



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

Thursday, November 2, 2017 @ 6:00 PM  
 COUNCIL CHAMBERS

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## 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 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.

- 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:

- |                       |                                                                                                       |                                                           |
|-----------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| *#1 District Internal | <u>Consideration and action approving the October 5, 2017 Planning and Zoning Commission Minutes.</u> | None<br>Lorraine<br>Nevarez -<br>Community<br>Development |
| *#2 District Internal | <u>Consideration and action approving the October 19, 2017 Planning</u>                               | None                                                      |

and Zoning Commission minutes.

Lorraine  
Nevarez -  
Community  
Development

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

|           |               |                                                                                                                                                                                                                                                          | STAFF<br>RECOMMENDATION/                               |
|-----------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| ITEM<br># | DISTRICT<br># | ITEM DESCRIPTION                                                                                                                                                                                                                                         | PRESENTED BY                                           |
| #3        | District 1    | <u>Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L7 &amp; L8 of the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.</u> | Approve<br>Sergio Angulo -<br>Community<br>Development |
| #4        | District 1    | <u>Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L7 &amp; L8 of the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.</u> | Approve<br>Sergio Angulo -<br>Community<br>Development |

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

|           |               |                                                                                                                                                                                             | STAFF<br>RECOMMENDATION/                                |
|-----------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| ITEM<br># | DISTRICT<br># | ITEM DESCRIPTION                                                                                                                                                                            | PRESENTED BY                                            |
| #5        | District 5    | <u>Consideration and action on the Civic Plaza Comprehensive Sign Program generally located on the southwest corner of Bell Road and Civic Center Drive within the Surprise Center PAD.</u> | Approve<br>Hobart Wingard -<br>Community<br>Development |

**OTHER BUSINESS:**

|    |                   |                                                                    |                                                        |
|----|-------------------|--------------------------------------------------------------------|--------------------------------------------------------|
| #6 | District Internal | <u>Discussion and direction pertaining to future agenda items.</u> | No Action<br>Eric Fitzer -<br>Community<br>Development |
|----|-------------------|--------------------------------------------------------------------|--------------------------------------------------------|

**ADJOURNMENT:**

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SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

**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

November 2, 2017 @ 6:00:00 PM

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|                        |                           |                 |                                          |
|------------------------|---------------------------|-----------------|------------------------------------------|
| Board Meeting Date:    | November 2, 2017          | Contact Person: | Lorraine Nevarez - Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                                 |
| Staff Recommendations: | None                      |                 |                                          |

|         |   |         |                |                   |
|---------|---|---------|----------------|-------------------|
| Consent | x | Regular | Public Hearing | Report/Discussion |
|---------|---|---------|----------------|-------------------|

**Agenda Wording:**

Consideration and action approving the October 5, 2017 Planning and Zoning Commission Minutes.

**Motion:**

I move to approve the October 5, 2017 Planning and Zoning Commission meeting minutes.

**Background:**

**Financial Impact Statement:**

No Financial Impact

**ATTACHMENTS:**

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☐ [Minutes - October 5, 2017 Meeting](#)

**External Attachment Links:**

**Meeting Requirements:**

Powerpoint x Video x White Board x Other x

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

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 5, 2017 / 6:00 PM**

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

**CALL TO ORDER.**

Chair Ken Chapman 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 October 5, 2017.

**A. ROLL CALL**

In attendance were Chair Ken Chapman, Vice Chair Mitchell Rosenbaum, Commissioners Dennis Smith, Dennis Bash, Matthew Keating, Gisele Norberg and Eric Cultum.

**STAFF PRESENT:**

Community Development Director Eric Fitzer, Community Development Assistant Director Lloyd Abrams, Deputy City Attorney Ellen Van Riper, Planner Hobart Wingard, Planner Robert Kuhfuss and Planning and Zoning Commission Secretary Lorraine Nevarez.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

**D. STAFF REPORT**

Director Fitzer shared the Joint Meeting will be Thursday, November 9 at Ottawa University Community Room at 6:00 PM.

**CALL TO THE PUBLIC:**

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

Hearing no comments, Chair Chapman closed the call to the public.

**CONSENT AGENDA:**

**Item 1 – Internal – Consideration and action pertaining to approval of the September 21, 2017 Planning and Zoning Commission minutes.**

Commissioner Smith made a motion to approve the September 21, 2017 Planning and Zoning Commission minutes. Vice Chair Rosenbaum seconded the motion. The motion passes with 6 votes in favor, 1 abstention (Commissioner Bash).

Chair Chapman moved item 2 to follow after item 3.

**REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

**Item 3 – District 2 – Consideration and Action on an Ordinance rezoning the Colonnade portion of the Sun City Grand PAD generally located northwest of the corner of West Grand Avenue and North Reems Road from Rural Residential (RR/R1-43), Multifamily (R3-PAD), and Commercial (C2-PAD) to Mixed- Use (MU-21-PAD), Ordinance 201-20.**

Hobart Wingard, Planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Mixed-uses
- Construction timeline
- Sign and parking deviation
- Review process
- Citizen participation/review
- Safety of residents
- Parking standards
- Sidewalk width

Chair Chapman opened the call to the public.

Jean Bonde, resident, shared that this is a needed facility. She requests that the process be expedited to get this facility built. There are many residents that need these services.

Hearing no further comments, Chair Chapman closed the call to the public.

Commissioner Keating made a motion to recommend approval to the Mayor and City Council of the proposed Colonnade at Sun City Grand PAD Zoning Amendment, subject to stipulations 'A' through 'C' as listed in the staff report. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

**Item 2 – Internal – Presentation and discussion regarding a proposed text amendment to Chapter 113 of the Surprise Municipal Code regarding signs.**

Robert Kuhfuss, Planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Landscape

- Walkability
- Visibility of signage
- Class II
- Class I
- 15 ft. rule

Chair Chapman opened call to the public.

Kathy Basque, WEMAR, shared that realtor signs at specific turns are important to the location of the property being shown. Ms. Basque requested the A frame signs size get amended to 28 ½ x 30 inches to accommodate the standard size that is currently be used by realtors. Ms. Basque appreciates the Commissioners consideration.

Hearing no further comments, Chair Chapman closed the call to the public.

#### **OTHER BUSINESS:**

#### **Item 4 – INTERNAL - Discussion pertaining to future agenda items.**

Vice Chair Rosenbaum asked for an update regarding the Bloomberg Workshop. Director Fitzer shared that updates regarding the workshop will be discussed during the scheduled joint meeting.

#### **ADJOURNMENT:**

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:23 p.m.

\_\_\_\_\_  
Eric Fitzer  
Community Development Director

\_\_\_\_\_  
Ken Chapman  
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: \_\_\_\_\_  
Lorraine Nevarez, Commission Secretary

DATE: \_\_\_\_\_



**CITY OF SURPRISE**  
Planning and Zoning Commission

November 2, 2017 @ 6:00:00 PM

Back Print

|                        |                           |                 |                                          |
|------------------------|---------------------------|-----------------|------------------------------------------|
| Board Meeting Date:    | November 2, 2017          | Contact Person: | Lorraine Nevarez - Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                                 |
| Staff Recommendations: | None                      |                 |                                          |

|         |   |         |                |                   |
|---------|---|---------|----------------|-------------------|
| Consent | x | Regular | Public Hearing | Report/Discussion |
|---------|---|---------|----------------|-------------------|

**Agenda Wording:**

Consideration and action approving the October 19, 2017 Planning and Zoning Commission minutes.

**Motion:**

I move to approve the October 19, 2017 Planning and Zoning Commission meeting minutes.

**Background:**

**Financial Impact Statement:**

No Financial Impact

**ATTACHMENTS:**

Click to download

☐ [Minutes - October 19, 2017 Meeting](#)

**External Attachment Links:**

**Meeting Requirements:**

Powerpoint   x   Video   x   White Board   x   Other   x

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

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 19, 2017 / 6:00 PM**

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

**CALL TO ORDER.**

Chair Ken Chapman 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 October 19, 2017.

**A. ROLL CALL**

In attendance were Chair Ken Chapman, Vice Chair Mitchell Rosenbaum, Commissioners Dennis Smith, Dennis Bash, Matthew Keating, Gisele Norberg and Eric Cultum.

**STAFF PRESENT:**

Community Development Director Eric Fitzer, Deputy City Attorney Ellen Van Riper, Planner Hobart Wingard, Planner Sergio Angulo and Planning and Zoning Commission Secretary Lorraine Nevarez.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

**D. STAFF REPORT**

None.

**CALL TO THE PUBLIC:**

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

Hearing no comments, Chair Chapman closed the call to the public.

**CONSENT AGENDA:**

**Item 1 – Internal – Consideration and action approving the consent agenda as presented.**

None.

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

**Item 2 – District 1 – Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels B10 & B11 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163<sup>rd</sup> Avenue in Desert Oasis.**

Sergio Angulo, Planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Pedestrian trails, open space
- Traffic lanes
- Rip-rap installed in drainage areas

Chair Chapman opened the call to the public.

Hearing no comments, Chair Chapman closed the call to the public.

Staff suggest a modification to stipulation C as follows:

The Final Plat of Desert Oasis – Bear Parcel B10 will show a 55' easement for future right-of-way and 8' Public Utility Easements (PUE's) from 163<sup>rd</sup> Avenue to the proposed development to the east through TRACT A in general conformance with the location identified in Exhibit A. To account for the existing access onto northbound 163<sup>rd</sup> Avenue from Desert Oasis Parcel B9, the Tract A future local street connection will be limited to right-in, right-out ingress and egress. Within sixty days following the annexation of the Paloma Creek property into the City of Surprise, and City acceptance of Paloma Creek property into the SPA 2 service area the owner shall authorize the formal dedication of public right-of-way and PUE. All costs for said dedications and roadway extension and utilities construction shall be borne by the developer of Paloma Creek.

Commissioner Cultum made a motion to recommend approval to the Mayor and City Council regarding a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels B10 & B11 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163<sup>rd</sup> Avenue in Desert Oasis, subject to stipulations 'A' through 'D' as listed in the staff report with modifications as stated by staff. Vice Chair Rosenbaum seconded the motion. The motion passes with 7 votes in favor.

## **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

**Item 3 – District 1 – Presentation and action approving an Amended Site Plan for Word of Life Church located on the southwest corner of Bell Road and 175<sup>th</sup> Avenue within the Surprise Farms Planned Area Development (PAD).**

Hobart Wingard, Planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Capacity of building

Vice Chair Rosenbaum made a motion to approve an Amended Site Plan for Word of Life Church located on the southwest corner of Bell Road and 175<sup>th</sup> Avenue within the Surprise Farms PAD. Commissioner Bash seconded the motion. The motion passes with 7 votes in favor.

**Item 4 – District 4 – Consideration and action on the Site Plan for a Comprehensive Sign Program to allow for an increase of allowable wall signage on the east, west, and south elevations of the Scooter’s Coffee building generally located south of Bell Road and east of Crossroads Boulevard.**

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

The Commission discussed item 4:

- Sign size
- Sign restrictions

Commissioner Norberg made a motion to approve the Site Plan for a Comprehensive Sign Program to allow for an increase of allowable wall signage on the east, west and south elevations of the Scooter’s Coffee building generally located south of Bell Road and east of Crossroads Boulevard. Commissioner Keating seconded the motion. The motion passes with 7 votes in favor.

#### **OTHER BUSINESS:**

**Item 4 – INTERNAL - Discussion pertaining to future agenda items.**

Chair Chapman asked about the joint meeting. Director Fitzer shared the joint meeting will be on November 9, 2017, 6PM at Ottawa University Community Room.

Commissioner Keating asked about approving the October 5, 2017 meeting minutes. The minutes were not listed on the agenda. The October 5, 2017 meeting minutes will be considered at the November 3, 2017 meeting.

#### **ADJOURNMENT:**

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:48 p.m.

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Eric Fitzer  
Community Development Director

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Ken Chapman  
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: \_\_\_\_\_  
Lorraine Nevarez, Commission Secretary

DATE: \_\_\_\_\_



**CITY OF SURPRISE**  
Planning and Zoning Commission

November 2, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date: November 2, 2017      Contact Person: Hobart Wingard - Community Development  
Submitting Department:      District: 5  
Staff Recommendations: Approve

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|         |         |   |                |                   |
|---------|---------|---|----------------|-------------------|
| Consent | Regular | x | Public Hearing | Report/Discussion |
|---------|---------|---|----------------|-------------------|

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**Agenda Wording:**

Consideration and action on the Civic Plaza Comprehensive Sign Program generally located on the southwest corner of Bell Road and Civic Center Drive within the Surprise Center PAD.

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**Motion:**

I move to approve Civic Plaza Comprehensive Sign Program.

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**Background:**

Bootz & Duke Signs, on behalf of Bell Road Surprise LLC, requests Comprehensive Sign Program (CSP) approval for an 8.10 acre location on the southwest corner of Bell Road and Civic Center Drive known as Civic Center Plaza (aka Civic Center). The purpose of the CSP within the Surprise Center Planned Area Development (PAD) is to provide flexibility and to allow signage which is appropriate to the character of the development, provides adequate identification and information, provides a good visual environment, promotes traffic safety and is regulated to the extent necessary to be consistent with the purpose and intent of the sign requirements.

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**Financial Impact Statement:**

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

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**ATTACHMENTS:**

Click to download

- ☐ [01-FS17-553-CS Program Civic Center- Staff Report](#)
- ☐ [01 - FS17-553 - Comprehensive Sign Program for Civic Center at Surprise Center - Vicinity Maps](#)

- ☐ [02 - FS17-553 - Comprehensive Sign Program for Civic Center at Surprise Center](#)
- ☐ [03 - FS17-553 - Comprehensive Sign Program for Civic Center at Surprise Center - Presentation](#)

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**External Attachment Links:**

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**Meeting Requirements:**

Powerpoint    x    Video    x            White Board    x    Other    x

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

**Hobart Wingard, Planner II**



# COMPREHENSIVE SIGN PROGRAM

## REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** FS17-553

**Project Name:** Comprehensive Sign Program for Civic Plaza

**Council District:** 5 - Palm

**Meeting Date:** November 2, 2017

**Planner:** Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

**Owner:** Bell Road Surprise LLC

**Applicant:** Boots and Duke Sign Company

**Request:** The applicant is requesting approval of a Comprehensive Sign Program to allow for more exposure and more cohesive signage regulations.

**Site Location:** The subject project is generally located on the southwest corner of Bell Road and Civic Center Drive.

**Site Size:** Approximately 8.10 acres

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035 as approved under Case FS16-024.

**Support/Opposition:** No expressions of support or opposition were received.

**Staff Recommendation:** Staff recommends the Planning and Zoning Commission move to **approve** Case FS17-553 as presented.

**PROJECT DISCRIPTION:**

Bootz & Duke Signs, on behalf of Bell Road Surprise LLC, requests Comprehensive Sign Program (CSP) approval for an 8.10 acre location on the southwest corner of Bell Road and Civic Center Drive known as Civic Center Plaza (aka Civic Center).

**EXISTING ZONING:**

The following chart and associated maps depict the existing zoning of the subject parcels and its surroundings for the specific area to be developed:

| Existing Kingswood Parke (Sun Village) Residential PAD |                                                               |                                                       |
|--------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------|
| Vacant Surprise Center<br>Mixed Use                    | <b>Civic Center Commercial Center<br/>Surprise Center PAD</b> | Existing Commercial Facilities<br>Surprise Center PAD |
| Vacant Surprise Center<br>Mixed Use                    |                                                               |                                                       |

**BACKGROUND:**

**June 12, 1980:** The subject parcels were annexed into the City of Surprise.

**January 25, 2001:** The Mayor and City Council approved a PAD for Surprise Center under case PAD00-105.

**December 15, 2016:** The Planning and Zoning Commission approved a Site Plan for Civic Center at Surprise Center under Case FS16-429.

**December 20, 2017:** A Final Plat was approved by the Mayor and City Council under Case FS16-429.

**August 24, 2017:** Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR17-466.

**September 19, 2017:** The applicant filed a request for a Comprehensive Sign Program under case FS17-553, the subject case.

66 **ANALYSIS AND DISCUSSION:**

67 Bootz & Duke Signs, on behalf of Bell Road Surprise LLC, requests Comprehensive Sign Program  
68 (CSP) approval for 8.10 Acre location on the southwest corner of Bell Road and Civic Center Drive  
69 known as Civic Center Plaza (aka Civic Center). The purpose of the CSP within the Surprise Center  
70 Planned Area Development (PAD) is to provide flexibility and to allow signage which is appropriate  
71 to the character of the development, provides adequate identification and information, provides a  
72 good visual environment, promotes traffic safety and is regulated to the extent necessary to be  
73 consistent with the purpose and intent of the sign requirements. The proposed CSP for Civic Plaza  
74 contains several different components that have guidelines for the different types of signs within  
75 the commercial center.

76 Generally, the proposed signs can be separated into the categories of freestanding monument  
77 signs, wall signs, window signs, directional signs, menu boards, and blade signs.

78 A single 15 foot high monument sign is proposed along Bell Road. Another single 12 foot high  
79 monument sign will be placed along Civic Center Drive. Both will be utilizing the same materials and  
80 colors of the commercial center. These signs will identify many of the tenants hidden within the  
81 commercial development.

82 Wall signs will be more consistent with wall signage of two (2) square feet of sign area per one (1)  
83 linear foot of business frontage while all other sides of the buildings will be allowed one and one  
84 half (1.5) square foot of sign area per each linear foot of leased space. No tenant sign will exceed 80  
85 percent of the leased frontage.

86 Window signage will be limited no more than 25 percent of the window on which it is displayed.

87 The directional signage will keep with the design theme of the commercial center while providing  
88 guidance through the vehicular and pedestrian routes.

89 Menu boards will not exceed seven (7) feet in height with 36 square feet of sign area.

90 A unique type of signage, at least for the city, is proposed under this CSP. A blade sign is a type of  
91 projecting sign mounted on a building facade or storefront pole or attached to a surface  
92 perpendicular to the normal flow of traffic. The CSP allows for a 22 foot tall sign with a minimum  
93 eight (8) foot clear space beneath.

94  
95 **Summary:**

96 Staff believes by accepting and incorporating the proposed Comprehensive Sign Program, the Civic  
97 Center commercial center will meet the requirements of the Surprise Center PAD, the Surprise  
98 Municipal Code, and City of Surprise General Plan while providing for economic development  
99 envision by the City Council Strategic Plan.

**Findings:**

- The proposed Comprehensive Sign Program is consistent with the Surprise General Plan 2035.
- The proposed Comprehensive Sign Program will meet the provisions of the Surprise Center PAD and the Municipal Code.
- The reviewing agencies indicated no opposition to the request.

**Recommendation:**

Based on the findings noted above, staff recommends the Commission **Approve** case FS17-553 subject to Stipulations 'A.' through 'B.' as outlined below.

- A. Development and use of the Comprehensive Sign Program will be in conformance with the project narrative entitled "Comprehensive Sign Package for Civic Plaza," prepared by Bootz & Duke Signs, consisting of 16 Pages dated October 3, 2017.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Municipal Code.

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

**Attachments:**

- 01 – Vicinity Maps
- 02 – Civic Center Comprehensive Sign Program (16 pages)



# VICINITY MAP





# VICINITY MAP





**COMPREHENSIVE  
SIGN  
PACKAGE**

## Civic Plaza

SWC of Bell Rd. & Civic Center Drive  
Surprise, AZ

Case Number: FS17-553

October 3, 2017

Prepared by:



■ ADDRESS: 4028 W. WHITTON PHX, AZ. 85019  
■ PHONE: ( 602 )-272-9356  
■ FAX: ( 602 )-272-4608  
■ [www.bootzandduke.com](http://www.bootzandduke.com)

**COMPREHENSIVE SIGN PACKAGE  
CIVIC PLAZA  
SURPRISE, ARIZONA**

**I. INTRODUCTION**

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Civic Plaza for the mutual benefit of all Tenants.

**II. GENERAL REQUIREMENTS**

- A. Each Tenant (or representative) shall submit two (2) sets of scale drawings of proposed signage for approval by the Property Owner indicating the location, size, layout, design, color and method of attachment. Upon the Property Owner approval, a signed copy will be returned.
- B. All signs shall be constructed and installed at Tenant's sole expense.
- C. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Property Owner.
- D. Signs installed without written approval from the Property Owner may be subject to removal repairs to sign band or removal of signage resulting from unapproved installations.
- E. Tenant and his sign contractor shall repair any damage caused during installation or removal of any signage.
- F. No window signs are permitted without written approval from the Property Owner. Window signs, if permitted shall not exceed 25% of the window on which it is displayed.
- G. A fixed balloon used as a sign (which means any lighter-than-air or gas filled balloon attached by a tether to a fixed place) is prohibited.
- H. Portable signs, posters, banners or flags are prohibited. Unless approved under special event permit through the City of Surprise.
- I. Tenant shall be responsible for obtaining all sign permits from the City of Surprise, prior to the installation of any signage.
- J. All sign companies contracted by Tenant must carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of one million and no/100 dollars (\$1,000,000.00) per occurrence.

**III. SPECIFIC TENANT RESPONSIBILITIES**

- A. Each tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant's sign require maintenance or repair, the Property Owner shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to perform, the Property Owner shall undertake repairs and Tenant shall reimburse the Property Owner within ten (10) days from receipt of invoice.
- B. In-n-Out Burger owns Lot 4, In-n-Out Burger will be the tenant on Lot 4, and In-n-Out Burger will be their own Landlord, but still be governed under this comprehensive sign program.

**IV. CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE**

- A. All fasteners shall be made of aluminum.
- B. No labels shall be permitted on the exposed surface of signs, except those required by ordinance.
- C. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical components or parts shall be concealed. No exposed raceways will be allowed. Unless channel or reverse pan channel letters are mounted on structural beam, raceways to be painted the color of the beam.
- D. All electrical signs shall bear the UL label, conform to 2000 IBC standards, and conform to 1999 National Electrical Code Standards or newer.

**V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR MAJOR TENANT**

Major Tenant shall be defined as a Tenant occupying 20,000 square feet of leased floor space or greater. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Major Tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on the main fascia, 1.5 to 1 sq.ft. on side elevation, and on each building elevation up to a maximum of 500 square feet of aggregate sign area for all building elevations. In no case shall a Major Tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

**VI. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR PAD TENANTS**

Pad Tenant shall be defined as a Tenant occupying a single use buildingsigns Identification shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Each tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on the main fascia, 1.5 to 1 sq.ft. on side elevation. Regardless of frontage, in no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

**VII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR MINOR TENANTS**

An Minor Tenant shall be defined as a Tenant occupying less than 20,000 square feet of leased floor space and located in a multiple user building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Each tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on the main fascia 1.5 to 1 sq.ft. on side elevation.

Minor Tenants with only two frontages may erect up to two building mounted signs. In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

**VIII. BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS**

All building mounted signs shall be defined as pan channel or reverse pan channel internally illuminated letters. Final approval of any building mounted sign is at the sole discretion of the Landlord and must be permitted by the City of Surprise.

**Pan Channel Internally Illuminated Letter Specifications:**

- Aluminum construction with minimum .063 backs and .040 returns
- 3-8" deep returns painted acrylic polyurethane or equivalent
- Minimum 3/4" trimcap
- 3/16" translucent acrylic faces - Colors are open for corporate ID
- 3/16" white plex with translucent vinyl overlay will be acceptable to achieve custom colors
- Formed sign faces are also acceptable
- No clear plex or clear lexan faces will be acceptable
- Internal illumination with neon or LED fixtures
- Neon signs shall use UL approved electrobit housings and 30ma GFI transformers
- LED signs shall use UL approved components throughout
- Landlord can approve modifications for return depth and trimcap size

**Reverse Pan Channel Internally Illuminated Letter Specifications:**

- Aluminum construction with minimum .063 faces and .040 returns
- 2-5" deep returns painted Akzo Nobel acrylic polyurethane or equivalent
- 3/16" clear Lexan backs on all letters
- No clear plex or clear lexan faces will be acceptable
- Internal illumination with neon or LED fixtures
- Neon signs shall use UL approved electrobit housings and 30ma GFI transformers
- LED signs shall use UL approved components throughout
- Landlord can approve modifications for return depth



# TYPICAL PAN CHANNEL LETTERS

NOT TO EXCEED 80%  
LEASED FRONTAGE

NOT TO EXCEED 80%  
OF SIGN BAND IN HEIGHT

# TENANT

## CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.  
3-8" DEEP RETURNS, .040" CLC, COLOR AS PER  
TENANT.  
3/4" TRIM CAP, COLOR AS PER TENANT..

## MOUNTING

MOUNT FLUSH TO WALL.

## FACE

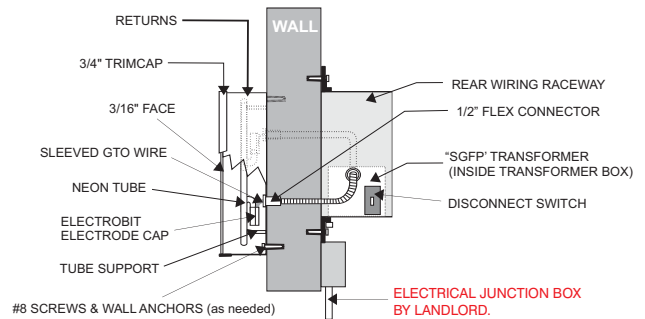
3/16" SG ACRYLIC, COLOR AS PER TENANT.  
FORMED FACES ARE ACCEPTABLE.

## ILLUMINATION

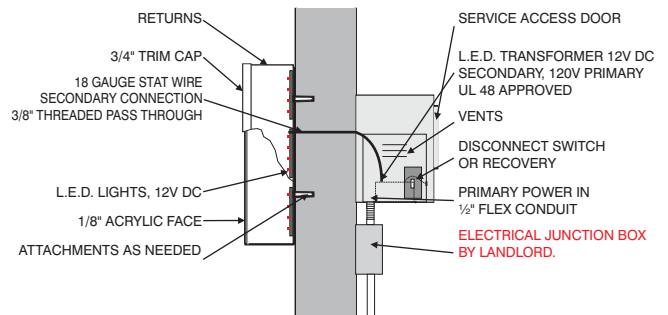
L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.  
1 STROKE PER 4"  
WITH REMOTE TRANSFORMER.

\*THE PROPERTY OWNER CAN APPROVE  
MODIFICATIONS FOR RETURN DEPTH AND  
TRIMCAP SIZE FOR RETURN DEPTH AND

### NEON ILLUMINATED PAN CHANNEL LETTERS



### L.E.D. ILLUMINATED PAN CHANNEL LETTERS



# TYPICAL REVERSE PAN CHANNEL LETTERS

NOT TO EXCEED 80%  
LEASED FRONTAGE

NOT TO EXCEED 80%  
OF SIGN BAND IN HEIGHT

# TENANT

## CONSTRUCTION

.063" CLC RETURNS 2-5" DEEP WITH .090"  
ALUMINUM FACES PAINTED COLOR AS PER  
TENANT

3/16 CLEAR LEXAN BACKS CLIP MOUNTED TO  
THE LETTERS

## MOUNTING

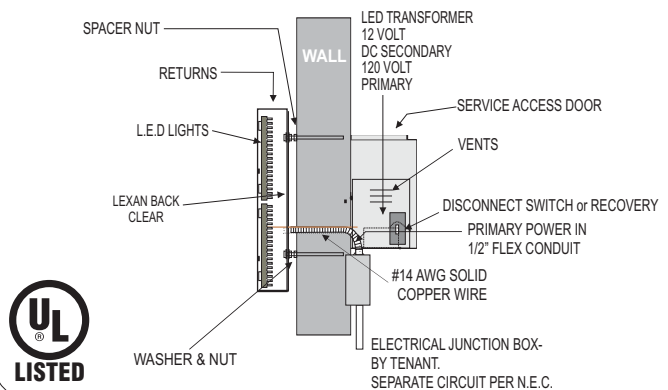
STUD MOUNTED 1" OFF THE WALL TO CREATE  
HALO ILLUMINATION.

## ILLUMINATION

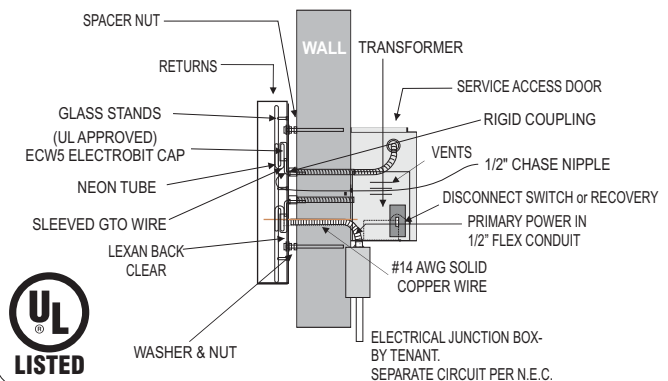
L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.  
1 STROKE PER 4"  
WITH REMOTE TRANSFORMER.

\*THE PROPERTY OWNER CAN APPROVE  
MODIFICATIONS FOR RETURN DEPTH AND  
TRIMCAP SIZE

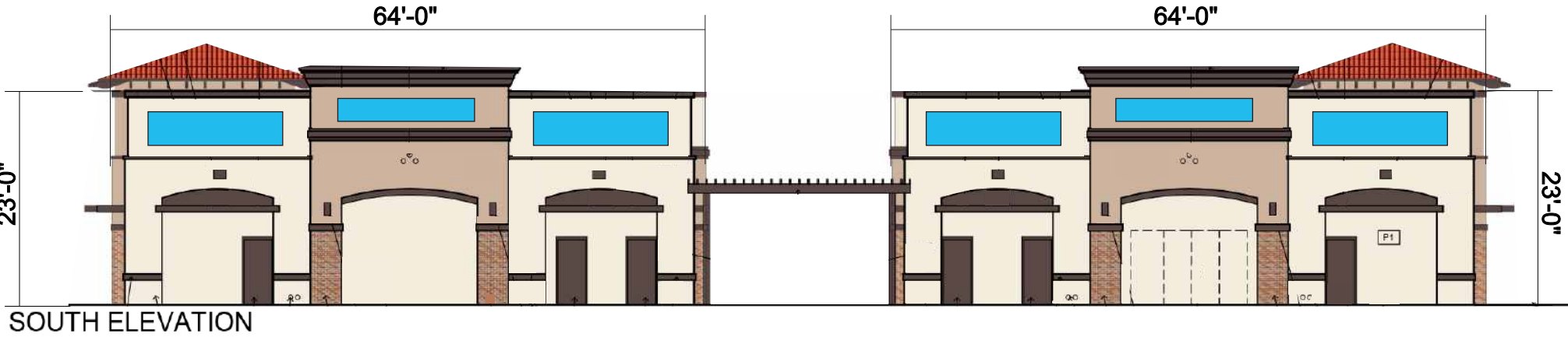
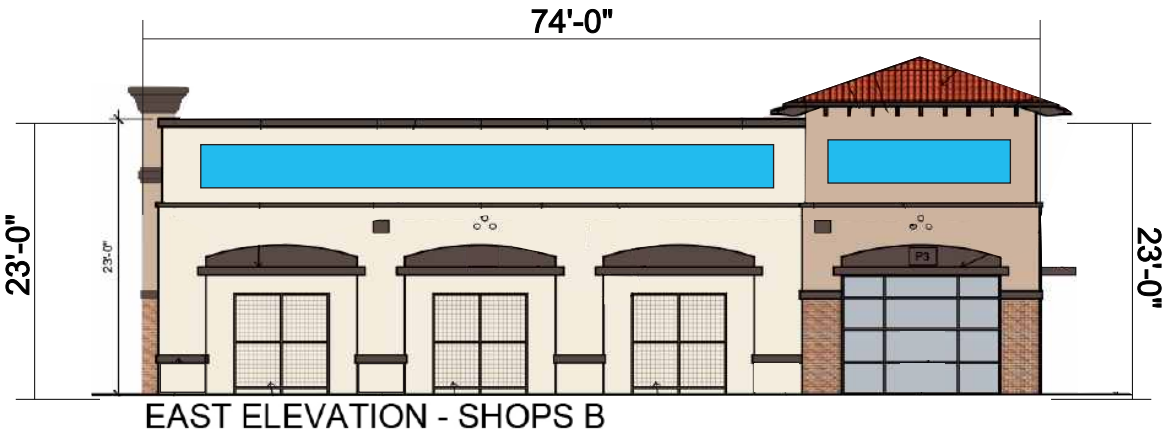
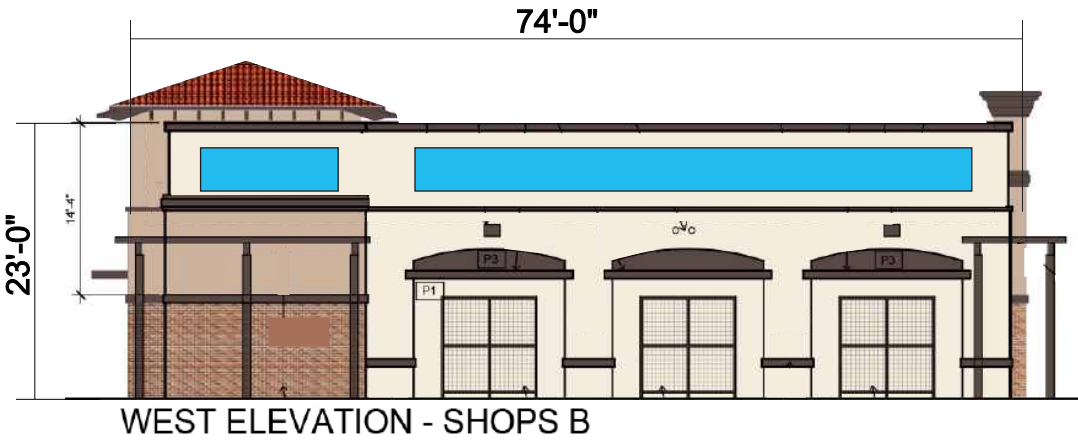
## LED HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS



## NEON HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS

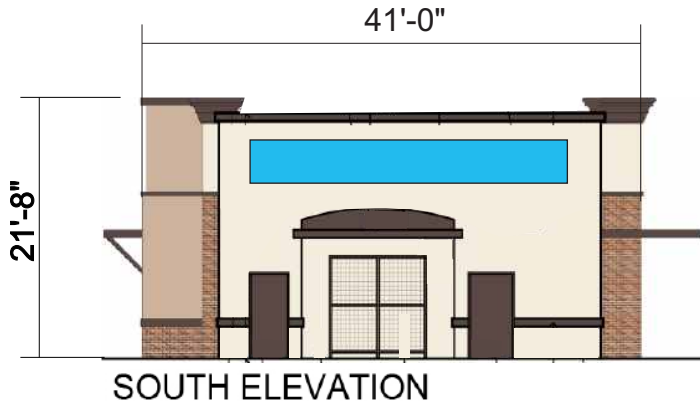
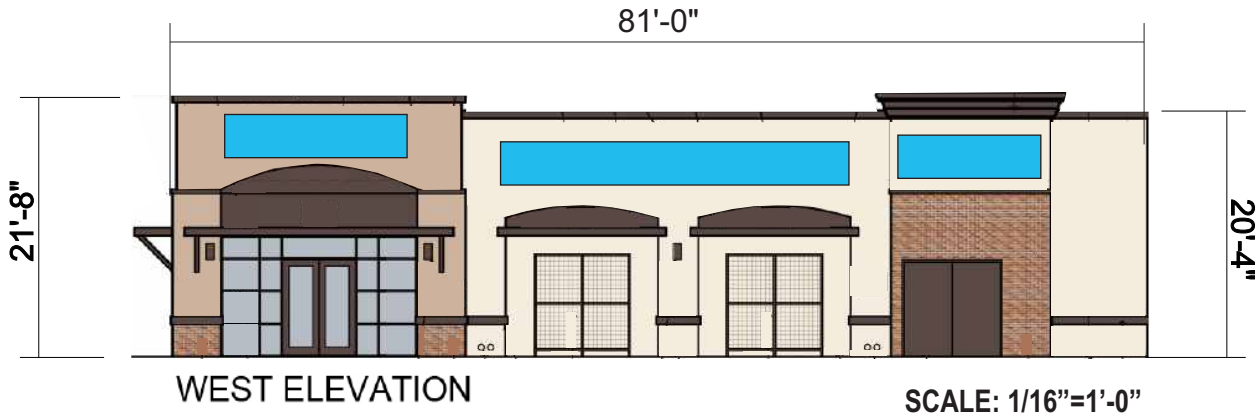


 SIGN BAND AREA





 SIGN BAND AREA



## **IX. FREESTANDING MULTI-TENANT MONUMENT SIGN DESIGN REQUIREMENTS**

There will be four types of freestanding multi-tenant identification signs. All project identification signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing.

### **(A) - Major Monument Sign**

- 15'-0" high double face internally illuminated one (1) multi-tenant monument sign

### **(B) - Minor Monument Sign**

- 12'-0" high double face internally illuminated one (1) monument sign

### **(C) - Directional Sign**

- 13'-0" high double face internally illuminated (4) signs

### **(-) - Menu Boards**

- Multiple Menu Boards are permitted per business
- Each sign area not to exceed 36 sq. ft. and 7ft. in height

## **GROUND SIGNS**

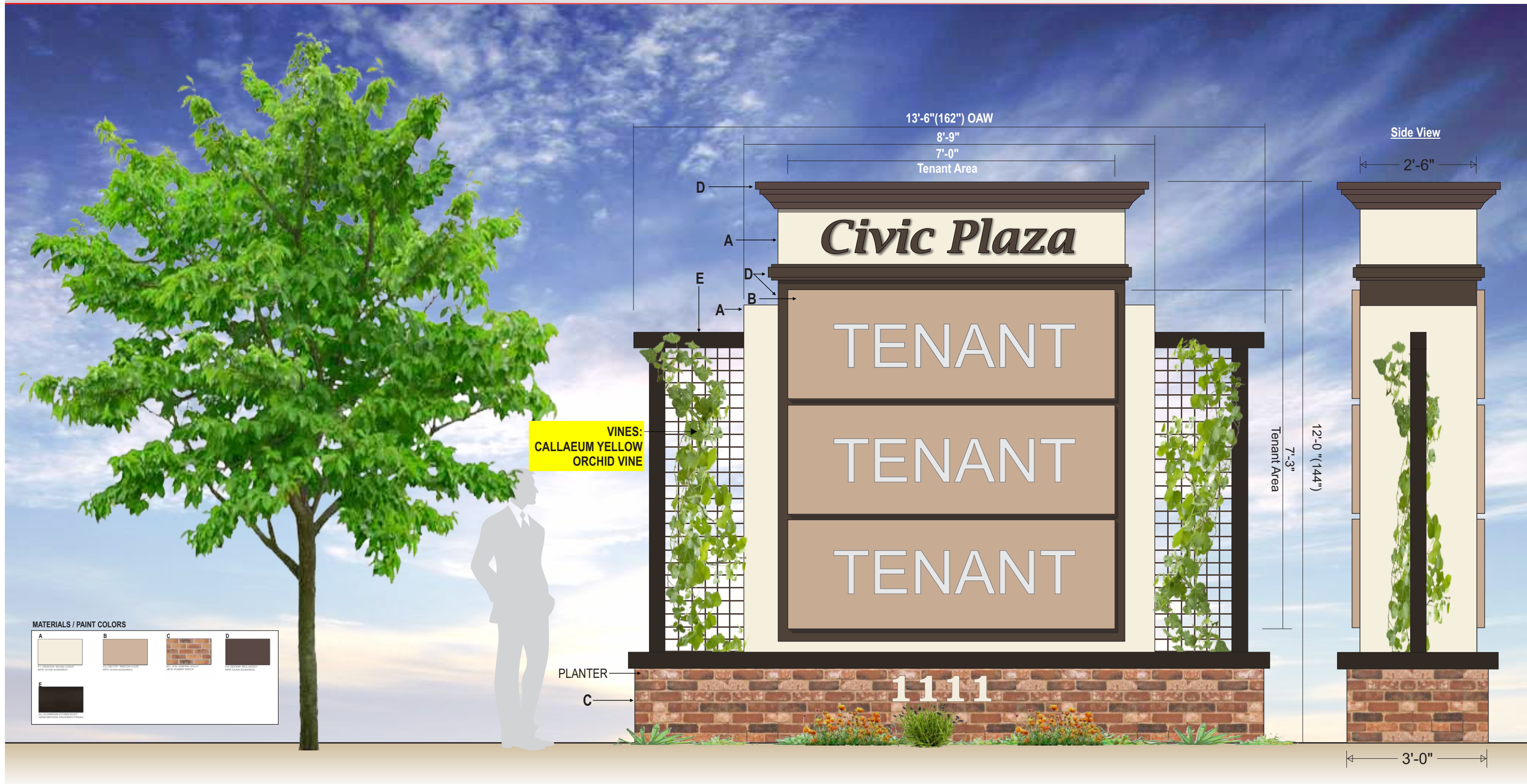
| Type                          | Height       | Quantity | Square Footage            | Single or Double face<br>D | Tenants        |
|-------------------------------|--------------|----------|---------------------------|----------------------------|----------------|
| (A)<br>ENTRY FEATURE<br>SIGN  | 15'-0"       | 1        | 58.91 SQ. FT.<br>Per Side | D/F                        | 3              |
| (B)<br>ENTRY MONUMENT<br>SIGN | 12'-0"       | 1        | 50.75 SQ. FT.<br>Per Side | D/F                        | 3              |
| (C)<br>DIRECTIONAL<br>SIGN    | 13'-0"       | 4        | 6.25 SQ. FT.<br>Per Side  | D/F                        | Not Applicable |
| (-)<br>MENU BOARDS            | NTE<br>7'-0" | 2        | NTE<br>36 sq.ft.          | S/F                        | 3              |





**A** MANUFACTURE & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED MONUMENT SIGN WITH PLANTER  
(Tenant Area) 8'-5" X 7'-0" = 58.91 sq.ft. SCALE: 1/2"=1'-0"

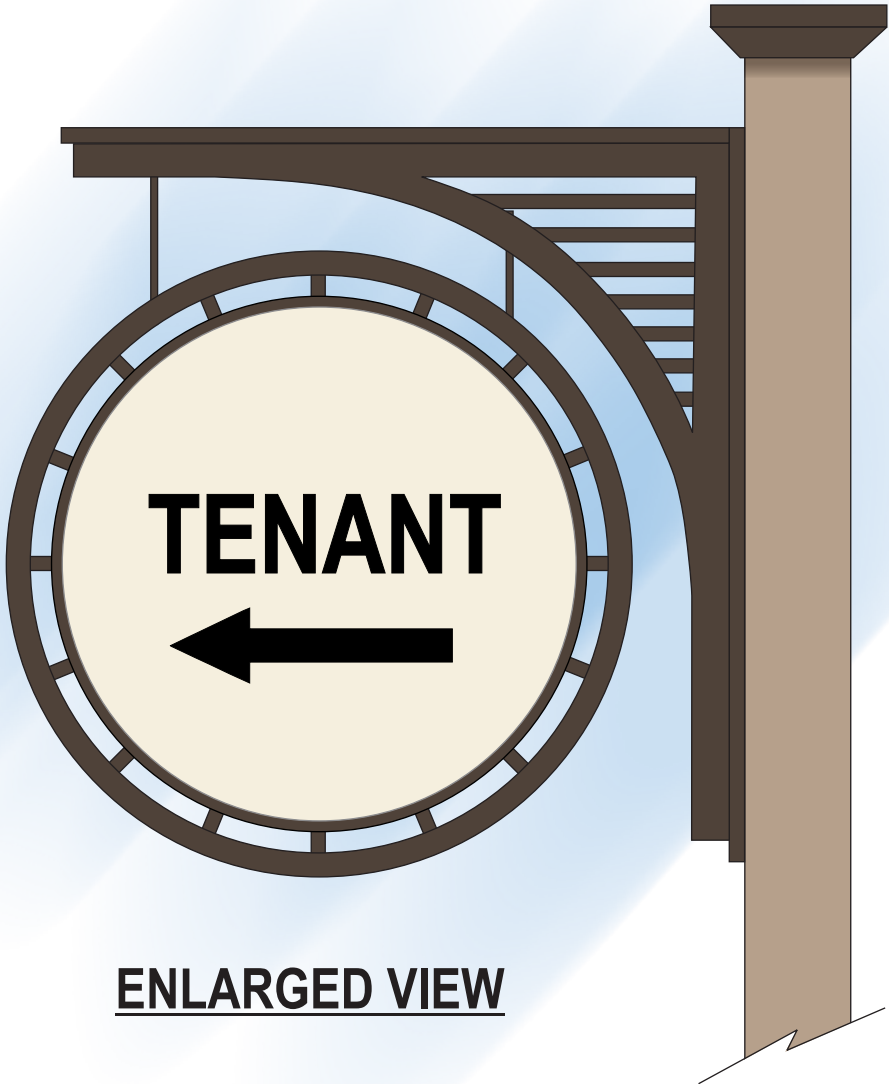




**B** MANUFACTURE & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED MONUMENT SIGNS WITH PLANTER  
 (Tenant Area) 7'-0" X 7'-3" = 50.75 sq.ft.

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

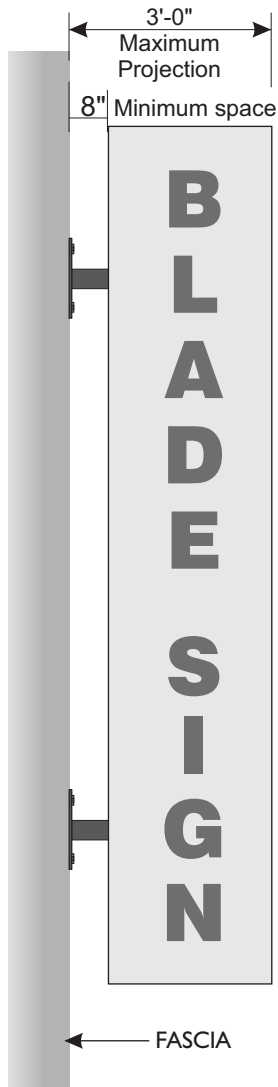




**C** MANUFACTURE & INSTALL FOUR (4) D/F INTERNALLY ILLUMINATED  
POST AND PANEL DIRECTIONAL SIGNS  
6.25 sq.ft. NTS

All Signs Shall Be Installed In Accordance With N.E.C. Article 600  
Engineering Specifications  
All Signs Fabricated as per  
A.S.A. Specifications & 2014 I.B.C.

Electrical Specifications  
All Signs Fabricated as per  
2015 N.E.C. Specifications



## CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.  
5" DEEP RETURNS, .040" CLC, COLOR AS PER  
TENANT, RETAINER

## MOUNTING

FLAG MOUNT TO WALL WITH HARDWARE AS  
REQUIRED

## FACE

3/16" SG ACRYLIC, OR ALUMINUM WITH ROUTED  
COPY, VINYL COLOR AS PER TENANT.

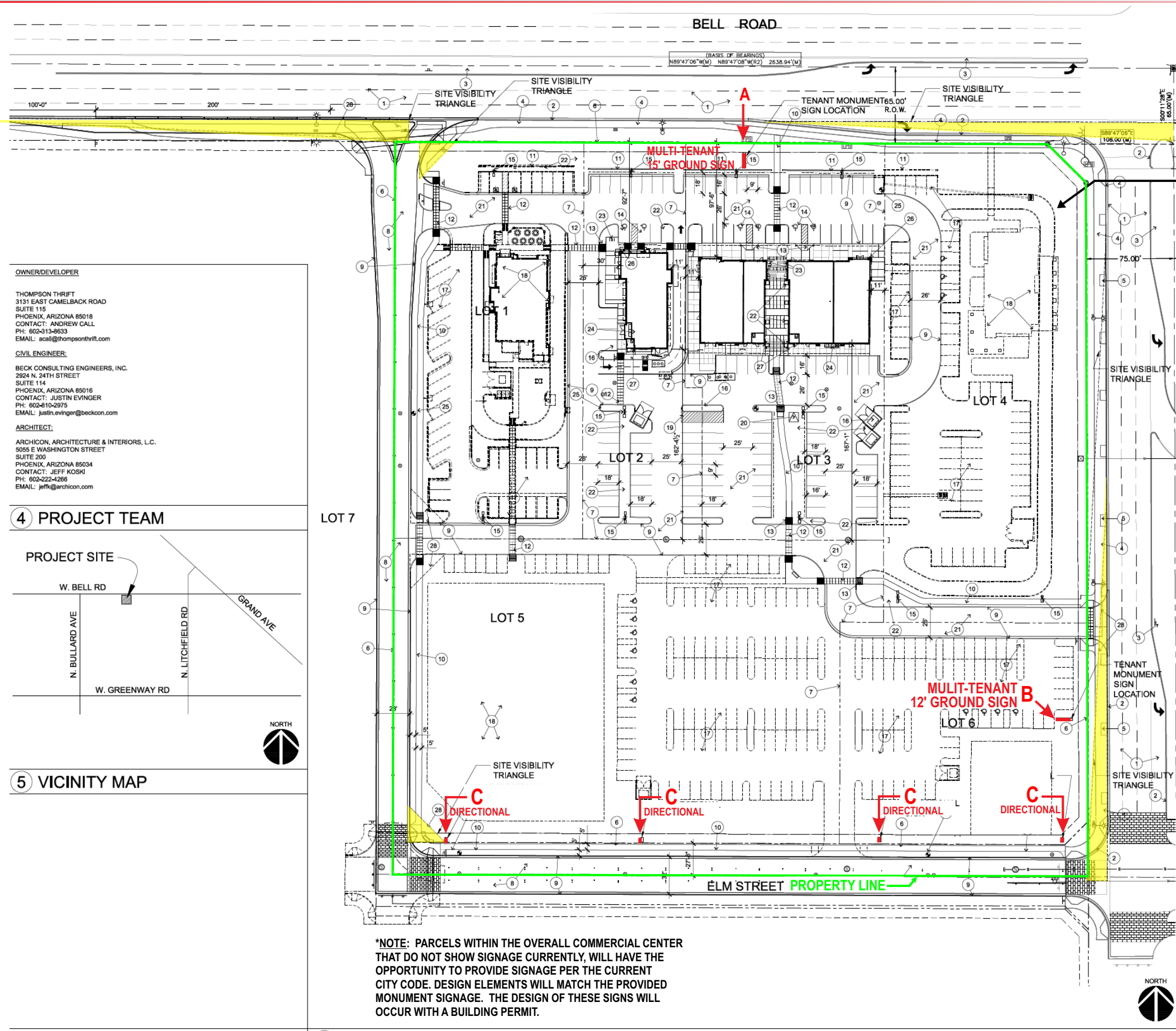
## ILLUMINATION

L.E.D. OR FLUORESCENT  
WITH REMOTE TRANSFORMER.

\*LANDLORD CAN APPROVE MODIFICATIONS  
FOR RETURN DEPTH AND FACE MATERIAL







AREA GOVERNED BY  
COMPREHENSIVE  
SIGN PLAN

OWNER/DEVELOPER

THOMPSON THRIFT  
3131 EAST CAMELBACK ROAD  
SUITE 115  
PHOENIX, ARIZONA 85018  
CONTACT: ANDREW CALL  
PH: 602-313-8633  
EMAIL: acall@thompsonthrift.com

CIVIL ENGINEER:

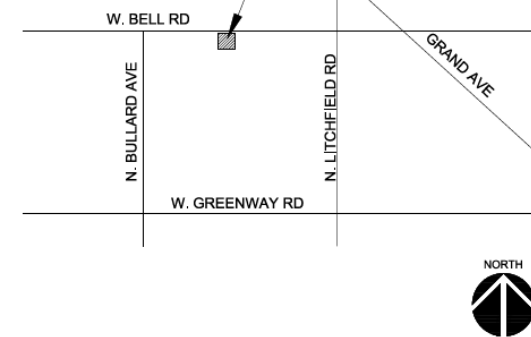
BECK CONSULTING ENGINEERS, INC.  
2924 N. 24TH STREET  
SUITE 114  
PHOENIX, ARIZONA 85016  
CONTACT: JUSTIN EVINGER  
PH: 602-610-2975  
EMAIL: justin.evinger@beckon.com

ARCHITECT:

ARCHICON, ARCHITECTURE & INTERIORS, L.C.  
5055 E WASHINGTON STREET  
SUITE 200  
PHOENIX, ARIZONA 85034  
CONTACT: JEFF KOSKI  
PH: 602-222-4266  
EMAIL: jeffk@archicon.com

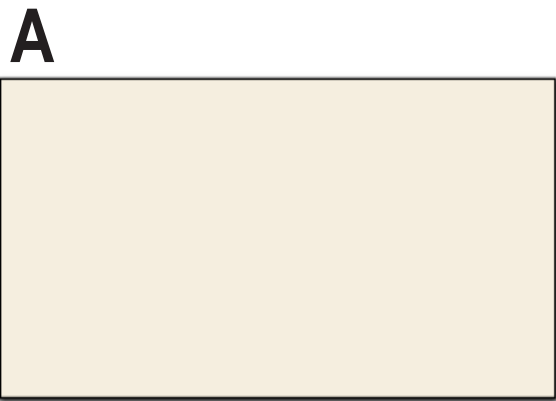
4 PROJECT TEAM

PROJECT SITE



5 VICINITY MAP

\*NOTE: PARCELS WITHIN THE OVERALL COMMERCIAL CENTER THAT DO NOT SHOW SIGNAGE CURRENTLY, WILL HAVE THE OPPORTUNITY TO PROVIDE SIGNAGE PER THE CURRENT CITY CODE. DESIGN ELEMENTS WILL MATCH THE PROVIDED MONUMENT SIGNAGE. THE DESIGN OF THESE SIGNS WILL OCCUR WITH A BUILDING PERMIT.



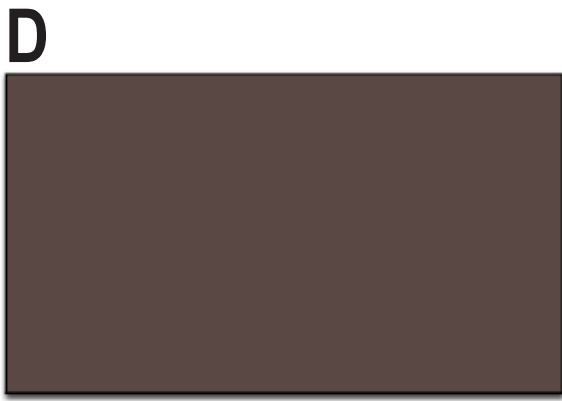
P1: DEW339 "BONE CHINA"  
MFR: DUNN EDWARDS



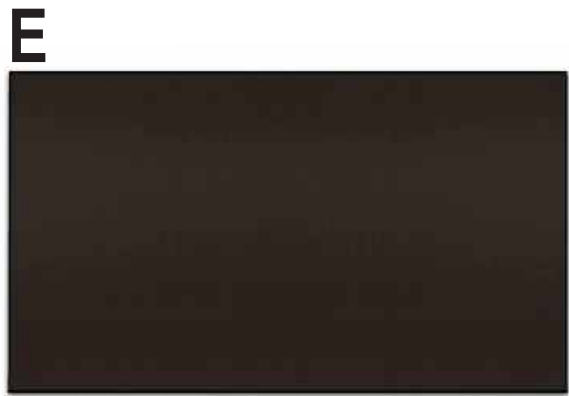
P2: DEC757 "RINCON COVE"  
MFR: DUNN EDWARDS



M1: 478 "EMPIRE GOLD"  
MFR: SUMMIT BRICK



P3: DE6399 "MOLASSES"  
MFR: DUNN EDWARDS



AL: ALUMINUM STOREFRONT  
DARK BRONZE ANODIZED FINISH



EXHIBIT "A"

PARCEL NO. 1

LOTS 1, 2, 3, 5 AND 6, OF THOMPSON THRIFT AT SURPRISE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1303 OF MAPS, PAGE 48.

PARCEL NO. 2

NON-EXCLUSIVE EASEMENTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL

**Sign Consultant: Andy Gibson  
Bootz & Duke Sign Co.  
2831 W. Weldon Ave. 85017  
Phoenix, AZ 85019  
602-272-9356 / 602-272-4608 Fax  
Andy@bootzandduke.com**



**SURPRISE**  
ARIZONA

# **CIVIC PLAZA CSP AT SURPRISE CENTER PAD**

Site Plan – November 2, 2017

# VICINITY MAP





# VICINITY MAP

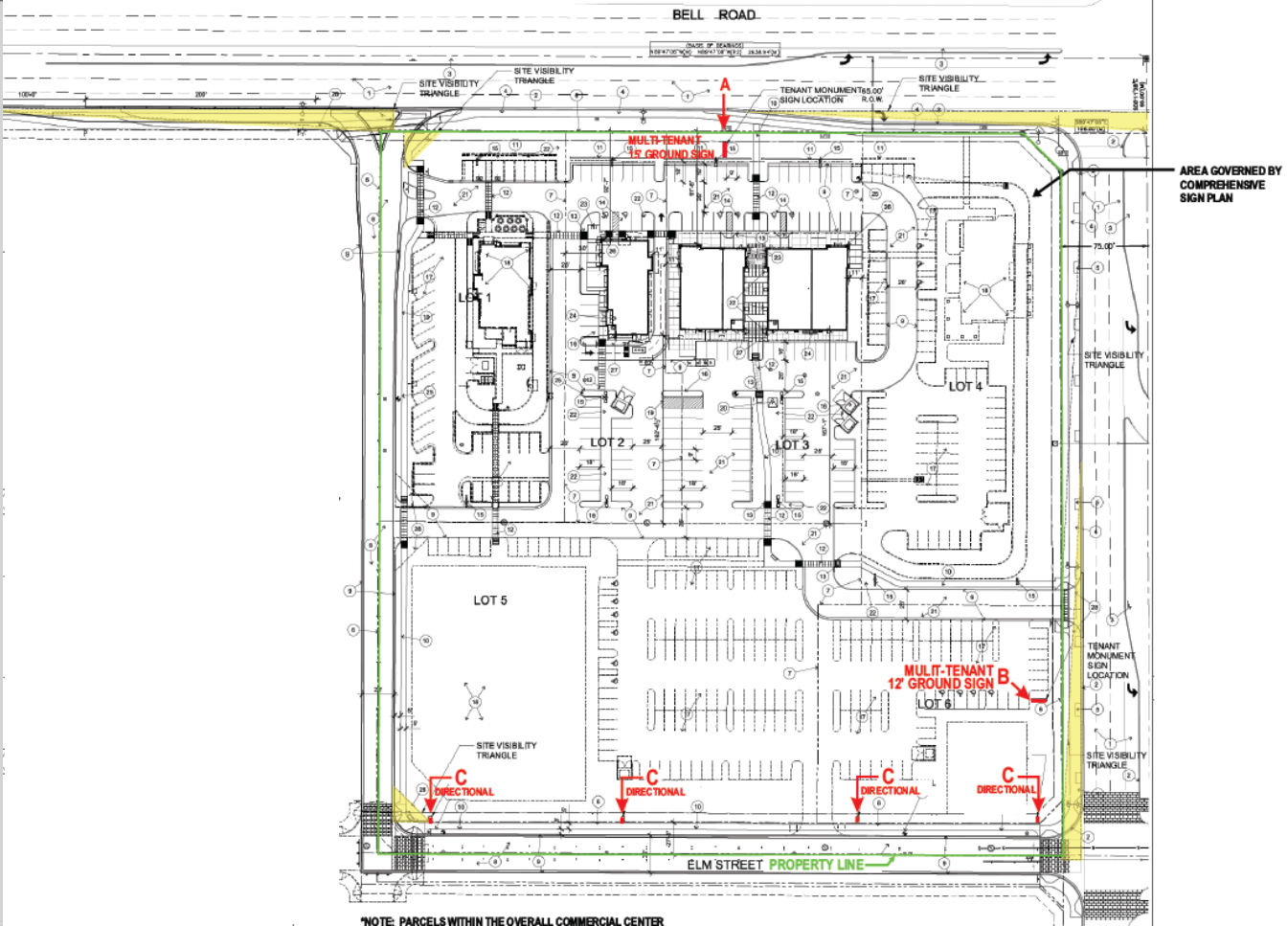




# VICINITY MAP







NOTE: PARCELS WITHIN THE OVERALL COMMERCIAL CENTER

# SITE PLAN



Current Sign  
Code

10 Ft. Tall

Proposed  
Sign Code

15 Ft Tall

Civic Center  
CSP

15 Ft. Tall

VINES:  
CALLAEUM YELLOW  
ORCHID VINE

13'-6" (162") OAW  
8'-9"  
7'-0"  
Tenant Area

*Civic Plaza*

TENANT

TENANT

TENANT

1111

Side View

2'-6"

8'-5"  
15'-0" (180")  
Tenant Area

Monument 'A'

Current Sign  
Code

10 Ft Tall

Proposed  
Sign Code

15 Ft Tall

Civic Center  
CSP

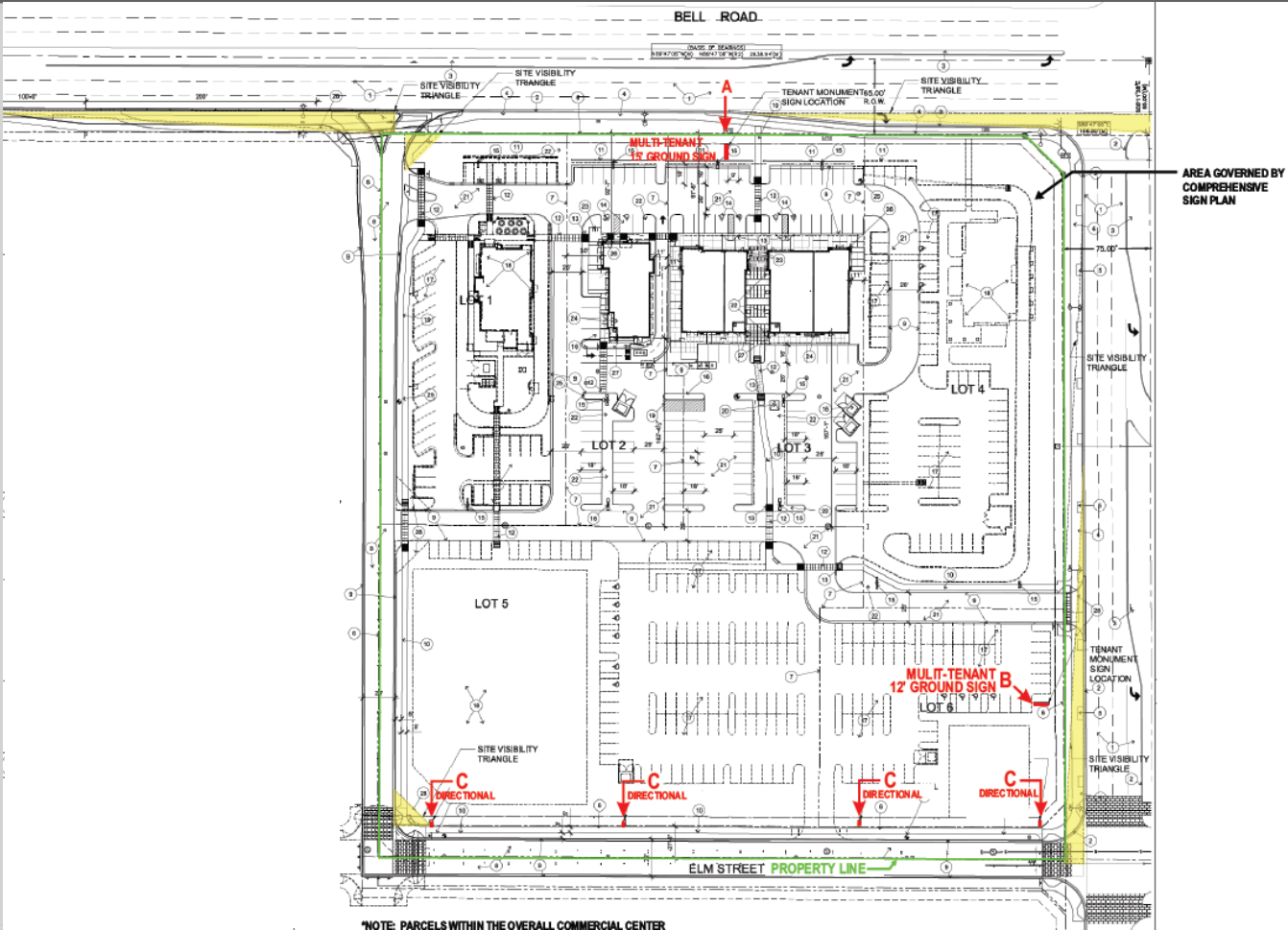
12 Ft Tall

VINES:  
CALLAEUM YELLOW  
ORCHID VINE

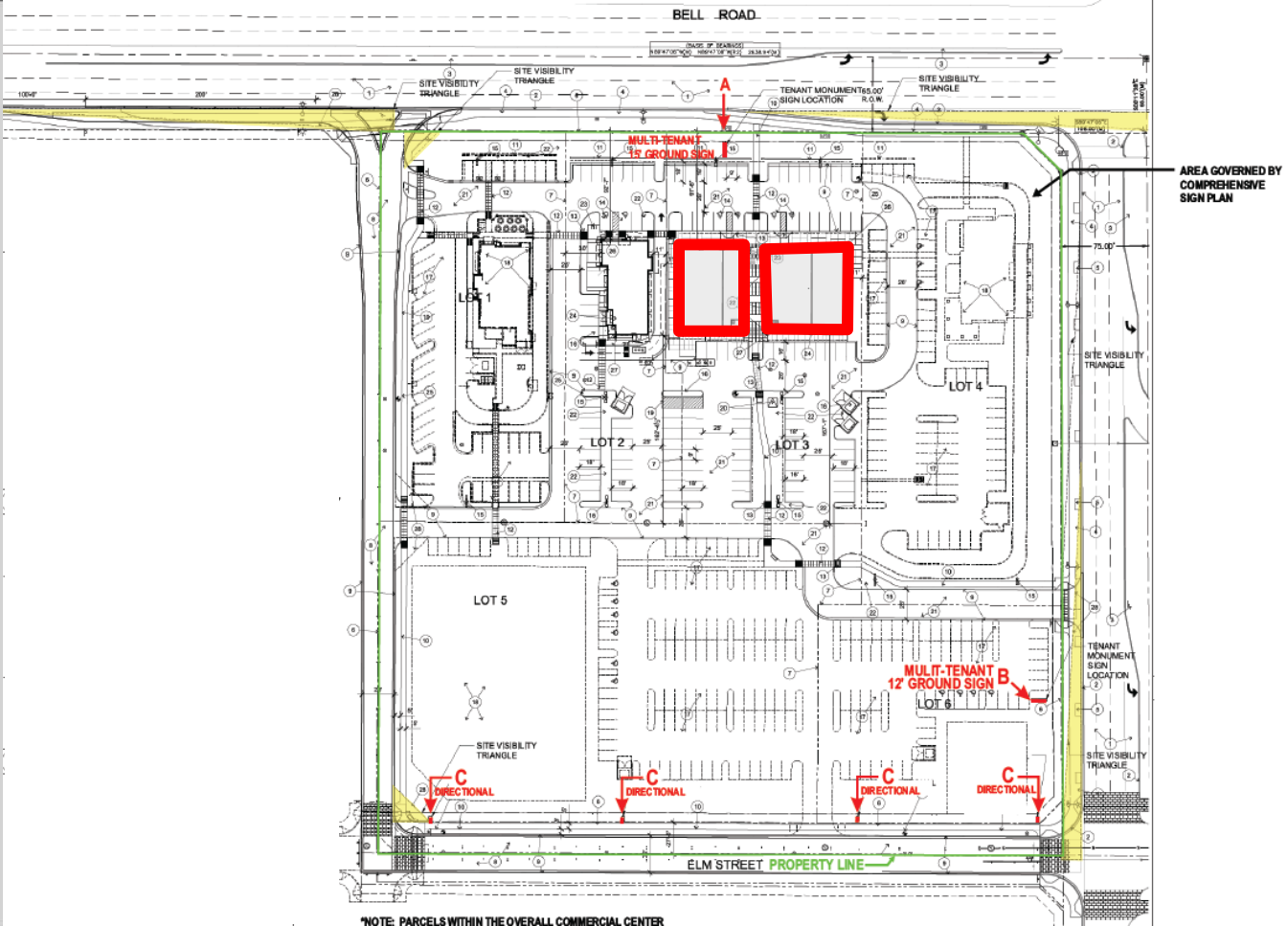


Monument 'B'





