



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, September 1, 2022 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the June 16, 2022 Planning and Zoning Commission Regular Meeting Minutes. | None

Ashley Labhart
Community
Development |
| 2. | Internal | Consideration and action to approve or disapprove the June 16, 2022 Planning and Zoning Executive Session Minutes. | None

Ashley Labhart
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|----------|--|---|
| 3. | Citywide | Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to add "Smoking Lounge" as a permitted use and to adopt related land use and development standards. Case FS22-0695 | Leslie Carnie
Community
Development |
|----|----------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|--|
| 4. | Internal | Nomination and selection of the Planning and Zoning Commission Chair. | None

Chris Boyd
Community
Development |
| 5. | Internal | Nomination and selection of the Planning and Zoning Commission Vice Chair. | None

Chris Boyd |

Community
Development

- | | | | |
|----|------------|--|---|
| 6. | District 3 | Consideration and action pertaining to the Preliminary Plat entitled, "Unit L – Phase 3 – Toll at Prasada" generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-0176. | Trevor Fleetham
Community
Development |
| 7. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Rio Caballo" dated June 2, 2022, a property generally located north of Jomax Road and east of 163 rd Avenue; Case FS21-829. | Trevor Fleetham
Community
Development |

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: August 25, 2022 at 1:40 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
Planning and Zoning Commission Meeting

Council Meeting Date: September 1, 2022 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Consideration and action to approve or disapprove the June 16, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the June 16, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 06-16-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 16, 2022 / 6:00 PM

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

CALL TO ORDER.

Chair Dennis Bash, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on June 16, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Robert Wingo, City Attorney; Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Director of Community Development; Lloyd Abrams, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trever Fleetham, Current Planner; Kristin Tytler, Director of Public Works; Nuning Lemka, Engineering Manager; Stephen Chang, Management Analyst Senior; Johnathan Futch, Civil Engineer Associate and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

Councilmember Patrick Duffy and Councilmember Jack Hastings.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd notified the Commission there will be no Planning and Zoning Commission meetings occurring in July.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Hearing no requests, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the June 2, 2022 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the June 2, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

Item 2 – Internal – Consideration and action to approve or disapprove the June 2, 2022 Planning and Zoning Executive Session Minutes.

Commissioner Keating made a motion to approve the June 2, 2022, Planning and Zoning Executive Session Minutes as presented. Vice Chair Sartor seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – District 6 – Consideration and action regarding the Conditional Use Permit and Site Plan for Dutch Bros. Case FS21-786

Chris Sexton presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Queuing

Vice Chair Sartor made a motion to approve the Conditional Use Permit with Site Plan for Dutch Bros. subject to stipulations 'a' – 'e' as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

Item 4 – District 3 – Consideration and action pertaining to the Conditional Use Permit with Site Plan for a Quick Quack Car Wash at Greenway & Cotton. Case FS21-839

Trever Fleetham presented item 4 to the Commission.

Joseph Earnest with Lonestar Builders, Inc., provided information in response to questions and comments received.

Chair Bash opened the public hearing.

Bob Hermann – Surprise, AZ - Conveyed support for the project based on the location within the complex and the level of community involvement the incoming company participates in, and the overall benefit to the community.

George Apostol – Surprise, AZ - Conveyed support and involvement with the project and spoke on the effort to collaborate and compromise to work towards project success, as well as efforts being made for property maintenance in the interim.

Karin York – Surprise, AZ - Partner with a local business, conveyed support based off knowledge of the company's community involvement and stated this will be an overall asset to the community.

Mary Rodil – Surprise, AZ - Conveyed concerns regarding noise and traffic, the proximity to residential, referred to other entities nearby, existing and proposed, and advised another facility is not needed.

Hearing no additional requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Appreciation to applicant for concerns addressed based on previous feedback received

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit with Site Plan for Quick Quack Car Wash at Greenway & Cotton subject to stipulations 'a' through 'e' as memorialized in the staff report. Vice Chair Sartor seconded the motion. Motion passed with 6 votes in favor.

Item 5 – District 3 – Consideration and action pertaining to the Preliminary Development Plan for the Truman Ranch Marketplace PAD (PAD08-015). Case FS20-829

Trever Fleetham and Lloyd Abrams presented item 5 to the Commission, followed by Susan Demmitt who also presented.

James Truman conveyed concerns with design/project changes, light pollution, and public input process.

Chair Bash opened the public hearing.

Quintus Schulzke – Surprise, AZ – Conveyed concerns with the citizen outreach and communication process as it pertained to the project, and spoke to transparency, strategic changes, safety concerns and school infrastructure.

Pat Tudisco – Surprise, AZ – Conveyed concerns of increased traffic, high-density housing, crime, impact on schools and construction implications.

Cindy Saverino – Phoenix, AZ – Conveyed the importance and need for diversity in housing, increased cost of living/housing, and homeless adult statistics

Nate Pomeroy – Surprise, AZ - Conveyed concerns regarding perceived lack of conformity, potential effect on property values in the area, return on investment and the consideration of resident feedback.

Kathleen Eby – Surprise, AZ - Encouraged individuals to research the company and check their business rating, and advised the City consider finding a better fit before moving forward with the project.

George Bradbudy – Surprise, AZ – Spoke to a proposed traffic easement, water supply concerns, and groundwater rights.

Pamela Tufegdzcic – Surprise, AZ – Spoke on government leaders, policies, property management, traffic, crime, obstruction of views and citizen opinion consideration.

Andrew Beraffotto – Surprise, AZ – Spoke on density, acreage, burden to infrastructure, pedestrian traffic, revenue benefits to the developer.

Stephen Truman – Redondo Beach, CA – Advised concerns had been conveyed in a letter previously submitted to the Commission regarding the PAD and the PDP presented. Conveyed concerns regarding compliance within the PDP, the approval process, code compliance, a perceived flaw in the GDC assessment and owner right infringement.

Hearing no additional requests, Chair Bash closed the public hearing.

Susan Demmitt with Gammage and Burnham and Wendy Riddell with Berry Riddell provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Graduated Density Concept (GDC)
- Codification
- Commercial vs. residential
- Max density cap
- Name of development
- Parking
- Density
- Affiliated companies
- Parameters for recommendation
- Roadway and infrastructure improvements
- Future approval process steps

Chair Bash made a motion to adjourn to Executive Session at 7:52 P.M.
Commissioner Chapman seconded the motion. All voted in favor.

Chair Bash called for a motion to resume the regular meeting.
Commissioner Rosenbaum made a motion to resume the regular meeting.
Vice Chair Sartor seconded the motion. Regular meeting resumed at 8:03 P.M.

Vice Chair Sartor made a motion to recommend to the City Council that the Preliminary Development Plan for Truman Ranch Marketplace be approved subject to stipulations “a” and “b” in the Staff Report with an additional stipulation that one or more of the commercial uses planned for the Commercial Development Unit be constructed concurrently with the Residential Development Unit to ensure that not only one type of use is exclusively developed during any phase and that the residential units are capped at 601 units. Chair Bash seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

None.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 8:10 p.m.

Dennis M. Bash
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 1, 2022 Contact Person: Leslie Carnie
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to add "Smoking Lounge" as a permitted use and to adopt related land use and development standards. Case FS22-0695

Motion:

I move to recommend **approval** of a proposed Zoning Text Amendment to the Surprise Land Development Ordinance (LDO) to add "Smoking Lounge" as a permitted use and to adopt related land use and development standards.

Background:

Recent inquiries into permitting smoking lounges in the City of Surprise have encouraged staff to amend the LDO and add this land use to the Primary Land Use Matrix and to clarify zoning and development requirements.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 – FS22-0695 LDO ZTA for Smoking Lounges – Staff Report
2. 01 FS22-0695 LDO ZTA Smoking Lounges -ZTA Legislative Edit

3. 02 - FS22-0695 LDO ZTA for Smoking Lounges - Narrative
 4. 03 – FS22-0555 ZTA for LDO for Smoking Lounges – Citizen Participation
 5. 04- FS22-0695 Affidavit of Publications- Legal Ad
 6. FS22-0695 LDO ZTA Smoking Lounges- P&Z presentation
-

ZONING TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0695

Project Name: Zoning Text Amendment for Smoking Lounges

Council District: Citywide

Meeting Date: September 01, 2022

Planner: Leslie Carnie

Applicant: City of Surprise

Request: Zoning Text Amendment to the Surprise Land Development Ordinances (LDO) to add the definition, land use, and development standards of smoking lounges.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: Members of the community who participated in the outreach did not oppose the amendment but did express concerns.

Staff Recommendation: Staff recommends the Commission recommend **approval** of FS22-0695 to the Mayor and City Council

PROJECT DESCRIPTION:

The City has initiated this Zoning Text Amendment (ZTA) to the LDO in an effort to define the Smoking Lounge land use, add the use to the Land Use Matrix, and create use-specific development standards.

BACKGROUND:

Recent inquiries into permitting smoking lounges in the City of Surprise have encouraged staff to amend the LDO and add this land use to the Primary Land Use Matrix and to clarify zoning and development requirements.

ANALYSIS AND DISCUSSION:

Recent developer inquiries regarding the current zoning requirements and development standards for smoking lounges prompted staff to initiate a Zoning Text Amendment to the LDO to add the Smoking Lounge definition, zoning, and use specific development standards. As part of the research

for this amendment, staff reviewed the zoning designations that permit the smoking lounges in peer cities. In all cases, smoking lounges were permitted by right in commercial zoning districts. In most cases, a Conditional Use Permit (CUP) is required if the establishment is serving alcohol.

The following are examples of the Smoking Lounge zoning requirements in neighboring cities:

City	Smoking Lounge Land Use
Scottsdale	By Right in Commercial Zoning Districts CUP if requiring Liquor License
Peoria	By Right in Commercial and Business Park Zoning Districts CUP if requiring Liquor License
Glendale	By Right in Commercial Zoning Districts

This zoning text amendment would permit the Smoking Lounge land use, by right, in the commercial zoning districts and require a CUP if the establishment requires a liquor license. The land use would be added to Table No. 106-1c, the Primary Land Use Matrix for All Zoning Districts. The amendment would also define Smoking Lounge in the Glossary of terms in Sec. 101-2.2 of the LDO. To provide consistency in the city requirements for smoking lounges, a list the use specific development standards would be added to Chapter 106 of the LDO.

The necessary revisions to the LDO to achieve these changes are outlined below:

Smoking Lounge – Definition

Chapter 101 - ADMINISTRATIVE PROVISIONS

ARTICLE II. - RULES OF INTERPRETATION AND GLOSSARY OF TERMS

Sec. 101-2.2. - Glossary of terms.

Small subdivision. The division of land within the city which results in improved or unimproved land or lands for the purpose of financing, sale, or lease, whether immediate or future, consisting of four (4) to ten (10) *lots*, tracts, or *parcels* of land with all *lots* complying with the size requirements of the *zoning district* within which they are located.

Smoking lounge. A business establishment that is dedicated, in whole or part, to the smoking of any lighted tobacco product, including cigars, cigarettes, pipe tobacco, and any other lighted tobacco product, including but not limited to, establishments commonly referred to as cigar lounges, hookah cafes, tobacco clubs, or tobacco bars. Smoking lounges may include the sale of tobacco in compliance with applicable federal and Arizona law. The smoking of Cannabis is prohibited per Sec. 34-303.

Stable. A *lot* or *buildings*, corrals, pens and other *ancillary* features *uses* that may also include boarding of horses and limited livestock, breeding or training programs, or arenas; private *stables*

are for *use* of the *owner* or occupant of the *lot* and commercial *stables* are where horses are kept for remuneration, hire or sale.

Smoking lounges - Supplemental development standards.

Chapter 106 - ZONING AND USE STANDARDS

ARTICLE X. - USE SPECIFIC STANDARDS

Sec. 106-10.42. – Smoking lounges.

- a) A smoking lounge is as defined in Sec. 101-2.2.
- b) Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except when a Conditional Use Permit is issued and in conjunction with the issuance of a Liquor License.
- c) No persons under 18 years of age shall be permitted within the business.
- d) All business related activities shall be conducted on the premises of the business.
- e) Indoor Operations. All business-related activities shall be conducted wholly within a building.
- f) No window coverings, including window tints, shall prevent visibility of the interior of the tenant space from outside the premises during operating hours.
- g) The interior of the business shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernable to persons of normal visual acuity.
- h) Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city Fire Department, or as otherwise required by state or federal laws.
- i) The ventilation system shall also assure that smoke from the smoking lounge is incapable of migrating into any other portion of the building hosting the smoking lounge or into any other building in the vicinity of the smoking lounge.
- j) Loitering. The smoking lounge owner or operator shall prohibit loitering by persons outside the smoking lounge either on the premises or within fifty (50) feet of the premises.
- k) The business shall also be in conformity with all other city, state and federal laws.

Sec. 106-10.43. – Special events and seasonal activities.

Sec. 106-10.44. - Sport courts.

Sec. 106-10.45. - Swimming pools.

Sec. 106-10.46. - Tattoo and/or body piercing establishment.

Sec. 106-10.47. - Truck stop/travel plaza.

Sec. 106-10.48. - Vehicle fueling stations.

Table No. 106-1C—Primary Land Use Matrix for All Zoning Districts "P" = Permitted; "AUP" = Administrative Use Permit; "CUP" = Council Use Permit; "(blank space)" = Prohibited																								
	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial			Employment			Open Space/Public Uses			Use Specific Standards	
Zoning Districts																						Specific regulation can be found in sections listed below		
Uses	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3		OS-1	OS-2
Self-storage facility						CUP										CUP	CUP	CUP	CUP	CUP				Sec. 106-10.40
Service call establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P	P	P				
Sexually oriented business																				CUP	CUP			Sec. 106-10.41
Smoking Lounge															P	P	P							Sec. 106-10.42
Smoking Lounge— with Liquor License															CUP	CUP	CUP							Sec. 106-10.42
Shooting range— indoor only																	P		P	P				
Showroom/ sales office						P		P	P		P	P	P	P	P	P	P	P	P					
State and county vehicle inspection station						P										P	P		P	P			P	
Tattoo and body piercing																CUP	P							Sec. 106-10.45
Technology/ business incubator space						P												P	P					
Utility equipment infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Utility service yard	CUP																	P						P

CITIZEN PARTICIPATION:

A community outreach meeting was held at City Hall on June 22, 2022 at 6 p.m. with virtual attendance available via WebEx. There were four members of the public in attendance, three in person and one virtually on WebEx. The participants did not oppose the amendment but did have concerns that smoke from these establishments would reach adjacent properties. There were also questions as to why the amendment was even needed in the first place and how this ordinance would be enforced.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The subject request is consistent with the Surprise General Plan 2035.

SUMMARY:

This proposed Zoning Text Amendment to the Land Development Ordinances (LDO) will provide a definition for the Smoking Lounge land use, add the use to our Land Use Matrix, and create use-specific development standards.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Zoning Text Amendment request to the City Council.

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

Attachments:

00 Staff Report

01 ZTA Legislative Edit

02 Narrative

03 Citizen Participation Report

04 Legal Ad

PPT

Table No. 106-1c—Primary Land Use Matrix for All Zoning Districts "P" = Permitted; "AUP" = Administrative Use Permit; "CUP" = Council Use Permit; "(blank space)" = Prohibited																									
	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/Public Uses			Use Specific Standards
Zoning Districts																									Specific regulations can be found in sections listed below
Uses	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	
Self-storage facility						CUP										CUP	CUP	CUP	CUP	CUP					Sec. 106-10.40
Service call establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P	P	P					
Sexually oriented business																				CUP	CUP				Sec. 106-10.41
Smoking Lounge															P	P	P								Sec. 106-10.42
Smoking Lounge— with Liquor License															CUP	CUP	CUP								Sec. 106-10.42
Shooting range— indoor only																	P		P	P					
Showroom/ sales office						P		P	P		P	P	P	P	P	P	P	P	P						
State and county vehicle inspection station						P										P	P		P	P				P	
Tattoo and body piercing																CUP	P								Sec. 106-10.45
Technology/ business incubator space						P												P	P						
Utility equipment infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
Utility service yard	CUP																	P						P	

Smoking Lounge – Definition

Chapter 101 - ADMINISTRATIVE PROVISIONS

ARTICLE II. - RULES OF INTERPRETATION AND GLOSSARY OF TERMS

Sec. 101-2.2. - Glossary of terms.

Small subdivision. The division of land within the city which results in improved or unimproved land or lands for the purpose of financing, sale, or lease, whether immediate or future, consisting of four (4) to ten (10) *lots*, tracts, or *parcels* of land with all *lots* complying with the size requirements of the *zoning district* within which they are located.

Smoking lounge. A business establishment that is dedicated, in whole or part, to the smoking of **any lighted tobacco product, including cigars, cigarettes, pipe tobacco, and any other lighted tobacco product**, including but not limited to, establishments commonly referred to as cigar lounges, hookah cafes, tobacco clubs, or tobacco bars. Smoking lounges may include the sale of tobacco in compliance with applicable federal and Arizona law. The smoking of Cannabis is prohibited per Sec. 34-303.

Stable. A *lot* or *buildings*, corrals, pens and other *ancillary* features *uses* that may also include boarding of horses and limited livestock, breeding or training programs, or arenas; private *stables* are for *use* of the *owner* or occupant of the *lot* and commercial *stables* are where horses are kept for remuneration, hire or sale.

Smoking lounges - Supplemental development standards.

Chapter 106 - ZONING AND USE STANDARDS

ARTICLE X. - USE SPECIFIC STANDARDS

Sec. 106-10.42. – Smoking lounges.

- a) A smoking lounge is as defined in Sec. 101-2.2.
- b) Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except when a Conditional Use Permit is issued and in conjunction with the issuance of a Liquor License.
- c) No persons under 18 years of age shall be permitted within the business.
- d) All business related activities shall be conducted on the premises of the business.
- e) Indoor Operations. All business-related activities shall be conducted wholly within a building.
- f) No window coverings, including window tints, shall prevent visibility of the interior of the tenant space from outside the premises during operating hours.
- g) The interior of the business shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernable to persons of normal visual acuity.
- h) Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city Fire Department, or as otherwise required by state or federal laws.
- i) The ventilation system shall also assure that smoke from the smoking lounge is incapable of migrating into any other portion of the building hosting the smoking lounge or into any other building in the vicinity of the smoking lounge.
- j) Loitering. The smoking lounge owner or operator shall prohibit loitering by persons outside the smoking lounge either on the premises or within fifty (50) feet of the premises.
- k) The business shall also be in conformity with all other city, state and federal laws.

Sec. 106-10.43. – Special events and seasonal activities.

Sec. 106-10.44. - Sport courts.

Sec. 106-10.45. - Swimming pools.

Sec. 106-10.46. - Tattoo and/or body piercing establishment.

Sec. 106-10.47. - Truck stop/travel plaza.

Sec. 106-10.48. - Vehicle fueling stations.

Sec. 106-10.49. - Vehicle rental facilities.

Sec. 106-10.50. - Vehicle retail sales.

Sec. **106-10.51**. - Vehicle service.

Sec. **106-10.52**. - Vehicle washing facilities (also known as car washes).

Sec. **106-10.53**. - Zoos, indigenous wildlife rescue facilities.

Land Development Ordinance Zoning Text Amendment

Narrative – FS22-0695

PROJECT DESCRIPTION

The City has initiated this Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) in an effort to define the Smoking Lounge land use, add the use to our Land Use Matrix, and create use-specific development standards.

Citizen Participation Report

Land Development Ordinance Zoning Text Amendment

May 11, 2022 – FS22-0555

PROJECT DESCRIPTION

The City has initiated this Zoning Text Amendment (ZTA) to the LDO in an effort to define the Smoking Lounge land use, add the use to the Land Use Matrix, and create use-specific development standards.

ADVERTISING

The meeting was advertised in the Surprise Independent on Wednesday, May 04, 2022 and the Daily News Sun on Wednesday, April 27, 2022.

MEETING DESCRIPTION

The meeting was held at City Hall on May 11, 2022 at 6 p.m. with virtual attendance available via WebEx.

ATTENDANCE

There were two members of the public in attendance via WebEx or in-person during the duration of the meeting. They were both in support of this amendment.

State of Arizona:

County of Maricopa:

Affidavit of Publication

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

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
06/06/22, 06/08/22

Sworn to and subscribed before me this 8th Day of June, A.D., 2022



Terri L. Rodgers

Ad Caption: FS22-0695

Ad Number: 542396

Total Cost:\$384.00

COPY**SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY****** FILED **
5/23/2022
Clerk of the Court**

Issued and Filed: 5/23/2022

PROBATE COURT ADMINISTRATION

In the Matter of

Case No. PB2022-002505

FRITZANNA KADING

**NOTICE OF INITIAL HEARING REGARDING:
PETITION FOR PROBATE OF WILL AND APPOINTMENT OF
PERSONAL REPRESENTATIVE****WARNING**

This is a legal notice; your rights may be affected.

Éste es un aviso legal. Sus derechos podrían ser afectados.

You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date **OR** you or your attorney must attend the hearing by following the instructions provided in this notice.

Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing:

- (1) the court may grant the relief requested in the petition without further proceedings, and
- (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes.

1. Notice is given that CHARLES ALLEN BENNETT has filed the following:
 - PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE

2. COURT HEARING. An initial hearing has been scheduled to consider the Petition as follows:

DATE and TIME: **Wednesday, August 10, 2022 at 9:30 AM**JUDICIAL OFFICER: **COMMISSIONER AMY KALMAN**PLACE: **101 W. JEFFERSON STREET, PHOENIX, AZ 85003 - COURTROOM 512**TELEPHONE NO: **602-506-3381**

If you have copies of filed documents or proposed form(s) of order, they should be provided to Commissioner Kalman's division at the location listed above.

Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing.

3. COURT CONNECT / MICROSOFT TEAMS

If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/ibazmc-pcc03 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing:

- Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>



Or scan the following
QR code on your
smartphone or tablet:

If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/ibazmc-pcc03 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application.

If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling:

- Courtroom Phone Number: 1-917-781-4590
- Courtroom Conference ID#: 880 692 825 #

For more information about Court Connect, please see
<https://superiorcourt.maricopa.gov/court-connect>

Publish: Daily Independent, June 6, 13, 20, 2022/542377

**ZONING TEXT AMENDMENT
NEIGHBORHOOD MEETING**

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

Applicant: City of Surprise

City of Surprise Planner: Leslie Carnie; 623-222-3153;

leslie.carnie@surpriseaz.gov

DATE:

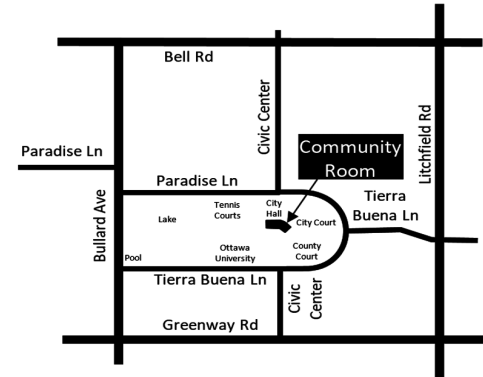
NEIGHBORHOOD MEETING DETAILS

Wednesday, June 22, 2022

TIME:

6:00 PM

PHYSICAL LOCATION:

City of Surprise
Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374**MEETING LOCATION****Join from the meeting link**<https://surpriseaz.webex.com/surpriseaz/j.php?MTID=m56862517b45437d37fbf38d407afc0b5>**Join by meeting number**Meeting number (access code): 2484 111 5898
Meeting password: 6QwZymmFu72**Join by phone**+1-408-418-9388 United States Toll
+1-602-666-0783 United States Toll (Phoenix)**PROJECT DESCRIPTION:**

A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to add the Smoking Lounge land use, Case # FS22-0692.

Publish: Daily Independent, June 6, 2022, Surprise Independent, June 8, 2022/542396

Arizona Corporation Commission - RECEIVED: 5/15/2022
Arizona Corporation Commission - FILED: 5/9/2022

22050921475204

ARTICLES OF ORGANIZATION**OF LIMITED LIABILITY COMPANY****ENTITY INFORMATION**

ENTITY NAME: EXTREME SKI RENTALS LLC
ENTITY ID: 23372125
ENTITY TYPE: Domestic LLC
EFFECTIVE DATE: 05/09/2022
CHARACTER OF BUSINESS: Arts, Entertainment, and Recreation
MANAGEMENT STRUCTURE: Member-Managed
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES: N/A

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: Krystal Maurine Tippetts
PHYSICAL ADDRESS: 26883 N 100th Ave., PEORIA, AZ 85383
MAILING ADDRESS: 26883 N 100th Ave., PEORIA, AZ 85383

PRINCIPAL ADDRESS

26883 N 100th Ave., PEORIA, AZ 85383

PRINCIPALS

Member: Krystal Maurine Tippetts - 26883 N 100th Ave., PEORIA, AZ, 85383, USA - my2krazykidos@yahoo.com
- Date of Taking Office: 05/10/2022

ORGANIZERS

Krystal Maurine Tippetts: 26883 N 100th Ave., PEORIA, AZ, 85383, USA, my2krazykidos@yahoo.com

SIGNATURES

Organizer: Krystal Maurine Tippetts - 05/09/2022

Publish: Daily Independent, June 6, 7, 8, 2022/542244

State of Arizona:

County of Maricopa:

Affidavit of Publication

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

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
08/13/22, 08/17/22

Sworn to and subscribed before me this 17th Day of August, A.D., 2022



Charlene Bisson

Ad Caption: FS22-0695

Ad Number: 554601

Total Cost: \$225.00

CITY OF SURPRISE
PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission and the City Council will hold Public Hearings relating to the proposed zoning text amendment to the Surprise Land Development Ordinances (case FS22-0695) to define the Smoking Lounge land use, add the use to the Land Use Matrix, and create use-specific development standards.

Planning and Zoning Commission

Date: September 01, 2022
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council

Date: October 4, 2022
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

At these meetings any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. All written comments regarding this request will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost. Contact Leslie Carnie with the City of Surprise at 623-222-3153 or leslie.carnie@surpriseaz.gov for additional information.

Publish: Daily Independent, August 13, Surprise Independent, August 17, 2022/544601

THANK YOU

FOR READING
OUR PAPER!

Please visit us at the Daily Independent
at YourValley.net for 24/7 nonpartisan news.

Arizona Corporation Commission - RECEIVED: 6/23/2022
Arizona Corporation Commission - FILED: 6/23/2022

22062309023398

ARTICLES OF ORGANIZATION
OF LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME: STARS AND SPARKS LLC

ENTITY ID: 23390079

ENTITY TYPE: Domestic LLC

EFFECTIVE DATE: 06/23/2022

CHARACTER OF BUSINESS: Any legal purpose

MANAGEMENT STRUCTURE: Member-Managed

PERIOD OF DURATION: Perpetual

PROFESSIONAL SERVICES: N/A

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: United States Corporation Agents, Inc.

PHYSICAL ADDRESS: 17470 N. Pacesetter Way, SCOTTSDALE, AZ 85255

MAILING ADDRESS: 17470 N. Pacesetter Way, SCOTTSDALE, AZ 85255

PRINCIPAL ADDRESS

35615 N 34th Ave., PHOENIX, AZ 85086

PRINCIPALS

Member: Stacy Lynne Eskam - 35615 N 34th Ave., PHOENIX, AZ, 85086, USA -- Date of Taking Office:

ORGANIZERS

Legalzoom.com, Inc.: 101 N. Brand Blvd., 11th Floor, GLENDALE, CA, 91203, USA,

SIGNATURES

Organizer: By: Cheyenne Moseley, Asst. Secretary of Legalzoom.com, Inc., A Delaware Corporation - 06/23/2022

Publish: Daily Independent, July 30, August 6, 13, 2022/552242

1)Name of Person Filing: Brenda J. Ellis
Mailing Address: PO Box 452
City, State, Zip Code: Yucca, AZ 86438
Daytime/Evening Phone Number: 509-675-1544

FOR CLERK'S USE ONLY

SUPERIOR COURT OF ARIZONA
MOHAVE COUNTY

2) Brenda J. Ellis
Plaintiff

3)Case Number: CV 2022-00777

SUMMONS

AND

4) Sivan E. Caukins and Richard Filler (Trustee)
Defendant(s) AND
Mohave County Treasurer

WARNING: This is an official document from the court. It affects your rights. Read this document carefully. If you do not understand it, contact a lawyer for help.

FROM THE STATE OF ARIZONA TO: 4) Sivan E. Caukins and Richard Filler (Trustee) AND
Defendant(s)

Mohave County Treasurer

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this Summons.

2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the Court, and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his or her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to the Office of the Clerk of the Superior Court, 415 East Spring Street, Kingman, AZ 86401 (P.O. Box 7000, Kingman, AZ 86402-7000) or the Office of the Clerk of the Superior Court, 2225 Trane Road, Bullhead City, AZ 86442, or Office of the Clerk of the Superior Court, 2001 College Drive, Lake Havasu City, AZ 86404. Mail a copy of your "Answer" or "Response" to the other party at the address listed on the top of this Summons.

3. If you were served within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS, starting the day after you were served. If you were served outside the State of Arizona, your "Response" must be filed within THIRTY (30) CALENDAR DAYS, starting the day after you were served. Service by Publication is complete (30) days after the date of the first publication.

4. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least (3) three days before your scheduled court date.

5. If you are receiving this Notice by publication, you may obtain a copy of the Complaint to Foreclose a Tax Lien by submitting a written request to: Office of the Clerk of the Superior Court, PO Box 7000, Kingman, AZ 86402-7000 or by calling 928-753-0713.

SIGNED AND SEALED this date: 06/27/2022

CHRISTINA SPURLOCK,
Clerk of the Superior Court

By: (Karen Seckler)
Deputy Clerk

Publish: Daily Independent, July 30, August 6, 13, 20, 27, September 3, 10, 2022/551830

Page 24 of 197

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission and the City Council will hold Public Hearings relating to the proposed zoning text amendment to the Surprise Land Development Ordinances (case FS22-0695) to define the Smoking Lounge land use, add the use to the Land Use Matrix, and create use-specific development standards.

Planning and Zoning Commission

Date: September 01, 2022

Time: 6:00 p.m.

**Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374**

City Council

Date: October 4, 2022

Time: 6:00 p.m.

**Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374**

At these meetings any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. All written comments regarding this request will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost. Contact Leslie Carnie with the City of Surprise at 623-222-3153 or leslie.carnie@surpriseaz.gov for additional information.

Publish: Daily Independent, August 13, Surprise Independent, August 17, 2022/544601

I have the RIGHT to KNOW.

I **VOTE** and **PAY** my taxes.

I **CARE** about my community.

I **WANT** to know what's
happening in my town
and neighborhood.



Some state and local officials want to **remove public notices from our community newspapers** and put them exclusively on the Internet.

I'm telling my state legislator: **"NO! It's my RIGHT to KNOW.
Leave public notices in MY local newspaper!"**

Learn why public notices should stay public in AZ: publicnoticeads.com/az



Message provided by
Arizona Newspapers Association

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Lauren Proper Potter with Huellmantel & Affiliates on behalf of QuikTrip, will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Lauren Proper Potter, (480) 921-2800, lauren.proper@huellmantel.com
City of Surprise Planner: Chris Sexton, (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

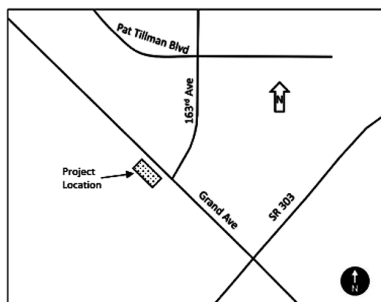
In Person

DATE: Wednesday, August 31, 2022
TIME: 6:00 PM
LOCATION: Countryside Recreation Center
15038 N Parkview Pl
Surprise, AZ

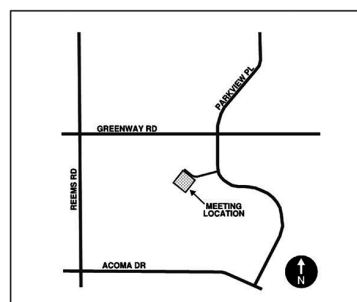
Virtual

DATE: Monday, September 12, 2022
TIME: 6:00 PM
Virtual Meeting Link URL:
<https://attendee.gotowebinar.com/register/8123939998914508556>

Project Location



Meeting Location



PROJECT DESCRIPTION:

A Rezone of a property with Rural Residential (RR) and Community Commercial (C-2) split zoning to Community Commercial (C-2). The property is approximately 4.94 acres and located north of the intersection of 163rd Avenue and Grand Avenue. Surprise Planning Case FS22-0207.

Publish: Daily Independent, August 13, Surprise Independent, August 17, 2022/554651

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Lauren Proper Potter with Huellmantel & Affiliates on behalf of Dysart Bell Property Investors, LLC, will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Lauren Proper Potter, (480) 921-2800, lauren.proper@huellmantel.com
City of Surprise Planner: Chris Sexton, (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

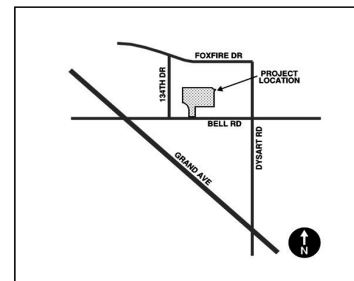
In Person

DATE: Monday, August 29, 2022
TIME: 6:00 PM
LOCATION: Countryside Recreation Center
15038 N Parkview Pl
Surprise, AZ

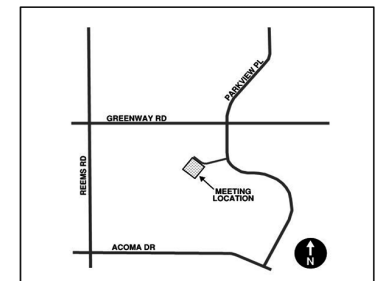
Virtual

DATE: Monday, August 29, 2022
TIME: 6:00 PM
Virtual Meeting Link URL:
<https://attendee.gotowebinar.com/register/3019619994666194955>

Project Location



Meeting Location



PROJECT DESCRIPTION:

Major Amendment to the Crossroads at Surprise Planned Area Development (PAD). The request is to propose a community commercial development and light industrial development to support the existing C-3 zoning uses and additional uses listed in the PAD and to change development standards for parking lot setbacks. Surprise Planning Case FS22-1014

Publish: Daily Independent, August 13, 2022, Surprise Independent, August 17, 2022/554409



Planning and Zoning Commission
September 01, 2022

Land Development Ordinance
Zoning Text Amendment
FS22-0695



Background

- The Land Development Ordinance (LDO) currently does not designate zoning requirements for the Smoking Lounge land use.
- Recent inquiries into the permitting of Smoking Lounges in the City of Surprise have resulted in this amendment being pursued by staff to amend the LDO and add this land use to the Primary Land Use Matrix to clarify zoning and development requirements.



Background



Amendment Goals

- Define Smoking Lounge
- Add Smoking Lounge to the Land Use Matrix
- Set development standards for Smoking Lounges



Research

City	Smoking Lounge Land Use
Scottsdale	By Right in Commercial Zoning Districts CUP if requiring Liquor License
Peoria	By Right in Commercial and Business Park Zoning Districts CUP if requiring Liquor License
Glendale	By Right in Commercial Zoning Districts



Amendment

- **Proposed Smoking Lounge Land Use Zoning Requirements:**
 - Permitted By Right in C-2 and C-3 Zoning Districts
 - Conditional Use Permit (CUP) if Requiring a Liquor License



Definition

Smoking Lounge

A business establishment that is dedicated, in whole or part, to the smoking of any lighted tobacco product, including cigars, cigarettes, pipe tobacco, and any other lighted tobacco product, including but not limited to, establishments commonly referred to as cigar lounges, hookah cafes, tobacco clubs, or tobacco bars. Smoking lounges may include the sale of tobacco in compliance with applicable federal and Arizona law. The smoking of Cannabis is prohibited per Sec. 34-303.

Land Use Matrix

Table No. 106-1c—Primary Land Use Matrix for All Zoning Districts																									
"P" = Permitted; "AUP" = Administrative Use Permit; "CUP" = Council Use Permit; "(blank space)" = Prohibited																									
	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/Public Uses			Use Specific Standards
Zoning Districts																									
Uses	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	Specific regulations can be found in sections listed below
Self-storage facility						CUP										CUP	CUP	CUP	CUP	CUP					Sec. 106-10.40
Service call establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P	P	P					
Sexually oriented business																				CUP	CUP				Sec. 106-10.41
Smoking Lounge															P	P	P								Sec. 106-10.42
Smoking Lounge— with Liquor License															CUP	CUP	CUP								Sec. 106-10.42
Shooting range— indoor only																	P		P	P					
Showroom/ sales office						P		P	P		P	P	P	P	P	P	P	P	P						
State and county vehicle inspection station						P										P	P		P	P				P	
Tattoo and body piercing																CUP	P								Sec. 106-10.45
Technology/ business incubator space						P												P	P						
Utility equipment infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
Utility service yard	CUP																	P						P	

Development Standards

Chapter 106 - ZONING AND USE STANDARDS

ARTICLE X. - USE SPECIFIC STANDARDS

Sec. 106-10.42. – Smoking lounges.

- a) A smoking lounge is as defined in Sec. 101-2.2.
- b) Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except when a Conditional Use Permit is issued and in conjunction with the issuance of a Liquor License.
- c) No persons under 18 years of age shall be permitted within the business.
- d) All business related activities shall be conducted on the premises of the business.
- e) Indoor Operations. All business-related activities shall be conducted wholly within a building.
- f) No window coverings, including window tints, shall prevent visibility of the interior of the tenant space from outside the premises during operating hours.

Development Standards

Sec. 106-10.42. – Smoking lounges (cont.)

