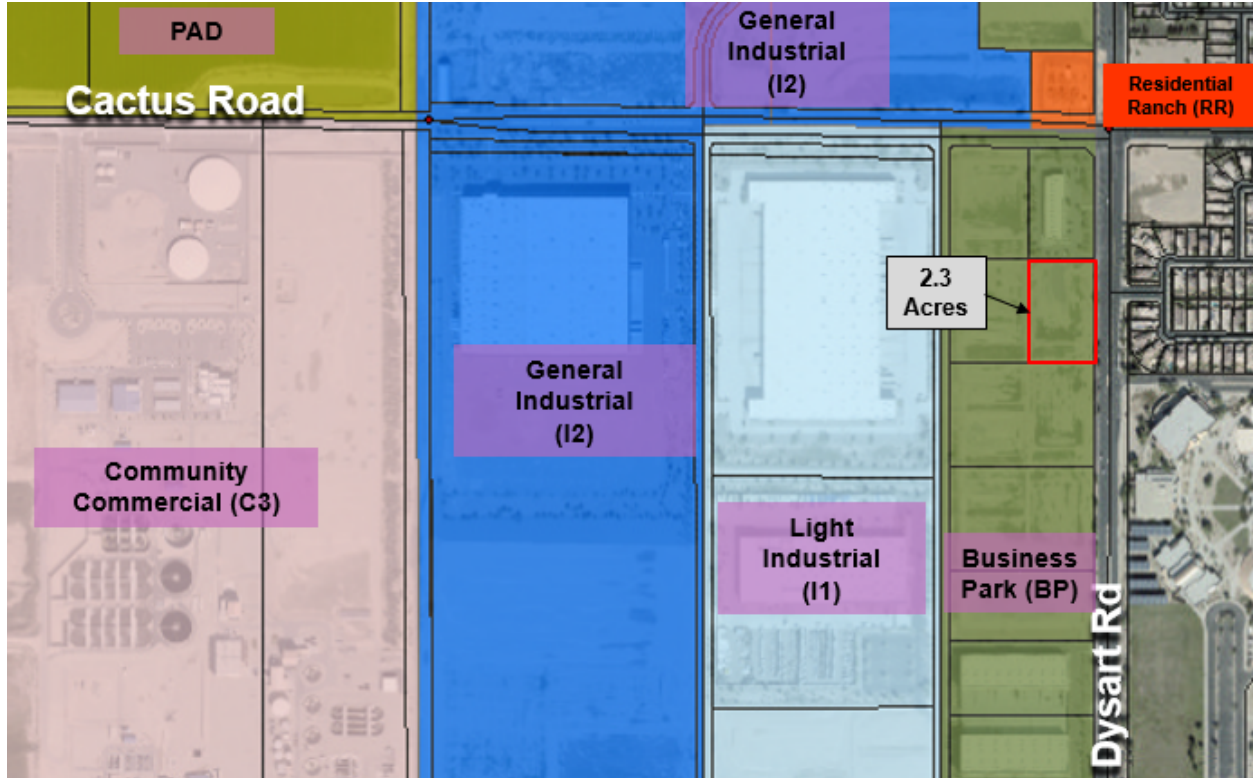
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The site will take access from one (1) existing driveway on the north side of the property and one (1) new driveway on the south side; both driveways are along Dysart Road. The site will take indirect cross-access from the adjacent parking lots located north and south of the subject site. The proposed Site Plan will also provide pedestrian connectivity to the existing sidewalk along Dysart Road.

The applicant is proposing 25.4% landscape coverage, which meets the minimum requirement of the SUDC. Two (2) trash dumpsters are proposed along the northwest side of the property, and will be screened from public view.

The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the SUDC.

Surrounding Zoning:



Light Industrial (I1)	Business Park (BP)	City of El Mirage
Light Industrial (I1)	Business Park (BP)	City of El Mirage
Light Industrial (I1)	Business Park (BP)	City of El Mirage

Background:

December 5, 2019: Staff met with the applicant to discuss proposed site plan changes during a Concept Review meeting held under CR19-775.

