



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, April 3, 2014 @ 6:00 PM
 COUNCIL CHAMBERS

* [Back](#) [Print](#)

CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

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 on any item not 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.

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

STAFF
RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- | | | | |
|----|-------------------|--|---|
| #1 | District Internal | <u>Consideration and action on the March 6, 2014 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District 1 | <u>Consideration and action on FS13-552, a site plan for Cobalt Rehabilitation Hospital of West Valley located at the northeast corner of Bell and Dysart Roads.</u> | Approve
Nikki McCarty,
Community &
Economic
Development |

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: March 26, 2014 at 2:15 p.m.

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

April 3, 2014 @ 6:00:00 PM

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Board Meeting Date:	April 3, 2014	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the March 6, 2014 Planning and Zoning Commission minutes.

Motion:

I move to approve the March 6, 2014 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, AZ 85374

March 6, 2014

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, March 6, 2014.

ROLL CALL

In attendance with Chair Blair were Vice Chair Steve Somers and Commissioners Matthew Bieniek, Jerry Hoyler, Ken Chapman, and Peter Pervi. Commissioner Jerry Hoyler was absent.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair closed the call to the public.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Consideration and Action – Planning and Zoning Commission Minutes for February 20, 2014**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for February 20, 2014**. Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Smith) and 1 absent (Hoyler).

- **Item 2: FS14-048 - Consideration and Action – Hope Community Church**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS14-048, a site plan extension for Hope Community Church.**

Commissioner Bieniek made a motion to approve **FS14-048, a site plan extension for Hope Community Church until March 6, 2015** with the following findings of fact:

- a. The site plan is in conformance with the City of Surprise General Plan 2035.
- b. The site plan is in conformance with the City of Surprise Municipal Code, Chapter 122.

Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hoyler).

- **Item 3: FS13-545 - Consideration and Action – The Retreat at Sycamore Farms Parcel 12, Phase 2**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS13-545, a preliminary plat for The Retreat at Sycamore Farms Parcel 12, Phase 2.**

Commissioner Smith made a motion to approve **FS13-545, a preliminary plat for The Retreat at Sycamore Farms Parcel 12, Phase 2** with the following findings of fact:

- a. The site plan is in conformance with the City of Surprise General Plan 2035.
- b. The site plan is in conformance with the City of Surprise Municipal Code, Chapter 122.
- c. And is consistent with the Sycamore Farms PAD zoning document.

Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hoyler).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: Consideration and Action - Public Service Activities for the Community Development Block Grant Program Year 2014-15**

Neighborhood Services Supervisor Christina Ramirez presented staff's recommendations to Commission.

Chair Blair opened the Call to the Public. Hearing no comments, Chair Blair closed the call to the public.

Commissioner Pervi made a motion to award the **Public Service Activities for the Community Development Block Grant Program Year 2014-15** as follows

St. Mary's Food Bank	\$20,000
ABIL	\$34,558
CASS	\$ 8,000
Benevilla	\$14,269

Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Smith) and 1 absent (Hoyler).

- **Item 5: Consideration and Action – 2013-14 Community Development Block Grant Annual Action Plan funding recommendations**

Neighborhood Services Supervisor Christina Ramirez presented staff's recommendations to Commission.

Chair Blair opened the Call to the Public. Hearing no comments, Chair Blair closed the call to the public.

Commissioner Chapman made a motion to recommend approval to the Mayor and Council the **2013-2014 Community Development Block Grant Annual Action Plan funding recommendations**. Commissioner Pervi seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Smith) and 1 absent (Hoyler).

OTHER BUSINESS

- **Item 6: Discussion Only – Form Based Code**

Planner Nikki McCarty, Committee Member Leo Mankiewicz, and Committee Member Jack McSweeney presented the update to the Commission.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:53 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Deputy City Attorney Donna Bronski, Neighborhood Services Supervisor Christina Ramirez, Planner Nikki McCarty, Neighborhood Services Coordinator Alicia Rubio, Intern Hobie Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich
Assistant City Manager

Jan Blair, Chair
Planning and Zoning Commission

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: _____
Deb Perry, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

April 3, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 3, 2014	Contact Person:	Nikki McCarty, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on FS13-552, a site plan for Cobalt Rehabilitation Hospital of West Valley located at the northeast corner of Bell and Dysart Roads.

Motion:

I move to approve FS13-552, a site plan for Cobalt Rehabilitation Hospital of West Valley.

Background:

The proposed Cobalt Rehabilitation Hospital of West Valley is a project meant to enhance the traditional rehabilitation hospital. The company's goal is to provide unique treatments to war veterans, athletes, and citizens who have suffered traumatic brain injuries, strokes, and neurodegenerative disorders such as Parkinson's disease.

Financial Impact Statement:

Per the Development Agreement, the City will pay for the Plan Review/Building Permit Fees, coordinate a job fair to assist in Cobalt's recruitment of employees, and provide temporary office space at the AZ TechCelerator. The project will create approximately 125 healthcare jobs.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Site Plan](#)
- ☐ [Elevations](#)
- ☐ [Landscape Plans](#)
- ☐ [Photometric Plan](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Sergio Angulo, Assistant Planner

Nichole McCarty, Planner



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: April 3, 2014

To: Planning and Zoning Commission

From: Nichole M. McCarty, Acting Planning Manager
Sergio Angulo, Assistant Planner
623.222.3155, sergio.angulo@surpriseaz.gov

Re: FS13-552, Site Plan for Cobalt Rehabilitation Hospital of West Valley

Application Summary

The applicant is requesting site plan approval for an advanced rehabilitation center known as Cobalt Rehabilitation Hospital of West Valley.

Location

The project is located on the northeast corner of Bell and Dysart Roads.

History

- On December 23, 1986, the Mayor and City Council approved the annexation of this property into the City of Surprise.
- On June 27, 1996, the Mayor and City Council approved the rezoning from I-2 to C-3.
- On January 12, 2006, City Council approved the Final Plat of Bell & Dysart Commerce Center.
- On September 13, 2007, City Council approved the Re-Plat of Lot 2 & Lot 6 of Bell & Dysart Commerce Center.
- On December 11, 2013, City Council approved a development agreement between the City of Surprise and Cobalt Medical Partners, LLC.

Project Summary

The proposed Cobalt Rehabilitation Hospital of West Valley is a project meant to enhance the traditional rehabilitation hospital. The company's goal is to provide unique treatments to war veterans, athletes, and citizens who have suffered traumatic brain injuries, strokes, and neurodegenerative disorders such as Parkinson's disease. More traditional rehabilitation treatments will also be provided.

The property is located within the Bell & Dysart Commerce Center and is pre-designated for regional commercial uses. It is zoned Regional Commercial (CR), and medical hospitals are principally permitted uses. The project is being proposed on a lot that is currently 9.9 acres,

but through the re-plat process, the site will be divided into two (2) lots. The proposed rehabilitation hospital will be developed on a 3.3 acre lot.

A summary of the site plan includes:

- The facility will be developed in one phase which will include a 54,713 square-foot building with approximately 40 beds.
- The site will be accessible from two (2) points; from Bell Road and from Dysart Road.
- Onsite improvements will include access, water, sewer, utilities, landscaping, retention, parking, and site lighting.
- Offsite improvements will include half street improvements on a portion of Bell Road with curb and gutter, deceleration lanes, landscaping, retention, and street lights.

Landscaping for the entire site will include a variety of desert tolerant plant materials that will enhance the site. Screening walls will be provided along parking areas that front public streets. A landscaped retention basin along Bell Road will be an aesthetic uplift to the site and to the Bell Road and Dysart Road intersection, adjacent to the Original Town Site.

As a part of this project, the construction of public infrastructure, the generation of additional sales tax revenues, and the increase on the City's assessed property valuation, will increase the quality of life for Surprise residents. To facilitate the success of this project, a development agreement between the City of Surprise and Cobalt Rehabilitation Hospital of West Valley was formed.

Some of the points in the development agreement include:

- Cobalt will use reasonable efforts to hire employees that reside in Surprise.
- The City has agreed to pay for the Plan Review/Building Permit Fees, coordinate a job fair to assist in Cobalt's recruitment of employees, and provide temporary office space at the AZ TechCelerator.

Economic Impact

Cobalt Rehabilitation Hospital of West Valley will be a 15 million dollar capital investment and will create approximately 125 healthcare jobs.

Findings of Fact

1. Staff finds that the proposed Site Plan complies with the Surprise Municipal Code.
 - *This new development provides pedestrian, bicycle, golf cart, motorcycles and vehicular access and parking, lighting, signage, and on-site storm water and/or detention.*
2. Staff finds that the proposed Site Plan complies with the Surprise General Plan.

- *Site plan uses landscaping to provide unique identities within established villages, neighborhoods and other developed areas.*

Recommendation

Staff recommends approval of the project, subject to the following conditions:

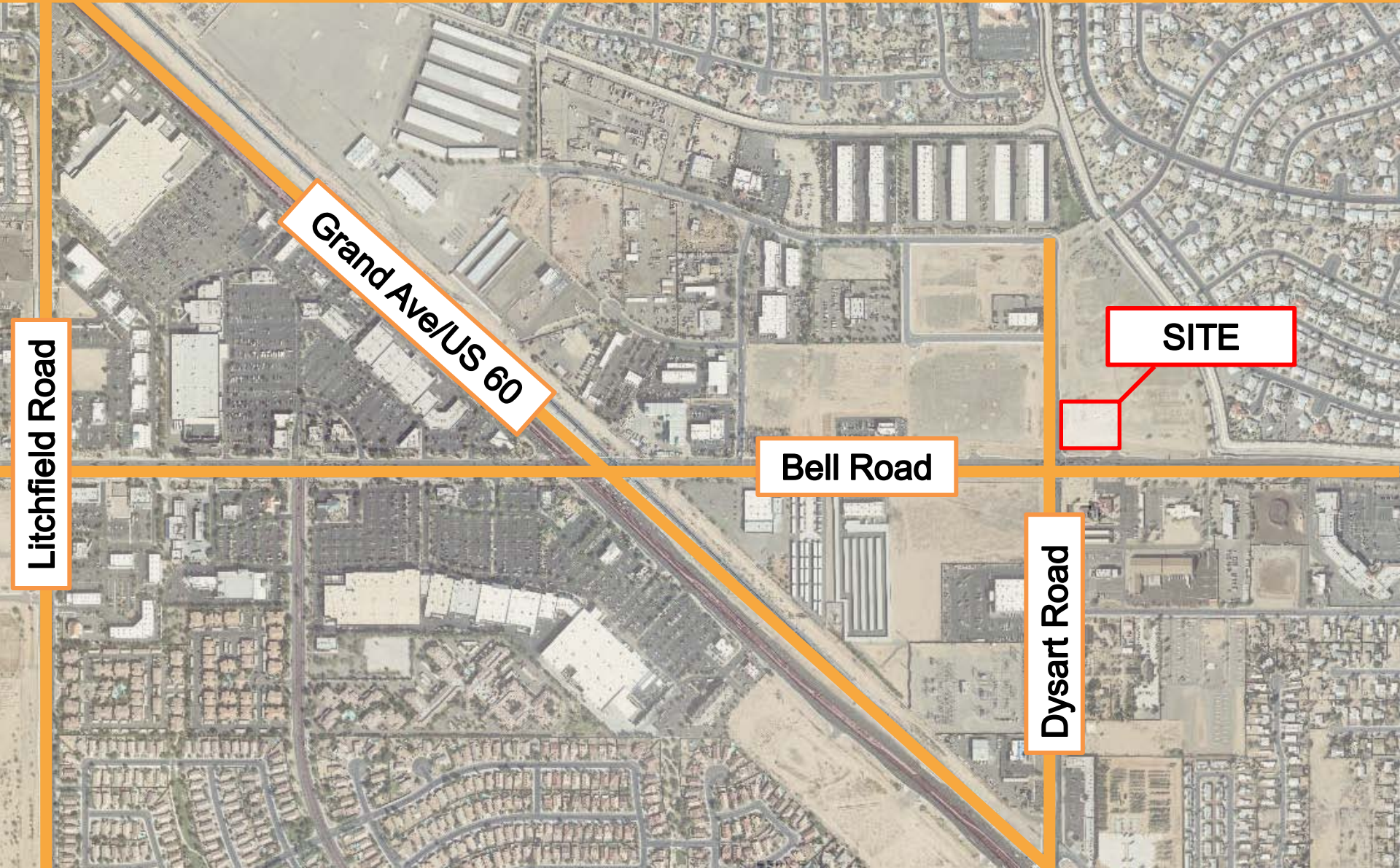
- a. The site plan prepared by Ascension Group Architects, LLLP and dated 2/18/2014 will be revised and submitted for administrative review and approval to include the following modifications:
 1. Provide cover page G0.00 along with G3.00
 2. Plan shall be signed and sealed by an Architect or Engineer in the State of Arizona including expiration date
 3. All rights of way and easements (including proposed access easement) shall be identified.
 4. Label adjacent zoning to the west of Dysart Rd, and to the north and east.
 5. Revise "APM" at top of page to be "APN."
 6. Add the finished floor elevation.
 7. Show existing water/sewer lines.
 8. Show site visibility triangles per AASHTO and EDS at all driveways.
 9. Label existing street widths.
 10. Provide accessible route through site and to public way per IBC Section 1104.
 11. Identify drainage facility labels and high water elevation.
 12. Identify utility box and structure label.
 13. The screen walls have the wrong note associated.
 14. Provide a legend for all symbols that do not have notes.
 15. Verify that all notes are called out in plan view (missing note 2, 4, 9 and 14)
 16. Provide bike parking calculations (1 space per 20 vehicle spaces required).
 17. Provide front building setback from property line to canopy.
 18. On west side, provide building setback from property line, not from setback line.
 19. Add the rear setback line to the north and side setback line to the east (referring to the dashed line as shown for the front and west side setback, not the dimension of the actual setback),
 20. Combine total setbacks from building to property lines, instead of splitting them into sections.
 21. Parking stalls along south wall must meet the required depth of 18' or be labeled individually onsite as "compact spaces" and meet the 16' minimum depth.

