



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 2, 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 March 21, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 5 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for an Express Oil Minor Automotive Repair Facility generally located north of the northwest corner of Litchfield Road and Waddell Road. Case FS23-0883. | Leslie Carnie
Community
Development |
| 3. | District 5 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for Starbucks drive-through generally located north of the northwest corner of Litchfield Road and Waddell Road. Case #FS23-0853. | Leslie Carnie
Community
Development |
| 4. | District 5 | Consideration and action regarding a Comprehensive Sign Program (CSP) for the Litchfield Place commercial development, generally located north of the northwest corner of Litchfield Road and Waddell Road. Case #FS23-0853 | Leslie Carnie
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 5. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Nobella Phase 1A" dated February 20, 2024, a property generally located west of 155th Avenue and north of Jomax Road. Case FS23-0811. | Trevor Fleetham
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, April 24th, 2024 @ 1:30 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: May 2, 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 March 21, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the March 21, 2024, Planning and Zoning Commission Regular Meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 03-21-2024 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 21, 2024 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on March 21, 2024.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Jani Wertin, Current Planner; Trever Fleetham, Current Planner; Mike Hoover, Assistant Director of Economic Development; and Alyssa Carpenter, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Director Abrams announced there is currently nothing scheduled on the agenda for April 4th or April 18th Planning and Zoning Commission meetings and notices will be sent out canceling the meetings.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Vice Chair Chapman opened the call to the public to discuss any items not listed on the agenda. Hearing no requests, Vice Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the February 15, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Keating made a motion to approve the February 15, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Smith seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – District 5 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for Starbucks drive-through located east of the northeast corner of Greenway Road and Loop 303, zoned Northwest Ranch Planned Area Development (PAD). Case FS23-0433

Jani Wertin, Current Planner, presented item 2 to the Commission.

Vice Chair Chapman opened the public hearing.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- None

Commissioner Rosenbaum motioned to recommend approval of case FS23-0433, a CUP with Site Plan for Greenway Crossing Starbucks, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 3 – District 5 – Consideration and action pertaining to a proposed Master Sign Program for a portion of the Surprise Center Planned Area Development (PAD), encompassing approximately 25 acres generally located south of Bell Road, north of Elm Street, and between 144th Avenue and Bullard Avenue. Case FS23-0421.

Trever Fleetham, Current Planner, presented item 3 to the Commission.

Vice Chair Chapman opened the public hearing.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- Acreage this master sign program applies to

Commissioner Keating motioned to approve the Surprise City Center Master Sign Program, case FS23-0421, subject to stipulations 'a' through 'b' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 4 – District 1 – Consideration and action pertaining to a rezone of approximately 880 acres, generally located east of 219th Avenue and south of Pinnacle Peak Road, from Planned Area Development (PAD) and Rural Residential (RR) to Traditional Neighborhood Development (TND). Case FS23-0586.

Trever Fleetham, Current Planner, presented item 4 to the Commission.

Jeff Blilie, representative for the applicant, presented additional information to the Commission.

Vice Chair Chapman opened the public hearing.

Eddie Edens, Surprise, AZ – Displayed concerns with buffering to the rural community and protecting the wildlife and livestock without additional impact from the proposed development.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- Student per dwelling unit projection calculations
- Proposed school will be able to satisfy the need of the community for the proposed density

Commissioner Bash motioned to recommend approval of the Traditional Neighborhood Development rezone for Desert Trails subject to stipulations “a” - “c” as outlined in the staff report. Commissioner Smith seconded the motion. Motion passed with 5 votes in favor.

Item 5 – District 1 – Consideration and action pertaining to a Major PAD Amendment to the Mesquite Mountain Ranch PAD, generally located south of Deer Valley Road and east of 231st Avenue, to remove land to be incorporated into the Surprise Foothills PAD, update the land use map, and change the land use designation of approximately nine (9) acres. Case FS22-1260.

Trever Fleetham, Current Planner, presented item 5 to the Commission.

Jeff Blilie, representative for the applicant, presented additional information to the Commission.

Vice Chair Chapman opened the public hearing.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- Location of proposed land swap in correlation to Surprise Foothills

Commissioner Keating motioned to recommend approval of the Major PAD Amendment for Mesquite Mountain Ranch PAD subject to stipulations “a” - “b” as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 6 – District 1 – Consideration and action pertaining to a Major PAD Amendment to the Surprise Foothills PAD, generally located east and west of 231st Avenue, south of Pinnacle Peak Road, and north of Beardsley Road, to incorporate approximately 55 acres and revise the land use plan, development parcel configuration, and development standards. Case FS22-1259.

Trever Fleetham, Current Planner, presented item 6 to the Commission.

Jeff Blilie, representative for the applicant, presented additional information to the Commission.

Vice Chair Chapman opened the public hearing.

Hearing no further requests, Vice Chair Chapman closed the public hearing.

The Commission discussed the following:

- None

Commissioner Bash motioned to recommend approval of the Major PAD Amendment for Surprise Foothills PAD subject to stipulations “a” - “b” as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None

ADJOURNMENT:

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

Meeting adjourned at 7:15 pm

Ken Chapman
Planning and Zoning Commission Vice 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: _____
Alyssa Carpenter, Planning and Zoning Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: May 2, 2024 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for an Express Oil Minor Automotive Repair Facility generally located north of the northwest corner of Litchfield Road and Waddell Road. Case FS23-0883.

Motion:

I move to approve the Express Oil CUP with Site Plan, Case #FS23-0883, subject to stipulations ‘a’ through ‘e’ as memorialized in the staff report.

Background:

Trish Flower of Upward Architects, on behalf of Levine Investments LP, requests a CUP with Site Plan for an Express Oil minor automotive repair facility generally located north of the northwest corner of Waddell Road and Litchfield Road.

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-FS23-0883 Express Oil CUP- Staff Report
2. 01 - FS23-0883 Express Oil CUP - Vicinity Map
3. 02 - FS23-0883 Express Oil CUP - Zoning Map
4. 03 - FS23-0883 Express Oil CUP - Site Plan

5. 04 - FS23-0883 Express Oil CUP - Landscape Plan
 6. 05 - FS23-0883 Express Oil CUP - Elevations
 7. 06 - FS23-0883 Express Oil CUP - Luke AFB Comments
 8. 07 - FS23-0883 Express Oil CUP - Public Participation Report
 9. 08 - FS23-0883 Express Oil CUP - Affidavit of Site Posting
 10. FS23-0883 Express Oil - Presentation CUP 1
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0883

Project Name: Express Oil CUP

Council District: 5 - Palm

Meeting Date: May 02, 2024

Planner: Leslie Carnie, Planner II

Owner: Levine Investments LP

Applicant: Trish Flower of Upward Architects

Request: Conditional Use Permit (CUP) with Site Plan for an Express Oil minor automotive repair center.

Site Location: Generally located north of the northwest corner of Litchfield Road and Waddell Road.

Site Size: 1.01 acre (approx.)

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

Support/Opposition: See attached Citizen Participation Report.

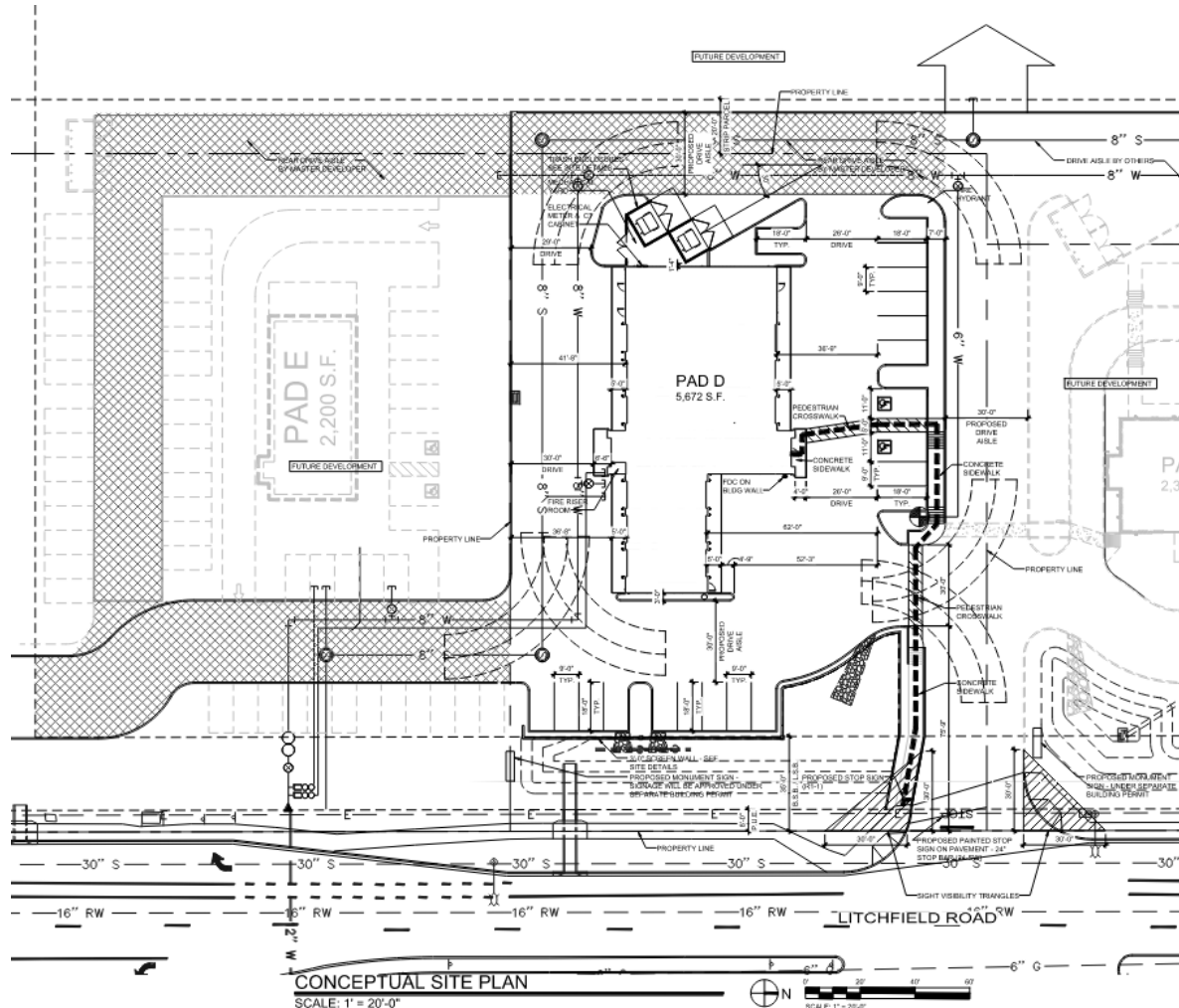
Staff Recommendation: Staff recommends the Commission **approve** the subject CUP with Site Plan, case FS23-0883, subject to stipulations 'a' through 'e'.

FINDINGS:

- The proposed CUP with Site Plan is consistent with the General Plan 2035.
- The proposed CUP with Site Plan is consistent with the Sierra Verde Employment PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

Trish Flower of Upward Architects, on behalf of Levine Investments LP, requests a Conditional Use Permit with Site Plan for an Express Oil minor automotive repair facility generally located north of the northwest corner of Waddell Road and Litchfield Road.



The 5,672 sq. ft. Express Oil building is located on Pad D of the Litchfield Place commerce center. A shared driveway provides full access to Litchfield Road. The project requires 12 on-site parking spaces. 20 parking spaces have been provided. A bicycle rack provides two bicycle parking spaces.



Architecture:

The proposed architecture and neutral color palette complement both the existing commercial development adjacent to the site and the proposed Litchfield Place projects. The block building is constructed using integral colored block in split face, polished, and smooth faced finishes as well as an EIFS stucco system to add architectural interest. Metal wall coping and EIFS accents are finished in a shade of blue consistent with the Express Oil branding.

Landscaping:

The project implements a low water use plant palette covering approximately 18% of the site. The Landscape Plan is in conformance with both the Sierra Verde PAD and exceeds the 15% required under Title 17 municipal code.

EXISTING ZONING:

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



PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1
PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1
PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1

103 **BACKGROUND:**

104
105 **February 25, 1991:** The subject parcel was annexed into the city under Ordinance 99-01.

106
107 **August 22, 2002:** The Mayor and City Council approved the Sierra Verde PAD. Ordinance
108 02-31

109
110 **August 07, 2003:** The Mayor and City Council approved the Sierra Verde Employment PAD
111 to allow uses compatible with military airport operations. Ordinance 03-21

112
113 **July 14, 2022:** A Concept Review meeting was held for the current proposal under case.

114
115 **September 27, 2023:** The applicant filed a request for a Conditional Use Permit with Site
116 Plan for an Express Oil minor automotive repair facility, the subject project.

117
118 **January 12, 2024:** The applicant held a Citizen Outreach Meeting at the Hilton Garden Inn.
119 A summary of this meeting is included in the Citizen Participation Report attached to this staff
120 report.

121
122 **ANALYSIS AND DISCUSSION:**

123
124 The Sierra Verde Employment PAD references the Commercial, Business Park and Light
125 Industrial uses listed under Title 17 for Principally Permitted uses and Conditionally
126 Permitted uses. Title 17 lists "Automobile service Center, Minor" as Conditionally
127 Permitted in C-2 zoning district but requires an analysis of any proposed Conditionally
128 Permitted use to be based on the Use Specific Standards listed under section
129 17.28.080.C.12. of Title 17. These standards include the following, which have been
130 addressed by the applicant:

- 131
132 1. *All services and repairs shall be conducted entirely within an enclosed building except*
133 *sales of gasoline.*
134 2. *Outdoor storage is prohibited.*
135 3. *Outdoor displays are prohibited.*
136 4. *All buildings and/or structures (temporary or permanent) shall be screened from*
137 *any residential zone.*
138 5. *Any area used for parking shall be paved.*
139 6. *There shall be no manufacturing, compounding, processing or treatment of*
140 *products other than that which is clearly incidental to retail sales or the business*
141 *operation of a minor automobile service center, and where all such completed*
142 *products are sold at retail on the premises.*
143

144 This CUP application has been reviewed against the standards listed above. Staff finds that
145 this CUP application conforms to the requirements set under Title 17 municipal code.

149 **CITIZEN OUTREACH**

150
151 The applicant held a Citizen Participation Meeting for the subject project at the Hilton
152 Garden Inn on January 12, 2024. There were no attendees. One letter was received by
153 the city via email expressing opposition to the project. A summary of the meeting and
154 outreach is included in the Citizen Participation Report attached to this staff report.
155

156 **UTILITY AND SERVICES TABLE**

157

Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Dysart Unified School District

158
159 **CONFORMANCE WITH ADOPTED PLANS**

160
161 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan
162 2035.
163

164 The proposed CUP with Site Plan was reviewed against the goals, policies,
165 recommendations, and guidelines of the City of Surprise General Plan 2035. The
166 proposed CUP with Site Plan is consistent with the General Plan in some of the following
167 ways:
168

169 This project is located within the Employment Character Area of the General Plan. The
170 proposed project adheres to the design guidelines of the character area which allows for
171 Community Commercial development.
172

173 This project maintains compatibility with the quality of existing land uses in the
174 surrounding area in that it continues the Commercial development pattern established in
175 the vicinity of this parcel.
176

177 **REVIEWING AGENCIES**

178
179 In addition to the standard city reviewing agencies, who indicate no objections to the
180 requests, Luke Air Force Base, Maricopa Water District (MWD), and Arizona Department of
181 Transportation (ADOT) were included in the routing of this case. These agencies also
182 indicate no objections.
183

184 **TRANSPORTATION**

185
186 At the request of the City's Transportation Department, the applicant submitted a Traffic
187 Impact Analysis with the CUP application. The TIA was reviewed and approved by
188 Transportation staff.
189
190
191
192

193 **SUMMARY**

194
195 The proposed Conditional Use Permit with Site Plan is consistent with and meets the
196 requirements set forth in the Surprise General Plan 2035, Sierra Verde Employment PAD,
197 and all applicable zoning codes and all City reviewing departments have reviewed the
198 request and expressed no concerns.
199

200 **RECOMMENDATION**

201
202 Based on the findings noted above, staff recommends the Commission move to approve
203 case FS23-0883, subject to stipulations 'a' through 'e' as outlined below:

- 204 a. Development and use of the site shall be consistent with the Site Plan entitled
205 "Express Oil Site Plan", prepared by Upward Architects, and stamped received
206 February 23, 2024.
207
208 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
209 "Express Oil Planting Plan", prepared by Design Ethic, and stamped received
210 January 02, 2024
211
212 c. Building Architecture shall be consistent with the Elevations entitled "Express Oil
213 Change & Tire Engineers", prepared by Aho Architects, and stamped received
214 January 02, 2024.
215
216 d. The applicant shall obtain a building permit for the subject facility within one (1)
217 year of the effective date of Planning and Zoning Commission approval of this
218 Conditional Use Permit. If the applicant does not obtain said building permit within
219 the specified time, this Conditional Use Permit shall be deemed null and void.
220
221 e. Non-compliance with the stipulations of approval of this case will be treated as a
222 violation in accordance with the applicable provisions of the Surprise Municipal
223 Code.
224

225 However, should the Commission wish to **deny** the request, the Commission should make
226 its own findings and base its decision on those alternative findings.
227

228 **Attachments:**

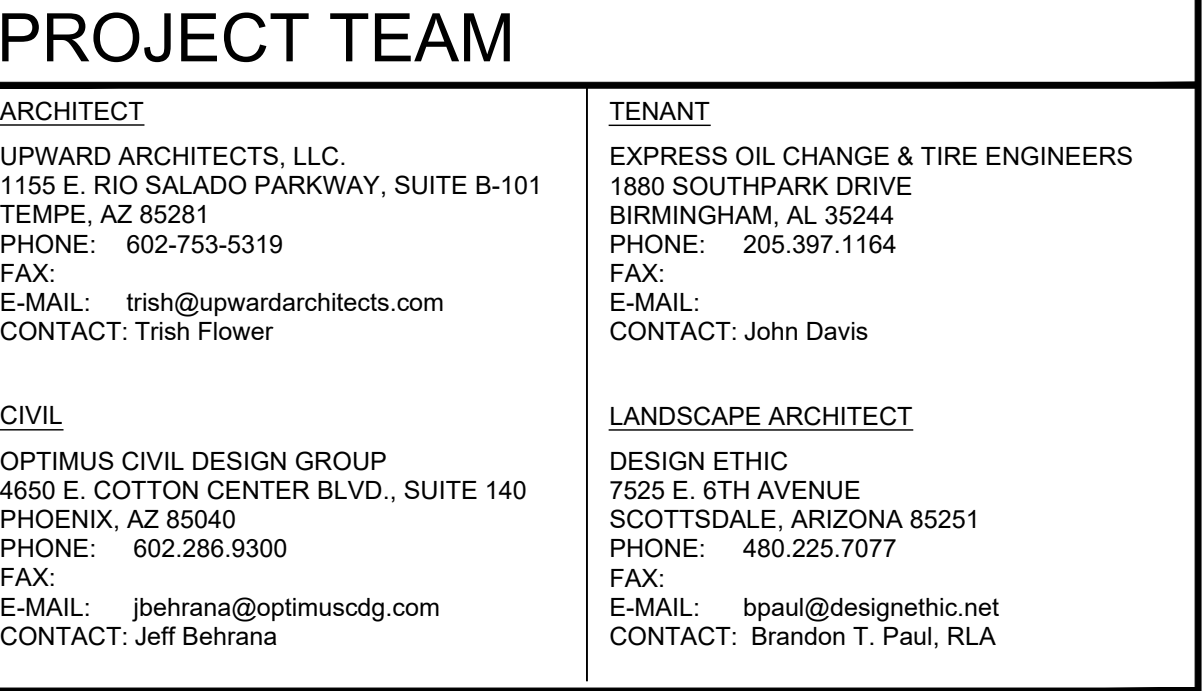
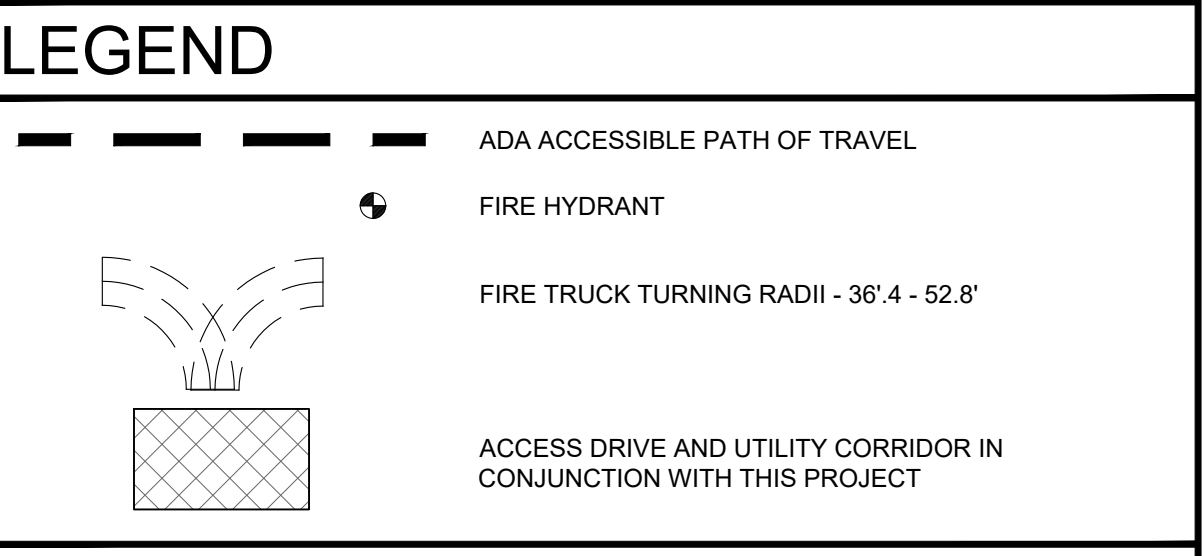
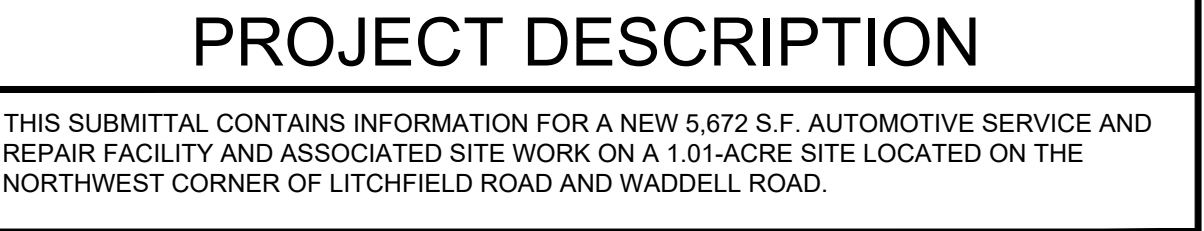
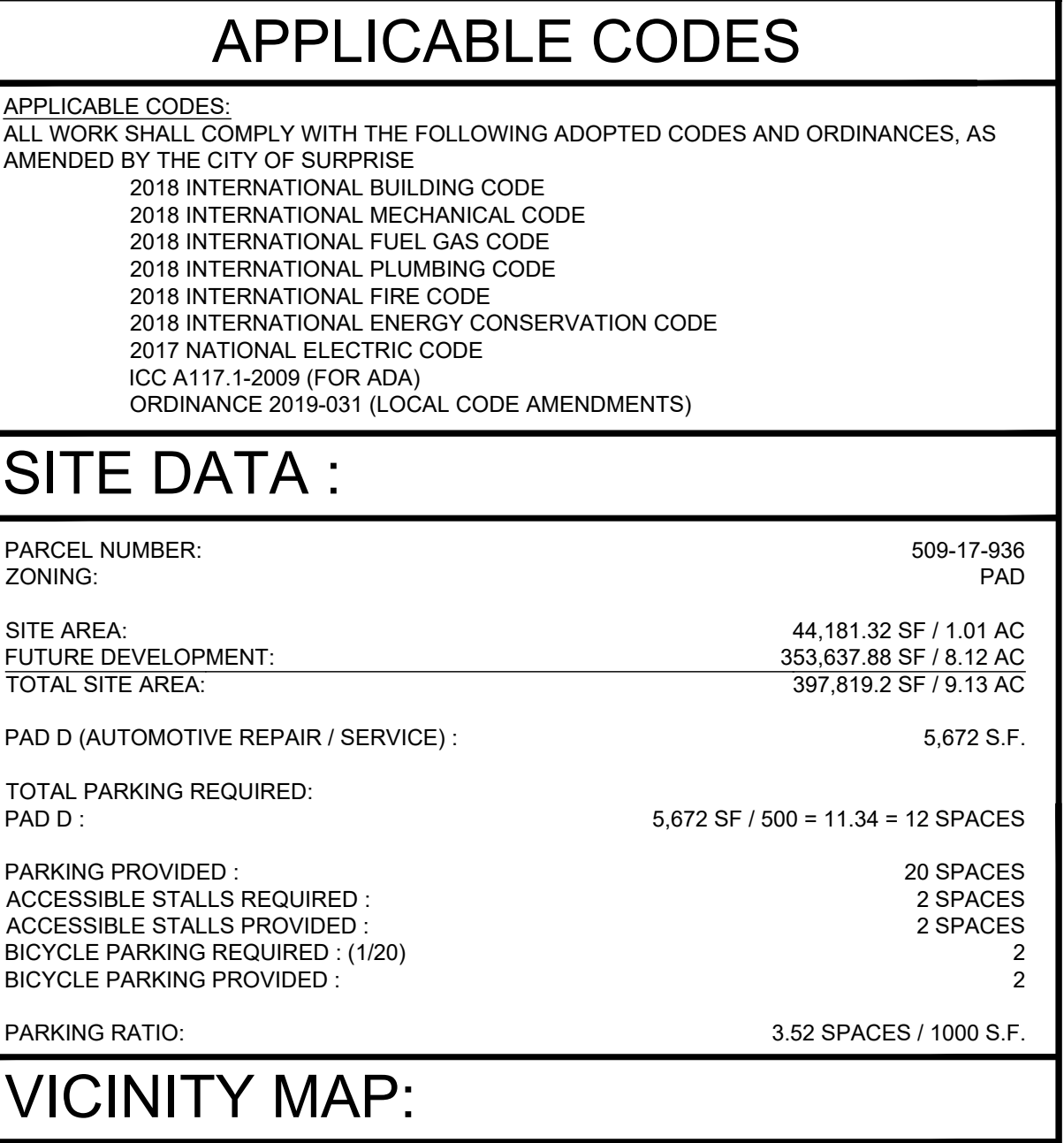
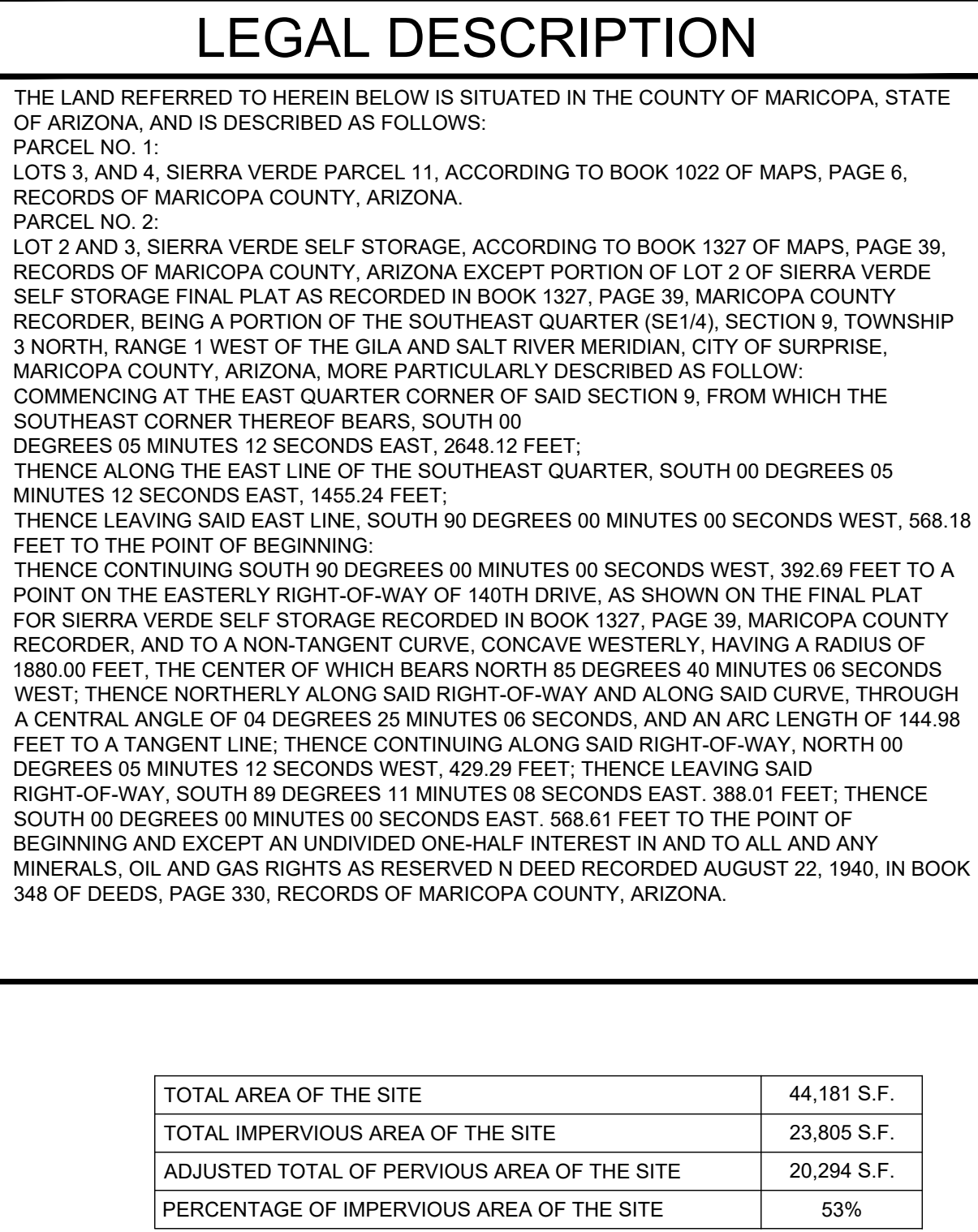
229 01 Vicinity Map
230 02 Zoning Map
231 03 Site Plan
232 04 Landscape Plan
233 05 Elevations
234 06 Luke AFB Comments
235 07 Public Participation Report
236 08 Affidavit of Sign Posting
237 PPT



VICINITY MAP



EXISTING ZONING



CASE NUMBER : FS23-0883

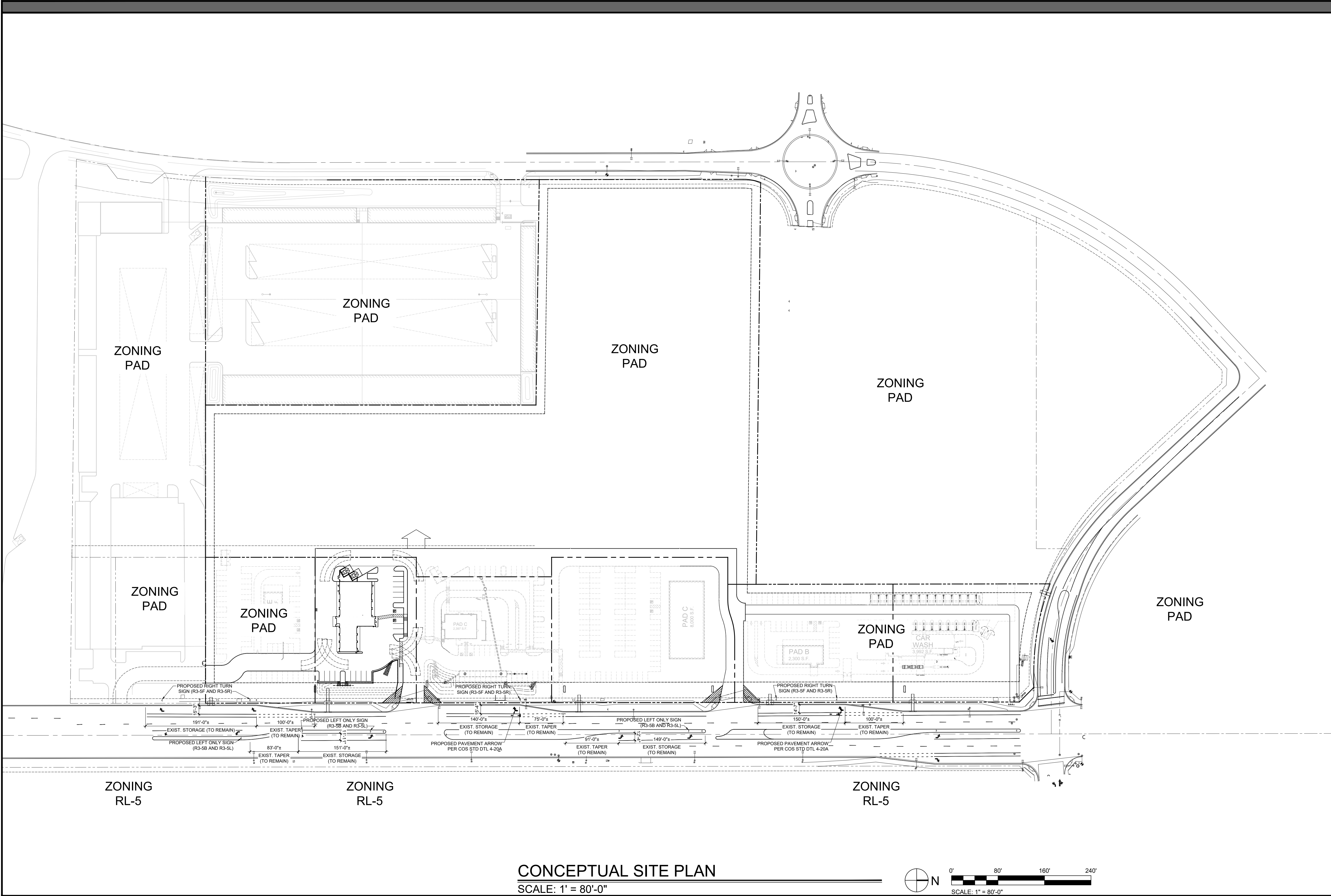
NWC Litchfield Road and Waddell Road, Surprise, AZ

2.23.2024
PROJECT NO.: 22032



UPWARD
ARCHITECTS

1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com



CONCEPTUAL SITE PLAN
SCALE: 1" = 80'-0"

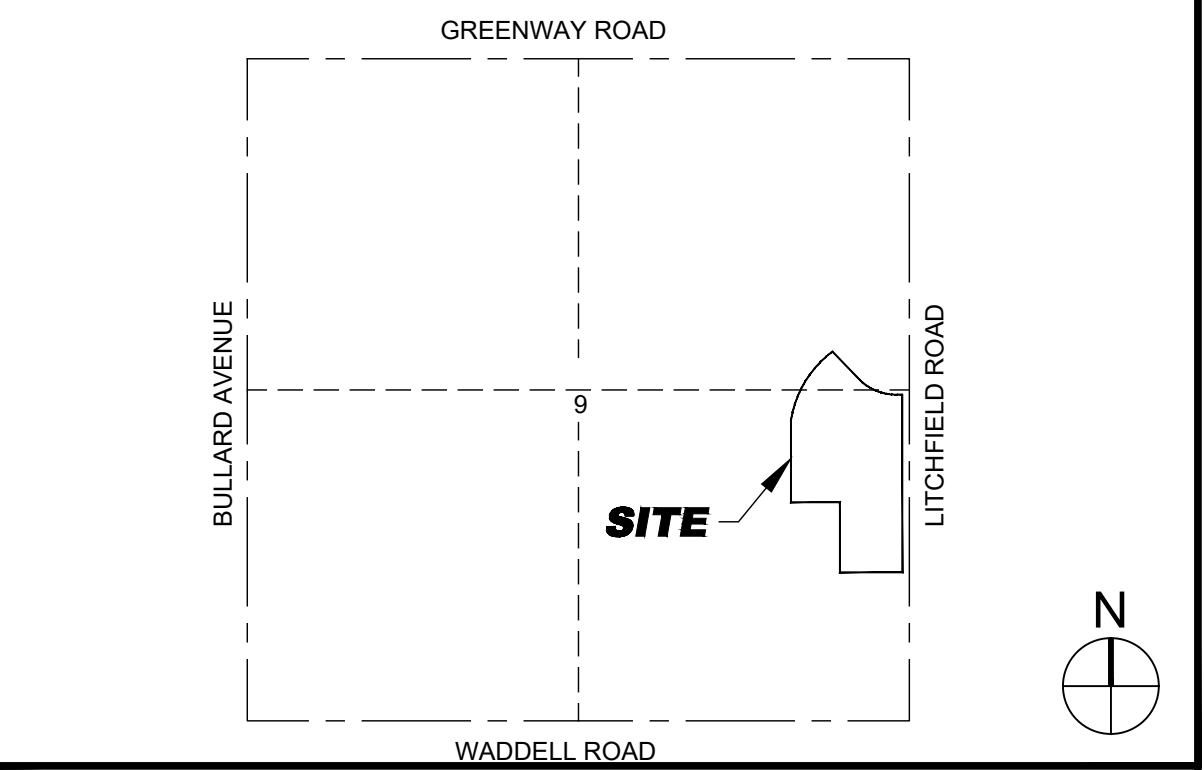
APPLICABLE CODES

APPLICABLE CODES:
ALL WORK SHALL COMPLY WITH THE FOLLOWING ADOPTED CODES AND ORDINANCES, AS AMENDED BY THE CITY OF SURPRISE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE
ICC A117.1-2009 (FOR ADA)
ORDINANCE 2019-031 (LOCAL CODE AMENDMENTS)

SITE DATA :

PARCEL NUMBER: 509-17-936
ZONING: PAD
SITE AREA: 44,181.32 SF / 1.01 AC
FUTURE DEVELOPMENT: 353,637.86 SF / 8.12 AC
TOTAL SITE AREA: 397,819.2 SF / 9.13 AC
PAD D (AUTOMOTIVE REPAIR / SERVICE) : 5,672 S.F.
TOTAL PARKING REQUIRED: 5,672 SF / 500 = 11.34 = 12 SPACES
PAD D :
PARKING PROVIDED : 20 SPACES
ACCESSIBLE STALLS REQUIRED : 2 SPACES
ACCESSIBLE STALLS PROVIDED : 2 SPACES
BICYCLE PARKING REQUIRED : (1/20) 2
BICYCLE PARKING PROVIDED : 2
PARKING RATIO: 3.52 SPACES / 1000 S.F.

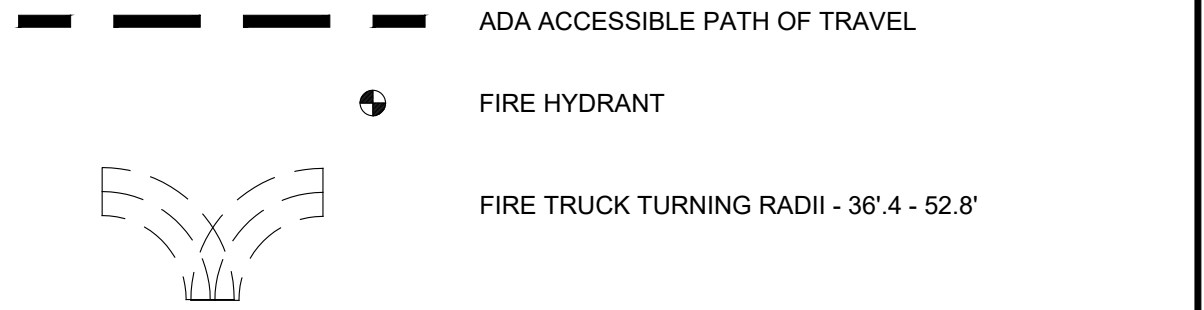
VICINITY MAP:



PROJECT DESCRIPTION

THIS SUBMITTAL CONTAINS INFORMATION FOR A NEW 5,672 S.F. AUTOMOTIVE SERVICE AND REPAIR FACILITY AND ASSOCIATED SITE WORK ON A 1.01-ACRE SITE LOCATED ON THE NORTHWEST CORNER OF LITCHFIELD ROAD AND WADDELL ROAD.

LEGEND



PROJECT TEAM

ARCHITECT	TENANT
UPWARD ARCHITECTS, LLC. 1155 E. RIO SALADO PARKWAY, SUITE B-101 TEMPE, AZ 85281 PHONE: 602-753-5319 FAX: E-MAIL: trish@upwardarchitects.com CONTACT: Trish Flower	EXPRESS OIL CHANGE & TIRE ENGINEERS 1880 SOUTHPARK DRIVE BIRMINGHAM, AL 35244 PHONE: 205.397.1164 FAX: E-MAIL: CONTACT: John Davis
CIVIL	LANDSCAPE ARCHITECT
OPTIMUS CIVIL DESIGN GROUP 4650 E. COTTON CENTER BLVD., SUITE 140 PHOENIX, AZ 85040 PHONE: 602.286.9300 FAX: E-MAIL: jbehrrana@optimuscvg.com CONTACT: Jeff Behrrana	DESIGN ETHIC 7525 E. 6TH AVENUE SCOTTSDALE, ARIZONA 85251 PHONE: 480.225.7077 FAX: E-MAIL: bpaull@designethic.net CONTACT: Brandon T. Paul, RLA

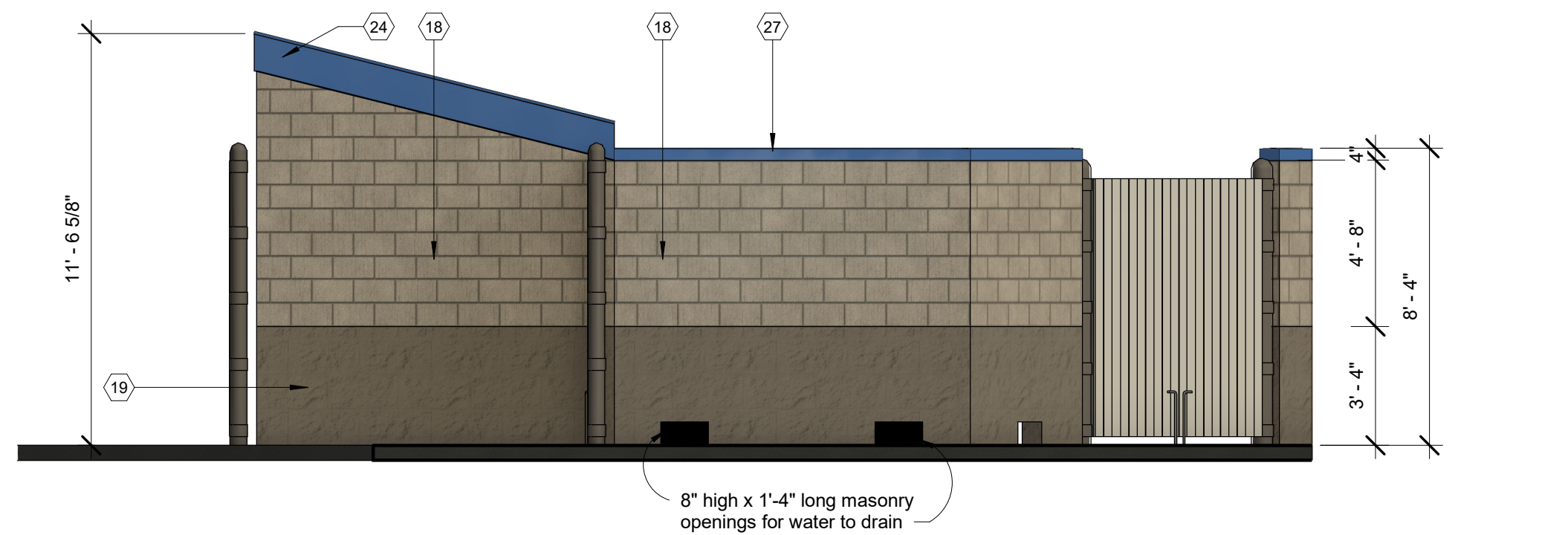
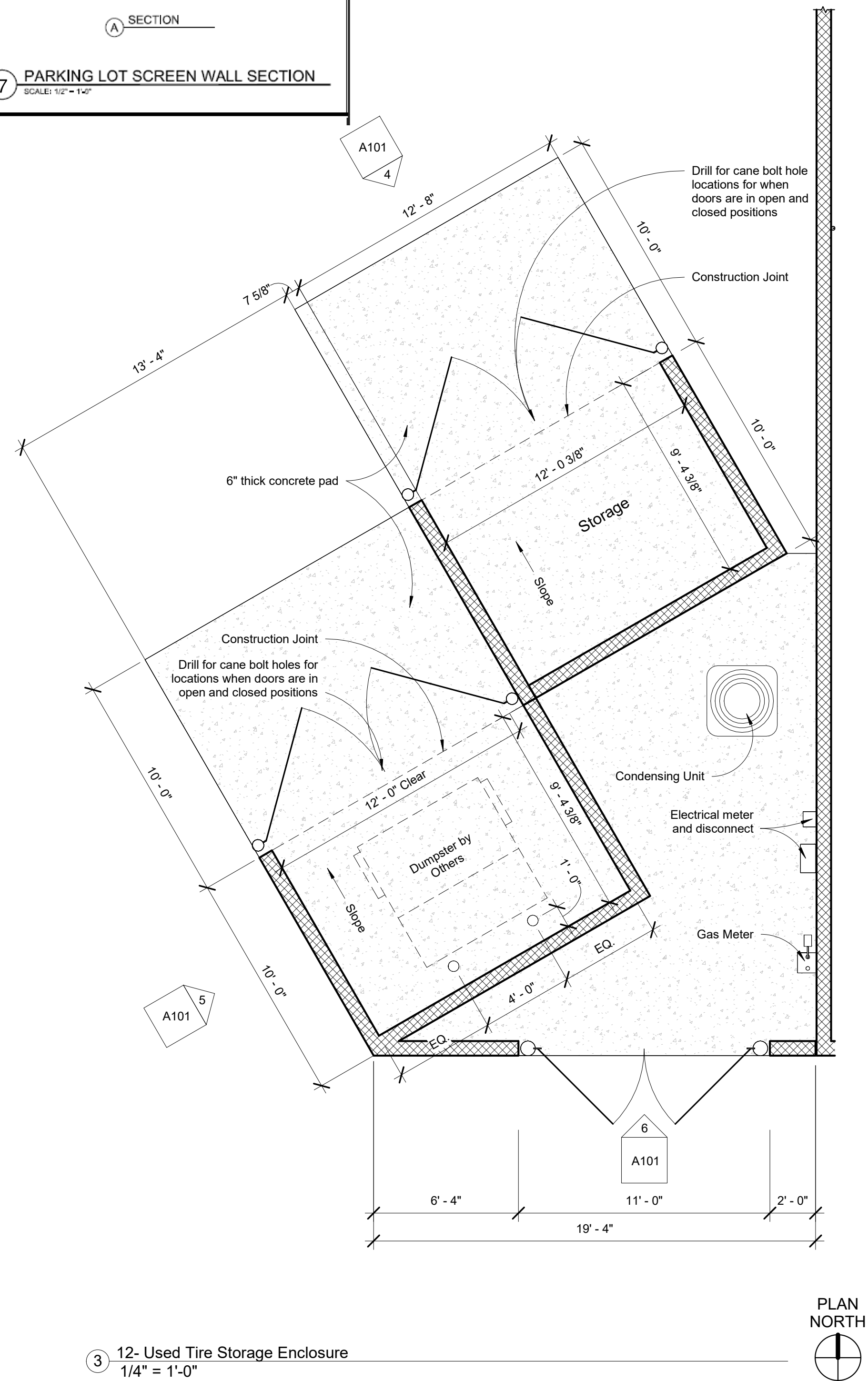
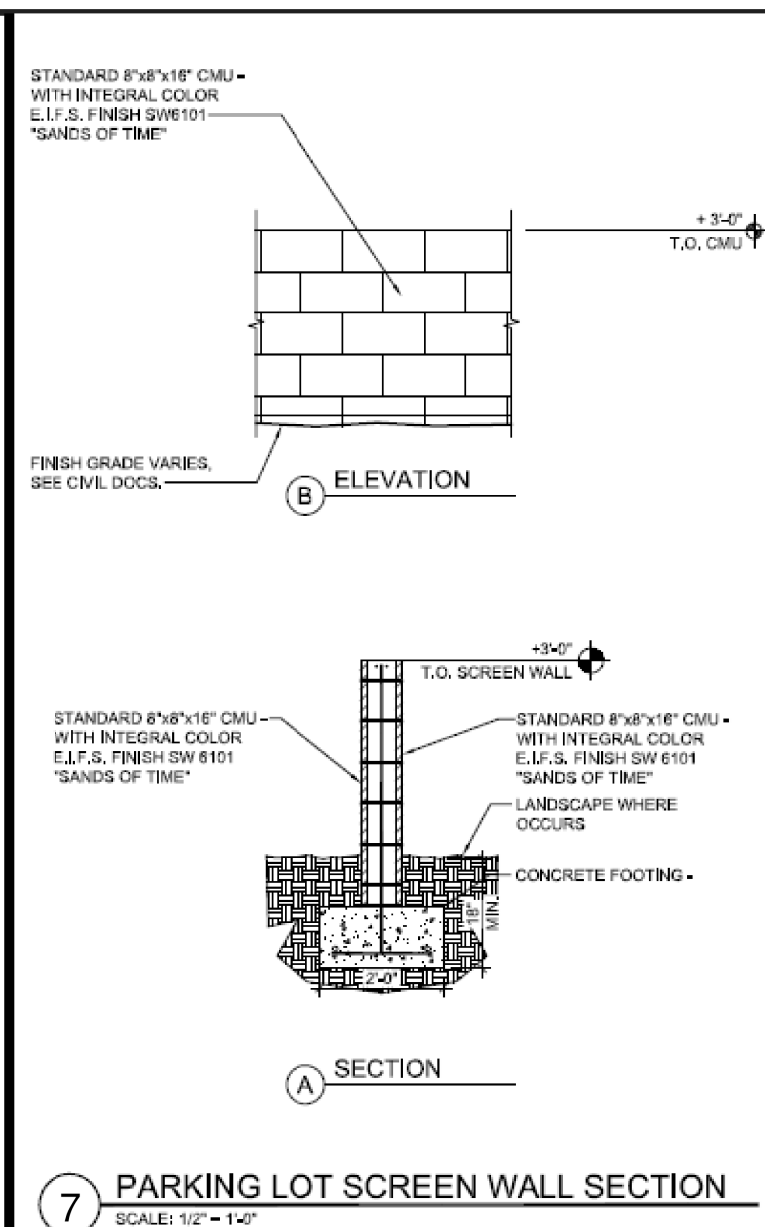
CASE NUMBER : FS23-0883



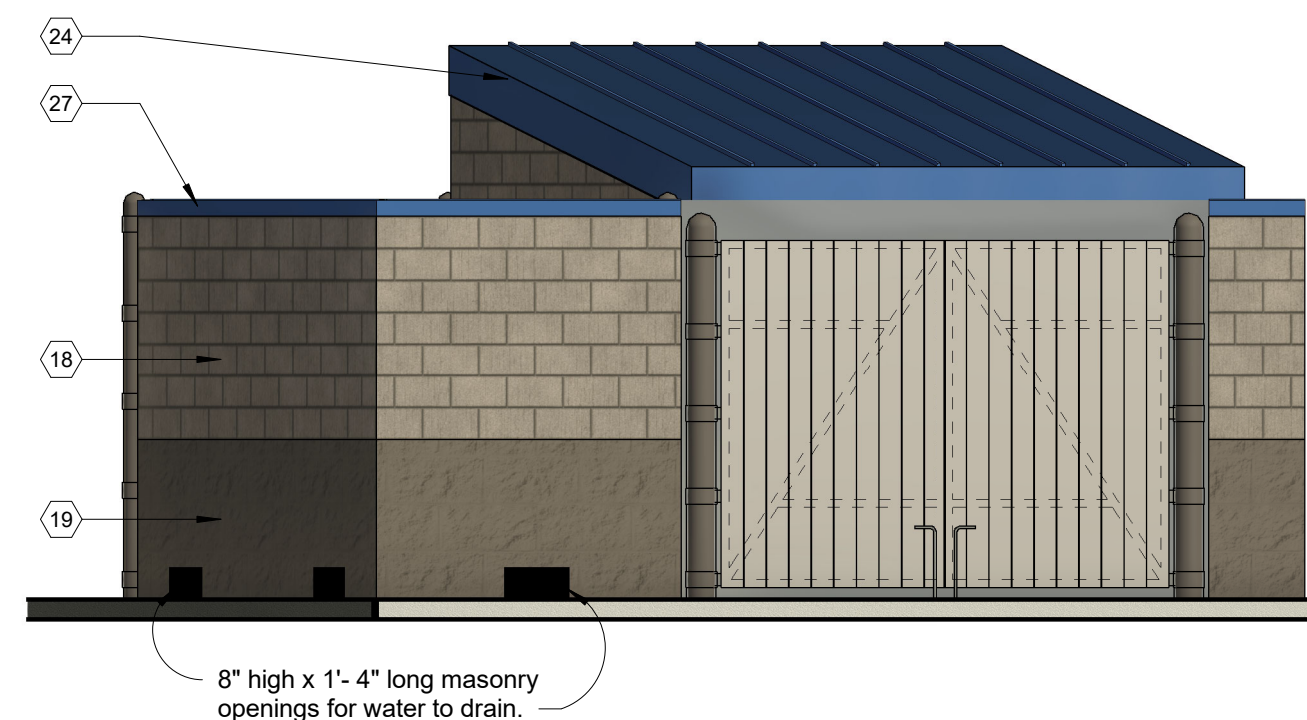
EXPRESS OIL SITE PLAN
NWC Litchfield Road and Waddell Road, Surprise, AZ

2.23.2024
PROJECT NO.: 22032

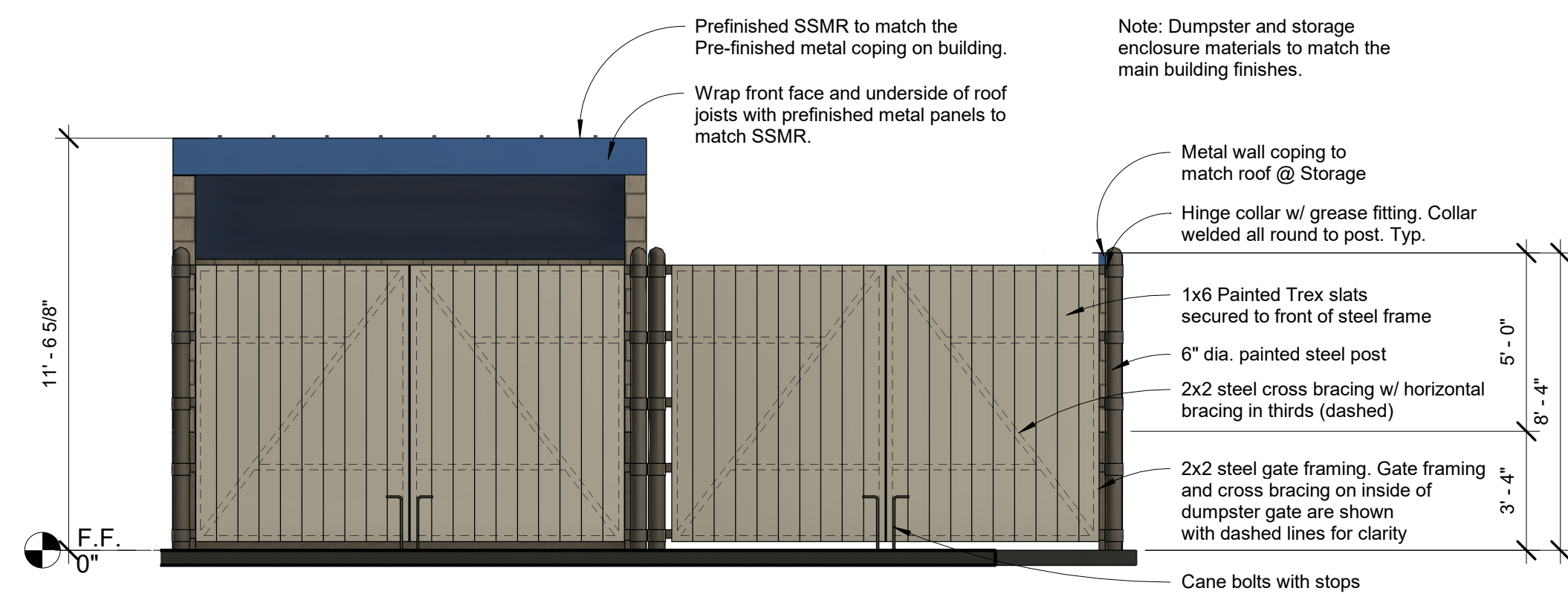




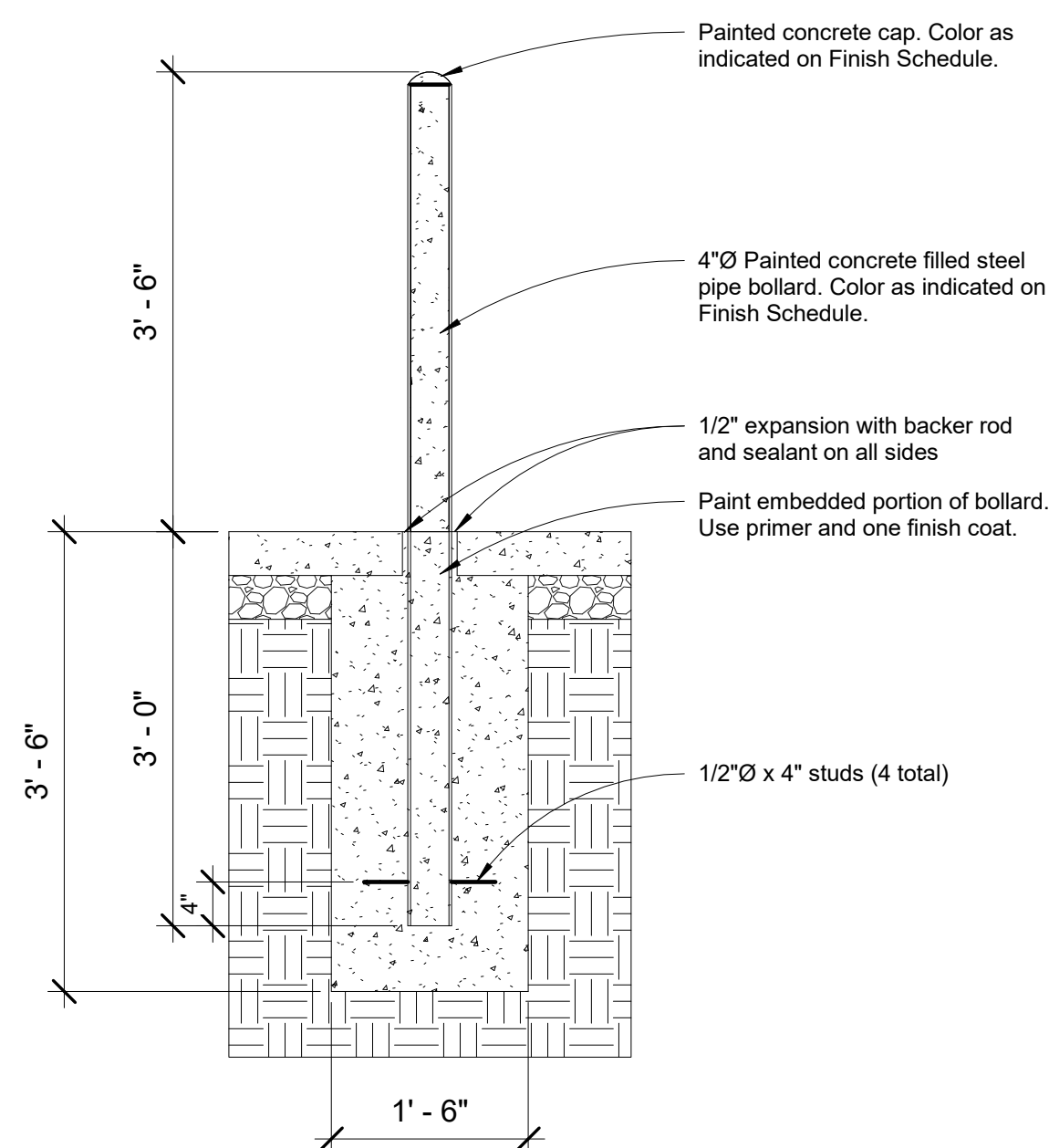
5 Dumpster Enclosure - Elevation B
1/4" = 1'-0"



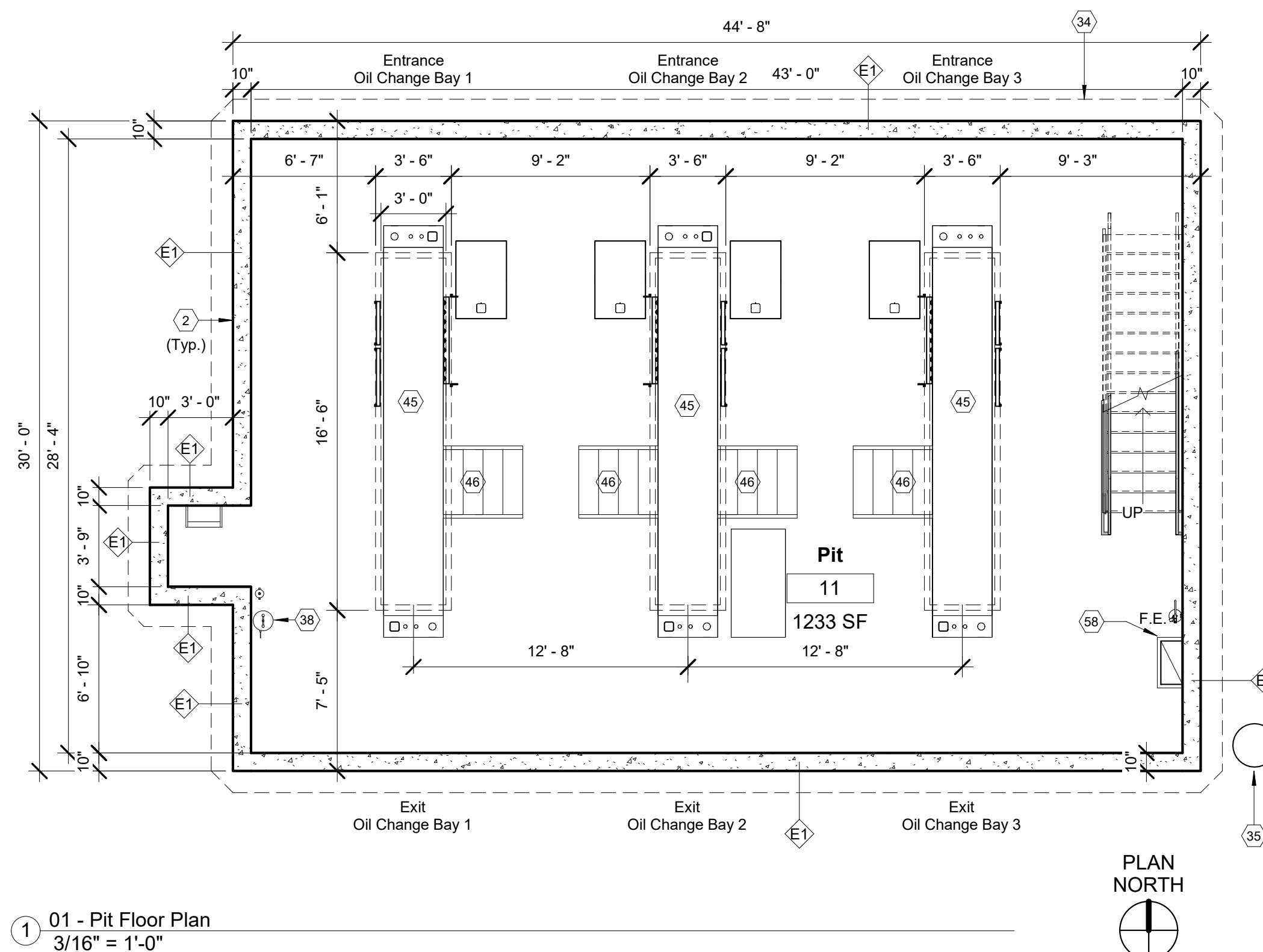
⑥ Dumpster Enclosure - Elevation C
1/4" = 1'-0"



4 Dumpster Enclosure Elevation - Elevation A
1/4" = 1'-0"

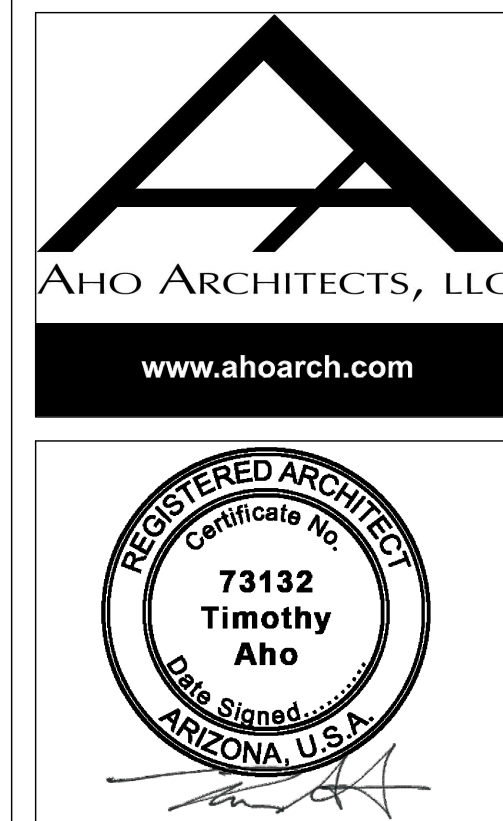


② Bollard Detail
3/4" = 1'-0"



1 01 - Pit Floor Plan
3/16" = 1'-0"

FS23-0883



Express Oil Change & Tire Engineers
Single Building - Right Hand Oil Change / Rear Entry with Side Tire Storage
Surprise, Arizona

NOT FOR CONSTRUCTION

[illegible]

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Pit Floor Plan and Site Details

Project number	23033
Date	01/24/24
Drawn by	ARC
Checked by	TAA

A101

Scale	As indicated
-------	--------------

EXPRESS OIL - ACOMA & LITCHFIELD

project consultants

architecture:
UPWARD ARCHITECTS, LLC
1155 W RIO SALADO PARKWAY, STE B-101
TEMPE, AZ 85281
PROJECT CONTACT: JUSTIN GREGONIS
PHONE: 480.241.3604
EMAIL: justin@upwardarchitects.com

owner:
LEVINE INVESTMENTS LP
2801 E. CAMELBACK ROAD, STE 450
PHOENIX, AZ 85016
CONTACT: CRAIG ESSLINGER
PHONE: 602.405.9679
EMAIL: ce@genesis-devco.com

landscape architecture:
DESIGN ETHIC, LLC
7525 EAST 6th AVENUE
SCOTTSDALE, ARIZONA 85251
CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

civil:
OPTIMUS CIVIL DESIGN GROUP LLC
4650 EAST COTTON CENTER BLVD. #200
PHOENIX, ARIZONA 85040
PROJECT CONTACT: JEFF BEHRANA
PHONE: 602.286.9300
EMAIL: jbehrana@optimuscdg.com

site data:

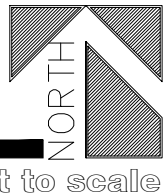
ZONING: PAD
NET SITE AREA (IN SCOPE): 0.99 AC / 43,106 SF
ON SITE LANDSCAPE (IN SCOPE): (18.22%) 7,852 SF

sheet index

SHEET	TITLE
L0.01	COVER SHEET & NOTES
L2.01	PLANTING PLAN

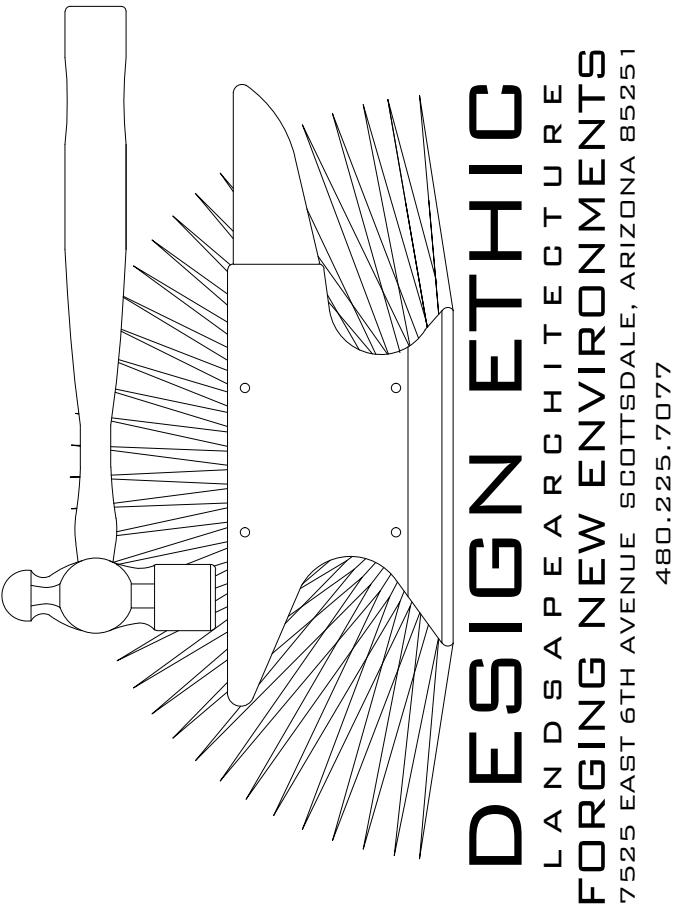


vicinity map



city of surprise general notes

1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF WATER RESOURCES' WATER CONSERVATION GUIDELINES. PLANT MATERIAL SHALL BE SELECTED FROM THE APPROVED DWR PLANT LIST.
2. NO LANDSCAPED AREAS SHALL BE USED FOR THE PARKING OF VEHICLES OR THE STORAGE OR DISPLAY OF MATERIALS, SUPPLIES OR MERCHANDISE.
3. ALL LANDSCAPING MATERIALS AND EQUIPMENT AS PROVIDED FOR ON THE APPROVED FINAL LANDSCAPE PLAN FOR ANY RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT, OR IN THE CASE OF PHASED DEVELOPMENT, FOR THE PARTICULAR PHASE, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT, UNLESS A FINANCIAL GUARANTEE IN THE AMOUNT OF ONE HUNDRED FIFTY PERCENT OF THE COST OF THE MATERIALS AND LABOR IS SUBMITTED TO THE CITY. FINANCIAL GUARANTEES SHALL BE OF THE TYPES AND FORMS AS PROVIDED IN CHAPTER 16.24 OF THE CITY CODE. IN THE EVENT THAT A CASH DEPOSIT IS MADE FOR THE PURPOSE OF A FINANCIAL GUARANTEE, NO INTEREST SHALL BE PAID BY THE CITY UNLESS SPECIFIC ARRANGEMENTS ARE MADE FOR SUCH INTEREST TO BE PAID, PRIOR TO CITY ACCEPTANCE OF THE DEPOSIT. (ORD. 97-16 S 22, 1997; ORD. 86-6S8-803, 1986)
4. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
5. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
6. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
7. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE OBSTRUCTED VIEW EASEMENT AREA AND 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.



EXPRESS OIL
NWC LITCHFIELD ROAD & WADDLE ROAD
SURPRISE, AZ 85379

COVER SHEET & NOTES

PROJECT:

SHEET TITLE:

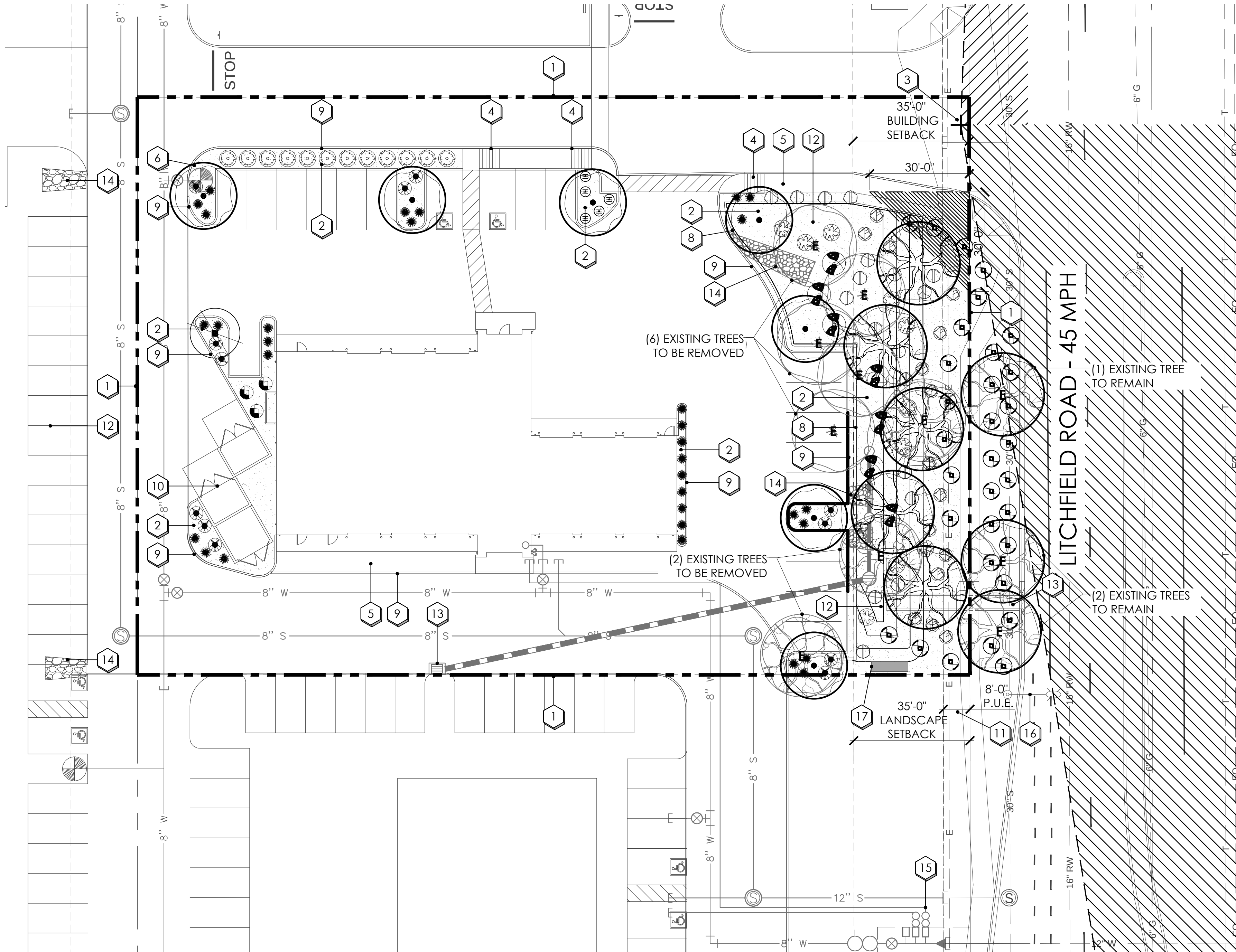
JOB NO: 23-036
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 12.19.2023
REVISED:

SHEET

L0.01

1 of 2

FS23-0883



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 CONCRETE SIDEWALK.
- 6 FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
- 7 SITE LIGHTING. SEE ARCH. PLANS.
- 8 SCREEN WALL. SEE ARCH. PLANS.
- 9 CURB. SEE CIVIL ENG. PLANS.
- 10 TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
- 11 P.U.E. SEE CIVIL ENG. PLANS.
- 12 STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 13 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 14 RIP RAP. SEE CIVIL ENG. PLANS.
- 15 LANDSCAPE WATER METER.
- 16 EXISTING STREET LIGHT.
- 17 MONUMENT SIGN. SEE ARCHITECT'S SITE PLAN.
- 18 PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.

existing plant legend

botanical name	common name	emitters	qty	comments
PROSOPIS CHILENSIS	'THORNLESS'		3	TO REMAIN
THORNLESS CHILEAN MESQUITE				PROTECT IN PLACE

plant legend

botanical name	common name	emitters	size	qty	comments
CHILOPSIS LINEARIS	'LUCRETIA HAMILTON'	(6 @ 1.0 GPH)	24" BOX	1	5.0H., 3.0W., 1.0 CAL. STAKE IN PLACE
DESERT WILLOW					
PARKINSONIA HYBRID	'DESERT MUSEUM'	(5 @ 1.0 GPH)	24" BOX	6	5.0H., 3.0W., 1.0 CAL. STAKE IN PLACE
DESERT MUSEUM					
PROSOPIS CHILENSIS	'THORNLESS'	(5 @ 1.0 GPH)	36" BOX	4	8.0H., 7.0W., 1.75 CAL. STAKE IN PLACE
THORNLESS CHILEAN MESQUITE					

shrubs					
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL.	12	
EREMOPHILA SP.	VALENTINE	(1 @ 1.0 GPH)	5 GAL.	3	
JUSTICIA CALIFORNICA	CHUPAROSA	(1 @ 1.0 GPH)	5 GAL.	15	
LARREA TRIDENTATA	CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	7	
RUELLIA PENINSULARIS	BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	17	

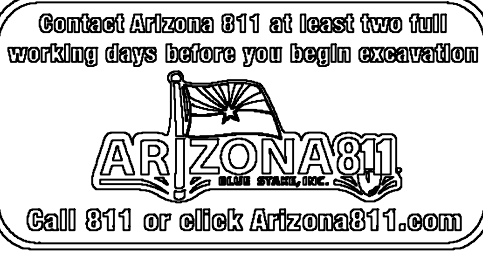
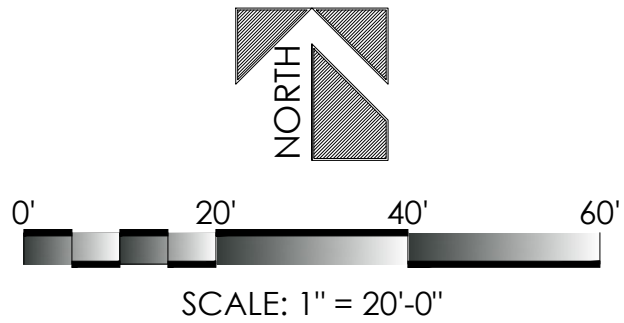
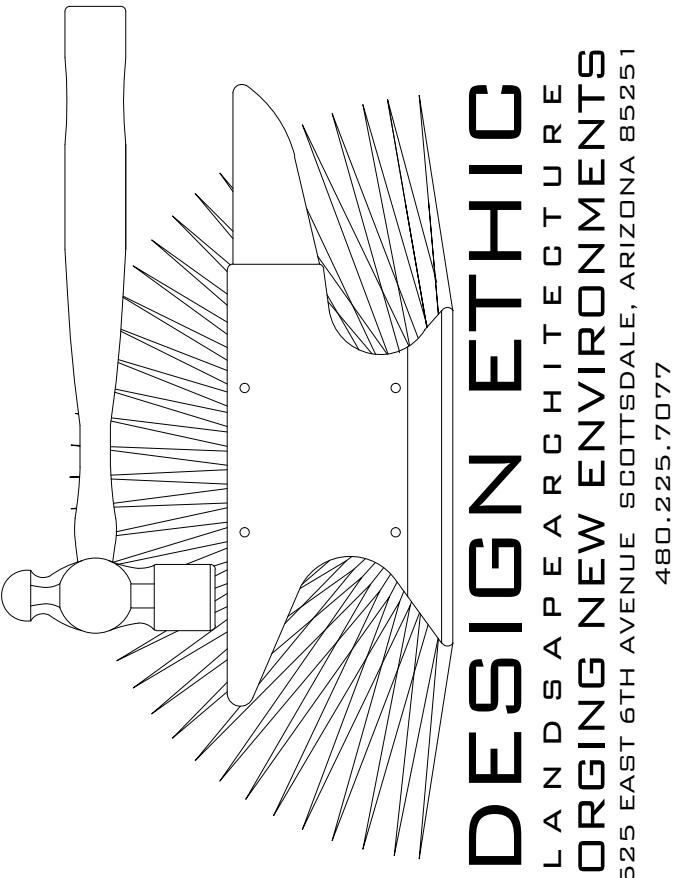
accents					
HESPERALOE PARVIFLORA	RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	32	
DASYLIRION WHEELERI	DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	10	
MUHLENBERGIA RIGENS	DEER GRASS		5 GAL.	12	

groundcover					
EREMOPHILA GLABRA	'MIGNEW GOLD'	(1 @ 1.0 GPH)	5 GAL.	32	
OUTBACK SUNRISE EMU					
LANTANA MONTEVIDENSIS	PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	5	

inerts					
3/4" SCREENED DECOMPOSED GRANITE	TABLE MESA BROWN	3/4" SCRND	7,852 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS	

demo plant legend

botanical name	common name	emitters	qty	comments
DALBERGIA SISSOO	SISSOO TREE		5	TO REMOVE SITE GRADING
PROSOPIS CHILENSIS	'THORNLESS'		3	TO REMOVE SITE GRADING
THORNLESS CHILEAN MESQUITE				



EXPRESS OIL
NWC LITCHFIELD ROAD & WADDLE ROAD
SURPRISE, AZ 85379

PLANTING PLAN

PROJECT:
JOB NO: 23-036
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 12.19.2023
REVISED:

SHEET

L2.01

2 of 2

FS23-0883

Exterior Keynote Schedule	
Tag	Text
9	TPO Roof
11	Prefinished metal awning. See details on Sheet A303.
13	Painted EIFS accent band.
14	Painted EIFS cornice on wood framing at 16" o.c. typical.
15	Painted EIFS (field color) on P.T. wood framing @ 16" o.c.
16	Painted EIFS (accent color) on P.T. wood framing @ 16" o.c.
17	8" accent integral colored cmu header ("u" block bond beam.) See Structural.
18	8" cmu with integral color. See Structural for Reinforcing.
19	8" split-face CMU with integral color. See Structural for reinforcing.
20	Painted concrete-filled steel bollard
22	Signage by others. Provide blocking as required. See Electrical for power.
23	Wall sconce by others. See electrical for power. Provide blocking as required.
24	Prefinished standing seam metal roof to match prefinished metal coping on building.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" from wall intersection or corner and every 20'-0".
26	Key box (Locate as directed by the Local Fire Marshal or AHJ)
27	Prefinished metal coping
35	Foundation sump lift station. Verify location with Civil and tie into Civil storm drain system. Model: Zoeller M98, or approved comparable product.
44	Concrete apron. Coordinate with Civil.
47	Provide address identification as directed by the Local Fire Marshal or AHJ)
52	Sign to be centered on wall horizontally. Align top of sign vertically where wall beigns to pitch unless otherwise indicated. Junction box for sign shall be located in the center of the sign. Verify with sign company prior to rough-in
53	Conduit to be centered horizontally for lights in awning. Verify with sign company prior to rough-in.
54	Locate junction box for sconces 5'-0" a.f.f. vertically and 4" from center horizontally (Typical). Verify with sign company prior to rough-in.
56	Metal louver or vent, see Mechanical. Paint to match adjacent surface.