July 10, 2020: The applicant filed a request for a Site Plan regarding a new office use and warehouse facility under FS20-439, the subject case.

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise

78 **CONFORMANCE WITH ADOPTED PLANS:**

79
80 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
81 as lying within the Employment Character Area. The proposed site plan is consistent with
82 the General Plan in this regard.

83
84 **Reviewing Agencies:**

85
86 In addition to the standard city reviewing agencies, Luke Air Force Base, the Arizona
87 Department of Transportation, Maricopa Water District, and the Flood Control District of
88 Maricopa County were included in the routing of this request. None of the reviewing agencies
89 indicated any concerns over the request.

90
91 **Summary:**

92
93 The proposed Site Plan meets the requirements of the SUDC and the General Plan. All city
94 reviewing departments have reviewed the request and expressed no concerns.

95
96 **Findings:**

- 97
98
 - The proposed site plan is consistent with the Surprise General Plan 2035.
 - The proposed site plan meets the applicable requirements of the SUDC.

99
100
101 **Recommendation:**

102
103 Based on the findings noted above, staff recommends the Commission **approve** the
104 proposed Site Plan subject to stipulations “a” through “e” as outlined below:

- 105
106 a. Development and use of the site shall be consistent with the Site Plan entitled
107 “Skyway Commons Phase II Building B” consisting of one (1) sheet prepared by
108 Cawley Architects and stamped received April 20, 2021.
109
110 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
111 “Skyway Commons Phase II Building B” consisting of one (1) sheet prepared by
112 Cawley Architects and stamped received April 5, 2021.
113
114 c. Building elevations shall be consistent with the Elevations entitled “Skyway
115 Commons Phase II Building B” consisting of two (2) sheets prepared by Cawley
116 Architects and stamped received April 5, 2021.
117
118 d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
119 Commission. This Site Plan shall expire on the one (1) year anniversary of
120 approval, unless construction commences prior to that date.
121

e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

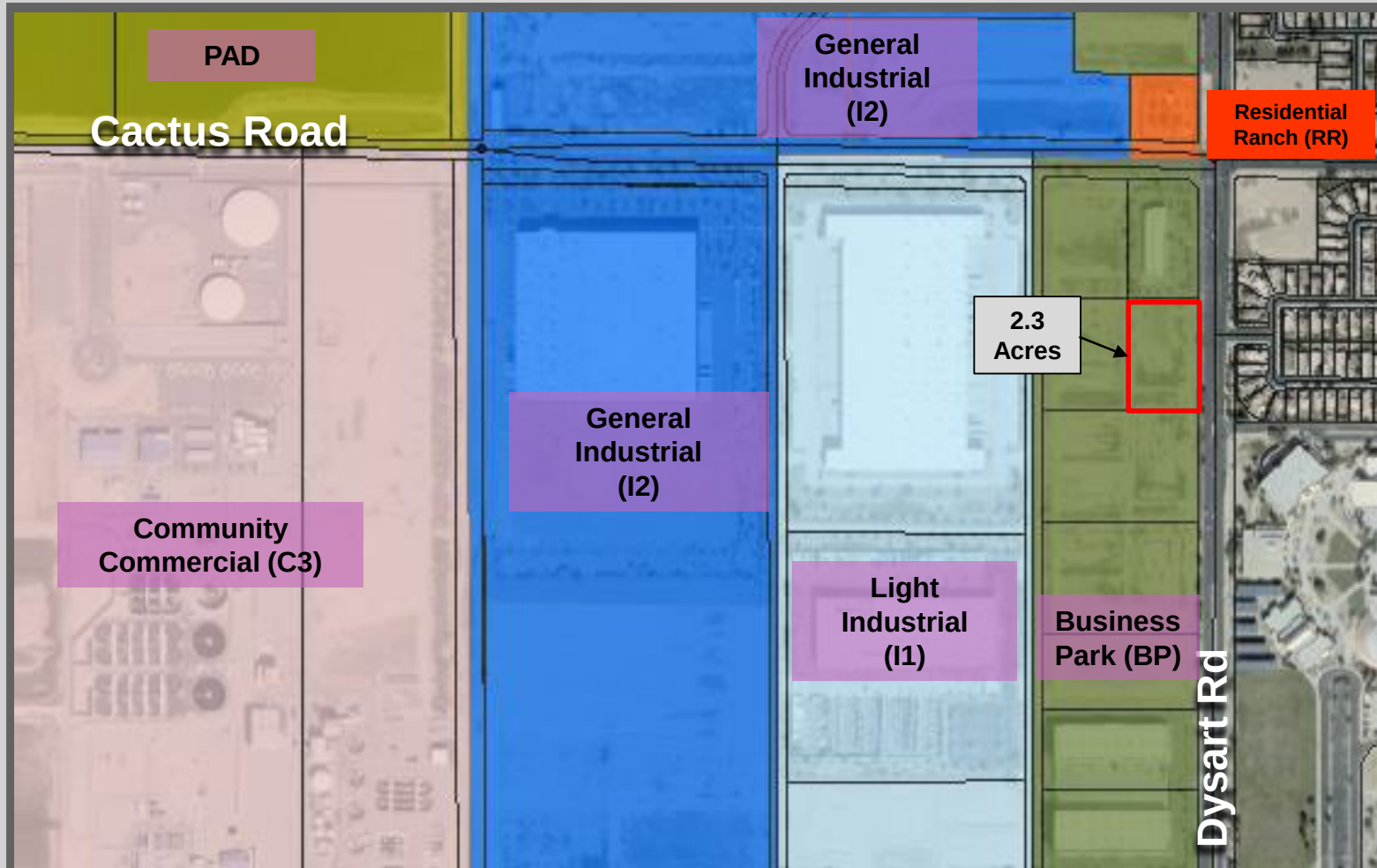
Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Site Plan
- 04 Landscape Plan
- 05 Elevations

