



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

Thursday, June 21, 2018 @ 6:00 PM
 COUNCIL CHAMBERS

🖨️ + Back 🖨️ Print

CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission 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 May 3, 2018 Planning and Zoning Commission Minutes.

None
 Lorraine
 Nevarez -
 Community
 Development

REGULAR AGENDA ITEM - 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 L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis</u>	Approve Sergio Angulo - Community Development
#3	District 1	<u>Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in the Tierra Rico PAD generally located in the southwest corner of Peak View Road and 171st Avenue.</u>	Approve Sergio Angulo - Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District 3	<u>Consideration and action approving a Site Plan for Sierra Montana Crossings Pad A, Parcel 3 at Sierra Montana, generally located on the southwestern corner of Greenway Road and Cotton Lane, subject to Conditions "A" through "E" as stated in the Staff Report.</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
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EXECUTIVE SESSION:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

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

- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2)); or
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive

session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

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

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

June 21, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 21, 2018	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	Planning & Zoning	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving the May 3, 2018 Planning and Zoning Commission Minutes.

Motion:

I move to approve the May 3, 2018 Planning and Zoning Commission Minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes - May 3, 2018](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 3, 2018 / 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 May 3, 2018.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Sr. Assistant City Attorney Thomas Allen, Planner Sergio Angulo, Planner Hobart Wingard, Current Planning Supervisor Robert Kuhfuss, and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Eric Fitzer, Director, advised the Commission that the May 17, 2018 Planning & Zoning Commission meeting is canceled.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the April 5, 2018 Planning and Zoning Commission Minutes.

Vice Chair Rosenbaum made a motion to approve the consent agenda as presented. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action regarding a Conditional Use Permit to allow a Freeway Monument Sign at Surprise Village Marketplace.

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

Chair Chapman opened the call to the public

The Commission discussed item 2:

- Building color

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

Commissioner Cultum made a motion to recommend approval to the Mayor and City Council a Conditional Use Permit to allow a Freeway Monument Sign at Surprise Village Marketplace, subject to stipulations “a” and “b” as stated in the Staff Report. Vice Chair Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 3 – Citywide – Consideration and action on the Conditional Use Permit to allow for a new Vehicle Service – Major Repair Facility in a portion of lot 6e of the Bell & Dysart Commerce Center generally located north of Bell Road and east of Dysart Road.

Sergio Anulgo, Planner, presented item 3 to the Commission.

Chair Chapman opened the call to the public

Donald Holmes, Sun City West resident, shared his concerns regarding the use of the property, it's incompatibility with healthcare facilities concerning paint fumes, noise and dust. Mr. Holmes also submitted documentation showing the original proposed use.

Donald Guthrie, Sun City West resident, shared his concerns about how the original plan for this area has digressed, the lighting, noise and odor from the paint overspray. He is requesting the wall barrier be heightened from 8ft to the height of lighting at 16ft and the trees be brought to the property line as additional barriers.

The Commission discussed item 3:

- Paint area of vehicles
- Lighting
- Noise study
- Property line
- Fire access

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

Commissioner Keating made a motion approve the Conditional Use Permit to allow for a new Vehicle Service – Major Repair Facility in a portion of lot 6e of Bell & Dysart Commerce Center generally located north of Bell Road and east of Dysart Road, subject to stipulations ‘A’ and ‘D’ as stated in the Staff Report. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 4 – District 6 – Consideration and action on a Site Plan for Trimaco at Surprise Pointe, generally located on the northeastern corner of 137th and Sweetwater Avenues.

Hobart Wingard, Planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Waddell and Dysart intersection
- Traffic

Commissioner Cultum made a motion approve a Site Plan for Trimaco at Surprise Pointe, generally located on the northeastern corner of 137th and Sweetwater Avenues subject to stipulations “A” through “E” as stated in the Staff Report. Commissioner Keating seconded the motion. Motion passes with 6 votes in favor.

Item 5 – Citywide – Presentation and discussion of the comprehensive update to the Surprise Unified Development Code (SUDC) Land Development Ordinance.

Joshua Mike, Planner, presented item 5 to the Commission.

The Commission discussed item 5:

- Timeframe of completing the update

Item 6 – Citywide – Presentation and discussion of the text for the final draft of the Surprise Arts and Cultural Master Plan.

Joshua Mike, Planner, presented item 6 to the Commission.

The Commission discussed item 6:

- Members of city staff that contributed to the draft
- Attendance of daytime outreach sessions
- Feedback and input of business owners and residence
- Adding information about live art pieces
- Funding source
- Planning and Zoning process

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Cultum noted he will not attend the joint meeting because of a schedule conflict.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:47 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

June 21, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date: June 21, 2018 Contact Person: Hobart Wingard - Community Development
Submitting Department: District: 3
Staff Recommendations: Approve

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving a Site Plan for Sierra Montana Crossings Pad A, Parcel 3 at Sierra Montana, generally located on the southwestern corner of Greenway Road and Cotton Lane, subject to Conditions “A” through “E” as stated in the Staff Report.

Motion:

Move to approve a Site Plan for Sierra Montana Crossings Pad A, Parcel 3 at Sierra Montana, generally located on the southwestern corner of Greenway Road and Cotton Lane, subject to Conditions “A” through “E” as stated in the Staff Report.

Background:

AAD Fitch Inc., on behalf of RPK Real Estate, seeks approval of a Site Plan to allow for a multi-tenant retail shop building within the Sierra Montana Crossings Commercial Center within the Sierra Montana PAD. Site improvements will include an 8,068 square foot commercial building, paving, sidewalks, and landscaping.

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 - FS16575 SITE PLAN FOR SIERRA MONTANA CROSSING PAD A PARCEL 3 AT SIERRA MONTANA](#)
- ☐ [02 - FS16-575 – Site Plan for Sierra Montana Crossings Pad A, Parcel 3 at Sierra Montana - Master Site Plan](#)
- ☐ [01 - FS16-575 – Site Plan for Sierra Montana Crossings Pad A, Parcel 3 at Sierra Montana - Vicinity Map](#)
- ☐ [03 - FS16-575 – Site Plan for Sierra Montana Crossings Pad A, Parcel 3 at Sierra Montana - Site Plan](#)
- ☐ [04 - FS16-575 – Site Plan for Sierra Montana Crossings Pad A, Parcel 3 at Sierra Montana - Elevation](#)

- ☐ [05 - FS16-575 – Site Plan for Sierra Montana Crossings Pad A, Parcel 3 at Sierra Montana - Landscape Plans](#)
- ☐ [06 - FS16-575 – Site Plan for Sierra Montana Crossings Pad A, Parcel 3 at Sierra Montana - Civil Letter](#)
- ☐ [07 - FS16-575 - SITE PLAN FOR PAD A PARCEL 3 AT SIERRA MONTANA - 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

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-575

Project Name: Site Plan for Sierra Montana Crossings Pad A, Parcel 3

Council District: 3 – Mesquite

Meeting Date: June 21, 2018

Planner: Hobart Wingard, Planner II

Owner: RPK Real Estate

Applicant: AAD Fitch Inc.

Request: Site Plan approval for fifth phase, Pad A, Parcel 3, of the Sierra Montana Crossings Commercial Center project within the Sierra Montana Planned Area Development (PAD)

Site Location: Generally, on the southwestern corner of Greenway Road and Cotton Lane.

Site Size: Approximately 1.66 acres of a 19 acre Commercial Center

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

Support/Opposition: None received by staff

Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Sierra Montana Crossings Pad A, Parcel 3, subject to Stipulations “A” thru “E.”

PROJECT DESCRIPTION:

AAD Fitch Inc., on behalf of RPK Real Estate, seeks approval of a Site Plan to allow for a multi-tenant retail shop building within the Sierra Montana Crossings Commercial Center within the Sierra Montana PAD. Site improvements will include an 8,068 square foot commercial building, paving, sidewalks, and landscaping.

EXISTING ZONING:

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



Sierra Montana PAD Commercial – PAD-CC Vacant	Sierra Montana PAD Commercial – PAD-CC CVS Pharmacy	Prasada PAD Gateway Village – PAD-MU Marketplace at Prasada
Sierra Montana PAD Commercial – PAD-CC Goodwill	Sierra Montana PAD Commercial – PAD-CC Vacant	Prasada PAD Gateway Village – PAD-MU Marketplace at Prasada
Sierra Montana PAD Commercial – PAD-CC Pet Club	Sierra Montana PAD Commercial – PAD-CC Vacant	Prasada PAD Gateway Village – PAD-MU Marketplace at Prasada

BACKGROUND:

September 14, 2000: The City Council approved an annexation for the subject property.

September 14, 2000: The City Council approved a PAD for Sierra Montana under Case PAD99-100.

August 21, 2007: The Planning and Zoning Commission approved a Site Plan for Sierra Montana Crossings under Case SP06-470.

November 18, 2008: PAD amendment was approved by the Mayor and City Council to provide a Comprehensive Sign Program for Sierra Montana under Case PADA08-126.

February 19, 2015: The Planning and Zoning Commission approved a Site Plan for Pet Club under Case FS14-404.

June 16, 2016: The Planning and Zoning Commission approved a Site Plan for Goodwill under Case FS16-120.

December 30, 2016: The applicant submitted for a Site Plan under Case FS16-575, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves an 8,068 square foot standalone commercial building within Sierra Montana Crossings located in the Sierra Montana PAD. This is the fifth phase of development for the commercial center and will utilize approximately 1.66 acres of the 19 acre commercial center. Fronting on Cotton Lane, the facility will provide direct access to Cotton Lane and internal access for the center from two (2) additional access points along Cotton Lane and a single drive from Greenway Road. The subject project will provide 62 parking spaces and will contribute to the balance of the commercial center as this center has shared access and shared parking agreements.

The retail building will consist of masonry exterior walls, a metal roof, and decorative cornices that complement the architecture of the commercial center. The hardscape around the building will have a combination of decorative accent sidewalk pattern with exposed aggregate texture and broom finish concrete sidewalks to facilitate room for an outdoor seating area. The building elevations will have a combination of steel canopies and metal awnings above the storefront. The exterior façade has straight and curved geometrical shapes and a hierarchy of elements with exposed treated wood siding and stone veneer wainscot, sand finish stucco system, and exposed smooth masonry. The cornices will be constructed of standing seam metal, panelized siding, and steel outriggers with exposed underside wood planks to complement the exposed horizontal wood siding. The rear of the building will be enhanced with Green Screen planters and faux door windows will add an additional material along the proposed drive-through facility.

The proposed drive-through will have approximately 156 feet from the drive-through's entry point to the center of the drive-thru window. As per Condition "C," The use of the drive through facility will require a separate Conditional Use Permit (CUP) review prior to use.

Landscaping for the facility is comprised entirely of desert adapted low water use plant material that will complement the structure while providing an aesthetically pleasing environment for the commercial center. All walls and vehicle screening will consist of decorative block that match the primary theme of the center.



UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Waste Management
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports locally oriented commercial uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections; however, minor plan details are to be revised. This has been addressed in Stipulations "A" through "E." Additionally, Surprise Engineering Development Services seeks minor revisions to civil plans addressed in Condition "B" and detailed in Attachment "6."

The subject Site Plan was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base (LAFB): In a letter dated January 10, 2017, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated January 4, 2017, MWD indicated the proposed Site Plan would not impact MWD.

Arizona Department of Transportation (ADOT): In an email dated January 4, 2017, ADOT indicated the proposal will have no impact on existing highway facilities.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the Sierra Montana PAD Zoning District in which it occupies. Staff recommends stipulations that, once fulfilled, will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the criteria set forth in the Sierra Montana PAD.
- The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan for Sierra Montana Crossings Pad A, Parcel 3, subject to Stipulations "A." through "E."

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

CONDITIONS:

- A. The Site Plan prepared by Fitch, Inc., date received April 26, 2018, will be revised and submitted for review to include the following modifications:
 1. A stop bar pavement marking will be installed at the driveway exit to Cotton Lane.
- B. All comments per letter dated May 1, 2018 on file with Engineering Services of Public Works will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.
- C. Stop signs will be provided at the intersection of the main drive aisles located at the northwest corner of the subject site.
- D. The use of the drive through facility will require a separate Conditional Use Permit (CUP) review.
- E. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Attachments:

- 01 - Vicinity Maps
- 02 - Master Site Plan
- 03 - Site Plan
- 04 - Elevations
- 05 - Landscape Plan
- 06 - Civil Review Letter
- 07 - PowerPoint

VICINITY MAP

FS16-575
Sierra Montana



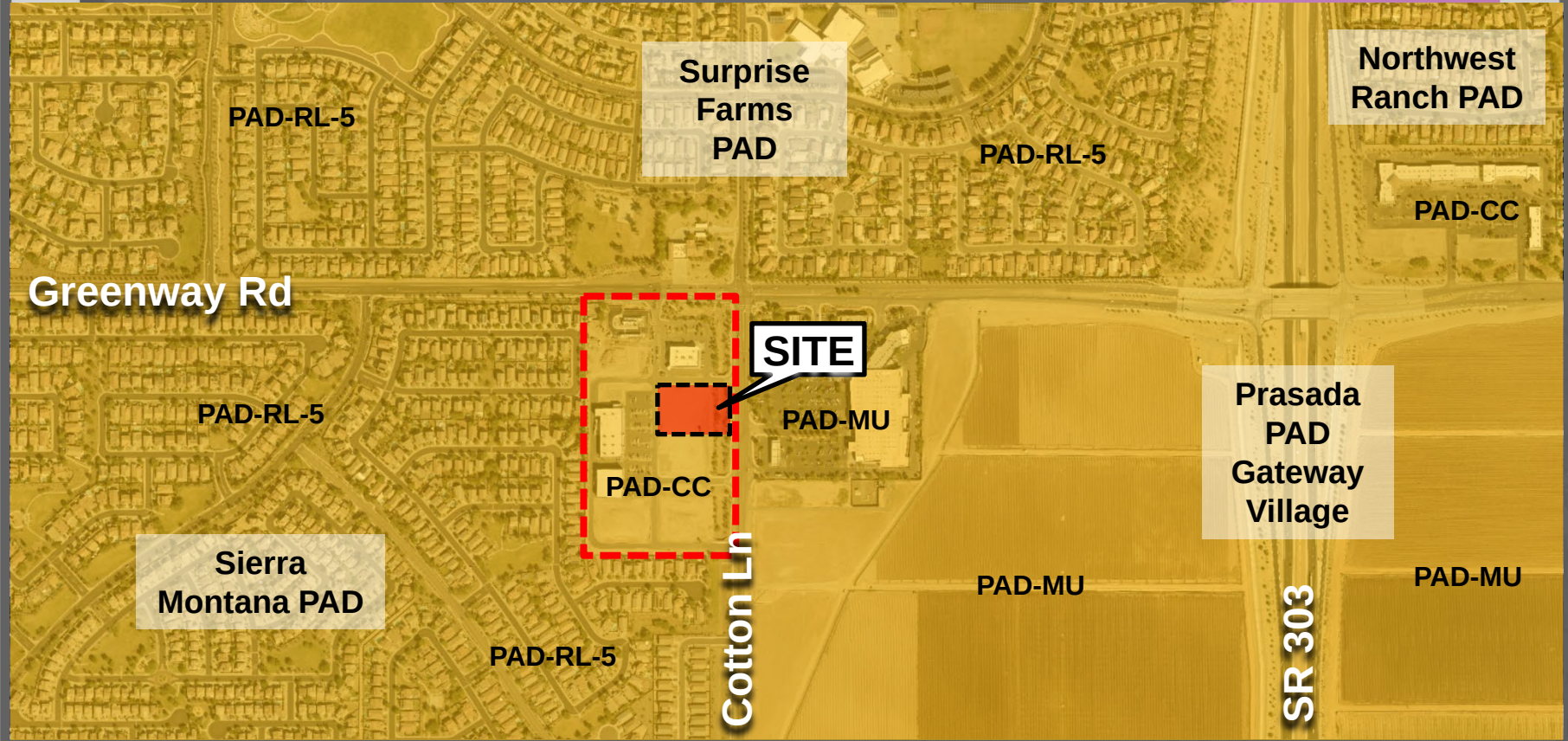
VICINITY MAP

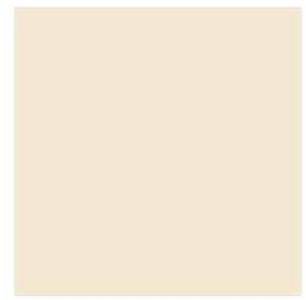
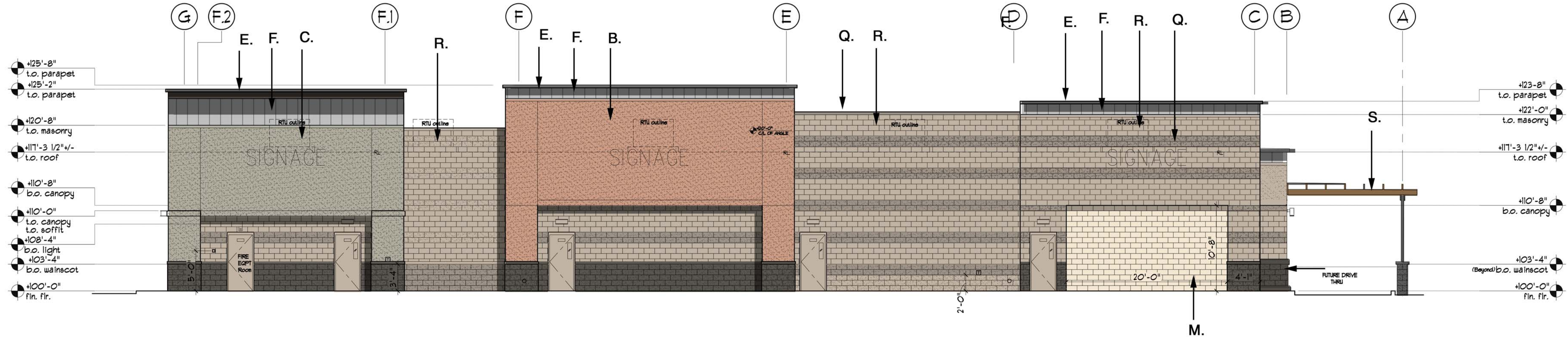
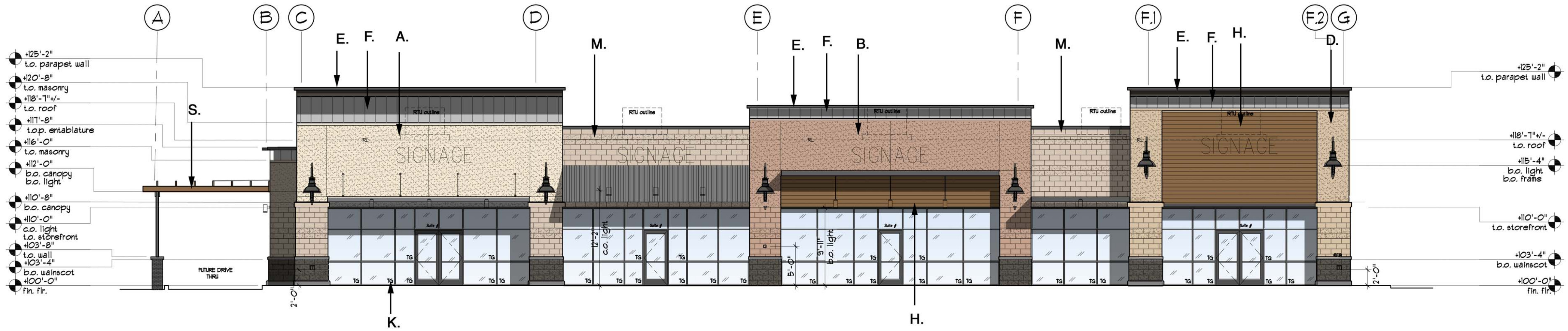
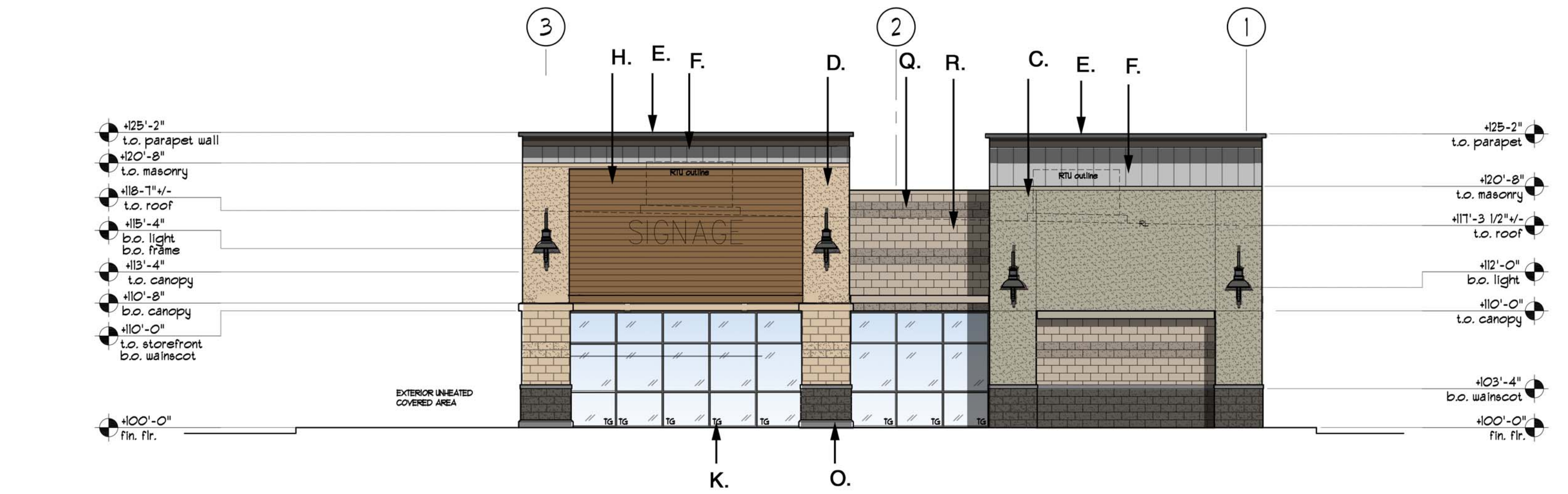
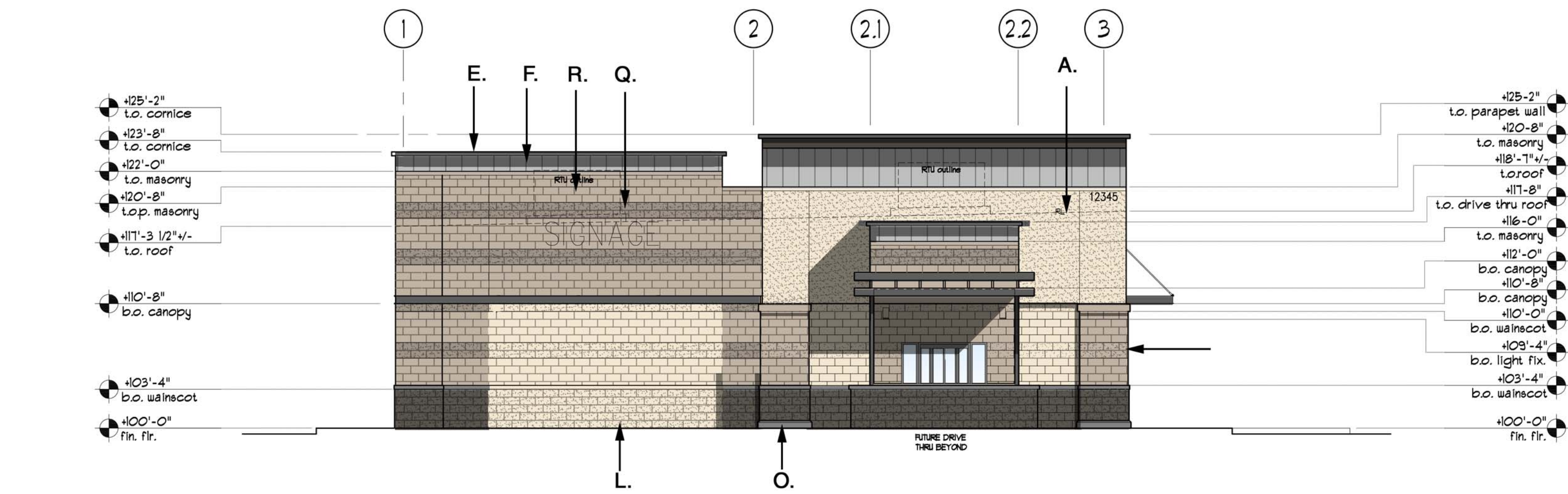
FS16-575
Sierra Montana



ZONING

FS16-575
Sierra Montana





A. PAINT COLOR
SW 7756 Creme



B. PAINT COLOR
SW 2806 ROOKWOOD
BROWN



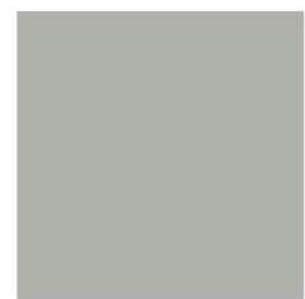
C. PAINT COLOR
SW 7644 Gateway Gray



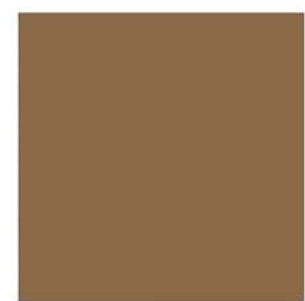
D. PAINT COLOR
DE 6129 RUSTIC TAUPE



E. PAINT COLOR
SW 7055 Enduring Bronze



F. PAINT COLOR
ATAS SR 1:51
Dove Gray



H. PAINT COLOR
SW 6118 Leather Bond



K. Alum Storefront Sys
Anodized Clr
Arcadia



L. Split-Face CMU
SW 6078 Realistic Beige
Sherwin Williams



M. Smooth Face CMU
SW 6078 Realistic Beige
Sherwin Williams



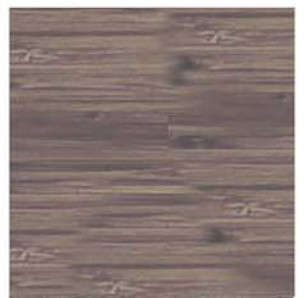
O. Split-Face CMU
SW 6005 Folkstone
Sherwin Williams



Q. Split-Face CMU
SW 6151 Quiver Tan
Sherwin Williams



R. Smooth Face CMU
SW 6151 Quiver Tan
Sherwin Williams



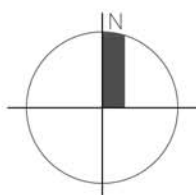
S. Wood
Doug Fir
Dark Brown Stain

04.18.18

FITCH

SIERRA MONTANA - COTTON AND GREENWAY - PAD A

SURPRISE, ARIZONA



- A. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- B. SIGNS REQUIRE A SEPARATE PERMIT.
- C. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED.
- D. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FORD DEPARTMENT CONNECTION.
- E. TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
- F. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- G. ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH AND HANG NO LOWER THAN 7 FEET FROM THE GROUND ELEVATION.

DATE:	01.16.18
SCALE:	1" = 20'-0"
DRAWN BY:	HCS
PROJECT NUMBER:	320104489
SHEET:	L.02 2 OF 6
REV:	



**Public Works Department
Engineering Services**
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6150
Fax 623-222-1701

PROJECT SUBMITTAL DATA:

Project Name	Sierra Montana Crossing Pad A
Project Location	SWC Cotton Ln and Greenway Rd
Submittal Type	Improvement plan – 3rd Review
Case Number	FS16-575
Date	5/1/2018
Reviewed by	Maolin Zheng, PE, Civil Engineer
Contact Info	623-222-6147 or maolin.zheng@surrpriseaz.gov

IMPROVEMENT PLAN

General

- The water plan needs to be approved and the cover sheet signed by Epcor prior to issuance of civil permits.
- A dust control permit is required from Maricopa County prior to issuance of permits.

Sheet 3

- Move the proposed 9' diameter underground retention structure 5' from the south property line).

Sheet 5&6

- Please provide the engineering calculations on the civil plans (see plan 6 of 8) that documents and demonstrates that the interceptor size of 500 gallons is sufficient for the facility type, use capacity, and customer volume. Please call Christine Nunez at 623-222-7035 if you have any question.



SURPRISE
ARIZONA

FS16-575

Sierra Montana Crossings Pad A - Parcel 3 - Site Plan

Planning and Zoning Commission – June 21, 2018

VICINITY MAP

FS16-575
Sierra Montana



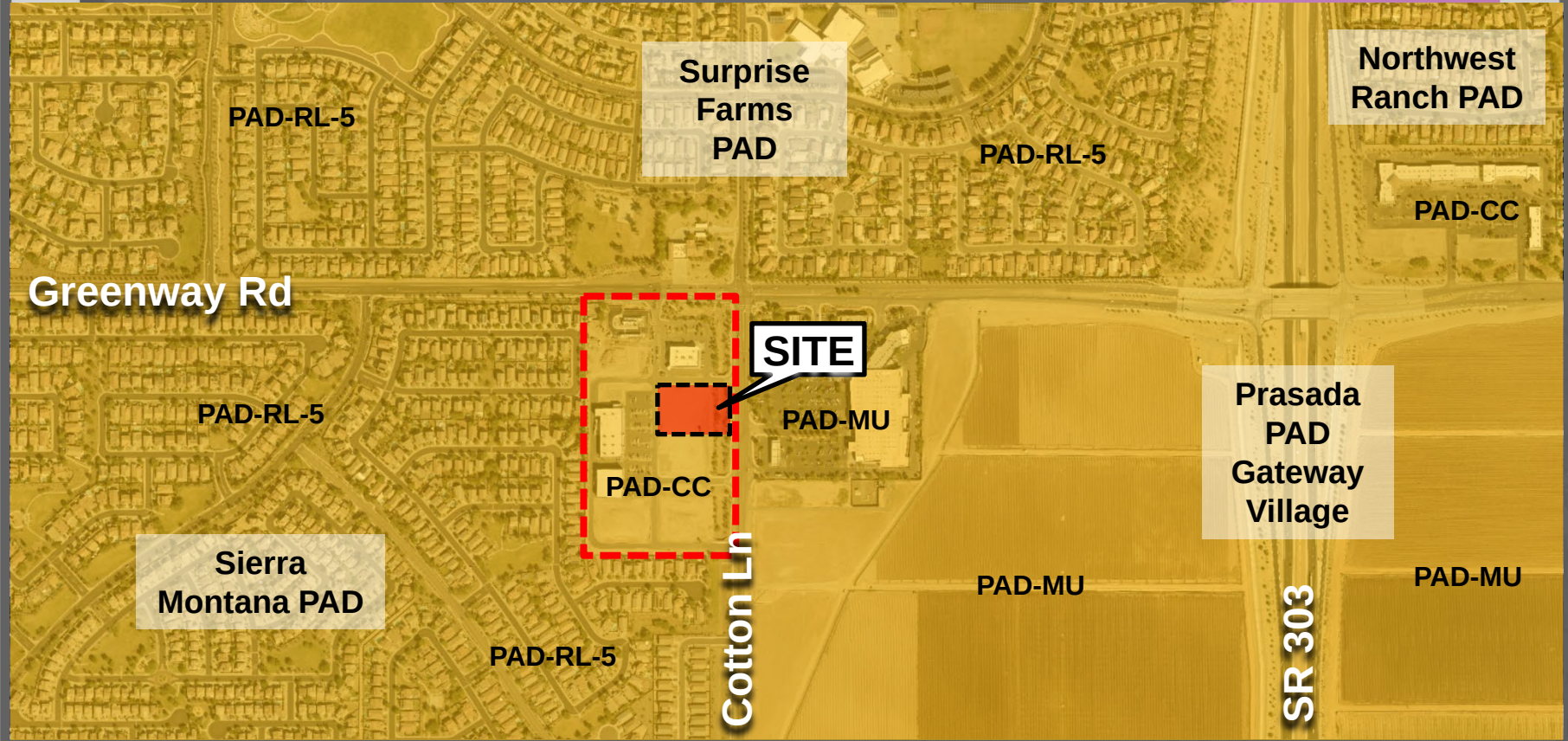
VICINITY MAP

FS16-575
Sierra Montana

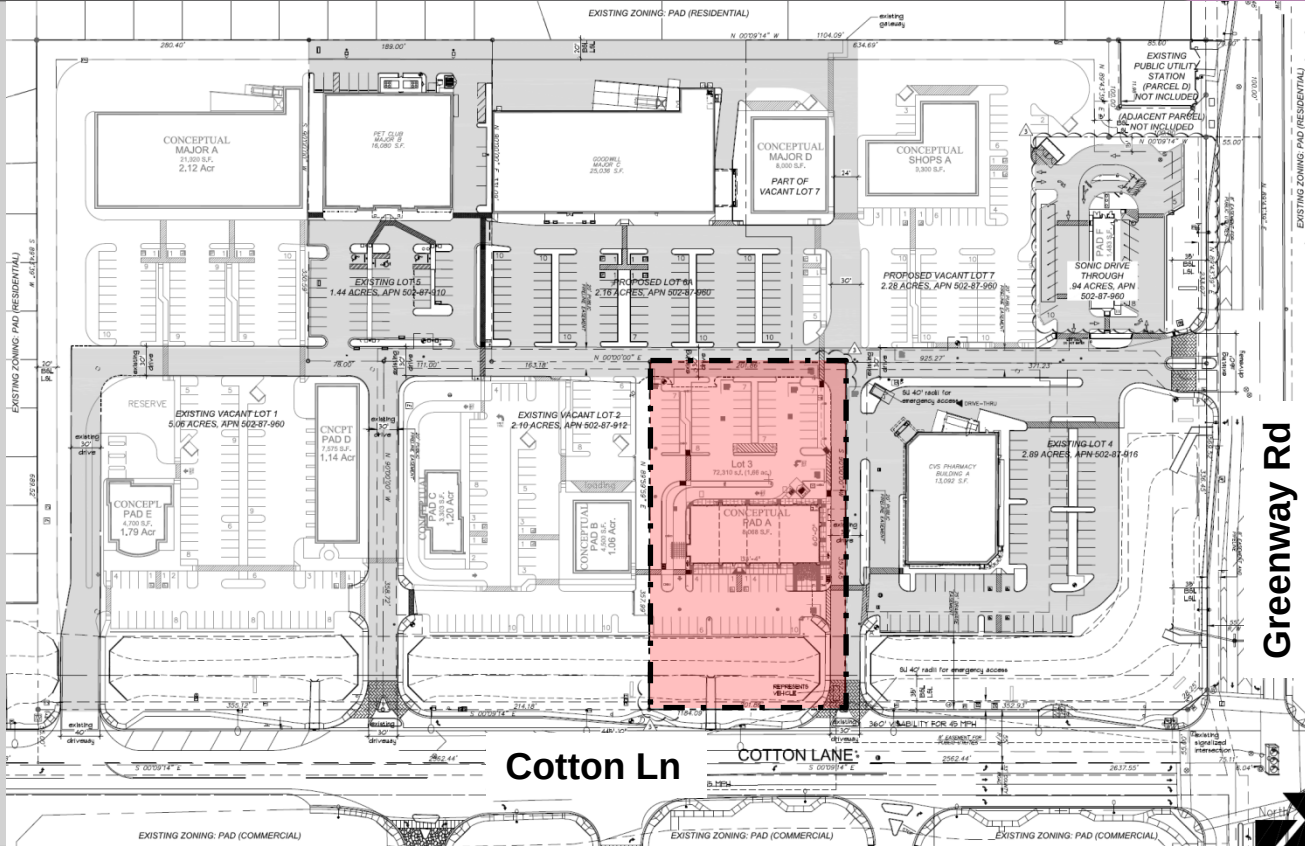


ZONING

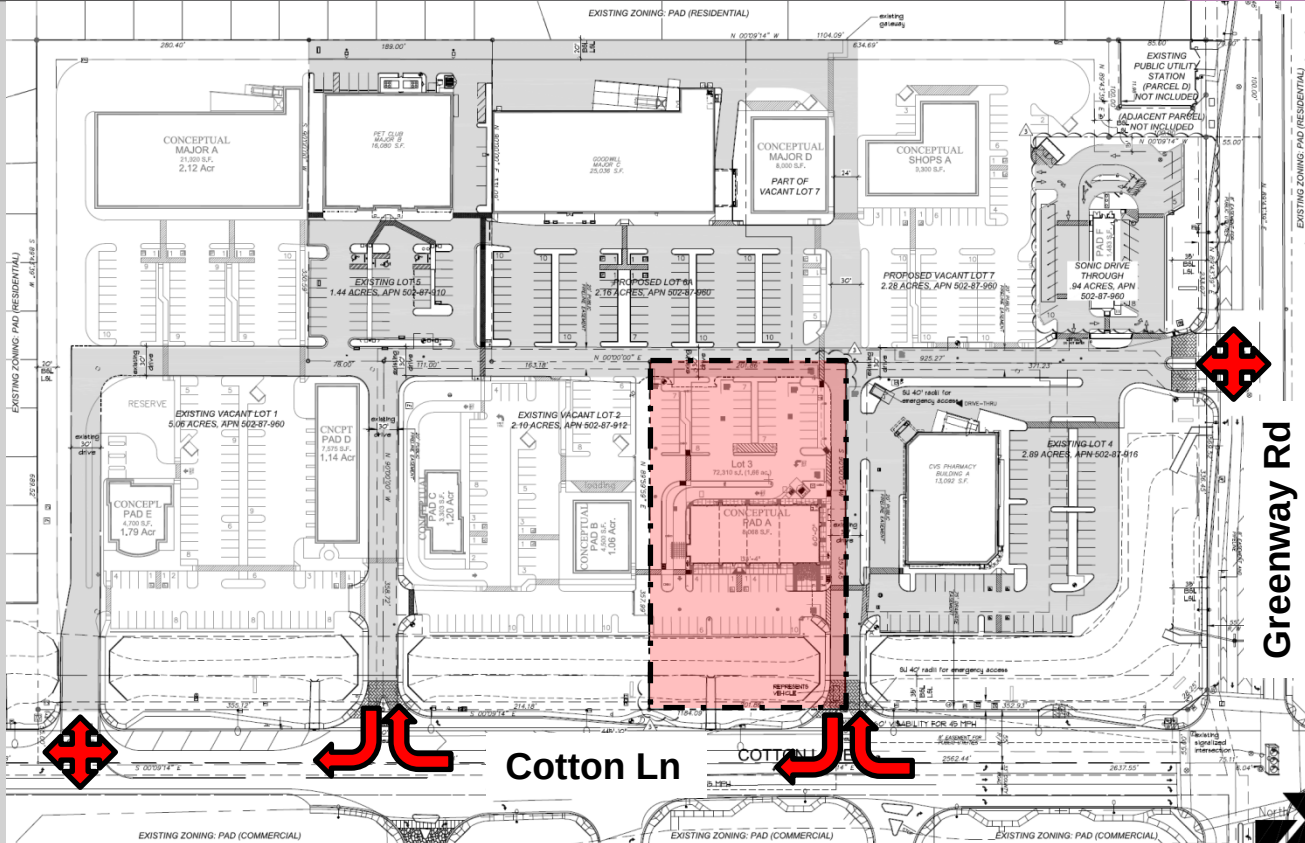
FS16-575
Sierra Montana



MASTER SITE



MASTER SITE





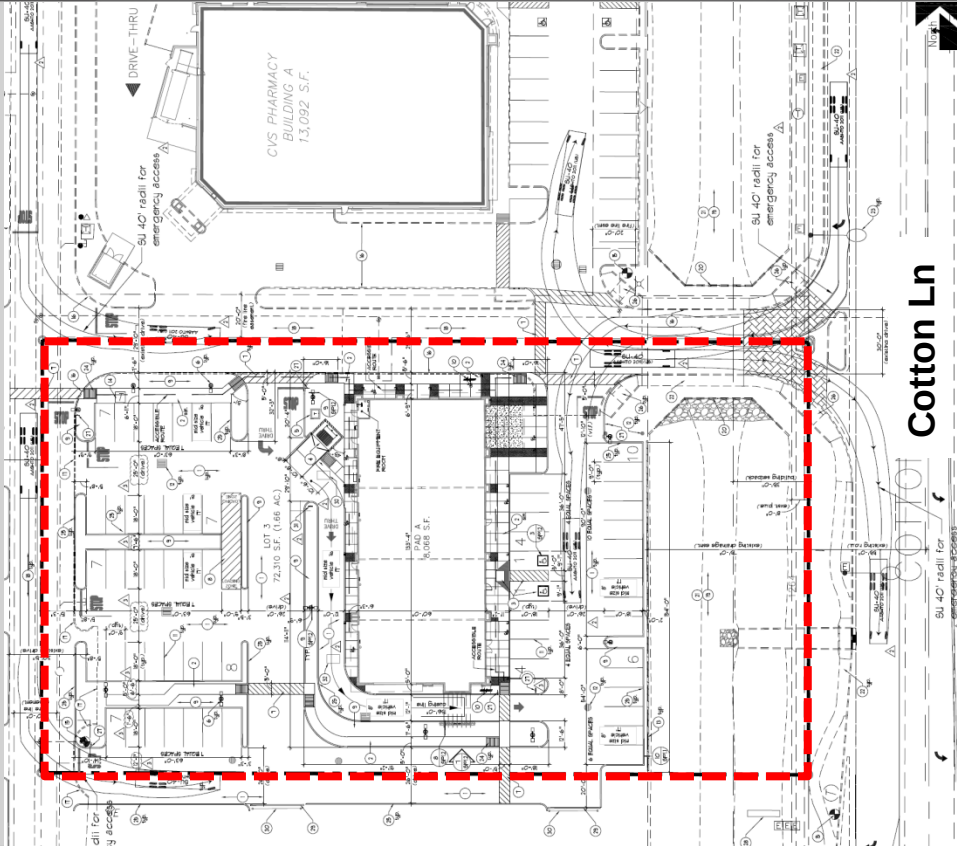
 Built

 Vacant

MASTER SITE



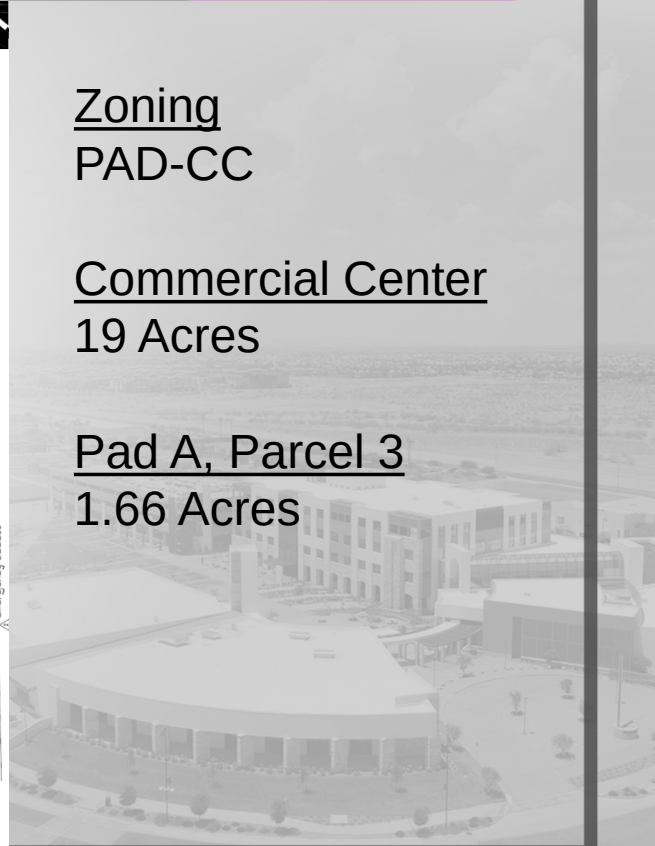
SITE PLAN

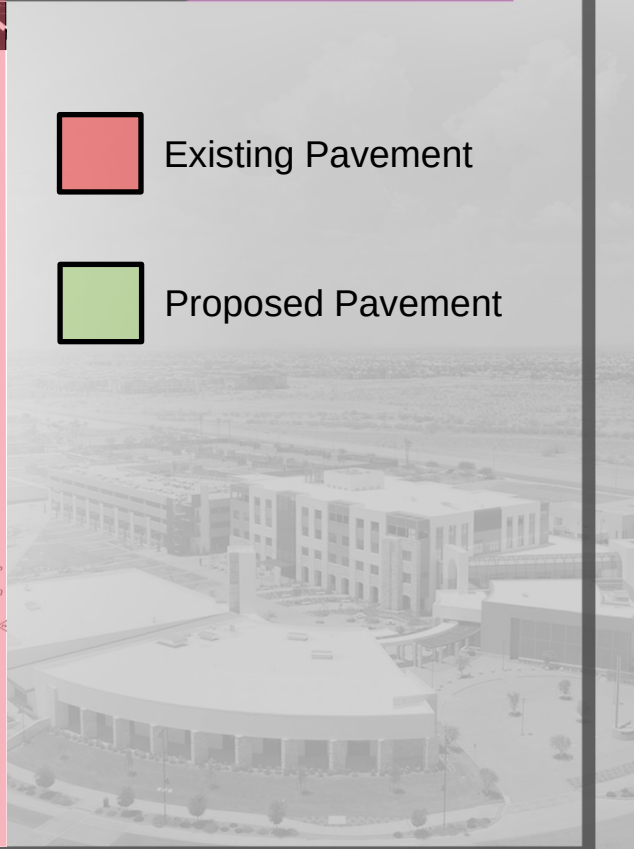


Zoning
PAD-CC

Commercial Center
19 Acres

Pad A, Parcel 3
1.66 Acres



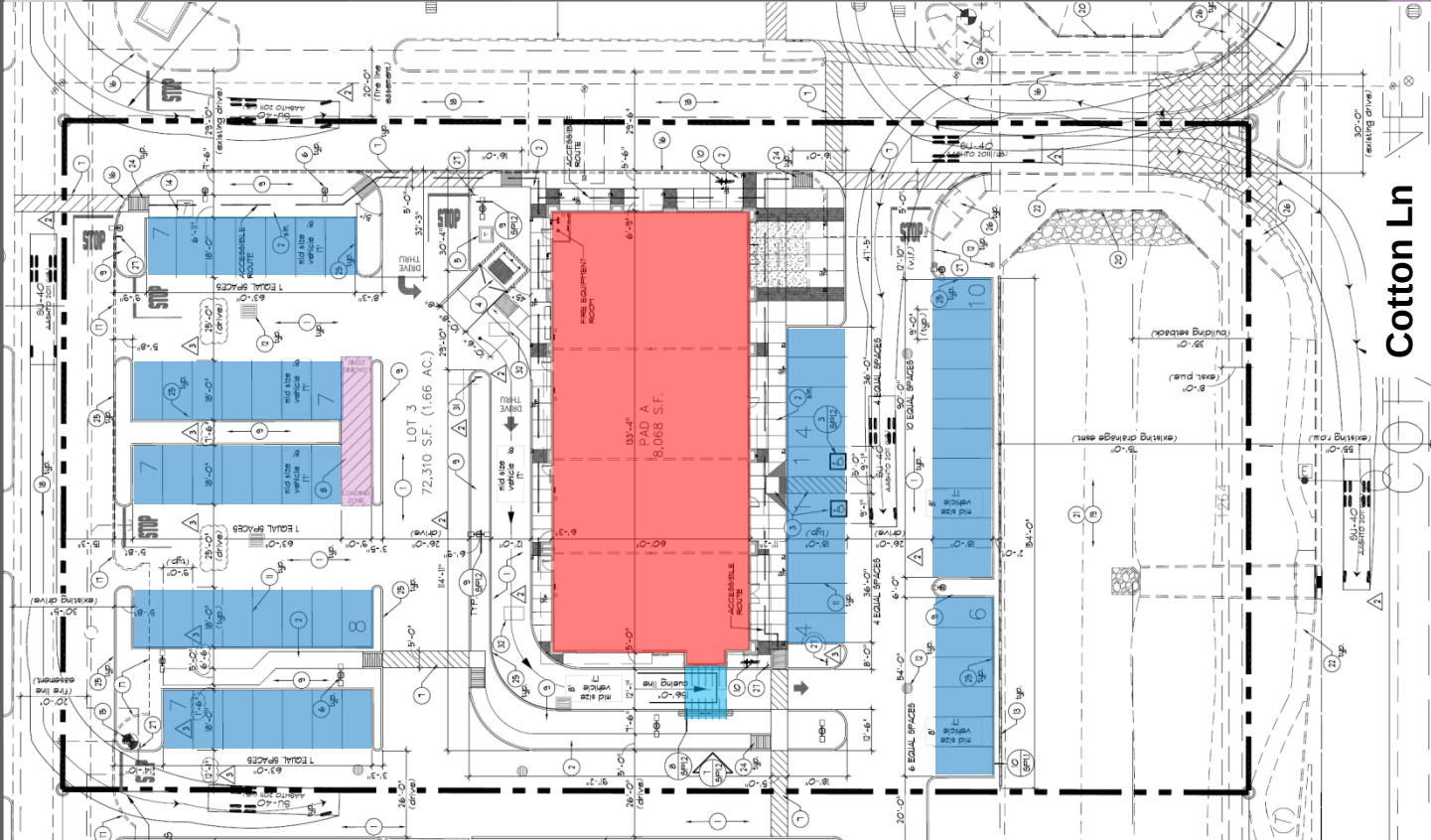


[illegible]

Drive through
Canopy
225 sf

Cotton Ln

SITE PLAN



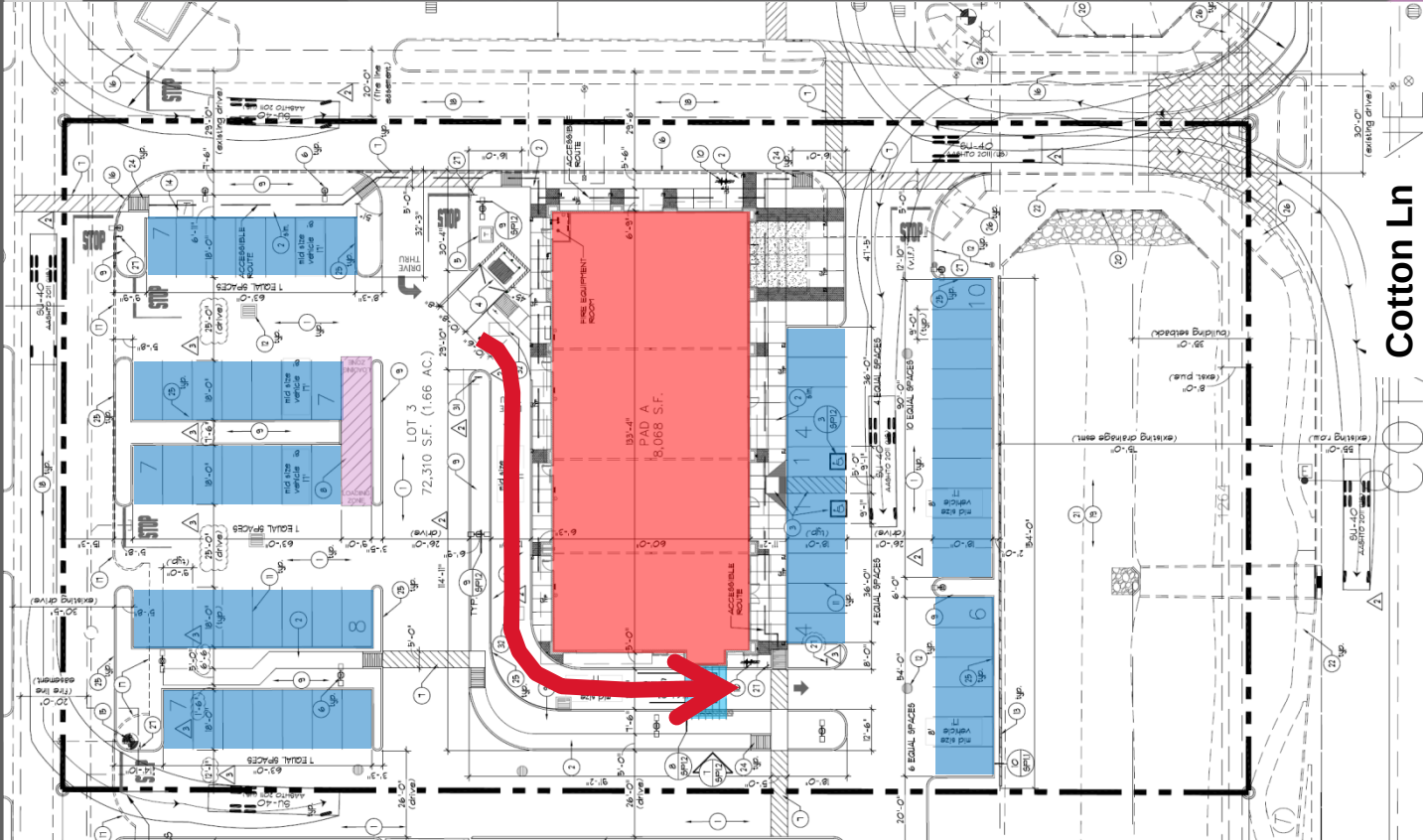
Cotton Ln

Parking
8,068 sf

Loading Zone
400 sf



SITE PLAN

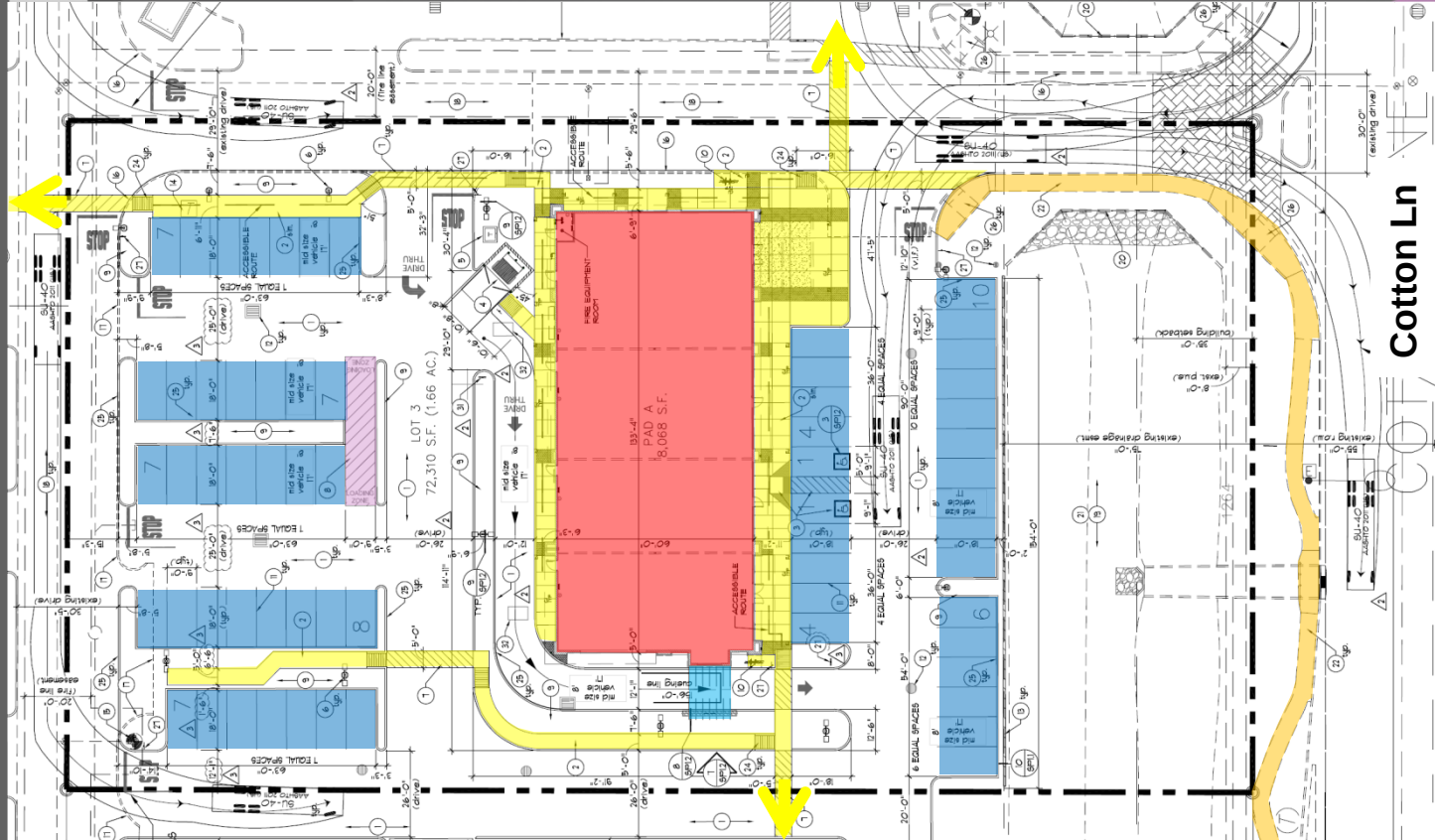


Drive Through

156 feet of
Cueing
Distance

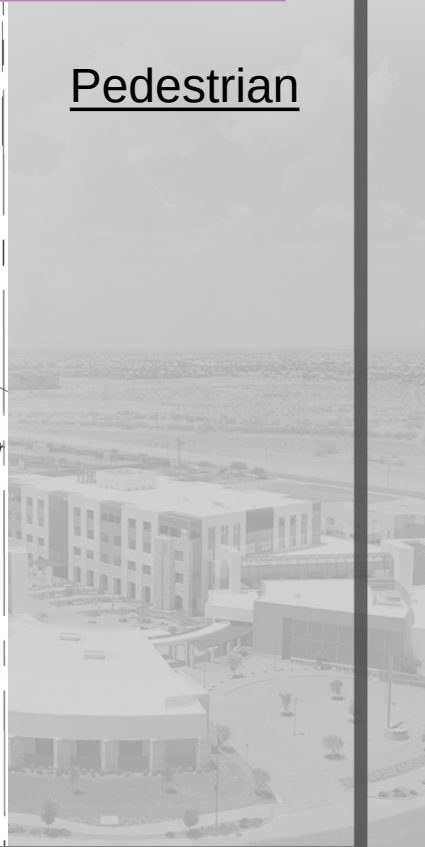
Will Require
Separate CUP
Review

SITE PLAN



Pedestrian

Cotton Ln



Site plan for Lot 3 (1.66 AC) showing existing landscaping, building footprints, and various setbacks. The plan includes dimensions for setbacks (e.g., 10'-0", 5'-0"), building footprints (e.g., 39'-0" x 80'-0"), and landscaping areas. A large yellow arrow points to the 'Existing Landscaping' area. The plan also shows 'ACCESSIBLE ROUTE' and 'DRIVE THRU' areas.

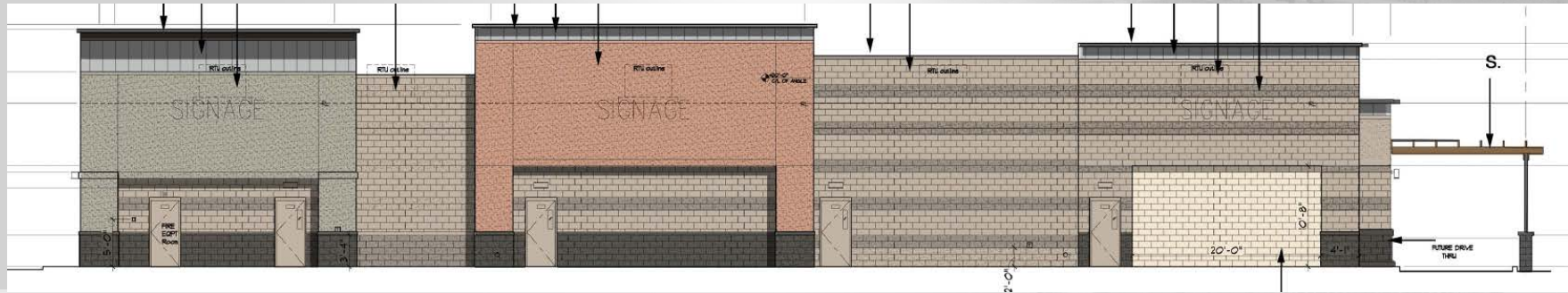
Cotton Ln

Existing Landscaping

ELEVATIONS



East Elevation – Frontage Along Cotton Lane



West Elevation – Internal to the Commercial Center

ELEVATIONS



South Elevation – Interior and Drive Through



North Elevation – North Side Along Access Road / CVS

COLORS AND MATERIALS



H. PAINT COLOR
SW 6118 Leather Bond



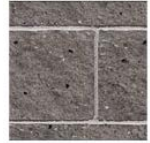
K. Alum Storefront Sys
Anodized Clr
Arcadia



L. Split-Face CMU
SW 6078 Realistic Beige
Sherwin Williams



M. Smooth Face CMU
SW 6078 Realistic Beige
Sherwin Williams



O. Split-Face CMU
SW 6005 Folkstone
Sherwin Williams



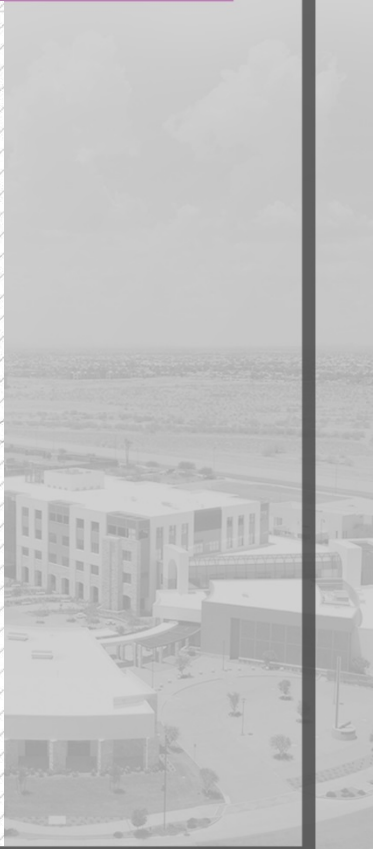
Q. Split-Face CMU
SW 6151 Quiver Tan
Sherwin Williams

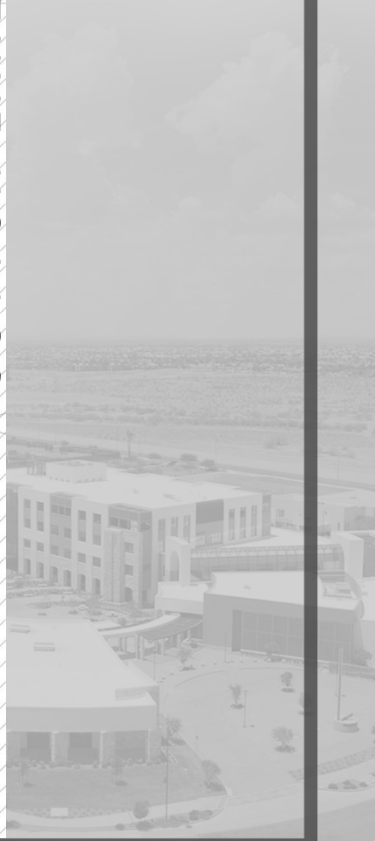


R. Smooth Face CMU
SW 6151 Quiver Tan
Sherwin Williams



S. Wood
Doug Fir
Dark Brown Stain







SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

June 21, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 21, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	Planning & Zoning	District:	1
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st 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 L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis subject to stipulations 'A' thru 'F'.

Background:

On September 14, 2017 Gammage and Burnham, submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise PAD generally located south of Dynamite Boulevard and west of 171st 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 - FS17545 DESERT OASIS PARCELS L1, L2, L3, L4 AND L12 - STAFF REPORT](#)
- ☐ [01 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Vicinity Maps](#)
- ☐ [02 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Preliminary Plat](#)
- ☐ [03 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Landscape Plans](#)

- ☐ [03 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Landscape Plans](#)
- ☐ [03 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Landscape Plans](#)
- ☐ [04 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Circulation Plan](#)
- ☐ [05 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Wall Plan](#)
- ☐ [06 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - Luke AFB Letter](#)
- ☐ [07 - FS17-545 Desert Oasis Parcels L1, L2, L3, L4, and L12 - ADOT Comments](#)
- ☐ [08 - FS17545 DESERT OASIS PARCELS L1, L2, L3, L4 AND L12 - 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: FS17-545

Project Name: Desert Oasis Parcels L1, L2, L3, L4, and L12

Council District: 1 – ACACIA

Meeting Date: June 21, 2018

Planner: Sergio Angulo

Owner: Metro Oasis LLLP

Applicant: Susan Demmitt with Gammage and Burnham, PLC

Request: Preliminary Plat for 832 Lots.

Site Location: Generally south of Dynamite Boulevard and west of 171st Avenue in Desert Oasis.

Site Size: 229.67 Acres (approx.)

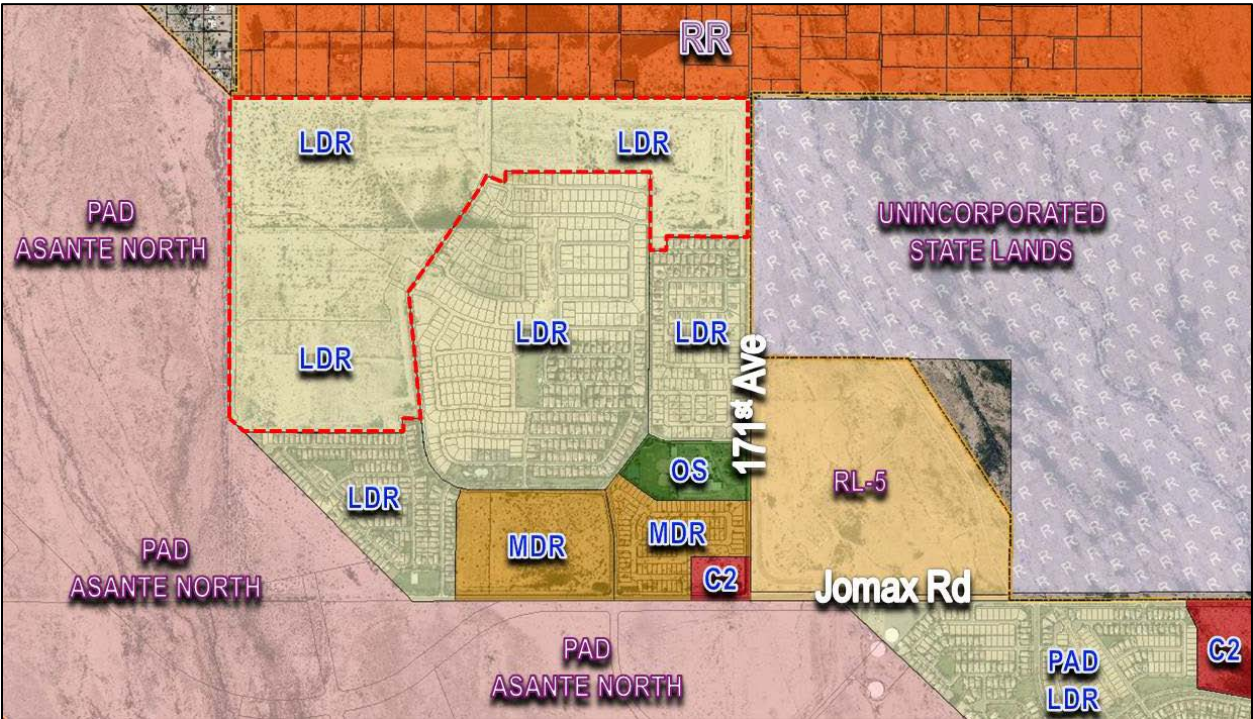
Density: 3.62 Dwelling Units per Acre

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-545.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS17-545, subject to stipulations 'A' through 'F'.

33 **Existing Land Zoning:**



Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)
Pad Asante North	PAD (LDR)	Arizona State Lands
Pad Asante North	PAD (LDR)	Arizona State Lands

34 **History:**

35

36 **October 12, 2000:** 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 **January 12, 2017:** Staff met with the applicant to discuss the project during a regularly scheduled

40 Concept Review meeting under CR16-527.

41 **September 14, 2017:** The applicant filed a request for a Minor PAD Amendment and a Preliminary

42 Plat approval for a new 832-lots residential subdivision.

43 **March 7, 2018:** The Community Development Director approved the Minor PAD Amendment to

44 modify the development standards and provide additional design guidelines for Parcels L1, L2, L3,

45 L4, and L12 of Desert Oasis.

Project Description:

Gammage and Burnham requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 229.67 acres in parcels L1, L2, L3, L4, and L12 of the Desert Oasis at Surprise Planned Area Development (PAD) generally located south of Dynamite Boulevard, west of 171st Avenue, and east of the 179th Avenue alignment. The applicant proposes 832 residential lots and landscape tracts for open space recreation and retention which includes an amenity tot lot. The subdivision will be built in three (3) phases; phase one (1) includes 304 lots, phase two (2) includes 192 lots, and phase three (3) includes 336 lots.

The subject property is zoned Planned Area Development (PAD) and has a land use designation of Low Density Residential. The subject parcels are the last Low Density Residential designated parcels to be subdivided in Desert Oasis. The PAD allows for a total density of 3.88 dwelling units per acre, with the proposed number of lots within this development the total density for the Desert Oasis PAD will be 3.8 dwelling units per acre.

The proposed subdivision shows two (2) access points into the site from Dynamite Boulevard and additional access points from existing internal collector streets that lead to 171st Avenue and Jomax Road. As per the Desert Oasis PAD, the developer is obligated to construct half street improvements for 179th Avenue along the project west boundary. Due the wash that exists on the 179th Avenue alignment, the City is willing to consider the option that the developer provide a cash-in-lieu payment for other roadway improvements of a similar size or cost in the area that would benefit this development (Stipulation A). Stipulations B and C ensure the construction of a landscaped median on 171st Avenue and Dynamite Boulevard. The site proposes good pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along Dynamite Boulevard and 171st Avenue, and also provides good pedestrian connectivity between the different open space tracts.

The proposed subdivision consists of 832 lots for single-family detached homes. The applicant proposes three (3) different lot sizes within this subdivision; 50' x 120', 55' x 120', 60' x 120'. The proposed lot sizes are consistent with the latest version of the Desert Oasis PAD. The site dedicated approximately 49.63 acres (22%) for open space which include a couple of tot lots with playground equipment, outdoor exercise equipment, BBQ facilities, shaded seating, and an interconnected pedestrian trail system which connects the different open space tracts throughout the development. Additional landscape and retention tracts also contribute to the total open space. The proposed open space and landscape meets and exceeds the minimum requirements of the PAD (13%) and the SUDC (20%).

83 **Reviewing Agencies:**

84
85 In addition to the standard city internal reviewing departments, the Nadaburg Unified School
86 District, the Arizona Department of Transportation, Maricopa Water District, Maricopa County
87 Flood Control District, and Luke AFB were included in the routing of this request. None of the
88 reviewing agencies indicated any concerns over the request.
89

90 **Summary:**

91
92 By accepting and incorporating stipulations 'A' through 'F' the proposed Preliminary Plat will meet
93 the requirements of the Desert Oasis at Surprise PAD, the SUDC, and the General Plan.
94

95 **Findings:**

- 96
97
 - 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
98 SUDC.
99

100
101 **Recommendation:**

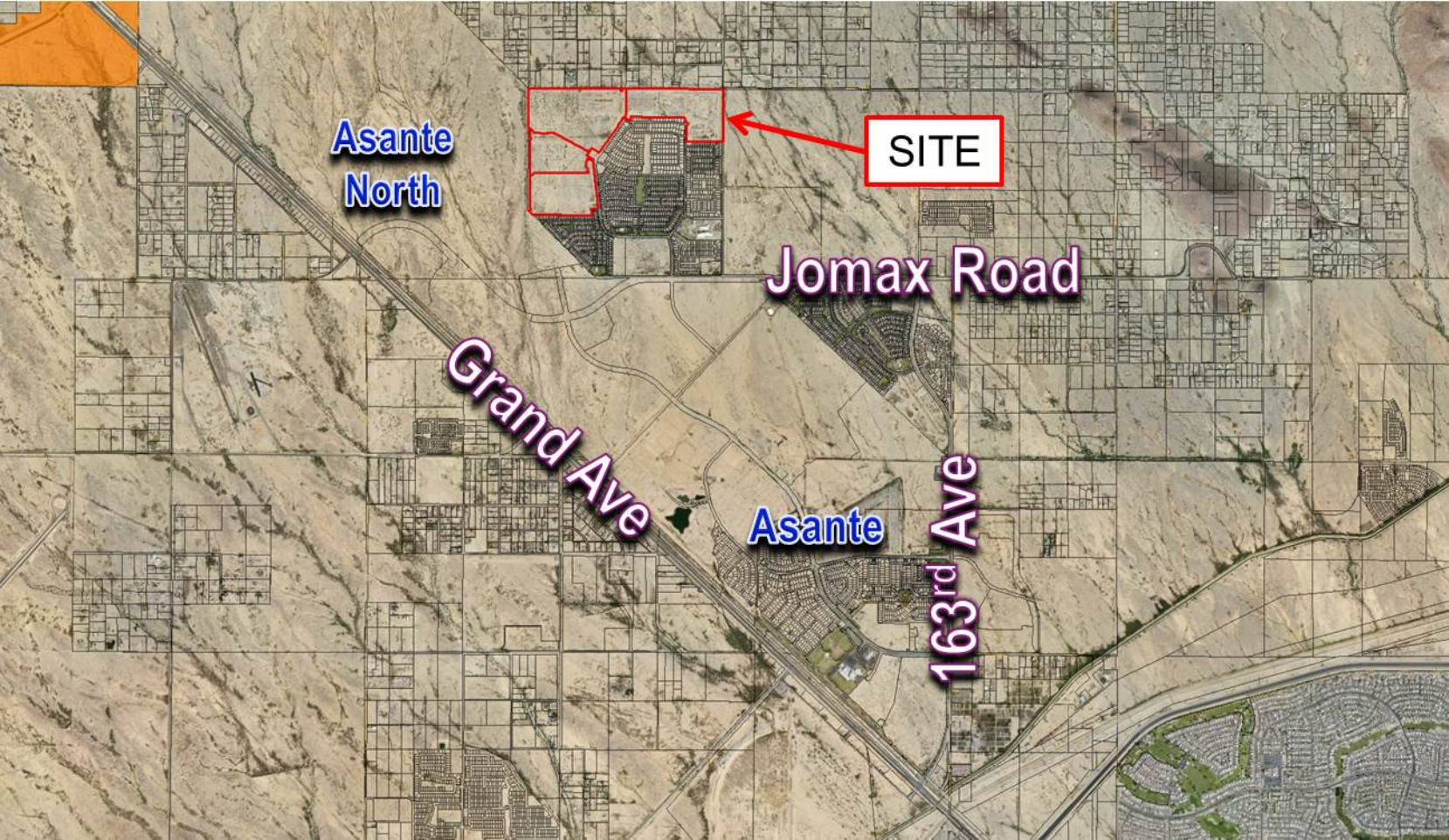
102
103 Based on the findings noted above, staff recommends the Commission move to recommend
104 **approval** to the Mayor and City Council of case FS17-545, subject to stipulations 'A' through 'F' as
105 outlined below:
106

- 107 A. Pursuant to the PAD for Desert Oasis, the Developer would be required to construct
108 half street improvements for 179th Avenue along the project west boundary.
109 Alternatively, prior to approval of the Final Plat, the Developer, with the
110 concurrence of City Staff, may provide a cash-in-lieu payment for other roadway
111 improvements of a similar size or cost in the area that would benefit this
112 development.
113 B. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment,
114 per a City reviewed and approved engineer's estimate, for the raised median and
115 landscape on 171st Avenue along the project frontage.
116 C. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment,
117 per a City reviewed and approved engineer's estimate, for the raised median and
118 landscape on Dynamite Boulevard along the project frontage.
119 D. The developer shall resolve the ownership issue regarding the well site (503-51-
120 020D) and dedicate the required 55' right-of-way on the final plat.
121 E. The CLOMR shall be approved by FCDMC and the City of Surprise prior to approval of
122 the Final Plat.
123 F. Non-compliance with the stipulations of approval of this case will be treated as a
124 violation in accordance with the provisions of Article XIV of the Surprise Unified
125 Development Code.

126 However, should the Commission wish to recommend **denial** of the request, the Commission
127 should make its own findings and base its decision on those alternative findings.
128

129 **Attachments:**

- 130
- 131 01 Vicinity Map
- 132 02 Preliminary Plat
- 133 03 Landscape Plans
- 134 04 Circulation Plan
- 135 05 Wall Plan
- 136 06 Luke AFB Letter
- 137 07 ADOT Comments



Vicinity Map

179th Ave Alignment

Dynamite Blvd

L1

L12

L2

L3

L4

171st Ave

State
Lands

Sunrise
Ranch

Jomax Road

Vicinity Map



FS17-545

Desert Oasis Parcels

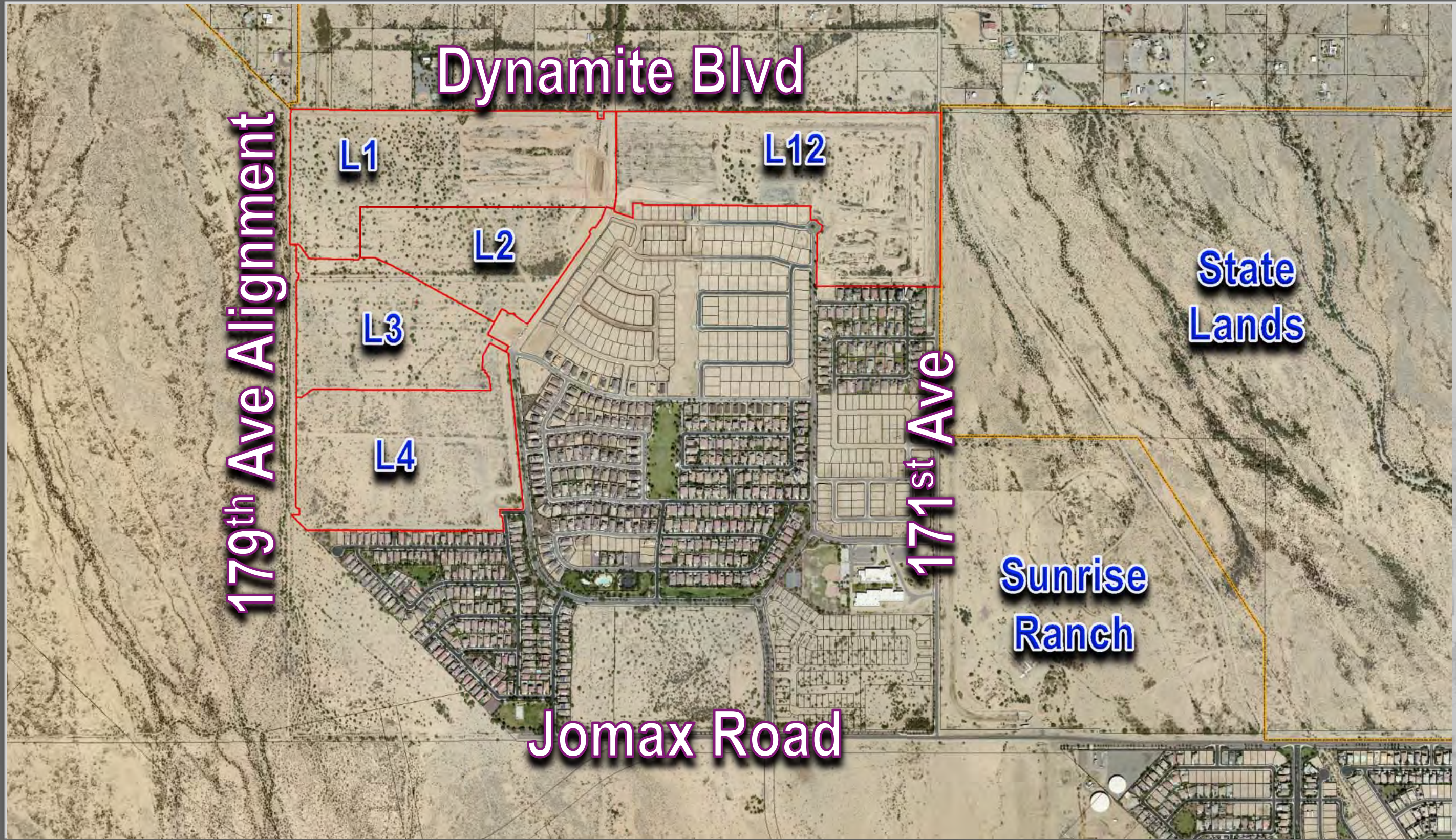
L1, L2, L3, L14, L12

Planning and Zoning Commission

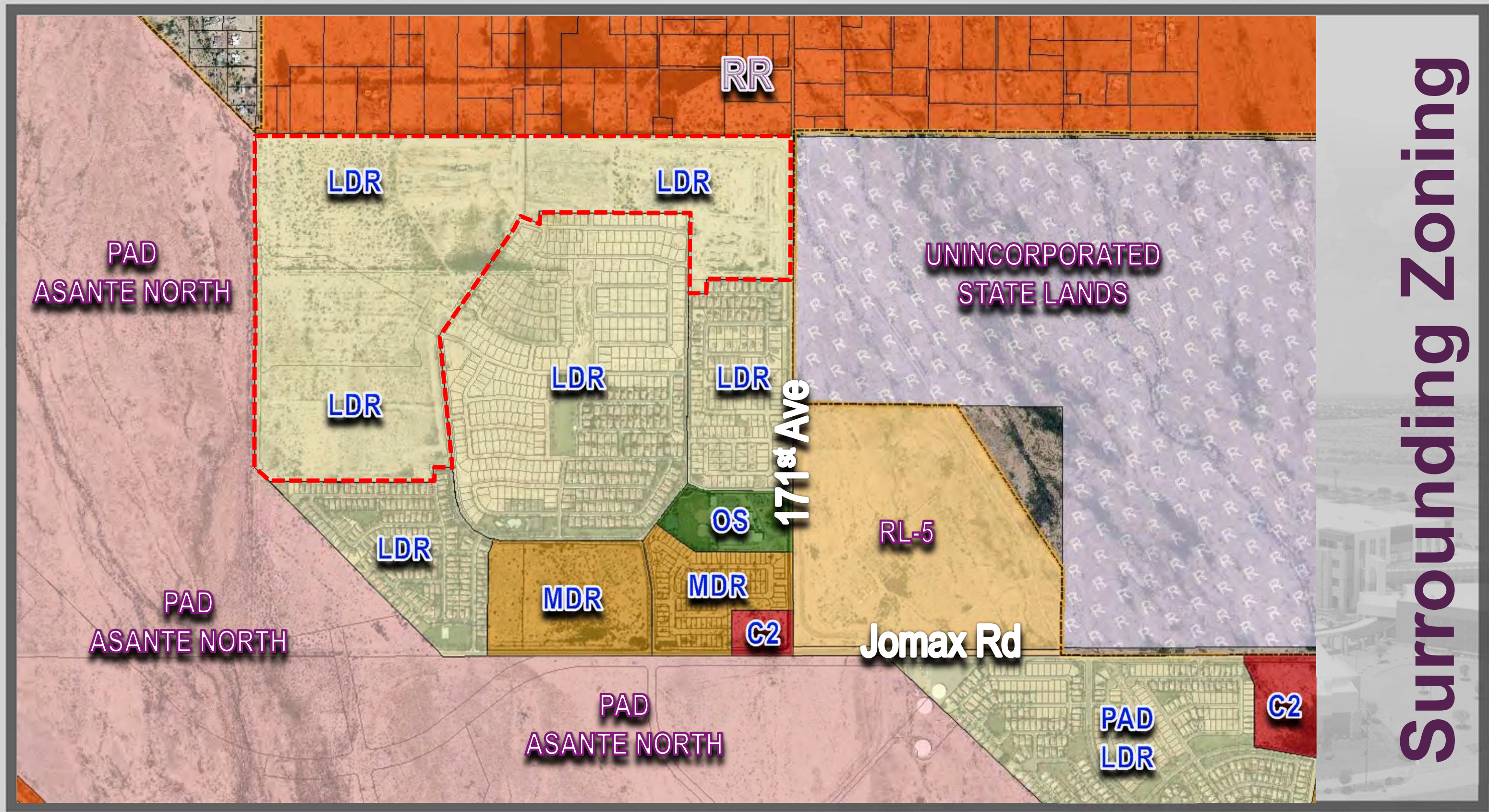
June 21, 2018



Vicinity Map



Vicinity Map



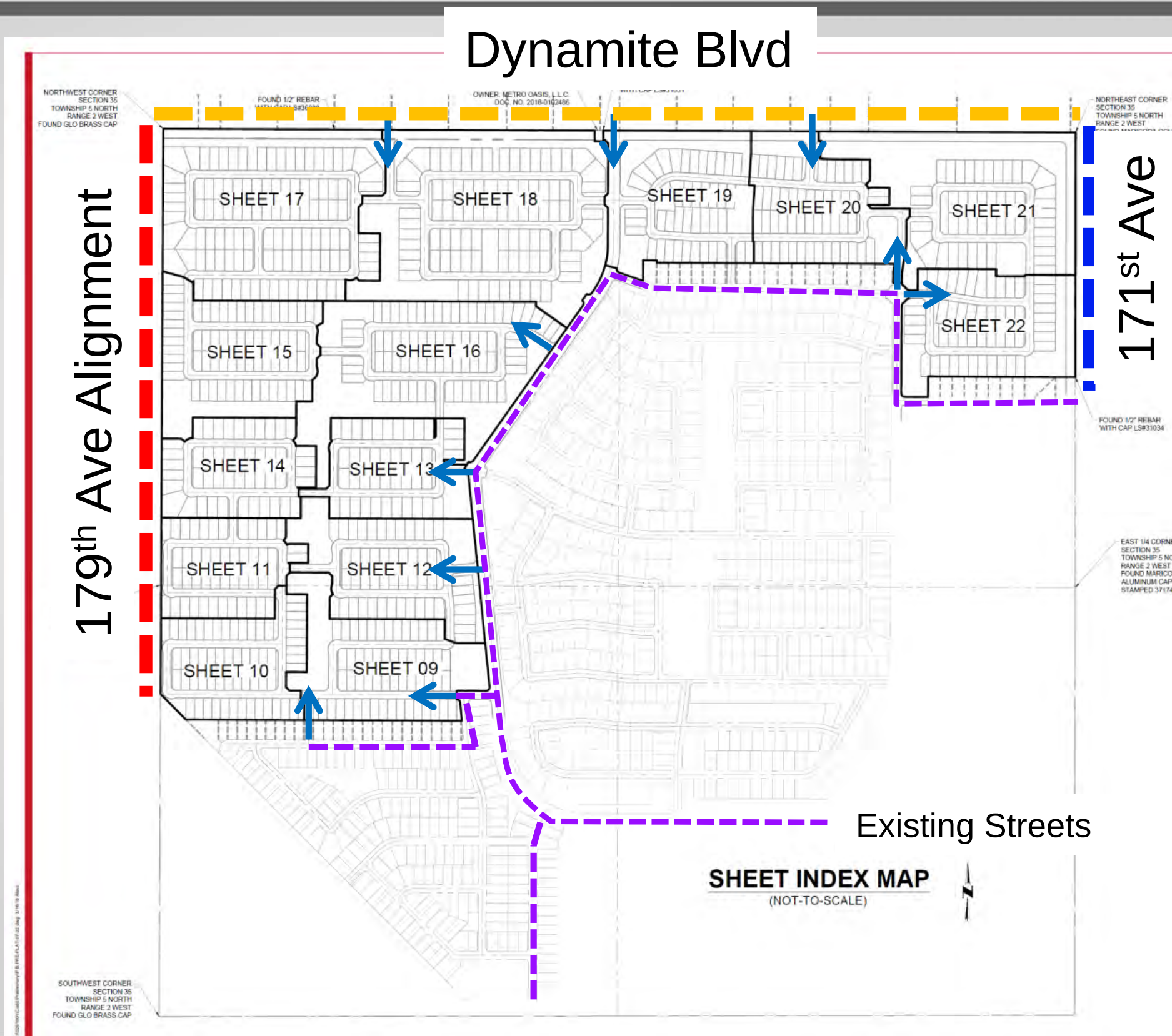
Surrounding Zoning

- 229.6 Acres
- 832 Lots
- Lot Mix
 - 50'x120'
 - 55'x120'
 - 60'x120'
- 3.62 DU/Ac
- 49.6 Ac. (22.4%) Open Space

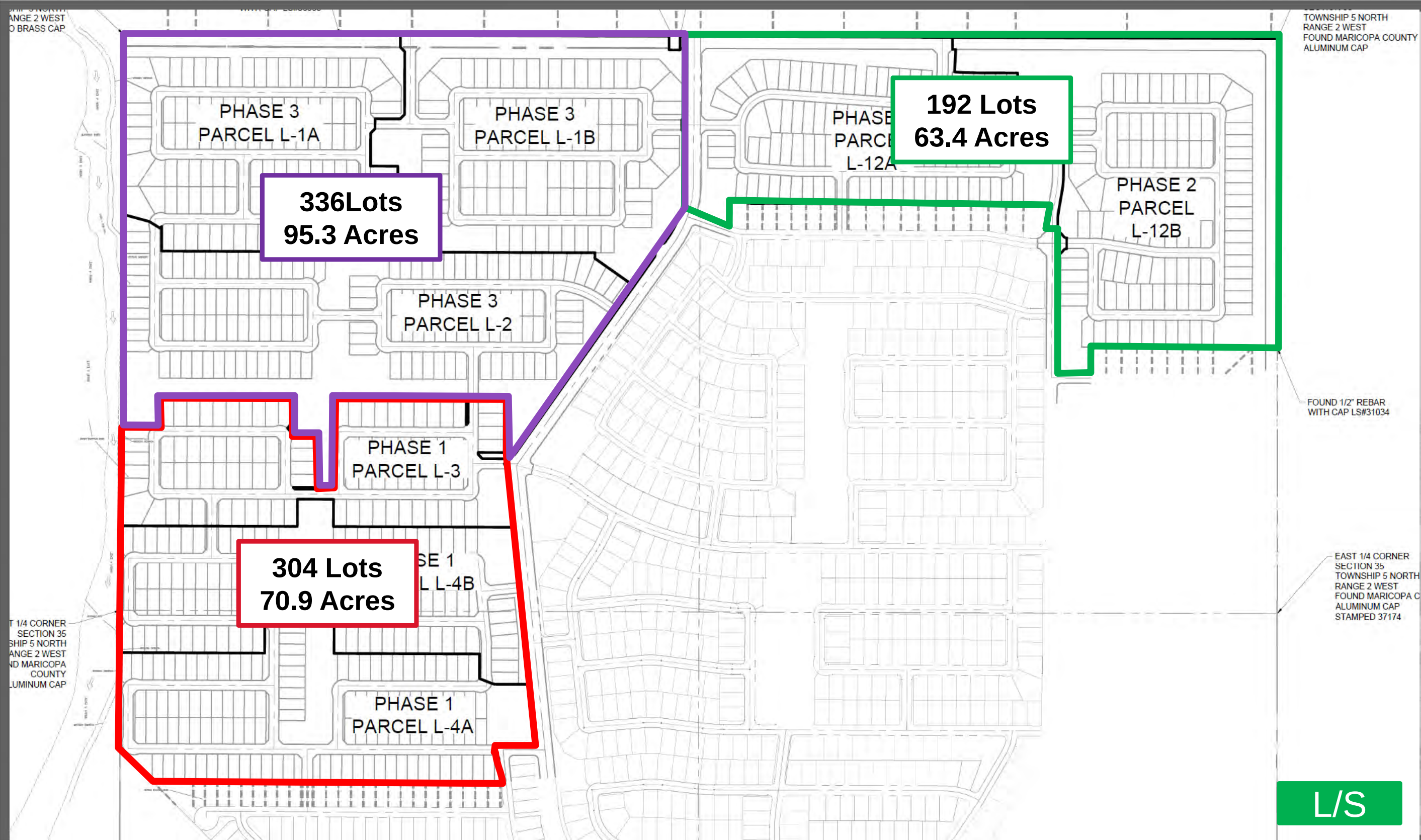
Stip. A: Construct 179th Ave or contribute for other roadway improvements of a similar size that will benefit this development

Stip. B: Provide In-Lieu Payment for Median and L/S

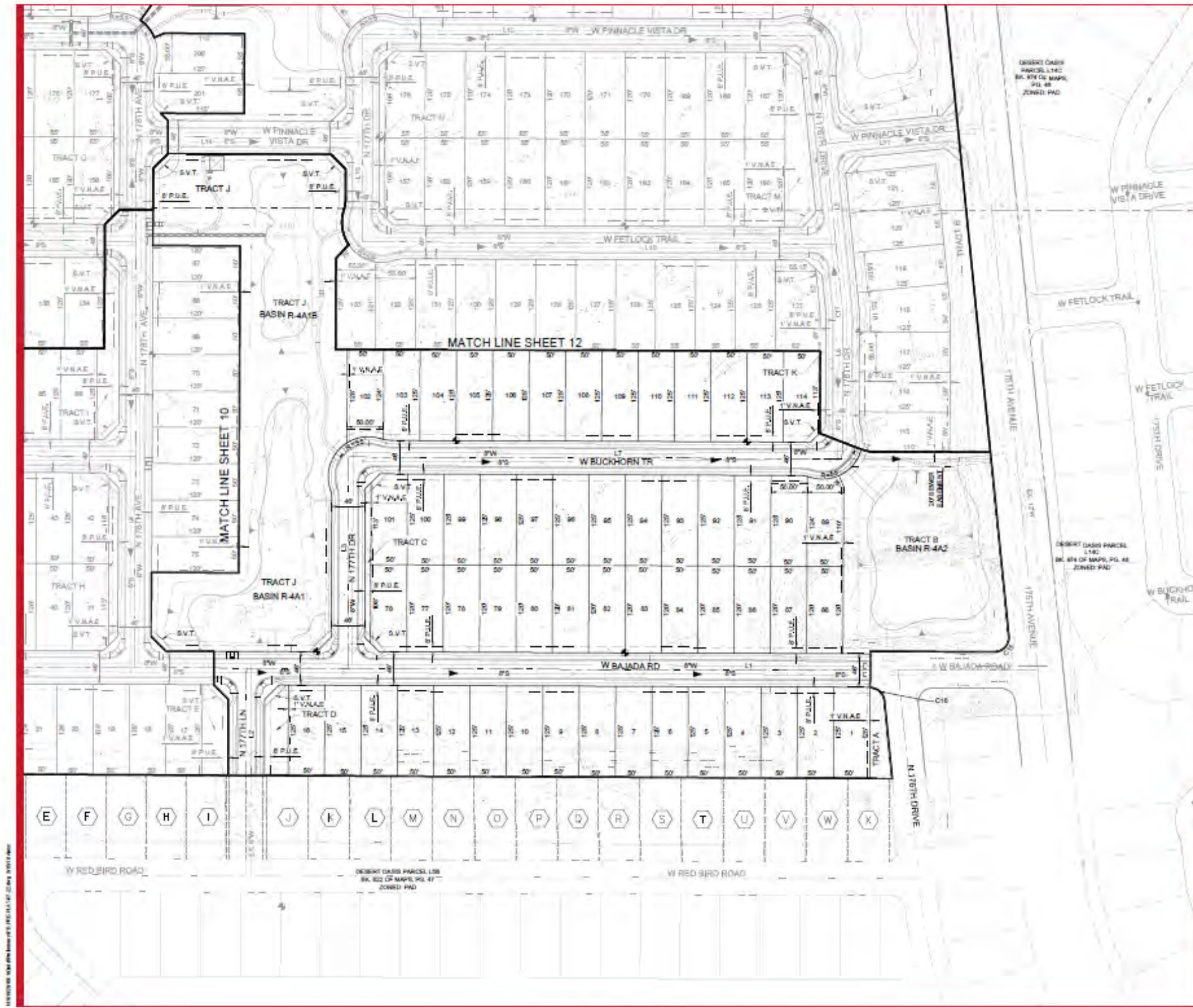
Stip. C: Provide In-Lieu Payment for Median and L/S



Preliminary Plat



Phasing Plan

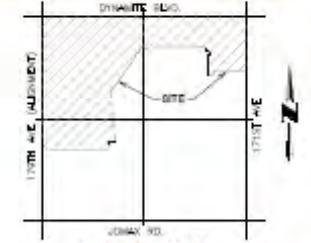


PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF
AND THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER
MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, L.L.P.
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85256
PHONE: (480) 515-5262
CONTACT: TIM BRISLIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4850 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-8831
CONTACT: DAVE COBLE



- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
 - INDICATES LINE DATA LABEL SEE SHEETS 03-05
 - INDICATES CURVE DATA LABEL SEE SHEETS 03-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

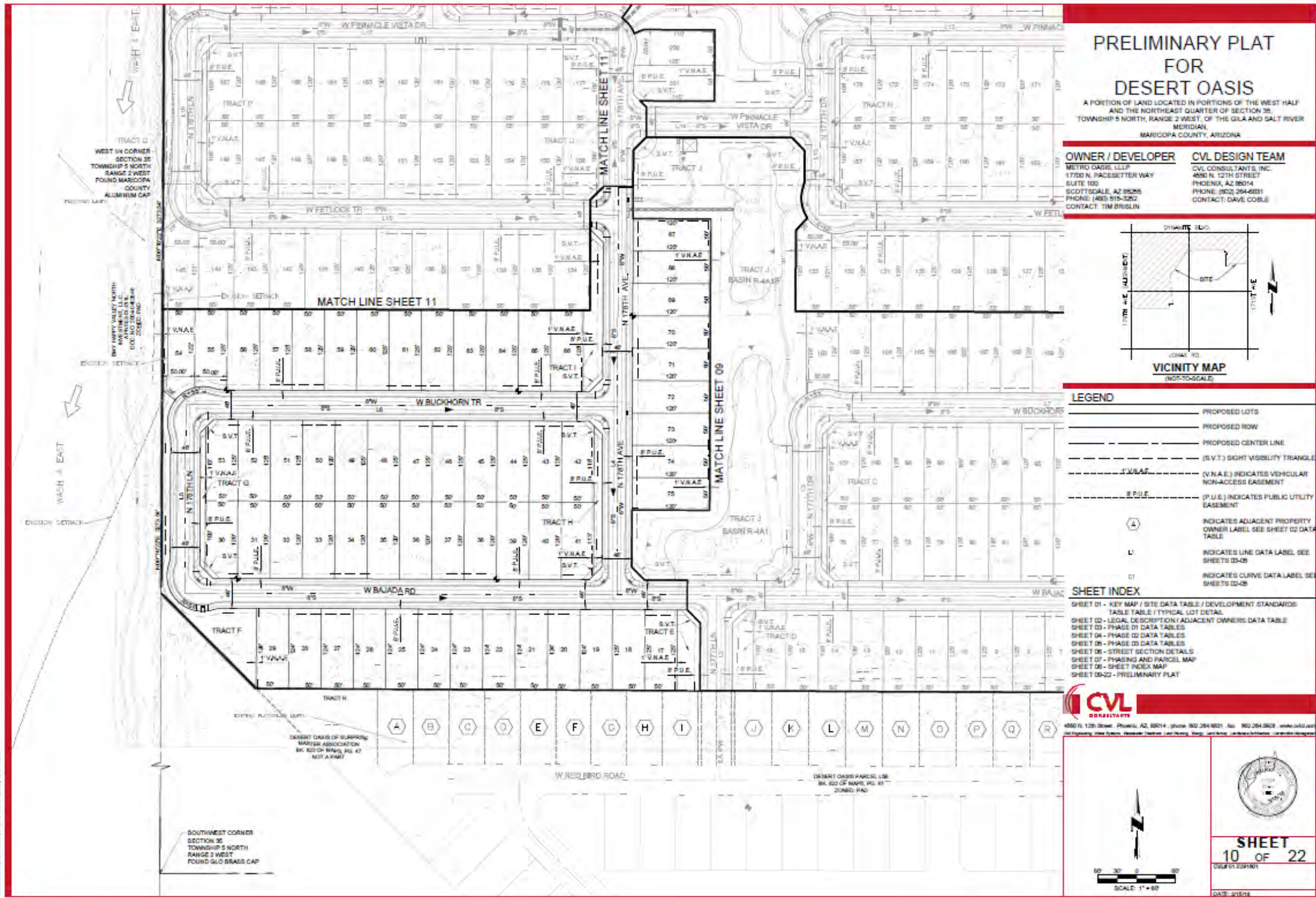
CVL
CONSULTANTS, INC.

