



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, February 1, 2024 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the January 18, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 4 | Consideration and action regarding a Use-Only Conditional Use Permit (CUP) for a dual licensee marijuana facility use located near the northwest corner of Bell Road and Dysart Road on a vacant 1.11 acres parcel zoned Community Commercial (C-2). FS23-0512 | Chris Sexton
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--------------------------|
| 3. | District 1 | Consideration and action pertaining to the approval of the Preliminary Plat entitled "Unit Q – 5 Packs – Phase 3 – Toll at Prasada", dated November 15, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS23-0840. | Community
Development |
|----|------------|--|--------------------------|

- G. Other Business and Future Agenda Items

- H. Executive Session

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

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

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information

except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

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

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Wednesday, January 24, 2024 @ 3:30 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: February 1, 2024

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the January 18, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the January 18, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 01-18-2024 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 18, 2024 / 6:00 PM

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

CALL TO ORDER.

Chair Holland 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 January 18, 2024.

A. ROLL CALL

In attendance were, Commissioner Dennis Bash, Vice Chair Ken Chapman, Chair Jared Holland and Commissioner Mitchell Rosenbaum. Commissioner Jay Leonard, Commissioner Matthew Keating and Commissioner Dennis Smith had excused absences.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Chris Sexton, Current Planner; Michelle Espie, Administrative Specialist; and Patricia Rademacher, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Pat Pfeiffer, Sun City West, AZ- Online comment submission form was read into the record. The comment form discussed how to use and fix any leaks.

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the January 04, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the January 04, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Rosenbaum seconded the motion. Motion passed with 4 votes in favor.

Item 2 – Internal – Consideration and action to approve or disapprove the January 04, 2024, Planning and Zoning Commission Executive Session Meeting Minutes.

Vice Chair Chapman made a motion to approve the January 04, 2024, Planning and Zoning Commission Executive Session Meeting Minutes. Chair Holland seconded the motion. Motion passed with 4 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 3 – District 4 – Consideration and action regarding a Use-Only Conditional Use Permit (CUP) for a dual licensee marijuana facility use located near the northwest corner of Bell Road and Dysart Road on a vacant 1.11 acres parcel zoned Community Commercial (C-2). FS23-0512

Request from applicant to continue this agenda item to the February 01, 2024, meeting.

Commissioner Bash motioned to continue case FS23-0512, a Use-Only CUP for Bella Fiesta Pad B, subject to stipulations 'a' through 'c' as outlined in the staff report. Vice Chair Chapman seconded the motion. Motion passed with 4 votes in favor.

Item 4 – District 4 – Consideration and action regarding a Comprehensive Sign Program (CSP) for the NWC Dysart and Bell aka Bella Fiesta, located at the northwest corner of Bell Road and Dysart Road, zoned Community Commercial (C-2). FS23-0673

Chris Sexton, Current Planner, presented item 4 to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Commission discussed the number of proposed signs and sign spacing. Vice Chair Chapman expressed he felt it was excessive.

Commissioner Bash motioned to approve the Comprehensive Sign Program for NWC Dysart and Bell, subject to stipulations 'a' and 'b' as outlined in the staff report. Vice Chair Chapman seconded the motion. Motion passed with 4 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 6:10 pm

Jared Holland
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: _____
Michelle Espie, Administrative Specialist

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: February 1, 2024 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Use-Only Conditional Use Permit (CUP) for a dual licensee marijuana facility use located near the northwest corner of Bell Road and Dysart Road on a vacant 1.11 acres parcel zoned Community Commercial (C-2). FS23-0512

Motion:

I move to approve case FS23-0512, a Use-Only CUP for Bella Fiesta Pad B, subject to stipulations 'a' through 'd' as outlined in the staff report.

Background:

The subject request involves a Use-Only CUP for the Bella Fiesta Pad B for an approximate 3,009 square foot dual licensee marijuana facility located near the northwest corner of Bell Road and Dysart Road on a vacant 1.11 acres parcel.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS23-0512 Bella Fiesta Pad B - Use Only CUP - Staff Report
2. 01-FS23-0512 Bella Fiesta Pad B - Use Only CUP - Vicinity Map
3. 02-FS23-0512 Bella Fiesta Pad B - Use-Only CUP - Zoning Map
4. 03-FS23-0512 Bella Fiesta Pad B - Use Only CUP - Conceptual Site Plan

5. 04-FS23-0512 Bella Fiesta Pad B - Use Only CUP - Conceptual Elevations
 6. 05-FS23-0512 Bella Fiesta Pad B- Use Only CUP - Citizen Participation Report
 7. 06-FS23-0512 Bella Fiesta Pad B - Use Only CUP - Affidavit of Sign Posting and Photos
 8. 07-FS23-0512 Bella Fiesta Pad B - Use Only CUP - Letter of Opposition
 9. FS23-0512 Bella Fiesta Pad B - Use-Only CUP - Presentation
-

USE-ONLY CUP

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0512

Project Name: Bella Fiesta Pad B – Use-Only CUP

Council District: 4 - Mulberry

Meeting Date: February 1, 2024

Planner: Chris Sexton, Planner II

Owner: NWC Dysart & Bell, LLC

Applicant: Lindsay Schube with Gammage and Burnham, PLC

Request: Use-Only Conditional Use Permit (CUP) for a dual licensee marijuana facility

Site Location: Generally located near the northwest corner of Bell Road and Dysart Road

Site Size: 1.11 acres (approx.)

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

Support/Opposition: One (1) letter of opposition is attached.

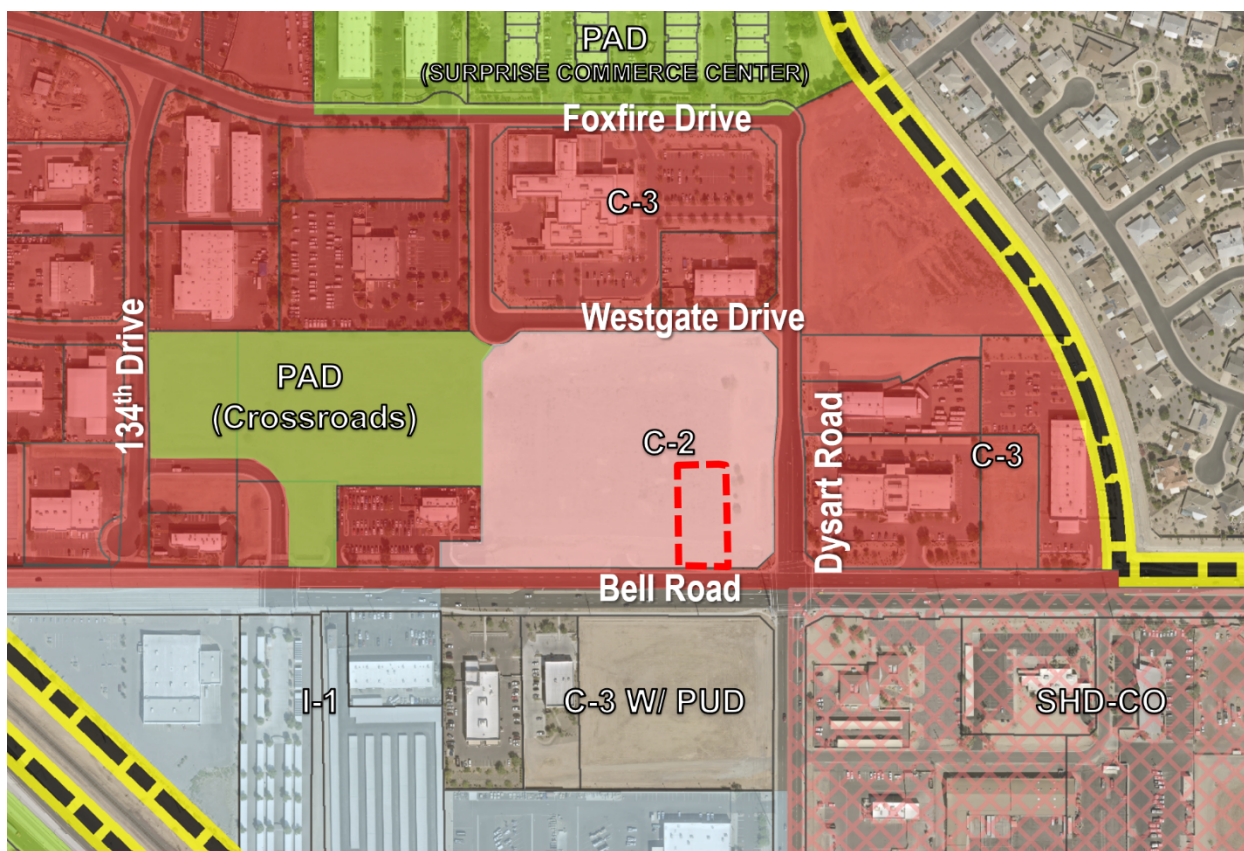
Staff Recommendation: Staff recommends the Commission **approve** the subject Use-Only CUP, case FS23-0512, subject to stipulations 'a' through 'd'.

PROJECT DESCRIPTION:

The subject request involves a Use-Only CUP for an approximately 3,000 square foot dual licensee marijuana facility located near the northwest corner of Bell Road and Dysart Road on an approximate 1.11 acre vacant parcel.

EXISTING ZONING:

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



Regional Commercial (C-3)	Regional Commercial (C-3)	Regional Commercial (C-3)
Crossroads PAD	Community Commercial (C-2)	Regional Commercial (C-3)
Light Industrial (I-1)	Regional Commercial with PUD (C-3 with PUD)	Surprise Heritage District Commercial Overlay (SHD-CO)

BACKGROUND:

May 23, 1996: The subject parcel was annexed into the City under Ordinance 96-08.

September 20, 2022: The Mayor and City Council approved a Zone Change from C-3 to C-2 under case FS22-0438, on the subject parcel.

March 9, 2023: A Concept Review meeting was held under case, CR23-0165.

June 23, 2023: The applicant submitted the Use-Only CUP under the subject case.

September 5, 2023: City Council approved the Final Plat to split one (1) 10-acre vacant parcel into five (5) parcels under case, FS22-1224.

September 19, 2023: The applicant submitted for the Zone Text Amendment to remove an existing development standard to reflect the Arizona Revised Statutes.

February 1, 2024, Planning and Zoning Commission
Case: FS23-0512 Bella Fiesta Pad B - Use-Only CUP
Page 2 of 9

January 16, 2024: The Mayor and City Council approved the Zone Text Amendment to remove an existing development standard to reflect the Arizona Revised Statutes under Ordinance 2024-02.

January 18, 2024: The applicant requested that the item be continued to the next Planning and Zoning Commission (February 1, 2024) as the business owner had experienced an unexpected conflict.

ANALYSIS AND DISCUSSION:

The subject request involves the approval of a Use-Only CUP for a dual licensee marijuana facility.

Evaluative Criteria

The granting of a Use-Only Conditional Permit requires compliance with the regulations and evaluative criteria as specified in the applicable code, in this case the LDO. Sections 102-6.2 and 106-10.27 of the LDO sets forth the criteria for CUPs and requirements for marijuana facilities that fall under the LDO's jurisdiction. The criteria for the CUP and requirements for a marijuana facility as stated in the LDO are as follows, with commentary following each section as appropriate:

Below are the use requirements from Section 102-6.3(A) of the LDO for a dual licensee marijuana facility:

A. Location and character of the use shall not burden or conflict with the established uses of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way.

Commentary: The use designation for this property is Community Commercial (C-2) and is surrounded by properties with the same land use designation. The proposed use will be located either in a stand-alone pad building or in a suite within a pad building in the greater Bella Fiesta commercial center. Direct access to the site is provided from Bell Road and indirect access from Dysart Road.

B. The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the City;

Commentary: The proposed use will not impair the integrity or character of the community, nor shall it be detrimental to the public health, safety or general welfare of the City. The proposed use is a legal use within a commerce center. In November of 2010, Arizona voters approved Prop 203 which allows for the legal use of marijuana for medical purposes. On November 3, 2020, Arizona residents voted to allow the recreational use of limited amounts of marijuana by adults. In doing so, the voters signaled their view that Arizona's well-regulated medical marijuana system has been a safe and healthy endeavor. There are no significant public safety issues or detrimental effects from these establishments.

C. The proposed use shall conform to the goals and policies of any specific district or

plans for the area;

Commentary: The project is not located within a specific district or planned area.

D. The proposed use shall conform to any applicable Use Specific Standards outlined in **Article 10, Chapter 106** of this Ordinance;

Commentary: The proposed use conforms to the applicable Use Specific Standards in Article 10, more specifically Chapter 106-27 Marijuana facility uses of the LDO as shown in this staff report.

D. The proposed use shall conform to the development standards of the zoning district and shall take into account the following factors:

- a. Site and building design;
- b. Sensitivity to existing natural features;
- c. Volume or character of traffic;
- d. Circulation patterns;
- e. Connectivity;
- f. Parking and loading;
- g. Screening and buffering of uses;
- h. Landscaping;
- i. Exterior lighting;
- j. Signage;
- k. Stormwater retention and drainage;
- l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
- m. A demonstrated need for such use.

Commentary: The site is part of a larger commercial development that received Final Plat approval on September 5, 2023. The site and building design of the proposed use will be architecturally compatible with other buildings within the commerce center. There are no existing natural features on the site. The volume and character of traffic is typical for a commerce center. A Traffic Impact Assessment (TIA) was prepared by Civil Group for future retail uses in the overall commerce center. The TIA was submitted to the City for review by the Transportation Department for the entire commerce center and was approved therefore no additional traffic studies are necessary for Parcel B. Parking, loading, landscaping and exterior lighting will be reviewed under the Site Plan. Signage will be reviewed against the proposed Comprehensive Sign Plan. Currently, there are no marijuana facilities located within the City of Surprise and at only 156 licenses available in the State of Arizona for marijuana facilities, there will not be an over concentration of the facilities anywhere in the State of Arizona.

E. The proposed use shall have adequate ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to emergency service access;

Commentary: The proposed use is located within a commerce center. There is direct access from Bell Road and indirect access from Dysart Road. The Site Plan will be reviewed by the City's Fire Prevention Department to ensure the emergency access will

144 be accommodated.

145 F. Adequate utilities, access roads, drainage sanitation; and/or,

146 **Commentary:** The proposed use is located within a commerce center that was recently
147 approved therefore will be providing adequate utilities, access roads and drainage
148 sanitation.

149 G. Necessary facilities will be provided and the use will not contribute toward an
150 overburdening of municipal services;

151
152 **Commentary:** All required landscaping and improvements for the facility will be provided by
153 the developer and the retail use will not contribute to an overburdening of municipal services.
154

155 Below are the Use Specific Standards as listed in Section 106-10.27 Marijuana facility uses
156 of the LDO.

157 A. All marijuana facility uses shall comply with laws pursuant to Arizona Revised
158 Statutes and all regulations issued by the DHS. The following provisions will not
159 be construed as permitted any use or act which is otherwise prohibited or made
160 punishable by law.

161
162 **Commentary:** The facility will comply with laws pursuant to ARS and all regulations issued
163 by the DHS.
164

165 B. Any marijuana facility shall meet the following requirements:

166
167 1. Be located in a permanent building and may not be located in a trailer, cargo,
168 container, storage unit, or motor vehicle.
169

170 **Commentary:** The proposed use will be in a permanent building that is proposed to be
171 approximately 3,000 square feet in area. The applicant will submit a Site Plan application for
172 staff to review the site, building and elevations for the proposed use.
173

174 2. The business location shall not exceed a maximum of two thousand five
175 hundred (2,500) gross square feet, except that a co-located medical marijuana
176 dispensary and marijuana retail establishment operated by a dual licensee
177 may be a maximum size of five thousand (5,000) gross square feet.

178 **Commentary:** Upon formal submittal of a Site Plan, staff will ensure the marijuana facility
179 will not exceed the maximum size requirements.

180 3. May have a drive-through service per Section 106-10.17.

181 **Commentary:** The dual licensee marijuana facility is not proposing a drive-through.

182 4. Not emit dust, fumes, vapors, or odors into the environment.

183 **Commentary:** The proposed use will not emit dust, fumes, vapors or odors into the

environment.

5. Not provide off-site delivery of marijuana or marijuana products.

Commentary: The proposed use will not provide any off-site delivery of marijuana or marijuana products.

6. Prohibit consumption of marijuana on the premises.

Commentary: The consumption of marijuana on the premises is prohibited.

7. Not have outdoor seating areas.

Commentary: Outdoor seating is not proposed.

8. Disposal of marijuana remnants, by-products, and/or infused products shall not to be placed within exterior refuse containers.

Commentary: Marijuana remnants, by-products, and/or infused products will not be placed within exterior refused containers.

9. The secure storage area for the marijuana stored at a marijuana facility operated by a dual licensee shall not exceed twenty (20) percent of the maximum gross floor area of the marijuana facility.

Commentary: The secure storage area for the marijuana will not exceed twenty (20) percent of the maximum gross floor area. City staff will review the floor plan upon submittal with the Site Plan.

10. The permitted hours of operation of a marijuana facility operated by a dual licensee shall be limited to 8:00 a.m. to 9:00 p.m.

Commentary: The facility's hours will conform to the LDO as the operating hours are proposed to be Monday through Sunday 8:00 a.m. to 9:00 p.m.

11. The operator of a marijuana facility shall provide unrestricted access to city code enforcement officers or police officers who request admission for the purpose of determining compliance with these standards.

Commentary: Unrestricted access will be provided to city code enforcement officers or police officers who request admission to ensure compliance with these standards.

12. Within a marijuana facility there shall be a secure storage area sufficient to deter and prevent theft.

Commentary: With the submittal of a Site Plan, a floor plan will be reviewed by City staff to ensure that the facility will have a secure storage area.

226 13. All marijuana and marijuana products shall be securely locked within the secured
227 storage area at any time the medical marijuana dispensary and marijuana facility
228 operated by a dual licensee is not open for business.
229

230 **Commentary:** Marijuana and marijuana products will be securely locked within a secured
231 storage area at any time the facility is not open for business.
232

233 14. A medical marijuana dispensary or marijuana facility operated by a dual licensee
234 shall have secure entrances to the building and implement appropriate security
235 measures to deter and prevent the theft of marijuana and unauthorized entrance
236 into areas containing marijuana pursuant to A.R.S. §36-2806(c).
237

238 **Commentary:** With the submittal of a Site Plan, a floor plan will be reviewed by City staff to
239 ensure that the facility has secure entrances.
240

241 15. A marijuana facility shall have an alarm system with a redundant power supply
242 and circuitry to prevent deactivation.
243

244 **Commentary:** The proposed marijuana facility will have an alarm system with a redundant
245 power supply and circuitry to prevent deactivation.
246

247 16. A marijuana facility shall have a video surveillance system that at all times records
248 all interior areas and the exterior perimeter.
249

250 **Commentary:** The proposed marijuana facility will have a video surveillance system that will
251 record all interior and exterior areas.
252

253 17. A marijuana facility shall have adequate exterior security light, which also
254 complies with **Chapter 107, Article 3** of this ordinance.
255

256 **Commentary:** Upon submittal of the Site Plan, a lighting plan will be included for staff review
257 to ensure the lighting plan complies with Chapter 107, Article 3.
258

259 18. The operator of a marijuana facility shall develop and maintain a security plan
260 which demonstrates compliance with all of the minimum standards specified
261 herein.
262

263 **Commentary:** The applicant submitted a security plan that demonstrates compliance with
264 all of the minimum standards specified herein.
265

266 C. Any marijuana facility shall meet the following minimum separations, measured
267 in a straight line from the boundary of the parcel containing the marijuana
268 facility location to the boundary of the parcel containing any uses as listed
269 below (see **Table 106-10c**). If either the marijuana facility or buffered use is in a
270 commerce center development, the separation requirements shall be measured
271 from the boundary of the commerce center.

- D. Marijuana retail establishments are prohibited, except that a marijuana retail establishment is permitted when it is operated in the same building on the same property with a medical marijuana dispensary by a dual licensee who has an active, valid medical marijuana dispensary registration from DHS as well as a marijuana retail establishment license issued by DHS.
- E. A marijuana facility lawfully operating is not rendered in violation of these provisions by the subsequent location of a new use established closer than the outlined below in **Table 106-10c**.

Commentary: Below is a table submitted the applicant indicating the separation distance from a specific land use to the required and actual separation from the marijuana facility. The dispensary is a dual licensee who will have an active, valid medical marijuana dispensary registration from DHS as well as a marijuana retail establishment licensed issued by DHS.