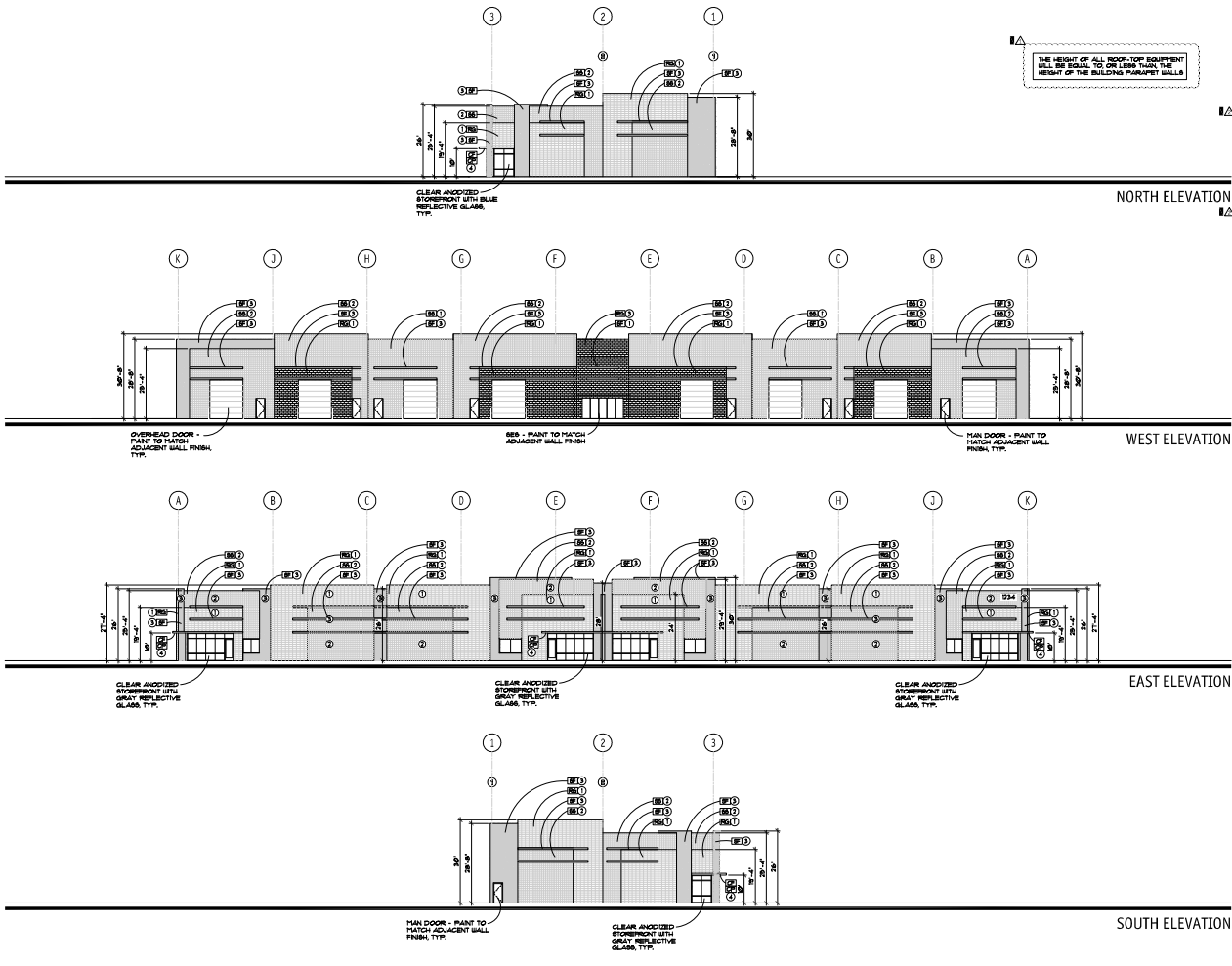


Skyway Commons Building B

FS20-439 Vicinity Map



Skyway Commons Building B
FS20-439 Case Map



SKYWAY COMMONS PHASE II BUILDING B

SWC OF DYSART ROAD AND CACTUS ROAD, SURPRISE, ARIZONA

DATE: 01/11/2021
 CONCEPT REVIEW: 01/11/2021
 2D SUBMITTAL: 01/11/2021
 3D SUBMITTAL: 01/11/2021
 3D SUBMITTAL: 01/11/2021
 3D SUBMITTAL: 01/11/2021