# Wall Signage



# Wall Signage Pads

# WALL SIGNAGE

## Current Sign Code

1:1 Ratio Front  
1/2:1 Ratio Sides

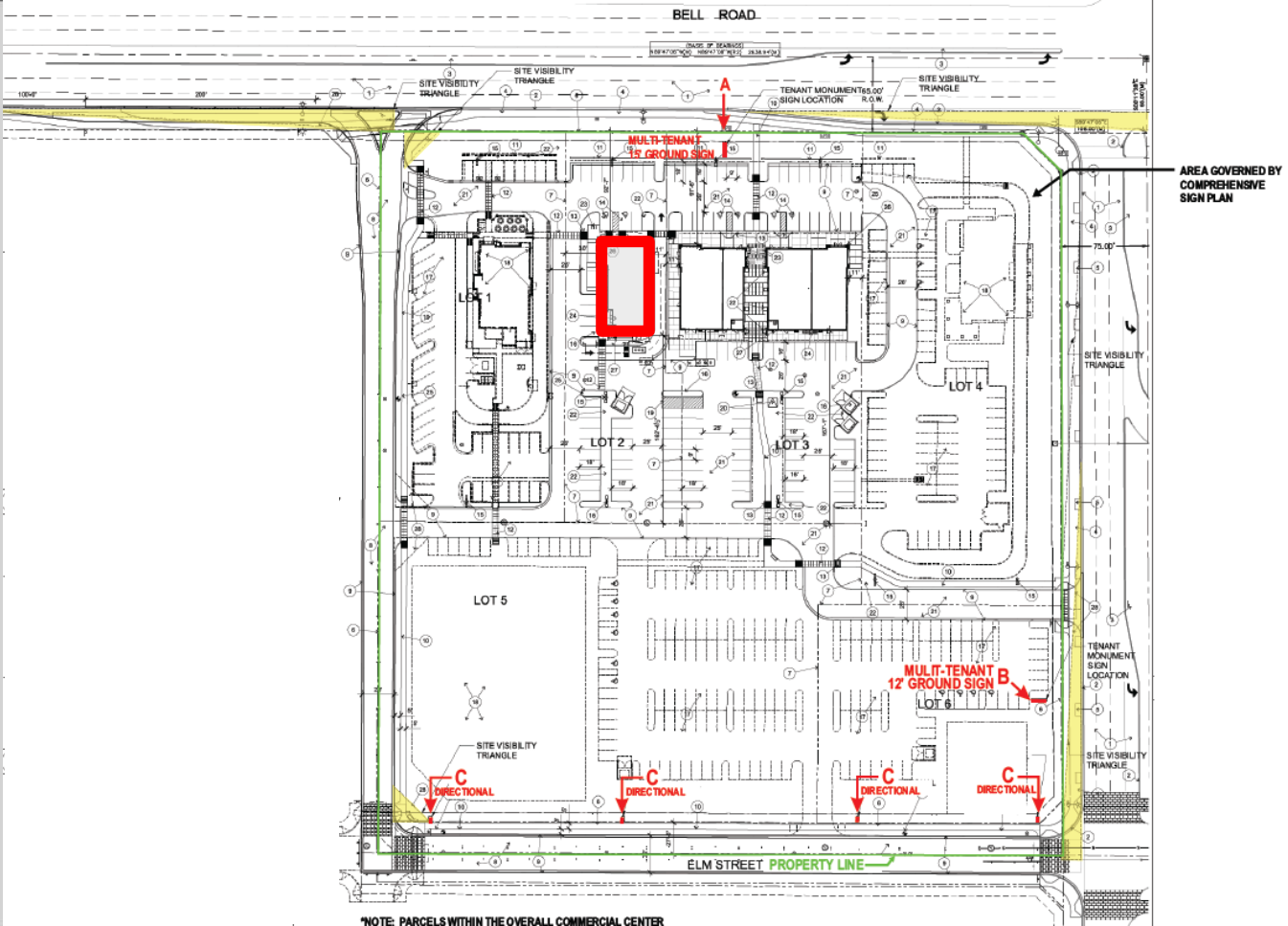
## Proposed Sign Code

1.5:1 on all  
Sides

## Civic Center CSP

2:1 Ratio Front  
1 1/2:1 Ratio  
Sides





NOTE: PARCELS WITHIN THE OVERALL COMMERCIAL CENTER

# Wall Signage



# WALL SIGNAGE

## Current Sign Code

1:1 Ratio Front  
 $\frac{1}{2}$ :1 Ratio Sides

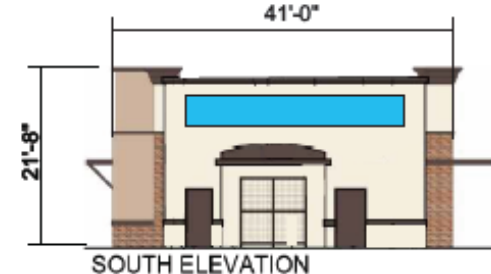
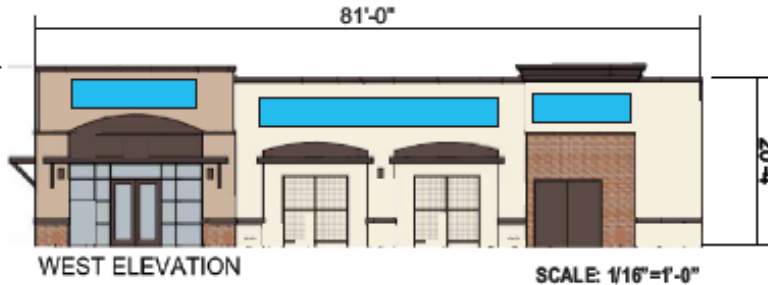
## Proposed Sign Code

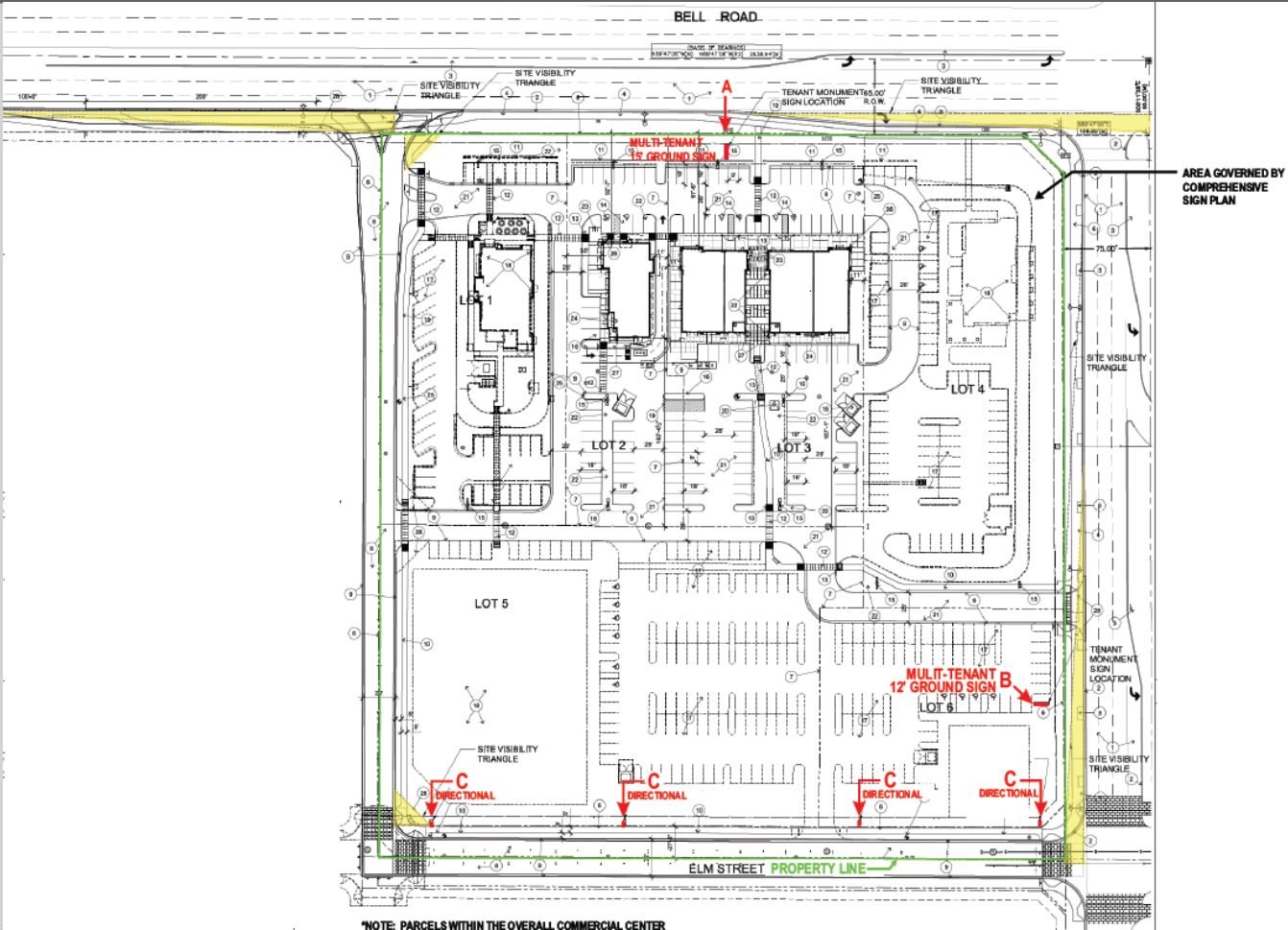
1.5:1 on all  
Sides

## Civic Center CSP

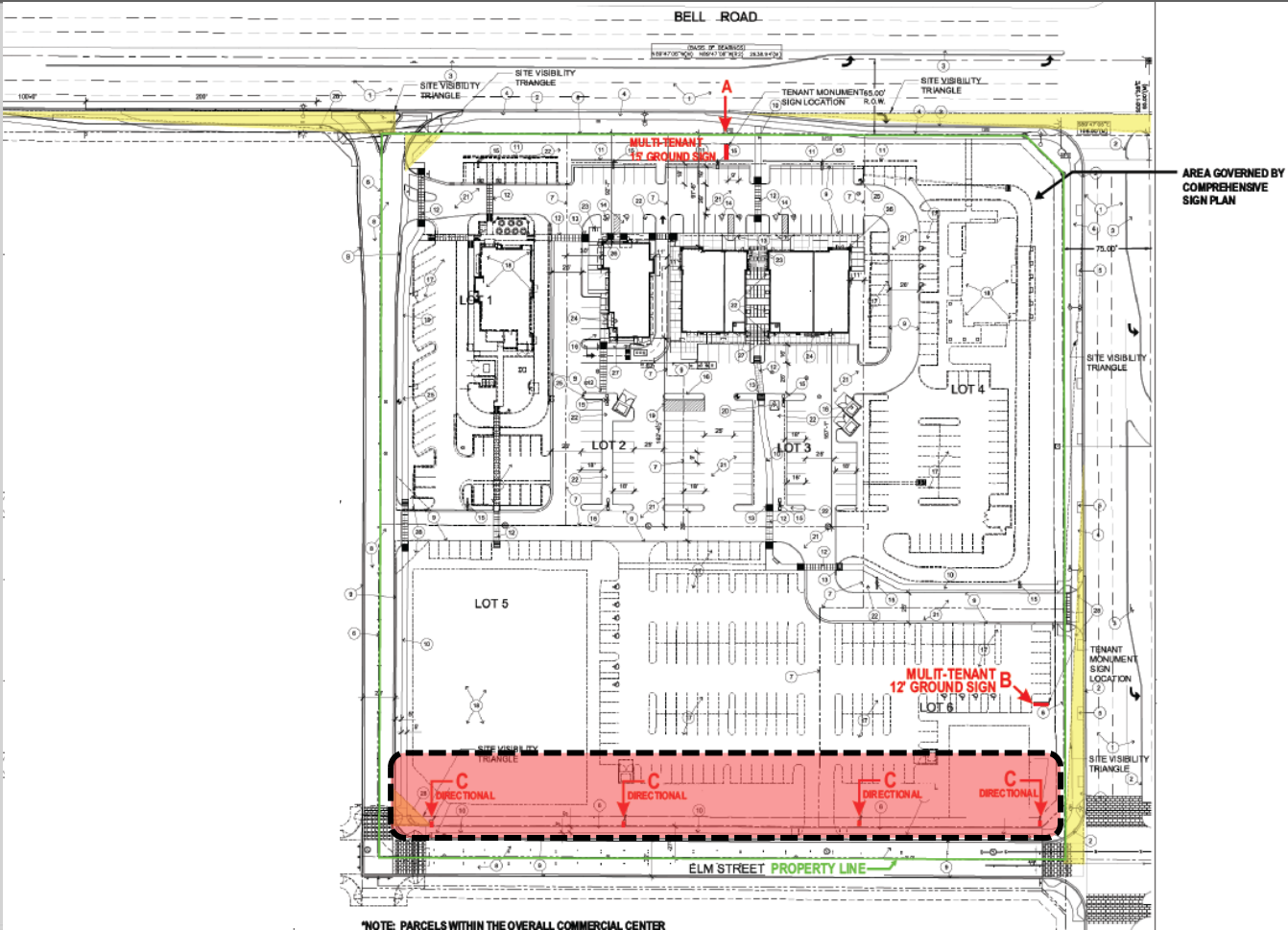
2:1 Ratio Front  
 $1\frac{1}{2}$ :1 Ratio  
Sides

 SIGN BAND AREA





# Directional Signs



# Directional Signs

# DIRECTIONAL SIGNAGE

Current Sign  
Code

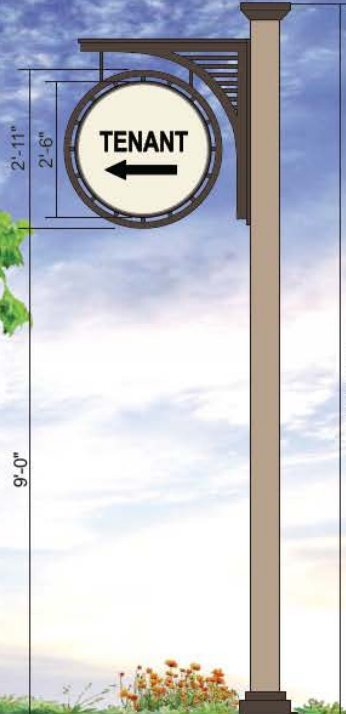
3' Tall

Proposed  
Sign Code

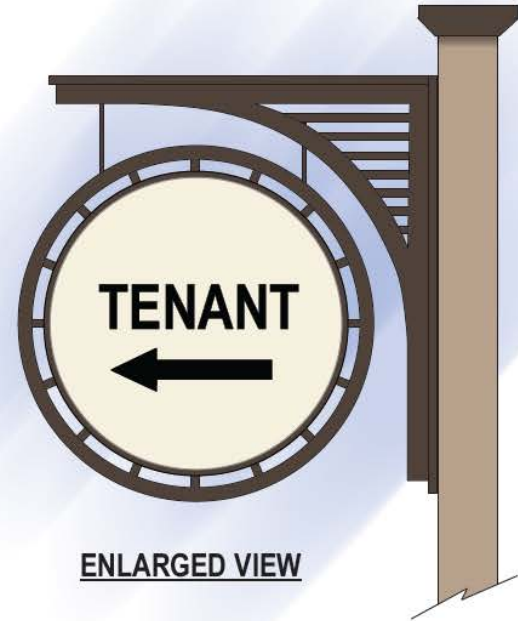
30" Tall

Civic Center  
CSP

13' Tall



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



ENLARGED VIEW

**C** MANUFACTURE & INSTALL FOUR (4) D/F INTERNALLY ILLUMINATED  
POST AND PANEL DIRECTIONAL SIGNS  
6.25 sq.ft. NTS





# WINDOW SIGNAGE



**Current Sign  
Code**

15 Percent

**Proposed  
Sign Code**

40 Percent

**Civic Center  
CSP**

25 Percent

**Window signage  
will be limited no  
more than 25  
percent of the  
window on which it  
is displayed.**

# BLADE SIGNAGE



# BLADE SIGNAGE



| Current Sign Code | Proposed Sign Code                                               | Civic Center CSP                                                 |
|-------------------|------------------------------------------------------------------|------------------------------------------------------------------|
| None              | 8 Ft Clearance, 36 Inch Maximum Projection, 40 Ft Maximum Height | 8 Ft Clearance, 36 Inch Maximum Projection, 22 Ft Maximum Height |

Diagram of a building facade showing blade sign placement and height restrictions:

- ROOF LINE
- BLADE SIGN
- 8'-0" MINIMUM CLEARANCE
- 22'-0" MAX HEIGHT



**SURPRISE**  

---

ARIZONA

**QUESTIONS OR  
COMMENTS?**

**Thank You**





CITY OF SURPRISE  
Planning and Zoning Commission

November 2, 2017 @ 6:00:00 PM

Back Print

|                        |                           |                 |                                       |
|------------------------|---------------------------|-----------------|---------------------------------------|
| Board Meeting Date:    | November 2, 2017          | Contact Person: | Sergio Angulo - Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | 1                                     |
| Staff Recommendations: | Approve                   |                 |                                       |

|         |         |                |   |                   |
|---------|---------|----------------|---|-------------------|
| Consent | Regular | Public Hearing | x | Report/Discussion |
|---------|---------|----------------|---|-------------------|

**Agenda Wording:**

Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L7 & L8 of the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.

**Motion:**

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L7 & L8 of the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.

**Background:**

On April 4, 2017 EPS Group, Inc., submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L7 & L8 of the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.

**Financial Impact Statement:**

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

**ATTACHMENTS:**

Click to download

- ☐ [00-FS17-176 - Mirano - Staff Report](#)
- ☐ [01 - FS17-176 Mirano at Desert Oasis - Vicinity Maps](#)
- ☐ [02 - FS17-176 Mirano at Desert Oasis - Preliminary Plat](#)
- ☐ [03 - FS17-176 Mirano at Desert Oasis - Landscape Plans](#)
- ☐ [04 - FS17-176 Mirano at Desert Oasis - Pedestrian Circulation Exhibit](#)

- ☐ [05 - FS17-176 Mirano at Desert Oasis - Nadaburg Unified School District Letter](#)
- ☐ [06 - FS17-176 Mirano at Desert Oasis - Luke AFB Letter](#)
- ☐ [07 - FS17-176 Mirano at Desert Oasis - ADOT Comments](#)
- ☐ [08 - FS17-176 Mirano at Desert Oasis - MWD Comment](#)
- ☐ [09 - FS17-176 Mirano at Desert Oasis - Presentation](#)

---

**External Attachment Links:**

---

**Meeting Requirements:**

Powerpoint    x    Video    x                      White Board    x    Other    x

---

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

**Sergio Angulo, Planner**

# Preliminary Plat

## REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** FS17-176

**Project Name:** Mirano at Desert Oasis

**Council District:** 1 – ACACIA

**Meeting Date:** September 21, 2017

**Planner:** Sergio Angulo

---

**Owner:** DKJ Desert Oasis, LLC.

**Applicant:** EPS Group, Inc.

**Request:** Preliminary Plat for 106 lots.

**Site Location:** Northwest corner of Jomax Road and 171<sup>st</sup> Avenue in Desert Oasis.

**Site Size:** 28.3 Acres (approx.)

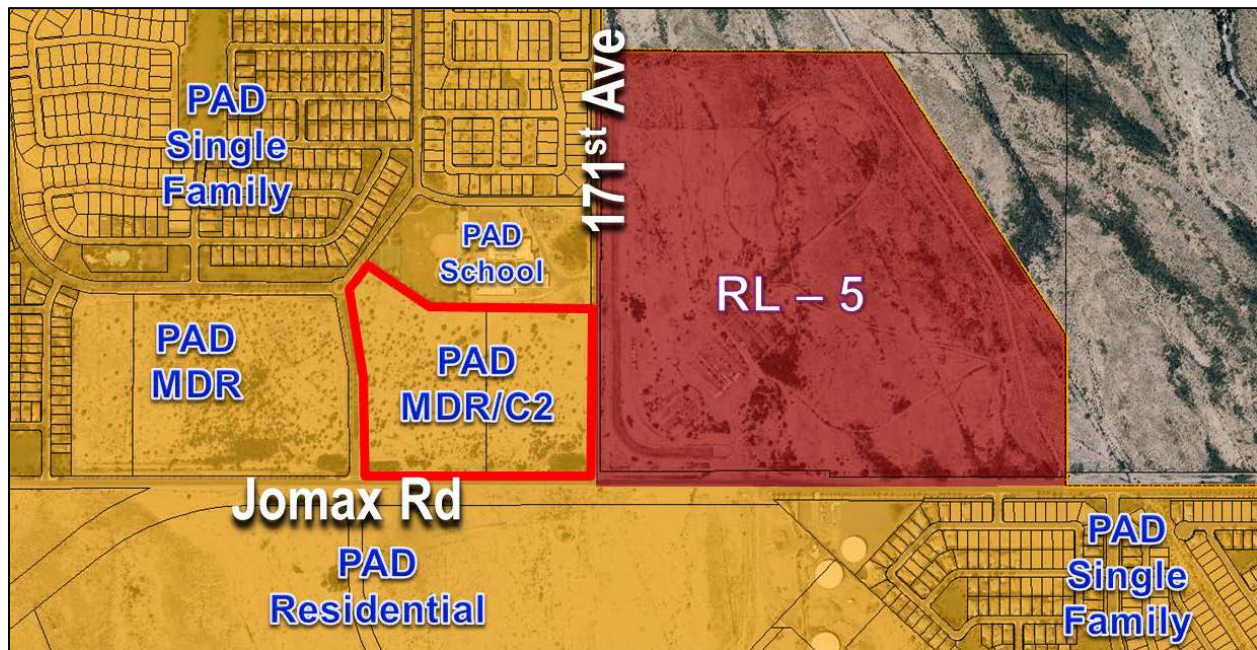
**Density:** 3.75 Dwelling Units per Acre

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-176.

**Support/Opposition:** None known.

**Staff Recommendation:** Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS17-176, subject to stipulations 'A' and 'B'.

32 **Existing Land Zoning:**



|                                 |                             |                   |
|---------------------------------|-----------------------------|-------------------|
| PAD (Single Family Residential) | PAD (School)                | RL-5              |
| PAD (MDR)                       | <b>PAD (MDR/Commercial)</b> | RL-5              |
| PAD (Residential)               | PAD (Residential)           | PAD (Residential) |

33 **History:**

34

35 **October 12, 2000:** The subject parcel was annexed into the City.

36 **September 14, 2000:** The Mayor and City Council approved The Desert Oasis at Surprise Planned  
37 Area Development (PAD).

38 **December 20, 2016:** The Mayor and City Council approved a Major Amendment to the Desert Oasis  
39 at Surprise Planned Area Development (PAD) to change the designated land use of approximately  
40 eight (8) acres of subject site from Commercial to Medium Density Residential.

41 **January 19, 2017:** Staff met with the applicant to discuss the project during a regularly scheduled  
42 Concept Review meeting under CR17-001.

43 **April 4, 2017:** The applicant filed a request for a Preliminary Plat and Final Plat approval for a new  
44 106-lots residential subdivision.

45 **Project Description:**

46  
47 EPS Group, Inc., on behalf of DKJ Desert Oasis, LLC., requests approval of a Preliminary Plat to allow  
48 for the development of a single-family residential subdivision in parcels L7 & L8 of the Desert Oasis  
49 at Surprise PAD located on the Northwest corner of Jomax Road and 171<sup>st</sup> Avenue. The applicant  
50 proposes 106 residential lots with an amenity open space lot on approximately 28.3 acres and a  
51 commercial component on the corner of Jomax Road and 171<sup>st</sup> Avenue.

52  
53 The subject property is zoned Planned Area Development (PAD) and has a land use designations of  
54 Medium Density Residential (28.3 acres) and Commercial (4.5 acres). The PAD allows a maximum  
55 density of 6 dwelling units per acre and this development proposes a total density of 3.75 dwelling  
56 units per acre.

57  
58 The proposed subdivision shows three (3) access points; on the west side from 173<sup>rd</sup> Avenue, on the  
59 south from Jomax Road, and on the east from 171<sup>st</sup> Avenue. An addition emergency-only access is  
60 proposed at the northwest of the property. Stipulation 'A' guarantees the construction of a median  
61 on Jomax Road and 171<sup>st</sup> Avenue which is required by the City's traffic standards and ensures safe  
62 vehicular access to the commercial lot located on the northwest corner of Jomax Road and 171<sup>st</sup>  
63 Avenue. The site proposes good pedestrian connectivity from the residential lots to the open space  
64 tracts as well as to the existing sidewalks along Jomax Road, 173<sup>rd</sup> Avenue and 171<sup>st</sup> Avenue. The  
65 applicant is also working with the Elementary School to the north to provide a pedestrian access  
66 gate to the school site, allowing children a safer route to school. Along Jomax Road the site  
67 proposes a multi-use trail easement which will provide connections to and from future  
68 developments to the east and west of the subject site.

69  
70 The proposed subdivision is composed of 106 single-family detached homes. The typical lot size is  
71 5,750 sq. ft. and the minimum lot width is 50'. The site dedicated 5.44 acres (21%) for open space  
72 which include a tot lot with playground equipment, BBQ facilities, and shaded seating. Landscape  
73 and retention tracts also contribute to the total open space. The proposed open space and  
74 landscape meets and exceeds the requirements of the PAD (10%) and the SUDC.

75  
76 This Preliminary application is in conjunction with a related Final Plat which will be presented to the  
77 Mayor and City Council for action at a later date.

78  
79 The applicant also included a lighting photometric study with the application which meets the  
80 lighting requirements of the SUDC.

81  
82 **Reviewing Agencies:**

83  
84 In addition to the standard city internal reviewing departments, the Nadaburg Unified School  
85 District, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were  
86 included in the routing of this request. None of the reviewing agencies indicated any concerns over  
87 the request.



88 **Summary:**

89  
90 Staff believes by accepting and incorporating stipulations 'A' and 'B' the proposed Preliminary Plat  
91 will meet the requirements of the Desert Oasis at Surprise PAD, the SUDC, and the General Plan.  
92

93 **Findings:**

- 94  
95
  - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
  - The proposed Preliminary Plat will meet the provisions of the Desert Oasis at Surprise PAD  
96 and the SUDC as applicable once all stipulations are met.  
97  
98

99 **Recommendation:**

100  
101 Based on the findings noted above, staff recommends the Commission move to recommend  
102 **approval** to the Mayor and City Council of case FS17-176, subject to stipulations 'A' and 'B' as  
103 outlined below:  
104

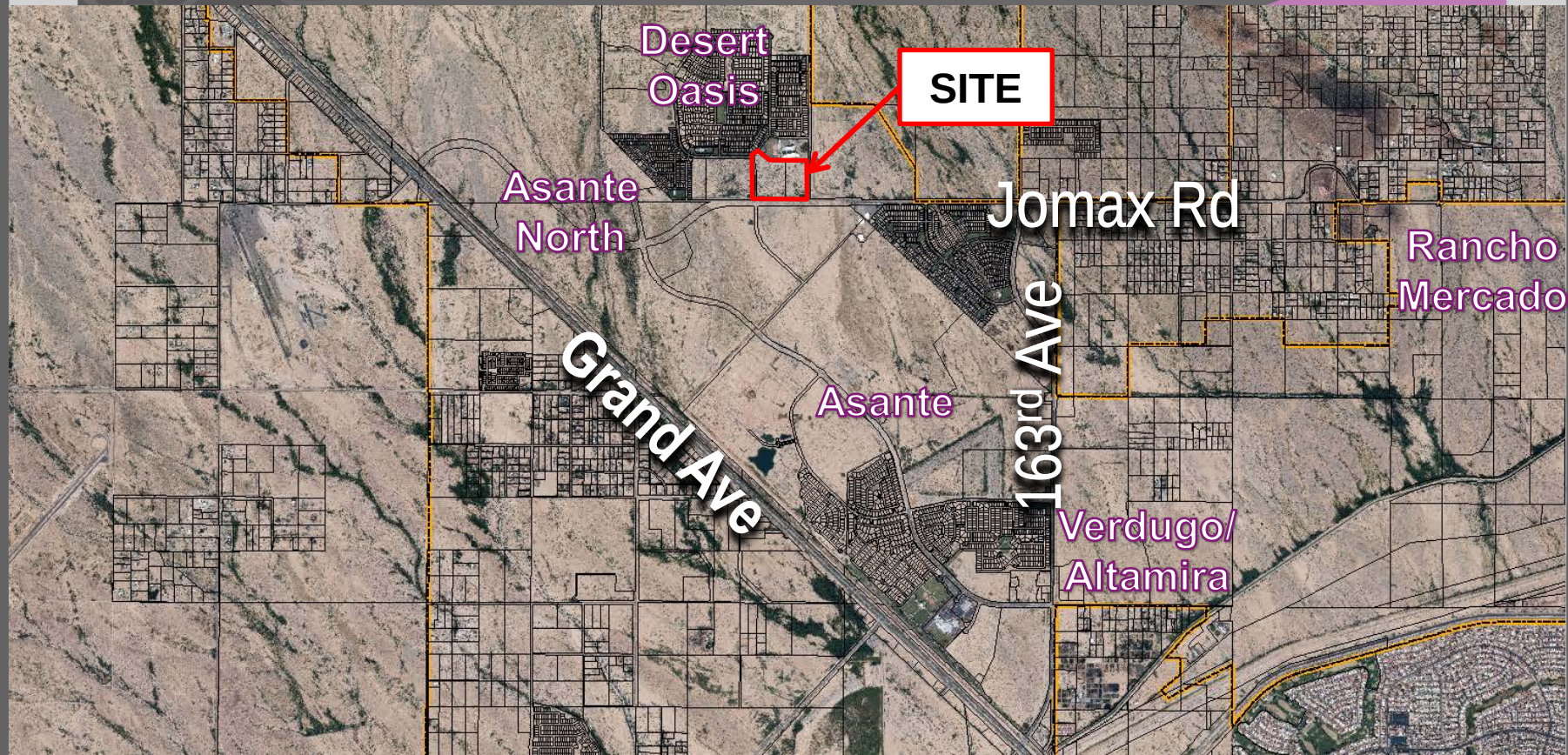
- 105 A. Prior to scheduling the Final Plat for approval, the project will be required to contribute an  
106 in-lieu payment for the construction of half of a median (including landscaping) on Jomax  
107 Road and on 171st Avenue adjacent to its development and to install a pork chop median  
108 in the driveway for a ¾ access point only with no left turns out of the development. If left  
109 turns out of the driveway are desired on Jomax Road from 172nd Avenue, then the  
110 Development will be required to design and construct the full median with an acceleration  
111 lane plus one additional eastbound lane adjacent to its development to accommodate the  
112 additional turning movement.
- 113 B. Non-compliance with the stipulations of approval of this case will be treated as a violation  
114 in accordance with the provisions of Article XIV of the Surprise Unified Development  
115 Code.

116 However, should the Commission wish to recommend **denial** of the request, the Commission  
117 should make its own findings and base its decision on those alternative findings.  
118

119 **Attachments:**

- 120  
121 01 Vicinity Maps  
122 02 Preliminary Plat  
123 03 Landscape Plans  
124 04 Pedestrian Circulation Exhibit  
125 05 Nadaburg Unified School District Letter  
126 06 Luke AFB Letter  
127 07 ADOT Comments  
128 08 MWD Comments

# VICINITY MAP



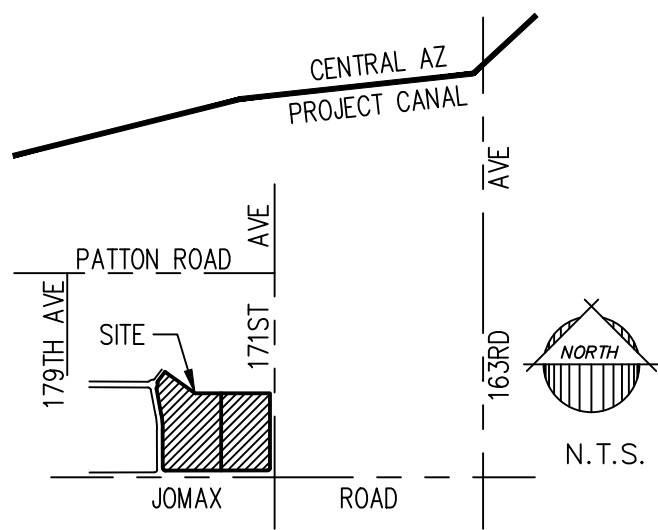


# VICINITY MAP



PRELIMINARY PLAT  
FOR  
MIRANO AT DESERT OASIS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5  
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN  
MARICOPA COUNTY, ARIZONA

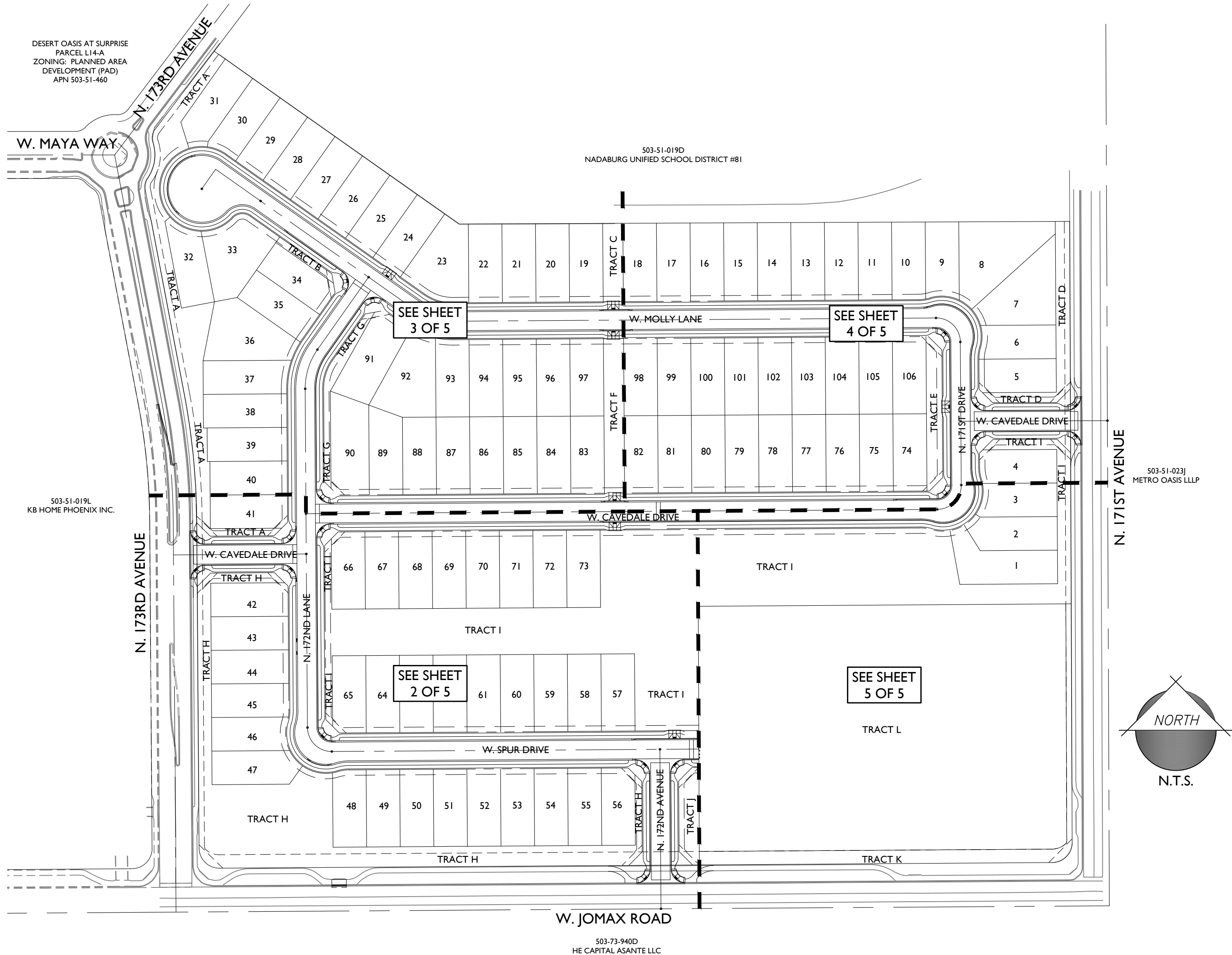


SEC. 35  
T.5 N., R.2 W.

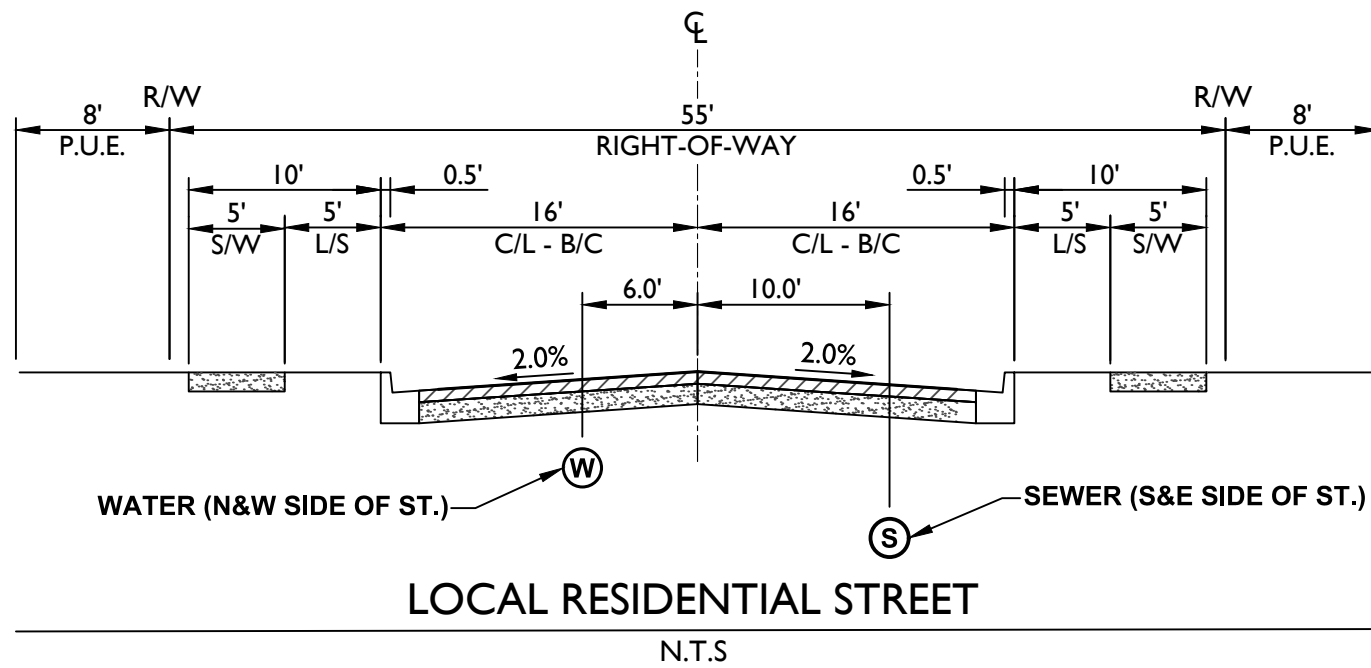
VICINITY MAP

| CURVE TABLE |        |         |           |         |        |             |
|-------------|--------|---------|-----------|---------|--------|-------------|
| CURVE       | LENGTH | RADIUS  | DELTA     | TANGENT | CHORD  | CHORD BRG   |
| C2          | 56.55' | 36.00'  | 90°00'00" | 36.00'  | 50.91' | N45°23'14"W |
| C3          | 47.04' | 30.00'  | 89°50'38" | 29.92'  | 42.37' | N44°41'27"E |
| C4          | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | N81°18'50"E |
| C5          | 47.11' | 30.00'  | 89°58'43" | 29.99'  | 42.42' | S45°23'53"E |
| C6          | 16.26' | 20.00'  | 46°34'03" | 8.61'   | 15.81' | N12°27'57"E |
| C7          | 56.96' | 60.00'  | 54°23'21" | 30.83'  | 54.84' | N08°33'18"E |
| C8          | 19.47' | 20.00'  | 55°46'16" | 10.58'  | 18.71' | N09°14'46"E |
| C9          | 56.55' | 36.00'  | 90°00'00" | 36.00'  | 50.91' | S45°23'14"E |
| C10         | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | N07°54'42"E |
| C11         | 62.09' | 100.00' | 35°34'24" | 32.08'  | 61.09' | S17°23'58"W |
| C12         | 56.55' | 36.00'  | 90°00'00" | 36.00'  | 50.91' | N44°36'46"E |
| C13         | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | S82°05'18"E |
| C14         | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | N08°41'10"W |
| C15         | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | N07°54'42"E |
| C16         | 62.09' | 100.00' | 35°34'24" | 32.08'  | 61.09' | S72°36'02"E |

| TRACT USE TABLE |                                                      |           |           |
|-----------------|------------------------------------------------------|-----------|-----------|
| TRACT           | USE                                                  | AREA (SF) | AREA (AC) |
| A               | LANDSCAPE AND OPEN SPACE                             | 8,851     | 0.2032    |
| B               | LANDSCAPE AND OPEN SPACE                             | 1,000     | 0.0230    |
| C               | LANDSCAPE AND OPEN SPACE                             | 3,500     | 0.0804    |
| D               | LANDSCAPE AND OPEN SPACE                             | 7,019     | 0.1611    |
| E               | LANDSCAPE AND OPEN SPACE                             | 5,024     | 0.1153    |
| F               | LANDSCAPE AND OPEN SPACE                             | 6,900     | 0.1584    |
| G               | LANDSCAPE AND OPEN SPACE                             | 3,501     | 0.0804    |
| H               | LANDSCAPE, OPEN SPACE AND DRAINAGE EASEMENT          | 47,949    | 1.1008    |
| I               | LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT AND AMENITY | 122,661   | 2.8159    |
| J               | LANDSCAPE AND OPEN SPACE                             | 3,979     | 0.0913    |
| K               | LANDSCAPE AND OPEN SPACE                             | 13,893    | 0.3189    |
| L               | FUTURE COMMERCIAL PARCEL                             | 199,590   | 4.5820    |



| LOT AREA TABLE |           |           | LOT AREA TABLE |           |           | LOT AREA TABLE |           |           | LOT AREA TABLE |           |           | LOT AREA TABLE |           |           | LOT AREA TABLE |           |           |
|----------------|-----------|-----------|----------------|-----------|-----------|----------------|-----------|-----------|----------------|-----------|-----------|----------------|-----------|-----------|----------------|-----------|-----------|
| LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) |
| 1              | 8,577     | 0.1969    | 19             | 5,838     | 0.1340    | 47             | 6,215     | 0.1427    | 65             | 5,700     | 0.1309    | 83             | 5,750     | 0.1320    | 101            | 5,750     | 0.1320    |
| 2              | 6,409     | 0.1471    | 20             | 5,844     | 0.1342    | 48             | 5,709     | 0.1311    | 66             | 5,700     | 0.1309    | 84             | 5,750     | 0.1320    | 102            | 5,750     | 0.1320    |
| 3              | 5,665     | 0.1300    | 21             | 5,851     | 0.1343    | 49             | 5,750     | 0.1320    | 67             | 5,750     | 0.1320    | 85             | 5,750     | 0.1320    | 103            | 5,750     | 0.1320    |
| 4              | 5,703     | 0.1309    | 22             | 5,857     | 0.1345    | 50             | 5,750     | 0.1320    | 68             | 5,750     | 0.1320    | 86             | 5,750     | 0.1320    | 104            | 5,750     | 0.1320    |
| 5              | 5,736     | 0.1317    | 33             | 9,086     | 0.2086    | 51             | 5,750     | 0.1320    | 69             | 5,750     | 0.1320    | 87             | 5,750     | 0.1320    | 105            | 5,750     | 0.1320    |
| 6              | 5,621     | 0.1290    | 34             | 5,700     | 0.1309    | 52             | 5,750     | 0.1320    | 70             | 5,750     | 0.1320    | 88             | 5,750     | 0.1320    | 106            | 5,750     | 0.1320    |
| 7              | 9,813     | 0.2253    | 35             | 5,750     | 0.1320    | 53             | 5,750     | 0.1320    | 71             | 5,750     | 0.1320    | 89             | 6,214     | 0.1427    |                |           |           |
| 8              | 11,569    | 0.2656    | 36             | 9,301     | 0.2135    | 54             | 5,750     | 0.1320    | 72             | 5,750     | 0.1320    | 90             | 8,155     | 0.1872    |                |           |           |
| 9              | 5,612     | 0.1288    | 37             | 6,314     | 0.1449    | 55             | 5,750     | 0.1320    | 73             | 5,750     | 0.1320    | 91             | 8,102     | 0.1860    |                |           |           |
| 10             | 5,776     | 0.1326    | 38             | 6,210     | 0.1426    | 56             | 5,700     | 0.1309    | 74             | 5,750     | 0.1320    | 92             | 8,801     | 0.2020    |                |           |           |
| 11             | 5,786     | 0.1328    | 39             | 5,941     | 0.1364    | 57             | 5,750     | 0.1320    | 75             | 5,750     | 0.1320    | 93             | 5,774     | 0.1325    |                |           |           |
| 12             | 5,792     | 0.1330    | 40             | 5,750     | 0.1320    | 58             | 5,750     | 0.1320    | 76             | 5,750     | 0.1320    | 94             | 5,750     | 0.1320    |                |           |           |
| 13             | 5,798     | 0.1331    | 41             | 5,711     | 0.1311    | 59             | 5,750     | 0.1320    | 77             | 5,750     | 0.1320    | 95             | 5,750     | 0.1320    |                |           |           |
| 14             | 5,804     | 0.1332    | 42             | 5,738     | 0.1317    | 60             | 5,750     | 0.1320    | 78             | 5,750     | 0.1320    | 96             | 5,750     | 0.1320    |                |           |           |
| 15             | 5,810     | 0.1334    | 43             | 5,750     | 0.1320    | 61             | 5,750     | 0.1320    | 79             | 5,750     | 0.1320    | 97             | 5,750     | 0.1320    |                |           |           |
| 16             | 5,816     | 0.1335    | 44             | 5,750     | 0.1320    | 62             | 5,750     | 0.1320    | 80             | 5,750     | 0.1320    | 98             | 5,750     | 0.1320    |                |           |           |
| 17             | 5,822     | 0.1337    | 45             | 5,747     | 0.1319    | 63             | 5,750     | 0.1320    | 81             | 5,750     | 0.1320    | 99             | 5,750     | 0.1320    |                |           |           |
| 18             | 5,829     | 0.1338    | 46             | 5,587     | 0.1283    | 64             | 5,750     | 0.1320    | 82             | 5,750     | 0.1320    | 100            | 5,750     | 0.1320    |                |           |           |



PROJECT TEAM

**DEVELOPER:**  
**KAX GROUP**  
8530 E. VIA DEL SOL DRIVE  
SCOTTSDALE, AZ 85255  
TEL: (602) 499-9305  
CONTACT: KENT A. XANDER

**ENGINEER:**  
**EPS GROUP, INC.**  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DAN AUXIER, P.E.

PROJECT DATA

|                        |                                |
|------------------------|--------------------------------|
| A.P.N.                 | 503-51-984                     |
| EXISTING GENERAL PLAN: | 503-51-985                     |
| EXISTING ZONING:       | NEIGHBORHOOD LAND USE          |
| RELATED CASE NO.'S:    | CHARACTER AREA                 |
| GROSS AREA:            | PLANNED AREA DEVELOPMENT (PAD) |
| NET AREA:              | (ORDINANCE NO. 00-18)          |
| NO. OF LOTS:           | PAD99-129                      |
| DENSITY:               | FS16-343                       |
| OVERALL OPEN SPACE:    | 28.30± AC                      |
|                        | 25.41± AC                      |
|                        | 106                            |
|                        | 3.75 DU/AC                     |
|                        | 5.44 AC (21%)                  |

DEVELOPMENT STANDARDS

|                          |          |
|--------------------------|----------|
| MINIMUM LOT WIDTH:       | 50'      |
| MINIMUM LOT DEPTH:       | 75'      |
| MINIMUM LOT AREA:        | 3,750 SF |
| FRONT SETBACK (LIVABLE): | 10'      |
| FRONT SETBACK (GARAGE):  | 10*      |
| REAR SETBACK (HOUSE):    | 10'      |
| REAR SETBACK (GARAGE):   | 3'       |
| SIDE SETBACK (HOUSE):    | 5/5**    |
| SIDE SETBACK (GARAGE):   | 3'       |
| STREET SIDE (HOUSE):     | 7'       |
| STREET SIDE (GARAGE):    | 5'       |
| BUILDING COVERAGE:       | 55%      |
| AVERAGE DENSITY:         | 6 DU/AC  |

\* GARAGE FRONT SETBACK MAY BE LESS THAN LIVABLE AREA AS SIDE LOADED GARAGE ONLY. OTHERWISE, THE GARAGE FRONT SETBACK WILL BE A MINIMUM OF 20' BEHIND THE SIDEWALK.

\*\* SIDE YARD SETBACKS MAY BE ENCROACHED BY CHIMNEYS AND BAY WINDOWS UP TO 1/2 THE YARD SPECIFIED.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND AS SHOWN ON THE FINAL PLAT FOR "DESERT OASIS AT SURPRISE PARCEL L5-A", RECORDED IN BOOK 822, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA: SOUTH 89 DEGREES 36 MINUTES 46 SECONDS WEST

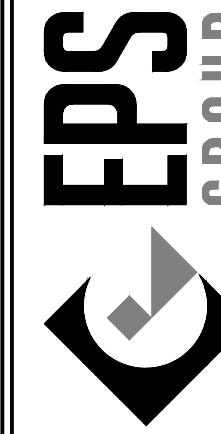
UTILITIES

|           |                        |
|-----------|------------------------|
| WATER     | CITY OF SURPRISE       |
| 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 INDEX

|         |      |                  |
|---------|------|------------------|
| SHEET 1 | CS01 | COVERSHEET       |
| SHEET 2 | PP01 | PRELIMINARY PLAT |
| SHEET 3 | PP02 | PRELIMINARY PLAT |
| SHEET 4 | PP03 | PRELIMINARY PLAT |
| SHEET 5 | PP04 | PRELIMINARY PLAT |

2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



Mirano at Desert Oasis  
Preliminary Plat

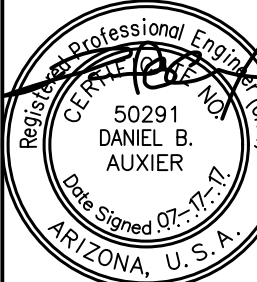
COVER SHEET

Project:

Revisions:



Designer: DMA  
Drawn by: GAM



Expires: 12/31/2018

Job No.  
**16-246**

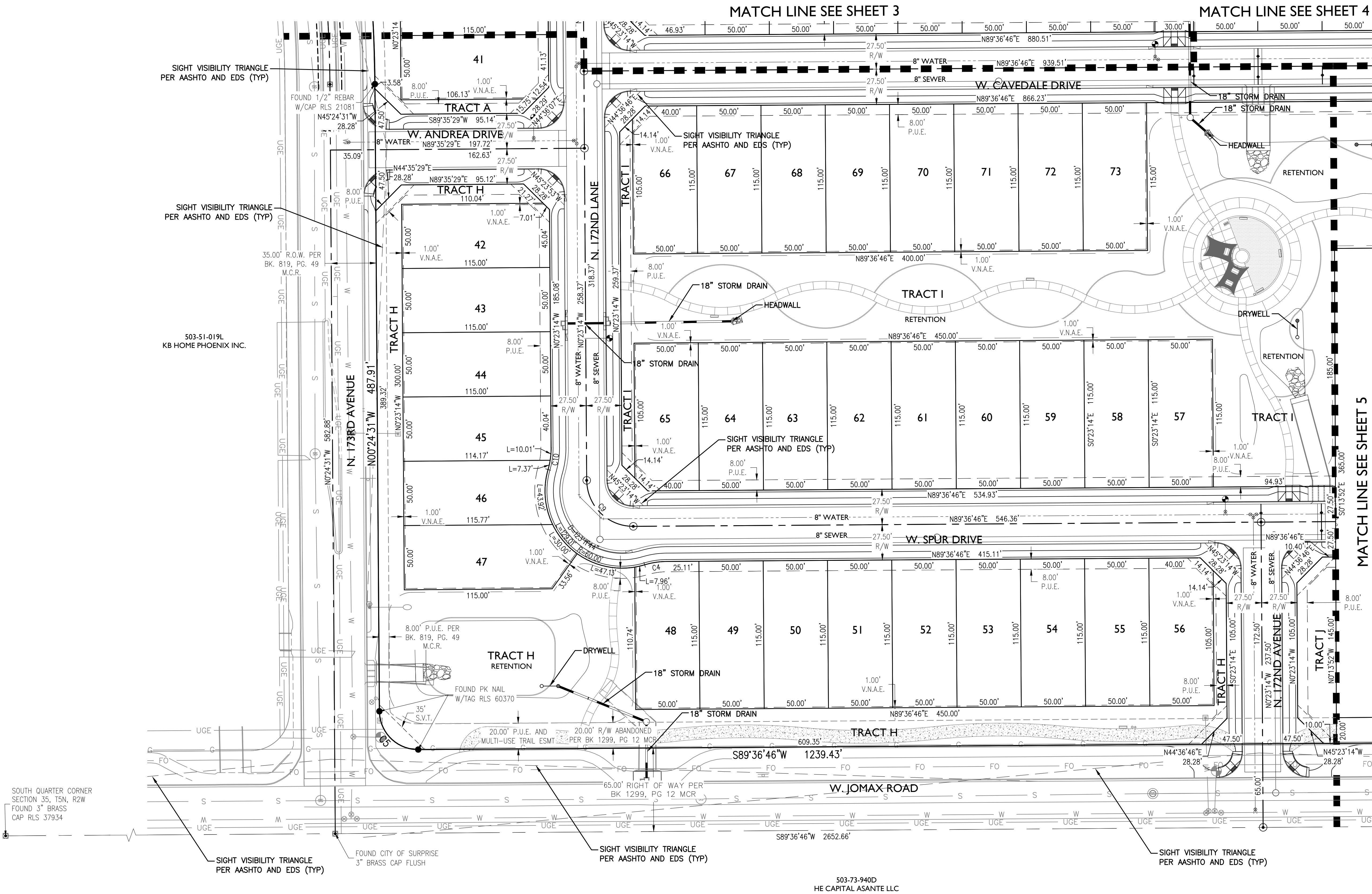
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Sheet No.  
**1**  
of 5

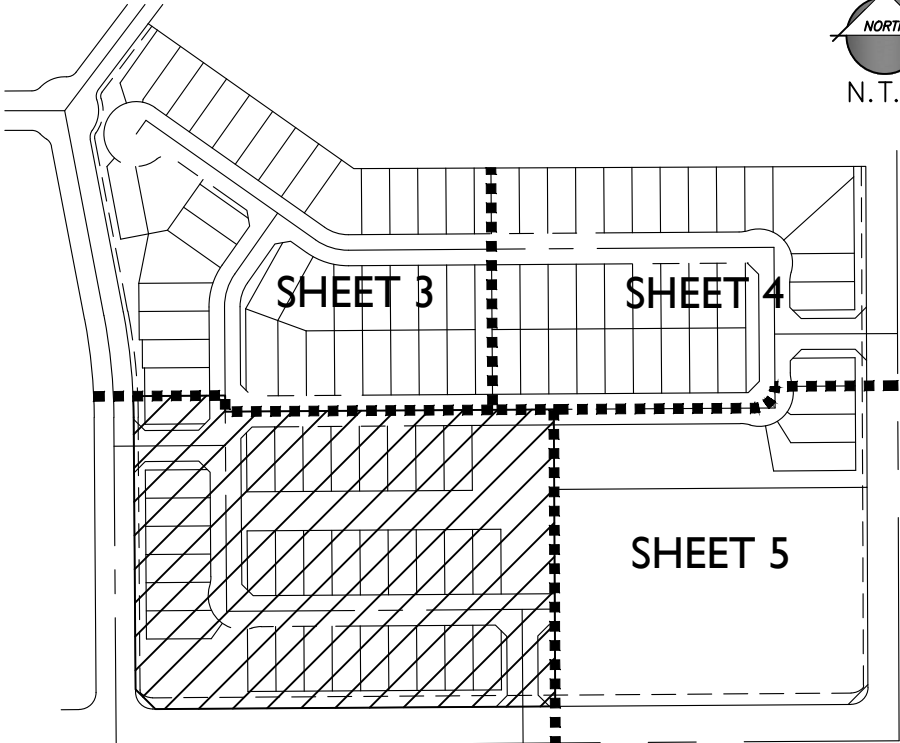


I6-246 - Mirano at Desert Oasis - Preliminary Plat

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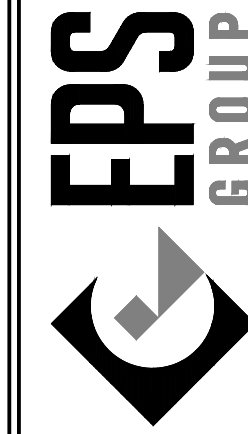


KEY MAP



N.T.S.

2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



Mirano at Desert Oasis  
Preliminary Plat

Surprise, Arizona

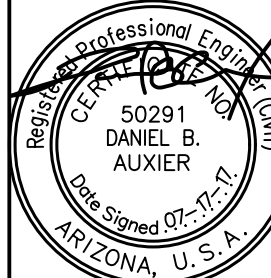
PRELIMINARY PLAT

Project:

Revisions:



Designer: DMA  
Drawn by: GAM



Expires: 12/31/2018

Job No.  
16-246

PP01

Sheet No.  
2  
of 5

CASE #FS17-176

\*NOTE:  
ACCESS OFF OF JOMAX ROAD WILL BE LIMITED TO RIGHT-IN /  
RIGHT-OUT ONLY ONCE THE SOUTH SIDE OF JOMAX ROAD IS  
COMPLETED TO IT'S FULL BUILD OUT

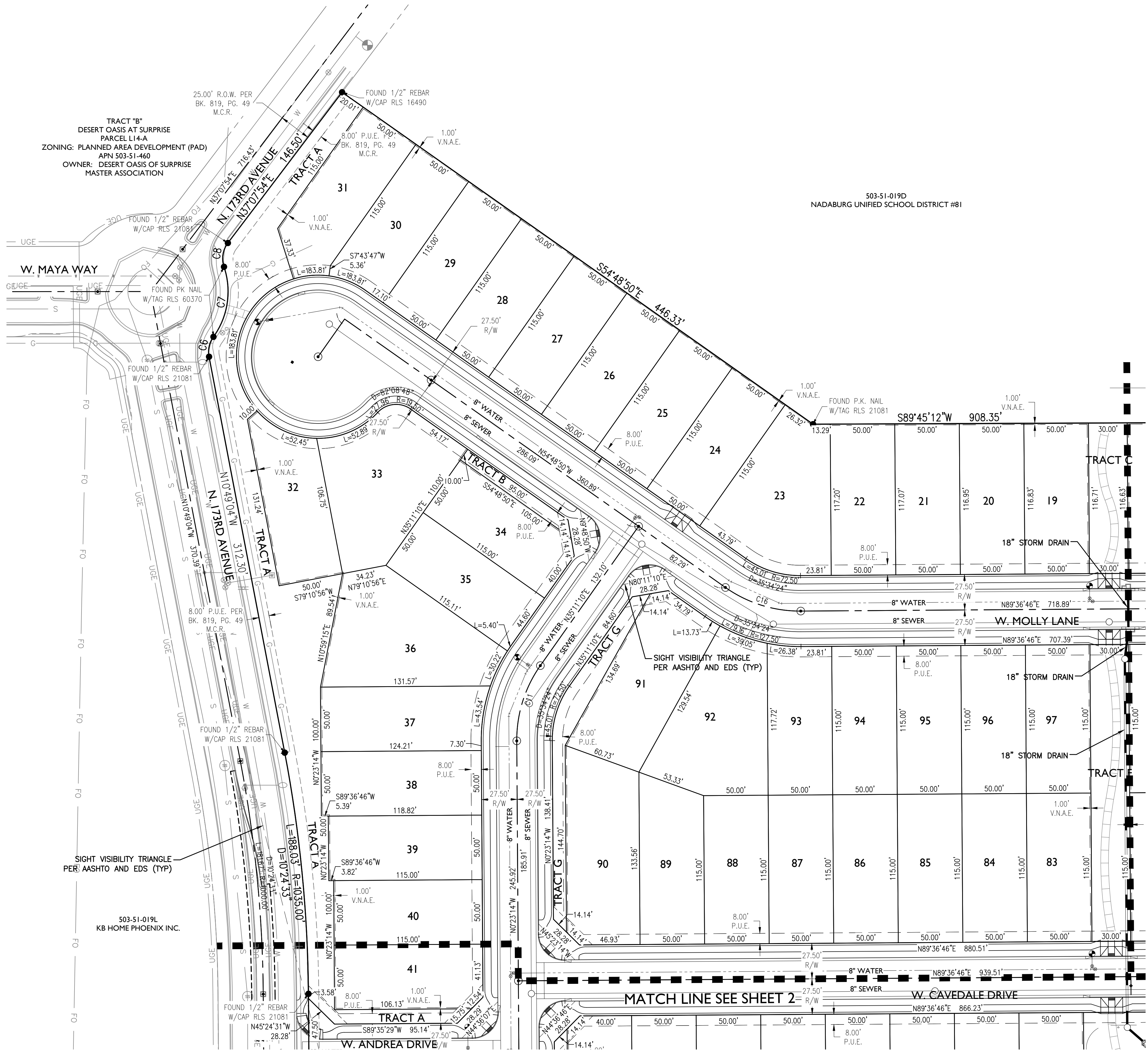




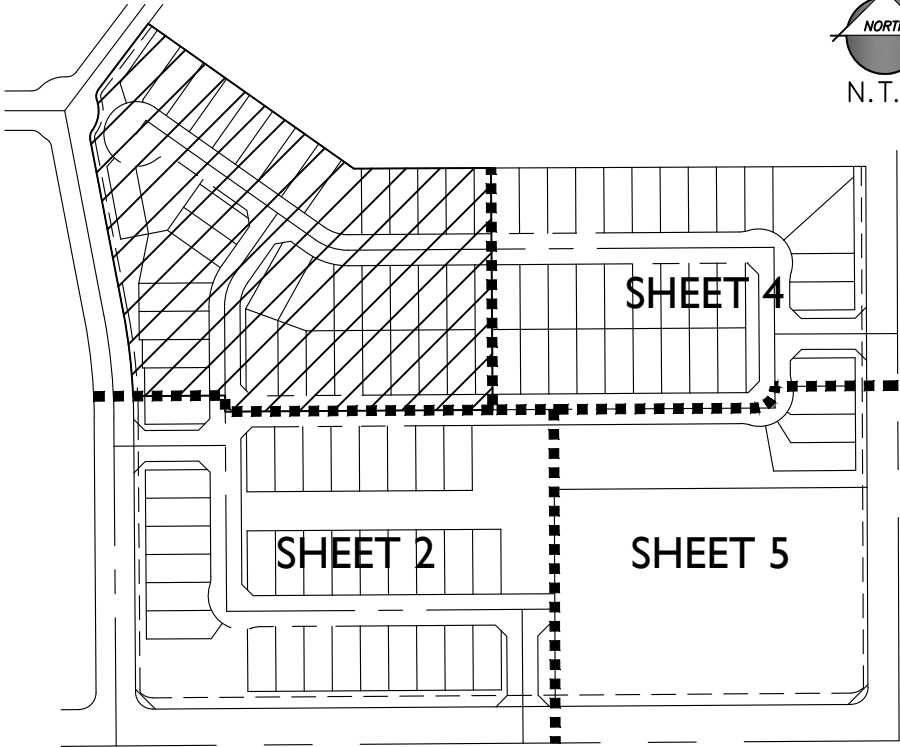
I6-246 - Mirano at Desert Oasis - Preliminary Plat

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mambrosio



KEY MAP



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

Project:  
Mirano at Desert Oasis  
Preliminary Plat  
Surprise, Arizona

Revisions:  

| No. | Description | By | Date |
|-----|-------------|----|------|
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |

Call it first for the working days  
before you begin excavating.

Not to be used without the signature of the  
Professional Engineer (PE) or  
Professional Land Surveyor (PLS)  
in Maricopa County (900263-1100)

Designer: DMA  
Drawn by: GAM

Job No.  
**16-246**

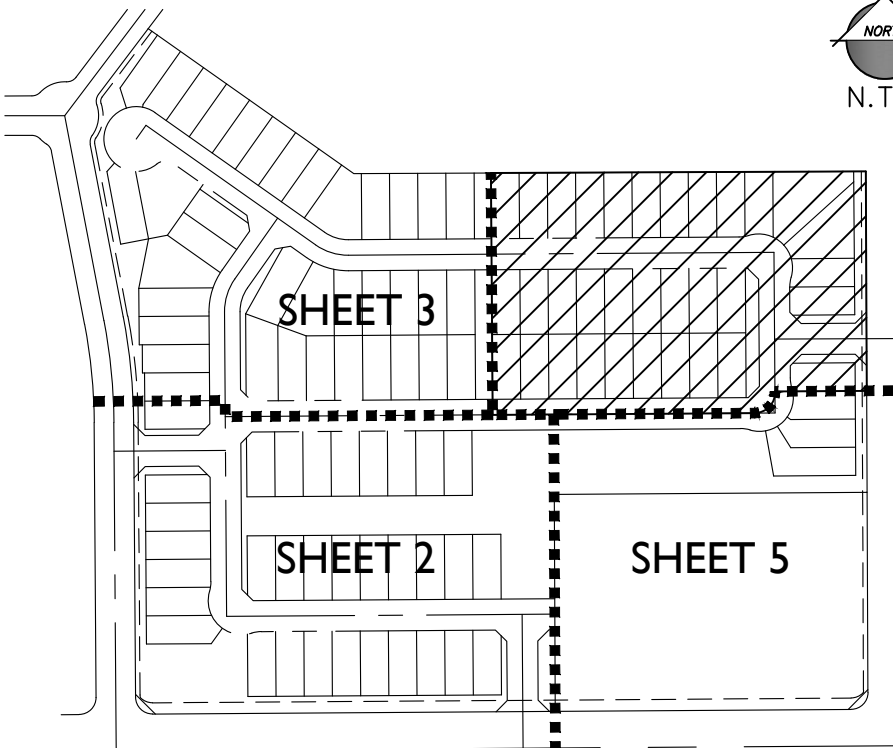
PP02

Sheet No.  
**3**  
of 5

CASE #FS17-176



mambrosio Jul 17, 2017 12:54pm S:\Projects\2016\16-246\Civil\Preliminary Plat\16-246 - PP03.dwg



Project:

Revisions:

Call at least two full working days  
before you begin excavation.

