



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

Thursday, October 19, 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 Consideration and action approving the consent agenda as presented.

None
 Lorraine
 Nevarez -
 Community
 Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 1	<u>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 163rd Avenue in Desert Oasis.</u>	Approve Sergio Angulo - Community Development
#3	District 1	<u>Presentation and action approving an Amended Site Plan for Word of Life Church located on the southwest corner of Bell Road and 175th Avenue within the Surprise Farms Planned Area Development (PAD).</u>	Approve Hobart Wingard - Community Development
#4	District 4	<u>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.</u>	Approve Hobart Wingard - Community Development
OTHER BUSINESS:			
#5	District Internal	<u>Discussion and direction pertaining to future agenda items.</u>	No Action Eric Fitzer - Community Development

ADJOURNMENT:

 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

October 19, 2017 @ 6:00:00 PM

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Board Meeting Date:	October 19, 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
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Agenda Wording:

Consideration and action approving the consent agenda as presented.

Motion:

I move to approve the consent agenda as presented.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

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

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	x	White Board	x	Other	x
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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

October 19, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 19, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on 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 163rd Avenue in Desert Oasis.

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 B10 & B11 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis.

Background:

On May 11, 2017 Centex Homes submitted a request for 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 163rd Avenue in Desert Oasis.

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 - FS17-230 Desert Oasis B10 - Staff Report](#)
- ☐ [01 - FS17-230 Desert Oasis B10 - Vicinity Map](#)
- ☐ [02 - FS17-230 Desert Oasis B10 - PrePlat](#)
- ☐ [03 - FS17-230 Desert Oasis B10 - Landscape Plans](#)

- ☐ [04 - FS17-230 Desert Oasis B10 - Sidewalk Circulation Plan](#)
- ☐ [05 - FS17-230 Desert Oasis B10 - DUSD Letter](#)
- ☐ [06 - FS17-230 Desert Oasis B10 - Luke AFB Letter](#)
- ☐ [07 - FS17-230 Desert Oasis B10 - ADOT Comments](#)
- ☐ [08 - FS17-230 Desert Oasis B10 - MWD Comments](#)
- ☐ [09 - FS17-230 Desert Oasis B10 - Flood Control District Comments](#)
- ☐ [10 - FS17-230 Desert Oasis B10 - 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: FS17-230

Project Name: Desert Oasis B10

Council District: 1 – ACACIA

Meeting Date: October 19, 2017

Planner: Sergio Angulo

Owner: Centex Homes

Applicant: Laura Meyers with Centex Homes

Request: Preliminary Plat for 142 Lots.

Site Location: Generally south of Jomax Road and east of 163rd Avenue in Desert Oasis.

Site Size: 43.16 Acres (approx.)

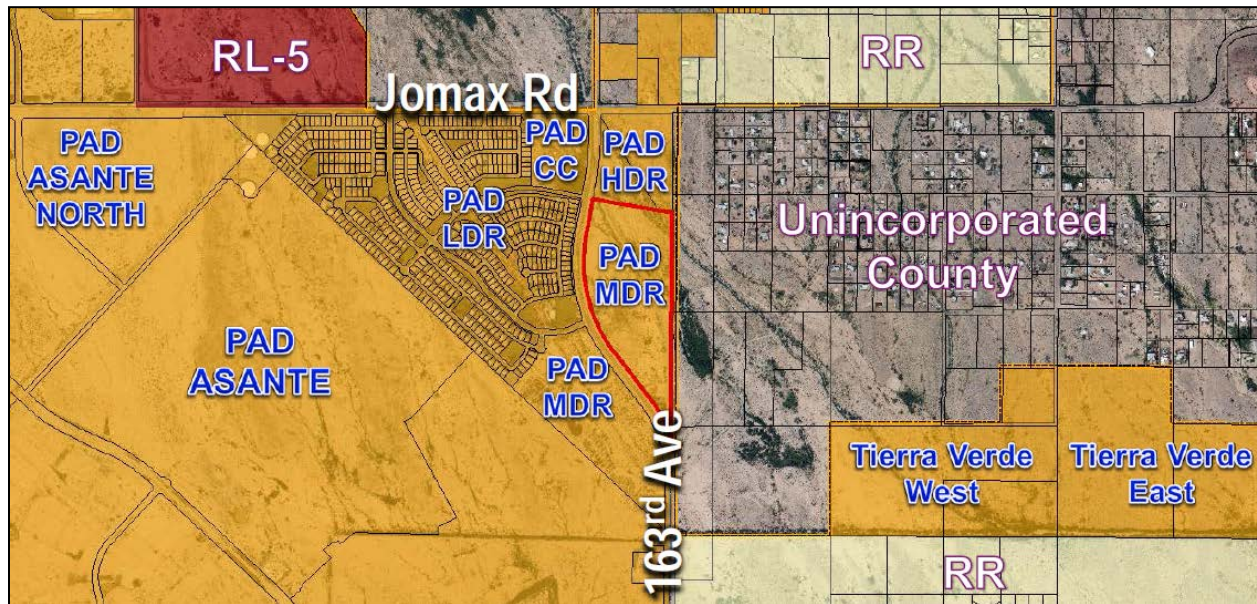
Density: 3.29 Dwelling Units per Acre

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-230.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS17-230, subject to stipulations 'A' through 'D'.

33 **Existing Land Zoning:**



PAD (Commercial)	PAD (HDR)	Maricopa County (R-5 RUPD)
PAD (LDR)	PAD (MDR)	Maricopa County (R-5 RUPD)
PAD (MDR)	PAD (MDR)	Maricopa County (R-5 RUPD)

34 **History:**

35

36 **November 3, 1988:** The subject parcel was annexed into the City.

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

39 **December 8, 2016:** Staff met with the applicant to discuss the project during a regularly scheduled
40 Concept Review meeting under CR16-527.

41 **May 11, 2017:** The applicant filed a request for a Preliminary Plat and Final Plat approval for a new
42 142-lots residential subdivision.

43

44 **Project Description:**

45

46 Centex Homes requests approval of a Preliminary Plat to allow for the development of a single-
47 family residential subdivision on approximately 43.16 acres in parcels B10 & B11 of the Desert Oasis
48 at Surprise Planned Area Development (PAD) generally located south of Jomax Road and east of
49 163rd Avenue. The applicant proposes 142 residential lots and landscape tracts for open space
50 recreation and retention which includes an amenity tot lot.

51 The subject property is zoned Planned Area Development (PAD) and has land use designations of
52 Medium Density Residential (39 acres approx.) and Open Space (4 acres approx.). The PAD allows a
53 maximum density of 6 dwelling units per acre and this development proposes a total density of 3.29
54 dwelling units per acre.

56 The proposed subdivision shows two (2) access points into the site located on the west side from
57 163rd Avenue. Staff and the applicant understand the need for improvements to 163rd Avenue and
58 the intersection of Jomax and 163rd to ensure that the future residents of this proposed
59 development and future developments along 163rd Avenue have the necessary access and roadway
60 level of services that meets City standards. The applicant has been working with City Staff to
61 identify the improvements needed to 163rd Avenue starting from San Ysidro Road to Jomax Road.
62 At the time of this report the applicant continues to work with City Staff to finalize this study. Once
63 the applicant and City Staff identify the required improvements, the applicant will be responsible
64 for the required street improvements along the portion of 163rd Avenue that abuts the subject site.
65 Stipulation 'A' guarantees that 163rd Avenue will meet the minimum level of service while the
66 required improvements are identified. Stipulations 'B' and 'C' ensures that the adjacent
67 development to the east will have adequate vehicular access.

69 The site proposes good pedestrian connectivity from the residential lots to the open space tracts, to
70 the proposed sidewalks along 163rd Avenue, and to a proposed development called Paloma Creek
71 located to the east. The site proposes a multi-use trail easement along the northeast corner of the
72 site which will provide connections to and from future developments to the east and north of the
73 subject site.

75 The proposed subdivision consists of 142 single-family detached homes. The typical lot size is 5,750
76 sq. ft. and the minimum lot width is 50'. The site dedicated approximately 14 acres (39%) for open
77 space which include a tot lot with playground equipment, BBQ facilities, shaded seating, and a
78 multi-use trail within the regional wash that crosses the subdivision along the northeast of the site.
79 Additional landscape and retention tracts also contribute to the total open space. The proposed
80 open space and landscape meets and exceeds the minimum requirements of the PAD (10%) and
81 the SUDC (20%).

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

86 **Reviewing Agencies:**

88 In addition to the standard city internal reviewing departments, the Dysart Unified School District,
89 the Arizona Department of Transportation, Maricopa Water District, Maricopa County Flood
90 Control District, and Luke AFB were included in the routing of this request. None of the reviewing
91 agencies indicated any concerns over the request.

92 **Summary:**

93
94 By accepting and incorporating stipulations 'A' through 'D' the proposed Preliminary Plat will meet
95 the requirements of the Desert Oasis at Surprise PAD, the SUDC, and the General Plan.
96

97 **Findings:**

- 98
99
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Desert Oasis at Surprise PAD and the
100 SUDC.
101

102
103 **Recommendation:**

104
105 Based on the findings noted above, staff recommends the Commission move to recommend
106 **approval** to the Mayor and City Council of case FS17-230, subject to stipulations 'A' through 'D' as
107 outlined below:
108

- 109 A. The applicant will continue to work with City Staff on a conceptual design for 163rd
110 Avenue from San Ysidro Road to Jomax Road, including the intersection of Jomax
111 Road and 163rd Avenue through a Design Concept Report (or similar type)
112 deliverable. This design concept will ensure, at a minimum, a Level of Service (LOS) C
113 on 163rd Avenue.
114 B. The Final Plat of Desert Oasis – Baer Parcel B10 will show TRACT F as Right of Way
115 and improvements will be required.
116 C. The Final Plat of Desert Oasis – Baer Parcel B10 will show a Right of Way connection
117 from 163rd Avenue to the proposed development to the east (Paloma Creek)
118 through TRACT A. Right of Way improvements will be the responsibility of the
119 adjacent property owner.
120 D. Non-compliance with the stipulations of approval of this case will be treated as a
121 violation in accordance with the provisions of Article XIV of the Surprise Unified
122 Development Code.
123

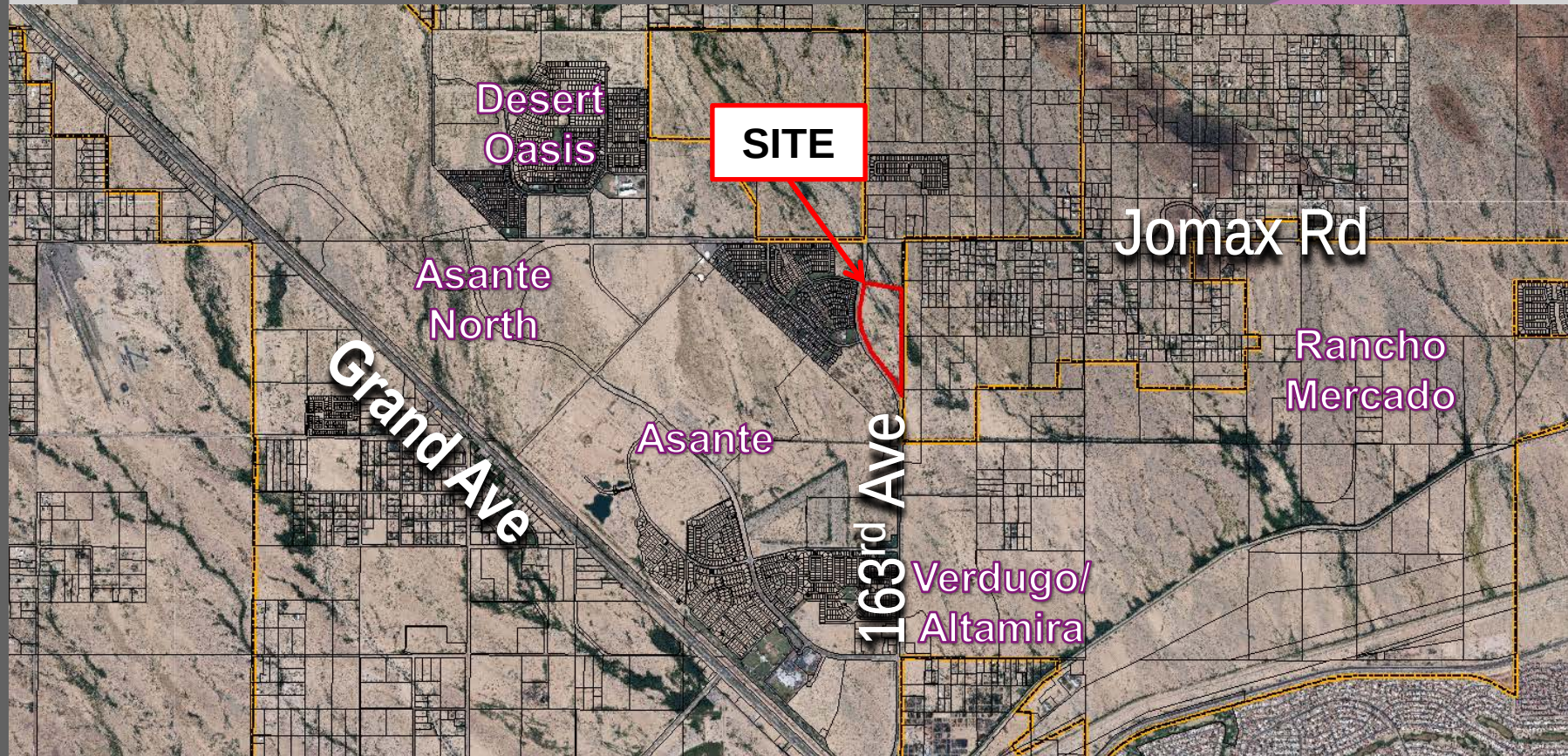
124 However, should the Commission wish to recommend **denial** of the request, the Commission
125 should make its own findings and base its decision on those alternative findings.
126

127 **Attachments:**

- 128
129 01 Vicinity Maps
130 02 Preliminary Plat
131 03 Landscape Plans
132 04 Sidewalk Circulation Exhibit
133 05 Dysart Unified School District Letter
134 06 Luke AFB Letter

135 07 ADOT Comments
136 08 MWD Comments
137 09 Flood Control District Comments

VICINITY MAP



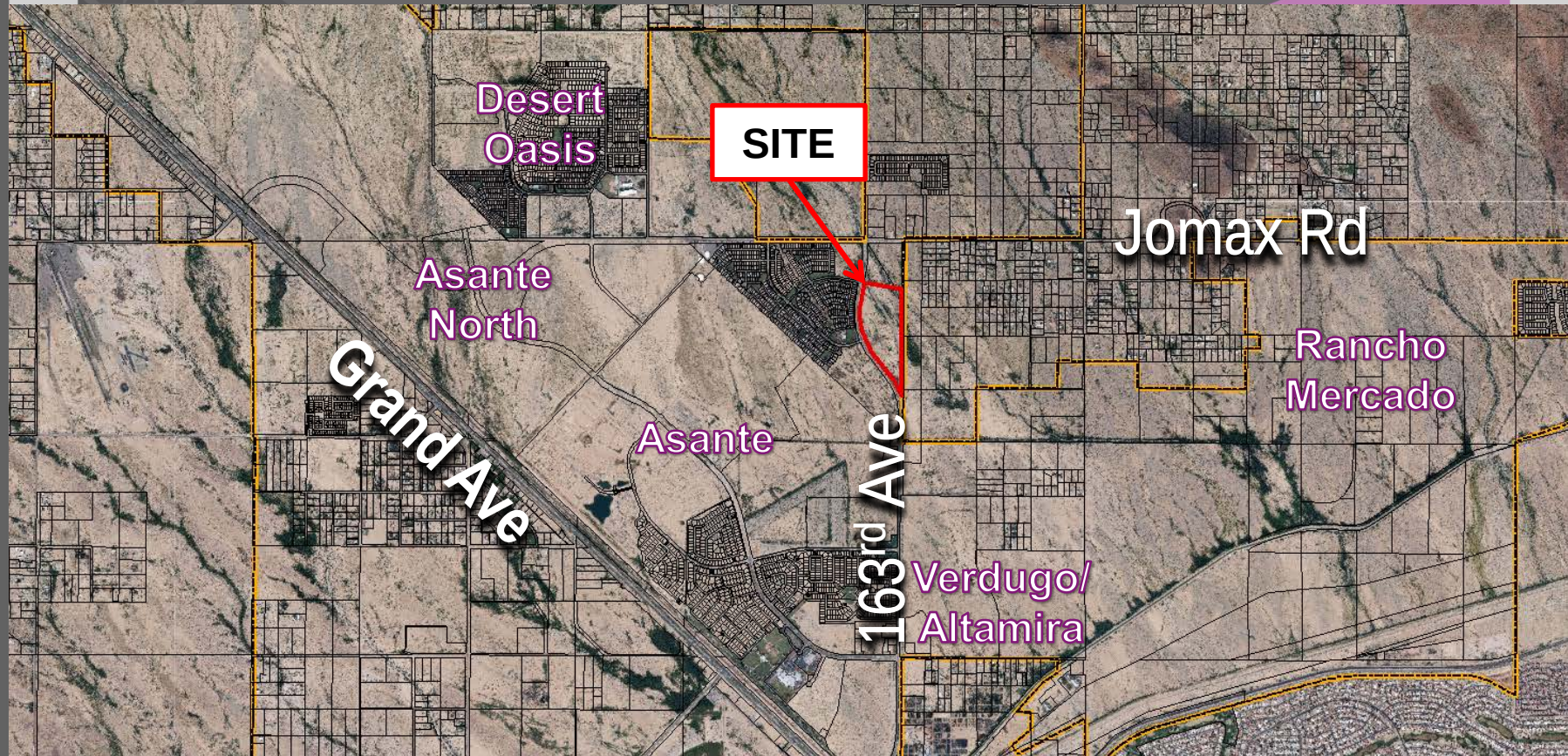


SURPRISE
ARIZONA

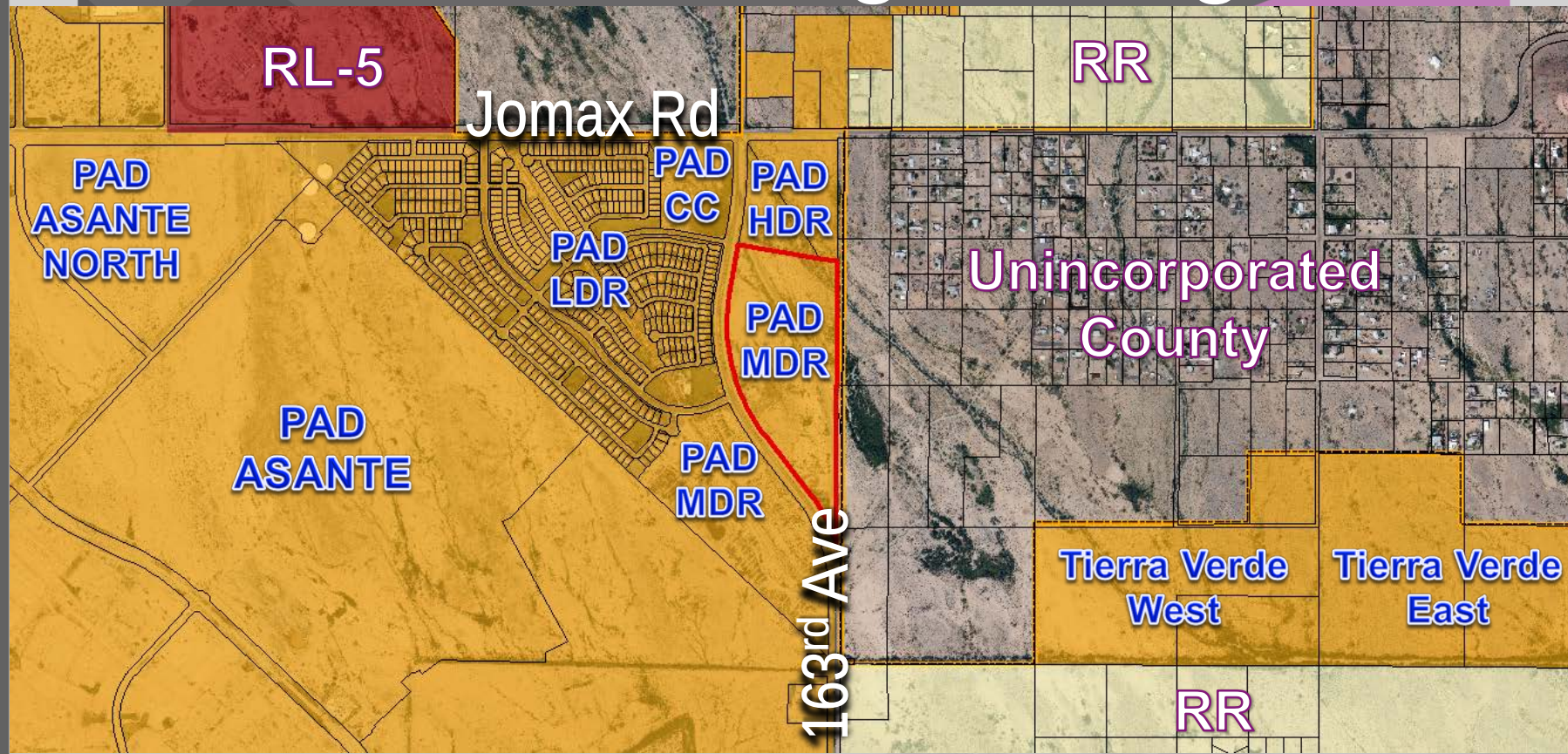
Desert Oasis Parcel B10 Preliminary Plat FS17-230

Planning and Zoning Commission
October 19, 2017

VICINITY MAP

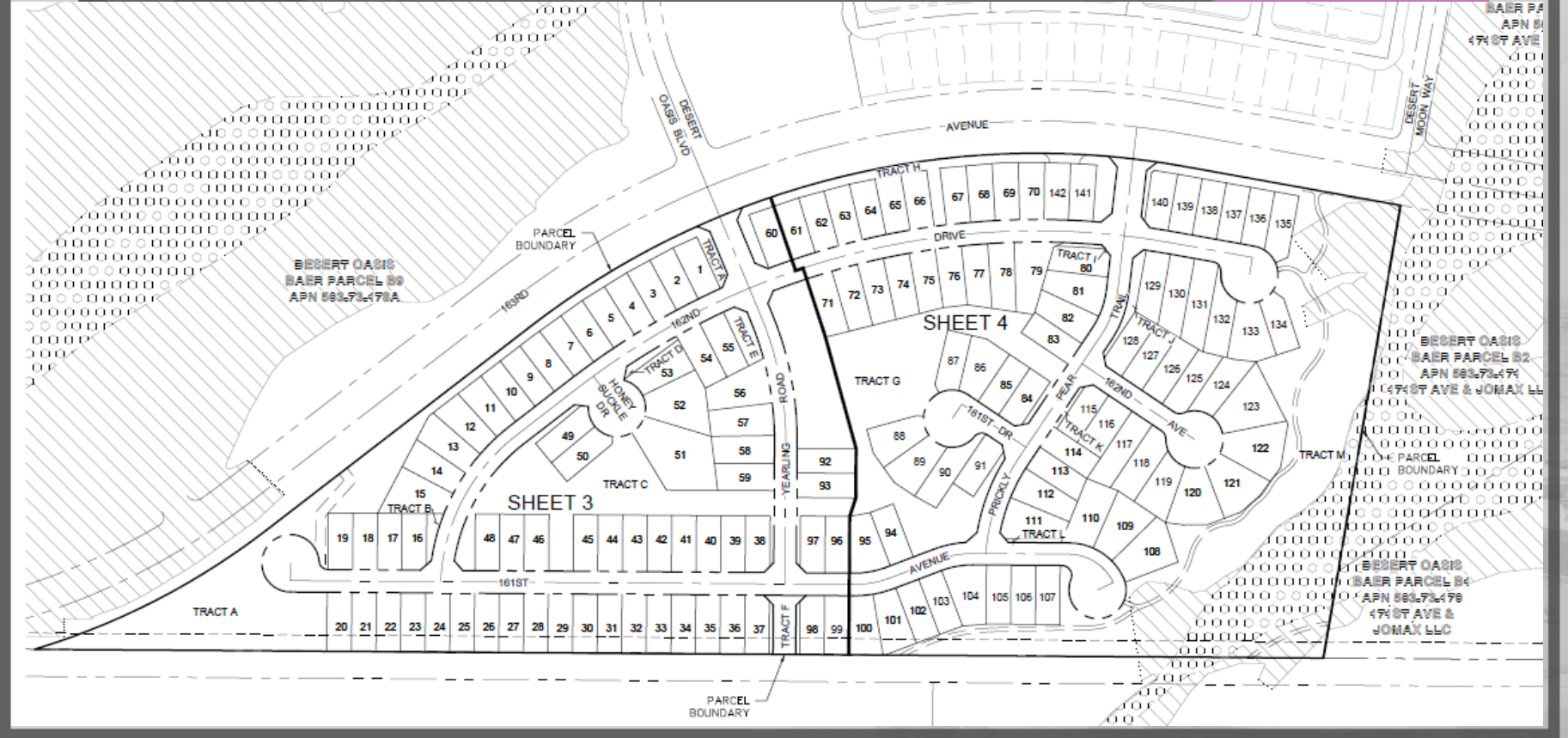


Surrounding Zoning

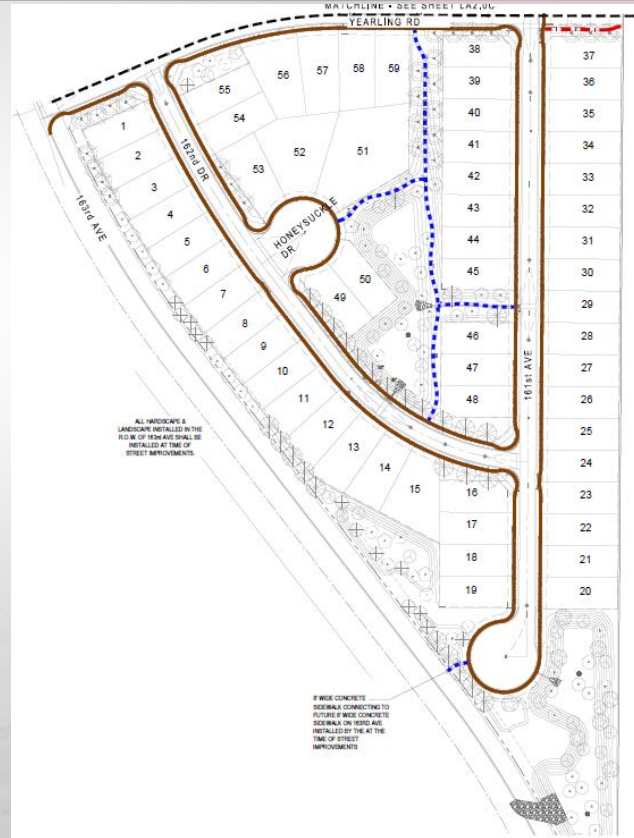
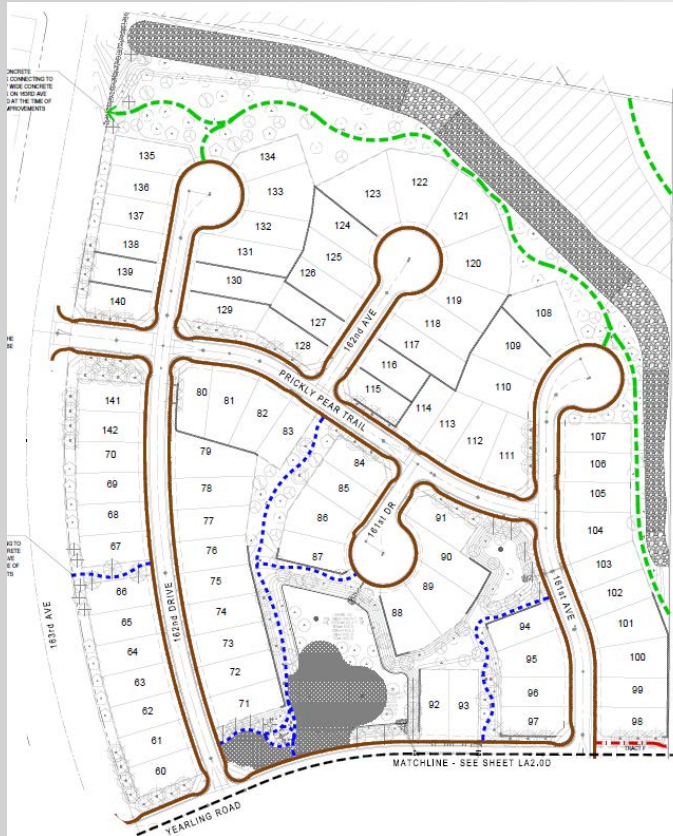




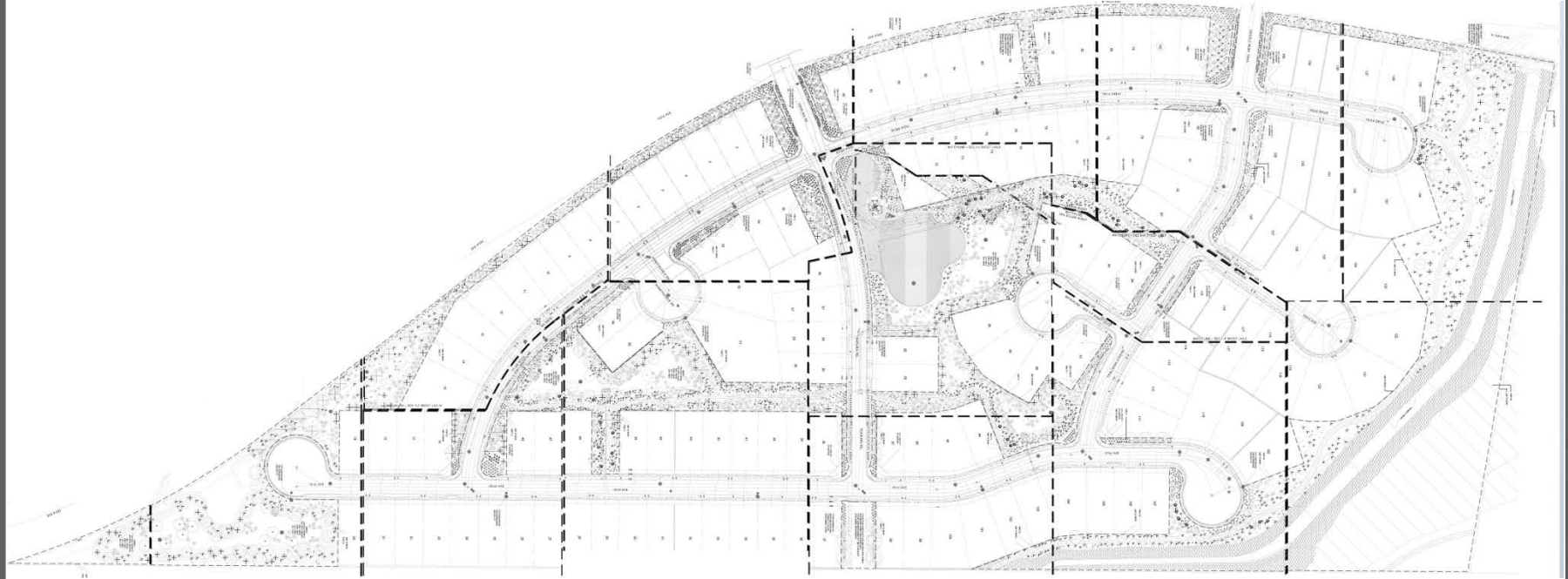
Preliminary Plat



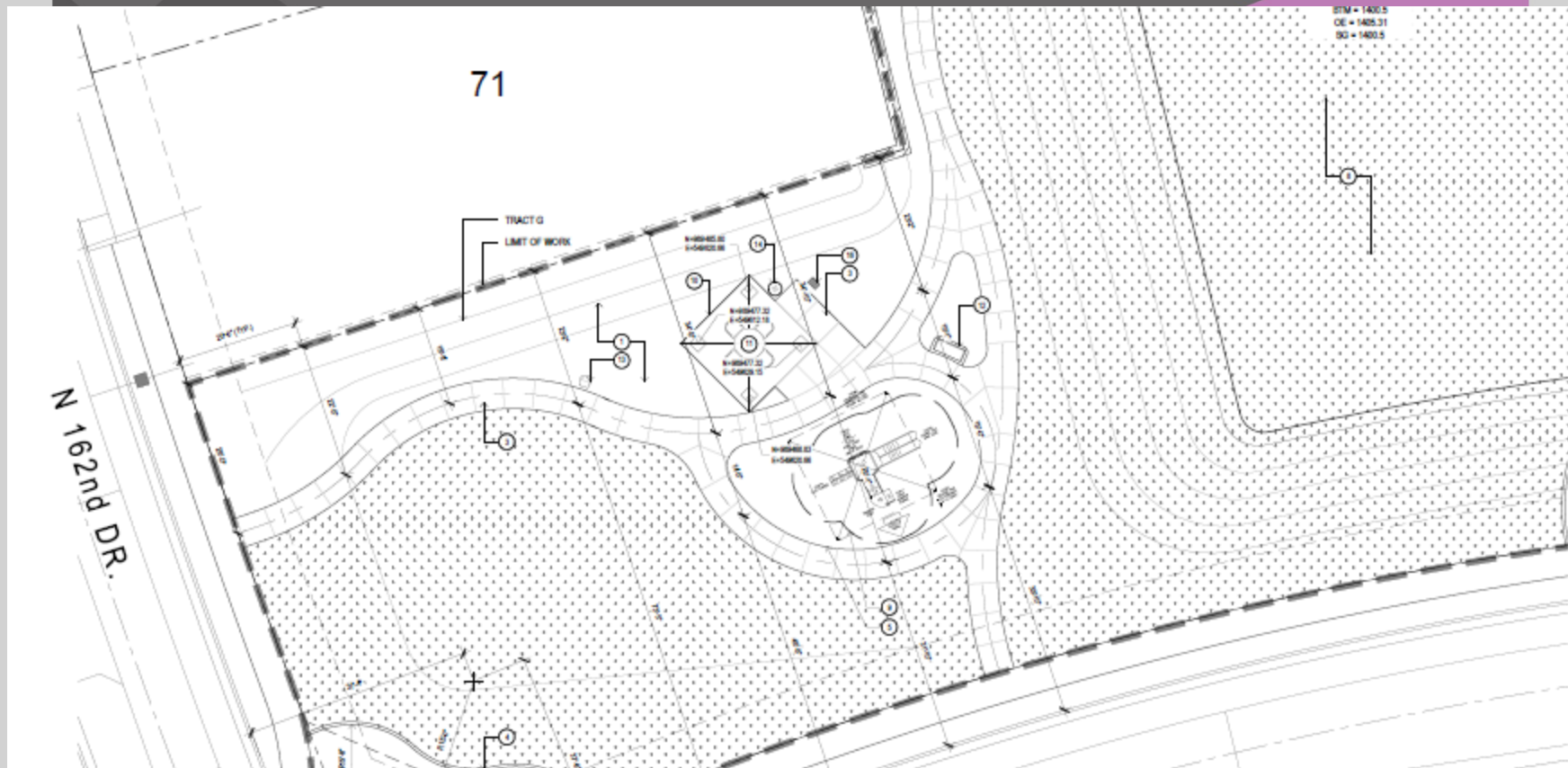
Pedestrian Circulation

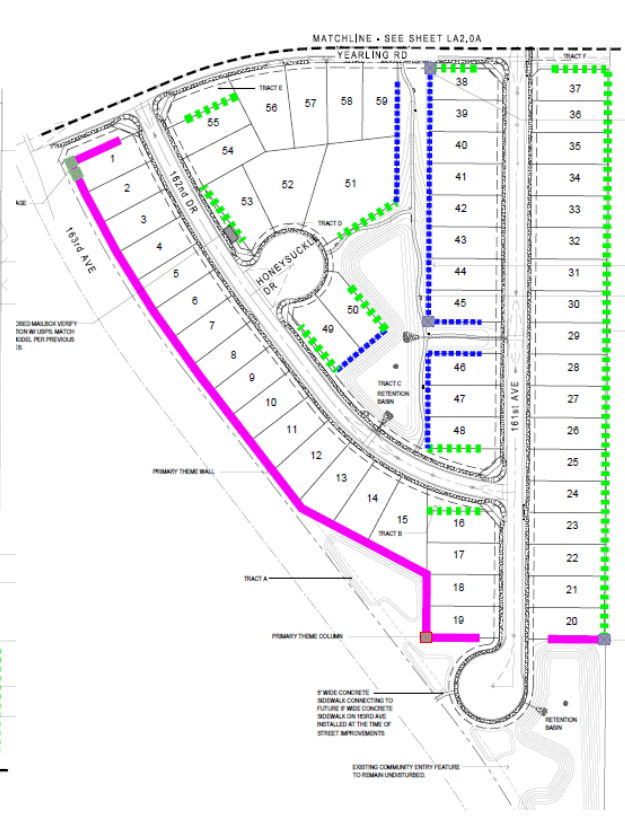


Landscape



Main Amenity Area

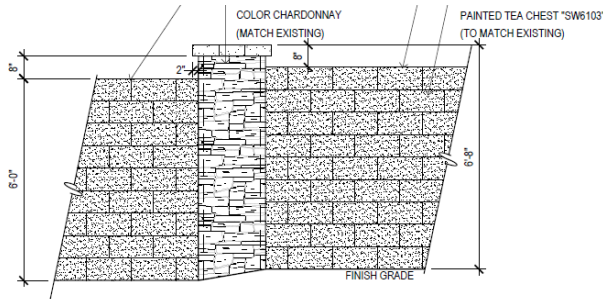




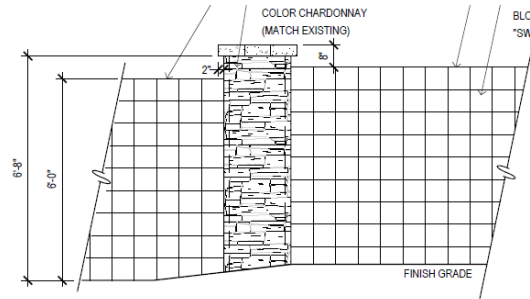
WALL LEGEND

SYMBOL	DESCRIPTION
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	COMBO VIEW FENCE WALL
	SUBDIVISION ENTRY SIGNAGE
	PRIMARY THEME WALL COLUMN
	SECONDARY THEME COLUMN
	MAILBOX KIOSK

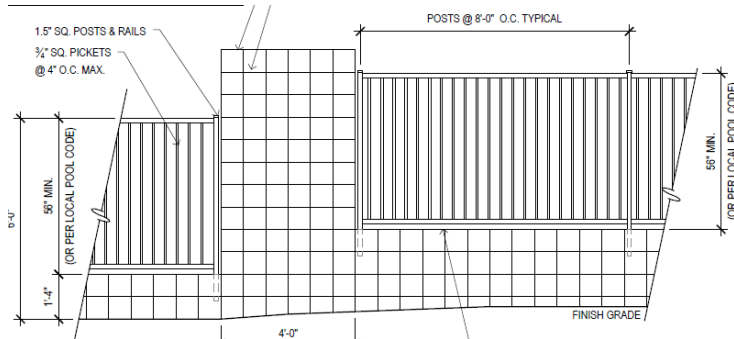
Fence and Signage



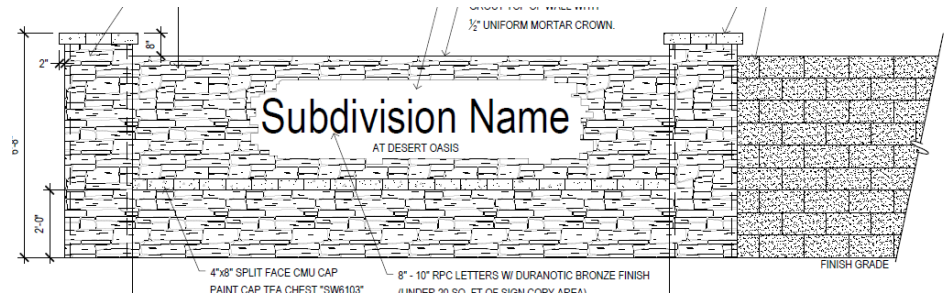
1 Primary Theme Wall
SCALE: 1/2"=1'-0"



2 Secondary Theme Wall
SCALE: 1/2"=1'-0"



3 Combo View Fence
SCALE: 1/2"=1'-0"



4 Subdivision Entry Signwall
SCALE: 1/2"=1'-0"



RECOMMENDATION

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



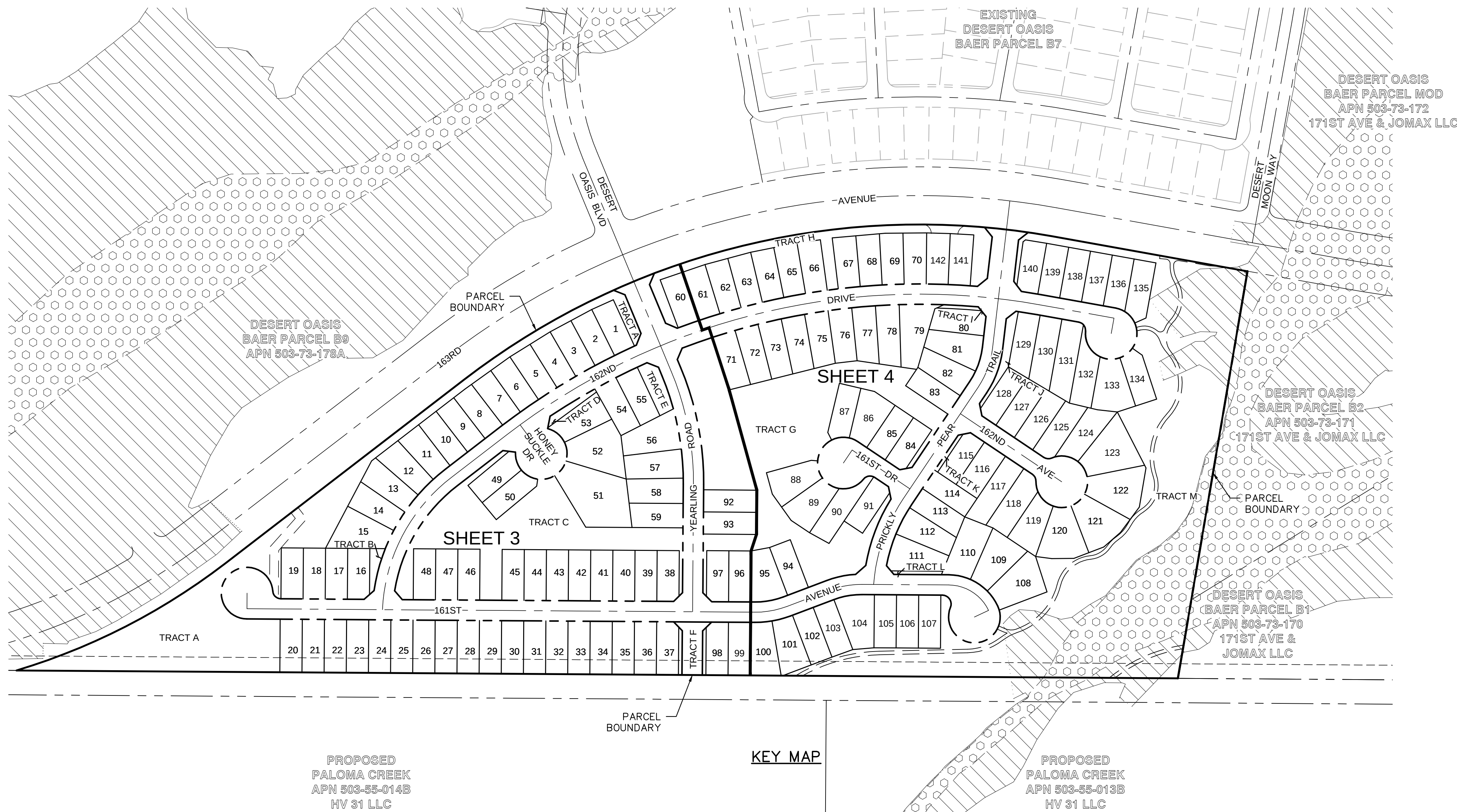


SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



GAS	SOUTHWEST GAS	6/16/2017
ELECTRIC	APS	6/16/2017
TELEPHONE	CENTURYLINK	6/16/2017
CATV	COX COMMUNICATIONS	6/16/2017
WATER	CITY OF SURPRISE	6/16/2017
SEWER	CITY OF SURPRISE	6/16/2017

PULTE HOME COMPANY, LLC
CONTACT: RICHARD LOPEZ
16767 N. PERIMETER DR, SUITE 100
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 391-6000
FAX (480) 391-6100

CARDNO, INC.
DANIEL J. POTTINGER, P.E.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, ARIZONA 85027
PHONE (602) 977-8000
FAX (602) 977-8099

CARDNO, INC.
MATTHEW G. BUCHANAN, R.L.S.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, ARIZONA 85027
PHONE (602) 977-8000
FAX (602) 977-8099

1	COVER SHEET
2	NOTES & DETAILS
3-4	PRELIMINARY PLAT

FOUND 3" M.C. HIGHWAY DEPT. BRASS CAP FLUSH ON WEST
CORNER OF A CONCRETE HEADWALL APPROXIMATELY 30'
EAST OF EDGE OF PAVEMENT OF 163RD AVENUE AT THE SE
CORNER OF THE INTERSECTION OF 163RD AVENUE AND JOMAX
ROAD.
BM#46 46=1425.07' (NAVD 88)

BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN AS MEASURED BETWEEN THE FOUND MONUMENTS SHOWN HEREON MONUMENTING THE SOUTHEAST SECTION CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 1, HAVING A BEARING OF SOUTH 00°23'20" WEST, BASED ON ARIZONA CENTRAL ZONE, NAD 83.

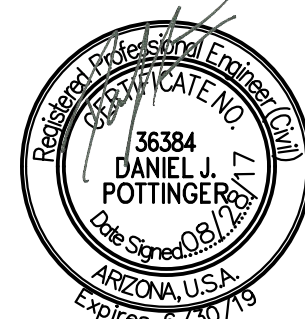
THE SITE LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AE (SHADED) AS INDICATED ON THE F.I.R.M. FOR THE CITY OF SURPRISE, MAP NO. 04013C1210L, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2013.

ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD."

	PROPOSED WATER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SEWER
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	EXISTING WATER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING RECLAIMED WATER
	EXISTING SEWER
	EXISTING SEWER MANHOLE
	EXISTING CONTOURS
	VEHICLE NON-ACCESS EASEMENT
	PARCEL BOUNDARY
	SHEET BOUNDARY
	STREET DRAINAGE
	PROPOSED SEWER FLOW
	PUBLIC UTILITY EASEMENT
	ROADWAY EASEMENT
	WATER SAMPLING STATION
	EFFECTIVE FLOODPLAIN
	EFFECTIVE FLOWWAY



PRELIMINARY PLAT
DESERT OASIS - PARCEL B10
PULTE HOME COMPANY, LLC
SURPRISE, AZ

[illegible]

DATE	JULY/2017
DRAWN	LPJ
DESIGNED	DLP
CHECKED	DJP
PROJECT #	45102480

SHEET TITLE
COVER SHEET

1

OF 4 SHEETS

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1108.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO COURSES;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF1526.45 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF1096.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 80 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 933.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINEOF 163RD AVENUE AS SHOWN ON A MAP OF DEDICATION FOR BAER PARCEL IN BOOK 666, PAGE 08 OF MAPS ON FILE IN THE MARICOPA COUNTY RECORDERS OFFICE;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES;

THENCE SOUTH 09 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 449.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1685.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1404.17 FEET THROUGH A CENTRAL ANGLE OF 47 DEGREES 44 MINUTES 47 SECONDS;

THENCE SOUTH 37 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 681.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1465.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 532.99 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 50 MINUTES 42 SECONDS TO THE POINT OF BEGINNING.