4850 N. 12th Street, Phoenix, AZ 85014 phone: (602) 264-8831 fax: (602) 264-8832 www.cvl.com
Civil Engineering, Surveying, Planning, Urban Design, Land Use Planning, Transportation Planning, Environmental Planning

SHEET
09 OF 22

DATE: 2/15/18

Preliminary Plat



Preliminary Plat

Preliminary Plat

PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF
AND THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER
MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLC
1700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRULIN

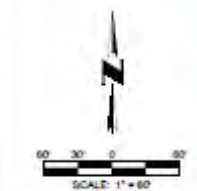
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4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 254-8831
CONTACT: DAVE COBLE



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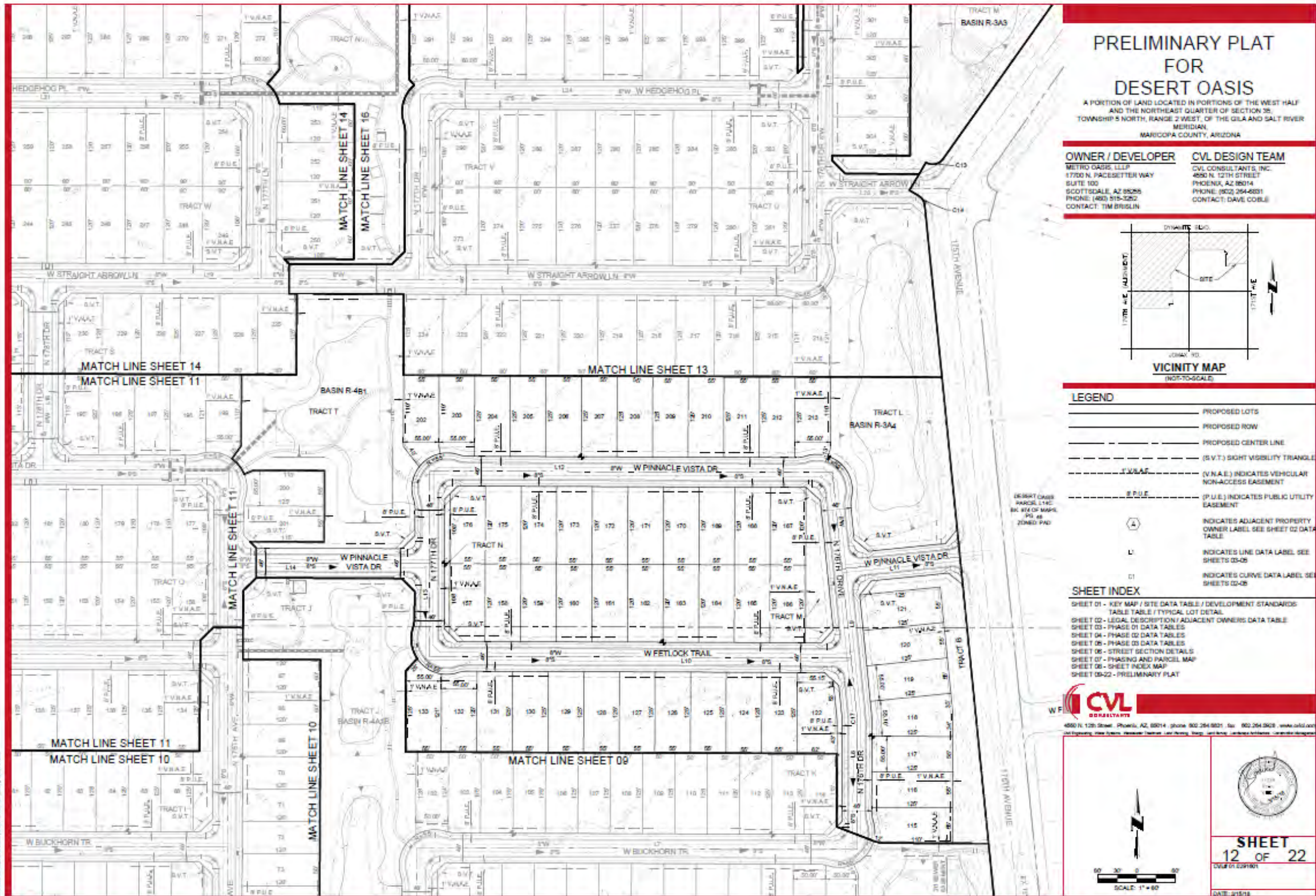
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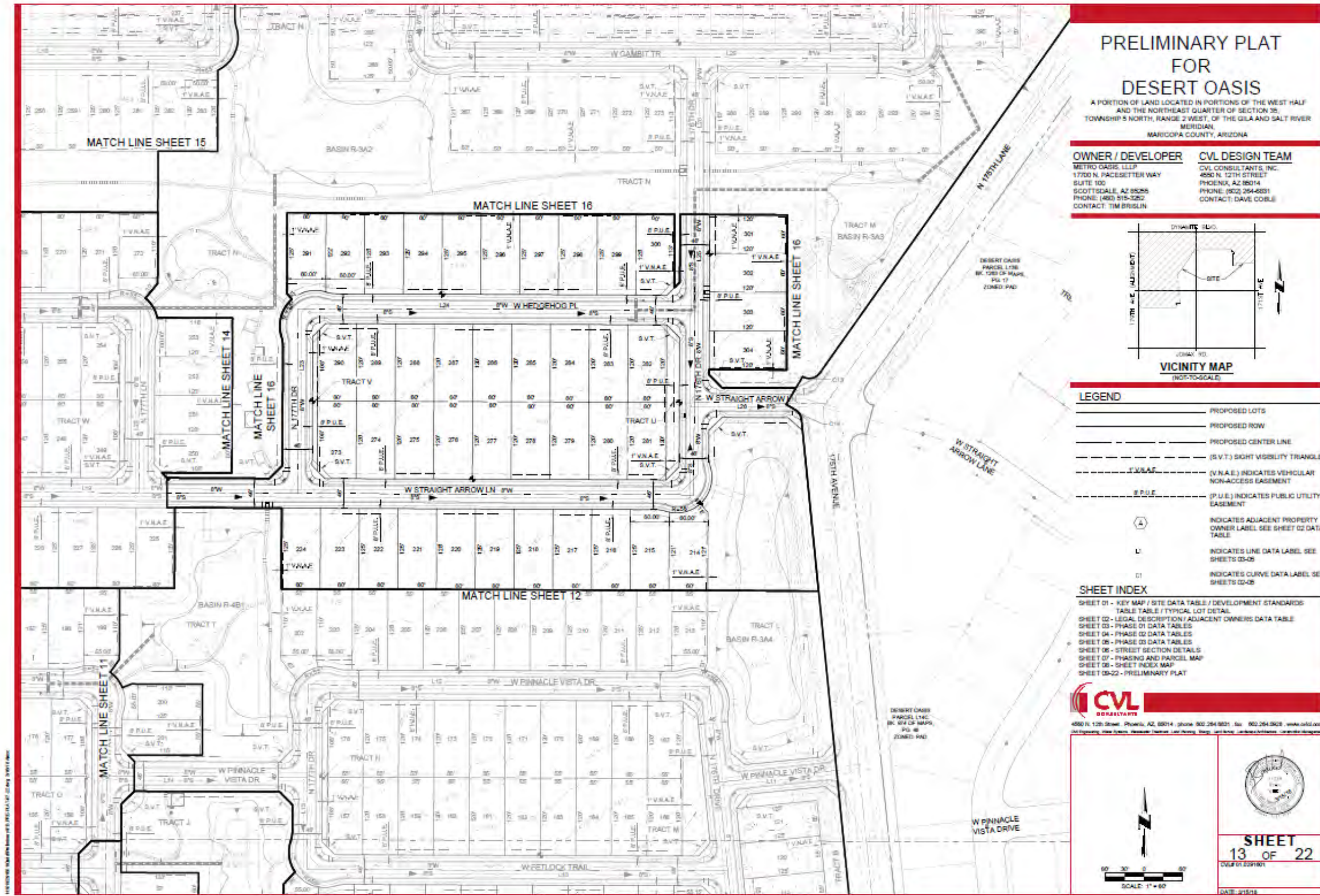


**SHEET
11 OF 22**
DATE: 11/15/18

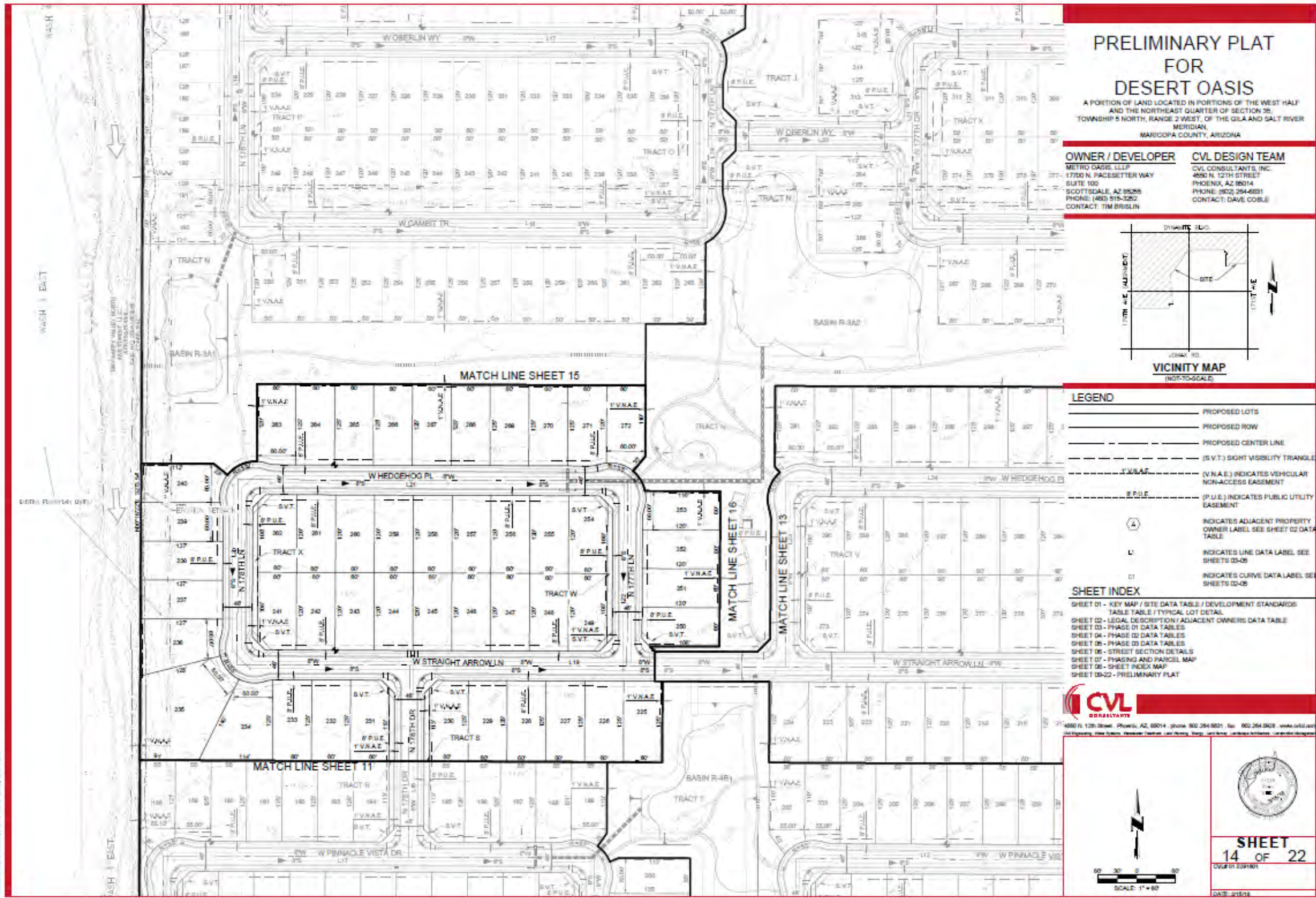
11/15/18 09:44 AM 4550 N. 12TH STREET, PHOENIX, AZ 85014 • PHONE: (602) 254-8831 • FAX: (602) 254-8832 • www.cvlaz.com

Preliminary Plat

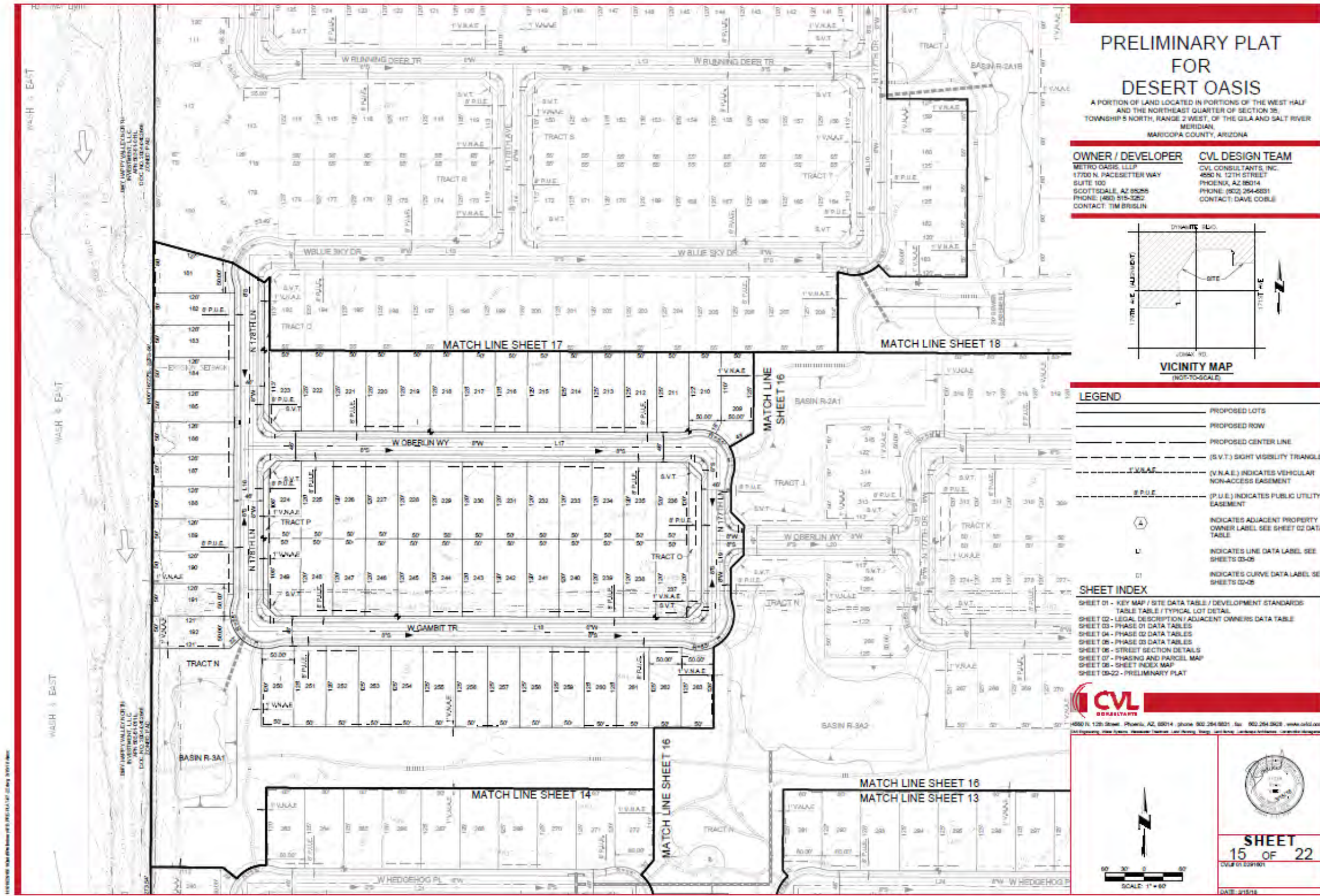




Preliminary Plat



Preliminary Plat



Preliminary Plat

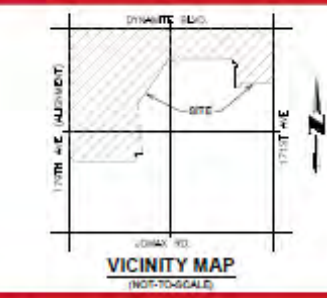
Preliminary Plat

PRELIMINARY PLAT FOR DESERT OASIS

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MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLC
17700 N. PACESSETT WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3282
CONTACT: TIM BRULIN

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4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 254-5521
CONTACT: DAVE COBLE



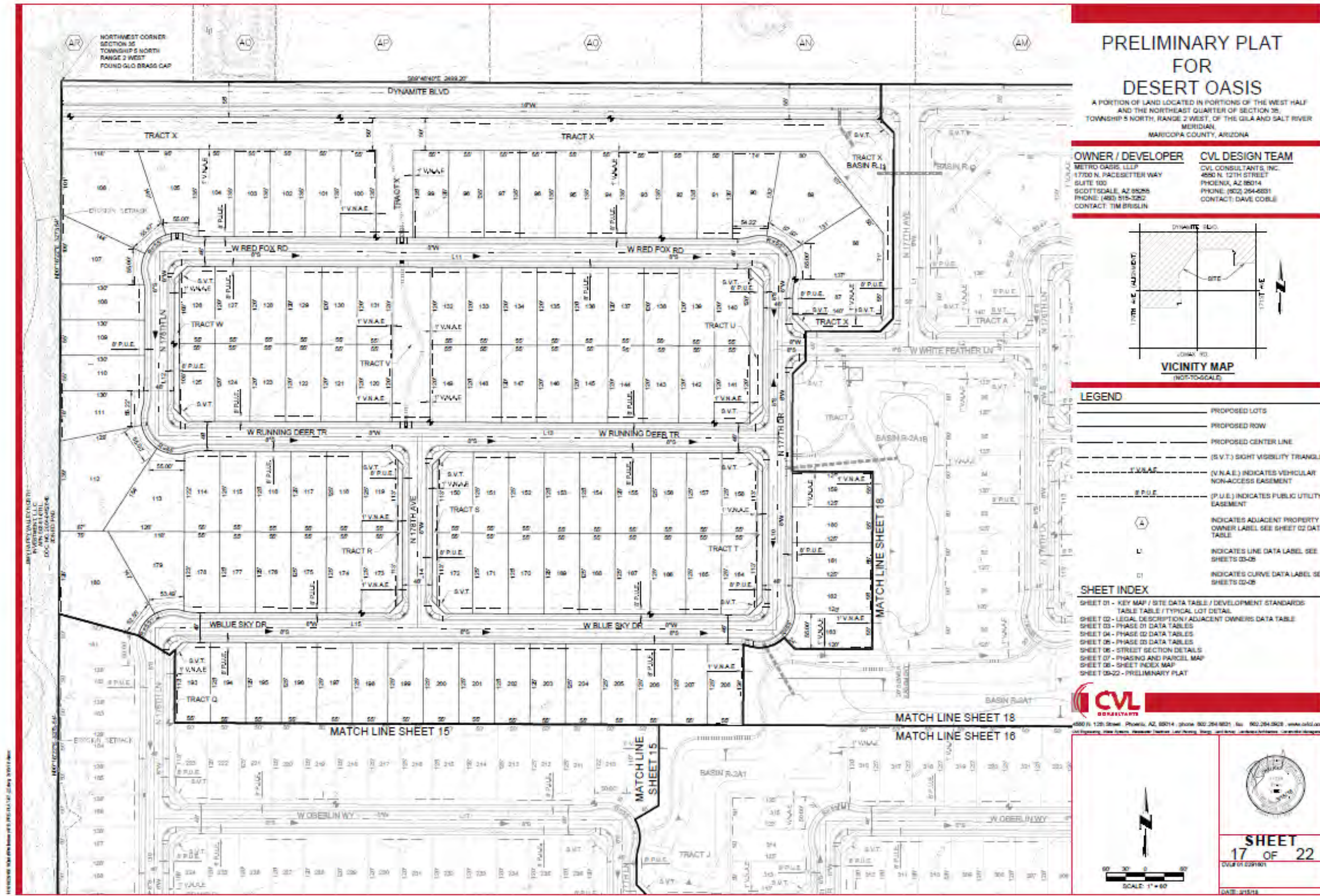
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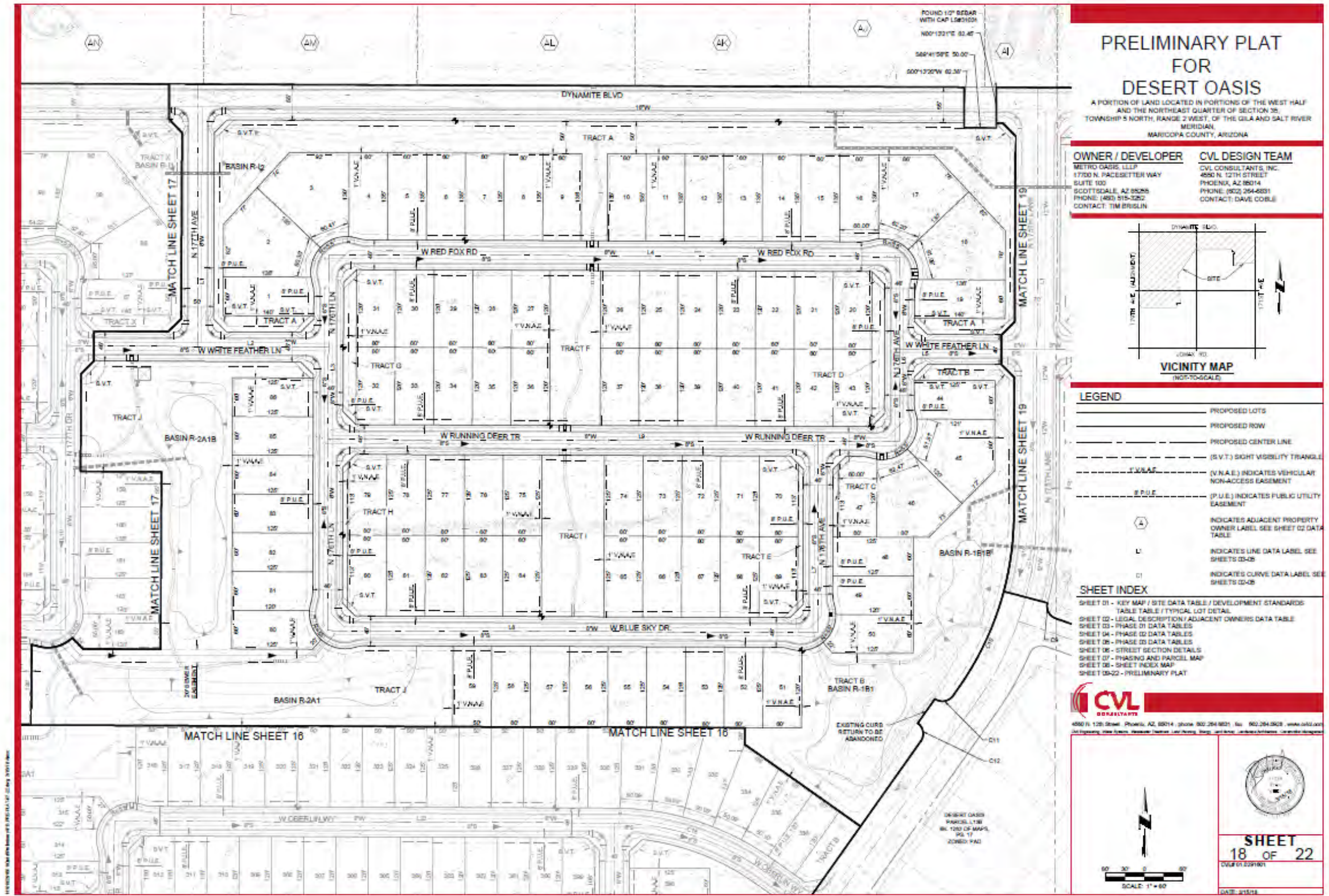
CVL CONSULTANTS
4550 N. 12TH STREET, PHOENIX, AZ 85014, PHONE: (602) 254-5521, FAX: (602) 254-5525, WWW.CVLC.COM
500 Technology Center Drive, Suite 200, Tempe, Arizona 85281, PHONE: (480) 966-1111, FAX: (480) 966-1112, WWW.CVLC.COM

SHEET 16 OF 22
DATE: 11/15/18

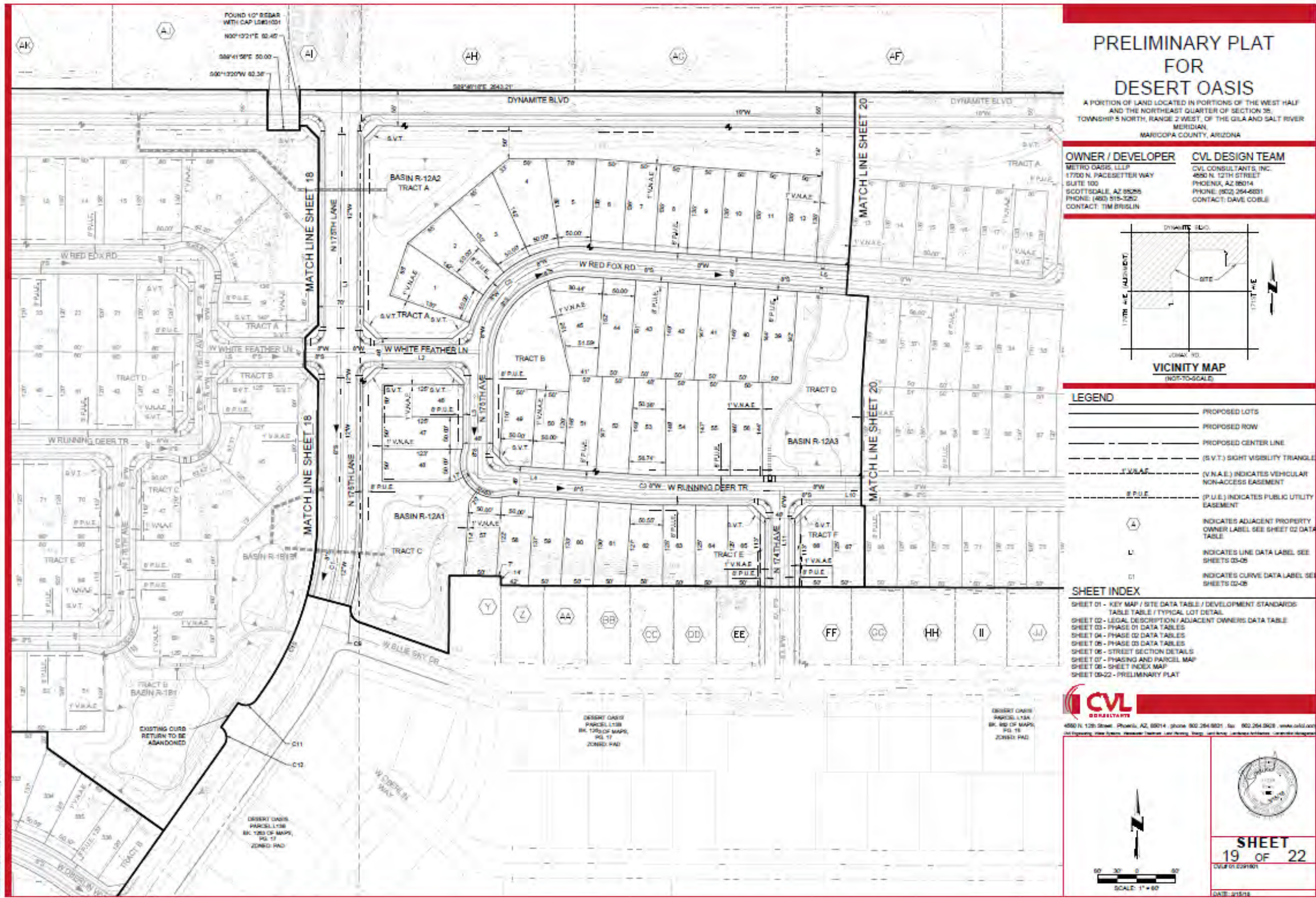
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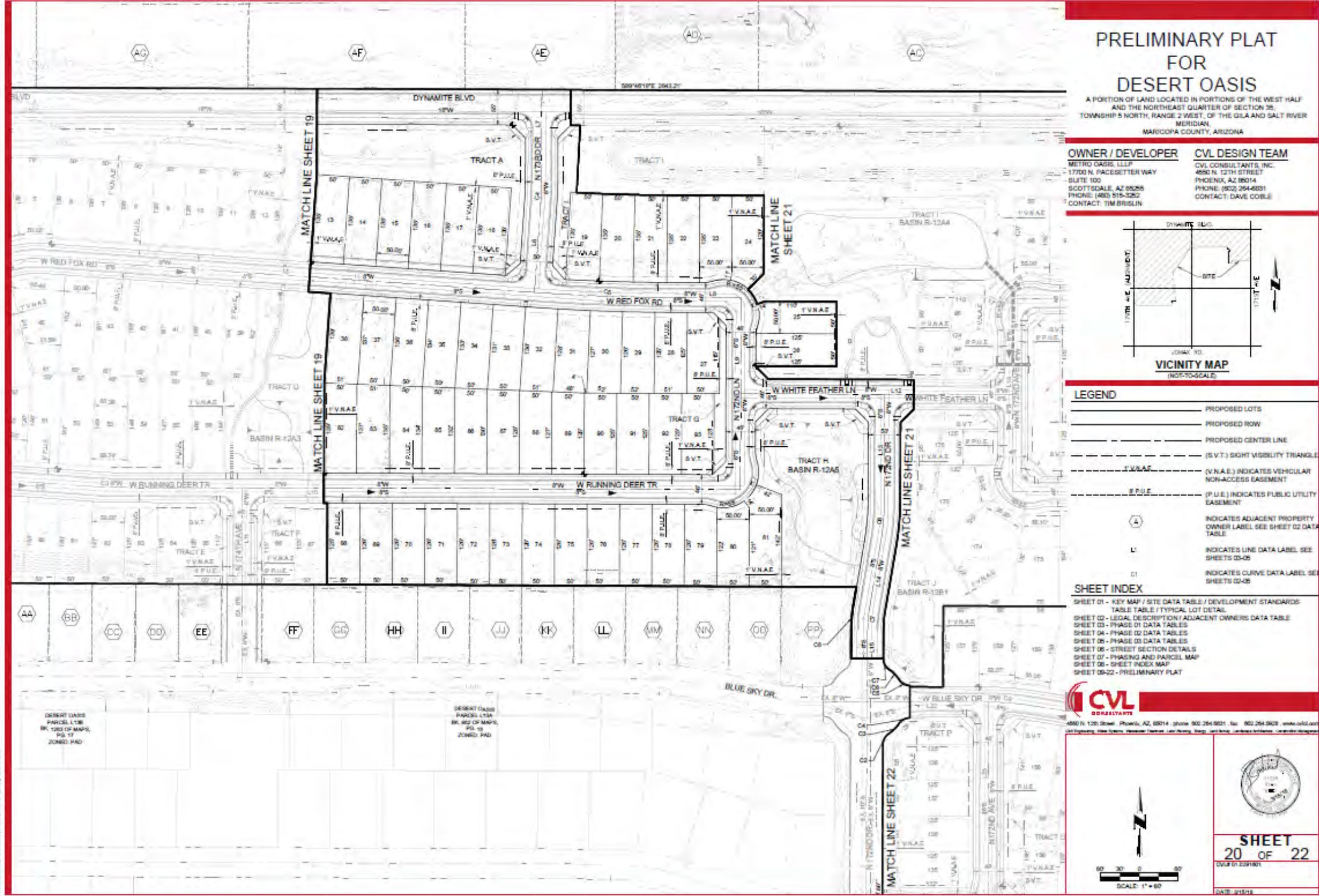
Preliminary Plat



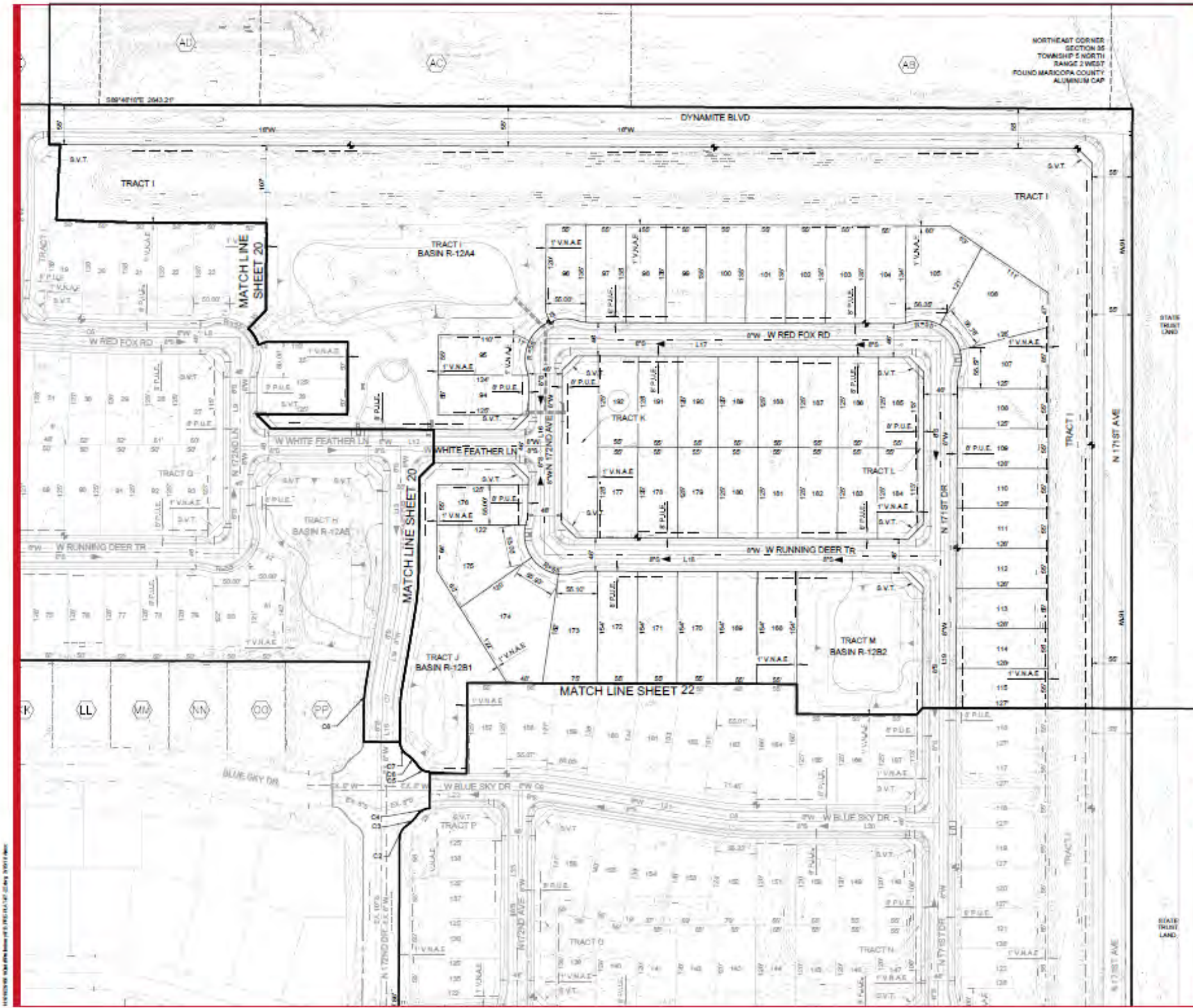
Preliminary Plat



Preliminary Plat



Preliminary Plat



PRELIMINARY PLAT FOR DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF
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MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLC
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3282
CONTACT: TIM BRULIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4850 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 254-8831
CONTACT: DAVE COBLE

VICINITY MAP
(NOT-TO-SCALE)

LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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SHEET INDEX

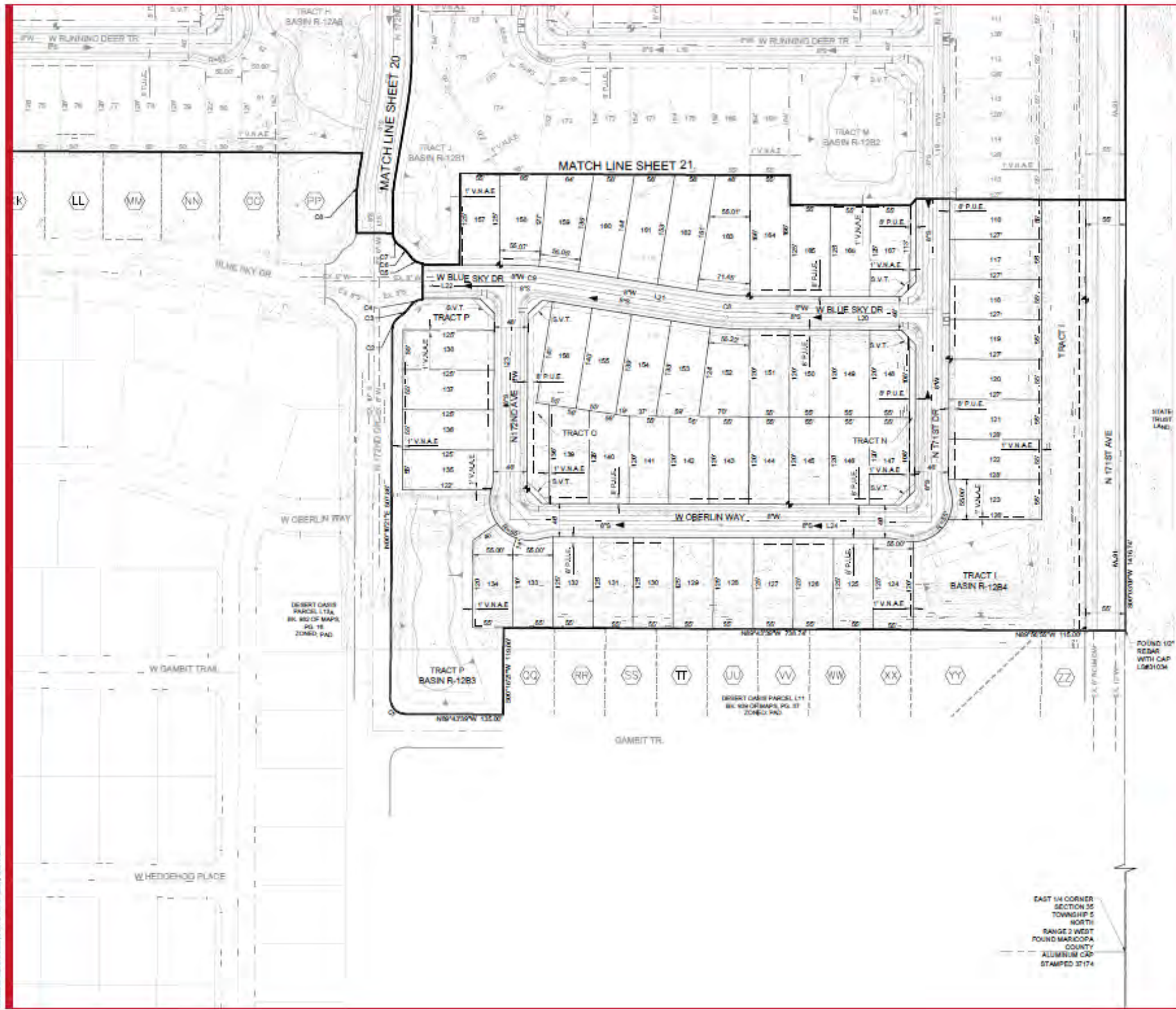
SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS
TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT

4850 N. 12th Street, Phoenix, AZ 85014 phone 602.254.8831 fax 602.254.8832 www.cvl.com
Soil Engineering, Site Planning, Landscape Architecture, Land Surveying, Survey, and Other Professional Services

SCALE: 1" = 60'

SHEET
21 OF 22
DVS 01 03/19/17
DATE: 3/15/18

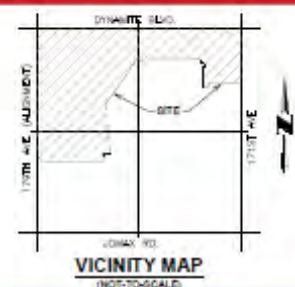
Preliminary Plat



**PRELIMINARY PLAT
FOR
DESERT OASIS**
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF
AND THE NORTHEAST QUARTER OF SECTION 35
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER
MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
METRO OASIS, LLP
17700 N. PACESSETT WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3282
CONTACT: TIM BRULIN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4850 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 254-8831
CONTACT: DAVID COBLE



- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
 - INDICATES LINE DATA LABEL SEE SHEETS 03-05
 - INDICATES CURVE DATA LABEL SEE SHEETS 03-05

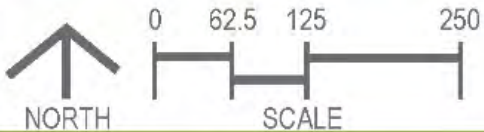
- SHEET INDEX**
- SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE TABLE / TYPICAL LOT DETAIL
 - SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
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CVL CONSULTANTS
4850 N. 12TH STREET, PHOENIX, AZ 85014 • PHONE: (602) 254-8831 • FAX: (602) 254-8832 • www.cvl.com
501 Thompson, Suite 300, Phoenix, AZ 85004 • PHONE: (602) 254-8831 • FAX: (602) 254-8832 • www.cvl.com

SHEET 22 OF 22
DESIGNED BY: [Signature]
DATE: 11/15/18



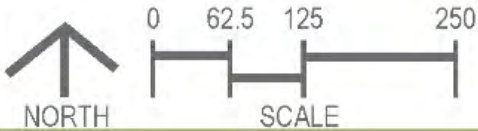
PRELIMINARY LANDSCAPE PLAN - PHASE 1
DESERT OASIS - SURPRISE, ARIZONA
May, 2018



PLANT LEGEND	
SYM.	BOTANICAL NAME COMMON NAME
TREES	
	<i>Acacia aneura</i> Mulga
	<i>Acacia salicina</i> Willow Acacia
	<i>Chilopsis linearis</i> Desert Willow
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde
	<i>Quercus virginiana</i> Southern Live Oak
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm
SHRUBS	
	<i>Asclepias subulata</i> Desert Milkweed
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise
	<i>Cordia parvifolia</i> Little Leaf Cordia
	<i>Encelia farinosa</i> Brittle Bush
	<i>Eremophila maculata</i> 'Valentine' Valentine Emu Bush
	<i>Justicia californica</i> Chuparosa
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage
	<i>Ruellia peninsularis</i> Baja Ruellia
	<i>Russelia equisetiformis</i> Firecracker Bush
	<i>Tecoma alata</i> Orange Jubilee
ACCENTS	
	<i>Agave desertiana</i> 'variegata' Variegated Smooth Agave
	<i>Aloe barbadensis</i> Aloe Vera
	<i>Hesperaloe parviflora</i> 'Yellow' Yellow Yucca
	<i>Pedicularis bracteatus</i> Tall Slipper Plant
	<i>Yucca pallida</i> Pale Leaf Yucca
	<i>Yucca rupicola</i> Twisted Leaf Yucca
GROUNDCOVERS	
	<i>Acacia redolens</i> 'Desert Carpet' Prostrate Acacia
	<i>Lantana x 'New Gold'</i> Yellow Lantana
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu
GRASSES	
	<i>Muhlenbergia rigens</i> Deer Grass
	<i>Nolina microcarpa</i> Beargrass



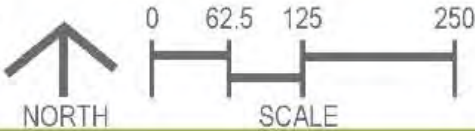
PRELIMINARY LANDSCAPE PLAN - PHASE 2
DESERT OASIS - SURPRISE, ARIZONA
May, 2018



PLANT LEGEND	
SYM.	BOTANICAL NAME COMMON NAME
TREES	
	<i>Acacia aneura</i> Mulga
	<i>Acacia salicina</i> Willow Acacia
	<i>Chilopsis linearis</i> Desert Willow
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde
	<i>Quercus virginiana</i> Southern Live Oak
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm
SHRUBS	
	<i>Asclepias subulata</i> Desert Milkweed
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise
	<i>Cordia parvifolia</i> Little Leaf Cordia
	<i>Encelia farinosa</i> Brittle Bush
	<i>Eremophila maculata</i> 'Valentine' Valentine Emu Bush
	<i>Justicia californica</i> Chuparosa
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage
	<i>Ruellia peninsularis</i> Baja Ruellia
	<i>Rhus glabra</i> Firecracker Bush
	<i>Tecoma alata</i> Orange Jubilee
ACCENTS	
	<i>Agave desertiana</i> 'variegata' Variegated Smooth Agave
	<i>Aloe barbadensis</i> Aloe Vera
	<i>Hesperaloe parviflora</i> 'Yellow' Yellow Yucca
	<i>Pedicularis bracteatus</i> Tall Slipper Plant
	<i>Yucca pallida</i> Pale Leaf Yucca
	<i>Yucca rupicola</i> Twisted Leaf Yucca
GROUNDCOVERS	
	<i>Acacia redolens</i> 'Desert Carpet' Prostrate Acacia
	<i>Lantana x 'New Gold'</i> Yellow Lantana
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu
GRASSES	
	<i>Muhlenbergia rigens</i> Deer Grass
	<i>Nolina microcarpa</i> Beargrass



PRELIMINARY LANDSCAPE PLAN - PHASE 3
DESERT OASIS - SURPRISE, ARIZONA
May, 2018



PLANT LEGEND	
SYM.	BOTANICAL NAME COMMON NAME
TREES	
	<i>Acacia aneura</i> Mulga
	<i>Acacia salicina</i> Willow Acacia
	<i>Chilopsis linearis</i> Desert Willow
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde
	<i>Quercus virginiana</i> Southern Live Oak
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm
SHRUBS	
	<i>Asclepias subulata</i> Desert Milkweed
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise
	<i>Cordia parvifolia</i> Little Leaf Cordia
	<i>Encelia farinosa</i> Brittle Bush
	<i>Eremophila maculata</i> 'Valentine' Valentine Emu Bush
	<i>Justicia californica</i> Chuparosa
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage
	<i>Ruellia peninsularis</i> Baja Ruellia
	<i>Russelia equisetiformis</i> Firecracker Bush
	<i>Tacoma alata</i> Orange Jubilee
ACCENTS	
	<i>Agave desmettiana</i> 'Variegata' Variegated Smooth Agave
	<i>Aloe barbadensis</i> Aloe Vera
	<i>Hesperaloe parviflora</i> 'Yellow' Yellow Yucca
	<i>Pedicularis bracteatus</i> Tail Slipper Plant
	<i>Yucca pallida</i> Pale Leaf Yucca
	<i>Yucca rupicola</i> Twisted Leaf Yucca
GROUNDCOVERS	
	<i>Acacia redolens</i> 'Desert Carpet' Prostrate Acacia
	<i>Lantana x 'New Gold'</i> Yellow Lantana
	<i>Eremophila glabra</i> 'Mingenew Gold'
	Outback Sunrise Emu
GRASSES	
	<i>Muhlenbergia rigens</i> Deer Grass
	<i>Nolina microcarpa</i> Beargrass

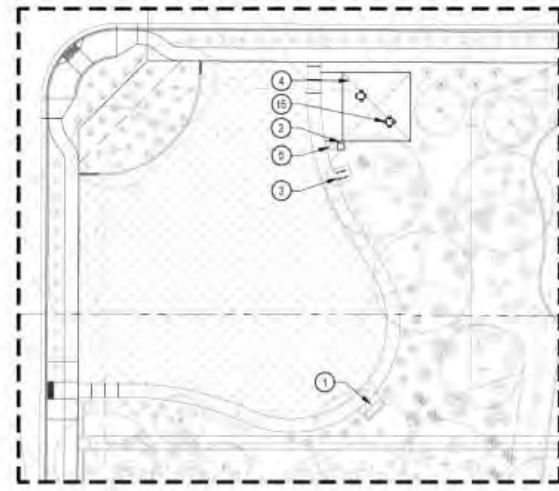




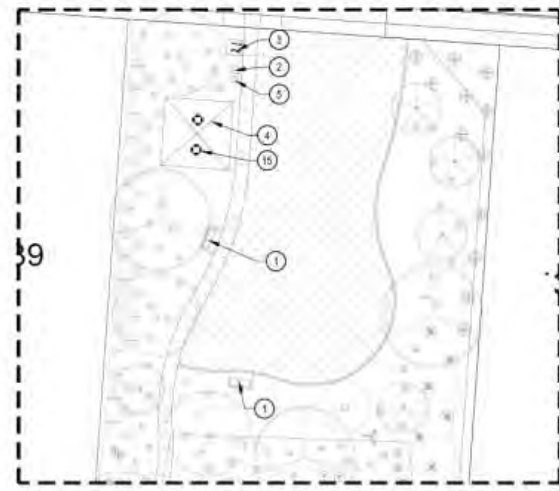
Pedestrian Circulation

CHECKED BY:
DRAWN BY:

JH



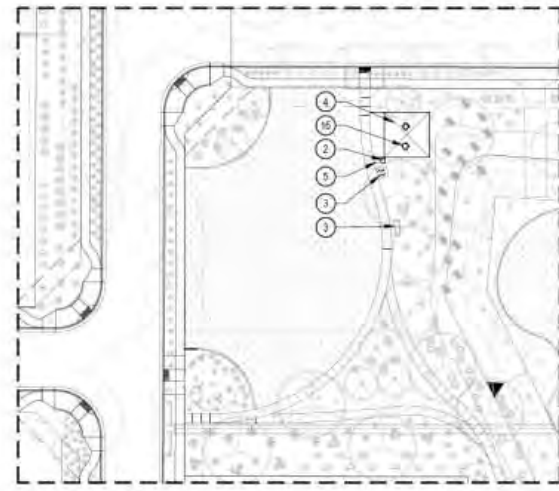
ENLARGEMENT A SCALE 1"=20'



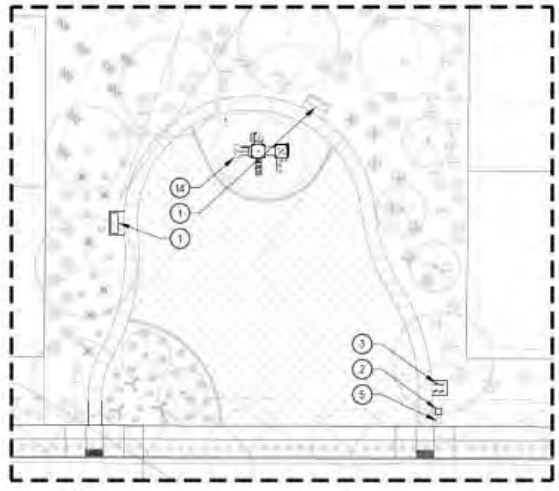
ENLARGEMENT D SCALE 1"=20'



ENLARGEMENT B SCALE 1"=20'



ENLARGEMENT C SCALE 1"=20'



ENLARGEMENT E SCALE 1"=20'

KEYNOTES

- | | |
|--|--|
| 1 BENCH - DETAIL 2, SHEET LA-501 | 8 VIEW FENCE AND COLUMN - DETAIL 5, SHEET LA-501 |
| 2 TRASH RECEPTACLE - DETAIL 4, SHEET LA-501 | 9 ASSISTED ROW/PUSH-UP - DETAIL 1, SHEET LA-502 |
| 3 BIKE RACK - DETAIL 6, SHEET LA-501 | 10 CARDIO STEPPER - DETAIL 2, SHEET LA-502 |
| 4 SHADE STRUCTURE - DETAIL 6, SHEET LA-502 | 11 CHEST/BACK PRESS - DETAIL 3, SHEET LA-502 |
| 5 DOGPOT STATION - DETAIL 7, SHEET LA-502 | 12 BALANCE STEPS - DETAIL 4, SHEET LA-502 |
| 6 EXTERIOR THEMEWALL AND STONE COLUMN - DETAIL 1, SHEET LA-501 | 13 AR CRUNCH/LEG LIFT - DETAIL 5, SHEET LA-502 |
| 7 INTERIOR THEMEWALL AND COLUMN - DETAIL 3, SHEET LA-501 | 14 PLAY STRUCTURE - DETAIL 8, SHEET LA-502 |
| | 15 TABLE - DETAIL 2, SHEET LA-503 |



KEY MAP



NOT FOR CONSTRUCTION

DATE: 12.06.2017 - PRE-PLAT
SHEET TITLE: AMENITY AREAS ENLARGEMENTS
LA-401

NORRIS DESIGN
Planning | Landscape Architecture | Engineering

4425 North 72nd Street
Suite 200
Phoenix, AZ 85018
P: 602.554.8000
www.norris-design.com

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLP
TIM BRISLIN
17700 N. PACESETTER WAY STE. 100
SCOTTSDALE, AZ 85255
480-915-3252

Signature
12.06.2017

Amenity Areas



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192452 - HEALTHBEAT ASSISTED ROW/PUSH-UP
POST MODEL: #205941-205947
COLOR: TBD

1 ASSISTED ROW/PUSH-UP

SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192455 - HEALTHBEAT CARDIO STEPPER
POST MODEL: #205941-205947
COLOR: TBD

2 CARDIO STEPPER

SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192456 - HEALTHBEAT CHEST/BACK PRESS
POST MODEL: #205941-205947
COLOR: TBD

3 CHEST/BACK PRESS

SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192454 - HEALTHBEAT BALANCE STEPS
POST MODEL: #205941-205947
COLOR: TBD

4 BALANCE STEPS

SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192451 - HEALTHBEAT AB CRUNCH/LEG LIFT
POST MODEL: #205941-205947
COLOR: TBD

5 AB CRUNCH/LEG LIFT

SCALE: NTS



MANUFACTURER: CLASSIC RECREATION OR EQUAL
MODEL: MESA - 20'x20' STEEL STRUCTURE
COLOR: TBD

6 SHADE STRUCTURE

SCALE: NTS



MANUFACTURER: DOGIPOT OR EQUAL
MODEL: ALUMINUM DOGIPOT PET STATION #103-L
COLOR: TBD

7 'DOGIPOT' PET STATION

SCALE: NTS



MAIN AMENITY

MANUFACTURER: LANDSCAPE STRUCTURES - EXERPLAY OR EQUAL
MODEL: ID: 74 AND ID: 1577
COLOR: TBD

8 PLAY STRUCTURE

SCALE: NTS



TOT LOT

NORRIS DESIGN

1000 E. 10th St. Suite 100
Phoenix, AZ 85014
P: 602.254.1000
www.norris-design.com

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLC
TM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-1052



DATE:
12.06.2017 - PRE-PLAT

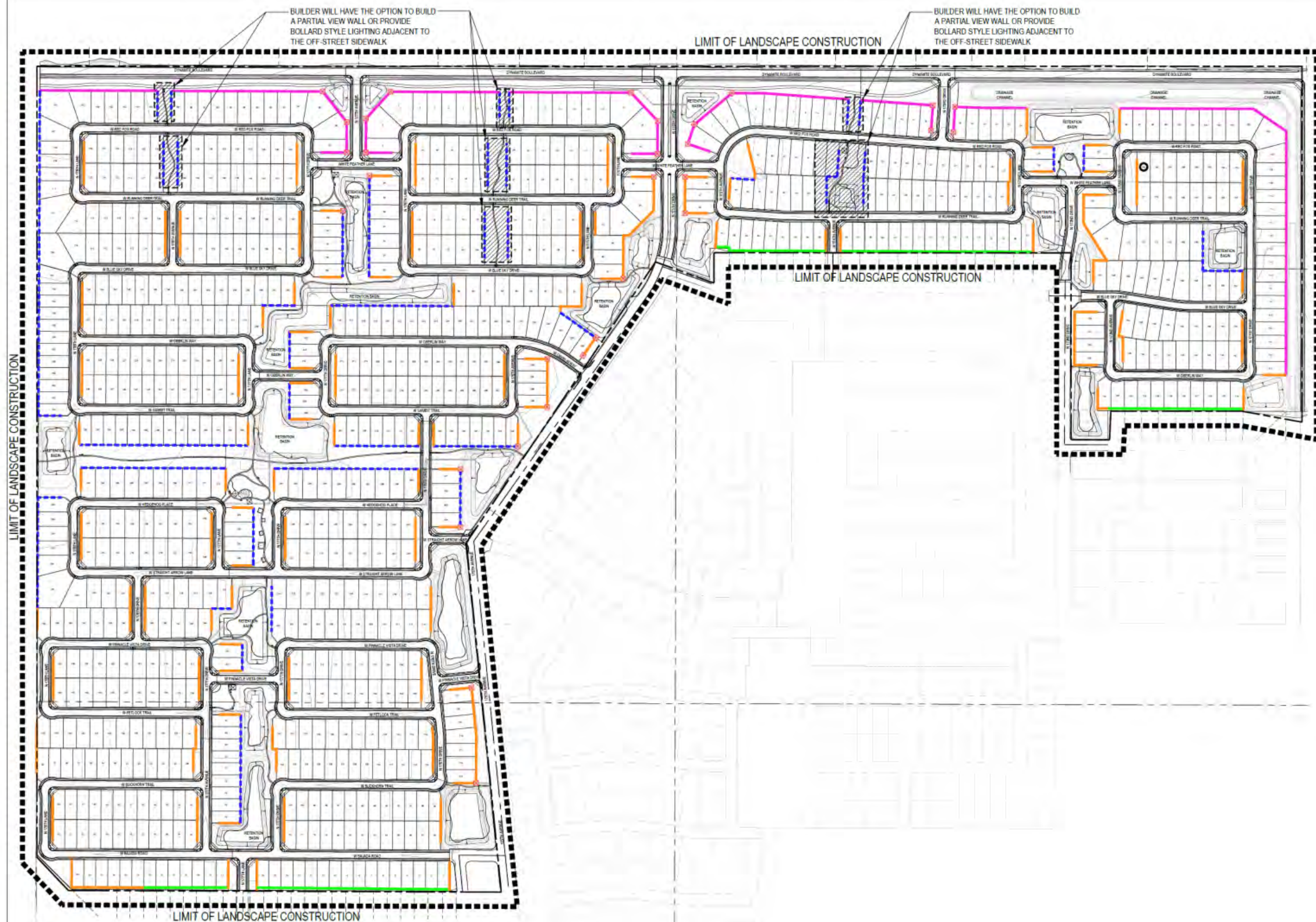
NOT FOR CONSTRUCTION

SHEET TITLE:
AMENITY
DETAILS

LA-502



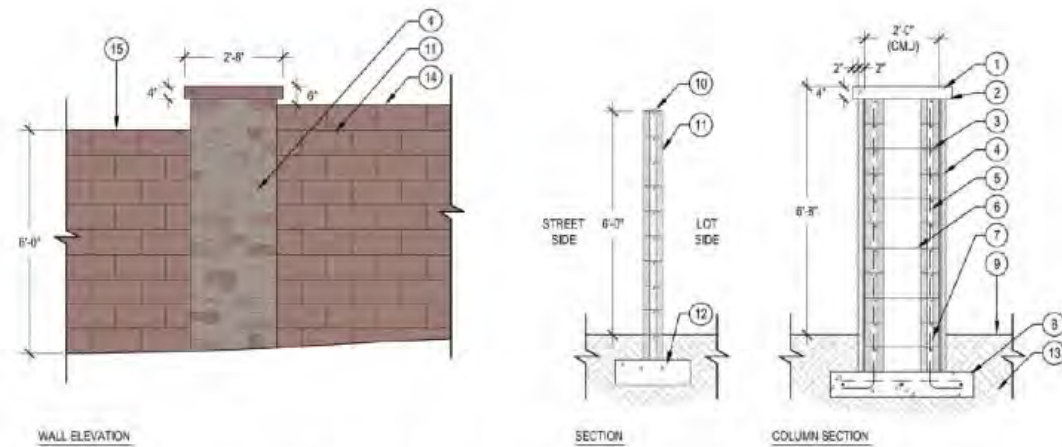
CHECKED BY: GR, ME
DRAWN BY: JH



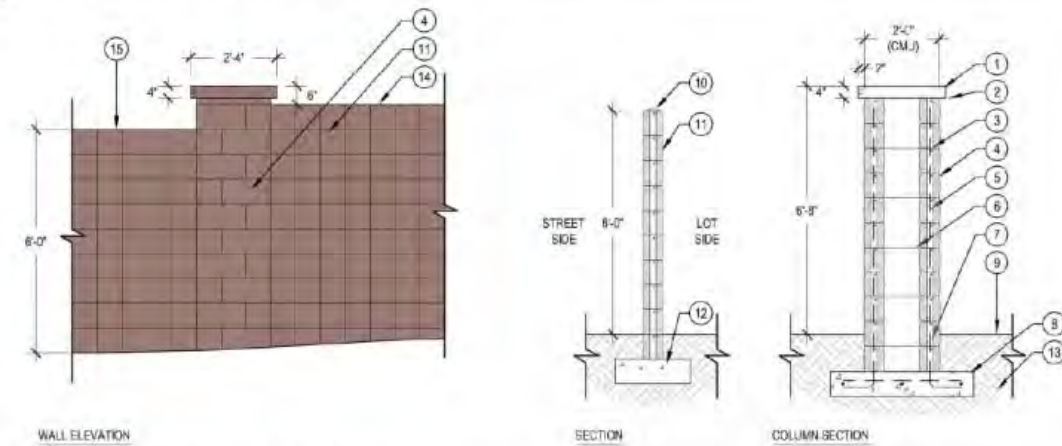
WALL PLAN		
SYM.	PRODUCT DESCRIPTION	QTY.
	EXISTING WALL	2,984 L.F.
	VIEW FENCE (4' BLOCK / 2' VIEW)	10,567 L.F.
	EXTERIOR THEME WALL	6,695 L.F.
	INTERIOR THEME WALL	16,108 L.F.
	WALL COLUMN	31

- NOTES:
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION

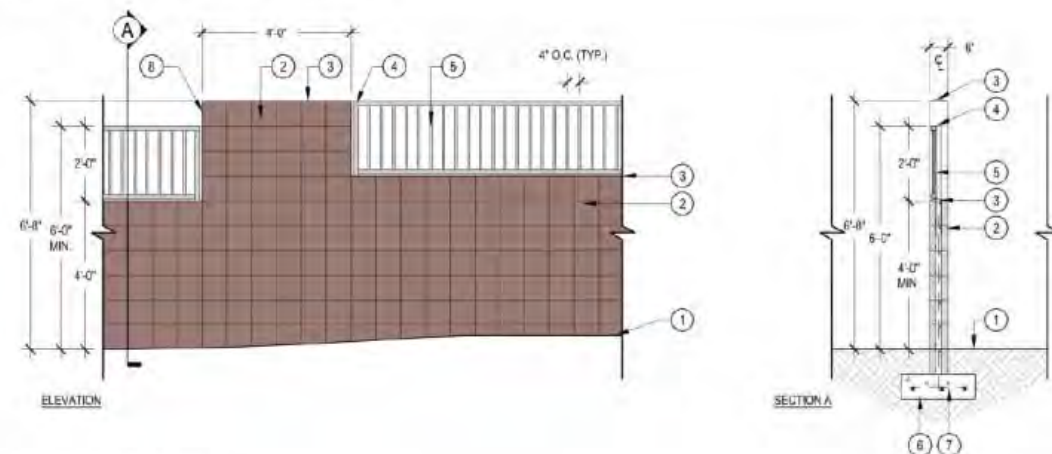
Wall Plan



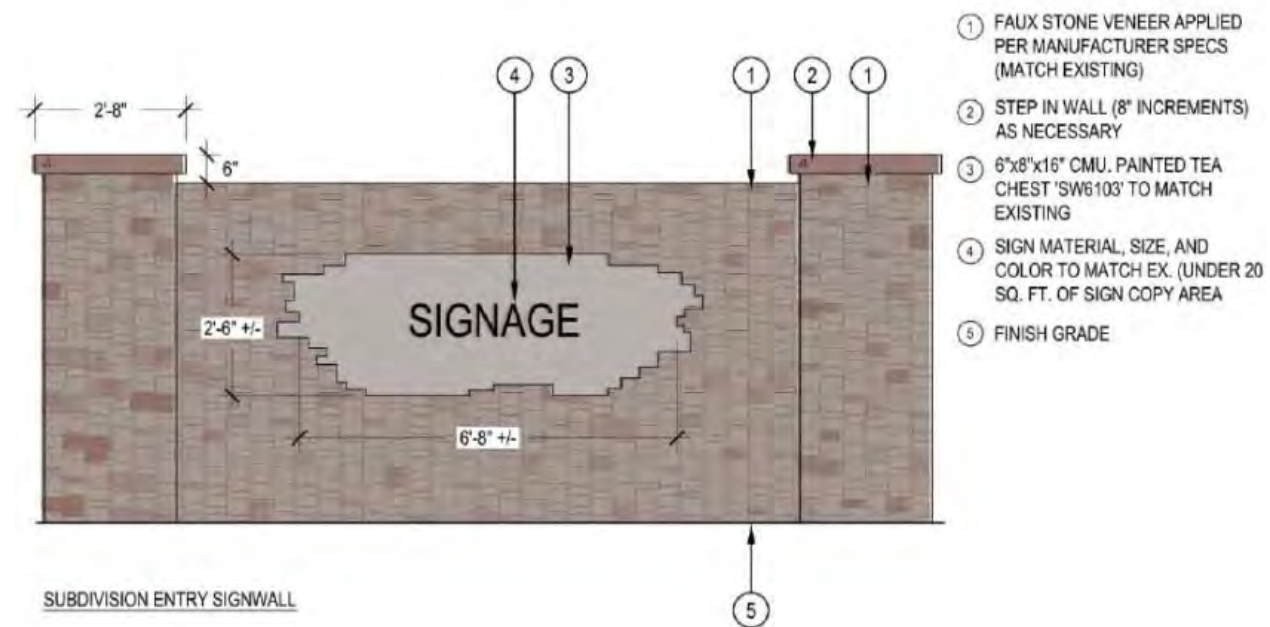
1 EXTERIOR THEMEWALL AND STOME COLUMN



3 INTERIOR THEMEWALL AND COLUMN



5 VIEW FENCE AND COLUMN



1 SUBDIVISION ENTRY

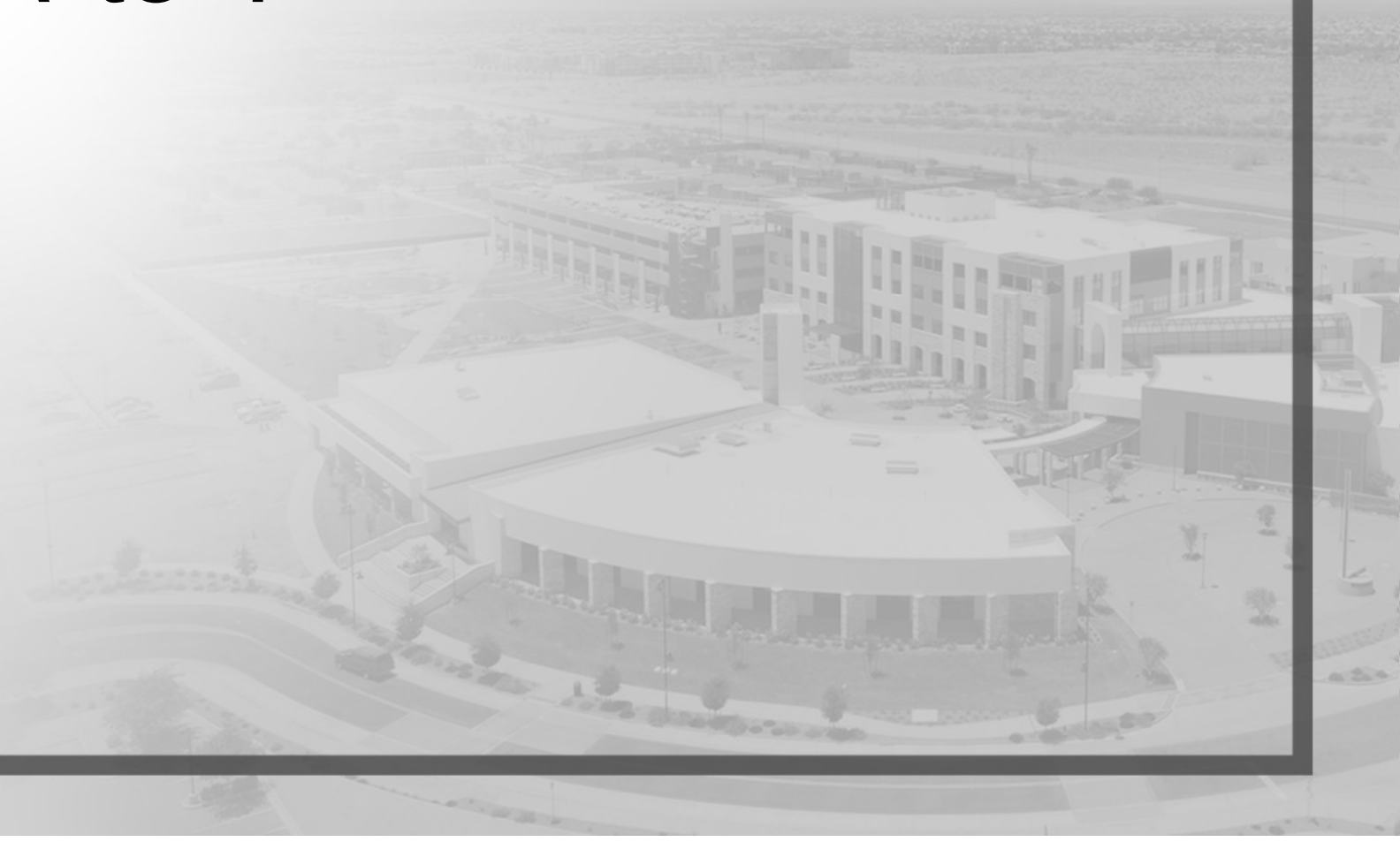
SCALE: 1/2" = 1'-0"

Wall Plan

STAFF RECOMMENDATION

Staff Recommendation:

- Recommend Approval to the City Council subject to Stipulations 'A' to 'F'





**QUESTIONS OR
COMMENTS?**

Thank You

EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE CONTRACTOR THROUGHOUT THE ENTIRE CONSTRUCTION SITE. THE E.V.A. ROUTE MUST BE SIGNED AND MAINTAINED BY THE CONTRACTOR AT ALL TIMES. SIGNS SHALL BE PLACED AT THE BEGINNING AT THE POINT OF ENTRY AND AT ALL DIRECTIONAL CHANGE LOCATIONS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°16'25" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1263 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS.

CITY OF SURPRISE BENCHMARK 52-1
CITY OF SURPRISE BRASS CAP FLUSH AT THE INTERSECTION
OF MAYA WAY AND 175TH LANE STAMPED "BM 52-1"
ELEVATION=1460.35 (NAVD88 DATUM, CITY OF SURPRISE DATA)

SEE SHEET 02

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS No. 2010-012, SIGNED ON 9-29-20110, DECISION AND ORDER NUMBER 86-002344.001, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. 45-576.

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X". "AE" & "AO" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBERS 04013C1210L, DATED OCTOBER 16, 2013 & 04013C1205L, DATED OCTOBER 16, 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
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 CHANCE FLOOD.

ZONE "AE" AS DEFINED BY FEMA IS:
THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD,
IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN
YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY
THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

ZONE "AO" AS DEFINED BY FEMA IS:
 THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD.
 IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN
 YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY
 THE 1% ANNUAL CHANCE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET
 FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL
 FAN FLOODING, VELOCITIES ALSO DETERMINED.

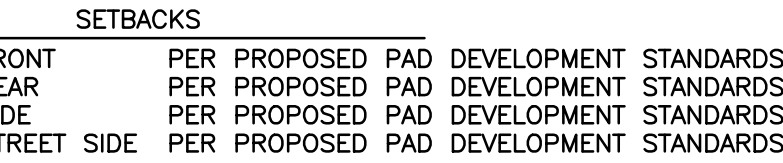
PHASE 01 ROW AREA		
LOCAL ROW AREAS (AC)	13.93	20%
ARTERIAL ROW AREAS (AC)	0.00	0%
COLLECTOR ROW AREAS (AC)	0.00	0%
COMBINED ROW TOTALS	13.93	20%
PHASE 01 DEVELOPED TRACT AREA		
LANDSCAPE TRACT	1.52	2.15%
OPEN SPACE TRACT	8.26	11.65%
PHASE 01 COMBINED TRACT AREA	9.78	13.80%

PHASE 02 ROW AREA		
LOCAL ROW AREAS (AC)	8.79	15%
ARTERIAL ROW AREAS (AC)	5.25	9%
COLLECTOR ROW AREAS (AC)	1.21	2%
COMBINED ROW TOTALS	15.25	26%
PHASE 02 DEVELOPED TRACT AREA		
LANDSCAPE TRACT	0.43	0.68%
OPEN SPACE TRACT	14.41	22.71%
PHASE 02 COMBINED TRACT AREA	14.84	25.49%

PHASE 03 ROW AREA		
LOCAL ROW AREAS (AC)	14.65	16%
ARTERIAL ROW AREAS (AC)	3.19	3%
COLLECTOR ROW AREAS (AC)	0.00	0%
COMBINED ROW TOTALS	17.84	19%
PHASE 03 DEVELOPED TRACT AREA		
LANDSCAPE TRACT	1.44	1.51%
OPEN SPACE TRACT	21.64	22.71%
PHASE 03 COMBINED TRACT AREA	23.08	25.05%

<u>UTILITY</u>	<u>UTILITY COMPANY</u>
FIRE	CITY OF SURPRISE
WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
POWER	(APS) ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS COMPANY
CATV	COX COMMUNICATIONS

LOT MIX	50' x 120'	347	42%
	55' x 120'	308	37%
	60' x 120'	177	21%
TOTAL		832	100%
TOTAL ROW AREA			
LOCAL ROW AREAS (AC)		37.36	17%
ARTERIAL ROW AREAS (AC)		8.44	4%
COLLECTOR ROW AREAS (AC)		1%	0%
COMBINED ROW TOTALS		47.02	21%
TOTAL DEVELOPED TRACT AREA			
LANDSCAPE TRACT		3.39	1.48%
OPEN SPACE TRACT		46.24	20.13%
TOTAL COMBINED TRACT AREA		49.63	22.43%



A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF
AND THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER
MERIDIAN,
MARICOPA COUNTY, ARIZONA

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



	PROPOSED ROW
	PROPOSED CENTER LINE
(S.V.T.) SIGHT VISIBILITY TRIANGLE	
1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
8' P.U.E.	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS
TABLE TABLE / TYPICAL LOT DETAIL

SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE

SHEET 03 - PHASE 01 DATA TABLES

SHEET 04 - PHASE 02 DATA TABLES

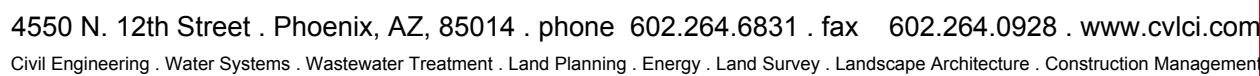
SHEET 05 - PHASE 03 DATA TABLES

SHEET 06 - STREET SECTION DETAILS

SHEET 07 - PHASING AND PARCEL MAP

SHEET 08 - SHEET INDEX MAP

SHEET 09-22 - PRELIMINARY PLAT



DATE: 3/15/18

LEGAL DESCRIPTION

PARCEL NO. 1:

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 35 MONUMENTED BY AN ALUMINUM CAP WITH REBAR, WHICH BEARS AS A BASIS OF BEARINGS NORTH 00°16'25" EAST, A DISTANCE OF 2640.89 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35 MONUMENTED BY A GLO BRASS CAP;

THENCE NORTH 00°16'25" EAST, ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1546.39 FEET;

THENCE SOUTH 89°43'37" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 35°28'10" EAST, A DISTANCE OF 142.12 FEET; THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 358.00 FEET; THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 6.45 FEET; THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 46.00 FEET; THENCE NORTH 26°50'15" EAST, A DISTANCE OF 22.36 FEET; THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 65°33'40" EAST, A DISTANCE OF 145.18 FEET; THENCE SOUTH 61°01'04" EAST, A DISTANCE OF 968.40 FEET; THENCE NORTH 28°58'56" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 61°01'04" EAST, A DISTANCE OF 118.99 FEET; THENCE SOUTH 58°25'23" EAST, A DISTANCE OF 77.17 FEET; THENCE SOUTH 30°40'10" WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 59°19'50" EAST, A DISTANCE OF 16.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 30°40'10" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°37'13", AN ARC DISTANCE OF 18.72 FEET TO A POINT OF ANGENCY;

THENCE SOUTH 05°42'37" EAST, A DISTANCE OF 1244.39 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 84°17'23" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 95°58'58", AN ARC DISTANCE OF 33.50 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 170.54 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 00°16'21" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 84°01'02", AN ARC DISTANCE OF 29.33 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 05°42'37" EAST, A DISTANCE OF 107.67 FEET; THENCE NORTH 89°43'39" WEST, A DISTANCE OF 1599.39 FEET;

THENCE NORTH 44°54'37" WEST, A DISTANCE OF 207.66 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°16'14" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 632.65 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

PARCEL NO. 2:

A PARCEL OF LAND SITUATE IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A G.L.O. BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR, BEARS AS BASIS OF BEARINGS SOUTH 00°16'25" WEST, A DISTANCE OF 2640.89 FEET;

THENCE SOUTH 89°46'44" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2499.20 FEET;

THENCE SOUTH 00°13'20" WEST, A DISTANCE OF 62.38 FEET; THENCE SOUTH 89°41'56" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°13'21" EAST, A DISTANCE OF 62.45 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°46'44" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 94.23 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY A 3" IRON PIPE;

""THENCE SOUTH 86°46'14" EAST, ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 2643.12 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR;

THENCE SOUTH 00°03'05" WEST, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1416.74 FEET;

THENCE NORTH 89°56'55" WEST, A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF DESERT OASIS PARCEL L11, A PLAT RECORDED AT BOOK 939 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89°43'39" WEST ALONG THE NORTHERLY LINE OF SAID PLAT, A DISTANCE OF 738.74 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID PLAT;

THENCE SOUTH 00°16'21" WEST ALONG THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 119.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 00°16'21" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY AND TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 17300 AVENUE AS SHOWN ON DESERT OASIS AT SURPRISE, LANCER PARCEL - PHASE I, MAP OF DEDICATION RECORDED AT BOOK 819 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID MAP OF DEDICATION THE FOLLOWING 9 COURSES AND DISTANCES:

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 507.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°46'16", AN ARC DISTANCE OF 19.47 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 33°57'23" WEST, A DISTANCE OF 60.00 FEET;

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°32'32", AN ARC DISTANCE OF 22.56 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 55°29'55" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°46'16", AN ARC DISTANCE OF 19.47 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 00°16'21" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°46'16", AN ARC DISTANCE OF 19.47 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 56°02'37" WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°32'32", AN ARC DISTANCE OF 22.56 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 34°30'05" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°46'16", AN ARC DISTANCE OF 19.47 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°43'44" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE FINAL PLAT OF DESERT OASIS, PARCEL 13A AS SHOWN AT BOOK 892 OF MAPS, PAGE 16, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING 4 COURSES AND DISTANCES:

THENCE NORTH 00°16'21" EAST, A DISTANCE OF 43.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 225.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°25'18", AN ARC DISTANCE OF 37.00 FEET TO A POINT OF TANGENCY;

THENCE NORTH 09°41'39" EAST, A DISTANCE OF 30.09 FEET; THENCE NORTH 89°43'39" WEST, A DISTANCE OF 1377.86 FEET; THENCE NORTH 00°16'21" EAST, A DISTANCE OF 14.40 FEET; THENCE NORTH 89°43'39" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 70°43'27" WEST, A DISTANCE OF 146.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 19°16'33" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°34'40", AN ARC DISTANCE OF 29.87 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 75°10'04" WEST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 75°10'07", AN ARC DISTANCE OF 465.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°28'06", AN ARC DISTANCE OF 166.12 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 35°17'59" WEST, A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54°42'01" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 35°17'59" WEST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 35°17'59" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET A POINT OF TANGENCY;

THENCE SOUTH 35°17'59" WEST, A DISTANCE OF 1102.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS NORTH 54°42'01" WEST, A DISTANCE OF 20.00 FEET;

THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°22'11", AN ARC DISTANCE OF 29.80 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 58°25'23" WEST, A DISTANCE OF 77.17 FEET; THENCE NORTH 61°01'04" WEST, A DISTANCE OF 118.99 FEET; THENCE NORTH 26°58'56" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 61°01'04" WEST, A DISTANCE OF 968.40 FEET; THENCE NORTH 65°33'40" WEST, A DISTANCE OF 145.18 FEET; THENCE NORTH 89°43'39" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 26°50'15" WEST, A DISTANCE OF 22.36 FEET; THENCE NORTH 89°43'39" WEST, A DISTANCE OF 46.00 FEET; THENCE NORTH 00°16'21" EAST, A DISTANCE OF 6.45 FEET; THENCE NORTH 89°43'39" WEST, A DISTANCE OF 358.00 FEET; THENCE NORTH 35°28'10" WEST, A DISTANCE OF 142.12 FEET;

THENCE NORTH 89°43'37" WEST, A DISTANCE OF 75.00 FEET TO A POINT LYING ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH 00°16'25" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1094.49 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION NOTES:

"THE SURVEYOR BELIEVES THE BEARING IN PARAGRAPH 13 OF THE LEGAL DESCRIPTION FOR PARCEL 1 SHOULD BE S28°58'56"W AS OPPOSED TO S89°46'14"E AS SHOWN IN THE LEGAL DESCRIPTION CONTAINED IN THE TITLE REPORT.

"THE SURVEYOR BELIEVES THE BEARING IN PARAGRAPH 8 OF THE LEGAL DESCRIPTION FOR PARCEL 2 SHOULD BE S89°46'14"E AS OPPOSED TO S89°46'14"E AS SHOWN IN THE LEGAL DESCRIPTION CONTAINED IN THE TITLE REPORT.

THE CORRECTED BEARINGS WERE USED TO CALCULATE THE SUBJECT PARCELS SHOWN HEREON. THE LEGAL DESCRIPTIONS FOR PARCEL 1 AND 2 SHOWN ON THIS SHEET REPRESENT THE UNCORRECTED LEGAL DESCRIPTIONS AS CONTAINED IN THE REFERENCED TITLE REPORT.

ADJOINER TABLE

	Parcel Number	Owner Name	Property Address	Deed Number	MCR	Subdivision Name	Lot Number
(A)	503-51-664	PULTE HOME CORPORATION	17848 W RED BIRD RD SURPRISE 85387	130110921	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	83
(B)	503-51-665	PULTE HOME CORPORATION	17836 W RED BIRD RD SURPRISE 85387	130110921	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	84
(C)	503-51-666	HANSON INGEBURG	17824 W RED BIRD RD SURPRISE 85387	130480711	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	85
(D)	503-51-667	CAH 2014-2 BORROWER LLC	17812 W RED BIRD RD SURPRISE 85387	140449487	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	86
(E)	503-51-668	BEARD KENNETH M	17794 W RED BIRD RD SURPRISE 85387	110294937	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	87
(F)	503-51-669	MOBLEY MELVIN L JR	17786 W RED BIRD RD SURPRISE 85387	160774877	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	88
(G)	503-51-670	FUGATT MATTHEW L	17778 W RED BIRD RD SURPRISE 85387	080180472	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	89
(H)	503-51-671	SMITH DAVID/JODY	17770 W RED BIRD RD SURPRISE 85387	140212527	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	90
(I)	503-51-672	2014-1 IH BORROWER LP	17762 W RED BIRD RD SURPRISE 85387	140359464	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	91
(J)	503-51-582	PACIFIC RIM 106 PROPERTIES LP	17746 W RED BIRD RD SURPRISE 85387	150189151	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	1
(K)	503-51-583	CAVAZOS RICHARD D/VILLA-CAVAZOS EDWINA D	17738 W RED BIRD RD SURPRISE 85387	130286300	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	2
(L)	503-51-584	OWUOR GLADYS NEH TIH/PETER	17730 W RED BIRD RD SURPRISE 85387	170097840	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	3
(M)	503-51-585	VAN FOSSON JAMES	17722 W RED BIRD RD SURPRISE 85387	160908519	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	4
(N)	503-51-586	ESPINOZA EVELYN	17714 W RED BIRD RD SURPRISE 85387	080460216	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	5
(O)	503-51-587	FRED LAND PATTY G GLORY REVOC LIVING TRUST	17706 W RED BIRD RD SURPRISE 85387	110370232	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	6
(P)	503-51-588	GUZMAN DANIEL R	17698 W RED BIRD RD SURPRISE 85387	080453388	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	7
(Q)	503-51-589	LARRACAS MARY J	17690 W RED BIRD RD SURPRISE 85387	080823417	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	8
(R)	503-51-590	LUNDRIGAN KEVIN	17682 W RED BIRD RD SURPRISE 85387	130717577	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	9
(S)	503-51-591	BUDD DONALD A/DARCY C	17674 W RED BIRD RD SURPRISE 85387	100454647	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	10
(T)	503-51-592	MONK RITA	17666 W RED BIRD RD SURPRISE 85387	080525967	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	11
(U)	503-51-593	SPENCER CHRIS/KIMBERLY	17658 W RED BIRD RD SURPRISE 85387	111012196	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	12
(V)	503-51-594	GAMARANO WILLIAM H	17650 W RED BIRD RD SURPRISE 85387	080721245	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	13
(W)	503-51-595	CHRISTOFFERSON TONY V/SUNNY J	17642 W RED BIRD RD SURPRISE 85387	080694218	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	14
(X)	503-51-596	DOOLITTLE LARRY	17634 W RED BIRD RD SURPRISE 85387	150133643	822-47	DESERT OASIS AT SURPRISE PARCEL L5-B	15
(Y)	503-81-700	CENTEX HOMES	17502 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	1
(Z)	503-81-701	CENTEX HOMES	17484 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	2
(AA)	503-81-702	CENTEX HOMES	17458 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	3
(BB)	503-81-703	CENTEX HOMES	17442 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	4
(CC)	503-81-704	CENTEX HOMES	17428 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	5
(DD)	503-81-705	CENTEX HOMES	17416 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	6
(EE)	503-81-706	CENTEX HOMES	17404 W BLUE SKY DR SURPRISE 85387	160136785	1263-17	DESERT OASIS PARCEL L13B	7
(FF)	503-51-798	CORONA DESERT OASIS LLC	17380 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	1
(GG)	503-51-799	CORONA DESERT OASIS LLC	17368 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	2
(HH)	503-51-800	CORONA DESERT OASIS LLC	17356 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	3
(II)	503-51-801	CORONA DESERT OASIS LLC	17344 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	4
(JJ)	503-51-802	CORONA DESERT OASIS LLC	17332 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	5
(KK)	503-51-803	CORONA DESERT OASIS LLC	17320 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	6
(LL)	503-51-804	CORONA DESERT OASIS LLC	17308 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	7
(MM)	503-51-805	CORONA DESERT OASIS LLC	17296 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	8
(NN)	503-51-806	CORONA DESERT OASIS LLC	17284 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	9
(OO)	503-51-807	CORONA DESERT OASIS LLC	17272 W BLUE SKY DR SURPRISE 85387	080279376	892-16	DESERT OASIS PARCEL 13A	10
(PP)	503-51-922	CORONA DESERT OASIS LLC	NO ADDRESS AVAILABLE	080279376	892-16	DESERT OASIS PARCEL 13A	TRACT B
(QQ)	503-96-895	LOPEZ PAUL F JR/CHRISTINE ROCKS	27703 N 171ST ST SURPRISE 85387	080625401	939-37	DESERT OASIS PARCEL L11	4
(RR)	503-96-896	VOURAZERIS DAWN M/MICHAEL	17138 W GAMBIT TR SURPRISE 85387	080627802	939-37	DESERT OASIS PARCEL L11	5
(SS)	503-96-897	BARRETT ADRIENNE MARIE	17146 W GAMBIT TR SURPRISE 85387	160964203	939-37	DESERT OASIS PARCEL L11	6
(TT)	503-96-898	CANFIELD ROBERT L/SHARON L	17154 W GAMBIT TR SURPRISE 85387	080801696	939-37	DESERT OASIS PARCEL L11	7
(UU)	503-96-899	HANCOCK LAWRENCE G/ANNMARIE P	17162 W GAMBIT TR SURPRISE 85387	140717406	939-37	DESERT OASIS PARCEL L11	8
(VV)	503-96-900	SOKOLOVICH EDUARD/IZABELLA TR	17170 W GAMBIT TR SURPRISE 85387	100062044	939-37	DESERT OASIS PARCEL L11	9
(WW)	503-96-901	MITCHELL TRAVIS GLENN	17178 W GAMBIT TR SURPRISE 85387	130512911	939-37	DESERT OASIS PARCEL L11	10
(XX)	503-96-902	OCENAS CHRISTOPHER/AMANDA	17186 W GAMBIT TR SURPRISE 85387	080821002	939-37	DESERT OASIS PARCEL L11	11
(YY)	503-96-903	WILSON STEPHEN/CRYSTAL	17194 W GAMBIT TR SURPRISE 85387	160624427	939-37	DESERT OASIS PARCEL L11	12
(ZZ)	503-96-956	DESERT OASIS OF SURPRISE MASTER ASSOCIATION	NO ADDRESS AVAILABLE	120024249	939-37	DESERT OASIS PARCEL L11	TRACT A

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PHASE 1 DATA TABLES

PHASE 1 LOT AREA TABLE		PHASE 1 LOT AREA TABLE		PHASE 1 LOT AREA TABLE		PHASE 1 LOT AREA TABLE		PHASE 1 LOT AREA TABLE		PHASE 1 LOT AREA TABLE		PHASE 1 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)
1	6,269	52	6,250	103	6,245	154	6,600	205	6,875	256	7,200		
2	6,267	53	6,178	104	6,250	155	6,600	206	6,875	257	7,200		
3	6,265	54	6,536	105	6,250	156	6,528	207	6,875	258	7,200		
4	6,263	55	6,108	106	6,250	157	6,528	208	6,875	259	7,200		
5	6,260	56	6,250	107	6,250	158	6,600	209	6,875	260	7,200		
6	6,258	57	6,250	108	6,250	159	6,600	210	6,875	261	7,200		
7	6,256	58	6,250	109	6,250	160	6,600	211	6,875	262	7,128		
8	6,254	59	6,250	110	6,250	161	6,600	212	6,875	263	7,428		
9	6,252	60	6,250	111	6,250	162	6,600	213	6,687	264	7,500		
10	6,250	61	6,250	112	6,250	163	6,600	214	7,463	265	7,500		
11	6,247	62	6,250	113	6,250	164	6,600	215	7,469	266	7,500		
12	6,245	63	6,250	114	6,178	165	6,600	216	7,500	267	7,500		
13	6,243	64	6,250	115	6,704	166	6,600	217	7,500	268	7,500		
14	6,241	65	6,250	116	6,875	167	6,600	218	7,500	269	7,500		
15	6,239	66	6,250	117	6,875	168	6,600	219	7,500	270	7,500		
16	6,236	67	6,000	118	7,565	169	6,600	220	7,500	271	7,447		
17	6,229	68	6,000	119	6,875	170	6,600	221	7,500	272	7,367		
18	6,227	69	6,000	120	6,875	171	6,600	222	7,500	273	7,128		
19	6,225	70	6,000	121	6,875	172	6,600	223	7,500	274	7,200		
20	6,222	71	6,000	122	7,340	173	6,600	224	7,500	275	7,200		
21	6,220	72	6,000	123	6,875	174	6,600	225	7,500	276	7,200		
22	6,218	73	6,000	124	6,875	175	6,600	226	7,500	277	7,200		
23	6,216	74	6,000	125	6,875	176	6,528	227	7,500	278	7,200		
24	6,214	75	6,000	126	6,875	177	6,528	228	7,500	279	7,200		
25	6,211	76	5,928	127	6,875	178	6,600	229	7,500	280	7,200		
26	6,209	77	6,000	128	6,875	179	6,600	230	7,428	281	7,200		
27	6,207	78	6,000	129	6,875	180	6,600	231	7,428	282	7,200		
28	6,205	79	6,000	130	6,875	181	6,600	232	7,500	283	7,200		
29	6,203	80	6,000	131	6,875	182	6,600	233	7,500	284	7,200		
30	5,928	81	6,000	132	6,754	183	6,600	234	10,264	285	7,200		
31	6,000	82	6,000	133	7,182	184	6,600	235	18,136	286	7,200		
32	6,000	83	6,000	134	6,875	185	6,600	236	9,032	287	7,200		
33	6,000	84	6,000	135	6,875	186	6,600	237	7,606	288	7,200		
34	6,000	85	6,000	136	6,875	187	6,528	238	7,603	289	7,200		
35	6,000	86	6,000	137	6,875	188	7,056	239	7,559	290	7,128		
36	6,000	87	6,000	138	6,875	189	6,755	240	7,444	291	7,441		
37	6,000	88	6,000	139	6,875	190	6,875	241	7,128	292	7,485		
38	6,000	89	6,046	140	6,875	191	6,875	242	7,200	293	7,500		
39	6,000	90	6,245	141	6,875	192	6,875	243	7,200	294	7,500		
40	6,000	91	6,250	142	6,875	193	6,875	244	7,200	295	7,500		
41	5,975	92	6,250	143	6,875	194	6,803	245	7,200	296	7,500		
42	6,226	93	6,250	144	6,753	195	6,803	246	7,200	297	7,500		
43	6,250	94	6,250	145	7,063	196	6,875	247	7,200	298	7,500		
44	6,250	95	6,250	146	6,528	197	6,875	248	7,200	299	7,500		
45	6,250	96	6,250	147	6,600	198	6,835	249	7,128	300	7,428		
46	6,250	97	6,250	148	6,600	199	6,706	250	7,128	301	7,200		
47	6,250	98	6,250	149	6,600	200	6,670	251	7,200	302	7,200		
48	6,250	99	6,250	150	6,600	201	6,825	252	7,200	303	7,200		
49	6,250	100	6,250	151	6,600	202	7,031	253	7,063				
50	6,250	101	6,178	152	6,600	203	6,720	254	7,128				
51	6,250	102	6,107	153	6,600	204	6,875	255	7,200				

PHASE 1 LINE TABLE		
NO.	LENGTH	BEARING
L1	1678.91'	S89°46'40"E
L2	147.66'	S00°13'20"W
L3	291.00'	S00°13'20"W
L4	873.00'	N00°13'20"E
L5	291.00'	N00°13'20"E
L6	667.00'	S89°46'40"E
L7	678.74'	S89°46'40"E
L8	191.10'	N00°13'20"E
L9	372.21'	S05°42'45"E
L10	651.57'	S89°46'40"E
L11	183.00'	N84°17'15"E
L12	621.84'	S89°46'40"E
L13	286.00'	S00°13'20"W
L14	310.83'	S89°46'40"E
L15	667.00'	S89°46'40"E
L16	286.00'	N00°13'20"E
L17	667.00'	S89°46'40"E
L18	296.00'	S00°13'20"W
L19	1460.39'	S89°46'40"E
L20	286.00'	S00°13'20"W
L21	602.00'	S89°46'40"E
L22	286.00'	S00°13'20"W
L23	286.00'	S00°13'20"W
L24	614.00'	S89°46'40"E
L25	434.00'	S00°13'20"W
L26	204.42'	N89°46'40"W

PHASE 1 CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C17	20.72'	200.00'	005°56'04"	10.37'	20.71'	N02°44'43"W

PHASE 1 TRACT AREA TABLE			
TRACT	SQ. FT.	AREA (ACRES)	DESCRIPTION
TRACT A	2975.16	0.068	LANDSCAPE TRACT
TRACT B	77848.83	1.787	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C	1704.00	0.039	LANDSCAPE TRACT
TRACT D	3869.46	0.089	LANDSCAPE TRACT
TRACT E	4271.36	0.098	LANDSCAPE TRACT
TRACT F	11861.38	0.272	LANDSCAPE TRACT
TRACT G	1704.00	0.039	LANDSCAPE TRACT
TRACT H	2834.00	0.065	LANDSCAPE TRACT
TRACT I	5937.12	0.136	LANDSCAPE TRACT
TRACT J	119966.43	2.754	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT K	1747.19	0.040	LANDSCAPE TRACT
TRACT L	85943.70	1.973	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT M	7421.76	0.170	LANDSCAPE TRACT
TRACT N	1664.00	0.038	LANDSCAPE TRACT
TRACT O	1664.00	0.038	LANDSCAPE TRACT
TRACT P	1664.00	0.038	LANDSCAPE TRACT
TRACT Q	4171.84	0.096	LANDSCAPE TRACT
TRACT R	1744.00	0.040	LANDSCAPE TRACT
TRACT S	1744.00	0.040	LANDSCAPE TRACT
TRACT T	76072.97	1.746	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT U	4400.00	0.101	LANDSCAPE TRACT
TRACT V	1664.00	0.038	LANDSCAPE TRACT
TRACT W	1664.00	0.038	LANDSCAPE TRACT
TRACT X	1664.00	0.038	LANDSCAPE TRACT

PRELIMINARY PLAT
FOR
DESERT OASIS

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF
AND THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER
MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE

DYNAMITE BLVD.
179TH AVE. (ALIGNMENT)
SITE
171ST AVE.
JOMAX RD.