EXTERIOR MATERIALS FINISH LEGEND



INTEGRAL COLOR SPLIT-FACE CMU - COLOR 1 / Keynote 19 :
Color: Onyx
Manufacturer: R by Oldcastle



MORTAR COLOR 1:
Color: Magnolia Ultra Dark
Manufacturer: Argos



INTEGRAL COLOR POLISHED CMU - COLOR 2 / Keynote 18 :
Color: 4107
Manufacturer: Oldcastle



MORTAR COLOR 2:
Color: Coosa Light
Manufacturer: Coosa



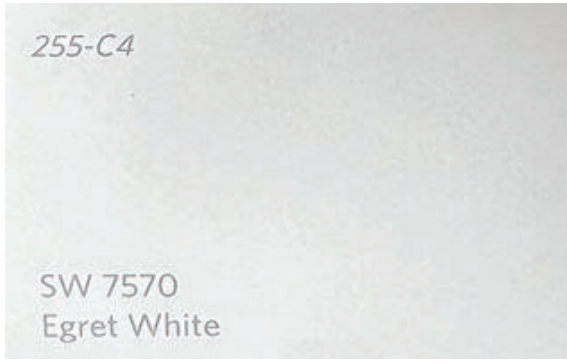
INTEGRAL COLOR SMOOTH FACED CMU - COLOR 3 / Keynote 17 :
Color: Linen
Manufacturer: W by Oldcastle



MORTAR COLOR 3:
Color: Savannah Ivory
Manufacturer: Argos



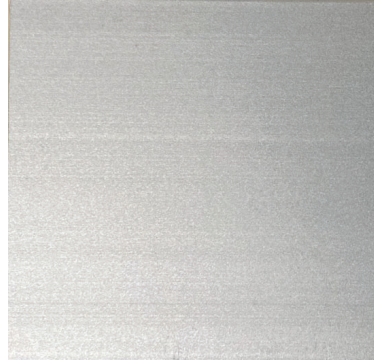
PAINT COLOR 1
EIFS Accent Color (Keynote 14 & 16):
Color: TBD - Match Prefinished Coping
Manufacturer: Sherwin Williams



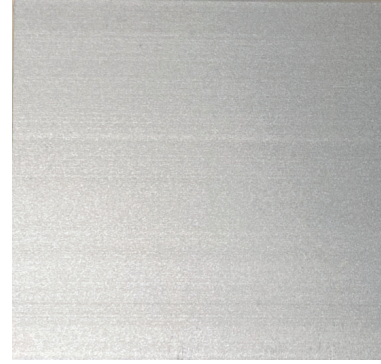
PAINT COLOR 2 - EIFS Field Color (Keynote 15):
Color: SW7570 Egret White
Manufacturer: Sherwin Williams



PAINT COLOR 3 (Hollow Metal Doors)
Color: SW7019 Gauntlet Gray
Manufacturer: Sherwin Williams



STOREFRONT ENTRY / DOOR:
Color: Clear Anodized Aluminum
Manufacturer: YKK



SECTIONAL DOORS:
Color: Clear Anodized Aluminum
Manufacturer: Raynor



PREFINISHED SSMR & METAL WALL COPING (Keynotes: 24 & 27):
Color: Bristol Blue
Manufacturer: Berridge



1 01- False Front Elevation (South)
3/16" = 1'-0"

FS23-0883



Express Oil Change & Tire Engineers
Single Building - Right Hand Oil Change / Rear Entry with Side Tire Storage
Surprise, Arizona

NOT FOR CONSTRUCTION

No.	Description	Date

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Exterior Elevation -
False Front (South)

Project number	23033
Date	12/14/2023
Drawn by	ARC
Checked by	N/A

A200

Scale As indicated

Exterior Keynote Schedule	
Tag	Text
9	TPO Roof
11	Prefinished metal awning. See details on Sheet A303.
13	Painted EIFS accent band.
14	Painted EIFS cornice on wood framing at 16" o.c. typical.
15	Painted EIFS (field color) on P.T. wood framing @ 16" o.c.
16	Painted EIFS (accent color) on P.T. wood framing @ 16" o.c.
17	8" accent integral colored cmu header ("u" block bond beam.) See Structural.
18	8" cmu with integral color. See Structural for Reinforcing.
19	8" split-face CMU with integral color. See Structural for reinforcing.
20	Painted concrete-filled steel bollard
22	Signage by others. Provide blocking as required. See Electrical for power.
23	Wall sconce by others. See electrical for power. Provide blocking as required.
24	Prefinished standing seam metal roof to match prefinished metal coping on building.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" from wall intersection or corner and every 20'-0".
26	Key box (Locate as directed by the Local Fire Marshal or AHJ)
27	Prefinished metal coping
35	Foundation sump lift station. Verify location with Civil and tie into Civil storm drain system. Model: Zoeller M98, or approved comparable product.
44	Concrete apron. Coordinate with Civil.
47	Provide address identification as directed by the Local Fire Marshal or AHJ)
52	Sign to be centered on wall horizontally. Align top of sign vertically where wall beigns to pitch unless otherwise indicated. Junction box for sign shall be located in the center of the sign. Verify with sign company prior to rough-in
53	Conduit to be centered horizontally for lights in awning. Verify with sign company prior to rough-in.
54	Locate junction box for sconces 5'-0" a.f.f. vertically and 4" from center horizontally (Typical). Verify with sign company prior to rough-in.
56	Metal louver or vent, see Mechanical. Paint to match adjacent surface.

EXTERIOR MATERIALS FINISH LEGEND



INTEGRAL COLOR SPLIT-FACE CMU - COLOR 1 / Keynote 19 :

Color: Onyx
Manufacturer: R by Oldcastle

MORTAR COLOR 1:
Color: Magnolia Ultra Dark
Manufacturer: Argos



INTEGRAL COLOR POLISHED CMU - COLOR 2 / Keynote 18 :

Color: 4107
Manufacturer: Oldcastle

MORTAR COLOR 2:
Color: Coosa Light
Manufacturer: Coosa



INTEGRAL COLOR SMOOTH FACED CMU - COLOR 3 / Keynote 17 :

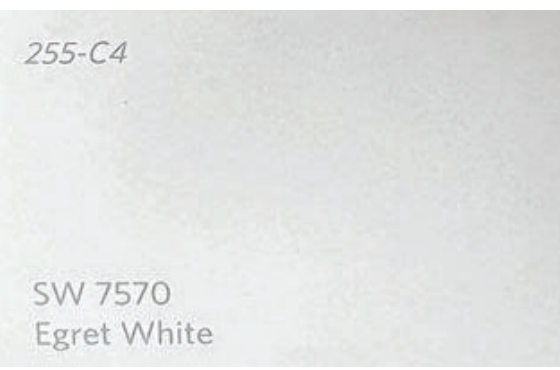
Color: Linen
Manufacturer: W by Oldcastle

MORTAR COLOR 3:
Color: Savannah Ivory
Manufacturer: Argos



PAINT COLOR 1
EIFS Accent Color (Keynote 14 & 16):

Color: TBD - Match Prefinished Coping
Manufacturer: Sherwin Williams



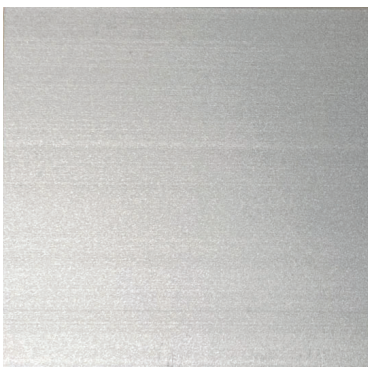
PAINT COLOR 2 - EIFS Field Color (Keynote 15):

Color: SW7570 Egret White
Manufacturer: Sherwin Williams



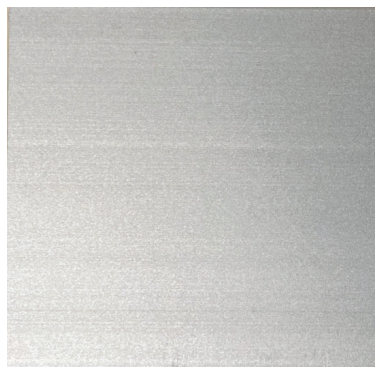
PAINT COLOR 3 (Hollow Metal Doors)

Color: SW7019 Gauntlet Gray
Manufacturer: Sherwin Williams



STOREFRONT ENTRY / DOOR:

Color: Clear Anodized Aluminum
Manufacturer: YKK



SECTIONAL DOORS:

Color: Clear Anodized Aluminum
Manufacturer: Raynor



PREFINISHED SS MR & METAL WALL COPING (Keynotes: 24 & 27):

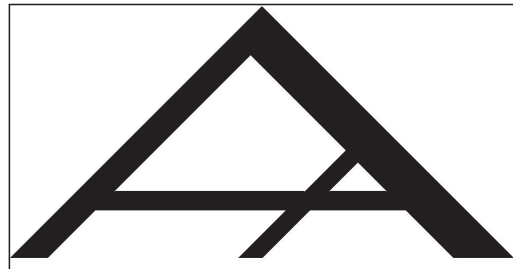
Color: Bristol Blue
Manufacturer: Berridge

Note: Signage will be approved under a separate building permit.



1 02- Rear Entry Elevation (North)
3/16" = 1'-0"

FS23-0883



www.ahoarch.com



Express Oil Change & Tire Engineers
Single Building - Right Hand Oil Change / Rear Entry with Side Tire Storage
Surprise, Arizona

NOT FOR CONSTRUCTION

No.	Description	Date

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Exterior Elevation -
Rear Entry (North)

Project number 23033
Date 12/14/2023
Drawn by ARC
Checked by N/A

A201
Scale As indicated

Exterior Keynote Schedule	
Tag	Text
9	TPO Roof
11	Prefinished metal awning. See details on Sheet A303.
13	Painted EIFS accent band.
14	Painted EIFS cornice on wood framing at 16" o.c, typical.
15	Painted EIFS (field color) on P.T. wood framing @ 16" o.c.
16	Painted EIFS (accent color) on P.T. wood framing @ 16" o.c.
17	8" accent integral colored cmu header ("u" block bond beam.) See Structural.
18	8" cmu with integral color. See Structural for Reinforcing.
19	8" split-face CMU with integral color. See Structural for reinforcing.
20	Painted concrete-filled steel bollard
22	Signage by others. Provide blocking as required. See Electrical for power.
23	Wall sconce by others. See electrical for power. Provide blocking as required.
24	Prefinished standing seam metal roof to match prefinished metal coping on building.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" from wall intersection or corner and every 20'-0".
26	Key box (Locate as directed by the Local Fire Marshal or AHJ)
27	Prefinished metal coping
35	Foundation sump lift station. Verify location with Civil and tie into Civil storm drain system. Model: Zoeller M98, or approved comparable product.
44	Concrete apron. Coordinate with Civil.
47	Provide address identification as directed by the Local Fire Marshal or AHJ)
52	Sign to be centered on wall horizontally. Align top of sign vertically where wall beigns to pitch unless otherwise indicated. Junction box for sign shall be located in the center of the sign. Verify with sign company prior to rough-in
53	Conduit to be centered horizontally for lights in awning. Verify with sign company prior to rough-in.
54	Locate junction box for sconces 5'-0" a.f.f. vertically and 4" from center horizontally (Typical). Verify with sign company prior to rough-in.
56	Metal louver or vent, see Mechanical. Paint to match adjacent surface.

EXTERIOR MATERIALS FINISH LEGEND



INTEGRAL COLOR SPLIT-FACE CMU - COLOR 1 / Keynote 19 :
Color: Onyx
Manufacturer: R by Oldcastle



MORTAR COLOR 1:
Color: Magnolia Ultra Dark
Manufacturer: Argos



INTEGRAL COLOR POLISHED CMU - COLOR 2 / Keynote 18 :
Color: 4107
Manufacturer: Oldcastle



MORTAR COLOR 2:
Color: Coosa Light
Manufacturer: Coosa



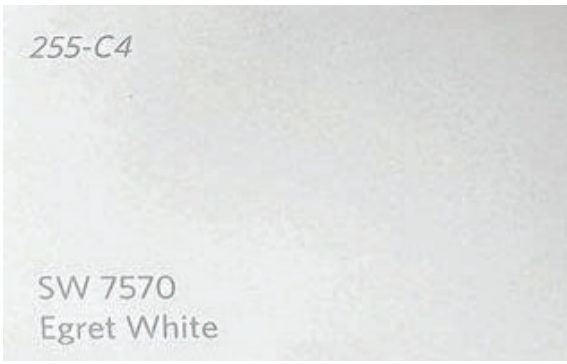
INTEGRAL COLOR SMOOTH FACED CMU - COLOR 3 / Keynote 17 :
Color: Linen
Manufacturer: W by Oldcastle



MORTAR COLOR 3:
Color: Savannah Ivory
Manufacturer: Argos



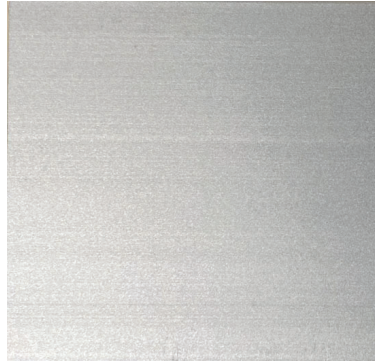
PAINT COLOR 1
EIFS Accent Color (Keynote 14 & 16):
Color: TBD - Match Prefinished Coping
Manufacturer: Sherwin Williams



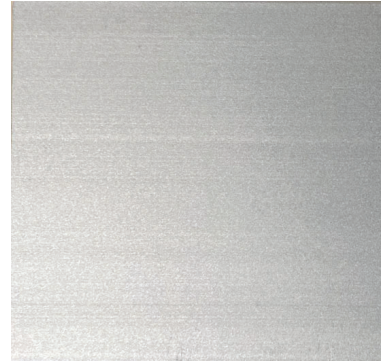
PAINT COLOR 2 - EIFS Field Color (Keynote 15):
Color: SW7570 Egret White
Manufacturer: Sherwin Williams



PAINT COLOR 3 (Hollow Metal Doors)
Color: SW7019 Gauntlet Gray
Manufacturer: Sherwin Williams



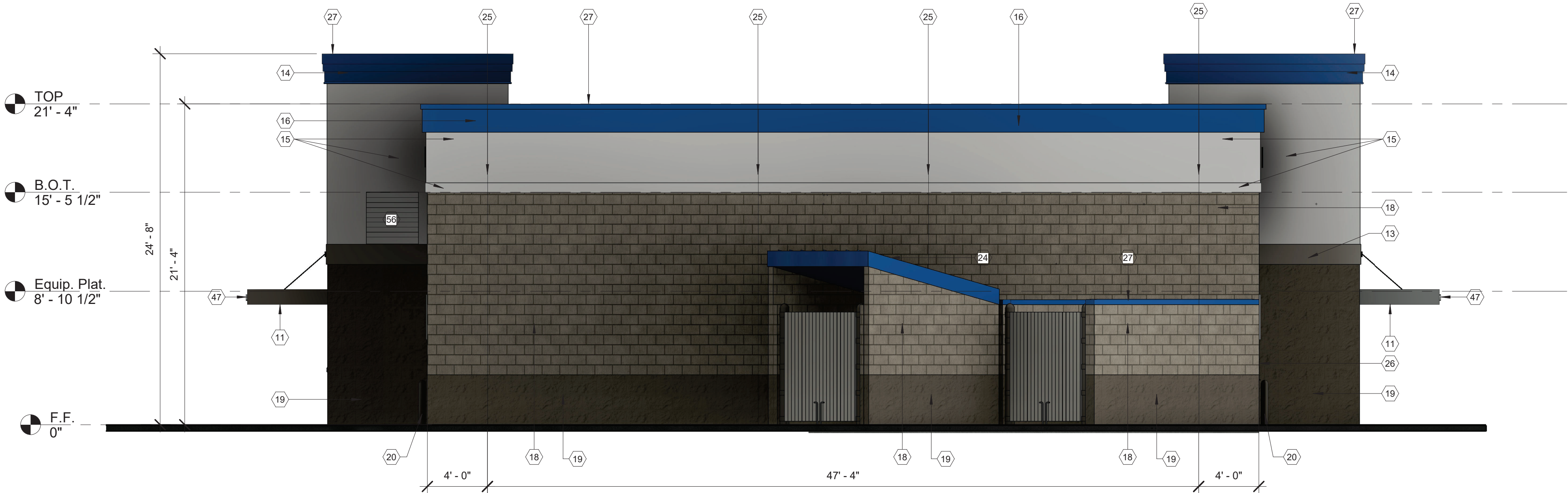
STOREFRONT ENTRY / DOOR:
Color: Clear Anodized Aluminum
Manufacturer: YKK



SECTIONAL DOORS:
Color: Clear Anodized Aluminum
Manufacturer: Raynor



PREFINISHED SS MR & METAL WALL COPING (Keynotes: 24 & 27):
Color: Bristol Blue
Manufacturer: Berridge



1 04- Left Elevation (West)
3/16" = 1'-0"

FS23-0883



www.ahoarch.com



Express Oil Change & Tire Engineers
Single Building - Right Hand Oil Change / Rear Entry with Side Tire Storage
Surprise, Arizona

NOT FOR CONSTRUCTION

No.	Description	Date

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Exterior Elevation -
Left (West)

Project number	23033
Date	12/14/2023
Drawn by	ARC
Checked by	N/A

A202

Scale As indicated

Exterior Keynote Schedule	
Tag	Text
9	TPO Roof
11	Prefinished metal awning. See details on Sheet A303.
13	Painted EIFS accent band.
14	Painted EIFS cornice on wood framing at 16" o.c. typical.
15	Painted EIFS (field color) on P.T. wood framing @ 16" o.c.
16	Painted EIFS (accent color) on P.T. wood framing @ 16" o.c.
17	8" accent integral colored cmu header ("u" block bond beam.) See Structural.
18	8" cmu with integral color. See Structural for Reinforcing.
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20	Painted concrete-filled steel bollard
22	Signage by others. Provide blocking as required. See Electrical for power.
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44	Concrete apron. Coordinate with Civil.
47	Provide address identification as directed by the Local Fire Marshal or AHJ)
52	Sign to be centered on wall horizontally. Align top of sign vertically where wall beigns to pitch unless otherwise indicated. Junction box for sign shall be located in the center of the sign. Verify with sign company prior to rough-in
53	Conduit to be centered horizontally for lights in awning. Verify with sign company prior to rough-in.
54	Locate junction box for sconces 5'-0" a.f.f. vertically and 4" from center horizontally (Typical). Verify with sign company prior to rough-in.
56	Metal louver or vent, see Mechanical. Paint to match adjacent surface.

EXTERIOR MATERIALS FINISH LEGEND



INTEGRAL COLOR SPLIT-FACE CMU - COLOR 1 / Keynote 19 :

Color: Onyx
Manufacturer: R by Oldcastle



MORTAR COLOR 1:

Color: Magnolia Ultra Dark
Manufacturer: Argos



INTEGRAL COLOR POLISHED CMU - COLOR 2 / Keynote 18 :

Color: 4107
Manufacturer: Oldcastle



MORTAR COLOR 2:

Color: Coosa Light
Manufacturer: Coosa



INTEGRAL COLOR SMOOTH FACED CMU - COLOR 3 / Keynote 17 :

Color: Linen
Manufacturer: W by Oldcastle



MORTAR COLOR 3:

Color: Savannah Ivory
Manufacturer: Argos



PAINT COLOR 1
EIFS Accent Color (Keynote 14 & 16):

Color: TBD - Match Prefinished Coping
Manufacturer: Sherwin Williams



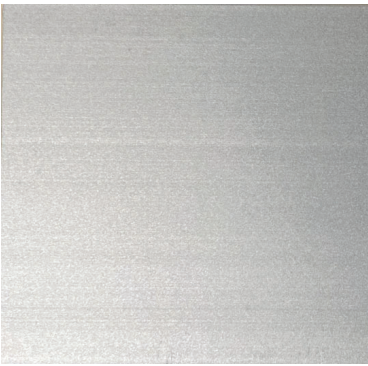
PAINT COLOR 2 - EIFS Field Color (Keynote 15):

Color: SW7570 Egret White
Manufacturer: Sherwin Williams



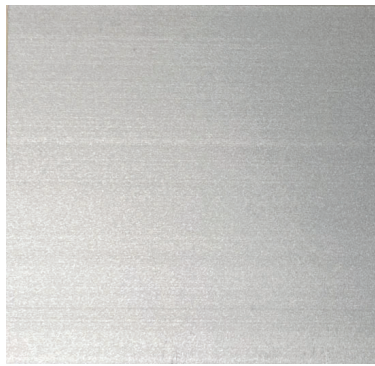
PAINT COLOR 3 (Hollow Metal Doors)

Color: SW7019 Gauntlet Gray
Manufacturer: Sherwin Williams



STOREFRONT ENTRY / DOOR:

Color: Clear Anodized Aluminum
Manufacturer: YKK



SECTIONAL DOORS:

Color: Clear Anodized Aluminum
Manufacturer: Raynor



PREFINISHED SSMR & METAL WALL COPING (Keynotes: 24 & 27):

Color: Bristol Blue
Manufacturer: Berridge



1 03- Right Elevation (East)
3/16" = 1'-0"

FS23-0883



Express Oil Change & Tire Engineers
Single Building - Right Hand Oil Change / Rear Entry with Side Tire Storage
Surprise, Arizona

NOT FOR CONSTRUCTION

No.	Description	Date

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Exterior Elevation -
Right (East)

Project number	23033
Date	12/14/2023
Drawn by	ARC
Checked by	N/A

A203

Scale As indicated



3D View from False Front (NTS)

*See Civil for actual site conditions.



3D View from Rear Entry (NTS)

*See Civil for actual site conditions.

FS23-0883



www.ahoarch.com



Express Oil Change & Tire Engineers
Single Building - Right Hand Oil Change / Rear Entry with Side Tire Storage
Surprise, Arizona

NOT FOR CONSTRUCTION

No.	Description	Date

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3D Views

Project number	23033
Date	12/14/2023
Drawn by	ARC
Checked by	N/A

R100

Scale



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

3 October 2023

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

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

Re: FS23-0563; Express Oil (APN: 509-17-936)

Dear Ms. Farago

Thank you for the opportunity to provide comments on the design review application for Express Oil. The proposed development consists of a new 5,672SF automotive service and repair facility. The subject parcel is approximately 1.97 acres of which 1.01 acres will be utilized for this proposed development. The site is located north of Waddell Road and east of Litchfield Road in Surprise, AZ. The site is located inside the Luke AFB 1988 JLUS 65 Ldn "high noise or accident potential zone" as identified by A.R.S. §28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. §28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. However, Luke AFB requests the right to review any site plans or amendments submitted. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform future tenant(s) about Luke AFB operations.

If you have any questions, please contact Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165
Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2023.10.03 08:41:12 -0700

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing

January 15, 2024

Leslie Carnie, Planner II
City of Surprise Community Development
16000 N. Civic Center Plaza, Surprise, AZ 85374
Office: 623.222.3153 | Fax: 623-222-3001

Re: Public Hearing
FS23-0883 Express Oil Building at Litchfield Place
NWC of Litchfield Road & Waddell Road
Surprise, AZ

Dear Leslie,

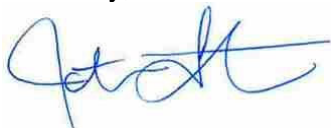
On Thursday January 11th at 6:00 PM there was an in-person public meeting conducted for the Litchfield Place, Pad D site at the Hilton Garden Inn at 16601 N. Stadium Way, Surprise, AZ 85374. The attendees were:

Leslie Carnie – City of Surprise
Councilmember Aly Cline – City of Surprise
Patricia Flower – Upward Architects

There were no individuals in attendance to speak for or against this project. There was an email received earlier that day from Mr. and Mrs. JoAnna and Leo Mankiewicz listing their objection to the development. Applicant replied to this neighbor on 1-12-24 and that email is attached to this letter for the record.

Should you have any questions or comments, feel free to contact our office.

Sincerely,



Patricia Flower, R.A., LEED AP
Project Architect/Partner

Cc: Ashley Bernatski – Express Oil
Jeff Behrana – Optimus Civil Design Group

Trish Flower

From: Trish Flower
Sent: Friday, January 12, 2024 10:34 AM
To: JoAnna Mankiewicz; Leslie.Carnie@surpriseaz.gov
Cc: jack.hastings@surpriseaz.gov; Ashley Bernatski
Subject: RE: FS23-0883 Development Project

Dear Mr. and Mrs. Mankiewicz,

Thank you for sharing your thoughts about the Express Oil project on Litchfield Road near Acoma Drive. Sorry you were not able to join us at the neighborhood meeting last evening. We (Express Oil's representative and I) wanted to provide you a response to your comments.

1. With regards to the environmental impacts on the site, there are several requirements and codes that Express Oil must adhere to in order to operate as an automotive repair shop. There is a sand/oil separator that is required on the waste lines to prevent oil from being placed into the sanitary sewer system. This a redundant measure since the Pit where the oil changes occur is an encapsulated area below the vehicles with no floor drains so no oil is escaping into the sewer system. The oil is removed from vehicles and placed in containers that are picked up on a regular basis for recycling.
2. The speed limit on Litchfield Road is 45 MPH and will remain as such. There is not much we can say about members of the community that do not adhere to the posted speed limits. In reviewing the traffic report, it seems that this automotive use has less trips per day than the other potential commercial uses that may be coming to this commercially zoned area. The automotive use is not a daily use item, it is a every few months type of use item. In addition, the highest car count at the busiest store is 46 cars a day - averages 2-3 cars per hour. Express Oil operates Monday - Saturday 8 AM-6 PM. Closed on Sundays.
3. When there are options for consumers to select from, the competition is a good thing for the consumer with regards to pricing and service. Express Oil was recently awarded the JD Powers and Associates award for best oil change experience. The demographics for the area indicate that there is sufficient market for multiple providers to serve consumers' needs so the consumers get to choose who they have service their vehicles.

Thank you.

TRISH FLOWER R.A., LEED AP
Project Architect, Partner
1155 West Rio Salado Parkway, Suite B-101, Tempe, AZ 85281



office 602-753-5222
direct 602-753-5319
trish@upwardarchitects.com

From: JoAnna Mankiewicz [REDACTED]
Sent: Thursday, January 11, 2024 2:30 PM
To: Leslie.Carnie@surpriseaz.gov
Cc: Trish Flower <Trish@upwardarchitects.com>; jack.hastings@surpriseaz.gov
Subject: FS23-0883 Development Project

Dear Ms. Carnie,

We are sorry we cannot make the meeting tonight. We live in the vicinity of the proposed project. We don't think this is a good location for this type of business in this neighborhood. There is already an oil change business a few hundred feet away at 140th and Waddell.

Our objections are:

1. Environmental - Long-term concentration of hydrocarbons and by-products in a residential neighborhood. Regulations may be followed, or not, depending on politicians in Phoenix and elsewhere. Undependable and possibly dangerous.
2. Aesthetics and quality of life - Traffic increase on Litchfield, already experiencing highway speeds, will cause congestion around the intersection at Waddell, which is serving three, and possibly a fourth, major mall.
3. Economic - Since there is already an oil change business at Waddell and 140th near the hospice, one of them may not survive, which will result in a shell business that has to be cleaned up and converted down the line.

If you allow for this, it won't stop there. What we would suggest is an alternate location far south of Waddell and/or on Bell or by the 303. The traffic on Litchfield already travels too fast. Congestion will increase as it approaches Waddell.

Sincerely,

JoAnna and Leo Mankiewicz



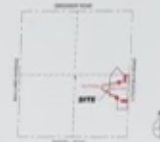
Notice of Public Hearing City of Surprise

Neighborhood Meeting Planning & Zoning

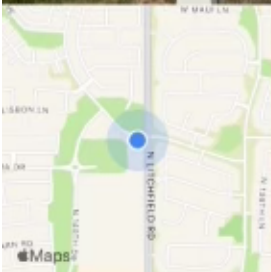
DATE: <u>January 11, 2024</u>	Date: <u>May 2, 2024</u>
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>
Location: <u>Hilton Garden Inn</u>	Location: <u>Council Chambers</u>
<u>16601 N Stadium Way</u>	<u>16000 Civic Center Plaza</u>
<u>Surprise, AZ 85374</u>	<u>Surprise, AZ 85374</u>

Case: FS23-0883 Express Oil

Request: To obtain approval for an Automotive Repair Facility at this location via the Conditional Use Permit process with City of Surprise Planning Department and Planning and Zoning Commission.



Please call to confirm dates: 623-222-3011 www.surprise.gov



March 28, 2024 at 9:17 AM
13925 W Acoma Dr
Surprise AZ 85379

AFFIDAVIT OF POSTING

Application No: FS23-0883 Express Oil

Applicant Name: Upward Archihitects

Location: NWC LITCHFIELD RD & WADDELL RD

Date Site Posted: 03/28/24

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).

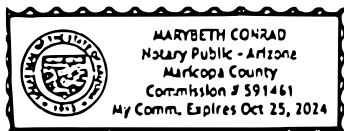
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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 3/28/24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 03/28/24, 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).

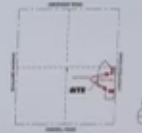
Notice of Public Hearing City of Surprise

Neighborhood Meeting Planning & Zoning

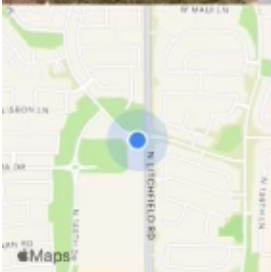
DATE: <u>January 11, 2024</u>	Date: <u>May 2, 2024</u>
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>
Location: <u>Hilton Garden Inn</u> 16601 N Stadium Way Surprise, AZ 85374	Location: <u>Council Chambers</u> 16000 Civic Center Plaza Surprise, AZ 85374

Case: FS23-0883 Express Oil

Request: To obtain approval for an Automotive Repair Facility at this location via the Conditional Use Permit process with City of Surprise Planning Department and Planning and Zoning Commission.



Please call to confirm dates: 623-222-3011 www.surprise.gov



March 28, 2024 at 9:17 AM
13925 W Acoma Dr
Surprise AZ 85379

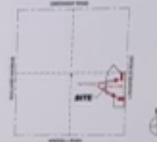
Notice of Public Hearing City of Surprise

Neighborhood Meeting Planning & Zoning

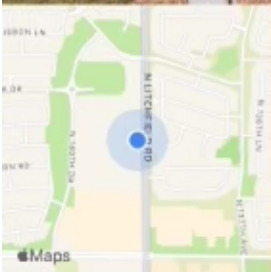
DATE: <u>January 11, 2024</u>	Date: <u>May 2, 2024</u>
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>
Location: <u>Hilton Garden Inn</u>	Location: <u>Council Chambers</u>
<u>16601 N Stadium Way</u>	<u>16000 Civic Center Plaza</u>
<u>Surprise, AZ 85374</u>	<u>Surprise, AZ 85374</u>

Case: FS23-0883 Express Oil

Request: To obtain approval for an Automotive Repair Facility at this location via the Conditional Use Permit process with City of Surprise Planning Department and Planning and Zoning Commission.



Please call to confirm dates: 623-222-3011 www.surprise.gov



March 28, 2024 at 9:39 AM
14290 N Litchfield Rd
Surprise AZ 85379

Notice of Public Hearing City of Surprise

Neighborhood Meeting Planning & Zoning

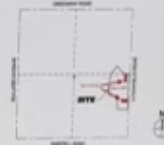
DATE: January 11, 2024 Date: May 2, 2024

Time: 6:00 P.M. Time: 6:00 P.M.

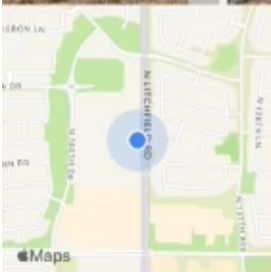
Location: Hilton Garden Inn Location: Council Chambers
16601 N Stadium Way 16000 Civic Center Plaza
Surprise, AZ 85374 Surprise, AZ 85374

Case: FS23-0883 Express Oil

Request: To obtain approval for an Automotive Repair Facility at this location via the Conditional Use Permit process with City of Surprise Planning Department and Planning and Zoning Commission.



Please call to confirm dates: 623-222-3011 www.surprise.gov



March 28, 2024 at 9:39 AM
14290 N Litchfield Rd
Surprise AZ 85379



SURPRISE
ARIZONA

FS23-0883
Express Oil
Conditional Use Permit

Planning & Zoning Commission

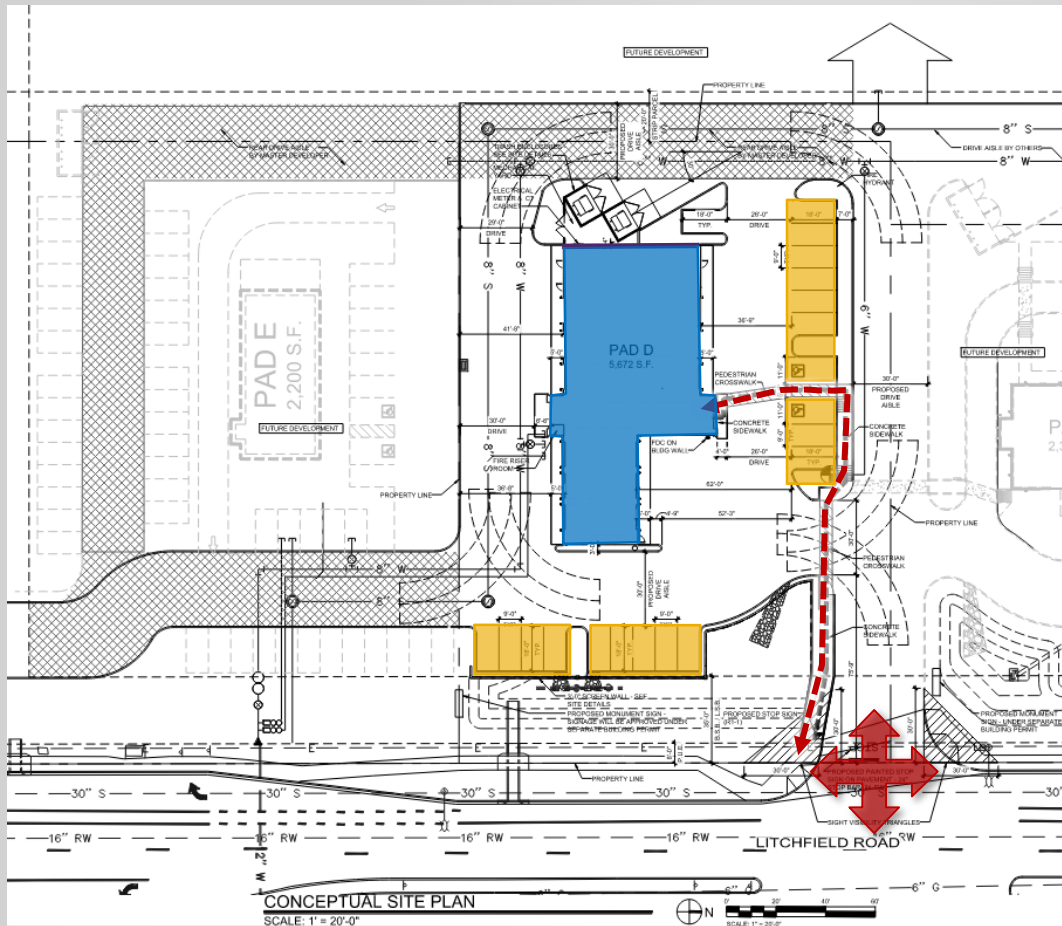
May 02, 2024



VICINITY MAP



EXISTING ZONING



5,672 S.F. Express Oil Minor Automotive Repair Facility

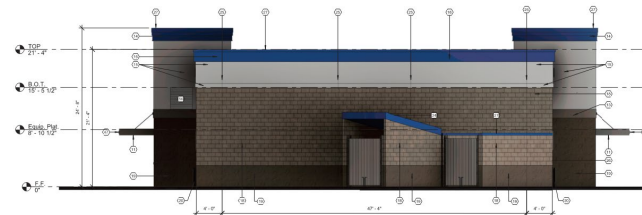
Parking Stalls Required = 12 Spaces
Parking Stalls Provided = 20 Spaces
Bicycle Parking = 2 Spaces

Site Access & Pedestrian Circulation

SITE PLAN



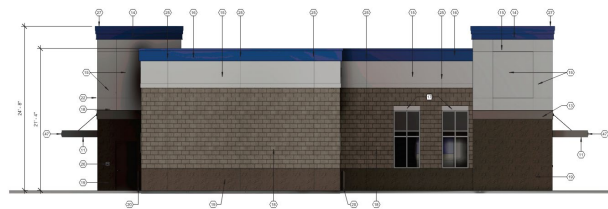
11- Front Elevation (North)
3/16" = 1'-0"



12- Left Elevation (West)
3/16" = 1'-0"



13- Rear Elevation (North)
3/16" = 1'-0"



14- Right Elevation (East)
3/16" = 1'-0"



INTEGRAL COLOR SPLIT-FACE
CMU - COLOR 1 / Keynote 19

Color: Onyx
Manufacturer: R by Oldcastle

MORTAR COLOR 1:

Color: Magnolia Ultra Dark
Manufacturer: Argos



INTEGRAL COLOR POLISHED
CMU - COLOR 2 / Keynote 19

Color: 4107
Manufacturer: Oldcastle

MORTAR COLOR 2:

Color: Cocoa Light
Manufacturer: Coosa



INTEGRAL COLOR SMOOTH FACED
CMU - COLOR 3 / Keynote 17

Color: Linen
Manufacturer: W by Oldcastle

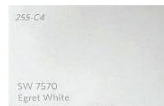
MORTAR COLOR 3:

Color: Savannah Ivory
Manufacturer: Argos



PAINT COLOR 1
EFS Accent Color (Keynote 14 & 16)

Color: T80 - Match Prefinished Coping
Manufacturer: Sherwin Williams



PAINT COLOR 2 - EFS Field Color (Keynote 15):
SW 7570
Egret White

Color: SW7570 Egret White
Manufacturer: Sherwin Williams



PAINT COLOR 3 (Hollow Metal Doors)
Color: SW7019 Gauntlet Gray

Manufacturer: Sherwin Williams



STOREFRONT ENTRY / DOOR:
Color: Clear Anodized Aluminum

Manufacturer: YKK



SECTIONAL DOORS:
Color: Clear Anodized Aluminum

Manufacturer: Raynor



PREFINISHED SSMB & METAL
WALL COPING (Keynote: 24 & 27):

Color: Bristol Blue
Manufacturer: Seridge



existing plant legend

botanical name	common name	emphas	qty	comments
----------------	-------------	--------	-----	----------

	PROSOPIS CHILENSIS	THORNLESS	3	TO REMAIN PROTECT IN PLACE
--	--------------------	-----------	---	-------------------------------

plant legend

botanical name	common name	emphas	size	qty	comments
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	CHLOPSA LINEARIS	LACERTIA (HAMILTON)	24" BOX	1	5.0H, 3.0W, 1.0 CAL STAKE IN PLACE
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	ADONISOMIA (HYPER)	DEBIL MUSEUM	24" BOX	6	5.0H, 3.0W, 1.0 CAL STAKE IN PLACE
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	PROSOPIS CHILENSIS	THORNLESS	36" BOX	4	8.0H, 7.0W, 1.75 CAL STAKE IN PLACE
--	--------------------	-----------	---------	---	--

	PROSOPIS CHILENSIS	THORNLESS	36" BOX	4	8.0H, 7.0W, 1.75 CAL STAKE IN PLACE
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	CALLANCONA (BONIFILIA)	PINE PINE (SUNSET)	(1.0)	5 GAL	12
--	------------------------	--------------------	-------	-------	----

	BRISAVOLIA SP.	VALENTINE	(1.0)	5 GAL	3
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	JUNIPUS CALIFORNICA	COPIPARCIA	(1.0)	5 GAL	15
--	---------------------	------------	-------	-------	----

	LAUREA (TECOTATA)	CHESNUT	(1.0)	5 GAL	7
--	-------------------	---------	-------	-------	---

	RELLA (PUNICULARIS)	BAJA RELLA	(1.0)	5 GAL	17
--	---------------------	------------	-------	-------	----

	NEPOTALDE (PARVILORA)	RED TUCCA	(1.0)	5 GAL	32
--	-----------------------	-----------	-------	-------	----

	MALEBRO (MISLEBRI)	DEBIL SPOON	(1.0)	5 GAL	10
--	--------------------	-------------	-------	-------	----

	MULLENBERGIA (REGENE)	DEBIL GRASS	(1.0)	5 GAL	12
--	-----------------------	-------------	-------	-------	----

	DESIGNER (LA CLABRA)	COPIPARCIA (SUNSET)	(1.0)	5 GAL	32
--	----------------------	---------------------	-------	-------	----

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
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	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

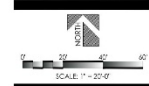
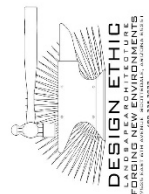
	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---

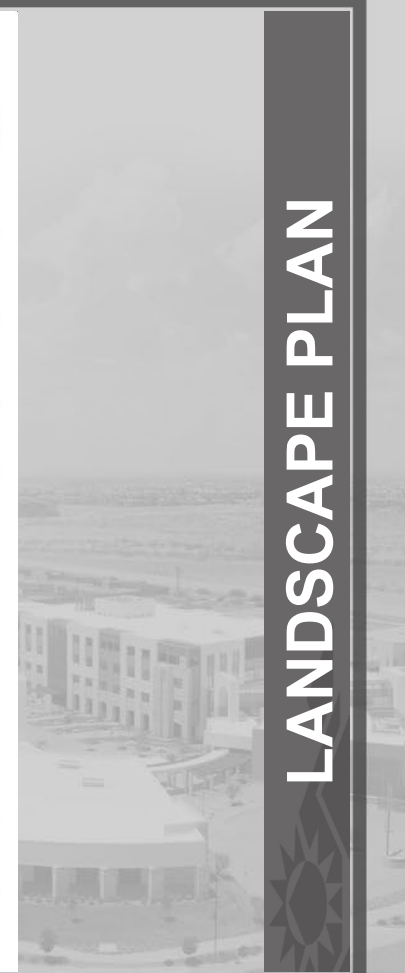
	LAUREA (TECOTATA)	CHESNUT	(1.0)	1 GAL	5
--	-------------------	---------	-------	-------	---



EXPRESS OIL
NWC LITCHFIELD ROAD & WADDLE ROAD
SURPRISE, AZ 85379

PROJECT:
JOB NO.: 25-036
DATE:
DESIGN BY: S. PAUL
SUBMITTED: 01/28/2004
REVISED:

SHEET
RENDERING
1 of 1
FS23-0883

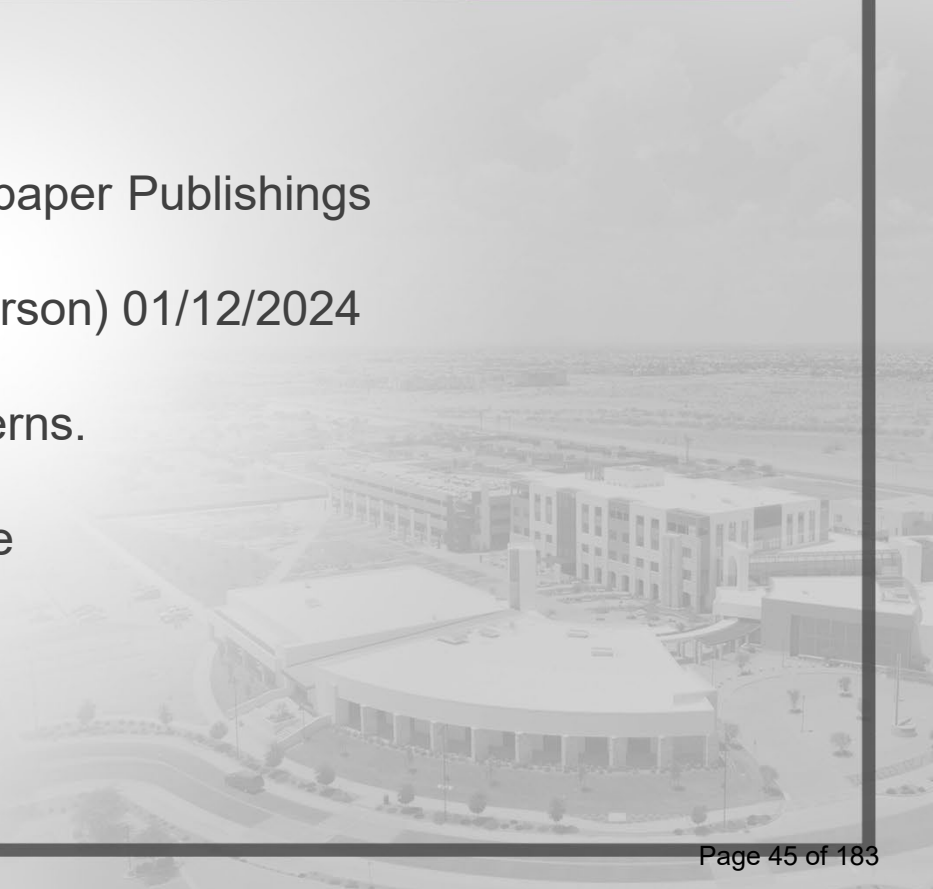


LANDSCAPE PLAN



OUTREACH

- Site Posting, 300' Mailers, & Newspaper Publishings
- Citizen Participation Meeting (In-Person) 01/12/2024
 - No Attendees
- (1) letter received expressing concerns.
 - Environmental
 - Aesthetics and quality of life
 - Economic





RECOMMENDATION

Staff recommends approval, subject to stipulations 'a' through 'e'.



SURPRISE
ARIZONA

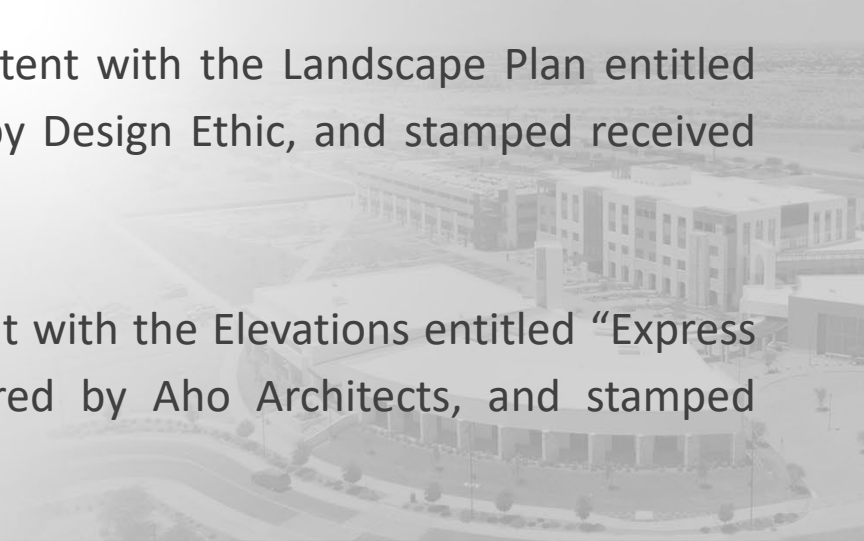
**QUESTIONS OR
COMMENTS?**

Thank You



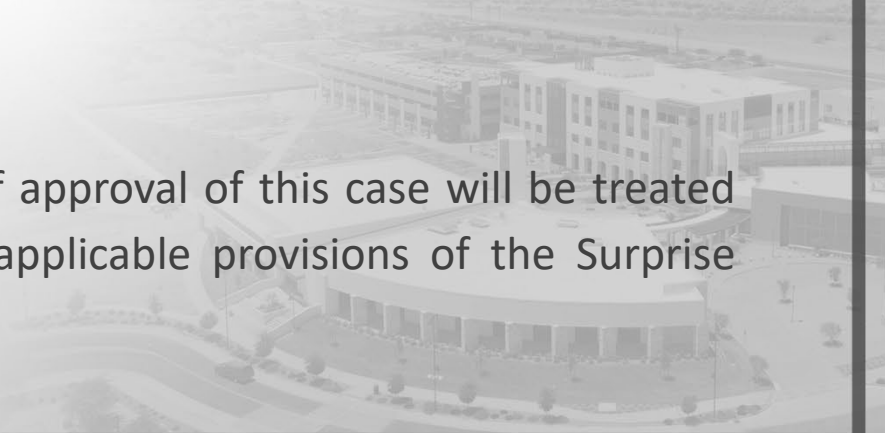


STIPULATIONS

- a. Development and use of the site shall be consistent with the Site Plan entitled “Express Oil Site Plan”, prepared by Upward Architects, and stamped received February 23, 2024.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Express Oil Planting Plan”, prepared by Design Ethic, and stamped received January 02, 2024
 - c. Building Architecture shall be consistent with the Elevations entitled “Express Oil Change & Tire Engineers”, prepared by Aho Architects, and stamped received January 02, 2024.
- 



STIPULATIONS

- 
- d. 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.
 - e. 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: May 2, 2024 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for Starbucks drive-through generally located north of the northwest corner of Litchfield Road and Waddell Road. Case #FS23-0853.

Motion:

I move to approve the Starbucks Shell at Litchfield Place CUP with Site Plan, case #FS23-0853, subject to stipulations 'a' through 'e' as memorialized in the staff report.

I move to deny the Starbucks Shell at Litchfield Place CUP with Site Plan, case #FS23-0853, because insert reason.

Background:

Daniel Lerma of Upward Architects, on behalf of Levine Investments LP, requests a Conditional Use Permit with Site Plan for a double drive through facility associated with a proposed Starbucks located north of the northwest corner of Waddell Road and Litchfield Road.

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. 000-FS23-0853 Starbucks Shell at Litchfield Place- Staff Report

2. 01 - FS23-0853 Starbucks Shell at Litchfield Place– Vicinity Map
 3. 02 - FS23-0853 Litchfield Place Starbucks Shell – Zoning Map
 4. 03 - FS23-0853 Starbucks Shell at Litchfield Place – Site Plan
 5. 04 - FS23-0853 Starbucks Shell at Litchfield Place – Landscape Plan
 6. 05 - FS23-0853 Starbucks Shell at Litchfield Place – Elevations
 7. 06 - FS23-0853 Starbucks Shell at Litchfield Place – Luke AFB
 8. 07 - FS23-0853 Starbucks Shell at Litchfield Place– Citizen Outreach Report_Redacted
 9. 08 - FS23-0853 Starbucks Shell at Litchfield Place– Affidavit of Posting
 10. FS23-0853 Litchfield Place Starbucks Shell - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0853

Project Name: Starbucks Shell at Litchfield Place

Council District: 5 - Palm

Meeting Date: May 02, 2024

Planner: Leslie Carnie, Planner II

Owner: Levine Investments LP

Applicant: Daniel Lerma of Upward Architects

Request: Conditional Use Permit with Site Plan for a Starbucks with drive through coffee shop.

Site Location: Generally located north of the northwest corner of Litchfield Road and Waddell Road.

Site Size: 1.33 acre (approx.)

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

Support/Opposition: None known.

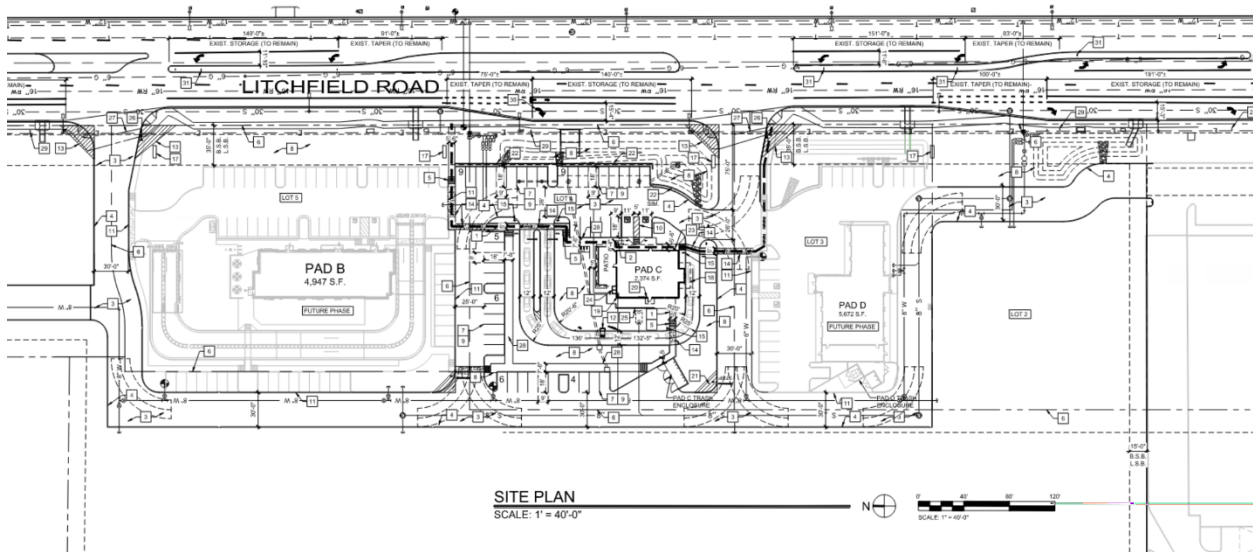
Staff Recommendation: Staff recommends the Commission **approve** the subject CUP with Site Plan, case FS23-0853, subject to stipulations 'a' through 'e'.

FINDINGS:

- The proposed CUP with Site Plan is consistent with the General Plan 2035.
- The proposed CUP with Site Plan is consistent with the Sierra Verde Employment PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

The subject request involves a Conditional Use Permit with Site Plan for a double drive through facility associated with a proposed Starbucks located north of the northwest corner of Waddell Road and Litchfield Road on a vacant parcel zoned Sierra Verde Employment PAD.



The 2,374 sq. ft. Starbucks shell building is located on Pad C of the Litchfield Place commerce center. Shared driveways provide both three-quarter and full access to Litchfield Road. The project requires 16 on-site parking spaces while 46 parking spaces are being provided. Two drive-through lanes are proposed which provide queueing for 18 cars in the double drive-through lanes.



Architecture:

The proposed modern architecture will complement the area as it utilizes a neutral color palette and materials. The proposed building incorporates elements such as Nichiha panels in a wood finish and brick veneer wainscot.

Landscaping:

40% of the site is landscaped with a low water use plant palette. The Landscape Plan is in conformance with both the Sierra Verde PAD and Title 17 code.

EXISTING ZONING:

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



PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1
PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1
PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1

79 **BACKGROUND:**

80
81 **February 25, 1991:** The subject parcel was annexed into the city under Ordinance 99-01.

82
83 **August 22, 2002:** The Mayor and City Council approved the Sierra Verde PAD. Ordinance
84 02-31

85
86 **August 07, 2003:** The Mayor and City Council approved the Sierra Verde Employment PAD
87 to allow uses compatible with military airport operations. Ordinance 03-21.

88
89 **February 16, 2023:** A Concept Review meeting was held for the current proposal under
90 case CR23-0113.

91
92 **September 21, 2023:** The applicant filed a request for a Conditional Use Permit with Site
93 Plan for a Starbucks shell building with drive-through, the subject project.

94
95 **December 20, 2023:** The applicant held a Citizen Outreach Meeting at the Hilton Garden
96 Inn. A summary of this meeting is included in the Citizen Participation Report attached to this
97 staff report.

98
99 **ANALYSIS AND DISCUSSION**

100
101 The subject site is zoned in the Sierra Verde Employment PAD. The PAD defers to Title 17
102 for use. The Title 17 zoning ordinance requires that convenience restaurants obtain approval
103 of a CUP. Analysis of any proposed conditionally permitted use is to be based on the use
104 specific standards listed under Section 17.28.080 (C) of Title 17. These standards include
105 the following:

- 106
107 1. *Site Improvements such as buildings or structures (permanent or temporary) shall be*
108 *separated from any residential zoned by at least 50 feet. Parking areas shall be*
109 *separated from any residential zone by at least 15 feet.*

110 **Analysis:** The closest residential zone is approximately 140 feet east of the eastern
111 property line of the subject site. As proposed, this site will more than meet the required
112 separation from residential.

- 113 2. *Interior curbs of not less than six (6) inches in height shall be constructed to separate*
114 *driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

115 **Analysis:** Six-inch curbs are proposed throughout the site.

116
117 This CUP application has been reviewed against the standards listed above. Staff
118 finds that this CUP application conforms to the requirements set under Title 17

124 **CITIZEN OUTREACH**

125
126 The applicant held a Citizen Outreach Meeting for the subject project at the Hilton Garden
127 Inn on December 20, 2023. There were no attendees.

128
129 **UTILITY AND SERVICES TABLE:**

130

Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Dysart Unified School District

131
132 **CONFORMANCE WITH ADOPTED PLANS:**

133
134 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan
135 2035.

136
137 The proposed CUP with Site Plan was reviewed against the goals, policies,
138 recommendations, and guidelines of the City of Surprise General Plan 2035. The
139 proposed CUP with Site Plan is consistent with the General Plan in some of the following
140 ways:

141
142 This project is located within the Employment Character Area of the General Plan. The
143 proposed project adheres to the design guidelines of the character area which allows for
144 Community Commercial development.

145
146 This project maintains compatibility with the quality of existing land uses in the
147 surrounding area in that it continues the Commercial development pattern established in
148 the vicinity of this parcel.

149
150 **REVIEWING AGENCIES**

151
152 In addition to the standard city reviewing agencies, who indicate no objections to the
153 requests, Luke Air Force Base, Maricopa Water District (MWD), and Arizona Department of
154 Transportation (ADOT) were included in the routing of this case. These agencies also
155 indicate no objections.

156
157 **TRANSPORTATION**

158
159 At the request of the City's Transportation Department, the applicant submitted a Traffic
160 Impact Analysis (TIA) and a queuing study with the CUP application. The TIA and queuing
161 analysis were reviewed and approved by Transportation staff.

168 **SUMMARY**

169
170 The proposed Conditional Use Permit with Site Plan is consistent with and meets the
171 requirements as set forth in the Surprise General Plan 2035, Sierra Verde Employment PAD,
172 and all applicable zoning codes and all city reviewing departments have reviewed the request
173 and expressed no concerns.
174

175 **RECOMMENDATION**

176
177 Based on the findings noted above, staff recommends the Commission move to approve
178 case FS23-0853, subject to stipulations 'a' through 'e' as outlined below:

- 179 a. Development and use of the site shall be consistent with the Site Plan entitled
180 "Starbuck Shell at Litchfield Place", prepared by Upward Architects, and stamped
181 received February 23, 2024.
182
183 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
184 "Starbucks Planting Plan", prepared by Design Ethic, and stamped received
185 January 02, 2024.
186
187 c. Building Architecture shall be consistent with the Elevations entitled "Exterior
188 Elevations", prepared by Upward Architects, and stamped received January 30,
189 2024.
190
191 d. The applicant shall obtain a building permit for the subject facility within one (1)
192 year of the effective date of Planning and Zoning Commission approval of this
193 Conditional Use Permit. If the applicant does not obtain said building permit within
194 the specified time, this Conditional Use Permit shall be deemed null and void.
195
196 e. Non-compliance with the stipulations of approval of this case will be treated as a
197 violation in accordance with the applicable provisions of the Surprise Municipal
198 Code.
199

200 However, should the Commission wish to **deny** the request, the Commission should make
201 its own findings and base its decision on those alternative findings.
202

203 **Attachments:**

204
205 01 Vicinity Map
206 02 Zoning Map
207 03 Site Plan
208 04 Landscape Plan
209 05 Elevations
210 06 Luke AFB Comments
211 07 Citizen Participation Report
212 08 Affidavit of Sign Posting
213 PPT





EXISTING ZONING

NOTE:
CO2 MONITORING IS REQUIRED FOR BULK CO2 INSTALLATIONS
OVER 50# - 2018 IFC 5307.2 LOCAL AMENDMENT.

OCCUPANT NOTIFICATION WILL BE REQUIRED IN THE PATRON
AREA. A CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE
STORAGE OF BULK CO2.

TOTAL AREA OF THE SITE	58,120 S.F.
TOTAL IMPERVIOUS AREA OF THE SITE	28,233 S.F.
ADJUSTED TOTAL OF PERVIOUS AREA OF THE SITE	29,887 S.F.
PERCENTAGE OF IMPERVIOUS AREA OF THE SITE	48%

NOTE:
DEVELOPER/MASTER DEVELOPER MUST MODIFY THE MEDIAN
AND MEDIAN NOSE TO CONSTRUCT AND CREATE AN 3/4 ACCESS
DRIVEWAY PRIOR TO ISSUANCE OF CERTIFICATE OF
OCCUPANCY OF ANY BUSINESSES IN THIS COMMERCIAL CENTER.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
LOTS 3 & 4, AND SIERRA VERDE PARCEL 11, ACCORDING TO BOOK 1022 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
LOT 2 AND 3, SIERRA VERDE SELF STORAGE, ACCORDING TO BOOK 1327 OF MAPS, PAGE 39 RECORDS OF MARICOPA COUNTY, ARIZONA EXCEPT PORTION OF LOT 2 OF SIERRA VERDE SELF STORAGE FINAL PLAT AS RECORDED IN BOOK 1327, PAGE 39, MARICOPA COUNTY RECORDER, BEING A PORTION OF THE SOUTHEAST QUARTER (SE1/4), SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9, FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS, SOUTH 00 DEGREES 05 MINUTES 12 SECONDS EAST, 2648.12 FEET;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, SOUTH 00 DEGREES 05 MINUTES 12 SECONDS EAST, 1455.24 FEET;
THENCE ALONG THE SOUTHWEST EAST LINE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 568.18 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 392.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF 140TH DRIVE, AS SHOWN ON THE FINAL PLAT FOR SIERRA VERDE SELF STORAGE RECORDED IN BOOK 1327, PAGE 39, MARICOPA COUNTY RECORDER, AND TO A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 108.00 FEET, BEARING S 85 DEGREES 40 MINUTES 00 SECONDS WEST, 108.00 FEET, NORTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64 DEGREES 25 MINUTES 06 SECONDS, AND AN ARC LENGTH OF 144.98 FEET TO A TANGENT LINE, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 00 DEGREES 05 MINUTES 12 SECONDS WEST, 429.29 FEET, THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 11 MINUTES 08 SECONDS EAST, 388.01 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 08 SECONDS EAST, 388.01 FEET TO THE POINT OF BEGINNING AND EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL AND ANY MINERALS, OIL AND GAS RIGHTS AS RESERVED N DEED RECORDED 2022, 1940, IN BOOK 348 OF DEEDS, PAGE 330, RECORDS OF MARICOPA COUNTY, ARIZONA.

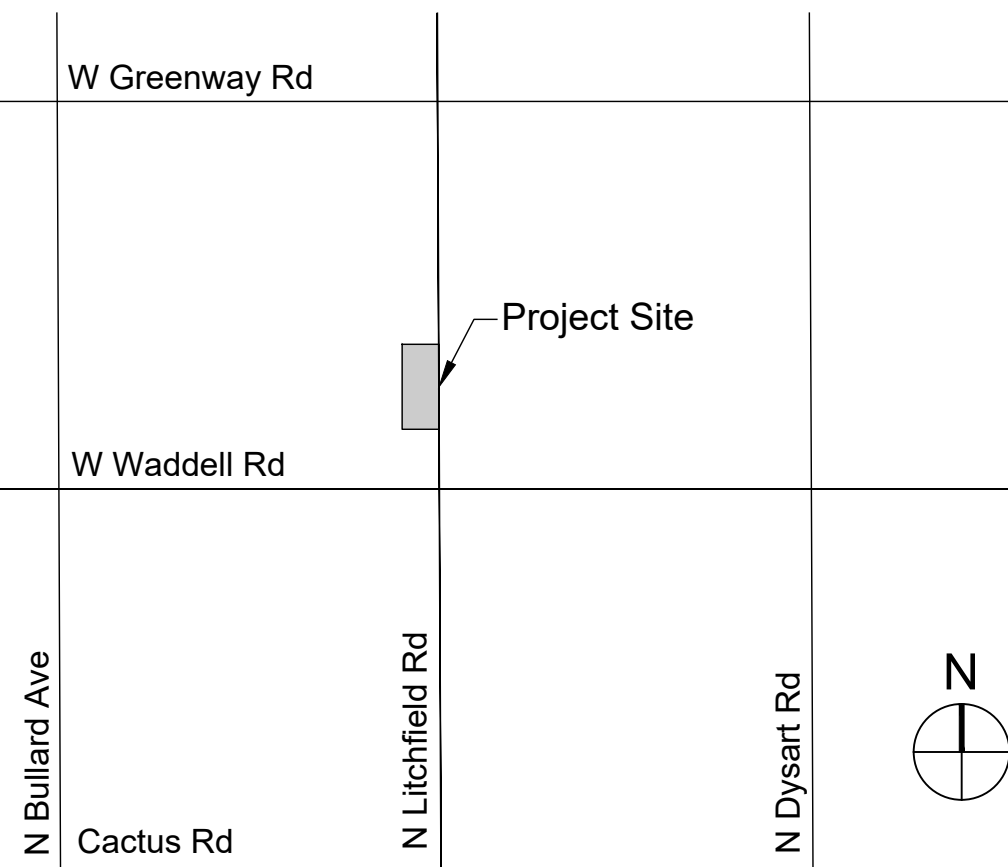
LEGEND

ADA ACCESSIBLE PATH OF TRAVEL

FIRE HYDRANT

FIRE TRUCK TURNING RADII - 36'.4 - 52.8'

VICINITY MAP



APPLICABLE CODES

APPLICABLE CODES:
ALL WORK SHALL COMPLY WITH THE FOLLOWING ADOPTED CODES AND ORDINANCES, AS AMENDED BY THE CITY OF SURPRISE

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRIC CODE
- ICC A117-1-2009 (FOR ADA)
- ORDINANCE 2019-031 (LOCAL CODE AMENDMENTS)

SITE DATA

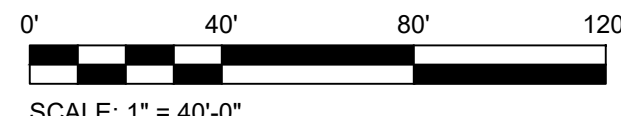
PARCEL NUMBER:	509-17-926, 509-17-927, 509-17-936, 509-17-935
ZONING:	PAD
	LOT 2: 51,253 SF / 1.18 AC LOT 3: 43,106 SF / 0.99 AC LOT 4: 58,120 SF / 1.33 AC LOT 5: 77,500 SF / 1.78 AC LOT 6-7: 107,204 SF / 2.46 AC
SITE AREA:	333,435 SF / 7.65 AC
FUTURE DEVELOPMENT:	399,746 SF / 9.18 AC
TOTAL SITE AREA:	733,203 SF / 16.83 AC
PAD C (RESTAURANT) :	2,374 S.F.
TOTAL PARKING REQUIRED:	
PAD C :	2,374 SF / 150 = 16 SPACES
TOTAL PARKING PROVIDED	46 SPACES
PARKING RATIO:	19.37 SPACES / 1000 S.F.
CONSTRUCTION TYPE :	VB
OCCUPANCY :	A-2 (ASSEMBLY) - SINGLE STORY
OCCUPANT LOAD :	159 OCCUPANTS (ESTIMATED)
BUILDING CANOPIES, OVERHANGS AND AWNINGS :	1,017 S.F.