LOT SIZE SUMMARY

CATEGORY	LOT SIZE	LOT YIELD
MDR	50' X 115'	142 UNITS

DEVELOPMENT STANDARDS

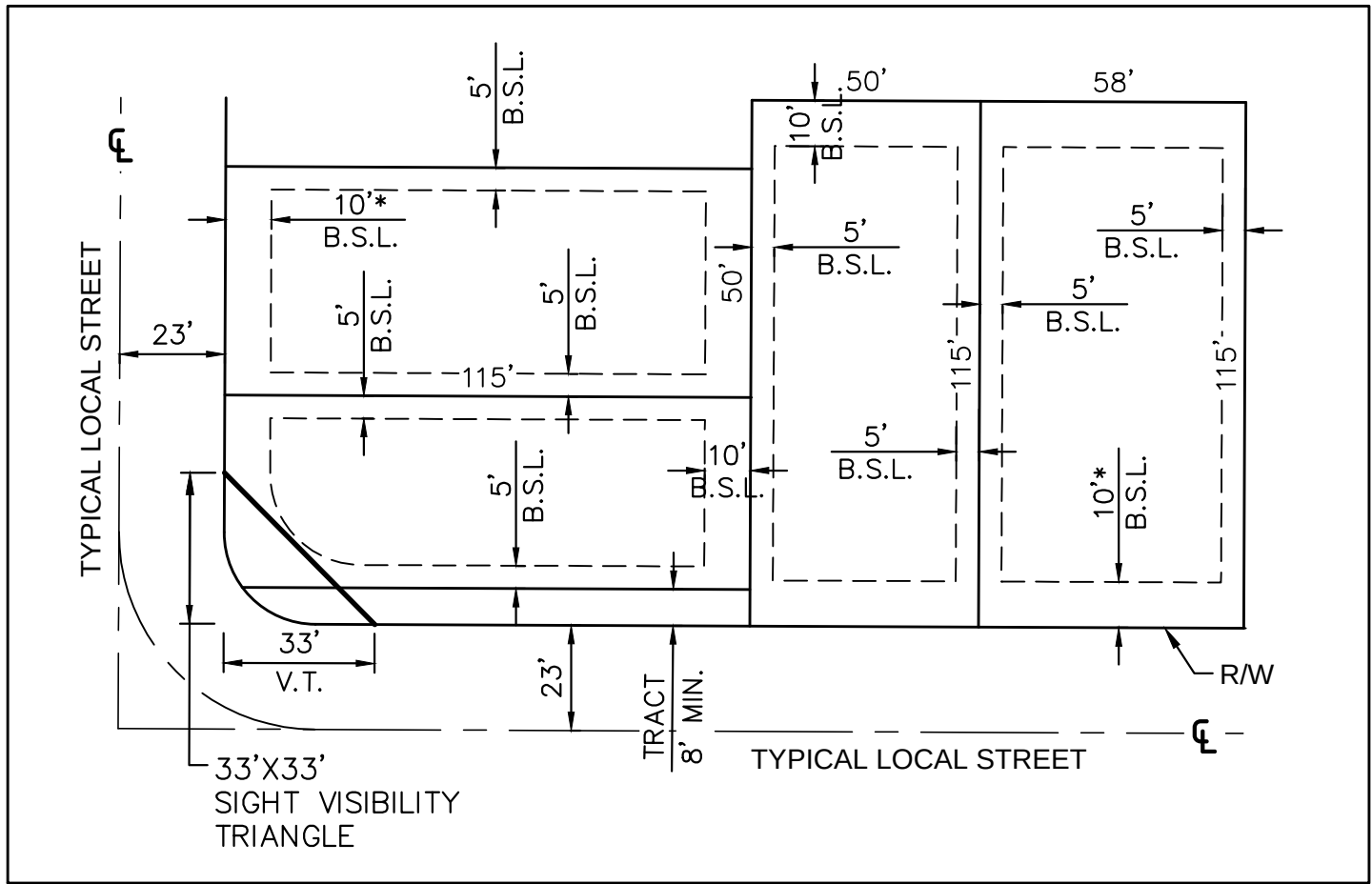
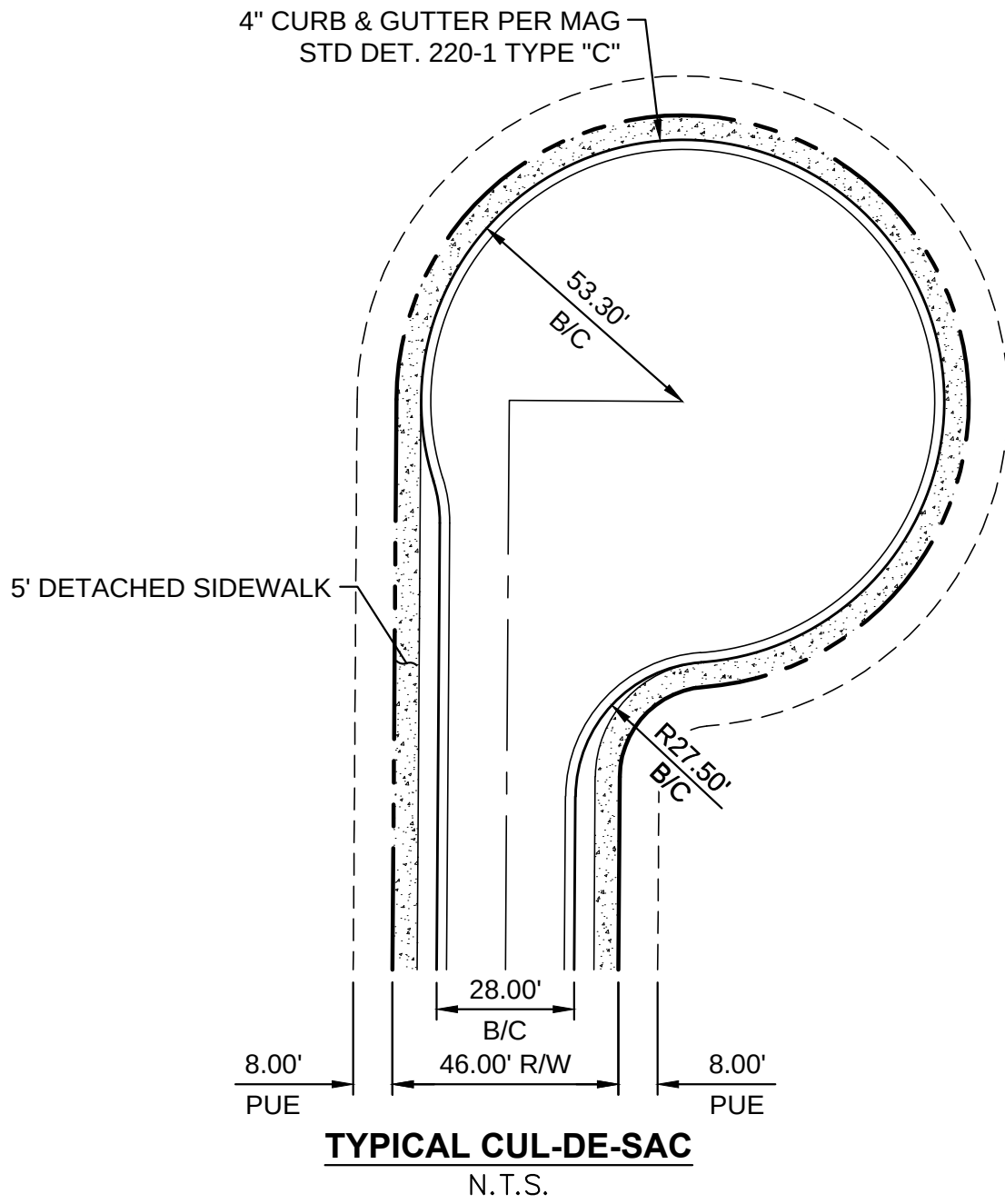
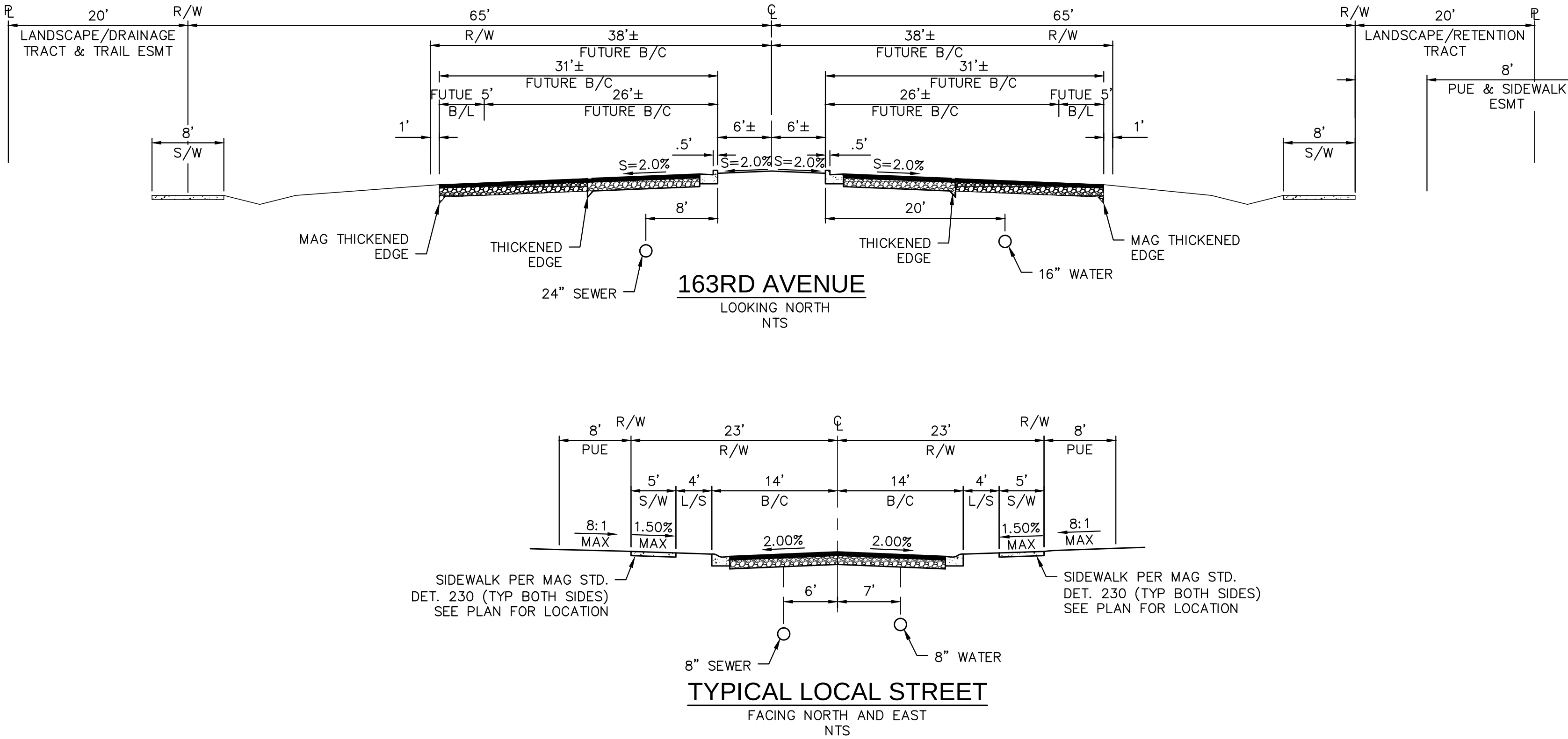
LOT CATEGORY	MDR
LOT WIDTH	50'
MAX HOME WIDTH	40'
FRONT SETBACK	10' FOR LIVING AREA, 8' SIDE LOAD GARAGE, 18' FOR FRONT LOAD GARAGE
SIDE SETBACK	5'/5'
CORNER SIDE SETBACK	13' FROM RIGHT-OF-WAY
REAR SETBACK	10'
MINIMUM LOT DEPTH	75'

TRACT AREA TABLE

TRACT	SQUARE FEET	ACREAGE	USE
A	107,707	2.47	LANDSCAPING, RETENTION
B	1,996	0.05	LANDSCAPING
C	66,326	1.52	LANDSCAPING, RETENTION
D	1,775	0.04	LANDSCAPING
E	4,686	0.11	LANDSCAPING
F	7,583	0.17	LANDSCAPING
G	124,666	2.86	LANDSCAPING, RETENTION
H	24,703	0.57	LANDSCAPING
I	713	0.02	LANDSCAPING
J	3,659	0.08	LANDSCAPING
K	792	0.02	LANDSCAPING
L	900	0.02	LANDSCAPING
M	272,748	6.26	LANDSCAPING, RETENTION
TOTAL	618,253	14.19	

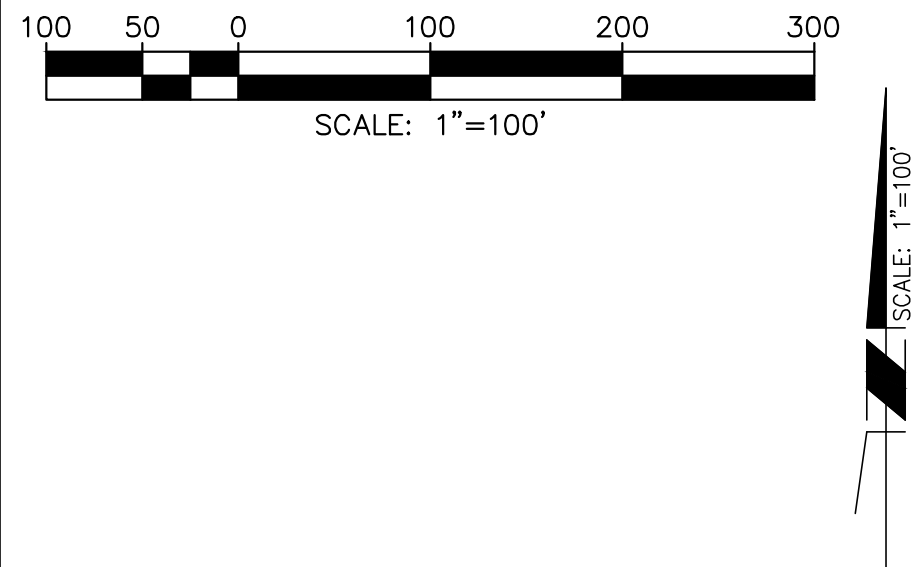
SITE SUMMARY TABLE

GROSS AREA	43.16 ACRES	1,880,196 SQUARE FEET
AREA OF PUBLIC STREETS	7.28 ACRES	317,101 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	35.88 ACRES	1,563,095 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, WELL SITE, AMENITIES, AND LANDSCAPE)	14.19 ACRES	618,253 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	39.55%	
AREA OF LOTS	21.69 ACRES	944,843 SQUARE FEET
TOTAL NUMBER OF LOTS	142	
OVERALL GROSS DENSITY	3.29 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.25 ACRES	11,008 SQUARE FEET
MINIMUM LOT AREA	0.13 ACRES	5,678 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.15 ACRES	6,654 SQUARE FEET
MAXIMUM LOT AREA	0.40 ACRES	17,523 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	270	
PROJECTED POPULATION 3.2 PERSONS PER DWELLING UNIT	454.4	



TYPICAL LOT DIMENSIONS & BUILDING SETBACK LINES

*18' FOR FRONT LOAD GARAGE, 10' FOR FRONT LIVING AREA



NO.	BY	DESCRIPTION	APP'D	DATE

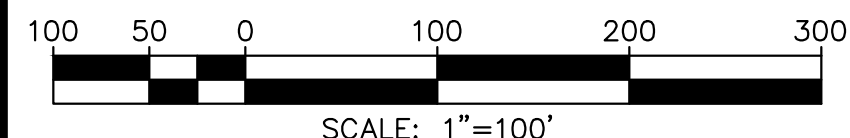
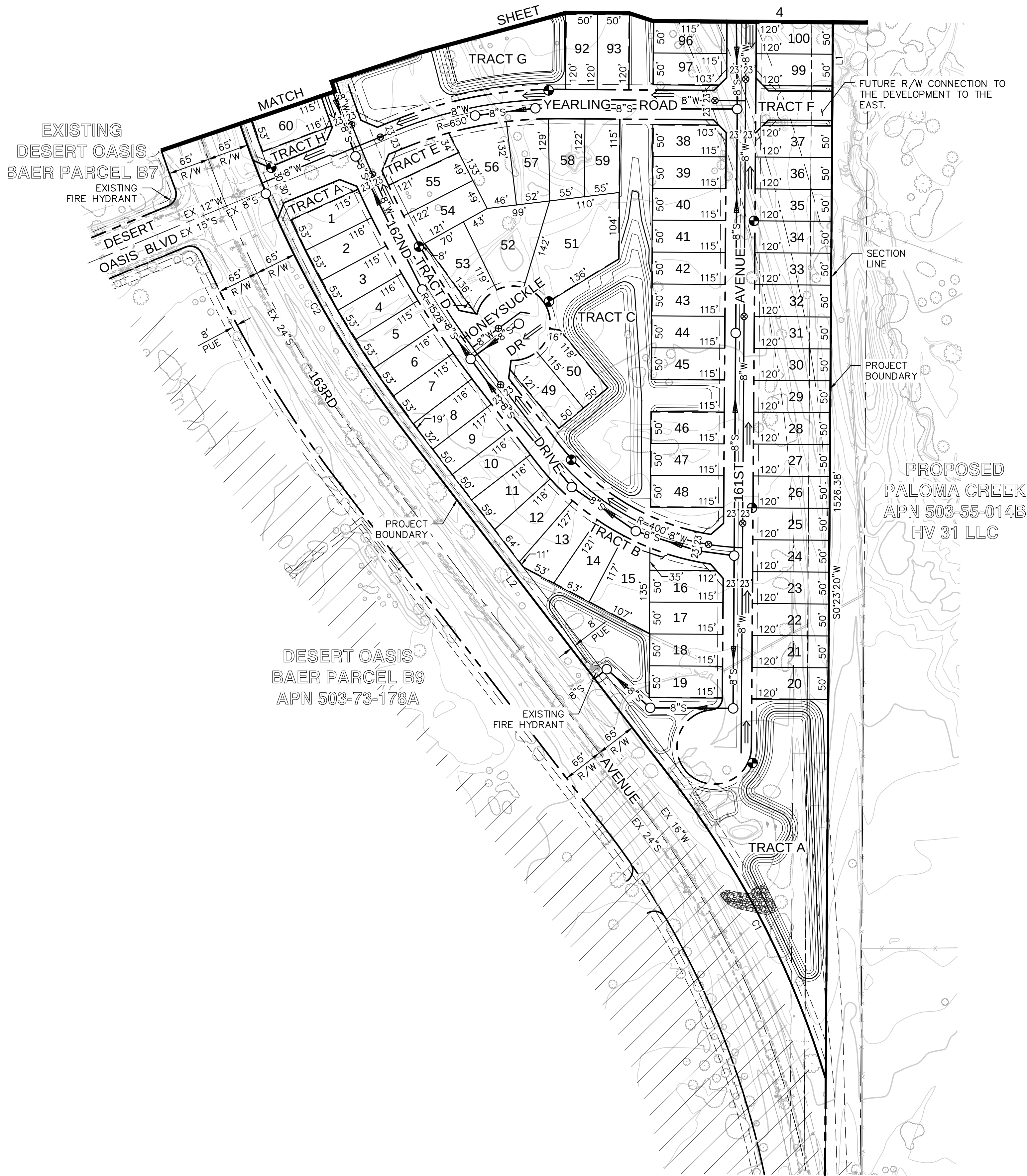
REVISIONS

DESERT OASIS - PARCEL B10 PRELIMINARY PLAT

Cardno Shaping the Future	PHOENIX 19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027 TEL: (602) 977-8000 FAX: (602) 977-8099 www.cardno.com
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	LAYOUT DLP	DRAFTED LPJ	CHECKED DJP
DRAWING SCALE(S) N.T.S.			
PLAN DATE JULY/2017		SHEET NO. 2	
PROJECT NUMBER 4161239000		OF 4 SHEETS	





LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	20°50'43"	1465.00	532.99	269.48
C2	47°44'58"	1685.00	1404.26	745.80
L1	S0°23'26"W	--	1096.05	--
L2	N37°35'16"W	--	681.57	--

NO.	BY	DESCRIPTION	APP'D	DATE
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REVISIONS

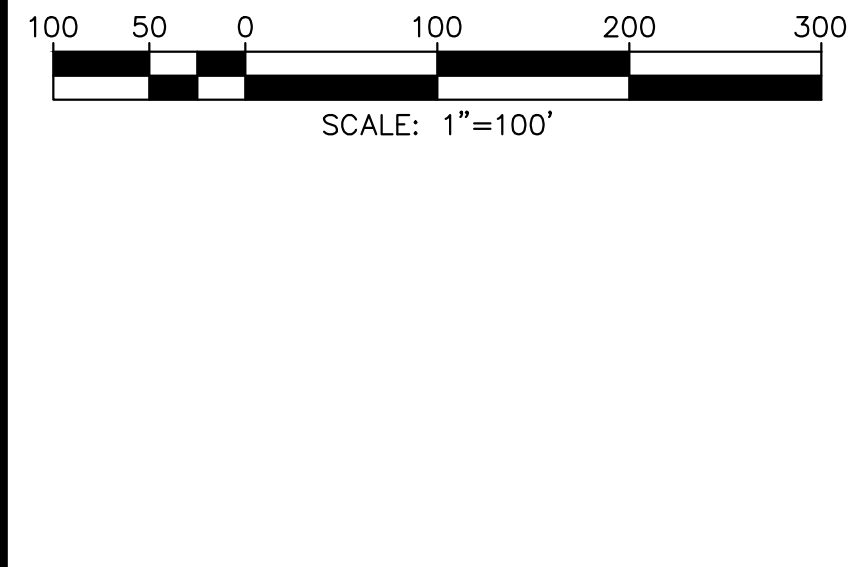
DESERT OASIS - PARCEL B10
PRELIMINARY PLAT

Cardno PHOENIX
19621 N. 23RD DR., STE. 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com



LAYOUT DLP	DRAFTED LPJ	CHECKED DJP
DRAWING SCALE(S) 1"= 100'		
PLAN DATE JULY/2017		SHEET NO. 3
PROJECT NUMBER 4161239000		OF 4 SHEETS



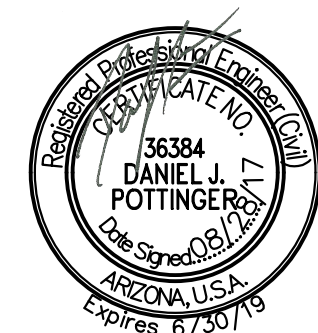


NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS

DESERT OASIS - PARCEL B10
PRELIMINARY PLAT

Cardno PHOENIX
19621 N. 23RD DR., STE 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com



LAYOUT DLP	DRAFTED LPJ	CHECKED DJP
DRAWING SCALE(S) 1" = 100'		
PLAN DATE JULY/2017		SHEET NO. 4
PROJECT NUMBER 4161239000		OF 4 SHEETS



DESERT OASIS PARCEL B-10

LANDSCAPE PLANS

2017-08-21

OWNER/DEVELOPER:

Pulte Homes
16767 North Perimeter Drive
Suite 100
Scottsdale, Arizona 85260
P. 480.862.7856
Contact: Laura Meyers
Email: LMeyers@pultegroup.com

Consultant Team

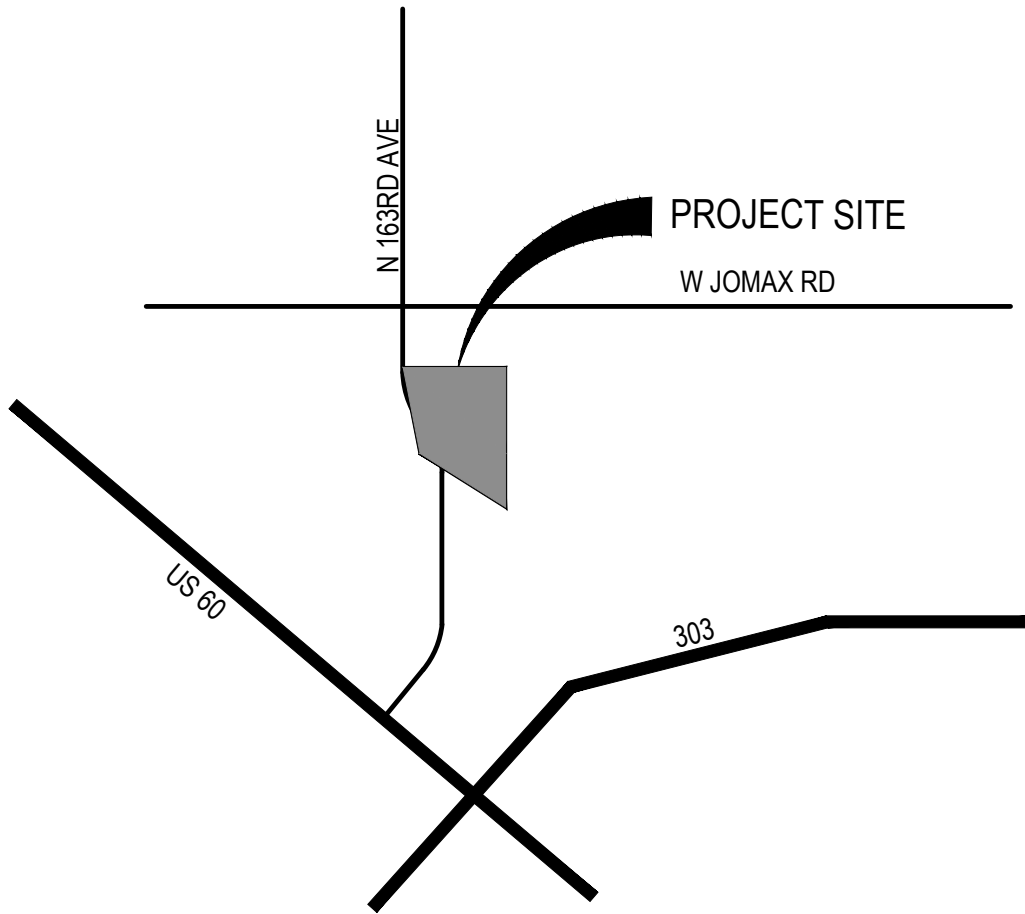
Landscape Architect:

andersonbaron Landscape Architecture, LLC
50 N. McClintock Dr, Ste 1
Chandler, Arizona 85226
P. 480.699.7956
Contact: Thomas Durant
Email: tom.durant@andersonbaron.com

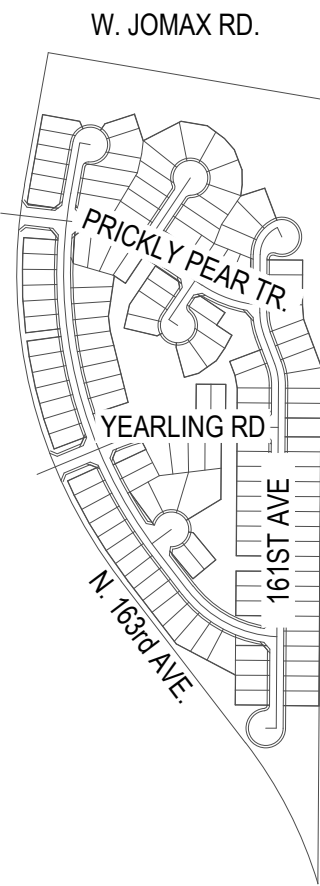
Civil Engineer:

CARDNO, INC.
19621 N. 23rd Drive
Suite 150
Phoenix, Arizona 85027
P. 602.977.8000
Contact: Dan Pottinger
Email: daniel.pottinger@cardno.com

A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE,
MARICOPA COUNTY, ARIZONA



Vicinity Map

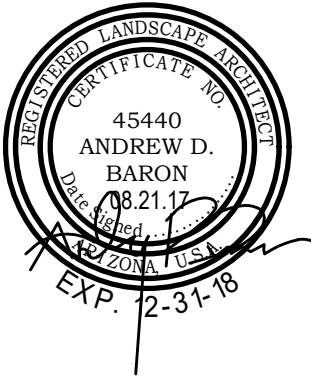


Key Map



SHEET INDEX

Cover Sheet	LA0.1
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Layout Plans	LA3.1 - LA3.12
Planting Plans	LA6.1 - LA6.3
Construction Details	LA7.1 - LA7.2
Planting Details	LA8.1
Planting Specifications	LA8.2
Hydroseed Specifications	



Revisions

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△	
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△	

DESERT OASIS PARCEL B-10
LANDSCAPE PLANS
3rd SUBMITTAL 8.21.2017
andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986

GENERAL PROJECT NOTES:

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

PLANTING GENERAL NOTES:

- CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TRENCH DOES NOT DRAIN, DO NOT PLANT. SEE HARDSCAPE DETAIL.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
- LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
- THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
- PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE, CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
- CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 6'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO: LANDSCAPE ARCHITECT FOR REVIEW.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- LANDSCAPE IN R.O.W. OF 163rd AVE WILL BE INSTALLED BY DEVELOPER OF PARCEL B-10 AND B-11 AT TIME OF STREET IMPROVEMENTS FOR 163rd AVE.

IRRIGATION GENERAL NOTES:

- THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO MAKE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF 65 TO 75 PSI WATER PRESSURE AT WATER METER.
- THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- ALL VALVES SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE CONTROLLERS.
 - TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
 - TWO VALVE BOX KEYS.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVES SHALL NOT EXCEED MANUFACTURER'S DESIGN SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
- CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS.
- VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCOO OR APPROVED EQUAL.
- FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

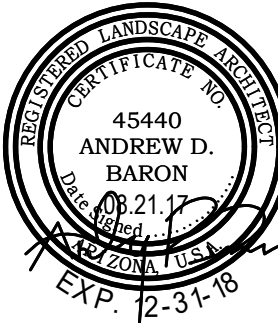
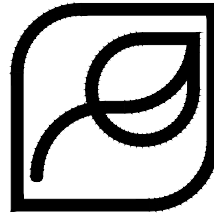
HARDSCAPE GENERAL NOTES:

- CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
- REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
- UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PREPARE A 4'x4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEER'S CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
- FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

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General Notes



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| ☐ construction | |

title

General Notes

date issued

08.21.17

scale

N/A

drawn by

JM

checked by

TD

project number

09-483-17

review number

sheet number

LA0.1

8" WIDE CONCRETE
SIDEWALK CONNECTING TO
FUTURE 8" WIDE CONCRETE
SIDEWALK ON 163RD AVE
INSTALLED AT THE TIME OF
STREET IMPROVEMENTS

PRIMARY THEME COLUMN

PRIMARY THEME COLUMN

SUBDIVISION ENTRY SIGNAGE

TRACT H

5" WIDE CONCRETE
SIDEWALK CONNECTING TO
FUTURE 8" WIDE CONCRETE
SIDEWALK ON 163RD AVE
INSTALLED AT THE TIME OF
STREET IMPROVEMENTS

PRIMARY THEME COLUMN

COMBO VIEW FENCE

PRIMARY THEME WALL

PRIMARY THEME COLUMN

PROPOSED MAILBOX VERIFY
LOCATION W/ USPS. MATCH
CBU MODEL PER PREVIOUS
PHASES.

TRACT J

PRICKLY PEAR TRAIL

TRACT I

COMBO VIEW FENCE

5" WIDE CONCRETE
SIDEWALK

TRACT G

RETENTION BASIN

AMENITY TOT LOT
SEE ENLARGED SHEET LA2.4

MATCHLINE - SEE SHEET LA2.0B

8" WIDE CONCRETE
SIDEWALK

COMBO VIEW FENCE

8" WIDE CONCRETE
SIDEWALK

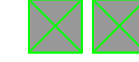
COMBO VIEW FENCE

SECONDARY THEME COLUMN

SECONDARY THEME WALL

5" WIDE CONCRETE
SIDEWALK

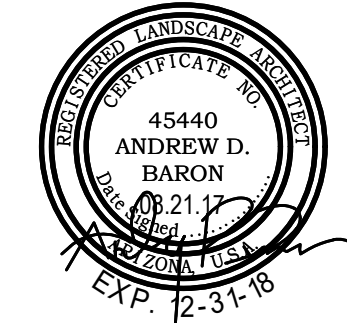
COMBO VIEW FENCE

WALL LEGEND			
SYMBOL	DESCRIPTION	DETAIL	QTY.
	PRIMARY THEME WALL	DETAIL 1, SHEET LA6.1	2,570 LF
	SECONDARY THEME WALL	DETAIL 2, SHEET LA6.1	3,510 LF
	COMBO VIEW FENCE WALL	DETAIL 3, SHEET LA6.1	3,575 LF
	SUBDIVISION ENTRY SIGNAGE	DETAIL 4, SHEET LA6.1	2
	PRIMARY THEME WALL COLUMN	DETAIL 1, SHEET LA6.1	4
	SECONDARY THEME COLUMN	DETAIL 2, SHEET LA6.1	11
	MAILBOX KIOSK	DETAIL 6, SHEET LA6.2	2

GENERAL WALL NOTES

- ALL WALLS TO TERMINATE WITH END WALL COLUMN 40'-0" FROM BACK OF CURB.
- QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
- CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
- QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS

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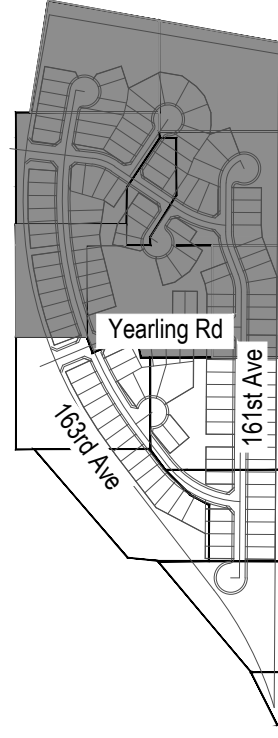
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Wall Plan



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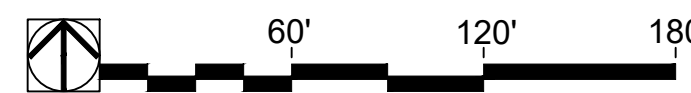
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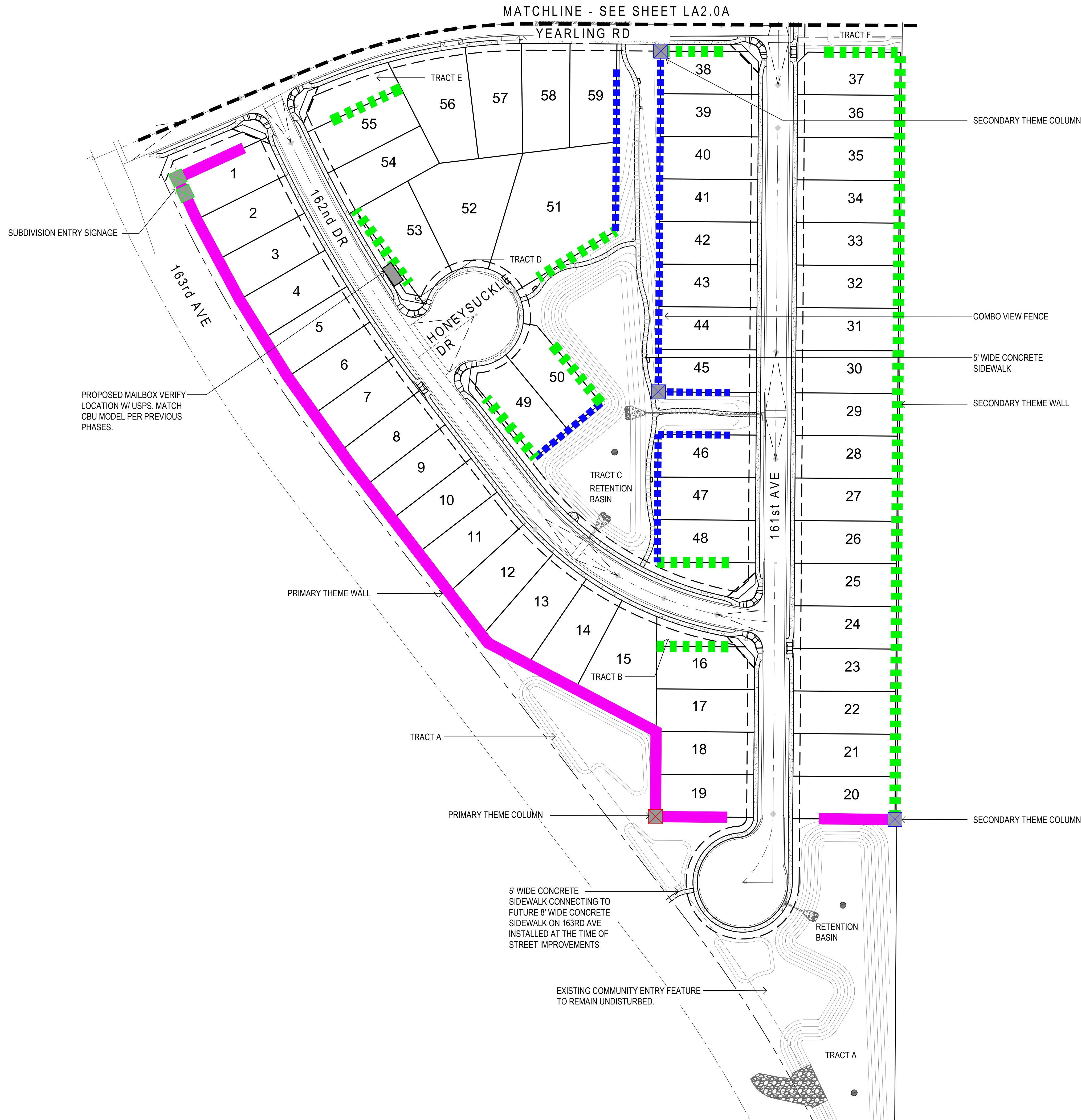
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Key Map

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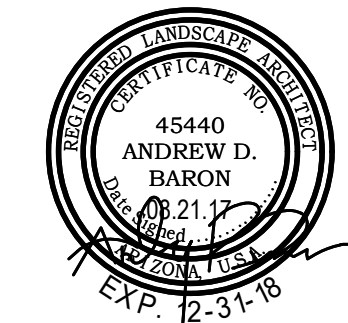


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	SUBDIVISION ENTRY SIGNAGE	DETAIL 4, SHEET LA6.1	2
	PRIMARY THEME WALL COLUMN	DETAIL 1, SHEET LA6.1	4
	SECONDARY THEME COLUMN	DETAIL 2, SHEET LA6.1	11
	MAILBOX KIOSK	DETAIL 6, SHEET LA6.2	2

- GENERAL WALL NOTES
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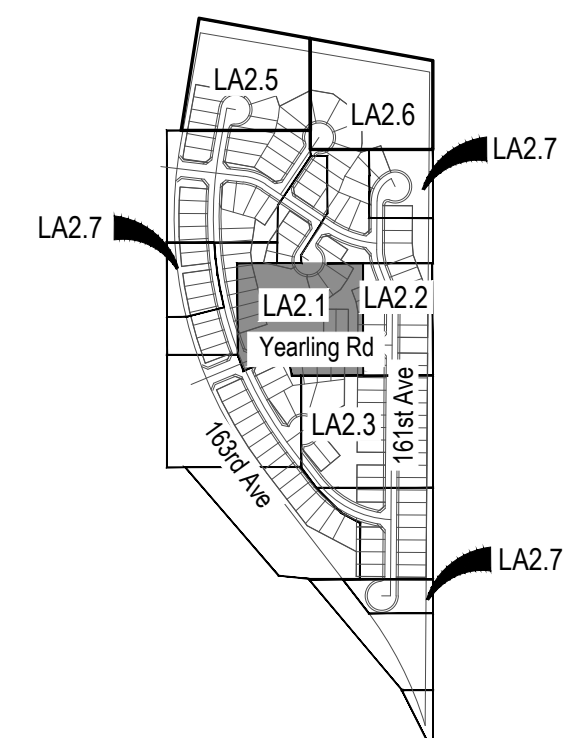
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review number	
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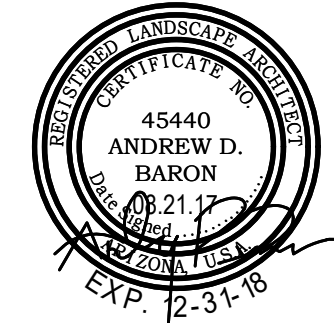


- | SYMBOLS AND ABBREVIATIONS | |
|---|-----------------------------------|
|  | TYP: TYPICAL |
|  | POINT OF BEGINNING FOR DIMENSIONS |



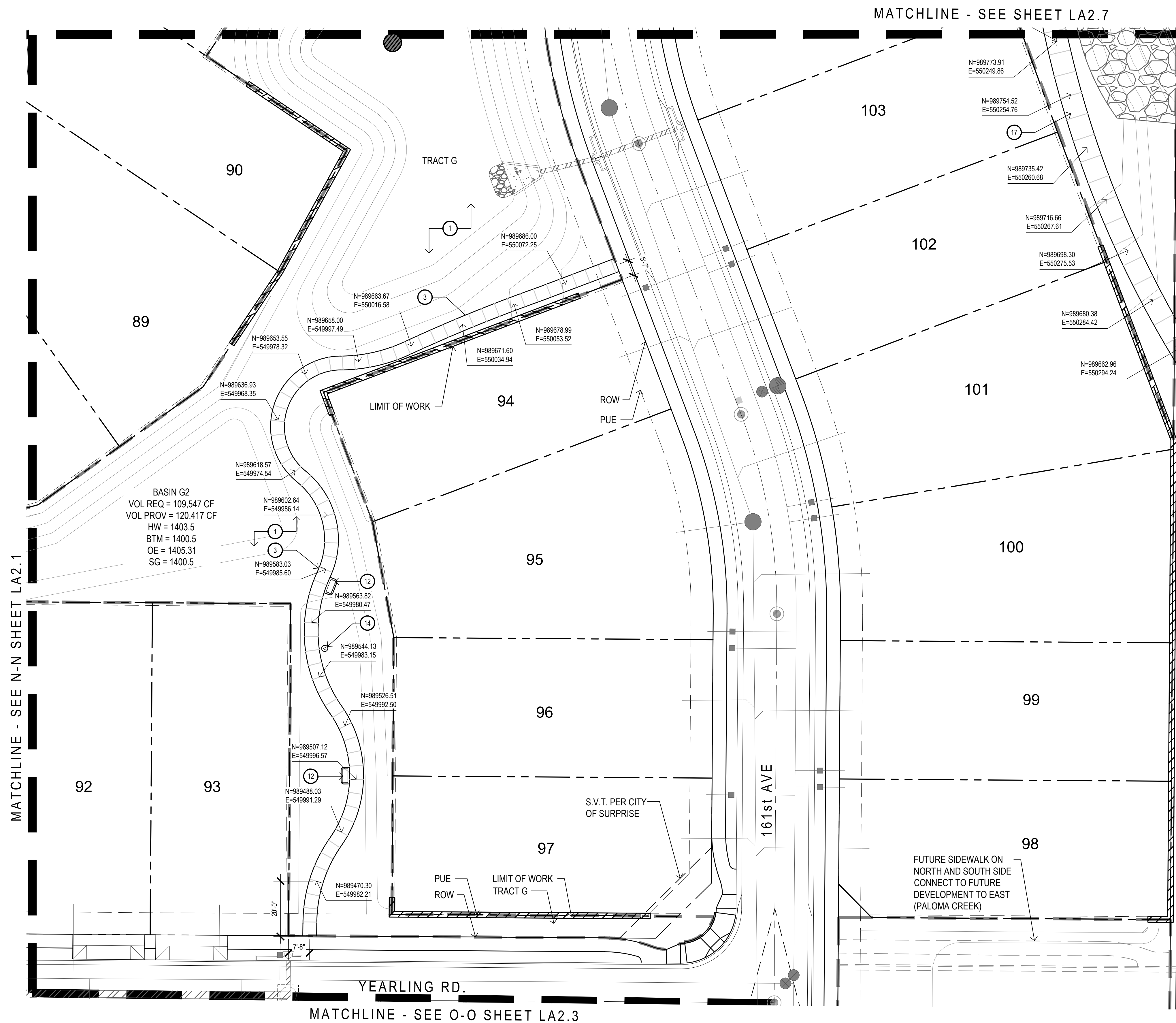
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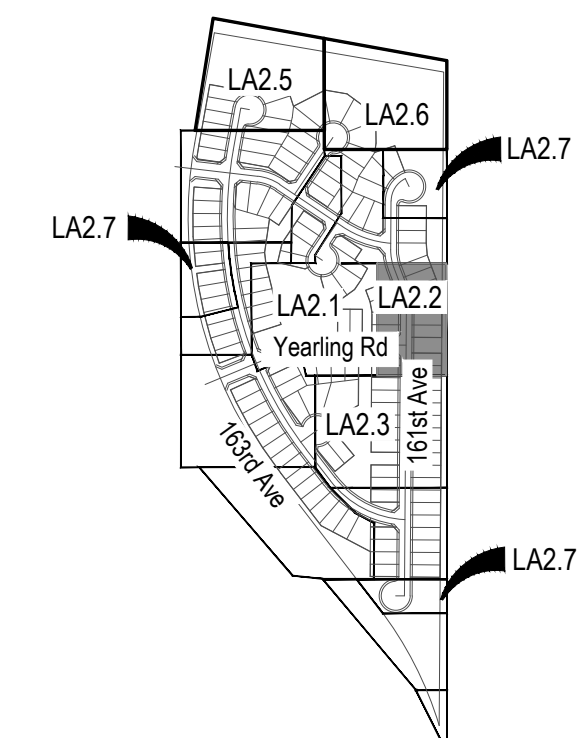
LA2.1



- KEYNOTES
- 1 LANDSCAPE AREA - SEE PLANTING PLANS
 - 2 2" DEEP, 3/4" MINUS DECOMPOSED GRANITE
 - 3 5'-0" CONCRETE SIDEWALK - SEE DETAILS 2&3, SHEET LA6.2
 - 4 6" x 6" CONCRETE HEADER - SEE DETAIL 4, SHEET LA6.2
 - 5 CONCRETE TURNDOWN - SEE DETAIL 8, SHEET LA6.2
 - 6 CONCRETE HEADER TURNDOWN AROUND FUTURE TOT LOT AREA SHOWN - SEE DETAIL 5, SHEET LA6.2
 - 7 CONCRETE PAD - SEE DETAIL 7, SHEET LA6.2
 - 8 TURF - SEE PLANTING PLANS
 - 9 PLAY STRUCTURE - SEE SHEET LA2.4 AND DETAILS, SHEET LA6.3
 - 10 16'x16' RAMADA - SEE DETAILS, SHEET LA6.2
 - 11 PARK TABLE - SEE DETAIL 9 - SHEET LA6.1
 - 12 PARK BENCH - SEE DETAIL 6 - SHEET LA6.1
 - 13 DOGI-POT WASTE STATION- SEE DETAIL 7 SHEET LA6.1
 - 14 TRASH RECEPTACLE - SEE DETAIL 8, SHEET LA6.1
 - 15 REFER TO CIVIL ENGINEERING PLANS FOR UNDERGROUND UTILITIES
 - 16 PEDESTAL MOUNT BBQ GRILL - SEE DETAIL 9, SHEET LA6.2
 - 17 8'-0" CONCRETE SIDEWALK - SEE DETAIL 1, 2 & 3 SHEET LA6.2
- SYMBOLS AND ABBREVIATIONS
- TYP: TYPICAL
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LANDSCAPE ARCHITECT
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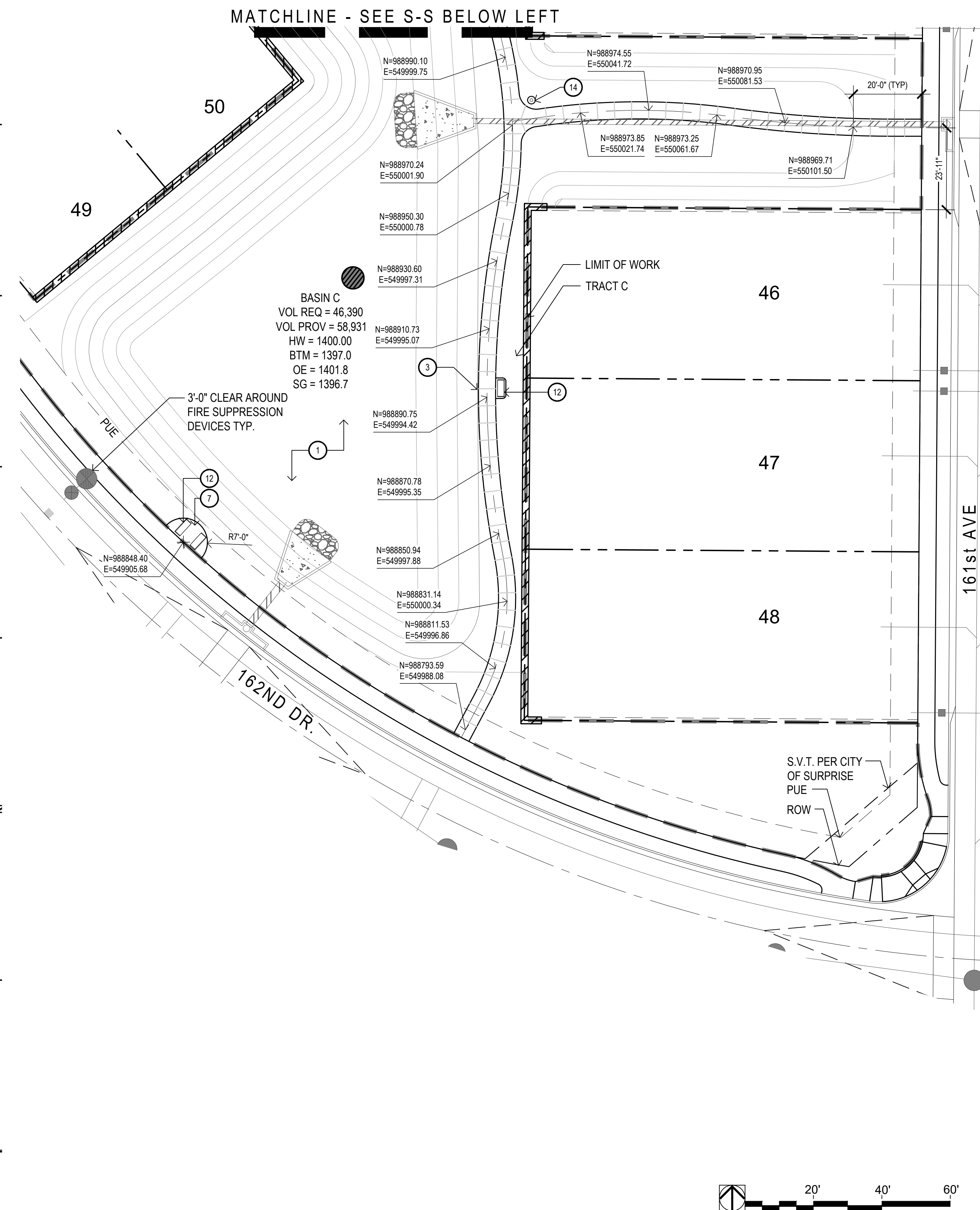
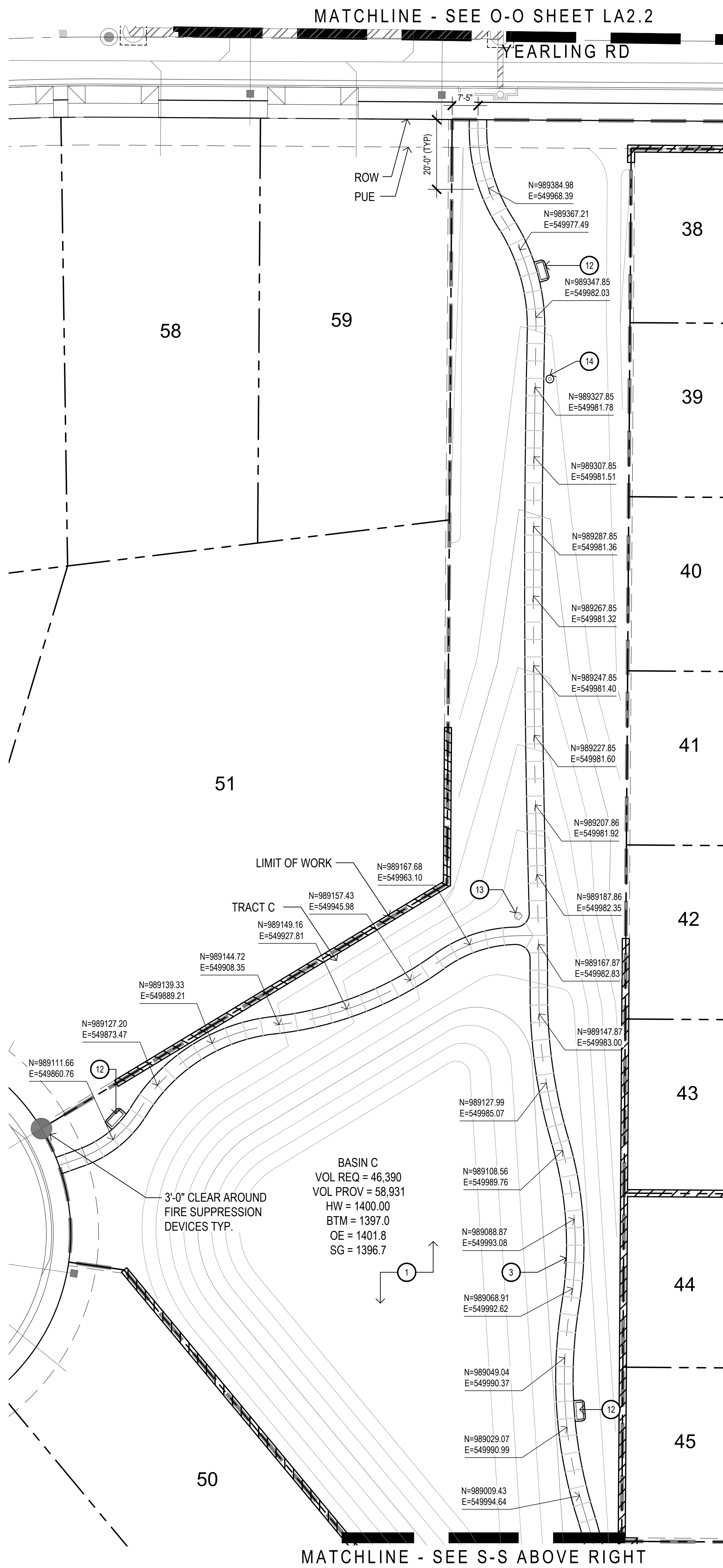
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project number
09-483-17

review number

sheet number
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 - PLAY STRUCTURE - SEE SHEET LA2.4 AND DETAILS, SHEET LA6.3
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 - PARK TABLE - SEE DETAIL 9 - SHEET LA6.1
 - PARK BENCH - SEE DETAIL 6 - SHEET LA6.1
 - DOG-POT WASTE STATION- SEE DETAIL 7 SHEET LA6.1
 - TRASH RECEPTACLE - SEE DETAIL 8, SHEET LA6.1
 - REFER TO CIVIL ENGINEERING PLANS FOR UNDERGROUND UTILITIES
 - PEDESTAL MOUNT BBQ GRILL - SEE DETAIL 9, SHEET LA6.2
 - 8'-0" CONCRETE SIDEWALK - SEE DETAIL 1, 2 & 3 SHEET LA6.2

