



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, January 16, 2025 @ 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 December 5, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Renee PuigHink
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 3 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a proposed 3,159 square foot restaurant with a drive-through window on a vacant 1.15 acres pad, zoned Sycamore Farms Planned Area Development (PAD), located near the southwest corner of Cactus Road and Sarival Avenue. Case# FS24-0660. | Chris Sexton
Community
Development |
|----|------------|---|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 3. | District 3 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat Unit L – Phase 3 – Toll at Prasada", date received October 24, 2024, a property generally located southwest of Cactus Road and Citrus Road. Case FS24-1016. | Alex Ferruccio
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: Tuesday, January 7th, 2025 @ 2:00 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 & Zoning Commission

Council Meeting Date: January 16, 2025

Contact Person: Renee PuigHink, 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 December 5, 2024, Planning and Zoning
Commission Regular Meeting Minutes.

Motion:

I move to approve the December 5, 2024, Planning and Zoning Commission Regular Meeting Minutes
as presented.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 12-5-2024 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 5, 2024 / 6:00 PM

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

CALL TO ORDER.

Chair Holland called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on December 5, 2024.

A. ROLL CALL

In attendance were, Commissioner Kevin Perry, Commissioner Anthony Spata, Chair Jared Holland, Vice Chair Ken Chapman, Commissioner Matthew Keating, and Commissioner Dennis Bash. Commissioner Jay Leonard had an excused absence.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director, Mindy Davis, Assistant Director, Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

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

- None

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the November 21, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Keating made a motion to approve the November 21, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Chapman seconded the motion. Chair Holland abstained. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – Consideration and action pertaining to a proposed Zoning Text Amendment (ZTA) to update the Surprise Municipal Code in conformance with recent legislative updates. Case FS24-1421.

Tiffany Copp, Assistant Director, and Mindy Davis, Assistant Director, presented item 2 to the Commission.

Chair Holland opened the public hearing.

- None

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

The Commission discussed the following:

- Low to moderate income determination
- Criteria qualifying economically or functionally obsolete buildings
- Design requirements of Accessory Dwelling Units (ADU)
- Rezoning procedures
- Requirements by developers for the rezoning process
- Transparency for public participation and input

Commissioner Keating made a motion to recommend approval of Zoning Text Amendment for Legislative Updates, Case # FS24-1421. Commissioner Perry seconded the motion. Motion passed with 6 votes in favor.

Item 3 – Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Municipal Code and Land Development Ordinances for Administrative Plat Approvals. Case FS24-1407.

Tiffany Copp, Assistant Director, and Mindy Davis, Assistant Director, presented item 3 to the Commission.

Chair Holland opened the public hearing.

- None

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

The Commission discussed the following:

- Transparency for public participation and input
- Benefits of retaining oversight and input of PrePlats
- Fully administrative approval creates an expedited process and provides cost savings for the developer
- Final Plat has to be in substantial conformance with the PrePlat
- Full discretion happens at the zoning level before entitlements are approved
- LDO requirements for PrePlat and Final Plat approval

Chair Holland made a motion to recommend approval of Zoning Text Amendment that Infrastructure acceptance become fully administrative, Final Plat approval become fully administrative, and that PrePlat approvals stay with the Planning and Zoning Commission, Case # FS24-1407. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 7:04 pm.

Jared Holland
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Renee Puig-Hink, Secretary

DATE: _____



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: January 16, 2025 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a proposed 3,159 square foot restaurant with a drive-through window on a vacant 1.15 acres pad, zoned Sycamore Farms Planned Area Development (PAD), located near the southwest corner of Cactus Road and Sarival Avenue. Case# FS24-0660.

Motion:

I move to **approve** the Conditional Use Permit with Site Plan for Someburros, Case# FS24-0660, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to **deny** the Conditional Use Permit with Site Plan for Someburros, Case# FS24-0660, because *[insert reason]*.

Background:

The subject request involves a Conditional Use Permit with Site Plan for a new 3,159 square foot restaurant with a drive-through window. The vacant 1.15 acres parcel is zoned Sycamore Farms PAD and located near the southwest corner of Cactus Road and Sarival Avenue.

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 - FS24-0660 Someburros - CUP with Site Plan - Staff Report
 2. 01-FS24-0660 Someburros - CUP with Site Plan - Vicinity Map
 3. 02-FS24-06660 Someburros - CUP with Site Plan - Zoning Map
 4. 03-FS24-0660 Someburros - CUP with Site Plan - Site Plan
 5. 04-FS24-0660 Someburros - CUP with Site Plan - Landscape Plan
 6. 05-FS24-0660 Someburros - CUP with Site Plan - Elevations
 7. 06-FS24-0660 Someburros - CUP with Site Plan - Citizen Participation Report
 8. 07-FS24-0660 Someburros - CUP with Site Plan - Affidavit of Site Posting
 9. FS24-06660 Someburros - CUP with Site Plan - Powerpoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0660

Project Name: Someburros – CUP with Site Plan

Council District: 3 - Mesquite

Meeting Date: January 16, 2025

Planner: Chris Sexton, Senior Planner

Owner: Barclay Holdings CXIX, LLC

Applicant: John Barclay with Upward Architects

Request: Conditional Use Permit (CUP) with Site Plan for Someburros restaurant with drive-through window

Site Location: Generally located near the southwest corner of Sarival Avenue and Cactus Road

Site Size: 1.15 acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2040

Support/Opposition: Refer to the attached Citizen Participation Report.

Staff Recommendation: If the Commission approves the CUP with Site Plan, staff recommends the Commission **approve** the subject CUP with Site Plan, case **FS24-0660**, subject to stipulations 'a' through 'e'.

FINDINGS:

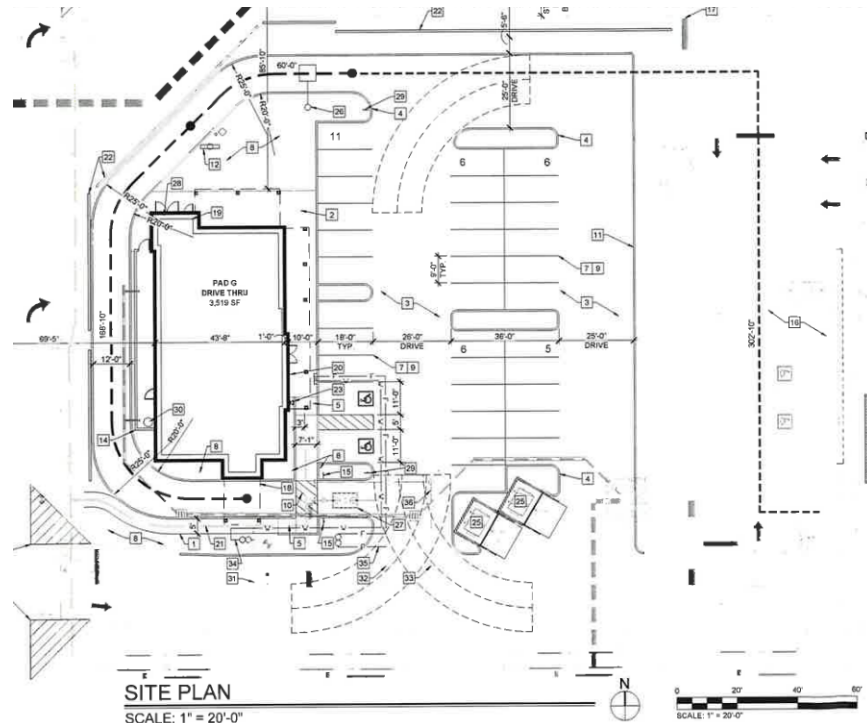
- The proposed CUP with Site Plan is consistent with the Surprise General Plan 2040.
- The proposed CUP with Site Plan is consistent with the Sycamore Farms PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

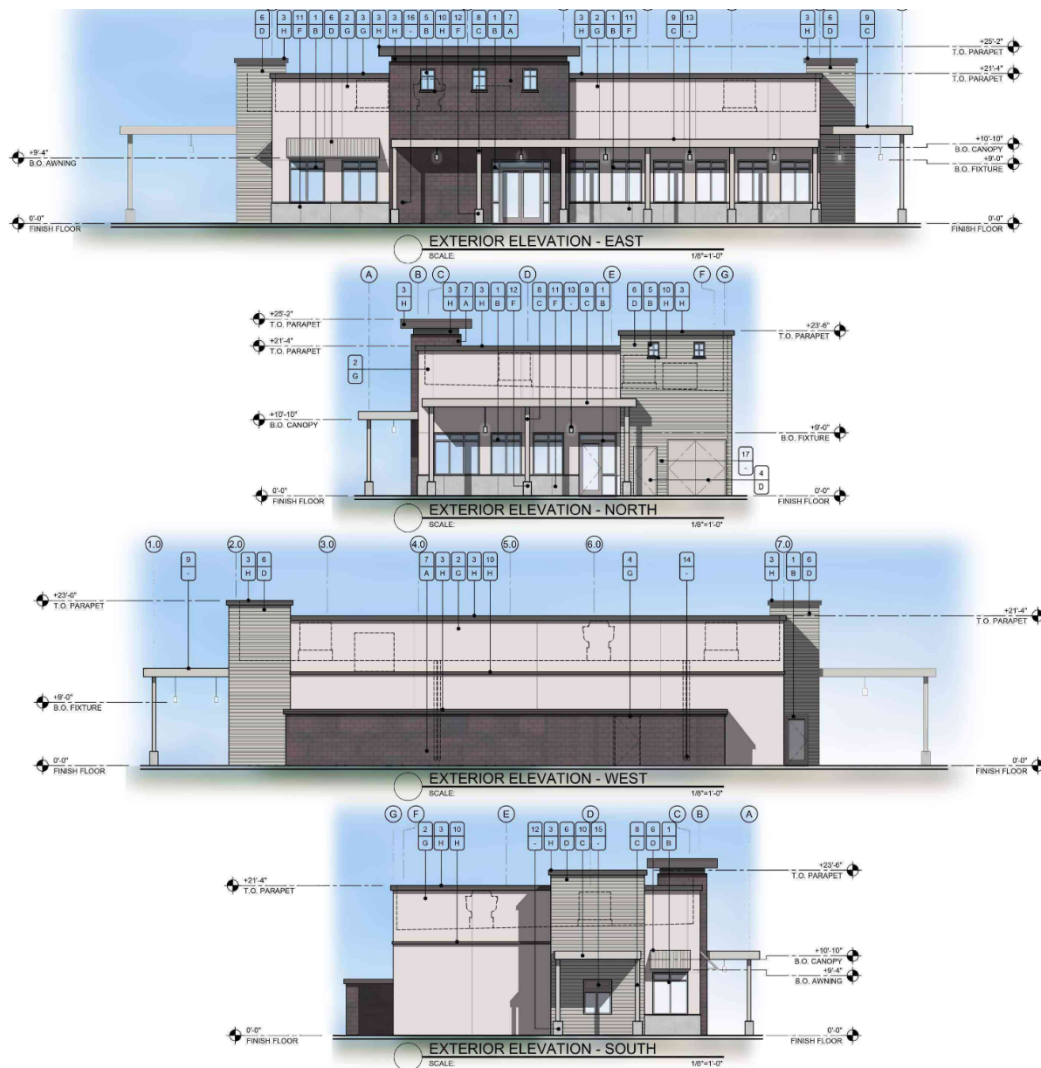
The subject request involves a Conditional Use Permit with Site Plan for a new 3,159 square foot restaurant with a drive-through window. The vacant 1.15 acres parcel is zoned

Sycamore Farms PAD with an underlying zoning of Community Commercial (C-2) and located near the southwest corner of Cactus Road and Sarival Avenue. The Sycamore Farms PAD requires a Conditional Use Permit for drive-through facilities within the C-2 district.

The convenient restaurant with drive-through window will provide one drive-through lane which provides queuing and stacking room for nine (9) cars. The drive-through facility meets the use standards pursuant to Section 106-17 of the LDO for Drive Through Facility/Window which is explained in greater detail in the Evaluative Criteria section of the report.



Access to the overall commerce site will be via four total driveways that are $\frac{3}{4}$ access. Two driveways will be on Cactus Road and two driveways will be on Sarival Avenue.



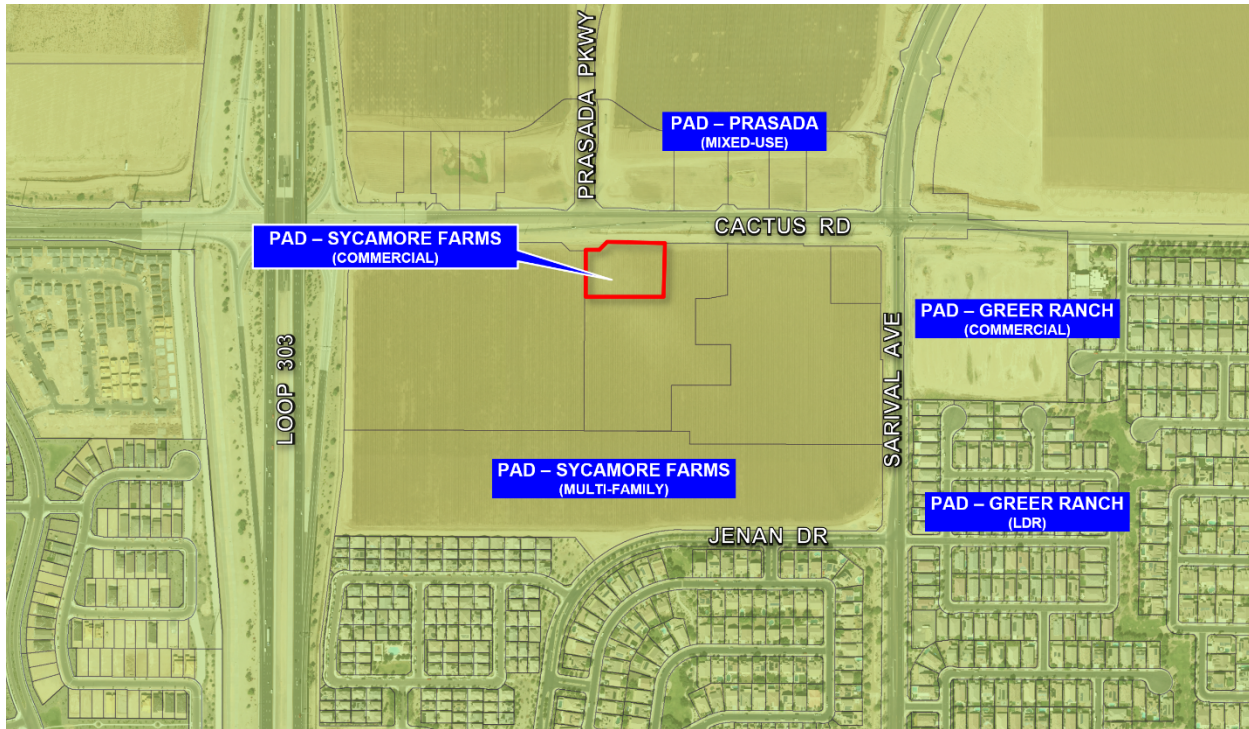
The proposed architecture for the Someburros restaurant with drive-through window will utilize materials such as colored CMU block with elements of metal panels for the front facades on the storefronts with smooth and corrugated metal panels and metal canopies. The building is proposed to be painted with neutral colors that are complementary to the commerce center.



The landscaping proposed with this request largely matches what was approved under Cactus Commercial Center, under case FS22-1201 that included the Fry's shopping center, fuel center, pharmacy drive-through and in-line tenant shops. The landscaping is designed to complement the existing and proposed landscaping of the surrounding area with low water use trees, shrubs, and groundcover, and complies with the Sycamore Farms PAD and City of Surprise regulations.

EXISTING ZONING:

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



Prasada PAD (Mixed Use)	Prasada PAD (Mixed Use)	Prasada PAD (Mixed Use)
Sycamore Farms PAD (Commercial)	Sycamore Farms PAD (Commercial)	Sycamore Farms PAD (Commercial)
Sycamore Farms PAD (Commercial)	Sycamore Farms PAD (Commercial)	Sycamore Farms PAD (Multi-Family)

BACKGROUND:

July 22, 2004: The Mayor and City Council approved Ordinance #04-21, annexing the subject property into the City of Surprise.

July 22, 2004: The Mayor and City Council approved Ordinance #04-22 for the Sycamore Farms PAD (PAD03-153).

February 21, 2017: The Mayor and City Council approved Ordinance #2017-07 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS16-231.

March 5, 2019: The Mayor and City Council approved Ordinance #2019-04 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS18-554.

December 17, 2020: A Minor Amendment to the Sycamore Farms PAD was administratively approved regarding theme walls, under case FS20-663.

September 7, 2021: A Minor Amendment to the Sycamore Farms PAD was administratively approved for clarifications to the PAD document, under case FS21-487.

June 6, 2023: The Mayor and City Council approved Ordinance #2023-11 for an amendment to the Surprise Farms PAD for revisions to land use, development standards and the dwelling unit counts.

September 18, 2023: A Minor Pad Amendment, specific to PAD 11 in the Sycamore Farms PAD, was approved administratively to remove a use standard for drive-through window/facilities, case number FS23-0487.

October 17, 2023: The City Council approved a Final Plat to subdivide one parcel into two parcels and to bring the subdivision into conformance.

December 5, 2023: The City Council approved a Final Plat for the Cactus Commercial project to adjust the property lines into three separate parcels, case number FS23-0333.

December 7, 2023: The Planning and Zoning Commission approved the Fry's pharmacy drive-through, fuel center and in-line multi-tenant building, the anchor tenant, case number FS22-1201.

March 28, 2024: Staff met with the applicant to discuss the proposed project during a regularly scheduled Concept Review meeting.

May 14, 2024: The applicant submitted the CUP with Site Plan application for the subject case.

August 6, 2024: The City Council approved the Cactus Commercial Comprehensive Sign Program for the Cactus Commercial shopping center, case number FS24-0001.

September 26, 2024: The applicant held a neighborhood meeting for the subject case.

October 16, 2024: A Site Plan Amendment was approved administratively to specifically allow changes to the parking lot layout, case number FS24-0685.