- g) Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city Fire Department, or as otherwise required by state or federal laws.
- h) The ventilation system shall also assure that smoke from the smoking lounge is incapable of migrating into any other portion of the building hosting the smoking lounge or into any other building in the vicinity of the smoking lounge.
- i) Loitering. The smoking lounge owner or operator shall prohibit loitering by persons outside the smoking lounge either on the premises or within fifty (50) feet of the premises.
- j) The business shall also be in conformity with all other city, state and federal laws.



Citizen Participation

Neighborhood Outreach Meeting:

- When: May 11, 2022 at 6 p.m.
- Where: City Hall & WebEx
- Attendance: 4 members of the public
- Concerns:
Smoke migrating to adjacent properties



Recommendation

Staff recommends the Commission recommend **approval** to City Council



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 1, 2022

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: Internal

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Chair.

Motion:

I move to nominate (nominees name here) for the position of Chair for the Planning and Zoning Commission.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Memo - Chair & Vice Chair 2022

Memorandum

To: Planning and Zoning Commissioners
From: Chris Boyd, Director
Date: July 27, 2022
Re: Selection of Chair and Vice Chair

Introduction

The Planning and Zoning Commission members have the responsibility to elect a Chair and Vice Chair to preside over the meetings as indicated in the Surprise City Code Section 2-295 – Bylaws.

Please be prepared to discuss your interest and qualifications. Action will be taken during the August 18, 2022 Planning and Zoning meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 1, 2022

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: Internal

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Vice Chair.

Motion:

I nominate (nominee name here) for the position of Vice Chair for the Planning and Zoning Commission.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Memo - Chair & Vice Chair 2022

Memorandum

To: Planning and Zoning Commissioners
From: Chris Boyd, Director
Date: July 27, 2022
Re: Selection of Chair and Vice Chair

Introduction

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Please be prepared to discuss your interest and qualifications. Action will be taken during the August 18, 2022 Planning and Zoning meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 1, 2022

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 3

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled, “Unit L – Phase 3 – Toll at Prasada” generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-0176.

Motion:

I move to approve the Preliminary Plat entitled, “Unit L – Phase 3 – Toll at Prasada” subject to stipulations “a” through “c” as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for Unit L of the Toll at Prasada project. The proposed Preliminary Plat contemplates 124 standard lots consisting of three (3) lot products. Unit L was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0176 Toll at Prasada Unit L Preliminary Plat - Staff Report - 081822 PZ
2. 01 - FS22-0176 Toll at Prasada Unit L Preliminary Plat - Vicinity Map

3. 02 - FS22-0176 Toll at Prasada Unit L Preliminary Plat - Case Map
 4. 03 - FS22-0176 Toll at Prasada Unit L Preliminary Plat - Preliminary Plat
 5. 04 - FS22-0176 Toll at Prasada Unit L Preliminary Plat - Landscape Plans
 6. FS22-0176 Toll at Prasada Unit L Preliminary Plat - 081822 PZ Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0176

Project Name: Toll at Prasada Unit L Preliminary Plat

Council District: 3 - Mesquite

Meeting Date: September 1, 2022

Planner: Trever Fleetham, AICP

Owner: Toll Prasada, LLC

Applicant: Aaron Insco of Toll Bros, Inc.

Request: Preliminary Plat for Toll at Prasada Unit L in the Prasada PAD

Site Location: Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

Lot Yield: 124

Area: 28.37 acres

Density: 4.371 DU/Ac.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

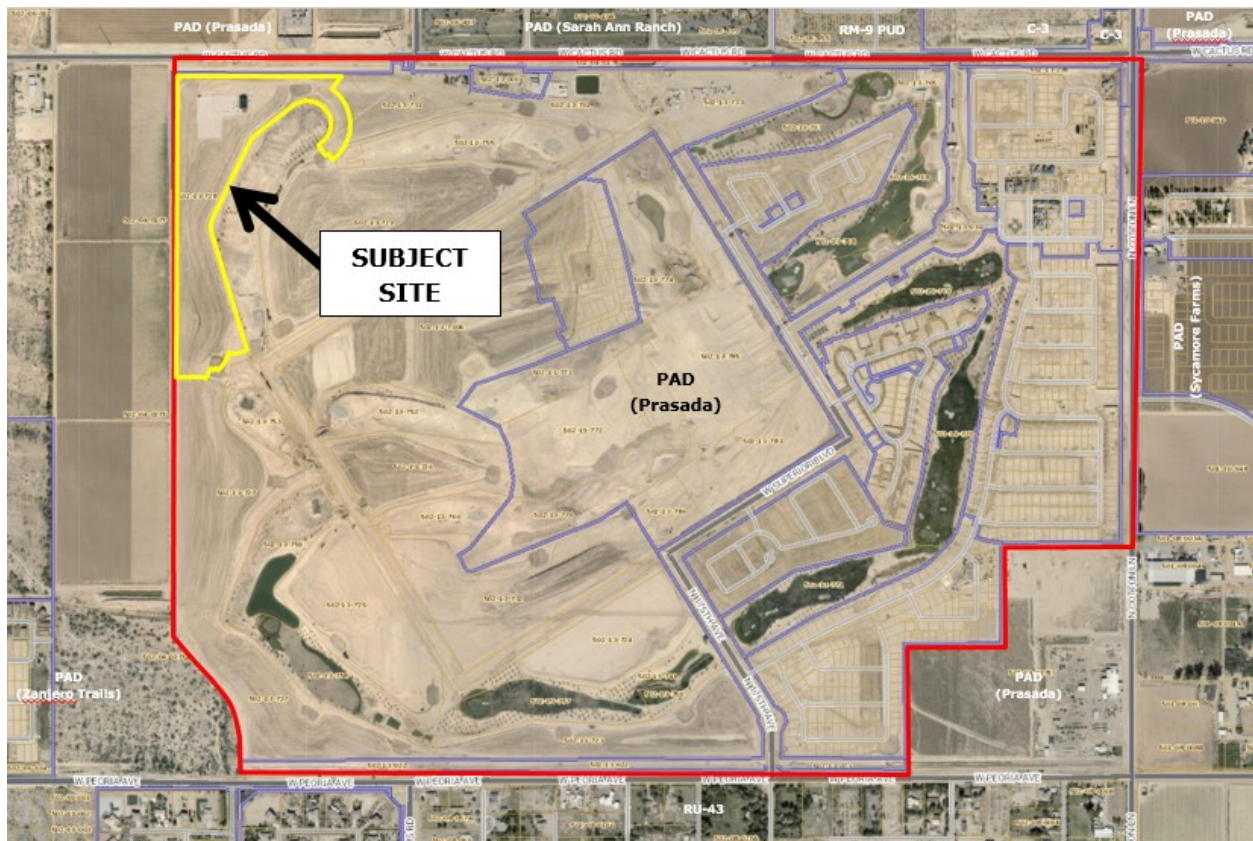
Staff Recommendation: **Approve**, subject to stipulations 'a' through 'c'

PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for Unit L of the Toll at Prasada project. The proposed Preliminary Plat contemplates 124 standard lots consisting of three (3) lot products. Unit L was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surroundings.

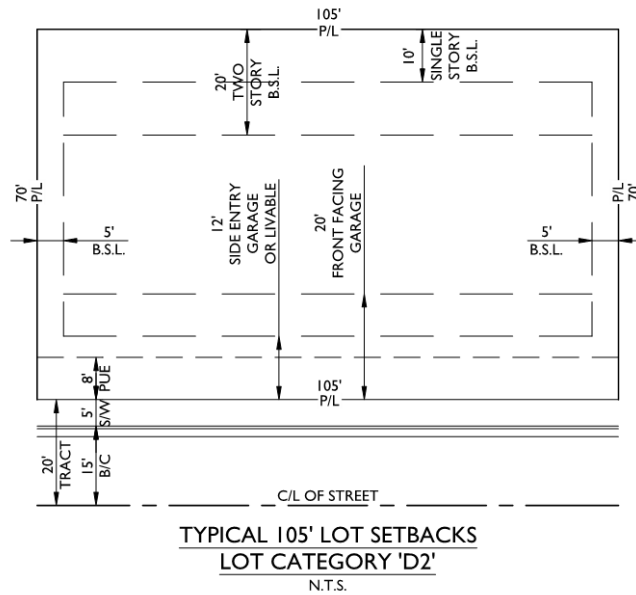


BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.



Access to this subdivision will be from Unit K to the south, via Sausalito Drive, and Units M and O at the northeast, via Julian Street. The subject site has frontage to the golf course and will also have 1.6 acres of passive open space. The landscaping proposed within this plat is consistent with the remainder of the development and the Prasada PAD.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.371 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

105 **REVIEWING AGENCIES:**

106
107 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
108 Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included
109 in the routing of this case. These agencies also indicate no objections.

110
111 **Summary:**

112
113 The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other
114 applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the
115 request and expressed no concerns.

116
117 **Findings:**

- 118
119 • The proposed Preliminary Plat is consistent with the Surprise General Plan.
120 • The proposed Preliminary Plat is consistent with the Prasada PAD.
121 • The reviewing agencies have indicated no objections.

122
123 **Recommendation:**

124
125 Based on the findings noted above, staff recommends the Commission **approve** the subject
126 Preliminary Plat request, subject to stipulations 'a' through 'c' as outlined below:

- 127
128 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
129 "Preliminary Plat Unit L – Phase 3 – Toll at Prasada", prepared by EPS Group, and
130 received 05/17/2022.
131
132 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada –
133 Unit L Preliminary Plat Landscape Plans", prepared by Greey Pickett, and received
134 05/17/2022.
135
136 c. Non-compliance with the stipulations of approval of this case will be treated as a
137 violation in accordance with the applicable provisions of the Surprise Municipal Code.

138
139 However, should the Commission wish to deny the request, the Commission should make its own
140 findings and base its decision on those alternative findings.

141
142 **Attachments:**

143
144 01 Toll at Prasada Unit L Vicinity Map
145 02 Toll at Prasada Unit L Case Map
146 03 Toll at Prasada Unit L Preliminary Plat
147 04 Toll at Prasada Unit L Preliminary Landscape Plans
148 PPT

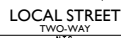


FS22-0176 Vicinity Map



FS22-0176 Case Map

A PORTION OF THE EAST HALF OF SECTION 22,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE CLIA AND SALT RIVER MERIDIAN, BEING SOUTH 60°24'44" WEST AS MEASURED AND BEING SOUTH 60°24'44" WEST SHOWN ON MAP/COPA COUNTY GDACS SURVEY RECORDED IN BOOK 66, PAGE 18, MARICOPA COUNTY RECORDS.

A REPEAT OF UNIT L AS PLATTED BY "TOLL AT PRASADA" PHASE 2:
ONSITE INFRASTRUCTURE TO BE RECORDED

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

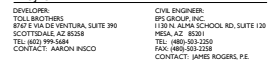
27-701007.0000

CERTIFICATE NUMBER

11/14/2018
DATE

WATER	EPCOR WATER
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET 1	CS01	COVER SHEET
SHEET 2	CS02	INDEX SHEET
SHEET 3	DT01	LOT DIAGRAMS AND DEVELOPMENT STANDARDS
SHEET 4 - 6	PP01 - PP03	PRELIMINARY PLAT
SHEET 7	TB01	DATA TABLES



APN: 502-13-728 & 502-13-731

EXISTING GENERAL PLANE:
EXISTING ZONING:

NEIGHBORHOOD CHARACTER AREA
PLANNED AREA DEVELOPMENT (PAD)

NET AREA: +/- 28.370 ACRES

PRIVATE STREET TRACT AREA
LOT AREA
TRACT/OPEN SPACE:

46 ACRES
60 ACRES
4 ACRES

TOLL	
------	--

LOT & DENSITY TABLE

Development	Assessment
-------------	------------

Non-Dominant	0	1	Cost Type
--------------	---	---	-----------

	Part	Quantity	Yield	Net Quantity	Case #	Case Type	
	A	2275	141	4307 DUAL	F18-230		
	C	4969	250	4719 DUAL	F18-230		
	D	21593	9	4103 DUAL	F18-239		
	F	17482	49	2784 DUAL	F18-471		
	E	1861	81	4237 DUAL	F19-472		
ONE LINE USED	ONE LINE	N	2	4237 DUAL	F19-238	As P/N	
	N	2	4234 DUAL	F19-238	As P/N		
	C	24	114	4770 DUAL	F20-484		
	C	1270	62	4730 DUAL	F20-484		
	N	15810	4	1059 DUAL	F20-556		
COTTAGE							
Q (PH) 1	12727	134	104.054 DUAL	F20-720	FINAL		
Q (PH) 2	131580	38	2888 DUAL	F21-186	FINAL		
Q (PH) 3	81044	31	3888 DUAL	F21-710	Preliminary		
Q (PH) 4	74630	84	11254 DUAL	F22-612			
	C	16340	80	4310 DUAL	F23-429		
	C	4495	242	4240 DUAL	F23-429		
	I	2034	50	4164C	F231-791		
	K	421002	176	4747C	F21-483	FINAL	
	J	144602	32	2384C	F21-757	FINAL	
	N	143000	18	4488C	F21-757	FINAL	
	L	338002	124	4714C	F22-612	Preliminary	
	N	338002	124	4714C	F22-612	Preliminary	
	N	338002	124	4714C	F22-612	Preliminary	
Total	49925	4851	421	MUSAC			

THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

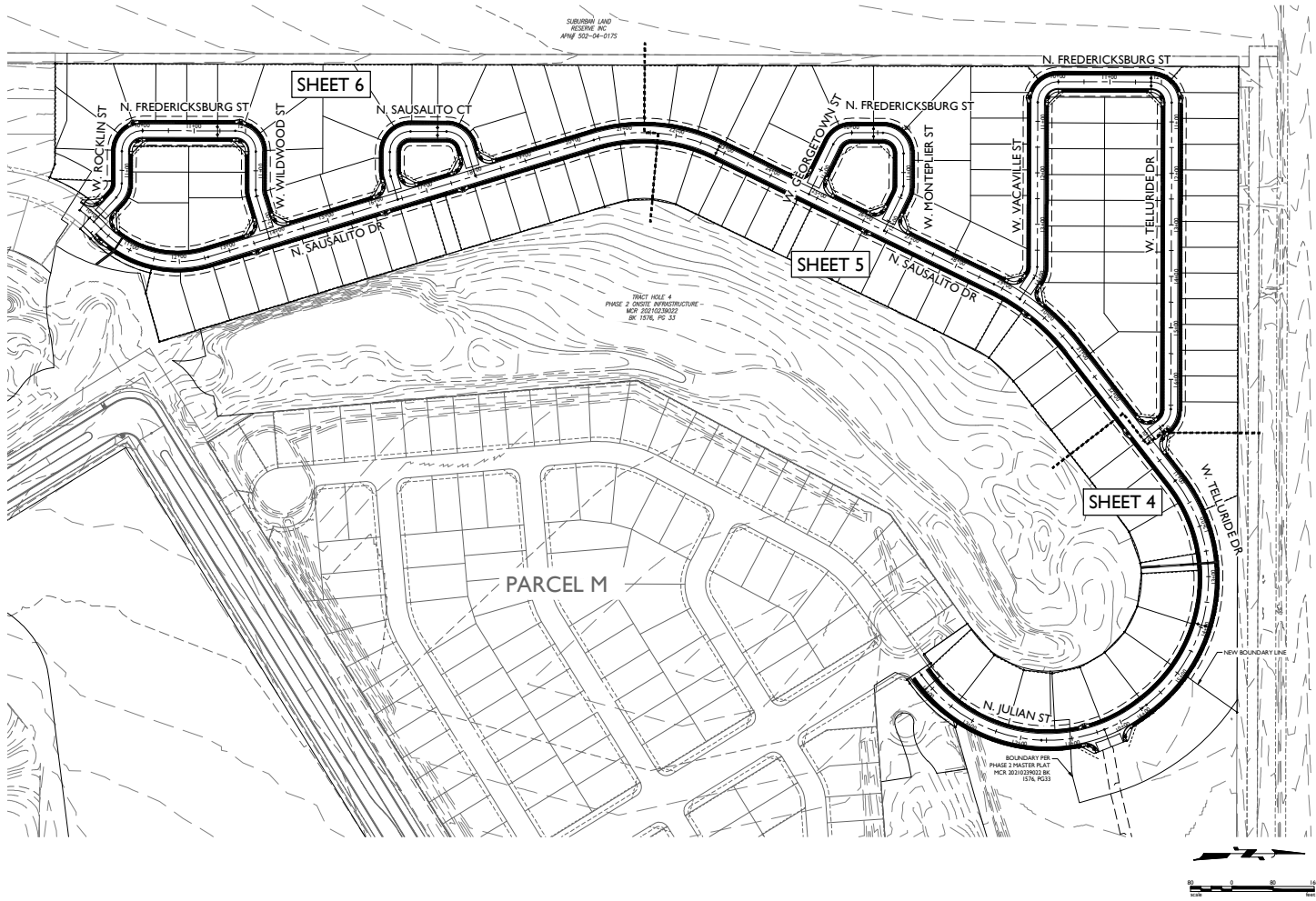
1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE CITY OF CHICAGO RECORDING DEPARTMENT.
3. "DEVELOPMENT" WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
5. THE AREA PLATED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF CHICAGO. THE DEVELOPER, AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.S. 41-5-576, SHALL COMPLY WITH THE SURFACE DRAINAGE AND SEWERAGE REQUIREMENTS OF THE CITY OF CHICAGO. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF THE EXISTING AND PROPOSED LANDSCAPE WITHIN THE 4.02' TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED HEREON. ABOVE 84 INCHES, PER SURFACE DRAINAGE DETAIL 401.

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FSI 7-587 & FSI 6-400.

16-339 - Phase 3 - Unit L - PRELIMINARY PLAT

Map 11, 2022, 3:11pm 50 (Projected) 20110, 16-339 (24) Phase 3 Unit L Parcel M, 16-339 (24) - Phase 3 - Unit L - 05/05/2024

4/20/24



EPS GROUP

10710 Hwy 101, Suite 100
San Jose, CA 95131
Tel: 408.503.2250 | Fax: 408.503.2258
www.epsengr.com

TOLL AT PRASADA
PHASE 3 - Unit L - PRELIMINARY PLAT
Preliminary Plat Index Sheet

Project	Revision	Drawn by	Checked by	Date	Scale

Job No.
16-339

Sheet No.
2

of
7

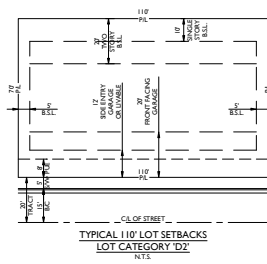
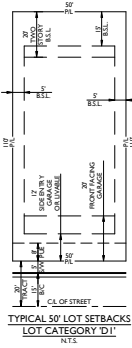
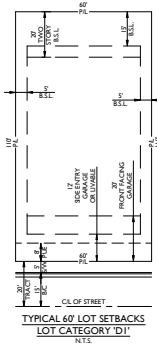
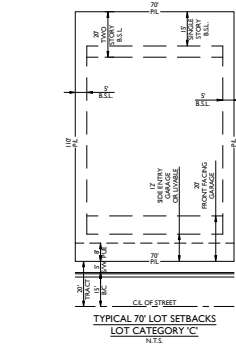
CS02

1/22-01/76

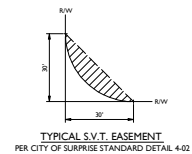
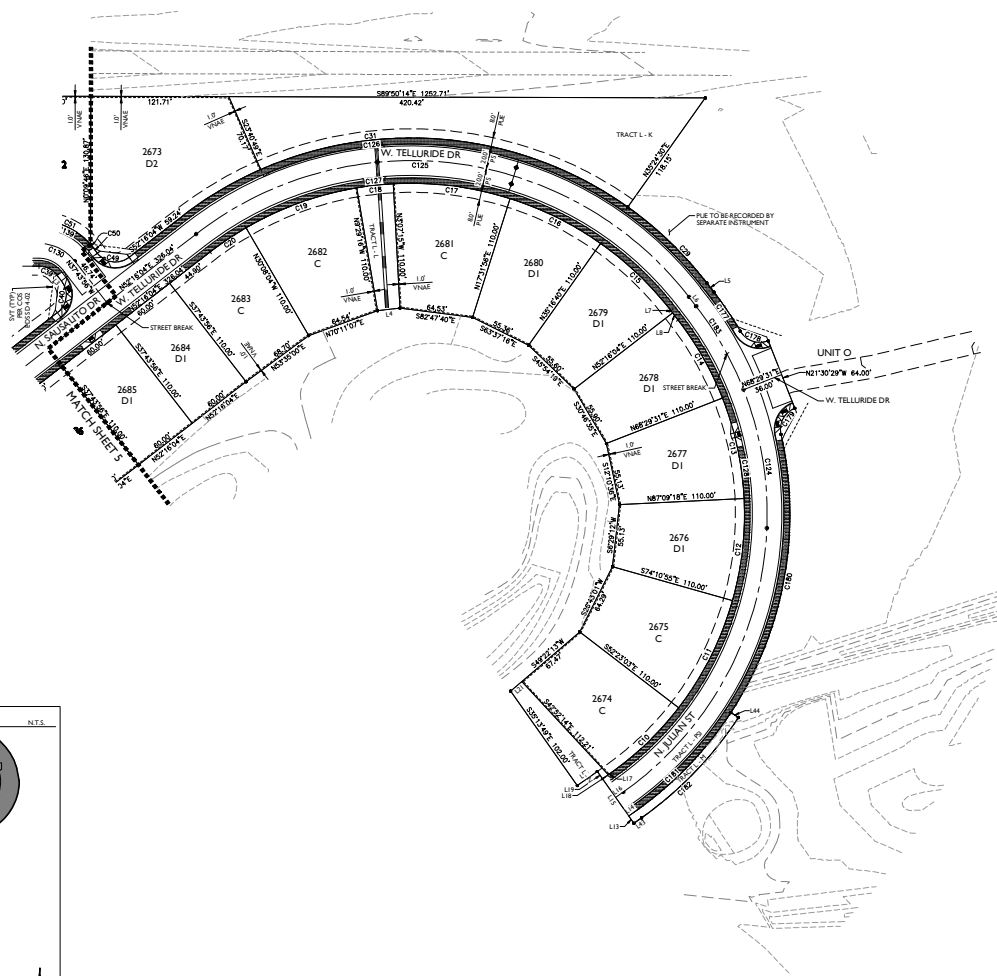
Development Standard C - FS16-400		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾	20 Feet	
Front facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁴⁾	12 Feet	
Side ⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁶⁾	30 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height ⁽⁷⁾	35 Feet	
Notes		
1. Lot widths may range from 60 feet to 80 feet, with lot areas from 5,000 square feet.		
2. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
3. The minimum side yard setback for corner lots shall either be 15 feet or the standard 5 feet side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
4. Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, pot shelves, and other appurtenances, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
5. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.		
6. Covered patios may encroach up to 5 feet into the rear setback.		
7. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

Development Standard D1 - FS17-587		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45' Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾	20 Feet	
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁴⁾	12 Feet	
Sides ⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁶⁾	30 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height ⁽⁷⁾	35 Feet	
Notes		
1. Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.		
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.		
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 feet side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
5. Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, pot shelves, and other appurtenances, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.		
7. Covered patios may encroach up to 5 feet into the rear setback.		
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

Development Standard D2 - FS17-587		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾	20 Feet	
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁴⁾	12 Feet	
Side ⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁶⁾	30 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height ⁽⁷⁾	35 Feet	
Notes		
1. Typical configured lot widths may range from 45 feet to 110 feet, with lot areas from 5,000 square feet.		
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.		
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 feet side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
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7. Covered patios may encroach up to 5 feet into the rear setback.		
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		



May 11, 2022 3:11pm S:\Projects\2016\16-339\Civil\Phase 3\Unit L\PrePlot\Pre Plot\16-339 - Phase 3 - Unit L - PP01.dwg



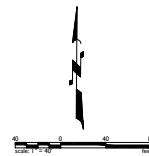
ABBREVIATIONS

ABBREVIATIONS

FT	FEE TITLE
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
PUE	PUBLIC UTILITY EASEMENT
F/C	FACE OF CURB

LINETYPE LEGEND

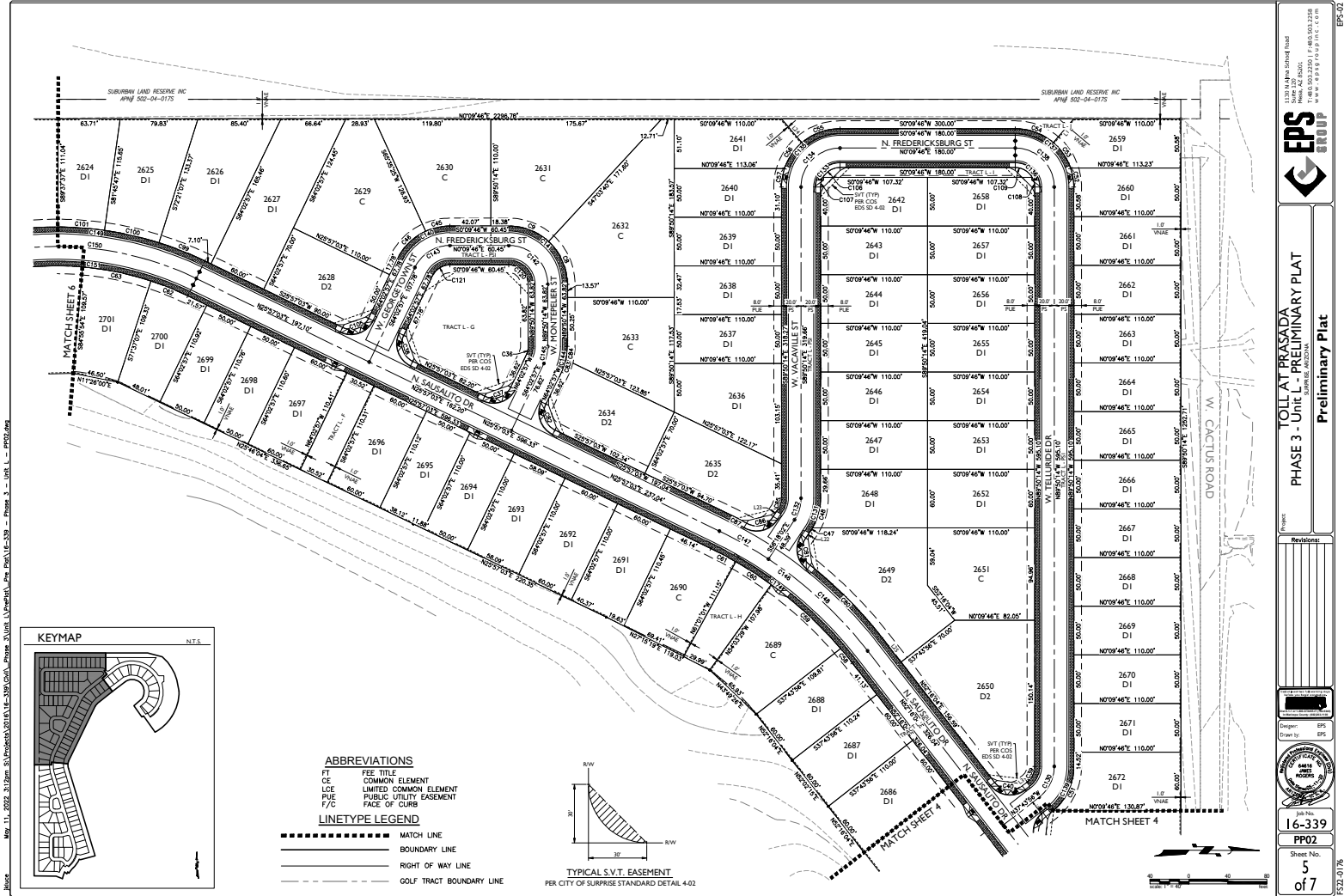
 MATCH LINE
 BOUNDARY LINE
 RIGHT OF WAY LINE
 GOLF TRACT BOUNDARY LINE



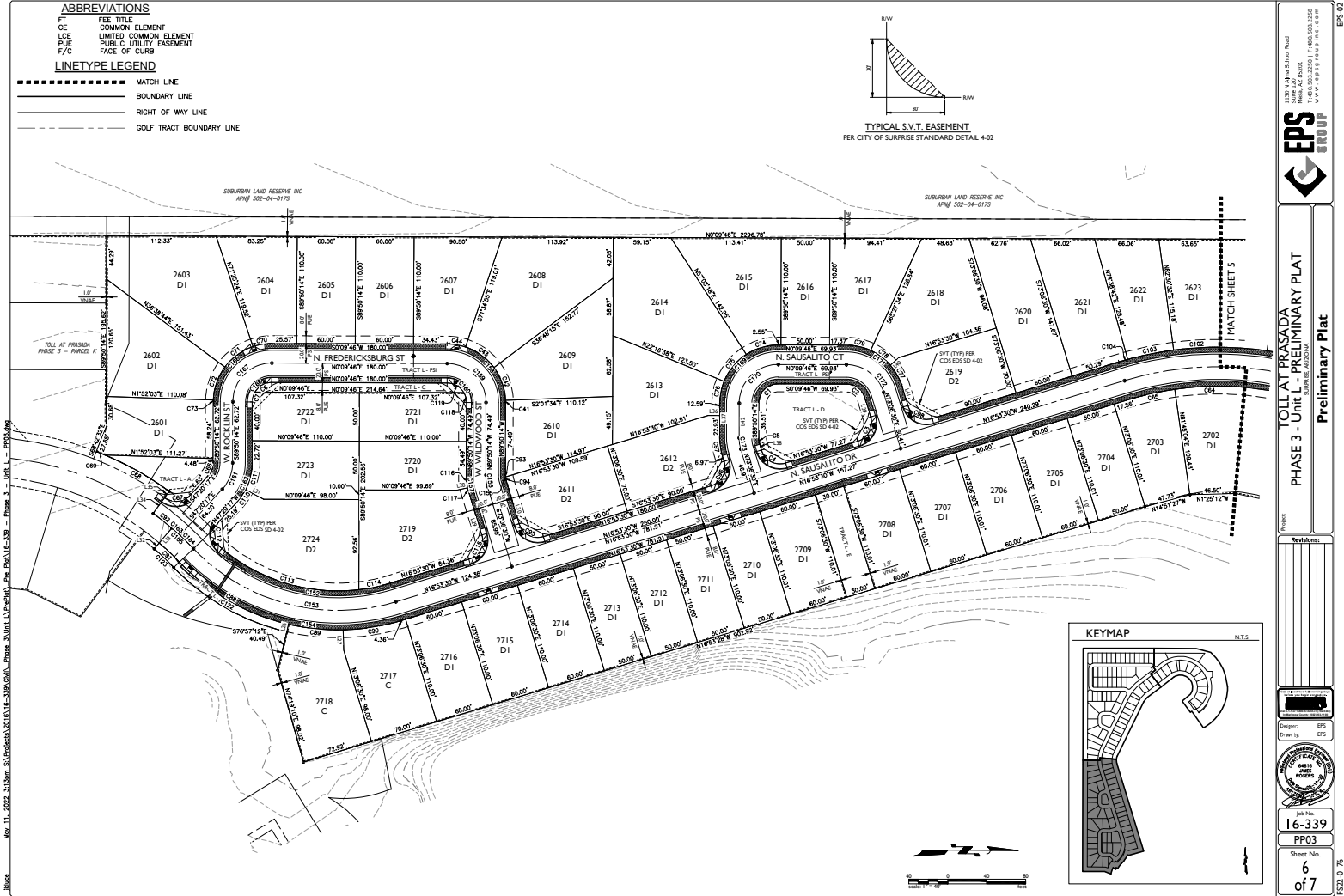
**TOLL AT PRASADA
PHASE 3 - Unit L - PRELIMINARY PLAT**
SUNBELT, ARIZONA
Preliminary Plat

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16-339 - Phase 3 - Unit L - PRELIMINARY PLAT



16-339 - Phase 3 - Unit L - PRELIMINARY PLAT



EPS GROUP

TOLL AT PRASADA
PHASE 3 - Unit L - PRELIMINARY PLAT
Preliminary Plat

Job No. 16-339
PP03
Sheet No. 6 of 7

16-339-0176

May 11, 2022 3:13pm S:\Projects\2016\16-339\Civil\Phase 3\Unit L\PrePlot\Pre Plot\16-339 - Phase 3 - Unit L - T801.dwg

1330 Highway 57 West Mesa, AZ 85201 T: 480.503.2250 F: 480.503.2258 www.epsgroup.com	
PHASE 3 - Unit L - PRELIMINARY PLAT SOUTHERN ARIZONA	
Data Tables	
Project:	TOLL AT PRASADA
Revisions:	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 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE PRELIMINARY-PLAT LANDSCAPE P

[illegible]

2. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL ROOTS, STUMP, AND REMAINS OF ALL PLANT MATERIAL.
3. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL ROOTS, STUMP, AND REMAINS OF ALL PLANT MATERIAL, DITCHING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE BODIES AND VALVES.
4. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SCHED 40, 12" PIPE IN ACCORDANCE WITH THE ATTACHED SPECIFICATIONS, NOTES, DETAILS, AND SPECIFICATIONS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LANDSCAPE ARCHITECT'S APPROVAL OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LANDSCAPE ARCHITECT'S APPROVAL OF ANY NECESSARY SITE ALTERATIONS THAT MAY BE REQUIRED.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SUEW INSTALLATION ACCORDING TO THE ATTACHED SPECIFICATIONS, NOTES, DETAILS, AND SPECIFICATIONS.
8. THE CONTRACTOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SHALL BE INSTALLED TO ADJUST TO 100% OF CURVE AND TO FLUSH WITH THE FINAL GRADE.
9. THE LANDSCAPE CONTRACTOR SHALL INSTALL EACH PIPE AT EACH POINT OF CONNECTION, INCLUDING MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND SPACING.
10. ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING WITH THE FINAL GRADE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING WITH THE FINAL GRADE.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING WITH THE FINAL GRADE.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING WITH THE FINAL GRADE.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING WITH THE FINAL GRADE.

PROJECT SITE

CACTUS RD.

COTTON LANE

[illegible]

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: AARON INCSO

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:
EPS GROUP
1130 N Alma School Road, Suite 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

[illegible]

1. INSTALL GRANITE RE-PAV IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANING LEGEND FOR COLOR AND SIZE OF GRANITE RE-PAV.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AREA FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR SLOPE.
2. FINISH GRADING SHALL BE IN THE DIRECTION OF THE LANDSCAPE ARCHITECT'S PLAN.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TO THE STREET OR TO PLANTING AREAS.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - A. ALL EXISTING AND PROPOSED DRIVEWAYS ARE REQUIRED TO MAINTAIN POSITIVE DRAINAGE TRANSITION IN LANDSCAPE AREA.
 - B. IMPORTING AND PLACING 1" OVER 3" MIN. TOPS TO 1" IN THE FOLLOWING AREAS:
 - (1) CURB AND ANNULAR AREAS (IF CURBING)
 - (2) PLANTING AREAS (CAN BE FOR SIDEWALKS)
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY CALCUS DISCOVERED ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY COORDINATE A SUITABLE LOCATION ON SITE TO DETERMINE OF THE CALCULUS MATERIAL SHOULD A SUITABLE LOCATION ON SITE NOT EXIST. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE CALCULUS MATERIAL TO THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TO THE STREET OR TO PLANTING AREAS TO BE 1" TO 3" BELOW ADJACENT PAVING UNLESS OTHERWISE NOTED.
6. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT OPAQUE TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AS THE DIRECTION OF THE LANDSCAPE ARCHITECT'S PLAN.

