



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, June 1, 2021 @ 6:15 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

1. Update from Water Resource Management staff on private water utility changes in District 1.

F. City Clerk Report

2. The City Clerk will conduct the Oath of Office for the following Surprise Youth Council Members: Sienna Sims, Emily Mionske and Stephanie Lopez

None

Linda Stevens
City Clerk

G. Call To The Public

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

[Download the Call to the Public form](#) (PDF download requires Adobe Acrobat Reader)

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council 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.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|------------|--|---|
| 3. | Citywide | Consideration and action on the minutes of May 18, 2021 Regular City Council Meeting. | None

Sherry Aguilar
City Clerk |
| 4. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Replat of Lots 1, 57, 58, 59, and Tract C of North Copper Canyon Village – Parcel 1.2" an approximately 6.45 acre property generally located at the northeast corner of Williams Road and 175th Avenue. (Case FS21-099) | None

Robert Kuhfuss
Community Development |
| 5. | District 5 | Consideration and action pertaining to the conditional approval of the Final Plat entitled, "Bungalows at Bell & Sarival" an approximately 29.8 acre property generally located south of Bell Road between Sarival and Sunrise Parkway; Resolution # 2021-81. | None

Robert Kuhfuss
Community Development |
| 6. | District 1 | Consideration and action pertaining to approval of the Map of Dedication entitled, "Fulton Homes Escalante Infrastructure Phase 2" an approximately 4.384 acre right-of-way generally located on a portion of Asante Boulevard west of 155th Avenue in the Fulton Homes Escalante Development. (Case FS19-649) | None

Sergio Angulo
Community Development |

- | | | | |
|-----|------------|--|--|
| 7. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Re-Plat of Lots 1 through 7, of 'Surprise Spectrum'" an approximately 19 acre property generally located on the northwest corner of Pat Tillman Boulevard and 163rd Avenue. (Case FS20-712) | None

Sergio Angulo
Community
Development |
| 8. | District 3 | Consideration and action pertaining to conditional approval of the Final Plat entitled, "Sycamore Farms (Paradisi) – Parcel I" an approximately 26.61 acre property generally located north of the northwest corner of Peoria Avenue and Sarival Avenue in the Sycamore Farms PAD; Resolution #2021-80 (Case FS20-599). | None

Robert Kuhfuss
Community
Development |
| 9. | District 3 | Consideration and action pertaining to conditionally approval of the Final Plat entitled, "Sycamore Farms (Paradisi) – Parcel H" an approximately 20.75 acre property generally located north of the northeast corner of Peoria Avenue and Loop-303 in the Sycamore Farms PAD; Resolution # 2021-74 (Case FS20-606). | None

Robert Kuhfuss
Community
Development |
| 10. | Citywide | Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by moving budget authority of \$615,000 from Contingency to the Ground Ambulance Service Fund and \$225,000 from Contingency to the Wildland Fund for the purpose of covering personnel, supplies and services expenses; Resolution #2021-82. | None

Fire - Medical |

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. Executive Session

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));

- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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 by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

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

L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: May 27, 2021 at 12:30 PM

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
Regular City Council Meeting

Council Meeting Date: June 1, 2021
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 1, 2021
Submitting Department: City Manager Office
Staff Recommendations: None

Contact Person:
District: District 1

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

Agenda Wording:

Update from Water Resource Management staff on private water utility changes in District 1.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 1, 2021
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Linda Stevens, City Clerk
District: Internal

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

Agenda Wording:

The City Clerk will conduct the Oath of Office for the following Surprise Youth Council Members: Sienna Sims, Emily Mionske and Stephanie Lopez

Motion:

No action to be taken

Background:

The names listed were not available for the Oath Ceremony that took place on May 18, 2021. This will finalize all new members.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 1, 2021
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action on the minutes of May 18, 2021 Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. May18 2021 REG
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CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, May 18, 2021 @ 6:00PM

Call To Order

Invocation

Led by Preston Tillman.

Roll Call

Mayor Hall called to order the Regular City Council Meeting of May 18, 2021 at 6:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Duffy and Council Members Hastings, Remley, Judd, Winters and Cline.

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and City Clerk, Sherry Aguilar.

Pledge of Allegiance

Proclamation and Community Acknowledgements

1. Proclamation - Recognizing May 9-15, 2021 as National Police Week.

Mayor Hall read aloud the proclamation honoring National Police Week and presented to Chief Leggett and Police staff.

City Manager Report

Surprise Youth Council reports.

Nate Guerra - On the Youth Council for one year.

1. Reports

City Clerk Report

Call To The Public

Mark Graham - Several hundred of my neighbors are concerned about the traffic out in 163rd Avenue area. I am really tired of excuses about who is responsible. Somethings you can't control, but you as Council do not need to approve 8,500 additional homes.

Jane Peiffer - Thanked Councilmember Winters for meeting with me. She thanked City Clerk Aguilar for working with her on her records request and Ashley Lamhardt with Planning & Zoning.

1. The City Clerk will issue the Oath of Office to the new Surprise Youth Council Members.

Regular City Council Meeting Agenda

CONSENT AGENDA:

2. Consideration and action on the minutes of May 4, 2021 Regular City Council Work Session and Regular City Council Meeting - APPROVED

3. Consideration and action to approve Off Track Wagering for Runner's Sports Bar located at 12751 W. Bell Road, Surprise, Arizona (Crossroads) for the term of June 1, 2021 through May 31, 2024 - APPROVED

4. Consideration and action to approve Off Track Wagering for Brookside II located at 15170 W. Bell Road, Suite 115, Surprise, AZ 85374 for the term of June 1, 2021 through May 31, 2024 - APPROVED

5. Consideration and action pertaining to approval of the Final Plat entitled, "Sahuaro Place" subdividing an approximately 1.050 acre property into four parcels generally located north of Greenway Road and east of Dysart Road, in the Surprise Heritage District Residential Overlay (SHD-RO) zoning district - APPROVED

Council Member Remley asked for a presentation on this item. He asked for clarification on right-of-ways and access to roadways and what will we do with the existing right-of-ways. Is the City going to pay for the roadway?

Lloyd Abrams, Asst. CD Director gave a powerpoint presentation on this item. Council Member Remley made the motion to approve Final Plat Sahuaro Place. Vice Mayor Duffy seconded the motion. Seven yes votes, motion carried.

6. Consideration and action pertaining to approval of the Final Plat entitled, Litchfield Self Storage, subdividing an approximately 24.757 acre property into two parcels generally located on the northwest corner of Litchfield Road and Sweetwater Avenue in the Marley Park PAD; Case FS20-691.

7. Consideration and action pertaining to the conditional acceptance of certain streets improvements at United Construction Group, generally located at N. Litchfield Road and W. Desert Cove Road; Resolution # 2021-59.

8. Consideration and action pertaining to approval of a Fiscal Year 2021 Budget amendment moving spending authority of \$22,600 within the Southwest Gas Capital Expenditure Fund to the Waddell Road capital improvement project, P61440; Resolution # 2021-66.

9. Consideration and action pertaining to approval of an Intergovernmental Agreement between the City of Surprise and the State of Arizona for the GPS Based Emergency Vehicle Preemption Project; Resolution # 2021-60.

10. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at N. 144th Drive and N. 145th Avenue, generally located at N. 144th Avenue and W. Waddell Road. Resolution # 2021-65.

11. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Homestead at Marley Park Phase 4 & 5 Parcel 4; Resolution # 2021-67.

12. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at W. Old Oak Lane, generally located at W. Old Oak Lane and N. Bullard Avenue; Resolution # 2021-62.

13. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Homestead at Marley

Park Phase 4 & 5, Parcel 5, generally located at N. 142nd Lane and W. Georgia Drive; Resolution # 2021-68.

14. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Marley Park Phase 4 and 5, Parcel 6, generally located at N. 142nd Lane and W. Waddell Road; Resolution # 2021-69.

15. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Marley Park Phase 4 and 5, Parcel 7, generally located at N. 142nd Avenue and W. Sweetwater Avenue; Resolution # 2021-70.

16. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Homestead at Marley Park Phase 4 & 5, Parcel 8, generally located at West Sweetwater Avenue and North 142nd Avenue; Resolution # 2021-71.

17. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Homestead at Marley Park Phase 4 & 5, Parcel 9, generally located at West Andora Street and North 144th Lane; Resolution # 2021-72.

18. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Homestead at Marley Park Phase 4 & 5 Park A & Model Complex, generally located at W. Old Oak Lane and W. Andora Street; Resolution # 2021-61.

19. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at Sweetwater Avenue, generally located at West Sweetwater Avenue and North Litchfield Road; Resolution # 2021-64.

20. Consideration and action pertaining to the conditional acceptance of certain streets and public utility improvements at West Waddell Road, generally located at West Waddell Road and North Bullard Avenue; Resolution # 2021-63.

21. Consideration and action pertaining to approval of an annexation of an approximately 5.38 acre property known as Enclave III at Paloma Creek, generally located east of 155th Avenue and south of Frontier Drive; Ordinance # 2021-08 (Case FS20-732) - APPROVED

City Planner, Joshua Mike gave a powerpoint presentation on this item.

Council Member Winters asked questions on the conceptual proposed layout.

Mark Graham - Opposed to the annexation, buffering grossly insignificant. Going from one house per acre to 9 homes. Does not match the general plan. I am sorry that P&Z approved this. Asked that you do not approve the annexation, if you do, do not approve the rezoning to a higher density. If you approve the higher density, make it 2 or 3 units per acre.

Jane Peiffer - The developer and the community do have a meeting set but it is not until next week. I ask that all 3 of these items be held until after our community meeting with the developer. We feel like we don't have the big picture view, if we did, maybe we could resolve some of these issues. I don't get how they fit.

Michelle Brown - This development will greatly affect me and my neighbors, this is really crazy. All of this proposed growth is a little insane. We have an ASU school of sustainability, none of these developments looks sustainable at all. Arizona will have a water shortage, we are going to get less of the water CAP. Groundwater reservoirs are collapsing. If you are going to keep building, you could get free help from the students. I am hearing from neighbors all over the area, they are not seeing any protection of wildlife whatsoever.

Raymond Grim - I live in Desert Oasis, the misinformation that is going out about this project. I was approached by Mark Graham and he told me they are putting up apartments. Jane made comments on Facebook saying the City is breaking the law. I questioned her a few times, and she could not answer my questions. I have concerns with people signing petitions that don't have the correct information. I knew when I moved here years ago, that the City was growing and would extend to the west.

Bill Alley - Tiffany & Bosco representing the applicant. Before you right now, this is an annexation request only. Asked Council to support the annexation request.

Council Member Remley asked how this annexation benefit our City.

Attorney Alley - commented that the City has a general plan laid out with specific guidelines and this annexation meets these requirements and follow the plan. Paloma Creek will contribute over 6 million dollars for improvements.

Council Member Winters asked the attorney about patchwork around this area?

Council Member Winters made the motion to approve Ordinance 2021-08. Council Member Cline seconded the motion. Seven yes votes, motion carried.

REGULAR AGENDA ITEM - PUBLIC HEARING:

22. Consideration and action pertaining to approval a rezone of 4.98 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 4.01 dwelling units per acre for Enclave II at Paloma Creek, generally located south of the Frontier Road alignment and west of the 155th Avenue alignment; Ordinance # 2021-04 (Case FS20-718) - APPROVED

City Planner, Robert Kuhfuss gave a powerpoint presentation on this item.

Council Member Winters asked if all phases of Enclave will come together at some point?

Yes, they will all integrate over time. Referring to the applicant attorney. The developer has had to acquire 14 separate purchase of properties over time that would square out the boundaries.

Public comments:

Mark Graham - Held up a map using the overlay the City produced as an example outlining insane dense development up next to rural. I am hoping you will reconsider some of the zoning, keep it at the existing zoning. I ask Council to not approve.

Jane Peiffer - Asked to clarify a few things, the meeting next week is on Enclave IV, when the developers said it is a totally different project which is not correct. My conversation on Facebook with Mr. Grim did not discuss the Enclave. At no point did I say that this Council was breaking the law.

Michelle Brown - Apartments were discussed in a Facebook post, it was not about Enclave. Surprise should build a hospital or medical centers with all of the growth coming in. I would like to have more time to look at the reports, especially flood areas, etc.,

Attorney, William E. Lally, or developer asked to do a short presentation.

Council Member Winters, I noticed 2 washes in this area, how will this plan make sure the drainage is good for this area. The washes are extremely important in this area.

Council Member Winters made the motion to approve Ordinance 2021-04. Vice Mayor Duffy seconded the motion. Seven yes votes, motion carried.

23. Consideration and action pertaining to approval of a rezone of 5.38 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 3.90 dwelling units per acre for Enclave III at Paloma Creek, generally located south of the Frontier Road alignment and east of the 155th Avenue alignment; Ordinance # 2021-07 (Case FS20-731) - APPROVED

City Planner, Robert Kuhfuss gave a powerpoint presentation on this item.

Public comments:

Mark Graham - My issues are the same for this development, my issue is roadway, it's one lane. Choke point at Jomax and 163rd, it's a wash-way, it's only one lane.

Michelle Brown - Some of the new subdivisions being built, it is scary of the quality of work that goes into a home these days. If you are going to insist in bringing homes into this area, please make sure of good quality homes, these areas are too dense.

Jane Peiffer - Asked Council to reconsider rezoning to a lower density.

Council Member Winters made the motion to approve Ordinance 2021-07. Vice Mayor Duffy seconded the motion. Seven yes votes, motion carried.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

24. Consideration and action pertaining to approval of a Preliminary Plat entitled, "Asante Unit 2.1 & 2.13" and dated February 5, 2021, an approximately 49.94 acre property generally located north of Asante Boulevard and west of 163rd Avenue in the Asante PAD; Case FS20-504 - APPROVED

City Planner, Sergio Angulo gave a powerpoint presentation on this item.

Council Member Winters made the motion to approve Preliminary Plat Asante Unit 2.1 and 2.13. Vice Mayor Duffy seconded the motion. Seven yes votes, motion carried.

25. Consideration and action pertaining to approval of the Preliminary Plat entitled, Hometown Surprise at Austin Ranch II, Parcel E and dated February 4, 2021, an approximately 60.47 acre property generally located on the southeast corner of Deer Valley Road and Citrus Road; Case FS20-488.

City Planner, Robert Kuhfuss gave a powerpoint presentation.

Council Member Cline - Deer Valley going West form Grand Avenue, is that part of the buildout for this location?

Council Member Remley - Community pools and requirements. I just wanted to comment that this looks like another one that is in pieces, without the amenities we would otherwise ask for. Are we looking at this?

Attorney, Jeff Blilie gave an explanation.

Mayor Hall asked about the green space, the red that is near Deer Valley, are those pickleball courts? I am telling you, you are going to have issues with these courts next to close neighbors. Very noisy.

Council Member Winters made the motion to approve Preliminary Plat, Hometown Surprise at Austin Ranch II, Parcel E. Council Member Judd seconded the motion. Seven yes votes, motion carried.

26. Consideration and action pertaining to approval a Preliminary Plat entitled North Copper Canyon Parcels 2, 3, and 4 and dated February 8, 2021, an approximately 139.67 acre property generally located west of Citrus Road, between Pinnacle Peak Road and Norwich Drive; Case FS20-333 - APPROVED

City Planner, Robert Kuhfuss gave a powerpoint presentation on this item

Council Member Cline - What school district will this fall into?

Dysart and they already own this site.

Council Member Winters - Is this the same development as Austin Ranch?

Yes correct.

Attorney, William Lally reviewed the highlights of the project.

Council Member Hastings, thanked the attorney for laying everything out clearly on this project.

Mayor Hall - Are you looking at commercial in this area, that's a lot of folks out there.

Council Member Remley thanked the Attorney for pulling this all together to show us the big picture.

Vice Mayor Duffy - Satisfied with this project, glad to see the density didn't go higher.

Council Member Cline, like the walking trails, people like to take evening walks, this is fabulous.

Council Member Winters made the motion to approve Preliminary Plat - North Copper Canyon Parcels 2, 3 and 4. Council Member Cline seconded the motion. Seven yes votes, motion carried.

Other Business and Future Agenda Items

Council Member Hastings - forming a Small Business Owners Academy, seconded by Vice Mayor Duffy.

City Council Reports

Council Member Hastings - Meet and Greet questions about EPCOR information; Attended Day of Prayer; Met with County Assessor, Eddie Cook; \$1000,000. to go to non-profits.

Council Member Remley - Saturday, Dedication of the new Floyd Gaines Park ballfield, great turnout and monthly meeting, 4th Wed., of the month - Senior Center on Hollyhock St.

Vice Mayor Duffy - Attended WESTMARC Economic Development Summit in Goodyear; attended the Gaines Park Dedication; 1995 introduced to a man who made goat sounds for a living on SNL, this past Saturday, volunteered at the Vista and Jim Brewer did a stand up, we got to meet him in person and the Vista is planning a lot of good stuff.

Council Member Cline - Working with the County on the opening schedule with the Library 6 days per week, rent a hotspot, EPCOR is having a meeting through ZOOM talking about water conservation and the next in person meet and greet, Monday, May 24th;

Council Member Winters - Attended Drifters concert at the Vista, great concert; First District meeting 25 in attendance and visited the new fire house.

Council Member Judd - Monday, May 24th - Marley Park CFD Meeting and having a community meeting at the Venue Tap Room on May 25th to talk about water.

Mayor Hall - Congratulated Dysart sports teams; congratulation to all our high school graduates class of 2021; National Public Works Week; thanked everyone who participated in the National Community Survey and HSCV Surprise Day of Service on Wed., May 26th.

Executive Session

Adjournment

Council Member Cline made the motion to adjourn the Regular City Council Meeting of May 18, 2021 at 8:18 PM. Council Member Judd seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, May 18, 2021**.

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: June 1, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Replat of Lots 1, 57, 58, 59, and Tract C of North Copper Canyon Village – Parcel 1.2" an approximately 6.45 acre property generally located at the northeast corner of Williams Road and 175th Avenue. (Case FS21-099)

Motion:

I move to approve the Final Plat entitled, "Re-Plat of Lots 1, 57, 58, 59 and Tract C of North Copper Canyon Village – Parcel 1.2".

Background:

Courtland Homes, Inc., seeks approval of a Re-Plat for a portion of the previously platted North Copper Canyon Village Parcel 1.2, to allow incorporation of abandoned excess highway right-of-way into the layout of the plat.

Objective Analysis:

Approval of the proposed Re-Plat will allow the applicant the ability to reconfigure and include excess right-of-way into the existing final plat.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed Final Plat.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS21-099 - NCC MDR Phase 1.2 Replat - CC Staff Report 060121
 2. 01 - FS21-099 - NCC MDR Phase 1.2 Replat - Case Map - 060121
 3. 02 - FS21-099 - Parcel 1.2 Re-Plat2_signed
 4. 03 - FS21-099 - NCC MDR Phase 1.2 Replat - Luke Letter - 060121
 5. PP - FS21-099 - NCC 1.2 Replat - CC PowerPoint - 060121
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS21-099

Project Name: North Copper Canyon Village - Parcel 1.2 Re-plat

Council District: 1

City Council Date: June 1, 2021

Planner: Laurie Lineberry, AICP

Owner/Applicant: Courtland Homes, Inc.

Request: Re-plat of Lots 1, 57, 58, 59 and Tract C of North Copper Canyon Village - Parcel 1.2

Site Location: Generally located at the northeast corner of Williams Road and 175th Avenue

Site Size: 6.45 acres (approx.)

Density: 1.08 DU/Ac (based on subject plat area)

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Amended North Copper Canyon PAD as approved under PAD03-278
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS19-721, with respect to street configuration, but adds three (3) additional lots
- The proposed Final Plat is consistent with the Surprise Municipal Code

Alternative Actions: **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

44 This re-plat involves an area of the Final Plat North Copper Canyon Parcel 1.2 adjacent to W. Deer
45 Valley Road, subject to excess highway right-of-way being abandoned and absorbed into the plat.
46 The abandonment of the additional right-of-way occurred under Resolution 2021-30 in March of this
47 year. This re-plat results in three (3) additional lots, the reconfiguration of three (3) existing lots and
48 one (1) open space tract.

49

50 **Attachments:**

51

52 01 Case Map

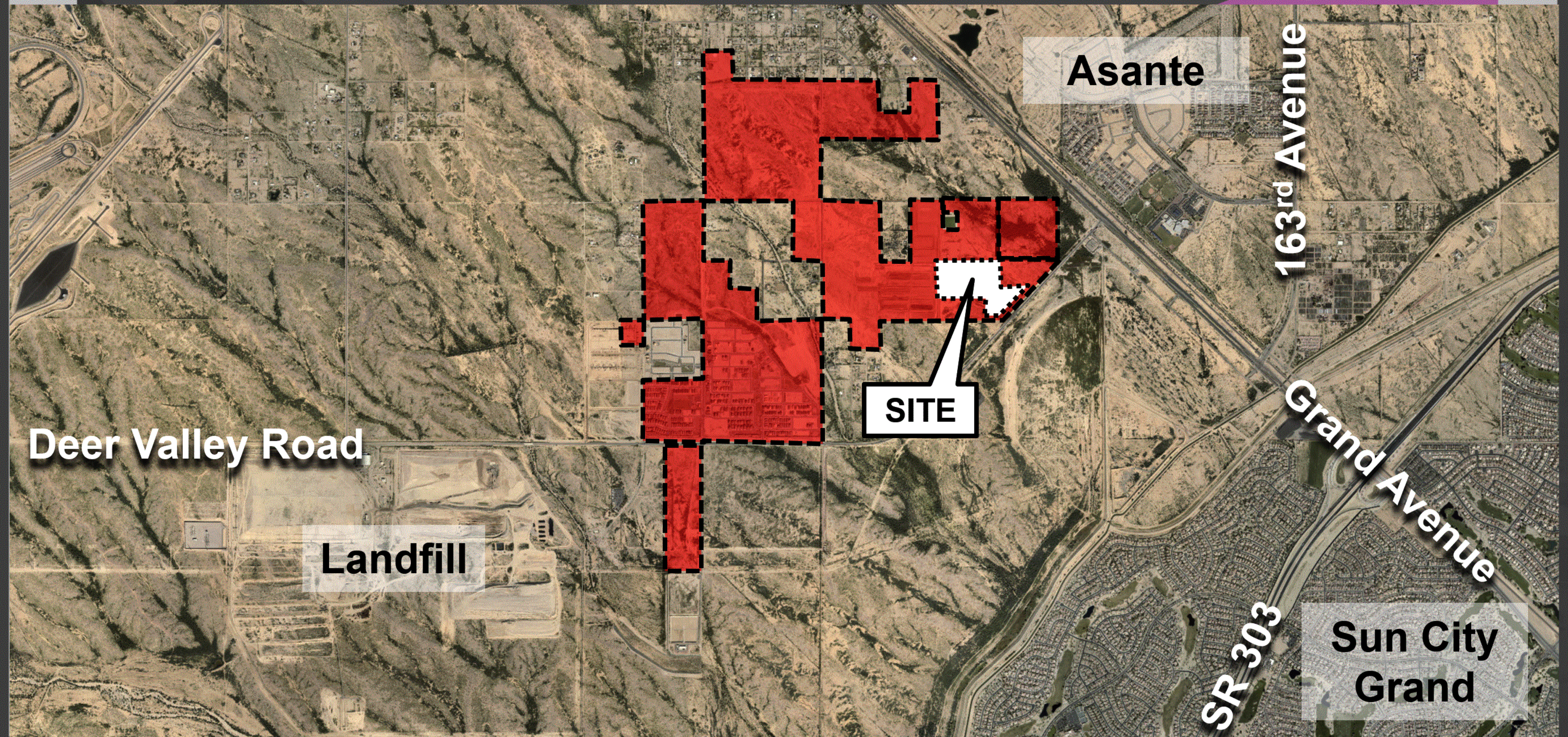
53 02 Re-plat

54 03 Luke AFB comments

CASE MAP

FS21-099

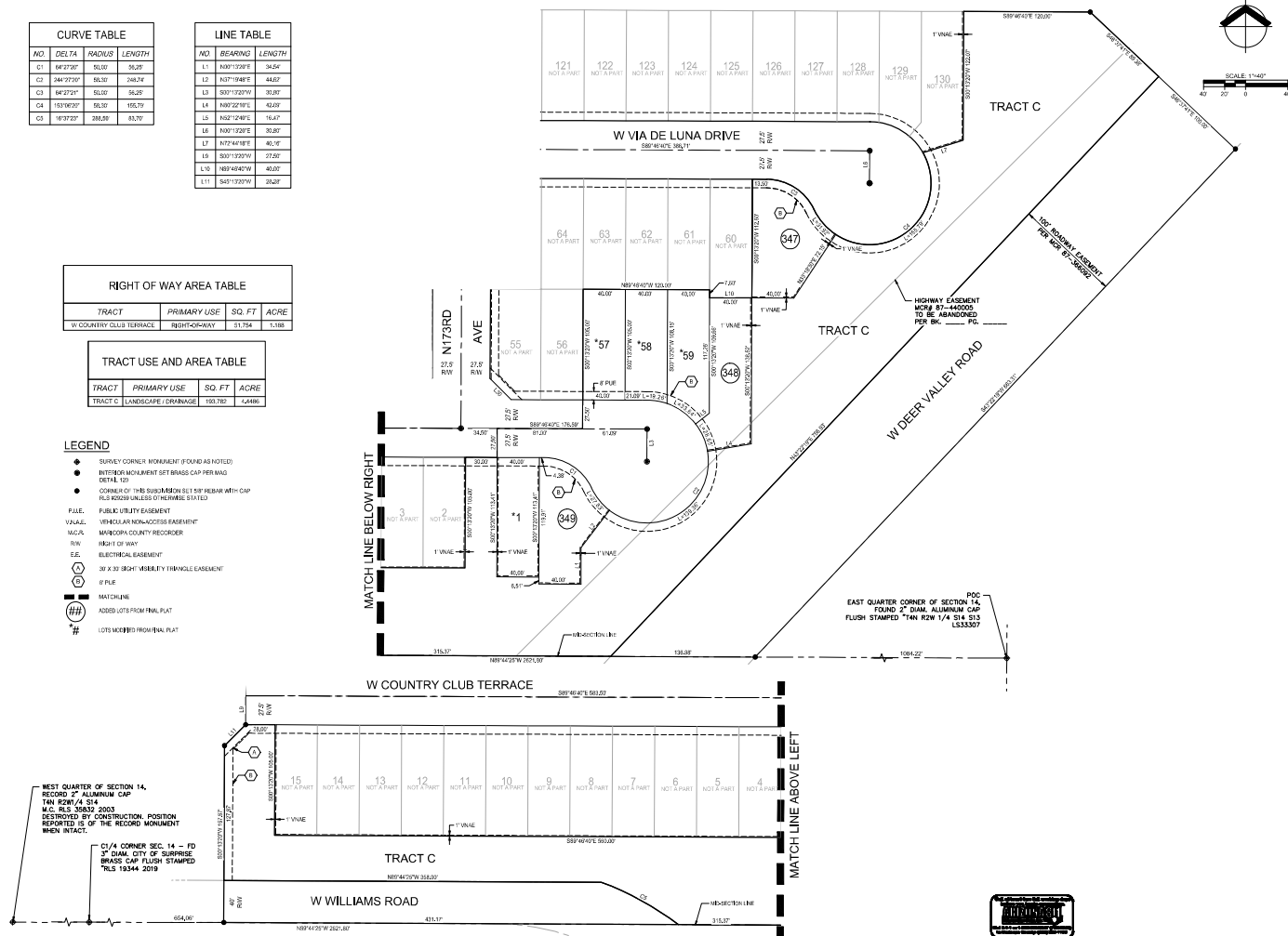
North Copper Canyon MDR
Phase 1.2 Replat



NO.	BEARING	LENGTH
L1	N00°13'20"E	34.54'
L2	N37°19'48"E	44.82'
L3	S01°13'20"W	33.87'
L4	N89°22'50"E	42.23'
L5	N52°12'40"E	16.47'
L6	N00°13'20"E	30.80'
L7	N72°44'58"E	40.76'
L8	S01°13'20"W	27.50'
L9	N85°48'40"W	40.07'
L11	S45°13'20"W	28.28'

TRACT USE AND AREA TABLE			
TRACT	PRIMARY USE	SQ. FT	ACRE
TRACT C	LANDSCAPE / DRAINAGE	193,782	4.486

◆	SURVEY CORNER: MONUMENT (FOUND AS NOTED)
◆	INTERIOR MONUMENT SET BRASS CAP PER M&M DETAIL 120
●	CORNER OF THIS SUBDIVISION SET 5'19" REBAR W/ KITE 492529 UNLESS OTHERWISE STATED
P.U.E.	PUBLIC UTILITY EASEMENT
VALUE	VEHICULAR NON-CONVEYANCE EASEMENT
M&M	METROPOLITAN COUNTY RECORDER
R/W	RIGHT OF WAY
E.E.	ELECTRICAL EASEMENT
	30 X 33' RIGHT OF WAY VISIBILITY TRIANGLE EASEMENT
	EASEMENT
	MATCHLINE
	ADDED LOTS FROM FINAL PLAT
	LOTS MODIFIED FROM FINAL PLAT



RE-PLAT OF LOT 1, 57, 58, 59 AND TRACT C
NORTH COPPER CANYON VILLAGE PARCEL 1.2
AUSTIN RANCH, LLC C/O COURTLAND HOMES, INC

[illegible]

DATE	March/2021
DRAWN	JAW
DESIGNED	CLP
CHECKED	CLP
PROJECT #	415-421000
SHEET TITLE	
SHEET NUMBER	
2	
OF 2 SHEETS	



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

29 March 2021

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

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

Re: FS21-099; North Copper Canyon

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the re-plat application for the North Copper Canyon development. The site sits on 5.27 acres of vacant land located on the northeast corner of Williams Rd and 175th Ave in Surprise, AZ and is part of the larger 850 acre, originally named, Austin Ranch PAD. This request is for the re-plat of 7 lots of a previously approved final plat. The site is approximately 2.3 miles outside the Luke AFB Auxiliary Field 1 2004 65 Ldn, "high noise or accident potential zone." as defined by A.R.S. § 28-8461 and is 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. The North Copper Canyon PAD with an overall density of 3.6 du/ac falls within these guidelines.

As stated in the narrative this request will not have a negative impact on Luke AFB Flight Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.

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

Sincerely



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



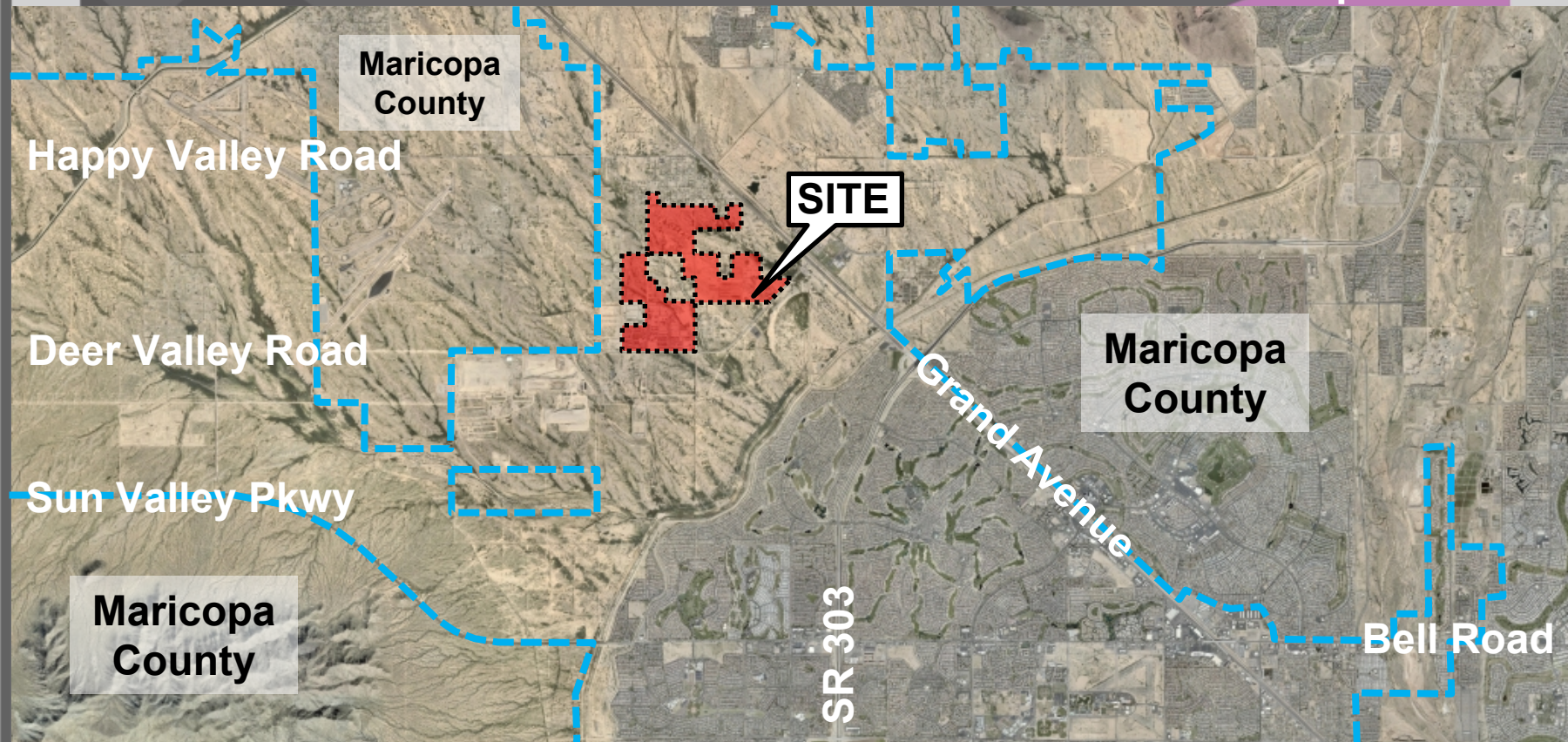
FS21-099
North Copper Canyon
Parcel 1.2 Replat

City Council – June 1, 2021

VICINITY MAP

FS21-099

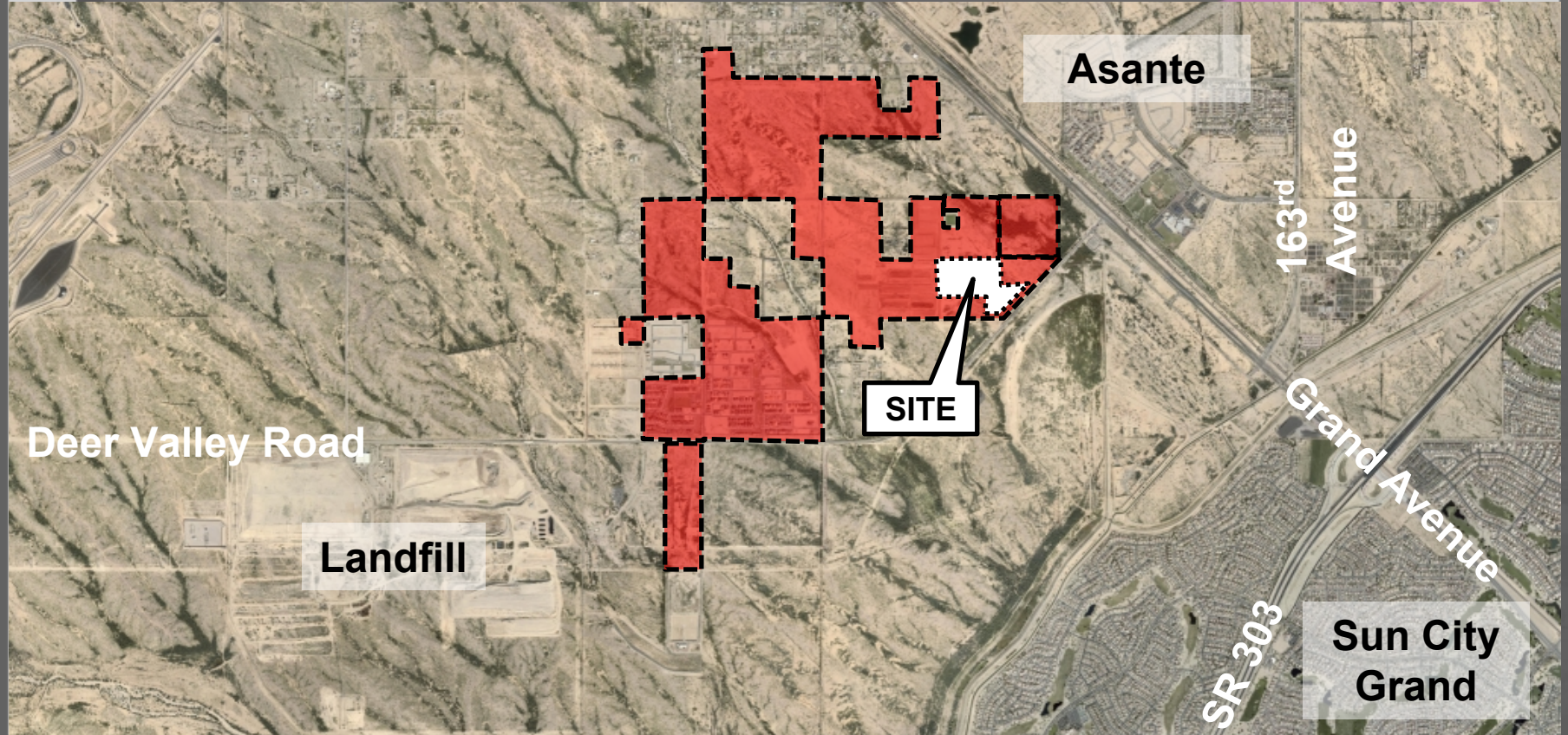
North Copper Canyon
MDR Phase 1.2 Replat



CASE MAP

FS21-099

North Copper Canyon MDR
Phase 1.2 Replat



ZONING MAP

FS21-099

North Copper Canyon MDR
Phase 1.2 Replat

Austin Ranch PAD

Austin Ranch II PAD

Residential Ranch (RR)

Maricopa
County

Deer Valley Road

ILM-PAD

Deer Valley
Commerce
Park

CC

Burke PAD

Asante
PAD

Altamira
and
Verdugo
PADs

IG

Maricopa
County

SITE

RL-5

BP

163rd
Avenue

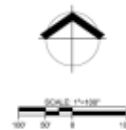
C3

Grand Avenue

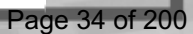
SR 303

Sun City
Grand
PAD

FINAL PLAT



AREA OF REPLAY



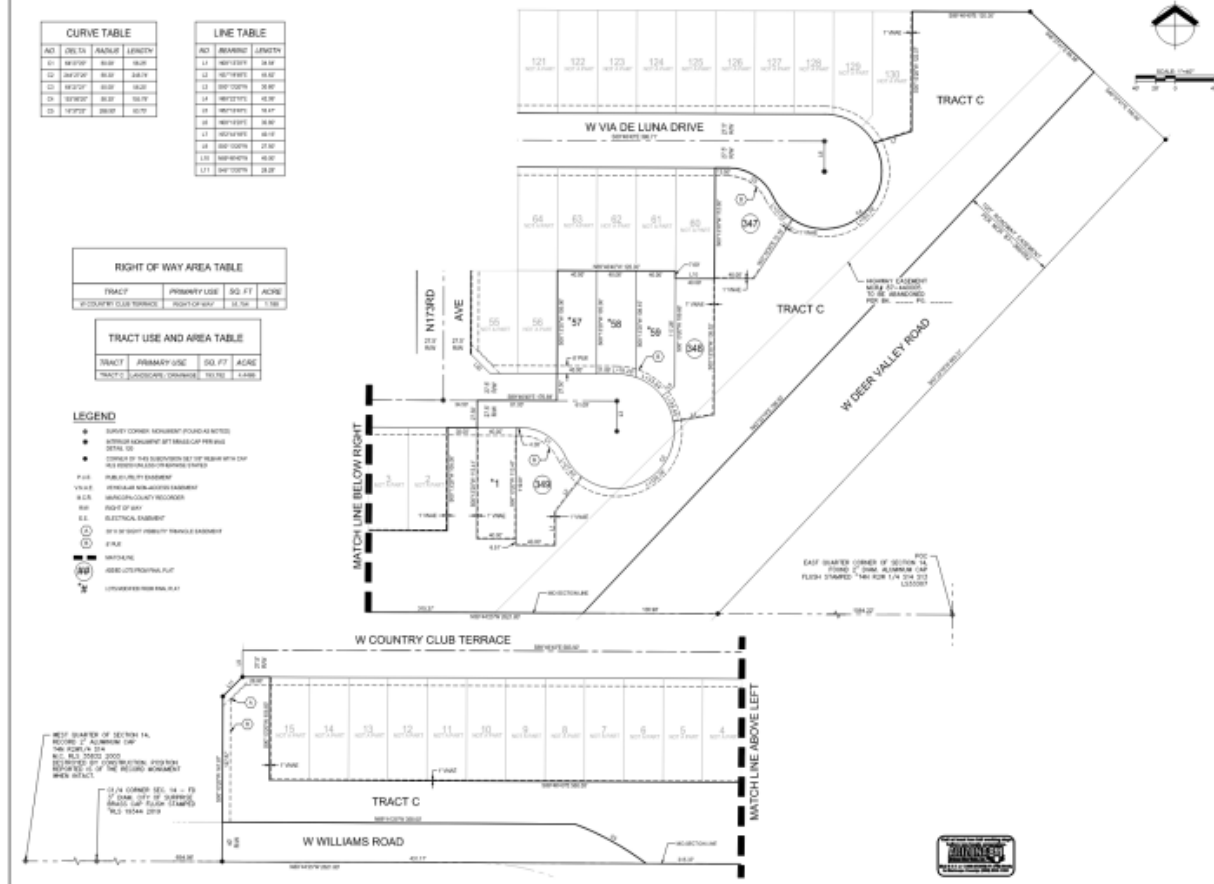
LINE TABLE		
NO	BEARING	LENGTH
L1	N00°10'00"E	38.80
L2	N07°18'00"E	66.60
L3	N02°10'00"E	36.80
L4	N00°22'00"E	40.00
L5	N05°18'00"E	58.40
L6	N00°14'00"E	36.80
L7	N02°04'00"E	60.10
L8	N02°10'00"E	25.80
L9	N00°40'00"E	40.00
L11	S04°10'00"E	28.20

RIGHT OF WAY AREA TABLE			
TRACT	PRIORITY USE	SQ. FT.	ACRES
W-COUNTRY CLUB TERRACE	RIGHT-OF-WAY	14,754	1.34

TRACT USE AND AREA TABLE			
TRACT	PRIMARY USE	SQ. FT	ACRE
TRACT C	LANDSCAPE / ORNAMENT	50,752	1.168

LEGEND

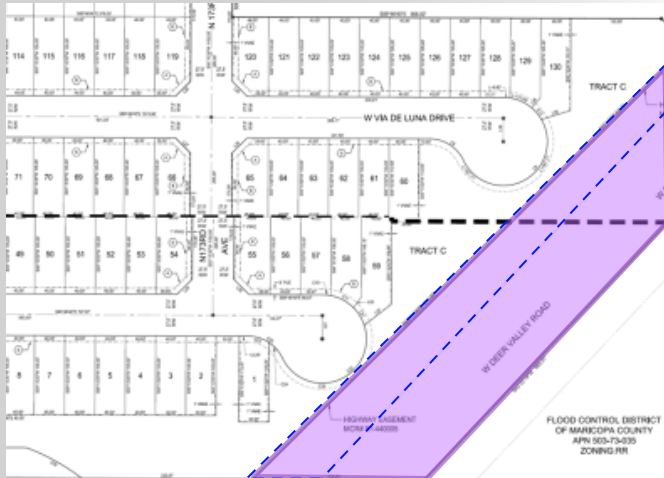
- [illegible]



 Carbido INDORE 1007 W. CENTRAL AVE. INDORE, AZ 85707 TEL: (602) 477-7000 FAX: (602) 477-7001 www.carbido.com	
 GT2 utility engineers	
RE-PLAT OF LOT 1, 57, 58, 59 AND TRACT C NORTH COPPER CANYON VILLAGE PHASE 1, 2 AUSTIN RANCH LLC C/O COURTLAND HOMES, INC SURPRISE, AZ	
 STATE OF ARIZONA COUNTY OF MARICOPA	(JUL 2008) (RECORDATION) 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 4

NCC MDR PHASE 1.2 REPLAT

Original Plat



Replat





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 1, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 5
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to the conditional approval of the Final Plat entitled, "Bungalows at Bell & Sarival" an approximately 29.8 acre property generally located south of Bell Road between Sarival and Sunrise Parkway; Resolution # 2021-81.

Motion:

I move to approve Resolution # 2021-81.

Background:

RVi Planning + Landscape Architecture on behalf of Castellina, LLC et. al. seeks approval of a Final Plat for 29.8 acres of land in the Mountain Vista Ranch PAD in support of a 338-unit bungalow-style rental community.

Objective Analysis:

Approval of the proposed Final Plat will allow the applicant the ability to combine five (5) existing parcels into a single parcel in support of a 338-unit residential rental project.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed Final Plat.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS20-776 - Bungalows at Bell and Sarival Final Plat - CC Staff Report 060121

2. 01 - FS20-776 Bungalows at Bell and Sarival - FP - Vicinity Map
 3. 02 - FS20-776 Bungalows at Bell and Sarival - FP - Case Map
 4. 03 - FS20-776 Bungalows at Bell and Sarival - FP - Zoning Map
 5. 04 - FS20-776 Bungalows at Bell and Sarival FP - Final Plat
 6. 05 - FS20-776 Bungalows at Bell and Sarival - Luke AFB Letter
 7. 06 - FS20-776 Bungalows at Bell and Sarival FP - Citizen Emails_Redacted
 8. 07 - FS20-776 - Bungalows at Bell and Sarival Final Plat - Resolution 2021-81
 9. PP - FS20-776 - Bungalows at Bell and Sarival - PZ PowerPoint - 060321
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS20-776

Project Name: Final Plat for Bungalows at Bell & Sarival

Council District: 5

City Council Date: June 1, 2021

Planner: Laurie Lineberry, AICP

Owner: Castellina, LLC et. al.

Applicant: RVi Planning + Landscape Architecture

Request: Final Plat (Parcel Assemblage) with deferred recordation for Bungalows at Bell and Sarival

Site Location: Generally located south of Bell Road between Sarival Avenue and Sunrise Parkway

Site Size: 29.8 acres (approx.)

Density: 11.4 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035
- The proposed Final Plat is consistent with the Amended Mountain Vista Ranch PAD (PAD03-278)
- The proposed Final Plat is consistent with the Surprise Municipal Code

Alternative Actions: **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to combine five (5) existing parcels into a single parcel in support of a 338-unit residential rental project.

Deny – Denial of the requested Final Plat will prevent the applicant from combining the property as proposed.

Additional Information:

43

44 The subject Final Plat serves to combine five (5) existing parcels into a single parcel to accommodate
45 a proposed 388-unit bungalow-style rental community in the Mountain Vista Ranch PAD. A
46 companion Site Plan for the Bungalows at Sarival project is scheduled for the Planning and Zoning
47 Commission meeting of June 3, 2021. The applicant also seeks to defer the recordation of the Final
48 Plat until after the subject property conveys title to the new owners. Once the new owners are in
49 possession of the property, they will post financial assurances with the City and the City will record
50 the Final Plat. Per the attached Resolution, the new owners would have 30 days to post assurances
51 or the City Council may revisit the approval.

52

53 **Attachments:**

54

55 01 Vicinity Map

56 02 Case Map

57 03 Zoning Map

58 04 Final Plat

59 05 Luke AFB Comments

60 06 Citizen Emails

61 07 Resolution



VICINITY MAP

FS20-776
Bungalows





CASE MAP

FS20-776
Bungalows





ZONING

FS20-776
Bungalows



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT CASTELLANA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WESTFIELD COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNERS OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAVE SUBMITTED UNDER THE NAME OF FINAL PLAT OF BUNGALOWS AT BELL & SARIVAL, BEING LOTS 6, 7 & 8 OF THE FINAL PLAT OF WESTFIELD COMMONS SUBDIVISION AMENDED, AS RECORDED IN BOOK 954, PAGE 05, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND DO HEREBY PUBLISH THIS PLAT AND FOR THE PLAT OF SAID FINAL PLAT OF BUNGALOWS AT BELL & SARIVAL, AND DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND ONES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBERS, LETTERS, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE AN OODR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH CURBS, FENCES, SHEDS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS SENIOR EASEMENT FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE CITY'S WATER RECLAMATION FACILITIES.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL, AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS RIGHT OF VISIBILITY TRIANGLES FOR THE PURPOSES OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNERS HEREBY GRANT TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AN AVIATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDINGS AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHT-OF-WAY, THE EASEMENTS OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL, FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL, OF CASTELLANA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2021.