- SYMBOLS AND ABBREVIATIONS
- TYP: TYPICAL
- POINT OF BEGINNING FOR DIMENSIONS

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- KEYNOTES
- 1

LANDSCAPE AREA - SEE PLANTING PLANS
- 2

2" DEEP, 3/4" MINUS DECOMPOSED GRANITE
- 3

5'-0" CONCRETE SIDEWALK - SEE DETAILS 2&3, SHEET LA6.2
- 4

6" x 6" CONCRETE HEADER - SEE DETAIL 4, SHEET LA6.2
- 5

CONCRETE TURNDOWN - SEE DETAIL 8, SHEET LA6.2
- 6

CONCRETE HEADER TURNDOWN AROUND FUTURE TOT LOT AREA SHOWN - SEE DETAIL 5, SHEET LA6.2
- 7

CONCRETE PAD - SEE DETAIL 7, SHEET LA6.2
- 8

TURF - SEE PLANTING PLANS
- 9

PLAY STRUCTURE - SEE SHEET LA2.4 AND DETAILS, SHEET LA6.3
- 10

16'x16' RAMADA - SEE DETAILS, SHEET LA6.2
- 11

PARK TABLE - SEE DETAIL 9 - SHEET LA6.1
- 12

PARK BENCH - SEE DETAIL 6 - SHEET LA6.1
- 13

DOGI-POT WASTE STATION- SEE DETAIL 7 SHEET LA6.1
- 14

TRASH RECEPTACLE - SEE DETAIL 8, SHEET LA6.1
- 15

REFER TO CIVIL ENGINEERING PLANS FOR UNDERGROUND UTILITIES
- 16

PEDESTAL MOUNT BBQ GRILL - SEE DETAIL 9, SHEET LA6.2
- 17

8'-0" CONCRETE SIDEWALK - SEE DETAIL 1, 2 & 3 SHEET LA6.2

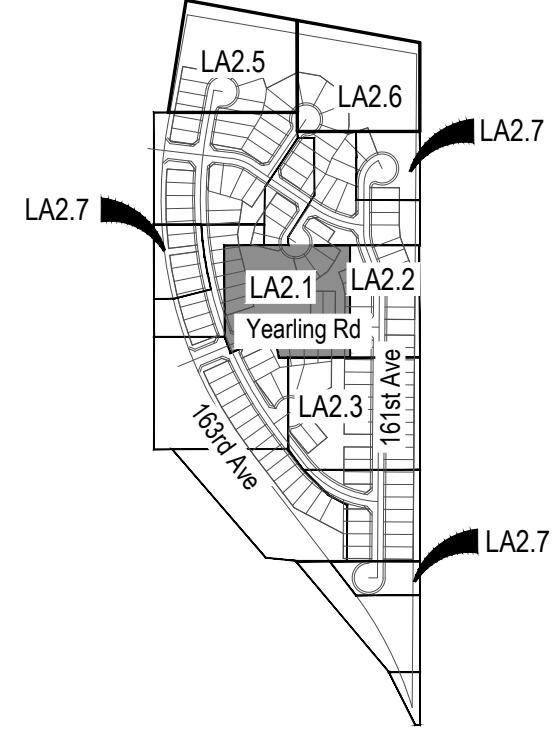
SYMBOLS AND ABBREVIATIONS

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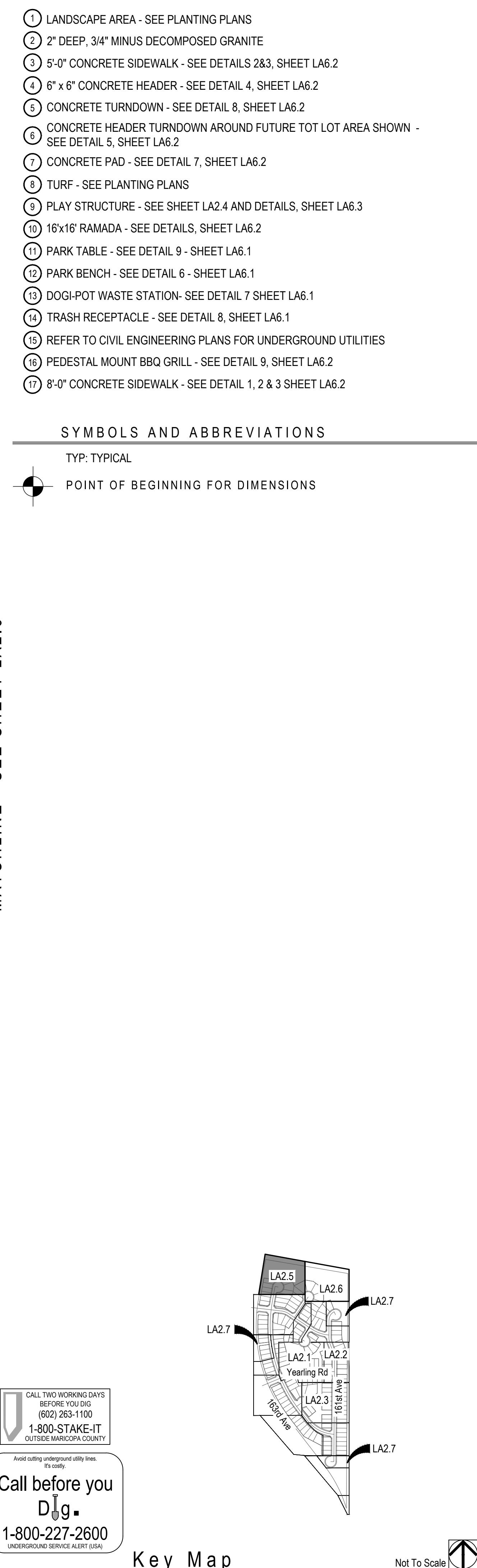
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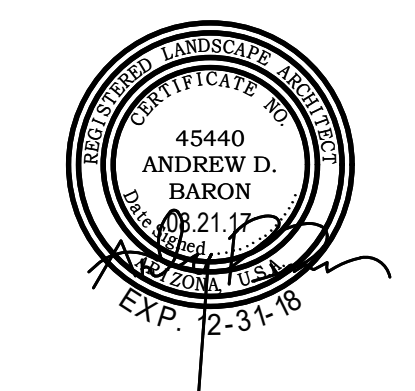
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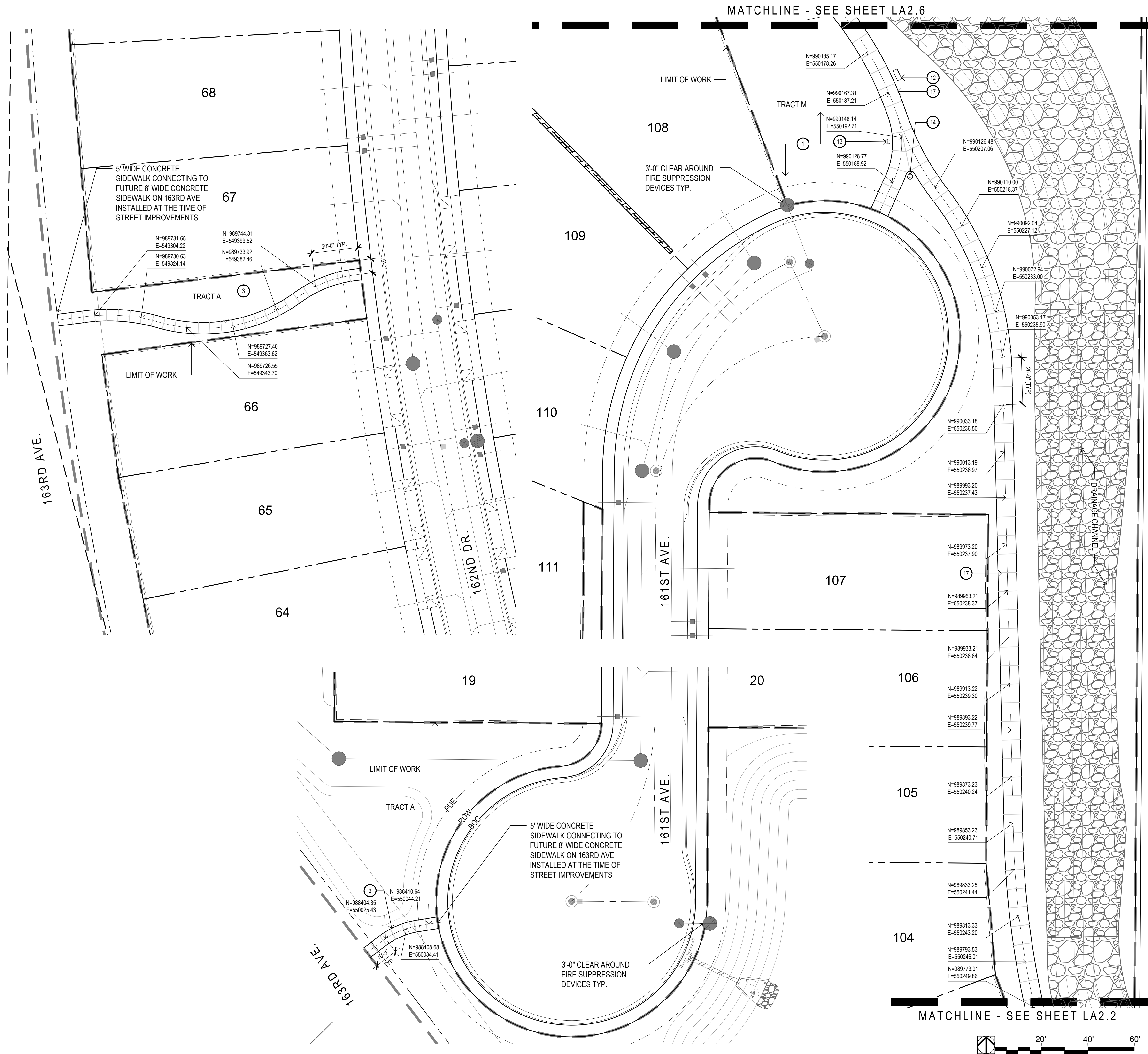
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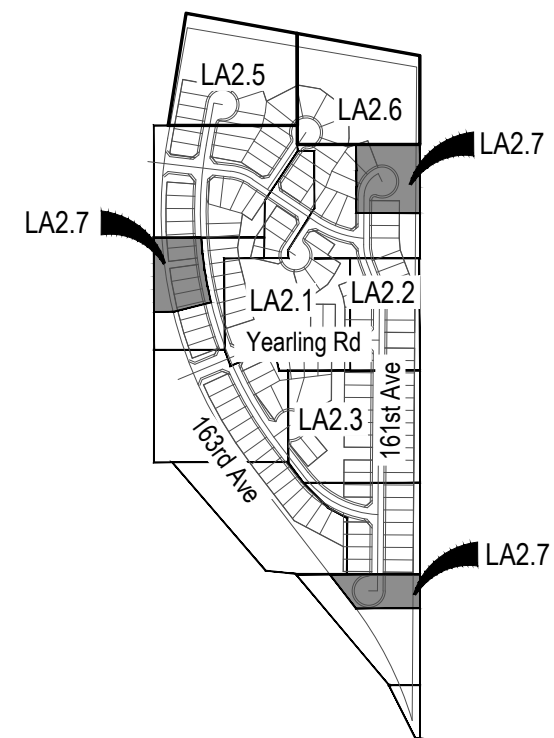
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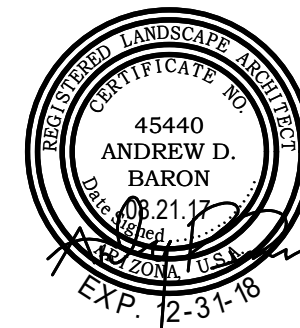
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Plant Materials Legend

Trees	Size	Qty.
Acacia farnesiana	24" Box	58
Sweet Acacia	24" Box	22
Caesalpinia cacalaco	24" Box	17
Cascalote	24" Box	17
Chilopsis linearis	24" Box	17
Desert Willow	24" Box	17
Olneya tesota	36" Box	44
Ironwood	24" Box	43
Parkinsonia praecox	24" Box	43
Palo Brea	36" Box	2
Prosopis hybrid	24" Box	43
Thornless Mesquite	24" Box	86
Quercus virginiana	24" Box	86
'Cathedral' Oak	24" Box	28
Ulmus parvifolia	24" Box	28
'Allee' Elm	24" Box	28
Extra Large Shrubs	Size	Qty.
Caesalpinia pulcherrima	15 gal.	227
Red Bird of Paradise	15 gal.	394
Dodonaea viscosa	15 gal.	394
Hopbush	15 gal.	103
Hyptis emoryi	15 gal.	103
Desert Lavender	15 gal.	46
Tecoma alata 'Orange Jubilee'	15 gal.	46
Orange Jubilee	15 gal.	82
Tecoma Stans	15 gal.	82
Yellow Bells	15 gal.	82
Large Shrubs	Size	Qty.
Calliandra californica	5 gal.	87
Red Fairy Duster	5 gal.	388
Cassia artemesoides	5 gal.	177
Feathery Cassia	5 gal.	454
Larrea tridentata	5 gal.	341
Creosote	5 gal.	341
Leucophyllum frutescens	5 gal.	127
Texas Sage	5 gal.	79
Leucophyllum langmaniae	5 gal.	457
Lynn's Legacy Sage	5 gal.	572
Simmondsia Chinensis	5 gal.	458
Jojoba	5 gal.	47
Viguira deltoidea	5 gal.	515
Goldeneye	5 gal.	142
Medium Shrubs	Size	Qty.
Eremophila glabra ssp. caranosa-Winter Blaze	5 gal.	572
Winter Blaze	5 gal.	458
Eremophila hygrophana Blue Bells	5 gal.	458
Blue Bells	5 gal.	47
Ruellia peninsularis	5 gal.	515
Desert Ruellia	5 gal.	142
Small Shrubs	Size	Qty.
Ephedra trifurca	5 gal.	47
Mormon Tea	5 gal.	515
Groundcovers	Size	Qty.
Eremophila prostrata	1 gal.	515
Outback Sunrise Eremophila	1 gal.	142
Teucrium chamaedrys 'prostratum'	1 gal.	142
Prostrate Germander	1 gal.	142
Cacti/ Accents	Size	Qty.
Dasyliyon acrotrichum	5 gal.	23
Green Desert Spoon	5 gal.	33
Dasyliyon wheeleri	5 gal.	33
Desert Spoon	5 gal.	154
Hesperaloe parviflora	3 gal.	154
Red Yucca	3 gal.	188
Nolina microcarpa	5 gal.	188
Beargrass	5 gal.	48
Opuntia phaeacantha	5 gal.	48
Engelmann's Prickly Pear	5 gal.	48
2" Deep 3/4" minus	395,475 s.f.	
Saddleback Brown (verify)	395,475 s.f.	
Turf	26,510 s.f.	
Midiron Sod	26,510 s.f.	
Native Gravel Multi-Use Trail	13,335 s.f.	
Hydro-seed	67,047 s.f.	
Common/Botanical	Pts/Lbs/Acre	
Ambrosia deltoidea, Triangle Leaf Bursage	3.0	
Larrea tridentata, Creosote	2.0	
Sphaeralcea ambigua, Desert Globemallow	1.0	
Baileya multiradiata, Desert Marigold	2.0	
Ephedra viridis, Mormon Tea	2.0	
Parkinsonia microphyllum, Foothills Palo Verde	2.0	
100% Virgin Wood Fiber applied at 1,500 pounds per acre		
Starter Fertilizer applied at 200 pounds per acre		
Tackifier applied at 60 pounds per acre		

SALVAGE TOTALS:
TOTAL NUMBER OF SALVAGEABLE TREES PER APPROVED SALVAGE PLANS = 85 TOTAL

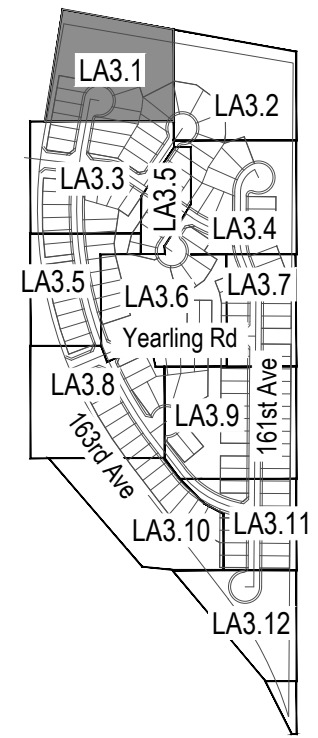
PALO VERDE TREES = 23

MESQUITE TREES = 62

ALL LANDSCAPE INSTALLED IN THE R.O.W. OF 163rd AVE SHALL BE INSTALLED BY THE DEVELOPER AT TIME OF STREET IMPROVEMENTS.

CALL TWO WORKING DAYS BEFORE YOU DIG (802) 263-1100 1-800-STAKE-IT OUTSIDE MARICOPA COUNTY

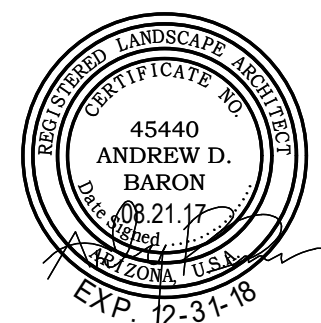
Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE ALERT (USA)



Key Map

Not To Scale

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986

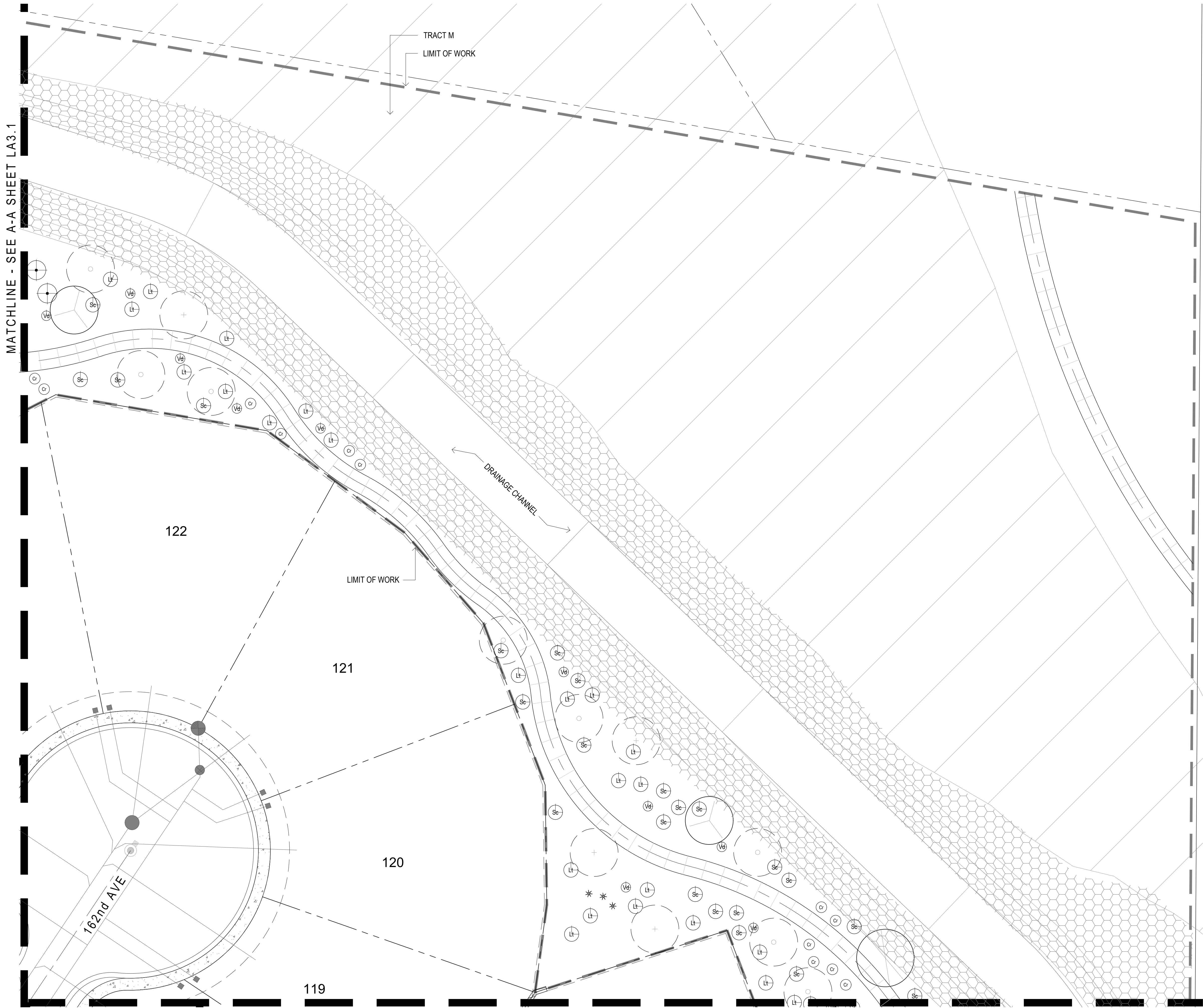


Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan



revisions	
issued for	
design dev.	
progress set	
city submittal	08.21.17
bid package	
construction	
title	Planting Plan
date issued	08.21.17
scale	1" = 20'-0"
drawn by	JM
checked by	TD
project number	09-483-17
review number	
sheet number	LA3.1

MATCHLINE - SEE A-A SHEET LA3.1



Plant Materials Legend

Trees	Size	Qty.
Acacia farnesiana	24" Box	58
Sweet Acacia	24" Box	22
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Beargrass	5 gal.	
Opuntia phaeacantha	5 gal.	
Engelmann's Prickly Pear	5 gal.	
No Symbol	Size	Qty.
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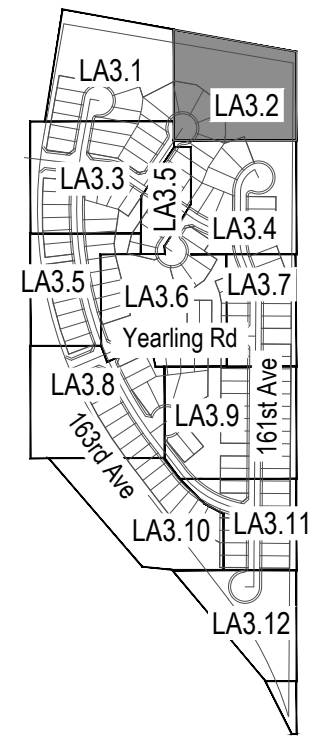
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1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

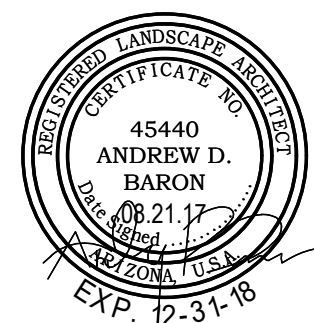
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UNDERGROUND SERVICE ALERT (USA)



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Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan

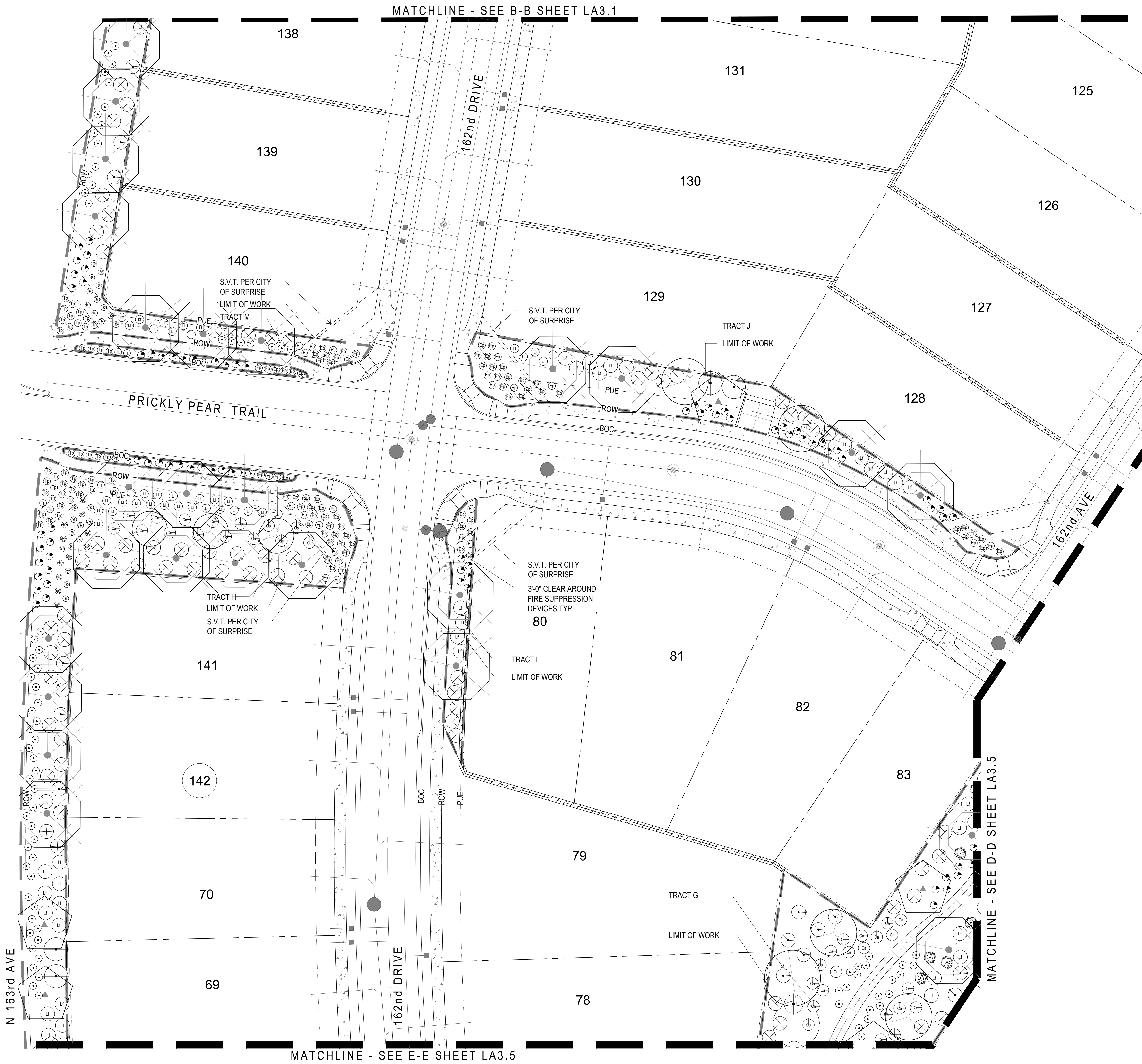


revisions
1
2
3

issued for
design dev.
progress set
city submittal
bid package
construction

title
Planting Plan
date issued
08.21.17
scale
1" = 20'-0"
drawn by
JM
checked by
TD
project number
09-483-17
review number

sheet number
LA3.2



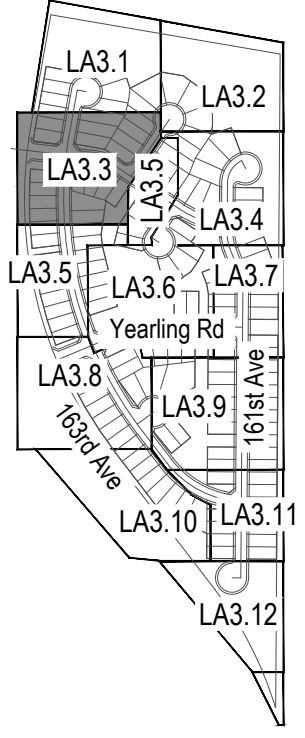
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Native Gravel Multi-Use Trail		
Hydro-seed		
Common/Botanical	Pts/Lbs/Acre	
Ambrosia deltoidea, Triangle Leaf Bursage	3.0	
Larrea tridentata, Creosote	2.0	
Sphaeralcea ambigua, Desert Globemallow	1.0	
Baileya multiradiata, Desert Marigold	2.0	
Ephedra viridis, Mormon Tea	1.0	
Parkinsonia microphyllum, Foothills Palo Verde	2.0	
100% Virgin Wood Fiber applied at 1,500 pounds per acre		
Starter Fertilizer applied at 200 pounds per acre		
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SALVAGE TOTALS:		
TOTAL NUMBER OF SALVAGEABLE TREES PER APPROVED SALVAGE PLANS = 85 TOTAL		
PALO VERDE TREES = 23		
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ALL LANDSCAPE INSTALLED IN THE R.O.W. OF 163rd AVE SHALL BE INSTALLED BY THE DEVELOPER AT TIME OF STREET IMPROVEMENTS.

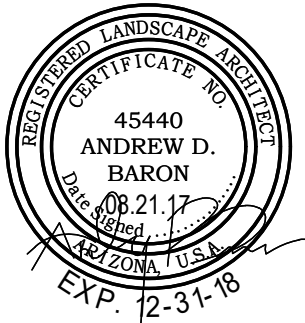
CALL TWO WORKING DAYS BEFORE YOU DIG (802) 263-1100 1-800-STAKE-IT OUTSIDE MARICOPA COUNTY

Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE ALERT (USA)



Key Map

andersonbaron plan · design · achieve 50 n. mcclintock drive, ste 1 chandler, arizona 85226 ph. 480.699.7956 f.480.699.7986

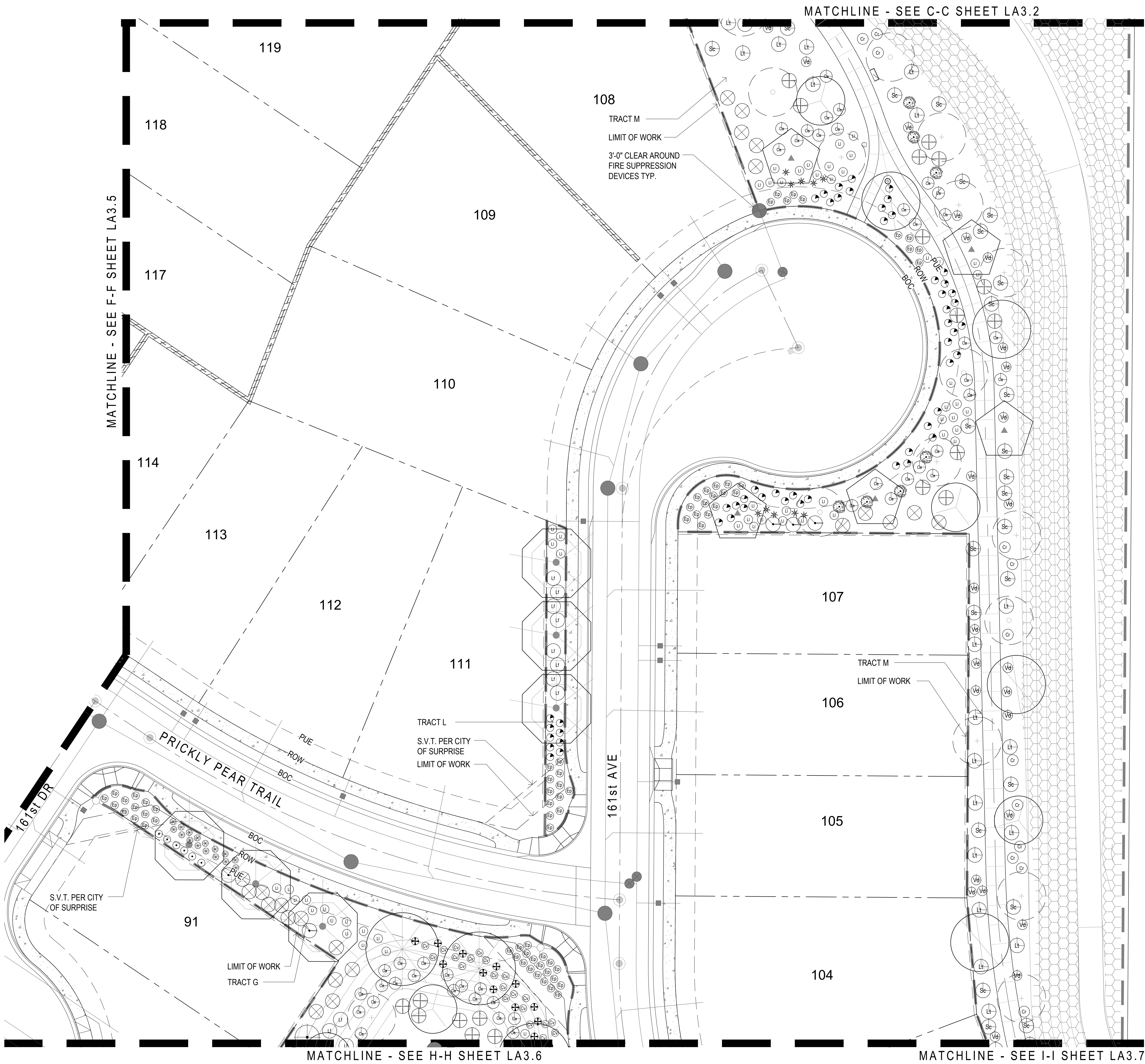


Desert Oasis Parcel B-10 Surprise, AZ Planting Plan



revisions	
issued for	
design dev.	
progress set	
city submittal	08.21.17
bid package	
construction	
title	Planting Plan
date issued	08.21.17
scale	1" = 20'-0"
drawn by	JM
checked by	TD
project number	09-483-17
review number	
sheet number	

LA3.3



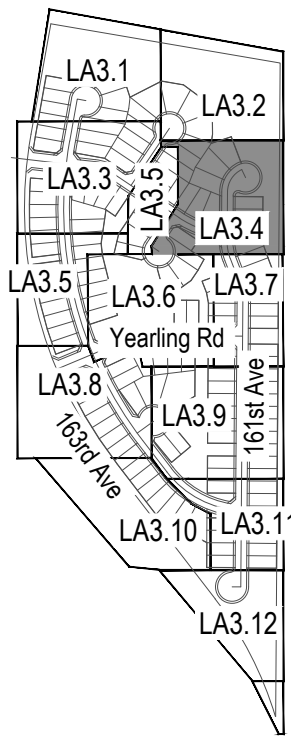
Plant Materials Legend

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1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

Avoid cutting underground utility lines to safety.

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UNDERGROUND SERVICE ALERT (USA)



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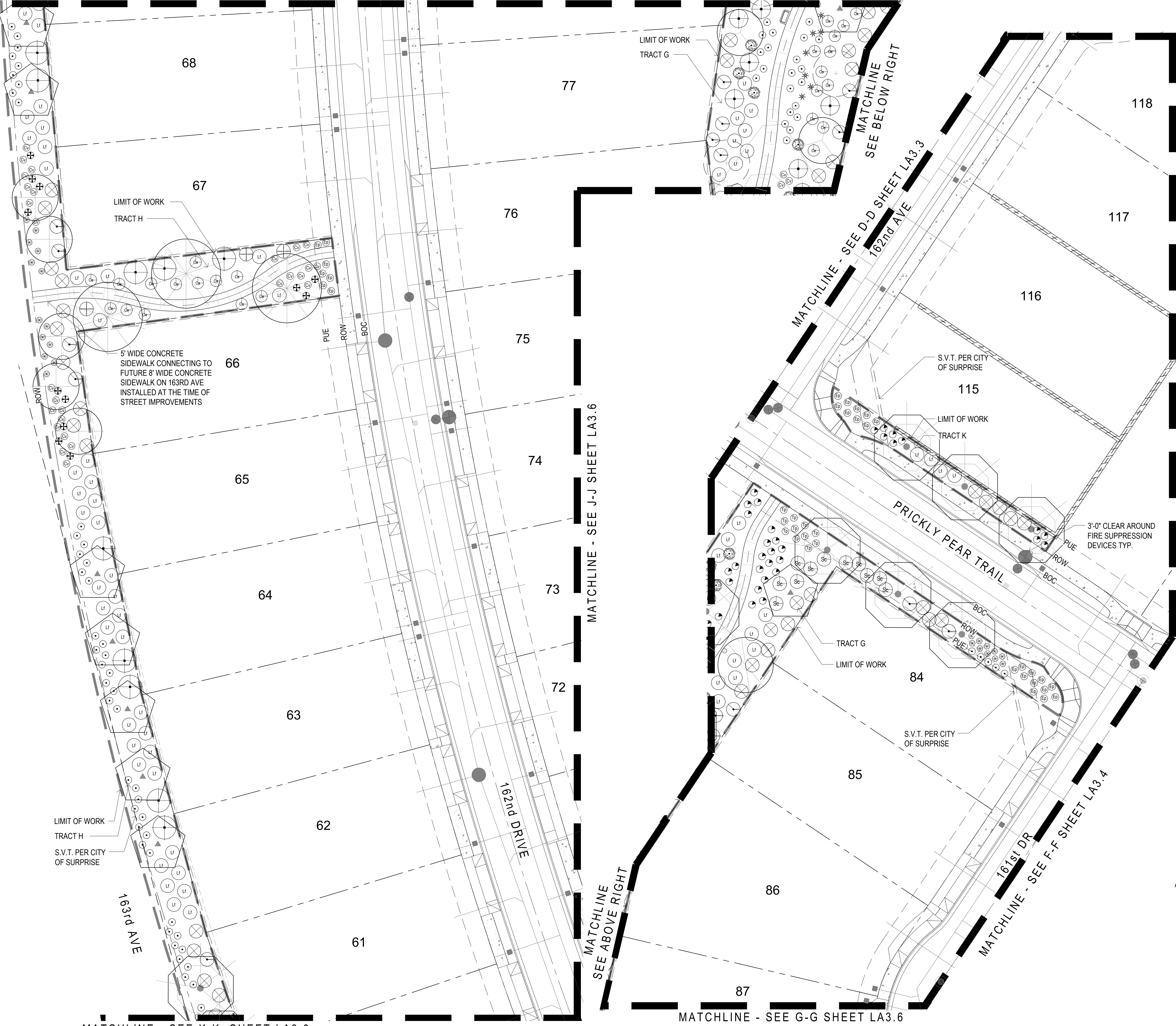


Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan



revisions	
1	issued for design dev.
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3	city submittal
4	bid package
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title	Planting Plan
date issued	08.21.17
scale	1" = 20'-0"
drawn by	JM
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project number	09-483-17
review number	
sheet number	LA3.4

MATCHLINE - SEE E-E SHEET LA3.3



Plant Materials Legend

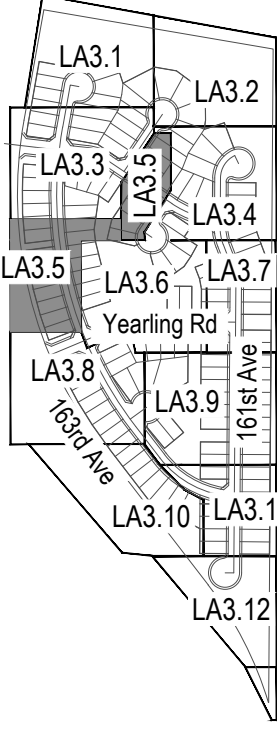
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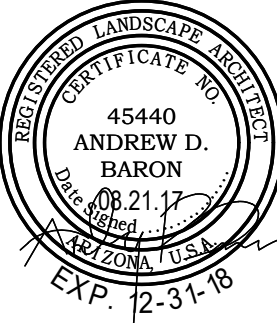
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Key Map

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50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986



Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan



revisions	
1	issued for design dev.
2	progress set
3	city submittal
4	bid package
5	construction
title	Planting Plan
date issued	08.21.17
scale	1" = 20'-0"
drawn by	JM
checked by	TD
project number	09-483-17
review number	
sheet number	LA3.5

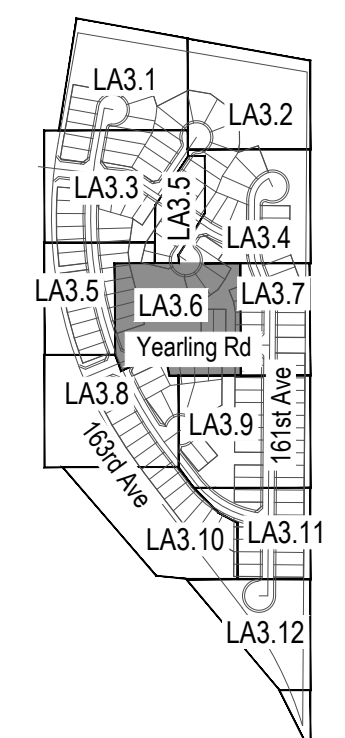


Plant Materials Legend		
Trees	Size	Qty.
Acacia farnesiana	24" Box	58
Sweet Acacia	24" Box	22
Caesalpinia cacalaco	24" Box	17
Cascalote	24" Box	44
Chilopsis linearis	24" Box	43
Desert Willow	36" Box	2
Olneya tesota	24" Box	43
Ironwood	24" Box	86
Parkinsonia praecox	36" Box	28
Palo Brea	24" Box	
Prosopis hybrid	24" Box	
Thornless Mesquite	24" Box	
Quercus virginiana	24" Box	
'Cathedral' Oak	24" Box	
Ulmus parvifolia	24" Box	
'Allee' Elm	24" Box	
Extra Large Shrubs	Size	Qty.
Caesalpinia pulcherrima	15 gal.	227
Red Bird of Paradise	15 gal.	394
Dodonea viscosa	15 gal.	103
Hopbush	15 gal.	46
Hyptis emoryi	15 gal.	82
Desert Lavender	15 gal.	
Tecoma alata 'Orange Jubilee'	15 gal.	
Orange Jubilee	15 gal.	
Tecoma Stans	15 gal.	
Yellow Bells	15 gal.	
Large Shrubs	Size	Qty.
Calliandra californica	5 gal.	87
Red Fairy Duster	5 gal.	388
Cassia artemesoides	5 gal.	177
Feathery Cassia	5 gal.	454
Larrea tridentata	5 gal.	341
Creosote	5 gal.	127
Leucophyllum frutescens	5 gal.	79
Texas Sage	5 gal.	
Leucophyllum langmaniae	5 gal.	
Lynn's Legacy Sage	5 gal.	
Simmondsia Chinensis	5 gal.	
Jojoba	5 gal.	
Viguira deltoidea	5 gal.	
Goldeneye	5 gal.	
Medium Shrubs	Size	Qty.
Eremophila glabra ssp. caranosa-Winter Blaze	5 gal.	457
Winter Blaze	5 gal.	572
Eremophila hydropaphana Blue Bells	5 gal.	
Blue Bells	5 gal.	458
Ruellia peninsularis	5 gal.	
Desert Ruellia	5 gal.	
Small Shrubs	Size	Qty.
Ephedra trifurca	5 gal.	47
Mormon Tea	5 gal.	
Groundcovers	Size	Qty.
Eremophila prostrata	1 gal.	515
Outback Sunrise Eremophila	1 gal.	142
Teucrium chamaedrys 'prostratum'	1 gal.	
Prostrate Germander	1 gal.	
Cacti/ Accents	Size	Qty.
Dasyliion acrotrichum	5 gal.	23
Green Desert Spoon	5 gal.	33
Dasyliion wheeleri	5 gal.	
Desert Spoon	3 gal.	154
Hesperaloe parviflora	5 gal.	188
Red Yucca	5 gal.	48
Nolina microcarpa	5 gal.	
Beargrass	5 gal.	
Opuntia phaeacantha	5 gal.	
Engelmann's Prickly Pear	5 gal.	
2" Deep 3/4" minus	395,475 s.f.	
Saddleback Brown (verify)	26,510 s.f.	
Turf	13,335 s.f.	
Midiron Sod	67,047 s.f.	
Native Gravel Multi-Use Trail		
Hydro-seed		
Common/Botanical	Pts/Lbs/Acre	
Ambrosia deltoidea, Triangle Leaf Bursage	3.0	
Larrea tridentata, Creosote	2.0	
Sphaeralcea ambigua, Desert Globemallow	1.0	
Baileya multiradiata, Desert Marigold	2.0	
Ephedra viridis, Mormon Tea	1.0	
Parkinsonia microphyllum, Foothills Palo Verde	2.0	
100% Virgin Wood Fiber applied at 1,500 pounds per acre		
Starter Fertilizer applied at 200 pounds per acre		
Tackifier applied at 60 pounds per acre		
SALVAGE TOTALS:		
TOTAL NUMBER OF SALVAGEABLE TREES PER APPROVED SALVAGE PLANS = 85 TOTAL		
PALO VERDE TREES = 23		
MESQUITE TREES = 62		

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Desert Oasis
Parcel B-10
Surprise, AZ

revisions

design dev.	
progress dev.	
city submittal	08.21.17
bid package	
construction	

title
Planting Plan

date issued
08.21.17

scale
1" = 20'-0"

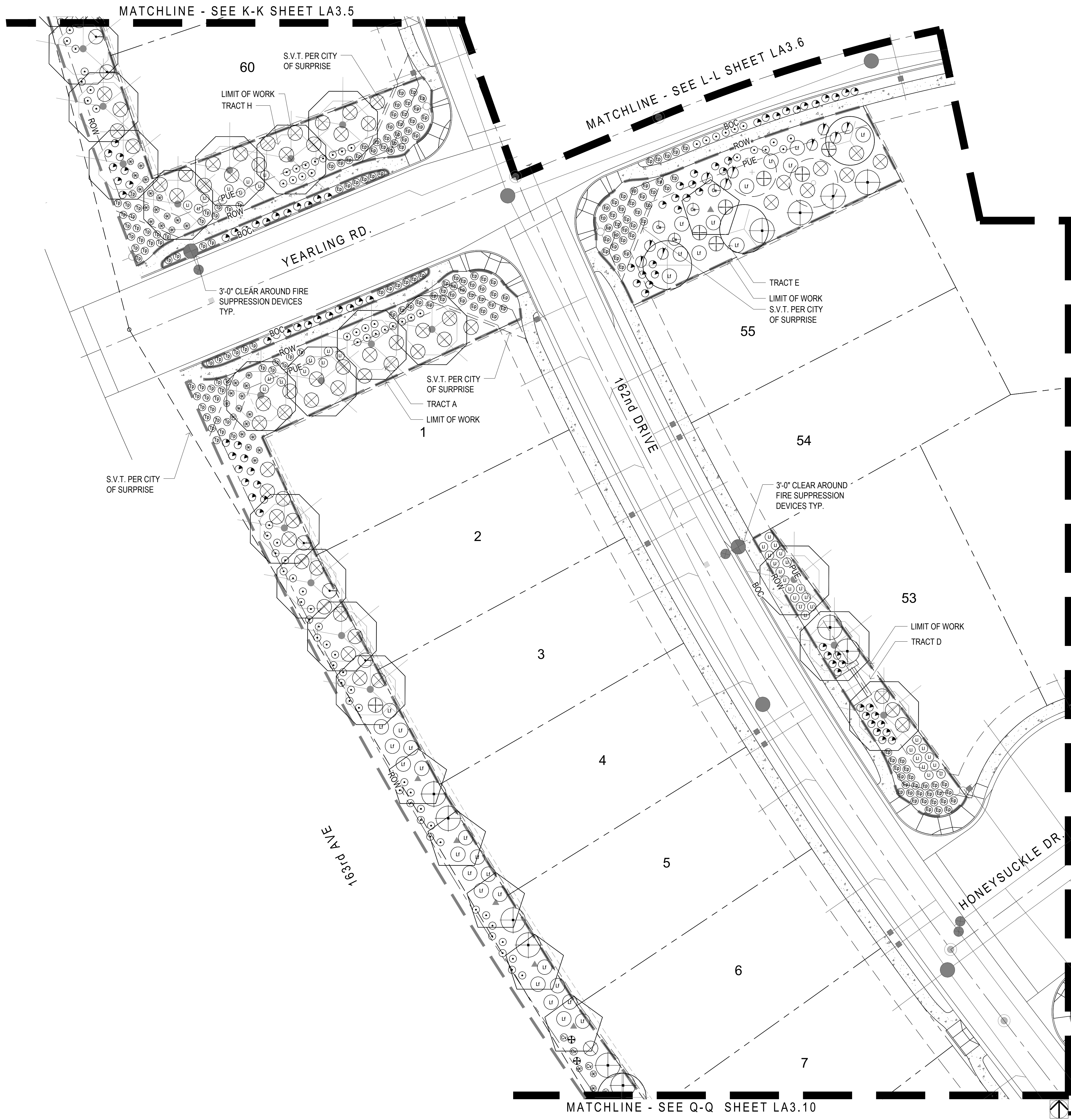
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JM

checked by
TD

project number
09-483-17

review number

sheet number
LA3.6



Plant Materials Legend

Trees	Size	Qty.
Acacia farnesiana	24" Box	58
Sweet Acacia	24" Box	22
Caesalpinia cacalaco	24" Box	17
Cascalote	24" Box	44
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Hopbush	15 gal.	46
Hyptis emoryi	15 gal.	82
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Larrea tridentata	5 gal.	341
Creosote	5 gal.	127
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Texas Sage	5 gal.	
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Jojoba	5 gal.	
Viguira deltoidea	5 gal.	
Goldeneye	5 gal.	
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Desert Ruellia	5 gal.	
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Mormon Tea	5 gal.	
Groundcovers	Size	Qty.
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Nolina microcarpa	5 gal.	
Beargrass	5 gal.	
Opuntia phaeacantha	5 gal.	
Engelmann's Prickly Pear	5 gal.	
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Midiron Sod	67,047 s.f.	
Native Gravel Multi-Use Trail		
Hydro-seed		
Common/Botanical	Pts/Lbs/Acre	
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Larrea tridentata, Creosote	2.0	
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Ephedra viridis, Mormon Tea	2.0	
Parkinsonia microphyllum, Foothills Palo Verde	1.0	
100% Virgin Wood Fiber applied at 1,500 pounds per acre		
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Tackifier applied at 60 pounds per acre		