VICINITY MAP
(NOT-TO-SCALE)

LEGEND

PROPOSED LOTS

PROPOSED ROW

PROPOSED CENTER LINE

(S.V.T.) SIGHT VISIBILITY TRIANGLE

1' V.N.A.E.

(V.N.A.E.) INDICATES VEHICULAR
NON-ACCESS EASEMENT

8' P.U.E.

(P.U.E.) INDICATES PUBLIC UTILITY
EASEMENT

A

INDICATES ADJACENT PROPERTY
OWNER LABEL SEE SHEET 02 DATA
TABLE

L1

INDICATES LINE DATA LABEL SEE
SHEETS 03-05

C1

INDICATES CURVE DATA LABEL SEE
SHEETS 02-05

SHEET INDEX

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS
TABLE TABLE / TYPICAL LOT DETAIL

SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE

SHEET 03 - PHASE 01 DATA TABLES

SHEET 04 - PHASE 02 DATA TABLES

SHEET 05 - PHASE 03 DATA TABLES

SHEET 06 - STREET SECTION DETAILS

SHEET 07 - PHASING AND PARCEL MAP

SHEET 08 - SHEET INDEX MAP

SHEET 09-22 - PRELIMINARY PLAT

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SHEET
03 OF 22

CVL# 01.0291601

DATE: 3/15/18

A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF
AND THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER
MERIDIAN,
MARICOPA COUNTY, ARIZONA

DYNAMITE BLVD.

179TH AVE. (ALIGNMENT)

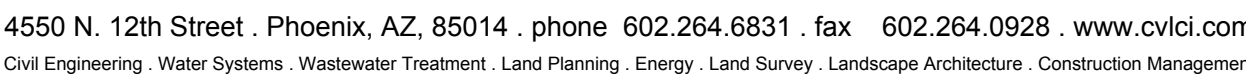
171ST AVE.

JOMAX RD.

SITE

LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES ADJACENT PROPERTY OWNER LABEL SEE SHEET 02 DATA TABLE
L1	INDICATES LINE DATA LABEL SEE SHEETS 03-05
C1	INDICATES CURVE DATA LABEL SEE SHEETS 02-05

SHEET 01 - KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS
TABLE TABLE / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION / ADJACENT OWNERS DATA TABLE
SHEET 03 - PHASE 01 DATA TABLES
SHEET 04 - PHASE 02 DATA TABLES
SHEET 05 - PHASE 03 DATA TABLES
SHEET 06 - STREET SECTION DETAILS
SHEET 07 - PHASING AND PARCEL MAP
SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT



N:\01\0291601\Cadd\Preliminary\P.B.PRE-PLAT-01-06.dwg 3/15/18 Alexc

PHASE 2 LOT AREA TABLE		PHASE 2 LOT AREA TABLE		PHASE 2 LOT AREA TABLE		PHASE 2 LOT AREA TABLE		PHASE 2 LOT AREA TABLE		PHASE 2 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)
1	8,805	33	6,515	65	6,195	97	7,425	129	6,886	161	8,162
2	8,805	34	6,592	66	6,199	98	7,425	130	6,884	162	8,632
3	8,805	35	6,669	67	6,273	99	7,425	131	6,881	163	9,927
4	9,782	36	6,746	68	6,275	100	7,425	132	6,879	164	9,135
5	8,520	37	6,823	69	6,277	101	7,425	133	6,684	165	6,875
6	6,806	38	7,065	70	6,279	102	7,425	134	7,290	166	6,875
7	6,784	39	7,166	71	6,281	103	7,425	135	6,854	167	6,803
8	6,761	40	7,248	72	6,283	104	7,421	136	6,875	168	8,494
9	6,750	41	7,330	73	6,285	105	10,342	137	6,875	169	8,494
10	6,750	42	7,412	74	6,287	106	12,572	138	6,875	170	8,494
11	6,750	43	7,494	75	6,289	107	8,383	139	7,243	171	8,494
12	6,750	44	7,576	76	6,291	108	6,895	140	6,814	172	8,494
13	6,750	45	9,820	77	6,293	109	6,905	141	6,600	173	9,774
14	6,750	46	6,250	78	6,294	110	6,914	142	6,600	174	14,415
15	6,750	47	6,243	79	6,257	111	6,923	143	6,600	175	10,293
16	6,750	48	6,045	80	6,209	112	6,933	144	6,600	176	6,851
17	6,750	49	5,948	81	7,500	113	6,942	145	6,600	177	6,875
18	6,750	50	6,004	82	6,907	114	6,951	146	6,600	178	6,875
19	6,865	51	7,326	83	6,904	115	6,960	147	6,528	179	6,875
20	6,869	52	7,408	84	6,731	116	6,970	148	6,528	180	6,875
21	6,868	53	7,921	85	6,643	117	6,979	149	6,600	181	6,875
22	6,752	54	7,409	86	6,556	118	6,988	150	6,600	182	6,875
23	6,601	55	7,317	87	6,469	119	6,997	151	6,600	183	6,875
24	6,753	56	7,239	88	6,381	120	7,007	152	7,486	184	6,803
25	6,060	57	6,159	89	6,294	121	7,016	153	7,271	185	6,803
26	6,250	58	6,782	90	6,250	122	7,025	154	7,541	186	6,875
27	6,200	59	6,751	91	6,250	123	6,876	155	7,675	187	6,875
28	6,269	60	6,588	92	6,250	124	6,804	156	7,715	188	6,875
29	6,376	61	6,425	93	6,248	125	6,895	157	6,875	189	6,875
30	6,436	62	6,722	94	6,865	126	6,893	158	7,475	190	6,875
31	6,500	63	6,263	95	6,643	127	6,891	159	7,698	191	6,875
32	6,512	64	6,265	96	7,221	128	6,888	160	7,691	192	6,875

PHASE 2 CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	127.80'	500.00'	014°38'40"	64.25'	127.45'	N07°33'01"E
C2	245.48'	150.00'	093°46'05"	160.20'	218.99'	S47°06'44"W
C3	13.15'	200.00'	003°46'05"	6.58'	13.15'	S87°53'16"E
C4	26.31'	400.00'	003°46'05"	13.16'	26.30'	N02°06'44"E
C5	197.30'	3000.00'	003°46'05"	98.69'	197.27'	S87°53'16"E
C6	66.09'	400.00'	009°27'58"	33.12'	66.01'	N04°57'40"E
C7	32.59'	185.09'	010°05'14"	16.34'	32.54'	S04°39'02"W
C8	61.73'	400.00'	008°50'31"	30.93'	61.67'	S85°21'04"E
C9	61.73'	400.00'	008°50'31"	30.93'	61.67'	N85°21'04"W

PHASE 2 TRACT AREA TABLE			
TRACT	SQ. FT.	AREA (ACRES)	DESCRIPTION
A	112287.78	2.578	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITIES
B	16015.97	0.368	OPEN SPACE/LANDSCAPE TRACT
C	45790.72	1.051	OPEN SPACE/LANDSCAPE TRACT/RETENTION
D	36992.95	0.849	OPEN SPACE/LANDSCAPE TRACT/RETENTION
E	874.88	0.020	LANDSCAPE TRACT
F	875.21	0.020	LANDSCAPE TRACT
G	3156.48	0.072	LANDSCAPE TRACT
H	40101.36	0.921	OPEN SPACE/LANDSCAPE TRACT/RETENTION
I	346054.27	7.944	OPEN SPACE/LANDSCAPE TRACT/DRAINAGE/RETENTION/AMENITIES
J	30552.42	0.701	OPEN SPACE/LANDSCAPE TRACT/RETENTION
K	12034.94	0.276	LANDSCAPE TRACT
L	1744.00	0.040	LANDSCAPE TRACT
M	34498.52	0.792	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITIES
N	1664.00	0.038	LANDSCAPE TRACT
O	6999.16	0.161	LANDSCAPE TRACT
P	49567.76	1.138	OPEN SPACE/LANDSCAPE TRACT/RETENTION

PHASE 3 DATA TABLES

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
1	8,356
2	14,209
3	14,492
4	8,037
5	8,100
6	8,100
7	8,100
8	8,100
9	8,100
10	8,100
11	8,100
12	8,100
13	8,100
14	8,100
15	8,100
16	8,048
17	14,196
18	14,035
19	8,356
20	7,200
21	7,200
22	7,200
23	7,200
24	7,200
25	7,200
26	7,200
27	7,200
28	7,200
29	7,200
30	7,200
31	7,200
32	7,200
33	7,200
34	7,200
35	7,200
36	7,200
37	7,200
38	7,200
39	7,200
40	7,200
41	7,200
42	7,200
43	7,200
44	7,456
45	12,303
46	12,495
47	7,380
48	7,500
49	7,423
50	7,657
51	7,405
52	7,500
53	7,500
54	7,500
55	7,500
56	7,500

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
57	7,500
58	7,500
59	7,500
60	7,428
61	7,500
62	7,500
63	7,500
64	7,500
65	7,500
66	7,500
67	7,500
68	7,500
69	7,428
70	7,428
71	7,500
72	7,500
73	7,500
74	7,500
75	7,500
76	7,500
77	7,500
78	7,500
79	7,428
80	7,607
81	7,438
82	7,500
83	7,500
84	7,500
85	7,500
86	7,500
87	7,676
88	11,462
89	14,174
90	8,333
91	7,425
92	7,425
93	7,425
94	7,425
95	7,425
96	7,425
97	7,425
98	7,425
99	7,425
100	7,425
101	7,425
102	7,425
103	7,425
104	7,425
105	9,651
106	18,763
107	10,061
108	7,165
109	7,169
110	7,172
111	8,364
112	17,233

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
113	10,815
114	6,851
115	6,875
116	6,875
117	6,875
118	6,875
119	6,803
120	6,600
121	6,600
122	6,600
123	6,600
124	6,600
125	6,528
126	6,528
127	6,600
128	6,600
129	6,600
130	6,600
131	6,600
132	6,600
133	6,600
134	6,600
135	6,600
136	6,600
137	6,600
138	6,600
139	6,600
140	6,600
141	6,600
142	6,600
143	6,600
144	6,600
145	6,600
146	6,600
147	6,600
148	6,600
149	6,600
150	6,803
151	6,875
152	6,875
153	6,875
154	6,875
155	6,875
156	6,875
157	6,875
158	6,803
159	6,875
160	6,875
161	6,875
162	6,783
163	6,952
164	6,803
165	6,875
166	6,875
167	6,875
168	6,875

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
169	6,875
170	6,875
171	6,875
172	6,803
173	6,803
174	6,875
175	6,875
176	6,875
177	6,875
178	6,865
179	10,132
180	16,656
181	7,755
182	6,291
183	6,293
184	6,295
185	6,298
186	6,300
187	6,302
188	6,304
189	6,307
190	6,309
191	6,206
192	6,385
193	6,803
194	6,875
195	6,875
196	6,875
197	6,875
198	6,875
199	6,875
200	6,875
201	6,875
202	6,875
203	6,875
204	6,875
205	6,875
206	6,875
207	6,875
208	6,873
209	6,920
210	6,049
211	6,235
212	6,250
213	6,250
214	6,250
215	6,250
216	6,250
217	6,250
218	6,250
219	6,250
220	6,250
221	6,250
222	6,250
223	6,178
224	5,928

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
225	6,000
226	6,000
227	6,000
228	6,000
229	6,000
230	6,000
231	6,000
232	6,000
233	6,000
234	6,000
235	6,000
236	6,000
237	6,000
238	6,000
239	6,000
240	6,000
241	6,000
242	6,000
243	6,000
244	6,000
245	6,000
246	6,000
247	6,000
248	6,000
249	5,928
250	6,139
251	6,250
252	6,250
253	6,250
254	6,250
255	6,250
256	6,250
257	6,250
258	6,250
259	6,250
260	6,250
261	6,250
262	6,249
263	6,092
264	6,178
265	6,103
266	6,556
267	6,223
268	6,250
269	6,250
270	6,250
271	6,250
272	6,250
273	6,178
274	6,000
275	6,000
276	6,000
277	6,000
278	6,000
279	6,000
280	6,000

PHASE 3 LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
281	6,000
282	6,000
283	6,000
284	6,000
285	6,000
286	6,000
287	5,928
288	6,178
289	6,250
290	6,250
291	6,250
292	6,250
293	6,148
294	6,310
295	6,118
296	6,250
297	6,250
298	6,250
299	5,928
300	6,000
301	6,000
302	6,000
303	6,000
304	6,000
305	6,000
306	6,000
307	6,000
308	6,000
309	6,000
310	6,000
311	6,000
312	6,000
313	6,178
314	6,103
315	6,556
316	6,197
317	6,250
318	6,250
319	6,250
320	6,250
321	6,250
322	6,250
323	6,250
324	6,250
325	6,250
326	6,250
327	6,250
328	6,250
329	6,250
330	6,384
331	7,138
332	7,702
333	8,685
334	7,331
335	6,889
336	6,000

PHASE 3 LINE TABLE		
NO.	LENGTH	BEARING
L1	406.00'	S00°13'20"W
L2	406.00'	S89°46'40"E
L3	582.00'	S00°13'20"W
L4	883.85'	N89°46'40"W
L5	213.00'	N89°46'19"W
L6	286.00'	N00°13'41"E
L7	296.00'	N00°13'41"E
L8	758.79'	S89°46'40"E
L9	883.82'	S89°46'40"E
L10	582.00'	N00°13'20"E
L11	957.79'	N89°46'40"W
L12	286.00'	S00°13'20"W
L13	957.79'	S89°46'40"E
L14	296.00'	S00°13'20"W
L15	862.79'	N89°46'40"E
L16	582.00'	N00°13'20"E
L17	724.00'	S89°46'40"E
L18	724.00'	S89°46'40"E
L19	286.00'	S00°13'20"W
L20	316.44'	S89°46'40"E
L21	286.00'	N00°13'20"E
L22	774.00'	S89°46'40"E
L23	83.90'	S54°42'11"E
L24	286.00'	N00°13'20"E
L25	774.00'	S89°46'40"E

PHASE 3 CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C18	244.87'	400.00'	035°04'30"	126.41'	241.06'	N72°14'25"W

PHASE 3 TRACT AREA TABLE			
TRACT	SQ. FT.	AREA (ACRES)	DESCRIPTION
A	93224.69	2.140	OPEN SPACE/LANDSCAPE TRACT/AMENITIES
B	95868.42	2.201	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE/AMENITIES
C	872.00	0.020	LANDSCAPE TRACT
D	4400.00	0.101	LANDSCAPE TRACT
E	1744.00	0.040	LANDSCAPE TRACT
F	18679.81	0.429	OPEN SPACE/LANDSCAPE TRACT/DRAINAGE
G	4400.00	0.101	LANDSCAPE TRACT
H	1744.00	0.040	LANDSCAPE TRACT
I	24200.56	0.556	LANDSCAPE TRACT
J	207677.61	4.768	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE/AMENITIES/SANITARY SEWER EASEMENT
K	4400.00	0.101	LANDSCAPE TRACT
L	1664.00	0.038	LANDSCAPE TRACT
M	114510.83	2.629	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE/AMENITIES
N	312981.37	7.185	OPEN SPACE/LANDSCAPE TRACT/RETENTION /DRAINAGE/AMENITIES
O	4400.00	0.101	LANDSCAPE TRACT
P	1664.00	0.038	LANDSCAPE TRACT
Q	1744.00	0.040	LANDSCAPE TRACT
R	1744.00	0.040	LANDSCAPE TRACT
S	1744.00	0.040	LANDSCAPE TRACT
T	1744.00	0.040	LANDSCAPE TRACT
U	4400.00	0.101	LANDSCAPE TRACT
V	14108.73	0.324	OPEN SPACE/LANDSCAPE TRACT/DRAINAGE
W	1664.00	0.038	LANDSCAPE TRACT
X	85579.39	1.965	OPEN SPACE/LANDSCAPE TRACT/AMENITIES

PRELIMINARY PLAT FOR DESERT OASIS

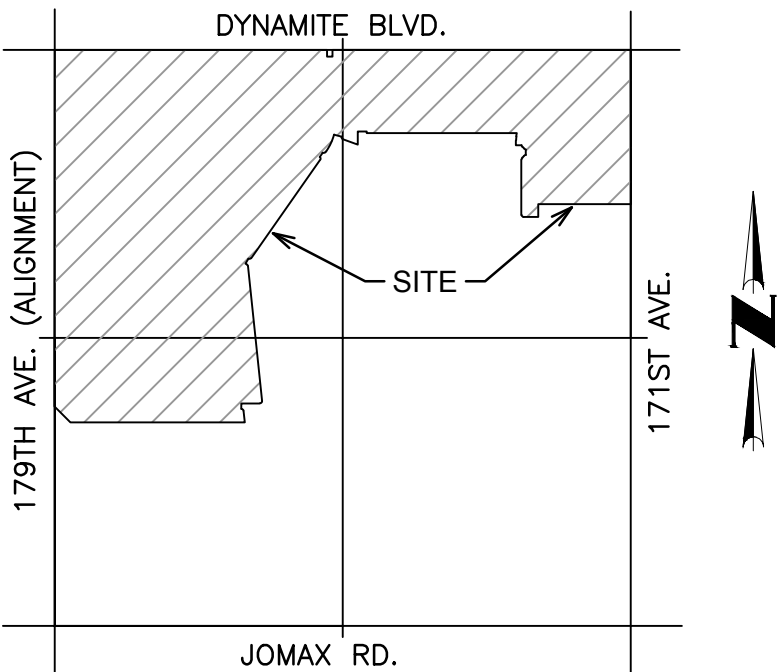
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MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: DAVE COBLE



VICINITY MAP

(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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SHEET
05 OF 22
CVL# 01.0291601

DATE: 3/15/18

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<u>OWNER / DEVELOPER</u> METRO OASIS, LLLP 17700 N. PACESETTER WAY SUITE 100 SCOTTSDALE, AZ 85255 PHONE: (480) 515-3252 CONTACT: TIM BRISLIN	<u>CVL DESIGN TEAM</u> CVL CONSULTANTS, INC. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 264-6831 CONTACT: DAVE COBLE
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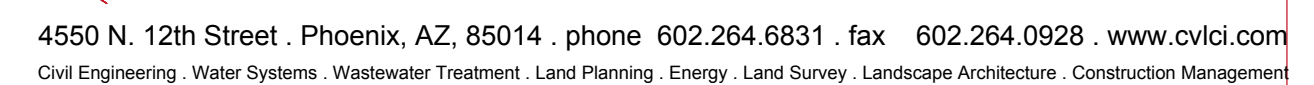
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DATE: 3/15/18

N

SOUTHWEST CORNER
SECTION 35
TOWNSHIP 5 NORTH
RANGE 2 WEST
FOUND GLOBE BRASS CAP

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NORTHWEST CORNER
SECTION 35
TOWNSHIP 5 NORTH
RANGE 2 WEST
FOUND GLO BRASS CAP

FOUND 1/2" REBAR
WITH CAP LS#36888

WELL SITE
OWNER: METRO OASIS, L.L.C.
DOC. NO. 2018-0102486

FOUND 1/2" REBAR
WITH CAP LS#31031

NORTHEAST CORNER
SECTION 35
TOWNSHIP 5 NORTH
RANGE 2 WEST
FOUND MARICOPA COUNTY
ALUMINUM CAP

WEST 1/4 CORNER
SECTION 35
TOWNSHIP 5 NORTH
RANGE 2 WEST
FOUND MARICOPA
COUNTY
ALUMINUM CAP

EAST 1/4 CORNER
SECTION 35
TOWNSHIP 5 NORTH
RANGE 2 WEST
FOUND MARICOPA COUN
ALUMINUM CAP
STAMPED 37174

FOUND 1/2" REBAR
WITH CAP LS#31034

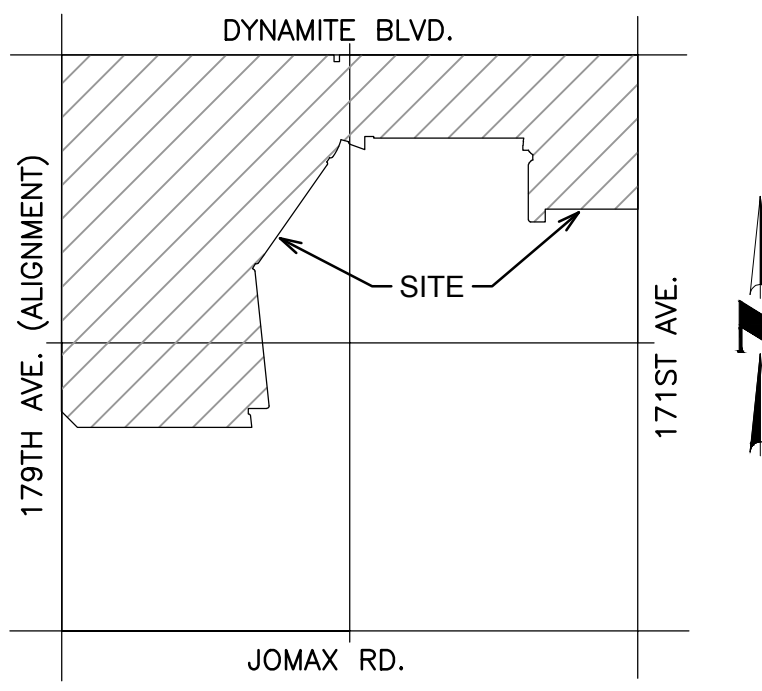
SOUTHWEST CORNER
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TOWNSHIP 5 NORTH
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PRELIMINARY PLAT FOR DESERT OASIS

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND	
	PROPOSED LOTS
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	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
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	8' P.U.E.
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SHEET
08 OF 22
CVL# 01.0291601

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SHEET INDEX MAP (NOT-TO-SCALE)



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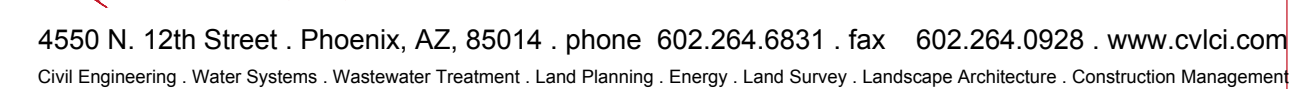
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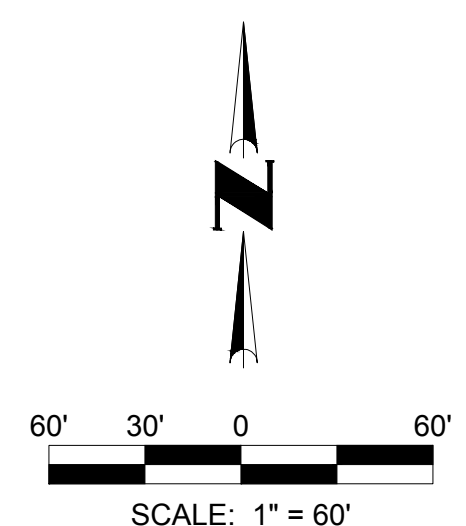
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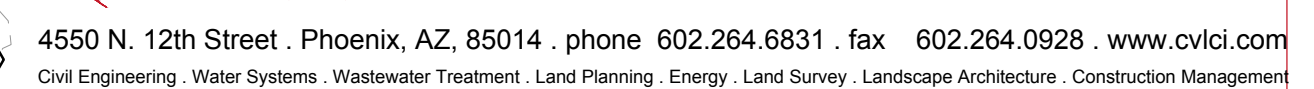
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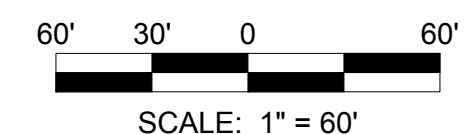


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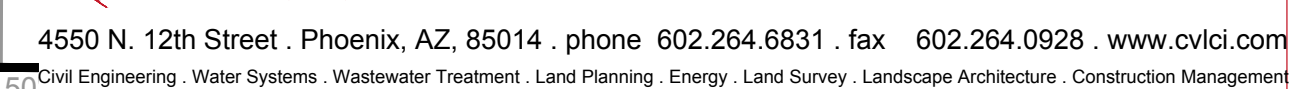
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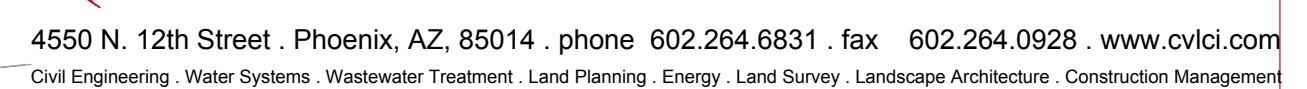
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PRELIMINARY PLAT FOR DESERT OASIS

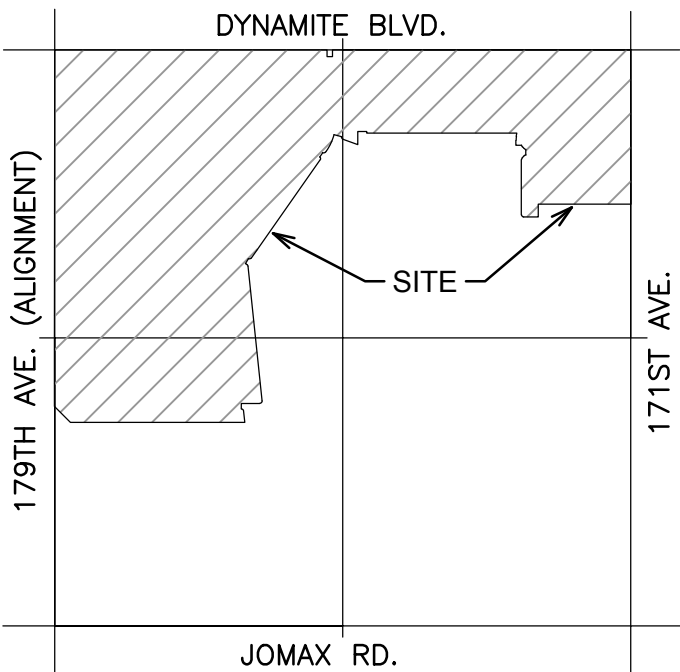
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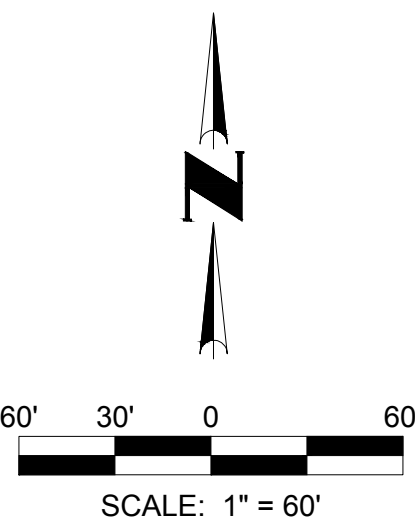
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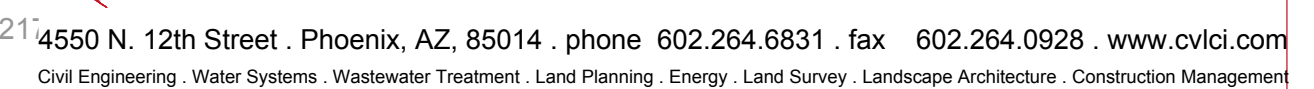
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PHONE: (602) 264-6831
CONTACT: DAVE COBLE



	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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SHEET 08 - SHEET INDEX MAP
SHEET 09-22 - PRELIMINARY PLAT



DATE: 3/15/18

PRELIMINARY PLAT FOR DESERT OASIS

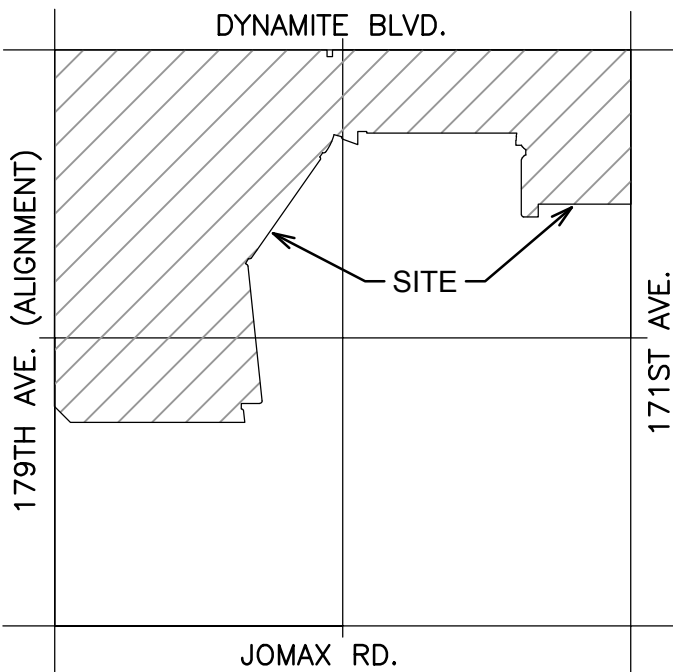
A PORTION OF LAND LOCATED IN PORTIONS OF THE WEST HALF
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TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER
MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

METRO OASIS, LLLP
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 515-3252
CONTACT: TIM BRISLIN

CVL DESIGN TEAM

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

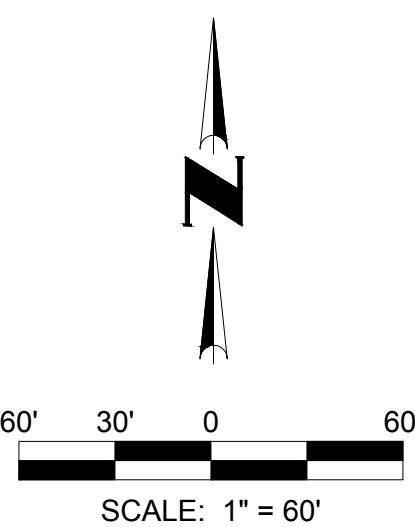
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SHEET
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CVL# 01.0291601

DATE: 3/15/18

PRELIMINARY PLAT
FOR
DESERT OASIS

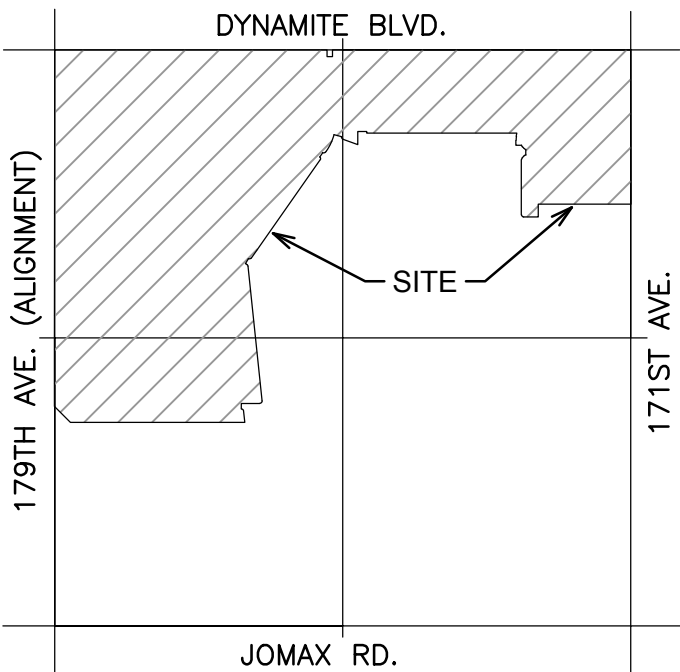
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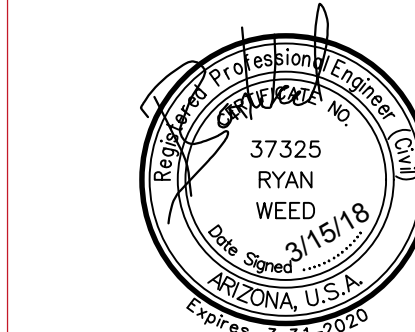
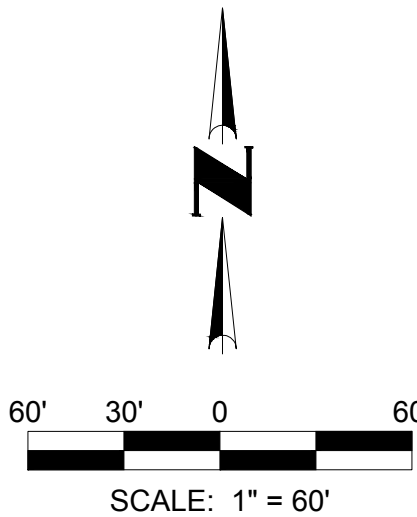
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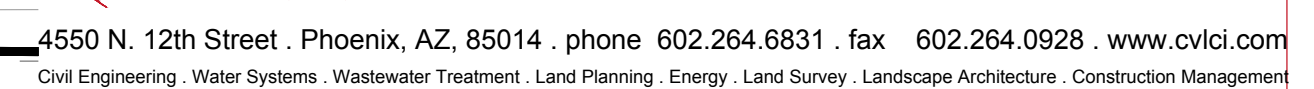
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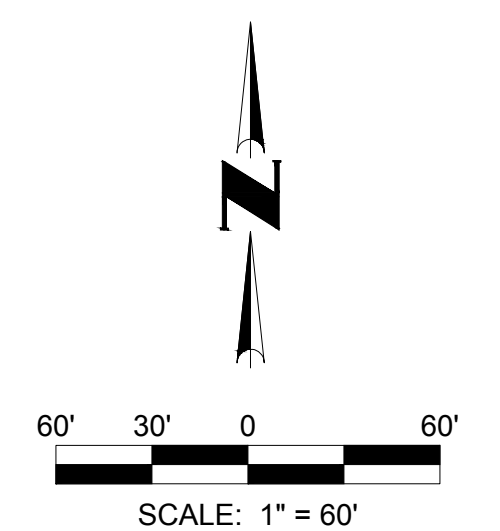
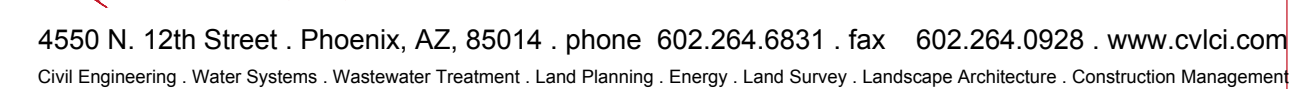
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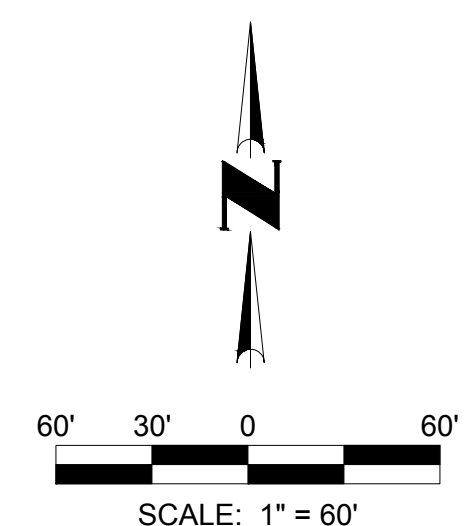
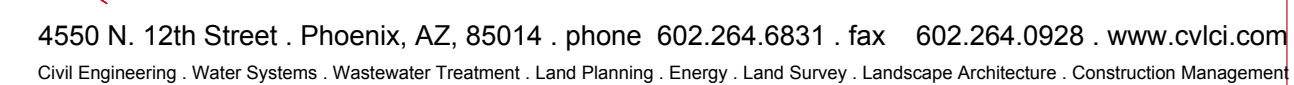
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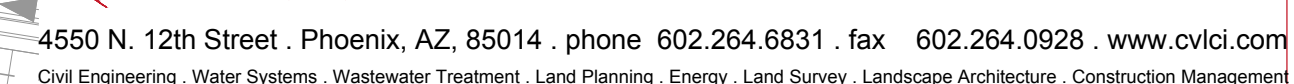
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CVL# 01.029160

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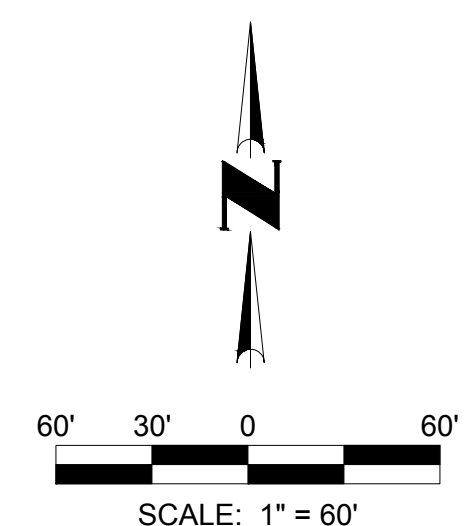
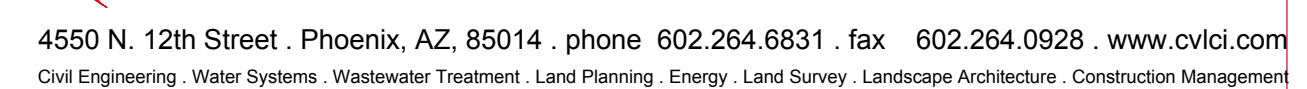
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PRELIMINARY PLAT
FOR
DESERT OASIS

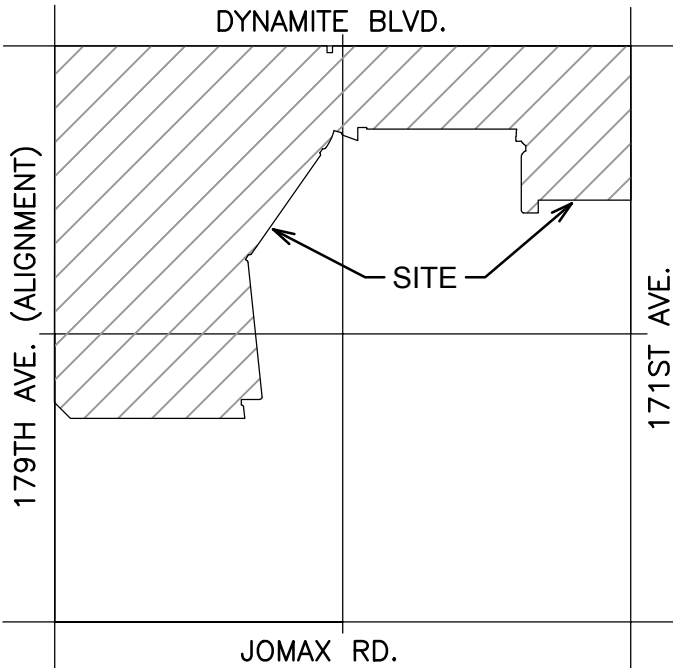
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VICINITY MAP
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LEGEND

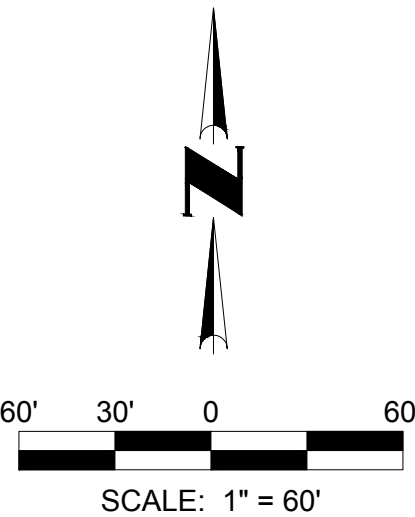
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SHEET
22 OF 22

CVL# 01.0291601

DATE: 3/15/18

EAST 1/4 CORNER
SECTION 35
TOWNSHIP 5
NORTH
RANGE 2 WEST
FOUND MARICOPA
COUNTY
ALUMINUM CAP
STAMPED 37174

CHECKED BY: GR_ME
DRAWN BY: JH

CITY OF SURPRISE LANDSCAPE NOTES

- ALL TREES AND OTHER PLANT MATERIAL SHALL BE DROUGHT-RESISTANT IN ORDER TO MINIMIZE WATER USAGE; AND SHALL HAVE ROOT GROWTH HABITS THAT WILL NOT CAUSE DAMAGE TO SIDEWALKS AND OTHER PAVED SURFACES.
- A MIXTURE OF TWENTY-FOUR (24) INCH, THIRTY-SIX (36) INCH, AND FORTY-EIGHT (48) INCH BOX TREES WITH MINIMUM THREE (3) INCH CALIPER; ALONG WITH FIVE (5), TEN (10), AND FIFTEEN (15) GALLON SHRUBS AND GROUND COVER, SHOULD BE USED.
- PERMANENT LANDSCAPE IRRIGATION SYSTEMS SHALL BE PROVIDED FOR ALL LANDSCAPE MATERIALS, WITH THE IRRIGATION SYSTEM DESIGNED TO PROMOTE WATER CONSERVATION, INCLUDING PREVENTION OF RUNOFF FROM OVERSPRAY.

LANDSCAPE GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
- THE CONTRACTOR SHALL FOLLOW THE IMPROVEMENT PLANS AS CLOSELY AS POSSIBLE. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- SIGHT VISIBILITY TRIANGLE SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
- PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SIZE, LOCATION AND SPACING:
 - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
 - ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
- PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID EXISTING/PROPOSED UTILITIES, AND OTHER FIELD CONDITIONS. CONTACT THE OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL TAKE EXTREME CARE WHILE WORKING WITHIN THE PROJECT AREA AS TO NOT DISTURB ANY EXISTING UTILITIES OR STRUCTURES ON OR ADJACENT TO THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND OR REPAIRING ANY EXISTING STRUCTURES OR UTILITIES DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE CITY REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF ANY INSPECTIONS AND / OR APPROVALS OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL WARRANTY THE TREES, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR. UNDERSTORY VEGETATION SHALL HAVE A 90 DAY WARRANTY.
- ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING, PRIOR TO THE FINAL, ONE YEAR WALK THROUGH. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.

GENERAL NOTES

- LOCATION OF ENTRY MONUMENTATION WILL BE PROVIDED AT THE TIME OF CONSTRUCTION DRAWINGS.
- PROPOSED MAILBOX LOCATIONS TO BE VERIFIED WITH USPS. MATCH CBU MODEL PER PREVIOUS PHASES.
- THE LANDSCAPE STRIP BETWEEN THE STREET AND SIDEWALK WILL INCLUDE AT LEAST ONE (1) 24-INCH BOX TREE AND FOUR (4) FIVE-GALLON SHRUBS / GROUNDCOVER PLANTS PER HOME FRONTAGE.

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA

OWNER | METRO OASIS LLLP

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CONTACT: TIM BRISLIN
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LANDSCAPE ARCHITECT | NORRIS DESIGN

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CONTACT: JOEL THOMAS
EMAIL: JTHOMAS@NORRIS-DESIGN.COM

CIVIL ENGINEER | CVL CONSULTANTS, INC.

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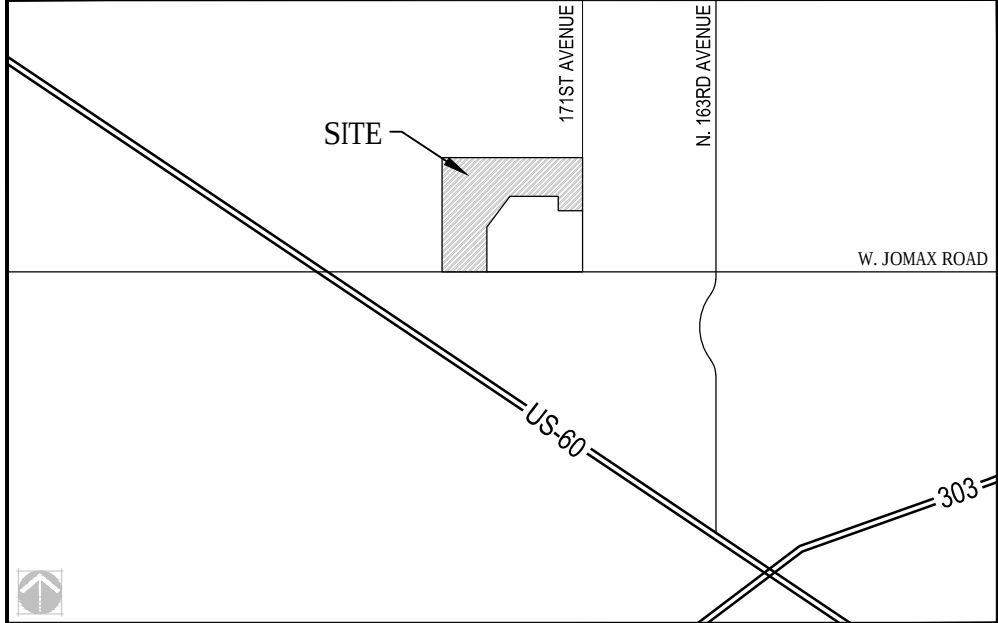
SHEET INDEX

SHEET #	DESCRIPTION	(09/07/17) ISSUED FOR: PRE-PLAT SUBMITTAL	(12/06/17) ISSUED FOR: PRE-PLAT SUBMITTAL
LA-100	LANDSCAPE COVER	X	X
LA-101	WALL PLAN	X	X
LA-201	PEDESTRIAN CIRCULATION PLAN	X	X
LA-301	LANDSCAPE PLAN	X	X
LA-302	LANDSCAPE PLAN	X	X
LA-303	LANDSCAPE PLAN	X	X
LA-304	LANDSCAPE PLAN	X	X
LA-305	LANDSCAPE PLAN	X	X
LA-306	LANDSCAPE PLAN	X	X
LA-307	LANDSCAPE PLAN	X	X
LA-308	LANDSCAPE PLAN	X	X
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LA-310	LANDSCAPE PLAN	X	X
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LA-312	LANDSCAPE PLAN	X	X
LA-313	LANDSCAPE PLAN	X	X
LA-314	LANDSCAPE PLAN	X	X
LA-401	AMENITY ENLARGEMENTS	X	X
LA-501	AMENITY DETAILS	X	X
LA-502	AMENITY DETAILS	X	X
LA-503	AMENITY DETAILS	X	X

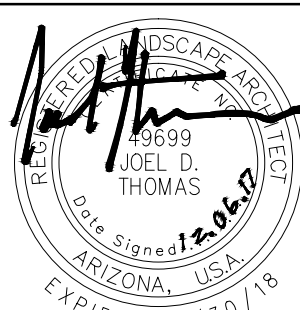
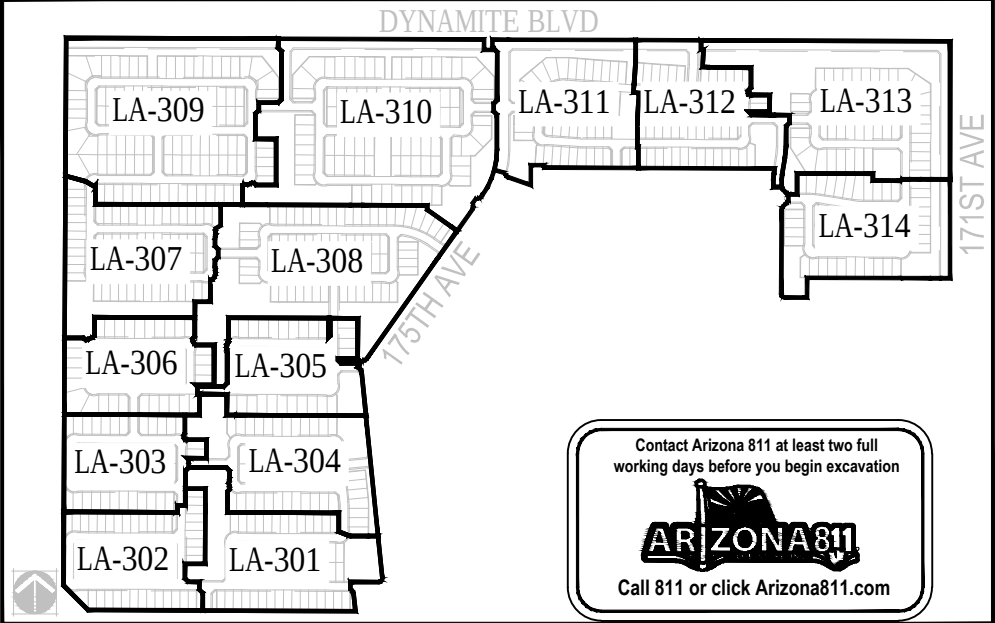
LANDSCAPE CALCULATIONS

TOTAL SITE AREA	10,004,575 SQ FT (230 ACRES)
LANDSCAPE AREA	2,539,600 SQ FT (25% OF SITE)
LANDSCAPE COVERAGE REQUIRED	952,378 SQ FT (37.5%)
TURF COVERAGE	432,615 SQ FT (17% OF LANDSCAPE AREA)

VICINITY MAP



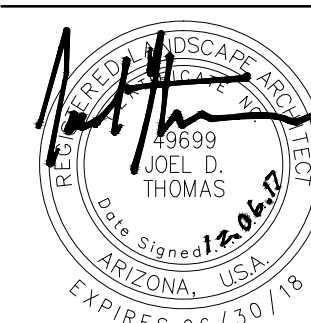
KEY MAP



NOT FOR CONSTRUCTION

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

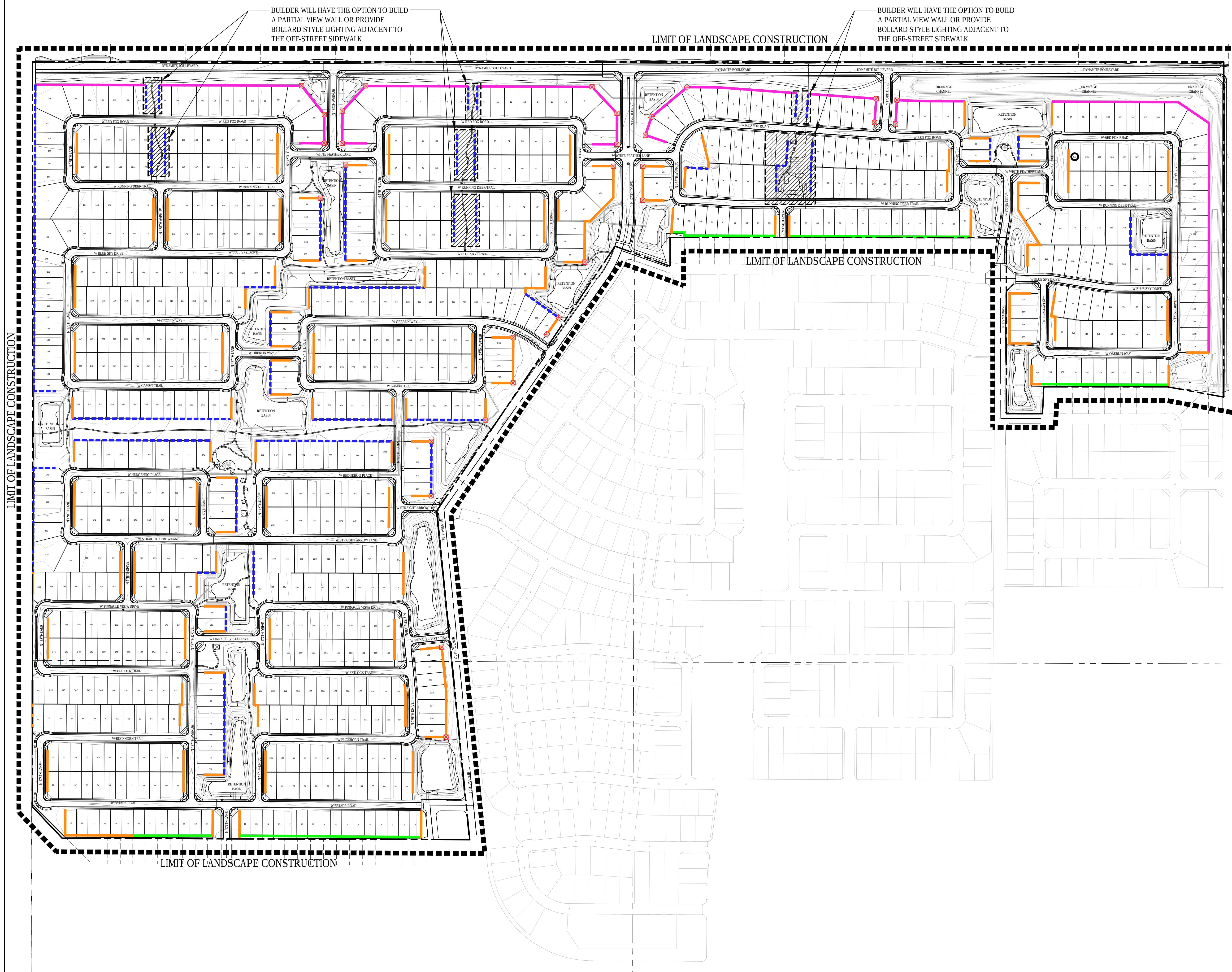
OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252



DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:
WALL PLAN

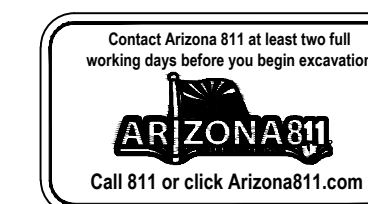
LA-101



WALL PLAN		
SYM.	PRODUCT DESCRIPTION	QTY.
	EXISTING WALL	2,984 L.F.
	VIEW FENCE (4' BLOCK / 2' VIEW)	10,567 L.F.
	EXTERIOR THEME WALL	6,695 L.F.
	INTERIOR THEME WALL	16,108 L.F.
	WALL COLUMN	31

NOTES:

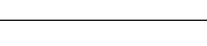
1. CONTRACTOR TO VERIFY SIDEYARD
RETURN LOCATIONS WITH HOMEBUILDER
PRIOR TO CONSTRUCTION



NOT FOR CONSTRUCTION

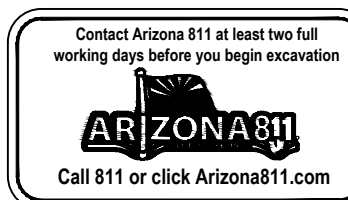
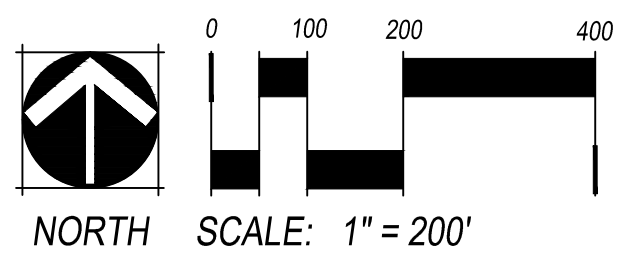
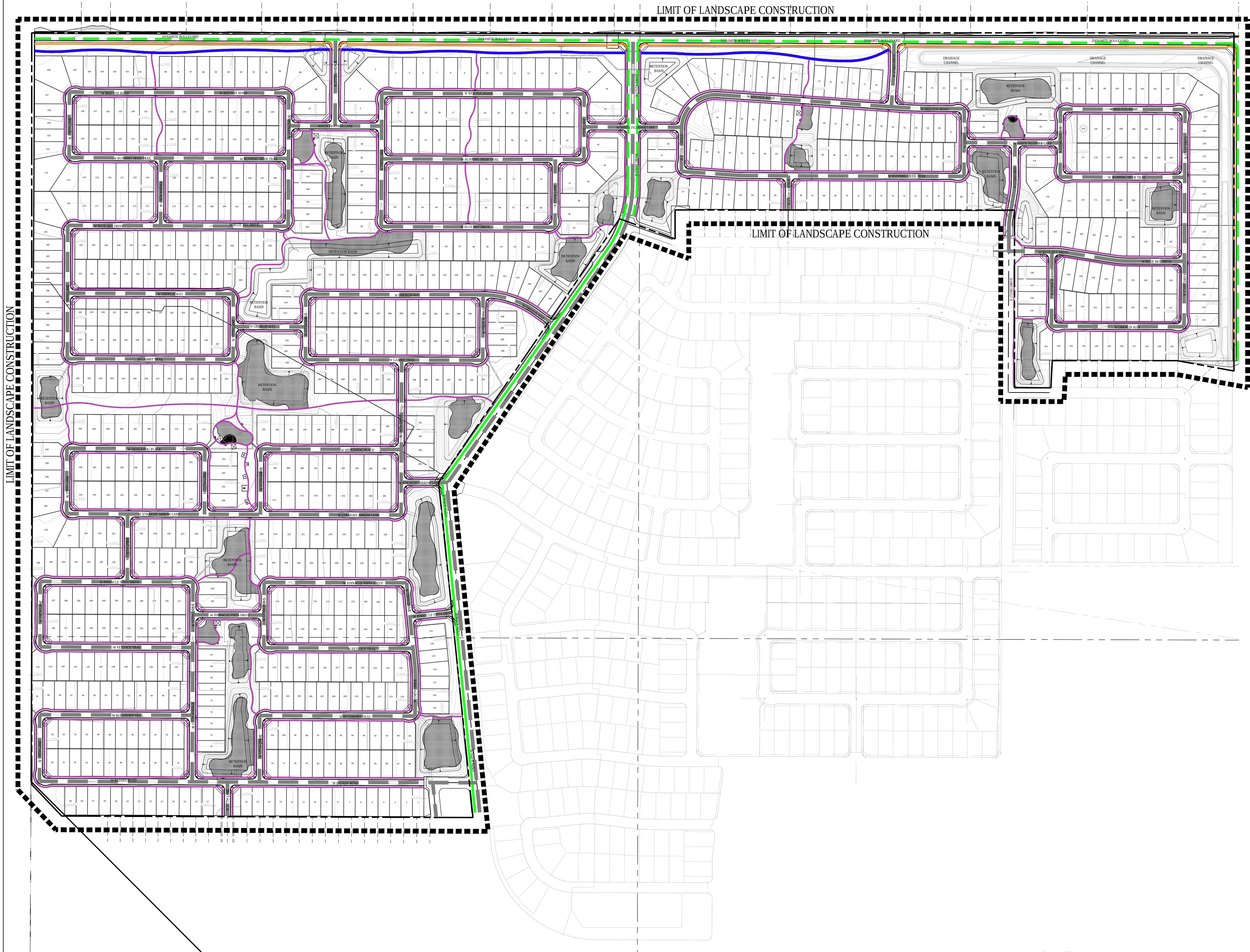
CHECKED BY: GR, ME
DRAWN BY: JH

PEDESTRIAN PLAN

SYM.	PRODUCT DESCRIPTION	QTY.
	ROADWAY	40,230 L.F.
	EXISTING BICYCLE ROUTE	
	PROPOSED BICYCLE ROUTE	8,100 L.F.
	4' SIDEWALK	77,128 L.F.
	6' SIDEWALK	6,574 L.F.
	10' MULTI-USE PATH (STABILIZED D.G.)	3,621 L.F.

NOTES:

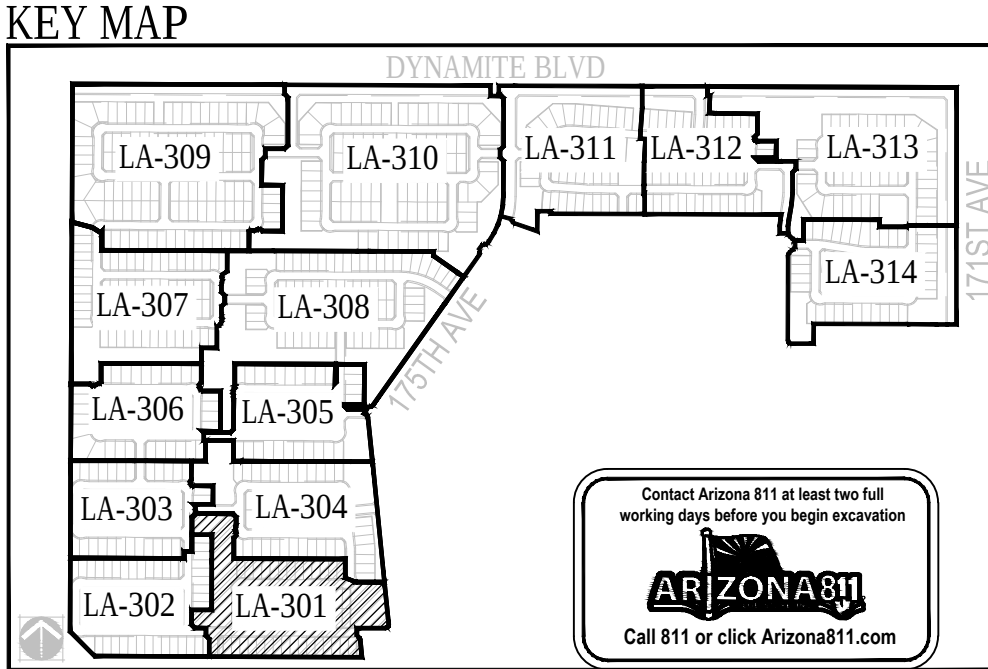
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION



NOT FOR CONSTRUCTION

PLANT SCHEDULE			
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	<i>Acacia aneura</i> Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	<i>Acacia salicina</i> Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	<i>Chilopsis linearis</i> Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	<i>Quercus virginiana</i> Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		SIZE	QUANTITY
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	15 GAL	
	<i>Cordia parvifolia</i> Little Leaf Cordia	15 GAL	
	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
	<i>Eremophila maculata 'Valentine'</i> Valentine Emu Bush	5 GAL	
	<i>Justicia californica</i> Chuparosa	5 GAL	
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 GAL	
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL	
	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL	
	<i>Tecoma alata</i> Orange Jubilee	5 GAL	
ACCENTS		SIZE	QUANTITY
	<i>Agave desmettiana 'variegata'</i> Variegated Smooth Agave	5 GAL	
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL	
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Yucca	5 GAL	
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 GAL	
	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL	
	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		SIZE	QUANTITY
	<i>Acacia redolens 'Desert Carpet'</i> Prostrate Acacia	5 GAL	
	<i>Lantana x 'New Gold'</i> Yellow Lantana	1 GAL	
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		SIZE	QUANTITY
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL	
	<i>Nolina microcarpa</i> Beargrass	5 GAL	
TOPDRESS			
	<i>Cynodon dactylon 'Santa Ana'</i> Hybrid Bermuda Grass Mix		Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		River Rock Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)



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www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12

SURPRISE, ARIZONA

PRELIMINARY SUBMITTAL

OWNER:

METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
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480-515-3252

DATE:

09.07.2017 - PRE-PLAT
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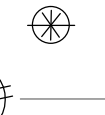
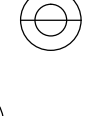
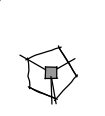
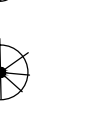
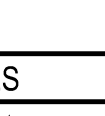
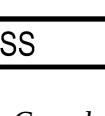
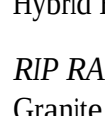
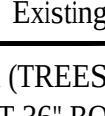
SHEET TITLE:

LANDSCAPE
PLAN

LA-301

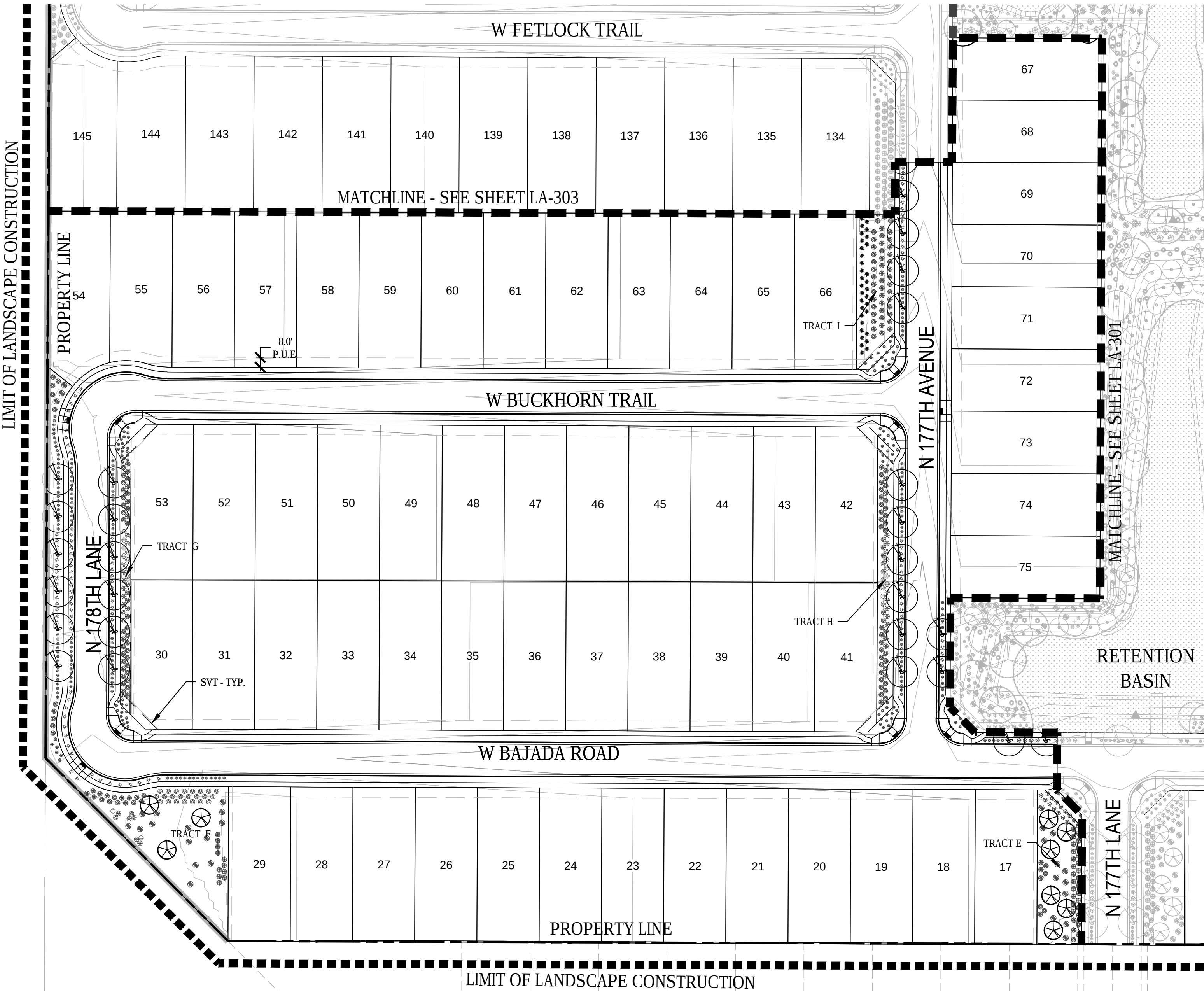
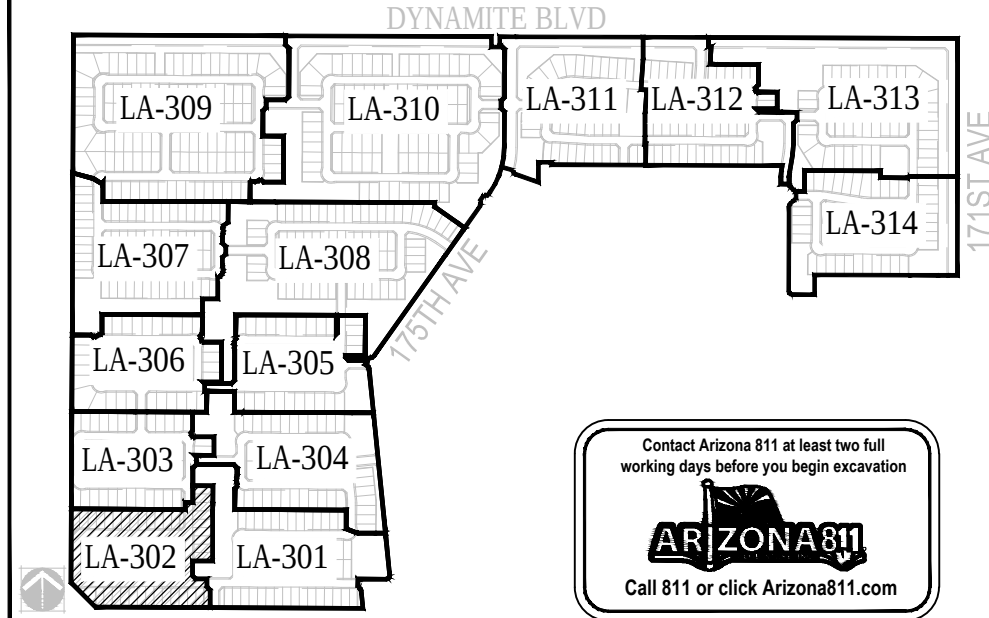
CHECKED BY: GR, ME
DRAWN BY: JH

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	<i>Acacia aneura</i> Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	<i>Acacia salicina</i> Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	<i>Chilopsis linearis</i> Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	<i>Quercus virginiana</i> Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		SIZE	QUANTITY
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	15 GAL	
	<i>Cordia parvifolia</i> Little Leaf Cordia	15 GAL	
	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
	<i>Eremophila maculata</i> 'Valentine' Valentine Emu Bush	5 GAL	
	<i>Justicia californica</i> Chuparosa	5 GAL	
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 GAL	
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL	
	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL	
	<i>Tecoma alata</i> Orange Jubilee	5 GAL	
ACCENTS		SIZE	QUANTITY
	<i>Agave desmettiana</i> 'variegata' Variegated Smooth Agave	5 GAL	
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL	
	<i>Hesperaloe parviflora</i> 'Yellow' Yellow Yucca	5 GAL	
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 GAL	
	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL	
	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		SIZE	QUANTITY
	<i>Acacia redolens</i> 'Desert Carpet' Prostrate Acacia	5 GAL	
	<i>Lantana x 'New Gold'</i> Yellow Lantana	1 GAL	
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		SIZE	QUANTITY
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL	
	<i>Nolina microcarpa</i> Beargrass	5 GAL	
TOPDRESS			
	<i>Cynodon dactylon</i> 'Santa Ana' Hybrid Bermuda Grass Mix		Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		River Rock Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP

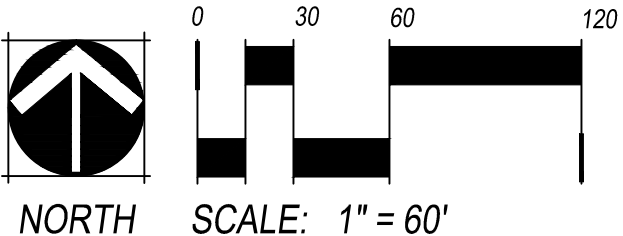
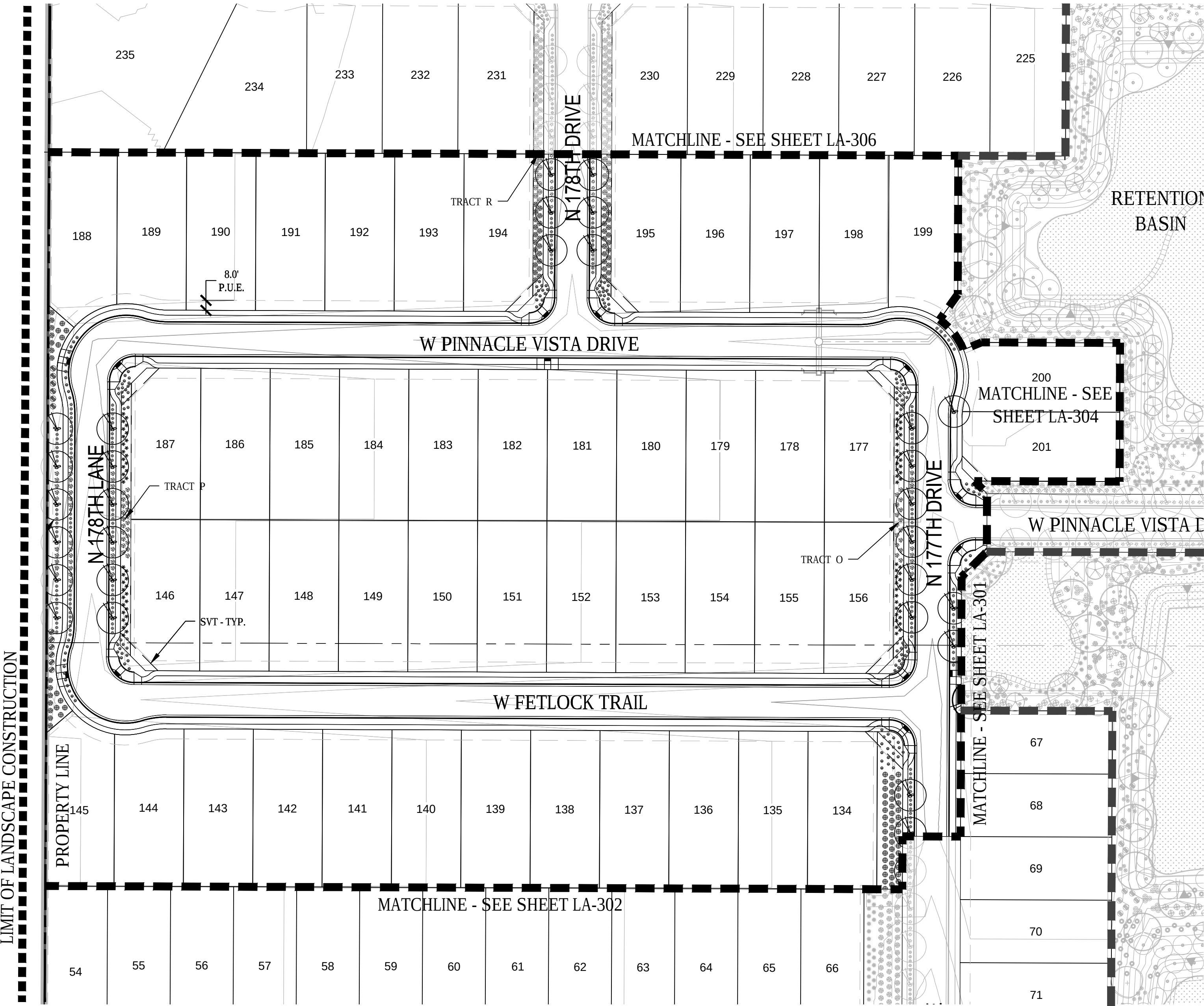
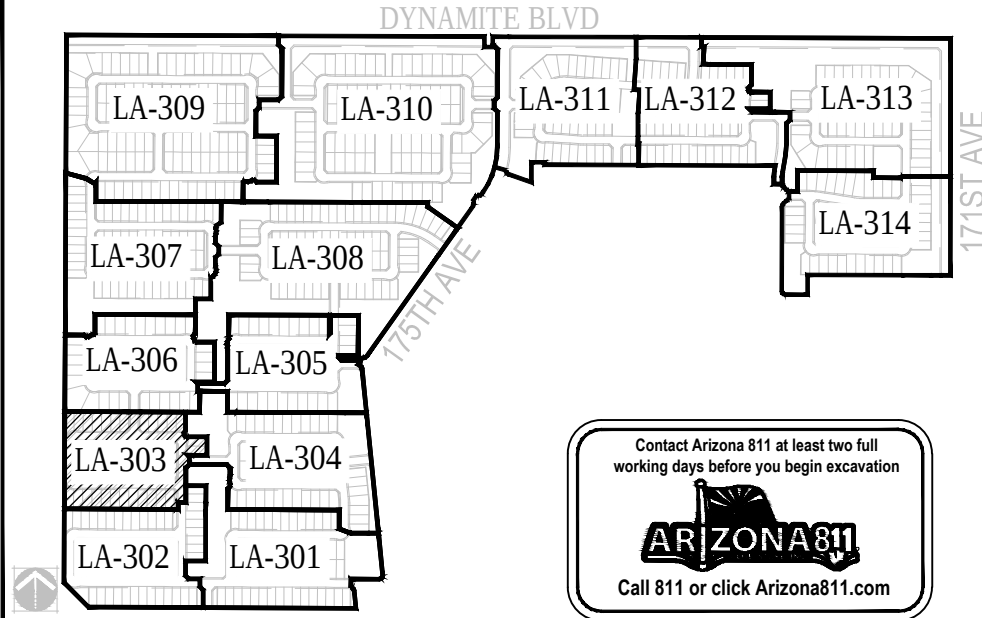


PLANT SCHEDULE

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*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP

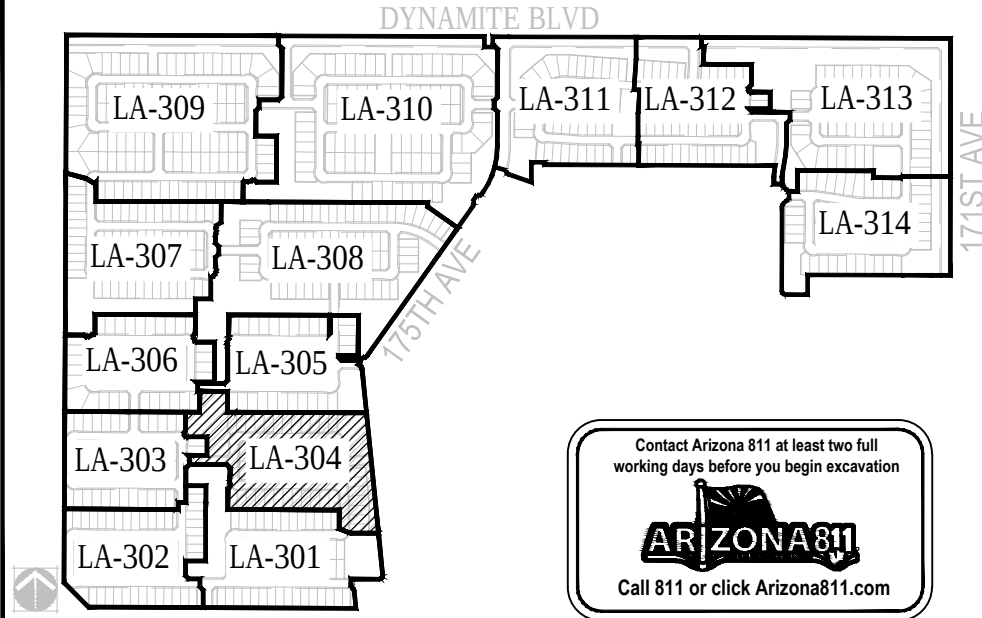


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KEY MAP



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DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:
LANDSCAPE
PLAN

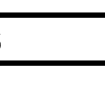
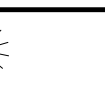
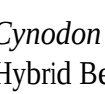
LA-304

NOT FOR CONSTRUCTION



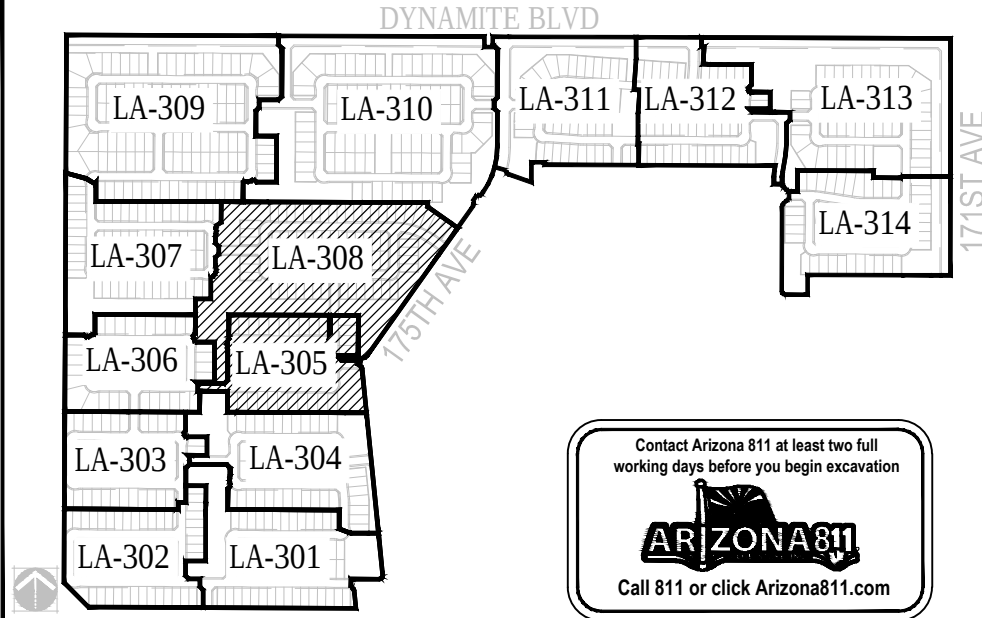
CHECKED BY: GR, ME
DRAWN BY: JH

PLANT SCHEDULE

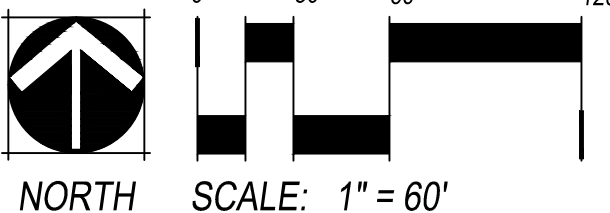
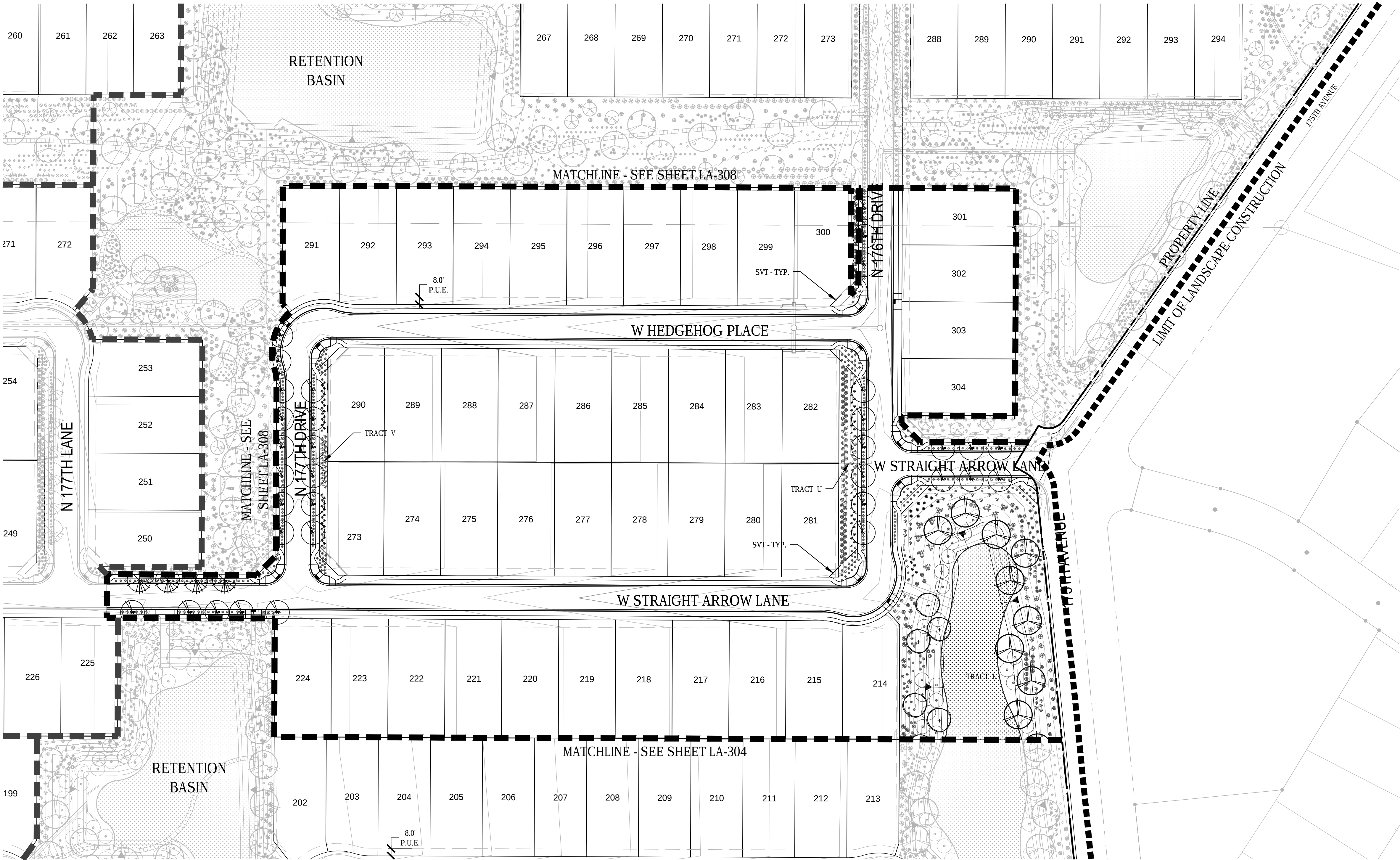
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	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		SIZE	QUANTITY
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	15 GAL	
	<i>Cordia parvifolia</i> Little Leaf Cordia	15 GAL	
	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
	<i>Eremophila maculata 'Valentine'</i> Valentine Emu Bush	5 GAL	
	<i>Justicia californica</i> Chuparosa	5 GAL	
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 GAL	
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL	
	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL	
	<i>Tecoma alata</i> Orange Jubilee	5 GAL	
ACCENTS		SIZE	QUANTITY
	<i>Agave desmettiana 'variegata'</i> Variegated Smooth Agave	5 GAL	
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL	
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Yucca	5 GAL	
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 GAL	
	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL	
	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		SIZE	QUANTITY
	<i>Acacia redolens 'Desert Carpet'</i> Prostrate Acacia	5 GAL	
	<i>Lantana x 'New Gold'</i> Yellow Lantana	1 GAL	
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunnise Emu	5 GAL	
GRASSES		SIZE	QUANTITY
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL	
	<i>Nolina microcarpa</i> Beargrass	5 GAL	
TOPDRESS			
	<i>Cynodon dactylon 'Santa Ana'</i> Hybrid Bermuda Grass Mix		Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		River Rock Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



NOT FOR CONSTRUCTION

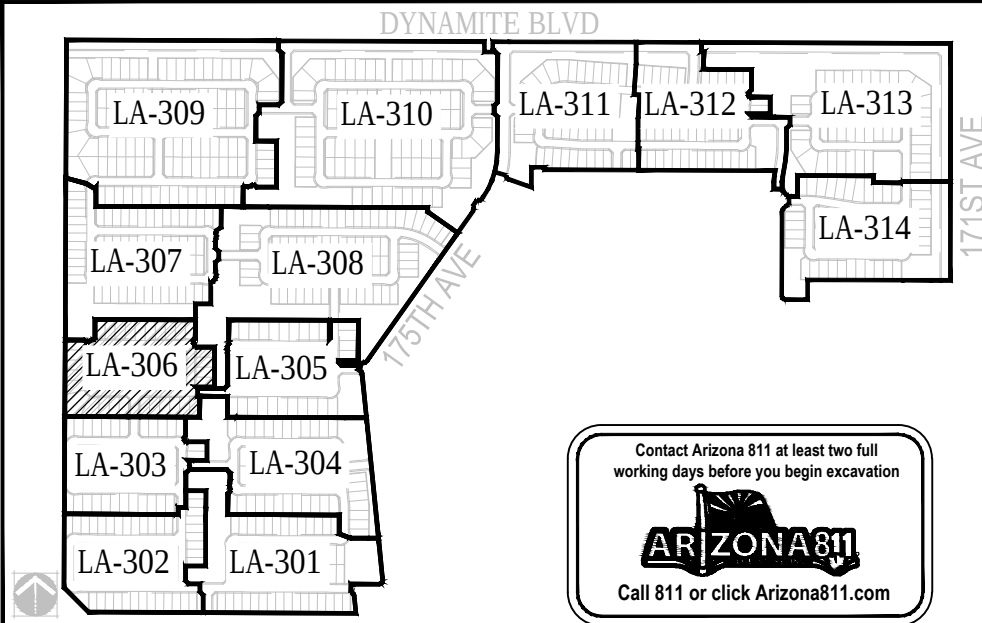


PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	<i>Acacia aneura</i> Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	<i>Acacia salicina</i> Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	<i>Chilopsis linearis</i> Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	<i>Quercus virginiana</i> Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		SIZE	QUANTITY
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL	
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	<i>Cordia parvifolia</i> Little Leaf Cordia	15 GAL	
	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
	<i>Eremophila maculata 'Valentine'</i> Valentine Emu Bush	5 GAL	
	<i>Justicia californica</i> Chuparosa	5 GAL	
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 GAL	
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL	
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ACCENTS		SIZE	QUANTITY
	<i>Agave desmettiana 'variegata'</i> Variegated Smooth Agave	5 GAL	
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	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Yucca	5 GAL	
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 GAL	
	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL	
	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		SIZE	QUANTITY
	<i>Acacia redolens 'Desert Carpet'</i> Prostrate Acacia	5 GAL	
	<i>Lantana x 'New Gold'</i> Yellow Lantana	1 GAL	
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		SIZE	QUANTITY
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL	
	<i>Nolina microcarpa</i> Beargrass	5 GAL	
TOPDRESS			
	<i>Cynodon dactylon 'Santa Ana'</i> Hybrid Bermuda Grass Mix		Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		River Rock Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