Separation Distances for any Marijuana Facility		
Land Use	Distance Required	Distance Measured
From any parcels that are residentially zoned or designated residential land use within an approved PAD	500 feet	1,080 feet
From any place of worship	500 feet	1,878 feet
From any dwelling unit	500 feet	1,135 feet
From any public or private charter, primary, or secondary school	1,500 feet	3,000 feet
From any public or provide day care, preschool, or kindergarten facility	1,500 feet	3,675 feet
From any public park or playground or usable open space	1,500 feet	3,050 feet
From any entertainment establishment	1,500 feet	2,600 feet
From any other marijuana facility of any type	3,000 feet	6,775 feet
From any sexually oriented business	3,000 feet	6.3 miles
from any residential substance abuse facility	3,000 feet	6,235 feet

Citizen Participation Meeting: The applicant held a Citizen Participation Meeting for the subject property at the Surprise Regional Library on August 23, 2023. Six (6) members of the general public were present. The proposed development was discussed and questions were answered. Staff received one email in opposition to the proposed use which is attached. The Outreach Meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

CONFORMANCE WITH ADOPTED PLANS:

The proposal is consistent with the Surprise General Plan 2035. The subject property is within the Commerce and Office Character Area, which supports uses such as that proposed.

The proposed development adheres to the Commerce and Office Character Area Development by providing supporting commercial uses to serve workers and patrons.

REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, who indicate no objections to the requests, Luke Air Force Base and Maricopa County Department of Transportation were included in the routing of this case. These agencies also indicate no objections.

Transportation:

At the request of the City's Transportation Department, the applicant submitted a Traffic Impact Analysis (TIA) with the Final Plat. The TIA was reviewed and approved during the Final Plat.

Summary:

The subject Use-Only CUP meets the applicable requirements as set forth in the LDO and is consistent with the Surprise General Plan 2035. All City reviewing departments have reviewed the request and expressed no concerns.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to approve case FS23-0512, subject to stipulations 'a' through 'd' as outlined below:

- a. Following approval of this Use-Only CUP, the applicant shall submit a Type-1 Site Plan application to be approved by the Community Development Director and City Engineer.
- b. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- c. Prior to the issuance of a final Certification of Occupancy, the owner shall provide the City of Surprise Police Department a point of contact. It shall be the responsibility of the owner to ensure that the contact information remain accurate and up to date.
- d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

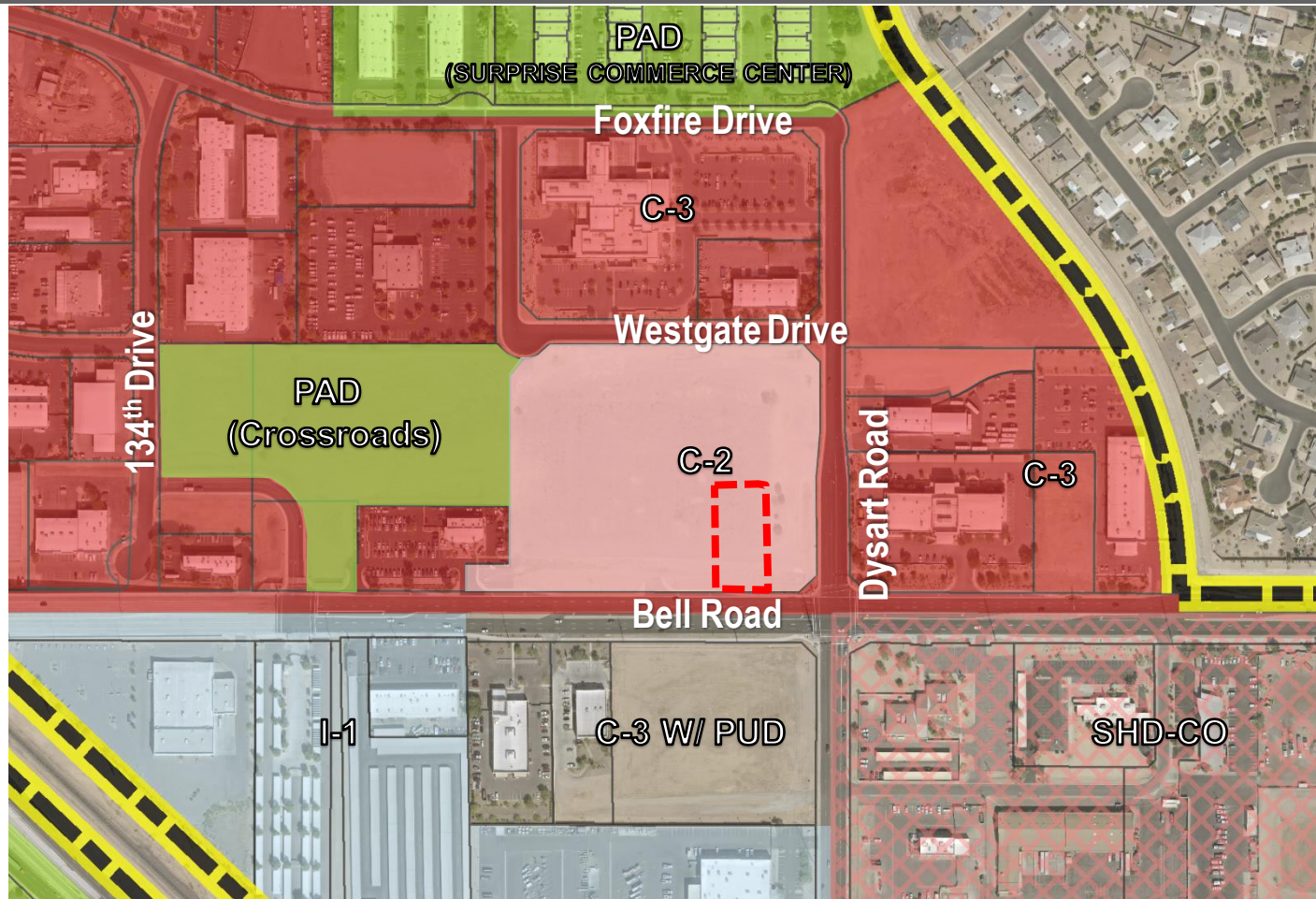
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 Vicinity Map
- 02 Zoning Map
- 03 Conceptual Site Plan
- 04 Conceptual Elevations
- 05 Citizen Outreach Report - REDACTED
- 06 Affidavit of Site Posting
- 07 Letters of Opposition
- PPT

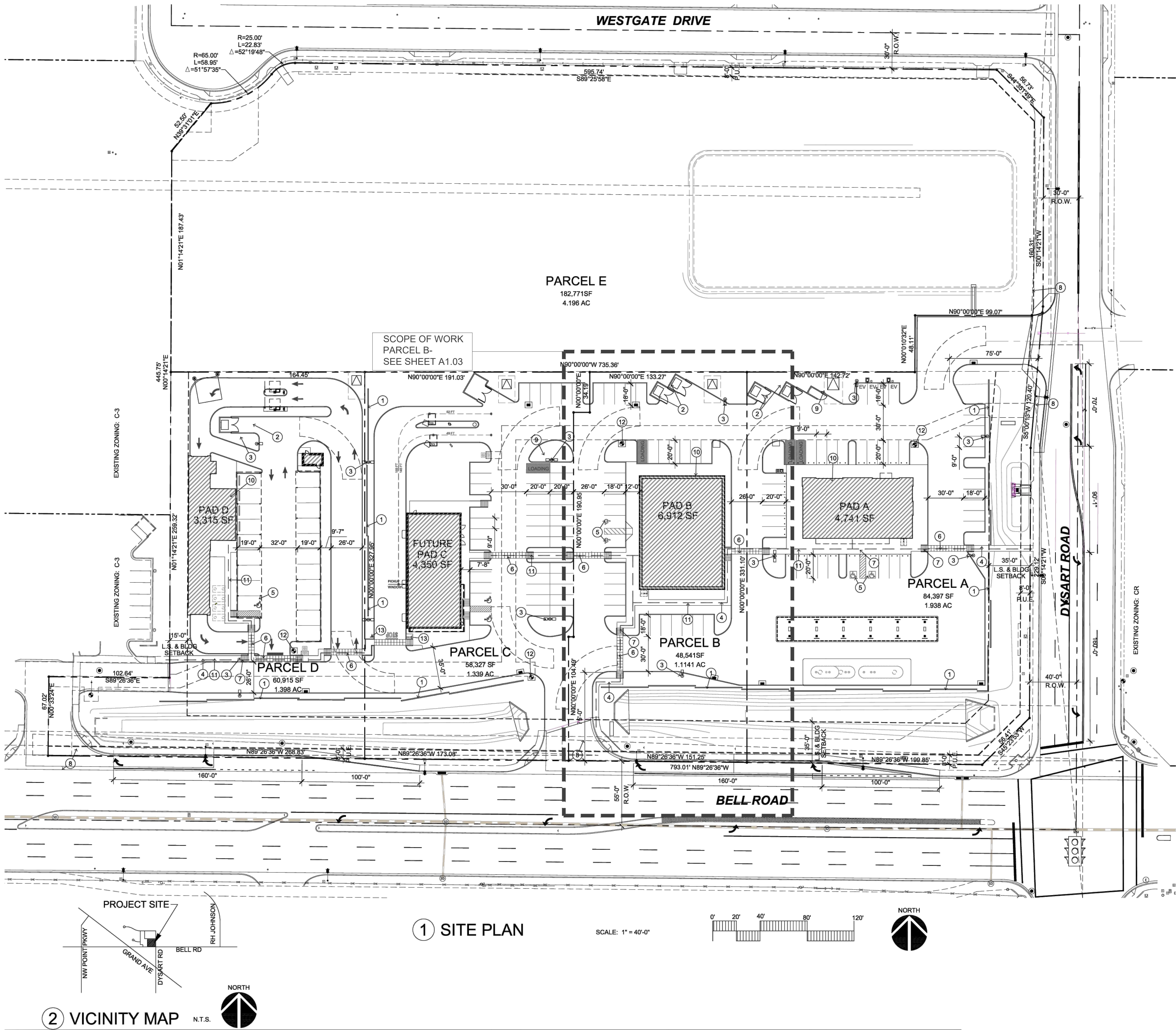


VICINITY MAP



EXISTING ZONING

CONCEPTUAL SITE PLAN



OWNER:
DERITO DEVELOPMENT
9120 EAST TALKING STICK WAY
SUITE E1
SCOTTSDALE, ARIZONA
CONTACT: IVER BOWDEN
PH: 480.834.8500
EMAIL: iver.bowden@derito.com

ARCHITECT:
ARCHICON ARCHITECTURE
AND INTERIORS, L.C.
5055 E. WASHINGTON ST.
SUITE 200
PHOENIX, AZ 85034
CONTACT: JEFFREY A KOSKI
PH: 602.222.4266
EMAIL: jeffk@archicon.com

PROJECT DESCRIPTION:

THIS PROJECT WILL CONSIST OF 4 NEW GROUND UP BUILDINGS. A NEW C-STORE ALONG WITH THE ADDITION OF A GAS FUELING CANOPY, A RETAIL BUILDING, A FUTURE RESTAURANT AND A CAR WASH

EXISTING ZONING: C-2
APN: 503-66-596

PROJECT DATA

APPROX. SITE AREA:	434,861.00 S.F.	NET ACRES	9.99
TOTAL BUILDING AREA:	22,036 S.F.		
APPROX % OF COVERAGE:	5.07 %		

PARKING

TOTAL REQUIRED SPACES	64 SPACES		
TOTAL PROVIDED SPACES	133 SPACES		
PARKING RATIO	1 SPACE PER 6.04 / 1,000	S.F.	
PARKING RATIO			

HANDICAPPED

REQUIRED	7 SPACES	10.94%
PROVIDED	7 SPACES	10.94%

PARCEL DATA

PAD A - CONVENIENCE STORE WIGAS FUEL CANOPY

PARCEL AREA (APPROX.)	84,397.00 S.F.	1.94 AC.
BUILDING AREA	4,741 S.F.	
CANOPY AREA	2,720 S.F.	
COVERAGE	5.64 %	
TOTAL PARKING REQUIRED:	VEHICLE FUELING STATION 1 PER 300 SF RETAIL AREAS	
TOTAL PARKING REQUIRED:	15.80 SPACES	
TOTAL PARKING PROVIDED:	16 SPACES	
HANDICAP SPACES REQUIRED:	2 SPACES	
HANDICAP SPACES PROVIDED:	2 SPACES	5.00%
PARKING RATIO	1 SPACE PER 118.5	S.F.
PARKING RATIO	6.44 / 1,000	S.F.
BICYCLE PARKING REQUIRED:	2 BIKES	
BICYCLE PARKING PROVIDED:	2 BIKES	

PAD B - RETAIL BUILDING

PARCEL AREA (APPROX.)	48,541.00 S.F.	1.11 AC.
BUILDING AREA	6,912 S.F.	
COVERAGE	14.24 %	
TOTAL PARKING REQUIRED:	RETAIL 1 PER 400 GFA	
TOTAL PARKING REQUIRED:	17.28 SPACES	
TOTAL PARKING PROVIDED:	18 SPACES	
HANDICAP SPACES REQUIRED:	2 SPACES	
HANDICAP SPACES PROVIDED:	2 SPACES	6.67%
PARKING RATIO	1 SPACE PER 230.4	S.F.
PARKING RATIO	4.34 / 1,000	S.F.
BICYCLE PARKING REQUIRED:	1.50 BIKES	
BICYCLE PARKING PROVIDED:	2 BIKES	

PAD C - FUTURE RESTAURANT

PARCEL AREA (APPROX.)	58,327.00 S.F.	1.34 AC.
BUILDING AREA	4,350 S.F.	
COVERAGE	7.46 %	
TOTAL PARKING REQUIRED:	RESTAURANT 1 PER 150 GFA	
TOTAL PARKING REQUIRED:	29.00 SPACES	
TOTAL PARKING PROVIDED:	29 SPACES	
HANDICAP SPACES REQUIRED:	43 SPACES	
HANDICAP SPACES PROVIDED:	2 SPACES	
PARKING RATIO	1 SPACE PER 101.2	S.F.
PARKING RATIO	9.89 / 1,000	S.F.
BICYCLE PARKING REQUIRED:	2.2 BIKES	
BICYCLE PARKING PROVIDED:	3 BIKES	

PAD D - CAR WASH

PARCEL AREA (APPROX.)	60,915.00 S.F.	1.40 AC.
BUILDING AREA	3,315 S.F.	(32 SF OFFICE)
COVERAGE	5.44 %	
TOTAL PARKING REQUIRED:	VEHICLE WASHING FACILITY 1 PER 300 OF OFFICE	
TOTAL OFFICE PROVIDED:	32.25 SF	
TOTAL PARKING REQUIRED:	1 SPACES	
TOTAL PARKING PROVIDED:	20 SPACES	
HANDICAP SPACES REQUIRED:	1 SPACES	
HANDICAP SPACES PROVIDED:	1 SPACES	5.00%
PARKING RATIO	1 SPACE PER 165.8	S.F.
PARKING RATIO	6.03 / 1,000	S.F.
BICYCLE PARKING REQUIRED:	1.0 BIKES	
BICYCLE PARKING PROVIDED:	2 BIKES	

PARCEL E - FUTURE DEVELOPMENT

PARCEL AREA (APPROX.)	162,771.00 S.F.	4.20 AC.
-----------------------	-----------------	----------

KEYNOTES:

- 3'-0" HIGH CMU SCREEN WALL
- TRASH ENCLOSURE
- PARKING LOT LIGHT POLE
- CONCRETE SIDEWALK, 6'-0" WIDE
- ADA PARKING SPACE
- DECORATIVE PAVING CROSSWALK
- ADA RAMP
- SIGHT VISIBILITY TRIANGLE
- TRANSFORMER LOCATION
- SES LOCATION
- ACCESSIBLE ROUTE (SHOWN DASHED)
- FIRE HYDRANT
- STOP SIGN



TYPE-X DESIGN STUDIO
TYPE-X DESIGN STUDIO

1641 W. MOUNTAIN VIEW DR.
MESA, AZ 85201
STUDIOTYPEX.COM
520-891-4207

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BELLA FIESTA- PAD B
N.W.C. OF DYSART ROAD & BELL ROAD
SURPRISE, AZ 85378

REVISIONS
REVISION 1: 11-08-2023- CITY COMMENTS 1

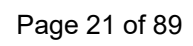
CONDITIONAL
USE
PERMIT

CASE NUMBER: FS23-0512

DATE: 06/22/2023
SCALE: 1/32" = 1'-0"
PROJECT #: 2023-02
DRAWN BY: DG

SHEET #
OVERALL SITE PLAN

A1.02



Bella Fiesta Parcel B
Northwest Corner of Dysart Rd and Bell Rd
Conditional Use Permit
Citizen Participation Report
FS23-0512



Prepared for:



Prepared by:

GAMMAGE & BURNHAM

This Citizen Participation Report has been prepared for a Conditional Use Permit application (“Application”) for the approximate 1.11 net acres generally located west of the northwest corner of the Bell Road and Dysart Road (the “Property”).

Through its representative Gammage & Burnham (“G&B”), Zoned Properties (the “Applicant”) seeks a Conditional Use Permit to allow for a dual license marijuana dispensary with up to 5,000 gross square feet of building floor area.

As prepared, the Citizen Participation Report meets the City’s Citizen Participation requirements and the recommended notification area as identified by the Planning department.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

- On August 4, 2023, Dynamite Signs posted the property with two (2) signs indicating the scheduled neighborhood meeting of August 23, 2023, with meeting time and location. Hearing times for the CUP were completed with “TBD”. See posting affidavit at **Exhibit A**.
- On or around August 2, 2023, the City of Surprise sent out notices to property owners and registered neighborhood associations. City staff also posted a legal ad in the newspaper. See notification at **Exhibit B**. Unfortunately, the legal ad incorrectly stated Thursday, August 23rd in stead of Wednesday August 23rd. Due to this error two neighborhood meetings were held, one on each day.
- On Wednesday, August 23, 2023, G&B, along with the developer, Zoned Properties, hosted a neighborhood open house meeting at the Surprise Regional Library. The meeting was set up as an open house from 6-7pm with a brief presentation on the CUP request. In addition to the development team and City staff there were approximately 6 individuals from the surrounding community present. See **Exhibit C** for sign-in sheets. Following the presentation, the development team addressed questions and concerns. Below is an outline of the discussion:
 - o Signage will be tasteful and will comply with the City’s code requirements.
 - o A brief review of the CUP process was explained.
 - Site plan and elevation review are to take place after the CUP process.
 - o A discussion regarding the proposed size (3,009sf) and the maximum allowable size of 5,000sf.
 - o No tenant has been identified at this time.
 - o Approximately 12 employees at 1 time on site.
 - o Hours of operation ate from 8am-9pm
 - o The State has strict rules and laws that must be followed for security and surveillance.
 - o There is more parking than required, as this is a pad within a commercial shopping center with other commercial uses.
 - o This site meets all the separation requirements.
 - There are no dispensaries in Surprise at this time.

- There was a review of the Propositions that passed in 2010 for Medical Marijuana and 2020 for Recreational Marijuana.
- Next steps in the process were discussed.
- On Thursday, August 24, 2023, G&B, along with the developer, Zoned Properties, hosted another neighborhood open house meeting at the Surprise Regional Library. The meeting was set up as an open house from 6-7pm with a brief presentation on the CUP request. No members of the public attended this meeting.
- On December 15, 2023, Dynamite Signs updated the two (2) signs with hearing information. See posting affidavit at **Exhibit D**.

No further input or contact has been received from members of the community. Should any adjacent property owners and/or other interested individuals raise any concerns between now and the date of the hearings, the Project Team will make every effort to address those concern in the appropriate manner, such as, but not limited, to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Surprise, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

EXHIBIT A

AFFIDAVIT OF POSTING

Application No: _____
Applicant Name: _____ nham
Location: _____
Date Site Posted: _____

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

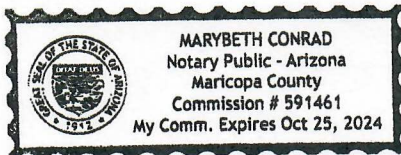
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 8/04/2
Applicant/Representative Signature Date

This instrument was acknowledged before me on _____, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



MaryBeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 23, 2023

Time: 6:00 P.M.

Location: Surprise Regional Library –
Program Room
16089 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

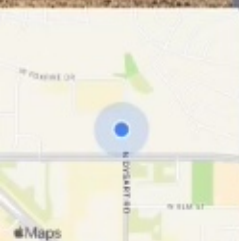
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0512

Project Name: Bella Fiesta PAD B

Request: Conditional Use Permit (CUP for Use Only) to allow a dual license
marijuana dispensary with up to 5,000 gross square feet of building floor area.

For more information, call: 623-222-3011 www.Surpriseaz.gov



Aug 04, 2023 08:05AM
17090-17148 N Dysart Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 23, 2023

Time: 6:00 P.M.

Location: Surprise Regional Library –
Program Room
16089 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0512

Project Name: Bella Fiesta PAD B

Request: Conditional Use Permit (CUP for Use Only) to allow a dual license
marijuana dispensary with up to 5,000 gross square feet of building floor area.

For more information, call: 623-222-3011 www.Surpriseaz.gov



Aug 04, 2023 08:05AM
17064–17085 N Dysart Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 23, 2023

Time: 6:00 P.M.