Citizen Participation Meeting: The applicant held a Citizen Participation Meeting for the subject project at the Hilton Garden Inn located at 16601 N Stadium Way on September 26, 2024. There were no members of the general public present. The Outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

ANALYSIS AND DISCUSSION:

Evaluative Criteria

The granting of a Conditional Use Permit requires compliance with the regulations and evaluative criteria as specified in the applicable code, in this case the LDO. Sections 102-6.3 (D) and 106-17 of the LDO plus Development Standards and Uses in the Sycamore Farms PAD sets forth the requirements for Drive-through Window/Facilities. The requirements for a drive-through as stated in the Sycamore Farms PAD and LDO are as follows, with commentary following each section as appropriate:

Section 102-6.3D – Conditional Use Permits

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

Commentary: The proposed project is a drive-through restaurant in a planned commercial site on Parcel 11A within the Sycamore Farms PAD. The site will have direct access from Cactus Road and Sarival Avenue.

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

Commentary: The proposed use will not impair the integrity or character of the community as the proposed drive-through use will be located on Parcel 11A within the Sycamore Farms PAD for a planned commerce center. The structures will be structurally sound as designed, reviewed by the Building Department, and therefore not physically detrimental to adjacent uses.

- C. The proposed use shall conform to the goals and policies of the General Plan.

Commentary: The project location is within the Neighborhood Character Area and Transit Oriented Development District (TODD) of the General Plan 2040 in a proposed commerce center located on the southwest corner of Sarival Avenue and Cactus Road and near State Route 303. The goal of the TODD is to promote a mixture of non-residential and residential uses. This project aligns with this goal as it is a retail use and adds more variety within the TODD. In addition, the Neighborhood Character Area supports commercial developments near residential neighborhoods that utilize well connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips.

- D. The proposed use shall conform to the goals and policies of any specific district or plans for the area.

Commentary: The drive-through conforms and meets the goals and policies within the Sycamore Farms PAD and all other applicable Surprise Municipal Codes. The project is located on Parcel 11A in the Sycamore Farms PAD which is located within the TODD of the General Plan 2040. The goal of the TODD is to promote a mixture of non-residential and residential uses. This project aligns with this goal as it is a retail use and adds

204 additional variety within this location of the TODD.

- 205
206 E. The proposed use shall conform to any applicable Use Specific Standards outlined
207 in **Article 10, Chapter 106** of this Ordinance.

208
209 **Commentary:** The proposed use conforms to the applicable Use Specific Standards in
210 Article 10, more specifically Chapter 106-10.17 Drive-Through Windows/Facilities of the
211 LDO as demonstrated in this staff report.

- 212
213 F. The proposed use shall conform to the development standards of the zoning
214 district and shall consider the following factors:
215 1. Site and building design;
216 2. Sensitivity to existing natural features;
217 3. Volume or character of traffic;
218 4. Circulation patterns;
219 5. Connectivity;
220 6. Parking and loading;
221 7. Screening and buffering of uses
222 8. Landscaping;
223 9. Exterior lighting;
224 10. Signage;
225 11. Stormwater retention and drainage;
226 12. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or
227 illumination;
228 13. A demonstrated need for such use.

229
230 **Commentary:** The proposed use conforms to the development standards of the
231 Sycamore Farms PAD and applicable Surprise Municipal Codes. The site and building
232 design are proposed to match the surrounding area. Any rooftop units and associated
233 equipment will be screened from view with parapets. Required landscaping will be
234 provided onsite. Twenty-four (24) parking spaces are required and 33 parking spaces are
235 provided. A queuing study was conducted, submitted by the developer, and reviewed by
236 the City's Transportation Department to ensure safe and reasonable traffic conditions
237 once the development is complete, and to ensure cars in the drive-through facility will not
238 spill out in drive aisles to impede traffic circulation in the commerce center. The proposed
239 use will not create any nuisance or damage to the site. Lighting for security purposes and
240 signage will be provided and reviewed during separate building permit processes.

- 241
242 G. The proposed use shall have adequate ingress and egress to property and proposed
243 structures, pedestrian and vehicular circulation with particular reference to
244 emergency service access.

245
246 **Commentary:** The restaurant drive-through aisle will have adequate ingress and egress
247 to the drive-through lane via driveways from Cactus Road and Sarival Avenue plus
248 internal drive aisles. In addition, the entire commerce center when built out will have
249 adequate pedestrian and vehicular circulation for emergency services access.

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

Commentary: All adequate improvements, including access roads and drainage sanitation, will be constructed by the developer for the project.

I. Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services.

Commentary: All required landscaping and improvements to the parcel for the use will be provided by the developer and the use of a drive-through facility, an ancillary use, to Someburros will not contribute to an overburdening of municipal services.

Land Development Ordinance (Section 106-10.19)

A. Drive-through facilities shall be located a minimum of twenty-five feet (25') from a public right-of-way and a minimum of seventy-five feet (75') from a residential district. The entry to each drive-through shall be separated by a minimum of three- hundred feet (300') and should be separated by a drive aisle to avoiding stacking conflicts.

Commentary: The restaurant with drive-through window is located approximately eighty-five (85') from the public right-of-way and is not adjacent to a residential district.

B. Drive-through aisles shall be clearly identified with striping, landscaping, and signage and shall be designed to:

- a. Contain aisles that are a minimum eleven feet (11') wide. Any curved sections shall be a minimum of twelve feet (12') wide with a minimum radius of twenty-five feet (25') on curved section.
- b. Minimize the conflict between pedestrians, parking and the building entrance. Pedestrian walkways should not intersect the drive-through aisles, but where they do; they shall have a minimum of fifteen feet (15') clear visibility and be emphasized with enhanced paving. Appropriate pedestrian crossing signs shall be visible from both the vehicle drive aisle and the pedestrian walkway; and
- c. Be integrated with the on-site circulation of the larger development.

Commentary: The proposed drive aisle and curved sections meet the minimum requirements as the proposed drive aisle is twelve feet (12') sections with radius of twenty-five feet (25'). Pedestrian walkways are not intersecting the drive-through aisles and a pedestrian sign is proposed at the end of the drive-through for pedestrians crossing.

C. Each drive-through lane shall have the following minimum distances:

- a. Forty feet (40') between the entry point and the ordering facility (i.e. restaurant menu board, teller machine or ordering window);
- b. One hundred feet (100') between pick-up/service window and ordering facility or entry point if no ordering facility is present.

Commentary: The convenience restaurant with drive-through window proposes one drive-through lane. The drive-through ordering facility exceeds the minimum distance

requirement by providing sixty feet (60') between the entry point and ordering facility. The entry point of the drive-through between the pick-up/service window and ordering facility exceeds the minimum distance by providing one hundred sixty-two feet (162').

D. Drive-through speakers shall not be audible from the right-of-way or adjacent residential uses. Additional landscaping, sound attenuation walls, or other mitigation measures may be required to reduce the sound level.

Commentary: The speaker for the drive-through window will not be audible from the right-of-way or adjacent residential uses as there will be landscaping to mitigate the noise to the right-of-way and the drive-through window is approximately 85'10" from the right-of-way.

E. Drive-through facilities shall orient pick-up/teller windows away from adjacent residential uses or from facing the arterial or collector street.

Commentary: The drive-through window is oriented inward, facing an internal drive-aisle of the commerce center.

F. Drive-through lanes shall be screened from the right-of-way and adjacent uses through the incorporation of a landscaped berm with continuous, dense landscaping at least four feet (4') in height to effectively screened the headlights of the vehicles in line. In cases when a berm may not be feasible because of space constraints, a screen fence/wall may be used in connection with landscaping.

Commentary: The drive-through lane will be screened from the right-of-way with a 4-foot screen wall and adjacent uses with landscaping plus the drive-through lanes faces the internal drive-aisle into the commerce center which will not create an issue with the headlights of the queued vehicles.

G. Drive-through facilities shall incorporate either an attached canopy over the drive-through window or teller area of the facility or plant shade trees within the landscape screening areas at the window location. The canopy shall not exceed fourteen feet (14') in height, measured from the ground to underside of the canopy. If canopy support pillars are used, they shall be finished with the same body and accent materials as the primary building. All lighting fixtures in the canopy area shall be fully recessed.

Commentary: The canopy height meets this request as the underside of the canopy to the ground is 10'10".

H. The architecture of drive-through uses shall reflect the architecture of the principal building.

Commentary: The drive-through will reflect the architecture of the principal building as the metal awning utilized for the drive-through window will be the same material and the same color throughout the building.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: The Surprise General Plan 2040 shows the subject property as lying within the Neighborhood Character Area and within the Transit Oriented Development District (TODD), which supports the development of commercial uses.

The proposed project adheres to the design guidelines of the character area which allows neighborhood and community retail at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.

The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial types. The rooftop components and parking areas are properly screened. The site plan exhibits adequate drive-through queuing and parking lot circulation.

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base and Maricopa Water District (MWD) were included in the routing of this case. These agencies also indicate no objections.

Transportation:

At the request of the City's Transportation Department, the applicant submitted a Queuing Study with the CUP with Site Plan application which was reviewed and approved by Transportation staff. A Traffic Impact Analysis (TIA) was also reviewed and approved for the overall development: Cactus Commercial Center (FS22-1201).

Summary:

The proposed CUP with Site Plan is consistent with, and meets the requirements of, the Surprise General Plan 2040, Sycamore Farms PAD, and the Surprise Municipal Code.

Recommendation:

Based on the findings noted above, if the Commission wishes to approve the subject CUP with Site Plan, case FS24-0660, staff recommends the Commission approve subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Someburros" consisting of one (1) sheet prepared by Upward Architects and received September 30, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Someburros – Cactus & SR 303," consisting of two (2) sheets prepared by Design Ethic Landscape Architects and received September 11, 2024.

- 388
389 c. Building elevations shall be consistent with the Elevations entitled "Someburros"
390 consisting of one (1) sheet prepared by Upward Architects and received September 30,
391 2024.
392
393 d. The applicant shall obtain a building permit for the subject facility within one (1) year of
394 the effective date of Planning and Zoning Commission approval of this Conditional Use
395 Permit. If the applicant does not obtain said building permit within the specified time,
396 this Conditional Use Permit shall be deemed null and void.
397
398 e. Non-compliance with the stipulations of approval of this case will be treated as a
399 violation in accordance with the applicable provisions of the Surprise Municipal Code.
400

401 However, should the Commission wish to **deny** the request, the Commission should make
402 its own findings and base its decision on those alternative findings.
403

404 **Recommended motions:**
405

406 I move to approve the CUP with Site Plan for Someburros, Case FS24-0660, subject to
407 stipulations 'a' through 'e' as outlined in the staff report.
408

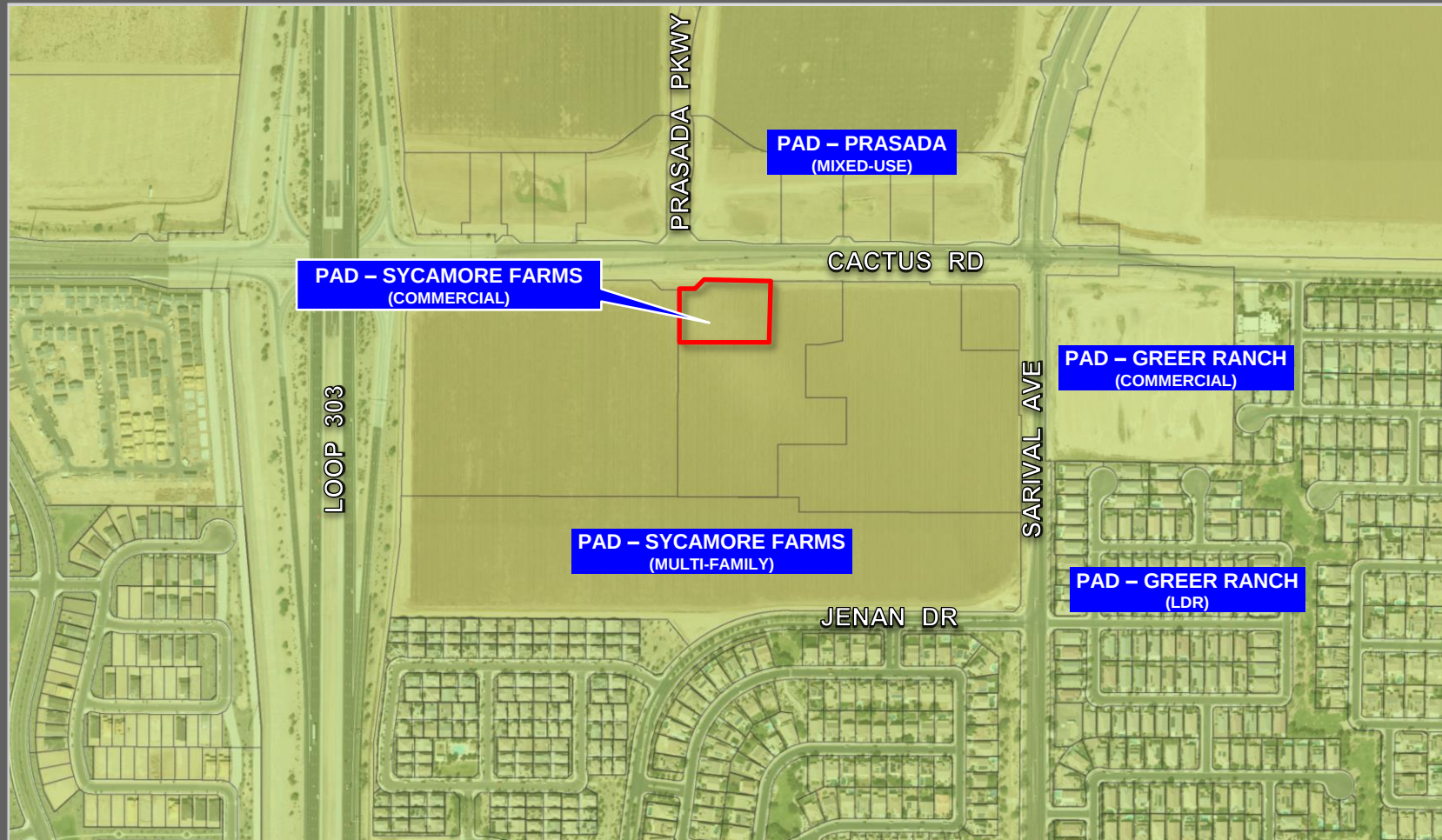
409 I move to deny the CUP with Site Plan for Someburros, Case FS24-0660, because *[insert*
410 *reason]*.
411

412 **Attachments:**

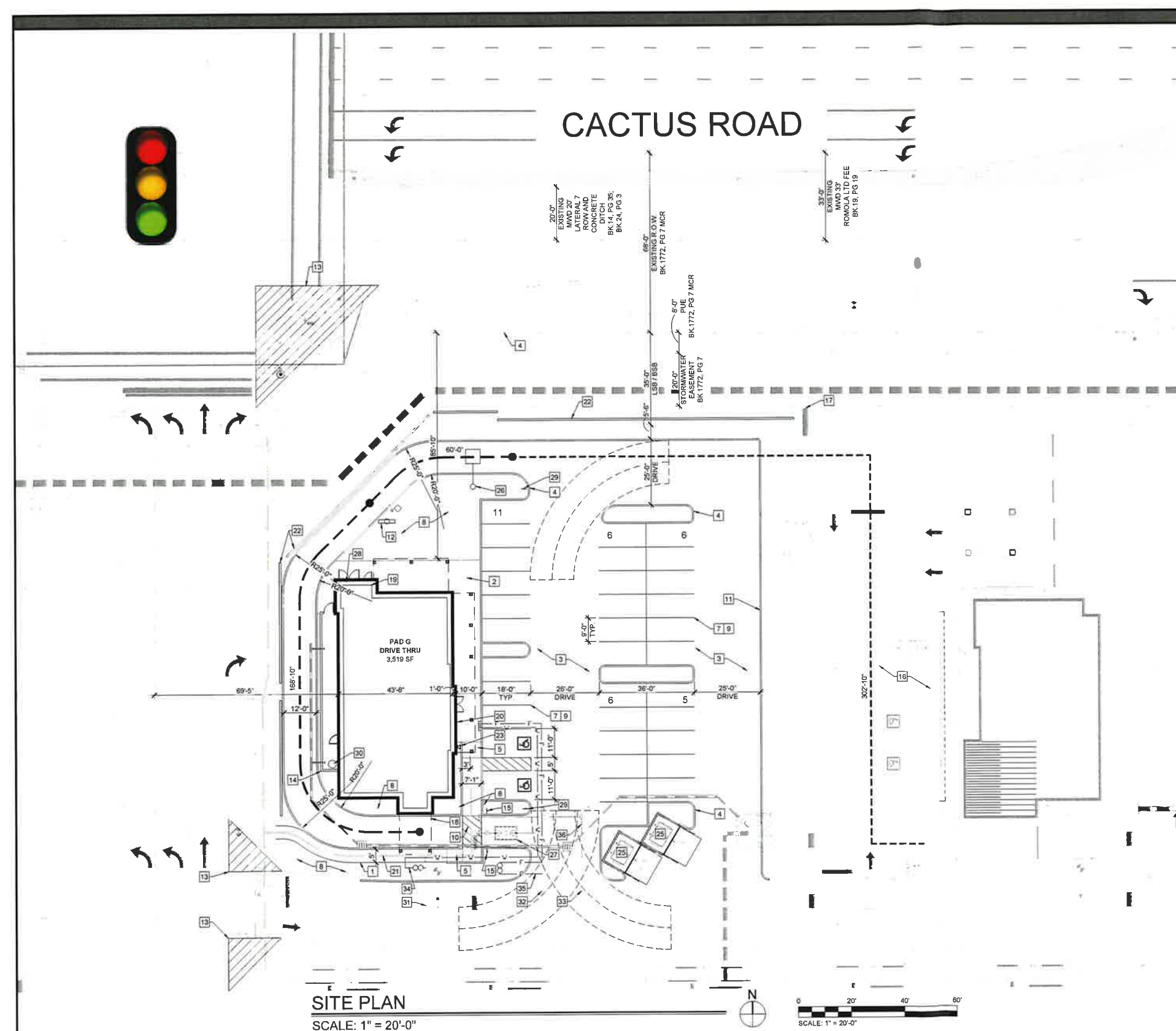
413 01 Vicinity Map
414 02 Zoning Map
415 03 Site Plan
416 04 Landscape Plan
417 05 Elevations
418 06 Citizen Outreach Report - REDACTED
419 07 Affidavit of Site Posting
420 PPT



FS24-0660 VICINITY MAP



FS24-0660 ZONING MAP



SITE PLAN

SCALE: 1" = 20'-0"

KEY NOTES - SITE

1. PROPOSED CONCRETE SIDEWALK, TYPICAL
2. PROPOSED CONCRETE HARDSCAPE, TYPICAL
3. PROPOSED ASPHALT PAVING, TYPICAL - SEE CIVIL DRAWINGS
4. PROPOSED 6" CONCRETE CURB, TYPICAL
5. PROPOSED 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 PER CITY DETAIL 4-02
14. PROPOSED 8'-0" HIGH SCREEN WALL
15. PEDESTRIAN CROSSWALK SIGN
16. FUTURE BY OTHERS
17. EXISTING MONUMENT SIGN - UNDER SEPARATE BUILDING PERMIT
18. DRIVE-THRU CANOPY
19. PROPOSED FIRE RISER
20. PROPOSED KNOX BOX
21. DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL FROM PUBLIC R O W
22. 3'-0" SCREEN WALL - SEE SITE DETAILS
23. PROPOSED PDC
24. PROPOSED SES LOCATION
25. PROPOSED TRASH ENCLOSURE
26. PROPOSED SITE LIGHT POLE
27. PROPOSED GREASE INTERCEPTOR
28. PROPOSED SES ENCLOSURE
29. DIRECTIONAL SIGNAGE - ENTER HERE, DRIVE THRU W/ ARROW & THANK YOU/EXIT ONLY - SIGNAGE UNDER SEPARATE PERMIT
30. BULK CO2 STORAGE LOCATION
31. EXISTING DOMESTIC WATER LINE
32. EXISTING FIRE WATER LINE
33. EXISTING SEWER LINE
34. PROPOSED DOMESTIC WATER LINE EXTENSION
35. PROPOSED FIRE WATER LINE EXTENSION
36. PROPOSED SEWER LINE EXTENSION

LEGAL DESCRIPTION

LOT 5, A PORTION OF UNIT NUMBER 29, ROMOLA OF ARIZONA GRAPEFRUIT UNIT, RECORDED IN BOOK 19 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 24, A BRASS CAP IN HANDHOLE, BEARS SOUTH 00°19'18" WEST, A DISTANCE OF 2637.81 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, SOUTH 00°19'18" WEST, A DISTANCE OF 319.01 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°40'42" WEST, A DISTANCE OF 65.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SARIVAL AVENUE, TO THE POINT OF BEGINNING.