22. Are there additional monument signs being proposed at site entrances? If so, the locations of those must be included on the site plan.
- b. The Photometric Site Plan prepared by Entech Engineering Inc and dated 2/3/14 will be revised and submitted to include the following modifications:
1. Show and label all property lines, including to the north and east.
- c. The Landscape Plan prepared by Kimley Horn and Associates and dated 2/19/14 will be revised and submitted to include the following modifications:
1. Re-submit a revised color landscape concept drawing.
 2. One “Weber’s Agave” just to the west of the main entrance is within 5’ of the sidewalk – please set it back a little further.
- d. The building elevations prepared by Ascension Group Architects, LLLP and dated 2/19/2014 will be revised and submitted for review to include the following modifications:
1. Provide height dimensions of all canopies and solar screens on all four building elevations
 2. Final canopy designs must be submitted and approved by staff.
- e. The AutoCAD will be revised and submitted for review to include the following modifications:
1. The submitted AutoCAD file(s) for the final plat, site plan and civil improvements were submitted in an assumed coordinate system and will need to be placed in the correct coordinate system.
 2. The address of 13006 W Bell Rd is not an approved address for the site and addressing for the site shall be provided once final submittals have been approved and before final plat is recorded.

Attachments

Vicinity map, site plan, landscape plan, building elevations, photometric plan, and final plat.

VICINITY MAP



Litchfield Road

Grand Ave/US 60

Bell Road

Dysart Road

SITE

DIVISION 2	
2.1	SUBGRADE FILL PER STRUCTURAL
DIVISION 3	
3.1	STRUCTURAL ELEMENTS, REF. STRUCTURAL
DIVISION 7	
7.7	STUCCO REF. APS FOR TYPICAL DETAILS
7.11	EXPANSION JOINT COVER
7.12	EXPANSION JOINT SUPPORT GASKET
7.14	REFINISHED METAL COPING WITH ANCHOR CLIP ON BOTH SIDES. TO MATCH EXISTING.
7.16	CONTROL JOINT
7.28	PRE-FINISHED METAL GRAVEL GUARD TO MATCH EXISTING
DIVISION 8	
8.1	ALUMINUM STOREFRONT SYSTEM
8.2	ALUMINUM CURTAIN WALL SYSTEM
8.4	STANDARD STEEL DOOR AND FRAME (PAINTED)
8.5	REFINISHED OVERHEAD COILING DOOR (PAINTED TO MATCH ADJACENT COLOR)

	01 - STOCOLOR 33241 - MARS RED		COOPER STONE - CIMARRON LEDGESTONE MODIFIED BLEND
	02 - STOCOLOR 32110 - GOLDEN WHEAT		1\" INSULATED SPANREL GLASS PANEL
	03 - STOCOLOR 32220 - HAMPTON KHAKE		METAL SCREEN WALL - COLOR TO MATCH
	04 - CENTRIA 9910 - LIGHT SEAWOLF		04 - CENTRIA 9910 - LIGHT SEAWOLF

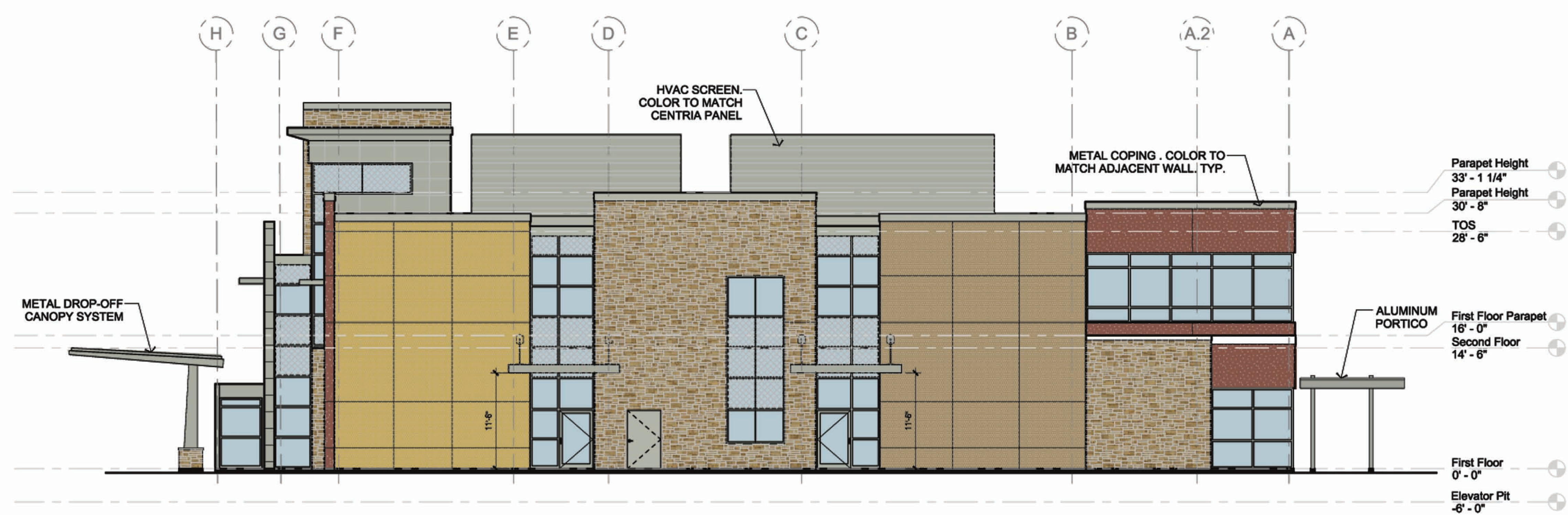


KEY NOTES

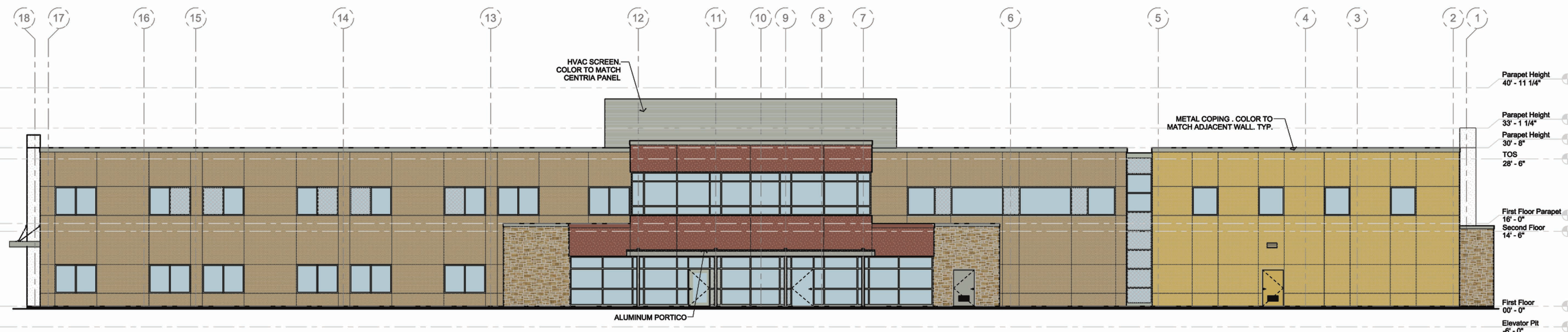
- DIVISION 2
2.1 SUBGRADE FILL PER STRUCTURAL
- DIVISION 3
3.1 STRUCTURAL ELEMENTS, REF. STRUCTURAL
- DIVISION 7
7.7 STUCCO REF. ABS FOR TYPICAL DETAILS
7.11 EXPANSION JOINT COVER
7.12 EXPANSION JOINT SUPPORT GASKET
7.14 PREFINISHED METAL COPING WITH ANCHOR CLIP ON BOTH SIDES. TO MATCH EXISTING.
7.16 CONTROL JOINT
7.28 PRE-FINISHED METAL GRAVEL GUARD TO MATCH EXISTING
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8.1 ALUMINUM STOREFRONT SYSTEM
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8.5 PREFINISHED OVERHEAD COILING DOOR (PAINTED TO MATCH ADJACENT COLOR)