Location: Surprise Regional Library –
Program Room
16089 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

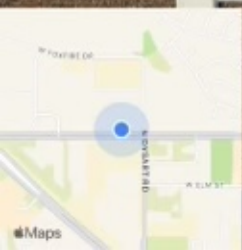
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0512

Project Name: Bella Fiesta PAD B

Request: Conditional Use Permit (CUP for Use Only) to allow a dual license
marijuana dispensary with up to 5,000 gross square feet of building floor area.

For more information, call: 623-222-3011 www.Surpriseaz.gov



Aug 04, 2023 07:47AM
13164–13168 W Bell Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 23, 2023

Time: 6:00 P.M.

Location: Surprise Regional Library –
Program Room
16089 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

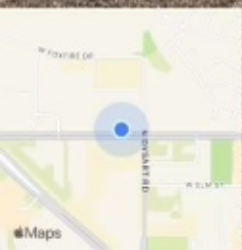
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0512

Project Name: Bella Fiesta PAD B

Request: Conditional Use Permit (CUP for Use Only) to allow a dual license
marijuana dispensary with up to 5,000 gross square feet of building floor area.

For more information, call: 623-222-3011 www.Surpriseaz.gov



Aug 04, 2023 07:46AM
13164-13168 W Bell Rd
Maricopa County

EXHIBIT B

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

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

Applicant: Lindsay Schube, (602) 256-4471, lschube@gblaw.com

City of Surprise Planner: Chris Sexton, (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

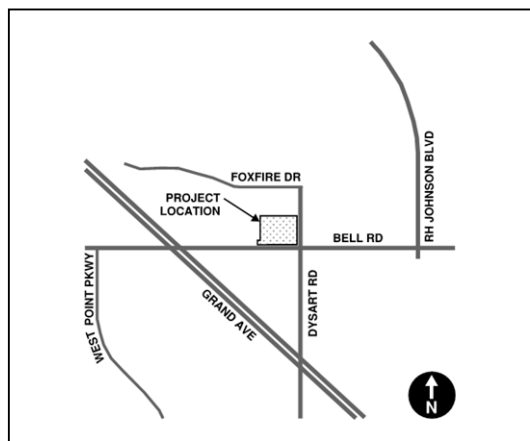
In Person

DATE: **Thursday, August 23, 2023**

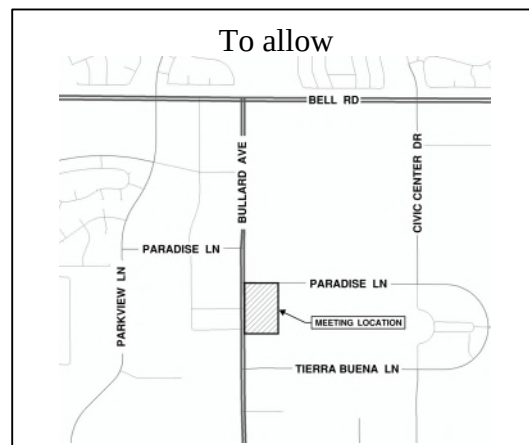
TIME: 6:00 PM

LOCATION: Surprise Regional Library
16089 N Bullard Ave
Surprise AZ 85374

Project Location



Meeting Location



PROJECT DESCRIPTION:

Use-Only Conditional Use Permit (CUP) to allow a dual license marijuana dispensary with up to 5,000 gross square feet located at the northwest corner of Bell Road and Dysart Road. Surprise Planning Case FS23-0512

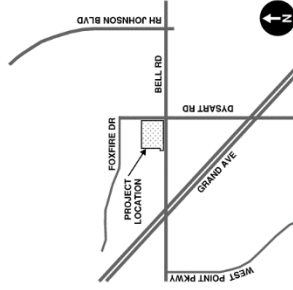
[NOTICE OF NEIGHBORHOOD MEETING]

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a Neighborhood Meeting is scheduled in-person to review and solicit public input on Case FS23-0512, a request by Lindsay Schube with Gammage and Burnham Law Group, for a Use-Only Conditional Use Permit (CUP).

The CUP will allow a dual license marijuana dispensary with up to 5,000 gross square feet located at the northwest corner of Bell Road and Dysart Road.

At the meeting, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

PROJECT LOCATION



*To learn more or provide input,
please contact:*

*Chris Sexton at 623.222.3134 or
christina.sexton@surpriseaz.gov*





WHEN:

August 23, 2023 | 6:00 PM

Location: Surprise Regional

Library

16089 N Bullard Av

Surprise, AZ 85374

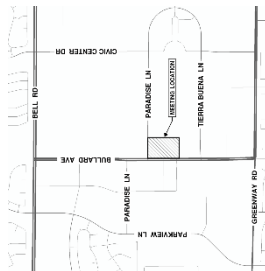


EXHIBIT C

Neighborhood Meeting Attendees			
Wednesday, August 23, 2023			
Name	Address	Email	
Andy Cepan			
Jared Holland			
Dave Harris			
Barbara & William McReynolds			
Steve Hanks			
Thursday, August 24, 2023			
Name	Address	Email	

AFFIDAVIT OF POSTING

Application No: FS23-0512
Applicant Name: Gammage & Burnham
Location: NWC Dysart Rd & Bell Rd.
Date Site Posted: 12/15/23

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

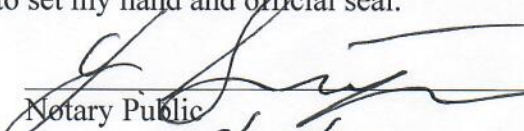
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign have also been submitted.

 12/15/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 12/15/23, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public 5/31/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 23, 2023

Time: 6:00 P.M.

Location: Surprise Regional Library –
Program Room
16089 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: January 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A

Time: 6:00 P.M.

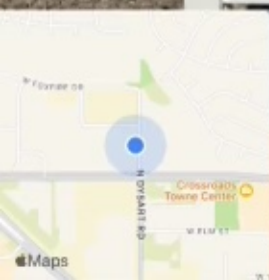
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0512

Project Name: Bella Fiesta PAD B

Request: Conditional Use Permit (CUP for Use Only) to allow a dual license
marijuana dispensary with up to 5,000 gross square feet of building floor area.

For more information, call: 623-222-3011 www.Surpriseaz.gov



December 14, 2023 at 11:38 AM
17090–17148 N Dysart Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 23, 2023

Time: 6:00 P.M.

Location: Surprise Regional Library –
Program Room
16089 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: January 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A

Time: 6:00 P.M.

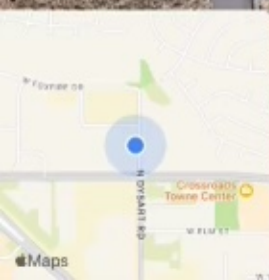
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0512

Project Name: Bella Fiesta PAD B

Request: Conditional Use Permit (CUP for Use Only) to allow a dual license
marijuana dispensary with up to 5,000 gross square feet of building floor area.

For more information, call: 623-222-3011 www.Surpriseaz.gov



December 14, 2023 at 11:38 AM
17090-17148 N Dysart Rd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 23, 2023

Time: 6:00 P.M.

Location: Surprise Regional Library –
Program Room
16089 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: January 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A

Time: 6:00 P.M.

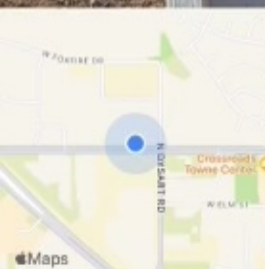
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0512

Project Name: Bella Fiesta PAD B

Request: Conditional Use Permit (CUP for Use Only) to allow a dual license
marijuana dispensary with up to 5,000 gross square feet of building floor area.

For more information, call: 623-222-3011 www.Surpriseaz.gov



December 14, 2023 at 11:44 AM

13156–13162 W Bell Rd

Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 23, 2023

Time: 6:00 P.M.

Location: Surprise Regional Library –
Program Room
16089 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: January 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A

Time: 6:00 P.M.

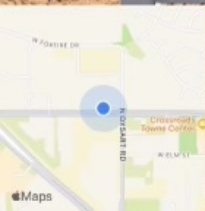
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS23-0512

Project Name: Bella Fiesta PAD B

Request: Conditional Use Permit (CUP for Use Only) to allow a dual license marijuana dispensary with up to 5,000 gross square feet of building floor area.

For more information, call: 623-222-3011 www.Surpriseaz.gov



December 14, 2023 at 11:44 AM
13156-13162 W Bell Rd
Maricopa County

Christina Sexton

From: [REDACTED]
Sent: Sunday, January 7, 2024 7:50 AM
To: Planning
Subject: Fwd: Marijuana dispensary here

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****



When I moved to surprise it was an amazing family oriented city. I am highly disappointed in all the huge commercial building you are allowing to be built. They are ruining the city and the feel of it. You are building them right next to homes. They are popping up all over the place. Please stop approving them. Please make more parks instead if they aren't residential because so the fly zone! I am sure they bring you a lot of money, but it's not ok with all the home owners. You are changing the feel and appeal of surprise. It will affect our home values as well.

Main reason for this email...

We don't want a marijuana dispensary here. Please don't approve this. This brings in a clientele that you don't want to surprise. I work near one in Phx, the smell is outside the building. A lot of people walking to and from and the population of homeless is great around it. There are plenty of these around, people can drive to one. Please don't allow one in Surprise. I am sure this would increase the access to teens as well in our area. Not ok. Please please keep surprise family oriented. Money talks I know...but you can choose family oriented over money! Please do!!!

Thank you

Marinda

Christina Sexton

From: [REDACTED]
Sent: Thursday, August 24, 2023 8:10 AM
To: Alyssa Carpenter; nick.haney@supriseaz.gov; Christina Sexton
Subject: How can Table106-10c - Separation distances for any Marijuana Facility Be Modified

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good Morning:

I attended the Marijuana Facility Public meeting last night for a dispensary (23-0512). I am not pleased that it *may* be within 300 feet of both a Fast Food Restaurant and a Convenience store.

I am opposed to this conditional permit being approved for this reason.

I would like to see that these two categories be added to the top of this table in ([library.municode.com/az/suprise/codes/municipal code?...](http://library.municode.com/az/suprise/codes/municipal%20code?...)). The distance I would like is 300 feet. This change would be for future development applicants. What is the process for getting this table modification?

Regards,

David Marsh
District 1

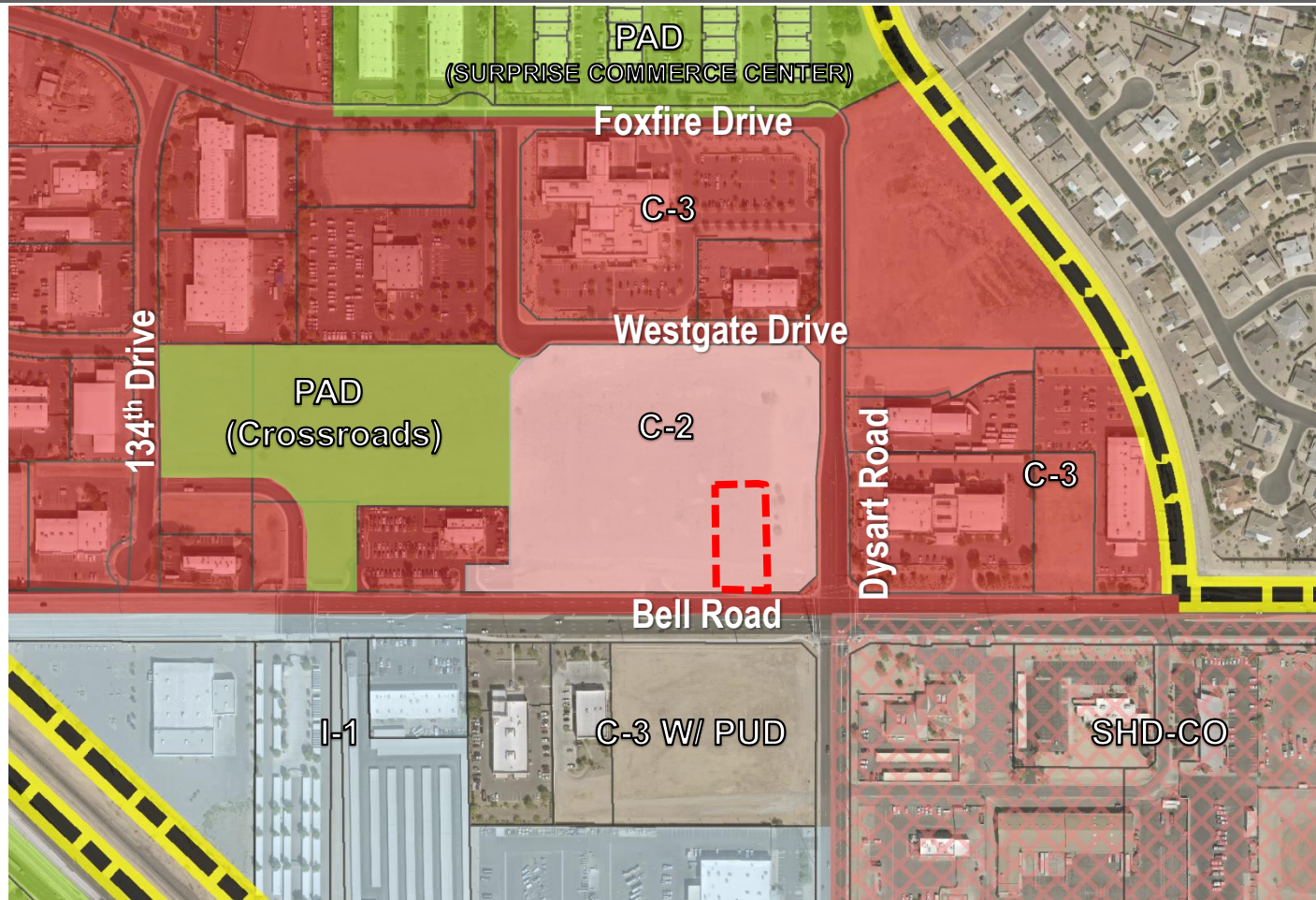


FS23-0512
Bella Fiesta Pad B
Use-Only CUP

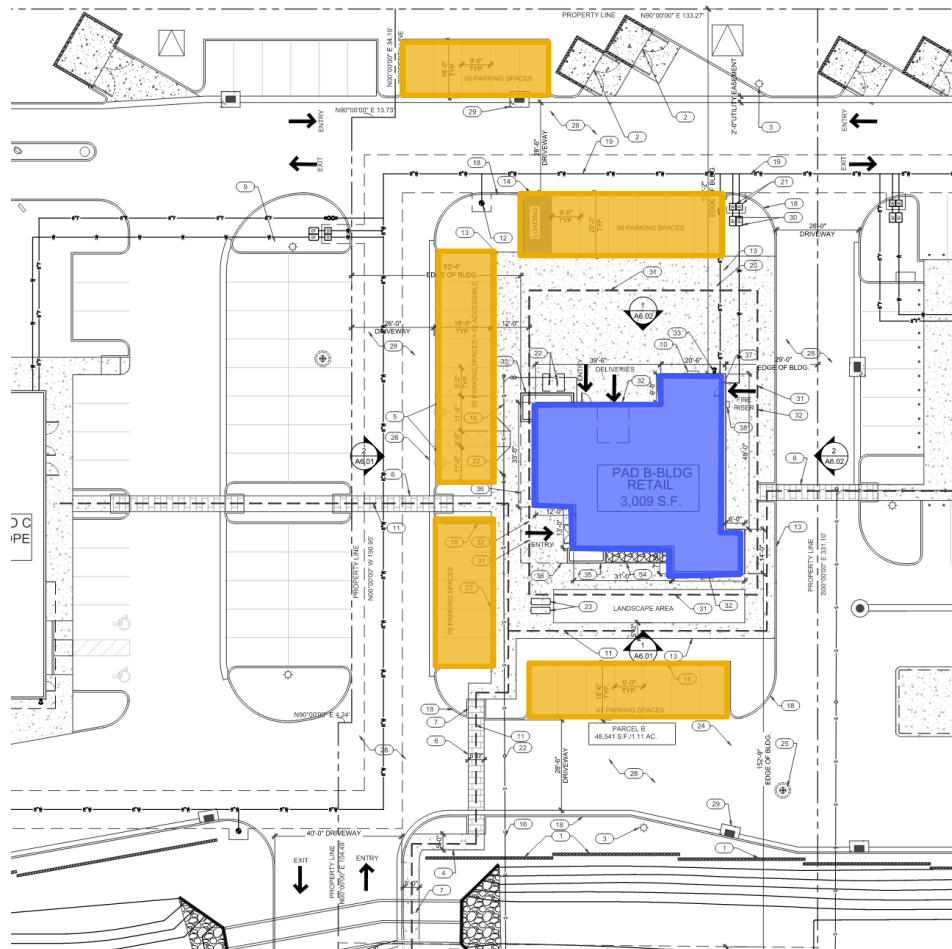
Planning and Zoning Commission
February 1, 2024



VICINITY MAP



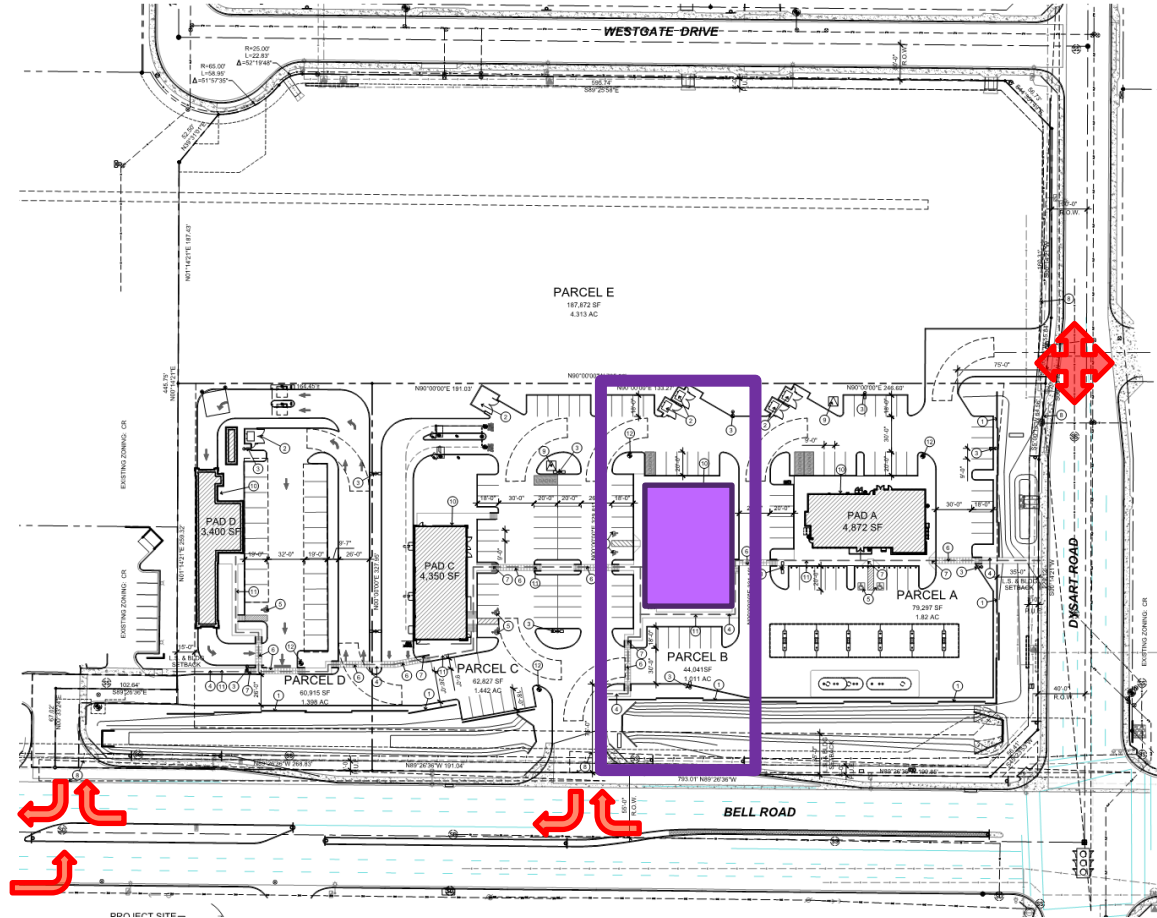
EXISTING ZONING



Facility - Approx 3,000 sq ft

Parking required - 7 spaces
 Parking provided – 28
 2 ADA

CONCEPTUAL SITE PLAN



CIRCULATION



2 WEST ELEVATION
SCALE: 1/16"



1 NORTH ELEVATION
SCALE: 1/16"



4 EAST ELEVATION
SCALE: 1/16"



3 SOUTH ELEVATION
SCALE: 1/16"



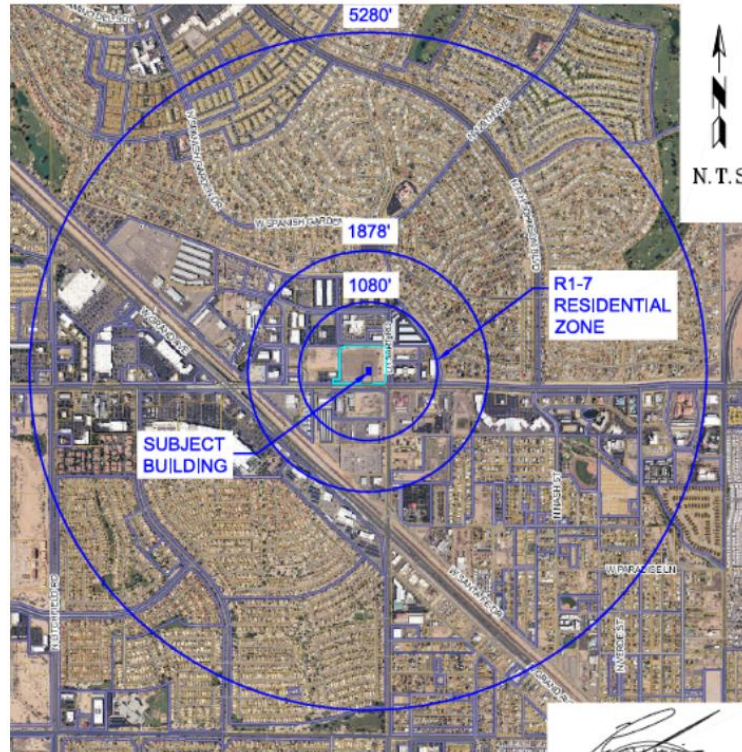
5 NORTH EAST VIEW- ENTRY
SCALE: 1/16"