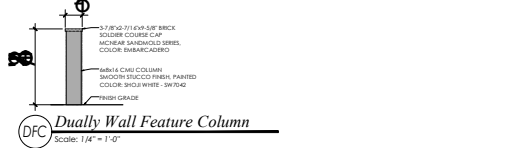
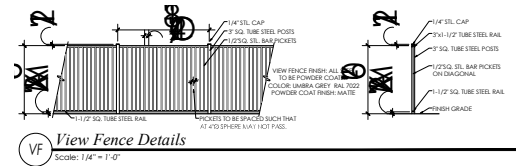
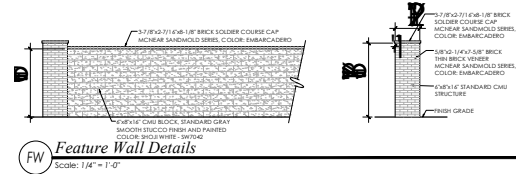
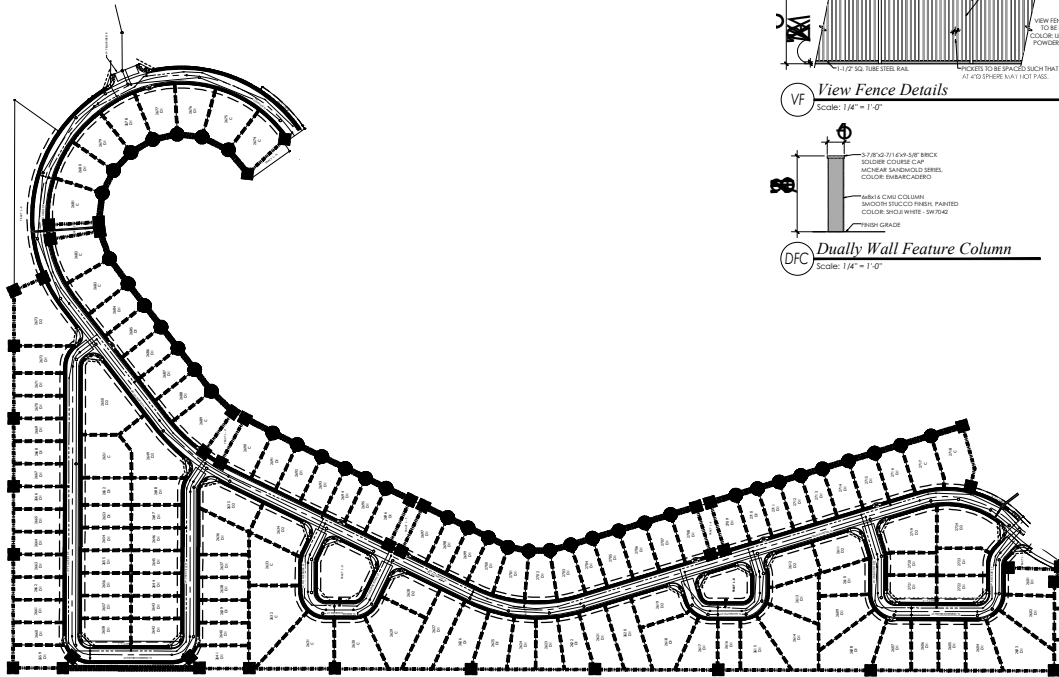
1. ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL 4-01 AND 4-02

Irrigated Acres	Annual Ac-Ft	Peak Flow GPM	Peak Gallons/Day
Turf 0.31	2.14	9.28	3,465
Drip 0.98	1.71	5.10	2,770
Totals 1.29	4.85	14.38	6,235

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

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- WALL LEGEND UNIT L
- 4" DUALY WALL (12,710 LF)
 - FEATURE WALL (4,145 LF)
 - FULL VIEW FENCE (2,900 LF)
 - DUALY WALL COLUMN (40)
 - FEATURE WALL COLUMN (42)



UNIT L WALL PLAN



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1144 E. Green Drive, Suite 200
Tucson, Arizona 85713
P: 480.455.2500 F: 480.455.2548



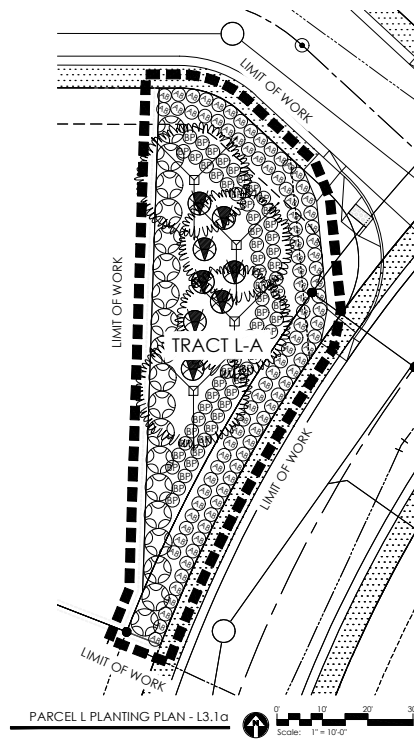
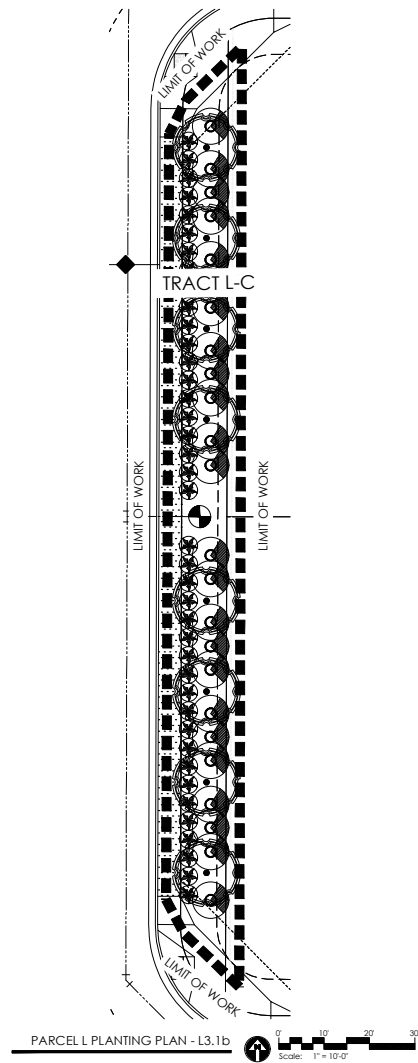
STERLING GROVE
PARCEL L
PRELIMINARY PLAT LANDSCAPE PLANS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

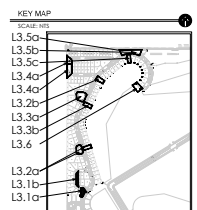
REVISIONS:

PROJECT #:
TDC244
SCALE:
AS SHOWN
ISSUED FOR:
REVIEW
DRAWN BY:
LEAH
DATE:
05.13.2022
DRAWING:
WALL PLAN
SHEET:

L1.1
PAGE:
02 OF
FS22-0176



PLANT FAMILY	MATERIALS LEGEND		Size	Qty
	Plant Name	Size		
Flowers		Flowers	3x 3in	14
		Flowers	3x 3in	6
		Flowers	3x 3in	6
		Flowers	3x 3in	16
		Flowers	3x 3in	16
		Flowers	3x 3in	7
		Flowers	3x 3in	7
		Flowers	3x 3in	7
		Flowers	3x 3in	32
		Flowers	3x 3in	32
		Flowers	3x 3in	10
		Flowers	3x 3in	17
		Flowers	3x 3in	44
		Flowers	3x 3in	37
		Flowers	3x 3in	69
Stems		Stems	3x 3in	13
		Stems	3x 3in	17
		Stems	3x 3in	44
		Stems	3x 3in	37
		Stems	3x 3in	30
		Stems	3x 3in	69
		Stems	3x 3in	13
		Stems	3x 3in	19
		Stems	3x 3in	84
		Stems	3x 3in	31
		Stems	3x 3in	132
		Stems	3x 3in	48
		Stems	3x 3in	12
		Stems	3x 3in	121
Grass/Stems		Grass/Stems	3x 3in	89
		Grass/Stems	3x 3in	347
		Grass/Stems	3x 3in	11
		Grass/Stems	3x 3in	131
		Grass/Stems	3x 3in	20
		Grass/Stems	3x 3in	145
		Grass/Stems	3x 3in	104
		Grass/Stems	3x 3in	142
		Grass/Stems	3x 3in	142
		Grass/Stems	3x 3in	142
		Grass/Stems	3x 3in	142
		Grass/Stems	3x 3in	142
		Grass/Stems	3x 3in	142
		Grass/Stems	3x 3in	142
	MASS PLANTING			
INERTS		INERTS	3x 3in	142
		INERTS	3x 3in	142
Sym.		Sym.	3x 3in	142
		Sym.	3x 3in	142



GREY PICKETT
architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85252
P. 480.609.0009 F. 480.609.0068



STERLING GROVE
PARCEL L
PRELIMINARY PLAT LANDSCAPE PLANS
SURPRISE, ARIZONA

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REVISIONS:

PROJECT #:

SCALE:

1"=10'-0"
 SUEUED FOR:

REVIEW

DRAWN BY:
TEAM

DATE:
05.13.2022

DRAWING:

TESTING PLAN

SHEET:

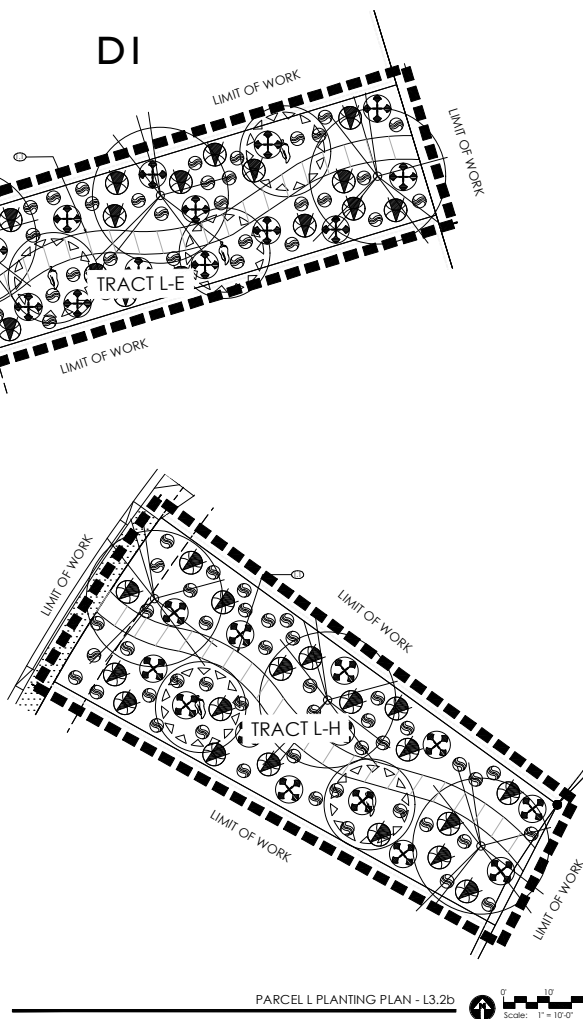
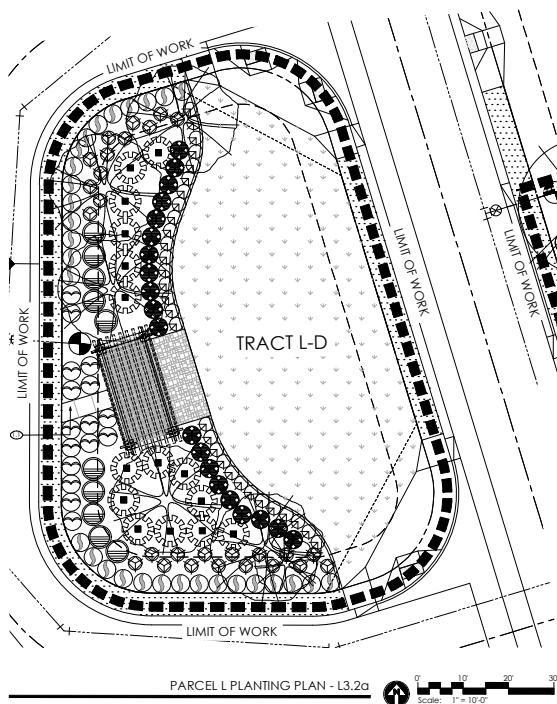
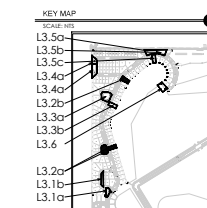
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PAGE:

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0176 ■

Financial Corp.

[illegible]

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7144 e vision drive, suite 203
x configdale, arizona 85257
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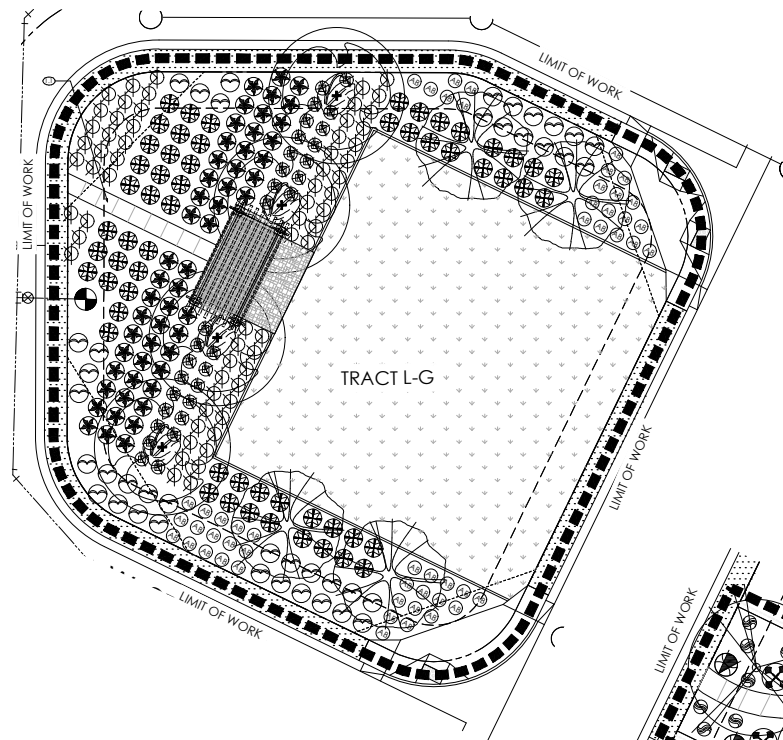


STERLING GROVE
PARCEL L
PRELIMINARY PLAT LANDSCAPE PLANS
SURPRISE, ARIZONA

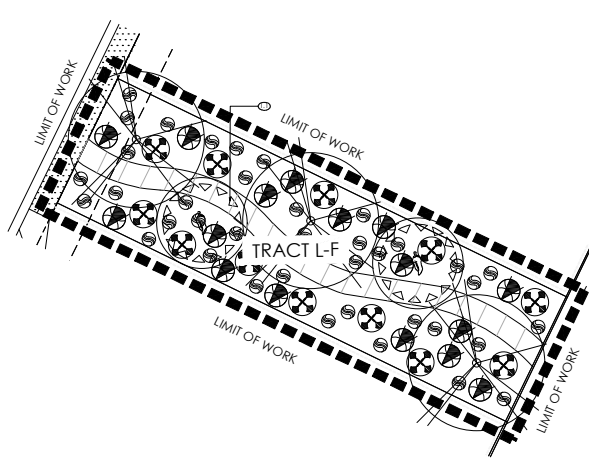
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REVISIONS

PROJECT #
TOL24
SCALE
1"=10'-0"
ISSUED FOR
REVIEW
DRAWN BY
TEAM
DATE
05.13.2022
DRAWING
PLANTING PLAN
SHEET
3.2
PAGE
OF
S22-0176



PARCEL L PLANTING PLAN - L3.3g



PARCEL L PLANTING PLAN - L3.3b

PLANT MATERIALS LEGEND			
Symbol	Plant Name	Size	Qty
	Platanus occidentalis	36" Box	14
	Albizia julibrissin	36" Box	4
	Citrus aurantium 'Dwarf Potted'	36" Box	14
	Citrus aurantium 'Dwarf Potted'	36" Box	11
	Citrus aurantium 'Dwarf Potted'	48" Box	10
	Citrus aurantium 'Dwarf Potted'	48" Box	7
	Citrus aurantium 'Dwarf Potted'	48" Box	9
	Citrus aurantium 'Dwarf Potted'	36" Box	32
Shrubs			
	Buxus sempervirens	5 gal.	10
	Buxus sempervirens	5 gal.	97
	Buxus sempervirens	5 gal.	44
	Buxus sempervirens	5 gal.	57
	Buxus sempervirens	5 gal.	30
	Buxus sempervirens	5 gal.	89
	Buxus sempervirens	5 gal.	13
	Buxus sempervirens	5 gal.	20
	Buxus sempervirens	15 gal.	19
	Buxus sempervirens	1 gal.	84
	Buxus sempervirens	5 gal.	31
	Buxus sempervirens	5 gal.	130
	Buxus sempervirens	5 gal.	48
	Buxus sempervirens	5 gal.	12
Groundcovers			
	Lonicera sempervirens	1 gal.	43
	Lonicera sempervirens	5 gal.	89
	Lonicera sempervirens	1 gal.	247
	Lonicera sempervirens	1 gal.	30
	Lonicera sempervirens	1 gal.	11
	Lonicera sempervirens	5 gal.	121
	Lonicera sempervirens	5 gal.	20
	Lonicera sempervirens	5 gal.	140
	Lonicera sempervirens	5 gal.	91
	Lonicera sempervirens	5 gal.	140

KEY NOTES:

- 1. PEDESTRIAN CONCRETE WALKWAY

KEY MAP

SCALE: 1" = 10'-0"

0 10 20 30

Scale: 1" = 10'-0"

0 10 20 30

Scale: 1" = 10'-0"

STERLING GROVE PARCEL

PRELIMINARY PLANT LANDSCAPE PLANS

SURPRISE, ARIZONA

GREY PICKETT

landscape architecture | community design

7144 E. VICTORIA DRIVE, SUITE 200
SCOTTSDALE, ARIZONA 85256
P: 480.351.2500 F: 480.351.2508

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LANDSCAPE ARCHITECTURE

REVISIONS:

PROJECT #: TOL244

SCALE: 1"=10'-0"

ISSUED FOR: REVIEW

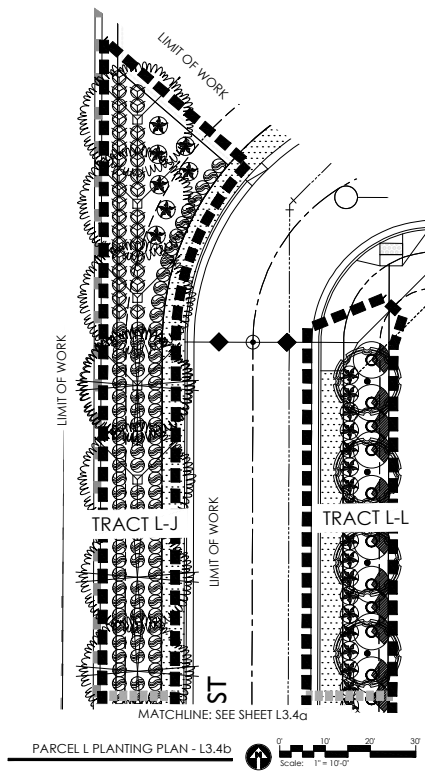
DRAWN BY: TEAM

DATE: 05.13.2022

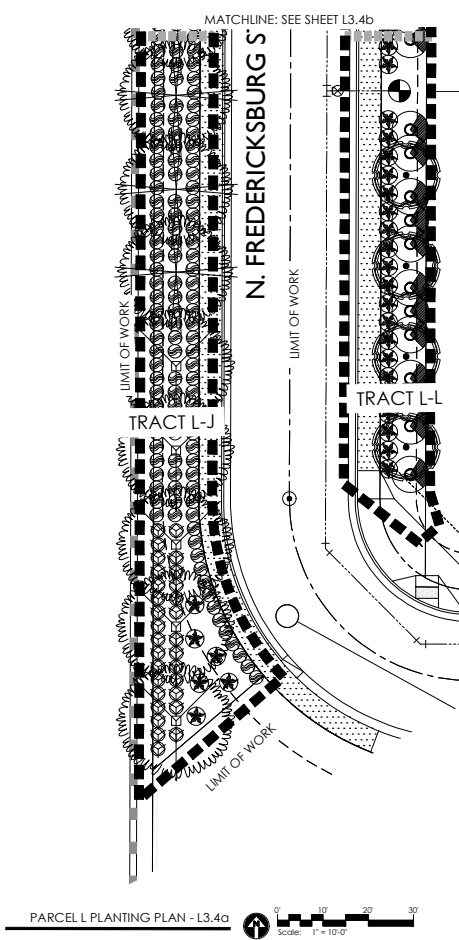
DRAWING: PLANTING PLAN

SHEET: L3.3

PAGE: OF FS22-0176



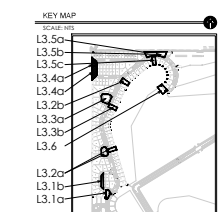
PARCEL L PLANTING PLAN - L3.4b



PARCEL L PLANTING PLAN - L3.4a

PLANT MATERIALS LEGEND

Symbol	Plant Name	Size	Qty
	Fraxinus velutina	36" Box	14
	Alnus incana	36" Box	4
	Quercus agrifolia 'Star Fire'	36" Box	14
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
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	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
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	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
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	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11
	Quercus agrifolia 'Star Fire'	36" Box	11



STERLING GROVE PARCEL

PRELIMINARY PLANTING PLAN

REVISIONS:

PROJECT #: TOL244

SCALE: 1"=10'-0"

ISSUED FOR: REVIEW

DRAWN BY: TEAM

DATE: 05.13.2022

DRAWING: PLANTING PLAN

SHEET: L3.4

PAGE: OF FS22-0176

GREEN PICKETT

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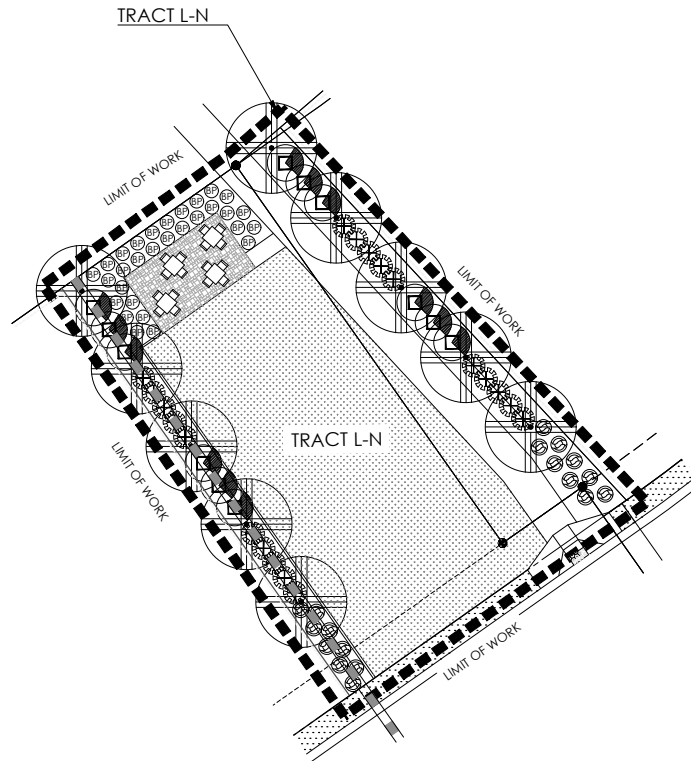
1114 E. VICTORIA DRIVE, SUITE 205

PHOENIX, ARIZONA 85016

P: 602.461.2001 F: 602.461.2048

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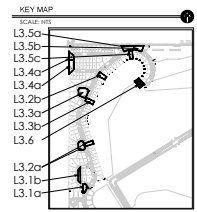
LANDSCAPE ARCHITECTURE



PARCEL L PLANTING PLAN - L3.6



PLANT MATERIALS LEGEND			
Symbol	Plant Name	Size	Qty
Shrubs			
	Fraxinus velutina	3/4" Box	14
	Albizia juliflora	3/4" Box	4
	Citrus aurantium 'Dwarf Potted'	3/4" Box	14
	Citrus aurantium 'Dwarf Potted'	3/4" Box	11
	Citrus aurantium 'Dwarf Potted'	3/4" Box	11
	Citrus aurantium 'Dwarf Potted'	3/4" Box	10
	Citrus aurantium 'Dwarf Potted'	3/4" Box	7
	Citrus aurantium 'Dwarf Potted'	3/4" Box	9
	Citrus aurantium 'Dwarf Potted'	3/4" Box	12
Shrubs			
	Eucalyptus 'Blonde'	5 gal.	10
	Eucalyptus 'Blonde'	5 gal.	97
	Eucalyptus 'Blonde'	5 gal.	44
	Eucalyptus 'Blonde'	5 gal.	57
	Eucalyptus 'Blonde'	5 gal.	30
	Eucalyptus 'Blonde'	5 gal.	89
	Eucalyptus 'Blonde'	5 gal.	15
	Eucalyptus 'Blonde'	5 gal.	20
	Eucalyptus 'Blonde'	5 gal.	19
	Eucalyptus 'Blonde'	5 gal.	84
	Eucalyptus 'Blonde'	5 gal.	31
	Eucalyptus 'Blonde'	5 gal.	132
	Eucalyptus 'Blonde'	5 gal.	48
	Eucalyptus 'Blonde'	5 gal.	12
Grass/cover			
	Eucalyptus 'Blonde'	5 gal.	43
	Eucalyptus 'Blonde'	5 gal.	89
	Eucalyptus 'Blonde'	5 gal.	247
	Eucalyptus 'Blonde'	5 gal.	30
	Eucalyptus 'Blonde'	5 gal.	11
	Eucalyptus 'Blonde'	5 gal.	121
	Eucalyptus 'Blonde'	5 gal.	20
	Eucalyptus 'Blonde'	5 gal.	140
	Eucalyptus 'Blonde'	5 gal.	90
	Eucalyptus 'Blonde'	5 gal.	140
MASS PLANTING			
	MASS PLANTING		
INSETS			
	Inset		
	Inset		



STERLING GROVE PARCEL L3.6

PRELIMINARY PLANTING PLAN

SURPRISE, ARIZONA

GREY PICKETT landscape architecture community design

714 E. VICTORIA DRIVE, SUITE 205

PHOENIX, ARIZONA 85026

P: 602.491.2500 F: 602.491.2548

PROJECT #:

TOL244

SCALE:

1"=10'-0"

ISSUED FOR:

REVIEW

DRAWN BY:

TEAM

DATE:

05.13.2022

DRAWING:

PLANTING PLAN

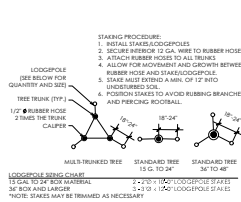
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L3.6

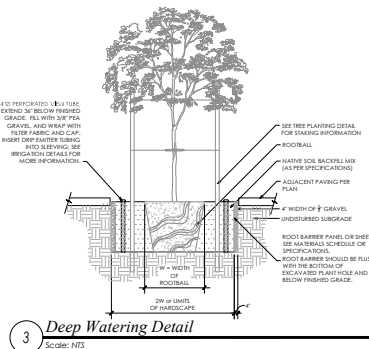
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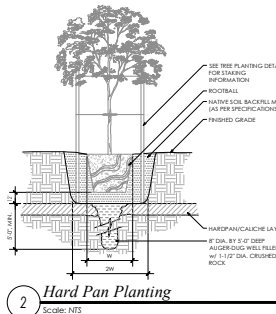
FS22-0176



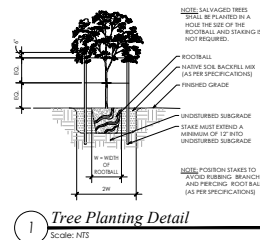
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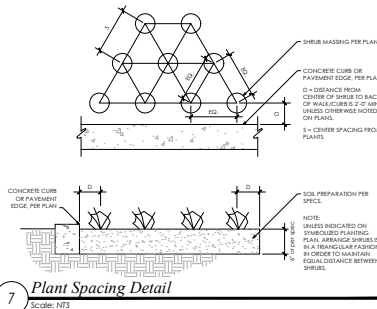
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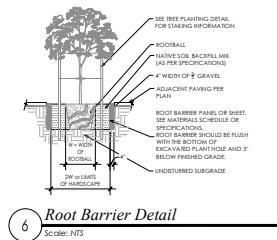
2 Hard Pan Planting
Scale: NTS



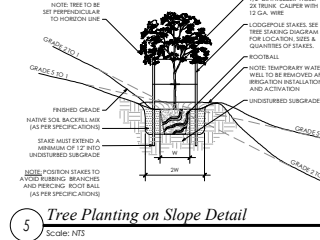
1 Tree Planting Detail
Scale: NTS



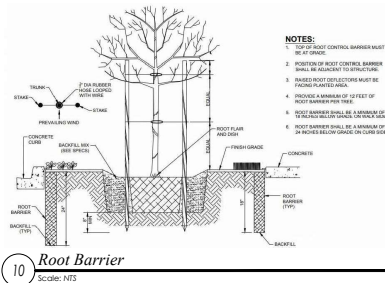
7 Plant Spacing Detail
Scale: NTS



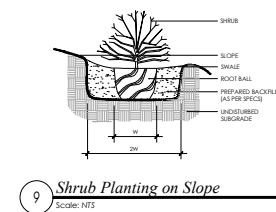
6 Root Barrier Detail
Scale: NTS



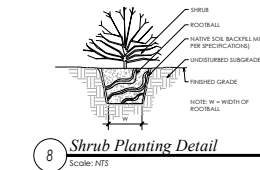
5 Tree Planting on Slope Detail
Scale: NTS



10 Root Barrier
Scale: NTS



9 Shrub Planting on Slope
Scale: NTS



8 Shrub Planting Detail
Scale: NTS

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7100 N. CENTRAL EXPRESSWAY, SUITE 200
PHOENIX, ARIZONA 85018
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STERLING GROVE
PARCEL L
PRELIMINARY PLAT LANDSCAPE PLANS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

REVISIONS:
PROJECT #: TOL244
SCALE: AS NOTED
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 05.13.2022
DRAWING: COVER SHEET
SHEET:
L7.1
PAGE:
OF
P522-0176



S U R P R I S E
A R I Z O N A

Planning and Zoning Commission
September 1, 2022

Toll at Prasada
Unit L Preliminary Plat
FS22-0176



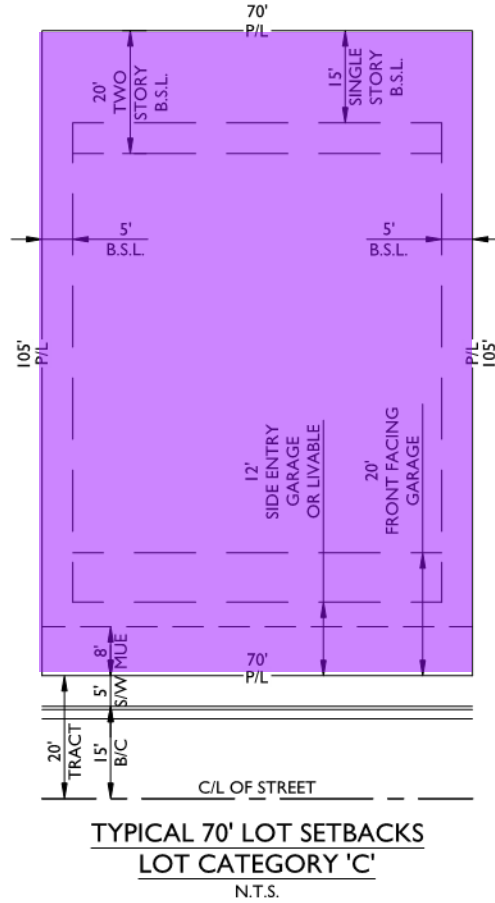
FS22-0176 Vicinity Map



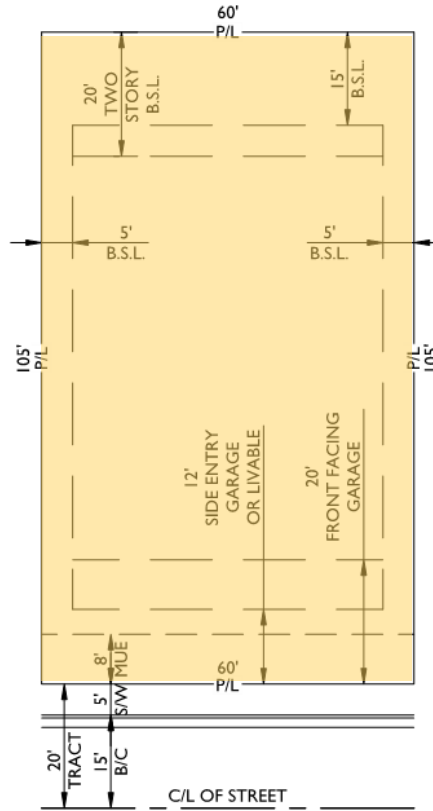
FS22-0176 Case Map

Sterling Grove Master Plan

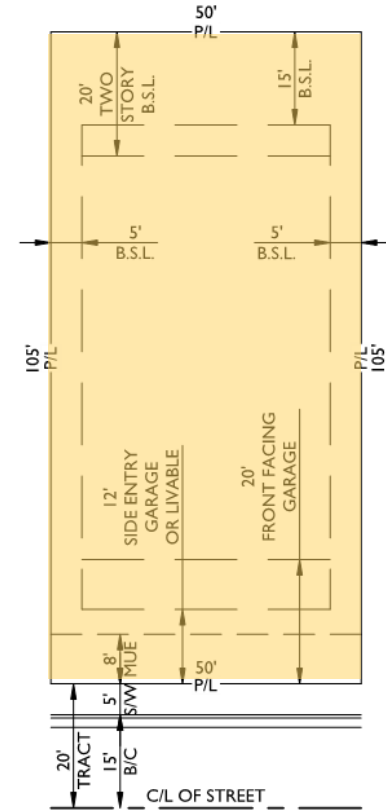




Unit L Lot Categories

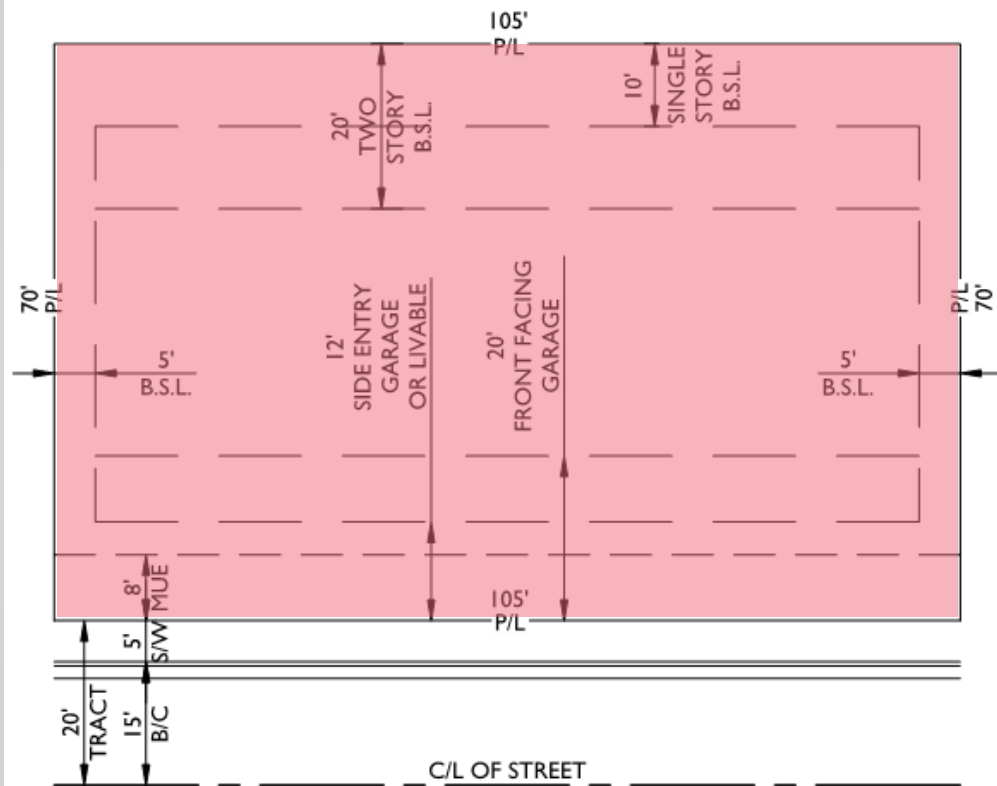


TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'DI'
 N.T.S.



TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'DI'
 N.T.S.

Unit L Lot Categories

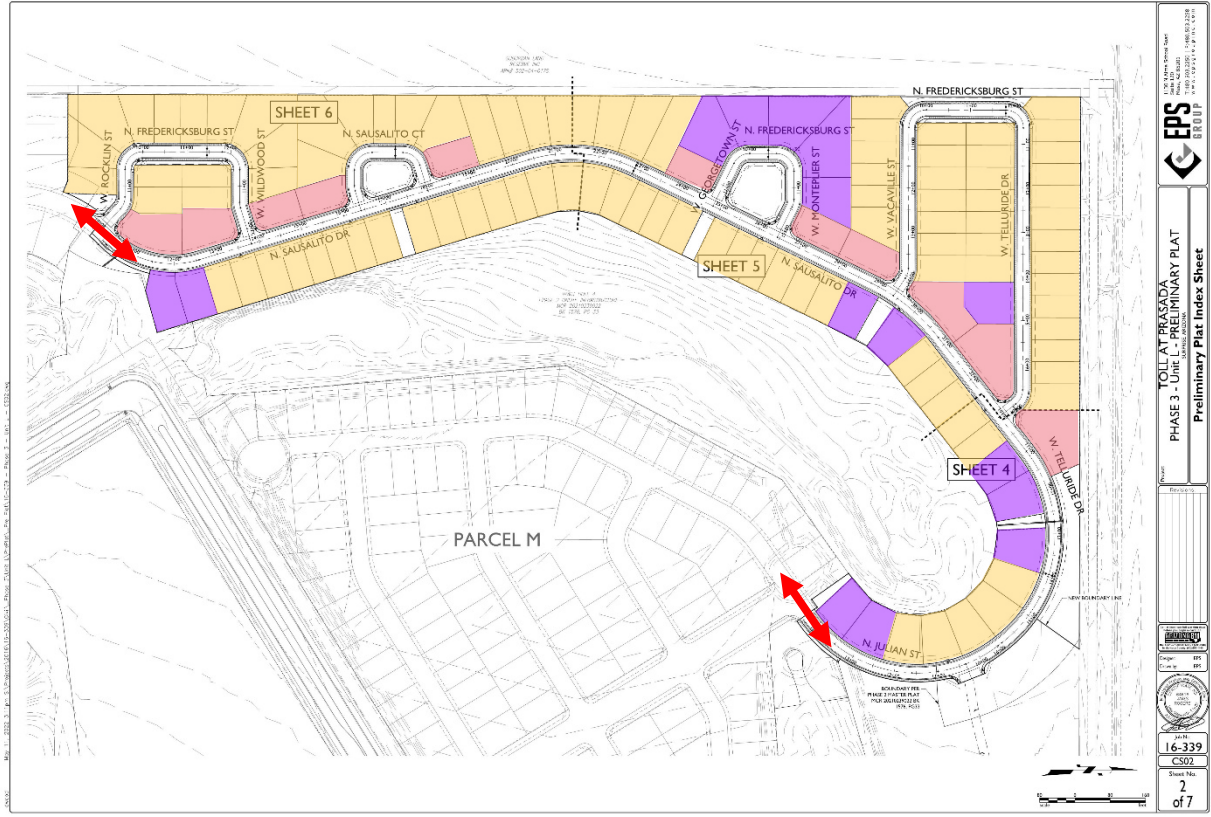


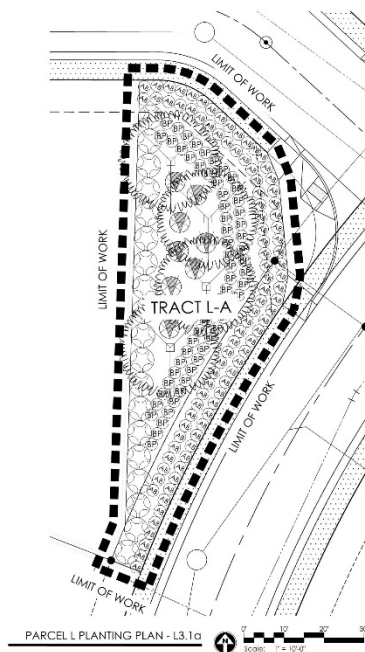
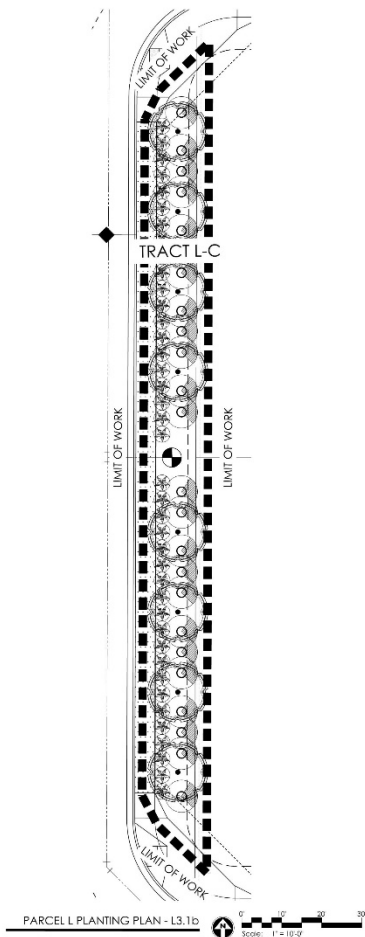
TYPICAL 105' LOT SETBACKS
LOT CATEGORY 'D2'
 N.T.S.