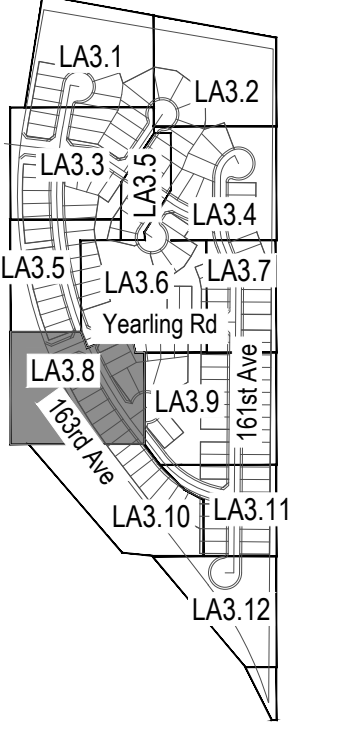
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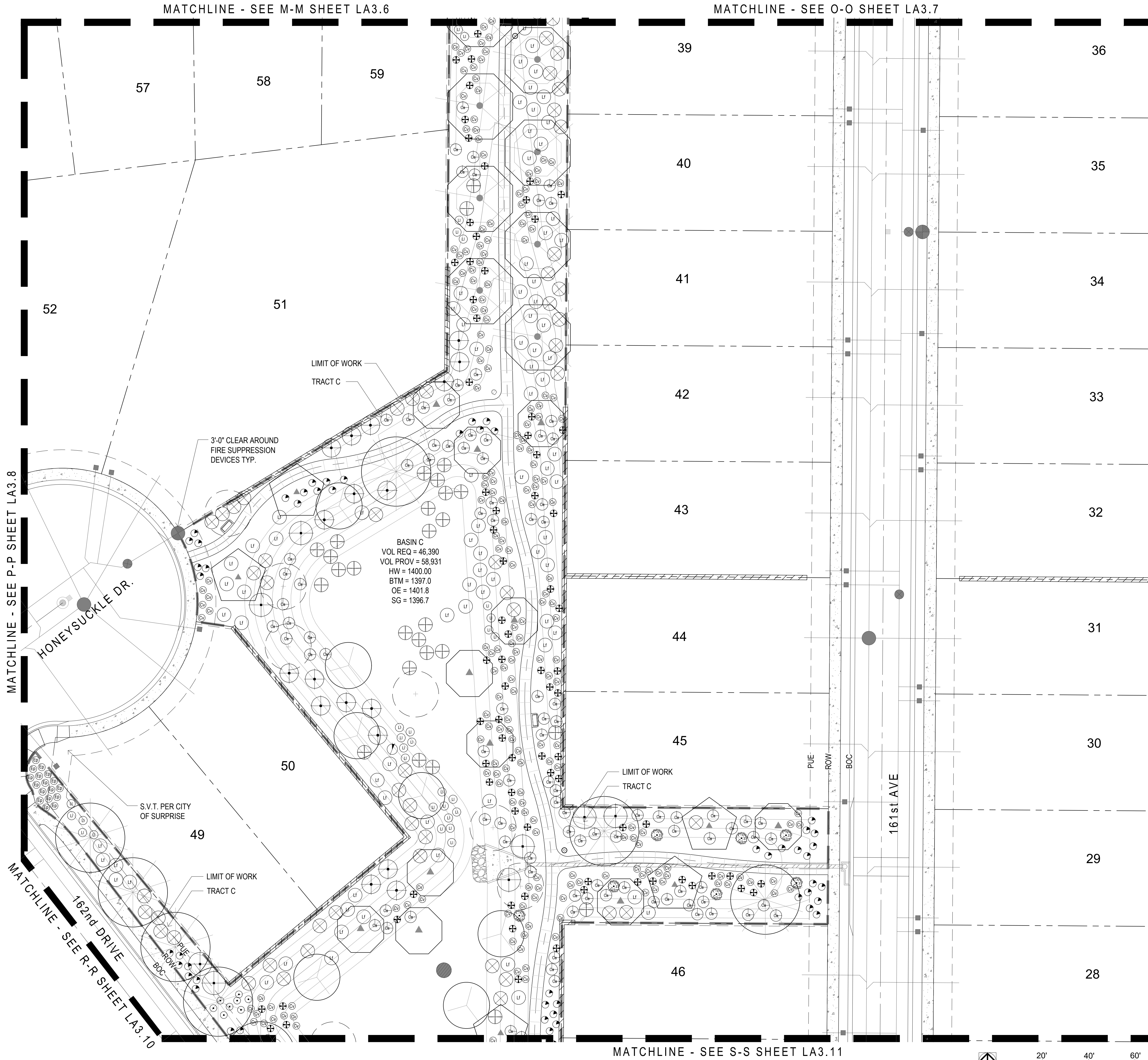
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Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan



revisions	
1	issued for
2	design dev.
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4	city submittal
5	bid package
6	construction
	title
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	date issued
	08.21.17
	scale
	1" = 20'-0"
	drawn by
	JM
	checked by
	TD
	project number
	09-483-17
	review number
	sheet number
	LA3.8



Plant Materials Legend

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Hydro-seed	67,047 s.f.	
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Baileya multiradiata, Desert Marigold	2.0	
Ephedra viridis, Mormon Tea	1.0	
Parkinsonia microphyllum, Foothills Palo Verde	2.0	

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Starter Fertilizer applied at 200 pounds per acre
Tackifier applied at 60 pounds per acre

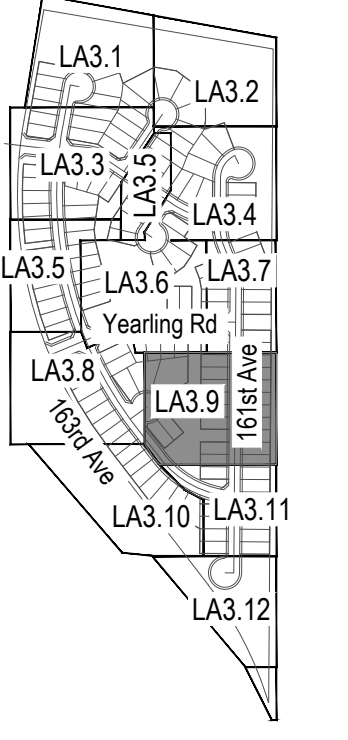
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Key Map

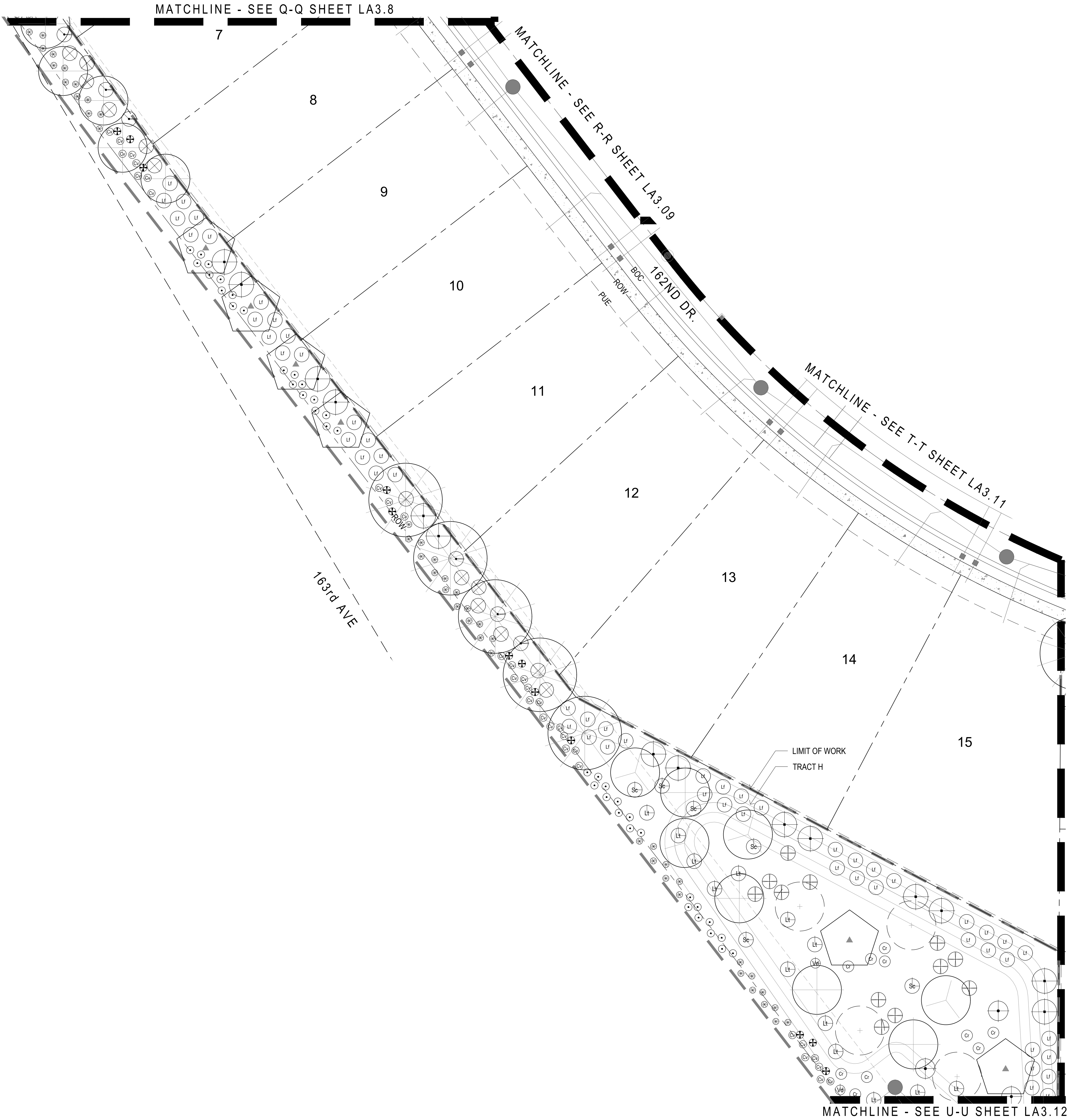
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Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan



revisions	
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scale	1" = 20'-0"
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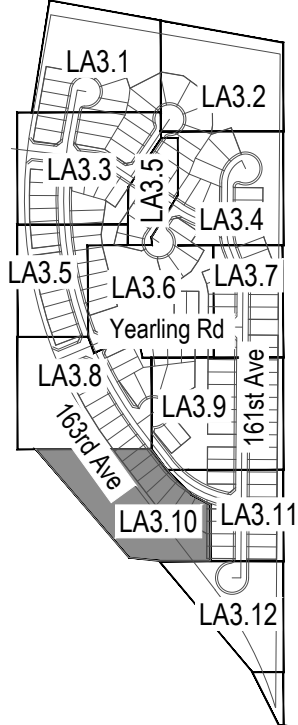


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Desert Lavendar	15 gal.	
Tecoma alata 'Orange Jubilee'	15 gal.	
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Hydro-seed		
Common/Botanical	Pts/Lbs/Acre	
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Key Map Not To Scale

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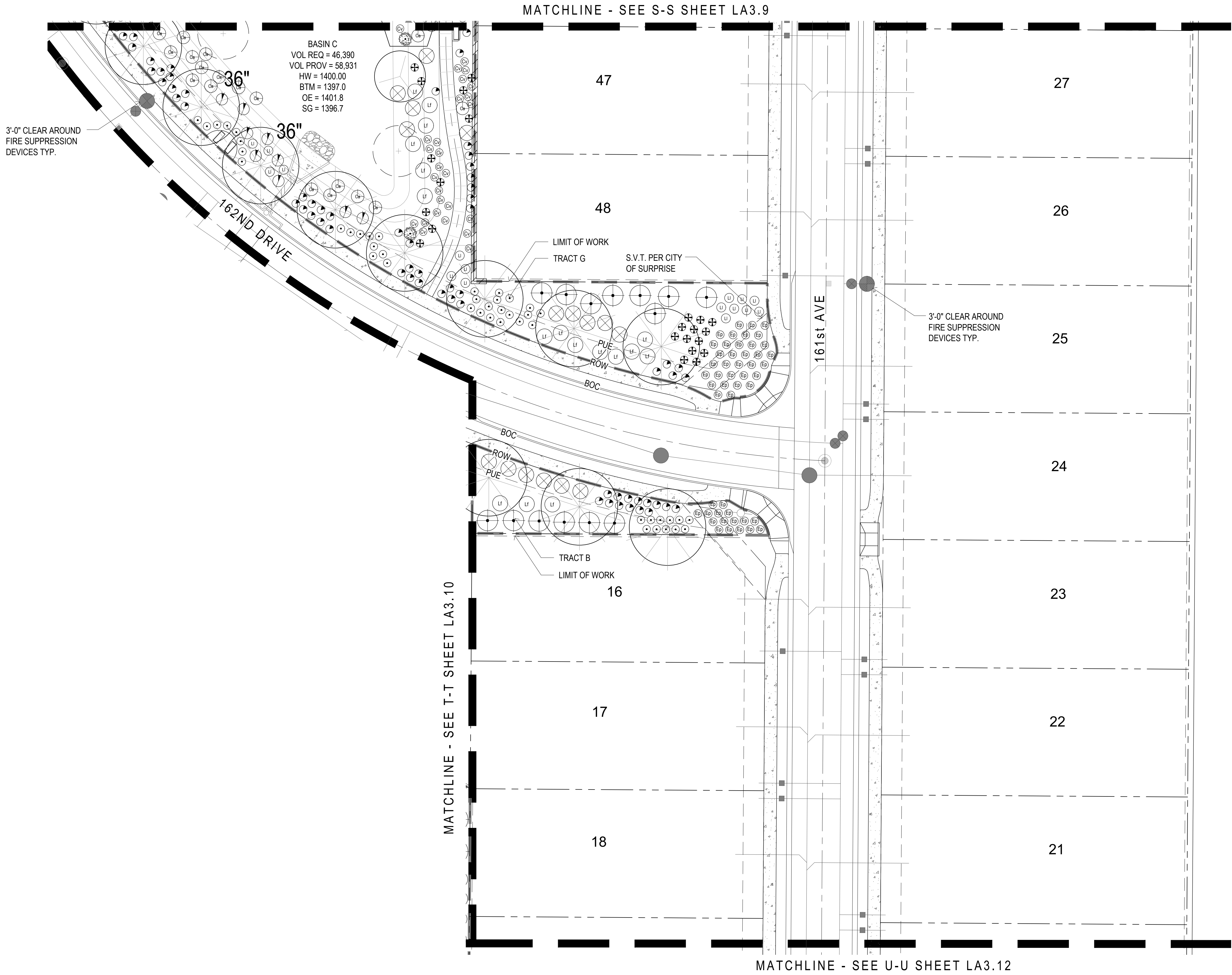


Desert Oasis Parcel B-10 Surprise, AZ Planting Plan



revisions	
1	
2	
3	
issued for	
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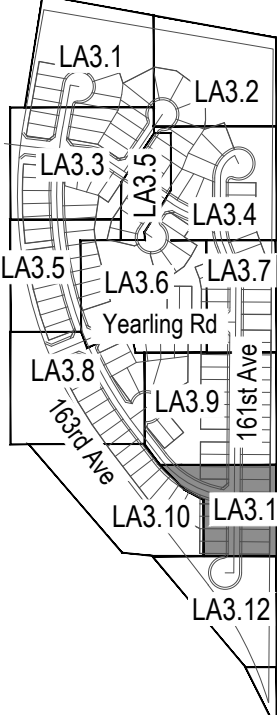
LA3.10



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Ambrosia deltoidea, Triangle Leaf Bursage	3.0	
Larrea tridentata, Creosote	2.0	
Sphaeralcea ambigua, Desert Globemallow	1.0	
Baileya multiradiata, Desert Marigold	2.0	
Ephedra viridis, Mormon Tea	1.0	
Parkinsonia microphyllum, Foothills Palo Verde	2.0	
100% Virgin Wood Fiber applied at 1,500 pounds per acre		
Starter Fertilizer applied at 200 pounds per acre		
Tackifier applied at 60 pounds per acre		
SALVAGE TOTALS:		
TOTAL NUMBER OF SALVAGEABLE TREES PER APPROVED SALVAGE PLANS = 85 TOTAL		

PALO VERDE TREES = 23
MESQUITE TREES = 62



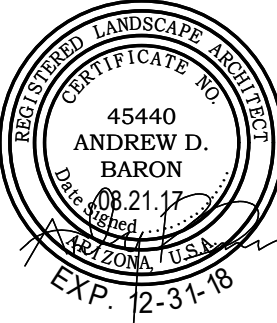
CALL TWO WORKING DAYS BEFORE YOU DIG (802) 263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)



Key Map

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

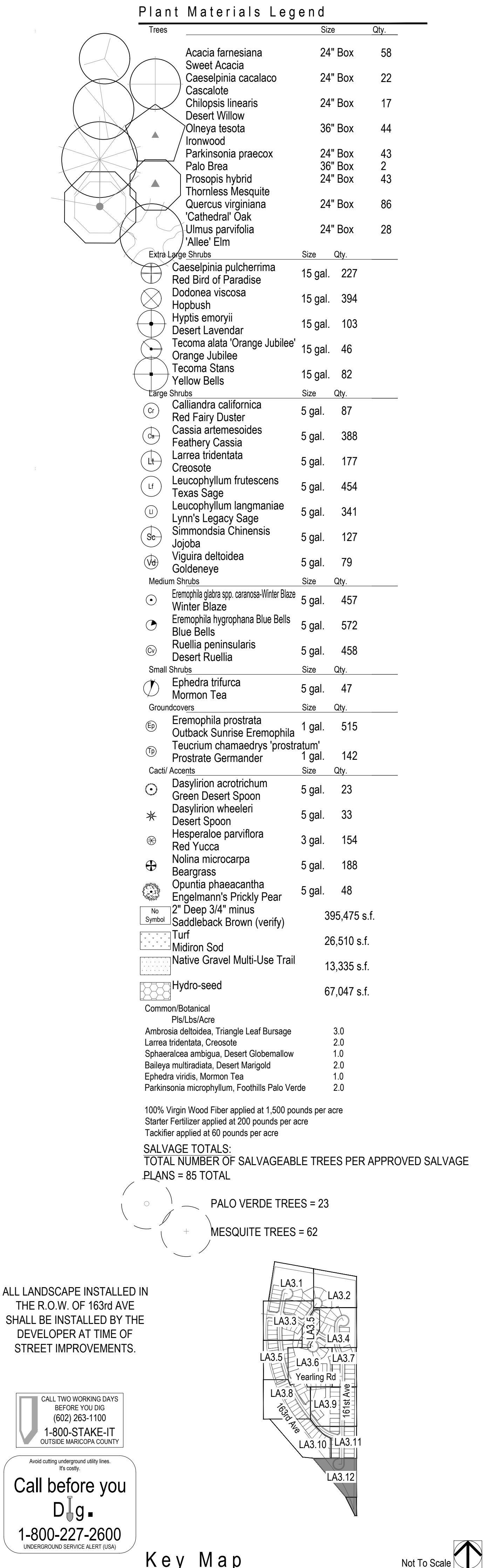


Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan



revisions	
1	
2	
3	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	08.21.17
☐ bid package	
☐ construction	
title	
Planting Plan	
date issued	
08.21.17	
scale	
1" = 20'-0"	
drawn by	
JM	
checked by	
TD	
project number	
09-483-17	
review number	
sheet number	

LA3.11





Secondary Theme Wall

Combo View Fence

4 Subdivision Entry Signwall

Column Location - Plan View

Trash Receptacle

Bench

Game Table

Desert Oasis Parcel B-10 Surprise, AZ Construction Details



revisions

1

2

3

issued for

☐	design dev.	
☐	progress set	
☒	city submittal	08.21.17
☐	bid package	
☐	construction	

title Construction Details

date issued 08.21.17

scale

drawn by JM

checked by	TD
project number	

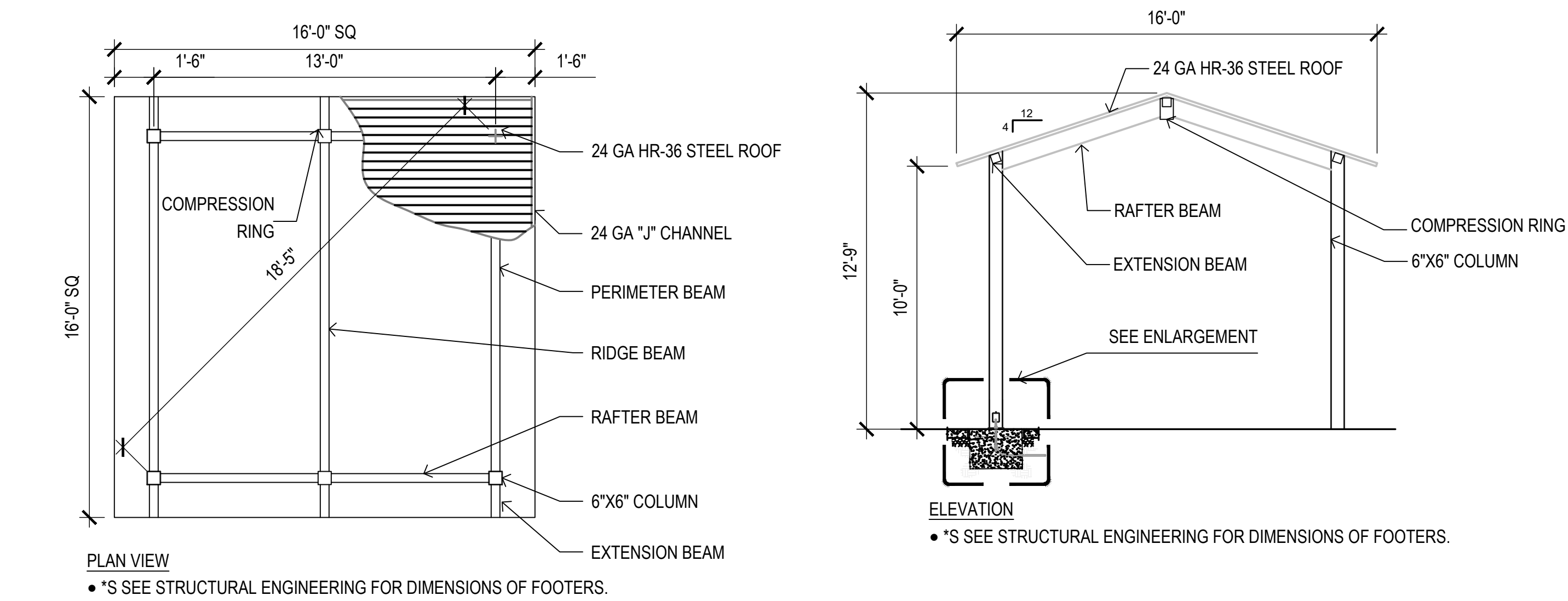
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review number

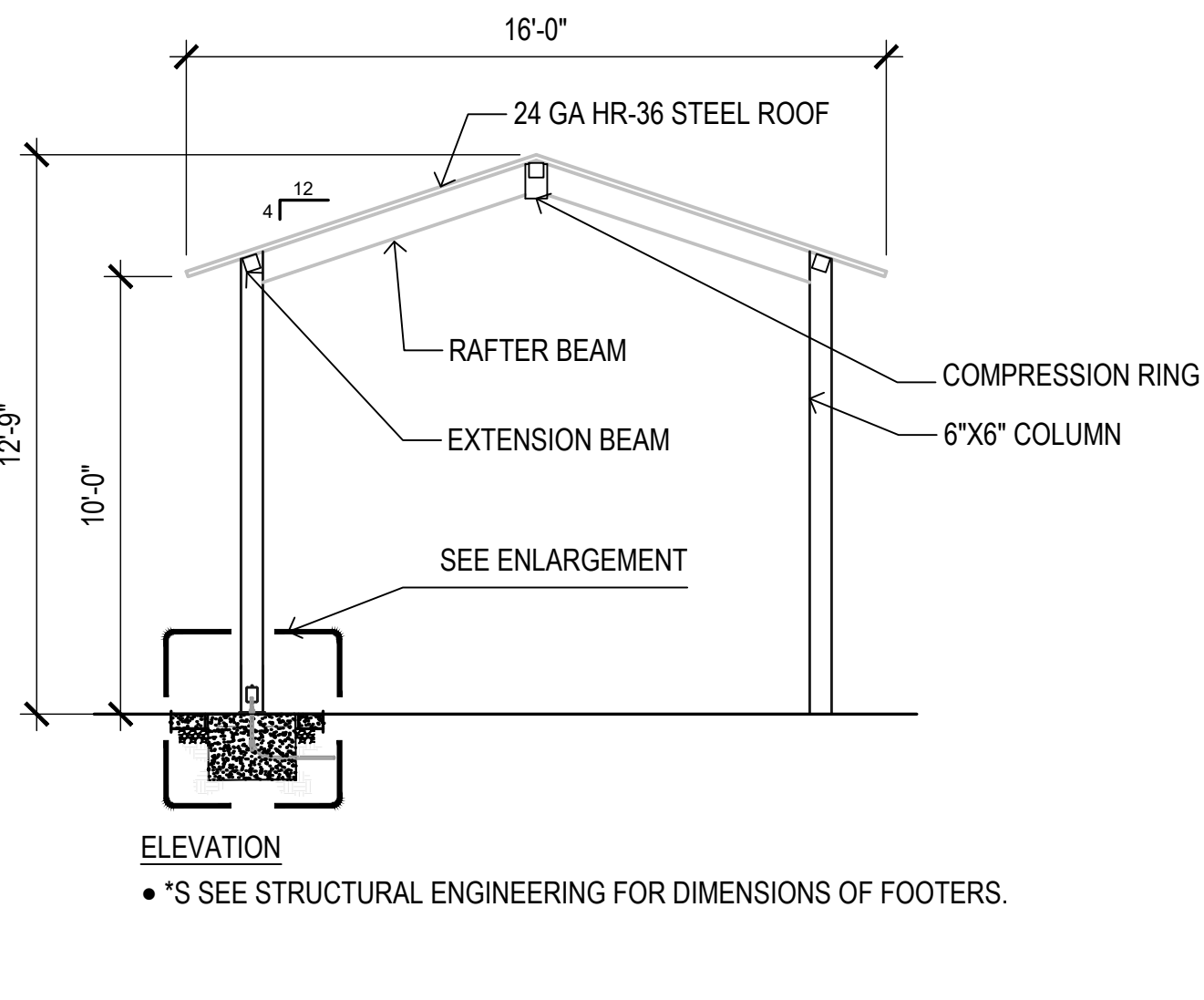
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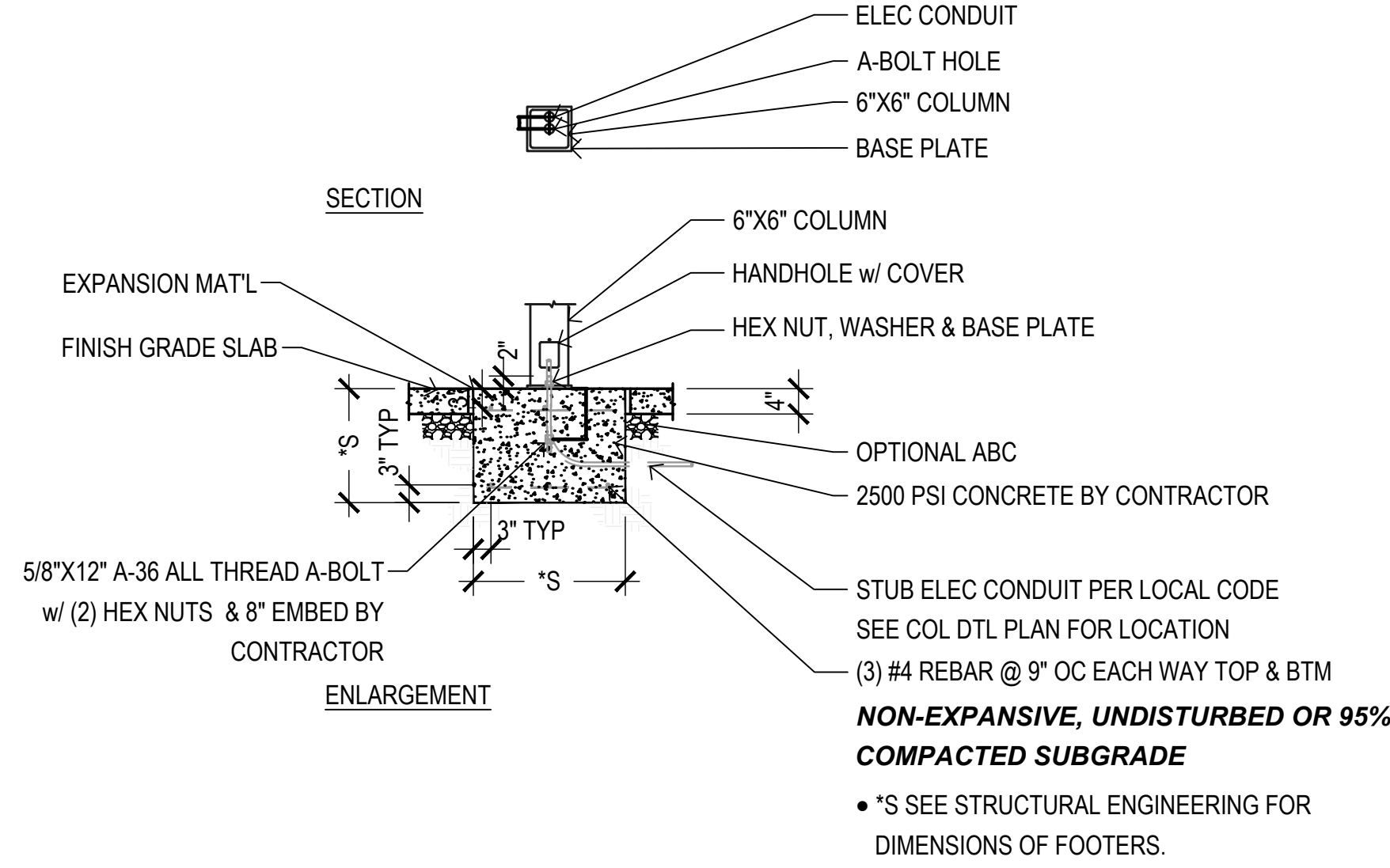
E/10.1



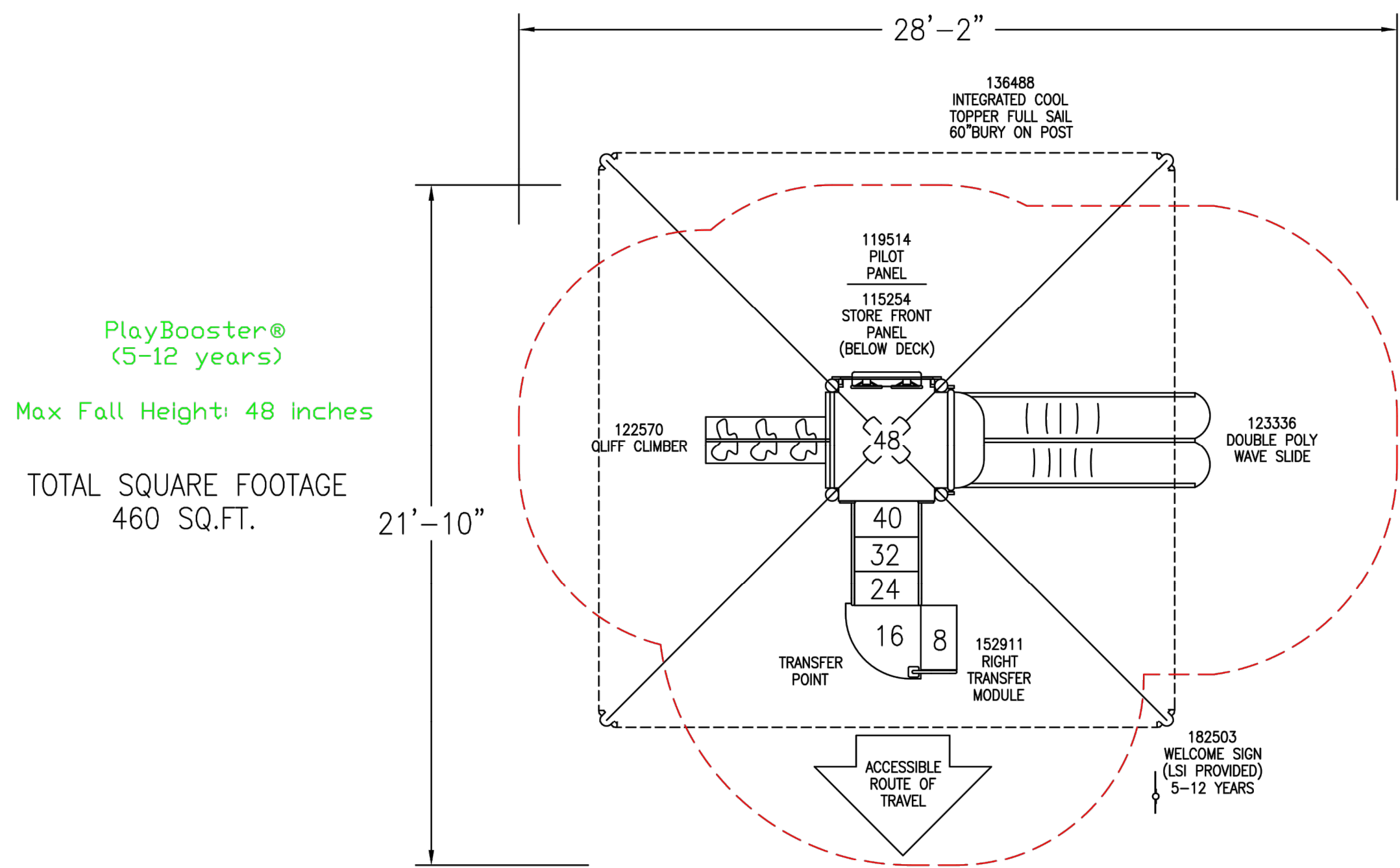
1 16' x 16' Ramada (Plan View)
SCALE: 1/4"=1'-0"



2 16' X 16' (Elevation)
SCALE: 1/4"=1'-0"



3 Enlargment (Footing)
SCALE: 1/2"=1'-0"



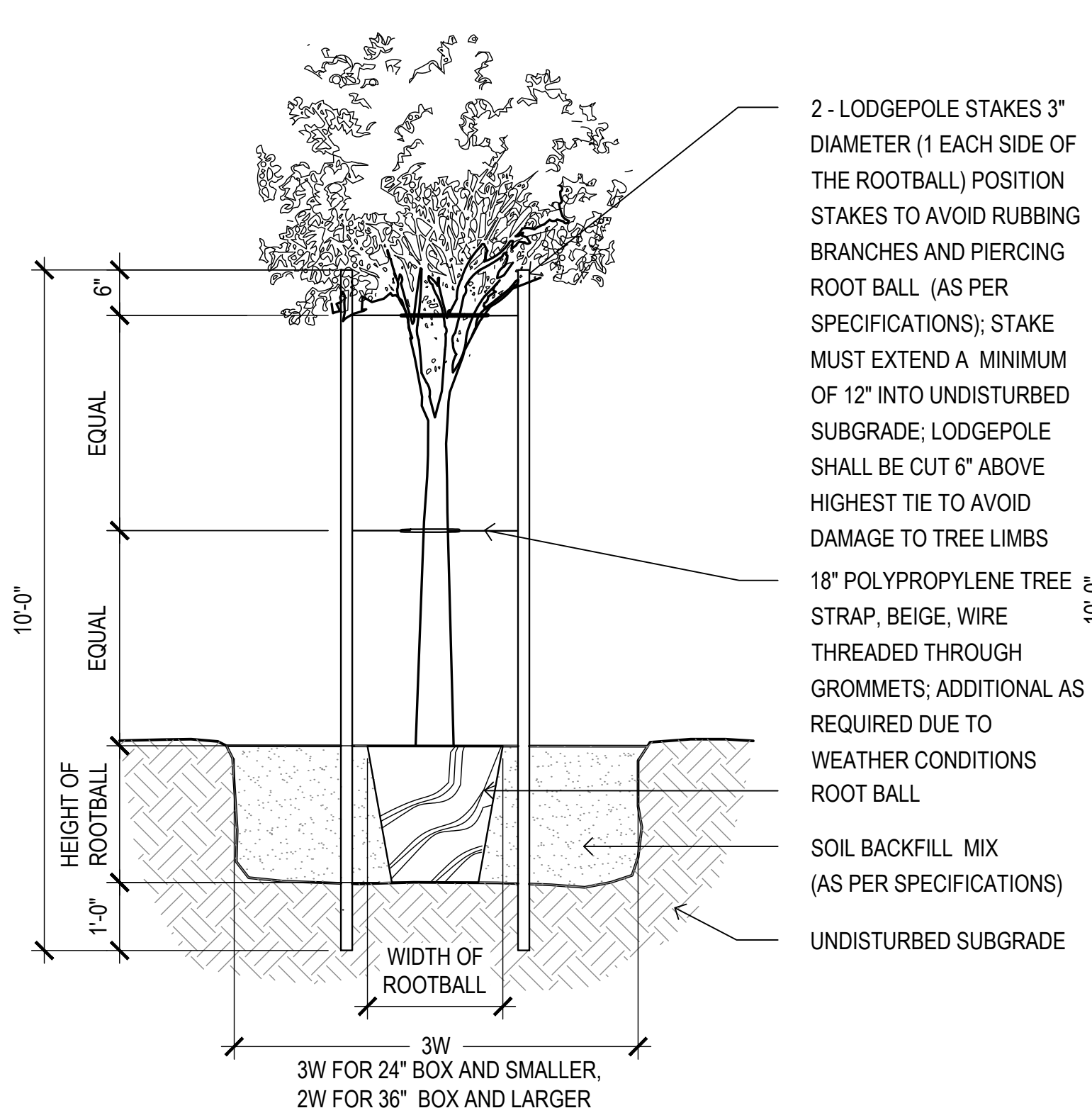
TOTAL ELEVATED PLAY COMPONENTS	3		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	3	REQUIRED	2
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	1	REQUIRED	1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	1	REQUIRED	1