KEY NOTES - SITE

1. PROPOSED 5'-0" CONCRETE SIDEWALK, TYPICAL
2. PROPOSED 4" CONCRETE HARDCAPE, TYPICAL
3. PROPOSED ASPHALT PAVING, TYPICAL - SEE CIVIL DRAWINGS
4. PROPOSED 6" CONCRETE CURB, TYPICAL
5. PROPOSED STRAIGHT-RUN ACCESSIBLE CURB RAMP, TYPICAL
6. PROPERTY BOUNDARY
7. PROPOSED PARKING STRIPING, TYPICAL
8. PROPOSED LANDSCAPING - SEE LANDSCAPE DRAWINGS
9. PROPOSED 9'-0" x 18'-0" PARKING STALL, TYPICAL
10. PROPOSED STRIPING AT CROSSWALK
11. PROPOSED TEMPORARY CONCRETE CURB TO DEFINE DRIVE WAY
12. PROPOSED DRIVE-THRU MENU BOARD
13. SIGHT VISIBILITY TRIANGLE 30x30'
14. PROPOSED CONCRETE AT CROSSWALK
15. PEDESTRIAN CROSSWALK SIGN
16. FUTURE BY OTHERS
17. PROPOSED MONUMENT SIGN - UNDER SEPARATE BUILDING PERMIT
18. DRIVE-THRU CANOPY
19. PROPOSED FIRE RISER
20. PROPOSED KNOX BOX
21. SIGHT VISIBILITY TRIANGLE 20x20'
22. 4'-0" SCREEN WALL - AT SIM. CONDITION WALL IS 4'-0" HIGH FOR WIDTH OF THE DRIVE-THRU LANE - SEE SITE DETAILS
23. PROPOSED FDC
24. PROPOSED SES LOCATION
25. 6'-0" HIGH SCREEN WALL - SEE SITE DETAILS
26. PROPOSED STOP SIGN
27. PROPOSED PAINTED STOP SIGN ON PAVEMENT - 24" STOP BAR
28. PROPOSED CONCRETE SIDEWALK
29. PROPOSED RIGHT TURN SIGN (R3-5F AND R3-5R)
30. PROPOSED PAVEMENT ARROW PER COS STD DTL 4-20A
31. PROPOSED LEFT ONLY SIGN (R3-5B AND R3-5L)

SITE PLAN

SCALE: 1' = 40'-0"



Starbuck Shell Building at Litchfield Place

NWC Litchfield Road and Waddell Road, Surprise, AZ

02.23.2024

PROJECT NO.: 21023

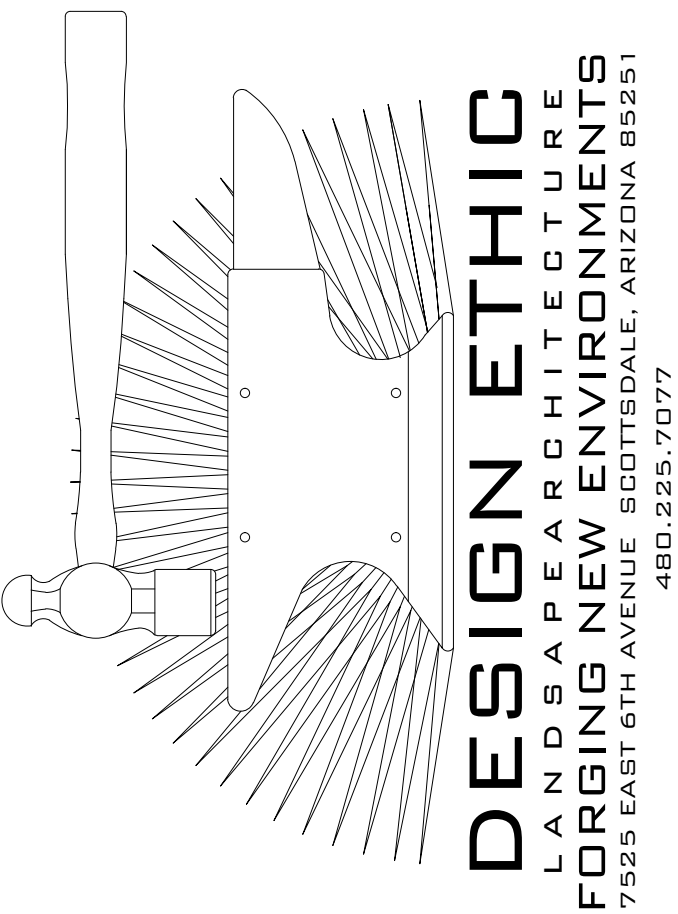


UPWARD
ARCHITECTS

1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com



	common name	emitters	size	qty	comments
trees					
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' DESERT WILLOW	(6 @ 1.0 GPH)	24" BOX	8	5.0H., 3.0W., 1.0 CAL. STAKE IN PLACE
	PARKINSONIA HYBRID DESERT MUSEUM"	(5 @ 1.0 GPH)	24" BOX	15	5.0H., 3.0W., 1.0 CAL. STAKE IN PLACE
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	(5 @ 1.0 GPH)	36" BOX	11	8.0H., 7.0W., 1.75 CAL. STAKE IN PLACE
shrubs					
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL.	21	
	EREMOPHILA SP. VALENTINE	(1 @ 1.0 GPH)	5 GAL.	34	
	JUSTICIA CALIFORNICA CHUPAROSA	(1 @ 1.0 GPH)	5 GAL.	20	
	LARREA TRIDENTATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	12	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	10	
	LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD' WHITE CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	15	
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	18	
	RUPELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	13	
accents					
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	15	
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	22	
	MUHLENBERGIA RIGENS DEER GRASS		5 GAL.	55	
groundcover					
	EREMOPHILA GLABRA 'MIGNEW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	29	
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	38	
inerts					
	3/4" SCREENED DECOMPOSED GRANITE TABLE MESA BROWN		3/4" SCRND	20,486 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS



STARBUCKS
NWC LITCHFIELD ROAD & WADDLE ROAD
SURPRISE, AZ 85379

RENDERING

PROJECT:
JOB NO: 23-004
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 03.19.2024
REVISED:

SHEET TITLE:

SHEET
RENDERING
1 of 1
FS23-0853



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



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

MATERIAL/COLOR SCHEDULE

MATERIALS

- WOOD CLADDING - SEALED FACE AND BACK 5/8" THICK X 7-1/4" WIDE. ALUMINUM TRIM POWDER COATED TO MATCH CLADDING
- EIFS - SANDBLAST TEXTURE
- ALUMINUM STOREFRONT FRAME WITH 1" INSULATED CLEAR LOW E GLAZING
- PAINTED STEEL CANOPY
- MECHANICAL EQUIPMENT SCREEN WALL - METAL 'B' DECK - PAINTED
- HOLLOW METAL DOOR AND FRAME - PAINTED
- FUTURE TENANT SIGNAGE - UNDER SEPARATE PERMIT AND SUBMITTAL
- DASHED LINE INDICATES ROOF SLOPE BEYOND
- EXTERIOR WALL SCONCE LIGHT FIXTURE
- PREFINISHED METAL FLASHING
- AUTOMATIC DRIVE-THRU WINDOW (600 SERIES) - SEE WINDOW SCHEDULE
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- BRAKE METAL WRAPPED OVER COLUMNS
- FACE BRICK - RUNNING BOND 7-5/8" LENGTH X 2-1/4" HEIGHT.
- BUILDING ADDRESS
- CONCRETE PATIO - CAST IN PLACE BOARD FORMED EXPOSED CONCRETE. FREE OF ROCK POCKETS AND BURNOUT MARKS
- NON-ILLUMINATED PROTECTIVE BOLLARD

COLORS

By Sherwin Williams
A. SW 6101 "SANDS OF TIME"

By Nichiha:
D. VINTAGE WOOD "SPRUCE"

Aluminum Storefront:
B. "DARK BRONZE"

By Pac Clad or Equal:
E. TO MATCH "DARK BRONZE"

By General Shale:
C. THIN BRICK "CORNERSTONE"

MATERIAL #
FINISH X

EXTERIOR ELEVATIONS

NWC Litchfield Road and Waddell Road, Surprise, AZ

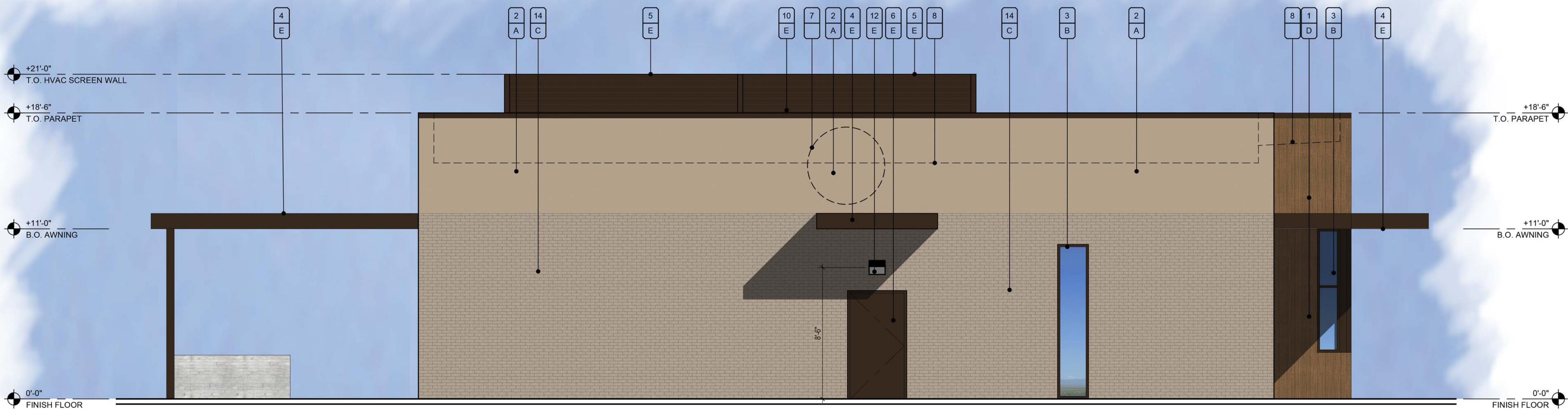
05.04.2023
PROJECT NO.: 21023



UPWARD
ARCHITECTS

1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

CASE NUMBER: FS23-0853



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



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

MATERIAL/COLOR SCHEDULE

MATERIALS

- WOOD CLADDING - SEALED FACE AND BACK 5/8" THICK X 7-1/4" WIDE. ALUMINUM TRIM POWDER COATED TO MATCH CLADDING
- EIFS - SANDBLAST TEXTURE
- ALUMINUM STOREFRONT FRAME WITH 1" INSULATED CLEAR LOW E GLAZING
- PAINTED STEEL CANOPY
- MECHANICAL EQUIPMENT SCREEN WALL - METAL 'B' DECK - PAINTED
- HOLLOW METAL DOOR AND FRAME - PAINTED
- FUTURE TENANT SIGNAGE - UNDER SEPARATE PERMIT AND SUBMITTAL
- DASHED LINE INDICATES ROOF SLOPE BEYOND
- EXTERIOR WALL SCONCE LIGHT FIXTURE
- PREFINISHED METAL FLASHING
- AUTOMATIC DRIVE-THRU WINDOW (600 SERIES) - SEE WINDOW SCHEDULE
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- FACE BRICK - RUNNING BOND 7-5/8" LENGTH X 2-1/4" HEIGHT.
- BUILDING ADDRESS
- CONCRETE PATIO - CAST IN PLACE BOARD FORMED EXPOSED CONCRETE. FREE OF ROCK POCKETS AND BURNOUT MARKS
- NON-ILLUMINATED PROTECTIVE BOLLARD

COLORS

By: Sherwin Williams

A. SW 6101 "SANDS OF TIME"

Aluminum Storefront:

B. "DARK BRONZE"

By General Shale:

C. THIN BRICK "CORNERSTONE"

By Nichiha:

D. "VINTAGE WOOD "SPRUCE"

By Pac Clad or Equal:

E. TO MATCH "DARK BRONZE"

MATERIAL #
FINISH X

EXTERIOR ELEVATIONS

NWC Litchfield Road and Waddell Road, Surprise, AZ

05.04.2023
PROJECT NO.: 21023



UPWARD
ARCHITECTS

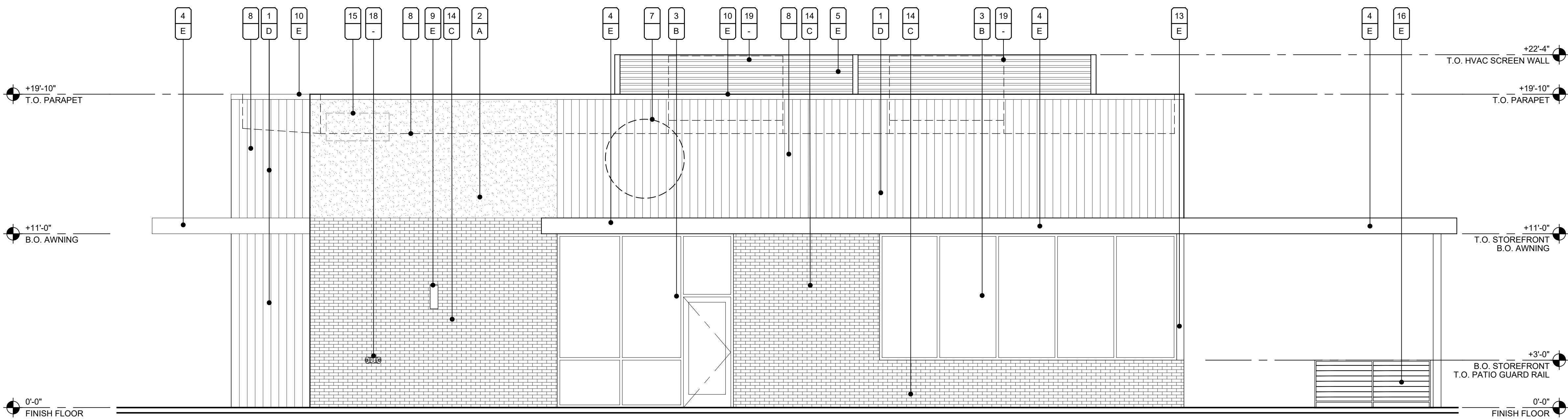
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

CASE NUMBER: FS23-0853

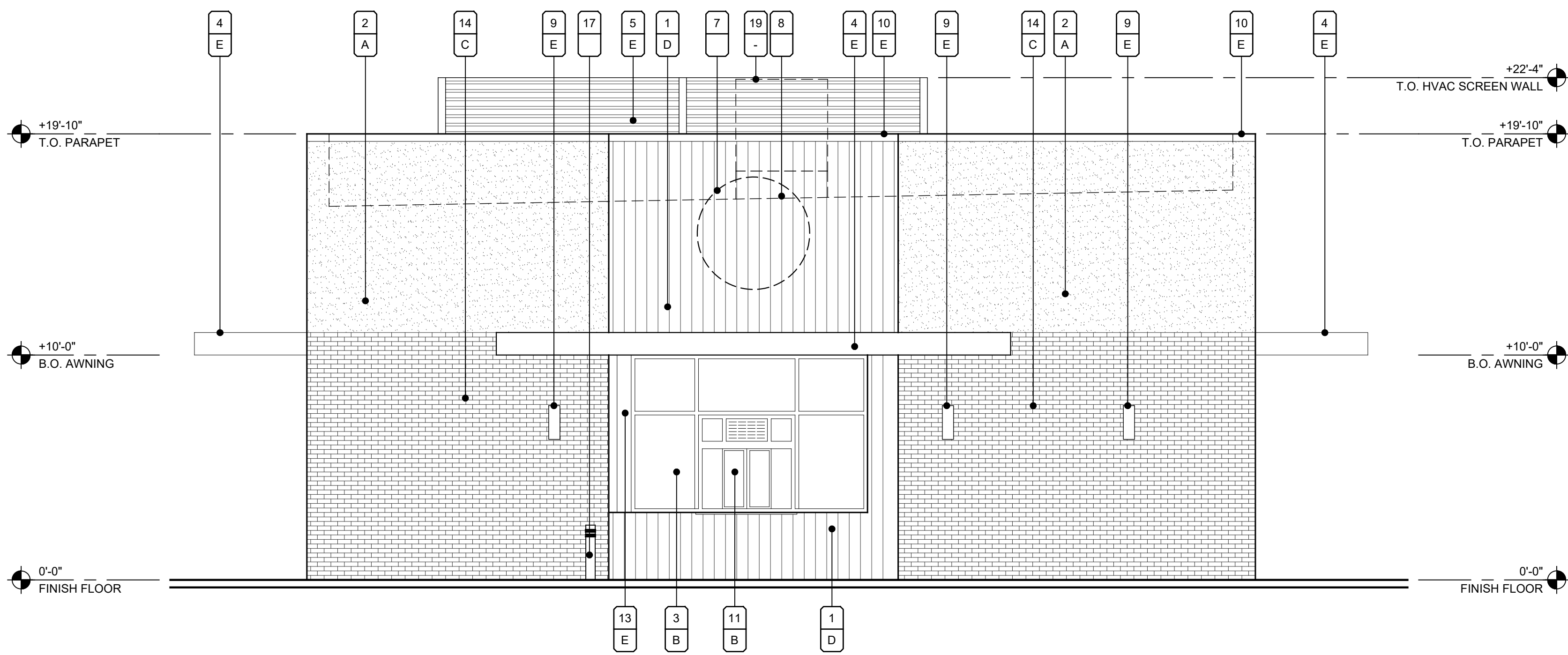
MATERIAL/COLOR SCHEDULE

- MATERIALS**
- WOOD CLADDING - SEALED FACE AND BACK 5/8" THICK X 7-1/4" WIDE. ALUMINUM TRIM POWDER COATED TO MATCH CLADDING
 - EIFS - SANDBLAST TEXTURE
 - ALUMINUM STOREFRONT FRAME WITH 1" INSULATED CLEAR LOW E GLAZING
 - PAINTED STEEL CANOPY
 - MECHANICAL EQUIPMENT SCREEN WALL - METAL 'B' DECK - PAINTED
 - HOLLOW METAL DOOR AND FRAME - PAINTED
 - FUTURE TENANT SIGNAGE - UNDER SEPARATE PERMIT AND SUBMITTAL
 - DASHED LINE INDICATES ROOF SLOPE BEYOND
 - EXTERIOR WALL SCONCE LIGHT FIXTURE
 - PREFINISHED METAL FLASHING
 - AUTOMATIC DRIVE-THRU WINDOW (600 SERIES) - SEE WINDOW SCHEDULE
 - LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
 - BRAKE METAL WRAPPED OVER COLUMNS
 - FACE BRICK - RUNNING BOND 7-5/8" LENGTH X 2-1/4" HEIGHT.
 - BUILDING ADDRESS
 - PATIO GUARDRAIL
 - NON-ILLUMINATED PROTECTIVE BOLLARD
 - FDC
 - MECHANICAL UNIT BEYOND SHOWN DASHED - MECHANICAL EQUIPMENT WILL BE FULLY SCREENED

- COLORS**
- By: Sherwin Williams
A. SW 6101 "SANDS OF TIME"
- By Nichiha:
D. "VINTAGE WOOD "SPRUCE"
- Aluminum Storefront:
B. "DARK BRONZE"
- By Pac Clad or Equal:
E. TO MATCH "DARK BRONZE"
- By General Shale:
C. THIN BRICK "CORNERSTONE"
- | MATERIAL | # |
|----------|---|
| FINISH | X |



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



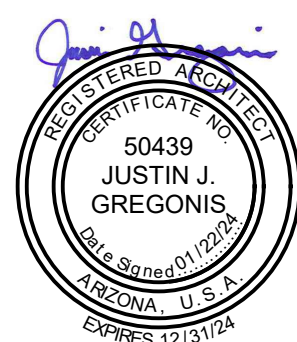
2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

CASE NUMBER : FS23-0853

EXTERIOR ELEVATIONS

NWC Litchfield Road and Waddell Road, Surprise, AZ

01.22.2024
PROJECT NO.: 21023



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MATERIAL/COLOR SCHEDULE

MATERIALS

- WOOD CLADDING - SEALED FACE AND BACK 5/8" THICK X 7-1/4" WIDE. ALUMINUM TRIM POWDER COATED TO MATCH CLADDING
- EIFS - SANDBLAST TEXTURE
- ALUMINUM STOREFRONT FRAME WITH 1" INSULATED CLEAR LOW E GLAZING
- PAINTED STEEL CANOPY
- MECHANICAL EQUIPMENT SCREEN WALL - METAL 'B' DECK - PAINTED
- HOLLOW METAL DOOR AND FRAME - PAINTED
- FUTURE TENANT SIGNAGE - UNDER SEPARATE PERMIT AND SUBMITTAL
- DASHED LINE INDICATES ROOF SLOPE BEYOND
- EXTERIOR WALL SCONCE LIGHT FIXTURE
- PREFINISHED METAL FLASHING
- AUTOMATIC DRIVE-THRU WINDOW (600 SERIES) - SEE WINDOW SCHEDULE
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- BRAKE METAL WRAPPED OVER COLUMNS
- FACE BRICK - RUNNING BOND 7-5/8" LENGTH X 2-1/4" HEIGHT.
- BUILDING ADDRESS
- PATIO GUARDRAIL
- NON-ILLUMINATED PROTECTIVE BOLLARD
- PROPOSED SES LOCATION - PAINT TO MATCH ADJACENT WALL
- MECHANICAL UNIT BEYOND SHOWN DASHED - MECHANICAL EQUIPMENT WILL BE FULLY SCREENED

COLORS

By: Sherwin Williams
A. SW 6101 "SANDS OF TIME"

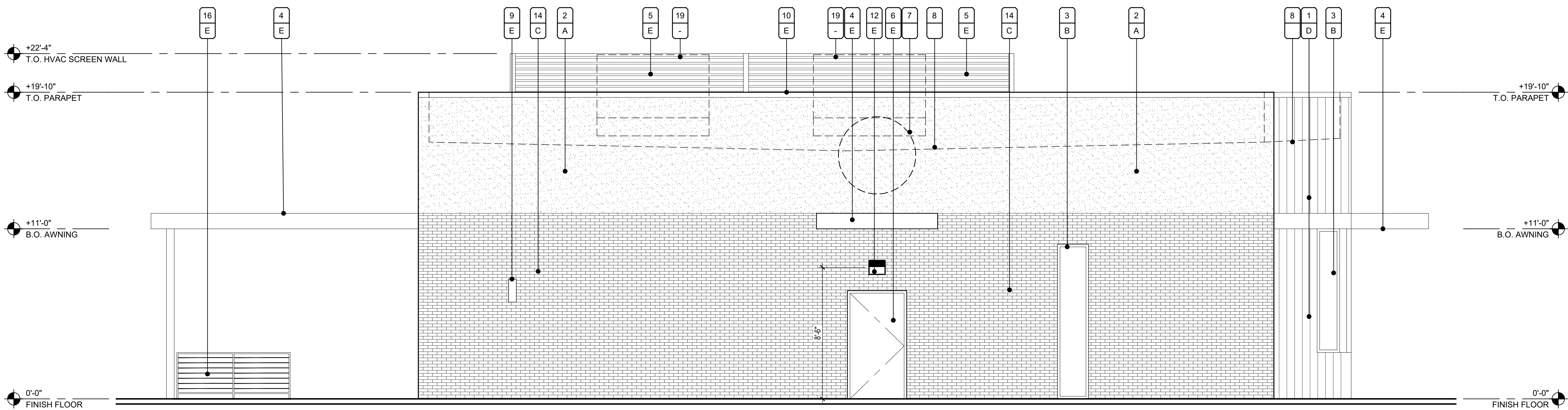
Aluminum Storefront:
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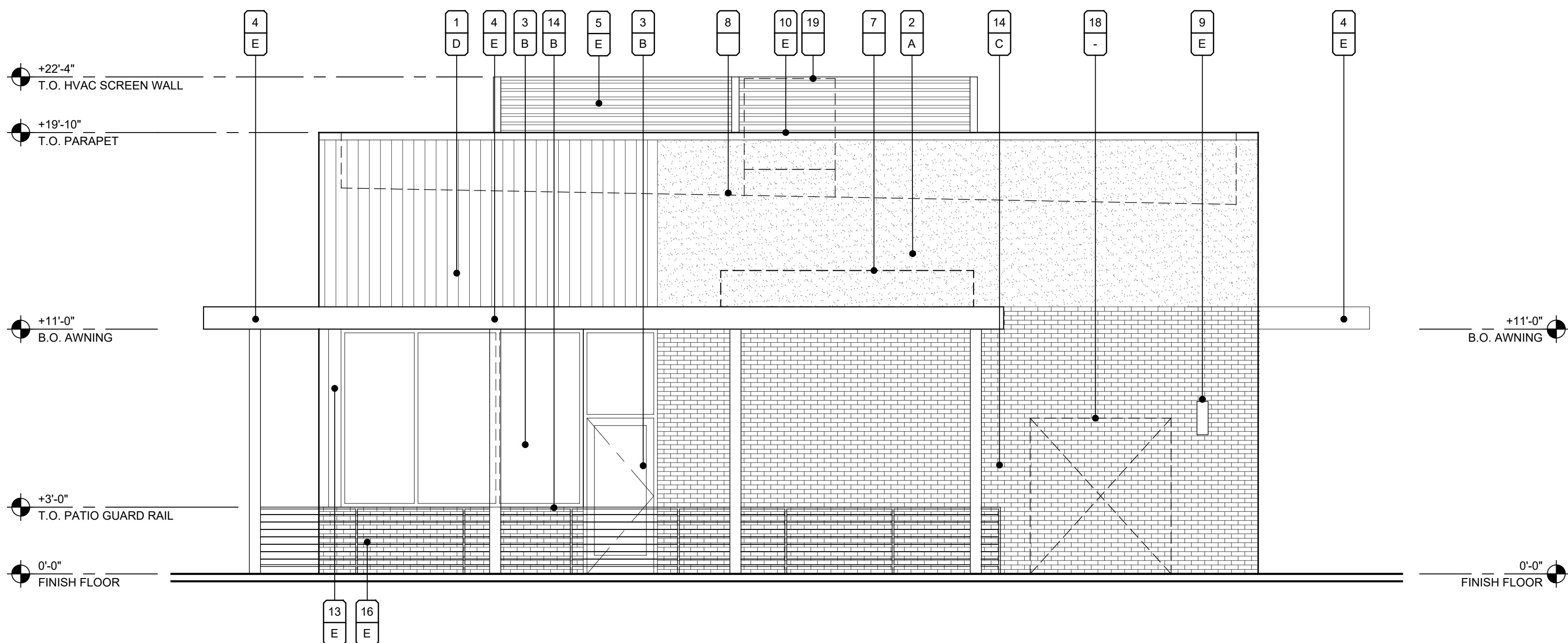
By Nichiha:
D. VINTAGE WOOD "SPRUCE"

By Pac Clad or Equal:
E. TO MATCH "DARK BRONZE"

MATERIAL #
FINISH X



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



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

CASE NUMBER : FS23-0853

EXTERIOR ELEVATIONS

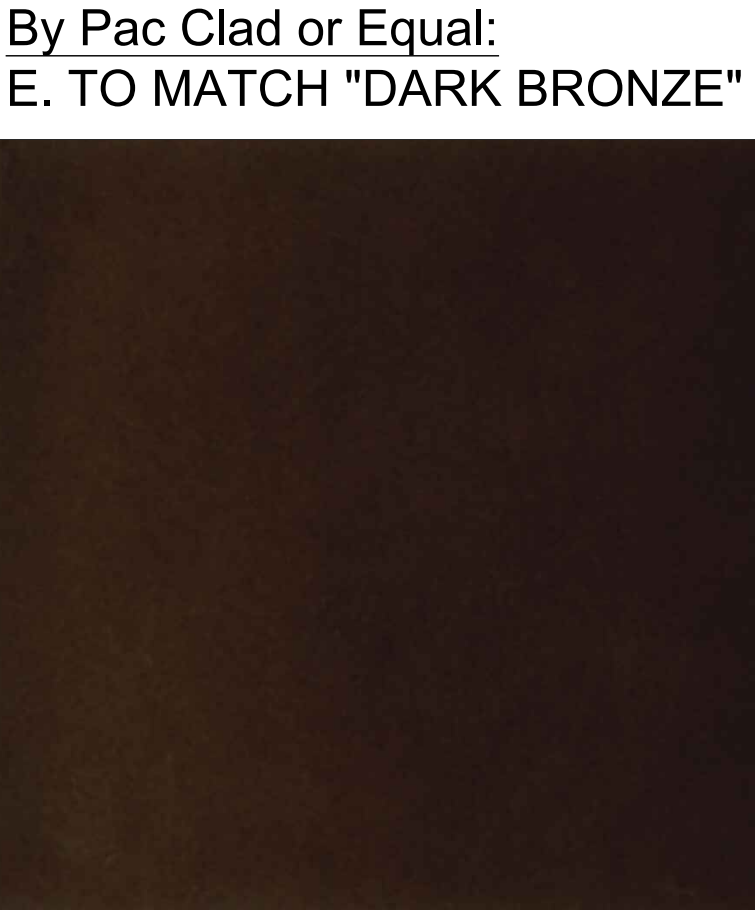
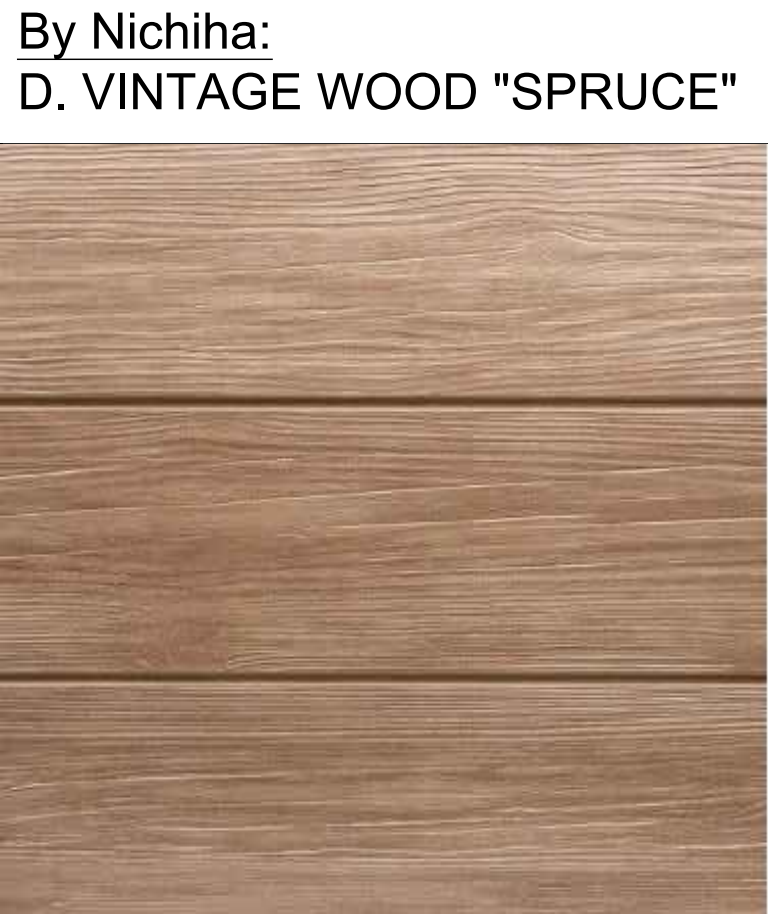
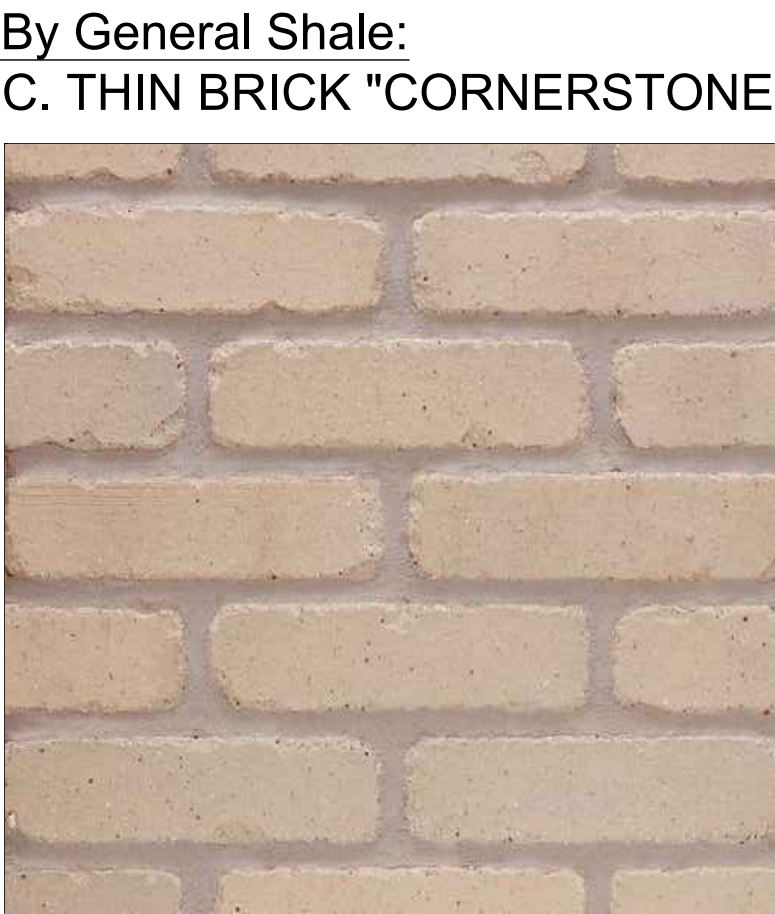
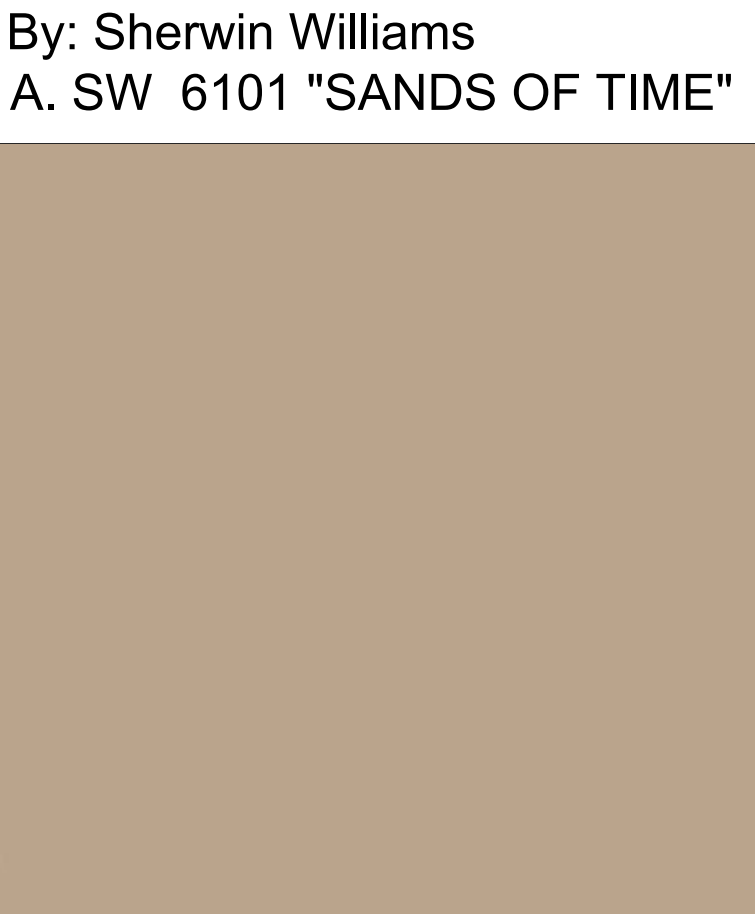
NWC Litchfield Road and Waddell Road, Surprise, AZ

01.22.2024
PROJECT NO.: 21023



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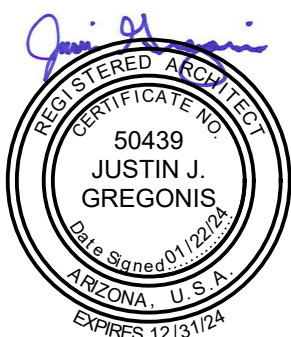


CASE NUMBER : FS23-0853

Material Board

NWC Litchfield Road and Waddell Road, Surprise, AZ

01.22.2024
PROJECT NO.: 21023



UPWARD
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Tempe, AZ 85281
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**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

3 October 2023

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

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

Re: FS23-0853 Starbucks Shell Building at Litchfield Place (APN: 509-17-927)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Starbucks at Litchfield Place application. The parcel proposed to be developed would include a 2,374 SF drive-thru Starbucks location with associated parking and land improvements. The approximately 1.24-acre site is located on Litchfield Road north of Waddell Road in Surprise, AZ. The site is located inside the Luke AFB 1988 JLUS 65 Ldn "high noise or accident potential zone" as identified by A.R.S. §28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. §28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform future tenant(s) about Luke AFB operations.

If you have any questions, please contact Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

TOALE.CHRISTOP
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2023.10.03 08:23:36 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing

December 20, 2023

Leslie Carnie, Planner II
City of Surprise Community Development
16000 N. Civic Center Plaza, Surprise, AZ 85374
Office: 623.222.3153| Fax: 623-222-3001

Re: Public Hearing
FS23-0853 Starbucks Shell Building at Litchfield Place and the Litchfield Place
Comprehensive Sign Program
NWC of Litchfield Road & Waddell Road
Surprise, AZ

Dear Leslie,

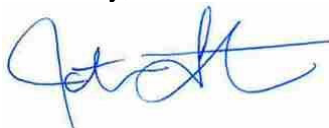
On Wednesday December 20th, 2023 at 6:00 PM there was an in-person public meeting conducted for the Litchfield Place, Pad C site & CSP at the Hilton Garden Inn at 16601 N. Stadium Way, Surprise, AZ 85374. The attendees were:

Tony Feiter – Owner
Craig Esslinger – Owner
Leslie Carnie – City of Surprise
Patricia Flower – Upward Architects

There were no individuals in attendance to speak for or against this project.

Should you have any questions or comments, feel free to contact our office.

Sincerely,



Patricia Flower, R.A., LEED AP
Project Architect/Partner

Cc: Tony Feiter - Levine Investments, LP
Craig Esslinger – Genesis Development Company

AFFIDAVIT OF SIGN POSTING

Case Number: FS23-0853

Project Name: Starbucks Shell Building at Litchfield Place

Project Location: NWC Litchfield Rd & Waddell Rd

Date Posted: 4-2-2024

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

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

x [Signature] 4-2-2024
Owner / Application Signature Date

This instrument was acknowledged before me this 2nd day of April,
2024, by Andrew Cohn.

[Signature]
Notary Public

My Commission Expires:



COLLEEN CODY
Notary Public - Arizona
Maricopa Co. / #643448
Expires 02/19/2027

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: 12-20-23

Time: 6:00 PM

Location: Hilton Garden Inn - 16601 N. Stadium Way, Surprise, AZ 85374

Planning & Zoning

Date: Thursday, May 2, 2024

Time: 6:00 PM

Location: Council Chambers At Surprise City Hall, 16000 Civic Center Plaza, Surprise AZ 85374

City Council

Date:

Time:

Location:



Surprise Planning Case FS23-0853
Request: A Conditional Use Permit (CUP)
for a Starbucks drive-through facility and
Comprehensive Sign Program for a proposed
commerce center generally located north of
the northwest corner of Litchfield Rd. and
Waddell Rd.

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

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Date: 12-20-23

Time: 6:00 PM

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Location:



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SURPRISE
ARIZONA

FS23-0853

**Starbucks Shell at Litchfield Place
Conditional Use Permit**

Planning & Zoning Commission

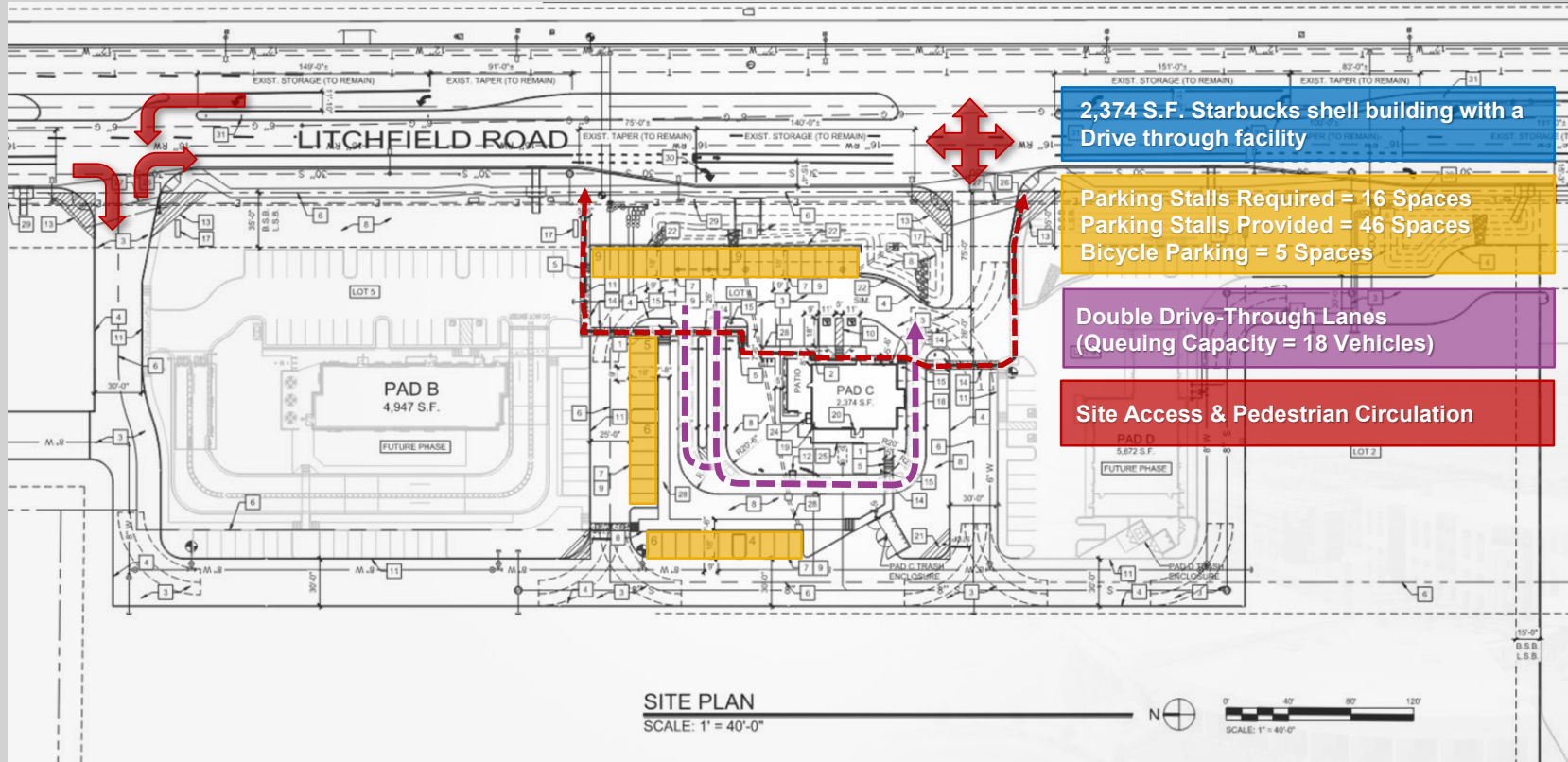
May 02, 2024

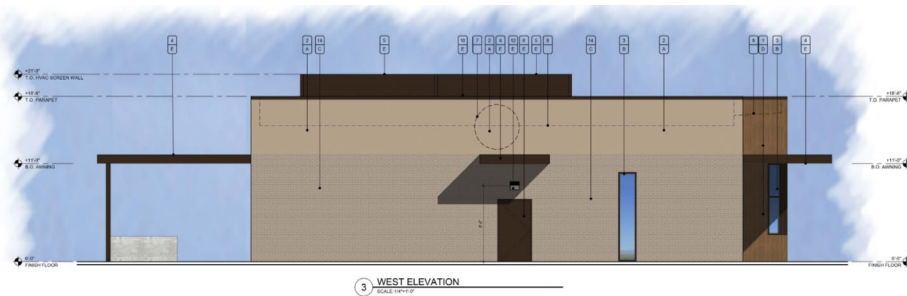
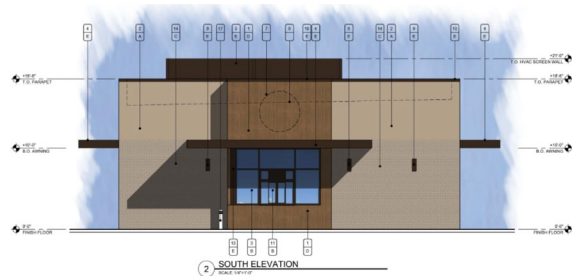


VICINITY MAP



EXISTING ZONING

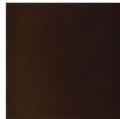




By Sherwin Williams
A. SW 6101 "SANDS OF TIME"



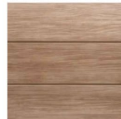
Aluminum Stonefront
B. "DARK BRONZE"



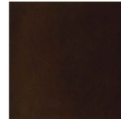
By General Shale
C. THIN BRICK "CORNERSTONE"



By Nichie
D. VINTAGE WOOD "SPRUCE"

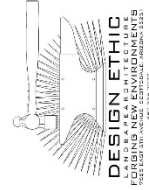


By Pac Clad or Equal
E. TO MATCH "DARK BRONZE"





	COMMON NAME	HEIGHT	SIZE	QTY	COMMENTS
Trees					
	CHLOROPHYLLUS	(6' H)	24" BOX	8	5.0L, 3.0W, 1.0 CAL. STAKE IN PLACE
	LUCKYBERRY	(6' H)	24" BOX	15	5.0L, 3.0W, 1.0 CAL. STAKE IN PLACE
	PROSPERITY	(6' H)	36" BOX	11	5.0L, 3.0W, 1.0 CAL. STAKE IN PLACE
	THORNLESS CHILIAN MESQUITE	(6' H)	36" BOX	11	5.0L, 3.0W, 1.0 CAL. STAKE IN PLACE
Shrub					
	CALLUNDA (PROSPERITY)	(1' H)	5 GAL.	21	
	BRACHYGLAUC	(1' H)	5 GAL.	34	
	JARDIN CALIFORNIA	(1' H)	5 GAL.	20	
	CRABAPPLE	(1' H)	5 GAL.	12	
	LEUCOPHYLLUM (LANDMANNAE)	(1' H)	5 GAL.	10	
	LYNN'S LEGACY	(1' H)	5 GAL.	15	
	WHITE GLOVE SAGE	(1' H)	5 GAL.	18	
	WEDDING STARS	(1' H)	5 GAL.	13	
	WEDDING STARS	(1' H)	5 GAL.	13	
accent					
	DIAPYCNES	(1' H)	5 GAL.	15	
	DIAPYCNES	(1' H)	5 GAL.	22	
	DIAPYCNES	(1' H)	5 GAL.	55	
groundcover					
	BRACHYGLAUC	(1' H)	5 GAL.	29	
	BRACHYGLAUC	(1' H)	5 GAL.	36	
hards					
	DIAPYCNES	(1' H)	5 GAL.	29	
	DIAPYCNES	(1' H)	5 GAL.	36	



STARBUCKS
NWC LITCHFIELD ROAD & WADDLE ROAD
SURPRISE, AZ 85379

RENDERING

PROJECT: NWC LITCHFIELD ROAD & WADDLE ROAD
DATE: 03.19.2024
DRAWN BY: S. PAUL
SUBMITTED: 03.19.2024
REVISED:

SHEET
RENDERING
1 of 1
FS23-0853

LANDSCAPE PLAN



OUTREACH

- Site Posting, 300' Mailers, & Newspaper Publishings
- Citizen Participation Meeting (In-Person) 12/20/2023
 - No Attendees
 - No Questions or Opposition





RECOMMENDATION

Staff recommends approval, subject to stipulations 'a' through 'e'.



SURPRISE
ARIZONA

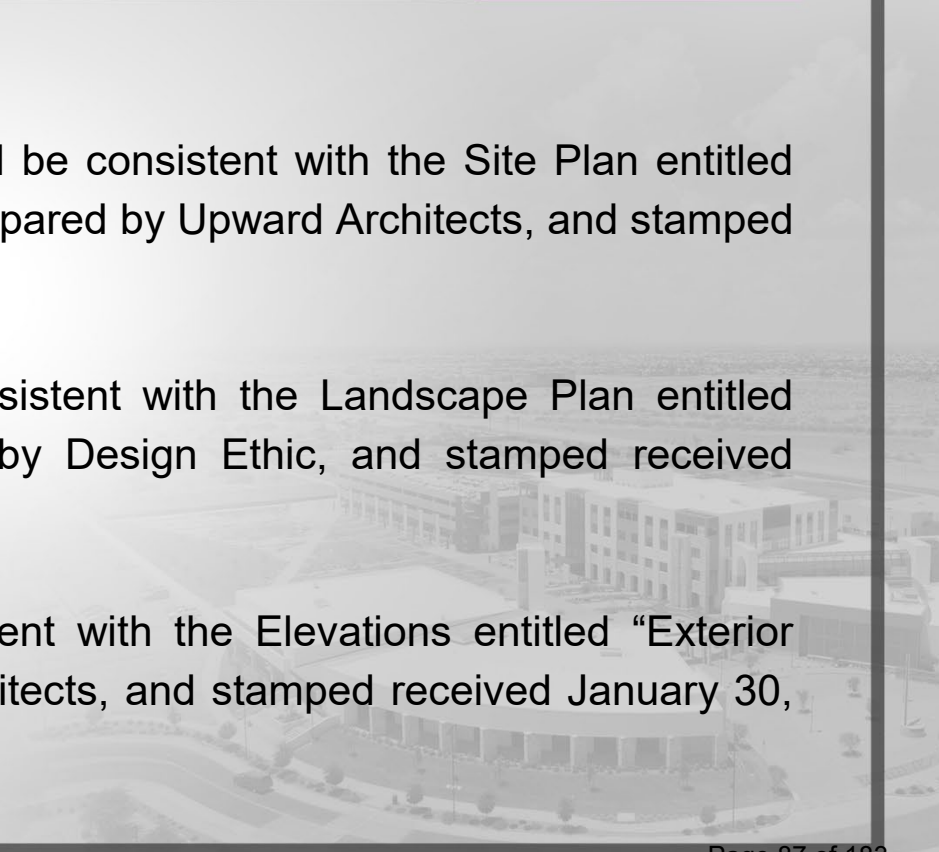
QUESTIONS OR COMMENTS?

Thank You





STIPULATIONS

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Starbuck Shell at Litchfield Place”, prepared by Upward Architects, and stamped received February 23, 2024.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Starbucks Planting Plan”, prepared by Design Ethic, and stamped received January 02, 2024
 - c. Building Architecture shall be consistent with the Elevations entitled “Exterior Elevations”, prepared by Upward Architects, and stamped received January 30, 2024.



STIPULATIONS

- d. 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.
- e. 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: May 2, 2024 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Comprehensive Sign Program (CSP) for the Litchfield Place commercial development, generally located north of the northwest corner of Litchfield Road and Waddell Road. Case #FS23-0853

Motion:

I move to recommend approval of the Comprehensive Sign Program for Litchfield Place, Case FS23-0853, subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the Comprehensive Sign Program for Litchfield Place, Case FS23-0853, because insert reason.

Background:

Daniel Lerma of Upward Architects, on behalf of Levine Investments LP, requests approval of a Comprehensive Sign Program (CSP) to ensure a cohesive sign design for the Litchfield Place project, generally located north of the northwest corner of Litchfield Road and Waddell Road.

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-FS23-0853 Litchfield Place CSP - Staff Report

2. 01 - FS23-0853 Litchfield Place CSP– Vicinity Map
 3. 02 - FS23-0853 Litchfield Place CSP– Zoning Map
 4. 03 - FS23-0853 Litchfield Place CSP– CSP Narrative
 5. 04 - FS23-0853 Starbucks Shell at Litchfield Place– Citizen Outreach Report_Redacted
 6. 05 - FS23-0853 Starbucks Shell at Litchfield Place– Affidavit of Posting
 7. FS23-0853 Litchfield Place CSP - Presentation
-



Case: FS23-0853

Project Name: Litchfield Place Comprehensive Sign Program

Council District: 5 – Palm

Meeting Date: May 02, 2024

Planner: Leslie Carnie, Planner II

Owner: Levine Investments LP

Applicant: Daniel Lerma of Upward Architects

Request: Comprehensive Sign Program for the Litchfield Place commerce center.

Site Location: Generally located north of the northwest corner of Litchfield Road and Waddell Road.

Site Size: 16.83 acres (approx.)

Density: N/A

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

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission recommend **approval** to the City Council, subject to stipulations 'a' and 'b'.

PROJECT DESCRIPTION:

Daniel Lerma of Upward Architects, on behalf of Levine Investments LP, requests approval of a Comprehensive Sign Program (CSP) to ensure a cohesive sign design for the Litchfield Place project generally located north of the northwest corner of Litchfield Road and Waddell Road.

EXISTING ZONING:

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



PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1
PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1
PAD – Sierra Verde Employment	PAD – Sierra Verde Employment	R-1

BACKGROUND:

February 25, 1991: The subject parcel was annexed into the city under Ordinance 99-01.

August 22, 2002: The Mayor and City Council approved the Sierra Verde PAD. Ordinance 02-31

August 07, 2003: The Mayor and City Council approved the Sierra Verde Employment PAD to allow uses compatible with military airport operations. Ordinance 03-21

February 16, 2023: A Concept Review meeting was held for the current proposal under case CR23-0113.

September 21, 2023: The applicant filed a request for a Comprehensive Sign Comprehensive, the subject project.

December 20, 2023: The applicant held a Citizen Outreach Meeting at the Hilton Garden Inn. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

DISCUSSION:

The purpose of the proposed CSP for the Litchfield Place commerce center is to provide signage design requirements that are appropriate to the character of the development. The proposed CSP contains guidelines for the different types of signs within the commercial center.

This CSP proposes the following signage and requirements for the Litchfield Place project:

Two (2) multi-tenant major monument signs along Litchfield Road. These signs will be double-sided, 15' tall, and allow a total of 80 square feet of sign area on each face of the sign. Section 109-1.9.C.5 of the Land Development Ordinance (LDO) allows major monument signs to have a height up to 17' and a total sign area of 120 square feet. This proposed sign type falls within the guidelines of the LDO.

Three (3) double-tenant major monument signs along Litchfield Road. These signs will be double-sided, 12' tall and allow a total of 56 square feet of sign area on each face of the sign. Section 109-1.9.C.5 of the Land Development Ordinance (LDO) allows major monument signs to have a height up to 17' and a total sign area of 120 square feet. This proposed sign type falls within the guidelines of the LDO.

All proposed monument signs meet or exceed the LDO's 150' minimum separation distance requirement for Class IV monument signs. Major monument signs are not permitted within 80' of single-family residential zoning. The proposed sign locations are over 140' from the nearest single-family residential property. This proposed CSP also requires that all signage, including wall signs, must be approved by the landlord prior to submittal to the city for building permits.

SUMMARY

Staff believes the proposed CSP provides a mechanism whereby the applicant may create signage that is consistent with the design of the Litchfield Place project. The proposed signage meets the requirements of Section 109-1.15 with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited. The applicant's purpose is to create a comprehensive sign program for this development to ensure a cohesive sign design for the Litchfield Place commerce center.

112 **FINDINGS**

- 113
- 114 • The proposed Comprehensive Sign Program is consistent with the Surprise General
- 115 Plan 2035.
- 116 • The proposed signs may be approved through a Comprehensive Sign Program.
- 117 • The reviewing agencies have indicated no objections to the request.
- 118

119 **RECOMMENDATION**

120

121 Based on the findings noted above, staff recommends the Commission move to recommend

122 **approval** of the subject Comprehensive Sign Program to the City Council, subject to

123 stipulations 'a' and 'b' as outlined below:

124

- 125 a. Development and use of the signage for the site shall be consistent with
- 126 the project narrative entitled "Litchfield Place Comprehensive Sign Plan",
- 127 prepared by Associated Sign Company, and stamped received January
- 128 30, 2024.
- 129
- 130 a. Non-compliance with the stipulations of approval of this case will be
- 131 treated as a violation in accordance with the applicable provisions of the
- 132 Surprise Municipal Code.
- 133

134 However, should the Commission wish to recommend denial of the request, the Commission

135 should make its own findings and base its decision on those alternative findings.

136

137 **Attachments:**

138 01 Vicinity Map

139 02 Zoning Map

140 03 CSP Document

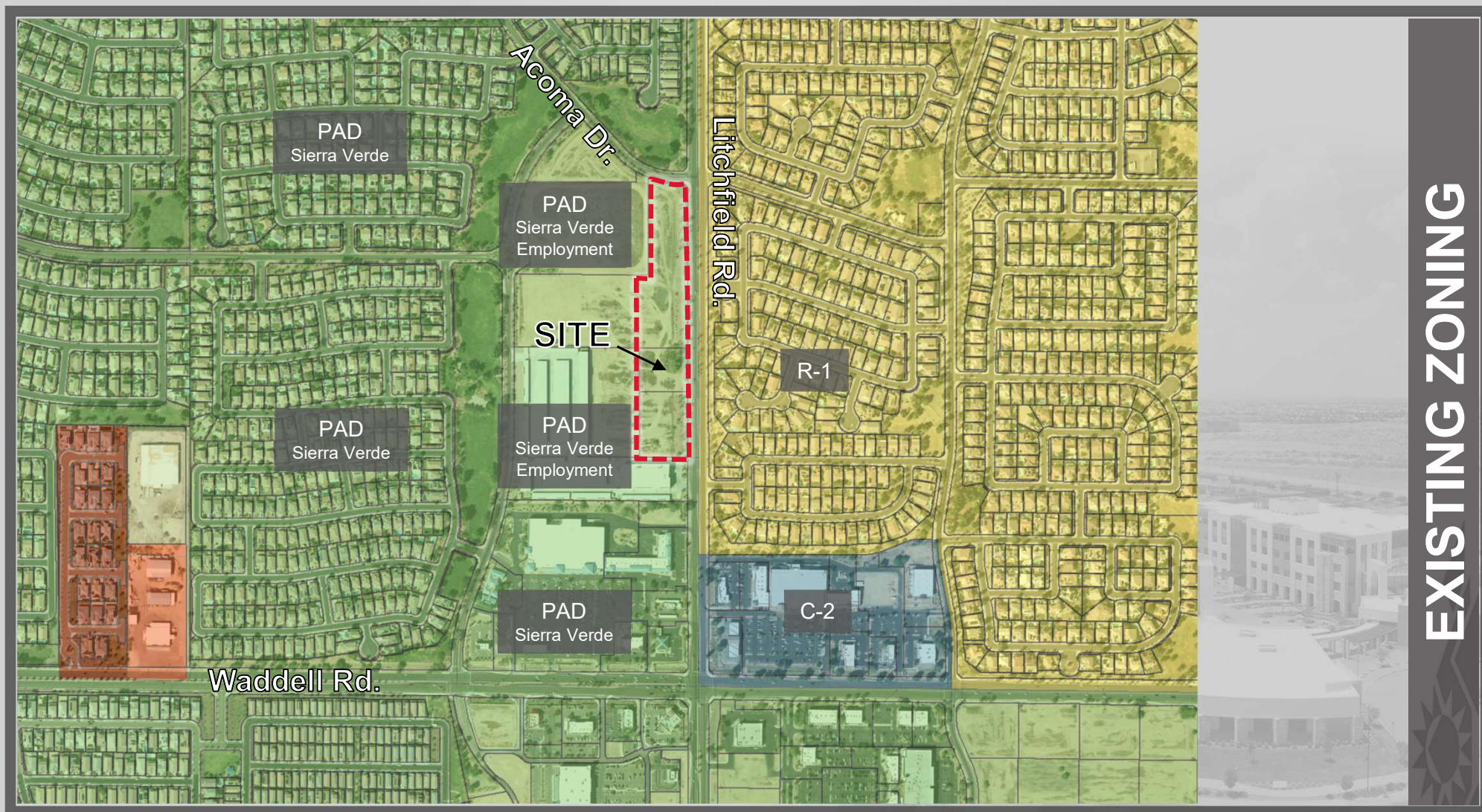
141 04 Citizen Participation Report

142 05 Affidavit of Posting

143 Power Point Presentation



VICINITY MAP



EXISTING ZONING

LITCHFIELD PLACE

COMPREHENSIVE SIGN PLAN

2024

Surprise, AZ 85379

Case No. FS23-0853

3335 W. VERNON AVE
PHOENIX, AZ 85009



ASSOCIATEDSIGN.COM
602.278.8464

PROJECT

Litchfield Place
13925 W Acoma Drive
Surprise, AZ 85379

PROPERTY OWNER

Levine Investments LP
2801 E Camelback Rd
Suite 450
Phoenix, AZ 85016

SIGNAGE CONSULTANT

Associated Sign Company
3335 W. Vernon Ave.
Phoenix, AZ 85009
Ph: 602-278-8464
Mike Shano
mshano@ascosigns.com

PARCEL INFORMATION

PARCEL NUMBER:
509-17-926, 509-17-927, 509-17-936, 509-17-968
ZONING:
PAD
JURISDICTION:
Surprise

CONTENTS

Introduction	2
Project Materials & Finishes	3
Sign Location Plan	4
Double Tenant Monument	5
Multi Tenant Monument	6

Case No. FS23-0853

I. INTRODUCTION

THE PURPOSE OF THE COMPREHENSIVE SIGN PLAN IS TO ENSURE AN ATTRACTIVE PROFESSIONAL ENVIRONMENT WHILE ALSO PROTECTING THE INTERESTS OF THE LANDLORD, TENANT, AND SURROUNDING NEIGHBORHOOD.

II. GENERAL REQUIREMENTS

- A.** ALL TENANTS SHALL SUBMIT (1) ELECTRONIC SET OF COLOR DRAWINGS IN PDF FORMAT TO LANDLORD FOR APPROVAL. DRAWINGS MUST INCLUDED DETAILS OF SIZE, COLOR, MATERIALS, ILLUMINATION, AND ATTACHMENT. NO DRAWINGS MAY BE SUBMITTED TO CITY OF SURPRISE PRIOR TO LANDLORD APPROVAL.

B. LANDLORD SHALL REVIEW ALL SUBMITTED DRAWINGS AND MARK THEM EITHER APPROVED, APPROVED AS NOTED, OR REVISE AND RESUBMIT.

C. NO SIGNS, ADVERTISEMENTS, NOTICES, OR OTHER LETTERING SHALL BE DISPLAYED, EXHIBITED, INSCRIBED, PAINTED OR AFFIXED ON ANY PART OF THE BUILDING VISIBLE FROM OUTSIDE THE PREMISES EXCEPT AS SPECIFICALLY APPROVED BY THE LANDLORD. SIGNS THAT ARE INSTALLED WITHOUT WRITTEN APPROVAL OR ARE INCONSISTENT WITH APPROVED DRAWINGS MAY BE SUBJECT TO REMOVAL AND/OR REINSTALLATION BY LANDLORD AT TENANTS EXPENSE.

D. CITY OF SURPRISE REQUIRES SIGN PERMITS FOR ALL SIGNS VISIBLE FROM OUTSIDE THE BUILDING. IT SHALL BE TENANT'S SOLE RESPONSIBILITY TO SECURE THESE AND ANY OTHER PERMITS THAT MAY BE REQUIRED.
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F. SIGN CONTRACTOR PERFORMING ANY SIGN WORK AT 13925 W ACOMA DR MUST BE APPROVED BY LANDLORD PRIOR TO CONSTRUCTION OF SIGN.

G. LANDLORD RESERVES THE RIGHT TO FIX, REPAIR, OR REPLACE ANY BROKEN OR FADED SIGN OR ANY SIGN DEEMED TO BE IN DISREPAIR AT THE TENANTS EXPENSE. TENANT IS RESPONSIBLE FOR THE COST TO REMOVE EXTERIOR SIGNAGE AT LEASE END. LANDLORD WILL ARRANGE FOR REMOVAL AND BILL TENANT.

H. ANY SIGN TYPE NOT SPECIFICALLY ADDRESSED BY THIS CRITERIA IS SUBJECT TO THE APPLICABLE STANDARDS SET FORTH IN THE CITY OF SURPRISE SIGN CODE.

Case No. FS23-0853



M-1 (Masonry)
General Shale
Thinbrick
'Cornerstone'



M-2 (Fiber Cement)
Nichia
Vintagewood
'Spruce'



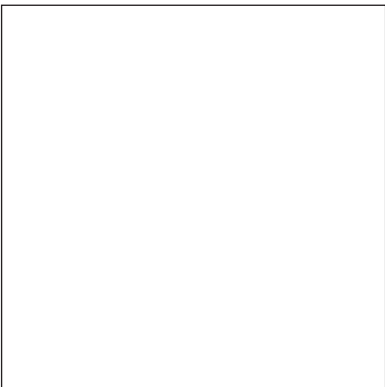
M-3 (Concrete)
Board-Formed
Cast In Place
Raw Finish



PT-1 (Paint)
Sherwin Williams
SW6101
'Sands of Time'



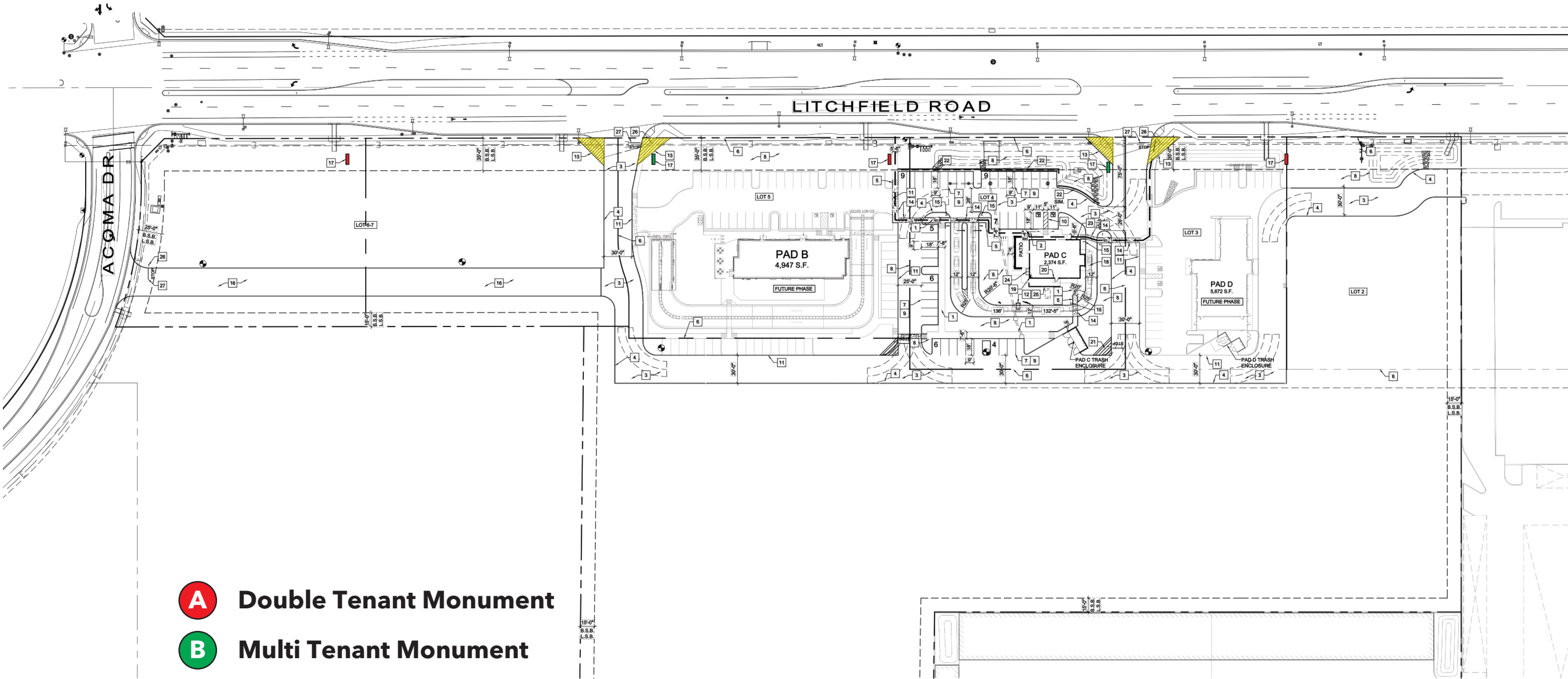
PT-2 (Paint)
Matthews
MP41313SP
'Dark Bronze'



PT-3 (Paint)
Matthews
'White'

Case No. FS23-0853

LITCHFIELD PLACE
SIGN LOCATION PLAN



- A** Double Tenant Monument
- B** Multi Tenant Monument

ALL MONUMENT SIGNS WILL BE LOCATED OUTSIDE OF THE SIGHT VISIBILITY TRIANGLE

MASTER SITE PLAN
SCALE: 1" = 60'-0"

VICINITY MAP

SITE DATA

PARCEL NUMBER:	508-17-926, 508-17-927, 508-17-936, 508-17-935
ZONING:	PAD
LOT 2:	51,253 SF / 1.18 AC
LOT 3:	43,106 SF / 0.99 AC
LOT 4:	58,120 SF / 1.33 AC
LOT 5:	17,800 SF / 1.78 AC
LOT 6-7:	107,204 SF / 2.46 AC
SITE AREA:	333,436 SF / 7.65 AC
FUTURE DEVELOPMENT:	399,749 SF / 9.18 AC
TOTAL SITE AREA:	733,285 SF / 16.83 AC
PAD A (RESTAURANT):	2,374 S.F.
TOTAL PARKING REQUIRED:	2,374 SF / 150 = 16 SPACES
PAD C:	
TOTAL PARKING PROVIDED:	46 SPACES
PARKING RATIO:	19.37 SPACES / 1000 S.F.
CONSTRUCTION TYPE:	VB
OCCUPANCY:	A-2 (ASSEMBLY) - SINGLE STORY
OCCUPANT LOAD:	159 OCCUPANTS (ESTIMATED)
BUILDING CANOPIES, OVERHANGS AND AWNINGS:	1,017 S.F.

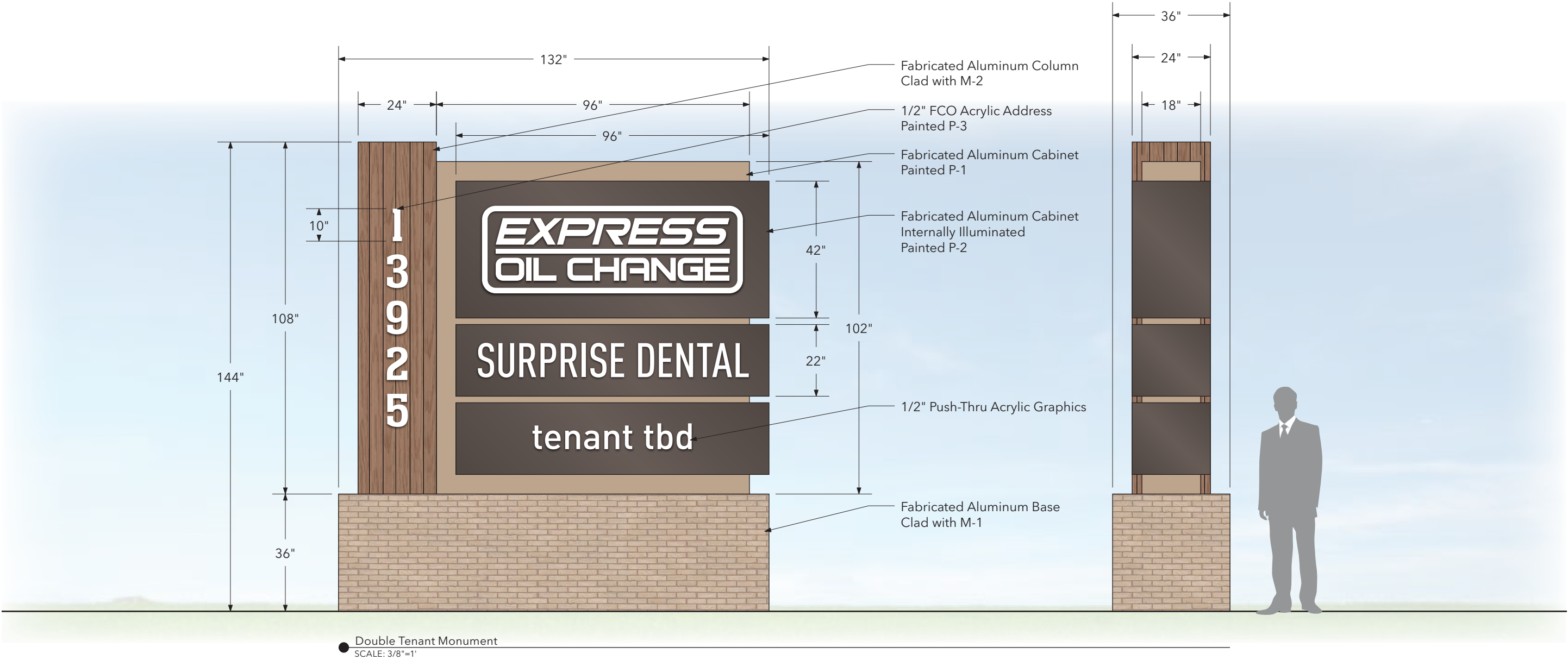
KEY NOTES - SITE

- 1. PROPOSED 8'-0" CONCRETE SIDEWALK, TYPICAL
- 2. PROPOSED 4" CONCRETE HARDSCAPE, TYPICAL
- 3. PROPOSED ASPHALT PAVING, TYPICAL - SEE CIVIL DRAWINGS
- 4. PROPOSED 6" CONCRETE CURB, TYPICAL
- 5. PROPOSED STRAIGHT-RUN ACCESSIBLE CURB RAMP, TYPICAL
- 6. PROPERTY BOUNDARY
- 7. PROPOSED PARKING STRIPING, TYPICAL
- 8. PROPOSED LANDSCAPING - SEE LANDSCAPE DRAWINGS
- 9. PROPOSED 9'-0" x 18'-0" PARKING STALL, TYPICAL
- 10. PROPOSED STRIPING AT CROSSWALK
- 11. PROPOSED TEMPORARY CONCRETE CURB TO DEFINE DRIVE WAY
- 12. PROPOSED DRIVE-THRU MENU BOARD
- 13. SIGHT VISIBILITY TRIANGLE 30x30'
- 14. PROPOSED CONCRETE AT CROSSWALK
- 15. PEDESTRIAN CROSSWALK SIGN
- 16. FUTURE BY OTHERS
- 17. PROPOSED MONUMENT SIGN - UNDER SEPARATE BUILDING PERMIT
- 18. DRIVE-THRU CANOPY
- 19. PROPOSED FIRE RISER
- 20. PROPOSED KNOX BOX
- 21. SIGHT VISIBILITY TRIANGLE 20x20'
- 22. 3'-0" SCREEN WALL AT SIM. CONDITION WALL IS 4'-0" HIGH FOR WIDTH OF THE DRIVE-THRU LANE - SEE SITE DETAILS
- 23. PROPOSED FDC
- 24. PROPOSED SES LOCATION
- 25. 6'-0" HIGH SCREEN WALL - SEE SITE DETAILS
- 26. PROPOSED STOP SIGN
- 27. PROPOSED PAINTED STOP SIGN ON PAVEMENT - 24" STOP BAR

CASE NUMBER : FS23-0853

LITCHFIELD PLACE
DOUBLE TENANT MONUMENT

Proposed Sign Area: 56 SF
Allowed Sign Area: 84 SF

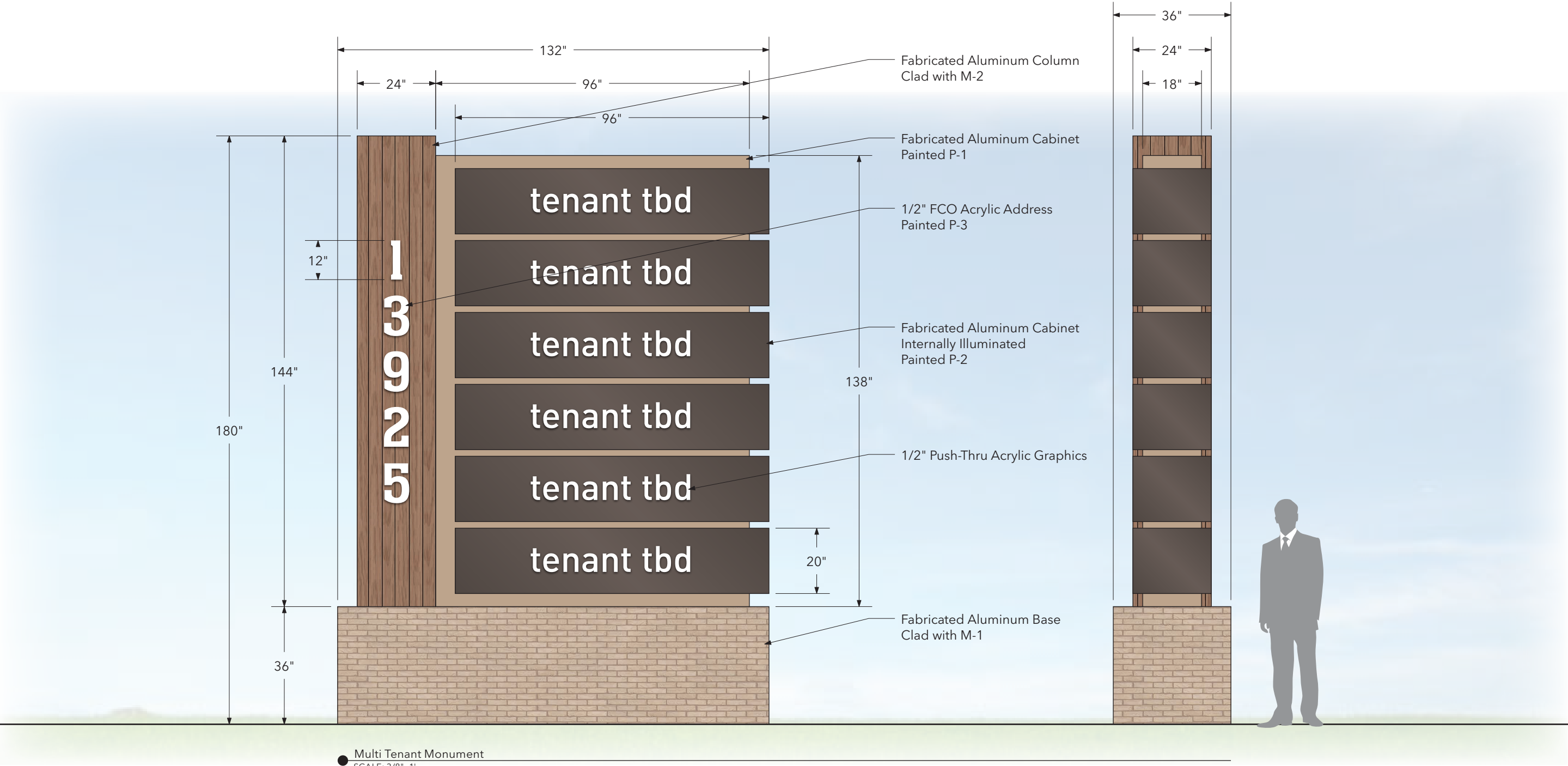


Case No. FS23-0853

LITCHFIELD PLACE

MULTI TENANT MONUMENT

Proposed Sign Area: 80 SF
Allowed Sign Area: 120 SF



Case No. FS23-0853

December 20, 2023

Leslie Carnie, Planner II
City of Surprise Community Development
16000 N. Civic Center Plaza, Surprise, AZ 85374
Office: 623.222.3153 | Fax: 623-222-3001

Re: Public Hearing
FS23-0853 Starbucks Shell Building at Litchfield Place and the Litchfield Place
Comprehensive Sign Program
NWC of Litchfield Road & Waddell Road
Surprise, AZ

Dear Leslie,

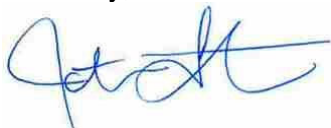
On Wednesday December 20th, 2023 at 6:00 PM there was an in-person public meeting conducted for the Litchfield Place, Pad C site & CSP at the Hilton Garden Inn at 16601 N. Stadium Way, Surprise, AZ 85374. The attendees were:

Tony Feiter – Owner
Craig Esslinger – Owner
Leslie Carnie – City of Surprise
Patricia Flower – Upward Architects

There were no individuals in attendance to speak for or against this project.

Should you have any questions or comments, feel free to contact our office.

Sincerely,



Patricia Flower, R.A., LEED AP
Project Architect/Partner

Cc: Tony Feiter - Levine Investments, LP
Craig Esslinger – Genesis Development Company

AFFIDAVIT OF SIGN POSTING

Case Number: FS23-0853

Project Name: Starbucks Shell Building at Litchfield Place

Project Location: NWC Litchfield Rd & Waddell Rd

Date Posted: 4-2-2024

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

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

x [Signature] 4-2-2024
Owner / Application Signature Date

This instrument was acknowledged before me this 2nd day of April,
2024, by Andrew Cohn.

[Signature]
Notary Public

My Commission Expires:



COLLEEN CODY
Notary Public - Arizona
Maricopa Co. / #643448
Expires 02/19/2027

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: 12-20-23

Time: 6:00 PM

Location: Hilton Garden Inn - 16601 N. Stadium Way, Surprise, AZ 85374

Planning & Zoning

Date: Thursday, May 2, 2024

Time: 6:00 PM

Location: Council Chambers At Surprise City Hall, 16000 Civic Center Plaza, Surprise AZ 85374

City Council

Date:

Time:

Location:



Surprise Planning Case FS23-0853
Request: A Conditional Use Permit (CUP)
for a Starbucks drive-through facility and
Comprehensive Sign Program for a proposed
commerce center generally located north of
the northwest corner of Litchfield Rd. and
Waddell Rd.