**ARIZONA 811**  
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-6343)  
In Maricopa County: (902)263-1190

Job No.  
**16-246**

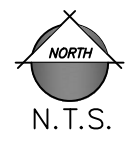
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CASE #FS517-176



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# I6-246 - Mirano at Desert Oasis - Preliminary Plat

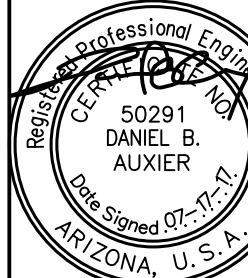


Project:

Revisions:



Designer: DM  
Drawn by: GAM



Job No.

Job No.  
16-246

PP04

Sheet No. 5

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of 5

CASE #FS517-176



LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.

2. PREPARED BACKFILL FOR PLANTING FITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN FIT.

3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.

4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.

5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.

6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.

8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.

9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.

10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL CARRY A 90 DAY WARRANTY.

11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.

13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.

14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.

15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.

16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.

17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.

18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.

19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.

20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.

21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.

22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.

23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.

2. USE COMMON TRENCHES WHERE POSSIBLE.

3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.

4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.

5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.

6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.

7. MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.

8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.

9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.

10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.

12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.

13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.

14. LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN A VALVE BOX AS REQUIRED- REMOTE CONTROL VALVES TO BE LOCATED ON A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.

15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 1" ROUND ECONOMY BOXES.

16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.

17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:

A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.

B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.

C. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE.

D. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS EXISTING STRUCTURES, AND ANY OTHER HARD-SCAPE AREAS.

E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.

F. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.

G. CONTRACTOR TO CAP OFF ALL IRRIGATION @ PHASING LIMITS AS REQUIRED.

H. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.

I. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.

J. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARD-SCAPE AREAS, WALLS, ETC.

K. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

PLANT LEGEND

|  |                                                             | SIZE                | QTY.    |
|--|-------------------------------------------------------------|---------------------|---------|
|  | TREES                                                       |                     |         |
|  | ACACIA ANEURA/<br>MULGA TREE                                | 24" BOX<br>STANDARD | 63      |
|  | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                  | 24" BOX<br>MULTI    | 18      |
|  | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE     | 24" BOX<br>MULTI    | 96      |
|  | PISTACIA LENTISCUS/<br>MASTIC TREE                          | 24" BOX<br>STANDARD | 41      |
|  | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE       | 24" BOX<br>STANDARD | 43      |
|  | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK       | 24" BOX<br>STANDARD | 66      |
|  | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS        | N/A                 | 45      |
|  | #                                                           |                     |         |
|  |                                                             |                     |         |
|  | SHRUBS (ALL CAN FULL)                                       |                     |         |
|  | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE            | 5 GAL.              | 39      |
|  | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                | 5 GAL.              | 56      |
|  | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                     | 5 GAL.              | 248     |
|  | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE | 5 GAL.              | 321     |
|  | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE            | 5 GAL.              | 457     |
|  | RUELLIA PENINSULARIS/<br>BAJA RUELLIA                       | 5 GAL.              | 177     |
|  | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                | 5 GAL.              | 129     |
|  | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                 | 5 GAL.              | 162     |
|  | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                     | 5 GAL.              | 174     |
|  | ACCENTS (ALL CAN FULL)                                      |                     |         |
|  | AGAVE FARRYI TRUNCATA/<br>ARTICHOKE AGAVE                   | 5 GAL.              | 115     |
|  | AGAVE WEBERI/<br>WEBER'S AGAVE                              | 5 GAL.              | 105     |
|  | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                    | 15 GAL.             | 293     |
|  | HESPERALOE PARVIFOLIA/<br>RED YUCCA                         | 5 GAL.              | 392     |
|  | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                | 5 GAL.              | 562     |
|  | MUHLENBERGIA RIGENS/<br>DEER GRASS                          | 5 GAL.              | 301     |
|  | GROUNDCOVERS (ALL CAN FULL)                                 |                     |         |
|  | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                  | 5 GAL.              | 700     |
|  | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU              | 5 GAL.              | 111     |
|  | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA               | 5 GAL.              | 431     |
|  | TEUCRIUM CHAMAEDRYS/<br>GERMANDER                           | 5 GAL.              | 143     |
|  | EXISTING R.O.W./MEDIAN PLANTING                             |                     |         |
|  | EXISTING TREE                                               |                     |         |
|  | EXISTING SHRUB                                              |                     |         |
|  | EXISTING ACCENT                                             |                     |         |
|  |                                                             |                     |         |
|  |                                                             |                     |         |
|  |                                                             |                     |         |
|  |                                                             |                     |         |
|  | DECOMPOSED GRANITE                                          |                     |         |
|  | SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED.          |                     | 193,970 |
|  | TURF                                                        |                     |         |
|  | 'MIDIRON' HYBRID BERMUDA SOD                                |                     | 41,120  |
|  | 6" CONCRETE HEADER                                          |                     | 1,577   |

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.

2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.

3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.

5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OF GRASS SEED/SOD.

6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.

7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREAS BETWEEN 2' TO 7'.

SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING.

2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.

3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS. CORNER LOTS WITH SIDEYARDS THAT DO NOT HAVE LANDSCAPE TRACTS WILL HAVE A MINIMUM OF (2) 24-INCH BOX TREES AND (3) FIVE GALLON SHRUBS.

4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:

- ACACIA SALICINA (WILLOW ACACIA)

- ACACIA WILLARDIANA (PALO BLANCO)

- QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

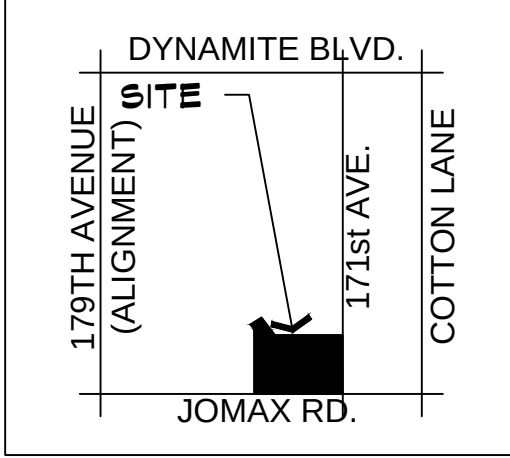
- SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)

- CHILOPSIS LINEARIS (DESERT WILLOW)

- OLEA EUROPAEA (SWAN HILL OLIVE)

5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.

VICINITY MAP



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SHEET INDEX

|              |                                |
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| L 0.1        | COVER                          |
| L 1.1 - 1.10 | PLANTING PLANS                 |
| L 2.1 - 2.10 | IRRIGATION PLANS               |
| L 3.1        | WALL PLAN                      |
| L 4.1 - 4.2  | MONUMENT & WALL DETAILS        |
| L 5.1        | AMENITIES DETAILS              |
| L 6.1 - 6.2  | LANDSCAPE & IRRIGATION DETAILS |

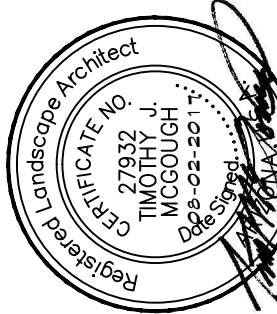
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| L1.1/<br>L2.1 | KEY MAP         |               |               |  |
| L1.2/<br>L2.2 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |  |
| L1.8/<br>L2.8 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |  |
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COVER SHEET

MIRANO AT DESERT OASIS

NEC OF 173rd AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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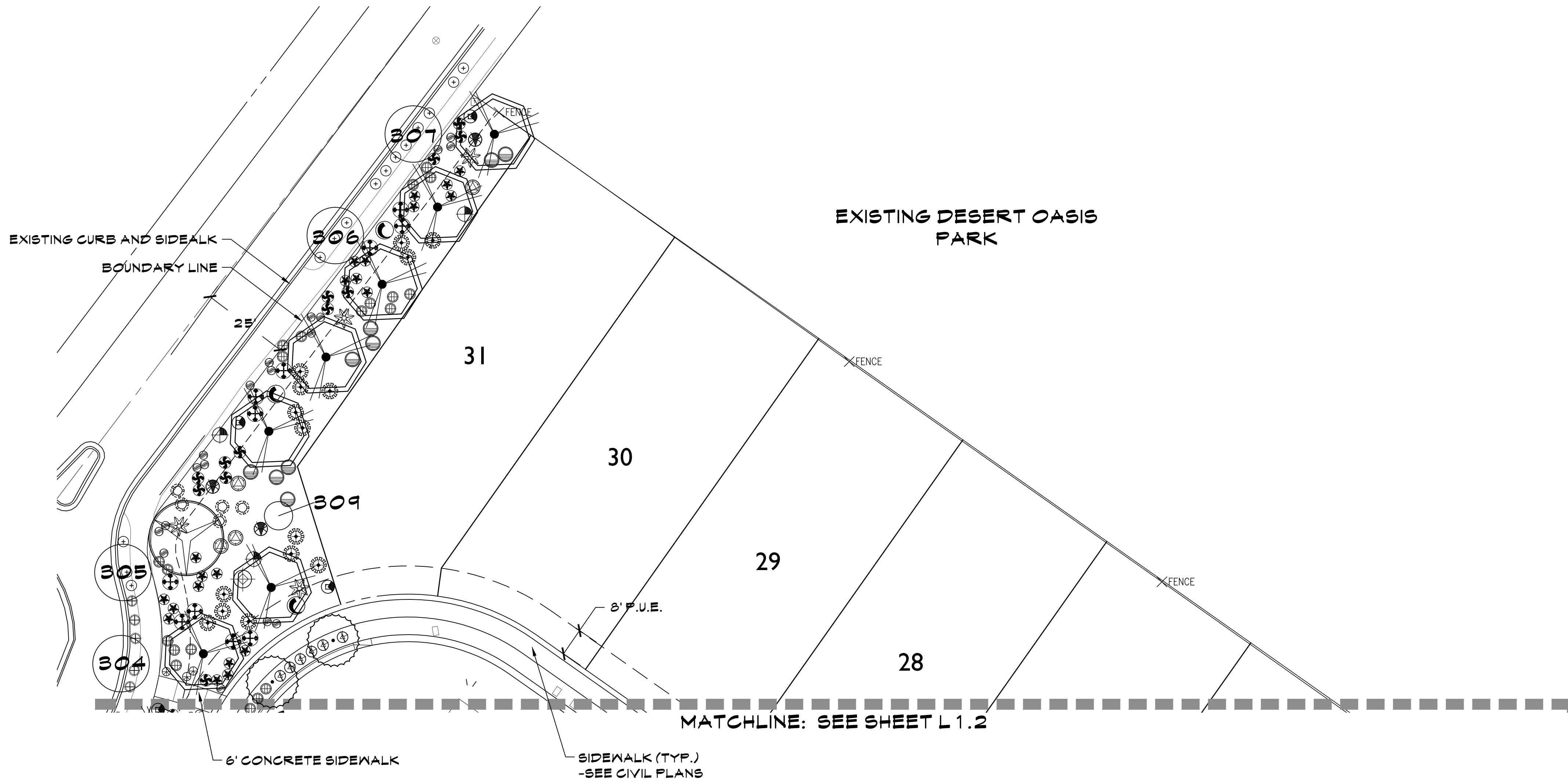
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DRAWN BY: CS  
CHECKED BY: TM

REVISIONS:

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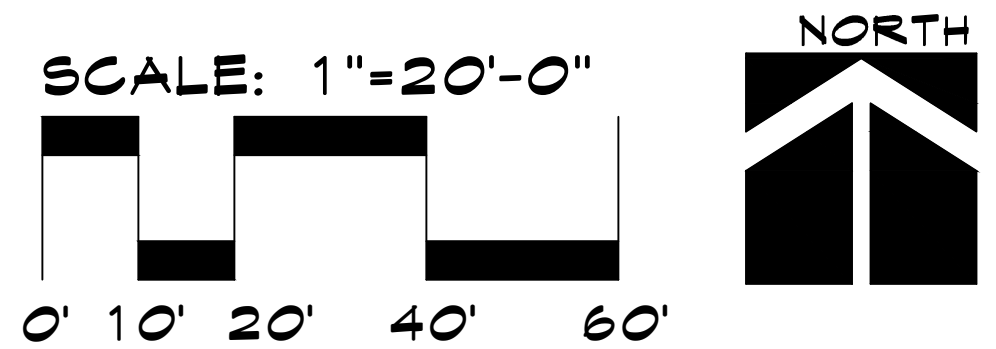
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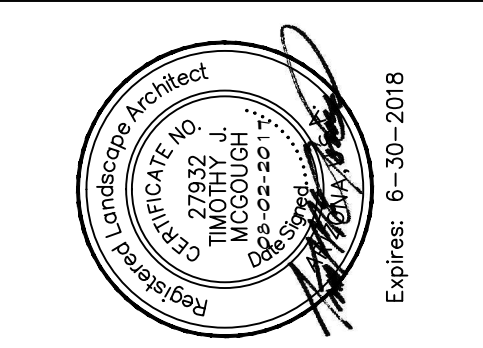


| PLANT LEGEND |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | <b>TREES</b><br>ACACIA ANEURA/<br>MULGA TREE<br><br>CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE<br><br>PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE<br><br>PISTACIA LENTISCUS/<br>MASTIC TREE<br><br>PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE<br><br>QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK<br><br># SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                                                                                                                                                                                                                    |
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|               |                 |               |               |                                                                                       |
|---------------|-----------------|---------------|---------------|---------------------------------------------------------------------------------------|
| L1.1/<br>L2.1 | KEY MAP         |               |               |  |
| L1.2/<br>L2.2 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |                                                                                       |
| L1.8/<br>L2.8 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |                                                                                       |
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**PLANTING PLAN**  
**MIRANO AT DESERT OASIS**  
NEC OF 173RD AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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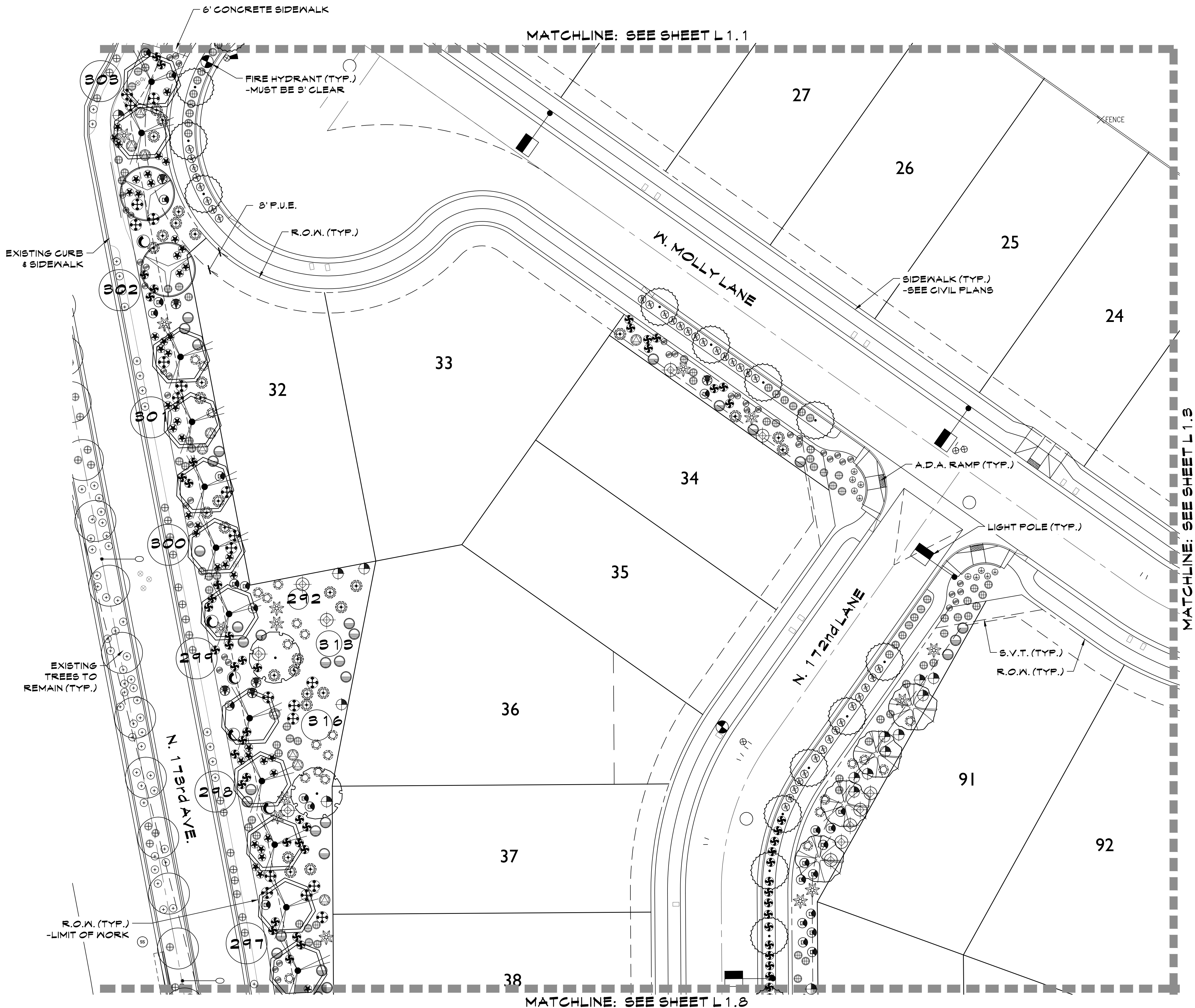
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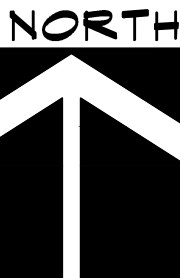
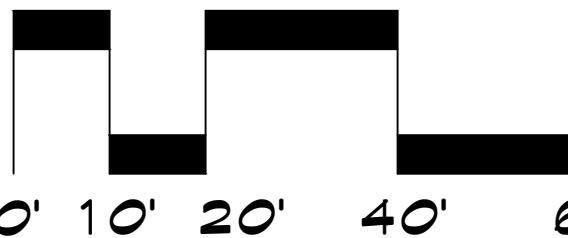




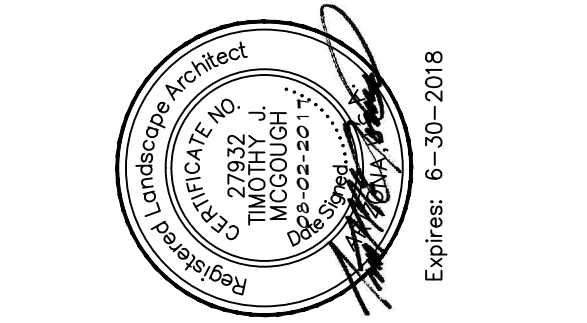
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|                                   | EXISTING R.O.W./MEDIAN PLANTING                                          |
|                                   | EXISTING TREE                                                            |
|                                   | EXISTING SHRUB                                                           |
|                                   | EXISTING ACCENT                                                          |
|                                   | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|                                   | TURF<br>'MIDIRON' HYBRID BERMUDA SOD                                     |
|                                   | 6" CONCRETE HEADER                                                       |

|               |                 |               |               |
|---------------|-----------------|---------------|---------------|
| L1.1/<br>L2.1 | KEY MAP         |               |               |
| L1.2/<br>L2.2 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |
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| L1.9/<br>L2.9 | L1.10/<br>L2.10 |               |               |

SCALE: 1"=20'-0"



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**PLANTING PLAN**  
**MIRANO AT DESERT OASIS**  
NEC OF 173rd AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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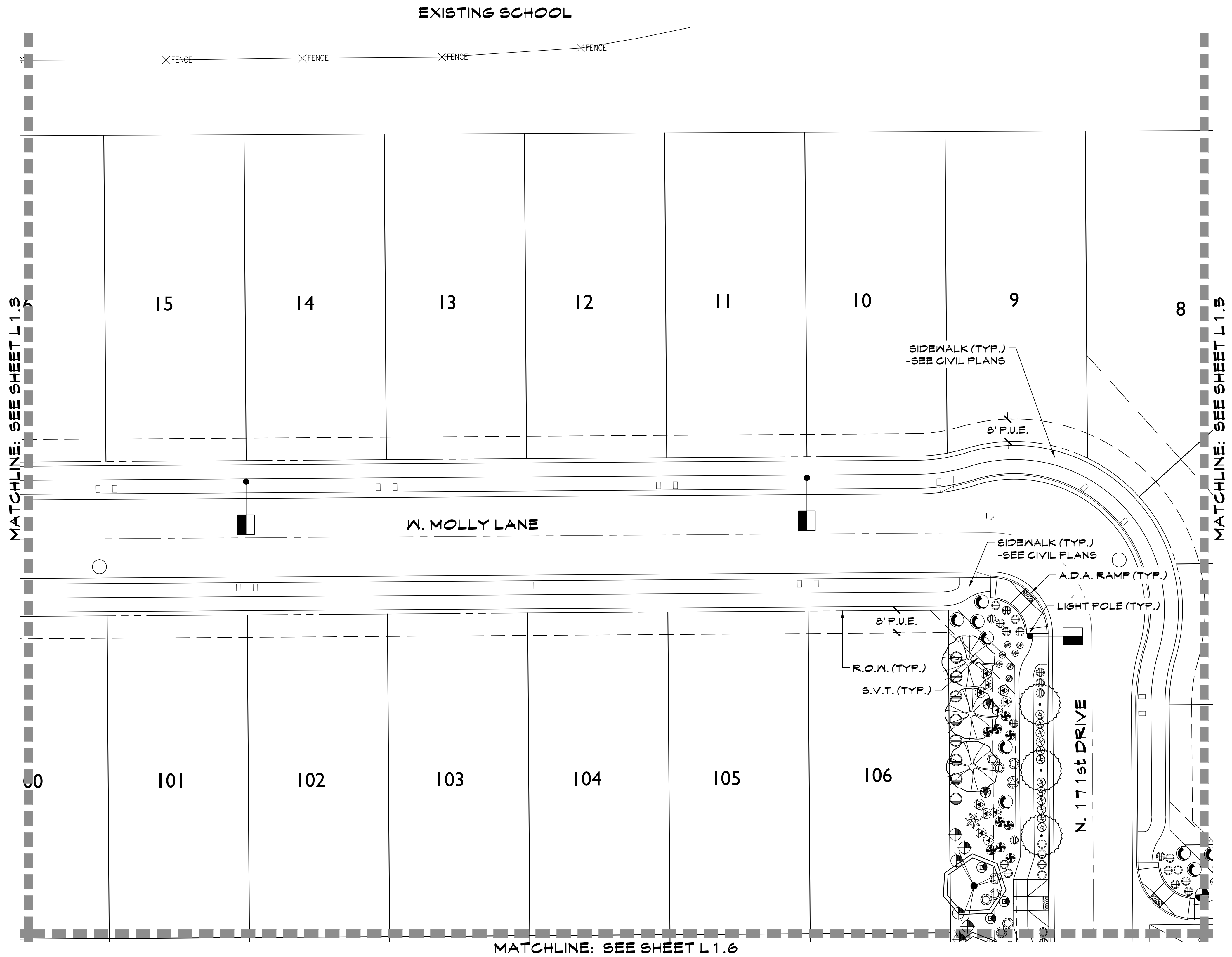
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**L 1.2**

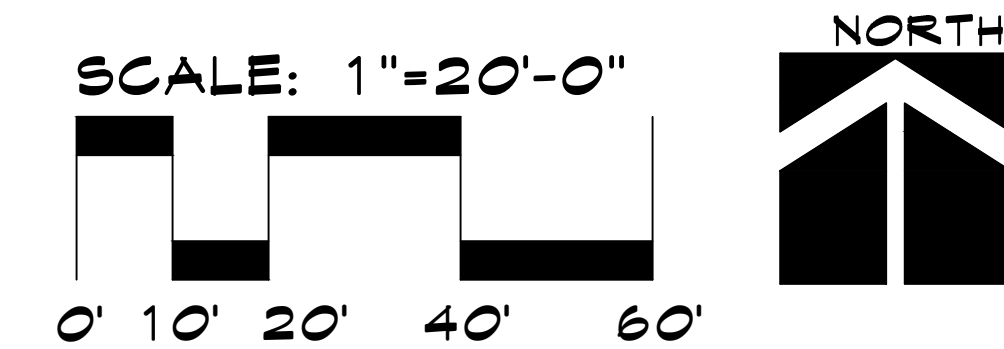
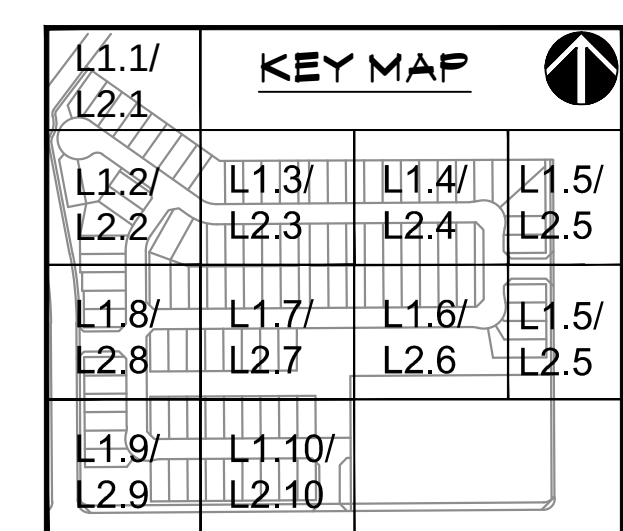








| PLANT LEGEND |                                                                          |
|--------------|--------------------------------------------------------------------------|
|              | TREES                                                                    |
|              | ACACIA ANEURA/<br>MULGA TREE                                             |
|              | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|              | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|              | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|              | PROSOPIS HYBRID 'RIO SALADO'/<br>'RIO SALADO' MESQUITE                   |
|              | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
| #            | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
|              | SHRUBS(ALL CAN FULL)                                                     |
|              | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|              | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
|              | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                                  |
|              | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE              |
|              | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE                         |
|              | RUELLIA PENINSULARIS/<br>BAJA RUELLIA                                    |
|              | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                             |
|              | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                              |
|              | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
|              | ACCENTS (ALL CAN FULL)                                                   |
|              | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                                |
|              | AGAVE WEBER/<br>WEBER'S AGAVE                                            |
|              | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                                 |
|              | HESPERALOE PARVIFOLIA/<br>RED YUCCA                                      |
|              | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|              | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
|              | GROUNDCOVERS (ALL CAN FULL)                                              |
|              | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                               |
|              | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU                           |
|              | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|              | TEUCRIUM CHAMAEDRYIS/<br>GERMANDER                                       |
|              | EXISTING R.O.N./MEDIAN PLANTING                                          |
|              | EXISTING TREE                                                            |
|              | EXISTING SHRUB                                                           |
|              | EXISTING ACCENT                                                          |
|              | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|              | TURF<br>MIDIRON' HYBRID BERMUDA SOD                                      |
|              | 6" CONCRETE HEADER                                                       |

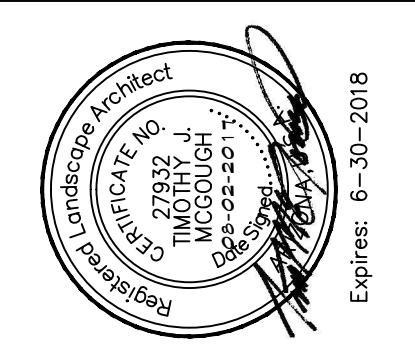


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PLANTING PLAN

**MIRANO AT DESERT OASIS**

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SURPRISE, ARIZONA

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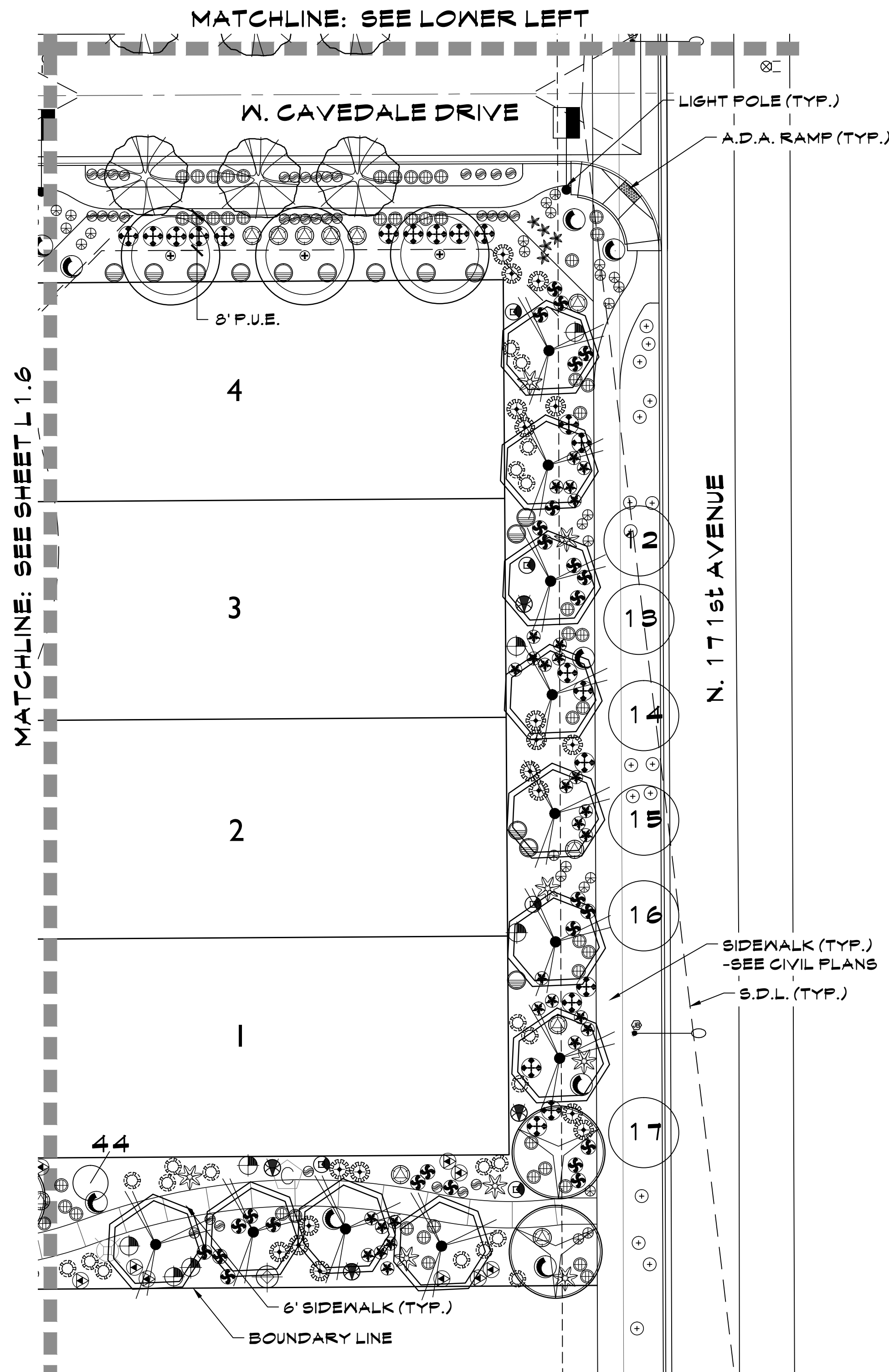
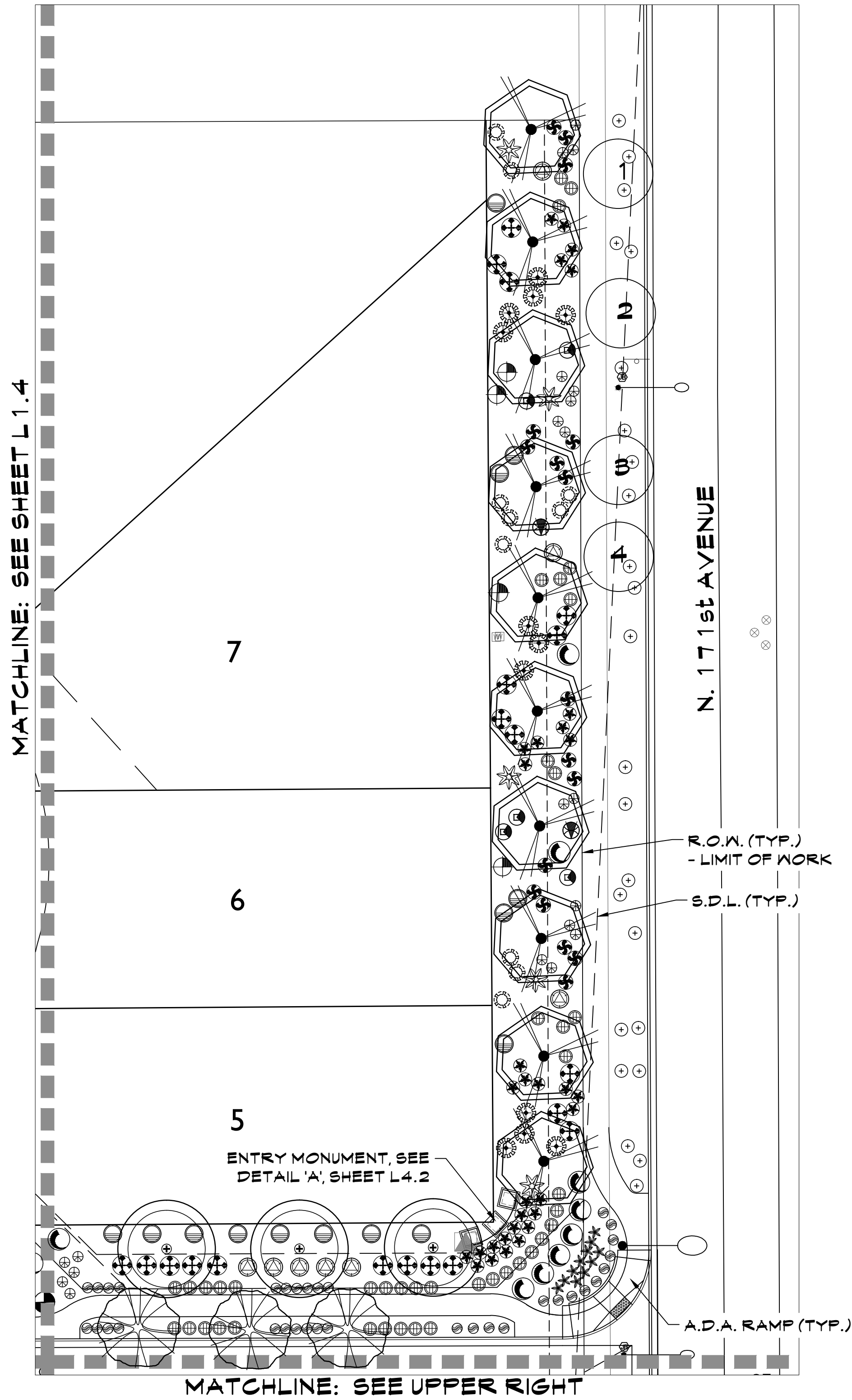
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REVISIONS:

SHEET NO. L 1.4

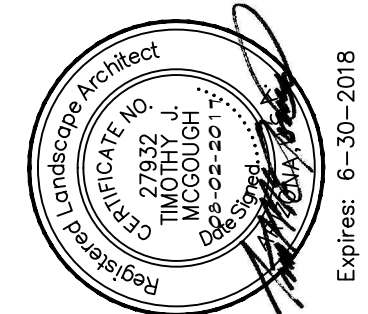
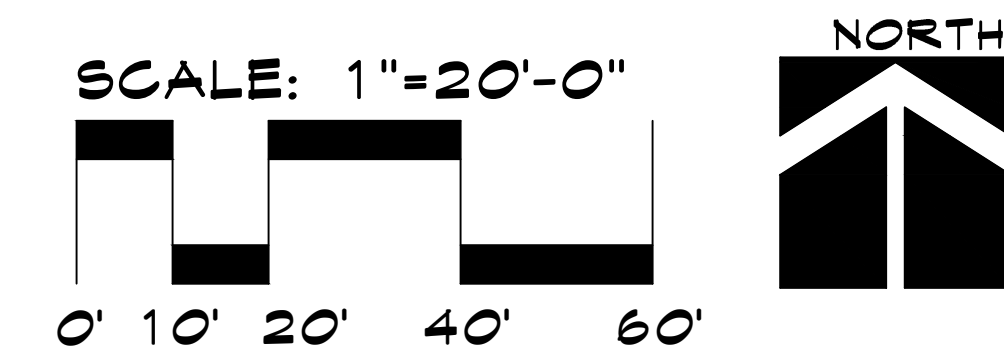
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| PLANT LEGEND                       |                                                                          |
|------------------------------------|--------------------------------------------------------------------------|
| <b>TREES</b>                       |                                                                          |
|                                    | ACACIA ANEURA/<br>MULGA TREE                                             |
|                                    | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|                                    | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|                                    | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|                                    | PROSOPIS HYBRID 'RIO SALADO'/<br>'RIO SALADO' MESQUITE                   |
|                                    | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
|                                    | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
| <b>SHRUBS (ALL CAN FULL)</b>       |                                                                          |
|                                    | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|                                    | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
|                                    | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                                  |
|                                    | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE              |
|                                    | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE                         |
|                                    | RUELLIA PENINSULARIS/<br>BAJA RUELLIA                                    |
|                                    | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                             |
|                                    | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                              |
|                                    | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
| <b>ACCENTS (ALL CAN FULL)</b>      |                                                                          |
|                                    | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                                |
|                                    | AGAVE WEBERI/<br>WEBER'S AGAVE                                           |
|                                    | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                                 |
|                                    | HESPERALOE PARVIFOLIA/<br>RED YUCCA                                      |
|                                    | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|                                    | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
| <b>GROUNDCOVERS (ALL CAN FULL)</b> |                                                                          |
|                                    | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                               |
|                                    | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU                           |
|                                    | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|                                    | TEUCRIMUM CHAMAEDRY'S/<br>GERMANDER                                      |
|                                    | EXISTING R.O.W./MEDIAN PLANTING                                          |
|                                    | EXISTING TREE                                                            |
|                                    | EXISTING SHRUB                                                           |
|                                    | EXISTING ACCENT                                                          |
|                                    | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|                                    | TURF                                                                     |
|                                    | 'MIDIRON' HYBRID BERMUDA SOD                                             |
|                                    | 6" CONCRETE HEADER                                                       |

|               |                 |               |               |  |
|---------------|-----------------|---------------|---------------|--|
| L1.1/<br>L2.1 | KEY MAP         |               |               |  |
| L1.2/<br>L2.2 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |  |
| L1.8/<br>L2.8 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |  |
| L1.9/<br>L2.9 | L1.10/<br>L2.10 |               |               |  |



PLANTING PLAN

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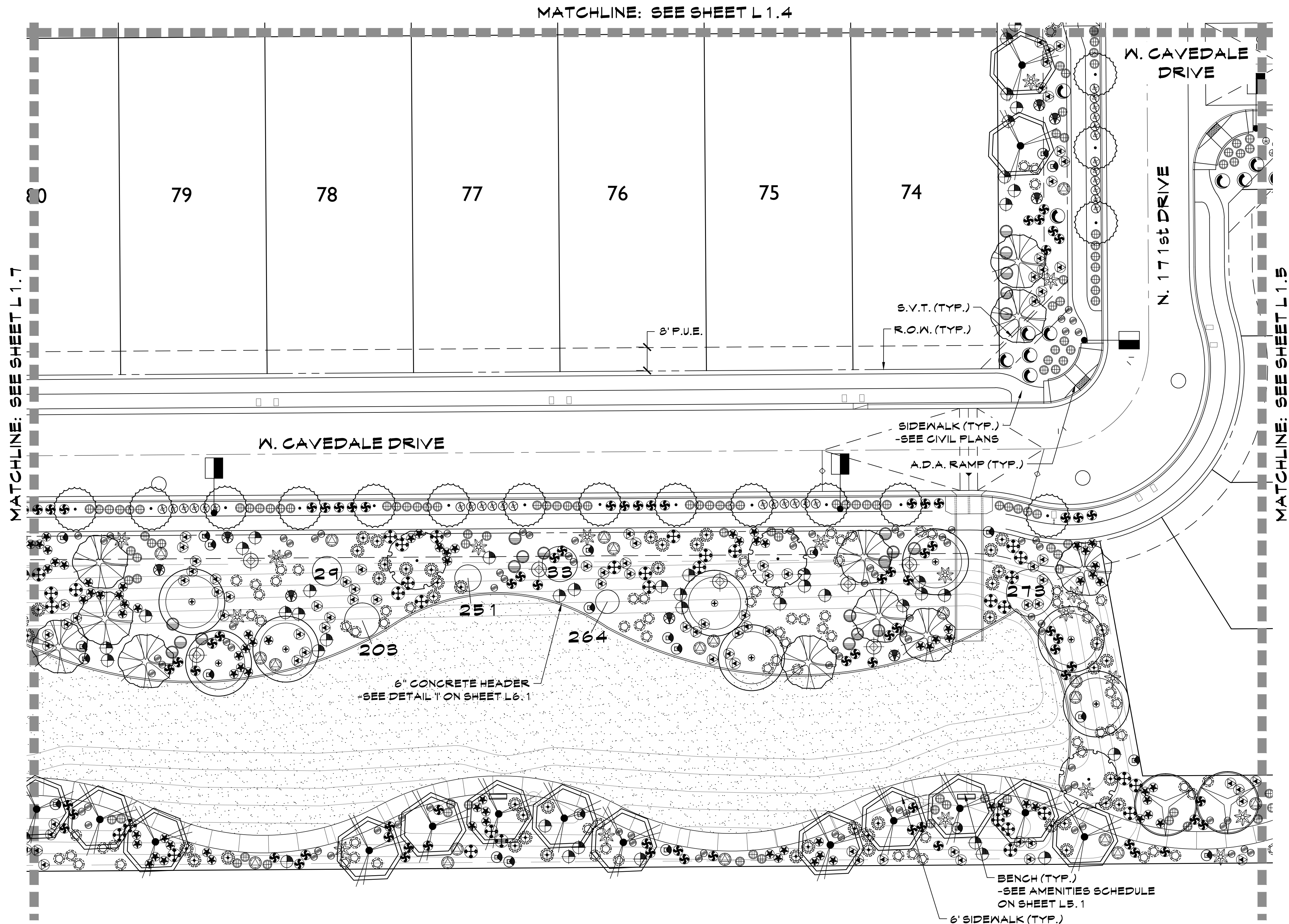
JOB NO. 16-96  
DATE: 08-02-17  
DRAWN BY: CS  
CHECKED BY: TM

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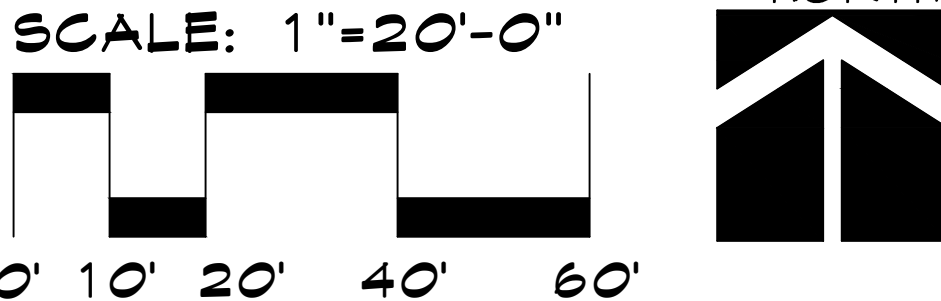
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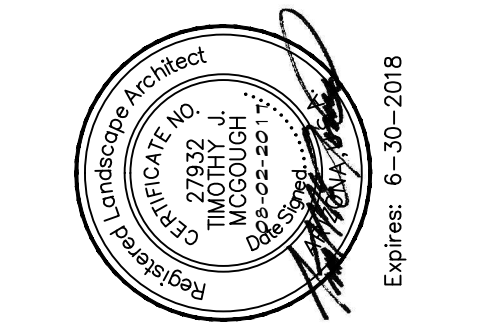


| PLANT LEGEND                    |                                                             |
|---------------------------------|-------------------------------------------------------------|
| TREES                           | ACACIA ANEURA/<br>MULGA TREE                                |
|                                 | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                  |
|                                 | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE     |
|                                 | PISTACIA LENTISCUS/<br>MASTIC TREE                          |
|                                 | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE       |
|                                 | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK       |
|                                 | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS        |
|                                 |                                                             |
|                                 |                                                             |
|                                 |                                                             |
| SHRUBS (ALL CAN FULL)           | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE            |
|                                 | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                |
|                                 | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                     |
|                                 | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE |
|                                 | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE            |
|                                 | RUPELLIA PENINSULARIS/<br>BAJA RUELLIA                      |
|                                 | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                |
|                                 | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                 |
|                                 | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                     |
|                                 |                                                             |
| ACCENTS (ALL CAN FULL)          | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                   |
|                                 | AGAVE WEBERI/<br>WEBER'S AGAVE                              |
|                                 | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                    |
|                                 | HESPERALOE PARVIFOLIA/<br>RED YUCCA                         |
|                                 | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                |
|                                 | MUHLENBERGIA RIGENS/<br>DEER GRASS                          |
|                                 | GROUNDCOVERS (ALL CAN FULL)                                 |
|                                 | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                  |
|                                 | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU              |
|                                 | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA               |
| EXISTING R.O.W./MEDIAN PLANTING | TEUCRIUM CHAMAEDRYIS/<br>GERMANDER                          |
|                                 | EXISTING TREE                                               |
|                                 | EXISTING SHRUB                                              |
|                                 | EXISTING ACCENT                                             |
|                                 |                                                             |
|                                 |                                                             |
|                                 |                                                             |
|                                 |                                                             |
|                                 |                                                             |
|                                 |                                                             |
| DECOMPOSED GRANITE              | SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED.          |
|                                 | TURF                                                        |
|                                 | 'MIDIRON' HYBRID BERMUDA SOD                                |
| 6" CONCRETE HEADER              |                                                             |

| KEY MAP       |                 |               |               |  |
|---------------|-----------------|---------------|---------------|--|
| L1.1/<br>L2.1 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |  |
| L1.2/<br>L2.2 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |  |
| L1.8/<br>L2.8 | L1.10/<br>L2.10 |               |               |  |
| L1.9/<br>L2.9 |                 |               |               |  |



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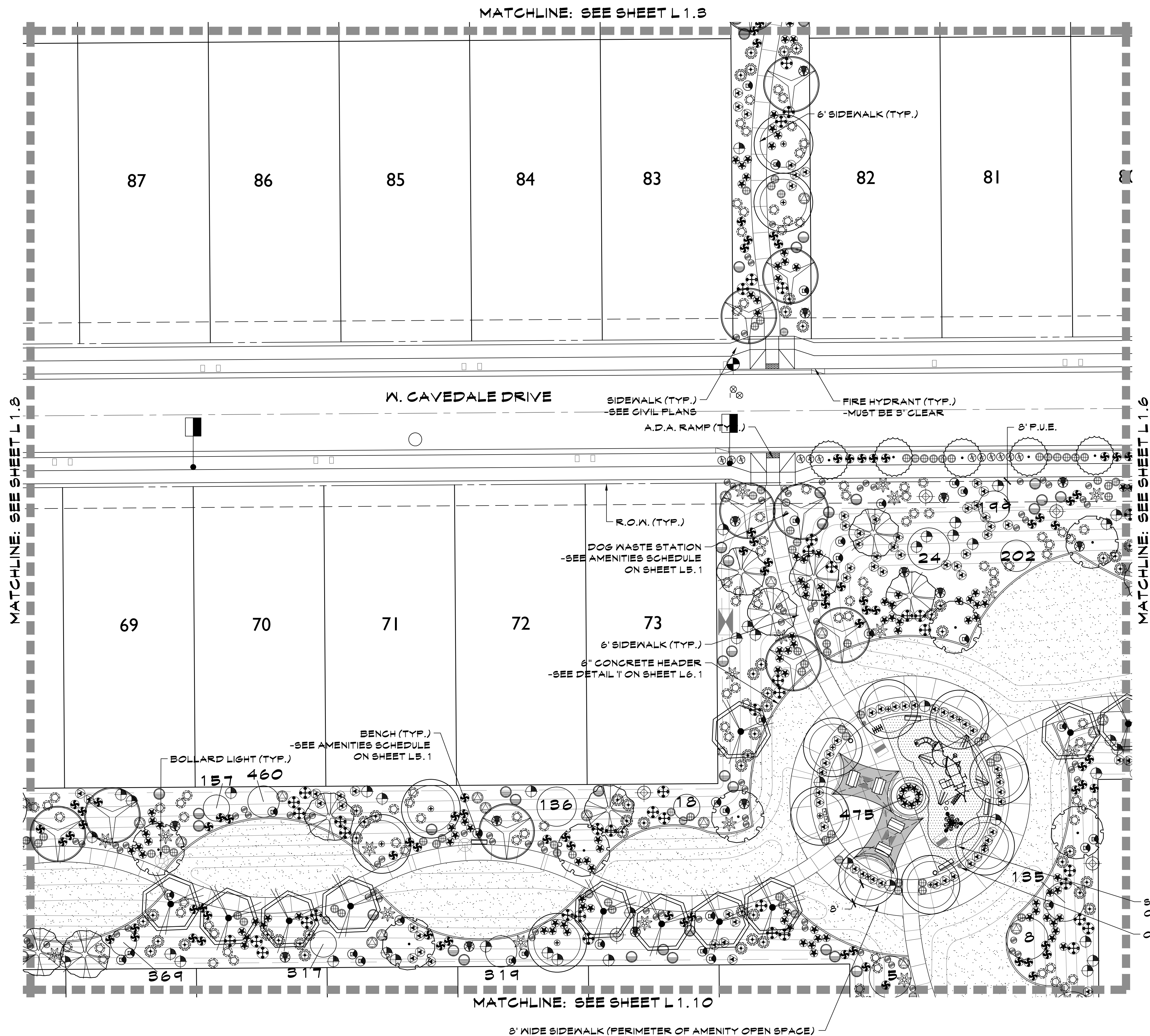
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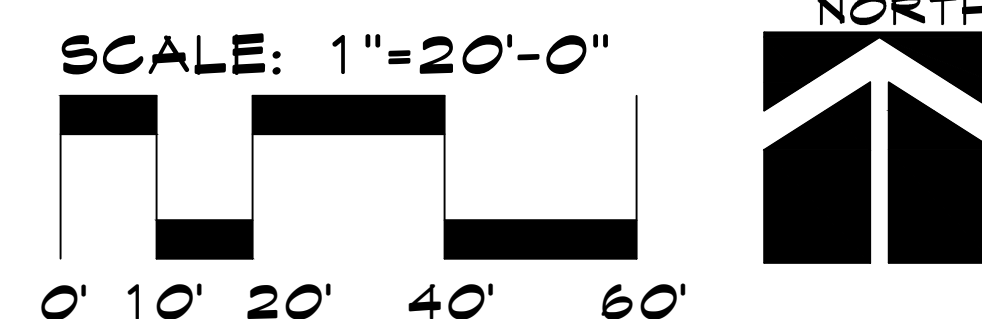
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| PLANT LEGEND                  |                                                                          |
|-------------------------------|--------------------------------------------------------------------------|
| <b>TREES</b>                  |                                                                          |
|                               | ACACIA ANEURA/<br>MULGA TREE                                             |
|                               | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|                               | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|                               | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|                               | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE                    |
|                               | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
|                               | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
| <b>SHRUBS (ALL CAN FULL)</b>  |                                                                          |
|                               | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|                               | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
|                               | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                                  |
|                               | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE              |
|                               | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE                         |
|                               | RUELLIA PENINSULARIS/<br>BAJA RUELLIA                                    |
|                               | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                             |
|                               | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                              |
|                               | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
| <b>ACCENTS (ALL CAN FULL)</b> |                                                                          |
|                               | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                                |
|                               | AGAVE WEBERI/<br>WEBER'S AGAVE                                           |
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|                               | HESPERALOE PARVIFOLIA/<br>RED YUCCA                                      |
|                               | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|                               | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
|                               | GROUNDCOVERS (ALL CAN FULL)                                              |
|                               | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                               |
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|                               | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|                               | TEUCRUM CHAMAEDRYS/<br>GERMANDER                                         |
|                               | EXISTING R.O.W./MEDIAN PLANTING                                          |
|                               | EXISTING TREE                                                            |
|                               | EXISTING SHRUB                                                           |
|                               | EXISTING ACCENT                                                          |
|                               | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|                               | TURF                                                                     |
|                               | 'MIDIRON' HYBRID BERMUDA SOD                                             |
|                               | 6" CONCRETE HEADER                                                       |

| KEY MAP       |                 |               |               |  |
|---------------|-----------------|---------------|---------------|--|
| L1.1/<br>L2.1 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |  |
| L1.2/<br>L2.2 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |  |
| L1.8/<br>L2.8 | L1.10/<br>L2.10 |               |               |  |
| L1.9/<br>L2.9 |                 |               |               |  |

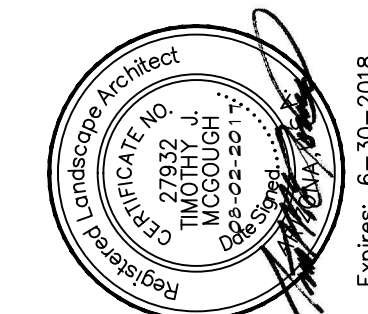


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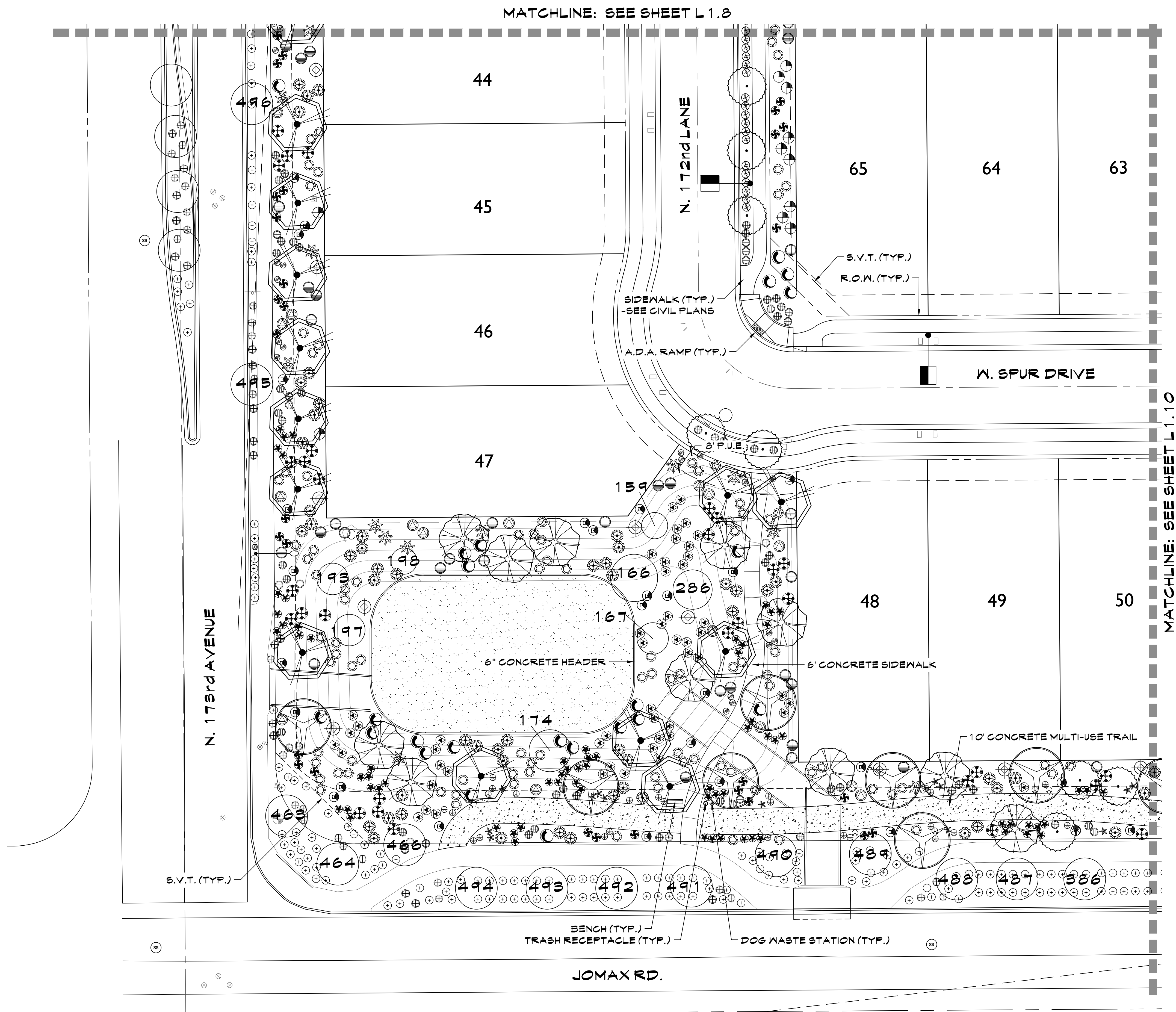
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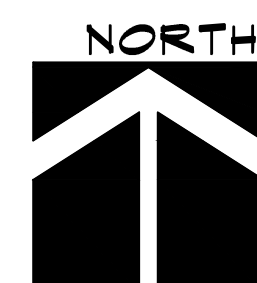
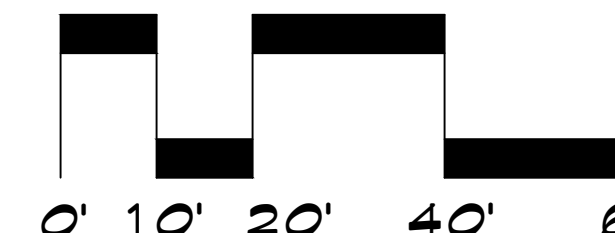




| PLANT LEGEND |                                                             |
|--------------|-------------------------------------------------------------|
|              | TREES                                                       |
|              | ACACIA ANEURA/<br>MULGA TREE                                |
|              | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                  |
|              | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE     |
|              | PISTACIA LENTISCUS/<br>MASTIC TREE                          |
|              | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE       |
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|              | SHRUBS (ALL CAN FULL)                                       |
|              | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE            |
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|              | HESPERALOE PARVIFOLIA/<br>RED YUCCA                         |
|              | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                |
|              | MUHLENBERGIA RIGENS/<br>DEER GRASS                          |
|              | GROUNDCOVERS (ALL CAN FULL)                                 |
|              | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                  |
|              | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU              |
|              | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA               |
|              | TEUCRIUM CHAMAEDRYIS/<br>GERMANDER                          |
|              | EXISTING R.O.W./MEDIAN PLANTING                             |
|              | EXISTING TREE                                               |
|              | EXISTING SHRUB                                              |
|              | EXISTING ACCENT                                             |
|              | DECOMPOSED GRANITE                                          |
|              | SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED.          |
|              | TURF                                                        |
|              | MIDIRON' HYBRID BERMUDA SOD                                 |
|              | 6" CONCRETE HEADER                                          |

| KEY MAP       |                 |               |               |
|---------------|-----------------|---------------|---------------|
| L1.1/<br>L2.1 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |
| L1.2/<br>L2.2 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |
| L1.8/<br>L2.8 | L1.10/<br>L2.9  | L1.6/<br>L2.6 | L1.5/<br>L2.5 |
| L1.9/<br>L2.9 | L1.10/<br>L2.10 |               |               |

SCALE: 1"=20'-0"

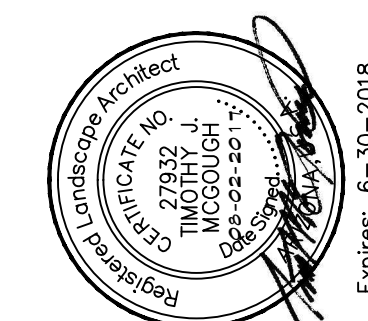


**McGough Group**

Landscape Architecture  
Urban Design · Site Imaging  
Parks and Recreation

11110 N Tatum Blvd.  
Suite 100  
Phoenix, Arizona  
85028

602-997-9093  
602-997-9031 fax  
E-Mail: Timm@mg-az.com



# PLANTING PLAN MIRANO AT DESERT OASIS NEC OF 173RD AVE. AND JOMAX RD. SURPRISE, ARIZONA

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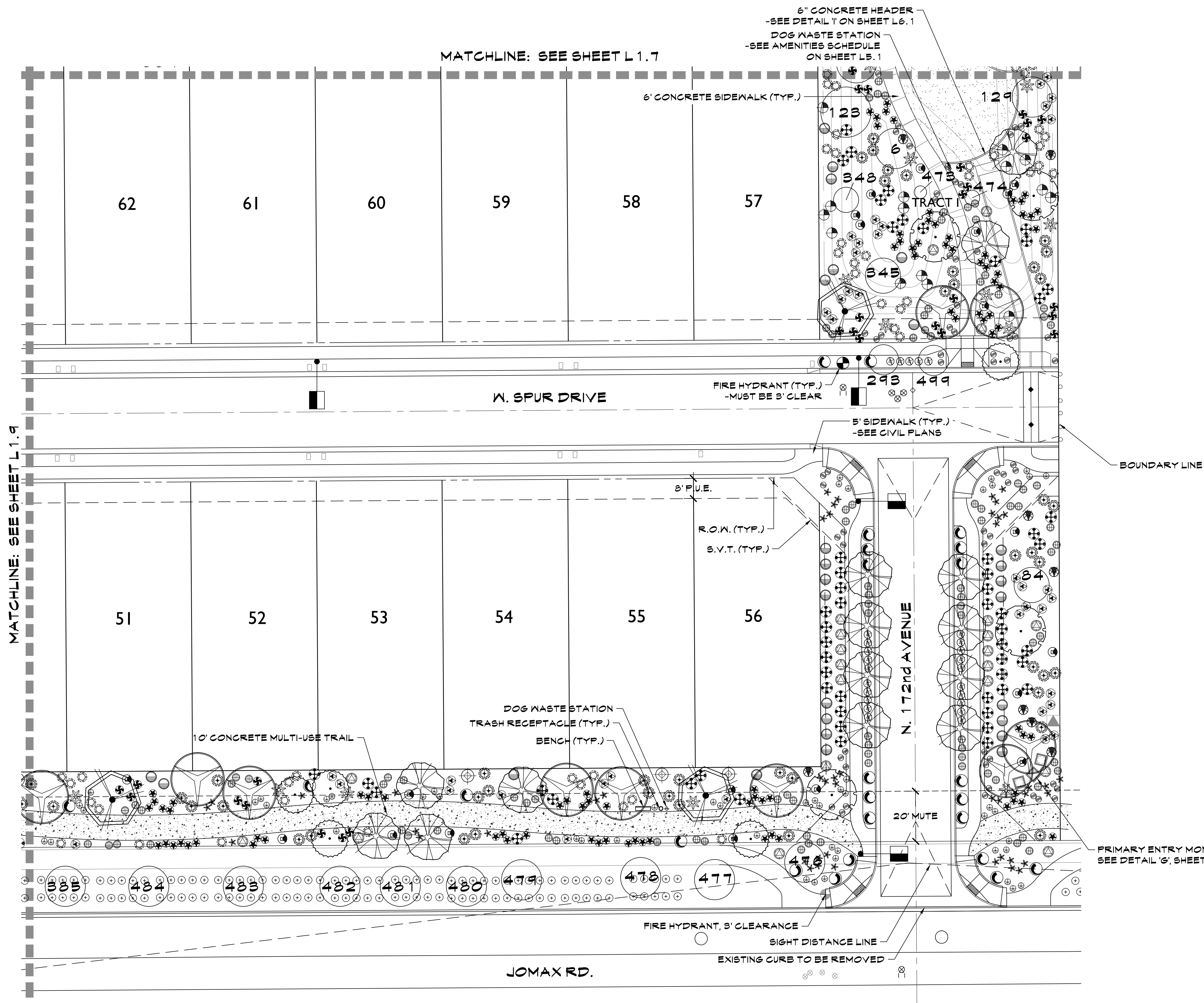
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JOB NO. 16-96  
DATE: 08-02-17  
DRAWN BY: CS  
CHECKED BY: TM

REVISIONS:

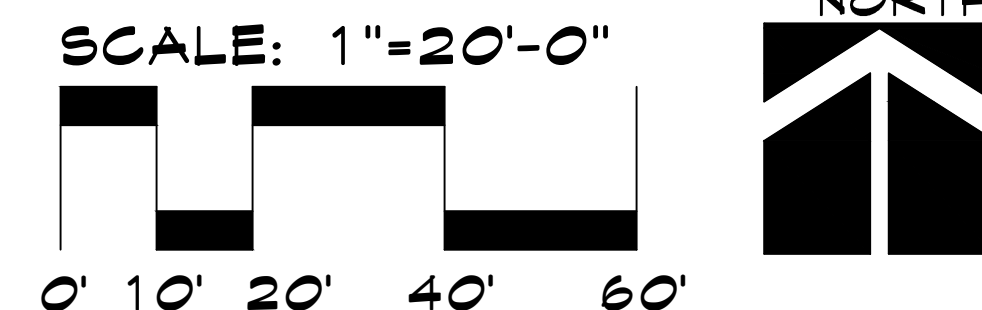
SHEET NO.  
L1.9





| PLANT LEGEND                    |                                                             |
|---------------------------------|-------------------------------------------------------------|
| TREES                           | ACACIA ANEURA/<br>MULGA TREE                                |
|                                 | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                  |
|                                 | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE     |
|                                 | PISTACIA LENTISCUS/<br>MASTIC TREE                          |
|                                 | PROSOPIS HYBRID 'RIO SALADO'/<br>'RIO SALADO' MESQUITE      |
| SHRUBS (ALL CAN FULL)           | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK       |
|                                 | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS        |
|                                 | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE            |
|                                 | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                |
|                                 | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                     |
| ACCENTS (ALL CAN FULL)          | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE |
|                                 | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE            |
|                                 | RUPELLIA PENINSULARIS/<br>BAJA RUPELLIA                     |
|                                 | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                |
|                                 | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                 |
| GROUNDCOVERS (ALL CAN FULL)     | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                     |
|                                 | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                   |
|                                 | AGAVE WEBERI/<br>WEBER'S AGAVE                              |
|                                 | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                    |
|                                 | HESPERALOE PARVIFOLIA/<br>RED YUCCA                         |
| EXISTING                        | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                |
|                                 | MUHLENBERGIA RIGENS/<br>DEER GRASS                          |
|                                 | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                  |
|                                 | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU              |
|                                 | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA               |
| EXISTING R.O.W./MEDIAN PLANTING | TEUCRIUM CHAMAEDRYD/<br>GERMANDER                           |
|                                 | EXISTING R.O.W./MEDIAN PLANTING                             |
|                                 | EXISTING TREE                                               |
|                                 | EXISTING SHRUB                                              |
|                                 | EXISTING ACCENT                                             |
| DECOMPOSED GRANITE              | SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED.          |
|                                 | TURF                                                        |
|                                 | 'MIDIRON' HYBRID BERMUDA SOD                                |
|                                 | 6" CONCRETE HEADER                                          |
|                                 |                                                             |

| KEY MAP       |                 |
|---------------|-----------------|
| L1.1/<br>L2.1 | L1.3/<br>L2.3   |
| L1.2/<br>L2.2 | L1.4/<br>L2.4   |
| L1.8/<br>L2.8 | L1.5/<br>L2.5   |
| L1.7/<br>L2.7 | L1.6/<br>L2.6   |
| L1.9/<br>L2.9 | L1.10/<br>L2.10 |