NOTE: THE COOLTOPPER FULL SAIL IS NOT IPEMA CERTIFIED

4 Tot Lot Plan View
SCALE: NTS

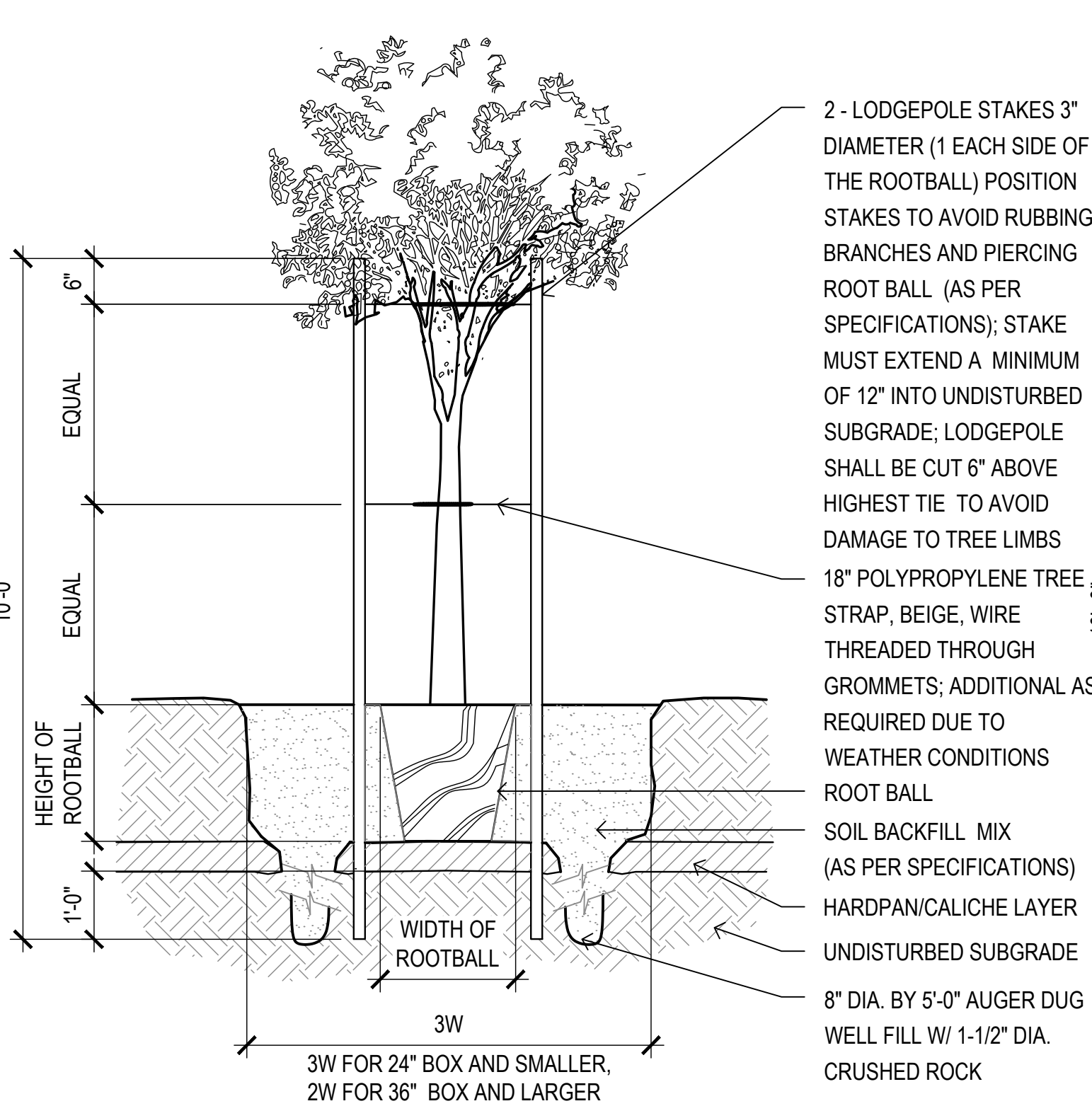


5 Tot Lot Elevation
SCALE: NTS



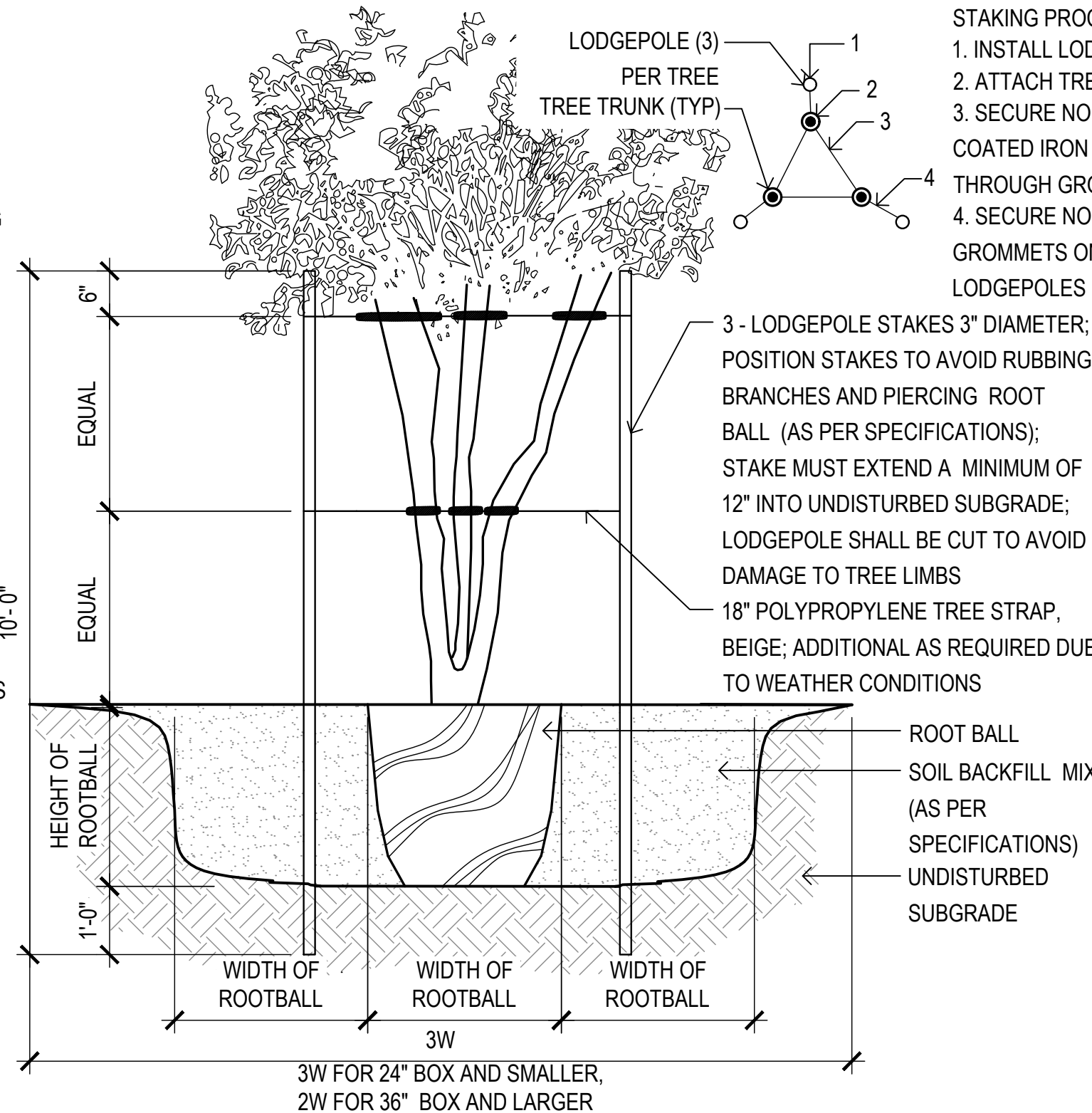
1 Tree Planting Detail

SCALE: NTS



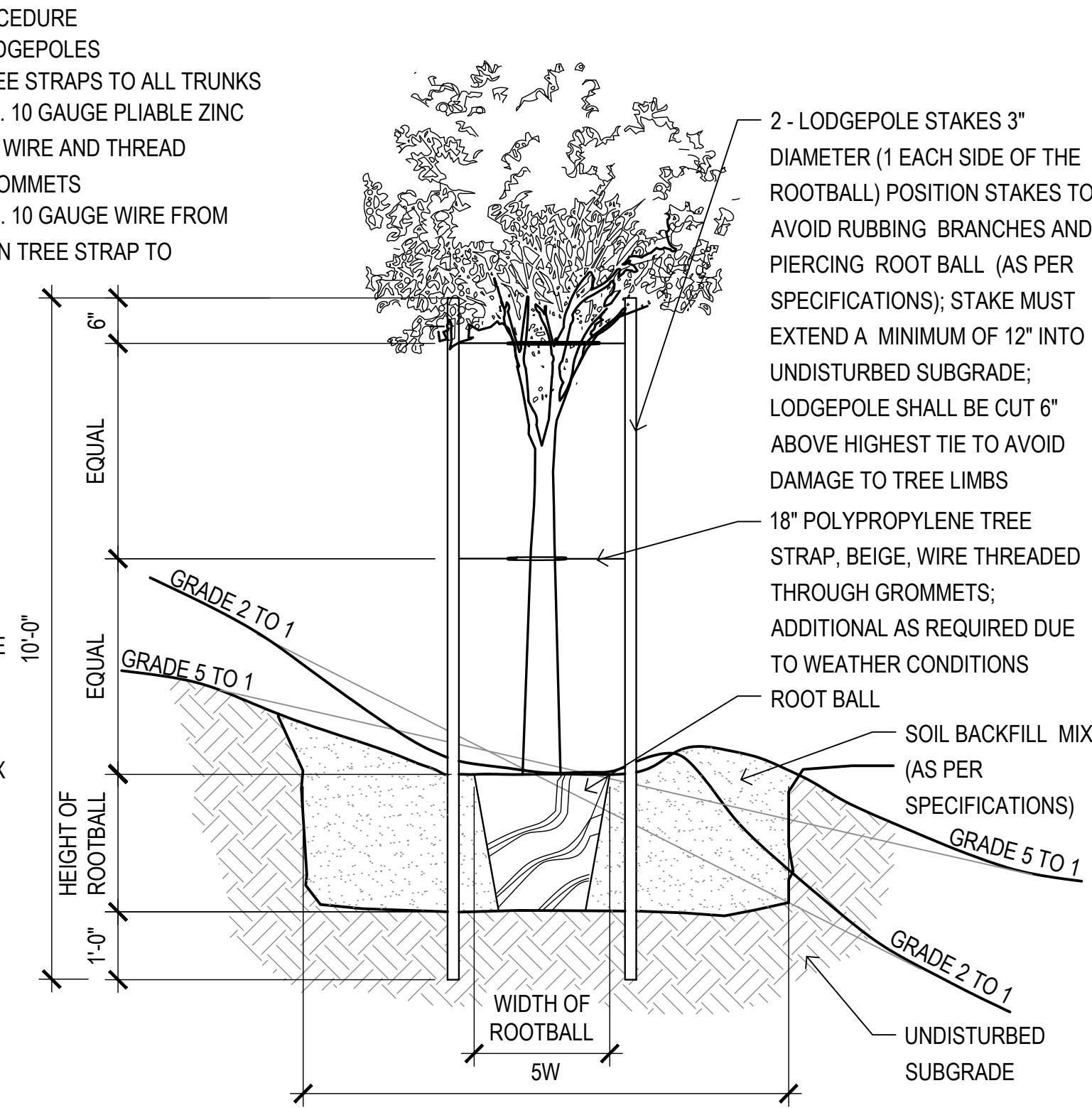
2 Hardpan Planting Detail

SCALE: NTS



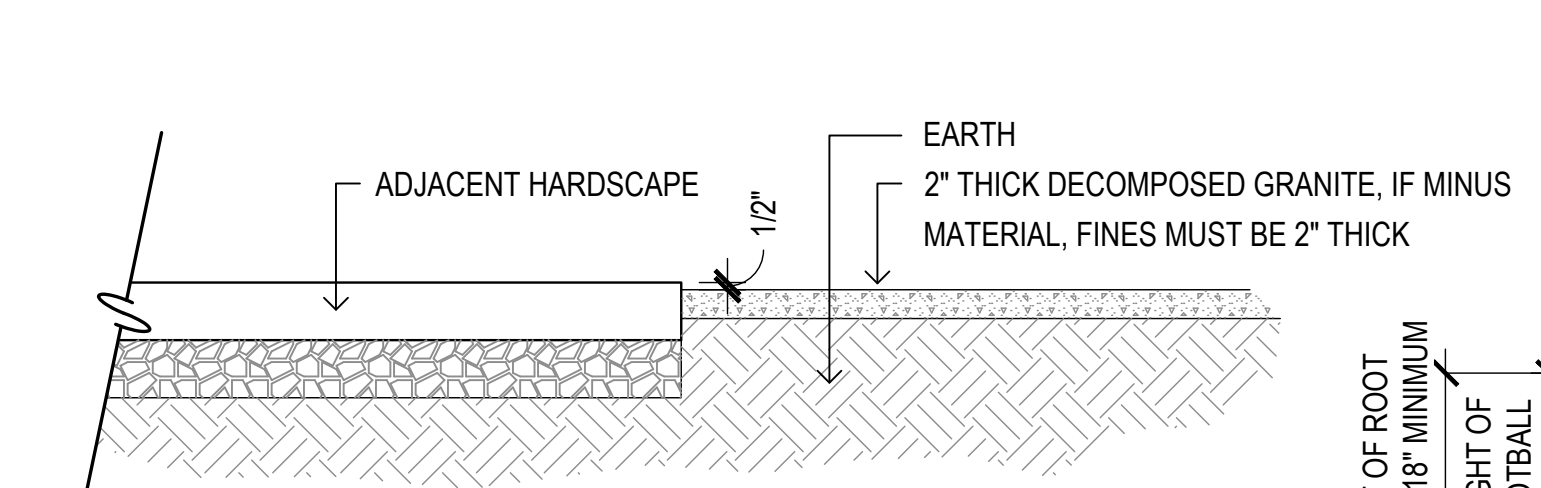
3 Multi-Trunk Tree Detail

SCALE: NTS



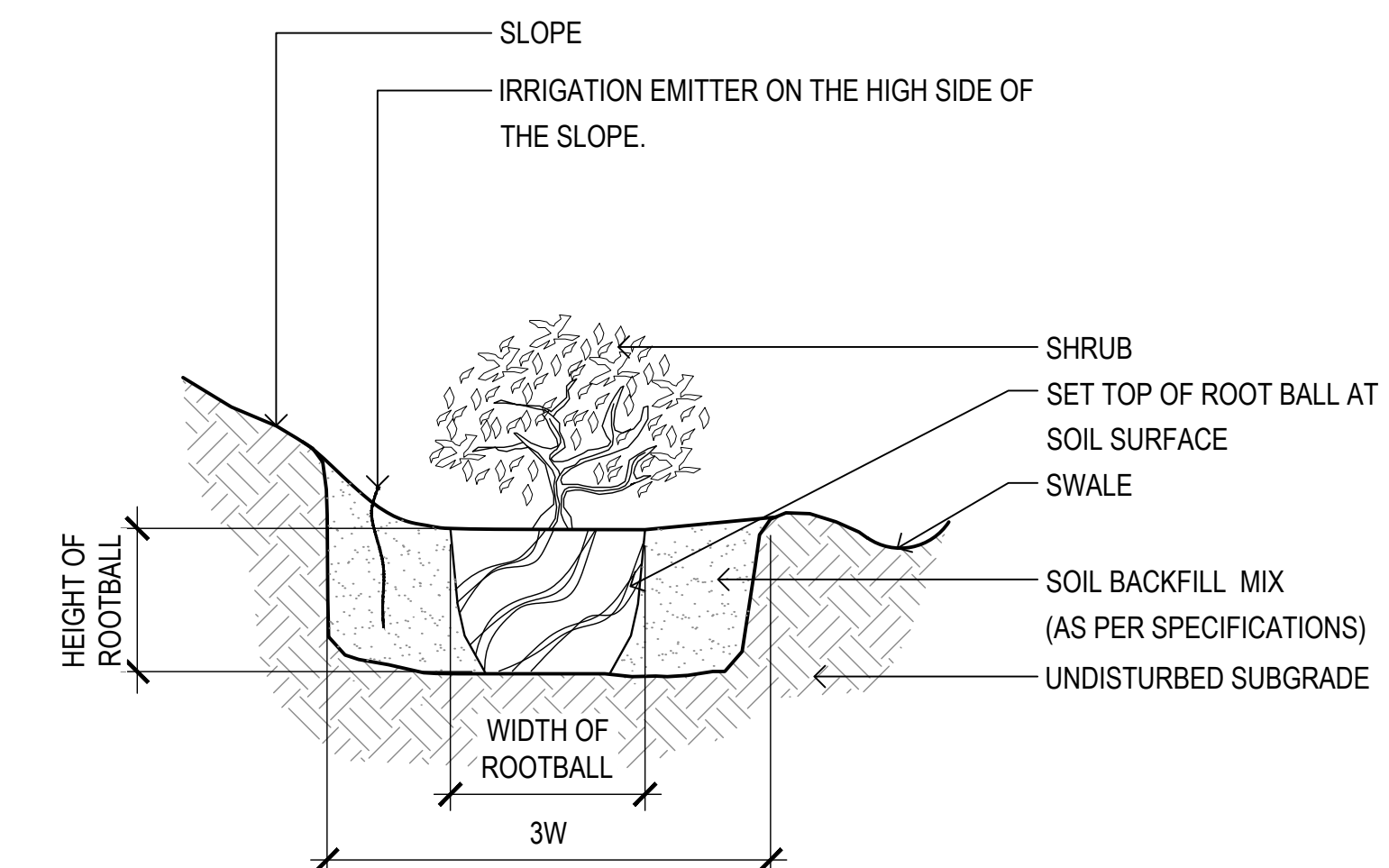
4 Tree Planting on Slope Detail

SCALE: NTS



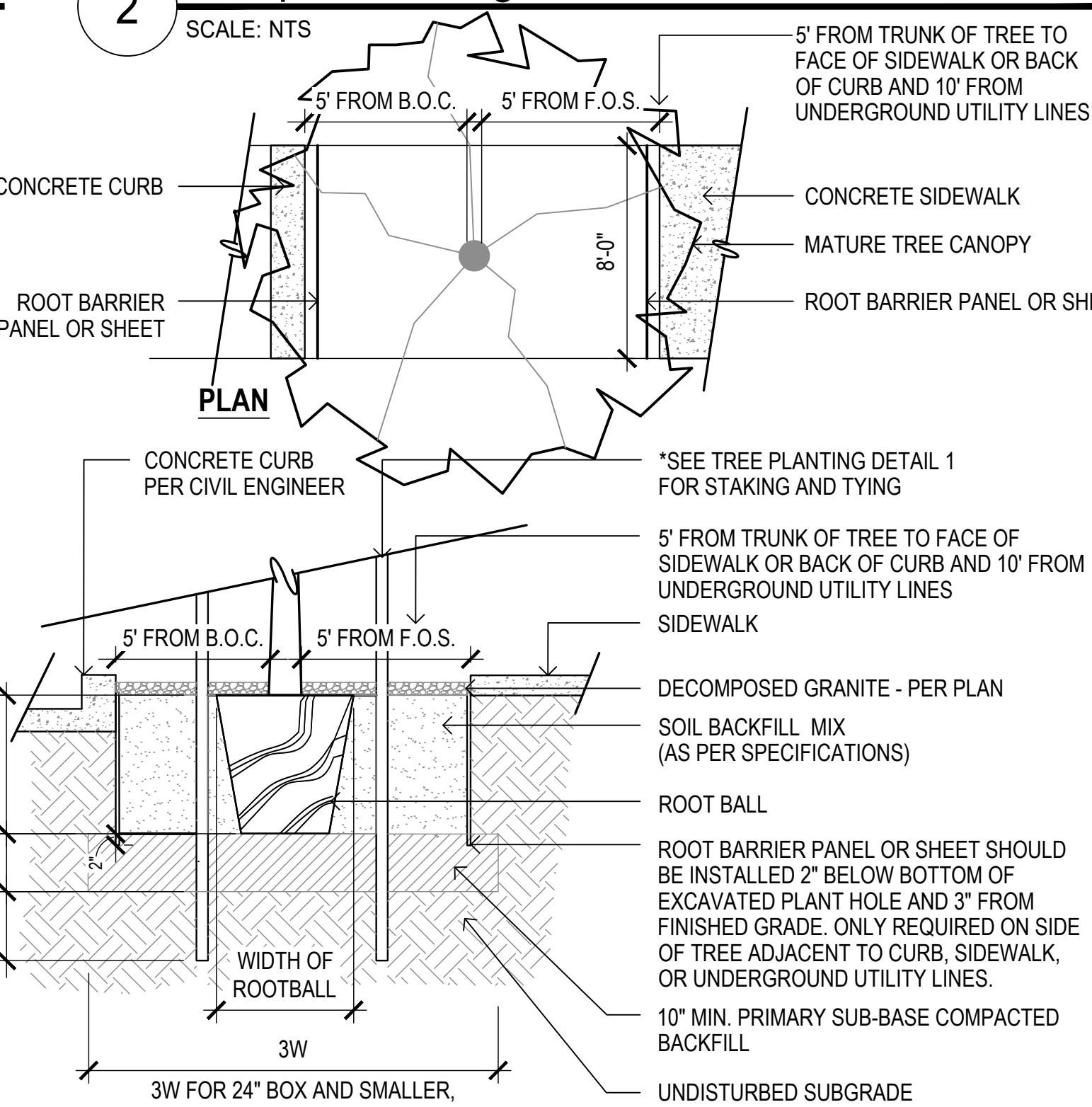
5 Decomposed Granite Detail

SCALE: NTS



9 Shrub Planting on Slope Detail

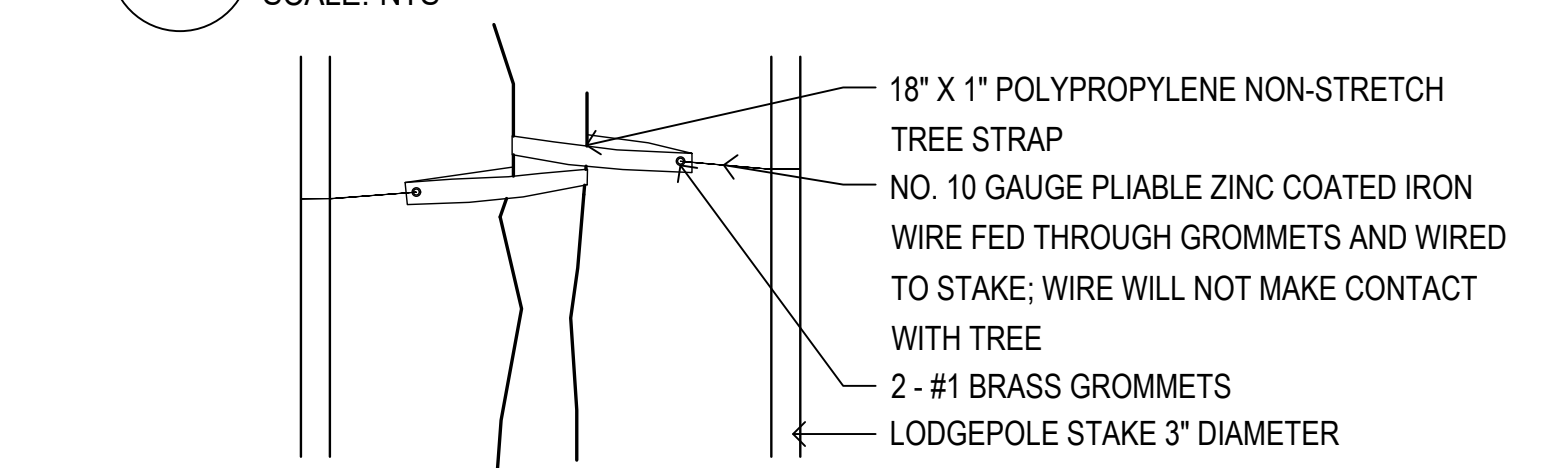
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SECTION

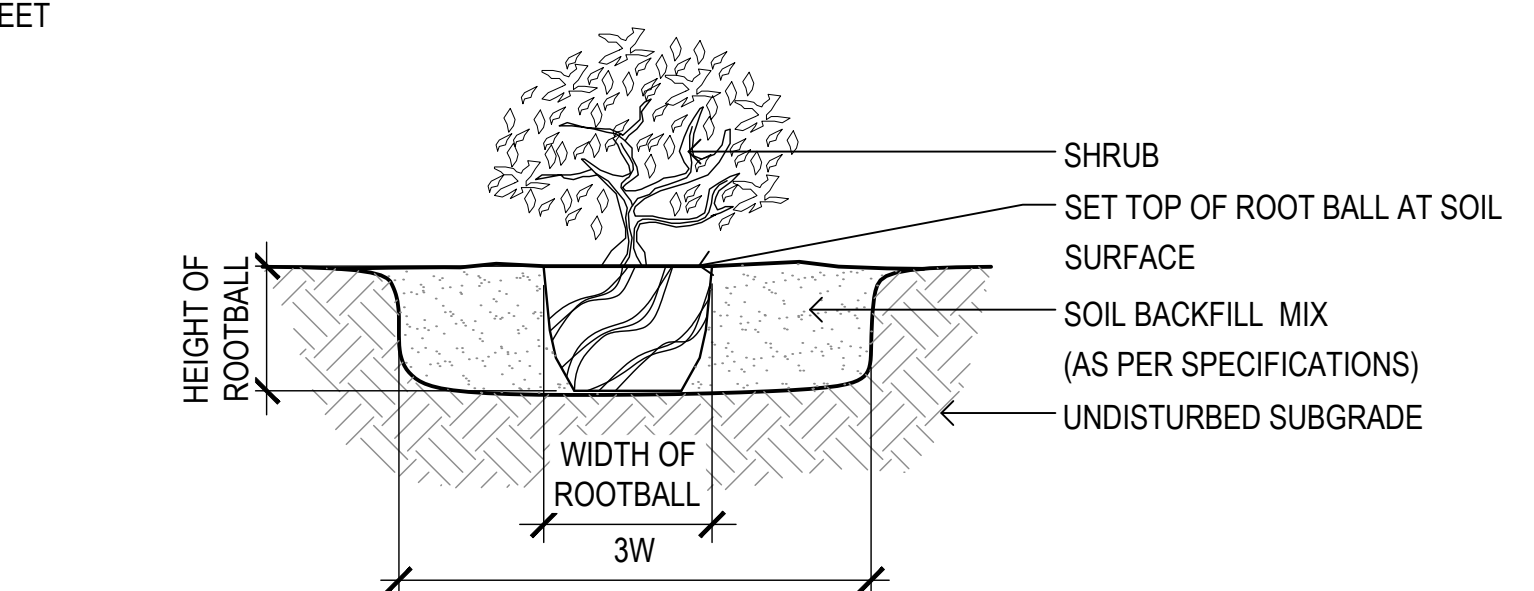
6 Root Barrier Detail

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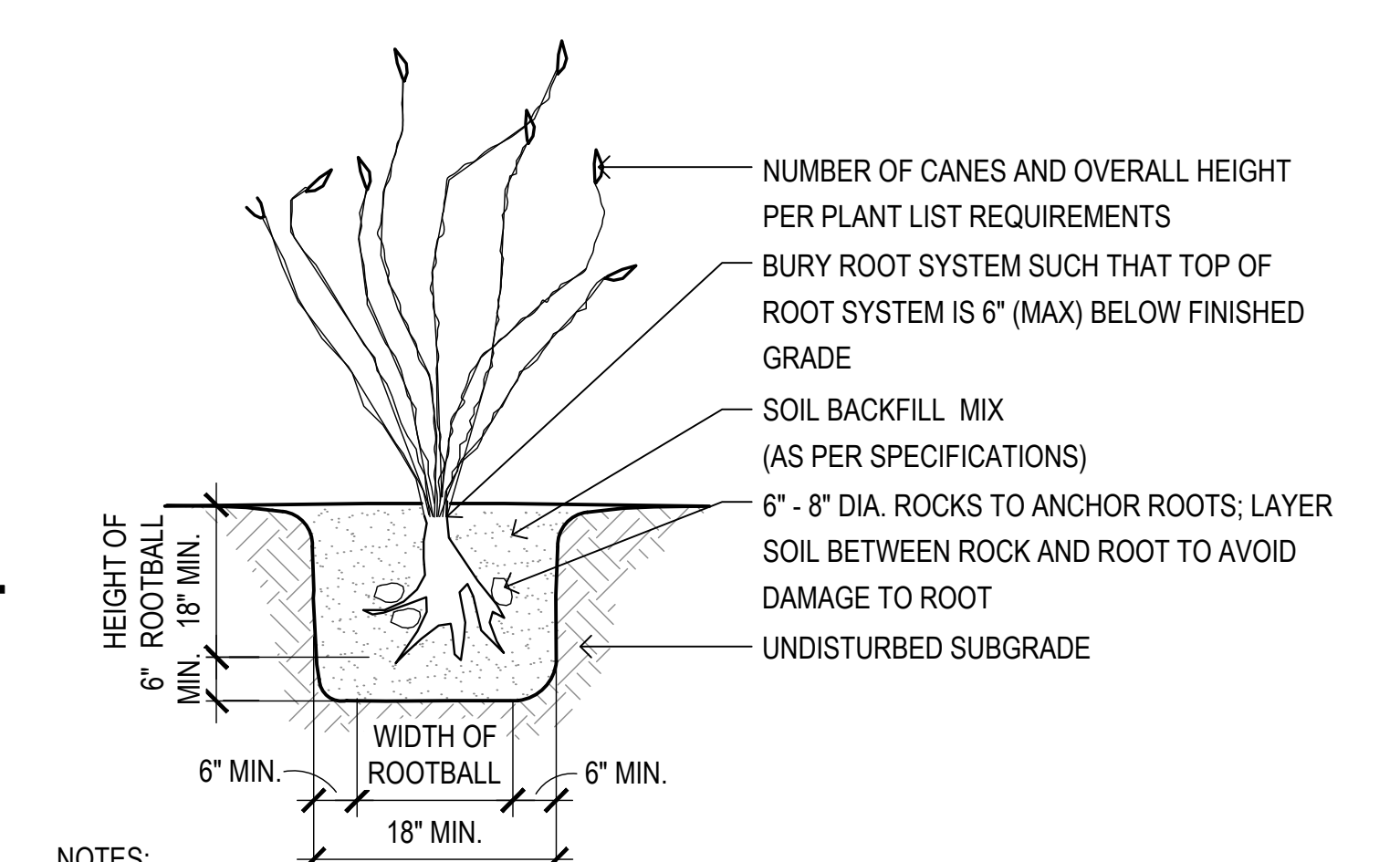
10 Tree Strap Detail

SCALE: NTS



7 Shrub Planting Detail

SCALE: NTS

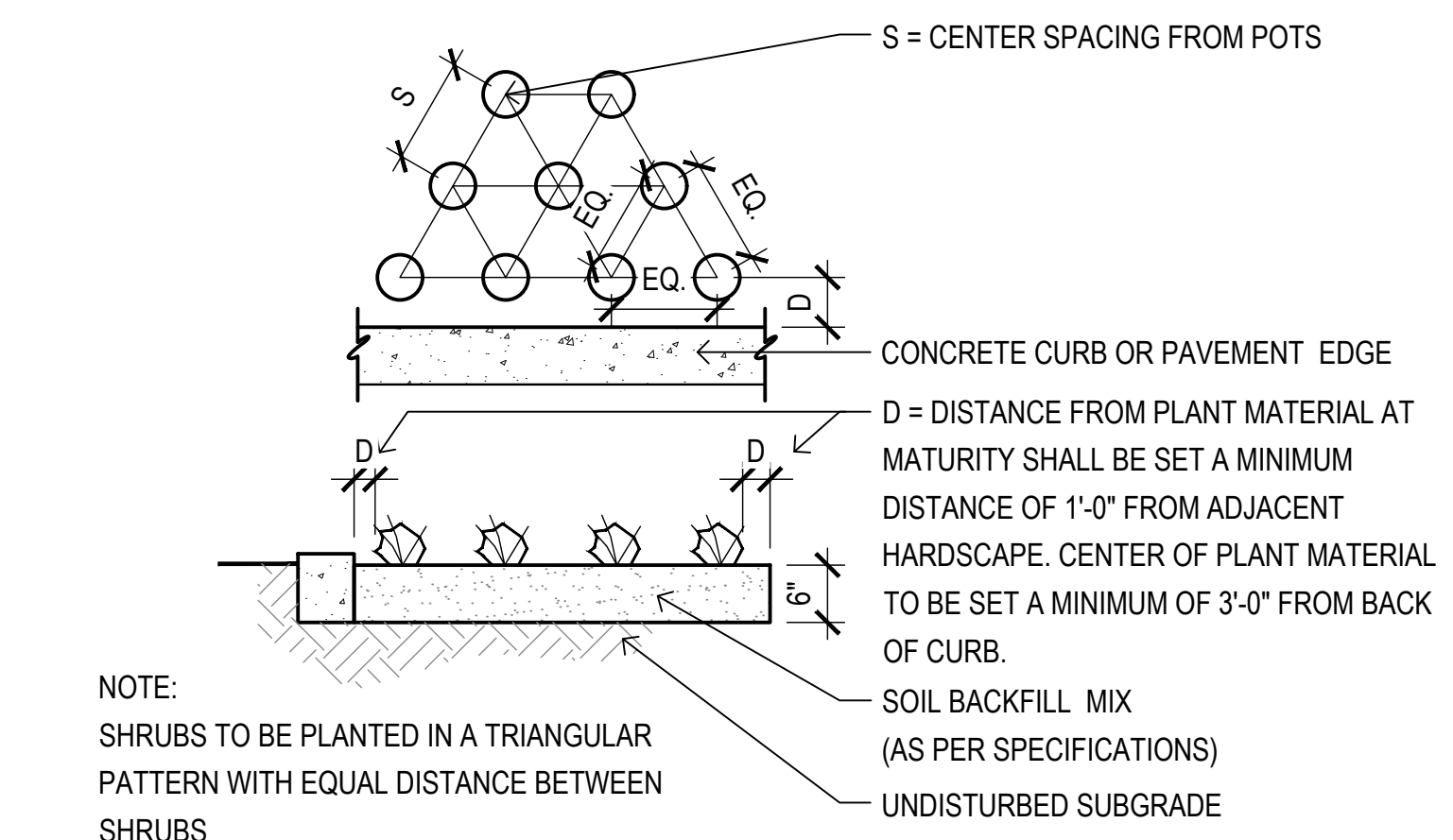


NOTES:

1. CONTRACTOR TO MAINTAIN ORIGINAL ORIENTATION TO SUN
2. DUST ENTIRE ROOT STRUCTURE AND WOUNDS WITH SOIL SULPHUR
3. DO NOT WATER AFTER TRANSPLANTING
4. PLANT 6" MIN. FROM ALL WALKS

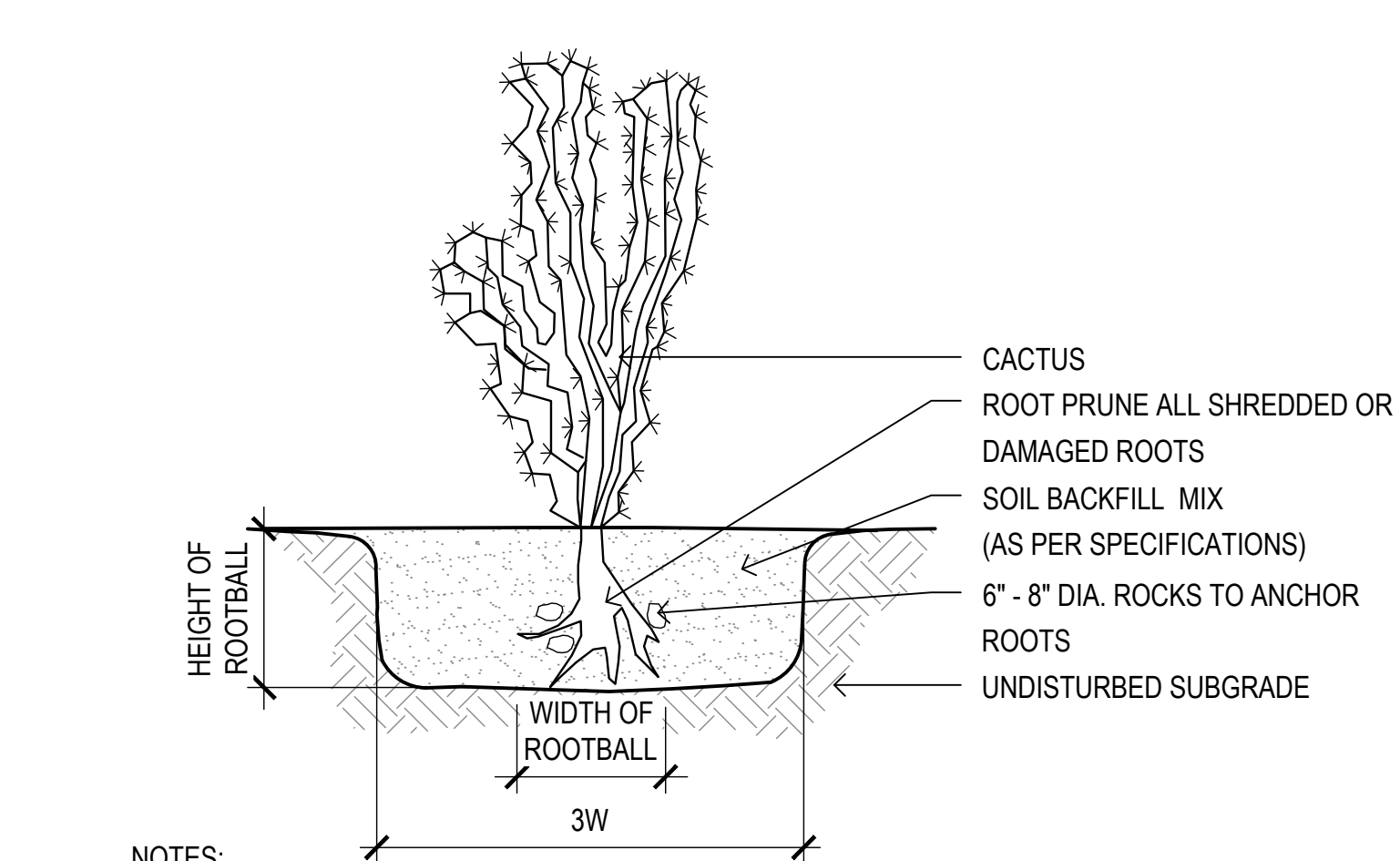
11 Ocotillo Planting Detail

SCALE: NTS



8 Plant Spacing Detail

SCALE: NTS

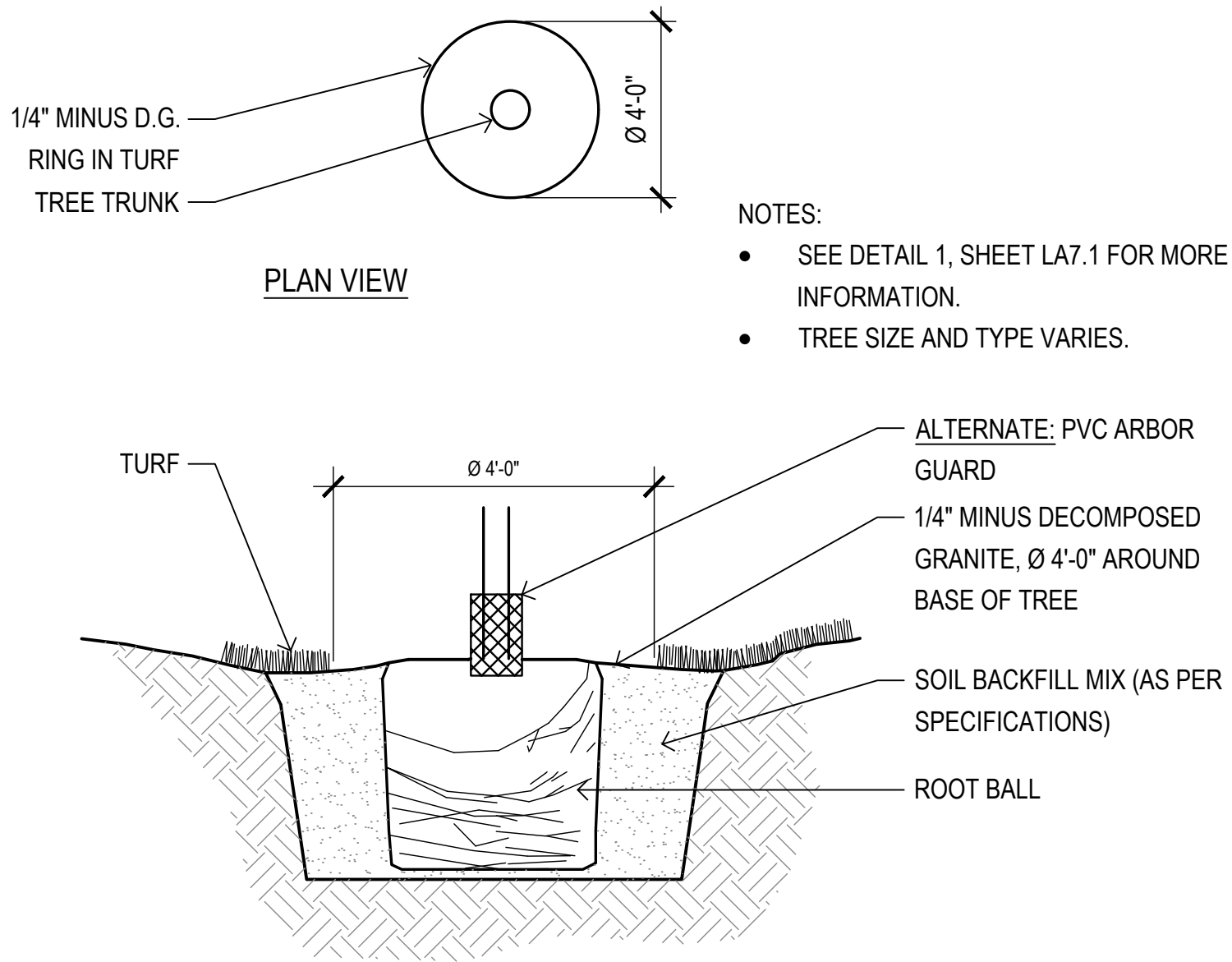


NOTES:

1. MAINTAIN ORIGINAL PLANT ORIENTATION.
2. PLANT CACTUS AT SAME DEPTH AS ORIGINALLY GROWN
3. DUST ENTIRE ROOT STRUCTURE AND WOUNDS WITH SOIL SULPHUR
4. PLANT 4" MIN. FROM ALL WALKS

12 Cactus Planting Detail

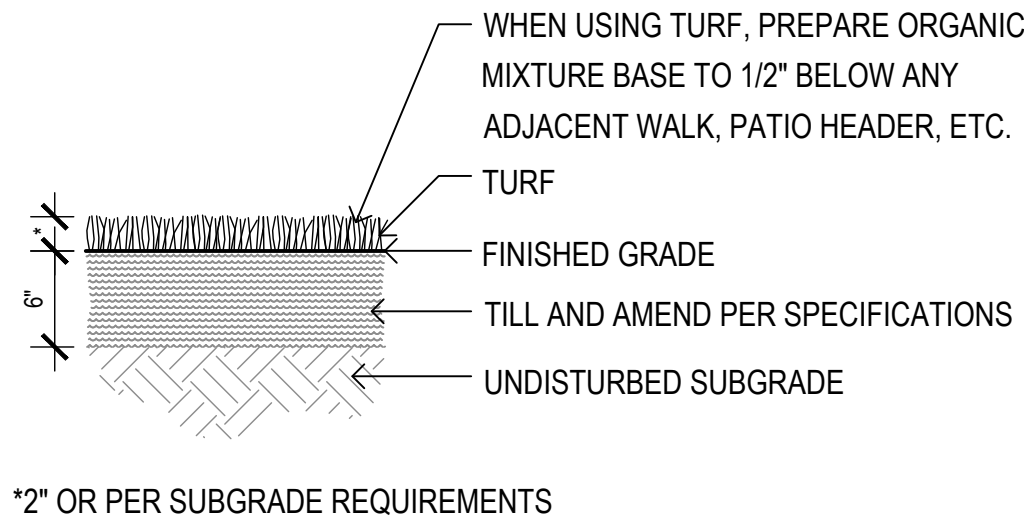
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1

Tree in Turf Detail

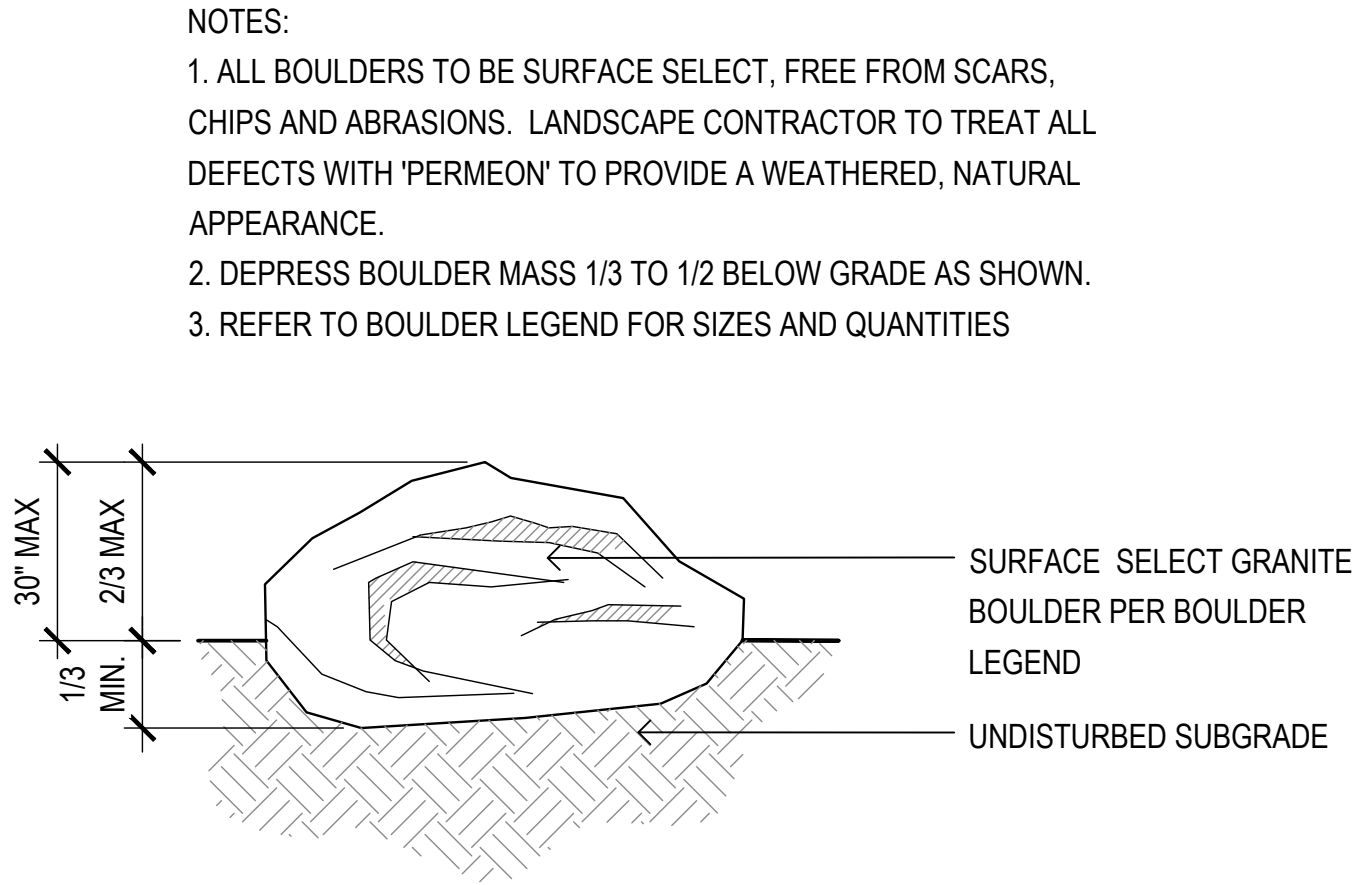
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2

Turf Preparation Detail

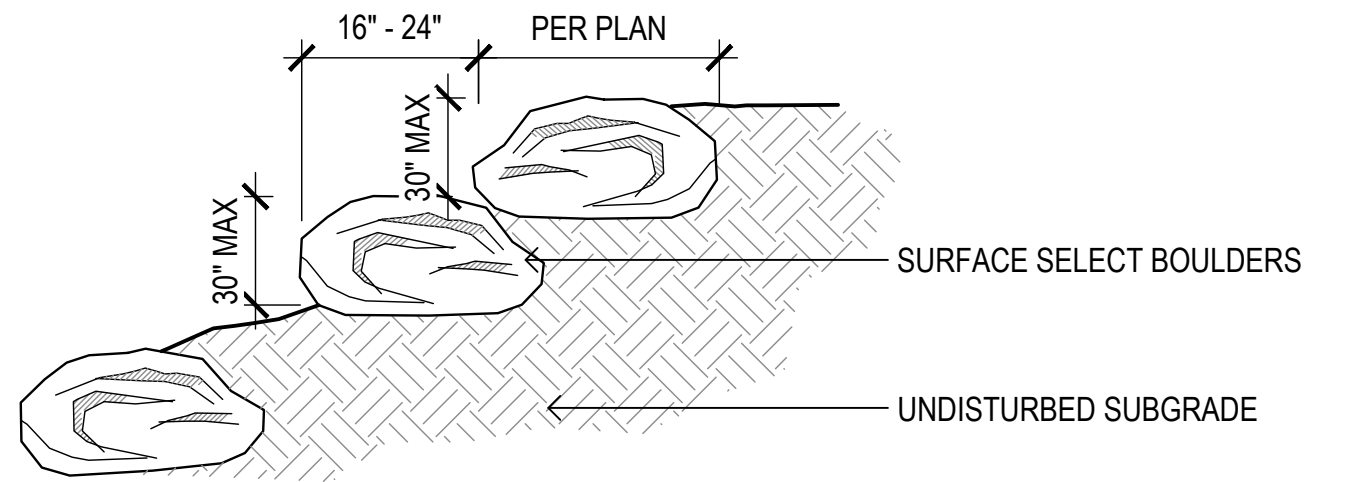
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3

Boulder Detail

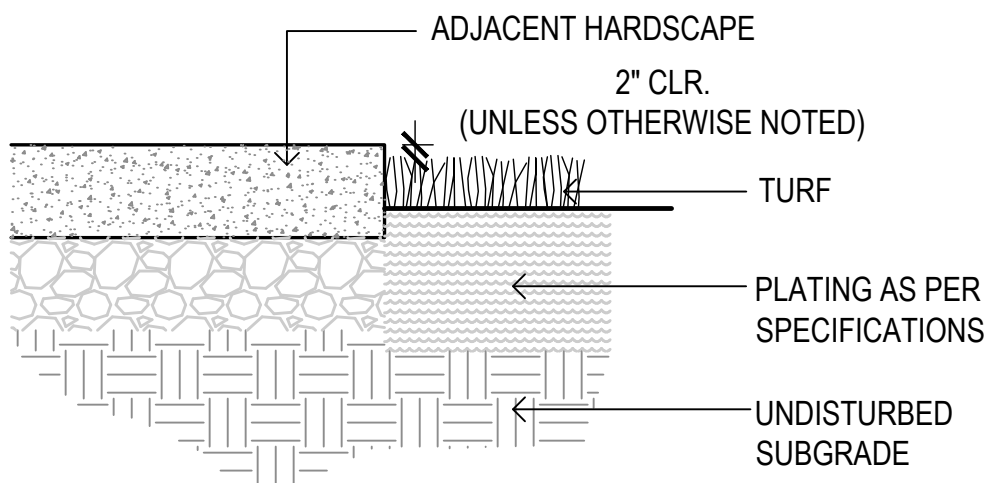
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4

Boulders on Slope Detail

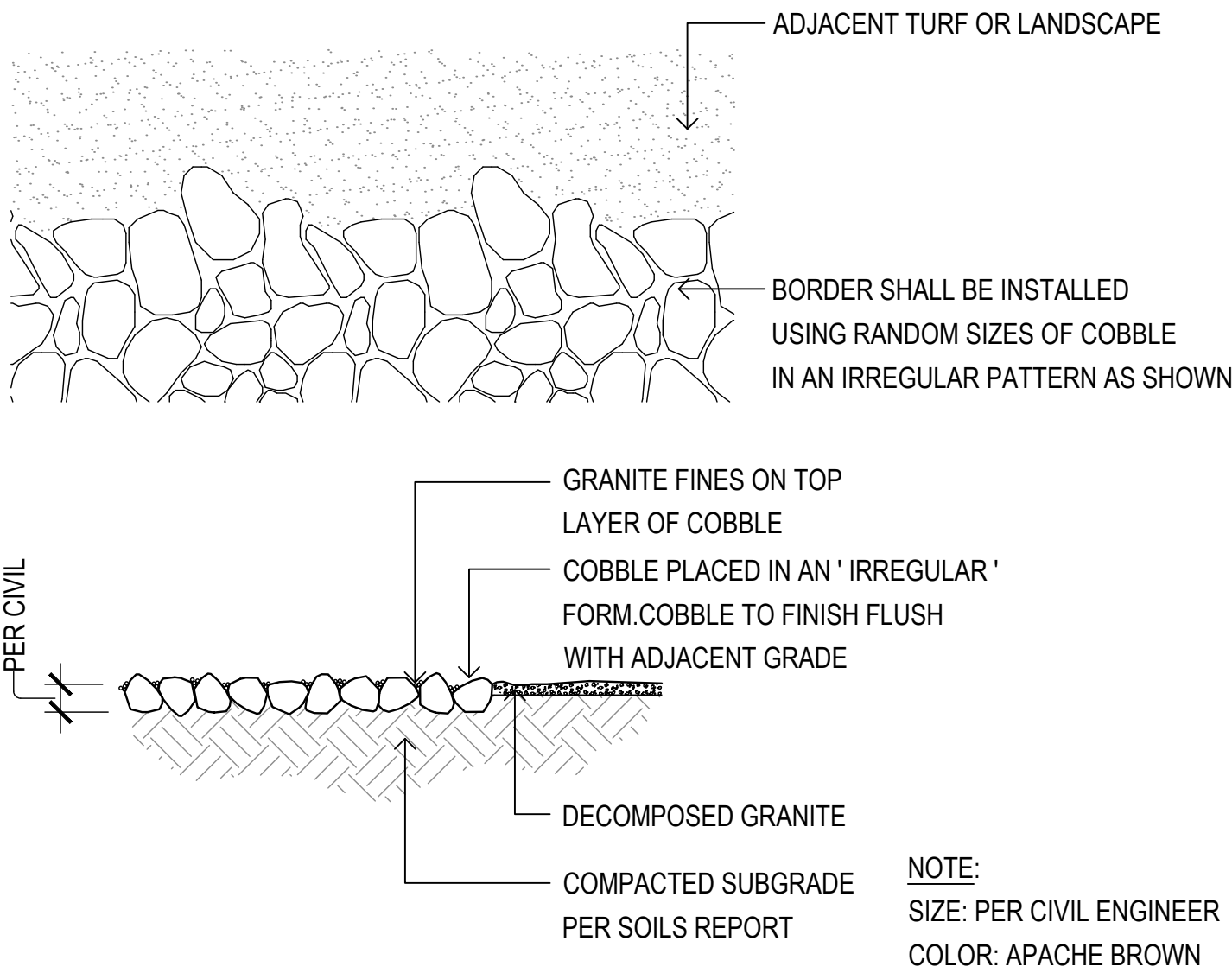
SCALE: NTS



5

Incidental Grading at Turf Detail

SCALE: NTS



6

Rip Rap Detail

SCALE: NTS

SECTION 32 90 00 - PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. LANDSCAPE FINE GRADING;
- B. SOIL PREPARATION;
- C. TREE SUPPORTS AND HEADERS;
- D. PLANTING;
- E. WATERING;
- F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:

- A. TOPSOIL FOR BACKFILL MIX;
- B. MULCHES;
- C. TREE SUPPORTS;
- D. INERT GROUNDCOVERS ;
- E. BOULDER;
- F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES AND VENDORS CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:

- A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
- B. MULCH;
- C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:

- A. TOPSOIL AND PLANTING BACKFILL;
- B. SOIL PH;
- C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
- D. PERCENTAGE ORGANIC MATERIAL;
- E. NUTRIENT LEVEL ANALYSIS;
- F. ALL MACRO, SECONDARY AND MICRONUTRIENTS;
- G. SALINITY;
- H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN **PART 2 - PRODUCTS** OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:

- A. IRRIGATED TREES, SHRUBS, AND GROUNDCOVERS;
- B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:

- A. DO NOT STORE MATERIALS OR EQUIPMENT. PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT, OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
- B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
- C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
- D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:

- A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY DEVELOPER OR ABUSE BY OTHERS.

- B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

- C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

- D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS*

- A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

- B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

- C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUNDCOVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:

- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, "SIERRA-BLEN", APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE, COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPHTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FOURTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES: PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL. BEIGE, WITH GROMMETS, NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOWELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, or "BORER KILLER, BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOTBOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUNDCOVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOW, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUNDCOVERS

APPLY INERT GROUNDCOVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF REVEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FOURTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCRIOLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTling OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUNDCOVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE REVEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL, SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK-LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2) DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTING OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTLING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

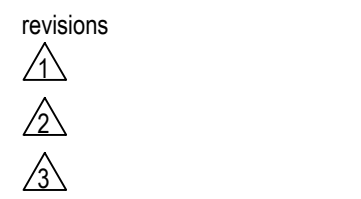
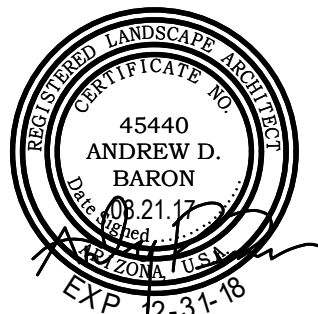
LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

- A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
- B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
- C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
- D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
- E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
- F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
- G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
- H. DURING THE PLANTING PROCESS;
- I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
- J. AT SUBSTANTIAL COMPLETION OF THE WORK;
- K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
- L. AT FINAL COMPLETION OF THE WORK.