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

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FS23-0853

Litchfield Place

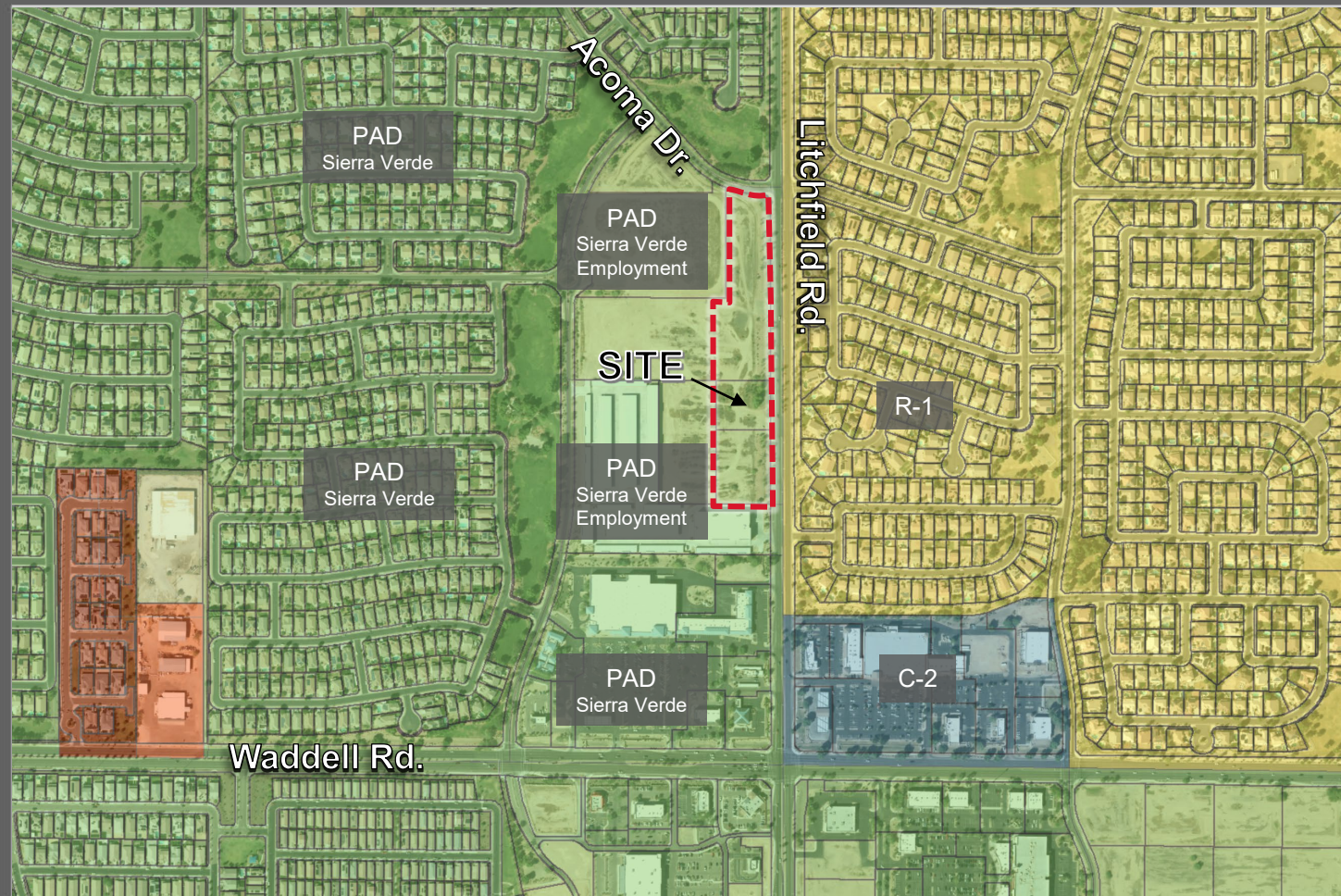
Comprehensive Sign Program

Planning and Zoning Commission

May 02, 2024



VICINITY MAP



EXISTING ZONING

LITCHFIELD PLACE

NARRATIVE

2

I. INTRODUCTION

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LITCHFIELD PLACE

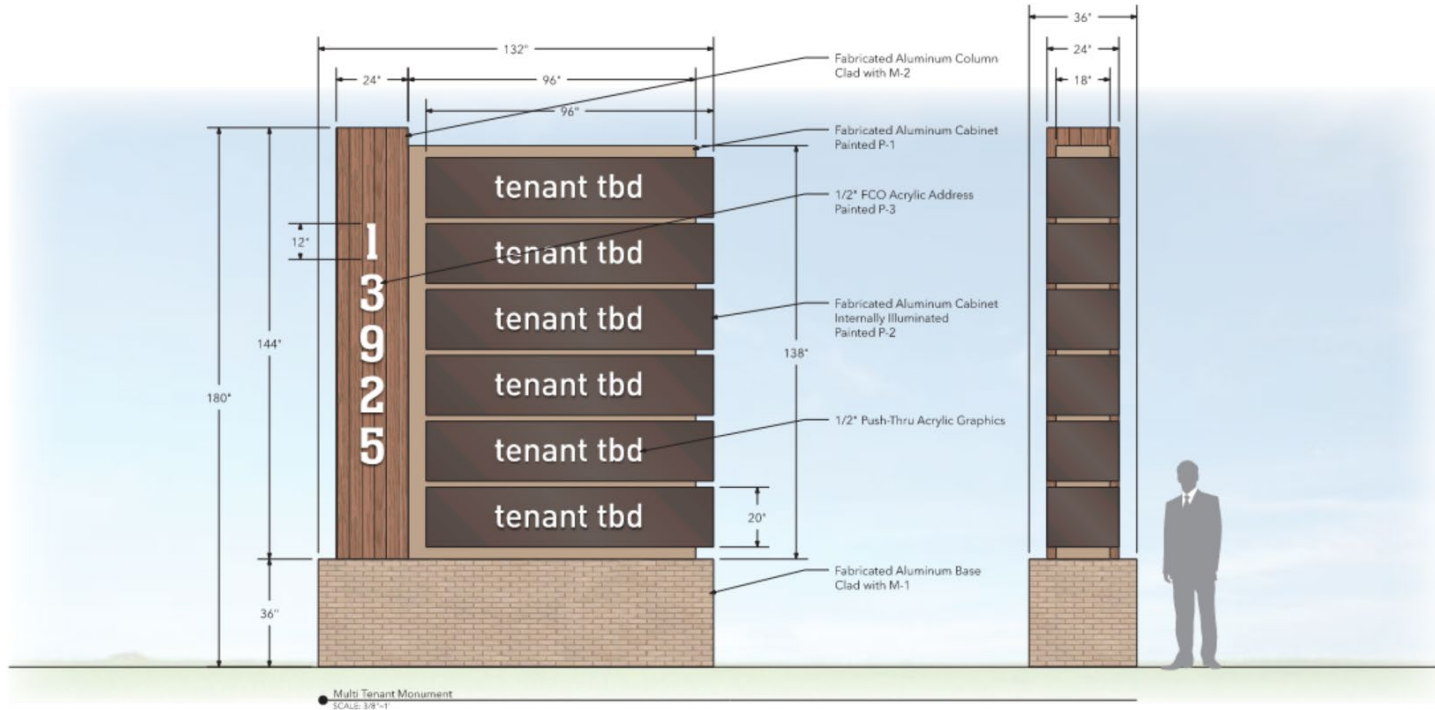
MULTI TENANT MONUMENT

Proposed Sign Area: 80 SF

Allowed Sign Area: 120 SF

6

MAJOR MONUMENT SIGN

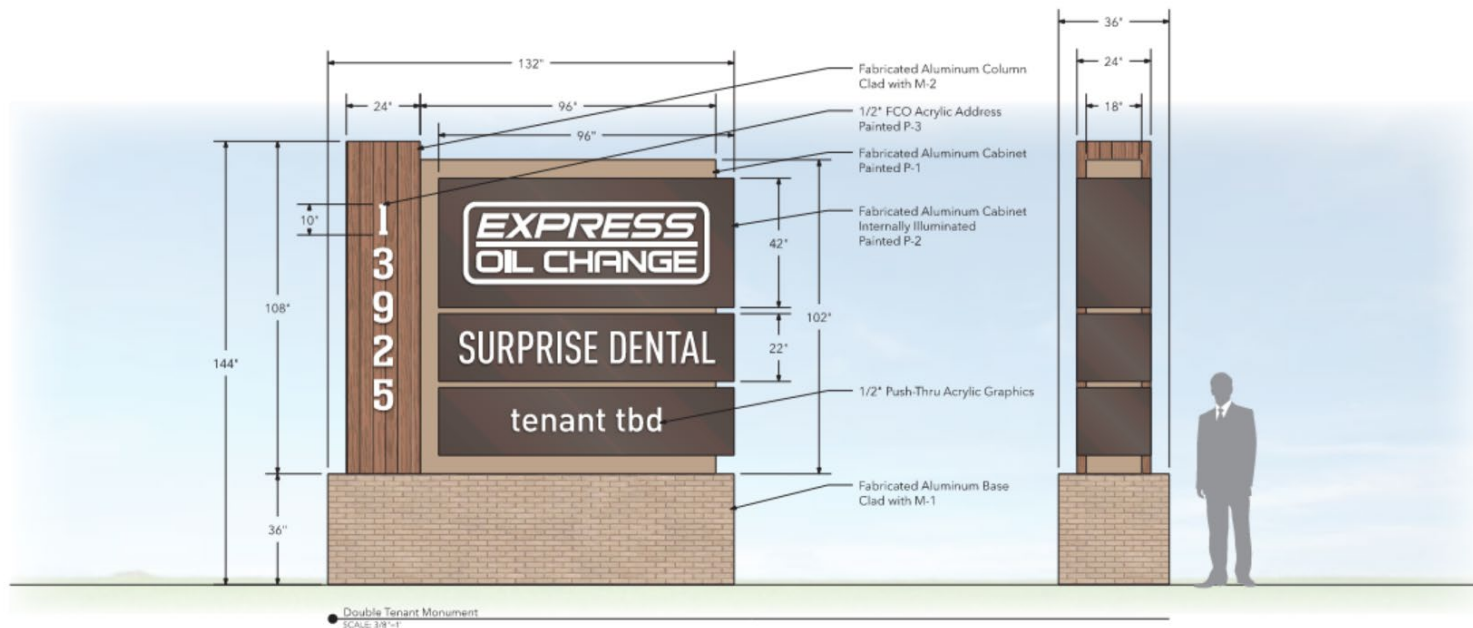


LITCHFIELD PLACE

DOUBLE TENANT MONUMENT

5

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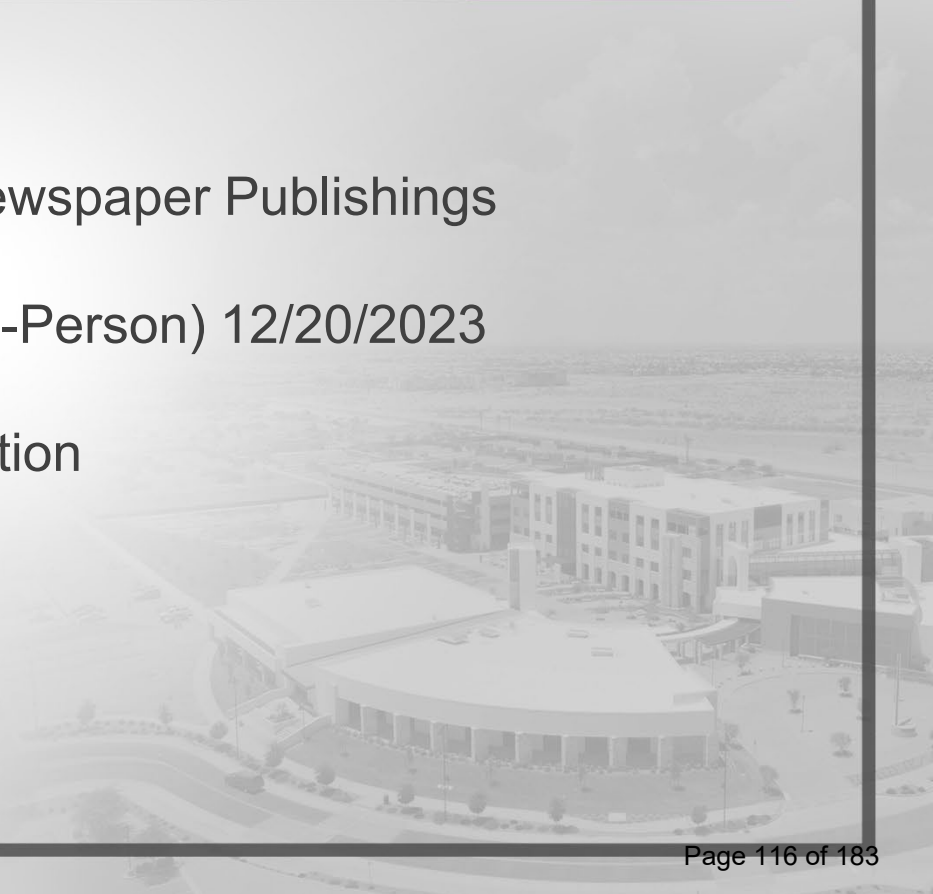


MAJOR MONUMENT SIGN



OUTREACH

- Site Posting, 300' Mailers, & Newspaper Publishings
- Citizen Participation Meeting (In-Person) 12/20/2023
 - No Attendees
 - No Questions or Opposition





RECOMMENDATION

Staff Recommendation:

Approve subject to stipulations 'a' through 'b'



SURPRISE
ARIZONA

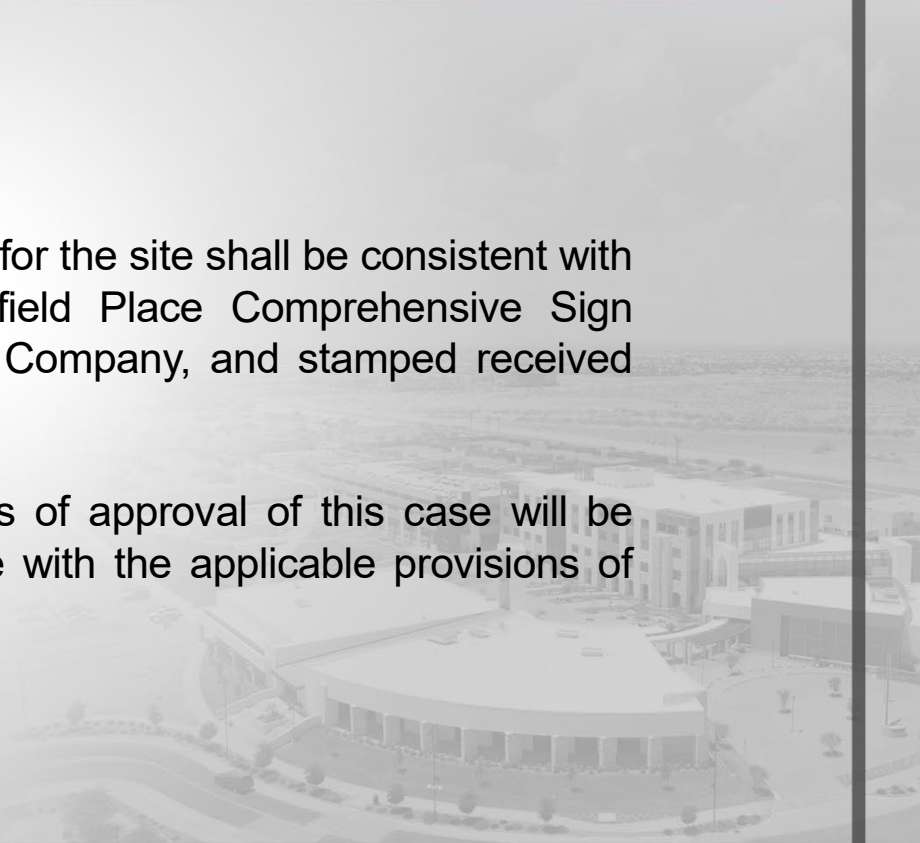
**QUESTIONS OR
COMMENTS?**

Thank You





Stipulations

- 
- a. Development and use of the signage for the site shall be consistent with the project narrative entitled “Litchfield Place Comprehensive Sign Plan”, prepared by Associated Sign Company, and stamped received January 30, 2024.
 - b. 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: May 2, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

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 Preliminary Plat entitled “Preliminary Plat for Nobella Phase 1A” dated February 20, 2024, a property generally located west of 155th Avenue and north of Jomax Road. Case FS23-0811.

Motion:

I move to approve the Preliminary Plat entitled “Preliminary Plat for Nobella Phase 1A,” Case #FS23-0811, subject to stipulations “a” through “h” as memorialized in the staff report.

Background:

Sherri Chambers with Terrascope Consulting, the applicant, seeks approval of a Preliminary Plat for Nobella Phase 1A. The applicant seeks to subdivide the subject property into 161 single-family residential lots over approximately 57.69 gross acres, for a gross density of 2.8 DU/Ac.

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 - FS23-0811 Nobella Phase 1A Pre Plat- Staff Report 050224 PZ
2. 01 - FS23-0811 Nobella Phase 1A Pre Plat - Vicinity Map
3. 02 - FS23-0811 Nobella Phase 1A Pre Plat - Zoning Map

4. 03 - FS23-0811 Nobella Phase 1A Pre Plat - Preliminary Plat
 5. 04 - FS23-0811 Nobella Phase 1A Pre Plat - Landscape Plan
 6. 05 - FS23-0811 Nobella Phase 1A Pre Plat - Luke Letter
 7. FS23-0811 Nobella Phase 1A Pre Plat - Presentation
-

Case: FS23-0811

Project Name: Nobella Phase 1A Preliminary Plat

Council District: 1 – Acacia

Meeting Date: May 2, 2024

Planner: Trever Fleetham, AICP

Owner: Hawks AZ Land, LLC

Applicant: Sherri Chambers with Terrascope Consulting

Request: Preliminary Plat for a 161-lot single-family residential subdivision

Site Location: Generally located west of 155th Avenue and north of Jomax Road

Site Size: 57.69 gross acres (approx.)

Gross Density: 2.8 DU/Ac.

General Plan

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

Support/Opposition: None known

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

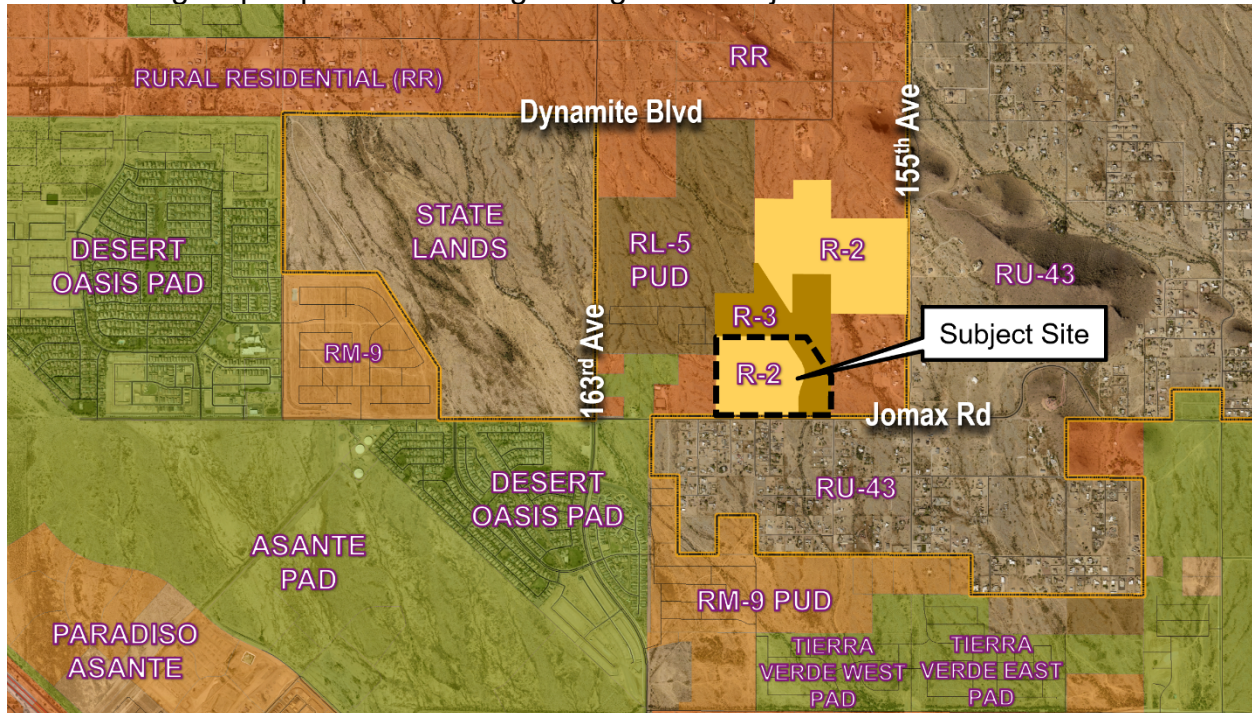
Staff Recommendation: Staff recommends the Commission **approve** case FS23-0811, subject to stipulations 'a' through 'h'.

44 **PROJECT DESCRIPTION:**

45
46 Sherri Chambers with Terrascope Consulting, the applicant, seeks approval of a
47 Preliminary Plat for Nobella Phase 1A. The applicant seeks to subdivide the subject
48 property into 161 single-family residential lots over approximately 57.69 gross acres, for
49 a gross density of 2.8 DU/Ac.

50
51 **SURROUNDING LAND ZONING:**

52
53 The following map depicts the existing zoning of the subject site and its surrounds:



54
55
56 **BACKGROUND:**

57
58 **November 3, 1988:** The City Council approved the annexation (Ordinance 88-24) of the
59 subject property.

60
61 **February 3, 2022:** Staff met with the applicant to discuss the project during a regularly
62 scheduled Concept Review meeting under CR21-850.

63
64 **April 8, 2022:** An applicant filed a related request for a Preliminary Plat for the Nobella
65 development, which was later withdrawn.

66
67 **June 21, 2022:** The Mayor and City Council approved Ordinance #2022-12 for a rezone for
68 a development known as Nobella, including the subject property, from RR to R-2 and R-3
69 under case FS21-828.

September 6, 2023: The applicant submitted for a Preliminary Plat for the subject property under case FS23-0811, the subject case.

ANALYSIS AND DISCUSSION:

The subject site encompasses approximately 57.7 gross acres of the overall Nobella master-planned development. The property is zoned a combination of Medium Density Residential (R-2) and High Density Residential (R-3). The residential lotting included in the proposed plat is contained within the R-2 portion of the site, and the R-3 area is proposed to be developed with the primary open space amenity.

The proposed Preliminary Plat includes a total of 161 single-family residential lots that are divided into two (2) different areas: Parcel 2.3 and Parcel 2.4. Parcel 2.3 encompasses 25.4 net acres and includes 82 lots for a net density of 3.2 du/ac. The lots range in size from 5,520 square feet to 9,330 square feet, and an average lot size of 5,986 square feet. Parcel 2.4 encompasses 19.2 net acres and includes 79 lots for a net density of 4.1 du/ac. The lots range in size from 6,095 square feet to 10,482 square feet, and an average lot size of 6,398 square feet.

The applicable development standards for the lots contained within the proposed plat will be Lot Category B of the R-2 zoning district standards.

Table 106-2d—Residential Medium Density (R-2) Zoning District

Lot Categories	A⁴	B⁴	C	D
General Plan compatibility	Urban	Suburban	Suburban	Suburban
Lot area (sf)	3,500—4,949	4,950—7,999	8,000—11,999	≥12,000
Min. lot width (sf)	40	45	70	80
Min. front setback ¹ (ft)	10	12	12	15
Max. front setback (ft)	25	25	25	30
Min. rear setback ¹ (ft)	10	15	20	20
Min. side setback ¹ (ft)	5 & 7 ²	5 & 8 ²	5 & 10	10
Min. street side setback ¹ (ft)	10	10	10	10
Max. bldg. height (ft)	35	35	35	35
Open space (% of gross acres of residential development) ³	25%	20%	20%	20%

Notes:

1. *Garage* face and embellishments shall be *setback* a minimum of 20 feet measured from any opposing property line, except rear *alley* loaded *garages*, which shall be *setback* nine feet from *alley* edge line.
2. May be reduced to zero feet *setback* for *single-family dwellings* as *attached building* and separated by a *common wall* along the property line. End units must maintain the larger *setback*.
3. The city requires *open space* on a subdivision or development site basis rather than on a

lot-by-lot basis. Subdivisions with more than one lot category will provide the higher percentage of open space.

4. Residential projects shall contain no more than 50 percent of lots less than 48 feet wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in **Chapter 108** of this ordinance.

Open Space & Landscaping

Parcel 2.3 includes 14.1 acres of open space, which is 48.9% of the gross area of Parcel 2.3. Parcel 2.4 includes 7.6 acres of open space, which is 33.1% of the gross area of Parcel 2.4. In total, this plat provides 21.7 acres of open space, or 37.6%, which exceeds the minimum open space requirement of 20% of the gross acreage. The breakdown of this open space into the category types is shown below.

CATEGORY	TOTAL OPEN SPACE AREA (ACRES)	% OF OPEN SPACE	% OF OVERALL PLAT AREA
ACTIVE	11.24	51.89%	19.49%
PASSIVE	2.66	12.28%	4.61%
NATURAL	7.76	35.83%	13.45%

The open spaces are landscaped with a variety of native and low-water use plantings, as well as grass turf in the active recreation areas. An interconnected system of sidewalks and trails is provided that connects the residential lots to and through the landscape tracts and linear park along the east. The trails provided include widths ranging from five (5) to ten (10) feet and are either concrete or DG. Bike lanes are also provided, where required, within the right-of-way.

Various nodes of open space and recreation are dispersed throughout the residential portion of the site that include such amenities as playgrounds, shade structures, BBQs, dog parks, and a community citrus garden. East of Nobella Parkway is the main amenity site, which will be developed as a linear park that follows an existing wash corridor. This is proposed to include open field areas, shade structures, dog parks, sports courts, and playgrounds.

Walls

The theme wall design utilizes alternating 4" and 8" block, with a mixture of smooth and split face, that will be painted a light grey and topped with a decorative cap. Metal accent panels are also proposed in various locations to further aid in the aesthetic appeal of the walls. Partial view fencing includes the same materials, colors, and design as the theme walls, with 1.5 feet of vertical metal fencing at the top. Other walls/fencing, monument signage, and mailbox kiosks dispersed throughout the development include complimentary design.

125 **Access**

126 Access to the development will be provided by the roadways of Jomax Road and 159th
127 Avenue, also known as Nobella Parkway. Due to certain constraints and existing conditions,
128 Jomax Road must curve from its planned alignment on the subject site. This will allow the
129 roadway improvements to better cross the existing drainage channel, and not negatively
130 impact the existing county residents to the south.

131
132 **Conformance with Adopted Plans:**

133
134 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
135 Character Area, which supports residential development of up to 8 DU/Ac or more. At a gross
136 density of 2.8 du/ac, this development is consistent with the General Plan in this regard. The
137 proposed preliminary plat also incorporates the use of landscape buffering at the edges of
138 the development, as well as retains natural wash corridors and usable open space,
139 consistent with the goals of the General Plan.

140
141 **Reviewing Agencies:**

142
143 In addition to the standard city reviewing agencies, who indicate no objections to the
144 requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Department
145 of Transportation (MCDOT) were included in the routing of this case. These agencies also
146 indicate no objections.

147
148 **Summary:**

149
150 The subject Preliminary Plat meets the requirements of the Surprise Municipal Code. All city
151 reviewing departments have reviewed the request and expressed no concerns.

152
153 **Findings:**

- 154
155
 - The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
 - The proposed Preliminary Plat advances the goals and policies of the Surprise General Plan 2035.
 - The reviewing agencies have indicated no objections to the request.

159

160
161 **Recommendation:**

162
163 Based on the findings noted above, staff recommends the Commission **approve** the subject
164 Preliminary Plat, subject to stipulations 'a' through 'h' as outlined below:

- 165
166
 - a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Nobella Phase 1A", prepared by Terrascope Consulting, and dated February 20, 2024.

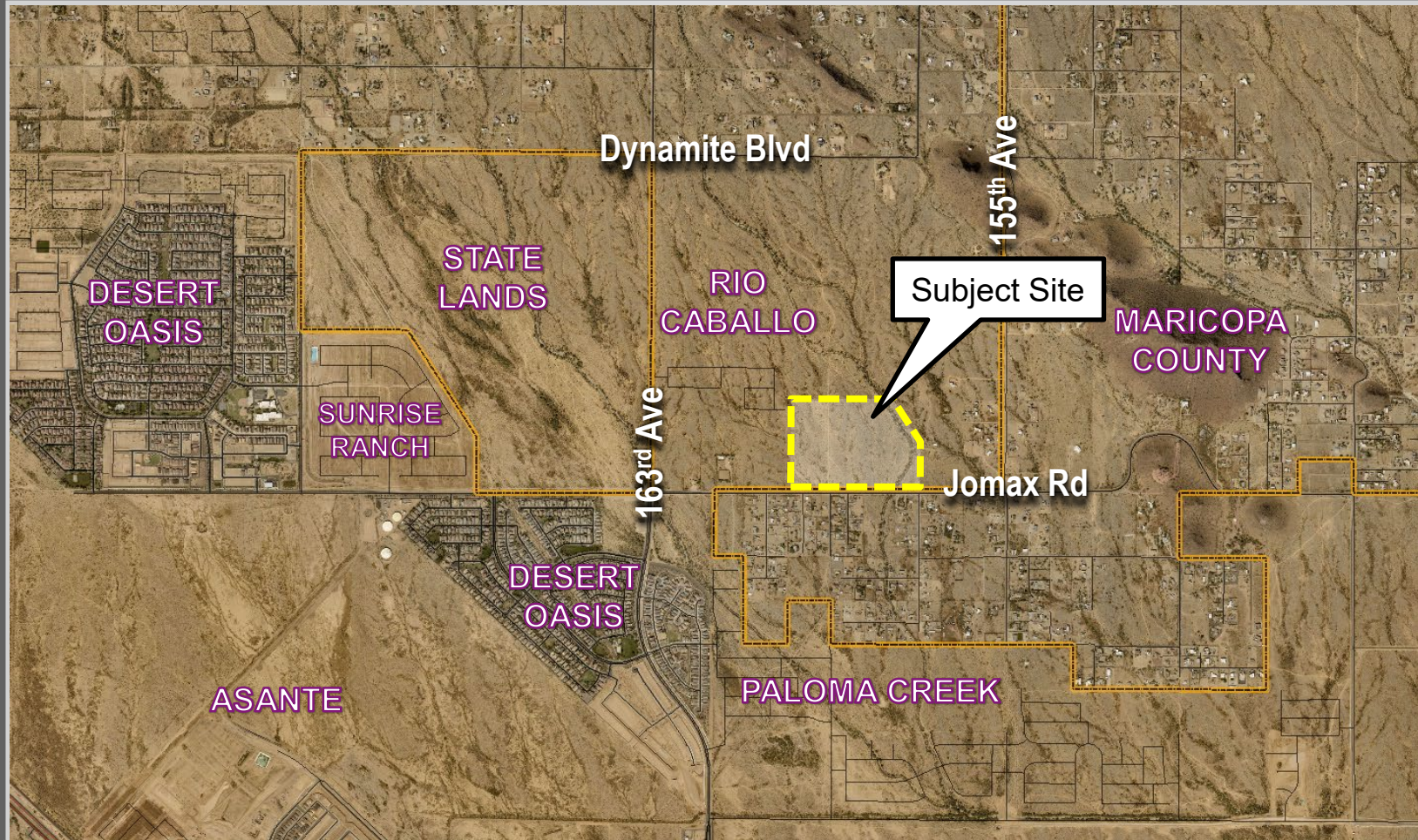
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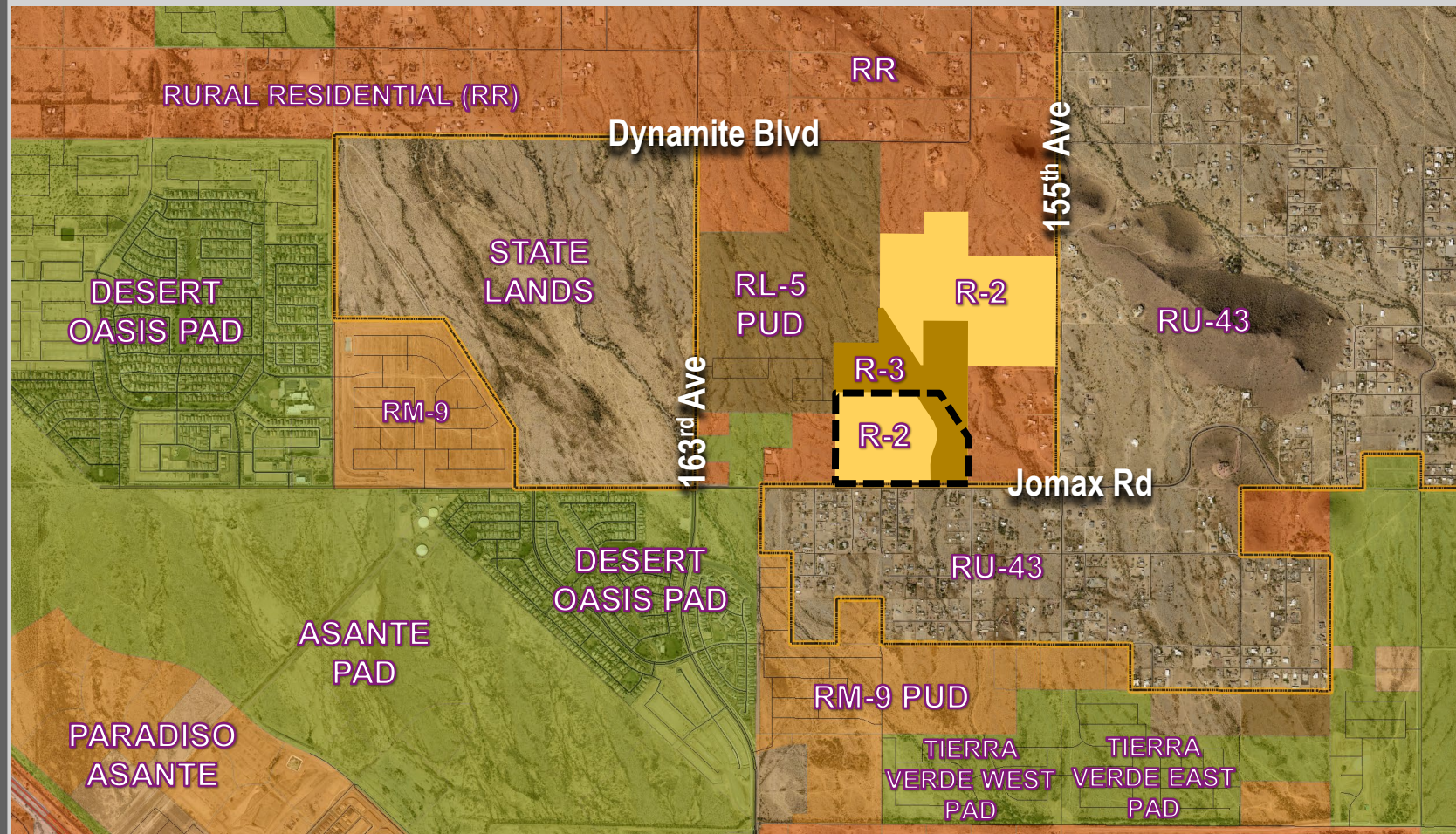
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Nobella Landscape Plans”, prepared by Scapegoat Design Studio, and dated February 20, 2024.
- c. The water solutions to serve this development will need to be documented within a City Council-approved development agreement specific to the properties prior to Final Plat approval. The infrastructure obligations to serve this development shall satisfy the following:
 - i. Water treatment plant capacity
 - ii. Well production capacity to satisfy max day demand for the build-out of the development.
- d. Applicant must submit proof of payment for sewer treatment capacity with final plat submittals.
- e. Applicant must submit proof of payment for SPA 2 Sewer Interceptor Agreement buy-in fee (MCR# 20090350621) prior to City approval of Final Plat.
- f. Proof that the stockpiled soils and dump area, as stated in the Phase I Report, have been tested and/or removed shall be provided prior to Final Plat approval.
- g. The subject site is within the benefitted area of the Visara Development Agreement. Prior to the City approving a Final Plat, Site Plan, or building permit within the property, applicant shall provide the City with a Notice of Payment for all applicable buy-in fees, all as described in the Visara Development Agreement (MCR# 2023062590).
- h. 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:

- 00 Staff Report
- 01 Vicinity Map
- 02 Zoning Map
- 03 Preliminary Plat
- 04 Preliminary Landscape Plan
- 05 Luke AFB Comments





LEGAL DESCRIPTION - NOBELLA PHASE 1A

LOCATED IN SOUTH HALF OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 31, BEARS NORTH 89°58'11" WEST, A DISTANCE OF 1327.55 FEET;

THENCE NORTH 89°58'11" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 659.86 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°07'06" EAST, A DISTANCE OF 1,340.89 FEET;

THENCE SOUTH 89°50'42" EAST, A DISTANCE OF 1,554.46 FEET;

THENCE SOUTH 33°05'50" EAST, A DISTANCE OF 776.02 FEET;

THENCE SOUTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,319.61 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,319.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,511,602.27 SQUARE FEET OR 57.66 ACRES, MORE OR LESS.

SITE DESCRIPTION

THE PROJECT CONSISTS OF A 161 LOT SINGLE FAMILY SUBDIVISION. THE SUBJECT SITE (AREA WITHIN THIS PRELIMINARY PLAT) IS ZONED R-2 AND R-3. TO THE SOUTH IS UNINCORPORATED RU-43. TO THE EAST IS RURAL RESIDENTIAL (RR). TO THE NORTH IS R-3 (NOBELLA), AND TO THE WEST IS RR & RL-5 PUD. THE PROPOSED LOTS VARY IN WIDTH. INTERNAL LOCAL STREETS AND WET UTILITIES WILL BE LOCATED WITHIN DEDICATED PUBLIC STREET RIGHT-OF-WAY. OPEN SPACE TRACTS WITH AMENITIES AND LANDSCAPING ARE DEDICATED TO BENEFIT OF THE HOA IN VARIOUS LOCATIONS THROUGHOUT THE SITE.

R-2 STANDARDS				
LOT CATEGORY	A*	B	C*	D*
GENERAL PLAN COMPATIBILITY	URBAN	SUBURBAN	SUBURBAN	SUBURBAN
MINIMUM LOT AREA (SF)	3,500	4,950	8,000	12,000
MINIMUM WIDTH (FT)	40	45	70	80
MINIMUM FRONT YARD SETBACK ^a (FT)	10	12	12	15
MAXIMUM FRONT YARD SETBACK ^a	25	25	25	30
MINIMUM REAR YARD SETBACK ^a (FT)	10	15	20	20
MINIMUM SIDE YARD SETBACK ^a (FT)	5 & 7 ^b	5 & 8 ^b	5 & 10	10
MINIMUM STREET SIDE SETBACK ^a (FT)	10	10	10	10
MAXIMUM BUILDING HEIGHT (FT)	35	35	35	35
OPEN SPACE (% OF GROSS ACRES OF RESIDENTIAL DEVELOPMENT)	25%	20%	20%	20%

- a) GARAGE FACE AND EMBELLISHMENTS SHALL BE SETBACK A MINIMUM OF 20 FEET MEASURED FROM ANY OPPOSING PROPERTY LINE, EXCEPT REAR ALLEY LOADED GARAGES, WHICH SHALL BE SETBACK NINE FEET FROM ALLEY EDGE LINE.
- b) MAY BE REDUCED TO ZERO FEET SETBACK FOR SINGLE-FAMILY DWELLINGS AS ATTACHED BUILDING AND SEPARATED BY COMMON WALL ALONG THE PROPERTY LINE. END UNITS MUST MAINTAIN THE LARGER SETBACKS.
- c) THE CITY REQUIRES OPEN SPACE ON SUBDIVISION OR DEVELOPMENT SITE BASIS RATHER THAN ON A LOT-BY-LOT BASIS. SUBDIVISIONS WITH MORE THAN ONE LOT CATEGORY WILL PROVIDE THE HIGHER PERCENTAGE OF OPEN SPACE.
- d) RESIDENTIAL PROJECTS SHALL CONTAIN NO MORE THAN 50% OF LOTS LESS THAN 48 FEET WIDE AS CALCULATED ACROSS WHOLE SUBDIVISIONS OR PRELIMINARY PLAT AND WILL INCLUDE MITIGATING DESIGNS OUTLINED IN CHAPTER 108 OF THE CITY OF SURPRISE LAND DEVELOPMENT ORDINANCE.

NOTE: THESE ARE FOR REFERENCE ONLY. IF THE R-2 STANDARDS WITHIN THE LDO CHANGE IN THE FUTURE AFTER THIS SUBDIVISION HAS BEEN PLATTED, THESE LOTS SHOULD BE ABLE TO DEVELOP TO THOSE STANDARDS.

* NO LOTS IN THE CURRENT PLAT ARE CATEGORY A, C, OR D.

TYPICAL LOT LAYOUT: R-2, LOT CATEGORY B

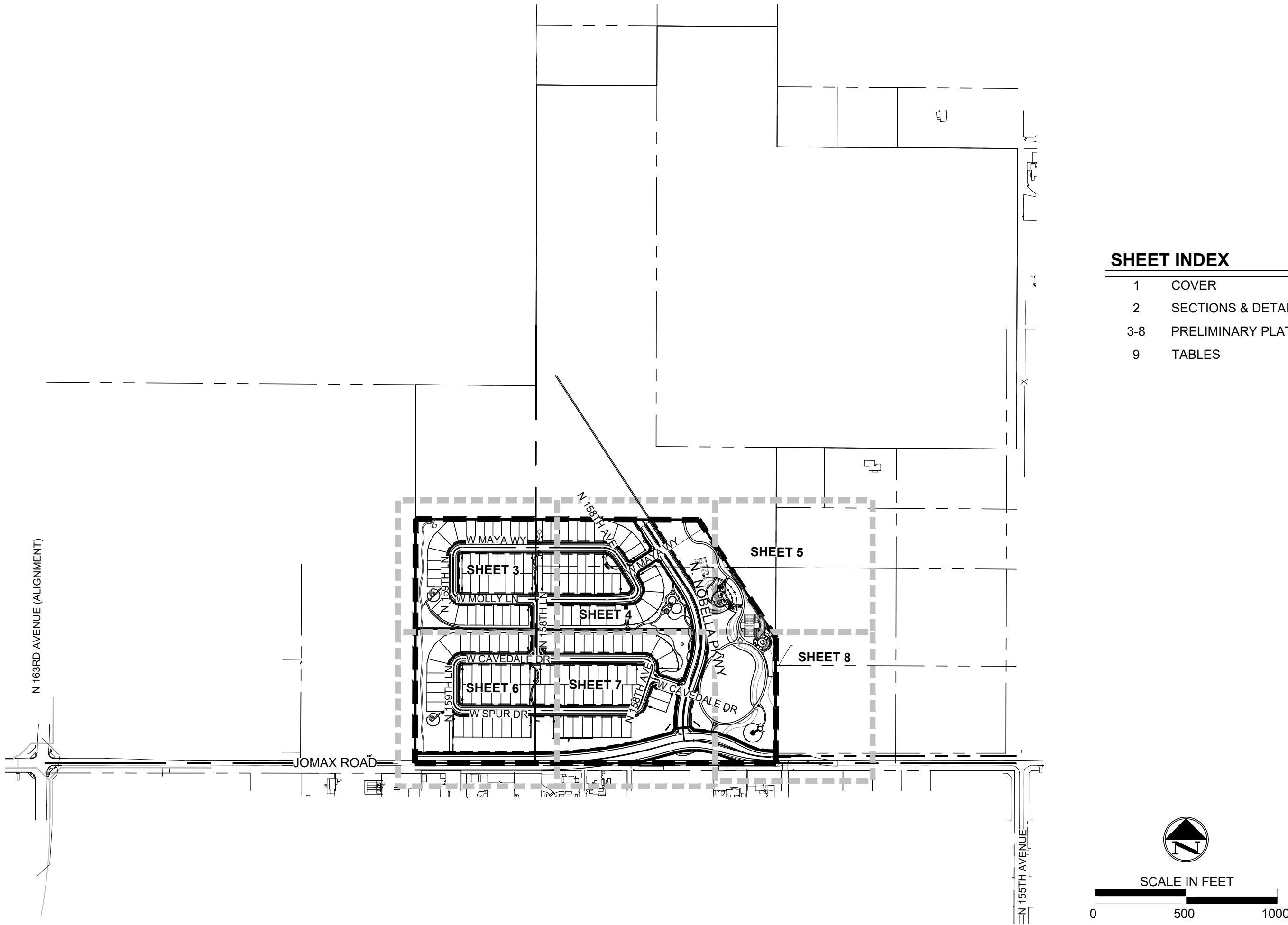
- (1) 20' MINIMUM GARAGE SETBACK FROM PROPERTY LINE, EXCEPT REAR ALLEY LOADED GARAGES, WHICH SHALL BE SETBACK 9' FROM ALLEY EDGE LINE.
- (2) MAY BE REDUCED TO ZERO FEET SETBACK FOR SINGLE-FAMILY DWELLINGS AS ATTACHED BUILDING AND SEPARATED BY A COMMON WALL ALONG THE PROPERTY LINE. END UNITS MUST MAINTAIN THE LARGER SETBACK.

* SOLID WASTE PICK UP LOCATION PER PLAN BELOW & IN ACCORDANCE WITH SECTION 108-2.5.G OF THE LDO.

NOTE:

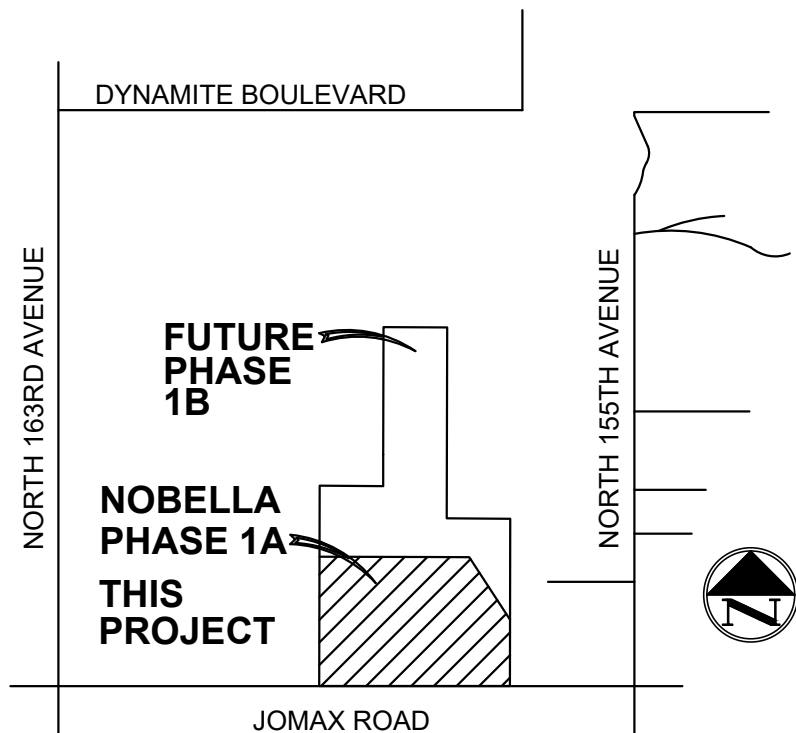
THIS DETAIL & THE SCHEMATIC BUILDING FOOTPRINT IS FOR REFERENCE ONLY FOR DRIVEWAY LOCATION PURPOSES. IF THE R-2 STANDARDS WITHIN THE LDO CHANGE IN THE FUTURE AFTER THIS SUBDIVISION HAS BEEN PLATTED, THESE LOTS SHOULD BE ABLE TO DEVELOP TO THOSE STANDARDS.

PRELIMINARY PLAT FOR
NOBELLA PHASE 1A
W JOMAX ROAD & N NOBELLA PKWY
SURPRISE, ARIZONA
A PORTION OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST



SHEET INDEX

- 1 COVER
2 SECTIONS & DETAILS
3-8 PRELIMINARY PLAT
9 TABLES



VICINITY MAP

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE, SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: DAVID M. WEST, P.E.
PHONE: (602) 753-5517
EMAIL: DWEST@TERRASCAPE.US

DEVELOPER / OWNER

HINES
2375 E. CAMELBACK ROAD, #150
PHOENIX, ARIZONA 85016

CONTACT: BRANDON DILLINGHAM
PHONE: (602) 385-4000
EMAIL: BRANDON.DILLINGHAM@HINES.COM

LANDSCAPE ARCHITECT

SCAPEGOAT DESIGN STUDIO
7507 E. McDONALD DRIVE, SUITE 2
SCOTTSDALE, ARIZONA 85250
CONTACT: STEEVE VOORHEES
PHONE: (480) 454-8015
EMAIL: SVOORHEES@SCAPEGOATDS.COM

LANDSCAPE SURVEYOR

BRIGHT LANDSCAPE DEVELOPMENT
2826 EAST ILLINI ST.
PHOENIX, ARIZONA 85040

LAND PLANNER

SCAPEGOAT DESIGN STUDIO
645 E. MISSOURI AVE. SUITE 420
PHOENIX, ARIZONA 85012
CONTACT: JASON HADLEY
PHONE: (602) 584-9697
EMAIL: JHADLEY@SCAPEGOATDS.COM

ZONING

R-2: +/- 45.29 ACRES

R-3: +/- 12.37 ACRES

TOTAL: +/- 57.66 ACRES

BENCHMARK

CITY OF SURPRISE DATA, POINT STAMPED "41C1"-1991"
FOUND 3" STAINLESS STEEL ROD IN SLEEVE OF THE
SOUTH SIDE OF JOMAX ROAD
APPROXIMATELY 650' EAST OF 163RD AVENUE.
ELEVATION = 1423.91 (NAVD '88)

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, T5N, R1W. SAID LINE BEARS NORTH 00 DEGREES 16, MINUTES 02 SECONDS EAST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1210L, DATED 10/16/2013, PORTIONS OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"(SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

AND

PORTIONS OF THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (FLOODWAY). THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCRoACHMENT SO THAT THE 100-YEAR FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

AND

PORTIONS OF THIS PROPERTY IS LOCATED IN FLOOD ZONE AE. AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS (BFES) ARE SHOWN. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY.

ABBREVIATIONS

BCR	BEGINNING OF CURB RETURN	P	PAVEMENT ELEVATION
B/C	BACK OF CURB	PAD	PAD ELEVATION
BLDG	BUILDING	PC	POINT OF CURVATURE
BOT	BOTTOM	PRC	POINT OF REVERSE CURVE
CB	CATCH BASIN	PT	POINT OF TANGENT
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
EA	EACH	RT	RIGHT
ECR	END OF CURB RETURN	R/W	RIGHT OF WAY
EOP	EDGE OF PAVEMENT	S	SANITARY SEWER
ESMT	EASEMENT	SB	SETBACK
EXIST / EX	EXISTING	SD	STORM DRAIN
F/C	FACE OF CURB	SF	SQUARE FEET
FF / FFE	FINISH FLOOR ELEVATION	STA	STATION
FW	FIRE WATER LINE	SW	SIDEWALK
G	GUTTER ELEVATION	SY	SQUARE YARD
GB	GRADE BREAK	TC	TOP OF CURB ELEVATION
GFE	GARAGE FINISH FLOOR ELEVATION	TF	TOP OF FOOTING/TOP OF FENCE
HDPE	HIGH DENSITY POLYETHYLENE	TRW	TOP OF RETAINING WALL
HW	HIGH WATER ELEVATION	TW	TOP OF WALL
LF	LINEAR FEET	TYP	TYPICAL
LS	LANDSCAPE	W	WATER
LT	LEFT	WQ	WATER QUALITY
MH	MANHOLE	VG	VALLEY GUTTER ELEVATION
ML	MONUMENT LINE	VOL	VOLUME
MUTE	MULTI-USE TRAIL EASEMENT		

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT. WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITH CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

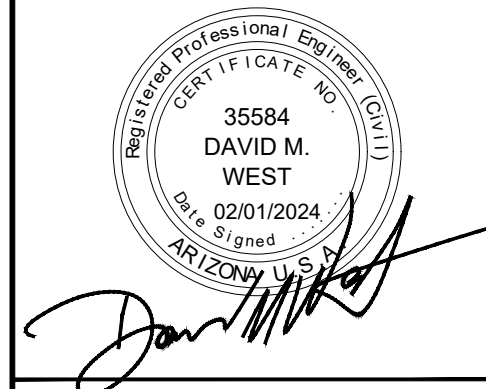
CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

NOTE

1. PUBLIC UTILITY EASEMENT DEDICATIONS ADJACENT TO CITY RIGHT-OF-WAY TO BE DETERMINED AND COORDINATED WITH THE CITY AND MARICOPA WATER DISTRICT PRIOR TO THE FINAL PLAT APPROVAL.

consulting
Terrascope
civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 420, Phoenix, Arizona 85012
P: 402.297.8735 • info@terrascope.us • terrascopeconsulting.com



NOBELLA
PHASE 1A

PRELIMINARY
PLAT

Hines



DATE	DESCRIPTION
08/25/2023	1ST SUBMITTAL
11/15/2023	2ND SUBMITTAL
12/21/2023	3RD SUBMITTAL
02/01/2024	4TH SUBMITTAL
CHECKED BY:	DMW
DRAWN BY:	JAR
TITLE:	
COVER	
SHEET No.	1 of 9
PROJECT No.	1231

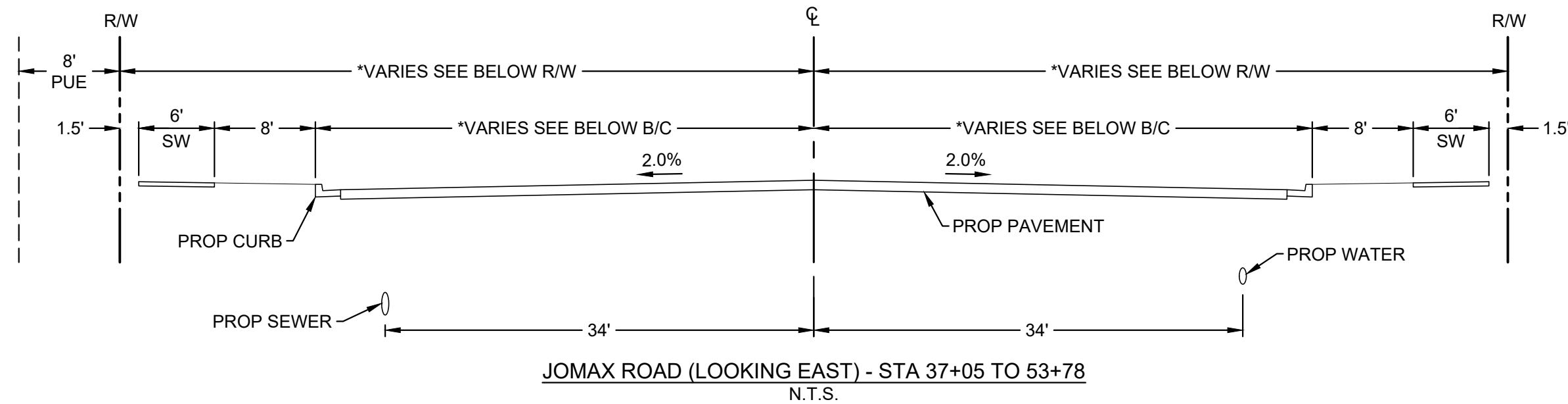
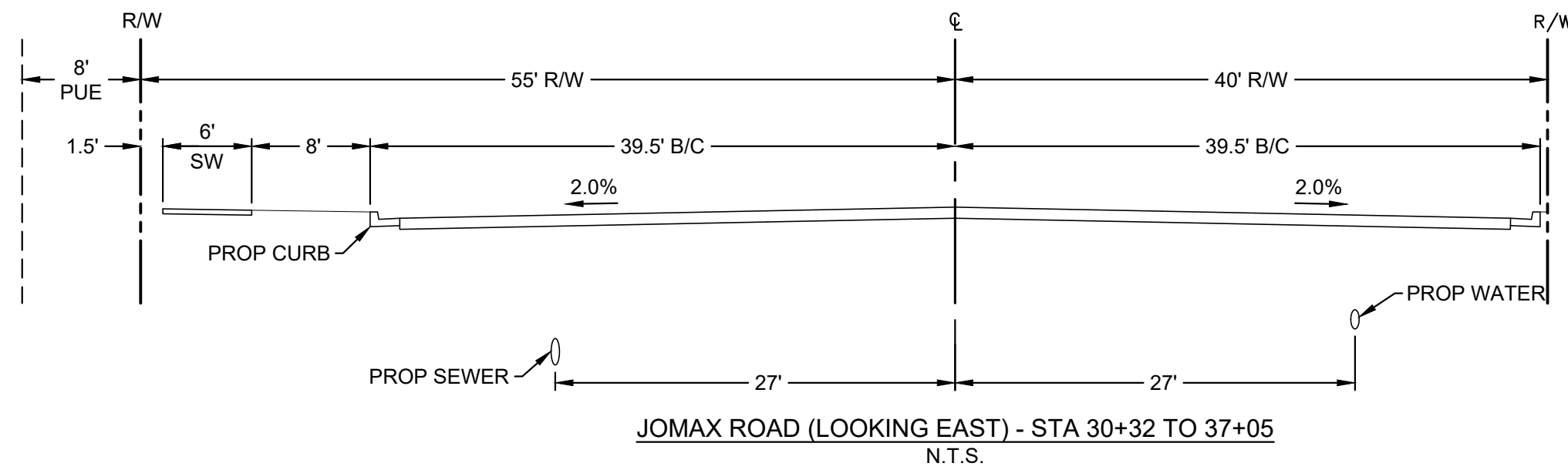
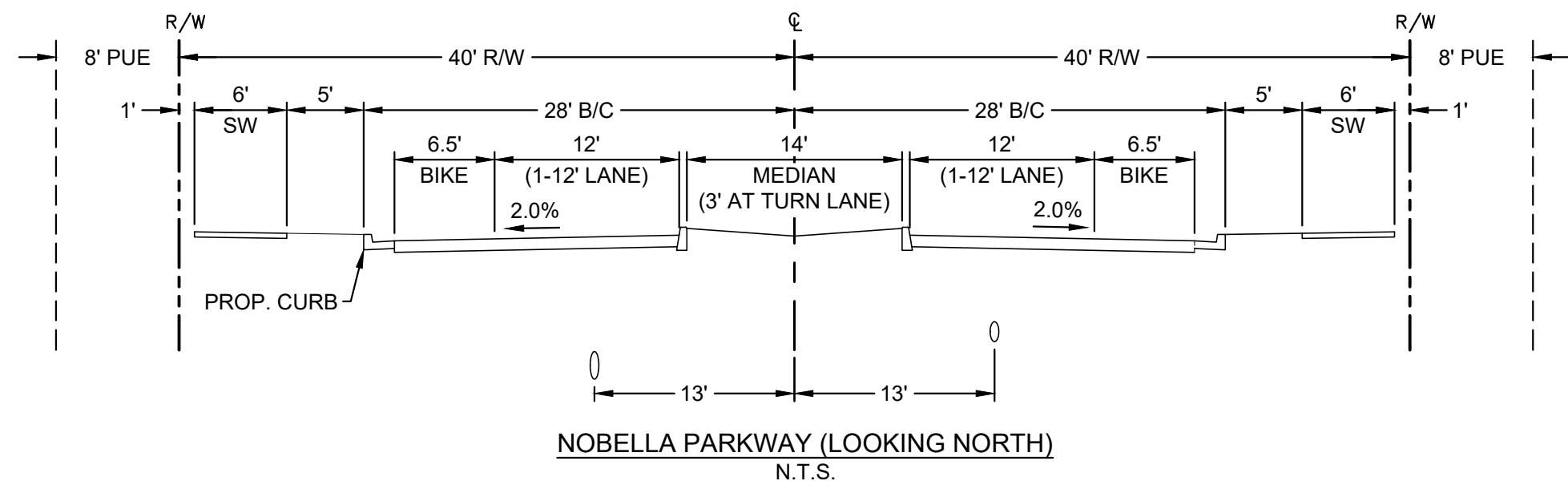
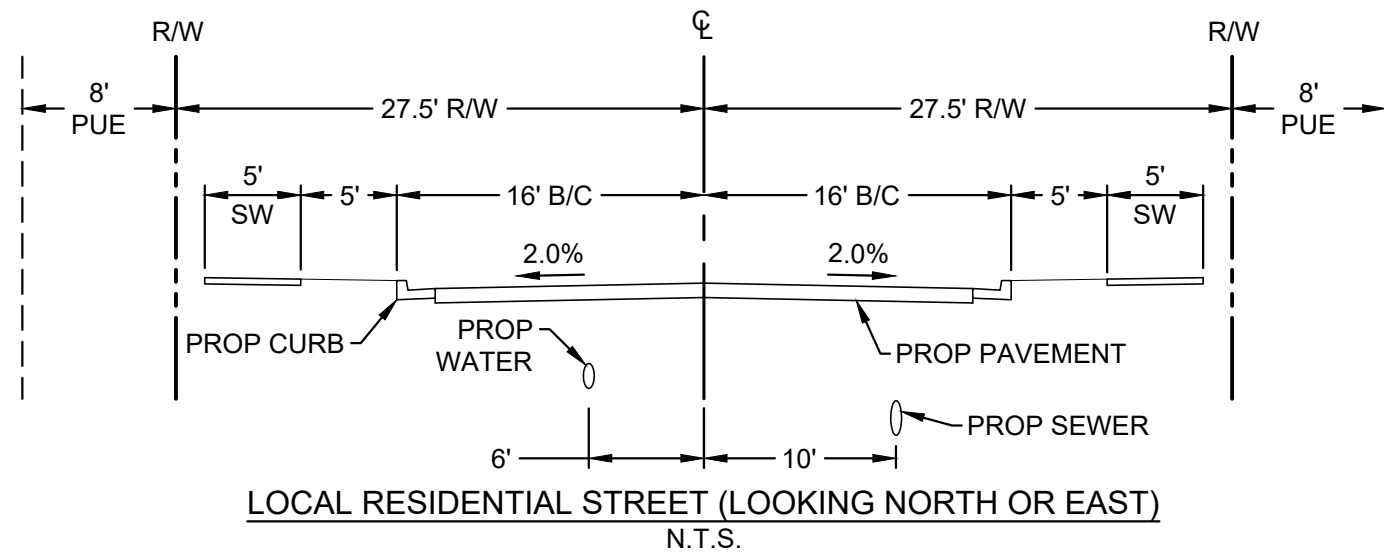
TYPICAL LOT LAYOUT: R-2, LOT CATEGORY B

- (1) 20' MINIMUM GARAGE SETBACK FROM PROPERTY LINE, EXCEPT REAR ALLEY LOADED GARAGES, WHICH SHALL BE SETBACK 9' FROM ALLEY EDGE LINE.
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* SOLID WASTE PICK UP LOCATION PER PLAN BELOW & IN ACCORDANCE WITH SECTION 108-2.5.G OF THE LDO.

NOTE:

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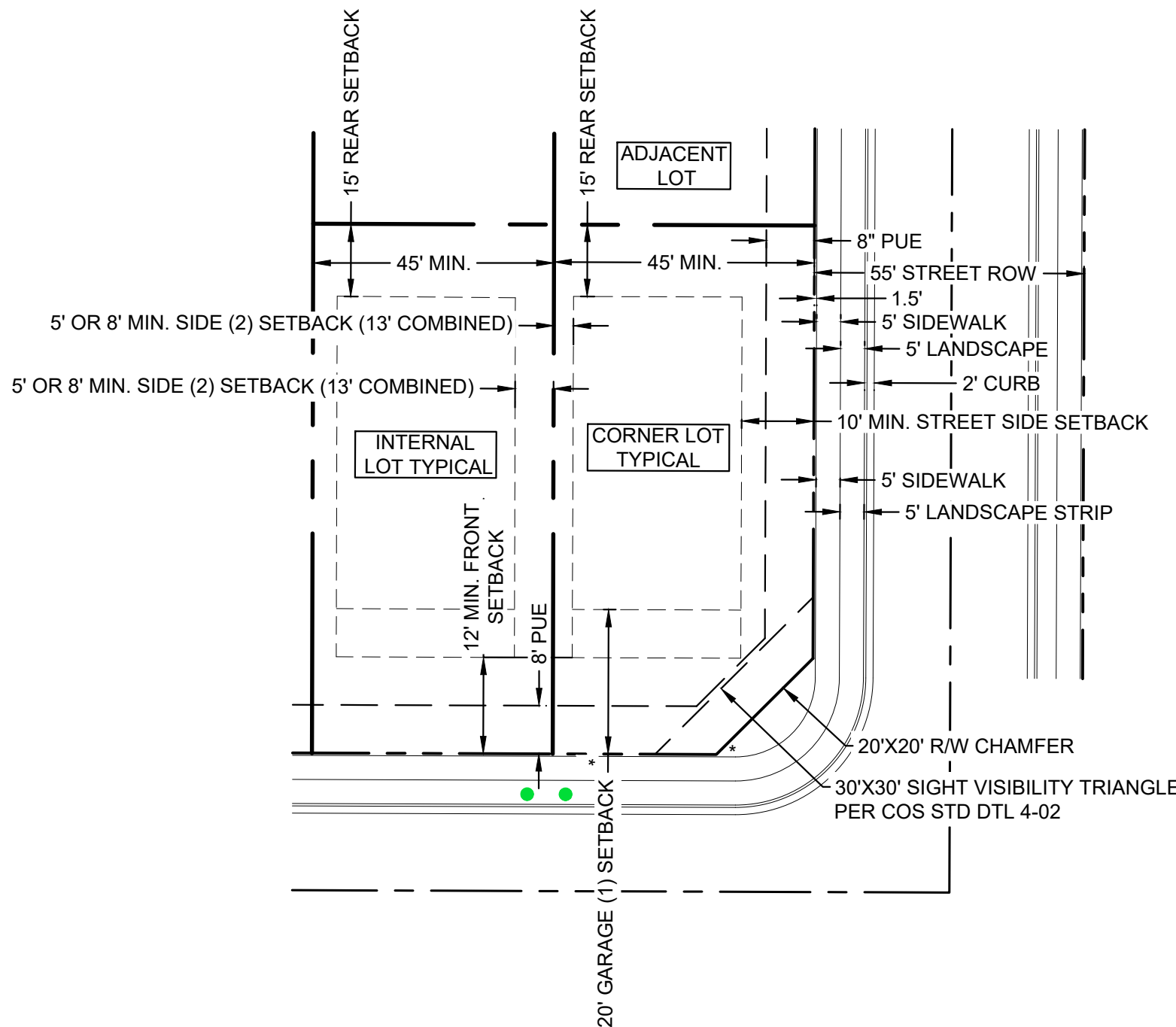


EXISTING	LEGEND	PROPOSED
	CENTER LINE	
	EASEMENT LINE	
	PROPERTY BOUNDARY	
	ADJACENT PROPERTY BOUNDARY	
	RIGHT-OF-WAY	
	SECTION LINE	
	SETBACK	
	LOT LINE	
	PUBLIC UTILITY EASEMENT LINE	
	PAVEMENT	
	DIRT ROAD	
	CONTOUR-MINOR	1024.5
	CONTOUR-MAJOR	1025.0
	CONCRETE	
	CURB & GUTTER	
	VALLEY GUTTER	
	WALL	
	FENCE	
	VIEW FENCE	
	CHAINLINK FENCE	
	BARBWARE FENCE	
	4" BUILDER/DOOLEY WALL	
	RETAINING WALL	
	BUILDING	
	SIDEWALK ADA ROUTE	
	SIDEWALK	
	SEWER FORCE MAIN	FM
	SEWER LINE < 24"	S
	SEWER LINE ≥ 24"	
	SEWER SERVICE LINE	S
	IRRIGATION	
	STORM DRAIN	
	WATER LINE < 24"	W
	WATER LINE ≥ 24"	
	WATER SERVICE LINE	W
	RECLAIMED WATER LINE	RCW
	FIRE MAIN LINE	FW
	FIRE SERVICE LINE	FW
	FIRE HYDRANT LINE	FH
	FIRE RISER LINE	FR
	GAS LINE	G
	COMMUNICATIONS	
	ELECTRIC	
	FIBER OPTIC	
	OVERHEAD ELECTRIC	
	TELEPHONE	
	FLOW PATH LINE	

EXISTING	LEGEND	PROPOSED
	ASPHALT PAVEMENT	
	CONCRETE	
	DETECTABLE WARNING	
	CONCRETE PAVERS	
	RIP RAP	
	SIDEWALK RAMP	
	REDUCER	
	BACKFLOW REDUCED PRESSURE	
	DOUBLE CHECK VALVE	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	FIRE RISER	
	WATER VALVE	
	TAPPING SLEEVE AND VALVE	
	WATER AIR RELEASE VALVE	
	WATER METER - 1" AND 2"	
	WATER METER 3" AND LARGER	
	POST INDICATOR VALVE	
	POINT OF CONTINUATION	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	SEWER CLEANOUT WITH COLLAR	
	GREASE INTERCEPTOR	
	STORM DRAIN MANHOLE	
	NYLOPLAST DRAIN	
	NYLOPLAST DRAIN WITH SOLID COVER	
	CATCH BASIN	
	HEADWALL	
	DIRECTION OF FLOW	
	DRYWELL/DRYWELL AND INTERCEPTOR	
	SITE LIGHT	
	STREET LIGHT	
	SECTION CORNER	
	FOUND MONUMENT AS NOTED	
	OTHER MONUMENT AS NOTED	
	SET 1/2" REBAR	
	WELL	
	RECLAIMED WATER MANHOLE	
	RECLAIMED WATER VALVE	
	IRRIGATION MANHOLE	
	IRRIGATION VALVE	
	IRRIGATION VALVE BOX	
	GAS METER	
	GAS VALVE	
	GAS LINE MARKER	
	ELECTRIC CABINET	
	ELECTRIC PEDESTAL	
	ELECTRIC JUNCTION BOX	
	ELECTRIC TRANSFORMER	
	ELECTRIC METER	
	ELECTRIC MANHOLE	
	ELECTRIC CONDUIT	
	TRAFFIC SIGNAL	
	TRAFFIC SIGNAL W/MAST	
	TRAFFIC SIGNAL JUNCTION BOX	
	TELEPHONE MANHOLE	
	TELEPHONE PEDESTAL	
	CABLE TV MANHOLE	
	CABLE TV PEDESTAL	
	CABLE TV JUNCTION BOX	
	POWER POLE	
	GUY WIRE	
	SIGN - SINGLE POST	
	SIGN - DOUBLE POST	
	SIGN - MULTI-PANEL	
	TREE	
	MAILBOX	
	BOLLARD	

PREPLAT NOTE:

ANY EXISTING STOCKPILES, DEBRIS, OR OTHER DUMPED MATERIALS ARE TO BE REMOVED FROM THE SITE AND HAULED OFF AT THE TIME OF CONSTRUCTION.



NOBELLA PHASE 1A

PRELIMINARY PLAT

Hines



DATE	DESCRIPTION
08/25/2023	1ST SUBMITTAL
11/15/2023	2ND SUBMITTAL
12/21/2023	3RD SUBMITTAL
02/01/2024	4TH SUBMITTAL

CHECKED BY: DMW

DRAWN BY: JAR

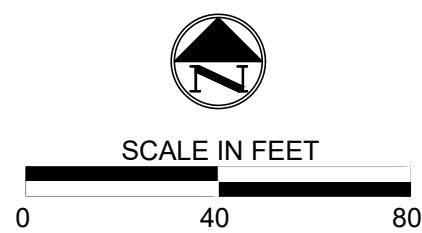
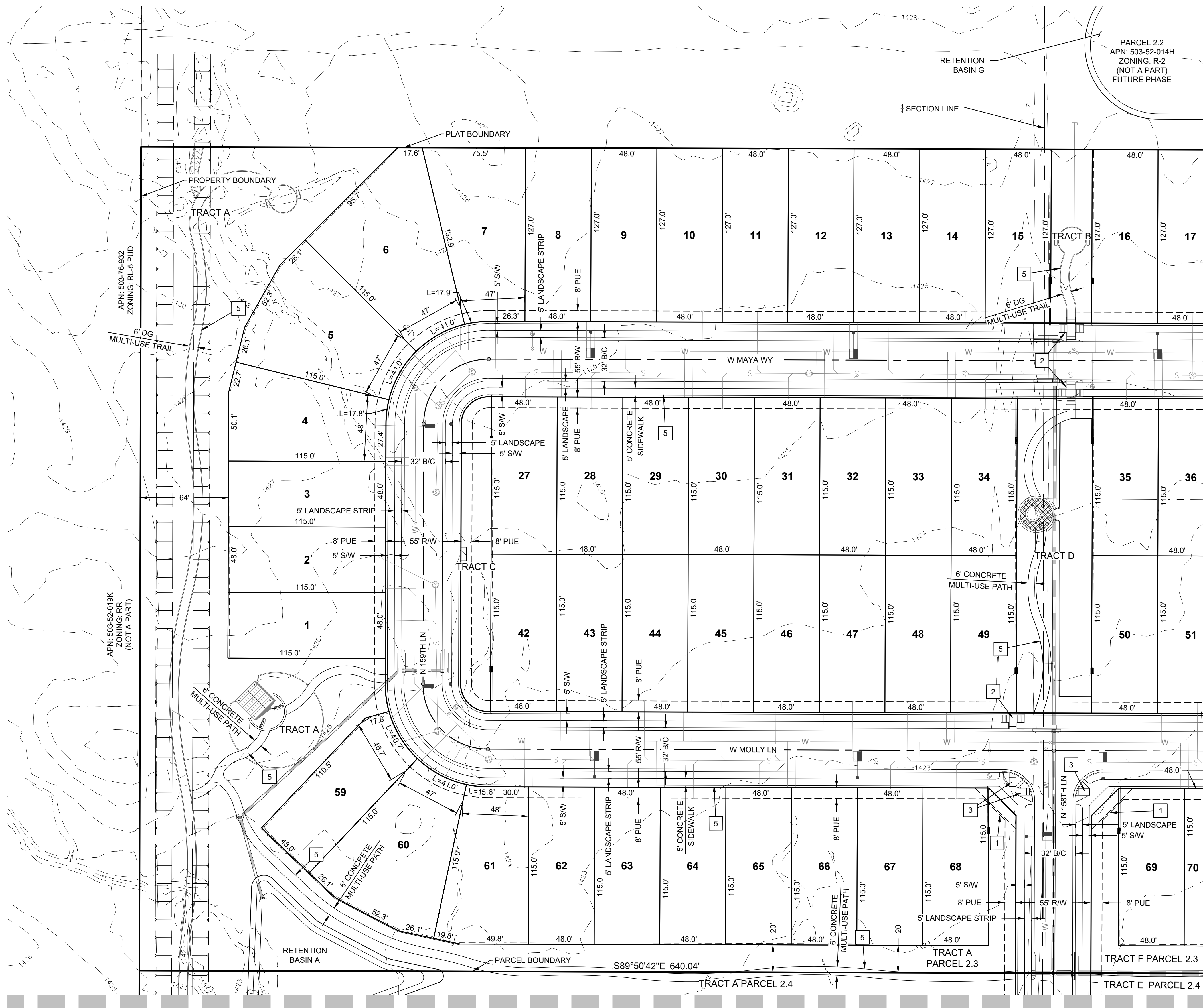
TITLE: SECTIONS & DETAILS

SHEET No.

2 of 9

PROJECT No.
1231

Plotted: 02/01/24 - 9:27 AM. By: bchadwick
File: M1121 - Hines Development APC Submittal DWS Preliminary 1201_PFE EPT_C2 EPT Reg - PRELIMINARY PLAT 3

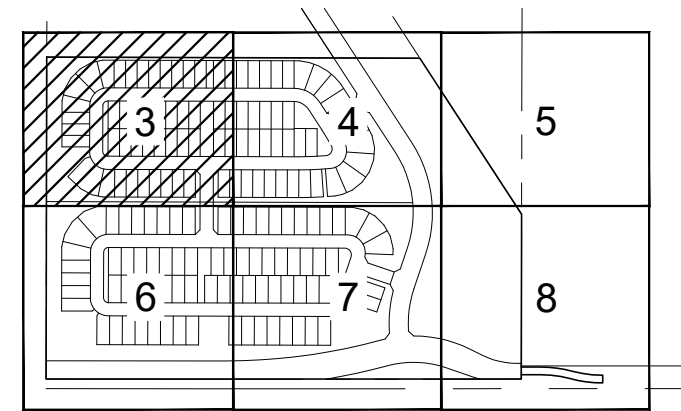


MATCHLINE - SEE SHT 4

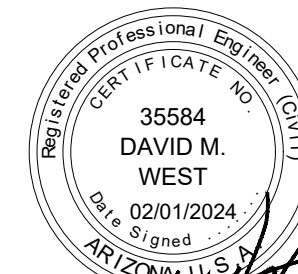
MATCHLINE - SEE SHT 6

PRE-PLAT NOTES:

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02.
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-3.
3. PROPOSED CURB RAMP PER MAG STD DTL 237-2.
4. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE OBSTRUCTED REVIEW EASEMENT AREA AND 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.
5. PEDESTRIAN PATH, WIDTH AND MATERIAL PER PLAN. SEE LANDSCAPE CIRCULATION FOR REFERENCE. IF PATH DESCRIPTION DIFFERS FROM LANDSCAPE CIRCULATION PLAN, THE CIRCULATION PLAN GOVERNS.



KEY MAP



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PHASE 1A

PRELIMINARY
PLAT

Hines



DATE	DESCRIPTION
08/25/2023	1ST SUBMITTAL
11/15/2023	2ND SUBMITTAL
12/21/2023	3RD SUBMITTAL
02/01/2024	4TH SUBMITTAL

CHECKED BY: DMW

DRAWN BY: JAR

TITLE:
**PRELIMINARY
PLAT**

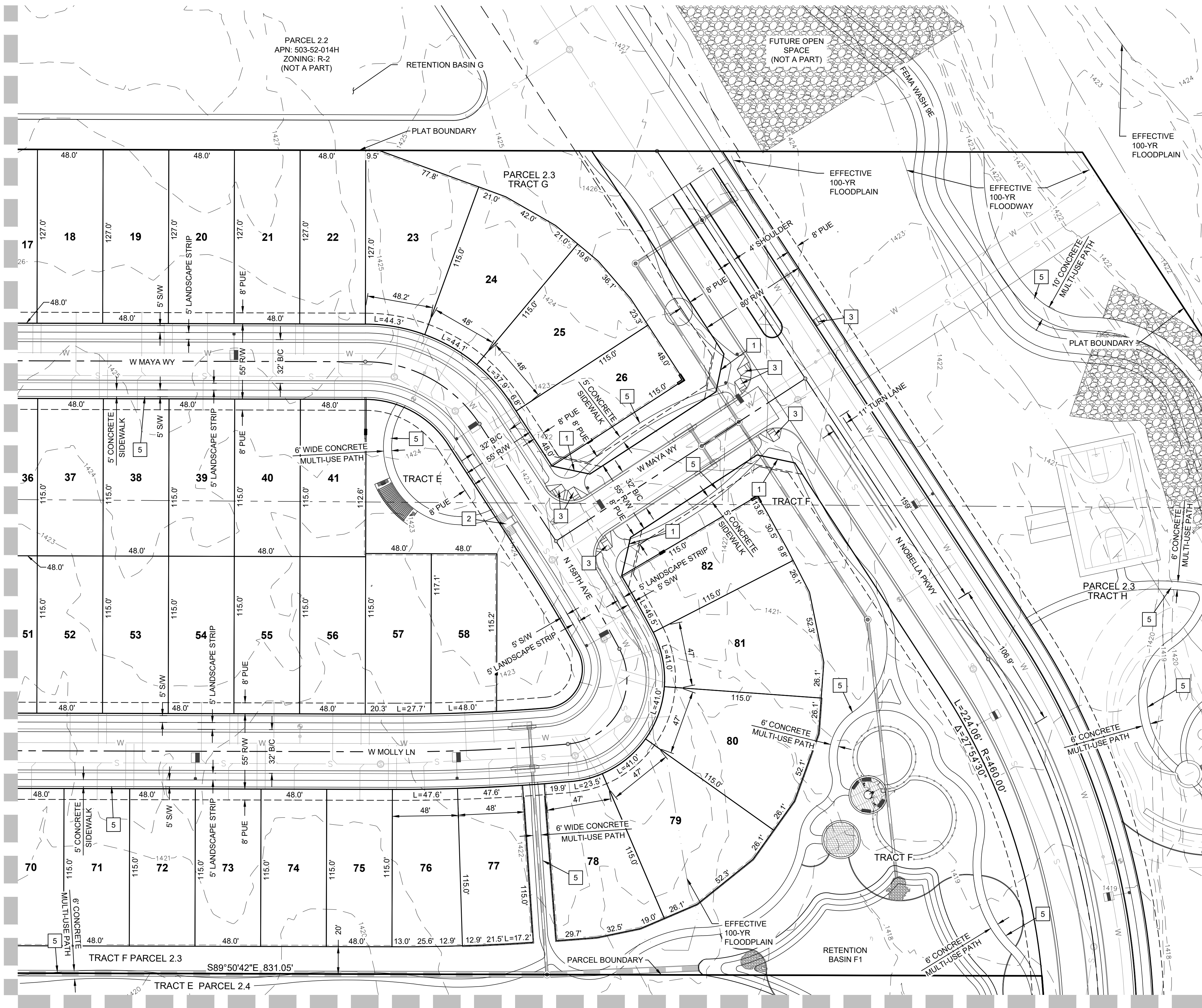
SHEET No.

3 of 9

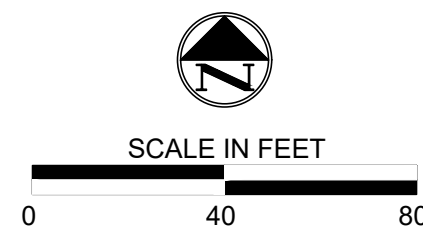
PROJECT No.
1231

Plotted: 02/23/24 - 4:41 PM By: jhewitt
From: M11231 - Hines Development\APC\Drawings\DWG\Preliminary\1031_PREL_PAT_02.PLT Reg. - PRELIMINARY PLAT 4

MATCHLINE - SEE SHT 3



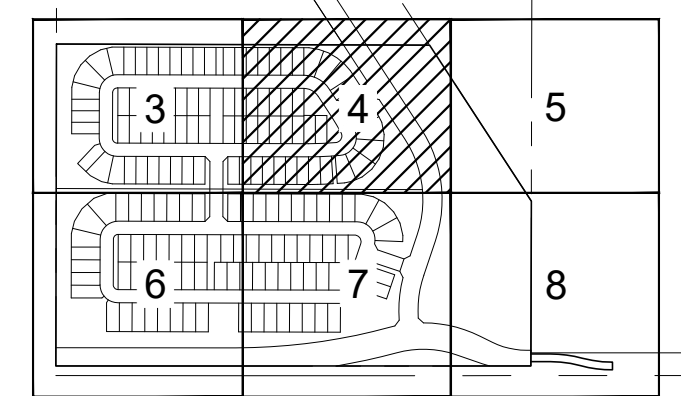
MATCHLINE - SEE SHT 7



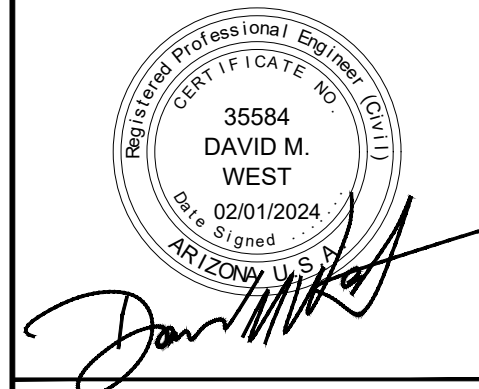
PRE-PLAT NOTES:

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MATCHLINE - SEE SHT 5



KEY MAP



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02/01/2024	4TH SUBMITTAL

CHECKED BY: DMW
DRAWN BY: JAR

TITLE: PRELIMINARY PLAT

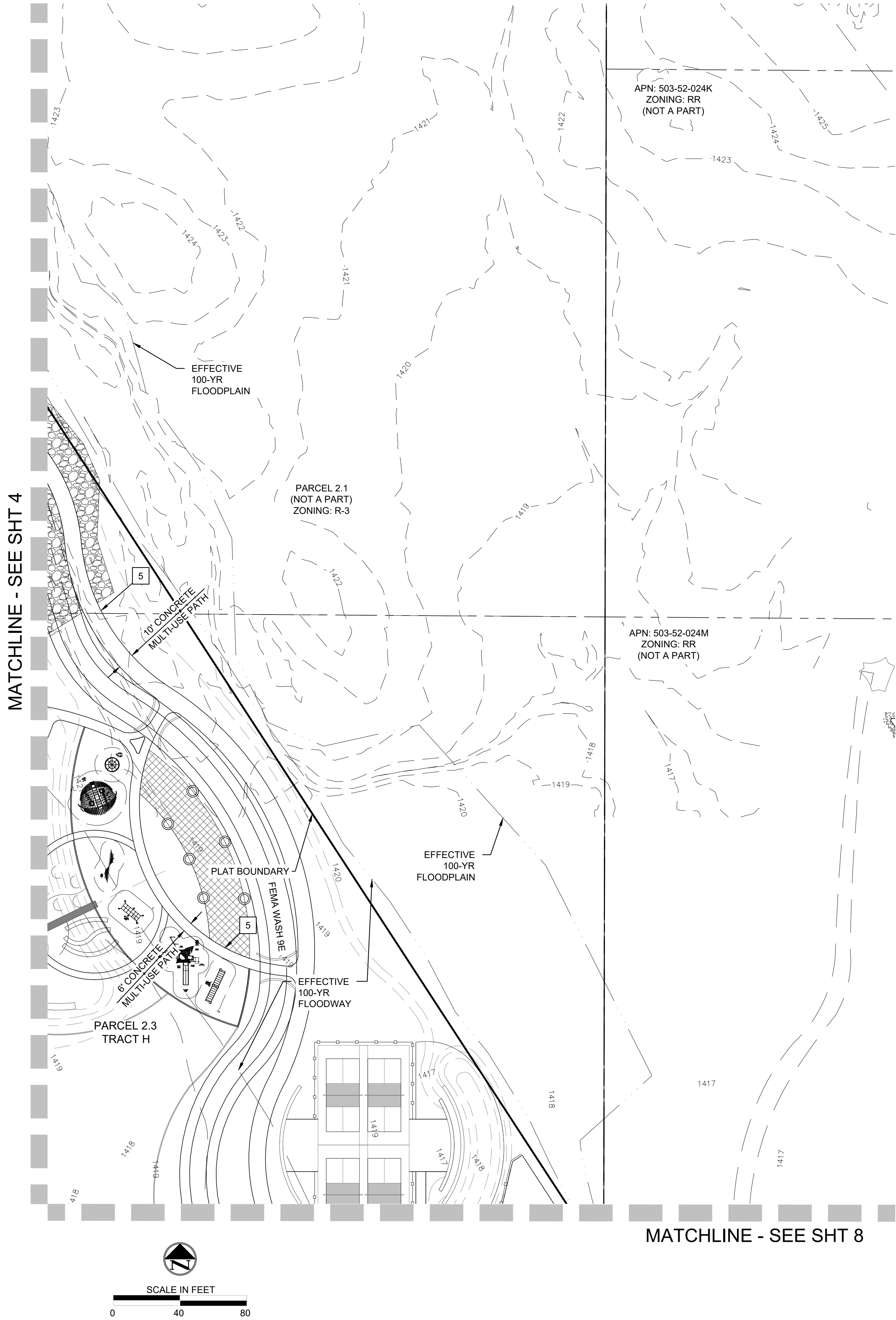
SHEET No.
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PROJECT No.
1231

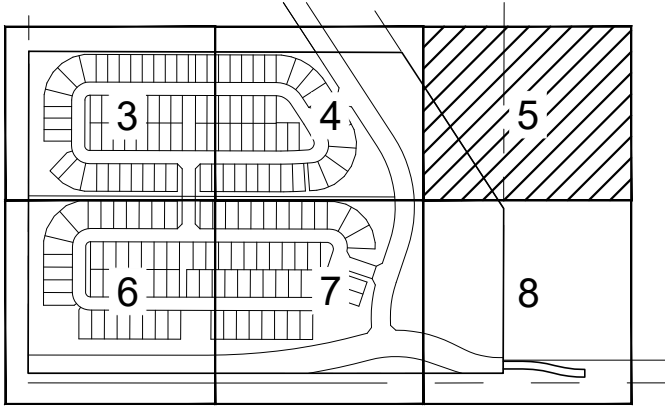
OS #
PLAN CHECK #

FS 23-0811

Plotted: 02/01/24 - 9:28 AM, By: bchadwick
File: M11231 - Hines Development\MP\CD\Site\CD\Preliminary\001_PREL_PPT_CD_PPT.dwg -- PRELIMINARY PLAT 1



- # PRE-PLAT NOTES:
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DRAWN BY: JAR

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**PRELIMINARY
PLAT**

SHEET No.