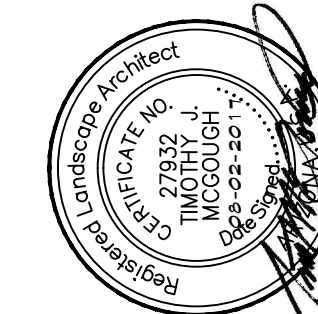


**McGough  
Group**

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# PLANTING PLAN MIRANO AT DESERT OASIS NEC OF 173RD AVE. AND JOMAX RD. SURPRISE, ARIZONA

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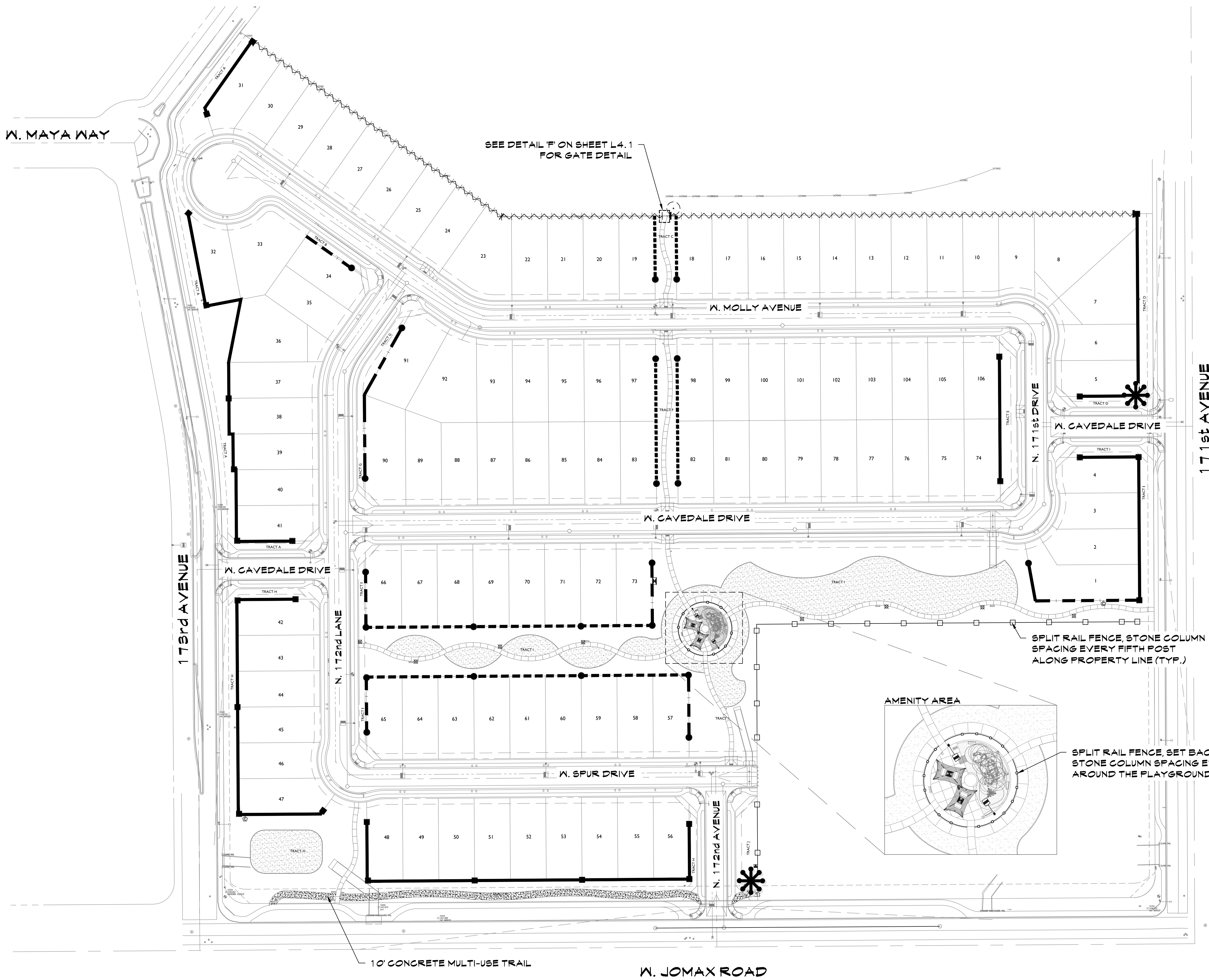
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CHECKED BY: TM

REVISIONS:

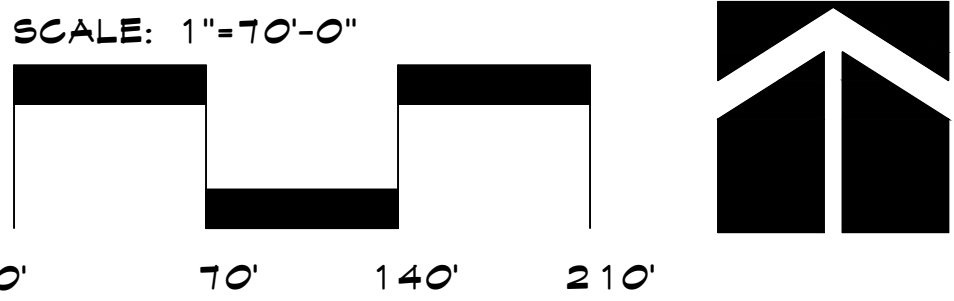
SHEET NO.  
L1.10



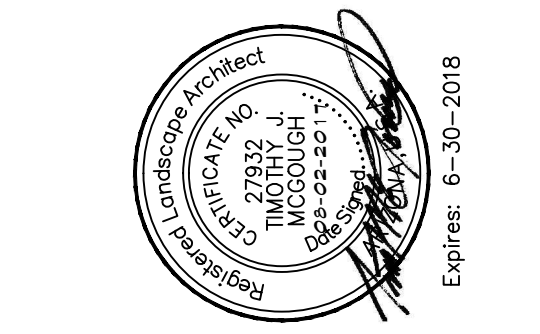


**LEGEND**

- PRIMARY ENTRY MONUMENTS  
SEE DETAIL 'A', SHEET L4.2
- PRIMARY THEME WALL- 2,605 L.F.  
SEE DETAIL 'A', SHEET L4.1
- SECONDARY WALL- 2,170 L.F.  
SEE DETAIL 'B', SHEET L4.1
- VIEW WALL 'A'- 850 L.F.  
SEE DETAIL 'C', SHEET L4.1
- VIEW WALL 'B'- 540 L.F.  
SEE DETAIL 'C 1', SHEET L4.1
- CMU BUILDER WALL- 1,300 L.F.  
SEE DETAIL 'D', SHEET L4.1
- RANCH RAIL FENCING- 1,060 L.F.  
SEE DETAIL 'E', SHEET L4.1
- PRIMARY THEME COLUMN- 26 TOTAL  
SEE DETAILS 'A', SHEET L4.1
- SECONDARY THEME COLUMN- 22 TOTAL  
SEE DETAILS 'B', SHEET L4.1



**The McGough Group**  
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**WALL PLAN**  
**MIRANO AT DESERT OASIS**  
NEC OF 173RD AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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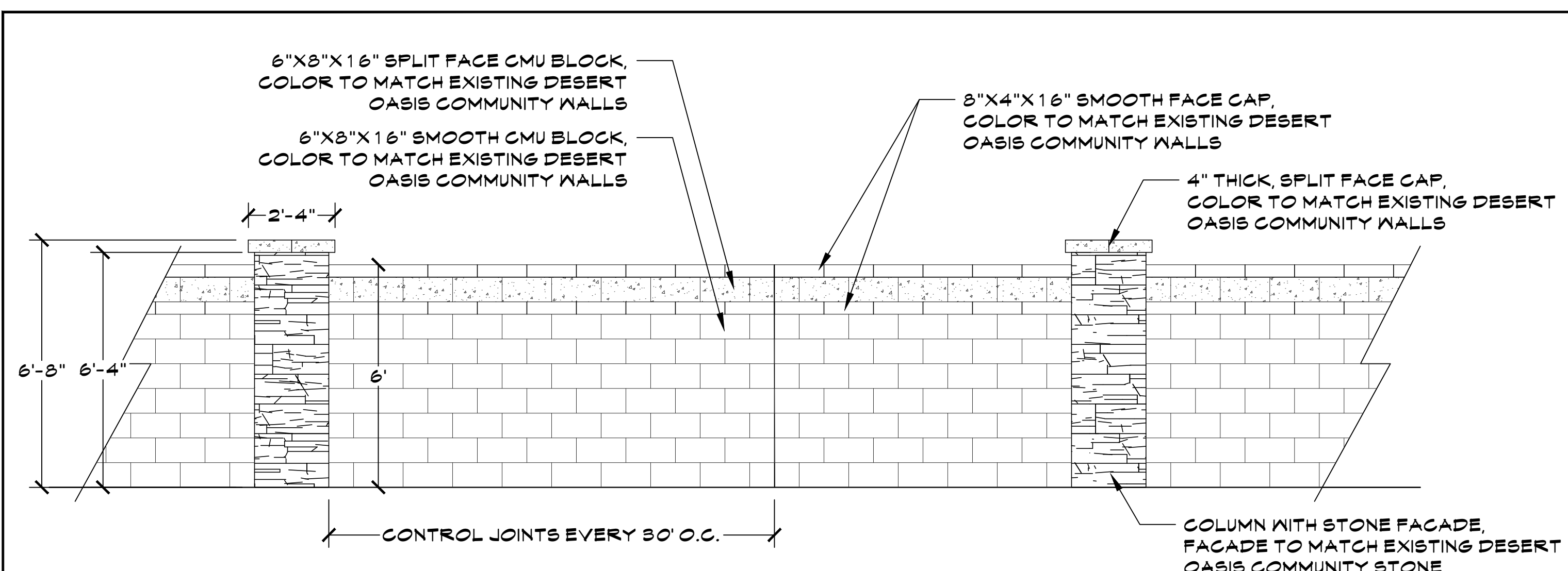
JOB NO. 16-96  
DATE: 08-02-17  
DRAWN BY: CS  
CHECKED BY: TM

REVISIONS:

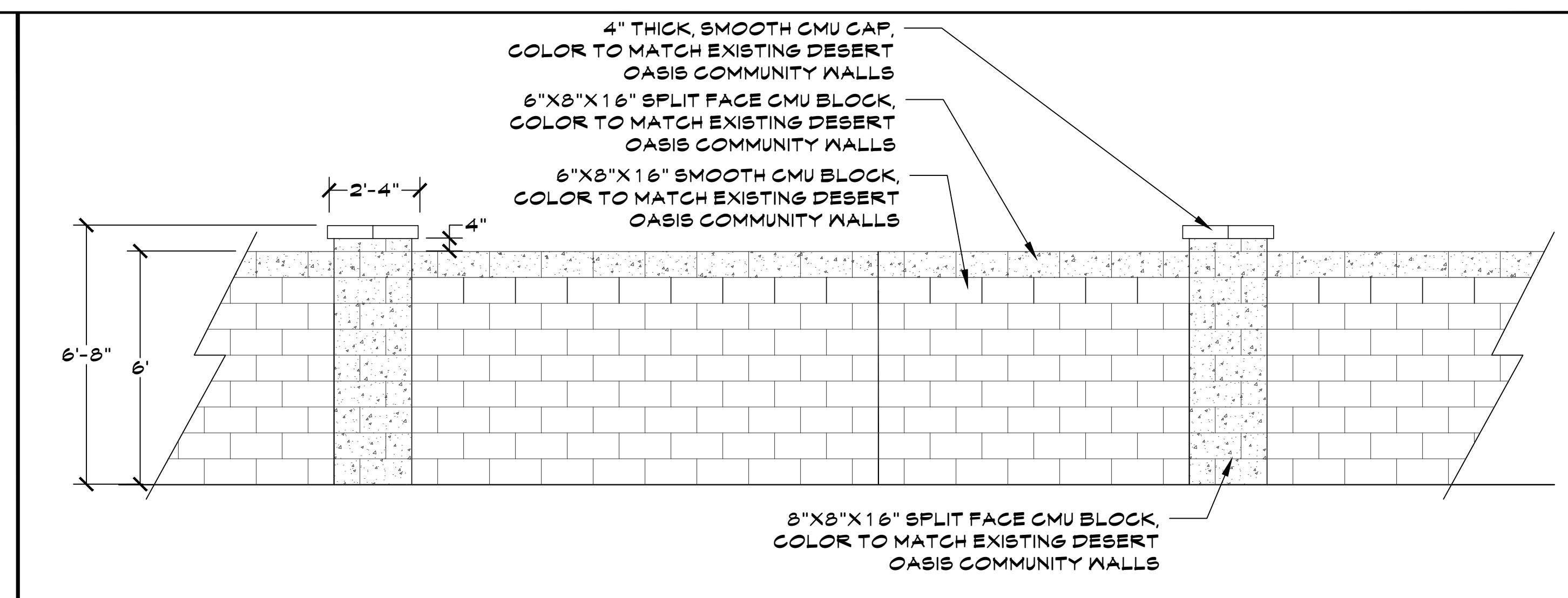
|  |
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SHEET NO.  
**L3.1**

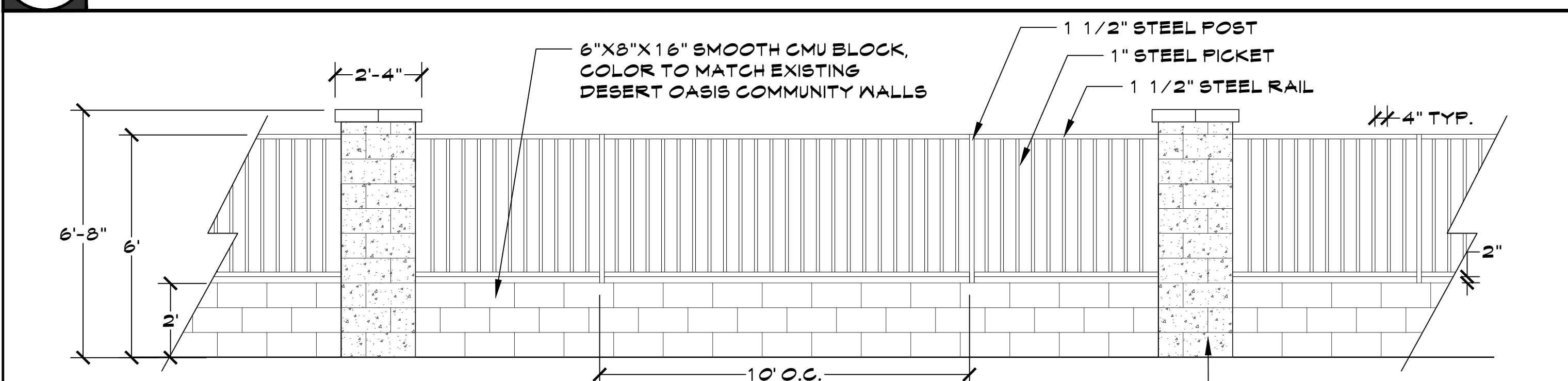




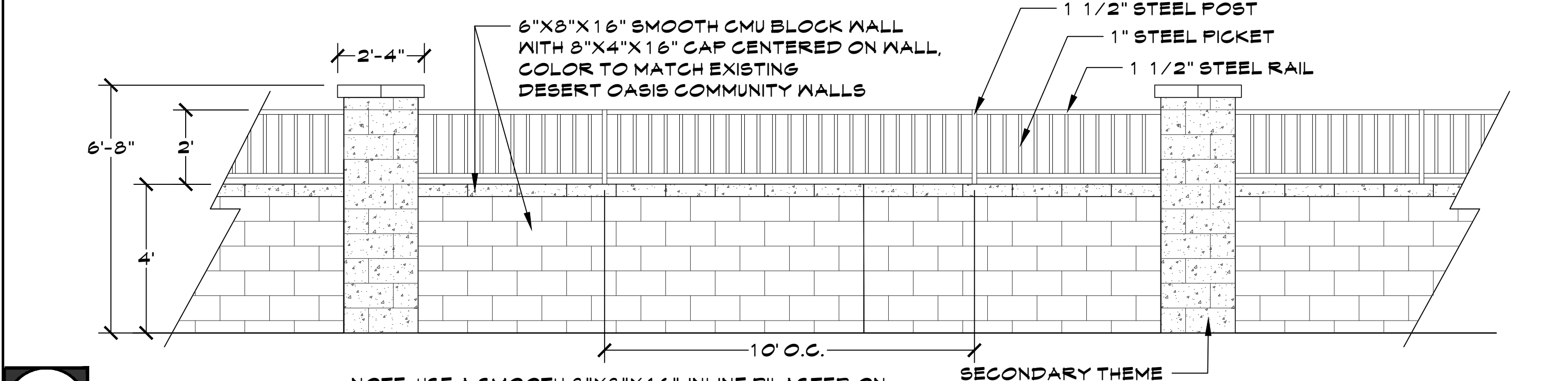
**A PRIMARY THEME WALL**  
SCALE: 3/8" = 1'-0"



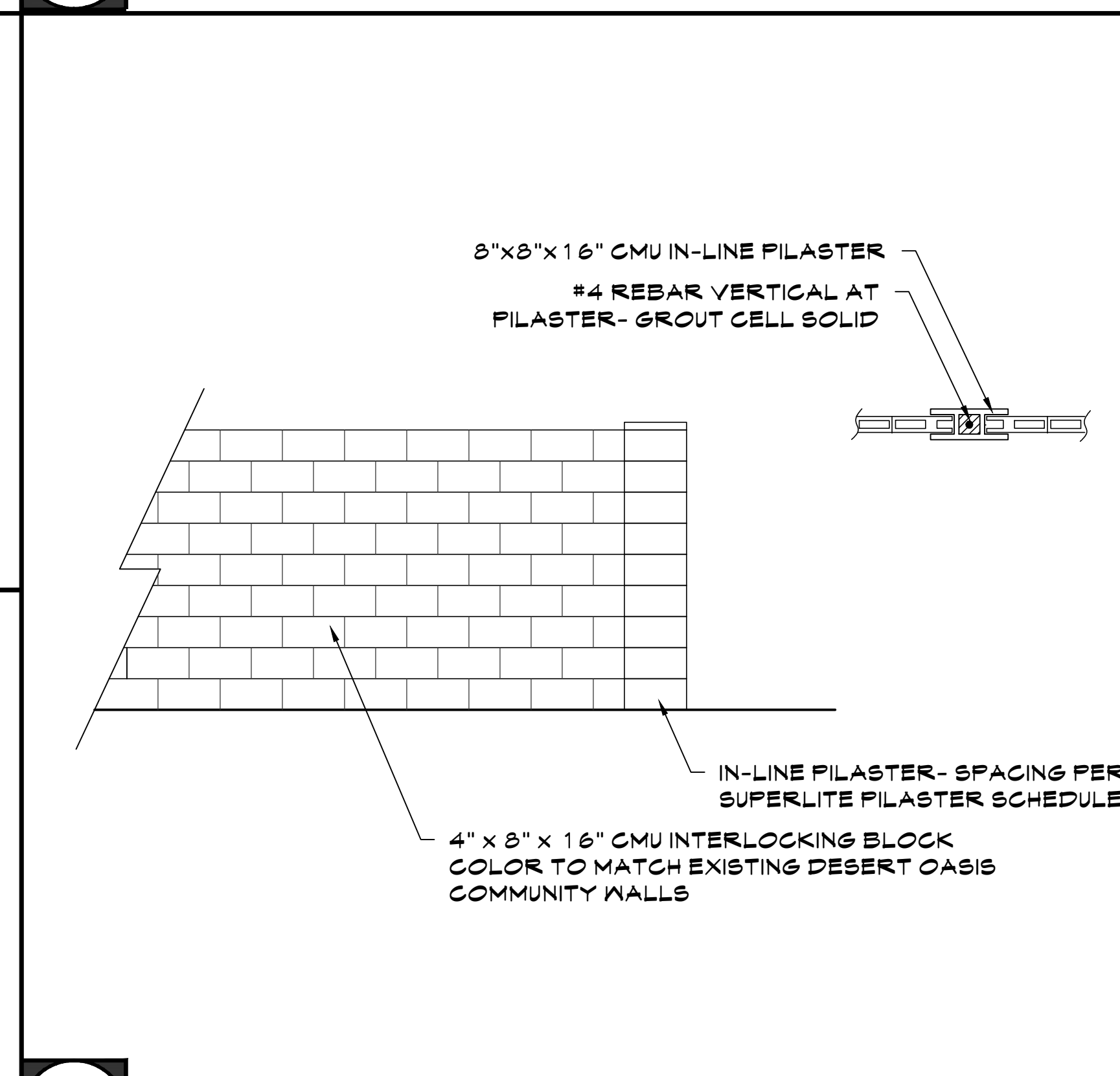
**B SECONDARY THEME WALL**  
SCALE: 3/8" = 1'-0"



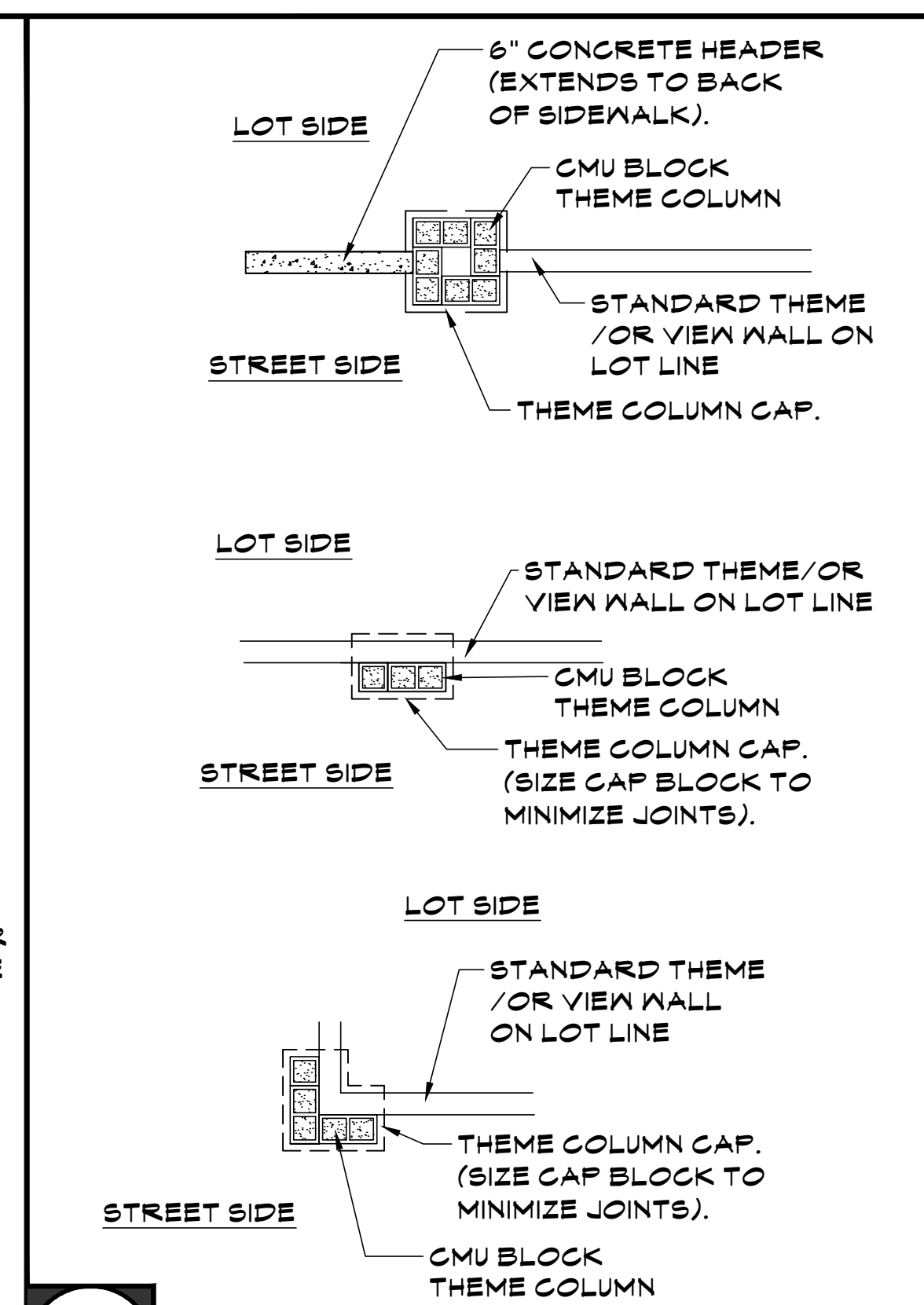
**C VIEW WALL 'A'**  
NOTE: USE A SMOOTH 8"X8"X16", IN-LINE PILASTER ON ALL REAR YARD LOT LINES NOT DESIGNATED WITH A SECONDARY THEME COLUMN. MATCH WALL COLOR.  
SCALE: 3/8" = 1'-0"



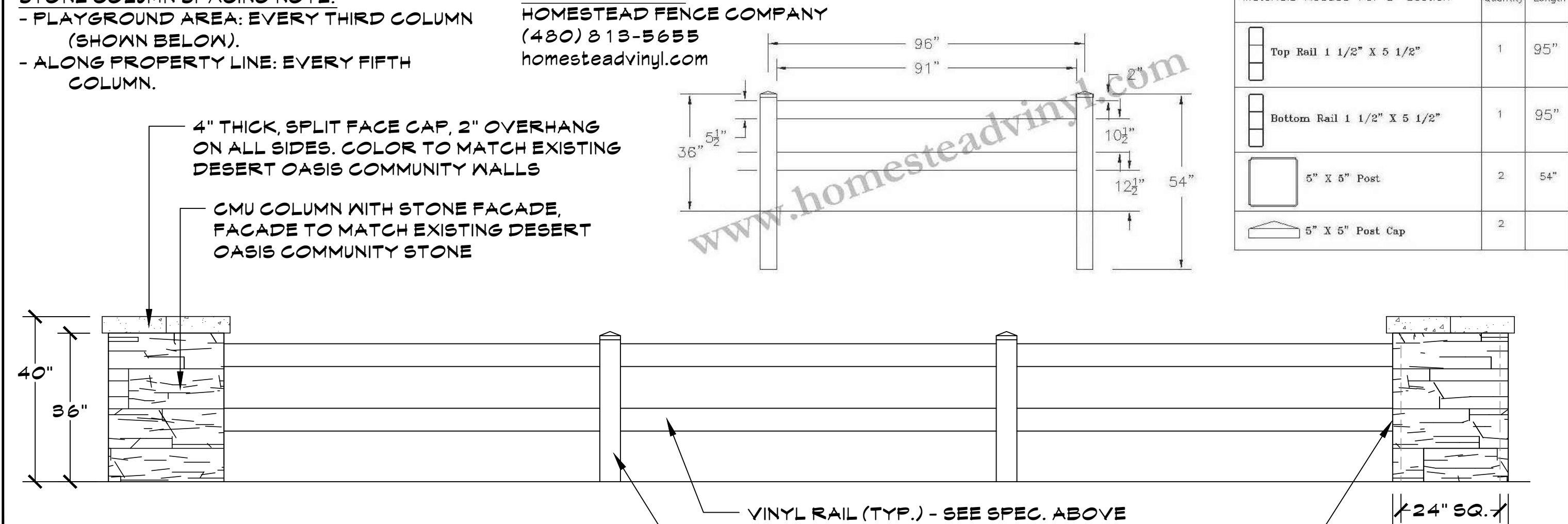
**C1 VIEW WALL 'B'**  
NOTE: USE A SMOOTH 8"X8"X16", IN-LINE PILASTER ON ALL REAR YARD LOT LINES NOT DESIGNATED WITH A SECONDARY THEME COLUMN. MATCH WALL COLOR.  
SCALE: 3/8" = 1'-0"



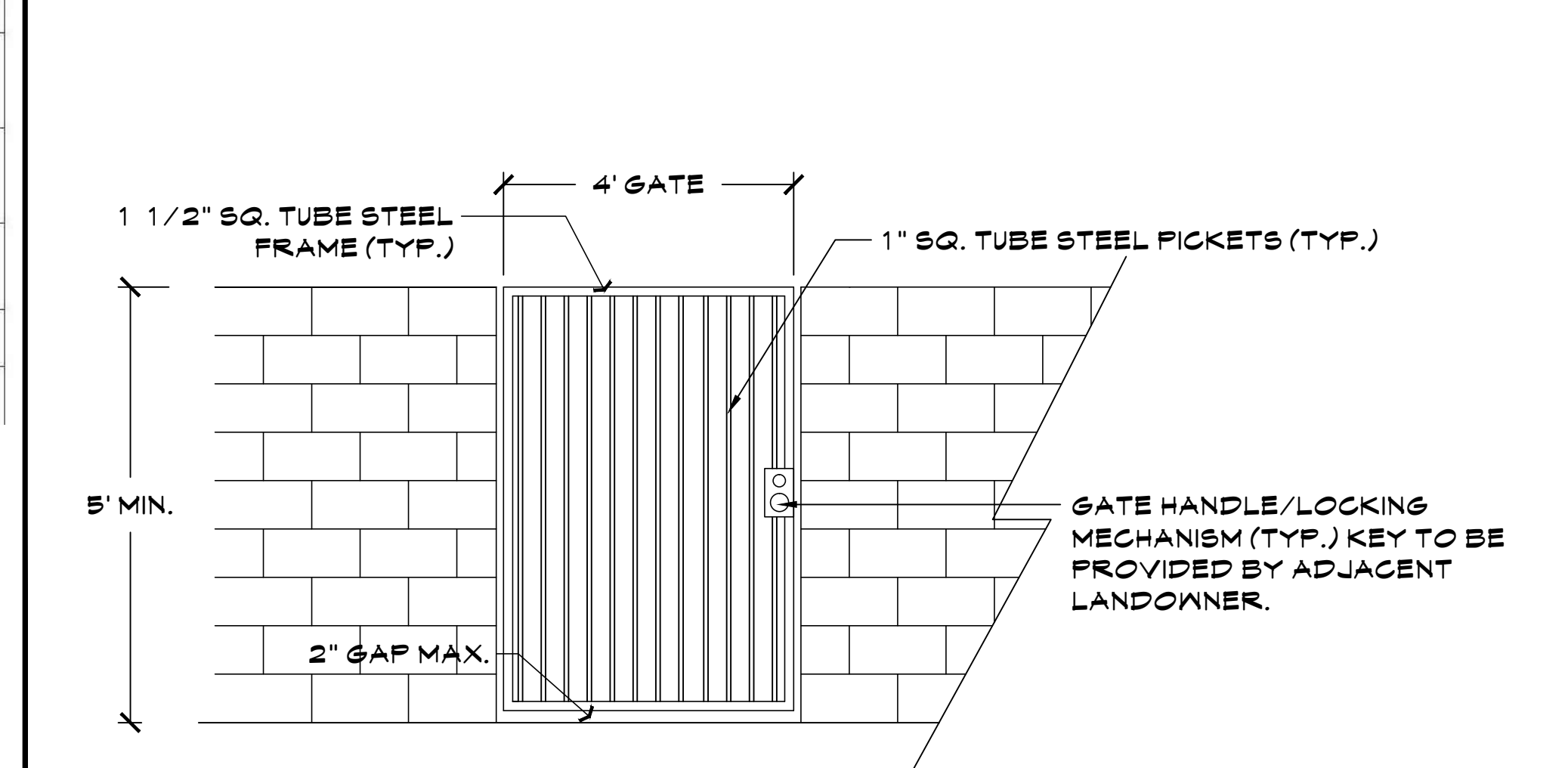
**D BUILDER WALL**



**D2 COLUMN LAYOUT**  
SCALE: NTS



**E RANCH RAIL FENCING**  
SCALE: 1/2" = 1'-0"

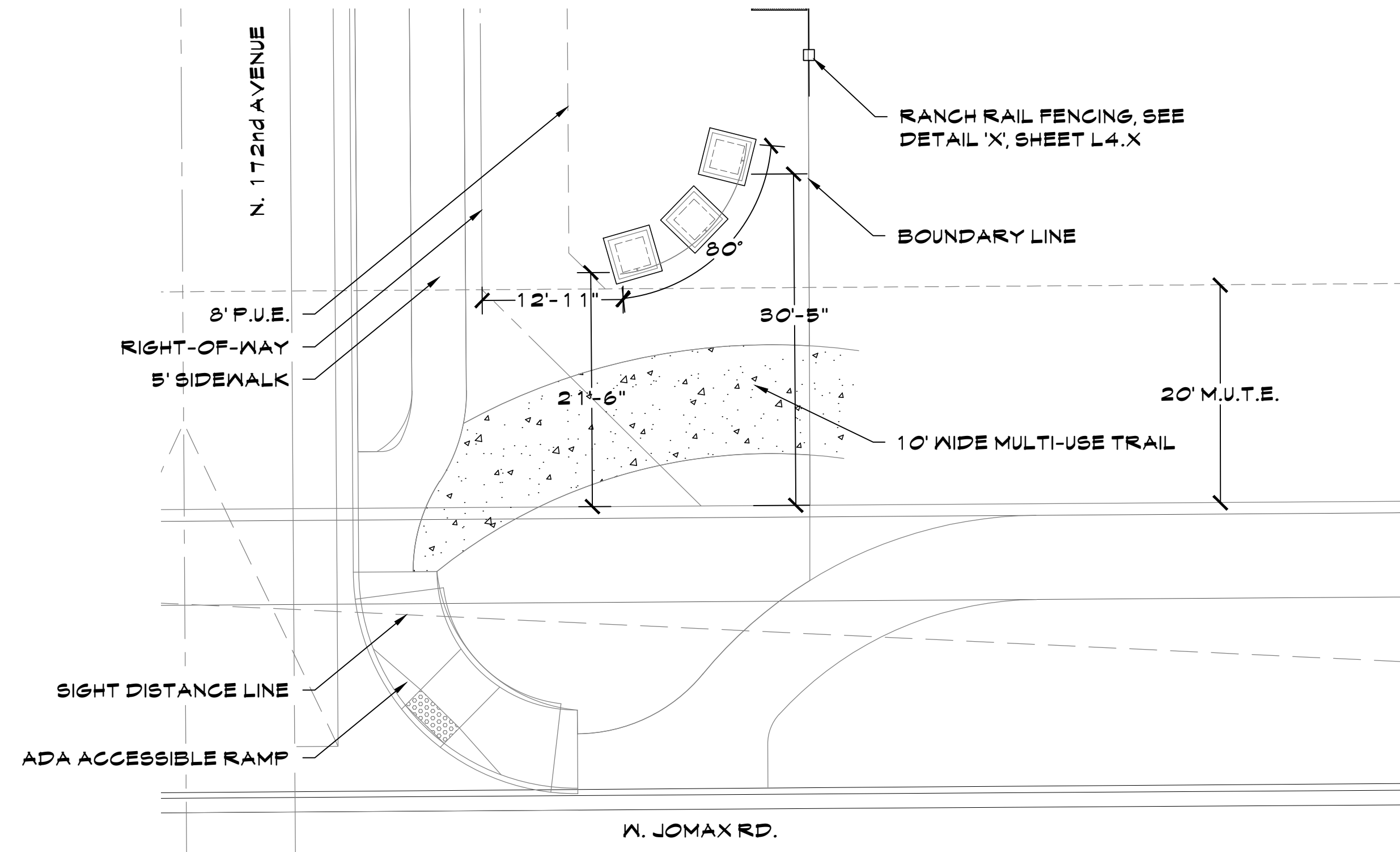
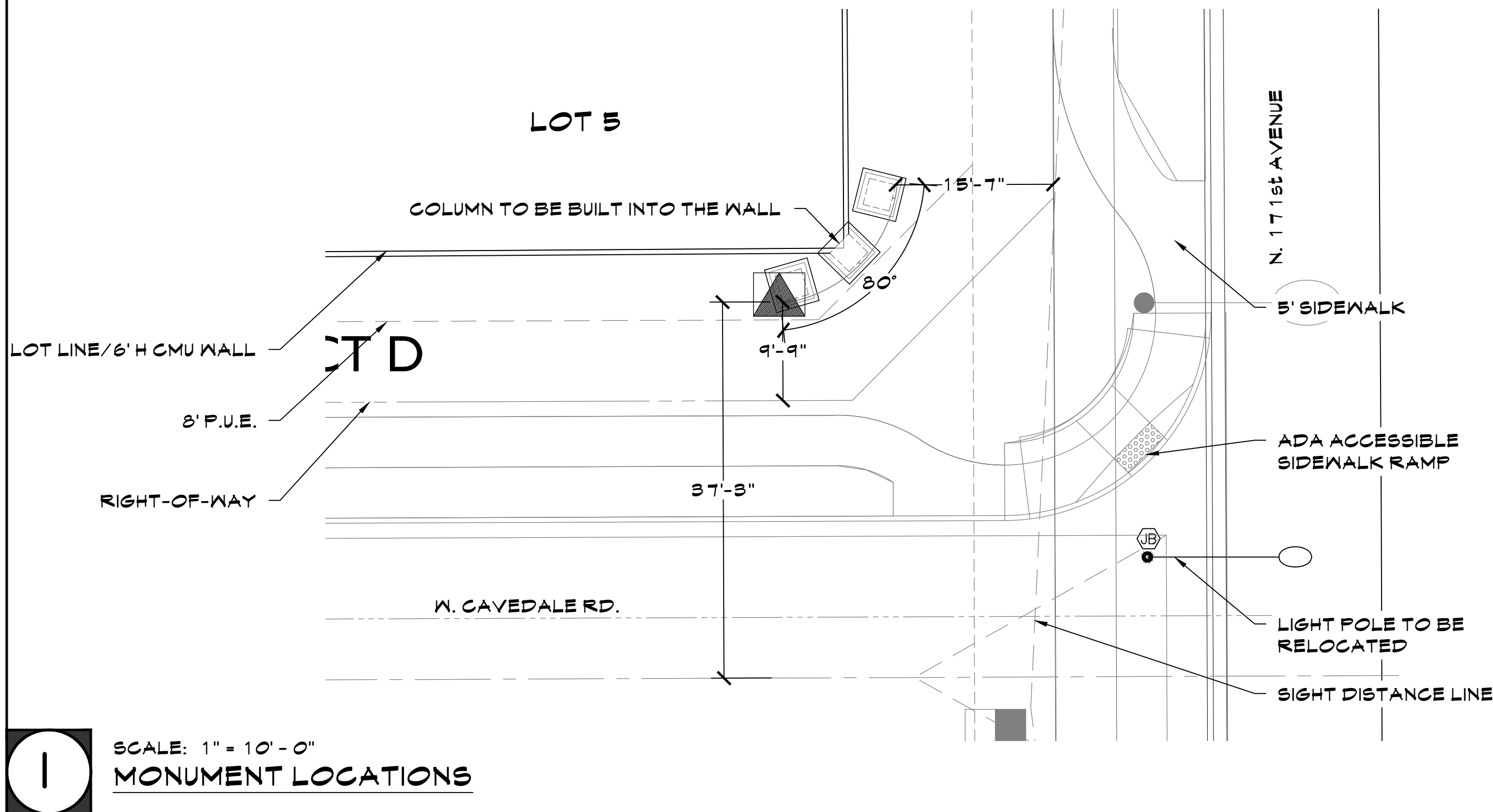
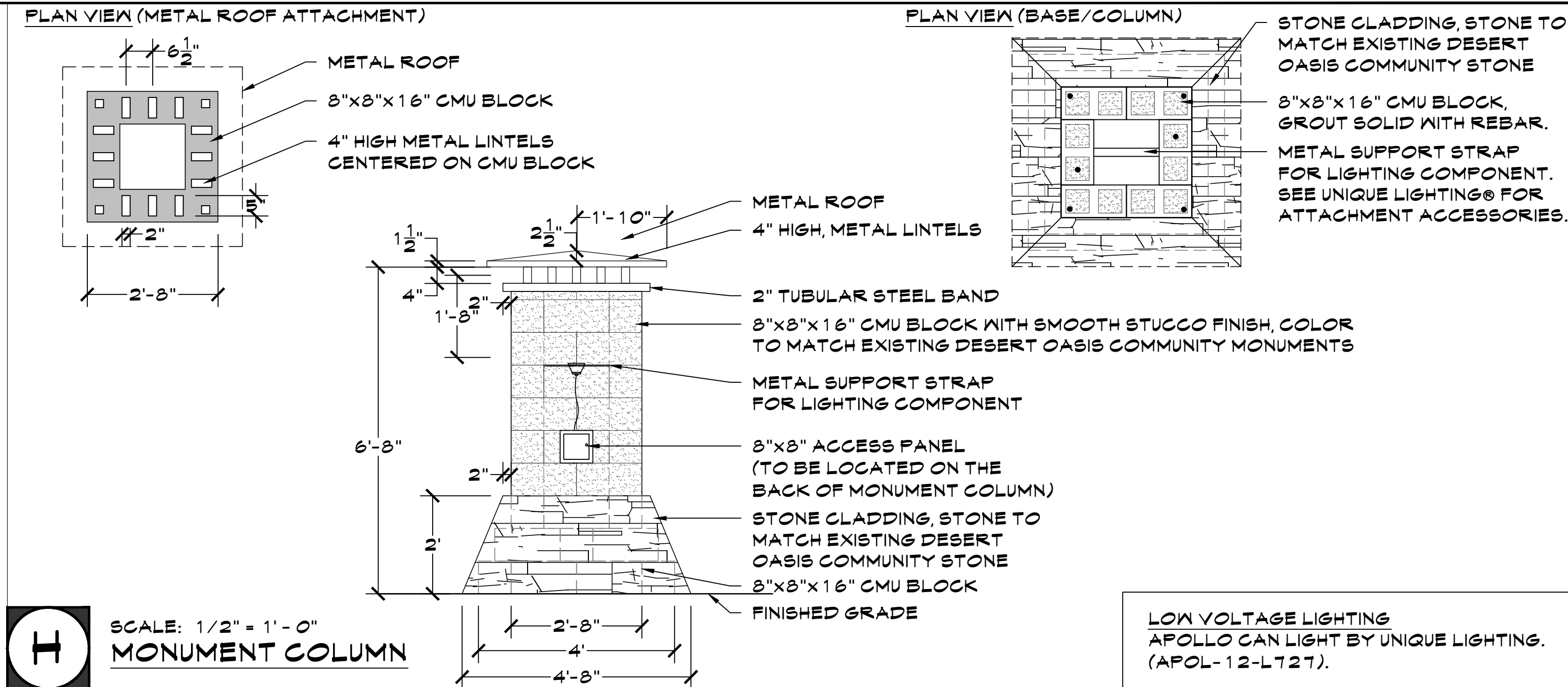
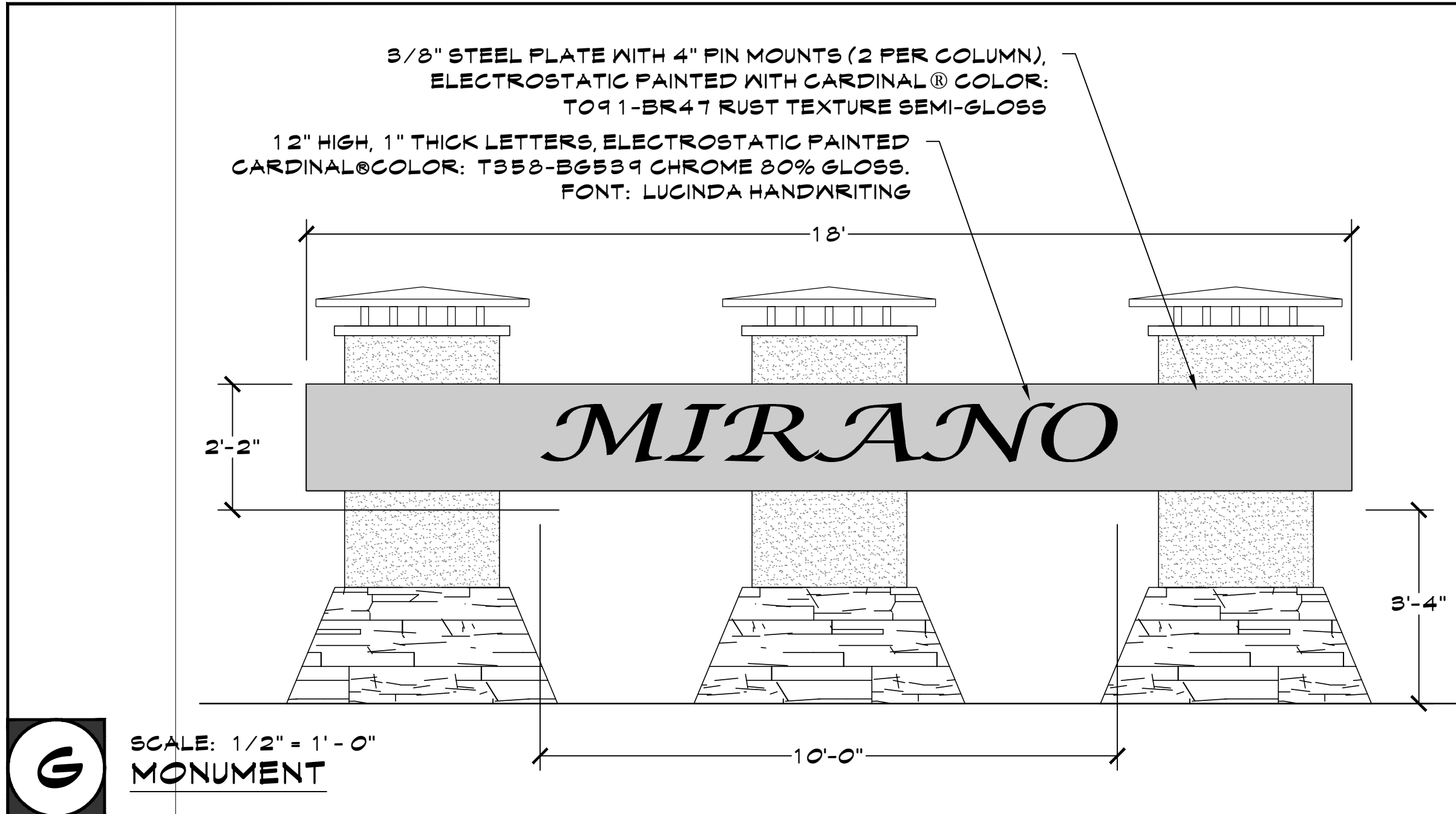


**F PEDESTRIAN GATE**  
SCALE: 1/2" = 1'-0"

**NOTES: (APPLY TO ALL DETAILS)**

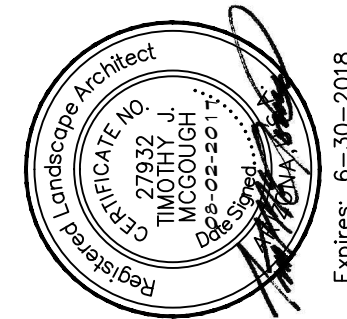
- DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.
- SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.
- SIGNAGE PANEL BY OTHERS. SEE ASSOCIATED PLANS AND SHOP DRAWINGS.
- ALL PAINT COLORS TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.
- MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.





NOTE:  
ALL SIGNAGE IS TO BE REVIEWED AND APPROVED AS PART OF A SEPARATE SUBMITTAL/PERMIT.

NOTE:  
ALL DRAWINGS REQUIRE STRUCTURAL DETAILS AND CALCULATIONS BEFORE CONSTRUCTION CAN BEGIN. DETAILS SHOWN ON SHEET ARE FOR AESTHETICS ONLY.



**WALL DETAILS**  
**MIRANO AT DESERT OASIS**  
NEC OF 173RD AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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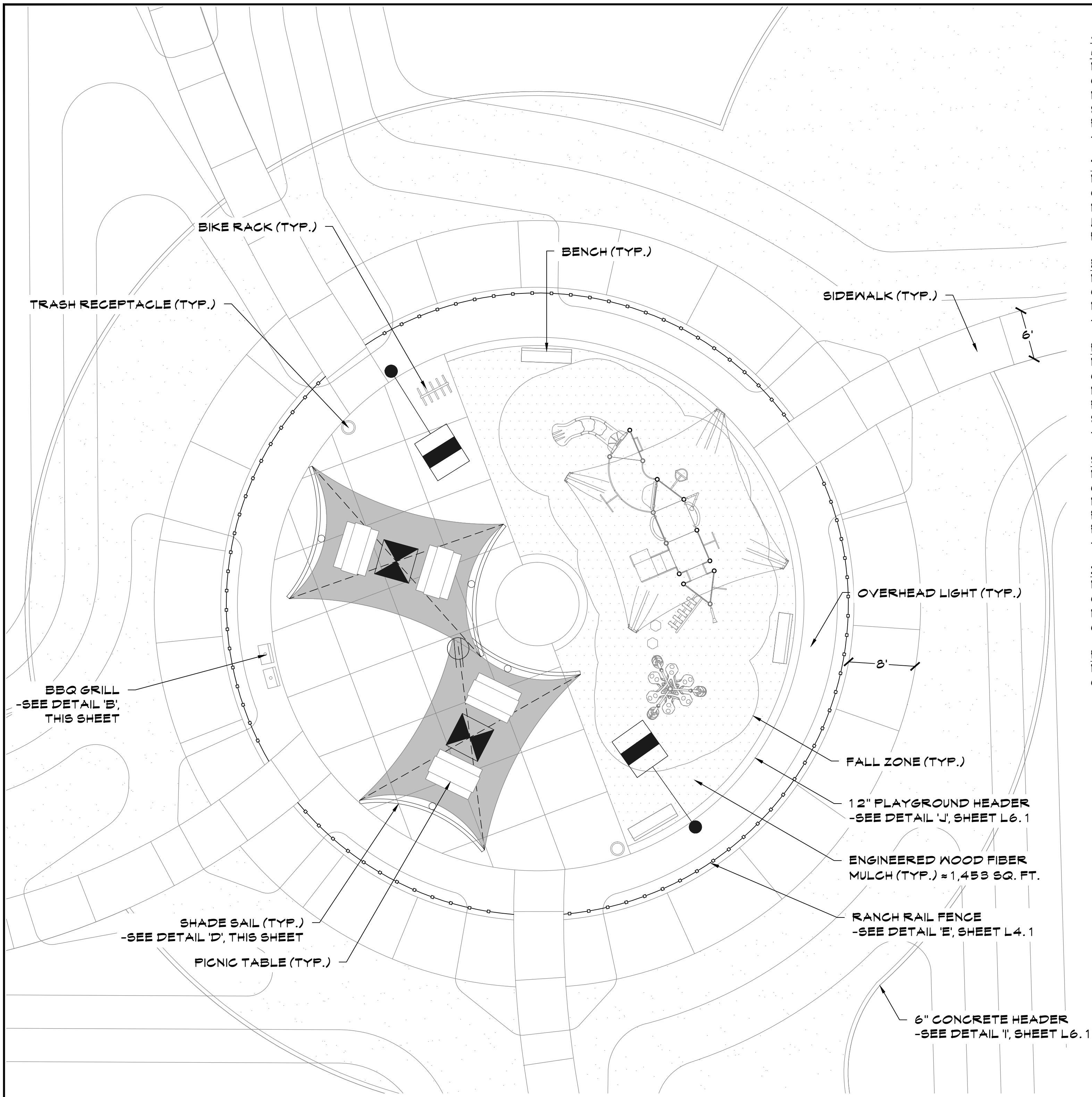
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CHECKED BY: TM

REVISIONS:

SHEET NO.  
**L4.2**





# AMENITIES SCHEDULE

6' BENCH (QUANTITY: 7)  
 MANUFACTURER: ANOVA  
 CONTACT: EXERPLAY - (480) 323 - 0337  
 MODEL#LNC6 6' BENCH, SURFACE MOUNT  
 SEAT COLOR: NAVY  
 FRAME COLOR: SILVER  
 -SEE DETAIL 'C' FOR SURFACE MOUNTING DETAIL

TRASH RECEPTACLE (QUANTITY: 2)  
 MANUFACTURER: ANOVA  
 CONTACT: EXERPLAY - (480) 323 - 0337  
 MODEL#L 1439, 40 GALLON TRASH RECEPTACLE (ADD SURFACE MOUNT KIT)  
 LID COLOR: SILVER  
 RECEPTACLE: SILVER

BBQ GRILL (QUANTITY: 2)  
 MANUFACTURER: PATTERSON-WILLIAMS  
 CONTACT: DAVE BANG ASSOCIATES - 480-892-2266  
 MODEL# 1140-00 (ADD 1140-00SH)  
 -SEE DETAIL 'B'

PICNIC TABLE (QUANTITY: 4)  
 MANUFACTURER: ANOVA  
 CONTACT: EXERPLAY - (480) 323 - 0337  
 MODEL# LSO16 (ADA COMPLIANT) SURFACE MOUNT  
 FRAME COLOR: SILVER  
 SEAT/TABLE TOP COLOR: NAVY  
 -SEE DETAIL 'C' FOR SURFACE MOUNTING DETAIL

SHADE SAIL (QUANTITY: 2)  
 MANUFACTURER: TOTAL SHADE LLC  
 CONTACT: JEFF STRASSER 602-265-0902  
 MODEL: TPOST DESIGN  
 FRAME COLOR: SILVER  
 FABRIC: NAVY  
 -SEE DETAIL 'D' FOR GENERAL NOTES

DOG WASTE BAG/DISPOSAL STATIONS (QUANTITY: 4)  
 MANUFACTURER: DOG-ON-IT PARKS  
 CONTACT: EXERPLAY - (480) 323 - 0337  
 MODEL# 14085 (COMPLETE WASTE STATION - ONEPUL)  
 COLOR: GREEN

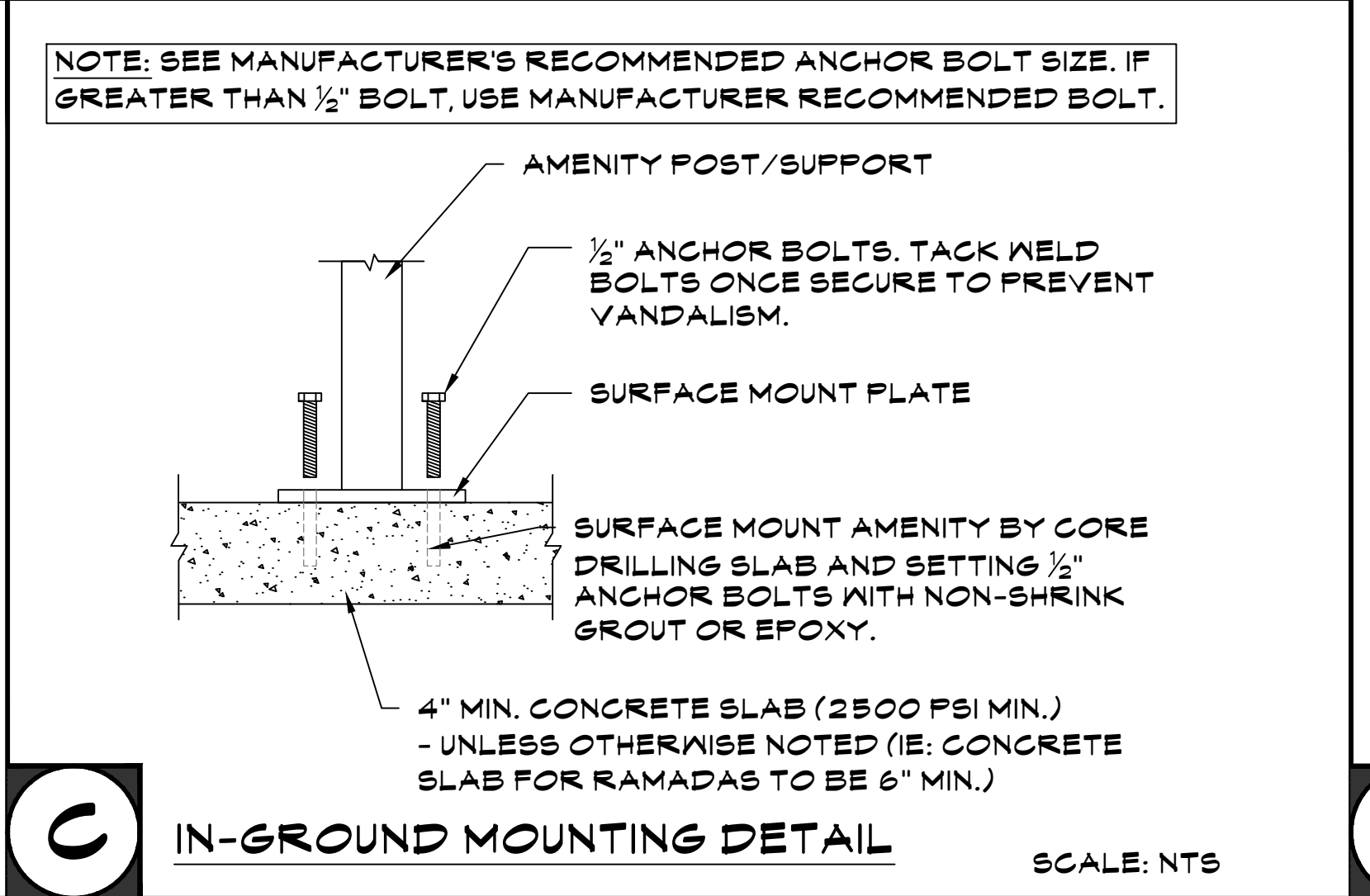
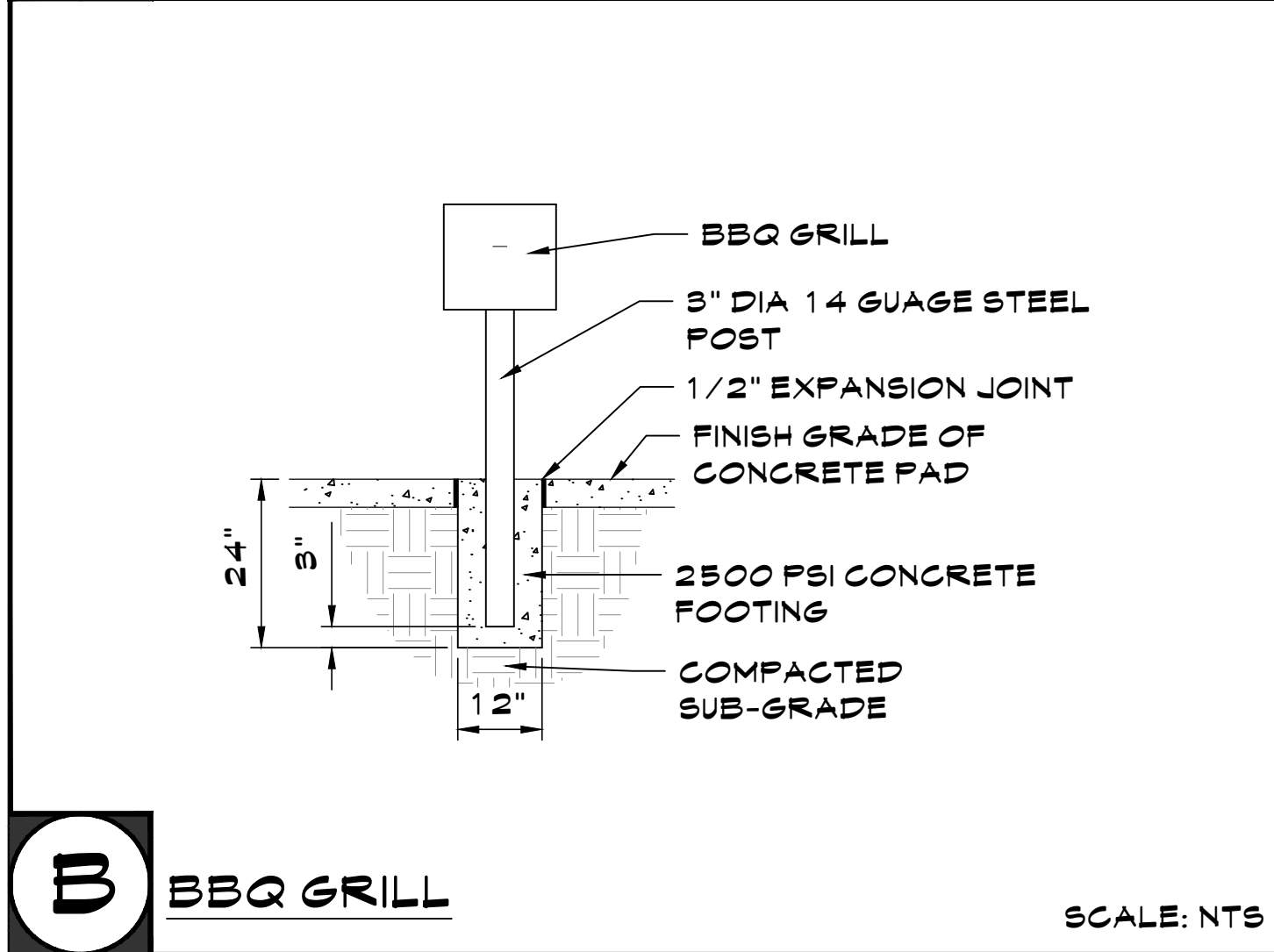
PLAYGROUND EQUIPMENT  
 MANUFACTURER: MIRACLE PLAYGROUNDS  
 CONTACT: MONTE CORLEY (800) 905-1411 X105

NOTE: CONCRETE SLAB SEATING AREAS (BENEATH SHADE STRUCTURES) ARE TO BE 6" THICK MIN. AND HAVE A MEDIUM BROOM FINISH. SLAB TO HAVE A 2% MAX. SLOPE TOWARD LANDSCAPE OR TURF AREAS. SCORE AS SHOWN, TYP. OF ALL INSTANCES.

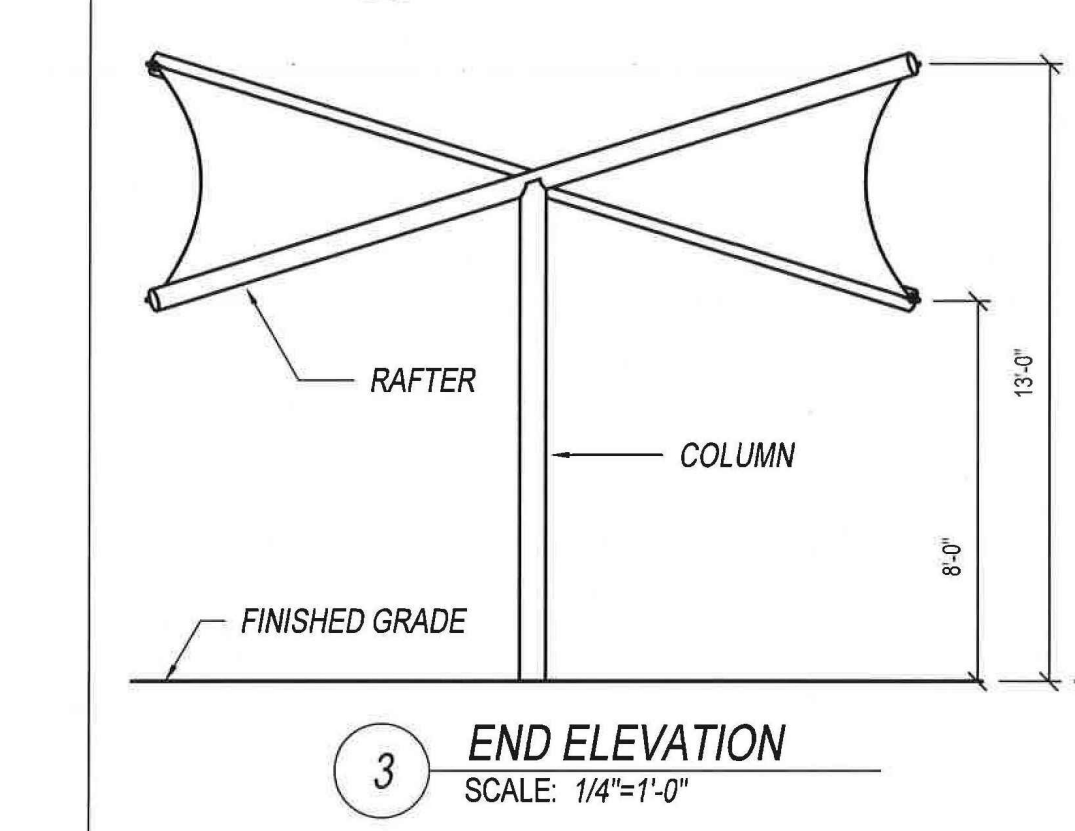
NOTE: ALL AMENITIES ARE TO BE INSTALLED AS SPECIFIED ON THIS SHEET OR EQUIVALENT. EQUIVALENT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO SUBSTITUTION.

NOTE: PLAYGROUND COMPANY AND/OR INSTALLATION COMPANY MUST VERIFY THAT ALL PLAY EQUIPMENT FALL ZONES FIT WITHIN THE PROPOSED PLAY AREA, PRIOR TO THE INSTALLATION OF THE CONCRETE SIDEWALKS AND 12" CONCRETE PLAYGROUND HEADER. - SEE THE REQUIRED SHOP DRAWINGS.