CASTELLANA, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2021, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF CASTELLANA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATED HEREON AND ACKNOWLEDGED THAT HE/SHE, AS _____ EXCUSED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL,
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL,
WESTFIELD COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2021.

WESTFIELD COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY,
BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2021, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF WESTFIELD COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATED HEREON AND ACKNOWLEDGED THAT HE/SHE, AS _____ EXCUSED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL,
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

FINAL PLAT
OF
BUNGALOWS AT BELL & SARIVAL
SURPRISE, ARIZONA

LOTS 6, 7 & 8 OF THE FINAL PLAT OF WESTFIELD COMMONS SUBDIVISION AMENDED, AS RECORDED IN BOOK 954, PAGE 05, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CLIENT

ADVANCED ACQUISITIONS, LLC
15500 N. 30TH ST., SUITE 200
SCOTTSDALE, AZ 85260

OWNER

WESTFIELD COMMONS LLC
4221 BRIGHTON BLVD.
DENVER, CO 80216

SHEET INDEX

FP01 COVER SHEET
FP02-FP03 FINAL PLAT

OWNER

CASTELLANA LLC
4221 BRIGHTON BLVD.
DENVER, CO 80216

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACTS: KIRK J. PANIGUS, RLS

LEGAL DESCRIPTION

LOTS 6, 7 & 8 OF THE FINAL PLAT OF WESTFIELD COMMONS SUBDIVISION AMENDED, AS RECORDED IN BOOK 954, PAGE 05, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 3 INCH CITY OF SURPRISE BRASS CAP IN HAND HOLD, DOWN 0.4 FEET, ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 6, FROM WHICH A FOUND 3 INCH CITY OF SURPRISE BRASS CAP FLUSH, DATED 2010, ACCEPTED AS THE NORTH QUARTER CORNER THEREOF BEARS SOUTH 89°24'00" EAST, 20.014 FEET;

THENCE SOUTH 02°15'56" WEST, 406.27 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE LEAVING SAID WEST LINE, SOUTH 89°24'00" EAST, 55.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF THE FINAL PLAT OF WESTFIELD COMMONS SUBDIVISION AMENDED, AS RECORDED IN BOOK 954, PAGE 05, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 6 AND THE NORTHERLY LINE OF LOTS 7 AND 8 THE FOLLOWING 4 COURSES:

THENCE SOUTH 89°24'00" EAST, 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.000 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°46'44", AN ARC LENGTH OF 166.76 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.000 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°46'44", AN ARC LENGTH OF 166.76 FEET TO A TANGENT LINE;

THENCE SOUTH 89°24'00" EAST, 719.44 FEET TO THE NORTHWEST CORNER OF THE PROPERTY AS DESCRIBED IN THE SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2010-0087548, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 02°02'57" WEST, 96.49 FEET ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°24'00" EAST, 332.24 FEET ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 160TH AVENUE AS SHOWN ON SAID FINAL PLAT THE FOLLOWING 5 COURSES:

THENCE SOUTH 02°02'57" WEST, 124.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 375.000 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°57'00", AN ARC LENGTH OF 58.92 FEET TO A TANGENT LINE;

THENCE SOUTH 08°15'00" EAST, 100.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 797.000 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°14'33", AN ARC LENGTH OF 265.64 FEET TO A TANGENT LINE;

THENCE SOUTH 34°29'30" EAST, 49.710 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1175.00 FEET, THE CENTER OF WHICH BEARS SOUTH 33°37'00" EAST, SAID CURVE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF VISTA RANCH ROAD AS SHOWN ON THE FINAL PLAT OF MOUNTAIN VISTA RANCH PARCEL 7 AMENDED, AS RECORDED IN BOOK 425, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 34°29'30" EAST, 49.710 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1175.00 FEET, THE CENTER OF WHICH BEARS SOUTH 33°37'00" EAST, SAID CURVE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF VISTA RANCH ROAD AS SHOWN ON THE FINAL PLAT OF MOUNTAIN VISTA RANCH PARCEL 7 AMENDED, AS RECORDED IN BOOK 425, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA;

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BASIS OF BEARING

BASIS OF BEARING IS 89°24'00" ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT OF WESTFIELD COMMONS SUBDIVISION AMENDED, AS RECORDED IN BOOK 954, PAGE 05, RECORDS OF MARICOPA COUNTY, ARIZONA.

PUBLIC NOTICE: SOUND ATTENUATION

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VONITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAP NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

CITY OF SURPRISE ENGINEER APPROVAL

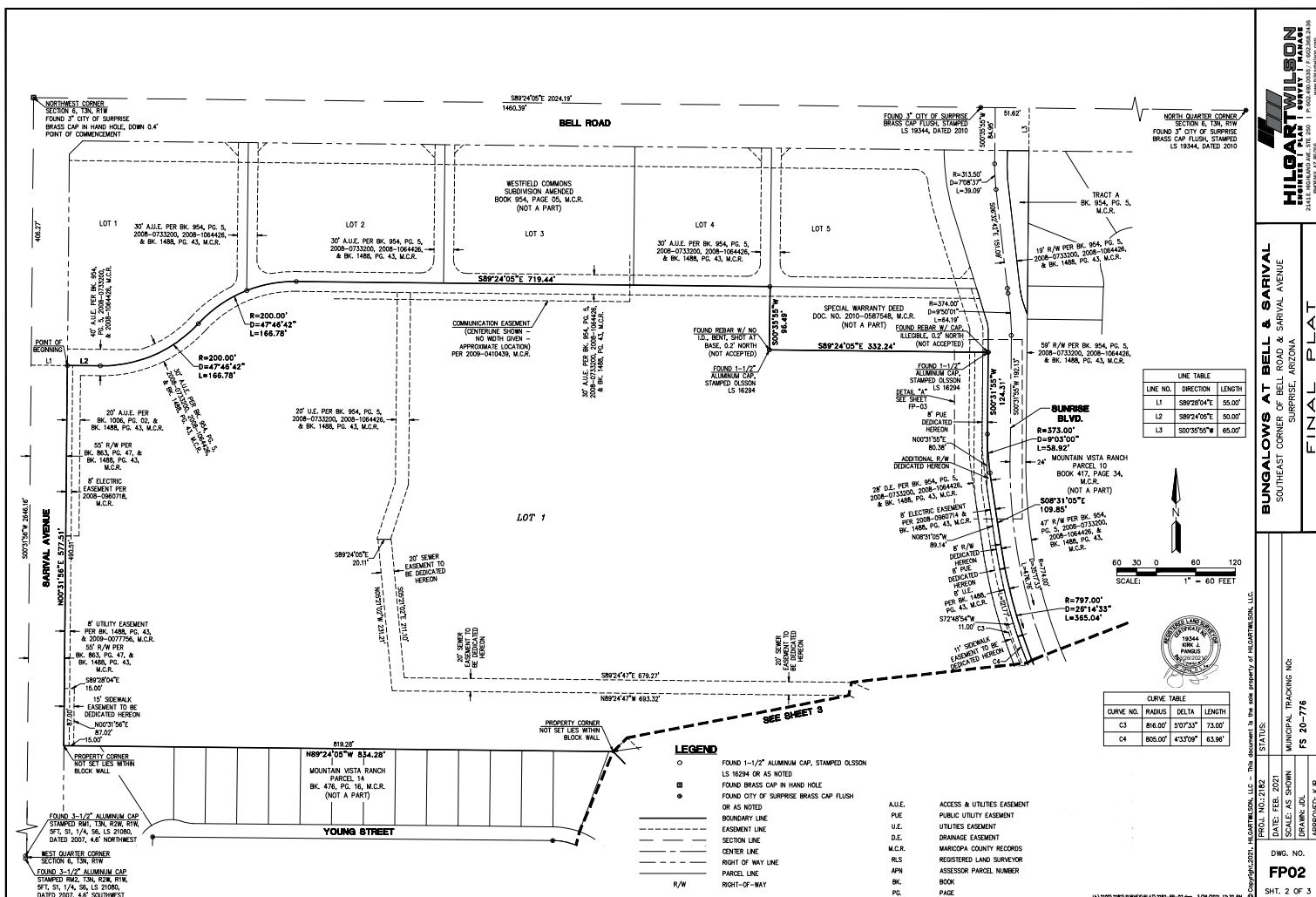
DATA ON THIS PLAT WAS REVIEWED AND APPROVED THIS _____ DAY OF _____, 2021 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

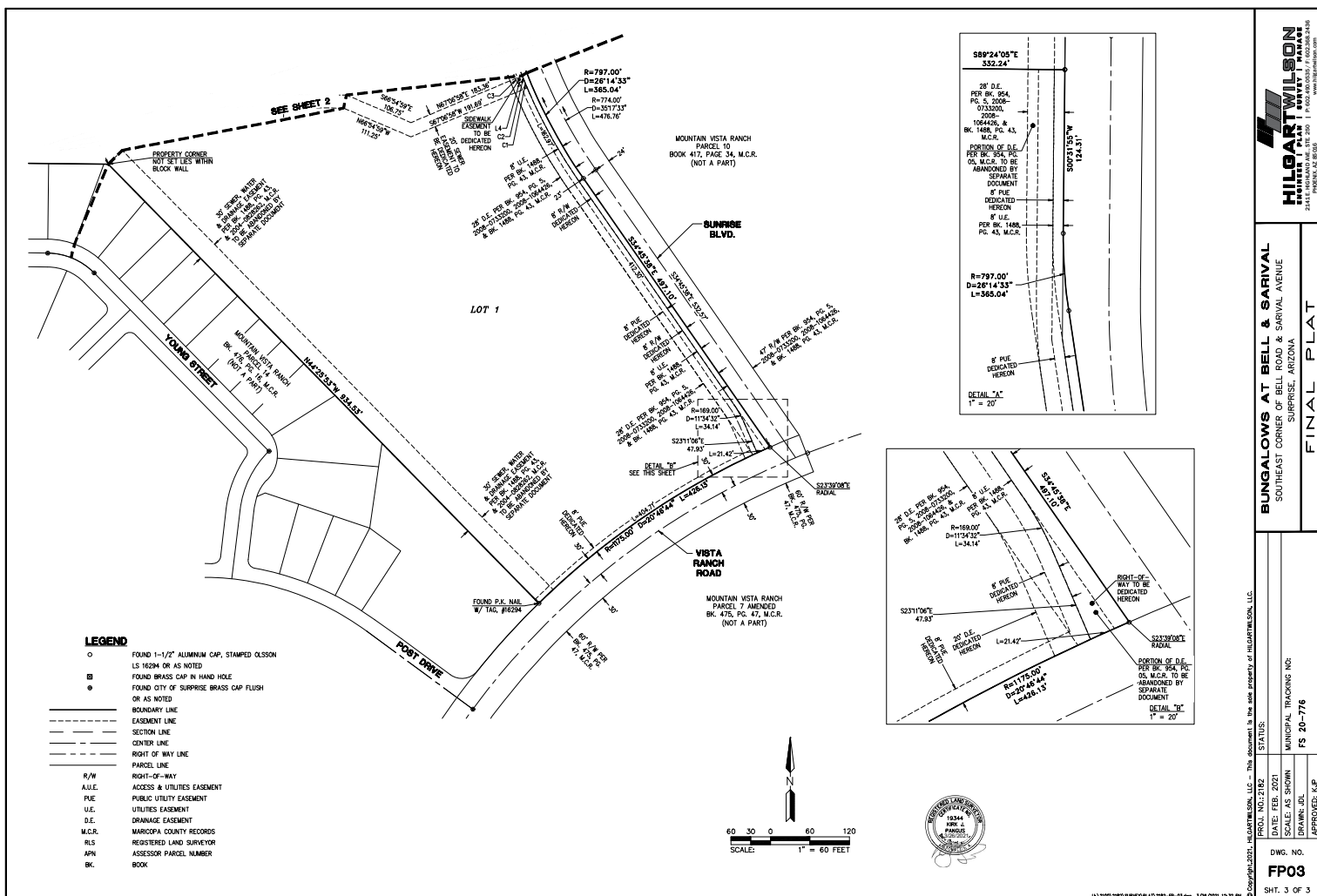
APPROVED: _____ CITY ENGINEER DATE _____

RELEASE OF LIABILITY

CASTELLANA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WESTFIELD COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY (TOWNSHIP) DO HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND ACCEPTED BY THE CITY OF SURPRISE. OWNERS HEREBY FURTHER AGREE TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

CASTELLANA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WESTFIELD COMMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY (TOWNSHIP) DO HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDINGS AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL, OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.







**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?

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0.1

04 Feb 2021 23:54:37 -0000

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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

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.
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11 Feb 2021 21:33:59 -0000

RESOLUTION # 2021-81

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY APPROVING A FINAL PLAT ENTITLED “FINAL PLAT OF THE BUNGALOWS AT BELL & SARIVAL,” GENERALLY LOCATED SOUTH OF BELL ROAD BETWEEN SARIVAL AVENUE AND SUNRISE PARKWAY.

WHEREAS, the owner of a parcel of land located generally south of Bell Road between Sarival Avenue and Sunrise Parkway desires to combine parcels and dedicate additional right of way pursuant to the Final Plat entitled “Final Plat of the Bungalows at Bell and Sarival”;

WHEREAS, an additional condition to approval and recordation of this Final Plat is the posting of required financial assurances for the completion of certain subdivision improvements pursuant to the Surprise City Code;

WHEREAS, the proposed Final Plat conforms to the Mountain Vista Ranch Planned Area Development Amendment No. 4 approved by City Council, on August 18, 2020;

WHEREAS, the proposed Final Plat does not create any substandard or nonconforming lots; and;

WHEREAS, the proposed Final Plat complies with the Surprise General Plan and Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Final Plat entitled “Final Plat of the Bungalows at Bell and Sarival” is approved subject to the following conditions:

- A. The Final Plat for will not be recorded until the owner of the property has posted with the City the financial assurances for completion of subdivision improvements required by the Surprise City Code.
- B. If the owner of the property has not posted the required financial assurances within 30 days of the date this Resolution was approved, the Final Plat will not be recorded and will be placed on the next available City Council agenda for reconsideration and possible action to repeal the approval of the Final Plat and this Resolution.

APPROVED AND ADOPTED this _____ day of _____ 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



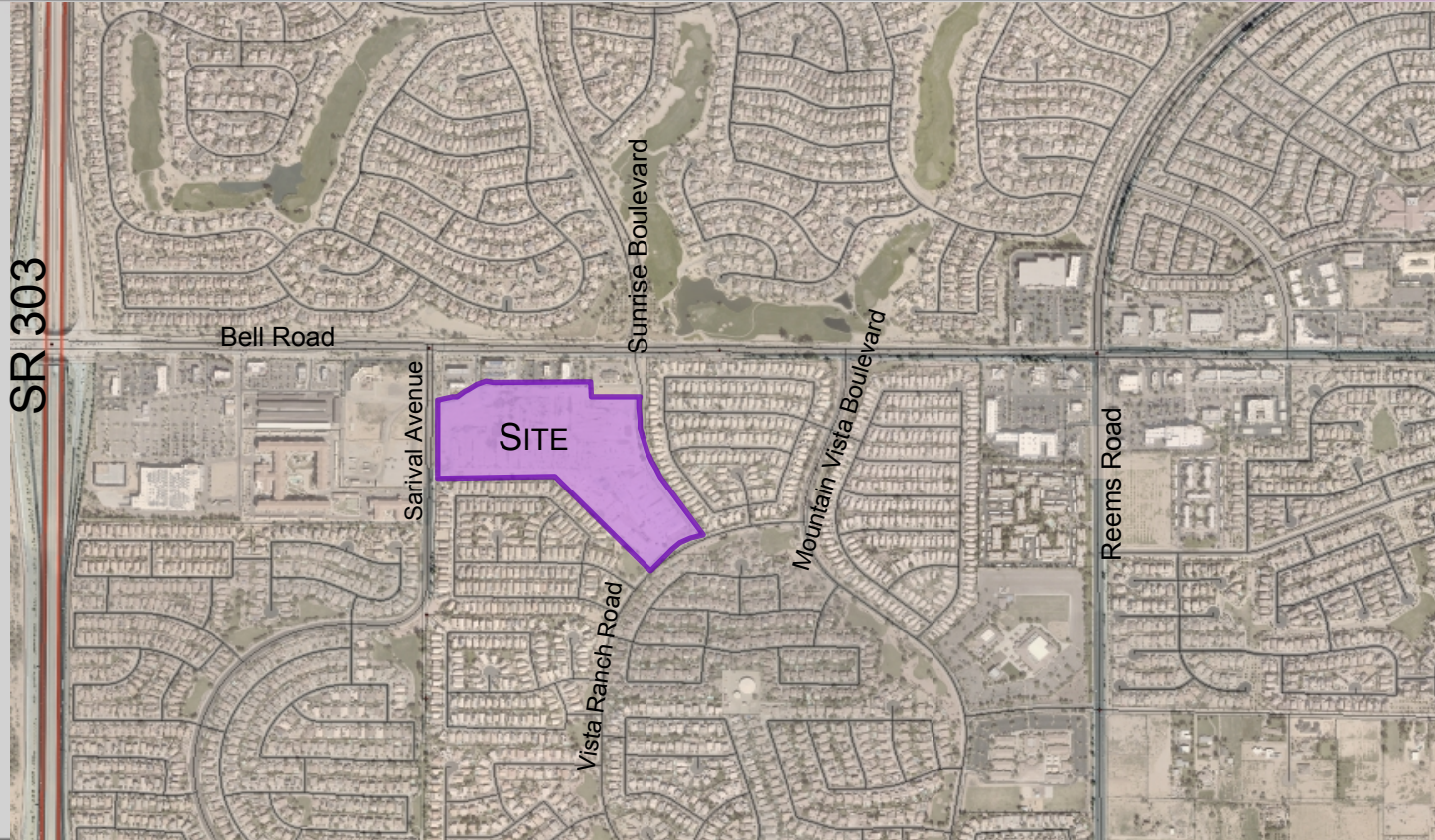
FS20-776

Bungalows at Bell and Sarival Final Plat

City Council – June 1, 2021

VICINITY MAP

FS20-776
Bungalows



CASE MAP

FS20-776
Bungalows



ZONING

FS20-776
Bungalows



FINAL PLAT

HILGART WILSON
SURVEY & MAPPING
P.L.L.C.

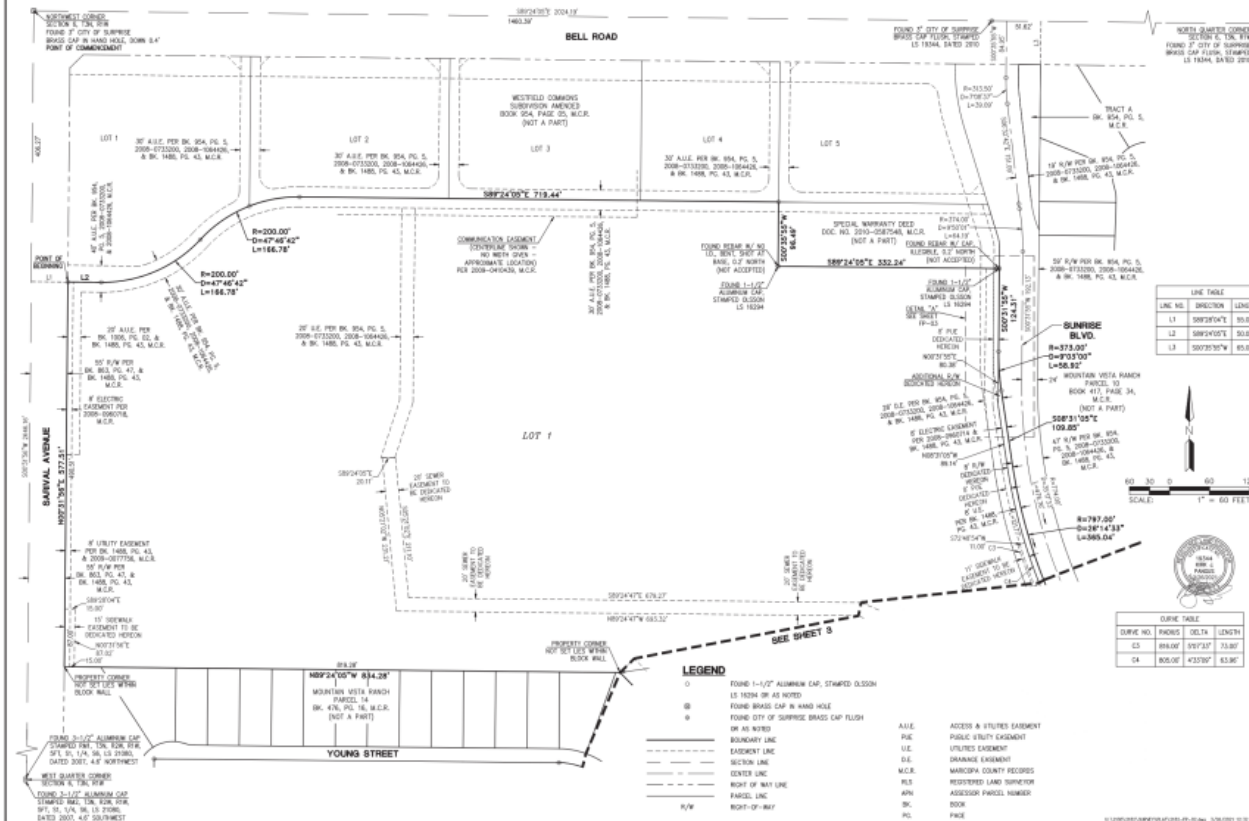
1000 N. 10TH AVE., SUITE 100
TULSA, OK 74106-3400
PHONE: (918) 438-1111
FAX: (918) 438-1112
WWW.HILGARTWILSON.COM

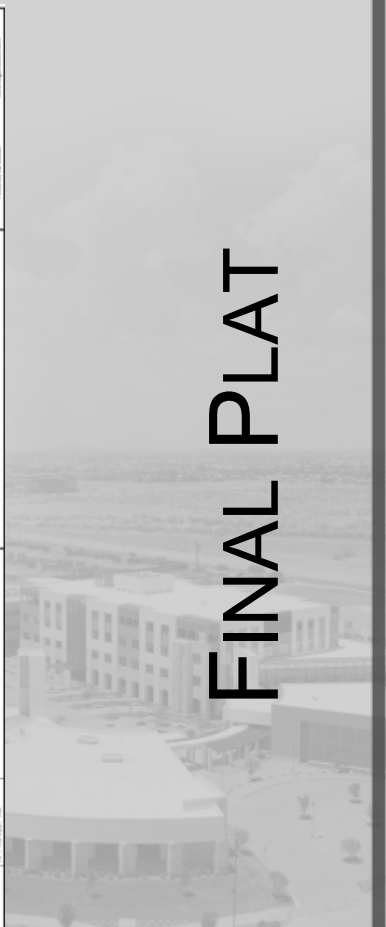
BUNGALOWS AT BELL & SARVAL
SOUTHEAST CORNER OF BELL ROAD & SARVAL AVENUE
SURPRISE, ARIZONA

FINAL PLAT

MANIPULA TRADING, INC.
FS 20-776

DWG. NO.
FPO2
SHT. 2 OF 3







QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: June 1, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Map of Dedication entitled, "Fulton Homes Escalante Infrastructure Phase 2" an approximately 4.384 acre right-of-way generally located on a portion of Asante Boulevard west of 155th Avenue in the Fulton Homes Escalante Development. (Case FS19-649)

Motion:

I move to approve the Map of Dedication entitled, "Fulton Homes Escalante Infrastructure Phase 2"

Background:

Brian Nicholls with EPS Group, Inc., on behalf of Fulton Homes, seeks approval of a Map of Dedication that dedicates 4.384 acres (approx.) of right-of-way for a portion of Asante Boulevard west of 155th Avenue in the Fulton Homes Escalante Development.

Objective Analysis:

Approval of the proposed Map of Dedication will dedicate 4.384 acres (approx.) of right-of-way for a portion of Asante Boulevard west of 155th Avenue in the Fulton Homes Escalante Development.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed Final Plat.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS19-649 - Staff Report
 2. 01 - FS19-649 - Vicinity Map
 3. 02 - FS19-649 - MOD
 4. FS19-649 - PowerPoint
-

MAP OF DEDICATION

REPORT TO THE CITY COUNCIL

Case: FS19-649

Project Name: Fulton Homes Escalante Infrastructure Phase 2 - MOD

Council District: 1

City Council Date: June 1, 2021

Planner: Sergio Angulo, Planner II

Owner: Fulton Homes Corporation

Applicant: Brian Nicholls with EPS Group, Inc.

Request: Map of Dedication to dedicate 4.384 acres (approx.) of right-of-way for Asante Boulevard.

Site Location: Portion of Asante Boulevard west of 155th Avenue in the Fulton Homes Escalante Development.

Site Size: 4.384 acres (approx.)

Density: N/A

Findings:

- The Map of Dedication is consistent with the Surprise General Plan 2035.
- The Map of Dedication is consistent with the Altamira PAD.
- The Map of Dedication is in substantial conformance with the Preliminary Plat approved under case FS16-301.

Alternative Actions: **Approve** – Approval of the proposed Map of Dedication will allow the applicant the ability to dedicate 4.384 acres (approx.) of right-of-way for Asante Boulevard as proposed.

Deny – Denial of the requested Map of Dedication will prevent the applicant from dedicating 4.384 acres (approx.) of right-of-way for Asante Boulevard as proposed.

Additional Information:

43 EPS Group Inc., on behalf of Fulton Homes Corporation, seeks approval of a Map of Dedication that
44 dedicates 4.384 acres (approx.) of right-of-way for a portion of Asante Boulevard between 155th
45 Avenue and 158th Lane in the Fulton Homes Escalante Development. This portion of Asante
46 Boulevard will provide access to Parcels 6 – 10 of Fulton Homes Escalante. Approval of this Map of
47 Dedication will facilitate the development of Phase 2 of the Fulton Homes Escalante Development.

48

49 **Attachments:**

50

51 01 Vicinity Map

52 02 Map of Dedication



FS19-649 VICINITY MAP

MAP OF DEDICATION
FULTON HOMES ESCALANTE INFRASTRUCTURE
PHASE 2

BEING A RE-SUBDIVISION OF TRACT G1 OF "ESCALANTE MASTER PLAT - PHASE 1A", AS RECORDED IN
BOOK 1542, PAGE 19, OFFICE OF THE MARICOPA COUNTY RECORDER,
SITUATED WITHIN A PORTION OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE
GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GLA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, FROM WHICH THE SOUTH QUARTER CORNER
THESE BEARS N 89°55'22" W, 354.43 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 27 SECONDS WEST, 2578.35 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS WEST, 182.89 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 47 MINUTES 33 SECONDS WEST, 28.28 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS WEST, 55.00 FEET;

THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST, 2754 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 4 DEGREES 10
MINUTES TO SECONDS EAST A DISTANCE OF 560.00 FEET;

THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST, 2754 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 4 DEGREES 10
MINUTES TO SECONDS EAST A DISTANCE OF 560.00 FEET;

THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST, 2754 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 4 DEGREES 10
MINUTES TO SECONDS EAST A DISTANCE OF 560.00 FEET;

THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST, 2754 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 4 DEGREES 10
MINUTES TO SECONDS EAST A DISTANCE OF 560.00 FEET;

THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST, 2754 FEET;

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NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 4 DEGREES 10
MINUTES TO SECONDS EAST A DISTANCE OF 560.00 FEET;

THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST, 2754 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 4 DEGREES 10
MINUTES TO SECONDS EAST A DISTANCE OF 560.00 FEET;

THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST, 2754 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 4 DEGREES 10
MINUTES TO SECONDS EAST A DISTANCE OF 560.00 FEET;

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NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 4 DEGREES 10
MINUTES TO SECONDS EAST A DISTANCE OF 560.00 FEET;

THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST, 2754 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 4 DEGREES 10
MINUTES TO SECONDS EAST A DISTANCE OF 560.00 FEET;

THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS WEST, 2754 FEET TO THE POINT OF BEGINNING.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

1. THAT FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS OWNER, HAS SUBMITTED UNDER THE
NAME "FULTON HOMES ESCALANTE INFRASTRUCTURE PHASE 2", A MAP OF DEDICATION BEING A PORTION
OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND DOES HEREBY PURSUE THIS MAP DEDICATION AS
AND FOR "FULTON HOMES ESCALANTE INFRASTRUCTURE PHASE 2" AND DECLARES THAT THE MAP OF
DEDICATION SETS FORTH THE LOCATION AND LINES THE DIMENSIONS OF EACH STREET AND EASEMENT
CONSTITUTING SAME, AND THAT EACH STREET AND EASEMENT SHALL BE KNOWN BY THE NAME GIVEN TO
EACH RESPECTIVELY AS SHOWN ON THIS MAP OF DEDICATION.

2. OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEES TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS
SHOWN ON THE MAP OF DEDICATION.

3. OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF")
AN AVIATION EASEMENT OVER AND ACROSS THIS MAP OF DEDICATION AND EVERY LOT AND PARCEL,
THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT
OVER THIS MAP OF DEDICATION, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL
AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF
AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LINE AIR FORCE BASE AND
AUXILIARY FIELD.

4. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING
LANDSCAPED MEDIAN WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE
CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER
OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

5. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL
OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER
ACCEPTANCE.

6. ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED
OR CONDUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR
PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY
OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE
CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL
ACTION.

7. OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER,
UPON, AND ACROSS ALL AREAS DESIGNATED ON THE MAP OF DEDICATION AS RIGHT-OF-WAY FOR THE
PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, THE HYDRAULIC,
WATER/SEWER LINES AND MANHOLES.

8. OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER,
UPON, AND ACROSS ALL AREAS DESIGNATED ON THE MAP OF DEDICATION AS RIGHT-OF-WAY FOR THE
PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, THE HYDRAULIC,
WATER/SEWER LINES AND MANHOLES.

IN WITNESS WHEREOF, OWNER HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS
CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY
OF _____, 2020.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION

BY: _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

BEFORE ME ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO
BE _____ OF FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND BEING
DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREAFTER SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES: _____

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY
OF SURPRISE.
2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "A" AND ZONE "X" BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 48022C02, WITH A
DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 480203, IN MARICOPA COUNTY,
STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH
SAID PROPERTY IS SITUATED.
3. IN ACCORDANCE WITH ARS § 9-461-07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS
OCCURRING WITH THIS MAP OF DEDICATION ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
4. PURSUANT TO ARS § 9-461-07, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF
ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR
SPECIAL DISTRICTS (§41501AND4174), WHEN APPLICABLE.
5. THIS MAP OF DEDICATION IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR ALTAIRRA,
APPROVED 05-02-2017 UNDER CASE F316-301.
6. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

LENDER OWNER STATEMENT

THE UNDERSIGNED, AS INSTRUMENTARY OF THAT CERTAIN DEED OF TRUST DOCUMENT RECORDED IN DOCUMENT NO.
2019-040474 OF THE MARICOPA COUNTY RECORDER, HEREBY RELEASES ALL THAT REAL PROPERTY IDENTIFIED
AS PUBLIC STREETS, FROM THE LEND AND SECURITY INTEREST OF THE DEED OF TRUST DATED AS OF MAY 31,
2019 BY FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS TRUSTOR, TO BENEFICIARY AND FIRST
AMERICAN TITLE INSURANCE COMPANY, A MEMPHIS CORPORATION, AS TRUSTEE. FURTHER, THE UNDERSIGNED
CONSENTS TO THE DRAINAGE, RETENTION, UTILITY AND OTHER EASEMENTS FOR PUBLIC PURPOSES DESCRIBED ON
THIS MAP OF DEDICATION. THIS PARTIAL RELEASE SHALL IN NO WAY AFFECT OR OPERATE TO DISCHARGE THE
LIEN OF THE DEED OF TRUST WITH RESPECT TO ANY OTHER OF THE PREMISES DESCRIBED ON THIS MAP OF
DEDICATION, BUT SHALL RELEASE THEREFROM ONLY THE REAL ESTATE WHICH IS DESCRIBED ABOVE. THE
UNRELEASED REAL ESTATE COVERED BY THE DEED OF TRUST SHALL REMAIN AS SECURITY FOR THE PAYMENT OF THE
INDEBTEDNESS AND THE FULL PERFORMANCE OF ALL OF THE COVENANTS AND OBLIGATIONS SECURED
THEREBY.

IN WITNESS WHEREOF, THIS PARTIAL RELEASE AND RECONVEYANCE OF DEED OF TRUST HAS BEEN EXECUTED AND
DELIVERED THIS _____ DAY OF _____, 2020.

BY: MAT BANK, A NEW YORK CORPORATION, CORPORATION, BENEFICIARY

BY: FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, TRUSTOR

BY: THOMAS M. DALY ITS VICE PRESIDENT

BY: NORMAN LEE MCKELLIS ITS PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

BEFORE ME ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO
BE _____ AND BEING DULY
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREAFTER SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

BEFORE ME ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO
BE _____ AND BEING DULY
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREAFTER SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC DATE _____

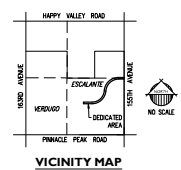
MY COMMISSION EXPIRES: _____

SHEET INDEX

- 1 COVER SHEET
- 2 SHEET INDEX & MAP OF DEDICATION
- 3 MAP OF DEDICATION

DEVELOPER / OWNER

FULTON HOMES CORPORATION
1130 N. ALAM SCHOOL ROAD, SUITE 202,
MESA, AZ 85204
PHONE: (480) 753-6789



RELEASE OF LIABILITY

1. FULTON HOMES CORPORATION, AN ARIZONA CORPORATION ("OWNER") DOES HEREBY (1) RELEASE AND
DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AND THE CITY OF
SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF
AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR
PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT
OVERTIGHTS FROM AIRCRAFT UTILIZING LINE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE
FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT
MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT
OR ON LINE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND
AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS MAP OF
DEDICATION OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM
ANY LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR
FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES,
DUST, FUEL, AND LUBRICANT PARTICLES.
2. FULTON HOMES CORPORATION, AN ARIZONA CORPORATION ("OWNER") DOES HEREBY (1) RELEASE AND
DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF
SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO
PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH
THE AREAS LOCATED WITHIN THE RIGHT-OF-WAY AS SHOWN ON THIS MAP OF DEDICATION. THIS
INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND
SUCCESSORS IN INTEREST TO THIS MAP OF DEDICATION OR ANY PARCEL OR LOT THEREOF. THIS
INSTRUMENT DOES NOT RELEASE THE CITY OF SURPRISE FROM ANY LIABILITY FOR DAMAGE OR INJURY
TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM
AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND
LUBRICANT PARTICLES.
3. OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE
FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN
CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME
THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

BASIS OF BEARINGS

SOUTH 89 DEGREES 38 MINUTES 32 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST AS SHOWN ON BOOK 1430, PAGE 4, MARICOPA COUNTY
RECORDS.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS MAP OF DEDICATION REVIEWED AND APPROVED THIS _____ DAY
OF _____, 2020, BY THE CITY ENGINEER OF SURPRISE, ARIZONA

APPROVED _____ CITY ENGINEER DATE _____

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF
_____, 2020.

ATTEST: _____

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

CERTIFICATION

I, ROBERT A. JOHNSON HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA;
THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF
FEBRUARY, 2019; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST
OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO DEFINE THE SURVEY TO BE REPRODUCED.

LAND SURVEYOR:
ROBERT A. JOHNSON, RLS 33498
EPS GROUP, INC.
1130 N. ALAM SCHOOL ROAD, SUITE 202
MESA, AZ 85204

SURPRISE PLANNING CASE F319-649

EPS GROUP

FULTON HOMES ESCALANTE
INFRASTRUCTURE PHASE 2

MAP OF DEDICATION

18-212
COVER
1
of 3



FS19-649

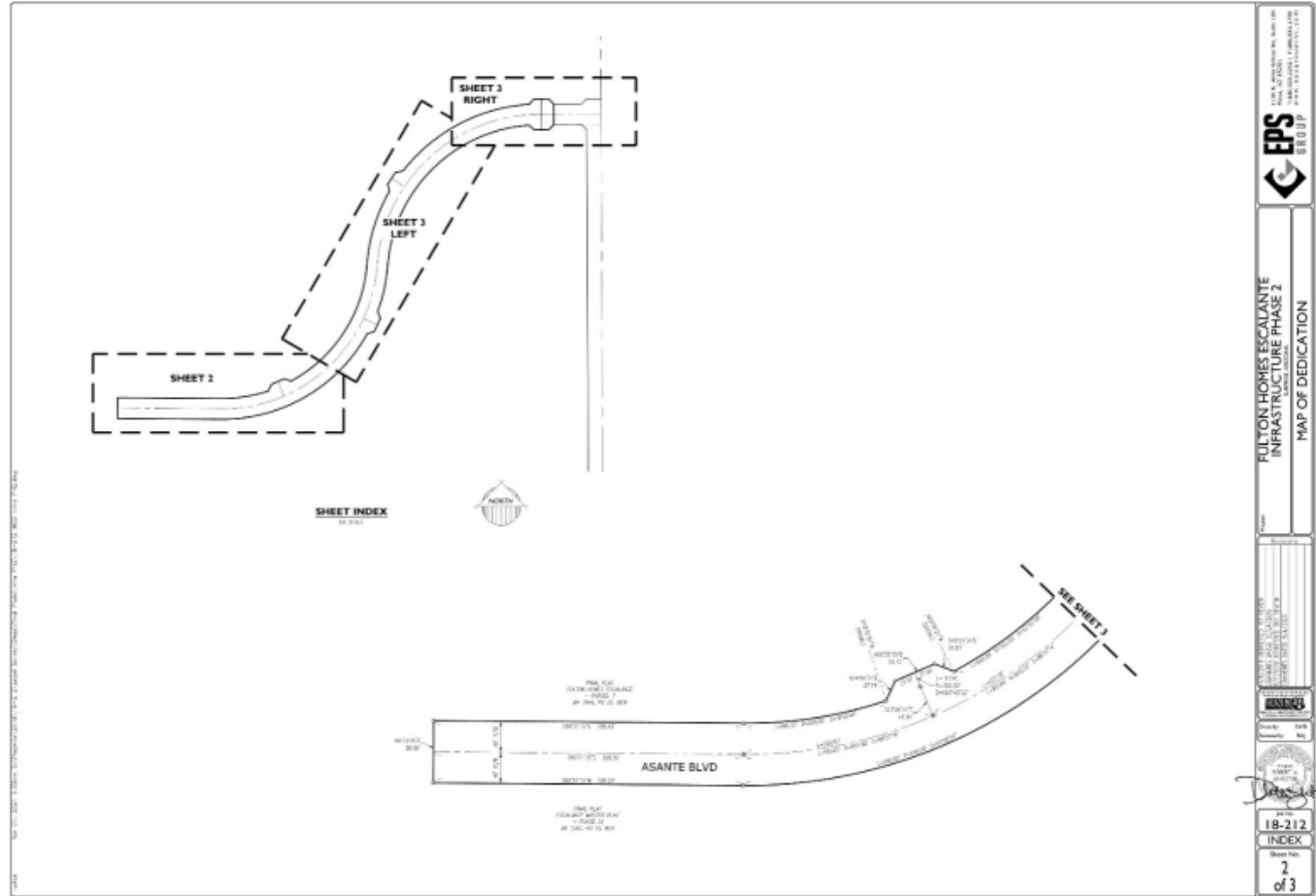
**Fulton Homes Escalante Infrastructure
Phase 2
MOD**

City Council

June 1, 2021



FS19-649 VICINITY MAP







QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: June 1, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Re-Plat of Lots 1 through 7, of 'Surprise Spectrum'" an approximately 19 acre property generally located on the northwest corner of Pat Tillman Boulevard and 163rd Avenue. (Case FS20-712)

Motion:

I move to approve the Final Plat entitled "Re-Plat of Lots 1 through 7, of 'Surprise Spectrum'"

Background:

Sustainability Engineering Group, on behalf of Smiths Food & Drug Centers, Inc. and Barclay Holdings C, LLC, seeks approval of a Final Plat to rearrange the lot lines on the subject site.

Objective Analysis:

Approval of the proposed Final Plat will allow the applicant to move forward with their Conditional Use Permit and Site Plan application for a Fry's Retail Center in Asante.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports the proposed Final Plat.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS20-712 - Staff Report
2. 01 - FS20-712 - Vicinity Map

3. 02 - FS20-712 - Final Plat
 4. FS20-712 - PowerPoint
-

Case: FS20-712

Project Name: Fry's Asante Final Plat

Council District: 1

City Council Date: June 1, 2021

Planner: Sergio Angulo, Planner II

Owners: Smiths Food & Drug Centers, Inc.
Barclay Holdings C, LLC

Applicant: Jason Sanks with Sustainability Engineering Group

Request: Final Plat to Re-Plat Lots 1 through 7 of Surprise Spectrum

Site Location: Northwest corner of Pat Tillman Boulevard and 163rd Avenue.

Site Size: 19 Acres (approx.)

Density: N/A

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Asante PAD.

Alternative Actions: **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to re-plat the property as proposed.

Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

37 Sustainability Engineering Group, on behalf of Smiths Food & Drug Centers, Inc. and Barclay
38 Holdings C, LLC, seeks approval of a Final Plat to re-plat Lots 1 through 7 of Surprise
39 Spectrum. The subject property is approximately 19 acres and is located on the northwest
40 corner of Pat Tillman Boulevard and 163rd Avenue in the Asante PAD. The subject property
41 is zoned PAD and has a land use designation of Commercial.

42

43 This Final Plat combines Lots 1, 2, and 3 of the existing plat and adjusts the property
44 boundary lines of Lots 4 through 7 of the existing Surprise Spectrum final plat. This re-plat
45 also reduces the total number of lots onsite to six (6). Currently a new Fry's grocery store and
46 fueling station is proposed in Lot 1. An additional "shops" building attached to the grocery
47 store building is proposed in Lot 3. Lots 2, and 4 through 6 will be developed in a future
48 phase.

49

50 In conjunction to this Final Plat, the applicant submitted a Conditional Use Permit (CUP) and
51 Site Plan for the proposed grocery store and shops. That CUP and Site Plan was reviewed
52 under the same case and will be heard by the Planning and Zoning Commission on May 20,
53 2021. The results of that hearing are unknown as of the writing of this report. This Final Plat
54 does not dedicate any new right-of-way and is in compliance with the Asante PAD.

55

56 **Attachments:**

57

58 01 Vicinity Map

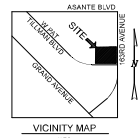
59 02 Final Plat



FS20-712 VICINITY MAP

REPLAT OF LOTS 1 THROUGH 7, OF "SURPRISE SPECTRUM"

AS RECORDED IN
BOOK 969, PAGE 17, IN THE OFFICE OF THE MARICOPA COUNTY RECORDER
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

BARCLAY GROUP VENTURE CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "REPLAT OF LOTS 1 THROUGH 7, 'SURPRISE SPECTRUM', RECORDED IN BOOK 969, PAGE 17, IN THE OFFICE OF THE MARICOPA COUNTY RECORDER LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS REPLAT AS AND FOR THE PLAT OF "REPLAT OF LOTS 1 THROUGH 7, 'SURPRISE SPECTRUM' AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME THAT IS GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS FINAL PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS FINAL PLAT FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT, UPON, OVER, UNDER, THROUGH AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE, A PERPETUAL EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THIS PLAT AS INGRESS AND EGRESS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC WATER METERS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS FINAL PLAT A REDIPROCAL PARKING EASEMENT UPON, OVER, THROUGH AND ACROSS THE ENTIRE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS RIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF RIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRAILS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

THE EASEMENTS GRANTED WITHIN THIS FINAL PLAT ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS FINAL PLAT, OR ANY LOT THEREOF.

ALL PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED FOR PUBLIC UTILITY USE. ALL OTHER EASEMENTS ARE GRANTED FOR THE USE AS SHOWN.

IN WITNESS WHEREOF, BARCLAY GROUP VENTURE CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREOF, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2021.

BY: BARCLAY GROUP VENTURE CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME THIS _____ DAY OF _____, 2021,
PERSONALLY APPEARED BEFORE ME, WHO ACKNOWLEDGED HIMSELF TO BE AND OFFICER OF BARCLAY GROUP VENTURE CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND THAT SHE/HAS AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HERSELF/HIMSELF.

IN WITNESS WHEREOF, I HEREBY UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

EXPIRES _____

OWNER

BARCLAY GROUP VENTURE CAPITAL, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY
2390 E CAMELBACK RD #200,
PHOENIX, ARIZONA 85016

ENGINEER

SUSTAINABILITY ENGINEERING GROUP
808 E. GILBERT DR., SUITE 101,
SCOTTSDALE, AZ 85260
PHONE: 480-388-7229

SURVEYOR

ANY LAND SURVEYING, LLC
P.O. BOX 2170,
CHANDLER, AZ 85244
PHONE: 480-244-7630
CONTACT: DANIEL D. ARMUJO

PARCEL DESCRIPTION

LOTS 1 THROUGH 7, INCLUSIVE, OF SURPRISE SPECTRUM, RECORDED IN BOOK 969 OF MAPS, PAGE 17, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT WAS REVIEWED AND APPROVED THIS _____ DAY OF _____, 2021,
THE CITY ENGINEER OF SURPRISE, ARIZONA.

BY: _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS _____ DAY OF _____, 2021

ATTES:

MAYOR

DATE

CITY CLERK

DATE

AREA

LOT NO.	SQ. FT.	ACRES
1	682,098	15.57
2	38,185	0.87
3	73,197	1.68
4	43,034	1.00
5	34,892	0.80
6	32,413	0.75

NOTES

A. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENT ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO THE FOLLOWING:
REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING.

CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

B. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION NEITHER PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS.

C. ELECTRICAL LINES TO BE CONSTRUCTED AND RELOCATED AS REQUIRED BY THE ARIZONA CORPORATE COMMISSION GENERAL ORDER R-14-2-133.

D. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THE PROJECT.

E. ALL LOT CORNERS SHALL BE MONUMENTED WITH 10-INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

F. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.

G. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 44013C1210L, DATED OCTOBER 15, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

H. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY THE OWNER.

I. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL DEMONSTRATION SHOWN HEREON IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, T4N, R20W, USING A BEARING OF SOUTH 0 DEGREES 45 MINUTES 18 SECONDS WEST AS SHOWN ON THE FINAL PLAT OF SURPRISE SPECTRUM, RECORDED IN BOOK 969, PAGE 17, MARICOPA COUNTY RECORDS.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAP NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

BARCLAY GROUP VENTURE CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY [OWNER] DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE, OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR HURRY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

CERTIFICATION

I, DANIEL D. ARMUJO, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST AS SHOWN. THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADOPTED ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FIELD WORK COMPLETED SEPTEMBER 1, 2020

DANIEL D. ARMUJO
REGISTERED LAND SURVEYOR
ANY LAND SURVEYING, LLC
P.O. BOX 2170
CHANDLER, AZ 85244
(480) 244-7630



OWNER: BY: _____ DATE: 02/22/21 JOB NO: 20-085 SHEET NO: 1 OF 2
DRAWN BY: _____ CHECKED BY: _____
SURPRISE CASE FS20-712





FS20-712

Fry's Asante

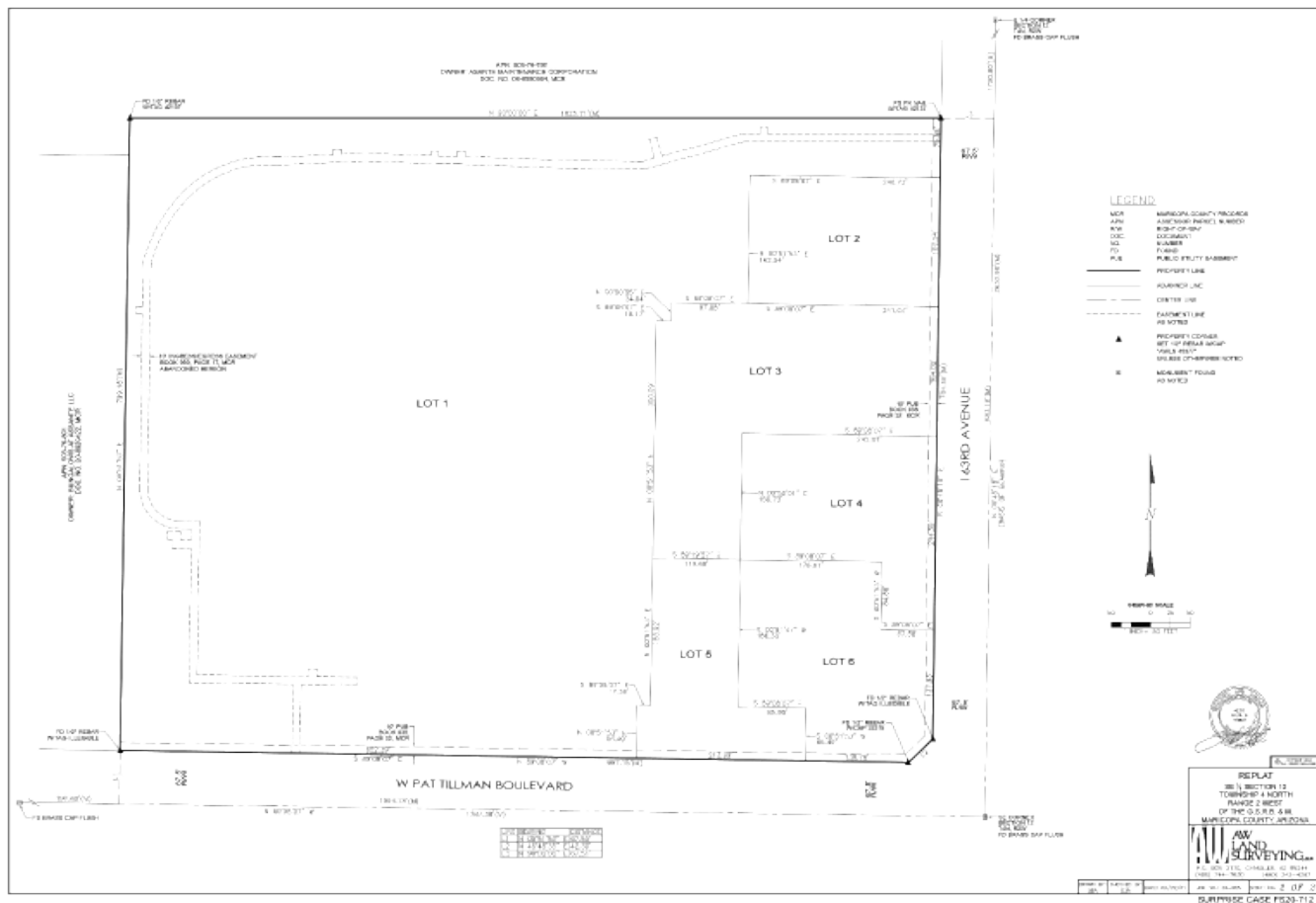
Final Plat

City Council
June 1, 2021



FS20-712 VICINITY MAP

FS20-712 FINAL PLAT





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: June 1, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to conditional approval of the Final Plat entitled, "Sycamore Farms (Paradisi) – Parcel I" an approximately 26.61 acre property generally located north of the northwest corner of Peoria Avenue and Sarival Avenue in the Sycamore Farms PAD; Resolution #2021-80 (Case FS20-599).