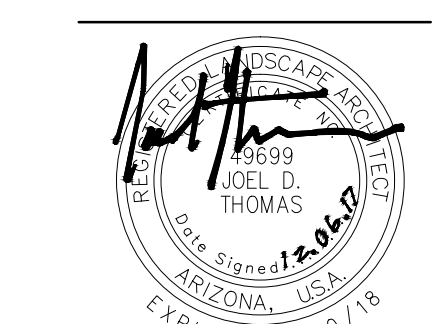


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DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
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TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

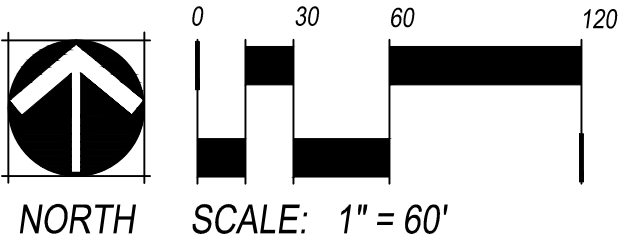


DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

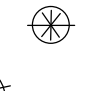
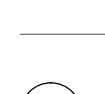
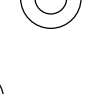
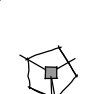
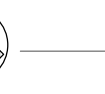
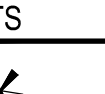
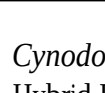
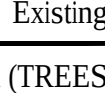
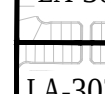
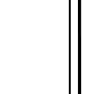
SHEET TITLE:
LANDSCAPE
PLAN

LA-306

CHECKED BY: GR, ME
DRAWN BY: JH

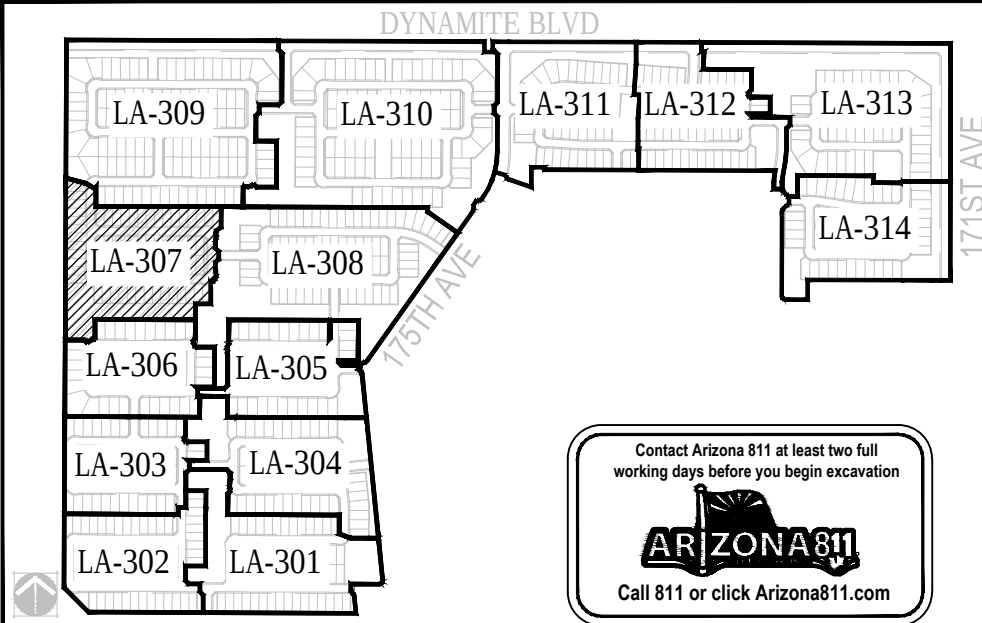


PLANT SCHEDULE

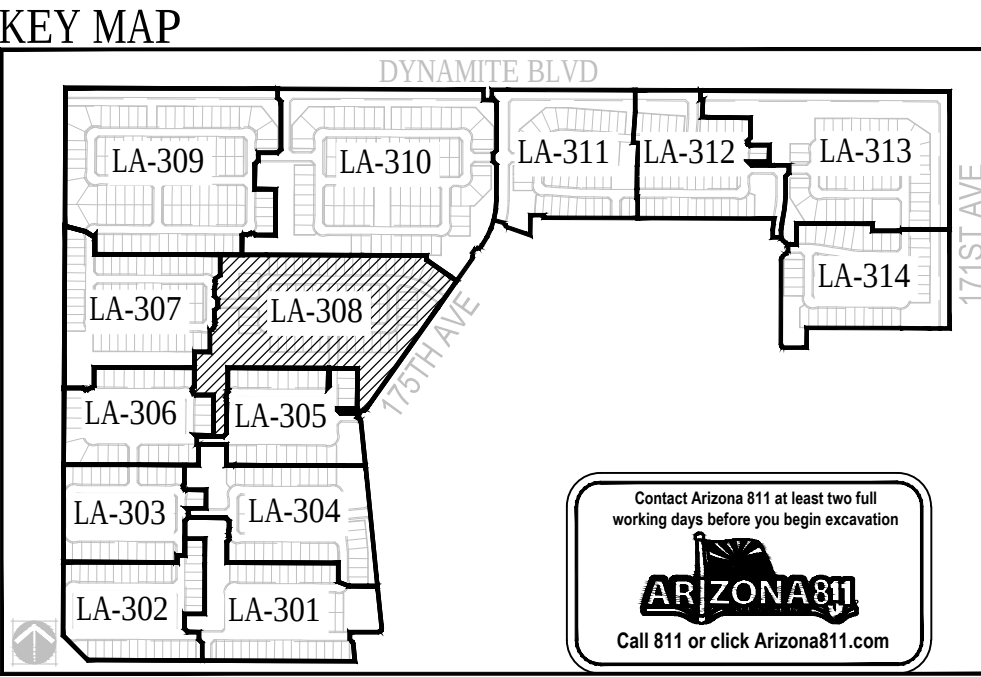
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	<i>Acacia aneura</i> Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	<i>Acacia salicina</i> Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	<i>Chilopsis linearis</i> Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	<i>Quercus virginiana</i> Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		SIZE	QUANTITY
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	15 GAL	
	<i>Cordia parvifolia</i> Little Leaf Cordia	15 GAL	
	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
	<i>Eremophila maculata 'Valentine'</i> Valentine Emu Bush	5 GAL	
	<i>Justicia californica</i> Chuparosa	5 GAL	
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 GAL	
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL	
	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL	
	<i>Tecoma alata</i> Orange Jubilee	5 GAL	
ACCENTS		SIZE	QUANTITY
	<i>Agave desmettiana 'variegata'</i> Variegated Smooth Agave	5 GAL	
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL	
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Yucca	5 GAL	
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 GAL	
	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL	
	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		SIZE	QUANTITY
	<i>Acacia redolens 'Desert Carpet'</i> Prostrate Acacia	5 GAL	
	<i>Lantana x 'New Gold'</i> Yellow Lantana	1 GAL	
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunnise Emu	5 GAL	
GRASSES		SIZE	QUANTITY
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL	
	<i>Nolina microcarpa</i> Beargrass	5 GAL	
TOPDRESS			
	<i>Cynodon dactylon 'Santa Ana'</i> Hybrid Bermuda Grass Mix		Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		River Rock Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



PLANT SCHEDULE			
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	<i>Acacia aneura</i> Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
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	<i>Quercus virginiana</i> Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		SIZE	QUANTITY
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	15 GAL	
	<i>Cordia parvifolia</i> Little Leaf Cordia	15 GAL	
	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
	<i>Eremophila maculata 'Valentine'</i> Valentine Emu Bush	5 GAL	
	<i>Justicia californica</i> Chuparosa	5 GAL	
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 GAL	
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL	
	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL	
	<i>Tecoma alata</i> Orange Jubilee	5 GAL	
ACCENTS		SIZE	QUANTITY
	<i>Agave desmettiana 'variegata'</i> Variegated Smooth Agave	5 GAL	
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL	
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Yucca	5 GAL	
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 GAL	
	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL	
	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		SIZE	QUANTITY
	<i>Acacia redolens 'Desert Carpet'</i> Prostrate Acacia	5 GAL	
	<i>Lantana x 'New Gold'</i> Yellow Lantana	1 GAL	
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		SIZE	QUANTITY
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL	
	<i>Nolina microcarpa</i> Beargrass	5 GAL	
TOPDRESS			
	<i>Cynodon dactylon 'Santa Ana'</i> Hybrid Bermuda Grass Mix		Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		River Rock Granite Express. Color to Match Existing. Size: 4"-8"
*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)			





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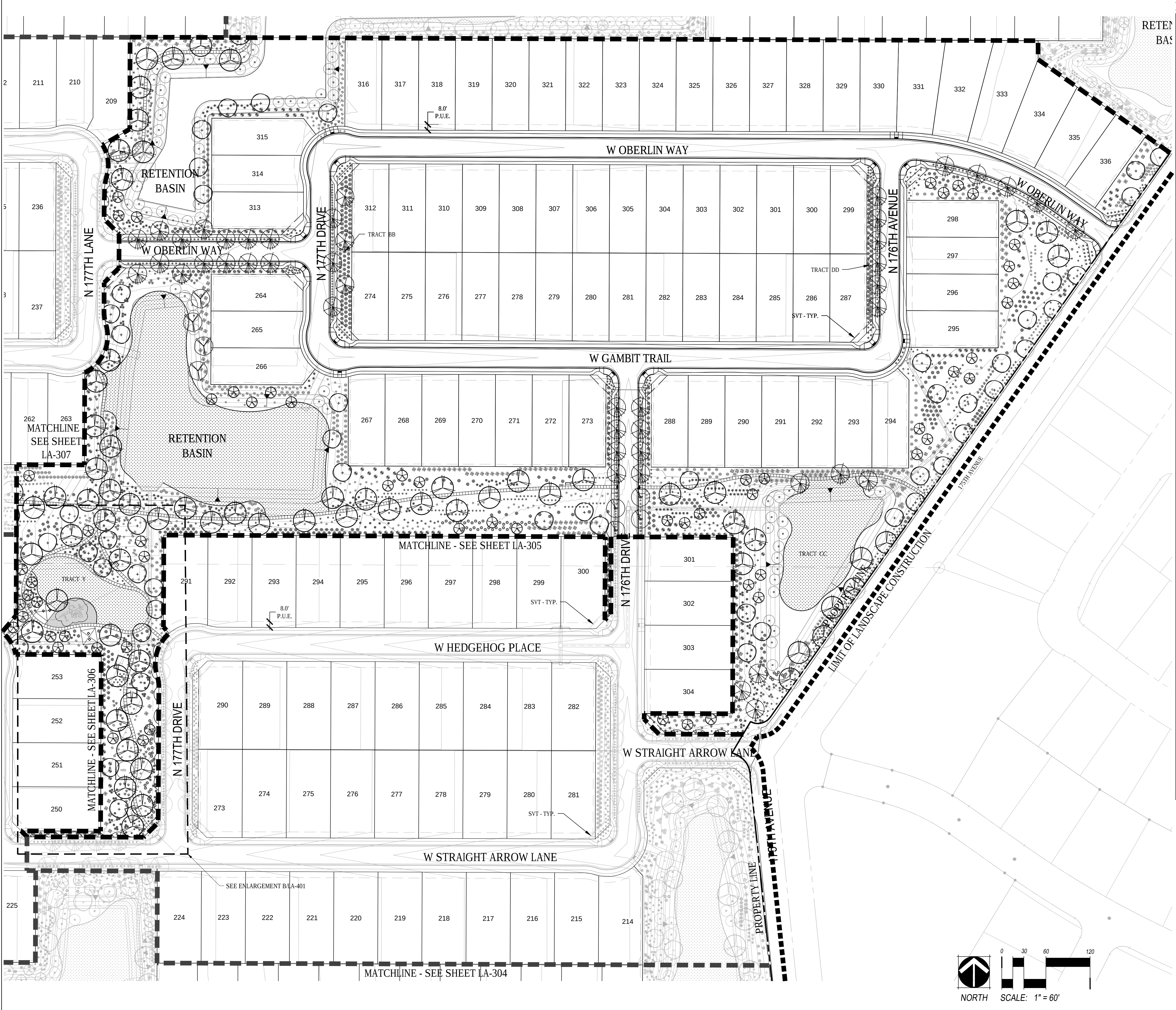
DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:
LANDSCAPE
PLAN

LA-308

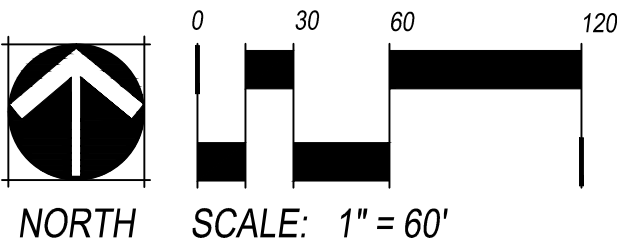
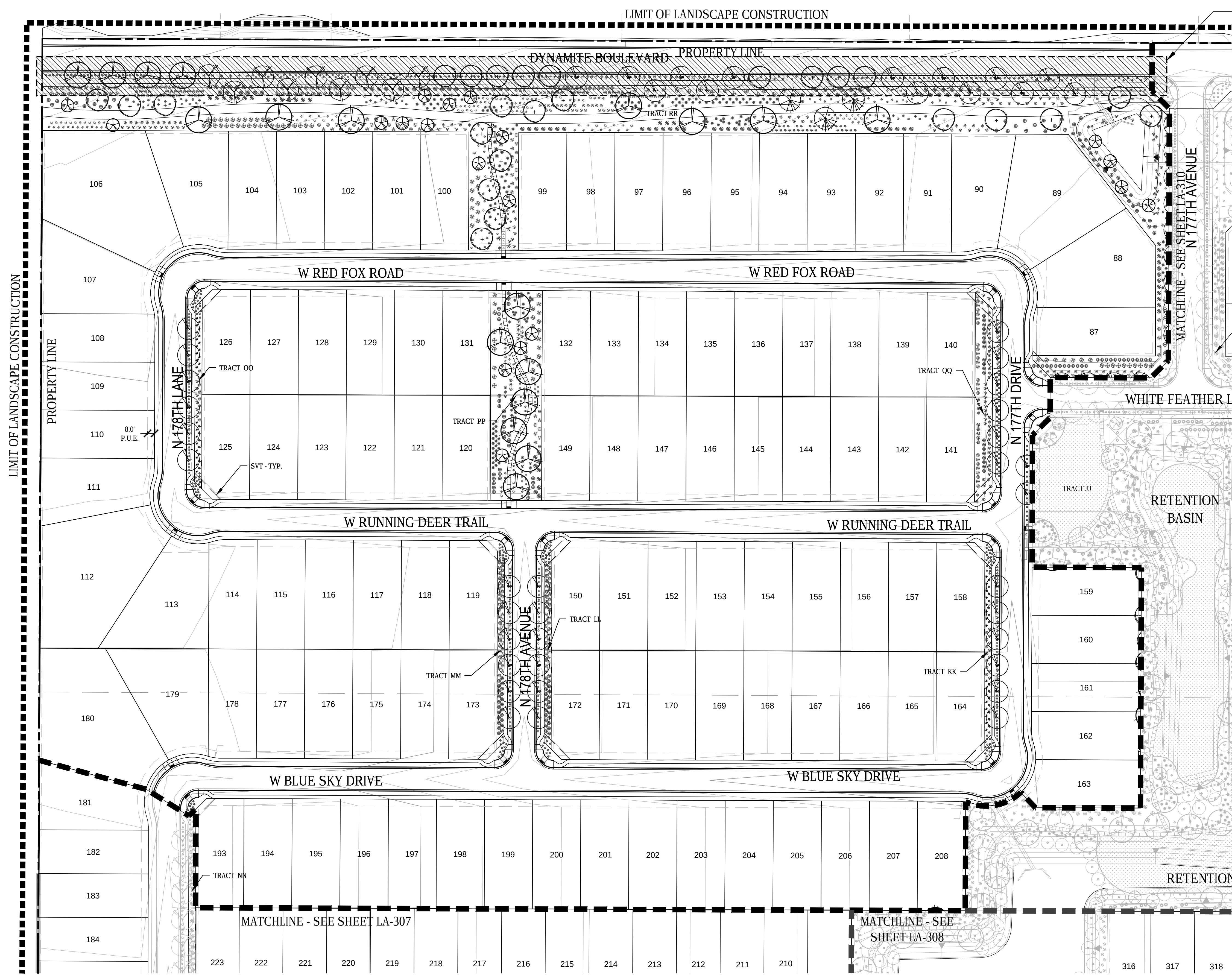
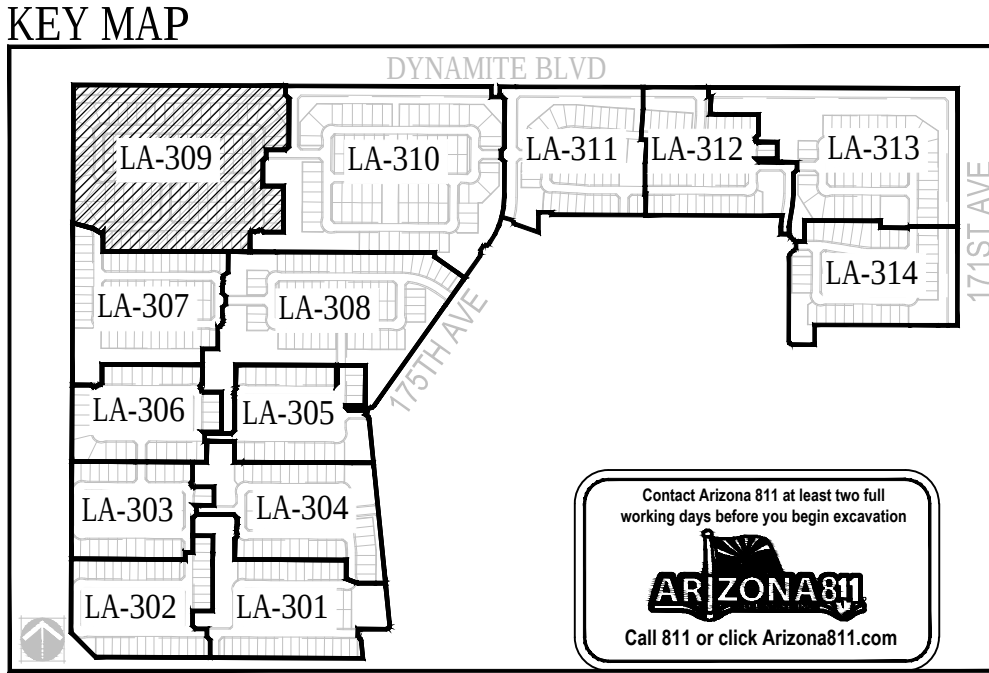


CHECKED BY: GR, ME
DRAWN BY: JH

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	<i>Acacia aneura</i> Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
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	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	15 GAL	
	<i>Cordia parvifolia</i> Little Leaf Cordia	15 GAL	
	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
	<i>Eremophila maculata 'Valentine'</i> Valentine Emu Bush	5 GAL	
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	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL	
	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL	
	<i>Tecoma alata</i> Orange Jubilee	5 GAL	
ACCENTS		SIZE	QUANTITY
	<i>Agave desmettiana 'variegata'</i> Variegated Smooth Agave	5 GAL	
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL	
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Yucca	5 GAL	
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	<i>Nolina microcarpa</i> Beargrass	5 GAL	
TOPDRESS			
	<i>Cynodon dactylon 'Santa Ana'</i> Hybrid Bermuda Grass Mix		Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus
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*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)



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SURPRISE, ARIZONA

PRELIMINARY SUBMITTAL

OWNER:

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TIM BRISLIN
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480-515-3252

DATE:

09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:

LANDSCAPE
PLAN

LA-309

NOT FOR CONSTRUCTION

LIMIT OF LANDSCAPE CONSTRUCTION

PROPERTY LINE

DYNAMITE BOULEVARD

TREES ALONG
DYNAMITE AND
171ST AVENUE
MUST BE AT LEAST
36" BOX TREES

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
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	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL
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	<i>Aloe barbadensis</i> Aloe Vera	5 GAL
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	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL
	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 GAL

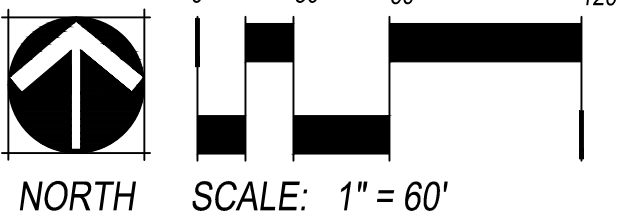
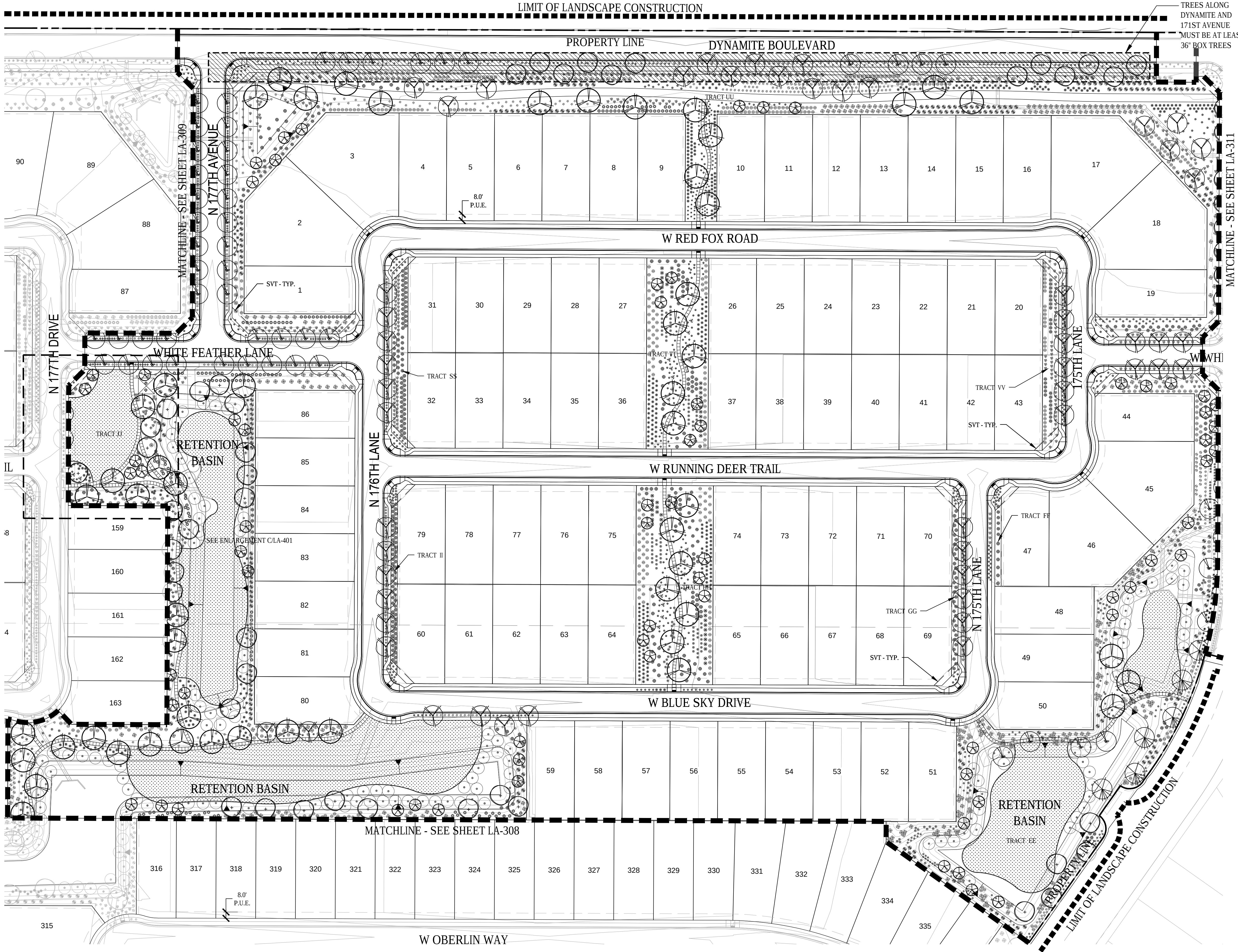
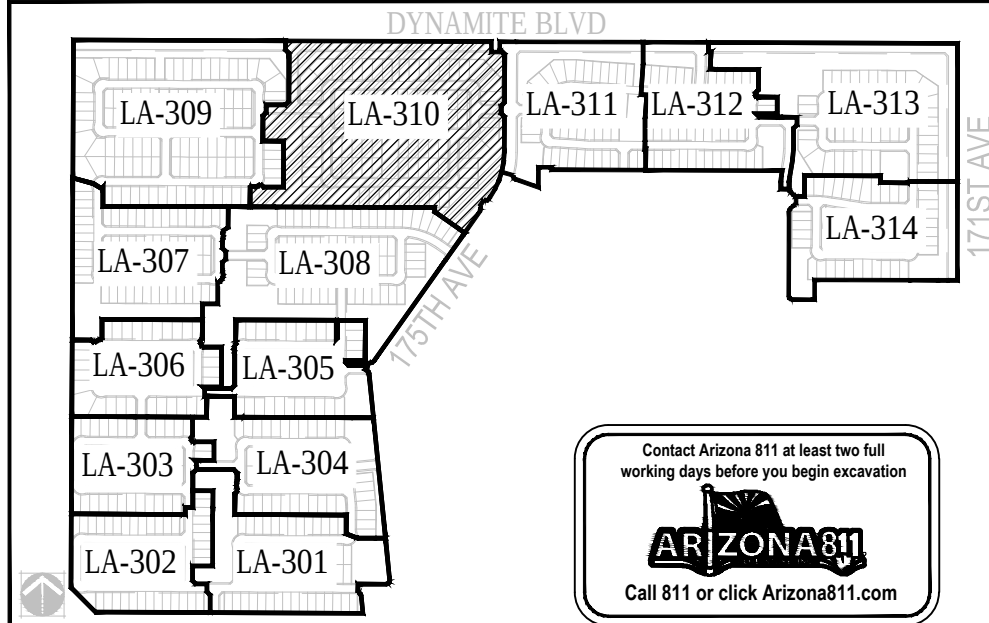
GROUNDCOVERS	SIZE	QUANTITY
	<i>Acacia redolens 'Desert Carpet'</i> Prostrate Acacia	5 GAL
	<i>Lantana x 'New Gold'</i> Yellow Lantana	1 GAL
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunnise Emu	5 GAL

GRASSES	SIZE	QUANTITY
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL
	<i>Nolina microcarpa</i> Beargrass	5 GAL

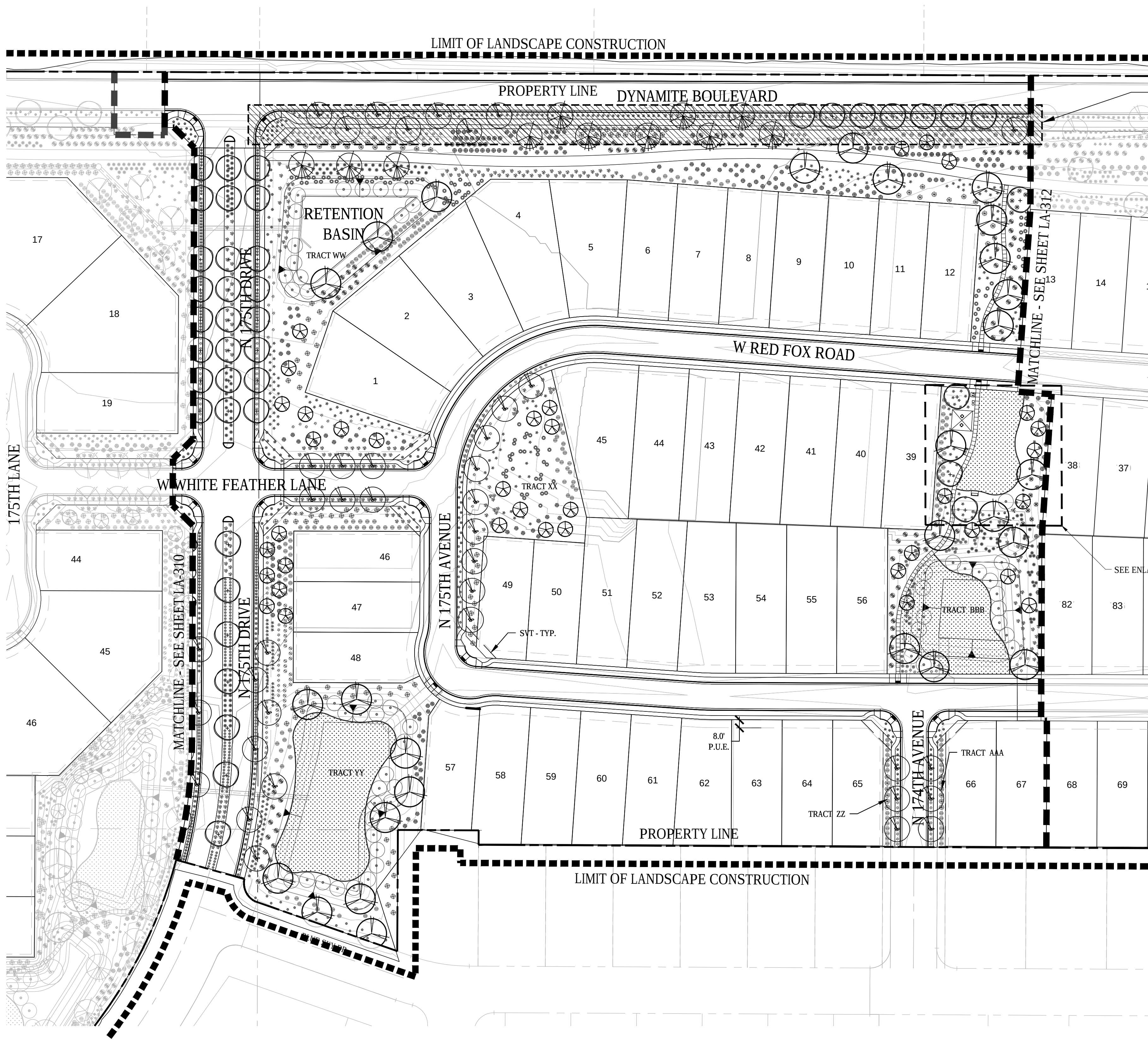
TOPDRESS			
	<i>Cynodon dactylon 'Santa Ana'</i> Hybrid Bermuda Grass Mix		<i>Decomposed Granite</i> Granite Express. Color: Express Brown. Size: 1/2" Minus
	<i>RIP RAP</i> Granite Express. Color to Match Existing. Size: 4"-8"		<i>River Rock</i> Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP

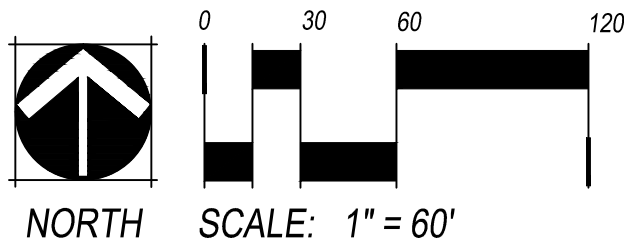


CHECKED BY: GR, ME
DRAWN BY: JH



TREES ALONG DYNAMITE AND
171ST AVENUE MUST BE AT
LEAST 36" BOX TREES

SEE ENLARGEMENT D/LA-401

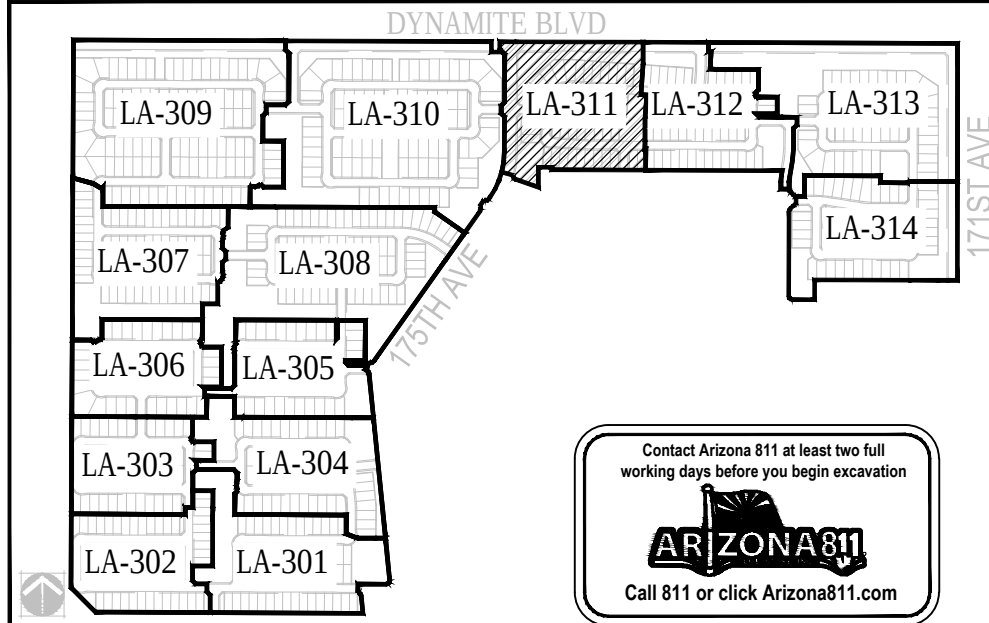


PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	<i>Acacia aneura</i> Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	<i>Acacia salicina</i> Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	<i>Chilopsis linearis</i> Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	<i>Parkinsonia</i> x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	<i>Quercus virginiana</i> Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		SIZE	QUANTITY
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	15 GAL	
	<i>Cordia parvifolia</i> Little Leaf Cordia	15 GAL	
	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
	<i>Eremophila maculata</i> 'Valentine' Valentine Emu Bush	5 GAL	
	<i>Justicia californica</i> Chuparosa	5 GAL	
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 GAL	
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL	
	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL	
	<i>Tecoma alata</i> Orange Jubilee	5 GAL	
ACCENTS		SIZE	QUANTITY
	<i>Agave desmettiana</i> 'variegata' Variegated Smooth Agave	5 GAL	
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL	
	<i>Hesperaloe parviflora</i> 'Yellow' Yellow Yucca	5 GAL	
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 GAL	
	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL	
	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		SIZE	QUANTITY
	<i>Acacia redolens</i> 'Desert Carpet' Prostrate Acacia	5 GAL	
	<i>Lantana</i> x 'New Gold' Yellow Lantana	1 GAL	
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		SIZE	QUANTITY
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL	
	<i>Nolina microcarpa</i> Beargrass	5 GAL	
TOPDRESS			
	<i>Cynodon dactylon</i> 'Santa Ana' Hybrid Bermuda Grass Mix		Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus
	RIP RAP Granite Express. Color to Match Existing. Size: 4"-8"		River Rock Granite Express. Color to Match Existing. Size: 4"-8"

*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE
AT LEAST 36" BOX TREES)

KEY MAP



4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
www.norris-design.com

DESERT OASIS

PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

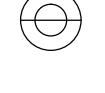
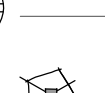
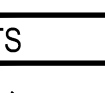
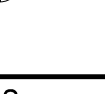
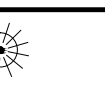
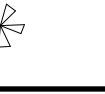
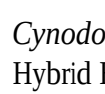
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09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:
LANDSCAPE
PLAN

LA-311

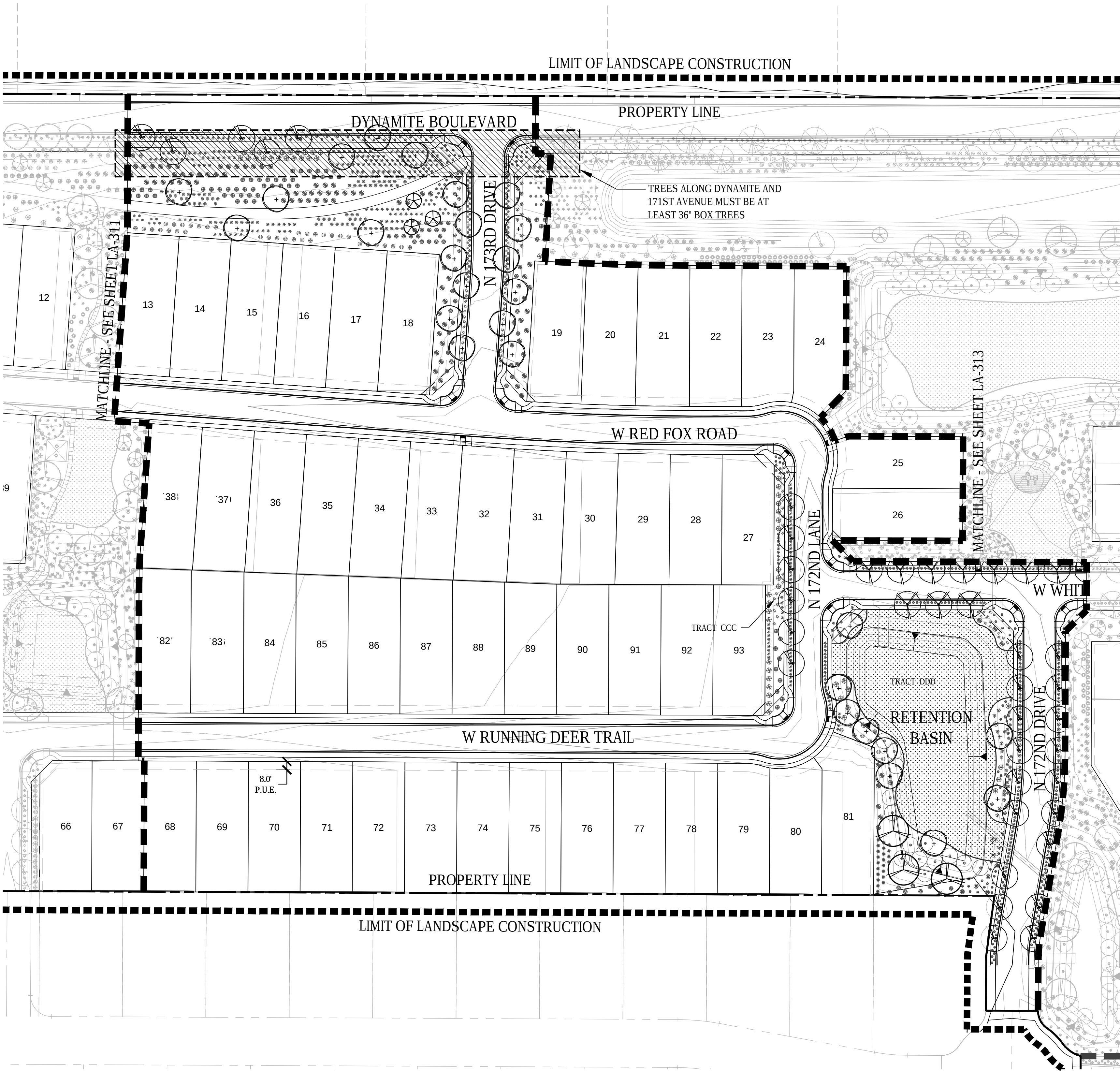
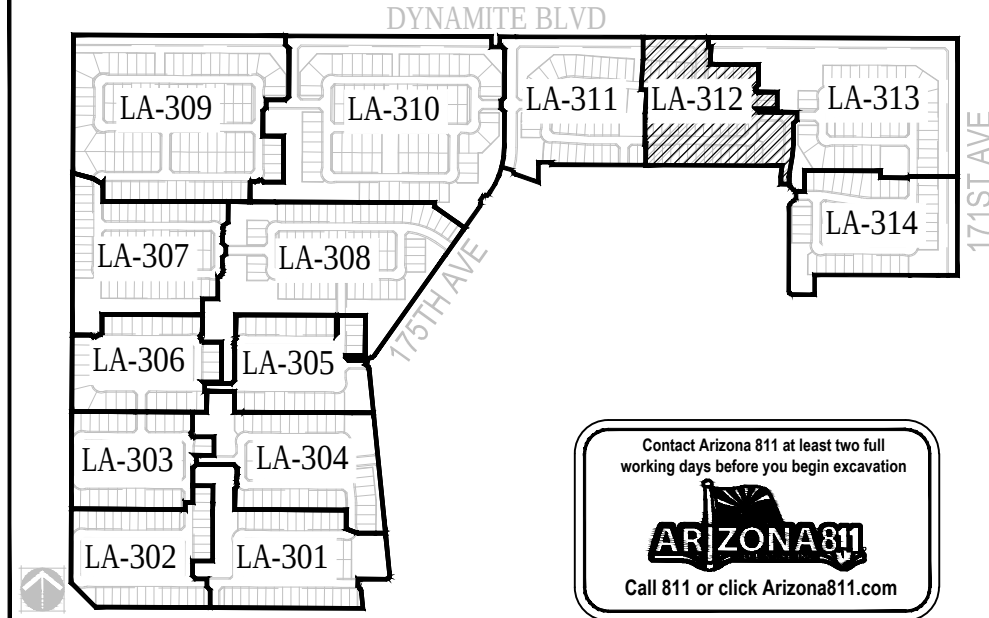
NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
TREES			
	<i>Acacia aneura</i> Mulga	24" BOX SINGLE *36" BOX	1.5" CALIPER 7' HT & 4' W
	<i>Acacia salicina</i> Willow Acacia	24" BOX SINGLE *36" BOX	1.5" CALIPER 8' HT & 4' W
	<i>Chilopsis linearis</i> Desert Willow	24" BOX SINGLE *36" BOX	1.25" CALIPER 7' HT & 4' W
	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum Palo Verde	24" BOX MULTI *36" BOX	2" CALIPER 10' HT & 6' W
	<i>Quercus virginiana</i> Southern Live Oak	24" BOX SINGLE *36" BOX	1.25" CALIPER 9' HT & 4' W
	<i>Ulmus parvifolia</i> Chinese Evergreen Elm	24" BOX SINGLE *36" BOX	1.25" CALIPER 8' HT & 3' W
SHRUBS		SIZE	QUANTITY
	<i>Asclepias subulata</i> Desert Milkweed	5 GAL	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	15 GAL	
	<i>Cordia parvifolia</i> Little Leaf Cordia	15 GAL	
	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
	<i>Eremophila maculata 'Valentine'</i> Valentine Emu Bush	5 GAL	
	<i>Justicia californica</i> Chuparosa	5 GAL	
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 GAL	
	<i>Ruellia peninsularis</i> Baja Ruellia	5 GAL	
	<i>Russelia equisetiformis</i> Firecracker Bush	5 GAL	
	<i>Tecoma alata</i> Orange Jubilee	5 GAL	
ACCENTS		SIZE	QUANTITY
	<i>Agave desmettiana 'variegata'</i> Variegated Smooth Agave	5 GAL	
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL	
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Yucca	5 GAL	
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 GAL	
	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL	
	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 GAL	
GROUNDCOVERS		SIZE	QUANTITY
	<i>Acacia redolens 'Desert Carpet'</i> Prostrate Acacia	5 GAL	
	<i>Lantana x 'New Gold'</i> Yellow Lantana	1 GAL	
	<i>Eremophila glabra</i> 'Mingenew Gold' Outback Sunrise Emu	5 GAL	
GRASSES		SIZE	QUANTITY
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL	
	<i>Nolina microcarpa</i> Beargrass	5 GAL	
TOPDRESS			
	<i>Cynodon dactylon 'Santa Ana'</i> Hybrid Bermuda Grass Mix		Decomposed Granite Granite Express. Color: Express Brown. Size: 1/2" Minus
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*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

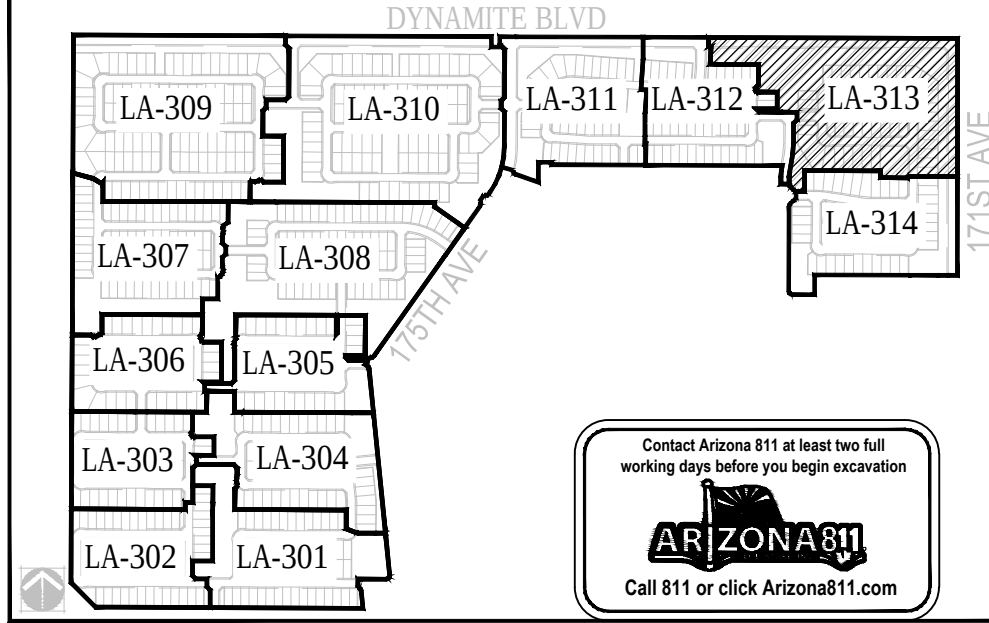
KEY MAP



PLANT SCHEDULE			
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
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KEY MAP



Planning | Landscape Architecture | Branding

4450 North 12th Street
Suite 236
Phoenix, AZ 85014
P 602.254.9600
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DESERT OASIS

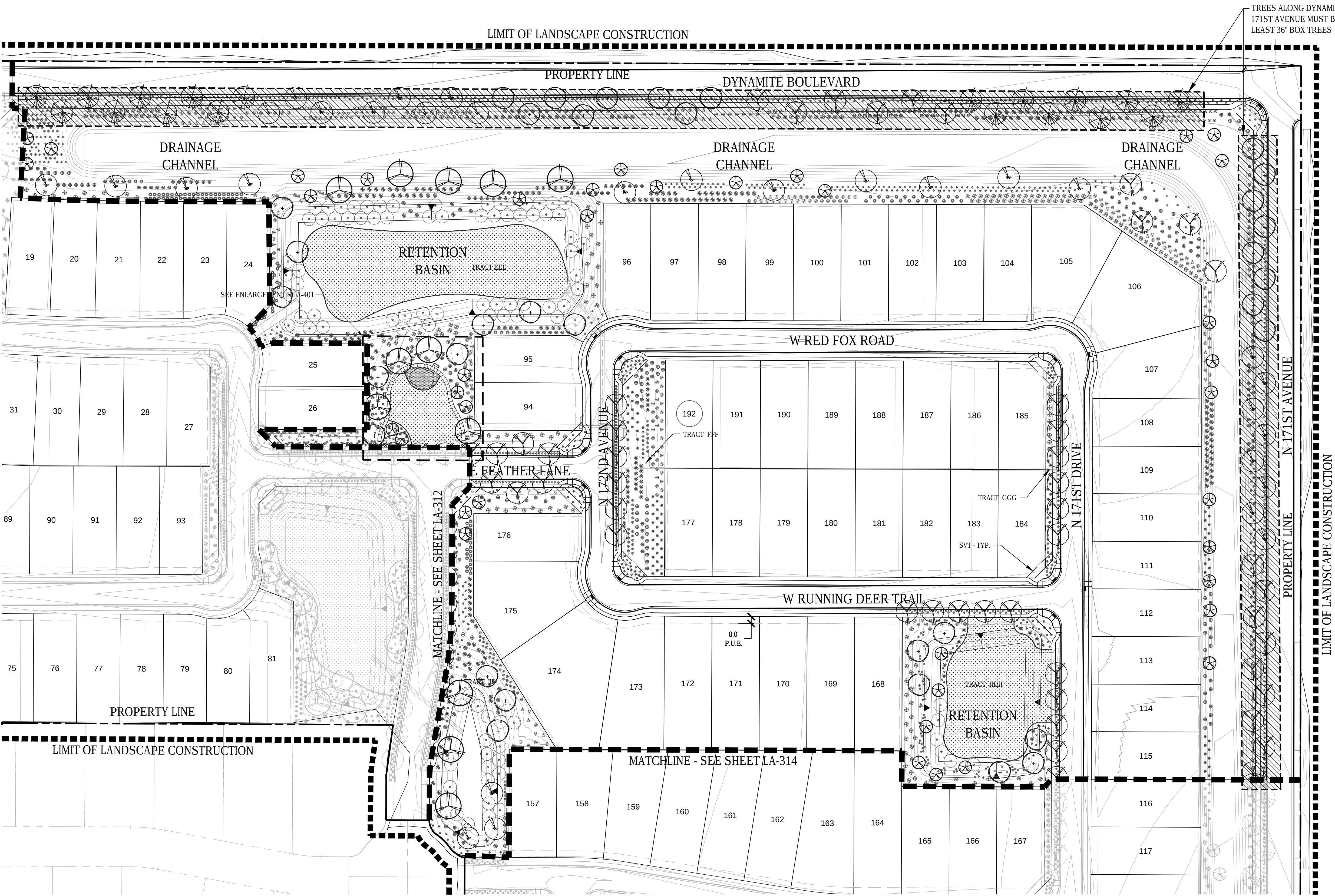
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:
LANDSCAPE
PLAN

LA-313



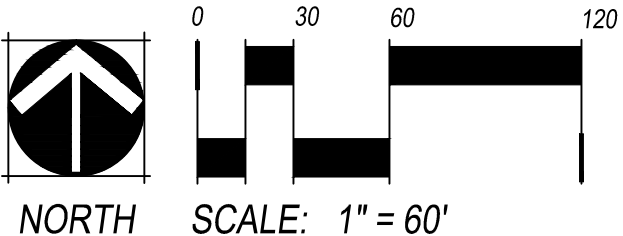
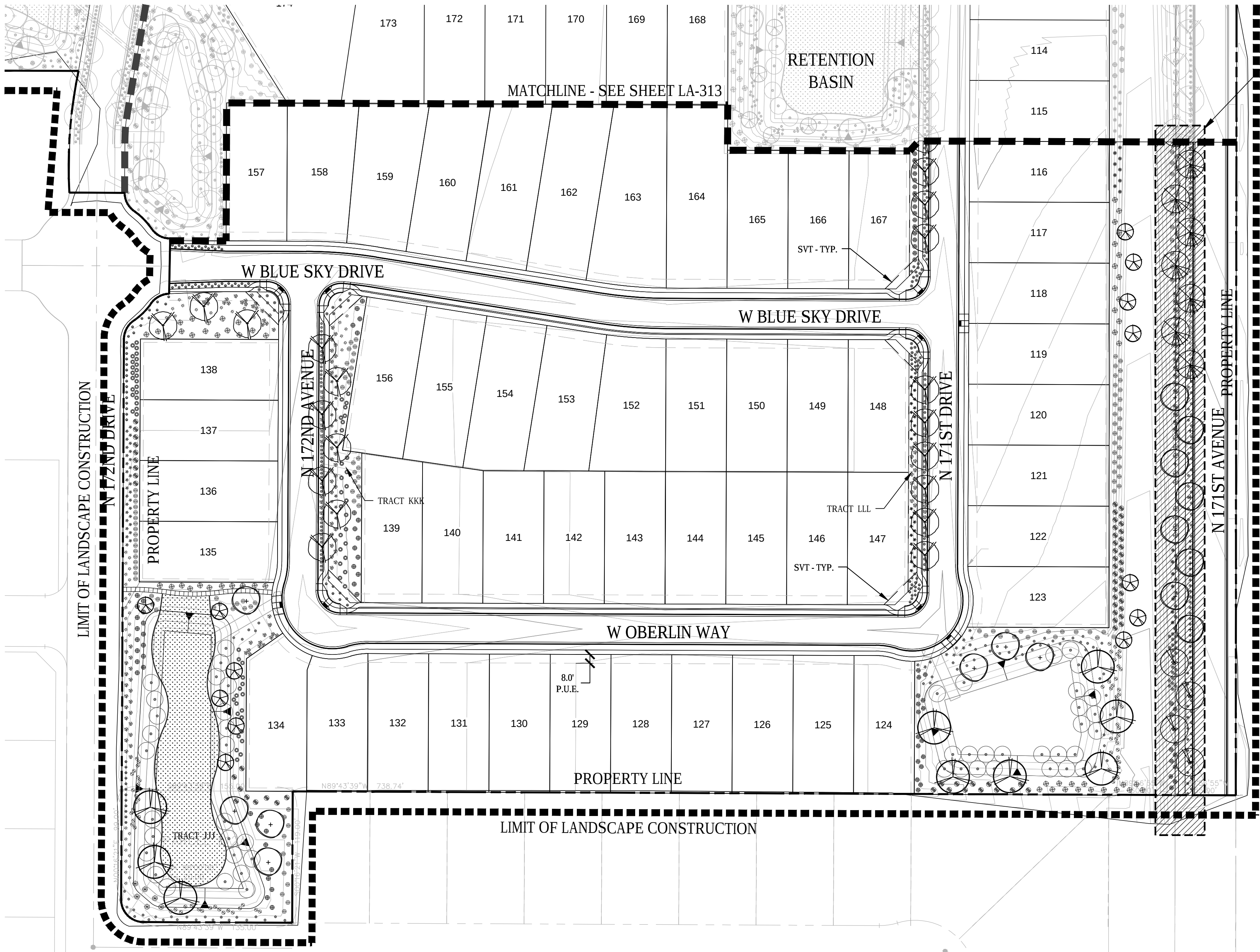
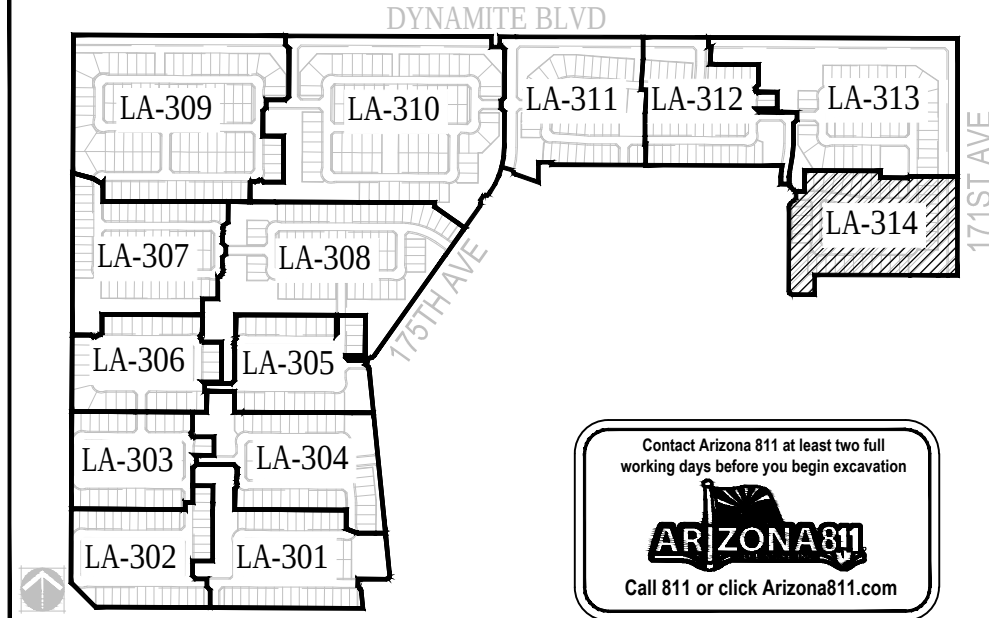
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DRAWN BY: JH

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W
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	<i>Encelia farinosa</i> Brittle Bush	5 GAL	
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	<i>Justicia californica</i> Chuparosa	5 GAL	
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 GAL	
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TOPDRESS			
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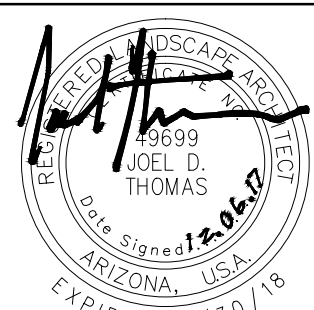
*36" BOX (TREES ALONG DYNAMITE AND 171ST AVENUE MUST BE AT LEAST 36" BOX TREES)

KEY MAP



DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

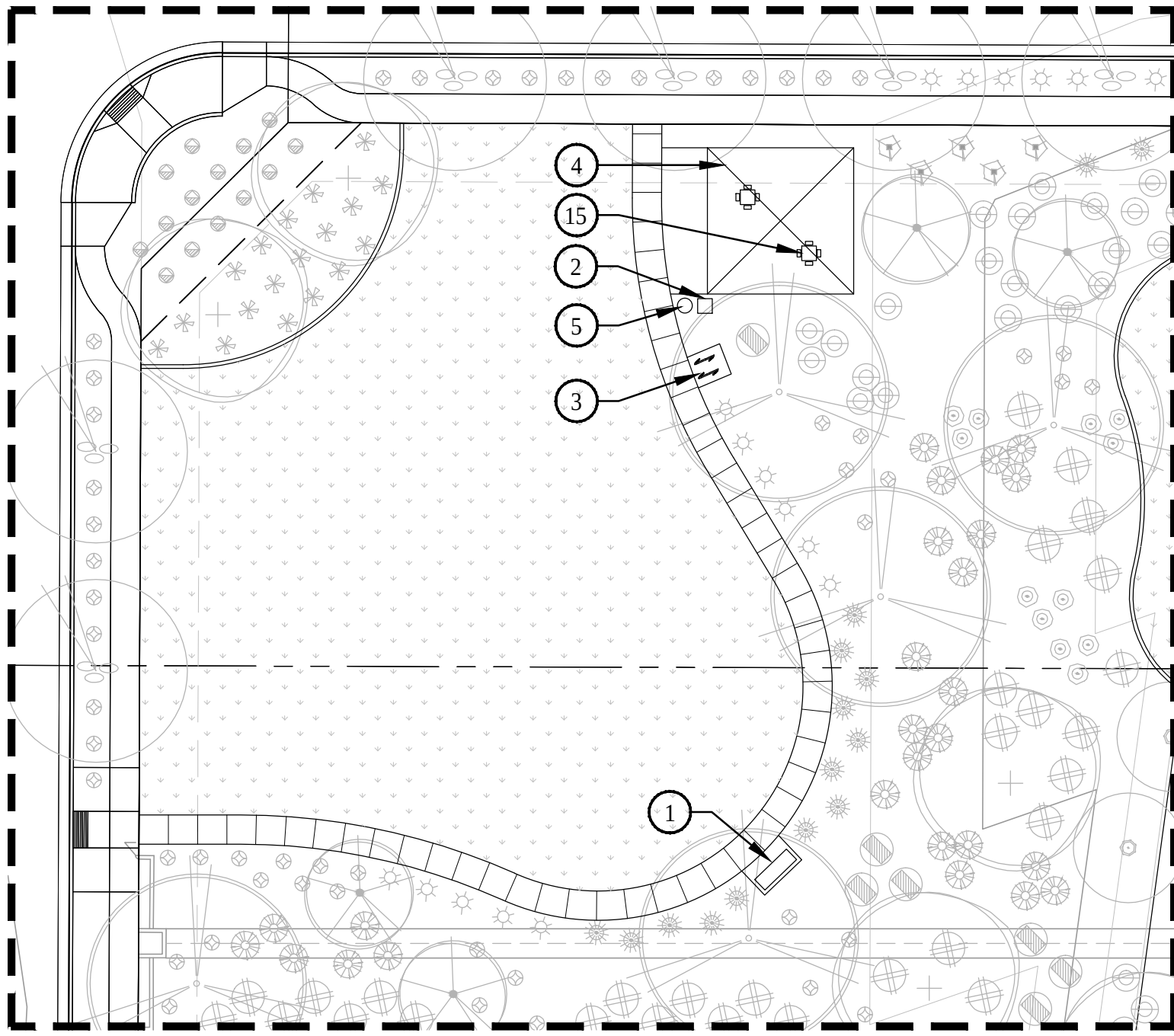
OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252



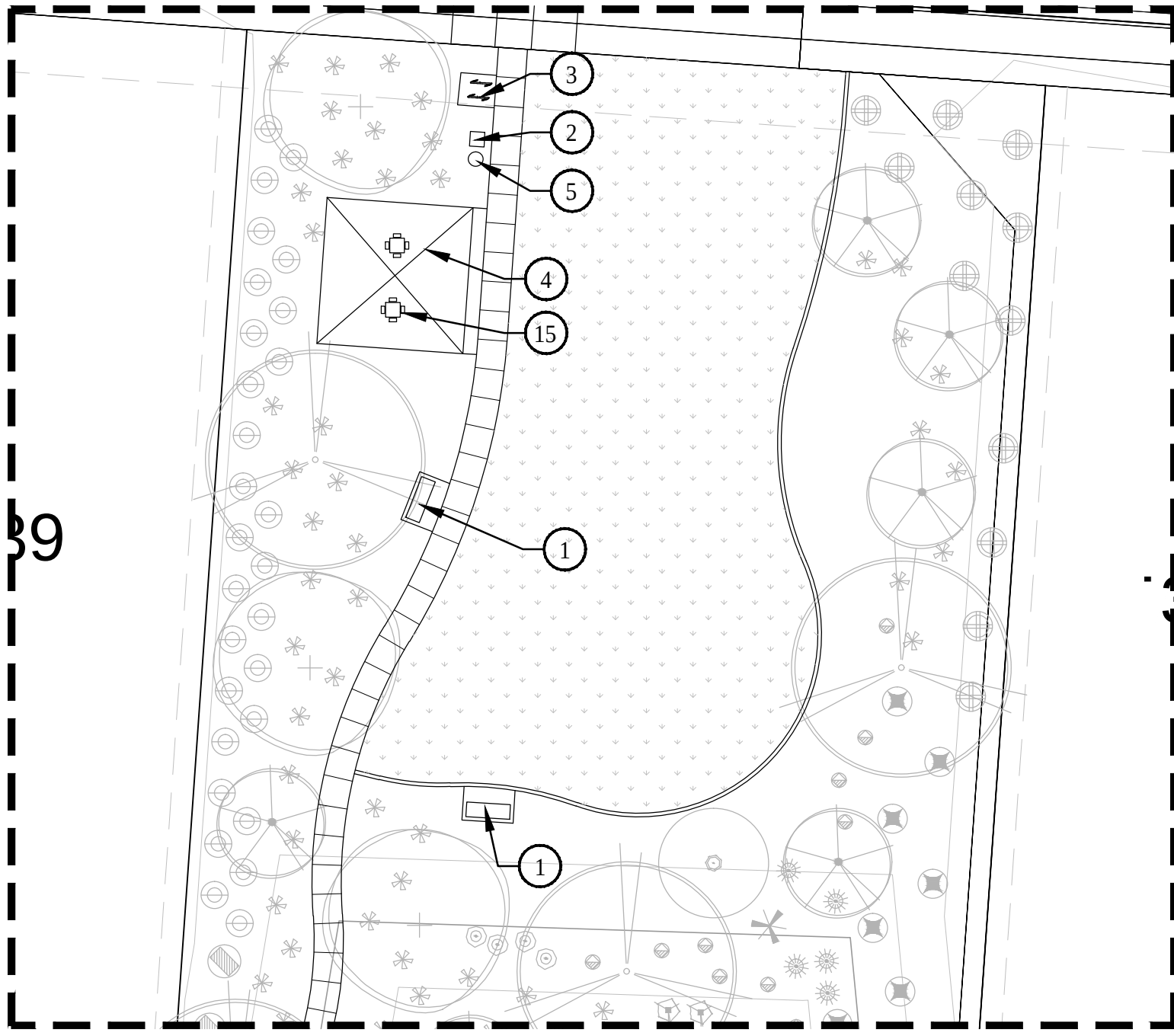
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09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:
AMENITY AREAS
ENLARGEMENTS

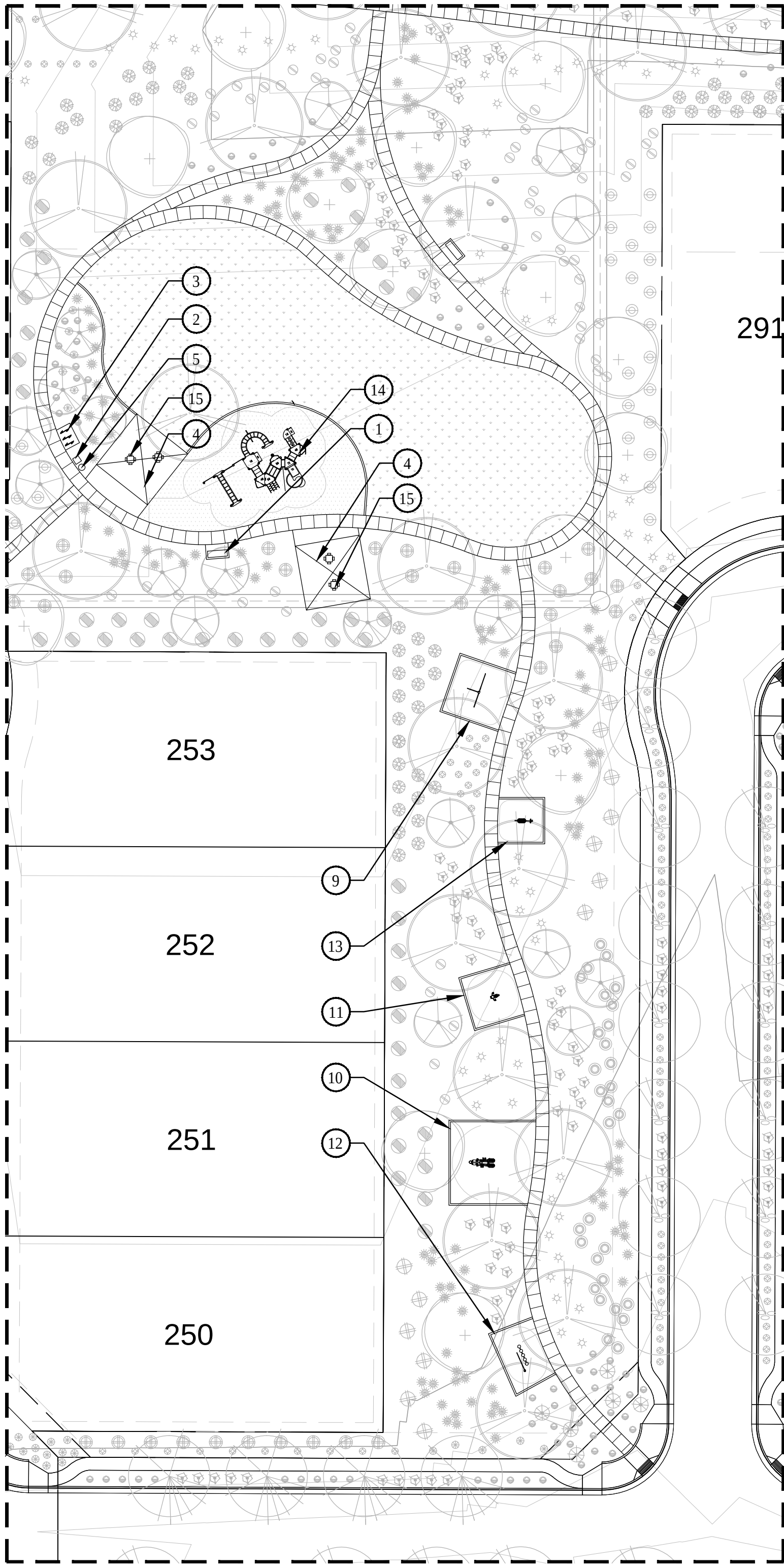
LA-401



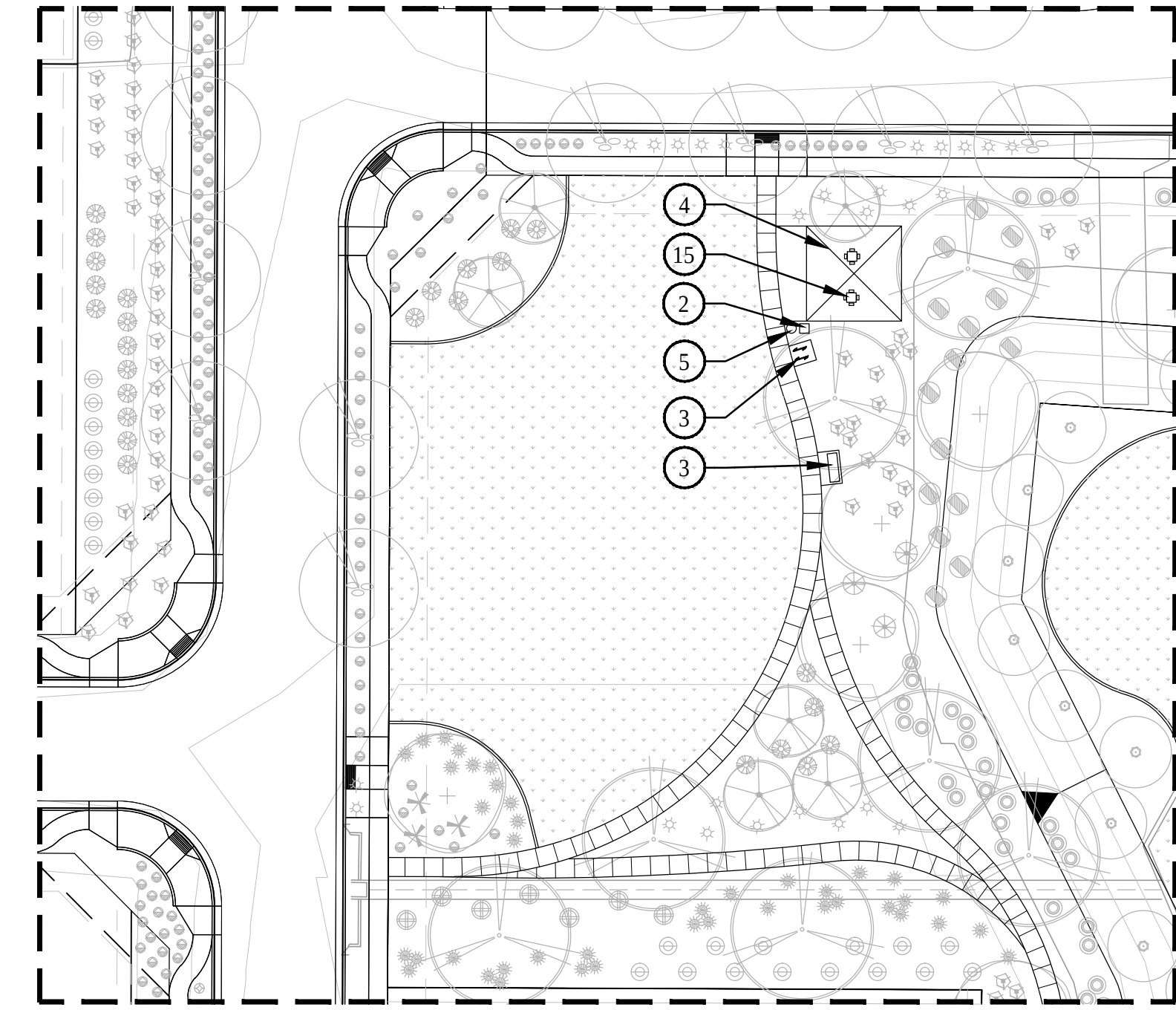
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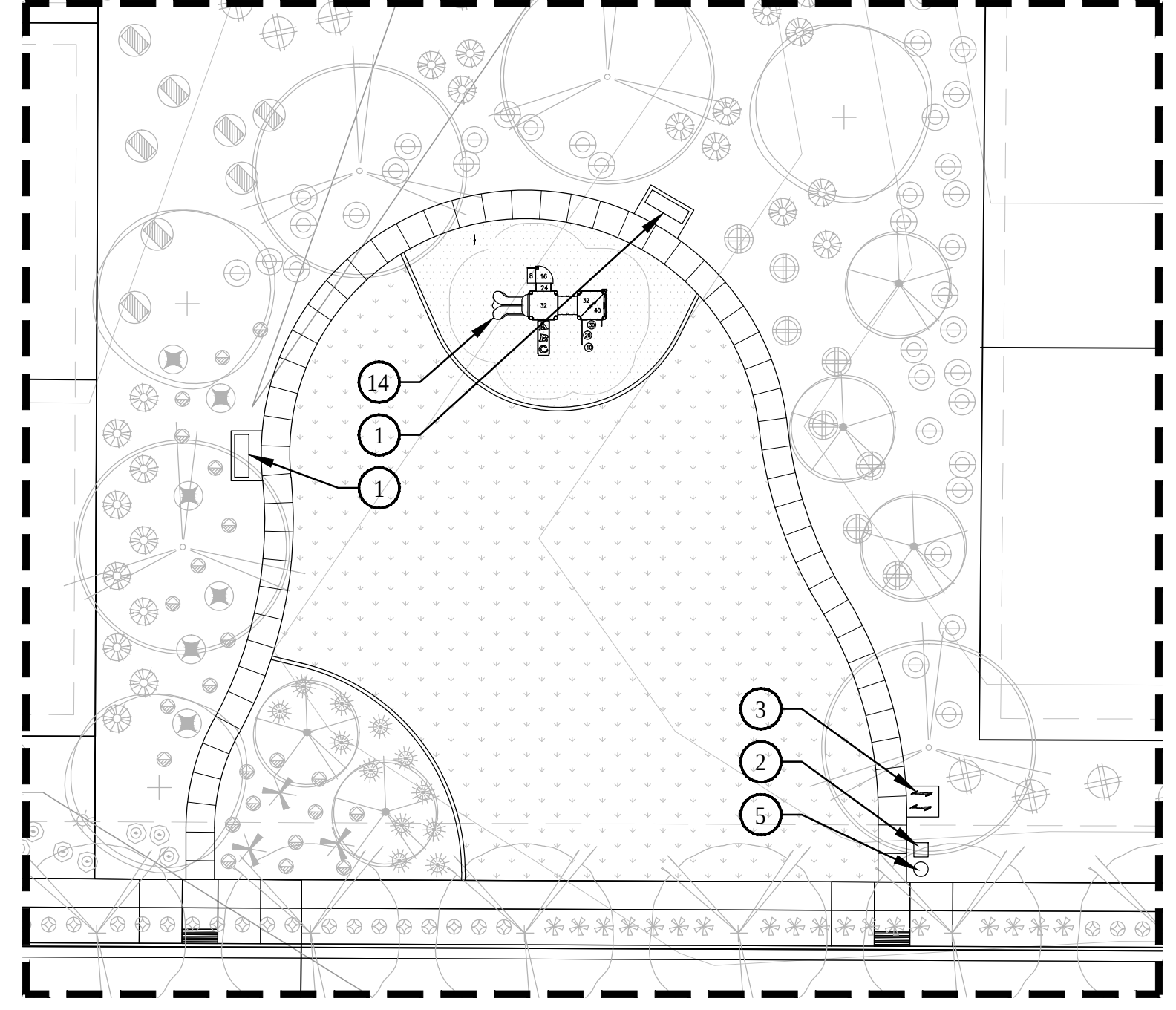
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ENLARGEMENT B SCALE: 1" = 30'

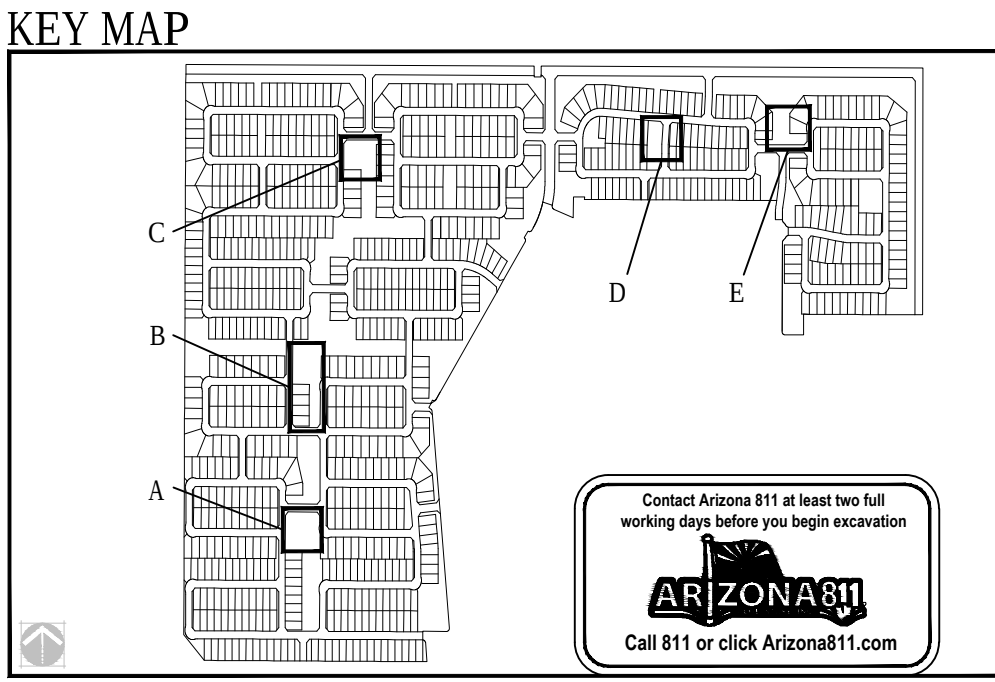
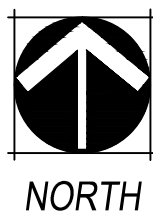


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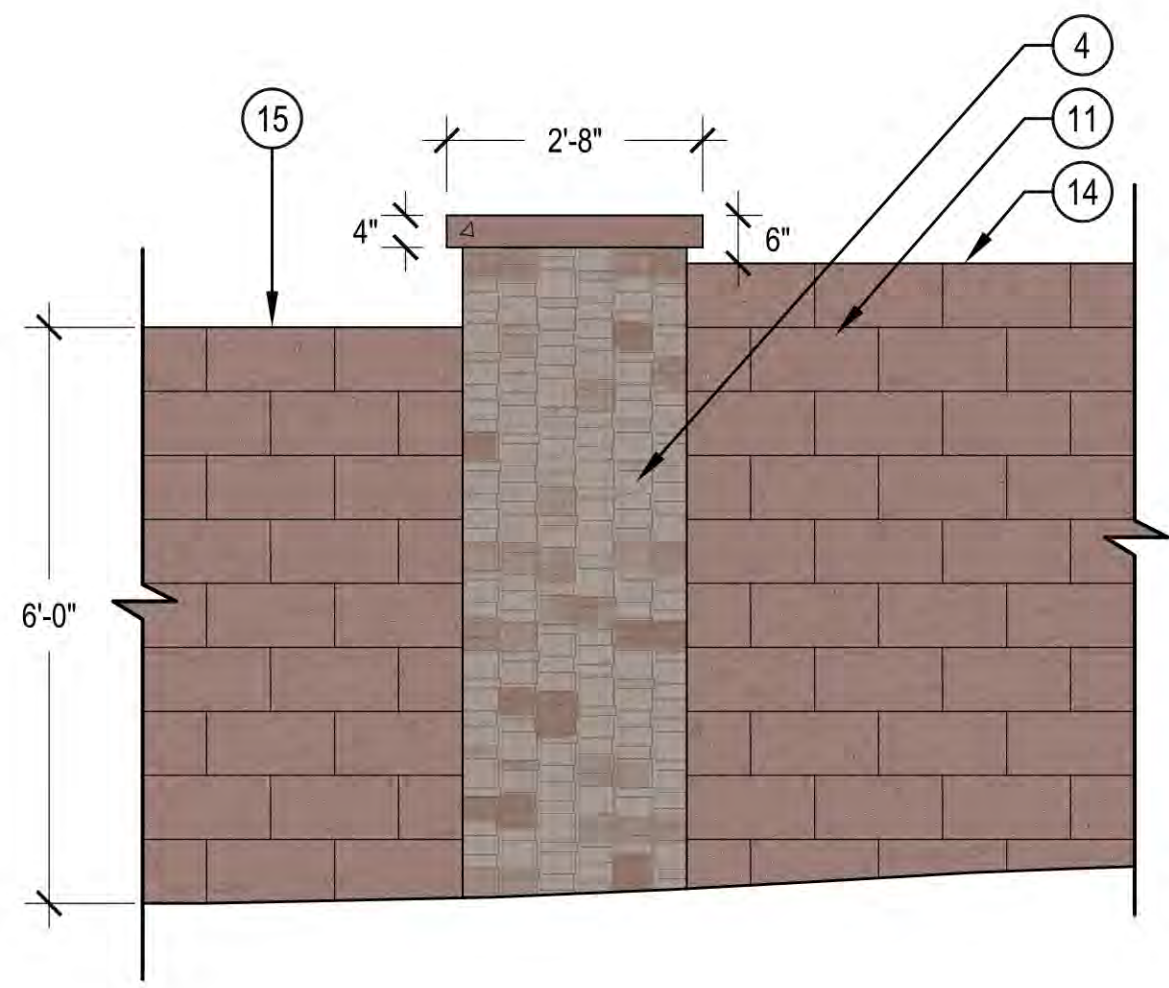


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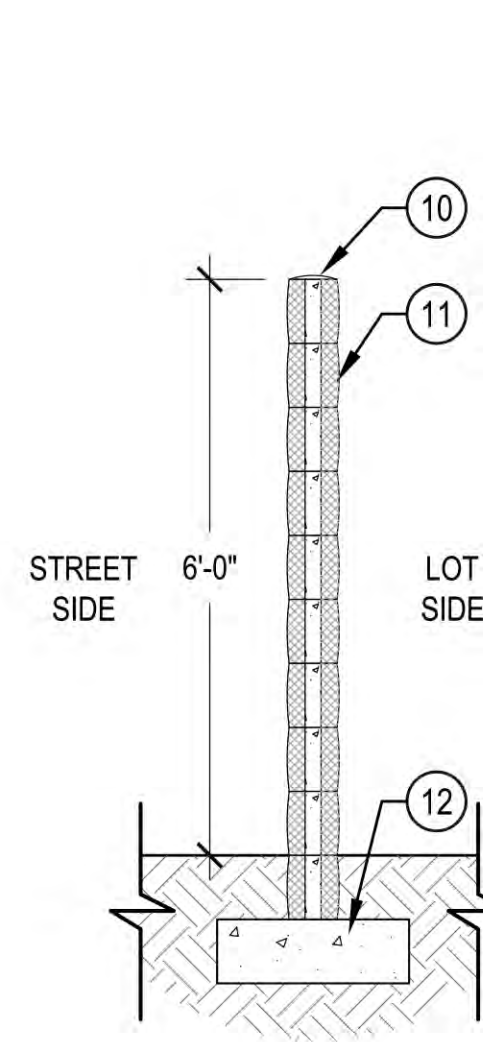
- | | |
|--|--|
| 1 BENCH - DETAIL 2, SHEET LA-501 | 8 VIEW FENCE AND COLUMN - DETAIL 5, SHEET LA-501 |
| 2 TRASH RECEPTACLE - DETAIL 4, SHEET LA-501 | 9 ASSISTED ROW/PUSH-UP - DETAIL 1, SHEET LA-502 |
| 3 BIKE RACK - DETAIL 6, SHEET LA-501 | 10 CARDIO STEPPER - DETAIL 2, SHEET LA-502 |
| 4 SHADE STRUCTURE - DETAIL 6, SHEET LA-502 | 11 CHEST/BACK PRESS - DETAIL 3, SHEET LA-502 |
| 5 DOGIPOT STATION - DETAIL 7, SHEET LA-502 | 12 BALANCE STEPS - DETAIL 4, SHEET LA-502 |
| 6 EXTERIOR THEMEWALL AND STONE COLUMN - DETAIL 1, SHEET LA-501 | 13 AB CRUNCH/LEG LIFT - DETAIL 5, SHEET LA-502 |
| 7 INTERIOR THEMEWALL AND COLUMN - DETAIL 3, SHEET LA-501 | 14 PLAY STRUCTURE - DETAIL 8, SHEET LA-502 |
| | 15 TABLE - DETAIL 2, SHEET LA-503 |



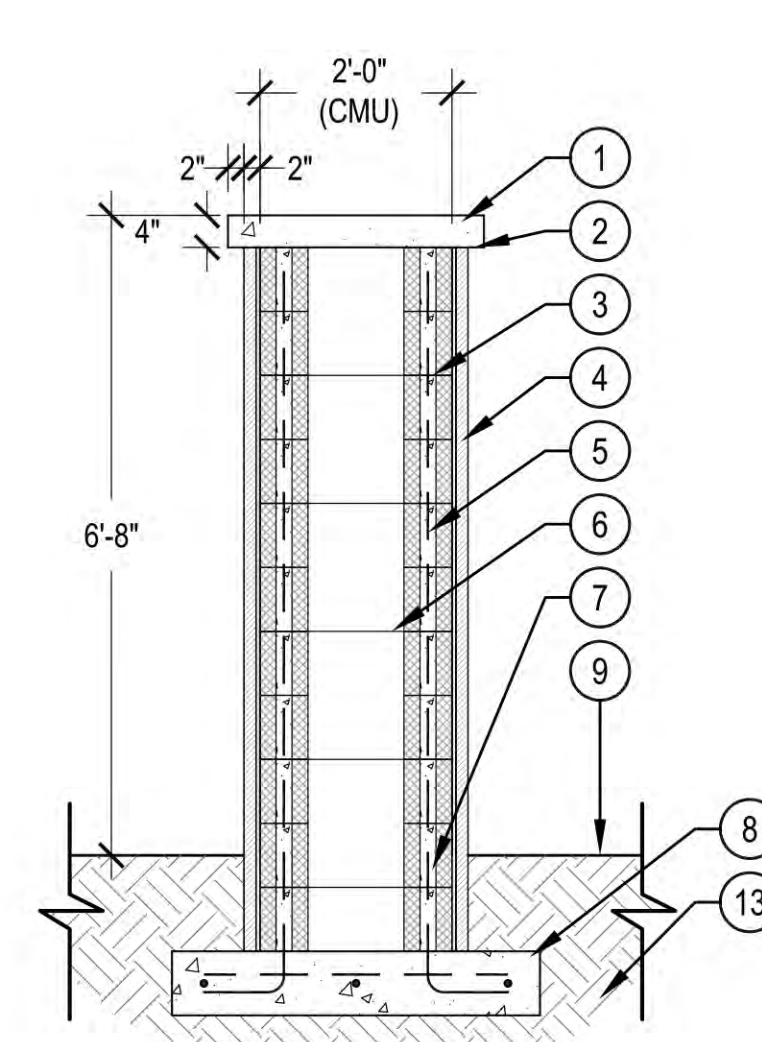
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WALL ELEVATION

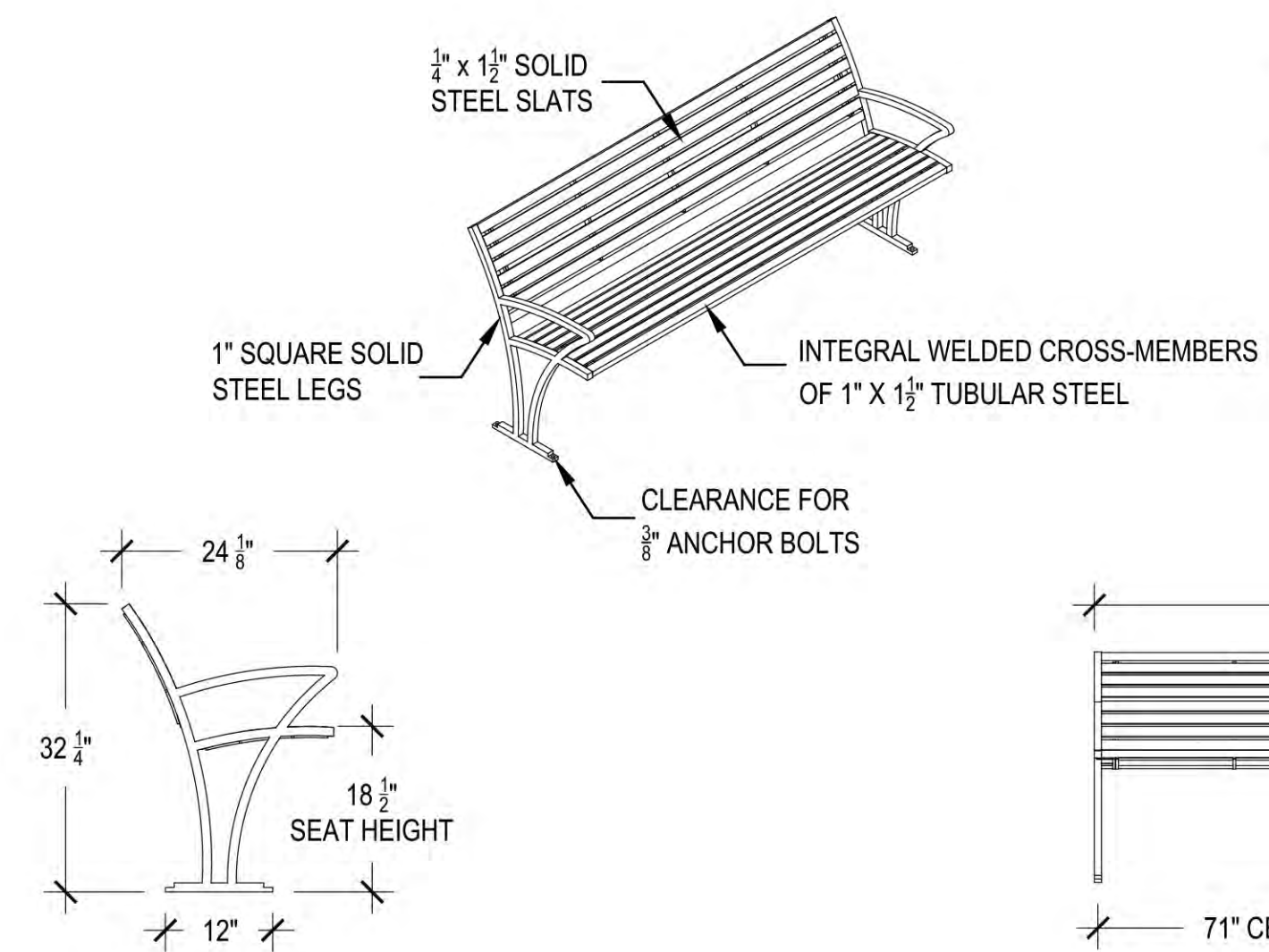


SECTION



COLUMN SECTION

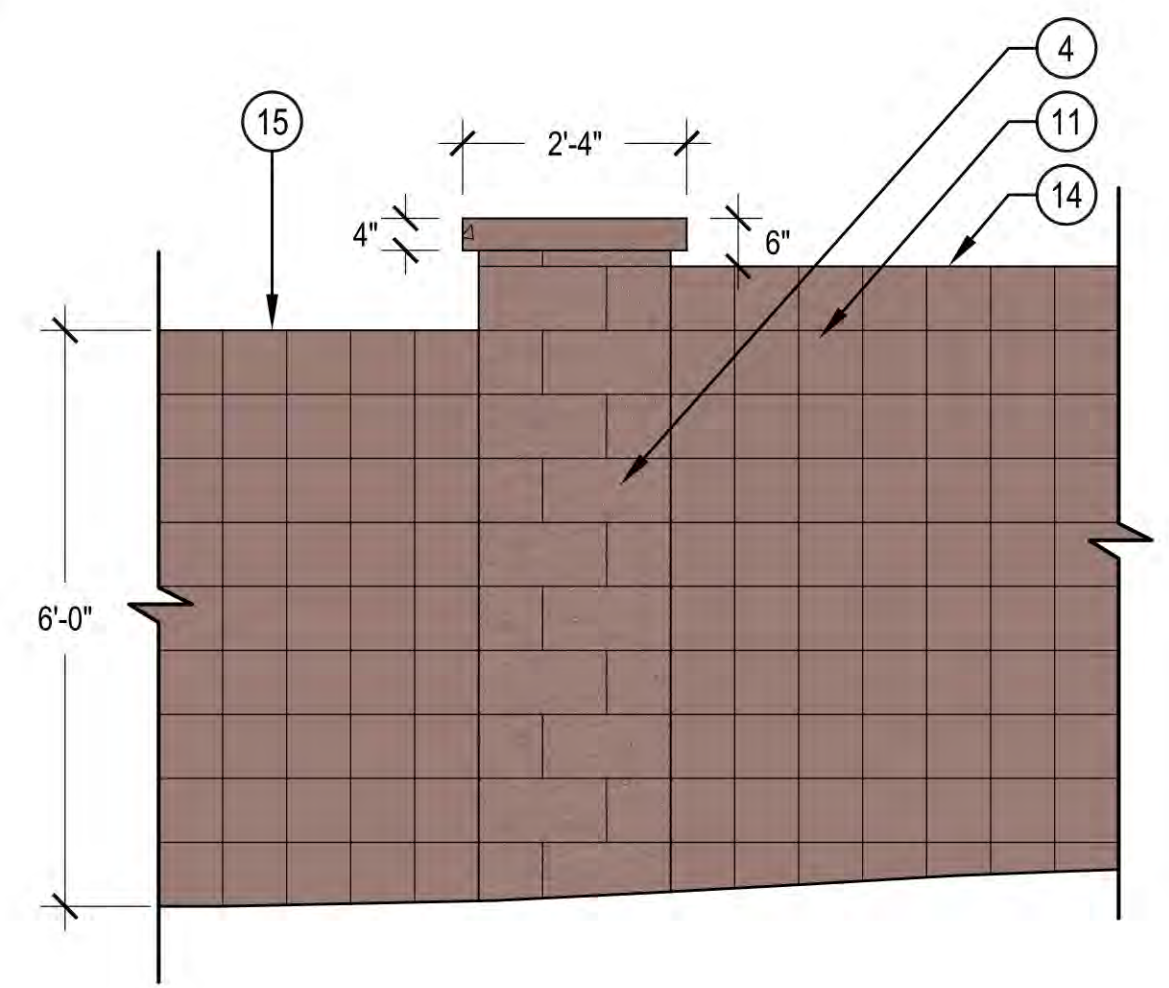
- 32"x4"x18" SPLIT FACE CMU CAP PAINTED CAP TEA CHEST 'SW6103' TO MATCH EXISTING COLOR
- MAINTAIN A MINIMUM 2" OVERHANG FOR CAP
- 8" CMU BOND BEAM W/ (1) #4 CLOSED TIE
- FAUX STONE VENEER APPLIED PER MANUFACTURER SPECIFICATIONS (MATCH EXISTING)
- 8"x8"x16" CMU W/ #4 VERTICAL DOWELS IN EACH CORNER, GROUT CELLS SOLID
- #3 CLOSED TIES AT 16" ON CENTER OR #2 TIES AT 8" ON CENTER
- (1) #4 CONTINUOUS SOLID GROUT BELOW GRADE
- CONCRETE FOOTING WITH (4) #4 EACH WAY
- FINISH GRADE
- 1/2" HIGH MORTAR CROWN
- 6"x8"x16" SPLIT FACE CMU. PAINTED TEA CHEST 'SW6103' TO MATCH EXISTING
- CONCRETE FOOTING PER STRUCTURAL
- 95% COMPACTED SUBGRADE PR PER APPROVED SOILS REPORT RECOMMENDATIONS
- GROUT TOP OF WALL WITH 1/2" UNIFORM MORTAR CROWN
- STEP IN WALL (8" INCREMENTS) AS NECESSARY