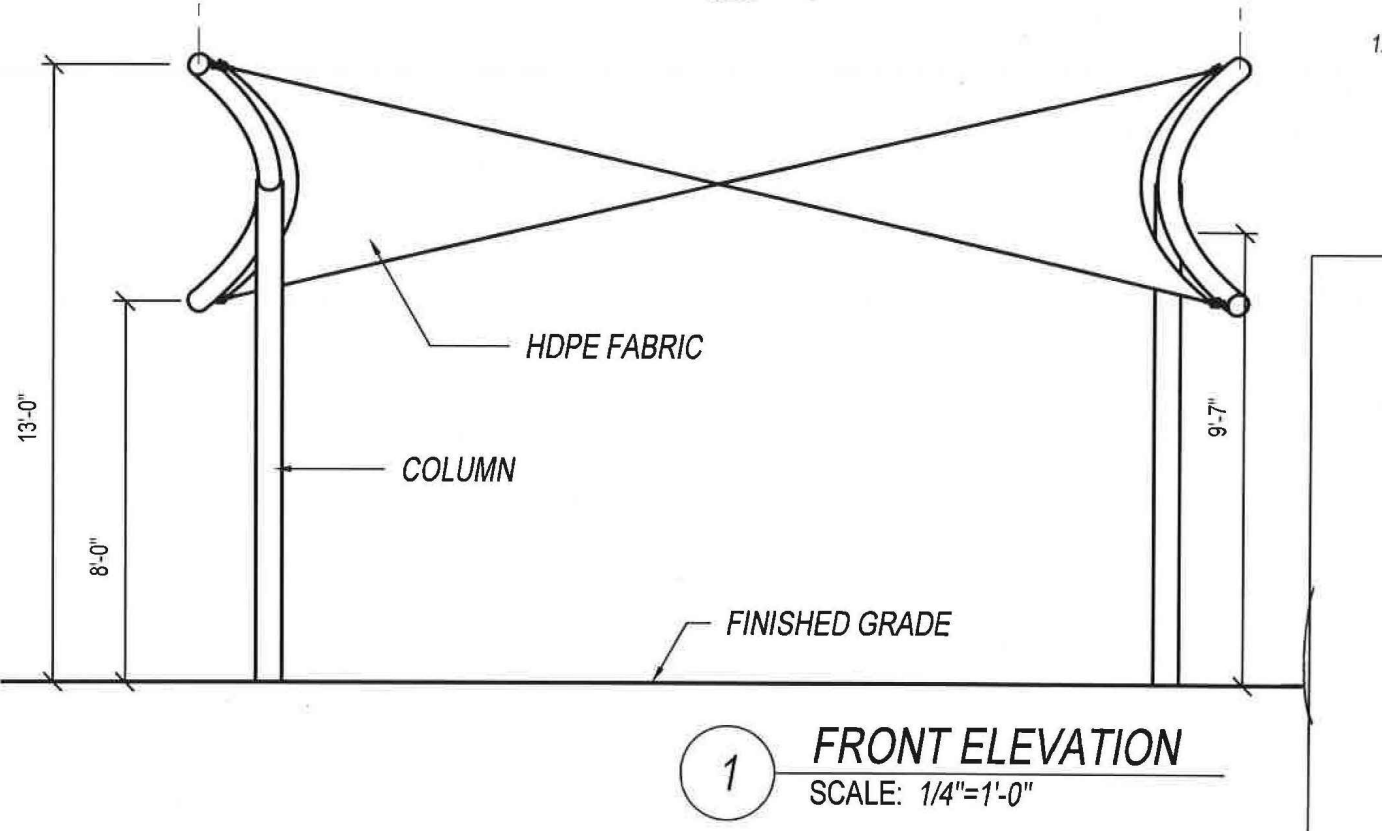
## A AMENITIES AREA



## 4 ISOMETRIC VIEW NO SCALE



## 2 PLAN SCALE: 1/4"=1'-0"



GENERAL NOTES  
 1. FIELD VERIFY ALL DIMENSIONS

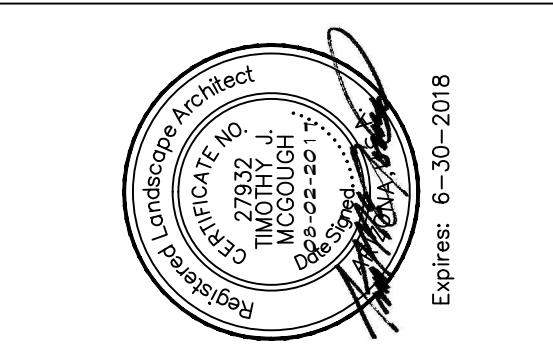
## 3 END ELEVATION SCALE: 1/4"=1'-0"

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

## B BBQ GRILL

## C IN-GROUND MOUNTING DETAIL

## D SHADE SAIL



# AMENITY DETAILS MIRANO AT DESERT OASIS NEC OF 173RD AVE AND JOMAX RD. SURPRISE, ARIZONA

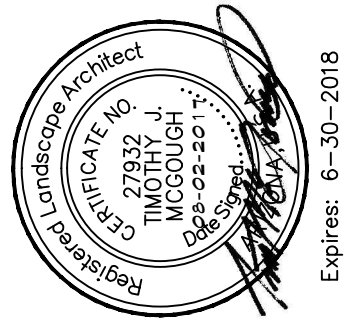
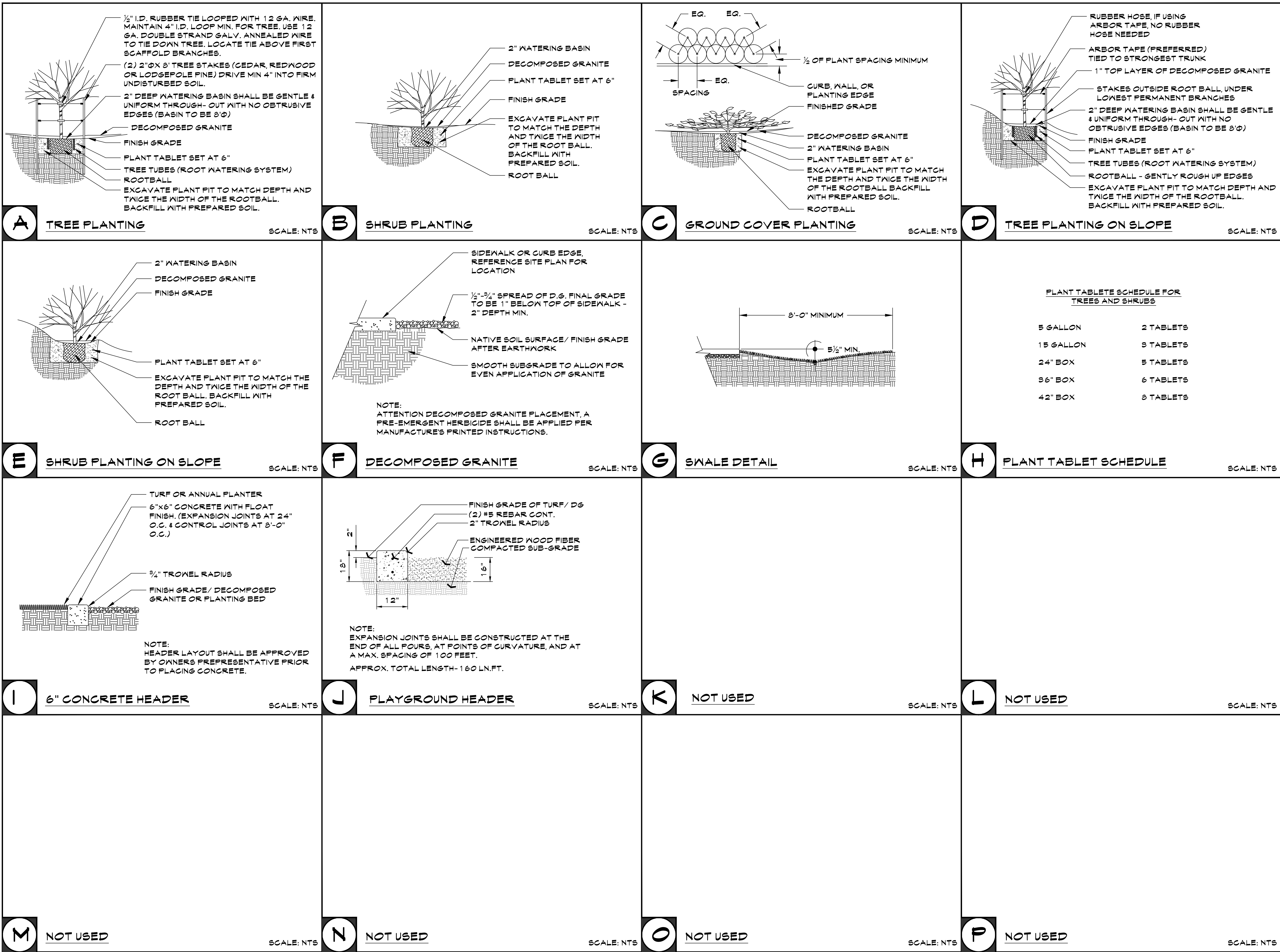
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 CHECKED BY: TM

REVISIONS:

SHEET NO. L5.1





LANDSCAPE DETAILS

MIRANO AT DESERT OASIS

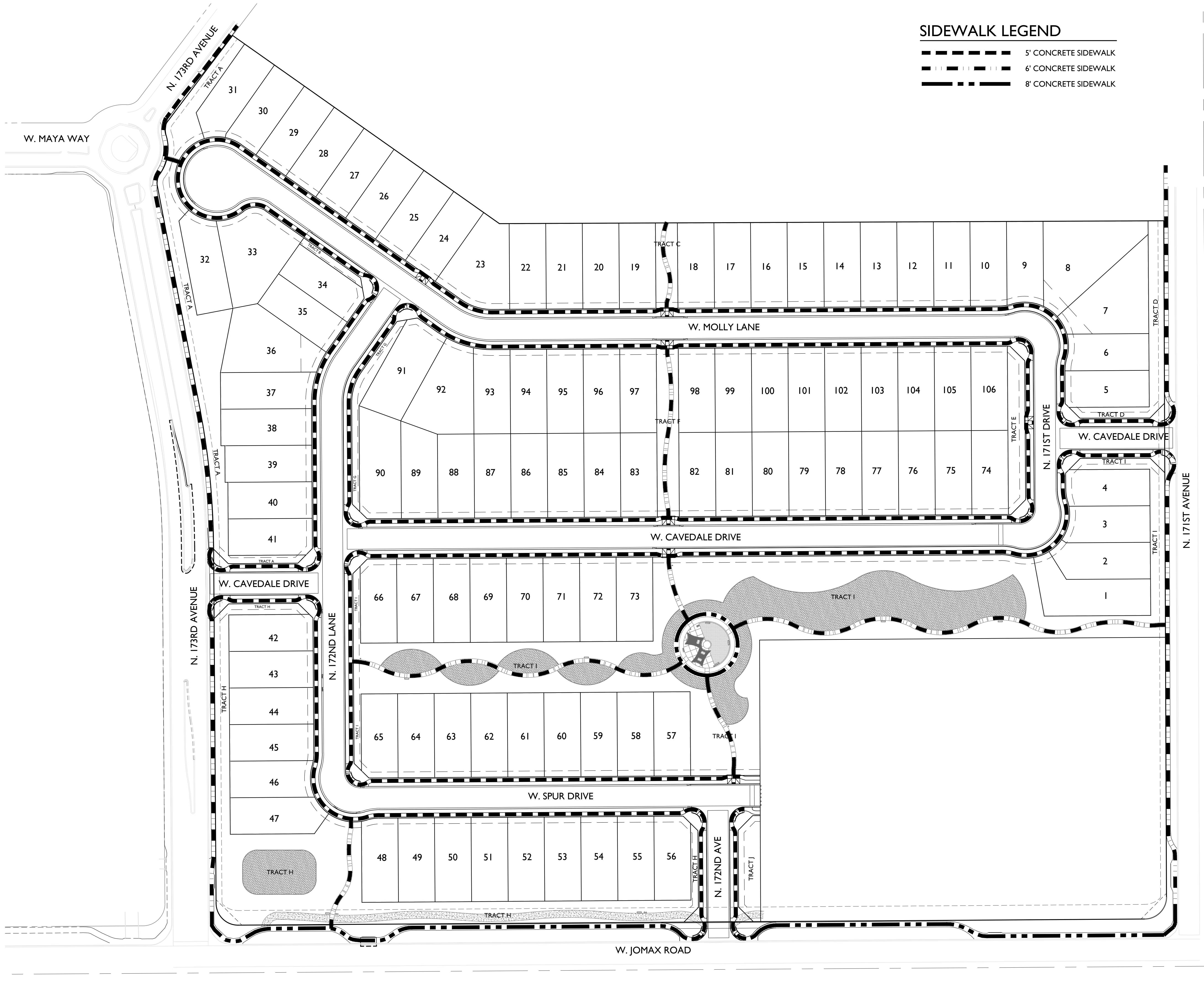
NEC OF 173RD AVE. AND JOMAX RD.  
SURPRISE, ARIZONA



I6-246 - Mirano @ Desert Oasis

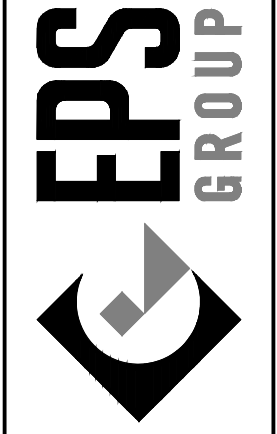
Mar. 30, 2017 5:15pm S:\Projects\2016\16-246\Civil\Construction Documents\Exhibit\20170329 - Ped Circulation Exhibit.dwg

gmhala



SIDEWALK LEGEND

- 5' CONCRETE SIDEWALK
- 6' CONCRETE SIDEWALK
- 8' CONCRETE SIDEWALK



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

Project: Mirano @ Desert Oasis  
Surprise, Arizona

Revisions:

Call at least two full working days before you begin excavation.



Expires: 12/31/2018

Designer: DMA  
Drawn by: MSA



Job No. 16-246  
EX01  
Sheet No. 1 of 1



# NADABURG UNIFIED SCHOOL DISTRICT No. 81

**"Quality Education: Every Student! Every Day!"**

**32919 Center Street, Wittmann, Arizona 85361 Phone: (623) 388-2100 Fax: (623) 388-2915**

July 26, 2016

To Whom It May Concern:

I am in possession of the development plan for "Mirano" at Desert Oasis Case CR16-238 to amend and/or rezone the north 8 acres of Parcel L8 at Desert Oasis from Commercial to thirty-three (33) Medium Density Residential lots. The ultimate development plan for Mirano shows 106 residential lots built on Parcel L7 and the north 8 acres of Parcel L8 totaling 25 acres.

Nadaburg Unified School District has a proposed Agreement from the Owner of Parcel L7 concerning their intentions to enter into a School Donation Agreement.

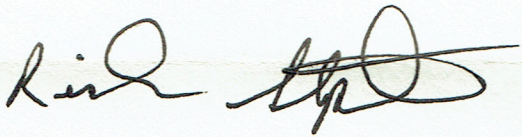
Mirano new homes will be within the attendance boundaries of the Nadaburg Unified School District No. 81, specifically Desert Oasis Elementary School located at 17161 W. Bajada Road, Surprise, Arizona.

Nadaburg Unified School District No. 81 has no objections to the proposed amendment or rezoning for Parcel 8 and final platting Parcel 7 and Parcel 8 together.

Mirano Case CR16-238 has the Nadaburg Unified School District's full support in commencing the development of this Project. The School has the capacity to house any new students who will attend as a result of this development.

Should you require further information, please do not hesitate to contact me.

Sincerely,



Rick Stephen  
Superintendent





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

1 May 2017

Mr. James R. Mitchell  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon St.  
Luke AFB AZ 85309-1629

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

Re: FS17-176; Mirano at Desert Oasis

Dear Ms. Donaldson

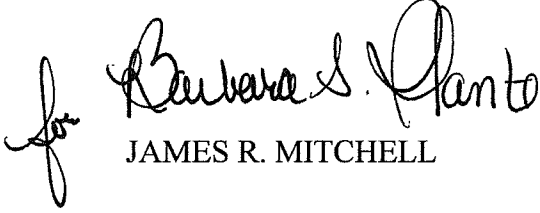
Thank you for the opportunity to provide comments on the Preliminary & Final Plat Application for Mirano at Desert Oasis. The site is on 28.30 net acres located at the northwest corner of 171st Avenue and Jomax Road in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan. The purpose of this request is to initiate the final plat and improvement plan process for 106 single family homes. The site is approximately 2.6 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The density of 3.75 du/acre meets these guidelines.

This request as stated in the application will not negatively impact the flying operations at Luke AFB. Even though Mirano at Desert Oasis will be located outside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante,  
at (623) 856-9981.

Sincerely

  
JAMES R. MITCHELL

cc:

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



**From:** [Dennis Haley](#)  
**To:** [Heather Donaldson](#)  
**Cc:** [Vanessa Nunez](#)  
**Subject:** FS-17-176 Mirano at Desert Oasis  
**Date:** Thursday, April 06, 2017 3:10:13 PM  
**Attachments:** [image003.jpg](#)

---

RE: FS-17-176  
Mirano at Desert Oasis  
NWC Jomax & 171<sup>st</sup> Ave.

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.  
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment. Thank you,

**Dennis Haley, SR/WA**  
**Right of Way Agent III**  
**ADOT ROW Project Coordinator**  
**Federal Lands Liaison**

205 S. 17th Ave MD: 612E  
Phoenix, AZ 85007  
602-712-7432  
[WWW.AZDOT.GOV](http://WWW.AZDOT.GOV)



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**From:** [Debbie Trasancos](#)  
**To:** [Heather Donaldson](#)  
**Cc:** [Chris Cain](#); [Leslie Jarrell](#)  
**Subject:** RE: FS17-176 - Mirano at Desert Oasis Electronic Submittal  
**Date:** Thursday, April 06, 2017 2:13:55 PM

---

Heather,

Thank you for providing the electronic submittal for Mirano at Desert Oasis (FS17-176).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thanks again,

**Debbie Trasancos**  
Property & Contracts Specialist  
Maricopa Water District  
14825 W. Grand Ave.  
Surprise, AZ 85374  
623/546-8266  
fax 623/584-2536  
[debbiet@mwdaz.com](mailto:debbiet@mwdaz.com)

---



# **Mirano at Desert Oasis**

## **Preliminary Plat**

### **FS17-176**

Planning and Zoning Commission

September 21, 2017



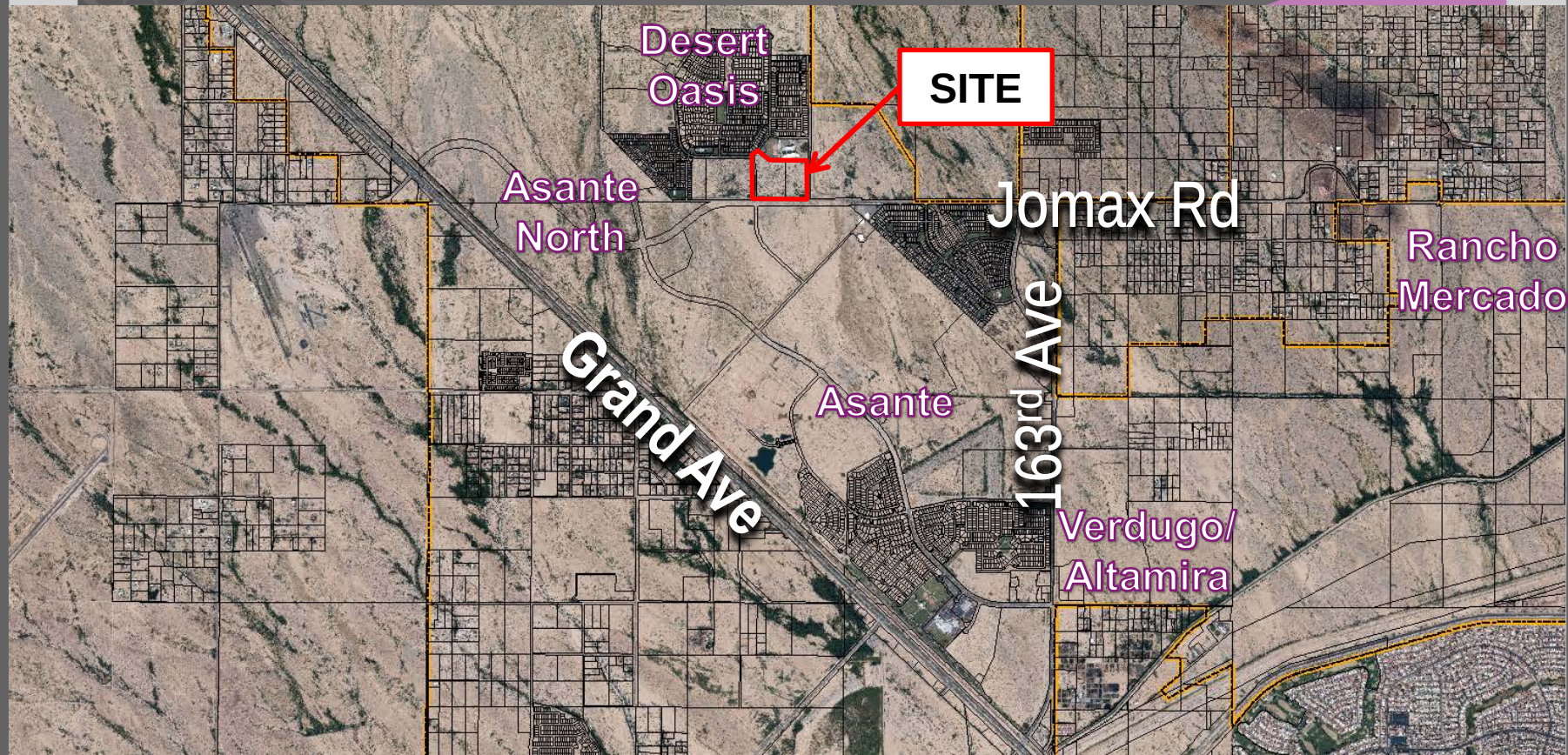


# Zoning History

- October 12, 2000: Annexation
- September 14, 2000: PAD Approval
- December 20, 2015: PAD Amendment/Rezone



# VICINITY MAP





# VICINITY MAP



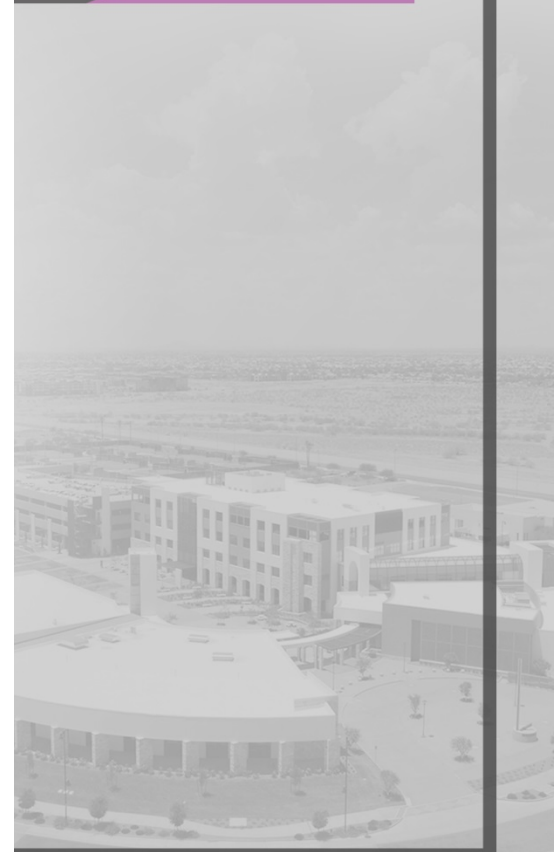
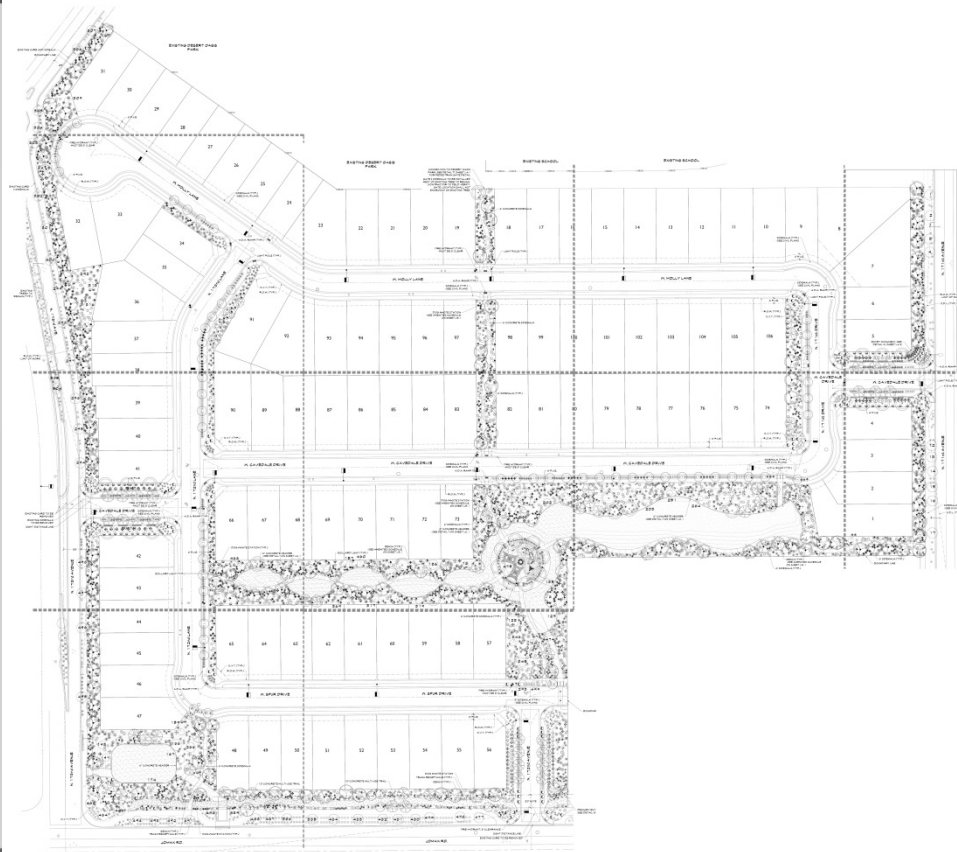


# Surrounding Zoning



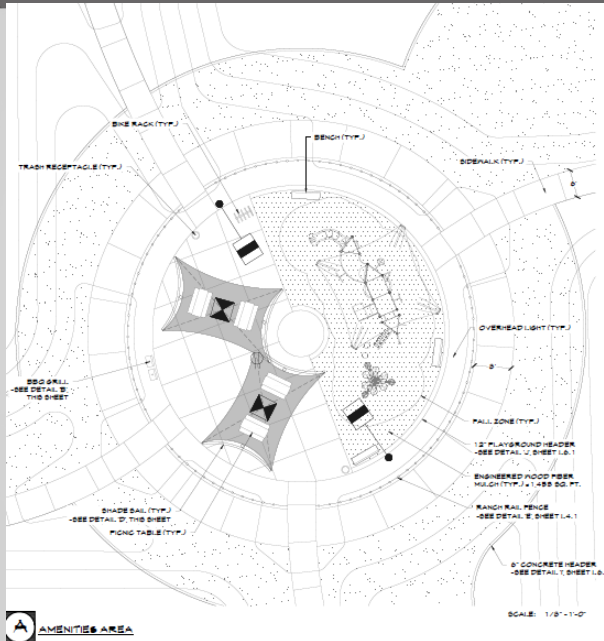


# Landscape

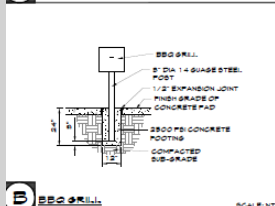




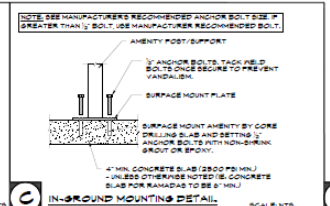
# Amenity Area



**A AMENITY AREA**



**B BENCH**



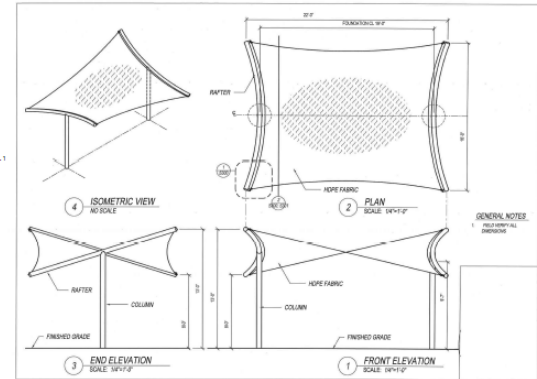
**C IN-GROUND MOUNTING DETAIL**

- AMENITIES SCHEDULE**
- B BENCH (QUANTITY: 7)**  
 MANUFACTURER: H&V  
 CONTACT: ENERPLAY (1400) 928-0891  
 NOTE: 4" DIA. 14 GA. STEEL SURFACE MOUNT  
 SEAT COLOR: NAVY  
 FRAME COLOR: SILVER  
 -SEE DETAIL C FOR SURFACE MOUNTING DETAIL.
- TRASH RECEPTACLE (QUANTITY: 2)**  
 MANUFACTURER: H&V  
 CONTACT: ENERPLAY (1400) 928-0891  
 NOTE: 6" DIA. 14 GA. STEEL TRASH RECEPTACLE (ADD SURFACE MOUNT KIT)  
 SEAT COLOR: SILVER  
 FRAME COLOR: SILVER
- BENCH (QUANTITY: 2)**  
 MANUFACTURER: PATTERSON-WILLIAMS  
 CONTACT: DAVE BANS ASSOCIATES (400) 942-3228  
 NOTE: 1140-00 (ADD 1140-00SH)
- FONG TABLE (QUANTITY: 4)**  
 MANUFACTURER: H&V  
 CONTACT: ENERPLAY (1400) 928-0891  
 NOTE: 180" DIA. 14 GA. STEEL SURFACE MOUNT  
 SEAT COLOR: NAVY  
 FRAME COLOR: SILVER  
 -SEE DETAIL C FOR SURFACE MOUNTING DETAIL.
- SHADE SAIL (QUANTITY: 2)**  
 MANUFACTURER: TOTAL SHADES LLC  
 CONTACT: JEFF STUBBS (800) 389-0402  
 NOTE: TPO DESIGN  
 FRAME COLOR: SILVER  
 FRAME: NAVY  
 -SEE DETAIL D FOR GENERAL NOTES
- SDS PLASTE BAS (DISPOSAL STATIONS) (QUANTITY: 4)**  
 MANUFACTURER: SDS-SHUT-IT PARKS  
 CONTACT: ENERPLAY (1400) 928-0891  
 NOTE: 1400S (COMPLETE PLASTE STATION - ONEPUL)  
 COLOR: GREEN
- PLAYGROUND EQUIPMENT**  
 MANUFACTURER: H&V  
 CONTACT: MONTE COMLEY (800) 408-1411 X108

NOTE: CONCRETE SLAB SEATING AREA  
 SEATING SHADE STRUCTURES ARE TO  
 BE 8" THICK MIN. AND HAVE A MEDIUM  
 BROOK FINISH. SLAB TO HAVE A 2%  
 HALL SLOPE TOWARD LANDSCAPE OR  
 TURN AREAS. SCORE AS SHOWN. TYP.  
 OF ALL INSTANCES.

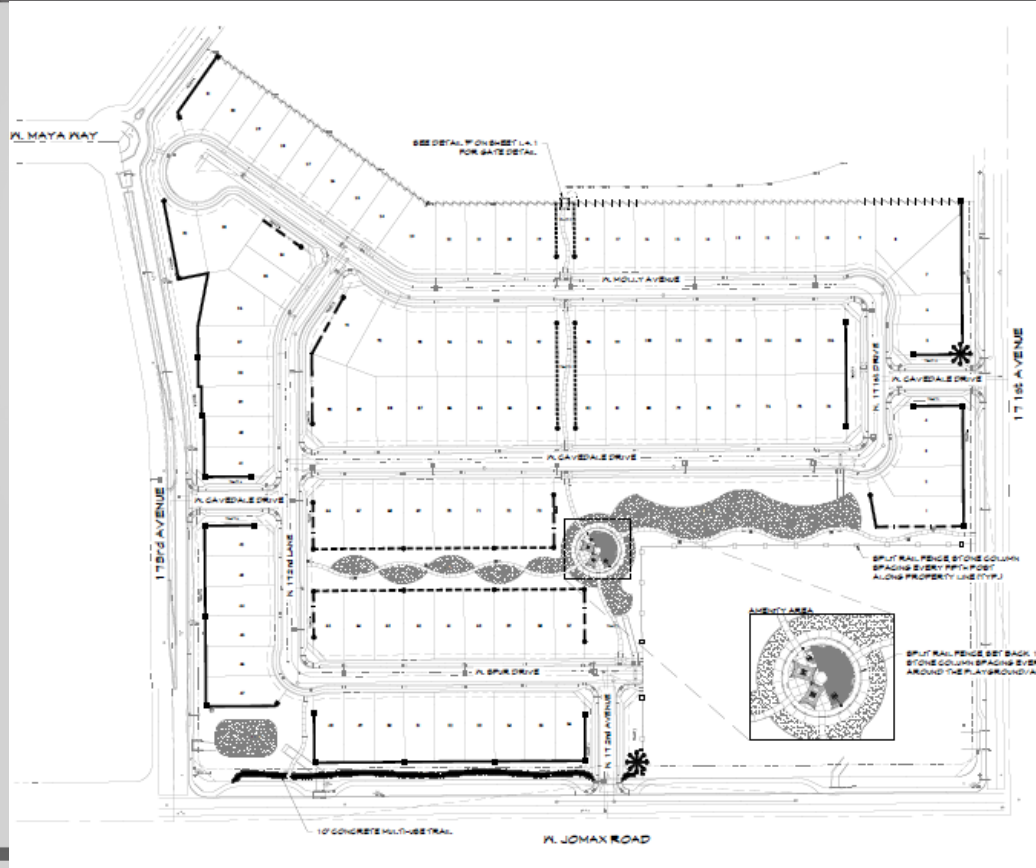
NOTE: ALL AMENITIES ARE TO BE  
 INSTALLED AS SPECIFIED ON THIS SHEET  
 OR EQUIVALENT. EQUIVALENT MUST BE  
 APPROVED BY LANDSCAPE ARCHITECT  
 AND OTHER PRIOR TO SUBSTITUTION.

NOTE: PLAYGROUND COMPANY AND/OR  
 INSTALLATION COMPANY MUST VERIFY  
 THAT ALL PLAY EQUIPMENT FALLS  
 WITHIN THE PROPOSED PLAY AREA.  
 PRIOR TO THE INSTALLATION OF THE  
 CONCRETE DISPOSALS AND 12"  
 CONCRETE PLAY GROUND HEADER.  
 -SEE THE REQUIRED SHOP DRAWINGS.

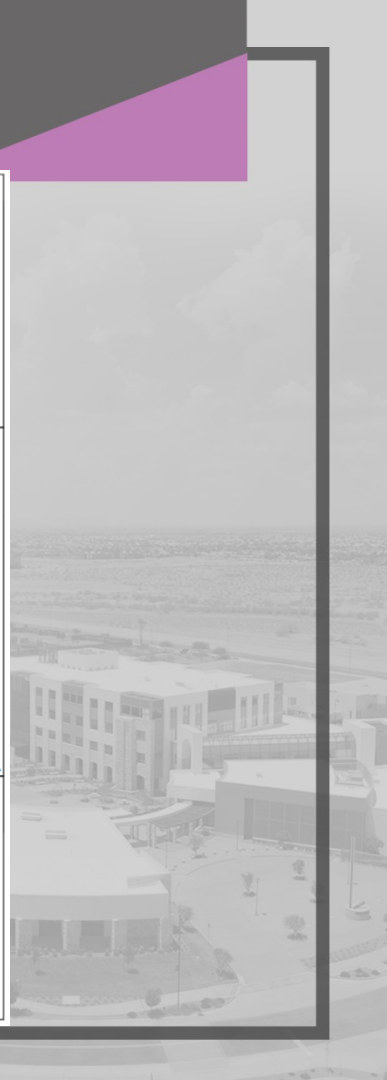


**D SHADE SAIL**

# Wall Plan

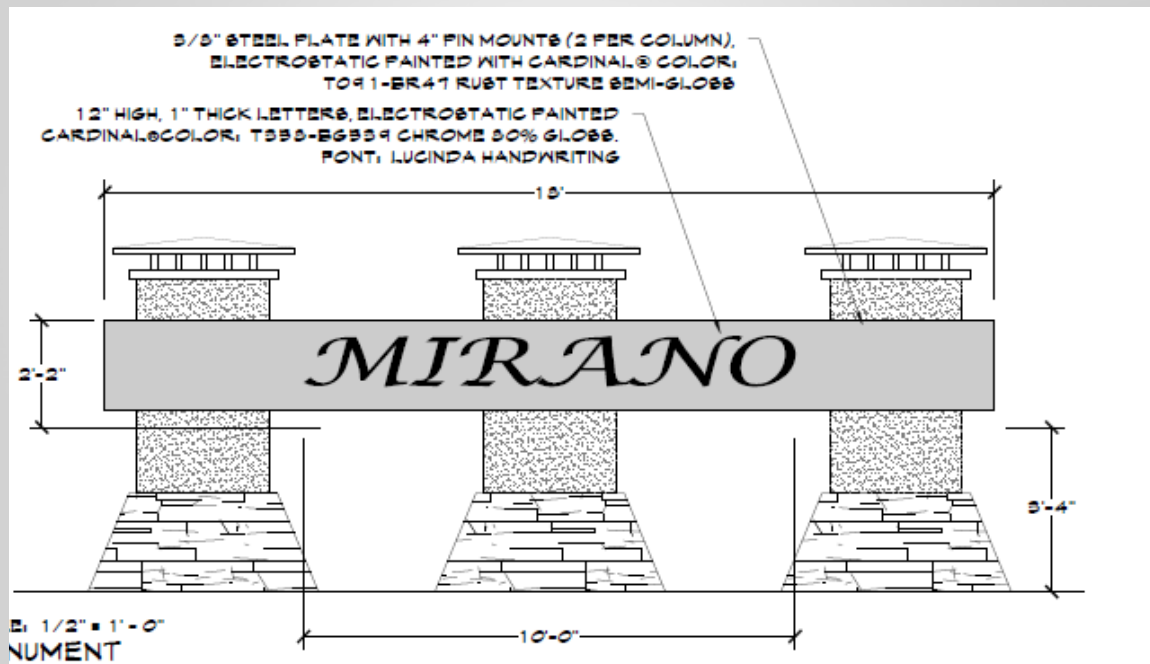


# Wall Plan





# Signage





# RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.





**SURPRISE**  
ARIZONA

**QUESTIONS OR  
COMMENTS?**

Thank You





CITY OF SURPRISE  
Planning and Zoning Commission

November 2, 2017 @ 6:00:00 PM

Back Print

|                        |                           |                 |                                       |
|------------------------|---------------------------|-----------------|---------------------------------------|
| Board Meeting Date:    | November 2, 2017          | Contact Person: | Sergio Angulo - Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | 1                                     |
| Staff Recommendations: | Approve                   |                 |                                       |

|         |         |                |   |                   |
|---------|---------|----------------|---|-------------------|
| Consent | Regular | Public Hearing | x | Report/Discussion |
|---------|---------|----------------|---|-------------------|

**Agenda Wording:**

Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L7 & L8 of the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.

**Motion:**

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L7 & L8 of the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.

**Background:**

On April 4, 2017 EPS Group, Inc., submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L7 & L8 of the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.

**Financial Impact Statement:**

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

**ATTACHMENTS:**

Click to download

- ☐ [00 - FS17-176 Mirano at Desert Oasis - Staff Report](#)
- ☐ [01 - FS17-176 Mirano at Desert Oasis - Vicinity Maps](#)
- ☐ [02 - FS17-176 Mirano at Desert Oasis - Preliminary Plat](#)
- ☐ [03 - FS17-176 Mirano at Desert Oasis - Landscape Plans](#)
- ☐ [04 - FS17-176 Mirano at Desert Oasis - Pedestrian Circulation Exhibit](#)
- ☐ [05 - FS17-176 Mirano at Desert Oasis - Nadaburg Unified School District Letter](#)
- ☐ [06 - FS17-176 Mirano at Desert Oasis - Luke AFB Letter](#)

- ☐ [07 - FS17-176 Mirano at Desert Oasis - ADOT Comment](#)
- ☐ [08 - FS17-176 Mirano at Desert Oasis - MWD Comment](#)
- ☐ [09 - FS17-176 Mirano at Desert Oasis - Presentation](#)

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**External Attachment Links:**

---

**Meeting Requirements:**

Powerpoint    x    Video    x            White Board    x    Other    x

---

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

**Sergio Angulo, Planner**

# Preliminary Plat

## REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** FS17-176

**Project Name:** Mirano at Desert Oasis

**Council District:** 1 – ACACIA

**Meeting Date:** November 2, 2017

**Planner:** Sergio Angulo

---

**Owner:** DKJ Desert Oasis, LLC.

**Applicant:** EPS Group, Inc.

**Request:** Preliminary Plat for 106 lots.

**Site Location:** Northwest corner of Jomax Road and 171<sup>st</sup> Avenue in Desert Oasis.

**Site Size:** 28.3 Acres (approx.)

**Density:** 3.75 Dwelling Units per Acre

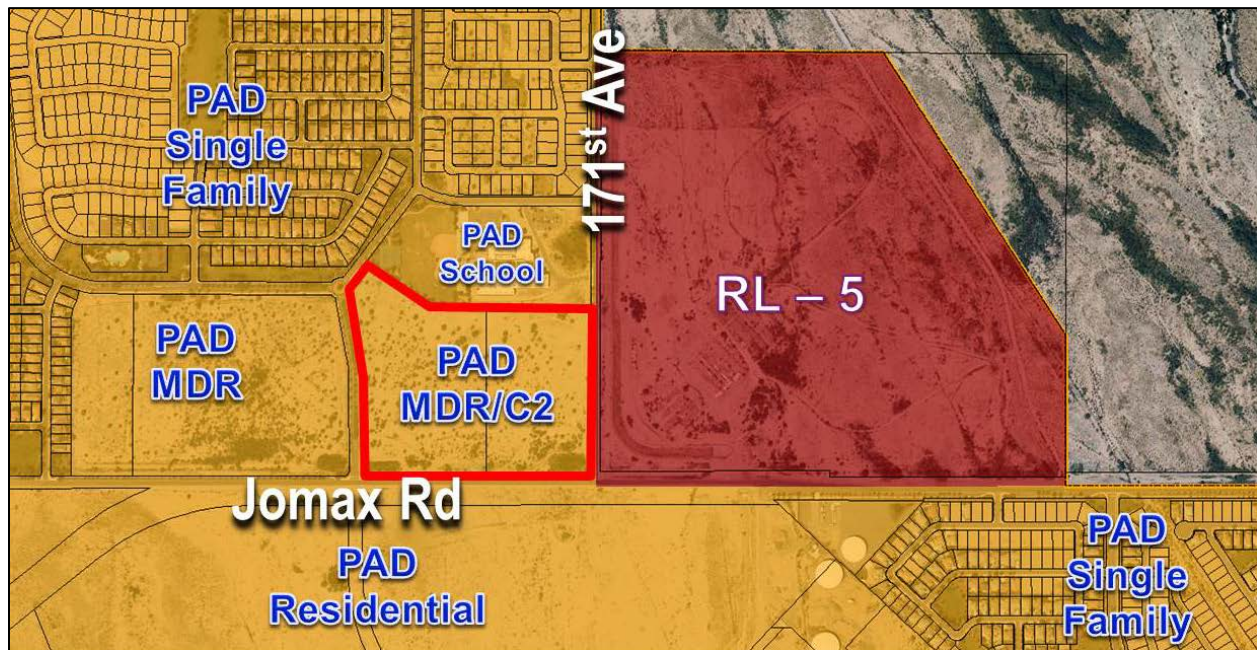
**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-176.

**Support/Opposition:** None known.

**Staff Recommendation:** Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS17-176, subject to stipulations 'A' through 'C'.



32 **Existing Land Zoning:**



|                                 |                             |                   |
|---------------------------------|-----------------------------|-------------------|
| PAD (Single Family Residential) | PAD (School)                | RL-5              |
| PAD (MDR)                       | <b>PAD (MDR/Commercial)</b> | RL-5              |
| PAD (Residential)               | PAD (Residential)           | PAD (Residential) |

33 **History:**

34

35 **October 12, 2000:** The subject parcel was annexed into the City.

36 **September 14, 2000:** The Mayor and City Council approved The Desert Oasis at Surprise Planned  
37 Area Development (PAD).

38 **December 20, 2016:** The Mayor and City Council approved a Major Amendment to the Desert Oasis  
39 at Surprise Planned Area Development (PAD) to change the designated land use of approximately  
40 eight (8) acres of subject site from Commercial to Medium Density Residential.

41 **January 19, 2017:** Staff met with the applicant to discuss the project during a regularly scheduled  
42 Concept Review meeting under CR17-001.

43 **April 4, 2017:** The applicant filed a request for a Preliminary Plat and Final Plat approval for a new  
44 106-lots residential subdivision.

45 **Project Description:**

46  
47 EPS Group, Inc., on behalf of DKJ Desert Oasis, LLC., requests approval of a Preliminary Plat to allow  
48 for the development of a single-family residential subdivision in parcels L7 & L8 of the Desert Oasis  
49 at Surprise PAD located on the Northwest corner of Jomax Road and 171<sup>st</sup> Avenue. The applicant  
50 proposes 106 residential lots with an amenity open space lot on approximately 28.3 acres and a  
51 commercial component on the corner of Jomax Road and 171<sup>st</sup> Avenue.

52  
53 The subject property is zoned Planned Area Development (PAD) and has a land use designations of  
54 Medium Density Residential (28.3 acres) and Commercial (4.5 acres). The PAD allows a maximum  
55 density of 6 dwelling units per acre and this development proposes a total density of 3.75 dwelling  
56 units per acre.

57  
58 The proposed subdivision shows three (3) access points; on the west side from 173<sup>rd</sup> Avenue, on the  
59 south from Jomax Road, and on the east from 171<sup>st</sup> Avenue. An addition emergency-only access is  
60 proposed at the northwest of the property. Stipulation 'A' guarantees the construction of a median  
61 on Jomax Road and 171<sup>st</sup> Avenue which is required by the City's traffic standards and ensures safe  
62 vehicular access to the commercial lot located on the northwest corner of Jomax Road and 171<sup>st</sup>  
63 Avenue. The site proposes good pedestrian connectivity from the residential lots to the open space  
64 tracts as well as to the existing sidewalks along Jomax Road, 173<sup>rd</sup> Avenue and 171<sup>st</sup> Avenue. The  
65 applicant is also working with the Elementary School to the north to provide a pedestrian access  
66 gate to the school site, allowing children a safer route to school. Along Jomax Road the site  
67 proposes a multi-use trail easement which will provide connections to and from future  
68 developments to the east and west of the subject site.

69  
70 The proposed subdivision is composed of 106 single-family detached homes. The typical lot size is  
71 5,750 sq. ft. and the minimum lot width is 50'. The site dedicated 5.44 acres (21%) for open space  
72 which include a tot lot with playground equipment, BBQ facilities, and shaded seating. Landscape  
73 and retention tracts also contribute to the total open space. The proposed open space and  
74 landscape meets and exceeds the requirements of the PAD (10%) and the SUDC.

75  
76 This Preliminary application is in conjunction with a related Final Plat which will be presented to the  
77 Mayor and City Council for action at a later date.

78  
79 The applicant also included a lighting photometric study with the application which meets the  
80 lighting requirements of the SUDC.

81  
82 **Reviewing Agencies:**

83  
84 In addition to the standard city internal reviewing departments, the Nadaburg Unified School  
85 District, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were  
86 included in the routing of this request. None of the reviewing agencies indicated any concerns over  
87 the request.

88 **Summary:**

89  
90 Staff believes by accepting and incorporating stipulations 'A' through 'C' the proposed Preliminary  
91 Plat will meet the requirements of the Desert Oasis at Surprise PAD, the SUDC, and the General  
92 Plan.

93  
94 **Findings:**

- 95  
96
  - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
  - The proposed Preliminary Plat will meet the provisions of the Desert Oasis at Surprise PAD  
98 and the SUDC as applicable once all stipulations are met.

99

100 **Recommendation:**

101  
102 Based on the findings noted above, staff recommends the Commission move to recommend  
103 **approval** to the Mayor and City Council of case FS17-176, subject to stipulations 'A' through 'C' as  
104 outlined below:

- 105  
106 A. The Developer will provide a cash-in-lieu payment, per a City reviewed and approved  
107 engineer's estimate, for the raised median and landscape on 171<sup>st</sup> Avenue along the  
108 project frontage.
- 109 B. The Developer will provide a cash-in-lieu payment, per a City reviewed and approved  
110 engineer's estimate for a "pork chop" median at the 172<sup>nd</sup> Avenue alignment, with an  
111 acceleration lane and median with landscaping on Jomax Road along the project frontage.
- 112 C. Non-compliance with the stipulations of approval of this case will be treated as a violation  
113 in accordance with the provisions of Article XIV of the Surprise Unified Development  
114 Code.

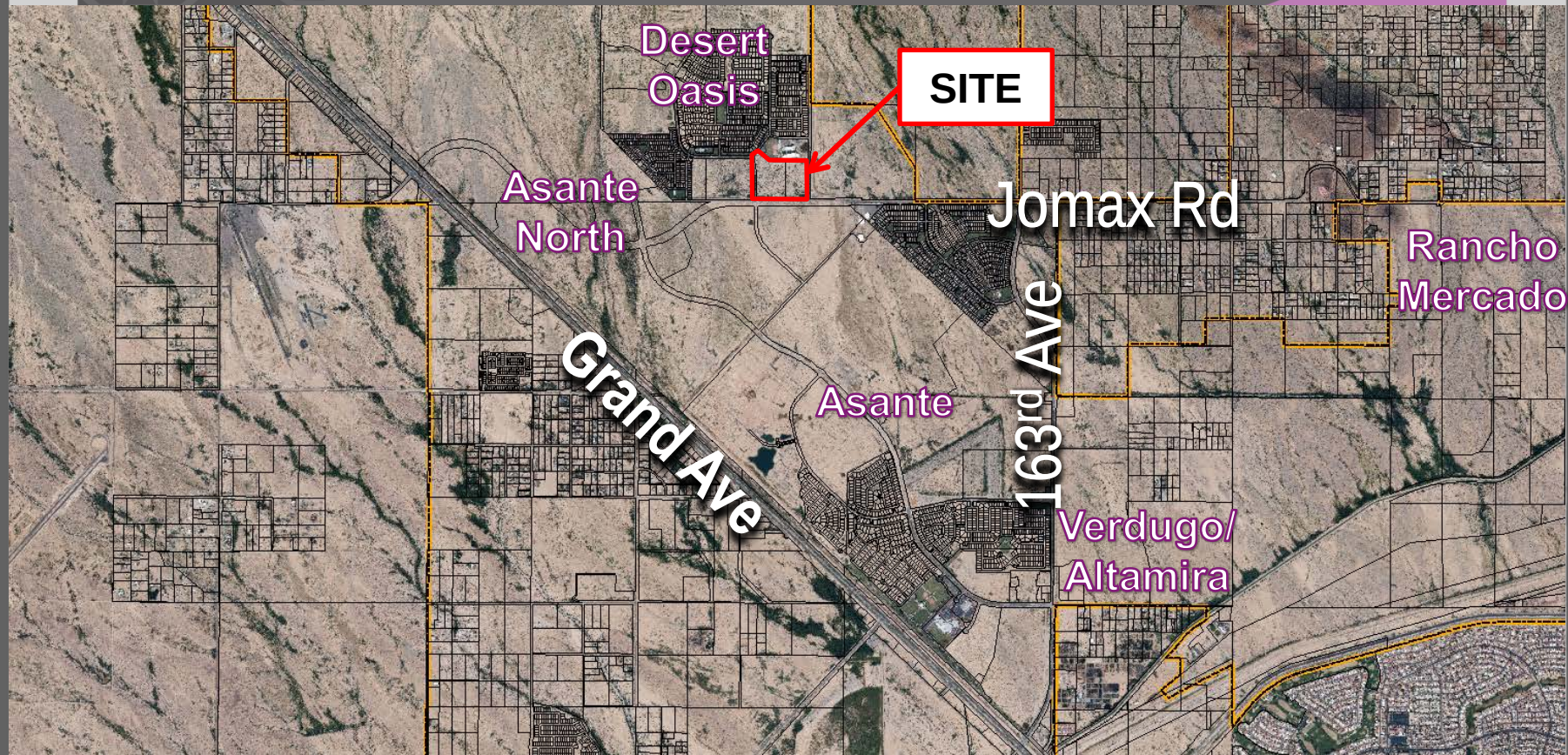
115 However, should the Commission wish to recommend **denial** of the request, the Commission  
116 should make its own findings and base its decision on those alternative findings.

117  
118 **Attachments:**

- 119  
120 01 Vicinity Maps  
121 02 Preliminary Plat  
122 03 Landscape Plans  
123 04 Pedestrian Circulation Exhibit  
124 05 Nadaburg Unified School District Letter  
125 06 Luke AFB Letter  
126 07 ADOT Comments  
127 08 MWD Comments



# VICINITY MAP



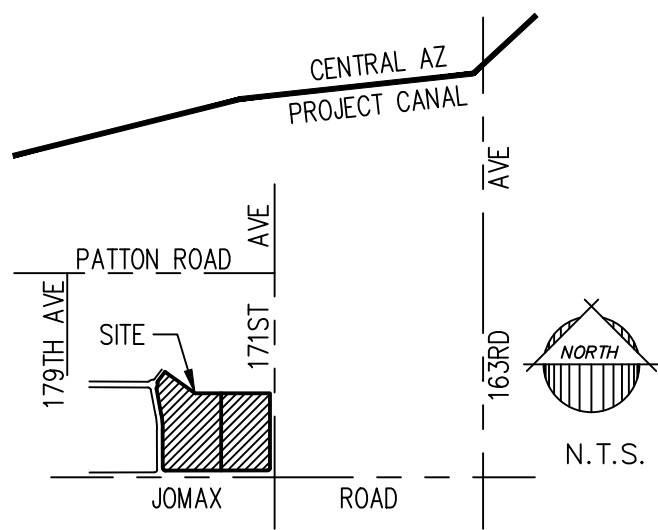


# VICINITY MAP



PRELIMINARY PLAT  
FOR  
MIRANO AT DESERT OASIS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5  
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN  
MARICOPA COUNTY, ARIZONA

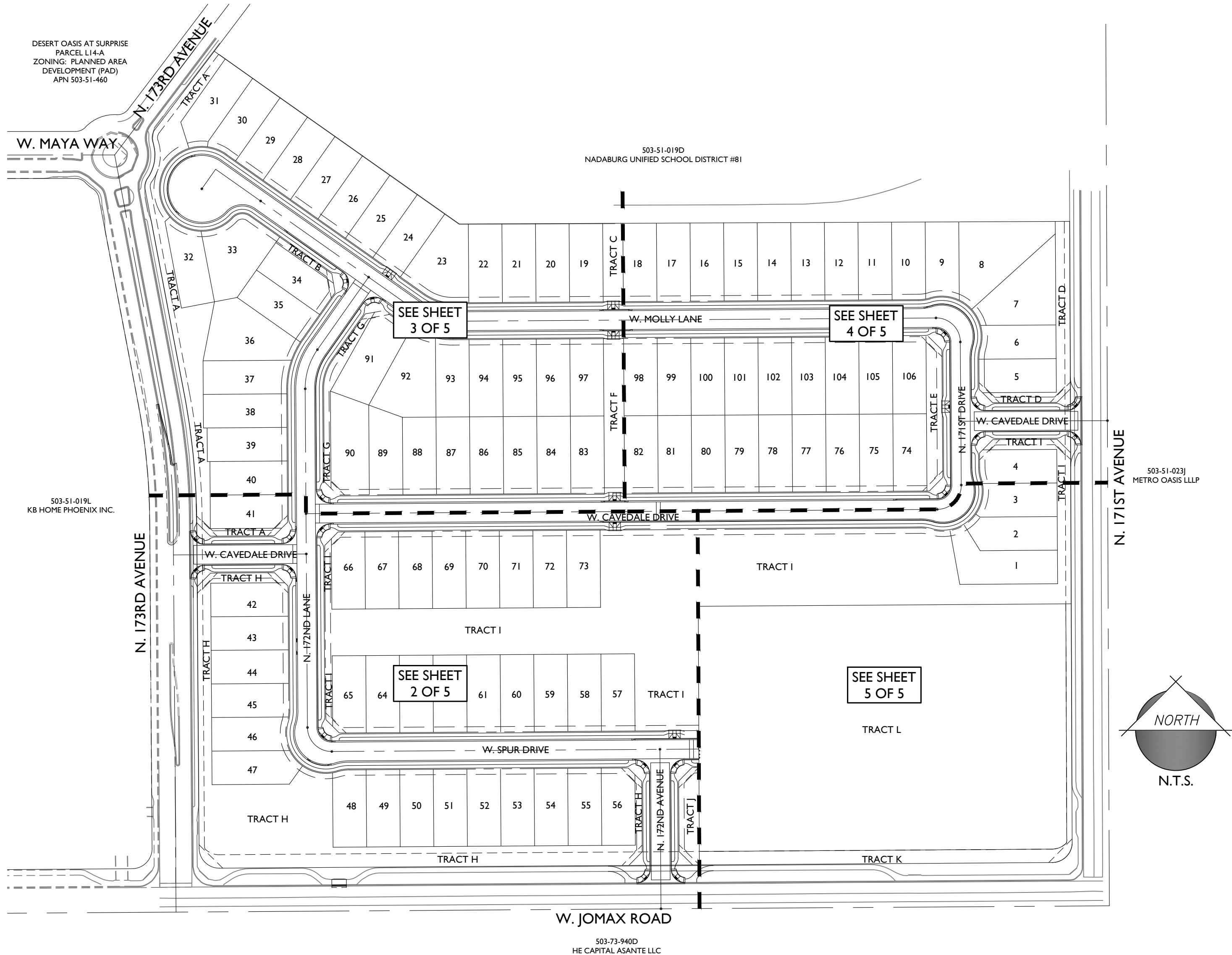


SEC. 35  
T.5 N., R.2 W.

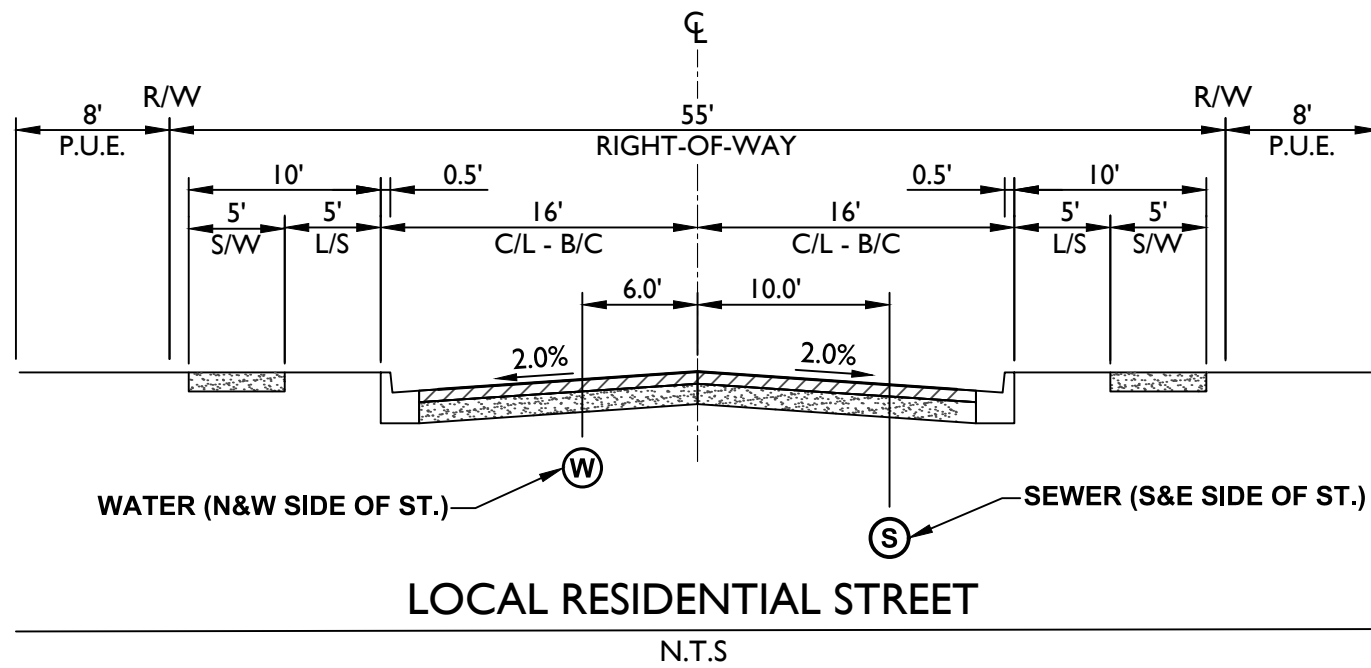
VICINITY MAP

| CURVE TABLE |        |         |           |         |        |             |
|-------------|--------|---------|-----------|---------|--------|-------------|
| CURVE       | LENGTH | RADIUS  | DELTA     | TANGENT | CHORD  | CHORD BRG   |
| C2          | 56.55' | 36.00'  | 90°00'00" | 36.00'  | 50.91' | N45°23'14"W |
| C3          | 47.04' | 30.00'  | 89°50'38" | 29.92'  | 42.37' | N44°41'27"E |
| C4          | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | N81°18'50"E |
| C5          | 47.11' | 30.00'  | 89°58'43" | 29.99'  | 42.42' | S45°23'53"E |
| C6          | 16.26' | 20.00'  | 46°34'03" | 8.61'   | 15.81' | N12°27'57"E |
| C7          | 56.96' | 60.00'  | 54°23'21" | 30.83'  | 54.84' | N08°33'18"E |
| C8          | 19.47' | 20.00'  | 55°46'16" | 10.58'  | 18.71' | N09°14'46"E |
| C9          | 56.55' | 36.00'  | 90°00'00" | 36.00'  | 50.91' | S45°23'14"E |
| C10         | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | N07°54'42"E |
| C11         | 62.09' | 100.00' | 35°34'24" | 32.08'  | 61.09' | S17°23'58"W |
| C12         | 56.55' | 36.00'  | 90°00'00" | 36.00'  | 50.91' | N44°36'46"E |
| C13         | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | S82°05'18"E |
| C14         | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | N08°41'10"W |
| C15         | 17.38' | 60.00'  | 16°35'52" | 8.75'   | 17.32' | N07°54'42"E |
| C16         | 62.09' | 100.00' | 35°34'24" | 32.08'  | 61.09' | S72°36'02"E |

| TRACT USE TABLE |                                                      |           |           |
|-----------------|------------------------------------------------------|-----------|-----------|
| TRACT           | USE                                                  | AREA (SF) | AREA (AC) |
| A               | LANDSCAPE AND OPEN SPACE                             | 8,851     | 0.2032    |
| B               | LANDSCAPE AND OPEN SPACE                             | 1,000     | 0.0230    |
| C               | LANDSCAPE AND OPEN SPACE                             | 3,500     | 0.0804    |
| D               | LANDSCAPE AND OPEN SPACE                             | 7,019     | 0.1611    |
| E               | LANDSCAPE AND OPEN SPACE                             | 5,024     | 0.1153    |
| F               | LANDSCAPE AND OPEN SPACE                             | 6,900     | 0.1584    |
| G               | LANDSCAPE AND OPEN SPACE                             | 3,501     | 0.0804    |
| H               | LANDSCAPE, OPEN SPACE AND DRAINAGE EASEMENT          | 47,949    | 1.1008    |
| I               | LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT AND AMENITY | 122,661   | 2.8159    |
| J               | LANDSCAPE AND OPEN SPACE                             | 3,979     | 0.0913    |
| K               | LANDSCAPE AND OPEN SPACE                             | 13,893    | 0.3189    |
| L               | FUTURE COMMERCIAL PARCEL                             | 199,590   | 4.5820    |



| LOT AREA TABLE |           |           | LOT AREA TABLE |           |           | LOT AREA TABLE |           |           | LOT AREA TABLE |           |           | LOT AREA TABLE |           |           | LOT AREA TABLE |           |           |
|----------------|-----------|-----------|----------------|-----------|-----------|----------------|-----------|-----------|----------------|-----------|-----------|----------------|-----------|-----------|----------------|-----------|-----------|
| LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) | LOT #          | AREA (SF) | AREA (AC) |
| 1              | 8,577     | 0.1969    | 19             | 5,838     | 0.1340    | 47             | 6,215     | 0.1427    | 65             | 5,700     | 0.1309    | 83             | 5,750     | 0.1320    | 101            | 5,750     | 0.1320    |
| 2              | 6,409     | 0.1471    | 20             | 5,844     | 0.1342    | 48             | 5,709     | 0.1311    | 66             | 5,700     | 0.1309    | 84             | 5,750     | 0.1320    | 102            | 5,750     | 0.1320    |
| 3              | 5,665     | 0.1300    | 21             | 5,851     | 0.1343    | 49             | 5,750     | 0.1320    | 67             | 5,750     | 0.1320    | 85             | 5,750     | 0.1320    | 103            | 5,750     | 0.1320    |
| 4              | 5,703     | 0.1309    | 22             | 5,857     | 0.1345    | 50             | 5,750     | 0.1320    | 68             | 5,750     | 0.1320    | 86             | 5,750     | 0.1320    | 104            | 5,750     | 0.1320    |
| 5              | 5,736     | 0.1317    | 33             | 9,086     | 0.2086    | 51             | 5,750     | 0.1320    | 69             | 5,750     | 0.1320    | 87             | 5,750     | 0.1320    | 105            | 5,750     | 0.1320    |
| 6              | 5,621     | 0.1290    | 34             | 5,700     | 0.1309    | 52             | 5,750     | 0.1320    | 70             | 5,750     | 0.1320    | 88             | 5,750     | 0.1320    | 106            | 5,750     | 0.1320    |
| 7              | 9,813     | 0.2253    | 35             | 5,750     | 0.1320    | 53             | 5,750     | 0.1320    | 71             | 5,750     | 0.1320    | 89             | 6,214     | 0.1427    |                |           |           |
| 8              | 11,569    | 0.2656    | 36             | 9,301     | 0.2135    | 54             | 5,750     | 0.1320    | 72             | 5,750     | 0.1320    | 90             | 8,155     | 0.1872    |                |           |           |
| 9              | 5,612     | 0.1288    | 37             | 6,314     | 0.1449    | 55             | 5,750     | 0.1320    | 73             | 5,750     | 0.1320    | 91             | 8,102     | 0.1860    |                |           |           |
| 10             | 5,776     | 0.1326    | 38             | 6,210     | 0.1426    | 56             | 5,700     | 0.1309    | 74             | 5,750     | 0.1320    | 92             | 8,801     | 0.2020    |                |           |           |
| 11             | 5,786     | 0.1328    | 39             | 5,941     | 0.1364    | 57             | 5,750     | 0.1320    | 75             | 5,750     | 0.1320    | 93             | 5,774     | 0.1325    |                |           |           |
| 12             | 5,792     | 0.1330    | 40             | 5,750     | 0.1320    | 58             | 5,750     | 0.1320    | 76             | 5,750     | 0.1320    | 94             | 5,750     | 0.1320    |                |           |           |
| 13             | 5,798     | 0.1331    | 41             | 5,711     | 0.1311    | 59             | 5,750     | 0.1320    | 77             | 5,750     | 0.1320    | 95             | 5,750     | 0.1320    |                |           |           |
| 14             | 5,804     | 0.1332    | 42             | 5,738     | 0.1317    | 60             | 5,750     | 0.1320    | 78             | 5,750     | 0.1320    | 96             | 5,750     | 0.1320    |                |           |           |
| 15             | 5,810     | 0.1334    | 43             | 5,750     | 0.1320    | 61             | 5,750     | 0.1320    | 79             | 5,750     | 0.1320    | 97             | 5,750     | 0.1320    |                |           |           |
| 16             | 5,816     | 0.1335    | 44             | 5,750     | 0.1320    | 62             | 5,750     | 0.1320    | 80             | 5,750     | 0.1320    | 98             | 5,750     | 0.1320    |                |           |           |
| 17             | 5,822     | 0.1337    | 45             | 5,747     | 0.1319    | 63             | 5,750     | 0.1320    | 81             | 5,750     | 0.1320    | 99             | 5,750     | 0.1320    |                |           |           |
| 18             | 5,829     | 0.1338    | 46             | 5,587     | 0.1283    | 64             | 5,750     | 0.1320    | 82             | 5,750     | 0.1320    | 100            | 5,750     | 0.1320    |                |           |           |



PROJECT TEAM

**DEVELOPER:**  
**KAX GROUP**  
8530 E. VIA DEL SOL DRIVE  
SCOTTSDALE, AZ 85255  
TEL: (602) 499-9305  
CONTACT: KENT A. XANDER

**ENGINEER:**  
**EPS GROUP, INC.**  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DAN AUXIER, P.E.

PROJECT DATA

|                        |                                |
|------------------------|--------------------------------|
| A.P.N.                 | 503-51-984                     |
| EXISTING GENERAL PLAN: | 503-51-985                     |
| EXISTING ZONING:       | NEIGHBORHOOD LAND USE          |
| RELATED CASE NO.'S:    | CHARACTER AREA                 |
| GROSS AREA:            | PLANNED AREA DEVELOPMENT (PAD) |
| NET AREA:              | (ORDINANCE NO. 00-18)          |
| NO. OF LOTS:           | PAD99-129                      |
| DENSITY:               | FS16-343                       |
| OVERALL OPEN SPACE:    | 28.30± AC                      |
|                        | 25.41± AC                      |
|                        | 106                            |
|                        | 3.75 DU/AC                     |
|                        | 5.44 AC (21%)                  |

DEVELOPMENT STANDARDS

|                          |          |
|--------------------------|----------|
| MINIMUM LOT WIDTH:       | 50'      |
| MINIMUM LOT DEPTH:       | 75'      |
| MINIMUM LOT AREA:        | 3,750 SF |
| FRONT SETBACK (LIVABLE): | 10'      |
| FRONT SETBACK (GARAGE):  | 10"      |
| REAR SETBACK (HOUSE):    | 10'      |
| REAR SETBACK (GARAGE):   | 3'       |
| SIDE SETBACK (HOUSE):    | 5/5**    |
| SIDE SETBACK (GARAGE):   | 3'       |
| STREET SIDE (HOUSE):     | 7'       |
| STREET SIDE (GARAGE):    | 5'       |
| BUILDING COVERAGE:       | 55%      |
| AVERAGE DENSITY:         | 6 DU/AC  |

\* GARAGE FRONT SETBACK MAY BE LESS THAN LIVABLE AREA AS SIDE LOADED GARAGE ONLY. OTHERWISE, THE GARAGE FRONT SETBACK WILL BE A MINIMUM OF 20' BEHIND THE SIDEWALK.