Motion:

I move to approve Resolution # 2021-80.

Background:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel I. The subject property is approximately 26.61 acres and is located north of the northwest corner of Peoria Avenue and Sarival Avenue. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 66 single-family lots for future development.

The proposed Final Plat is in compliance with the approved Sycamore Farms PADA approved under Case FS19-787.

Objective Analysis:

Approval of the proposed Plat allows the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The requested Plat is consistent with the Sycamore Farms PAD and advances the goals and policies of the General Plan.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS20-599 - Paradisi at Sycamore Farms Parcel I - FP - CC Staff Report
 2. 01 - FS20-599 - Paradisi at Sycamore Farms Parcel I - FP - Vicinity Map
 3. 02 - FS20-599 - Paradisi at Sycamore Farms Parcel I - FP - Zoning Map
 4. 03 - FS20-599 - Paradisi at Sycamore Farms Parcel I - FP - PAD Zoning
 5. 04 - FS20-599 - Paradisi at Sycamore Farms Parcel I - FP - Case Map
 6. 05 - FS20-599 - Paradisi at Sycamore Farms Parcel I - Final Plat -
 7. 06 - FS20-599 - Paradisi at Sycamore Farms Parcel I -FP - Landscape Plans
 8. 07 - FS20-599 - Paradisi at Sycamore Farms Parcel I - FP - Luke AFB Email
 9. 08 - FS20-599 - Paradisi at Sycamore Farms Parcel I - FP Resolution 2021-80
 10. PP - FS20-599 Paradisi at Sycamore Farms Parcel I - FP - CC PowerPoint
-

Final PLAT

REPORT TO THE CITY COUNCIL

Case: FS20-599

Project Name: Paradisi at Sycamore Farms Parcel I Final Plat

Council District: 3 - Mesquite

City Council Date: June 1, 2021

Planner: Laurie Lineberry, Planner

Owner: Taylor Morrison

Applicant: Kimley-Horn

Request: Final Plat with deferred recordation for a 26.61-acre parcel located within the Sycamore Farms Planned Area Development (PAD).

Site Location: North of the northwest corner of Peoria Avenue and Sarival Avenue in the Sycamore Farms PAD.

Site Size: 26.61 acres (approx.)

Density: 2.48 DU/Ac.

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Sycamore Farms PAD.
- The proposed Final Plat is consistent with the Preliminary Plat for Sycamore Farms.

Alternative Actions:

Approve – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property into 66 single-family lots, as proposed.

Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel I. The subject property is approximately 26.61 acres and is located north of the northwest corner of Peoria Avenue and Sarival Avenue. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 66 single-family lots for future development.

The proposed Final Plat is in compliance with the approved Sycamore Farms PADA approved under Case FS19-787.

The applicant also seeks to defer the recordation of the Final Plat until after the property has conveyed title. Upon conveyance of title, the new owner will provide Financial Assurance and staff will record the Final Plat.

Attachments:

- 01 Vicinity Map
- 02 Zoning Map
- 03 PAD Zoning Map
- 04 Case Map
- 05 Final Plat
- 06 Landscape Plans
- 07 Luke AFB Letter
- 08 Resolution 2021-80



VICINITY MAP

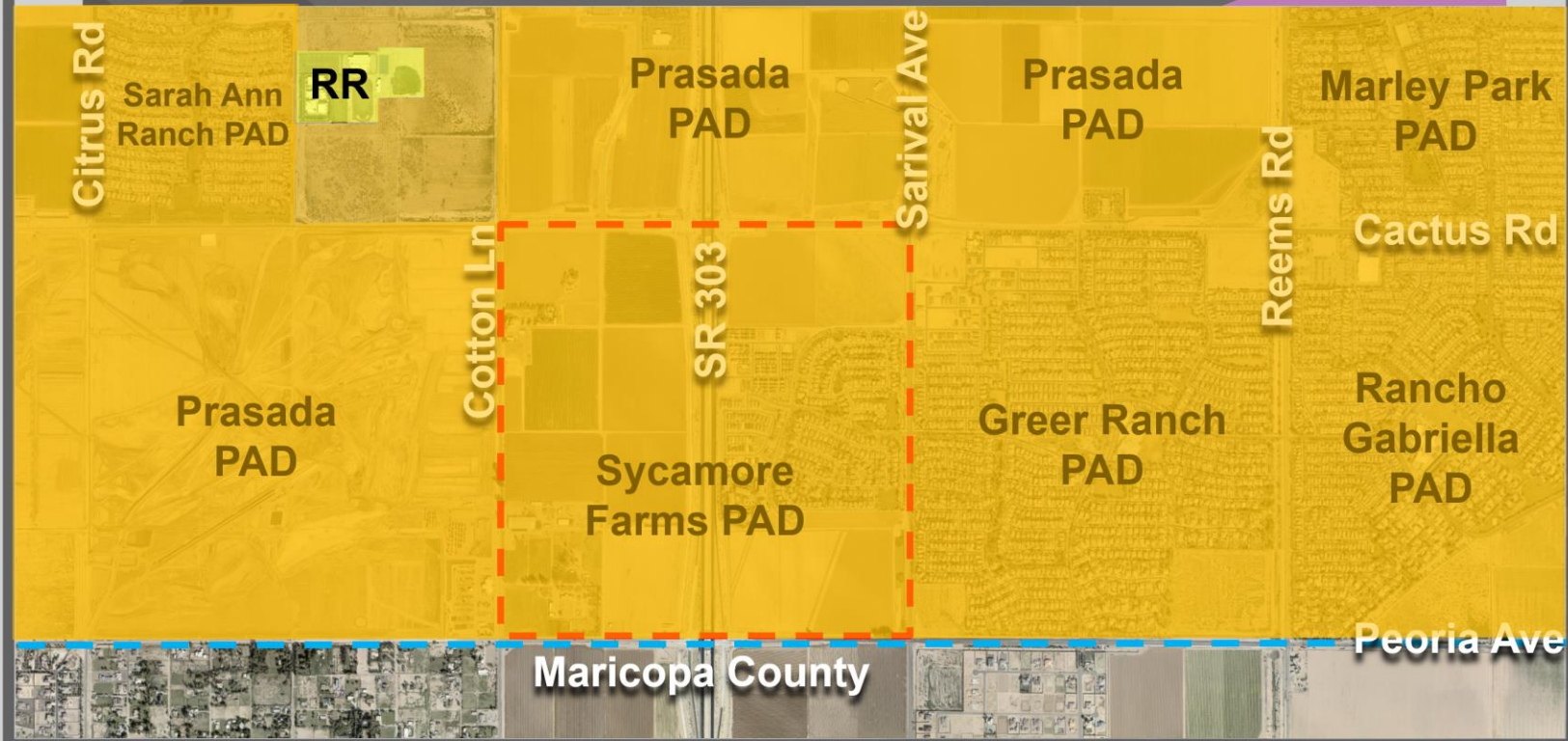
FS20-599
Paradisi at Sycamore Farms
Parcel I

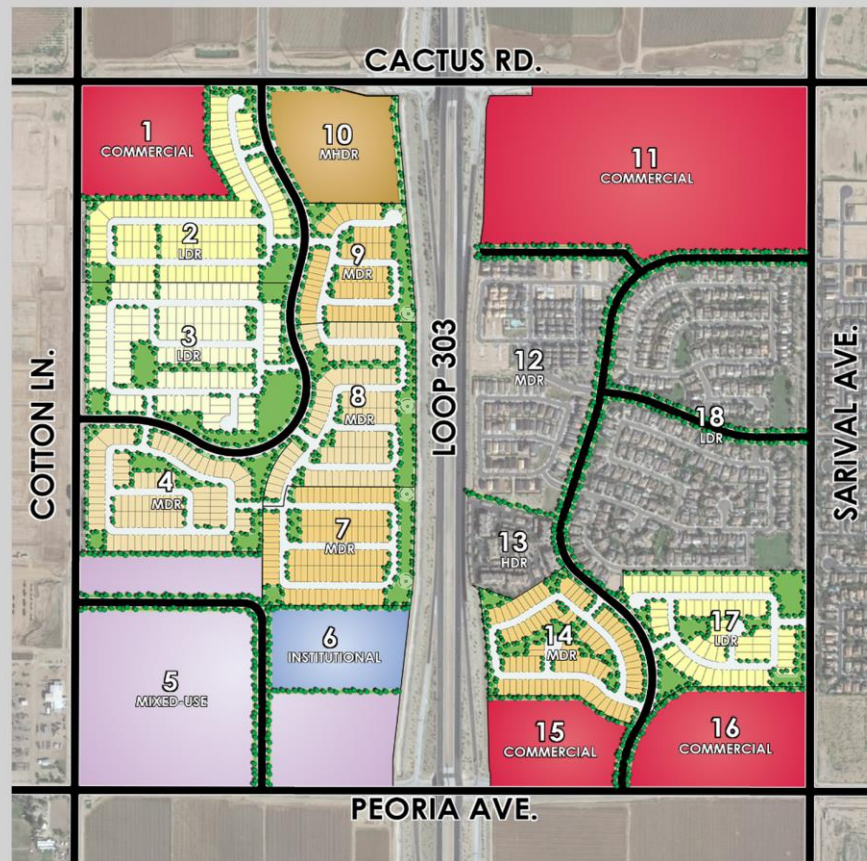




ZONING MAP

FS20-599
Paradisi at Sycamore Farms
Parcel I

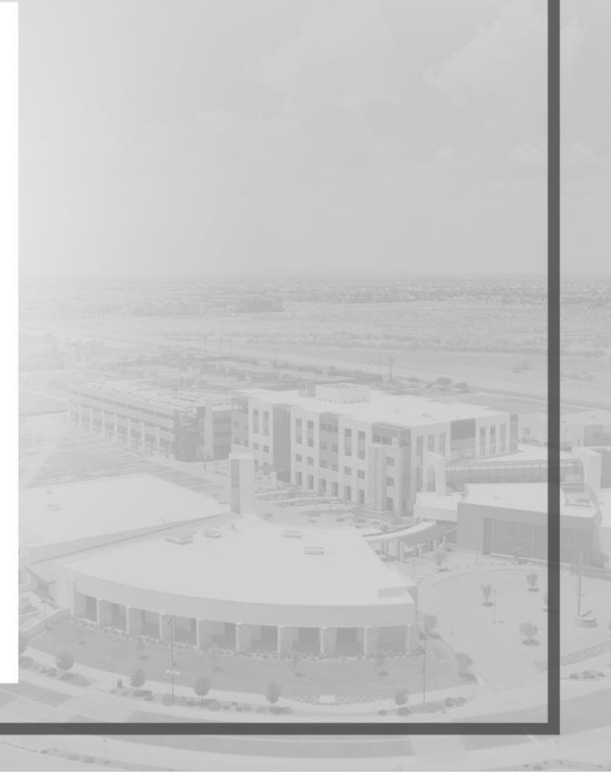




PAD ZONING MAP

CASE MAP

FS20-599
Paradisi at Sycamore Farms
Parcel I

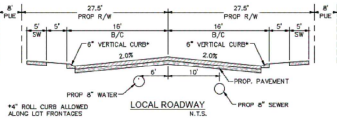


Page 97 of 200

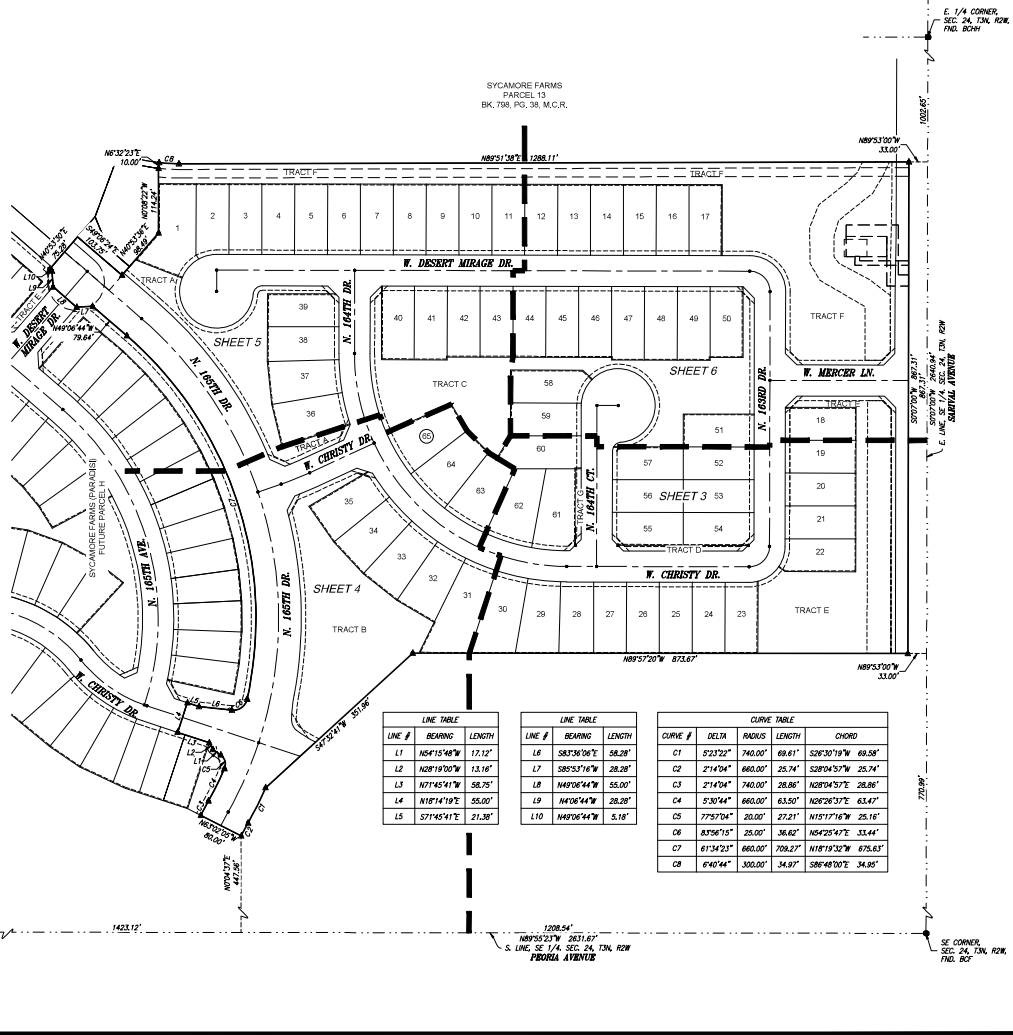
LOT #	SQUARE FEET	ACRES
1	11551.00	0.2652
2	7250.00	0.1664
3	7250.00	0.1664
4	7250.00	0.1664
5	7250.00	0.1664
6	7250.00	0.1664
7	7250.00	0.1664
8	7250.00	0.1664
9	7250.00	0.1664
10	7250.00	0.1664
11	7250.00	0.1664
12	7250.00	0.1664
13	7250.00	0.1664
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30	7250.00	0.1664
31	7250.00	0.1664
32	7250.00	0.1664
33	7250.00	0.1664

LOT #	SQUARE FEET	ACRES
34	8440.00	0.1938
35	8440.00	0.1938
36	8440.00	0.1938
37	8440.00	0.1938
38	8440.00	0.1938
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92	8440.00	0.1938
93	8440.00	0.1938
94	8440.00	0.1938
95	8440.00	0.1938
96	8440.00	0.1938
97	8440.00	0.1938
98	8440.00	0.1938
99	8440.00	0.1938
100	8440.00	0.1938

TRACT	SQUARE FEET	ACRES	USAGE
A	30031.00	0.6894	LANDSCAPE / RETENTION / TRAIL
B	56513.00	1.2874	LANDSCAPE / RETENTION / PARK
C	63842.00	1.4711	LANDSCAPE / RETENTION / PARK / TRAIL
D	2200.00	0.0505	LANDSCAPE
E	58556.00	1.3443	LANDSCAPE / RETENTION / DRAINAGE CHANNEL
F	125386.00	2.8762	LANDSCAPE / DRAINAGE CHANNEL / TRAIL / WIRELESS TOWER
G	12897.00	0.2958	LANDSCAPE
TOTAL	235523.00	5.3492	



- LEGEND**
- SECTION LINE
 - BOUNDARY - PARCEL 1
 - RIGHT OF WAY
 - EASEMENT DEDICATED HEREON
 - EXISTING EASEMENT
 - CENTERLINE
 - LOT LINE
 - MATCH LINE
 - ▲ SET REBAR W/CAP LS 41282 PER SIG. DET. 125-1
 - ALUMINUM CAP FLUSH
 - BRASS CAP IN HANDHOLE
 - REBAR
 - BRASS CAP AS NOTED
 - BOF TO BE SET AT COMPLETION OF CONSTRUCTION



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N54°15'48"W	17.12'
L2	N28°19'00"W	13.16'
L3	N71°45'41"W	58.75'
L4	N18°14'19"E	55.00'
L5	S71°45'41"E	21.38'

LINE TABLE			CU
LINE #	BEARING	LENGTH	
L6	S83°36'06"E	58.28'	
L7	S85°53'16"W	28.28'	
L8	N49°06'44"W	55.00'	
L9	N4°06'44"W	28.28'	
L10	N49°06'44"W	5.18'	

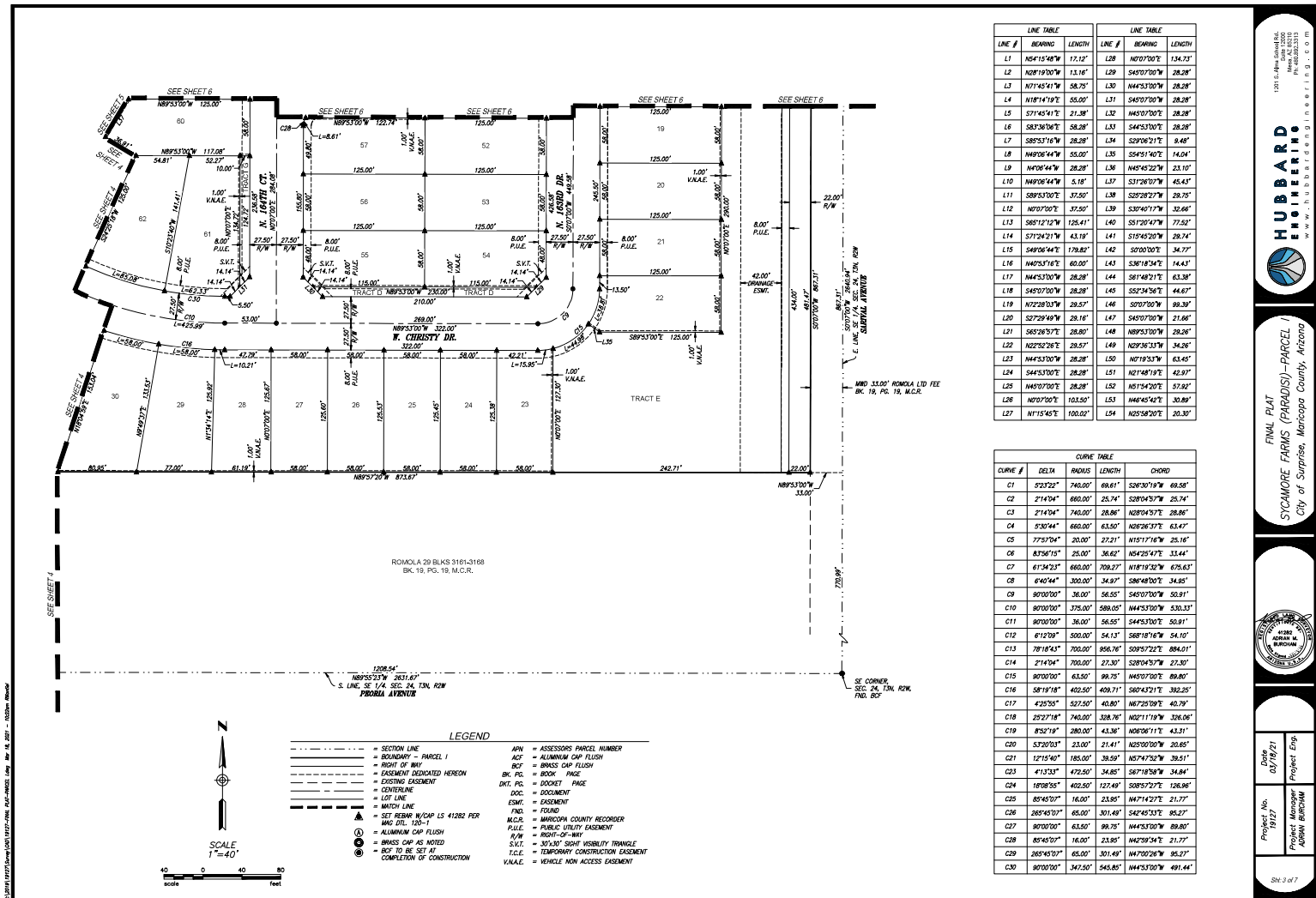
CURVE TABLE				
HYE #	DELTA	RADIUS	LENGTH	CHORD
C1	52°32'2"	740.00'	69.61'	S26°30'19"W 69.58'
C2	21°104'	660.00'	25.74'	S28°04'57"W 25.74'
C3	21°104'	740.00'	28.86'	N28°04'57"E 28.86'
C4	53°044'	660.00'	63.50'	N26°32'57"E 63.47'
C5	77°5704"	20.00'	27.21'	N15°17'16"W 25.16'
C6	83°56'15"	25.00'	36.62'	N54°25'47"E 33.44'
C7	61°34'25"	660.00'	708.27'	N18°19'32"W 675.63'
C8	64°044"	300.00'	34.97'	S86°49'00"E 34.95'

HUBBARD ENGINEERING
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PH: 602.963.3313
WWW.HUBBARDENGINEERING.COM

FINAL PLAT
SYCAMORE FARMS (PARADIS)-PARCEL 1
City of Surprise, Maricopa County, Arizona

Project No. 19127
Project Manager: ADAM M. BURCHAM
Date: 03/18/21
Project Eng.

SH-2 of 7
FS201-358



LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N04°15'48"W	17.12'	L28	N07°07'00"E	134.73'
L2	N08°19'00"W	13.16'	L29	S45°07'00"W	28.28'
L3	N17°45'41"W	58.75'	L30	N44°53'00"W	28.28'
L4	N18°14'19"E	55.00'	L31	S45°07'00"W	28.28'
L5	S71°45'41"E	21.38'	L32	N44°53'00"E	28.28'
L6	S83°36'08"E	58.28'	L33	S45°07'00"E	28.28'
L7	S89°53'16"W	28.28'	L34	S20°06'21"E	8.49'
L8	N49°06'44"W	55.00'	L35	S54°51'40"E	14.04'
L9	N49°06'44"W	28.28'	L36	N45°45'22"W	23.10'
L10	N49°06'44"W	5.16'	L37	S37°26'07"W	45.43'
L11	S89°53'00"E	37.50'	L38	S29°28'27"W	29.75'
L12	N07°07'00"E	37.50'	L39	S30°40'17"W	32.66'
L13	S89°12'12"W	125.41'	L40	S37°30'47"W	77.52'
L14	S71°24'21"W	43.19'	L41	S19°45'20"W	29.74'
L15	S49°06'44"E	179.82'	L42	S07°00'00"E	34.77'
L16	N49°53'16"E	60.00'	L43	S36°18'34"E	14.43'
L17	N44°53'00"E	28.28'	L44	S87°48'21"E	63.38'
L18	S49°07'00"W	28.28'	L45	S52°34'56"E	44.67'
L19	N72°28'03"W	29.57'	L46	S09°07'00"W	89.39'
L20	S27°28'49"W	29.16'	L47	S45°07'00"W	21.66'
L21	S69°26'57"E	28.80'	L48	N89°53'00"W	29.26'
L22	N22°52'28"E	29.57'	L49	N29°36'33"W	34.26'
L23	N44°53'00"W	28.28'	L50	N07°19'33"W	63.45'
L24	S44°53'00"E	28.28'	L51	N21°48'19"E	42.97'
L25	N49°07'00"E	28.28'	L52	N51°54'20"E	57.92'
L26	N07°07'00"E	103.50'	L53	N44°53'42"E	30.89'
L27	N1°15'48"E	100.02'	L54	N25°58'20"E	26.30'

LEGEND

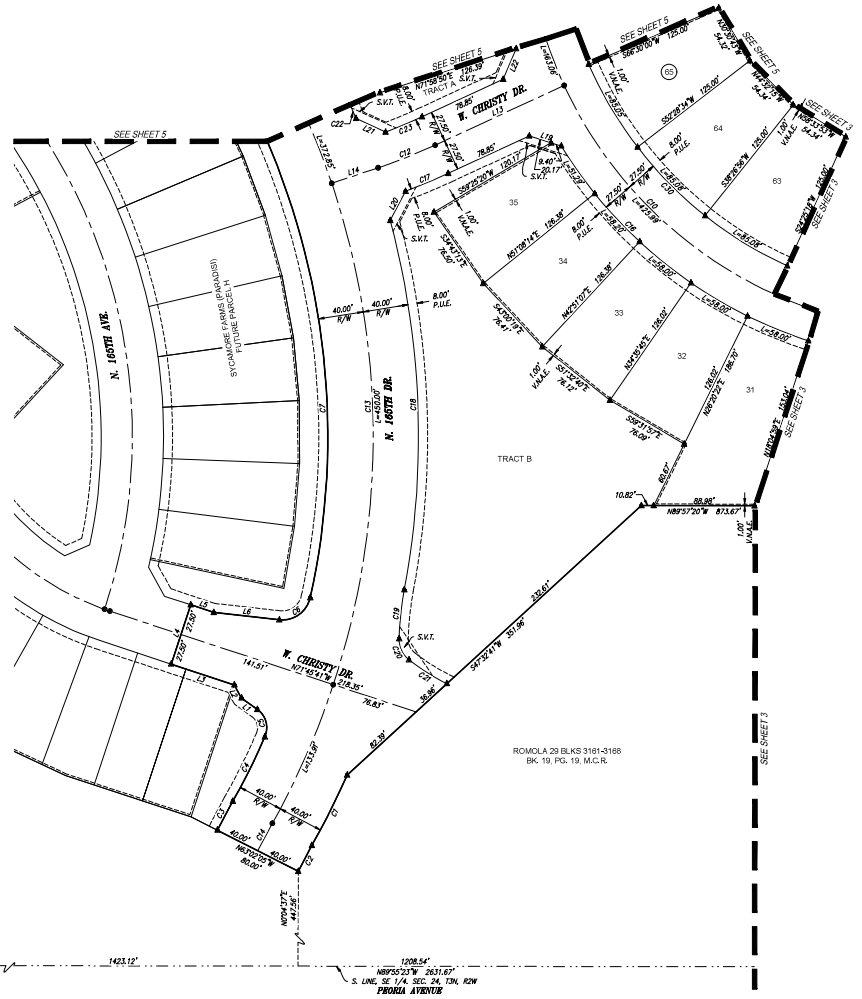
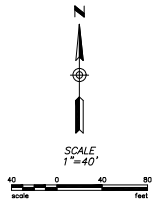
--- SECTION LINE
 --- BOUNDARY - PARCEL 1
 --- RIGHT OF WAY
 --- EASEMENT DEDICATED HEREON
 --- EXISTING EASEMENT
 --- CONTINUATION
 --- LOT LINE
 --- MATCH LINE

▲ SET BEAM W/ CAP LS 41282 PER
 MAG. CIL. 120-1

○ ALUMINUM CAP FLUSH
 ○ BRASS CAP AS NOTED
 ○ BOF TO BE SET AT
 ○ COMPLETION OF CONSTRUCTION
 ○ ACCESSORY PARCEL NUMBER

APN = ALTERNATE PARCEL NUMBER
 AC = ALUMINUM CAP FLUSH
 BOF = BRASS CAP FLUSH
 BK. PG. = BOOK PAGE
 DKT. PG. = DOCKET PAGE
 DOC. = DOCUMENT
 EMT. = EASEMENT
 FND. = FOUND
 M.C.R. = MARICOPA COUNTY RECORDER
 P.U.L. = PUBLIC UTILITY EASEMENT
 R/W = RIGHT-OF-WAY
 S.V.T. = 30°/30' SIGHT VISIBILITY TRIANGLE
 T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 V.A.L.E. = VEHICLE NON ACCESS EASEMENT

CURVE TABLE			
CURVE #	DELTA	RADIUS	CHORD
C1	5°32'22"	740.00'	68.61'
C2	2°14'04"	660.00'	25.74'
C3	2°14'04"	740.00'	28.86'
C4	5°30'44"	660.00'	63.50'
C5	77°30'04"	20.00'	27.21'
C6	83°56'15"	25.00'	36.62'
C7	61°34'23"	660.00'	709.27'
C8	6°40'44"	300.00'	34.97'
C9	90°00'00"	36.00'	58.55'
C10	90°00'00"	375.00'	588.05'
C11	90°00'00"	36.00'	58.55'
C12	6°12'08"	500.00'	54.13'
C13	78°18'43"	700.00'	956.76'
C14	2°14'04"	700.00'	27.30'
C15	90°00'00"	63.50'	89.75'
C16	58°19'18"	402.50'	408.71'
C17	42°52'56"	527.50'	40.80'
C18	25°22'18"	740.00'	328.76'
C19	8°52'18"	280.00'	43.36'
C20	53°20'03"	23.00'	21.41'
C21	12°15'40"	185.00'	39.59'
C22	41°13'33"	472.50'	34.85'
C23	18°08'55"	402.50'	127.49'
C24	85°43'07"	16.00'	23.95'
C25	265°49'07"	65.00'	301.49'
C26	90°00'00"	63.50'	99.75'
C27	85°43'07"	16.00'	23.95'
C28	265°49'07"	65.00'	301.49'
C29	90°00'00"	347.50'	545.85'



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FINAL PLAT
STYCAMORE FARMS (PARADIS)-PARCEL 1
 City of Surprise, Maricopa County, Arizona

Project No.
19127

Date
03/19/21

Project Manager
ADAM BURCHAM

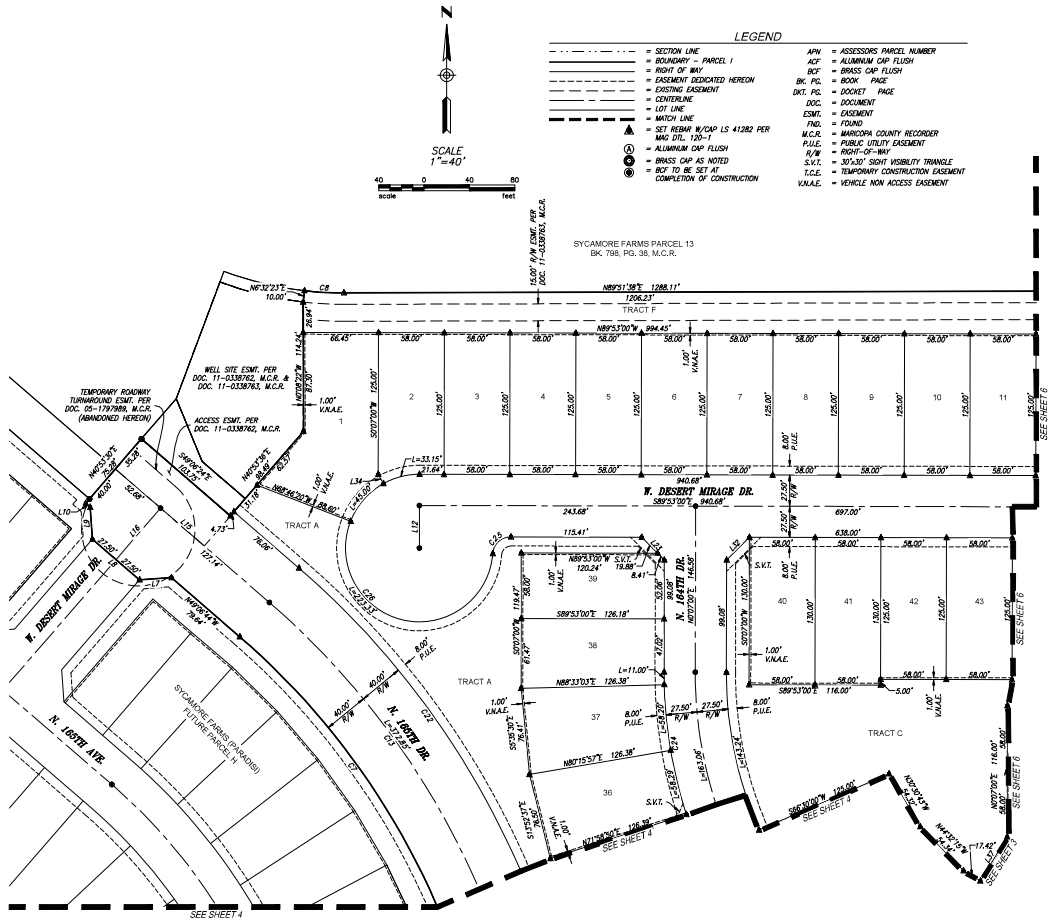
Project Eng.
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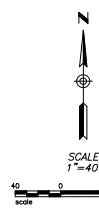
Sheet
Sht 4 of 7

FS201-559

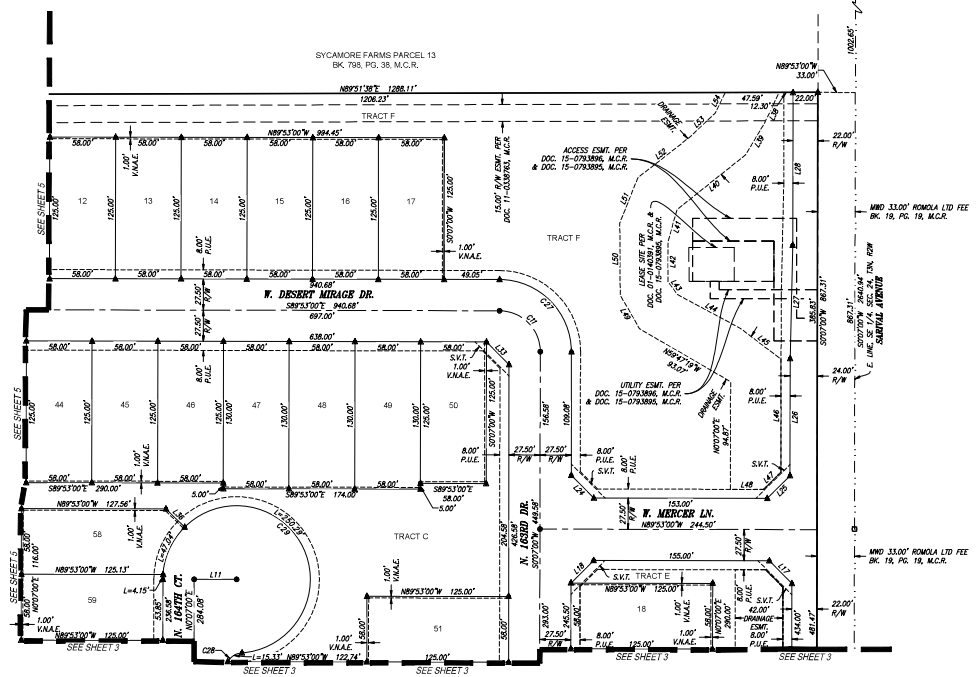
LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N04°15'48"W	17.12'	L28	N07°07'00"E	134.73'
L2	N08°19'00"W	13.16'	L29	S43°03'00"W	28.28'
L3	N17°45'41"W	58.75'	L30	N44°53'00"W	28.28'
L4	N18°14'19"E	55.00'	L31	S43°03'00"W	28.28'
L5	S71°45'41"E	21.38'	L32	S43°03'00"E	28.28'
L6	S83°36'08"E	58.28'	L33	S44°53'00"E	28.28'
L7	S89°53'16"W	28.28'	L34	S29°06'21"E	8.48'
L8	N49°06'44"W	55.00'	L35	S54°51'40"E	14.04'
L9	N49°06'44"W	28.28'	L36	N45°45'22"W	23.10'
L10	N49°06'44"W	5.16'	L37	S31°26'57"W	45.43'
L11	S89°53'00"E	37.50'	L38	S29°28'27"W	29.75'
L12	N07°07'00"E	37.50'	L39	S30°40'17"W	32.66'
L13	S89°12'12"W	125.41'	L40	S31°00'47"W	77.52'
L14	S71°24'21"W	43.19'	L41	S19°45'20"W	29.74'
L15	S49°06'44"E	179.82'	L42	S07°00'00"E	34.77'
L16	N49°53'16"E	60.00'	L43	S36°18'34"E	14.43'
L17	N44°53'00"W	28.28'	L44	S81°48'21"E	63.38'
L18	S49°07'00"W	28.28'	L45	S52°34'56"E	44.67'
L19	N72°28'03"W	29.57'	L46	S09°07'00"W	89.39'
L20	S27°28'49"W	29.16'	L47	S45°07'00"W	21.66'
L21	S69°53'57"E	28.80'	L48	N89°53'00"W	28.26'
L22	N22°52'28"E	29.57'	L49	N29°36'30"W	34.26'
L23	N44°53'00"W	28.28'	L50	N07°19'33"W	63.45'
L24	S44°53'00"E	28.28'	L51	N21°48'19"E	42.97'
L25	N49°07'00"E	28.28'	L52	N51°54'02"E	57.92'
L26	N07°07'00"E	103.50'	L53	N46°45'42"E	30.89'
L27	N1°15'45"E	100.02'	L54	N25°58'20"E	26.30'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	5°32'22"	740.00'	69.61'	526°30'19"W 69.58'
C2	2°14'04"	660.00'	25.74'	S28°04'53"W 25.74'
C3	2°14'04"	740.00'	28.86'	N28°04'53"E 28.86'
C4	5°30'44"	660.00'	63.50'	N28°28'32"E 63.47'
C5	77°07'04"	20.00'	27.21'	N15°17'18"W 25.16'
C6	83°56'15"	25.00'	36.62'	N54°25'47"E 33.44'
C7	61°34'23"	660.00'	709.27'	N18°19'32"E 675.63'
C8	6°40'44"	300.00'	34.97'	S86°48'00"E 34.95'
C9	90°00'00"	36.00'	56.55'	S43°07'00"W 50.91'
C10	90°00'00"	375.00'	588.05'	N44°53'00"W 530.33'
C11	90°00'00"	36.00'	56.55'	S44°53'00"E 50.91'
C12	6°12'08"	500.00'	54.13'	S88°18'16"W 54.10'
C13	78°18'43"	700.00'	956.76'	S09°57'22"E 884.01'
C14	2°14'04"	700.00'	27.30'	S28°04'53"W 27.30'
C15	90°00'00"	63.50'	99.75'	N43°03'00"E 89.80'
C16	58°19'18"	402.50'	408.71'	S60°43'21"E 382.25'
C17	42°55'26"	527.50'	40.80'	N67°25'09"E 40.79'
C18	25°22'18"	740.00'	326.76'	N02°11'19"W 326.06'
C19	8°52'18"	280.00'	43.36'	N06°08'11"E 43.31'
C20	53°20'03"	23.00'	21.41'	N25°00'00"W 20.65'
C21	12°15'40"	185.00'	36.59'	N57°47'52"W 36.51'
C23	4°13'33"	472.50'	34.85'	S67°18'58"W 34.84'
C24	18°08'55"	402.50'	127.49'	S08°57'27"E 126.96'
C25	85°43'07"	16.00'	23.95'	N47°14'27"E 21.77'
C26	26°45'07"	65.00'	301.49'	S42°45'35"E 95.27'
C27	90°00'00"	63.50'	99.75'	N44°53'00"W 89.80'
C28	85°43'07"	16.00'	23.95'	N42°59'34"E 21.77'
C29	26°45'07"	65.00'	301.49'	N47°00'26"W 95.27'
C30	90°00'00"	347.50'	545.85'	N44°53'00"W 491.44'





- LEGEND**
- SECTION LINE
 - BOUNDARY - PARCEL 1
 - RIGHT OF WAY
 - EASEMENT DEDICATED HEREON
 - EXISTING EASEMENT
 - CENTERLINE
 - LOT LINE
 - MATCH LINE
 - SET REBAR W/ CAP 15 41282 PER MAG DTL 120-1
 - ALUMINUM CAP FLUSH
 - BRASS CAP AS NOTED
 - BOF TO BE SET AT COMPLETION OF CONSTRUCTION
- APN = ASSASSORS PARCEL NUMBER
 - ACF = ALUMINUM CAP FLUSH
 - BOF = BRASS CAP FLUSH
 - BC, PG. = BOOK PAGE
 - DKT. PG. = DOCKET PAGE
 - DOC. = DOCUMENT
 - ESMT. = EASEMENT
 - END. = FOUND
 - M.C.R. = MARICOPA COUNTY RECORDER
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT-OF-WAY
 - S.V.T. = 30/300 SHOT VISIBILITY TRIANGLE
 - T.C.C. = TEMPORARY CONSTRUCTION EASEMENT
 - V.A.N.A.E. = VEHICLE NON ACCESS EASEMENT



LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N54°15'48"W	17.12'	L28	N07°00'00"E	134.73'
L2	N28°19'00"W	13.16'	L29	S49°07'00"W	28.28'
L3	N71°45'41"W	58.75'	L30	N44°53'00"W	28.28'
L4	N18°14'19"E	55.00'	L31	S49°07'00"W	28.28'
L5	S71°45'41"E	21.38'	L32	N45°07'00"E	28.28'
L6	S83°36'06"E	58.28'	L33	S44°53'00"E	28.28'
L7	S85°31'16"W	28.28'	L34	S29°06'21"E	9.48'
L8	N49°06'44"W	55.00'	L35	S44°51'40"E	14.04'
L9	N49°06'44"W	28.28'	L36	N45°45'22"W	23.10'
L10	N49°06'44"W	5.16'	L37	S31°28'07"W	45.43'
L11	S89°53'00"E	37.50'	L38	S25°28'27"W	29.75'
L12	N07°00'00"E	37.50'	L39	S30°40'17"W	32.64'
L13	S85°12'12"W	125.41'	L40	S51°20'47"W	77.52'
L14	S71°24'21"W	43.19'	L41	S19°45'20"W	29.74'
L15	S49°06'44"E	179.82'	L42	S09°00'00"E	34.77'
L16	N45°37'16"E	60.00'	L43	S36°18'34"E	14.43'
L17	N44°53'00"W	28.28'	L44	S61°48'21"E	63.38'
L18	S45°07'00"W	28.28'	L45	S52°34'56"E	44.67'
L19	N72°28'00"W	28.57'	L46	S07°00'00"E	99.39'
L20	S27°29'49"W	28.16'	L47	S45°07'00"W	21.66'
L21	S65°26'57"E	28.80'	L48	N89°53'00"W	29.26'
L22	N22°32'26"E	28.57'	L49	N29°36'33"W	34.26'
L23	N44°53'00"W	28.28'	L50	N01°18'53"W	63.45'
L24	S44°53'00"E	28.28'	L51	N01°48'19"E	42.97'
L25	N49°07'00"E	38.28'	L52	N61°54'20"E	57.82'
L26	N07°00'00"E	153.50'	L53	N46°45'42"E	30.89'
L27	N71°45'41"E	150.02'	L54	N25°38'20"E	20.30'

CURVE TABLE				CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CURVE #	DELTA	RADIUS
C1	52°32'22"	740.00'	69.61'	526°30'19"W 69.58'	C11	90°00'00"	36.00'
C2	2°14'04"	660.00'	25.74'	S28°04'57"W 25.74'	C12	90°00'00"	37.50'
C3	2°14'04"	740.00'	28.86'	N28°04'57"E 28.86'	C13	90°00'00"	36.00'
C4	5°30'44"	660.00'	63.50'	N28°26'37"E 63.47'	C14	90°00'00"	36.00'
C5	7°53'04"	20.00'	27.21'	N15°17'16"W 25.16'	C15	90°00'00"	36.00'
C6	8°36'15"	25.00'	36.62'	N54°25'47"E 33.44'	C16	90°00'00"	37.50'
C7	61°34'23"	660.00'	709.27'	N18°18'32"W 675.63'	C17	90°00'00"	36.00'
C8	6°45'44"	300.00'	34.97'	S86°48'00"E 34.95'	C18	90°00'00"	36.00'
C9	90°00'00"	36.00'	56.55'	S45°07'00"W 50.91'	C19	90°00'00"	36.00'
C10	90°00'00"	37.50'	58.05'	N44°53'00"W 53.03'	C20	90°00'00"	36.00'
C11	90°00'00"	36.00'	56.55'	S44°53'00"E 50.91'	C21	90°00'00"	36.00'
C12	61°12'09"	500.00'	54.13'	S81°18'16"W 54.10'	C22	90°00'00"	36.00'
C13	78°18'43"	700.00'	956.76'	S09°57'22"E 884.01'	C23	90°00'00"	36.00'
C14	2°14'04"	700.00'	27.30'	S28°04'57"W 27.30'	C24	90°00'00"	36.00'
C15	90°00'00"	63.50'	99.75'	N45°07'00"E 89.80'	C25	90°00'00"	36.00'
C16	58°18'18"	402.50'	409.71'	S64°43'21"E 382.25'	C26	90°00'00"	36.00'
C17	4°25'35"	527.50'	40.80'	N67°25'09"E 40.79'	C27	90°00'00"	36.00'
C18	25°27'18"	740.00'	328.76'	N02°11'19"W 326.06'	C28	90°00'00"	36.00'
C19	8°52'19"	280.00'	43.36'	N08°06'11"E 43.31'	C29	90°00'00"	36.00'
C20	53°20'03"	23.00'	21.41'	N25°38'20"W 20.85'	C30	90°00'00"	36.00'
C21	12°15'40"	185.00'	39.59'	N57°47'52"W 39.51'			
C22	4°13'33"	475.50'	34.85'	S67°18'58"W 34.84'			
C23	85°45'03"	16.00'	23.85'	N47°14'27"E 21.77'			
C24	26°45'03"	45.00'	301.49'	S44°53'00"E 89.80'			
C25	85°45'03"	16.00'	23.85'	N47°14'27"E 21.77'			
C26	26°45'03"	45.00'	301.49'	N47°00'26"W 95.27'			
C27	85°45'03"	16.00'	23.85'	N44°53'00"E 49.44'			

1301 S. Alhambra Blvd.
Phoenix, AZ 85018
PH: 602.962.0313
FAX: 602.962.0313
www.hubbards-engineering.com

HUBBARD ENGINEERING

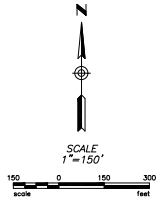
FINAL PLAT
SYCAMORE FARMS (PARADIS)-PARCEL 1
City of Surprise, Maricopa County, Arizona

Project No. 19127
Project Manager: ADRIAN BURCHAM
Project Eng:

Date: 03/19/21

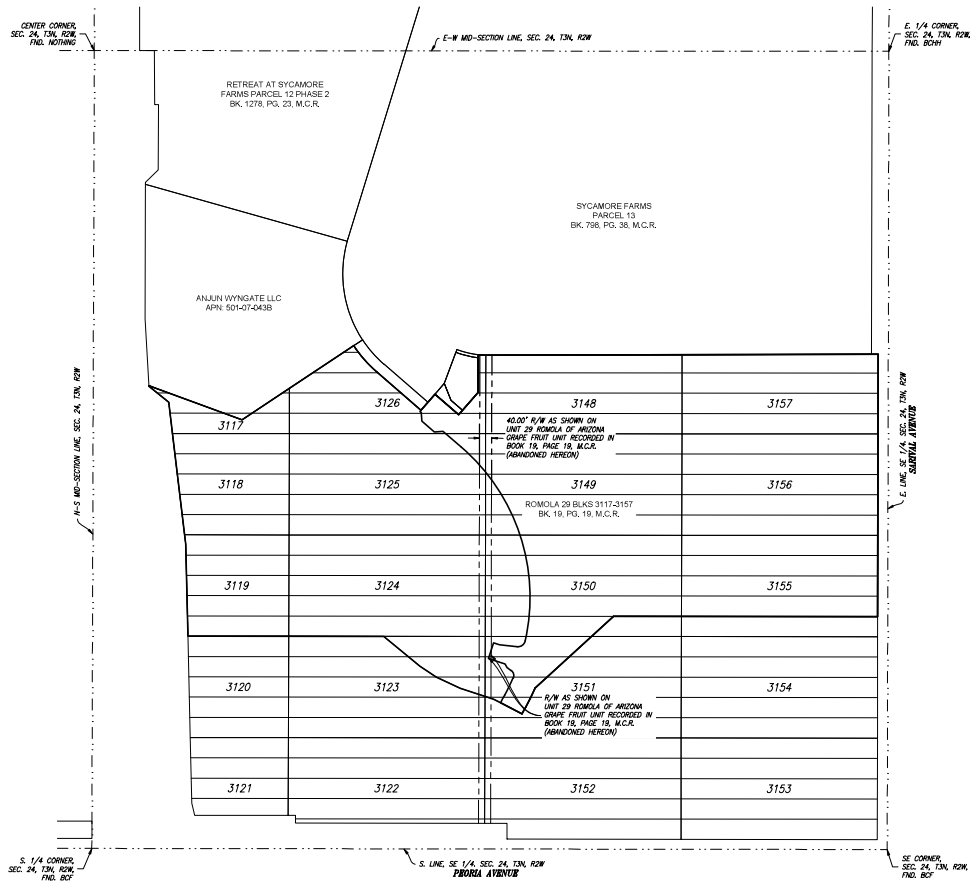
Sheet 6 of 7

FS201-358



LEGEND

- SECTION LINE
- - - BOUNDARY
- - - RIGHT-OF-WAY ABANDONED HEREON
- - - RIGHT-OF-WAY TO REMAIN
- - - EXISTING PARCEL
- SURVEY MONUMENT AS NOTED
- SET REBAR W/CHW LS 41262
- BRASS CAP AS NOTED
- BCF = BRASS CAP FLUSH
- BCW = BRASS CAP W/ HANDBOLE
- BK, PG. = BOOK, PAGE
- FND = FOUND
- M.C.R. = MARICOPA COUNTY RECORDER
- R/W = RIGHT-OF-WAY



1301 E. Alpa Street, Suite 100
Phoenix, AZ 85010
PH: 602.962.3313
FAX: 602.962.3314



HUBBARD ENGINEERING
FINAL PLAT
SYCAMORE FARMS (PARADIS)-PARCEL 1
City of Surprise, Maricopa County, Arizona



Project No.
19127
Date
03/18/21
Project Manager
ADRIAN BURCHAM
Project Eng.