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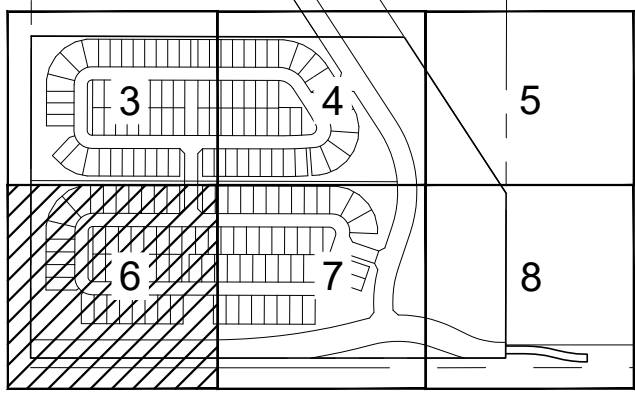
PROJECT No.
1231

MATCHLINE - SEE SHT 3

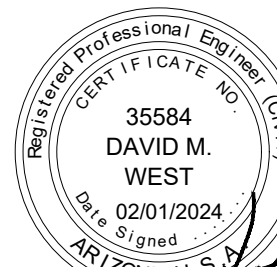
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MATCHLINE - SEE SHT 7



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DRAWN BY: JAR

TITLE:
**PRELIMINARY
PLAT**

SHEET No.

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PROJECT No.
1231

OS #
PLAN CHECK #

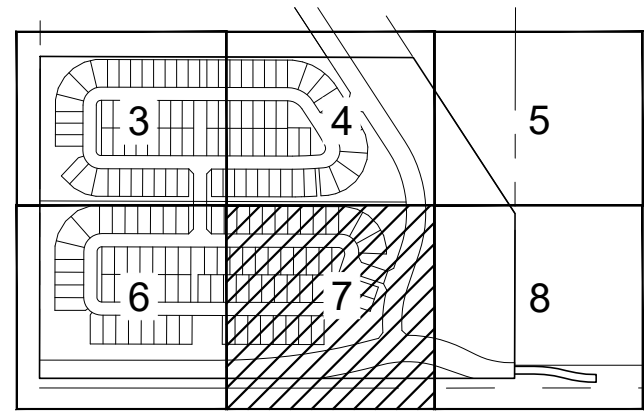
MATCHLINE - SEE SHT 4

MATCHLINE - SEE SHT 6

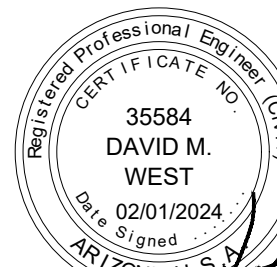
MATCHLINE - SEE SHT 8

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PLAT**

SHEET No.

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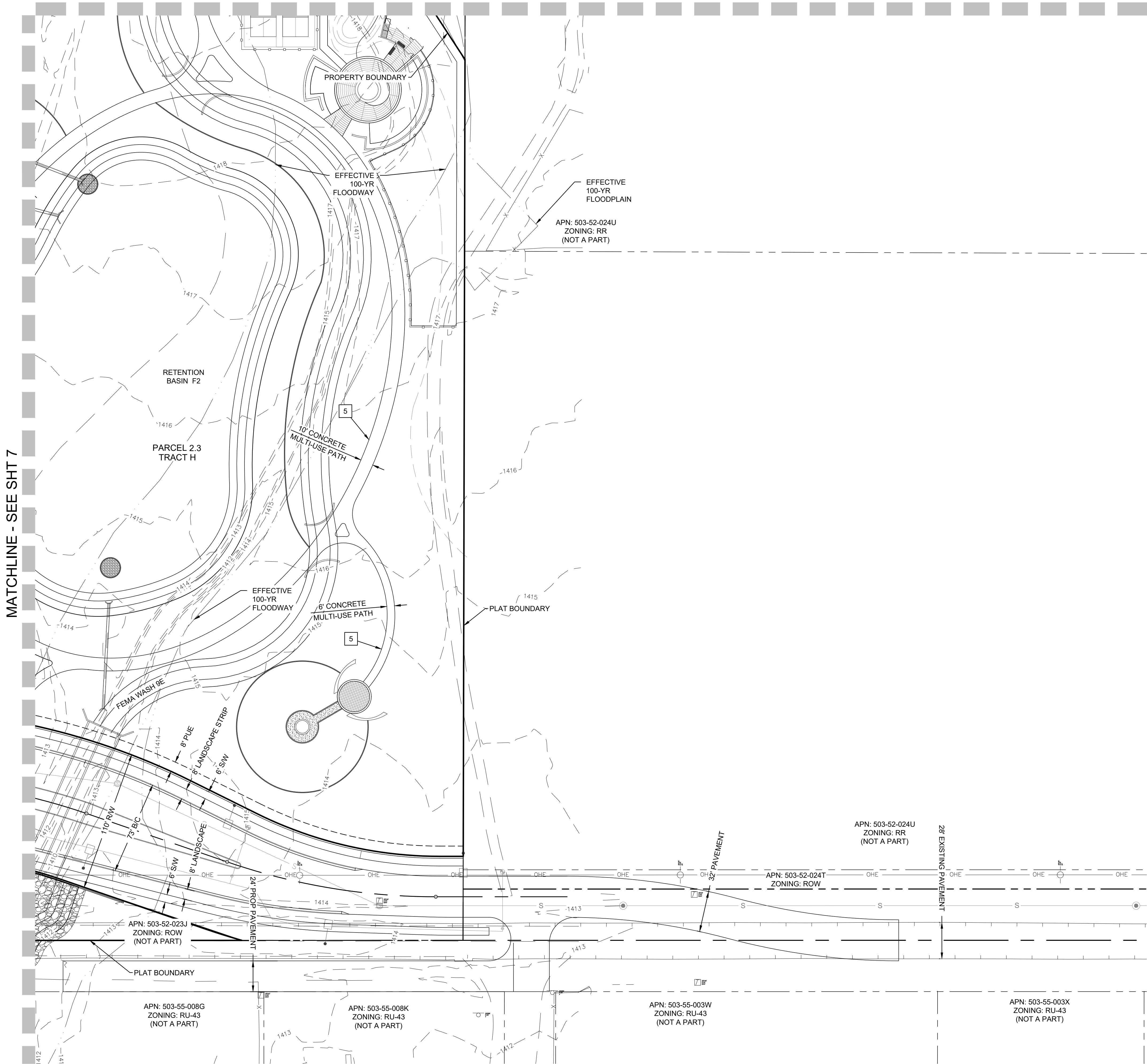
PROJECT No.
1231

PLAN CHECK #

FS 23-0811

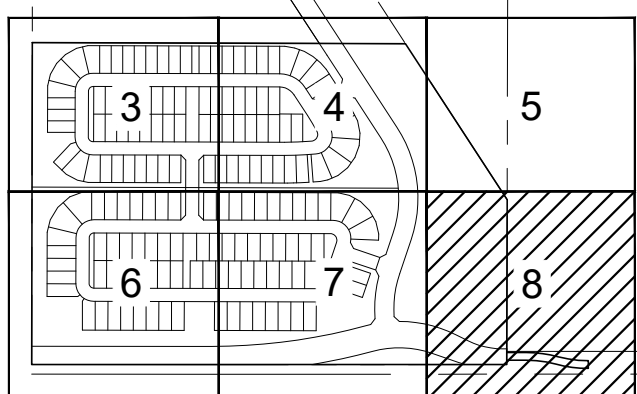
MATCHLINE - SEE SHT 5

MATCHLINE - SEE SHT 7

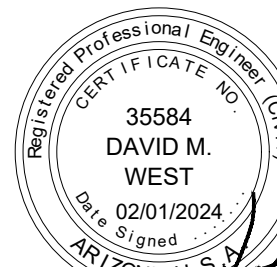


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CHECKED BY: DMW

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TITLE:
**PRELIMINARY
PLAT**

SHEET No.

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PROJECT No.
1231

PARCEL 2.3 LOT AREA TABLE				
LOT #	AREA (SF)	ACRES	ZONING	LOT CAT.
1	5520	0.13	R2	B
2	5520	0.13	R2	B
3	5520	0.13	R2	B
4	6800	0.16	R2	B
5	8397	0.19	R2	B
6	9330	0.21	R2	B
7	6093	0.14	R2	B
8	6098	0.14	R2	B
9	6096	0.14	R2	B
10	6096	0.14	R2	B
11	6096	0.14	R2	B
12	6096	0.14	R2	B
13	6096	0.14	R2	B
14	6098	0.14	R2	B
15	6096	0.14	R2	B
16	6093	0.14	R2	B
17	6098	0.14	R2	B
18	6093	0.14	R2	B
19	6098	0.14	R2	B
20	6093	0.14	R2	B
21	6098	0.14	R2	B
22	6094	0.14	R2	B
23	7812	0.18	R2	B
24	7382	0.17	R2	B
25	7116	0.16	R2	B
26	5520	0.13	R2	B
27	5520	0.13	R2	B
28	5520	0.13	R2	B
29	5520	0.13	R2	B
30	5520	0.13	R2	B
31	5520	0.13	R2	B
32	5520	0.13	R2	B
33	5520	0.13	R2	B
34	5520	0.13	R2	B
35	5520	0.13	R2	B
36	5520	0.13	R2	B
37	5520	0.13	R2	B
38	5520	0.13	R2	B
39	5520	0.13	R2	B
40	5520	0.13	R2	B
41	5520	0.13	R2	B
42	5520	0.13	R2	B
43	5520	0.13	R2	B
44	5520	0.13	R2	B
45	5520	0.13	R2	B
46	5520	0.13	R2	B
47	5520	0.13	R2	B
48	5520	0.13	R2	B
49	5520	0.13	R2	B
50	5520	0.13	R2	B
51	5520	0.13	R2	B
52	5520	0.13	R2	B
53	5520	0.13	R2	B
54	5520	0.13	R2	B
55	5520	0.13	R2	B
56	5520	0.13	R2	B
57	5631	0.13	R2	B
58	5582	0.13	R2	B
59	5689	0.13	R2	B
60	8397	0.19	R2	B
61	6633	0.15	R2	B
62	5520	0.13	R2	B
63	5520	0.13	R2	B
64	5520	0.13	R2	B
65	5520	0.13	R2	B
66	5520	0.13	R2	B
67	5520	0.13	R2	B
68	5520	0.13	R2	B
69	5520	0.13	R2	B
70	5520	0.13	R2	B
71	5520	0.13	R2	B
72	5520	0.13	R2	B
73	5520	0.13	R2	B
74	5520	0.13	R2	B
75	5520	0.13	R2	B
76	5700	0.13	R2	B
77	5708	0.13	R2	B
78	7165	0.16	R2	B
79	8397	0.19	R2	B
80	8397	0.19	R2	B
81	8397	0.19	R2	B
82	5805	0.13	R2	B

PARCEL 2.4 LOT AREA TABLE				
LOT #	AREA (SF)	ACRE	ZONING	LOT CAT.
1	6710	0.15	R2	B
2	6361	0.15	R2	B
3	6361	0.15	R2	B
4	6361	0.15	R2	B
5	7718	0.18	R2	B
6	10123	0.23	R2	B
7	10482	0.24	R2	B
8	6097	0.14	R2	B
9	6095	0.14	R2	B
10	6095	0.14	R2	B
11	6095	0.14	R2	B
12	6095	0.14	R2	B
13	6095	0.14	R2	B
14	6095	0.14	R2	B
15	6095	0.14	R2	B
16	6095	0.14	R2	B
17	6095	0.14	R2	B
18	6095	0.14	R2	B
19	6095	0.14	R2	B
20	6095	0.14	R2	B
21	6095	0.14	R2	B
22	6095	0.14	R2	B
23	6095	0.14	R2	B
24	6095	0.14	R2	B
25	8730	0.20	R2	B
26	8584	0.20	R2	B
27	8397	0.19	R2	B
28	6095	0.14	R2	B
29	6095	0.14	R2	B
30	6095	0.14	R2	B
31	6095	0.14	R2	B
32	6095	0.14	R2	B
33	6095	0.14	R2	B
34	6095	0.14	R2	B
35	6095	0.14	R2	B
36	6095	0.14	R2	B
37	6095	0.14	R2	B
38	6095	0.14	R2	B
39	6095	0.14	R2	B
40	6095	0.14	R2	B
41	6095	0.14	R2	B
42	6095	0.14	R2	B
43	6095	0.14	R2	B
44	6160	0.14	R2	B
45	6095	0.14	R2	B
46	6095	0.14	R2	B
47	6095	0.14	R2	B
48	6095	0.14	R2	B
49	6095	0.14	R2	B
50	6095	0.14	R2	B
51	6095	0.14	R2	B
52	6095	0.14	R2	B
53	6095	0.14	R2	B
54	6095	0.14	R2	B
55	6095	0.14	R2	B
56	6095	0.14	R2	B
57	6095	0.14	R2	B
58	6095	0.14	R2	B
59	6095	0.14	R2	B
60	6095	0.14	R2	B
61	6160	0.14	R2	B
62	6556	0.15	R2	B
63	6360	0.15	R2	B
64	6360	0.15	R2	B
65	6360	0.15	R2	B
66	6360	0.15	R2	B
67	6360	0.15	R2	B
68	6360	0.15	R2	B
69	6360	0.15	R2	B
70	6360	0.15	R2	B
71	6360	0.15	R2	B
72	6360	0.15	R2	B
73	6360	0.15	R2	B
74	6360	0.15	R2	B
75	6360	0.15	R2	B
76	6360	0.15	R2	B
77	6360	0.15	R2	B
78	6360	0.15	R2	B
79	6360	0.15	R2	B

TRACT AREA SUMMARY PARCEL 2.3					
TRACT ID	AREA (SF)	AREA (ACRES)	ZONING	USAGE	TYPE
A	77129	1.77	R2	DRAINAGE, DRAINAGE CHANNEL	NATURAL
B	3808	0.09	R2	DRAINAGE	NATURAL
C	4888	0.11	R2	DEVELOPED OPEN SPACE	ACTIVE
D	12650	0.29	R2	DRAINAGE, DEVELOPED OPEN SPACE	ACTIVE
E	13461	0.31	R2	RECREATIONAL OPEN SPACE	ACTIVE
F	66019	1.52	R2	DRAINAGE, DEVELOPED OPEN SPACE	PASSIVE
G	12908	0.30	R2	DRAINAGE, DEVELOPED OPEN SPACE	ACTIVE
H	422629	9.70	R2	DRAINAGE, RECREATIONAL OPEN SPACE	ACTIVE

TRACT AREA SUMMARY PARCEL 2.4					
TRACT ID	AREA (SF)	AREA (ACRES)	ZONING	USAGE	TYPE
A	232008	5.33	R2	DRAINAGE, DRAINAGE CHANNEL	NATURAL
B	4428	0.10	R2	DEVELOPED OPEN SPACE	ACTIVE
C	9947	0.23	R2	DEVELOPED OPEN SPACE	ACTIVE
D	8710	0.20	R2	DEVELOPED OPEN SPACE	ACTIVE
E	49551	1.14	R2	DRAINAGE, DEVELOPED OPEN SPACE	PASSIVE
F	24799	0.57	R2	DRAINAGE	NATURAL

LINE TABLE		
LINE	LENGTH	BEARING
L1	776.34	N89°50'42"W
L2	190.00	S00°09'18"W
L3	797.29	S89°50'42"E
L4	102.27	N33°05'50"W
L5	217.50	S56°54'10"W
L6	325.00	N00°09'18"E
L7	995.09	S89°50'42"E
L8	190.00	N00°09'18"E
L9	931.57	N89°50'42"W
L10	200.34	S18°38'25"W
L11	223.06	S71°21'35"E

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	47.50	74.61	90°00'00"
C2	47.50	74.61	90°00'00"
C3	1357.50	128.07	05°24'20"
C4	47.50	93.35	112°36'22"
C5	1000.00	91.46	05°14'26"
C6	100.00	99.04	56°44'53"
C7	47.50	74.61	90°00'00"
C8	47.50	74.61	90°00'00"
C9	47.50	59.29	71°30'52"
C10	47.50	89.94	108°29'08"

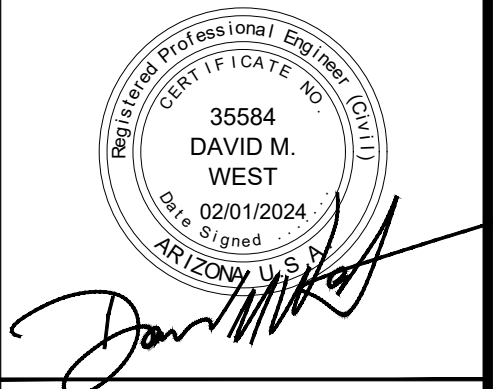
PARCEL 2.3 AREA SUMMARY			
	SQ. FEET	ACRE	PERCENTAGE
GROSS AREA	1253407	28.77	N/A
NET AREA	1104322	25.35	N/A
LOT AREA	490830	11.27	39.17%
OPEN SPACE	613492	14.08	48.94%
INTERNAL ROW	149085	3.42	11.89%
LOT COUNT		82	
GROSS DENSITY (DU/AC)		2.85	
NET DENSITY (DU/AC)		3.23	

PARCEL 2.4 AREA SUMMARY			
	SQ. FEET	ACRE	PERCENTAGE
GROSS AREA	994640	22.83	N/A
NET AREA	834929	19.17	N/A
LOT AREA	505480	11.60	50.81%
OPEN SPACE	329443	7.56	33.11%
INTERNAL ROW	159717	3.67	16.08%
LOT COUNT		79	
GROSS DENSITY (DU/AC)		3.46	
NET DENSITY (DU/AC)		4.12	

CATEGORY	TOTAL OPEN SPACE AREA (ACRES)	% OF OPEN SPACE	% OF OVERALL PLAT AREA
ACTIVE	11.24	51.89%	19.49%
PASSIVE	2.66	12.28%	4.61%
NATURAL	7.76	35.83%	13.45%

LAND USE SUMMARY			
PARCEL	2.3	2.4	TOTAL
# OF LOTS	82	79	161
# OF TRACTS	8	6	14
GROSS DENSITY	2.85	3.46	N/A
NET DENSITY	3.23	4.12	N/A
TOTAL GROSS ACRES	29.34	22.26	57.69
TOTAL NET ACRES	25.91	18.60	44.51
SMALLEST LOT AREA (SF)	5520	6095	N/A
LARGEST LOT AREA (SF)	9330	10482	N/A
AVERAGE LOT AREA (SF)	5986	6398	N/A

PLAT TOTAL AREAS	
ID	AREA (ACRES)
RIGHT OF WAYS	13.16
TRACT AREA	21.66
LOT AREA	22.87
GROSS ACREAGE	57.69



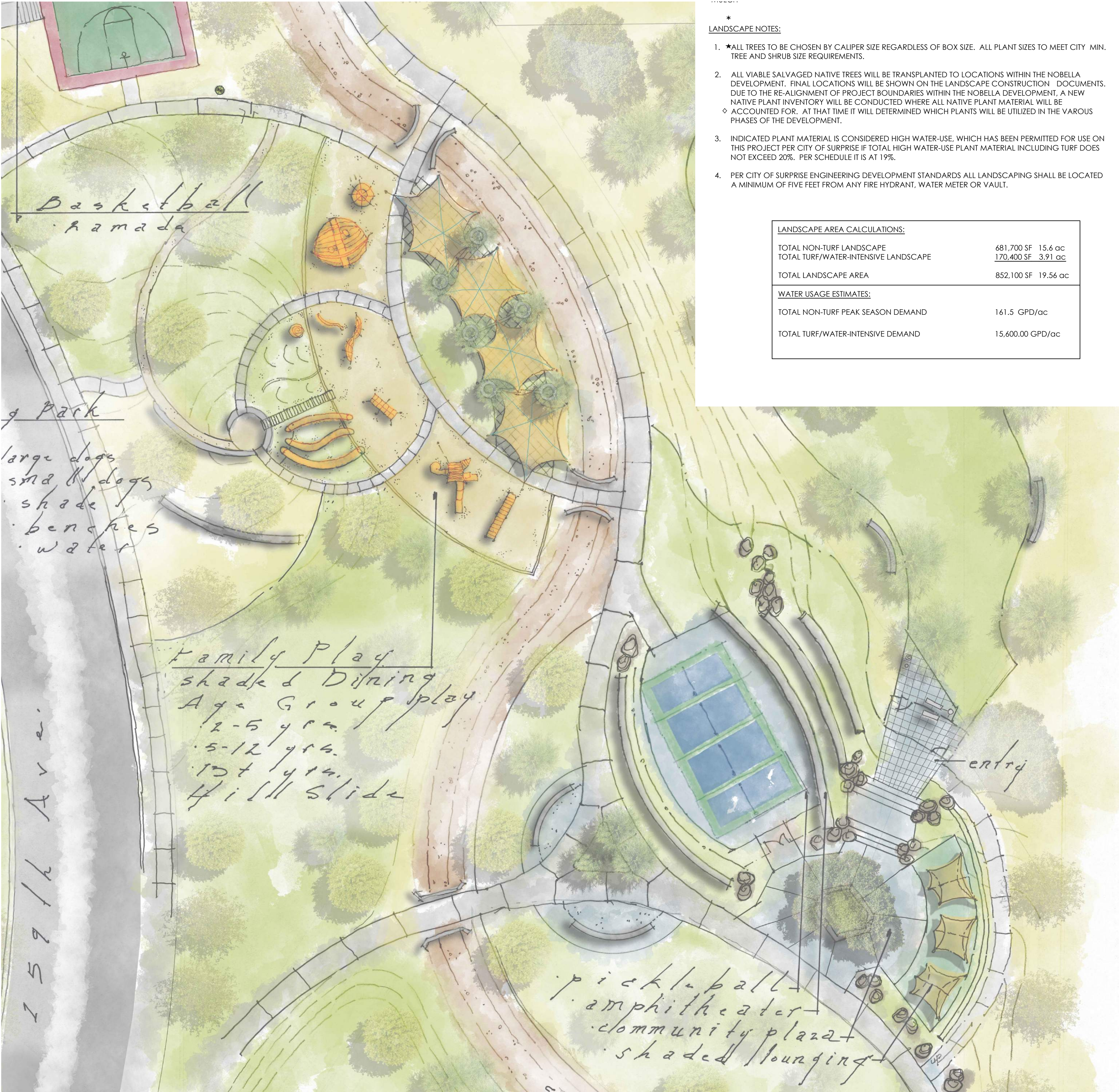
NOBELLA
PHASE 1A

PRELIMINARY
PLAT

Hines



DATE	DESCRIPTION
08/25/2023	1ST SUBMITTAL
11/15/2023	2ND SUBMITTAL
12/21/2023	3RD SUBMITTAL
02/01/2024	4TH SUBMITTAL
CHECKED BY:	DMW
DRAWN BY:	JAR
TITLE:	LOT & TRACT TABLES
SHEET No.	9 of 9
PROJECT No.	1231



NOBELA

COVER SHEET
01

CONCEPTUAL LANDSCAPE PLANS

SURPRISE, ARIZONA.

DATE: 02/01/2024
PROJECT NUMBER: 1231

3rd PRE PLAT SUBMITTAL



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- *
LANDSCAPE NOTES:
- ★ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ALL PLANT SIZES TO MEET CITY MIN. TREE AND SHRUB SIZE REQUIREMENTS.
 - ALL VIABLE SALVAGED NATIVE TREES WILL BE TRANSPLANTED TO LOCATIONS WITHIN THE NOBELLA DEVELOPMENT. FINAL LOCATIONS WILL BE SHOWN ON THE LANDSCAPE CONSTRUCTION DOCUMENTS. DUE TO THE RE-ALIGNMENT OF PROJECT BOUNDARIES WITHIN THE NOBELLA DEVELOPMENT, A NEW NATIVE PLANT INVENTORY WILL BE CONDUCTED WHERE ALL NATIVE PLANT MATERIAL WILL BE ACCOUNTED FOR. AT THAT TIME IT WILL DETERMINED WHICH PLANTS WILL BE UTILIZED IN THE VARIOUS PHASES OF THE DEVELOPMENT.
 - INDICATED PLANT MATERIAL IS CONSIDERED HIGH WATER-USE, WHICH HAS BEEN PERMITTED FOR USE ON THIS PROJECT PER CITY OF SURPRISE IF TOTAL HIGH WATER-USE PLANT MATERIAL INCLUDING TURF DOES NOT EXCEED 20%. PER SCHEDULE IT IS AT 19%.
 - PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT.

LANDSCAPE AREA CALCULATIONS:			
TOTAL NON-TURF LANDSCAPE	681,700 SF	15.4 ac	
TOTAL TURF/WATER-INTENSIVE LANDSCAPE	170,400 SF	3.91 ac	
TOTAL LANDSCAPE AREA	852,100 SF	19.56 ac	
WATER USAGE ESTIMATES:			
TOTAL NON-TURF PEAK SEASON DEMAND	161.5	GPD/ac	
TOTAL TURF/WATER-INTENSIVE DEMAND	15,600.00	GPD/ac	

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)					
	ACACIA willardiana	Palo Blanco	2"/24" BOX*	12	6x3'
	CITURUS sinensis	Orange Tree	4"/48" BOX*	47	9x4'
	OLNEYA Tesota	Ironwood	72"/60" BOX*	6/6	SPECIMEN
	FRAXINUS velutina 'Bonita'	Bonita Ash	3"/36" BOX*	39	7x5'
	OLEA europaea 'Wilsoni'	Fruitless Olive	3"/36" BOX*	6	9x4'
	PARKINSONIA hybrid	Sonoran Emerald	2"/24"-BOX*	41	7x5'
	PISTACIA x 'Red Push'	Red Push Pistache	3"/36" BOX*	73	7x5'
	PROSOPIS thornless glandulosa 'AZI'	Thornless Honey Mesquite	3"/36" BOX*	31	7x4'
	QUERCUS virginiana	Live Oak	2"/24" BOX*	67	7x4'
	ULMUS parviflora	EVERGREEN ELM	2"/36" BOX*	73	9x4'
	SALVAGED NATIVE TREE	NATIVE TREE	Varies	TBD	Varies
TREES (SMALL)					
	CAESALPINIA Mexicana	Mexican Bird of Paradise	2"	34	5x3' Multi
	CHITALPA x tashkentensis 'Pink Dawn'	Chitalpa Tree	2"	97	8x5' Std.
	CORDIA boissieri	Texas Olive	2"	33	5x3' Multi
	PISTACIA lentiscus	Mastic Tree	2"	3	8x5' Std.
	SOPHORA secundiflora	Texas Mountain Laurel	2"	8	8x5' Std.
	SOPHORA secundiflora	Texas Mountain Laurel	2"	14	8x5' Std.
	VITEX agnus-castus 'MontrosePurple'	Monk's Pepper	2"	41	8x5' Std.
PALMS				631 / TOTAL TREES	

SHRUBS					annual - Mature Size
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUG.	5 GAL.	5'h x 6'w	
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	3'h x 4'w	
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	8'h x 10'w	
	LEUCOPHYLLUM candidum 'Thunder Cloud'	Lynn's Legacy Texas Sage	5 GAL.	5'h x 5'w	
	LEUCOPHYLLUM laevigatum 'Summer Snow'	White Chihuahua Sage	5 GAL.	5'h x 5'w	
	LEUCOPHYLLUM langmaniae 'Lynn's Legacy'	Lynn's Legacy Texas Sage	5 GAL.	5'h x 5'w	
	MUHLENBERGIA dubai	Pink Muhly	5 GAL.	3'h x3'w	
	MUHLENBERGIA Rigens	Deer Grass	5 GAL.	3'h x3'w	
	MUHLENBERGIA Lindheimeri	Autumn Glow Grass	5 GAL.	3'h x3'w	
	MUHLENBERGIA capilaris 'Regal Mist'	Regal Mist Muhly	5 GAL.	3'h x3'w	
	NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander	5 GAL.	5'h x5'w	
	OLEA europaea 'Little Ollie'	Dwarf Olive	5 GAL.	3'h x3'w	
	RUELLIA x brittoniana	Mexican Petunia	5 GAL.	4'h x 6'w	
	RUELLIA peninsularis	Baja Ruellia	5 GAL.	4'h x 6'w	
	RUESSIA equisetiformis	Coral Fountain	5 GAL.	3'h x4'w	
	TECOMA x 'Sierra Apricot'	Sierra Apricot Esperanza	5 GAL.	3'h x4'w	
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL.	5'h x5'w	
	TECOMA x 'Solar Flare'	Solar Flare Esperanza	5 GAL.	6'h x6'w	

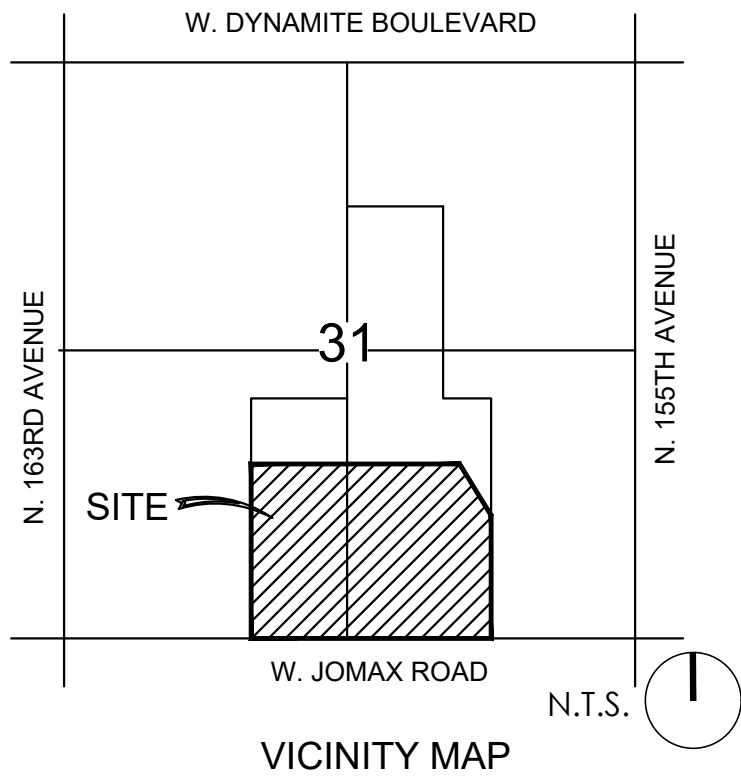
ACCENTS				
	ALOE x Blue Elf	Blue Elf Aloe	3 GAL.	1'H X 2'w
	ALOE barbadensis	Medicinal Aloe	5 GAL.	2'h x 3'w
	AGAVE desmetiana	Smooth Agave	5 GAL.	3'h x 3'w
	AGAVE vilmoriniana	Octopus Agave	5 GAL.	3'h x 3'w
	AGAVE weberi	Weber Agave	15 GAL.	3'h x 3'w
	DASYLIRON quadrangulatum	Mexican Grass Tree	5 GAL.	152 5'h x 5'w
	HESPERALOE funifera	Giant Hesperaloe	5 GAL.	6'h x 6'w
	HESPERALOE parviflora 'MSWPERED' PP#28910	SANDIA GLOW YUCCA	5 GAL.	3'h x 4'w
	HESPERALOE parviflora 'PERPA' PP#21729	BRAKELIGHTS YUCCA	5 GAL.	3'h x 4'w

GROUNDCOVERS				
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.	2'h x 2'w
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	73 3'h x 4'w
	EREMOPHILA GLABRA 'MINGENEW GOLD.'	OUTBACK SUNRISE EMU	5 GAL.	18'h x6'w
	LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.	4'h x 4'w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	2'h x 4'w
	PUNICA granatum 'Nana'	DWARF POMEGRANATE	5 GAL.	3'h x 3'w
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL.	1'h x 6'w

GROUND PLANE		
	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
	MULCH	

SHEET INDEX:

01	COVER SHEET
02-06	WALL PLAN & ELEVATIONS
07	LOW VOLTAGE LIGHTING SPECS PLAN
08-11	AMENITIES PLAN
12	CIRCULATION PLAN
L4.0-L4.14	LANDSCAPE PLAN



CIVIL ENGINEER

CIVIL ENGINEER NAME
CIVIL ENGINEER STREET
CIVIL ENGINEER CITY, STATE AND ZIP

CONTACT: CIVIL ENGINEER CONTACT NAME
PHONE: CIVIL ENGINEER CONTACT PHONE
EMAIL: CIVIL ENGINEER CONTACT EMAIL

DEVELOPER / OWNER

DEVELOPER NAME
DEVELOPER STREET
DEVELOPER CITY, STATE AND ZIP

CONTACT: DEVELOPER CONTACT NAME
PHONE: DEVELOPER CONTACT PHONE
EMAIL: DEVELOPER CONTACT EMAIL

LANDSCAPE ARCHITECT

SCAPEGOAT DESIGN STUDIO
LANDSCAPE ARCHITECT STREET
LANDSCAPE ARCHITECT CITY, STATE AND ZIP

CONTACT: STEVE VOORHEES
PHONE: (480) 454-8015
EMAIL: SVOORHEES@SCAPEGOATDS.COM

SITE DATA

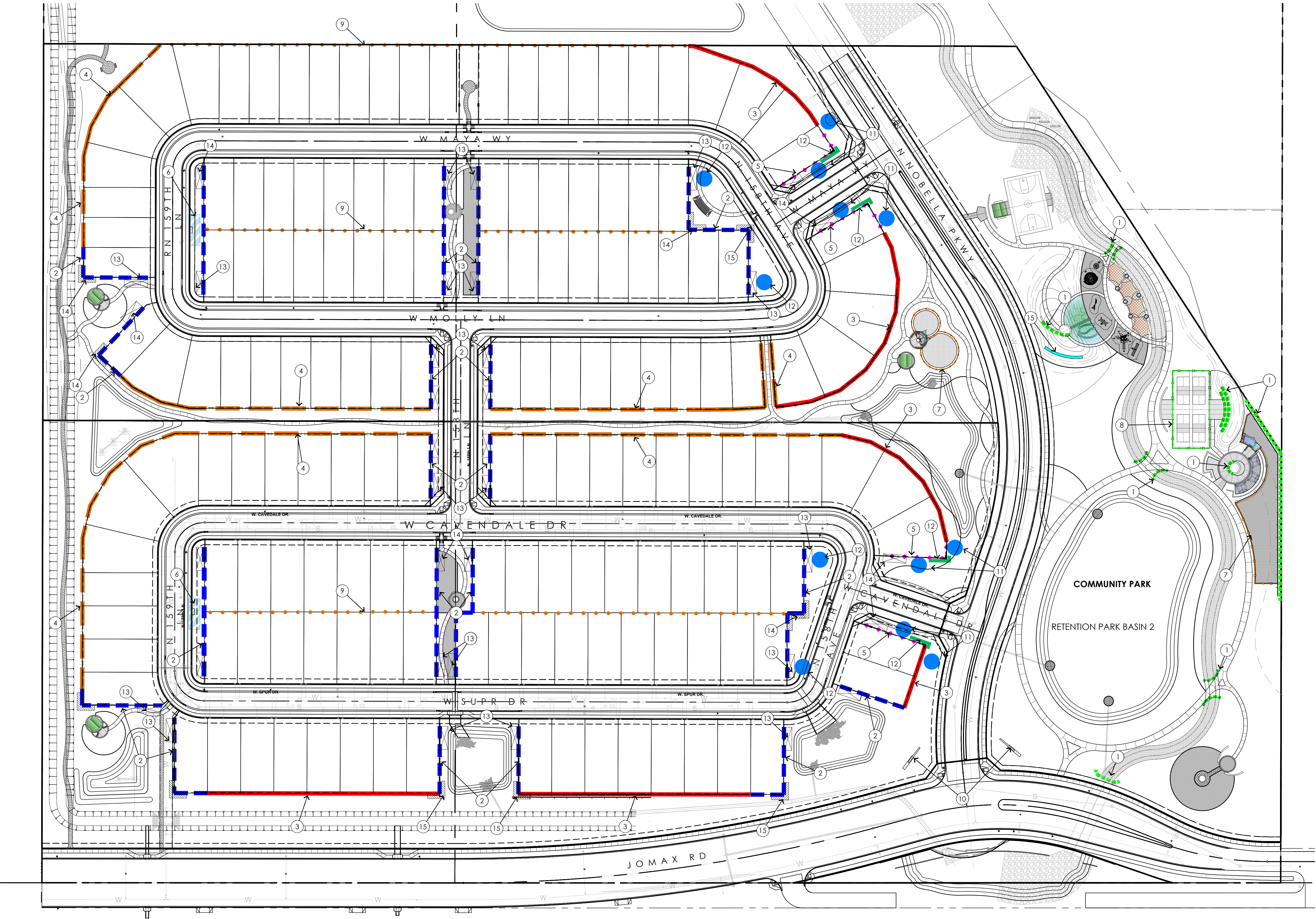
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APN #:	503-52-018F, 503-52-018L, 503-52-023K, 503-52-018L, 503-52-023M, A PORTION OF 503-52-018A, A PORTION OF 503-52-023Q, A PORTION OF 503-52-023R, A PORTION OF 503-52-023S, R-2 45.29 AC R-3 12.37 AC TOTAL 57.66 AC
ZONING:	

BENCHMARK

CITY OF SURPRISE DATA, POINT STAMPED '41C1' - '1991'
FOUND 3" STAINLESS STEEL ROD IN SLEEVE ON THE
SOUTH SIDE OF JOMAX ROAD.
APPROXIMATELY 650' EAST OF 163RD AVENUE.
ELEVATION =1423.91 (NAVD '88)

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 31, T5N, R1W, SAID LINE BEARS NORTH 00
DEGREES 16 MINUTES 02 SECTIONS EAST.

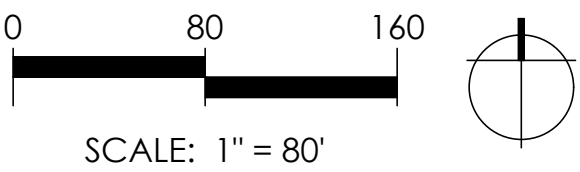


WALL LEGEND

KEY	SYMBOL	DESCRIPTION	DETAIL
1		2' RETAINING / SEATING WALL	SEE DETAIL #1 ON WALL ELEVATIONS, SHEET 03
2		6' CMU THEME WALL W/ACCENT PANEL	SEE DETAIL #2 ON WALL ELEVATIONS, SHEET 03
3		6' PARTIAL VIEW FENCE	SEE DETAIL #3 ON WALL ELEVATIONS, SHEET 03
4		6' EXTERIOR CMU PERIMETER WALL	SEE DETAIL #4 ON WALL ELEVATIONS, SHEET 03
5		6' CMU THEME WALL W/PARCEL NAME	SEE DETAIL #5 ON WALL ELEVATIONS, SHEET 03
6		THEMED MAILBOX	SEE DETAIL #6 ON WALL ELEVATIONS, SHEET 04
7		4' DOG PARK FENCE	SEE DETAIL #7 ON WALL ELEVATIONS, SHEET 04
8		4' PICKLE BALL FENCE	SEE DETAIL #8 ON WALL ELEVATIONS, SHEET 04
9		6' FENCE BLOCK WALL	SEE DETAIL #9 ON WALL ELEVATIONS, SHEET 04
10		COMMUNITY ENTRY MONUMENTATION	ON SEPARATE REVIEW AND PERMITTING, #10 SHEET 4 & 7
11		ACCENT PANEL	SEE DETAIL #11, 12 ON WALL ELEVATIONS, SHEET 05
12		PARCEL ENTRY SIGNAGE	SEE DETAIL #13 ON WALL ELEVATIONS, SHEET 05
13		COLUMN	SEE DETAIL #14 ON WALL ELEVATIONS, SHEET 05
14		CORNER COLUMN	SEE DETAIL #15 ON WALL ELEVATIONS, SHEET 05
15		GREENBELT SIGNAGE WALL	SEE DETAIL #17, 18 & 19 ON WALL ELEVATIONS, SHEET 06

- NOTES:
- MAXIMUM HEIGHT OF 8' ON ALL WALLS OR FENCES ON RETAINING WALLS.
 - MONUMENT SIGNAGE IS SUBJECT TO SECTION 109 OF THE LDO AND SEPARATE REVIEW AND PERMITTING.

NOBELLA
WALL PLAN
02



SURPRISE, ARIZONA.

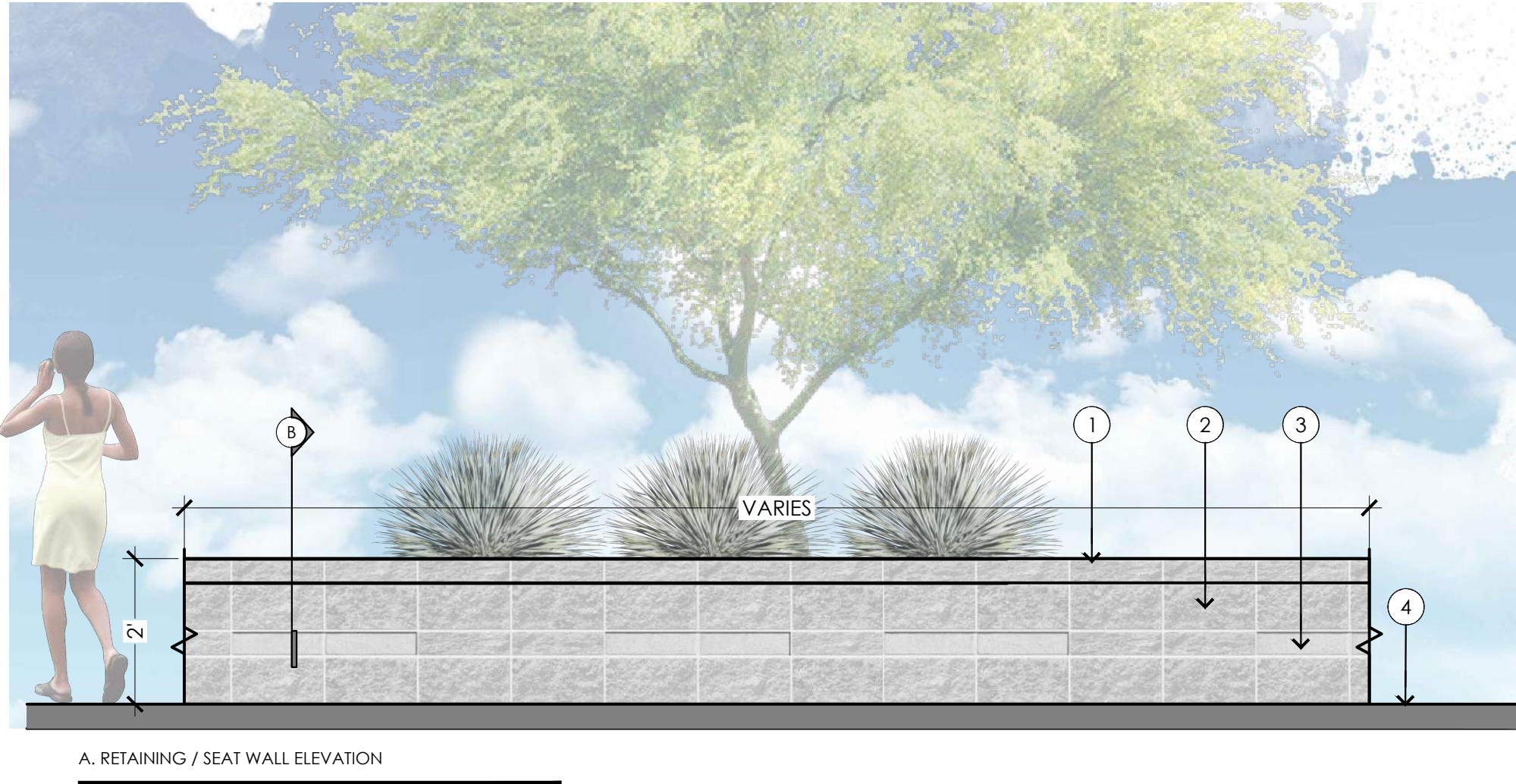
DATE:
PROJECT NUMBER:

3rd PRE PLAT SUBMITTAL
02/13/2024
1231

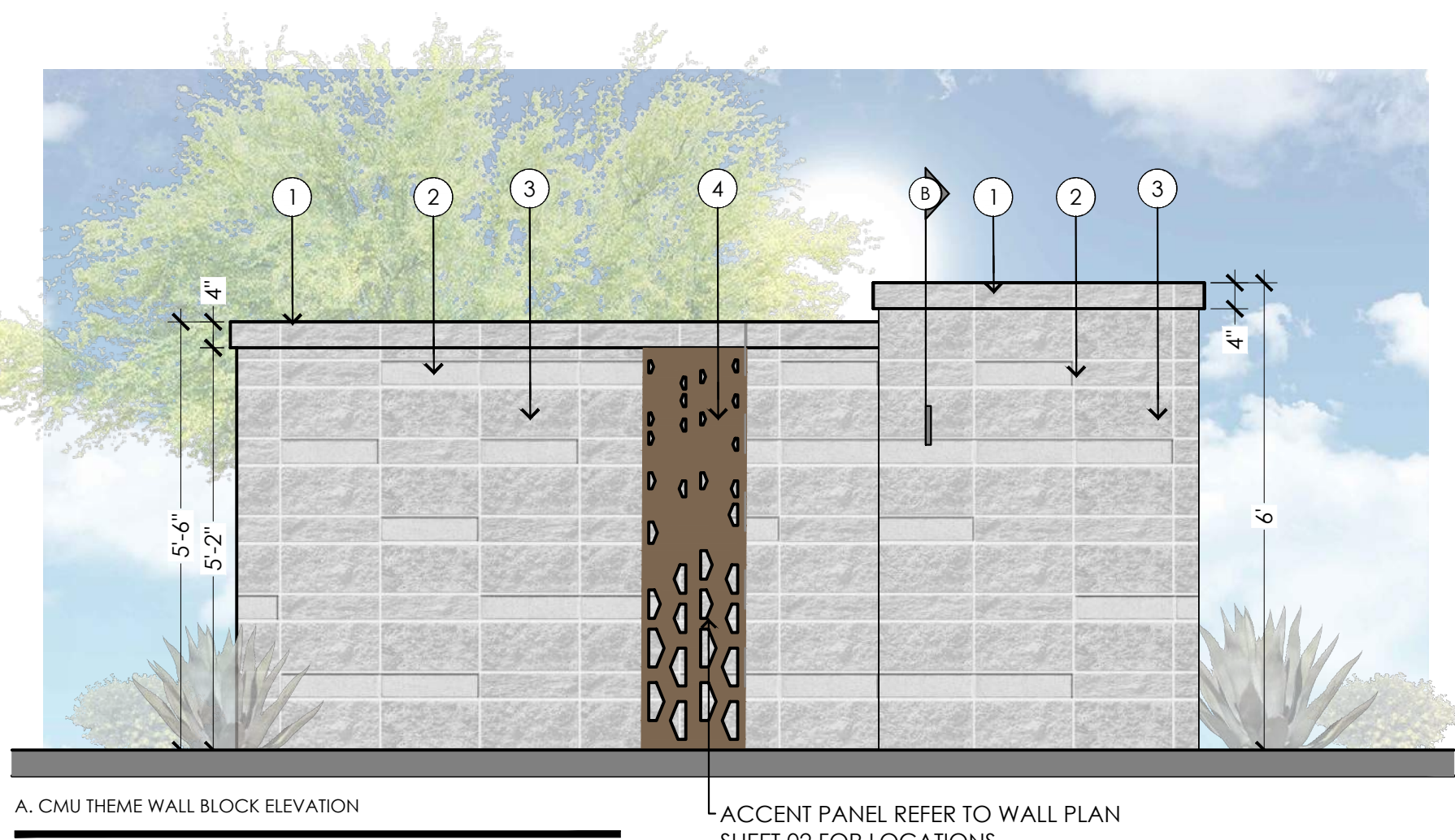
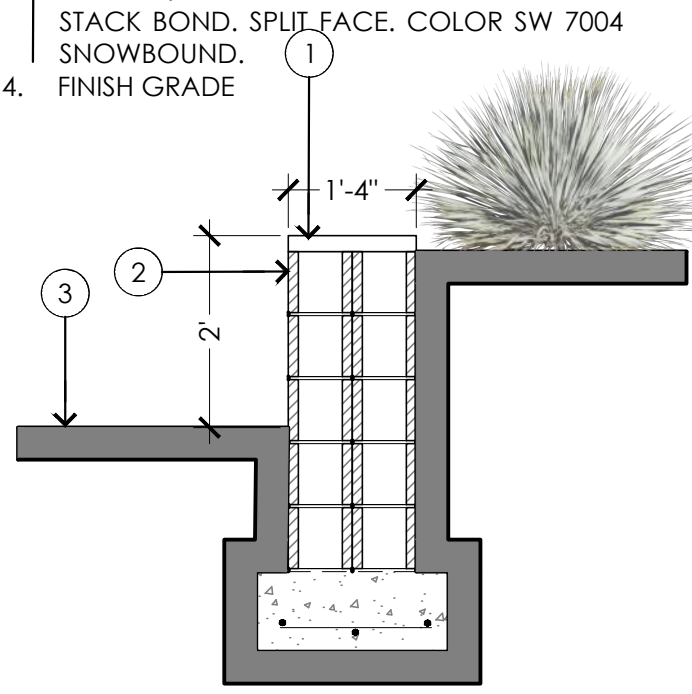


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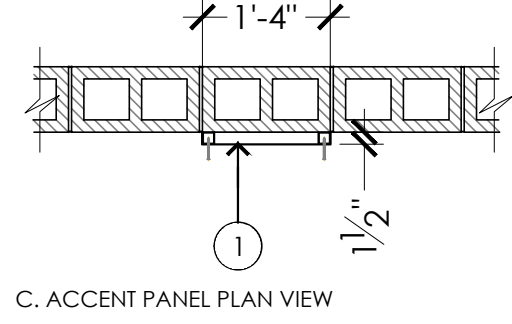
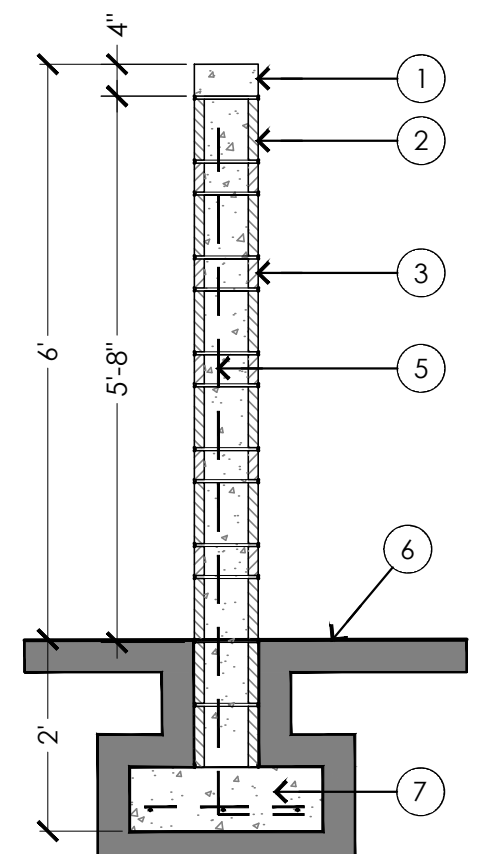
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- KEYED NOTES:**
1. 4"x8"x16" SOLID CAP
 2. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND, SMOOTH FACE, COLOR SW 7004 SNOWBOUND.
 3. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND, SPLIT FACE, COLOR SW 7004 SNOWBOUND.
 4. FINISH GRADE



- KEYED NOTES:**
1. 4"x8"x16" SOLID CAP.
 2. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND SMOOTH FACE, COLOR SW 7004 SNOWBOUND.
 3. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND SPLIT FACE, COLOR SW 7004 SNOWBOUND.
 4. ACCENT PANEL WITH 1-1/2" SQUARE TUBING FRAME AND 22 GAUGE METAL SHEET CLADDING, RUSTED METAL FINISH, WALL MOUNTED WITH CONCRETE FASTENERS.
 5. CMU WALL REINFORCEMENT PER STRUCTURAL.
 6. FINISH GRADE
 7. CONC. FTG. PER STRUCTURAL.



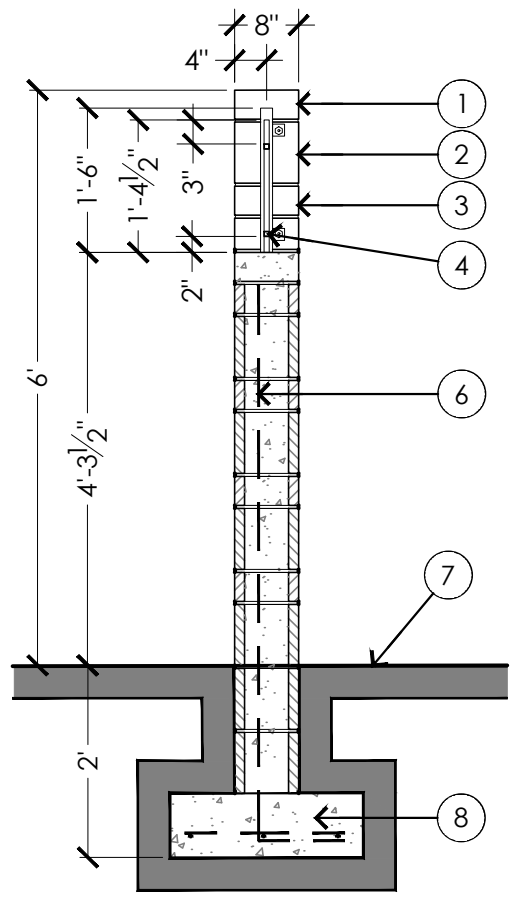
1 2' RETAINING / SEATING WALL

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

2 6' CMU THEME WALL WITH ACCENT PANEL

NOBELLA

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



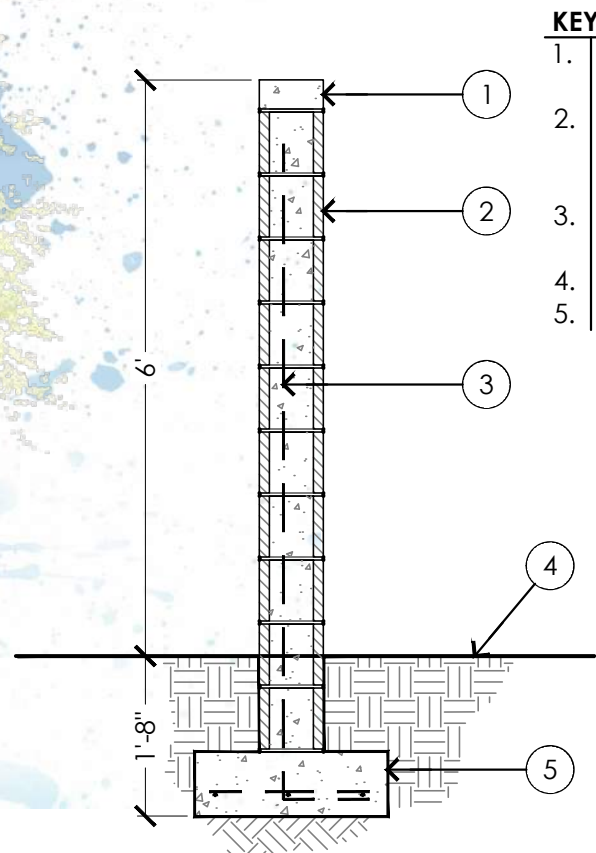
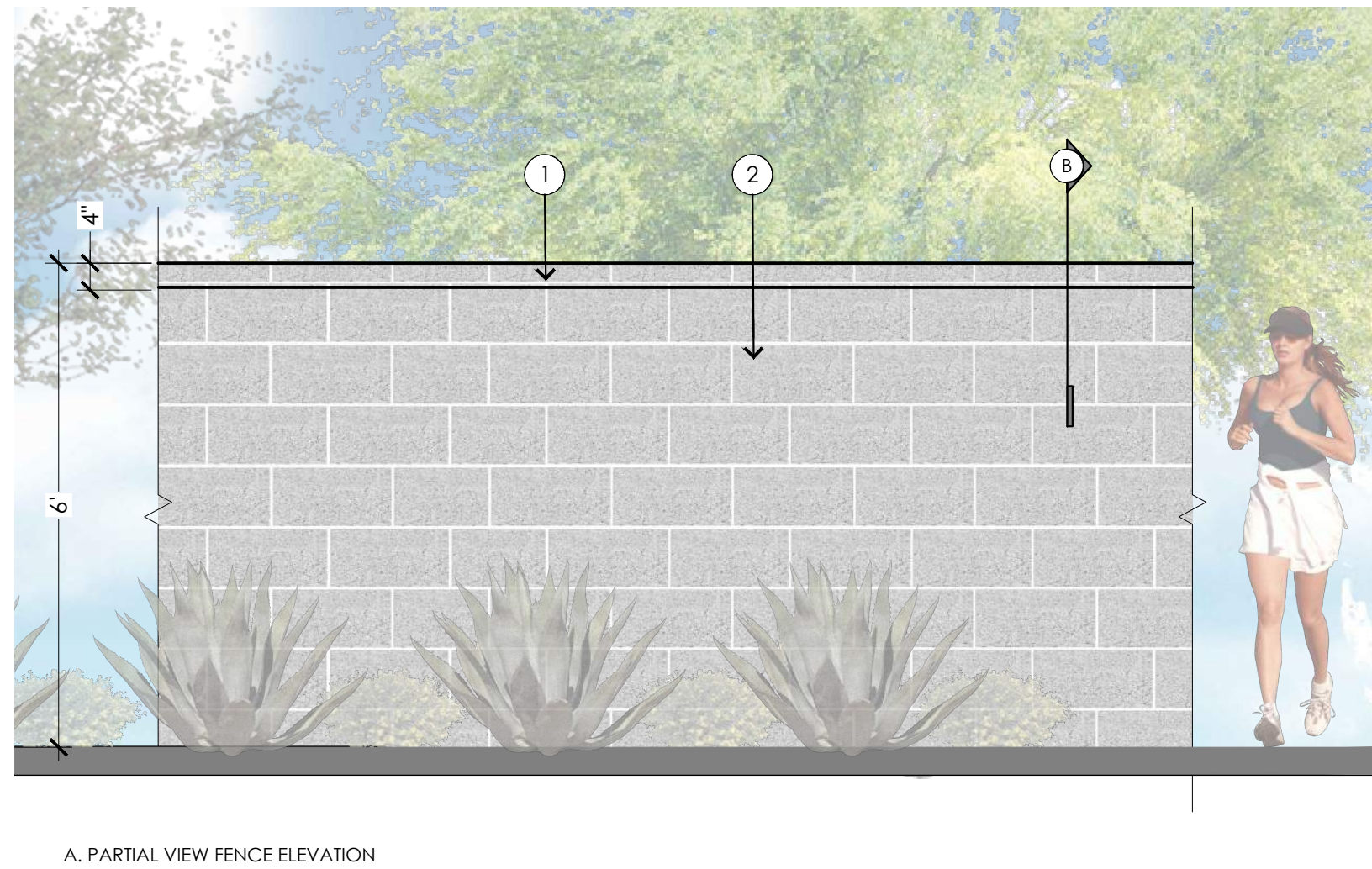
- KEYED NOTES:**
1. 4"x8"x16" SOLID CAP.
 2. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND SMOOTH FACE, COLOR SW 7004 SNOWBOUND.
 3. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND SPLIT FACE, COLOR SW 7004 SNOWBOUND.
 4. 18" HEIGHT FENCE PANEL
 5. ACCENT PANEL WITH 1-1/2" SQUARE TUBING FRAME AND 22 GAUGE METAL SHEET CLADDING, RUSTED METAL FINISH, WALL MOUNTED WITH CONCRETE FASTENERS.
 6. CMU WALL REINFORCEMENT PER STRUCTURAL.
 7. FINISH GRADE
 8. CONC. FTG. PER STRUCTURAL.

SW 7004
Snowbound

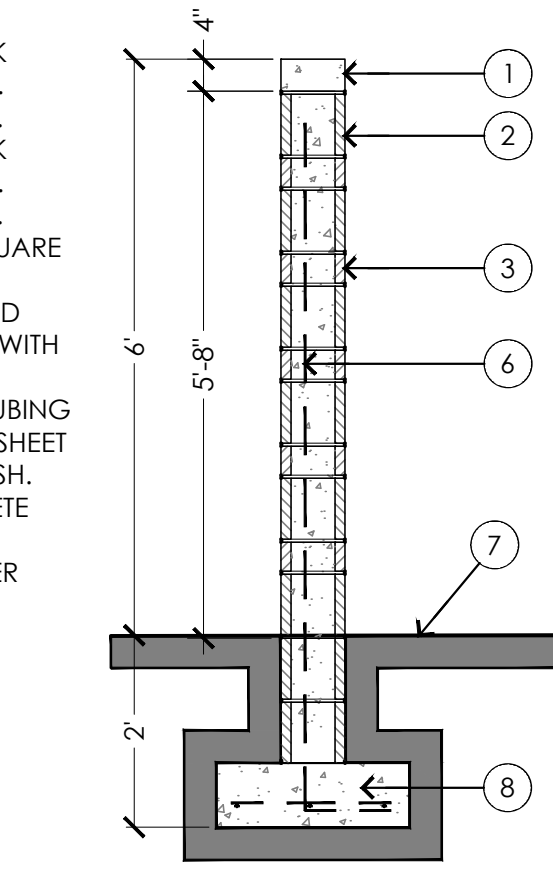
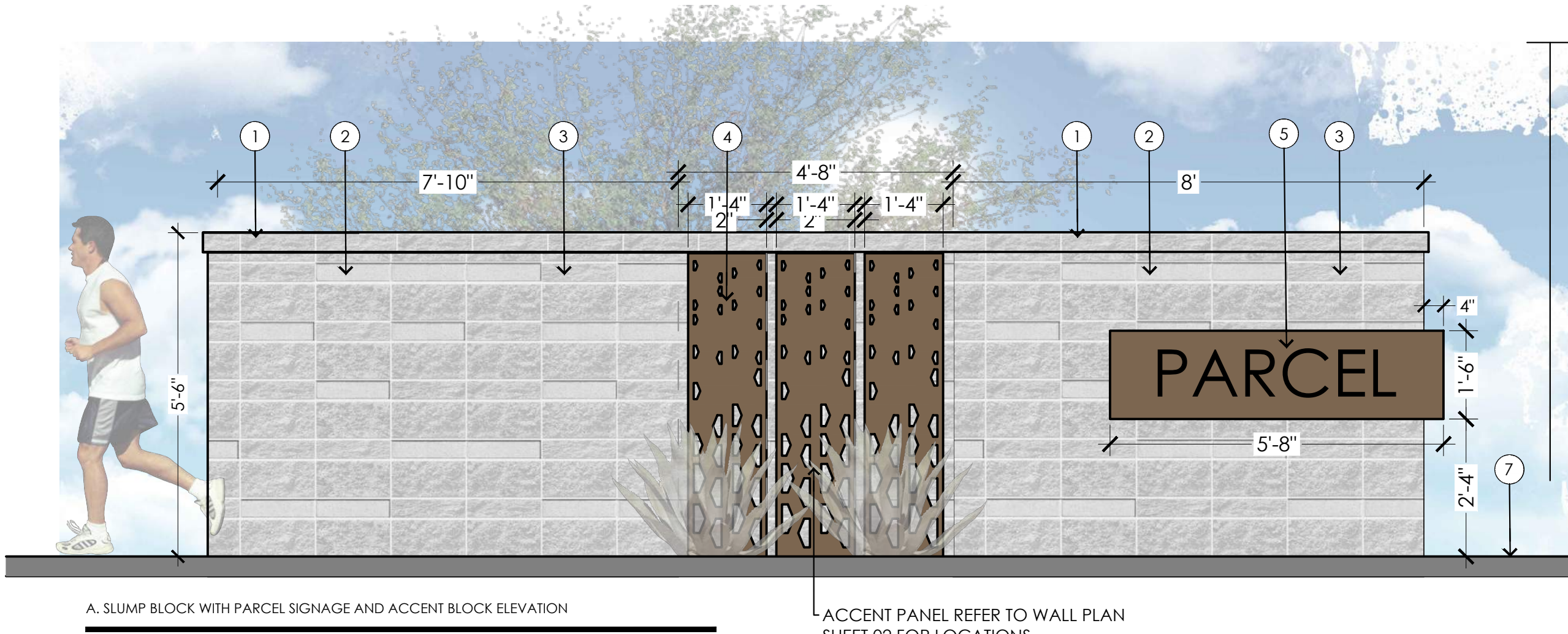
3 6' PARTIAL VIEW FENCE

NOBELLA

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



- KEYED NOTES:**
1. 4"x8"x16" SOLID CAP, COLOR SW 7004 SNOWBOUND.
 2. 8"x8"x16" CMU BLOCK WALL RUNNING BOND, COLOR SW 7004 SNOWBOUND.
 3. CMU WALL REINFORCEMENT PER STRUCTURAL.
 4. FINISH GRADE.
 5. CONC. FTG. PER STRUCTURAL.



- KEYED NOTES:**
1. 4"x8"x16" SOLID CAP.
 2. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND, SPLIT FACE, COLOR SW 7004 SNOWBOUND.
 3. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND, SPLIT FACE, COLOR SW 7004 SNOWBOUND.
 4. ACCENT PANEL WITH 1-1/2" SQUARE TUBING FRAME AND 22 GAUGE METAL SHEET CLADDING, RUSTED METAL FINISH, WALL MOUNTED WITH CONCRETE FASTENERS.
 5. PARCEL SIGN, 1-1/2" SQUARE TUBING FRAME AND 22 GAUGE METAL SHEET CLADDING, RUSTED METAL FINISH, WALL MOUNTED WITH CONCRETE FASTENERS.
 6. CMU WALL REINFORCEMENT PER STRUCTURAL.
 7. FINISH GRADE
 8. CONC. FTG. PER STRUCTURAL.

4 6' CMU PERIMETER WALL

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

5 6' CMU PARCEL ENTRY WALL WITH PARCEL NAME

NOBELLA

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

NOBELLA

WALL ELEVATIONS

03

Plotfile: 02/01/24 - 1:07 PM, By: chgo
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SURPRISE, ARIZONA.

3rd PRE PLAT SUBMITTAL

DATE: 02/01/2024

PROJECT NUMBER: 1231

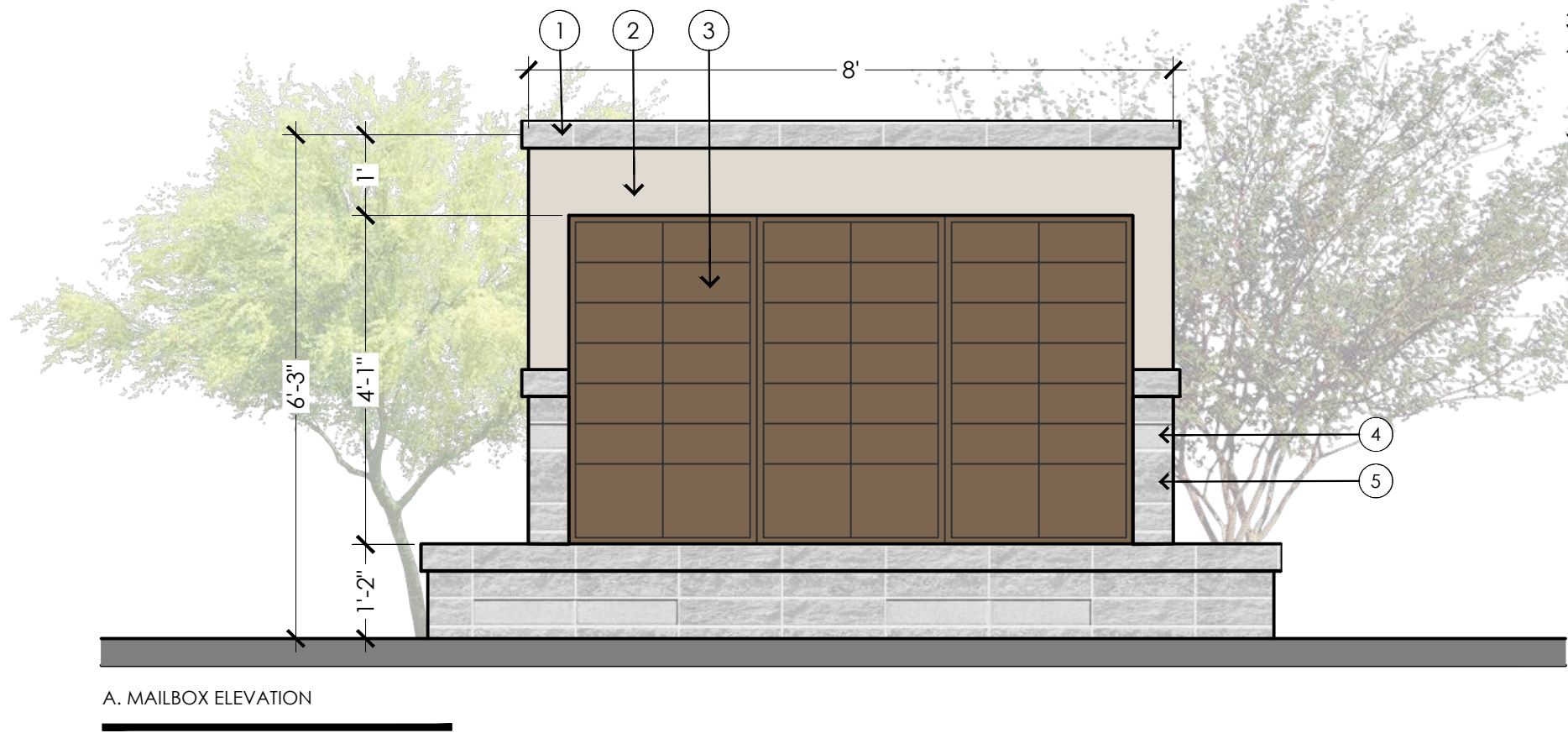


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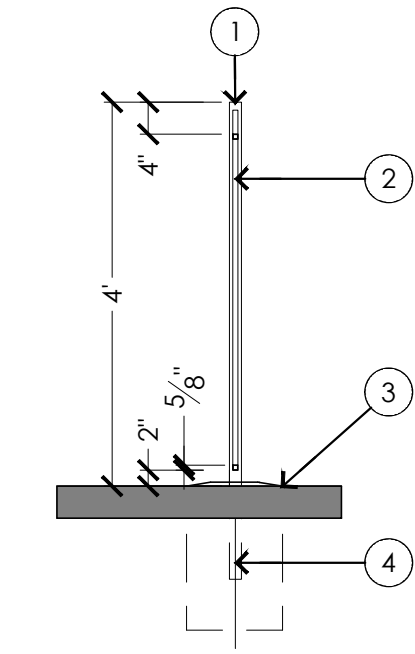
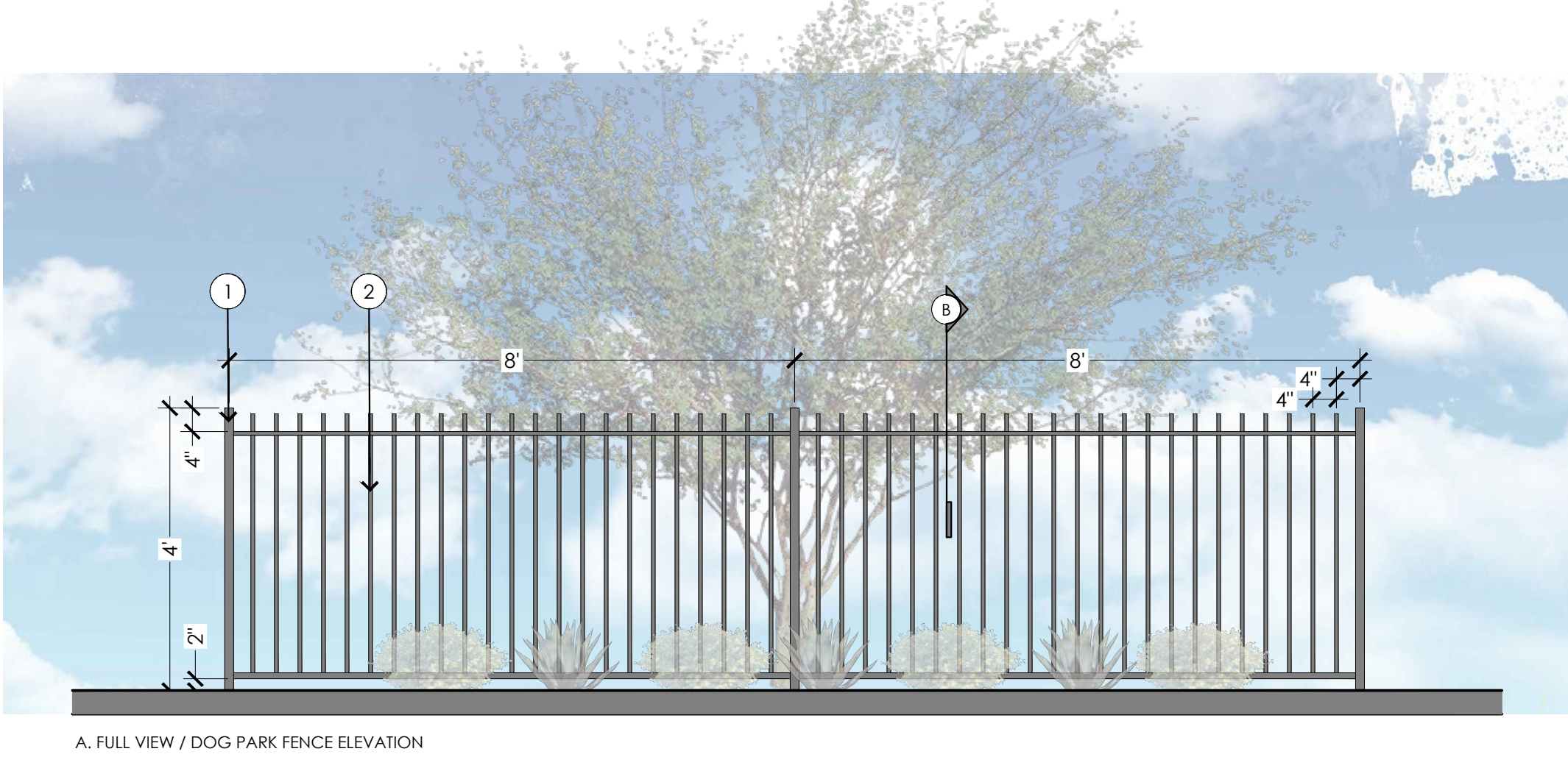
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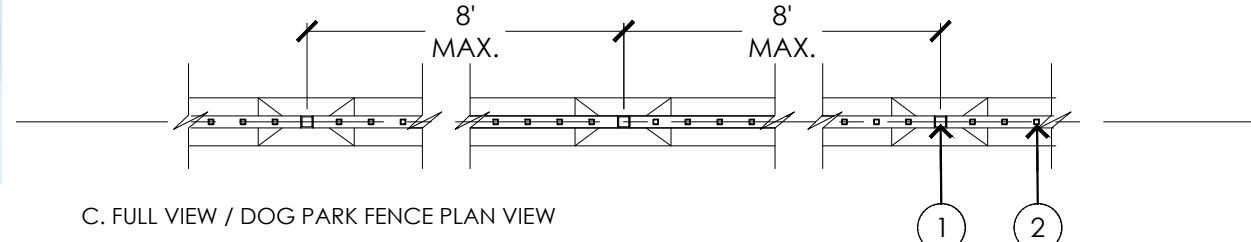


- KEYED NOTES:**
1. 4"x16" DECORATIVE CMU VENEER.
 2. STUCCO SURROUND, COLOR SW 6385 DOVER WHITE.
 3. MAILBOXES.
 4. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND, SMOOTH FACE. COLOR SW 7004 SNOWBOUND.
 5. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND, SPLIT FACE. COLOR SW 7004 SNOWBOUND.