\*\* SIDE YARD SETBACKS MAY BE ENCROACHED BY CHIMNEYS AND BAY WINDOWS UP TO 1/2 THE YARD SPECIFIED.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND AS SHOWN ON THE FINAL PLAT FOR "DESERT OASIS AT SURPRISE PARCEL L5-A", RECORDED IN BOOK 822, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA: SOUTH 89 DEGREES 36 MINUTES 46 SECONDS WEST

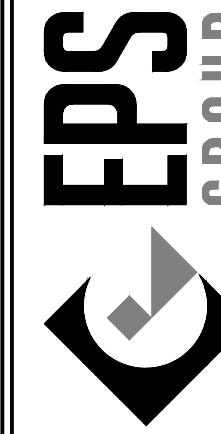
UTILITIES

|           |                        |
|-----------|------------------------|
| WATER     | CITY OF SURPRISE       |
| 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 INDEX

|         |      |                  |
|---------|------|------------------|
| SHEET 1 | CS01 | COVERSHEET       |
| SHEET 2 | PP01 | PRELIMINARY PLAT |
| SHEET 3 | PP02 | PRELIMINARY PLAT |
| SHEET 4 | PP03 | PRELIMINARY PLAT |
| SHEET 5 | PP04 | PRELIMINARY PLAT |

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Mirano at Desert Oasis  
Preliminary Plat

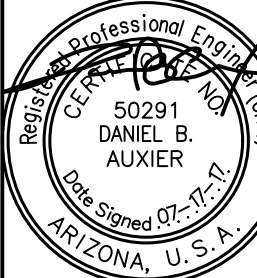
COVER SHEET

Project:

Revisions:



Designer: DMA  
Drawn by: GAM



Expires: 12/31/2018

Job No.  
**16-246**

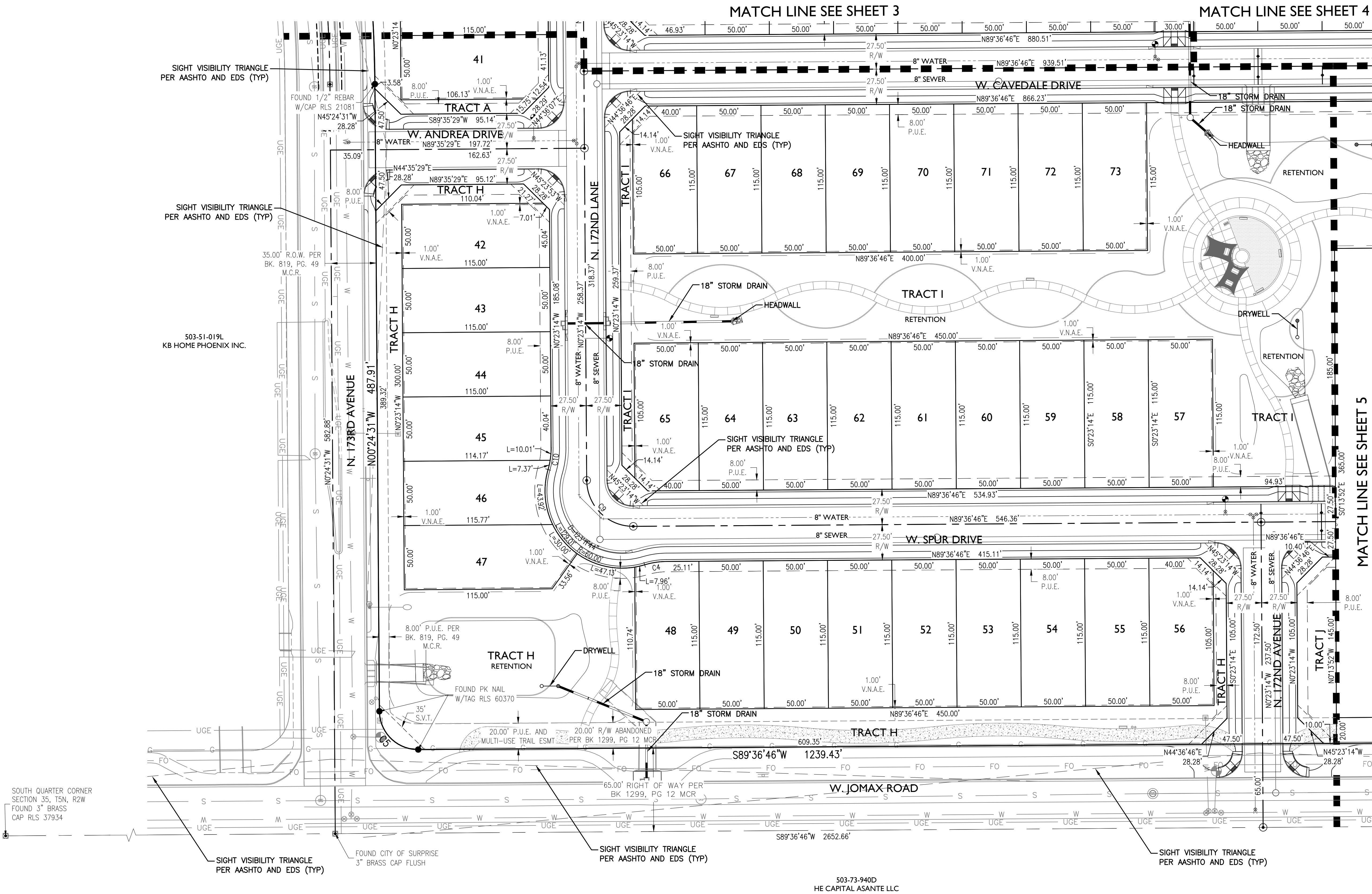
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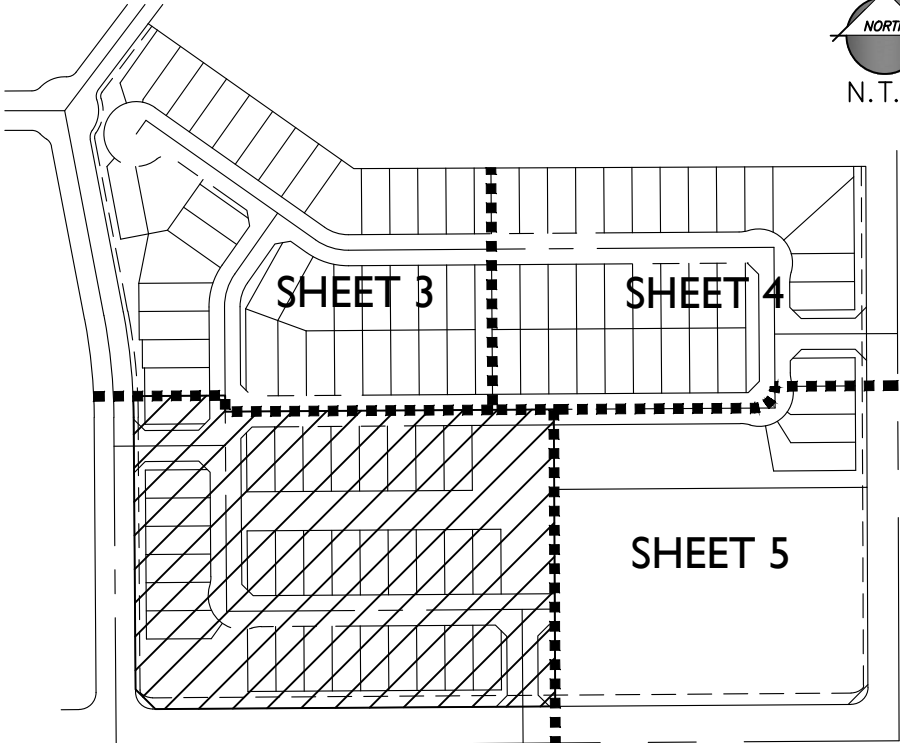


I6-246 - Mirano at Desert Oasis - Preliminary Plat

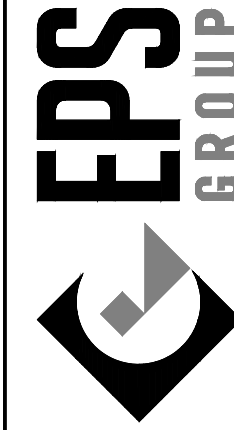
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KEY MAP



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Mirano at Desert Oasis  
Preliminary Plat

PRELIMINARY PLAT

Project:

Revisions:



Designer: DMA  
Drawn by: GAM

Expires: 12/31/2018

Job No.  
16-246

PP01

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of 5

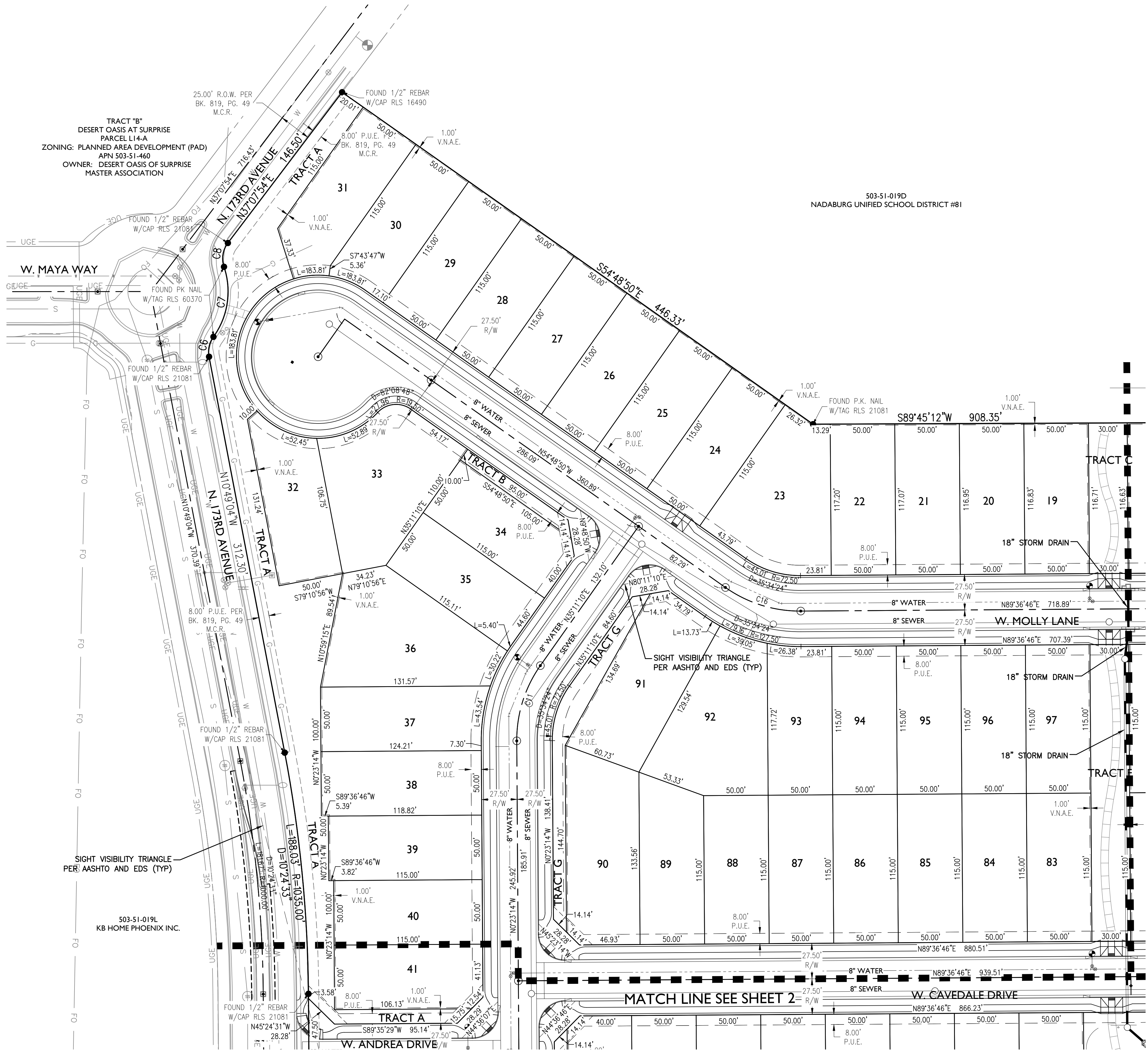
CASE #FS17-176



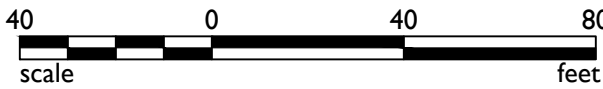
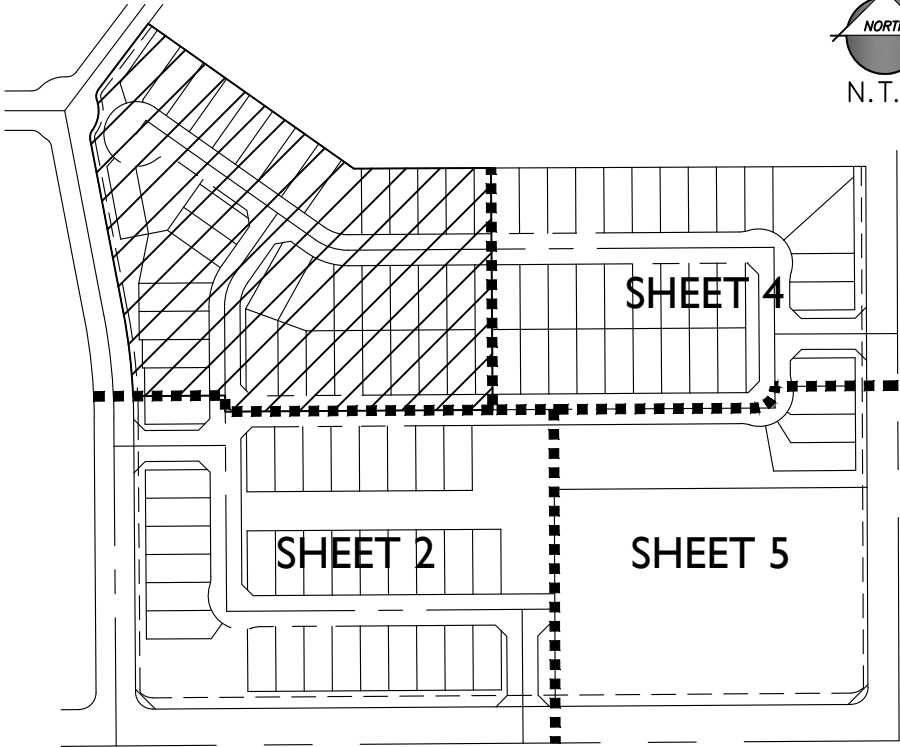
I6-246 - Mirano at Desert Oasis - Preliminary Plat

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KEY MAP



Mirano at Desert Oasis  
Preliminary Plat

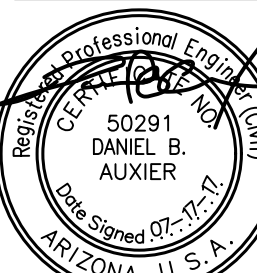
PRELIMINARY PLAT

Project:

Revisions:



Designer: DMA  
Drawn by: GAM



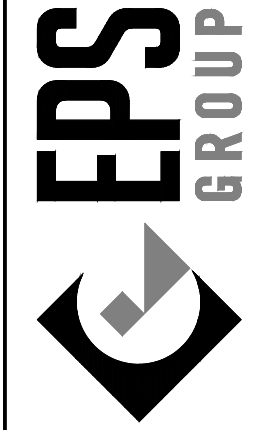
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Job No.  
**16-246**

PP02

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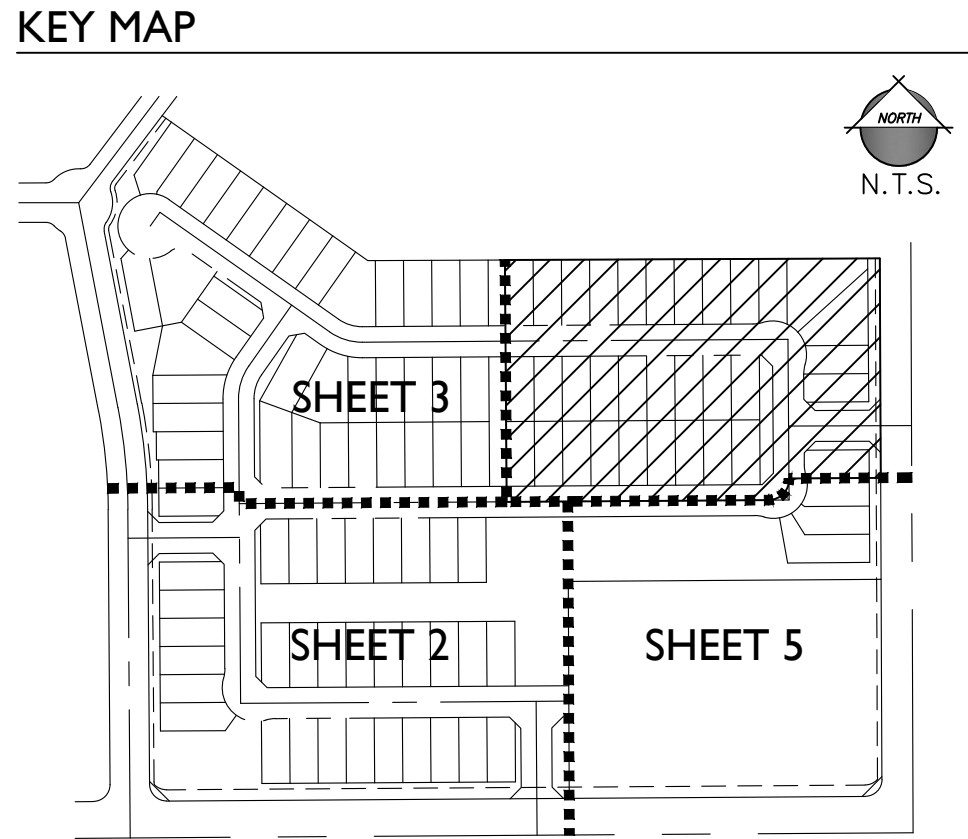
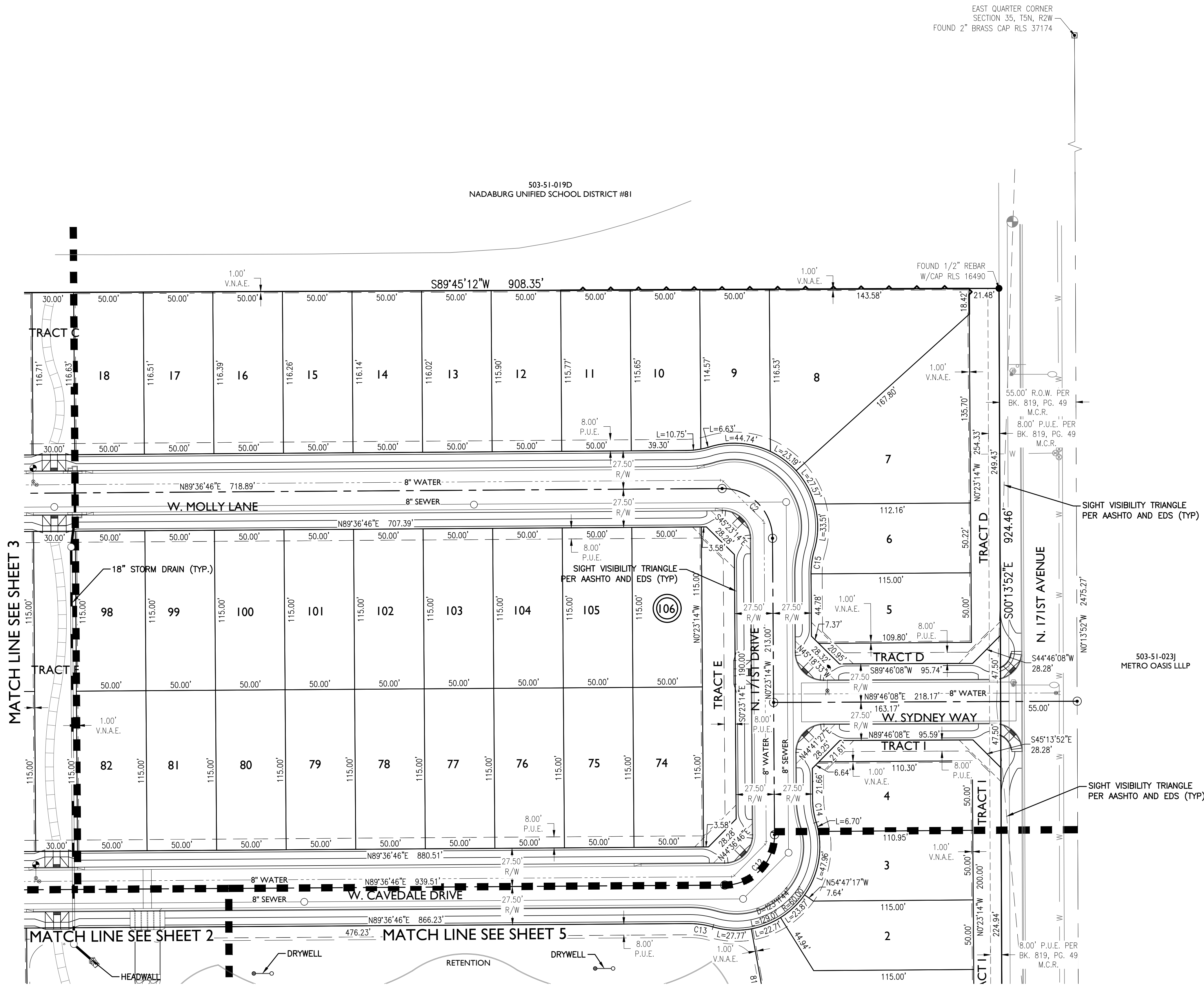


CASE #FS17-176

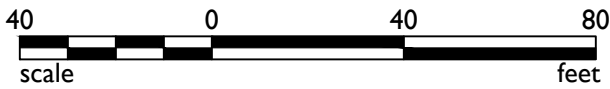


I6-246 - Mirano at Desert Oasis - Preliminary Plat

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NOTE:  
ACCESS OFF OF 171st AVENUE WILL BE 3/4 ACCESS ONCE THE EAST SIDE OF 171st AVENUE IS COMPLETED TO IT'S FULL BUILD OUT.



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Project: **Mirano at Desert Oasis Preliminary Plat**  
Surprise, Arizona

Revisions:

| No. | Description   | By  | Date     |
|-----|---------------|-----|----------|
| 1   | Initial Issue | DMA | 07-17-17 |

Designer: **DMA**  
Drawn by: **GAM**

Professional Engineer Seal: **DAVID B. AUXIER**, License No. 50291, State of Arizona, U.S.A., Signed 07-17-17

Expires: 12/31/2018

Job No. **16-246**

PP03

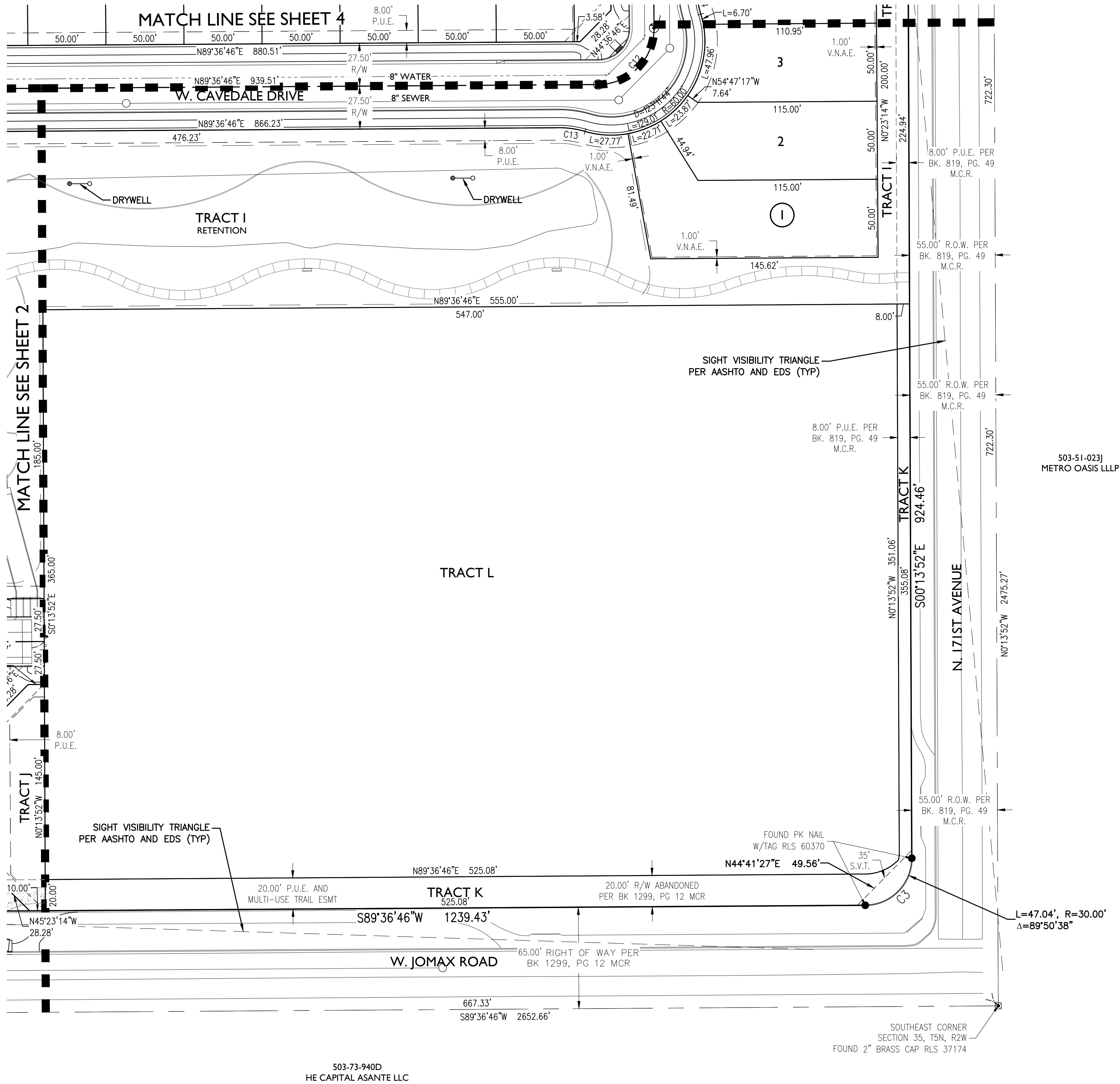
Sheet No. **4** of 5

CASE #FS17-176

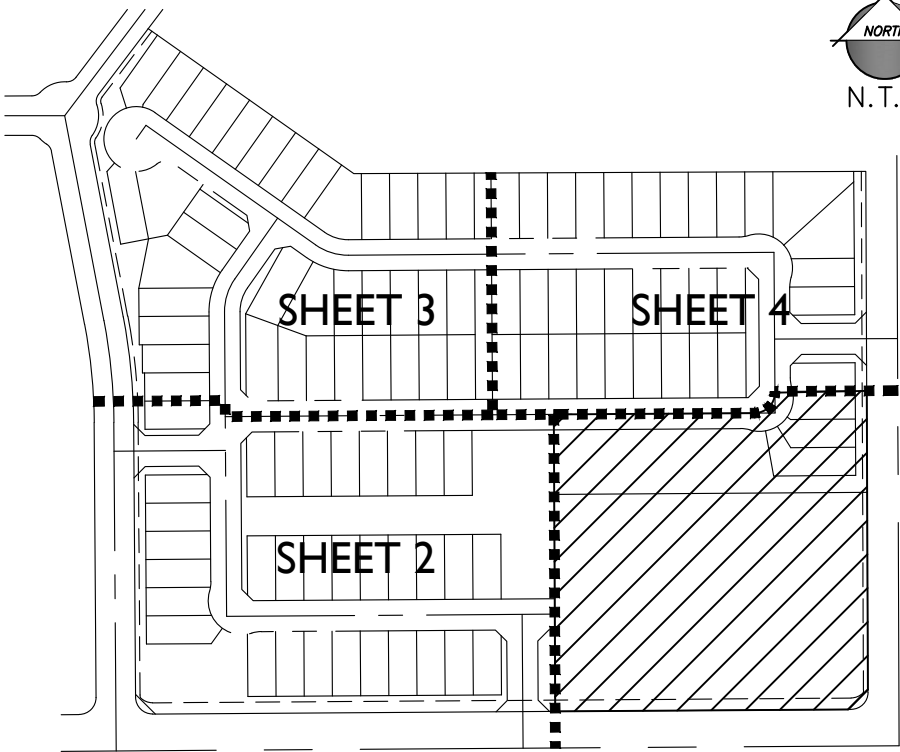


I6-246 - Mirano at Desert Oasis - Preliminary Plat

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KEY MAP



Project:

Mirano at Desert Oasis  
Preliminary Plat  
Surprise, Arizona

Revisions:

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
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|     |             |      |
|     |             |      |
|     |             |      |

Design:

DMA

Drawn by:

GAM

Professional Engineer Seal

50291

DANIEL B. AUXIER

State Signed 07-17-17

ARIZONA, U.S.A.

Expires:

12/31/2018

Job No.

16-246

PP04

Sheet No.

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CASE #FS17-176



LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.

2. PREPARED BACKFILL FOR PLANTING FITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.

3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.

4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.

5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.

6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.

8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.

9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.

10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL CARRY A 90 DAY WARRANTY.

11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.

13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.

14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.

15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.

16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.

17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.

18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.

19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.

20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.

21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.

22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.

23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.

2. USE COMMON TRENCHES WHERE POSSIBLE.

3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.

4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.

5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.

6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.

7. MAINTAIN IRRIGATION AS-BUILT'S AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.

8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.

9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.

10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.

12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.

13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.

14. LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN A VALVE BOX AS REQUIRED- REMOTE CONTROL VALVES TO BE LOCATED ON A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.

15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 1" ROUND ECONOMY BOXES.

16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.

17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:

A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.

B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.

C. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE.

D. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS EXISTING STRUCTURES, AND ANY OTHER HARD-SCAPE AREAS.

E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.

F. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.

G. CONTRACTOR TO CAP OFF ALL IRRIGATION @ PHASING LIMITS AS REQUIRED.

H. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.

I. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.

J. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARD-SCAPE AREAS, WALLS, ETC.

K. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

PLANT LEGEND

|  |                                                             | SIZE                | QTY.    |
|--|-------------------------------------------------------------|---------------------|---------|
|  | TREES                                                       |                     |         |
|  | ACACIA ANEURA/<br>MULGA TREE                                | 24" BOX<br>STANDARD | 63      |
|  | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                  | 24" BOX<br>MULTI    | 18      |
|  | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE     | 24" BOX<br>MULTI    | 96      |
|  | PISTACIA LENTISCUS/<br>MASTIC TREE                          | 24" BOX<br>STANDARD | 41      |
|  | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE       | 24" BOX<br>STANDARD | 43      |
|  | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK       | 24" BOX<br>STANDARD | 66      |
|  | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS        | N/A                 | 45      |
|  | #                                                           |                     |         |
|  |                                                             |                     |         |
|  | SHRUBS (ALL CAN FULL)                                       |                     |         |
|  | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE            | 5 GAL.              | 39      |
|  | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                | 5 GAL.              | 56      |
|  | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                     | 5 GAL.              | 248     |
|  | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE | 5 GAL.              | 321     |
|  | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE            | 5 GAL.              | 457     |
|  | RUELLIA PENINSULARIS/<br>BAJA RUELLIA                       | 5 GAL.              | 177     |
|  | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                | 5 GAL.              | 129     |
|  | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                 | 5 GAL.              | 162     |
|  | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                     | 5 GAL.              | 174     |
|  | ACCENTS (ALL CAN FULL)                                      |                     |         |
|  | AGAVE FARRYI TRUNCATA/<br>ARTICHOKE AGAVE                   | 5 GAL.              | 115     |
|  | AGAVE WEBERI/<br>WEBER'S AGAVE                              | 5 GAL.              | 105     |
|  | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                    | 15 GAL.             | 293     |
|  | HESPERALOE PARVIFOLIA/<br>RED YUCCA                         | 5 GAL.              | 392     |
|  | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                | 5 GAL.              | 562     |
|  | MUHLENBERGIA RIGENS/<br>DEER GRASS                          | 5 GAL.              | 301     |
|  | GROUNDCOVERS (ALL CAN FULL)                                 |                     |         |
|  | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                  | 5 GAL.              | 700     |
|  | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU              | 5 GAL.              | 111     |
|  | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA               | 5 GAL.              | 431     |
|  | TEUCRIUM CHAMAEDRYS/<br>GERMANDER                           | 5 GAL.              | 143     |
|  | EXISTING R.O.W./MEDIAN PLANTING                             |                     |         |
|  | EXISTING TREE                                               |                     |         |
|  | EXISTING SHRUB                                              |                     |         |
|  | EXISTING ACCENT                                             |                     |         |
|  |                                                             |                     |         |
|  |                                                             |                     |         |
|  |                                                             |                     |         |
|  |                                                             |                     |         |
|  | DECOMPOSED GRANITE                                          |                     |         |
|  | SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED.          |                     | 193,970 |
|  | TURF                                                        |                     |         |
|  | 'MIDIRON' HYBRID BERMUDA SOD                                |                     | 41,120  |
|  | 6" CONCRETE HEADER                                          |                     | 1,577   |

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.

2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.

3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.

5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OF GRASS SEED/SOD.

6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.

7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREAS BETWEEN 2' TO 7'.

SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING.

2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.

3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS. CORNER LOTS WITH SIDEYARDS THAT DO NOT HAVE LANDSCAPE TRACTS WILL HAVE A MINIMUM OF (2) 24-INCH BOX TREES AND (3) FIVE GALLON SHRUBS.

4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:

- ACACIA SALICINA (WILLOW ACACIA)

- ACACIA WILLARDIANA (PALO BLANCO)

- QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

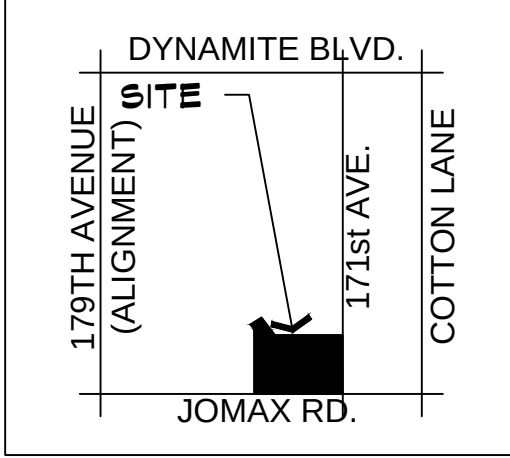
- SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)

- CHILOPSIS LINEARIS (DESERT WILLOW)

- OLEA EUROPAEA (SWAN HILL OLIVE)

5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.

VICINITY MAP



DEVELOPER

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LANDSCAPE ARCHITECT

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NICKA@mg-az.com

SHEET INDEX

|              |                                |
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| L 0.1        | COVER                          |
| L 1.1 - 1.10 | PLANTING PLANS                 |
| L 2.1 - 2.10 | IRRIGATION PLANS               |
| L 3.1        | WALL PLAN                      |
| L 4.1 - 4.2  | MONUMENT & WALL DETAILS        |
| L 5.1        | AMENITIES DETAILS              |
| L 6.1 - 6.2  | LANDSCAPE & IRRIGATION DETAILS |

COVER SHEET

MIRANO AT DESERT OASIS

NEC OF 173rd AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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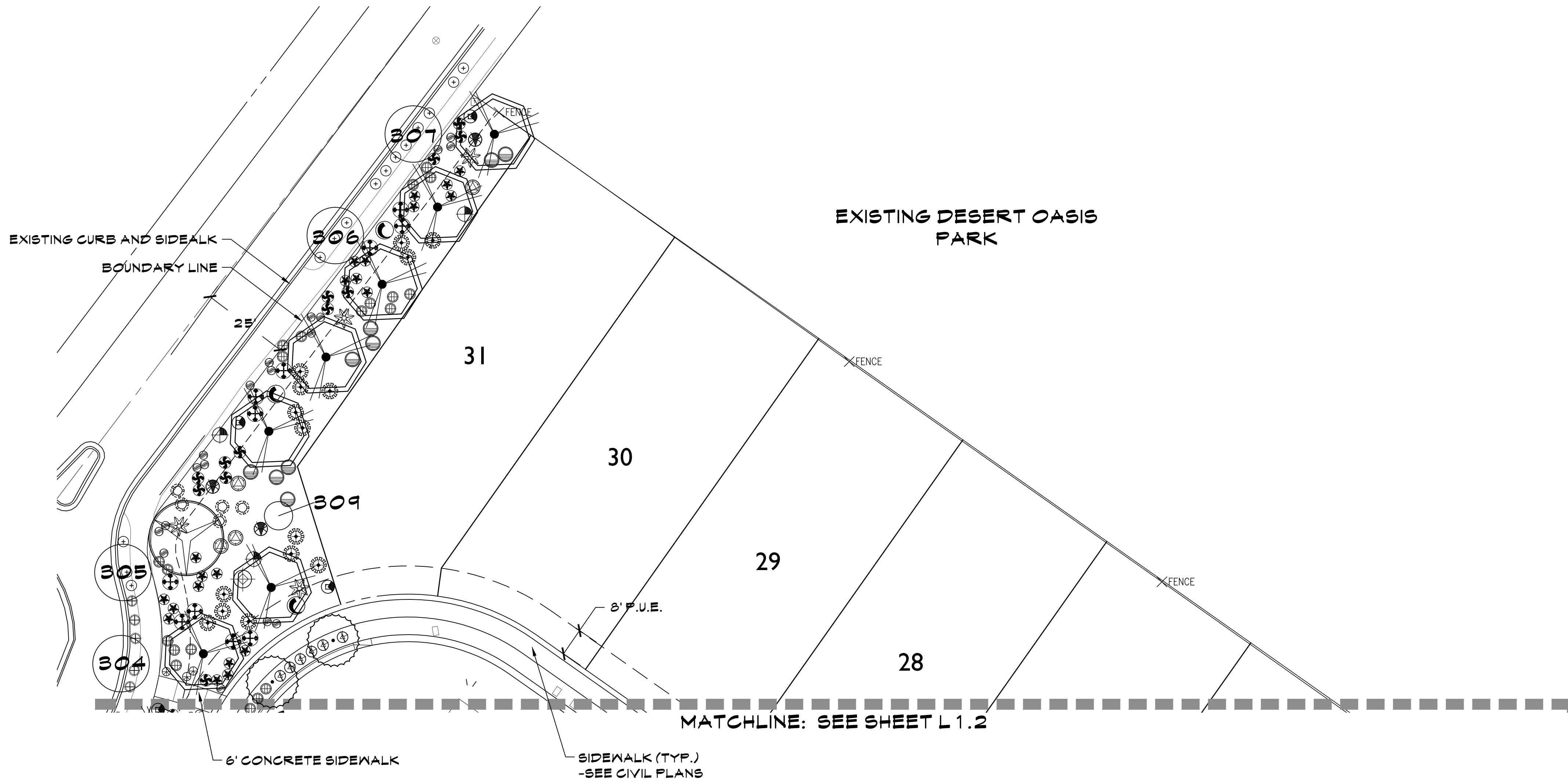
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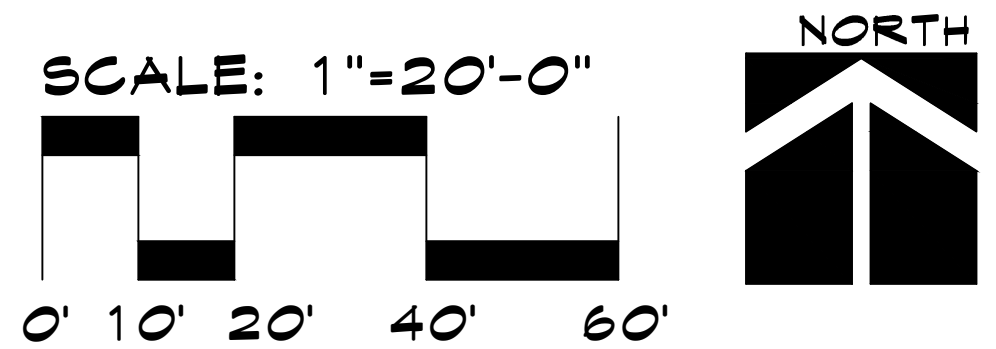
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| PLANT LEGEND |                                                                          |
|--------------|--------------------------------------------------------------------------|
|              | TREES                                                                    |
|              | ACACIA ANEURA/<br>MULGA TREE                                             |
|              | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|              | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|              | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|              | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE                    |
|              | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
|              | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
|              | SHRUBS(ALL CAN FULL)                                                     |
|              | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|              | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
|              | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                                  |
|              | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE              |
|              | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE                         |
|              | RUPELLIA PENINSULARIS/<br>BAJA RUPELLIA                                  |
|              | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                             |
|              | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                              |
|              | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
|              | ACCENTS (ALL CAN FULL)                                                   |
|              | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                                |
|              | AGAVE WEBERI/<br>WEBER'S AGAVE                                           |
|              | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                                 |
|              | HESPERALOE PARVIFOLIA/<br>RED YUCCA                                      |
|              | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|              | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
|              | GROUNDCOVERS (ALL CAN FULL)                                              |
|              | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                               |
|              | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU                           |
|              | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|              | TEUCRIUM CHAMAEDRY'S/<br>GERMANDER                                       |
|              | EXISTING R.O.W./MEDIAN PLANTING                                          |
|              | EXISTING TREE                                                            |
|              | EXISTING SHRUB                                                           |
|              | EXISTING ACCENT                                                          |
|              | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|              | TURF<br>'MIDIRON' HYBRID BERMUDA SOD                                     |
|              | 6" CONCRETE HEADER                                                       |

|               |                 |               |               |                                                                                       |
|---------------|-----------------|---------------|---------------|---------------------------------------------------------------------------------------|
| L1.1/<br>L2.1 | KEY MAP         |               |               |  |
| L1.2/<br>L2.2 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |                                                                                       |
| L1.8/<br>L2.8 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |                                                                                       |
| L1.9/<br>L2.9 | L1.10/<br>L2.10 |               |               |                                                                                       |

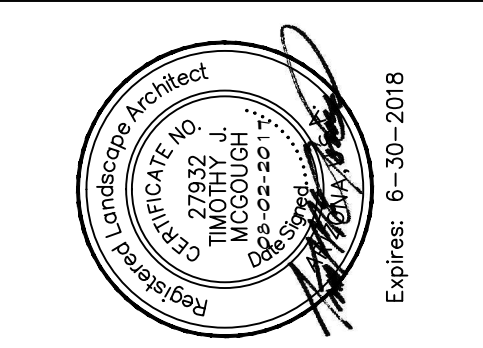


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PLANTING PLAN

**MIRANO AT DESERT OASIS**

NEC OF 173RD AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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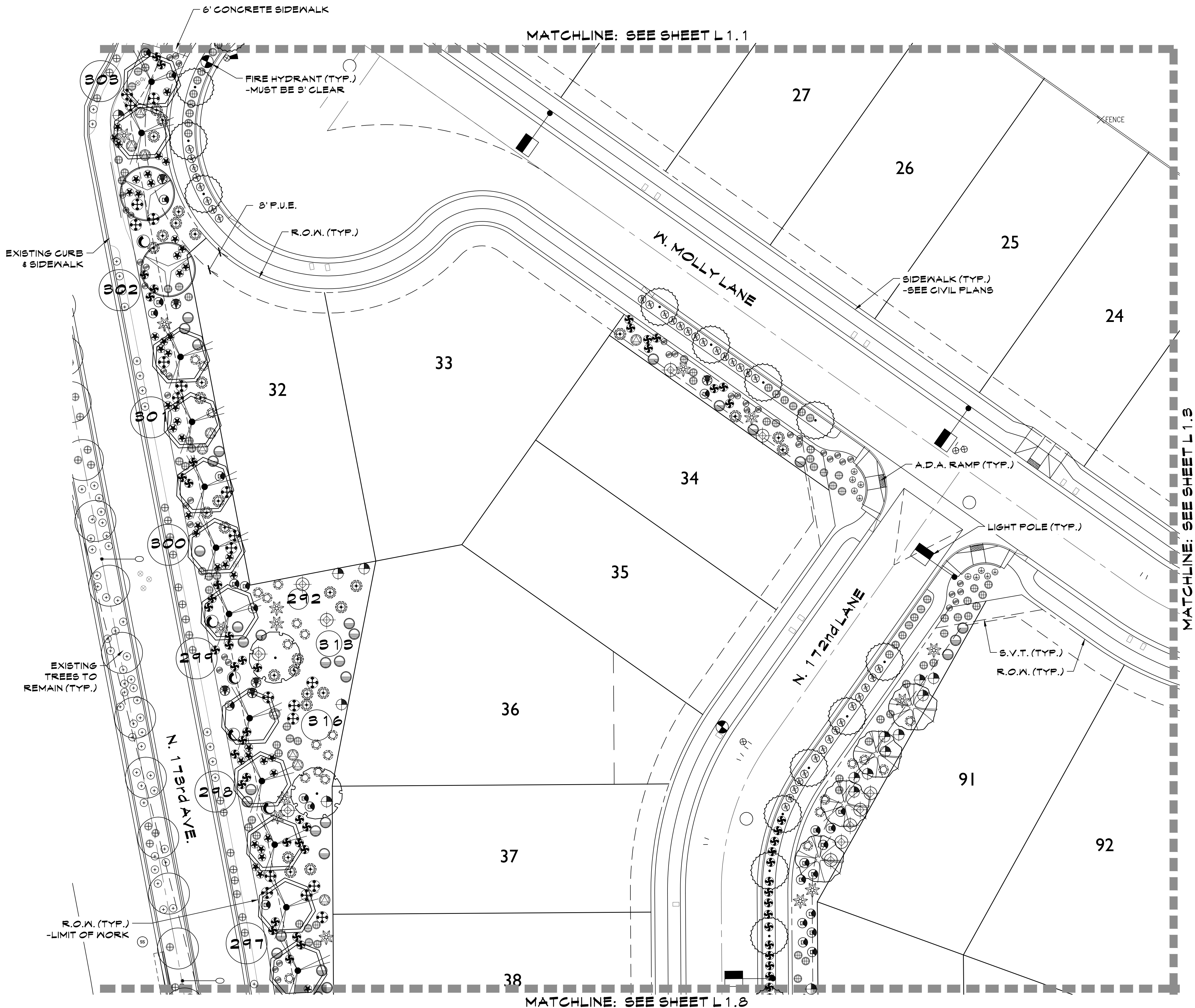
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| DRAWN BY:   | CS       |
| CHECKED BY: | TM       |

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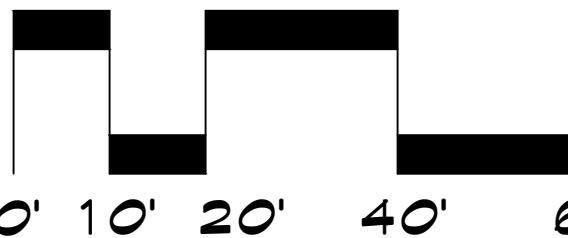




| PLANT LEGEND                      |                                                                          |
|-----------------------------------|--------------------------------------------------------------------------|
| <b>TREES</b>                      |                                                                          |
|                                   | ACACIA ANEURA/<br>MULGA TREE                                             |
|                                   | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|                                   | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|                                   | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|                                   | PROSOPIS HYBRID 'RIO SALADO'/<br>'RIO SALADO' MESQUITE                   |
|                                   | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
|                                   | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
| <b>SHRUBS(ALL CAN FULL)</b>       |                                                                          |
|                                   | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|                                   | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
|                                   | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                                  |
|                                   | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE              |
|                                   | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE                         |
|                                   | RUPELLIA PENINSULARIS/<br>BAJA RUELLIA                                   |
|                                   | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                             |
|                                   | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                              |
|                                   | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
| <b>ACCENTS(ALL CAN FULL)</b>      |                                                                          |
|                                   | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                                |
|                                   | AGAVE WEBER/<br>WEBER'S AGAVE                                            |
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|                                   | HESPERALOE PARVIFOLIA/<br>RED YUCCA                                      |
|                                   | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|                                   | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
| <b>GROUNDCOVERS(ALL CAN FULL)</b> |                                                                          |
|                                   | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                               |
|                                   | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU                           |
|                                   | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|                                   | TEUCRUM CHAMAEDRYIS/<br>GERMANDER                                        |
|                                   | EXISTING R.O.W./MEDIAN PLANTING                                          |
|                                   | EXISTING TREE                                                            |
|                                   | EXISTING SHRUB                                                           |
|                                   | EXISTING ACCENT                                                          |
|                                   | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|                                   | TURF<br>'MIDIRON' HYBRID BERMUDA SOD                                     |
|                                   | 6" CONCRETE HEADER                                                       |

|               |                 |               |               |
|---------------|-----------------|---------------|---------------|
| L1.1/<br>L2.1 | KEY MAP         |               |               |
| L1.2/<br>L2.2 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |
| L1.8/<br>L2.8 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |
| L1.9/<br>L2.9 | L1.10/<br>L2.10 |               |               |

SCALE: 1"=20'-0"

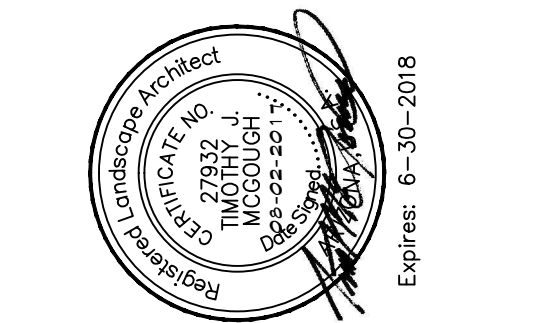


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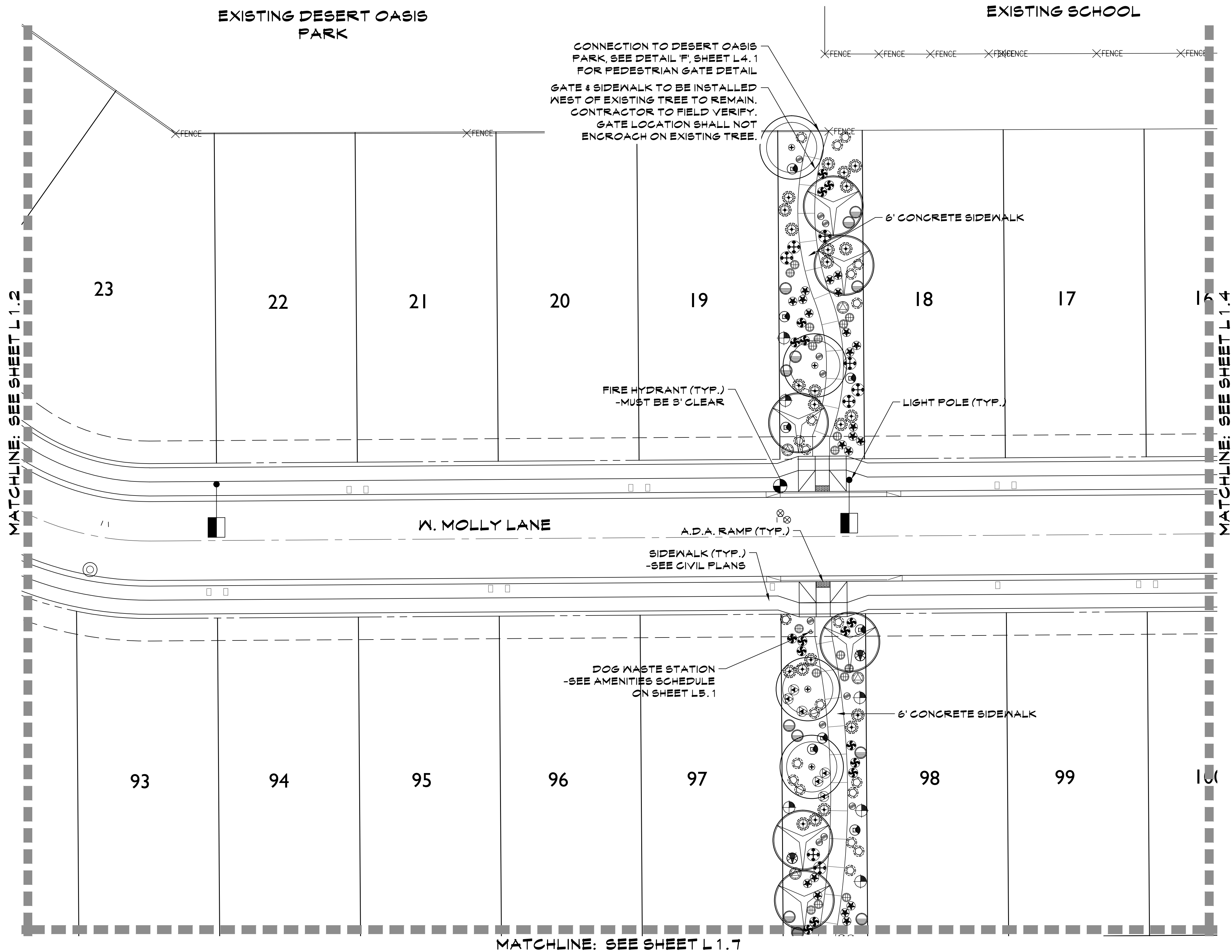
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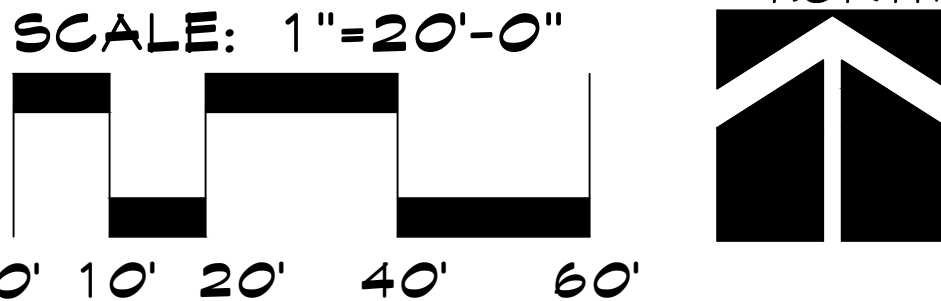
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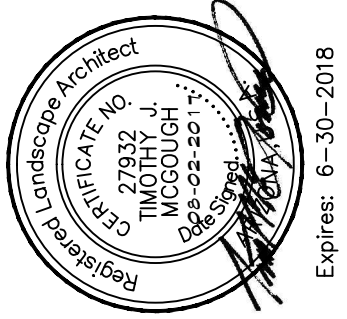


| PLANT LEGEND               |                                                                          |
|----------------------------|--------------------------------------------------------------------------|
| TREES                      |                                                                          |
|                            | ACACIA ANEURA/<br>MULGA TREE                                             |
|                            | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|                            | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|                            | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|                            | PROSOPIS HYBRID 'RIO SALADO'/<br>'RIO SALADO' MESQUITE                   |
|                            | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
|                            | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
| SHRUBS(ALL CAN FULL)       |                                                                          |
|                            | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|                            | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
|                            | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                                  |
|                            | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE              |
|                            | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE                         |
|                            | RUELLIA PENINSULARIS/<br>BAJA RUELLIA                                    |
|                            | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                             |
|                            | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                              |
|                            | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
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|                            | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|                            | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
| GROUNDCOVERS(ALL CAN FULL) |                                                                          |
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|                            | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU                           |
|                            | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|                            | TEUCRUM CHAMAEDRYS/<br>GERMANDER                                         |
|                            | EXISTING R.O.W./MEDIAN PLANTING                                          |
|                            | EXISTING TREE                                                            |
|                            | EXISTING SHRUB                                                           |
|                            | EXISTING ACCENT                                                          |
|                            | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|                            | TURF<br>'MIDIRON' HYBRID BERMUDA SOD                                     |
|                            | 6" CONCRETE HEADER                                                       |

|                 |                 |                 |                 |  |
|-----------------|-----------------|-----------------|-----------------|--|
| L1.1/<br>L2.1   | KEY MAP         |                 |                 |  |
| L1.2/<br>L2.2   | L1.3/<br>L2.3   | L1.4/<br>L2.4   | L1.5/<br>L2.5   |  |
| L1.6/<br>L2.6   | L1.7/<br>L2.7   | L1.8/<br>L2.8   | L1.9/<br>L2.9   |  |
| L1.10/<br>L2.10 | L1.11/<br>L2.11 | L1.12/<br>L2.12 | L1.13/<br>L2.13 |  |



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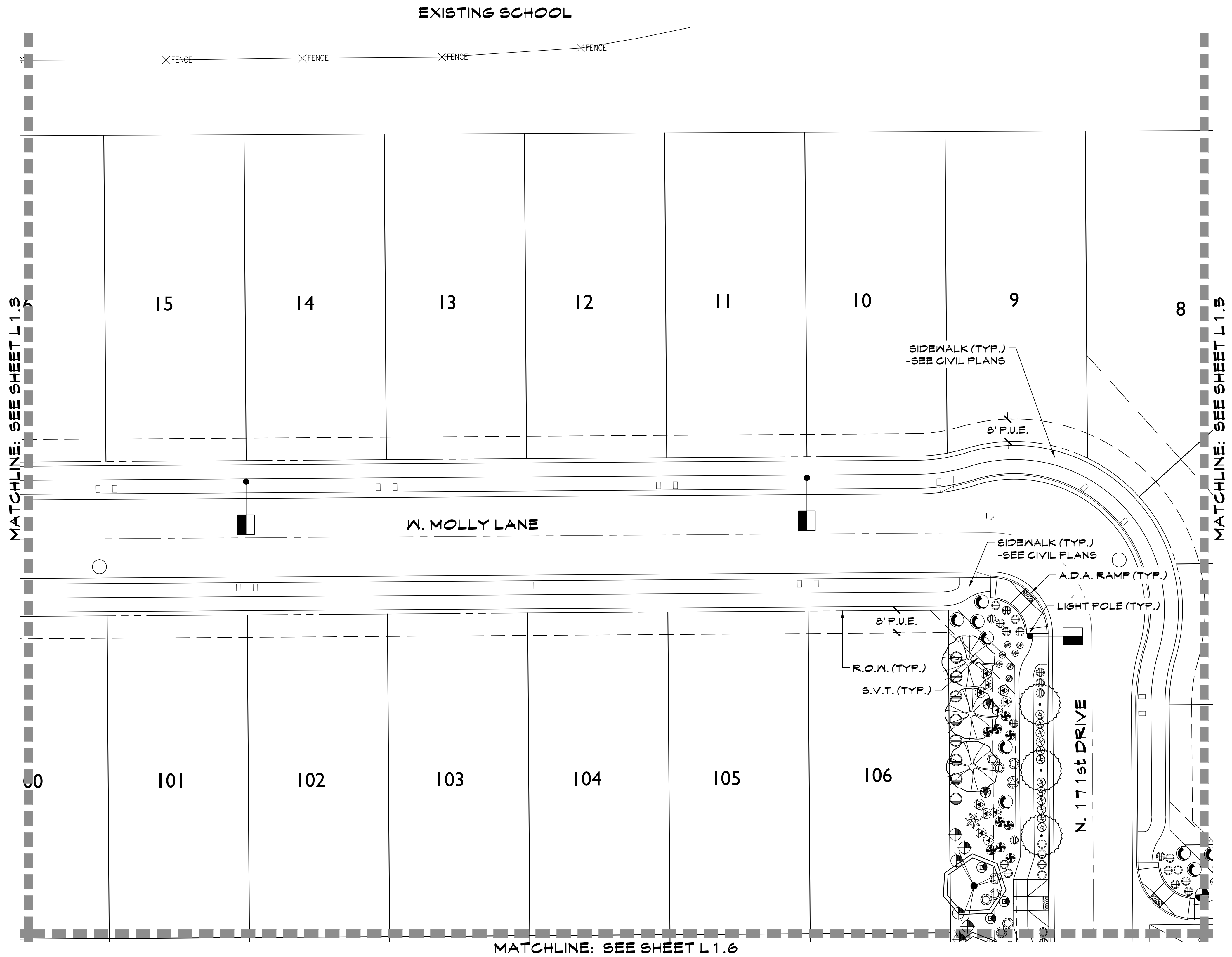
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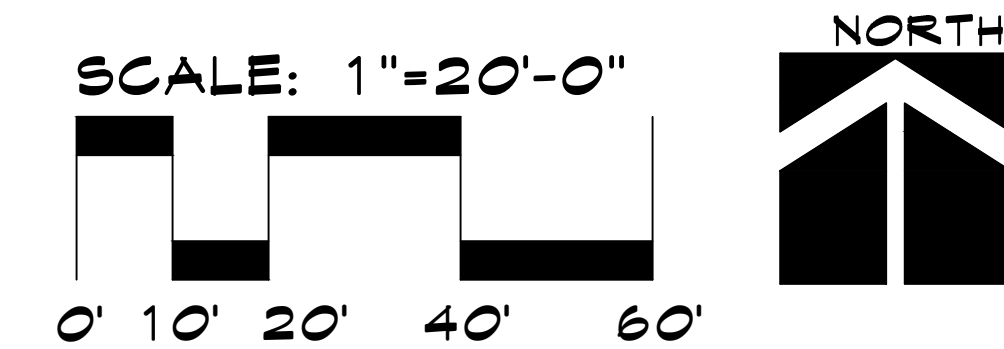
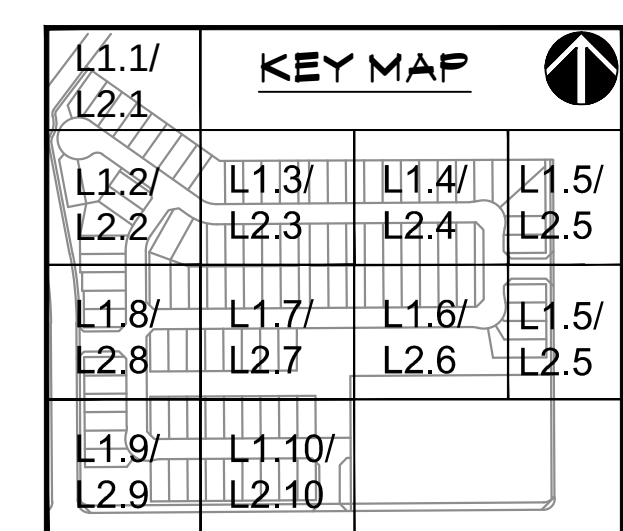
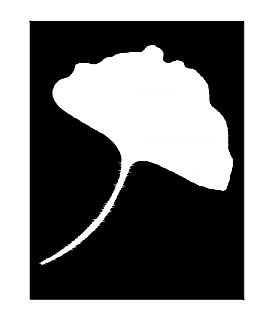
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**L 1.3**





| PLANT LEGEND                        |                                                                          |
|-------------------------------------|--------------------------------------------------------------------------|
| <b>TREES</b>                        |                                                                          |
|                                     | ACACIA ANEURA/<br>MULGA TREE                                             |
|                                     | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|                                     | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|                                     | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|                                     | PROSOPIS HYBRID 'RIO SALADO'/<br>'RIO SALADO' MESQUITE                   |
|                                     | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
|                                     | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
| <b>SHRUBS (ALL CAN FULL)</b>        |                                                                          |
|                                     | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|                                     | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
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|                                     | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                             |
|                                     | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                              |
|                                     | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
| <b>ACCENTS (ALL CAN FULL)</b>       |                                                                          |
|                                     | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                                |
|                                     | AGAVE WEBER/<br>WEBER'S AGAVE                                            |
|                                     | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                                 |
|                                     | HESPERALOE PARVIFOLIA/<br>RED YUCCA                                      |
|                                     | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|                                     | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
| <b>GROUND COVERS (ALL CAN FULL)</b> |                                                                          |
|                                     | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                               |
|                                     | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU                           |
|                                     | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|                                     | TEUCRUM CHAMAEDRYIS/<br>GERMANDER                                        |
|                                     | EXISTING R.O.N./MEDIAN PLANTING                                          |
|                                     | EXISTING TREE                                                            |
|                                     | EXISTING SHRUB                                                           |
|                                     | EXISTING ACCENT                                                          |
|                                     | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|                                     | TURF<br>MIDIRON' HYBRID BERMUDA SOD                                      |
|                                     | 6" CONCRETE HEADER                                                       |