LDO Section 106-10.27

- ✓ Shall comply with ARS & DHS
- ✓ In a permanent building
- ✓ Shall not exceed 5,000 gross feet
- ✓ Not emit dust, fumes, vapors or odors in the environment
- ✓ No off-site delivery of marijuana
- ✓ No consumption on premises
- ✓ No outdoor seating
- ✓ No disposal within exterior refused containers

LDO Section 106-10.27

- ✓ Secure storage area will not exceed 20% of max gross floor area/Secure locked storage area
- ✓ Hours of operation 8:00 a.m. – 9:00 p.m.
- ✓ Unrestricted access to code enforcement and police officers
- ✓ Alarm/Video System
- ✓ Lighting plan
- ✓ Security Plan
- ✓ Minimum Separation Requirements



DISPENSARY EXHIBIT FOR
CR23-0165 BELLA FIESTA PAD B





OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings
 - Citizen Participation Meeting August 23, 2023
 - 6 attendees
 - Concerns/Questions
dispensaries in Surprise, separation
requirement, drive-through
 - Letters of Opposition
- 



RECOMMENDATION

Staff Recommendation:

Approve subject to stipulations 'a' through 'd'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





Stipulations

- a. Following approval of this Use-Only CUP, the applicant shall submit a Type-1 Site Plan application to be approved by the Community Development Director and City Engineer.
- b. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- c. Prior to the issuance of a final Certification of Occupancy, the owner shall provide the City of Surprise Police Department a point of contact. It shall be the responsibility of the owner to ensure that the contact information remain accurate and up to date.
- d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: February 1, 2024 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval of the Preliminary Plat entitled “Unit Q – 5 Packs – Phase 3 – Toll at Prasada”, dated November 15, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS23-0840.

Motion:

Motion to approve the Preliminary Plat entitled “Unit Q – 5 Packs – Phase 3 – Toll at Prasada”, dated November 15, 2023, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for Unit Q, Phase 3, south of the Toll at Prasada development. The proposed Preliminary Plat contemplates 40 lots, all of which are proposed to be Lot Category ‘E’ (5-Pack). Unit Q was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS23-0840 Toll at Prasada Unit Q PH 3 South Preliminary Plat - Staff Report
2. 01-FS23-0840 Toll at Prasada Unit Q PH 3 South Preliminary Plat - Vicinity Map
3. 02-FS23-0840 Toll at Prasada Unit Q PH 3 South Preliminary Plat - Zoning Map

4. 03-FS23-0840 Toll at Prasada Unit Q PH 3 South Preliminary Plat - Preliminary Plat
 5. 04-FS23-0840 Toll at Prasada Unit Q PH 3 South Preliminary Plat - Landscape Plans
 6. FS23-0840 Toll at Prasada Unit Q PH 3 South Preliminary Plat - PZ Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0840

Project Name: Toll at Prasada Unit Q PH 3 South Preliminary Plat

Council District: 3 – Mesquite

Meeting Date: February 01, 2024

Planner: Tanner Wessel, Planner II

Owner: Toll Prasada, LLC

Applicant: James Rogers of EPS Group on behalf of Toll Brothers

Request: Preliminary Plat for Toll at Prasada Unit Q Phase 3 South in the Prasada PAD

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

Lot Yield: 40

Site Size: Approximately 7.45 net acres

Net Density: 5.369 DU/AC

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

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission **approve** case FS23-0840 subject to stipulations 'a' through 'c'.

PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for Unit Q – Phase 3 South of the Toll at Prasada development (AKA Sterling Grove). The proposed Preliminary Plat contemplates 40, Lot Category ‘E’, lots. Unit Q was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

EXISTING ZONING:

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



Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential
Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential
Prasada PAD Residential	Prasada PAD Residential	Prasada PAD Residential

BACKGROUND:

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

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

57
58 **February 12, 2018:** Staff approved a Minor Amendment to the Toll Brothers portion of the
59 Prasada Lake Village under case FS17-587 for the purpose of revising specific development
60 standards related to the Toll Brothers development.

61
62 **April 17, 2018:** The City Council approved the original Preliminary Plat for Toll at Prasada
63 under case FS17-394.

64
65 **January 15, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase I
66 Infrastructure under case FS18-290.

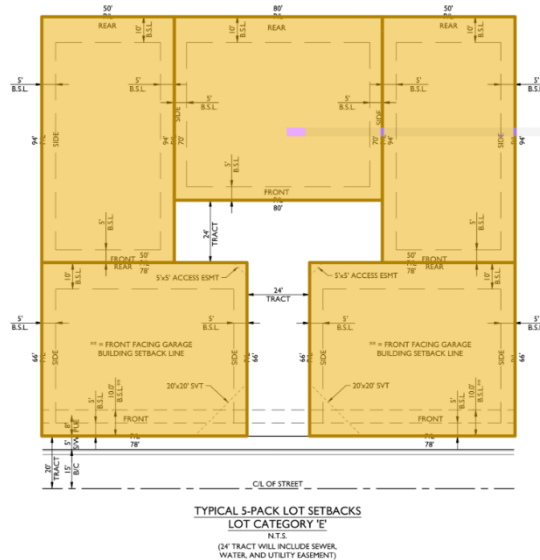
67
68 **August 6, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase 2
69 Infrastructure under case FS19-061.

70
71 **August 16, 2022:** The City Council approved the Final Plat for Toll at Prasada Unit Q –
72 Phase 3 Block Plat under case FS22-0387

73
74 **September 15, 2023:** The applicant filed for Preliminary Plat approval for Toll at Prasada
75 Unit Q Phase 3 South under case FS23-0840, the subject case.

76 77 **ANALYSIS AND DISCUSSION**

78
79 This Preliminary Plat proposes 40, Lot Category 'E' (5-Pack) lots. The proposed
80 configurations for Lot Category 'E' are consistent with other Lot Category 'E' lot types found
81 throughout the Sterling Grove development and are consistent with the development
82 standards outlined in the Prasada PAD. The proposed configurations are depicted below and
83 on Sheet 2 of the subject Preliminary Plat.
84



Three (3) points of access to this subdivision are provided from Point Loma Drive and Hailey Avenue which are located within the existing Unit Q - Phase 3 and Unit Q - Phase 2, respectively. This Preliminary Plat proposes approximately 1.44 acres of passive open space. The landscaping proposed within this plat is consistent with the remainder of the Sterling Grove development and the Prasada PAD.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 5.369 DU/AC the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

107 **REVIEWING AGENCIES:**

108
109 In addition to the standard city reviewing agencies, Luke Air Force Base, Maricopa Water
110 District, and the Maricopa County Department of Transportation were included in the routing
111 of this request. None of the reviewing agencies indicated any concerns over the request.
112

113 **SUMMARY:**

114
115 Staff concludes the subject Preliminary Plat is consistent with the Prasada PAD and the
116 applicable requirements of the City of Surprise Land Development Ordinance. All city
117 reviewing departments have reviewed the request and expressed no concerns.
118

119 **FINDINGS:**

- 120
121
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Prasada PAD.
 - The reviewing agencies have indicated no objections.
124

125 **RECOMMENDATION:**

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

- 129 a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Unit
130 Q – 5 Packs – Phase 3 – Toll at Prasada", prepared by EPS Group, and received
131 November 15, 2023.
132
133 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada –
134 Unit Q Phase 3 South", prepared by Greey Pickett, and received November 15, 2023.
135
136 c. Non-compliance with the stipulations of approval of this case will be treated as a violation
137 in accordance with the applicable provisions of the Surprise Municipal Code.
138

139 However, should the Commission wish to **deny** the request, the Commission should make
140 its own findings and base its decision on those alternative findings.
141

142 **ATTACHMENTS:**

143 01 Vicinity Map
144 02 Zoning Map
145 03 Preliminary Plat
146 04 Landscape Plans
147 PowerPoint



FS23-0840 VICINITY MAP



FS23-0840 ZONING MAP

A PORTION OF THE EAST HALF OF SECTION 22 AND WEST HALF OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, BEARING SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST PER GDACS 661-18 MCR.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 1766.46 FEET TO A POINT ON SAID SOUTH LINE;

THENCE SOUTH 68 DEGREES 36 MINUTES 49 SECONDS WEST, 192.07 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET;

THENCE SOUTH 58 DEGREES 25 MINUTES 06 SECONDS WEST, 535.52 FEET,

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 732.79 FEET;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 50.49 FEET:

THENCE SOUTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, 604.08 FEET;

THENCE SOUTH 1 DEGREES 30 MINUTES 09 SECONDS EAST, 98.60 FEET;

THENCE SOUTH 57 DEGREES 54 MINUTES 18 SECONDS WEST, 83.08 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 151.88 FEET;

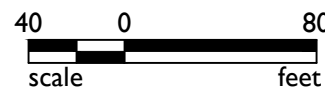
THENCE NORTH 68 DEGREES 36 MINUTES 49 SECONDS EAST, 420.81 FEET

THENCE SOUTH 21 DEGREES 23 MINUTES 11 SECONDS EAST, 110.00 FEET;

THENCE SOUTH 68 DEGREES 56 MINUTES 47 SECONDS WEST, 14.56 FEET,

BEGINNING.

CONTAINS 8.0144 ACRES, MORE OR LESS.



WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
FIRE
POLICE

EPCOR WATER
 CITY OF SURPRISE
 SOUTHWEST GAS
 ARIZONA PUBLIC SERVICE
 CENTURYLINK / COX
 CENTURYLINK / COX
 CITY OF SURPRISE
 CITY OF SURPRISE

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

27-701007.0000

CERTIFICATE NUMBER

11/14/2018
DATE

SHEET 1	CS01	COVER SHEET
SHEET 2	DT01	DATA TABLES, LOT DIAGRAMS & DEVELOPMENT STANDARDS
SHEET 3	PP01	PRELIMINARY PLAT

DEVELOPER:	CIVIL ENGINEER:
TOLL BROTHERS	EPS GROUP, INC.
8767 E VIA DE VENTURA, SUITE 390	1130 N. ALMA SCHOOL RD, SUITE 120
SCOTTSDALE, AZ 85258	MESA, AZ 85201
TEL: (602) 999-5684	TEL: (480)-503-2250
CONTACT: AARON INSCO	FAX: (480)-503-2258
	CONTACT: JAMES ROGERS, P.E.

A.P.N.	502-12-822
EXISTING GENERAL PLAN: EXISTING ZONING:	NEIGHBORHOOD CHARACTER AREA ANNED AREA DEVELOPMENT (PAD (ORDINANCE NO. 06-26)
GROSS AREA:	+/- 7.450 ACRES
NET AREA:	+/- 7.450 ACRES
PRIVATE STREET TRACT AREA:	+/- 1.083 ACRES
LOT AREA:	+/- 4.928 ACRES
TRACT/OPEN SPACE:	+/- 1.439 ACRES

TOLL AT PRASADA LOT & DENSITY TABLE					
Development Pad	Acreage	Lot Yield	Net Density	Case #	Case Type
A	32.736	141	4.307 DU/AC	F518-260	FINAL
B	47.999	230	4.792 DU/AC	F517-700	FINAL
D	21.939	90	4.102 DU/AC	F518-289	FINAL
P	17.602	49	2.784 DU/AC	F519-471	FINAL
E	18.961	81	4.272 DU/AC	F519-472	FINAL
Unit A, Lot 322/2/3	N/C	-1	4.277 DU/AC	F519-508	Re-Plat
Unit A	N/C	-2	4.216 DU/AC	F521-831	Re-Plat
F	24.10	110	3.701 DU/AC	F520-684	FINAL
C	12.70	47	4.720 DU/AC	F520-684	FINAL
N (PH1)	15.810	64	4.048 DU/AC	F520-586	FINAL
COTTAGES	1.498	8	5.340 DU/AC	F520-719	FINAL
Q (PH1)	12.727	134	10.529 DU/AC	F520-720	FINAL
Q (PH2)	13.158	38	2.888 DU/AC	F521-186	FINAL
Q (PH3) SINGLE FAMILY	8.014	30	3.868 DU/AC	F522-0974	FINAL
Q (PH3) South	7.450	40	5.369 DU/AC	PRJ11-326	Preliminary
G	18.560	80	4.310 DU/AC	F521-429	FINAL
H	13.587	60	4.490 DU/AC	F521-561	FINAL
I	20.04	90	4.49/AC	F521-791	FINAL
K	42.210	176	4.17/AC	F521-853	FINAL
J	13.442	32	2.38/AC	F521-757	FINAL
M	34.505	168	4.898/AC	F521-701	FINAL
L	28.370	124	4.371/AC	F522-1057	FINAL
N (PH2)	33.830	146	4.316/AC	F522-1301	FINAL
O	17.145	176	10.265/AC	F522-1338	FINAL
R	10.3020	46	4.465/AC	F523-0325	FINAL
Total	466.69	2157	4.62		

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

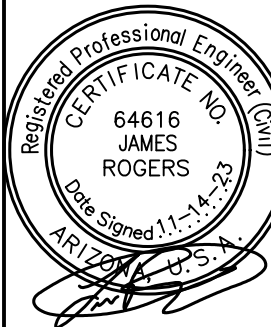
1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
5. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF EPCOR WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PER CERTIFICATE NUMBER 27-701007.0000

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS
APPROVED IN PRASADA, CASES FS16-400 & FS17-587.

Revisions



Designer: JMR
Drawn by: JK/BW



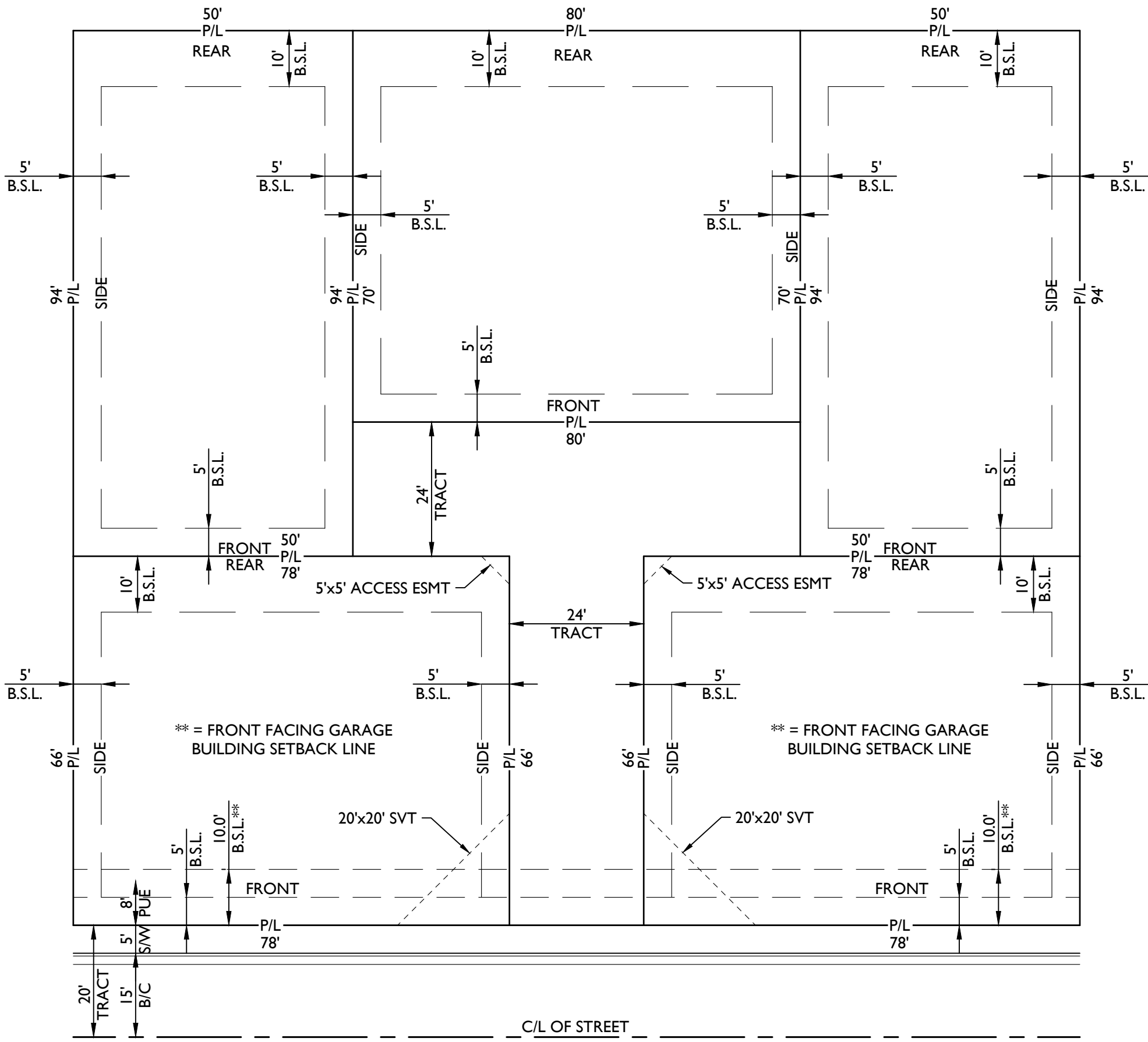
Job No.

6-339

CS0 I

Sheet No

1
of 3



TYPICAL 5-PACK LOT SETBACKS
LOT CATEGORY 'E'

N.T.S.
(24' TRACT WILL INCLUDE SEWER,
WATER, AND UTILITY EASEMENT)

Development Standard E - FS17-587

Zoning District:	PLV-1	PLV-2	PLV-3
Minimum Lot Area	2,500 Square Feet		
Minimum Building Setbacks: ⁽¹⁾			
Front ^{(2) (4)}			
Front facing garage (measured from back of sidewalk to face of garage door)	10 Feet		
Porch or Living Space	5 Feet		
Side ⁽²⁾⁽³⁾	0 Feet / 3 Feet		
Rear ⁽²⁾⁽⁴⁾⁽⁶⁾	10 Feet		
Maximum Building Height: ⁽⁵⁾	35 Feet		
Notes			
1.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
2.	Architectural features such as, but not limited to: fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and/or rear setbacks.		
3.	Side setbacks for "Z"-Lots and "O"-Lots shall be 5' aggregate, 0' minimum at shared use easement.		
4.	5' Setback from alley R.O.W. or shared driveway to face of garage.		
5.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		
6.	Covered patios may encroach up to 2 feet into the rear setback.		