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Planting Specifications	
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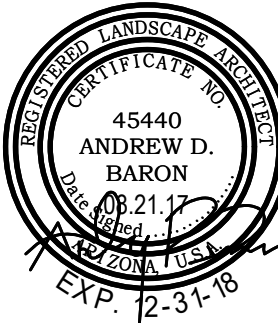
SECTION 32 92 19.16 - HYDRAULIC SEEDING

PART 1 - GENERAL

1.01	WORK INCLUDED
1.	PREPARE SEEDBED AND APPLY HYDROSEED GROUND COVER.
1.02	APPLICATOR QUALIFICATION
	CONTRACTOR: MINIMUM OF THREE (3) YEARS OF HYDROSEEDING EXPERIENCE.
	SUBMIT DESCRIPTION OF FIVE (5) PREVIOUS PROJECTS WHERE HYDROSEEDING AND MAINTENANCE WERE SUCCESSFULLY COMPLETED. DESCRIPTIONS SHALL DEMONSTRATE SUBSTANTIAL CONFORMANCE TO THE WORK BEING PERFORMED AND INCLUDE THE FOLLOWING INFORMATION FOR EACH PROJECT REFERENCE: NAME OF PROJECT; LOCATION OF PROJECT; DESCRIPTION OF WORK PERFORMED; OWNERS CONTACT INFORMATION; OVERALL COST OF WORK PERFORMED; WRITTEN AND PHOTOGRAPHIC DOCUMENTATION DETAILING SUCCESSFUL GERMINATION AND GROWTH.
	DEMONSTRATE PROFESSIONAL ABILITY AND FINANCIAL CONSTANCY. SUBMIT THE FOLLOWING MATERIALS: QUALIFICATIONS OF CONTRACTOR; PROOF OF NECESSARY LICENSING AS REQUIRED BY PRODUCT, STATE OR LOCAL AGENCIES; INSURANCE CERTIFICATES AS REQUIRED BY STATE, LOCAL OR OTHER APPLICABLE AGENCIES; RESUME OF INDIVIDUALS TO PERFORM PRODUCT APPLICATION DEMONSTRATING EXPERIENCE WITHIN THE CURRENT ORGANIZATION, NOT INDIVIDUAL EXPERIENCE WITH A PREVIOUS CONTRACTOR; LETTERS OF RECOMMENDATION FROM THREE (3) PROJECT OWNER'S FROM THE REFERENCE PROJECTS.
1.03	PRODUCT DATA
	SUBMIT MANUFACTURER'S BROCHURES FOR FERTILIZER, TACKIFIER, SOIL STABILIZER AND WOOD FIBER MULCH TO OWNER OR OWNER'S REPRESENTATIVE.
1.04	CERTIFICATES
	SUBMIT SEED SUPPLIER'S CERTIFICATE FOR REQUIRED SEED MIXTURE AND GERMINATION RATES INDICATING PERCENTAGE BY WEIGHT FOR PURITY, GERMINATION, PLS. AND WEED/SEED PERCENTAGE FOR EACH SEED PERCENTAGE, SEED LABELED IN ACCORDANCE WITH FEDERAL SEED ACT.
1.05	PRODUCT DELIVERY STORAGE AND HANDLING
	DELIVER SEED, MULCH AND FERTILIZER MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.
	STORE TO PREVENT WETTING AND DETERIORATION.
1.06	PROJECT CONDITIONS
	NOTIFY OWNER OR OWNER'S REPRESENTATIVE AT LEAST SEVEN (7) DAYS PRIOR TO SEEDING OPERATION.
	PERFORM SEEDING WORK ONLY AFTER PLANTING AND OTHER AFFECTING GROUND SURFACE WORK IS COMPLETE. PROTECT EXISTING UTILITIES, PAVING, IRRIGATION SYSTEMS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SEEDING OPERATIONS. REPAIR DAMAGE CAUSED DURING SEEDING OPERATIONS.
PART 2 - APPLICATION	
2.01	MATERIALS
	SEED: FRESH, CLEAN AND LATEST SEASONS CROP. INOCULATE LEGUME SEED WITH APPROPRIATE BACTERIA CULTURES APPROVED BY OWNER OR OWNERS REPRESENTATIVE.
2.02	ACCESSORY MATERIALS
	FERTILIZER: UNIFORM IN COMPOSITION, GRANULAR, FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT; GUARANTEED ANALYSIS, 16-20-0, AMMONIUM PHOSPHATE.
	WOOD CELLULOSE FIBER: SPECIALLY PREPARED WOOD CELLULOSE FIBER PROCESSED TO CONTAIN NO GROWTH OR GERMINATION INHIBITING FACTORS; MAXIMUM MOISTURE CONTENT, AIR DRY WEIGHT, 12% PLUS OR MINUS 3% AT THE TIME OF MANUFACTURE; PH RANGE, 4.5 TO 6.5.
	TACKIFIER: ORGANIC PSILLIUM MUCILOID POWDER AT 70% MIN. PURITY, CONTAINING NO AGENTS TOXIC TO SEED GERMINATION; ADDITION OF FERTILIZER TO THE SLURRY MIX SHALL NOT CHANGE THE PROPERTIES OF THE TACKIFIER. WHEN APPLIED, TACKIFIER SHALL FORM A TRANSPARENT CRUST PERMEABLE BY WATER AND AIR.
	WATER: FREE OF SUBSTANCES HARMFUL TO SEEDLING GROWTH; WATER SOURCE TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO USE.
	SOIL STABILIZER: PRODUCT SHALL MIXED IN PLAS-TEX OR APPROVED EQUAL TO ENSURE SLOPE STABILITY AND MINIMIZE NUISANCE EROSION. THE SOIL STABILIZER SHALL BE MIXED AND APPLIED PER THE MANUFACTURER'S RECOMMENDATION. MINERAL DYE SHALL BE ADDED TO THE SLURRY TO PROVIDE IMMEDIATE COLOR INTEGRATION TO THE DESERT FLOOR.

PART 3 - EXECUTION

3.01	PREPARATION
	LIMIT PREPARATION TO AREAS THAT WILL BE IMMEDIATELY SEEDDED. DO NOT DISTURB NATURAL AREAS OR NEWLY PLANTED TREES, SHRUBS OR CACTI IN SEED AREAS.
	WHERE EQUIPMENT CAN OPERATE, LOOSEN TOPSOIL TO A DEPTH OF 4 INCHES (4") BY DISKING. USE HAND TOOLS WHERE EQUIPMENT CAN NOT OPERATE. REMOVE AND DISPOSE OF ALL STONES FOUR INCHES (4") OR GREATER, STICKS, ROOTS, RUBBISH OR OTHER DELETERIOUS MATERIAL. REPAIR EROSION DAMAGE, GRADE AND SLOPE AS DIRECTED PRIOR TO SEEDING.
	SPREAD TWO HUNDRED (200) LBS./ACRE FERTILIZER AS SPECIFIED.
	ROUGH HARROW TO BREAK UP ANY LARGE DIRT CLOUDS.
	FINE HARROW TO CREATE SUITABLE SEED BED.
3.02	APPLICATION
	APPLY SEED IMMEDIATELY UPON COMPLETION OF TILLAGE OPERATION OR ROCK MULCH APPLICATION.
	SEED INDICATED AREAS WITHIN CONTRACT LIMITS AND AREAS ADJOINING CONTRACT LIMITS DISTURBED DUE TO THE SEEDING PREPARATION PROCESS.
	USE A HYDRO-MULCHER WITH A GEAR TYPE PUMP WITH PADDLE AGITATION WITH A MINIMUM CAPACITY OF THREE THOUSAND (3,000) GALLONS. DO NOT PUT SEED INTO WATER UNTIL JUST BEFORE THE START OF SEEDING.
	APPLY SEED, MULCH, FERTILIZER AND TACKIFIER IN A ONE STEP PROCESS: SLURRY MIX OF WATER, SEED, TWO HUNDRED (200) LBS./ACRE OF FERTILIZER, TWENTY-FIVE (25) LBS./ACRE TACKIFIER AND TWO THOUSAND (2,000) LBS./ACRE OF WOOD FIBER.
	SLURRY MIX WHICH HAS NOT BEEN APPLIED WITHIN FOUR (4) HOURS OF MIXING SHALL NOT BE USED, AND SHALL BE REMOVED FROM THE SITE.
3.03	ESTABLISHMENT
	IMMEDIATELY AFTER SEEDING, WATER SEEDBED TO A DEPTH OF FOUR INCHES (4"). APPLY WATER AT SUCH A RATE AS TO PREVENT PUDDLING OR EROSION. WATER AS REQUIRED TO MAINTAIN CONSTANT SOIL MOISTURE TO A FOUR INCH (4") DEPTH OF THIRTY (30) DAYS. CONTRACTOR SHALL WATER TO MAINTAIN ACTIVE GROWTH UNTIL FINAL ACCEPTANCE.
	PROVIDE PROTECTIVE DEVICES AS REQUIRED TO PROTECT SEEDED AREAS FROM TRAFFIC FOR THIRTY (30) DAYS.
	REPAIR AND RESEED AREAS DAMAGED BY EROSION OR POOR GERMINATION.
3.04	INSPECTION
	SEEDING OPERATIONS AND AREAS ARE SUBJECT TO INSPECTION AT ANY TIME DURING INSTALLATION FOR COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. ANY METHOD OF INSTALLATION OR USE OF MATERIALS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS WILL BE REINSTALLED, REPAIRED OR REMOVED, AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER OR OWNER'S REPRESENTATIVE.
	FORMAL INSPECTIONS WILL BE CONDUCTED BY THE SITE DEVELOPER'S REPRESENTATIVE AT THE FOLLOWING WORK INTERVALS: A. SOIL SCARIFICATION UPON COMPLETION; B. SEED CONTAINERS AT TIME OF DELIVERY; C. AT TIME OF SEED AND SLURRY MIXING; D. DURING APPLICATION OF SEED; E. DURING APPLICATION OF MULCH; F. WEEKLY FOR SEED AND WEED GERMINATION; G. FINAL INSPECTION AND APPROVAL; H. AT THE END OF LANDSCAPE ESTABLISHMENT.
3.05	ACCEPTANCE
	UPON NOTICE OF COMPLETION OF THE WORK FROM THE LANDSCAPE CONTRACTOR, AT THE END OF THE LANDSCAPE ESTABLISHMENT PERIOD, THE OWNER OR OWNER'S REPRESENTATIVE WILL MAKE AN INSPECTION. IF ALL WORK PROVIDED FOR IN THE CONTRACT DOCUMENTS IS FOUND TO BE COMPLETE AND THE PLANTED SEEDS YIELD A MINIMUM STAND AS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE BASED UPON THE SPECIFIED GERMINATION RATES AND SPECIES USED AND THE SEEDED AREAS ARE FREE OF WEEDS, DISEASE AND INSECTS, THIS INSPECTION WILL CONSTITUTE THE FINAL INSPECTION. THE OWNER OR OWNER'S REPRESENTATIVE WILL NOTIFY THE CONTRACTOR IN WRITING OF THIS ACCEPTANCE.
	IF THE INSPECTION REVEALS ANY UNSATISFACTORY WORK, THE CONTRACTOR WILL RESEED AS NECESSARY UNTIL THE WORK IS ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
	NOTE: SLOPES ON ALL BERMING SHALL NOT EXCEED 4:1 UNLESS OTHERWISE APPROVED PRIOR TO BEGINNING OF WORK.

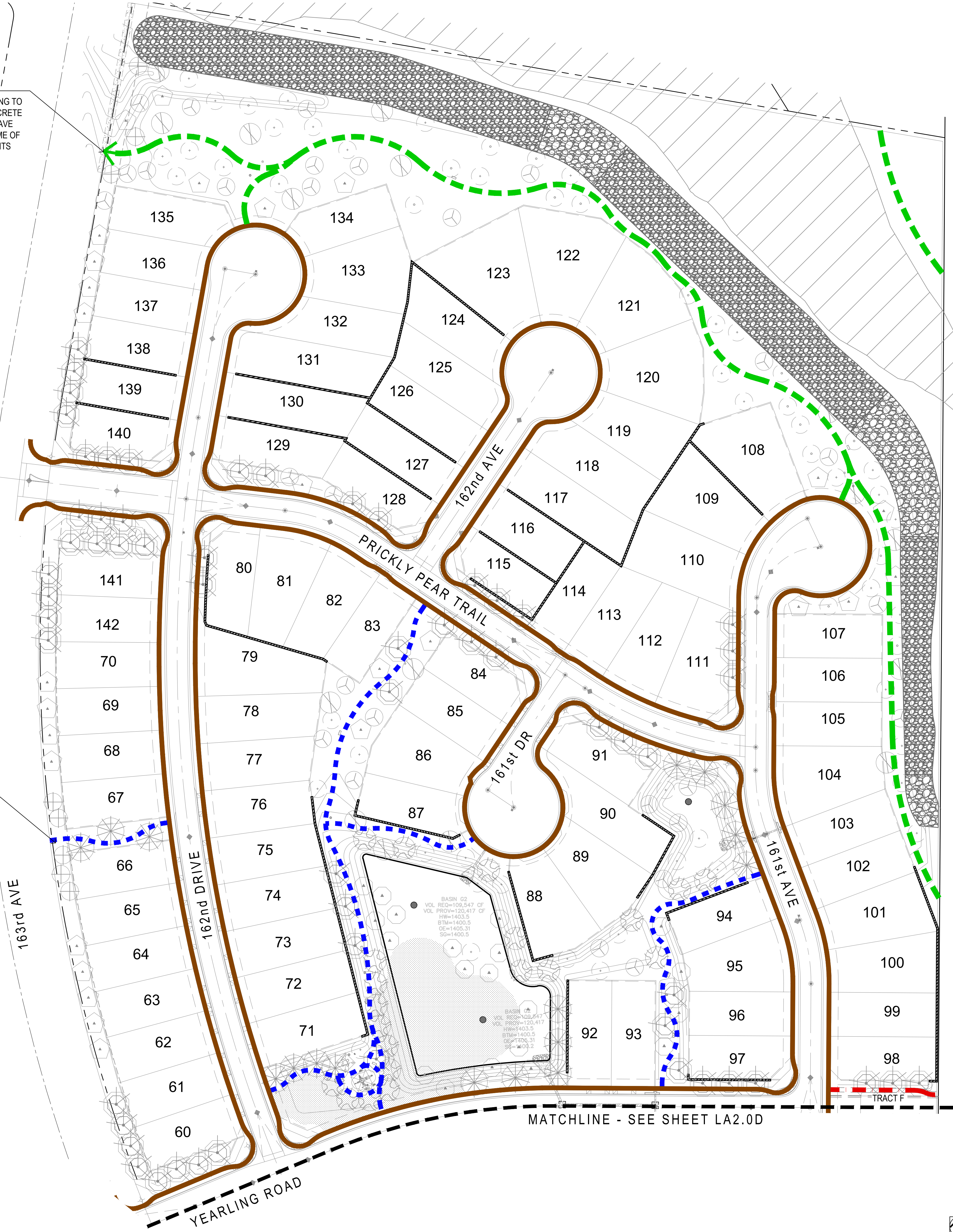


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8' WIDE CONCRETE SIDEWALK CONNECTING TO FUTURE 8' WIDE CONCRETE SIDEWALK ON 163RD AVE INSTALLED AT THE TIME OF STREET IMPROVEMENTS

ALL HARDSCAPE & LANDSCAPE INSTALLED IN THE R.O.W. OF 163rd AVE SHALL BE INSTALLED AT TIME OF STREET IMPROVEMENTS.

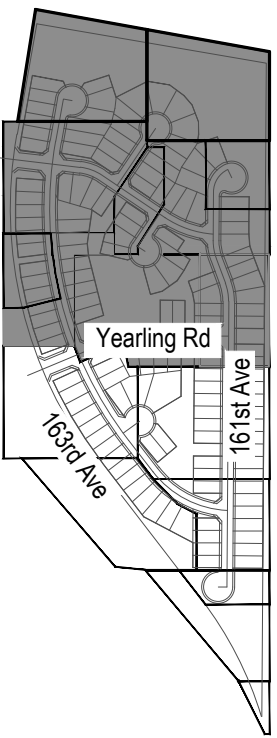
5' WIDE CONCRETE SIDEWALK CONNECTING TO FUTURE 8' WIDE CONCRETE SIDEWALK ON 163RD AVE INSTALLED AT THE TIME OF STREET IMPROVEMENTS



TRAIL LEGEND (PARCEL B-10)		
SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN SIDEWALK	12,065 LF
	5' PEDESTRIAN TRAIL	2,460 LF
	8' WIDE CONCRETE SIDEWALK	1,863 LF
	5' FUTURE SIDEWALK	240 LF

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Key Map

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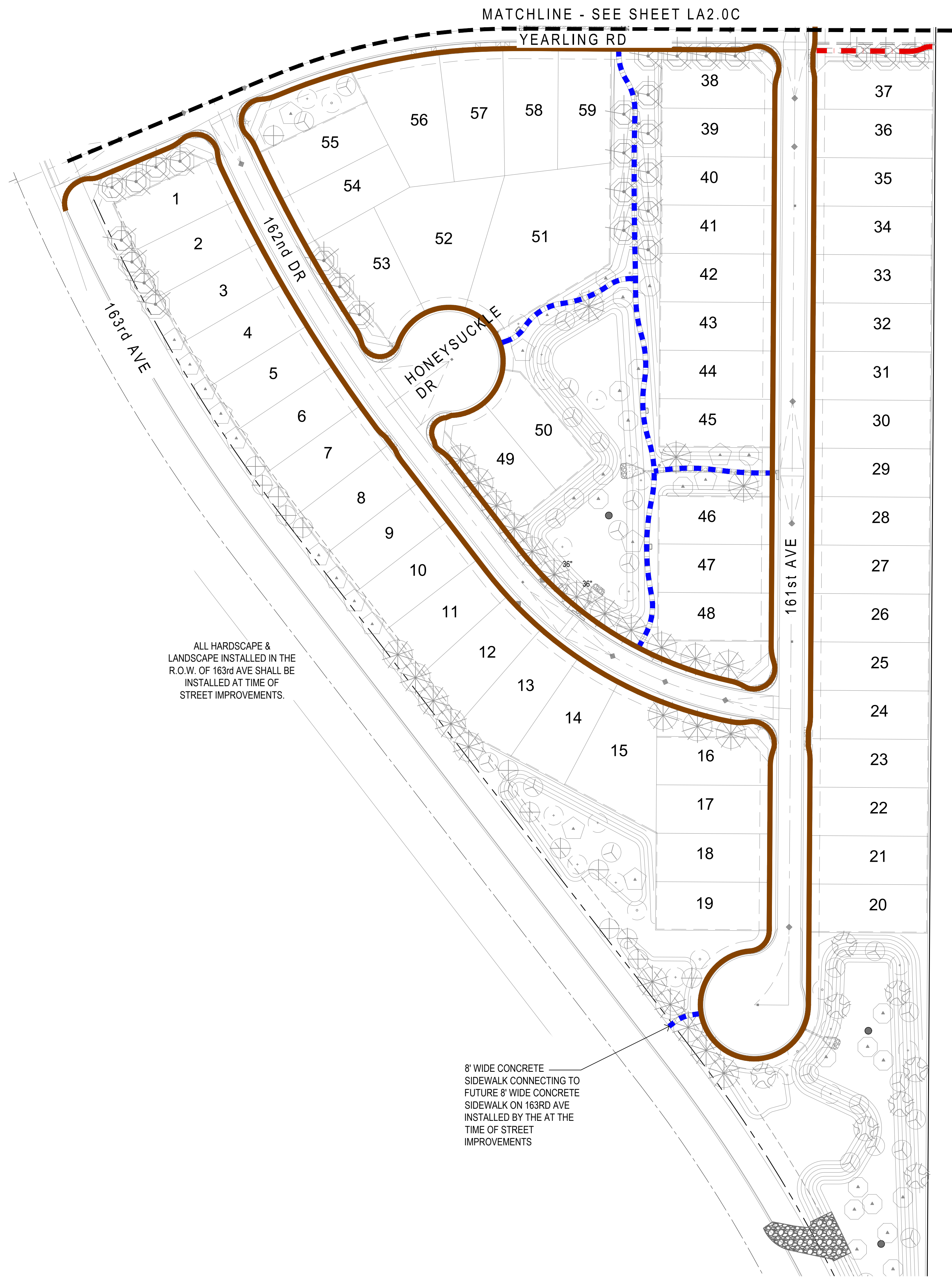
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Desert Oasis
Parcel B-10
Surprise, AZ
Sidewalk Circulation



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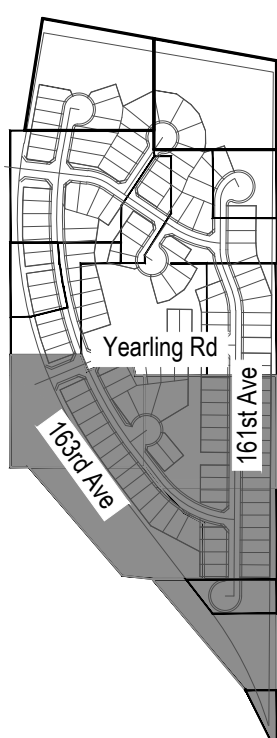
8' WIDE CONCRETE SIDEWALK CONNECTING TO FUTURE 8' WIDE CONCRETE SIDEWALK ON 163RD AVE INSTALLED BY THE AT THE TIME OF STREET IMPROVEMENTS



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Key Map

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Desert Oasis
Parcel B-10
Surprise, AZ
Sidewalk Circulation

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sheet number	LA2.0D
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May 8, 2017

Heather Donaldson
Planning Project Coordinator
City of Surprise/Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

RE: Desert Oasis Parcel B10

Dear Ms. Donaldson,

Thank you for your continued cooperation with the Dysart Unified School District. The District and Centex, developer of the Desert Oasis Parcel B10, are finalizing a Donation Agreement in reference to their planned project in the City of Surprise and the Dysart Unified School District.

Centex has submitted a signed Donation Agreement, which is currently scheduled for approval by the Dysart Unified School District Governing Board at their May 24, 2017 regular meeting. This agreement is satisfactory to the District. Therefore, the District has no objection to the development of the property as currently planned for single family dwellings.

We appreciate the opportunity to comment on developments that the City is reviewing for approval. We will continue to work together in meeting the educational needs of the residents.

Sincerely,



Jack Eaton
Executive Director for Business Services

cc: Matthew Berens, Berens Blonstein PLC
Laura Sever Blanco, Gust Rosenfeld P.L.C.
Laura Meyers, Pulte Group

Superintendent
Gail Pletnick, Ed.D.

Governing Board
Spencer Bailey
Jay Leonard
Christine Pritchard
Traci Sawyer-Sinkbeil
Jennifer Tanner



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

22 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
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-230; Desert Oasis B10

Dear Ms. Donaldson

Thank you for the opportunity to provide comments on the Preliminary and Final Plat Application for Desert Oasis B10. The site is on 43.16 acres located 163rd Avenue and Jomax Road in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan. The plan is to build 140 single family homes for a density of 3.29 dwellings per acres. The site is located approximately 3.3 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This request as stated in the application will not negatively impact the flying operations at Luke AFB. Even though Desert Oasis B10 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

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

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: FS17-230 Desert Oasis B10
Date: Monday, May 15, 2017 9:02:20 AM
Attachments: [image003.jpg](#)

RE: FS17-230
Desert Oasis B10
163rd Ave. & Desert Oasis Blvd.

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.

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



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From: [Leslie Jarrell](#)
To: [Heather Donaldson](#)
Cc: [Chris Cain](#); [Debbie Trasancos](#)
Subject: FS17-230 - Desert Oasis B10 Electronic Submittal
Date: Monday, May 15, 2017 5:49:44 AM
Attachments: [FS17-230 - Desert Oasis B10 Electronic Submittal 051217.pdf](#)

Heather,

Thank you for providing the electronic submittal for **Desert Oasis B10 FS17-230**. MWD has reviewed this submittal and determined that it is located outside of the current boundaries of MWD, and therefore does not impact MWD. Thanks again.

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com

From: [Lynndsay O'Neill - FCDX](#)
To: [Heather Donaldson](#)
Cc: [Mark Frago - FCDX](#)
Subject: RE: FS17-230 - Desert Oasis B10 Electronic Submittal
Date: Wednesday, May 24, 2017 10:08:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[FS17-230 Desert Oasis.jpg](#)

Project Name: Desert Oasis B10. Project Information: 163rd Ave and Desert Oasis Boulevard. APN 503-73-179.

- This parcel is located on FEMA FIRM Panel Number 1210L, partially located in Zone X, not in the SFHA, and Zone AE, located in the SFHA, and Floodway, located in SFHA.
- Prior to obtaining a building permit, a floodplain use permit would be required by the District for the parcel since there is FEMA floodplain delineated on it.
- See attached .pdf for aerial view of this parcel and the location of the FEMA FIRM Zone.

Lynndsay O'Neill

Planner

Policy, Planning & Coordination Branch



Flood Control District of Maricopa County

2801 W Durango St, Phoenix, AZ 85009

(O) 602-506-8725

lynndsayoneill@mail.maricopa.gov

www.fcd.maricopa.gov



How are we doing? Click [here](#) to leave your feedback



CITY OF SURPRISE
Planning and Zoning Commission

October 19, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 19, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

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

Agenda Wording:

Presentation and action approving an Amended Site Plan for Word of Life Church located on the southwest corner of Bell Road and 175th Avenue within the Surprise Farms Planned Area Development (PAD).

Motion:

I move to approve an Amended Site Plan for Word of Life Church located on the southwest corner of Bell Road and 175th Avenue within the Surprise Farms PAD proposed under case FS17-200.

Background:

Word of Life Church seeks approval of an Amended Site Plan to allow a 4,680 square foot assembly building to the existing Word of Life campus located on the Southwest corner of Bell Road and 175th Avenue within the Surprise Farms PAD. The project proposes the assembly building, a permanent entrance from 175th Avenue, 48 additional parking spaces, and other site improvements.

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 - FS17-200 - Word of Life Church Amended Site Plan - Staff Report](#)
- ☐ [01 - FS17-200 - Word of Life Church Amended Site Plan - Vicinity Maps](#)
- ☐ [02 - FS17-200 - Word of Life Church Amended Site Plan](#)
- ☐ [03 - FS17-200 - Word of Life Church Amended Site Plan - Elevations](#)

- ☐ [04 - FS17-200 - Word of Life Church Amended Site Plan - Landscape](#)
- ☐ [05 - FS17-200 - Word of Life Church Amended Site Plan - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Hobart Wingard, Planner II

AMENDED SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-200

Project Name: Word of Life Assembly Building

Council District: District 1 – Acacia

Meeting Date: October 19, 2017

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

Owner: Word of Life Church

Applicant: Franklin Architects

Request: Amended Site Plan approval for a new 4,680-square foot assembly building and additional parking for 48 additional vehicles.

Site Location: On the Southwest corner of Bell Road and 175th Avenue within the Surprise Farms Planned Area Development (PAD).

Site Size: Approximately 5.96 acres

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

Support/Opposition: None received by staff

Staff Recommendation: Staff recommends the Commission approve the proposed Amended Site Plan for the Word of Life Worship Facility.

PROJECT DESCRIPTION:

Word of Life Church seeks approval of an Amended Site Plan to allow a 4,680 square foot assembly building to the existing Word of Life campus located on the Southwest corner of Bell Road and 175th Avenue within the Surprise Farms PAD. The project proposes the assembly building, a permanent entrance from 175th Avenue, 48 additional parking spaces, and other site improvements.

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surroundings:

Happy Trails Resort PAD Existing RV Park		
Surprise Farms PAD Vacant Multifamily Residential	Surprise Farms PAD Existing Worship Facility Site	Surprise Farms PAD Existing Worship/Daycare Facility
Surprise Farms PAD Built Single Family Residential		

BACKGROUND:

June 20, 1984: The Mayor and City Council approved an Annexation for the subject property under Ordinance 84-03.

March 27, 1995: The Mayor and City Council approved the original Surprise Farms / Villages at Surprise South PAD under case PAD95-003.

April 15, 2003: The Planning and Zoning Commission approved a Conditional Use Permit for the Word of Life Lutheran Church under Case CUP02-346.

July 21, 2009: The Planning and Zoning Commission approved an expansion of the campus with a Gymnasium. The case has since expired.

October 29, 2015: Staff met with the applicant for concept review to discuss the subject project during a regularly scheduled Concept review meeting under Case CR15-391.

April 24, 2017: The applicant filed a request for an Amended Site Plan under Case FS17-200, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves an Amended Site Plan to provide a new 4,680 square foot assembly building and associated parking, pedestrian routes, and gathering places.

The Word of Life Church has been meeting at this site for 15 years. The proposed assembly building expansion will allow the church to grow to meet the needs of the existing and new members.

Initially requesting additional parking towards the north of the site, the applicant worked with staff to provide a sensible solution to both parking and access issues. As the site only has a single northbound left turn off of 175th Avenue at the southeast corner of the site where there are no facilities, vehicles were entering and parking in this area causing code and dust control concerns.

The applicant utilized the opportunity provided by this site plan amendment and located 48 vehicle spaces and an access aisle from the 175th entry point to the existing parking area.

Architecturally, the exterior materials on the building are desert sensitive earth tone stucco walls with metal roofing. The elevations of the structure will match the existing buildings on site. All utilities and mechanical equipment will be screened from view by a CMU screen wall.

Landscaping for this phase is limited to the parking area as existing landscaping will abut the proposed assembly building. Desert Museum trees will provide shade in the parking area and all plant material is drought tolerant and is consistent with the density and plant palate of the surrounding development.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	Private
Natural Gas:	Southwest Gas

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area within the Transit Oriented Development Sub Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

Luke Air Force Base (LAFB): In a letter dated May 1, 2017, LAFB indicates no impact to their flying mission, but advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated May 15, 2017 MWD indicated the proposed expansion would have no impact on MWD facilities.

Arizona Department of Transportation (ADOT): In an email dated April 25, 2017, ADOT does not have any objections to the proposal as the proposed expansion would have no impact on ADOT facilities.

Flood Control District of Maricopa County (FDCX): In an email dated May 10, 2017, the FDCX indicated that the parcel is located on FEMA FIRM Panel Number 1220L in Zone X, not in the SFHA. There is no anticipated impact to FDCX facilities.

SUMMARY:

Staff believes the proposed Amended Site Plan is consistent with the manner and intent of the Surprise Farms PAD Zoning District in which it occupies.

FINDINGS:

- The proposed Amended Site Plan demonstrates compliance with the General Plan.
- The proposed Amended Site Plan demonstrates compliance with the criteria set forth in the Surprise Farms PAD.
- The reviewing agencies and city staff have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Amended Site Plan:

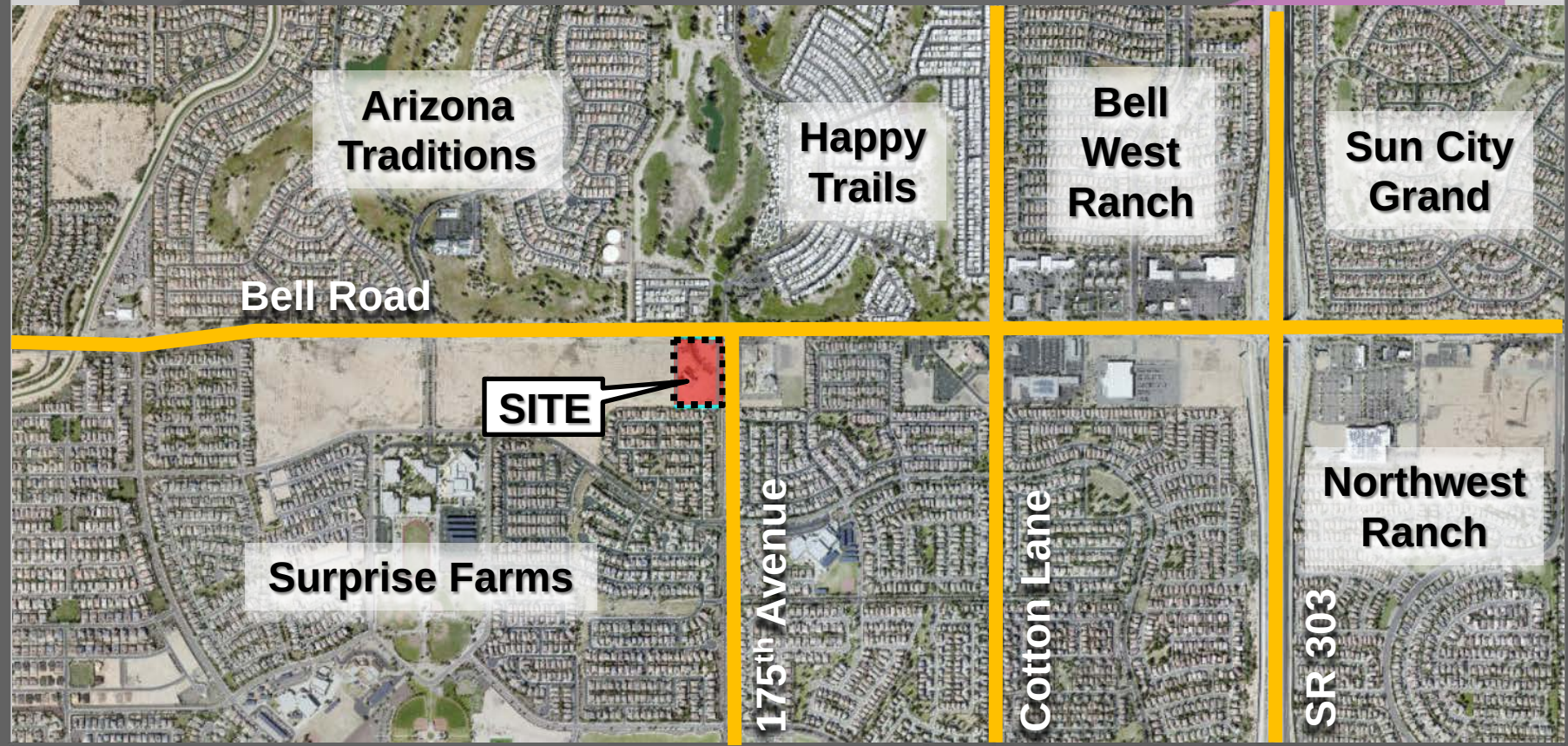
However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 - Vicinity Maps
- 02 - Site Plan
- 03 - Elevations
- 04 - Landscape Plan

VICINITY MAP

FS17-200
Word of Life



Arizona
Traditions

Happy
Trails

Bell
West
Ranch

Sun City
Grand

Bell Road

SITE

Surprise Farms

175th Avenue

Cotton Lane

Northwest
Ranch

SR 303

VICINITY MAP

FS17-200
Word of Life



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LEGAL DESCRIPTION:

FRANKLIN ARCHITECTS HAS INCORPORATED THE LEGAL DESCRIPTION ONTO THIS DRAWING SOLELY FOR THE BENEFIT OF ASSISTING THE OWNER IN ITS RESPONSIBILITY FOR ENSURING THE CONTRACTOR IS MADE AWARE OF ITS CONTENTS, AND FOR NO OTHER REASON. FRANKLIN ARCHITECTS HAS NO INDEPENDENT CAPABILITY TO EVALUATE THE ACCURACY OF INFORMATION CONTAINED THEREIN AND ASSUMES NO RESPONSIBILITY FOR THE PREPARATION NOR CONTENT OF THE LEGAL DESCRIPTION AS FOLLOWS:

THAT PART OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS DESCRIBED IN APPENDIX 'A' OF THE WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2004-1324868, RECORDS OF MARICOPA COUNTY, ARIZONA.

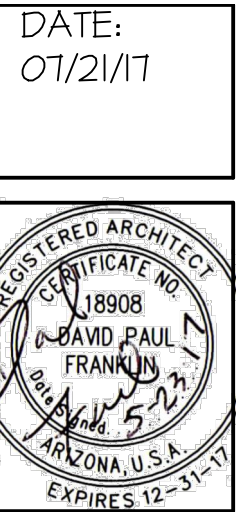
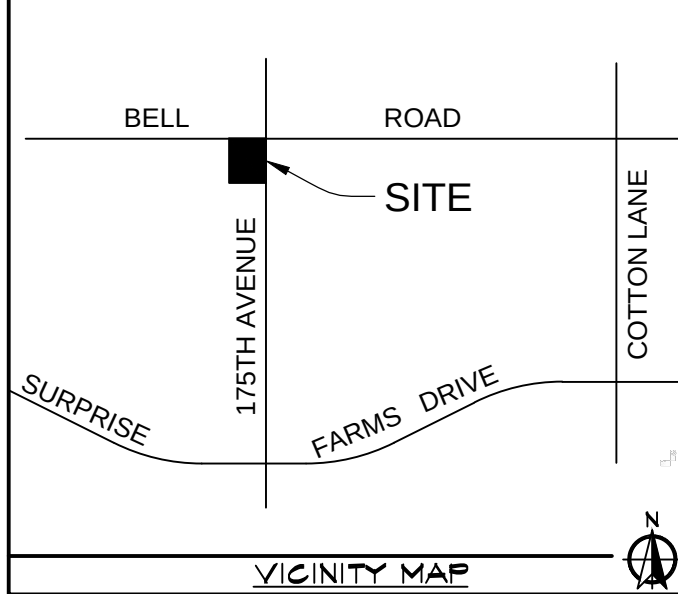
PROJECT INFORMATION

PROJECT ADDRESS:
WORD OF LIFE LUTHERAN CHURCH
17525 WEST BELL ROAD
SURPRISE, ARIZONA 85314

OWNER / DEVELOPER:
WORD OF LIFE LUTHERAN CHURCH
17525 WEST BELL ROAD
SURPRISE, ARIZONA 85314

ARCHITECT:
FRANKLIN ARCHITECTS
LLC REG. #184908
11421 NORTH 50TH AVE
GLENDALE, AZ 85304
PHONE: (602) 633-2350
FAX: (602) 633-2350
franklinarchitect@yahoo.com

ENGINEER:
G-MAR ENGINEERS CONSULTANTS, LLC
18223 N. ORCHID LANE
WADDLE, ARIZONA 85355
PH: (602) 524-1877
EMAIL: geoffm@g-mar-eng.com
CONTACT: GEOFF MARKOVSKI, P.E.



DATE:
07/21/17

FRANKLIN ARCHITECTS
11421 NORTH 50th AVE
GLENDALE, AZ 85304 (602) 633-2350

THE LORD
OUR GOD IS
THE MASTER
ARCHITECT

WORD OF LIFE LUTHERAN CHURCH
SITE PLAN
17525 WEST BELL ROAD, SURPRISE, ARIZONA 85314

PROV. 16:3

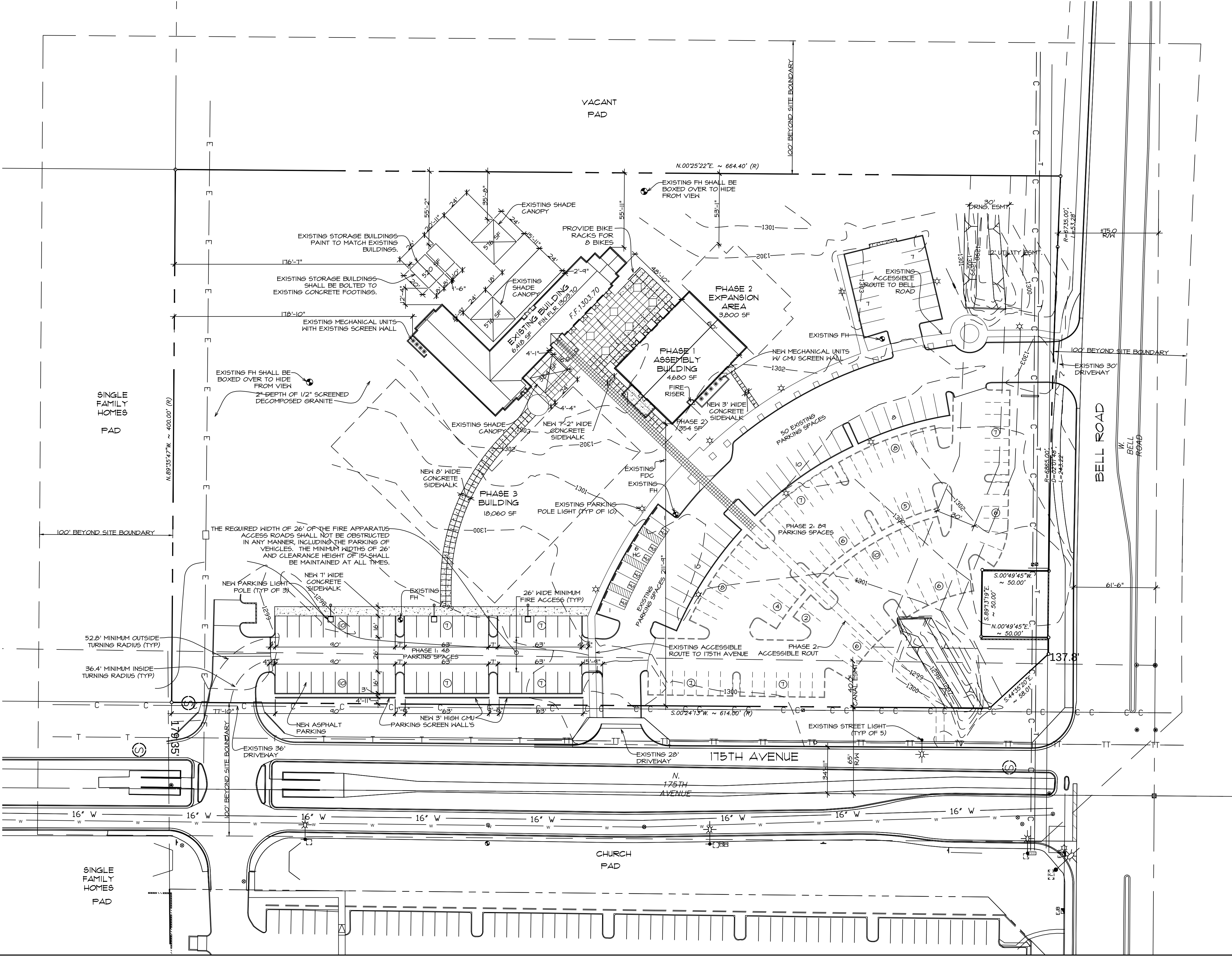
DRAWN :

JOB NO. :

SHEET

A1

OF SHEETS



SITE INFORMATION

APN: 502-01-0026
ZONING: PAD

GROSS SITE AREA: 343,110 SF (1.28 ACRES)
NET SITE AREA: 260,394 SF (3.48 ACRES)

LOT COVERAGE (MAX. 45% OF NET LOT AREA)
11,444 SF / 260,394 SF = 4%

PARKING CALCULATIONS:

CHURCH ASSEMBLY: 342 OCC @ 1/4 = 98 SPACES

PARKING SPACES PROVIDED:
EXISTING SPACES: 44 SPACES
STANDARD SPACES: 50 SPACES
ACCESSIBLE SPACES: 6 SPACES
TOTAL EXISTING SPACES: 100 SPACES
NEW SPACES: 48 SPACES
STANDARD SPACES: 48 SPACES
TOTAL SPACES PROVIDED: 148 SPACES

PROJECT SHALL COMPLY WITH ADZAC FOR ACCESSIBILITY

PROJECT DESCRIPTION

THE CHURCH CURRENTLY MEETS AT THIS SITE. THE SITE HAS AN EXISTING CHURCH BUILDING AND EXISTING PAVED PARKING AREA. THIS PROJECT IS TO ADD A NEW ASSEMBLY BUILDING FOR CHURCH MEETINGS OF UP TO 384 OCC, WITH ENTRY, RESTROOMS, REFRESHMENT CENTER WITH 52 NEW PAVED PARKING SPACES.

NEW BUILDING INFORMATION

ASSEMBLY BUILDING:
OCCUPANCY TYPE: A-3
CONSTRUCTION TYPE: V-B
BUILDING HEIGHT: 24'-6"
BUILDING AREA: 4,800 SF

NEW BUILDINGS SHALL HAVE FIRE SPRINKLERS AND CLASS A FIRE ALARM

EXISTING BUILDING INFORMATION

OCCUPANCY TYPE: A-3
CONSTRUCTION TYPE: V-B
EXISTING BLDG FLOOR AREA: 6,344 SF
STORAGE BUILDINGS AREA: 520 SF
SHADE CANOPIES AREA: 1,536 SF
TOTAL EXISTING AREA: 8,400 SF

TOTAL ALL BUILDING AREAS: 13,200 SF

ALLOWABLE AREA CALCULATION:
(V-B OCCUPANCY TYPE)

FOR NON SEPARATED USES, ALLOWABLE AREA SHALL BE BASED ON MOST RESTRICTIVE USE PER IBC 508.3.2.
THEREFORE USE 6,000 SF FOR ENTIRE BUILDING.
300% INCREASE FOR FIRE SPRINKLERS.
6,000 SF ALLOWED PER TABLE 503 FOR A-3
OCC TYPE V-B AREA = 6,000 + (6,000 x 3.00) = 24,000 SF

LANDSCAPE NOTE:
ALL IRRIGATION PIPING SHALL BE INSTALLED IN PURPLE PIPING.

ADOPTED CODES

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2004 ICG A111 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2012 INTERNATIONAL GREEN CONSTRUCTION CODE
(A VOLUNTARY CODE FOR HIGH-PERFORMANCE BUILDINGS)

UTILITIES

WATER: EPCOR
WASTEWATER: CITY OF SURPRISE

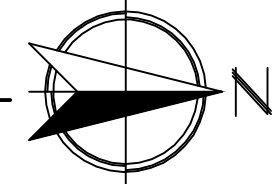
NOTES:

- 1) FIRE LANE CURBS SHALL BE PAINTED RED AND APPROPRIATE SIGNS POSTED EVERY 75 FEET.
- 2) THE TWO FIRE HYDRANTS LOCATED ON THE SOUTH END OF THE PROPERTY SHALL BE BOXED OVER TO HIDE THEM FROM VIEW.