SHEET 7 OF 7

FS201-559

LANDSCAPE CONSTRUCTION DOCUMENTS
FOR

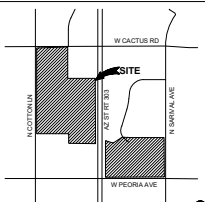
PARADISI

PARCEL I
SURPRISE, AZ
TAYLOR MORRISON

PARCEL KEY MAP

SCALE: 1" = 250' 0"

VICINITY MAP



SUBMITTAL HISTORY

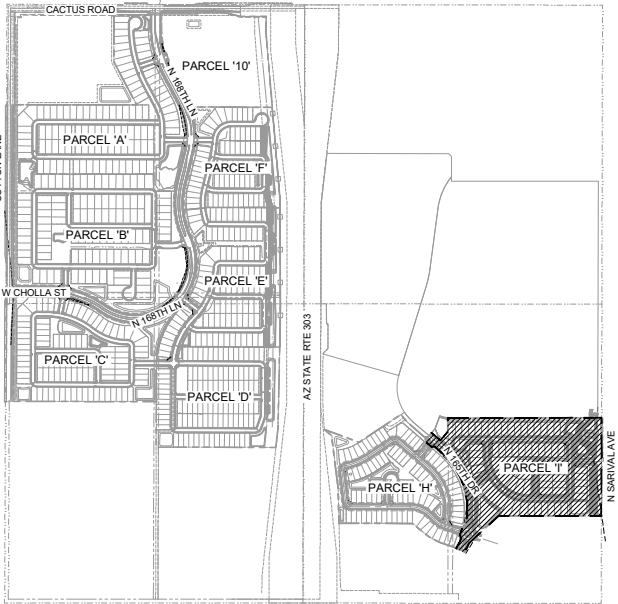
DATE	DESCRIPTION / COMMENTS
08/25/2020	CLIENT REVIEW
09/15/2020	1ST SUBMITTAL TO CITY OF SURPRISE
10/03/2020	2ND SUBMITTAL TO CITY OF SURPRISE
02/11/2021	3RD SUBMITTAL TO CITY OF SURPRISE

PROJECT TEAM

OWNER	TAYLOR MORRISON ARIZONA, INC. ANGELA CARROLL 4000 NORTH SCOTTSDALE ROAD, SUITE 2200 SCOTTSDALE, ARIZONA 85251 480.409.5516
LANDSCAPE ARCHITECT	RVI PLANNING + LANDSCAPE ARCHITECTURE SHAWN BYRON, P.L.A. 121 S. ASH AVENUE, SUITE 201 TAMPA, ARIZONA 85001 480.394.0994
CIVIL ENGINEER	WILEY HORN JASON BURM 1901 W. SOUTHERN AVE., SUITE 131 MESA, AZ 85210 480.227.2667
ELECTRICAL ENGINEER	WRIGHT ENGINEERING ARON HUTCHESNY 165 EAST CHILTON CHANDLER, ARIZONA 85225 480.497.5829
ARCHITECT	PERLMAN ARCHITECTS OF ARIZONA, INC. KEN POWERS 4800 NORTH 54TH STREET, SUITE 100 PHOENIX, ARIZONA 85018 (480) 951-6900

SHEET INDEX

NUMBER	DESCRIPTION
L0.00	COVER SHEET
L0.01	GENERAL NOTES
L0.02	REFERENCE PLAN
L1.01	WALL PLAN
L2.01 THRU L2.03	HARDSCAPE PLAN
L2.04	HARDSCAPE PLAN ENLARGEMENT
L3.01 THRU L3.03	HARDSCAPE DETAILS
L4.00	PLANTING NOTES
L4.01 THRU L4.11	PLANTING PLAN
L5.01	PLANTING DETAILS



RVI

11111 RIVINGTON DRIVE
TAMPA, FL 33613
TEL: 813.944.0000
WWW.RVIPLANNING.COM



PARADISI
PARCEL I
SURPRISE, AZ

PRODUCT NO: 19002272
DATE: 02/17/2021
DRAWN: BCS/BRL/MCH/KJ
CHECKED: BS

REVISIONS
1. 02/17/2021
2. 02/17/2021
3. 02/17/2021
4. 02/17/2021
5. 02/17/2021
6. 02/17/2021
7. 02/17/2021
8. 02/17/2021
9. 02/17/2021
10. 02/17/2021

COVER SHEET

L0.00

SHEET 01 OF 25

3RD SUBMITTAL - FS20-569

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITHIN THE PROJECT AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.

3. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES OR THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.

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

- [illegible]

[illegible]

1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.

- CONTRACTOR SHALL PROVIDE LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED.
1. INSTALL PLACEMENT
2. SPRINKLER, SPRINKLER, GROUNDERCOVERS AND ANY OTHER SPECIAL REQUIREMENTS
3. INSTALLATION OF TURF AREAS
4. INSTALLATION OF TREES AND SHRUBS ARE ESSENTIAL APPLICATIONS BY
5. FURNISHING, AND ALL OTHER MATERIALS NECESSARY TO COMPLETE THE PLANTING JOB AS
6. LANDSCAPING LANDSCAPING MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND
7. FERTILIZERS AND SOIL AMENDMENTS
8. MAINTENANCE WORK AS SPECIFICALLY COMPLETED OF THE CONTRACT
9. GUARANTEES
3. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. OBTAINING THE NECESSARY PERMITS AND INSURANCE REQUIRED.
4. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
5. BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER SYSTEM, INCLUDING ALL MATERIALS, LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED. THE IRRIGATION SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: (1) IRRIGATION PIPING, (2) IRRIGATION VALVES, (3) IRRIGATION CONTROLLERS, (4) IRRIGATION FITTINGS, (5) AUTOMATIC CONTROLS, (6) VALVES, (7) ACCESSORIES, (8) ELECTRICAL CONNECTIONS, (9) CONTROLLERS, (10) ELECTRICAL WIRING, (11) IRRIGATION PIPING, (12) IRRIGATION VALVES, (13) IRRIGATION CONTROLLERS, (14) IRRIGATION FITTINGS, (15) AUTOMATIC CONTROLS, (16) VALVES, (17) ACCESSORIES, (18) ELECTRICAL CONNECTIONS, (19) CONTROLLERS, (20) ELECTRICAL WIRING, (21) IRRIGATION PIPING, (22) IRRIGATION VALVES, (23) IRRIGATION CONTROLLERS, (24) IRRIGATION FITTINGS, (25) AUTOMATIC CONTROLS, (26) VALVES, (27) ACCESSORIES, (28) ELECTRICAL CONNECTIONS, (29) CONTROLLERS, (30) ELECTRICAL WIRING, (31) IRRIGATION PIPING, (32) IRRIGATION VALVES, (33) IRRIGATION CONTROLLERS, (34) IRRIGATION FITTINGS, (35) AUTOMATIC CONTROLS, (36) VALVES, (37) ACCESSORIES, (38) ELECTRICAL CONNECTIONS, (39) CONTROLLERS, (40) ELECTRICAL WIRING, (41) IRRIGATION PIPING, (42) IRRIGATION VALVES, (43) IRRIGATION CONTROLLERS, (44) IRRIGATION FITTINGS, (45) AUTOMATIC CONTROLS, (46) VALVES, (47) ACCESSORIES, (48) ELECTRICAL CONNECTIONS, (49) CONTROLLERS, (50) ELECTRICAL WIRING, (51) IRRIGATION PIPING, (52) IRRIGATION VALVES, (53) IRRIGATION CONTROLLERS, (54) IRRIGATION FITTINGS, (55) AUTOMATIC CONTROLS, (56) VALVES, (57) ACCESSORIES, (58) ELECTRICAL CONNECTIONS, (59) CONTROLLERS, (60) ELECTRICAL WIRING, (61) IRRIGATION PIPING, (62) IRRIGATION VALVES, (63) IRRIGATION CONTROLLERS, (64) IRRIGATION FITTINGS, (65) AUTOMATIC CONTROLS, (66) VALVES, (67) ACCESSORIES, (68) ELECTRICAL CONNECTIONS, (69) CONTROLLERS, (70) ELECTRICAL WIRING, (71) IRRIGATION PIPING, (72) IRRIGATION VALVES, (73) IRRIGATION CONTROLLERS, (74) IRRIGATION FITTINGS, (75) AUTOMATIC CONTROLS, (76) VALVES, (77) ACCESSORIES, (78) ELECTRICAL CONNECTIONS, (79) CONTROLLERS, (80) ELECTRICAL WIRING, (81) IRRIGATION PIPING, (82) IRRIGATION VALVES, (83) IRRIGATION CONTROLLERS, (84) IRRIGATION FITTINGS, (85) AUTOMATIC CONTROLS, (86) VALVES, (87) ACCESSORIES, (88) ELECTRICAL CONNECTIONS, (89) CONTROLLERS, (90) ELECTRICAL WIRING, (91) IRRIGATION PIPING, (92) IRRIGATION VALVES, (93) IRRIGATION CONTROLLERS, (94) IRRIGATION FITTINGS, (95) AUTOMATIC CONTROLS, (96) VALVES, (97) ACCESSORIES, (98) ELECTRICAL CONNECTIONS, (99) CONTROLLERS, (100) ELECTRICAL WIRING, (101) IRRIGATION PIPING, (102) IRRIGATION VALVES, (103) IRRIGATION CONTROLLERS, (104) IRRIGATION FITTINGS, (105) AUTOMATIC CONTROLS, (106) VALVES, (107) ACCESSORIES, (108) ELECTRICAL CONNECTIONS, (109) CONTROLLERS, (110) ELECTRICAL WIRING, (111) IRRIGATION PIPING, (112) IRRIGATION VALVES, (113) IRRIGATION CONTROLLERS, (114) IRRIGATION FITTINGS, (115) AUTOMATIC CONTROLS, (116) VALVES, (117) ACCESSORIES, (118) ELECTRICAL CONNECTIONS, (119) CONTROLLERS, (120) ELECTRICAL WIRING, (121) IRRIGATION PIPING, (122) IRRIGATION VALVES, (123) IRRIGATION CONTROLLERS, (124) IRRIGATION FITTINGS, (125) AUTOMATIC CONTROLS, (126) VALVES, (127) ACCESSORIES, (128) ELECTRICAL CONNECTIONS, (129) CONTROLLERS, (130) ELECTRICAL WIRING, (131) IRRIGATION PIPING, (132) IRRIGATION VALVES, (133) IRRIGATION CONTROLLERS, (134) IRRIGATION FITTINGS, (135) AUTOMATIC CONTROLS, (136) VALVES, (137) ACCESSORIES, (138) ELECTRICAL CONNECTIONS, (139) CONTROLLERS, (140) ELECTRICAL WIRING, (141) IRRIGATION PIPING, (142) IRRIGATION VALVES, (143) IRRIGATION CONTROLLERS, (144) IRRIGATION FITTINGS, (145) AUTOMATIC CONTROLS, (146) VALVES, (147) ACCESSORIES, (148) ELECTRICAL CONNECTIONS, (149) CONTROLLERS, (150) ELECTRICAL WIRING, (151) IRRIGATION PIPING, (152) IRRIGATION VALVES, (153) IRRIGATION CONTROLLERS, (154) IRRIGATION FITTINGS, (155) AUTOMATIC CONTROLS, (156) VALVES, (157) ACCESSORIES, (158) ELECTRICAL CONNECTIONS, (159) CONTROLLERS, (160) ELECTRICAL WIRING, (161) IRRIGATION PIPING, (162) IRRIGATION VALVES, (163) IRRIGATION CONTROLLERS, (164) IRRIGATION FITTINGS, (165) AUTOMATIC CONTROLS, (166) VALVES, (167) ACCESSORIES, (168) ELECTRICAL CONNECTIONS, (169) CONTROLLERS, (170) ELECTRICAL WIRING, (171) IRRIGATION PIPING, (172) IRRIGATION VALVES, (173) IRRIGATION CONTROLLERS, (174) IRRIGATION FITTINGS, (175) AUTOMATIC CONTROLS, (176) VALVES, (177) ACCESSORIES, (178) ELECTRICAL CONNECTIONS, (179) CONTROLLERS, (180) ELECTRICAL WIRING, (181) IRRIGATION PIPING, (182) IRRIGATION VALVES, (183) IRRIGATION CONTROLLERS, (184) IRRIGATION FITTINGS, (185) AUTOMATIC CONTROLS, (186) VALVES, (187) ACCESSORIES, (188) ELECTRICAL CONNECTIONS, (189) CONTROLLERS, (190) ELECTRICAL WIRING, (191) IRRIGATION PIPING, (192) IRRIGATION VALVES, (193) IRRIGATION CONTROLLERS, (194) IRRIGATION FITTINGS, (195) AUTOMATIC CONTROLS, (196) VALVES, (197) ACCESSORIES, (198) ELECTRICAL CONNECTIONS, (199) CONTROLLERS, (200) ELECTRICAL WIRING, (201) IRRIGATION PIPING, (202) IRRIGATION VALVES, (203) IRRIGATION CONTROLLERS, (204) IRRIGATION FITTINGS, (205) AUTOMATIC CONTROLS, (206) VALVES, (207) ACCESSORIES, (208) ELECTRICAL CONNECTIONS, (209) CONTROLLERS, (210) ELECTRICAL WIRING, (211) IRRIGATION PIPING, (212) IRRIGATION VALVES, (213) IRRIGATION CONTROLLERS, (214) IRRIGATION FITTINGS, (215) AUTOMATIC CONTROLS, (216) VALVES, (217) ACCESSORIES, (218) ELECTRICAL CONNECTIONS, (219) CONTROLLERS, (220) ELECTRICAL WIRING, (221) IRRIGATION PIPING, (222) IRRIGATION VALVES, (223) IRRIGATION CONTROLLERS, (224) IRRIGATION FITTINGS, (225) AUTOMATIC CONTROLS, (226) VALVES, (227) ACCESSORIES, (228) ELECTRICAL CONNECTIONS, (229) CONTROLLERS, (230) ELECTRICAL WIRING, (231) IRRIGATION PIPING, (232) IRRIGATION VALVES, (233) IRRIGATION CONTROLLERS, (234) IRRIGATION FITTINGS, (235) AUTOMATIC CONTROLS, (236) VALVES, (237) ACCESSORIES, (238) ELECTRICAL CONNECTIONS, (239) CONTROLLERS, (240) ELECTRICAL WIRING, (241) IRRIGATION PIPING, (242) IRRIGATION VALVES, (243) IRRIGATION CONTROLLERS, (244) IRRIGATION FITTINGS, (245) AUTOMATIC CONTROLS, (246) VALVES, (247) ACCESSORIES, (248) ELECTRICAL CONNECTIONS, (249) CONTROLLERS, (250) ELECTRICAL WIRING, 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1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.

- ALL FORMWORK ALIGNMENT SHALL BE EVEN, FLAT AND CURVES ARE TO BE SMOOTH. CONTINUOUS TRANSITIONS ARE REQUIRED. ALL JOINTS AND CORNERS SHALL BE SMOOTH. ALL JOINTS SHALL BE EVENLY SPACED AND VERTICALLY CONTIGUOUS.
- ALL CONCRETE SHALL BE Laid, CURED, ANCHOR BOLTS, AND OTHER REINERS SHALL BE FIRMLY BUCKED IN THE PROPER POSITION PRIOR TO PLACING CONCRETE.
- TO FLAVOR CONCRETE SHALL COME WITH A CONSTANT SLOPE BETWEEN TWO ELEVATION ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCORDING TO THE SLOPE. ALL HARDSHIPS SHALL BE SLOPE. ANY SLOPE FROM BUILDINGS AT 7% SLOPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- NEW CONCRETE PAVING SHALL MATCH EXISTING IN COLOR AND TEXTURE. UNLESS NOTED OTHERWISE ON DRAWINGS.
- IT IS RECOMMENDED THAT THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO PERFORM A GEOTECHNICAL ANALYSIS OF THE SOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE GEOTECHNICAL ANALYSIS.
- THE LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE DATA.
- ALL STEEL SURFACES SHALL BE CLEAN AND FREE OF OILS, BURRS, WELD RESIDUE AND OTHER DELETTERIAL MATERIALS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS BASED ON FIELD DIMENSIONS. FOR ALL STEEL ELEMENTS PERMITTED FOR CONSTRUCTION, FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT FINISH SAMPLE FOR REVIEW BY OWNER OF LANDSCAPE ARCHITECT.
- MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY. FIELD VARY DIMENSIONS OF ADJACENT AND ADJOINING WORK. REPORT ANY DISCREPANCIES TO OWNER AND/OR LANDSCAPE ARCHITECT.
- WELD CONNECTIONS CONTINUOUS AND SMOOTH. REMOVE ANY SPATTER AND FLAKES AND GRIND WELDS SMOOTH. PREPARE SURFACE TO BE PAINTED. REMOVE ALL WELDS AND FREE OF OBJECTABLE MATERIAL. WASH WITH CLEAN SOAPWATER OR WIRE BRUSH TO BARE METAL.
- SOILS TO BE GRADUALLY PLACED ON STAINLESS STEEL.
- CAST EXPOSED EDGES OF TUBING.
- REINFORCING MANHOLE "CONTINUOUS" MAY BE SPECIFIED WITH A LAP OF 8 BAR DIAMETERS (2" IN CONCRETE, 40 BAR DIAMETERS, 2" IN MINIMUM IN MASONRY) UNLESS NOTED OTHERWISE.
- ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE" (ACI 318-11) AND THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED MASONRY" (ACI 530-11).
- REINFORCING SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE INDICATED:
 - A. WALLS 8" - 12"
 - B. FORMED SURFACE IN CONTACT WITH EARTH @ 2"
 - C. SURFACE EXPOSED DIRECTLY AGAINST EARTH @ 3"
- ANY DOWNLAYS USED SHALL BE EQUAL IN SIZE AND SPACING TO VERTICAL BARS.
- MASONRY TIES SHALL BE GRADE 60 STEEL TIES CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-618 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIFIC BLOCK SHALL BE AS NOTED ON PLANS.
- MORTAR SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
- GROUT, FREELY PREPARED AND UNBLENDED KEYS. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 3 PARTS SAND. SAND TO WHICH MAY BE ADDED NO MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI.
- PORTLAND CEMENT SHALL BE TYPE I AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.
- WATERPROOF ALL MASONRY BELOW GRADE.



PARADISI
PARCEL I
SURPRISE, AZ

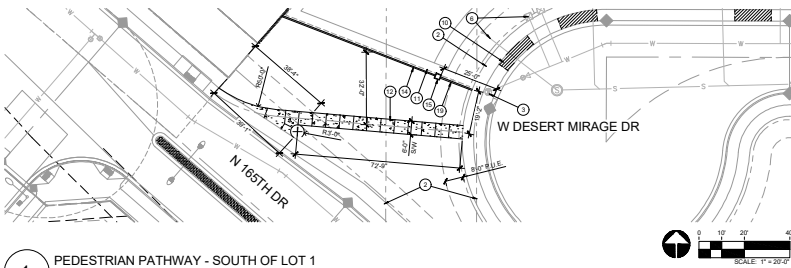
PROJECT NO: 1900227
DATE: 02/17/202
NAME: BG/SB/KL/MD/K
REVISED: S

GENERAL
NOTES

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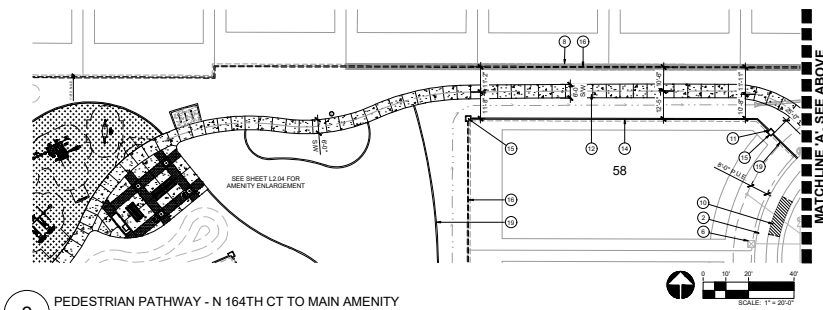
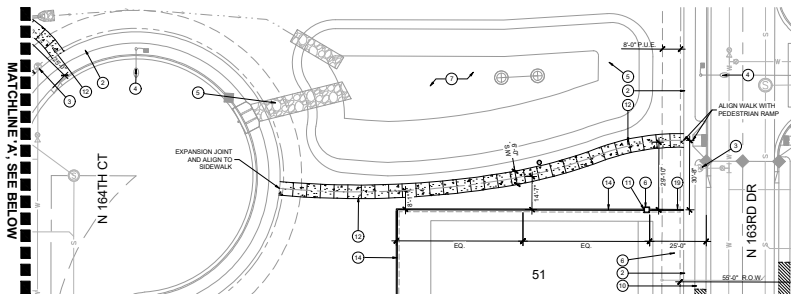
SHEET 02 OF 25

SHEET 02 OF 25



HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 4" AND BELOW 30"
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 6'-0" CLEARANCE
- 4 STREETLIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- 5 DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- 6 UNDERGROUND UTILITY - SEE CIVIL PLANS
- 7 RETENTION AREA, REFER TO CIVIL PLANS
- 8 RETAINING WALL, REFERENCE CIVIL DRAWINGS
- 9 EXISTING WALL, TO REMAIN
- 10 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 11 SIDE YARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 12 OPEN SPACE SIDEWALK / FLATWORK, REFER TO DETAIL 2 / L3.02
- 13 IF THEME WALL, REFER TO DETAIL 4 / L3.01
- 14 IF THEME WALL, REFER TO DETAIL 1 / L3.01
- 15 THEME WALL COLUMN, REFER TO DETAIL 1 / L3.01
- 16 VIEW WALL, REFER TO DETAIL 1 / L3.04
- 17 NOT USED
- 18 SECONDARY ENTRY MONUMENTATION, REFER TO DETAIL 1 / L3.02
- 19 CONCRETE HEADER, REFER TO DETAIL 6 / L3.01
- 20 RAMADA, REFER TO DETAIL 5 / L3.02
- 21 ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 3 / L3.03
- 22 REINFORCED CONCRETE TURN-DOWN, REFER TO DETAIL 5 / L3.03
- 23 4" x 16" REINFORCED CONCRETE HEADER, REFER TO DETAIL 6 / L3.03
- 24 BAMBOOX GRILL, REFER TO DETAIL 7 / L3.03
- 25 BAMBOOX PAD A, REFER TO DETAIL 7 / L3.01
- 26 BAMBOOX PAD B, REFER TO DETAIL 7 / L3.01
- 27 APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
- 28 LANDSCAPE BERM



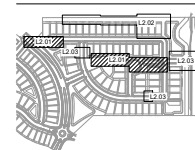
AMENITY SCHEDULE

ITEM	COLOR	ITEM	COLOR
1	BENCH	1	BENCH
2	FRAME - SILVER	2	FRAME - SILVER
3	WINCHESTER COLLECTION 4FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	3	WINCHESTER COLLECTION 4FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
4	FRAME - SILVER	4	FRAME - SILVER
5	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	5	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
6	FRAME - SILVER	6	FRAME - SILVER
7	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	7	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
8	FRAME - SILVER	8	FRAME - SILVER
9	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	9	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
10	FRAME - SILVER	10	FRAME - SILVER
11	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	11	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
12	FRAME - SILVER	12	FRAME - SILVER
13	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	13	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
14	FRAME - SILVER	14	FRAME - SILVER
15	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	15	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
16	FRAME - SILVER	16	FRAME - SILVER
17	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	17	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
18	FRAME - SILVER	18	FRAME - SILVER
19	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	19	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
20	FRAME - SILVER	20	FRAME - SILVER
21	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	21	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
22	FRAME - SILVER	22	FRAME - SILVER
23	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	23	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
24	FRAME - SILVER	24	FRAME - SILVER
25	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	25	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
26	FRAME - SILVER	26	FRAME - SILVER
27	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	27	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
28	FRAME - SILVER	28	FRAME - SILVER
29	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	29	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
30	FRAME - SILVER	30	FRAME - SILVER
31	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)	31	FRAME, SURFACE MOUNT, MODEL: WY1100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) - WABASH VALLEY - CONTACT: DELAND BENITZ (480.880.2286 EXT. 2232, WWW.WABASHVALLEY.COM)

PAVING SCHEDULE

- 1 ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO CIVIL ENGINEERING PLANS
- 2 LANDSCAPE SIDEWALKS, NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO DETAIL 1 & 3 / L3.08
- 3 DAVIS COLORED CONCRETE MOCHA w/ 3/8" - 1/2" EXPOSED AGGREGATE FASH DAVIS COLORS - 1 BAG PER 4000, APPLY GRACE TOP CAST GRACE 100 SURFACE RETARDANT AT MFR. RECOMMENDED RATE (www.gpac.com, 877-440-0000), REFER TO DETAILS 3 & 5 / L3.04
- 4 STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 11 / L3.04 (1/4" MINUS DECOMPOSED GRANITE, COLOR: ASH, ROCK PROX USA (480.991.5151) W/ SOIL, STABILIZED APPLIED)
- 5 ENGINEERED WOOD FIBER (EW), 12" DEPTH, AVAILABLE FROM ROBERTSON INTERNATIONAL SURFACES (www.robertson.com, 1.800.886.0519, INSTALL PER MFR.)
- 6 MEDIAN PAVERS - PAVESTONE HOLLAND PAVER, BACKET WEAVE PATTERN, THREE TONE BROWN COLOR (BPF, CIVIL DRAWINGS FOR SIZE AND INSTALLATION DETAILS)

KEY MAP



RVI



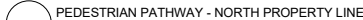
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PARCEL 1
SURPRISE, AZ

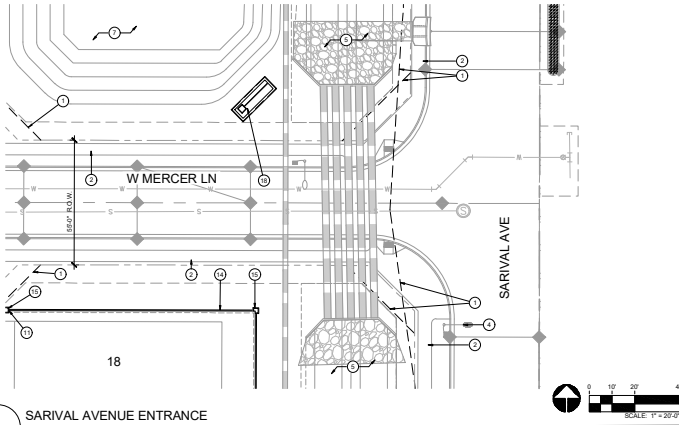
PROJECT NO: 19032272
DATE: 02/17/2021
DRAWN: BGS/BL/MD/KJ
REVIEWED: BS

HARDSCAPE PLAN

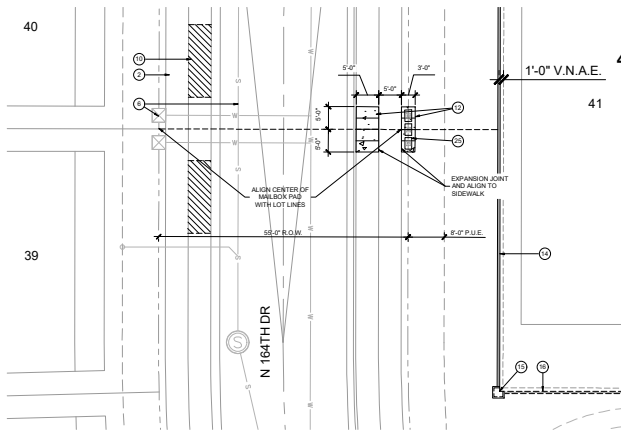
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SHEET 66 OF 25

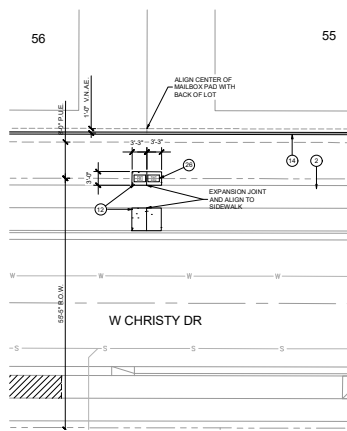




1 SARIVAL AVENUE ENTRANCE



2 N 164TH DR. MAILBOX



3 W CHRISTY DR. MAILBOX

HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 4" AND BELOW 30"
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- 3 FIRE HYDRANT, TREES AND SHRUBS TO MAINTAIN A 6'-0" CLEARANCE
- 4 STREET LIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- 5 DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- 6 UNDERGROUND UTILITY, SEE CIVIL PLANS
- 7 RETENTION AREA, REFER TO CIVIL PLANS
- 8 RETAINING WALL, REFERENCE CIVIL DRAWINGS
- 9 EXISTING WALL, TO REMAIN
- 10 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 11 SIDE YARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 12 OPEN SPACE SIDEWALK / PLATWORK, REFER TO DETAIL 2 / L3.02
- 13 IF THEME WALL, REFER TO DETAIL 4 / L3.01
- 14 IF THEME WALL, REFER TO DETAIL 1 / L3.01
- 15 THEME WALL COLUMN, REFER TO DETAIL 1 / L3.01
- 16 VIEW WALL, REFER TO DETAIL 1 / L3.04
- 17 NOT USED
- 18 SECONDARY ENTRY MONUMENTATION, REFER TO DETAIL 1 / L3.02
- 19 CONCRETE HEADER, REFER TO DETAIL 6 / L3.01
- 20 RAMADA, REFER TO DETAIL 5 / L3.02
- 21 ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 3 / L3.03
- 22 REINFORCED CONCRETE TURN-DOWN, REFER TO DETAIL 5 / L3.03
- 23 4" x 16" REINFORCED CONCRETE HEADER, REFER TO DETAIL 6 / L3.03
- 24 BAMBUSAE GRILL, REFER TO DETAIL 7 / L3.03
- 25 MAILBOX PAD A, REFER TO DETAIL 7 / L3.01
- 26 MAILBOX PAD B, REFER TO DETAIL 7 / L3.01
- 27 APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
- 28 LANDSCAPE BERM

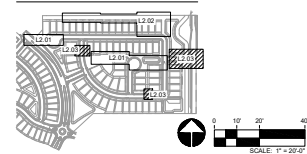
AMENITY SCHEDULE

ITEM	COLOR	QUANTITY
1	BENCH	1
2	FRAME, SILVER	1
3	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
4	FRAME, SILVER	1
5	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
6	FRAME, SILVER	1
7	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
8	FRAME, SILVER	1
9	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
10	FRAME, SILVER	1
11	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
12	FRAME, SILVER	1
13	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
14	FRAME, SILVER	1
15	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
16	FRAME, SILVER	1
17	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
18	FRAME, SILVER	1
19	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
20	FRAME, SILVER	1
21	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
22	FRAME, SILVER	1
23	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
24	FRAME, SILVER	1
25	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
26	FRAME, SILVER	1
27	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
28	FRAME, SILVER	1
29	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
30	FRAME, SILVER	1
31	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
32	FRAME, SILVER	1
33	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
34	FRAME, SILVER	1
35	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
36	FRAME, SILVER	1
37	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
38	FRAME, SILVER	1
39	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
40	FRAME, SILVER	1
41	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
42	FRAME, SILVER	1
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46	FRAME, SILVER	1
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50	FRAME, SILVER	1
51	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
52	FRAME, SILVER	1
53	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
54	FRAME, SILVER	1
55	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
56	FRAME, SILVER	1
57	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
58	FRAME, SILVER	1
59	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
60	FRAME, SILVER	1
61	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
62	FRAME, SILVER	1
63	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
64	FRAME, SILVER	1
65	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
66	FRAME, SILVER	1
67	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
68	FRAME, SILVER	1
69	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
70	FRAME, SILVER	1
71	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
72	FRAME, SILVER	1
73	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
74	FRAME, SILVER	1
75	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
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77	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
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82	FRAME, SILVER	1
83	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
84	FRAME, SILVER	1
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86	FRAME, SILVER	1
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88	FRAME, SILVER	1
89	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
90	FRAME, SILVER	1
91	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
92	FRAME, SILVER	1
93	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
94	FRAME, SILVER	1
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96	FRAME, SILVER	1
97	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
98	FRAME, SILVER	1
99	WINCHESTER COLLECTION 6FT BENCH WITH BACK & FRAME, SURFACE MOUNT, MODEL: WY100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	1
100	FRAME, SILVER	1

PAVING SCHEDULE

- 1 ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO CIVIL ENGINEERING PLANS
- 2 LANDSCAPE SIDEWALKS, NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO DETAIL 1 & 3 / L3.06
- 3 DAVIS COLORED CONCRETE MOCHA w/ 3/8" - 1/2" EXPOSED AGGREGATE FRESH DAVIS COLORS - 1 BAG PER 4000 LBS. TOP CAST GRADE 100 SURFACE RETARDANT AT MFR. RECOMMENDED RATE (www.gpapat.com, 877-460-0000). REFER TO DETAIL 3 & 5 / L3.04
- 4 STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 11 / L3.04 (1/4" MINUS DECOMPOSED GRANITE, COLOR: ASH, ROCK PRODUCE USA (480-991-5151) W/ SOIL, STABILIZED APPLIED)
- 5 ENGINEERED WOOD FIBER (EW), 12" DEPTH, AVAILABLE FROM ROBERTSON INTERNATIONAL SURFACES (www.robertson.com, 1-800-888-0919). INSTALL PER MFR.
- 6 MEDIAN PAVERS - PAVESTONE HOLLAND PAVER, BASKET WEAVE PATTERN, THREE TONE BROWN COLOR (800°) CON. DRAWINGS FOR SIZE AND INSTALLATION DETAILS)

KEY MAP



EXPRESS 03/21/21

United States EIT at least two full working days before seal expires

Call 811 or 480-480-0000

PARADISI

PARCEL 1

SURPRISE, AZ

HARDSCAPE PLAN

L2.03

SHEET 67 OF 25

PROJECT NO: 19002272

DATE: 02/17/2021

DRAWN: BGS/BL/MD/KJ

CHECKED: BS

REVISIONS:

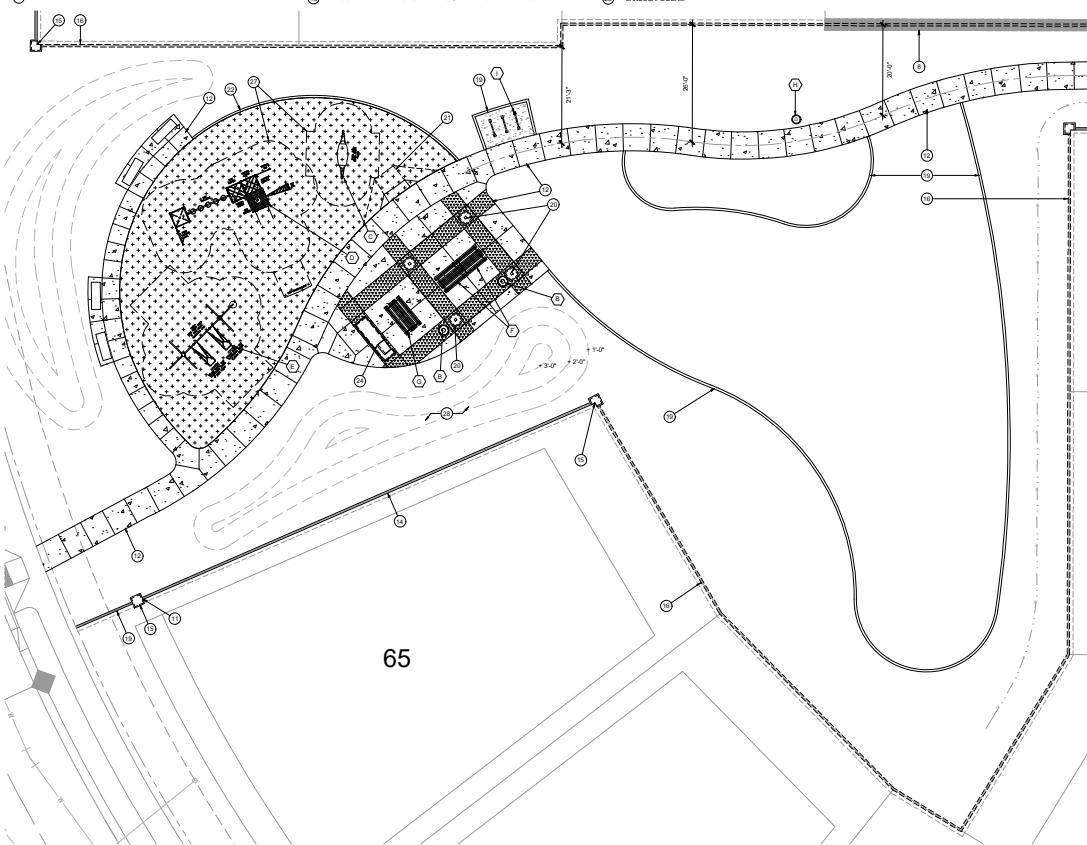
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3RD SUBMITTAL - FS20-569

- ① VISIBILITY EASEMENT, ALL TREES, LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8'4" AND BELOW 30"
- ② LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- ③ FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'4" CLEARANCE.
- ④ STREETLIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- ⑤ DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- ⑥ UNDERGROUND UTILITY - SEE CIVIL PLANS
- ⑦ RETENTION AREA, REFER TO CIVIL PLANS
- ⑧ RETAINING WALL, REFERENCE CIVIL DRAWINGS
- ⑨ EXISTING WALL, TO REMAIN

- | | |
|----|--|
| 10 | DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER. TYPICAL. |
| 11 | SIDE YARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD |
| 12 | OPEN SPACE SIDEWALK / FLATWALK. REFER TO DETAIL 2 / L3.02 |
| 13 | 6" THEME WALL, REFER TO DETAIL 4 / L3.01 |
| 14 | 6" THEME WALL, REFER TO DETAIL 1 / L3.01 |
| 15 | THEME WALL COLUMN, REFER TO DETAIL 1 / L3.01 |
| 16 | VIEW WALL, REFER TO DETAIL 1 / L3.04 |
| 17 | NOT USED |
| 18 | SECONDARY ENTRY MONUMENTATION. REFER TO DETAIL 1 / L3.02 |

- | | |
|----|---|
| 20 | CONCRETE HEADER, REFER TO DETAIL 6/L3.01 |
| 21 | RAMADA, REFER TO DETAIL 5/L3.02 |
| 22 | ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 3/L3.03 |
| 23 | REINFORCED CONCRETE TURN-DOWN, REFER TO DETAIL 5/L3.03 |
| 24 | 6" x 8" REINFORCED CONCRETE HEADER, REFER TO DETAIL 6/L3.01 |
| 25 | BARBECUE GRILL, REFER TO DETAIL 1/L3.03 |
| 26 | MAILBOX PAD A, REFER TO DETAIL 7/L3.01 |
| 27 | MAILBOX PAD B, REFER TO DETAIL 7/L3.01 |
| 28 | APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE |
| 29 | LANDSCAPE PERM |

[illegible]

	ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REF: TO CIVIL ENGINEERING PLANS.
	LANDSCAPE SIDEWALKS, NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REF: TO DETAIL 1 & 3/1/3.06
	DAVIS COLORED CONCRETE "MOCHE" w/ 3/8" - 12" EXPOSED AGGREGATE FINISH [DAVIS COLORS - 1800.300.0448] APPLY GRAY TOP COAT GRAY 10 (400.00) 1/4" MIN. STABILIZER APPLIED. RECOMMENDED RATE (www.pgsd.com , 877.440.000). REF: TO DETAIL 3 & 5/1 & 3/04
	STABILIZED DECOMPOSED GRANITE (REF: TO DETAIL 11/13.04) 1/4" MINUS DECOMPOSED GRANITE, COLOR: ASH. ROCK PROOF USA (400.00) 1/4" MIN. STABILIZER APPLIED
	ENGINEERED WOOD FIBER (EWF) 12" DEPTH. ASH FROM ROBERTSON RECREATIONAL SURFACES (www.btrsf.com , 1.800.856.0519). INSTALL PER MFR.
	MEDIAN PAVERS - PAVISTONE HOLLAND PAVER, BASKET WEAVE PATTERN, THICKNESS: BROWN GRAY (REF. CIVIL DRAWINGS FOR PLAN AND INSTALLATION DETAILS)

RVI

7501 W. Alameda Street
Tucson, Arizona 85705
Tel: 520.888.8888
www.rviconsulting.com

EXPRESS 03/09/21



Michael

Southern Arizona RVI is based from our working days between 8:00-5:00pm

ARIZONA

Call 520.888.8888 or visit www.rvi.com

PARADISI

SURPRISE, AZ

PARCEL I

PARCEL I

PROJECT NO.:	1900227
DATE:	02/17/202
DRAWN:	BG/SB/ML/RAC/K
REVIEWED:	S

REVISIONS:

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HARDSCAPE

PLAN

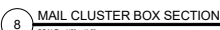
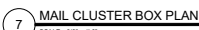
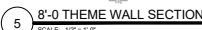
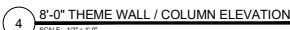
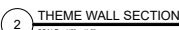
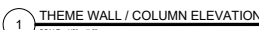
ENLARGEMENT

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SHEET 08 OF 25

RVI CONSULTING, INC.