- KEYED NOTES:**
1. 1 1/2" SQUARE TUBING HORIZONTAL FENCE FRAME
 2. 3/4" TUBE STEEL PICKET.
 3. FINISH GRADE
 4. FENCE POST FOOTING

SW 7004
Snowbound



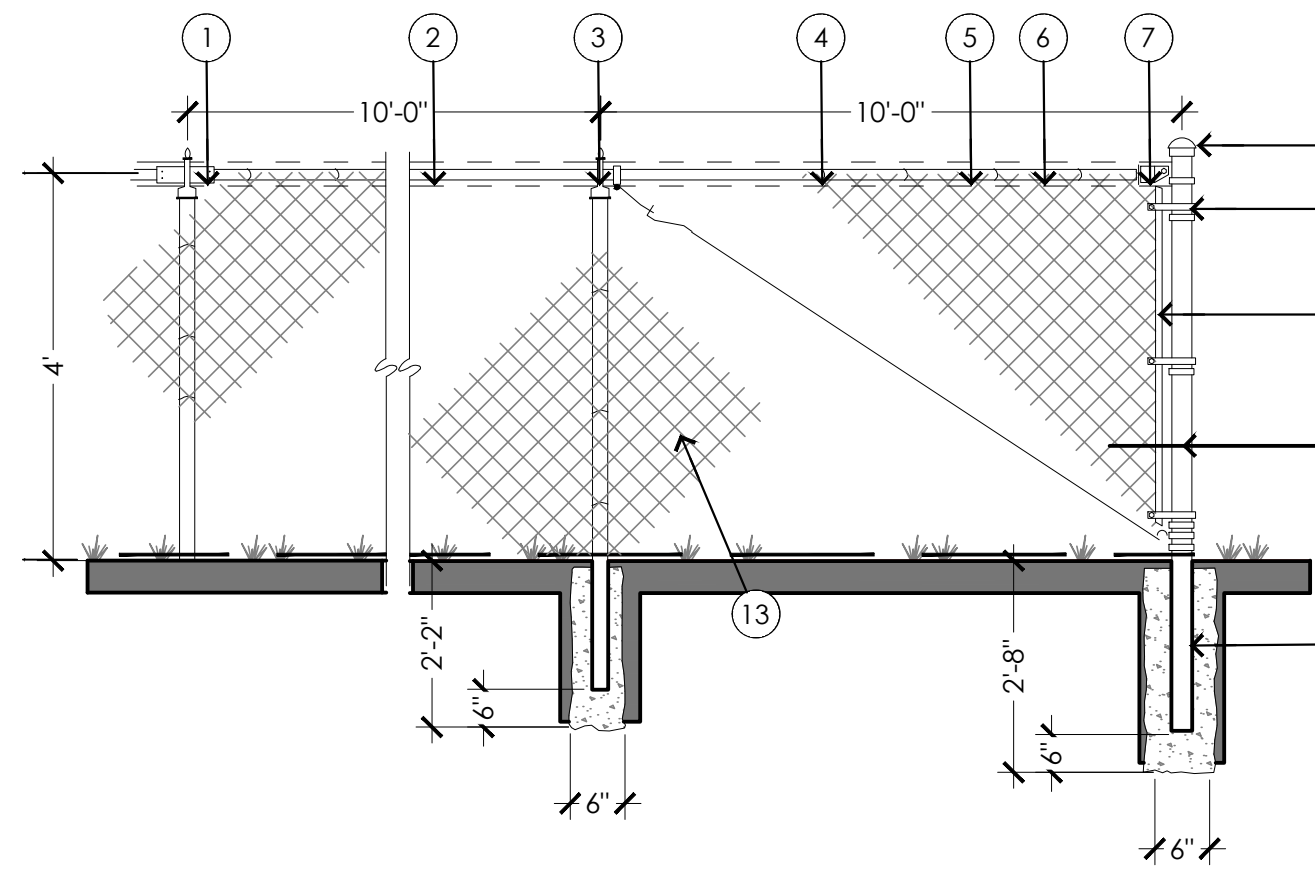
6 THEMED MAILBOX

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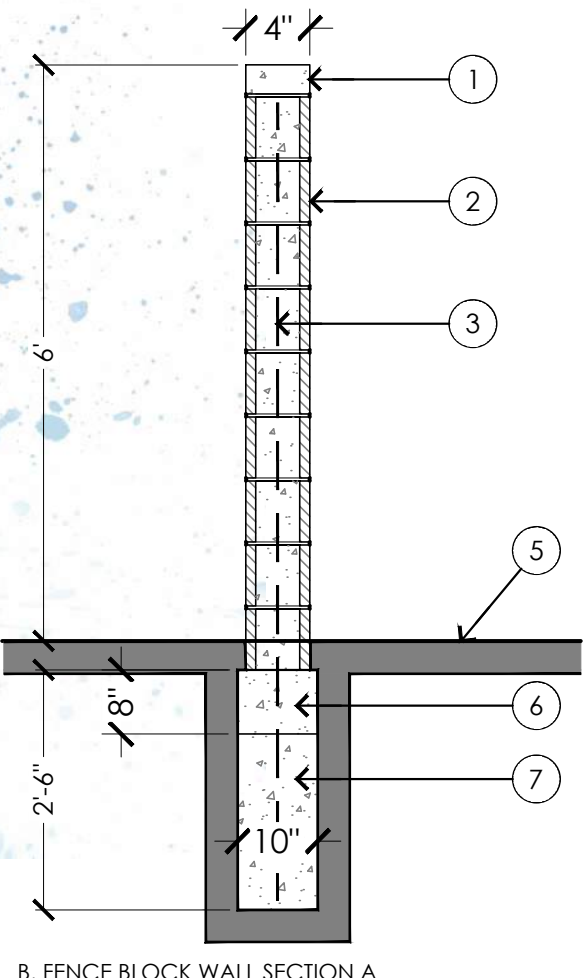
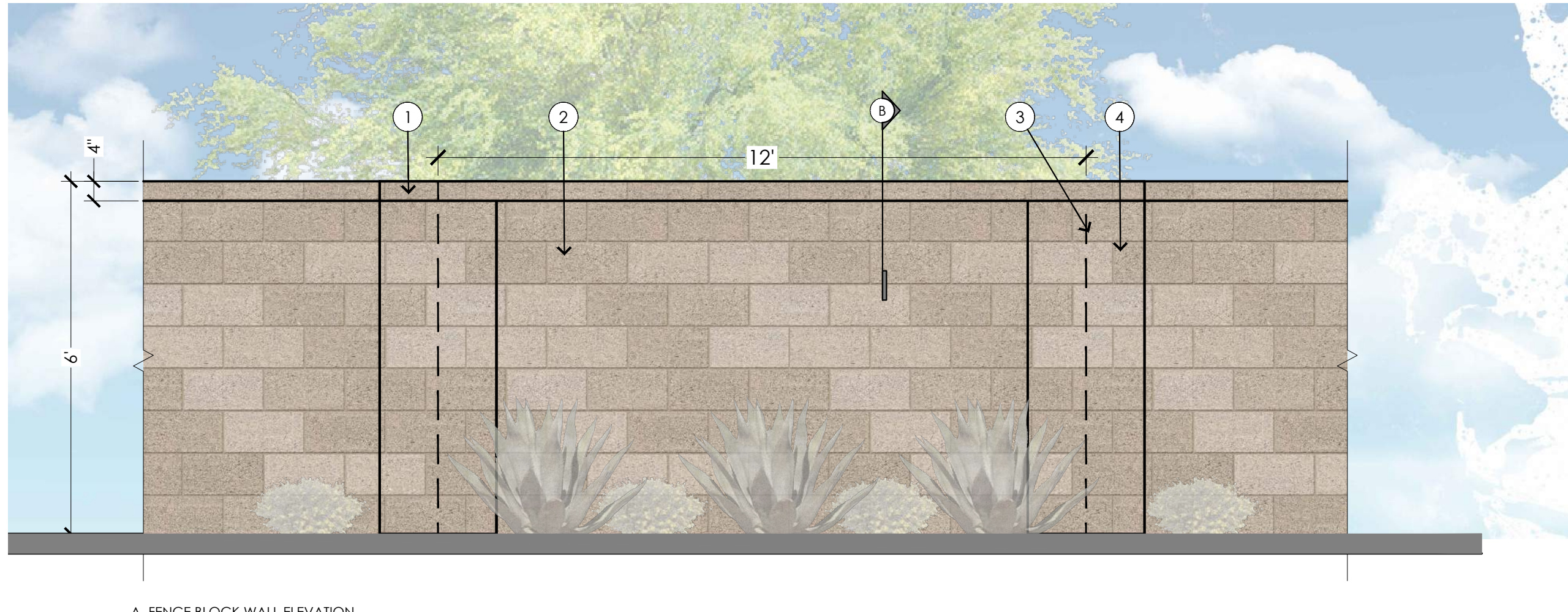
SCALE: 1/2" = 1'-0"

7 4' DOG PARK FENCE

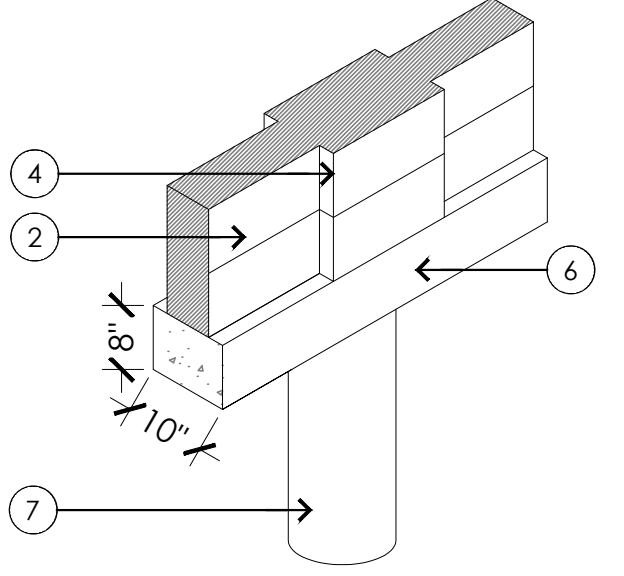
SCALE: 1/2" = 1'-0"



- KEYED NOTES:**
1. TOP RAIL CONNECTION
 2. TOP RAIL 1 1/2" GALV. PIPE WITH PROTECTION PADDING, TYP LINE POST 2" A.D. GALV. PIPE
 3. 9 GA. TIE WIRE
 4. 3/8" TRUSS ROD @ ALL CORNERS, INTERSECTIONS
 5. 2"x2"x9 GA. FABRICK KNUCKLED TOP AND BOTTOM.
 6. RAIL END.
 7. POST CAP
 8. POST BAND
 9. DRAW BAR 1/2"x8"
 10. TERMINAL POST 2 1/2" O.D. GALV. PIPE
 11. POST FOOTING
 12. 7 GA. BOTTOM TENSION WIRE
 13. NOTE: ALL WIRE FABRIC AND FENCE HARDWARE SHALL BE GALVANIZED AND PVC COATED, COLOR BLACK. FABRIC SHALL BE INSTALLED ON THE OUTSIDE.



- KEYED NOTES:**
1. 4" SOLID CAP, COLOR SW 7004 SNOWBOUND.
 2. 4"x8"x16" CMU WALL RUNING BOND.
 3. ONE #4 VERTICAL BAR IN PILASTER GROUTED SOLID.
 4. 8"x16" PILASTER.
 5. FINISH GRADE.
 6. CONTINUOUS FOOTING.
 7. 10" DIAMETER PIER (TYP).



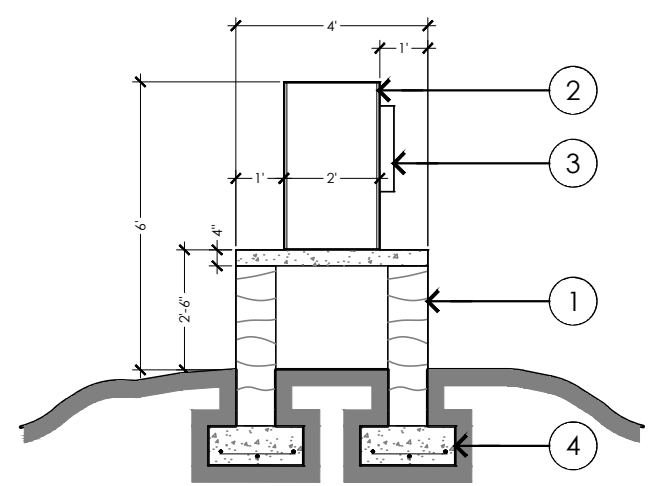
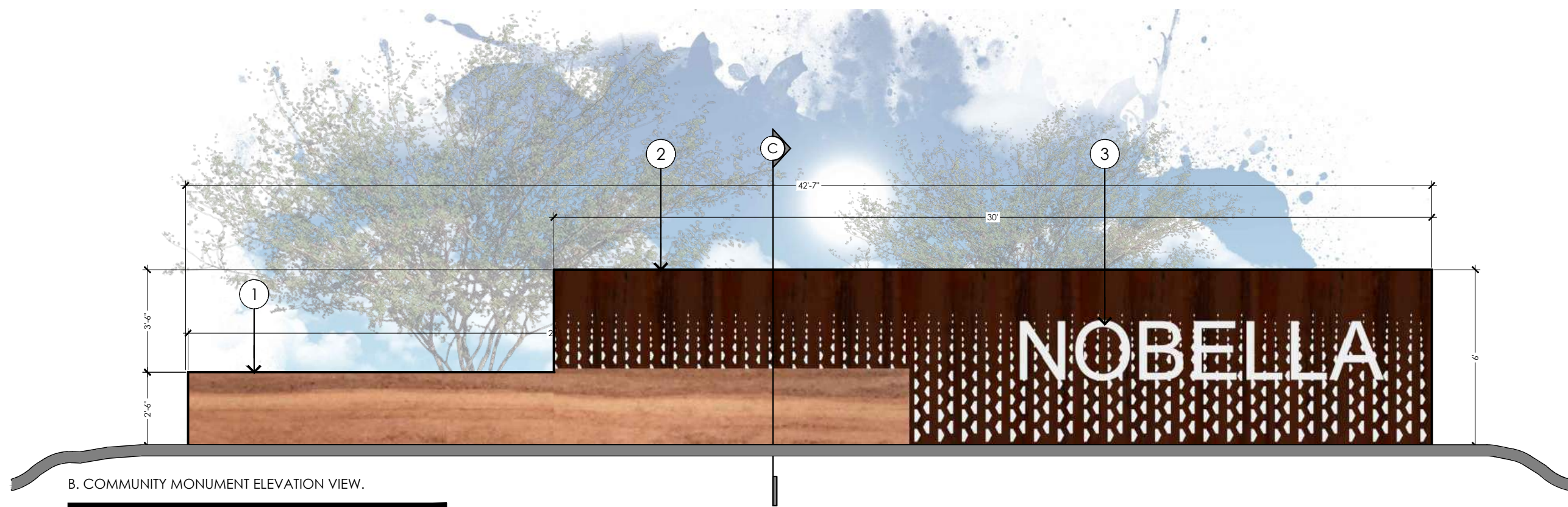
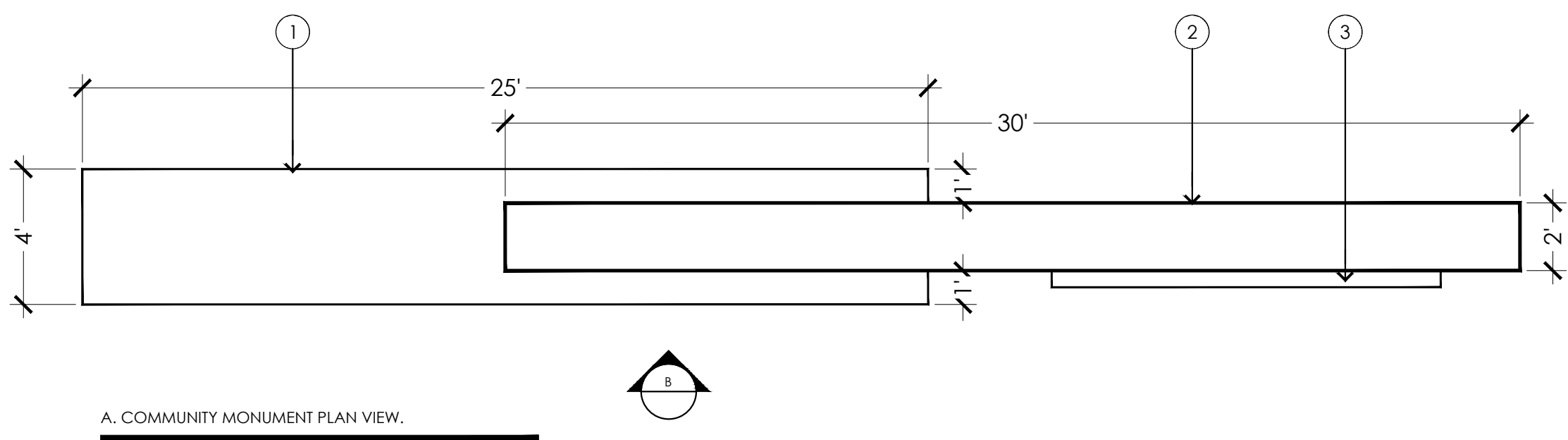
8 4' PICKLE BALL FENCE

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

9 6' FENCE BLOCK WALL

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

- KEYED NOTES:**
1. RAMMED EARTH WALL.
 2. 1/2" METAL SHEET SIGNAGE BASE, RUSTED METAL FINISH.
 3. MONUMENT SIGN.
 4. ENTRY MONUMENT FOOTING, PER STRUCTURAL.



10 COMMUNITY MONUMENT DETAIL

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

NOBELLA

WALL ELEVATIONS

04

SURPRISE, ARIZONA.

3rd PRE PLAT SUBMITTAL

DATE:

02/01/2024

PROJECT NUMBER:

1231



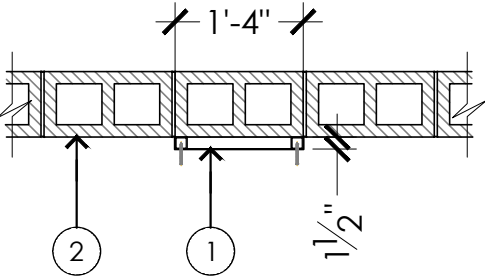
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DESIGN STUDIO

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Telephone 480.999.4400
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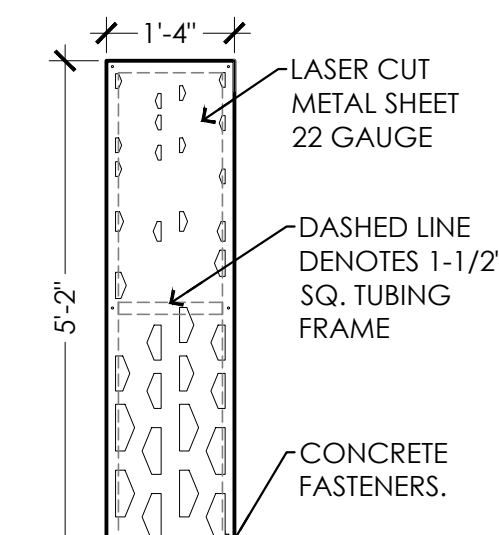
FS23-0811
Page 143 of 183

KEYED NOTES:

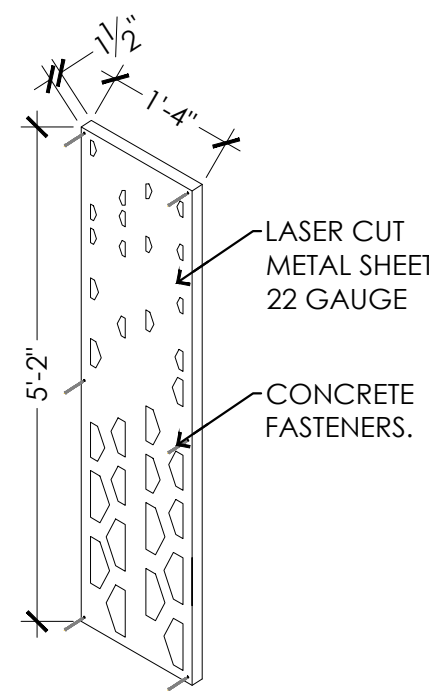
1. CMU BLOCK WALL
2. ACCENT PANEL WITH 1-1/2" SQUARE TUBING FRAME AND 22 GAUGE METAL SHEET CLADDING, RUSTED METAL FINISH. WALL MOUNTED WITH CONCRETE FASTENERS.



A. METAL PANEL PLAN VIEW



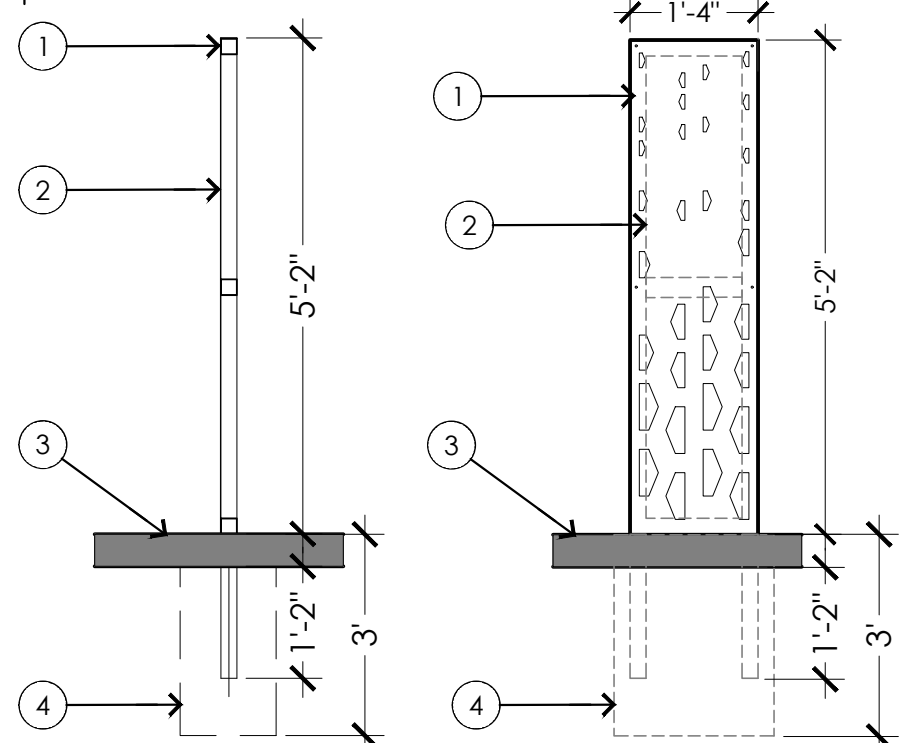
B. METAL PANEL ELEVATION VIEW



C. METAL PANEL ISOMETRIC VIEW

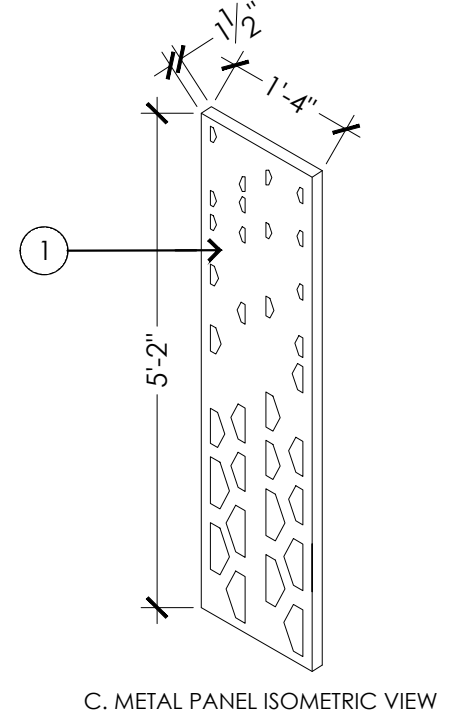
KEYED NOTES:

1. LASER CUT METAL SHEET 22 GAUGE
2. 2" SQ TUBING FRAME
3. FINISH GRADE
4. CONC. FIG. PER STRUCTURAL.

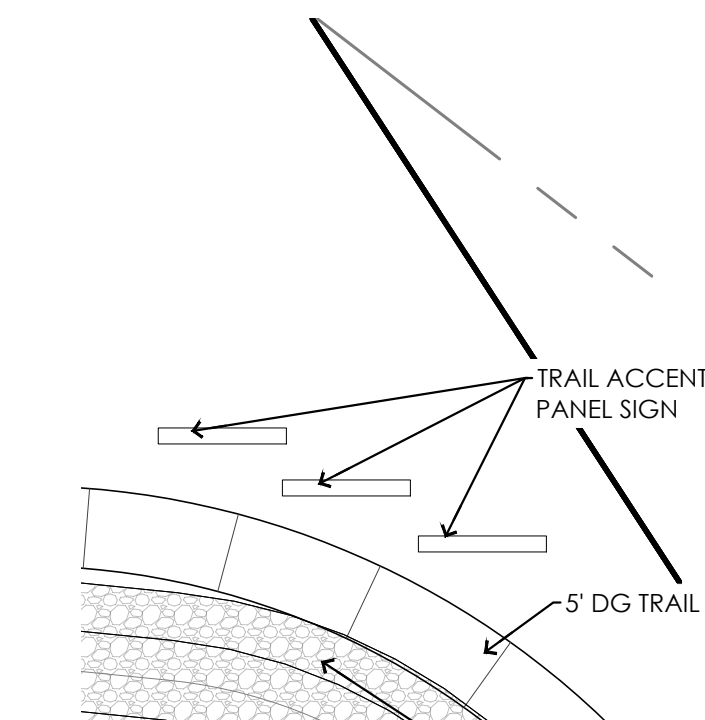


A. METAL PANEL PLAN VIEW

B. METAL PANEL ELEVATION VIEW



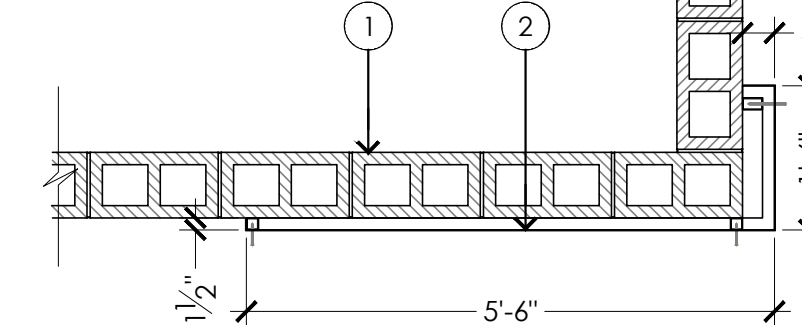
C. METAL PANEL ISOMETRIC VIEW



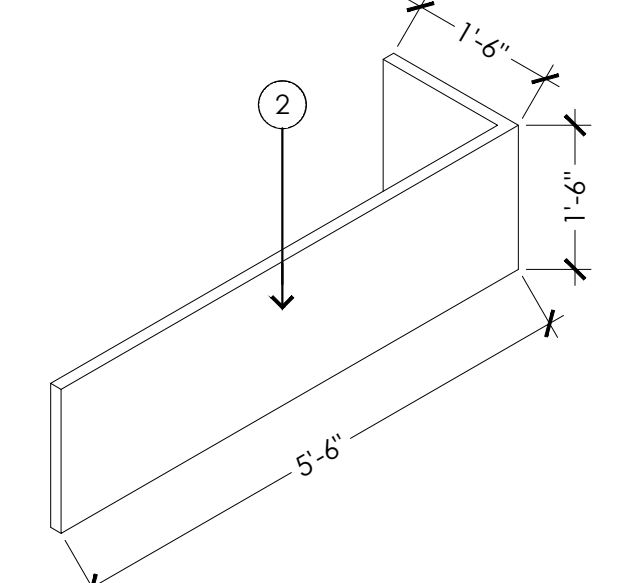
D. ACCENT PANEL LOCATION

KEYED NOTES:

1. CMU BLOCK WALL
2. PARCEL ENTRY SIGNAGE PANEL WITH 1-1/2" SQUARE TUBING FRAME AND 22 GAUGE METAL SHEET CLADDING, RUSTED METAL FINISH. WALL MOUNTED WITH CONCRETE FASTENERS.



A. PARCEL SIGNAGE PLAN VIEW



B. PARCEL SIGNAGE ISOMETRIC VIEW

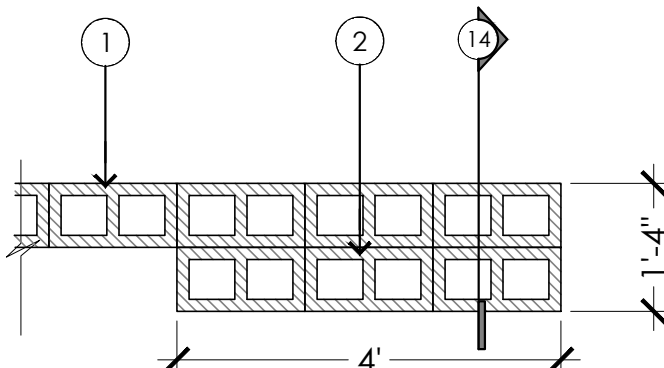
11

ACCENT PANEL DETAIL

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

KEYED NOTES:

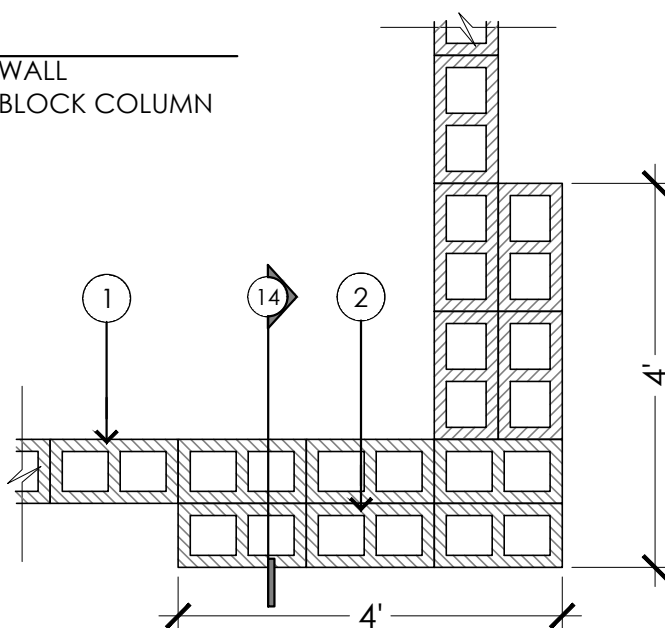
1. CMU BLOCK WALL
2. 48"x16" CMU BLOCK COLUMN



A. COLUMN PLAN VIEW

KEYED NOTES:

1. CMU BLOCK WALL
2. 48"x48" CMU BLOCK COLUMN



A. CORNER COLUMN PLAN VIEW

14

COLUMN

NOBELLA

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

15

CORNER COLUMN

NOBELLA

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

16

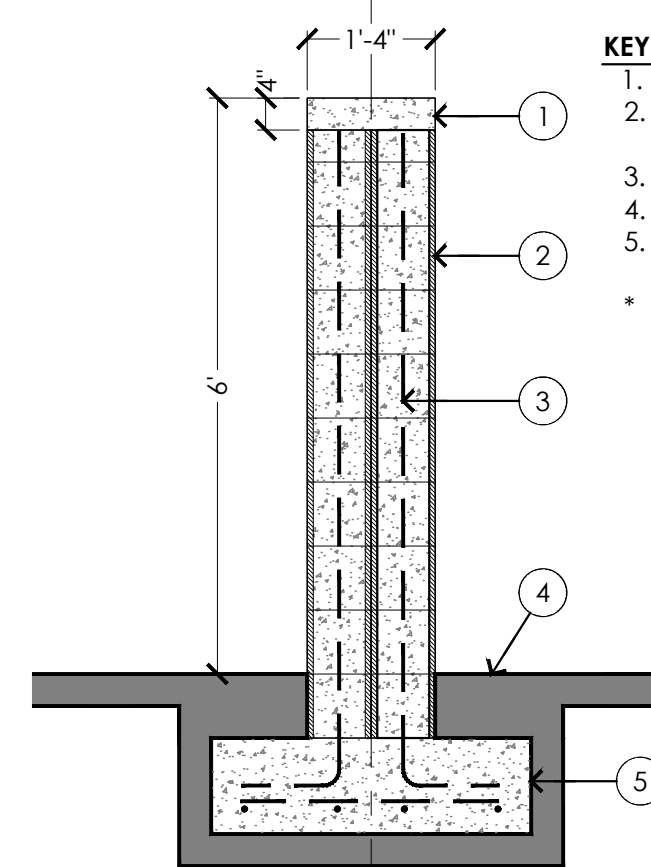
COLUMN SECTION

NOBELLA

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

KEYED NOTES:

1. PRE CAST STONE CAP 2" CAP RELIEF TYP
2. 8"x8"x16" CMU BLOCK WALL STACK BOND - REF THEME WALL ELEVATION FOR FINISH PER STRUCTURAL ENG
3. FINISH GRADE
4. CONCRETE FOOTING PER STRUCTURAL ENG
5. MEASUREMENTS AND STEEL REINFORCEMENT TO BE SPECIFIED BY STRUCTURAL ENGINEER

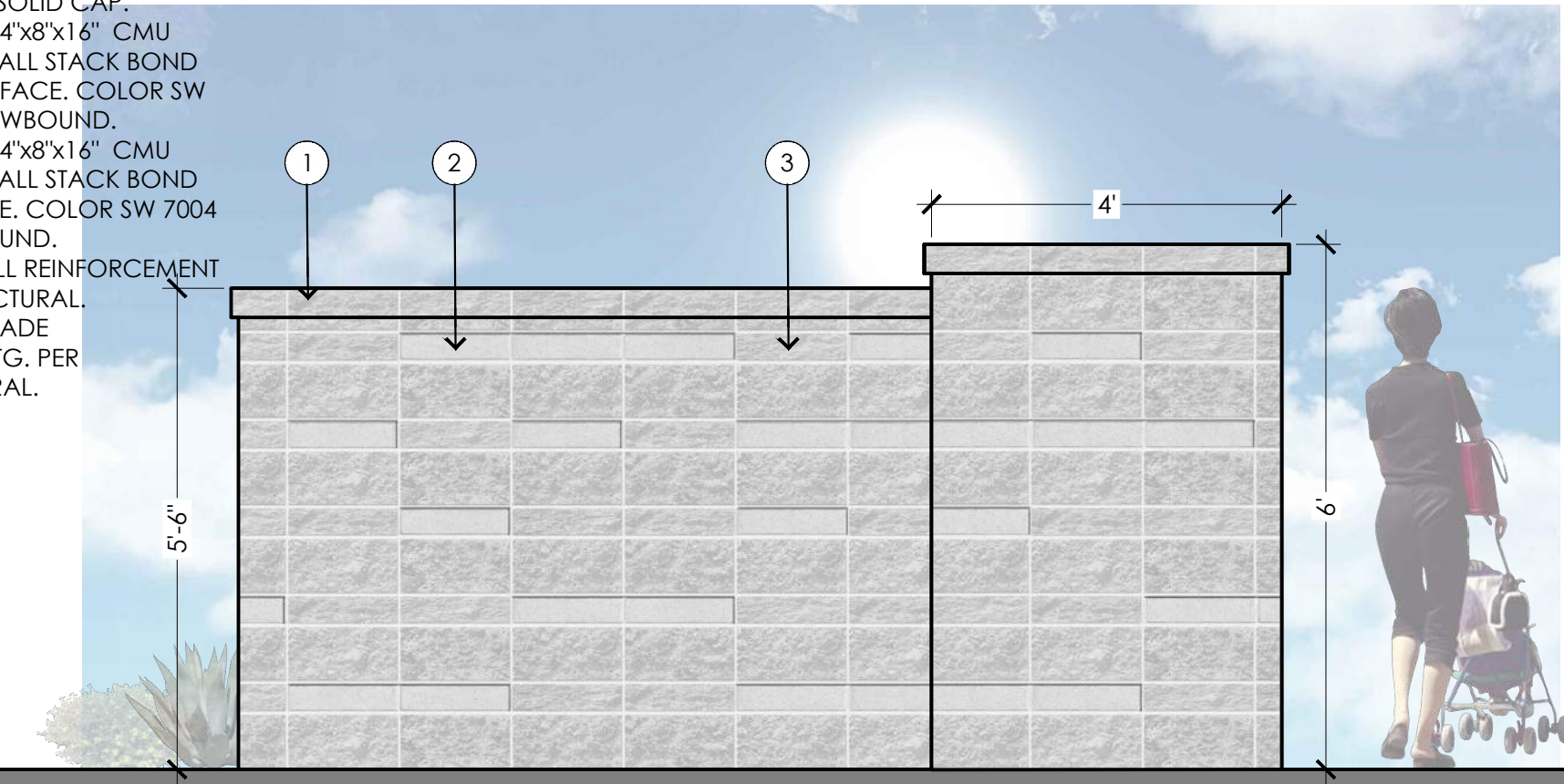


B. CORNER COLUMN SECTION VIEW

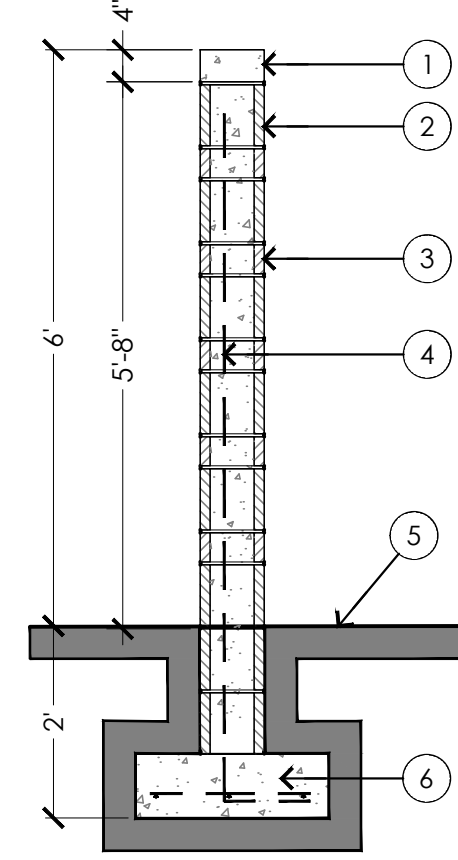
SW 7004
Snowbound

KEYED NOTES:

1. 4"x8"x16" SOLID CAP
2. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND SMOOTH FACE. COLOR SW 7004 SNOWBOUND.
3. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL STACK BOND SPLIT FACE. COLOR SW 7004 SNOWBOUND.
4. CMU WALL REINFORCEMENT PER STRUCTURAL.
5. FINISH GRADE
6. CONC. FIG. PER STRUCTURAL.



A. EXTERIOR SLUMP BLOCK THEME WALL ELEVATION



B. CMU THEME WALL SECTION A

17

6' EXTERIOR CMU BLOCK WITH COLUMN

NOBELLA

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

NOBELLA

WALL ELEVATIONS

05

Plotfile: 02/01/24 - 1:02 PM, By: chgo
File: M:\1231_01res_development\mpc-surprise\DWG\landscape\Conceptual Landscape DWG\1231_01_WALL.dwg -> 05 WALL ELEVATIONS

SURPRISE, ARIZONA.

DATE:

PROJECT NUMBER:

3rd PRE PLAT SUBMITTAL

02/01/2024

1231

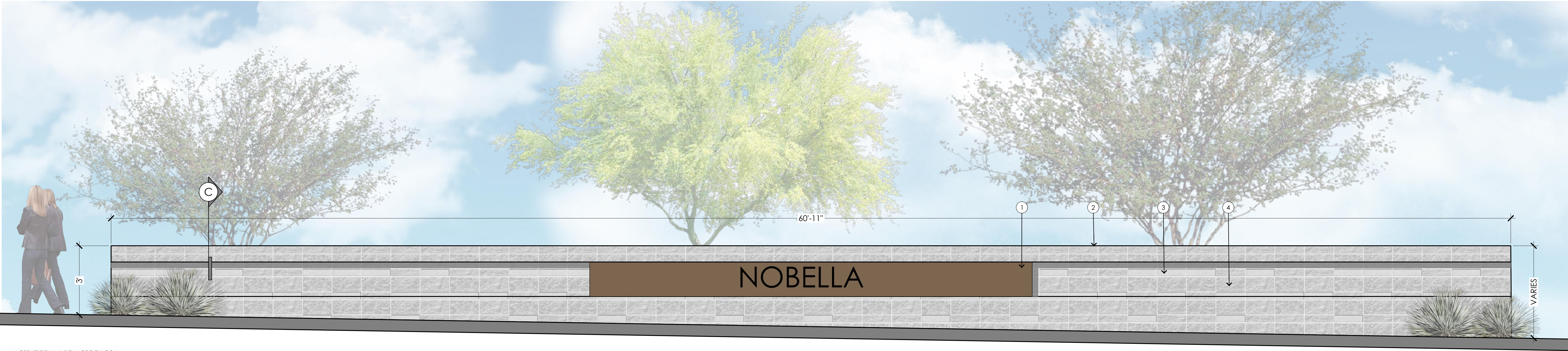


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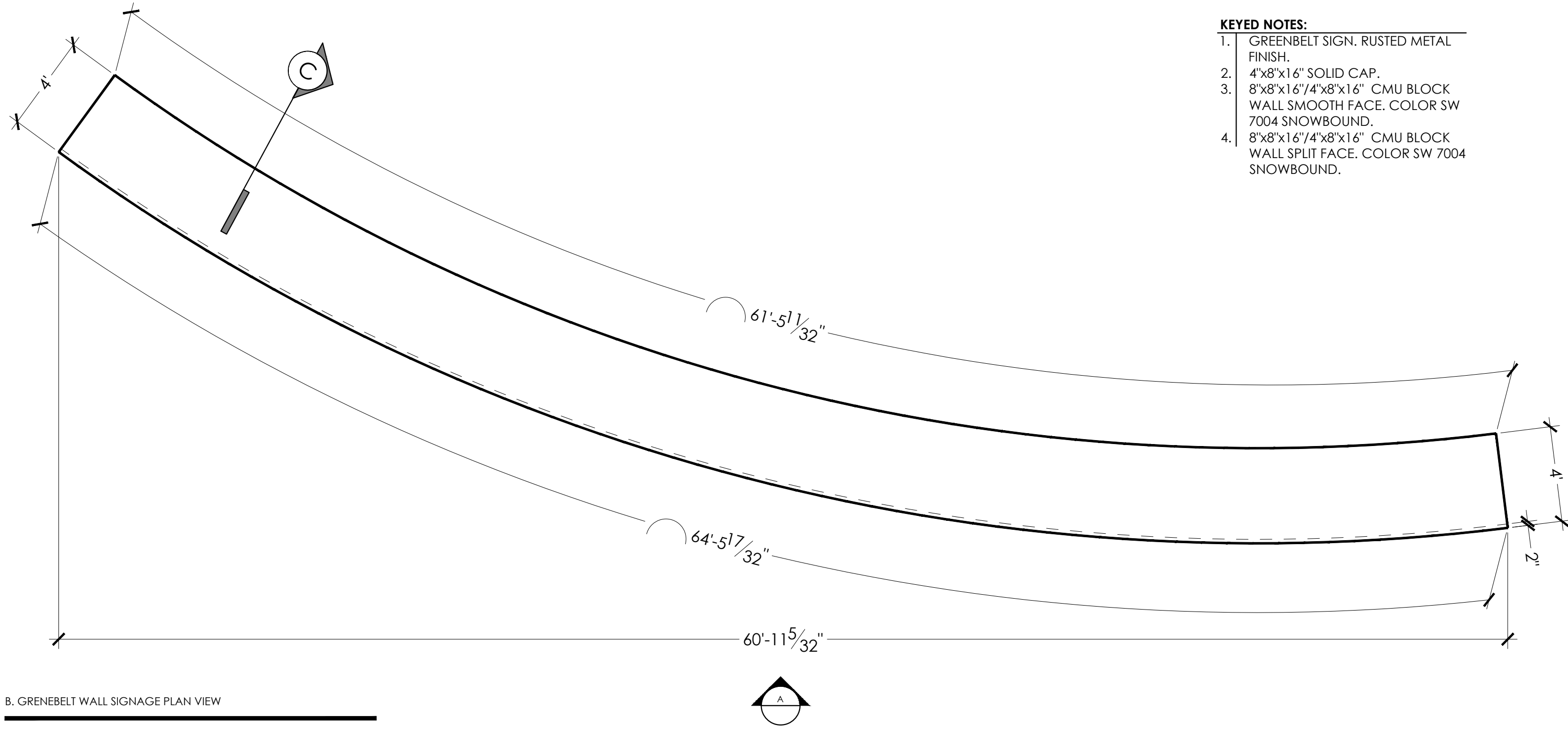
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A. GREENBELT WALL SIGNAGE ELEVATION

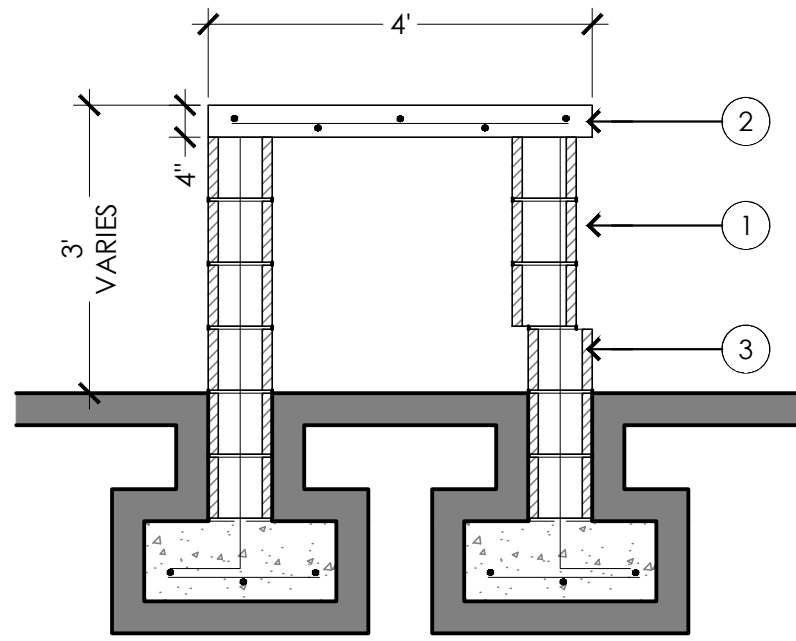
17 GREENBELT SIGNAGE WALL DETAIL

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



B. GREENBELT WALL SIGNAGE PLAN VIEW

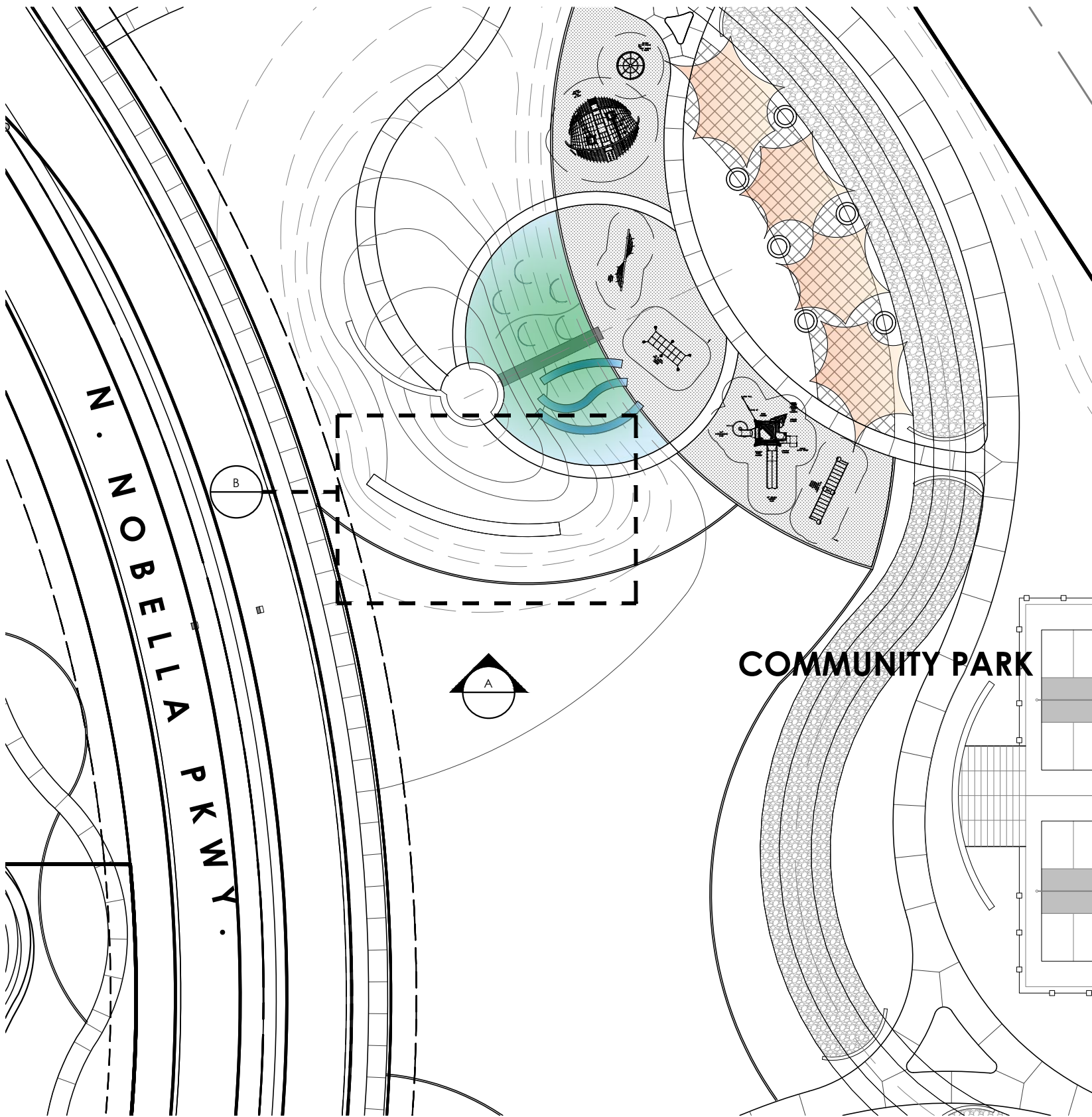
- KEYED NOTES:
1. GREENBELT SIGN, RUSTED METAL FINISH.
 2. 4"x8"x16" SOLID CAP.
 3. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL SMOOTH FACE. COLOR SW 7004 SNOWBOUND.
 4. 8"x8"x16"/4"x8"x16" CMU BLOCK WALL SPLIT FACE. COLOR SW 7004 SNOWBOUND.



C. GREENBELT WALL SIGNAGE SECTION

19 GREENBELT SIGNAGE WALL DETAIL

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



20 GREENBELT SIGNAGE WALL PLAN VIEW

NOBELLA

SCALE: 1" = 40'-0"

NOBELLA
WALL ELEVATIONS
06

Plotfile: 02/01/24 - 1:29 PM, By: chgo
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SURPRISE, ARIZONA.

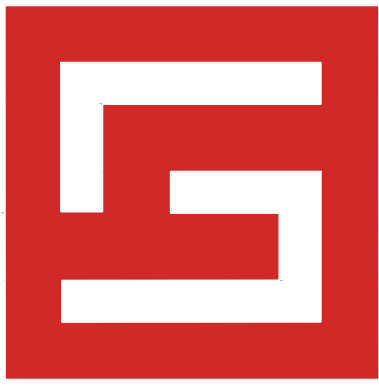
3rd PRE PLAT SUBMITTAL

DATE:

02/01/2024

PROJECT NUMBER:

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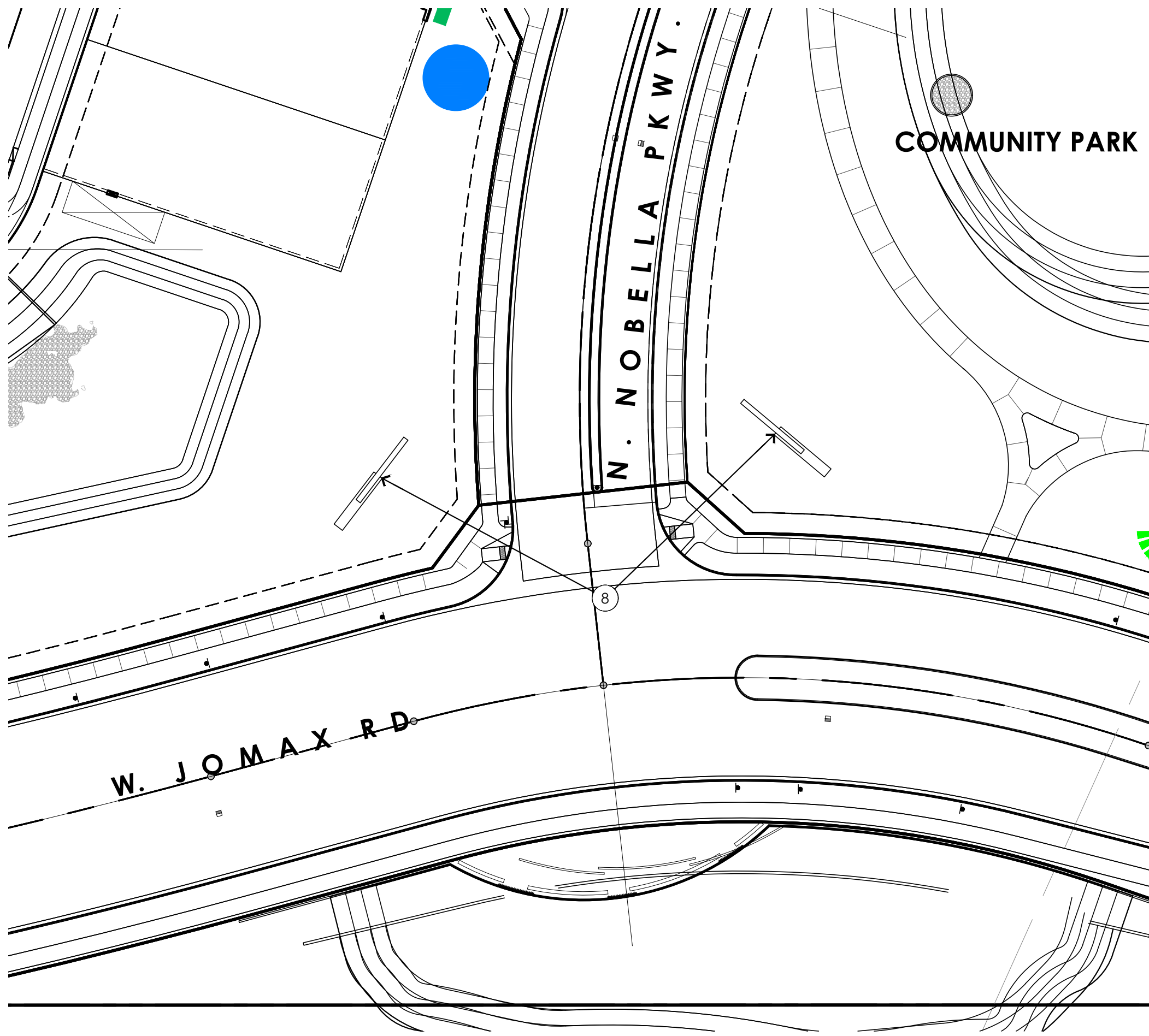
21 COMMUNITY MONUMENT RENDERING

SCALE: N/A



22 COMMUNITY MONUMENT RENDERING

SCALE: N/A



23 COMMUNITY MONUMENT PLAN VIEW

SCALE: 1" = 40'-0"

NOBELLA

COMMUNITY MONUMENT

07

Plotted: 02/01/2024, 1:10 PM, By: chgo
File: M:\1231_1stst development\mpc-surprise\DWG\landscape\Conceptual Landscape DWGs\1231_13_01_WALL.dwg -> D7 WALL ELEVATIONS

SURPRISE, ARIZONA.

DATE:
PROJECT NUMBER:

2nd SUBMITTAL
02/01/2024
1231

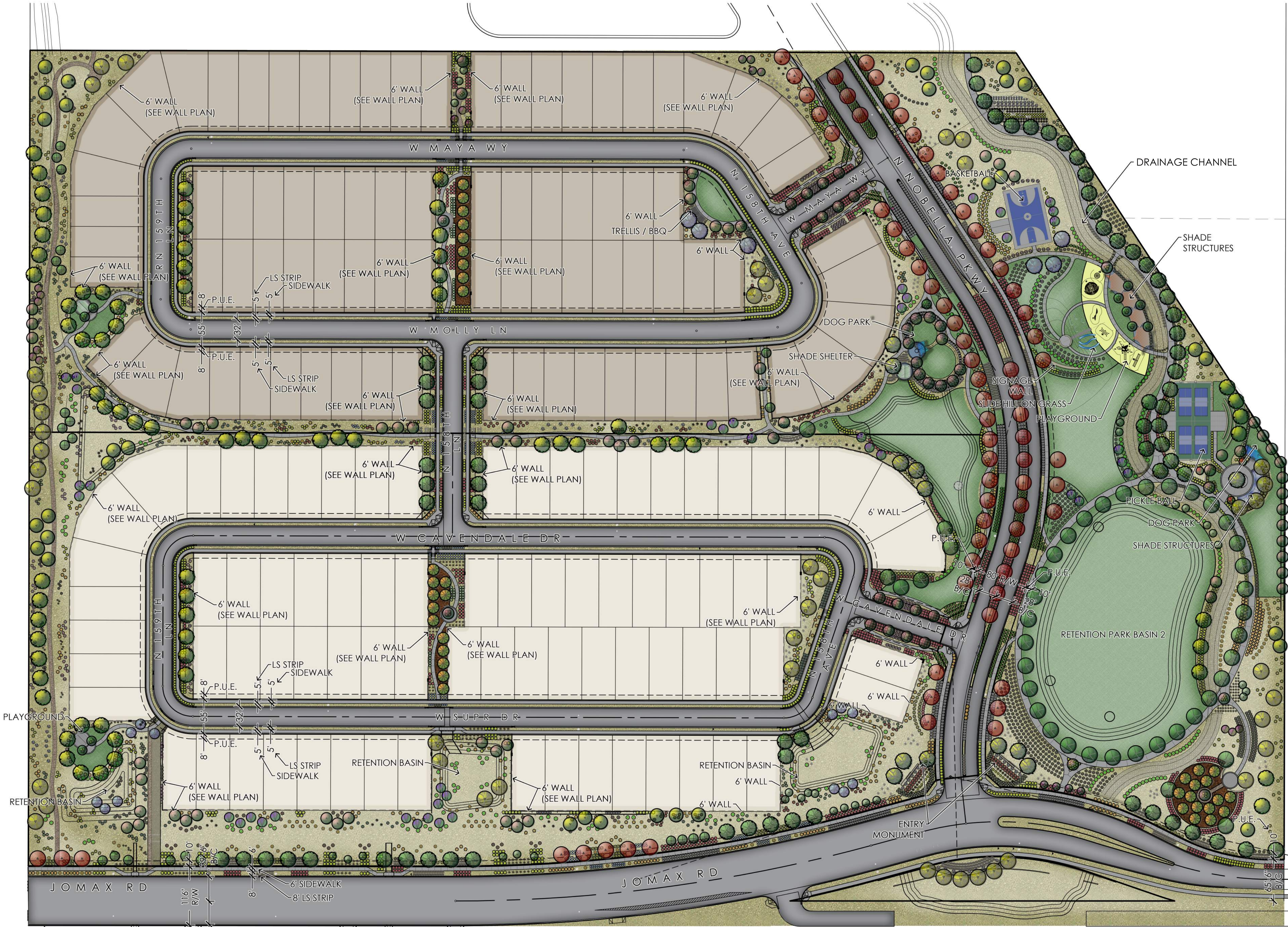


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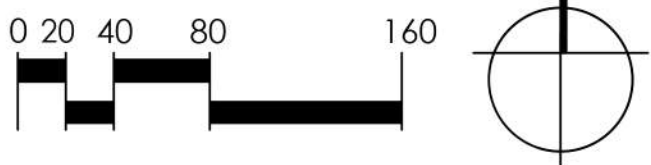
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NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW BASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 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.



SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)					
	ACACIA willardiana	Palo Blanco	2 1/2" BOX*	12	6'x3'
	CITURUS sinensis	Orange Tree	4 1/4" BOX*	47	9'x4'
	OLNEYA Tesota	Ironwood	25x25	6/6	SPECIMEN
	FRAXINUS Velutina 'Bonita'	Bonita Ash	3 1/3" BOX*	39	7'x5'
	OLEA europaea 'Wilsoni'	Fruitless Olive	3 1/3" BOX*	6	9'x4'
	PARKINSONIA hybrid	Sonoran Emerald	2 1/2" BOX*	41	7'x5'
	PISTACIA x 'Red Push'	Red Push Pistache	3 1/3" BOX*	73	7'x5'
	PROSOPIS thornless glandulosa	Thornless Honey Mesquite	3 1/3" BOX*	31	7'x4'
	QUERCUS virginiana	Live Oak	2 1/2" BOX*	67	7'x4'
	ULMUS parviflora	EVERGREEN ELM	2 1/3" BOX*	79	9'x4'
	SALVAGED NATIVE TREE	NATIVE TREE	Varies	TBD	Varies

TREES (SMALL)					
	CAESALPINIA Mexicana	Mexican Bird of Paradise	2"	34	5'x3' Multi
	CHITALPA x tashkentensis	Chitalpa Tree	2"	84	8'x5' Std.
	CORDIA boissieri	Texas Olive	2"	33	5'x3' Multi
	PISTACIA lentiscus	Mastic Tree	2"	3	8'x5' Std.
	SOPHORA secundiflora	Texas Mountain Laurel	2"	8	8'x5' Std.
	SOPHORA secundiflora	Silver Sierra TM	2"	14	8'x5' Std.
	VITEC agnus-castus	Monk's Pepper	2"	41	8'x5' Std.

636 / TOTAL TREES

SHRUBS				Mature Size
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUG.	5 GAL.	5h x 6'w
	BOUGAINVILLEA x ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	3h x 4'w
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	8h x 10'w
	LEUCOPHYLLUM candidum 'Thunder Cloud'	Lynn's Legacy Texas Sage	5 GAL.	5h x 5'w
	LEUCOPHYLLUM laevigatum 'Summer Snow'	White Chihuahu Sage	5 GAL.	5h x 5'w
	LEUCOPHYLLUM langmaniae 'Lynn's Legacy'	Lynn's Legacy Texas Sage	5 GAL.	5h x 5'w
	MUHLENBERGIA dubai	Pink Muhly	5 GAL.	3h x3'w
	MUHLENBERGIA Rigens	Deer Grass	5 GAL.	3h x3'w
	MUHLENBERGIA Lindheimeri	Autumn Glow Grass	5 GAL.	3h x3'w
	MUHLENBERGIA capilaris 'Regal Mist'	Regal Mist Muhly	5 GAL.	3h x3'w
	NERIUM oleander 'Pettite Pink'	Dwarf Pink Oleander	5 GAL.	5h x5'w
	OLEA europaea 'Little Ollie'	Dwarf Olive	5 GAL.	3h x3'w
	RUELLIA x brittoniana	Mexican Petunia	5 GAL.	4h x 6'w
	RUELLIA peninsularis	Baja Ruellia	5 GAL.	4h x 6'w
	RUESSELIA equisetiformis	Coral Fountain	5 GAL.	3h x4'w
	TECOMA x 'Sierra Apricot'	Sierra Apricot Esperanza	5 GAL.	3h x4'w
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL.	5h x5'w
	TECOMA x 'Solar Flare'	Solar Flare Esperanza	5 GAL.	6h x6'w

ACCENTS				
	ALOE x Blue Elf	Blue Elf Aloe	3 GAL.	1'H X 2'w
	ALOE barbadensis	Medicinal Aloe	5 GAL.	2'h x 3'w
	AGAVE desmethiana	Smooth Agave	5 GAL.	3'h x 3'w
	AGAVE vilmoriniana	Octopus Agave	5 GAL.	3'h x 3'w
	AGAVE weberi	Weber Agave	15 GAL.	3'h x 3'w
	DASYLIUM quadrangulatum	Mexican Grass Tree	5 GAL.	5'h x 5'w
	HESPERALOE funifera	Giant Hesperaloe	5 GAL.	6'h x 6'w
	HESPERALOE parviflora 'MSWNPRED' PP#28910	SANDIA GLOW YUCCA	5 GAL.	3'h x 4'w
	HESPERALOE parviflora 'PERPA' PP#21729	BRAKELIGHTS YUCCA	5 GAL.	3'h x 4'w

GROUNDCOVERS				
	CALLESTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.	2'h x 2'w
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	3'h x 4'w
	EREMOPHILA GLABRA 'MINGENEW GOLD.'	OUTBACK SUNRISE EMU	5 GAL.	18'h x 6'w
	LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.	4'h x 4'w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	2'h x 4'w
	PUNICA granatum 'Nana'	DWARF POMEGRANATE	5 GAL.	3'h x 3'w
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL.	1'h x 6'w

GROUND PLANE					
	LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'			= 681,708 SF
	TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF (ALT. #1 SEED)			= 170,400 SF
	COBBLE	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS			
	SYN TURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE			
	ALTERNATE	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF			
	MULCH				

OPEN SPACE					
PASSIVE OPEN SPACE	=852,108 SF / 100%				
ACTIVE OPEN SPACE	=208,236 SF / 24%				

NOBELLA

CONCEPTUAL COLOR LANDSCAPE PLAN - PHASE ONE

L2.0

Plotted: 11/02/23 - 4:01 PM, By: clugo
File: M:\1231_01res_Development\APC-Surprise\DWG\1231_L2_02_PLANT.dwg -> L2.0 TREE PLAN

SURPRISE, ARIZONA.
SHEET 01 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/13/2024
PROJECT NUMBER: 1231

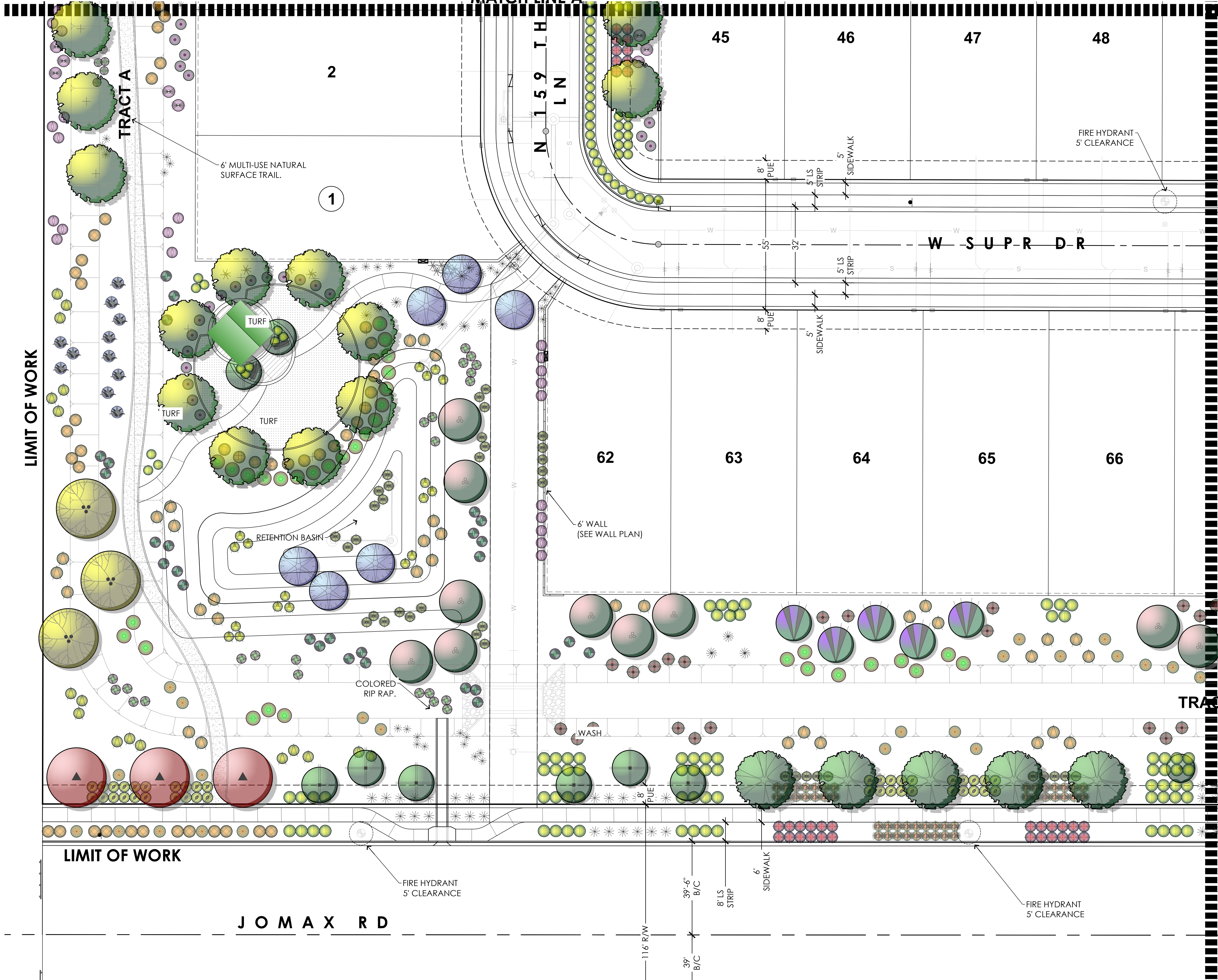


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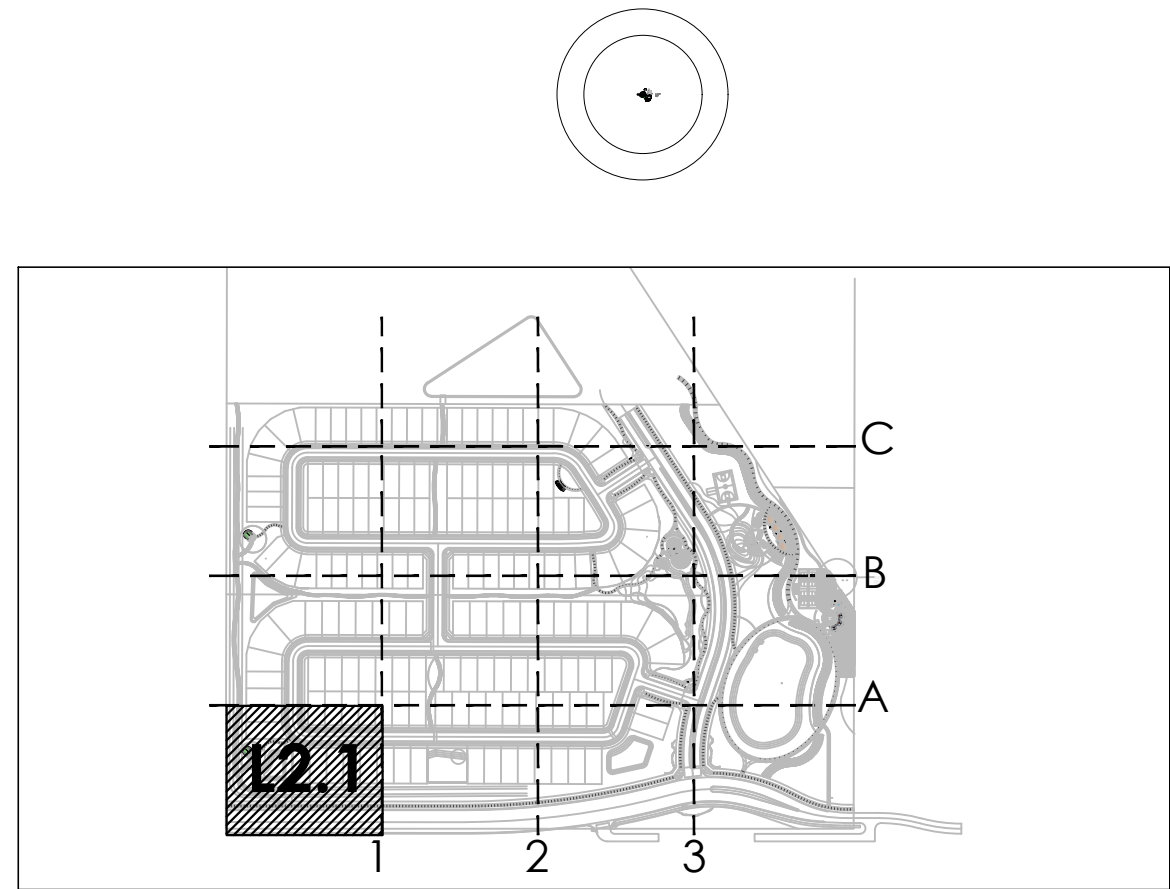
FS23-0811

MATCH LINE A

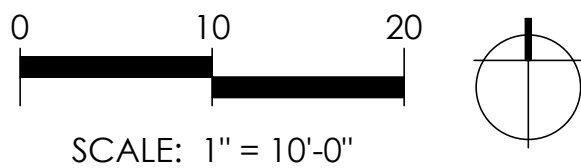


SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS velutina
	OLEA europaea
	PARKINSONIA hybrid
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus

SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum
	LEUCOPHYLLUM laevigatum
	LEUCOPHYLLUM langmaniae
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris
	NERIUM oleander
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESSIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora
	HESPERALOE parviflora 'PERPA'
GROUNDCOVERS	
	CALLESTEMON VIMINALIS
	CARISSA GRANDIFLORA
	EREMOPHILA GLABRA
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum
	SPHAGNETICOLA TRILOBATA



KEY MAP



NOBELLA

LANDSCAPE PLAN
L2.1

Plotter: 02/01/24 - 3:36 PM, By: chgo
File: M:\1231_1231_1231_development\mpc-surprise\DWG\landscape\Conceptual Landscape DWG\1231_L2_02_PLANT.dwg -> L2.1 TREE PLAN

SURPRISE, ARIZONA.

SHEET 02 OF 15

DATE:

PROJECT NUMBER:

3rd PRE PLAT SUBMITTAL

02/01/2024

1231

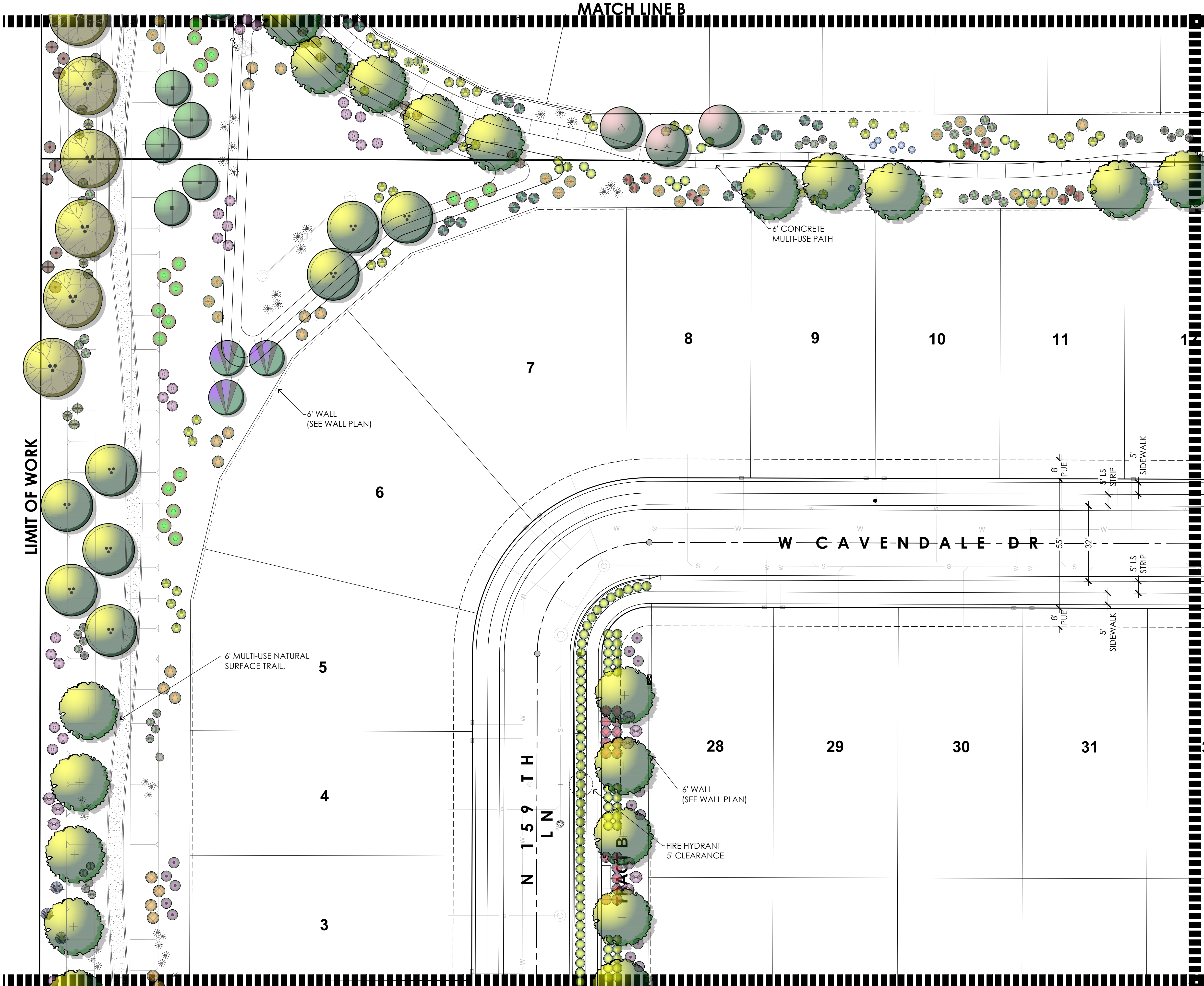


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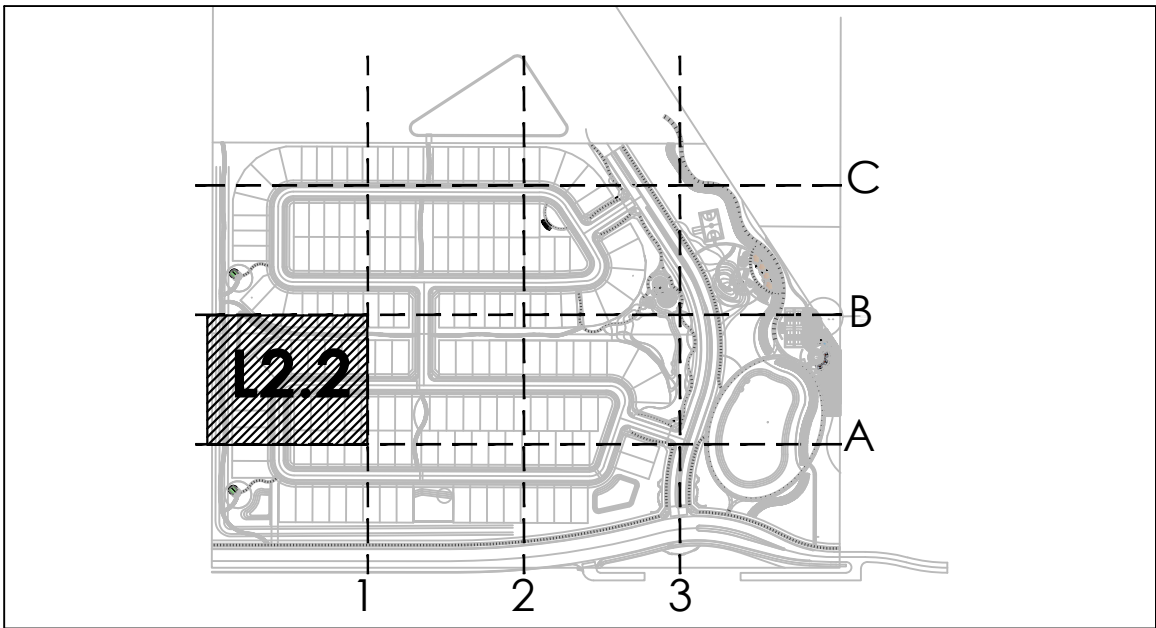


SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina
	OLEA europaea
	PARKINSONIA hybrid
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus
	'MontrosePurple'

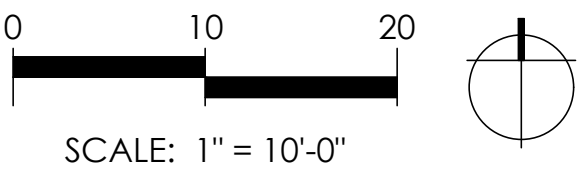
SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum
	LEUCOPHYLLUM laevigatum
	LEUCOPHYLLUM langmaniae
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris
	NERIUIM oleander
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESSERIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora
	HESPERALOE parviflora 'PERPA'
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS
	CARISSA GRANDIFLORA
	EREMOPHILA GLABRA
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum
	SPHAGNETICOLA TRILOBATA

GROUND PLANE	
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD' = 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED) =170,400 SF
COBBLE	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE
MULCH	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF

- * LANDSCAPE NOTES:
- *ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ALL PLANT SIZES TO MEET CITY MIN. TREE AND SHRUB SIZE REQUIREMENTS.
 - ALL VIABLE SALVAGED NATIVE TREES WILL BE TRANSPLANTED TO LOCATIONS WITHIN THE NOBELLA DEVELOPMENT. FINAL LOCATIONS WILL BE SHOWN ON THE LANDSCAPE CONSTRUCTION DOCUMENTS. DUE TO THE RE-ALIGNMENT OF PROJECT BOUNDARIES WITHIN THE NOBELLA DEVELOPMENT, A NEW NATIVE PLANT INVENTORY WILL BE CONDUCTED WHERE ALL NATIVE PLANT MATERIAL WILL BE ACCOUNTED FOR. AT THAT TIME IT WILL DETERMINED WHICH PLANTS WILL BE UTILIZED IN THE VARIOUS PHASES OF THE DEVELOPMENT.
 - INDICATED PLANT MATERIAL IS CONSIDERED HIGH WATER-USE, WHICH HAS BEEN PERMITTED FOR USE ON THIS PROJECT PER CITY OF SURPRISE IF TOTAL HIGH WATER-USE PLANT MATERIAL INCLUDING TURF DOES NOT EXCEED 20%. PER SCHEDULE IT IS AT 19%.
 - PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED



KEY MAP N.T.S.