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°59'55" WEST, A DISTANCE OF 212.84 FEET;

THENCE NORTH 00°01'20" EAST, A DISTANCE OF 241.86 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CACTUS ROAD.

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°44'41" EAST, A DISTANCE OF 193.90 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 44°42'42" EAST, A DISTANCE OF 28.27 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SARIVAL AVENUE.

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°19'18" WEST, A DISTANCE OF 220.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING 51,284 SQUARE FEET OR 1.18 ACRES MORE OR LESS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

ALSO KNOWN AS LOT 5, OF SYCAMORE FARMS TOWNE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK ____ OF MAPS, PAGE ____.

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 SITTING AREA. A CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE STORAGE OF BULK CO2.

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:	501-09-644C
ZONING:	SYCAMORE FARMS PAD (C-2)
SITE AREA:	+/-49,912 SF / 1.15 AC
PAD G (QSR RESTAURANT WITH DRIVE THRU):	3,519 S.F.
TOTAL PARKING REQUIRED	3,519 SF / 150 = 23.46 = 24 SPACES
PAD G:	
PARKING PROVIDED:	33 SPACES
ACCESSIBLE STALLS REQUIRED	2 SPACES
ACCESSIBLE STALLS PROVIDED	2 SPACES
BICYCLE PARKING REQUIRED (1/20)	2
BICYCLE PARKING PROVIDED	2
PARKING RATIO	9.37 SPACES / 1000 S.F.
LANDSCAPE COVERAGE:	6,509 S.F. / 13%
PERVIOUS AREA	6,509 S.F. (13%)
IMPERVIOUS AREA	39,484 S.F.

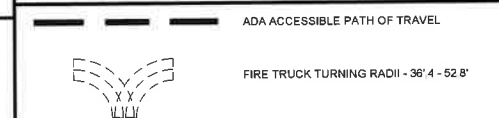
VICINITY MAP:



PROJECT DESCRIPTION

THIS SUBMITTAL CONTAINS INFORMATION FOR A NEW 3,519 S.F. QSR RESTAURANT WITH A DRIVE THRU AND ASSOCIATED SITE WORK ON AN APPROXIMATE 1.15 ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF LOOP 303 AND CACTUS 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: john@upwardarchitects.com CONTACT: John Barclay	SOMEBURROS 2440 EAST GERMANN ROAD, SUITE 7 CHANDLER, AZ 85286 PHONE: 480-240-9399 FAX: E-MAIL: CONTACT:
CIVIL ENGINEER	LANDSCAPE ARCHITECT
ELEVATIONS CIVIL ENGINEERS, LLC 3260 N. HAYDEN RD., SUITE 210 SCOTTSDALE, AZ 85251 PHONE: 602-610-2975 FAX: E-MAIL: Justin.Evanger@elevationsce.com CONTACT: Justin Evanger	DESIGN ETHIC 7525 EAST 6TH AVENUE SCOTTSDALE, AZ 85251 PHONE: 480-225-7077 FAX: E-MAIL: bpaul@designethic.net CONTACT: Brandon Paul

CASE NUMBER: FS24-0660



SOMEBURROS
S.W.C. LOOP 303 AND CACTUS ROAD
16487 W CACTUS ROAD
SURPRISE, AZ 85388

11.05.2024
PROJECT NO. 23100



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



plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA SALICINA WILLOW LEAF ACACIA	(5 @ 1.0 GPH)	24" BOX	9	7.0H., 2.5W., 1.25 CAL. STAKE IN PLACE
	PARKINSONIA PRAECOX PALO BREA	(5 @ 1.0 GPH)	24" BOX	2	5.0H., 3.0W., 1.0 CAL. STAKE IN PLACE
shrubs					
	CAESALPINIA GILLIESII MEXICAN BIRD OF PARADISE	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 6' O.C.
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	(1 @ 1.0 GPH)	5 GAL.	4	PLANT AT 8' O.C.
	LEUCOPHYLLUM 'COMPACTA' COMPACT TEXAS RANGER	(1 @ 1.0 GPH)	5 GAL.	19	PLANT AT 5' O.C.
	RUELLIA CALIFORNICA CALIFORNIA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	7	PLANT AT 4' O.C.
accents					
	DASYLIRON WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	29	PLANT AT 5' O.C.
groundcover					
	LANTANA MONTEVIDENSIS TRAILING LANTANA 'GOLD'	(1 @ 1.0 GPH)	5 GAL.	58	PLANT AT 4' O.C.
inerts					
	3/4" SCREENED DECOMPOSED GRANITE EXPRESS GOLD		3/4" SCREENED	5,851 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS

off-site plant legend

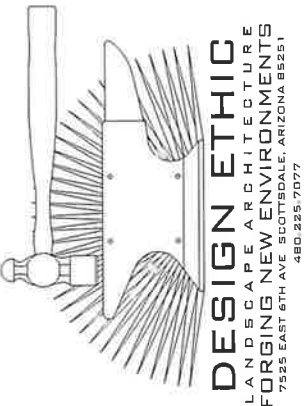
	botanical name common name
trees	
	OFF SITE TREE PLANTING NOT IN SCOPE
shrubs	
	OFF SITE SHRUB PLANTING NOT IN SCOPE

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 SIDEWALK. SEE CIVIL ENG. PLANS.
- 6 FIRE HYDRANT - 5'-0" CLEAR OF ALL PLANT MATERIAL.
- 7 3'-0" SCREEN WALL. SEE ARCH. PLANS.
- 8 CURB. SEE CIVIL ENG. PLANS.
- 9 TRASH ENCLOSURE. SEE ARCH. SITE PLAN.
- 10 P.U.E. SEE CIVIL ENG. PLANS.
- 11 SITE LIGHTING. SEE ARCH. PLANS.

general landscape notes

- 1. CONTRACTOR TO VERIFY ALL QUANTITIES.
- 2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
- 3. MAINTAIN 3' - 5' TREE AND SHRUB CLEARANCE FROM WALLS.
- 4. MAINTAIN 1' - 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
- 5. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8".
- 6. ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.
- 7. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN 3 FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.



SOMEBURROS
SWC CACTUS ROAD & SR 303
SURPRISE, AZ 85388

RENDERING PLAN

PROJECT:

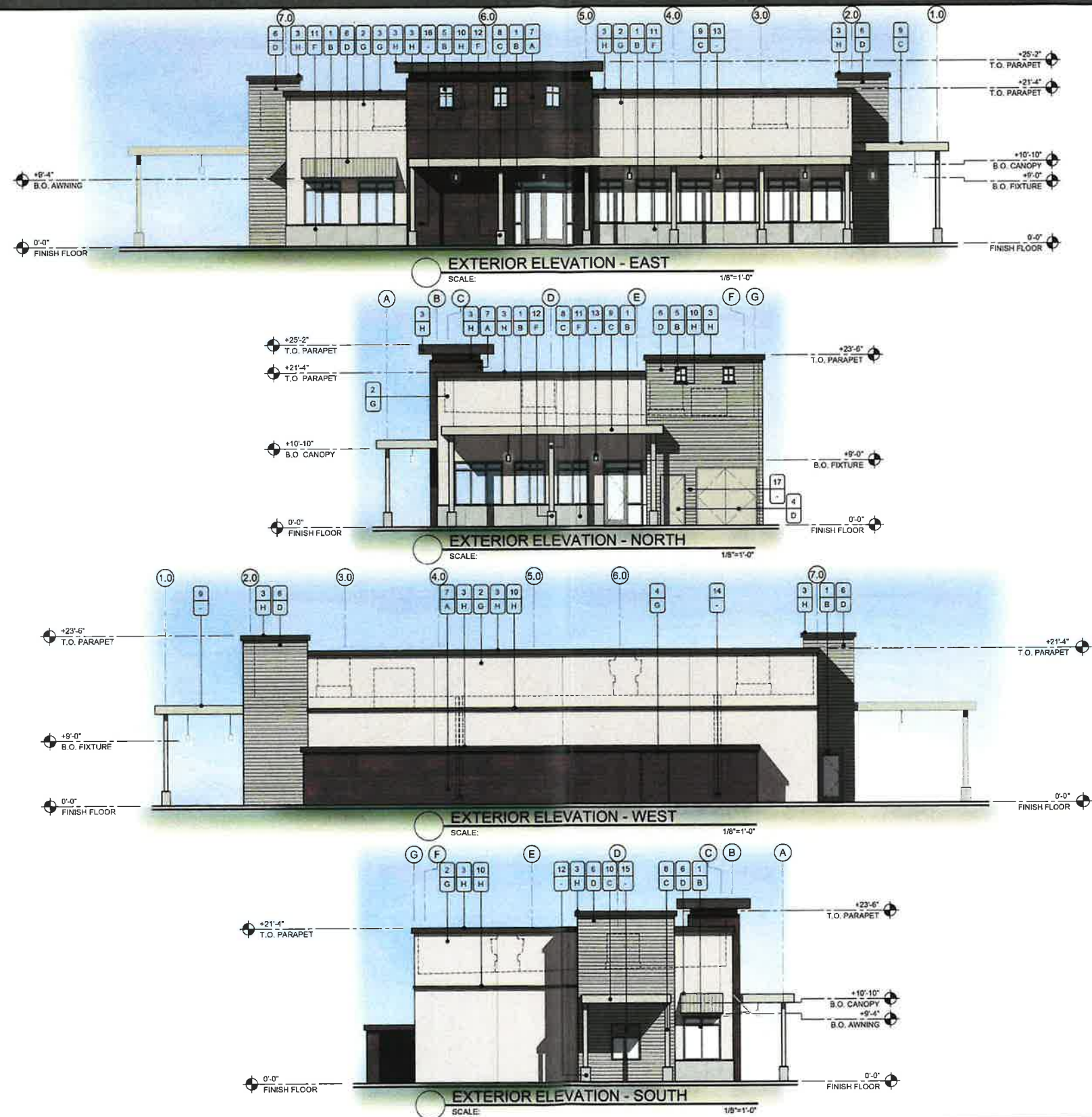
SHEET TITLE:

JOB NO: 24-019
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 11.22.2024
REVISED:

SHEET
RENDERING

1 of 1

FS24-0660



MATERIAL/COLOR SCHEDULE

MATERIALS

1. ALUMINUM STOREFRONT WITH 1" INSULATED LOW E GLAZING
2. E.I.F.S. FINISH - PAINTED
3. E.I.F.S. CORNICE - PAINTED
4. HOLLOW METAL DOOR - PAINTED
5. BACKLIT CLERESTORY WINDOWS WITH WHITE FROSTED GLAZING
6. PRE-FINISHED METAL PANEL
7. INTEGRAL COLORED SMOOTH FACE CMU
8. CANOPY COLUMN - PAINTED
9. METAL CANOPY - PAINTED
10. E.I.F.S. ACCENT - PAINTED
11. PRECAST CONCRETE WAINSCOT
12. CONCRETE COLUMN BASE
13. PENDANT LIGHT FIXTURE
14. OVERFLOW DRAINS TO DAYLIGHT ABOVE GRADE WITH LAMBS TONGUE
15. AIR CURTAIN
16. FDC
17. KNOX BOX

COLORS

- | | |
|--|-----------------------------|
| Integrally Colored CMU | Concrete Wainscot |
| A. SMOOTH FACE, COLOR: CABCO - PITCH BLACK | F. STANDARD GRAY |
| Oldcastle Aluminum Storefront | By Sherwin Williams |
| B. "CLEAR ANODIZED" | G. SW 7077 "ORIGINAL WHITE" |
| Metal Panel | By Dunn Edwards |
| C. SMOOTH, COLOR: "SLATE GRAY" | H. DE6383 "BANK VAULT" |
| D. CORRUGATED, COLOR: SILVERSMITH | |

MATERIAL ☒ #
FINISH ☒ X

CASE NUMBER: FS24-0660



SOMBURROS
S.W.C. LOOP 303 AND CACTUS ROAD
16487 W CACTUS ROAD
SURPRISE, AZ 85388

11.05.2024
PROJECT NO. 23100



UPWARD
ARCHITECTS

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

November 27, 2024

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

Re: Community Outreach Meeting
FS24-0660 Someburros – Loop 303 and Cactus Rd.
SWC of Loop 303 and Cactus Rd.
Surprise, AZ

Dear Christina,

On Thursday September 26th at 6:00 PM there was an in-person public meeting conducted for the Someburros – Loop 303 and Cactus project at the Hilton Garden Inn at 16601 N. Stadium Way, Surprise, AZ 85374. The attendees were:

Christina Sexton – City of Surprise
Lloyd Abrams, Community Development Director – City of Surprise
Trevor Fleetham, Planning Manager – City of Surprise
Kevin Kruft – Someburros
Justin Gregonis – Upward Architects
John Barclay – 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,



John Barclay
Senior Project Manager

AFFIDAVIT OF POSTING

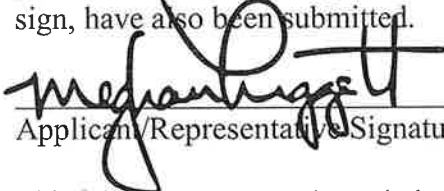
Application No: FS24-0660
Applicant Name: Upward Architects
Location: SWC Cactus Rd and Sarival Ave
Date Site Posted: 12/11/24

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).

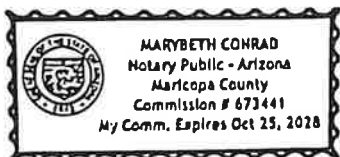
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

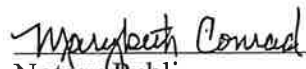
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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.

 12/11/24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 12/11/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public
10-25-28
My commission expires

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: September 26, 2024

Time: 6:00 P.M.

Location: Hilton Garden Inn

16601 N Stadium Way, Surprise, AZ 85374

Planning & Zoning

Date: January 16, 2025

Time: 6:00 P.M.

Location: Council Chambers

16000 Civic Center Plaza, Surprise, AZ 85374

Surprise Case Number: FS24-0660

Request: A Conditional Use Permit with Site Plan for the construction of an approximate 3,159 square foot restaurant with a drive-through window on a vacant 1.12-acre pad located at the southwest corner of Cactus Road and Sarival Avenue.

For more information, call:
623-222-3011

www.Surpriseaz.gov



December 11, 2024 at 9:31 AM
+33.595020,-112.412990
16337-16499 W Cactus Rd
Surprise AZ 85388

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: September 26, 2024

Time: 6:00 P.M.

Location: Hilton Garden Inn

16601 N Stadium Way, Surprise, AZ 85374

Planning & Zoning

Date: January 16, 2025

Time: 6:00 P.M.

Location: Council Chambers

16000 Civic Center Plaza, Surprise, AZ 85374

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Request: A Conditional Use Permit with Site Plan for the construction of an approximate 3,159 square foot restaurant with a drive-through window on a vacant 1.12-acre pad located at the southwest corner of Cactus Road and Sarival Avenue.