1900227



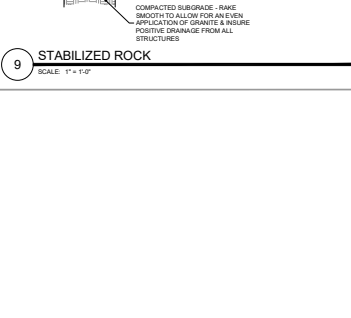
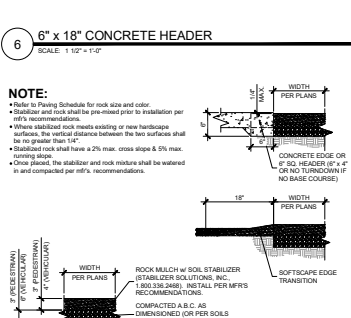
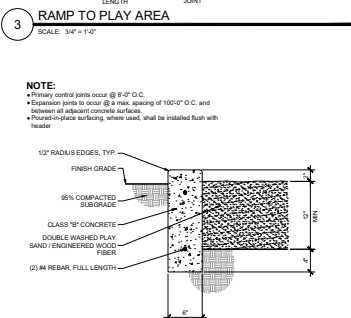
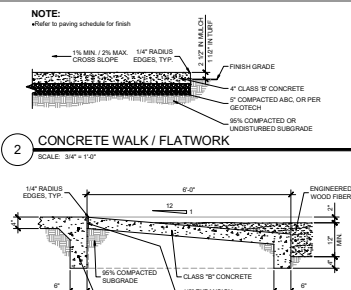
ITEM	DESCRIPTION
FINISH	VERTICAL GROOVE BLOCK
COLOR	GRAY
SPECIFICATIONS	CONCRETE, 12" X 12" X 8" - CONTRACTOR TO PROVIDE BLOCK
MANUFACTURER	CONCRETE BLOCKS PER PLANS & DETAILS. JOINTS SHALL BE RE-CAULK.
ITEM	DESCRIPTION
FINISH	STONE VENEER
COLOR	WHICH QUOTE
SPECIFICATIONS	1/4" MIN. THICKNESS, 1/2" SET, GRAY MORTAR JOINTS. INSTALL W/ SELF-FURROWED GROUND
MANUFACTURER	CONCRETE BLOCKS PER PLANS & DETAILS. JOINTS SHALL BE RE-CAULKED. 1/2" PER MFR. SPEC.
ITEM	DESCRIPTION
FINISH	CULTRITE STONE
COLOR	GRAY
SPECIFICATIONS	12" X 12" X 8" - CONTRACTOR TO PROVIDE BLOCKS PER PLANS & DETAILS. ALL THIRUBAL STEEL SHALL BE RE-PAINTED WITH 2" WELLS & SHARP CORNERS. EDGES SHALL BE GRINDING SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER MFR. SPEC.
MANUFACTURER	LOCAL STEEL SUPPLIER
ITEM	DESCRIPTION
FINISH	IRON EDWARDS
COLOR	STANDARD GRAY
SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RE-CAULKED.
MANUFACTURER	SUPERFLOTE BLOCK www.superfloblock.com (800.366.7877)
ITEM	DESCRIPTION
FINISH	PAINTED GREY BLOCK - CONTRACTOR SHALL SUBMIT SAMPLES FOR MATCH EXISTING
COLOR	PAINTED GREY BLOCK - CONTRACTOR SHALL SUBMIT SAMPLES FOR MATCH EXISTING
SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RE-CAULKED.
MANUFACTURER	SUPERFLOTE BLOCK www.superfloblock.com (800.366.7877)
ITEM	DESCRIPTION
FINISH	PAINTED GREY BLOCK - CONTRACTOR SHALL SUBMIT SAMPLES FOR MATCH EXISTING
COLOR	PAINTED GREY BLOCK - CONTRACTOR SHALL SUBMIT SAMPLES FOR MATCH EXISTING
SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RE-CAULKED.
MANUFACTURER	SUPERFLOTE BLOCK www.superfloblock.com (800.366.7877)
ITEM	DESCRIPTION
FINISH	FLAT PLANT
COLOR	FLAT PLANT (1/2" THICKNESS W/ 1/8" THICKNESS W/ 1/4" FLANGE WITH 1/8" RADIUS). LENGTH PER PLANS & DETAILS.
SPECIFICATIONS	ALL STEEL CORNERS (EDGES) SHALL BE GRINDING SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER MFR. SPEC.
MANUFACTURER	LOCAL SUPPLIER FOR STEEL
ITEM	DESCRIPTION
FINISH	STEEL SIGN PANEL
COLOR	STEEL SIGN PANEL, SEALED MUSTED LETTERS
SPECIFICATIONS	STEEL SIGN PANEL, SEALED MUSTED LETTERS. BAKING REQUIRED. LETTERING, PLANT, FISH & MACKING
MANUFACTURER	12" X 12" TUBULAR STEEL PANEL W/ 1/8" SHEET STEEL BACKING - OVERALL DIMENSIONS PER DETAILS
ITEM	DESCRIPTION
FINISH	KEEP CAPT LITTING PER PLAN
COLOR	KEEP CAPT LITTING PER PLAN
SPECIFICATIONS	ALL STEEL CORNERS (EDGES) SHALL BE GRINDING SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER MFR. SPEC.
MANUFACTURER	LOCAL STEEL SUPPLIER
ITEM	DESCRIPTION
FINISH	PRECAST CONCRETE CAP
COLOR	GRAY
SPECIFICATIONS	SMOOTH
MANUFACTURER	12" X 12" X 8" - CONTRACTOR TO PROVIDE BLOCKS PER PLANS & DETAILS. ALL THIRUBAL STEEL SHALL BE RE-PAINTED WITH 2" WELLS & SHARP CORNERS. EDGES SHALL BE GRINDING SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER MFR. SPEC.
ITEM	DESCRIPTION
FINISH	PRECAST CONCRETE CAP
COLOR	GRAY
SPECIFICATIONS	SMOOTH
MANUFACTURER	12" X 12" X 8" - CONTRACTOR TO PROVIDE BLOCKS PER PLANS & DETAILS. ALL THIRUBAL STEEL SHALL BE RE-PAINTED WITH 2" WELLS & SHARP CORNERS. EDGES SHALL BE GRINDING SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER MFR. SPEC.
ITEM	DESCRIPTION
FINISH	PRECAST CONCRETE CAP
COLOR	GRAY
SPECIFICATIONS	SMOOTH
MANUFACTURER	12" X 12" X 8" - CONTRACTOR TO PROVIDE BLOCKS PER PLANS & DETAILS. ALL THIRUBAL STEEL SHALL BE RE-PAINTED WITH 2" WELLS & SHARP CORNERS. EDGES SHALL BE GRINDING SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER MFR. SPEC.
ITEM	DESCRIPTION
FINISH	PRECAST CONCRETE CAP
COLOR	GRAY
SPECIFICATIONS	SMOOTH
MANUFACTURER	12" X 12" X 8" - CONTRACTOR TO PROVIDE BLOCKS PER PLANS & DETAILS. ALL THIRUBAL STEEL SHALL BE RE-PAINTED WITH 2" WELLS & SHARP CORNERS. EDGES SHALL BE GRINDING SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER MFR. SPEC.

PARADISI
PARCEL I
SURPRISE, AZ

HARDSCAPE DETAILS

L3.01

L3.01

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RVI

1212 S. Ash Avenue
 Tempe, Arizona 85281
 Tel: 480.348.0328
www.rviconsulting.com

EXPIRES 03/29/17



Ravi V. Indurkhya

Excluded Activities: RVI will report fees but
 excluding steps taken for budget considerations

ARIZONA\$I

Call 811 or click Arizona811.com

PARADISI

PARCEL I

SURPRISE, AZ

PROJECT NO:	19002272
DATE:	02/17/2021
DESIGN:	BORISLAV ANDRIJKO
REVIEWED:	SB

REVISIONS

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HARDSCAPE

DETAILS

L3.03

SHEET 11 OF 25

M. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS THROUGH THE PERIOD OF WORK, AS A MAINTENANCE SCHEDULE SHALL BE PROVIDED BY THE OWNER.

N. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. THIS CONTRACTOR SHALL MAINTAIN THE TIME OF FINAL ACCEPTANCE AND NOTIFY THE OWNER OF ANY DAMAGES OR DEFECTS.

O. 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 DURING THE MAINTENANCE PERIOD AND NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIAL IS NOT RECEIVING PROPER CARE.

P. ALL TREES, PALMS, CACTI, CAMBARS, AND TUBER SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER FOR A PERIOD OF 60 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEAD AND UNUSUALLY FAIRGROWN ROOTLET. EXCEPT FOR THE ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OTHER ABUSE BY OTHERS, OR UNUSUAL PESTS OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTORS CONTROL.

Q. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE REPLACED WITHIN 30 DAYS OF THE DATE OF DISCOVERY.

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

S. REFER TO BIDD SPECIFICATIONS, IF ENCLOSED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ACTIVITIES REQUIRED.

T. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPORTS IN WRITING.

U. PRIOR TO USE ON THIS PROJECT, THE LANDSCAPE CONTRACTOR SHALL REAPPLY BEST SOIL IN ALL AREAS WHERE HAVE BEEN REMOVED OR DESTROYED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS THAT SHOW SIGNIFICANT GROWTH DUE TO THE CONTRACTOR'S INABILITY TO RESIST DURING PROPER GROWING SEASON; BE OVERSEEN OR SPOILED WITH THE CONTRACTOR'S NEGLIGENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS THAT SHOW APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE PROJECT.

V. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS BASED PART OF THE BID QUANTITIES AND PRICES WILL NOT RESULT IN AN 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.

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PARADISI
PARCEL I
SURPRISE, AZ

REVISIONS

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L4.00

SHEET 13 OF 25

LANDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOULAGE MUST BE TRIMMED TO BE ABOVE 8' AND BELOW 20'
- 2 LOCATION OF SIDEWALK: REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- 3 FIRE HYDRANT: TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 4 SITE LIGHT: REFER TO ELECTRICAL PLANS
- 5 DRYWELL: REFER TO CIVIL PLANS PLANS
- 6 SIDEYARD WALL END: FINAL LOCATION TO BE STAKED AND/OR ADJUSTED IN THE FIELD
- 7 DRIVEWAY LOCATION FOR REFERENCE ONLY: FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 8 RETENTION AREA: REFER TO CIVIL PLANS
- 9 OPEN SPACE SIDEWALK/PLATWORK: REFER TO DETAIL DETAIL 2 / L3.03
- 10 CONCRETE HEADER: REFER TO DETAIL DETAIL 6 / L3.01
- 11 MALBONES: REFER TO DETAIL DETAIL 7 / L3.01
- 12 IF THEME WALL: REFER TO DETAIL DETAIL 1 / L3.01
- 13 IF THEME WALL: REFER TO DETAIL DETAIL 4 / L3.01
- 14 IF THEME WALL COLUMN: REFER TO DETAIL DETAIL 6 / L3.01
- 15 VIEW WALL: REFER TO DETAIL DETAIL 1 / L3.04
- 16 BIOCHERRY (WITH MONUMENT): REFER TO DETAIL 1 / L3.02
- 17 RETAINING WALL: REFER TO CIVIL PLANS
- 18 EXISTING WALL: TO REMAIN
- 19 STABILIZED WITH A BINDER DECOMPOSED GRANITE: REFER TO DETAIL 8LS.01

LANDSCAPE NOTES

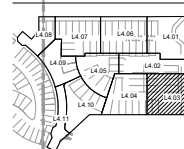
- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- THREE FOOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE SHOWN BRING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK, CURB, PAVEMENT, OR WALLS. REFER TO SHEET L3.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE PALETTE

TREES	BOTANICAL / COMMON NAME
	<i>Acacia salicina</i> WILLOW ACACIA
	<i>Chilopsis linearis</i> 'A27 Desert Amethyst' A27 DESERT WILLOW
	<i>Eucalyptus pauciflora</i> CHISST GUM
	<i>Parsonsia florida</i> BLUE PALM VERDE
	<i>Parsonsia v. 'Desert Museum'</i> DESERT MUSEUM PALM VERDE
	<i>Platanus v. 'Red Flash'</i> RED FLUSH PLATANUS
	<i>Prosopis glandulosa v. glandulosa 'Mayrath'</i> THORNLESS TEXAS HONEY MESQUITE
	<i>Quercus emoryi</i> 'Heritage' HERITAGE SOUTHERN LIVE OAK
	<i>Ulmus parvifolia</i> EVERGREEN ELM

SHRUBS & ACCENTS	BOTANICAL / COMMON NAME
	<i>Agave americana</i> 'Majestic' VAREGATED CENTURY PLANT
	<i>Agave salicifolia</i> SMOOTH AGAVE
	<i>Agave torreyana</i> HAWAII AGAVE
	<i>Agave salicifolia</i> SMOOTH AGAVE
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	<i>Agave salicifolia</i> SMOOTH AGAVE

KEY MAP



MISCELLANEOUS

BOTANICAL / COMMON NAME

CONCRETE HEADER

ROCK MULCH

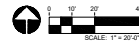
CURB: ROCK/POCA USA (480.591.5151)

DESERT PAVEMENT: 2" MINUS HIGH DENSITY, COLOR: 'MAGNANNY' ROCK

PROCS

1/2" IRON BERMUDA SOD

BOULDER - SMALL, MEDIUM, LARGE



RVI
RIVERSIDE VALLEY
INCORPORATED
1000 N. 10TH AVE.
SUITE 100
DENVER, CO 80202
TEL: 303.733.8800
WWW.RVINCORP.COM

DATE: 03/21/21



Project shown on 11/11/21 at 11:00 AM. All work shown on this plan is for the project shown on 11/11/21 at 11:00 AM. All work shown on this plan is for the project shown on 11/11/21 at 11:00 AM.

PARADISI
PARCEL 1
SURPRISE, AZ

PROJECT NO: 1903272

DATE: 02/17/2021

DESIGNER: RVI

REVISIONS:

NO. DESCRIPTION

1. 02/17/2021: INITIAL DESIGN

2. 02/17/2021: REVISIONS

3. 02/17/2021: REVISIONS

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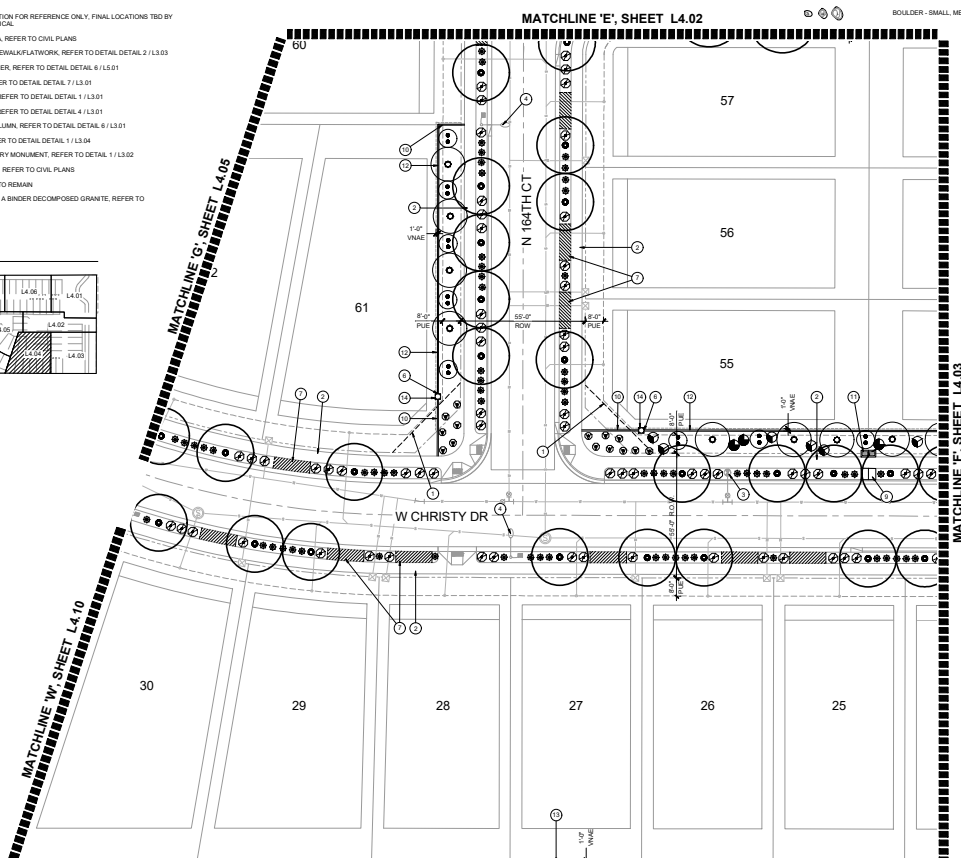
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- ① VISIBILITY EQUIPMENT, ALL THEIR LIMBS, LEAVES, NEEDLES OR OTHER PARTS OF THE TREE THAT ARE TO BE REMOVED AND BECOME UP TO LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- ② FIRE HYDRANT - TREE AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE DRYWELL, REFER TO ELECTRICAL PLANS
- ③ SIDEWALK, REFER TO CIVIL PLANS
- ④ SIDEWALK WALL END, FINAL LOCATION WILL BE STAKED AND OR ADJUSTED IN THE FIELD
- ⑤ DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TO BE DEVELOPED, TYPICAL
- ⑥ RETENTION AREA, REFER TO CIVIL PLANS
- ⑦ OPEN SPACE SIDEWALK/PAVEMENT, REFER TO DETAIL DETAIL 2 / 1.3.2
- ⑧ CONCRETE REINFOR, REFER TO DETAIL DETAIL 4 / 1.3.1
- ⑨ MAILBOXES, REFER TO DETAIL DETAIL 7 / 1.3.1
- ⑩ IF THERE WALL, REFER TO DETAIL DETAIL 4 / 1.3.1
- ⑪ IF THERE WALL, REFER TO DETAIL DETAIL 4 / 1.3.1
- ⑫ THERE WALL COLUMN, REFER TO DETAIL DETAIL 4 / 1.3.1
- ⑬ VIEW WALL, REFER TO DETAIL DETAIL 1 / 1.3.4
- ⑭ SECONDARY ENTRY MONUMENT, REFER TO DETAIL 1 / 1.3.2
- ⑮ RETAINING WALL, REFER TO CIVIL PLANS
- ⑯ EXISTING WALL, REFER TO
- ⑰ STABILIZED WITH A BINDER DECOMPOSED GRANULE, REFER TO DETAIL 4.3.2

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- 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.



TREES	
BOTANICAL / COMMON NAME	
	<i>Acacia salicina</i> WILLOW ACACIA
	<i>Chrysolepis amara</i> A27 Desert Amaranth of EAST DESERT WILLOW
	<i>Eucalyptus pascuana</i> GHOST GUM
	<i>Pereskia florida</i> BILE PALM VERDE
	<i>Pithecellobium</i> Desert Mimosa DESERT MUSEUM PALM VERDE
	<i>Pitcairnia</i> "Red Rush" RED RUBIN PRITCHIE
	<i>Prosopis glandulosa</i> "glandulosa" Mesquite THORNLESS TEXAS HOPE MESQUITE
	<i>Quercus virginiana</i> "Hardcap" HERITAGE SOUTHERN LIVE OAK
	<i>Ulmus parvifolia</i> EVERGREEN ELM
SHRUBS & ACCENTS	
BOTANICAL / COMMON NAME	



① *Acacia redolens* 'Desert Carpet' TM
 DESERT CARPET CARPENT CARP TM
 ② *Baccharis* 'Star' TM
 STARS THOMPSON CAYOTE BRUSH
 ③ *Convolvulus cneorum*
 BUSH MORNING GLORY
 ④ *Eremophila glabra* 'Mignonette Gold'
 OUTBACK SUNSHINE EMU
 ⑤ *Glandularia puchella*
 ROCK VERBENA
 ⑥ *Portulacaria afra*
 ELEPHANT BUSH
 ⑦ *Rosastrum officinale* 'Prostrata'
 CREEPING ROSEMARY
 ⑧ *Ruellia brittaniana* 'Kale'
 DWARF BLUE BELLS
 ⑨ *Teucrium chamaelyps* 'Prostratum'
 PROSTRATE GERMAN SAGE

Call 811 or click Arizona811.com

PARADISI
PARCEL I
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/17/2021
NAME: BG/SB/KL/MD/KU
REVISED: SB

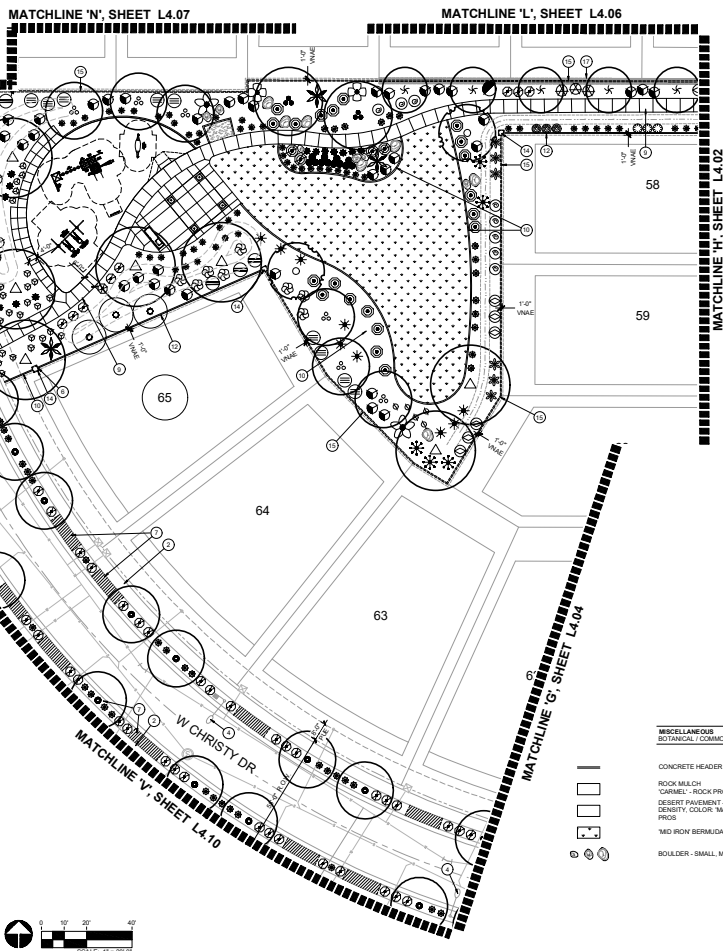
PLANTING PLAN

4.04

SHEET 17 OF 25

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- 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 II.

- FIREWALL EASEMENT. ALL TREES, LIMBS, LEAVES, OR OTHER VULNERABLE MUST BE TRIMMED TO BE ABOVE 8' AND BELOW 30"
- LOCATION OF SIDEWALK. REFER TO ENGINEERING PLAN FOR MORE INFORMATION
- FREE HYDRANT - TREES AND SHRUBS TO MAINTAIN 5'-2" CLEARANCE
- SITE REF. REFER TO ELECTRICAL PLANS
- DRYWELL. REFER TO CIVIL PLANS
- SIDEWALK WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TRIM BY DEVELOPER, TYPICAL.
- RETENTION WALL. REFER TO CIVIL PLANS
- OPEN SPACE SIDEWALK/PLAZA/ROCK. REFER TO DETAIL, DETAIL 2 / L3.63
- CONCRETE HEDGER. REFER TO DETAIL, DETAIL 6 / L5.91
- MAULBOONS. REFER TO DETAIL, DETAIL 7 / L3.91
- 8" THEMES WALL. REFER TO DETAIL, DETAIL 4 / L3.91
- 8" THEMES WALL. REFER TO DETAIL, DETAIL 4 / L3.91
- THEMES WALL COLUMN. REFER TO DETAIL, DETAIL 6 / L3.91
- VIEW WALL. REFER TO DETAIL, DETAIL 4 / L3.91
- SECONDARY ENTRY MONUMENT. REFER TO DETAIL 6 / L3.92
- RETAINING WALL. REFER TO CIVIL PLANS
- EXISTING WALL TO REMAIN
- STABILIZED WITH A BINDER DECOMPOSED GRANITE. REFER TO DETAIL, DETAIL 8.51

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RVI

Tempe, Arizona 85283
Tel: 480.346.0888
www.rivipaving.com

EXPIRES: 03/29/21



Signature

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PARADISI

PARCEL I

SURPRISE, AZ

PROJECT NO.	19002272
DATE	03/17/2021
DRAWING	BG/BSH/NICKU
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REVISIONS

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PLANTING PLAN

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SHEET 18 OF 26

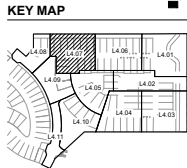
- 3 VISIBILITY EASEMENT, ALL TREES, LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 9'-4" AND BELOW 30"
- 4 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- 5 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 9'-4" CLEARANCE
- 6 SITE LIGHT, REFER TO ELECTRICAL PLANS
- 7 DRIVEWELL, REFER TO CIVIL PLANS
- 8 SIDEWALK WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 9 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY FIELD ENGINEER, TYPICAL
- 10 RETENTION AREA, REFER TO CIVIL PLANS
- 11 OPEN SPACE SIDEWALK/PLATWORK, REFER TO DETAIL DETAIL 2, L3.03
- 12 CONCRETE HEADER, REFER TO DETAIL DETAIL 6, L5.01

- 11 MALBOXES, REFER TO DETAIL DETAIL 7 / L3.01
- 12 @ THEME WALL, REFER TO DETAIL DETAIL 1 / L3.01
- 13 @ THEME WALL, REFER TO DETAIL DETAIL 4 / L3.01
- 14 THEME WALL COLUMN, REFER TO DETAIL DETAIL 6 / L3.01
- 15 VIEW WALL, REFER TO DETAIL DETAIL 1 / L3.04
- 16 SECONDARY ENTRY MONUMENT, REFER TO DETAIL 1 / L3.02
- 17 RETAINING WALL, REFER TO CIVIL PLANS
- 18 EXISTING WALL, TO REMAIN
- 19 STABILIZED WITH A BINDER DECOMPOSED GRANITE, REFER TO DETAIL 8.5.5.01

		TREES BOTANICAL / COMMON NAME
(51)5151 GH LOOK		<i>Acacia salicina</i> WELLOW ACACIA
		<i>Chippewy linearis</i> 'AZT Desert Analysis' AZT DESERT WILLOW
(51)5151 GH LOOK		<i>Eucalyptus globulus</i> GHOST GUM
		<i>Perciniana formis</i> BLUE PALM VERDE
(51)5151 GH LOOK		<i>Perciniana</i> 'Desert Museum' DESERT MUSEUM PALM VERDE
		<i>Platanus</i> 'Red Push' RED PUSH PLATANUS
(51)5151 GH LOOK		<i>Prosopis glandulosa</i> 'Maverick' THORNLESS TEXAS HONEY MESQUITE
		<i>Quercus virginiana</i> 'Heritage' HERITAGE SOUTHERN LIVE OAK
(51)5151 GH LOOK		<i>Ulmus parviflorus</i> EVERGREEN ELM

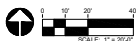
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- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES 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.



- 1 VISIBILITY EASEMENT. ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FRUITING BODIES SHALL BE TRIMMED TO BE ABOVE ANY AND BELOW 30'
- 2 LOCATION OF SIDEWALK. REFER TO ENGINEERING PLAN FOR MORE INFORMATION
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5' CLEARANCE
- 4 LIGHTS/LIGHT. REFER TO ELECTRICAL PLANS
- 5 DRYWELL. REFER TO CIVIL PLANS
- 6 SIDEWALK WALL. FINAL LOCATION OF SIDEWALK TO BE STAINED AND/OR ADJUSTED IN THE FIELD
- 7 DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TO BE DEVELOPED BY DEVELOPER
- 8 OPEN AREA. REFER TO CIVIL PLANS
- 9 RETENTION AREA SIDEWALK/PLATWORK. REFER TO DETAIL DETAIL 2.1/3.03
- 10 CONCRETE HEADER. REFER TO DETAIL DETAIL 6.1/5.01
- 11 MALBARKS. REFER TO DETAIL DETAIL 7.1/3.01
- 12 IF "THEM WALL. REFER TO DETAIL DETAIL 1.1/3.01
- 13 IF "THEM WALL. REFER TO DETAIL DETAIL 4.1/3.01
- 14 THEM WALL COLUMN. REFER TO DETAIL DETAIL 6.1/3.01
- 15 VIEW WALL. REFER TO DETAIL DETAIL 1.1/3.04
- 16 SECONDARY ENTRY MONUMENT. REFER TO DETAIL 1.1/3.02
- 17 RETAINING WALL. REFER TO CIVIL PLANS
- 18 EXISTING WALL. TO REMAIN
- 19 STABILIZED WITH A BINDER DECOMPOSED GRANITE. REFER TO DETAIL 8.0/3.01

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- 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 5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.



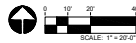
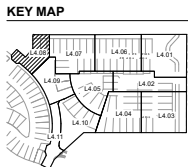
TREES	BOTANICAL / COMMON NAME
	<i>Acacia acacia</i> YELLOW ACACIA
	<i>Acacia drepanolobium</i> / <i>Acacia drepanolobium</i> ACACIA TREES
	<i>Eucalyptus</i> EUCALYPTUS
	<i>Grevillea</i> GREVILLEA
	<i>Parkinsonia</i> PARKINSONIA
	<i>Blue Palo Verde</i> BLUE PALO VERDE
	<i>Desert Museum Palo Verde</i> DESERT MUSEUM PALO VERDE
	<i>Palo Verde</i> PALO VERDE
	<i>Red Palo Verde</i> RED PALO VERDE
	<i>Prosopis juliflora</i> / <i>Prosopis juliflora</i> PROSOPIS JULIFLORA
	<i>Thornless Texas Honey Mesquite</i> THORNTLESS TEXAS HONEY MESQUITE
	<i>Heritage Southern Live Oak</i> HERITAGE SOUTHERN LIVE OAK
	<i>Ulmus parviflora</i> EUROPEAN ELM
BRUSH & ACCENTS	BOTANICAL / COMMON NAME
	<i>Agave americana</i> / <i>Agave americana</i> VARIETATED CENTURY PLANT
	<i>Agave</i> SMOOTH AGAVE
	<i>Agave</i> AGAVE
	<i>Agave</i> YAGUE AGAVE
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PARADIS
PARCEL I
SURPRISE, AZ

L4.07

- ① VISIBILITY EASEMENT, ALL TREES, LIMBS, LEAVES, NEEDLES ON FOLIAGE TO BE TRIMMED TO BE ABOVE 4' AND BELOW 30'
- ② LOCATION OF SIDEWALK, REFER TO ENGINEERING PLAN FOR MORE INFORMATION
- ③ FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- ④ BITE LIGHT, REFER TO ELECTRICAL PLANS
- ⑤ DRIVEWAY, REFER TO CIVIL PLANS
- ⑥ SIDEWALK WALL END, FINAL LOCATION TO BE STAKED AND/OR ADJUSTED IN THE FIELD
- ⑦ DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TO BE DEVELOPER, TYPICAL
- ⑧ RETENTION AREA, REFER TO CIVIL PLANS
- ⑨ OPEN SPACE SIDEWALK/KUTVWALL, REFER TO DETAIL, DETAIL 2, 1/3.03
- ⑩ CONCRETE HEADER, REFER TO DETAIL, DETAIL 6, 1/3.01
- ⑪ MAJUBONES, REFER TO DETAIL, DETAIL 7, 1/3.01
- ⑫ IF THEM WALL, REFER TO DETAIL, DETAIL 1, 1/3.01
- ⑬ IF THEM WALL, REFER TO DETAIL, DETAIL 4, 1/3.01
- ⑭ THEM WALL COLUMN, REFER TO DETAIL, DETAIL 6, 1/3.01
- ⑮ VIEW WALL, REFER TO DETAIL, DETAIL 1, 1/3.04
- ⑯ SECONDARY ENTRY MONUMENT, REFER TO DETAIL 1, 1/3.02
- ⑰ RETAINING WALL, REFER TO CIVIL PLANS
- ⑱ EXISTING WALL, TO REMAIN
- ⑲ STABILIZED WITH A BINDER DECOMPOSED GRANITE, REFER TO DETAIL, 8.1.5

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- 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.



TREES
BOTANICAL / COMMON NAME

Acacia salicina
WILLOW ACACIA

Chilopsis linearis 'AZT Desert Amethyst'
AZT DESERT WILLOW

Eucalyptus papuana
GHOST GUM

Parkinsonia florida
BLUE PALO VERDE

Parkinsonia x 'Desert Museum'
DESERT MUSEUM PALO VERDE

Pistacia x 'Red Rush'
RED RUSH PISTACHE

Prosopis glandulosa x *glandulosa* 'Maverick'
THORNLESS TEXAS HONEY MESQUITE

Quercus virginiana 'Heritage'
HERITAGE SOUTHERN LIVE OAK

Ulmus parvifolia
EVERGREEN ELM

SHRUBS & ACCENTS

[illegible]

CREEPING ROSEMARY
BOTANICAL / COMMON NAME

Acacia dealbata 'Desert Carpet' TM
DESERT CARPET BANK CATCLAW
Baccharis x *Slam* TM
SLAM CARPON CYOYTE BRUSH
Convolvulus cneorum
BUSH MORNING GLORY
Eriogonum fasciculatum 'Emerald Gold'
OUTBACK SUNRISE EMU
Glandularia pulchella
ROCK VERBENA
Portulacaria afra- ELEPHANT BUSH
Rosemunda officinalis 'Prostrata'
CREEPING ROSEMARY
Ruellia brittanica 'Katie'
DIARY BLUE BELLS
Teucrium chamaedry 'Prostratum'
PROSTRATE GERMANDER

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

ARIZONA811

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PARADISI
PARCEL I
SURPRISE, AZ

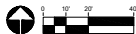
SUBJECT NO: 19002272
 DATE: 02/17/2021
 WORK: BG/SB/KL/MD/KU
 REVIEWED: SB

ANTING PLAN

4.08

SHEET 21 OF 25

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- 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.



0	VISIBILITY EASEMENT, ALTHOUGH LINES, NEEDLES OR OTHER FOLIAGE MAY BE TRIMMED TO BE ABOVE 4' AND BELOW 30"
1	CONCRETE SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
2	FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
3	DRIVE LANE, REFER TO ELECTRICAL PLANS
4	BITUMEN, REFER TO CIVIL PLANS, PLANS 100
5	SEDIMENT WALL END, FINAL LOCATION TO BE STAYED AND OR ADJUSTED IN THE FIELD
6	IDEALIZED LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TRIM BY DEVELOPER, TRIM 100
7	RETAINING WALL AREA, REFER TO CIVIL PLANS
8	OPEN SPACE, IDEALIZED/LOCATION, REFER TO DETAIL DETAIL 2/11/32
9	CONCRETE HEADER, REFER TO DETAIL DETAIL 6/1/5/91
10	MALBERRY, REFER TO DETAIL DETAIL 7/1/3/91
11	6" THIN WALL, REFER TO DETAIL DETAIL 4/1/3/91
12	8" THIN WALL, REFER TO DETAIL DETAIL 4/1/3/91
13	THIN WALL COLUMN, REFER TO DETAIL DETAIL 6/1/3/91
14	VIEW WALL, REFER TO DETAIL DETAIL 1/1/3/94
15	SECONDARY ENTRY MONUMENT, REFER TO DETAIL 1/1/3/92
16	RETAINING WALL, REFER TO CIVIL PLANS
17	EXISTING WALL, TO REMAIN
18	ESTABLISHED WITH A BINDER DECOMPOSED GRANITE, REFER TO DETAIL 100

[illegible]

Call 811 or visit Arizona811.com

PARADISI
PARCEL I
SURPRISE, AZ

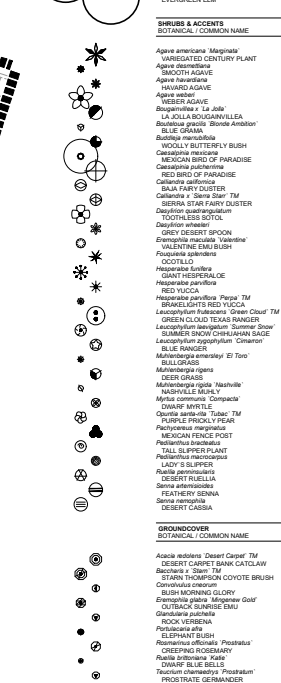
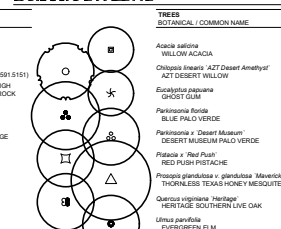
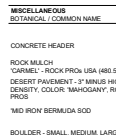
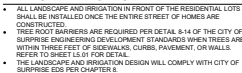
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DATE:	02/17/00
DRAWN	BG/SB/KL/ME
REVIEWED:	

REVISIONS

PLANTING PLAN

L4.09

SHEET 22 OF 25



PARADISI
PARCEL I
SURPRISE, AZ

PROJECT NO:	1900227
DATE:	02/17/202
DRAWN:	BG/SB/KL/MD/K
REVIEWED:	S

REVISIONS

1	
2	
3	
4	
5	

PLANTING PLAN

L4.10

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- 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 EDG PER CHAPTER 8.

①	VISIBILITY EXISTENCE - ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 6'-4" AND BELOW 30'-0"
②	LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
③	FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
④	SITE LIGHT, REFER TO ELECTRICAL PLANS
⑤	DIRECTIONS, REFER TO CIVIL PLANS
⑥	SEAWARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
⑦	DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, CLASH
⑧	RETENTION WALL, REFER TO CIVIL PLANS
⑨	OPEN SPACE SIDEWALK/PLAZA, REFER TO DETAIL DETAIL 2 / L3.03
⑩	CONCRETE HEADER, REFER TO DETAIL DETAIL 6 / L5.01
⑪	MAINTENANCE, REFER TO DETAIL DETAIL 7 / L3.01
⑫	#10" IRON WALL, REFER TO DETAIL DETAIL 1 / L3.01
⑬	#10" IRON WALL, REFER TO DETAIL DETAIL 4 / L3.01
⑭	VIEW WALL COLUMN, REFER TO DETAIL DETAIL 6 / L3.01
⑮	VIEW WALL, REFER TO DETAIL DETAIL 1 / L3.04
⑯	SECONDARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
⑰	RETAINING WALL, REFER TO CIVIL PLANS
⑱	EXISTING WALL TO REMAIN
⑲	STABILIZED WITH A BLENDED COMPOSITE GRANITE, REFER TO DETAIL 6 / L3.02

[illegible]

RVI
122 S. Ash Street
Tempe, Arizona 85281
Tel: 480.384.2334
www.rvitempe.com

EXPIRES 05/31/21



Contact Arizona RVI at least two full
working days before you begin construction

ARIZONA
Call RVI or click ArizonaRVI.com

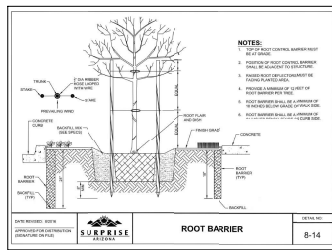
PARADISI
PARCEL I
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/17/2021
DRAWN: BQ/SB/KL/MD/KU
REVIEWED: SB

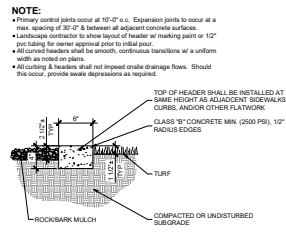
PLANTING PLAN

L4.11

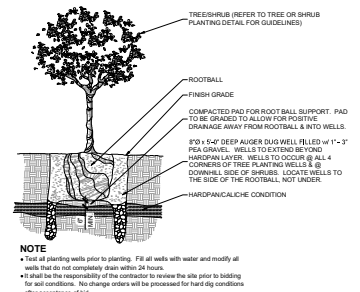
SHEET 24 OF 25



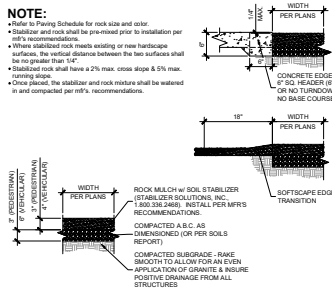
9 CITY OF SURPRISE TREE ROOT BARRIER
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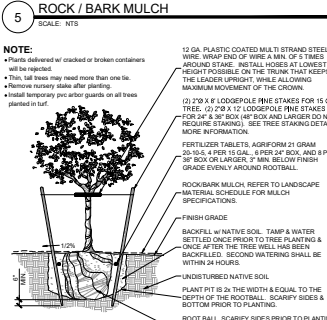
6 6" x 4" EXTRUDED CONCRETE HEADER
SCALE: NTS



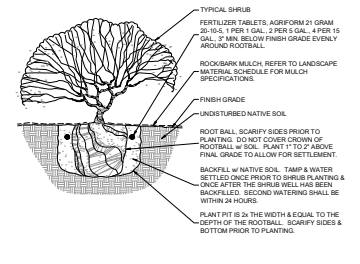
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SCALE: NTS



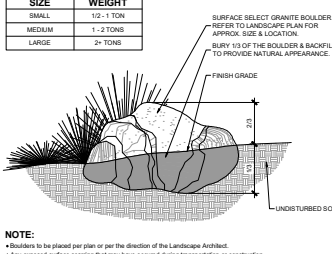
8 STABILIZED DECOMPOSED GRANITE
SCALE: NTS



5 ROCK / BARK MULCH
SCALE: NTS



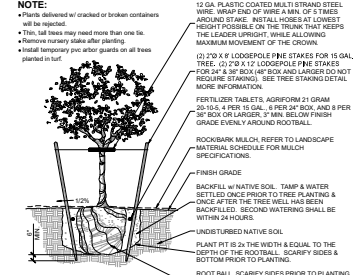
2 SHRUB PLANTING
SCALE: NTS



7 BOULDER PLACEMENT
SCALE: NTS



4 TREE STAKING
SCALE: NTS



1 TREE PLANTING
SCALE: NTS

RVI
RIVERSIDE VALLEY INC.
1000 N. 10TH AVE. SUITE 100
TULSA, OK 74103
918.466.1111
www.rviinc.com

EXPIRES 03/31/21

PROFESSIONAL SEAL
RIVERSIDE VALLEY INC.
1000 N. 10TH AVE. SUITE 100
TULSA, OK 74103
918.466.1111
www.rviinc.com

Sealed drawing is not valid for use in any other project or for any other purpose.

ALPACARD
Call 811 or 800-4-A-PRO-1111

PARADISI
PARCEL 1
SURPRISE, AZ

PROJECT NO: 1903272
DATE: 02/17/2021
DRAWN: BCS/BR/MDH
CHECKED: BS

REVISIONS

NO.	DESCRIPTION

PLANTING DETAILS

L5.01

SHEET 26 OF 25

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Lorraine Nevarez](#)
Cc: [56 FW/CIT Community Initiative](#); [CHRISTIANSON, REGGIE A GS-13 USAF AETC 56 FW/CVE](#)
Subject: RE: FS20-599 Paradisi - Parcel I - New Submittal (APN: 501-07-030A, 501-07-031, 501-07-032, 501-07-039A, 501-07-038, 501-07-037)
Date: Monday, September 21, 2020 2:49:46 PM
Attachments: [Sycamore Farms PAD Rezone \(FS19-787\).pdf](#)

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

Hi Lorraine,

Thank you for the opportunity to provide comments on the development review application on Paradisi - Parcel I. Parcel I sits on approximately 26 acres located on the Northwest corner of Peoria Ave and Sarival Ave in Surprise, AZ and is part of the larger master planned community known as Paradisi (formerly Sycamore Farms) The application is to develop 76 lots for single family homes resulting in a 2.8 du/ac density. The site is approximately 1.1 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

This project was previously commented on via "Sycamore Farms Rezone (FS19-787)" (attached); as described, this project will not negatively impact the flying operations of Luke AFB. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential tenants about Luke AFB operations.

Respectfully,

Mark

Mark James

Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Lorraine Nevarez
Sent: Thursday, September 17, 2020 4:21 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; 'Adam D Carreon

(ADOT)' ; 'Afshin Ahouraiyan (Maricopa)' ; 'Bob Woodring - TEMPX' ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; 'Daniel Trujillo' ; 'Debbie Trasancos - MWD' ; 'Donna Miller' ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; 'Eva Pierce' ; 'Greg Welch' ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; 'Sandy Simmons' ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Subject: [Non-DoD Source] FS20-599 Paradisi - Parcel I - New Submittal

Attached please find the **application**, **narrative**, and **final plat** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Lorraine Nevarez

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3154 **t**

623.222.3001 **f**

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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17 Sep 2020 23:21:24 -0000

RESOLUTION # 2021-80

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY APPROVING A FINAL PLAT ENTITLED “FINAL PLAT SYCAMORE FARMS (PARADISI) – PARCEL I” GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF PEORIA AVENUE AND SARIVAL AVENUE IN THE SYCAMORE FARMS PAD.

WHEREAS, the owner of a parcel of land generally located north of the northwest corner of Peoria Avenue and Sarival Avenue in the Sycamore Farms PAD desires to subdivide the parcel;

WHEREAS, on May 5, 2020, the Mayor and City Council approved a zoning change for Sycamore Farms;

WHEREAS, on June 6, 2020, the Mayor and City Council approved the Preliminary Plat for Sycamore Farms;

WHEREAS, an additional condition to approval and recordation of this Final Plat is the posting of required financial assurances for the completion of certain subdivision improvements pursuant to the Surprise City Code;

WHEREAS, the proposed Final Plat conforms to the Sycamore Farms Preliminary Plat approved by City Council, on June 6, 2020;

WHEREAS, the proposed Final Plat does not create any substandard or nonconforming lots; and;

WHEREAS, the proposed Final Plat complies with the Surprise General Plan and Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Final Plat entitled “Final Plat Sycamore Farms (Paradisi) – Parcel I” dated March 18, 2021 is approved subject to the following conditions:

- A. The Final Plat for Sycamore Farms (Paradisi) – Parcel I will not be recorded until the owner of the property has posted with the City the financial assurances for completion of subdivision improvements required by the Surprise City Code.
- B. If the owner of the property has not posted the required financial assurances within 30 days of the date this Resolution was approved, the

Final Plat will not be recorded and will be placed on the next available City Council agenda for reconsideration and possible action to repeal the approval of the Final Plat and this Resolution.

PASSED AND ADOPTED this _____ day of _____ 2021.