Unit L Lot Categories

FS22-0176 Unit L Preliminary Plat

16-339 - Phase 3 - Unit L - PRELIMINARY PLAT



[illegible]

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

PROJECT #
TOL24
SCALE
1"=10'-0"
ISSUED FOR
REVIEW
DRAWN BY
TEAM
DATE
05.13.2022
DRAWING
PLANTING PLAN
SHEET
L3.1
PAGE

STERLING GROVE
PARCEL
PRELIMINARY PLAT LANDSCAPE PLANS
SURPRISE, ARIZONA

GREEY PICKETT
landscape architects | community design
2144 • electron drive, suite 202
scottsdale, arizona 85216
P. 483.639.5639 F. 483.639.5048

FS22-0176 Unit L Landscape Plans

GREEN PICKETT
landscape architecture + community design
 712 E. riverfront drive, suite 202
 concordia, arkansas 72731
 P: 501-326-2444 F: 501-326-2445

STERLING GROVE
 PARCELL
 PRELIMINARY PLANT LANDSCAPE PLANS
 SURPRISE, ARIZONA

Toll Brothers
 AN AFFILIATE OF TOLL CORP.
 REVISIONS

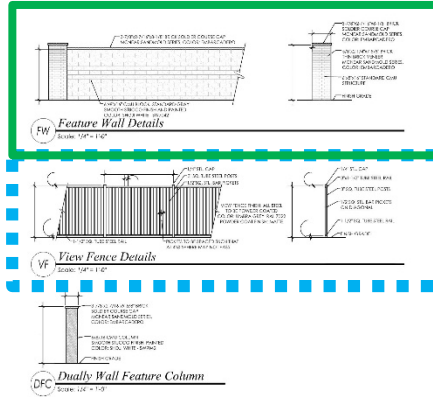
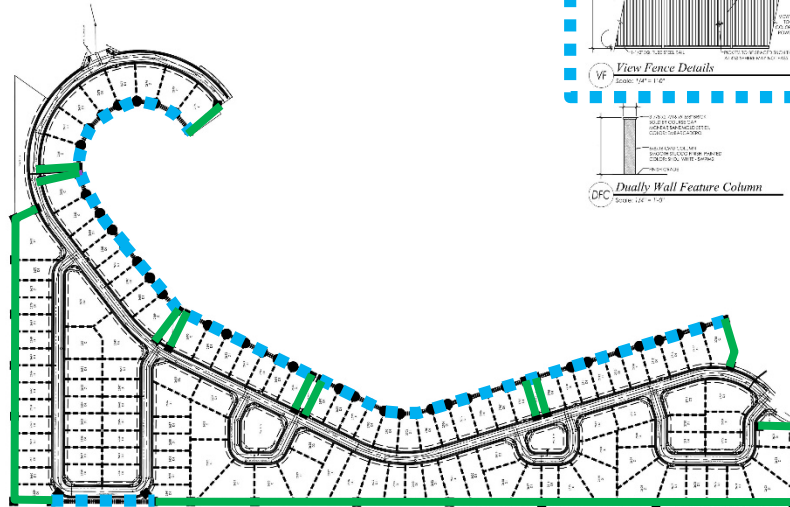
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SCALE:	1"=1'-0"
ISSUED FOR OR OF:	
REVIEW:	
DRAWN BY:	TEAM
CHECKED BY:	
DATE:	05-18-2016
DRAWING:	PLANTING PLAN

SHEET:
L3.6
 OF _____
 DATE: 1/22/2016



FS22-0176 Unit L Wall Plan

- WALL LEGEND UNIT L**
- 4" DUAL WALL (12,710 LF)
 - FEATURE WALL (4,145 LF)
 - FULL VIEW FENCE (2,900 LF)
 - DUAL WALL COLUMN (40)
 - FEATURE WALL COLUMN (42)



GREEN PUCKETT
landscape architecture | community design
11111 S. 111st Ave., Suite 100
Tulsa, Oklahoma 74114
P: 918.481.1000 F: 918.481.1010



STERLING GROVE
PARCEL L
PRELIMINARY PLAN / AMENDED PLAN
SURVEY: JAN 2024

Toll Brothers
AMERICAN LUXURY HOME BUILDERS

REVISIONS:
PROJECT # 22-294
SCALE: AS SHOWN
ISSUED FOR: REVIEW
DRAWN BY: SKM
DATE: 05.13.2023
DRAWING: WALL PLAN
SHEET: L1.1
PAGE: 07 OF 732 OF 76

UNIT L WALL PLAN
Scale: 1" = 10'-0"

Staff Recommendation:

Approve subject to stipulations 'a' through 'c'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 1, 2022

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled “Rio Caballo” dated June 2, 2022, a property generally located north of Jomax Road and east of 163rd Avenue; Case FS21-829.

Motion:

I move to approve the Preliminary Plat entitled, “Rio Caballo” subject to stipulations “a” through “i” as outlined in the staff report.

Background:

Laura Meyers of Pulte Group seeks approval of a Preliminary Plat for Rio Caballo. The applicant seeks to subdivide the subject property into 660 single-family lots over approximately 187.78 gross acres, for a gross density of 3.52 DU/Ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-829 Rio Caballo Pre Plat - Staff Report 081822 PZ
2. 01 - FS21-829 Rio Caballo Pre Plat - Vicinity Map
3. 02 - FS21-829 Rio Caballo Pre Plat - Zoning Map

4. 03 - FS21-829 Rio Caballo Pre Plat - Preliminary Plat
 5. 04 - FS21-829 Rio Caballo Pre Plat - Landscape Plans
 6. FS21-829 Rio Caballo Pre Plat - Presentation
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS21-829

Project Name: Rio Caballo Preliminary Plat

Council District: 1 – Acacia

Planning and Zoning Date: September 1, 2022

Planner: Trever Fleetham, AICP

Owner: Leavitt Cap Rio Caballo LLC

Applicant: Pulte Group

Request: Preliminary Plat for a 660 lot single-family residential subdivision

Site Location: Generally located north of Jomax Road and east of 163rd Avenue

Site Size: 187.78 gross acres (approx.)

Gross Density: 3.52 DU/Ac.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Findings:

- The proposed Preliminary Plat is consistent with the Rio Caballo PUD.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

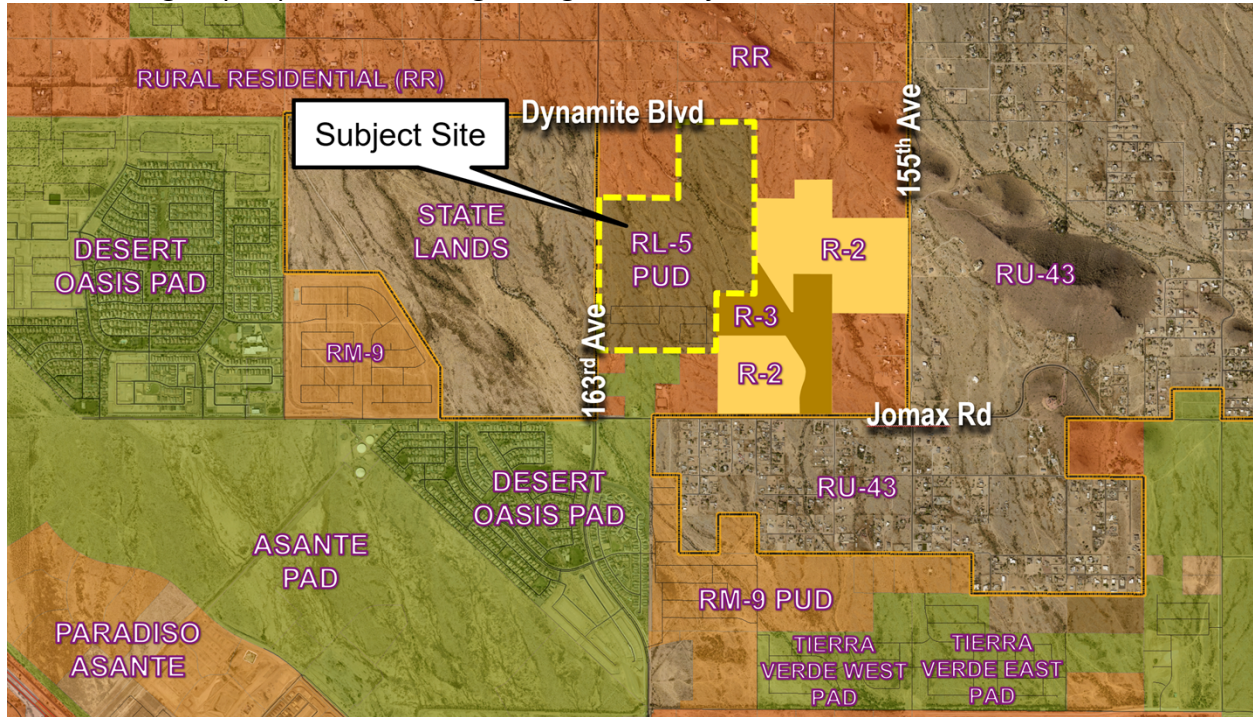
Staff Recommendation: Staff recommends the Commission **recommend approval** of case FS21-829, subject to stipulations 'a' through 'i'.

PROJECT DESCRIPTION:

Laura Meyers of Pulte Group seeks approval of a Preliminary Plat for Rio Caballo. The applicant seeks to subdivide the subject property into 660 single-family lots over approximately 187.78 acres, for a gross density of 3.52 DU/Ac.

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounds:



BACKGROUND:

November 3, 1988: The City Council approved the annexation (Ordinance 88-24) of the subject property.

September 21, 2021: The City Council approved a Zone Change of approximately 187 acres from RR to RL-5 PUD under case FS20-225.

September 30, 2021: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR21-489.

October 22, 2021: The applicant submitted for a Preliminary Plat under case FS21-829, the subject case.

ANALYSIS AND DISCUSSION:

Rio Caballo is a 188 acre master planned community, generally located north of Jomax Road and east of 163rd Avenue. The property is zoned Residential Low Density (RL-5) with a Planned Unit Development (PUD) Overlay, which was approved by the City Council in September of 2021. The proposed Preliminary Plat includes 660 single-family residential lots, ranging from 5,125 square feet to 14,495 square feet, and an average lot size of 6,369 square feet. The number of lots that are less than 50 feet wide is 255, or 38.6% of the total lots. The approved PUD zoning document allows for a maximum of 50% of the total lots to be less than 50 feet.

The plat, along with the subsequent home products, will follow the development standards of the PUD as shown in the table below.

RL-5 PUD DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	PROPOSED RL-5 PUD STANDARDS
MAXIMUM DENSITY	3.72
MINIMUM LOT AREA (SF)	4,400 S.F
MINIMUM LOT WIDTH (FT)	40'
MINIMUM LOT DEPTH (FT)	110'
MINIMUM FRONT YARD SETBACK (FT)	12'
MINIMUM SIDE YARD SETBACK (FT)	5' (10' AGGREGATE)
MINIMUM FRONT FACING GARAGE SETBACK (FT)	20' (FROM BACK OF SIDEWALK)
MINIMUM REAR YARD SETBACK (FT)	20'
MAXIMUM BUILDING HEIGHT (FT)	30'
LOT COVERAGE	N/A

Open Space & Landscaping

Section 122-137(d)(2) of the SUDC requires a minimum of 20% open space, and the approved PUD planned for approximately 27% percent. The subject plat includes 30.9% open space, exceeding the minimum requirement. Of the 48.72 acres of land dedicated to open space, 27.11 acres will be active open space and 21.61 acres will be passive open space. Mixed within this are 5.9 acres of natural open space where a wash traverses the site.

The open space areas include native and low-water use landscaping, a trails system, and multiple amenity sites. The trails system includes various attached and detached sidewalks and concrete paths that range in width from 5-10 feet. There is a large, central amenity site that includes a community pool, sports courts, play areas, pavilion, turf area, and other features and amenities. There are also two secondary amenity sites to provide active recreation areas in close proximity to the residents throughout the community.

97 **Walls**

98 Primary Theme Walls will consist of 6' slump block panels, punctuated by slump block caps and brick
99 accent pilasters. View fencing will feature the same slump block design for columns with steel tube
100 fencing in between. Also included within the development will be matching CMU interior walls and
101 pedestrian gates.
102

103 **Access**

104 Primary access to this development will be via 163rd Avenue on the western boundary of the site.
105 Upon full buildout, the development will also be accessible via 159th Avenue from both Dynamite
106 Blvd and Jomax Road.
107

108 **Conformance with Adopted Plans:**

109
110 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
111 Character Area, which supports residential development of up to 8 DU/Ac or more. At a gross density
112 of 3.52 du/acre, this development is consistent with the General Plan in this regard.
113

114 **Reviewing Agencies:**

115
116 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
117 Air Force Base, Maricopa Water District, and Maricopa County Department of Transportation
118 (MCDOT) were included in the routing of this case. These agencies also indicate no objections.
119

120 **Summary:**

121
122 The subject Preliminary Plat meets the requirements of the Rio Caballo PUD, in addition to other
123 applicable requirements. All city reviewing departments have reviewed the request and expressed
124 no concerns.
125

126 **Findings:**

- 127
128
 - The proposed Preliminary Plat is consistent with the Rio Caballo PUD.
 - The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
 - The reviewing agencies have indicated no objections to the request.

130
131

132 **Recommendation:**

133
134 Based on the findings noted above, staff recommends the Commission move to recommend
135 approval of the subject Preliminary Plat to the City Council, subject to stipulations 'a' through 'i' as
136 outlined below:
137

- 138
 - a. Development and use of the site shall be consistent with the Preliminary Plat entitled

139 "Preliminary Plat for Rio Caballo", prepared by Wood Patel, and received 06/02/2022.

- 140
- 141 b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary
- 142 Plat Plans for Rio Caballo”, prepared by ABLA, and received 06/02/2022.
- 143
- 144 c. Applicant shall pay to the City with its application for approval of a final subdivision plat
- 145 within the Project the applicable Interceptor Buy-In Fee required by the SPA 2 Sewer
- 146 Interceptor Agreement (MCR 20090350621). The applicable fee shall be calculated by
- 147 the City at the time application for final plat approval is made and payment of the fee
- 148 shall be a condition for approval and recordation of the plat.
- 149
- 150 d. Applicant must submit proof of payment for sewer treatment capacity at the SPA 2
- 151 Regional WRF with final plat submittals.
- 152
- 153 e. The recommendations and requirements within the SPA 2 North Water Master Plan will
- 154 need to be documented within a development agreement specific to the property. The
- 155 development agreement will need to precede or accompany the final plat on the City
- 156 Council agenda.
- 157
- 158 f. The developer shall construct two northbound and two southbound lanes on 163rd
- 159 Avenue in conformance with the Visara 163rd Avenue Paving Plan, dated May 27, 2022.
- 160
- 161 g. For each phase of the development, the developer shall provide two geographically
- 162 separated points of access.
- 163
- 164 h. No Final Plats for the property included within this Preliminary Plat will be scheduled for
- 165 consideration and action by the City Council until a development agreement
- 166 memorializing all infrastructure requirements for the overall Rio Caballo development
- 167 has been fully negotiated and drafted and is ready to be considered by the City Council
- 168 on the same agenda as the Final Plats.
- 169
- 170 i. Non-compliance with the stipulations of approval of this case will be treated as a
- 171 violation in accordance with the applicable provisions of the Surprise Municipal Code.
- 172

173 **Attachments:**

174 00 Staff Report

175 01 Vicinity Map

176 02 Zoning Map

177 03 Preliminary Plat

178 04 Preliminary Landscape Plan

179 05 Luke AFB Comments

Subject Site

Dynamite Blvd

155th Ave

DESERT
OASIS

STATE
LANDS

RIO
CABALLO

MARICOPA
COUNTY

SUNRISE
RANCH

NOBELLA

Jomax Rd

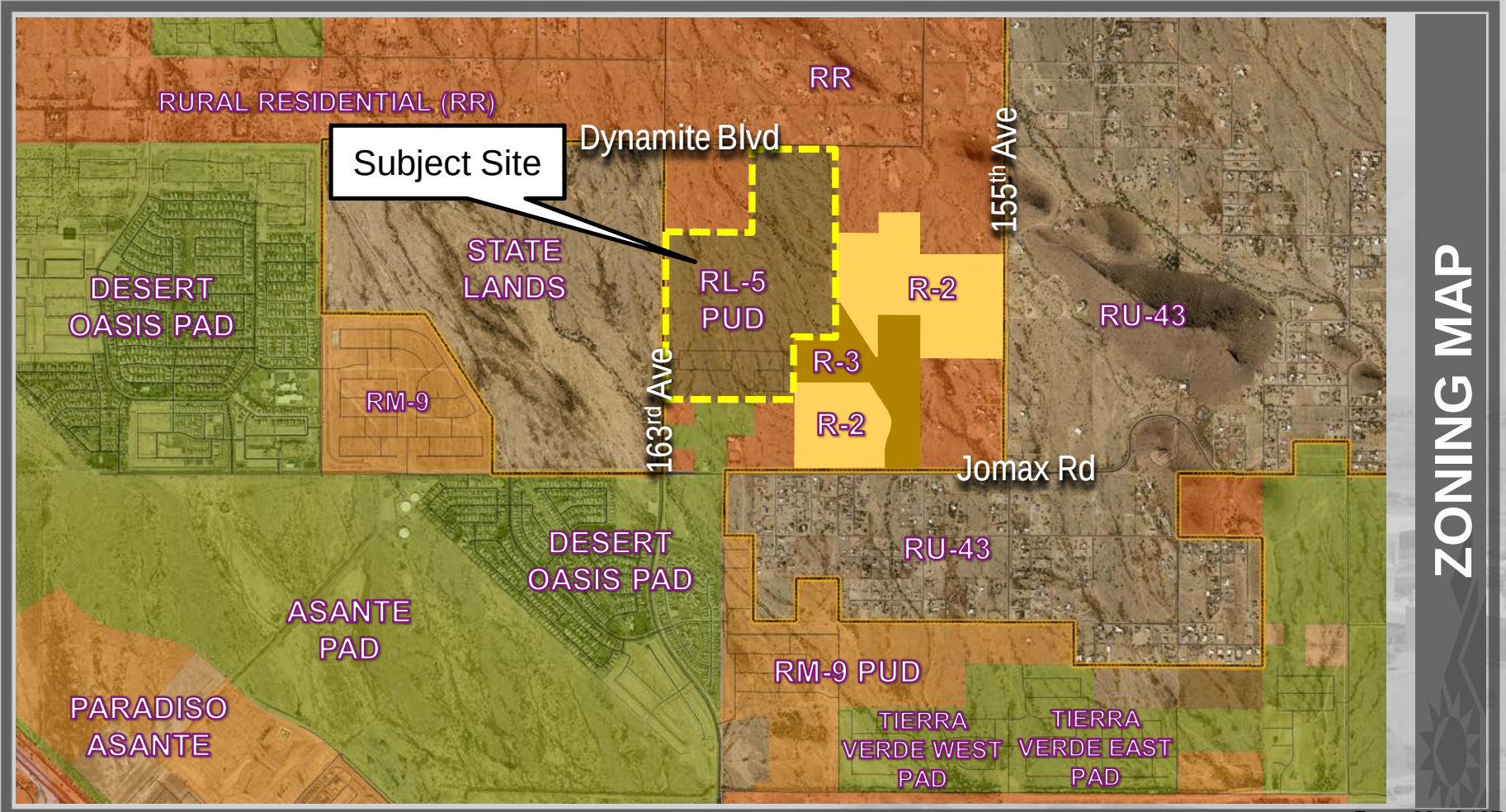
DESERT
OASIS

ASANTE

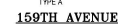
PALOMA CREEK

163rd Ave

VICINITY MAP



Page 94 of 197



* THIS STREET SECTION IS PROVIDED AS REFERENCE ONLY AND IT SHOWS THE ULTIMATE SECTION ON THE PROJECT SIDE ONLY. HOWEVER, THIS ULTIMATE SECTION IS NOT A REQUIRED IMPROVEMENT BY RIO CABALLO.

Call at least 30 days in advance to make your reservation.

ARIZONA 8th

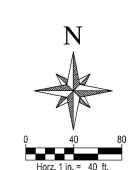
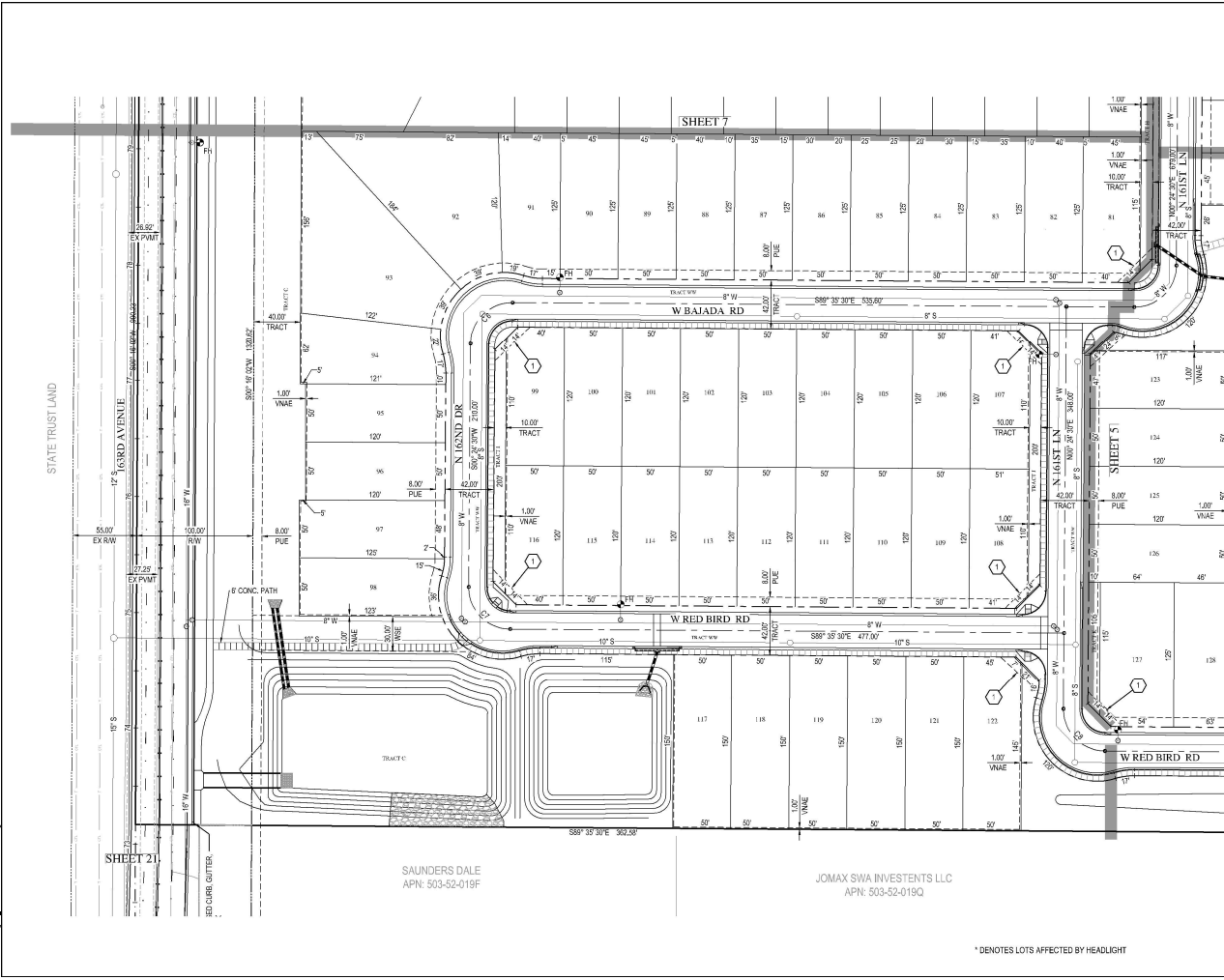
Arizona State State, 1998

Call 1-800-455-0808 or 1-800-455-0808

© 1998 Arizona State State, 1998

RIO CABALLO
PRELIMINARY PLAN
159TH AVENUE AND DYNAMITE BOSS
STREET SECTIONS

[illegible]



NOTES
 1 30'x30' SIGHT VISIBILITY EASEMENT
 SEE DETAIL SHEET.



WOOD PATEL

Wood, Patel & Associates, Inc.
 Civil Engineering
 Surveying
 Construction Management
 802.233.8320
 www.woodpatel.com

ARIZONA
 PROFESSIONAL ENGINEER
 License No. 12345

RIO CABALLO

PRELIMINARY PLAT

159TH AVENUE AND DYNAMITE BOULEVARD

PRELIMINARY PLAT

REV	DESCRIPTION	DATE

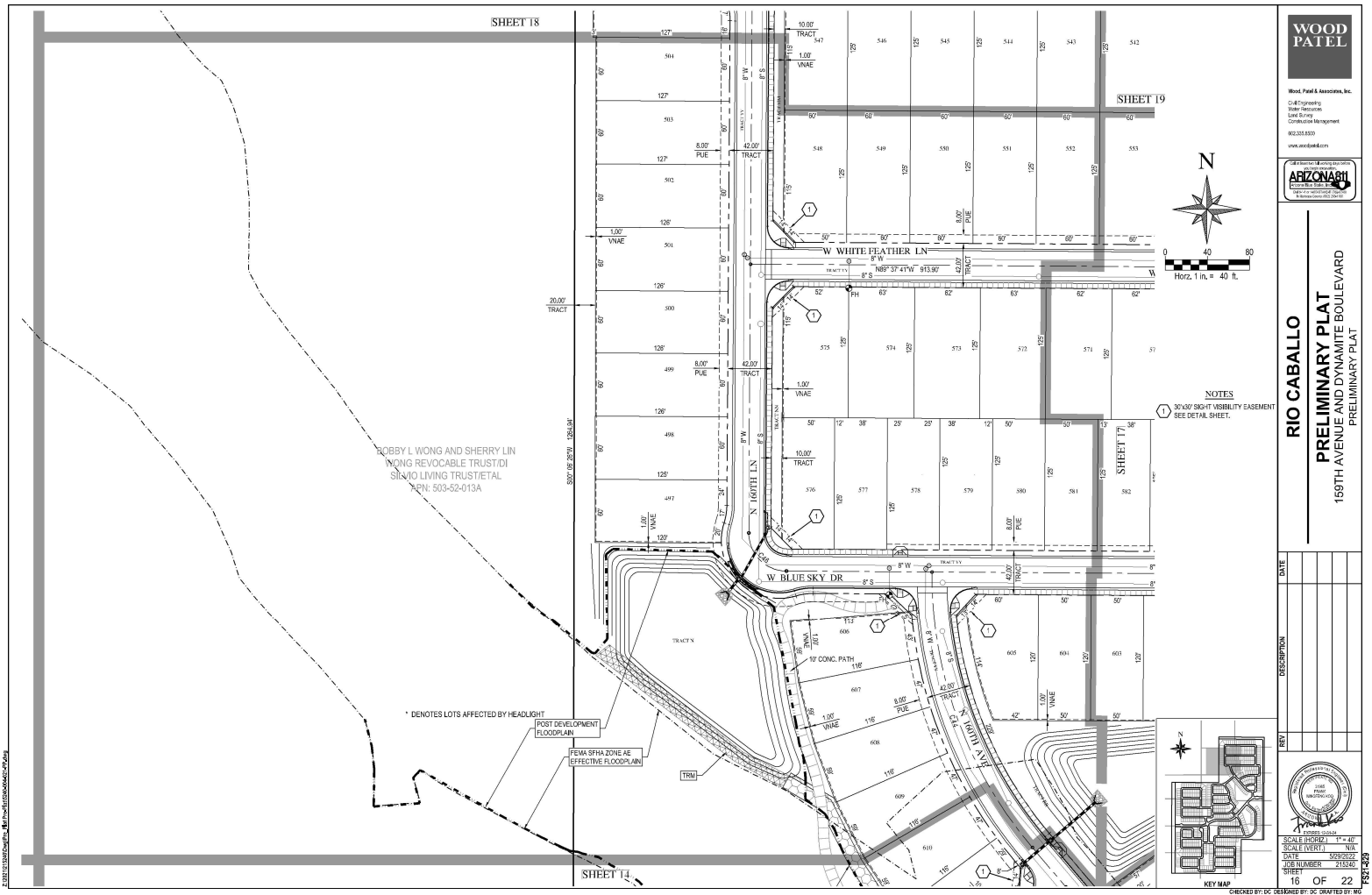
SAUNDERS DALE
APN: 503-52-019F

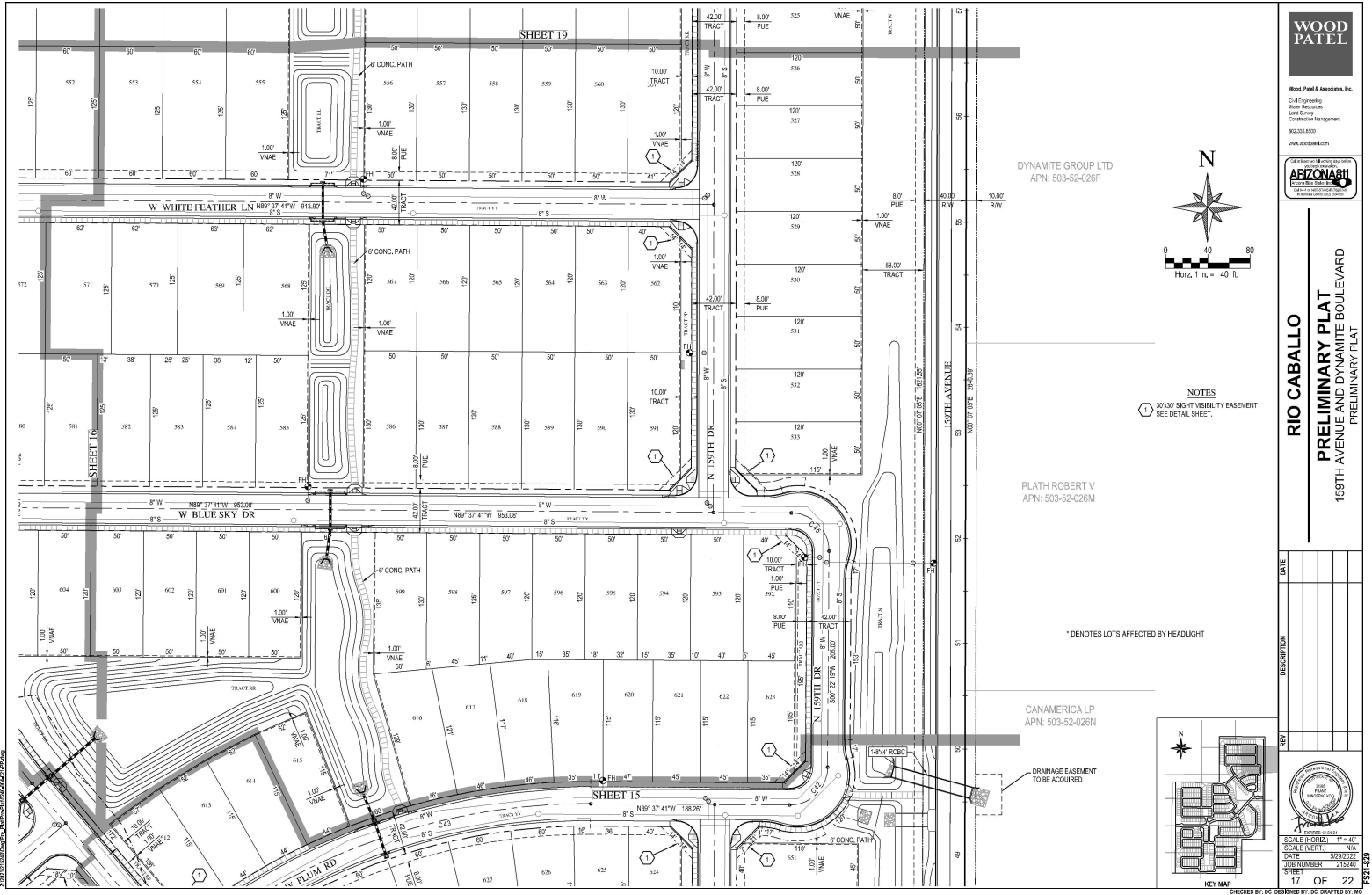
JOMAX SWA INVESTMENTS LLC
APN: 503-52-019Q

* DENOTES LOTS AFFECTED BY HEADLIGHT

4 OF 22

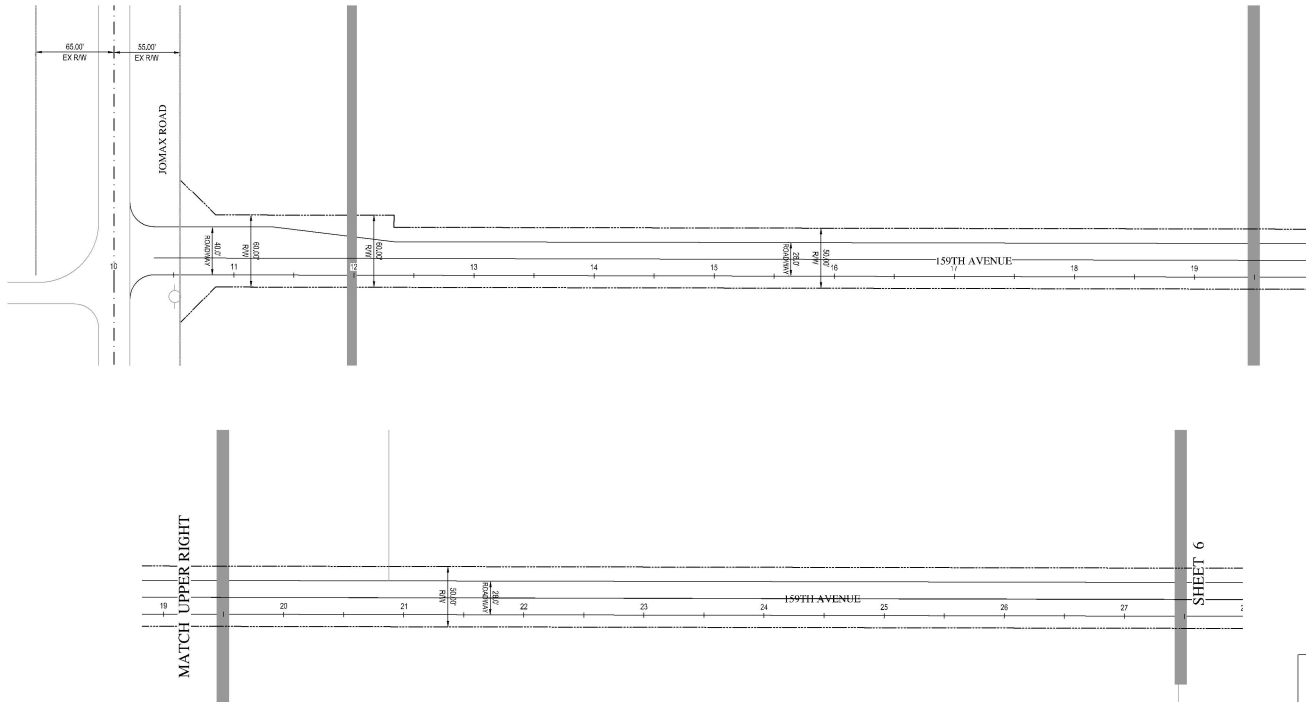
159-243





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Z:\2017\159TH AVENUE\159TH AVENUE.dwg