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
3401	5,343	0.1227	E
3402	5,231	0.1201	E
3403	6,921	0.1589	E
3404	6,482	0.1488	E
3405	5,346	0.1227	E
3406	5,486	0.1259	E
3407	6,360	0.1460	E
3408	5,443	0.1250	E
3409	5,622	0.1291	E
3410	5,618	0.1290	E
3411	5,618	0.1290	E
3412	5,622	0.1291	E
3413	4,981	0.1144	E
3414	5,600	0.1286	E
3415	4,982	0.1144	E
3416	4,982	0.1144	E
3417	5,600	0.1286	E
3418	4,982	0.1144	E
3419	5,623	0.1291	E
3420	5,617	0.1290	E
3421	5,803	0.1332	E
3422	4,981	0.1144	E
3423	5,600	0.1286	E
3424	4,982	0.1144	E

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
3425	5,343	0.1227	E
3426	5,346	0.1227	E
3427	4,981	0.1144	E
3428	5,600	0.1286	E
3429	4,982	0.1144	E
3430	5,343	0.1227	E
3431	5,346	0.1227	E
3432	4,981	0.1144	E
3433	5,600	0.1286	E
3434	4,982	0.1144	E
3435	5,343	0.1227	E
3436	5,346	0.1227	E
3437	4,981	0.1144	E
3438	5,600	0.1286	E
3439	4,982	0.1144	E
3440	5,343	0.1227	E

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT Q3-PS2	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	47180	1.083
TRACT Q3 - E	LANDSCAPE, OPENSACE, UTILTIY EASEMENT	3329	0.076
TRACT Q3 - F	LANDSCAPE, OPENSACE, UTILTIY EASEMENT	3116	0.072
TRACT Q3 - G	LANDSCAPE, OPENSACE, DRAINAGE, UTILTIY EASEMENT	17809	0.409
TRACT Q3 - H	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3592	0.082
TRACT Q3 - I	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3592	0.082
TRACT Q3 - J	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3592	0.082
TRACT Q3 - K	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3508	0.081
TRACT Q3 - L	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3508	0.081
TRACT Q3 - M	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3508	0.081
TRACT Q3 - N	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3508	0.081
TRACT Q3 - O	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3508	0.081
TRACT Q3 - P	LANDSCAPE, OPENSACE, UTILTIY EASEMENT	6200	0.142
TRACT Q3 - Q	LANDSCAPE, OPENSACE, UTILTIY EASEMENT	1653	0.038

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	47.12'	60.00'	45.92'	045°00'00"
C3	20.94'	20.00'	20.00'	060°00'00"
C4	20.94'	20.00'	20.00'	060°00'00"
C5	20.94'	20.00'	20.00'	060°00'00"
C6	21.70'	20.00'	20.65'	062°10'11"
C7	21.70'	20.00'	20.65'	062°10'09"
C8	21.70'	20.00'	20.65'	062°10'11"
C9	32.70'	435.53'	32.70'	004°18'09"
C10	81.85'	460.00'	81.75'	010°11'43"

Parcel Table		
UNIT NAME	AREA (SF)	AREA (AC)
UNIT Q3	324525.22	7.450

TOLL AT PRASADA

PHASE 3 - Unit Q - 5 Packs - PRELIMINARY PLAT

Data Tables, Lot Diagrams & Development Standards

Revisions:	



Designer: JMR
Drawn by: JK/BW



Job No.
16-339

DT01

Sheet No.
2
of 3

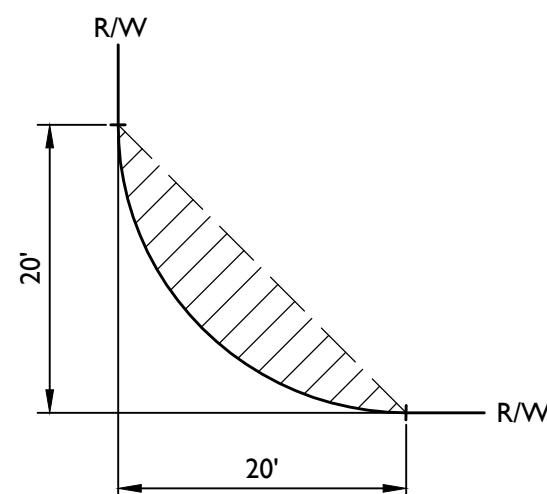
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

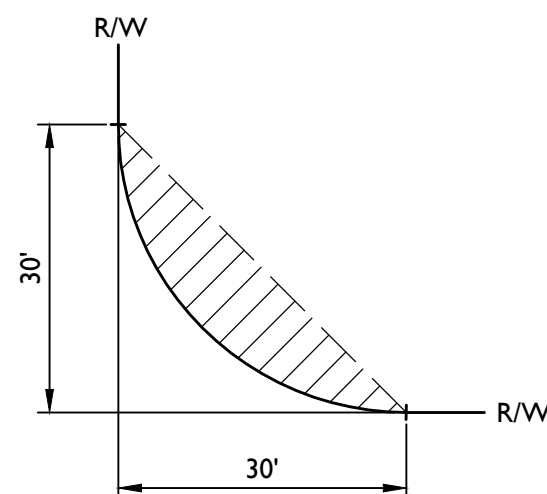
I6-339 - Phase 3 - Unit Q - 5 Packs - PRELIMINARY PLAT

Nov 15, 2023 10:43am S:\Projects\2016\I6-339\Civil\Phase 3\Pre-Plat\I6-339 Unit Q - 5 Packs - Preliminary Plat 16-339 - PP - Ph 3 - Unit Q - 5 Packs - PP01.dwg jkluce

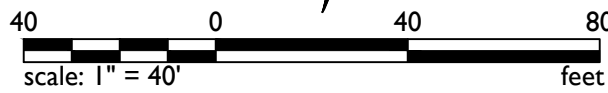
ABBREVIATIONS	
FT	FEE TITLE
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
PUE	PUBLIC UTILITY EASEMENT
F/C	FACE OF CURB
LINETYPE LEGEND	
-----	MATCH LINE
-----	BOUNDARY LINE
-----	RIGHT OF WAY LINE
-----	GOLF TRACT BOUNDARY LINE



TYPICAL 5-PACK *S.V.T. EASEMENT



TYPICAL S.V.T. EASEMENT
PER CITY OF SURPRISE STANDARD DETAIL 4-02



Project:

TOLL AT PRASADA
PHASE 3 - Unit Q - 5 Packs - PRELIMINARY PLAT
SURPRISE, ARIZONA

Revisions:

Designer:

JMR

Drawn by:

JK/BW

Arizona State Engineer
JAMES ROGERS
64616
11/14/23

Job No.

16-339

PP01

Sheet No.

3
of 3

EPS GROUP

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

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Prasada - Unit Q Phase 3 South

WEST OF COTTON LANE, SOUTH OF CACTUS ROAD.
CITY OF SURPRISE LANDSCAPE PLANS

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - BLUE STAKE (ARIZONA) 1-800-782-5348
 - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
 - ARIZONA PUBLIC SERVICE 1-800-240-2014
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHUTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE. THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE WADP PLAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARDED.
- PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

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

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

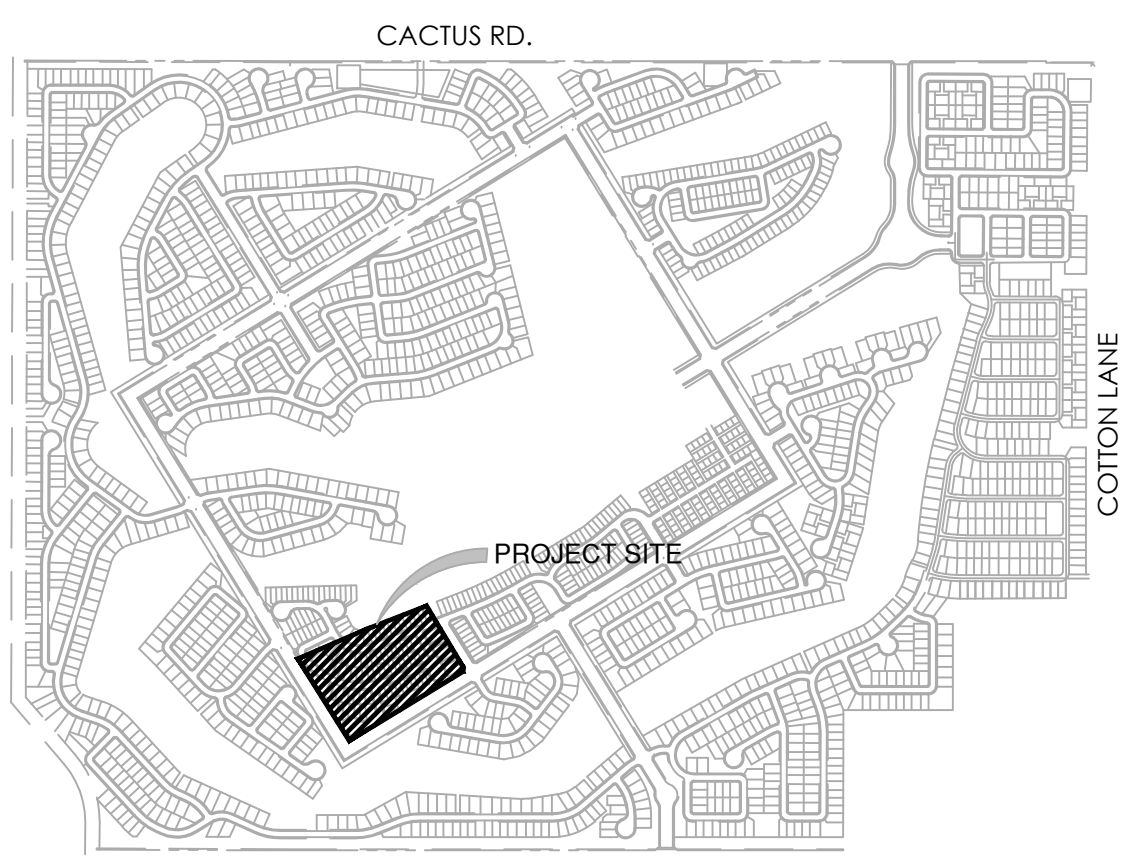
IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING-TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20' OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS. ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS. AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE CONTROLLERS.
 - TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
 - TWO VALVE BOX KEYS.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEAN GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW PREVENTER TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - TURF AND ANNUAL AREAS (6" DEPTH).
 - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL SHOULD A SUITABLE LOCATION ON SITE NOT EXIST. THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5' BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

SITE MAP:



CITY OF SURPRISE ENGINEERING NOTES:

- ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES, OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

CITY OF SURPRISE LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
- PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
- ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY RIGHTS-OF-WAY.
- ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
- THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
- ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PII RUN ROCK) MIX.
- TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 8-14
- ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
- TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
- TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
- THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.
- UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
- DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEFT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
- ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.
- PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.
- LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.
- A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
- ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FITURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.
- ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
- TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY GOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E. A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC. FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

NOTE:

Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

NOTE:

- All irrigation systems will be installed with purple pipe.
- The Landscape and Irrigation design will comply with City of Surprise EDSper Chapter 8.

SHEET INDEX:

LANDSCAPE PLANS

COVER SHEET	L0.0
WALL PLAN	L1.1
LANDSCAPE PLANS	L3.1-L3.2
PLANTING DETAILS	L7.1
LANDSCAPE SPECIFICATIONS	L8.1

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
TRACT Q3 - PS2	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	47,180	1.083
TRACT Q3 - E	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT	3,329	0.076
TRACT Q3 - F	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT	3,116	0.072
TRACT Q3 - G	LANDSCAPE, OPEN SPACE, DRAINAGE, UTILITY EASEMENT	17,809	0.409
TRACT Q3 - H	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3,592	0.082
TRACT Q3 - I	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3,592	0.082
TRACT Q3 - J	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3,592	0.082
TRACT Q3 - K	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3,508	0.081
TRACT Q3 - L	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3,508	0.081
TRACT Q3 - M	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3,508	0.081
TRACT Q3 - N	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3,508	0.081
TRACT Q3 - O	SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT	3,508	0.081
TRACT Q3 - P	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT	6,200	0.142
TRACT Q3 - Q	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT	1,653	0.038

CONSULTANT TEAM

DEVELOPER:

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

LANDSCAPE ARCHITECT/PLANNER:

GREEY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:

EPS GROUP
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.



STERLING GROVE

PARCEL Q PHASE 3 SOUTH

LANDSCAPE CONSTRUCTION DOCUMENTS

SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

REVISIONS:



PROJECT #:

TOL269

SCALE:

NTS

ISSUED FOR:

REVIEW

DRAWN BY:

TEAM

DATE:

11.17.2023

DRAWING:

COVER SHEET

SHEET:

L0.0

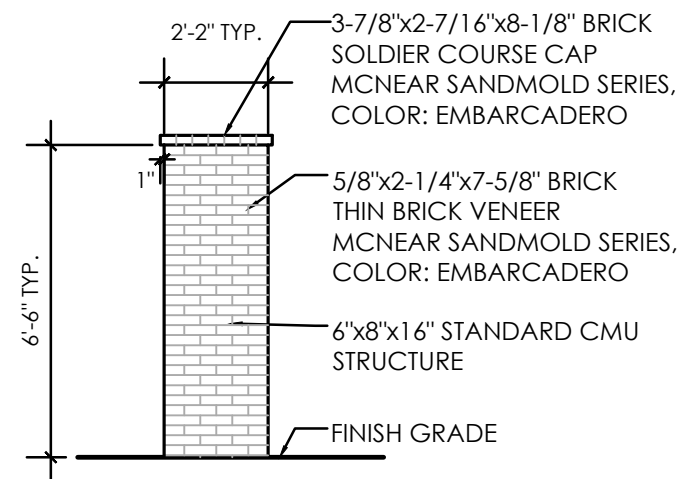
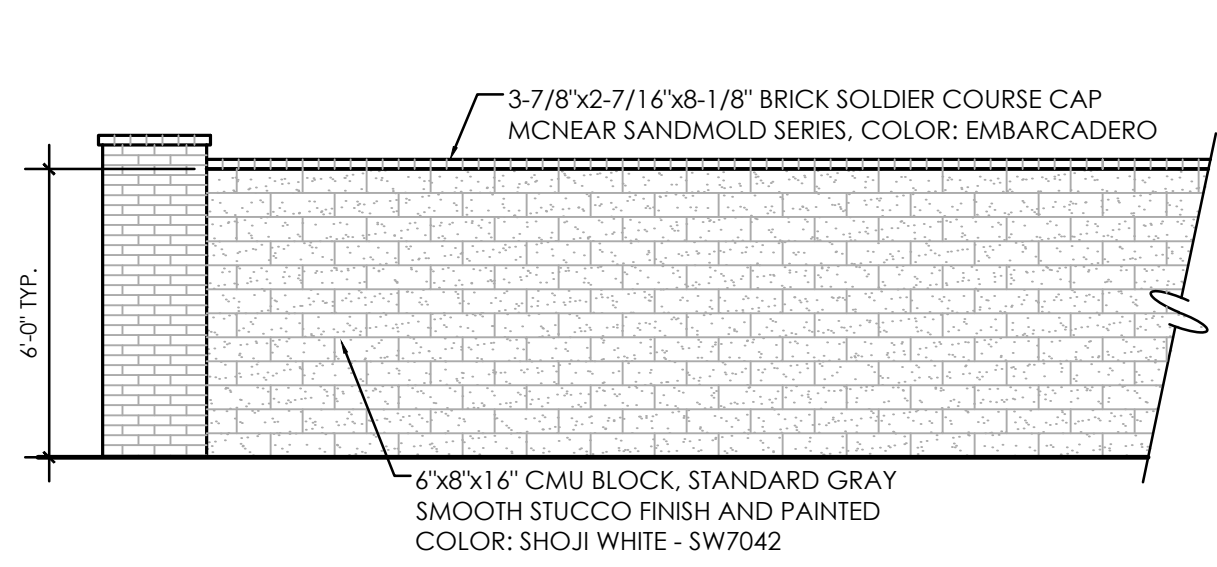
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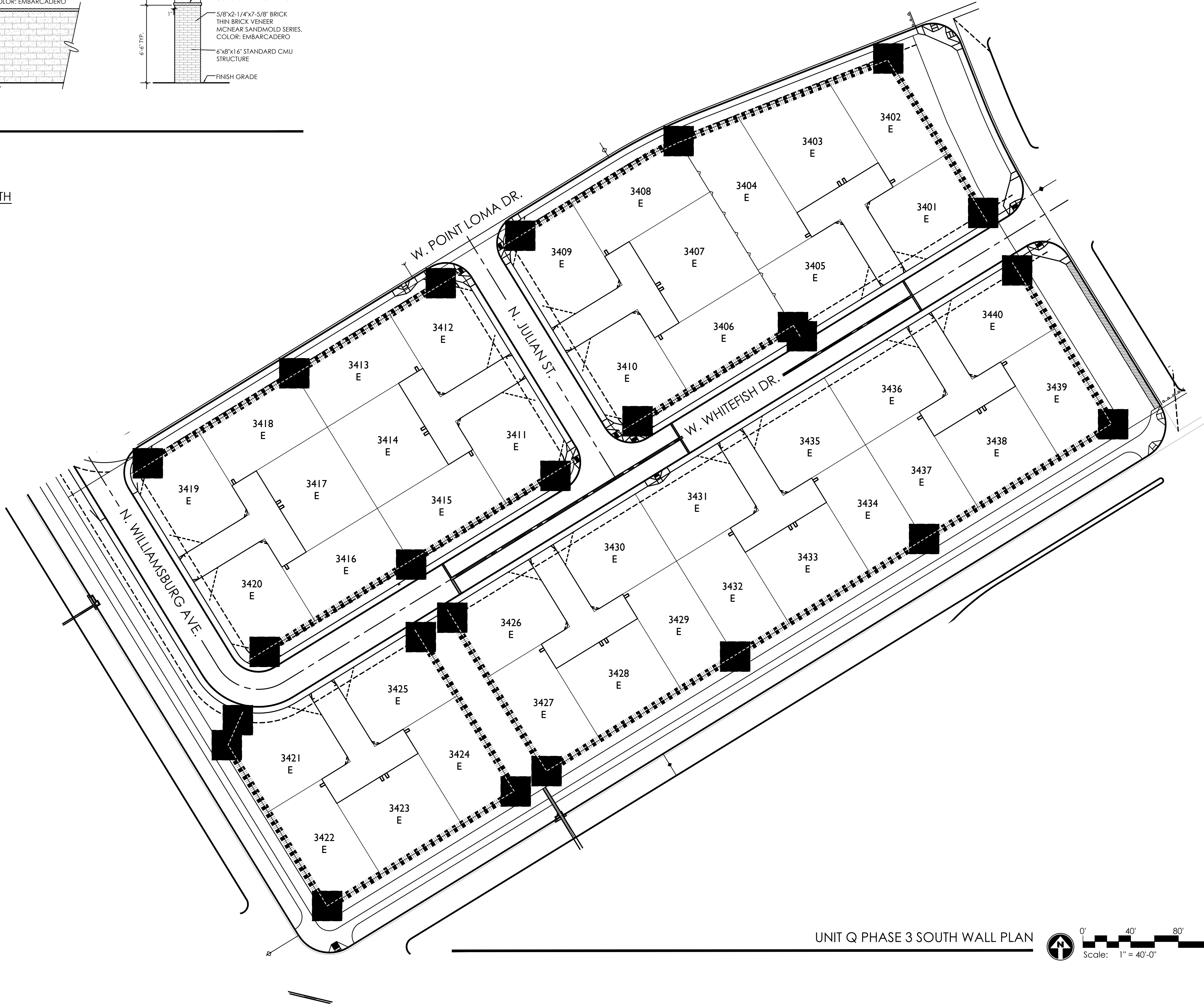
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landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
P: 480.609.0009 F: 480.609.0068

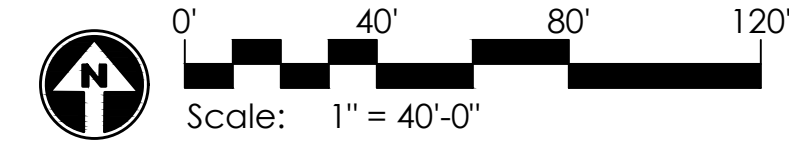


FW **Feature Wall Details**
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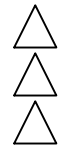
- WALL LEGEND UNIT Q PH.3 SOUTH
- FEATURE WALL (2,628 LF)
 - FEATURE WALL COLUMN (24)



UNIT Q PHASE 3 SOUTH WALL PLAN



REVISIONS:



PROJECT #:
TOL269
SCALE:
AS SHOWN
ISSUED FOR:
REVIEW
DRAWN BY:
TEAM
DATE:
11.17.2023
DRAWING:
WALL PLAN

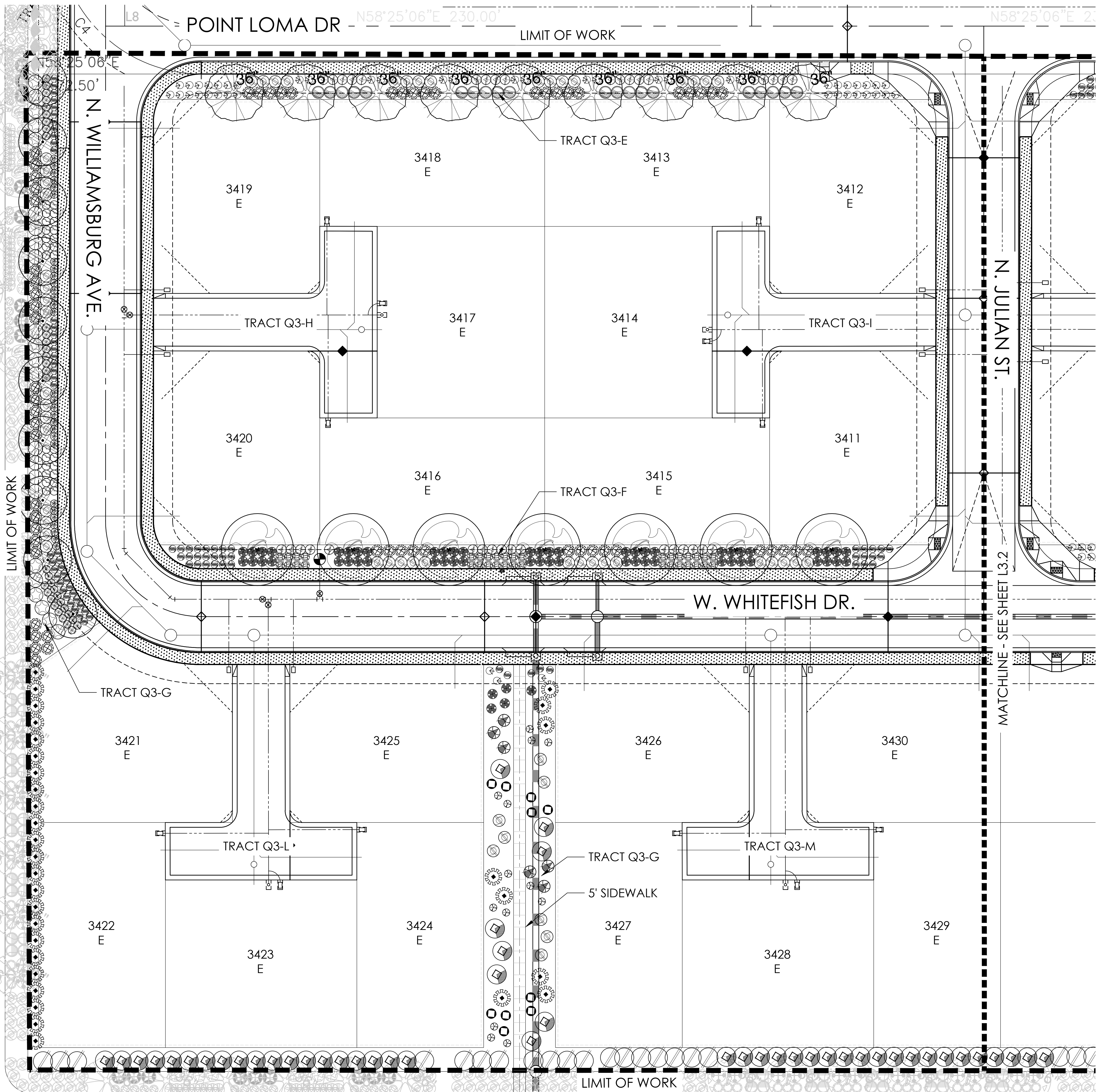
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PAGE:

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NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

NOTE: Trees, shrubs, and other landscaping are permitted within the sight visibility triangle provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01.