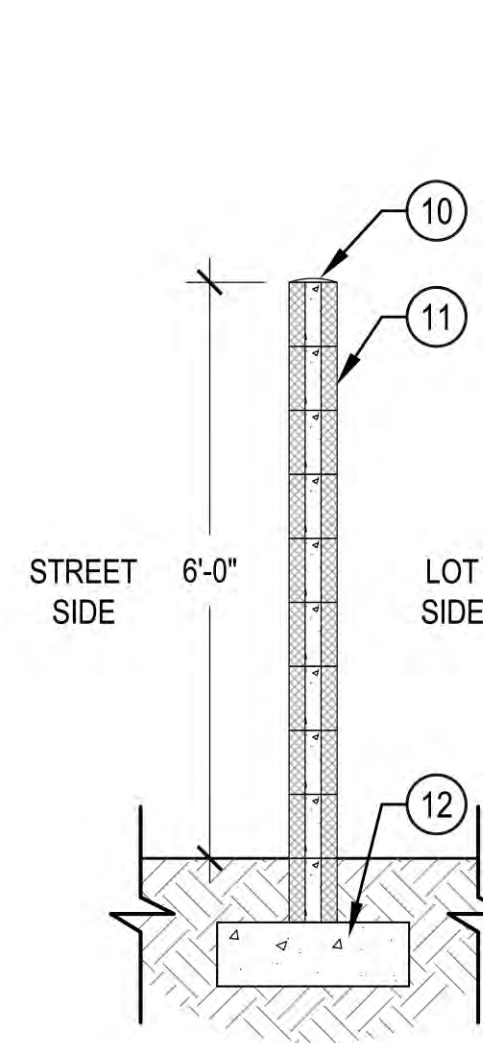
- MANUFACTURER: VICTOR STANLEY OR EQUAL
- MODEL: FRE-20, 6' BENCH W/ ARM RESTS OR EQUAL
- COLOR: TBD

SCALE: NTS

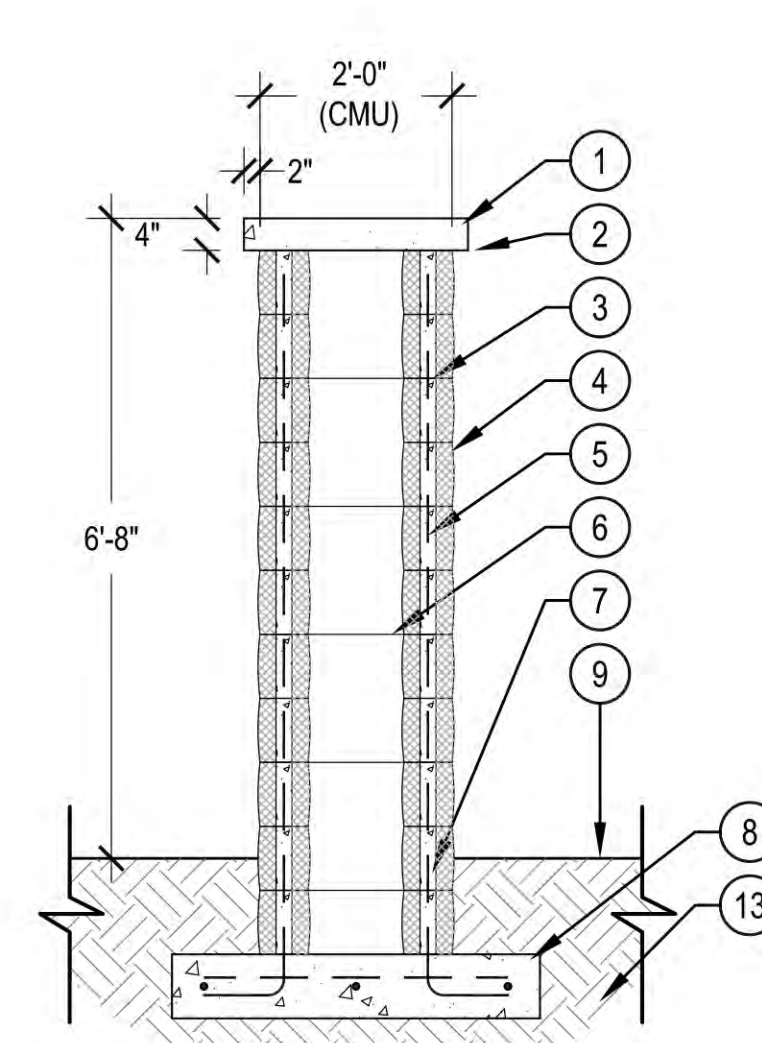
2 BENCH



WALL ELEVATION

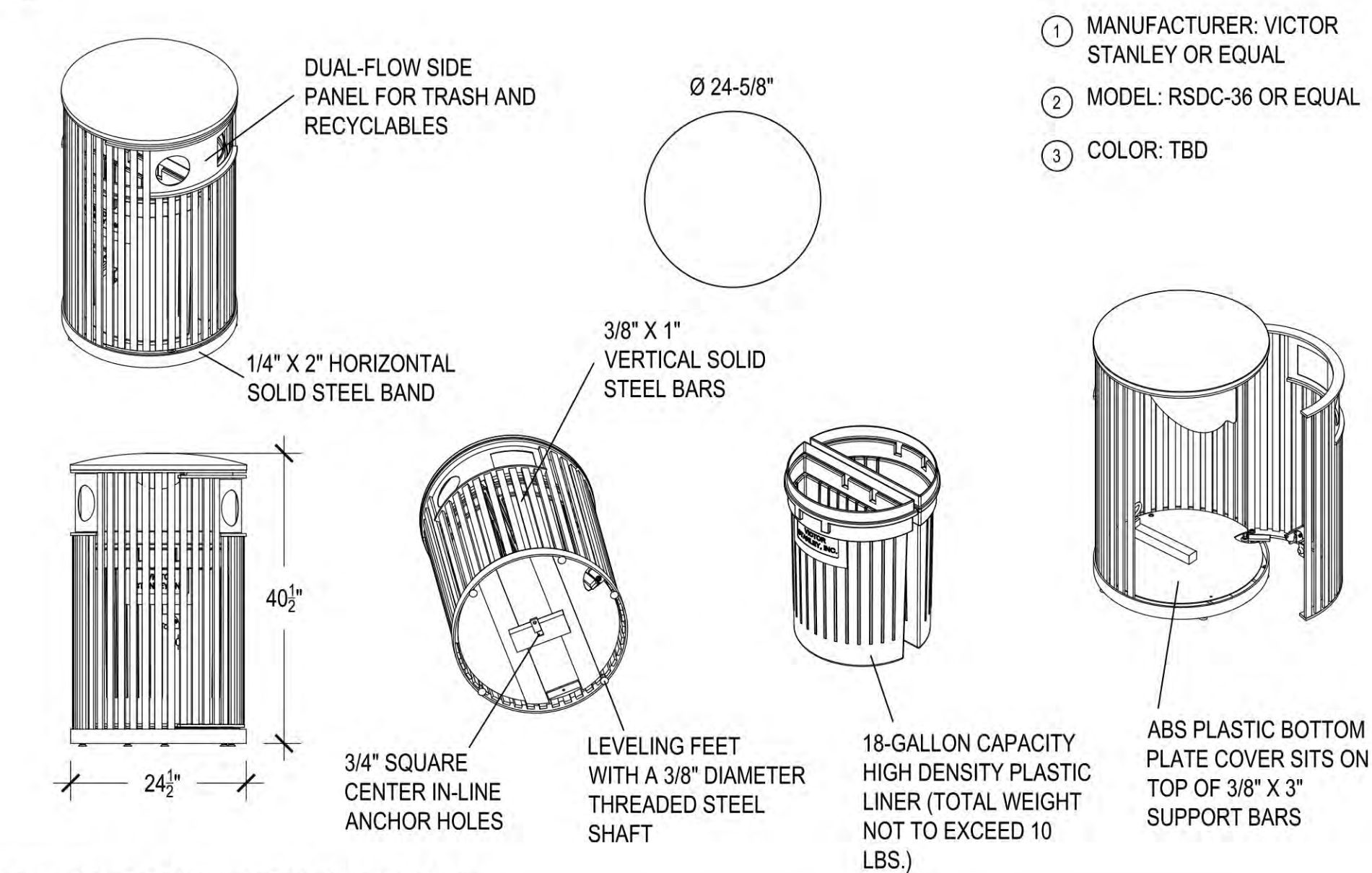


SECTION



COLUMN SECTION

- 28"x4"x18" SPLIT FACE CMU CAP PAINTED CAP TEA CHEST 'SW6103' TO MATCH EXISTING COLOR
- MAINTAIN A MINIMUM 2" OVERHANG FOR CAP
- 6" CMU SPLIT FACE BOND BEAM W/ (1) #4 CLOSED TIE
- 6"x8"x16" SPLIT FACE CMU. PAINTED TEA CHEST 'SW6103' TO MATCH EXISTING
- 8"x8"x16" CMU W/ #4 VERTICAL DOWELS IN EACH CORNER, GROUT CELLS SOLID
- #3 CLOSED TIES AT 16" ON CENTER OR #2 TIES AT 8" ON CENTER
- (1) #4 CONTINUOUS SOLID GROUT BELOW GRADE
- CONCRETE FOOTING WITH (4) #4 EACH WAY
- FINISH GRADE
- 1/2" HIGH MORTAR CROWN
- 6"x8"x16" SINGLE SCORE CMU GRAY BLOCK TO BE PAINTED TEA CHEST 'SW6103' TO MATCH EXISTING
- CONCRETE FOOTING PER STRUCTURAL
- 95% COMPACTED SUBGRADE PR PER APPROVED SOILS REPORT RECOMMENDATIONS
- GROUT TOP OF WALL WITH 1/2" UNIFORM MORTAR CROWN

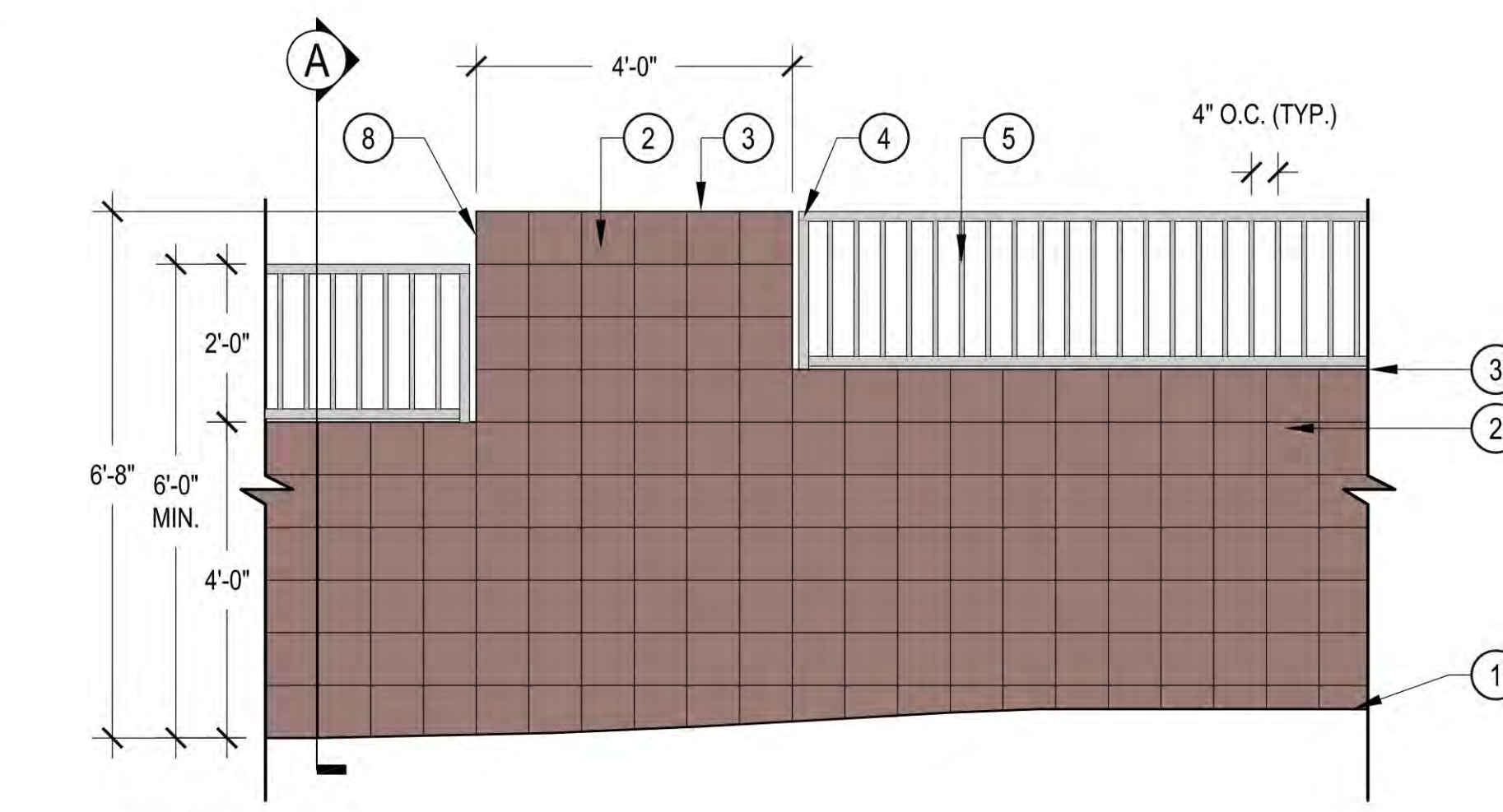


- MANUFACTURER: VICTOR STANLEY OR EQUAL
- MODEL: RSDC-36 OR EQUAL
- COLOR: TBD

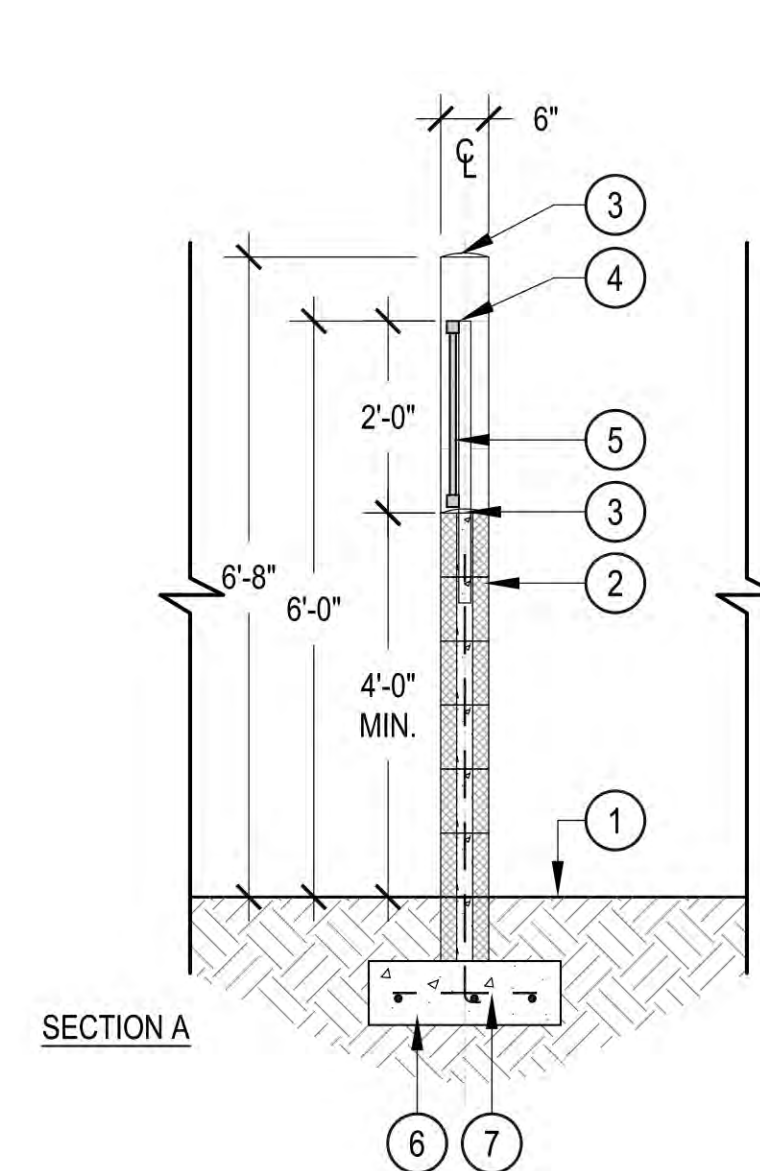
SCALE: NTS

4 TRASH RECEPTACLE

3 INTERIOR THEMEWALL AND COLUMN



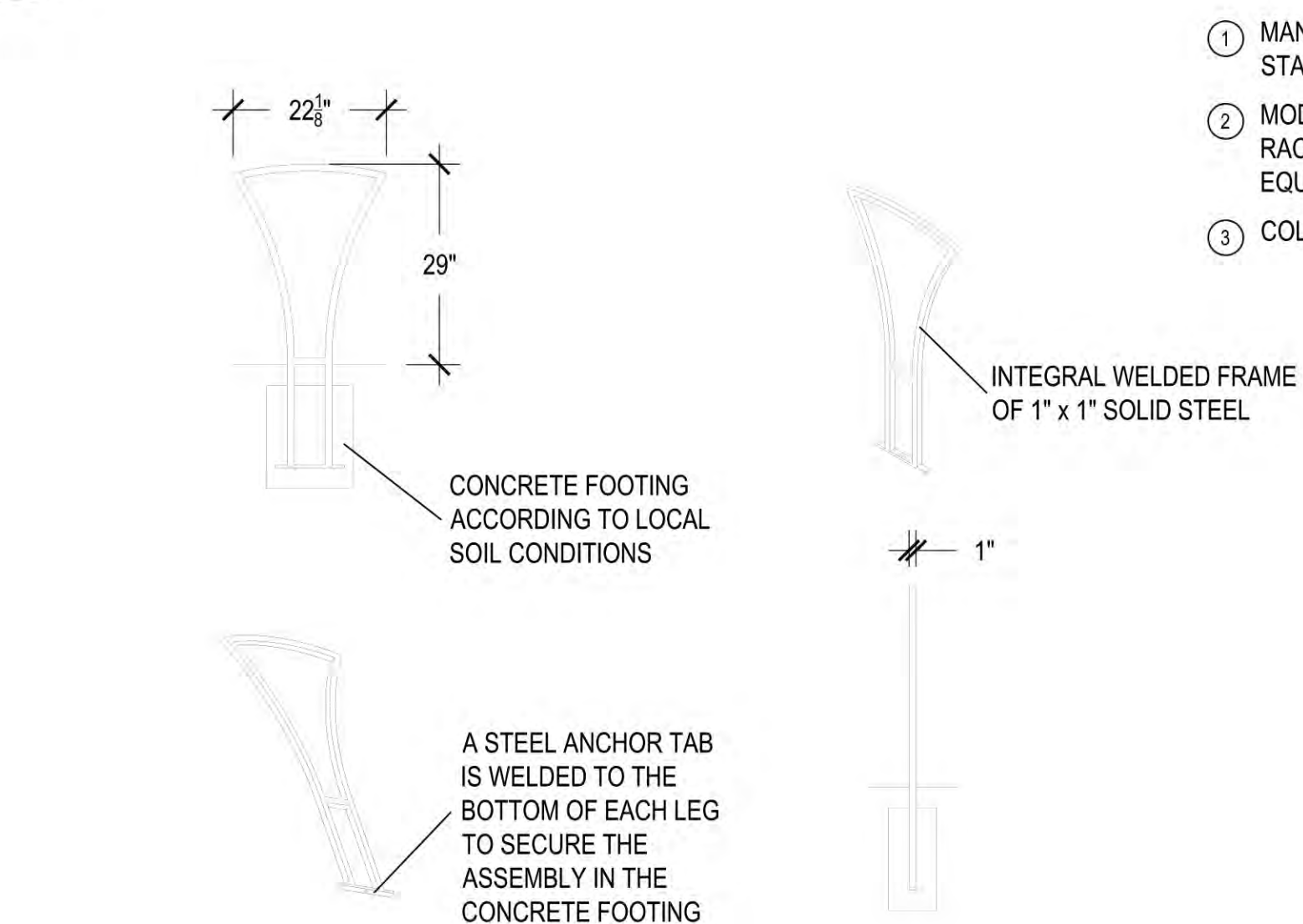
ELEVATION



SECTION A

NOTES:
1. HEIGHT FROM FINISH GRADE TO TOP OF RAIL SHALL BE NO LESS THAN SIX (6) FEET HIGH AT ANY POINT PER CHAPTER 6, SECTION 6 OF MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE.

- FINISH GRADE
- 6"x8"x16" SINGLE SCORE CMU GRAY BLOCK WALL TO BE PAINTED TEA CHEST 'SW6103' TO MATCH EXISTING
- GROUT TOP OF WALL WITH 1/2" UNIFORM MORTAR CROWN
- 1 1/2" SQ. TUBE STEEL POSTS AND RAILS - PRIMED AND PAINTED TO MATCH EXISTING. POSTS SHALL BE SPACED 8'-0" ON CENTER, TYP.
- 3/4" SQ. TUBE STEEL PICKETS SPACED AT 4" ON CENTER MAXIMUM - PRIMED AND PAINTED TO MATCH EXISTING
- CONCRETE FOOTING PER STRUCTURAL
- STEEL REINFORCING PER STRUCTURAL
- STEP IN FENCE (8" INCREMENTS) AS NECESSARY TO FOLLOW PAD FINISH GRADE



- MANUFACTURER: VICTOR STANLEY OR EQUAL
- MODEL: BFRE-101 FREESIA BIKE RACK, IN-GROUND MOUNT OR EQUAL
- COLOR: TBD

SCALE: NTS

6 BIKE RACK

5 VIEW FENCE AND COLUMN

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



DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252

Signature
12.06.2017

DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

NOT FOR CONSTRUCTION

SHEET TITLE:
AMENITY
DETAILS

LA-501



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192452 - HEALTHBEAT ASSISTED ROW/PUSH-UP
POST MODEL: #205941-205947
COLOR: TBD

1 ASSISTED ROW/PUSH-UP

SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192455 - HEALTHBEAT CARDIO STEPPER
POST MODEL: #205941-205947
COLOR: TBD

2 CARDIO STEPPER

SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192456 - HEALTHBEAT CHEST/BACK PRESS
POST MODEL: #205941-205947
COLOR: TBD

3 CHEST/BACK PRESS

SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192454 - HEALTHBEAT BALANCE STEPS
POST MODEL: #205941-205947
COLOR: TBD

4 BALANCE STEPS

SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: #192451 - HEALTHBEAT AB CRUNCH/LEG LIFT
POST MODEL: #205941-205947
COLOR: TBD

5 AB CRUNCH/LEG LIFT

SCALE: NTS



MANUFACTURER: CLASSIC RECREATION OR EQUAL
MODEL: MESA - 20'x20' STEEL STRUCTURE
COLOR: TBD

6 SHADE STRUCTURE

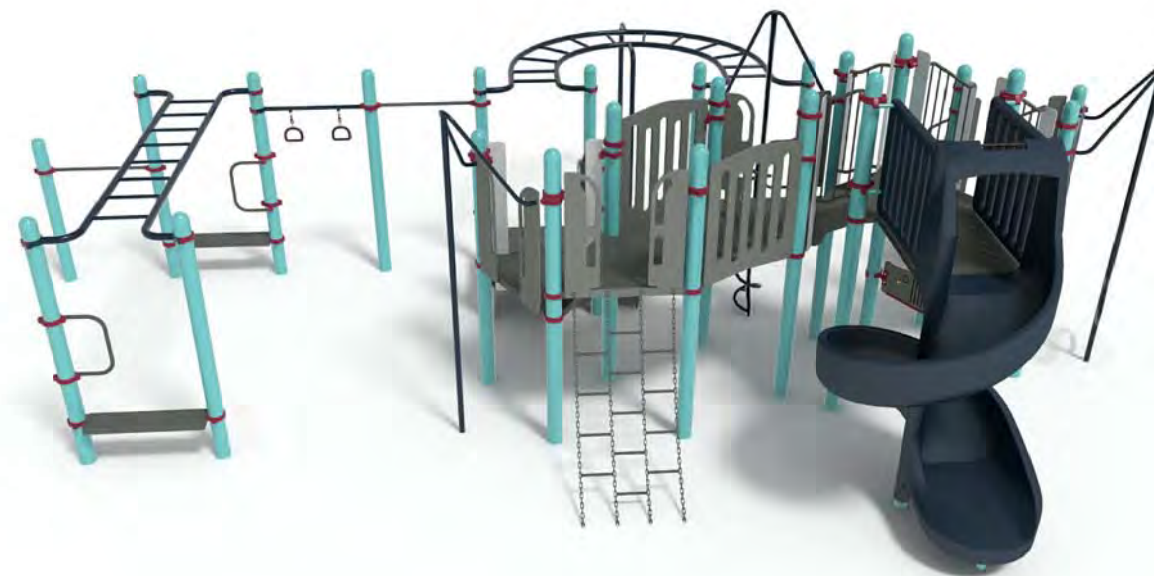
SCALE: NTS



MANUFACTURER: 'DOGIPOT' OR EQUAL
MODEL: ALUMINUM 'DOGIPOT' PET STATION #1003-L
COLOR: TBD

7 'DOGIPOT' PET STATION

SCALE: NTS



MAIN AMENITY

MANUFACTURER: LANDSCAPE STRUCTURES - EXERPLAY OR EQUAL
MODEL: ID: 74 AND ID: 1577
COLOR: TBD

8 PLAY STRUCTURE

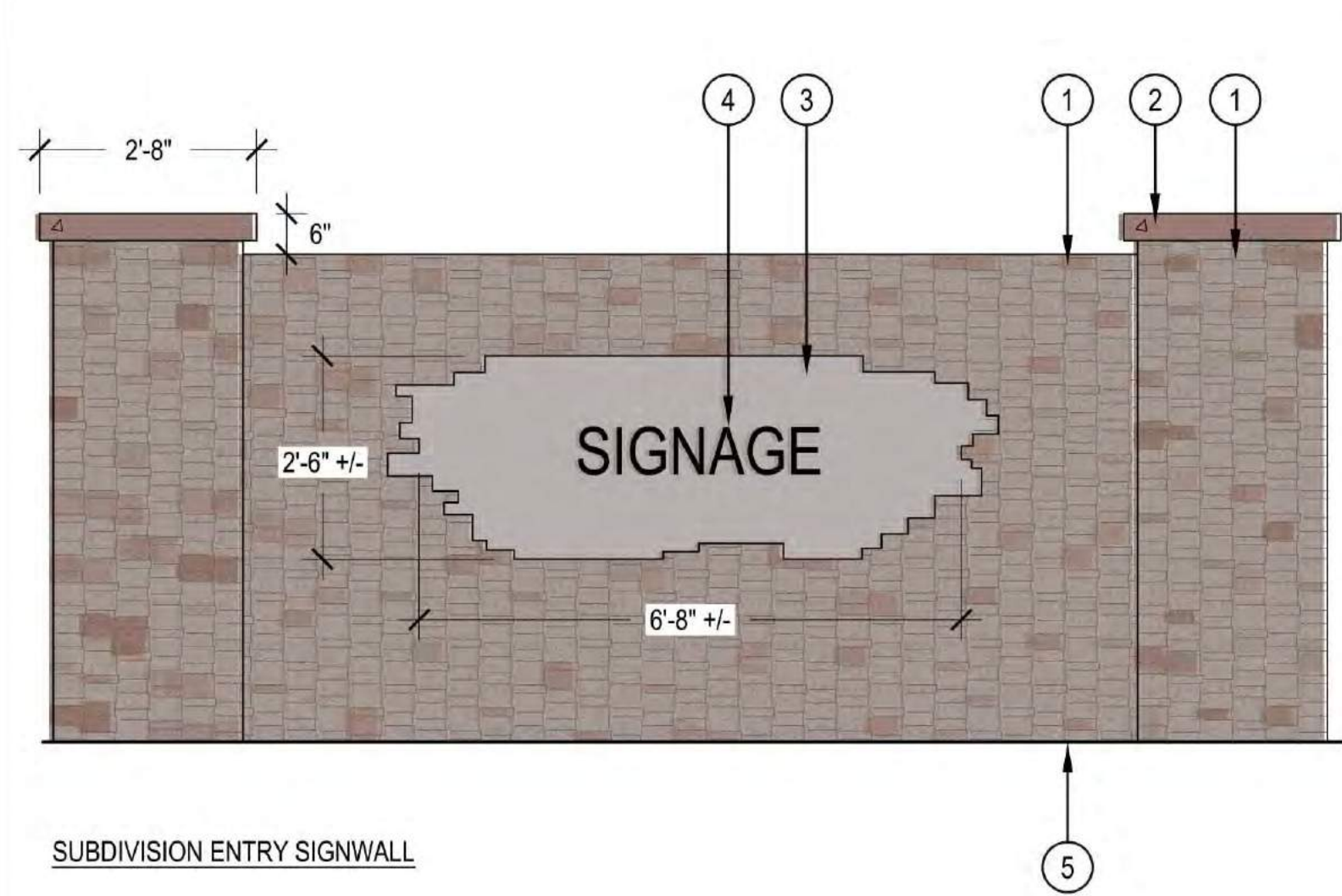
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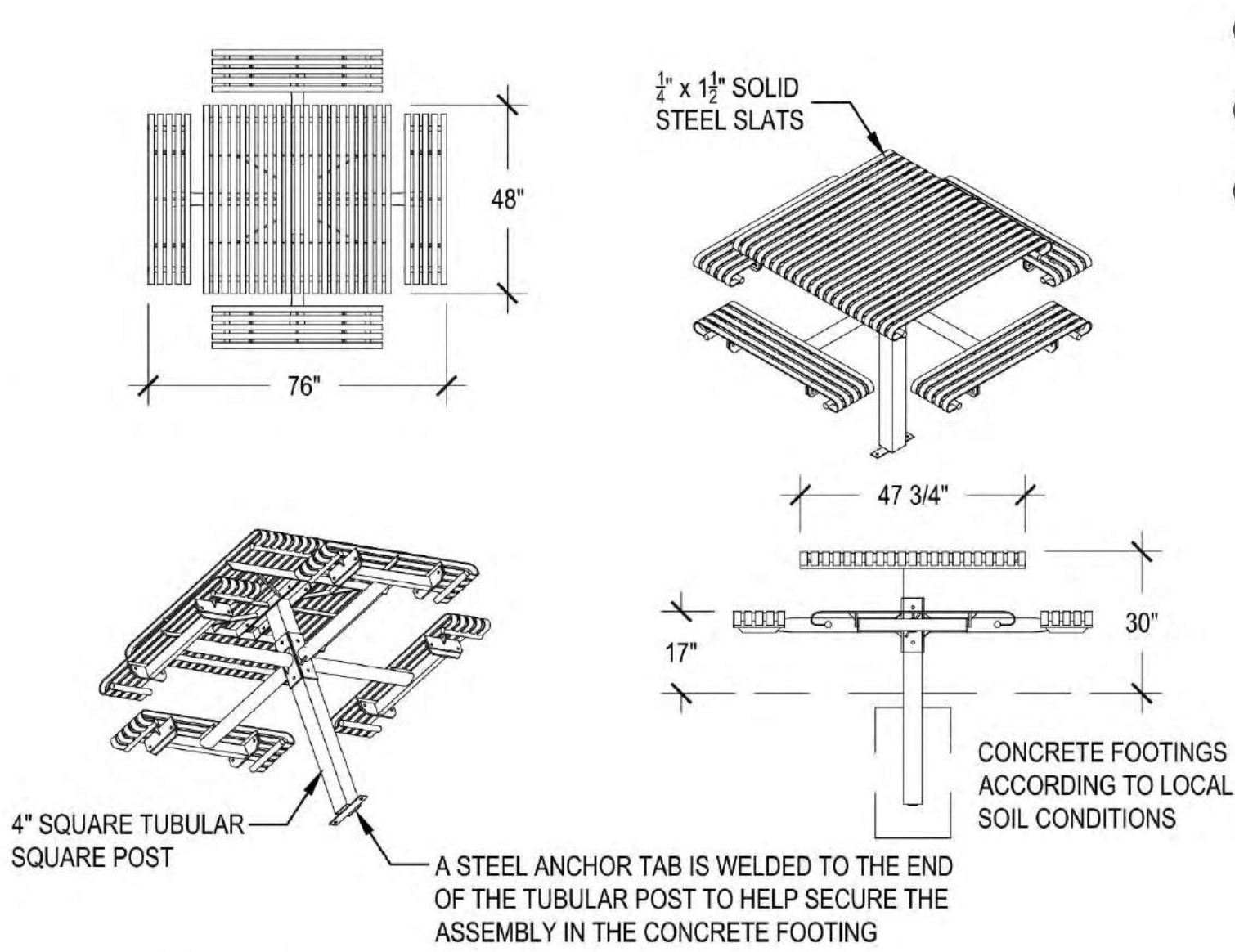
TOT LOT



NOT FOR CONSTRUCTION



- 1 FAUX STONE VENEER APPLIED PER MANUFACTURER SPECS (MATCH EXISTING)
- 2 STEP IN WALL (8" INCREMENTS) AS NECESSARY
- 3 6"x8"x16" CMU. PAINTED TEA CHEST 'SW6103' TO MATCH EXISTING
- 4 SIGN MATERIAL, SIZE, AND COLOR TO MATCH EX. (UNDER 20 SQ. FT. OF SIGN COPY AREA)
- 5 FINISH GRADE



- 1 MANUFACTURER: VICTOR STANLEY OR EQUAL
- 2 MODEL: CRPR - 4, STEEL SITES SERIES OR EQUAL
- 3 COLOR: TBD

1 SUBDIVISION ENTRY

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

2 TABLE

SCALE: NTS

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252



DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT

SHEET TITLE:
AMENITY
DETAILS

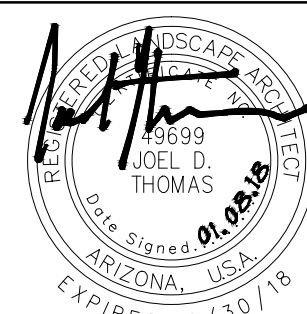
LA-503



NOT FOR CONSTRUCTION

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252



DATE:
09.07.2017 - PRE-PLAT
12.06.2017 - PRE-PLAT
01.08.2018 - PRE-PLAT

SHEET TITLE:
PEDESTRIAN
PLAN

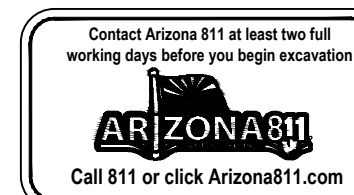
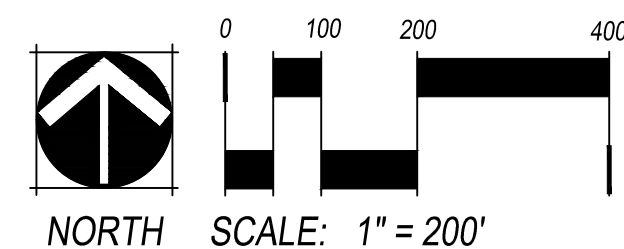
LA-201

PEDESTRIAN PLAN

SYM.	PRODUCT DESCRIPTION	QTY.
	ROADWAY	40,230 L.F.
	EXISTING BICYCLE ROUTE	
	PROPOSED BICYCLE ROUTE	8,100 L.F.
	4' SIDEWALK	77,128 L.F.
	6' SIDEWALK	6,574 L.F.
	10' MULTI-USE PATH (STABILIZED D.G.)	3,621 L.F.

NOTES:

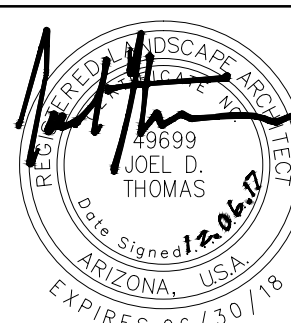
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION



NOT FOR CONSTRUCTION

DESERT OASIS
PARCELS L1, L2, L3, L4, & L12
SURPRISE, ARIZONA
PRELIMINARY SUBMITTAL

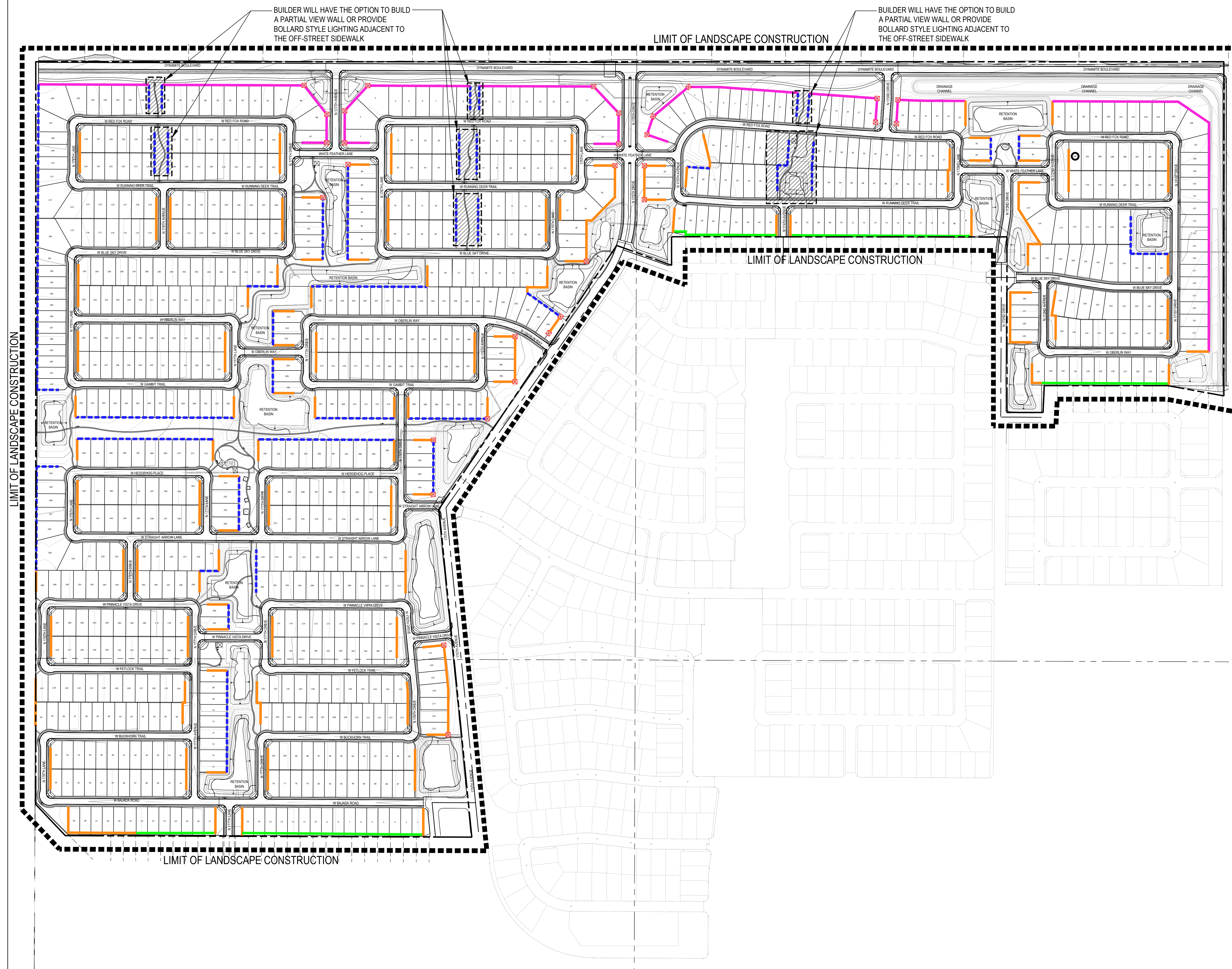
OWNER:
METRO OASIS LLLP
TIM BRISLIN
17700 N. PACESETTER WAY STE 100
SCOTTSDALE, AZ 85255
480-515-3252



DATE:

SHEET TITLE:
WALL PLAN

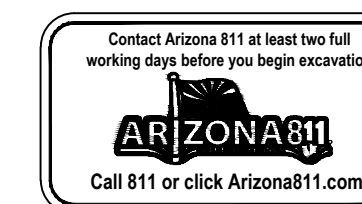
LA-101



SYM.	PRODUCT DESCRIPTION	QTY.
	EXISTING WALL	2,984 L.F.
	VIEW FENCE (4' BLOCK / 2' VIEW)	10,567 L.F.
	EXTERIOR THEME WALL	6,695 L.F.
	INTERIOR THEME WALL	16,108 L.F.
	WALL COLUMN	31

NOTES:

1. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION



NOT FOR CONSTRUCTION

CHECKED BY: GR, ME
DRAWN BY: JH



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

18 September 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: FS17-545; Desert Oasis L1-4 & L12

Dear Ms. Donaldson

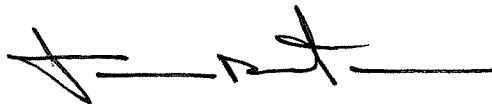
Thank you for the opportunity to provide comments on the Preliminary Plat and Minor Zoning Amendment for Desert Oasis L1-4 & L12. The site is on 230 acres located at 171st Avenue and Dynamite Boulevard in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan. The plan is to build 832 single family homes for an overall density of 3.6 dwellings per acres. The site is located approximately 1.2 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 fall inside and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Desert Oasis L1-4 & L12 with a density of 3.6 meets these guidelines.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Desert Oasis L1-4 & L12 will fall inside and outside the "territory in the vicinity of a military airport," and 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 'JRM', followed by a long horizontal line.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

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

From: [Dennis Haley](#)
To: [Heather Donaldson](#)
Cc: [Vanessa Nunez](#)
Subject: FS17-545 Desert Oasis Parcels L1, L2,,L3 ,L4, L12
Date: Monday, September 18, 2017 10:42:55 AM
Attachments: [image003.jpg](#)

RE: FS17-545
Desert Oasis Parcels L1, L2,,L3 ,L4, L12
SWC 171st Ave. & Dynamite Rd.

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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CITY OF SURPRISE
Planning and Zoning Commission

June 21, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 21, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in the Tierra Rico PAD generally located in the southwest corner of Peak View Road and 171st Avenue.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat to allow for the development of a single-family residential subdivision in the Tierra Rico PAD generally located in the southwest corner of Peak View Road and 171st Avenue.

Background:

On August 28, 2017 Hilgart Wilson LLC, submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in the Tierra Rico PAD generally located in the southwest corner of Peak View Road and 171st Avenue.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-504 Tierra Rico-Staff Report](#)
- ☐ [01 - FS17-504 Tierra Rico - Vicintiy Map](#)
- ☐ [02 - FS17-504 Tierra Rico - Preliminary Plat](#)
- ☐ [03 - FS17-504 Tierra Rico - Landscape Plans, Circulation Plan, Wall Plan](#)
- ☐ [04 - FS17-504 Tierra Rico - Luke AFB Letter](#)
- ☐ [05 - FS17-504 Tierra Rico - ADOT Comments](#)
- ☐ [06 - FS17-504 Tierra Rico - NUSD Letter](#)

☐ [07 - FS17-504 Tierra Rico - 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: FS17-504

Project Name: Tierra Rico

Council District: 1 – ACACIA

Meeting Date: June 21, 2018

Planner: Sergio Angulo

Owner: Tierra Rico LLC

Applicant: Zach Hilgart with Hilgart Wilson, LLC

Request: Preliminary Plat for 178 Lots.

Site Location: Southwest corner of Peak View Road and 171st Avenue.

Site Size: 79.22 Acres (approx.)

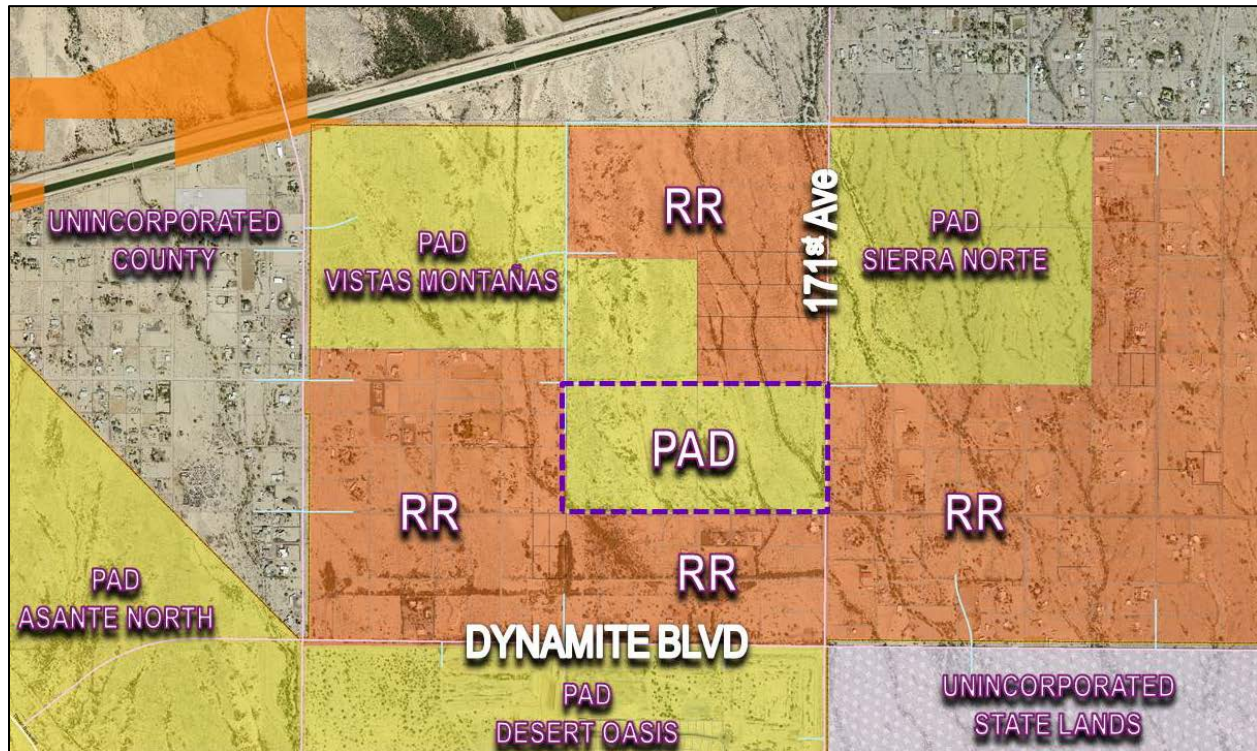
Density: 2.25 Dwelling Units per Acre

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-504.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS17-504, subject to stipulations 'A' and 'B'.

32 **Surrounding Land Zoning:**



Vistas Montañas PAD	Vistas Montañas PAD/Residential Ranch (RR)	Sierra Norte PAD
Residential Ranch (RR)	PAD (LDR)	Residential Ranch (RR)
Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)

33 **History:**

34

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

36 **November 22, 2005:** The Mayor and City Council approved the Tierra Rico Planned Area Development (PAD).

37 **March 31, 2017:** Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR17-169.

38 **August 28, 2017:** The applicant filed a request for a Minor PAD Amendment and a Preliminary Plat approval for a new 832-lots residential subdivision.

39 **March 1, 2018:** The Community Development Director approved the Minor PAD Amendment to modify the development standards for the subject site.

43

Project Description:

Hilgart Wilson, LLC requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 79.22 acres in the Tierra Rico Planned Area Development (PAD) located in the southwest corner of Peak View Road and 171st Avenue. The applicant proposes 178 residential lots and landscape tracts for open space recreation and retention which includes an amenity tot lot. The subdivision will be built in two (2) phases; phase one (1) includes 99 lots and phase two (2) includes 79 lots.

The subject property is zoned Planned Area Development (PAD) and has a land use designation of Low Density Residential. The PAD allows for a total density of 2.29 dwelling units per acre, this development proposes a total density of 2.25 dwelling units per acre.

The proposed subdivision shows four (4) access points into the site; two (2) from Dale Lane, one (1) from Peak View Road, and one (1) from Tierra Rico Lane (171st Avenue). Currently the site lacks legal access but the applicant has been working to obtain legal access to this development. The applicant is looking to provide access to the site from the south through 171st Avenue or from the east through Dale Lane. The applicant will continue to work with property owners along these two streets to acquire right-of-way and be able to provide access to the site. Stipulation A ensures the applicant provide proof a legal access to the site prior to approval of the final plat for Tierra Rico.

The site proposes good pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along Peak View Road, Dale Lane, and Tierra Rico Lane, and also provides good pedestrian connectivity between the different open space tracts.

The proposed subdivision consists of 179 lots for single-family detached homes. The applicant proposes a mixture of 53' wide and 63' wide lots on the subject site. The proposed lot sizes are consistent with the latest version of the Tierra Rico PAD. The site dedicated approximately 30 acres (37%) for open space which includes a tot lot with playground equipment, BBQ facilities, shaded seating, and an interconnected pedestrian trail system which connects the different open space tracts throughout the development. Tract Y as shown in the preliminary plat falls within the regional trail system identified in the City of Surprise Parks and Recreation Master Plan. The applicant has reserved Tract Y (11.7 acres approx.) for open space and is providing a 100-foot wide multi-use trail easement which includes a 12' paved trail as required by the Parks and Recreation Master Plan. Additional landscape and retention tracts also contribute to the total open space. The proposed open space and landscape meets and exceeds the minimum requirements of the PAD (15%) and the SUDC (20%).

80 **Reviewing Agencies:**

81
82 In addition to the standard city internal reviewing departments, the Nadaburg Unified School
83 District, the Arizona Department of Transportation, Maricopa Water District, Maricopa County
84 Flood Control District, and Luke AFB were included in the routing of this request. None of the
85 reviewing agencies indicated any concerns over the request.
86

87 **Summary:**

88
89 By accepting and incorporating stipulations 'A' and 'B' the proposed Preliminary Plat will meet the
90 requirements of the Tierra Rico PAD, the SUDC, and the General Plan.
91

92 **Findings:**

- 93
94
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Tierra Rico PAD and the SUDC.
96

97 **Recommendation:**

98
99 Based on the findings noted above, staff recommends the Commission move to recommend
100 **approval** to the Mayor and City Council of case FS17-504, subject to stipulations 'A' and 'B' as
101 outlined below:
102

- 103 A. Prior to the approval of the Final Plat, the Developer must provide proof of legal
104 access to the Tierra Rico development.
105 B. Non-compliance with the stipulations of approval of this case will be treated as a
106 violation in accordance with the provisions of Article XIV of the Surprise Unified
107 Development Code.

108 However, should the Commission wish to recommend **denial** of the request, the Commission
109 should make its own findings and base its decision on those alternative findings.
110

111 **Attachments:**

- 112
113 01 Vicinity Map
114 02 Preliminary Plat
115 03 Landscape Plans, Circulation Plan, Wall Plan
116 04 Luke AFB Letter
117 05 ADOT Comments
118 06 Nadaburg Unified School District Letter



Vicinity Map

Vistas
Montaña

Sierra
Norte

Peak View Rd

171st Ave

Dale Ln

Desert
Oasis

Vicinity Map

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PRELIMINARY PLAT FOR TIERRA RICO SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 16.5 FEET THEREOF AS CONVEYED IN QUIT CLAIM DEED RECORDED IN DOCKET 3529, PAGE 217, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL THE COAL AND OTHER MINERALS IN THE LANDS AS RESERVED IN PATENT RECORDED IN BOOK 210 OF DEEDS, PAGE 339, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2:

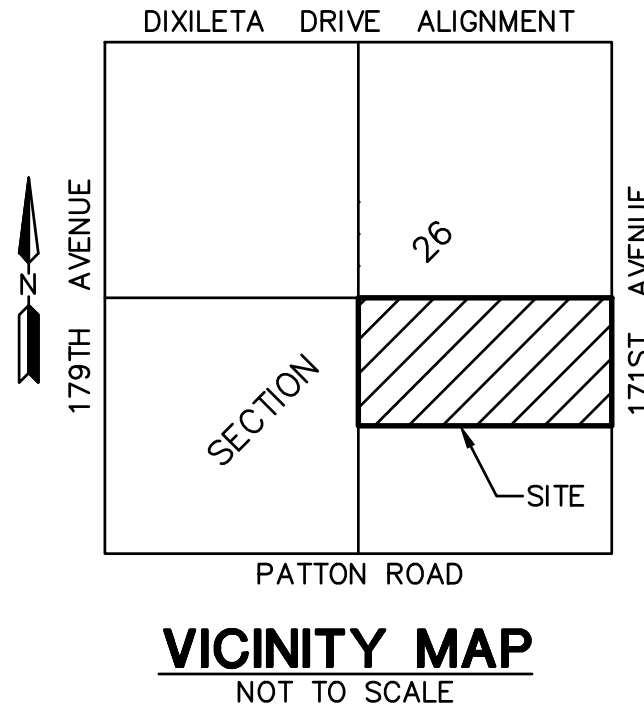
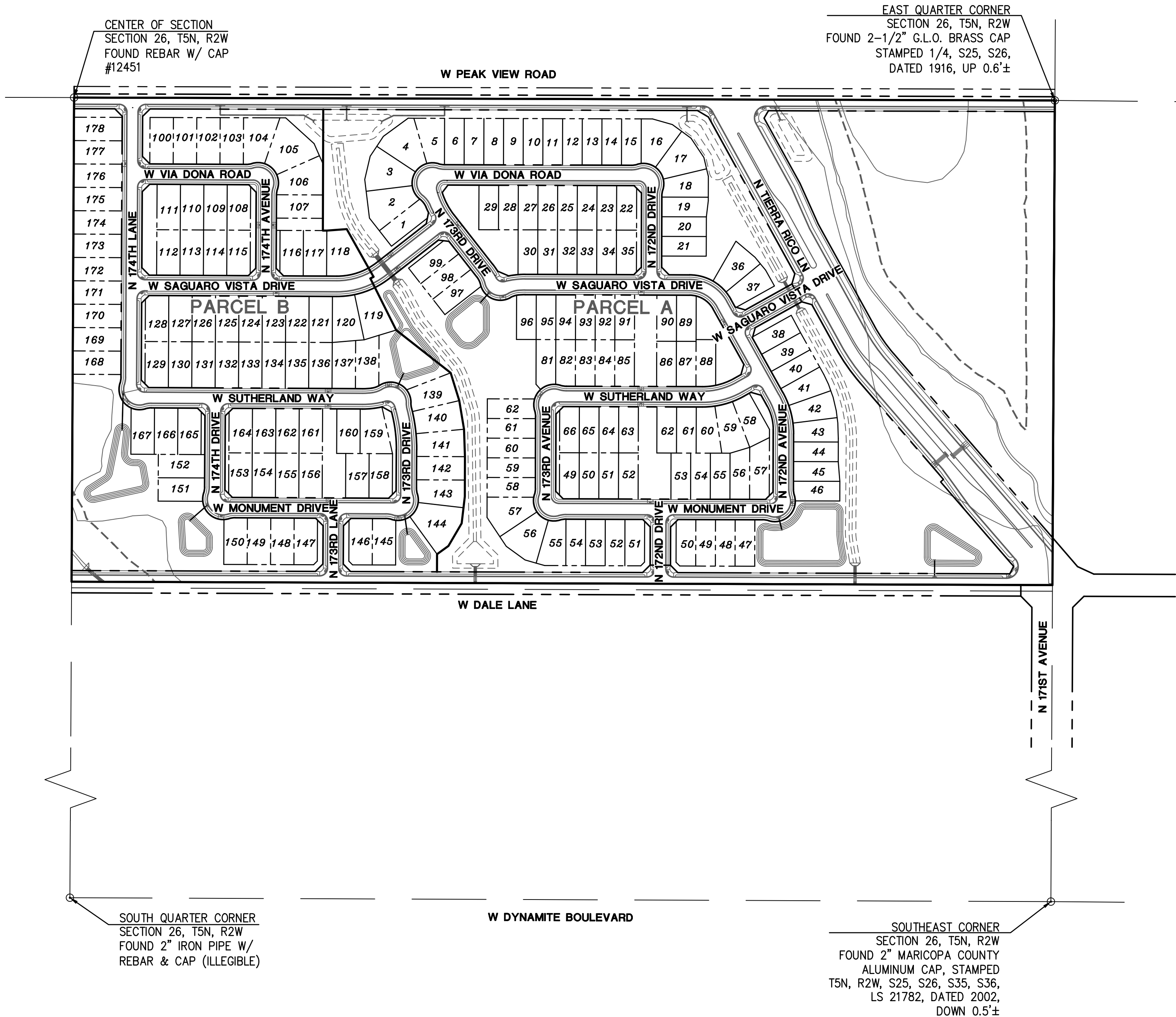
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 16.5 FEET THEREOF AS CONVEYED IN QUIT CLAIM DEED RECORDED IN DOCKET 3529, PAGE 217, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL THE COAL AND OTHER MINERALS IN THE LANDS AS RESERVED IN PATENT RECORDED IN BOOK 210 OF DEEDS, PAGE 339, RECORDS OF MARICOPA COUNTY, ARIZONA.

100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.



ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

MONTAGE HOLDINGS, LLC
6720 N. SCOTTSDALE ROAD, SUITE 230
SCOTTSDALE, AZ 85253
PHONE: (480) 346-9600
CONTACT: TIM KEENAN
EMAIL: TIMK@MONTAGE--HOLDINGS.COM

BASIS OF BEARING

S00°17'09"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON, AS RECORDED ON ALTA/ACSM LAND TITLE SURVEY RECORDED IN BOOK 1156, RAGE 6 OF MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SURPRISE BENCHMARK
"GLO 1" GENERAL LAND OFFICE BRASS CAP ON TOP OF PIPE IN CEMENT SLAB.
LOCATED ON DIXILETA DRIVE AT THE 171ST AVENUE ALIGNMENT
"T5N R2W S23 S24 S25 S26"
ELEV=1530.89 (NAVD88)

SHEET INDEX

CV01	COVER SHEET
CV02	NOTES & DETAILS
PP01-PP08	PRELIMINARY PLAT
PP09-PP16	PRELIMINARY GRADING PLAN
PP17-PP23	PRELIMINARY UTILITY PLAN

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONES "AE" AND "A" AND "X" WITH THE FOLLOWING DEFINITIONS:

ZONE AE: THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO AREAS SUBJECT TO INUNDATION BY THE 100-YEAR FLOODPLAINS DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.

ZONE A: THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS IS DETERMINED IN THE FLOOD INSURANCE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE.

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

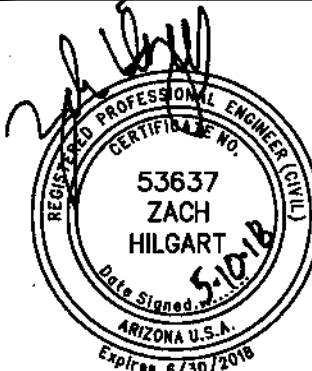
UTILITIES

WATER
SEWER
ELEC.
GAS
TELEPHONE
CABLE TV
POLICE
FIRE
ELEMENTARY SCHOOL DISTRICT
HIGH SCHOOL DISTRICT

CITY OF SURPRISE
CITY OF SURPRISE
APS
SOUTHWEST GAS
CENTURY LINK
COX
CITY OF SURPRISE
CITY OF SURPRISE
DYSART UNIFIED SCHOOL DISTRICT
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TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON	PROJ. NO.: 1308	DWG. NO. CV01
	DATE: MAY 2018	SHT. 1 OF 25
	SCALE: N.T.S.	
	DRAWN: HW	
	DESIGNED: HW	
	APPROVED: ZH	

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PARCEL A LOT TABLE

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	7,233	0.17
2	10,409	0.24
3	10,502	0.24
4	10,621	0.24
5	7,941	0.18
6	6,625	0.15
7	6,625	0.15
8	6,625	0.15
9	6,625	0.15
10	6,625	0.15
11	6,625	0.15
12	6,625	0.15
13	6,625	0.15
14	6,625	0.15
15	6,573	0.15
16	9,485	0.22
17	9,868	0.23
18	7,646	0.18
19	6,517	0.15
20	6,360	0.15

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
21	6,360	0.15
22	6,456	0.15
23	6,360	0.15
24	6,360	0.15
25	6,360	0.15
26	6,360	0.15
27	6,360	0.15
28	6,360	0.15
29	6,360	0.15
30	6,365	0.15
31	6,360	0.15
32	6,360	0.15
33	6,360	0.15
34	6,360	0.15
35	6,455	0.15
36	8,182	0.19
37	7,262	0.17
38	6,385	0.15
39	6,360	0.15
40	6,360	0.15

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
41	7,267	0.17
42	7,432	0.17
43	7,006	0.16
44	6,388	0.15
45	6,506	0.15
46	6,549	0.15
47	6,639	0.15
48	6,638	0.15
49	6,636	0.15
50	6,572	0.15
51	6,563	0.15
52	6,625	0.15
53	6,625	0.15
54	6,625	0.15
55	7,799	0.18
56	9,868	0.23
57	9,803	0.23
58	6,851	0.16
59	6,890	0.16
60	6,890	0.16

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
61	6,890	0.16
62	6,742	0.15
63	6,537	0.15
64	6,587	0.15
65	6,587	0.15
66	6,587	0.15
67	6,587	0.15
68	6,587	0.15
69	6,587	0.15
70	7,011	0.16
71	8,100	0.19
72	7,777	0.18
73	8,258	0.19
74	7,459	0.17
75	6,587	0.15
76	6,587	0.15
77	6,587	0.15
78	6,587	0.15
79	6,587	0.15
80	6,537	0.15

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
81	6,641	0.15
82	6,596	0.15
83	6,659	0.15
84	6,659	0.15
85	6,659	0.15
86	6,466	0.15
87	6,466	0.15
88	6,671	0.15
89	6,573	0.15
90	6,586	0.15
91	6,394	0.15
92	6,394	0.15
93	6,394	0.15
94	6,394	0.15
95	6,394	0.15
96	6,382	0.15
97	6,827	0.16
98	6,890	0.16
99	6,840	0.16

PARCEL B LOT TABLE

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
100	7,885	0.18
101	7,894	0.18
102	7,903	0.18
103	7,912	0.18
104	9,554	0.22
105	12,631	0.29
106	9,976	0.23
107	7,887	0.18
108	7,705	0.18
109	7,718	0.18
110	7,718	0.18
111	7,718	0.18
112	7,718	0.18
113	7,717	0.18
114	7,717	0.18
115	7,705	0.18
116	7,668	0.18
117	7,718	0.18
118	10,484	0.24
119	9,194	0.21

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
120	8,938	0.21
121	7,812	0.18
122	7,812	0.18
123	7,812	0.18
124	7,812	0.18
125	7,812	0.18
126	7,812	0.18
127	7,812	0.18
128	7,762	0.18
129	7,762	0.18
130	7,812	0.18
131	7,812	0.18
132	7,812	0.18
133	7,812	0.18
134	7,812	0.18
135	7,812	0.18
136	7,812	0.18
137	7,989	0.18
138	8,426	0.19
139	8,768	0.20

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
140	8,939	0.21
141	8,761	0.20
142	8,197	0.19
143	8,658	0.20
144	12,285	0.28
145	7,821	0.18
146	7,822	0.18
147	7,837	0.18
148	7,907	0.18
149	7,913	0.18
150	7,852	0.18
151	7,764	0.18
152	7,875	0.18
153	7,510	0.17
154	7,560	0.17
155	7,560	0.17
156	7,560	0.17
157	7,560	0.17
158	7,510	0.17
159	8,940	0.21

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
160	7,560	0.17
161	7,560	0.17
162	7,560	0.17
163	7,560	0.17
164	7,510	0.17
165	7,825	0.18
166	7,875	0.18
167	7,716	0.18
168	8,190	0.19
169	8,190	0.19
170	8,190	0.19
171	8,190	0.19
172	8,190	0.19
173	8,190	0.19
174	8,190	0.19
175	8,190	0.19
176	8,190	0.19
177	8,190	0.19
178	8,202	0.19

PARCEL A TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	4.66	COMMON AREA & DRAINAGE
TRACT B	0.05	COMMON AREA
TRACT C	0.39	COMMON AREA & DRAINAGE
TRACT D	0.09	COMMON AREA
TRACT E	0.31	COMMON AREA & DRAINAGE
TRACT F	0.34	COMMON AREA & DRAINAGE
TRACT G	3.18	COMMON AREA & DRAINAGE
TRACT H	0.47	COMMON AREA & DRAINAGE
TRACT I	0.06	COMMON AREA
TRACT J	3.08	COMMON AREA & DRAINAGE

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

PARCEL B TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT K	0.42	COMMON AREA & DRAINAGE
TRACT L	0.22	COMMON AREA & DRAINAGE
TRACT M	0.08	COMMON AREA
TRACT N	0.02	COMMON AREA
TRACT O	0.05	COMMON AREA
TRACT P	0.42	COMMON AREA & DRAINAGE
TRACT Q	0.38	COMMON AREA & DRAINAGE
TRACT R	0.08	COMMON AREA
TRACT S	0.28	COMMON AREA & DRAINAGE
TRACT T	0.05	COMMON AREA
TRACT U	0.03	COMMON AREA
TRACT V	3.26	COMMON AREA & DRAINAGE
TRACT W	0.06	COMMON AREA
TRACT X	0.10	COMMON AREA

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

OVERALL TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
OFFSITE RIGHT-OF-WAY	8.06	PUBLIC ACCESS
PARCEL A RIGHT-OF-WAY	5.77	PUBLIC ACCESS
PARCEL B RIGHT-OF-WAY	5.04	PUBLIC ACCESS
TRACT Y	11.74	PUBLIC ACCESS, COMMON AREA, REGIONAL TRAIL

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

LEGEND

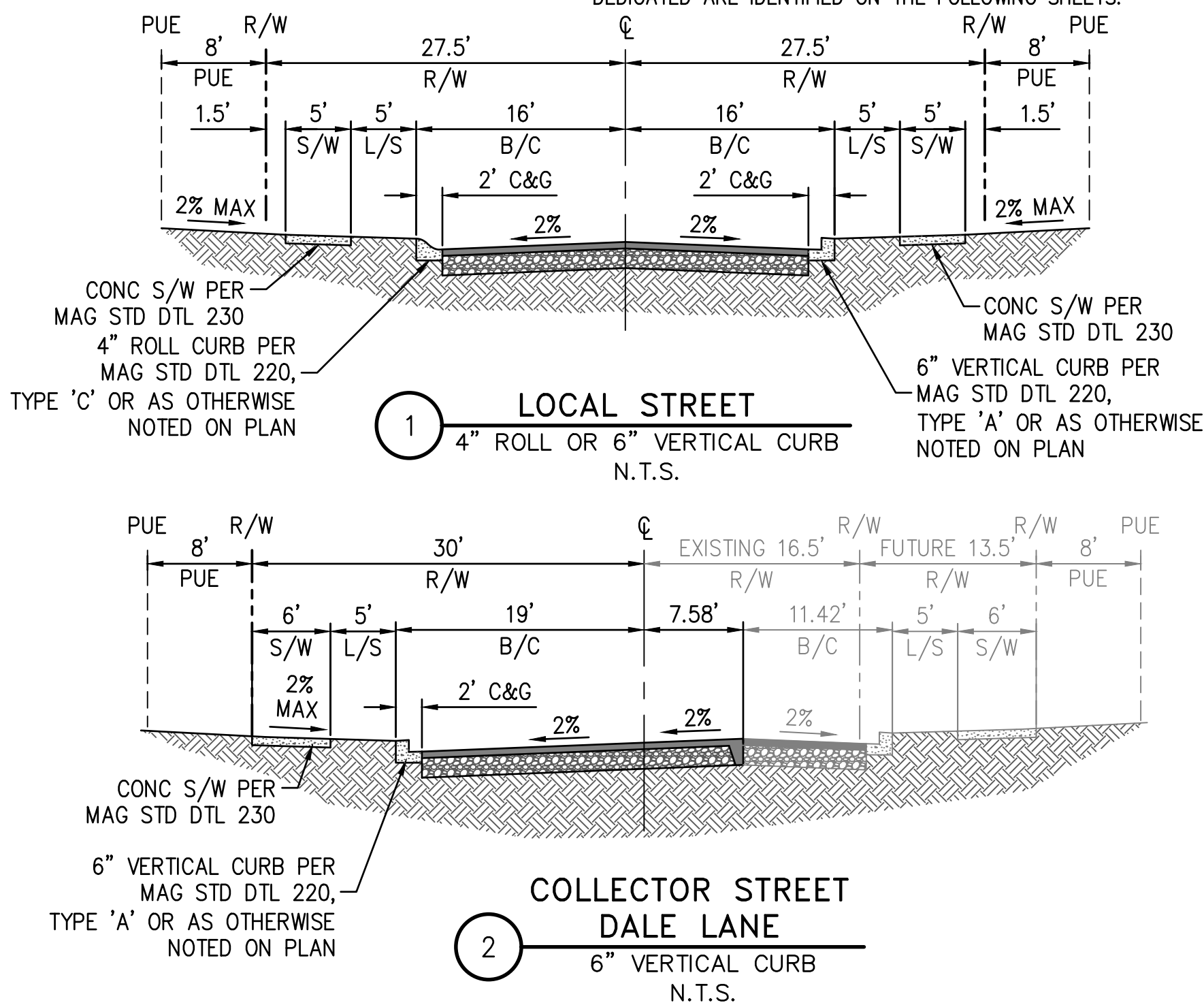
— — — — —	BOUNDARY LINE
— — — — —	CENTER LINE
— — — — —	RIGHT OF WAY
— — — — —	PARCEL LINE
— — — — —	SIGHT VISIBILITY EASEMENT
— — — — —	ASSESSOR PARCEL NUMBER
— — — — —	PUBLIC UTILITY EASEMENT
— — — — —	RIGHT-OF-WAY
— — — — —	VEHICLE NON-ACCESS EASEMENT
— — — — —	MARICOPA COUNTY RECORDS
— — — — —	FLOW ARROW

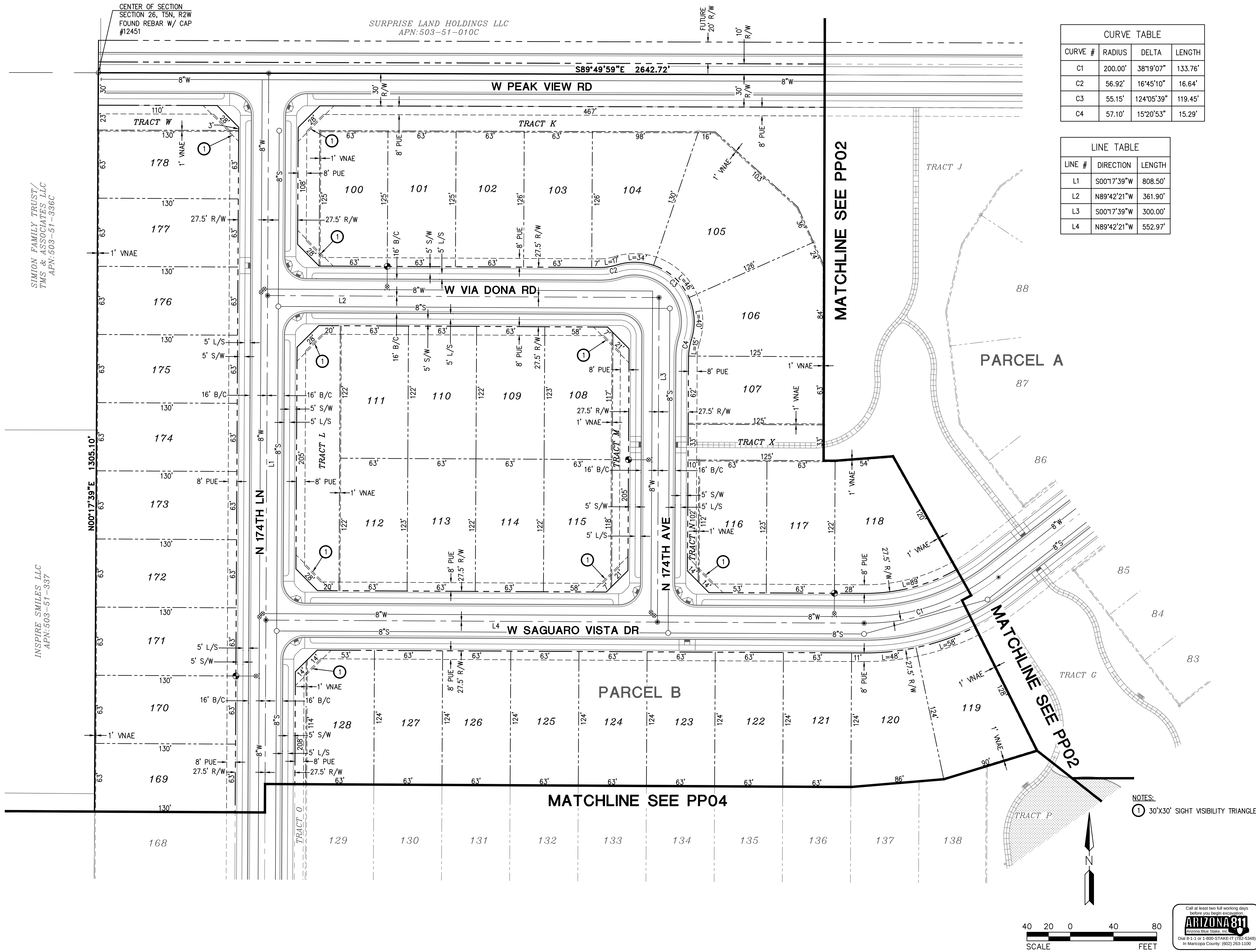
DEVELOPMENT STANDARDS TABLE — PER APPROVED PAD 05-056 AND APPROVED MINOR PAD AMENDMENT FS17-504

HEIGHT (MAX.)	30'
FRONT YARD (MIN.) W/ FRONT FACING GARAGE *	20'
FRONT YARD (MIN.) W/ SIDE ENTRY GARAGE OR HOME FORWARD PRODUCT *	12'
SIDE YARD (MIN.)	5'/8'
STREET-SIDE YARD (MIN.)	13' (SINGLE STORY), 20' (MULTI STORY)
REAR YARD (MIN.)	15'
LOT AREA (MIN.)	6,360
LOT WIDTH (MIN.)	53'
DRAINAGE RETENTION REQUIREMENTS	PRE Vs POST
* MEASURED FROM BACK OF SIDEWALK	

SITE SUMMARY TABLE

	PARCEL A	PARCEL B	OVERALL SITE
OVERALL GROSS AREA (ACRES)	38.16	26.44	79.22
OVERALL NET (*) AREA (ACRES)	34.27	25.23	71.30**
TOTAL NUMBER OF LOTS: SINGLE FAMILY	99	79	178
TOTAL OPEN SPACE (ACRES)	12.63	5.45	30.06**
TOTAL PERCENTAGE OF OPEN SPACE (%)	33.1%	20.6%	37.9%
MINIMUM LOT SIZE (SF)	6,360	7,510	6,360
AVERAGE LOT SIZE (SF)	6,947	8,133	7,473
MAXIMUM LOT SIZE (SF)	10,621	12,631	12,631
MINIMUM LOT WIDTH (FT)	53	63	53
MINIMUM LOT DEPTH (FT)	120	120	120
DENSITY (DU/AC): PER GROSS AREA	2.59	2.99	2.25
TAX ASSESSORS PARCEL NUMBER	501-51-009 (H&G)	501-51-009 (H&G)	501-51-009 (H&G)
*NET EXCLUDES W. PEAK VIEW ROAD, N. TIERRA RICO LANE, AND W. DALE LANE			
**INCLUDES AREAS OF PARCEL A, PARCEL B & TRACT Y			





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	361.90'
L3	S00°17'39"W	300.00'
L4	N89°42'21"W	552.97'

REV:



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TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

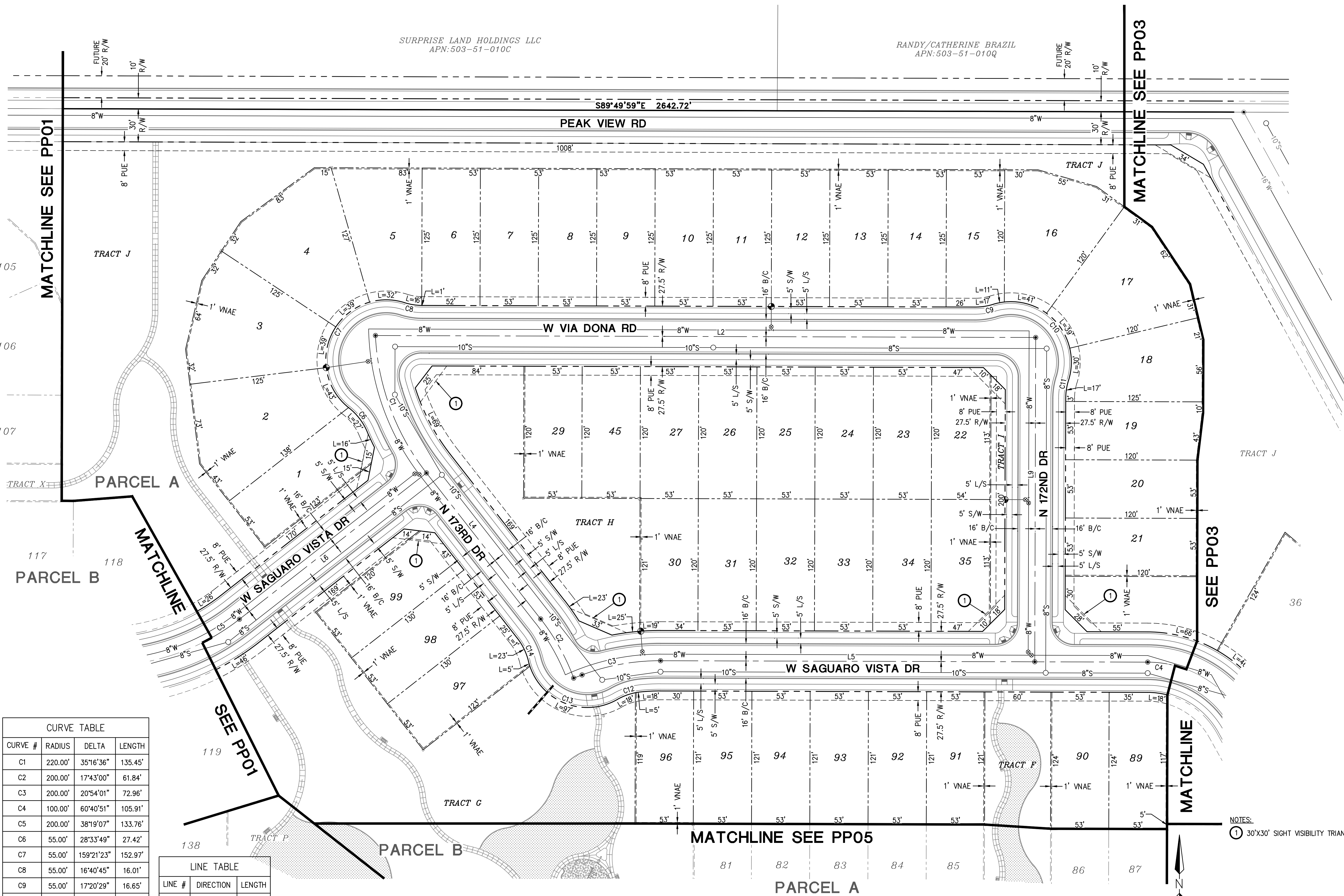
DWG. NO.
PP01

SHT. 3 OF 25

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CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	220.00'	35°16'36"	135.45'
C2	200.00'	17°43'00"	61.84'
C3	200.00'	20°54'01"	72.96'
C4	100.00'	60°40'51"	105.91'
C5	200.00'	38°19'07"	133.76'
C6	55.00'	28°33'49"	27.42'
C7	55.00'	159°21'23"	152.97'
C8	55.00'	16°40'45"	16.01'
C9	55.00'	17°20'29"	16.65'
C10	55.00'	124°40'58"	119.69'
C11	55.00'	17°20'29"	16.65'
C12	55.00'	24°04'57"	23.12'
C13	55.00'	106°07'27"	101.87'
C14	55.00'	24°04'57"	23.12'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S89°49'59"E	600.68'
L3	N00°10'01"E	295.00'
L4	N38°01'28"W	168.63'
L5	S89°49'59"E	443.22'
L6	N51°58'32"E	216.05'



[illegible][illegible]

 HILGART WILSON ARCHITECTS 1000 15th St. N. Minneapolis, MN 55403 Tel: 612.222.1100 Fax: 612.222.1101 www.hilgartwilson.com	PROJ NO.: 1308
	DATE: MAY 2018
	SCALE: 1" = 40'
	DRAWN: HW
	DESIGNED: HW
APPROVED: ZH	
DWG. NO. PP03 SHT. 5 OF 25	

A north arrow pointing upwards with the letter 'N' in the center. Below it is a scale bar with markings at 0, 20, 40, and 80 feet. The word 'SCALE' is at the left end and 'FEET' is at the right end.

NOTES:

① 30'X30' SIGHT VISIBILITY TRIANGLE

GILBERT/FRANCES ROMERO
APN: 503-51-176

N00°17'39"E 1305.10'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	22°14'40"	77.65'
C2	412.50'	22°14'40"	160.15'
C3	55.00'	17°18'34"	16.62'
C4	55.00'	124°39'03"	119.66'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	24°04'57"	23.12'
C7	55.00'	122°46'48"	117.86'
C8	55.00'	15°19'50"	14.72'
C9	53.21'	17°55'48"	16.65'
C10	54.85'	125°16'17"	119.93'
C11	53.21'	17°55'48"	16.65'
C12	56.92'	16°45'10"	16.64'
C13	55.15'	124°05'39"	119.45'
C14	56.92'	16°45'10"	16.64'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	624.35'
L3	N68°02'59"E	13.25'
L4	S00°17'39"W	158.75'
L5	N89°42'21"W	516.03'
L6	S00°17'39"W	295.00'
L7	S00°17'39"W	200.77'

W DALE LN

S89°48'07"E 2642.90'

EUGENE/VALERIE ROLLIN
APN: 503-51-009U

JOHN/JOANNA HARRISON
APN: 503-51-009V

PATRICK FORREST
APN: 503-51-971

40 20 0 40 80
SCALE FEET

NOTES:
① 30'X30' SIGHT VISIBILITY TRIANGLE



HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP04
SHT. 6 OF 25

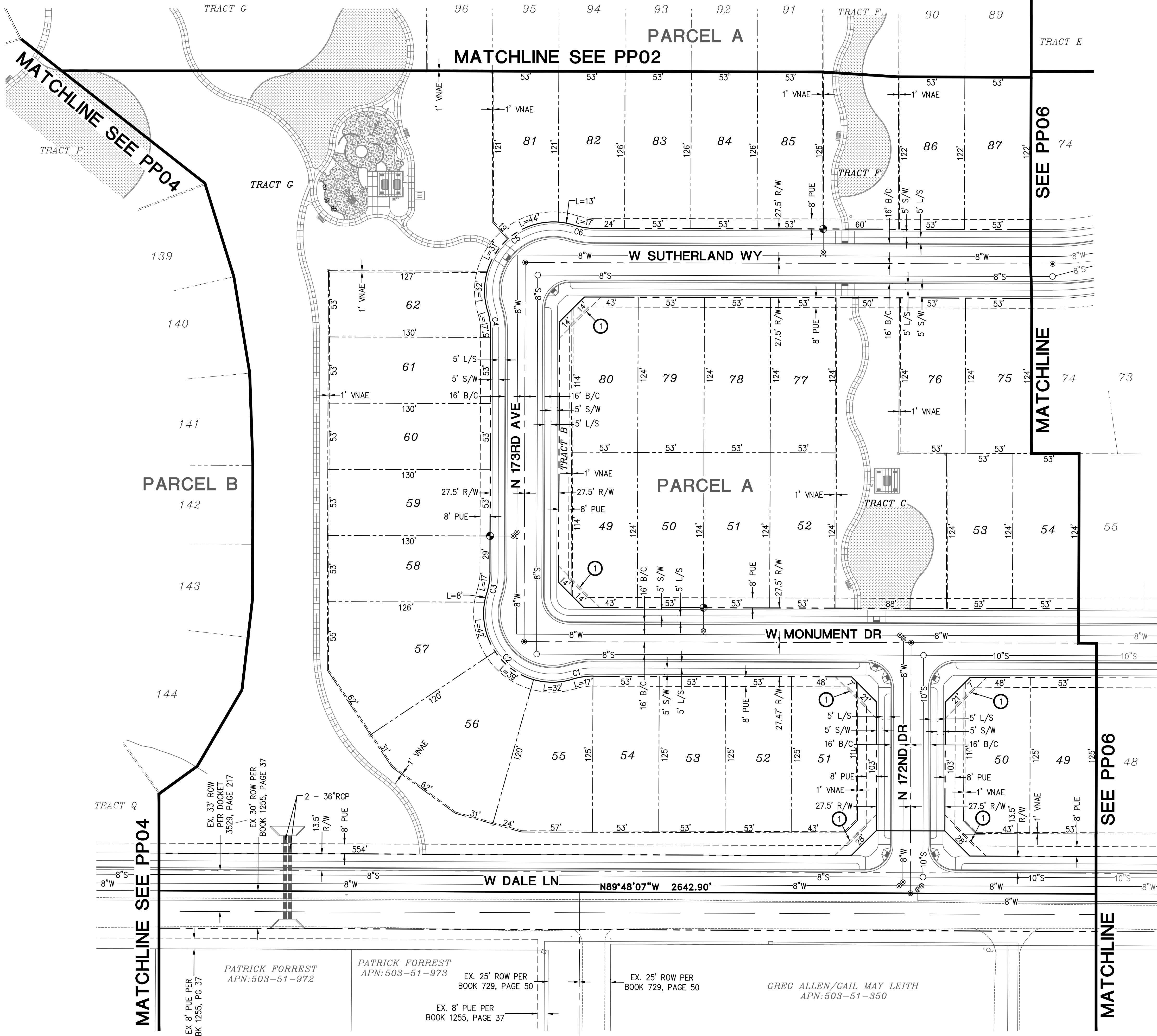
TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA
PRELIMINARY PLAT



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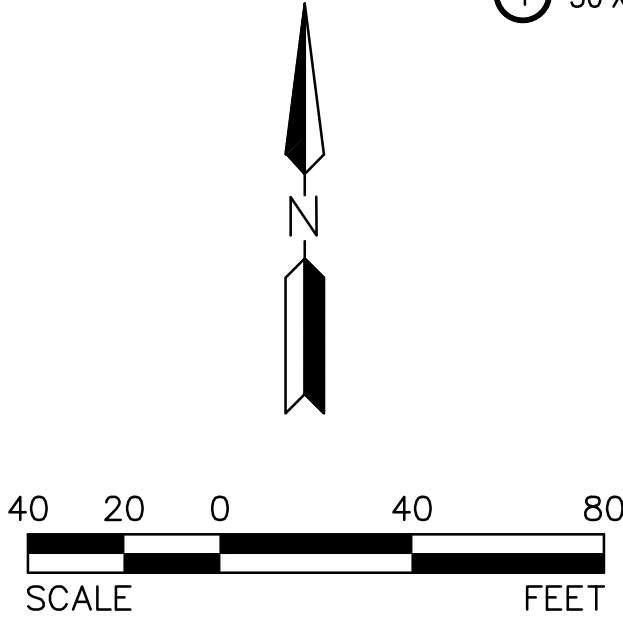
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CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	124°40'58"	119.69'
C3	55.00'	17°20'29"	16.65'
C4	55.00'	17°20'29"	16.65'
C5	55.00'	124°40'58"	119.69'
C6	55.00'	17°20'29"	16.65'

NOTES:
① 30'X30' SIGHT VISIBILITY TRIANGLE



REV:

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PHOENIX, AZ 85016
www.hilgartwilson.com

TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP05
SHT. 7 OF 25

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	640.41'
L2	S29°09'08"E	288.23'
L3	S00°10'01"W	204.54'
L4	N60°50'52"E	69.60'
L5	S89°49'59"E	422.04'
L6	S28°51'31"E	274.63'
L7	S40°47'43"E	636.55'

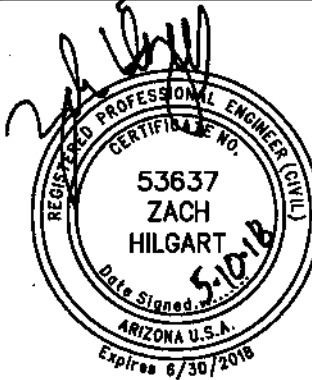
NOTES:

① 30'X30' SIGHT VISIBILITY TRIANGLE



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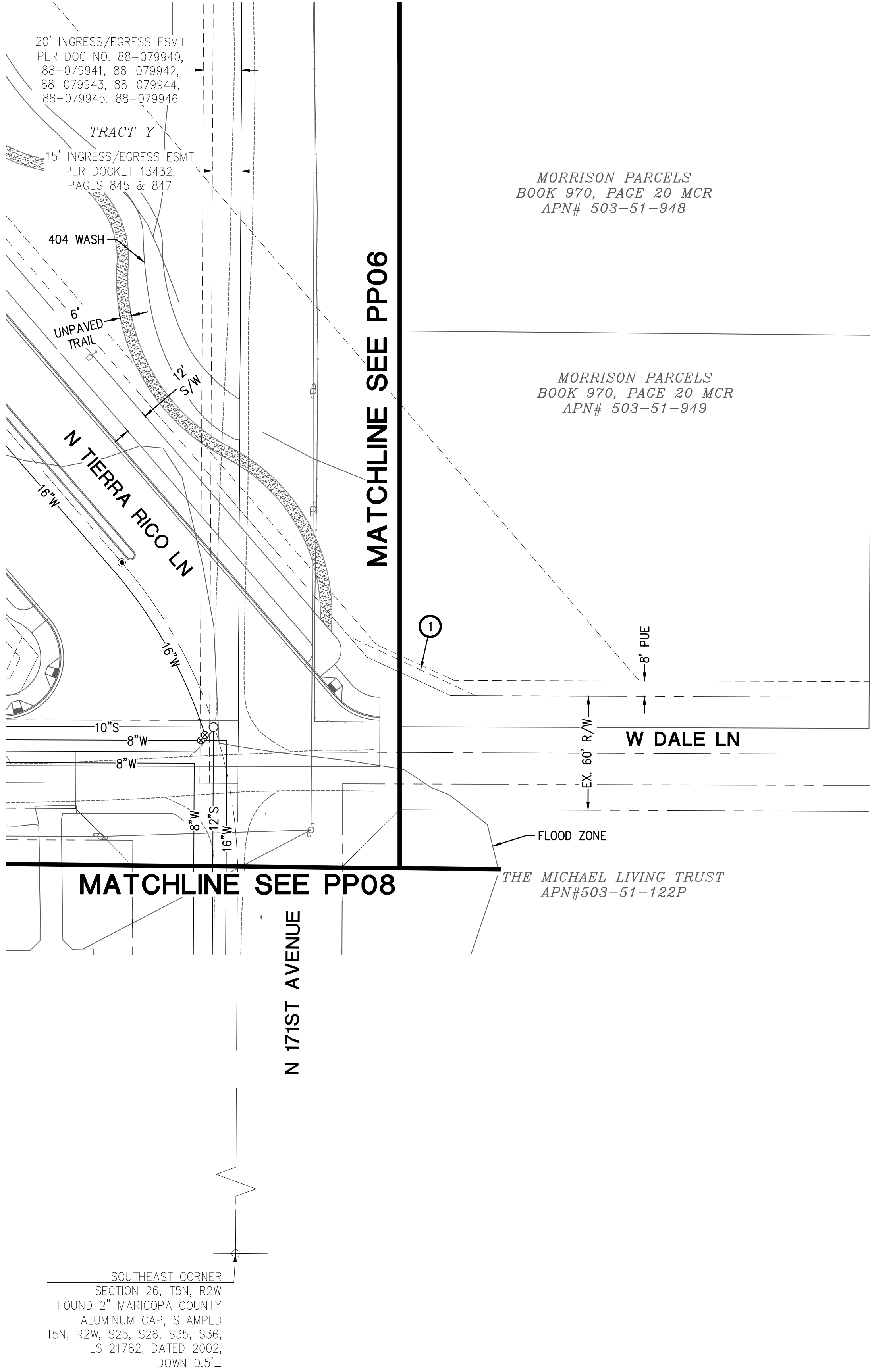
TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

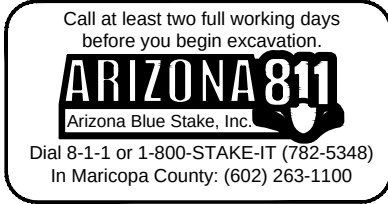
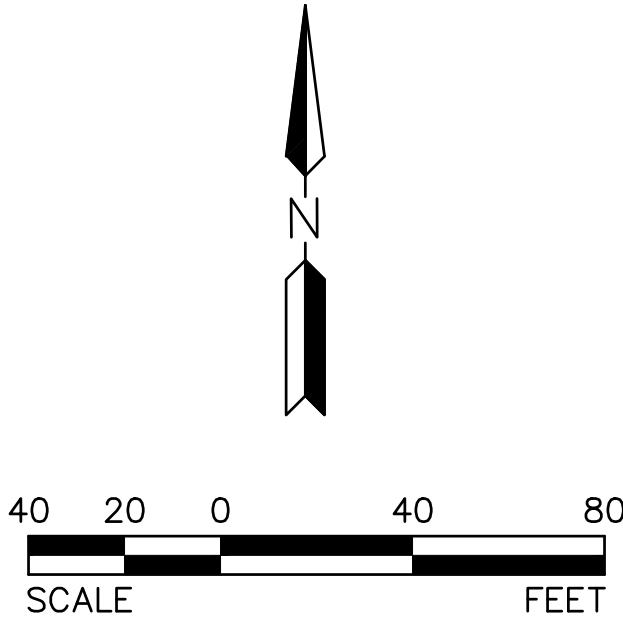
HILGARTWILSON

PROJ NO.:	1308
DATE:	MAY 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

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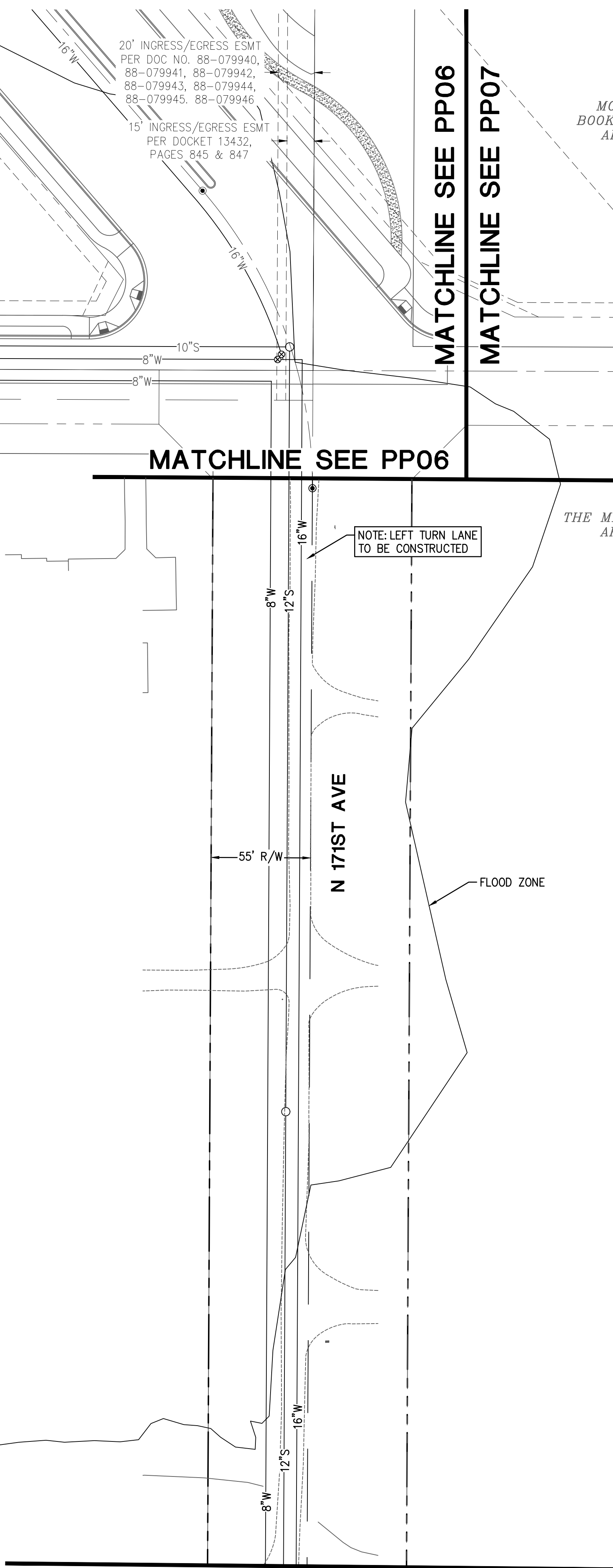


- NOTES:
- ① 30'X30' SIGHT VISIBILITY TRIANGLE



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		TIERRA RICO S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD SURPRISE, ARIZONA	
HILGARTWILSON PROJ NO.: 1308 DATE: MAY 2018 SCALE: 1" = 40' DRAWN: HW DESIGNED: HW APPROVED: ZH		PRELIMINARY PLAT	
DWG. NO. PP07		SHT. 9 OF 25	

ns to these plans,
es.