For more information, call:
623-222-3011

www.Surpriseaz.gov



December 3, 2024 at 7:24 AM
+33.593924,-112.409905
11812-12114 N Sarival Ave
Surprise AZ 85379

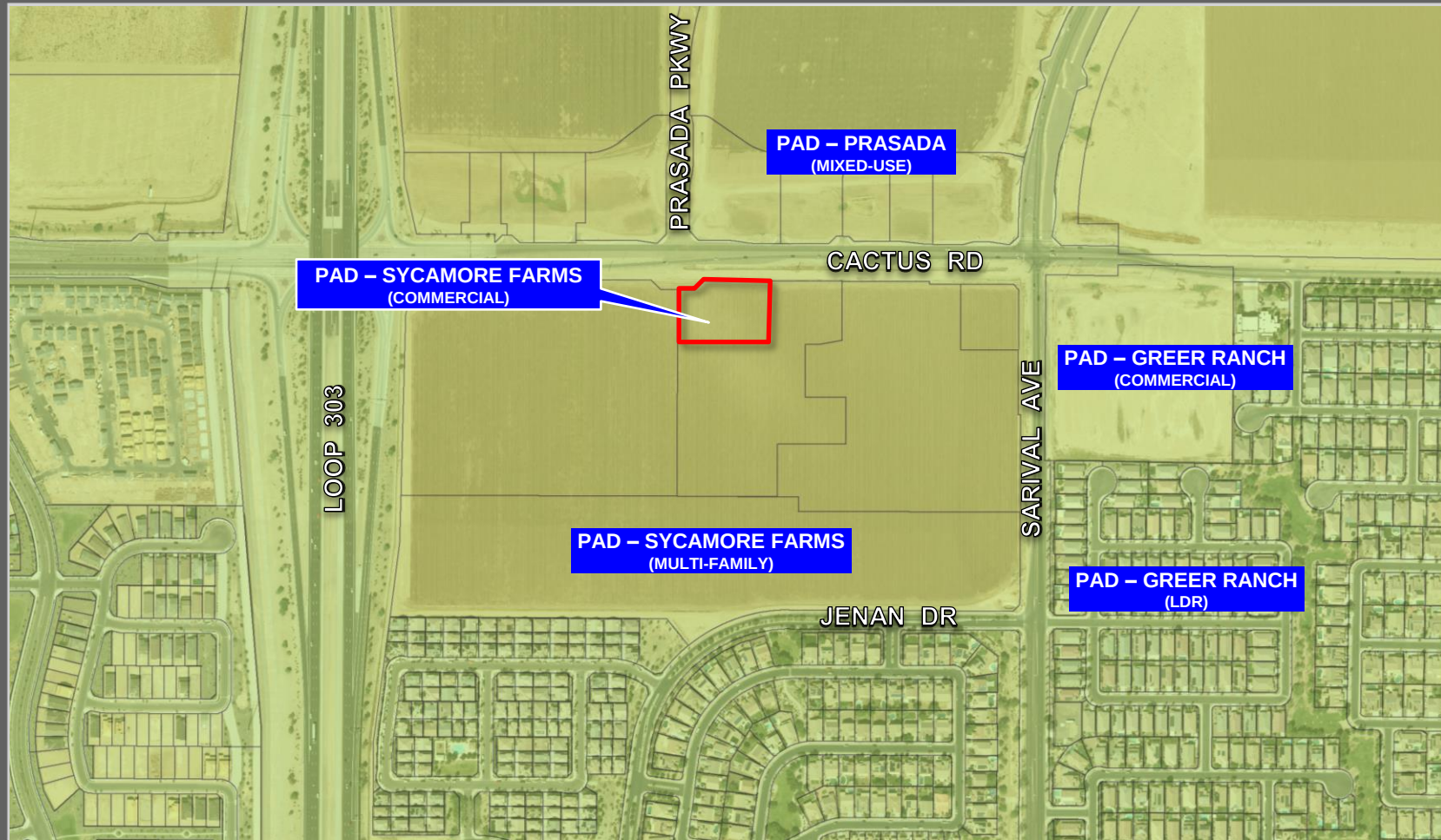


FS24-0660 Someburros Conditional Use Permit and Site Plan

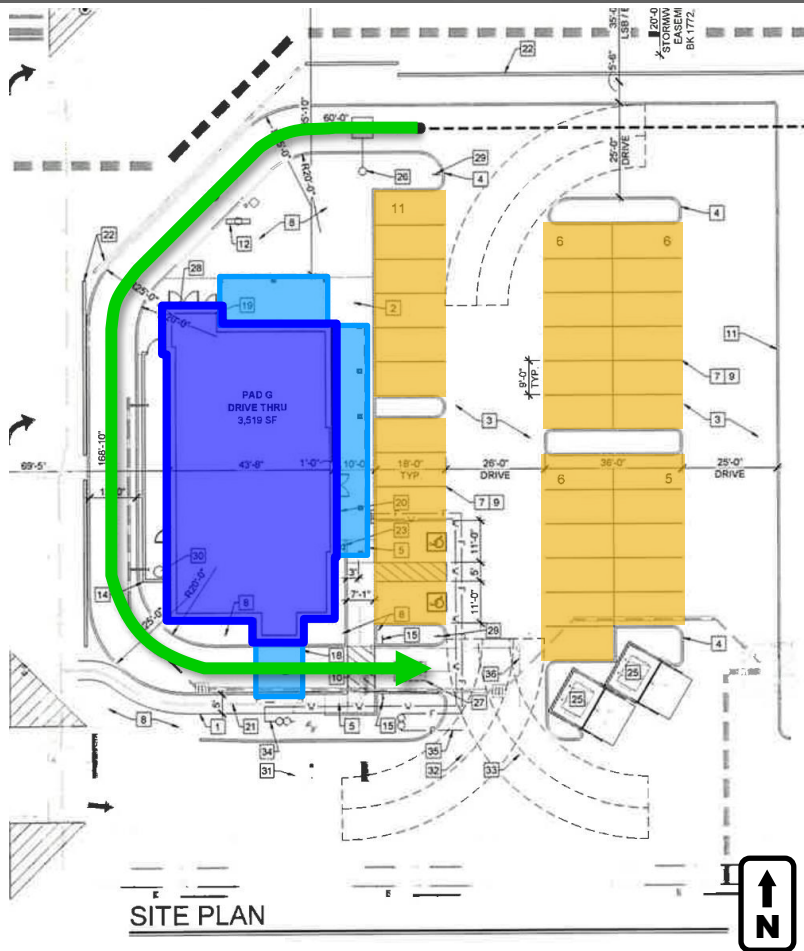
Planning & Zoning Commission
January 16, 2025



FS24-0660 VICINITY MAP



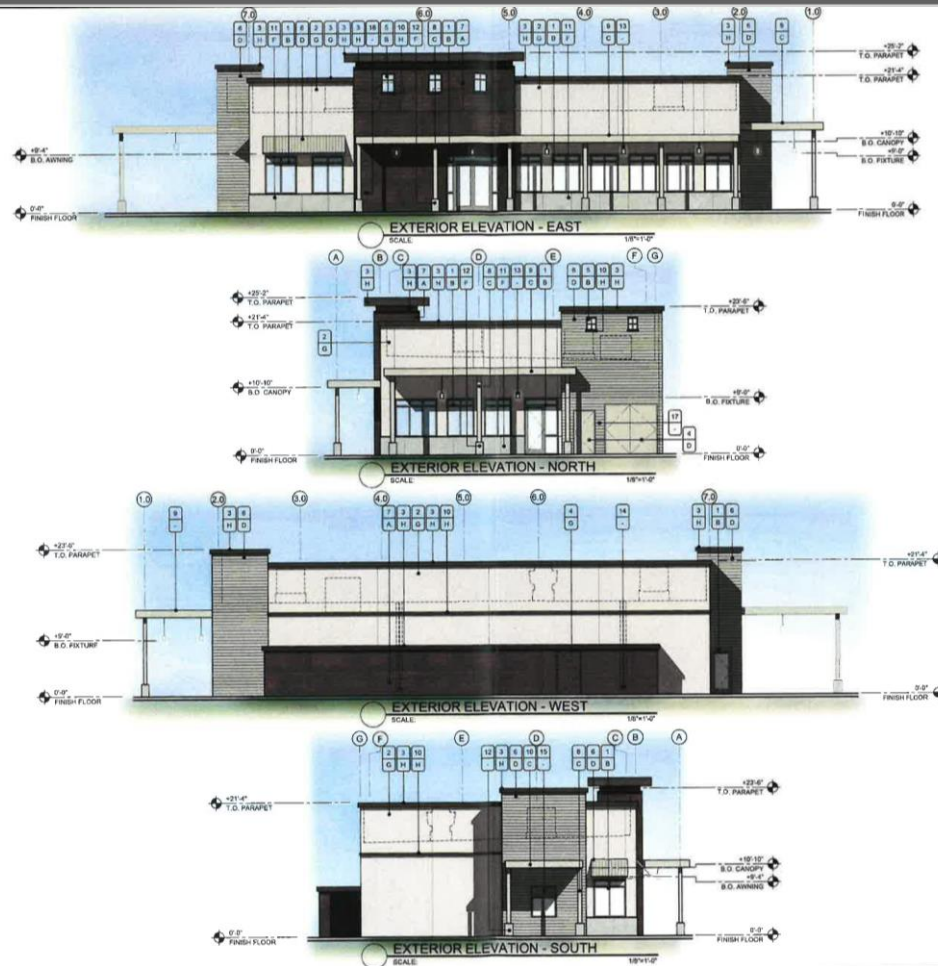
FS24-0660 ZONING MAP



3,519 S.F. Building

Parking Required = 24 Spaces
 Parking Provided = 34 Spaces ✓

Drive-Through Lane
 (Queuing Capacity = 9 Vehicles)





plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA SALICINA WILLOW LEAF ACACIA	(5 @ 1.0 GPH)	24" BOX	9	7.0H., 2.5W., 1.25 CAL. STAKE IN PLACE
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shrubs					
	CAESALPINIA GILLESII MEXICAN BIRD OF PARADISE	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 6' O.C.
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	(1 @ 1.0 GPH)	5 GAL.	4	PLANT AT 8' O.C.
	LEUCOPHYLLUM 'COMPACTA' COMPACT TEXAS RANGER	(1 @ 1.0 GPH)	5 GAL.	19	PLANT AT 5' O.C.
	RUELIA CALIFORNICA CALIFORNIA RUELIA	(1 @ 1.0 GPH)	5 GAL.	7	PLANT AT 4' O.C.
accents					
	DASYLIRON WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	29	PLANT AT 5' O.C.
groundcover					
	LANTANA MONTEVIDENSIS TRAILING LANTANA 'GOLD'	(1 @ 1.0 GPH)	5 GAL.	58	PLANT AT 4' O.C.
inerts					
	3/4" SCREENED DECOMPOSED GRANITE EXPRESS GOLD		3/4" SCREENED	5,851 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS

FS24-0660 LANDSCAPE

LDO Section 106-10.17

- ✓ 25' from public ROW (85')/ 75' from residential (300')
- ✓ 11' aisles; 12' & 16' w/ 25' radius on curved sections
- ✓ No exit directly to public ROW
- ✓ 100-foot pick-up service (N/A/162')
- ✓ 150-foot separation from another drive-through (N/A)
- ✓ Min. 140' stacking per lane (168')
- ✓ Drive-through lanes shall be screened from ROW
- ✓ Canopy design consistent with building and does not exceed 14 feet in height (10'11")



Outreach

Neighborhood Meeting

September 26, 2024

- Hilton Garden Inn
- No attendees





RECOMMENDATION

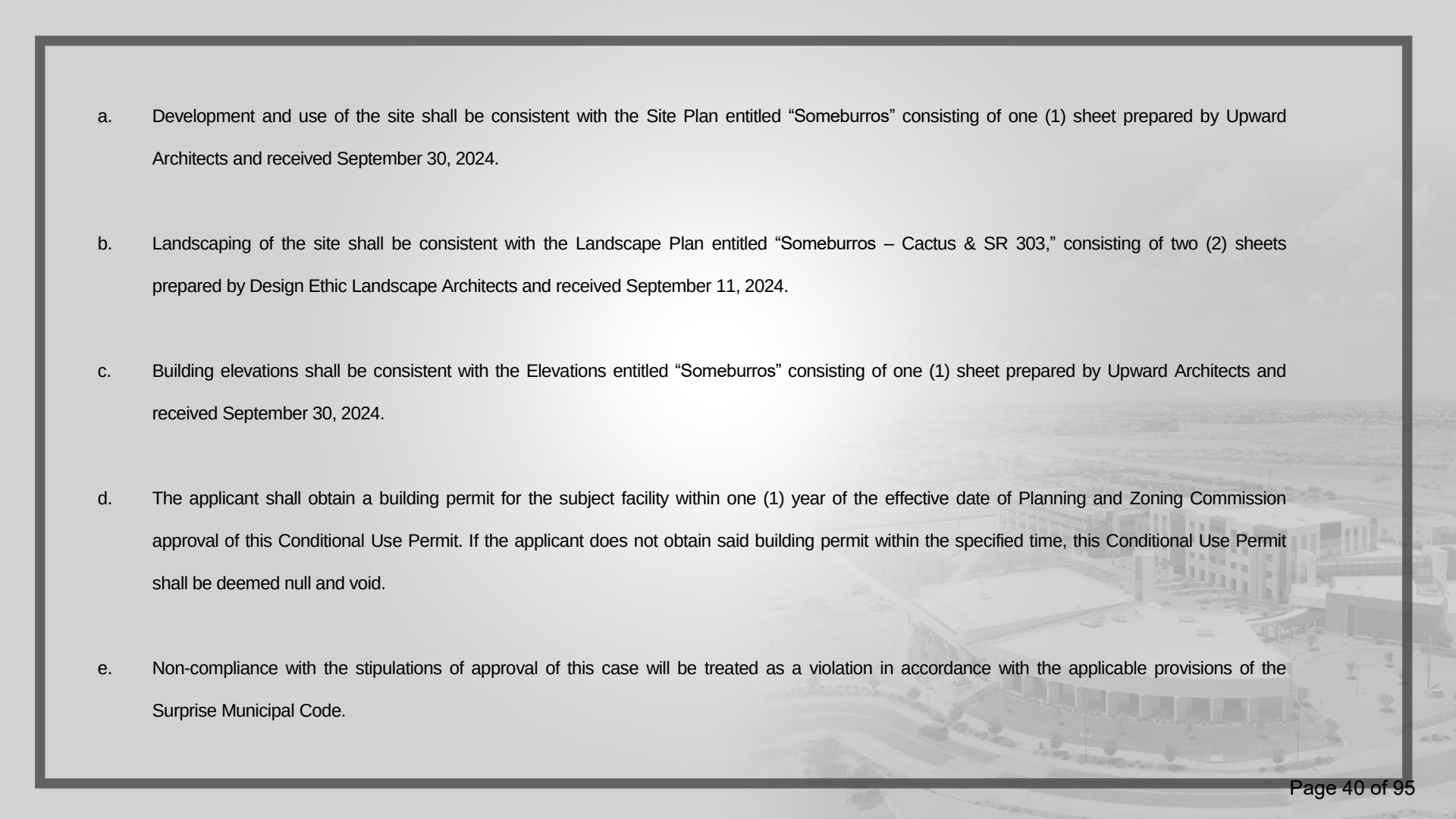
If the Commission approves the CUP with Site Plan, staff recommends the Commission approve the subject CUP with Site Plan, case FS24-0660, subject to stipulations 'a' through 'e'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Someburros” consisting of one (1) sheet prepared by Upward Architects and received September 30, 2024.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Someburros – Cactus & SR 303,” consisting of two (2) sheets prepared by Design Ethic Landscape Architects and received September 11, 2024.
 - c. Building elevations shall be consistent with the Elevations entitled “Someburros” consisting of one (1) sheet prepared by Upward Architects and received September 30, 2024.
 - 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 & Zoning Commission

Council Meeting Date: January 16, 2025 Contact Person: Alex Ferruccio
Submitting Department: Community Development District: District 3
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 Unit L – Phase 3 – Toll at Prasada”, date received October 24, 2024, a property generally located southwest of Cactus Road and Citrus Road. Case FS24-1016.

Motion:

I move to approve the Preliminary Plat entitled “Preliminary Plat Unit L – Phase 3 – Toll at Prasada”, date received October 24, 2024, case FS24-1016, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report.

I move to deny the Preliminary Plat entitled “Preliminary Plat Unit L – Phase 3 – Toll at Prasada”, case FS24-1016, because insert reason.

Background:

James Rogers with EPS Group seeks approval of a Preliminary Plat for Toll at Prasada - Unit L. The proposed Preliminary Plat contemplates 174 single-family lots over approximately 29.85 gross acres, for a gross density of 5.83 DU/AC. Toll at Prasada – Unit L was previously platted but the developer is requesting to replat the area to amend the lot product and roadway alignments.

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-FS24-1016 Toll at Prasada Unit L - Preliminary Plat - Staff Report
 2. 01 - FS24-1016 Toll at Prasada Unit L Preliminary Plat - Vicinity Map
 3. 02 - FS24-1016 Toll at Prasada Unit L Preliminary Plat - Case Map
 4. 03 - FS24-1016 Toll at Prasada Unit L Preliminary Plat - Preliminary Plat
 5. 04 - FS24-1016 Toll at Prasada Unit L Preliminary Plat - Landscape Plans
 6. 05 - FS24-1016 Toll at Prasada Unit L Preliminary Plat - Luke AFB Comments
 7. FS24-1016 Toll at Prasada Unit L - Preliminary Plat - PowerPoint
-

PRELIMINARY PLAT

REPORT TO THE PLANNING & ZONING COMMISSION

Case: FS24-1016

Project Name: Toll at Prasada Unit L – Preliminary Plat

Council District: 3 - Mesquite

Meeting Date: January 16, 2025

Planner: Alex Ferruccio, Planner I

Owner: Toll Prasada, LLC.

Applicant: James Rogers of EPS Group

Request: Preliminary Plat for Toll at Prasada Unit L, a 174-lot residential subdivision

Site Location: Generally located west of Cotton Lane and south of Cactus Road

Site Size: 29.85 gross acres (approx.)

Gross Density: 5.83 DU/AC

General Plan

Conformance: The proposal is consistent with the Surprise General Plan 2040

Findings:

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

Alternative Actions: Approve – Approval of the proposed Preliminary Plat will allow the applicant the ability to replat the property as proposed.
Deny – Denial of the requested Preliminary Plat will prevent the applicant from replatting the property as proposed.

PROJECT DESCRIPTION:

James Rogers with EPS Group seeks approval of a Preliminary Plat for Unit L within the Prasada Planned Area Development (PAD). The proposed Preliminary Plat contemplates 174 single-family lots over approximately 29.85 gross acres for a gross density of 5.83 DU/AC. The proposed subdivision will integrate into the larger Prasada community. This parcel was previously platted under case numbers FS22-0176 (preliminary plat) and FS22-1057 (final plat), and is being platted again to include additional acreage and increase the lot count for Unit L.

SURROUNDING LAND ZONING:

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



Planned Area Development (Prasada)	Planned Area Development (Prasada)	Planned Area Development (Sarah Ann Ranch)
Planned Area Development (Prasada)	Planned Area Development (Prasada)	Planned Area Development (Prasada)
Planned Area Development (Prasada)	Planned Area Development (Prasada)	Planned Area Development (Prasada)

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June 22, 2006: The City Council approved a PAD for Prasada under Case PAD05-465.