EXTERIOR MATERIAL COLOR LEGEND

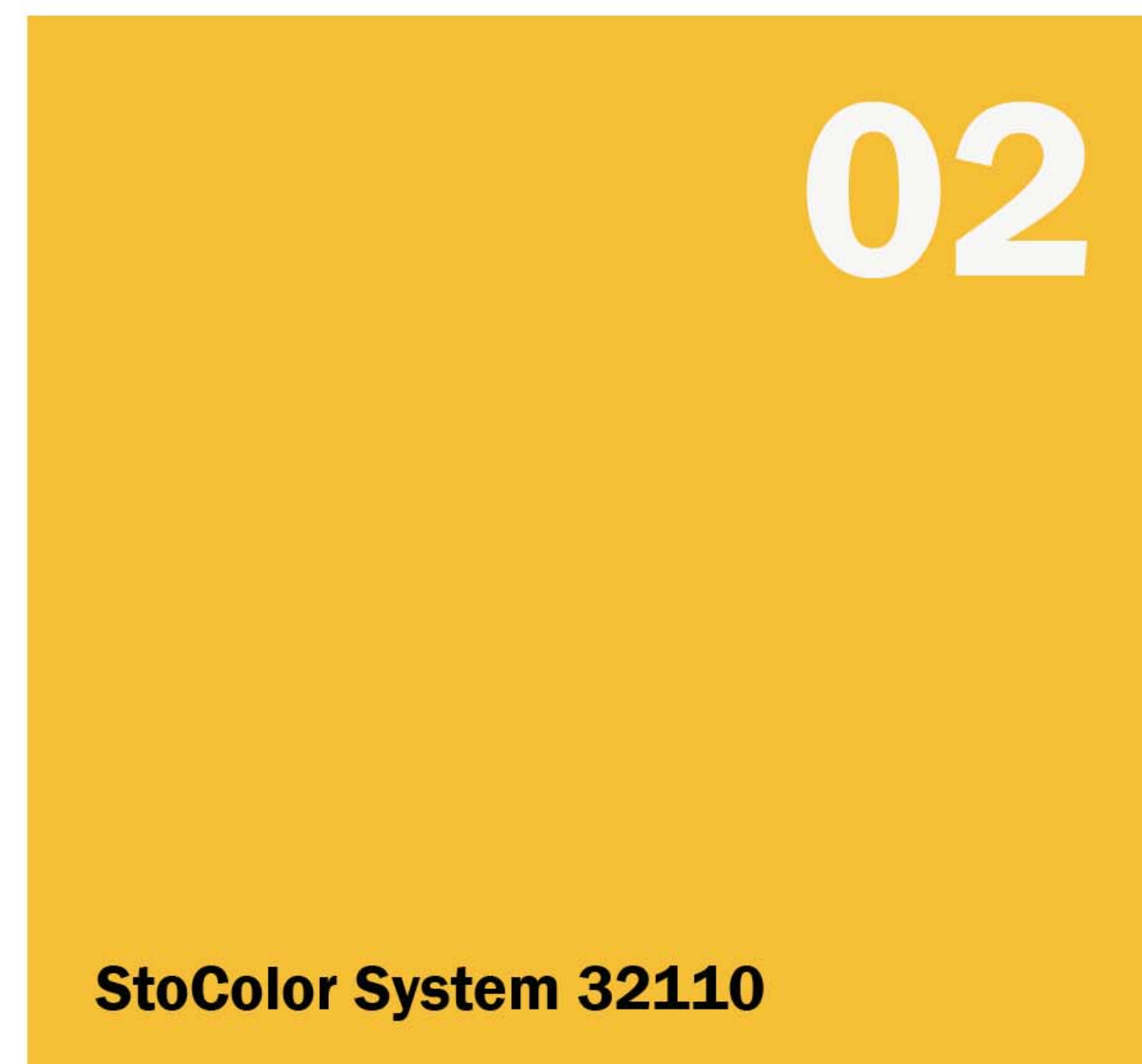
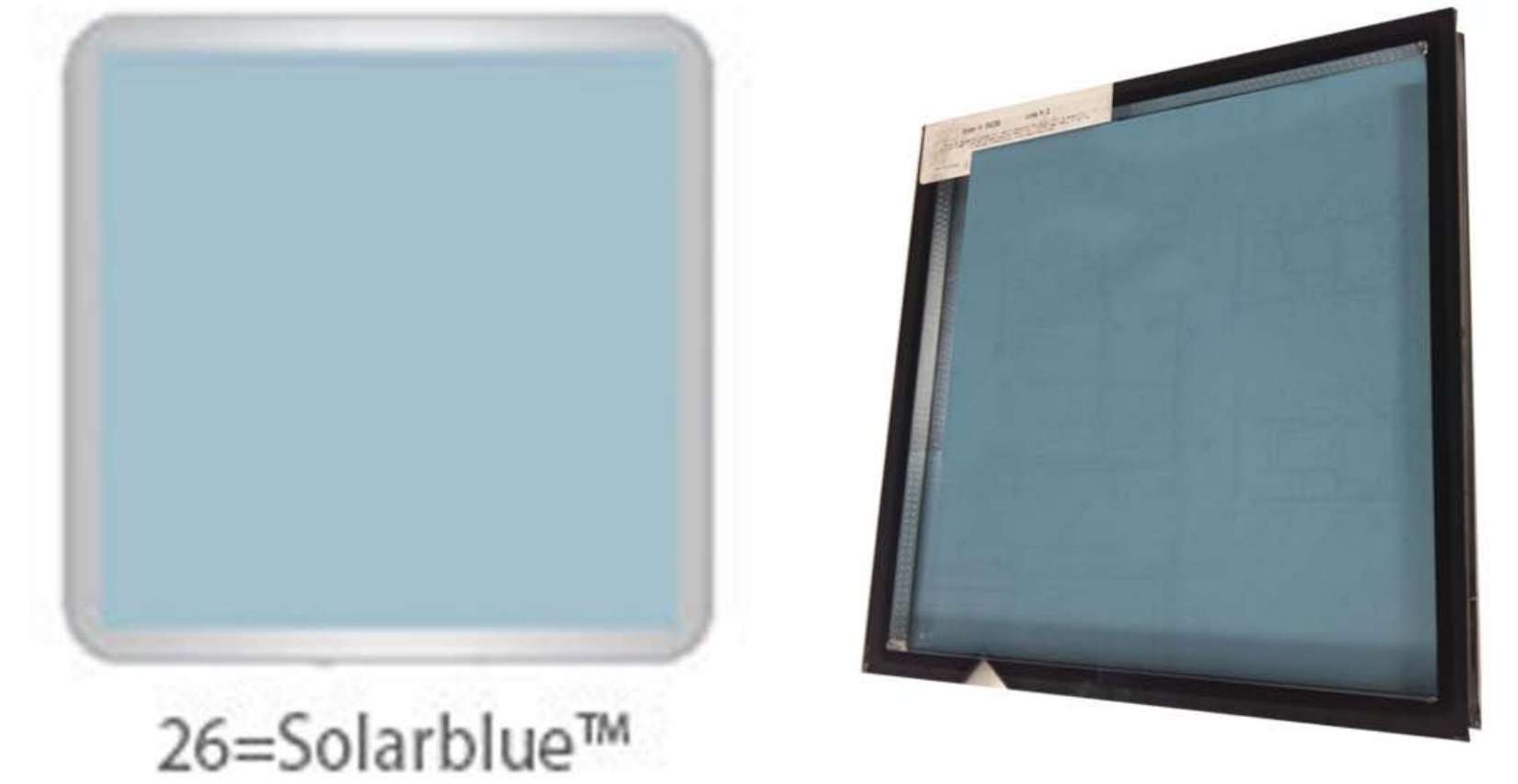
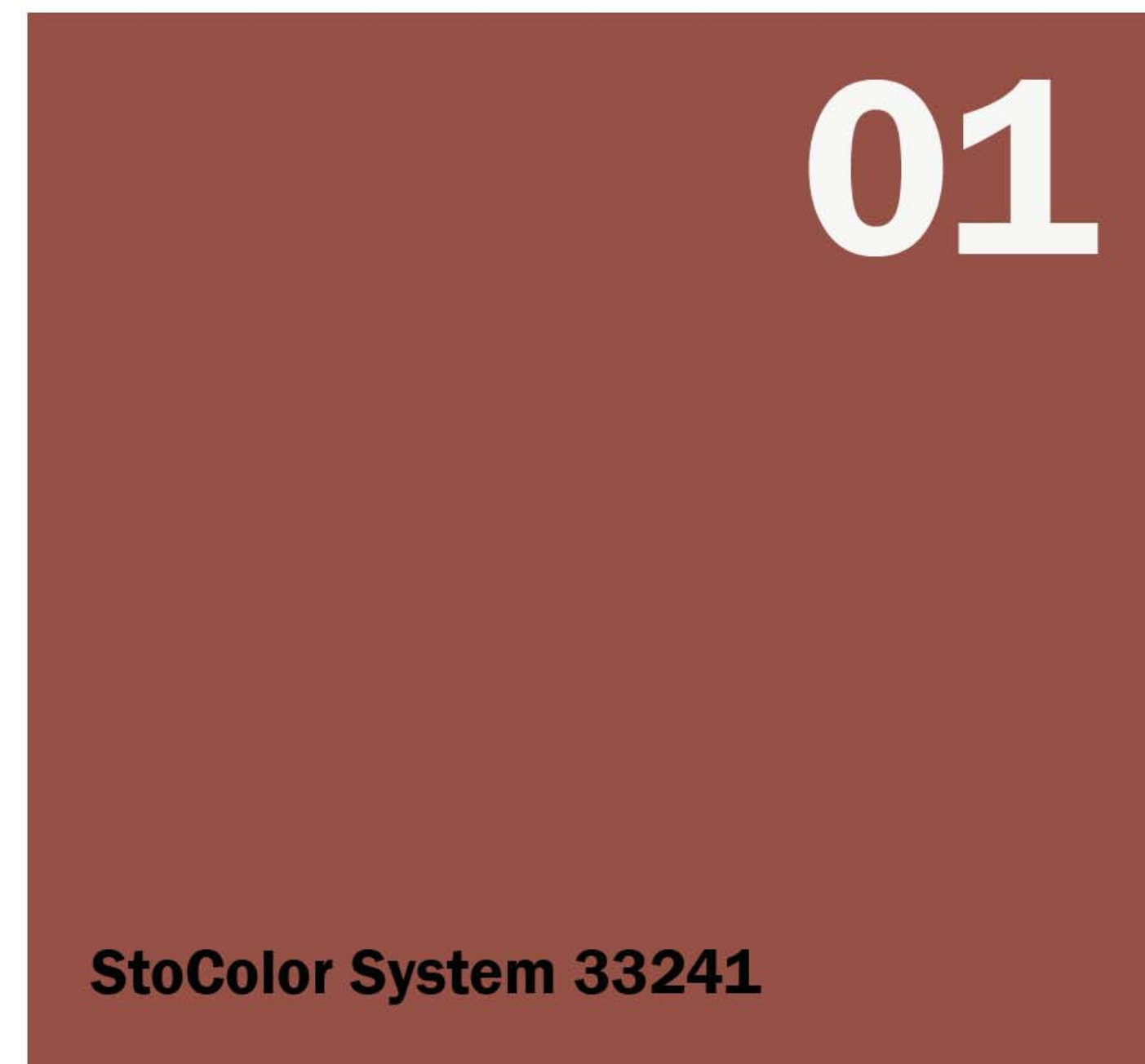
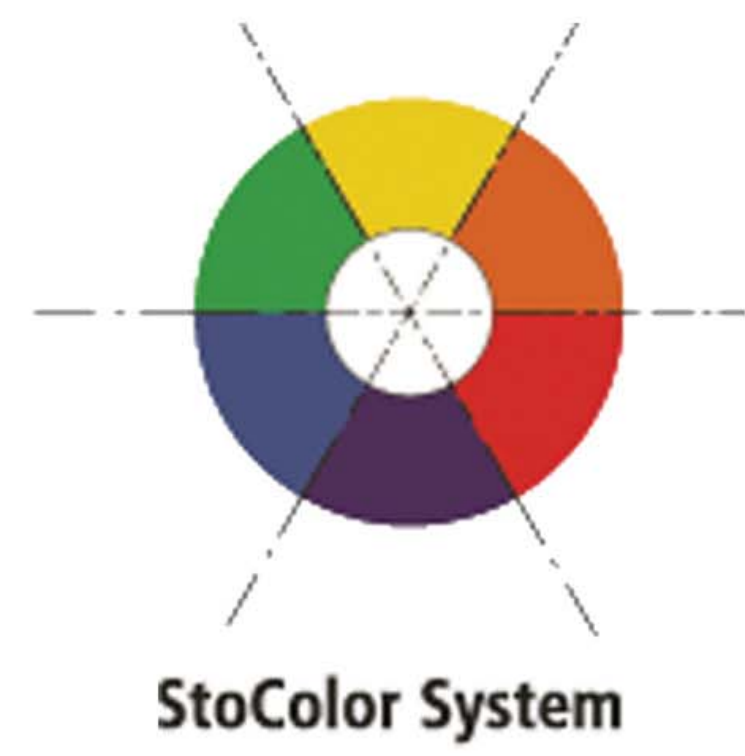
- 01 - STOCOLOR 33241 - MARS RED
02 - STOCOLOR 32110 - GOLDEN WHEAT
03 - STOCOLOR 32220 - HAMPTON KHAKI
04 - CENTRIA 9910 - LIGHT SEAWOLF
- COOPER STONE - CIMARRON LEDGESTONE MODIFIED BLEND
1" INSULATED SPANDREL GLASS PANEL
METAL SCREEN WALL- COLOR TO MATCH
04 - CENTRIA 9910 - LIGHT SEAWOLF