THE MICHAEL LIVING TRUST
APN#503-51-122P

NOTE: LEFT TURN LANE
TO BE CONSTRUCTED

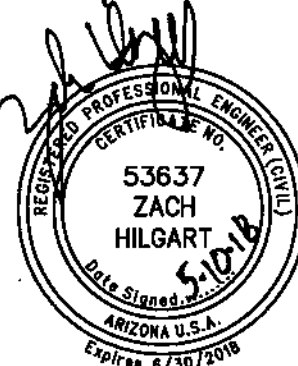
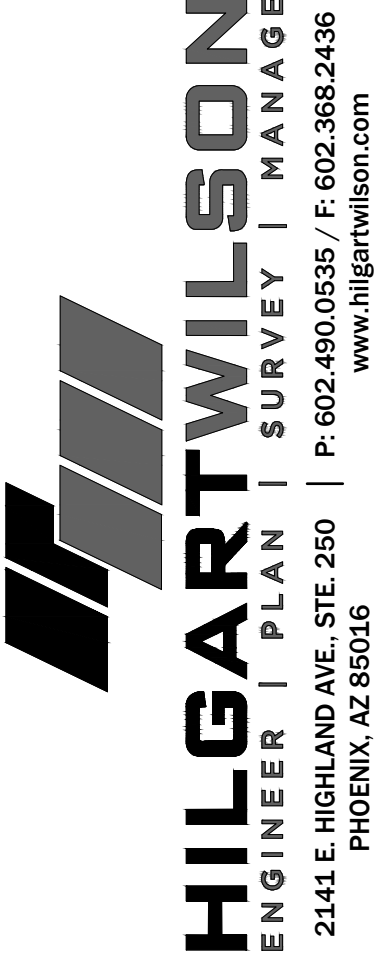
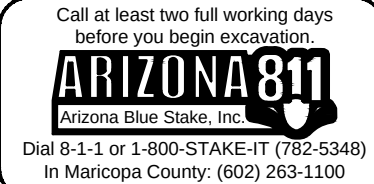
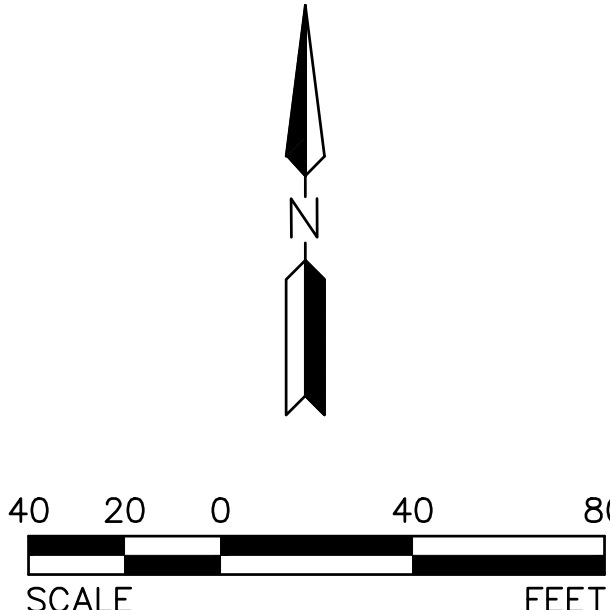
SOUTHEAST CORNER
 SECTION 26, T5N, R2W
 FOUND 2" MARICOPA COUNTY
 ALUMINUM CAP, STAMPED
 T5N, R2W, S25, S26, S35, S36,
 LS 21782, DATED 2002,
 DOWN 0.5'±

55' R/W
 8" W
 12" S
 16" W
 N0017°09' E 2646.08
 N 171ST AVE
 W DYNAMITE BOULE

SOUTHEAST CORNER
SECTION 26, T5N, R2W
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, STAMPED
T5N, R2W, S25, S26, S35, S36,
LS 21782, DATED 2002,
DOWN 0.5'±

N 171ST AVE

W DYNAMITE BOULEVARD



TIERRA RICO

1ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.:	1308
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DATE: MAY 2018

SCALE: 1" =

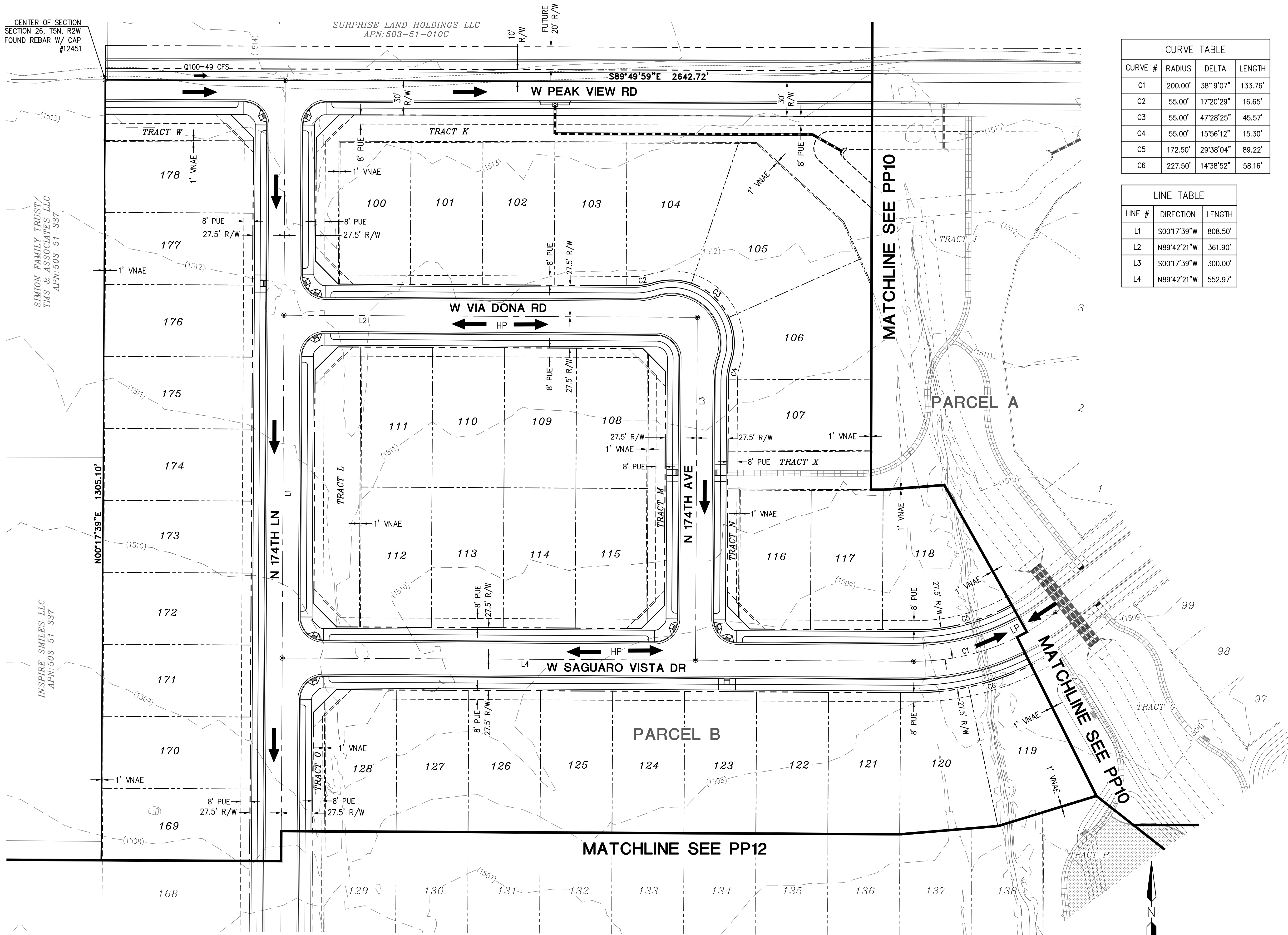
DRAWN: HW
DESIGNED: HW
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PP08

SHT. 10 OF 25

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CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	38°19'07"	133.76'
C2	55.00'	17°20'29"	16.65'
C3	55.00'	47°28'25"	45.57'
C4	55.00'	15°56'12"	15.30'
C5	172.50'	29°38'04"	89.22'
C6	227.50'	14°38'52"	58.16'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	361.90'
L3	S00°17'39"W	300.00'
L4	N89°42'21"W	552.97'



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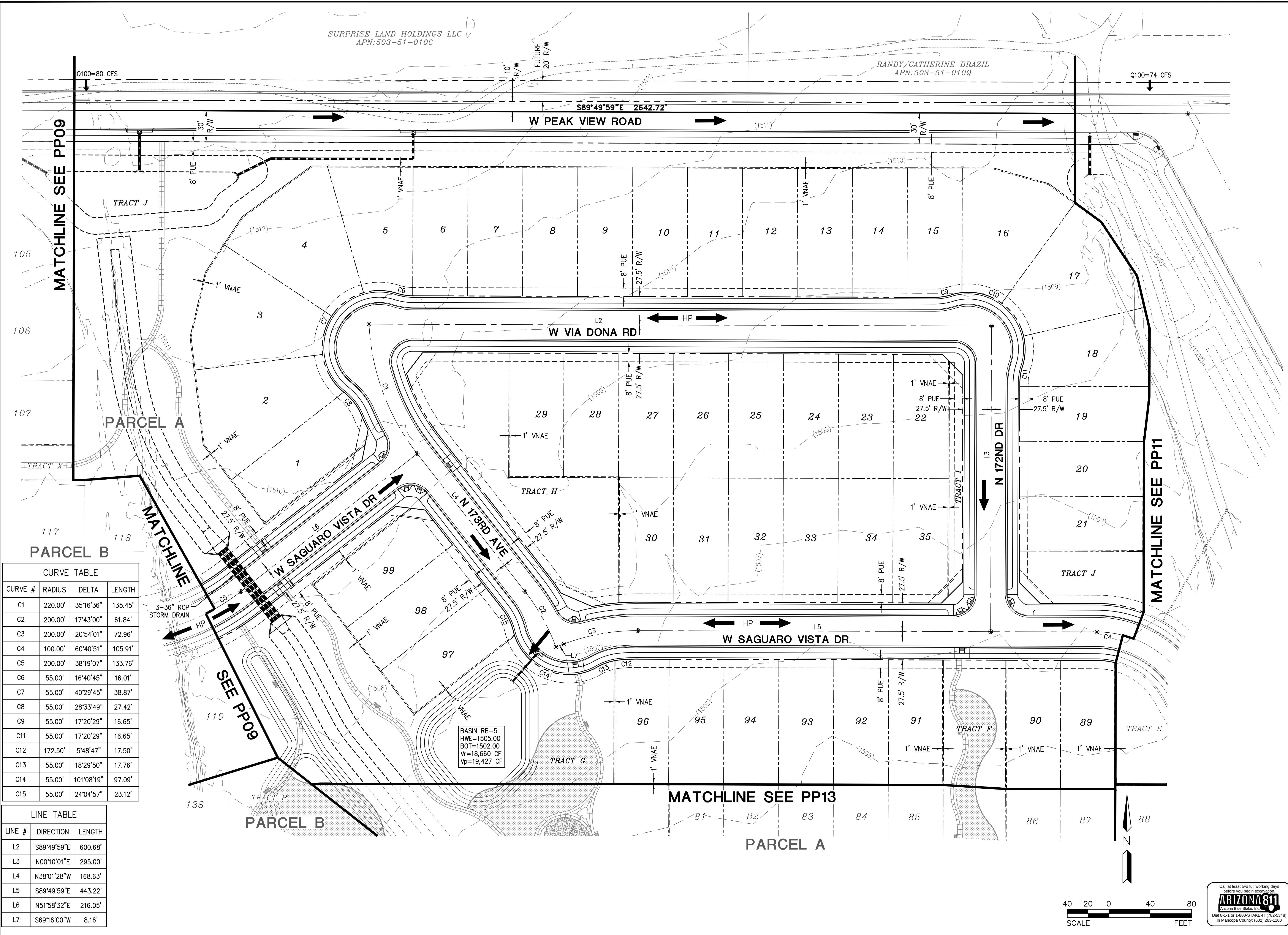


TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA
PRELIMINARY GRADING PLAN

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

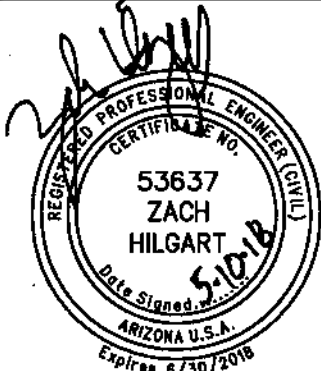
DWG. NO.
PP09
SHT. 11 OF 25

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S89°49'59"E	600.68'
L3	N00°10'01"E	295.00'
L4	N38°01'28"W	168.63'
L5	S89°49'59"E	443.22'
L6	N51°58'32"E	216.05'
L7	S69°16'00"W	8.16'



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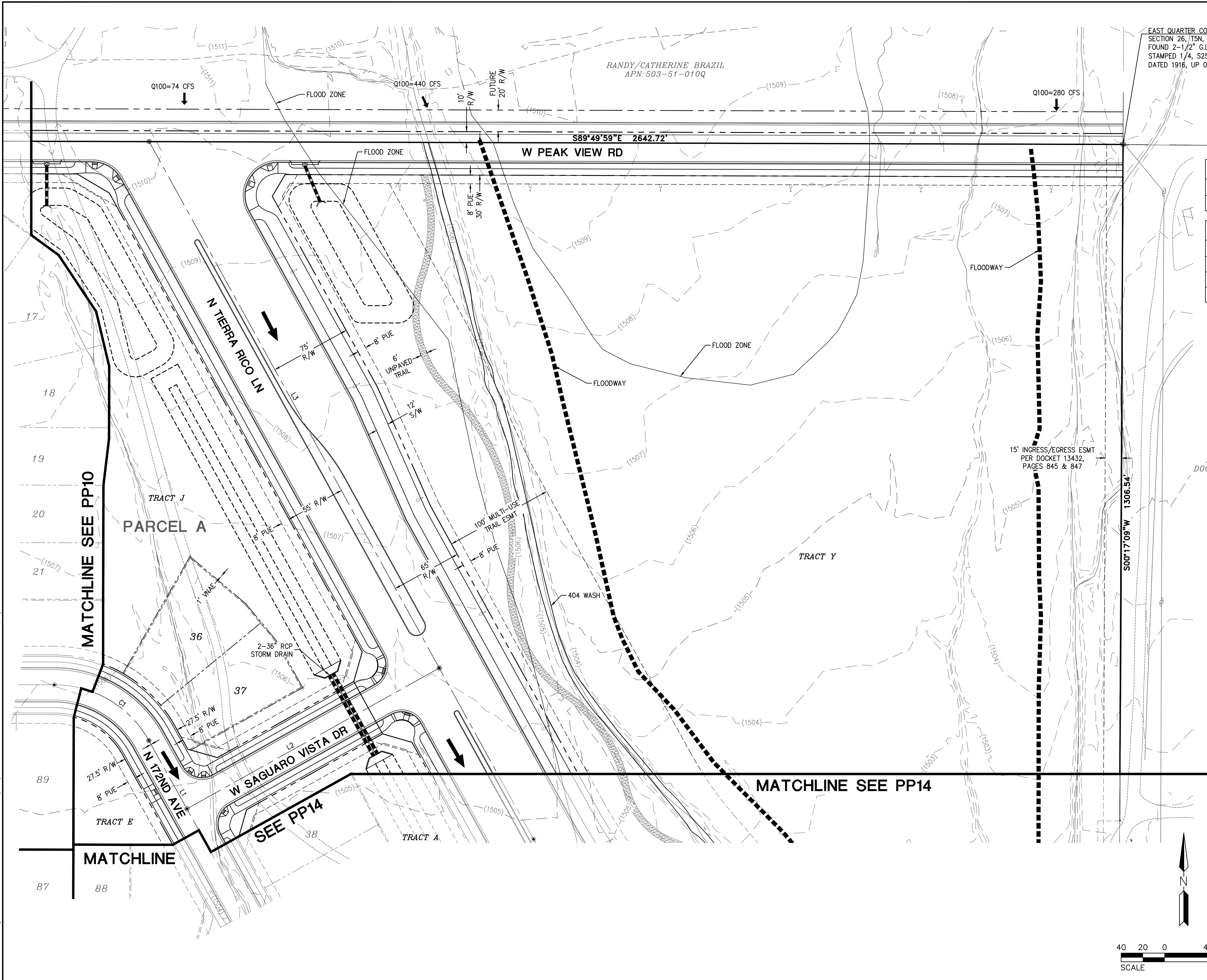


TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

	DWG. NO.	
	PP10	
	PROJ NO.:	1308
	DATE:	MAY 2018
	SCALE:	1" = 40'

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EAST QUARTER CORNER
SECTION 26, T5N, R2W
FOUND 2-1/2" G.L.O. BRASS CAP
STAMPED 1/4, S25, S26,
DATED 1916, UP 0.6'±

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	100.00'	60°40'51"	105.91'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S29°09'08"E	288.23'
L2	S60°50'52"W	266.13'
L3	S28°51'31"E	733.53'

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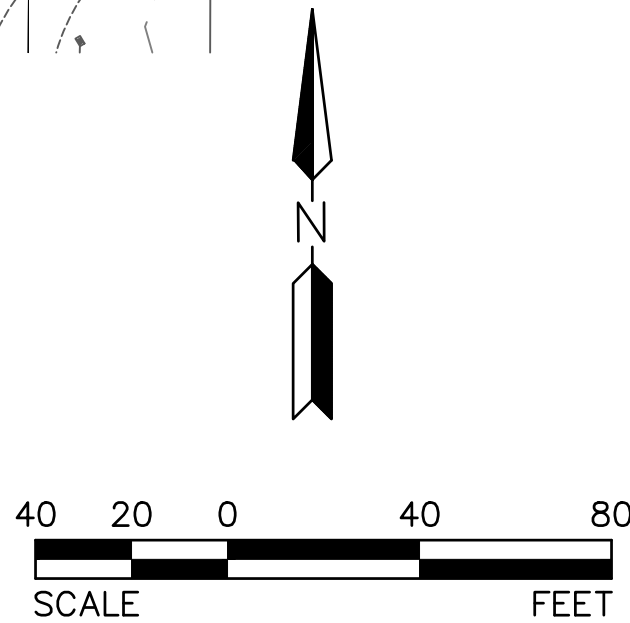
TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP11

SHT. 13 OF 25



[illegible][illegible]

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
 CERTIFICATE NO.
 53637
 ZACH
 HILGART
 State of Arizona
 ARIZONA U.S.A.
 Expires 6/30/2018

TIE
S.W.C. OF
PRELIMI

 HILGARTWILSON	PROJ NO.:	1308
	DATE:	MAY 2018
	SCALE:	1" = 40'
	DRAWN:	HW
	DESIGNED:	HW
APPROVED:		ZH

DWG. NO.

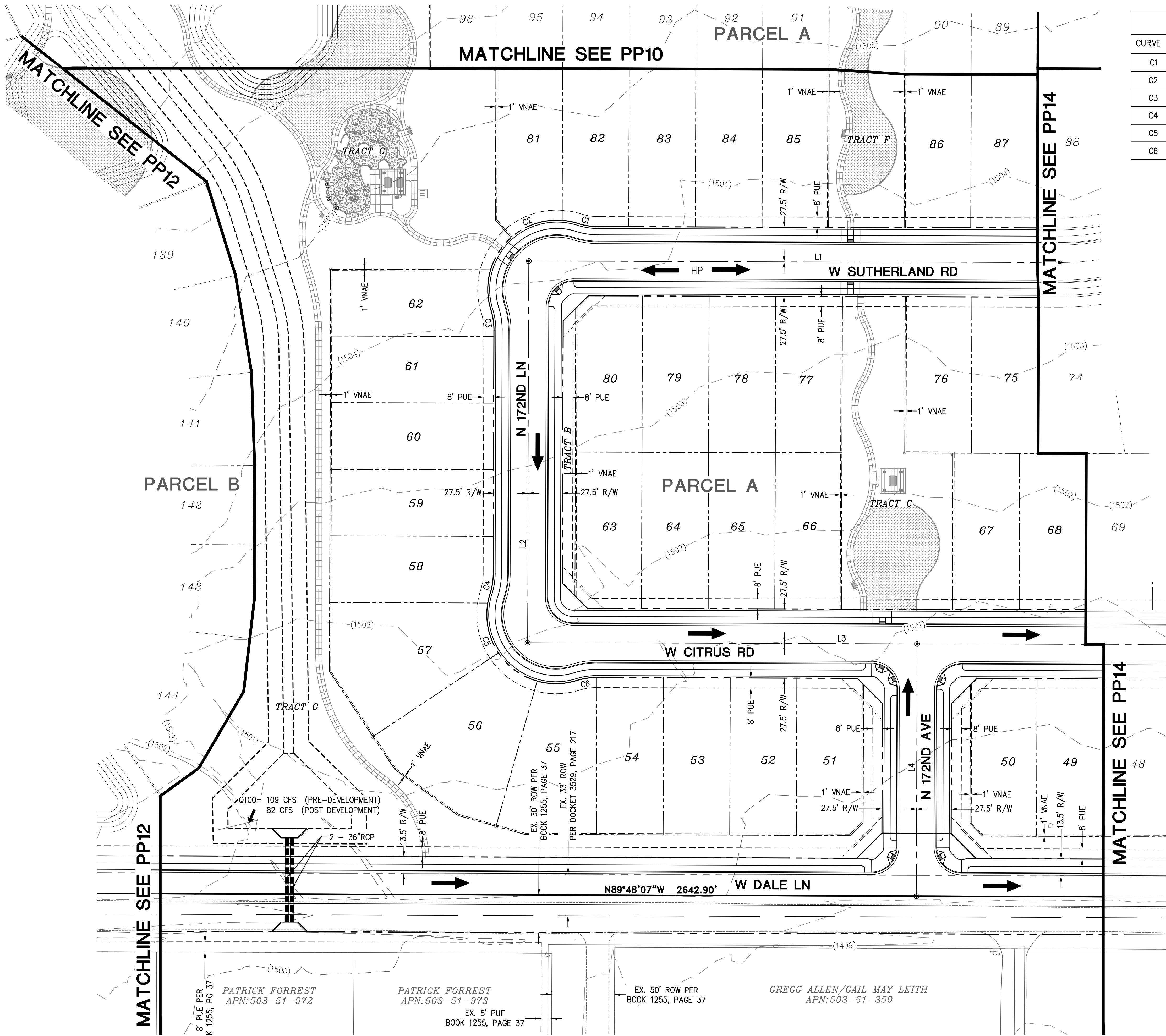
PP12

SHT. 14 OF 25

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

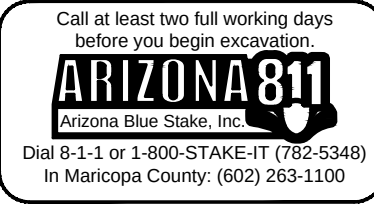
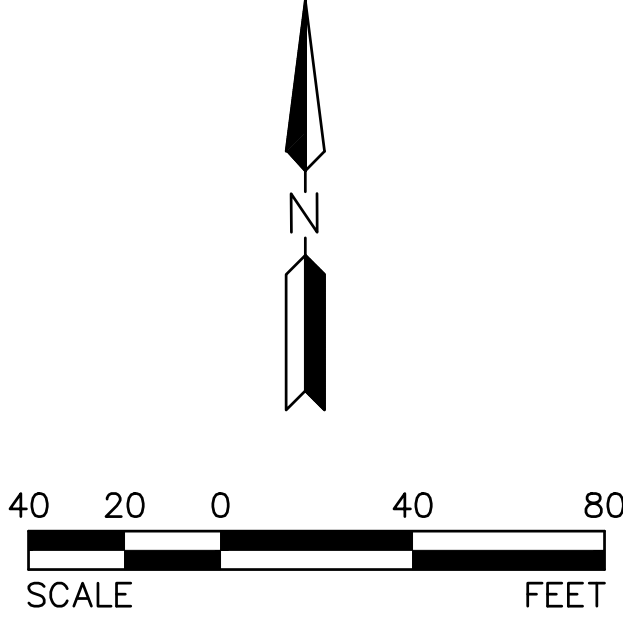
ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

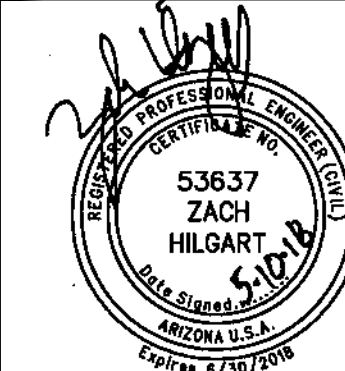


CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	45°51'15"	44.02'
C3	55.00'	17°20'29"	16.65'
C4	55.00'	17°20'29"	16.65'
C5	55.00'	43°15'59"	41.53'
C6	55.00'	17°15'32"	16.57'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	422.04'
L2	S00°10'01"W	303.56'
L3	S89°49'59"E	640.41'
L4	S00°10'01"W	200.64'



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SURPRISE, ARIZONA
PRELIMINARY GRADING PLAN

HILGARTWILSON
PROJ NO.: 1308
DATE: MAY 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO. **PP13**
SHT. 15 OF 25

MATCHLINE SEE PP11

MATCHLINE SEE PP13

MATCHLINE SEE PP16

TRACT E
TRACT A
TRACT D
TRACT Y

W SUTHERLAND WY
N 172ND AVE
W MONUMENT DR
N TIERRA RICO LN
W DALE LN
N 171ST AVE

PARCEL A

FLOODWAY
FLOOD ZONE
404 WASH
100' MULTI-USE TRAIL ESMT
UNPAVED TRAIL
Q100=700 CFS
Q100=79 CFS (PRE-DEVELOPMENT)
Q100=66 CFS (POST DEVELOPMENT)

BASIN RB-7
HWE=1500.00
BOT=1497.00
Vr=61,587 CF
Vp=80,433 CF

BASIN RB-8
HWE=1499.00
BOT=1496.00
Vr=24,328 CF
Vp=29,939 CF

2-36" RCP STORM DRAIN

S89°48'07"E 2642.90'

NEW CENTURY INC
APN:503-51-351

LEROY/SHIRLEY ZADDACK
APN:503-51-942

LARRY D KLINGER
APN:503-51-941

APN:503-51-131D
DOC. #99-1050274
MCR

20' INGRESS/EGRESS ESMT
PER DOC NO. 88-079940,
88-079941, 88-079942,
88-079943, 88-079944,
88-079945, 88-079946

15' INGRESS/EGRESS ESMT
PER DOCKET 13432,
PAGES 845 & 847

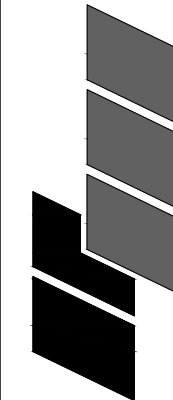
S00°17'09"W 1306.54'



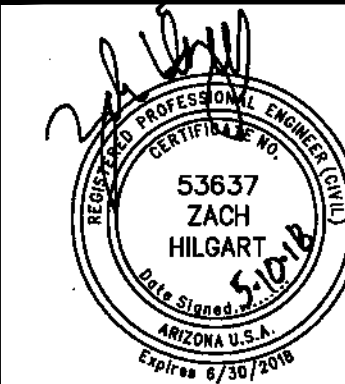
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	29°19'09"	102.34'
C2	200.00'	29°19'09"	102.34'
C3	512.38'	11°38'50"	104.16'
C4	250.00'	41°04'53"	179.25'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	108°38'17"	104.29'
C7	55.00'	17°20'29"	16.65'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	640.41'
L2	S29°09'08"E	288.23'
L3	S00°10'01"W	204.54'
L4	N60°50'52"E	69.60'
L5	S89°49'59"E	422.04'
L6	S28°51'31"E	733.53'
L7	S40°47'43"E	636.55'

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TIERRA RICO

1ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY GRADING PLAN

HILGARTWILSON

PROJ NO.:	1308
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DATE: MAY 2018

SCALE: 1" = 40'

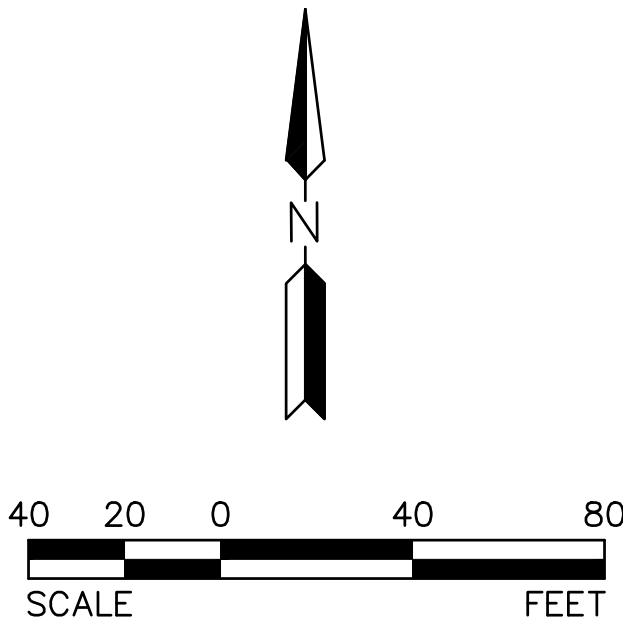
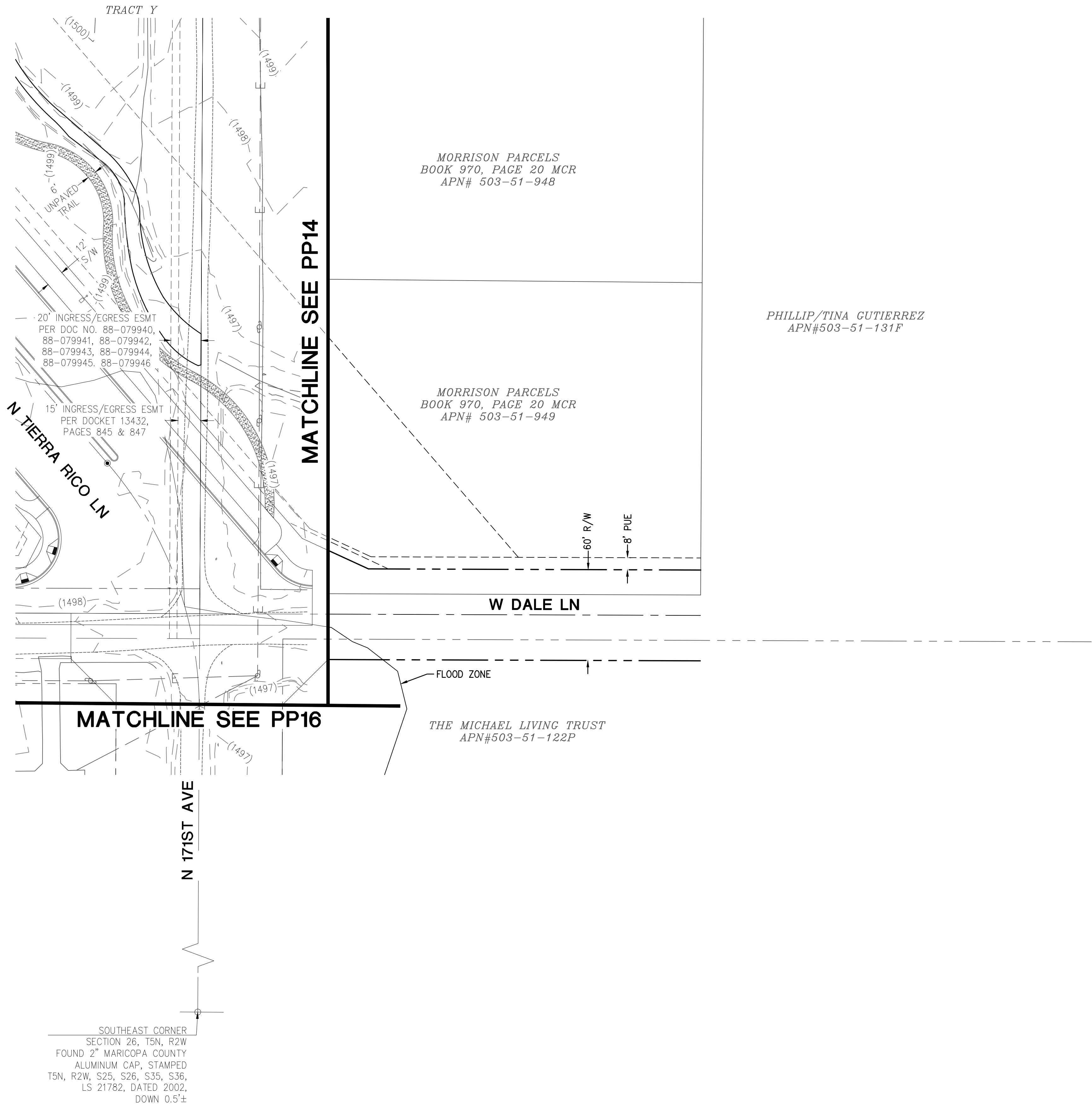
DESIGNED: HW
APPROVED: ZH

DWG. NO.

PP14

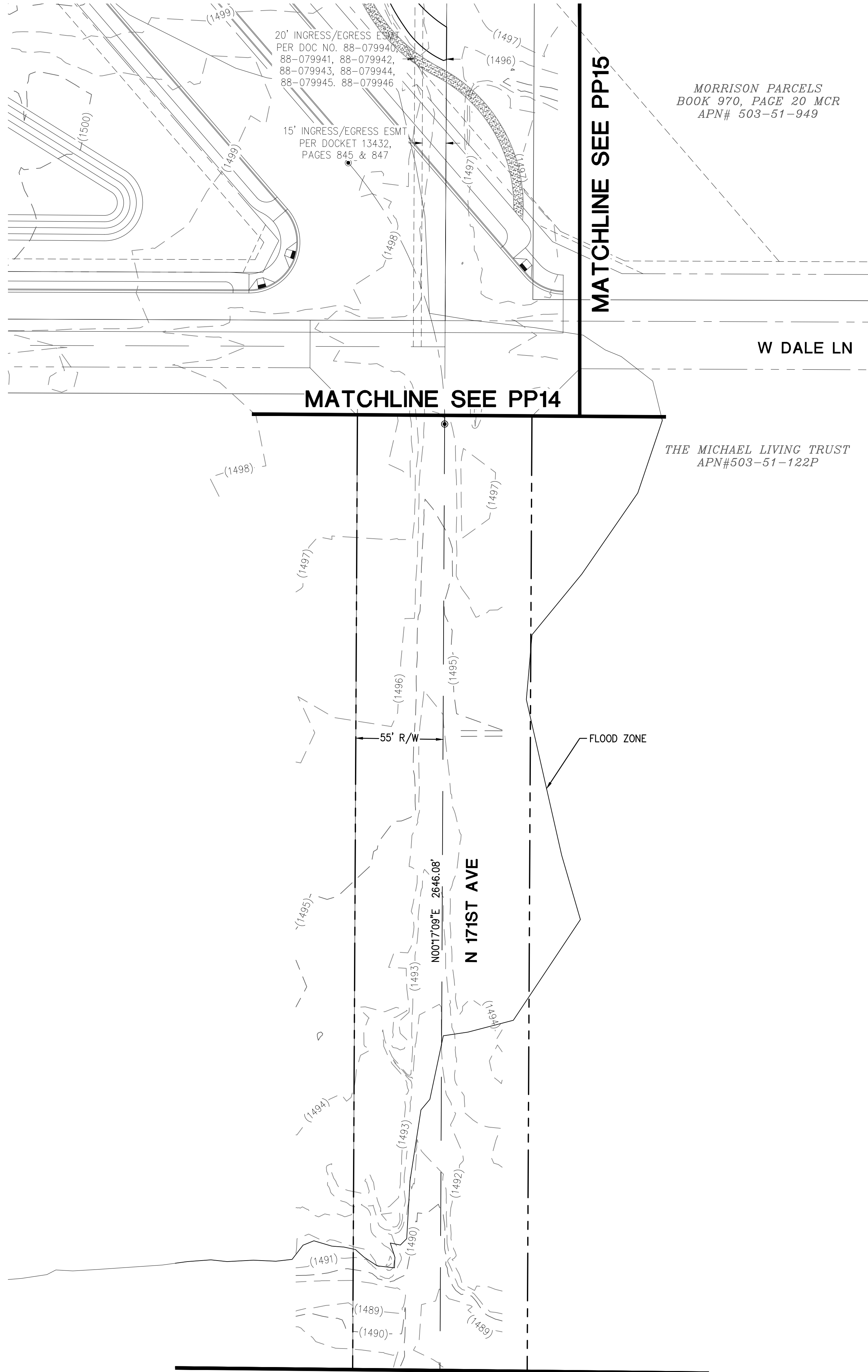
SHT. 16 OF 25

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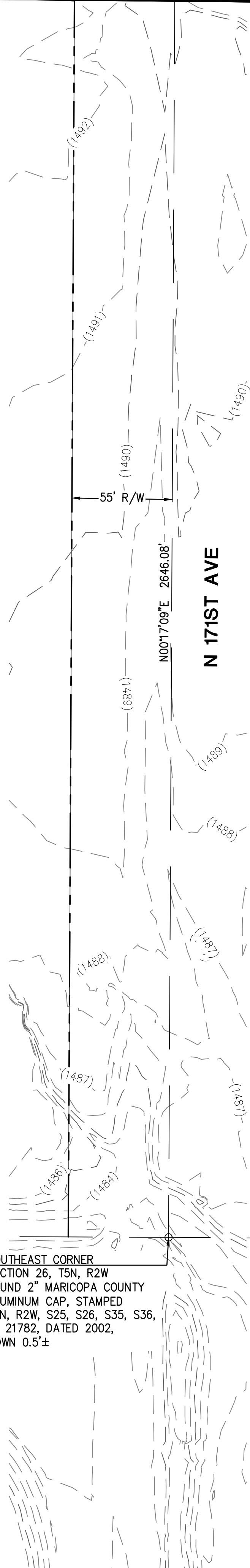


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PRELIMINARY GRADING PLAN	
HILGARTWILSON	DWG. NO. PP15
PROJ NO.: 1308	SHT. 17 OF 25
DATE: MAY 2018	
SCALE: 1" = 40'	
DRAWN: HW	
DESIGNED: HW	
APPROVED: ZH	

s. to these plans,

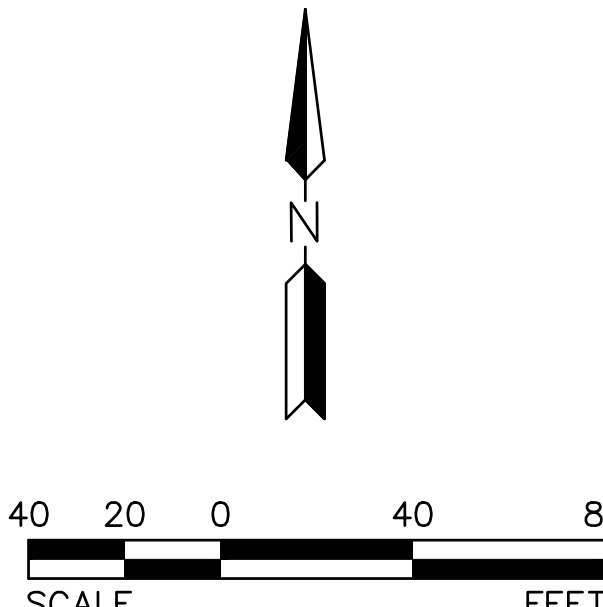


MATCHLINE SEE PP16 LEFT

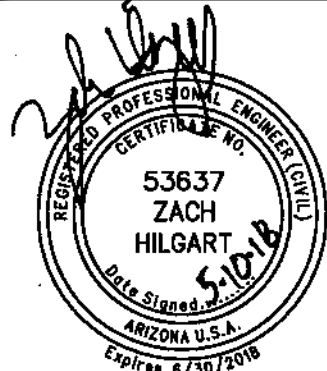
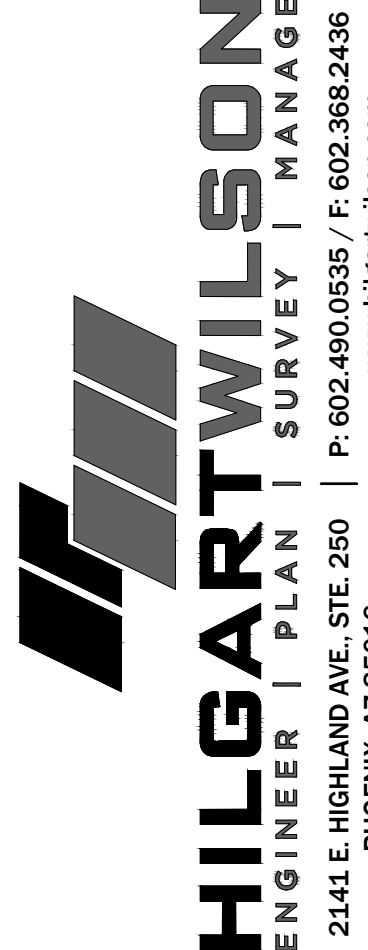


SOUTHEAST CORNER
SECTION 26, T5N, R2W
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, STAMPED
T5N, R2W, S25, S26, S35, S36
LS 21782, DATED 2002,
DOWN 0.5'±

DYNAMITE BOULEVARD



REV:



TIERRA RICO

ST AVENUE & PEAK VIEW ROAD

PRELIMINARY GRADING PLAN

HILGARTWILSON

PROJ NO.:	1308
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DATE: MAY 2018

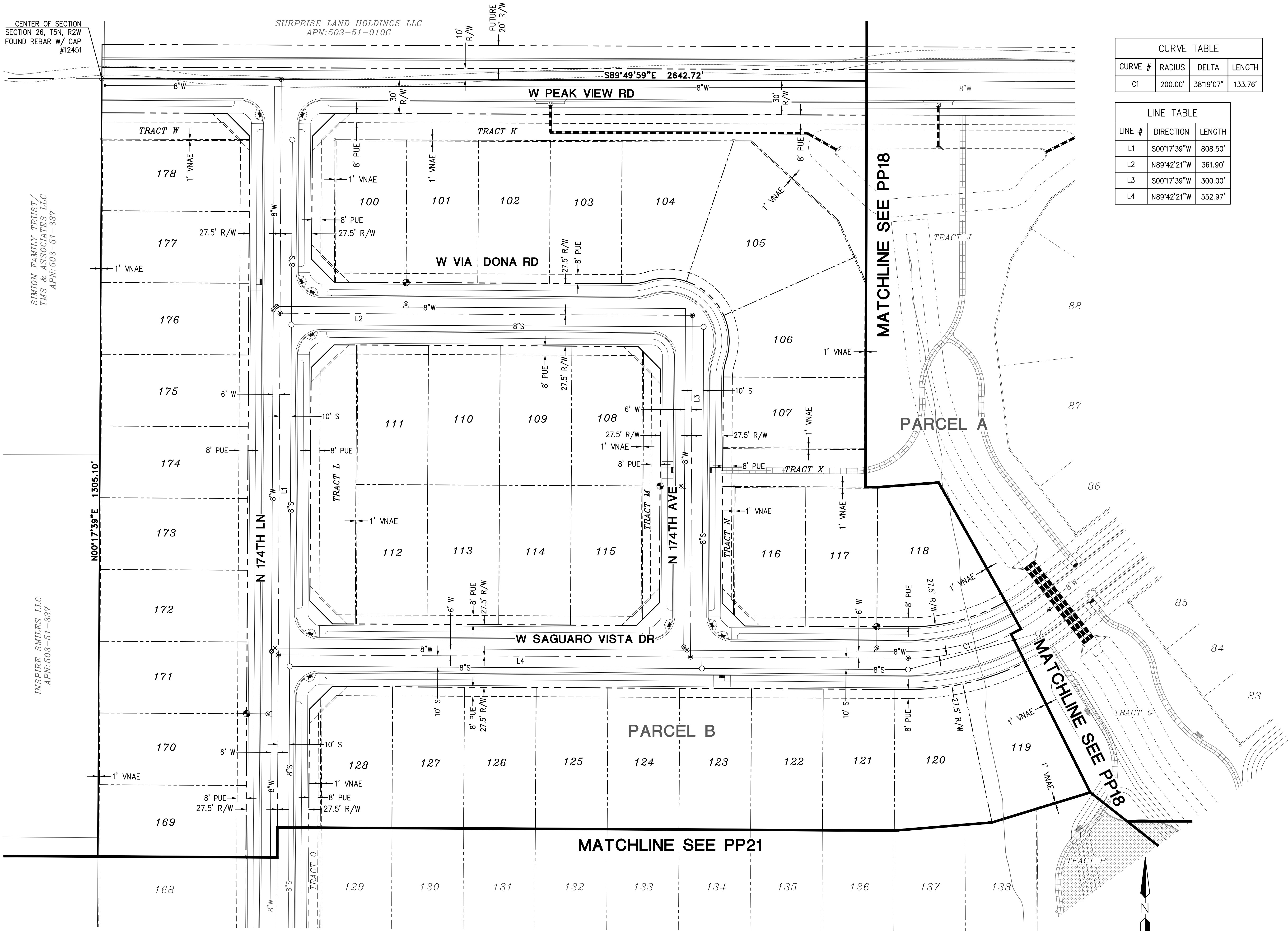
6. **Pt**

DESIGNED: HW

DWG. NO.
PP16

SHT. 18 OF 2

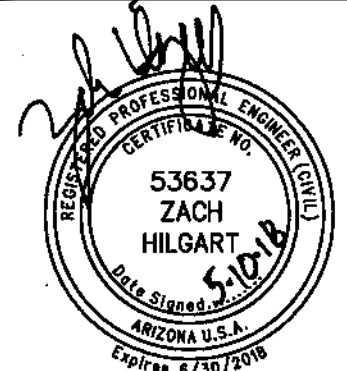
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CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	38°19'07"	133.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°17'39"W	808.50'
L2	N89°42'21"W	361.90'
L3	S00°17'39"W	300.00'
L4	N89°42'21"W	552.97'

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SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

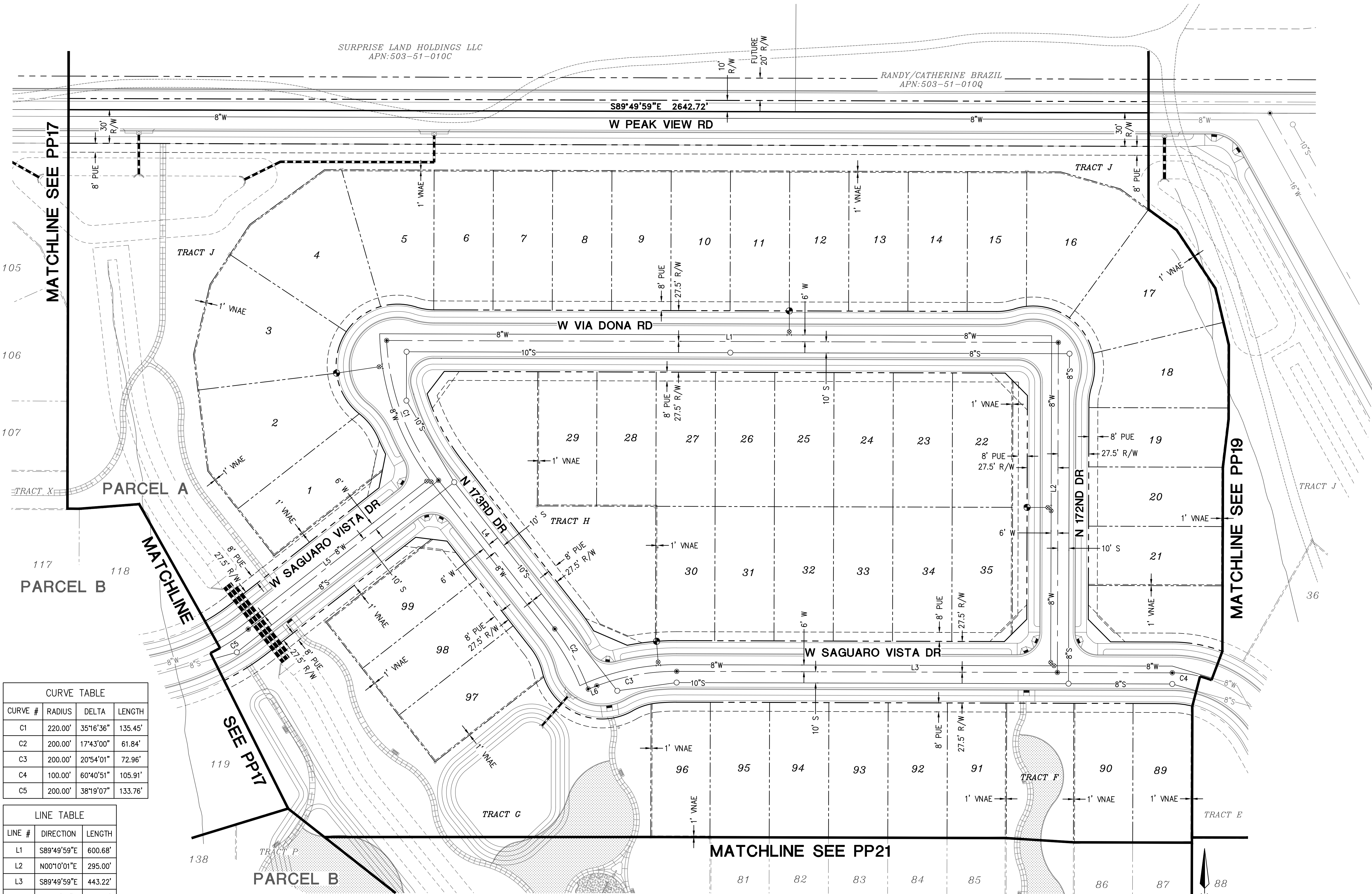
HILGARTWILSON	PROJ. NO.:	1308
	DATE:	MAY 2018
	SCALE:	1" = 40'
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	DESIGNED:	HW
	APPROVED:	ZH
DWG. NO.		PP17
SHT.		19 OF 25



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CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	220.00'	35°16'36"	135.45'
C2	200.00'	17°43'00"	61.84'
C3	200.00'	20°54'01"	72.96'
C4	100.00'	60°40'51"	105.91'
C5	200.00'	38°19'07"	133.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	600.68'
L2	N00°10'01"E	295.00'
L3	S89°49'59"E	443.22'
L4	N38°01'28"W	168.63'
L5	N51°58'32"E	216.05'
L6	N69°16'00"E	8.16'



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SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

HILGARTWILSON	PROJ NO.: 1308
DATE: MAY 2018	SCALE: 1" = 40'
DRAWN: HW	DESIGNED: HW
APPROVED: ZH	

DWG. NO.
PP18
SHT. 20 OF 25

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	100.00'	60°40'51"	105.91'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S29°09'08"E	288.23'
L2	N60°50'52"E	266.13'
L3	S28°51'31"E	733.53'

Map Annotations:

- FLOOD ZONE:** Indicated by dashed lines and hatched areas.
- W PEAK VIEW RD:** A horizontal road at the top of the map.
- N TIERRA RICO LN:** A vertical road on the right side of the map.
- W SAGUARO VISTA DR:** A diagonal road crossing the lower part of the map.
- N 172ND AVE:** A vertical road on the left side of the map.
- TRACT J, PARCEL A, TRACT E, TRACT Y:** Various land parcels labeled throughout the map.
- EASMENTS:** Labeled as "UNPAVED TRAIL", "MULTI-USE TRAIL ESMT", and "INGRESS/EGRESS ESMT".
- BOUNDARIES:** Shown with solid and dashed lines, often accompanied by bearings and distances (e.g., S89°49'59"E 2642.72').
- MATCHLINES:** Indicated by thick black lines and labels like "MATCHLINE SEE PP18" and "MATCHLINE SEE PP22".

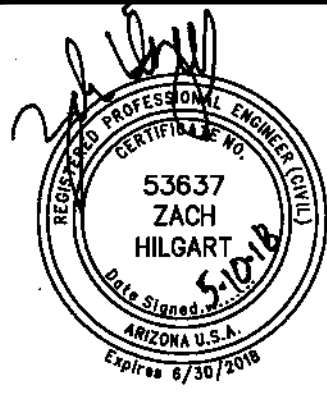
Scale and Orientation:

- A north arrow points towards the top of the page.
- A graphic scale bar shows distances from 0 to 80 feet.

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PHOENIX, AZ 85010
www.hilgartwilson.com



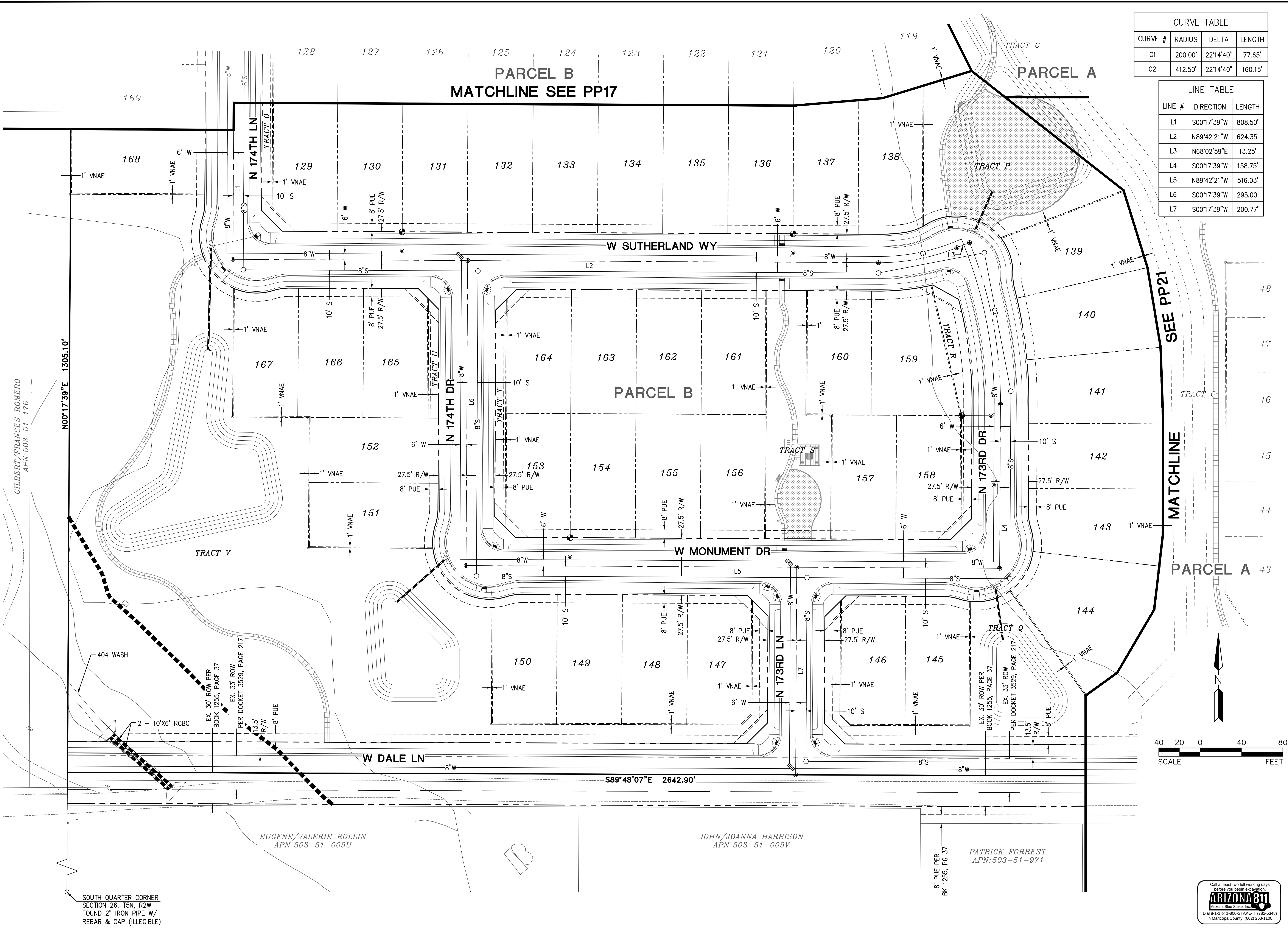
TIERRA RICO
S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

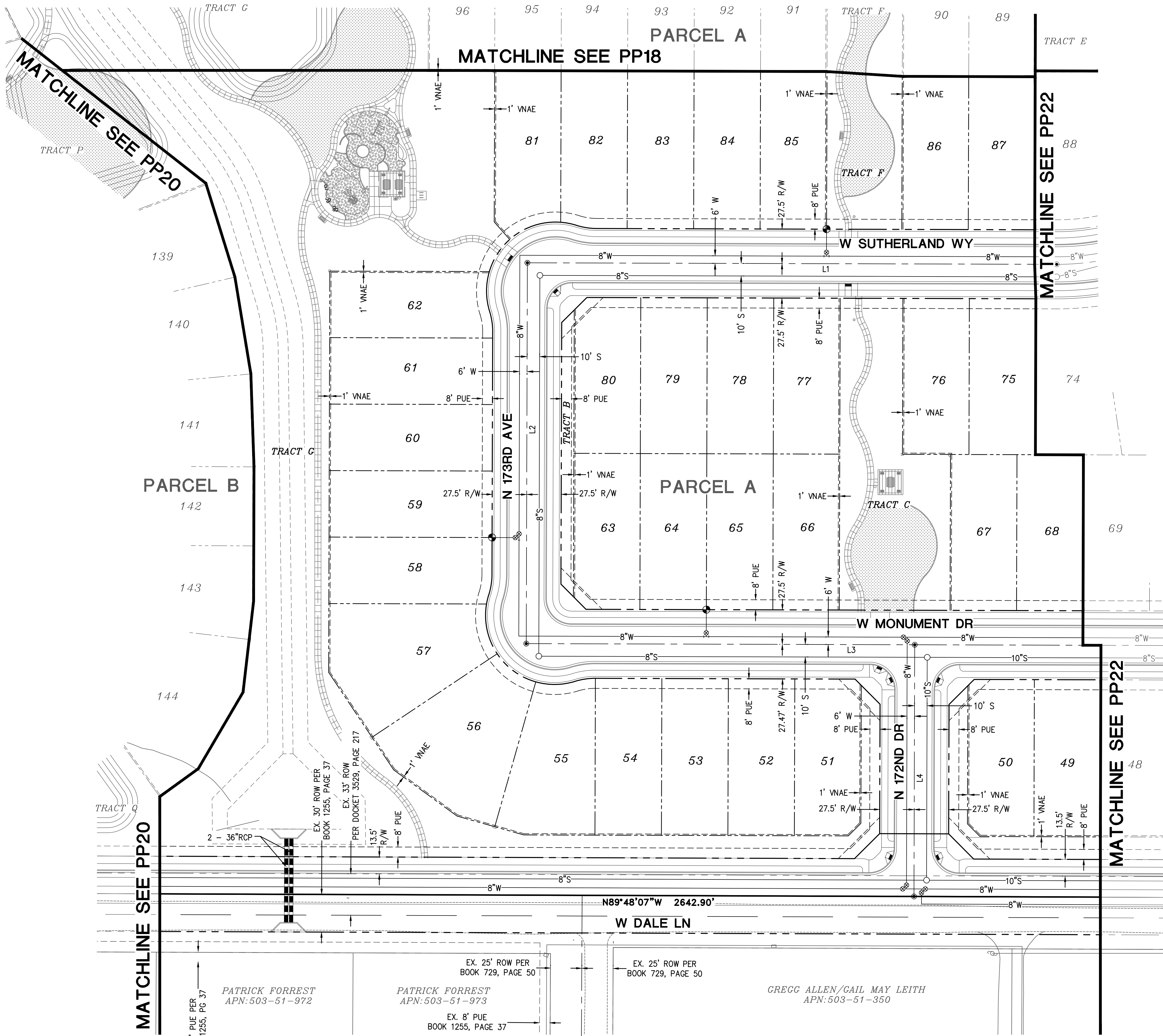
PRELIMINARY UTILITY PLAN

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	DATE:	MAY 2018
	SCALE:	1" = 40'
	DRAWN:	HW
	DESIGNED:	HW
APPROVED:		ZH

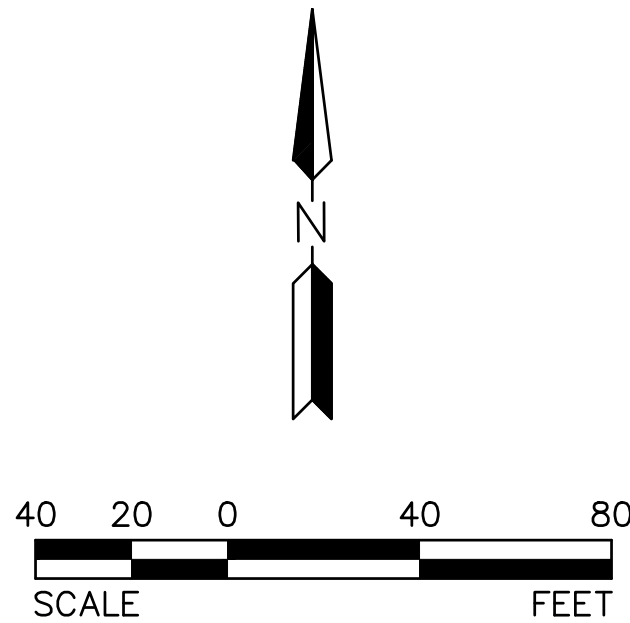
GILBERT/FRANCIS ROMERO
APN: 503-51-176

N00°17'39"E 1305.10'





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	422.04'
L2	S00°10'01"W	303.56'
L3	S89°49'59"E	640.41'
L4	S00°10'01"W	200.64'



REV:

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TIERRA RICO

S.W.C. OF 171ST AVENUE & PEAK VIEW ROAD
SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

HILGARTWILSON

PROJ NO.: 1308

DATE: MAY 2018

SCALE: 1" = 40'

DRAWN: HW

DESIGNED: HW

APPROVED: ZH

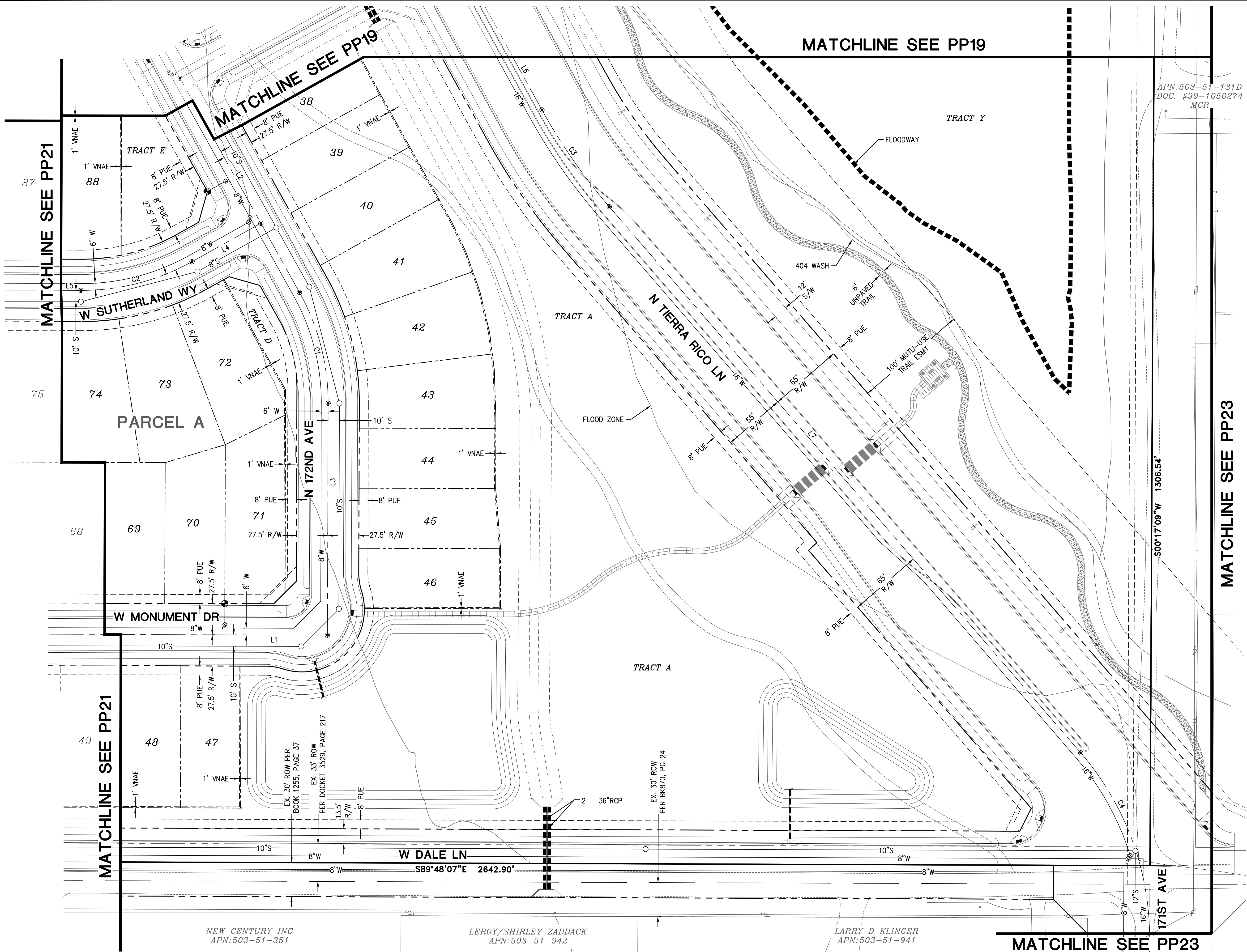
DWG. NO.

PP21

SHT. 23 OF 25

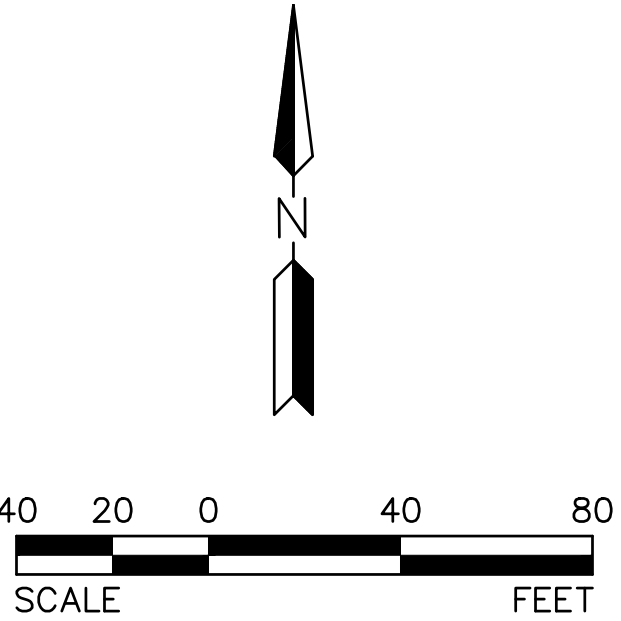
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CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	200.00'	29°19'09"	102.34'
C2	200.00'	29°19'09"	102.34'
C3	512.38'	11°38'50"	104.16'
C4	250.00'	41°04'53"	179.25'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°49'59"E	640.41'
L2	S29°09'08"E	288.23'
L3	S00°10'01"W	204.54'
L4	N60°50'52"E	69.60'
L5	S89°49'59"E	422.04'
L6	S28°51'31"E	274.63'
L7	S40°47'43"E	636.55'
L8	N00°17'09"E	1274.39'



SOUTHEAST CORNER
SECTION 26, T5N, R2W
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, STAMPED
TSN, R2W, S25, S26, S35, S36,
LS 21782, DATED 2002,
DOWN 0.5'±

REV:

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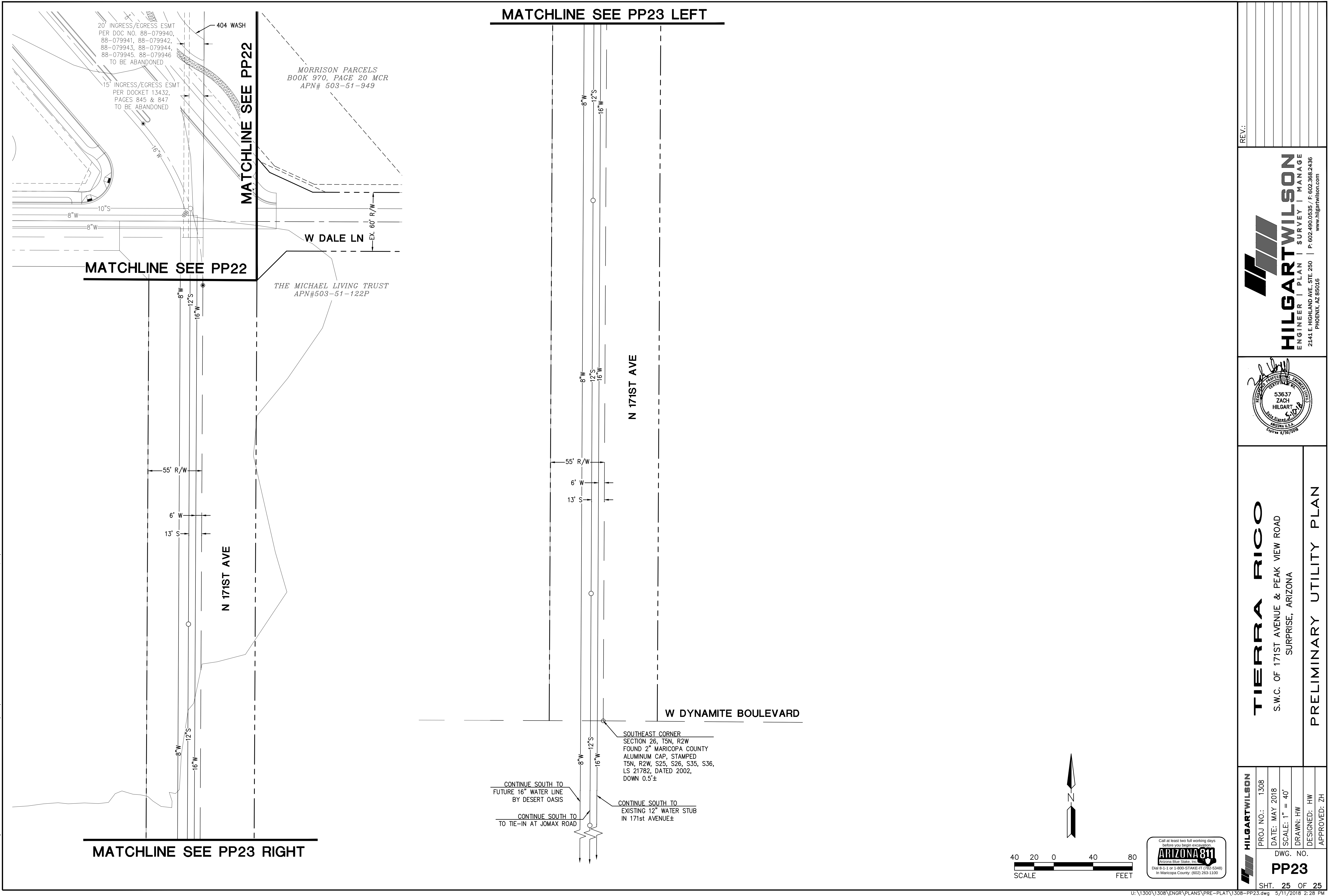
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SCALE: 1" = 40'
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APPROVED: ZH

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PP22
SHT. 24 OF 25

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Tierra Rico

PRELIMINARY LANDSCAPE PLANS

PRE-PLAT SUBMITTAL

A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE,
SURPRISE, ARIZONA

3.9.2018

OWNER/DEVELOPER:

Montage Holdings, LLC
6720 North Scottsdale Road, Suite #230
Scottsdale, AZ 85253
P. 480.346.9600
Contact: Tim Keenan
Email: timk@montage-holdings.com

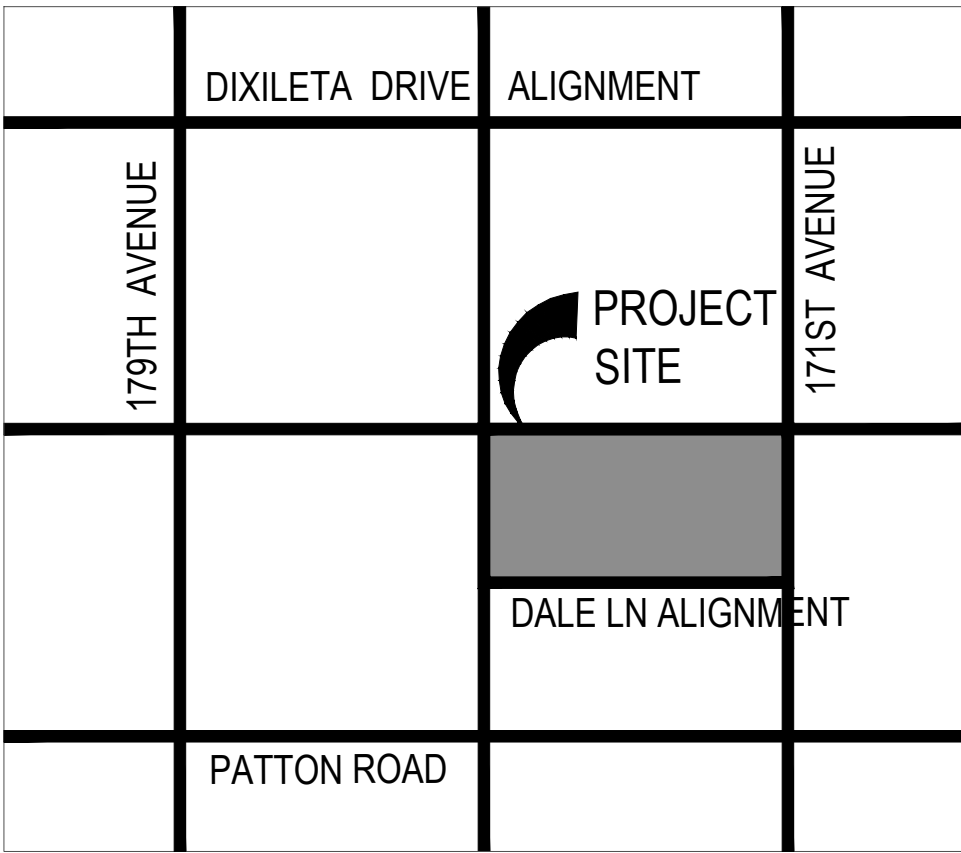
Consultant Team

Landscape Architect:

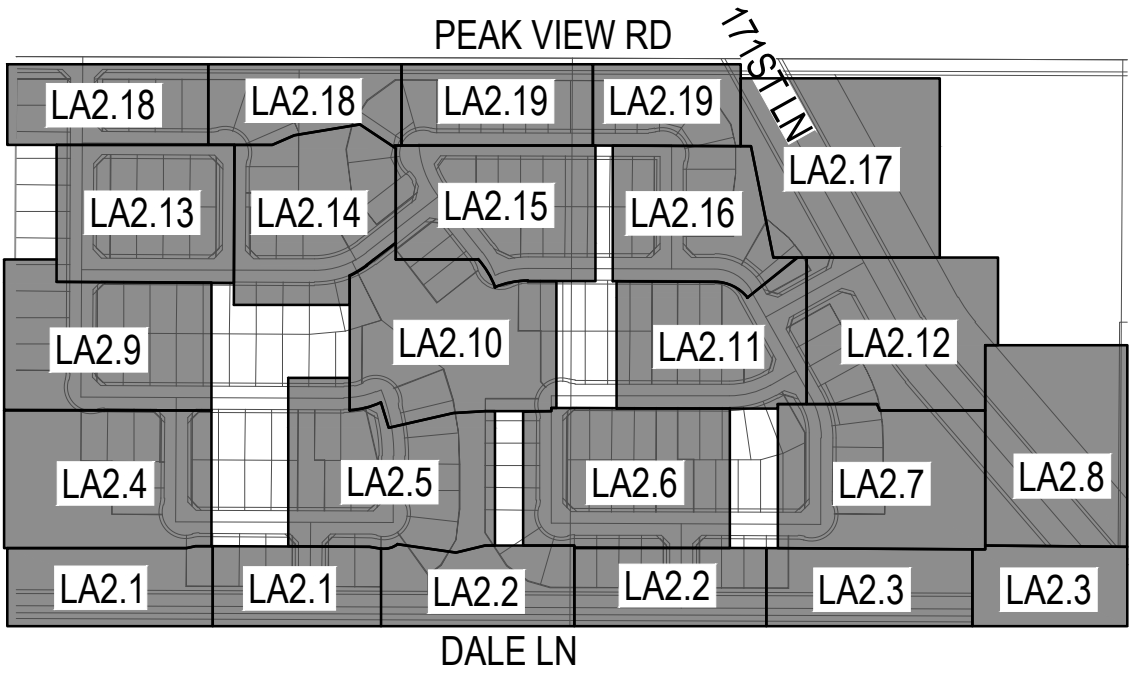
andersonbaron Landscape Architecture, LLC
50 N. McClintock Dr, Ste 1
Chandler, Arizona 85226
P. 480.699.7956
Contact: Andy Baron
Email: andy.baron@andersonbaron.com

Civil Engineer:

HilgartWilson, LLC
2141 E. Highland Ave. Suite #250
Phoenix, AZ 85016
P. 602.490.0535
Contact: Zach Hilgart
Email: zhilgart@hilgartwilson.com



Vicinity Map



Key Map



SHEET INDEX

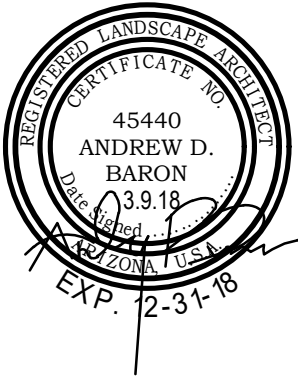
Cover Sheet	LA2.0
Wall Plan	LA2.1
Plan Enlargements	LA2.1-2.4
Planting Plan	LA3.0
Pedestrian Circulation Exhibit	LA4.0
Construction Details	LA6.1-LA6.2

Revisions

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TIERRA RICO
PRELIMINARY LANDSCAPE PLANS
PRE-PLAT SUBMITTAL

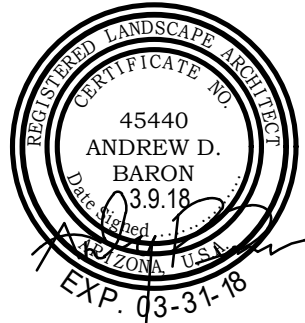
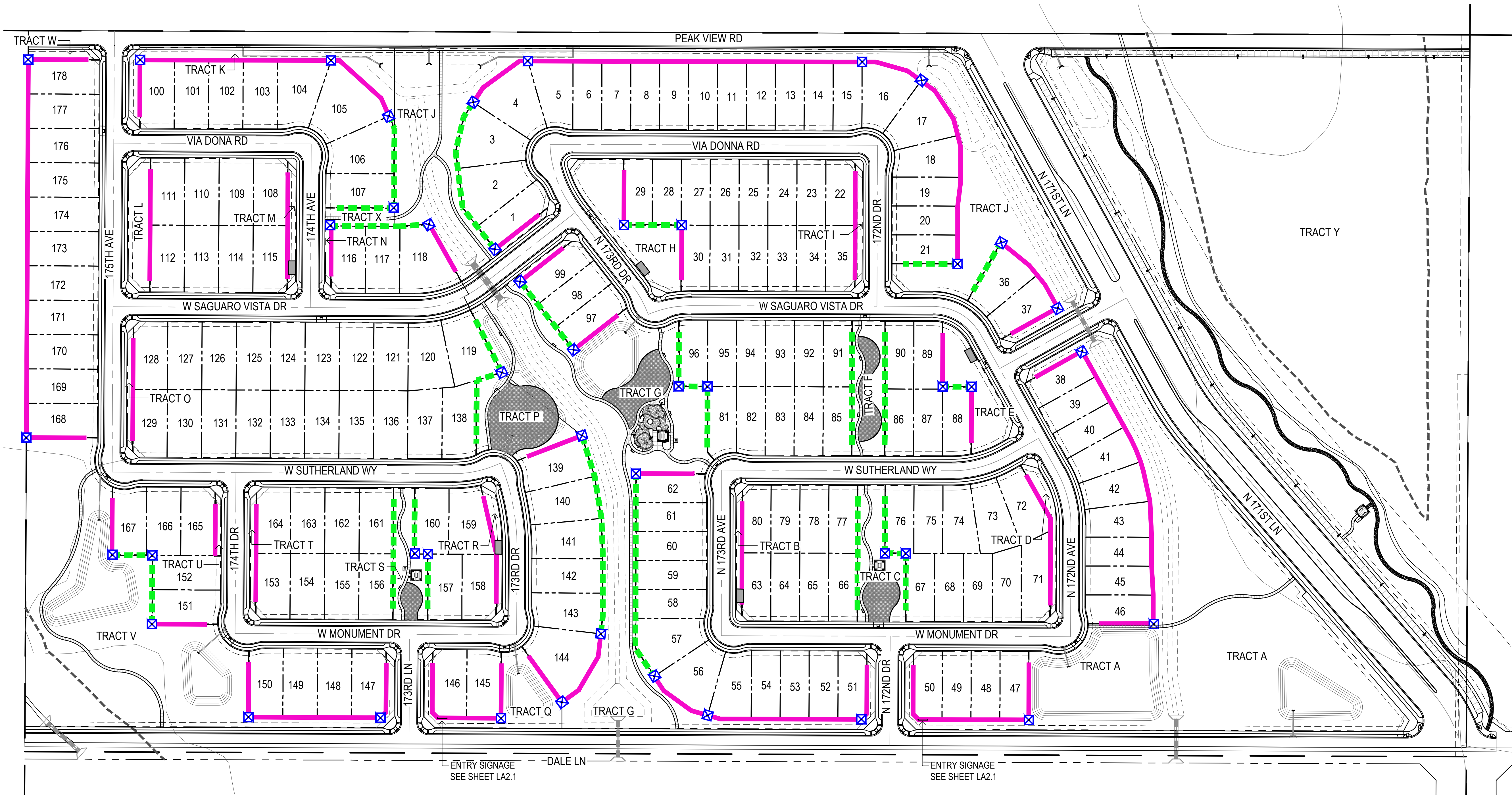
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SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	8,718 LF	DETAIL 2, SHEET LA6.1
	COMBO WALL / VIEW FENCE	4,054 LF	DETAIL 4, SHEET LA6.1
	THEME PILASTER	45	DETAIL 3, SHEET LA6.1
	MAILBOX KIOSK	5	DETAIL 6, SHEET LA6.2

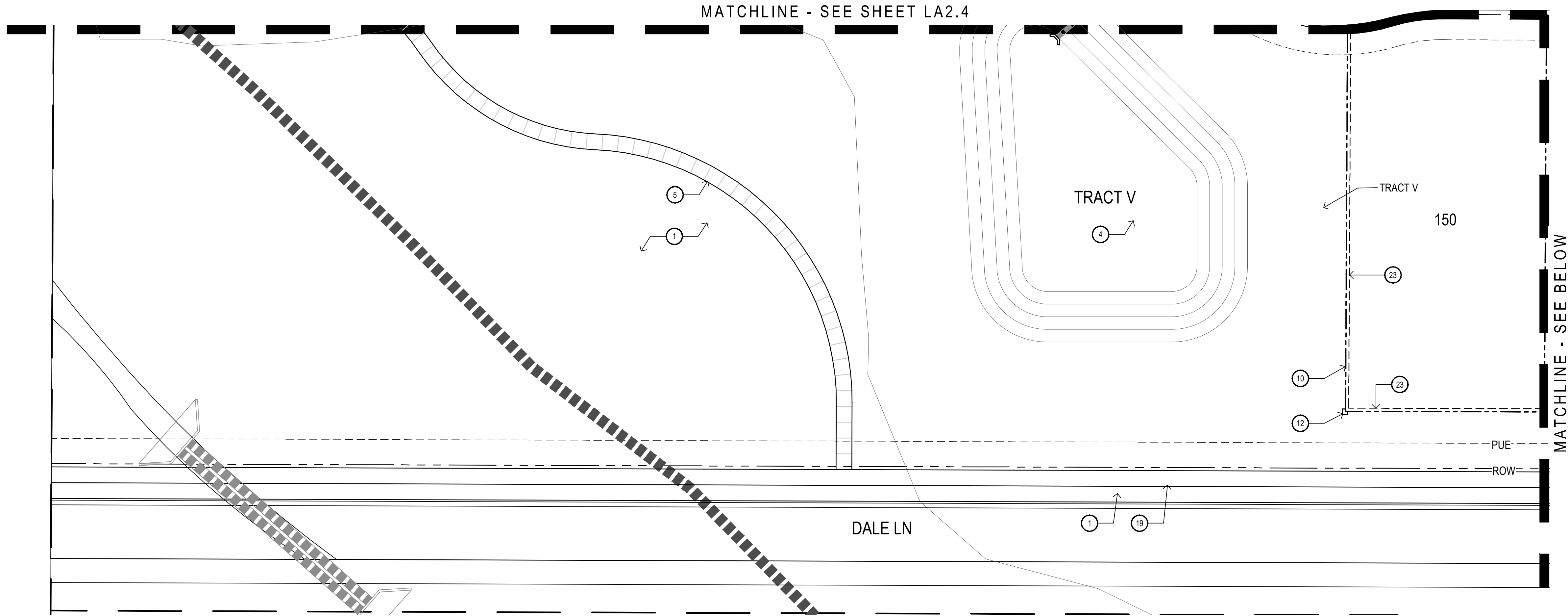
GENERAL WALL NOTES

- ALL WALLS TO TERMINATE WITH END WALL COLUMN 20'-0" FROM BACK OF P.U.E.
- 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 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
- FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER

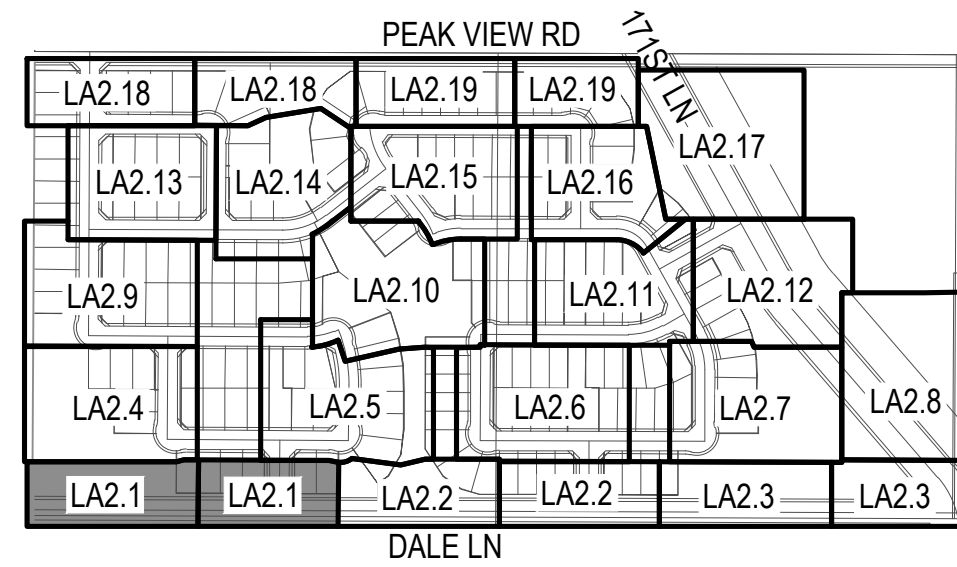
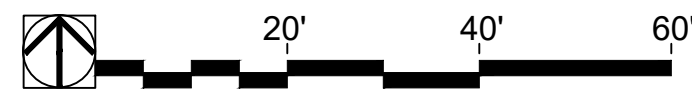
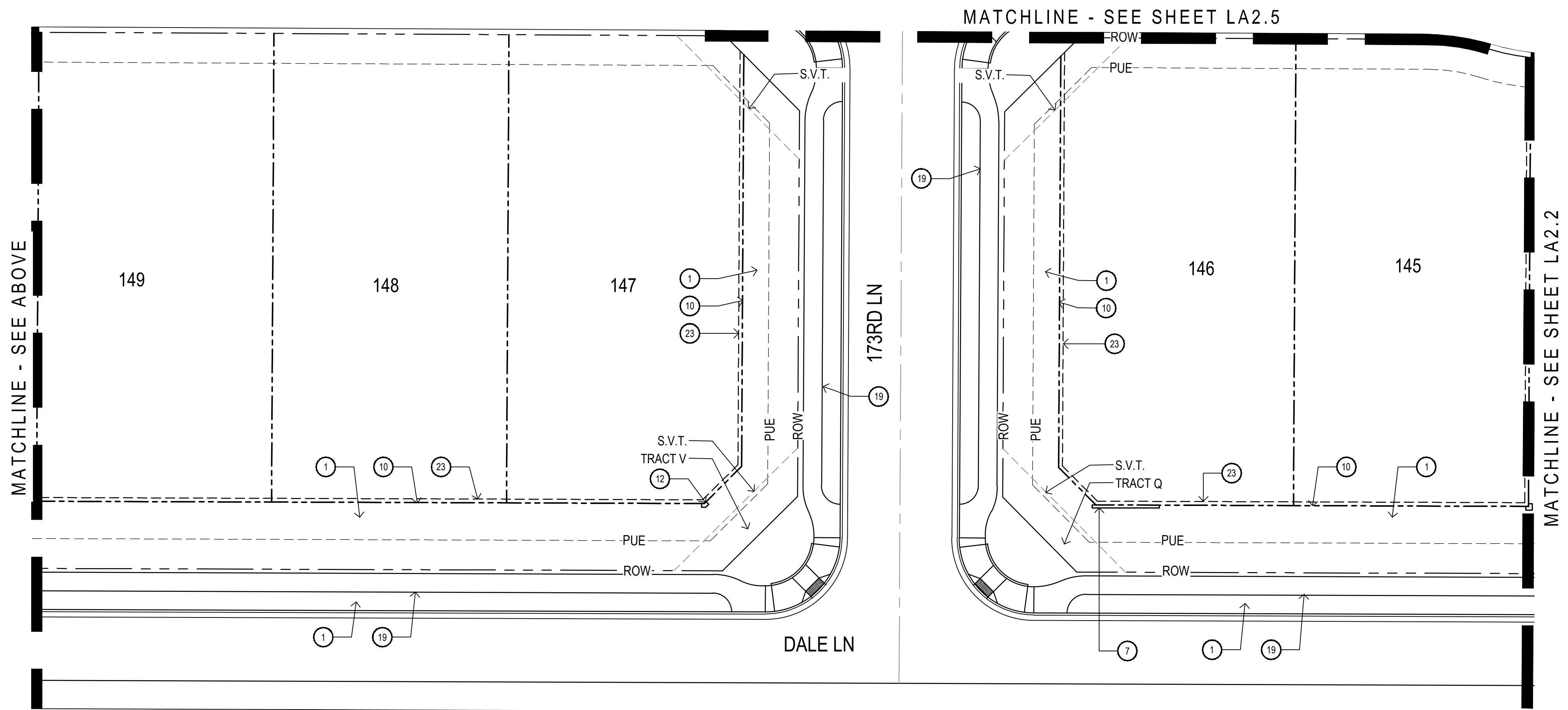


Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Wall Plan

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☐ bid package	
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Wall Plan	
date issued	
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scale	
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checked by	
JB	
project number	
212-002-17	
review number	



- KEYNOTES
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 - 2 TURF SEE PLANTING PLAN.
 - 3 DRAINAGE STRUCTURE PER CIVIL PLANS.
 - 4 RETENTION BASIN.
 - 5 5'-0" CONCRETE SIDEWALK.
 - 6 CONCRETE HEADER.
 - 7 ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
 - 8 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
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 - 12 THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
 - 13 BENCH. SEE DETAIL 1, SHEET LA6.2.
 - 14 PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
 - 15 BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
 - 16 PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
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 - 22 LIGHT FIXTURE.
 - 23 VNAE EASEMENT PER CIVIL PLANS