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

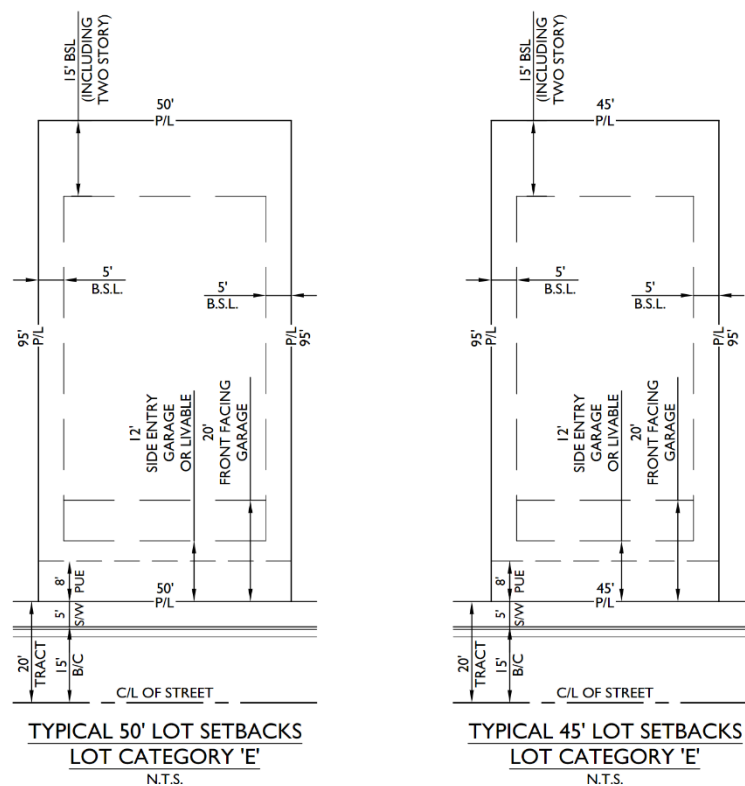
January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 1 infrastructure under case FS18-290.

September 1, 2022: The Planning and Zoning Commission approved a Preliminary Plat for Toll at Prasada Unit L under case FS22-0176.

July 29, 2024: The applicant filed a request for a Preliminary Plat for Unit L under Case FS24-1016, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a Preliminary Plat for Toll at Prasada Unit L within the Lake Village portion of the Prasada PAD. The proposed lots are a minimum of 45-feet wide and 95-feet in depth. The proposed Preliminary Plat facilitates the creation and ultimate development of 174 single-family lots over approximately 29.85 gross acres for a gross density of 5.83 DU/AC. The proposal removes the lot products that were previously approved and includes two (2) lot configurations which comply with development standard category E. The lots included with this plat meet or exceed the minimum lot area width requirements outlined within the Prasada PAD. These lot configurations are depicted on the next page and on sheet DT01 of the subject Preliminary Plat. The number of lots previously approved within Unit L was 124 lots, which is being increased to 174 with this proposal. This increase in the number of lots will bring the total number residential lots within the Toll Brothers portion of Lake Village to 2,031, which is below the 2,207 approved maximum number of lots for this area.



Access

Access to Unit L is provided from Unit K to the south via Sausalito Drive and Unit M to the east via Hailey Avenue. The roadway alignments for these access points are being amended, but the access point locations are the same as what was previously approved on the preliminary plat case FS22-0176. Both Sausalito Drive and Hailey Avenue connect to the overall Toll at Prasada development.

Open Space & Landscaping

There is a total of approximately 2.97 acres of open space within Unit L. An amenity site is provided adjacent to Lots 3673 and 3658. The amenities provided with this proposal are equivalent to what was included in the original approved Preliminary Plat, including open space, a shade pavilion, and outdoor seating areas. Residents within Unit L will have access to the amenity sites located throughout the Toll at Prasada development. The proposed landscape incorporates native and low water use plants, consistent with the overall Toll at Prasada Development.

Walls

The wall design and layout with this preliminary plat maintains consistency with previously approved phases and the overall development. The Primary Theme Wall consists of 6"x8" single score CMU block with a 3-7/8"x8-1/8" split face cap. A View Fence is also proposed throughout the interior of Unit L and consists of a 6' wrought iron fence.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: The Surprise General Plan 2040 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 5.83 DU/AC the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

The Surprise General Plan 2040 shows the property lying within the Neighborhood Character Area, which supports residential development up to 8 DU/AC or more.

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, Maricopa Water District and Luke AFB were included in the routing of this request. All agencies have indicated no objections to the request.

SUMMARY:

The applicant seeks a Preliminary Plat across the subject property. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents.

FINDINGS:

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

ATTACHMENTS:

01 Toll at Prasada Unit L Vicinity Map
02 Toll at Prasada Unit L Case Map
03 Toll at Prasada Unit L Preliminary Plat
04 Toll at Prasada Unit L Preliminary Landscape Plans
05 Luke AFB Comments
PPT

UNINCORPORATED
MARICOPA COUNTY

PROJECT SITE
(APPROX 29.85 AC)

Sarah
Ann
Ranch

PRASADA

Cactus Rd

SYCAMORE
FARMS

GREER RANCH

ZANJERO TRAILS

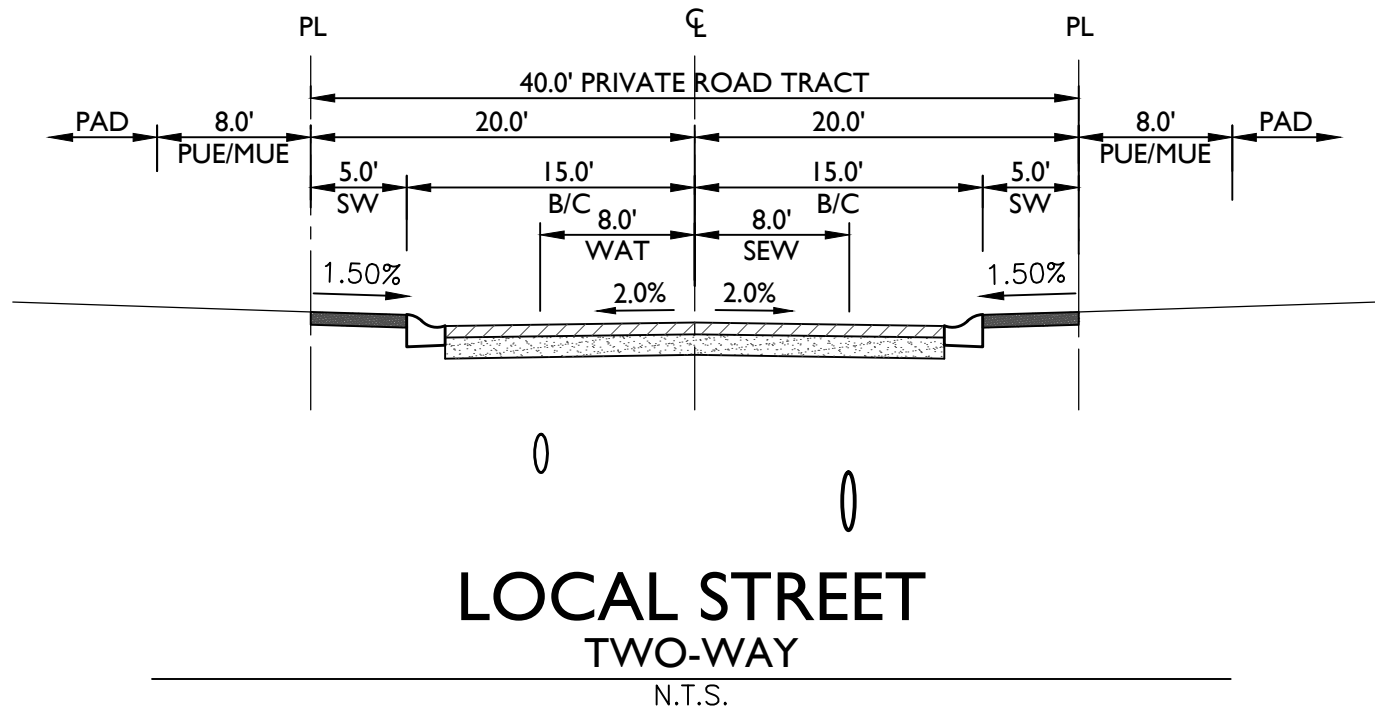
UNINCORPORATED MARICOPA COUNTY

FS24-1016 VICINITY MAP



FS24-1016 CASE MAP

PRELIMINARY PLAT
UNIT L - PHASE 3 - TOLL AT PRASADA
A PORTION OF THE EAST HALF OF SECTION 22,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'44" WEST AS MEASURED AND BEING SOUTH 00°24'44" WEST SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN BOOK 661, PAGE 18, MARICOPA COUNTY RECORDS.

LEGAL DESCRIPTION:

A RE-PLAT OF UNIT L RE-PLAT (AS RECORDED ON 04/05/23)
MCR 20230172649 BK 1730, PG 47

100 YEAR ASSURED WATER SUPPLY

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

27-701007.0000
CERTIFICATE NUMBER

11/14/2018
DATE

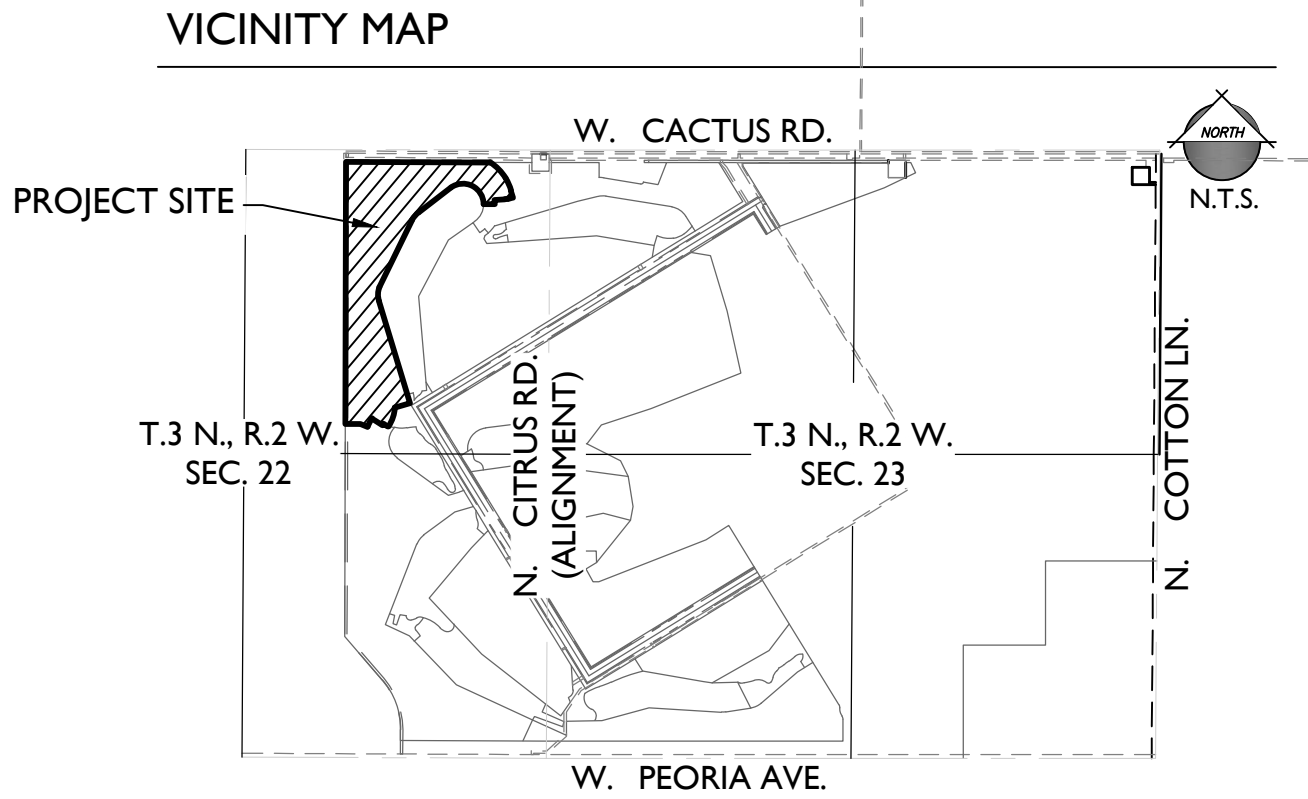
UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
FIRE
POLICE

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

SHEET INDEX

SHEET 1 CS01 COVER SHEET
SHEET 2 CS02 INDEX SHEET
SHEET 3 DT01 LOT DIAGRAMS AND DEVELOPMENT STANDARDS
SHEET 4 - 6 PP01 - PP03 PRELIMINARY PLAT
SHEET 7 TB01 DATA TABLES



PROJECT TEAM

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (602) 999-5684
CONTACT: AARON INSCO

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JAMES ROGERS, P.E.

PROJECT DATA

A.P.N. BOUNDARY OF UNIT L AS PLATTED PER MCR20230172649, A.P.N. 502-12-834, AND A PORTION OF A.P.N. 502-07-757, EXCLUDING TRACT L-O.

EXISTING GENERAL PLAN: NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 06-26)

GROSS AREA: +/- 29.85 ACRES
NET AREA: +/- 29.85 ACRES

PRIVATE STREET TRACT AREA: +/- 6.43 ACRES
LOT AREA: +/- 20.45 ACRES
TRACT/OPEN SPACE: +/- 2.97 ACRES

TOLL AT PRASADA LOT & DENSITY TABLE					
Development Pad	Acreage	Lot Yield	Net Density	Case #	Case Type
A	32.736	141	4.307 DU/AC	FS18-260	FINAL
B	47.999	230	4.792 DU/AC	FS17-700	FINAL
D	21.939	90	4.102 DU/AC	FS18-289	FINAL
P	17.602	49	2.784 DU/AC	FS19-471	FINAL
E	18.961	81	4.272 DU/AC	FS19-472	FINAL
Unit A, Lot 322/323	N/C	-1	4.277 DU/AC	FS19-508	Re-Plat
Unit A	N/C	-2	4.216 DU/AC	FS21-831	Re-Plat
F	24.10	110	3.701 DU/AC	FS20-684	FINAL
C	12.70	47	4.720 DU/AC	FS20-684	FINAL
N (PH1)	15.810	64	4.048 DU/AC	FS20-586	FINAL
COTTAGES	1.498	8	5.340 DU/AC	FS20-719	FINAL
Q (PH1)	12.727	134	10.529 DU/AC	FS20-720	FINAL
Q (PH2)	13.158	38	2.888 DU/AC	FS21-186	FINAL
Q (PH3) SINGLE FAMILY	8.014	30	3.868 DU/AC	FS22-0974	FINAL
Q (Ph3) South	7.540	40	5.31 DU/AC	FS24-0089	FINAL
G	18.560	80	4.310 DU/AC	FS21-429	FINAL
H	13.587	60	4.490 DU/AC	FS21-561	FINAL
I	20.04	90	4.49/AC	FS21-791	FINAL
K	42.210	176	4.17/AC	FS21-853	FINAL
J	13.442	32	2.38/AC	FS21-757	FINAL
M	34.505	168	4.898/AC	FS21-701	FINAL
L	29.850	174	5.83/AC	TBD	Re-Plat
N (PH2)	33.830	146	4.316/AC	FS22-1301	FINAL
R	10.3020	46	4.465/AC	FS23-0325	FINAL
Total	451.11	2031	4.50 /AC		

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

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
- THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.
- 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 KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

DEVELOPMENT STANDARDS

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

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

TOLL AT PRASADA
PHASE 3 - Unit L - PRELIMINARY PLAT
SURPRISE, ARIZONA

Cover Sheet

Revisions:

Call or text me at least two full working days before you begin construction

800-841-1 or 1-800-841-1100
In Maricopa County: (602) 999-1100

Designer: EPS
Drawn by: EPS

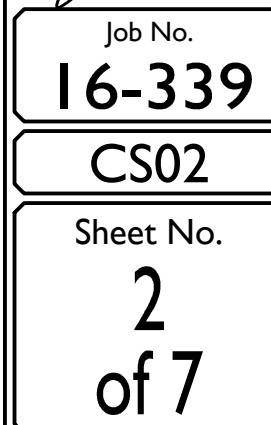
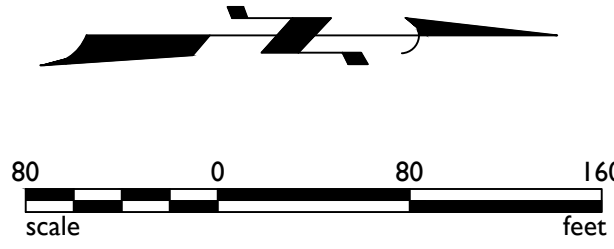
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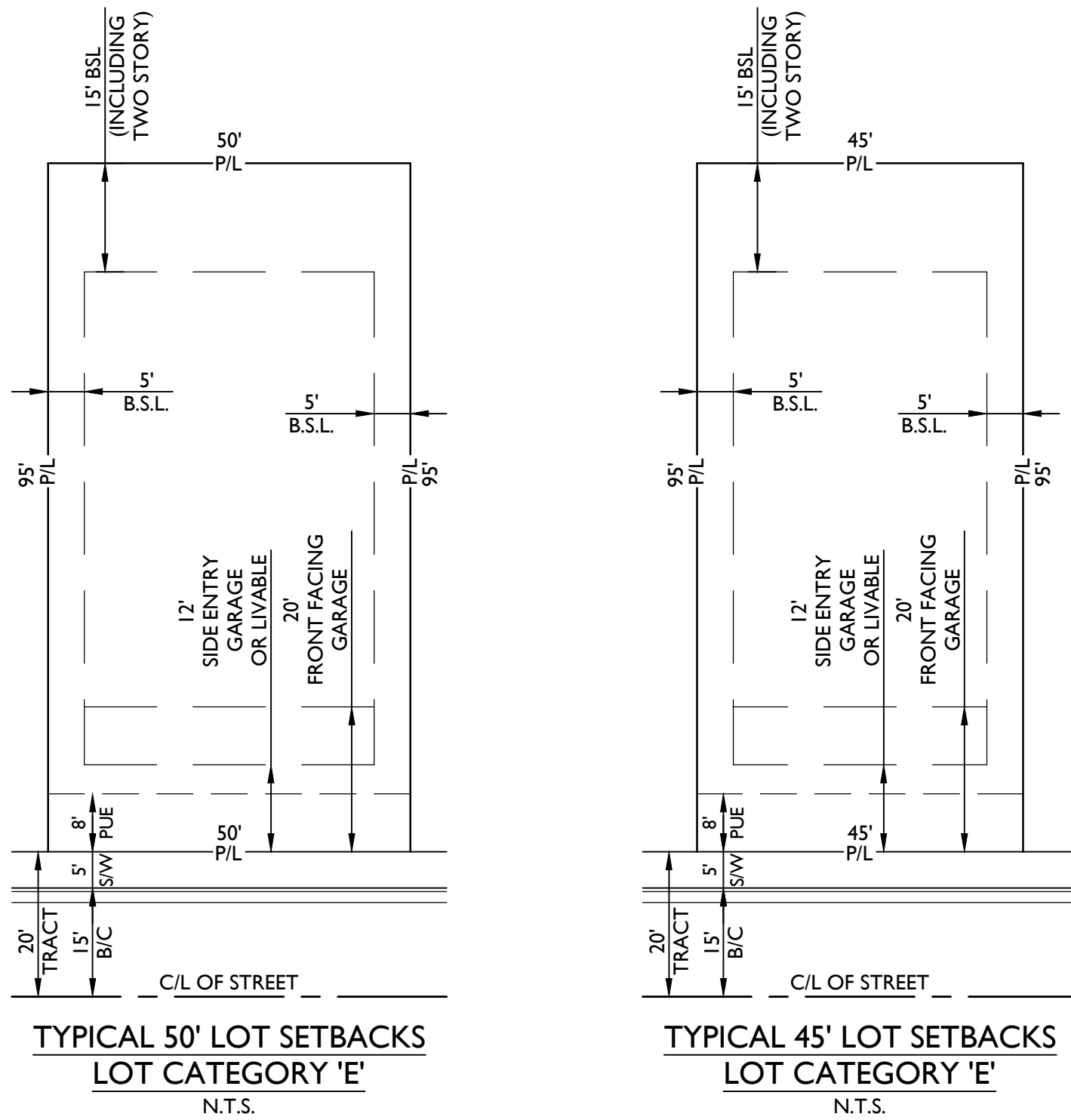
CS01