FS20-439

A7.1

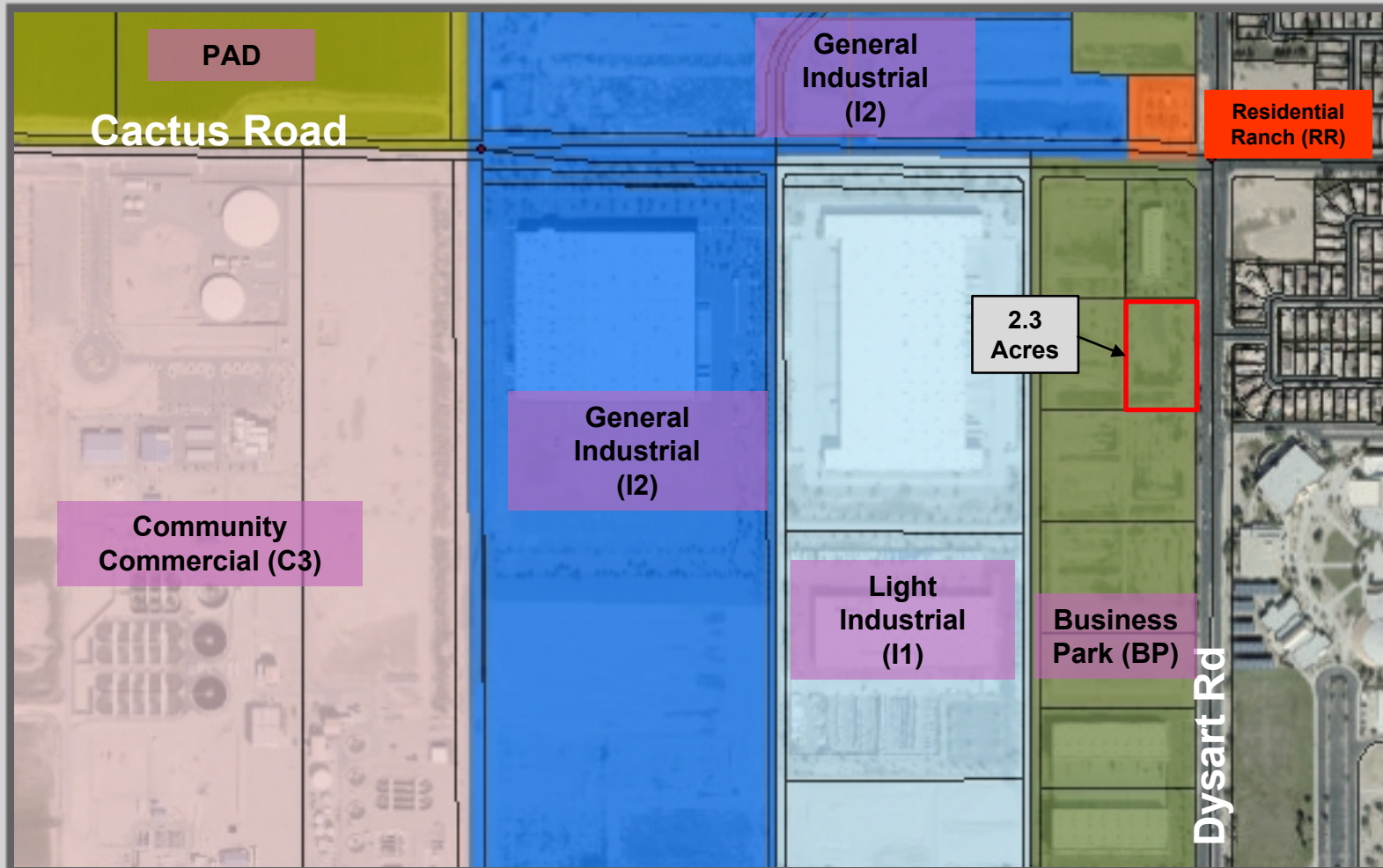


Planning and Zoning Commission