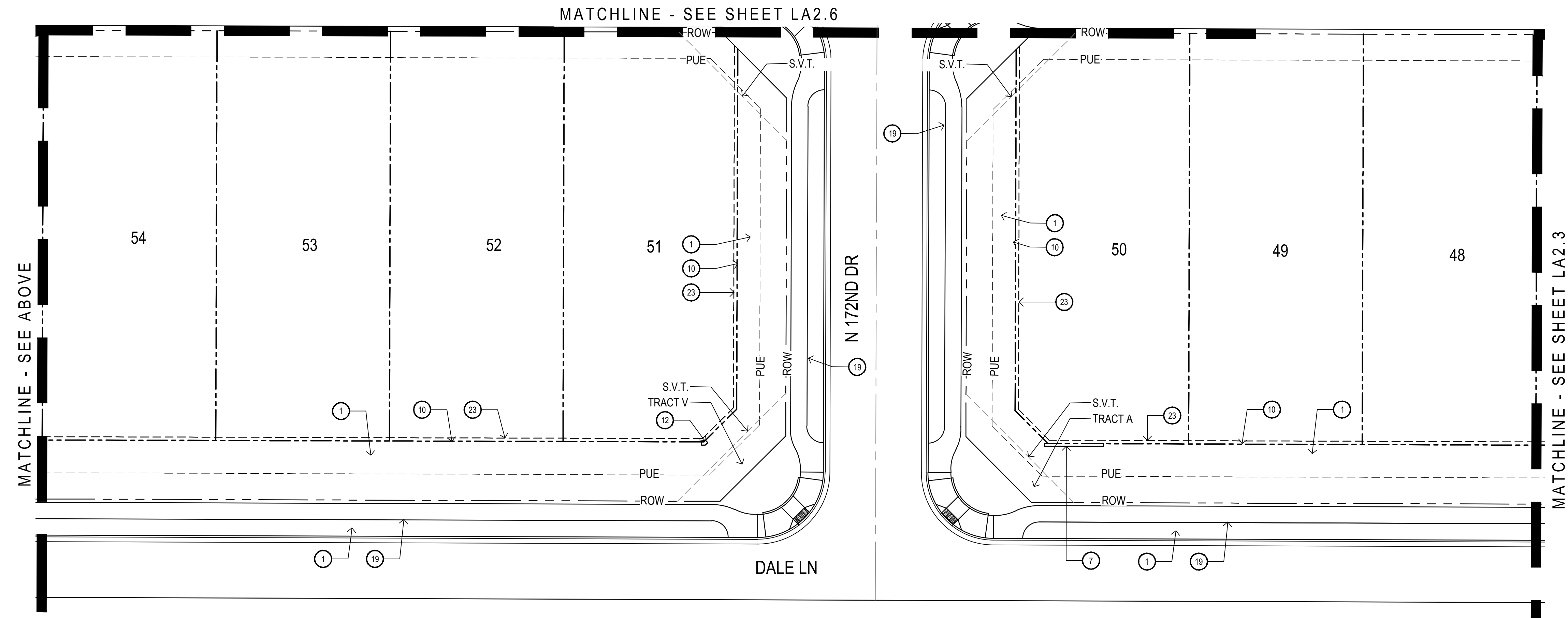
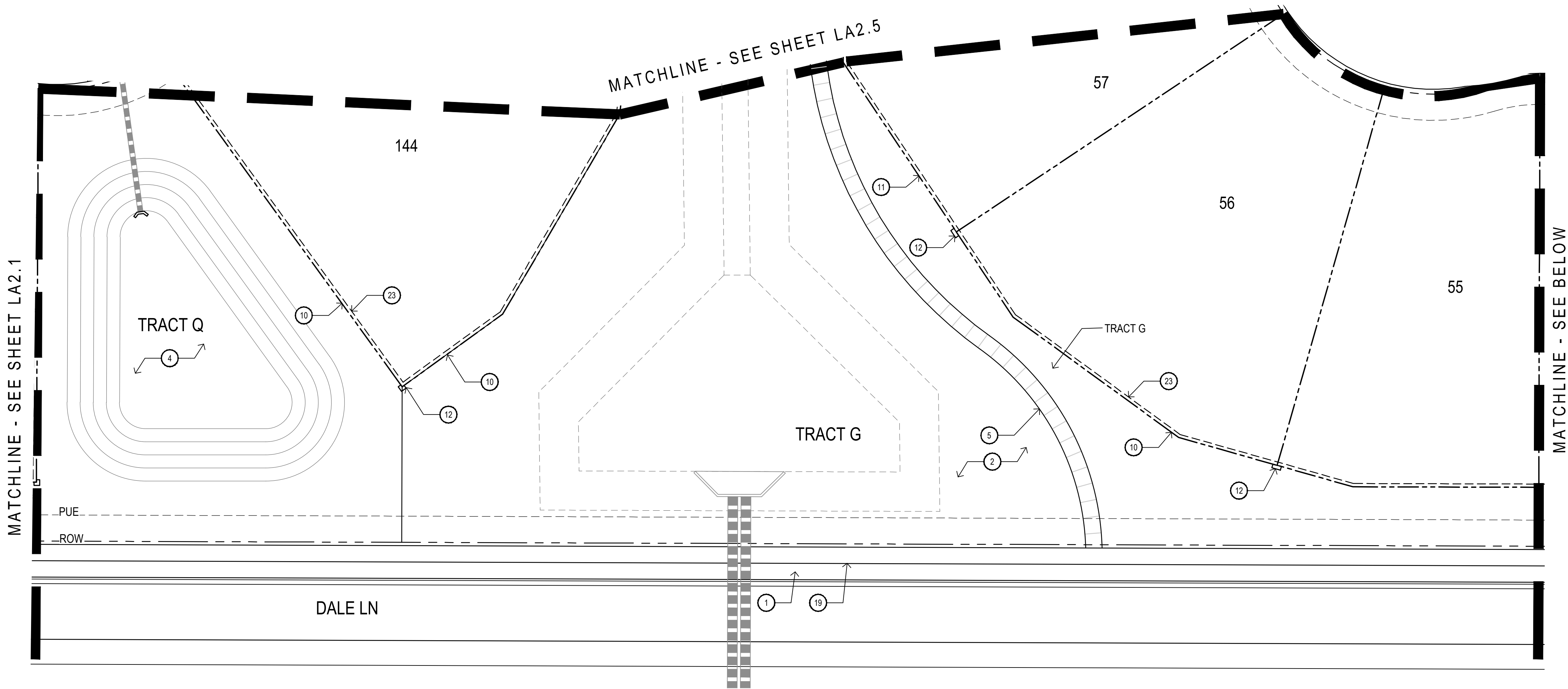


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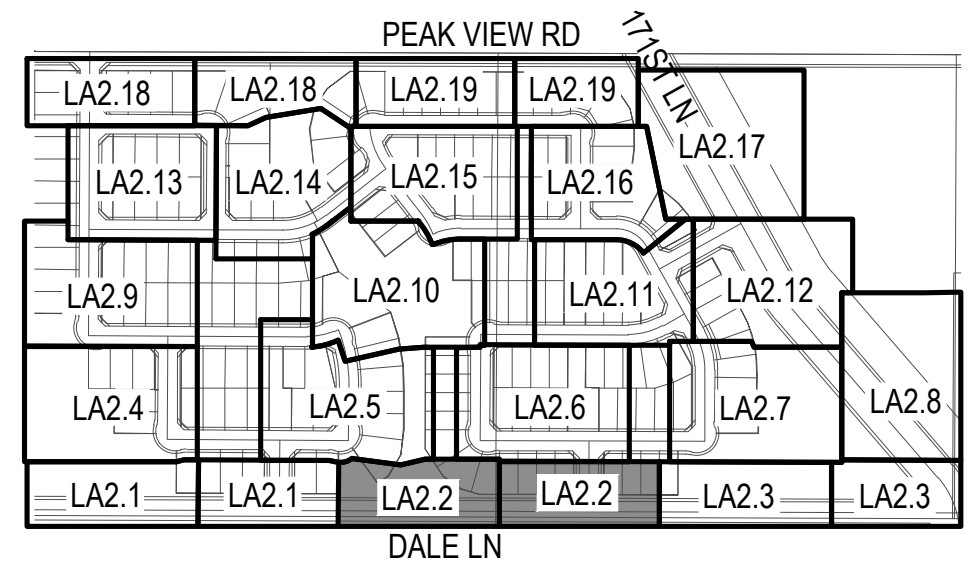
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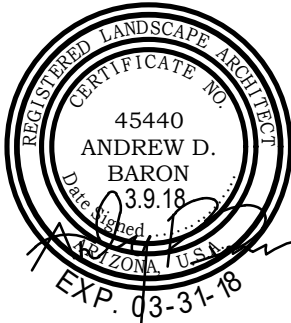
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sheet 3 of 25	



- KEYNOTES
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 - THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
 - BENCH. SEE DETAIL 1, SHEET LA6.2.
 - PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
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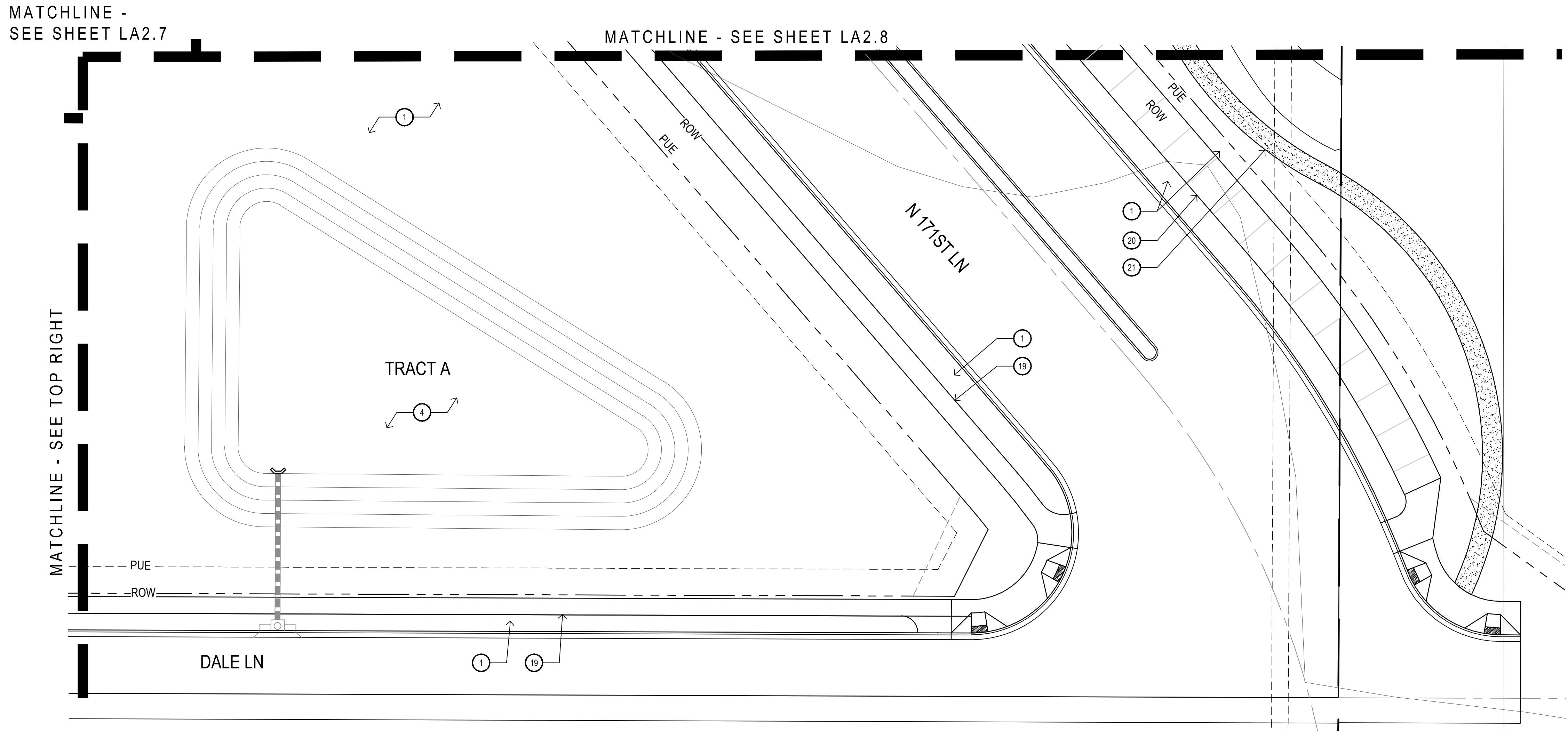
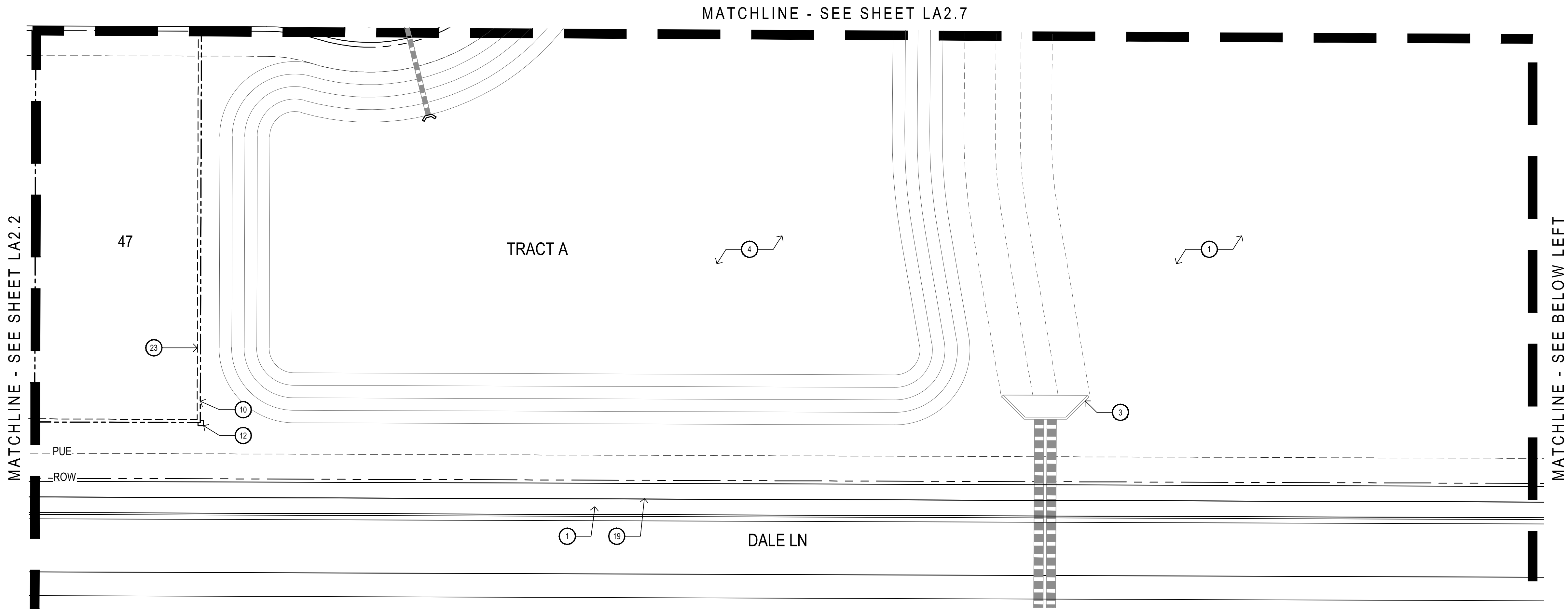


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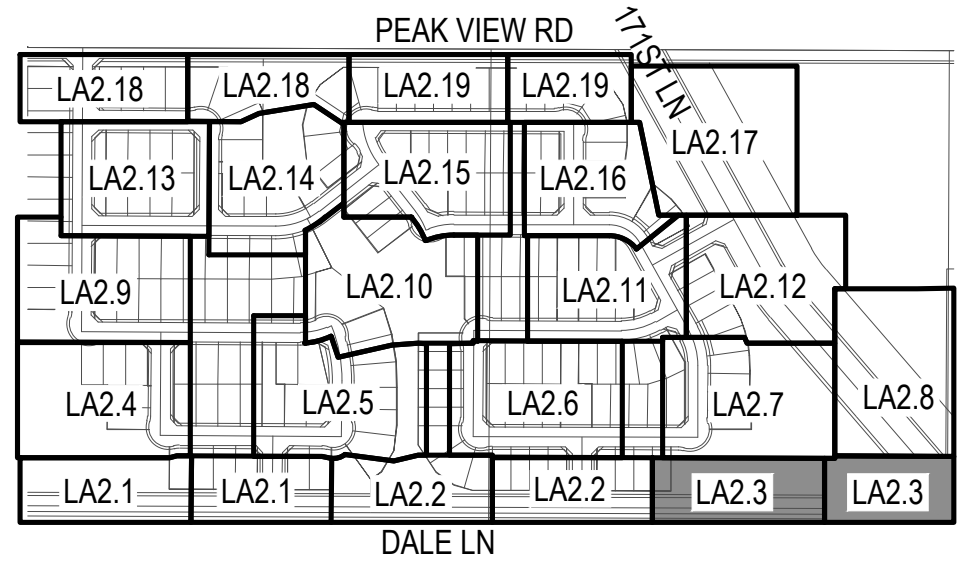


Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387
Layout Plan

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sheet 4 of 25	



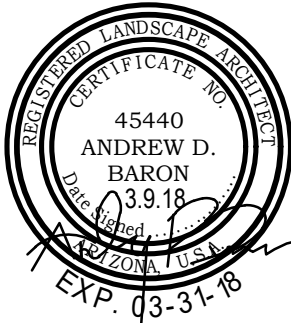
- KEYNOTES
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20' 40' 60'

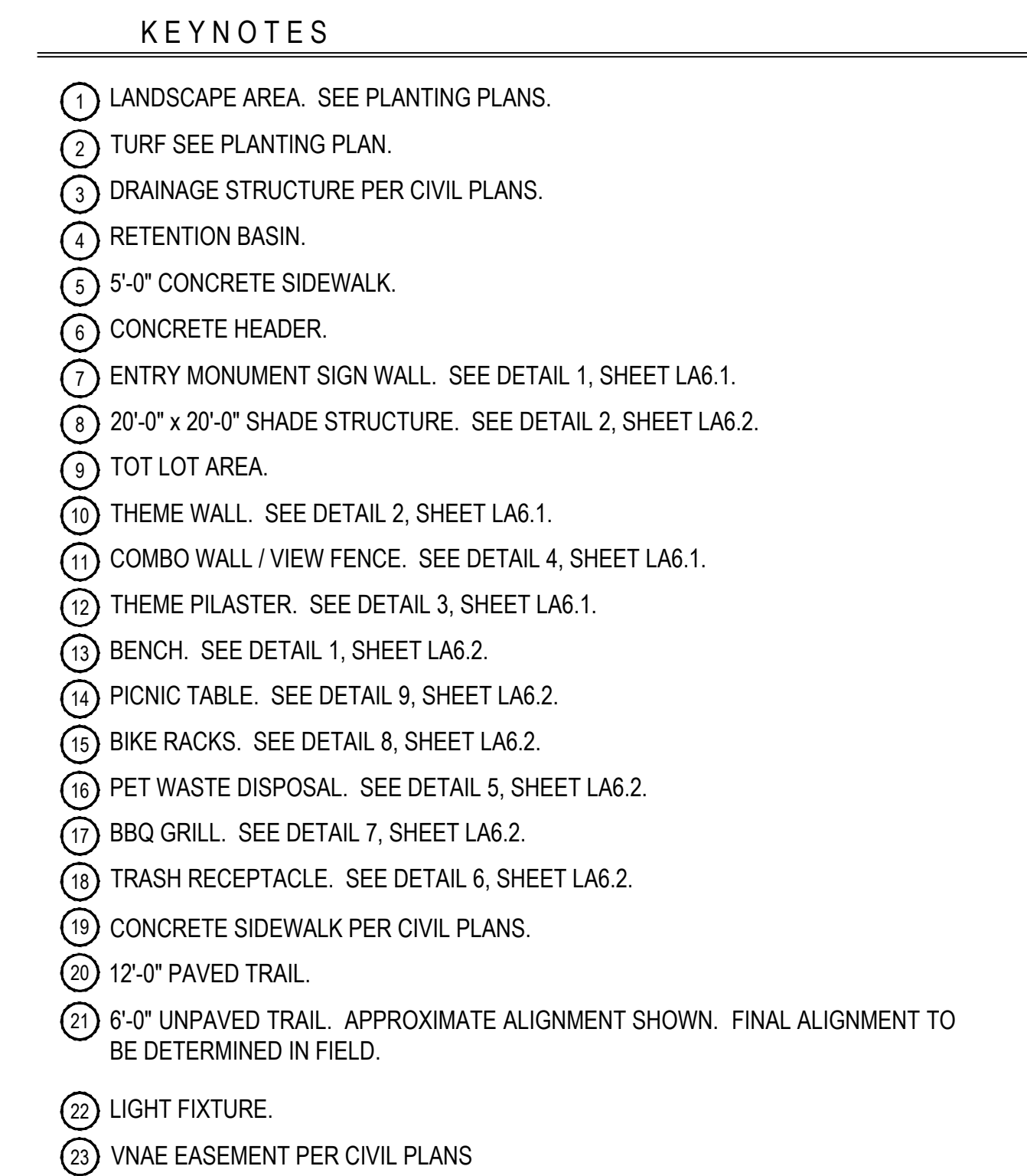
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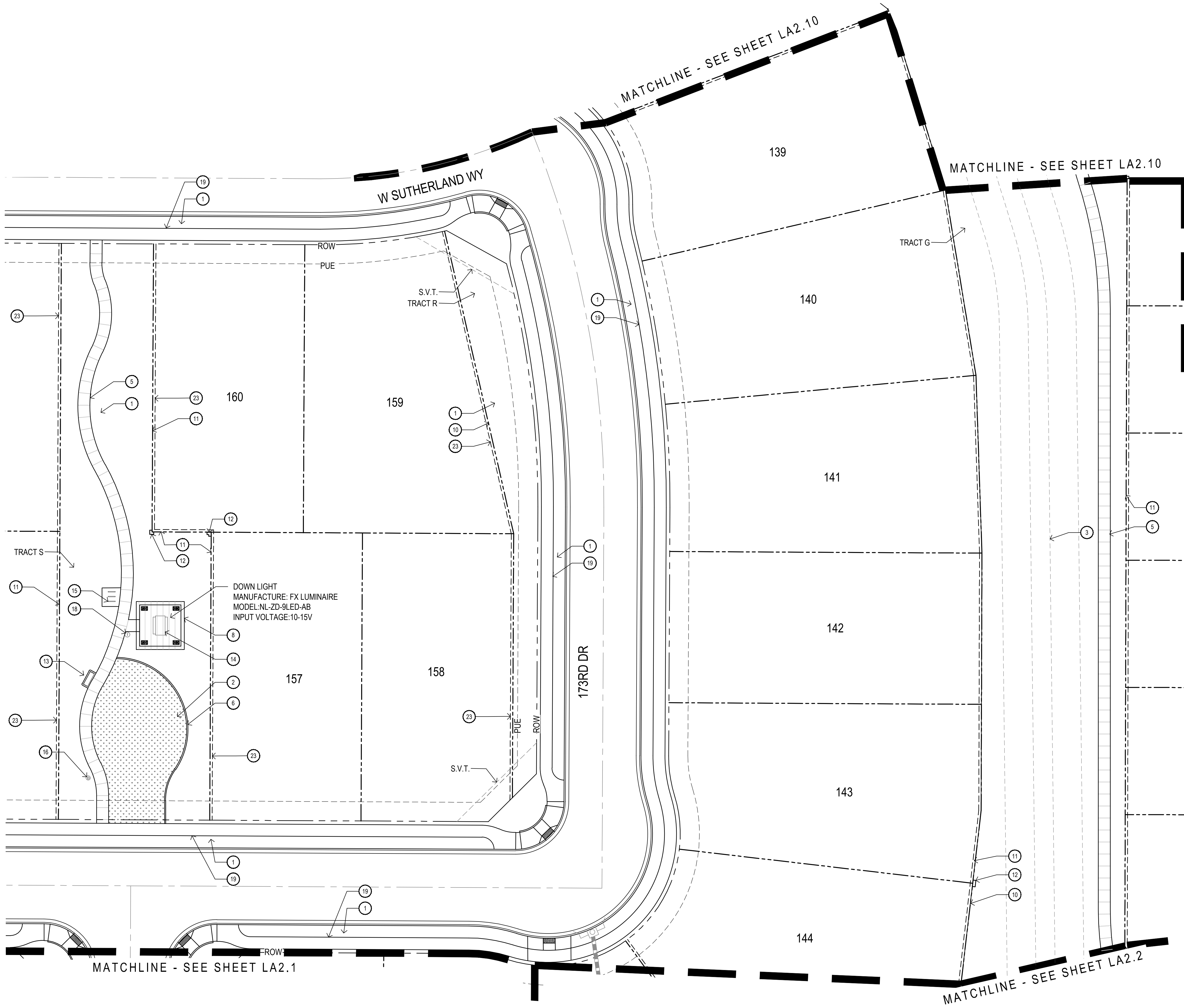


Tierra Rico
NWC Dale Lane and 171th Avenue
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Layout Plan

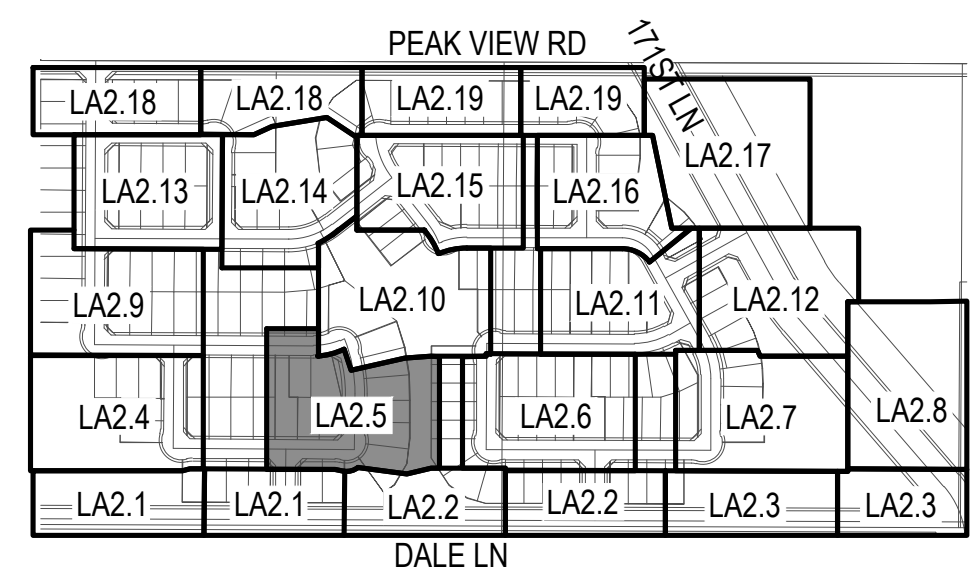
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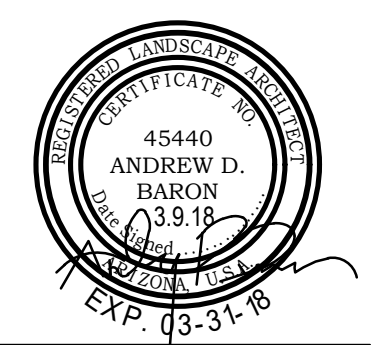


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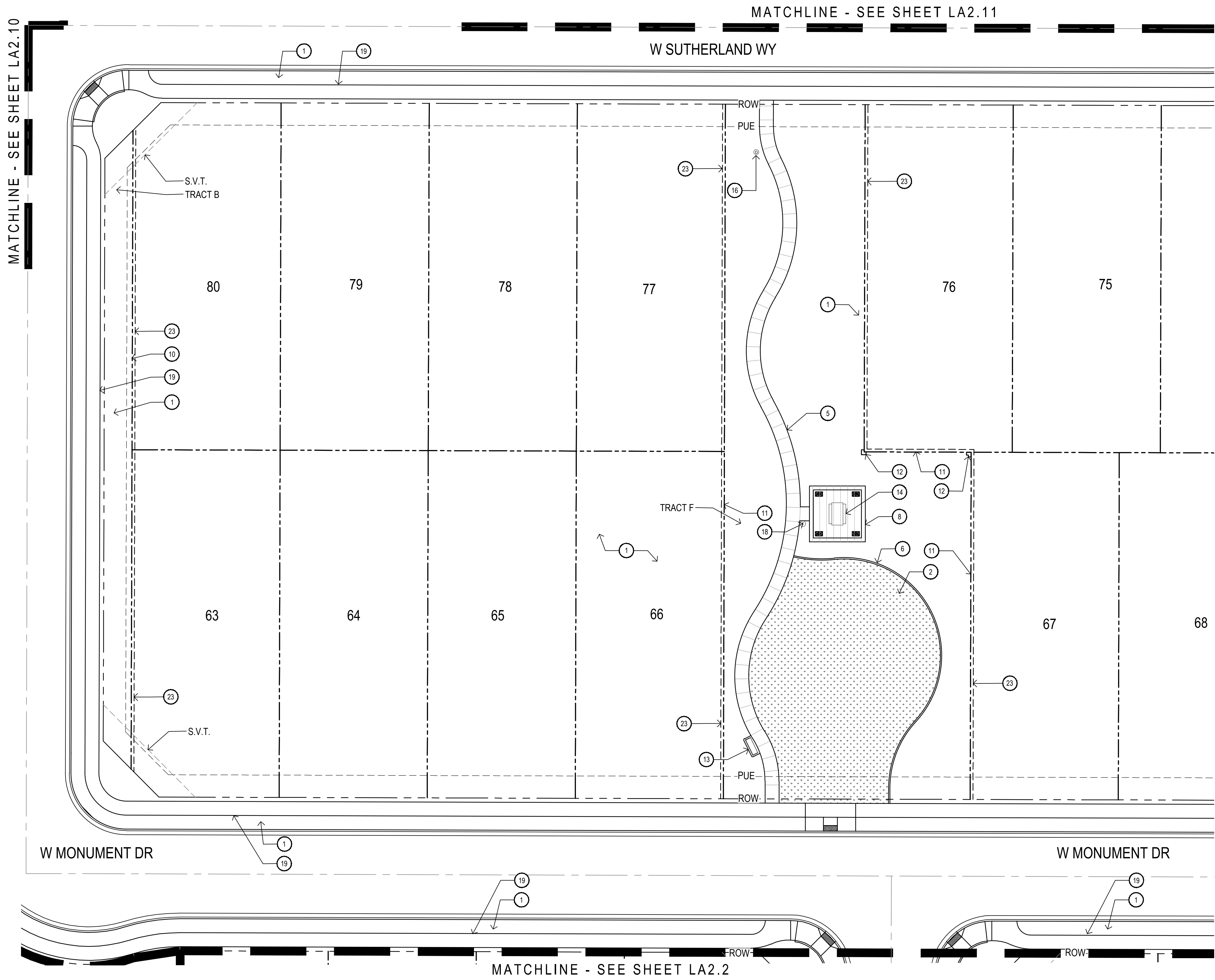
Key Map

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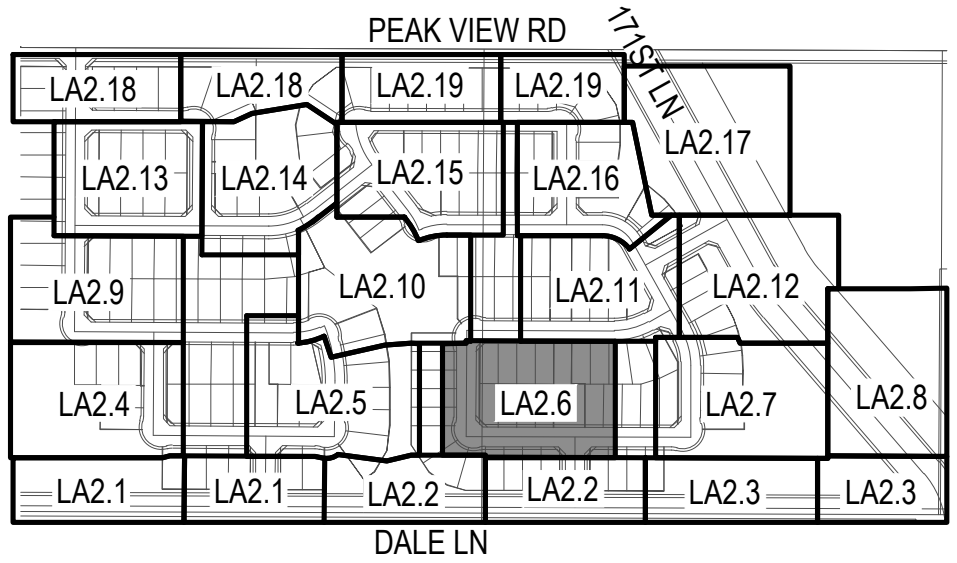


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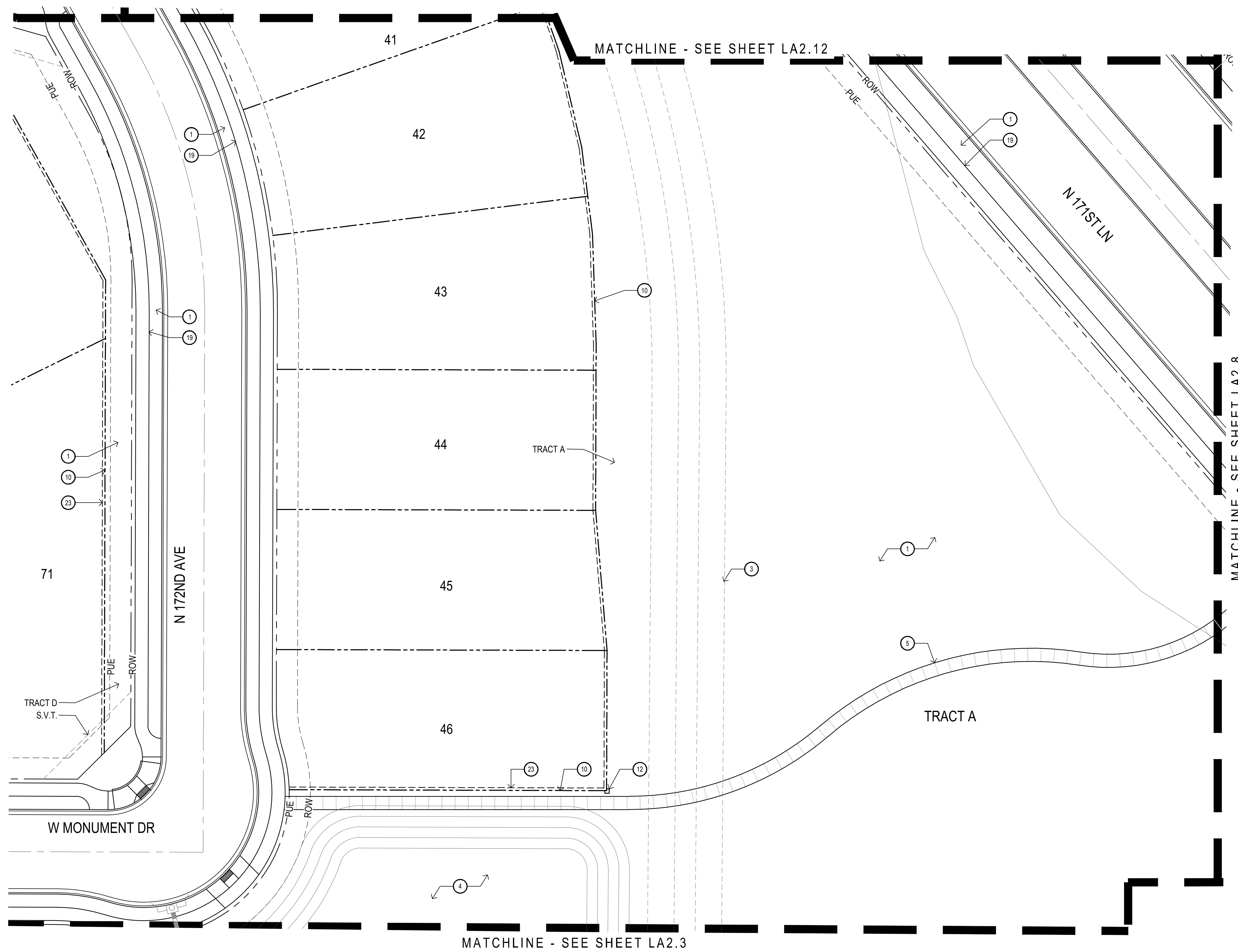
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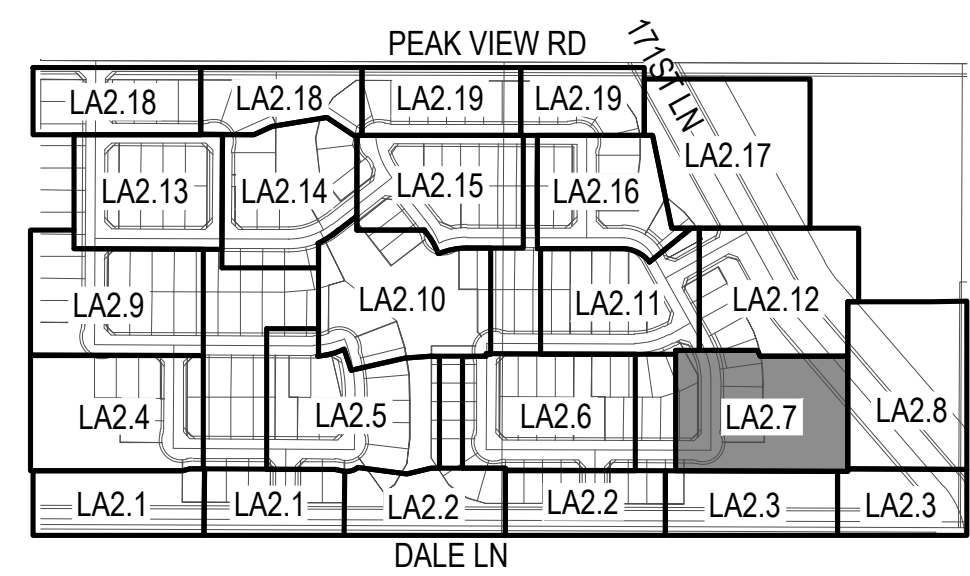
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 - 22 LIGHT FIXTURE.
 - 23 VNAE EASEMENT PER CIVIL PLANS



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Professional Engineer
45440
ANDREW D. BARON
3.9.18
EXP. 03-31-18

Tierra Rico
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Layout Plan

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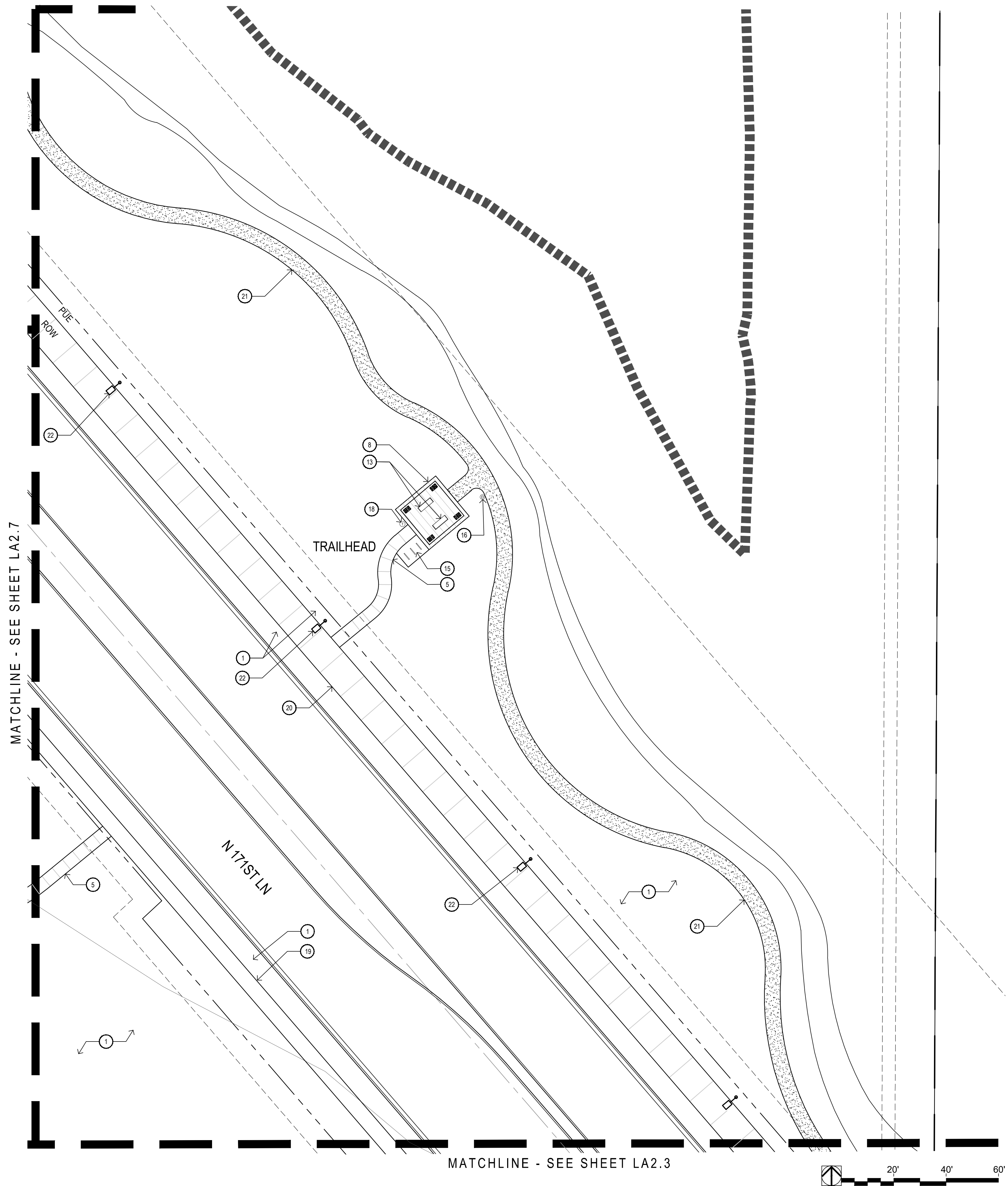
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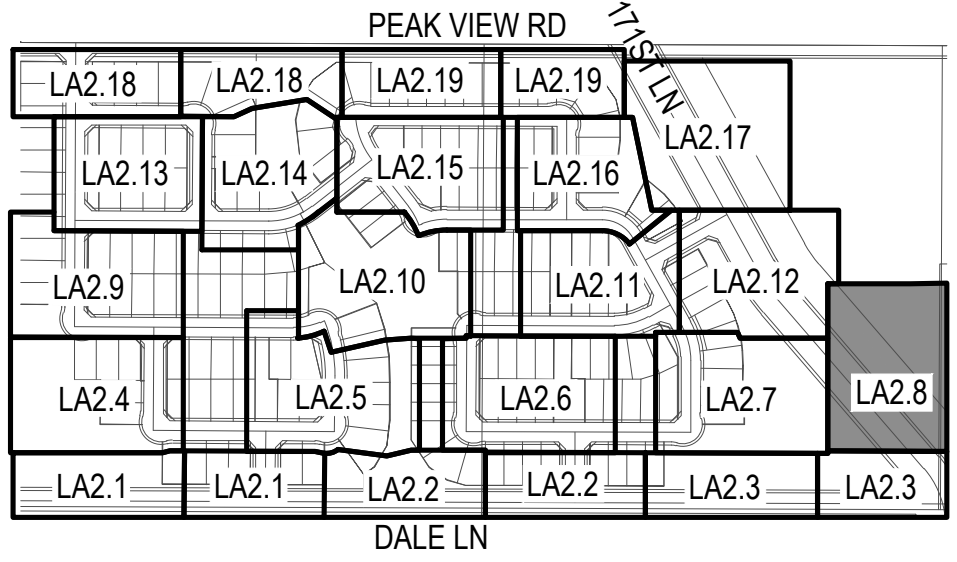
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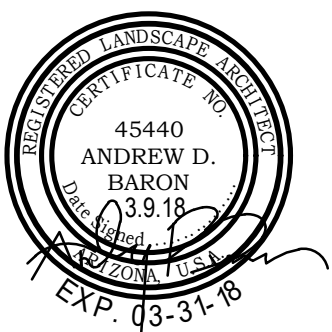


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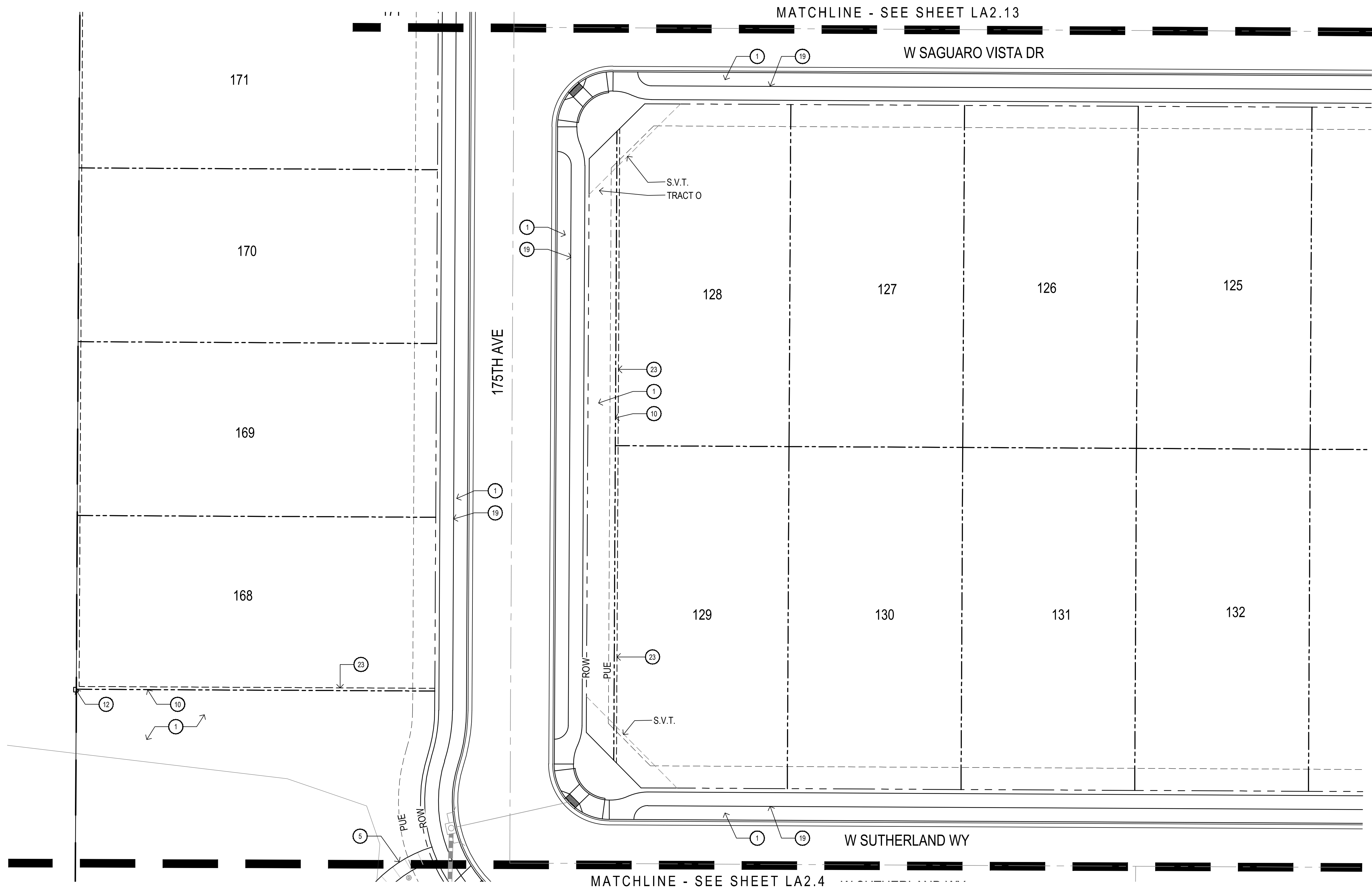
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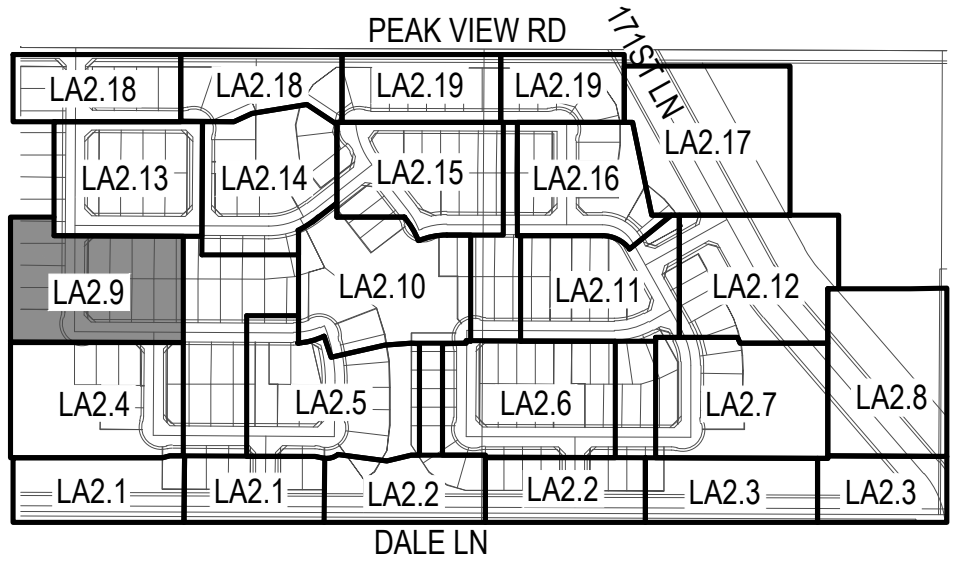


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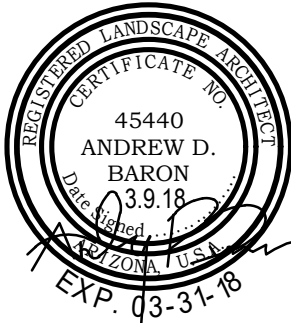
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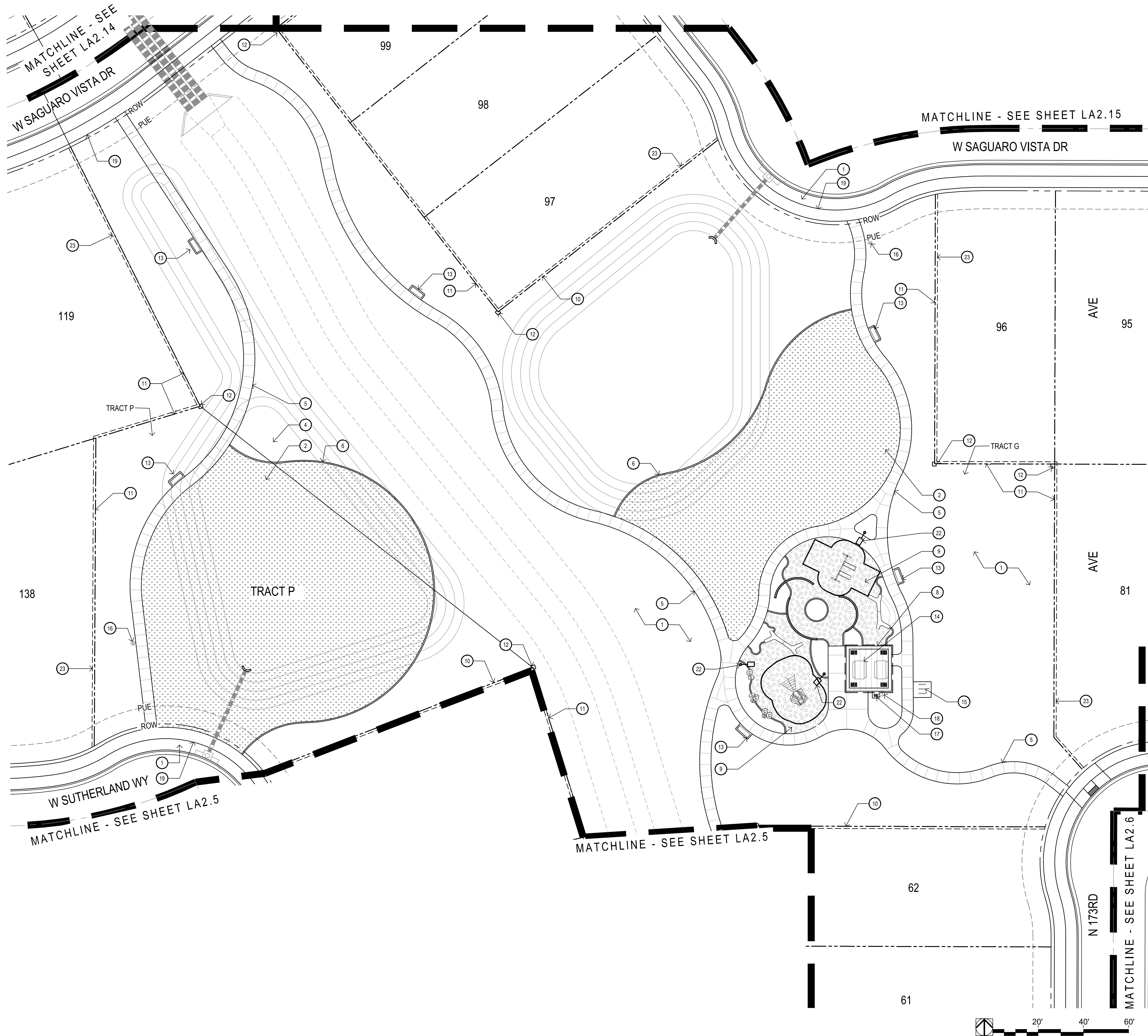
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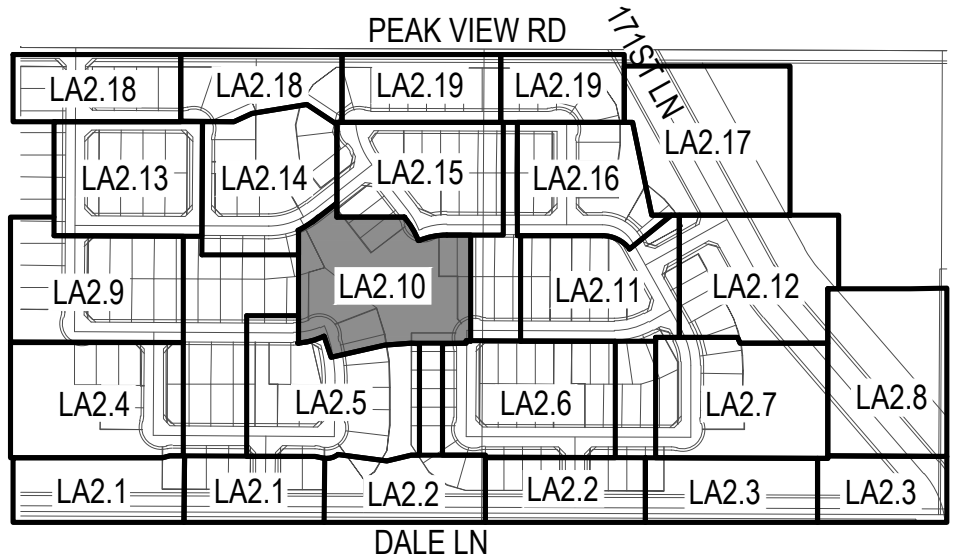
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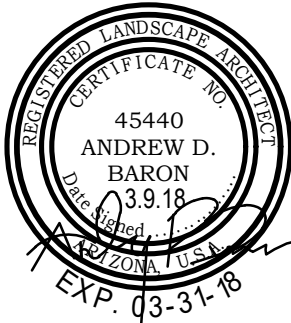
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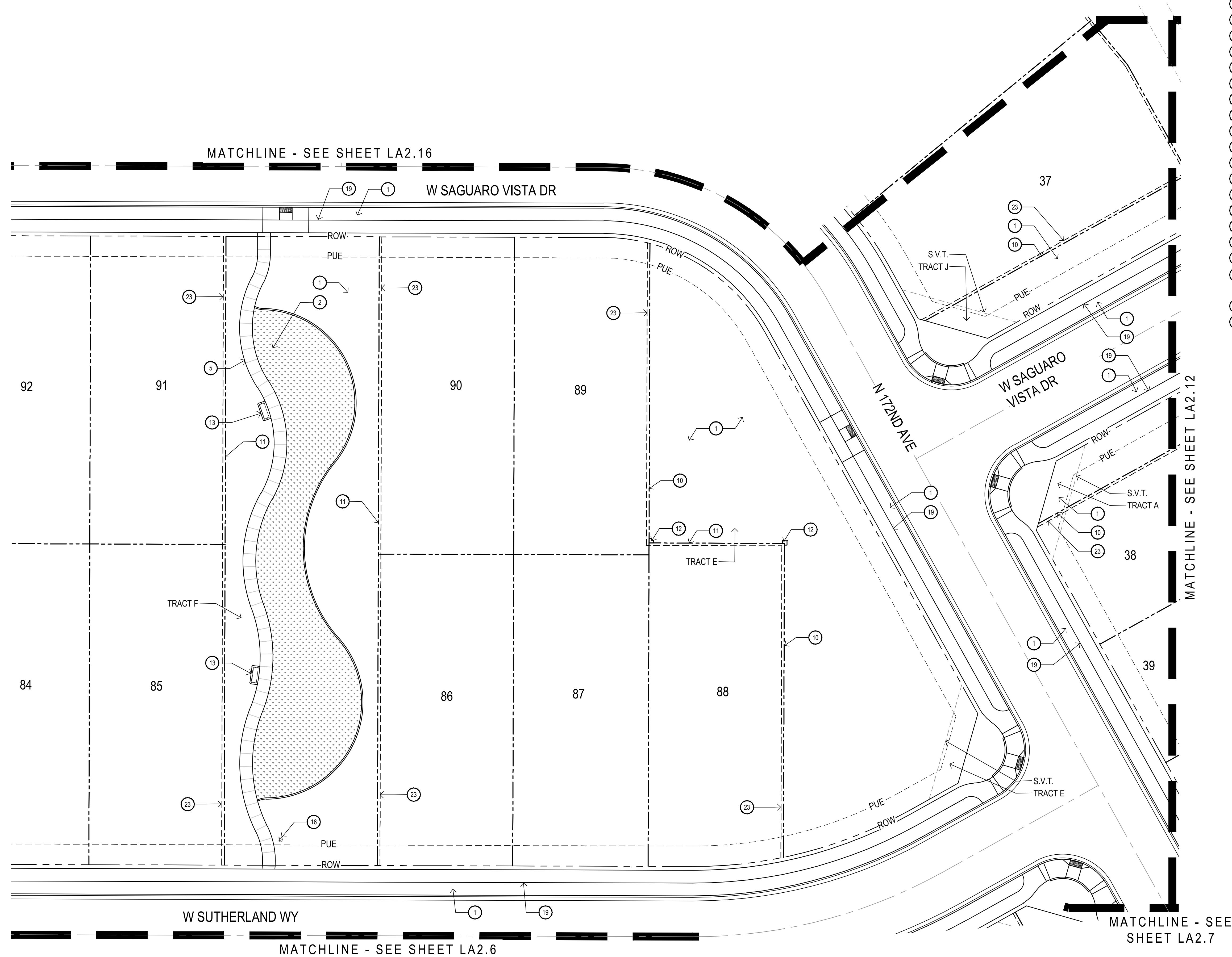
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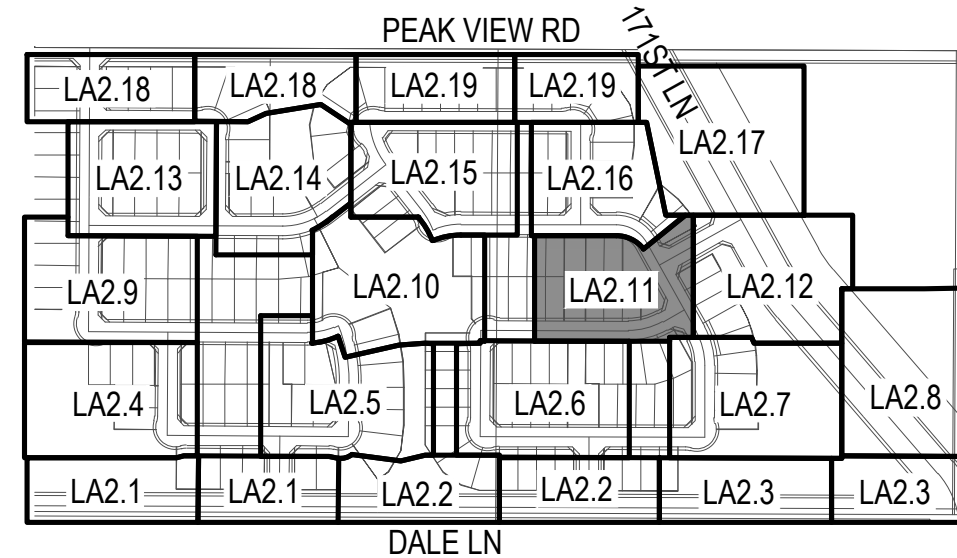
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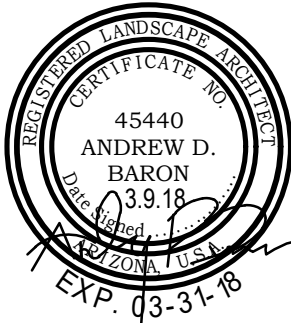


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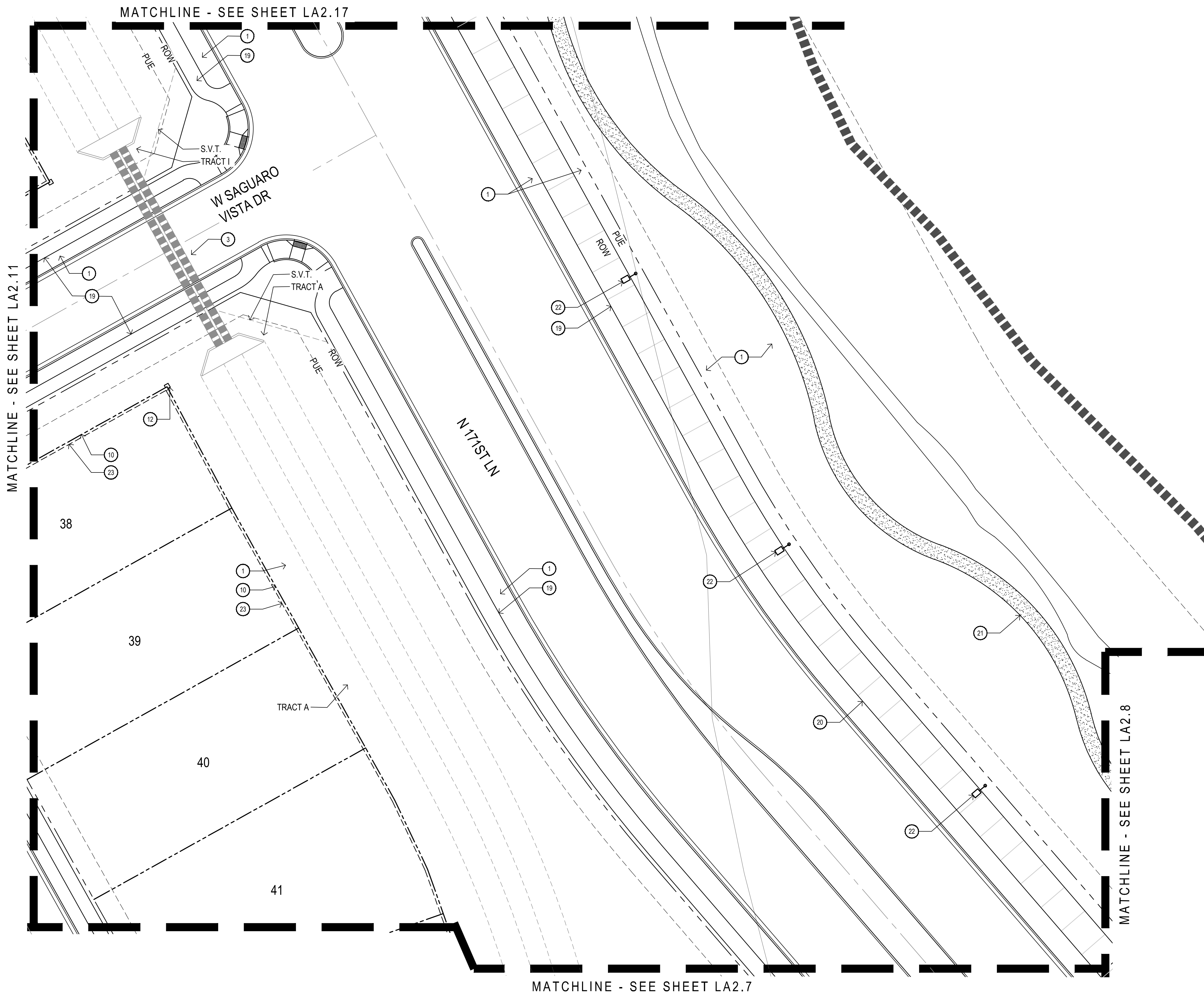


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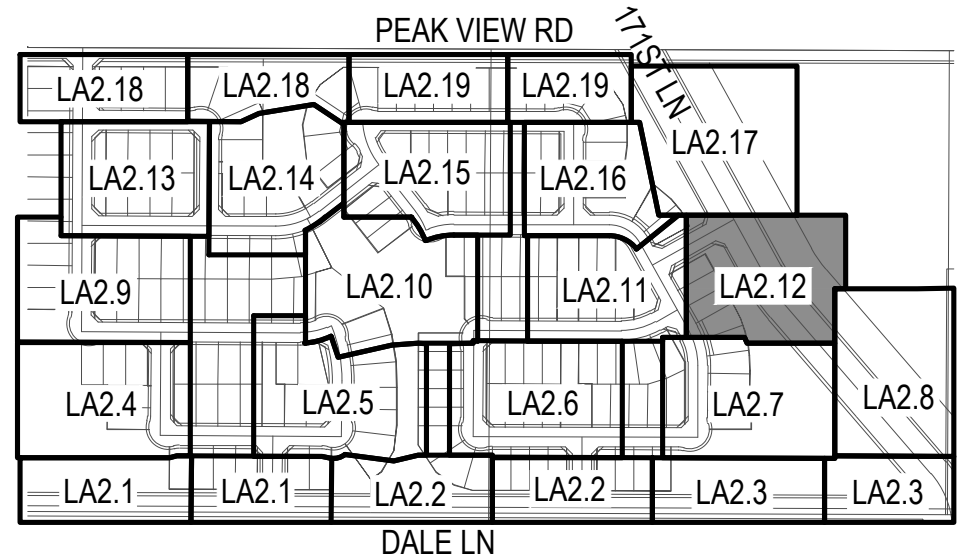
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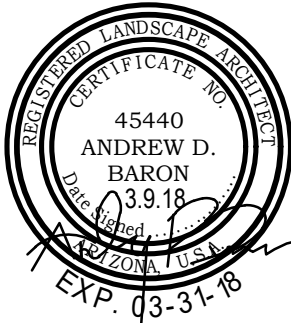
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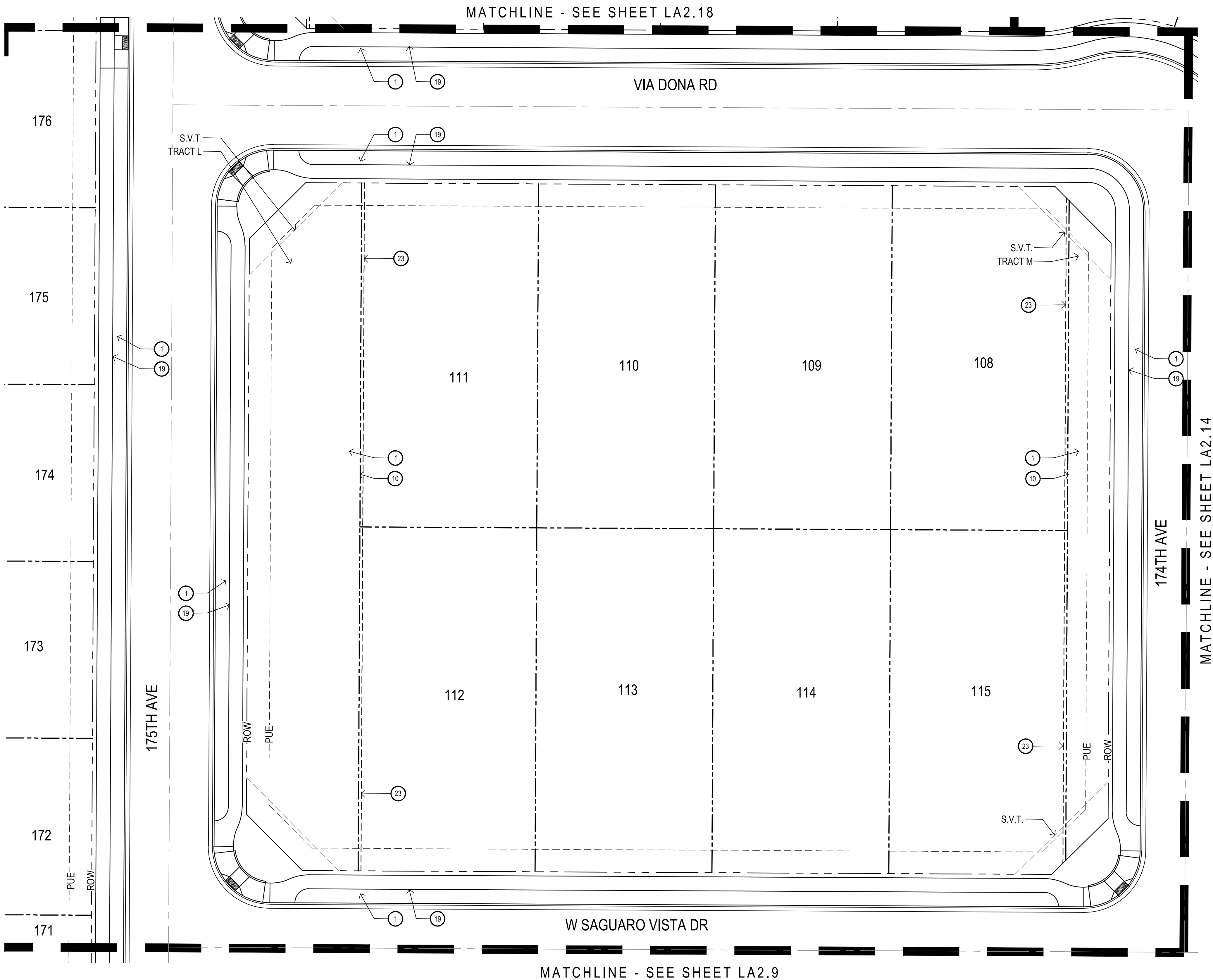
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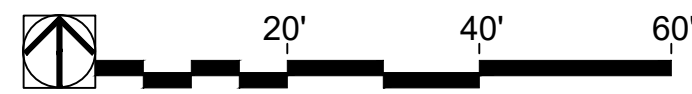
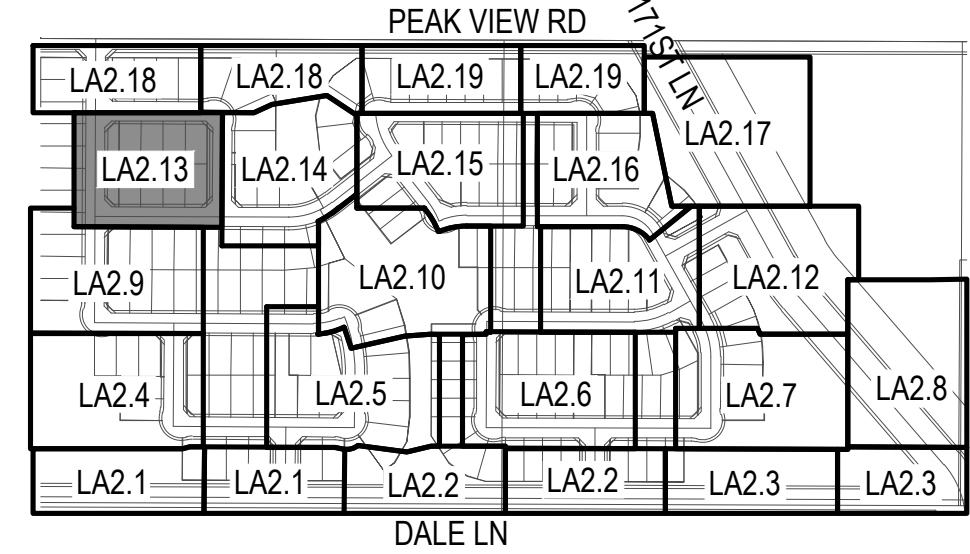
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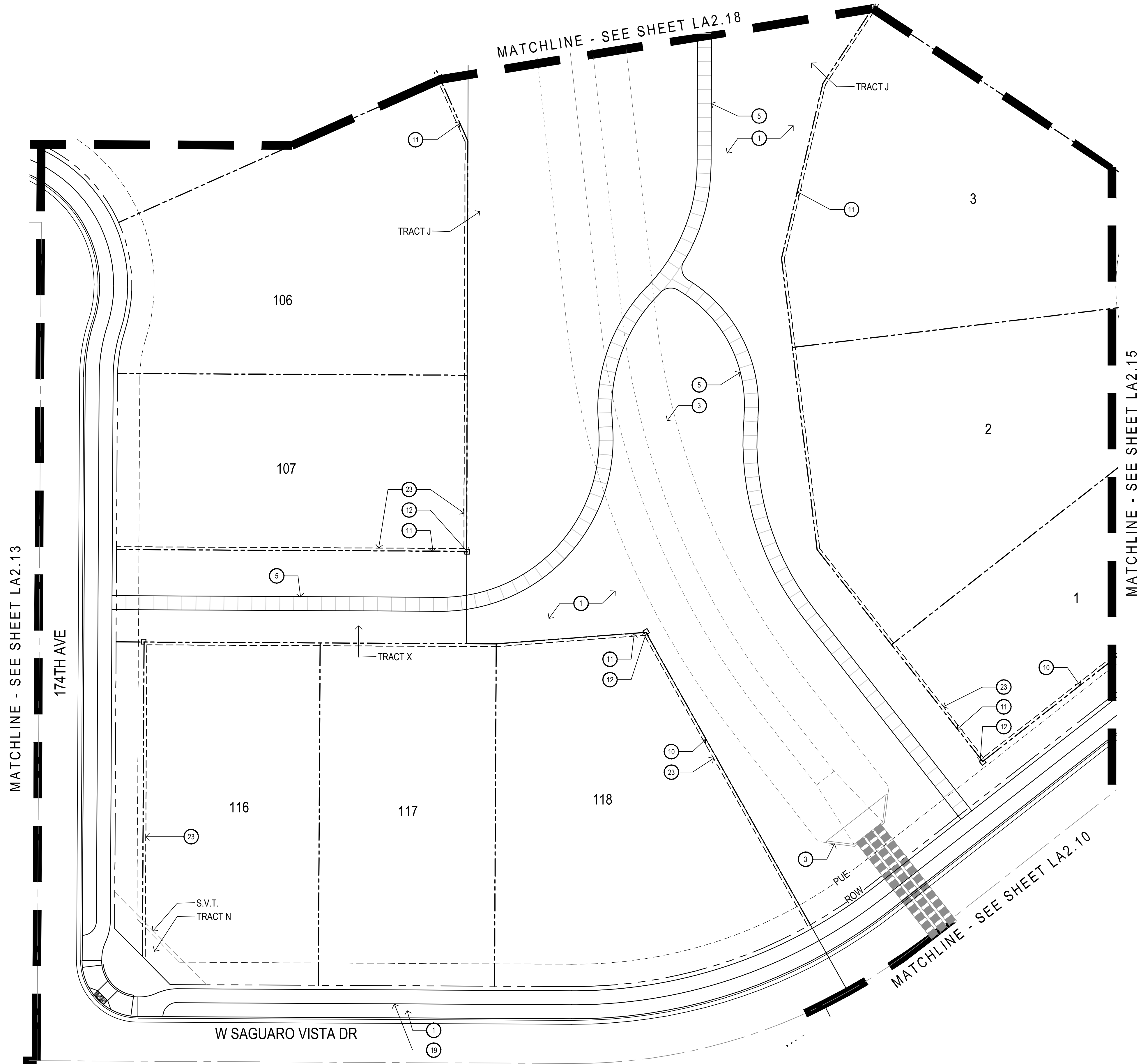


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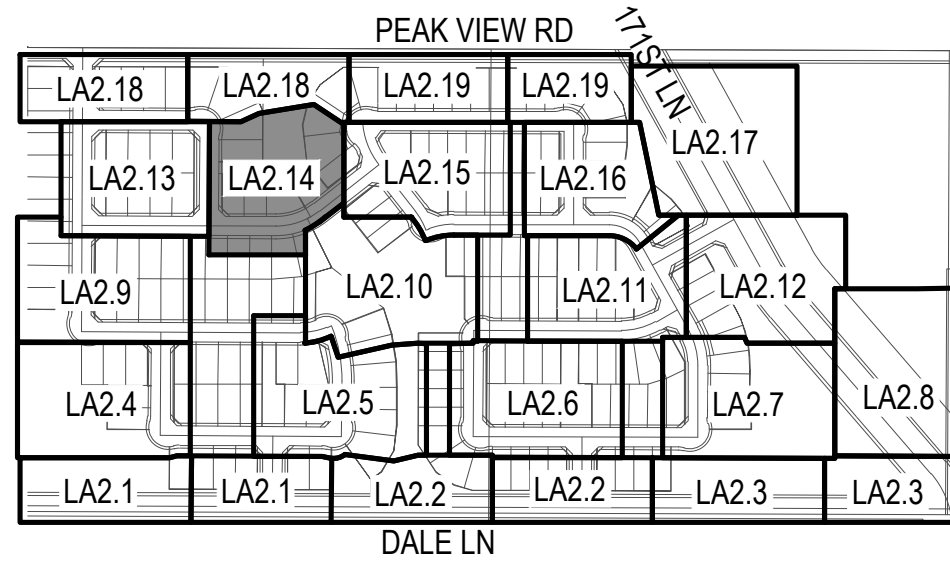
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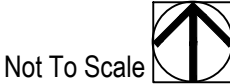
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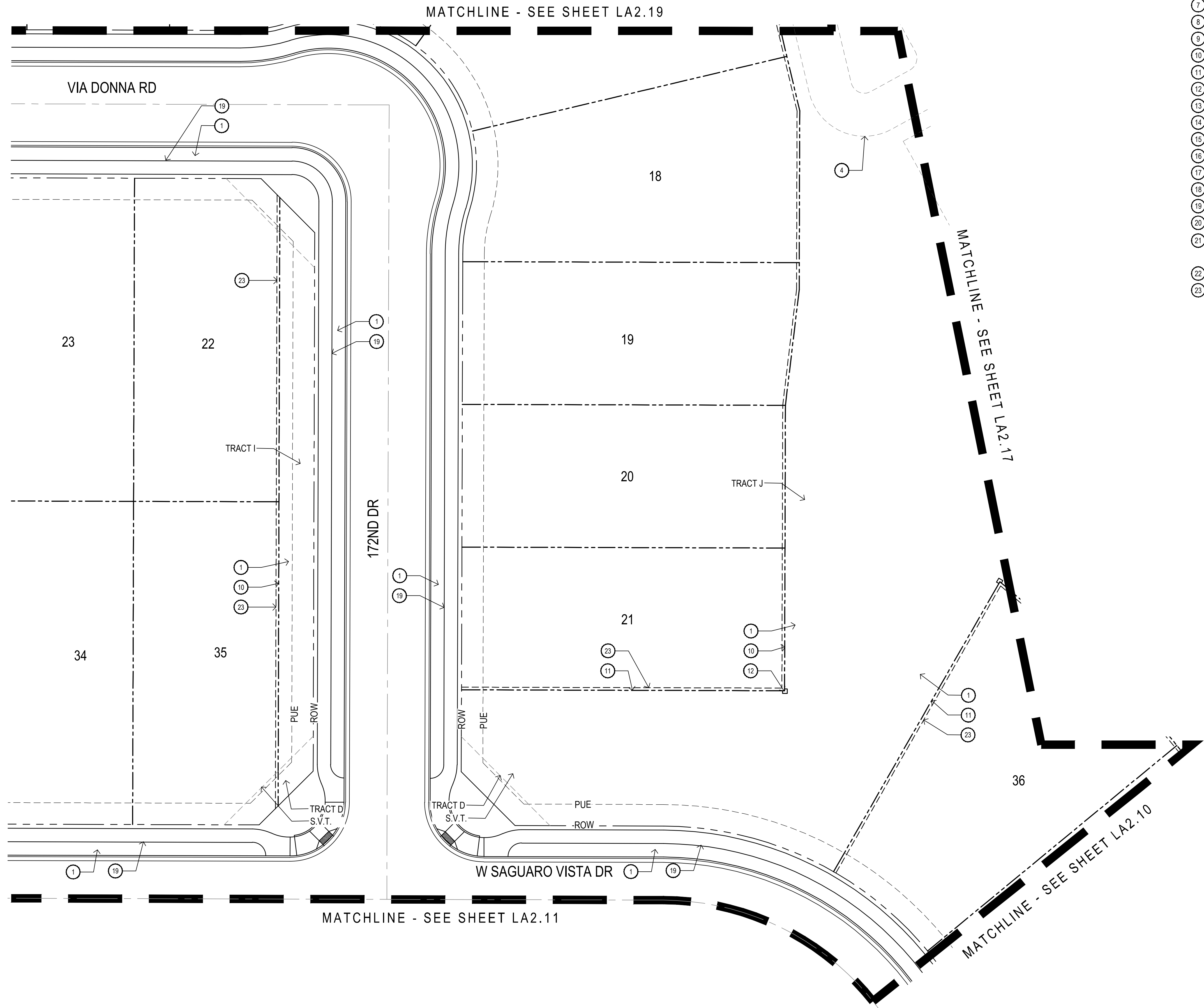
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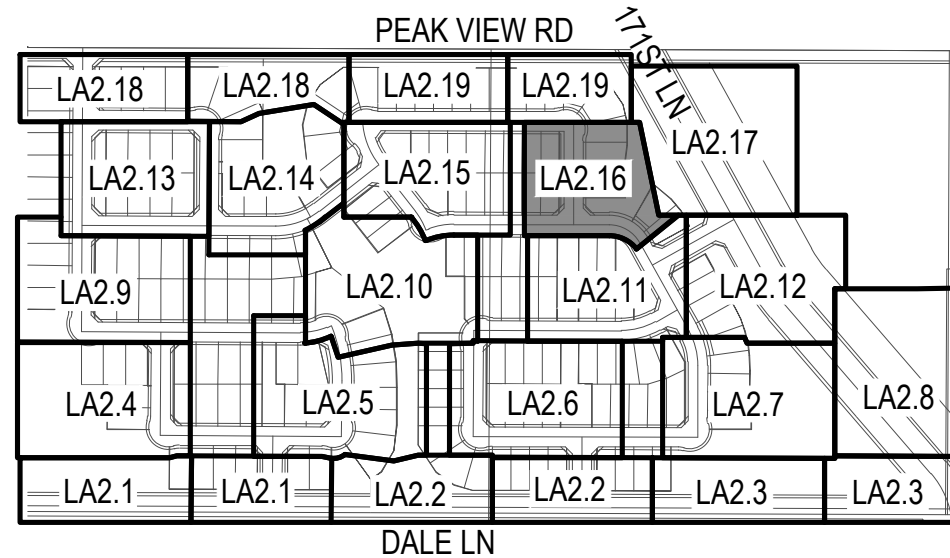
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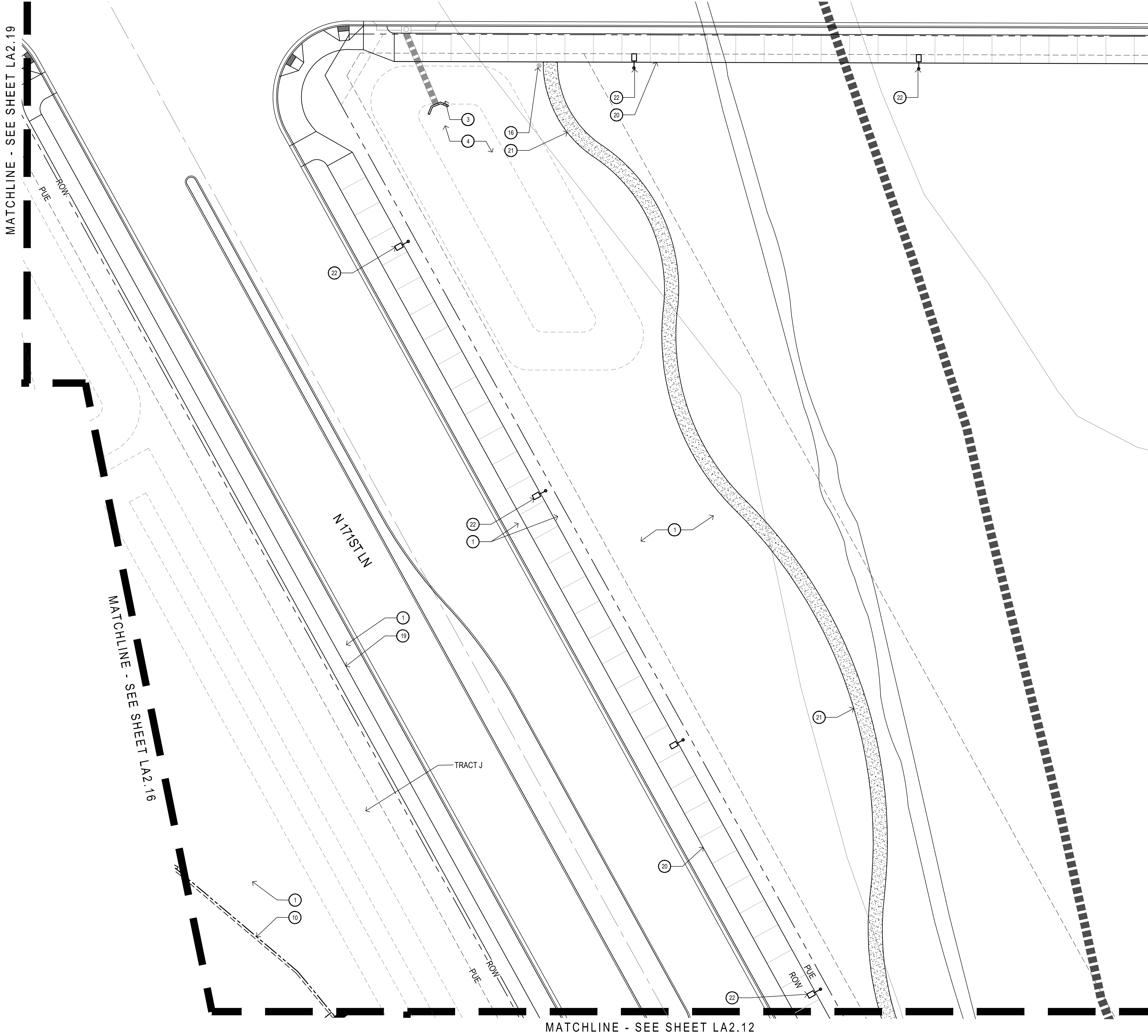
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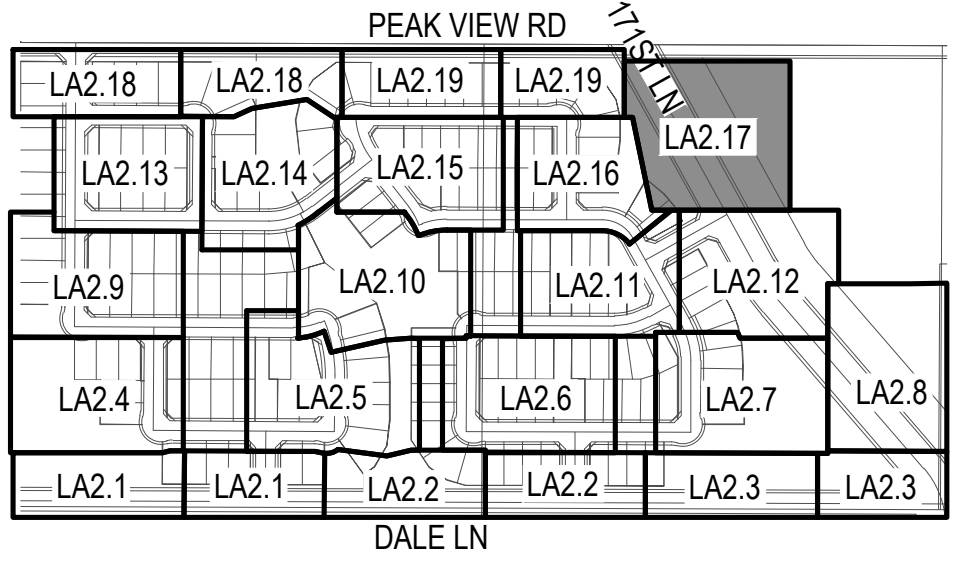
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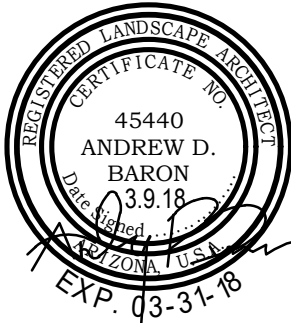
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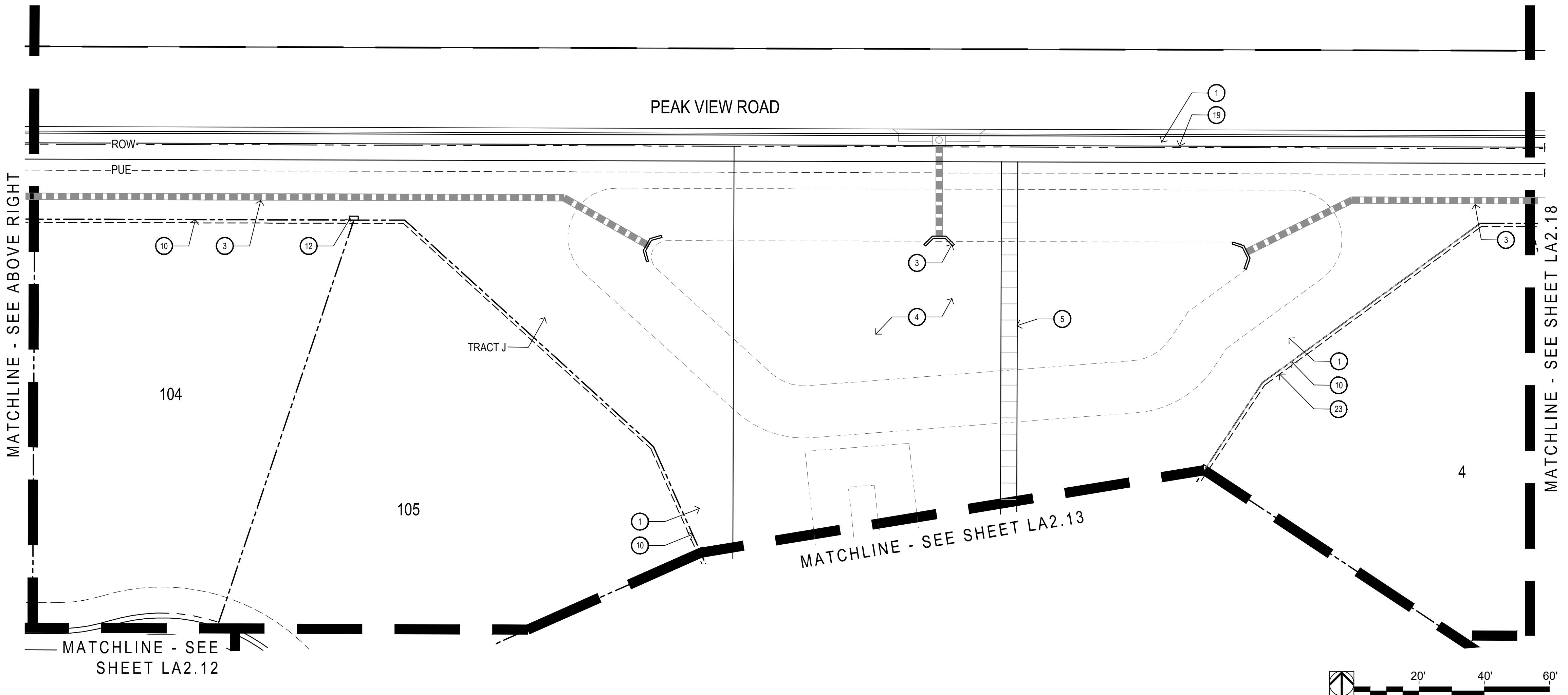
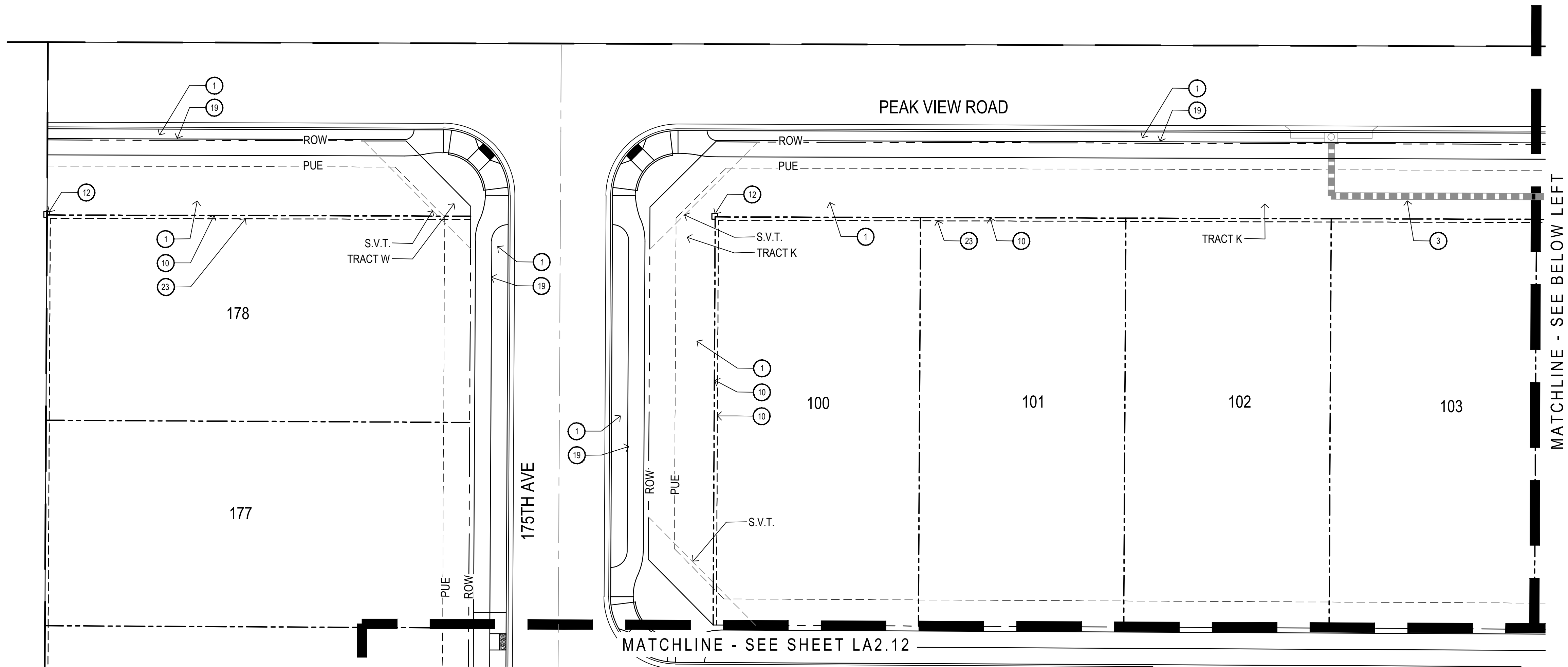
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 - 3 DRAINAGE STRUCTURE PER CIVIL PLANS.
 - 4 RETENTION BASIN.
 - 5 5'-0" CONCRETE SIDEWALK.
 - 6 CONCRETE HEADER.
 - 7 ENTRY MONUMENT SIGN WALL. SEE DETAIL 1, SHEET LA6.1.
 - 8 20'-0" x 20'-0" SHADE STRUCTURE. SEE DETAIL 2, SHEET LA6.2.
 - 9 TOT LOT AREA.
 - 10 THEME WALL. SEE DETAIL 2, SHEET LA6.1.
 - 11 COMBO WALL / VIEW FENCE. SEE DETAIL 4, SHEET LA6.1.
 - 12 THEME PILASTER. SEE DETAIL 3, SHEET LA6.1.
 - 13 BENCH. SEE DETAIL 1, SHEET LA6.2.
 - 14 PICNIC TABLE. SEE DETAIL 9, SHEET LA6.2.
 - 15 BIKE RACKS. SEE DETAIL 8, SHEET LA6.2.
 - 16 PET WASTE DISPOSAL. SEE DETAIL 5, SHEET LA6.2.
 - 17 BBQ GRILL. SEE DETAIL 7, SHEET LA6.2.
 - 18 TRASH RECEPTACLE. SEE DETAIL 6, SHEET LA6.2.
 - 19 CONCRETE SIDEWALK PER CIVIL PLANS.
 - 20 12'-0" PAVED TRAIL.
 - 21 6'-0" UNPAVED TRAIL. APPROXIMATE ALIGNMENT SHOWN. FINAL ALIGNMENT TO BE DETERMINED IN FIELD.
 - 22 LIGHT FIXTURE.
 - 23 VNAE EASEMENT PER CIVIL PLANS