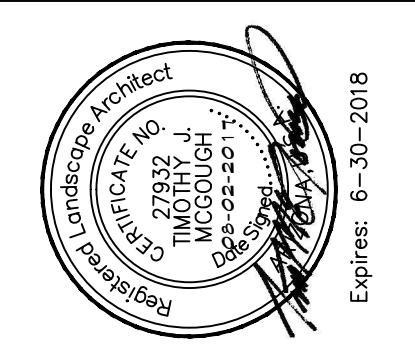



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PLANTING PLAN

**MIRANO AT DESERT OASIS**

NEC OF 173rd AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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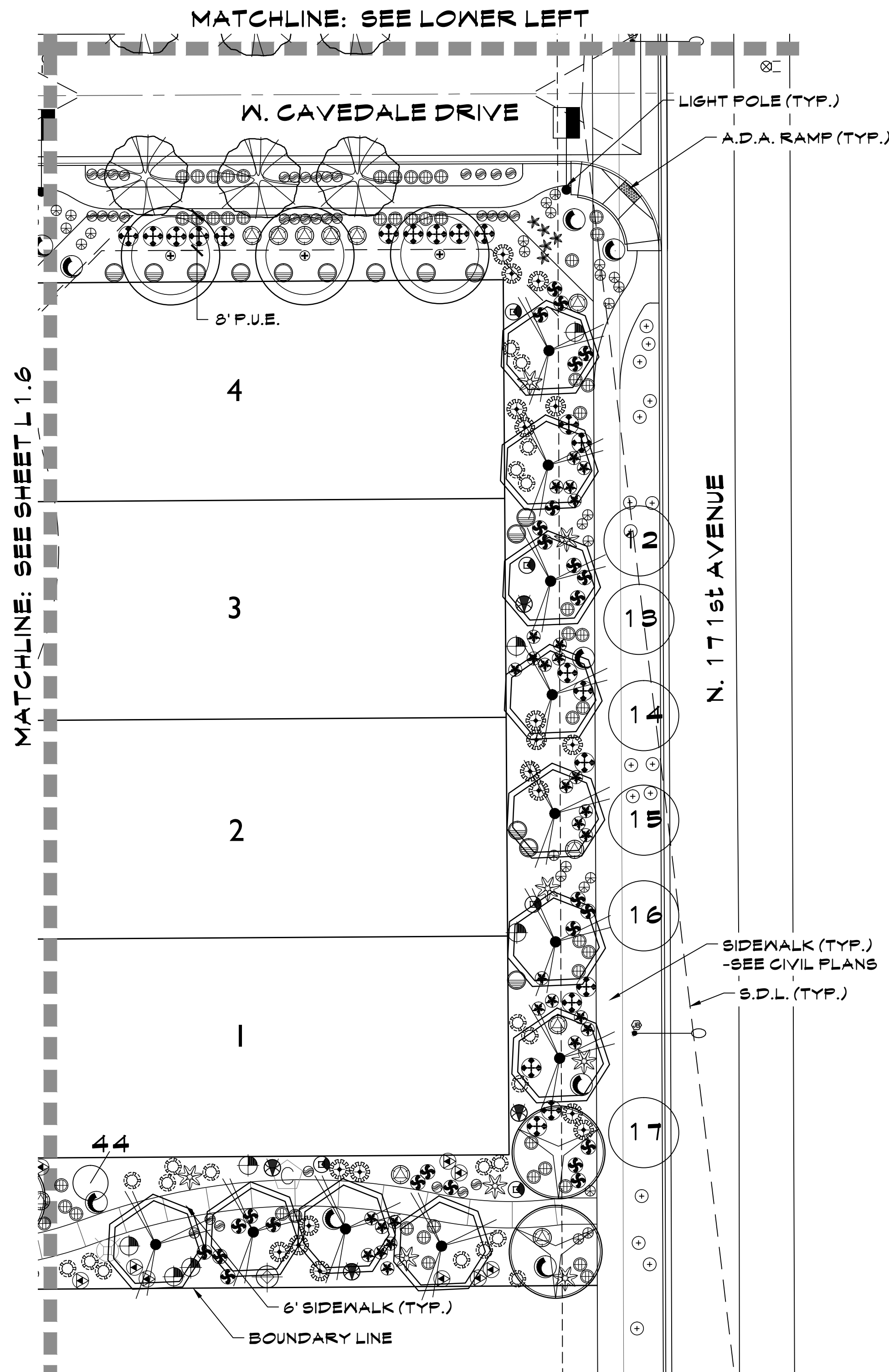
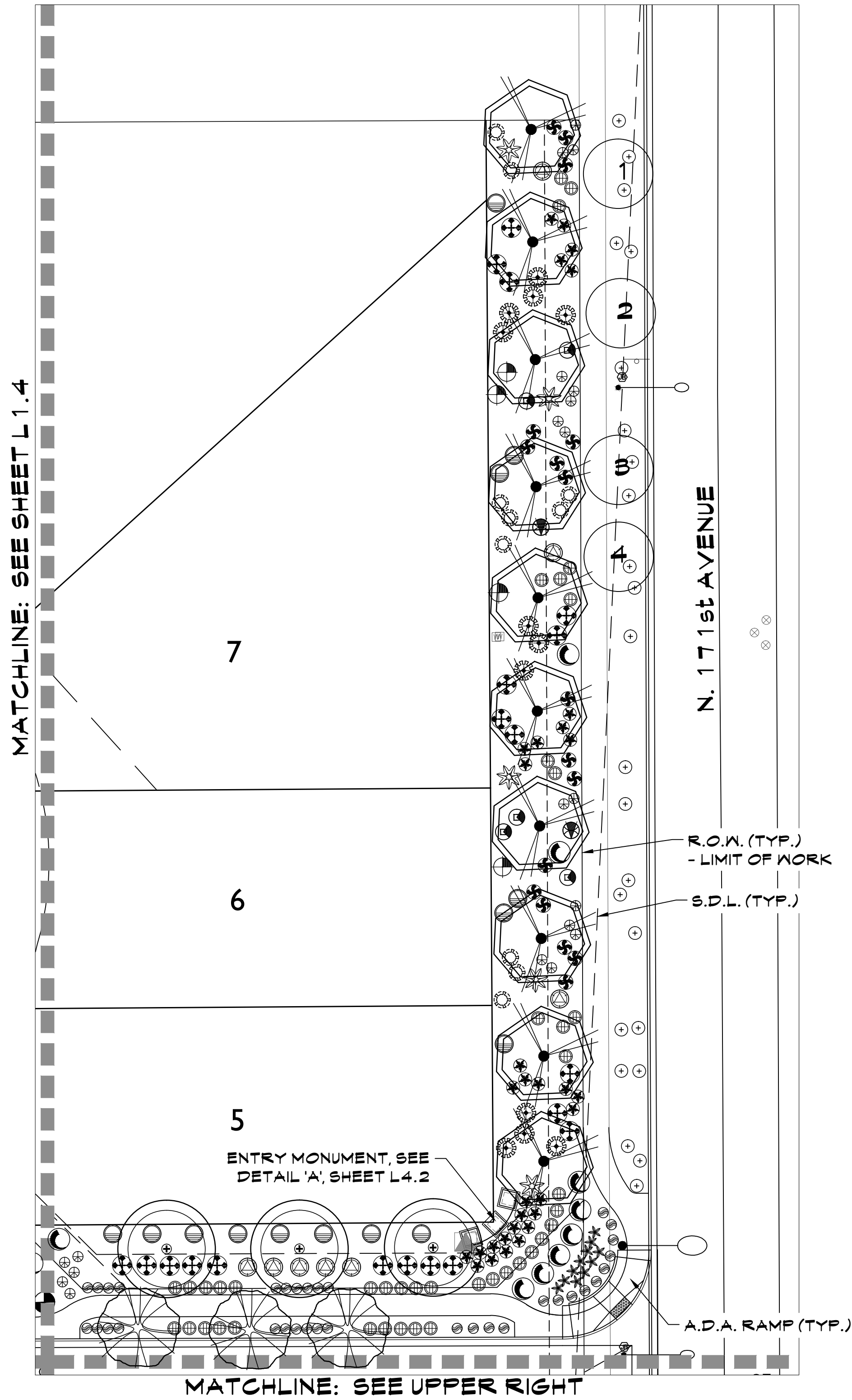
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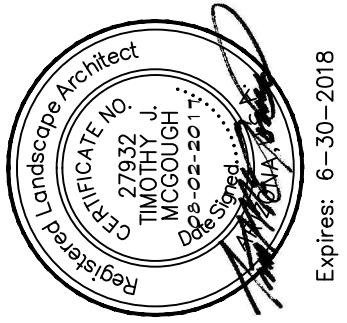
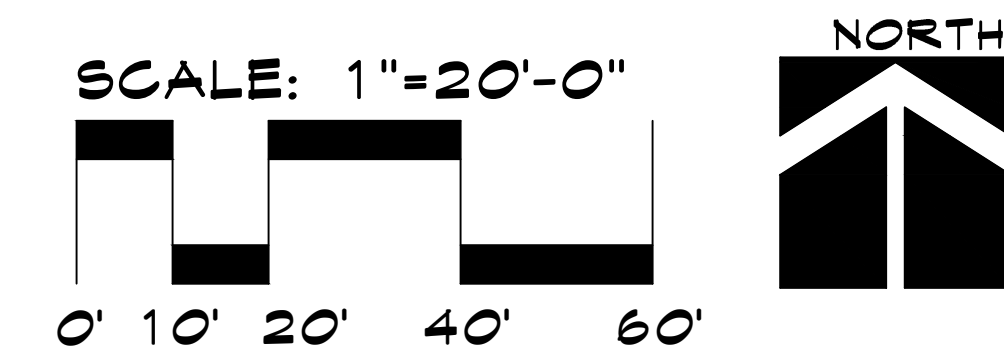
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**L 1.4**





| PLANT LEGEND                       |                                                                          |
|------------------------------------|--------------------------------------------------------------------------|
| <b>TREES</b>                       |                                                                          |
|                                    | ACACIA ANEURA/<br>MULGA TREE                                             |
|                                    | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|                                    | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|                                    | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|                                    | PROSOPIS HYBRID 'RIO SALADO'/<br>'RIO SALADO' MESQUITE                   |
|                                    | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
|                                    | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
| <b>SHRUBS (ALL CAN FULL)</b>       |                                                                          |
|                                    | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|                                    | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
|                                    | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                                  |
|                                    | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE              |
|                                    | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE                         |
|                                    | RUELLIA PENINSULARIS/<br>BAJA RUELLIA                                    |
|                                    | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                             |
|                                    | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                              |
|                                    | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
| <b>ACCENTS (ALL CAN FULL)</b>      |                                                                          |
|                                    | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                                |
|                                    | AGAVE WEBERI/<br>WEBER'S AGAVE                                           |
|                                    | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                                 |
|                                    | HESPERALOE PARVIFOLIA/<br>RED YUCCA                                      |
|                                    | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|                                    | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
| <b>GROUNDCOVERS (ALL CAN FULL)</b> |                                                                          |
|                                    | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                               |
|                                    | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU                           |
|                                    | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|                                    | TEUCRIMUM CHAMAEDRY'S/<br>GERMANDER                                      |
|                                    | EXISTING R.O.W./MEDIAN PLANTING                                          |
|                                    | EXISTING TREE                                                            |
|                                    | EXISTING SHRUB                                                           |
|                                    | EXISTING ACCENT                                                          |
|                                    | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|                                    | TURF                                                                     |
|                                    | 'MIDIRON' HYBRID BERMUDA SOD                                             |
|                                    | 6" CONCRETE HEADER                                                       |

|               |                 |               |               |  |
|---------------|-----------------|---------------|---------------|--|
| L1.1/<br>L2.1 | KEY MAP         |               |               |  |
| L1.2/<br>L2.2 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |  |
| L1.8/<br>L2.8 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |  |
| L1.9/<br>L2.9 | L1.10/<br>L2.10 |               |               |  |



PLANTING PLAN

**MIRANO AT DESERT OASIS**

NEC OF 173rd AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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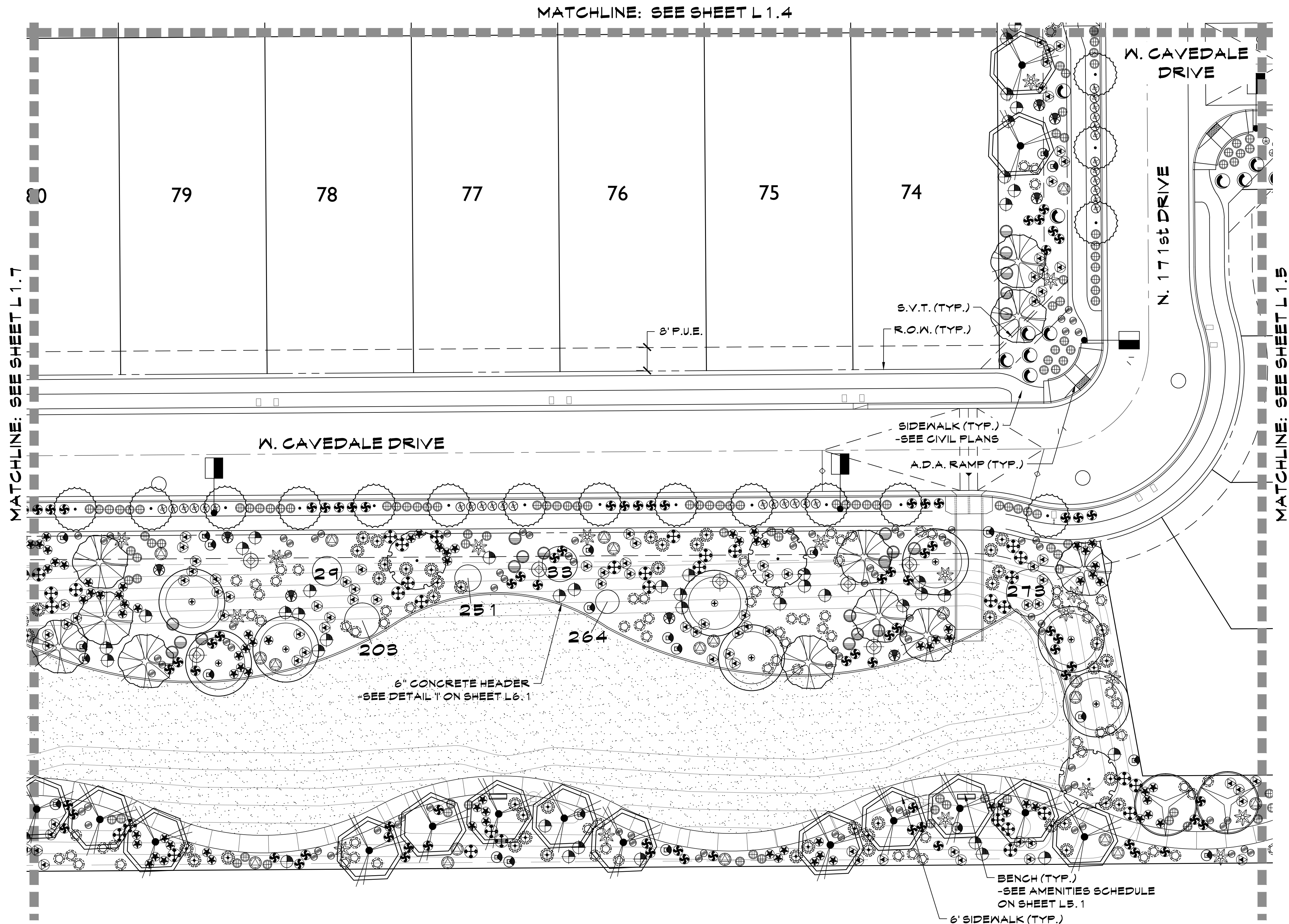
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DATE: 08-02-17  
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CHECKED BY: TM

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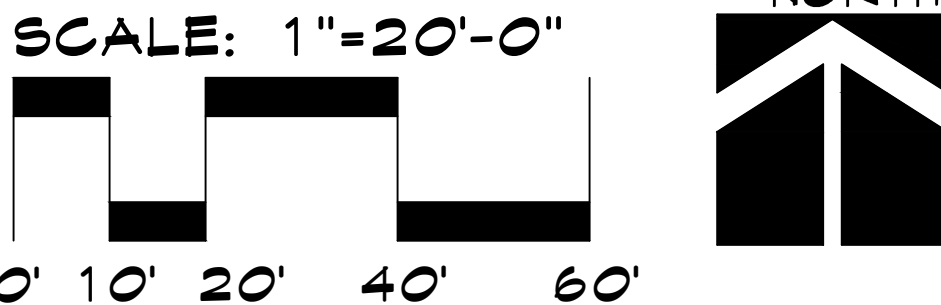
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**L1.5**



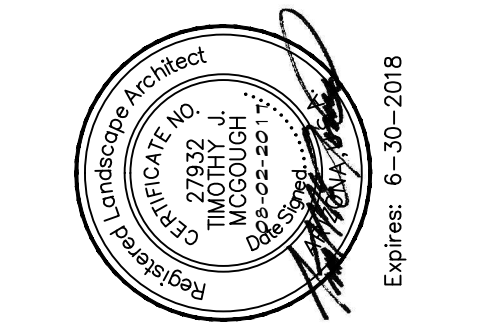


| PLANT LEGEND                                                             |                                                             |
|--------------------------------------------------------------------------|-------------------------------------------------------------|
|                                                                          | TREES                                                       |
|                                                                          | ACACIA ANEURA/<br>MULGA TREE                                |
|                                                                          | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                  |
|                                                                          | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE     |
|                                                                          | PISTACIA LENTISCUS/<br>MASTIC TREE                          |
|                                                                          | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE       |
|                                                                          | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK       |
|                                                                          | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS        |
|                                                                          |                                                             |
|                                                                          | SHRUBS (ALL CAN FULL)                                       |
|                                                                          | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE            |
|                                                                          | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                |
|                                                                          | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                     |
|                                                                          | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE |
|                                                                          | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE            |
|                                                                          | RUPELLIA PENINSULARIS/<br>BAJA RUELLIA                      |
|                                                                          | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                |
|                                                                          | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                 |
|                                                                          | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                     |
|                                                                          | ACCENTS (ALL CAN FULL)                                      |
|                                                                          | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                   |
|                                                                          | AGAVE WEBERI/<br>WEBER'S AGAVE                              |
|                                                                          | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                    |
|                                                                          | HESPERALOE PARVIFOLIA/<br>RED YUCCA                         |
|                                                                          | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                |
|                                                                          | MUHLENBERGIA RIGENS/<br>DEER GRASS                          |
|                                                                          | GROUNDCOVERS (ALL CAN FULL)                                 |
|                                                                          | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                  |
|                                                                          | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU              |
|                                                                          | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA               |
|                                                                          | TEUCRIUM CHAMAEDRYIS/<br>GERMANDER                          |
|                                                                          | EXISTING R.O.W./MEDIAN PLANTING                             |
|                                                                          | EXISTING TREE                                               |
|                                                                          | EXISTING SHRUB                                              |
|                                                                          | EXISTING ACCENT                                             |
|                                                                          |                                                             |
|                                                                          |                                                             |
| DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |                                                             |
| TURF<br>'MIDIRON' HYBRID BERMUDA SOD                                     |                                                             |
| 6" CONCRETE HEADER                                                       |                                                             |

|               |                 |               |               |                                                                                       |
|---------------|-----------------|---------------|---------------|---------------------------------------------------------------------------------------|
| L1.1/<br>L2.1 | KEY MAP         |               |               |  |
| L1.2/<br>L2.2 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |                                                                                       |
| L1.8/<br>L2.8 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |                                                                                       |
| L1.9/<br>L2.9 | L1.10/<br>L2.10 |               |               |                                                                                       |



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PLANTING PLAN

**MIRANO AT DESERT OASIS**

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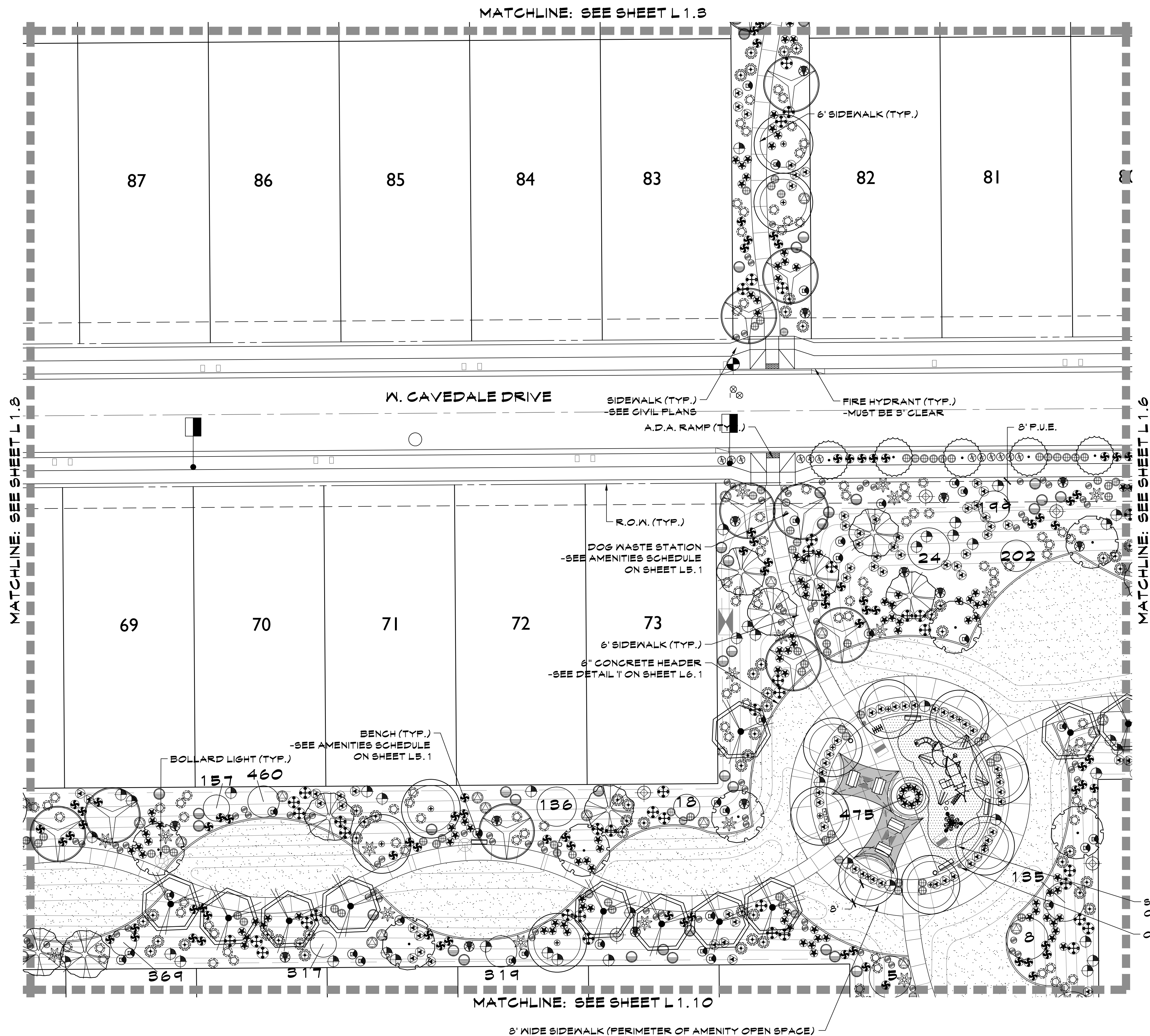
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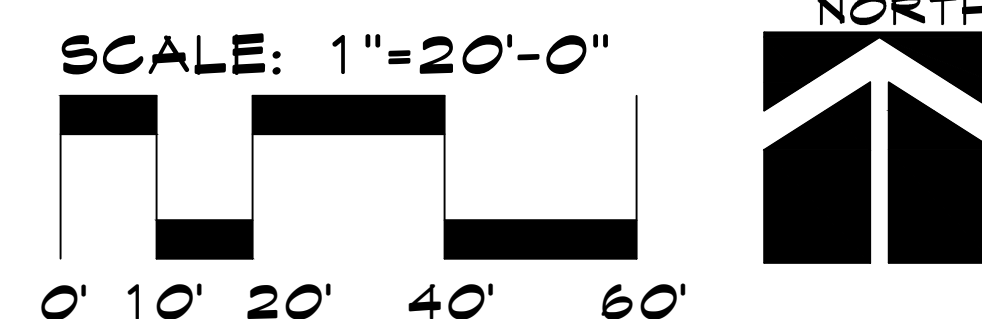
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**L1.6**





| PLANT LEGEND                       |                                                                          |
|------------------------------------|--------------------------------------------------------------------------|
| <b>TREES</b>                       |                                                                          |
|                                    | ACACIA ANEURA/<br>MULGA TREE                                             |
|                                    | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|                                    | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|                                    | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|                                    | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE                    |
|                                    | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
|                                    | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
| <b>SHRUBS (ALL CAN FULL)</b>       |                                                                          |
|                                    | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|                                    | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
|                                    | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                                  |
|                                    | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE              |
|                                    | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE                         |
|                                    | RUELLIA PENINSULARIS/<br>BAJA RUELLIA                                    |
|                                    | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                             |
|                                    | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                              |
|                                    | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
| <b>ACCENTS (ALL CAN FULL)</b>      |                                                                          |
|                                    | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                                |
|                                    | AGAVE WEBERI/<br>WEBER'S AGAVE                                           |
|                                    | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                                 |
|                                    | HESPERALOE PARVIFOLIA/<br>RED YUCCA                                      |
|                                    | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|                                    | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
| <b>GROUNDCOVERS (ALL CAN FULL)</b> |                                                                          |
|                                    | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                               |
|                                    | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU                           |
|                                    | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|                                    | TEUCRUM CHAMAEDRYS/<br>GERMANDER                                         |
|                                    | EXISTING R.O.W./MEDIAN PLANTING                                          |
|                                    | EXISTING TREE                                                            |
|                                    | EXISTING SHRUB                                                           |
|                                    | EXISTING ACCENT                                                          |
|                                    | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|                                    | TURF                                                                     |
|                                    | 'MIDIRON' HYBRID BERMUDA SOD                                             |
|                                    | 6" CONCRETE HEADER                                                       |

| KEY MAP       |                 |               |               |  |
|---------------|-----------------|---------------|---------------|--|
| L1.1/<br>L2.1 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |  |
| L1.2/<br>L2.2 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |  |
| L1.8/<br>L2.8 | L1.10/<br>L2.10 |               |               |  |
| L1.9/<br>L2.9 |                 |               |               |  |

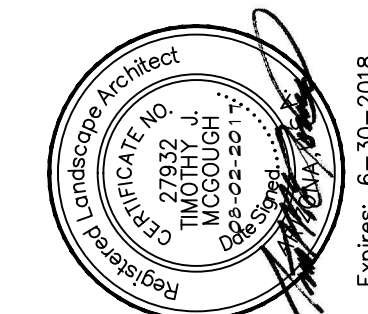


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# PLANTING PLAN **MIRANO AT DESERT OASIS** NEC OF 173RD AVE. AND JOMAX RD. SURPRISE, ARIZONA

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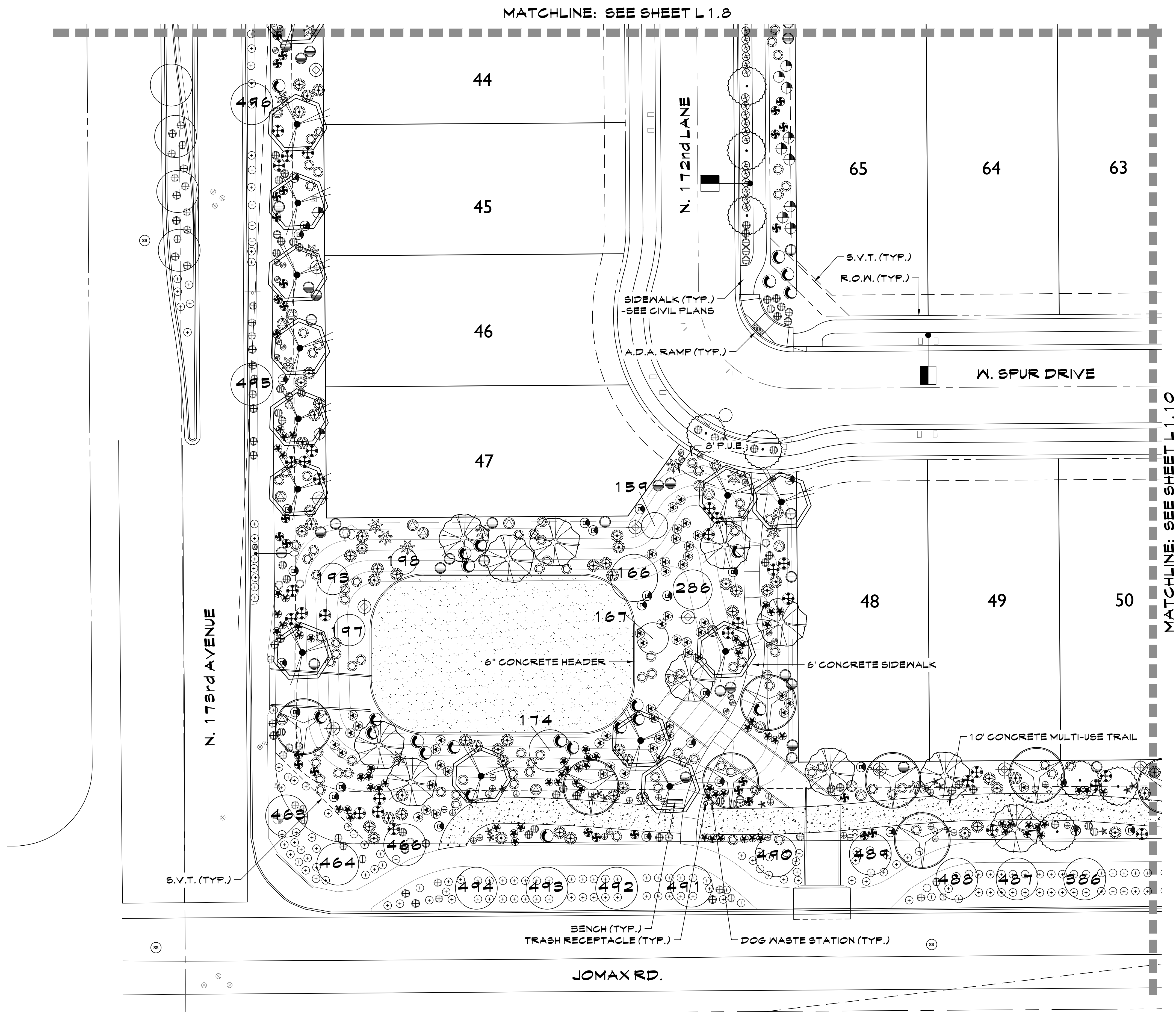
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**L1.7**







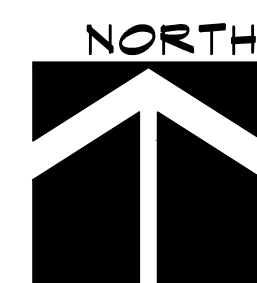
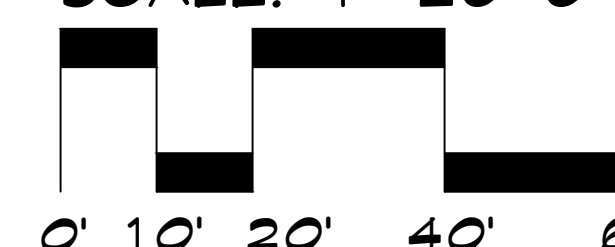


# PLANT LEGEND

|  |                                                                          |
|--|--------------------------------------------------------------------------|
|  | TREES                                                                    |
|  | ACACIA ANEURA/<br>MULGA TREE                                             |
|  | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                               |
|  | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE                  |
|  | PISTACIA LENTISCUS/<br>MASTIC TREE                                       |
|  | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE                    |
|  | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK                    |
|  | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS                     |
|  | SHRUBS (ALL CAN FULL)                                                    |
|  | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE                         |
|  | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                             |
|  | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                                  |
|  | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE              |
|  | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE                         |
|  | RUELLIA PENINSULARIS/<br>BAJA RUELLIA                                    |
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|  | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                                  |
|  | ACCENTS (ALL CAN FULL)                                                   |
|  | AGAVE FARRYI TRUNCATA/<br>ARTICHOKE AGAVE                                |
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|  | HESPERALOE PARVIFOLIA/<br>RED YUCCA                                      |
|  | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                             |
|  | MUHLENBERGIA RIGENS/<br>DEER GRASS                                       |
|  | GROUNDCOVERS (ALL CAN FULL)                                              |
|  | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                               |
|  | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU                           |
|  | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA                            |
|  | TEUCRIUM CHAMAEDRYIS/<br>GERMANDER                                       |
|  | EXISTING R.O.W./MEDIAN PLANTING                                          |
|  | EXISTING TREE                                                            |
|  | EXISTING SHRUB                                                           |
|  | EXISTING ACCENT                                                          |
|  | DECOMPOSED GRANITE<br>SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED. |
|  | TURF<br>'MIDIRON' HYBRID BERMUDA SOD                                     |
|  | 6" CONCRETE HEADER                                                       |

|               |                 |               |               |                                                                                       |
|---------------|-----------------|---------------|---------------|---------------------------------------------------------------------------------------|
| L1.1/<br>L2.1 | KEY MAP         |               |               |  |
| L1.2/<br>L2.2 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |                                                                                       |
| L1.8/<br>L2.8 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |                                                                                       |
| L1.9/<br>L2.9 | L1.10/<br>L2.10 |               |               |                                                                                       |

SCALE: 1"=20'-0"

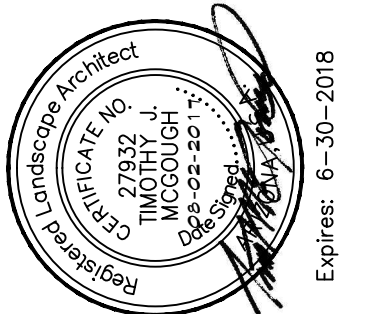


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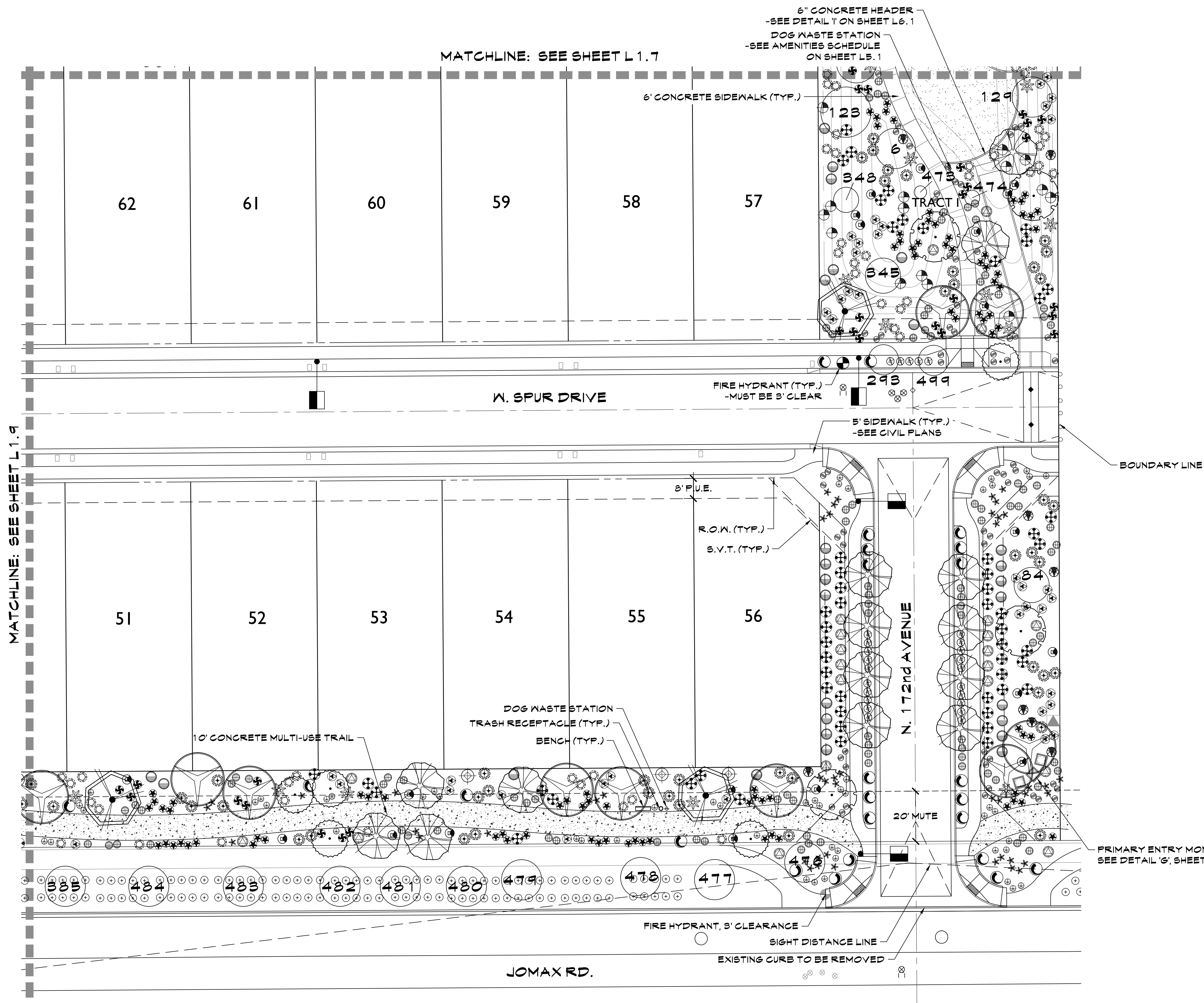
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L1.9

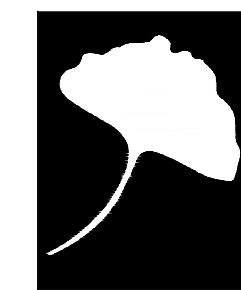
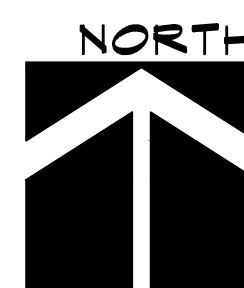
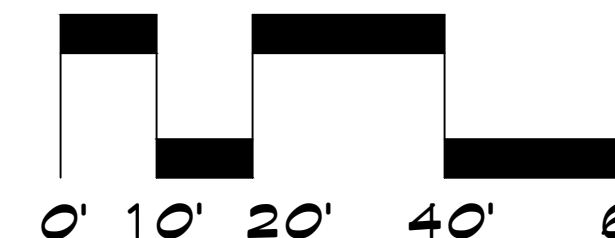




| PLANT LEGEND |                                                             |
|--------------|-------------------------------------------------------------|
|              | TREES                                                       |
|              | ACACIA ANEURA/<br>MULGA TREE                                |
|              | CHITALPA X TASHKENTENSIS/<br>CHITALPA TREE                  |
|              | PARKINSONIA HYBRID 'AZT'/<br>'AZT' THORNLESS PALO VERDE     |
|              | PISTACIA LENTISCUS/<br>MASTIC TREE                          |
|              | PROSOPIS HYBRID 'RIO SALADO'<br>'RIO SALADO' MESQUITE       |
|              | QUERCUS VIRGINIANA 'HERITAGE'/<br>'HERITAGE' LIVE OAK       |
|              | SALVAGE/REMAIN IN PLACE TREES<br>SEE INVENTORY PLANS        |
|              | #                                                           |
|              |                                                             |
|              | SHRUBS (ALL CAN FULL)                                       |
|              | CAESALPINIA PULCHERRIMA/<br>RED BIRD OF PARADISE            |
|              | CALLIANDRA CALIFORNICA/<br>BAJA FAIRY DUSTER                |
|              | DURANTA REPENS/<br>BRAZILIAN SKY FLOWER                     |
|              | LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/<br>'HEAVENLY CLOUD' SAGE |
|              | LEUCOPHYLLUM CANDIDUM/<br>VIOLET SILVERLEAF SAGE            |
|              | RUPELLIA PENINSULARIS/<br>BAJA RUPELLIA                     |
|              | TECOMA sp. 'BELLS OF FIRE'/<br>BELLS OF FIRE                |
|              | TECOMA sp. 'LYDIA'/<br>'LYDIA' YELLOW BELLS                 |
|              | TECOMARIA CAPENSIS/<br>CAPE HONEYSUCKLE                     |
|              | ACCENTS (ALL CAN FULL)                                      |
|              | AGAVE PARRYI TRUNCATA/<br>ARTICHOKE AGAVE                   |
|              | AGAVE WEBERI/<br>WEBER'S AGAVE                              |
|              | HESPERALOE FUNIFERA/<br>GIANT HESPERALOE                    |
|              | HESPERALOE PARVIFOLIA/<br>RED YUCCA                         |
|              | MUHLENBERGIA CAPILLARIS/<br>PINK MUHLY GRASS                |
|              | MUHLENBERGIA RIGENS/<br>DEER GRASS                          |
|              | GROUNDCOVERS (ALL CAN FULL)                                 |
|              | EREMOPHILA HYGROPHANA/<br>'BLUE BELLS' EMU                  |
|              | EREMOPHILA PROSTRATA/<br>'OUTBACK SUNRISE' EMU              |
|              | LANTANA sp. 'NEW GOLD'/<br>'NEW GOLD' LANTANA               |
|              | TEUCRIUM CHAMAEDRYD/<br>GERMANDER                           |
|              | EXISTING R.O.W./MEDIAN PLANTING                             |
|              | EXISTING TREE                                               |
|              | EXISTING SHRUB                                              |
|              | EXISTING ACCENT                                             |
|              |                                                             |
|              |                                                             |
|              |                                                             |
|              |                                                             |
|              |                                                             |
|              | DECOMPOSED GRANITE                                          |
|              | SANTA FE GOLD, 2" MIN. DEPTH<br>COVERAGE REQUIRED.          |
|              | TURF                                                        |
|              | 'MIDIRON' HYBRID BERMUDA SOD                                |
|              | 6" CONCRETE HEADER                                          |

| KEY MAP       |                 |               |               |  |
|---------------|-----------------|---------------|---------------|--|
| L1.1/<br>L2.1 | L1.3/<br>L2.3   | L1.4/<br>L2.4 | L1.5/<br>L2.5 |  |
| L1.2/<br>L2.2 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |  |
| L1.8/<br>L2.8 | L1.7/<br>L2.7   | L1.6/<br>L2.6 | L1.5/<br>L2.5 |  |
| L1.9/<br>L2.9 | L1.10/<br>L2.10 |               |               |  |

SCALE: 1"=20'-0"

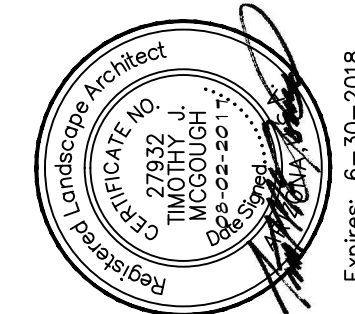


**McGough  
Group**

Landscape Architecture  
Urban Design · Site Imaging  
Parks and Recreation

11110 N Tatum Blvd.  
Suite 100  
Phoenix, Arizona  
85028

602-997-9093  
602-997-9031 fax  
E-Mail: Timm@mg-az.com



# PLANTING PLAN MIRANO AT DESERT OASIS NEC OF 173RD AVE. AND JOMAX RD. SURPRISE, ARIZONA

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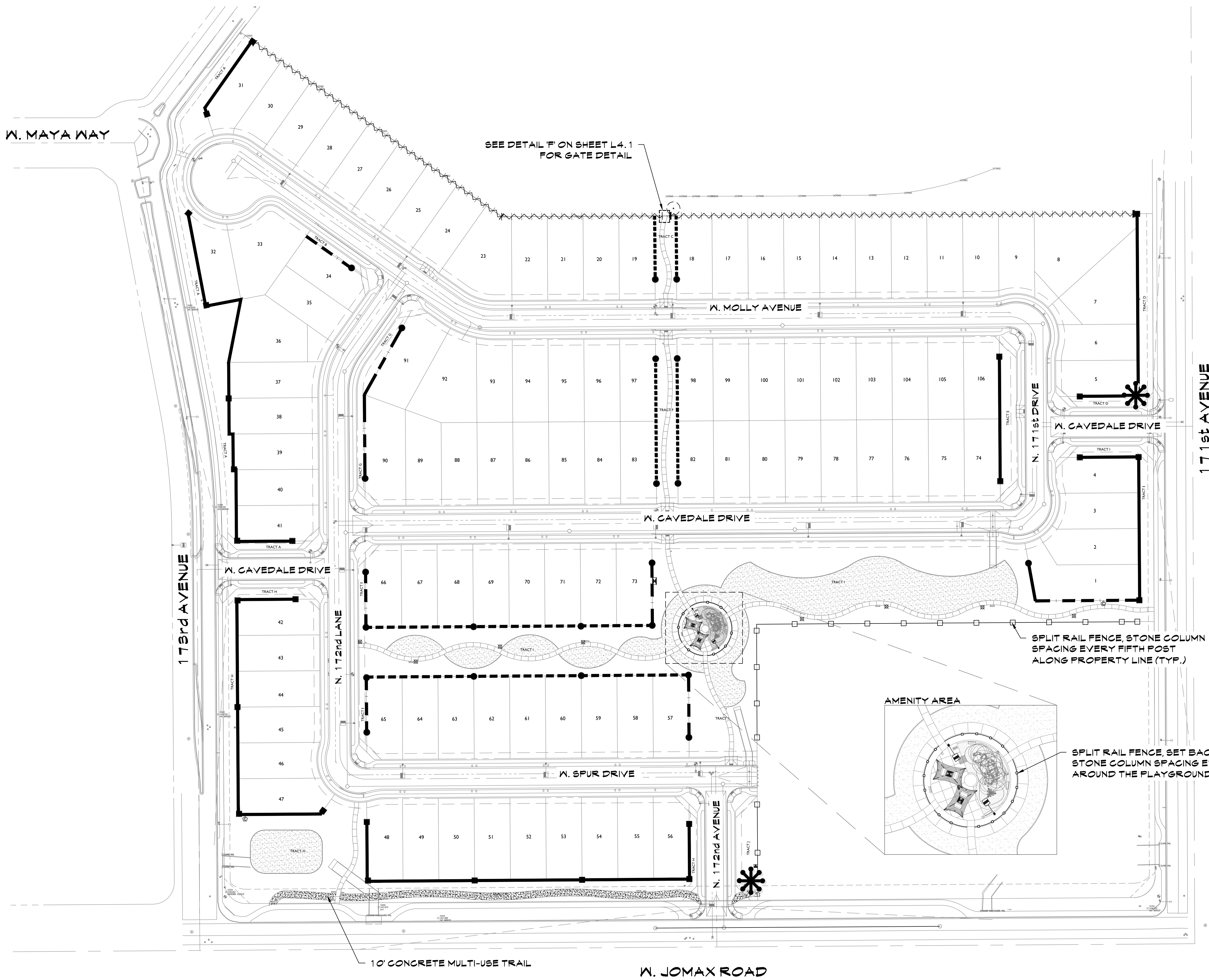
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 16-96  
DATE: 08-02-17  
DRAWN BY: CS  
CHECKED BY: TM

REVISIONS:

SHEET NO.  
L1.10





LEGEND

PRIMARY ENTRY MONUMENTS  
SEE DETAIL 'A', SHEET L4.2

PRIMARY THEME WALL- 2,605 L.F.  
SEE DETAIL 'A', SHEET L4.1

SECONDARY WALL- 2,170 L.F.  
SEE DETAIL 'B', SHEET L4.1

VIEW WALL 'A'- 850 L.F.  
SEE DETAIL 'C', SHEET L4.1

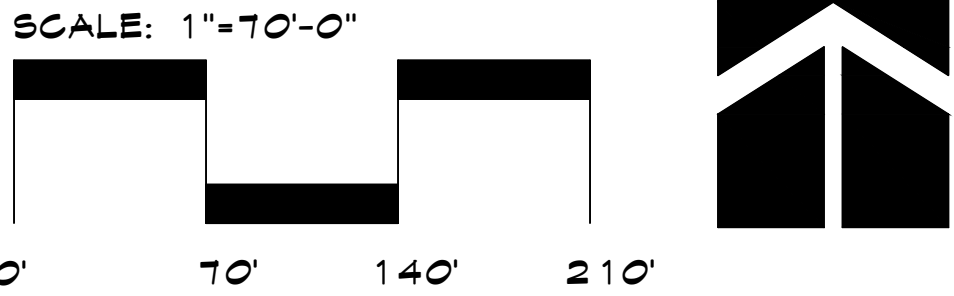
VIEW WALL 'B'- 540 L.F.  
SEE DETAIL 'C 1', SHEET L4.1

CMU BUILDER WALL- 1,300 L.F.  
SEE DETAIL 'D', SHEET L4.1

RANCH RAIL FENCING- 1,060 L.F.  
SEE DETAIL 'E', SHEET L4.1

PRIMARY THEME COLUMN- 26 TOTAL  
SEE DETAILS 'A', SHEET L4.1

SECONDARY THEME COLUMN- 22 TOTAL  
SEE DETAILS 'B', SHEET L4.1

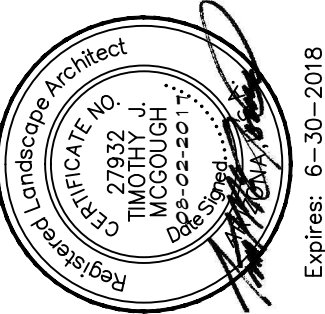


The McGough Group

Landscape Architecture  
Urban Design - Site Imaging  
Parks and Recreation

11110 N Tatum Blvd.  
Suite 100  
Phoenix, Arizona  
85028

602-997-9099  
602-997-9031 fax  
E-Mail: [Timm@mg-az.com](mailto:Timm@mg-az.com)



WALL PLAN

MIRANO AT DESERT OASIS

NEC OF 173RD AVE. AND JOMAX RD.  
SURPRISE, ARIZONA

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JOB NO. 16-96

DATE: 08-02-17

DRAWN BY: CS

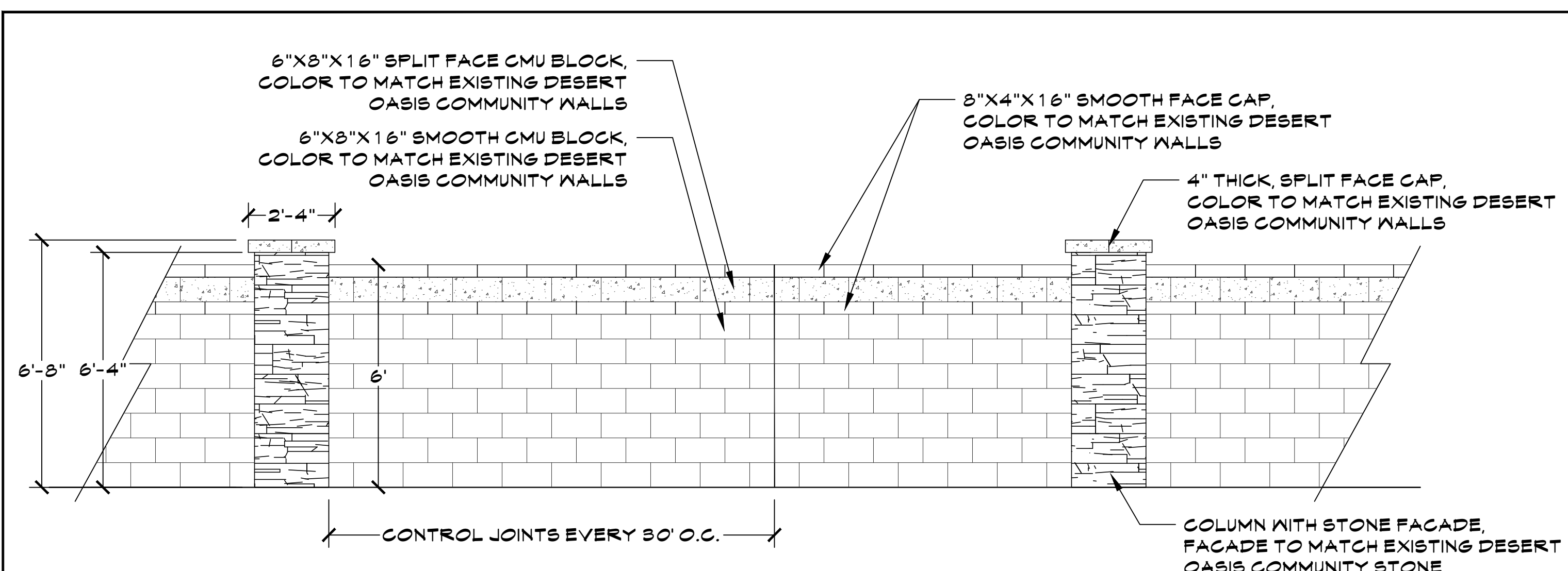
CHECKED BY: TM

REVISIONS:

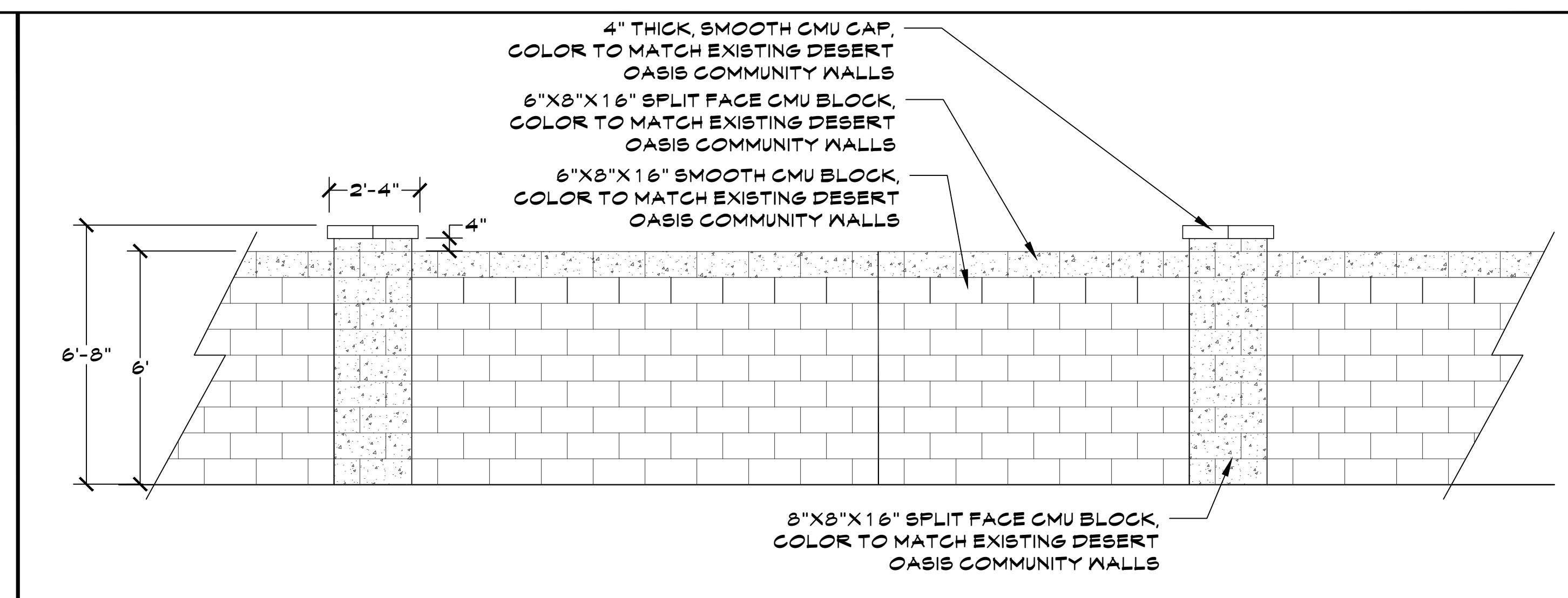
SHEET NO.

L3.1

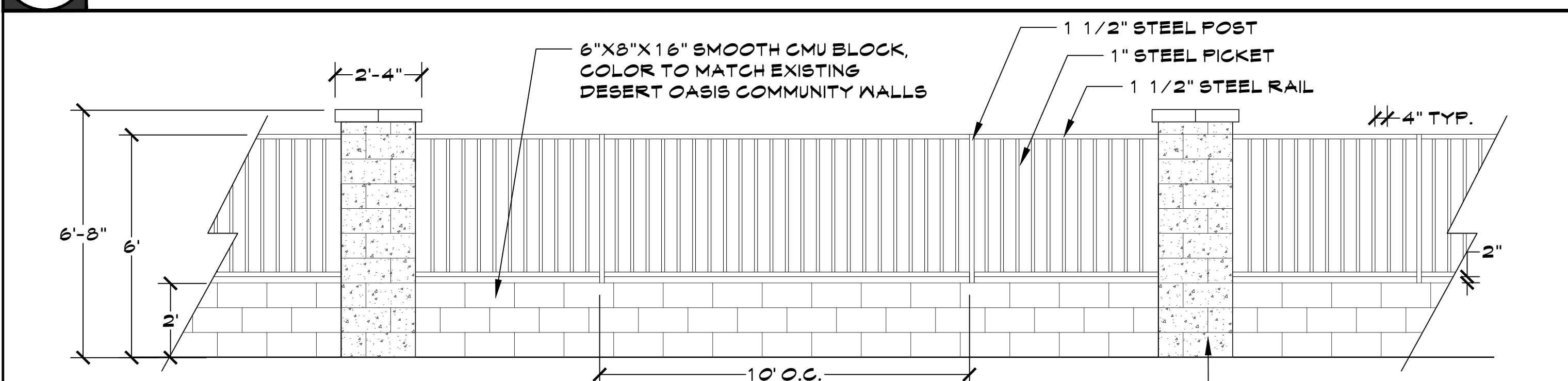




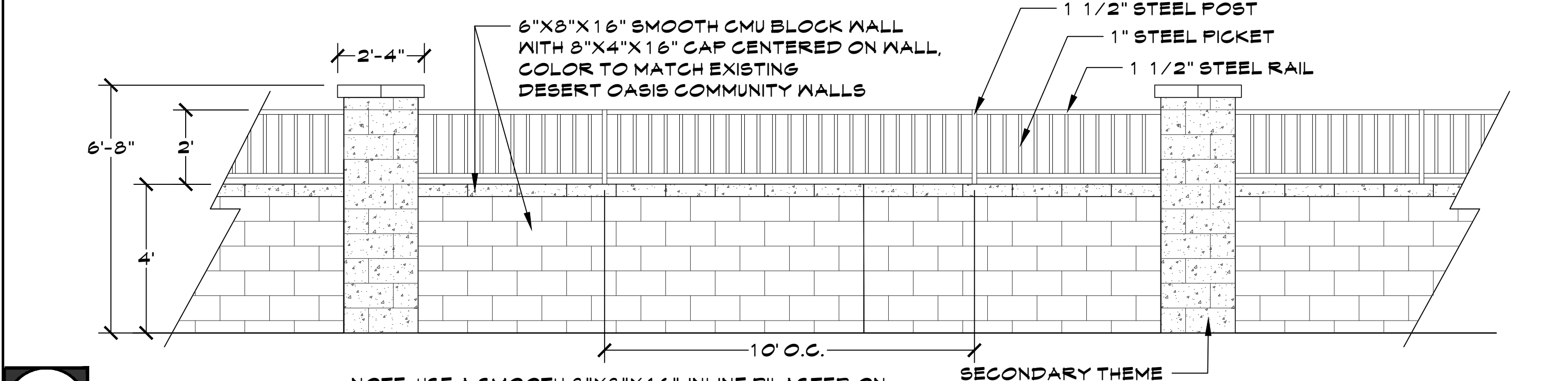
**A PRIMARY THEME WALL**  
SCALE: 3/8" = 1'-0"



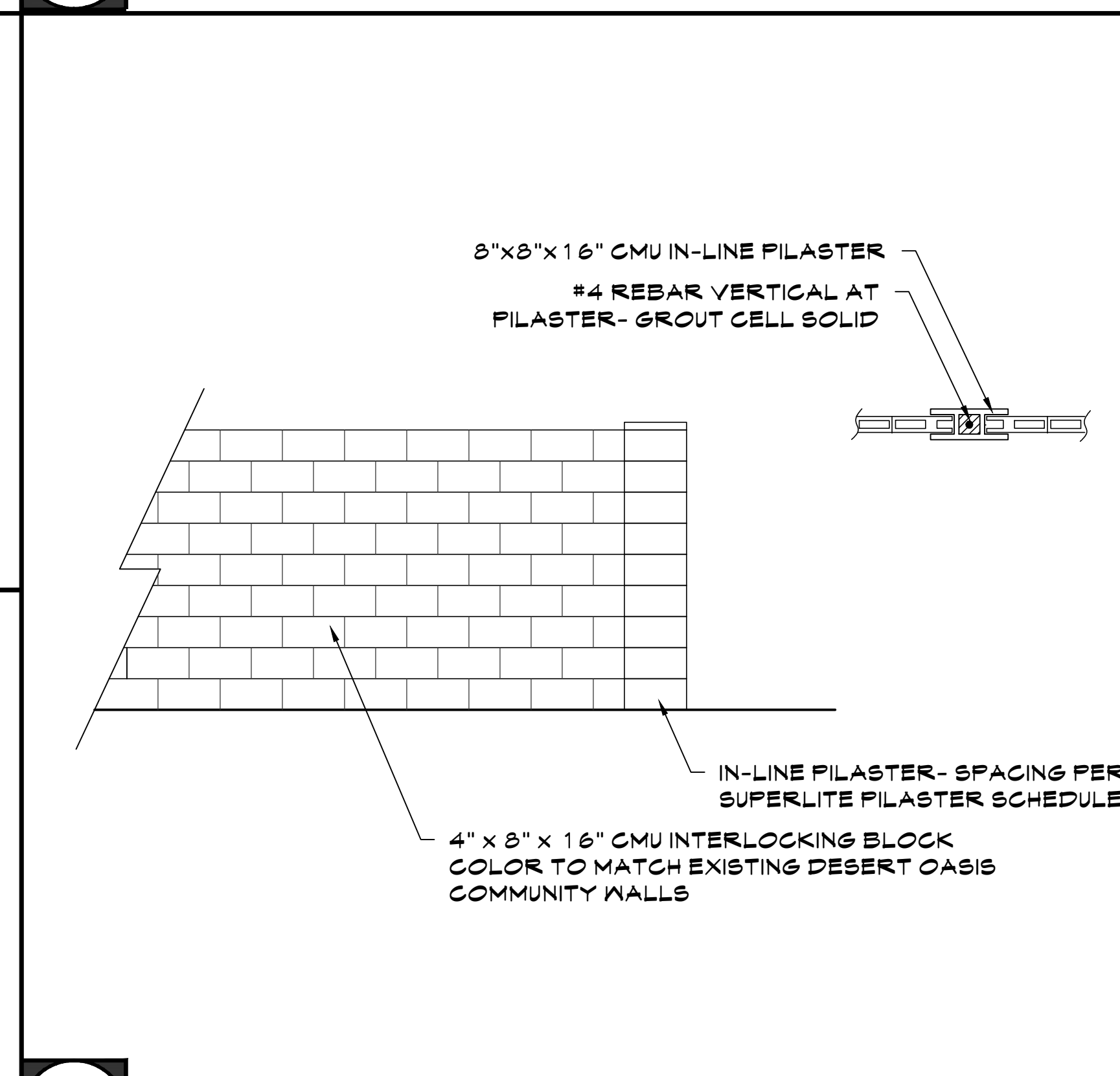
**B SECONDARY THEME WALL**  
SCALE: 3/8" = 1'-0"



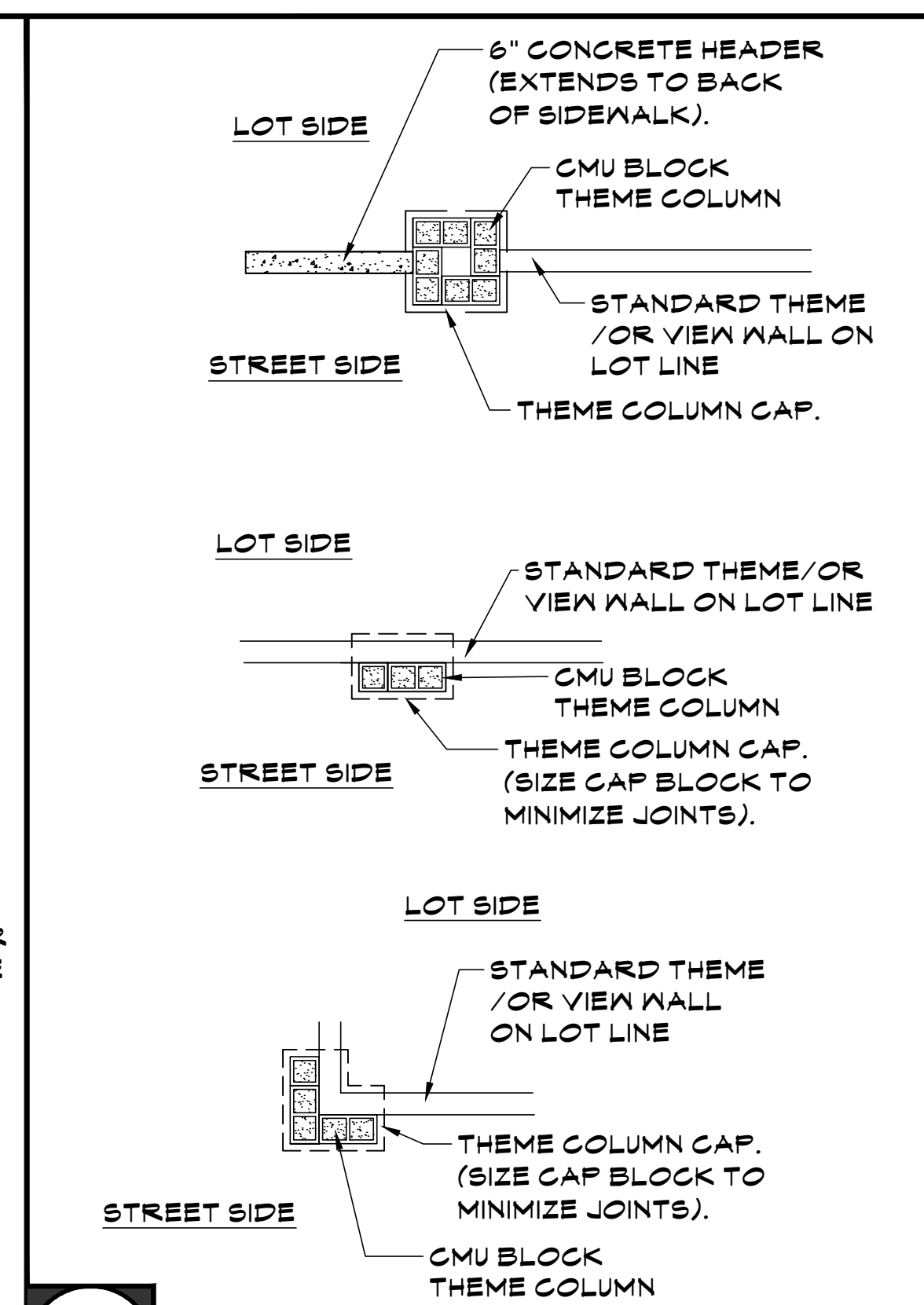
**C VIEW WALL 'A'**  
NOTE: USE A SMOOTH 8"X8"X16", IN-LINE PILASTER ON ALL REAR YARD LOT LINES NOT DESIGNATED WITH A SECONDARY THEME COLUMN. MATCH WALL COLOR.  
SCALE: 3/8" = 1'-0"



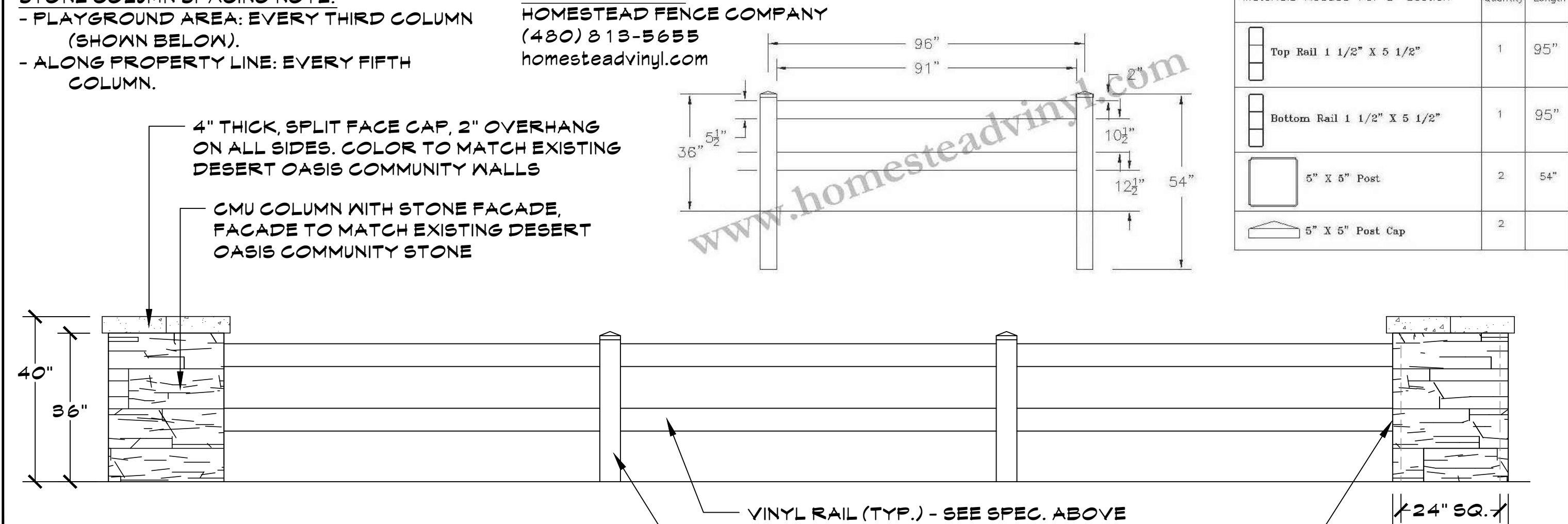
**C1 VIEW WALL 'B'**  
NOTE: USE A SMOOTH 8"X8"X16", IN-LINE PILASTER ON ALL REAR YARD LOT LINES NOT DESIGNATED WITH A SECONDARY THEME COLUMN. MATCH WALL COLOR.  
SCALE: 3/8" = 1'-0"



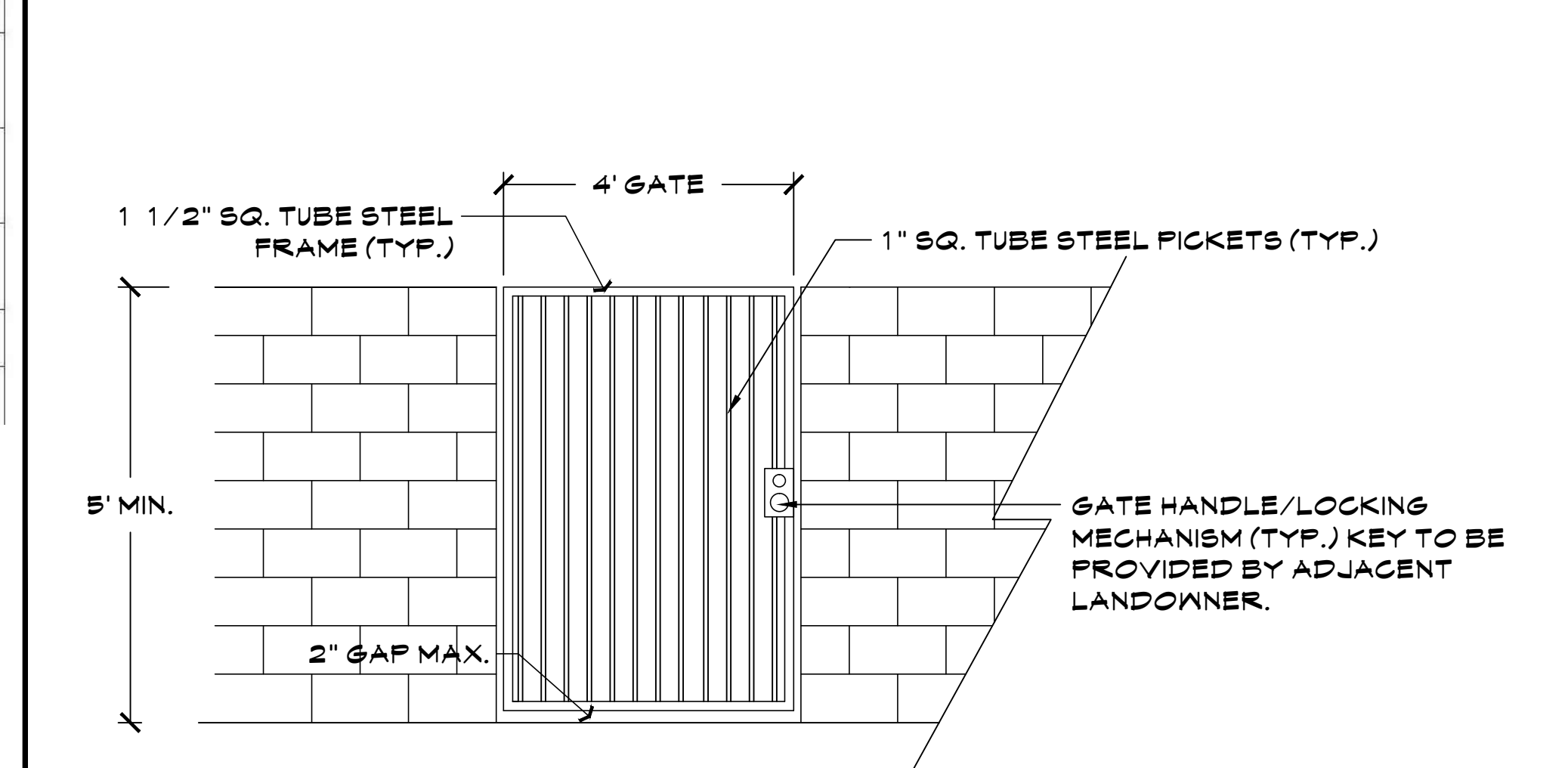
**D BUILDER WALL**



**D2 COLUMN LAYOUT**  
SCALE: NTS



**E RANCH RAIL FENCING**  
SCALE: 1/2" = 1'-0"



**F PEDESTRIAN GATE**  
SCALE: 1/2" = 1'-0"

**NOTES: (APPLY TO ALL DETAILS)**

1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.
3. SIGNAGE PANEL BY OTHERS. SEE ASSOCIATED PLANS AND SHOP DRAWINGS.
4. ALL PAINT COLORS TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.
5. MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.