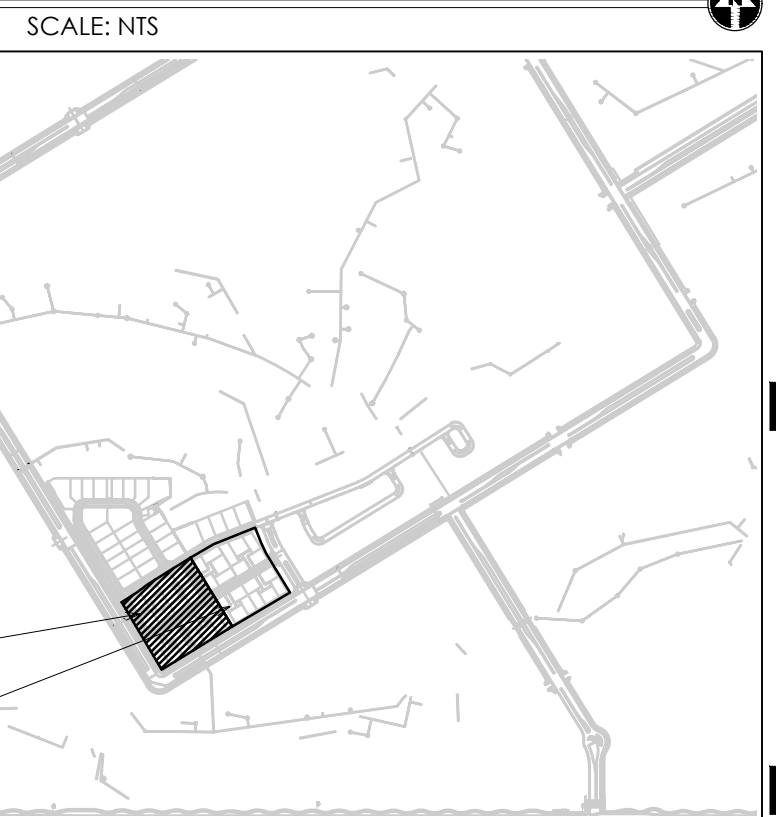
PRASADA PARCEL Q PHASE 3 SOUTH

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	9
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	36" Box	10
	<i>Pistacia x</i> 'Red Push' Red Push Pistache	36" Box	15
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	13
Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	51
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	6
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	82
	<i>Dalea frutescens</i> Black Dalea	5 gal.	10
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	46
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	8
	<i>Eremophila hygrophana</i> 'Blue Bells' Blue Bells Eremophila	5 gal.	26
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	13
	<i>Leucophyllum frutescens</i> 'White Cloud' White Cloud Sage	5 gal.	31
	<i>Leucophyllum langmanianae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	89
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	5 gal.	33
	<i>Ruellia brittoniana</i> Purple Ruellia	5 gal.	29
	<i>Ruellia peninsularis</i> Desert Ruellia	5 gal.	72
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	110
Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 gal.	92
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	120
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	70
Accents / Vines			
	<i>Hesperaloe parviflora</i> -red Red Yucca	5 gal.	125

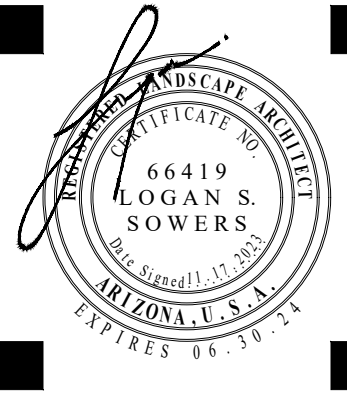
INERTS

Sym.	Description
	DECOMPOSED GRANITE.

KEY MAP



GREY PICKETT
landscape architecture community design
7144 e stelson drive, suite 205
scottsdale, arizona 85251
P. 480.609.0009 F. 480.609.0068



STERLING GROVE
PARCEL Q PHASE 3 SOUTH
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

REVISIONS:



PROJECT #:
TOL269
SCALE:
1"=20'-0"
ISSUED FOR:
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DRAWN BY:
TEAM
DATE:
11.17.2023
DRAWING:
LANDSCAPE PLAN

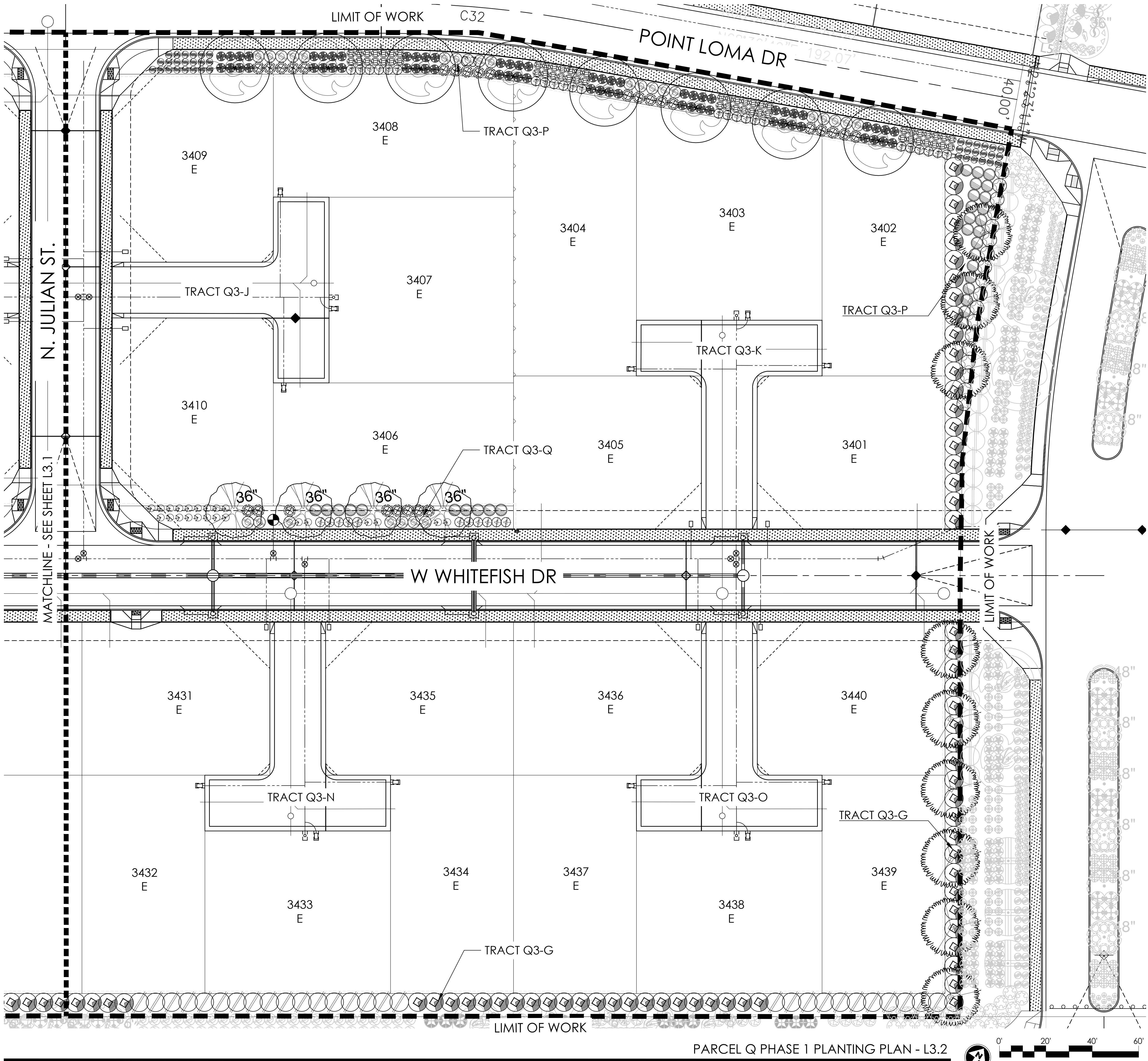
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PAGE:

03 OF 06

FS23-0840



PRASADA PARCEL Q PHASE 3 SOUTH

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	9
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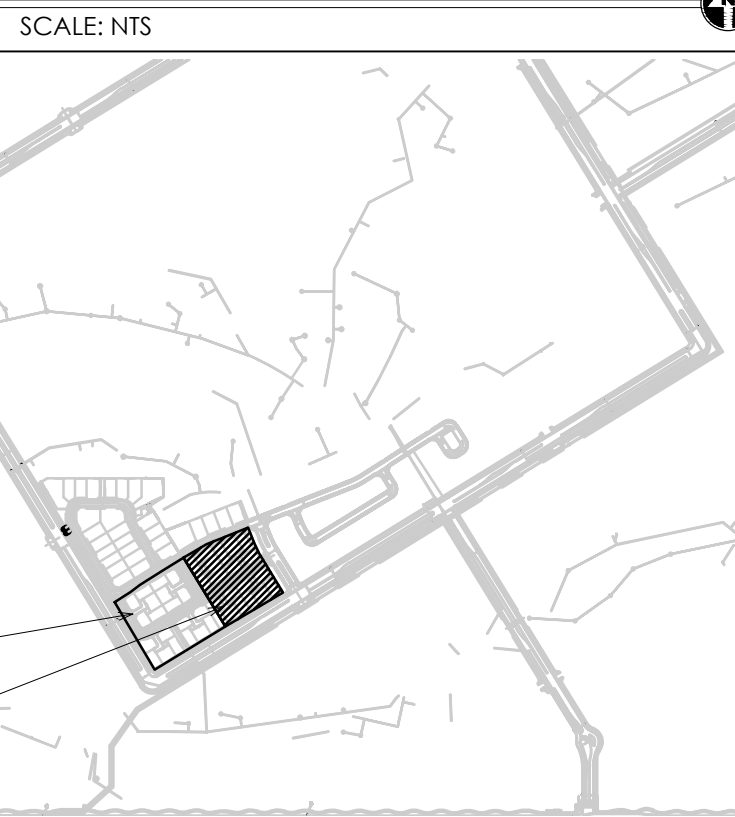
INERTS

Sym.	Description
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KEY MAP



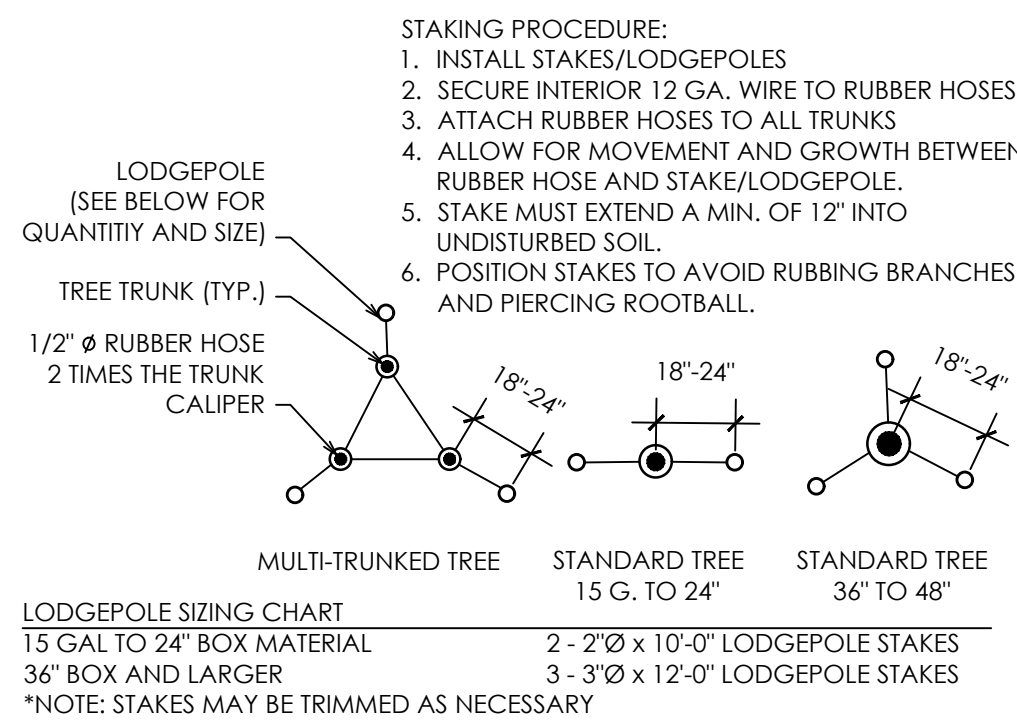
STERLING GROVE
PARCEL Q PHASE 3 SOUTH
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

REVISIONS:

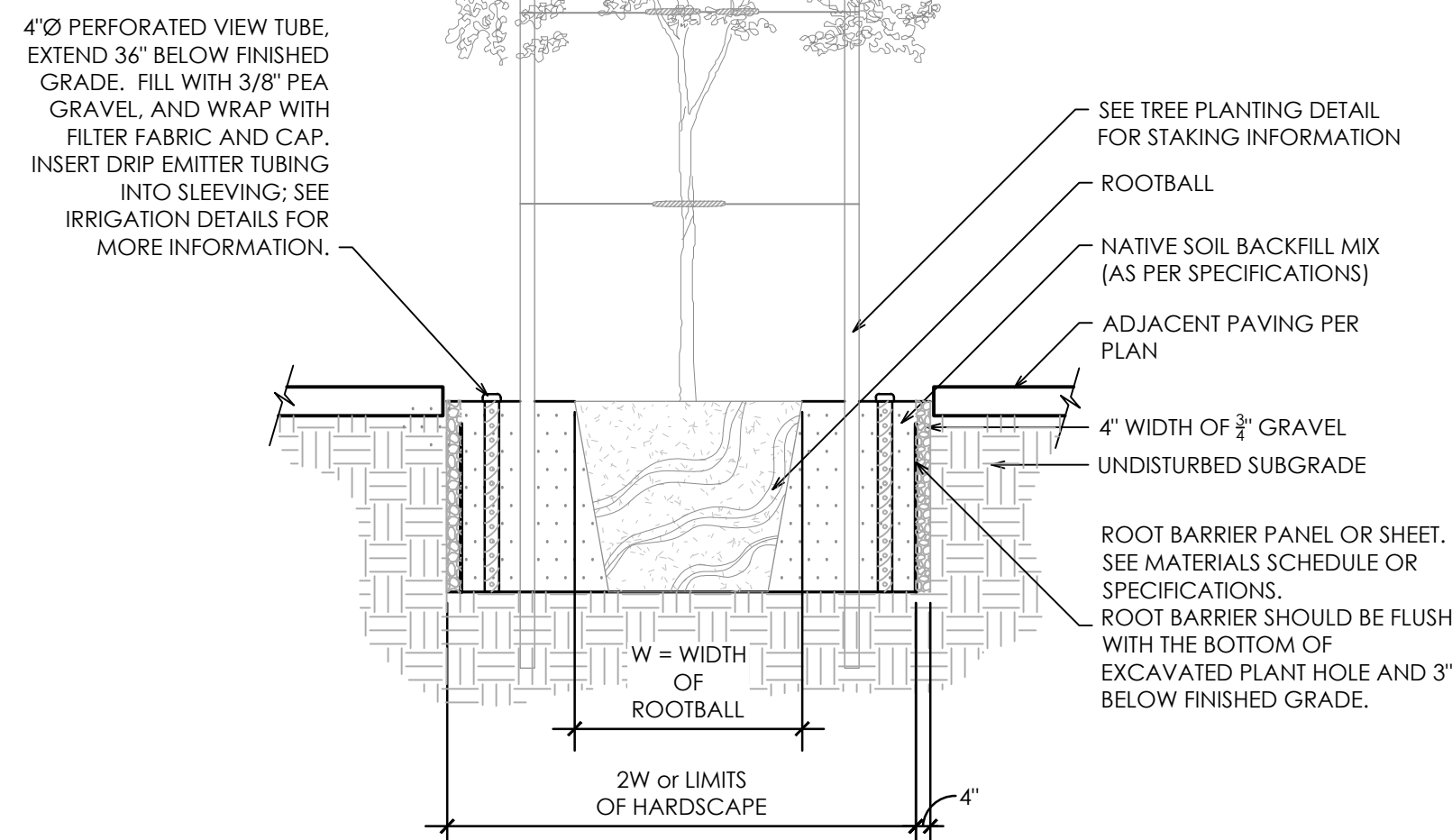
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ISSUED FOR:
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DATE:
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LANDSCAPE PLAN
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PAGE:
04 OF 06
FS23-0840

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community design
7144 e stinson drive, suite 205
scottsdale, arizona 85251
P.480.609.0009 F.480.609.0068

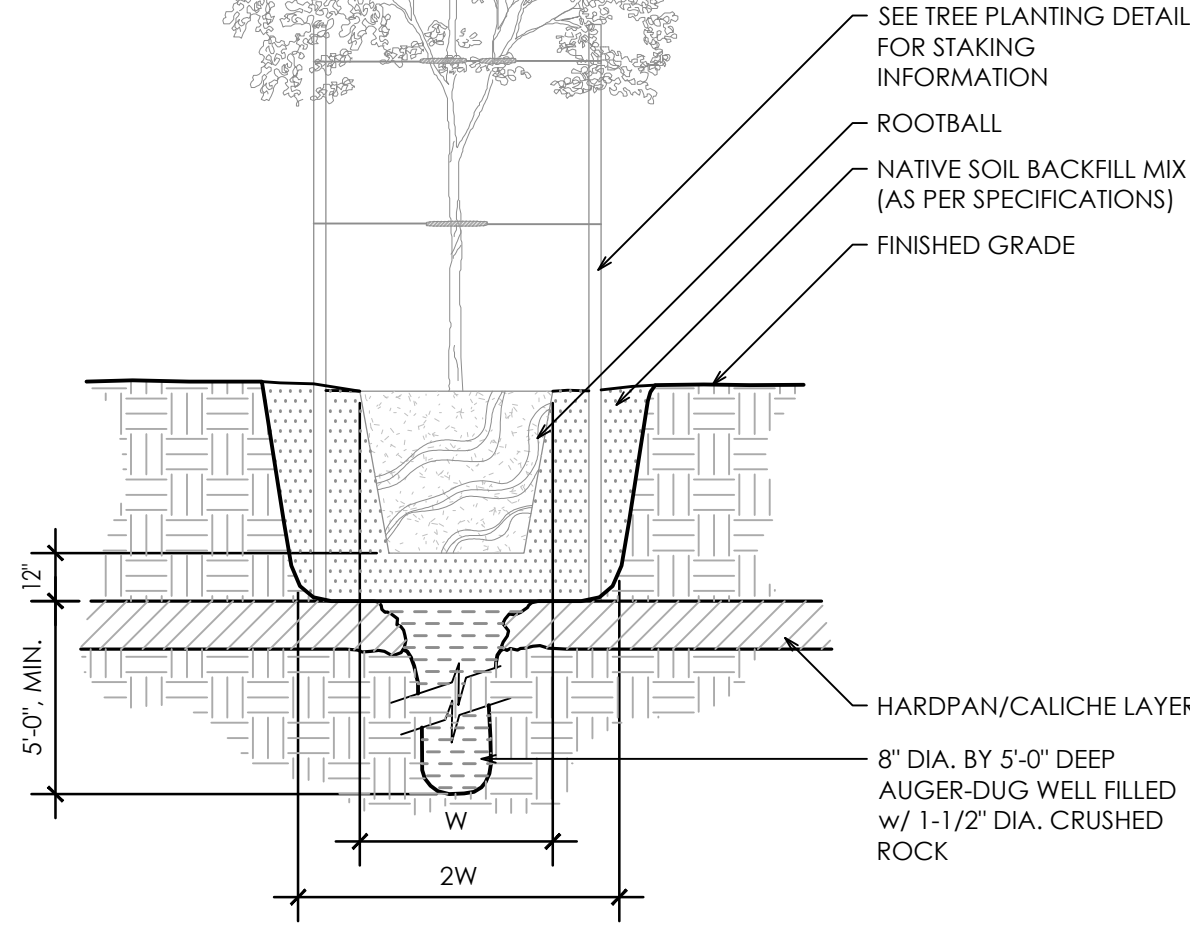
Toll Brothers
AMERICA'S LUXURY HOME BUILDER