June 3, 2021

Skyway Commons Building B
FS20-439

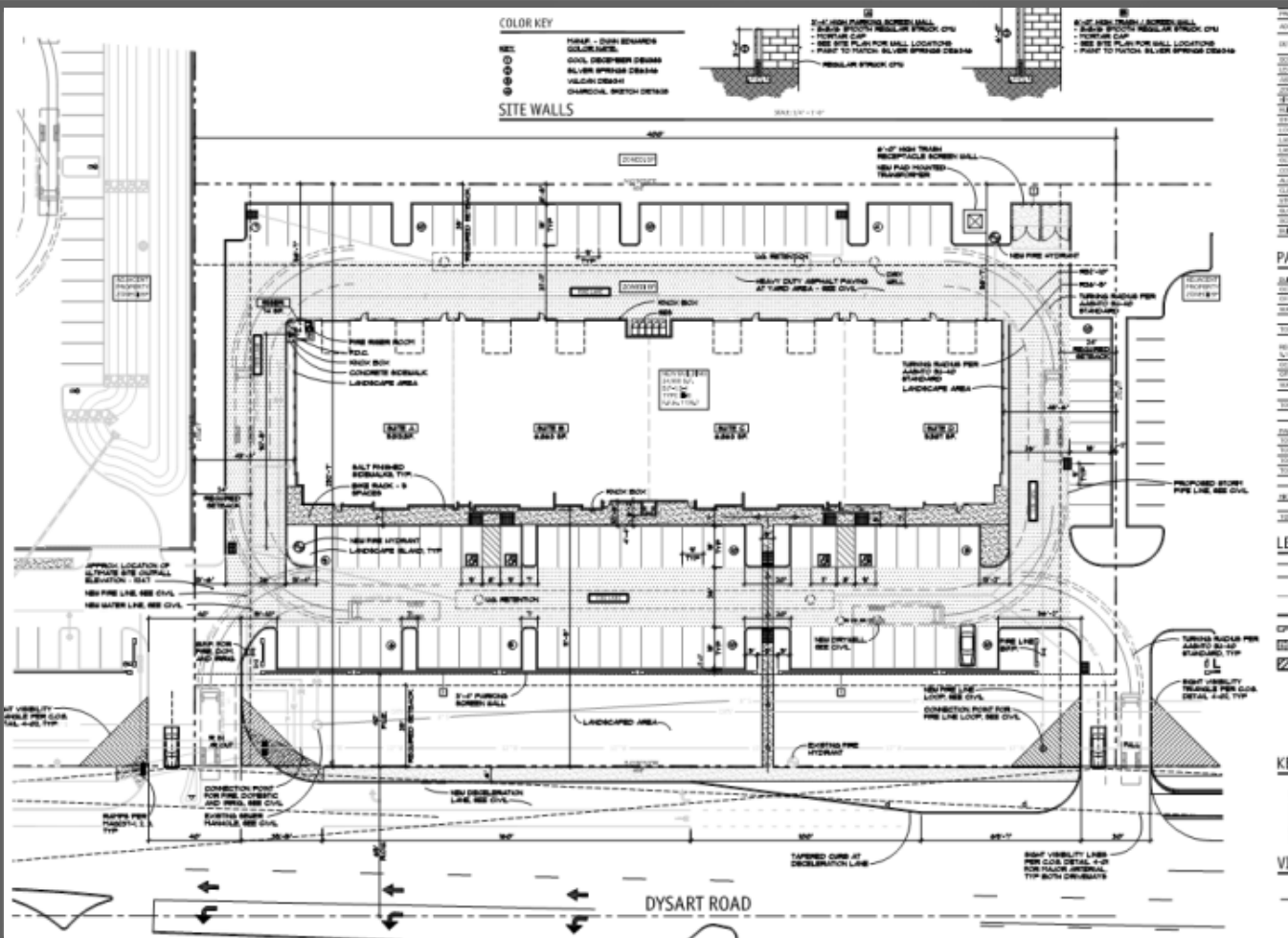