**NOTE:**  
ALL DRAWINGS REQUIRE STRUCTURAL DETAILS AND  
CALCULATIONS BEFORE CONSTRUCTION CAN BEGIN.  
DETAILS SHOWN ON SHEET ARE FOR AESTHETICS ONLY.

**WALL DETAILS**

---

**MIRANO AT DESERT OASIS**

---

**NEC OF 173RD AVE. AND JOMAX RD.  
SURPRISE, ARIZONA**

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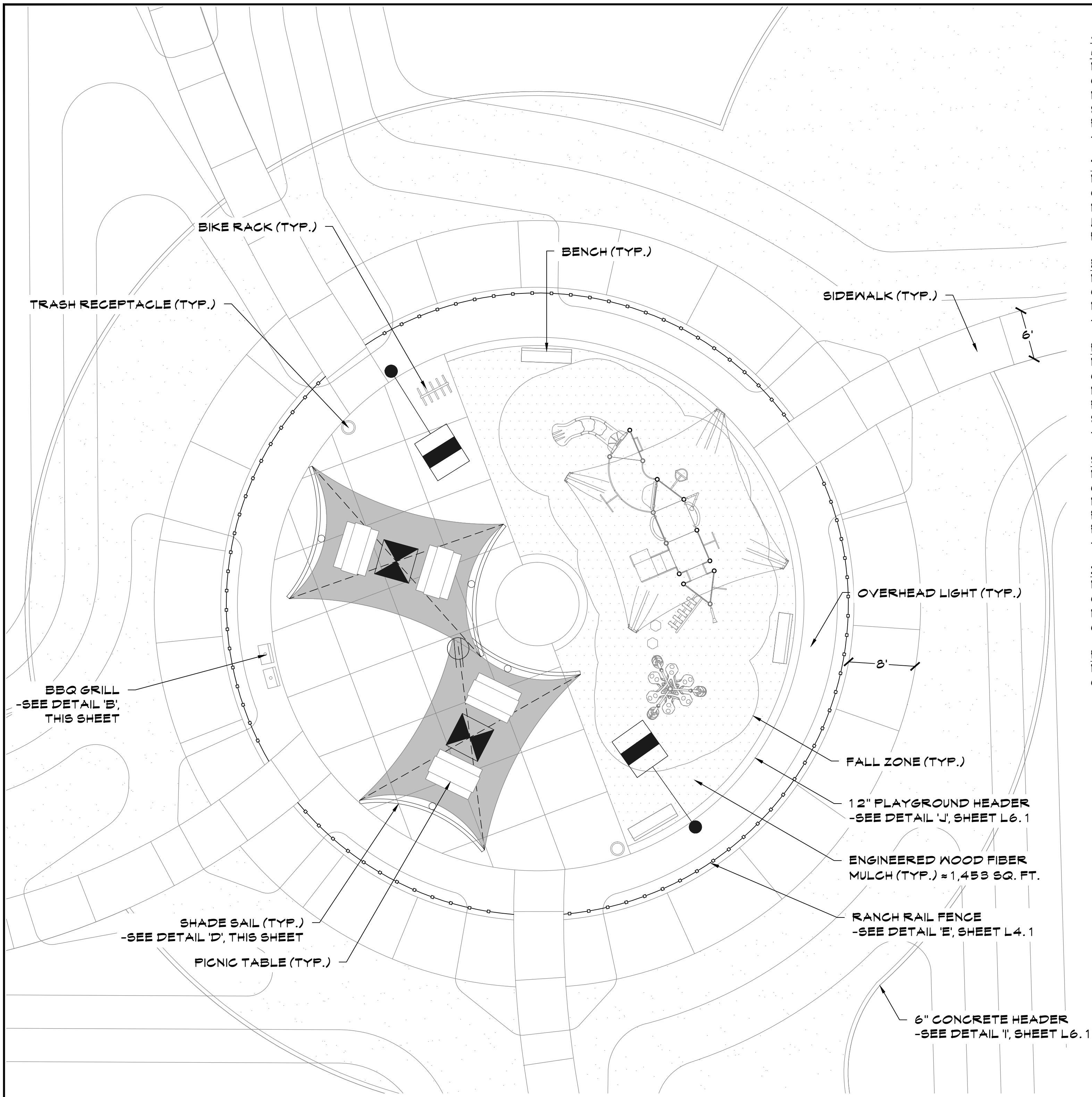
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OB NO. 16-96  
DATE: 08-02-17  
DRAWN BY: CS  
CHECKED BY: TM

REVISIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

HEET NO.  
**L4.2**





### AMENITIES SCHEDULE

6' BENCH (QUANTITY: 7)  
 MANUFACTURER: ANOVA  
 CONTACT: EXERPLAY - (480) 323 - 0337  
 MODEL#LNC6 6' BENCH, SURFACE MOUNT  
 SEAT COLOR: NAVY  
 FRAME COLOR: SILVER  
 -SEE DETAIL 'C' FOR SURFACE MOUNTING DETAIL

TRASH RECEPTACLE (QUANTITY: 2)  
 MANUFACTURER: ANOVA  
 CONTACT: EXERPLAY - (480) 323 - 0337  
 MODEL#L 1439, 40 GALLON TRASH RECEPTACLE (ADD SURFACE MOUNT KIT)  
 LID COLOR: SILVER  
 RECEPTACLE: SILVER

BBQ GRILL (QUANTITY: 2)  
 MANUFACTURER: PATTERSON-WILLIAMS  
 CONTACT: DAVE BANG ASSOCIATES - 480-892-2266  
 MODEL# 1140-00 (ADD 1140-00SH)  
 -SEE DETAIL 'B'

PICNIC TABLE (QUANTITY: 4)  
 MANUFACTURER: ANOVA  
 CONTACT: EXERPLAY - (480) 323 - 0337  
 MODEL# LSO16 (ADA COMPLIANT) SURFACE MOUNT  
 FRAME COLOR: SILVER  
 SEAT/TABLE TOP COLOR: NAVY  
 -SEE DETAIL 'C' FOR SURFACE MOUNTING DETAIL

SHADE SAIL (QUANTITY: 2)  
 MANUFACTURER: TOTAL SHADE LLC  
 CONTACT: JEFF STRASSER 602-265-0902  
 MODEL: TPOST DESIGN  
 FRAME COLOR: SILVER  
 FABRIC: NAVY  
 -SEE DETAIL 'D' FOR GENERAL NOTES

DOG WASTE BAG/DISPOSAL STATIONS (QUANTITY: 4)  
 MANUFACTURER: DOG-ON-IT PARKS  
 CONTACT: EXERPLAY - (480) 323 - 0337  
 MODEL# 14085 (COMPLETE WASTE STATION - ONEPUL)  
 COLOR: GREEN

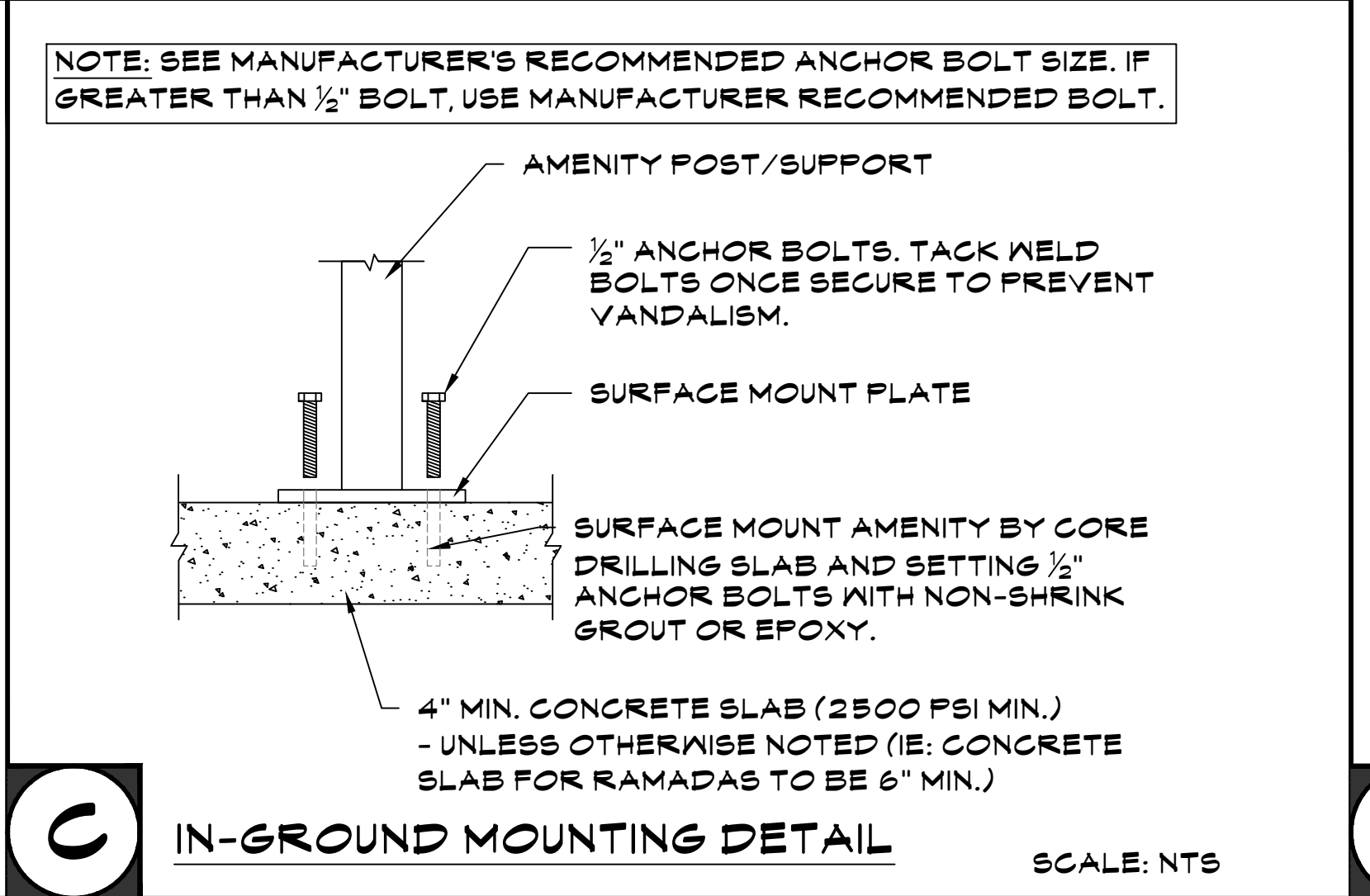
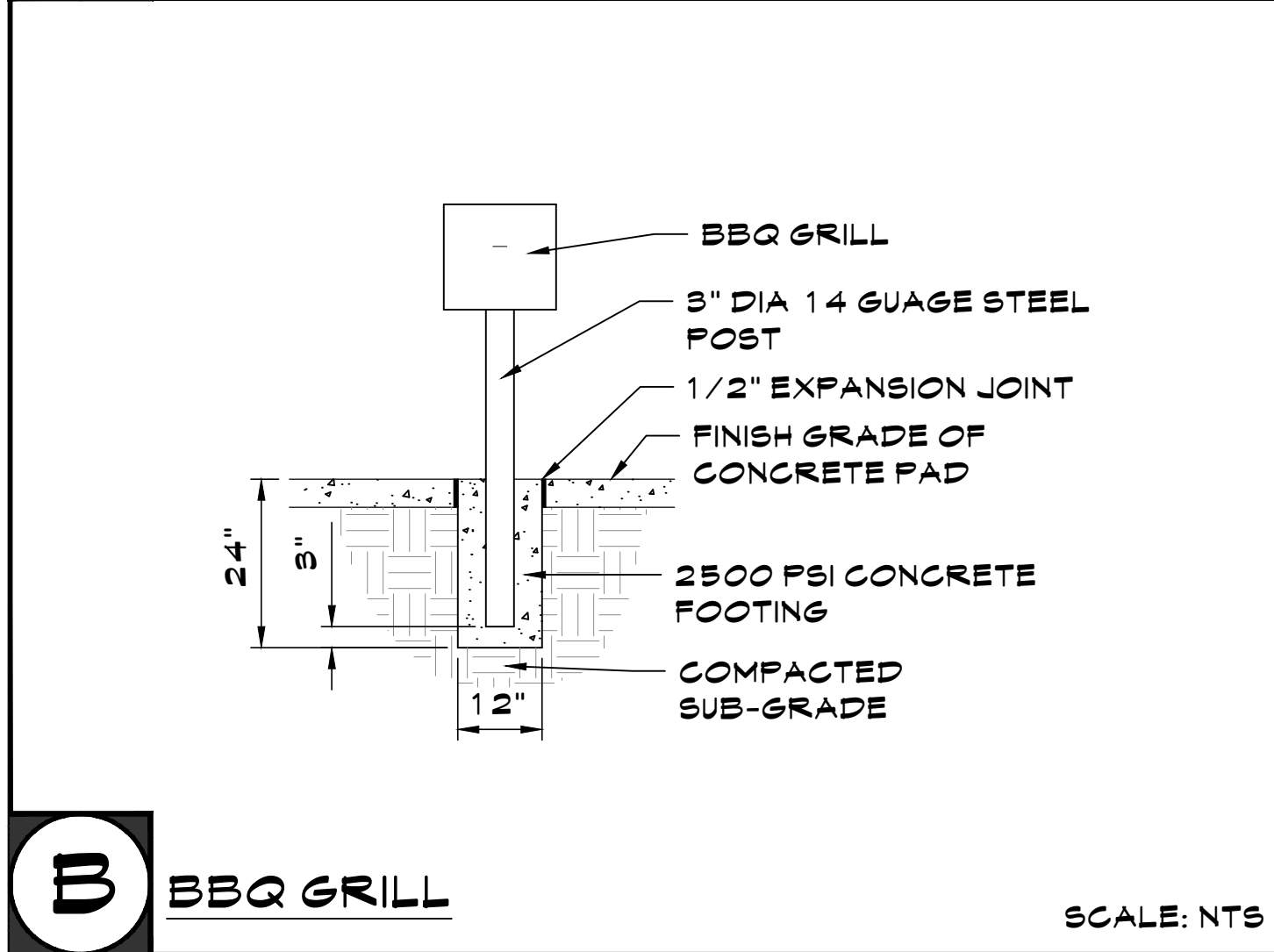
PLAYGROUND EQUIPMENT  
 MANUFACTURER: MIRACLE PLAYGROUNDS  
 CONTACT: MONTE CORLEY (800) 905-1411 X105

NOTE: CONCRETE SLAB SEATING AREAS (BENEATH SHADE STRUCTURES) ARE TO BE 6" THICK MIN. AND HAVE A MEDIUM BROOM FINISH. SLAB TO HAVE A 2% MAX. SLOPE TOWARD LANDSCAPE OR TURF AREAS. SCORE AS SHOWN, TYP. OF ALL INSTANCES.

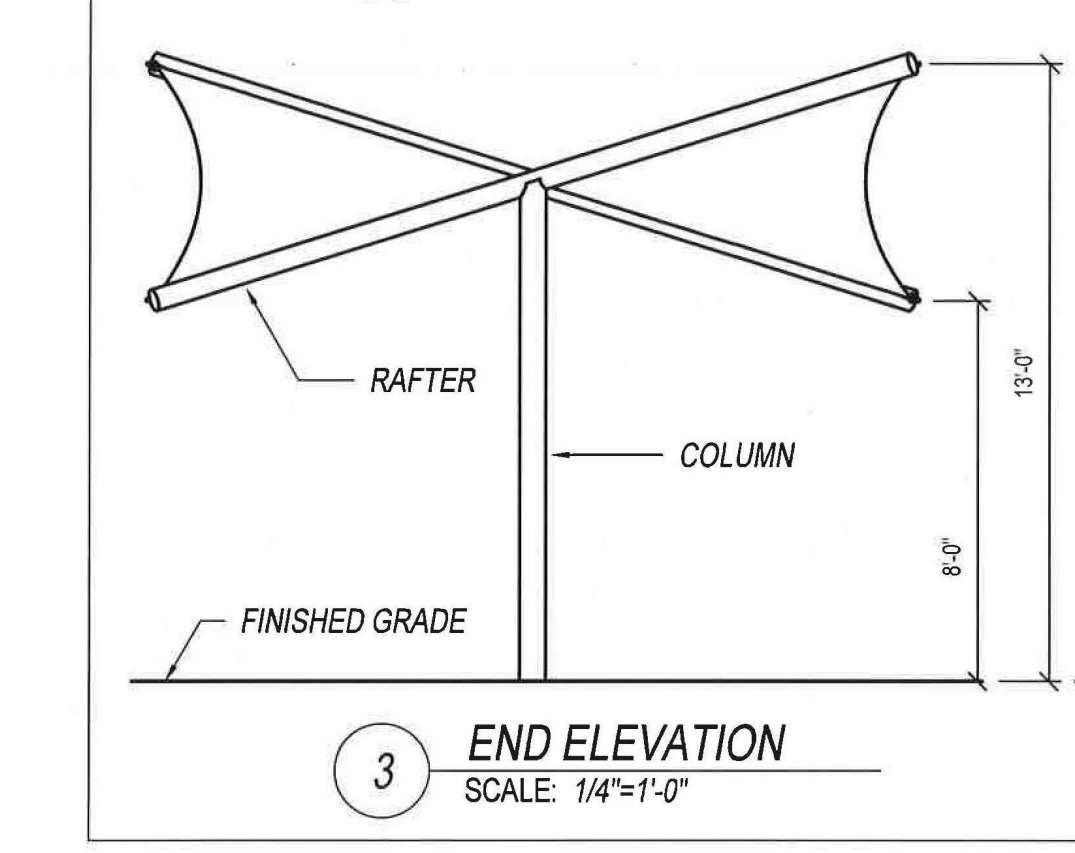
NOTE: ALL AMENITIES ARE TO BE INSTALLED AS SPECIFIED ON THIS SHEET OR EQUIVALENT. EQUIVALENT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO SUBSTITUTION.

NOTE: PLAYGROUND COMPANY AND/OR INSTALLATION COMPANY MUST VERIFY THAT ALL PLAY EQUIPMENT FALL ZONES FIT WITHIN THE PROPOSED PLAY AREA, PRIOR TO THE INSTALLATION OF THE CONCRETE SIDEWALKS AND 12" CONCRETE PLAYGROUND HEADER. - SEE THE REQUIRED SHOP DRAWINGS.

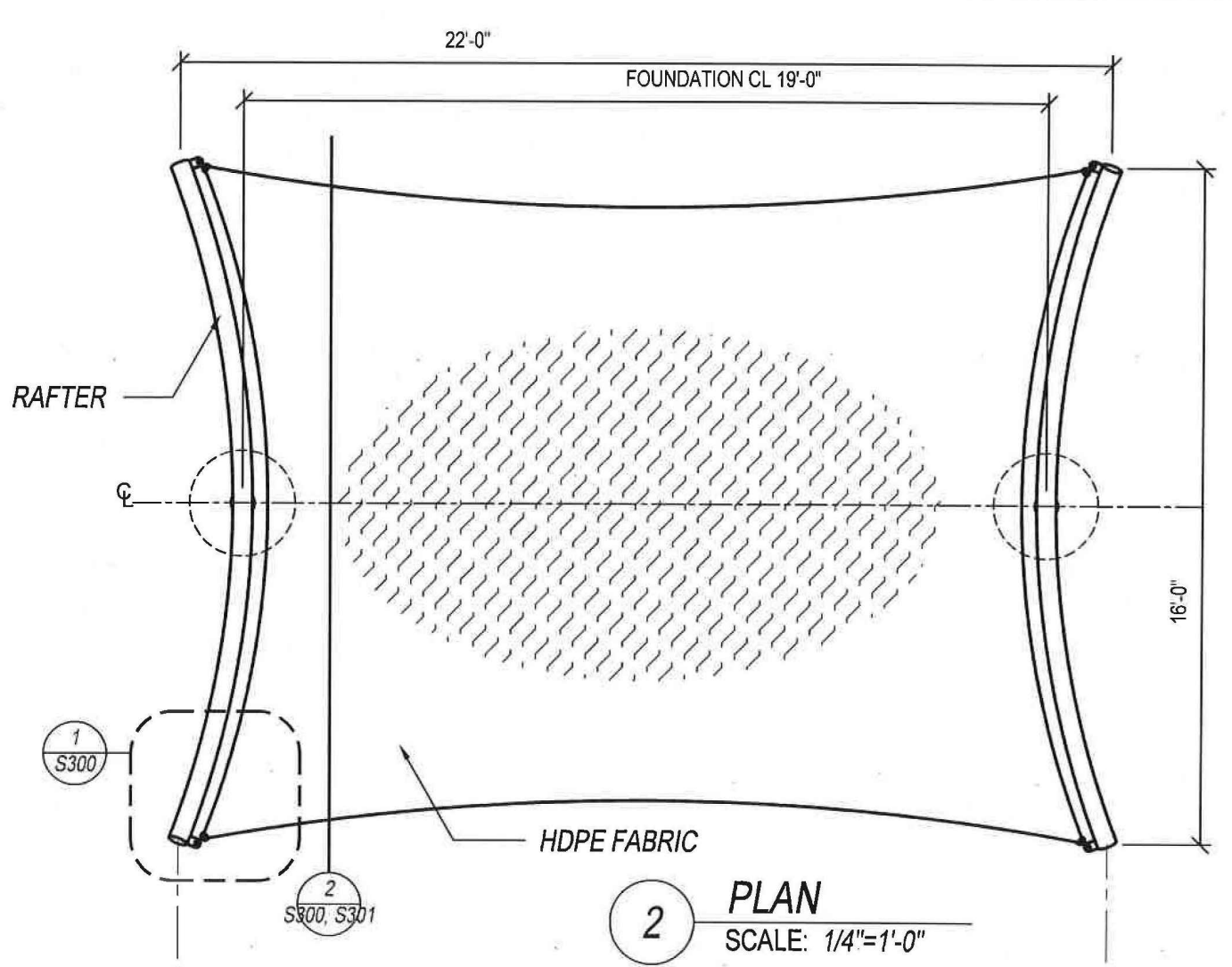
### A AMENITIES AREA



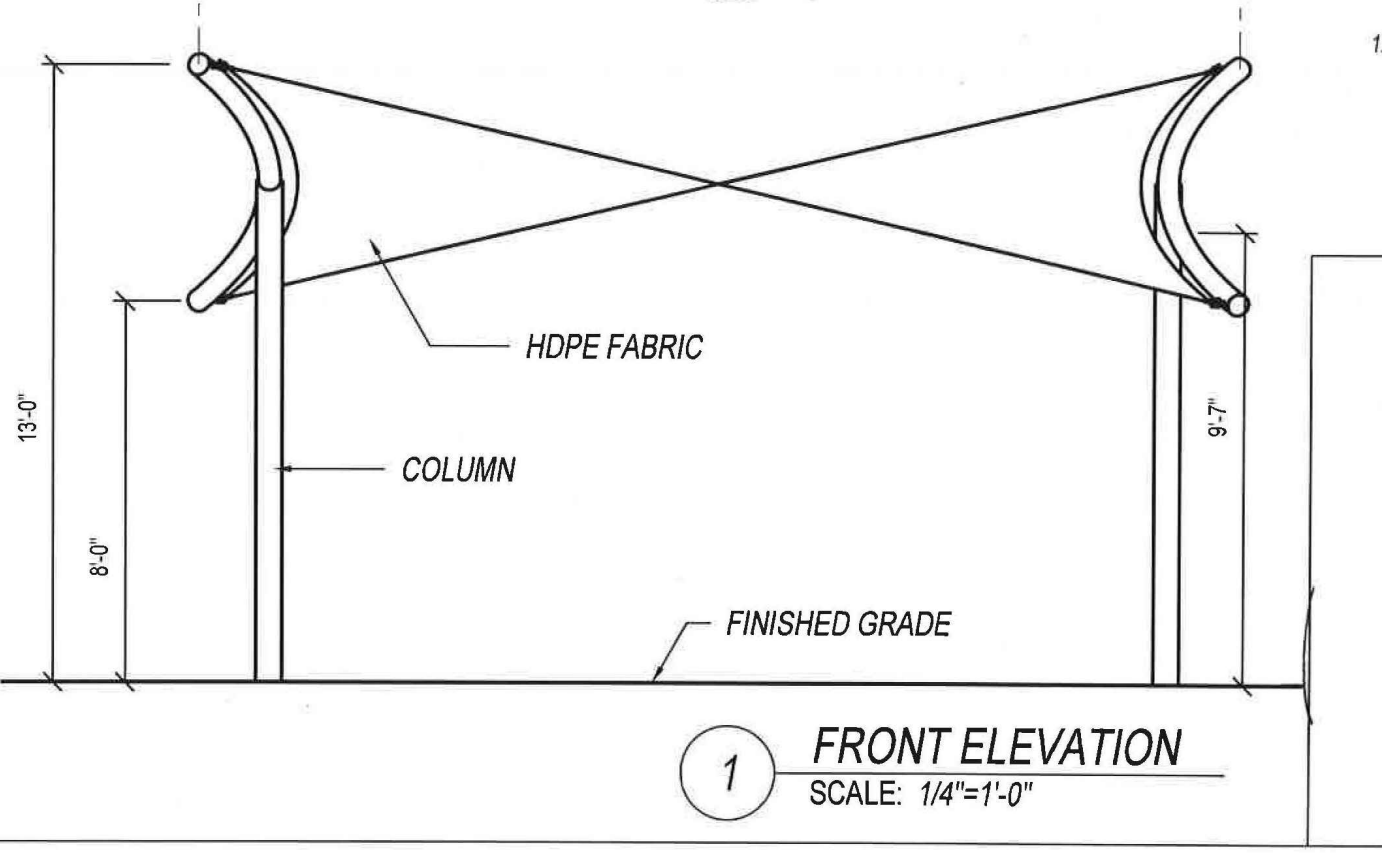
### 4 ISOMETRIC VIEW NO SCALE



3 END ELEVATION  
SCALE: 1/4"=1'-0"

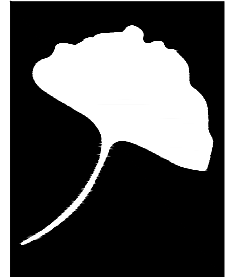


2 PLAN  
SCALE: 1/4"=1'-0"



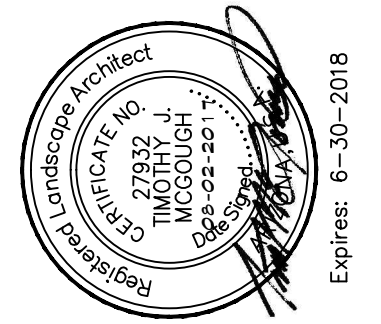
1 FRONT ELEVATION  
SCALE: 1/4"=1'-0"

GENERAL NOTES  
 1. FIELD VERIFY ALL DIMENSIONS



**McGough Group**  
 Landscape Architecture  
 Urban Design • Site Imaging  
 Parks and Recreation

11110 N Tatum Blvd.  
 Suite 100  
 Phoenix, Arizona 85028  
 602-997-9093  
 602-997-9031 fax  
 E-Mail: [Timm@mg-az.com](mailto:Timm@mg-az.com)



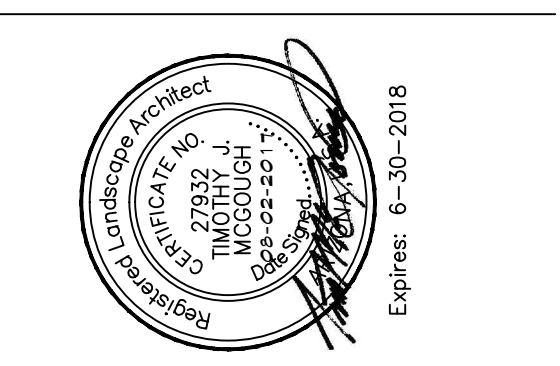
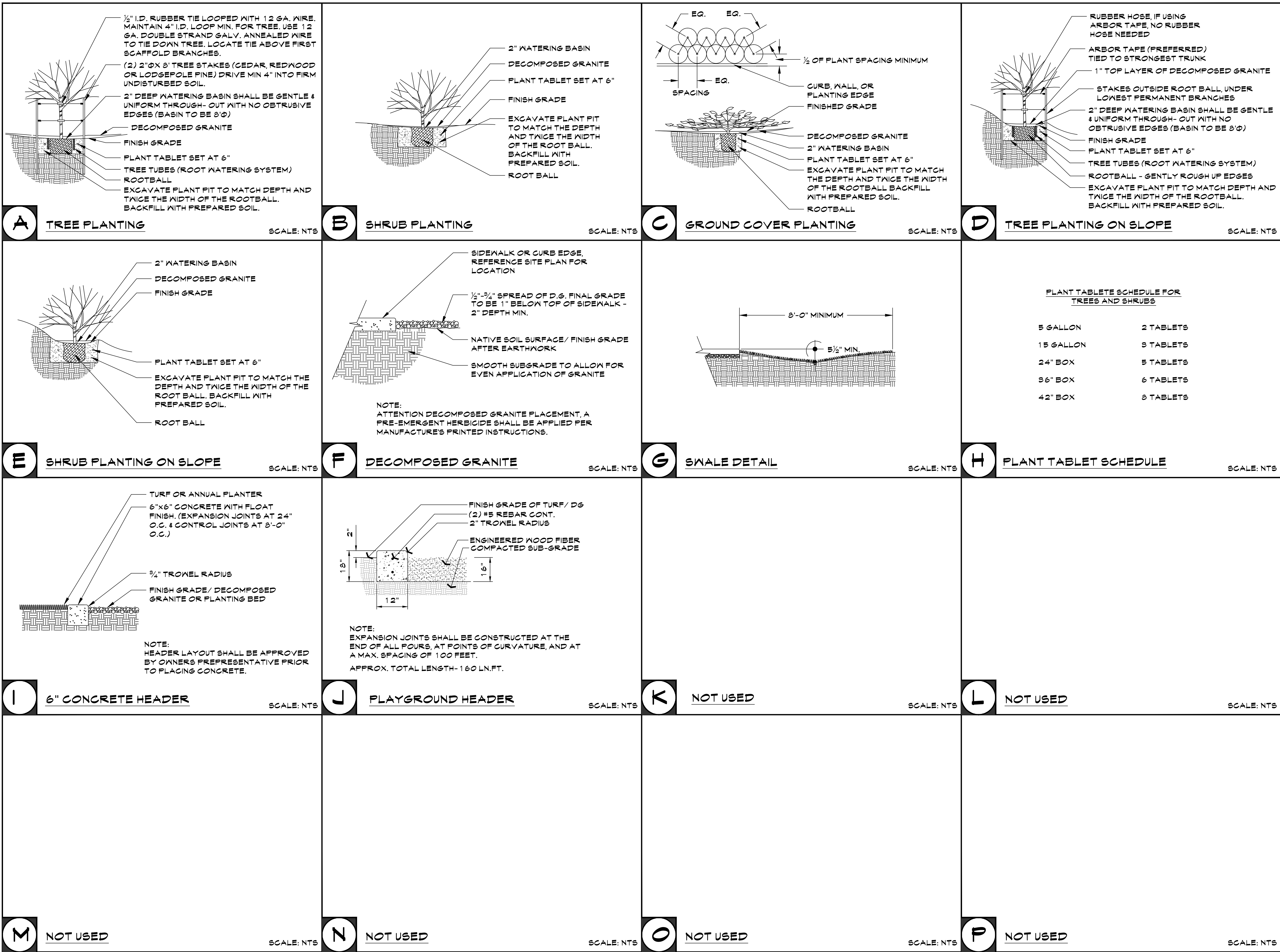
## AMENITY DETAILS MIRANO AT DESERT OASIS NEC OF 173RD AVE AND JOMAX RD. SURPRISE, ARIZONA

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 CHECKED BY: TM

REVISIONS:



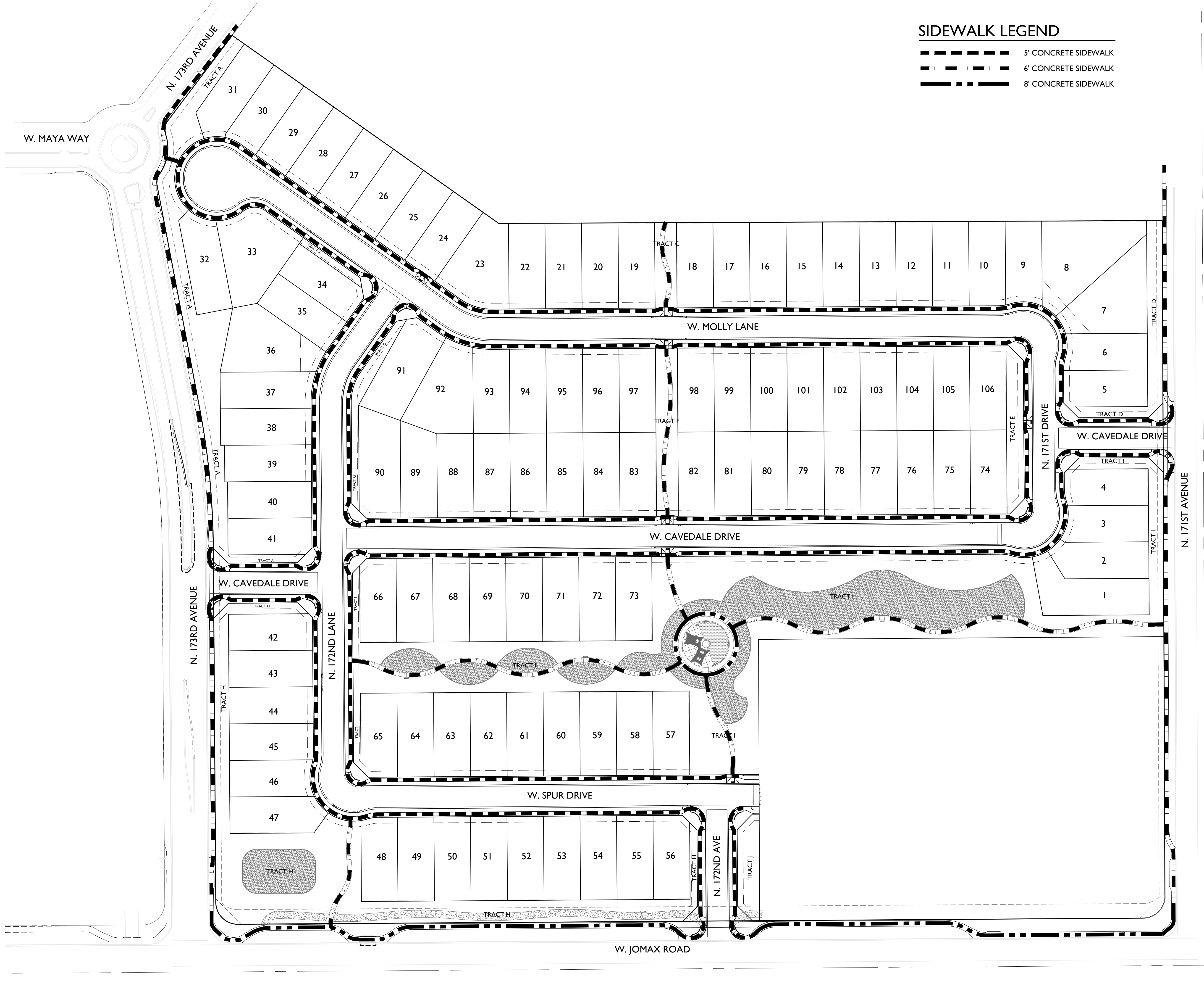




I6-246 - Mirano @ Desert Oasis

Mar. 30, 2017 5:15pm S:\Projects\2016\16-246\Civil\Construction Documents\Exhibit\20170329 - Ped Circulation Exhibit.dwg

gmhala



SIDEWALK LEGEND

- 5' CONCRETE SIDEWALK
- 6' CONCRETE SIDEWALK
- 8' CONCRETE SIDEWALK

2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

Project:

Mirano @ Desert Oasis  
Surprise, Arizona

Revisions:

|  |  |
|--|--|
|  |  |
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|  |  |
|  |  |

Call at least two full working days before you begin excavation.  
**ARIZONA**  
Equal to or better than 1980 STD-107 (ASTM D1557-03) in Maricopa County. (800)263-1100

Designer: DMA  
Drawn by: MSA

Professional Engineer  
50291  
DANIEL B. AUXIER  
Date Signed 03/29/17  
ARIZONA, U.S.A.

Expires: 12/31/2018

Job No.  
**16-246**

**EX01**

Sheet No.  
**1**  
of **1**



# NADABURG UNIFIED SCHOOL DISTRICT No. 81

**"Quality Education: Every Student! Every Day!"**

**32919 Center Street, Wittmann, Arizona 85361 Phone: (623) 388-2100 Fax: (623) 388-2915**

July 26, 2016

To Whom It May Concern:

I am in possession of the development plan for "Mirano" at Desert Oasis Case CR16-238 to amend and/or rezone the north 8 acres of Parcel L8 at Desert Oasis from Commercial to thirty-three (33) Medium Density Residential lots. The ultimate development plan for Mirano shows 106 residential lots built on Parcel L7 and the north 8 acres of Parcel L8 totaling 25 acres.

Nadaburg Unified School District has a proposed Agreement from the Owner of Parcel L7 concerning their intentions to enter into a School Donation Agreement.

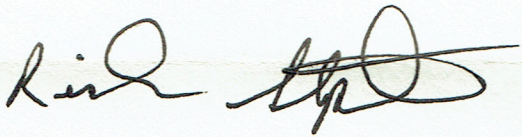
Mirano new homes will be within the attendance boundaries of the Nadaburg Unified School District No. 81, specifically Desert Oasis Elementary School located at 17161 W. Bajada Road, Surprise, Arizona.

Nadaburg Unified School District No. 81 has no objections to the proposed amendment or rezoning for Parcel 8 and final platting Parcel 7 and Parcel 8 together.

Mirano Case CR16-238 has the Nadaburg Unified School District's full support in commencing the development of this Project. The School has the capacity to house any new students who will attend as a result of this development.

Should you require further information, please do not hesitate to contact me.

Sincerely,



Rick Stephen  
Superintendent





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

1 May 2017

Mr. James R. Mitchell  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon St.  
Luke AFB AZ 85309-1629

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

Re: FS17-176; Mirano at Desert Oasis

Dear Ms. Donaldson

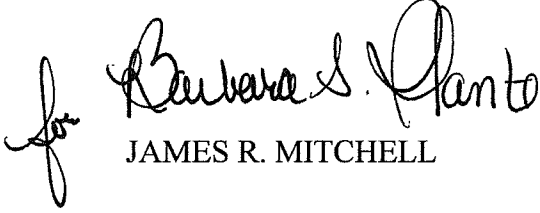
Thank you for the opportunity to provide comments on the Preliminary & Final Plat Application for Mirano at Desert Oasis. The site is on 28.30 net acres located at the northwest corner of 171st Avenue and Jomax Road in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan. The purpose of this request is to initiate the final plat and improvement plan process for 106 single family homes. The site is approximately 2.6 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The density of 3.75 du/acre meets these guidelines.

This request as stated in the application will not negatively impact the flying operations at Luke AFB. Even though Mirano at Desert Oasis will be located outside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante,  
at (623) 856-9981.

Sincerely

  
JAMES R. MITCHELL

cc:

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

**From:** [Dennis Haley](#)  
**To:** [Heather Donaldson](#)  
**Cc:** [Vanessa Nunez](#)  
**Subject:** FS-17-176 Mirano at Desert Oasis  
**Date:** Thursday, April 06, 2017 3:10:13 PM  
**Attachments:** [image003.jpg](#)

---

RE: FS-17-176  
Mirano at Desert Oasis  
NWC Jomax & 171<sup>st</sup> Ave.

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.  
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment. Thank you,

**Dennis Haley, SR/WA**  
**Right of Way Agent III**  
**ADOT ROW Project Coordinator**  
**Federal Lands Liaison**

205 S. 17th Ave MD: 612E  
Phoenix, AZ 85007  
602-712-7432  
[WWW.AZDOT.GOV](http://WWW.AZDOT.GOV)



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**From:** [Debbie Trasancos](#)  
**To:** [Heather Donaldson](#)  
**Cc:** [Chris Cain](#); [Leslie Jarrell](#)  
**Subject:** RE: FS17-176 - Mirano at Desert Oasis Electronic Submittal  
**Date:** Thursday, April 06, 2017 2:13:55 PM

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Heather,

Thank you for providing the electronic submittal for Mirano at Desert Oasis (FS17-176).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thanks again,

**Debbie Trasancos**  
Property & Contracts Specialist  
Maricopa Water District  
14825 W. Grand Ave.  
Surprise, AZ 85374  
623/546-8266  
fax 623/584-2536  
[debbiet@mwdaz.com](mailto:debbiet@mwdaz.com)

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# **Mirano at Desert Oasis**

## **Preliminary Plat**

### **FS17-176**

Planning and Zoning Commission

November 2, 2017



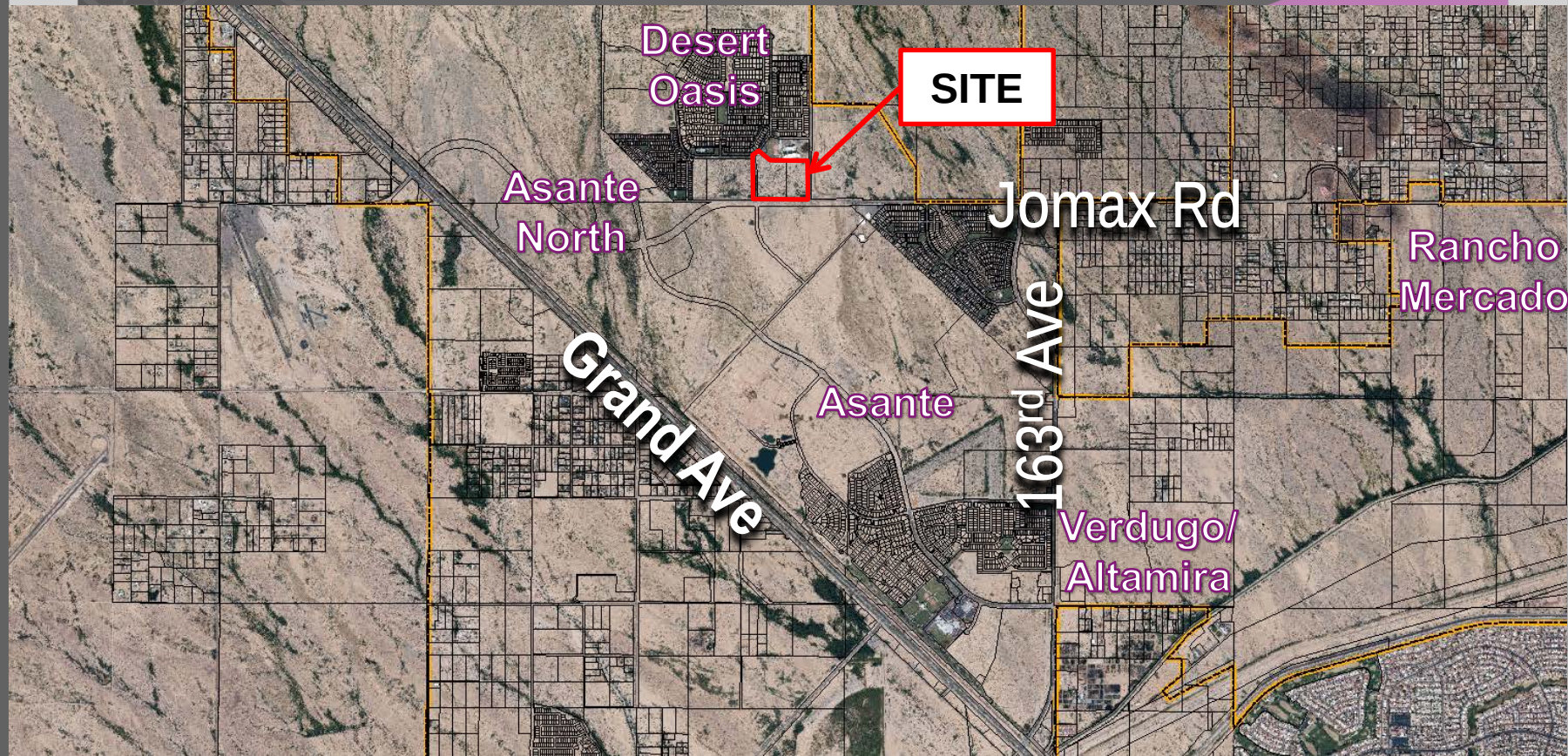
# Zoning History

- October 12, 2000: Annexation
- September 14, 2000: PAD Approval
- December 20, 2015: PAD Amendment/Rezone





# VICINITY MAP





# VICINITY MAP



Bajada Rd

Maya Wy

173rd Ave

28.30  
Acres

171st Ave

Jomax Rd



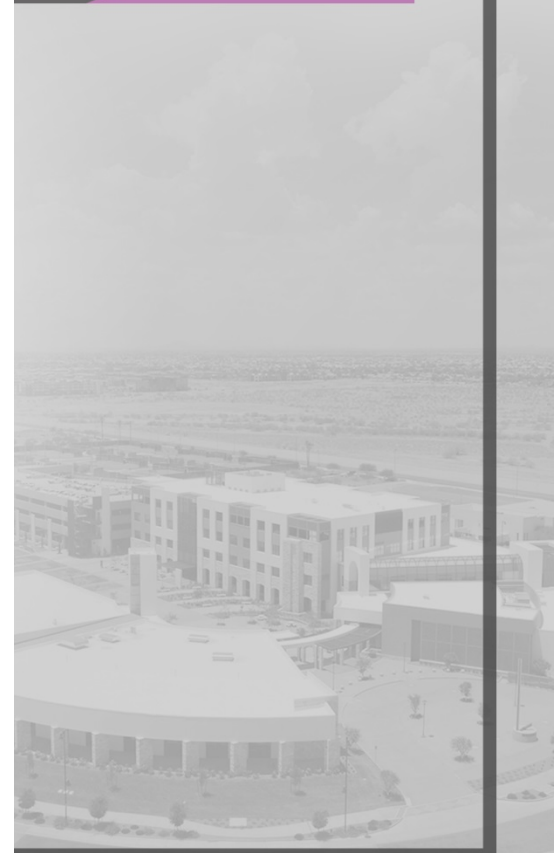
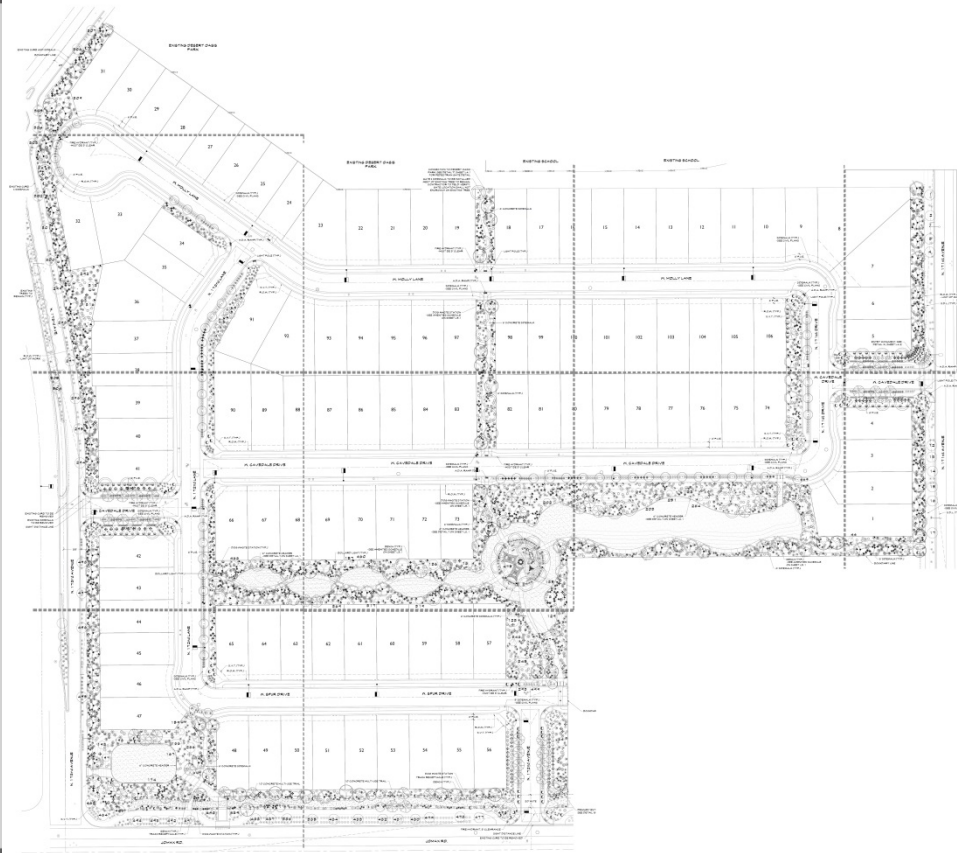
# Surrounding Zoning



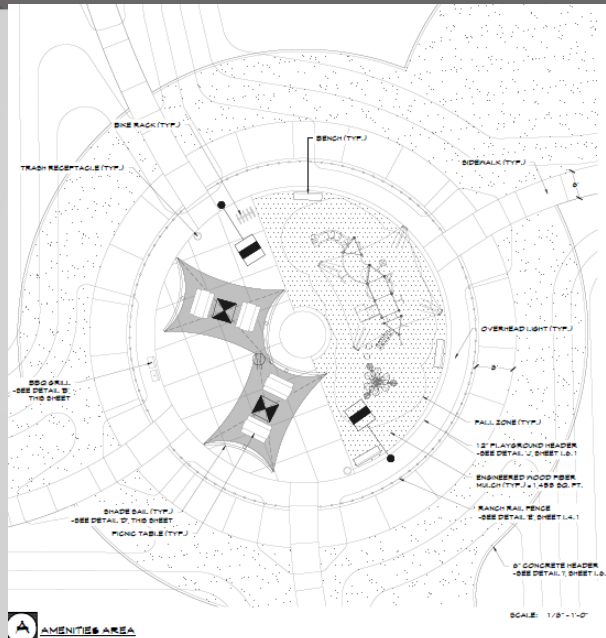




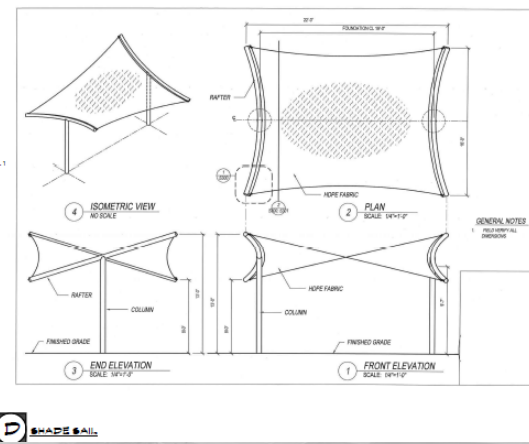
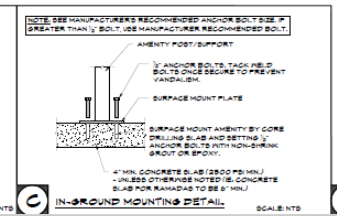
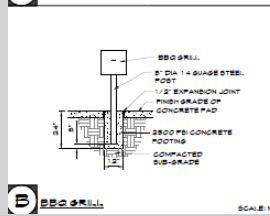
# Landscape



# Amenity Area

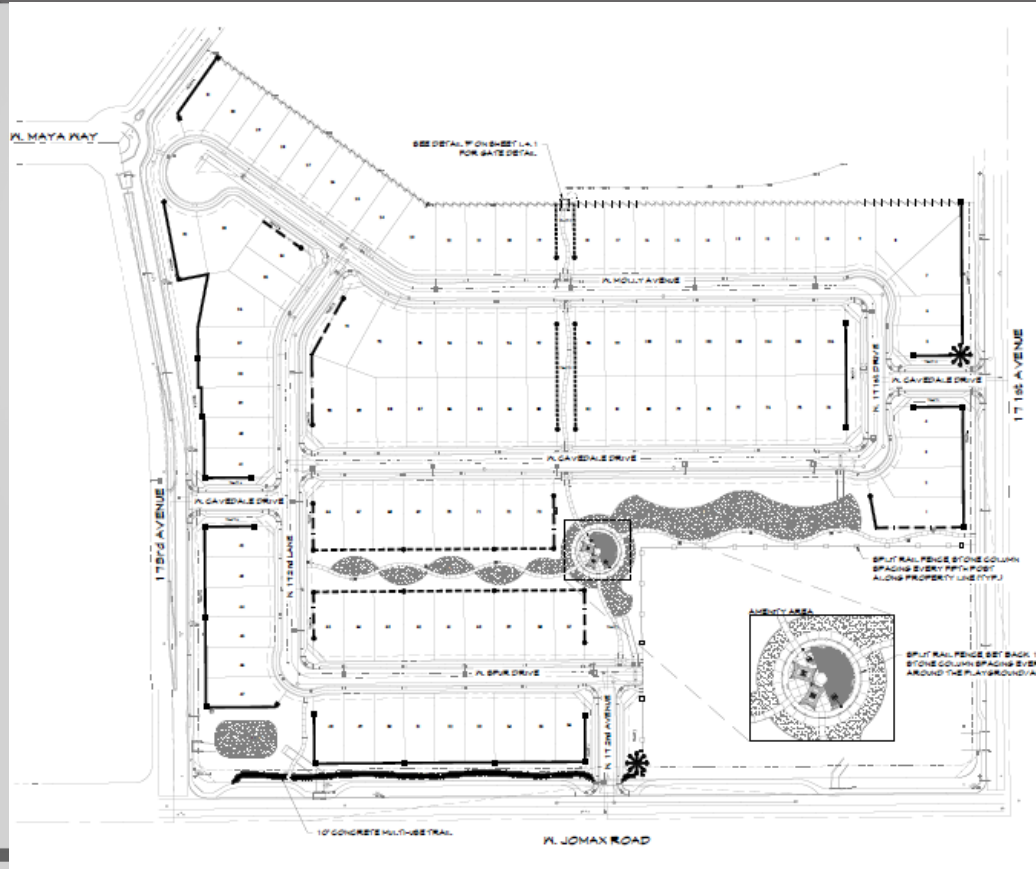


- AMENITIES SCHEDULE**
- SEATING (QUANTITY: 1)**  
BENCH, PIER  
CONTACT: ENERPLAY (+480) 928-0891  
NOTE: 4" MIN. 8" BENCH, SURFACE MOUNT  
SEAT COLOR: NAVY  
FRAME COLOR: SILVER  
-SEE DETAIL C FOR SURFACE MOUNTING DETAIL
- TRASH RECEPTACLE (QUANTITY: 2)**  
MANUFACTURER AND VA  
CONTACT: ENERPLAY (+480) 928-0891  
NOTE: 6" DIA. 48" HIGH. TRASH RECEPTACLE (ADD SURFACE MOUNT KIT)  
RECEPTACLE COLOR: SILVER
- BBQ GRILL (QUANTITY: 2)**  
MANUFACTURER: PATTERSON-WILLIAMS  
CONTACT: DAVID BANS ASSOCIATES (+800-842-3228)  
NOTE: 11'40"-00" (ADD 1'140"-00")  
-SEE DETAIL D
- POING TABLE (QUANTITY: 4)**  
MANUFACTURER AND VA  
CONTACT: ENERPLAY (+480) 928-0891  
NOTE: 1'80" DIA. (ADA COMPLIANT) SURFACE MOUNT  
SEAT COLOR: SILVER  
SEAT TABLE TOP COLOR: NAVY  
-SEE DETAIL C FOR SURFACE MOUNTING DETAIL
- SHADE RAIL (QUANTITY: 2)**  
MANUFACTURER: TOTAL SHADES LLC  
CONTACT: JEFF STRASSER 800-389-0402  
NOTE: TPOST DESIGN  
FRAME COLOR: SILVER  
FRAME: NAVY  
-SEE DETAIL D FOR GENERAL NOTES
- SDS PLASTE RAS (DISPENSAL STATIONS) (QUANTITY: 4)**  
MANUFACTURER: SDS-SHOUT PARKS  
CONTACT: ENERPLAY (+480) 928-0891  
NOTE: 14"00" COMPLETE PLASTE STATION - ONEFUL  
COLOR: GREEN
- PLAYGROUND EQUIPMENT**  
MANUFACTURER: HARTZ PLAYGROUNDS  
CONTACT: MONTE COMLEY (800) 408-1411 X108
- NOTE: CONCRETE SLAB SEATING AREA**  
SEATING SHADE STRUCTURES ARE TO BE 8" THICK MIN. AND HAVE A MEDIUM BROOK FIBER SLAB TO HAVE A 2% HALL SLOPE TOWARD LANDSCAPE OR TURN AREAS. SCORE AS SHOWN, TYP. OF ALL INSTANCES.
- NOTE: ALL AMENITIES ARE TO BE INSTALLED AS SPECIFIED ON THIS SHEET OR EQUIVALENT. EQUIVALENT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND OTHER PRIOR TO SUBSTITUTION.**
- NOTE: PLAYGROUND COMPANY AND/OR INSTALLATION COMPANY MUST VERIFY THAT ALL PLAY EQUIPMENT FALLS SCES ARE WITHIN THE PROPOSED PLAY AREA. PRIOR TO THE INSTALLATION OF THE CONCRETE SEPARALS AND 12" CONCRETE PLAY GROUND HEADER. -SEE THE REQUIRED SHOP DRAWINGS.**

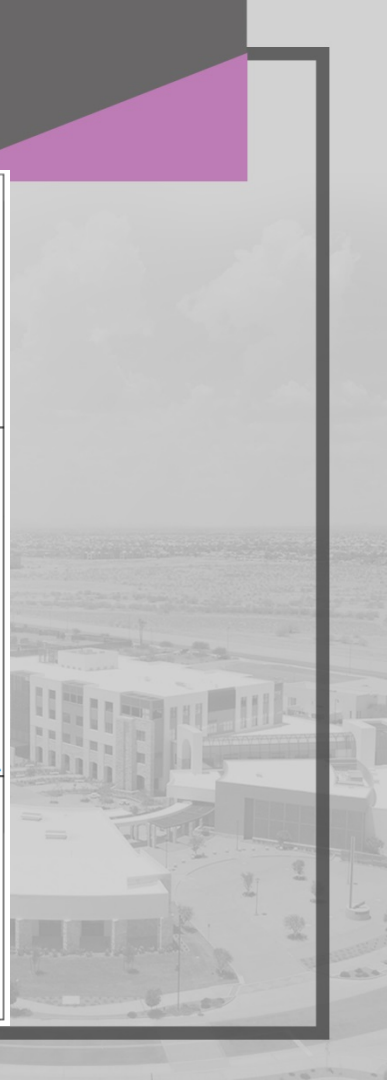




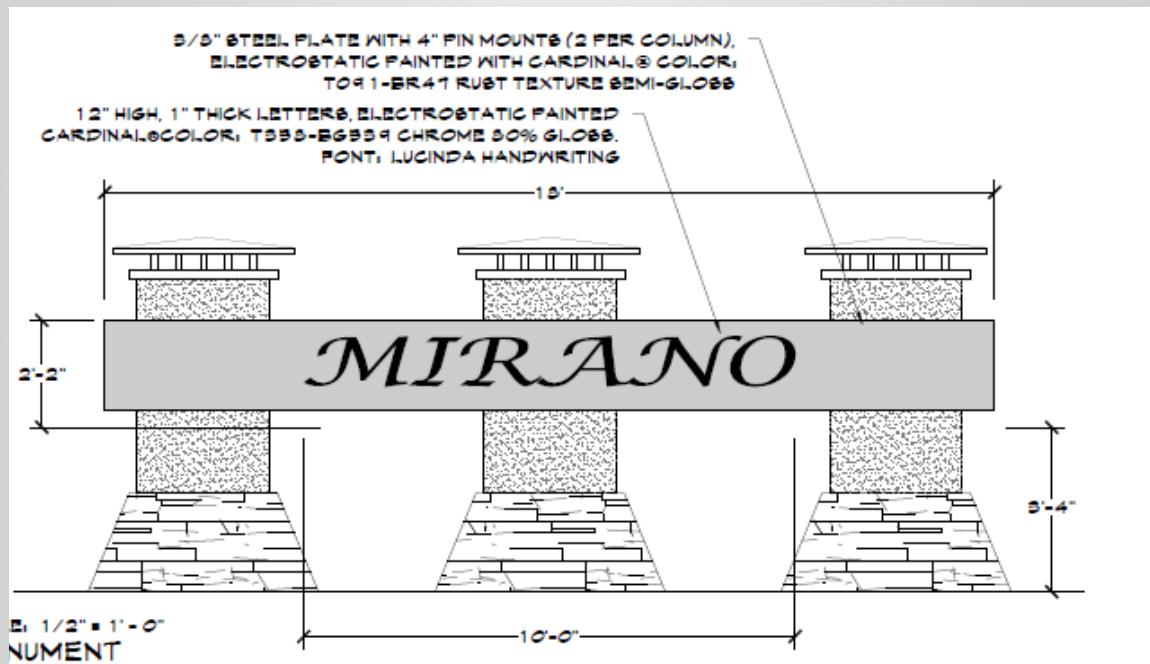
# Wall Plan



# Wall Plan



# Signage







# RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.





**SURPRISE**  

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ARIZONA

**QUESTIONS OR  
COMMENTS?**

**Thank You**



**CITY OF SURPRISE**  
Planning and Zoning Commission

November 2, 2017 @ 6:00:00 PM

Back Print

|                        |                           |                 |                                     |
|------------------------|---------------------------|-----------------|-------------------------------------|
| Board Meeting Date:    | November 2, 2017          | Contact Person: | Eric Fitzer - Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                            |
| Staff Recommendations: | No Action                 |                 |                                     |

|         |         |                |                   |
|---------|---------|----------------|-------------------|
| Consent | Regular | Public Hearing | Report/Discussion |
|---------|---------|----------------|-------------------|

**Agenda Wording:**

Discussion and direction pertaining to future agenda items.

**Motion:**

**Background:**

**Financial Impact Statement:**

No Financial Impact

**ATTACHMENTS:**

[Click to download](#)

No Attachments Available

**External Attachment Links:**

**Meeting Requirements:**

Powerpoint   x   Video   x   White Board   x   Other   x

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