MATCH LOWER LEFT



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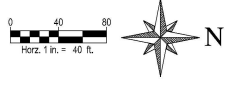
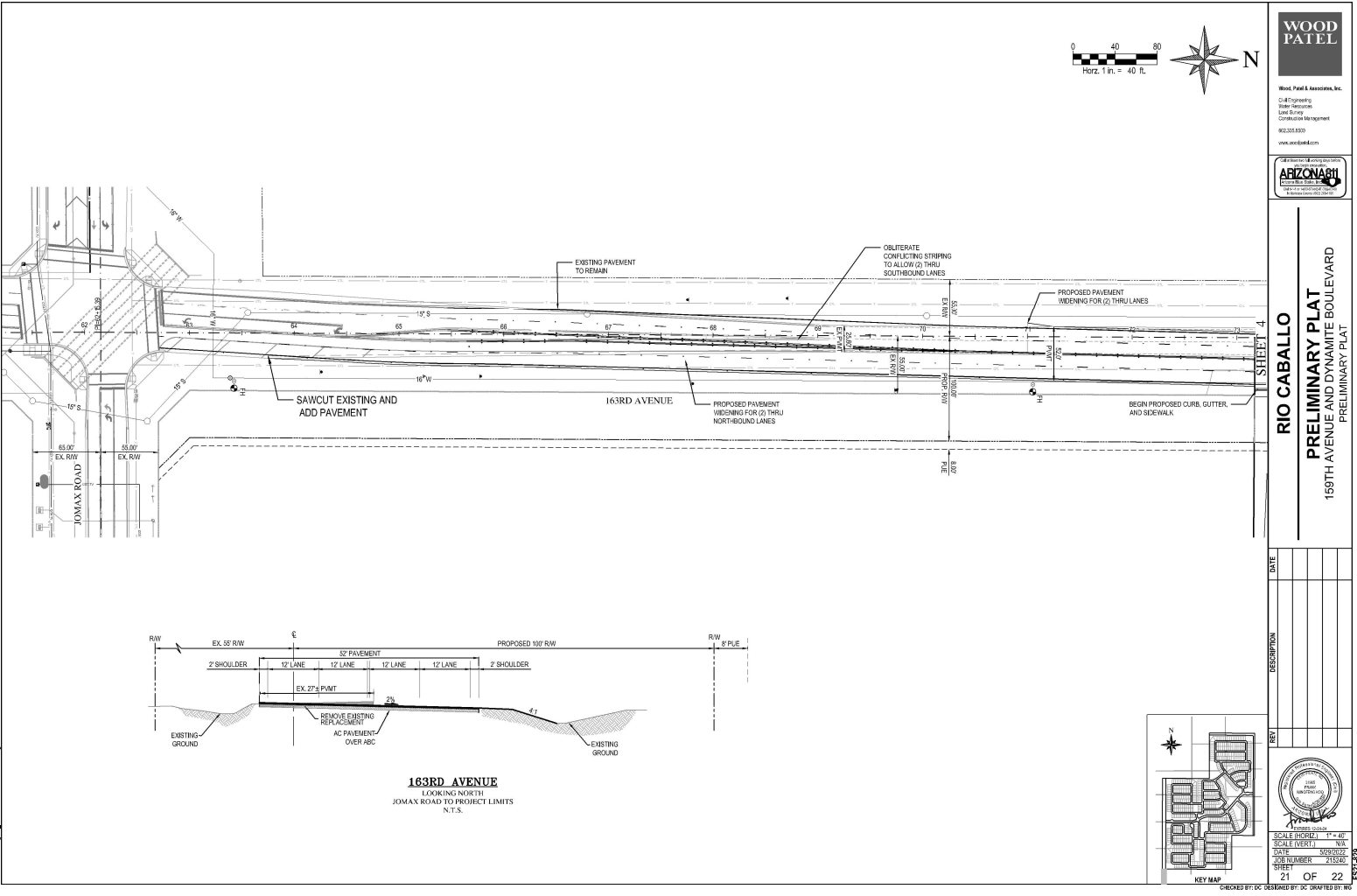


RIO CABALLO
PRELIMINARY PLAT
159TH AVENUE AND DYNAMITE BOULEVARD
PRELIMINARY PLAT

REV	DESCRIPTION	DATE



CHECKED BY: DC, DESIGNED BY: DC, DRAWN BY: MD



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www.wpaad.com

RIO CABALLO
PRELIMINARY PLAT
159TH AVENUE AND DYNAMITE BOULEVARD
PRELIMINARY PLAT

REV	DATE	DESCRIPTION

KEY MAP

SCALE: HORIZONTAL 1" = 40'

SCALE: VERTICAL N/A

DATE: 02/20/2020

JOB NUMBER: 21540

SHEET: 21 OF 22

DESIGNED BY: DC
CHECKED BY: DC
DRAWN BY: MD

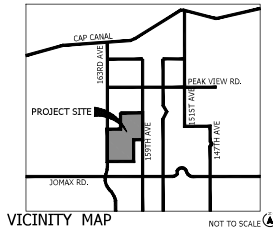
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C1	90°00'00"	36.00	36.53	36.00	50.91	C25	90°00'00"	36.00	36.53	36.00	50.91
C2	90°00'00"	36.00	36.53	36.00	50.91	C26	90°00'00"	36.00	36.53	36.00	50.91
C3	90°00'00"	36.00	36.53	36.00	50.91	C27	90°00'00"	36.00	36.53	36.00	50.91
C4	39°58'24"	160.75	112.09	56.41	119.80	C28	90°00'00"	36.00	36.53	36.00	50.91
C5	90°00'00"	36.00	36.53	36.00	50.91	C29	49°36'59"	178.93	153.19	81.77	148.45
C6	90°00'00"	36.00	36.53	36.00	50.91	C30	91°25'32"	36.00	37.46	36.02	51.55
C7	90°00'00"	36.00	36.53	36.00	50.91	C31	41°49'42"	400.00	291.00	152.79	285.46
C8	90°00'00"	36.00	36.53	36.00	50.91	C32	32°00'02"	374.68	210.14	107.91	207.43
C9	90°00'00"	36.00	36.53	36.00	50.91	C33	22°12'48"	250.014	151.14	51.27	101.45
C10	90°00'00"	36.00	36.53	36.00	50.91	C34	91°11'31"	650.00	104.87	52.89	104.88
C11	90°00'00"	36.00	36.53	36.00	50.91	C35	49°38'33"	300.00	212.81	111.10	208.31
C12	90°00'00"	36.00	36.53	36.00	50.91	C36	90°00'00"	36.00	36.53	36.00	50.91
C13	90°00'00"	36.00	36.53	36.00	50.91	C37	12°17'35"	560.00	100.03	50.13	99.87
C14	90°00'00"	36.00	36.53	36.00	50.91	C38	13°50'48"	400.00	96.68	48.37	96.47
C15	18°14'29"	400.00	130.49	65.83	129.91	C39	90°00'00"	36.00	36.53	36.00	50.91
C16	18°14'29"	400.00	130.49	65.83	129.91	C40	49°13'32"	200.00	117.83	91.69	166.95
C17	90°17'28"	300.00	172.79	92.12	425.34	C41	49°45'58"	325.00	231.33	123.81	226.43
C18	49°00'00"	200.00	127.79	92.21	187.47	C42	90°00'00"	36.00	36.53	36.00	50.91
C19	31°19'04"	365.22	198.29	101.83	155.82	C43	49°45'58"	598.00	435.65	222.29	476.72
C20	34°18'33"	500.00	269.12	154.18	294.68	C44	49°45'58"	400.00	284.72	148.89	278.74
C21	49°38'30"	300.00	259.88	136.73	251.83	C45	90°00'00"	36.00	36.53	36.00	50.91
C22	49°30'08"	200.00	127.12	92.21	187.47	C46	90°00'00"	36.00	36.53	36.00	50.91
C23	27°34'37"	360.00	173.27	88.35	111.80	C47	90°00'00"	36.00	36.53	36.00	50.91
C24	27°34'37"	435.00	208.03	106.19	206.07	C48	89°44'48"	36.00	36.53	35.84	50.60

CENTRING CURVE TABLE					
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C25	90°00'00"	30.00	58.55	36.00	50.91
C26	90°00'00"	30.00	58.55	36.00	50.91
C27	90°00'00"	30.00	58.55	36.00	50.91
C28	90°00'00"	30.00	58.55	36.00	50.91
C29	49°35'59"	176.59	153.19	61.77	148.45
C30	91°25'32"	46.00	47.46	36.92	51.55
C31	43°44'40"	400.00	291.90	152.79	285.66
C32	32°00'00"	374.69	216.10	101.91	207.40
C33	22°14'25"	294.00	174.14	91.27	160.45
C34	9°11'31"	630.00	104.90	52.89	104.88
C35	90°00'00"	30.00	58.55	36.00	50.91
C36	49°35'59"	300.00	212.81	111.01	208.37
C37	10°17'35"	500.00	100.09	50.13	99.67
C38	13°50'46"	400.00	96.86	48.57	93.65
C39	90°00'00"	30.00	58.55	36.00	50.91
C40	49°13'32"	200.00	171.80	91.86	166.57
C41	40°45'58"	335.00	231.33	120.81	226.48
C42	90°00'00"	30.00	58.55	36.00	50.91
C43	40°45'58"	598.00	435.60	222.99	416.72
C44	40°45'59"	400.00	284.72	146.89	278.74
C45	90°00'00"	30.00	58.55	36.00	50.91
C46	90°00'00"	30.00	58.55	36.00	50.91
C47	90°00'00"	30.00	58.55	36.00	50.91
C48	89°44'46"	30.00	58.39	35.84	50.60

[illegible]

163RD AVE AND DYNAMITE BLVD
SURPRISE, AZ

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.



REFER TO SALVAGE NATIVE PLANT INVENTORY PLANS UNDER SEPARATE SUBMITTAL FOR LOCATION AND IDENTIFICATION OF SALVAGE NATIVE PLANTS. A LOCATION WILL BE THE DESIGNATED SITES FOR THE SALVAGE NURSERY. PLANTS WILL BE SALVAGED / BOXED AND MOVED TO THE DESIGNATED LOCATION FOR THE DURATION OF THE PROJECT. ALL TREES WILL BE WATERED AND PROPERLY MAINTAINED IN THE NURSERY.

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TEMPE, AZ 85281
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PROJECT ENGINEER
WOOD PATEL & ASSOCIATES INC.
FRANK KOO
2051 W. NORTHERN AVE., #100
PHOENIX, AZ 85021
602-335-8542
fkoo@woodpatel.com

TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	27.11	55.6%
PASSIVE	21.61	44.4%
TOTAL OPEN SPACE	48.72	100%
NATURAL*	5.00	12.1%

TOTAL NUMBER OF LOTS	660
NUMBER OF LOTS LESS THAN 50' WIDE	255 (38.6%)
TOTAL NUMBER OF TRACTS	53
GROSS RESIDENTIAL DENSITY	3,52 DU/AC
NET RESIDENTIAL DENSITY	3,72 DU/AC
TOTAL GROSS ACRES	187.78 AC
SMALLEST LOT SIZE	5,125 S.F.
LARGEST LOT SIZE	14,495 S.F.
AVERAGE LOT SIZE	6,369 S.F.

AREA	ACRES	SQUARE FEET
TOTAL AREA OF PRIVATE STREETS	37.06	1,396,552
TOTAL RIGHT OF WAY	10.46	455,649
TOTAL TOTAL AREA OF LOTS	96.54	4,204,933
TOTAL AREA OF OPEN SPACE	48.72	2,713,018
TOTAL GROSS AREAS	187.78	8,770,151
TOTAL TURF AREA	.85	37,240

DISCRIPTION:	QUANTITY:	FACTOR:	TOTAL GPD
TOTAL TURF AREA	85 Acs (37,240 S.F.)	4,000 GPD/Ac.	3,400 GPD
TOTAL LANDSCAPE AREA**	52.62 Acs (2,254,863 S.F.)	1,300 GPD/Ac.	68,406 GPD
TOTAL ESTIMATED:			71,806 GPD
ANNUAL TOTAL ESTIMATED DEMAND: 53,970,384 GAL			

^a INCLUDES ACTIVE & PASSIVE OPEN SPACE ONLY.

SHEET INDEX		
PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER SHEET
2	LA1,1	GENERAL NOTES
3	LA2,1A	WALL PLAN
4	LA2,2B	CIRCULATION PLAN
5	LA2,2C	OPEN SPACE MASTER PLAN
6-11	LA2,1-4,LA2,6	LAYOUT PLAN
12-40	LA3,1-4,LA3,9	PLANTING PLANS
61-67	LA6,1-4,LA6,7	CONSTRUCTION DETAILS

Rio Caballo

E. & DYNAMITE BLVD.
AZ

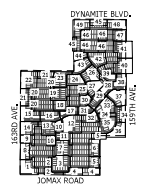
SHEET TITLE: LANDSCAPE COVER



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DESIGNED BY: PVL
FOR: PVL
BY: VLM
CHECKED BY: TD
MIT NUMBER:
PROJECT NUMBER:
33-21

LA CV
PG: 1 OF 67
CASE#FS21-829



KEY MAP

NOT TO SCALE

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION, NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITIONS AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS, ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD. PRIOR TO BIDDING, THE CONTRACTOR SHALL ASK FOR AN INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. THE CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS OR OTHER AREAS, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
15. THE CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS, NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

HARDSCAPE GENERAL NOTES:

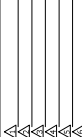
1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR, THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR, THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2000 PSI CONCRETE ON COMPACTED BASE PER SITE SLOPS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOK, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOELED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X6' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDEN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED SALVAGE SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL NATURAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE, CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 3'-0" FROM CURBS AND WALLS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERSEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. CONTRACTOR SHALL INSTALL "NDS E" SERIES (OR APPROVED EQUAL) AT ALL LOTTERIES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOF BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT PRIOR TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL SITUATED AND NON-OBSCURED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TREE STAKING PRIOR TO FINAL ACCEPTANCE.
18. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RI-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS, REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RI-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. CONTRACTOR SHALL REFER TO CACTI PLANS FOR ADDITIONAL INFORMATION.
20. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RI-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC) MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS, RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS, REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOUNDUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF XX TO XX PSI WATER PRESSURE AT WATER METER.
3. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS, ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
6. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK. AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
10. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - 10.1. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - 10.2. TWO KEYS FOR EACH OF THE CONTROLLERS.
 - 10.3. TWO COUPLERS WITH MATCHING HOSE BEBBS AND SHUT-OFF VALVE.
 - 10.4. TWO VALVE BOX KEYS.
11. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
12. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
13. CONTRACTOR SHALL INSTALL TAN VALVE BOXES IN DECOMPOSED GRANITE FOR POTABLE WATER SYSTEMS, INSTALL AND MARK PURPLE VALVE BOXES FOR RECLAIMED WATER.
14. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
15. INSTALL ALL MAINLINES WITH A MINIMUM OF 18" OF COVER.
16. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
17. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
18. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
19. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
20. CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
21. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL. VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET, DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTOR CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
24. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
25. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
26. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
27. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
28. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
29. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
33. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
34. INSTALL ALL ELECTRICAL JOINTS WITH 2M WATERPROOF CONNECTORS.
35. ALL 120 VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODES.
36. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
37. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF REA GRAVEL. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
38. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"X36" 4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CASE IS INSTALLED, CONCRETE SHALL BE SIX (6) INCHES LARGER ON ALL SIDES THAN THE SECURITY CASE.
39. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
40. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.



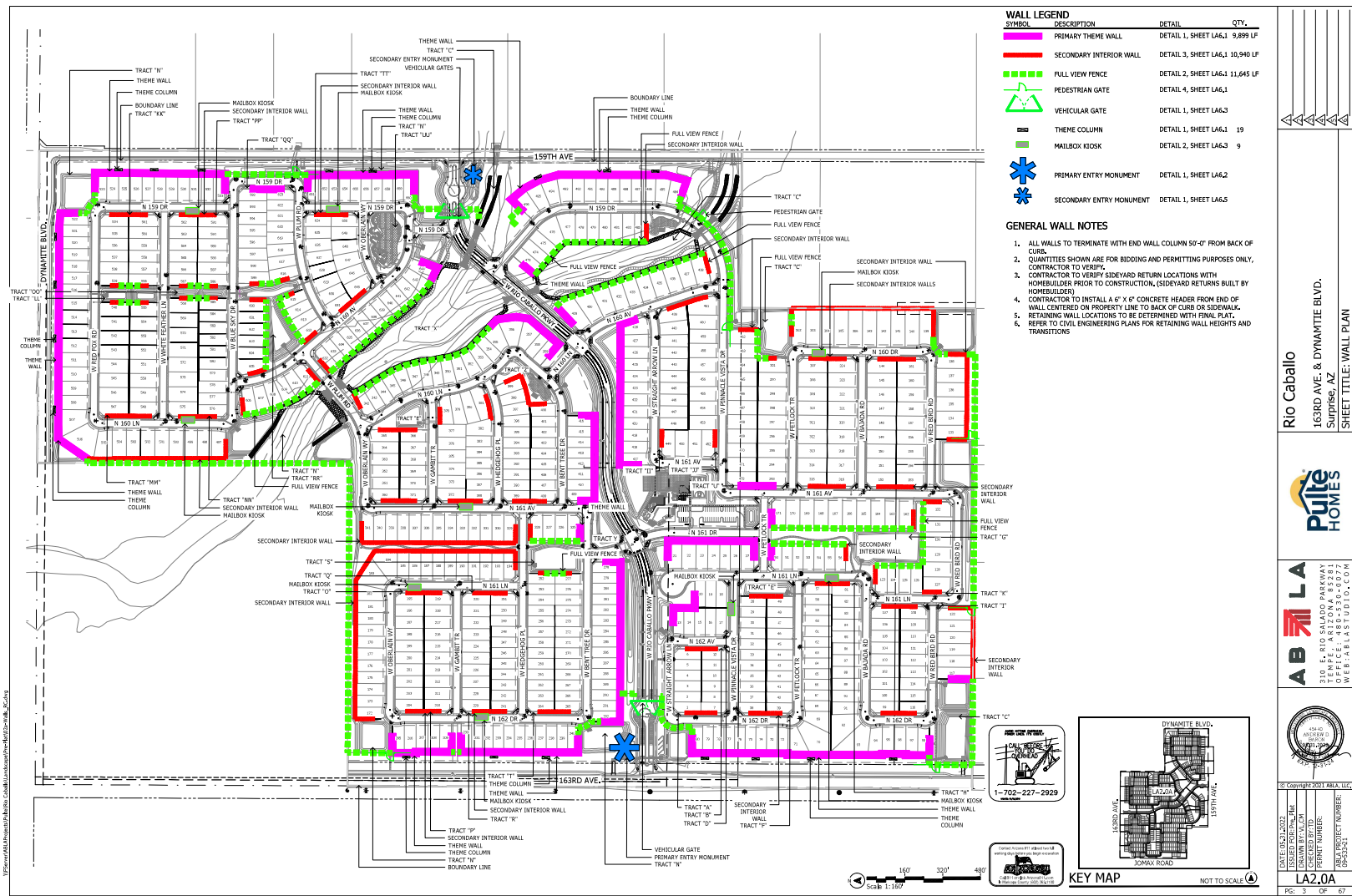
Rio Caballo
163RD AVE. & DYNAMITE BLVD.
Surprise, AZ
SHEET TITLE: GENERAL LANDSCAPE NOTES

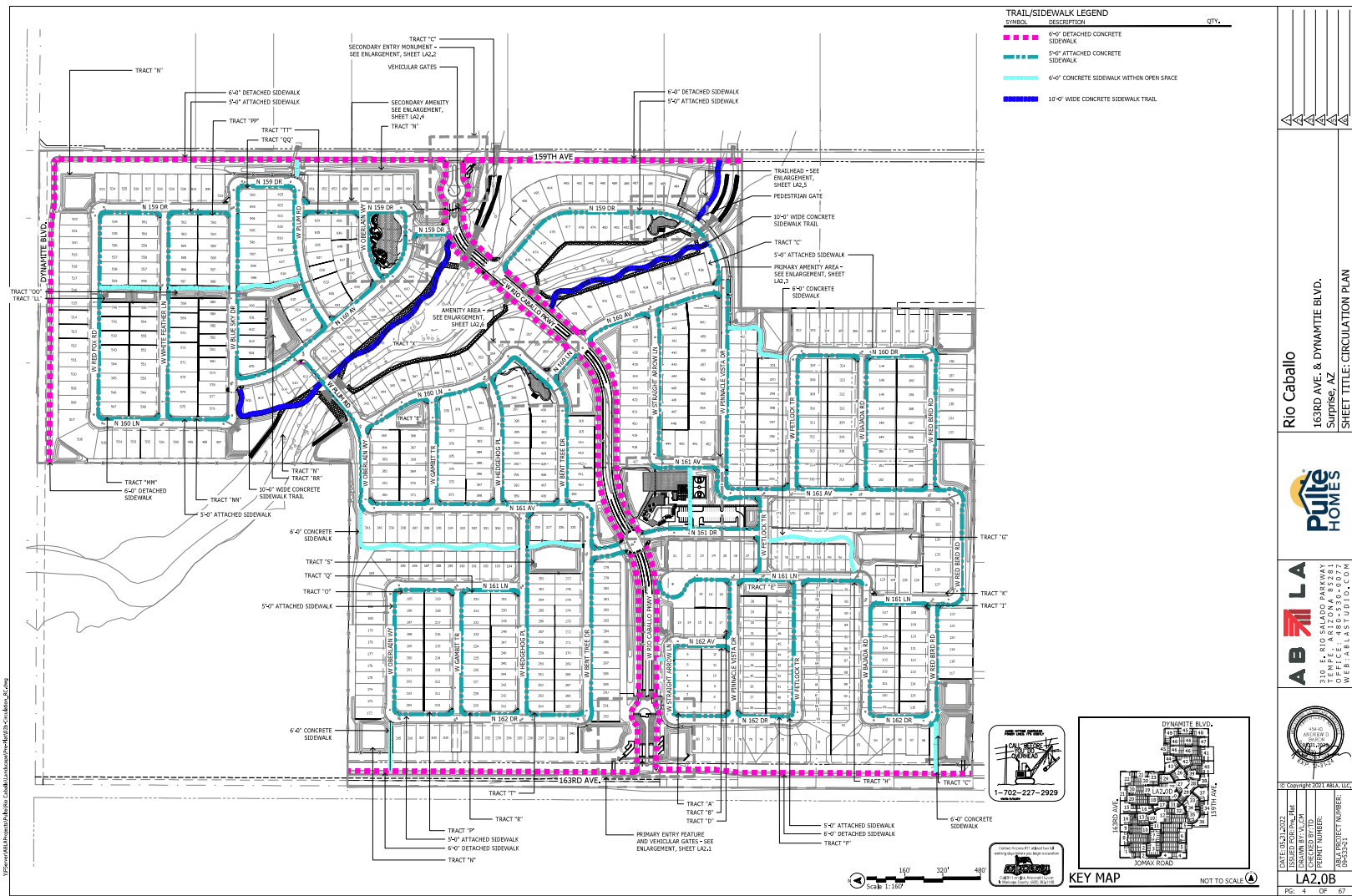


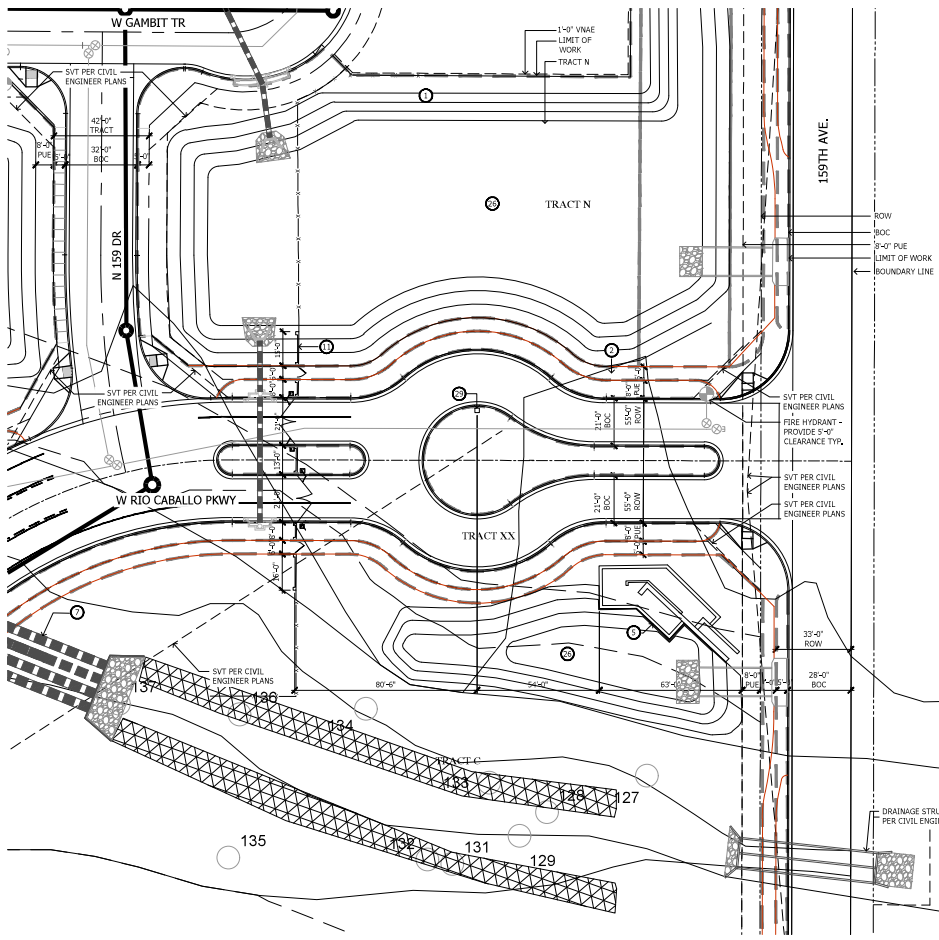
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310 E. WILSON AVE. SUITE 100
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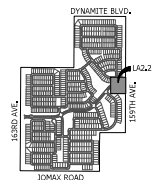
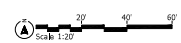
DATE: 05-24-2023
DESIGNED BY: RLV
DRAWN BY: VACH
CHECKED BY: VACH
PERMIT NUMBER:
PROJECT NUMBER:
SHEET NUMBER:
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163RD AVE. & DYNAMITE BLVD.
SURPRISE, AZ 85079
SHEET 1 OF 1





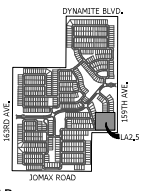
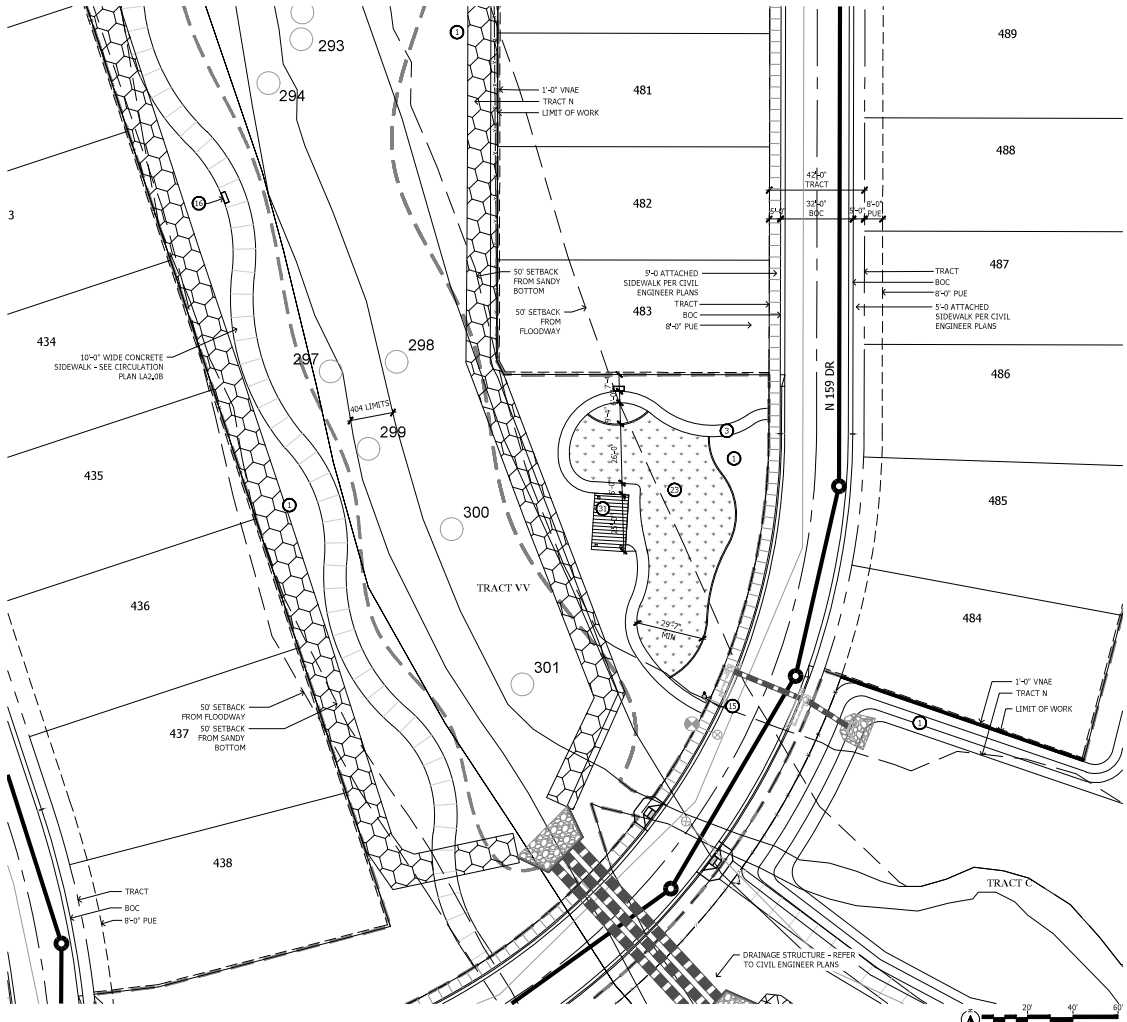


HAWKS AZ LAND LLC
APN: 503-52-026T



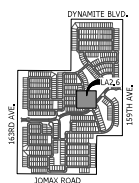
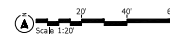
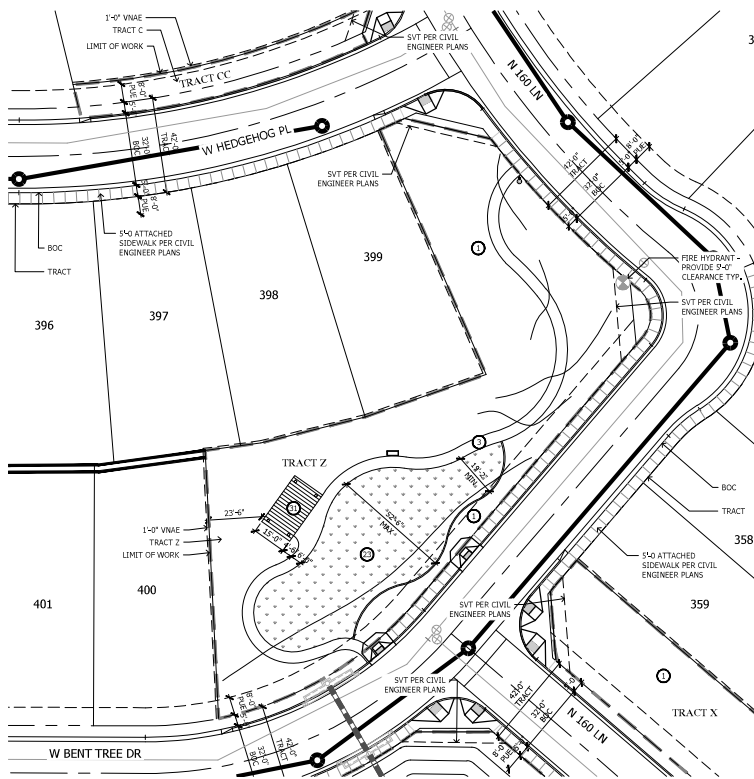
KEY MAP NOT TO SCALE

163RD AVE. & DYNAMITE BLVD. Surprise, AZ SHEET TITLE: LAYOUT PLAN	
310 E. RIO SALADO PARKWAY TEMPE, ARIZONA 85281 OFFICE: 480.963.8888 WEBSITE: ABLASTUDIO.COM	
DATE: 05.24.2023 ISSUED FOR: Pulte Homes DRAWN BY: VJC/CM CHECKED BY: VJC/CM PROJECT NUMBER: 2023-05-24-01	
LA2.2	PG. 7 OF 67



KEY MAP NOT TO SCALE

1633RD AVE. & DYNAMITE BLVD. Surprise, AZ SHEET TITLE: LAYOUT PLAN	
310 E. RIVEROAD PARKWAY TEMPE, ARIZONA 85281 OFFICE: 480.963.8888 WEBSITE: ABLA.COM	
Copyright © 2011 ABLA, LLC DATE: 05.13.2013 DRAWN BY: VJC CHECKED BY: VJC PROJECT NUMBER: SHEET NUMBER:	
LA2.5	PG. 16 OF 67



KEY MAP

NOT TO SCALE

Rio Caballo
163RD AVE. & DYNAMITE BLVD.
Surprise, AZ
SHEET TITLE: LAYOUT PLAN



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TEMPE, ARIZONA 85281
OFFICE: (480) 838-8800
WEBSITE: ABLASTUDIO.COM



DATE: 05.24.2023
ISSUED FOR: P.L.M.
DRAWN BY: V.M.
CHECKED BY: R.M.
PROJECT NUMBER:
SHEET NUMBER:
LA2.6
RS: 11 CF 67

GENERAL NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(G)(A), ZONING CODE.
2. ALL TREES ABUTTING P.U.#. TO BE PROVIDED WITH ROOT BARRIERS.
3. TWO TREES AND SIDE VARD TREES WITH A ROOM FOR TREES WILL USE OCOTILLO SAGUARO AND EXTRA LARGE SHRUBS.
4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, METER VALVES AND VALVTS PER THE EDS SECTION 5.1.1.3.
5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.
6. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD. 159TH AVE. AND RIO CABALLO PKWY. TO BE SINGLE TRUNK STANDARD TREES



Trees	Cal	TP	Box Size
 <i>Acanthaceae</i> (S)	1"	24"	
 <i>Mullein</i> (Acanthaceae)	1"	24"	
 <i>Ceanothus</i> (M)	1"	24"	
 <i>Sweet Acacia</i> (M)	1"	24"	
 <i>Ceanothus</i> (M)	1"	24"	
 <i>Ceanothus</i> (M)	2"	36"	
 <i>Ceanothus</i> (M)	1"	24"	
 <i>Eucalyptus</i> (M)	1"	24"	
 <i>Eucalyptus</i> (M)	1"	24"	
 <i>Eucalyptus</i> (M)	1"	24"	
 <i>Eucalyptus</i> (M)	1"	24"	
 <i>Eucalyptus</i> (M)	1"	24"	
 <i>Eucalyptus</i> (M)	1"	24"	
 <i>Eucalyptus</i> (M)	1"	24"	
 <i>Eucalyptus</i> (M)	1"	24"	

[illegible]

Paper Flower 1 gal.
 Teucrium chamaedrys
 Germander 1 gal.

SIGHT DISTANCE LINE (SDL) NOTE:
 1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.

LOT TREE PLANTING:
 1. TREES SHOWN ARE APPROXIMATE. FINAL LOCATION TO BE DETERMINED WITH FINAL PLAN.