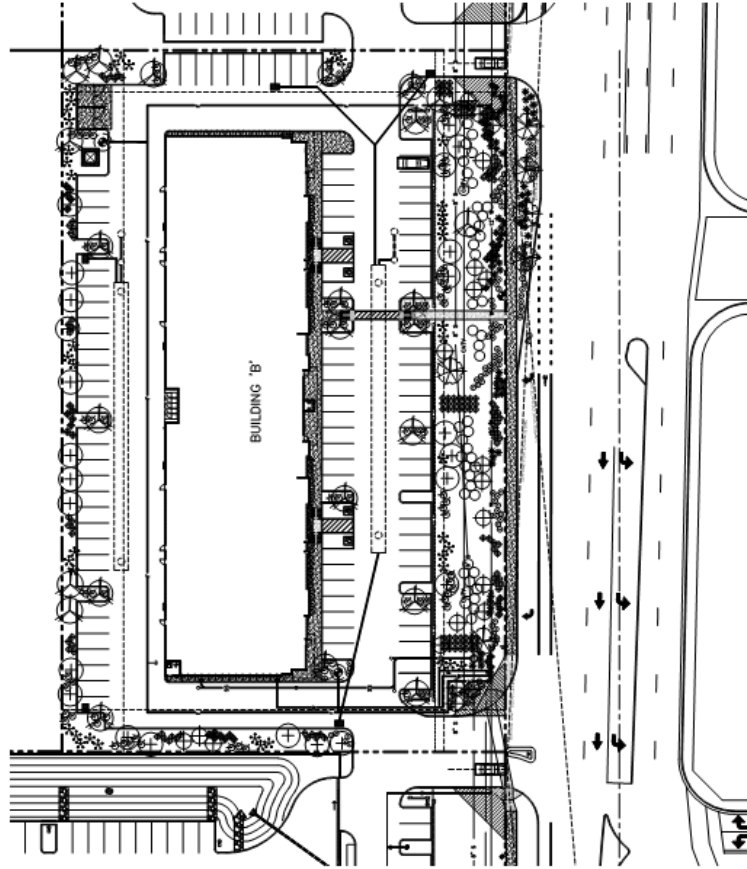
Skyway Commons Building B
FS20-439 Vicinity Map