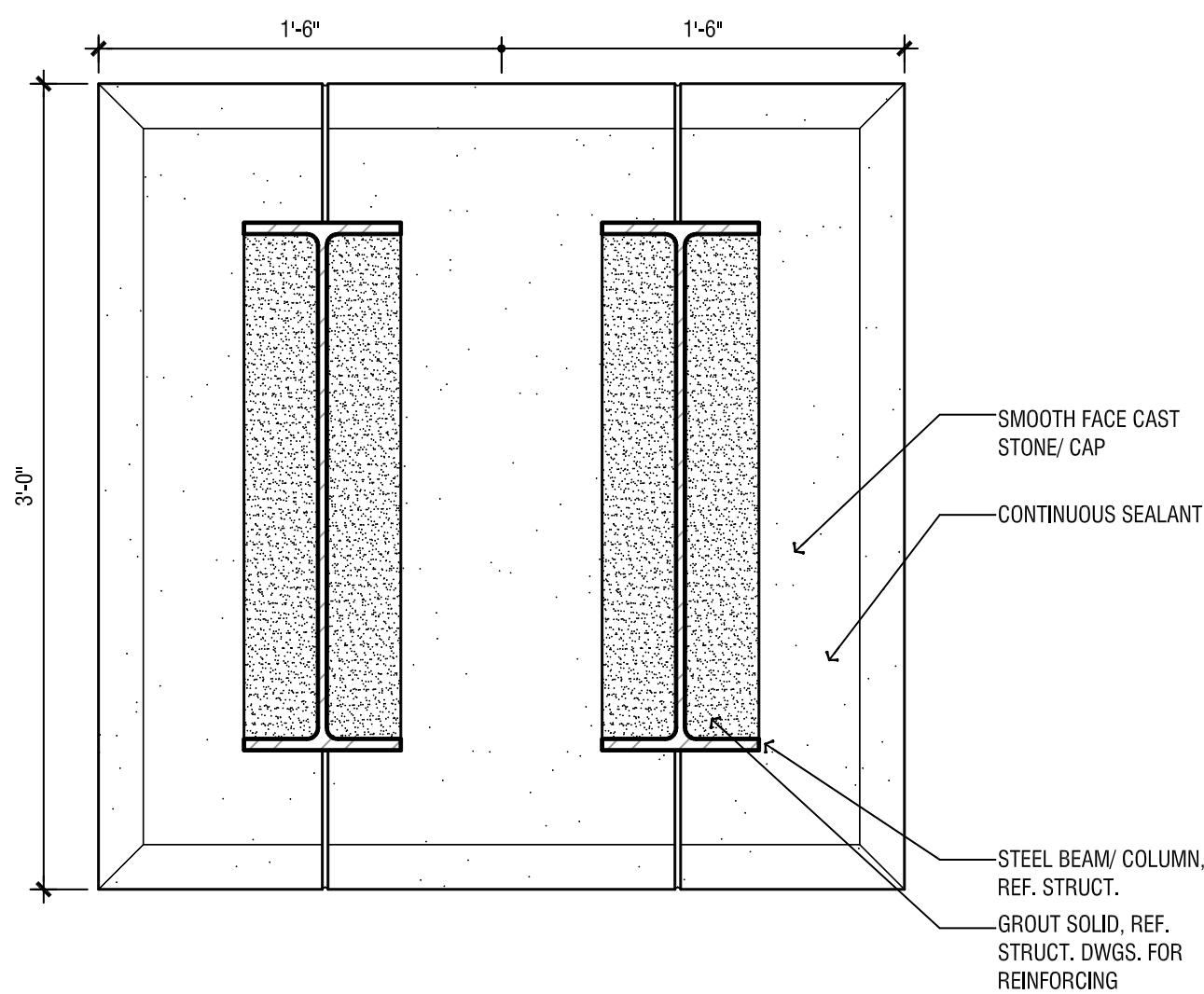


02 BUILDING ELEVATION - EAST
A3.11 SCALE: 1/8\" = 1'-0\"

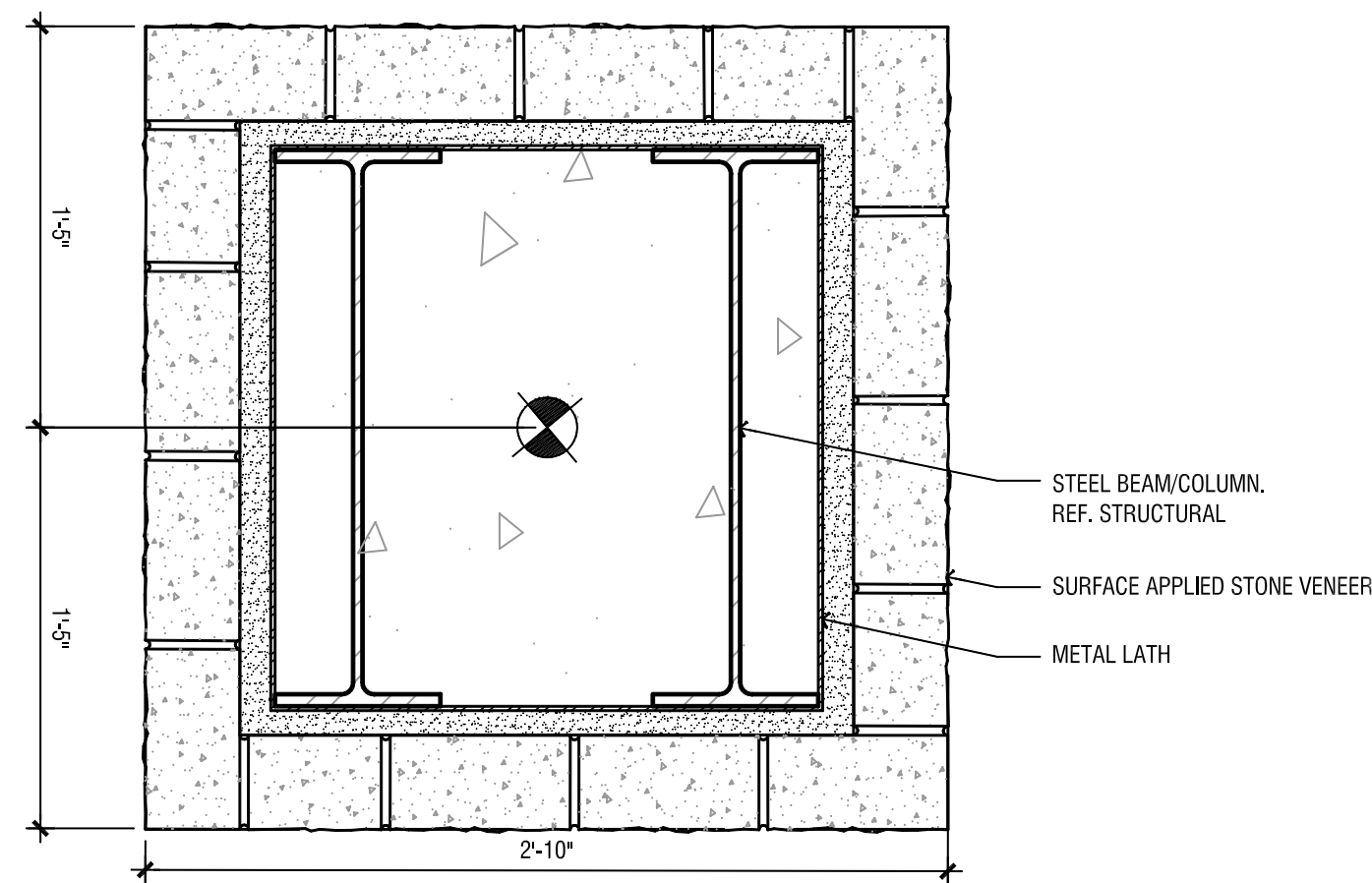


01 BUILDING ELEVATION - NORTH
A3.11 SCALE: 1/8\" = 1'-0\"

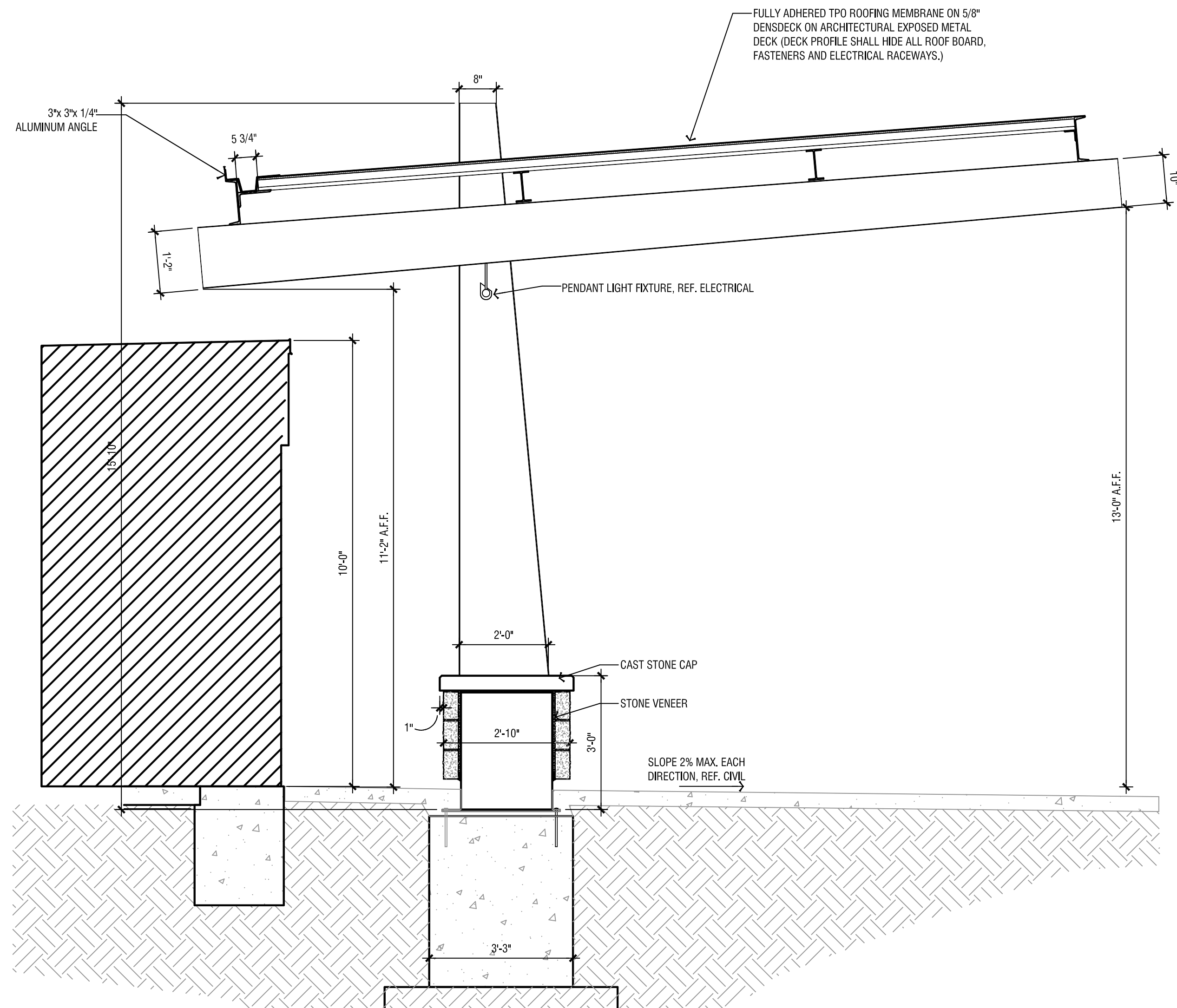




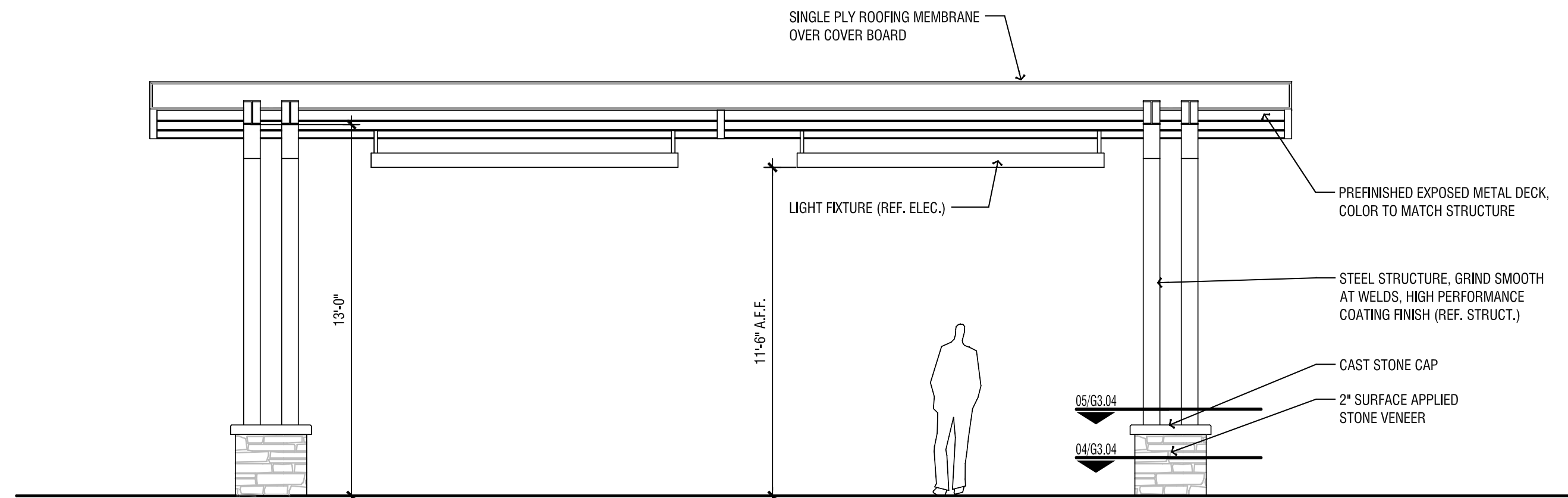
05 PLAN DETAIL
G3.04 SCALE: 1-1/2" = 1'-0"



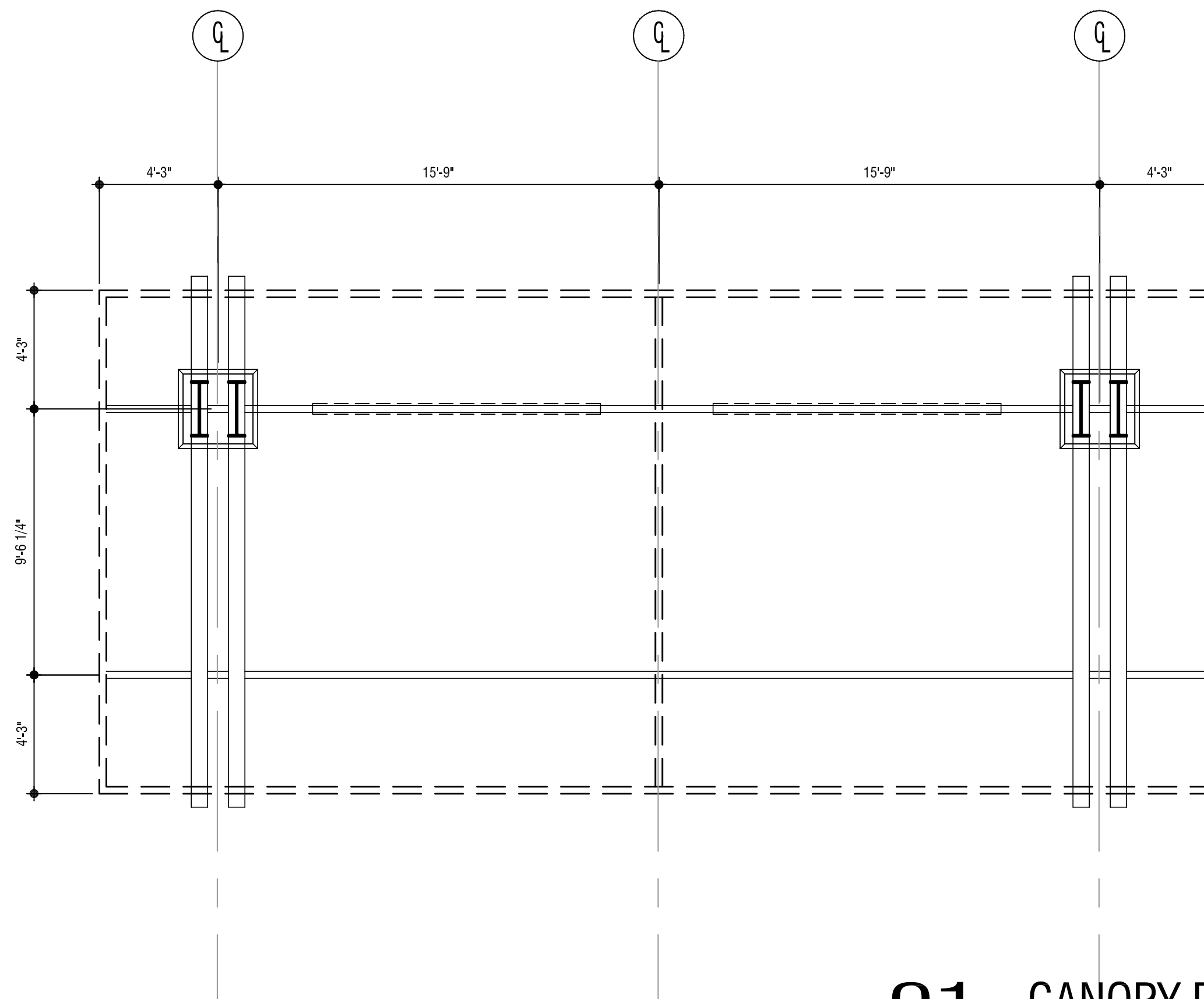
04 PLAN DETAIL
G3.04 SCALE: 1-1/2" = 1'-0"



03 CANOPY SECTION
G3.04 SCALE: 1/2" = 1'-0"



02 CANOPY ELEVATION
G3.04 SCALE: 1/4" = 1'-0"



01 CANOPY PLAN
G3.04 SCALE: 1/4" = 1'-0"

GENERAL NOTES

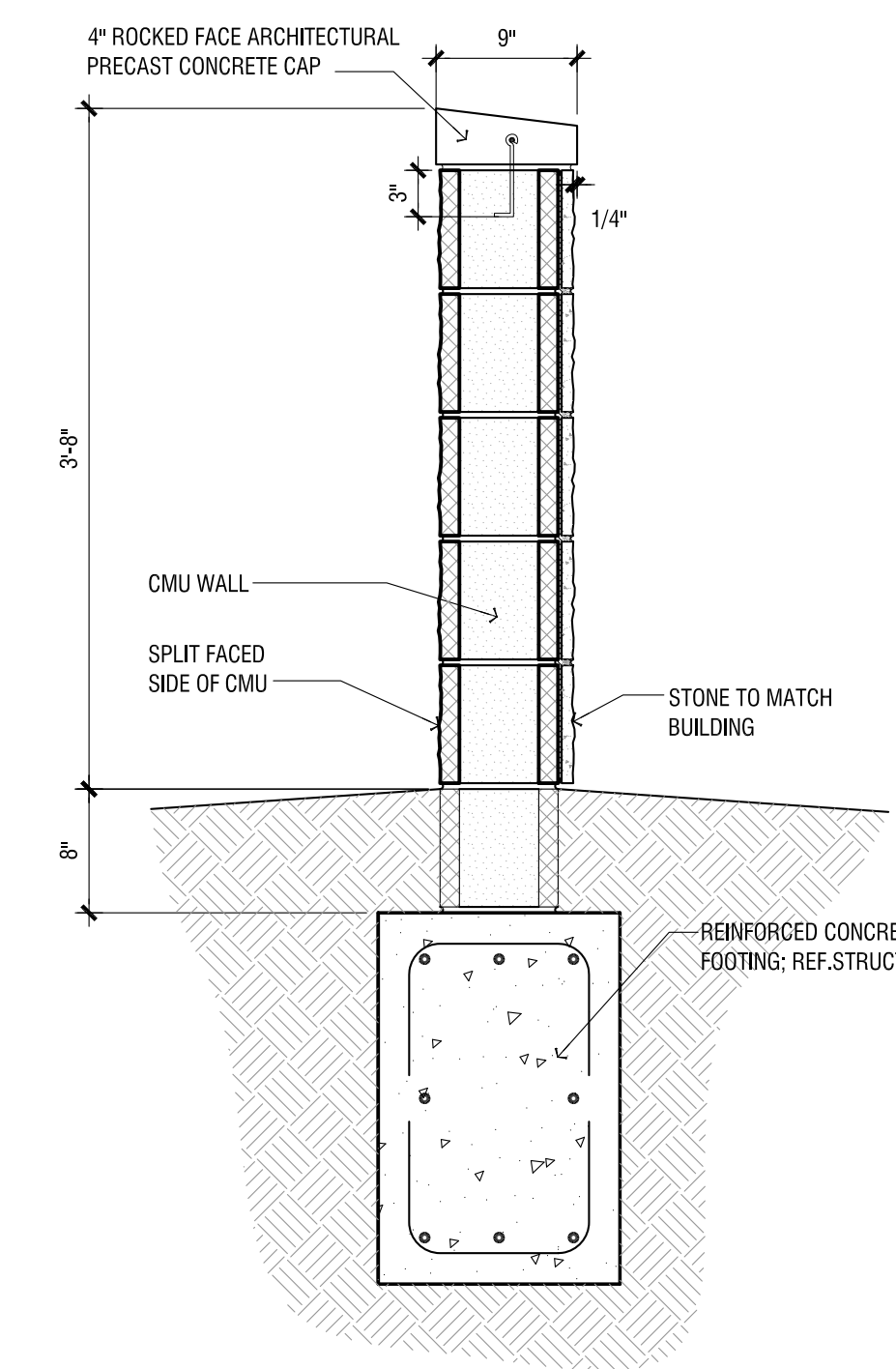
1. REFER TO CIVIL DRAWINGS FOR SITE GEOMETRY, EASEMENTS, DIMENSIONAL CONTROL, SITE UTILITIES, GRADING & DRAINAGE, PAVING DETAILS, PAVING MARKERS, CONCRETE SIDEWALK & CURB DETAILS, PAVING STRIPING & CURB MARKINGS, TYPICAL HANDICAP SIGNAGE & SPACES.
2. REFER TO MEP SITE DRAWINGS FOR SITE LIGHTING LOCATIONS & SIZES, REFER TO CIVIL FOR ELECTRICAL SLEEVING & SIZES, PULL BOX LOCATIONS FOR TELEPHONE, CABLE T.V. & VARIOUS SITE LIGHTING ELEMENTS AND UTILITY COORDINATION.
3. REFER TO SIGNAGE VENDOR & SPECIFICATIONS PACKAGE INFORMATION TO COORDINATE ALL CAMPUS SITE SIGNAGE.
4. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE PLANTING & DETAILS, SOODING AND SEEDING, AND LANDSCAPE BED DRAINAGE.
5. REFER TO IRRIGATION DRAWINGS FOR HEAD AND VALVE LOCATIONS AND SIZES, IRRIGATION SLEEVING LOCATIONS AND SIZES, IRRIGATION SYSTEM CONTROLLER LOCATION, DETAILS, AND SPECIFICATIONS