Attest:

Skip Hall, Mayor

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



FS20- 599

Paradisi at Sycamore Farms

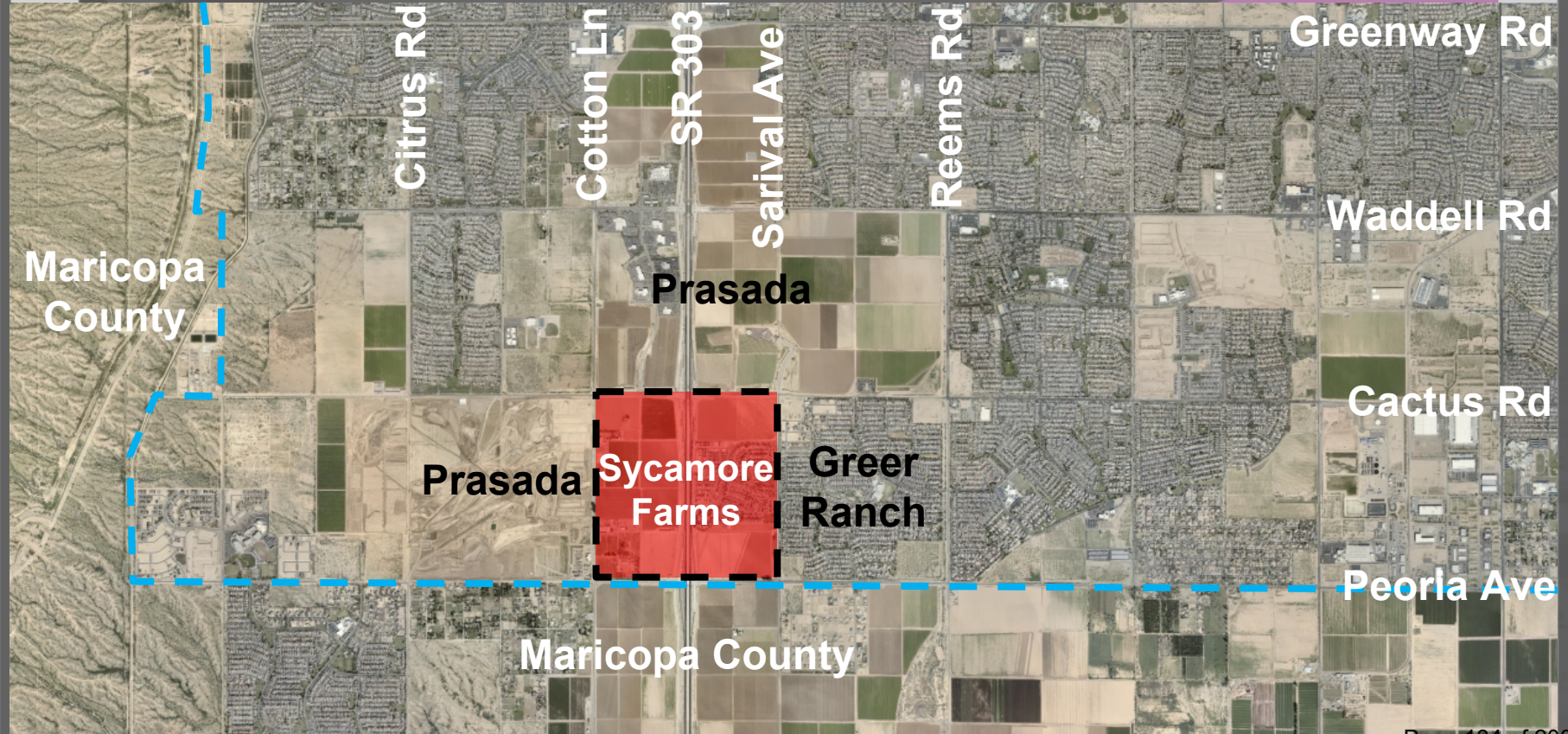
Parcel I - Final Plat

Mayor and City Council – June 1, 2021

VICINITY MAP

FS20-599

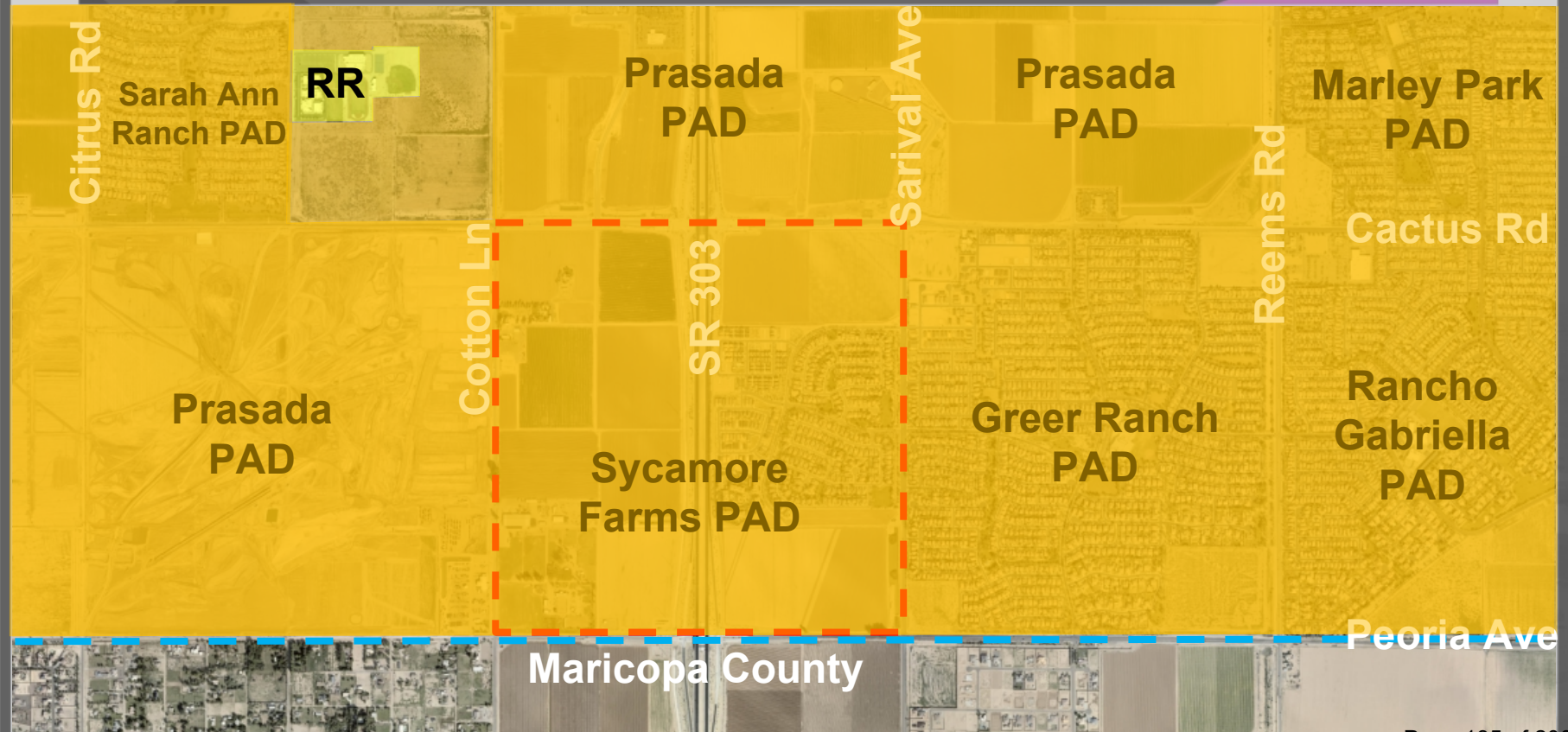
Paradisi at Sycamore Farms
Parcel I

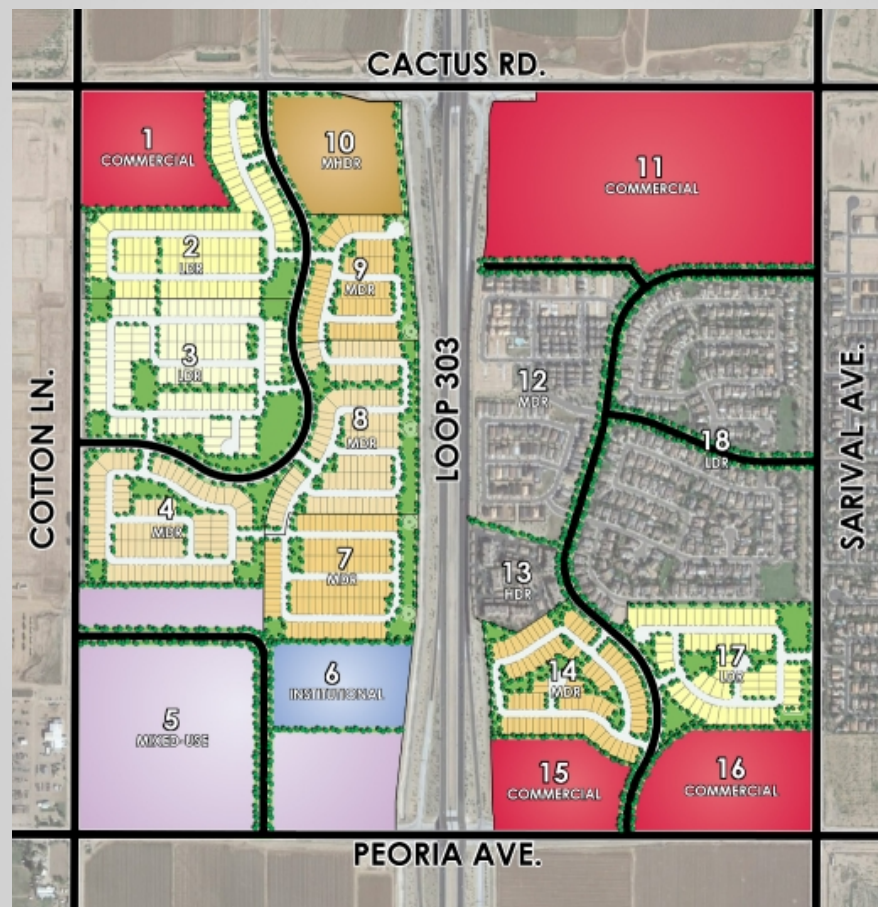


ZONING MAP

FS20-599

Paradisi at Sycamore Farms
Parcel I

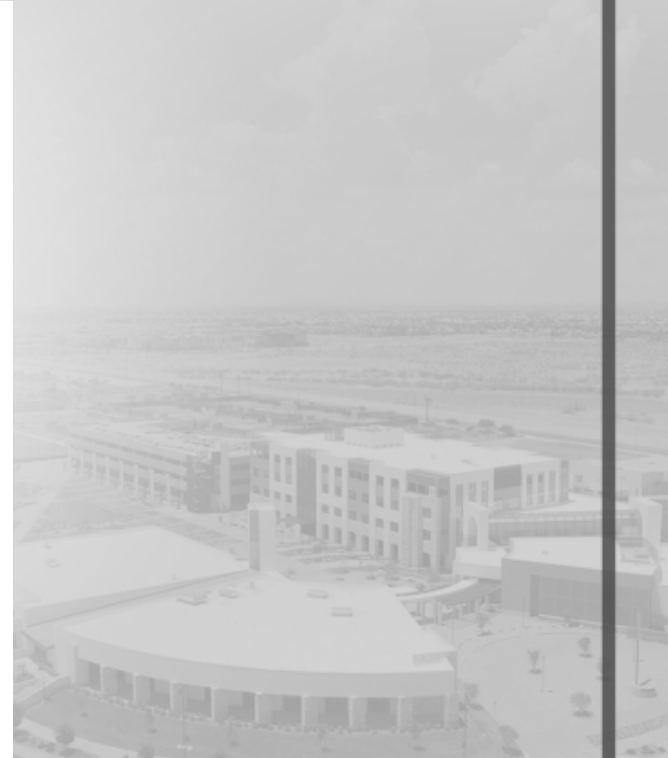


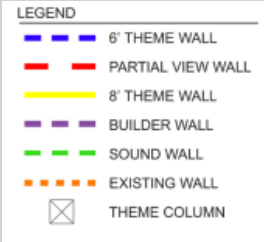


PAD ZONING MAP

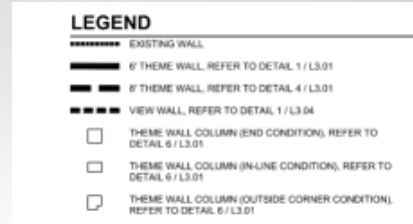
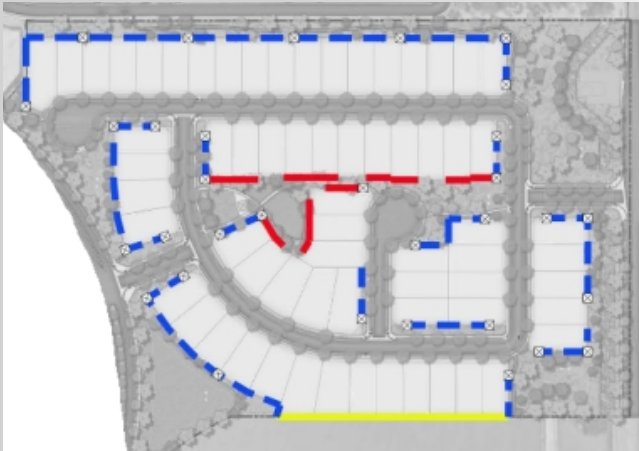
CASE MAP

FS20-599
Paradisi at Sycamore Farms
Parcel I





PAD Wall Plan



Final Plat Wall Plan



Theme and Sound Walls



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QUESTIONS / COMMENTS ?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 1, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to conditionally approval of the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel H” an approximately 20.75 acre property generally located north of the northeast corner of Peoria Avenue and Loop-303 in the Sycamore Farms PAD; Resolution # 2021-74 (Case FS20-606).

Motion:

I move to approve Resolution # 2021-74.

Background:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel H. The subject property is approximately 20.75 acres and is located north of the northeast corner of Peoria Avenue and Loop-303. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 92 single-family lots for future development.

The proposed Final Plat is in compliance with the approved Sycamore Farms PADA approved under Case FS19-787.

Objective Analysis:

Approval of the proposed Final Plat allows the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The requested Plat is consistent with the Sycamore Farms PAD and advances the goals and policies of the General Plan.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS20-606 - Paradisi at Sycamore Farms Parcel H - CC Staff Report
 2. 01 - FS20-606 - Paradisi at Sycamore Farms Parcel H - FP- Vicinity Map
 3. 02 - FS20-606 - Paradisi at Sycamore Farms Parcel H - FP - Zoning Map
 4. 03 - FS20-606 - Paradisi at Sycamore Farms Parcel H - FP - PAD Zoning Map
 5. 04 - FS20-606 - Paradisi at Sycamore Farms Parcel H - FP- Case Map
 6. 05 - FS20-606 - Paradisi at Sycamore Farms Parcel H- Final Plat - Final Plat Map
 7. 06 - FS20-606 - Paradisi at Sycamore Farms Parcel H - FP- Landscape Plans
 8. 07 - FS20-606 - Paradisi at Sycamore Farms Parcel H - FP- Luke AFB email
 9. 08 - FS20-606 - Paradisi at Sycamore Farms Parcel H - FP Resolution 2021-74
 10. PP - FS20-606 Paradisi at Sycamore Farms Parcel H - FP - CC PowerPoint
-

Final PLAT

REPORT TO THE CITY COUNCIL

Case: FS20-606

Project Name: Paradisi at Sycamore Farms Parcel H Final Plat

Council District: 3 - Mesquite

City Council Date: June 1, 2021

Planner: Laurie Lineberry, Planner

Owner: Taylor Morrison

Applicant: Kimley-Horn

Request: Final Plat with deferred recordation for a 20.75-acre parcel located within the Sycamore Farms Planned Area Development (PAD)

Site Location: North of the northeast corner of Peoria Avenue and Loop-303 in the Sycamore Farms PAD

Site Size: 20.75 acres (approx.)

Density: 4.09 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Sycamore Farms PAD.
- The proposed Final Plat is consistent with the Preliminary Plat for Sycamore Farms.

Alternative Actions:

Approve – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property into 92 single-family lots, as proposed.

Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel H. The subject property is approximately 20.75 acres and is located north of the northeast corner of Peoria Avenue and Loop-303. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 92 single-family lots for future development.

The proposed Final Plat is in compliance with the approved Sycamore Farms PADA approved under Case FS19-787.

The applicant also seeks to defer the recordation of the Final Plat until after the property has conveyed title. Upon conveyance of title, the new owner will provide Financial Assurance and staff will record the Final Plat.

Attachments:

- 01 Vicinity Map
- 02 Zoning Map
- 03 PAD Zoning Map
- 04 Case Map
- 05 Final Plat
- 06 Landscape Plans
- 07 Luke AFB Letter
- 08 Resolution

VICINITY MAP

FS20-606

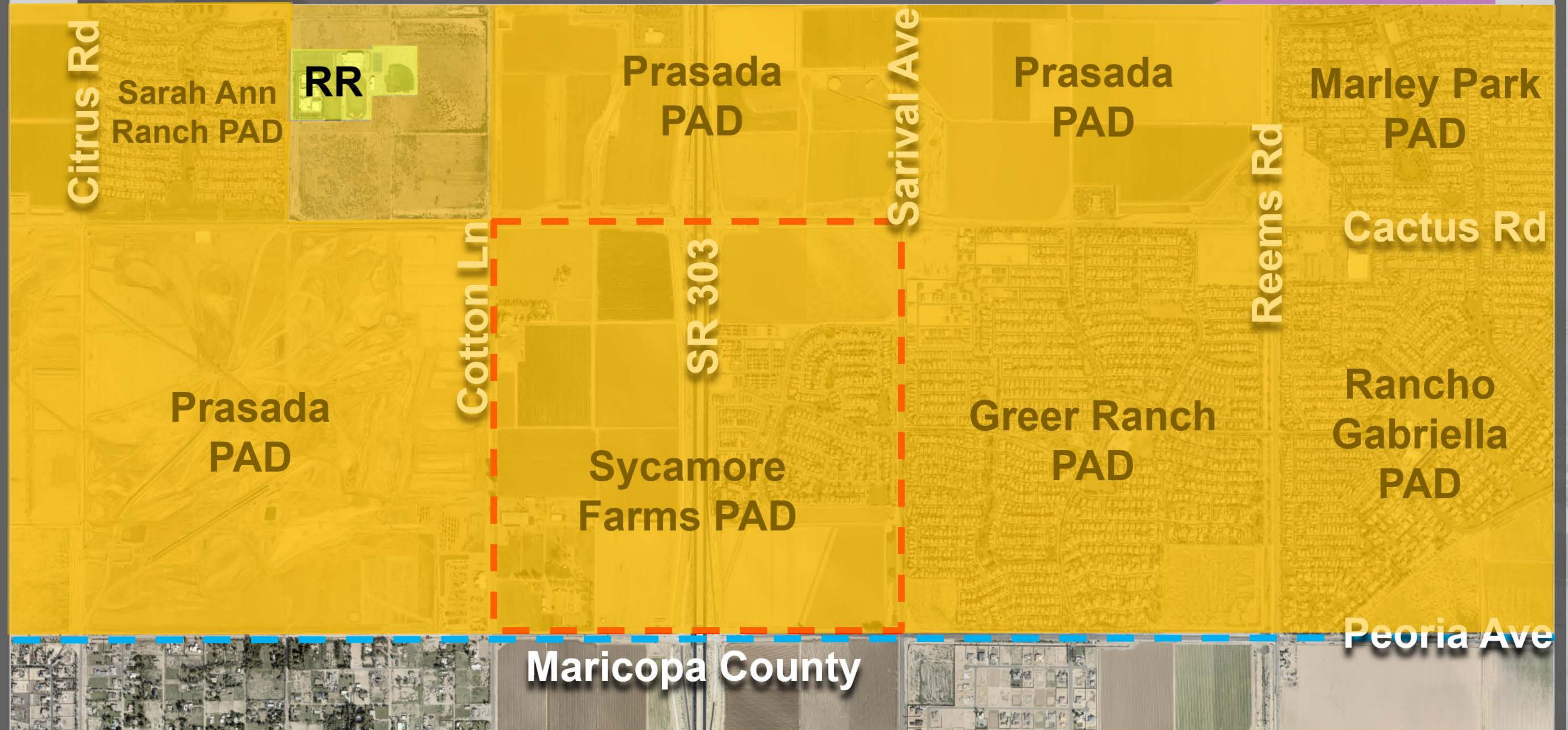
Paradisi at Sycamore Farms
Parcel H



ZONING MAP

FS20-606

Paradisi at Sycamore Farms
Parcel H



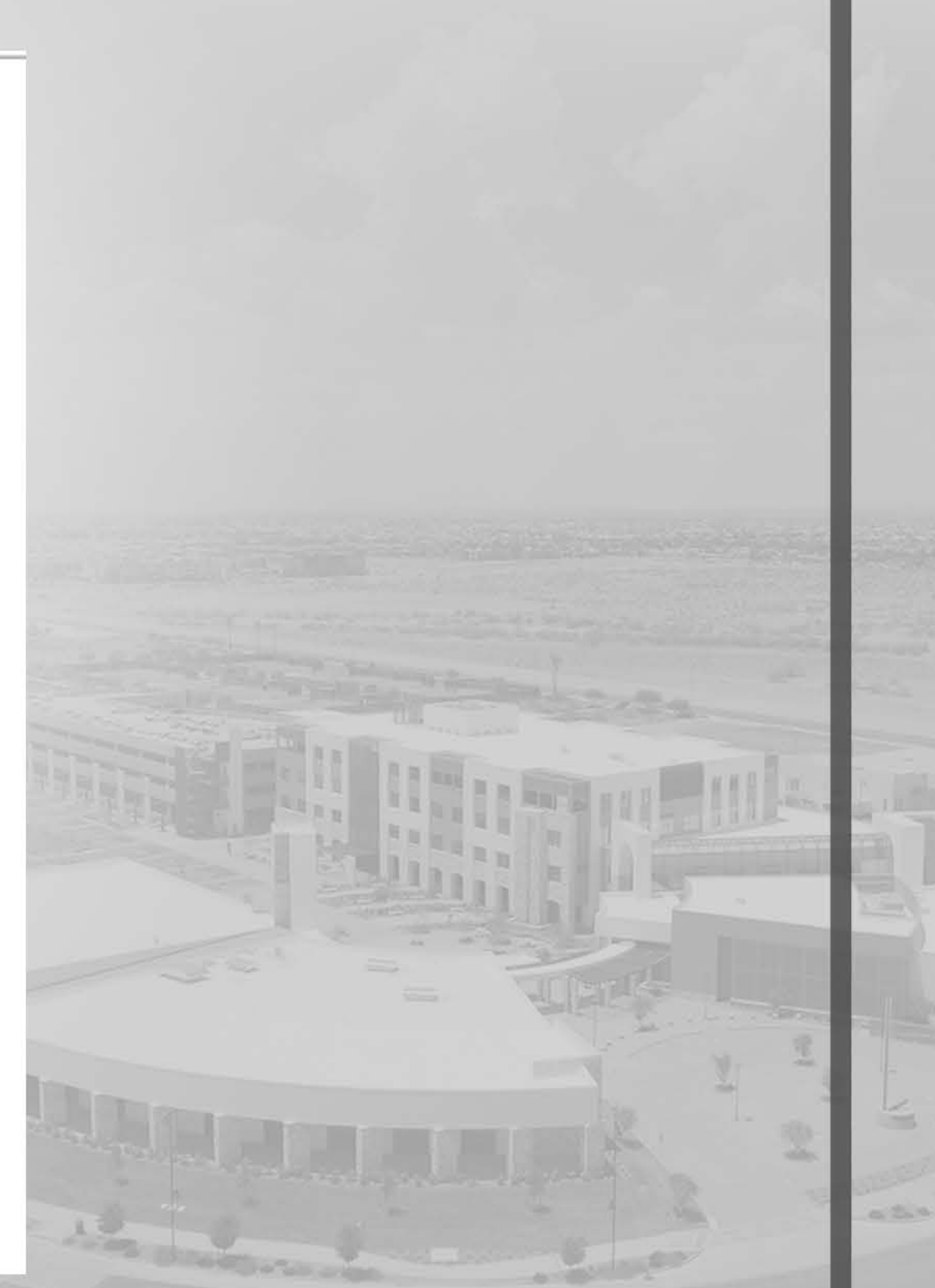
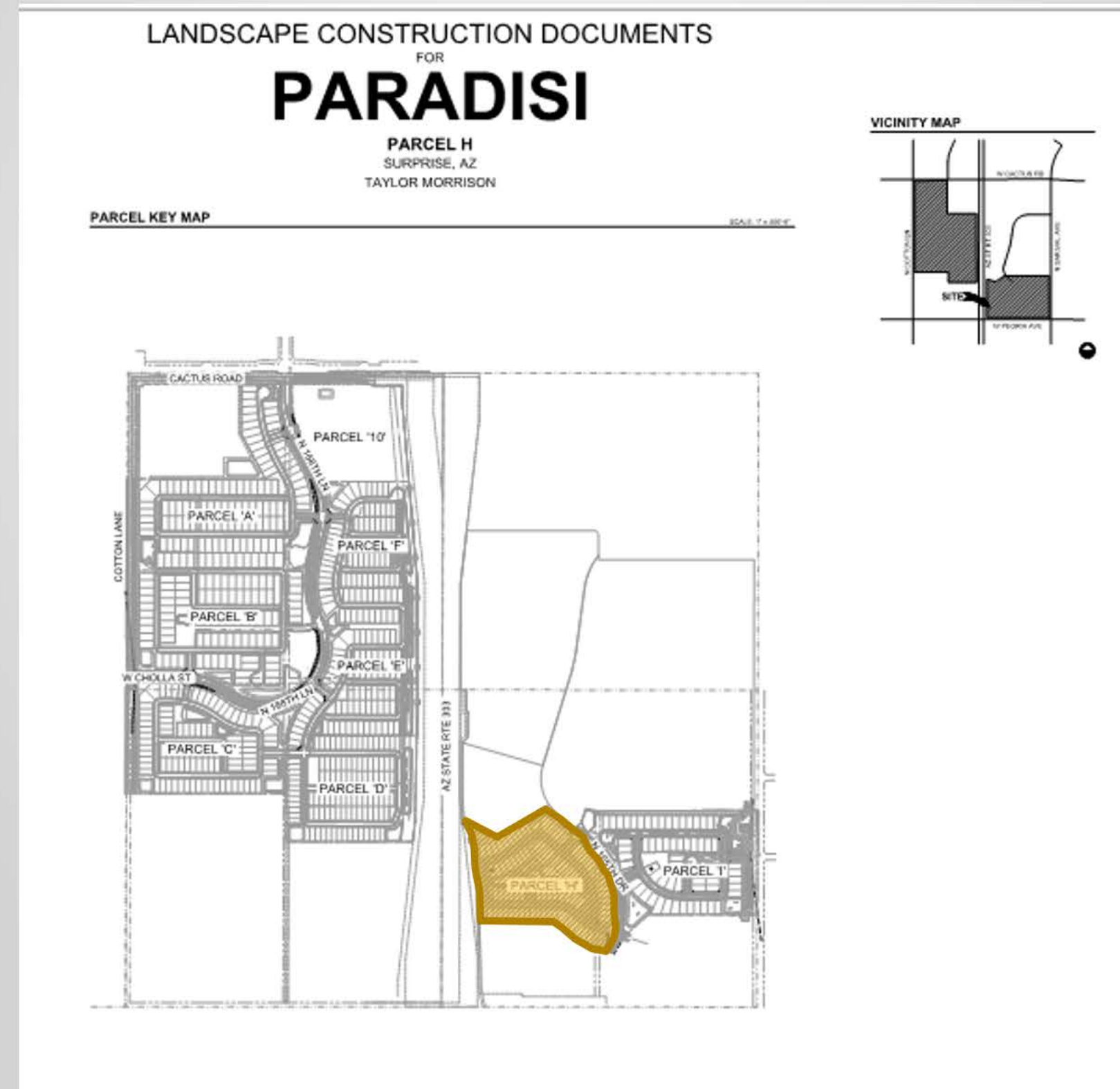


PAD ZONING MAP

CASE MAP

FS20-606

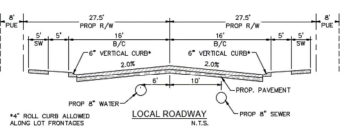
Paradisi at Sycamore Farms
Parcel H



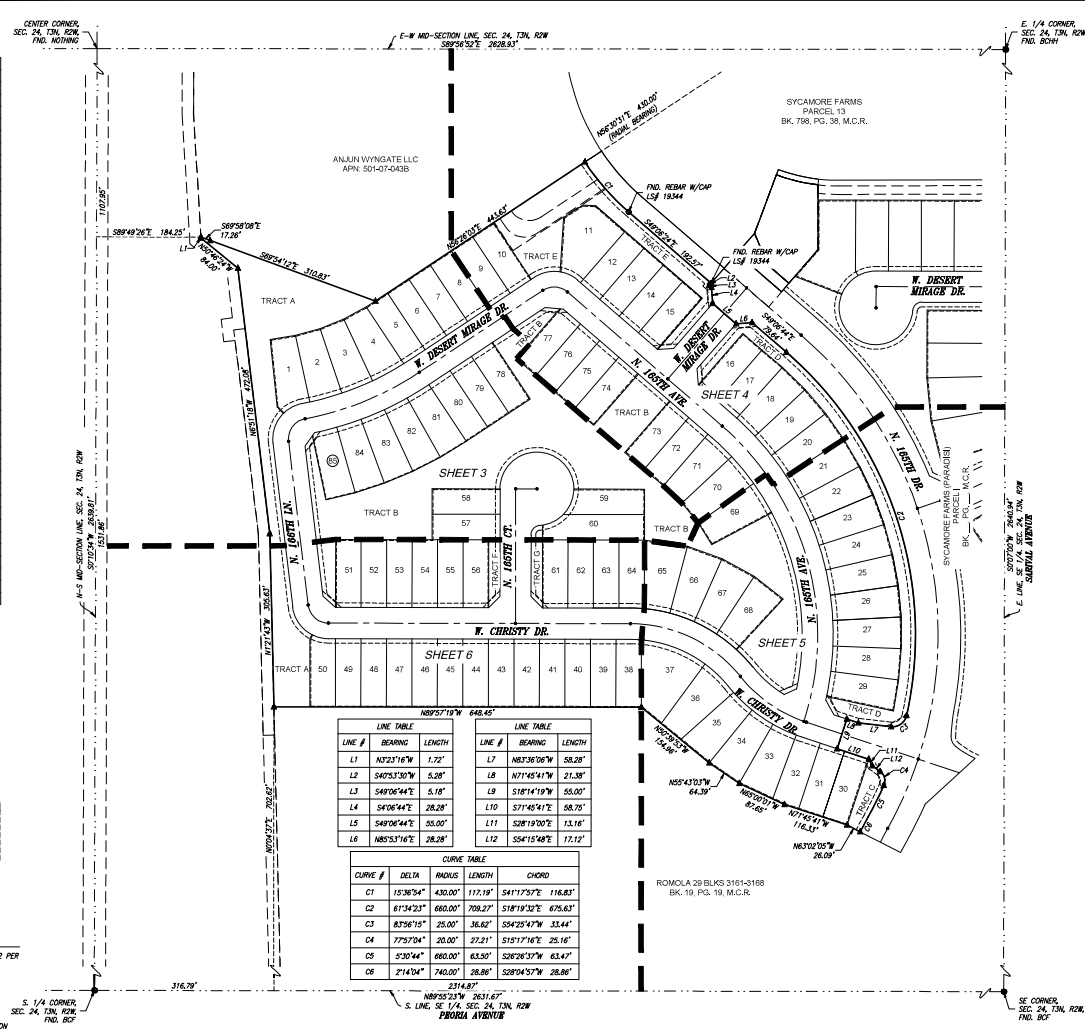
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LOT #	SQUARE FEET	ACRES
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199	5400.00	0.1240
200	5400.00	0.1240

TRACT	SQUARE FEET	ACRES	USAGE
A	45451.00	1.0335	LANDSCAPE / RETENTION / TRAIL
B	108440.00	2.4940	LANDSCAPE / RETENTION / PARK / TRAIL
C	3886.00	0.0894	LANDSCAPE
D	25706.00	0.5901	LANDSCAPE
E	27736.00	0.6367	LANDSCAPE / RETENTION / EMERGENCY ACCESS EASEMENT
F	25200.00	0.5805	LANDSCAPE
G	2651.00	0.0609	LANDSCAPE
TOTAL	219280.00	5.0342	



- LEGEND**
- SECTION LINE
 - - - - - BOUNDARY - PARCEL, H
 - - - - - RIGHT OF WAY
 - - - - - EASEMENT DEDICATED HEREON
 - - - - - EXISTING EASEMENT
 - - - - - CENTERLINE
 - - - - - LOT LINE
 - - - - - MATCH LINE
 - ▲ SET REBAR W/CAP LS 41082 PER MDG. STL. 120-1
 - ALUMINUM CAP FLUSH
 - BRASS CAP IN HANDS
 - REBAR
 - BRASS CAP AS NOTED
 - RCP TO BE SET AT COMPLETION OF CONSTRUCTION



LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N72°16'W	1.72'	L7	N67°36'W	58.38'
L2	S40°53'W	5.28'	L8	N77°45'W	21.38'
L3	S40°54'W	5.18'	L9	S18°14'W	55.00'
L4	S40°54'W	28.38'	L10	S77°45'W	58.75'
L5	S40°54'W	55.00'	L11	S28°19'W	13.16'
L6	N65°53'W	28.38'	L12	S54°15'W	17.12'

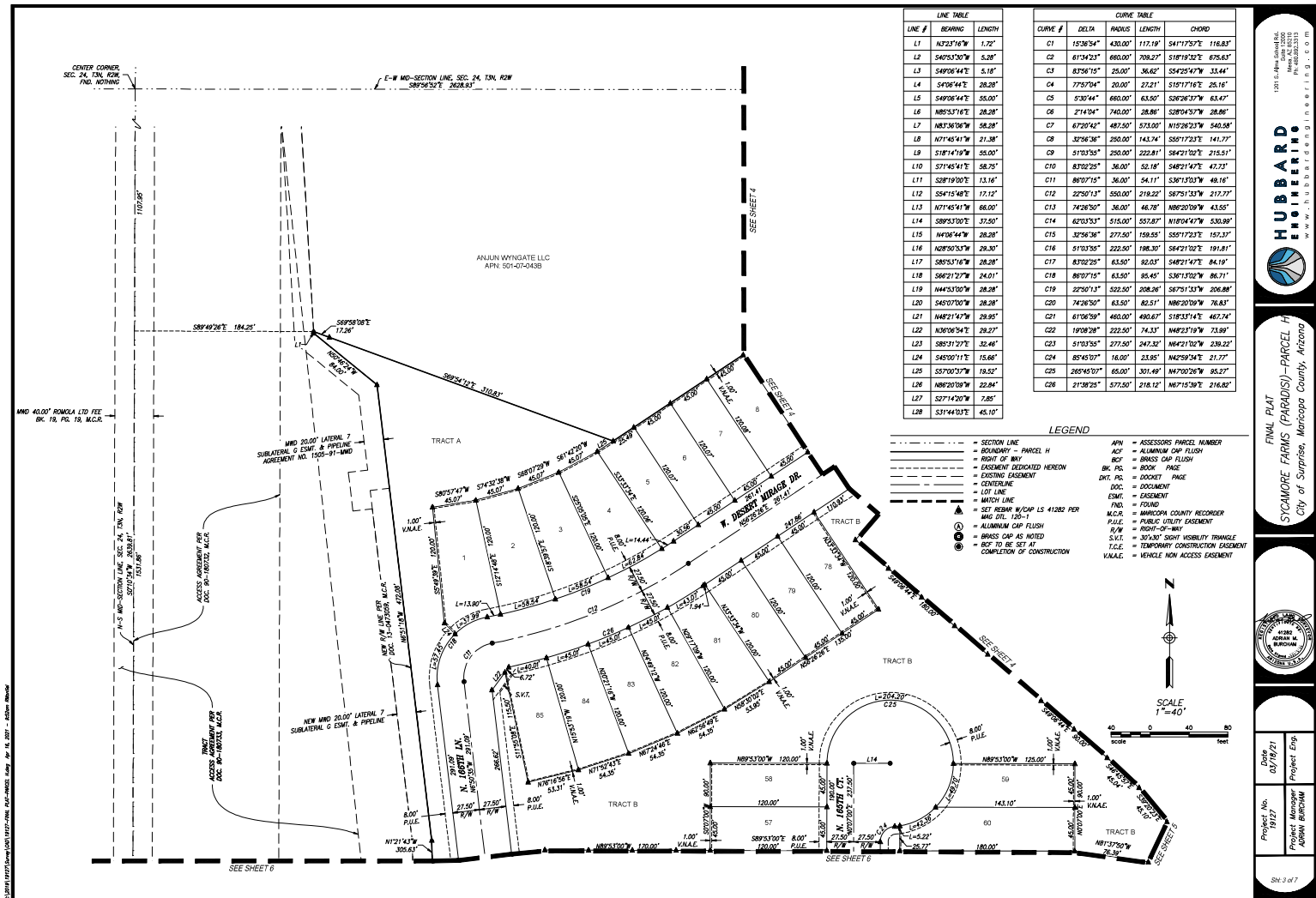
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	15°36'54"	430.00'	117.19'	54°17'52" 116.83'
C2	61°34'23"	680.00'	709.27'	518°19'32" 676.63'
C3	87°56'15"	25.00'	36.62'	554°25'47" 33.44'
C4	77°57'04"	20.00'	27.21'	515°17'16" 25.16'
C5	5°30'44"	680.00'	63.50'	526°28'57" 63.47'
C6	2°14'04"	740.00'	538°04'57" 28.86'	

HUBBARD ENGINEERING
 1301 E. Alamo Street, Suite 100
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 www.hubbard-engineering.com

FINAL PLAT
SYCAMORE FARMS (PARADIS)-PARCEL H
 City of Surprise, Maricopa County, Arizona

Project No. 19127
 Date 03/19/21
 Project Manager ADRIAN BURCHAM
 Project Eng.

Sheet 2 of 7
 FS201-006

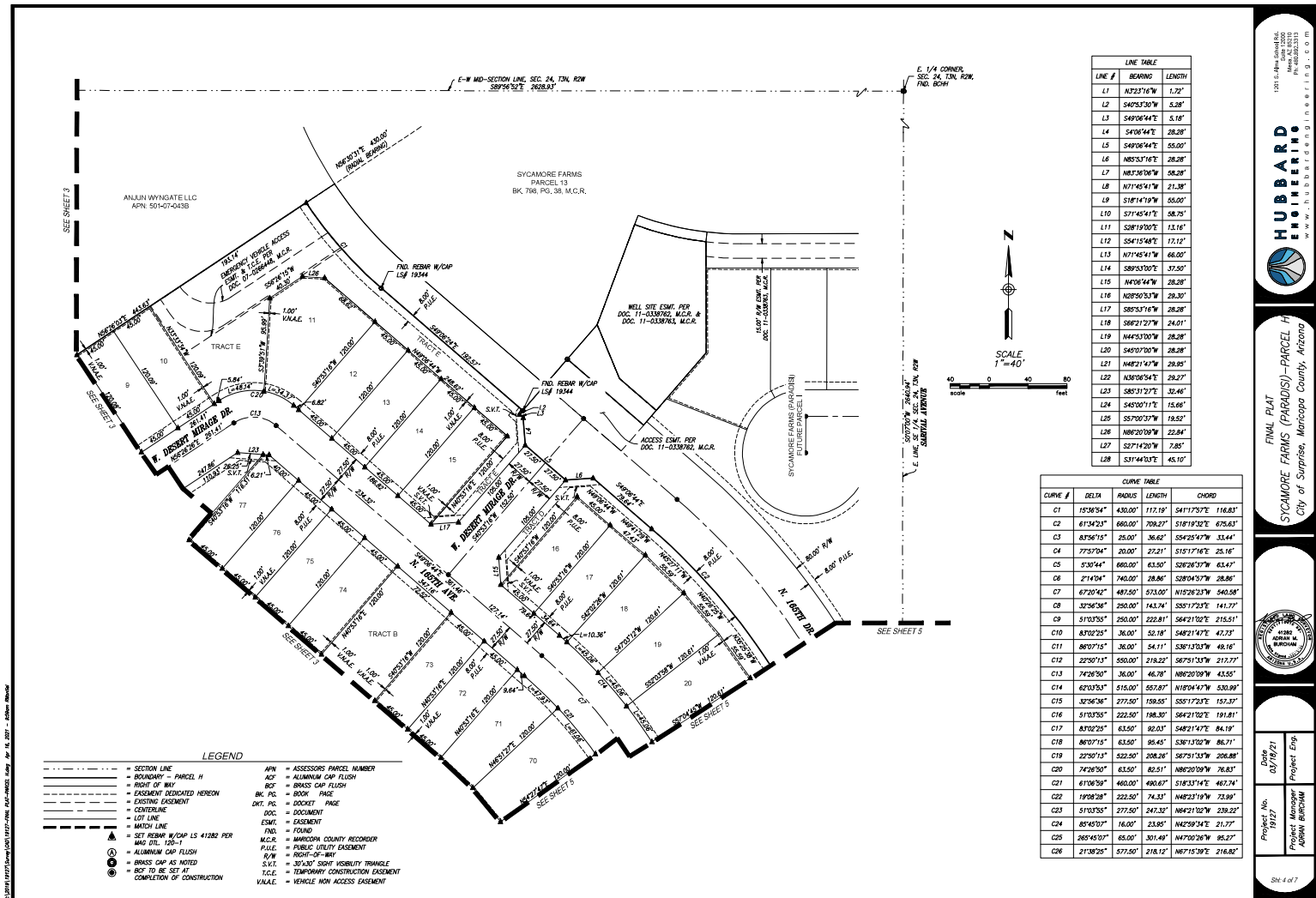


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1301 E. Arrow Street, Suite 100, Phoenix, AZ 85010
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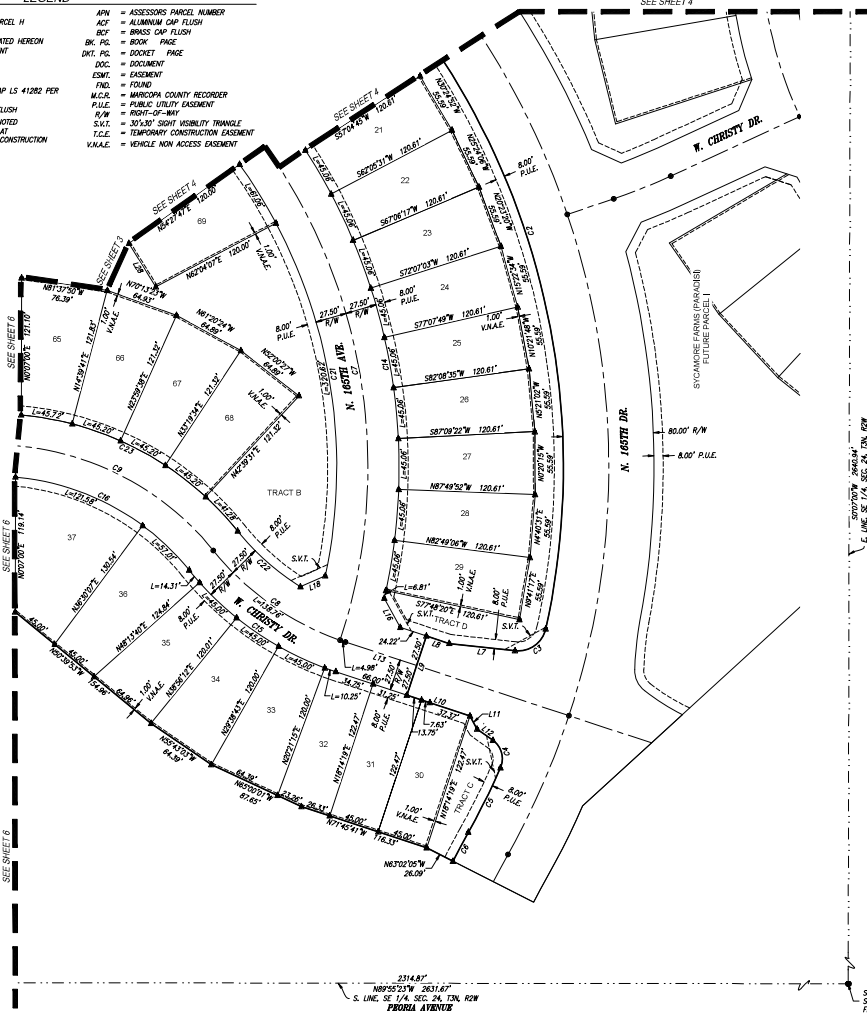
FINAL PLAT
SYCAMORE FARMS (PARADISI)-PARCEL H
City of Surprise, Maricopa County, Arizona

Project No. 19127
Date 03/18/21
Project Eng. ADRIAN BURCHAM

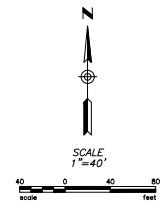
FS201-006
Sht. 3 of 7



- LEGEND**
- SECTION LINE
 - BOUNDARY - PARCEL H
 - RIGHT OF WAY
 - EASEMENT DEDICATED HEREON
 - EXISTING EASEMENT
 - CENTERLINE
 - LOT LINE
 - WATER LINE
 - SET REBAR W/ CAP L5 41282 PER AND STL 120-1
 - ALUMINUM CAP FLUSH
 - BRASS CAP AS NOTED
 - 80" TO BE SET AT COMPLETION OF CONSTRUCTION
 - APN = ASSESSORS PARCEL NUMBER
 - ACF = ALUMINUM CAP FLUSH
 - BCF = BRASS CAP FLUSH
 - BRK. PG. = BOOK PAGE
 - DKT. PG. = DOCKET PAGE
 - DCC = DOCUMENT
 - ESMT = EASEMENT
 - FND. = FOUND
 - M.C.S. = MARICOPA COUNTY RECORDER
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT-OF-WAY
 - S.K.T. = 30'x30' SIGHT VISIBILITY TRIANGLE
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - V.A.L.E. = VEHICLE NON ACCESS EASEMENT



LINE #	BEARING	LENGTH
L1	N73°16'W	1.72'
L2	S40°53'30"W	5.38'
L3	S49°06'44"E	5.18'
L4	S40°54'4"E	28.28'
L5	S49°06'44"E	55.00'
L6	N85°53'16"E	28.28'
L7	N85°36'08"W	58.28'
L8	N71°45'41"W	21.38'
L9	S18°14'19"W	58.75'
L10	S71°45'41"E	58.75'
L11	S28°19'00"E	13.16'
L12	S54°15'48"E	17.12'
L13	N71°45'41"W	66.00'
L14	S89°53'00"E	37.50'
L15	N49°06'44"W	28.28'
L16	N28°50'53"W	29.30'
L17	S85°53'16"W	28.28'
L18	S85°53'16"W	28.28'
L19	N44°53'00"W	28.28'
L20	S45°03'00"W	28.28'
L21	N48°21'43"W	29.85'
L22	N36°06'54"E	29.27'
L23	S85°31'27"E	32.46'
L24	S45°00'11"E	15.68'
L25	S57°00'37"W	18.52'
L26	N86°20'08"W	22.84'
L27	S27°14'20"W	7.85'
L28	S31°44'03"E	45.10'



CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	153°54'	430.00'	117.19'	541°17'57"E 118.83'
C2	61°34'23"	660.00'	708.27'	S18°19'32"E 675.63'
C3	83°56'15"	25.00'	36.62'	S54°25'47"W 33.44'
C4	77°57'04"	20.00'	27.21'	S15°17'16"E 25.16'
C5	53°04'	660.00'	63.30'	S28°26'37"W 63.47'
C6	21°40'	740.00'	28.86'	S28°04'37"W 28.86'
C7	67°20'42"	481.20'	573.00'	N19°26'23"W 548.58'
C8	32°36'36"	250.00'	143.74'	S35°17'25"E 141.77'
C9	51°03'55"	250.00'	222.81'	S64°21'52"E 215.51'
C10	87°02'25"	36.00'	52.18'	S48°21'47"E 42.73'
C11	86°07'15"	36.00'	54.11'	S38°13'53"W 48.16'
C12	22°50'13"	550.00'	218.22'	S67°51'35"W 217.77'
C13	74°26'30"	36.00'	46.78'	N86°20'08"W 42.85'
C14	62°03'53"	515.00'	557.87'	N18°04'47"W 530.90'
C15	32°36'36"	277.20'	188.85'	S35°17'25"E 187.37'
C16	51°03'55"	222.20'	188.30'	S64°21'52"E 191.81'
C17	87°02'25"	63.50'	92.03'	S48°21'47"E 84.19'
C18	86°07'15"	63.50'	95.45'	S38°13'53"W 86.71'
C19	22°50'13"	522.50'	208.26'	S67°51'35"W 208.88'
C20	74°26'30"	63.50'	82.51'	N86°20'08"W 78.83'
C21	62°03'53"	460.00'	490.67'	S18°04'47"E 482.74'
C22	19°08'38"	222.50'	74.33'	N48°21'43"W 73.96'
C23	51°03'55"	277.50'	247.38'	N48°21'43"W 239.25'
C24	87°45'07"	16.00'	23.95'	N47°59'34"E 21.77'
C25	285°45'13"	65.00'	301.48'	N47°00'36"W 85.27'
C26	27°38'25"	577.50'	218.12'	N67°15'39"E 218.82'

1201 E. Apple Street, Suite 100, Phoenix, AZ 85010
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 www.hubbardsurveying.com

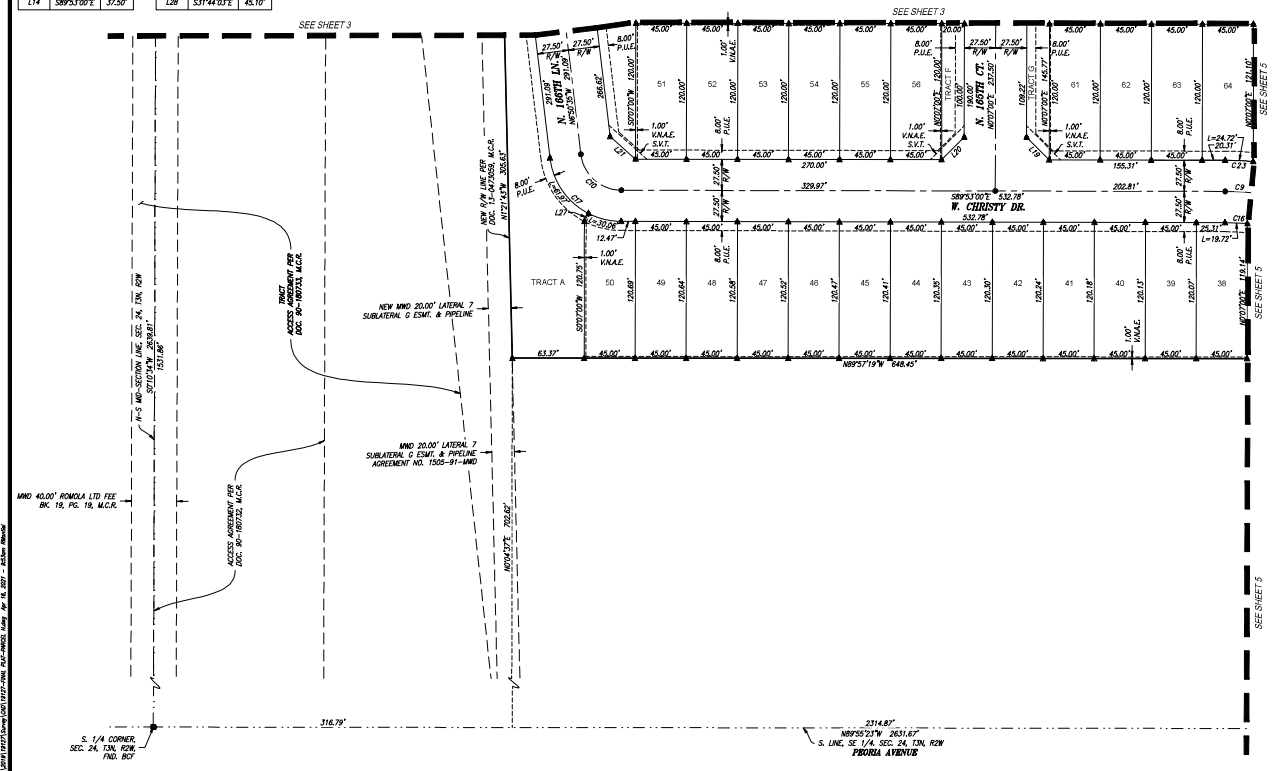
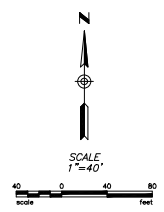
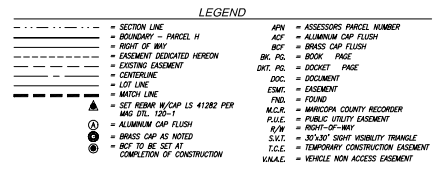
HUBBARD SURVEYING

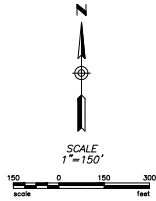
FINAL PLAN
 SYCAMORE FARMS (PARADISE)-PARCEL H
 City of Surprise, Maricopa County, Arizona

Project No. 19127
 Date 03/19/21
 Project Manager ADRIAN BURCHAM
 Project Eng.