Skyway Commons Building B
FS20-439 Case Map

Site Plan





LANDSCAPE LEGEND

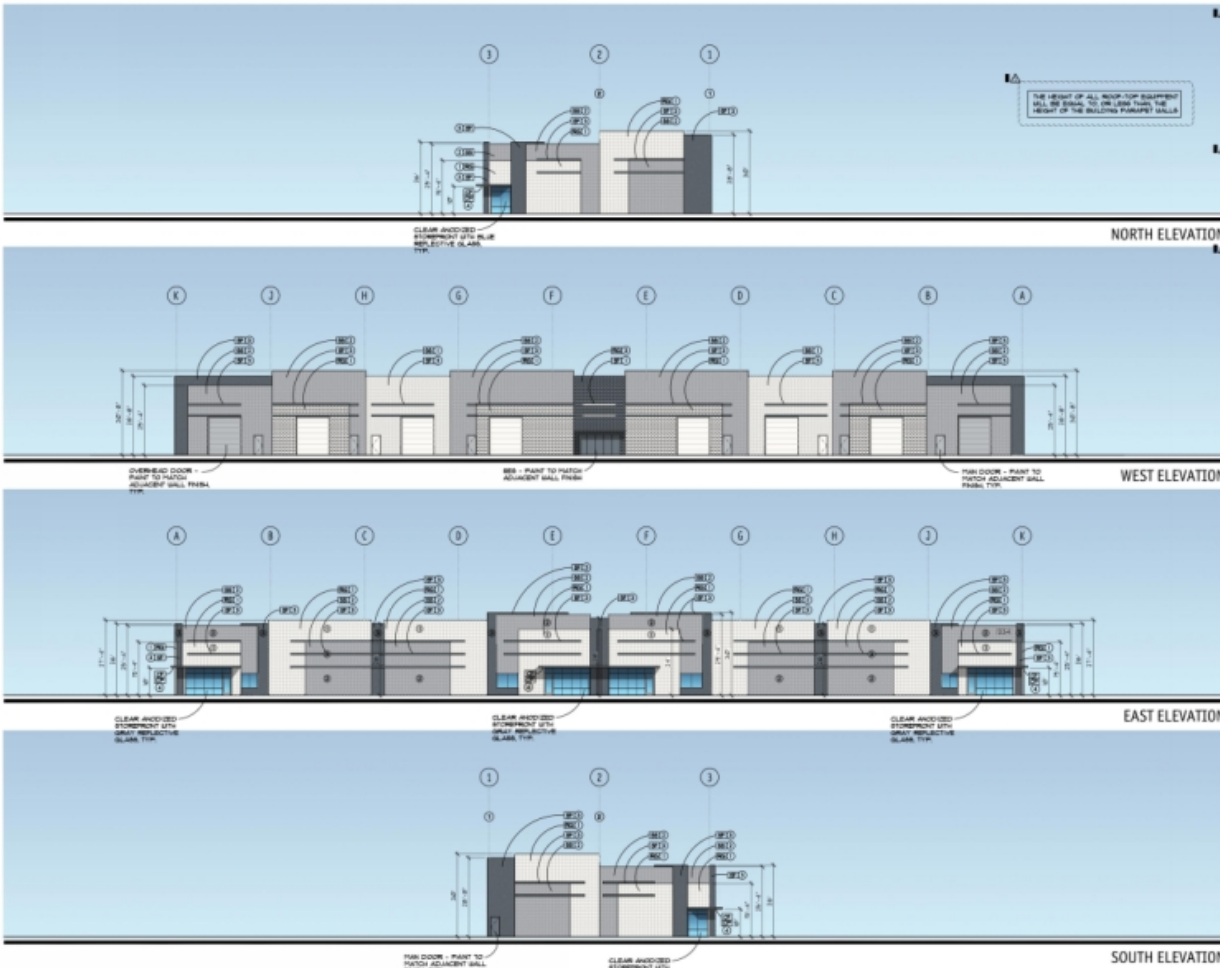
-  CERCIDIUM HYBRID
DESERT MUSEUM
24" BOX - (I)
-  ACACIA SALICINA
WILLOW ACACIA
48" BOX - (I)
-  CHILOPSIS LINEARIS 'ARTS SEEDLESS'
SEEDLESS DESERT WILLOW
24" BOX - (I)
-  PROTECT EXISTING TREE
FROM CONSTRUCTION
MATURE
-  SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX - (I)
-  RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON - (I)
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON - (I)
-  LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO' TEXAS RANGER
5 GALLON - (I)
-  DASYLIRION WHEELERI
DESERT SPOON
5 GALLON - (I)
-  CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON - (I)
-  ACACIA REDOLENS
DESERT CARPET
5 GALLON - (I)
-  LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
5 GALLON - (I)
-  ALOE 'BLUE ELF'
BLUE ELF ALOE
5 GALLON - (I)