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of **7**

FS24-1016

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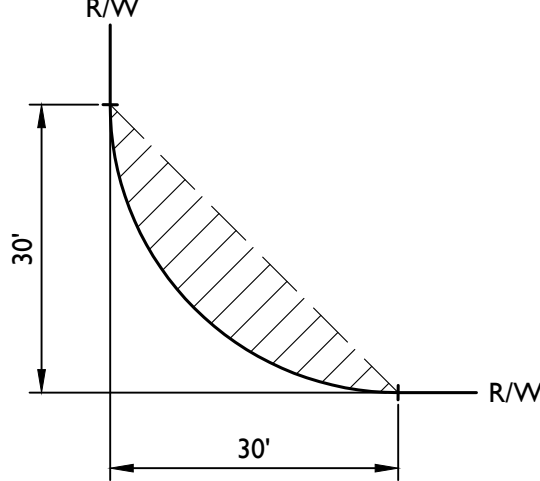
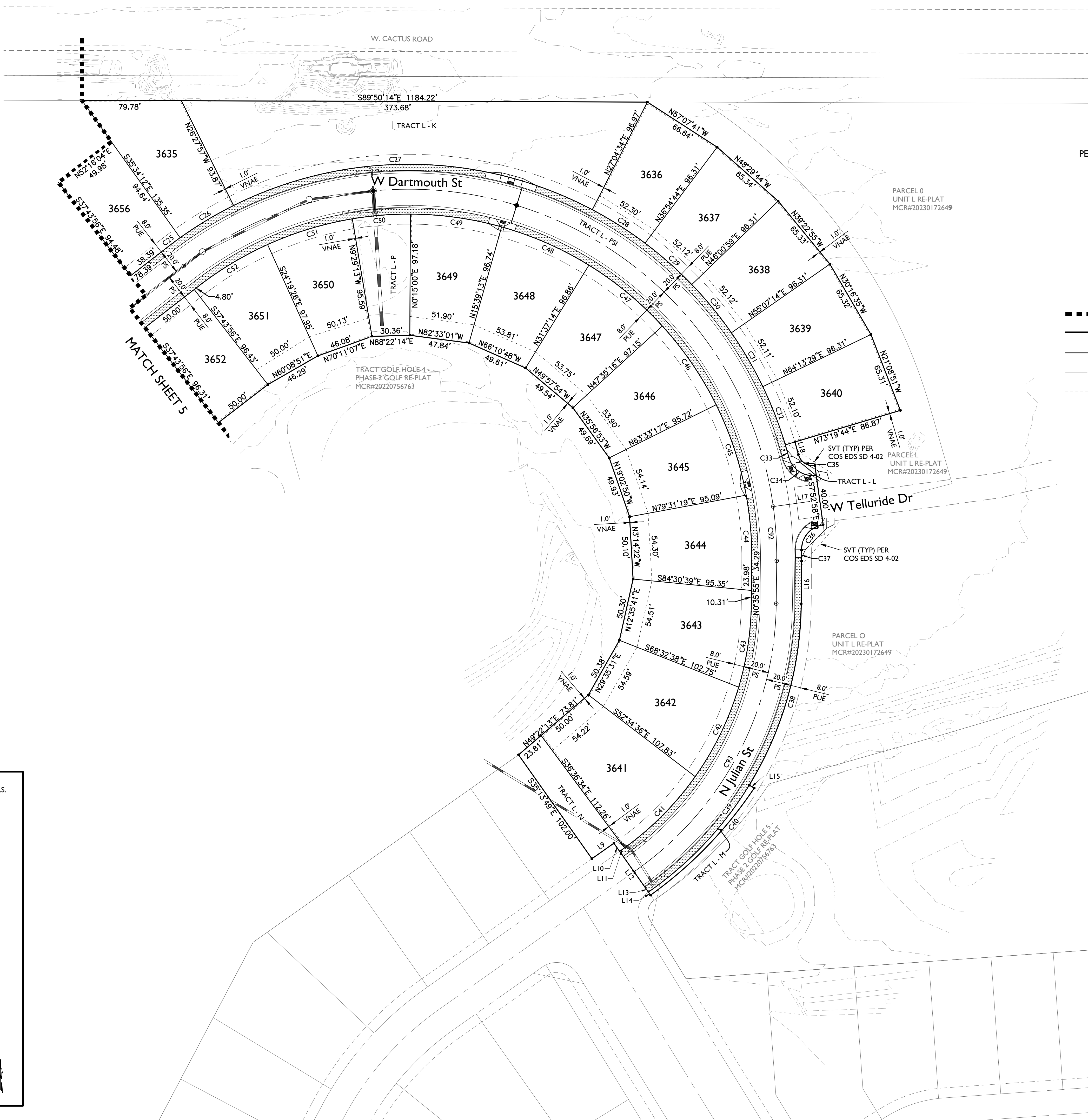
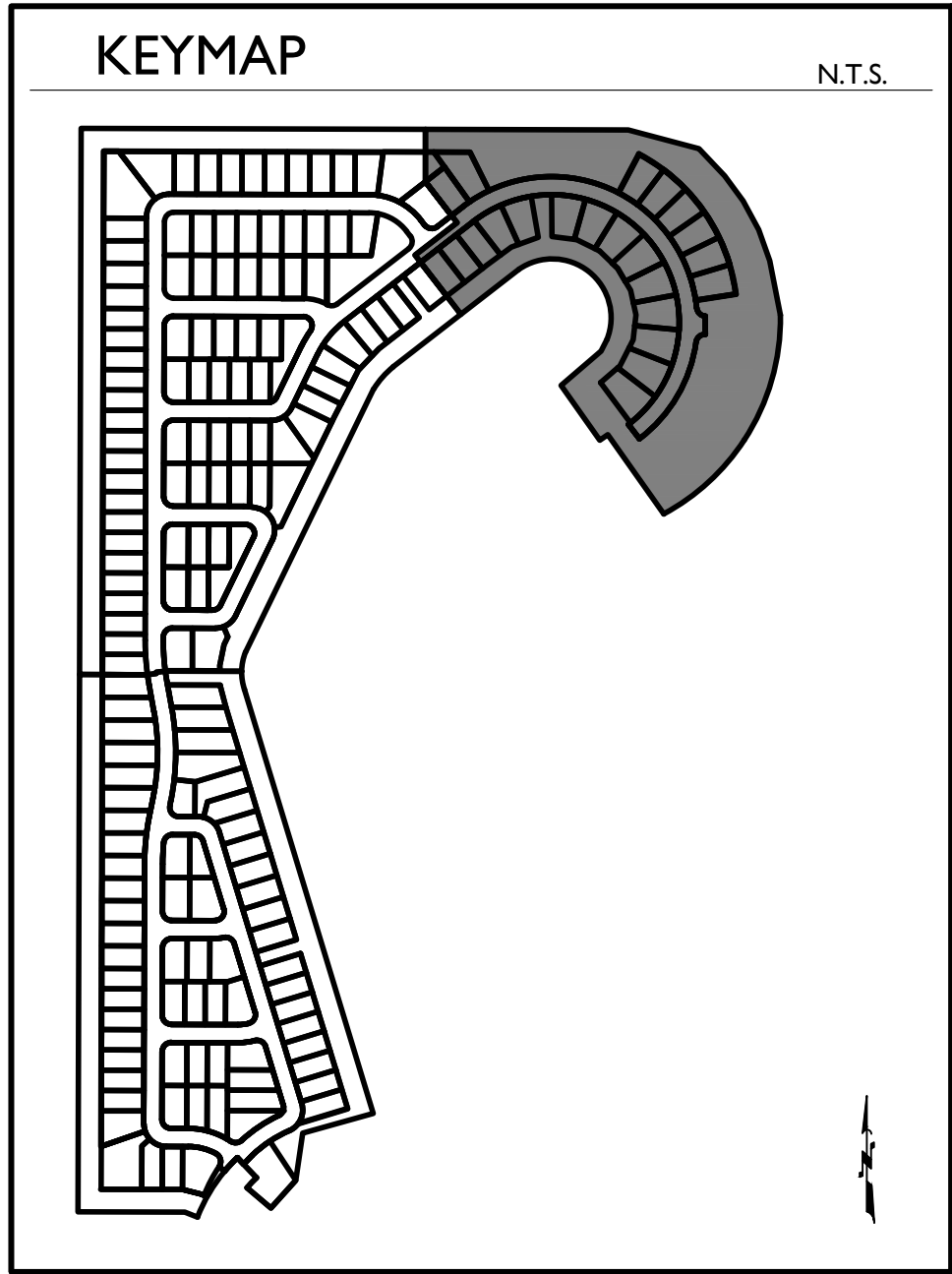


Development Standard E - FS17-587			
Zoning District:	PLV-1	PLV-2	PLV-3
Minimum Lot Area	2,500 Square Feet		
Minimum Building Setbacks: ⁽¹⁾			
Front ^{(2) (4)}			
Front facing garage (measured from back of sidewalk to face of garage door) 10 Feet			
Porch or Living Space 5 Feet			
Side ⁽²⁾⁽³⁾	0 Feet / 3 Feet		
Rear ⁽²⁾⁽⁴⁾⁽⁶⁾	10 Feet		
Maximum Building Height: ⁽⁵⁾ 35 Feet			
Notes			
1.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
2.	Architectural features such as, but not limited to: fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, may encroach up to 2 feet into front, side and/or rear setbacks.		
3.	Side setbacks for "Z"-Lots and "O"-Lots shall be 5' aggregate, 0' minimum at shared use easement.		
4.	5' Setback from alley R.O.W. or shared driveway to face of garage.		
5.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		
6.	Covered patios may encroach up to 2 feet into the rear setback.		

16-339 - Phase 3 - Unit L - PRELIMINARY PLAT

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

ABBREVIATIONS

FT	FEE TITLE
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
PUE	PUBLIC UTILITY EASEMENT
F/C	FACE OF CURB

LINETYPE LEGEND

-----	MATCH LINE
-----	BOUNDARY LINE
-----	RIGHT OF WAY LINE
-----	GOLF TRACT BOUNDARY LINE
-----	BUILDING SETBACK LINE

TOLL AT PRASADA
PHASE 3 - Unit L - PRELIMINARY PLAT

Preliminary Plat

Project:

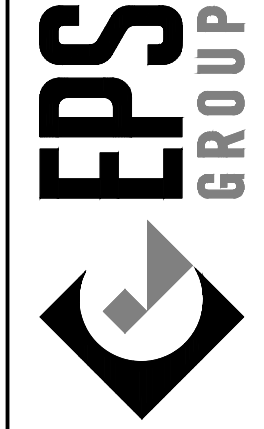
Revisions:



Designer: EPS
Drawn by: EPS

Job No.
16-339
PP01
Sheet No.
4
of 7

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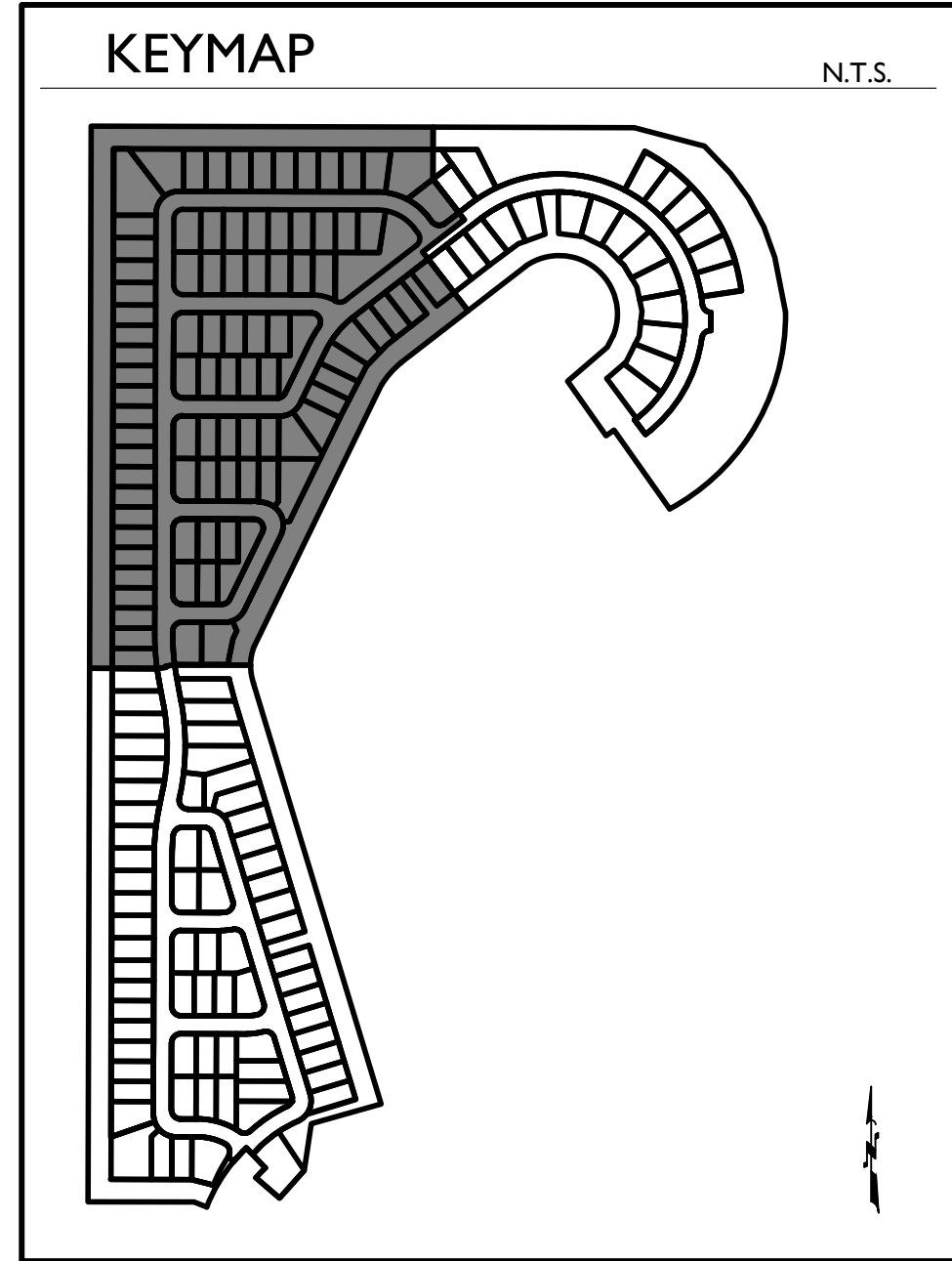


EPS-03

FS24-1016

I6-339 - Phase 3 - Unit L - PRELIMINARY PLAT

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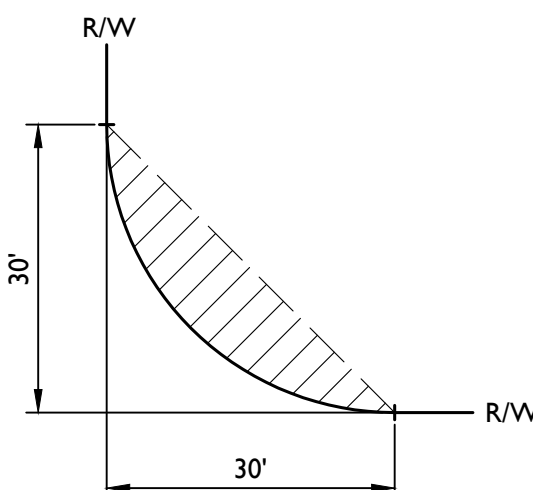


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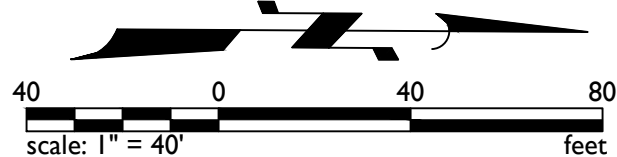
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LCE	LIMITED COMMON ELEMENT
PUE	PUBLIC UTILITY EASEMENT
F/C	FACE OF CURB