CONCRETE PATTERN AND COLOR LEGEND

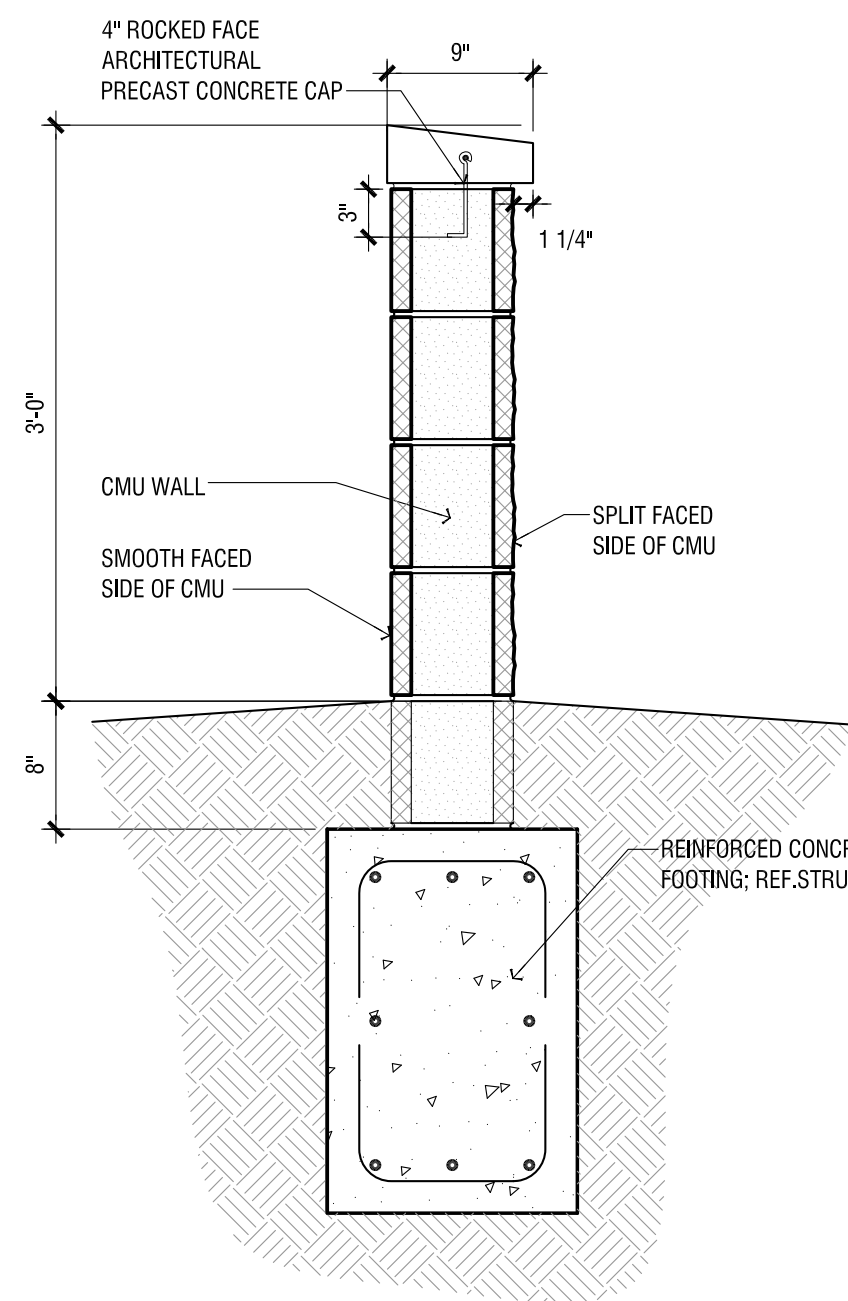


NOTES BY NUMBER

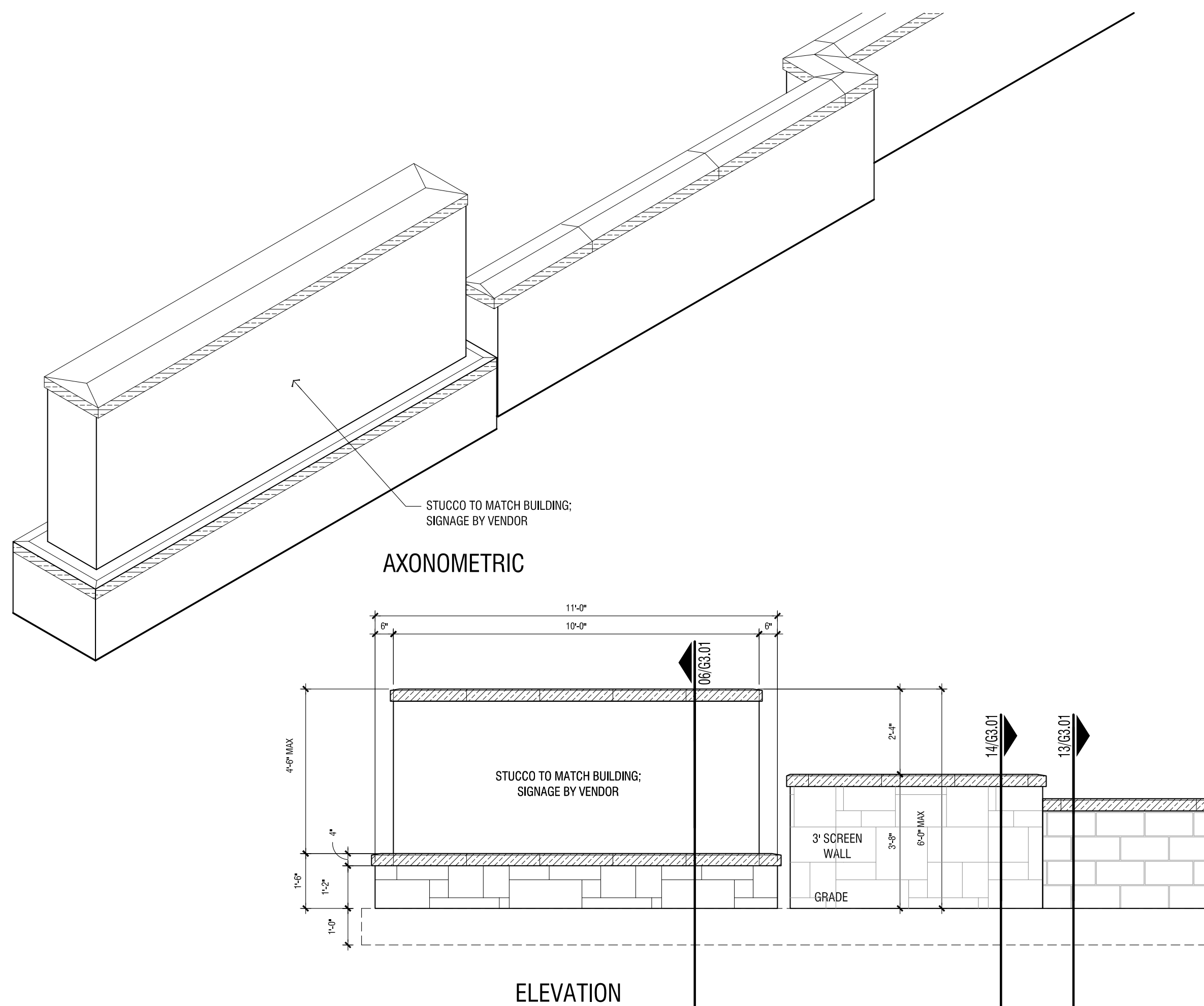
- 01 DECORATIVE BOLLARD REF. 04/G3.01
- 02 STEEL PIPE BOLLARD REF. 05/G3.01
- 03 MONUMENT SIGN
- 04 KNOX BOX, EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL
- 05 STAMPED AND COLORED CONCRETE PAVING
- 06 VEHICLE SCREEN WALL
- 07 DECORATIVE ALUMINUM GUARDRAIL/HANDRAIL: RE: G3.03
- 08 STAIRS: RE: CIVIL
- 09 SECURITY CAMERA: PROVIDE CONDUIT THROUGH SLAB AND TRELLIS; COORDINATE WITH SECURITY VENDOR ON FINAL LOCATION
- 10 FIRE DEPARTMENT CONNECTION RE: CIVIL AND PLUMBING DWGS.
- 11 LOCATION OF TRANSFORMER RE: CIVIL AND ELECTRICAL DRAWINGS.
- 12 IRRIGATION CONTROLLER: RE: LANDSCAPE DRAWINGS
- 13 LIGHT POLE (TYP.): RE: G3.01; RE: ELECTRICAL DRAWINGS
- 14 MAX 2% CROSS SLOPE AT ALL PASSENGER LOADING ZONES AND ACCESSIBLE PARKING
- 15 ALUMINUM TRELLIS BY OTHERS: REF. 01/G3.03
- 16 GREASE TRAP
- 17 HANDICAPPED PARKING SIGN RE: 03/G3.01
- 18 6'-0" BOARD ON BOARD PRIVACY FENCE
- 19 FIRE HYDRANT
- 20 BIKE RACK
- 21 CANOPY, REF. SHEET G3.04



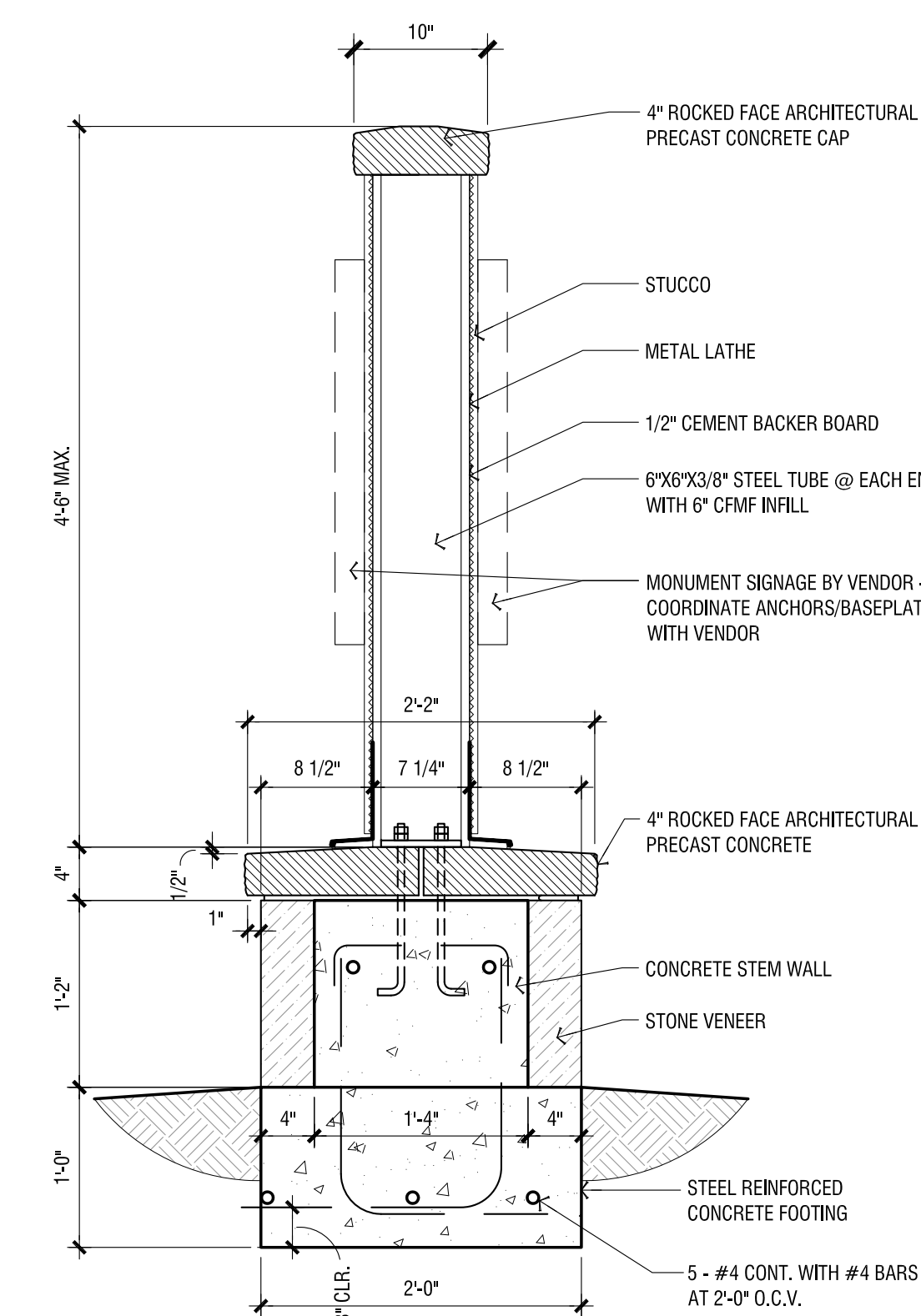
14 SCREEN WALL SECTION
G3.01 SCALE: 1" = 1'-0"