Sheet 5 of 7
 FS201-006

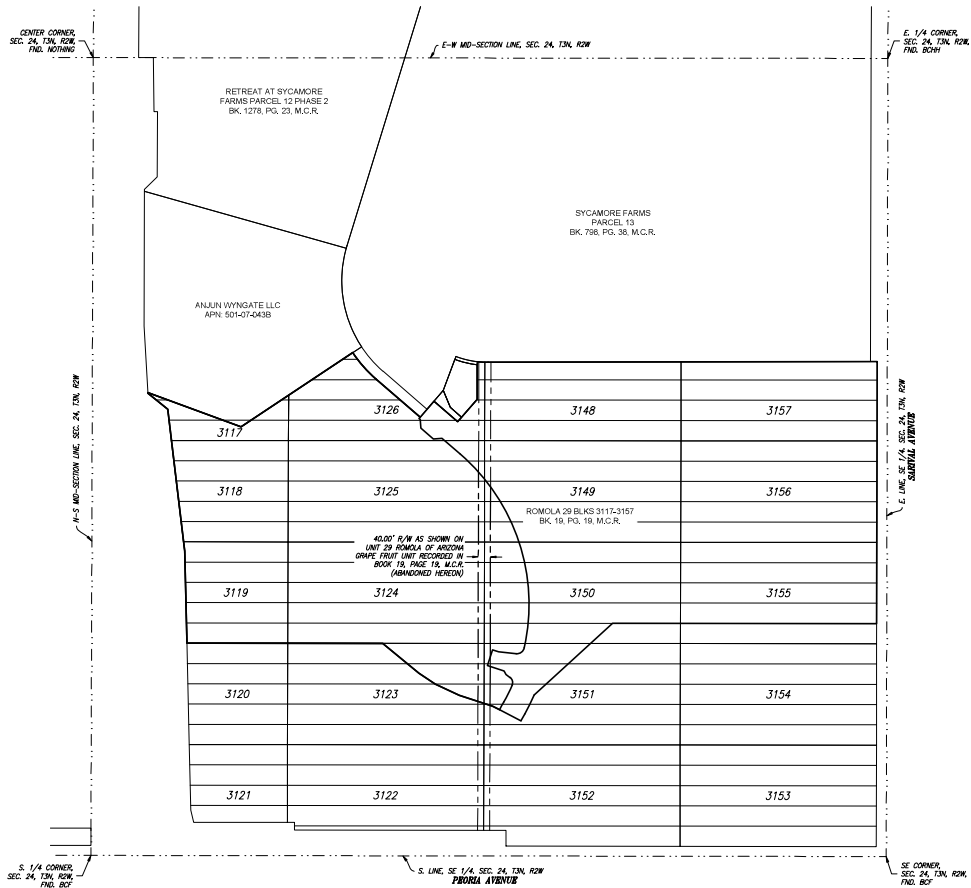
CURVE #	DELTA	CURVE AREA	LENGTH	CHORD
C14	62°03'33"	515.00	557.87	118°04'47"W 530.35'
C15	32°34'36"	277.50	159.55	55°17'23"E 151.37'
C16	51°03'25"	222.50	184.70	64°12'02"E 197.81'
C17	83°02'25"	63.50	92.02	54°02'14"E 107.68'
C18	86°01'15"	63.50	95.45	53°46'10"E 86.71'
C19	22°50'13"	532.50	208.68	56°57'13"S 266.83'
C20	74°26'50"	52.51	82.51	48°02'20"W 70.68'
C21	61°06'39"	440.00	490.65	51°13'17"E 463.74'
C22	19°08'26"	222.50	74.33	14°02'19"W 239.92'
C23	51°03'25"	277.50	247.57	64°12'02"W 73.66'
C24	89°45'07"	16.00	23.95	14°02'54"E 21.27'
C25	26°45'03"	65.00	30.49	14°00'26"E 95.37'
C26	21°38'25"	277.50	218.13	16°17'15"W 216.82'





LEGEND

- SECTION LINE
- BOUNDARY
- RIGHT-OF-WAY ABANDONED HEREON
- RIGHT-OF-WAY TO REMAIN
- EXISTING PARCEL
- SURVEY MONUMENT AS NOTED
- SET REBAR W/CHW LS 41262
- BRASS CAP AS NOTED
- BCF = BRASS CAP FLUSH
- BCW = BRASS CAP W/ HANDHOLE
- BK, PG. = BOOK, PAGE
- FND = FOUND
- M.C.R. = MARICOPA COUNTY RECORDER
- R/W = RIGHT-OF-WAY



1301 E. Alpa Street Rd.
Phoenix, AZ 85010
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FAX: 602.962.2314



HUBBARD ENGINEERING
FINAL PLAT
SYCAMORE FARMS (PARADIS)-PARCEL H
City of Surprise, Maricopa County, Arizona



Project No. 19127
Date 03/16/21
Project Manager ADRIAN BURCHAM
Project Eng.

SHEET 7 of 7

FS201-506

PARADISI

PARCEL KEY MAP

SCALE: 1" = 400' 0"

SUBMITTAL HISTORY

DATE	DESCRIPTION / COMMENTS
09/04/2020	CLIENT REVIEW
09/15/2020	1ST SUBMITTAL TO CITY OF SURPRISE
12/03/2020	2ND SUBMITTAL TO CITY OF SURPRISE
12/03/2020	MWD EASEMENT SUBMITTAL
02/11/2021	3RD SUBMITTAL TO CITY OF SURPRISE

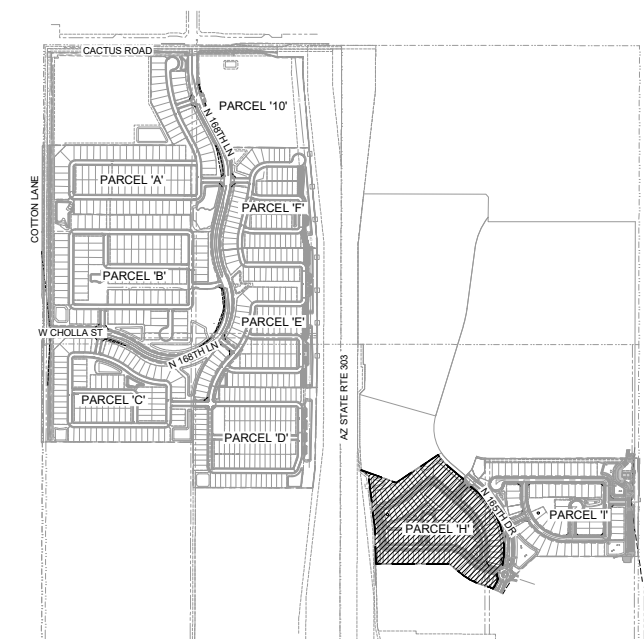
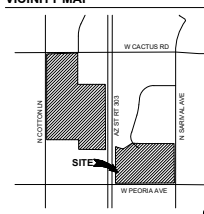
PROJECT TEAM

PROJECT	TAYLOR MORRISON/ARIZONA, INC. ANGELA CARBONELL 4000 NORTH SCOTTSDALE ROAD, SUITE 2200 SCOTTSDALE, AZ 85251 480.550.9516
LANDSCAPE ARCHITECT	FLY PLANNING + LANDSCAPE ARCHITECTURE SHAWN BYRON, P.L.A. 1201 N. 4TH AVENUE, SUITE 211 TEMPE, ARIZONA 85281 480.954.0094
CIVIL ENGINEER	KIMLEY-HORN JASON BUDIN 1001 N. SOUTHERN AVE., SUITE 131 MESA, AZ 85203 480.201.7687
ELECTRICAL ENGINEER	WRIGHT ENGINEERING CHRISTOPHER WRIGHT 165 EAST CHILTON CANTLER, ARIZONA 85225 480.497.8629
ARCHITECT	PERLMAN ARCHITECTS OF ARIZONA, INC KEVIN POWERS 4608 NORTH 4TH STREET, SUITE 300 PHOENIX, ARIZONA 85016 480.161.6400

SHEET INDEX

NUMBER	DESCRIPTION
L.0.00	COVER SHEET
L.0.01	GENERAL NOTES
L.0.02	REFERENCE PLAN
L.1.01	WALL PLAN
L.2.01 THRU L.2.02	HARDSCAPE PLAN
L.2.03 THRU L.2.04	HARDSCAPE PLAN ENLARGEMENT
L.3.01 THRU L.3.05	HARDSCAPE DETAILS
L.4.00	PLANTING NOTES
L.4.01 THRU L.4.11	PLANTING PLAN
L.5.01	PLANTING DETAILS

VICINITY MAP



PARADISI
PARCEL H
SURPRISE, AZ

PROJECT NO:	19002272
DATE:	9/15/2020
DRAWN:	BQ/SBK/LMD/KU
REVIEWED:	SB

REVISIONS

1	
2	
3	
4	
5	

COVER SHEET

L0.00

SHEET 1 OF 23

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
2. 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 ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.

1. IN CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN SPECIFICATIONS AND NOTES ON THE DRAWINGS, THE DRAWING ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
2. A QUALIFIED SPECIALIST SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY CHANGED OR NOTED OTHERWISE.
4. LANDSCAPE CONTRACTOR SHALL RESPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER ALL EXISTING UTILITIES. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES TO REPAIR AND/OR REPLACE AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED OR DAMAGED BY THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH ITEMS AND DAMAGE TO ADJACENT PROPERTIES ON ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/WALLS WILL BE REPLACED WITH EQUIVALENT OR BETTER MATERIALS AND FINISHES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE, AND SERVICES AND IMPLEMENT THEM IN CONFORMANCE WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL PLANT MATERIAL TO BE INSTALLED SHALL BE IDENTIFIED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND UPDATES TO BLUEPRINTS AT 60:00-10:00 HOURS. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. UNLESS SPECIFICALLY NOTED OTHERWISE, NO DRAWINGS.
6. CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL, ALONG PUBLIC USES/STREETS IF REQUIRED DURING CONSTRUCTION.
7. PLANTING AND IRRIIGATION DESIGN MAY BE MODIFIED TO ADAPT TO LANDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH MODIFICATIONS.
8. REFERS TO ENGINEERING PLANS FOR DRAINAGE FLOODS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
9. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
10. COORDINATE AND COOPERATE WITH ALL CONTRACTORS AT ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERS AND EFFICIENT COMPLETION OF ALL WORK.
11. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, FEDERAL, STATE, AND LOCAL HEALTH DEPARTMENTS, EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
12. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
13. ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
14. IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT MATERIAL WITH EQUIVALENT OR BETTER MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIAL.
15. IF NOT DETERMINED PLANT MATERIAL THAT IS TO REMAIN OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
16. ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. CONTRACTOR SHALL PROVIDE OWNER WITH ALL NECESSARY INFORMATION, INSTRUCTION MANUALS, AND ANY OTHER PRODUCT INFORMATION FOR ANY NEW EQUIPMENT OR MACHINERY INSTALLED IN THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
18. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL. PROVIDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LOGGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. REFERENCES FOR DUMPING TO OWNER FOR THEIR FILES.
19. ALL BASE INFORMATION FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE PROJECT TEAM LIST ON SHEET "A" SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UPDATES TO BLUEPRINTS AT 60:00-10:00 HOURS.
20. ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL PAINT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. UNLESS NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR ANY DAMAGE TO EXISTING SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UPDATES TO BLUEPRINTS AT 60:00-10:00 HOURS.
21. RIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS AND SPECIFICATIONS FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
22. ALL WALLS AND VERTICAL LINE FEATURES DESCRIBED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONFLICTS WITH EXISTING UTILITIES SHALL BE IDENTIFIED AND RESOLVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND MEET ALL APPLICABLE CODES AND ORDINANCES, FEDERAL, STATE, AND LOCAL HEALTH DEPARTMENTS, EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT. RESPONSIBILITY FOR UNPERFORMED CONCRETE, ENGINEERING, STRUCTURAL, CALCULATIONS, OR INSTALLATION.

[illegible]

1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:

- D. IRRIGATION PLACEMENT
 E. INSTALLATION OF TREES, SHRUBS, GRASSCOVERS AND ANY OTHER NURSERY STOCK
 F. INSTALLATION OF TURF AREAS
 G. DISCOMMODATE GRASS AND PERMISSIBLE APPLICATIONS (S)
 H. MULCHES AND ALL OTHER MATERIALS NECESSARY TO COMPLETE THE PLANTING JOBS AS SPECIFIED
 I. MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
 J. FERTILIZERS AND SOIL AMENDMENTS
 K. MAINTENANCE WORK AS SPECIFIED UPON COMPLETION OF THE PROJECT
 L. GUARANTEES
3. OBTAIN ALL PERMITS AND REFUSE FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
4. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
5. BEFORE COMMENCING WORK ON THIS SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES ON THE ENTIRE SITE. ALL REQUIREMENTS REFER TO DAMAGE CAUSED BY THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER SYSTEM, AND BUILDING SILL FOR ALL PLANTING AREAS. THE IRRIGATION SYSTEM SHALL INCLUDE: PIPING, VALVES, CONTROL VALVES, TELEPHONE ACCESS LINE, LAWN EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL INCLUDE: PIPING, VALVES, CONTROL VALVES, TELEPHONE ACCESS LINE, LAWN EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL INCLUDE: PIPING, VALVES, CONTROL VALVES, TELEPHONE ACCESS LINE, LAWN EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE IRRIGATION SYSTEM.
7. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLATION AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS, THE FURNISHING AND INSTALLING OF ALL ELECTRICAL EQUIPMENT, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO THE CENTRAL CONTROL UNIT, IF REQUIRED, PORT OF CONNECTION, CONTROL, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL TO THE EXISTING GRADE, AND ALL OTHER MATERIALS AND WORK SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
8. WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE MATERIALS AND EQUIPMENT OF THE MATERIALS AND ESTABLISHING QUALITY. ANY MATERIAL BEING DEEMED AND CONTROLLED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUIVALENT." NO SUBSTITUTIONS WILL BE PERMITTED UNLESS THEY HAVE BEEN SUBMITTED TO THE ARCHITECT FOR APPROVAL.
9. LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAINS" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE PROJECT SITE. BEFORE ANY EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS TO OTHER LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
10. MAINTAIN UNINTERRUPTED WATER SERVICE TO BILLING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SUPPLY IN CASE OF EMERGENCY.
11. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDINANCES OF DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM BUILDING CODE, M.S.C. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS. NOTIFY THE CITY CODES. NOTIFY THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM BUILDING CODE, M.S.C. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS. NOTIFY THE CITY CODES. NOTIFY THE DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM BUILDING CODE, M.S.C. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS.
12. CLEAR UP SHALL BE MADE DAILY AS PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE PROJECT SITE. EXCESS MATERIALS, EXCESS DIRT, AND ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.
13. SUBMIT DETAILED ACCOUNT AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS AND SPECIFICATIONS AND PART LISTS FOR EACH TYPE OF VALVE, EMITTER, ETC., FURNISHED TO THE ENGINEER/OWNER REPRESENTATIVE.

2. ALL FORMWORK ALIGNMENT SHALL BE STRAIGHT AND EVEN. RADI AND CURVES ARE TO HAVE SMOOTH, CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS. JOINT LOCATIONS NOT SPECIFICALLY INDICATED ON THE PLANS SHALL BE EVENLY SPACED AND VISUALLY UNOBTRUSIVE.

4. TO FLAVOR CONCRETE.
5. ALL REINFORCING SHALL BE PLACED IN THE TOP OF THE SLAB, AND OTHER REINBAR SHALL BE PLACED BENEATH THE TOP REINFORCEMENT FOR THE PROPER POSITION FOR THE TOP OF THE SLAB.
6. ALL PLACING SHALL BE LAID WITH A CONSTANT SLOPE BETWEEN TWO SLOPE ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCOMMODATED BY A MINIMUM OF 10% SLOPE. ALL HARDSCAPE SHALL BE SLOPED AWAY FROM BUILDINGS AT 1% SLOPE UNLESS OTHERWISE NOTED ON DRAWINGS.
7. NEW CONCRETE PAVING SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS OTHERWISE NOTED ON DRAWINGS.
8. IT IS RECOMMENDED THAT THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO PERFORM NECESSARY SOIL AND FOUNDATION ANALYSIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE ANALYSIS.
9. THE LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE INFORMATION PROVIDED BY THE OWNER.
10. ALL SILL SURFACES SHALL BE CLEAN AND FREE OF OILS, BURRS, WELD RESIDUE AND OTHER DETRIMENTAL MATERIALS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS BASED ON FIELD DIMENSIONS, FOR ALL STEEL ELEMENTS PRIOR TO CONSTRUCTION, FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT FINISH SAMPLE FOR REVIEW BY OWNER OF ALL FINISHES TO BE USED IN THE PROJECT.
12. MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY, FIELD VARY DIMENSIONS OF ADJACENT AND ADJOINING WORK. REPORT ANY DISCREPANCIES TO OWNER AND/OR LANDSCAPE ARCHITECT.
13. WELD CONNECTIONS CONTIGUOUS AND BOLD. REMOVE ANY SPATTER AND FLAKES, GRIND WELDS SMOOTH. PREPARE SURFACES TO BE WELDED TO BE CLEAN AND FREE OF OBSTRUCTIVE MATERIAL. WELDING STEEL WELD SANDBLAST OR WIRE BRUSH TO BASE METAL.
14. ALL BOLTS TO BE GROMMET PLATED OR STAINLESS STEEL.
15. CAP EXPOSED ENDS OF TUBING.
16. REINFORCING MANHOLE "CONDUIT" MAY BE SPECIFIED WITH A LAP OF 36 BAR DIAMETERS (2" MINIMUM) IN CONCRETE, 48 BAR DIAMETERS (2" MINIMUM) IN MASONRY, UNLESS NOTED OTHERWISE.
17. ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE" LATEST EDITION.
18. REINFORCING SHALL HAVE THE FOLLOWING CONTRACT COVER UNLESS OTHERWISE INDICATED:
 - A. WALLS 8" - 12"
 - B. FORMED SURFACE IN CONTACT WITH EARTH @ 2"
 - C. SURFACE EXPOSED DIRECTLY AGAINST EARTH @ 3"
19. ANY DOWNLAYS SHALL BE EQUAL IN SIZE AND SPACING TO VERTICAL BARS.
20. MASONRY UNITS SHALL BE GRADE 1.5. CONCRETE SHALL BE TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-150 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIFIC BLOCK SHALL BE AS NOTED ON PLANS.
21. MORTAR SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
22. GROUT: FRESHLY PREPARED AND UNBLENDED KEYS. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 3 PARTS SAND. SAND WHICH MAY BE ACED NOT MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI.
23. PORTLAND CEMENT: SHALL BE TYPE I AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.
24. WATERPROOF ALL MASONRY BELOW GRADE.

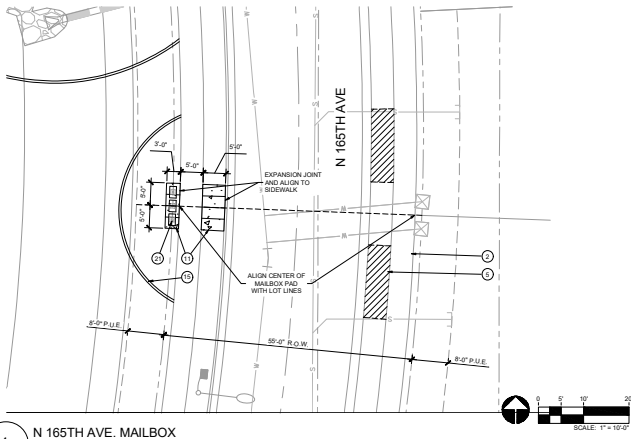
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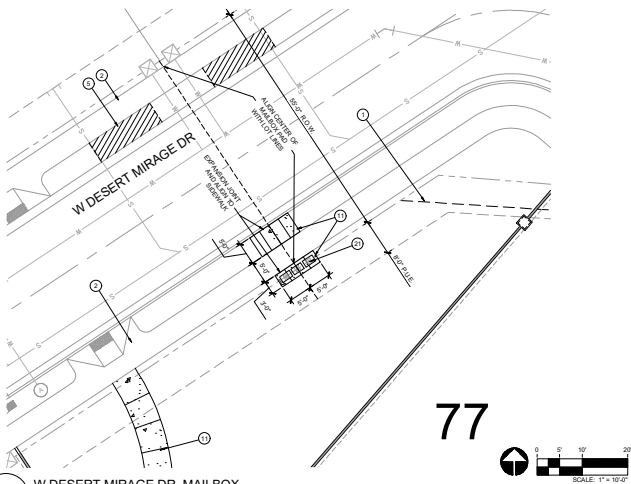
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REFERENCE PLAN

SHEET 3 OF 23



1 N 165TH AVE. MAILBOX



2 W DESERT MIRAGE DR. MAILBOX

HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOULAGE MUST BE TRIMMED TO BE ABOVE 4' AND BELOW 30" (SEE CITY OF SURPRISE EDS DETAILS 4.01 AND 4.02)
- 2 LOCATION OF SIDEWALK: REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE IN THE FIELD
- 4 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 5 UNDERGROUND UTILITY - SEE CIVIL PLANS
- 6 DRAINAGE STRUCTURE: REFERENCE CIVIL DRAWINGS
- 7 RETENTION AREA: REFER TO ENGINEERING PLANS
- 8 RETAINING WALL: REFERENCE CIVIL DRAWINGS
- 9 STREETLIGHT: REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- 10 OPEN SPACE SIDEWALK/ FLATWORK: REFER TO DETAILS 5 / L3.05
- 11 6" THEME WALL: REFER TO DETAIL 1 / L3.01
- 12 12" THEME WALL COLUMN: REFER TO DETAIL 1 / L3.01
- 13 PARTIAL VIEW WALL: REFER TO DETAIL 7 / L3.01
- 14 CONCRETE HEADER: REFER TO DETAIL 2 / L3.05
- 15 RAMADA: REFER TO DETAILS 5 / L3.04
- 16 APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
- 17 REINFORCED CONCRETE TURN-DOWN: REFER TO DETAIL 4 / L3.05
- 18 6" x 18" REINFORCED CONCRETE HEADER: REFER TO DETAIL 1 / L3.05
- 19 BARBICUE GRILL: REFER TO DETAIL 4 / L3.04
- 20 MAILBOX PAD: REFER TO DETAIL 2 / L3.04
- 21 ACCESSIBLE RAMP TO PLAY AREA: REFER TO DETAIL 5 / L3.05
- 22 SECONDARY ENTRY MONUMENT: REFER TO DETAIL 2 / L3.03
- 23 LANDSCAPE BERM

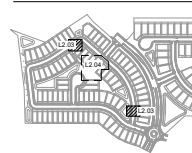
AMENITY SCHEDULE

ITEM	BENCH
COLOR	FRAME - SILVER
SPECIFICATIONS	WINCHESTER COLLECTION 6FT BENCH WITH BACK & PERMANENT SURFACE MOUNT, MODEL: W11100 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WABASH VALLEY - CONTACT: DELAND BENTZ (480.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
QUANTITY	1
ITEM	TABLE RECEPTACLE
COLOR	FRAME - SILVER
SPECIFICATIONS	ARRANGEMENT - 10" STYLE 30 GALLON RECEPTACLE WITH LINER AND SOLID DOME SURFACE MOUNT, MODEL: T50025 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WABASH VALLEY - CONTACT: DELAND BENTZ (480.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
QUANTITY	1
ITEM	PLAY EQUIPMENT A
COLOR	COLOR PALETTE T80
SPECIFICATIONS	DESIGN 306 (CSA) PHASE 1, MODEL: 176163 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALON (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1
ITEM	PLAY EQUIPMENT B
COLOR	COLOR PALETTE T80
SPECIFICATIONS	DESIGN 306 (CSA) PHASE 1, MODEL: 176163 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALON (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1
ITEM	PLAY EQUIPMENT C
COLOR	COLOR PALETTE T80
SPECIFICATIONS	DESIGN 306 (CSA) PHASE 1, MODEL: 176163 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALON (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1
ITEM	ST. PIERRE TABLE
COLOR	NAVY/BLACK BLUE (RAL 5005)
SPECIFICATIONS	BREAKAWAY TABLE 8FT, SURFACE MOUNT, MODEL: BWM-8 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE ROCK DESIGN, INC. - CONTACT: CHANCE KOPPER (CONCRETE) EXT. 244, WWW.KEYSTONEROCKDESIGNS.COM
QUANTITY	1
ITEM	KEYSTONE ROCK DESIGN, INC.
COLOR	GREEN
SPECIFICATIONS	ALUMINUM DOGPOOT PET STATION, MODEL: 1003A (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	DOGPOOT - CONTACT: DELAND BENTZ (480.892.2266 EXT. 2232, WWW.DOGPOOT.COM)
QUANTITY	1
ITEM	BIKE RACK
COLOR	TEXTURED PAINT
SPECIFICATIONS	8" x 18" x 24" MODEL: J80-805-1 EMBEDED MOUNT (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	QUICK - CONTACT: JUSTIN GALON (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1

PAVING SCHEDULE

- 1 ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO CIVIL ENGINEERING PLANS
- 2 ENGINEERED WOOD FIBER (EWFF), 12" DEPTH, AVAILABLE FROM ROBERTSON RECREATIONAL SURFACES (www.robertson.com, 1.800.855.8519). INSTALL PER MFR.
- 3 DAVIS COLORED CONCRETE MICHIGAN 3/8" - 1/2" EXPOSED AGGREGATE FINISH (DAVIS COLORED - 1.800.355.4886). APPLY GRACE TOP CAST GRADE 100 SURFACE RETARDANT AT MFR. RECOMMENDED RATE (www.grace.com, 877.460.8600). REFER TO DETAILS 1 & 5 / L3.05
- 4 STABILIZED DECOMPOSED GRANITE: REFER TO DETAIL 8 / L3.05
- 5 14" MANUS DECOMPOSED GRANITE: COLOR: ASH, ROCK PRO: USA (480.591.5151) w/ SOIL STABILIZER APPLIED
- 6 MEDIAN PAVERS - PAVESTONE HOLLAND PAVER, BACKET WEAVE PATTERN, THREE TONE BROWN COLOR (REF. CIVIL DRAWINGS FOR SIZE AND INSTALLATION DETAIL)

KEY MAP



RVI

EXPIRED 03/21/21



Professional Engineer RVI at least two full working days before any final review

Call 811 or 480.892.2266

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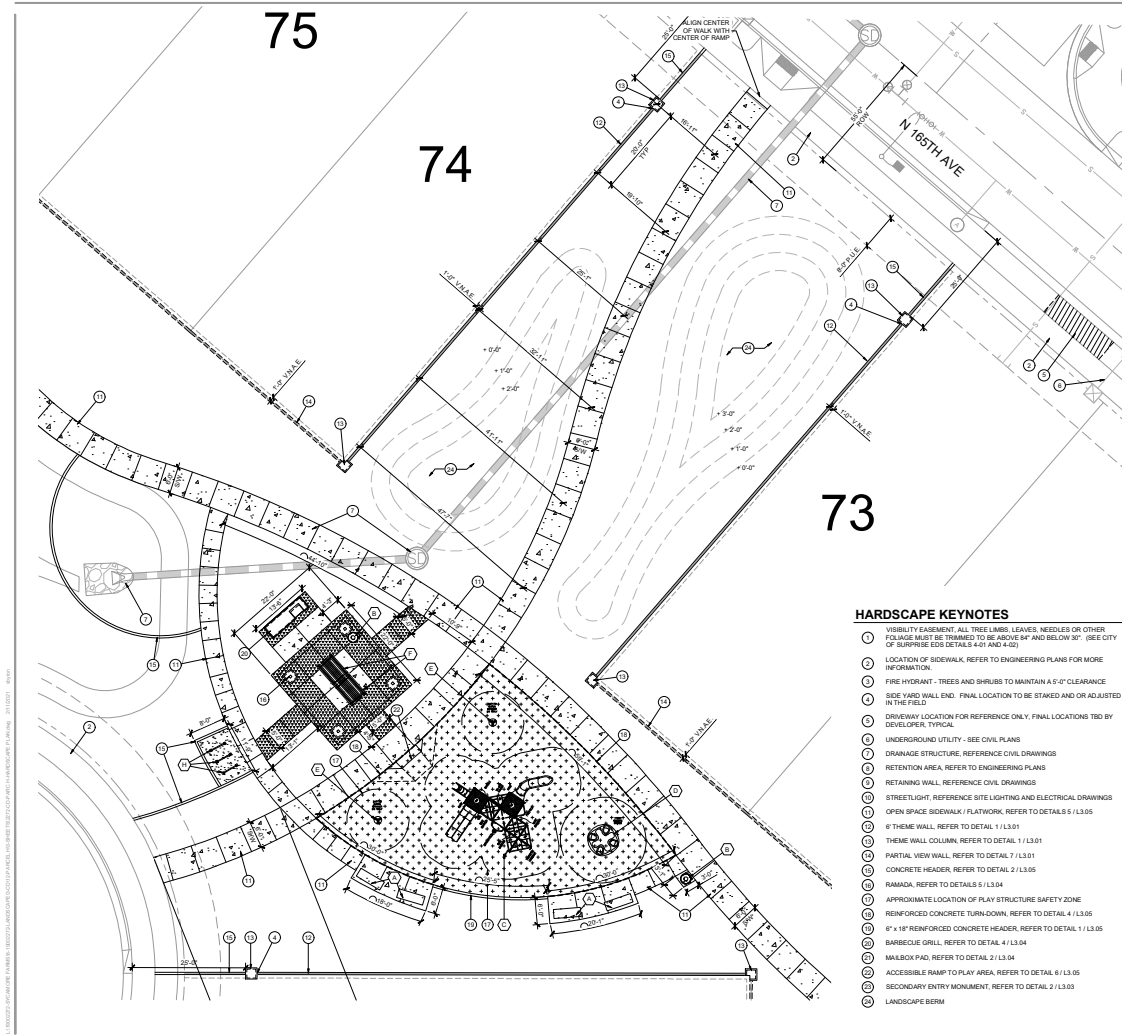
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HARDSCAPE
PLAN
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SHEET 7 OF 23

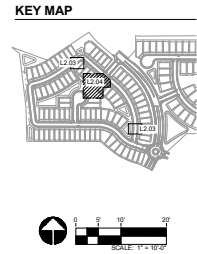
3RD SUBMITTAL - FS20-066



AMENITY SCHEDULE			
ITEM	COLOR	BENCH	FRAMING
1	SILVER	WINCHESTER COLLECTION 6FT BENCH WITH BACK & PERMANENTLY MOUNTED MODEL: W11102 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)	WABASH VALLEY - CONTACT: DELAND BENTZ (888.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
2	SILVER	FRAMING	WABASH VALLEY - CONTACT: DELAND BENTZ (888.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
3	SILVER	FRAMING	WABASH VALLEY - CONTACT: DELAND BENTZ (888.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
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5	SILVER	FRAMING	WABASH VALLEY - CONTACT: DELAND BENTZ (888.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
6	SILVER	FRAMING	WABASH VALLEY - CONTACT: DELAND BENTZ (888.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
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34	SILVER	FRAMING	WABASH VALLEY - CONTACT: DELAND BENTZ (888.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
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100	SILVER	FRAMING	WABASH VALLEY - CONTACT: DELAND BENTZ (888.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)

- HARDSCAPE KEYNOTES**
- 1 VISIBILITY EASEMENT. ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FRUITS MUST BE TRIMMED TO BE ABOVE 9'4" AND BELOW 30" (SEE CITY OF SURPRISE EDS DETAILS 4.01 AND 4.02)
 - 2 LOCATION OF SIDEWALK. REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
 - 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
 - 4 SIDE YARD WALL END. FINAL LOCATION TO BE STAKED AND/OR ADJUSTED IN THE FIELD
 - 5 DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER. TYPICAL
 - 6 UNDERGROUND UTILITY - SEE CIVIL PLANS
 - 7 DRAINAGE STRUCTURE. REFERENCE CIVIL DRAWINGS
 - 8 RETENTION AREA. REFER TO ENGINEERING PLANS
 - 9 RETAINING WALL. REFERENCE CIVIL DRAWINGS
 - 10 STREETLIGHT. REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
 - 11 OPEN SPACE. SIDEWALK / PLANTING. REFER TO DETAILS 5 / L3.05
 - 12 6" THICK WALL COLUMN. REFER TO DETAIL 1 / L3.01
 - 13 PARTIAL VIEW WALL. REFER TO DETAIL 2 / L3.01
 - 14 CONCRETE HEADER. REFER TO DETAIL 2 / L3.05
 - 15 RAMADA. REFER TO DETAILS 5 / L3.04
 - 16 APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
 - 17 REINFORCED CONCRETE TURN-DOWN. REFER TO DETAIL 4 / L3.05
 - 18 6" x 18" REINFORCED CONCRETE HEADER. REFER TO DETAIL 1 / L3.05
 - 19 BARBECUE GRILL. REFER TO DETAIL 4 / L3.04
 - 20 MANHOLE. REFER TO DETAIL 2 / L3.04
 - 21 ACCESSIBLE RAMP TO PLAY AREA. REFER TO DETAIL 6 / L3.05
 - 22 SECONDARY ENTRY MONUMENT. REFER TO DETAIL 2 / L3.03
 - 23 LANDSCAPE BERM

- PAVING SCHEDULE**
- 1 ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO CIVIL ENGINEERING PLANS
 - 2 ENGINEERED WOOD FIBER (EWFF). 12" DEPTH. AVAILABLE FROM ROBERTSON TO CIVIL ENGINEERING PLANS
 - 3 DAVIS COLORED CONCRETE MODCH w/ 3/8" - 1/2" EXPOSED AGGREGATE FINISH (DAVIS COLORED - 1.889.355.8888). APPLY GRACE TOP CAST GRADE 100 SURFACE RETARDANT AT MFR. RECOMMENDED RATE (www.grace.com, 877.440.8888). REFER TO DETAILS 1 & 5 / L3.05
 - 4 STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 6 / L3.05
 - 5 4" MANUS DECOMPOSED GRANITE. COLOR: ASH, ROCK PINK, USA (888.591.5151) w/ SOIL STABILIZER APPLIED
 - 6 MEDIAN PAVERS - PAVESTONE HOLLAND PAVES. BACKET WEAVE PATTERN, THREE TONE BROWN COLOR (REF. CIVIL DRAWINGS FOR SIZE AND INSTALLATION DETAIL)



RVI

DESIGN: 05/21/21

PROJECT: 05/21/21

DATE: 05/21/21

BY: RVI

CHECKED: RVI

APPROVED: RVI

PROJECT: 05/21/21

DATE: 05/21/21

BY: RVI

CHECKED: RVI

APPROVED: RVI

PARADISI

PARCEL H

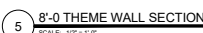
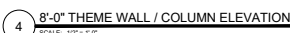
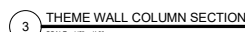
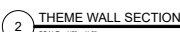
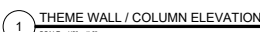
SURPRISE, AZ

HARDSCAPE PLAN

ENLARGEMENT

L2.04

SHEET 6 OF 23



HARDSCAPE SCHEDULE

[illegible]

RVI
120 S. Ash Avenue
Tempe, Arizona 85281



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

ARIZONA811

Call 811 or click Arizona811.com

PARADISI
PARCEL H
SURPRISE, AZ

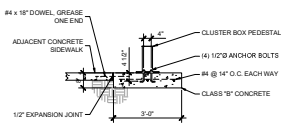
PROJECT NO:	190022
DATE:	9/15/20
DRAWN	BO/SB/KL/MDK
REVIEWED:	S
REVISIONS	
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HARDSCAPE DETAILS

L3.01

NOTE:

Refer to plan view, detail 2 (L3.04) for cluster box and finish color.

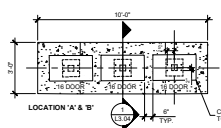


1 MAIL CLUSTER BOX SECTION

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

NOTE:

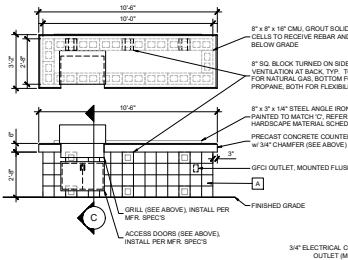
Cluster boxes available from Salsbury Industries (www.salsbury.com, 800.524.5595).
18 door box (model 3316-SAN-L). Color: Sandstone.



2 MAIL CLUSTER BOX PLAN

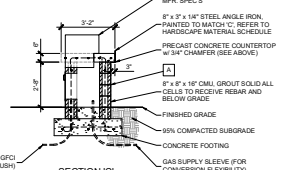
SCALE: 3/8" = 1'-0"

NOTE:
• Refer to structural for footing & reinforcing size & spacing.
• Grill model (ref.) - Turbo 32 Cheated Grill, BDOCHARCOLD (BDO Grills, www.blogguy.com, 888.268.8064).
• Access door model - Blaze BLZ-AD32-R (BDO Grills, www.blogguy.com, 888.268.8064).
• Cut out: 30.3" x 20" x 10" (width x depth x height). Contractor to verify.
• Precast concrete counter-top as illustrated, reinforcing per structural. 100% light concrete in "Yarned" color w/ polished finish (Quick Crete, www.qc-corp.com, 866.733.3434).

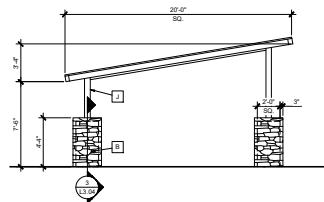


4 BARBECUE GRILL

SCALE: 3/8" = 1'-0"

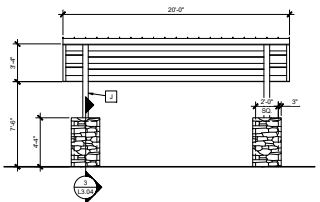


SECTION C



6 RAMADA SIDE ELEVATION

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

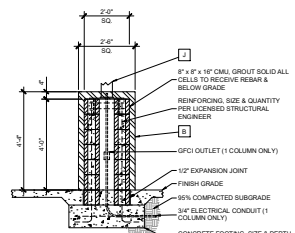


7 RAMADA FRONT ELEVATION

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

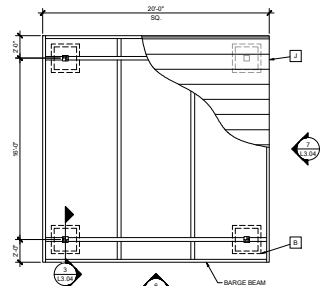
NOTE:

Refer to structural for footing size & depth & all reinforcing sizes and quantities.



3 RAMADA COLUMN SECTION

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



5 RAMADA PLAN

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

HARDSCAPE SCHEDULE

ITEM	FINISH	COLOR	SPECIFICATIONS	MANUFACTURER	
A	VERTICAL SCORE BLOCK	PAINTED TO MATCH EXISTING - CONTRACTOR TO PROVIDE SAMPLES	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)	
B	STONE VENEER	BRUSH COUNTY	DESIGNED FIELDSTONE w/ 1/2" STD. GRAY MORTAR JOINTS. INSTALL w/ SELF FLURRED GALVANIZED EXPANDED METAL LATH PER MFR. SPECS.	STONE VENEER (www.stoneveneer.com, 800.256.1272)	
C	FLAT PAINT	PAINTED TO MATCH EXISTING - CONTRACTOR TO PROVIDE SAMPLES	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)	
D	STANDARD GRAY	PAINTED TO MATCH EXISTING - CONTRACTOR TO PROVIDE SAMPLES	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)	
E	PAINTED GREY BLOCK	CONTRACTOR SHALL SUBMIT SAMPLES TO MATCH EXISTING SOUND WALL.	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)	
F	PAINTED GREY BLOCK	CONTRACTOR SHALL SUBMIT SAMPLES TO MATCH EXISTING SOUND WALL.	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)	
G	STEEL SIGN PANEL	FRAME: RAL 7023 PANEL: SEALED RUSTED LETTERS: BRUSHED ALUMINUM LETTERING, FLAT PAINT FRAME & BACKING	2" DEEP CAST LETTERING PIN MOUNTED TO STEEL PANEL. 1/2" OF LETTERING PER DETAILS. FONT: "HIGH POWER TEXT" w/ SINGLE SPACE BETWEEN LETTERS.	LOCAL SUPPLIER FOR STEEL SIGN PANELS	
H	PRECAST CONCRETE CAP	COLOR - GRAY (B)	SMOOTH	SIZE PER PLANS & DETAILS. MAX. 24" LENGTH. TOP EDGE SHALL HAVE 1/2" CHAMFER. JOINT SEALANT PER MFR. SPECS.	PRECAST CONCRETE (www.precastconcrete.com, 800.697.2185)
I	POWER COAT	SEMI-GLAZED	RAMADA w/ 12" O.C. 1 3/4" RIB HT. STANDING BEAM ROOF. RAMADA USE PER PLANS & DETAILS. MFR. SHALL PROVIDE ALL STRUCTURAL. INSTALL PER MFR. SPECS.	CLASSIC RECREATION (www.shadesun.com, 800.697.2185)	
J	CLASSIC RECREATION	SEMI-GLAZED	RAMADA w/ 12" O.C. 1 3/4" RIB HT. STANDING BEAM ROOF. RAMADA USE PER PLANS & DETAILS. MFR. SHALL PROVIDE ALL STRUCTURAL. INSTALL PER MFR. SPECS.	CLASSIC RECREATION (www.shadesun.com, 800.697.2185)	
K	CLASSIC RECREATION	SEMI-GLAZED	RAMADA w/ 12" O.C. 1 3/4" RIB HT. STANDING BEAM ROOF. RAMADA USE PER PLANS & DETAILS. MFR. SHALL PROVIDE ALL STRUCTURAL. INSTALL PER MFR. SPECS.	CLASSIC RECREATION (www.shadesun.com, 800.697.2185)	

RVI

DESIGNED BY RVI
1000 N. 10TH AVE.
TULSA, OK 74103
Tel: 918.466.8000
Fax: 918.466.8001
www.rviinc.com



PARADISI
PARCEL H
SURPRISE, AZ

PROJECT NO: 1903272
DATE: 9/15/2020
DRAWN: BGS/BL/MDH
CHECKED: BS

REVISIONS

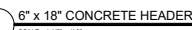
HARDSCAPE DETAILS

L3.04

SHEET 12 OF 23

3RD SUBMITTAL - FS20-066

- Primary control joints occur @ 8'-0" O.C.
- Expansion joints to occur @ a max. spacing of 100'-0" O.C. and between all adjacent concrete surfaces.
- Poured-in-place surfacing, where used, shall be installed flush with header

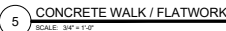


NOTE:

- Primary control joints occur at 10'-0" o.c. Expansion joints to occur at a max. spacing of 30'-0" & between all adjacent concrete surfaces.
- Landscape contractor to show layout of header w/ marking paint or 1/2" per tubing for owner approval prior to initial pour.
- All curbed headers shall be smooth, continuous transitions w/ a uniform width as noted on plans.
- All curbing & headers shall not impede onsite drainage flows. Should



•Refer to paving schedule for finish



6 RAMP TO PLAY AREA
SCALE: 3/4" = 1'-0"

3 CONCRETE JOINTS



7 CONCRETE FOOTING w/IN PLAY AREA
SCALE: 1" = 1'-0"

SCALE 1" = 1'-0"

NOTE:

- Refer to Paving 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.



8 STABILIZ

A	ITEM COLOR FINISH SPECIFICATIONS MANUFACTURER	VERTICAL SCORE BLOCK PAINTED TO MATCH EXISTING - CONTRACTOR TO PROVIDED SAMPLES N/A ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
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1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.964.0994
www.nvplanning.com



ARIZONA811

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ADDITIONAL INFORMATION:

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PAR
SURP

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DRAWN: BG/SB/KL/MD
REVIEWED:
REVISIONS

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HARDSCAPE DETAILS

13.05

SHEET 13 OF 23

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PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK. A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL, AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL, FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
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 MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL, SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
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 APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLY SEED OR SOO IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS OR PATCHES THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEED OR SOODED WITH GRASS APPROPRIATE FOR THE CURRENT PERIOD, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDD AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

EXISTING LANDSCAPE NOTES

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.

PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO SOILING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS 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, AND CITY OF SURPRISE ARE TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE RESPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REPEAT, AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, BRANCHES OR OTHER FOLIAGE ARE KEPT BELOW 36 INCHES OR ABOVE 8 INCHES, PER SURPRISE EDS DETAIL 4-01 AND 4-02.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOLLERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCABBING THAT MAY HAVE OCCURRED DURING TRANSPORT OR CONSTRUCTION IS TO BE SOURED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 1" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURBS AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURBS AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOO OR REED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOO OR REED INSTALLATION.
17. 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.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOEPRUNING BRANCHES TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDMAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

LANDSCAPE MATERIAL SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
	<i>Acacia salicina</i> WILLOW ACACIA	24" BOX	192	
	<i>Chilopsis linearis</i> 'AZT Desert Amethyst'	24" BOX	6	
	<i>Cordia alliodora</i> TEJASO OLIVE	24" BOX	24	
	<i>Eucalyptus pauciflora</i> GH-001 GUM	24" BOX	21	
	<i>Parsonsia floribunda</i> BLUE PALO VERDE	24" BOX	11	
	<i>Pinkholmesia x 'Desert Museum'</i> DESERT MUSEUM PALO VERDE	24" BOX	15	
	<i>Platanus x 'Red Flash'</i> RED FLASH PLISTACHE	24" BOX	3	
	<i>Prosopis juliflora x glabrata</i> 'Mowbray'	24" BOX	35	
	<i>Quercus virginiana</i> 'Heritage'	24" BOX	13	
	HERITAGE SOUTHERN LIVE OAK			
SHRUBS & ACCENTS	BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
	<i>Agave americana</i> 'Majestaty'	5 GAL	9	
	VARIEGATED CENTURY PLANT	5 GAL	4	
	<i>Agave attenuata</i> HAWAII AGAVE	5 GAL	13	
	<i>Agave attenuata</i> 'Bicolor Ambition'	5 GAL	16	
	<i>Blue Agave</i> BLUE AGAVE	5 GAL	16	
	<i>Calliandra maritima</i> MEXICAN BIRD OF PARADISE	5 GAL	24	
	<i>Calliandra maritima</i> MEXICAN BIRD OF PARADISE	5 GAL	13	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	36	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	50	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	11	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	21	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	35	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	159	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	16	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	65	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	13	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	198	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	279	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	814	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	29	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	76	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	45	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	12	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	112	
	<i>Calliandra maritima</i> 'Sera Sera' TM	5 GAL	146	
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
	<i>Baccharis x 'Sham' TM</i> STANLEY THOMPSON COYOTE BRUSH	1 GAL	170	
	<i>Delonix regia</i> INDIAN ALBINO BUSH	1 GAL	17	
	<i>Elephantopus scaber</i> ELEPHANT GRASS	1 GAL	44	
	<i>Elephantopus scaber</i> ELEPHANT GRASS	1 GAL	438	
	<i>Elephantopus scaber</i> ELEPHANT GRASS	1 GAL	84	
MISCELLANEOUS	BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
	CONCRETE HEADER	6" x 4"		FIELD VERIFY L.F., REFER TO DETAIL 2 / L3.05
	ROCK MULCH - ONE (CARMEL - ROCK PRO USA 480-591-5151)	12" SCALED		2" DEPTH, FIELD VERIFY S.F., REFER TO DETAIL 5 / L3.01
	MID IRON BERMUDA	800		FIELD VERIFY S.F.
	BOLLER - SMALL, MEDIUM, AND LARGE (CARMEL - ROCK PRO USA 480-591-5151)	5-12 TONS		9 (S), 12 (M), 15 (L)

RVI
REGISTERED VENDOR
1000 N. 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.8888
WWW.RVI-INC.COM

CONTRACT NO. 19002272
DATE: 9/15/2020
DESIGNED: BGS/BL/MD/NU
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PROJECT NO: 19002272
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PLANTING
NOTES

L4.00

SHEET 14 OF 23

3RD SUBMITTAL - FS20-066

[illegible]

20 MAILBOX PAD, REFER TO DETAIL 2 / L3.04
21 ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 6 / L3.05
22 DOOLEY WALL, REFER TO DETAIL 1 / L3.02
23 PARTIAL VIEW WALL, REFER TO DETAIL 7 / L3.01
24 SECONDARY ENTRY MONUMENT, REFER TO DETAIL 2 / L3.03
25 RETENTION AREA, REFER TO ENGINEERING PLANS
26 DRYWELL
27 LANDSCAPE BERM

 ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO CIVIL ENGINEERING PLANS

 ENGINEERED WOOD FIBER (EWF), 12" DEPTH, AVAILABLE FROM ROBERTSON RECREATIONAL SURFACES (www.robertson.com, 1.800.858.0519). INSTALL PER MFR.

 DAVIS COLORED CONCRETE MODULAR w/ 3/8" - 1/2" EXPOSED AGGREGATE FINISH (DAVIS COLOR, 1.800.534.4848). APPLY GRACE TOP CAST GRADE 800 DAVIS GRADE RETARDANT AT MFR. RECOMMENDED RATE (www.gpaul.com, 877.440.4003). REFER TO DETAILS 3 & 5/L3.05

 STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 8/L3.05 1/4" MINUS DECOMPOSED GRANITE. COLOR: ASH. ROCK PRODS. USA (860.591.5151) W/ SOIL STABILIZER APPLIED.

 MEDIAN PAVES - PAVESTONE HOLLAND PAPER, BACKET WEAVE PATTERN.