KEY MAP

NOT TO SCALE

RIO Caballo
163RD AVE. & DYNAMTIE BLVD.
Surprise, AZ
SHEET TITLE: PLANTING PLAN

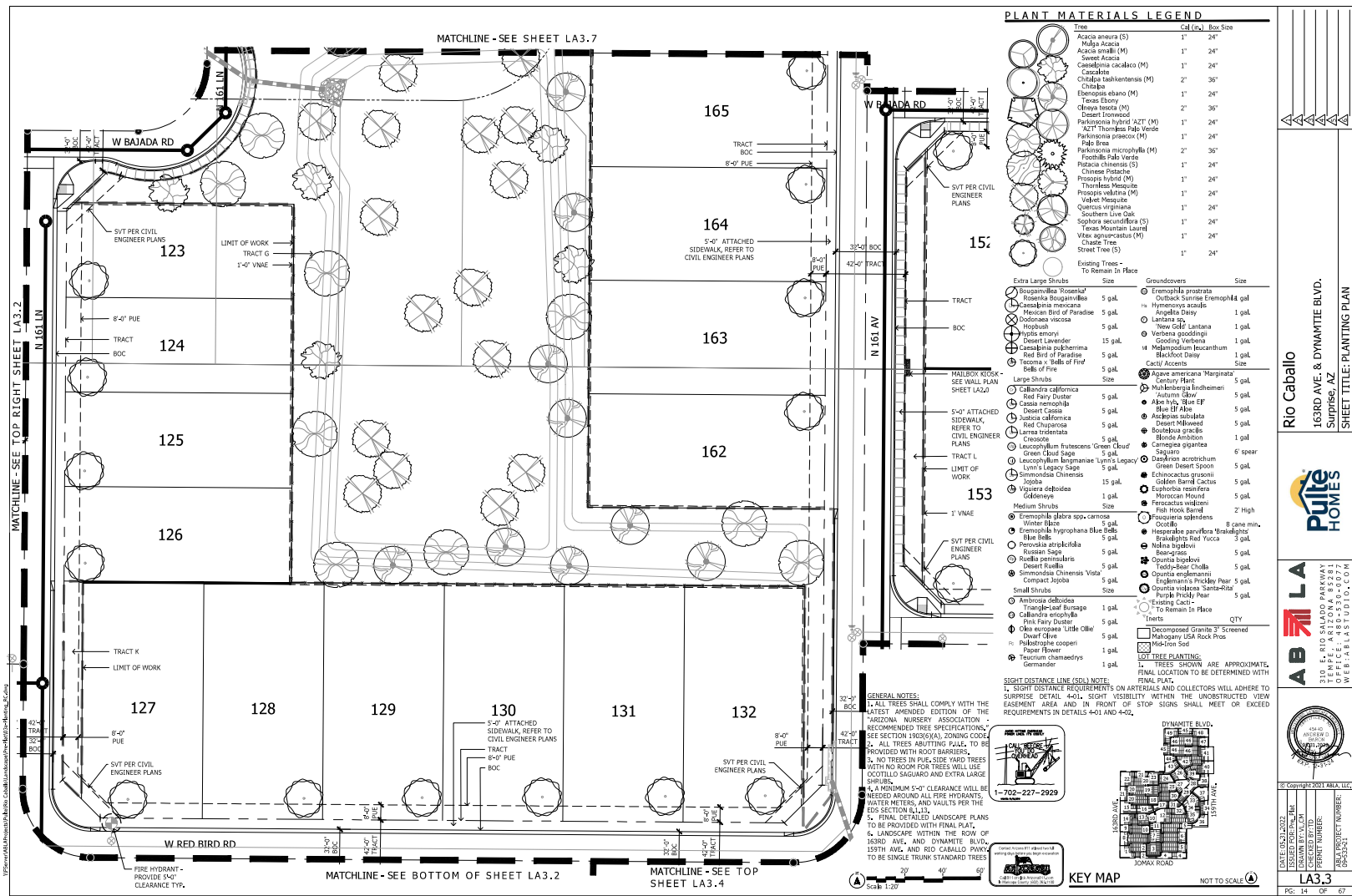


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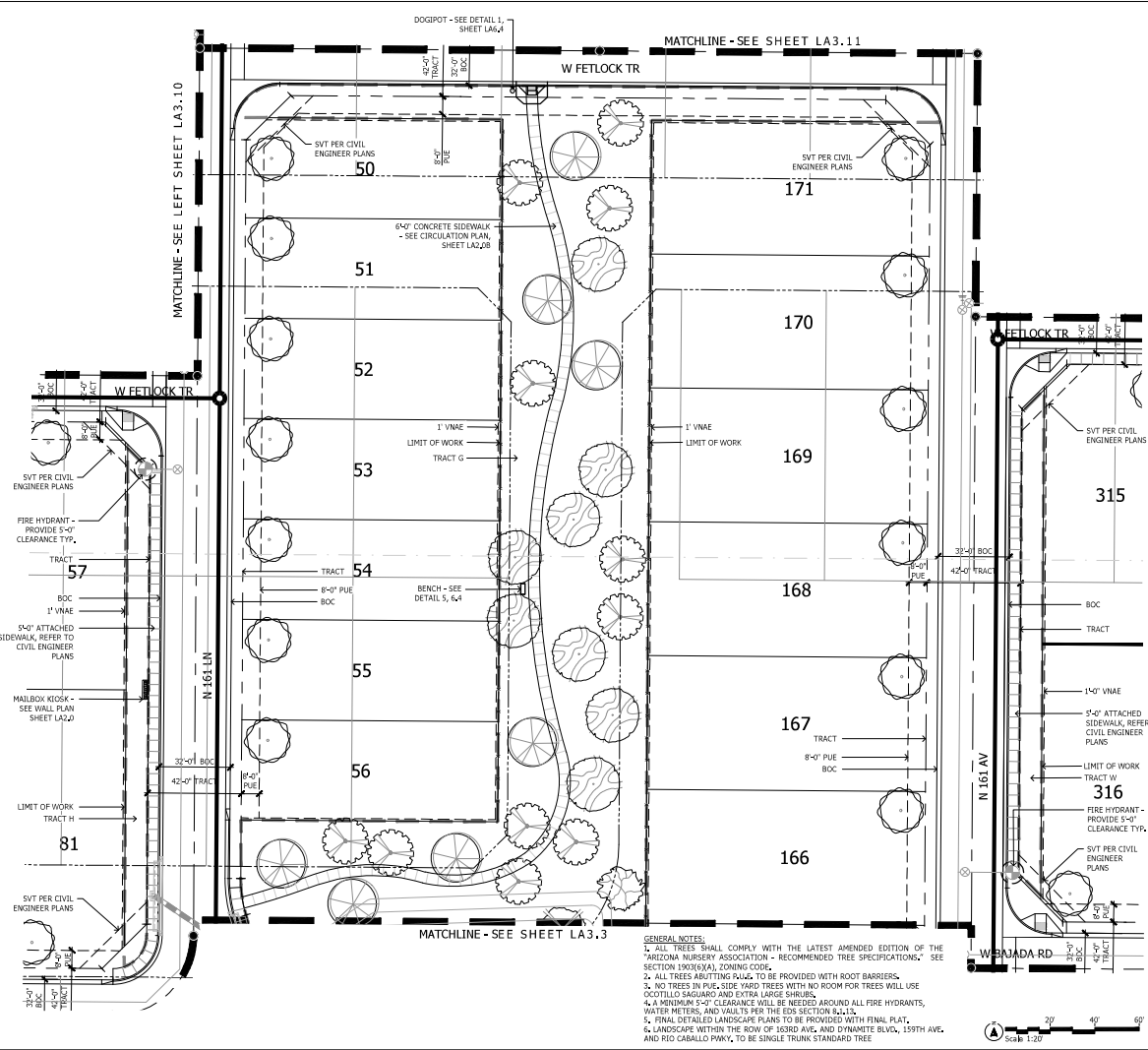
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLSTUDIO.COM



ISSUED FOR: Pre-Fin	
DRAWN BY: VL, CM	
CHECKED BY: TD	
PERMIT NUMBER:	
ABLA PROJECT NUMBER: 09-533-21	
LA3.2	
PG: 13	OF 67







PLANT MATERIALS LEGEND

Tree	Cal (in)	Box Size
Acacia aneura (S)	1"	24"
Mulga Acacia	1"	24"
Acacia aneura (M)	1"	24"
Sweet Acacia	1"	24"
Callistemon coccineus (M)	1"	24"
Candollea	2"	36"
Callistemon coccineus (M)	1"	24"
Ebenopsis ebano (M)	1"	24"
Tenax Ebony	1"	24"
Oberea testata (M)	2"	36"
Desert Ironwood	1"	24"
Parkinsonia hybrid AZT (M)	1"	24"
AZT Thompson Palo Verde	1"	24"
Parkinsonia praecox (M)	1"	24"
Palo Verde	1"	24"
Parkinsonia microphylla (M)	2"	36"
Platanus chinensis (S)	1"	24"
Chinese Fraxinus	1"	24"
Prosopis juliflora (M)	1"	24"
Thomson Mesquite	1"	24"
Prosopis juliflora (M)	1"	24"
Valnet Mesquite	1"	24"
Quercus virginiana	1"	24"
Southern Live Oak	1"	24"
Sophora secundiflora (S)	1"	24"
Texas Mountain Laurel	1"	24"
Vine acuminata (M)	1"	24"
Chaste Tree	1"	24"
Street Tree (S)	1"	24"

Existing Trees - To Remain in Place

Tree	Size
Extra Large Shrubs	Size
Bougainvillea 'Rosenblau'	5 gal.
Rosea Bougainvillea	5 gal.
Chastanet microcarpa	5 gal.
Moronea blanda of Paradise	5 gal.
Dodonaea viscosa	5 gal.
Hibiscus	15 gal.
Yucca emoryi	5 gal.
Desert Lavender	5 gal.
Callistemon coccineus	5 gal.
Ball of Fire	5 gal.
Taraxacum	5 gal.
Large Shrubs	Size
Callistemon coccineus	5 gal.
Rail Pine Shrub	5 gal.
Cassia nemophila	5 gal.
Desert Cedar	5 gal.
Justicia californica	5 gal.
Rail Chuparra	5 gal.
Larrea tridentata	5 gal.
Croton	5 gal.
Leucosiphium frutescens 'Green Cloud'	5 gal.
Green Cloud Sage	5 gal.
Leucosiphium frutescens 'Lynn's Legacy'	5 gal.
Lynn's Legacy Sage	5 gal.
Simmondsia chinensis	15 gal.
Jopha	15 gal.
Viguiera deltoidea	1 gal.
Goldeneye	1 gal.
Medium Shrubs	Size
Eremophila alba ssp. canosca	5 gal.
Winter Blase	5 gal.
Eremophila hyphophaea blue bells	5 gal.
Blue Bells	5 gal.
Pereskia atropurpurea	5 gal.
Russian Sage	5 gal.
Ruellia peninsularis	5 gal.
Desert Fuella	5 gal.
Compact Jopha	5 gal.
Small Shrubs	Size
Ambrosia deltoidea	1 gal.
Triangle Leaf Bush	1 gal.
Callistemon coccineus	5 gal.
Pink Fairy Duster	5 gal.
Olea europaea 'Little Olive'	5 gal.
Dwarf Olive	5 gal.
Palafoxia cooperi	1 gal.
Paper Flower	1 gal.
Teucrium chamaedrys	1 gal.
Germanier	1 gal.

Groundcovers	Size
Eremophila prostrata	5 gal.
Outback Sunrise Eremophila	5 gal.
Hymenocys scutell	5 gal.
Aspidistra	1 gal.
Lantana	1 gal.
New Gold Lantana	1 gal.
Verbenia goodingii	1 gal.
Gooding Verbenia	1 gal.
Melampodium leucanthum	1 gal.
Blackfoot Daisy	1 gal.
Cacti/ Accents	Size
Agave americana 'Marginalia'	5 gal.
Century Plant	5 gal.
Muhlenbergia lindheimeri	5 gal.
Autumn Blush	5 gal.
Alba Ivy Blue Elf	5 gal.
Blue Elf	5 gal.
Asclepias tuberosa	5 gal.
Desert Milkweed	5 gal.
Bouteloua gracilis	1 gal.
Blonde Ambrosia	1 gal.
Carnegiea gigantea	6' spear
Saguaro	5 gal.
Dasylirion acrotrichum	5 gal.
Green Desert Spoon	5 gal.
Echinocactus grusoni	5 gal.
Golden Barrel Cactus	5 gal.
Euphorbia confertifolia	5 gal.
Moroccan Round	5 gal.
Ficus benjamina	2' High
Fish Hook Plant	2' High
Posiquera splendens	8' cane min.
Cordia	8' cane min.
Hesperaloe parviflora 'Brakelights'	3 gal.
Brakelights Red Yucca	3 gal.
Nolina ligularis	5 gal.
Aspidistra	5 gal.
Opuntia bigelovii	5 gal.
Todd's Bear Cholla	5 gal.
Opuntia engelmannii	5 gal.
Engelmann's Prickly Pear	5 gal.
Opuntia violacea Santa-Rita	5 gal.
Purple Prickly Pear	5 gal.
Existing Cacti - To Remain in Place	QTY
Decomposed Granite 3" Screened	QTY
Mahogany USA Rock Pits	QTY
Mid-Iron Sod	QTY
Mid-Iron Sod	QTY

LOT TREE PLANTING

1. TREES SHOWN ARE APPROXIMATE FINAL LOCATION TO BE DETERMINED WITH FINAL PLAN.

2. RIGHT OF WAY REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. RIGHT OF WAY REQUIREMENTS WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.

KEY MAP

NOT TO SCALE

GENERAL NOTES

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1300 (VEGETATION) ZONING CODE.

2. ALL TREES PLANTING SHALL BE PROVIDED WITH ROOT BARRIERS.

3. NO TREES IN PUE SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE COTTLEDO SAGUARO AND EXTRA LARGE SHRUBS.

4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VALVES PER THE EDS SECTION 4-01.1.

5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAN.

6. LANDSCAPE WITHIN THE ROW OF 161ST AVENUE AND DYNAMITE BLVD., 159TH AVENUE AND RIO CABALLO PWAY, TO BE SINGLE TRUNK STANDARD TREE.

AB LA

310 E. RIO CABALLO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480.821.1000
WEBSITE: WWW.AB-LA.COM

LA3.7

RS: 18 CF 67

KEY MAP

NOT TO SCALE

GENERAL NOTES

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1300 (VEGETATION) ZONING CODE.

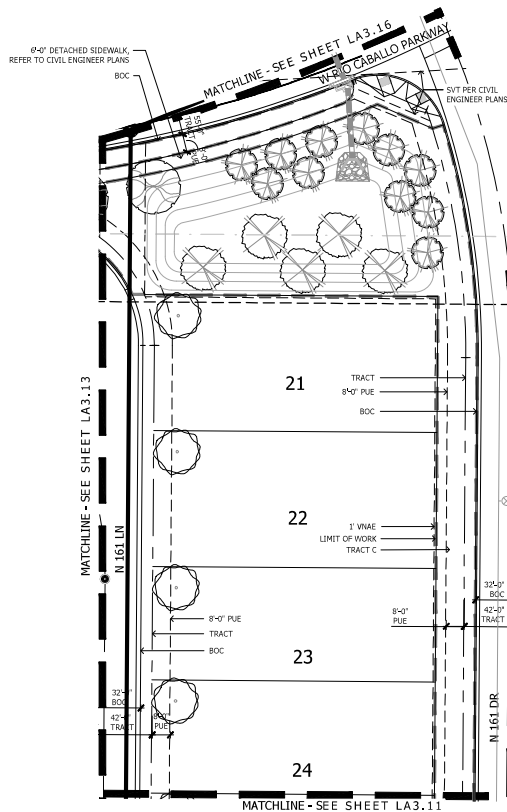
2. ALL TREES PLANTING SHALL BE PROVIDED WITH ROOT BARRIERS.

3. NO TREES IN PUE SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE COTTLEDO SAGUARO AND EXTRA LARGE SHRUBS.

4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VALVES PER THE EDS SECTION 4-01.1.

5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAN.

6. LANDSCAPE WITHIN THE ROW OF 161ST AVENUE AND DYNAMITE BLVD., 159TH AVENUE AND RIO CABALLO PWAY, TO BE SINGLE TRUNK STANDARD TREE.



PLANT MATERIALS LEGEND

Tree	Cal	Box	Size
 <i>Quercus agrifolia</i> (S)	1"	24"	
 <i>Mulga acacia</i> (S)	1"	24"	
 <i>Castanopsis</i> (S)	1"	24"	
 <i>Castanopsis californica</i> (S)	1"	24"	
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GENERAL NOTES

- GENERAL NOTES:
1. ALL SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
2. ALL TREES ABUTTING P.U.E. TO BE PROVIDED WITH ROOT BARRIERS.
3. NO TREES IN PUE, SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE OCOTILLO SAGUARO AND EXTRA LARGE SHRUBS.
4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, VALVES, AND VENTS.
5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.
6. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD., 159TH AVE. AND RIO CABELLO PAVY, TO BE SINGLE TRUNK STANDARD TREE

SIGHT DISTANCE LINE (SDL) NOTE:
1. SIGHT DISTANCE REQUIREMENT
SURPRISE DETAIL 4-01. SIGHT
EASEMENT AREA AND IN FROM
REQUIREMENTS IN DETAILS 4-01 AND

AND HITTS OVERHEAD
FROM LINE (75 ONLY)

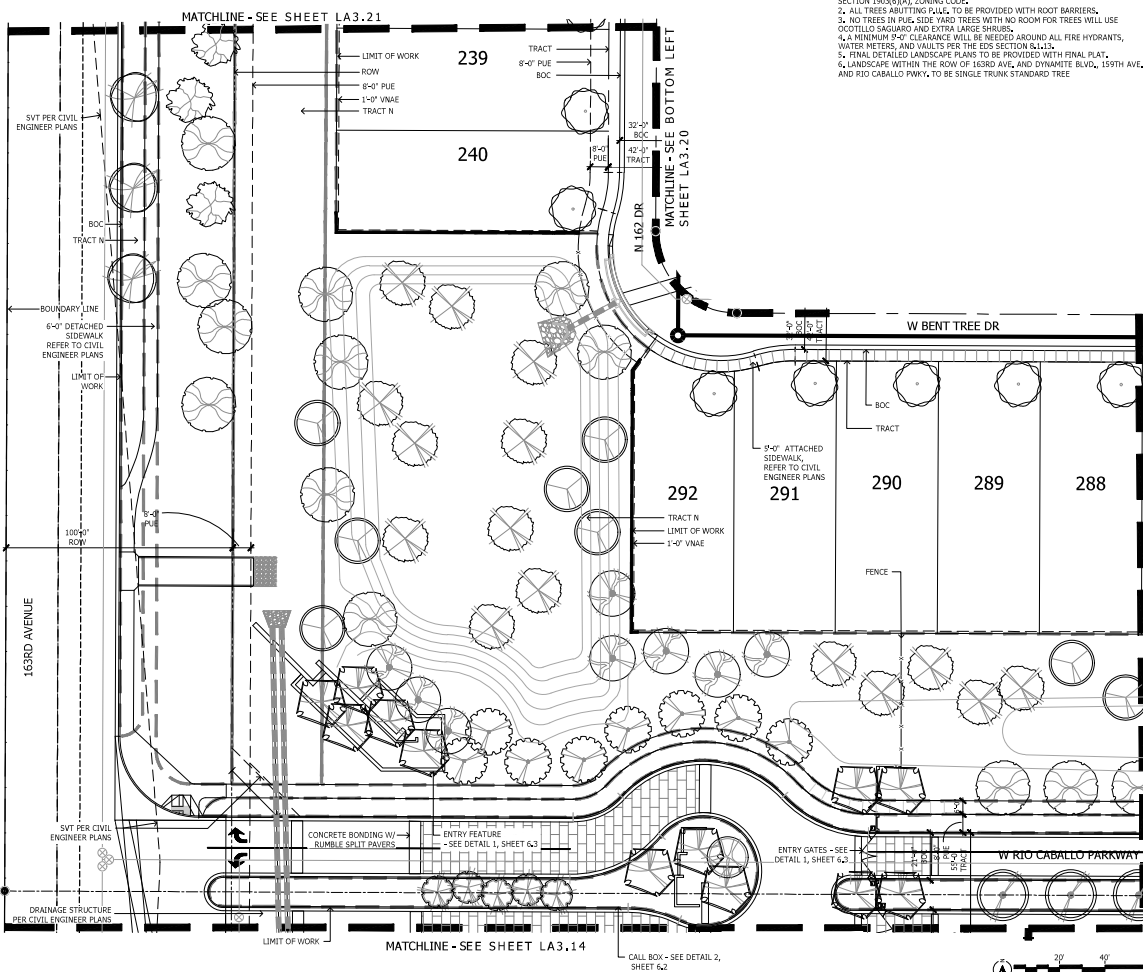
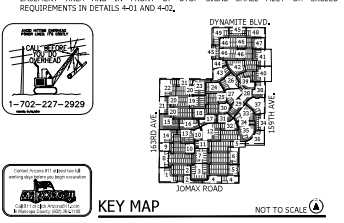
CALL BEFORE
YOU DO
OVERHEAD

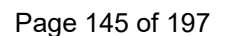
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Continued Access \$11 of total two bill

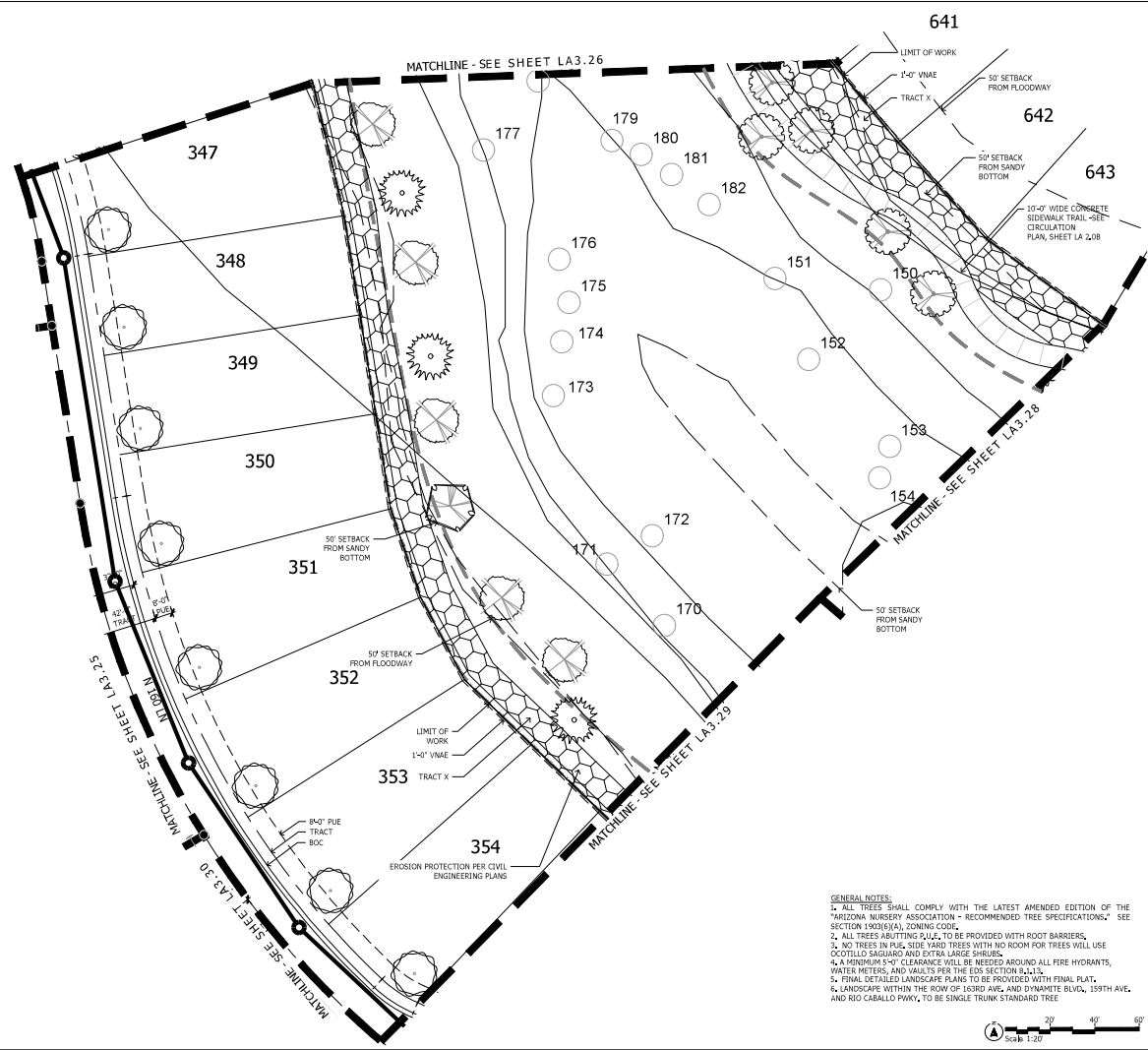


Call 311 or visit azcentral11.com
in Maricopa County (602) 262-1111

[illegible]



197



PLANT MATERIALS LEGEND

Tree	Cal (in.)	Box Size
Acacia aneura (S)	1"	24"
Mulga Acacia	1"	24"
Acacia aneura (M)	1"	24"
Sweet Acacia	1"	24"
Calligonum capricorn (M)	1"	24"
Cercocarpus	2"	36"
Cholla	1"	24"
Ebenopsis elaeagn (M)	1"	24"
Texas Ebony	1"	24"
Desert Ironwood	1"	24"
Parkinsonia hybrid AZT (M)	1"	24"
AZT Thompson Palo Verde	1"	24"
Palo Verde	1"	24"
Parkinsonia microphylla (M)	1"	24"
Yucca	1"	24"
Pistacia chinensis (S)	1"	24"
Chinese Pistache	1"	24"
Prosopis juliflora (M)	1"	24"
Thornless Mesquite	1"	24"
Prosopis juliflora (S)	1"	24"
Velvet Mesquite	1"	24"
Quercus virginiana	1"	24"
Southern Live Oak	1"	24"
Sophora secundiflora (S)	1"	24"
Texas Mountain Laurel	1"	24"
Vine acuminata (M)	1"	24"
Chaste Tree	1"	24"
Street Tree (S)	1"	24"

Extra Large Shrubs

Size	Groundcovers	Size
5 gal.	Agave americana 'Margarita'	5 gal.
5 gal.	Century Plant	5 gal.
5 gal.	Muhlenbergia lindheimeri	5 gal.
5 gal.	Autumn Blush	5 gal.
5 gal.	Alba Ivy, Blue Elf	5 gal.
5 gal.	Blue Elf	5 gal.
5 gal.	Asclepias tuberosa	5 gal.
5 gal.	Desert Willow	5 gal.
5 gal.	Bouteloua gracilis	1 gal.
5 gal.	Blonde Ambition	1 gal.
5 gal.	Carnegiea gigantea	5 gal.
5 gal.	Saguaro	5 gal.
5 gal.	Dasylirion acrotrichum	5 gal.
5 gal.	Green Desert Spoon	5 gal.
5 gal.	Echinocactus grusoni	5 gal.
5 gal.	Golden Barrel Cactus	5 gal.
5 gal.	Euphorbia confertiflora	5 gal.
5 gal.	Moroccan Round	5 gal.
5 gal.	Forsythia viridissima	5 gal.
5 gal.	Fish Hook Band	2' High
5 gal.	Posiquiera splendens	5 gal.
5 gal.	Cordyla	8 cane min.
5 gal.	Heptapleuron parviflorum	5 gal.
5 gal.	Brakeleaf Red Yucca	5 gal.
5 gal.	Nolina ligularis	5 gal.
5 gal.	Beardstems	5 gal.
5 gal.	Opuntia bigelovii	5 gal.
5 gal.	Leady-Bear Cholla	5 gal.
5 gal.	Opuntia engelmannii	5 gal.
5 gal.	Engelmann's Prickly Pear	5 gal.
5 gal.	Opuntia violacea Santa-Rita	5 gal.
5 gal.	Purple Prickly Pear	5 gal.

Small Shrubs

Size	QTY
1 gal.	Decomposed Granite 3" Screened
1 gal.	Mahogany USA Rock Piles
1 gal.	Mid-Ton Sod

LOT TREE PLANTING

1. TREES SHOWN ARE APPROXIMATE, FINAL LOCATION TO BE DETERMINED WITH FINAL PLAN.

2. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.

GENERAL NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS" SEE SECTION 1903(A)(A), ZONING CODE.
2. ALL TREES PLANTING SHALL BE PROVIDED WITH ROOT BARRIERS.
3. NO TREES IN PLS, SIZE 180 TREES WITH NO ROOM FOR TREES WILL USE OCTOTILLO SAGUARO AND EXTRA LARGE SHRUBS.
4. A MINIMUM 5'-0" CLEARANCE WILL BE REQUIRED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VAULTS PER THE EDS SECTION 8.1.1.1.
5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAN.
6. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD., 159TH AVE. AND RIO CABALLO PKWY. TO BE SINGLE TRUNK STANDARD TREE

KEY MAP

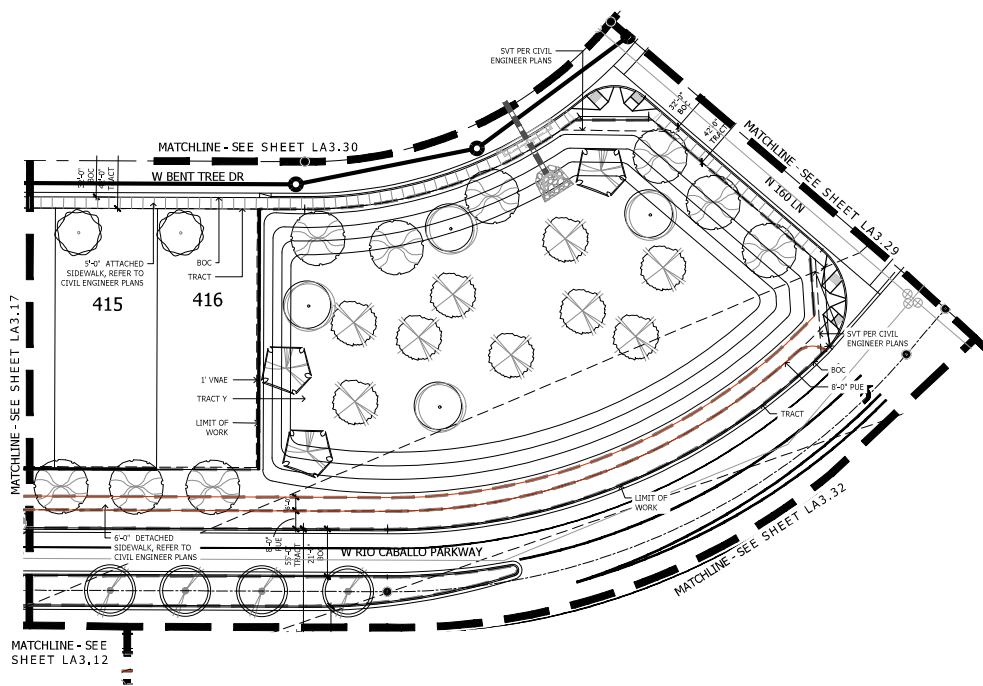
NOT TO SCALE

Rio Caballo
163RD AVE. & DYNAMITE BLVD.
Surprise, AZ
SHEET TITLE: PLANTING PLAN

Pulte HOMES

AB LA
310 E. RIO CABALLO PARKWAY
TEMPE, ARIZONA 85281
WEBSITE: WWW.AB-LA.COM

LA3.27
RS: 38 CF: 67



PLANT MATERIALS LEGEND

		Cal (in.)	Box Size
Acacia aneura (S)		1"	24"
Mulga Acacia		1"	24"
Acacia aneura (M)		1"	24"
Sweet Acacia		1"	24"
Callistemon coccineus (M)		1"	24"
Casahuate		2"	36"
Chilopsis		1"	24"
Ebenopsis elaeagnus (M)		1"	24"
Texas Ebony		2"	36"
Desert Ironwood		1"	24"
Parkinsonia hybrid AZT (M)		1"	24"
AZT Thompson Palo Verde		1"	24"
Palo Verde		1"	24"
Parkinsonia praecox (M)		1"	24"
Parkinsonia microphylla (M)		2"	36"
Football Palo Verde		1"	24"
Pistacia chinensis (S)		1"	24"
Chinese Pistache		1"	24"
Prosopis juliflora (M)		1"	24"
Thornless Mesquite		1"	24"
Prosopis pallida (M)		1"	24"
Velvet Mesquite		1"	24"
Quercus virginiana		1"	24"
Southern Live Oak		1"	24"
Sophora secundiflora (S)		1"	24"
Texas Mountain Laurel		1"	24"
Vine agave (M)		1"	24"
Chaste Tree		1"	24"
Street Tree (S)		1"	24"
Existing Trees - To Remain In Place			
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea Rosea	5 gal.	Eremophila prostrata	5 gal.
Rosea Bougainvillea	5 gal.	Outback Sunrise Eremophila	4 gal.
Aspalathus micrantha	5 gal.	Hymenocys scutellaria	1 gal.
Western Blot of Paradise	5 gal.	Agave Day	1 gal.
Dodonaea viscosa	5 gal.	Lantana sp.	1 gal.
Hibiscus	5 gal.	New Gold Lantana	1 gal.
Yucca emoryi	15 gal.	Verbenia goodingii	1 gal.
Desert Lavender	5 gal.	Gooding Verbenia	1 gal.
Ceanothus pulcherrimus	5 gal.	Melampodium leucanthum	1 gal.
Red Bird of Paradise	5 gal.	Blackfoot Daisy	1 gal.
Taraxacum 'Balls of Fire'	5 gal.	Cacti/ Accents	Size
Balls of Fire	5 gal.		
Large Shrubs	Size		
Calliandra californica	5 gal.	Agave americana 'Margarita'	5 gal.
Red Fairy Duster	5 gal.	Century Plant	5 gal.
Cassia nemophila	5 gal.	Muhlenbergia lindheimeri	5 gal.
Desert Cassia	5 gal.	Autumn Blush	5 gal.
Calliandra californica	5 gal.	Alba Ivy, Blue Elf	5 gal.
Larrea tridentata	5 gal.	Alba Ivy	5 gal.
Crotona	5 gal.	Asclepias tuberosa	5 gal.
Lacocophyllum frutescens 'Green Cloud'	5 gal.	Blackfoot Daisy	1 gal.
Green Cloud Sage	5 gal.	Bouteloua gracilis	1 gal.
Lacocophyllum frutescens 'Lynn's Legacy'	5 gal.	Blonde Ambition	1 gal.
Lynn's Legacy Sage	5 gal.	Ceanothus gigantea	6' spear
Simmondsia chinensis	15 gal.	Dasylirion acrotrichum	5 gal.
Jopha	15 gal.	Green Desert Spoon	5 gal.
Viguiera deltoidea	1 gal.	Echinocactus grusoni	5 gal.
Goldeneye	1 gal.	Golden Barrel Cactus	5 gal.
Medium Shrubs	Size	Euphorbia confertiflora	5 gal.
Eremophila alba sp. carnea	5 gal.	Moroccan Round	5 gal.
Winter Blush	5 gal.	Forsythia viridiflora	5 gal.
Eremophila hyphophylla Blue Belle	5 gal.	Fish Hook Barrel	2' High
Blue Belle	5 gal.	Posiquera salicifolia	8 cane min.
Persea atropurpurea	5 gal.	Cordia	8 cane min.
Russian Sage	5 gal.	Brakeleaf Red Yucca	3 gal.
Ruellia penicillata	5 gal.	Nolina ligularis	5 gal.
Compact Yucca	5 gal.	Beard-lily	5 gal.
Simmondsia chinensis 'Vista'	5 gal.	Opuntia bigelovii	5 gal.
Small Shrubs	Size	Toddler Bear Cholla	5 gal.
Ambrosia deltoidea	1 gal.	Opuntia engelmannii	5 gal.
Triangle-leaf Burrage	1 gal.	Engelmann's Presley Pear	5 gal.
Calliandra eriophylla	5 gal.	Opuntia violacea Santa-Rita	5 gal.
Pink Fairy Duster	5 gal.	Purple Prickly Pear	5 gal.
Olea europaea 'Little Olive'	5 gal.	Existing Cacti - To Remain In Place	
Dwarf Olive	5 gal.	Thorns	QTY
Palafoxia cooperi	1 gal.	Decomposed Granite 3" Screened	
Paper Flower	1 gal.	Mahogany USA Rock Piles	
Teucrium chamaedrys	1 gal.	Mid-Iron Sod	
Germanier	1 gal.	Mid-Iron Sod	

THE PLANTING:

1. TREES SHOWN ARE APPROXIMATE, LOCATION TO BE DETERMINED WITH FINAL PLAN.

SIGHT DISTANCE (SIGHT STOP) NOTE:

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL. SIGHT VISIBILITY REQUIREMENTS ON UNCONSTRUCTED VUE EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED

NOTES:
1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS," SEE SECTION 1903(6)(A), ZONING CODE.
2. ALL TREES BUTTING PLAZA TO BE PROVIDED WITH ROOT BARRIERS.
3. NO TREES IN PLAZA, SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE DOTTED SAGUARO AND EXTRA LARGE SHRUBS.
4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VAULTS PER THE EDS SECTION 6.1.1.3.
5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.
6. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD., 159TH AVE. AND RIO CABALLO PKWY. TO BE SINGLE TRUNK STANDARD TREE.



Rio Caballo
163RD AVE. & DYNAMITE BLVD.
Surprise, AZ
SHEET TITLE: PLANTING PLAN



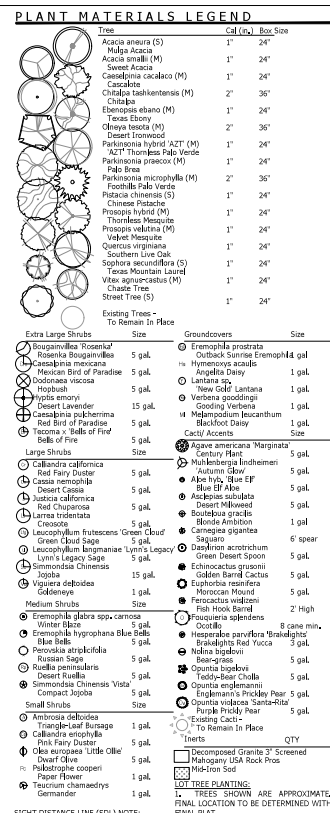
AB LA
310 E. RIO CABALLO PARKWAY
TEMPE, ARIZONA 85281
WEBSITE: WWW.AB-LA.COM



DATE: 05.13.2023
ISSUED FOR: THE PLAN
DRAWN BY: VCM
CHECKED BY: JCM
DESIGN NUMBER: 2023-001
PROJECT NUMBER: 2023-001
SHEET: 31
TOTAL SHEETS: 67



DRAINAGE STRUCTURE -
REFER TO CIVIL ENGINEER PLANS



SIGHT DISTANCE LINE (SDL) NOTE:
1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.