LINETYPE LEGEND

---	MATCH LINE
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	GOLF TRACT BOUNDARY LINE
---	BUILDING SETBACK LINE



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



TOLL AT PRASADA
PHASE 3 - Unit L - PRELIMINARY PLAT

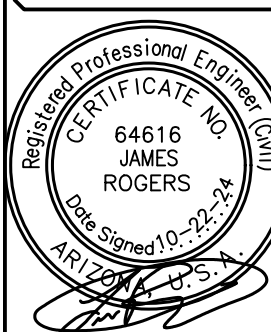
SURPRISE, ARIZONA

Preliminary Plat

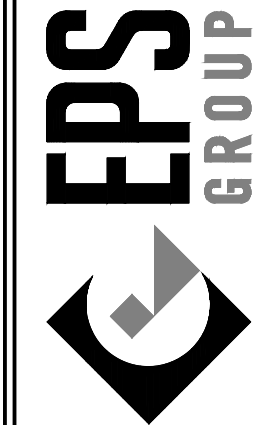
Project:	
Revisions:	



Designer: EPS
Drawn by: EPS



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of 7



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I6-339 - Phase 3 - Unit L - PRELIMINARY PLAT

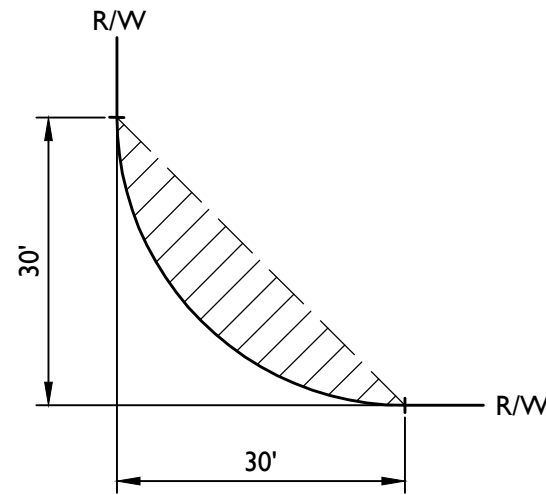
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ABBREVIATIONS

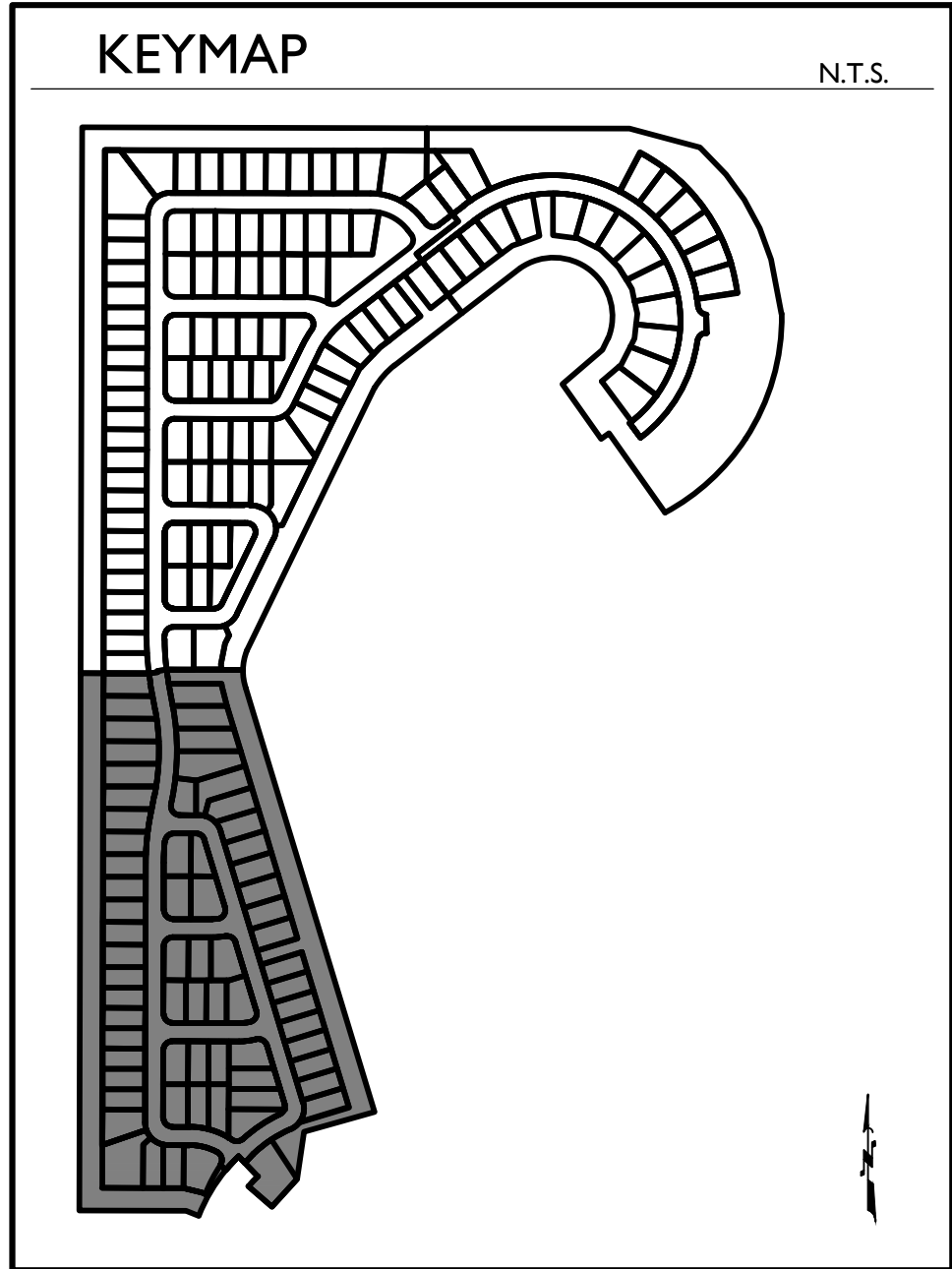
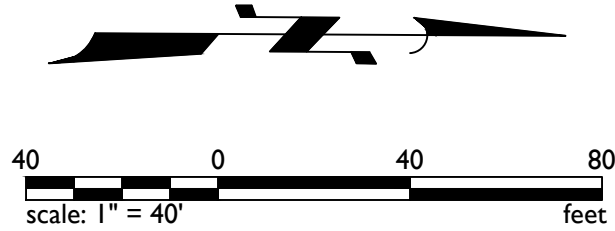
FT FEE TITLE
CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
PUE PUBLIC UTILITY EASEMENT
F/C FACE OF CURB

LINETYPE LEGEND

- MATCH LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- GOLF TRACT BOUNDARY LINE
- BUILDING SETBACK LINE



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



Project:

Revisions:

Call or text me at least two full working days before any final drawings are required.

ARIZONA
REGISTERED PROFESSIONAL ENGINEER
No. 64616 or 7-688 STANLEY T. ROGERS
in Maricopa County, AZ 02023-1106

Designer: EPS
Drawn by: EPS

Professional Engineer Seal
64616
JAMES
ROGERS
02/02/2010-02/2024
AZ 02023-1106

Job No.
16-339

PP03

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of 7

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TOLL AT PRASADA
PHASE 3 - Unit L - PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

EPS-03

FS24-1016

16-339 - Phase 3 - Unit L - PRELIMINARY PLAT

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jkluce

Construction Notes

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	70.26'	325.00'	70.12'	012°23'09"
C2	30.87'	20.00'	27.90'	088°26'18"
C3	49.18'	80.00'	48.41'	035°13'29"
C4	9.05'	50.00'	9.04'	010°22'11"
C5	30.00'	50.00'	29.55'	034°22'39"
C6	30.00'	50.00'	29.55'	034°22'39"
C7	9.49'	50.00'	9.48'	010°52'31"
C8	48.29'	545.00'	48.28'	005°04'37"
C9	50.48'	545.00'	50.46'	005°18'24"
C10	6.93'	545.00'	6.93'	000°43'41"
C11	50.52'	505.00'	50.50'	005°43'54"
C12	50.07'	505.00'	50.05'	005°40'51"
C13	50.10'	505.00'	50.08'	005°41'01"
C14	39.19'	505.00'	39.18'	004°26'45"
C15	36.38'	545.00'	36.38'	003°49'30"
C16	45.12'	545.00'	45.11'	004°44'37"
C17	15.23'	545.00'	15.23'	001°36'05"
C18	27.71'	50.00'	27.35'	031°44'53"
C19	30.00'	50.00'	29.55'	034°22'39"
C20	20.83'	50.00'	20.68'	023°52'29"
C21	23.94'	145.00'	23.91'	009°27'35"
C22	44.84'	145.00'	44.67'	017°43'12"
C23	63.08'	145.00'	62.58'	024°55'31"
C24	31.42'	20.00'	28.28'	090°00'00"
C25	11.62'	315.00'	11.62'	002°06'50"
C26	50.11'	315.00'	50.06'	009°06'55"
C27	298.80'	315.00'	287.72'	054°20'55"
C28	50.11'	315.00'	50.06'	009°06'55"
C29	50.11'	315.00'	50.05'	009°06'50"
C30	50.10'	315.00'	50.05'	009°06'45"
C31	50.09'	315.00'	50.04'	009°06'39"
C32	50.08'	315.00'	50.03'	009°06'32"
C33	10.19'	315.00'	10.19'	001°51'10"
C34	29.02'	20.00'	26.54'	083°08'32"
C35	17.41'	12.00'	15.93'	083°08'32"
C36	29.02'	20.00'	26.54'	083°08'32"
C37	8.93'	315.00'	8.93'	001°37'25"
C38	153.07'	285.00'	151.24'	030°46'24"
C39	116.39'	285.00'	115.58'	023°23'53"
C40	120.12'	333.00'	119.47'	020°40'05"
C41	80.82'	245.00'	80.45'	018°53'59"
C42	80.13'	245.00'	79.78'	018°44'25"
C43	68.22'	245.00'	68.00'	015°57'13"
C44	52.72'	275.00'	52.64'	010°59'05"
C45	76.68'	275.00'	76.43'	015°58'32"
C46	76.71'	275.00'	76.46'	015°58'55"
C47	76.73'	275.00'	76.49'	015°59'15"
C48	76.75'	275.00'	76.50'	015°59'28"
C49	74.05'	275.00'	73.83'	015°25'41"
C50	46.73'	275.00'	46.68'	009°44'13"
C51	71.21'	275.00'	71.01'	014°50'13"
C52	64.36'	275.00'	64.21'	013°24'31"
C53	7.72'	205.00'	7.72'	002°09'26"
C54	74.24'	205.00'	73.84'	020°44'59"
C55	12.20'	205.00'	12.20'	003°24'36"
C56	30.22'	50.00'	29.76'	034°37'32"
C57	25.82'	50.00'	25.53'	029°35'11"
C58	31.42'	20.00'	28.28'	090°00'00"
C59	31.42'	20.00'	28.28'	090°00'00"
C60	13.24'	120.00'	13.23'	006°19'18"
C61	19.89'	120.00'	19.87'	009°29'51"
C62	18.15'	50.00'	18.05'	020°48'05"
C63	41.13'	50.00'	39.98'	047°07'44"
C64	27.96'	50.00'	27.60'	032°02'20"
C65	5.16'	58.00'	5.16'	005°05'57"
C66	35.01'	50.00'	34.30'	040°07'07"
C67	21.03'	50.00'	20.87'	024°05'36"
C68	31.42'	20.00'	28.28'	090°00'00"
C69	68.13'	505.00'	68.07'	007°43'46"
C70	23.81'	505.00'	23.80'	002°42'04"
C71	48.18'	545.00'	48.16'	005°03'54"
C72	50.07'	545.00'	50.06'	005°15'52"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C73	50.07'	545.00'	50.05'	005°15'49"
C74	50.49'	545.00'	50.47'	005°18'28"
C75	35.29'	20.00'	30.89'	101°06'42"
C76	9.78'	50.00'	9.77'	011°12'43"
C77	30.00'	50.00'	29.55'	034°22'39"
C78	23.87'	50.00'	23.65'	027°21'22"
C79	47.83'	50.00'	46.02'	054°48'13"
C80	24.78'	50.00'	24.52'	028°23'26"
C81	48.30'	285.00'	48.24'	009°42'35"
C82	79.55'	285.00'	79.30'	015°59'36"
C83	36.85'	305.00'	36.83'	006°55'21"
C84	2.60'	305.00'	2.60'	000°29'17"
C85	71.43'	100.00'	69.92'	040°55'29"
C86	85.13'	525.00'	85.04'	009°17'26"
C87	16.69'	525.00'	16.68'	001°49'16"
C88	197.39'	525.00'	196.23'	021°32'31"
C89	95.57'	525.00'	95.44'	010°25'49"
C90	113.68'	125.00'	109.80'	052°06'18"
C92	43.67'	295.00'	43.63'	008°28'53"
C93	250.55'	265.00'	241.32'	054°10'16"
C94	19.84'	225.00'	19.83'	005°03'07"
C95	65.70'	80.00'	63.87'	047°03'11"
C96	83.51'	225.00'	83.03'	021°15'54"
C97	80.84'	40.00'	67.77'	115°47'17"
C98	44.83'	40.00'	42.52'	064°12'43"
C99	50.93'	40.00'	47.56'	072°56'44"
C100	37.21'	125.00'	37.07'	017°03'16"
C101	37.21'	125.00'	37.07'	017°03'16"
C102	57.05'	40.00'	52.34'	081°43'03"
C103	126.37'	305.00'	125.46'	023°44'18"
C104	26.82'	20.19'	24.89'	076°06'27"
C105	49.13'	120.00'	48.79'	023°27'25"
C106	23.02'	120.00'	22.99'	010°59'32"
C107	31.42'	20.00'	28.28'	090°00'00"
C108	31.42'	20.00'	28.28'	090°00'00"
C109	38.01'	145.00'	37.90'	015°01'04"
C110	30.71'	20.00'	27.78'	087°57'49"
C111	12.91'	20.00'	12.68'	036°58'20"
C112	15.62'	20.00'	15.23'	044°44'42"
C113	98.43'	325.00'	98.05'	017°21'10"
C114	31.42'	20.00'	28.28'	090°00'00"
C115	31.42'	20.00'	28.28'	090°00'00"
C116	28.24'	145.00'	28.19'	011°09'27"
C117	29.36'	20.00'	26.79'	084°06'11"
C118	32.80'	20.00'	29.24'	093°57'20"
C119	31.42'	20.00'	28.28'	090°00'00"
C120	46.67'	505.00'	46.65'	005°17'41"
C121	29.57'	20.00'	26.95'	084°42'18"
C122	25.46'	20.00'	23.78'	072°56'44"
C123	35.43'	20.00'	30.98'	101°30'14"
C124	31.42'	20.00'	28.28'	090°00'00"
C125	31.42'	20.00'	28.28'	090°00'00"
C126	5.80'	80.00'	5.80'	004°09'24"
C127	38.97'	20.00'	33.09'	111°37'53"
C128	22.41'	20.00'	21.26'	064°12'43"
C129	31.42'	20.00'	28.28'	090°00'00"
C130	31.42'	20.00'	28.28'	090°00'00"
C131	43.66'	20.00'	35.49'	125°03'45"
C132	39.66'	245.00'	39.61'	009°16'28"
C133	18.43'	20.00'	17.78'	052°47'07"
C134	3.99'	20.00'	3.98'	011°25'36"
C135	31.42'	20.00'	28.28'	090°00'00"
C136	31.42'	20.00'	28.28'	090°00'00"
C137	19.28'	105.00'	19.25'	010°31'11"
C138	76.21'	105.00'	74.55'	041°35'07"
C139	31.42'	20.00'	28.28'	090°00'00"
C140	23.70'	20.00'	22.34'	067°54'16"
C141	51.77'	100.00'	51.19'	029°39'46"
C142	214.49'	2308.96'	214.41'	005°19'21"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	S56°19'23"E
L2	20.00'	S49°24'02"E
L3	55.44'	N58°25'06"E
L4	29.37'	N31°34'54"W
L5	55.19'	S55°10'06"W
L6	46.50'	N11°26'00"E
L7	19.75'	N25°46'04"E
L8	29.48'	N20°51'06"E
L9	21.56'	S54°46'11"W
L10	8.00'	N35°13'49"W
L11	2.38'	S54°46'11"W
L12	40.00'	N35°13'49"W
L13	40.00'	N35°13'49"W
L14	2.99'	N35°13'49"W
L15	4.63'	S58°37'41"E
L16	34.29'	N00°35'55"E

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
3501	6,990	0.1605	E
3502	4,277	0.0982	E
3503	4,576	0.1051	E
3504	10,192	0.2340	E
3505	6,141	0.1410	E
3506	4,275	0.0981	E
3507	4,275	0.0981	E
3508	4,275	0.0981	E
3509	4,275	0.0981	E
3510	4,275	0.0981	E
3511	4,275	0.0981	E
3512	4,275	0.0981	E
3513	4,750	0.1090	E
3514	4,750	0.1090	E
3515	4,750	0.1090	E
3516	4,750	0.1090	E
3517	4,784	0.1098	E
3518	5,007	0.1149	E
3519	5,440	0.1249	E
3520	5,887	0.1352	E

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
3521	6,124	0.1406	E
3522	6,110	0.1403	E
3523	5,848	0.1343	E
3524	5,408	0.1241	E
3525	5,543	0.1273	E
3526	5,614	0.1289	E
3527	6,374	0.1463	E
3528	6,032	0.1385	E
3529	4,750	0.1090	E
3530	5,139	0.1180	E
3531	4,664	0.1071	E
3532	4,275	0.0981	E
3533	4,275	0.0981	E
3534	5,641	0.1295	E
3535	5,139	0.1180	E
3536	4,275	0.0981	E
3537	4,275	0.0981	E
3538	5,572	0.1279	E
3539	4,801	0.1102	E
3540	5,404	0.1241	E

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
3541	4,716	0.1083	E
3542	4,292	0.0985	E
3543	5,139	0.1180	E
3544	6,951	0.1596	E
3545	4,535	0.1041	E
3546	4,280	0.0983	E
3547	4,284	0.0983	E
3548	4,287	0.0984	E
3549	4,291	0.0985	E
3550	4,294	0.0986	E
3551	4,298	0.0987	E
3552	4,302	0.0987	E
3553	4,786	0.1099	E
3554	4,791	0.1100	E
3555	4,795	0.1101	E
3556	4,799	0.1102	E
3557	4,804	0.1103	E
3558	4,850	0.1113	E
3559	6,049	0.1389	E
3560	8,114	0.1863	E