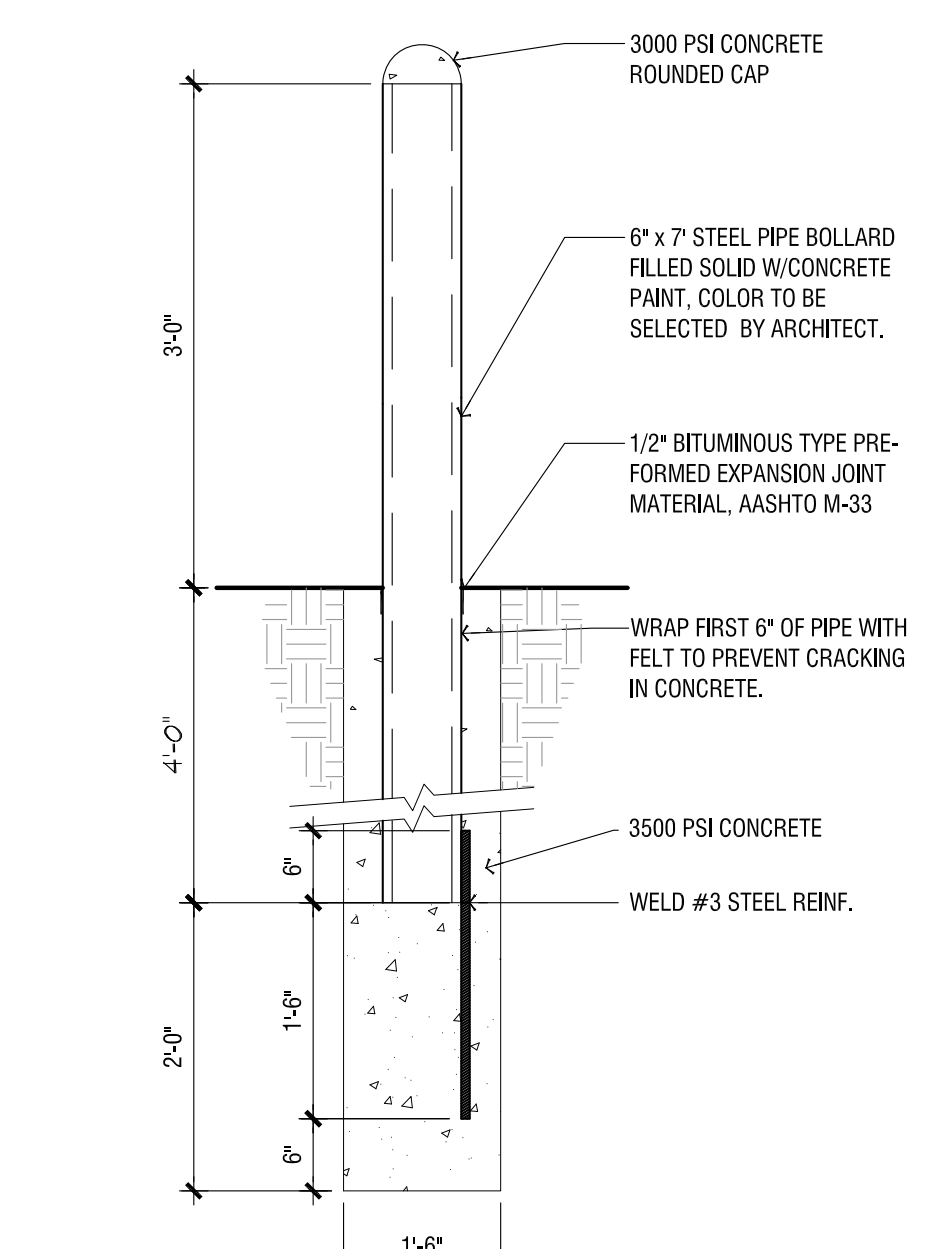
13 SCREEN WALL SECTION
G3.01 SCALE: 1" = 1'-0"



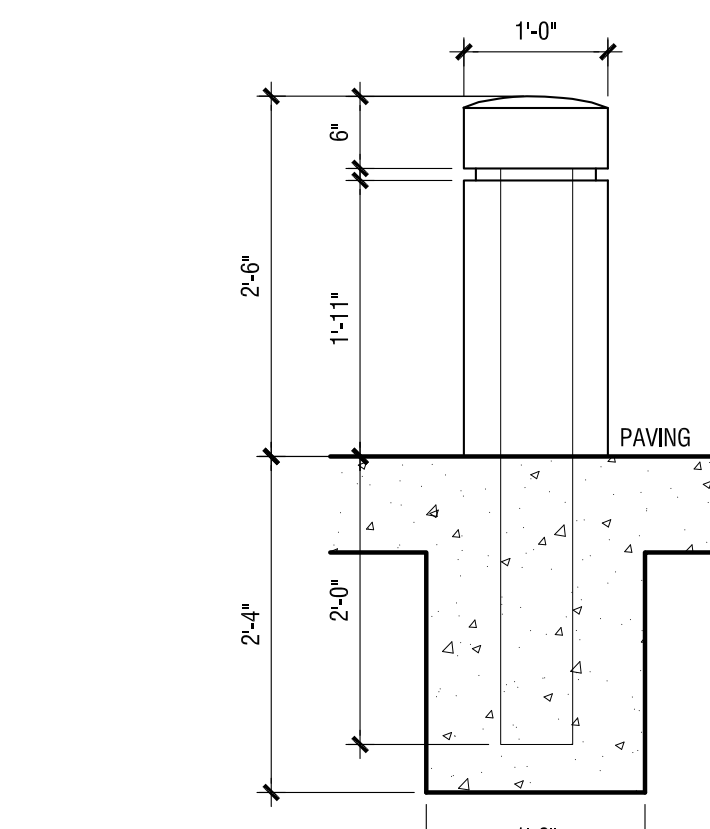
10 MONUMENT SIGN ELEV/AXON
G3.01 SCALE: 3/8" = 1'-0"



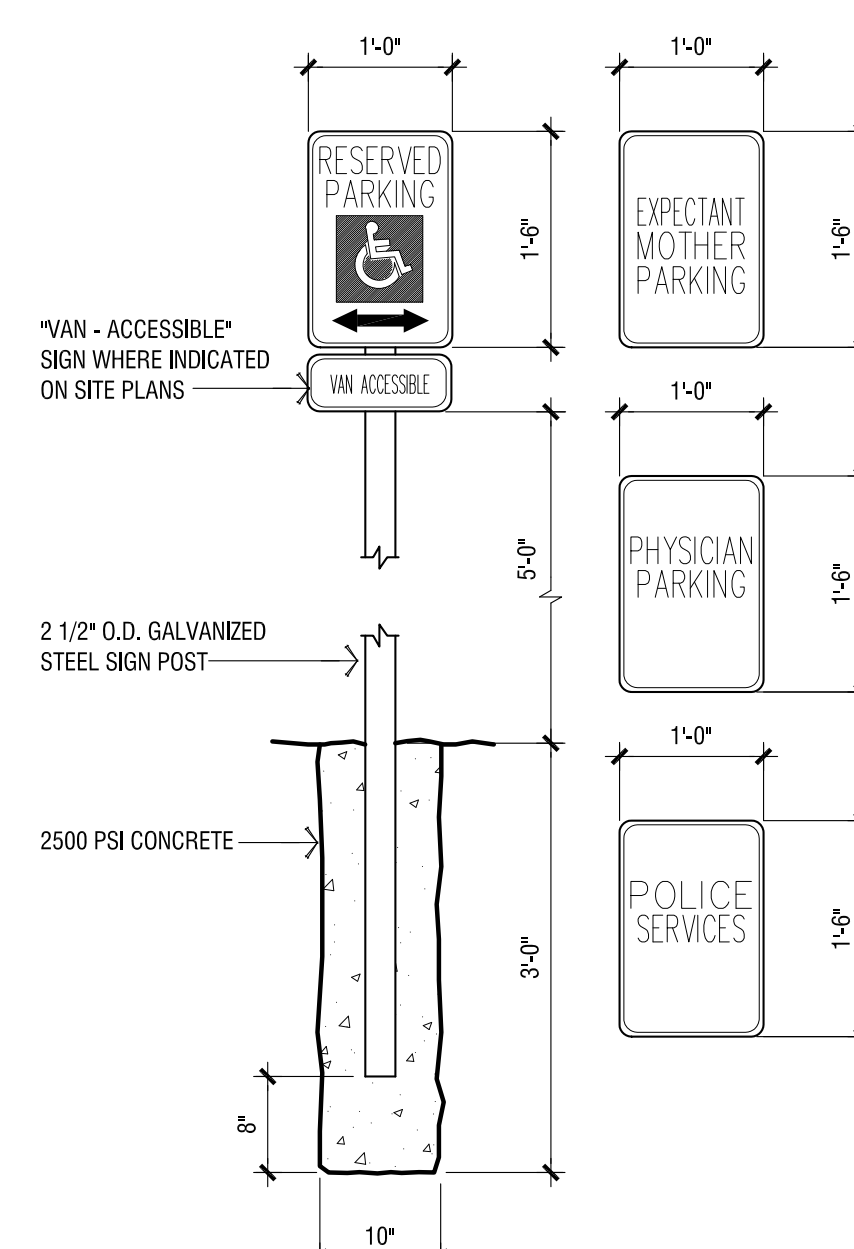
06 MONUMENT SIGN SECTION
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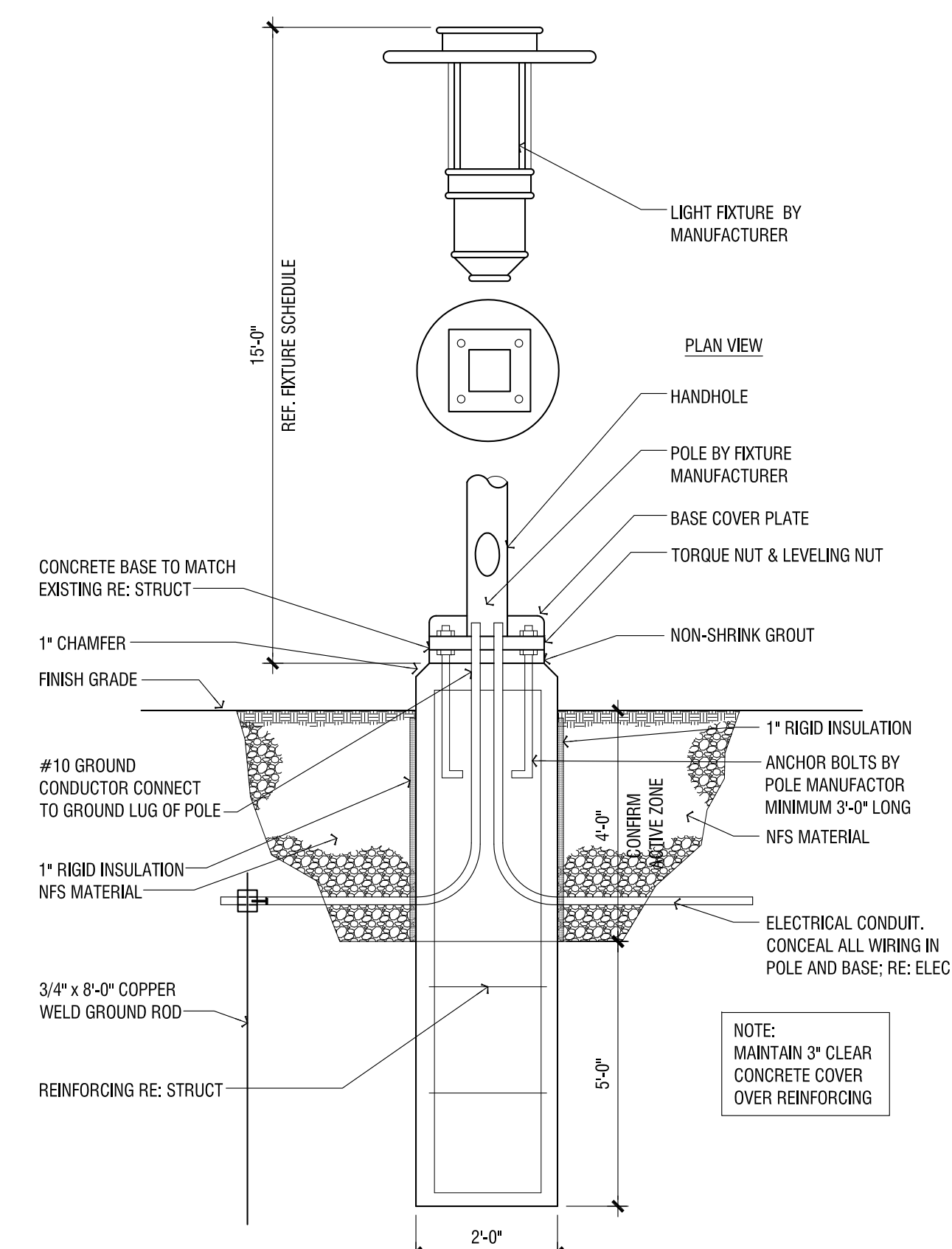
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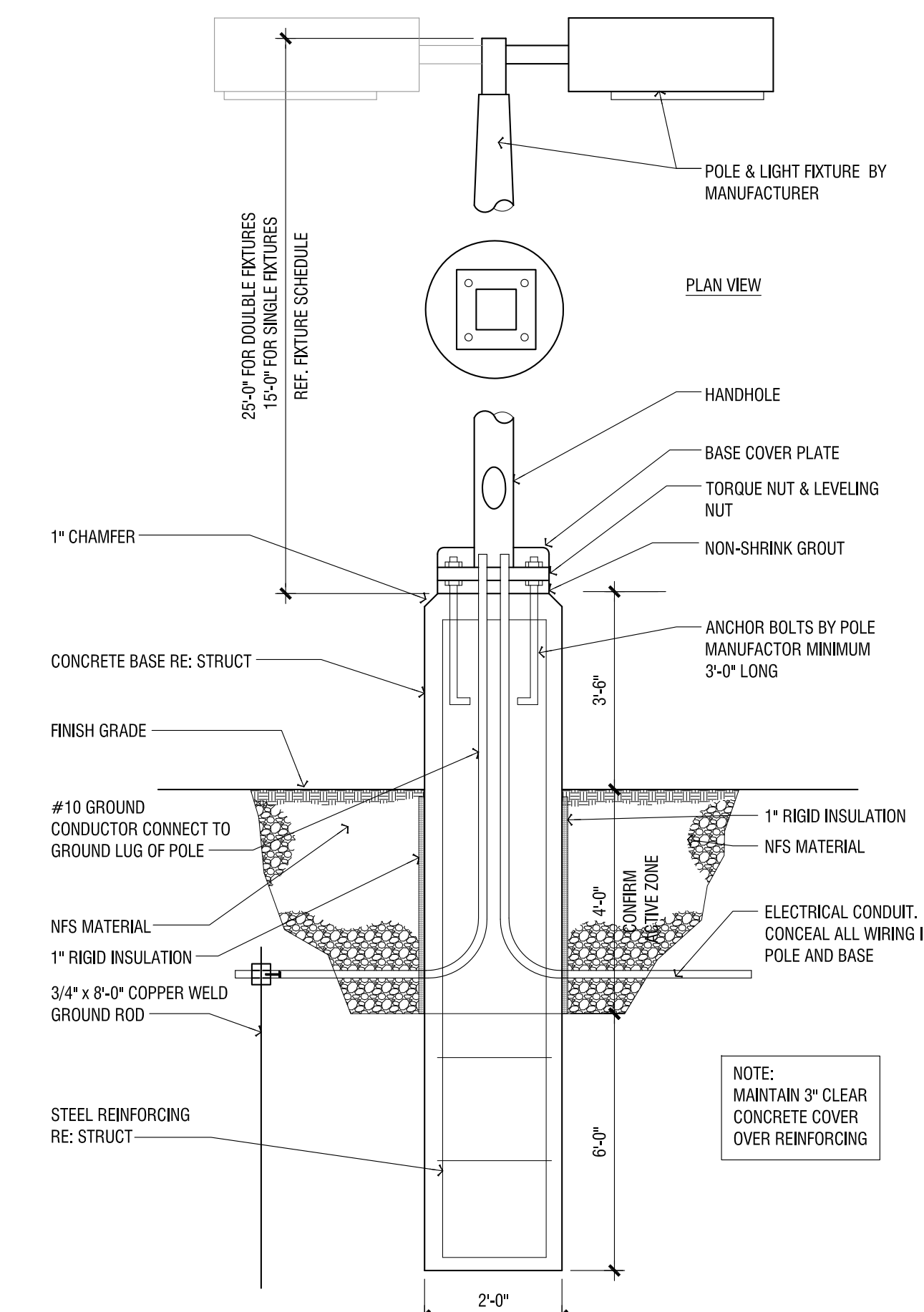
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G3.01 SCALE: 3/4" = 1'-0"