Contract Arizona 911 at least two full working days before you begin excavation



Call 800.442.4424 or www.arizona911.com

KEY MAP

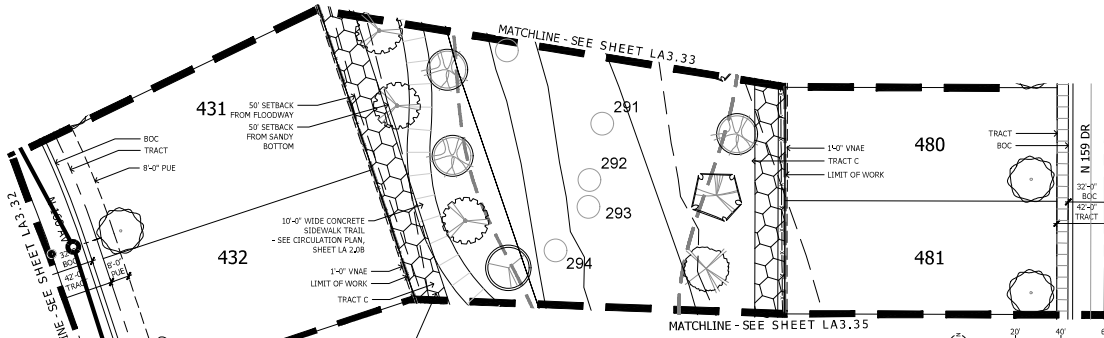
Rio Caballo
163RD AVE. & DYNAMTIE BLVD.
 Surprise, AZ
SHEET TITLE: PLANTING PLAN



AB  **LA**

454-40
ANDREW D. BARN
APR 1 2002
EXP. 2-31-24

DATE: 05.31.2022	ISSUED FOR: PIR, Flat	ARLA PROJECT NUMBER: LA3.33
DRAWN BY: VL, CM	CHECKED BY: TD	
PERMIT NUMBER:		



PLANT MATERIALS LEGEND

Tree	Cal (in)	Box Size
Acacia anaura (S)	1"	24"
Mulga Acacia	1"	24"
Acacia small (M)	1"	24"
Sweet Acacia	1"	24"
Calligonum capadocicum (M)	1"	24"
Ceanothus	2"	36"
Chilodactylus taeniatus (M)	1"	24"
Chilodactylus	1"	24"
Ebenopsis elaeagnifolia (M)	1"	24"
Texas Ebony	2"	36"
Desert Ironwood	1"	24"
Parkinsonia hybrid AZT (M)	1"	24"
AZT Thompson Palo Verde	1"	24"
Palo Verde	1"	24"
Parkinsonia praecox (M)	1"	24"
Parkinsonia microphylla (M)	2"	36"
Football Palo Verde	1"	24"
Pistacia chinensis (S)	1"	24"
Chinese Pistache	1"	24"
Prosopis juliflora (M)	1"	24"
Thornless Mesquite	1"	24"
Prosopis pallida (M)	1"	24"
Velvet Mesquite	1"	24"
Quercus virginiana	1"	24"
Southern Live Oak	1"	24"
Sophora secundiflora (S)	1"	24"
Texas Mountain Laurel	1"	24"
Vitis aestivalis (M)	1"	24"
Chaste Tree	1"	24"
Street Tree (S)	1"	24"

Existing Trees - To Remain in Place

Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea Roseal	5 gal.	Eremophila prostrata	5 gal.
Roseal Bougainvillea	5 gal.	Outback Sunrise Eremophila	5 gal.
Chastanet	5 gal.	Hymenoclea salsola	5 gal.
Mexican Bird of Paradise	5 gal.	Agave Day	1 gal.
Dodonaea viscosa	5 gal.	Lantana	1 gal.
Hibiscus	5 gal.	New Gold Lantana	1 gal.
Yucca emoryi	15 gal.	Verbenia goodingii	1 gal.
Desert Lavender	5 gal.	Gooding Verbenia	1 gal.
Ceanothus	5 gal.	Megamelopus leucanthus	1 gal.
Red Bird of Paradise	5 gal.	Blackfoot Daisy	1 gal.
Tecoma x 'Bells of Fire'	5 gal.	Cacti/ Accents	Size
Bells of Fire	5 gal.		
Large Shrubs	Size		
Calliandra californica	5 gal.	Agave americana 'Marginalia'	5 gal.
Red Fairy Duster	5 gal.	Century Plant	5 gal.
Cassia nemophila	5 gal.	Muhlenbergia lindheimeri	5 gal.
Desert Cassia	5 gal.	Alba Lily Blue Elf	5 gal.
Calliandra californica	5 gal.	Alba Lily Blue Elf	5 gal.
Red Chuparosa	5 gal.	Asclepias tuberosa	5 gal.
Larrea tridentata	5 gal.	Desert Milkweed	5 gal.
Croton	5 gal.	Bouteloua gracilis	1 gal.
Leucophyllum frutescens 'Green Cloud'	5 gal.	Blonde Ambition	1 gal.
Green Cloud Sage	5 gal.	Ceanothus gigantea	5 gal.
Leucophyllum frutescens 'Lynn's Legacy'	5 gal.	Sageo	5 gal.
Lynn's Legacy Sage	5 gal.	Dasylirion acrotrichum	5 gal.
Simmondsia chinensis	5 gal.	Green Desert Spoon	5 gal.
Jopha	15 gal.	Echinocactus grusonii	5 gal.
Viguiera deltoidea	1 gal.	Golden Barrel Cactus	5 gal.
Goldeneye	1 gal.	Euphorbia sentifolia	5 gal.
Medium Shrubs	Size	Moroccan Round	5 gal.
Eremophila alba app. carnea	5 gal.	Ferncastles wallfonia	5 gal.
Winter Blase	5 gal.	Fish Hook Band	2' High
Eremophila hyphandra like bella	5 gal.	Croton	8 cane min.
Blue Bella	5 gal.	Hesperaloe parviflora 'Brakelights'	5 gal.
Persea atropurpurea	5 gal.	Brakelights Red Yucca	5 gal.
Russian Sage	5 gal.	Nolina ligularis	5 gal.
Ruellia penicillata	5 gal.	Red-leafed	5 gal.
Compact Ruella	5 gal.	Opuntia bigelovii	5 gal.
Compact Jopha	5 gal.	Opuntia engelmannii	5 gal.
Simmondsia chinensis 'Vista'	5 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Small Shrubs	Size	Opuntia engelmannii 'Prickly Pear'	5 gal.
Ambrosia deltoidea	1 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Triangle-leaf Bush	1 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Calliandra eriophylla	5 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Pink Fairy Duster	5 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Olea europaea 'Little Olive'	5 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Doan Olive	5 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Palafoxia cooperi	1 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Paper Flower	1 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Tecumtum chamaedrys	1 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.
Germania	1 gal.	Opuntia engelmannii 'Prickly Pear'	5 gal.

EXISTING TREES - TO REMAIN IN PLACE

EXISTING TREES - TO REMAIN IN PLACE

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3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS," SEE SECTION 1903.6(X), ZONING CODE.
2. ALL TREES ABOUTING P.J.E. TO BE PROVIDED WITH ROOT BARRIERS.
3. NO TREES IN PUE. SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE OCOTILLO SAGUARO AND EXTRA LARGE TREES.
4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VAULTS PER THE EDS SECTION 8.1.13.
5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.
6. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD., 159TH AVE. AND RIO CABALLO PKWY. TO BE SINGLE TRUNK STANDARD TREES

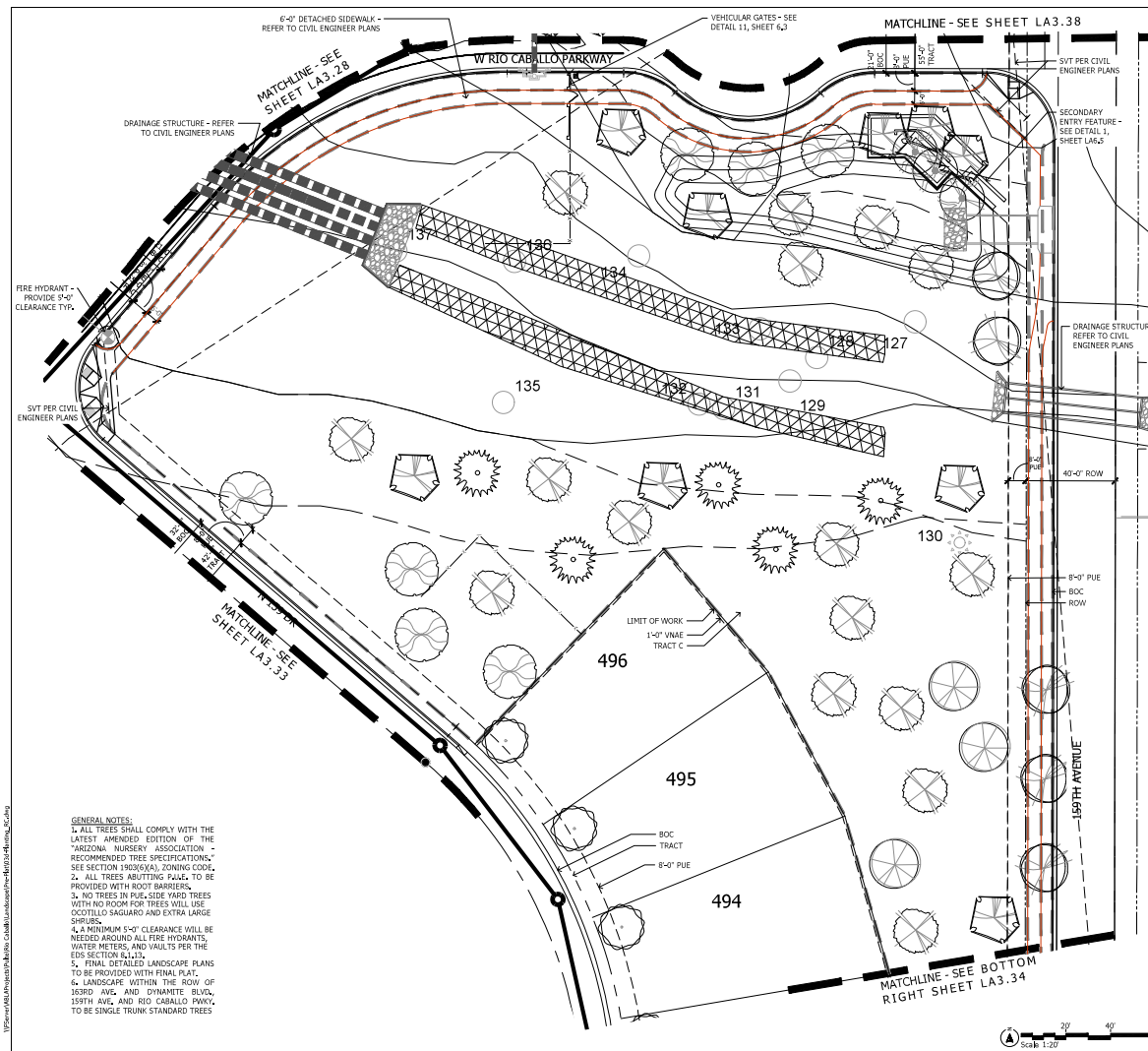


SIGHT DISTANCE LINE (SDL) NOTE:
1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.



NOT TO SCALE

ISSUED FOR: Plot		
DRAWN BY: VL/CM		
CHECKED BY: TD		
PERMIT NUMBER:		
ABLA PROJECT NUMBER: 09-533-21		
LA3.36		
PG: 47	OF	67



PLANT MATERIALS LEGEND

Tree	Cal (in)	Box Size
Acacia anaura (S)	1"	24"
Mulga Acacia	1"	24"
Acacia small (M)	1"	24"
Sweet Acacia	1"	24"
Calliandra callicane (M)	1"	24"
Candelia	2"	36"
Calliandra tasmanianensis (M)	1"	24"
Chilodactyl	1"	24"
Ebenopsis elano (M)	1"	24"
Texas Ebony	1"	24"
Oberea testata (M)	1"	36"
Desert Ironwood	1"	24"
Parkinsonia hybrid AZT (M)	1"	24"
AZT Thompson Palo Verde	1"	24"
Parkinsonia praecox (M)	1"	24"
Palo Verde	1"	24"
Parkinsonia microphylla (M)	1"	24"
Platanus chinensis (S)	1"	24"
Chinese Fraxinus	1"	24"
Prosopis hybrid (M)	1"	24"
Thomson Mesquite	1"	24"
Prosopis pallida (M)	1"	24"
Valley Mesquite	1"	24"
Quercus virginiana	1"	24"
Southern Live Oak	1"	24"
Sophora secundiflora (S)	1"	24"
Texas Mountain Laurel	1"	24"
Vine acuminata (M)	1"	24"
Chaste Tree	1"	24"
Street Tree (S)	1"	24"

Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea Roseal	5 gal.	Eremophila prostrata	5 gal.
Rosea Bougainvillea	5 gal.	Outback Sunrise Eremophila	5 gal.
Desert Mimosa	5 gal.	Hymenocys scutell	5 gal.
Mexican Bird of Paradise	5 gal.	Agave Daisy	1 gal.
Dodonaea viscosa	5 gal.	Lantana sp.	1 gal.
Hibiscus	15 gal.	New Gold Lantana	1 gal.
Yucca emoryi	5 gal.	Verbenia goodingii	1 gal.
Desert Lavender	5 gal.	Gooding Verbenia	1 gal.
Canabina puberula	5 gal.	Melampodium leucanthum	1 gal.
Bird of Paradise	5 gal.	Blackfoot Daisy	1 gal.
Tarona - Balls of Fire	5 gal.	Cacti Accents	Size
Large Shrubs	Size	Agave americana 'Marginala'	5 gal.
Calliandra californica	5 gal.	Century Plant	5 gal.
Rail Fairy Duster	5 gal.	Muhlenbergia lindheimeri	5 gal.
Cassia nemophila	5 gal.	Alba Ivy Blue Elf	5 gal.
Desert Cassia	5 gal.	Alba Ivy	5 gal.
Justicia californica	5 gal.	Asclepias tuberosa	5 gal.
Rail Chaparral	5 gal.	Desert Milkweed	5 gal.
Larrea tridentata	5 gal.	Bouteloua gracilis	1 gal.
Crotona	5 gal.	Blonde Ambition	5 gal.
Leucophyllum frutescens 'Green Cloud'	5 gal.	Carnegiea gigantea	5 gal.
Green Cloud Sage	5 gal.	Dasylirion acrotrichum	5 gal.
Leucophyllum frutescens 'Lynn's Legacy'	5 gal.	Green Desert Spoon	5 gal.
Lynn's Legacy Sage	5 gal.	Echinocactus grusoni	5 gal.
Simmondsia chinensis	5 gal.	Golden Barrel Cactus	5 gal.
Jopha	15 gal.	Euphorbia sentifolia	5 gal.
Viguiera deltoidea	1 gal.	Moroccan Mount	5 gal.
Goldeneye	1 gal.	Ferncastalia walleriana	2' High
Medium Shrubs	Size	Fish Hook Band	2' High
Eremophila alberta spp. carnea	5 gal.	Pinguicula vulgaris	8 cane min.
Winter Blase	5 gal.	Crotona	8 cane min.
Eremophila hyphandra blue	5 gal.	Hesperaloe parviflora 'Brilliant Red'	3 gal.
Blue Bell	5 gal.	Brilliant Red Yucca	3 gal.
Pereskia atropurpurea	5 gal.	Nolina ligularis	5 gal.
Russian Sage	5 gal.	Agave	5 gal.
Ruellia penicillata	5 gal.	Opuntia bigelovii	5 gal.
Compact Yucca	5 gal.	Opuntia engelmannii	5 gal.
Simmondsia chinensis 'Vista'	5 gal.	Engelmann's Presley Pear	5 gal.
Small Shrubs	Size	Opuntia violacea Santa-Rita	5 gal.
Ambrosia deltoidea	1 gal.	Purple Prickly Pear	5 gal.
Triangle-leaf Surpate	1 gal.	Existing Cacti	1"
Pink Fairy Duster	5 gal.	To Remain In Place	1"
Olea europaea 'Little Olive'	5 gal.	Thorns	QTY
Dwarf Olive	5 gal.	Decomposed Granite 3" Screened	1"
Palafoxia cooperi	1 gal.	Mahogany USA Rock Pits	1"
Paper Flower	1 gal.	Mid-Iron Sod	1"
Teucrium chamaedrys	1 gal.	LOT TREE PLANTING	1"
Germanier	1 gal.	LOT TREE PLANTING	1"

GENERAL NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION" - RECOMMENDED TREE SPECIFICATIONS - SEE SECTION 190300(A), ZONING CODE.
2. ALL TREES ABUTTING PUE, TO BE PROVIDED WITH ROOT BARRIERS.
3. NO TREES IN PUE SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE COTONWOOD SAGUARO AND EXTRA LARGE SHRUBS.
4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VAULTS PER THE EDS SECTION 6.1.1.1.
5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAN.
6. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD., 159TH AVE. AND RIO CABALLO PKWY. TO BE SINGLE TRUNK STANDARD TREES.

RIGHT DISTANCE LINE (RDL) NOTE:

1. RIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURVEY DETAIL 4-01. RIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.

KEY MAP

NOT TO SCALE

Rio Caballo
163RD AVE. & DYNAMITE BLVD.
Surprise, AZ
SHEET TITLE: PLANTING PLAN

Pulte HOMES

AB LA
310 E. RIO CABALLO PARKWAY
TEMPE, ARIZONA 85281
WEBSITE: WWW.AB-LA.COM

LA3.37
RS: 48 CF: 67

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS," SEE SECTION 1903(6)(A), ZONING CODE.
2. ALL TREES ABUTTING P.U.E. TO BE PROVIDED WITH ROOT BARRIERS.
3. NO TREES IN P.U.E. SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE OCOTILLO SAGUARO AND EXTRA LARGE SHRUBS.
4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VAULTS PER THE EDS SECTION 8.1.1.3.
5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.
6. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD., 159TH AVE. AND RIO CABALLO PKWY. TO BE SINGLE TRUNK STANDARD TREES.



Tree	Can (x)	Box Size
<i>Acacia aneura</i> (S)	1"	24"
<i>Melaleuca acuta</i>	1"	24"
<i>Acacia smalli</i> (M)	1"	24"
<i>Sweet Acacia</i>	1"	24"
<i>Caesalpinia caudex</i> (M)	1"	24"
<i>Catalpa</i>	1"	24"
<i>Citralia tridentata</i> (M)	2"	36"
<i>Chilopsis</i>	1"	24"
<i>Eucalyptus eburna</i> (M)	1"	24"
<i>Terna Eucalypt</i>	1"	24"
<i>Oleosa tinctoria</i> (M)	2"	36"
<i>Desert Rose</i>	1"	24"
<i>Parkinsonia hybrid AZT</i> (M)	1"	24"
<i>KCT Parkinsonia</i>	1"	24"
<i>Parkinsonia praecox</i> (M)	1"	24"
<i>Pink Rose</i>	1"	24"
<i>Parkinsonia microphylla</i> (M)	1"	24"
<i>Ficifolia Palo verde</i>	1"	24"
<i>Pistacia glaucescens</i>	1"	24"
<i>Chinese Pistache</i>	1"	24"
<i>Prosopis hybrid</i> (M)	1"	24"
<i>Thornless Mesquite</i>	1"	24"
<i>Prosopis juliflora</i> (M)	1"	24"
<i>Velvet Mesquite</i>	1"	24"
<i>Quercus virginiana</i>	1"	24"
<i>Southern Live Oak</i>	1"	24"
<i>Sophora sericeifolia</i> (S)	1"	24"
<i>Texas Mountain Laurel</i>	1"	24"
<i>Vine squarrosa</i> (M)	1"	24"
<i>Chaste Tree</i>	1"	24"
<i>Street Tree</i> (S)	1"	24"
<i>Sourthorn Tree</i>	1"	24"

Extra Large Shrubs		To Remain In Place		Groundcovers	
Shrub	Size	Shrub	Size	Shrub	Size
 <i>Abutilon</i>	5 ft.	 <i>Agave americana</i>	5 ft.	 <i>Agave americana</i>	5 ft.
 <i>Alseodaphne</i>	5 ft.	 <i>Alseodaphne</i>	5 ft.	 <i>Alseodaphne</i>	5 ft.
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 *Alseodaphne* 5 ft.

SIGHT DISTANCE LINE (SDL) NOTE:
1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.



KEY MAP

NOT TO SCALE

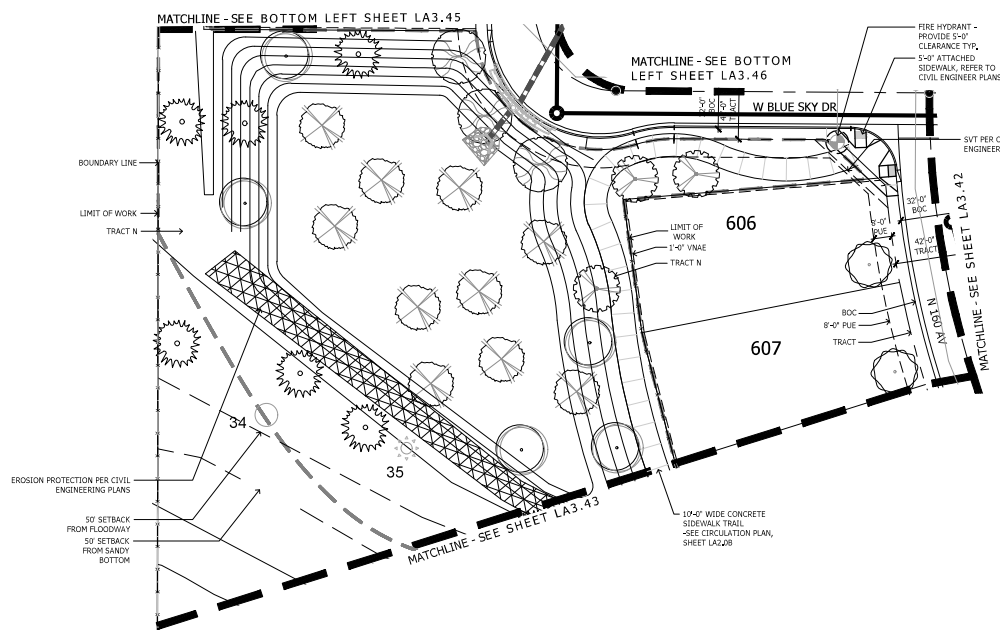
RIO Caballo
163RD AVE. & DYNAMTIE BLVD.
Surprise, AZ
SHEET TITLE: PLANTING PLAN



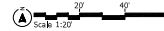
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NUMBER:					

ED FOR: PREP
OWN BY: VL,CM
CKED BY: TD
MIT NUMBER:
A PROJECT NUM
33-21

LA3.40



- GENERAL NOTES:**
1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS," SEE SECTION 1903(6)(A), ZONING CODE.
 2. ALL TREES BUTTING PAVE, TO BE PROVIDED WITH ROOT BARRIERS.
 3. NO TREES IN PUBLIC SIDEWALKS OR AREAS WITH NO ROOM FOR TREES WILL USE COTTLEDO SAGUARO AND EXTRA LARGE SHRUBS.
 4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VAULTS PER THE EDS SECTION 8.1.12.
 5. SEE ATTACHED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLANT PLAN.
 6. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD., 159TH AVE. AND RIO CABELLO PKWY. TO BE SINGLE TRUNK STANDARD TREE.



PLANT MATERIALS LEGEND

[illegible]

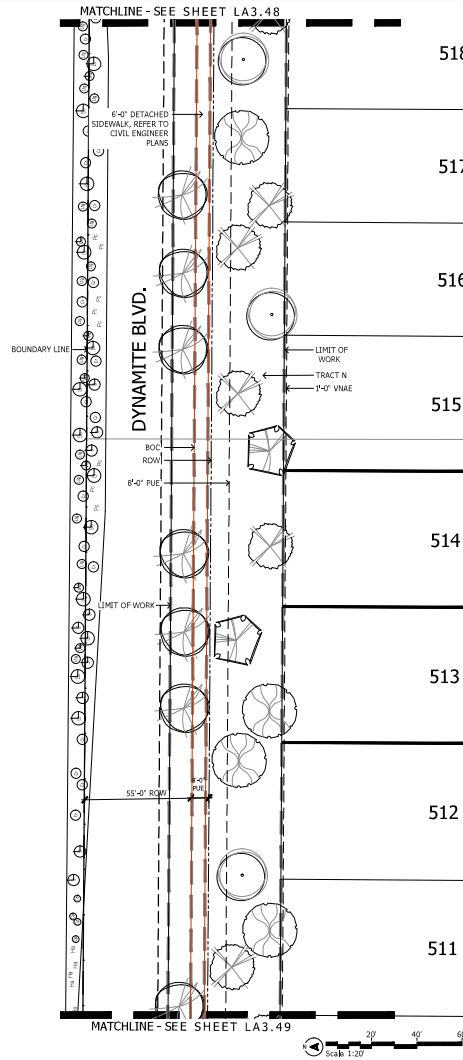
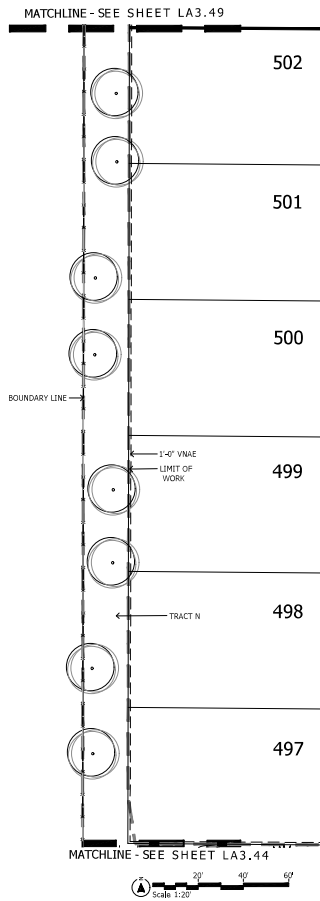
SIGHT DISTANCE LINE (SDL) NOTE:
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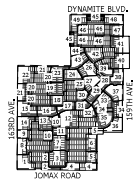
KEY MAP

NOT TO SCALE

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS," SEE SECTION 1903(6)(A), ZONING CODE.
2. ALL TREES ABUTTING PUE, TO BE PROVIDED WITH ROOT BARRIERS.
3. NO TREES IN PUE, SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE SCOTTLO SAGUARO AND OTHER LARGE SHADES.
4. A MINIMUM 3" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VAULTS PER THE EDS SECTION 8.1.13.
5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAN.
6. LANDSCAPE WITHIN THE ROW OF 163RD AVE, AND DYNAMITE BLVD., 159TH AVE, AND RIO CABELLO PKWY. TO BE SINGLE TRUNK STANDARD TREE

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3. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.



KEY MAP

NOT TO SCALE

Rio Caballo

103RD AVE. & DYNAMITE BLVD.
Surprise, AZ

SHEET TITLE: PLANTING PLAN



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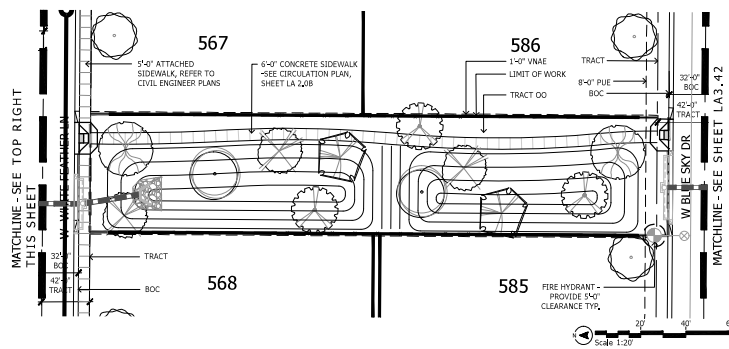
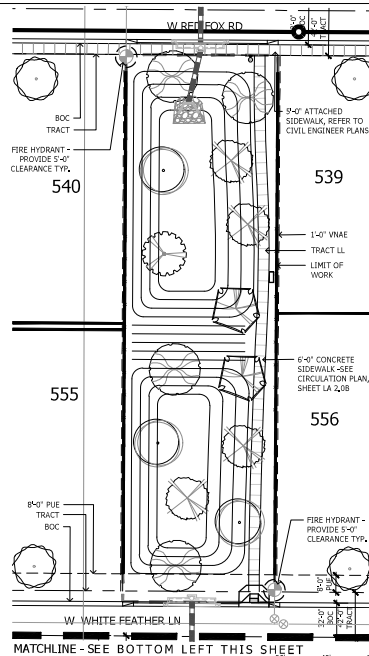
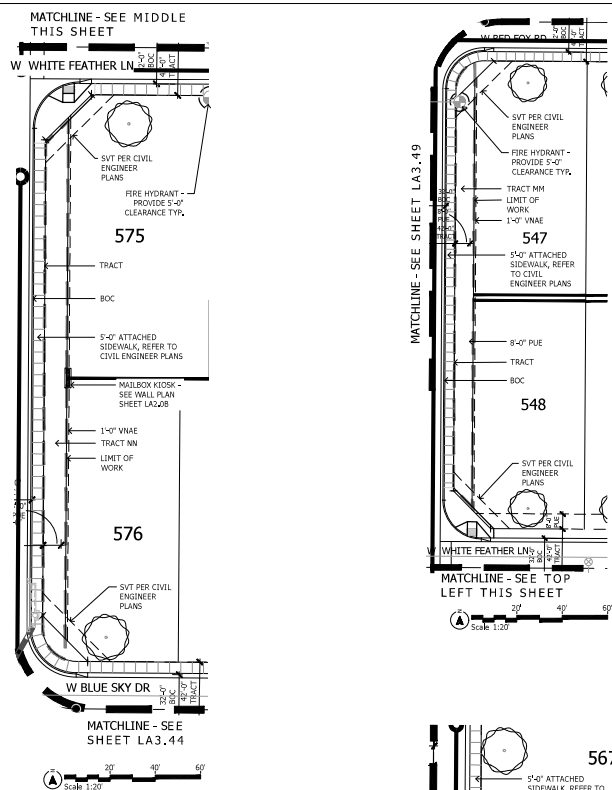
Pre-Flight
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NUMBER

SUED
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ERMIT

LA3 45

PG: 56 OF

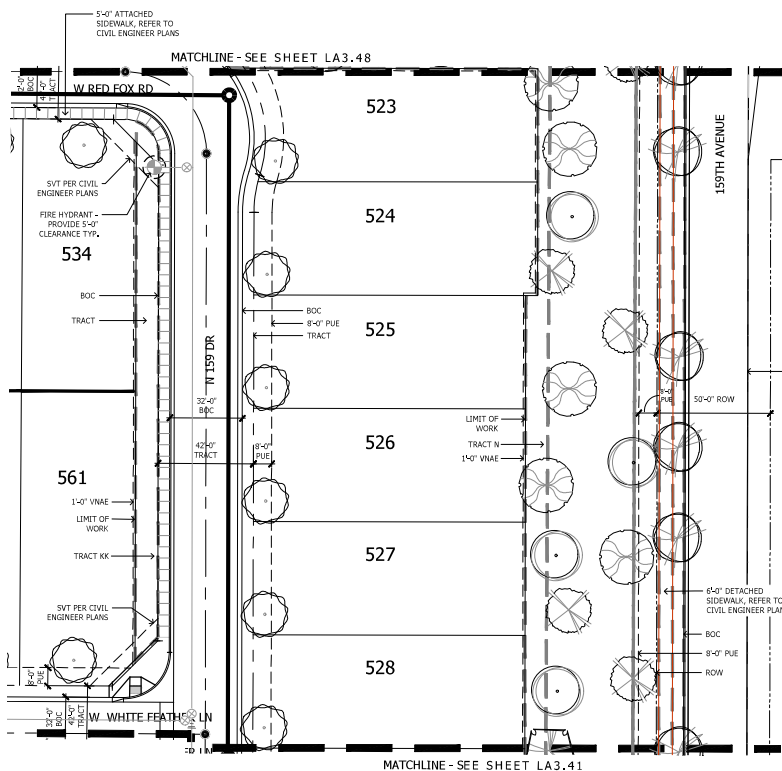
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Rio Caballo
163RD AVE. & DYNAMTIE BLVD.
Surprise, AZ
SHEET 111 F-PLANTING PLAN



DATE: 05.21.2022	ISSUED FOR: Pkg. #14
DRAWN BY: VL/CM	CHECKED BY: TD
PERMIT NUMBER:	ABLA PROJECT NUMBER: 09-533-21

LA3.46



PLANT MATERIALS LEGEND

Tree	Cal (in.)	Box Size
Acacia aneura (S)	1"	24"
Mulga Acacia	1"	24"
Acacia aneura (M)	1"	24"
Sweet Acacia	1"	24"
Callistemon coccineus (M)	1"	24"
Callistemon	2"	36"
Callistemon coccineus (M)	1"	24"
Ebenopsis ebano (M)	1"	24"
Tenax Ebony	1"	24"
Oberea testata (M)	2"	36"
Desert Ironwood	1"	24"
Parkinsonia hybrid AZT (M)	1"	24"
AZT Thompson Palo Verde	1"	24"
Palo Verde	1"	24"
Parkinsonia praecox (M)	1"	24"
Parkinsonia microphylla (M)	2"	36"
Florida Palo Verde	1"	24"
Pistacia chinensis (S)	1"	24"
Chinese Pistache	1"	24"
Prosopis juliflora (M)	1"	24"
Thornless Mesquite	1"	24"
Prosopis pallida (M)	1"	24"
Velvet Mesquite	1"	24"
Quercus virginiana	1"	24"
Southern Live Oak	1"	24"
Sophora secundiflora (S)	1"	24"
Texas Mountain Laurel	1"	24"
Vine apricotatum (M)	1"	24"
Chaste Tree	1"	24"
Shrub Tree (S)	1"	24"

Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea Rosea	5 gal.	Eremophila prostrata	5 gal.
Rosea Bougainvillea	5 gal.	Outback Sunrise Eremophila	5 gal.
Chasabina microcarpa	5 gal.	Hymenocys scutell	5 gal.
Mexican Bird of Paradise	5 gal.	Agave Day	1 gal.
Dodonaea viscosa	5 gal.	Lantana sp.	1 gal.
Hibiscus	5 gal.	New Gold Lantana	1 gal.
Yucca emoryi	15 gal.	Verbenia goodingii	1 gal.
Desert Lavender	5 gal.	Gooding Verbenia	1 gal.
Canabina pulcherrima	5 gal.	Melampodium leucanthum	1 gal.
Red Bird of Paradise	5 gal.	Blackfoot Daisy	1 gal.
Taraxacum x 'Balls of Fire'	5 gal.	Cacti/ Accents	Size
Balls of Fire	5 gal.		

Large Shrubs	Size	Medium Shrubs	Size
Calliandra californica	5 gal.	Agave americana 'Margarita'	5 gal.
Red Fairy Duster	5 gal.	Muhlenbergia lindheimeri	5 gal.
Cassia nemophila	5 gal.	Autumn Blue	5 gal.
Desert Cassia	5 gal.	Alba Ivy, Blue Elf	5 gal.
Calliandra californica	5 gal.	Asclepias tuberosa	5 gal.
Red Chuparosa	5 gal.	Desert Milkweed	5 gal.
Larrea tridentata	5 gal.	Bouteloua gracilis	1 gal.
Crotona	5 gal.	Blonde Ambition	1 gal.
Leucosiphum frutescens 'Green Cloud'	5 gal.	Carnegiea gigantea	5 gal.
Green Cloud Sage	5 gal.	Saguaro	5 gal.
Leucosiphum frutescens 'Lynn's Legacy'	5 gal.	Dasylirion acrotrichum	5 gal.
Lynn's Legacy Sage	5 gal.	Green Desert Spoon	5 gal.
Simmondsia chinensis	5 gal.	Echinocactus grusoni	5 gal.
Jopha	15 gal.	Golden Barrel Cactus	5 gal.
Viguiera deltoidea	1 gal.	Euphorbia corollata	5 gal.
Goldeneye	1 gal.	Moroccan Mound	5 gal.
Medium Shrub	Size	Forsythia viridifolia	5 gal.
Eremophila alba spp. carnea	5 gal.	Fish Hook Band	2' High
Winter Blase	5 gal.	Posiquera splendens	8 cane min.
Eremophila hypophana blue bella	5 gal.	Coccoloba	5 gal.
Blue Bella	5 gal.	Hesperaloe parviflora 'Brakeleaf'	3 gal.
Pereskia atropurpurea	5 gal.	Brakeleaf Red Yucca	5 gal.
Russian Sage	5 gal.	Nolina ligularis	5 gal.
Ruellia penicillata	5 gal.	Red Yucca	5 gal.
Desert Ruella	5 gal.	Opuntia bigelovii	5 gal.
Simmondsia chinensis 'Vista'	5 gal.	Red Yucca	5 gal.
Compact Jopha	5 gal.	Opuntia engelmannii	5 gal.
Small Shrubs	Size	Engelmann's Presley Pear	5 gal.
Ambrosia deltoidea	1 gal.	Opuntia violacea Santa-Rita	5 gal.
Triangle Leaf Scaevola	1 gal.	Purple Prickly Pear	5 gal.
Pink Fairy Duster	5 gal.	Existing Cacti -	
Olea europaea 'Little Olive'	5 gal.	To Remain in Place	
Dwarf Olive	5 gal.	Thorns	QTY
Palafoxia cooperi	1 gal.	Decomposed Granite 3" Screened	
Paper Flower	1 gal.	Mahogany USA Rock Pox	
Teucrium chamaedrys	1 gal.	Mid-Iron Sod	
Germander	1 gal.	Mid-Iron Sod	

GENERAL NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 100000, ZONING CODE.
2. ALL TREES ABUTTING PAVE. TO BE PROVIDED WITH ROOT BARRIERS.
3. NO TREES IN PUE, SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE OCOTILLO SAGUARO AND EXTRA LARGE SHRUBS.
4. A MINIMUM 5'-0" CLEARANCE WILL BE NEEDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VAULTS PER THE EDS SECTION 8.4.1.1.
5. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.
6. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD., 159TH AVE. AND RIO CABALLO PKWY. TO BE SINGLE TRUNK STANDARD TREE.