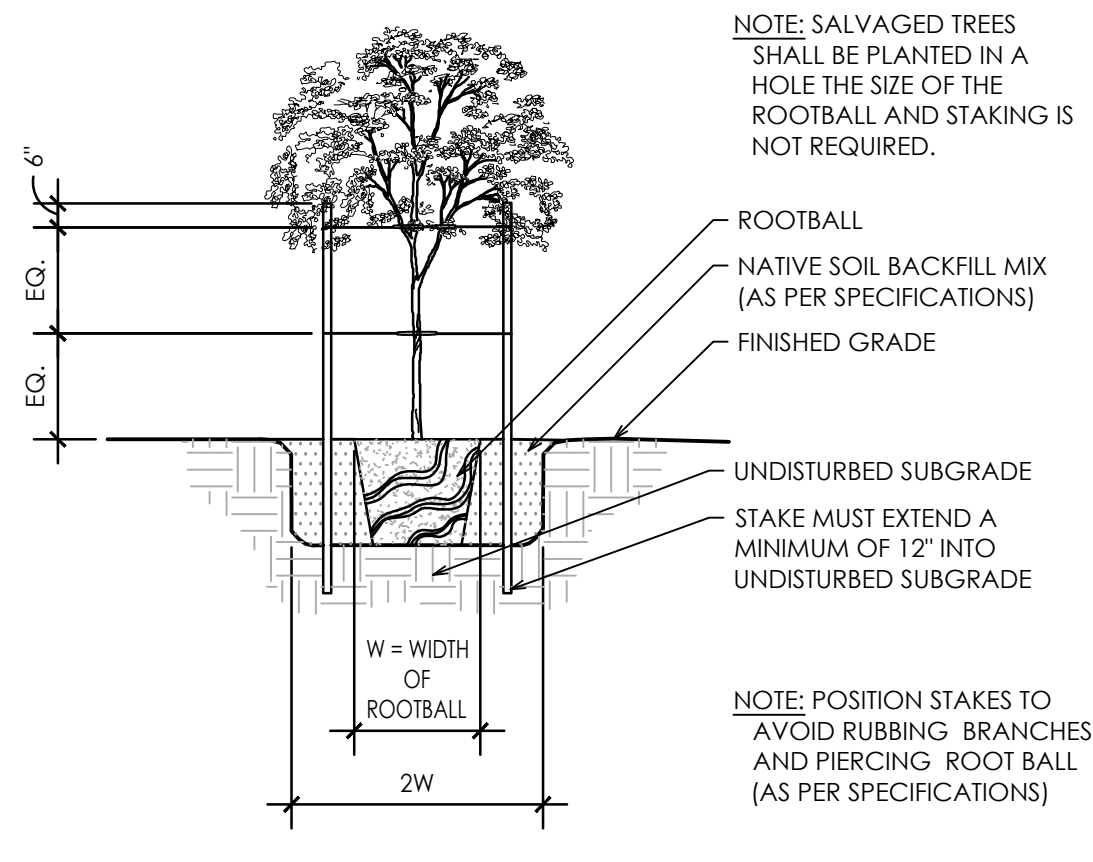
4 **Tree Staking Diagram**
Scale: NTS



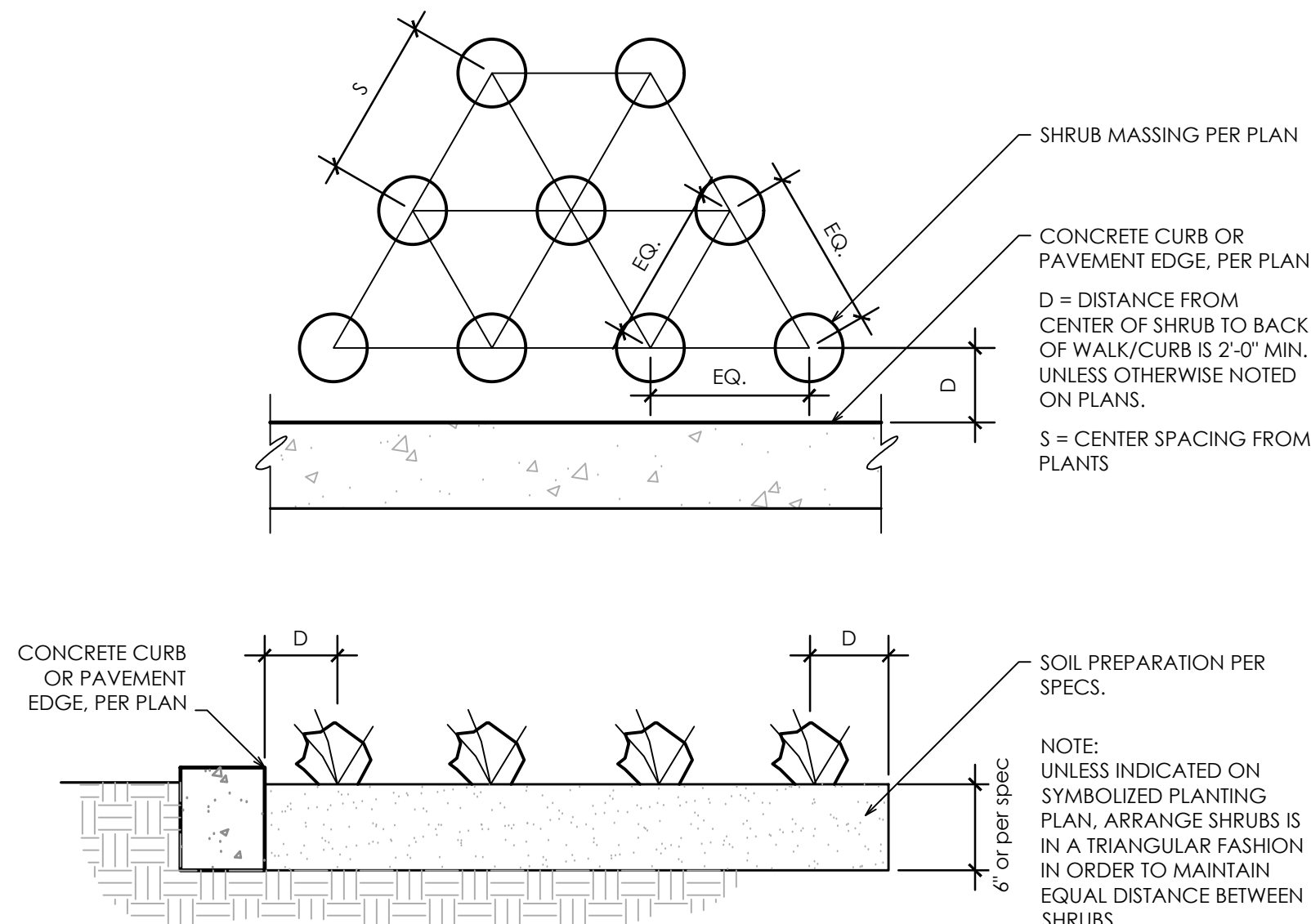
3 **Deep Watering Detail**
Scale: NTS



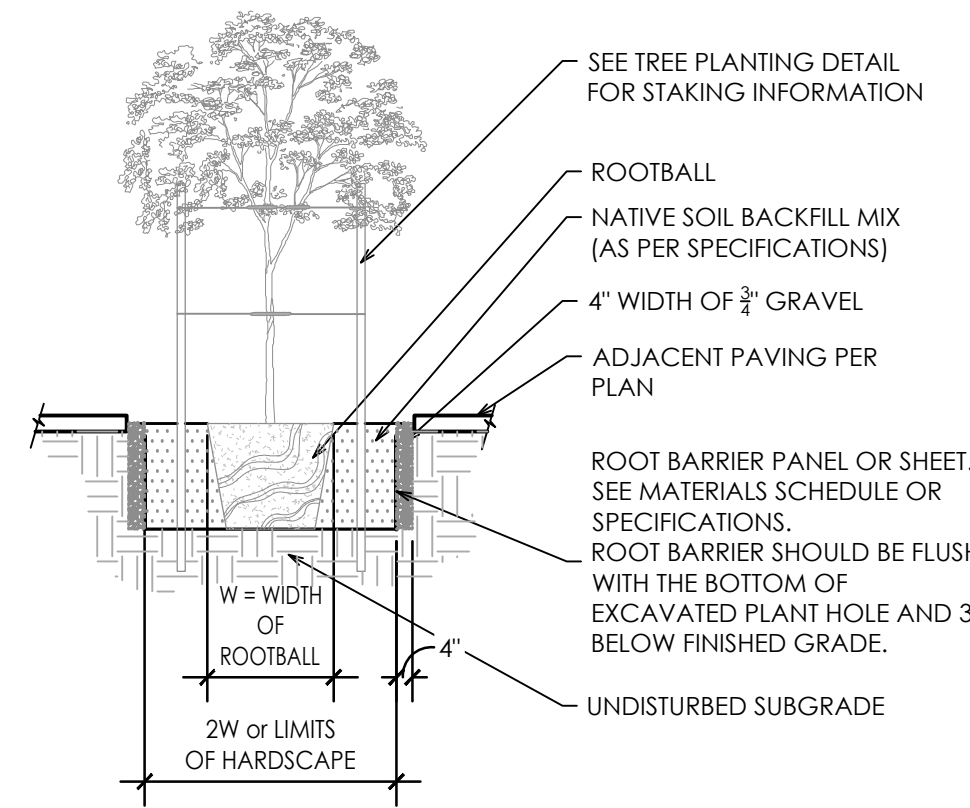
2 **Hard Pan Planting**
Scale: NTS



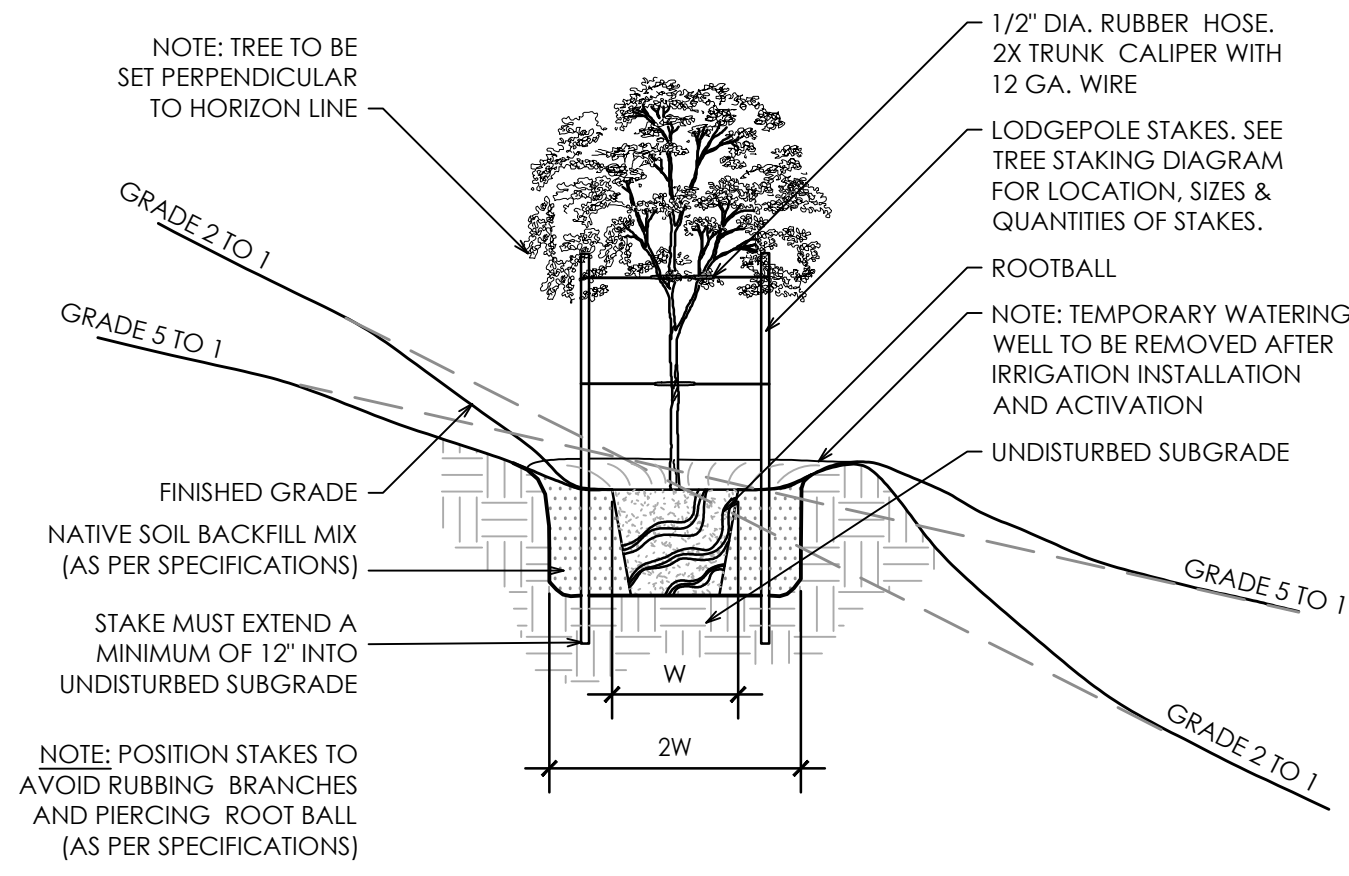
1 **Tree Planting Detail**
Scale: NTS



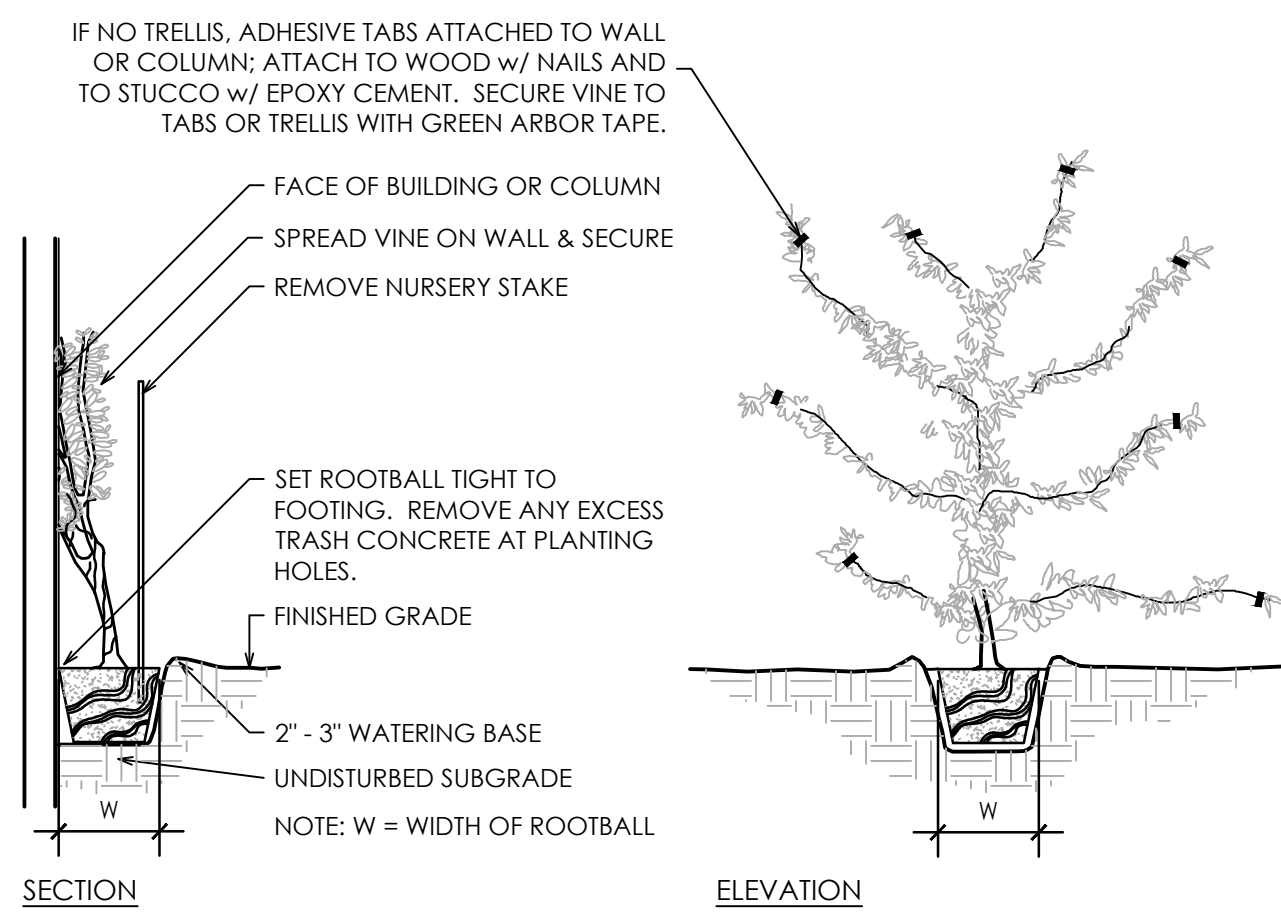
7 **Plant Spacing Detail**
Scale: NTS



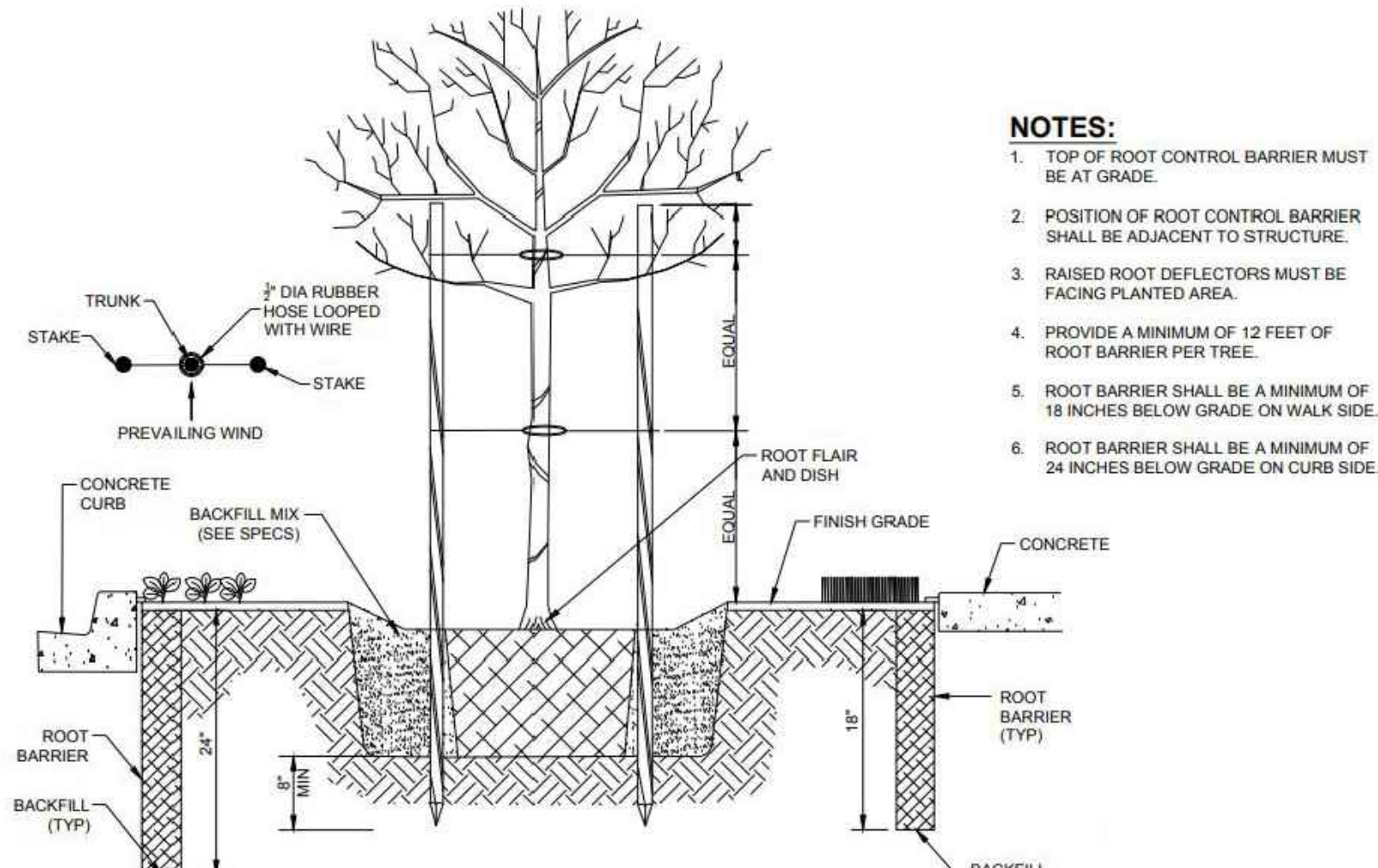
6 **Root Barrier Detail**
Scale: NTS



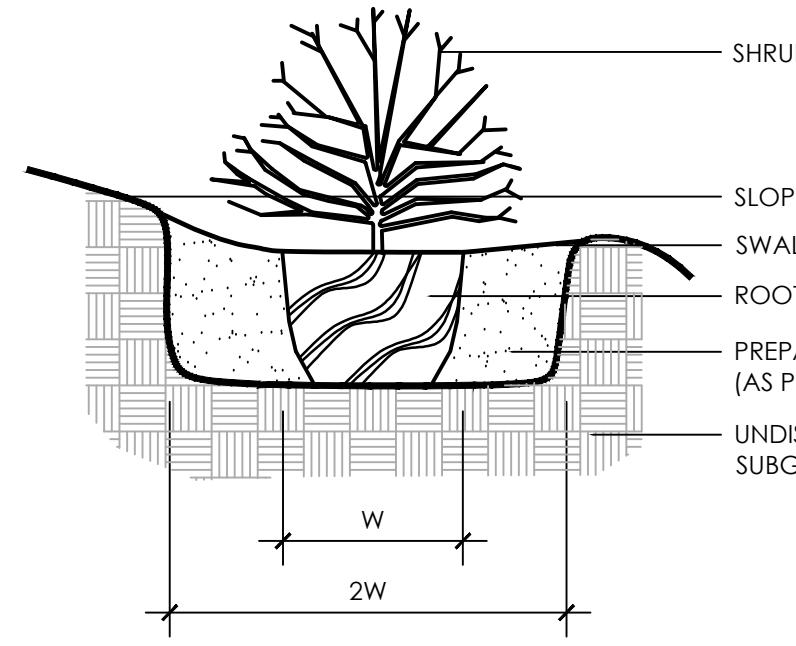
5 **Tree Planting on Slope Detail**
Scale: NTS



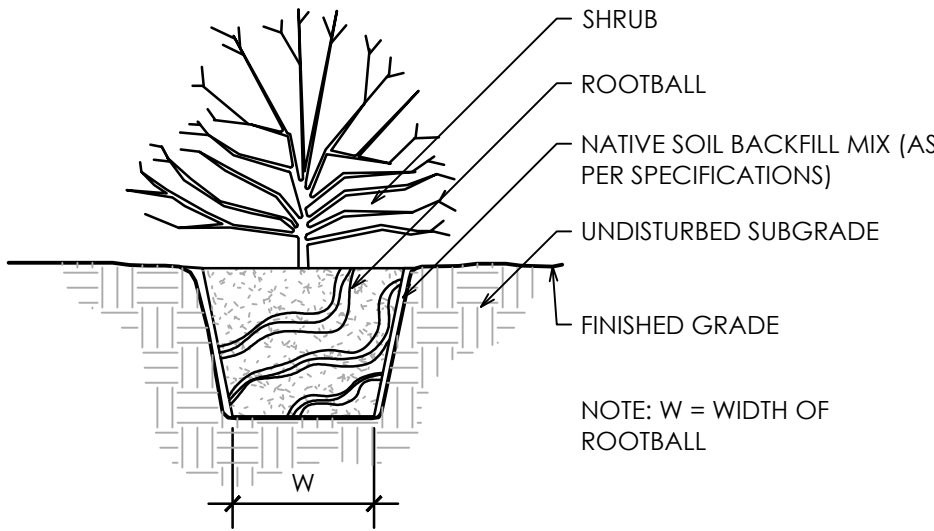
11 **Vine Planting Detail**
Scale: NTS



10 **Root Barrier**
Scale: NTS



9 **Shrub Planting on Slope**
Scale: NTS



8 **Shrub Planting Detail**
Scale: NTS



SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf. In some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf. Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions of project site and free of disease, insects, eggs, larvae and defects such as sun scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Decomposed granite.
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient salinity.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. Irrigated trees and shrubs.
- b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-lie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:

Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:

Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm.
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5, no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/2-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.



STERLING GROVE
PARCEL Q PHASE 3 SOUTH
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

REVISIONS:

PROJECT #:

TOL269

SCALE:

NTS

ISSUED FOR:

REVIEW

DRAWN BY:

TEAM

DATE:

11.17.2023

DRAWING:

LANDSCAPE SPEC'S

SHEET:

L8.1

PAGE:

06 OF 06

FS23-0840



FS23-0840