NOBELLA

LANDSCAPE PLAN

L2.2

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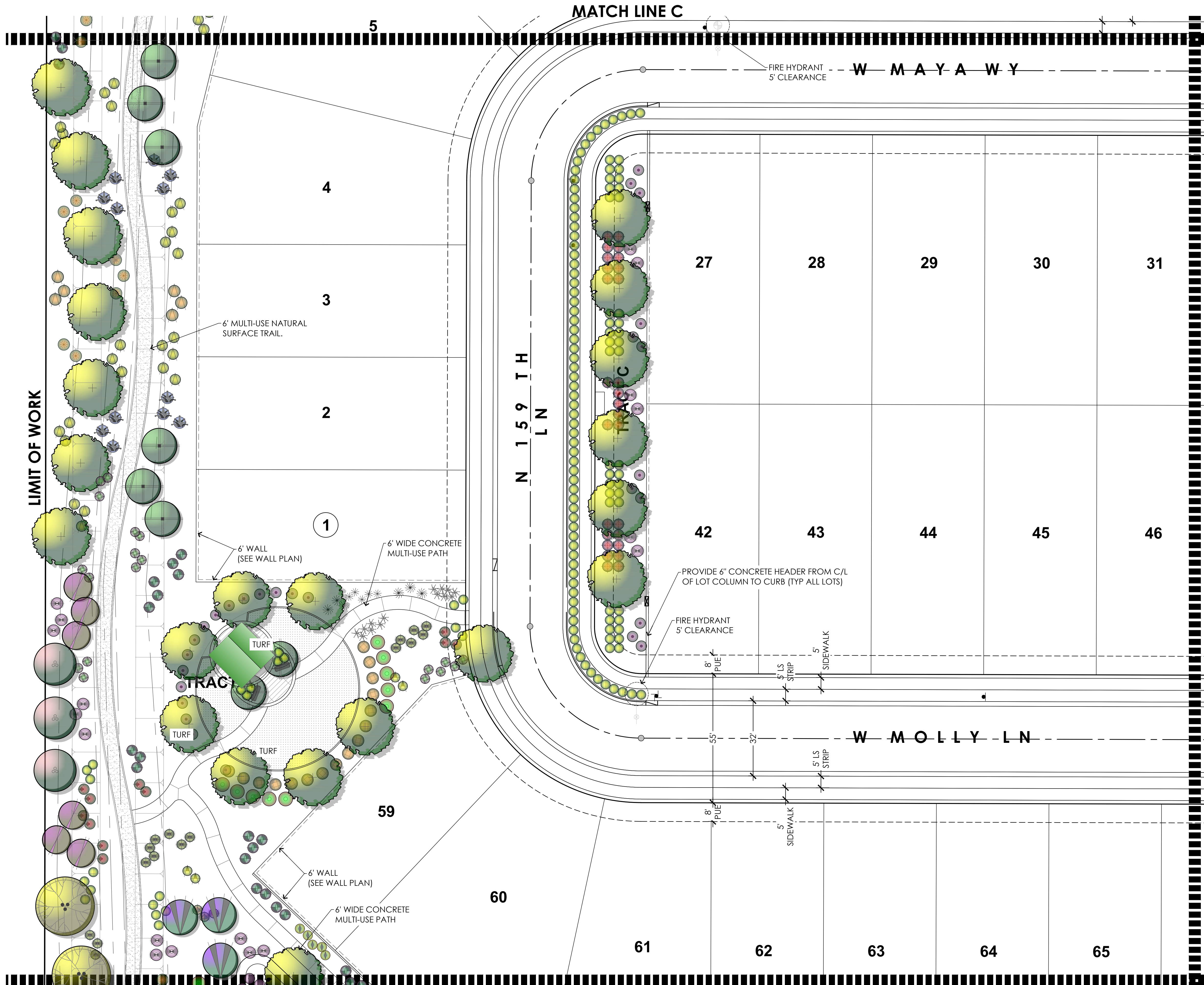
SURPRISE, ARIZONA.
SHEET 03 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/01/2024
PROJECT NUMBER: 1231



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DESIGN STUDIO

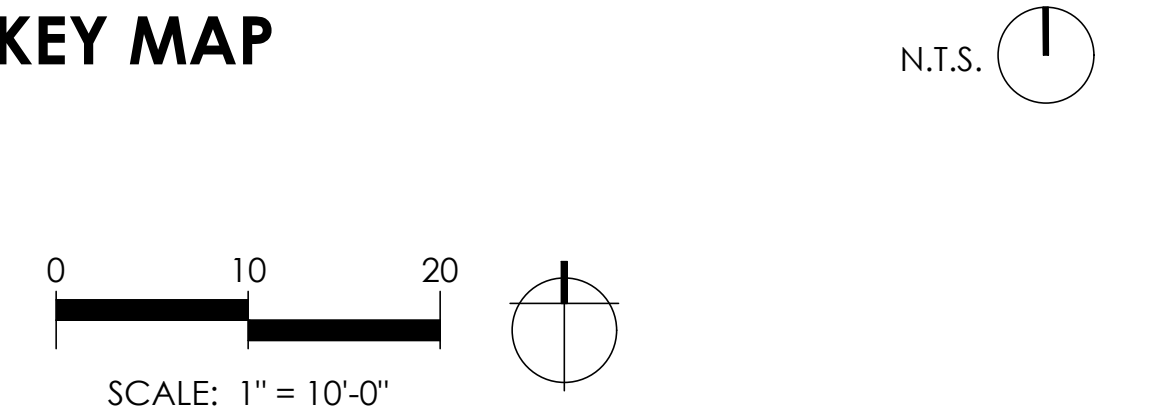
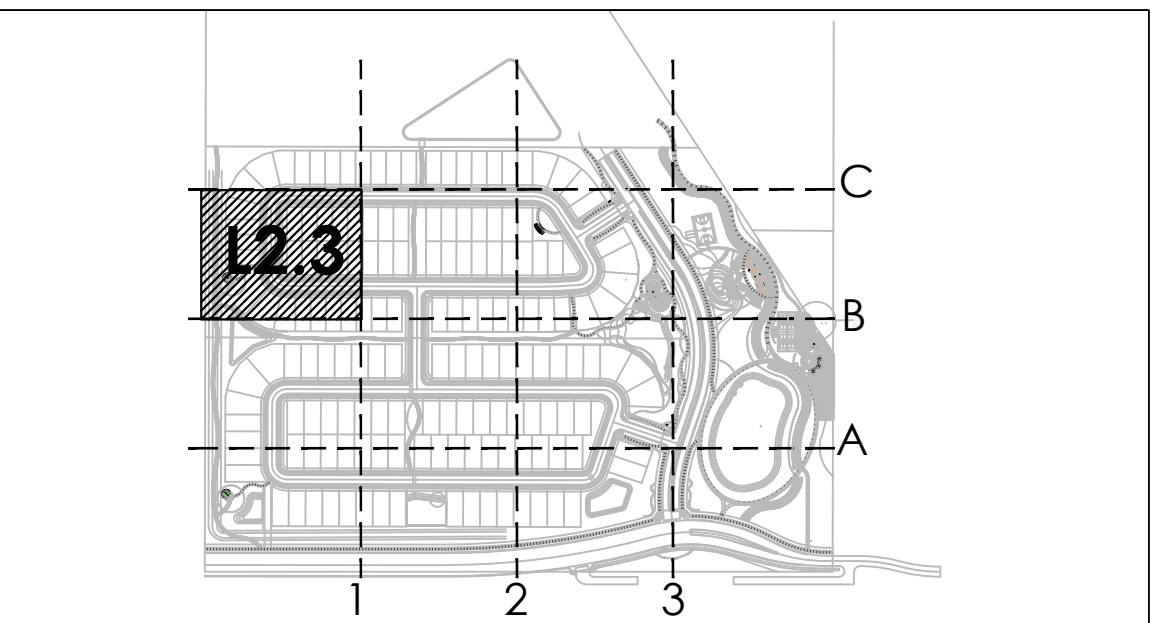
7507 East McDonald Drive Suite 2
Scottsdale, Arizona 85250
Telephone 480.999.4400
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FS23-0811
Page 149 of 183



SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina 'Bonita'
	OLEA europaea 'Wilsoni'
	PARKINSONIA hybrid 'Sonoran Emerald'
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa 'AZT'
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis 'Pink Dawn'
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus 'MontrosePurple'
SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum 'Thunder Cloud'
	LEUCOPHYLLUM laevigatum 'Summer Snow'
	LEUCOPHYLLUM langmaniae 'Lynn's Legacy'
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris 'Regal Mist'
	NERIUM oleander 'Pettie Pink'
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESELLIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans 'Gold Star'
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora 'MSWNPRED' PP#28910
	HESPERALOE parviflora 'PERPA' PP#21729
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'
	CARISSA GRANDIFLORA 'GREEN CARPET'
	EREMOPHILA GLABRA 'MINGENOW GOLD.'
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum 'Nana'
	SPHAGNETICOLA TRILOBATA

GROUND PLANE		
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
COBBLE	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
MULCH	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
* LANDSCAPE NOTES:		
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4. PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED		



NOBELLA

LANDSCAPE PLAN

L2.3

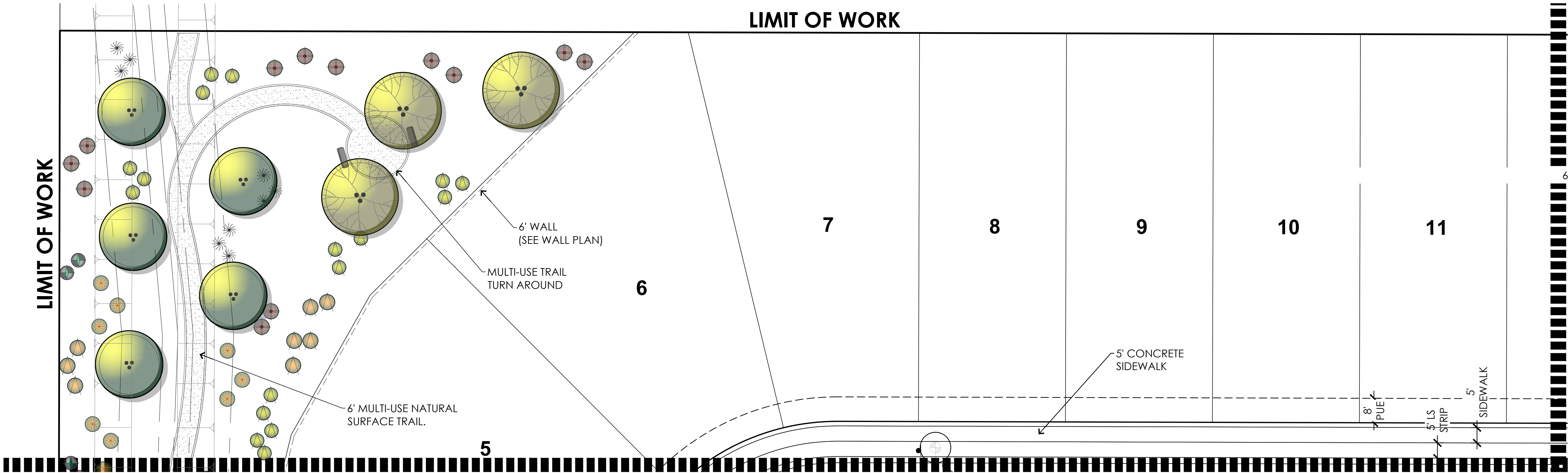
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SURPRISE, ARIZONA.
SHEET 04 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/01/2024
PROJECT NUMBER: 1231



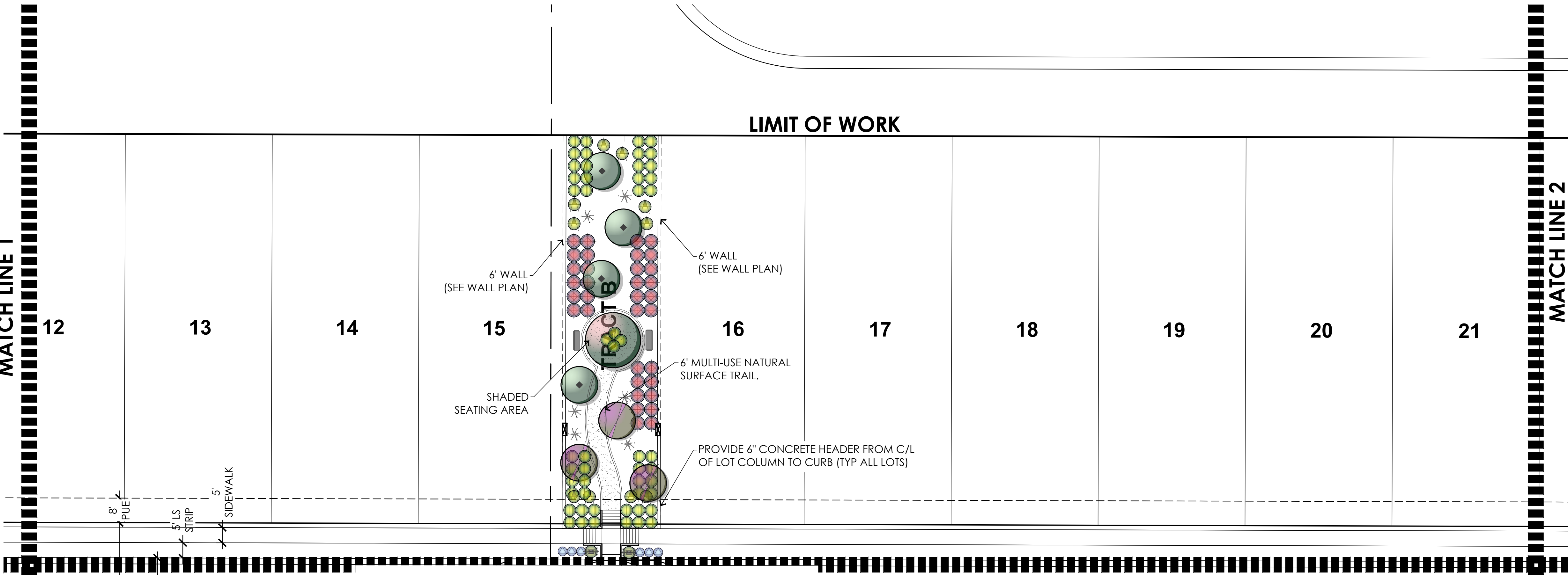
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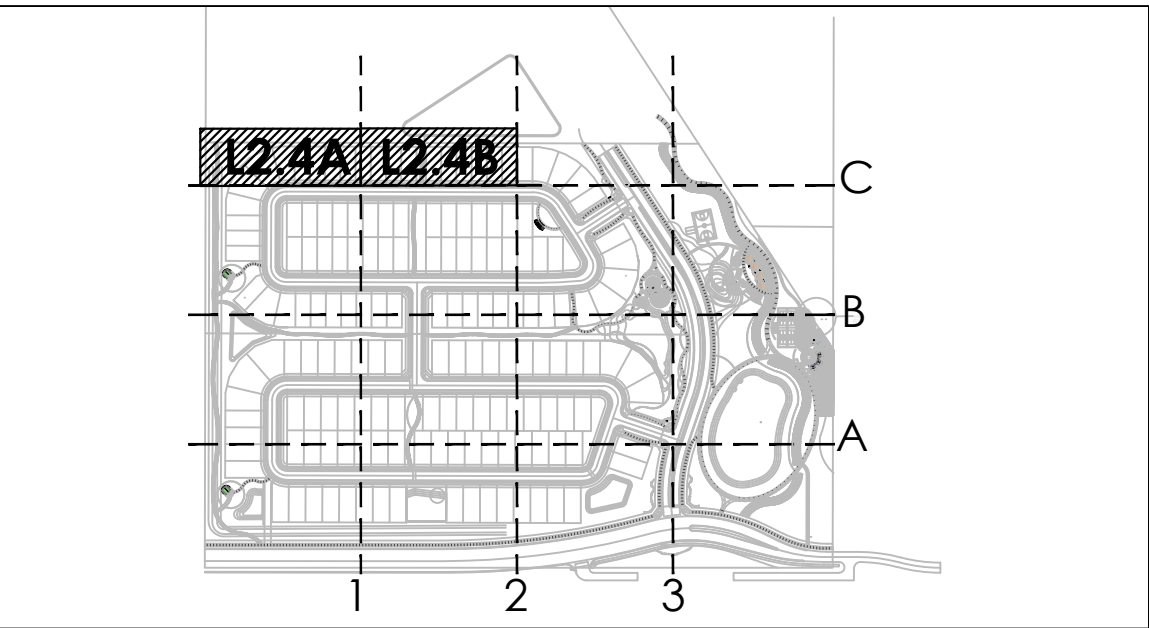
SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina
	OLEA europaea
	PARKINSONIA hybrid
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus
	VITEX agnus-castus 'MontrosePurple'

SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum
	LEUCOPHYLLUM laevigatum
	LEUCOPHYLLUM langmaniae
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris
	NERIUM oleander
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESELLIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans 'Gold Star'
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parvilora
	HESPERALOE parvilora 'PERPA'
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'
	CARISSA GRANDIFLORA 'GREEN CARPET'
	EREMOPHILA GLABRA 'MINGENOW GOLD.'
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum 'Nana'
	SPHAGNETICOLA TRILOBATA

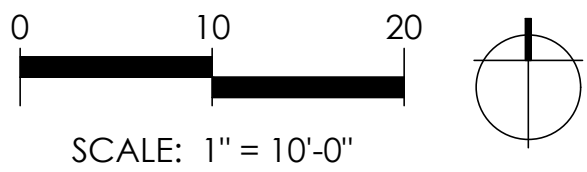


GROUND PLANE		
LANDSCAPE LINERS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
MULCH		

- LANDSCAPE NOTES:**
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 - PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED



KEY MAP N.T.S.



NOBELLA

LANDSCAPE PLAN

L2.4

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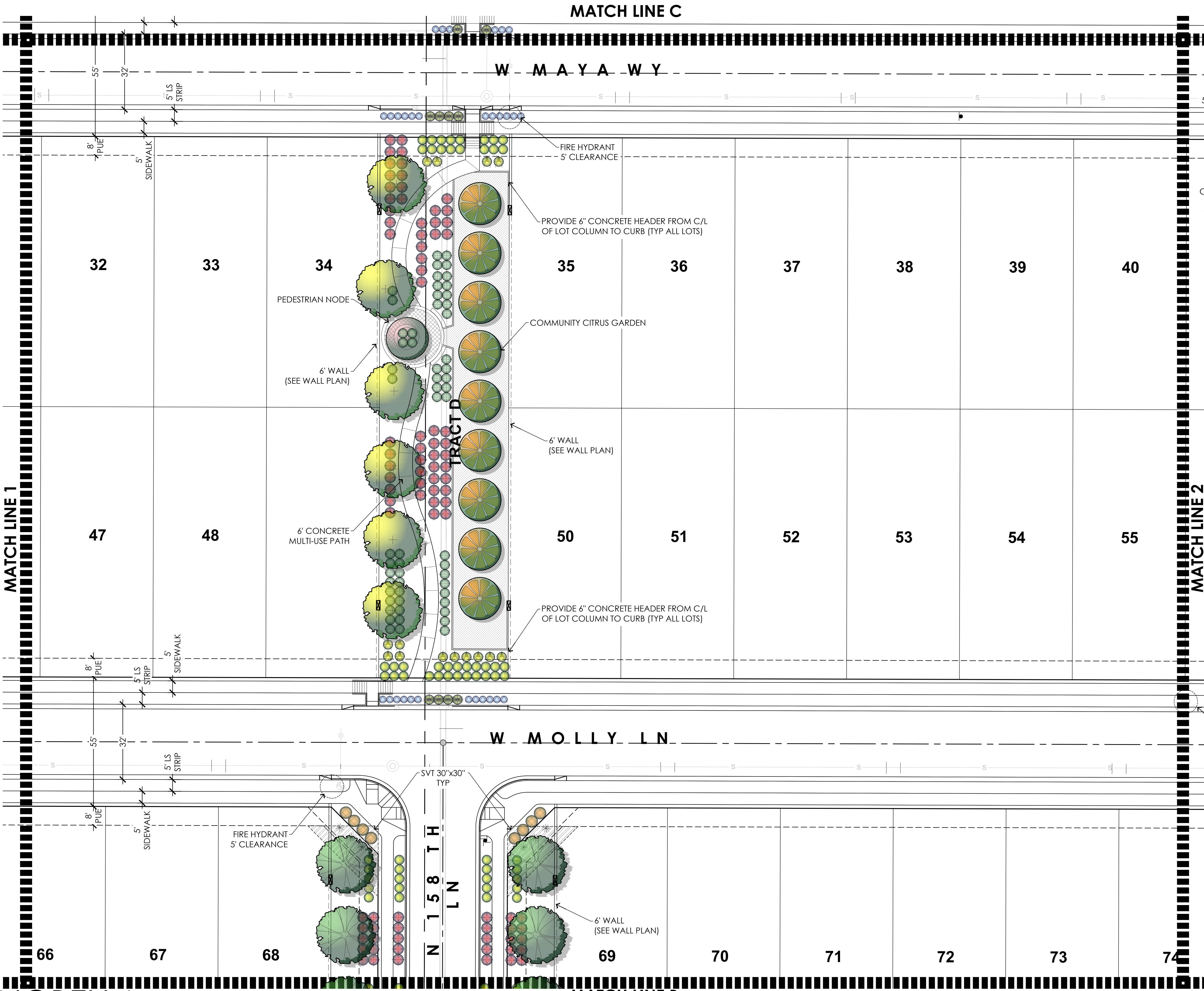
SURPRISE, ARIZONA.
SHEET 05 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/01/2024
PROJECT NUMBER: 1231



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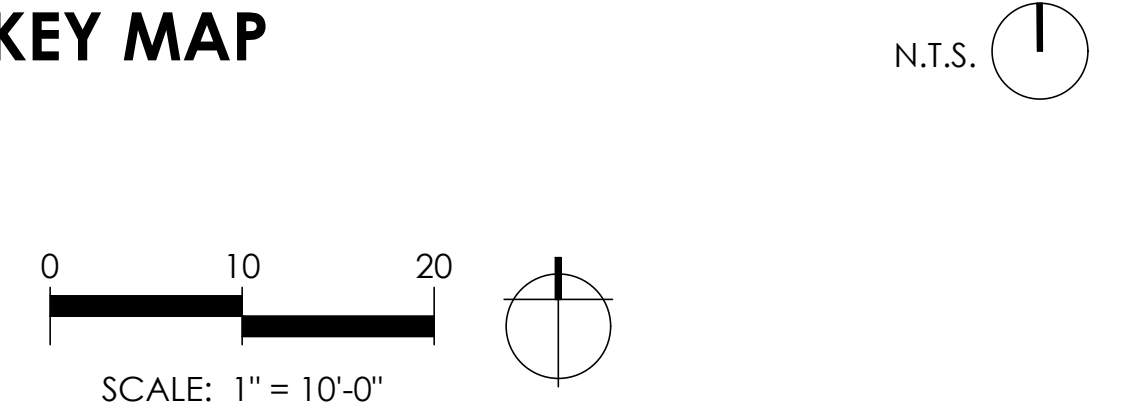
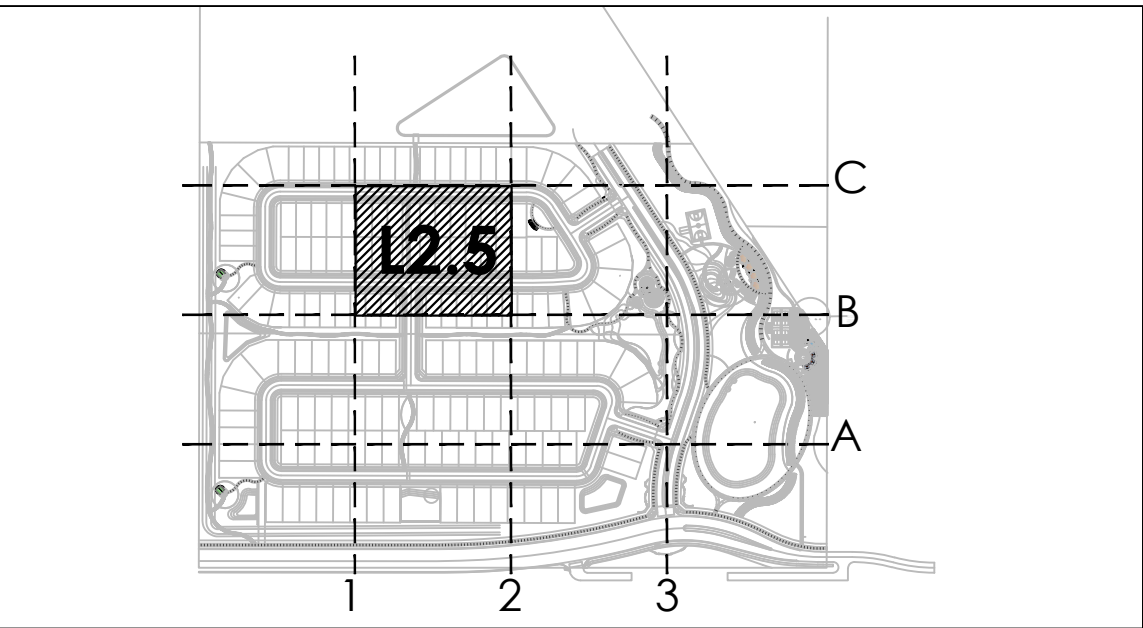
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Scottsdale, Arizona 85250
Telephone 480.999.4400
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FS23-0811
Page 151 of 183



SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina
	OLEA europaea
	PARKINSONIA hybrid
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
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	CHITALPA x tashkentensis
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus
	VITEX agnus-castus 'MontrosePurple'
SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum
	LEUCOPHYLLUM laevigatum
	LEUCOPHYLLUM langmaniae
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris
	NERIU oleander
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESELLIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parvilora
	HESPERALOE parvilora 'PERPA'
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS
	CARISSA GRANDIFLORA
	EREMOPHILA GLABRA
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum
	SPHAGNETICOLA TRILOBATA

GROUND PLANE		
LANDSCAPE	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
SYNTURF	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
MULCH	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
* LANDSCAPE NOTES:		
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4. PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED		



NOBELLA

LANDSCAPE PLAN

L2.5

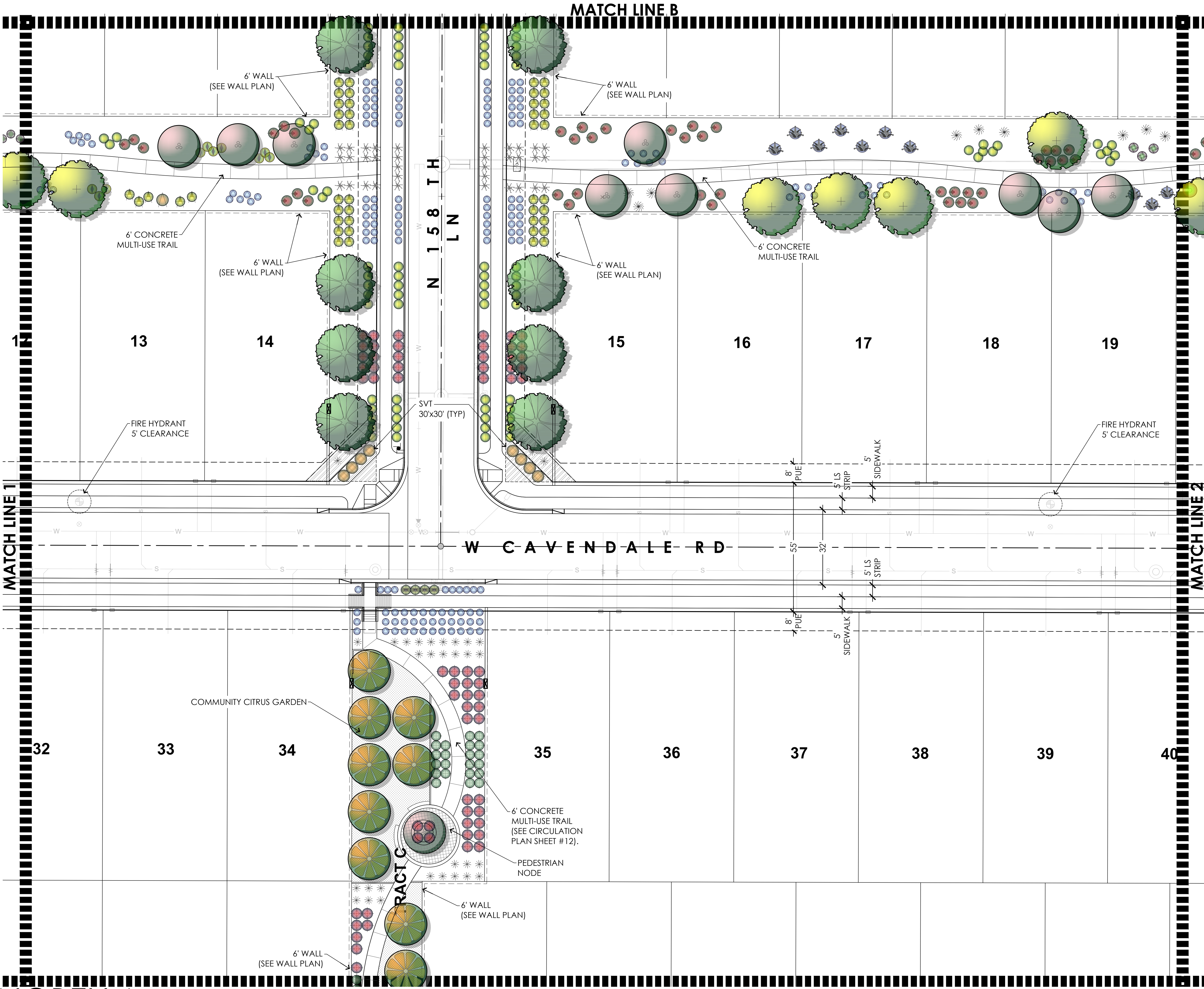
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SURPRISE, ARIZONA.
SHEET 08 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/01/2024
PROJECT NUMBER: 1231



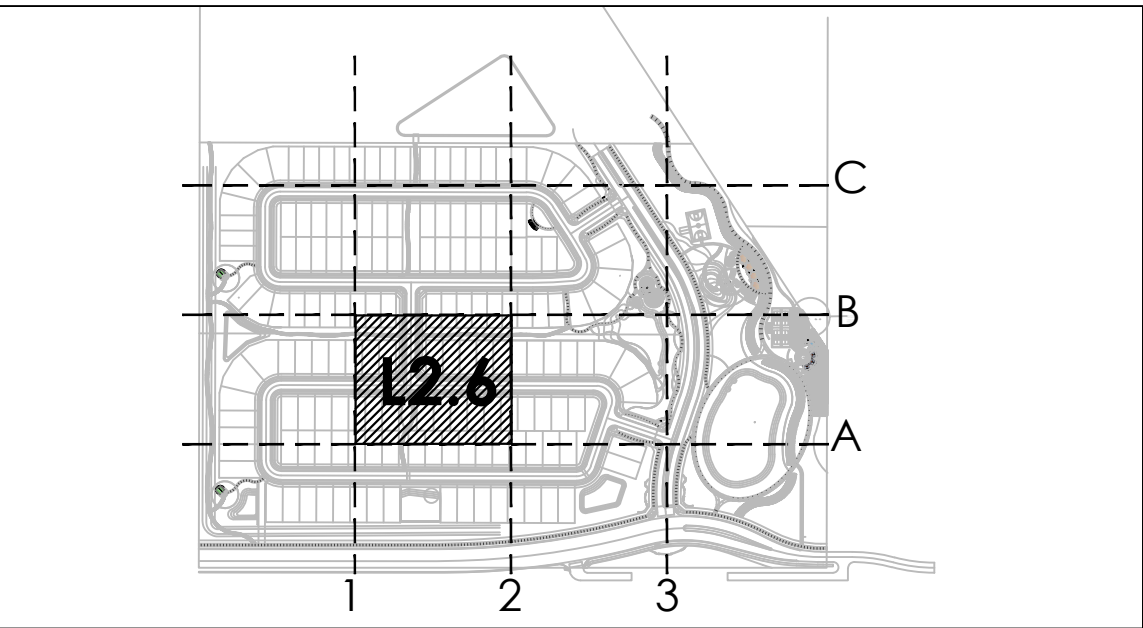
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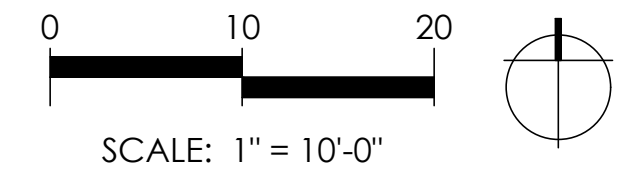


SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina
	OLEA europaea
	PARKINSONIA hybrid
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus
	VITEX agnus-castus 'MontrosePurple'
SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum
	LEUCOPHYLLUM laevigatum
	LEUCOPHYLLUM langmaniae
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris
	NERIUM oleander
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESELLIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans 'Gold Star'
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora
	HESPERALOE parviflora 'MSWNPRED'
	HESPERALOE parviflora 'PERPA'
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS
	CARISSA GRANDIFLORA
	EREMOPHILA GLABRA
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum
	SPHAGNETICOLA TRILOBATA

GROUND PLANE	
LANDSCAPE	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD' = 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED) =170,400 SF
SYNTURF	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS
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LANDSCAPE NOTES:	
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4. PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED	



KEY MAP



NOBELLA

LANDSCAPE PLAN
L2.6

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SURPRISE, ARIZONA.
SHEET 07 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/01/2024
PROJECT NUMBER: 1231

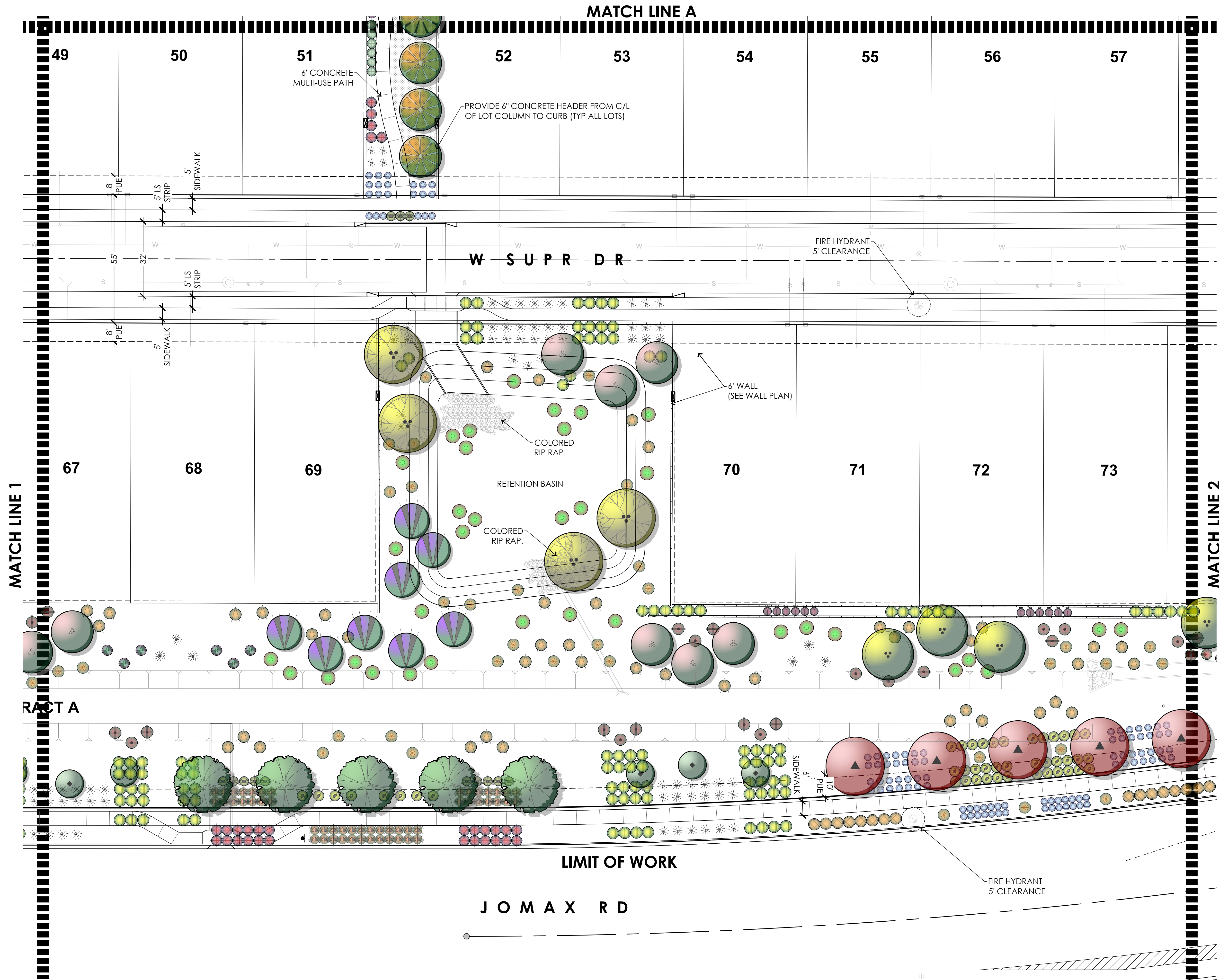


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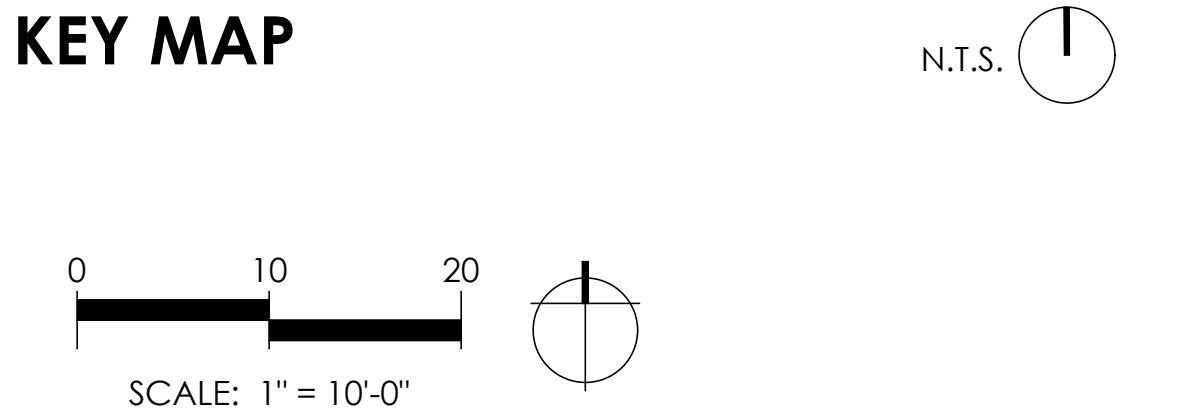
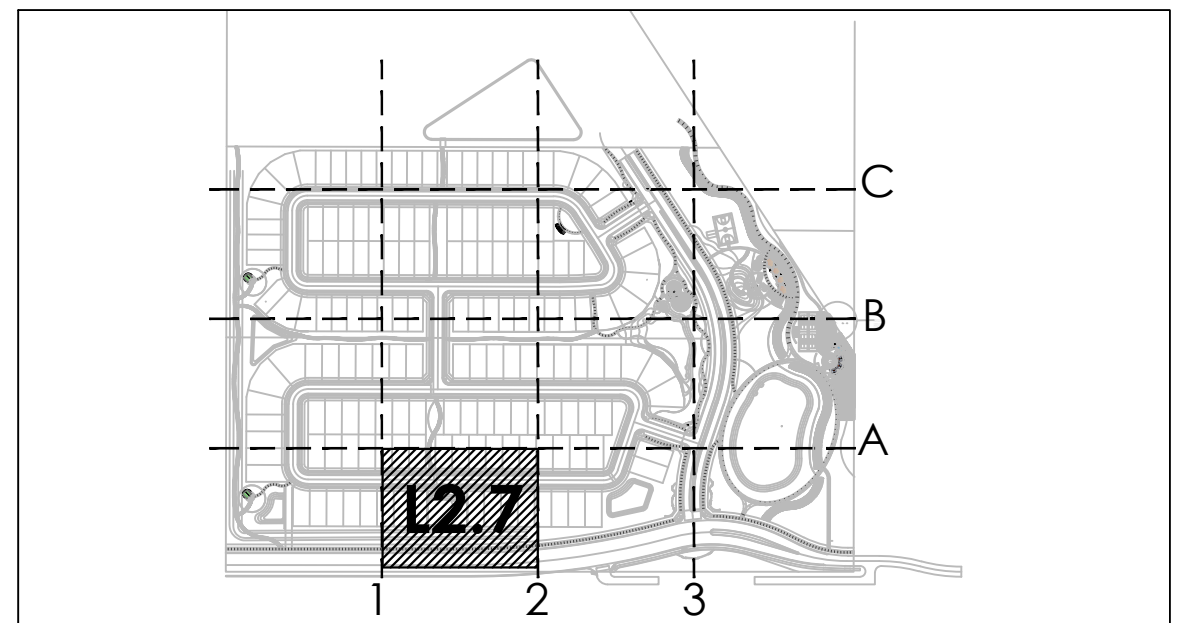
FS23-0811

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SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina
	OLEA europaea
	PARKINSONIA hybrid
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEC agnus-castus
SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum
	LEUCOPHYLLUM laevigatum
	LEUCOPHYLLUM langmaniae
	MUHLENBERGIA dubai
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	RUELLIA x brittoniana
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	TECOMA stans v. stans
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	AGAVE desmethiana
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	AGAVE weberi
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	HESPERALOE funifera
	HESPERALOE parvilora
	HESPERALOE parvilora 'PERPA'
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS
	CARISSA GRANDIFLORA
	EREMOPHILA GLABRA
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum
	SPHAGNETICOLA TRILOBATA

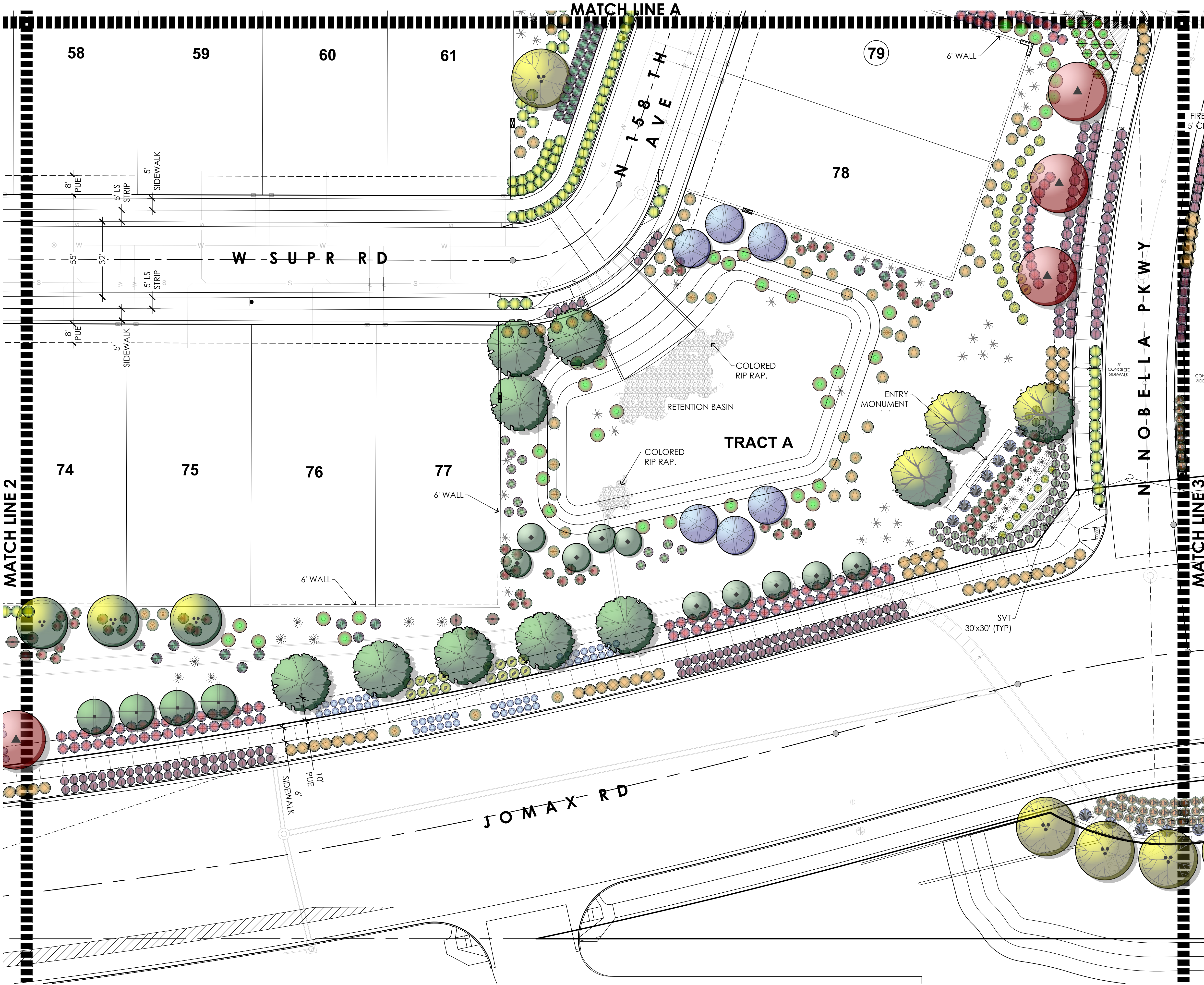
GROUND PLANE		
LANDSCAPE LINERS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
SYNTURF	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
MULCH	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
LANDSCAPE NOTES:		
1. *ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ALL PLANT SIZES TO MEET CITY MIN. TREE AND SHRUB SIZE REQUIREMENTS.		
2. ALL VIABLE SALVAGED NATIVE TREES WILL BE TRANSPLANTED TO LOCATIONS WITHIN THE NOBELLA DEVELOPMENT. FINAL LOCATIONS WILL BE SHOWN ON THE LANDSCAPE CONSTRUCTION DOCUMENTS. DUE TO THE RE-ALIGNMENT OF PROJECT BOUNDARIES WITHIN THE NOBELLA DEVELOPMENT, A NEW NATIVE PLANT INVENTORY WILL BE CONDUCTED WHERE ALL NATIVE PLANT MATERIAL WILL BE ACCOUNTED FOR. AT THAT TIME IT WILL DETERMINED WHICH PLANTS WILL BE UTILIZED IN THE VARIOUS PHASES OF THE DEVELOPMENT.		
3. INDICATED PLANT MATERIAL IS CONSIDERED HIGH WATER-USE, WHICH HAS BEEN PERMITTED FOR USE ON THIS PROJECT PER CITY OF SURPRISE IF TOTAL HIGH WATER-USE PLANT MATERIAL INCLUDING TURF DOES NOT EXCEED 20%. PER SCHEDULE IT IS AT 19%.		
4. PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED		



NOBELLA

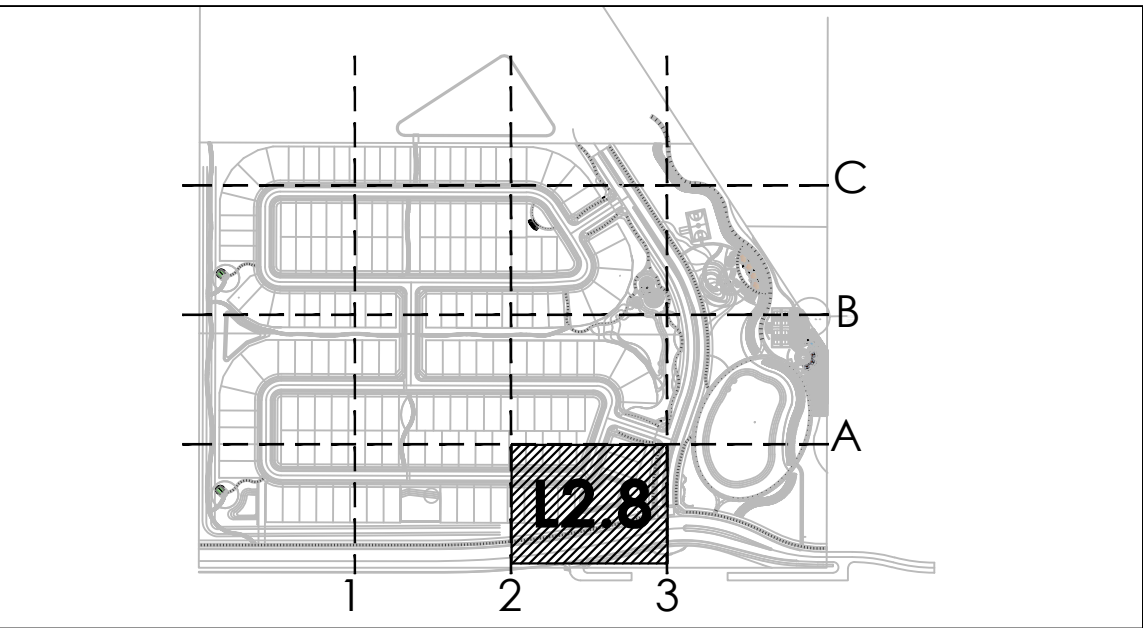
LANDSCAPE PLAN

L2.7

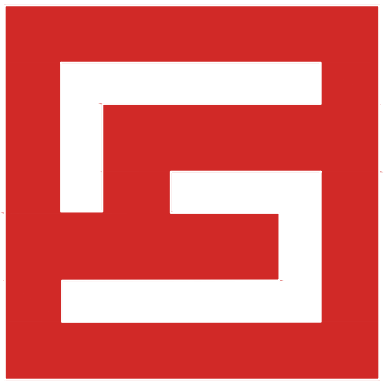
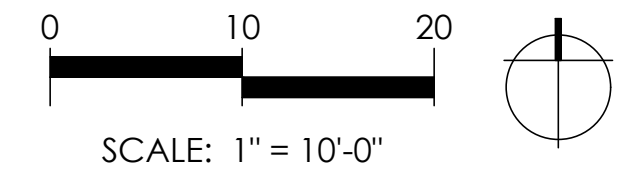


SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina 'Bonita'
	OLEA europaea 'Wilsoni'
	PARKINSONIA hybrid 'Sonoran Emerald'
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa 'AZT'
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis 'Pink Dawn'
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus 'MontrosePurple'
SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum 'Thunder Cloud'
	LEUCOPHYLLUM laevigatum 'Summer Snow'
	LEUCOPHYLLUM langmaniae 'Lynn's Legacy'
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris 'Regal Mist'
	NERIUM oleander 'Petite Pink'
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESSERIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans 'Gold Star'
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora 'MSWNPRED' PP#28910
	HESPERALOE parviflora 'PERPA' PP#21729
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'
	CARISSA GRANDIFLORA 'GREEN CARPET'
	EREMOPHILA GLABRA 'MINGENW GOLD.'
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum 'Nana'
	SPHAGNETICOLA TRILOBATA

GROUND PLANE		
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
COBBLE	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
MULCH	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
* LANDSCAPE NOTES:		
1. *ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ALL PLANT SIZES TO MEET CITY MIN. TREE AND SHRUB SIZE REQUIREMENTS.		
2. ALL VIABLE SALVAGED NATIVE TREES WILL BE TRANSPLANTED TO LOCATIONS WITHIN THE NOBELLA DEVELOPMENT. FINAL LOCATIONS WILL BE SHOWN ON THE LANDSCAPE CONSTRUCTION DOCUMENTS. DUE TO THE RE-ALIGNMENT OF PROJECT BOUNDARIES WITHIN THE NOBELLA DEVELOPMENT, A NEW NATIVE PLANT INVENTORY WILL BE CONDUCTED WHERE ALL NATIVE PLANT MATERIAL WILL BE ACCOUNTED FOR. AT THAT TIME IT WILL DETERMINED WHICH PLANTS WILL BE UTILIZED IN THE VARIOUS PHASES OF THE DEVELOPMENT.		
3. INDICATED PLANT MATERIAL IS CONSIDERED HIGH WATER-USE, WHICH HAS BEEN PERMITTED FOR USE ON THIS PROJECT PER CITY OF SURPRISE IF TOTAL HIGH WATER-USE PLANT MATERIAL INCLUDING TURF DOES NOT EXCEED 20%. PER SCHEDULE IT IS AT 19%.		
4. PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED		



KEY MAP



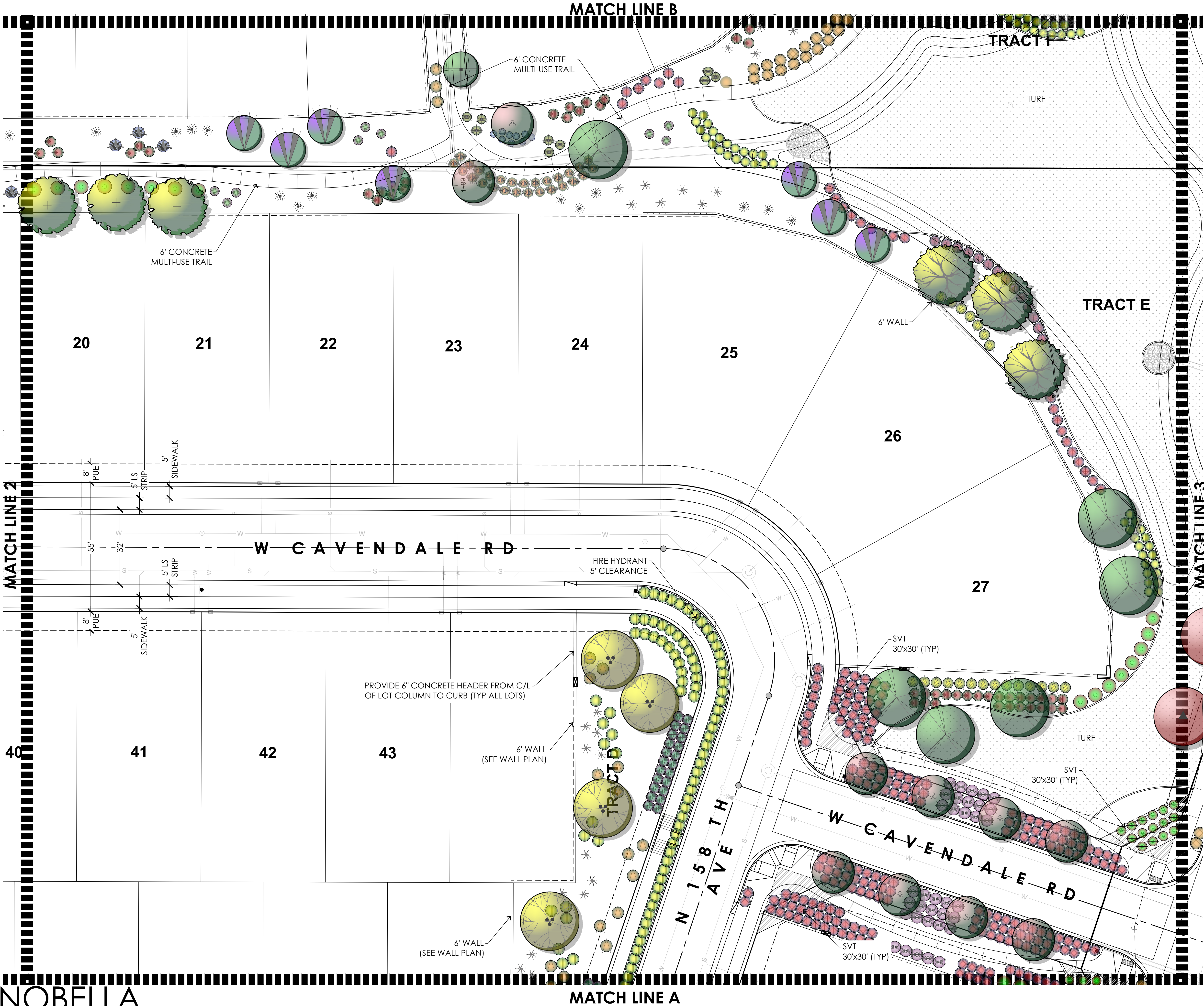
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DESIGN STUDIO

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Scottsdale, Arizona 85250
Telephone 480.999.4400
www.SCAPEGOATds.com

NOBELLA

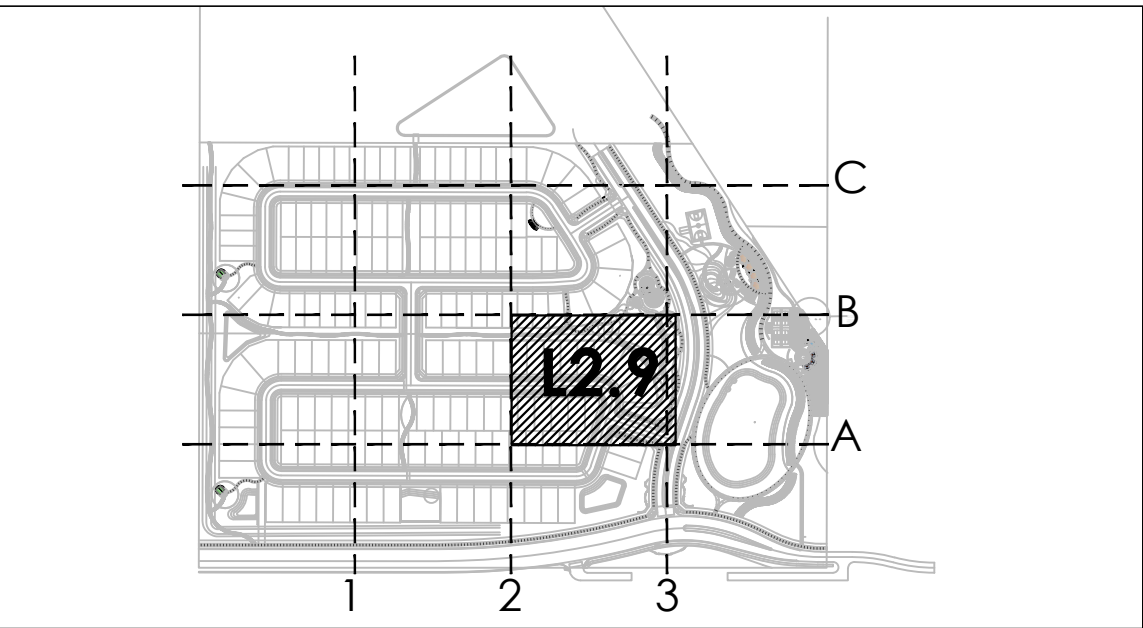
LANDSCAPE PLAN

L2.8

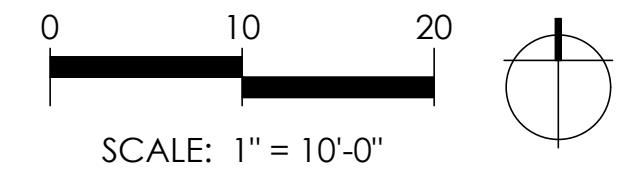


SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITRUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina 'Bonita'
	OLEA europaea 'Wilsoni'
	PARKINSONIA hybrid 'Sonoran Emerald'
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa 'AZT'
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis 'Pink Dawn'
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus 'MontrosePurple'
SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum 'Thunder Cloud'
	LEUCOPHYLLUM laevigatum 'Summer Snow'
	LEUCOPHYLLUM langmaniae 'Lynn's Legacy'
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris 'Regal Mist'
	NERIUM oleander 'Petite Pink'
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESSIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans 'Gold Star'
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora 'MSWNERED' PP#28910
	HESPERALOE parviflora 'PERPA' PP#21729
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'
	CARISSA GRANDIFLORA 'GREEN CARPET'
	EREMOPHILA GLABRA 'MINGENW GOLD.'
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum 'Nana'
	SPHAGNETICOLA TRILOBATA

GROUND PLANE		
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
	MULCH	
* LANDSCAPE NOTES:		
1. *ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ALL PLANT SIZES TO MEET CITY MIN. TREE AND SHRUB SIZE REQUIREMENTS.		
2. ALL VIABLE SALVAGED NATIVE TREES WILL BE TRANSPLANTED TO LOCATIONS WITHIN THE NOBELLA DEVELOPMENT. FINAL LOCATIONS WILL BE SHOWN ON THE LANDSCAPE CONSTRUCTION DOCUMENTS. DUE TO THE RE-ALIGNMENT OF PROJECT BOUNDARIES WITHIN THE NOBELLA DEVELOPMENT, A NEW NATIVE PLANT INVENTORY WILL BE CONDUCTED WHERE ALL NATIVE PLANT MATERIAL WILL BE ACCOUNTED FOR. AT THAT TIME IT WILL DETERMINED WHICH PLANTS WILL BE UTILIZED IN THE VARIOUS PHASES OF THE DEVELOPMENT.		
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4. PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED		



KEY MAP



NOBELLA

LANDSCAPE PLAN

L2.9

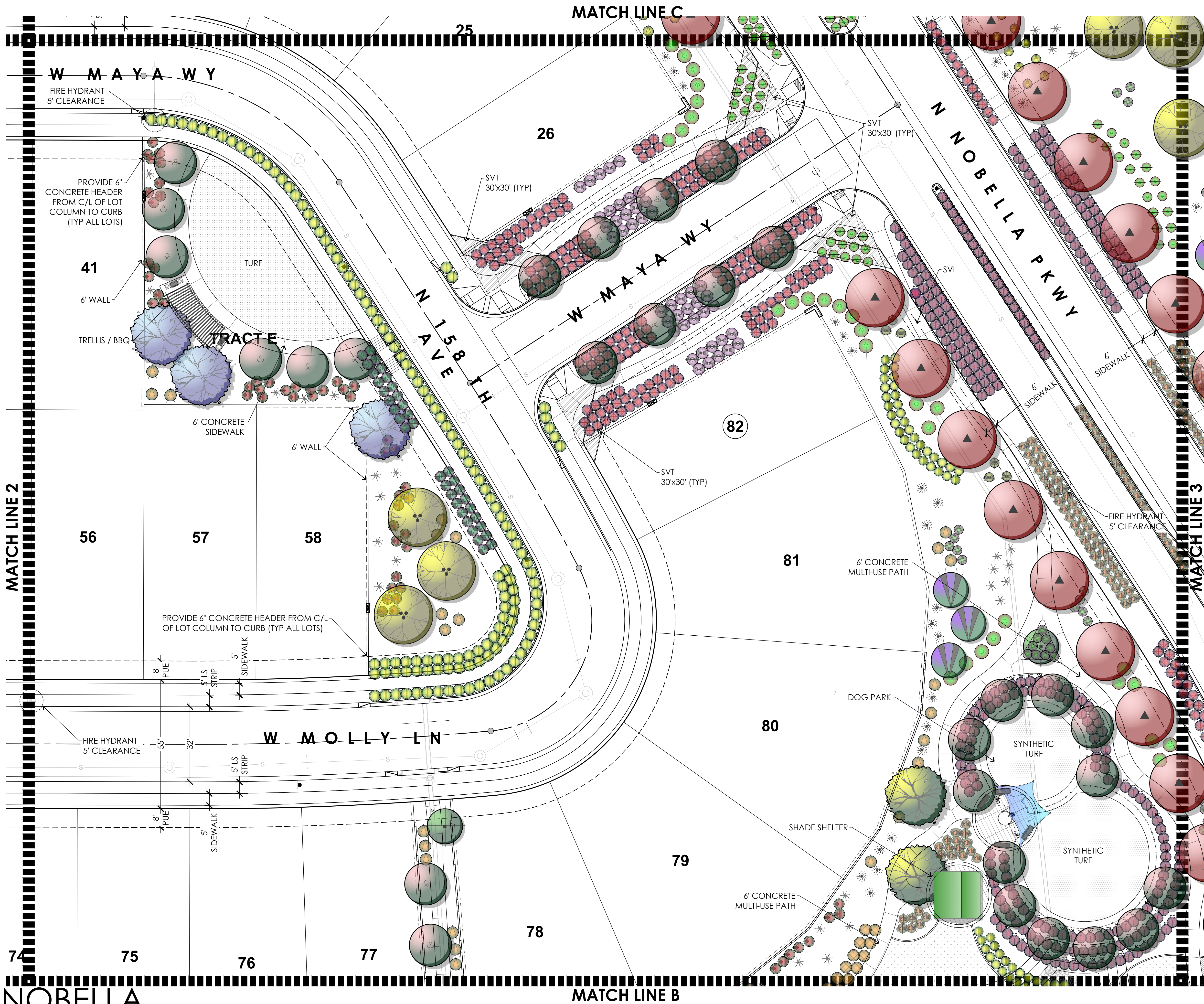
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SURPRISE, ARIZONA.
SHEET 10 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/01/2024
PROJECT NUMBER: 1231



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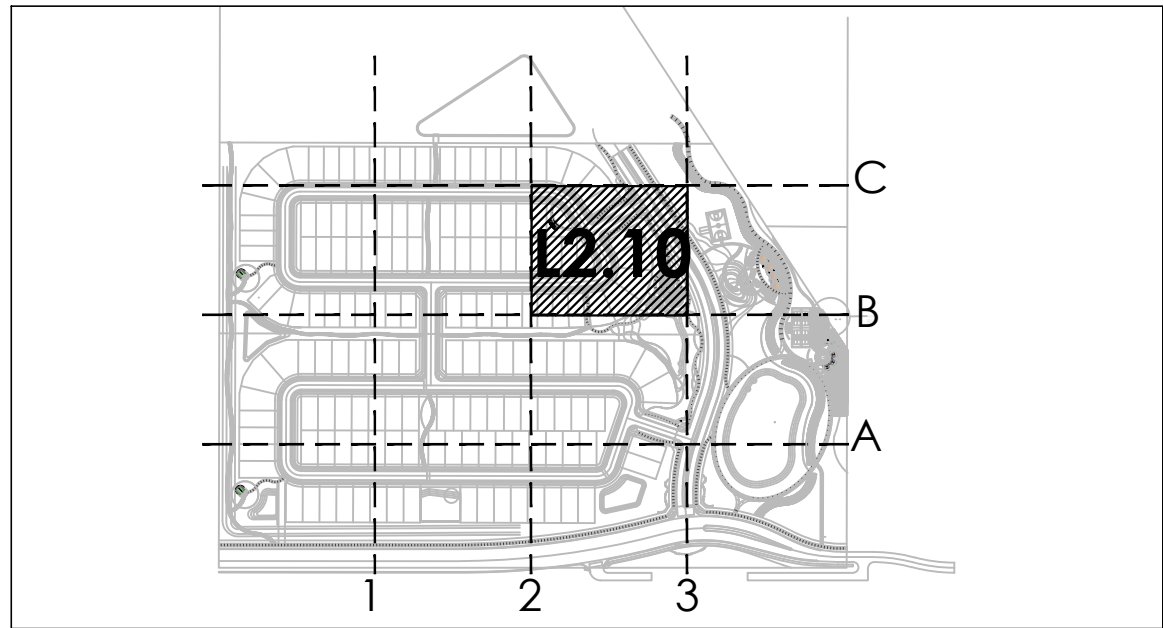
SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina 'Bonita'
	OLEA europaea 'Wilsoni'
	PARKINSONIA hybrid 'Sonoran Emerald'
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa 'AZT'
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis 'Pink Dawn'
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus 'MontrosePurple'

SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum 'Thunder Cloud'
	LEUCOPHYLLUM laevigatum 'Summer Snow'
	LEUCOPHYLLUM langmaniae 'Lynn's Legacy'
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris 'Regal Mist'
	NEROLIUM oleander 'Petite Pink'
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana 'AZT'
	RUELLIA peninsularis
	RUESSIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans 'Gold Star'
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora 'MSWPERED' PP#28910
	HESPERALOE parviflora 'PERPA' PP#21729
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'
	CARISSA GRANDIFLORA 'GREEN CARPET'
	EREMOPHILA GLABRA 'MINGENW GOLD.'
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum 'Nana'
	SPHAGNETICOLA TRILOBATA

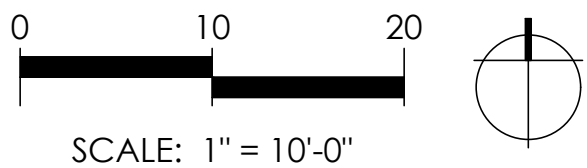
GROUND PLANE		
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
COBBLE	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
MULCH	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	

LANDSCAPE NOTES:

- ★ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ALL PLANT SIZES TO MEET CITY MIN. TREE AND SHRUB SIZE REQUIREMENTS.
- ALL VIABLE SALVAGED NATIVE TREES WILL BE TRANSPLANTED TO LOCATIONS WITHIN THE NOBELLA DEVELOPMENT. FINAL LOCATIONS WILL BE SHOWN ON THE LANDSCAPE CONSTRUCTION DOCUMENTS. DUE TO THE RE-ALIGNMENT OF PROJECT BOUNDARIES WITHIN THE NOBELLA DEVELOPMENT, A NEW NATIVE PLANT INVENTORY WILL BE CONDUCTED WHERE ALL NATIVE PLANT MATERIAL WILL BE ACCOUNTED FOR. AT THAT TIME IT WILL DETERMINED WHICH PLANTS WILL BE UTILIZED IN THE VARIOUS PHASES OF THE DEVELOPMENT.
- INDICATED PLANT MATERIAL IS CONSIDERED HIGH WATER-USE, WHICH HAS BEEN PERMITTED FOR USE ON THIS PROJECT PER CITY OF SURPRISE IF TOTAL HIGH WATER-USE PLANT MATERIAL INCLUDING TURF DOES NOT EXCEED 20%. PER SCHEDULE IT IS AT 19%.
- PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED



KEY MAP



NOBELLA

LANDSCAPE PLAN
L2.10

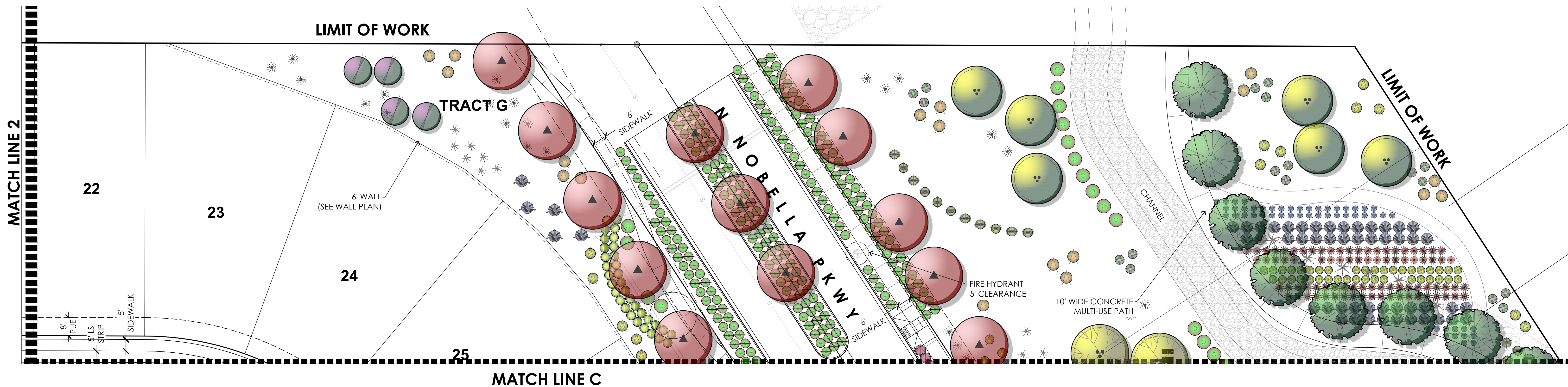
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SURPRISE, ARIZONA.
SHEET 11 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/01/2024
PROJECT NUMBER: 1231

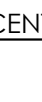
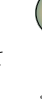


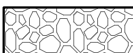
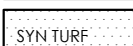
SCAPEGOAT
DESIGN STUDIO

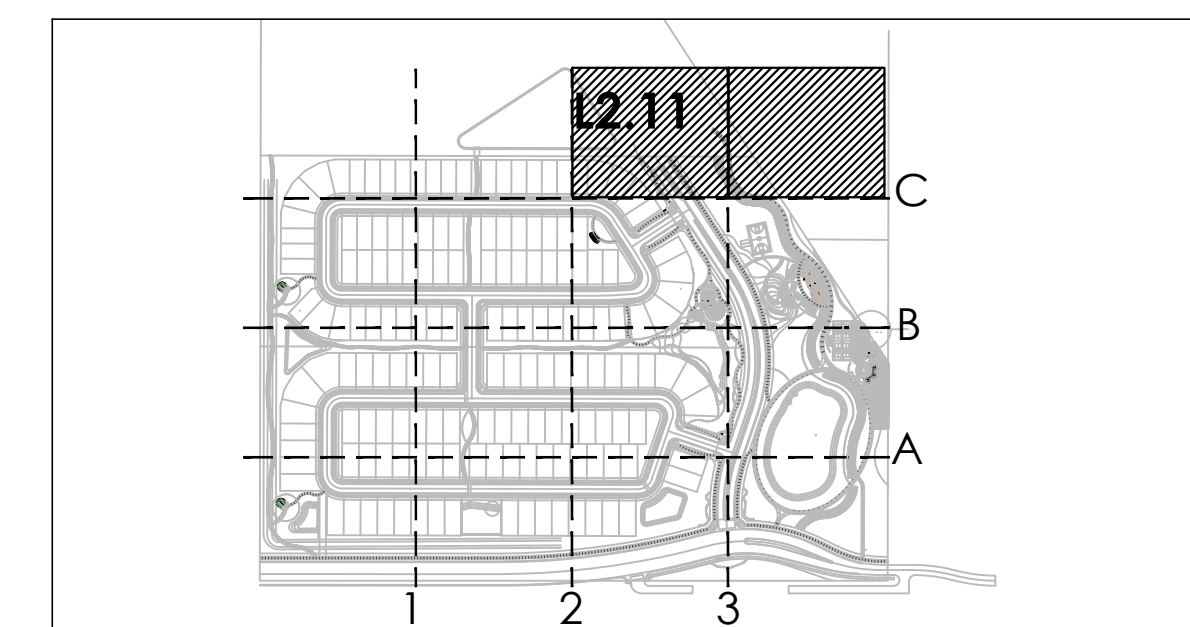
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Scottsdale, Arizona 85250
Telephone 480.999.4400
www.SCAPEGOATds.com



SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITRUS sinensis ◇
	OLNEYA Tesota ★
	FRAXINUS velutina 'Bonita'
	OLEA europaea 'Wilsoni'
	PARKINSONIA hybrid 'Sonoran Emerald'
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa 'AZT'
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE ★
TREES (SMALL)	
	CAESALPINIA mexicana
	CHITALPA x fashkentensis 'Pink Dawn'
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora 'Silver Sierra TM'
	VITEC agnus-castus 'Montrose Purple'

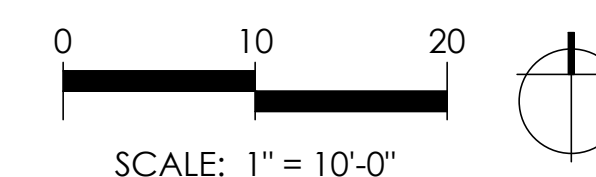
SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum 'Thunder Cloud'
	LEUCOPHYLLUM laevigatum 'Summer Snow'
	LEUCOPHYLLUM langmaniae 'Lynn's Legacy'
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA caplaris 'Regal Mist'
	NERIUM oleander 'Petite Pink'
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESSERIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans 'Gold Star'
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmetiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRON quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora 'NSW/NPERED' PP#26910
	HESPERALOE parviflora 'PERFA' PP#21729
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'
	CARISSA GRANDIFLORA 'GREEN CARPET'
	EREMOPHILA GLABRA 'MINGENEW GOLD.'
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum 'Nana'
	SPHAGNETICOLA TRILOBATA

LANDSCAPE PLANE		
	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT. #1 SEED)	= 170,400 SF
	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
	SYN TURF: SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
	MULCH	
*		
<u>LANDSCAPE NOTES:</u>		
★ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ALL PLANT SIZES TO MEET CITY MIN TREE AND SHRUB SIZE REQUIREMENTS. - ALL VIABLE SALVAGED NATIVE TREES WILL BE TRANSPLANTED TO LOCATIONS WITHIN THE NOBELLA DEVELOPMENT. FINAL LOCATIONS WILL BE SHOWN ON THE LANDSCAPE CONSTRUCTION DOCUMENTS DUE TO THE RE-ALIGNMENT OF PROJECT BOUNDARIES WITHIN THE NOBELLA DEVELOPMENT. A NEW NATIVE PLANT INVENTORY WILL BE CONDUCTED WHERE ALL NATIVE PLANT MATERIAL WILL BE ACCOUNTED FOR. AT THAT TIME IT WILL DETERMINED WHICH PLANTS WILL BE UTILIZED IN THE VARIOUS PHASES OF THE DEVELOPMENT. - INDICATED PLANT MATERIAL IS CONSIDERED HIGH WATER-USE, WHICH HAS BEEN PERMITTED FOR USE ON THIS PROJECT PER CITY OF SURPRISE IF TOTAL HIGH WATER-USE PLANT MATERIAL INCLUDING TURF DOES NOT EXCEED 20%. PER SCHEDULE IT IS AT 19%. - PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED		



KEY MAP

N.T.S.



NOBELLA

LANDSCAPE PLAN
L2.11

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SURPRISE, ARIZONA.