NOT TO SCALE

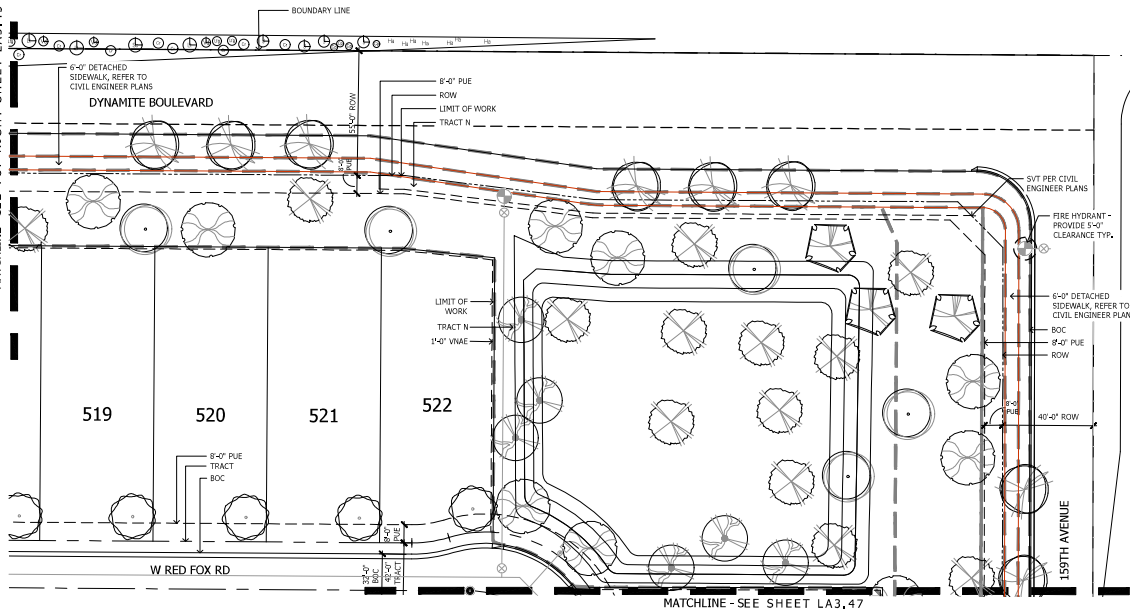
Rio Caballo
163RD AVE. & DYNAMITE BLVD.
Surprise, AZ
SHEET TITLE: PLANTING PLAN



AB LA
310 E. RIO CABALLO PARKWAY
TEMPE, ARIZONA 85281
WEBSITE: WWW.AB-LA.COM



DATE: 05-13-2023
ISSUED FOR: FINAL
DRAWN BY: V. CH.
CHECKED BY: [Signature]
PROJECT NUMBER: 2023-001
SHEET NUMBER: 58 OF 67



GENERAL NOTES

3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SECTION 1903(6)(A), ZONING CODE.
4. ALL TREES ABUTTING P.U.E. TO BE PROVIDED WITH ROOT BARRIERS.
5. NO TREES IN P.U.E. SIDE YARD TREES WITH NO ROOM FOR TREES WILL USE COTILLID SAGUARO AND EXTRA LARGE SHRUBS.
6. FIRE HYDRANTS TO BE PROVIDED AROUND ALL FIRE HYDRANTS, WATER METERS, AND VAULTS PER THE EDS SECTION 8.1.13.
7. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.
8. LANDSCAPE WITHIN THE ROW OF 163RD AVE. AND DYNAMITE BLVD., 159TH AVE. AND RIO CABELLO PKWY. TO BE SINGLE TRUNK STANDARD TREE



KEY MAP



NOT TO SCALE

PLANT MATERIALS LEGEND

[illegible]

SIGHT DISTANCE LINE (SDL) NOTE
1. SIGHT DISTANCE REQUIREMENT
SURPRISE DETAIL 4-01. SIGHT
EASEMENT AREA AND IN FRO
REQUIREMENTS IN DETAILS 4-01 A

TS ON ARTERIALS AND COLLECTORS WILL ADHERE TO VISIBILITY WITHIN THE UNOBSTRUCTED VIEW OF STOP SIGNS SHALL MEET OR EXCEED AND 4-02.

Rio Caballo
163RD AVE. & DYNAMITE BLVD.
Surprise, AZ

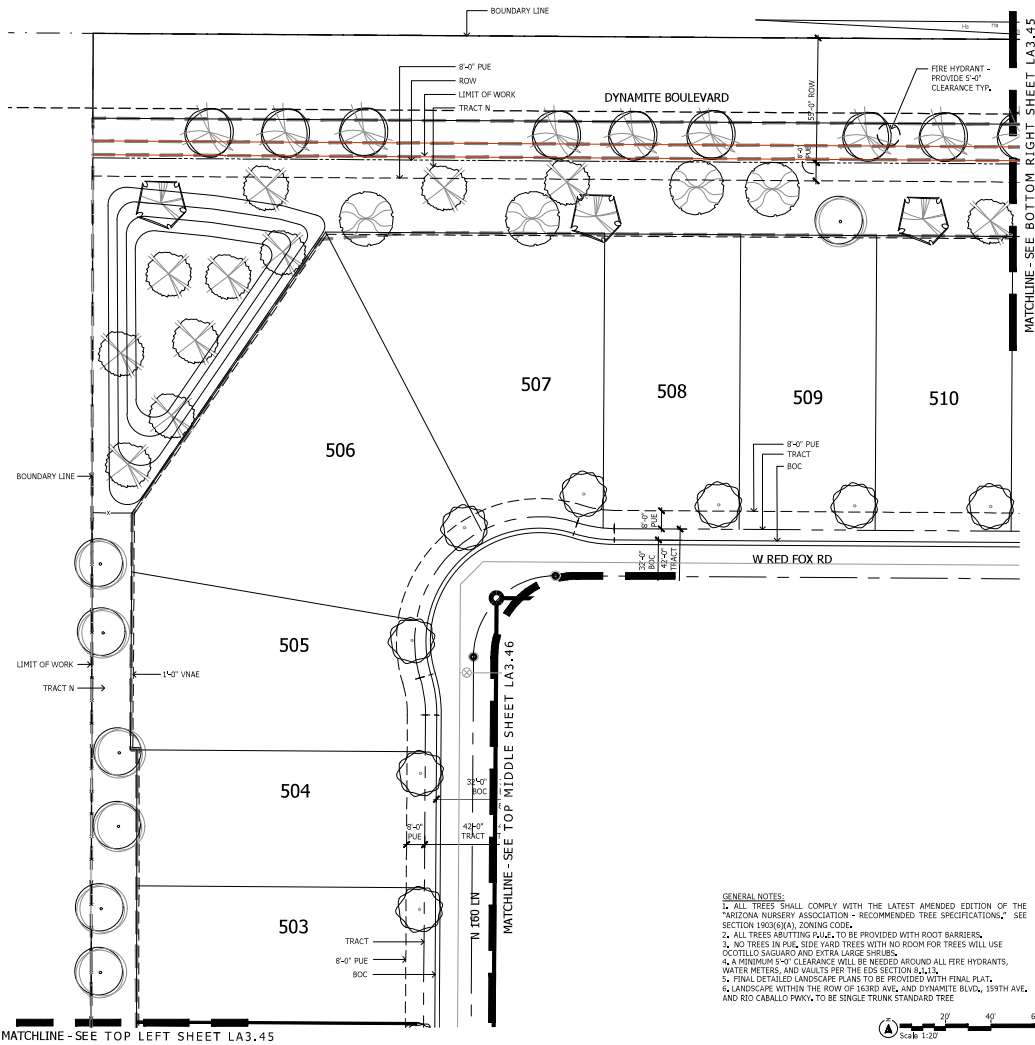


AB LA
BIO E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
FAX: 480-530-0077



DATE: 05.31.2022
ISSUED FOR: Pvc Flat
DRAWN BY: VL, CM
CHECKED BY: TD
PERMIT NUMBER:
LA PROJECT NUMBER:
533-21

LA3.48



PLANT MATERIALS LEGEND

Tree	Cal (in)	Box Size	
Acacia aneura (S)	1"	24"	
Mulga Acacia	1"	24"	
Acacia small (M)	1"	24"	
Sweet Acacia	1"	24"	
Callistemon coccineus (M)	1"	24"	
Casahuate	2"	36"	
Callistemon coccineus (M)	1"	24"	
Ebenopsis ebano (M)	1"	24"	
Texas Ebony	2"	36"	
Oberea testata (M)	1"	24"	
ACT Thompson Palo Verde	1"	24"	
Palo Verde	1"	24"	
Parkinsonia praecox (M)	1"	24"	
Parkinsonia microphylla (M)	2"	36"	
Florida Palo Verde	1"	24"	
Pistacia chinensis (S)	1"	24"	
Chinese Pistache	1"	24"	
Prosopis juliflora (M)	1"	24"	
Thornless Mesquite	1"	24"	
Prosopis juliflora (M)	1"	24"	
Vahet Mesquite	1"	24"	
Quercus virginiana	1"	24"	
Southern Live Oak	1"	24"	
Sophora secundiflora (S)	1"	24"	
Texas Mountain Laurel	1"	24"	
Viola speciosa (M)	1"	24"	
Chaste Tree	1"	24"	
Street Tree (S)	1"	24"	
Existing Trees - To Remain In Place			
Extra Large Shrubs	Size	Groundcovers	
Bougainvillea Rosea	5 gal.	Eremophila prostrata	Size
Rosea Bougainvillea	5 gal.	Outback Sunrise Eremophila	4 gal.
Chastanet microcarpa	5 gal.	Hymenocys scabula	5 gal.
Microcarpa	5 gal.	Aspidistra	1 gal.
Dodonaea viscosa	5 gal.	Lantana sp.	1 gal.
Hibiscus	5 gal.	New Gold Lantana	1 gal.
Yucca emoryi	15 gal.	Verbenia goodingii	1 gal.
Desert Lavender	5 gal.	Gooding Verbenia	1 gal.
Canabipina puberula	5 gal.	Melampodium leucanthum	1 gal.
Red Bird of Paradise	5 gal.	Blackfoot Daisy	1 gal.
Taraxacum x 'Balls of Fire'	5 gal.	Cacti/ Accents	Size
Balls of Fire	5 gal.	Agave americana 'Margarita'	5 gal.
Large Shrubs	Size	Century Plant	5 gal.
Calliandra californica	5 gal.	Muhlenbergia lindheimeri	5 gal.
Red Fairy Duster	5 gal.	Autumn Blush	5 gal.
Cassia nemophila	5 gal.	Alba Ivy, Blue Elf	5 gal.
Desert Cassia	5 gal.	Alba Ivy	5 gal.
Jacaria californica	5 gal.	Asclepias tuberosa	5 gal.
Red Chuparosa	5 gal.	Desert Milkweed	5 gal.
Larrea tridentata	5 gal.	Bouteloua gracilis	1 gal.
Crotona	5 gal.	Blonde Ambition	1 gal.
Lacocophyllum frutescens 'Green Cloud'	5 gal.	Carnegiea gigantea	5 gal.
Green Cloud Sage	5 gal.	Saguaro	5 gal.
Lacocophyllum frutescens 'Lynn's Legacy'	5 gal.	Dasylirion acrotrichum	5 gal.
Lynn's Legacy Sage	5 gal.	Green Desert Spoon	5 gal.
Simmondsia chinensis	5 gal.	Echinocactus grusoni	5 gal.
Jopha	15 gal.	Golden Barrel Cactus	5 gal.
Viguiera deltoidea	1 gal.	Euphorbia naniflora	5 gal.
Goldeneye	1 gal.	Moroccan Round	5 gal.
Medium Shrubs	Size	Ferncastus walteri	5 gal.
Eremophila alba spp. carnea	5 gal.	Fish Hook Band	2' High
Winter Blush	5 gal.	Posiquera salicifolia	8 cane min.
Eremophila hyphandra blue bells	5 gal.	Cordia	8 cane min.
Blue Bells	5 gal.	Hesperaloe parviflora 'Brakelight'	3 gal.
Pereskia atropurpurea	5 gal.	Brakelight Red Yucca	3 gal.
Russian Sage	5 gal.	Nolina ligularis	5 gal.
Ruellia penicillata	5 gal.	Red Yucca	5 gal.
Desert Ruella	5 gal.	Opuntia bigelovii	5 gal.
Compact Jopha	5 gal.	Teddy Bear Cholla	5 gal.
Simmondsia chinensis 'Vista'	5 gal.	Opuntia engelmannii	5 gal.
Small Shrubs	Size	Engelmann's Prickly Pear	5 gal.
Ambrosia deltoidea	1 gal.	Opuntia violacea Santa-Rita	5 gal.
Triangle-leaf Scaevola	1 gal.	Purple Prickly Pear	5 gal.
Calliandra eriophylla	5 gal.	Existing Cacti - To Remain In Place	5 gal.
Pink Fairy Duster	5 gal.	Thorns	QTY
Olea europaea 'Little Olive'	5 gal.	Decomposed Granite 3" Screened	
Dwarf Olive	5 gal.	Mahogany USA Rock Pits	
Palafoxia cooperi	1 gal.	Mid-Iron Sod	
Paper Flower	1 gal.	LOT TREE PLANTING:	
Teucrium chamaedrys	1 gal.	1. TREES SHOWN ARE APPROXIMATE, FINAL LOCATION TO BE DETERMINED WITH FINAL PLAN.	
Germanier	1 gal.	2. RIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS SHALL MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.	

KEY MAP

NOT TO SCALE

1-702-227-2929

1-702-227-2929

1-702-227-2929

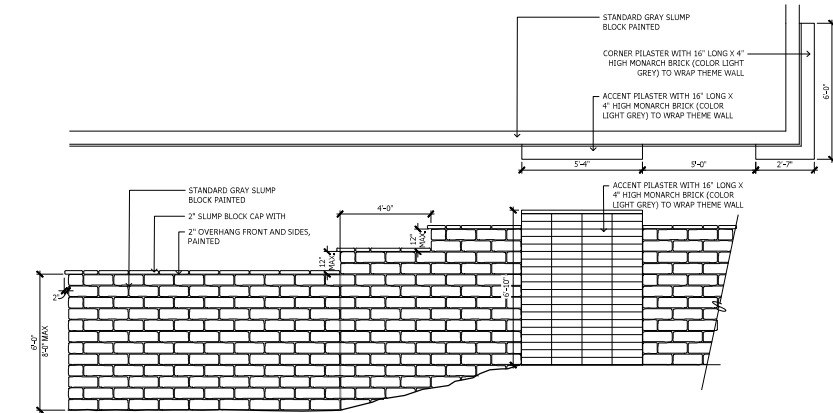
1-702-227-2929

AB LA
 310 E. RIO SALADO PARKWAY
 TEMPE, ARIZONA 85281
 WWW.AB-LA.COM

Pulte HOMES
 1633RD AVE. & DYNAMITE BLVD.
 Surprise, AZ
 SHEET TITLE: PLANTING PLAN

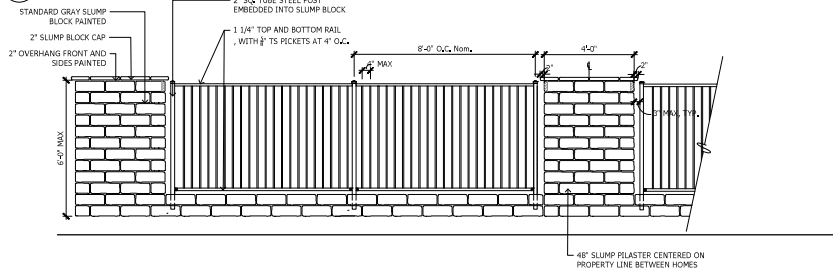
1633RD AVE. & DYNAMITE BLVD.
 Surprise, AZ
 SHEET TITLE: PLANTING PLAN

1633RD AVE. & DYNAMITE BLVD.
 Surprise, AZ
 SHEET TITLE: PLANTING PLAN



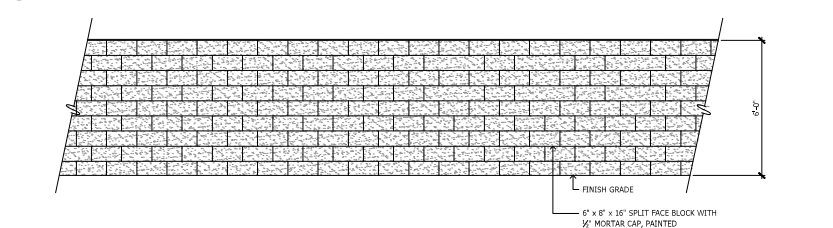
1 Primary Theme Wall and Column

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



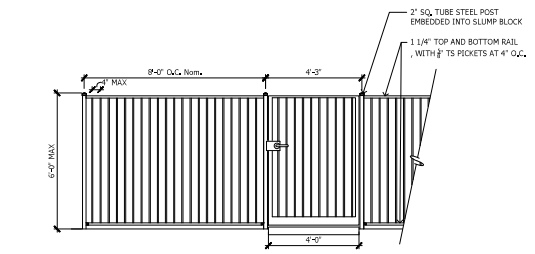
2 View Fence

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



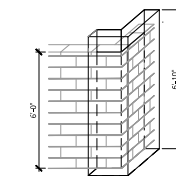
3 Secondary Interior Wall

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

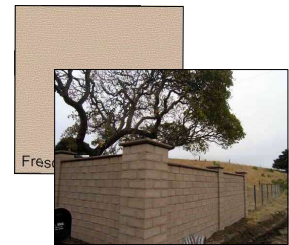


4 Pedestrian Gate

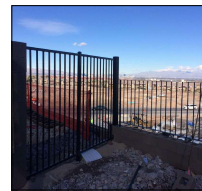
SCALE: 1/2"=1'-0"



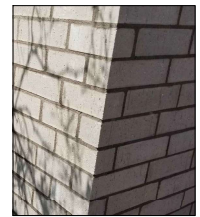
COLUMN PERSPECTIVE



DESIGN INTENT IMAGE



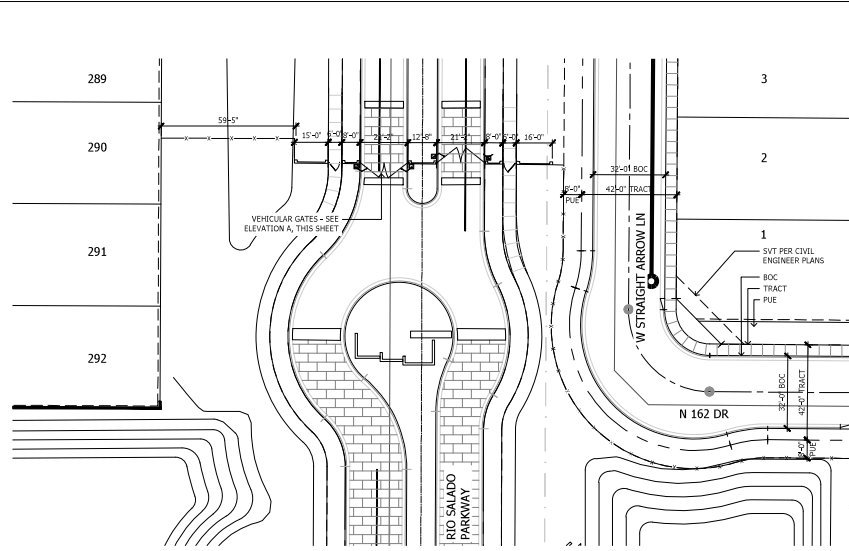
METAL COLOR: BLACK



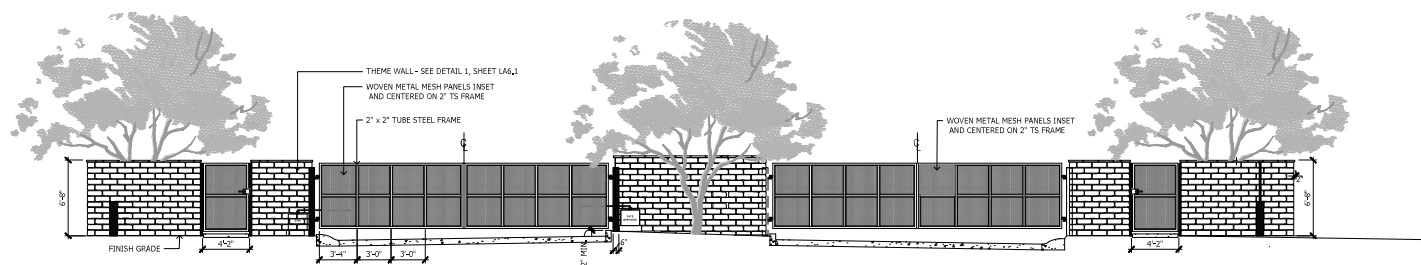
ACCENT / CORNER COLUMN

5 Design Images

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



SITE PLAN
SCALE: 1"=20'

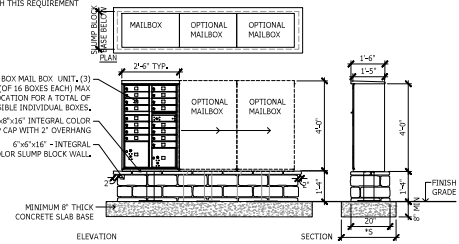


ELEVATION A

1 Vehicular Gate
SCALE: 3/16"=1'-0"

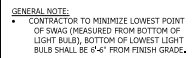
NOTE: ADA SPECIFIES THAT A MINIMUM OF 5% OF MAILBOXES SHALL MEET ACCESSIBILITY GUIDELINES, THE MAILBOX SHOWN, WHEN INSTALLED PER USPS GUIDELINES, WILL COMPLY WITH THIS REQUIREMENT.

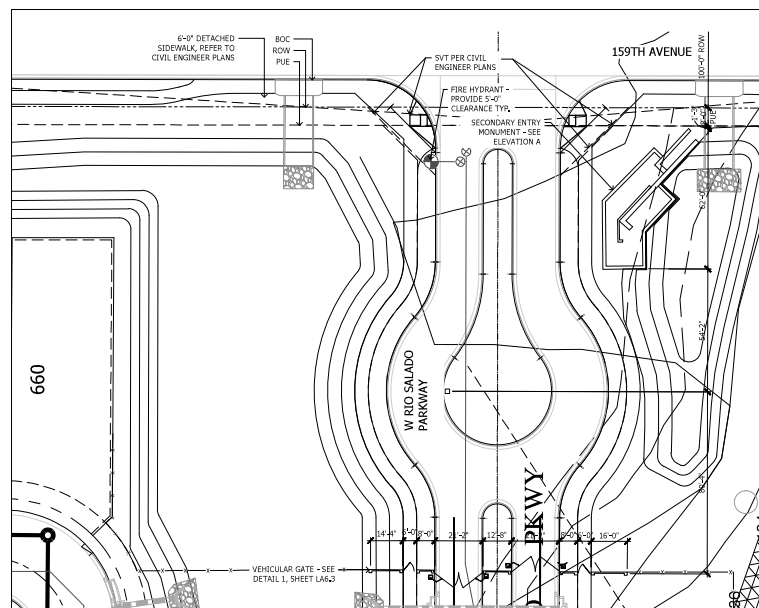
*S: DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER



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

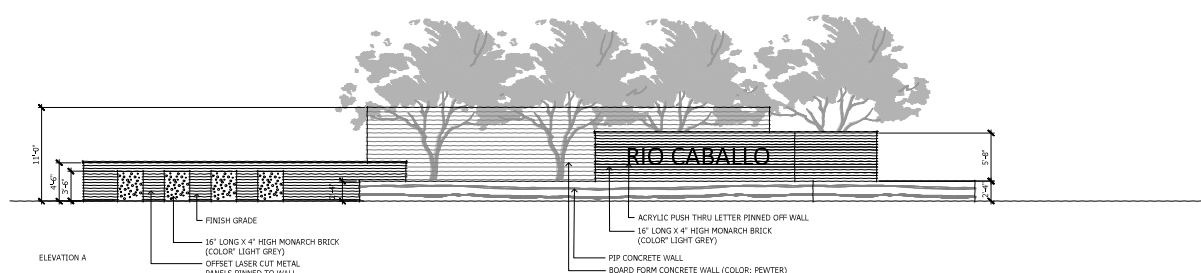
Rio Caballo 163RD AVE. & DYNAMITE BLVD. Surprise, AZ	
SHEET TITLE: CONSTRUCTION DETAILS	
Pulte HOMES	
ABLA 310 E. RIO SALADO PARKWAY TEMPE, ARIZONA 85281 OFFICE: 480.838.8888 WWW.ABLASTUDIO.COM	
10400 WESTERN AVE. SUITE 100 TEMPE, AZ 85284	
DATE: 05.18.2023 ISSUED FOR: Pulte Homes DRAWN BY: VJCM CHECKED BY: JCM PROJECT NUMBER: 08-5142-1	LA6.3 R: 03 C: 07





SHADE STRUCTURE
MANUF. POLYGON
MODEL: MSE; MONOSLOPE (1' OVERHANG)

2 25'x15' Ramada
SCALE: 3/16"=1'-0"



1 Secondary Entry Feature
SCALE: 3/16"=1'-0"

Rio Caballo 1633RD AVE. & DYNAMITE BLVD. Surprise, AZ	
SHEET TITLE: CONSTRUCTION DETAILS	
Pulte HOMES	
ABLA 310 E. RIO SALADO PARKWAY TEMPE, ARIZONA 85281 OFFICE: 480.963.4000 WWW.ABLASTUDIO.COM	
10400 WESTERN AVE SUITE 100 PHOENIX, AZ 85034	
DATE: 05.24.2023 ISSUED FOR: Pulte Homes DRAWN BY: VJCM CHECKED BY: JLM PROJECT NUMBER: 08-5142-1	Copyright 2013 ABLA, LLC LA6.5 PG. 65 OF 67

197



SURPRISE
ARIZONA

FS21-829
Rio Caballo
Preliminary Plat

Planning and Zoning Commission

September 1, 2022

Subject Site

Dynamite Blvd

155th Ave

DESERT
OASIS

STATE
LANDS

RIO
CABALLO

MARICOPA
COUNTY

SUNRISE
RANCH

NOBELLA

163rd Ave

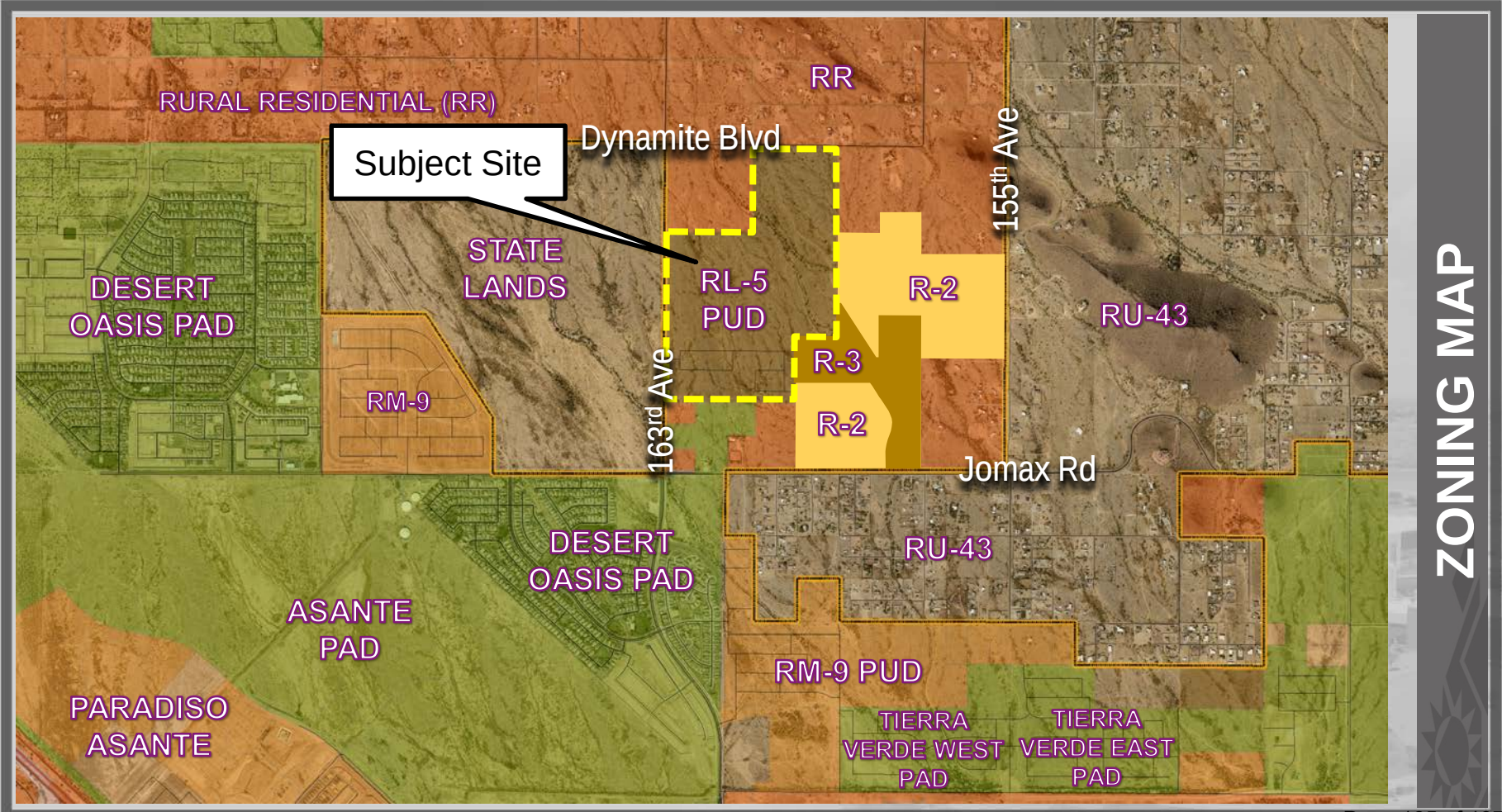
Jomax Rd

DESERT
OASIS

ASANTE

PALOMA CREEK

VICINITY MAP





Provided Open Space: 48.6%
(113.3 Acres)

DEVELOPMENT STANDARD	PROPOSED RL-5 PUD STANDARDS
MAXIMUM DENSITY	3.72
MINIMUM LOT AREA (SF)	4,400 S.F
MINIMUM LOT WIDTH (FT)	40'
MINIMUM LOT DEPTH (FT)	110'
MINIMUM FRONT YARD SETBACK (FT)	12'
MINIMUM SIDE YARD SETBACK (FT)	5' (10' AGGREGATE)
MINIMUM FRONT FACING GARAGE SETBACK (FT)	20' (FROM BACK OF SIDEWALK)
MINIMUM REAR YARD SETBACK (FT)	20'
MAXIMUM BUILDING HEIGHT (FT)	30'
LOT COVERAGE	N/A

Landscape & Open Space



Total Open Space: 54.62 Acres
 Active Open Space: 27.11 Acres
 Passive Open Space: 21.61 Acres
 Natural Open Space: 5.9 Acres

Central Amenity Site



KEYNOTES

- 1 6' SIDEWALK
- 2 36 CAR PARKING LOT
- 3 RETENTION BASIN
- 4 COVERED OUTDOOR ENTERTAINMENT FITNESS AREA
- 5 BAG TOSS ON ARTIFICIAL TURF WITH PARK BENCHES
- 6 COMMUNITY PAVILION WITH MARKET LIGHTS
- 7 NATURE PLAY TOT LOT
- 8 FULL BASKETBALL COURT
- 9 ACTIVE TURF LAWN
- 10 PARK SIGNAGE



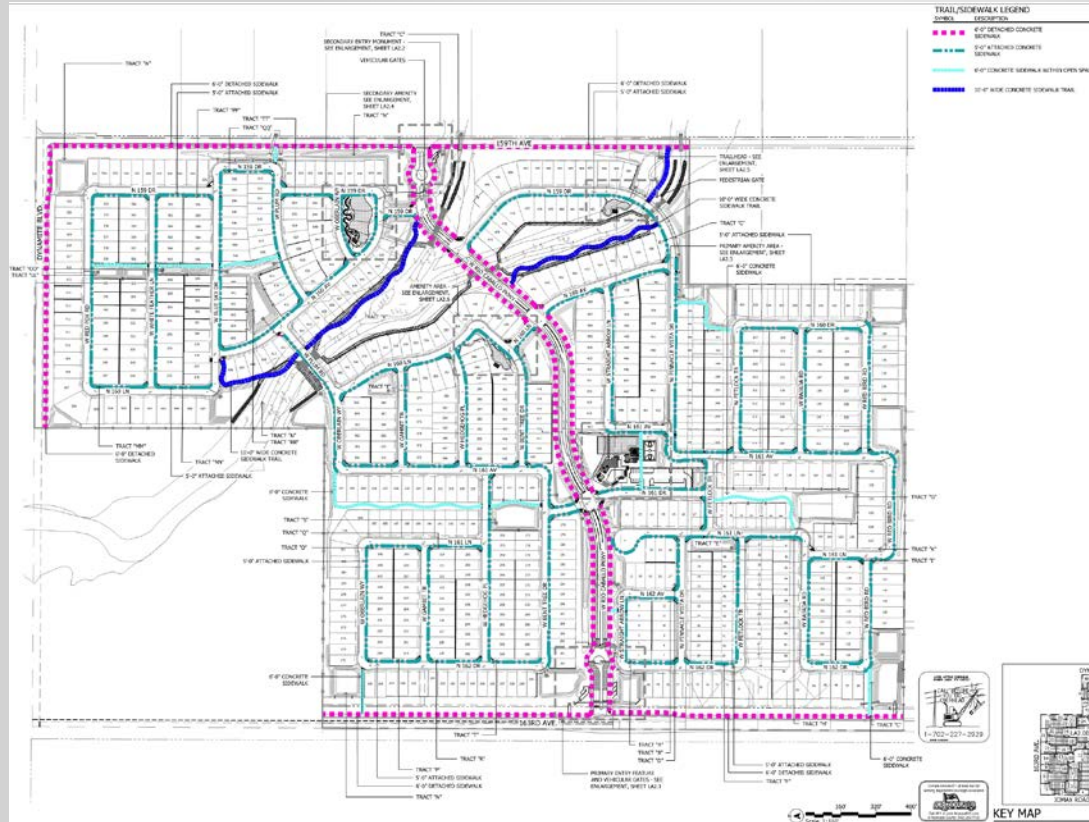
RIO CABALLO
Conceptual Main Park



Plan Scale: 1" = 30'
Date: 12-01-2021
ALASUBJ010



Trails



6' Detached Concrete Sidewalk

5' Attached Concrete Sidewalk

6' Concrete Sidewalk within Open Space

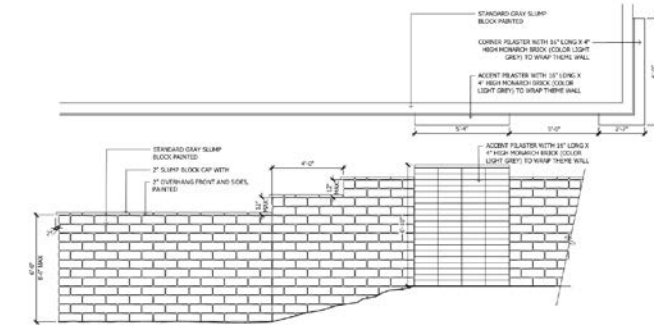
10' Wide Concrete Sidewalk Trail



— Secondary Interior Wall

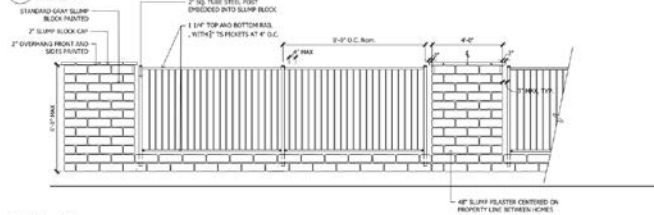
Full View Fence

Walls



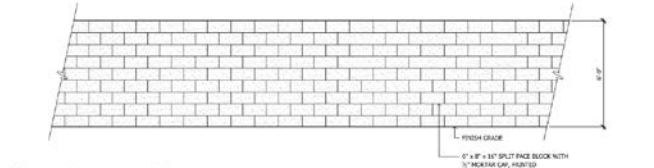
1 Primary Theme Wall and Column

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



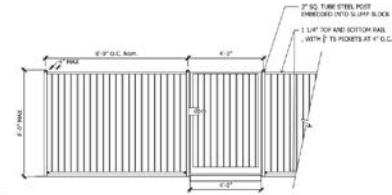
2 View Fence

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



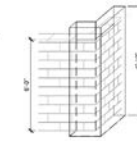
3 Secondary Interior Wall

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



4 Pedestrian Gate

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



COLUMN PERSPECTIVE



DESIGN INTENT IMAGE



METAL COLOR: BLACK



ACCENT / CORNER COLUMN

5 Design Images

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



RECOMMENDATION

Staff recommends approval
subject to stipulations 'a' – 'i'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Rio Caballo”, prepared by Wood Patel, and received 06/02/2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary Plat Plans for Rio Caballo”, prepared by ABLA, and received 06/02/2022.
- c. Applicant shall pay to the City with its application for approval of a final subdivision plat within the Project the applicable Interceptor Buy-In Fee required by the SPA 2 Sewer Interceptor Agreement (MCR 20090350621). The applicable fee shall be calculated by the City at the time application for final plat approval is made and payment of the fee shall be a condition for approval and recordation of the plat.
- d. Applicant must submit proof of payment for sewer treatment capacity at the SPA 2 Regional WRF with final plat submittals.



Stipulations

- e. The recommendations and requirements within the SPA 2 North Water Master Plan will need to be documented within a development agreement specific to the property. The development agreement will need to precede or accompany the final plat on the City Council agenda.
- f. The developer shall construct two northbound and two southbound lanes on 163rd Avenue in conformance with the Visara 163rd Avenue Paving Plan, dated May 27, 2022.
- g. For each phase of the development, the developer shall provide two geographically separated points of access.
- h. No Final Plats for the property included within this Preliminary Plat will be scheduled for consideration and action by the City Council until a development agreement memorializing all infrastructure requirements for the overall Rio Caballo development has been fully negotiated and drafted and is ready to be considered by the City Council on the same agenda as the Final Plats.
- i. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