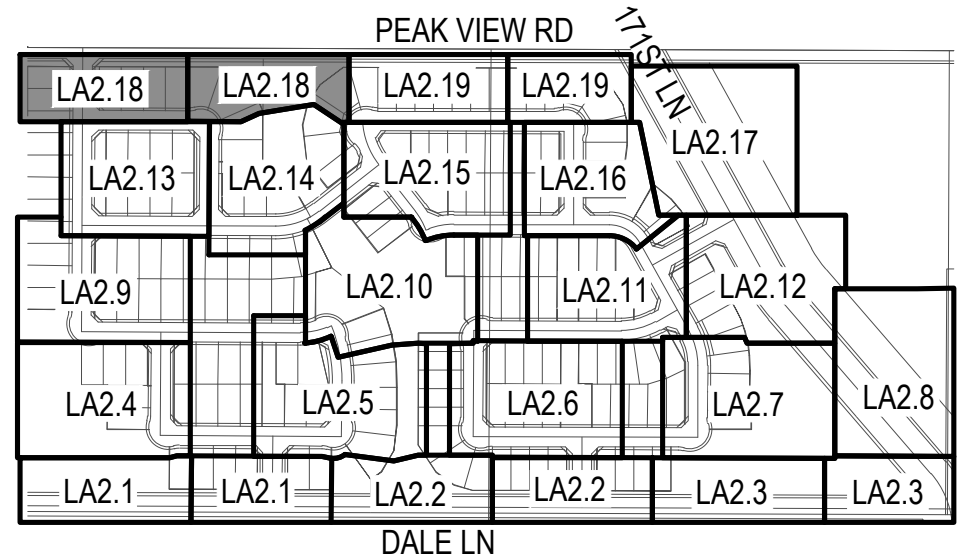
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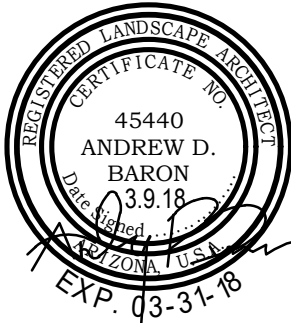
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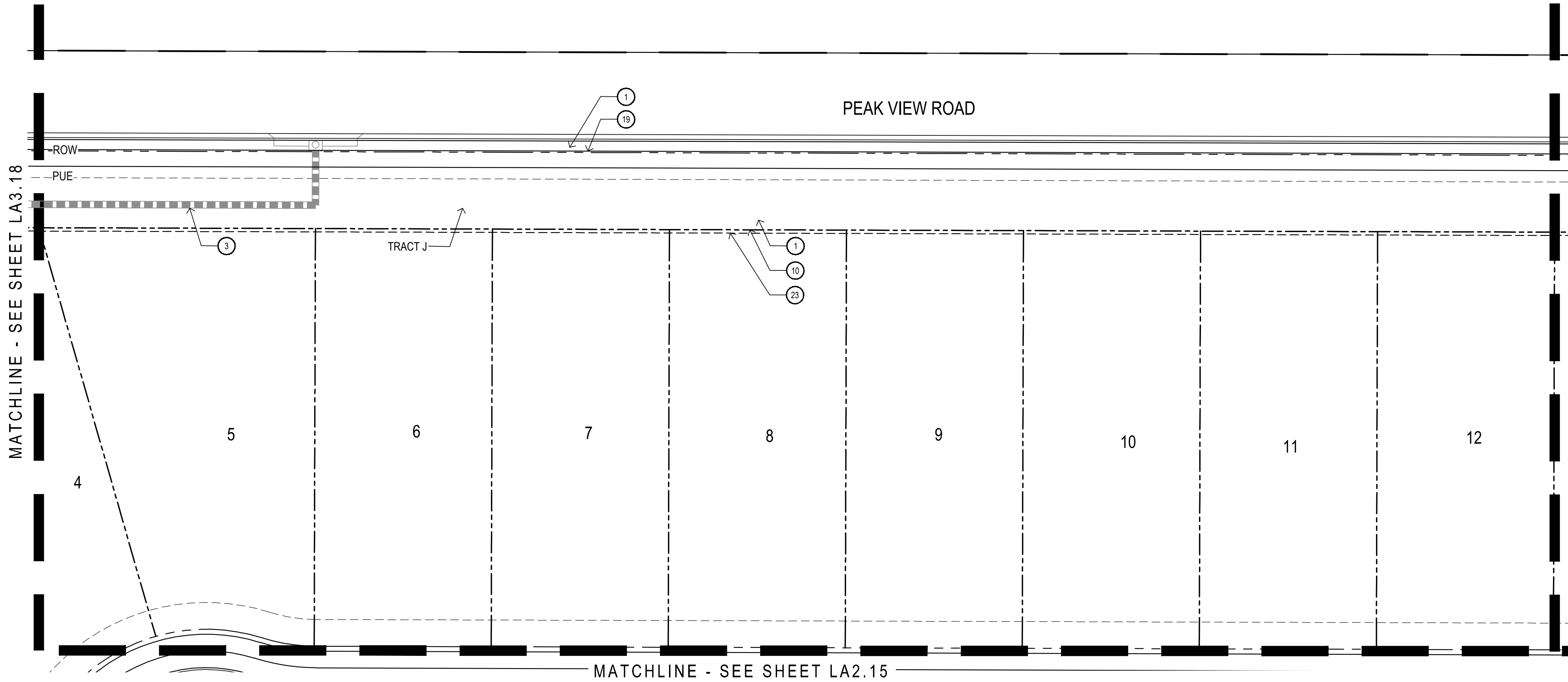
- KEYNOTES
- 1 LANDSCAPE AREA. SEE PLANTING PLANS.
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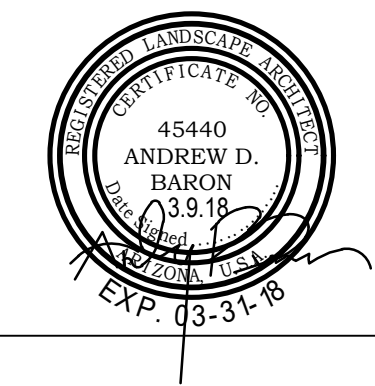
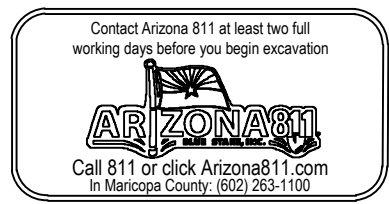
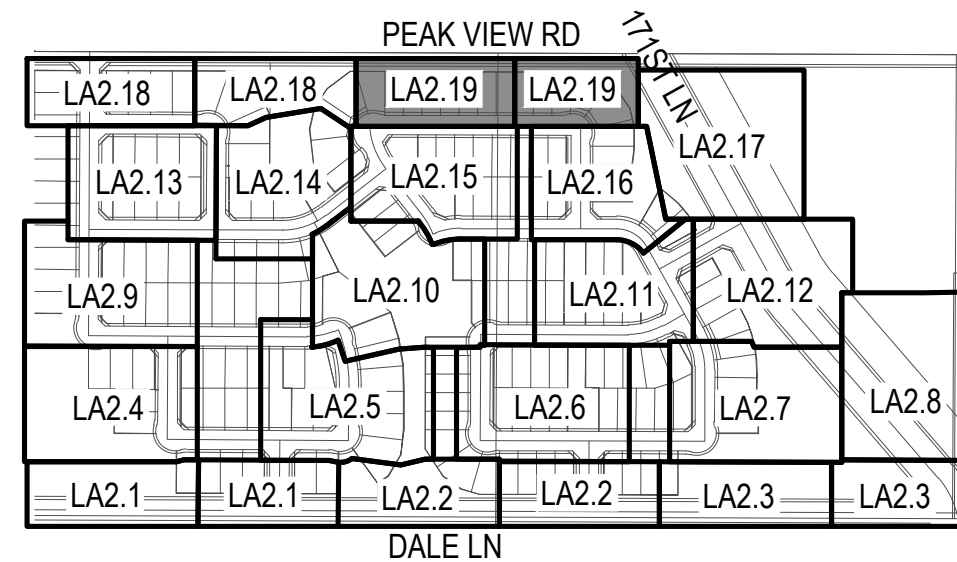
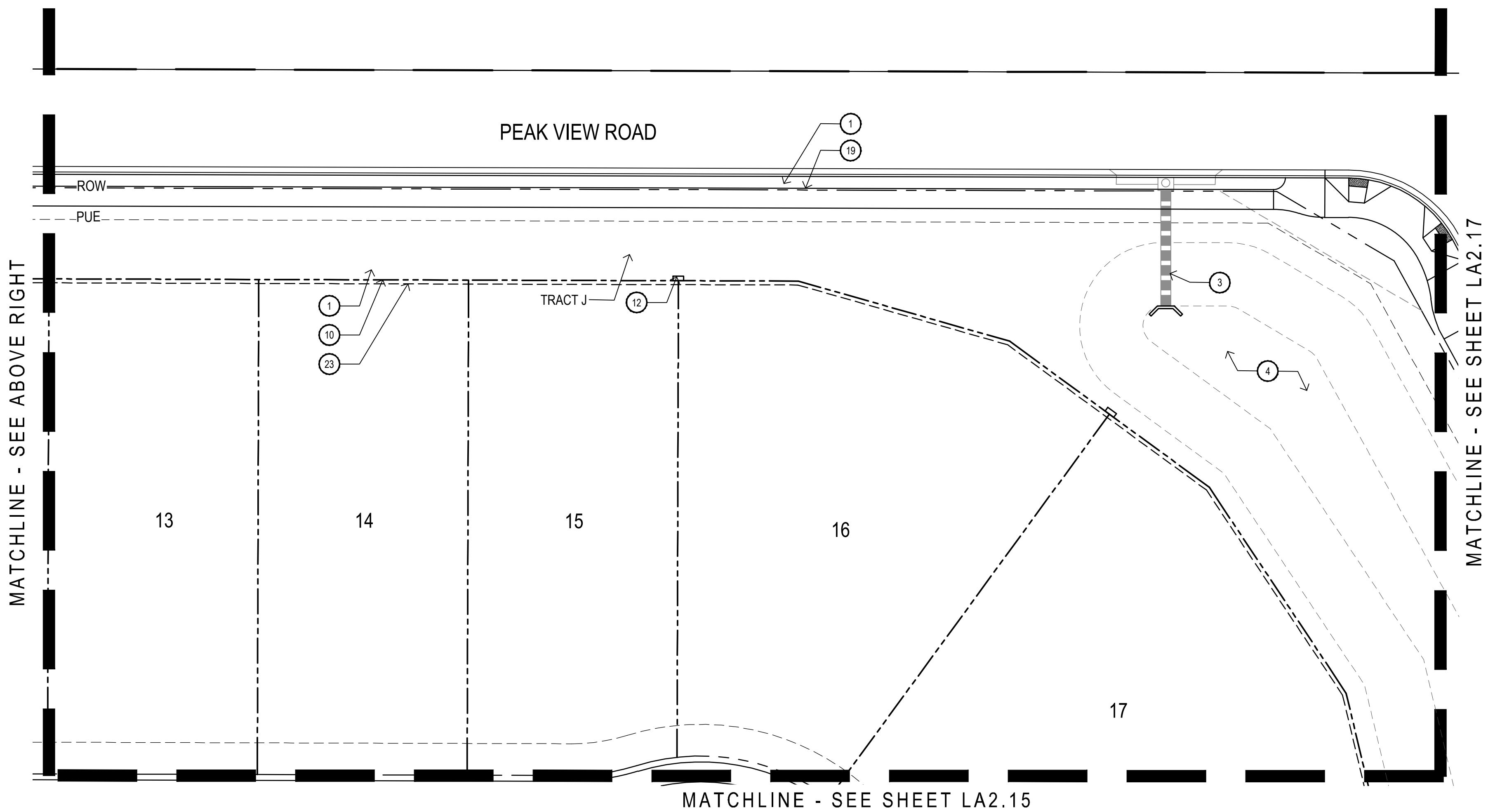
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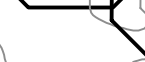
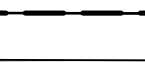
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sheet 20 of 25	



- KEYNOTES
- 1 LANDSCAPE AREA. SEE PLANTING PLANS.
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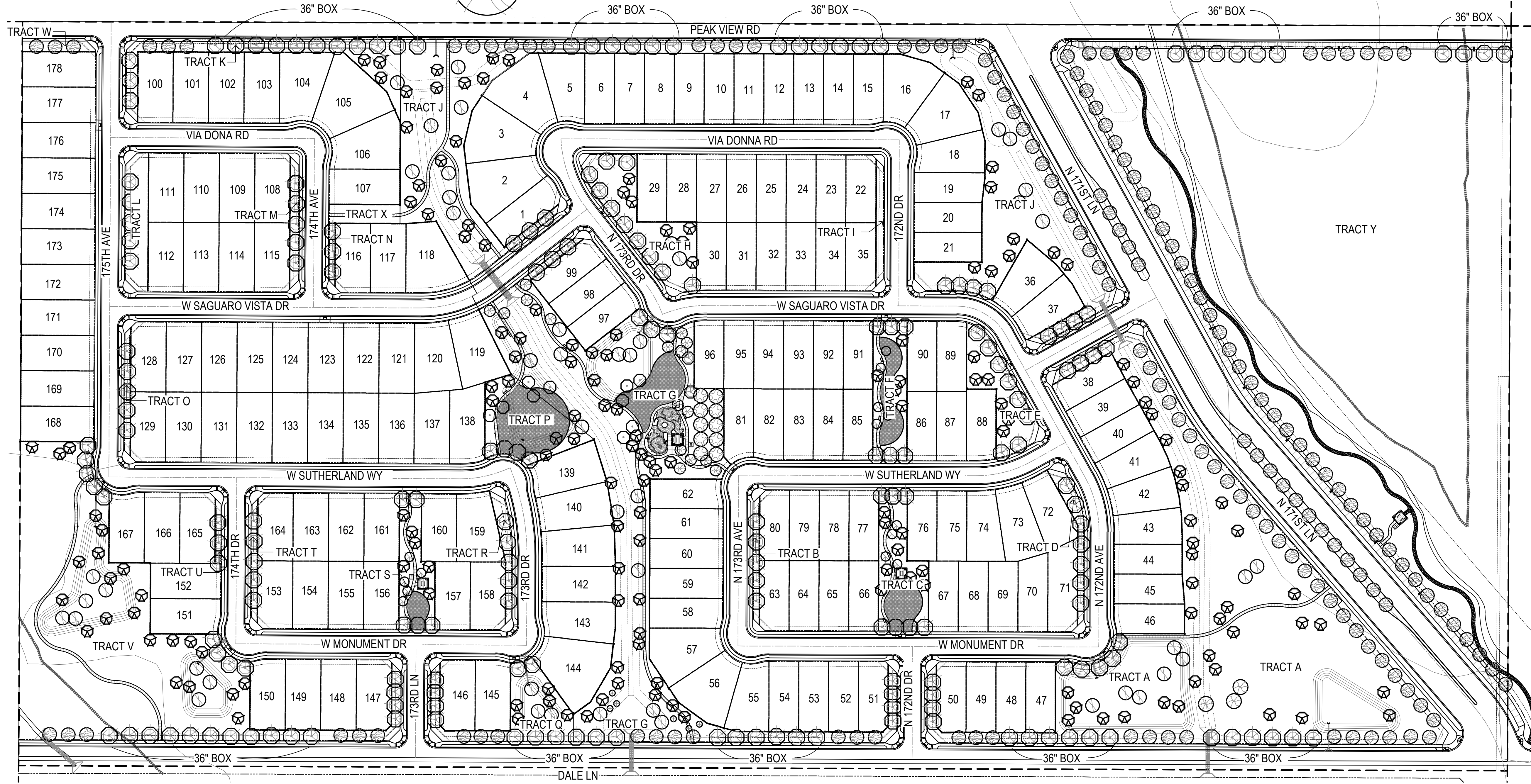
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sheet 21 of 25	

PLANT MATERIALS LEGEND											
Trees		Size	Qty	Extra Large Shrubs		Size	Quantity	Groundcovers		Size	Quantity
	Acacia aneura	-			Bougainvillea 'Rosenka'	5 gal.	-		Lantana montevidensis	1 gal.	-
	Mulga Acacia	24" Box			Bougainvillea	5 gal.	-		Purple Trailing Lantana	1 gal.	-
	Caesalpinia cascalaco 'Smoothie'	24" Box			Caesalpinia gillesii	5 gal.	-		Lantana x 'Dallas Red'	1 gal.	-
	Thornless Cascalote	24" Box			Yellow Bird of Paradise	5 gal.	-		Dallas Red Lantana	1 gal.	-
	Chamerops humilis	24" Box			Dodonaea viscosa	5 gal.	-		Rosmarinus officinalis 'Prostratus'	1 gal.	-
	Mediterranean Fan Palm	24" Box			Green Hopbush	5 gal.	-		Trailing Rosemary	1 gal.	-
	Chitalpa tashkinensis	24" Box			Tecoma sp. 'Sparky	5 gal.	-		Ruellia brittoniana 'Katie'	1 gal.	-
	Chitalpa	24" Box			Sparky	5 gal.	-		Dwarf Katie Ruellia	1 gal.	-
	Olea europea 'Swan Hill'	24" Box			Large Shrubs	Size	Quantity		Cacti/ Accents	Size	Quantity
	Swan Hill Olive	24" Box			Leucophyllum langmaniae 'Rio Bravo'	5 gal.	-		Agave americana 'Marginata'	5 gal.	-
	Phoenix dactylifera	24" Box			Rio Bravo Sage	5 gal.	-		Century Plant	5 gal.	-
	Date Palm	24" Box			Medium Shrubs	Size	Quantity		Agave geminiflora	5 gal.	-
	Pinus halepensis	24" Box			Leucophyllum frutescens 'Lynn's Legacy'	5 gal.	-		Twin Flowered Agave	5 gal.	-
	Aleppo Pine	24" Box			Lynn's Legacy	5 gal.	-		Agave weberi	1 gal.	-
	Pistacia chinensis	36" Box			Leucophyllum zygomphylum	5 gal.	-		Weber's Agave	1 gal.	-
	Chinese Pistache	36" Box			Cimarron Sage	5 gal.	-		Aloe barbadensis	5 Gal.	-
	Pistacia lentiscus	24" Box			Nerium oleander 'Petite Pink'	5 gal.	-		Medicinal Aloe	5 Gal.	-
	Chinese Pistache	36" Box			Oleander 'Petite Pink'	5 gal.	-		Muhlenbergia capillaris	5 gal.	-
	Mastic Tree	24" Box			Rosmarinus officinalis 'Upright'	5 gal.	-		'Regal Mist'	5 gal.	-
	Pithecellobium flexicaule	24" Box			Upright Rosemary	5 gal.	-		Muhlenbergia lindheimeri	5 gal.	-
	Texas Ebony	24" Box			Ruellia brittoniana	5 gal.	-		'Autumn Glow'	5 gal.	-
	Quercus buckleyi	24" Box			Ruellia	5 gal.	-		Muhlenbergia rigida 'Nashville'	1 gal.	-
	Texas Red Oak	24" Box			Small Shrubs	Size	Quantity		Nashville Muhly Grass	1 gal.	-
	Quercus virginiana	24" Box			Callistemon viminalis 'Little John'	5 gal.	-		Yucca baccata	5 Gal.	-
	'Cathedral Oak'	36" Box			Little John Bottle Brush	5 gal.	-		Banana Yucca	5 Gal.	-
	Ulmus parvifolia	24" Box			Myrtus communis 'compacta'	5 gal.	-		Yucca pallida	5 gal.	-
	'Allee' Elm	24" Box			Dwarf Myrtle	5 gal.	-		Pale Leaf Yucca	5 gal.	-
36" BOX				36" BOX				36" BOX			

NOTES:

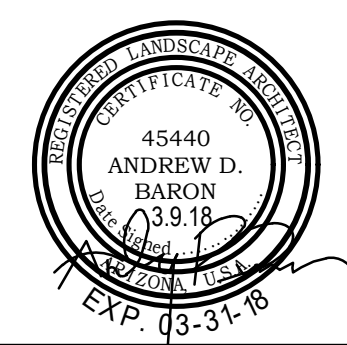
1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6) (A), ZONING CODE.
2. PLANT MATERIAL MAY BE SUBSTITUTED DUE TO LIMITING MARKET CONDITIONS.
3. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE STANDARD DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

- NOTES:
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6) (A), ZONING CODE.
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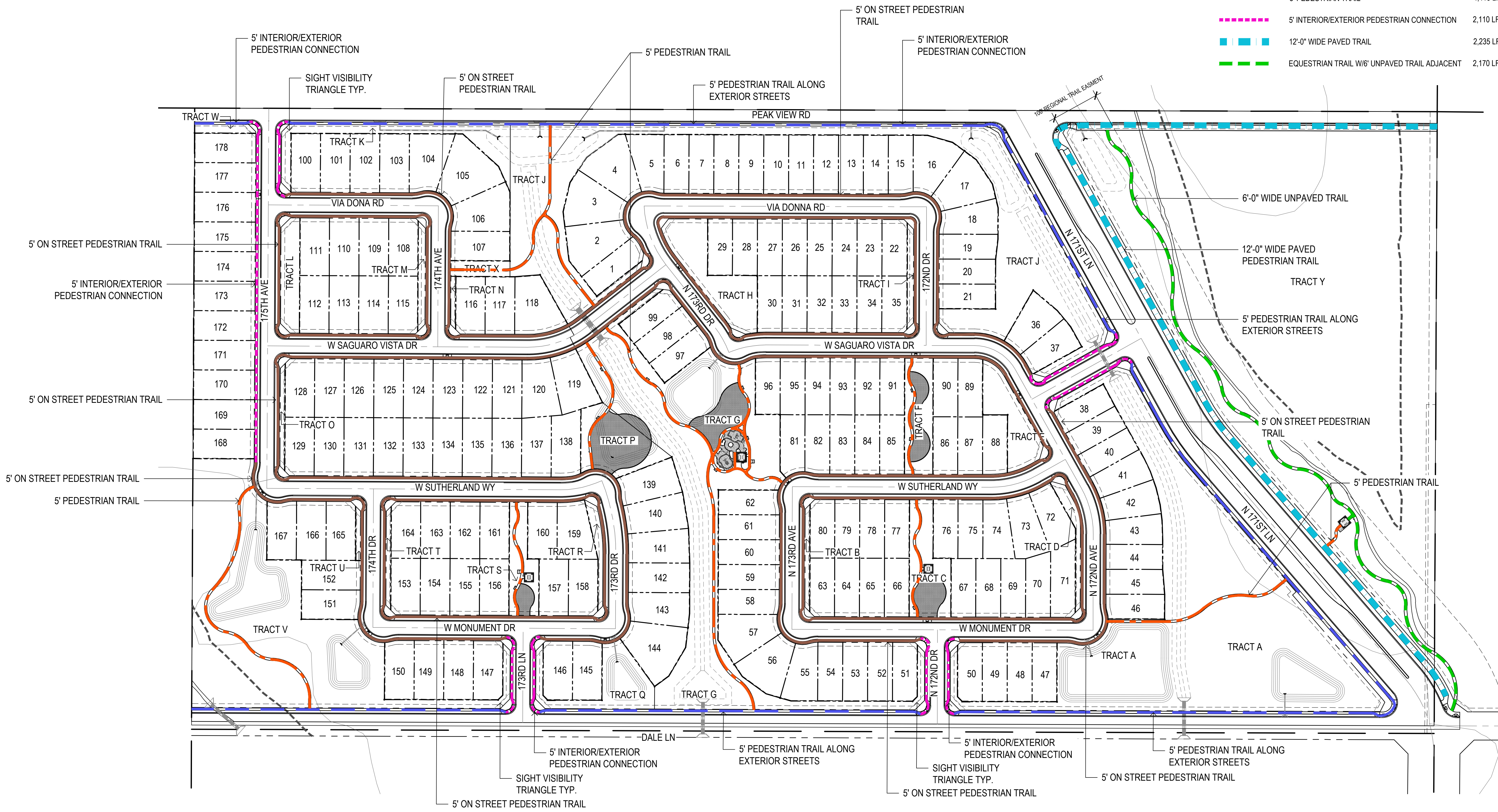


CALL TWO WORKING DAYS
BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

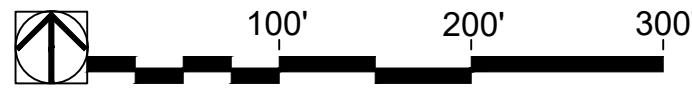
Avoid cutting underground utility lines.
No liability.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)



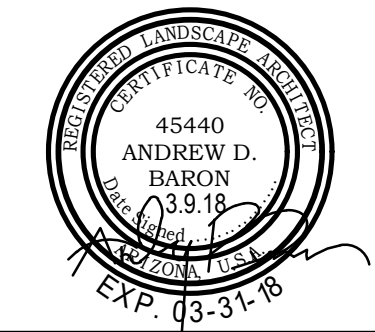
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TRAIL LEGEND		
SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	14,628 LF
	5' PEDESTRIAN TRAIL ALONG EXTERIOR STREETS	7,738 LF
	5' PEDESTRIAN TRAIL	4,418 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	2,110 LF
	12'-0" WIDE PAVED TRAIL	2,235 LF
	EQUESTRIAN TRAIL W/6' UNPAVED TRAIL ADJACENT	2,170 LF



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



Tierra Rico
NWC Dale Lane and 171th Avenue
Surprise, Arizona 85387

Pedestrian Circulation Exhibit

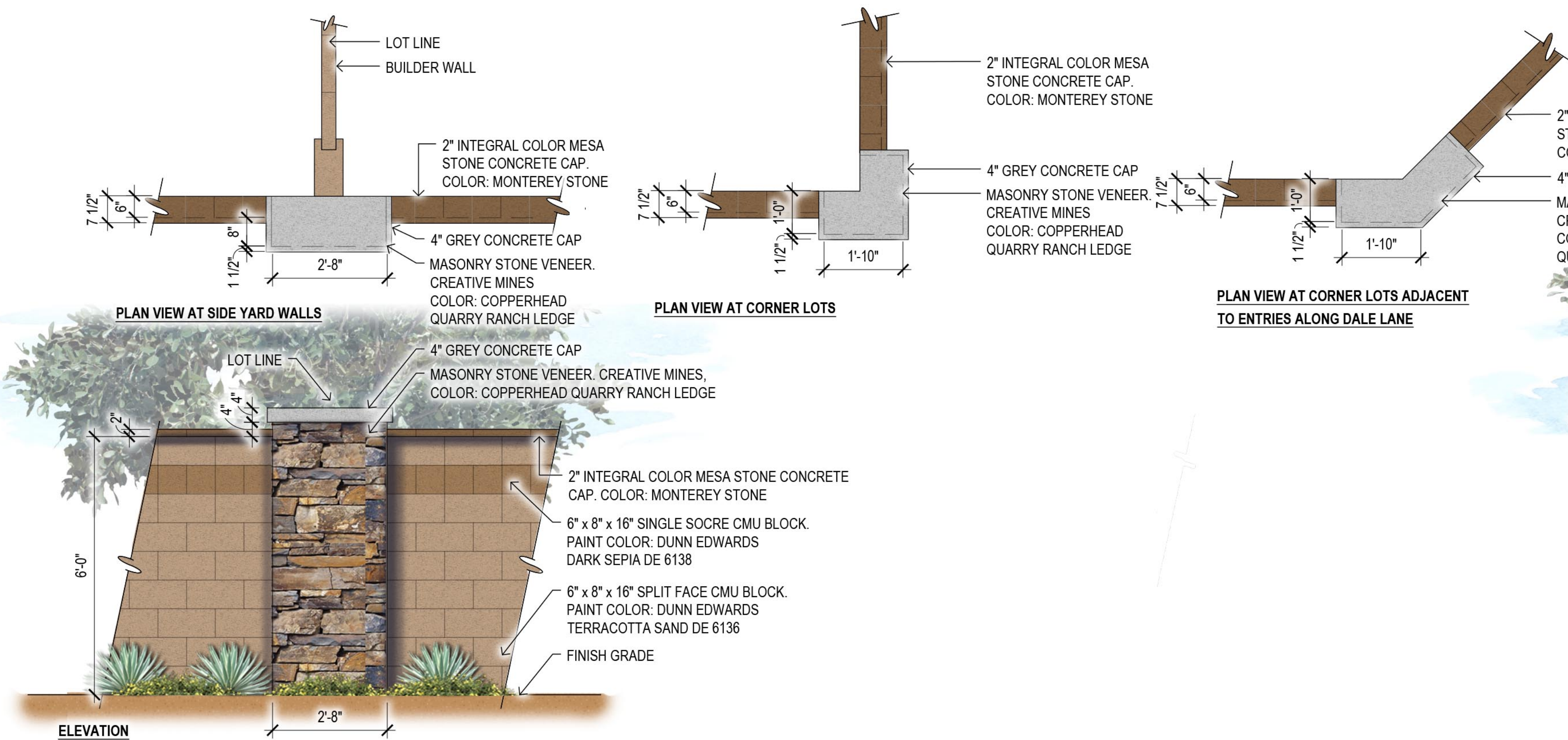
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project number	
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review number	



1 Entry Monument Sign Wall
SCALE: 1/2"=1'-0"



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

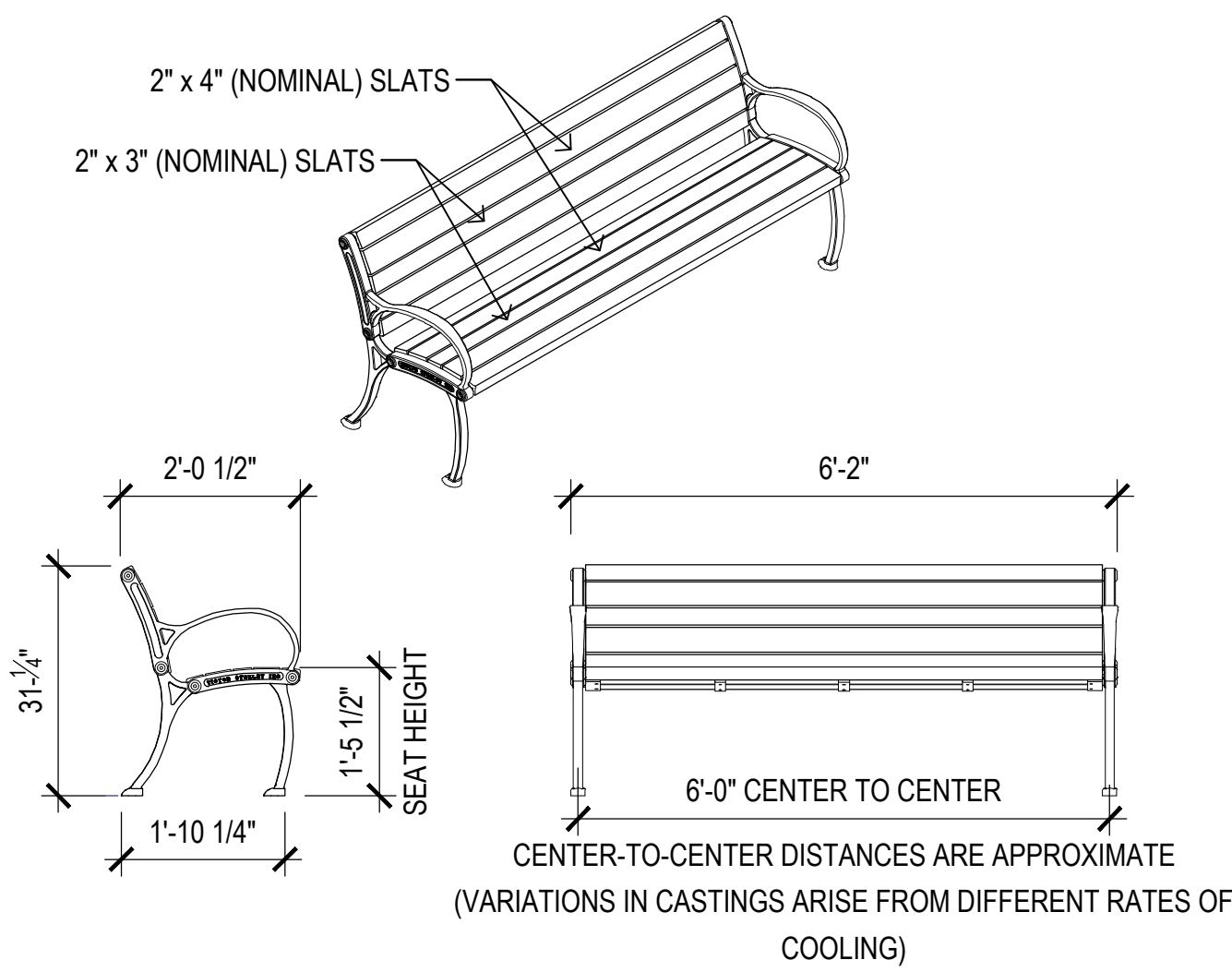


3 Theme Pilaster
SCALE: 1/2"=1'-0"



- NOTES:**
- ALL GATES AND VIEW FENCE TO BE PAINTED DUNN-EDWARDS DEA187 BLACK
 - ANY STEP OR SLOPE IN FENCE PANELS MADE TO ACCOMMODATE CHANGES IN GRADE/ELEVATION WILL NOT RESULT IN ANY VERTICAL OR ANGLED FENCE MEASUREMENT OF LESS THAN 5' FROM THE NEAREST FOOTHOLD TO THE TOP FENCE RAIL.

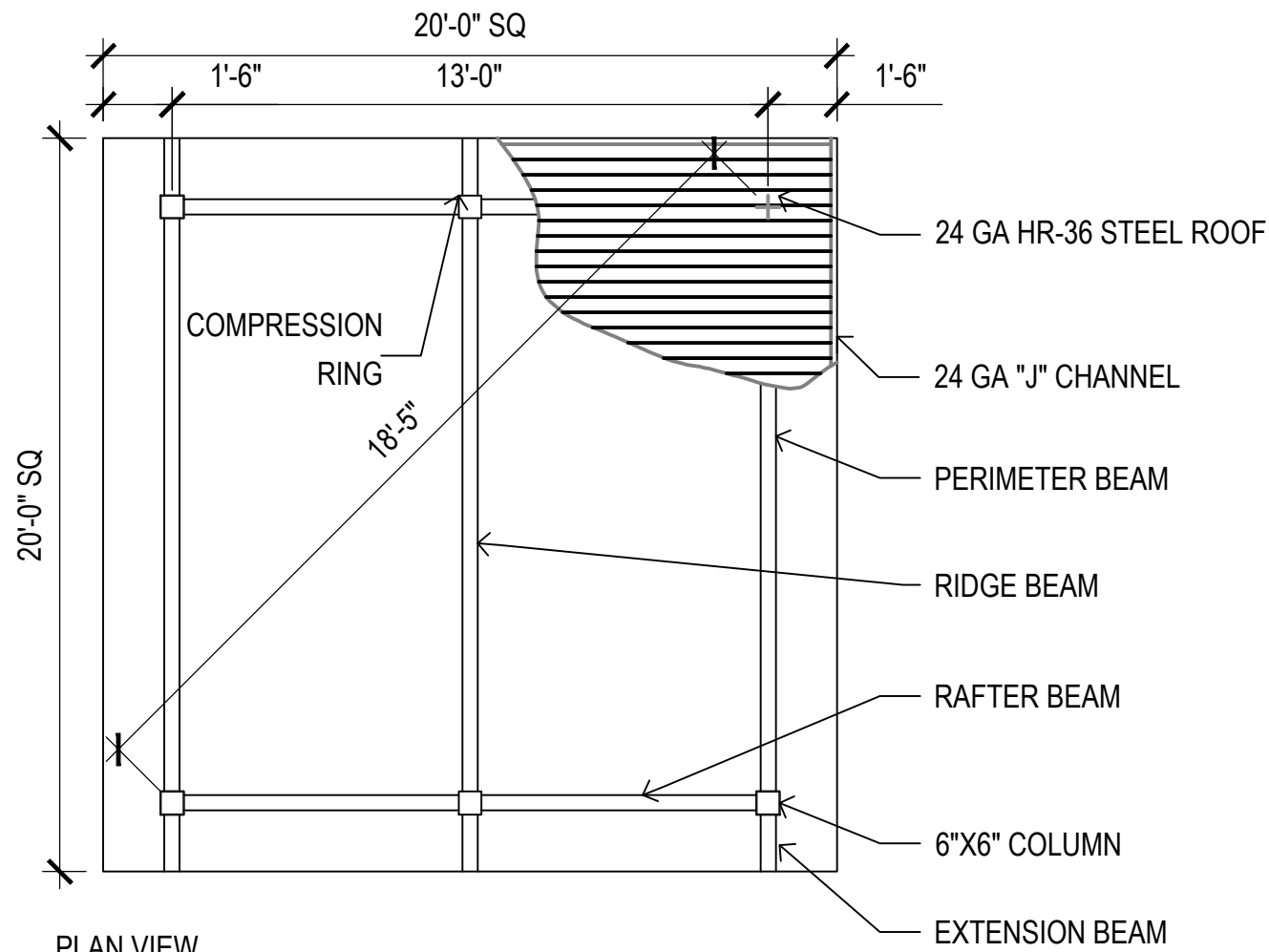
4 Combo Wall / View Fence
SCALE: 1/2"=1'-0"



COMPANY: VICTOR STANLEY OR EQUAL
MODEL: FB-324, 6' BENCH, NO CENTER ARM
OR EQUAL
COLOR: BRONZE
P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

1 Bench

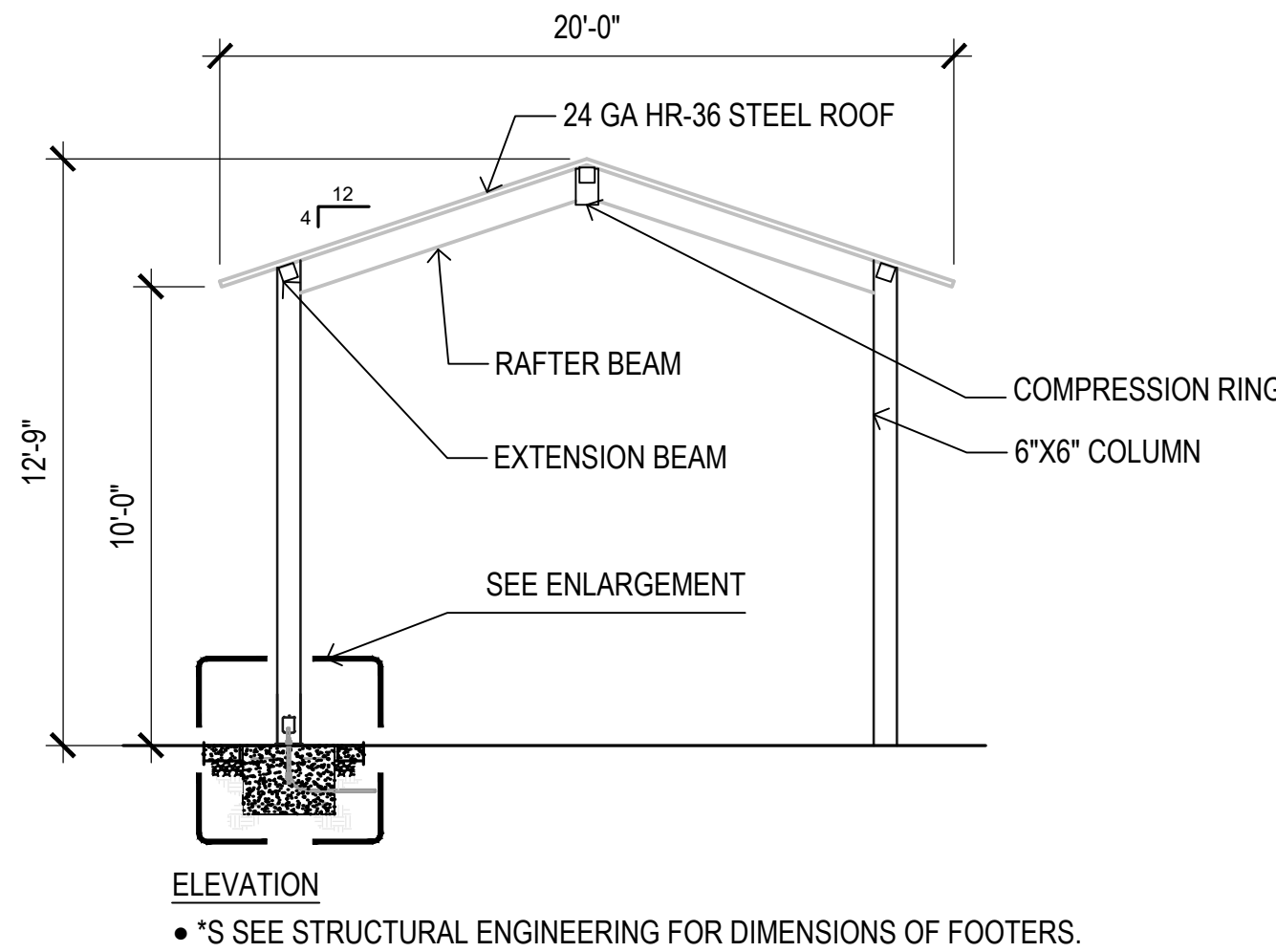
SCALE: 1/2"= 1'-0"



PLAN VIEW
• *S SEE STRUCTURAL ENGINEERING FOR DIMENSIONS OF FOOTERS.

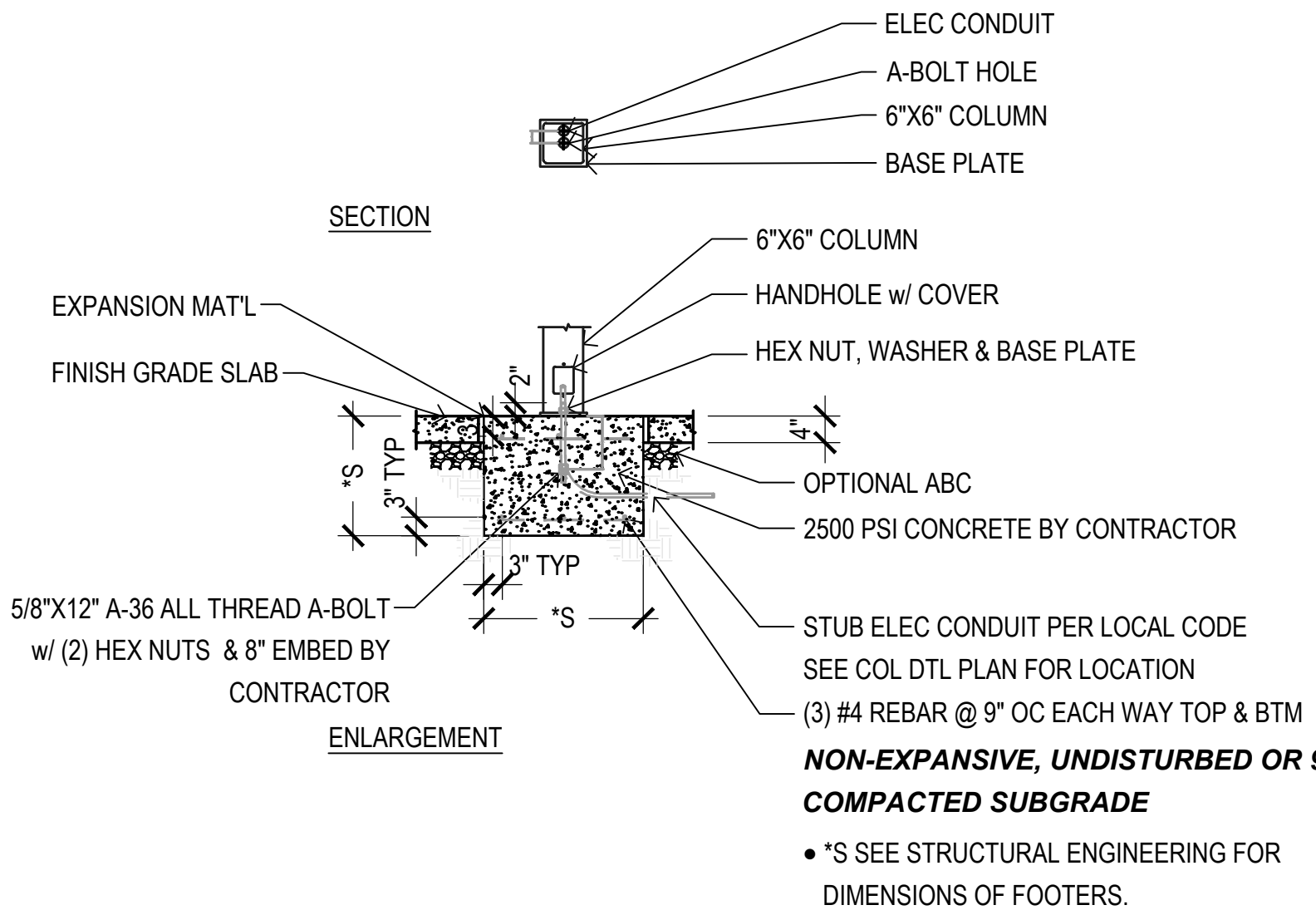
2 20' x 20' Ramada (Plan View)

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



3 20' X 20' (Elevation)

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

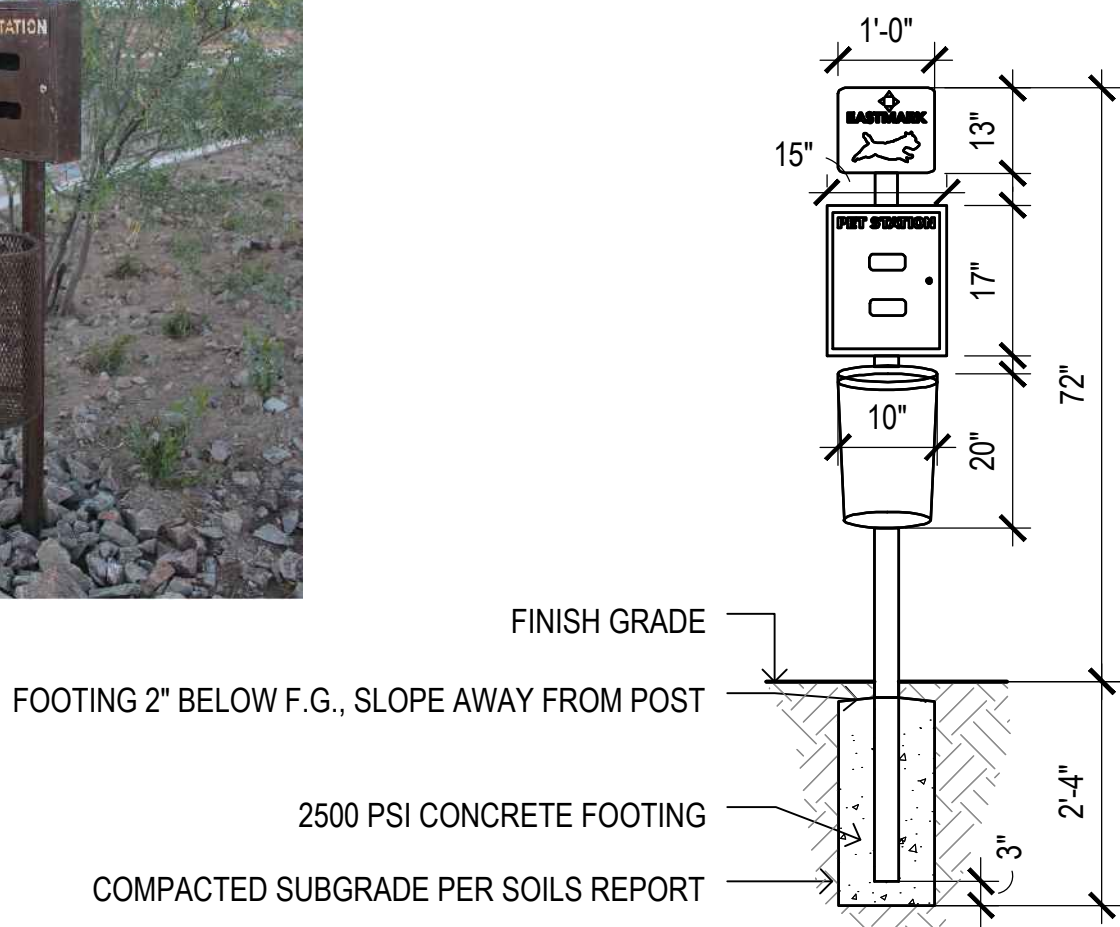


4 Enlargment (Footing)

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



- PET WASTE STATION - REFER TO THE EASTMARK KIT OF PARTS SECTION 8.0 SITE FURNITURE / AMENITIES 8.1 FURNITURE



5 Pet Waste Station

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



COMPANY: PHOENIX PRECAST PRODUCTS
MODEL: PSWR2832 PARK SERIES WASTE RECEPTACLE- (30 GAL CONTAINER)
28" DIAMETER x 32" HEIGHT
COLOR: SAGE
1856 E. DEER VALLEY ROAD PHOENIX, AZ 85024
P: 602-569-6090
WEB SITE: WWW.PHOENIXPRECASTPRODUCTS.COM

6 Trash Receptacle

SCALE: NTS



COMPANY: KAY PARK RECREATION
MODEL: ECG1929 WITH SURFACE MOUNT BASE PLATE
COLOR: BLACK

7 BBQ

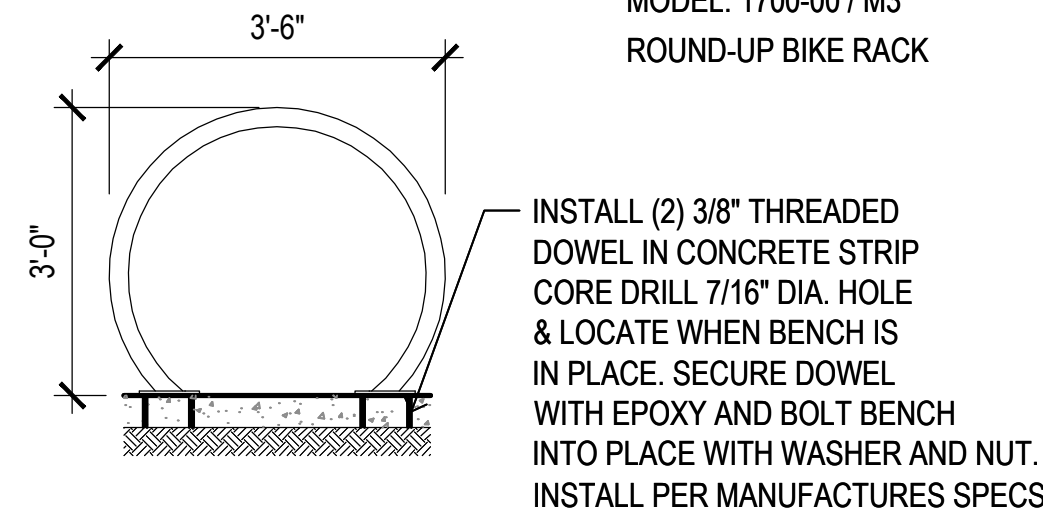
SCALE: NTS

INSTALLATION REQUIREMENTS PER USPS STD-4C

- AT LEAST ONE CUSTOMER MAILBOX COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).
- NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.
- NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" AFF.
- NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.
- THE USPS ARROW LOCK IN THE CARRIER ACCESS DOOR SHALL BE LOCATED BETWEEN 36" AND 48" AFF.

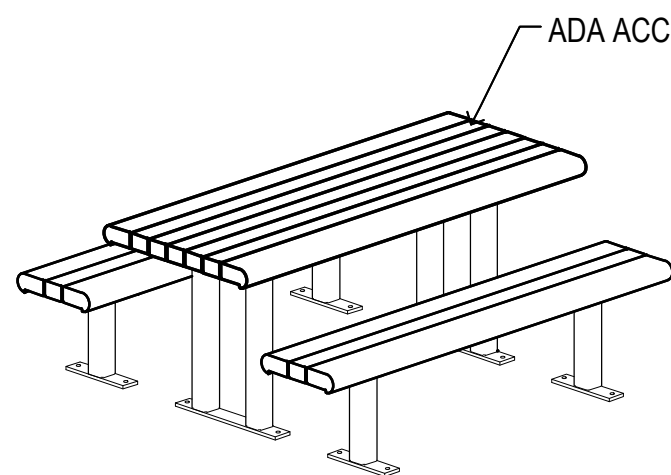


BIKE RACK:
P.W. ATHLETIC MFG. CO.
LOCAL REP:
DAVE BANG ASSOC.
PHONE: 800-456-7903
WEB: WWW.PWATHLETIC.COM
COLOR: POWDERCOAT
BLACK METAL
MODEL: 1700-00 / M3
ROUND-UP BIKE RACK

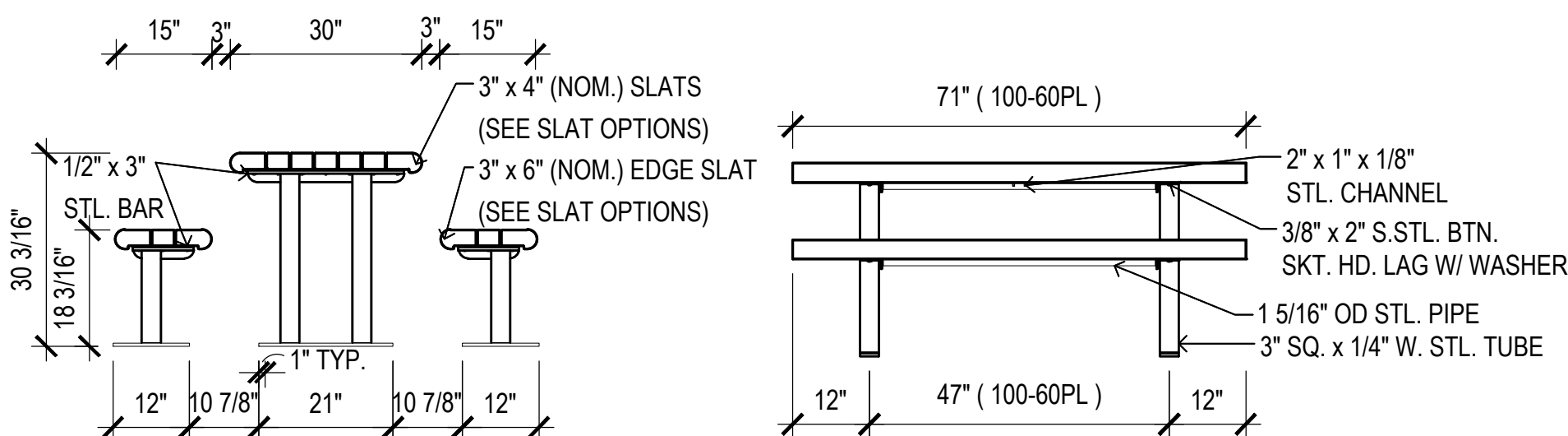


8 Bicycle Racks

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

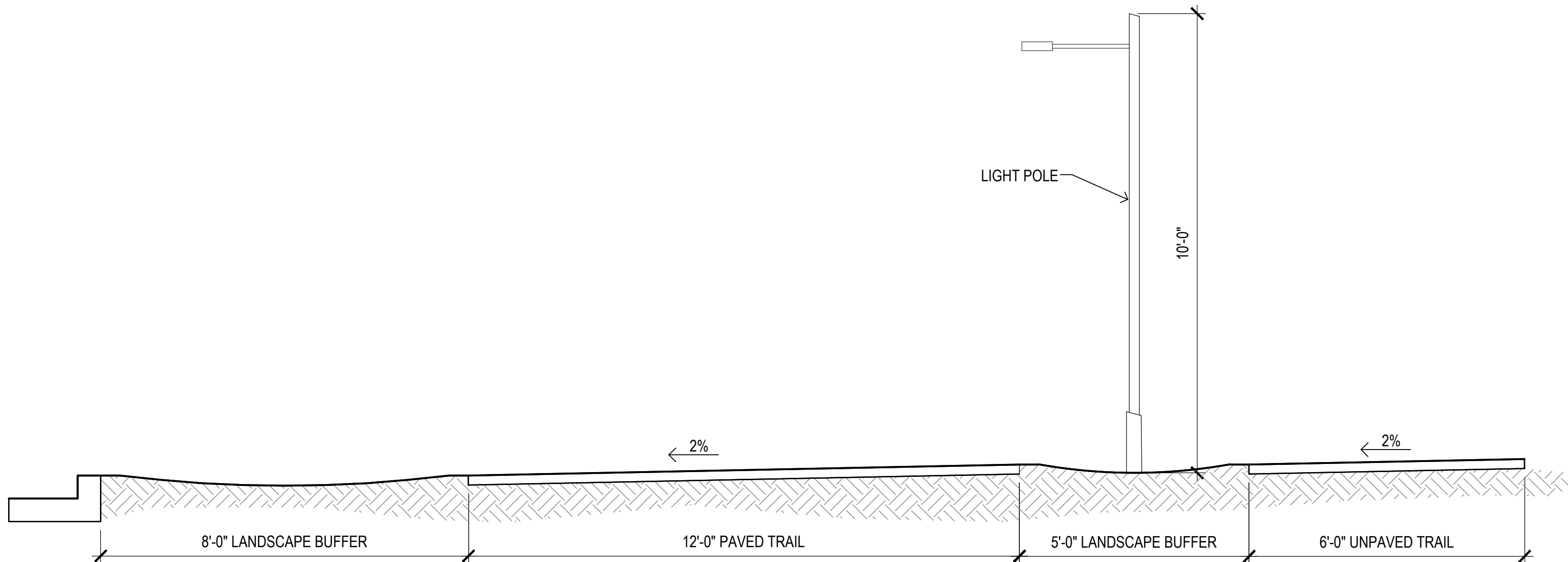


MANUFACTURER:
Dumor, Inc.
MODEL:
TABLE 100
SPECIFICATIONS:
SURFACE MOUNTED TABLE AND BENCHES
POST COLOR: BLACK
PLASTIC COLOR: WALNUT
NO UMBRELLA HOLES
WITH ADA ACCESSIBILITY ON ONE END



9 Picnic Table

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



10 Regional Path

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



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

5 September 2017

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

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

Re: FS17-504; Tierra Rico

Dear Ms. Donaldson

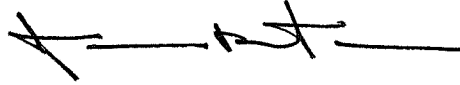
Thank you for the opportunity to comment on the Minor Zoning Amendment and Preliminary Plat for the Tierra Rico Project. The site sits on 79.2 acres of vacant land at the northwest corner of 171st Ave. and Dale Lane, in Surprise AZ. Current zoning under the original pad 05-056 specifies R1-8 and R1-18 single family residential uses for the Project. This rezoning request is to allow for a reduced minimum lot width with the R1-8 Single-Family Residential category while no longer utilizing the R1-18 land use. This will allow for a reallocation of lots and open space within the site layout without increasing the overall lot count. The project will consist of 178 single family residential units for a density of 2.25 du/ac. The site is approximately 1.6 miles outside the Luke AFB Auxiliary Field #1 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Tierra Rico with a density of 2.25 du/ac falls within these guidelines.

This request as stated in the narrative will not negatively impact the flying operations at Luke AFB. Even though Tierra Rico will not be located within the "territory in the vicinity of a military airport," as defined by A.R.S. § 28-8461, it will still be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, appearing to read 'JRM', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

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

From: [Dennis Haley](#)
To: [Heather Donaldson](#)
Cc: [Vanessa Nunez](#)
Subject: CR17-169 Tierra Rico
Date: Tuesday, August 29, 2017 11:33:02 AM
Attachments: [image003.jpg](#)

RE: CR17-169
Tierra Rico
NWC Dale Ln. & 171st Ave.

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

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

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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October 4, 2005

**Nadaburg School
District No. 81**

Superintendent

James H. Nelson

623.888.2911

623.888.2912

623.888.2913

Business Manager

Sara DiPasquale

623.888.2911

623.888.2912

Governing Board

Sandra Wolk, President

Arthur H. Hume

Robert C. Jones

Eric L. McFarlin

Debra E. Miller

22917 Carver Street

Waukegan, IL 60059-0346

Telephone: 623.888.2911

623.888.2911

623.888.2915

Nadaburg Elementary

Principal

Bill Collier

623.888.2911

623.888.2912

Assistant Principal

Jerry Smith

623.888.2911

623.888.2912

1401 West Drive North Road

Waukegan, IL 60059-0346

623.888.2911

To Whom It May Concern:

This will confirm that the Nadaburg School District No. 81 has been contacted by a representative of the proposed Tierro Rico residential development at 171st Avenue and Dale Lane.

The owner/developer will enter into an agreement with the school district, on terms yet to be determined, prior to the property being finally platted.

Sincerely,

Sara DiPasquale

Sara DiPasquale

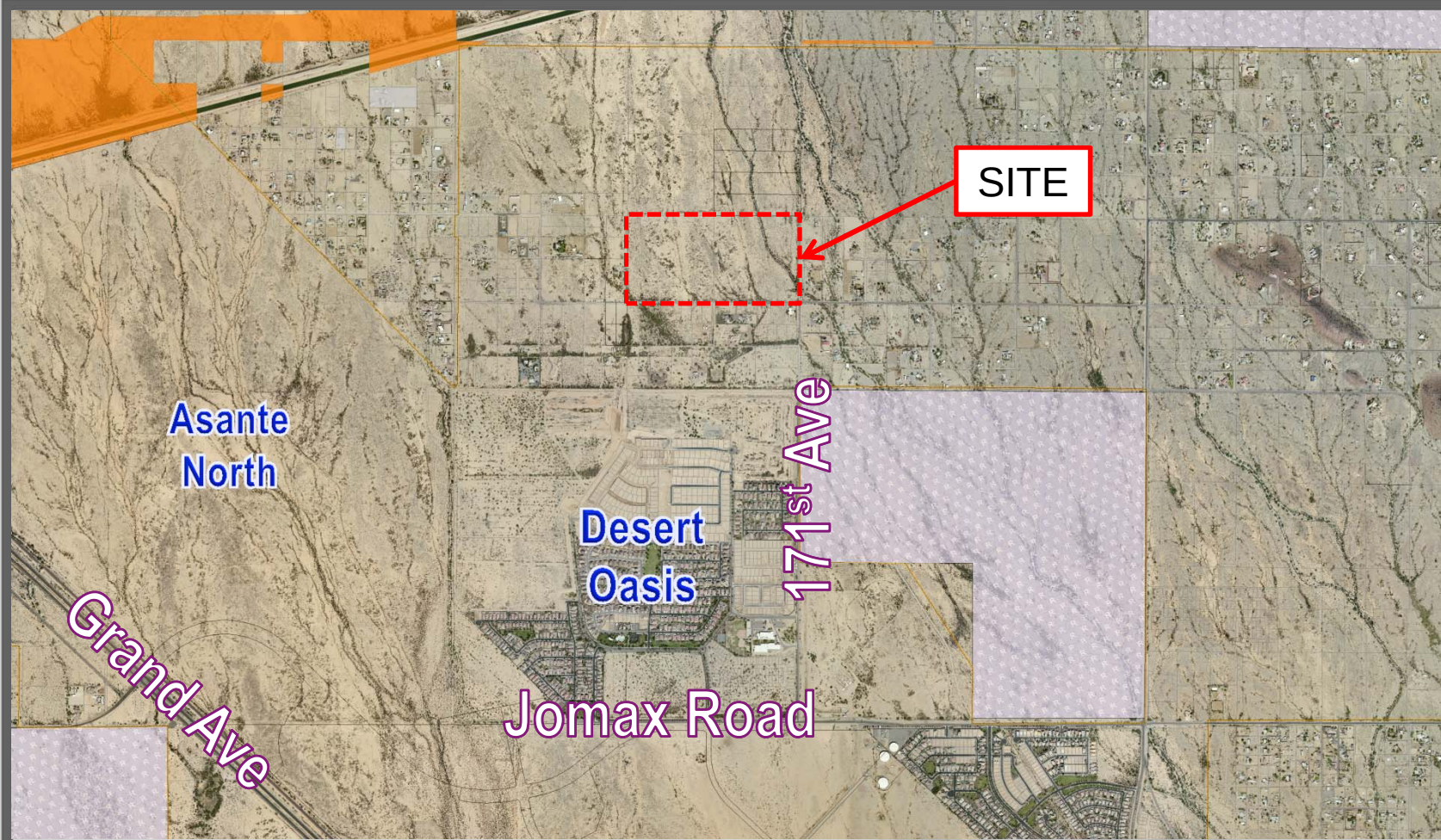
Business Manager



FS17-504

Tierra Rico

Planning and Zoning Commission
June 21, 2018



Vicinity Map

Vistas
Montaña

Sierra
Norte

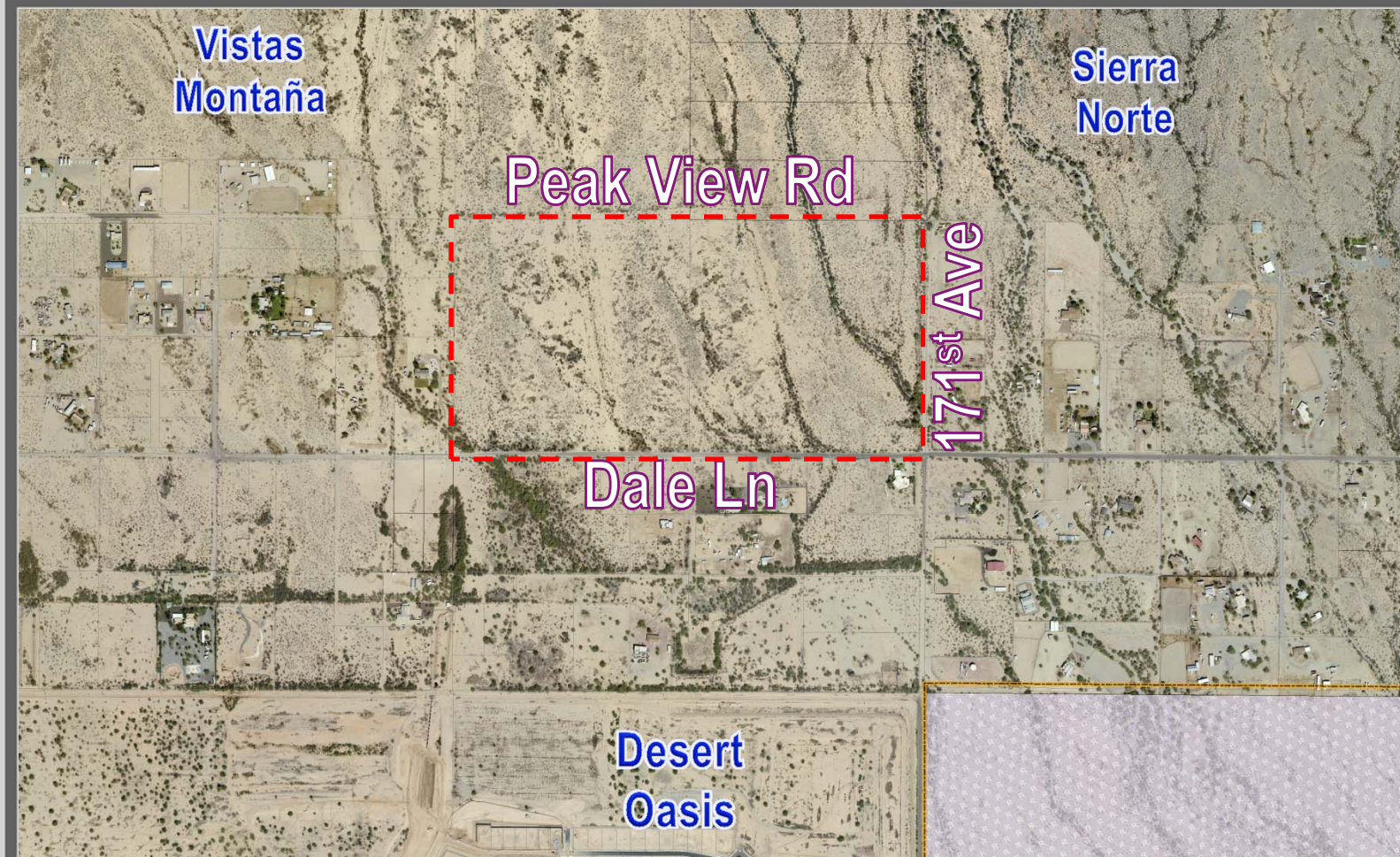
Peak View Rd

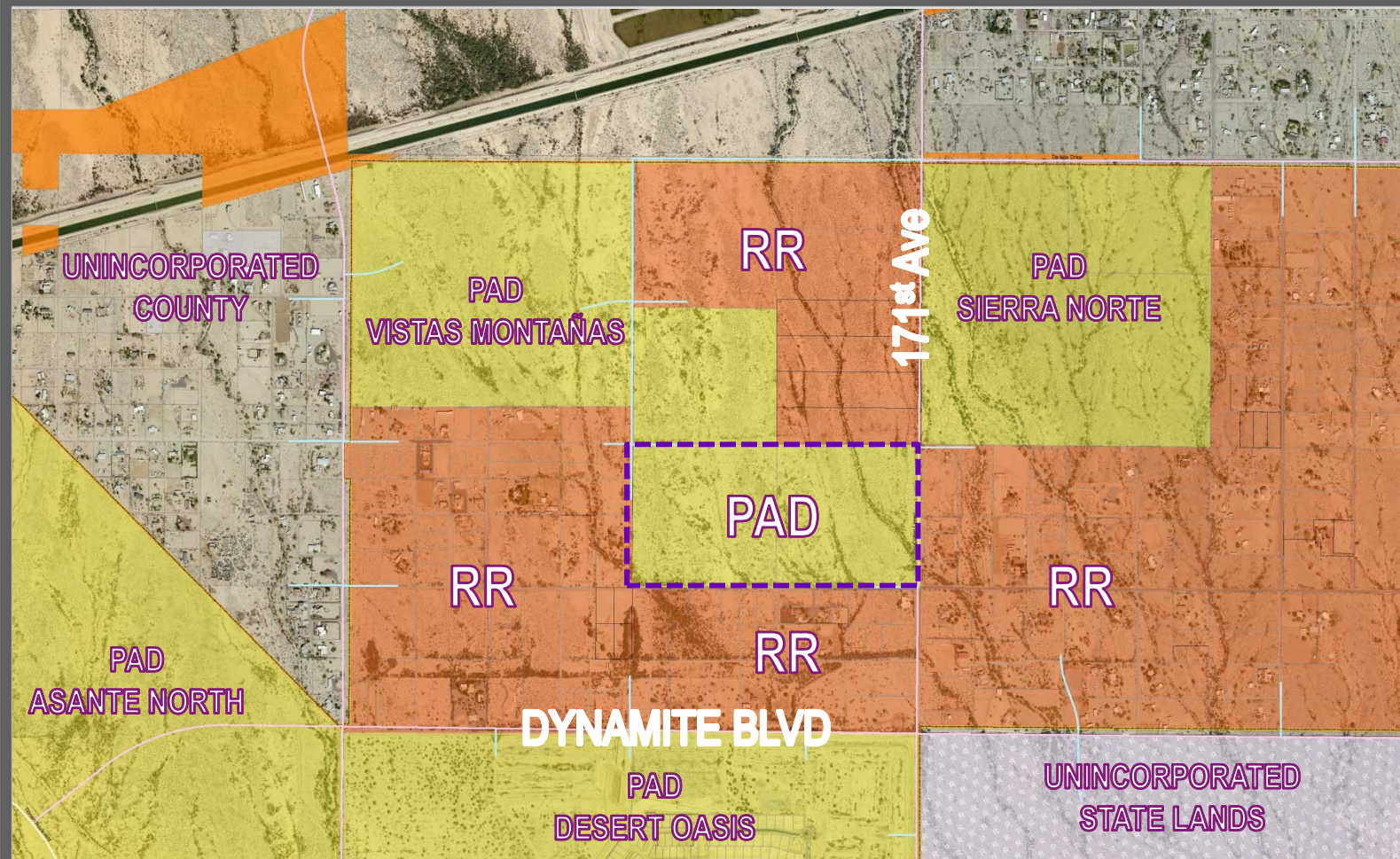
171st Ave

Dale Ln

Desert
Oasis

Vicinity Map



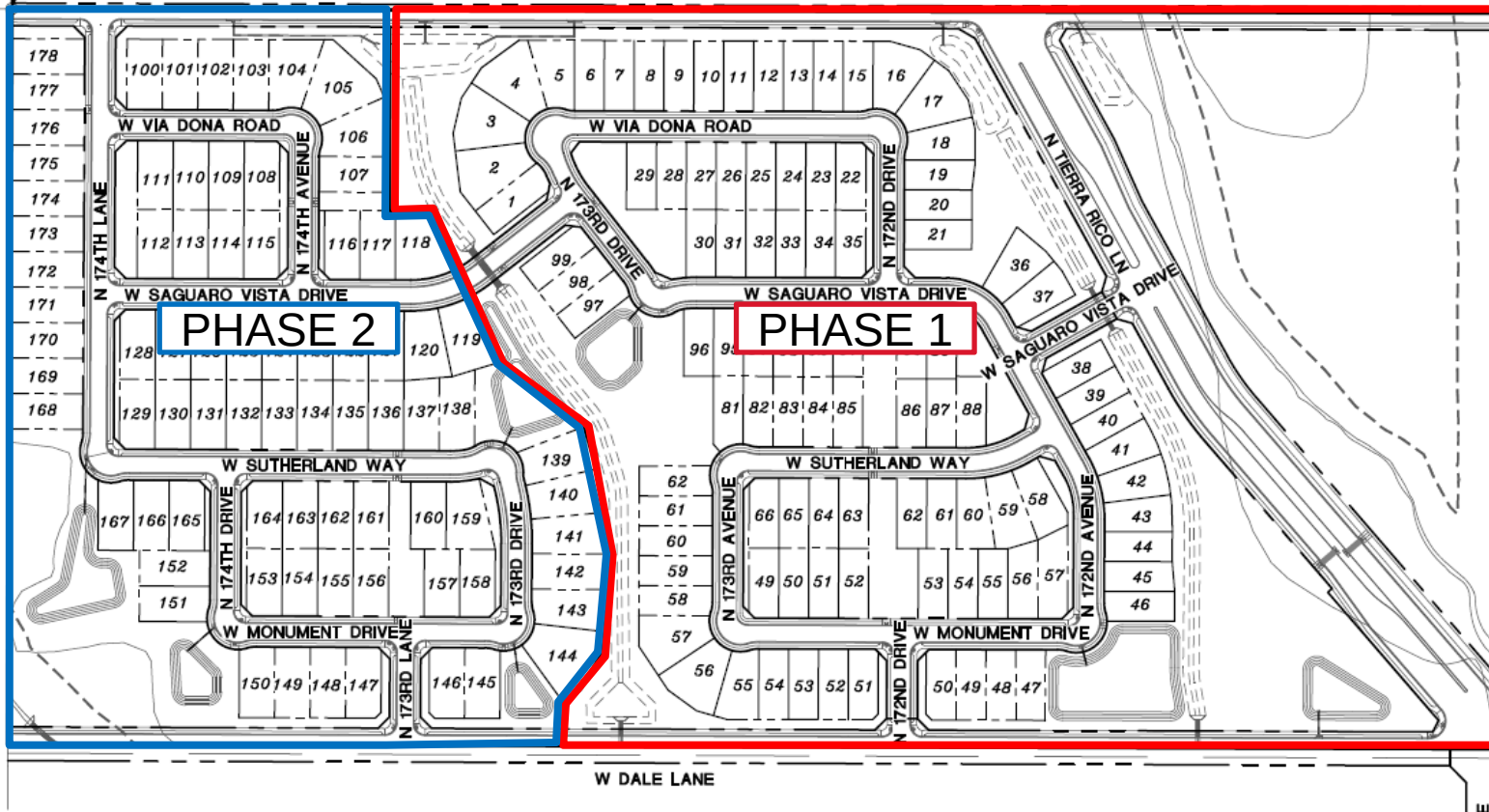


Surrounding Zoning

CENTER OF SECTION
SECTION 26, T5N, R2W
FOUND REBAR W/ CAP
#12451

SECTION 26, T5N, R2W
FOUND 2-1/2" G.L.O. BRASS CAP
STAMPED 1/4, S25, S26,
DATED 1916, UP 0.6'±

W PEAK VIEW ROAD



PHASE 2

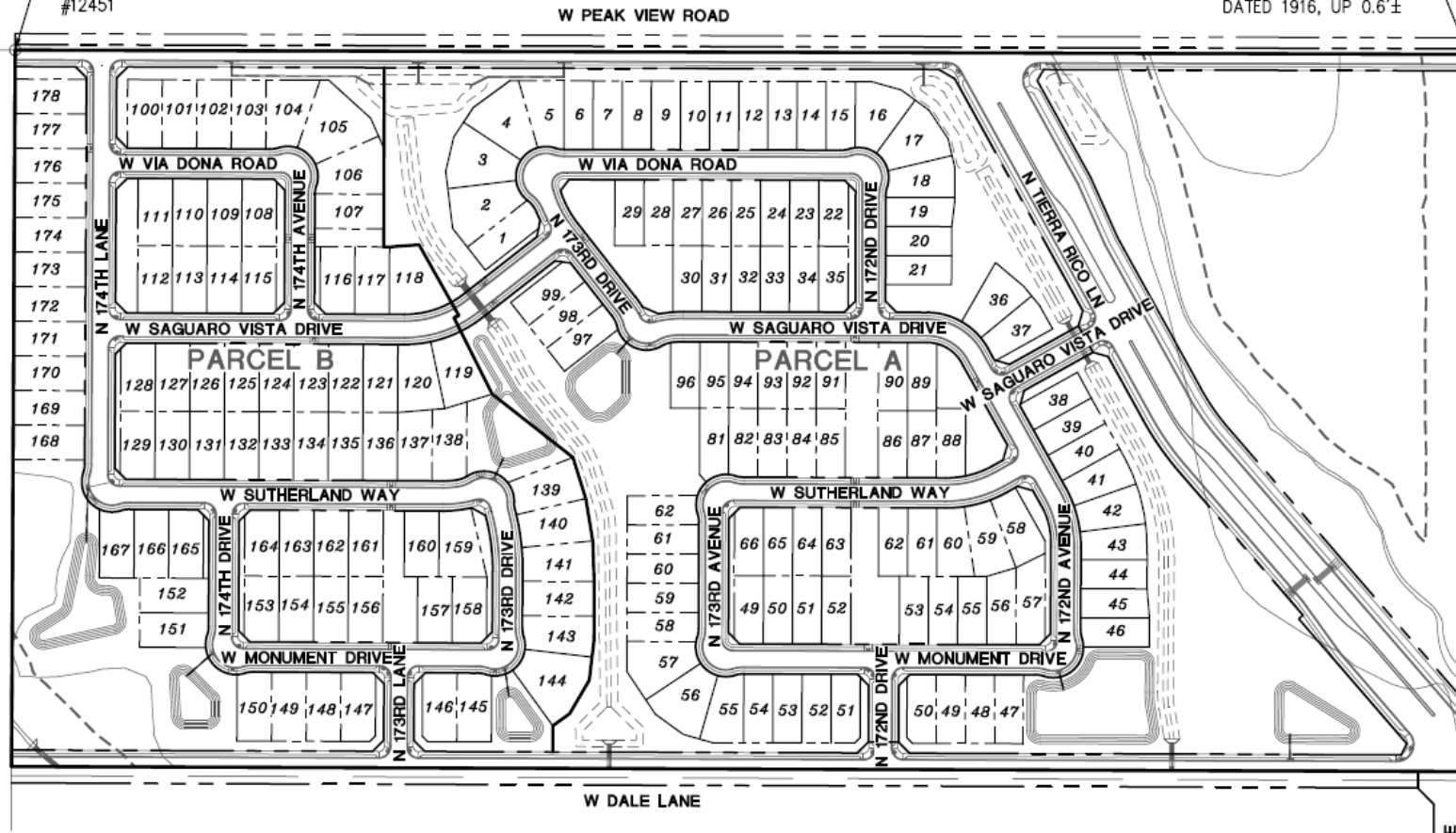
PHASE 1

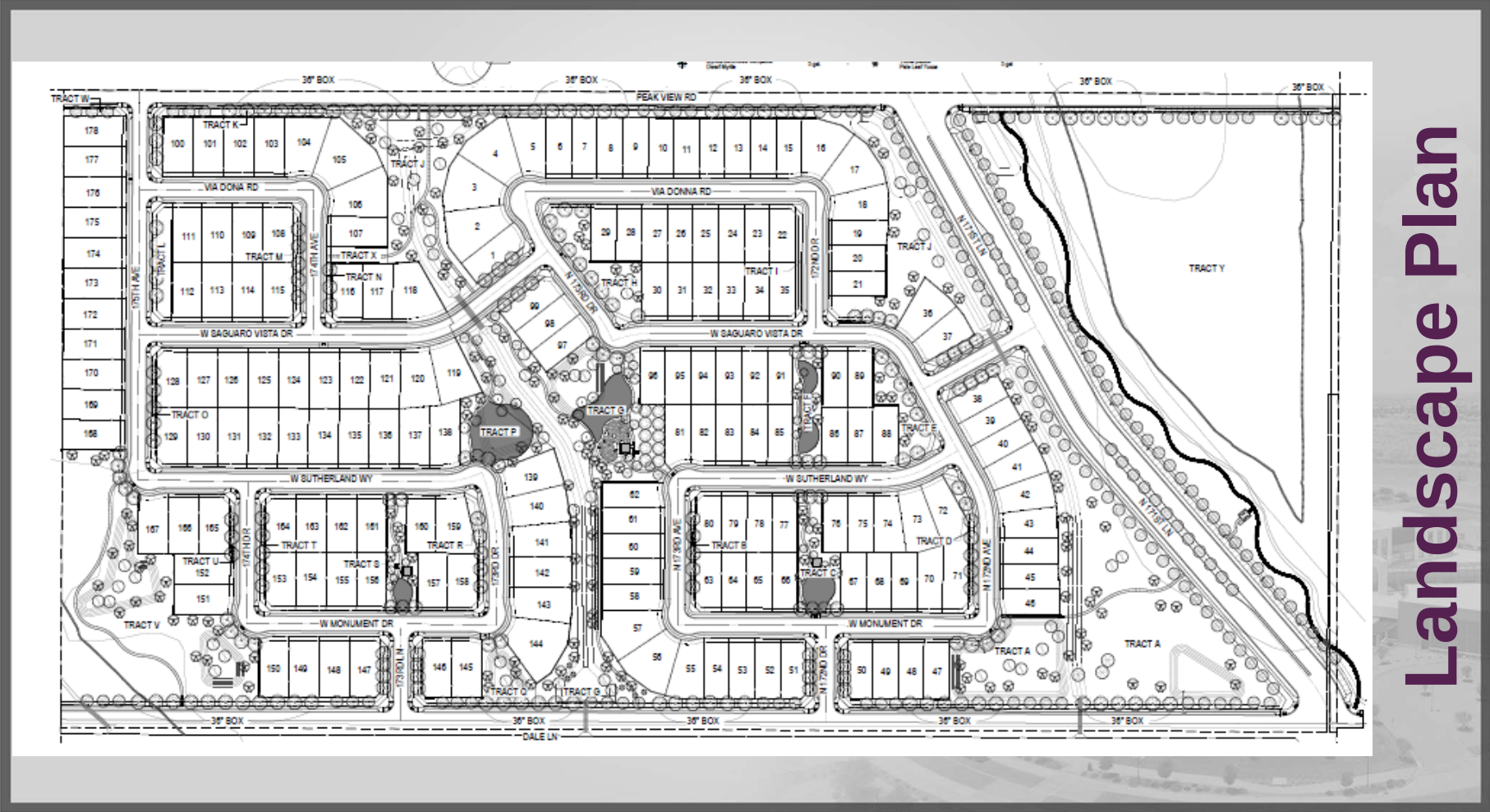
Phasing Plan

CENTER OF SECTION
SECTION 26, T5N, R2W
FOUND REBAR W/ CAP
#12451

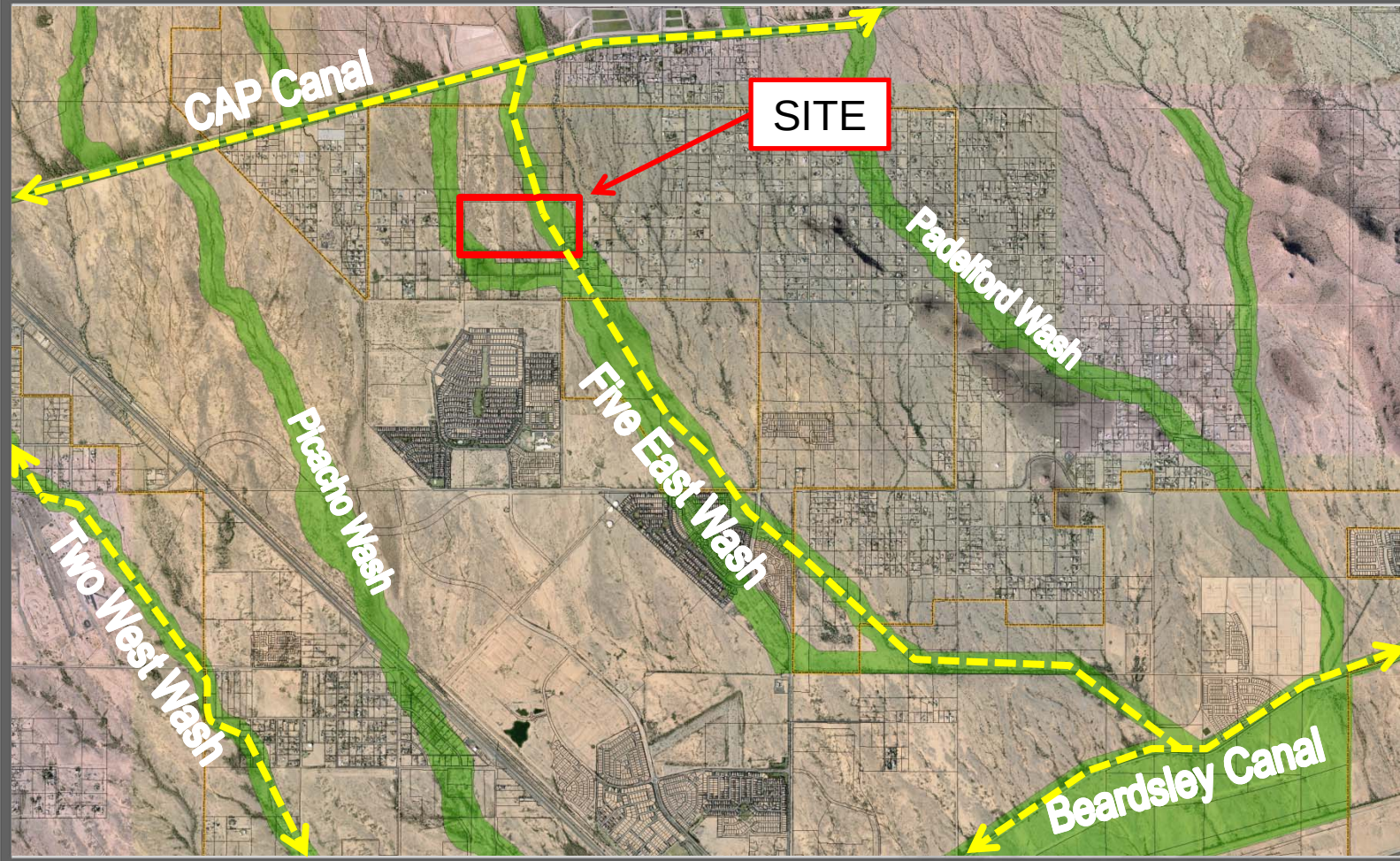
SECTION 26, T5N, R2W
FOUND 2-1/2" G.L.O. BRASS CAP
STAMPED 1/4, S25, S26,
DATED 1916, UP 0.6'±

Preliminary Plat



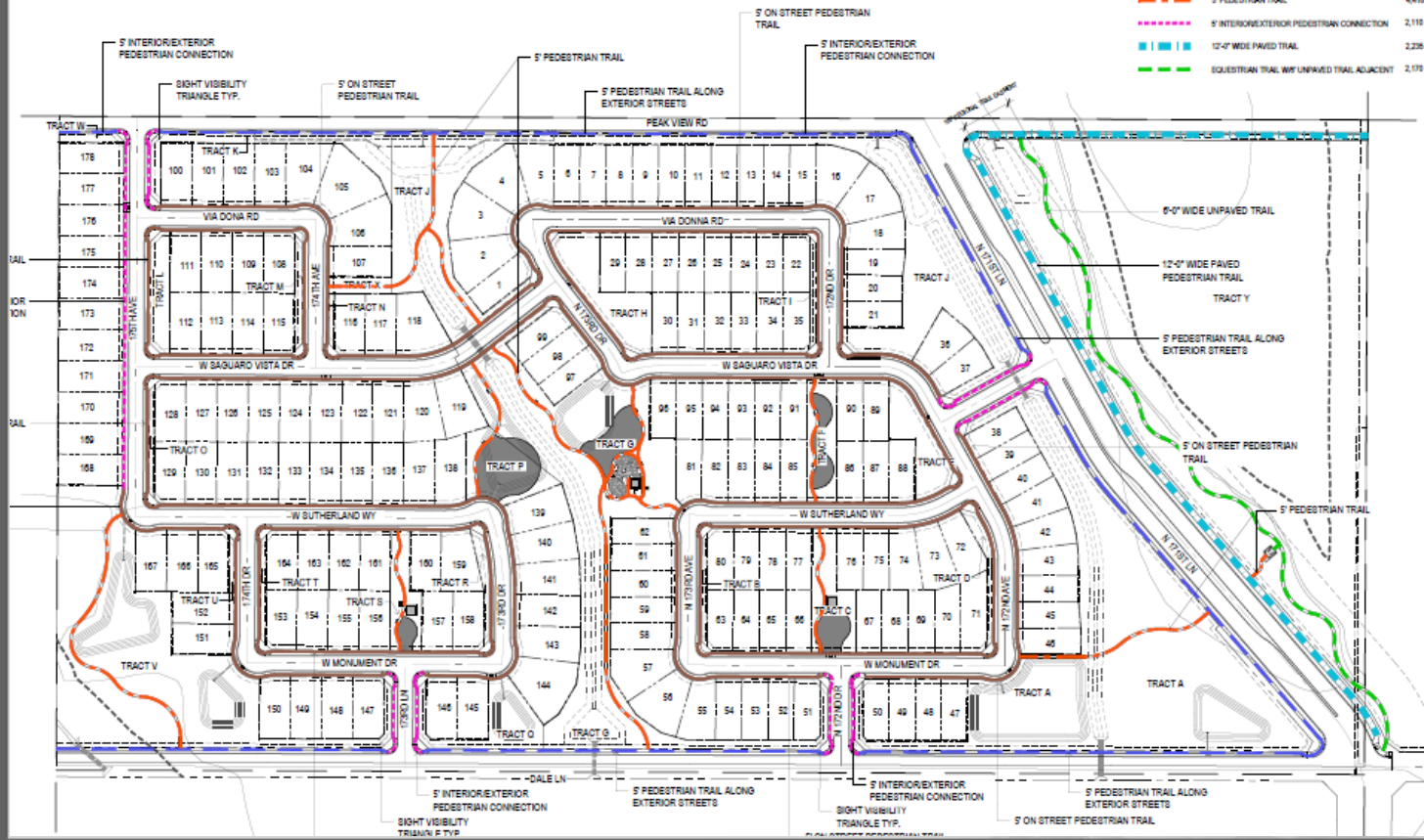


Landscape Plan



Parks & Recreation Master Plan

SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	14,628 LF
	5' PEDESTRIAN TRAIL ALONG EXTERIOR STREETS	7,736 LF
	5' PEDESTRIAN TRAIL	4,418 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	2,115 LF
	12'-0" WIDE PAVED TRAIL	2,226 LF
	EQUESTRIAN TRAIL W/ UNPAVED TRAIL ADJACENT	2,175 LF



Pedestrian Circulation





- KEYNOTES**
- 1 LANDSCAPE AREA
 - 2 20' x 20' SHADE STRUCTURE
 - 3 5' CONCRETE SIDEWALK
 - 4 TOT LOT AREA
 - 5 THEME WALL
 - 6 COMBO WALL / VIEW FENCE
 - 7 THEME PILASTER
 - 8 BENCH
 - 9 PICNIC TABLE
 - 10 TURF AREA WITH CONCRETE HEADER
 - 11 BIKE RACKS
 - 12 PET WASTE DISPOSAL

TIERRA RICO

Amenity Area

plan scale 1:20
date: 12.12.17

andersonbaron
plan · design · activate
50 N. MCCLELLAN DRIVE, SUITE 100
CHANDLER, ARIZONA 85226
PH 480.400.7855 FAX 480.400.7856

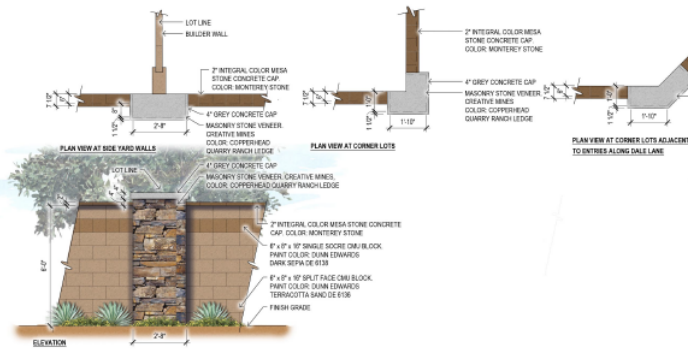
Amenity Areas



1 Entry Monument Sign Wall
SCALE: 1/2"=1'-0"



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



3 Theme Pilaster
SCALE: 1/2"=1'-0"



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

andersonbaron
ARCHITECTS
P.L.L.C.
1000 N. CENTRAL AVENUE, SUITE 800
CHANDLER, ARIZONA 85226
PH: 480.955.7956
FAX: 480.955.7956



Tierra Rico
NWC Dale Lane and 17th Avenue
Subarea/Parcel 00207
Construction Details

REVISIONS	DATE	DESCRIPTION
1	12/18	Initial Design
2	12/18	Revised Design
3	12/18	Final Design

LA6.1
sheet 24 of 25

Wall Plan

STAFF RECOMMENDATION

Staff Recommendation:

- Recommend Approval to the City Council subject to Stipulations 'A' and 'B'





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

June 21, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 21, 2018	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	Planning & Zoning	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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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):