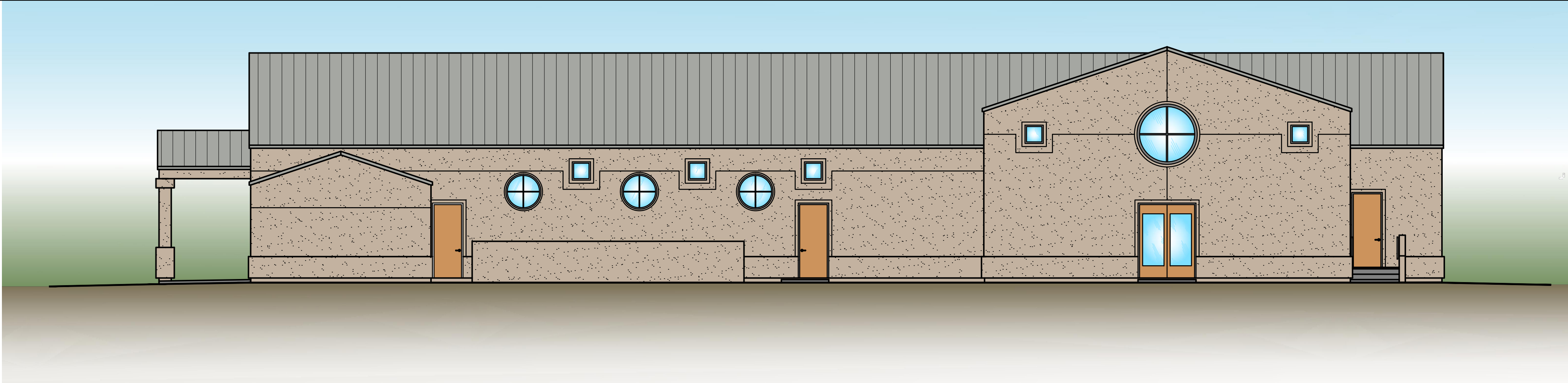
SCALE: 1" = 40'

0 20 40 60 80

SITE PLAN



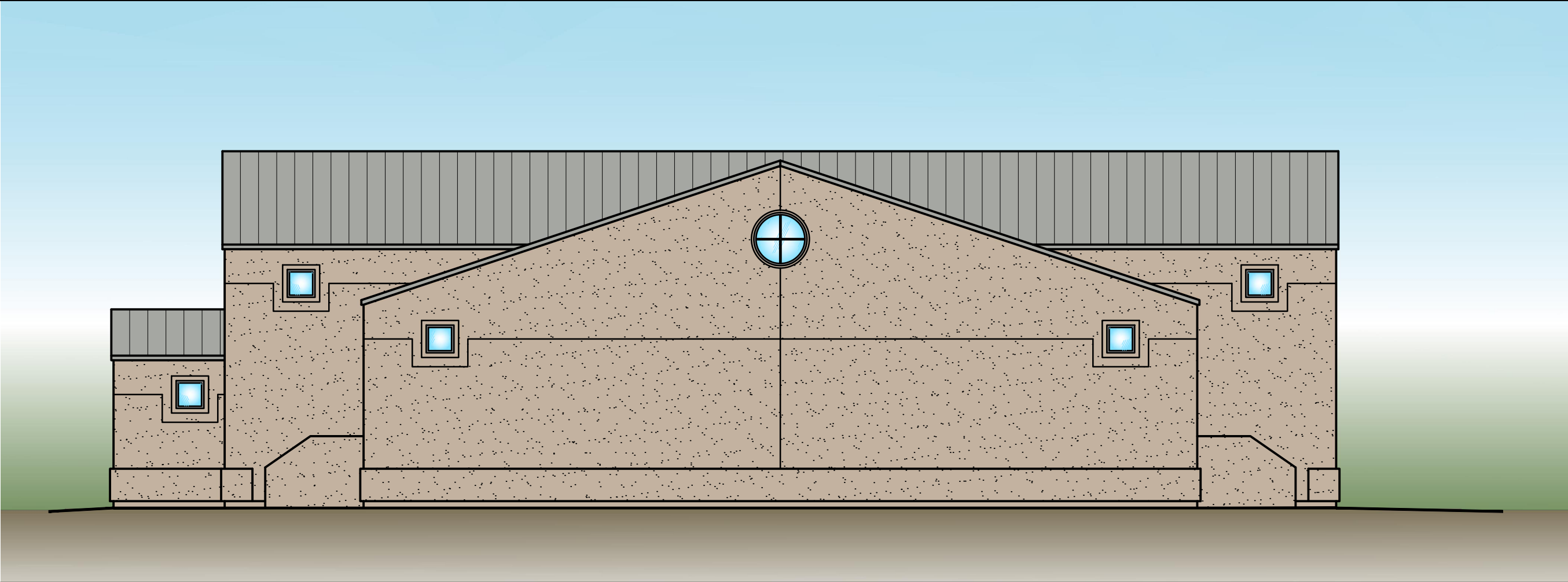
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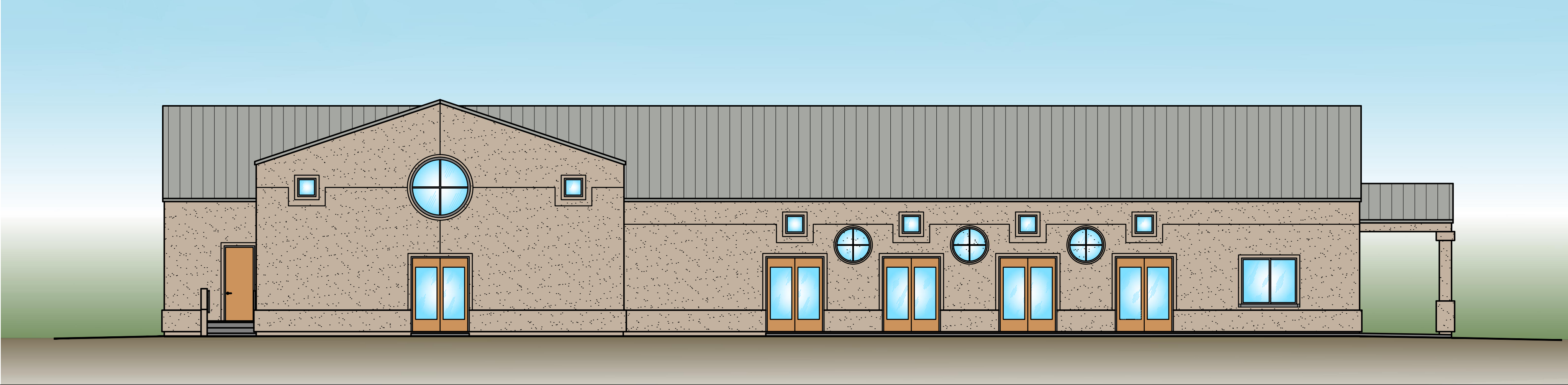
NORTHEAST ELEVATION 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE
(ALL PAINT BY DUNN EDWARDS)

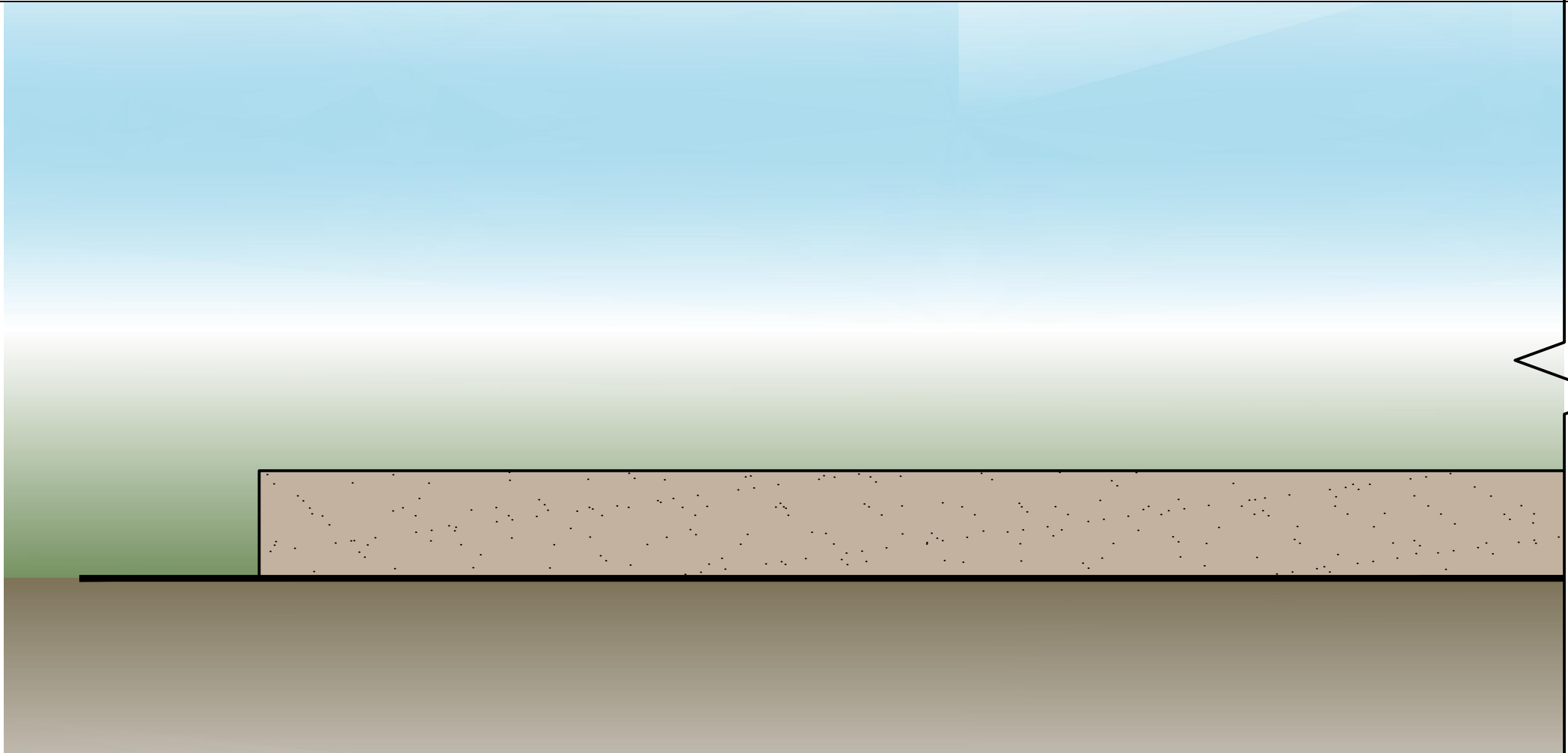
BODY COLOR	STANFORD STONE (DET696)	
DOORS	SANTA FE SUNRISE (DET468)	
STEEL ROOF (DREXEL METALS COMPANY)	SLATE GRAY (SR.41/TE.87) (NOT PAINTED)	
ALL COLORS AND FINISHES TO MATCH EXISTING BUILDING		



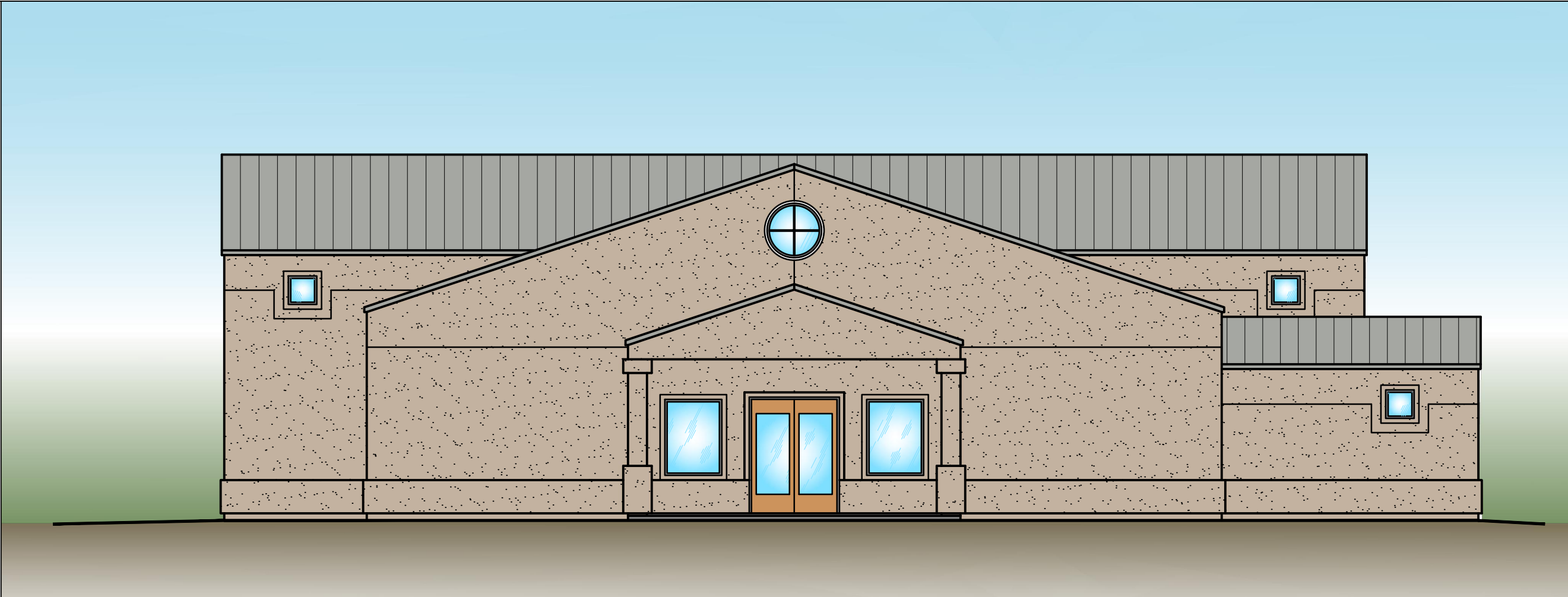
NORTHWEST COLOR ELEVATION 1/8" = 1'-0"



SOUTHWEST COLOR ELEVATION 1/8" = 1'-0"



PARKING SCREEN WALL (TYP) 1/4" = 1'-0"



SOUTHEAST COLOR ELEVATION 1/8" = 1'-0"

DATE:
05-21-17



FRANKLIN ARCHITECTS
11421 NORTH 50th AVE
GLENDALE, AZ 85304 (602) 633-2350

THE LORD IS OUR GOD
OUR GOD IS THE MASTER ARCHITECT

WORD OF LIFE LUTHERAN CHURCH
ASSEMBLY BUILDING
17525 WEST BELL ROAD, SURPRISE, ARIZONA 85374

PROV. 16:3

DRAWN :

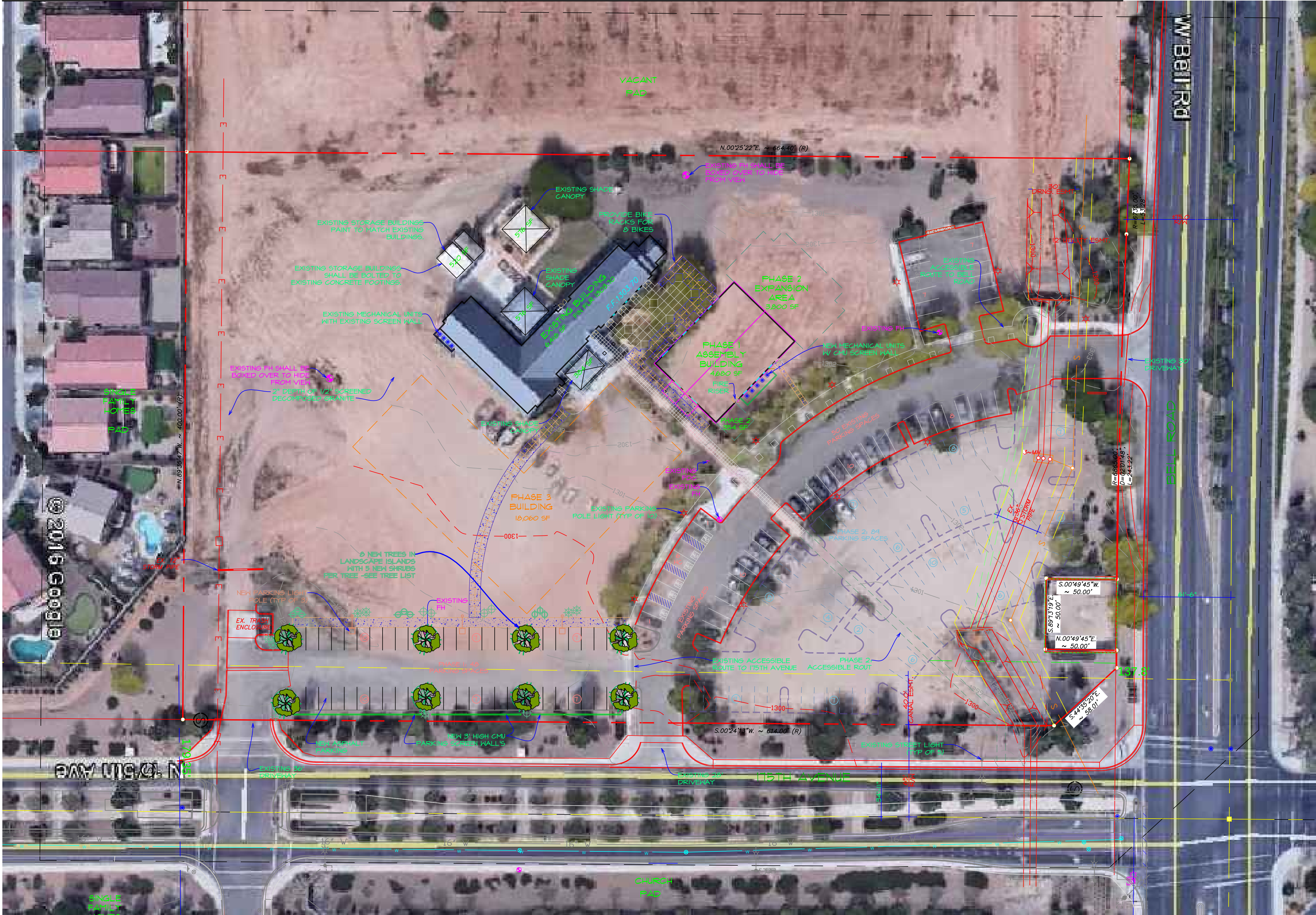
JOB NO. :

SHEET

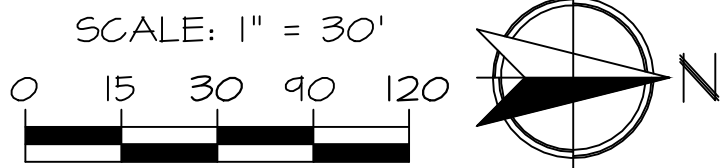
A2.2

OF SHEETS

CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

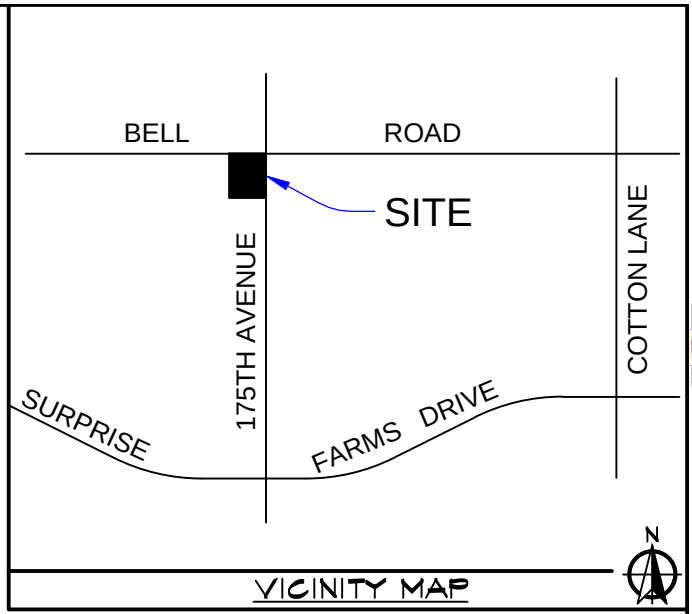


LANDSCAPE PLAN



NEW LANDSCAPE TREE LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CERCIDILUM DESERT MUSEUM	PALO VERDE	15 GAL.	8
ALL OTHER TREES ARE EXISTING			TOTAL	8

LANDSCAPE SHRUB LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LEUCOPHYLLUM FRUITESCENS	TEXAS SAGE	5 GAL.	8
	CASALPINA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL.	8
	CONVOLVULUS CAEORUM	MORNING GLORY	1 GAL.	12
	LANTANA CAMARA	LANTANA	1 GAL.	12
ALL OTHER SHRUBS ARE EXISTING			TOTAL	40



PROJECT INFORMATION

PROJECT ADDRESS:
WORD OF LIFE LUTHERAN CHURCH
1725 WEST BELL ROAD
SURPRISE, ARIZONA 85314
OWNER / DEVELOPER:
WORD OF LIFE LUTHERAN CHURCH
1725 WEST BELL ROAD
SURPRISE, ARIZONA 85314

ARCHITECT:
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LLC REG. #18408
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PHONE: (602) 633-2350
FAX: (602) 633-2350
franklinarchitect@yahoo.com

ENGINEER:
G-MAR ENGINEERING CONSULTANTS, LLC
18223 W. ORCHID LANE
WADDLE, ARIZONA 85355
PH: (602) 524-7871
EMAIL: geoffm@g-mareng.com
CONTACT: GEOFF MARKOWSKI, P.E.

SITE INFORMATION

APN: 502-01-0026
ZONING: PAD
GROSS SITE AREA: 343,710 SF (1.88 ACRES)
NET SITE AREA: 260,334 SF (5.98 ACRES)
LOT COVERAGE: (MAX. 45% OF NET LOT AREA)
11,040 SF / 260,334 SF = 4%

LANDSCAPE NOTES

- 1) FINISH GRADING TO WITHIN +/- 0.10 FOOT INCLUDING ALL BERMS AND/OR SHALES AND RETENTION AREAS WILL BE PROVIDED BY PRIME CONTRACTOR BEFORE PLANTING BEGINS.
- 2) FINISH GRADE OF ALL PLANTING BEDS TO BE 3" BELOW ADJACENT PAVING.
- 3) FINISH GRADE OF ALL LAWN AREAS TO BE 1-1/2" BELOW ADJACENT PAVING.
- 4) CONTRACTOR SHALL CONFIRM ALL LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- 5) OWNER/ARCHITECT HAS OPTION TO ACCEPT OR REJECT ANY OR ALL PLANT MATERIAL UPON DELIVERY TO SITE.
- 6) TREES SHALL BE LOCATED FIVE (5) FEET FROM BACK OF CURB AND TEN (10) FEET FROM FIRE HYDRANT WHEN POSSIBLE.
- 7) PROPERTY OWNER SHALL MAINTAIN ALL LANDSCAPED AREAS AFTER 60 DAYS ONCE THE PLANTING WORK HAS BEEN ACCEPTED BY THE OWNER OR THE LANDSCAPE ARCHITECT. MATERIAL ACCEPTED SHALL BE MAINTAINED AND GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR 60 DAYS. ALL DEAD OR DYING PLANT MATERIAL OCCURRING WITHIN THE 60 DAY MAINTENANCE PERIOD SHALL BE REPLACED WITHOUT COST OF LABOR OR MATERIALS TO THE OWNER FOR REPLACEMENT.
- 8) TREES, SHRUBS, VINES, GROUND COVER, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
- 9) ANY PLANT MATERIAL WHICH ARE NOT APPROVED BY THE OWNER/ARCHITECT PRIOR TO OCTOBER 1ST OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20TH OF THE FOLLOWING CALENDAR YEAR.
- 10) ALL PLANT MATERIALS REQUIRING REPLACEMENT UNDER THE CONDITIONS OF THE CONTRACTORS GUARANTEE SHALL BE REPLACED WITHIN TEN (10) WORKING DAYS FROM THE DATE OF WRITTEN NOTIFICATION FROM THE OWNER.
- 11) LANDSCAPE PLANS HAVE BEEN DESIGNED TO MEET CITY SITE DISTANCE PROVISIONS. CONTRACTOR AND OWNER SHALL SEE THAT THE LINE OF SIGHT PROVISIONS ARE MET DURING THE COURSE OF CONSTRUCTION AND DURING THE CONTINUOUS MAINTENANCE PROGRAM. WITHIN THE LIGHT OR SIGHT TRIANGLE, TREES ARE TO BE MAINTAINED WITH A MIN. 1' CANOPY OVER SIDEWALKS AND 12' MIN. CANOPY CLEARANCE OVER ROADWAYS. SHRUBS ARE NOT TO EXCEED 2' IN HEIGHT. NO BERMING IS TO OCCUR IN THE SIGHT DISTANCE TRIANGLE.
- 12) DO NOT TOP-PRUNE OR BALL-SHAPE PLANT MATERIAL AS PART OF THE MAINTENANCE PROGRAM BECAUSE THIS STIMULATES ADVERSE GROWTH PATTERNS. PLANTS CHOSEN RARELY REQUIRE THIS TYPE OF MAINTENANCE APPROACH.
- 13) FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCE IS PROVIDED OR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- 14) NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY.
- 15) ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- 16) ALL RIGHT-OF-WAY PLANT MATERIAL TO BE IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- 17) WHEN ALL LANDSCAPE AND IRRIGATION WORK HAS BEEN COMPLETED, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE CITY FIELD SERVICES FOR A PRELIMINARY INSPECTION TO START THE REQUIRED 60 DAY MAINTENANCE PERIOD. AT THE END OF THE 60 DAY MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR WILL NOTIFY THE CITY FOR A FINAL INSPECTION. IF WORK IS ACCEPTABLE TO FIELD SERVICES, THE OWNER WILL ASSUME PERPETUAL MAINTENANCE.
- 20) ALL IRRIGATION PIPING SHALL BE INSTALLED IN PURPLE PIPING.

SCALE: 1" = 40'



LANDSCAPE PLAN

DATE:
08/01/17

FRANKLIN ARCHITECTS
11421 NORTH 50th AVE
GLENDALE, AZ 85304 (602) 633-2350

WORD OF LIFE LUTHERAN CHURCH
SITE PLAN
1725 WEST BELL ROAD, SURPRISE, ARIZONA 85314

PROV. 16:3

DRAWN :

JOB NO. :

SHEET
A1.2
OF SHEETS



SURPRISE
ARIZONA

WORD OF LIFE CHURCH EXPANSION AT SURPRISE FARMS

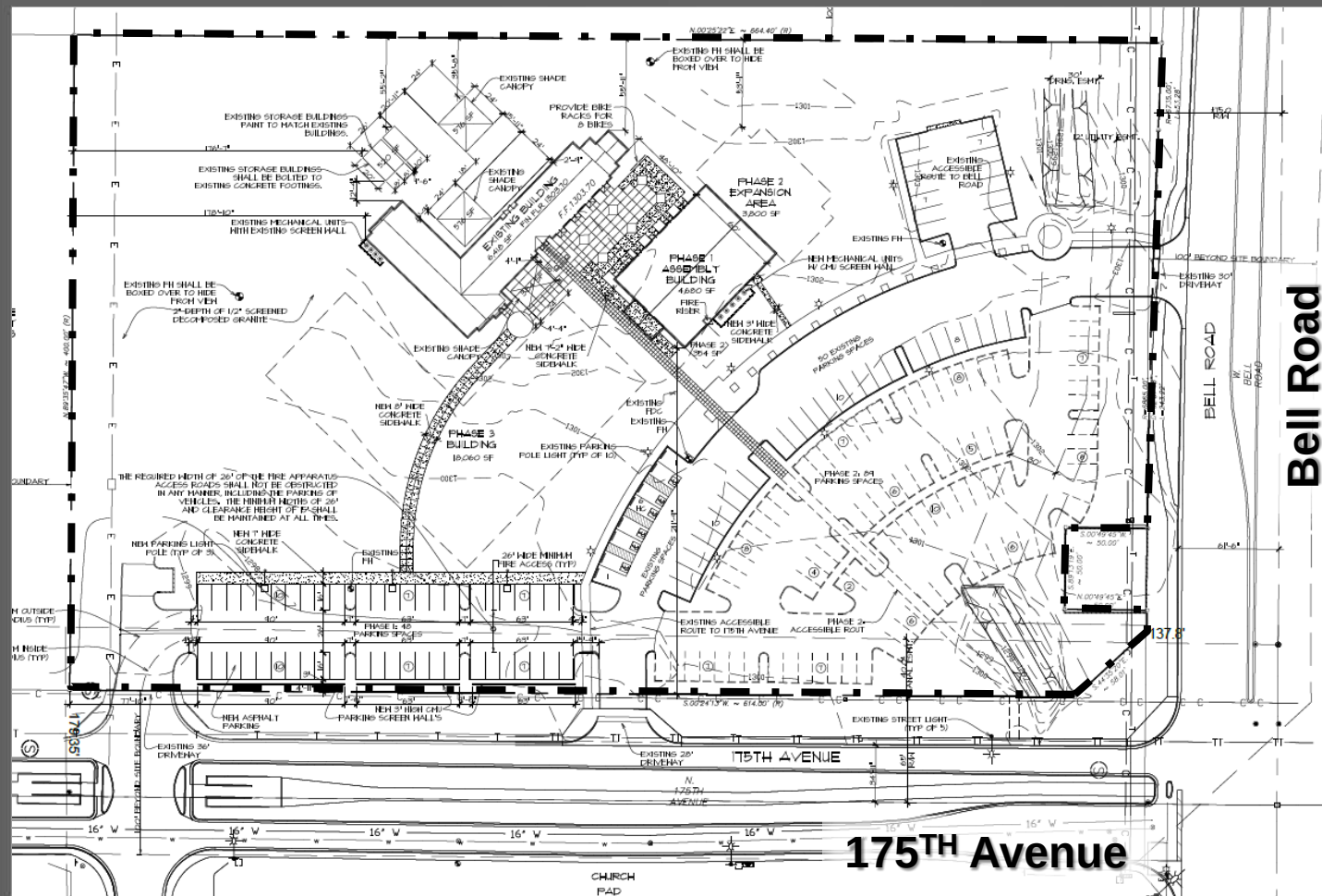
Amended Site Plan – October 19, 2017

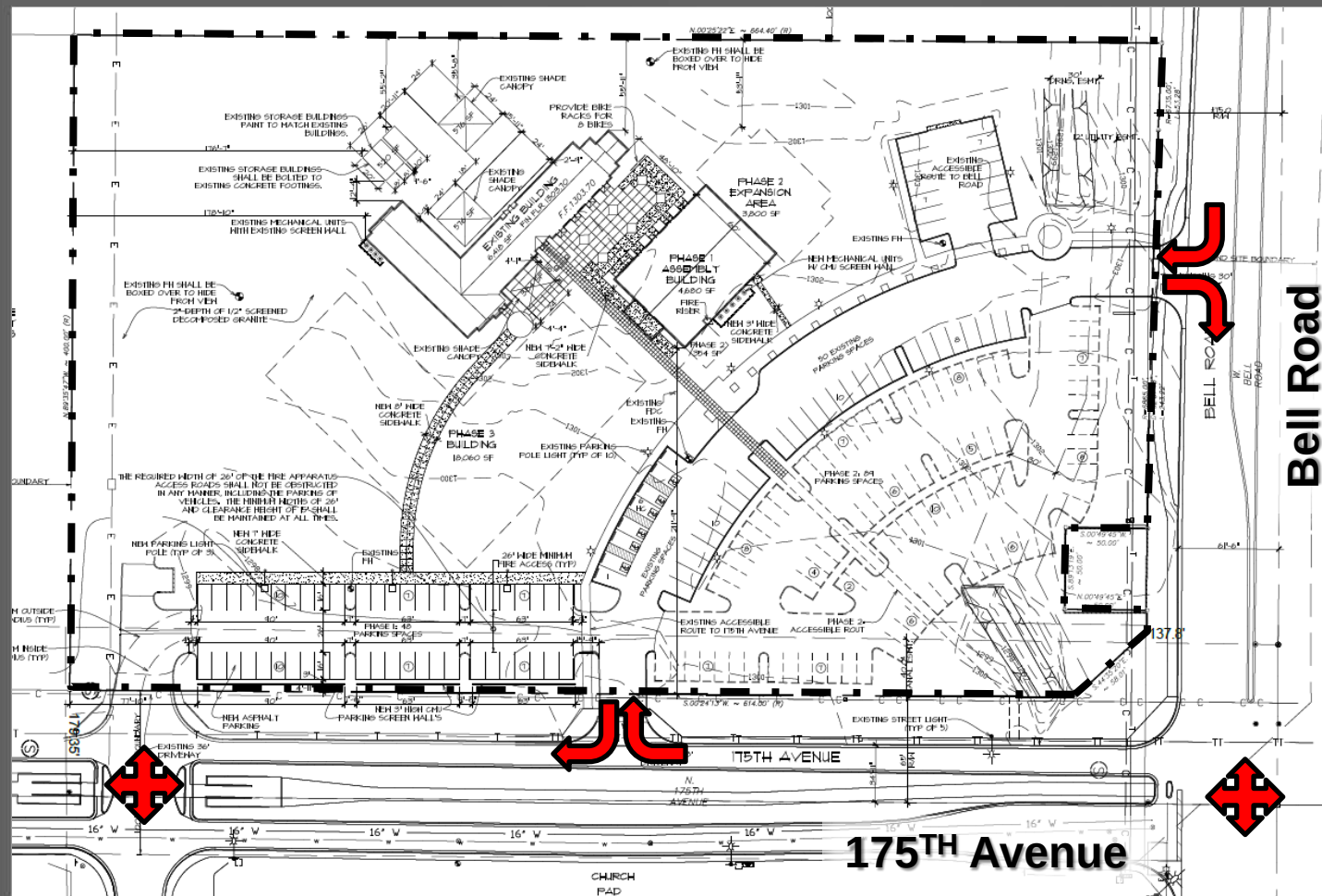
VICINITY MAP

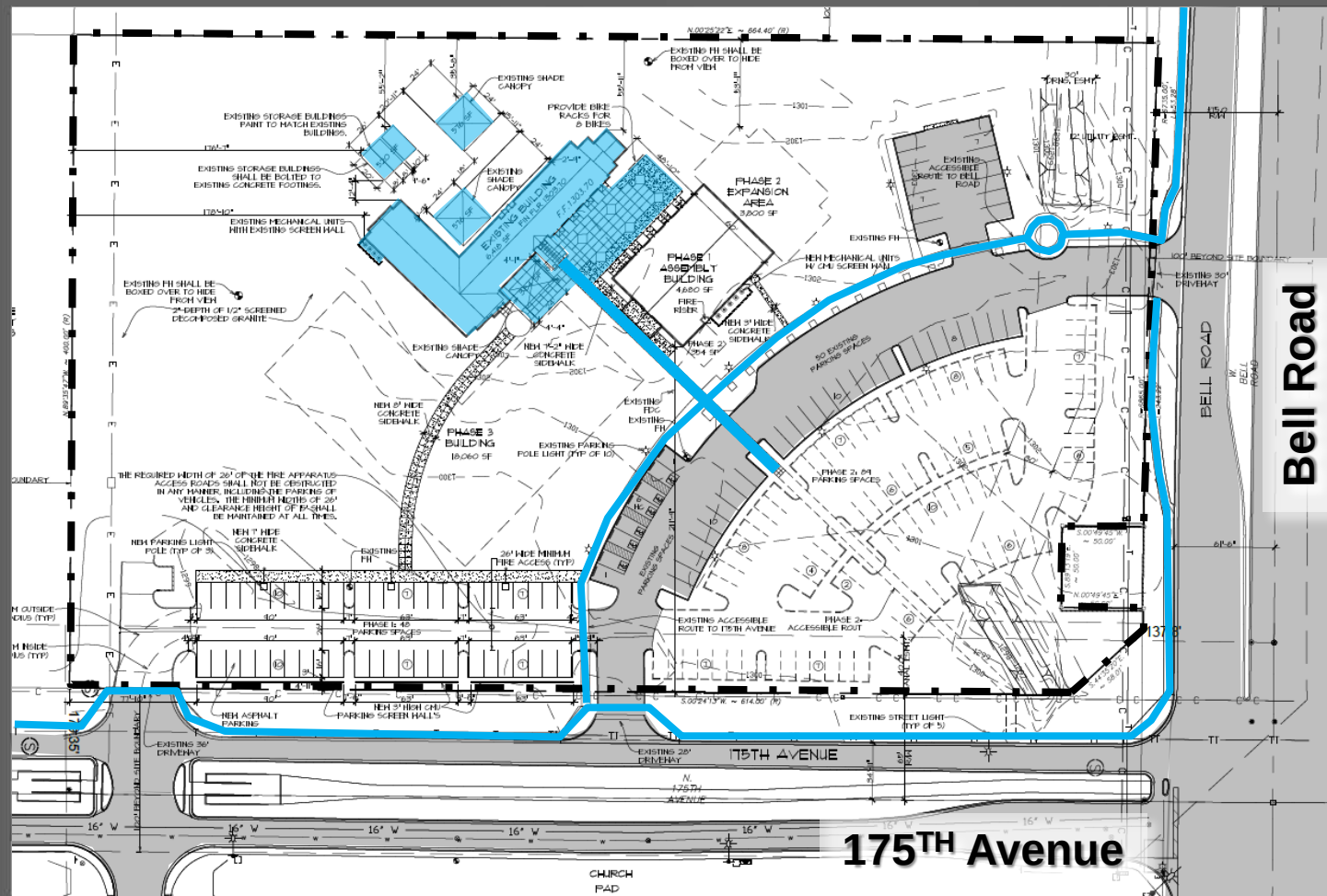


VICINITY MAP









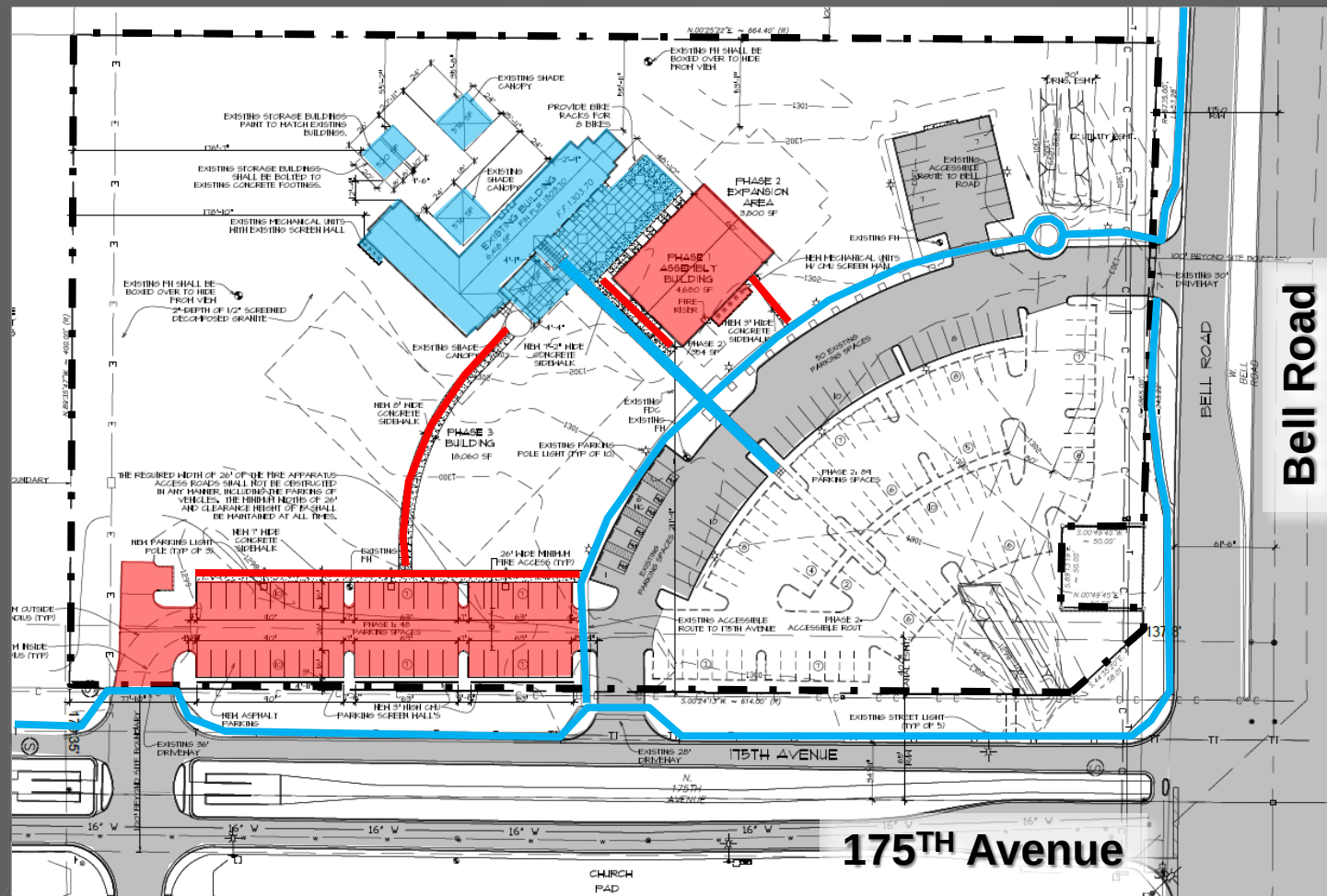
 Existing
 Proposed

Bell Road

175TH Avenue

SITE PLAN





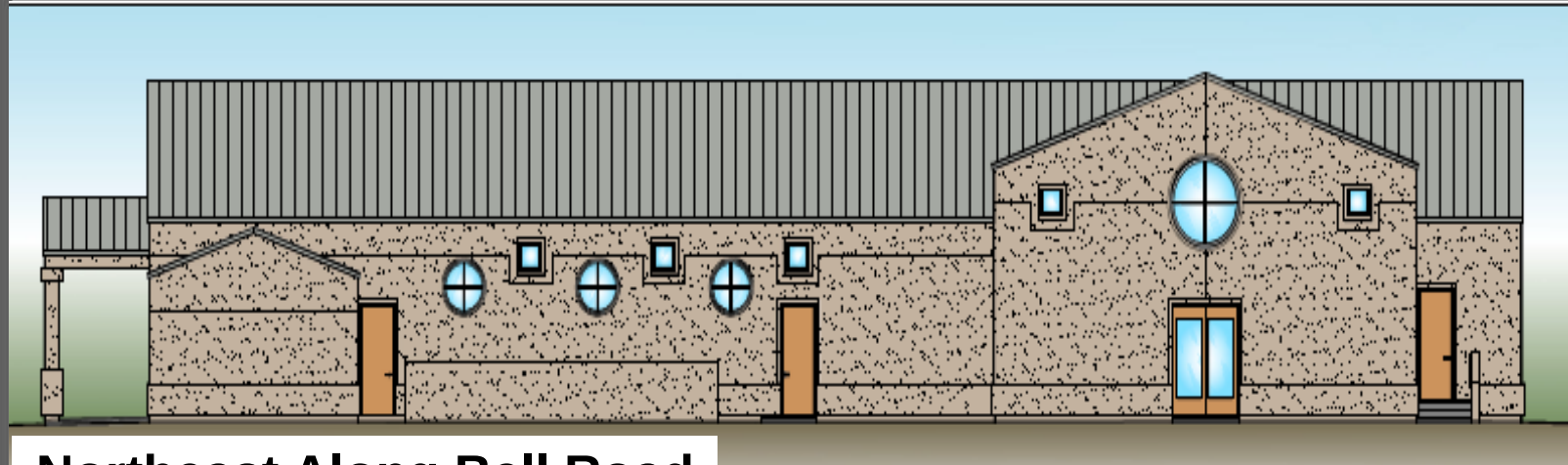
 Existing
 Proposed

Bell Road

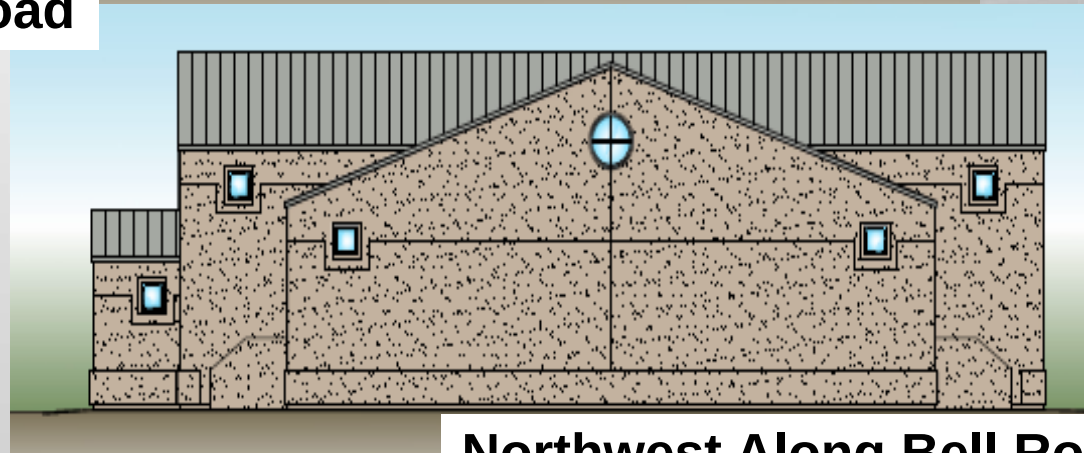
175TH Avenue

SITE PLAN

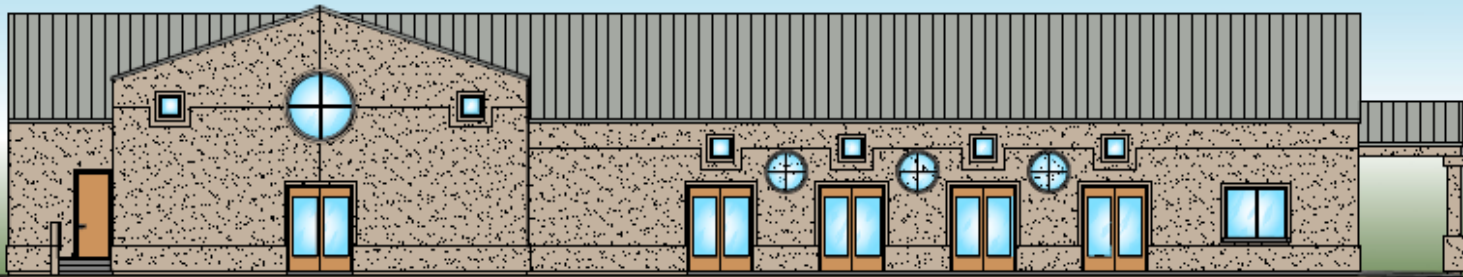




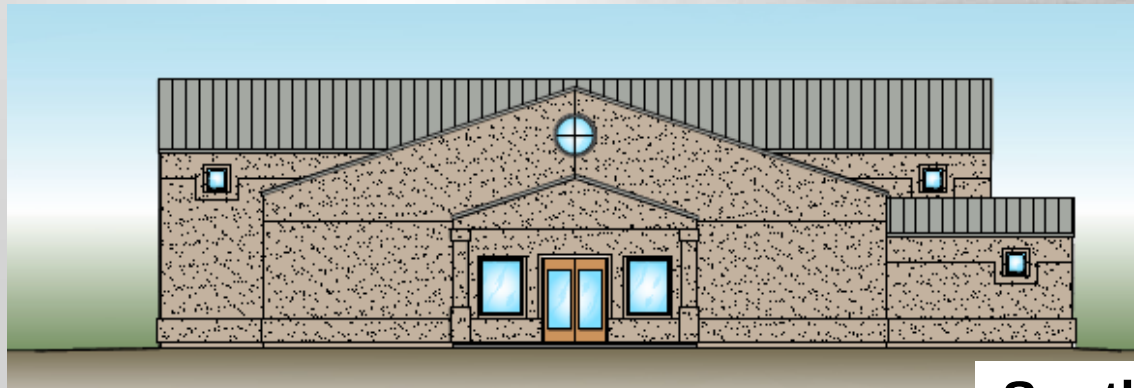
Northeast Along Bell Road



Northwest Along Bell Road



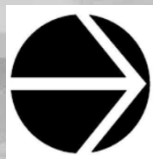
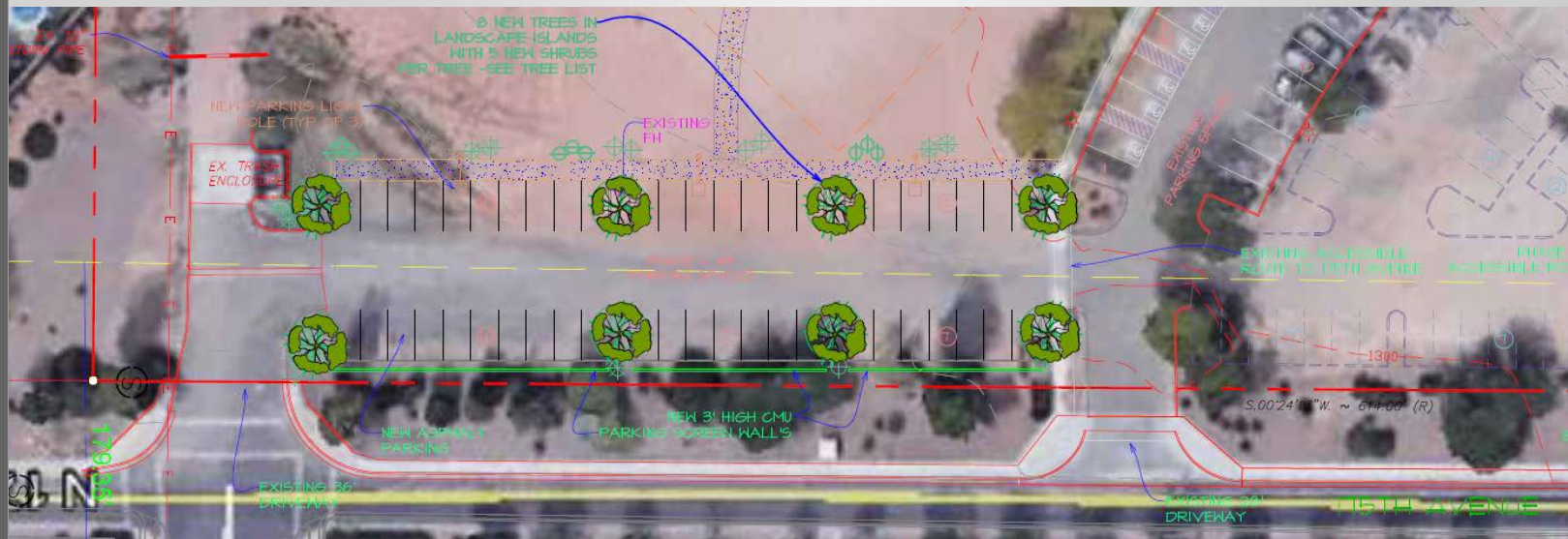
Southeast Along 175th Avenue



Southwest







LANDSCAPE



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

October 19, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 19, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

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

Agenda Wording:

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.

Motion:

I move to approve/deny 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.

Background:

On September 5, 2017 Black Canyon Partners, LLC. submitted a request for a 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.

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 - FS17-520 Scooter's Coffee Comprehensive Sign Program - Staff Report](#)
- ☐ [01 - FS17-520 Scooter's Coffee Comprehensive Sign Program - Vicinity Map](#)
- ☐ [02 - FS17-520 Scooter's Coffee Comprehensive Sign Program - Sign Package](#)
- ☐ [03 - FS17-520 Scooter's Coffee Comprehensive Sign Program - 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

Site Plan (CSP)

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-520

Project Name: Scooter's Coffee Master (Comprehensive) Sign Program

Council District: 4 – Mulberry

Meeting Date: October 19, 2017

Planner: Sergio Angulo

Owner: Faznell Properties LC.

Applicant: Mark Stevenson with Black Canyon Partners, LLC.

Request: The applicant, on behalf of the owner, requests approval of a Site Plan (Comprehensive Sign Program) to allow for an increase of allowable wall signage.

Site Location: Generally south of Bell Road and east of Crossroads Boulevard.

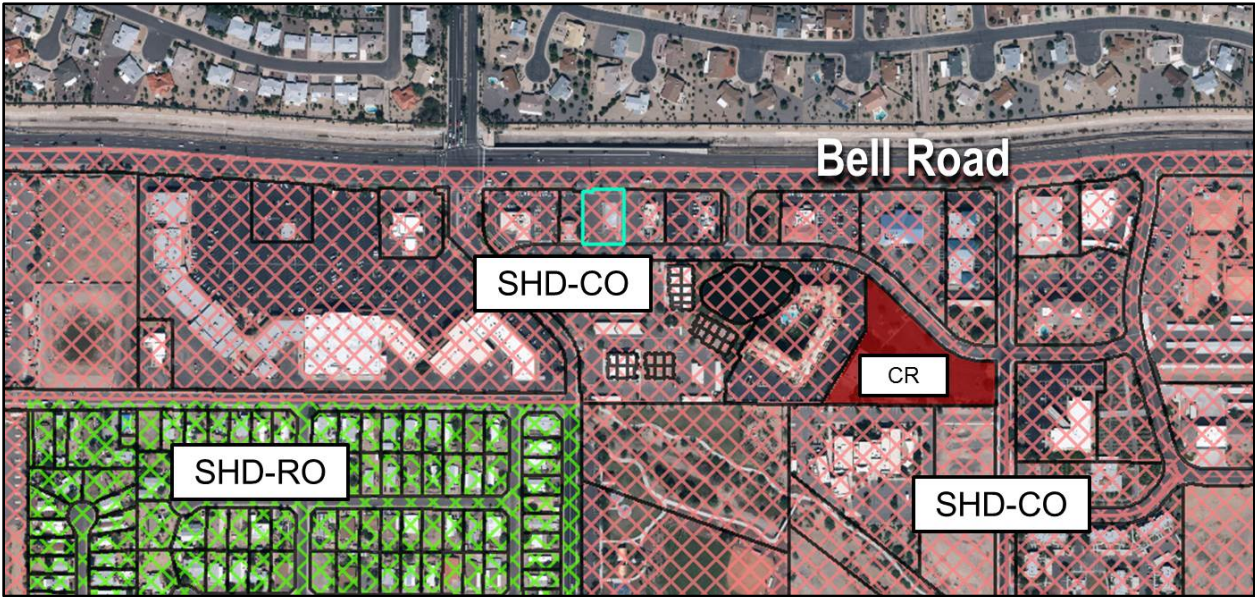
Site Size: 0.49 Acres (approx.)

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

Support/Opposition: None Known.

Staff Recommendation: Staff recommends the Commission approve of the Site Plan (Comprehensive Sign Program), Case FS17-520.

31 **Surrounding Land Zoning:**



Sun City West	Sun City West	Sun City West
SHD-CO	Surprise Heritage District- Commercial Overlay (SHD-CO)	SHD-CO
SHD-CO	SHD-CO	SHD-CO

32 **Background:**

33 **December 6, 1960:** The subject parcel was annexed into the City.

34
35 **April 6, 2017:** The Conditional Use Permit for Scooter’s Coffee was approved by the Planning and
36 Zoning Commission.

37 **September 5, 2017:** The applicant filed a request for a Site Plan (Comprehensive Sign Program)
38 under case FS17-520, the subject case.

39 **Analysis and Discussion:**

40
41 The applicant proposes approval of a Comprehensive Sign Program which will allow Scooter's
42 Coffee an increase in the allowed wall signage area for the building's south, east, and west
43 elevations. Currently, Chapter 113 of the Municipal Code allows for one (1) square foot of signage
44 for each linear foot of the business wall elevation along the street frontage (north side) and one-
45 half (1/2) square foot for each linear foot of elevation on all other elevations. Under these
46 regulations the proposed building is allowed a 17 sq. ft. sign on the elevation fronting Bell Road, a
47 15 sq. ft. sign on the east and west elevations, and an 8.5 sq. ft. sign the south elevation with fronts
48 Elm Street.

49
50 Under this Comprehensive Sign Program the applicant is proposing a 10 sq. ft. sign on the north
51 elevation, a 30.5 sq. ft. sign on the east and west elevations, a 10 sq. ft. sign on the south elevation,
52 and a menu display sign to be located on the east of the property adjacent to the drive-through
53 lane. The proposed signage complements the approved building elevations and will give the
54 Scooter's Coffee building a rational signage area on the east, west, and south elevations.

55
56 **Summary:**

57
58 This proposed Site Plan (Comprehensive Sign Program) will allow Scooter's Coffee an increase of
59 allowable wall signage on the east, west, and south elevations.

60
61 **Findings:**

- 62
63 • The Site Plan (Comprehensive Sign Program) is consistent with the Surprise General Plan
64 2035.