SHEET 12 OF 15 3rd PRE PLAT SUBMITTAL

DATE: 02/01/2024

PROJECT NUMBER: 1231



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FS23-0811
Page 158 of 160

MATCH LINE 3

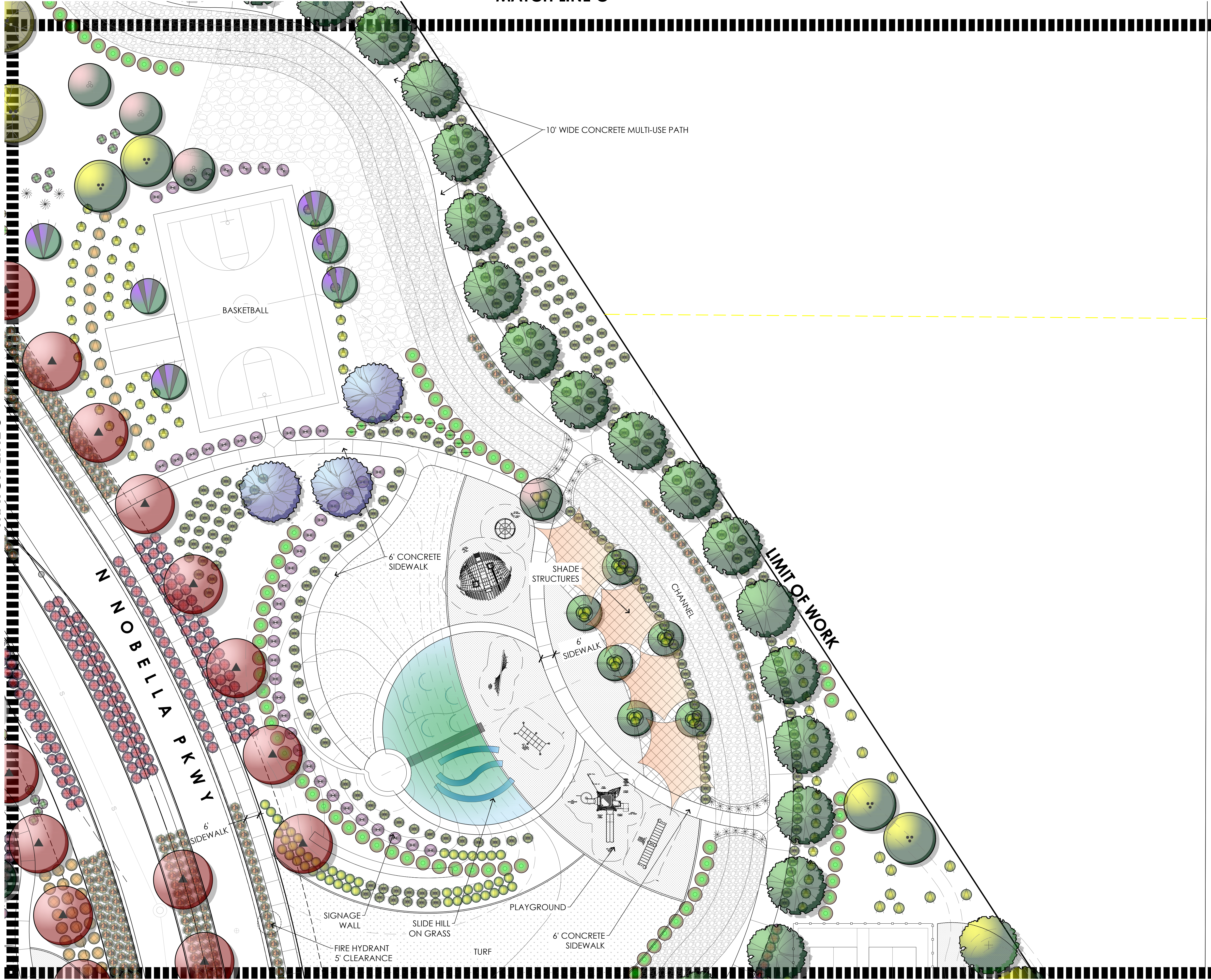
MATCH LINE C

NOBELLA

MATCH LINE B

LANDSCAPE PLAN
L2.12

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SYMBOL BOTANICAL NAME

TREES (LARGE)

	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina 'Bonita'
	OLEA europaea 'Wilson'
	PARKINSONIA hybrid 'Sonoran Emerald'
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa 'AZT'
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE

TREES (SMALL)

	CAESALPINIA Mexicana
	CHITALPA x tashkentensis 'Pink Dawn'
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus 'MontrosePurple'

SHRUBS

	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA X ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum 'Thunder Cloud'
	LEUCOPHYLLUM laevigatum 'Summer Snow'
	LEUCOPHYLLUM langmaniae 'Lynn's Legacy'
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris 'Regal Mist'
	NERIU oleander 'Petite Pink'
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESELLIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans 'Gold Star'
	TECOMA x 'Solar Flare'

ACCENTS

	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora 'MSWPERED' PP#28910
	HESPERALOE parviflora 'PERPA' PP#21729

GROUNDCOVERS

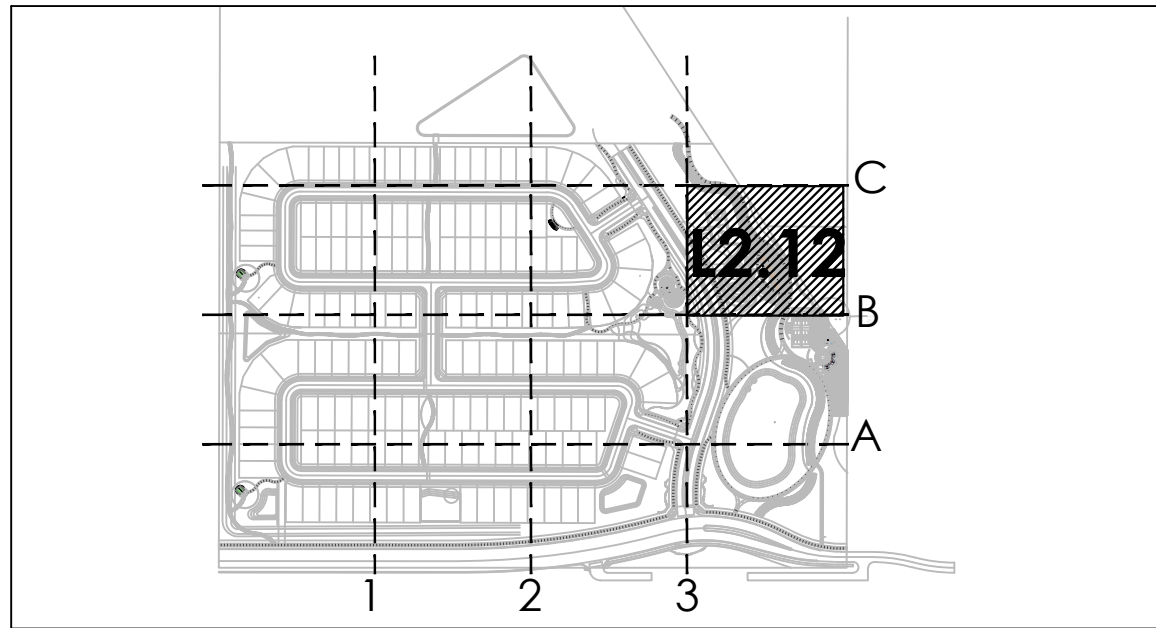
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'
	CARISSA GRANDIFLORA 'GREEN CARPET'
	EREMOPHILA GLABRA 'MINGENOW GOLD'
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum 'Nana'
	SPHAGNETICOLA TRILOBATA

GROUND PLANE

LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
	MULCH	

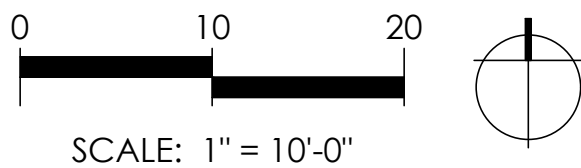
LANDSCAPE NOTES:

- ★ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ALL PLANT SIZES TO MEET CITY MIN. TREE AND SHRUB SIZE REQUIREMENTS.
- ALL VIABLE SALVAGED NATIVE TREES WILL BE TRANSPLANTED TO LOCATIONS WITHIN THE NOBELLA DEVELOPMENT. FINAL LOCATIONS WILL BE SHOWN ON THE LANDSCAPE CONSTRUCTION DOCUMENTS. DUE TO THE RE-ALIGNMENT OF PROJECT BOUNDARIES WITHIN THE NOBELLA DEVELOPMENT, A NEW NATIVE PLANT INVENTORY WILL BE CONDUCTED WHERE ALL NATIVE PLANT MATERIAL WILL BE ACCOUNTED FOR. AT THAT TIME IT WILL DETERMINED WHICH PLANTS WILL BE UTILIZED IN THE VARIOUS PHASES OF THE DEVELOPMENT.
- INDICATED PLANT MATERIAL IS CONSIDERED HIGH WATER-USE, WHICH HAS BEEN PERMITTED FOR USE ON THIS PROJECT PER CITY OF SURPRISE IF TOTAL HIGH WATER-USE PLANT MATERIAL INCLUDING TURF DOES NOT EXCEED 20%. PER SCHEDULE IT IS AT 19%.
- PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED



KEY MAP

N.T.S.



SCALE: 1" = 10'-0"

SURPRISE, ARIZONA.

SHEET 15 OF 15

3rd PRE PLAT SUBMITTAL

DATE:

02/01/2024

PROJECT NUMBER:

1231

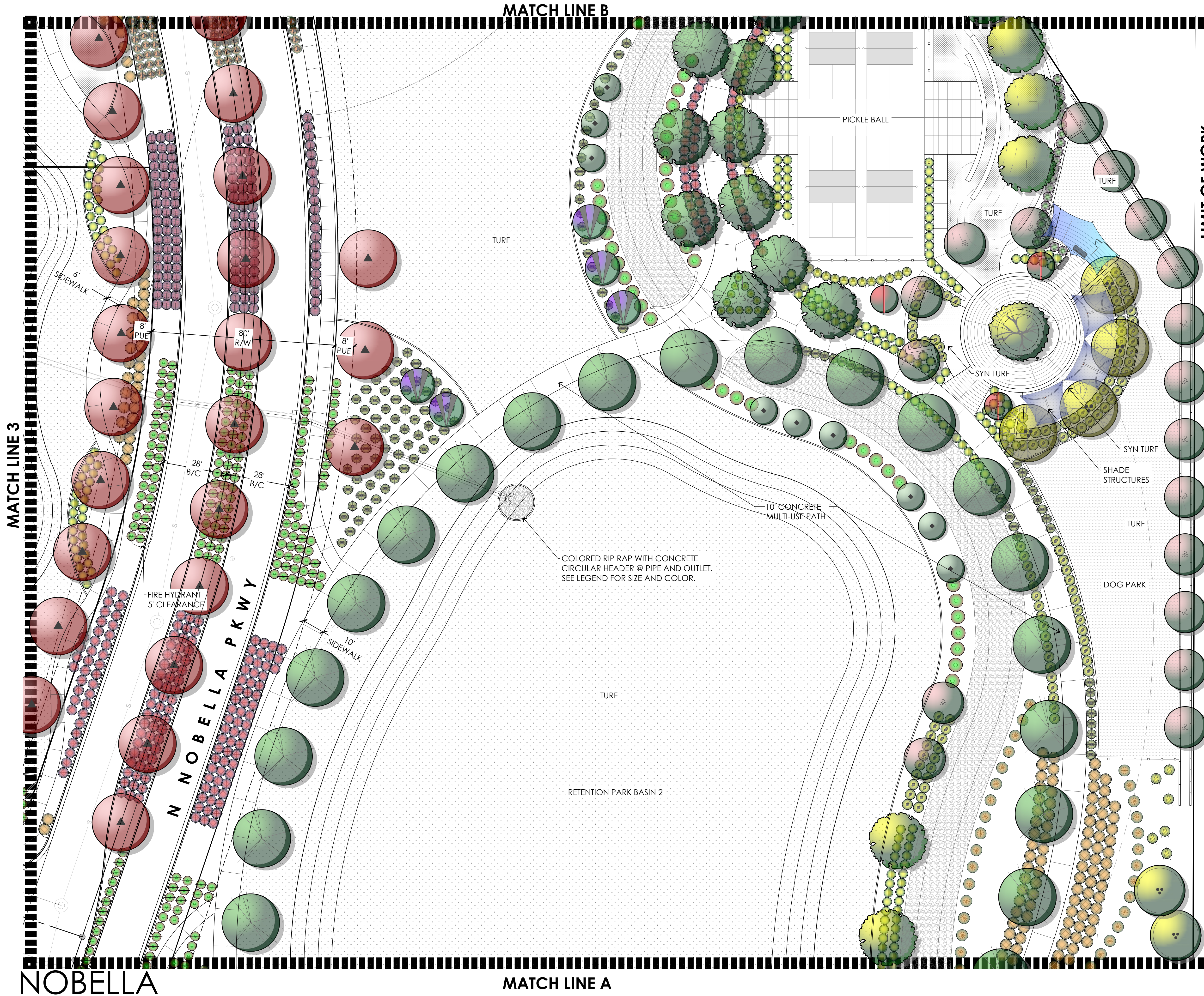


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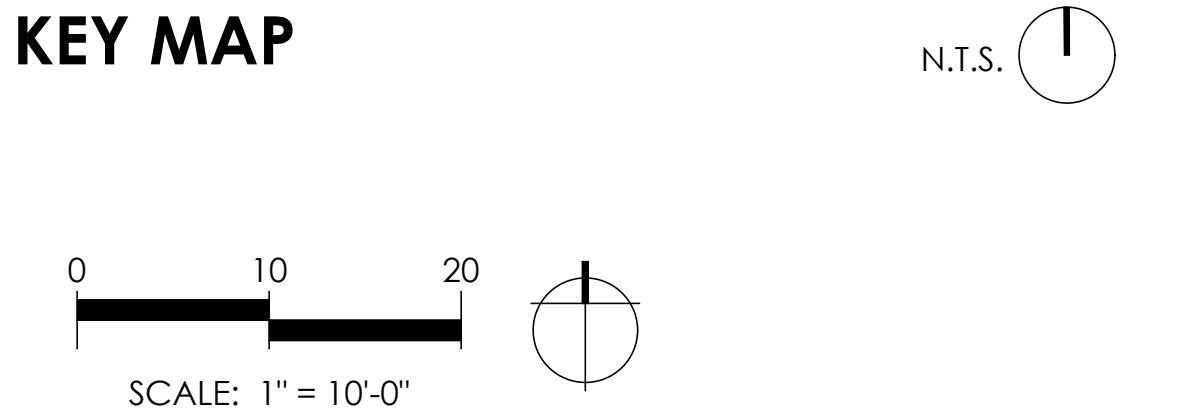
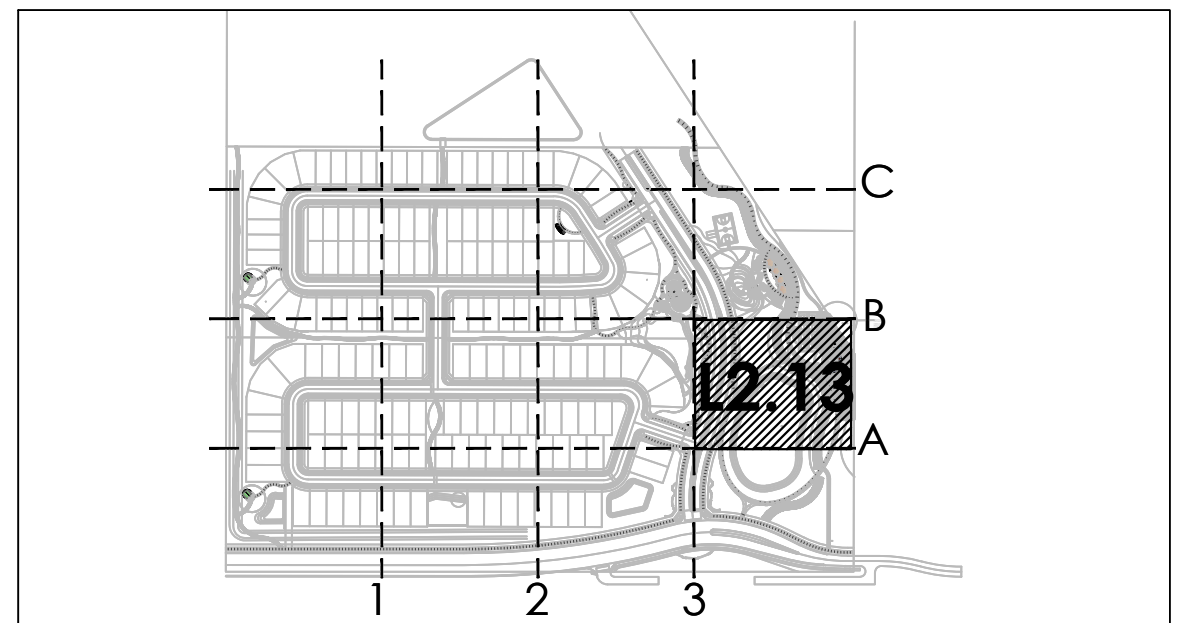
FS23-0811

Page 159 of 183



SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITRUS sinensis
	OLNEYA Tesota *
	FRAXINUS velutina 'Bonita'
	OLEA europaea 'Wilsoni'
	PARKINSONIA hybrid 'Sonoran Emerald'
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE *
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis 'Pink Dawn'
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus 'MontrosePurple'
SHRUBS	
	BOUGAINVILLEA 'BARBARA KARST'
	BOUGAINVILLEA x ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum 'Thunder Cloud'
	LEUCOPHYLLUM laevigatum 'Summer Snow'
	LEUCOPHYLLUM langmaniae 'Lynn's Legacy'
	MUHLENBERGIA dubia
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capillaris 'Regal Mist'
	NERIUM oleander 'Petite Pink'
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana 'AZT'
	RUELLIA peninsularis
	RUESSELIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans 'Gold Star'
	TECOMA x 'Solar Flare'
ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmetiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora 'MSWPERED' PP#28910
	HESPERALOE parviflora 'PERPA' PP#21729
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'
	CARISSA GRANDIFLORA 'GREEN CARPET'
	EREMOPHILA GLABRA 'MINGENEW GOLD.'
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum 'Nana'
	SPHAGNETICOLA TRILOBATA

GROUND PLANE		
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
COBBLE	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
MULCH	MULCH	
* LANDSCAPE NOTES:		
1. *ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ALL PLANT SIZES TO MEET CITY MIN. TREE AND SHRUB SIZE REQUIREMENTS.		
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3. INDICATED PLANT MATERIAL IS CONSIDERED HIGH WATER-USE, WHICH HAS BEEN PERMITTED FOR USE ON THIS PROJECT PER CITY OF SURPRISE IF TOTAL HIGH WATER-USE PLANT MATERIAL INCLUDING TURF DOES NOT EXCEED 20%. PER SCHEDULE IT IS AT 19%.		
4. PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED		



NOBELLA

LANDSCAPE PLAN

L2.13

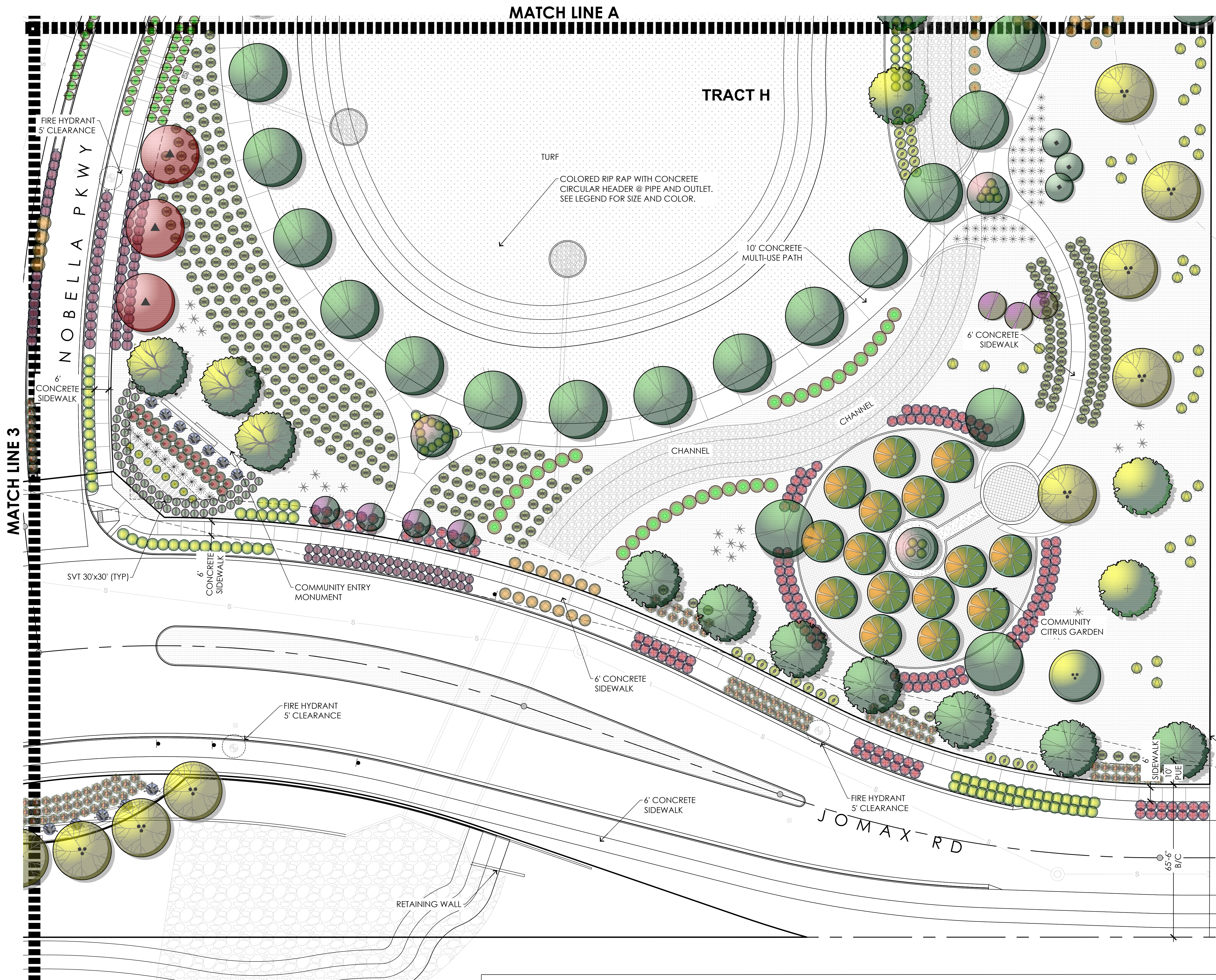
MATCH LINE A

SURPRISE, ARIZONA.
SHEET 14 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/01/2024
PROJECT NUMBER: 1231



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Plotfile: 02/01/24 - 3:37 PM, By: chgo
File: M:\1231 - Junes development\mpc-surprise\DWG\landscape\Conceptual Landscape DWGs\1231_L3_02_PLANT.dwg --> L2.13 TREE PLAN



SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina
	OLEA europaea
	PARKINSONIA hybrid
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis
	CORDIA boissieri
	PISTACIA lentiscus
	SOPHORA secundiflora
	SOPHORA secundiflora Silver Sierra TM
	VITEX agnus-castus
	VITEX agnus-castus 'MontrosePurple'

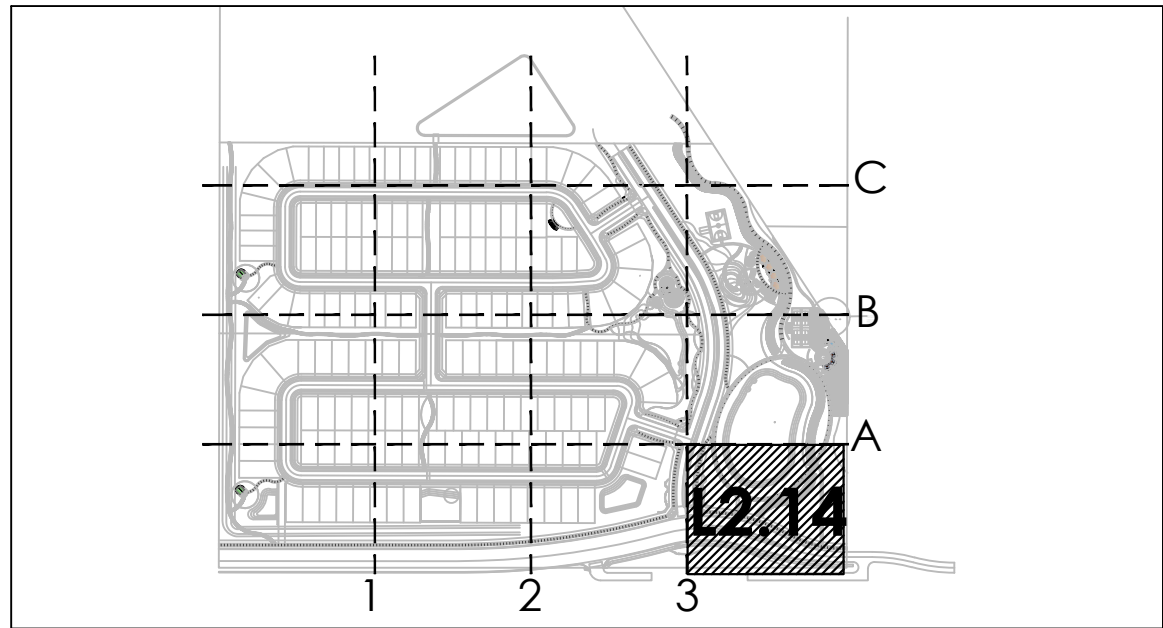
SHRUBS	
	BOUGAINVILLE 'BARBARA KARST'
	BOUGAINVILLE x ROSENKA
	CAESALPINIA PULCHERRIMA
	LEUCOPHYLLUM candidum
	LEUCOPHYLLUM laevigatum
	LEUCOPHYLLUM langmaniae
	MUHLENBERGIA dubai
	MUHLENBERGIA Rigens
	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris
	NERIUM oleander
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESELLIA equisetiformis
	TECOMA x 'Sierra Apricot'
	TECOMA stans v. stans
	TECOMA x 'Solar Flare'

ACCENTS	
	ALOE x Blue Elf
	ALOE barbadensis
	AGAVE desmethiana
	AGAVE vilmoriniana
	AGAVE weberi
	DASYLIRION quadrangulatum
	HESPERALOE funifera
	HESPERALOE parviflora
	HESPERALOE parviflora 'PP#28910'
	HESPERALOE parviflora 'PP#21729'
GROUNDCOVERS	
	CALLESTEMON VIMINALIS
	CARISSA GRANDIFLORA
	EREMOPHILA GLABRA
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum
	SPHAGNETICOLA TRILOBATA

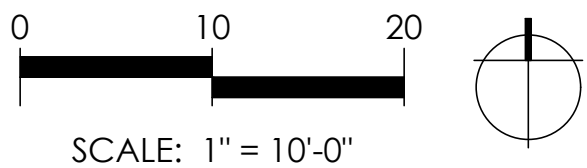
GROUND PLANE		
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF(ALT.#1 SEED)	=170,400 SF
COBBLE	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
	MULCH	

LANDSCAPE NOTES:

- ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE. ANY PLANT SIZES SHOWN THAT EXCEED THE CITY MIN. REQUIREMENTS ARE FOR BIDDING PURPOSES ONLY.
- ALL PLANT SIZES TO MEET CITY MIN. TREE AND SHRUB SIZE REQUIREMENTS.
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- PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT.



KEY MAP



NOBELLA
LANDSCAPE PLAN
L2.14

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SURPRISE, ARIZONA.
SHEET 13 OF 15 3rd PRE PLAT SUBMITTAL
DATE: 02/13/2024
PROJECT NUMBER: 1231



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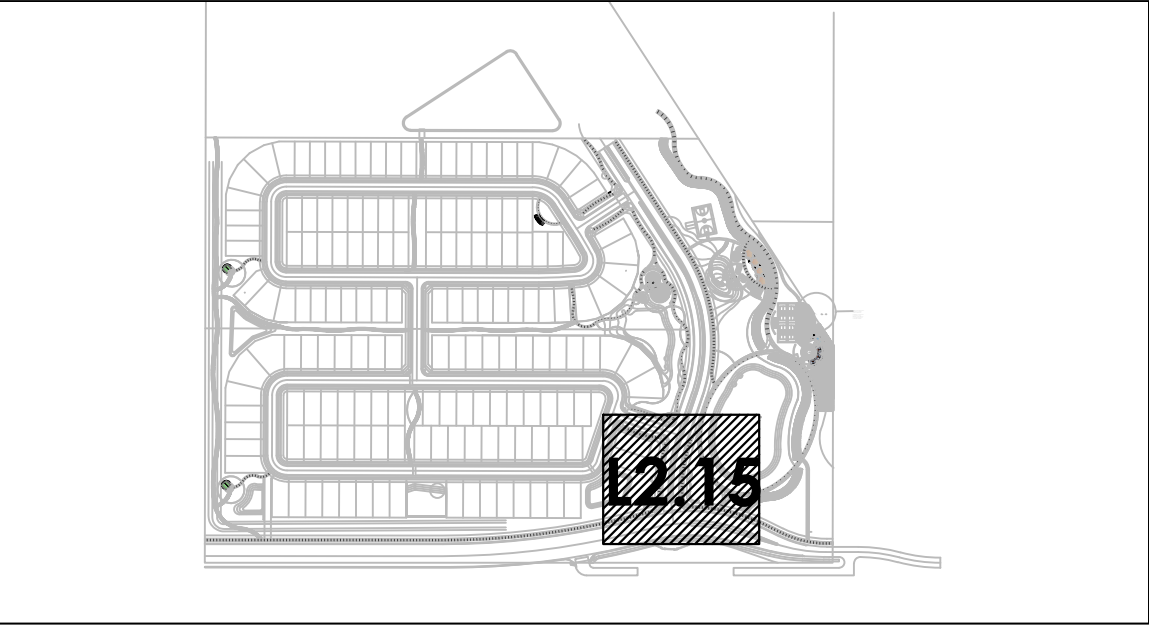
NOBELLA

SHRUB VIGNETTE
L2.15

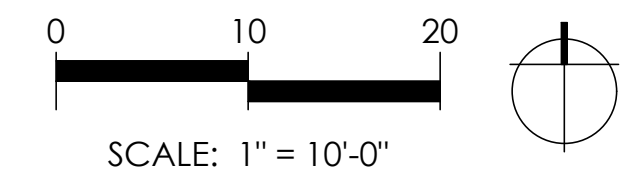
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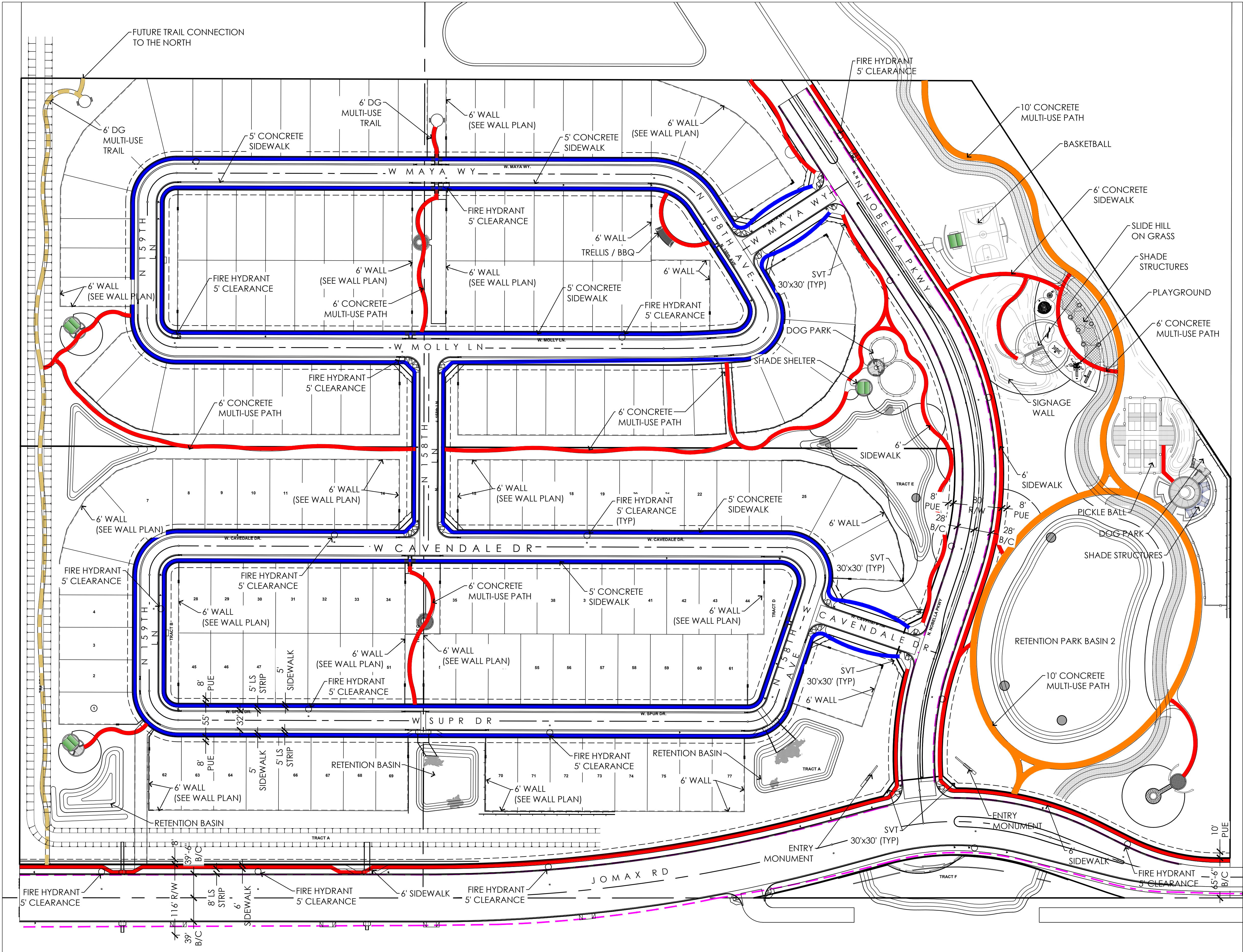
SYMBOL	BOTANICAL NAME
TREES (LARGE)	
	ACACIA willardiana
	CITURUS sinensis
	OLNEYA Tesota
	FRAXINUS Veliutina
	OLEA europaea
	PARKINSONIA hybrid
	PISTACIA x 'Red Push'
	PROSOPIS thornless glandulosa
	QUERCUS virginiana
	ULMUS parviflora
	SALVAGED NATIVE TREE
TREES (SMALL)	
	CAESALPINIA Mexicana
	CHITALPA x tashkentensis
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	SOPHORA secundiflora Silver Sierra TM
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SHRUBS	
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	BOUGAINVILLE x ROSENKA
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	LEUCOPHYLLUM laevigatum
	LEUCOPHYLLUM langmaniae
	MUHLENBERGIA dubai
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	MUHLENBERGIA Lindheimeri
	MUHLENBERGIA capilaris
	NERIUM oleander
	OLEA europaea 'Little Ollie'
	RUELLIA x brittoniana
	RUELLIA peninsularis
	RUESELLIA equisetiformis
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	TECOMA stans v. stans
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	HESPERALOE funifera
	HESPERALOE parviflora
	HESPERALOE parviflora 'PERPA'
GROUNDCOVERS	
	CALLEISTEMON VIMINALIS
	CARISSA GRANDIFLORA
	EREMOPHILA GLABRA
	LANTANA 'DALLAS RED'
	LANTANA 'GOLD MOUND'
	PUNICA granatum
	SPHAGNETICOLA TRILOBATA

GROUND PLANE		
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'EXPRESS GOLD'	= 681,708 SF
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COBBLE	COBBLE: 3"-8" SANTA FE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS	
SYNTURF	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
MULCH	ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF	
LANDSCAPE NOTES:		
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4. PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS ALL LANDSCAPING SHALL BE LOCATED		



KEY MAP
N.T.S.



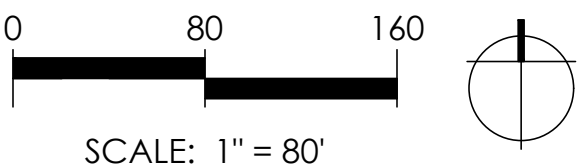


LEGEND

- 10' WIDE CONCRETE MULTI-USE PATH
- 5' WIDE DETACHED CONCRETE SIDEWALK
- 6' WIDE CONCRETE MULTI-USE PATH
- 6' DG MULTI-USE TRAIL
- BIKE LANE

NOTES:

- THIS PLAN DEFINES ALL PATHS, SIDEWALKS AND TRAILS MATERIALS AND WIDTH FOR THE PROJECT.
- ANY REFERENCE TO MATERIALS AND WIDTH OF PATHS AND SIDEWALKS ON OTHER SHEETS IS FOR REFERENCE ONLY.



NOBELLA

PATHS, TRAILS AND CIRCULATION PLAN
12

Plotset: 02/15/24 - 2:43 PM, By: chgo
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SURPRISE, ARIZONA.

3rd PRE PLAT SUBMITTAL

DATE:

02/13/2024

PROJECT NUMBER:

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13

SHADE SHELTER

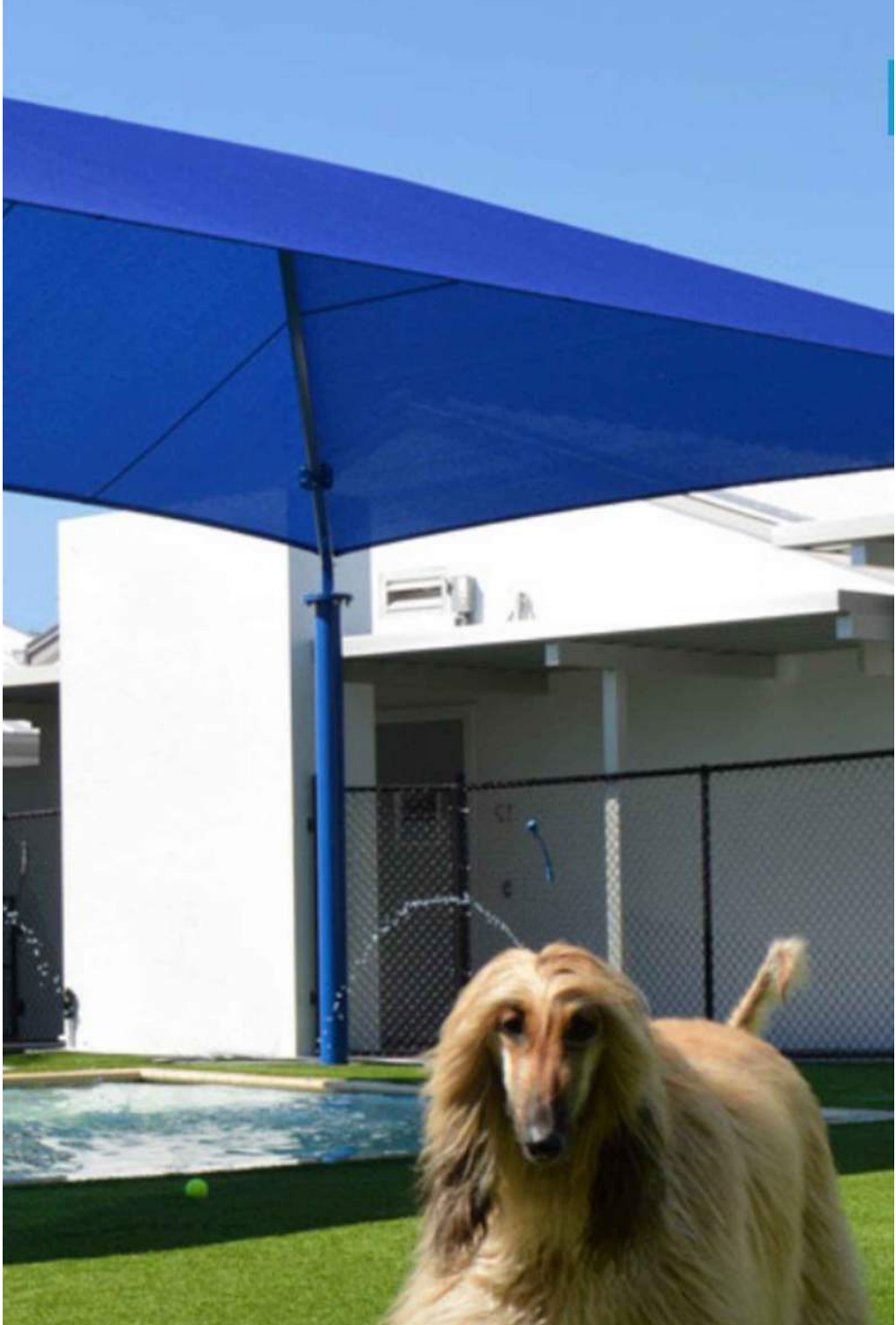
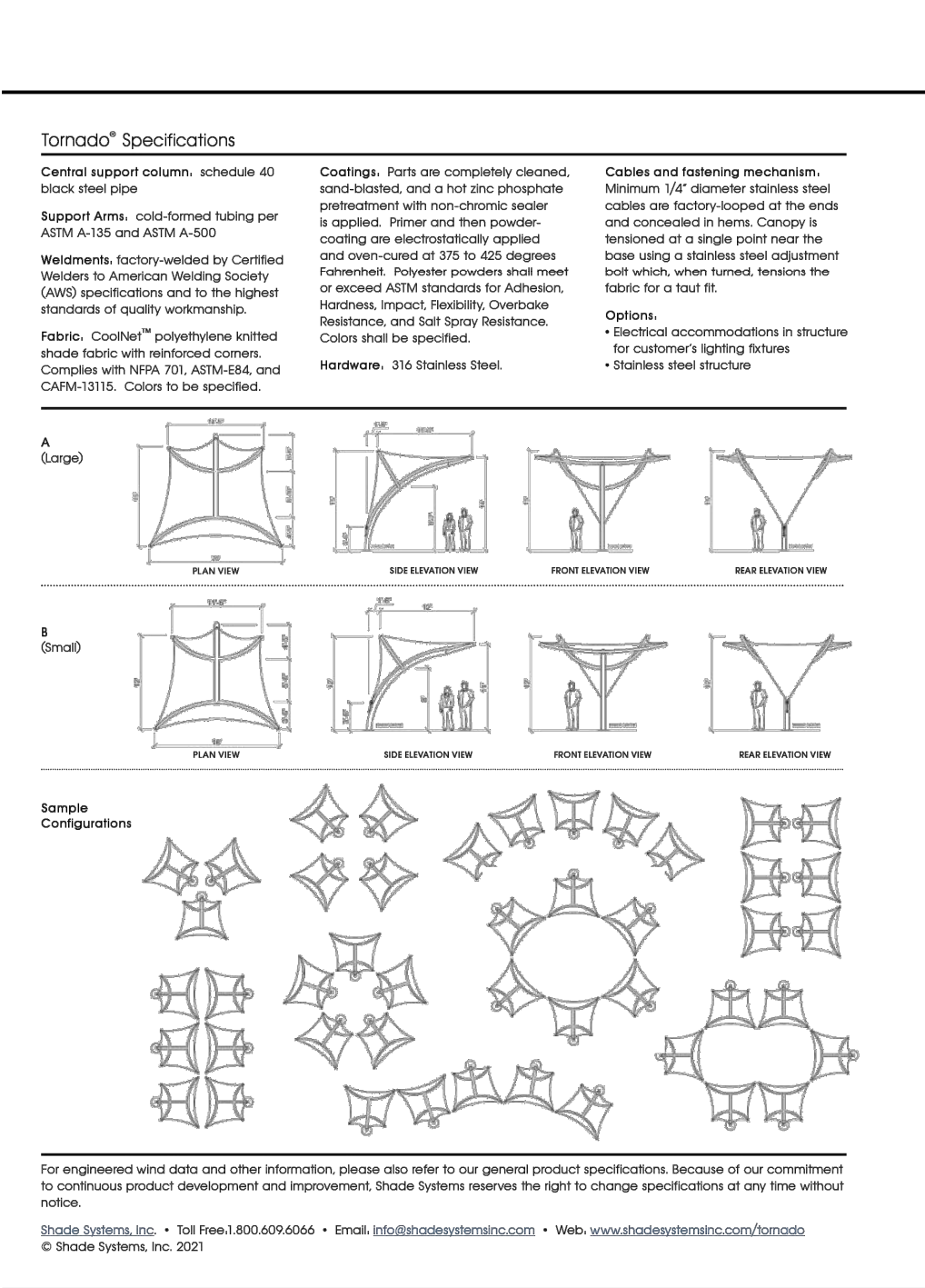
CLASSIC RECREATION SYSTEMS INC
NORTHWEST MODEL



14

SHADE

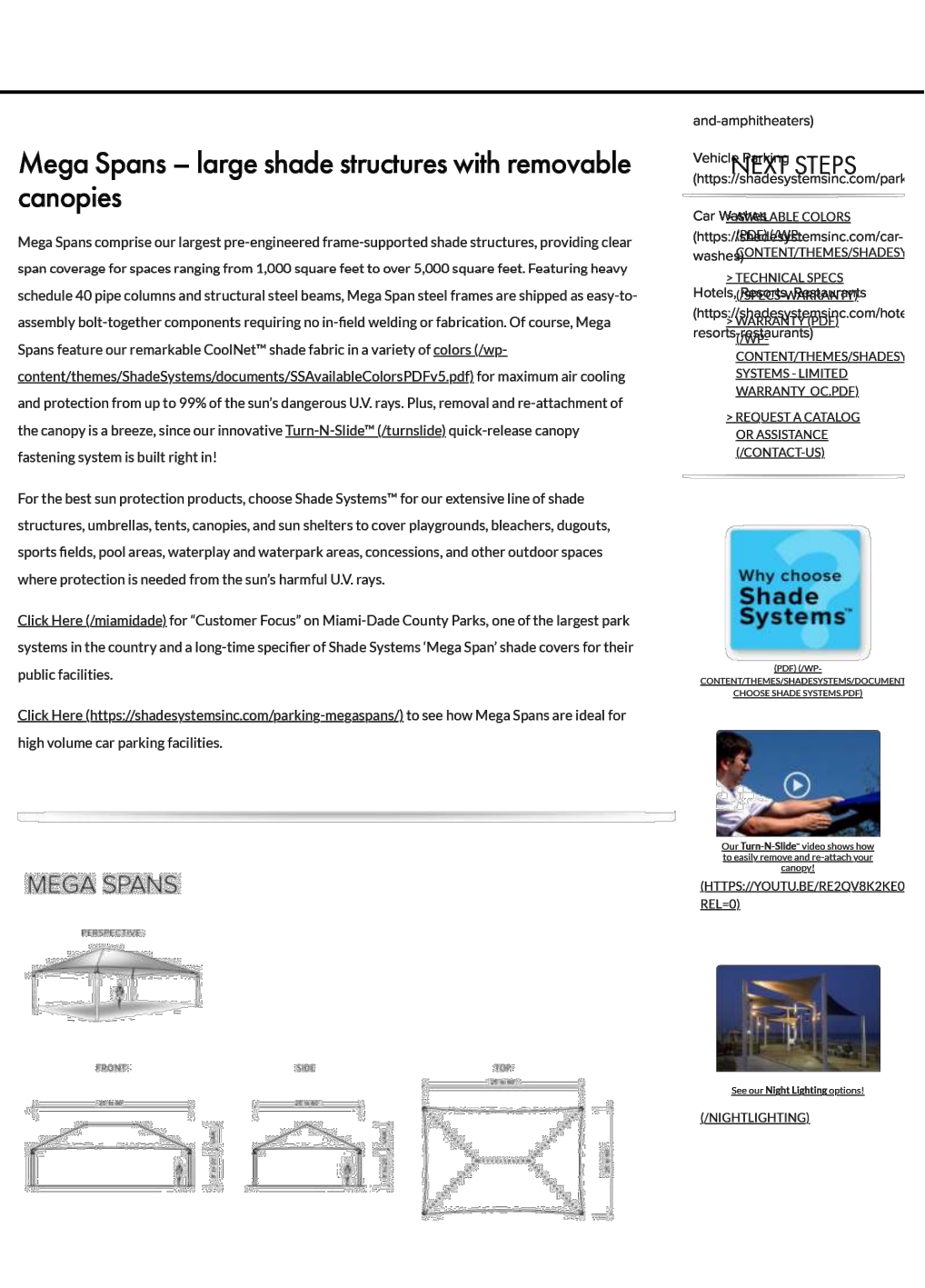
SHADE SYSTEMS
TORNADO
FABRIC SHADING ELEMENT



15

DOG PARK SHADE

SHADE SYSTEMS
MEGA SPANS
LARGE SHADE STRUCTURES W REMOVABLE CANOPIES



16

ROLLER SLIDE

LAN DSCAPE STRUCTURES
PLAYBOOSTER ROLLER SLIDE



17

SLIDE HILL ON GRASS

LAN DSCAPE STRUCTURES
SLIDE WINDER 2



18

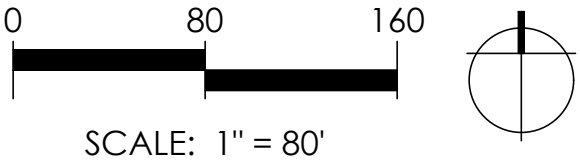
SLIDE HILL CLIMB FEATURE

LAN DSCAPE STRUCTURES
RUSH WINDER SLIDE

NOBELLA

PARK AMENITIES 10

Plotfiled: 02/01/24 - 1:02 PM, By: chigo
File: M1231_1000_development\mpc-surprise\DWG\landscape\Conceptual Landscape DWGs\1231_L3_04_AMENITIES.dwg -> 10 LS AMENITIES



SURPRISE, ARIZONA.

3rd PRE PLAT SUBMITTAL

DATE: 02/01/2024
PROJECT NUMBER: 1231



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Page 166 of 183

From: [RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS23-0811 Nobella Phase 1A Preliminary Plat - New Digital Submittal 09.06.23
Date: Thursday, September 14, 2023 1:31:23 PM

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

Good afternoon Ms. Flores,

Thank you for the opportunity to comment on the final site application for Nobella Phase 1A. The site sits on approximately 57.66 acres and is located east of 163rd Avenue and north of Jomax Road in Surprise, AZ. The request is to approve the final plat of 161 single family homes in the first phase of the overall Nobella development. It is approximately 3.7 miles outside the Luke AFB Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. This request for 161 homes with a proposed density of 2.79 du/ac meets the GDC due to being outside of the 3-mile range.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We recommend a strong notification program on the part of the applicant to inform future occupant(s) about Luke AFB operations.

Respectfully,

Jenn Rahn

Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Wednesday, September 6, 2023 11:52 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan

(Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Gregory McDowell (MCDOT) <Gregory.McDowell@maricopa.gov>; Ibeth - USPS <lbeth.L.Roman@usps.gov>; RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>

Cc: Tierney Farago <Tierney.Farago@surpriseaz.gov>

Subject: [Non-DoD Source] FS23-0811 Nobella Phase 1A Preliminary Plat - New Digital Submittal 09.06.23

Good morning,

Attached please find the **application**, **narrative**, and **preliminary plat** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

***Effective 6/26/23, we are now using Camino (<https://app.oncamino.com/surprise-az/login>) for ALL submittals.**

***Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices**

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SURPRISE
ARIZONA

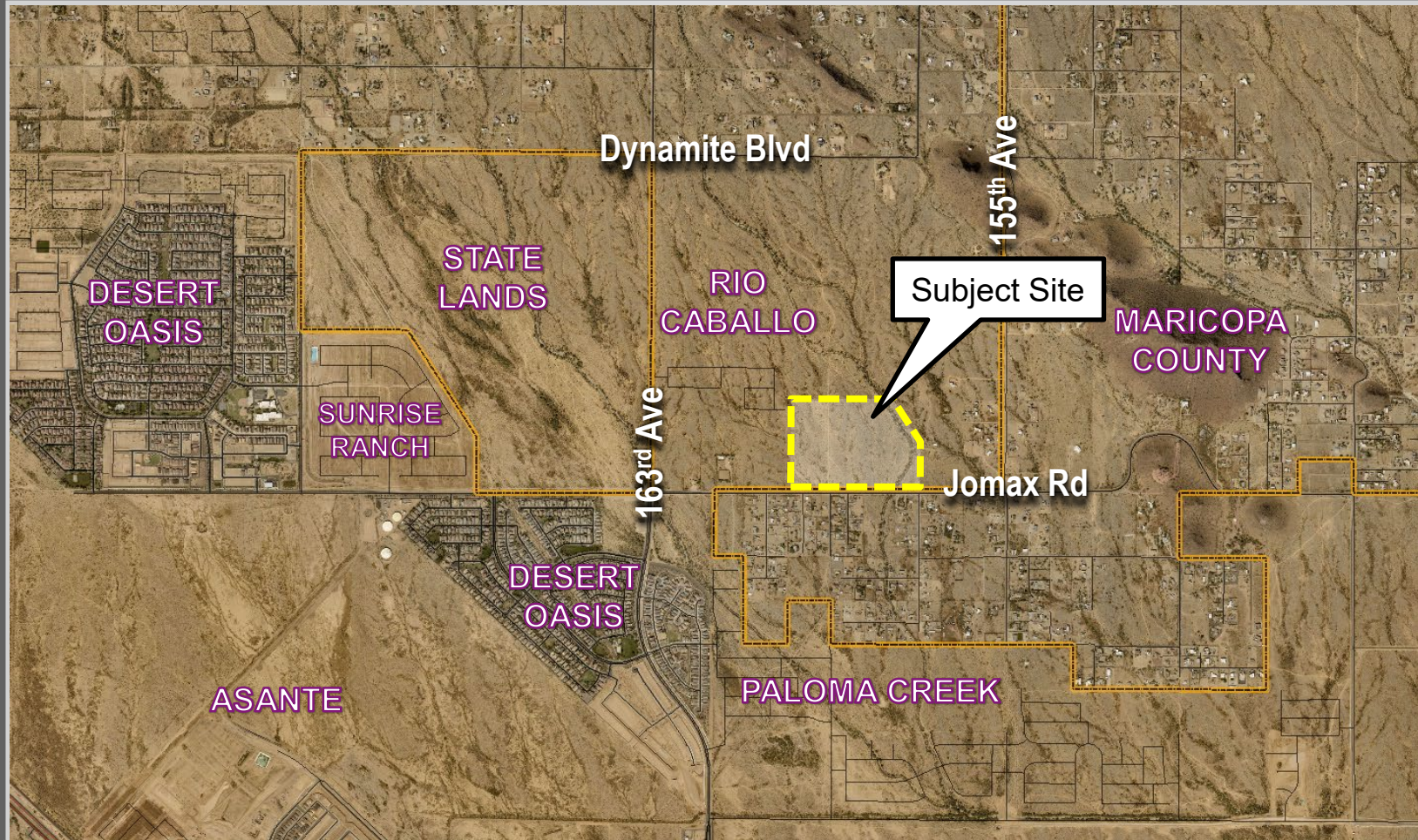
FS23-0811

Nobella Phase 1A

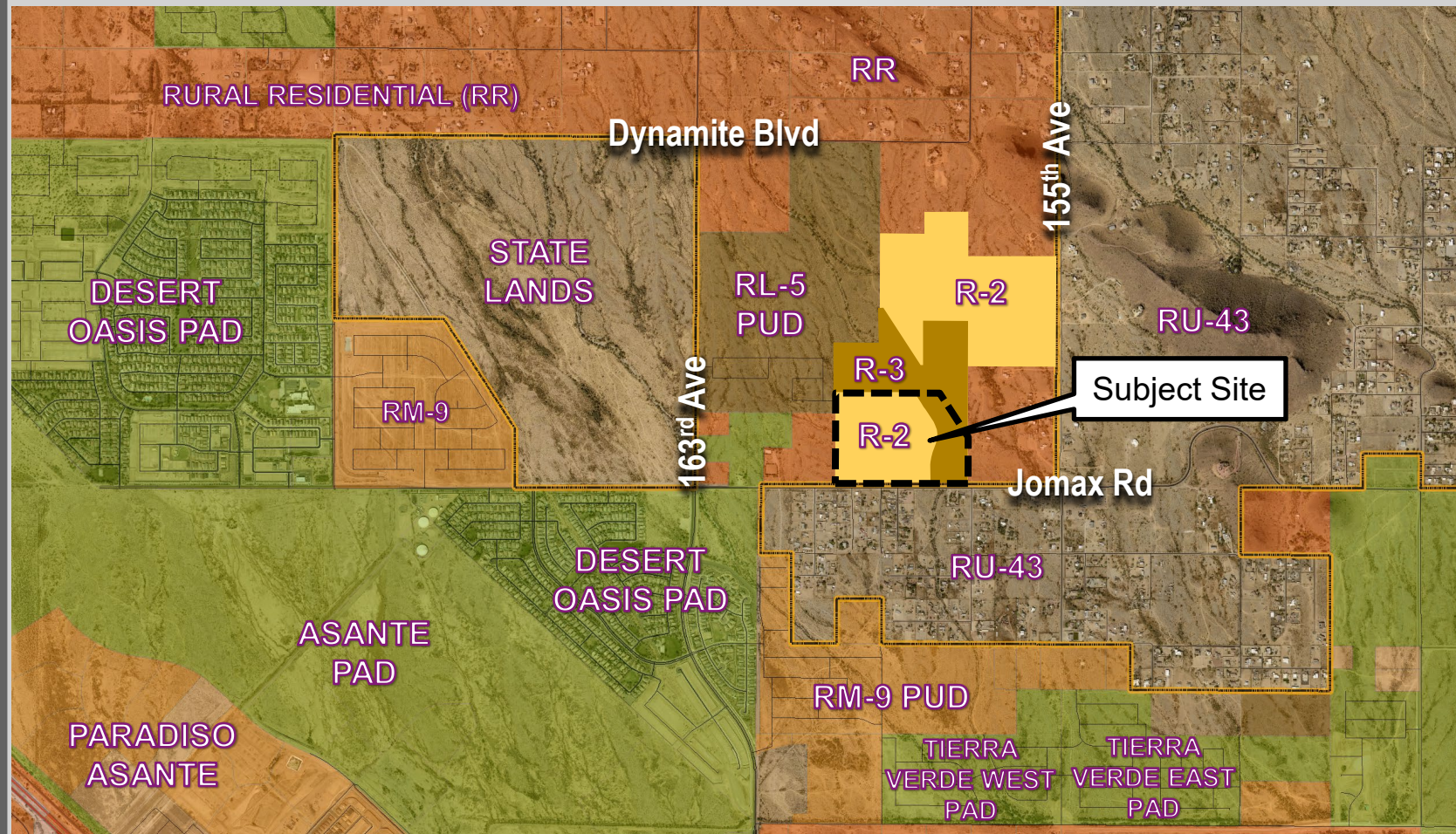
Preliminary Plat

Planning and Zoning Commission

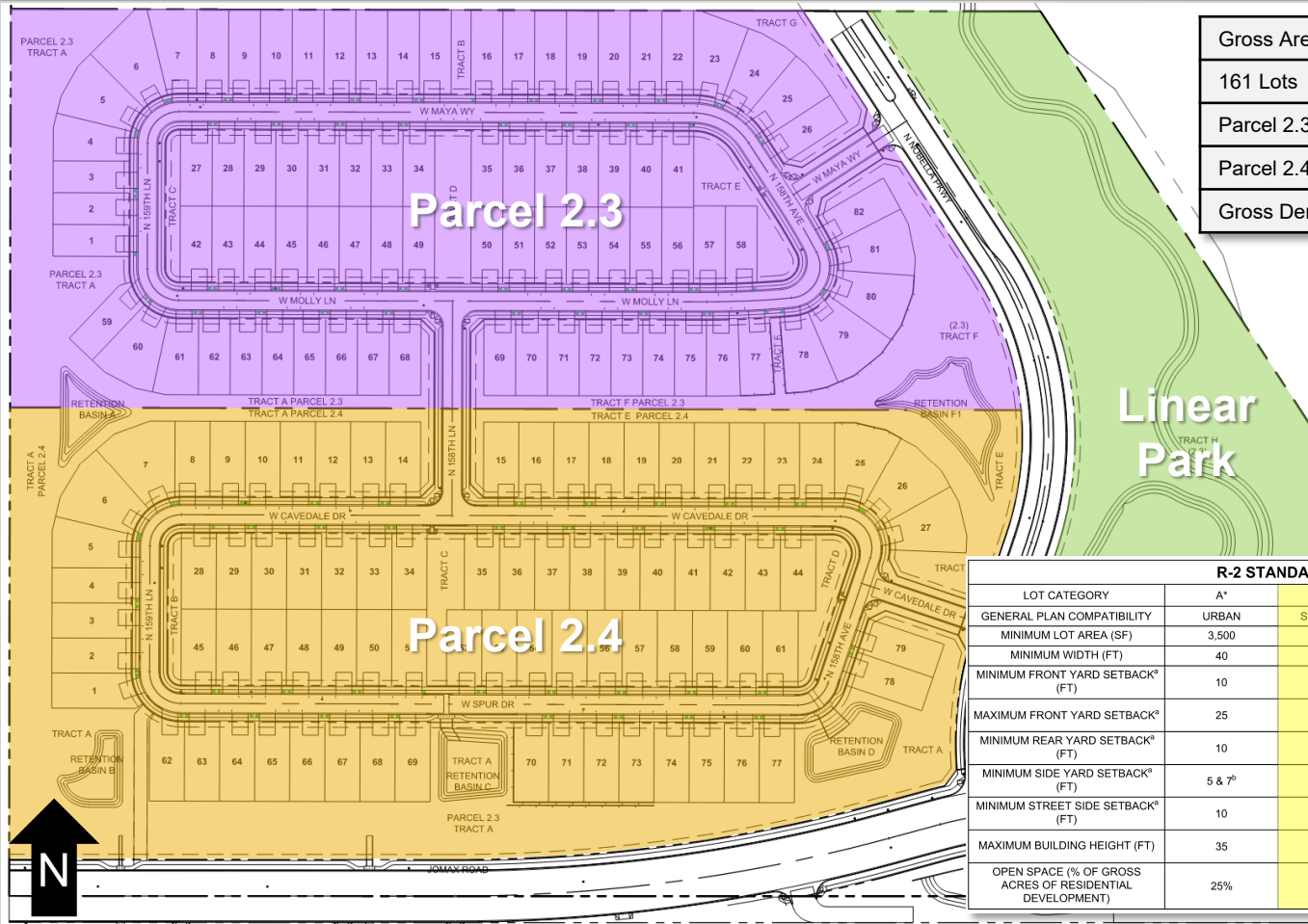
May 2, 2024



VICINITY MAP



ZONING MAP



Gross Area: 57.7 Acres

161 Lots

Parcel 2.3 – 82 Lots

Parcel 2.4 – 79 Lots

Gross Density: 2.8 DU/Acre

Linear
Park

R-2 STANDARDS

LOT CATEGORY	A*	B	C*	D*
GENERAL PLAN COMPATIBILITY	URBAN	SUBURBAN	SUBURBAN	SUBURBAN
MINIMUM LOT AREA (SF)	3,500	4,950	8,000	12,000
MINIMUM WIDTH (FT)	40	45	70	80
MINIMUM FRONT YARD SETBACK* (FT)	10	12	12	15
MAXIMUM FRONT YARD SETBACK*	25	25	25	30
MINIMUM REAR YARD SETBACK* (FT)	10	15	20	20
MINIMUM SIDE YARD SETBACK* (FT)	5 & 7 ^b	5 & 8 ^b	5 & 10	10
MINIMUM STREET SIDE SETBACK* (FT)	10	10	10	10
MAXIMUM BUILDING HEIGHT (FT)	35	35	35	35
OPEN SPACE (% OF GROSS ACRES OF RESIDENTIAL DEVELOPMENT)	25%	20%	20%	20%

PRELIMINARY PLAT



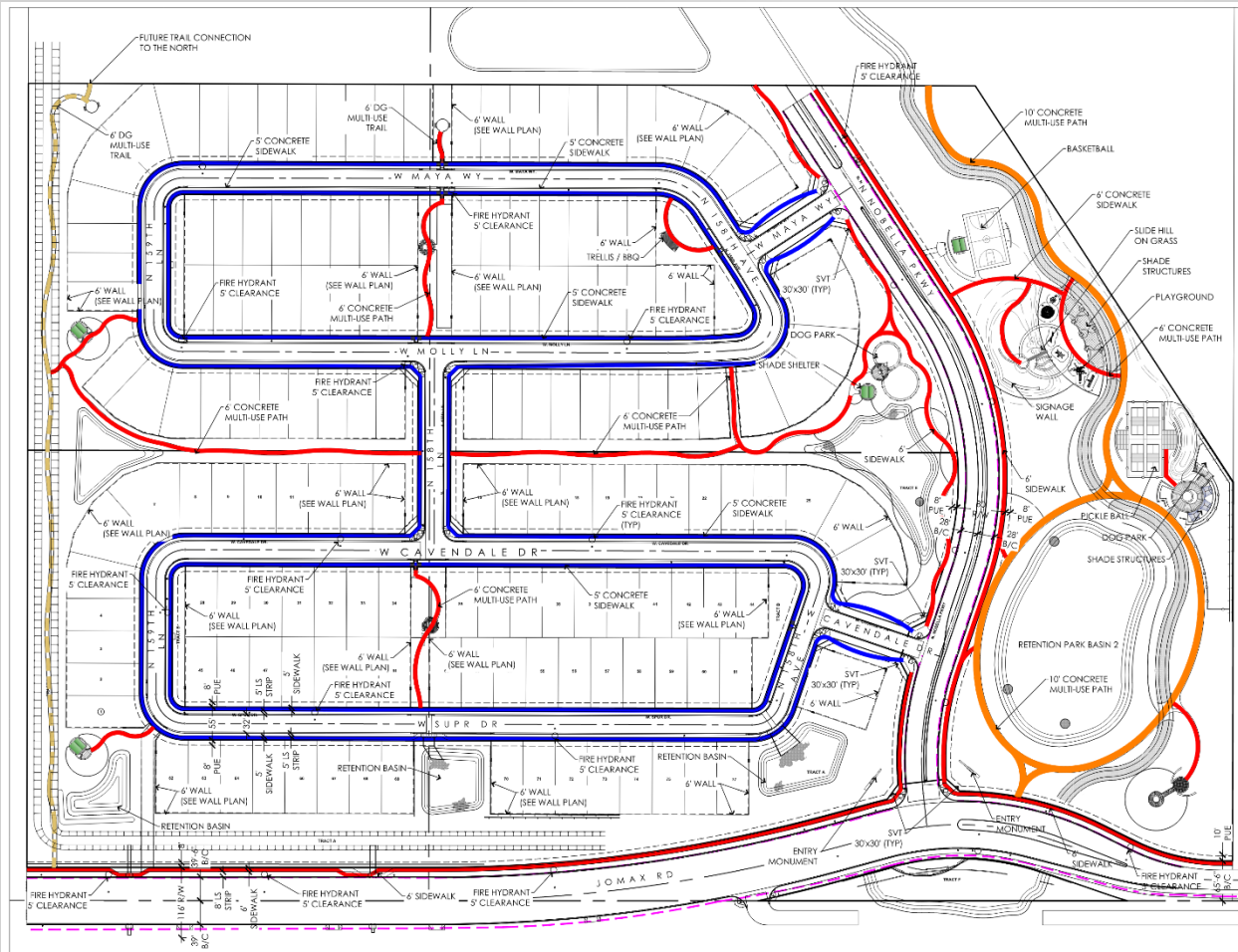
NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO
SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA
AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS
4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED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

Minimum Req. – 20%

[illegible]

GROUND PLANE		
DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED EXPRESS GOLD		= 681,708 SF
CYNODON DACTYLON TUFF GREEN TUFF GREEN SOD TURF (ALT. 1) SEED		= 170,400 SF
COBBLE: 3-4" TANITA TE GOLD LANDSCAPE RIP RAP - LOCATION PER PLANS		
SYNTHETIC TURF: KID PLAY BY ARTIFICIAL GRASS SUPERSTORE		
ALTERNATE: NATURAL MIDWESTERN BERBERIS SOD TURF		
MULCH		

OPEN SPACE	
PASSIVE OPEN SPACE	=852,108 SF / 100%
ACTIVE OPEN SPACE	=208,236 SF / 24%



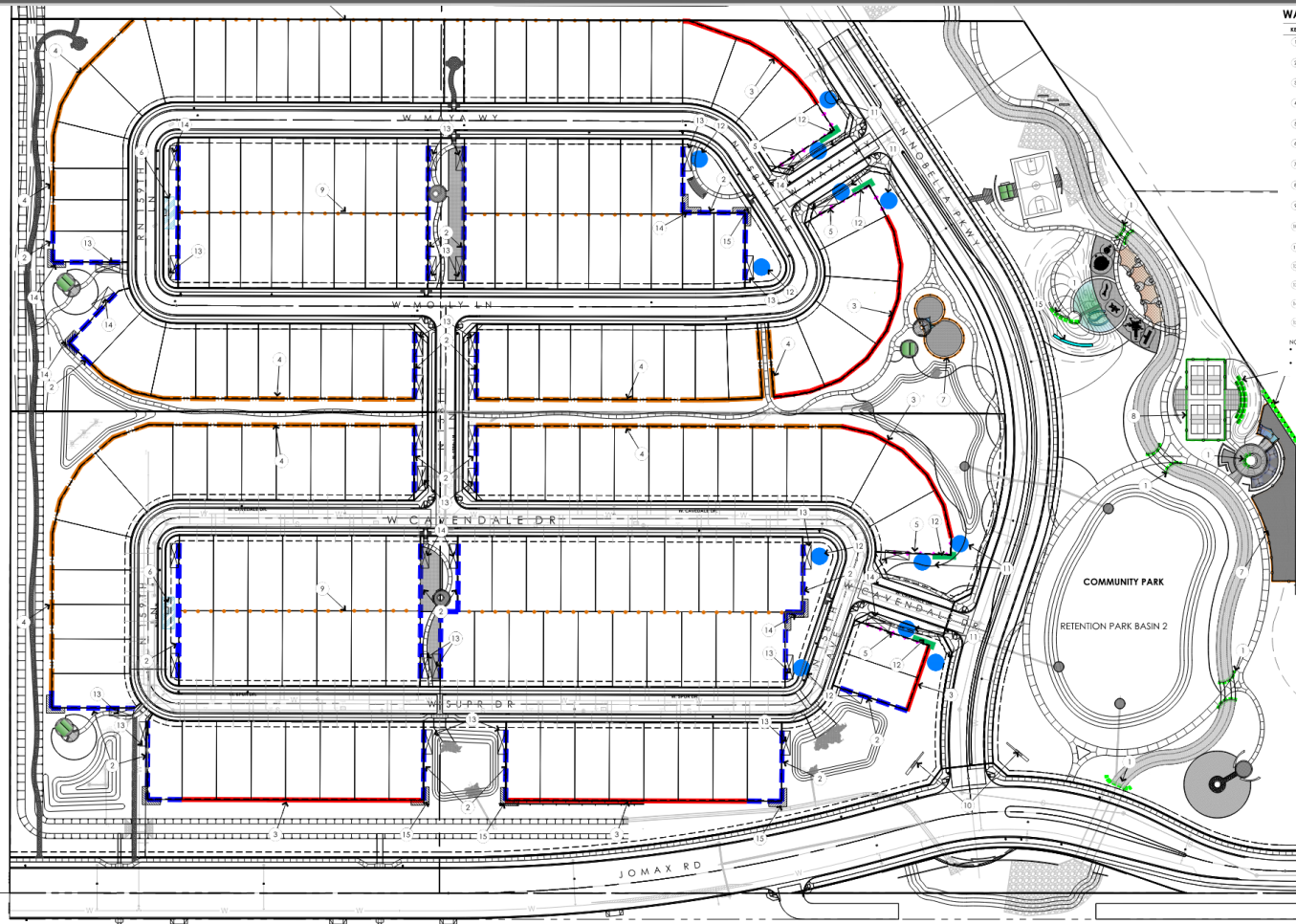
LEGEND

- 10' WIDE CONCRETE MULTI-USE PATH
- 5' WIDE DETACHED CONCRETE SIDEWALK
- 6' WIDE CONCRETE MULTI-USE PATH
- 6' DG MULTI-USE TRAIL
- BIKE LANE

NOTES:

1. THIS PLAN DEFINES ALL PATHS, SIDEWALKS AND TRAILS MATERIALS AND WIDTH FOR THE PROJECT.
2. ANY REFERENCE TO MATERIALS AND WIDTH OF PATHS AND SIDEWALKS ON OTHER SHEETS IS FOR REFERENCE ONLY.

TRAILS



WALL LEGEND

KEY	SYMBOL	DESCRIPTION	DETAIL
1		2' RETAINING / SEATING WALL	SEE DETAIL #1 ON WALL ELEVATIONS, SHEET 03
2		6" CMU THEME WALL W/ACCENT PANEL	SEE DETAIL #2 ON WALL ELEVATIONS, SHEET 03
3		6" PARTIAL VIEW FENCE	SEE DETAIL #3 ON WALL ELEVATIONS, SHEET 03
4		6" EXTERIOR CHU PERIMETER WALL	SEE DETAIL #4 ON WALL ELEVATIONS, SHEET 03
5		6" CMU THEME WALL W/PARCEL NAME	SEE DETAIL #5 ON WALL ELEVATIONS, SHEET 03
6		THEMED HARBOR	SEE DETAIL #6 ON WALL ELEVATIONS, SHEET 04
7		4" DOG PARK FENCE	SEE DETAIL #7 ON WALL ELEVATIONS, SHEET 04
8		6" PICKLE BALL FENCE	SEE DETAIL #8 ON WALL ELEVATIONS, SHEET 04
9		6" FENCE BLOCK WALL	SEE DETAIL #9 ON WALL ELEVATIONS, SHEET 04
10		COMMUNITY ENTRY MONUMENTATION	ON SEPARATE REVIEW AND PERMITTING, #10 SHEET 6 & 7
11		ACCENT PANEL	SEE DETAIL #11, 12 ON WALL ELEVATIONS, SHEET 05
12		PARCEL ENTRY SIGNAGE	SEE DETAIL #13 ON WALL ELEVATIONS, SHEET 05
13		COLUMN	SEE DETAIL #14 ON WALL ELEVATIONS, SHEET 05
14		CORNER COLUMN	SEE DETAIL #15 ON WALL ELEVATIONS, SHEET 05
15		GREENBELT SIGNAGE WALL	SEE DETAIL #17, 18 & 19 ON WALL ELEVATIONS, SHEET 06

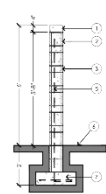
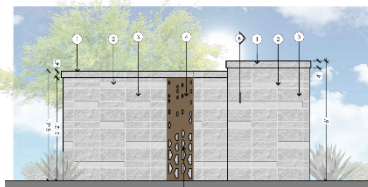
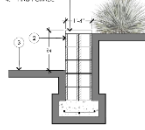
NOTES:

- MAXIMUM HEIGHT OF 8' ON ALL WALLS OR FENCES ON RETAINING WALLS
- MONUMENT SIGNAGE IS SUBJECT TO SECTION 109 OF THE LDC AND SEPARATE REVIEW AND PERMITTING

WALL PLAN



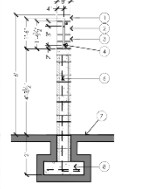
- KEYED NOTES:**
1. 2" x 4" x 8" x 16" CMU BLOCK, WALL STAKE BOND, SMOOTH FACE, COLOR SW 7004 DOWNHOUND.
 2. 1" x 4" x 8" x 16" CMU BLOCK, WALL STAKE BOND, SMOOTH FACE, COLOR SW 7004 DOWNHOUND.
 3. 1" x 4" x 8" x 16" CMU BLOCK, WALL STAKE BOND, SMOOTH FACE, COLOR SW 7004 DOWNHOUND.
 4. FINISH GRADE.



- KEYED NOTES:**
1. 2" x 4" x 8" x 16" CMU BLOCK, WALL STAKE BOND, SMOOTH FACE, COLOR SW 7004 DOWNHOUND.
 2. 1" x 4" x 8" x 16" CMU BLOCK, WALL STAKE BOND, SMOOTH FACE, COLOR SW 7004 DOWNHOUND.
 3. 1" x 4" x 8" x 16" CMU BLOCK, WALL STAKE BOND, SMOOTH FACE, COLOR SW 7004 DOWNHOUND.
 4. ACCENT PANEL WITH 1" x 4" SQUARE BONDING FRAME AND 2" x 4" SQUARE BONDING FRAME, CLADDING ALUMINUM, FINISH GRADE, COLOR SW 7004 DOWNHOUND.
 5. FINISH GRADE.
 6. CONCRETE FOR STRUCTURAL.

1 2' RETAINING / SEATING WALL
SCALE: 1/2" = 1'-0"

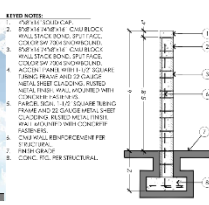
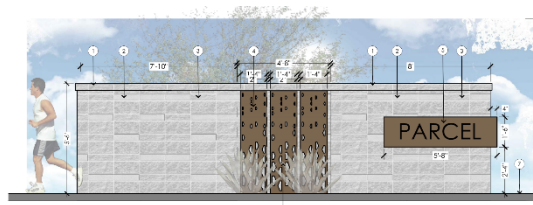
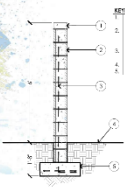
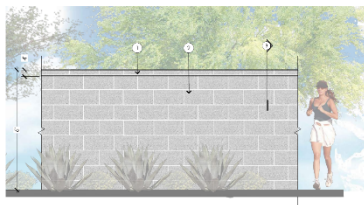
2 6' CMU THEME WALL WITH ACCENT PANEL
SCALE: 1/2" = 1'-0"



- KEYED NOTES:**
1. 2" x 4" x 8" x 16" CMU BLOCK, WALL STAKE BOND, SMOOTH FACE, COLOR SW 7004 DOWNHOUND.
 2. 1" x 4" x 8" x 16" CMU BLOCK, WALL STAKE BOND, SMOOTH FACE, COLOR SW 7004 DOWNHOUND.
 3. 1" x 4" x 8" x 16" CMU BLOCK, WALL STAKE BOND, SMOOTH FACE, COLOR SW 7004 DOWNHOUND.
 4. ACCENT PANEL WITH 1" x 4" SQUARE BONDING FRAME AND 2" x 4" SQUARE BONDING FRAME, CLADDING ALUMINUM, FINISH GRADE, COLOR SW 7004 DOWNHOUND.
 5. FINISH GRADE.
 6. CONCRETE FOR STRUCTURAL.

SW 7004
Snowbound

3 6' PARTIAL VIEW FENCE
SCALE: 1/2" = 1'-0"



4 6' CMU PERIMETER WALL
SCALE: 1/2" = 1'-0"

5 6' CMU PARCEL ENTRY WALL WITH PARCEL NAME
SCALE: 1/2" = 1'-0"

NOBELLA

WALL ELEVATIONS

03

NOBELLA WALL ELEVATIONS 03

SURPRISE, ARIZONA

DATE: 02/01/2024
PROJECT NUMBER: 1231

3RD PLAN SUBMITTAL



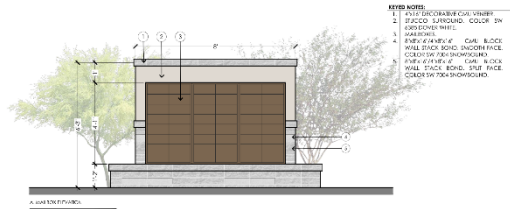
SCAPEGOAT
DESIGN STUDIO

1231

TEXT: 602.400.1231
602.400.1231
WWW.SCAPEGOATDESIGNSTUDIO.COM

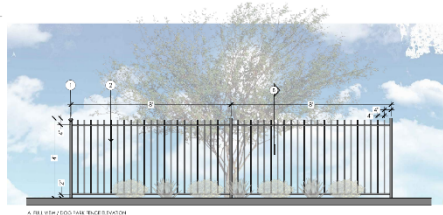
F823-0811

WALL DETAILS



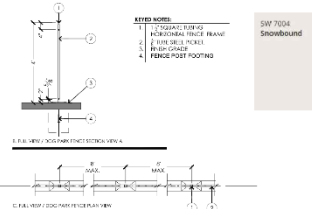
THEMED MAILBOX

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



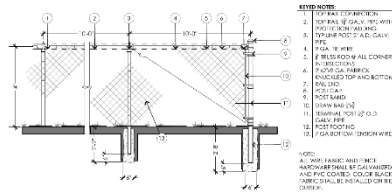
4' DOG PARK FENCE

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



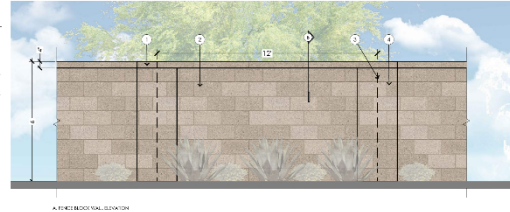
KEYED NOTES:
1. TOP RAIL
2. HORIZONTAL FENCE FRAME
3. VERTICAL FENCE
4. FENCE POST FOOTING
5. FENCE POST

SNF 7004
Snowbound



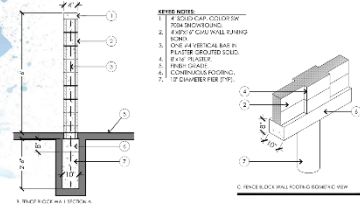
4' PICKLE BALL FENCE

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



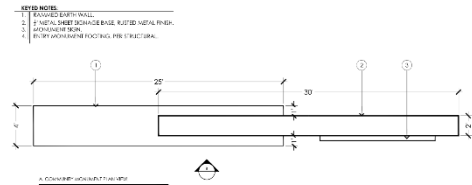
6' FENCE BLOCK WALL

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



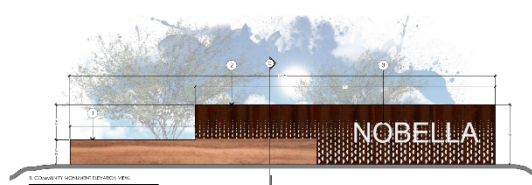
KEYED NOTES:
1. BLOCK
2. MORTAR
3. FENCE POST
4. FENCE POST FOOTING
5. FENCE POST
6. FENCE POST
7. FENCE POST

C. FENCE BLOCK WALL FLOORING DETAIL VIEW

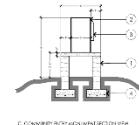


COMMUNITY MONUMENT DETAIL

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



C. COMMUNITY MONUMENT DETAIL VIEW



C. COMMUNITY MONUMENT DETAIL VIEW

NOBELLA

WALL ELEVATIONS

04

NOBELLA WALL ELEVATIONS 04

SURPRISE, ARIZONA

DATE:
PROJECT NUMBER:

3RD PREL SUBMITTAL
02/01/2024
1231



SCAPE GOAT
DESIGN STUDIO

1001 East McDowell Road, Suite 100
Phoenix, AZ 85006-1001
Tel: 602.999.1100
www.scapegoatdesign.com

FS23-0811

WALL DETAILS



RECOMMENDATION

Staff recommends approval
subject to stipulations 'a' – 'h'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Nobella Phase 1A”, prepared by Terrascope Consulting, and dated February 20, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Nobella Landscape Plans”, prepared by Scapegoat Design Studio, and dated February 20, 2024.
- c. The water solutions to serve this development will need to be documented within a City Council-approved development agreement specific to the properties prior to Final Plat approval. The infrastructure obligations to serve this development shall satisfy the following:
 - i. Water treatment plant capacity
 - ii. Well production capacity to satisfy max day demand for the build-out of the development.
- d. Applicant must submit proof of payment for sewer treatment capacity with final plat submittals.
- e. Applicant must submit proof of payment for SPA 2 Sewer Interceptor Agreement buy-in fee (MCR# 20090350621) prior to City approval of Final Plat.
- f. Proof that the stockpiled soils and dump area, as stated in the Phase I Report, have been tested and/or removed shall be provided prior to Final Plat approval.
- g. The subject site is within the benefitted area of the Visara Development Agreement. Prior to the City approving a Final Plat, Site Plan, or building permit within the property, applicant shall provide the City with a Notice of Payment for all applicable buy-in fees, all as described in the Visara Development Agreement (MCR# 2023062590).
- h. 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.