Toll at Prasada Unit Q Phase 3 South Preliminary Plat

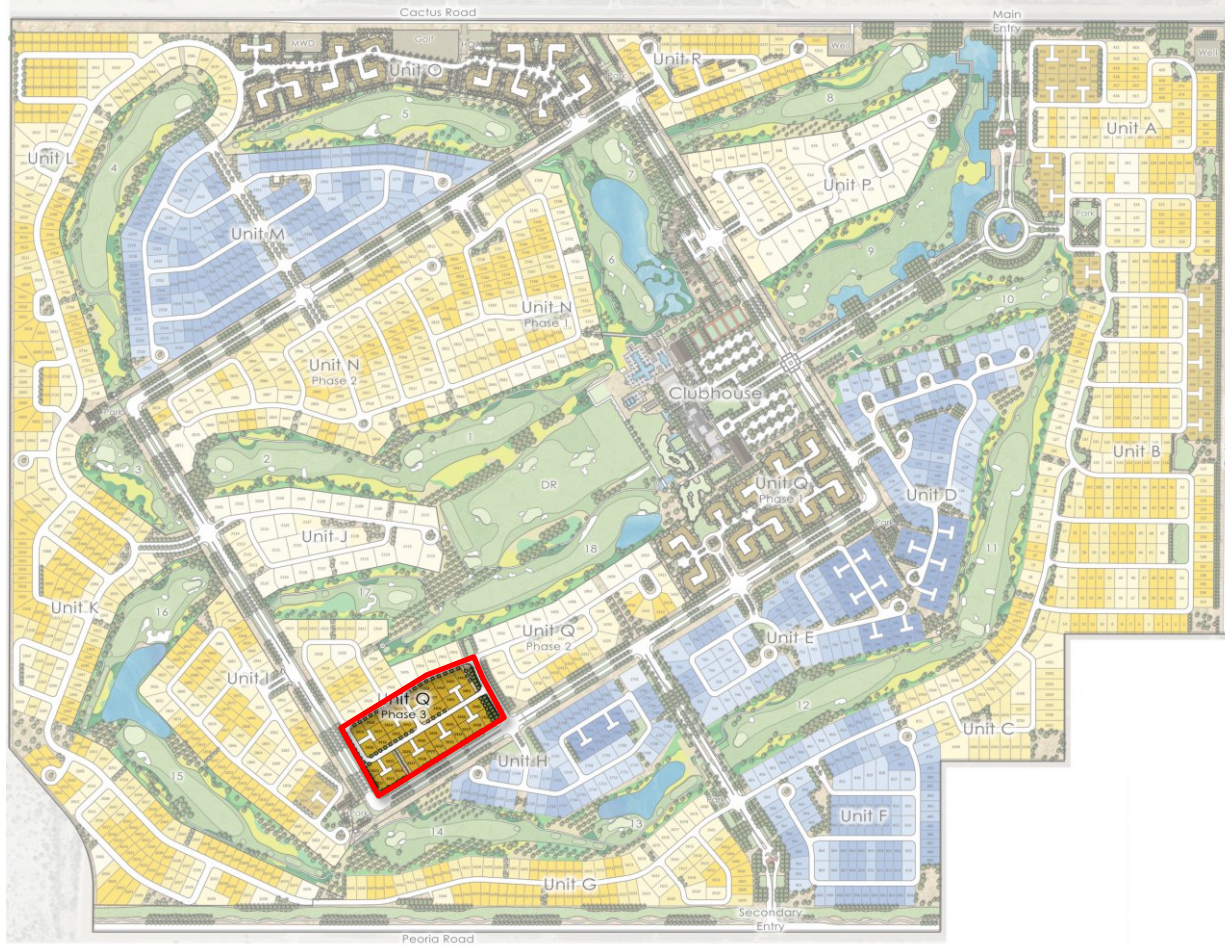
Planning & Zoning Commission
February 01, 2024



FS23-0840 VICINITY MAP



FS23-0840 ZONING MAP



This map is for masterplan context. It does not represent product fit on lot.

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

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

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

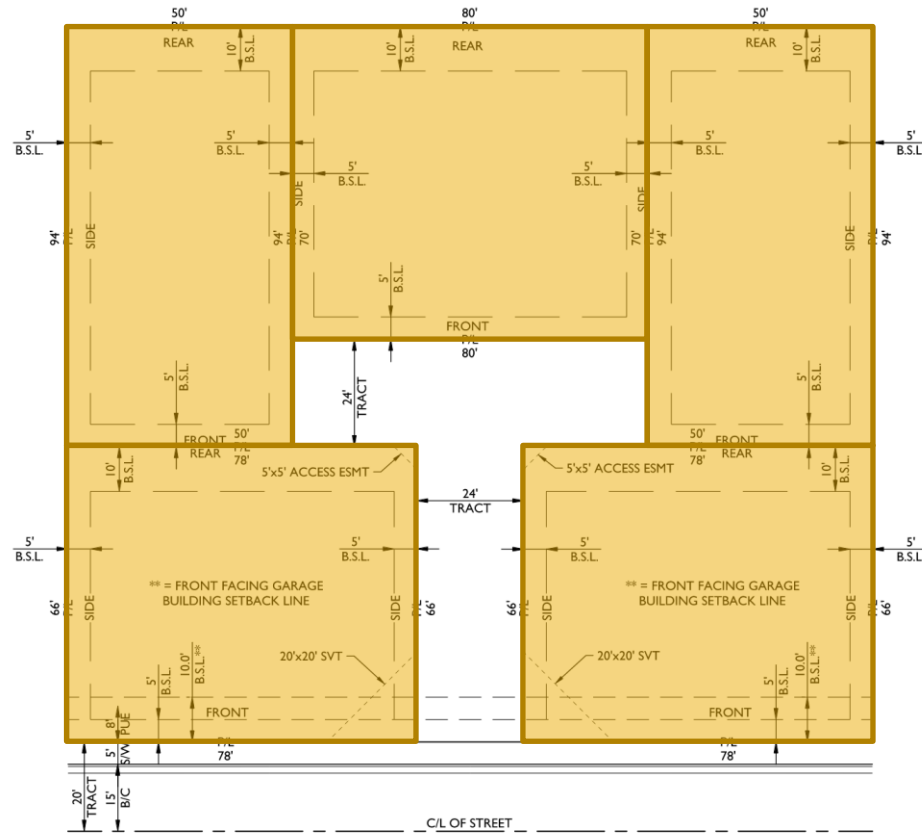
April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I infrastructure under case FS18-290

August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061

August 16, 2022: The City Council approved the Final Plat for Toll at Prasada Unit Q – Phase 3 Block Plat under case FS22-0387

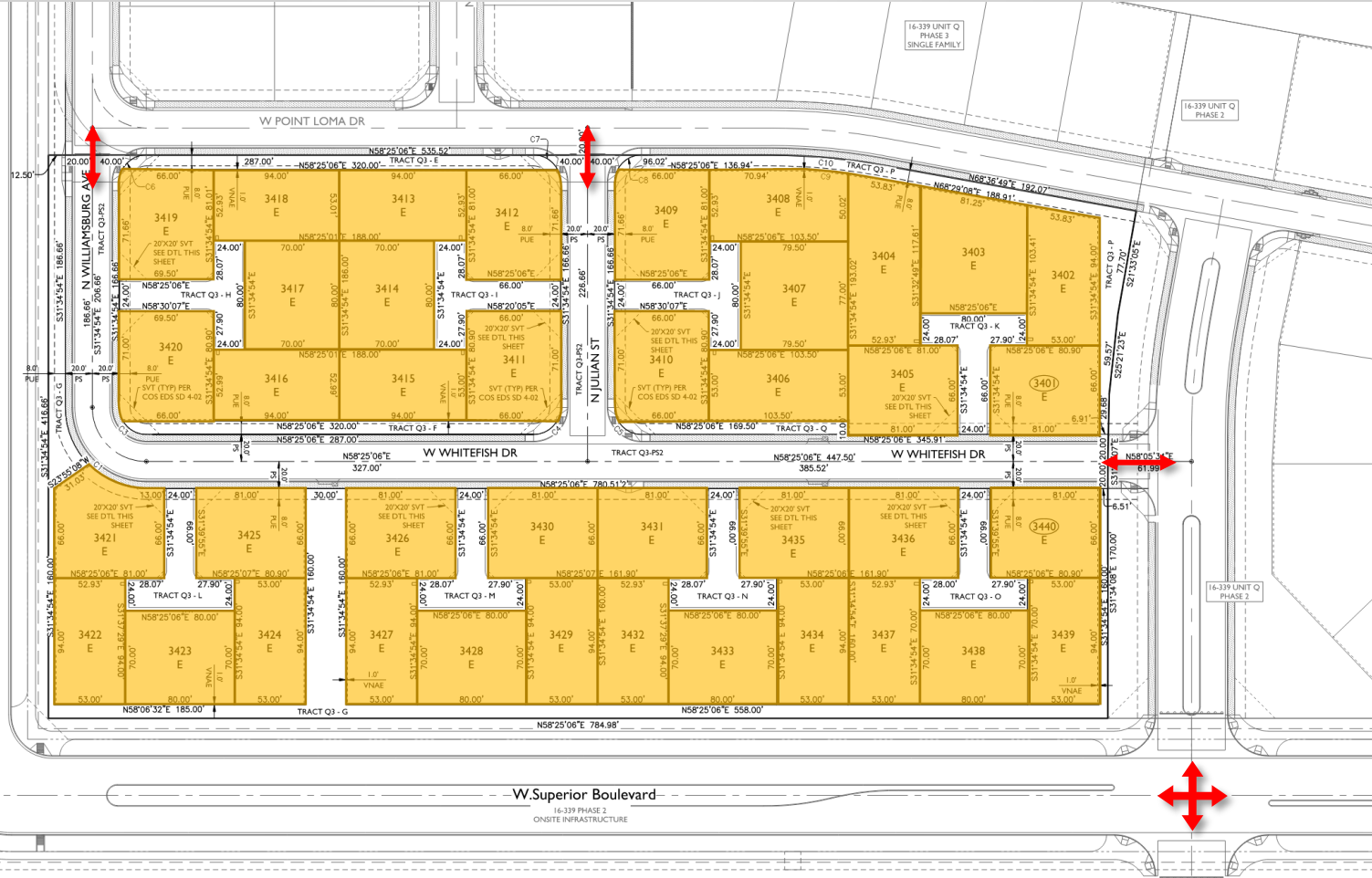
September 15, 2023: The applicant filed for Preliminary Plat approval for Toll at Prasada Unit Q Phase 3 South under case FS23-0840, the subject case



TYPICAL 5-PACK LOT SETBACKS
LOT CATEGORY 'E'

N.T.S.
 (24' TRACT WILL INCLUDE SEWER,
 WATER, AND UTILITY EASEMENT)

N. Grand Haven Boulevard
16-339 TRACT 2
ON-SITE INFRASTRUCTURE

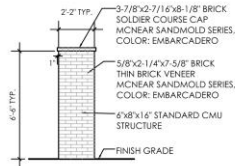
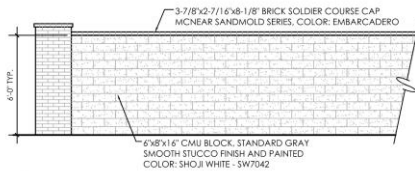


FS23-0840 PRELIMINARY PLAT



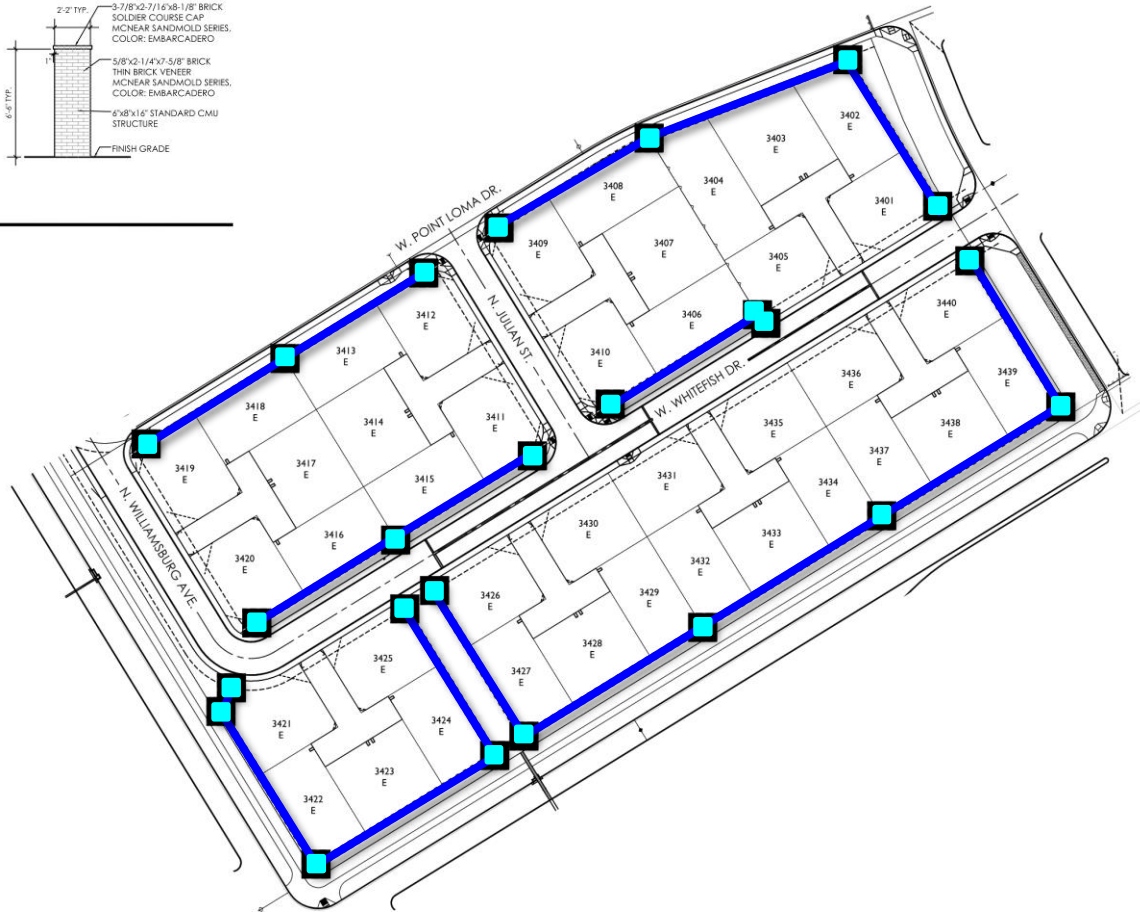
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☐ DECOMPOSED GRANITE



FW *Feature Wall Details*
Scale: 1/4" = 1'-0"

- WALL LEGEND UNIT Q PH.3 SOUTH
- FEATURE WALL (2,628 LF)
 - FEATURE WALL COLUMN (24)



Staff Recommendation

Approval subject to stipulations 'a' through 'c'

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Unit Q – 5 Packs – Phase 3 – Toll at Prasada”, prepared by EPS Group, and received November 15, 2023
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Prasada Unit Q Phase 3 South”, prepared by Greey Pickett, and received November 15, 2023
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You