65
66 **Recommendation:**

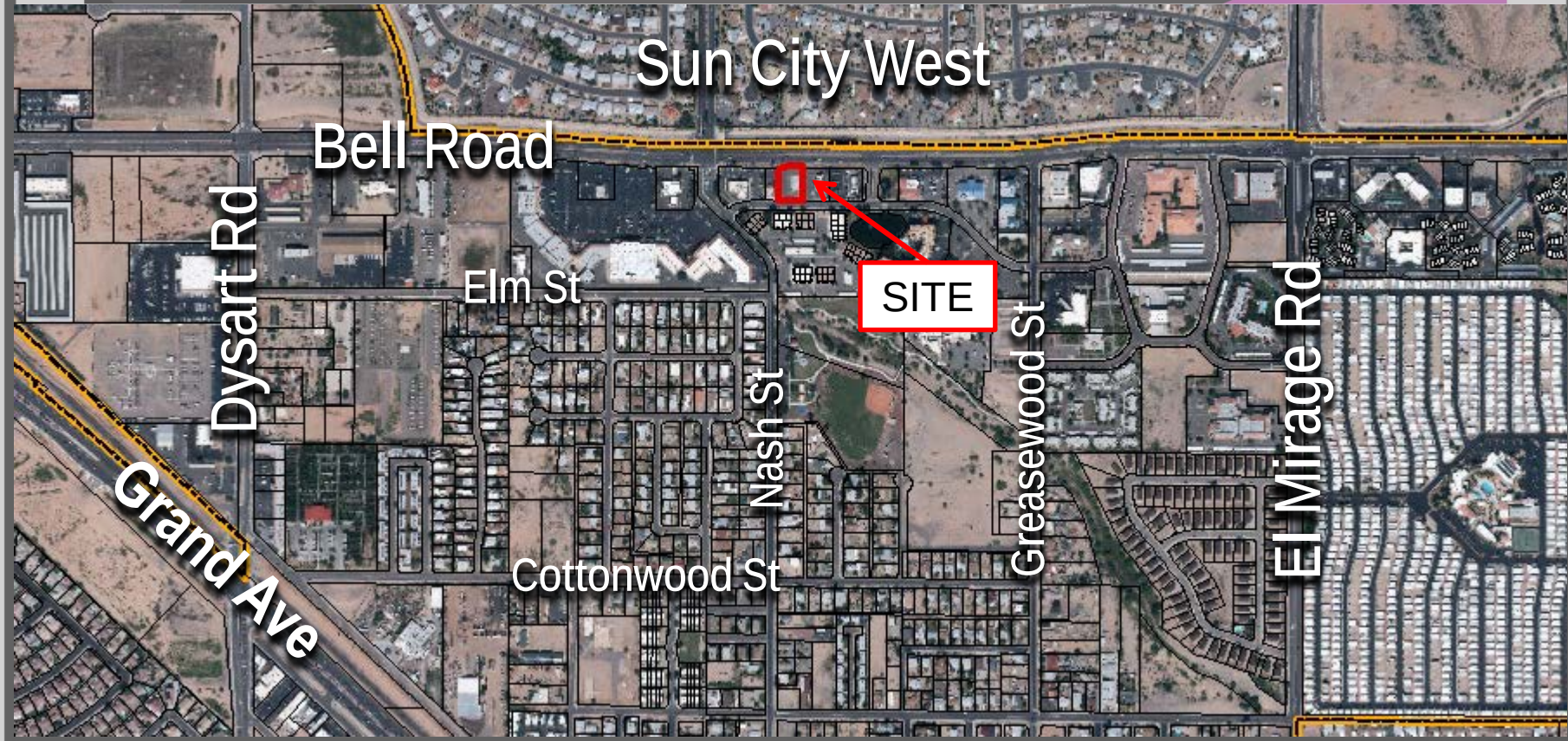
67 Based on the findings noted above, staff recommends the Commission move to **approve** of the Site
68 Plan (Comprehensive Sign Program) case **FS17-520**.

69
70 However, should the Commission wish to recommend denial of the request, the Commission
71 should make its own findings and base its decision on those alternative findings.

72 **Attachments:**

- 73
74 01 – Vicinity Map
75 02 – Comprehensive Sign Program Packet

VICINITY MAP





DRAWING # : 108307
PROJECT ID: 17818

SALES PERSON: *Andy Nelson*

DRAWN BY: *Sean Cornett*

DATE: 05.23.17INSPECTED BY:

Revised: 08.30.17



SCOOTER'S

12675 W Bell Rd.
Surprise, AZ 85378



Omaha Neon
Sign Co., Inc.

1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax

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Signed _____ Date _____

Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



ILLUMINATED CHANNEL LOGO
SCALE: 1/2" = 1'-0"

NOTE: 1" ALUMINUM RETAINERS PAINTED WHITE ON FACE AND RETAINER RETURNS ARE TO BE PAINTED BLACK.

NOTE: SELF CONTAINED TRANSFORMER.

NOTE: LED MODULES ARE RIVETED TO ALUMINUM BACK AND SEALED WITH SILICONE. NUMBER OF LED MODULES WILL VARY DEPENDING ON LOGO SIZE.

A6 WALL SECTION
SCALE: 3/4" = 1'-0"

NOTE: 6' WHIP TO EXIT TOP CENTER, REAR OF CHANNEL LOGO (ON ROOF TOP).

3M Series 230
TRANSLUCENT FILM

LT. TOMATO RED 230-43
DARK BROWN 230-59
BLACK 230-22

SCOOTER'S
COFFEE DRIVE-THRU

SPECIFICATIONS

ILLUMINATED CHANNEL LOGO

FABRICATED FROM .050 BLACK PRE-FINISHED ALUMINUM RETURNS ATTACHED TO .063 ALUMINUM BACKS. FACE IS TO BE 3/16" WHITE PLEXIGLAS WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED). INTERNAL ILLUMINATION WITH WHITE LED'S. LOGO IS TO BE MOUNTED TO FASCIA IN CUSTOMER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

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



DRAWING # : 108308
PROJECT ID: 17818

SALES PERSON: *Andy Nelson*

DRAWN BY: *Sean Cornett*

DATE: 05.23.17 INSPECTED BY:

Revised: 08.30.17



SCOOTER'S

12675 W Bell Rd.
Surprise, AZ 85378



Omaha Neon
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1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax

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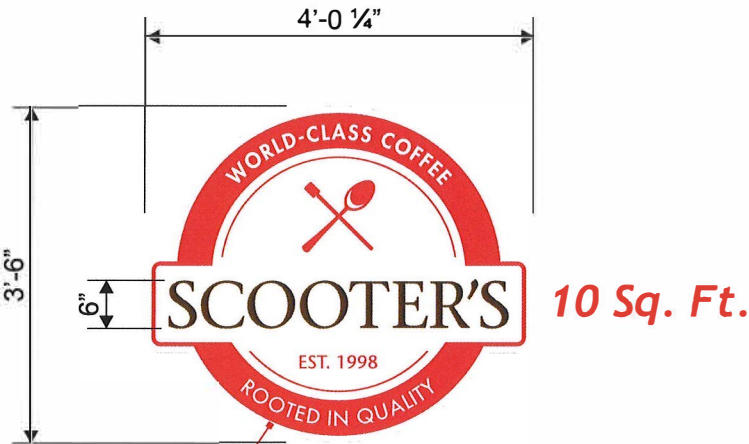
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Signed _____ Date _____
Sales Rep. _____ Date _____

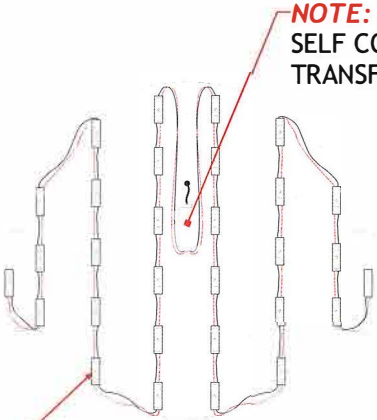
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ILLUMINATED CHANNEL LOGO
SCALE: 1/2" = 1'-0"



NOTE:
1" ALUMINUM RETAINERS
PAINTED WHITE ON FACE
AND RETAINER RETURNS
ARE TO BE PAINTED BLACK.

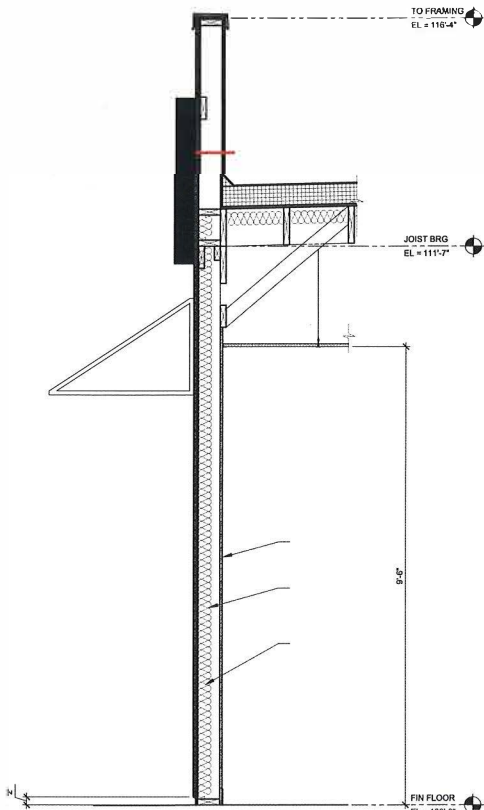


NOTE:
LED MODULES ARE RIVETED TO
ALUMINUM BACK AND SEALED WITH
SILICONE. NUMBER OF LED MODULES
WILL VARY DEPENDING ON LOGO SIZE.

NOTE:
SELF CONTAINED
TRANSFORMER.



NOTE:
POWER TO EXIT REAR
OF CHANNEL LOGO DISPLAY.



A16 WALL SECTION
SCALE: 3/4" = 1'-0"

NOTE:
6' WHIP TO EXIT TOP
CENTER, REAR OF
CHANNEL LOGO
(ON ROOF TOP).

3M Series 230
TRANSLUCENT FILM

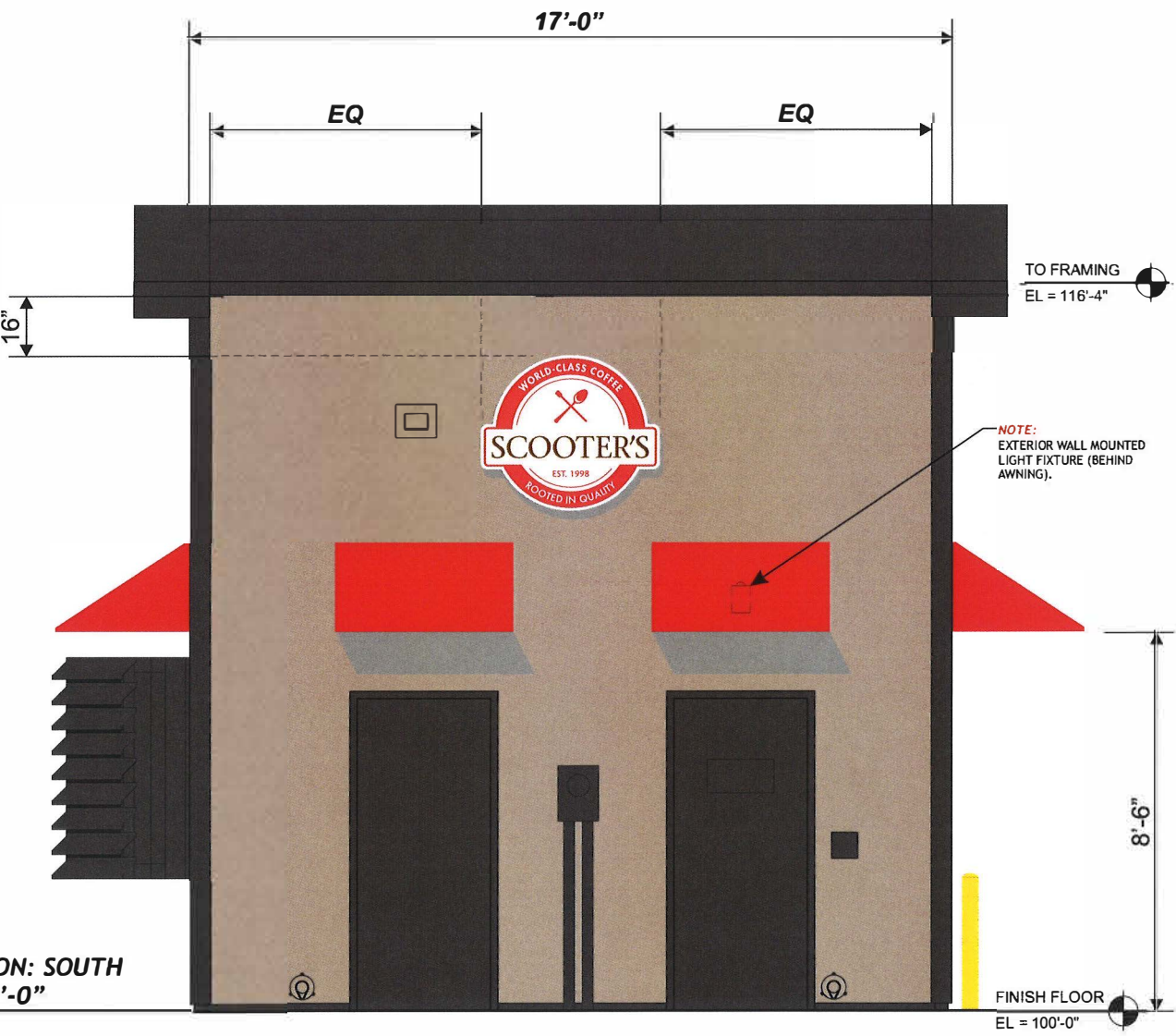
- LT. TOMATO RED
230-43
- DARK BROWN
230-59
- BLACK
230-22

SCOOTER'S
COFFEE DRIVE-THRU

SPECIFICATIONS

ILLUMINATED CHANNEL LOGO

FABRICATED FROM .050 BLACK PRE-FINISHED ALUMINUM RETURNS ATTACHED TO .063 ALUMINUM BACKS. FACE IS TO BE 3/16" WHITE PLEXIGLAS WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED). INTERNAL ILLUMINATION WITH WHITE LED's. LOGO IS TO BE MOUNTED TO FASCIA IN CUSTOMER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).



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



DRAWING # : 108310
PROJECT ID: 17818

SALES PERSON: *Andy Nelson*

DRAWN BY: *Sean Cornett*

DATE: 05.23.17 INSPECTED BY:

Revised: 08.30.17



SCOOTER'S

12675 W Bell Rd.
Surprise, AZ 85378

Omaha Neon
Sign Co., Inc.

1120 N 18th Street • Omaha 68102
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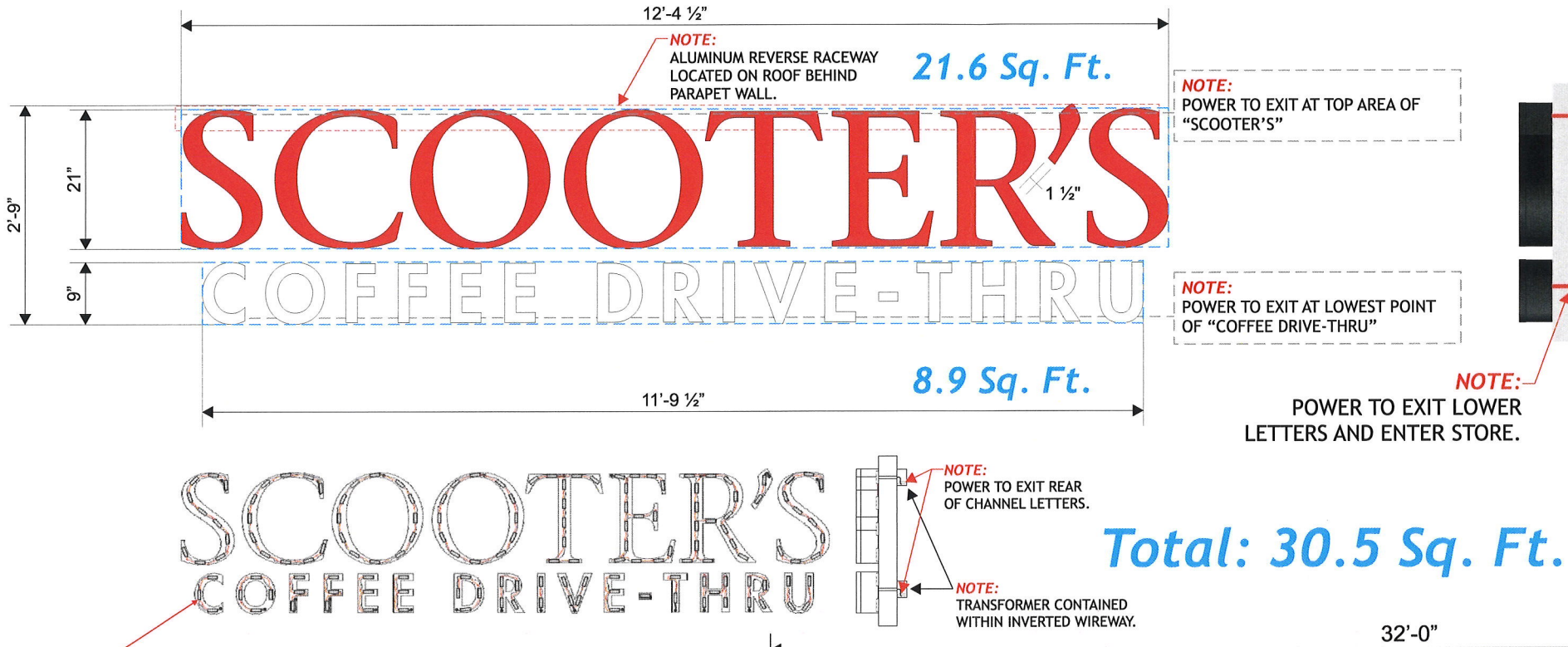
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Signed _____ Date _____
Sales Rep. _____ Date _____

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FLUSH MOUNTED CHANNEL LETTERS
SCALE: 1/2" = 1'-0"



SCOOTER'S
COFFEE DRIVE-THRU

SPECIFICATIONS

CHANNEL LETTERS (SCOOTERS)

RETURNS	5"DEEP .040 PRE-FINISHED BLK. ALUMINUM
BACKS	.063 WHITE ALUMINUM
FACES	.1875 WHITE ACRYLIC
VINYL	230-43 TOMATO RED TRANSLUCENT
TRIMCAP	1" BLACK ACRYLIC
ILLUMINATION	RED LED MODULES

CHANNEL LETTERS (COFFEE DRIVE-THRU)

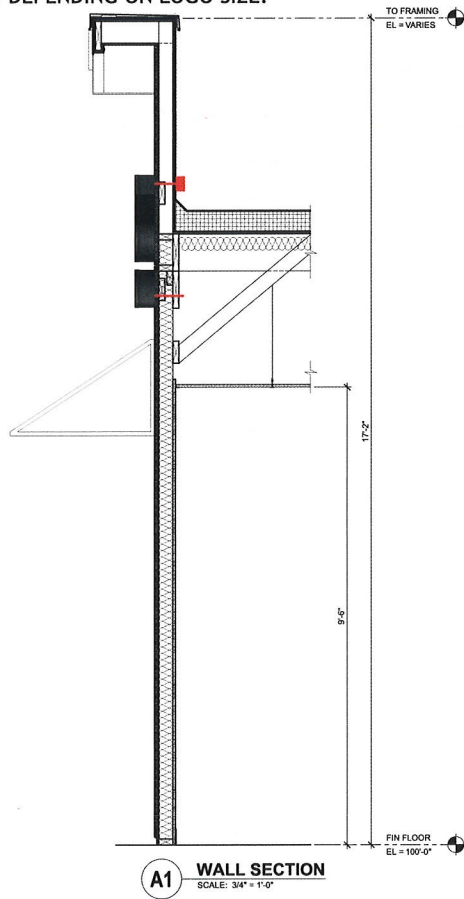
RETURNS	5"DEEP .040 PRE-FINISHED BLK. ALUMINUM
BACKS	.063 WHITE ALUMINUM
FACES	.1875 WHITE ACRYLIC
TRIMCAP	1" BLACK ACRYLIC
ILLUMINATION	WHITE LED MODULES

3M Series 230

TRANSLUCENT FILM

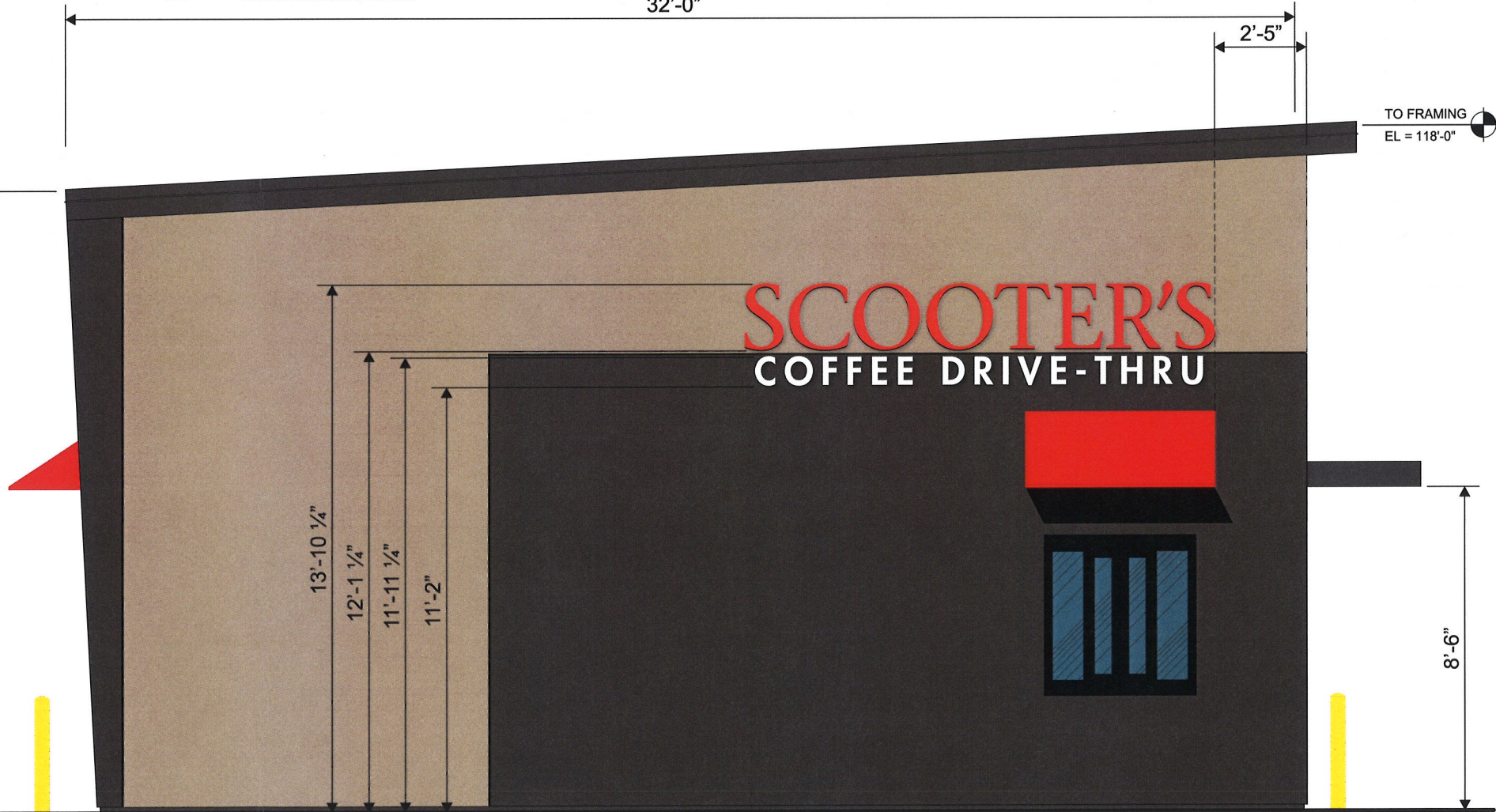
LT. TOMATO RED
230-43

NOTE: LED MODULES ARE RIVETED TO ALUMINUM BACK AND SEALED WITH SILICONE. NUMBER OF LED MODULES WILL VARY DEPENDING ON LOGO SIZE.



TO FRAMING
EL = 116'-4"

FINISH FLOOR
EL = 100'-0"



TO FRAMING
EL = 118'-0"



DRAWING # : 108312
PROJECT ID: 17818

SALES PERSON: *Andy Nelson*

DRAWN BY: *Sean Cornett*

DATE: 05.23.17 INSPECTED BY:

Revised: 08.30.17



SCOOTER'S

12675 W Bell Rd.
Surprise, AZ 85378



1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax

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Notes:

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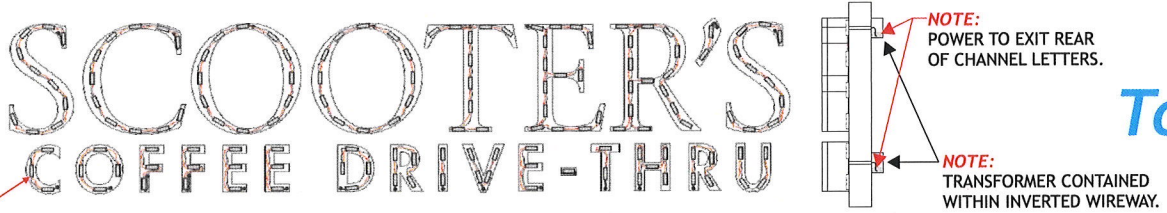
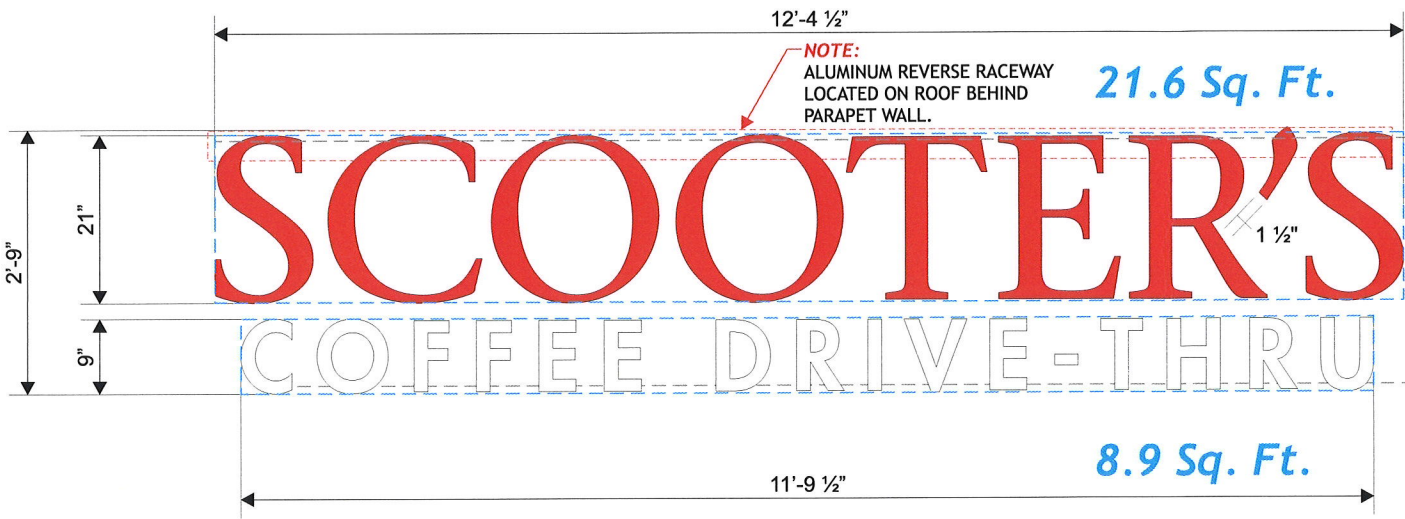
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Signed _____ Date _____
Sales Rep. _____ Date _____

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FLUSH MOUNTED CHANNEL LETTERS
SCALE: 1/2" = 1'-0"



Total: 30.5 Sq. Ft.

SCOOTER'S
COFFEE DRIVE-THRU

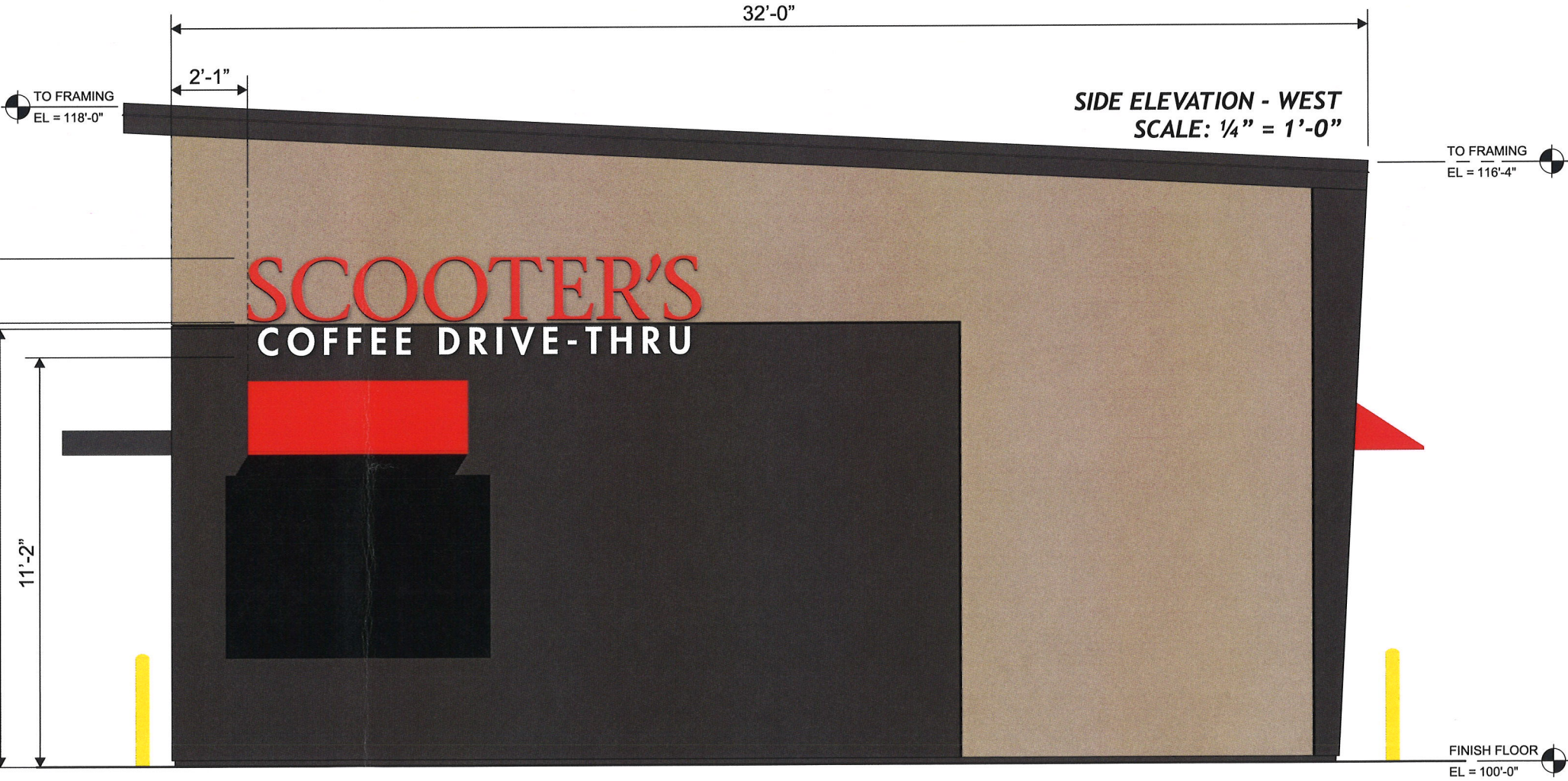
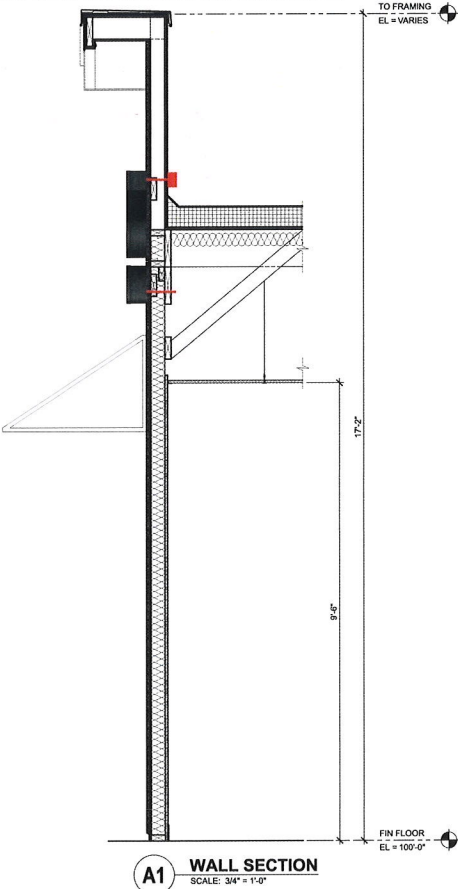
SPECIFICATIONS

CHANNEL LETTERS (SCOOTERS)	
RETURNS	5"DEEP .040 PRE-FINISHED BLK. ALUMINUM
BACKS	.063 WHITE ALUMINUM
FACES	.1875 WHITE ACRYLIC
VINYL	230-43 TOMATO RED TRANSLUCENT
TRIMCAP	1" BLACK ACRYLIC
ILLUMINATION	RED LED MODULES
CHANNEL LETTERS (COFFEE DRIVE-THRU)	
RETURNS	5"DEEP .040 PRE-FINISHED BLK. ALUMINUM
BACKS	.063 WHITE ALUMINUM
FACES	.1875 WHITE ACRYLIC
TRIMCAP	1" BLACK ACRYLIC
ILLUMINATION	WHITE LED MODULES

3M Series 230
TRANSLUCENT FILM



NOTE: LED MODULES ARE RIVETED TO ALUMINUM BACK AND SEALED WITH SILICONE. NUMBER OF LED MODULES WILL VARY DEPENDING ON LOGO SIZE.



A1 WALL SECTION
SCALE: 3/4" = 1'-0"

FINISH FLOOR
EL = 100'-0"

S/F POLE SIGN (MENU BOARD)	
ILLUMINATED CABINETS	
EXTERIOR COVERING	PAINTED BLACK
EXTERIOR FRAMING	ECSP-LF FRAME AND RETAINERS
FACES	3/16" WHITE ACRYLIC
FINISH	BY ARTFAC GRAPHICS / PRINTED
ILLUMINATION	WHITE LED'S
STRUCTURE/FOOTING	4" RD. ALUM. w/ CIRCULAR FOOTING ntd.



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

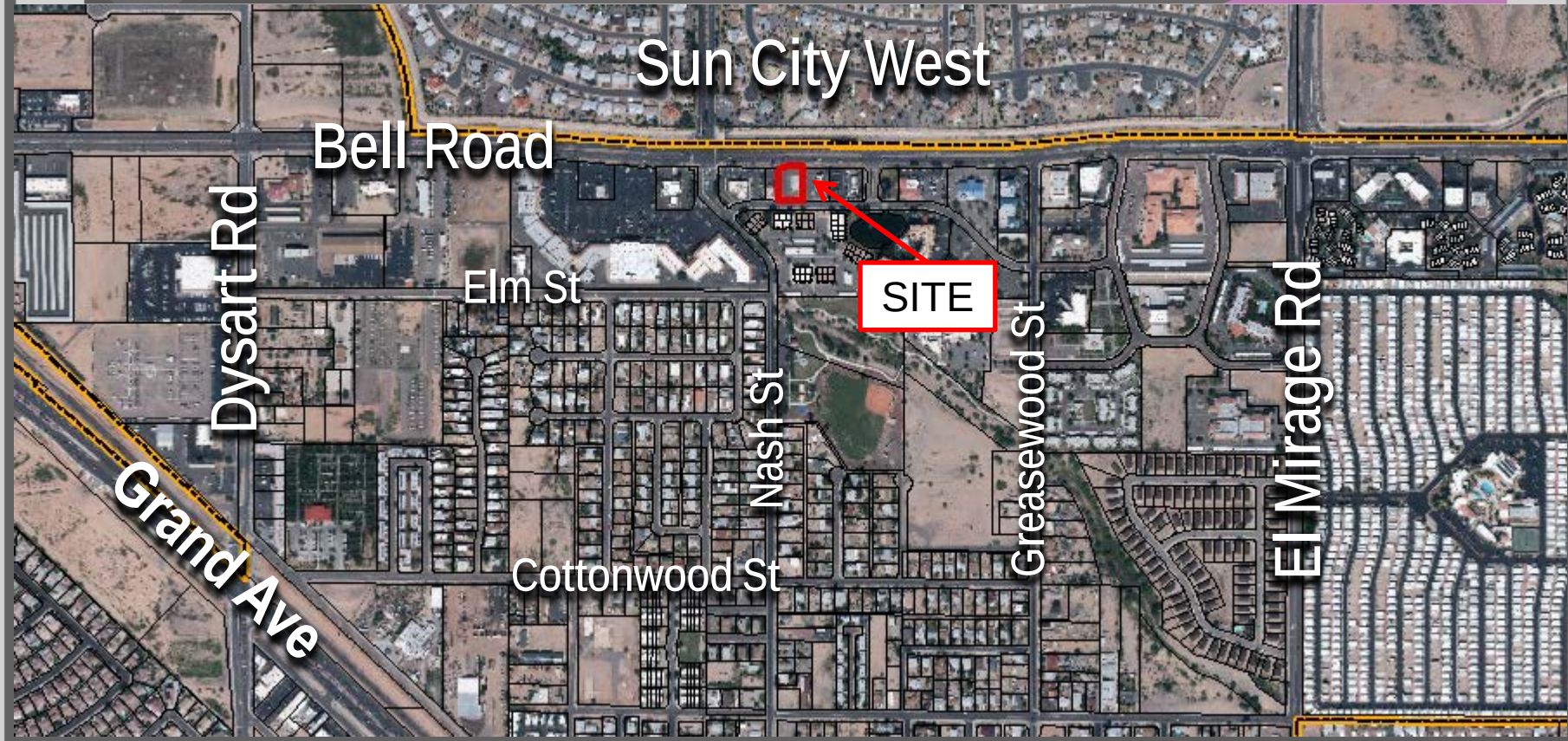
FS17-520

**Scooter's Coffee CSP
Site Plan**

Planning and Zoning Commission

October 19, 2017

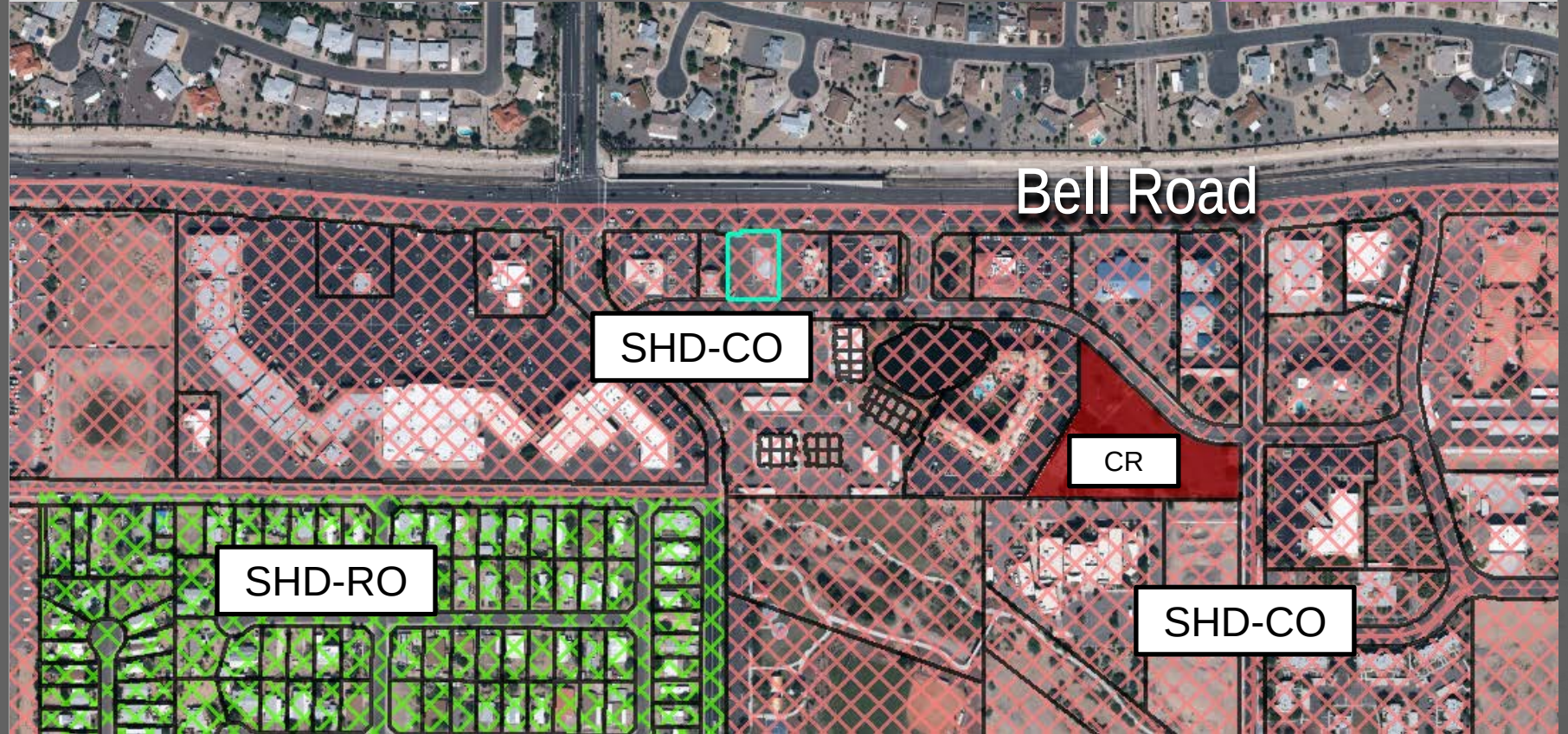
VICINITY MAP



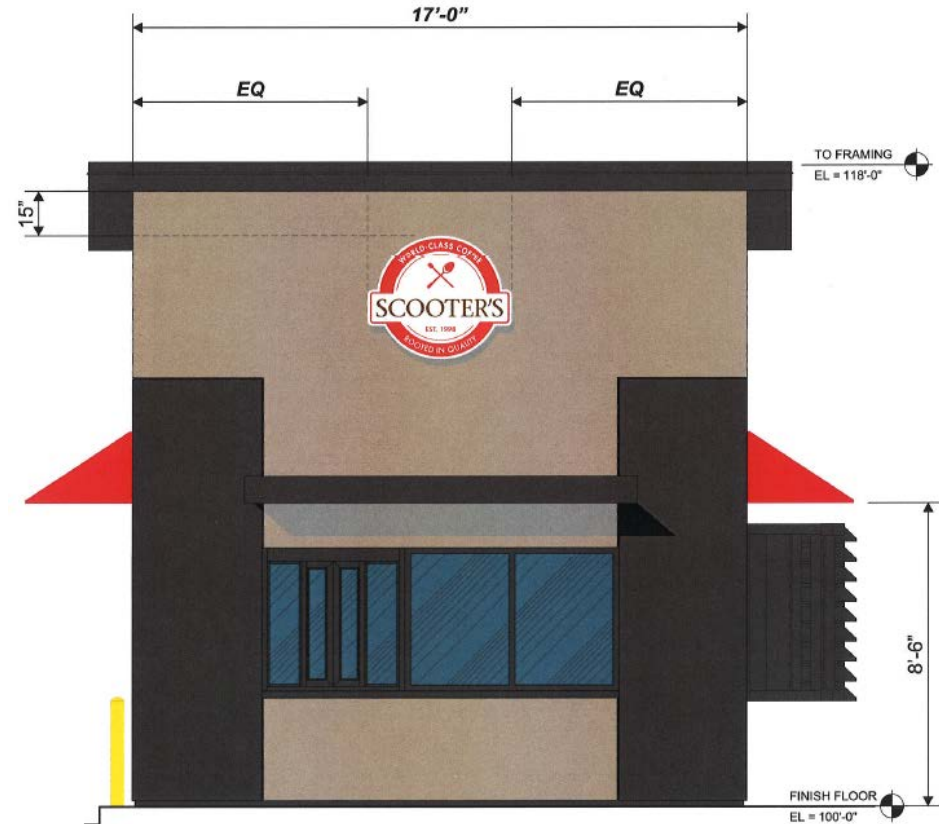
VICINITY MAP



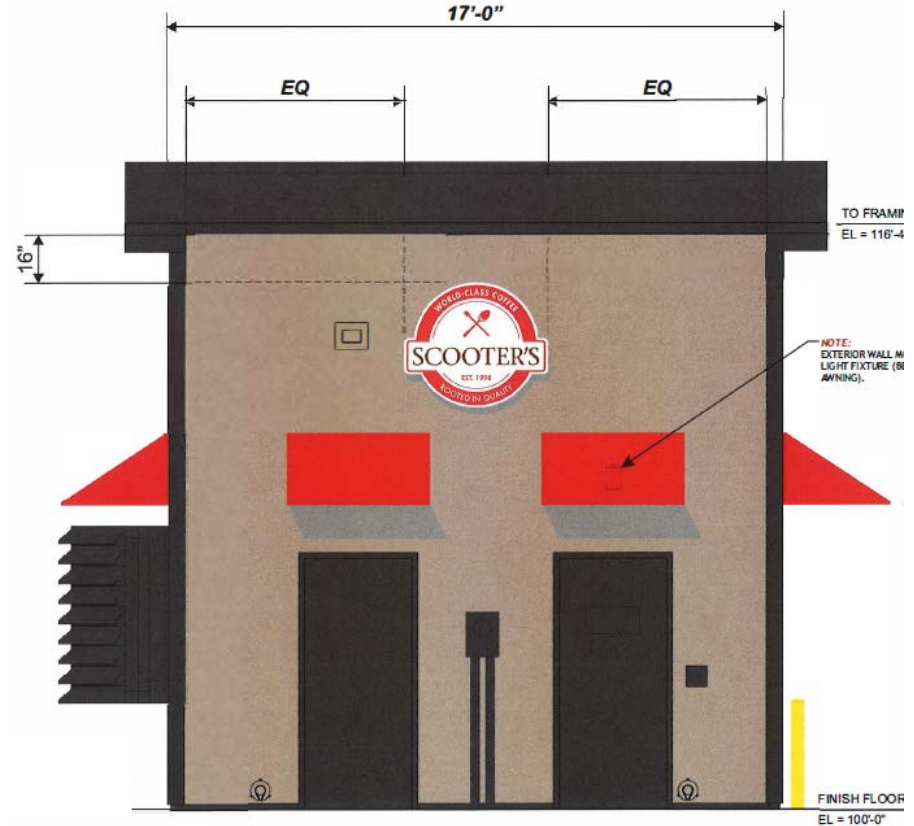
SURROUNDING ZONING



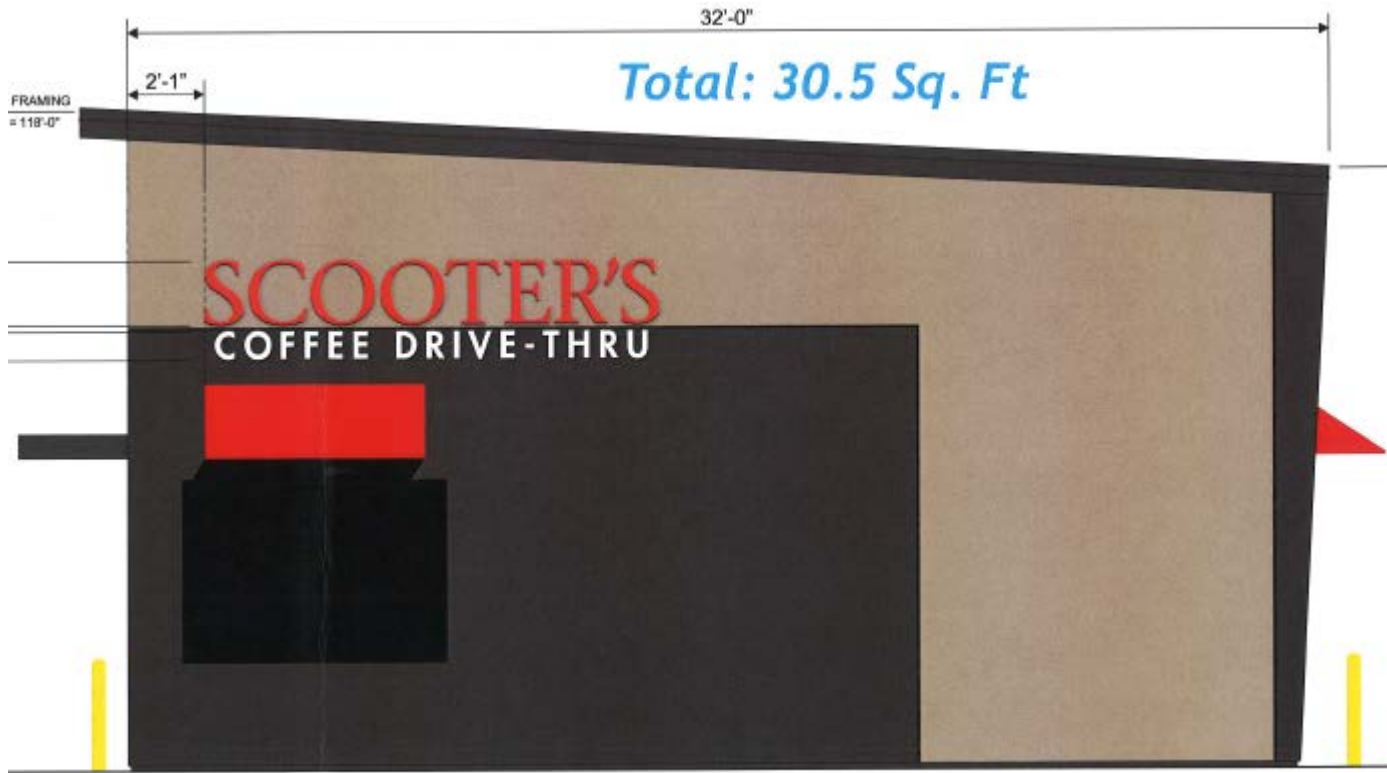
PROPOSED SIGNAGE (NORTH)



PROPOSED SIGNAGE (SOUTH)



PROPOSED SIGNAGE (WEST)





STAFF RECOMMENDATION

Staff Recommendation:

- Approval





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

October 19, 2017 @ 6:00:00 PM

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

Board Meeting Date:	October 19, 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):