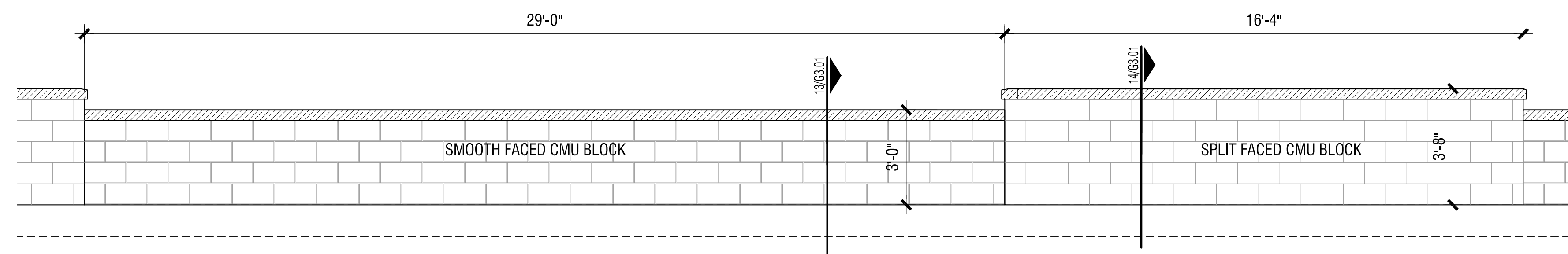
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G3.01 SCALE: 3/4" = 1'-0"



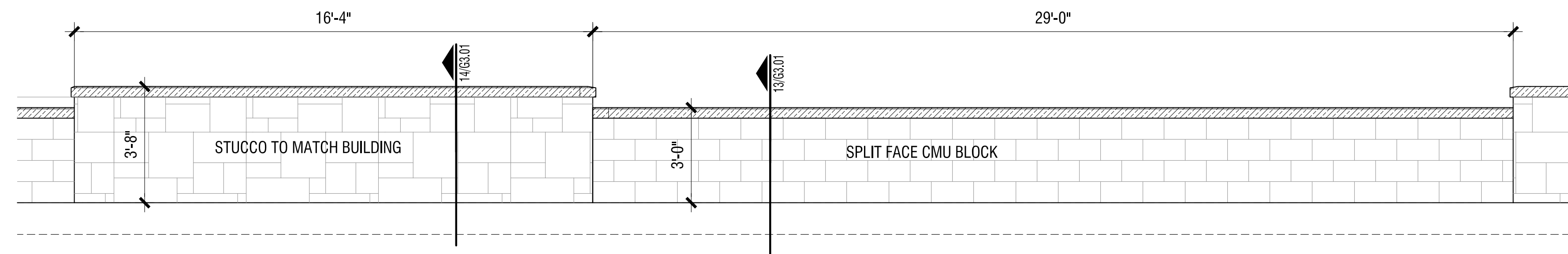
02 PEDESTRIAN LIGHT STANDARD DETAIL
G3.01 SCALE: 1/2" = 1'-0"



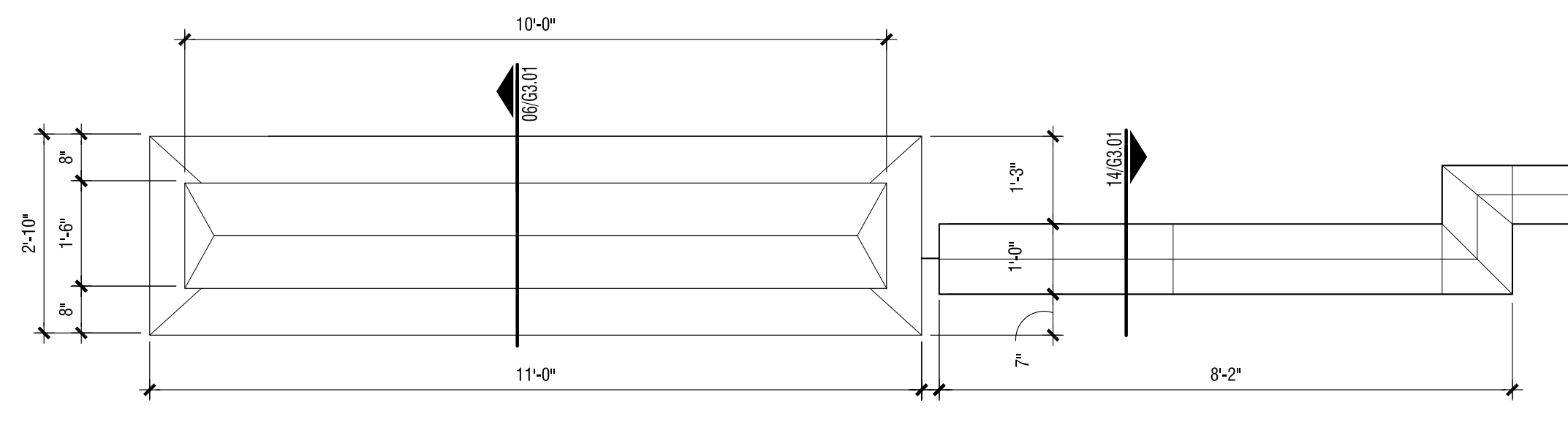
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G3.01 SCALE: 1/2" = 1'-0"



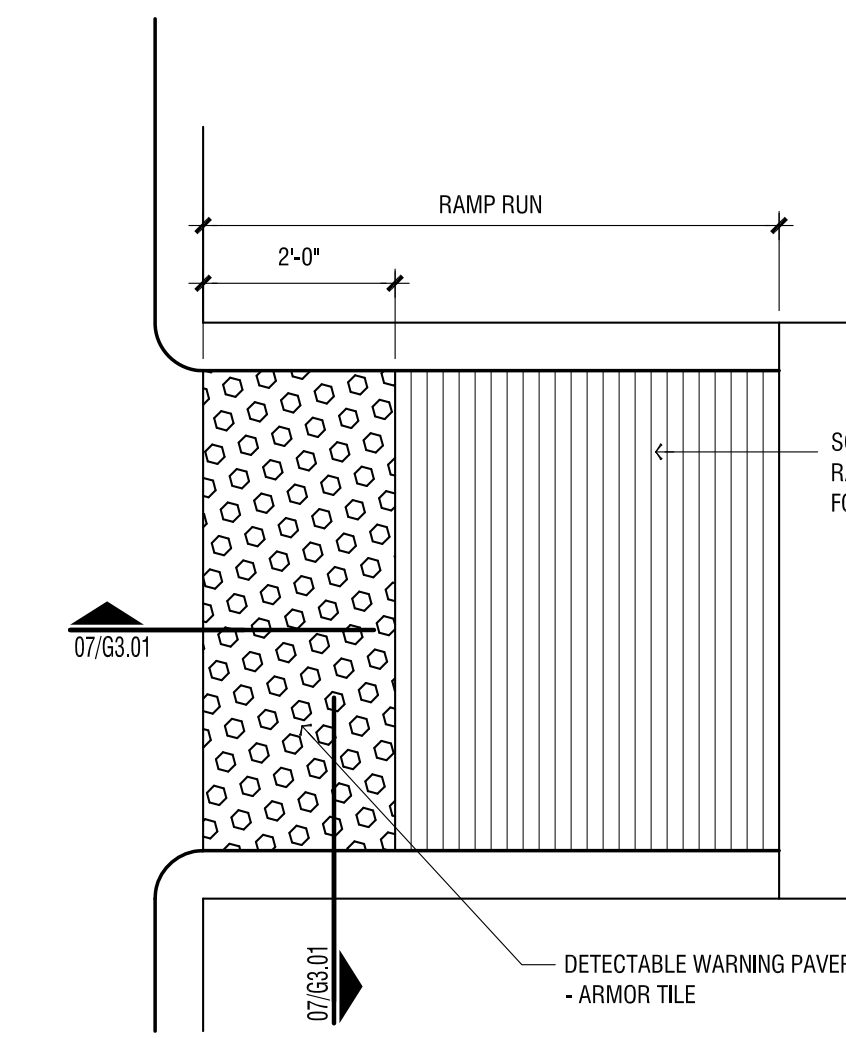
12 NORTH - SCREEN WALL ELEVATION
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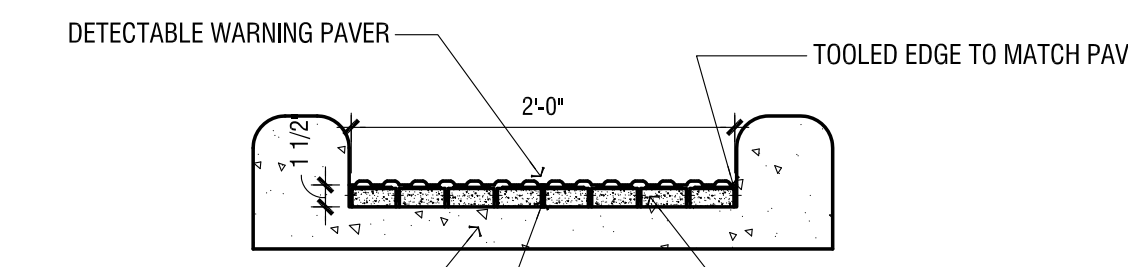
11 SOUTH - SCREEN WALL ELEVATION
G3.01 SCALE: 3/8" = 1'-0"



09 MONUMENT SIGN PLAN
G3.01 SCALE: 1/2" = 1'-0"



08 DETECTABLE WARNING DTL
G3.01 SCALE: 1" = 1'-0"



07 DETECTABLE WARNING DTL
G3.01 SCALE: 1" = 1'-0"

k:\phx_civil\191803000\CADD\803000LC.dwg, Layout: L1 LANDSCAPE NOTES Feb 19, 2014 - 10:42am chriss.rose
XREFS: X8030001TB X8030001 Sieg X8030001Rien A7 ACP SFAI

1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.

1. THE CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY COMPONENTS AND COMPLETING THE INSTALLATION OF A FULLY AUTOMATIC AND OPERATIVE IRRIGATION SYSTEM, AS INDICATED ON THE PLANS, PRIOR TO THE START OF ANY PLANTING OPERATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING OF THE SITE UNTIL COMPLETION OF THE PROJECT. OWNER WILL NOT PROVIDE AUTOMATIC IRRIGATION AT ANY STAGE OF CONSTRUCTION.
5. SYSTEM HAS BEEN DESIGNED WITH A STATIC PRESSURE OF APPROXIMATELY 50 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
6. ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE INSTALLED IN SEPARATE SLEEVES WHERE SHOWN ON PLANS. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE ENGINEERING PAVING PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK, SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
7. THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.
8. REFER TO SPECIFICATIONS, SPECIAL PROVISIONS, AND DETAILS FOR INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.