1/2" MINUS EXPRESS BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

SVT NOTE:

TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES PER SURPRISE EDS DETAIL 4-01

Landscape Plan



Elevations

STAFF RECOMMENDATION

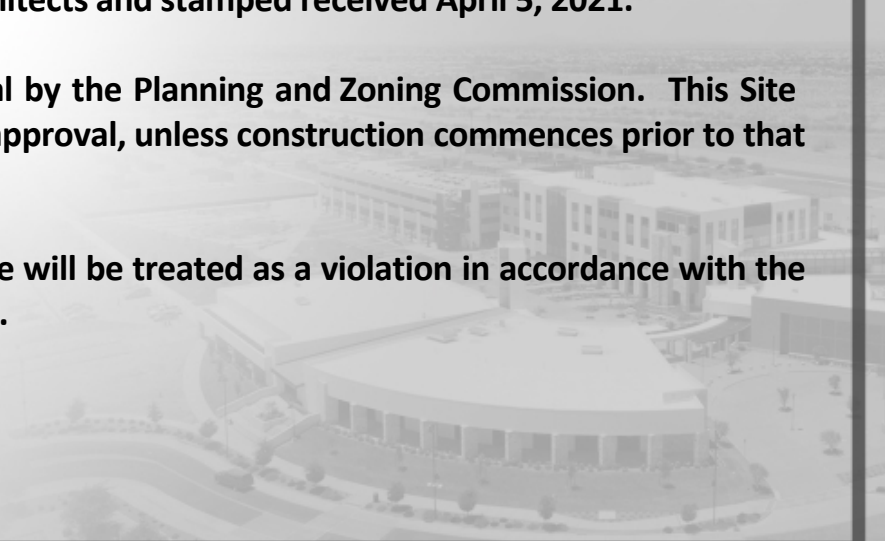
Staff Recommendation:

- **Approve** subject to Stipulations 'a' through 'e'



QUESTIONS OR COMMENTS?

Thank You

- 
- a. **Development and use of the site shall be consistent with the Site Plan entitled “Skyway Commons Phase II Building B” consisting of one (1) sheet prepared by Cawley Architects and stamped received April 20, 2021.**
 - b. **Landscaping of the site shall be consistent with the Landscape Plan entitled “Skyway Commons Phase II Building B” consisting of one (1) sheet prepared by Cawley Architects and stamped received April 5, 2021.**
 - c. **Building elevations shall be consistent with the Elevations entitled “Skyway Commons Phase II Building B” consisting of two (2) sheets prepared by Cawley Architects and stamped received April 5, 2021.**
 - d. **This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.**
 - e. **Non-compliance with the approved plan for this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.**