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-54 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

TREES
BOTANICAL / COMMON NAME

Acacia salicina
 WILLOW ACACIA
Cholla sp. 'AZT Desert Museum'
 AZT DESERT WILLOW
Cordia alliodora
 TEXAS OLIVE
Eucalyptus papuana
 GHOST GUM
Parkinsonia florida
 BLUE PALO VERDE
Parkinsonia 'Desert Museum'
 DESERT MUSEUM PALO VERDE
Platanus 'Red Path'
 RED PUSH PISTACHE
Prosopis juliflora 'glandulosa Mavrick'
 THORNING DESERT GUM MESQUITE
Quercus virginiana 'Heritage'
 HERITAGE SOUTHERN LIVE OAK

SHRUBS & ACCENTS
 BOTANICAL / COMMON NAME

[illegible]

Baccharis x 'Starn' TM
STARN THOMPSON COYOTE BRUSH
Dalea greggii
TRAILING INDIGO BUSH
Eremophila glabra 'Mingenew Gold'
OUTBACK SUNRISE EMU
Portulacaria afra
ELEPHANT BUSH
Ruellia brittoniana 'Katie'
DWARF BLUE BELLS

CONCRETE HEADER

ROCK MULCH - OAE
"CARMEL" - ROCK PROs USA (480.591.5151)

"MID IRON" BERMUDA

BOULDER - SMALL, MEDIUM, AND LARGE
COLOR: "CARMEL" - ROCK PROs USA
(480.591.5151)

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480-384-0394
www.mplanning.com

EXPIRES 02/31/21

The seal of the Arizona State Bar is circular. The outer ring contains the text "ARIZONA STATE BAR" at the top and "JULY 1927" at the bottom. In the center, the number "06217" is printed above the word "CITY". A signature is written across the bottom of the seal.

Contract Arizona BTI at least two full
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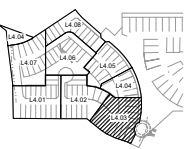
PLANTING PLAN

L4.01

LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- THREE ROOT BARRIERS ARE REQUIRED PER DETAIL 6-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L4.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

KEY MAP



LANDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8' AND BELOW 30'. (SEE CITY OF SURPRISE EDS DETAILS 4-01 AND 4-02)
- 2 LOCATION OF SIDEWALK. REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 4 UNDERGROUND UTILITY - SEE CIVIL PLANS
- 5 OPEN SPACE SIDEWALK / PLATWORK, REFER TO DETAILS 1 / L3.05
- 6 8" THEME WALL, REFER TO DETAIL 1 / L3.01
- 7 THEME WALL COLUMN, REFER TO DETAIL 1 / L3.01
- 8 CONCRETE HEADER, REFER TO DETAIL 2 / L3.05
- 9 SIDE YARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 10 RAMADA, REFER TO DETAILS 5, 6, AND 7 / L3.04
- 11 EXISTING PERIMETER WALL TO REMAIN
- 12 8" THEME WALL, REFER TO DETAIL 4-3.01
- 13 SOUND WALL, REFER TO DETAIL 4-3.05
- 14 BARBECUE GRILL, REFER TO DETAIL 4 / L3.04
- 15 DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 16 RETAINING WALL, REFERENCE CIVIL DRAWINGS

- 21 NOT USED
- 22 STREETLIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- 23 DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- 24 MAILBOX PAD, REFER TO DETAIL 2 / L3.04
- 25 ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 6 / L3.05
- 26 DOOLEY WALL, REFER TO DETAIL 1 / L3.02
- 27 PARTIAL VIEW WALL, REFER TO DETAIL 7 / L3.01
- 28 SECONDARY ENTRY MONUMENT, REFER TO DETAIL 2 / L3.03
- 29 RETENTION AREA, REFER TO ENGINEERING PLANS

- 30 DRYWELL
- 31 LANDSCAPE BERM

LANDSCAPE PALETTE

TREES	
BOTANICAL / COMMON NAME	
	Acacia saligna
	WILLOW ACACIA
	Chilopsis linearis 'A27 Desert Amethyst'
	A27 DESERT WILLOW
	Cordia alliodora
	TEXAS OLIVE
	Eucalyptus papuana
	CHICIST OLIVE
	Parthenocarya densa
	BLUE PALM VERDE
	Platanus x Red Push
	RED PUSH PISTACHE
	Prosopis juliflora x grandifolia 'Monteroi'
	THORNLESS TEXAS HONEY MESQUITE
	Quercus virginiana 'Heritage'
	HERITAGE SOUTHERN LIVE OAK
SHRUBS & ACCENTS	
BOTANICAL / COMMON NAME	
	Agave americana 'Majestic'
	VARIATED CENTURY PLANT
	Agave attenuata
	HAWAIIAN AGAVE
	Agave schottii
	WEEDER AGAVE
	Bougainvillea gracilis 'Borde Ambrion'
	BLUE GRAMA
	Ceanothus leucodermis
	MEXICAN BIRD OF PARADISE
	Calliandra canthioides
	Calliandra x 'Savvy Star' TM
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PARADISI
PARCEL H
SURPRISE, AZ

PROJECT NO: 19032272
DATE: 9/15/2020
DESIGNED: BGS/BR/MCH
DRAWN: BGS

PLANTING PLAN

L4.03

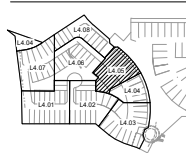
SHEET 17 OF 23



LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK, CURB, PAVEMENT, OR WALLS. REFER TO SHEET L4.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

KEY MAP

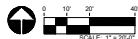


LANDSCAPE PALETTE

TREES	BOTANICAL / COMMON NAME
	<i>Acacia salicina</i> WILLOW ACACIA
	<i>Chilopsis linearis</i> 'A2T Desert Amethyst' A2T DESERT WILLOW
	<i>Cordia alliodora</i> TEXAS OLIVE
	<i>Eucalyptus papuana</i> CHICIST OLM
	<i>Parthenocissus vitacea</i> BLUE PALO VERDE
	<i>Platanus x Red Push</i> RED PUSH PISTACHE
	<i>Prosopis glandulosa</i> 'granulata' 'Monterey' THORNLESS TEXAS HONEY MESQUITE
	<i>Quercus virginiana</i> 'Heritage' HERITAGE SOUTHERN LIVE OAK
SHRUBS & ACCENTS	BOTANICAL / COMMON NAME
	<i>Agave americana</i> 'Majestica' VARIEGATED CENTURY PLANT
	<i>Agave attenuata</i> FANLEAF AGAVE
	<i>Agave schottii</i> WEBBER AGAVE
	<i>Calliandra</i> 'Bicolor' 'Bicolor Ambrosia' BLUE GRAMA
	<i>Calliandra</i> 'Mexicana' MEXICAN BIRD OF PARADISE
	<i>Calliandra</i> 'California' CALIFORNIA CALLIANDRA
	<i>Calliandra</i> 'Stella Star' TM STELLA STAR CALLIANDRA
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LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 6'4" AND BELOW 30". (SEE CITY OF SURPRISE EDS DETAILS 4.4.0 AND 4.4.01)
- LOCATION OF SIDEWALK: REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT: TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE UNDERGROUND UTILITY. - SEE CIVIL PLANS
- OPEN SPACE SIDEWALK / PLANTWORK: REFER TO DETAIL 5 / L3.05
- 6" THEME WALL: REFER TO DETAIL 1 / L3.01
- THEME WALL COLUMN: REFER TO DETAIL 1 / L3.01
- CONCRETE HEADER: REFER TO DETAIL 2 / L3.05
- SIDE YARD WALL END: FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD.
- RAMADA: REFER TO DETAILS 5, 6, AND 7 / L3.04
- EXISTING PERIMETER WALL TO REMAIN
- 8" THEME WALL: REFER TO DETAIL 4L3.01
- SOUND WALL: REFER TO DETAIL 6L3.02
- BARBECUE GRILL: REFER TO DETAIL 4 / L3.04
- DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- RETAINING WALL: REFERENCE CIVIL DRAWINGS
- NOT USED
- STREETLIGHT: REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- DRAINAGE STRUCTURE: REFERENCE CIVIL DRAWINGS
- MAILBOX PAD: REFER TO DETAIL 2 / L3.04
- ACCESSIBLE RAMP TO PLAY AREA: REFER TO DETAIL 6 / L3.05
- DOOLY WALL: REFER TO DETAIL 1 / L3.05
- PARTIAL VIEW WALL: REFER TO DETAIL 7 / L3.01
- SECONDARY ENTRY MONUMENT: REFER TO DETAIL 2 / L3.03
- RETENTION AREA: REFER TO ENGINEERING PLANS
- DRYWELL
- LANDSCAPE BERM



RVI
REGISTERED VENDOR
1000 N. 10TH AVE. SUITE 100
TAMPA, FL 33606
TEL: 813.241.1111
WWW.RVIVENDOR.COM

EXPRESS 05/21/21

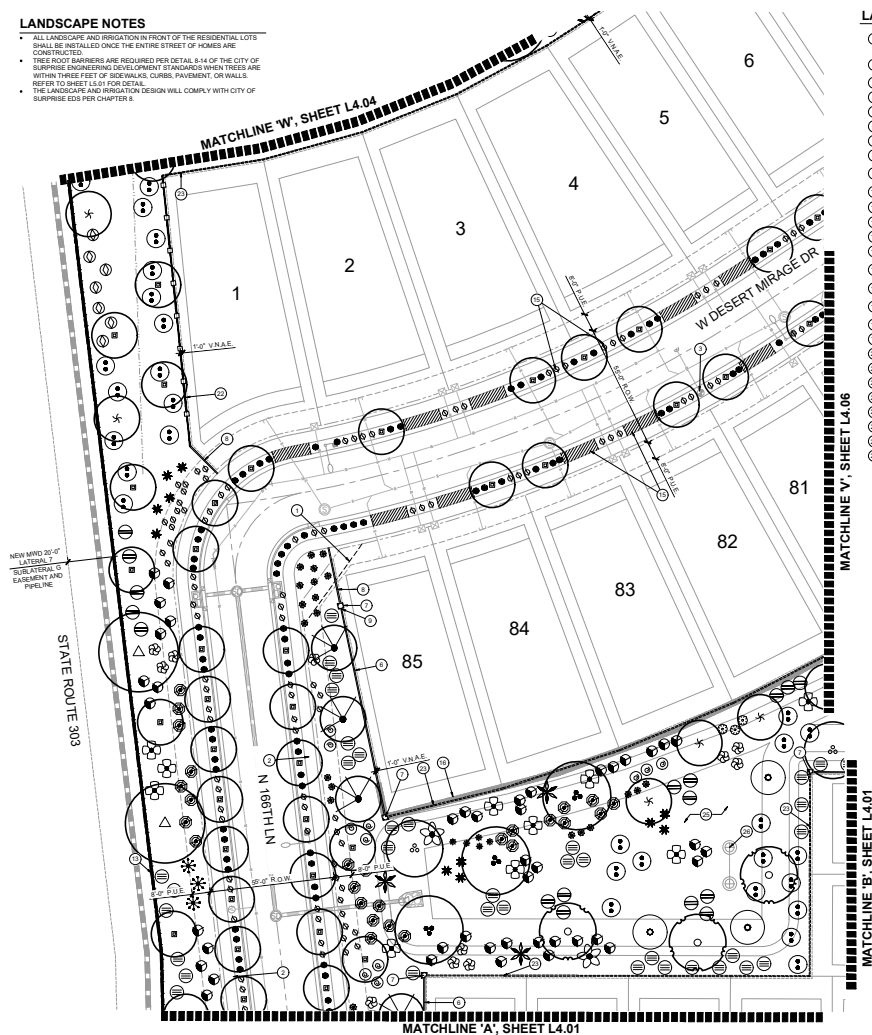


Sealed drawing is not valid for construction without the seal of the Registered Vendor (RV).
REGISTERED VENDOR
Tel: 813.241.1111
www.rvivendor.com

PARADISI
PARCEL H
SURPRISE, AZ

PROJECT NO.	1903272
DATE	9/15/2020
DRAWN	BC/SB/RL/MCH/3
CHECKED	BS
REVISIONS	
NO.	DESCRIPTION
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- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- 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.



- ① VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER MATERIALS WITHIN THE TREE CANOPY 8'-6" AND BELOW 30' (SEE CITY OF SPRINGFIELD DETALS 4.01 AND 4.02)
- ② LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- ③ FIVE PYLON-TENTS AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- ④ UNDERGROUND UTILITY - SEE CIVIL PLANS
- ⑤ OPEN SPACE SIDEWALK / PLATFOM; REFER TO DETAL 5.1/3.05
- ⑥ 8" THERMAL WALL, REFER TO DETAL 1 / L3.01
- ⑦ THERMAL WALL COLUMN, REFER TO DETAL 1.3/ L3.01
- ⑧ CONCRETE HEADER, REFER TO DETAL 1.3/ L3.05
- ⑨ SIDE WARD PANEL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED TO THE FIELD
- ⑩ RAMADA, REFER TO DETAL 5.5, 6, AND 1.3/ L3.04
- ⑪ EXISTING PERIMETER WALL TO REMAIN
- ⑫ IF 8" THERMAL WALL, REFER TO DETAL 4.3/ L3.01
- ⑬ SOUND WALL, REFER TO DETAL 6.3/ L3.02
- ⑭ BARBECUE GRILL, REFER TO DETAL 4.1/ L3.04
- ⑮ DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- ⑯ RETAINING WALL, REFERENCE CIVIL DRAWINGS
- ⑰ NOT USED
- ⑱ STREETLIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- ⑲ DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- ⑳ MALBOX PAD, REFER TO DETAL 2.1/ L3.04
- ㉑ ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAL 6.1/ L3.05
- ㉒ DOCKLEY WALL, REFER TO DETAL 1.1/ L3.01
- ㉓ PARTIAL VIEW WALL, REFER TO DETAL 1.3/ L3.01
- ㉔ SECONDARY ENTRY MONUMENT, REFER TO DETAL 2.1/ L3.05
- ㉕ RETENTION AREA, REFER TO ENGINEERING PLANS
- ㉖ DRIVEWELL
- ㉗ LANDSCAPE BERM

[illegible]

1325 S. Ash Avenue
Tucson, Arizona 85725
Tel: 480.584.0094
www.majormailing.com

EXPIRES 03/31/21

Control Arizona 811 or text Free Hot
switching days before you begin excavate.

ARIZONA811

Call 811 or click Arizona811.com

PARADISI
PARCEL H
SURPRISE, AZ

PROJECT NO: 190022
DATE: 9/15/2020
DRAWN: BG/SB/KL/MD/K
REVIEWED: S

REVISIONS

1	
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3	
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PLANTING PLAN

L4.07

SHEET 21 OF 23

3	VEGETATION EASEMENT, ALL TREES, LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8" AND BELOW 30". (SEE CITY OF SURPRISE ORD 2012 4-431 FOR 30' LIMIT)
4	LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
5	EASE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
6	UNDERGROUND UTILITY - SEE CIVIL PLANS
7	OPEN SPACE SIDEWALK / PLANTING, REFER TO DETAILS 5, 13/05
8	IF THERE WALL, REFER TO DETAIL 1, 13/01
9	THEME WALL COLUMN, REFER TO DETAIL 1, 13/01
10	CONCRETE HEADER, REFER TO DETAIL 2, 13/05
11	SIDE VARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
12	RAMADA, REFER TO DETAILS 5, 6, AND 7, 13/04
13	EXISTING PERMITTER WALL TO REMAIN
14	IF THERE PERMETER WALL, REFER TO DETAIL 43.01
15	SOUND WALL, REFER TO DETAIL 63.02
16	BARBECUE GRILL, REFER TO DETAIL 4, 13/04
17	DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TIED BY DEVELOPER. PHYSICAL
18	RETAINING WALL, REFERENCE CIVIL DRAWINGS

- | | |
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| 17 | NOT USED |
| 18 | STREETLIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS |
| 19 | DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS |
| 20 | MAILBOX PAD, REFER TO DETAIL 2 / L3.04 |
| 21 | ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 6 / L3.05 |
| 22 | DOOLEY WALL, REFER TO DETAIL 1 / L3.02 |
| 23 | PARTIAL VIEW WALL, REFER TO DETAIL 7 / L3.01 |
| 24 | SECONDARY ENTRY MONUMENT, REFER TO DETAIL 2 / L3.03 |
| 25 | RETENTION AREA, REFER TO ENGINEERING PLANS |
| 26 | DRYWELL |
| 27 | LANDSCAPE BERM |

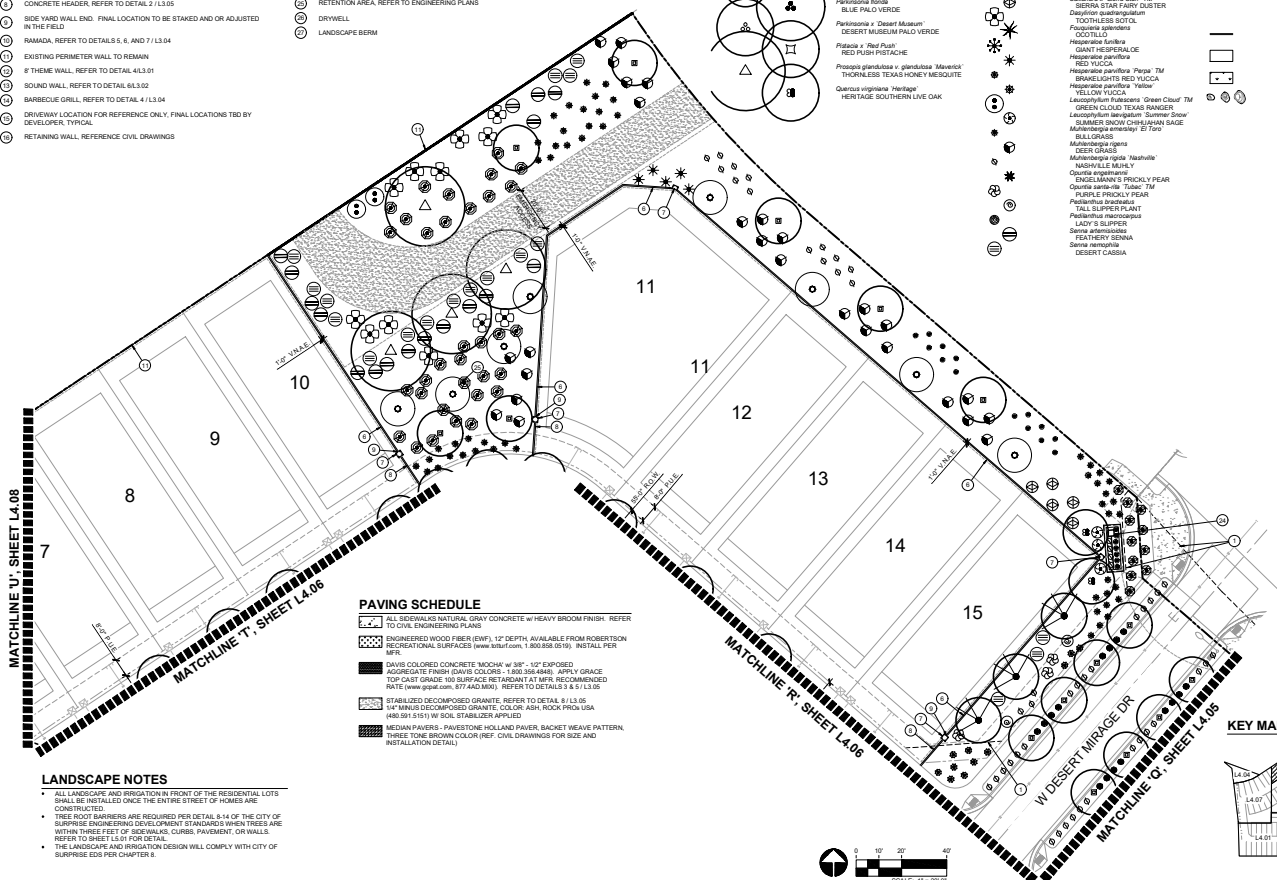
TREES	
BOTANICAL / COMMON NAME	
	<i>Albizia salicina</i> WILLOW ACACIA
	<i>Chilopsis linearis</i> A.Z.T. Desert Amelitt AZ DESERTY WILLOW
	<i>Croton tamarix</i> TAMARIX TREE
	<i>Eucalyptus spauana</i> GHOST GUM
	<i>Parsonsia florida</i> BLUE PALO VERDE
	<i>Parsonsia</i> + "Desert Museum" DESERT MUSEUM PALO VERDE
	<i>Phoenix</i> + "Red Palm" RED PALM PETTICAKE
	<i>Prosopis glandulosa</i> + <i>glandulosa</i> MESAVERD THORNLESS TEXAS HONEY MESQUITE
	<i>Quercus virginiana</i> Heritage HERITAGE SOUTHERN LIVE OAK

- [illegible]

- GROUND COVER**
BOTANICAL / COMMON NAME
- Baccharis x Starb™
STARB THOMPSON COYOTE BRUSH
Cane Freggs
KAL
TRAILING INDIGO BUSH
Eremophila glabra "Mingenew Gold"
OUTBACK SUNRISE EAU
Portulacaria afra
ELEPHANT HAND
Ruellia brittoniana "Katie"
DIWAKF BLUE BELLS
- MISCELLANEOUS**
BOTANICAL / COMMON NAME
- CONCRETE HEADER
- ROCK MULCH - OAE
"CARMEL" - ROCK PRODS USA (480.591.5000)
- MID IRON BERMUDA
- BOULDER - SMALL, MEDIUM AND LARGE
COLOR: "CARMEL" - ROCK PRODS USA (480.591.5000)

	ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO ALL CIVIL ENGINEERING PLANS.
	ENGINEERED WOOD SURFACE (EWF) (FIN) 12" DEPTH. AVAIL 858.0519. INSTALL PER ROBERTS RECREATIONAL SURFACES (www.roberts.com)
	DAVIS COLORED CONCRETE MOCHA w/ 3/8" 1" EXPOSED AGGREGATE FINISH (DAVIS COLORS - 1.800.356.4488). APPLY GRACE TOP-CAST GRACE 100 SURFACE RETARDANT AT R 5% AND R 15% (www.gcpil.com , 877.440.6001). REFER TO DETAILS 3.5.1 & 3.5.5
	STABILIZED COLORED COMPRESSED GRANITE. REFER TO DETAILS 6.1 & 6.5 w/ 1" OF 1/2" COMPRESSED GRANITE. 1/2" ASP. ROCK PAVING. (USA 480.591.5151) W/ SOIL STABILIZER APPLIED.
	MEDIAN PAVING - PAVESTONE (REF. CIVIL DRAWINGS FOR SIZE AND THREE-TONE BROWN COLOR (REF. PAVING DRAWINGS FOR SCHEDULE AND DETAIL

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
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- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.



EXPIRES 03/31/21

88217
BRITANNY
GERT

Contact Arizona 811 at least two business days before you begin excavating.

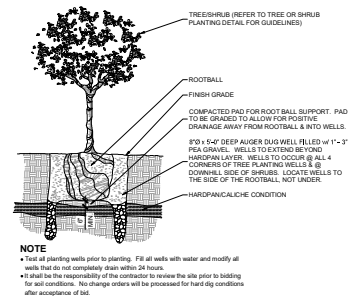

PARADISI
PARCEL H
SURPRISE, AZ

PROJECT NO:	1900
DATE:	9/15/00
DRAWN	BG/SB/KL/ML
REVIEWED:	

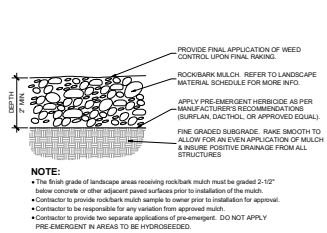
PLANTING PLAN

L4.08

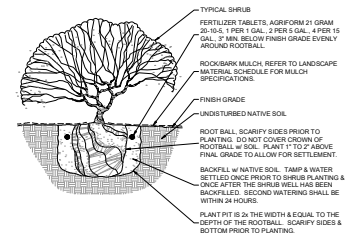
SHEET 22 OF 23



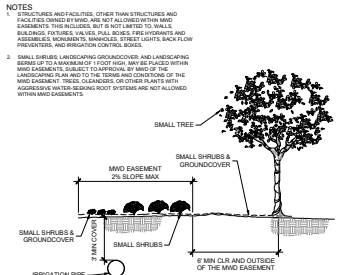
3 PLANTING IN HARDPAN



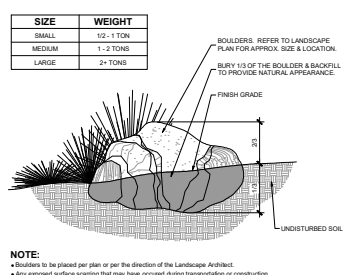
5 ROCK / BARK MULCH
SCALE: MTR



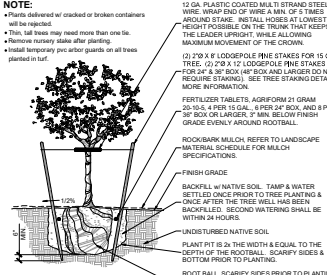
2 SHRUB PLANTING



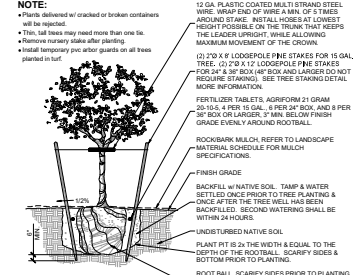
10 LANDSCAPE CRITERIA WITHIN MWD EASEMENT
SCALE: NTS



7 BOULDERS
SCALE: NTS



4 TREE STAKING
SCALE: NTS



1 TREE PLANTING
SCALE: NTS

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Lorraine Nevarez](#)
Cc: [56 FW/CIT Community Initiative](#); [CHRISTIANSON, REGGIE A GS-13 USAF AETC 56 FW/CVE](#)
Subject: RE: FS20-606 Paradisi Parcel H - Final Plat - New Submittal (APN: 501-07-016A, 501-07-008A, 501-07-015, 501-07-009A, 501-07-014)
Date: Monday, September 21, 2020 4:19:50 PM
Attachments: [Sycamore Farms PAD Rezone \(FS19-787\).pdf](#)

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

Hi Lorraine,

Thank you for the opportunity to provide comments on the development review application on Paradisi - Parcel H. Parcel H sits on approximately 21 acres located on the Northwest corner of Peoria Ave and Sarival Ave in Surprise, AZ and is part of the larger master planned community known as Paradisi (formerly Sycamore Farms). The application is to develop 92 lots for single family homes resulting in a 4.4 du/ac density. The site is approximately 1.1 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

This project was previously commented on via "Sycamore Farms Rezone (FS19-787)" (attached); as described, this project will not negatively impact the flying operations of Luke AFB. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential tenants about Luke AFB operations.

Respectfully,

Mark

Mark James

Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Lorraine Nevarez
Sent: Friday, September 18, 2020 4:44 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; 'Adam D Carreon

(ADOT)' ; 'Afshin Ahouraiyan (Maricopa)' ; 'Bob Woodring - TEMPX' ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; 'Daniel Trujillo' ; 'Debbie Trasancos - MWD' ; 'Donna Miller' ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; 'Eva Pierce' ; 'Greg Welch' ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; 'Sandy Simmons' ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Subject: [Non-DoD Source] FS20-606 Paradisi Parcel H - Final Plat - New Submittal

Attached please find the **application**, **narrative**, and **final plat** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Lorraine Nevarez

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3154 **t**

623.222.3001 **f**

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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18 Sep 2020 23:44:08 -0000

RESOLUTION # 2021-74

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY APPROVING A FINAL PLAT ENTITLED “FINAL PLAT SYCAMORE FARMS (PARADISI) – PARCEL H” GENERALLY LOCATED NORTH OF THE NORTHEAST CORNER OF PEORIA AVENUE AND LOOP-303 IN THE SYCAMORE FARMS PAD.

WHEREAS, the owner of a parcel of land generally located north of the northeast corner of Peoria Avenue and Loop-303 in the Sycamore Farms PAD desires to subdivide the parcel;

WHEREAS, on May 5, 2020, the Mayor and City Council approved a zoning change for Sycamore Farms;

WHEREAS, on June 6, 2020, the Mayor and City Council approved the Preliminary Plat for Sycamore Farms;

WHEREAS, an additional condition to approval and recordation of this Final Plat is the posting of required financial assurances for the completion of certain subdivision improvements pursuant to the Surprise City Code;

WHEREAS, the proposed Final Plat conforms to the Sycamore Farms Preliminary Plat approved by City Council, on June 6, 2020;

WHEREAS, the proposed Final Plat does not create any substandard or nonconforming lots; and;

WHEREAS, the proposed Final Plat complies with the Surprise General Plan and Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Final Plat entitled “Final Plat Sycamore Farms (Paradisi) – Parcel H” dated March 18, 2021 is approved subject to the following conditions:

- A. The Final Plat for Sycamore Farms (Paradisi) – Parcel H will not be recorded until the owner of the property has posted with the City the financial assurances for completion of subdivision improvements required by the Surprise City Code.
- B. If the owner of the property has not posted the required financial assurances within 30 days of the date this Resolution was approved, the Final Plat will not be recorded and will be placed on the next available City

Council agenda for reconsideration and possible action to repeal the approval of the Final Plat and this Resolution.

PASSED AND ADOPTED this_____day of _____2021.

Attest:

Sherry Aguilar, City Clerk

Skip Hall, Mayor

Approved as to form:

Robert Wingo, City Attorney



FS20- 606

Paradisi at Sycamore Farms

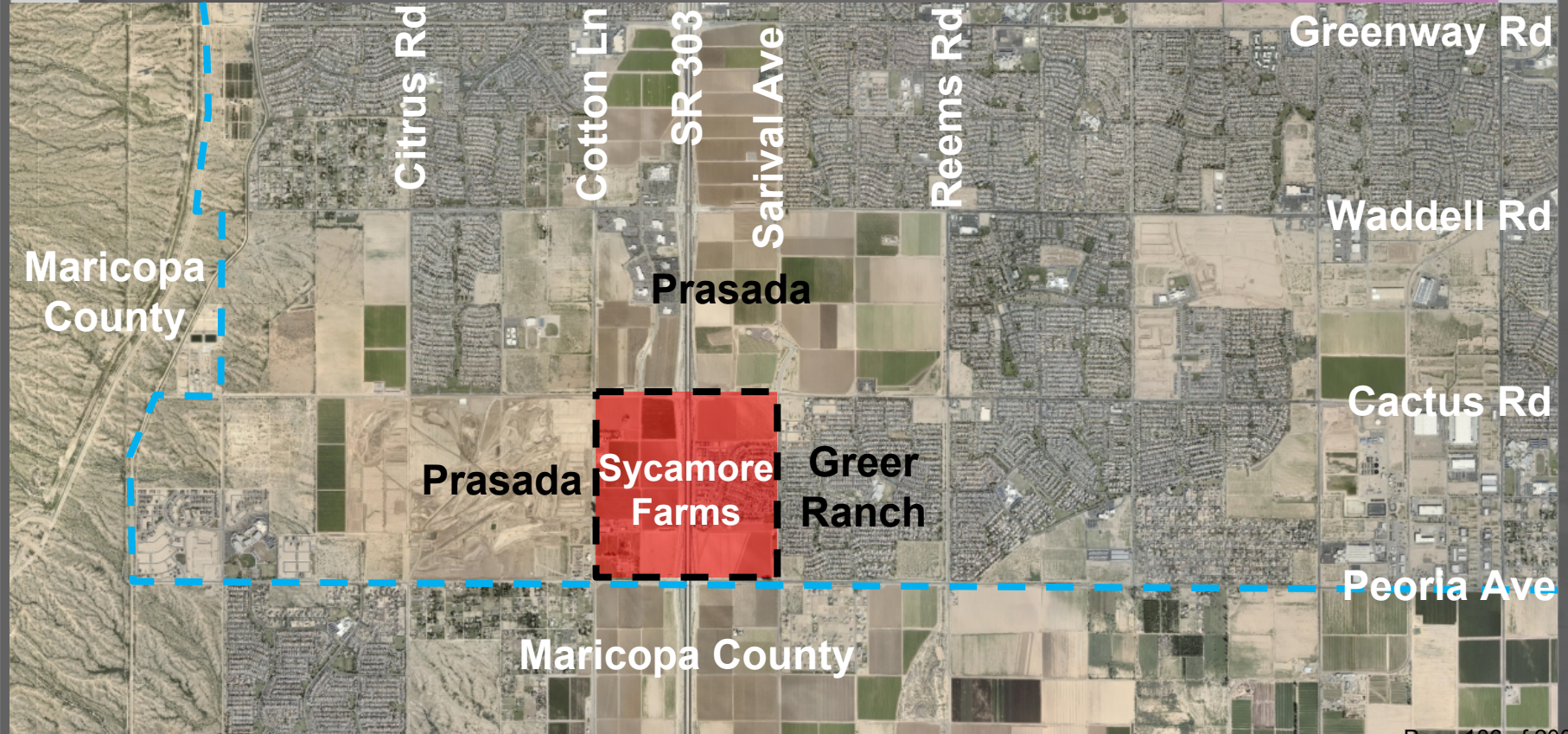
Parcel H - Final Plat

Mayor and City Council – June 1, 2021

VICINITY MAP

FS20-606

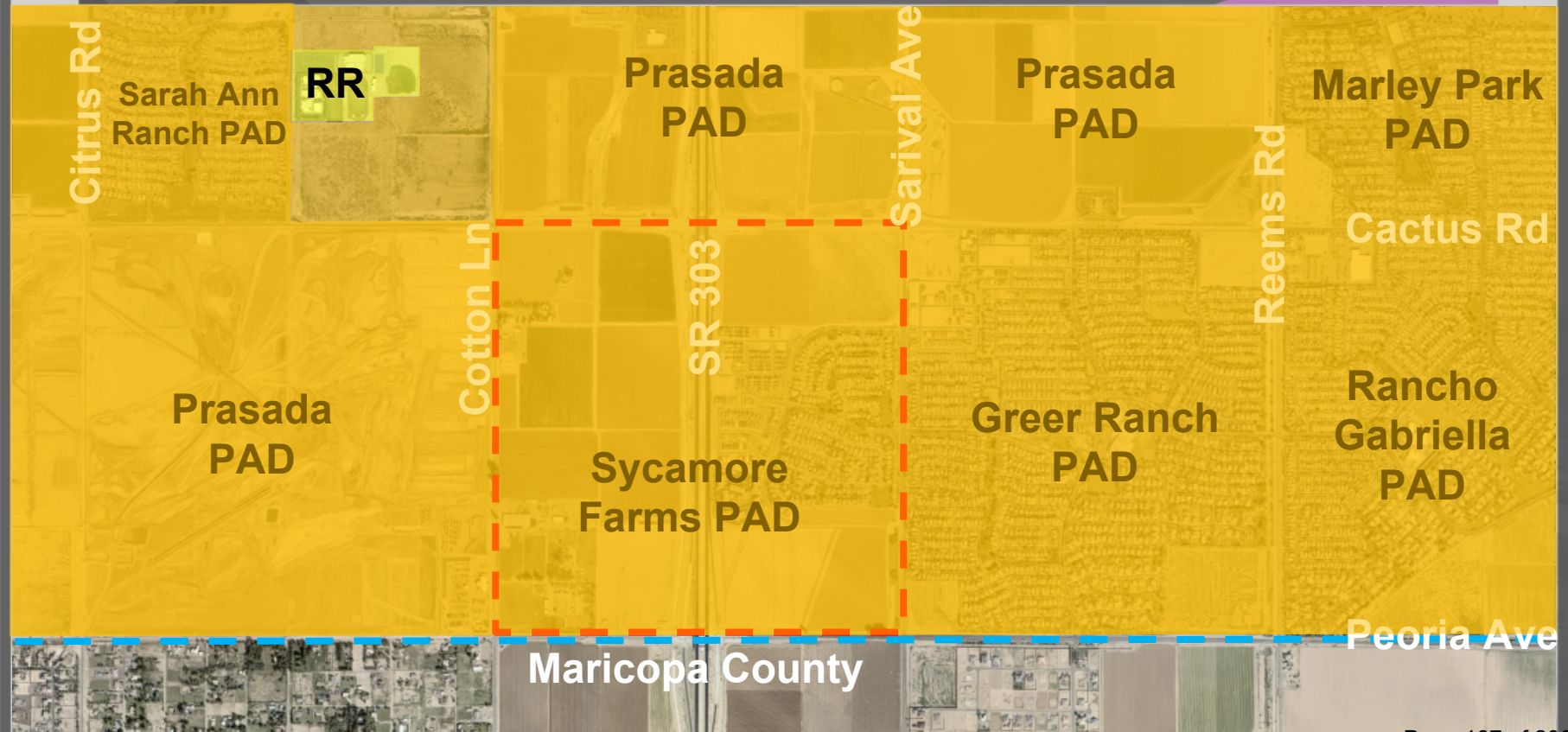
Paradisi at Sycamore Farms
Parcel H

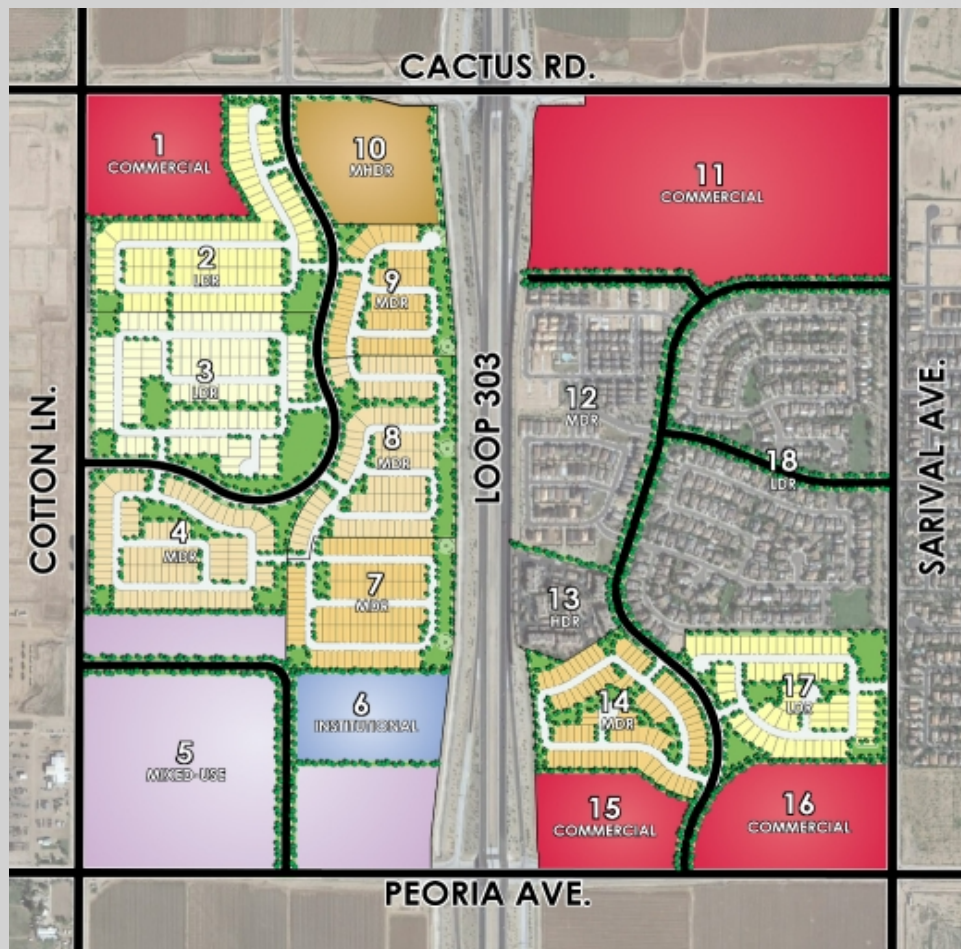


ZONING MAP

FS20-606

Paradisi at Sycamore Farms
Parcel H

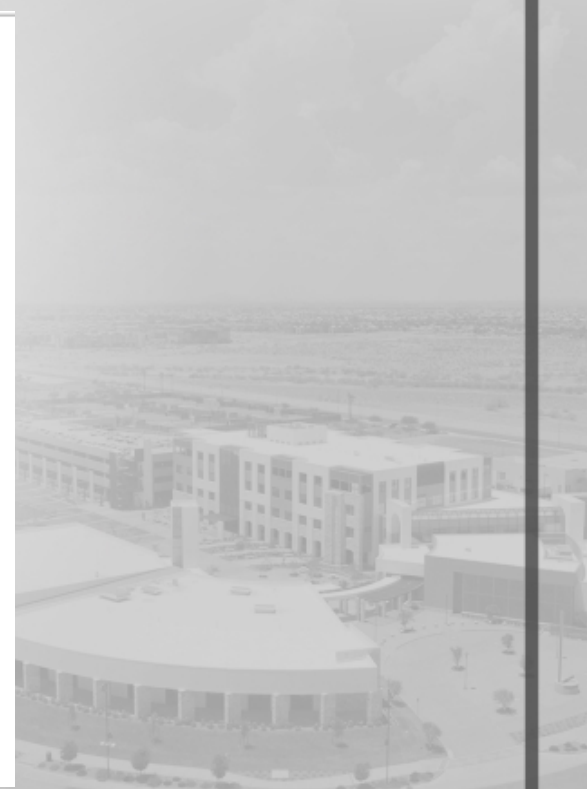
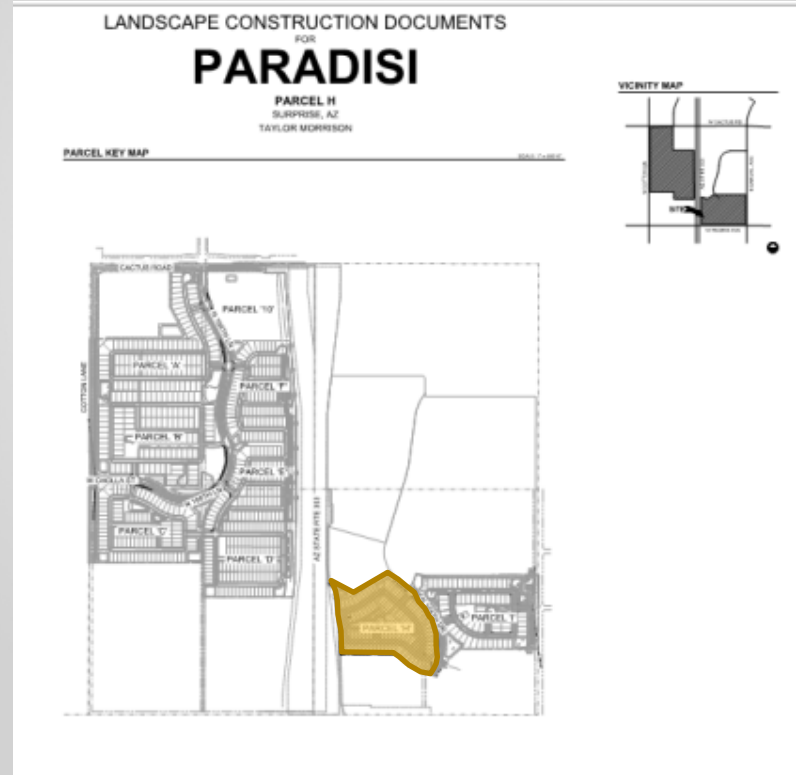


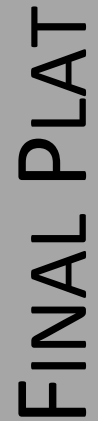


PAD ZONING MAP

CASE MAP

FS20-606
Paradisi at Sycamore Farms
Parcel H



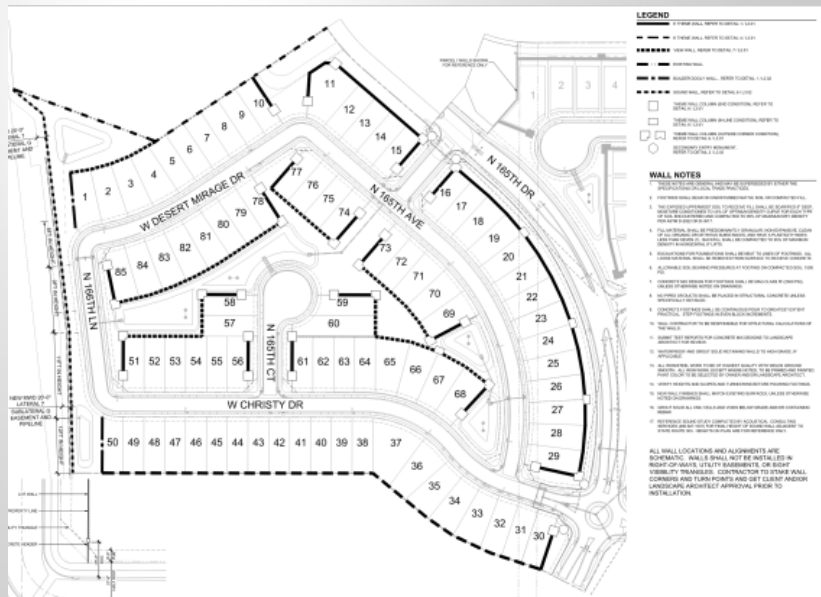


Theme and Sound Walls

PAD Wall Plan



Final Plat Wall Plan



[illegible]



QUESTIONS / COMMENTS ?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: June 1, 2021
Submitting Department: Fire - Medical
Staff Recommendations: None

Contact Person:
District: Citywide

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by moving budget authority of \$615,000 from Contingency to the Ground Ambulance Service Fund and \$225,000 from Contingency to the Wildland Fund for the purpose of covering personnel, supplies and services expenses; Resolution #2021-82.

Motion:

I move to approve Resolution #2021-82.

Background:

The Surprise Fire-Medical Department (SFMD) provides emergency medical transport services through the ground ambulance program including Basic Life Support and Advanced Life Support. Fire Administration is responsible for continually evaluating and anticipating the changing needs of our community in order to provide the best possible service. As the City navigates through the impacts of the COVID-19 pandemic, the demand for ground ambulance medical services continues, while staffing has been negatively impacted due to unforeseen sick time. As an Enterprise Fund, the Ground Ambulance Service Fund has the ability to offset operating expenditures with the collection of service fees as established by the Arizona Department of Health Services.

As an additional response to the COVID-19 pandemic, at the request of the Arizona State Forestry Division, the SFMD deployed members to COVID-19 Vaccination Sites throughout the State. Expenses for the COVID-19 Vaccination Sites will be incurred in the Wildland Fund and reimbursed by the Arizona State Forestry Division.

Objective Analysis:

This action will allow the Ground Ambulance Service Fund and Wildland Fund to continue to cover personnel, supplies and services expenses throughout FY2021.

Policy Compliant:

The budget amendment is in compliance with the Comprehensive Financial Management Policy.

Financial Impact:

This action will allow for an additional \$615K to be expensed in FY2021 for the purpose of covering personnel related expenses out of the Ground Ambulance Service Fund and \$225K to be expensed in

FY2022 for the purpose of covering personnel, supplies, and services expenses out of the Wildland Fund.

The Ground Ambulance Service Fund operating expenses are offset with the collection of services fees as established by the Arizona Department of Health Services. The Wildland Fund operating expenses are offset by reimbursements received from the Arizona State Forestry Division.

Budget Impact:

This action will result in the movement of budget authority from Contingency to the Ground Ambulance Service Fund in the amount of \$615,000 and the Wildland Fund in the amount of \$225,000. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

1. Res 2021-82 BA for Ground Ambulance and Wildland Funds
-

RESOLUTION # 2021-82

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY MOVING BUDGET AUTHORITY OF \$615,000 FROM CONTINGENCY TO THE GROUND AMBULANCE SERVICE FUND AND \$225,000 FROM CONTINGENCY TO THE WILDLAND FUND FOR THE PURPOSE OF COVERING PERSONNEL, SUPPLIES AND SERVICES EXPENSES.

WHEREAS, the FY2021 budget was adopted including funding for personnel, supplies and services expenses within the Ground Ambulance Service Fund and Wildland Fund;

WHEREAS, additional budget authority is needed in the Ground Ambulance Service Fund to cover COVID-19 related increases to personnel expenses;

WHEREAS, additional budget authority is needed in the Wildland Fund to cover COVID-19 Vaccination Site deployments within Arizona and the purchase of medical supplies intended for further deployments;

WHEREAS, this Resolution would authorize the budget transfers necessary to cover the increased expenses in both funds;

WHEREAS, the FY2021 budget was adopted by Council Resolution #2020-63 on June 2, 2020;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2020 through June 30, 2021.

RESOLUTION # 2021-82

APPROVED AND ADOPTED this _____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-82
Exhibit A

1. Appropriation- The exhibit below represents a movement of budget authority in the amount of \$615,000 from Contingency to Personnel Services within the Ground Ambulance Fund and a movement of budget authority in the amount of \$225,000 from Contingency to Personnel Services, Supplies, and Services within the Wildland Fund. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/ Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
	General Operations	Contingency	E	3,685,500	(840,000)	2,845,500
Ground Ambulance Service	Fire - Medical	Personnel Services	E	2,695,100	615,000	3,310,100
Wildland Fire	Fire - Medical	Personnel Services	E	154,200	200,000	354,200
Wildland Fire	Fire - Medical	Supplies	E	10,700	5,000	15,700
Wildland Fire	Fire - Medical	Services	E	11,300	20,000	31,300
				6,556,800		6,556,800