COMPONENTS		
SYMBOL	DESCRIPTION	QTY
	Rain Bird ESP-SMT4 Outdoor, Wall-Mount Controller with (1) ESP-SM3 Expansion Modules (7-Station) with Weather Sensor (Verify location with owner prior to installation)	1
	Rain Bird 100-PESB, 1" Master Valve, Normally Closed	1
	Rain Bird FS100B, 1" Brass Tee Flow Sensor	1
	Rain Bird XCZ-100-PRB-COM, 1" Electric Remote Control Zone Kit (All Drip Zones) with valve, and pressure regulating filter	4
	Rain Bird 100-PEB-R, 1" Electric Remote Control Valve (Spray Zone)	1
	Rain Bird 1804 4" pop-up spray body with 8 Series (8" radius) MPR spray nozzle (radius per plan, avoid overspray, provide full head-to-head coverage)	10
	Line Flushing Valve	42
TREES: Rain Bird XBT-20-6 (1 per tree, 6 ports open)		AS
SHRUBS: Rain Bird XBT-10-6 / XBT-05-6 (See Emitter Schedule)		REQUIRED
EMITTERS (NOT SHOWN)		

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	2" Schedule 40 PVC: Lateral Sleeve (Spears or Equal) 'X' indicates quantity	794 LF
	4" Schedule 40 PVC: Mainline Sleeve (Spears or Equal) 'X' indicates quantity	216 LF

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	SCH 40 PVC 1" Mainline	793 LF
	CL 200 PVC Tree Lateral (Size Below)	2,891 LF
	CL 200 PVC Shrub Lateral (Size Below)	3,550 LF
	CL 200 PVC Spray Lateral (Size Below)	90 LF

GPM FLOW
0 - 8.0
8.1 - 13.0
13.1+

PIPE SIZE
3/4"
1"
1-1/4"

DRIP-SHRUBS

CONTROLLER AND ZONE

A1 1" 1.27 GPM

PLANTING LEGEND

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	Dalbergia sissoo	48" Box, 8' ht. min., Upright	5
	Indian Rosewood	Upright	
	Ebenopsis ebano	24" Box, 6' ht. min., Upright	5
	Texas Ebony	Upright	
	Parkinsonia X 'Desert Museum'	36" Box, 7' ht. min., Upright	28
	'Desert Museum' Palo Verde	Upright	
	Prosopis hybrid 'Phoenix'	36" Box, 7' ht. min., Upright	20
	'Phoenix' Hybrid Mesquite	Upright	
	Quercus virginiana	36" Box, 7' ht. min., Upright	7
	Southern Live Oak	Upright	
	Sophora secundiflora	24" Box, 5' ht. min., Upright	6
	Texas Mountain Laurel	Upright	
	Vitex agnus-castus	48" Box, 6' ht. min., Specimen	1
	Monk's Pepper Tree		

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	Agave weberi / Weber's Agave	5 Gal.	13
	Calliandra californica / Red Fairy Duster	5 Gal.	101
	Dalea frutescens / Black Dalea	5 Gal.	60
	Dasyllirion longissimum / Mexican Grass Tree	5 Gal.	90
	Eremophila maculata / Valentine Bush	5 Gal.	45
	Hesperaloe funifera / Giant Hesperaloe	5 Gal.	15
	Hesperaloe parviflora / Red Yucca	5 Gal.	90
	Leucophyllum frutescens 'Green Cloud' / Green Sage	5 Gal.	29
	Ruellia peninsularis / Desert Ruellia	5 Gal.	251
	Tocoma stans 'Gold Star' / Yellow Bells	5 Gal.	14

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	64
	Nassella tenuissima / Mexican Feather Grass	3 Gal.	130
	Lantana camara 'New Gold' / New Gold Lantana	1 Gal.	246

	DESCRIPTION / SPECIFICATION	QTY
	Decomposed Granite Color: Madison Gold: 1/2" minus, 2" depth	45,260 SF
	Cynodon dactylon '419' / Hybrid Bermuda turfgrass 100% insect/disease free, thick healthy pad, 3" min. soil base, laid tight, rolled, finish grade before turf placement must be settled and 2" below adjacent curb or sidewalk	285 SF
	Decorative Boulder, surface select 36" diameter, Color to match decomposed granite	8

1. All trees materials shall have a minimum caliper size as specified in the "Recommended Tree Specification" list, published by the Arizona Nursery Association (ANA). A copy of the latest edition of the specification list will be maintained by the City of Surprise.
2. Standard trees with one trunk will be measured at six inches above the soil line.
3. The caliper of multiple trunked trees is established by taking the average of the caliper of the two largest trunks. Caliper is measured at six inches above origination point of the second largest trunk or six inches above ground if all trunks originate from the soil.
4. All planting shall be in conformance with recommendations provided in the Geotechnical Report by Speedie & Associates.

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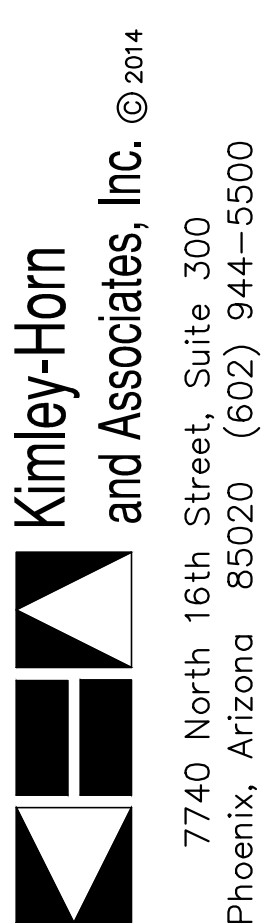


NEC W BELL ROAD AND N DYSART ROAD

LANDSCAPE NOTES

SURPRISE, ARIZONA

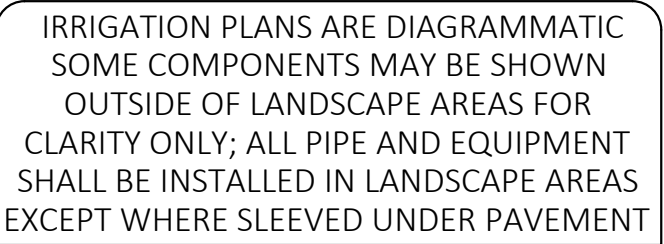
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IRRIGATION CONTROLLER TO BE LOCATED INSIDE MECHANICAL ROOM IF AVAILABLE. VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION; PROVIDE ELECTRICAL PER MANUFACTURER'S SPECIFICATIONS.

- ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED, TYP.

MATCHLINE: SEE SHEET L5

COMPONENTS

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	Rain Bird ESP-SMT4 Outdoor, Wall-Mount Controller with (1) ESP-SM3 Expansion Modules (7-Station) with Weather Sensor (Verify location with owner prior to installation)
	Rain Bird 100-PE5B, 1" Master Valve, Normally Closed
	Rain Bird FS100B, 1" Brass Tee Flow Sensor
	Rain Bird XCZ-100-PRB-COM, 1" Electric Remote Control Zone Kit (All Drip Zones) with valve, and pressure regulating filter
	Rain Bird 100-PEB-R, 1" Electric Remote Control Valve (Spray Zone)
	Rain Bird 1804 4" pop-up spray head with 8 Series (8' radius) MPR spray nozzle (radius per plan, avoid overspray, provide full head-to-head coverage)
	Line Flushing Valve
EMITTERS <NOT SHOWN>	TREES: Rain Bird XBT-20-6 (1 per tree, 6 ports open) SHRUBS: Rain Bird XBT-10-6 / XBT-05-6 (See Emitter Schedule)

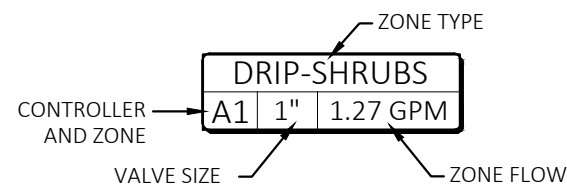
SLEEVE SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	2" Schedule 40 PVC: Lateral Sleeve (Spears or Equal) 'X' indicates quantity
	4" Schedule 40 PVC: Mainline Sleeve (Spears or Equal) 'X' indicates quantity

PIPE SCHEDULE	
SYMBOL	DESCRIPTION
	SCH 40 PVC 1" Mainline
	CL 200 PVC Tree Lateral (Size Below)
	CL 200 PVC Shrub Lateral (Size Below)
	CL 200 PVC Spray Lateral (Size Below)

LATERAL PIPE SIZING

<u>GPM FLOW</u>	<u>PIPE SIZE</u>
0 - 8.0	3/4"
8.1 - 13.0	1"
13.1+	1-1/4"



NOTE: The irrigation system layout shall be in conformance with recommendations provided in the Geotechnical Report by Speedie & Associates.



NEC W BELL ROAD AND N DYSART ROAD

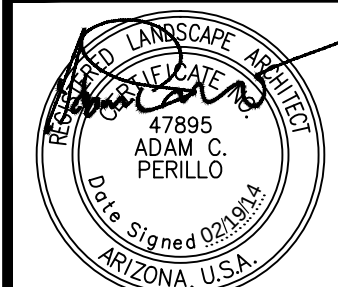
IRRIGATION PLAN

SURPRISE, ARIZONA



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PROJECT No. 191803000
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: JW
DESIGN BY: CMR
CHECK BY: ACP
DATE: 02/19/14



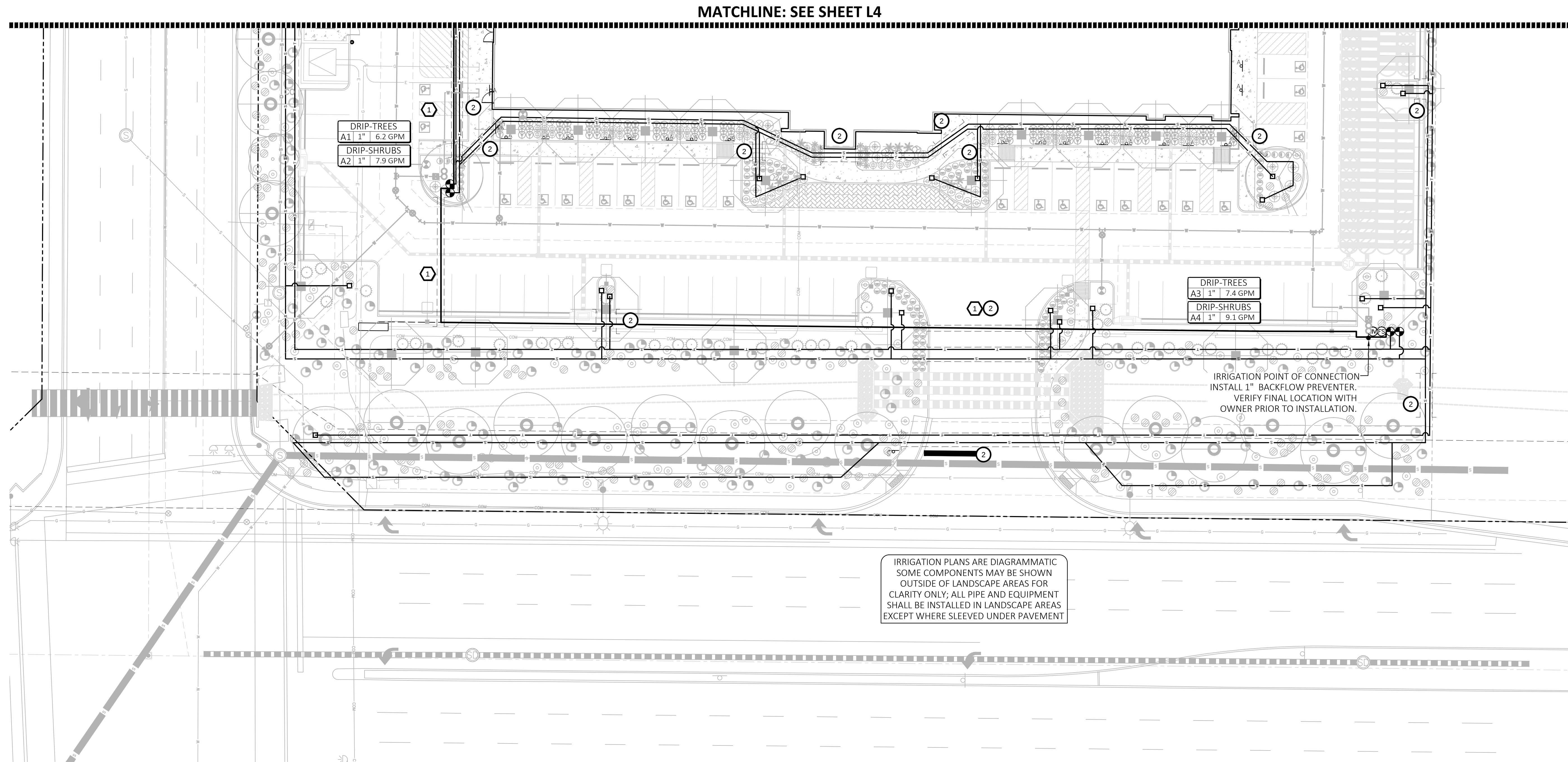
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L4

4 OF 7 SHEETS

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COMPONENTS

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	Rain Bird ESP-SMT4 Outdoor, Wall-Mount Controller with (1) ESP-SM3 Expansion Modules (7-Station) with Weather Sensor (Verify location with owner prior to installation)
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	Rain Bird 100-PEB-R, 1" Electric Remote Control Valve (Spray Zone)
	Rain Bird 1804 "4" pop-up spray body with 8 Series (8" radius) MPR spray nozzle (radius per plan, avoid overspray, provide full head-to-head coverage)
	Line Flushing Valve
EMITTERS (NOT SHOWN)	TREES: Rain Bird XBT-20-6 (1 per tree, 6 ports open) SHRUBS: Rain Bird XBT-10-6 / XBT-05-6 (See Emitter Schedule)

SLEEVE SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	2" Schedule 40 PVC; Lateral Sleeve (Spears or Equal) 'X' indicates quantity
	4" Schedule 40 PVC; Mainline Sleeve (Spears or Equal) 'X' indicates quantity

PIPE SCHEDULE	
SYMBOL	DESCRIPTION
	SCH 40 PVC 1" Mainline
	CL 200 PVC Tree Lateral (Size Below)
	CL 200 PVC Shrub Lateral (Size Below)
	CL 200 PVC Spray Lateral (Size Below)

LATERAL PIPE SIZING

NOTE: The irrigation system layout shall be in conformance with recommendations provided in the Geotechnical Report by Speedie & Associates.

IRRIGATION PLANS ARE DIAGRAMMATIC
SOME COMPONENTS MAY BE SHOWN
OUTSIDE OF LANDSCAPE AREAS FOR
CLARITY ONLY; ALL PIPE AND EQUIPMENT
SHALL BE INSTALLED IN LANDSCAPE AREAS
EXCEPT WHERE SLEEVED UNDER PAVEMENT



NEC W BELL ROAD AND N DYSART ROAD

IRRIGATION PLAN

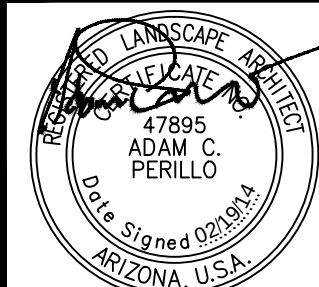
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DESIGN BY: CMR
CHECK BY: ACP
DATE: 02/19/14



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L5

5 OF 7 SHEETS

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PHOTOMETRIC
SITE PLAN
SCALE: 1" = 20'-0"