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
3561	7,277	0.1671	E
3562	6,861	0.1575	E
3563	6,335	0.1454	E
3564	6,000	0.1377	E
3601	4,341	0.0997	E
3602	4,276	0.0982	E
3603	4,275	0.0981	E
3604	4,275	0.0981	E
3605	4,275	0.0981	E
3606	4,275	0.0981	E
3607	4,275	0.0981	E
3608	4,275	0.0981	E
3609	4,275	0.0981	E
3610	4,275	0.0981	E
3611	4,275	0.0981	E
3612	4,275	0.0981	E
3613	4,275	0.0981	E
3614	4,277	0.0982	E
3615	4,275	0.0981	E
3616	4,275	0.0981	E

Prasada - Unit L

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

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNERS AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - BLUE STAKE (ARIZONA) 1-800-822-2045
 - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
 - ARIZONA PUBLIC SERVICE 1-800-240-2014
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTORS' WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS, DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

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

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

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

DECOMPOSED GRANITE

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

IRRIGATION GENERAL NOTES:

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

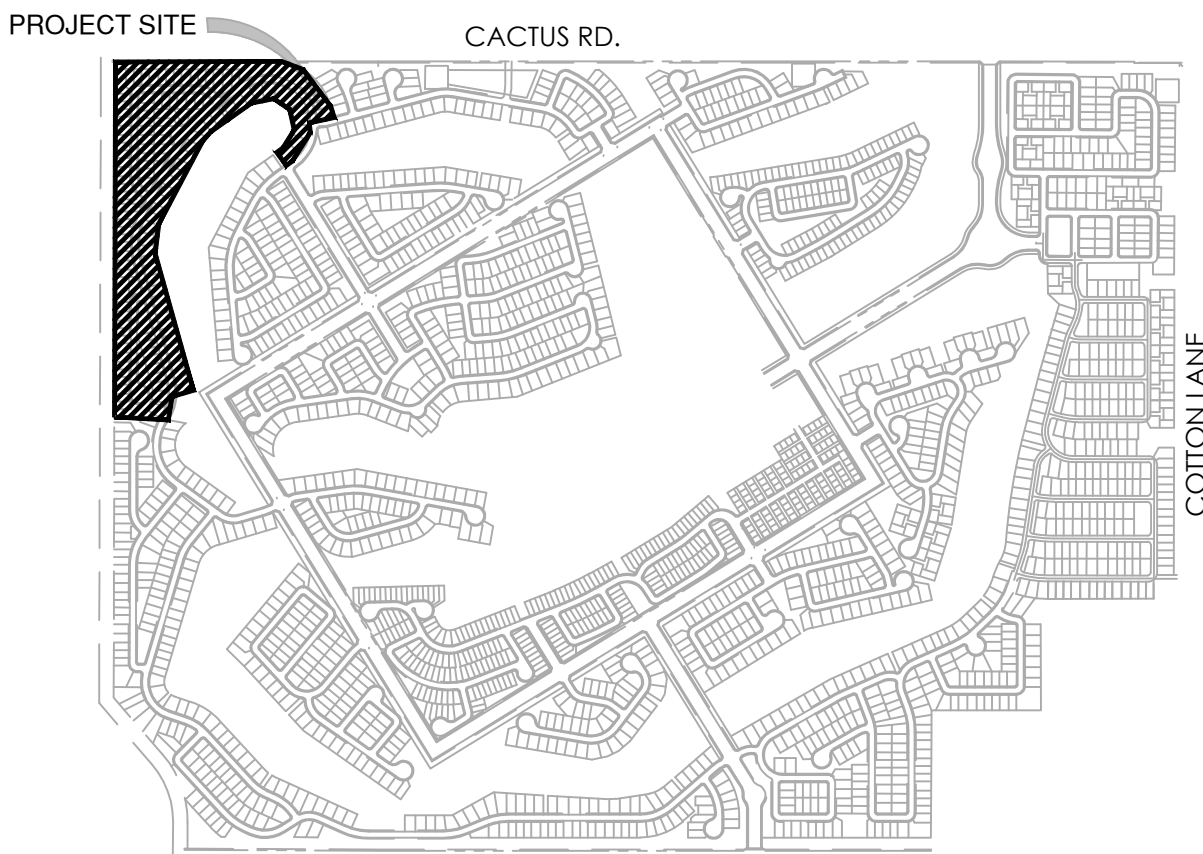
GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - FINE GRADING OF EXISTING ROUGH GRADERS IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - TURF, AND ANNUAL AREAS (4" DEPTH).
 - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5' BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CITY ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE LANDSCAPE IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

CITY OF SURPRISE ENGINEERING NOTES:

- ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA 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.A

SITE MAP:



CITY OF SURPRISE LANDSCAPE NOTES:

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

HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY GOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'x4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E. A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

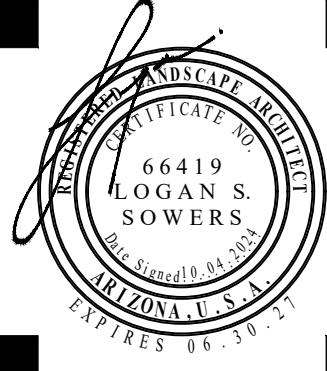
SHEET INDEX:

LANDSCAPE PLANS

COVER SHEET	L0.0
WALL PLAN	L1.1
LANDSCAPE PLANS	L3.1-L3.8
HARDSCAPE DETAILS	L6.1-L6.2
PLANTING DETAILS	L7.1
LANDSCAPE SPECIFICATIONS	L8.1

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

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT - PSI	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	280243	6.433
TRACT L - A	LANDSCAPE, OPENSAPCE	2850	0.065
TRACT L - B	LANDSCAPE, OPENSAPCE	3627	0.083
TRACT L - C	LANDSCAPE, OPENSAPCE	3605	0.083
TRACT L - D	LANDSCAPE, OPENSAPCE	2902	0.067
TRACT L - E	LANDSCAPE, OPENSAPCE	3743	0.086
TRACT L - F	LANDSCAPE, OPENSAPCE	2870	0.066
TRACT L - G	LANDSCAPE, OPENSAPCE	5122	0.118
TRACT L - H	LANDSCAPE, OPENSAPCE	35966	0.826
TRACT L - J	LANDSCAPE, OPENSAPCE	2850	0.065
TRACT L - K	LANDSCAPE, OPENSAPCE	21427	0.492
TRACT L - L	LANDSCAPE, OPENSAPCE	268	0.006
TRACT L - M	LANDSCAPE, OPENSAPCE	388	0.009
TRACT L - N	LANDSCAPE, OPENSAPCE	2613	0.060
TRACT L - P	LANDSCAPE, OPENSAPCE	3728	0.086
TRACT L - Q	LANDSCAPE, OPENSAPCE	2877	0.066
TRACT L - R	LANDSCAPE, OPENSAPCE	15808	0.363
TRACT L - S	LANDSCAPE, OPENSAPCE	7878	0.181
TRACT L - T	LANDSCAPE, OPENSAPCE	8225	0.189
TRACT L - U	LANDSCAPE, OPENSAPCE	2483	0.057



REVISIONS:



PROJECT #:
TOL281
SCALE:
NTS
ISSUED FOR:
REVIEW
DRAWN BY:
TEAM
DATE:
10.04.2024
DRAWING:
COVER SHEET

SHEET:

L0.0



REVISIONS:

PROJECT #:
TOL281
SCALE:
AS SHOWN
ISSUED FOR:
REVIEW
DRAWN BY:
TEAM
DATE:
10.04.2024
DRAWING:
WALL PLAN

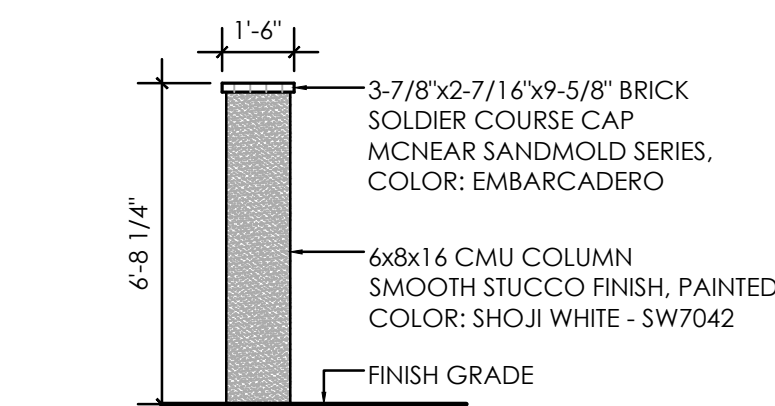
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L1.1

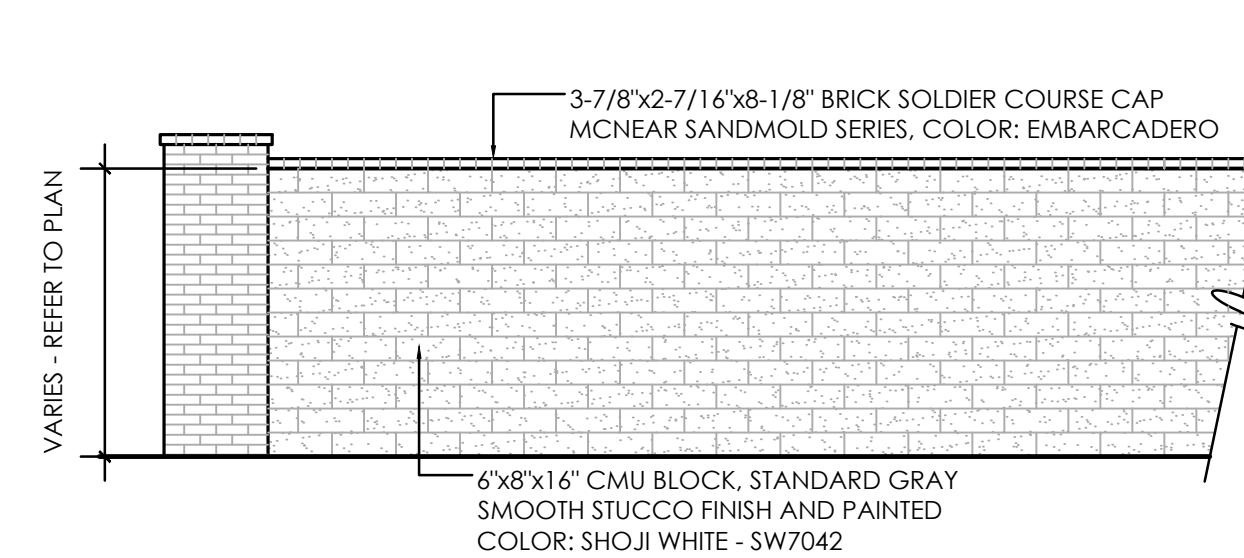
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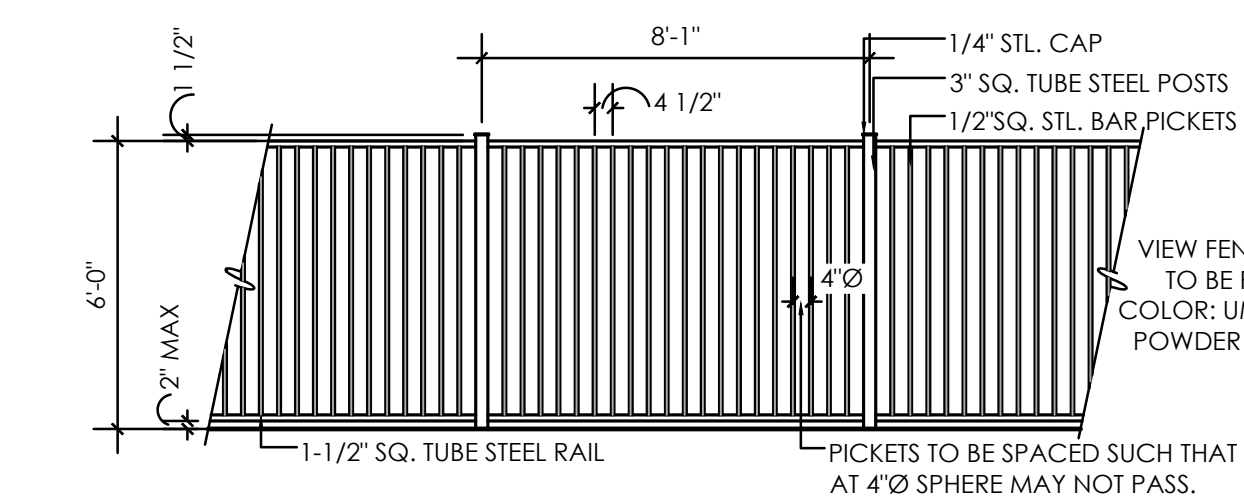
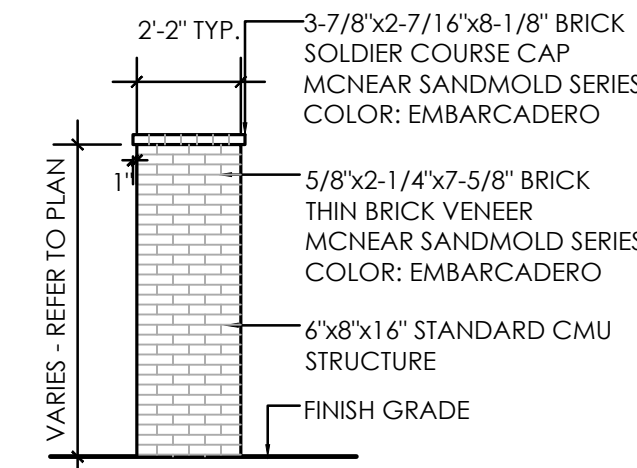
- WALL LEGEND UNIT L
- 4" DUALY WALL (15,127 LF)
 - - - - FEATURE WALL (6,662 LF)
 - FULL VIEW FENCE (2,259 LF)
 - DUALY WALL COLUMN (40)
 - FEATURE WALL COLUMN (77)



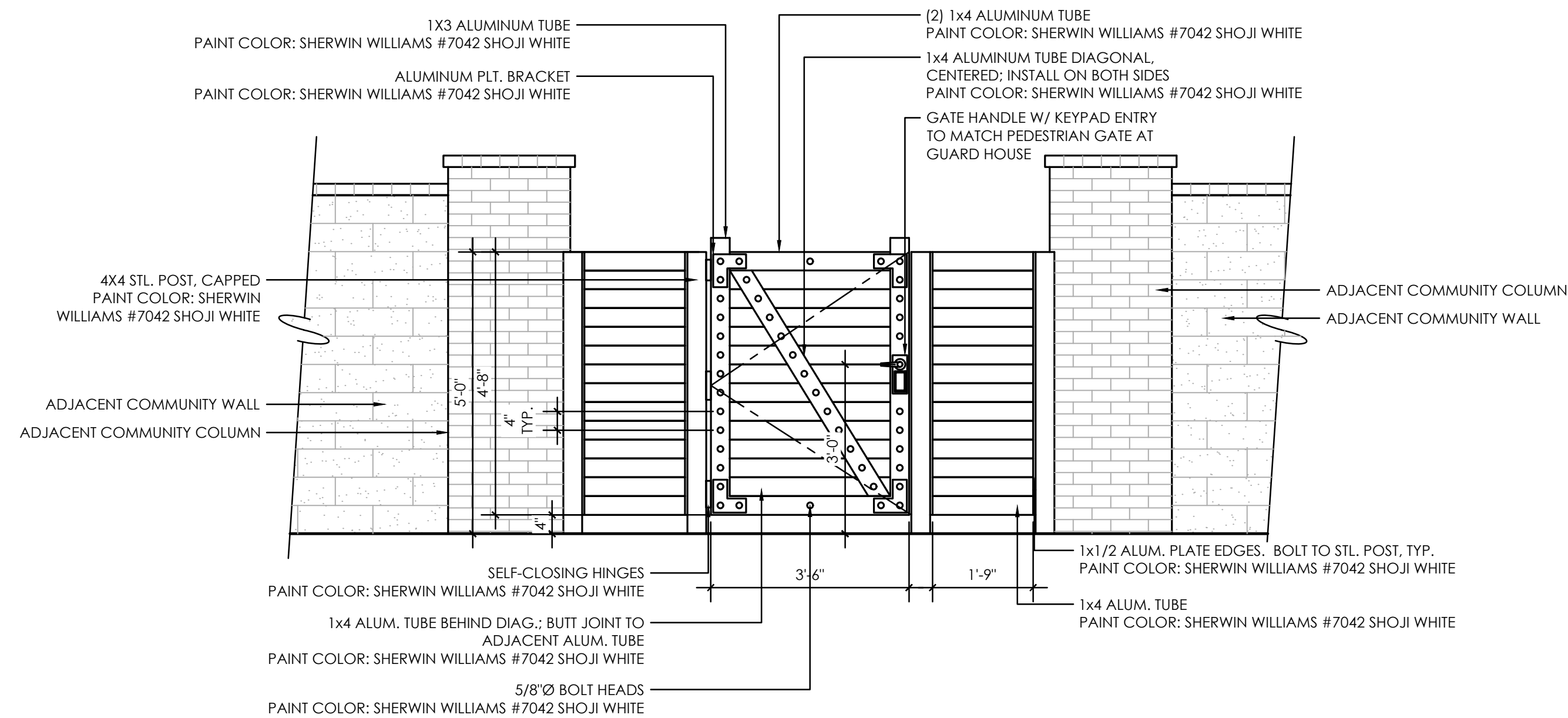
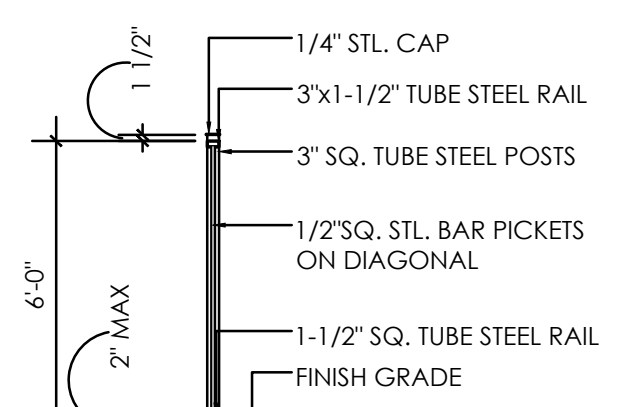
DFC *Dually Wall Feature Column*
Scale: 1/4" = 1'-0"



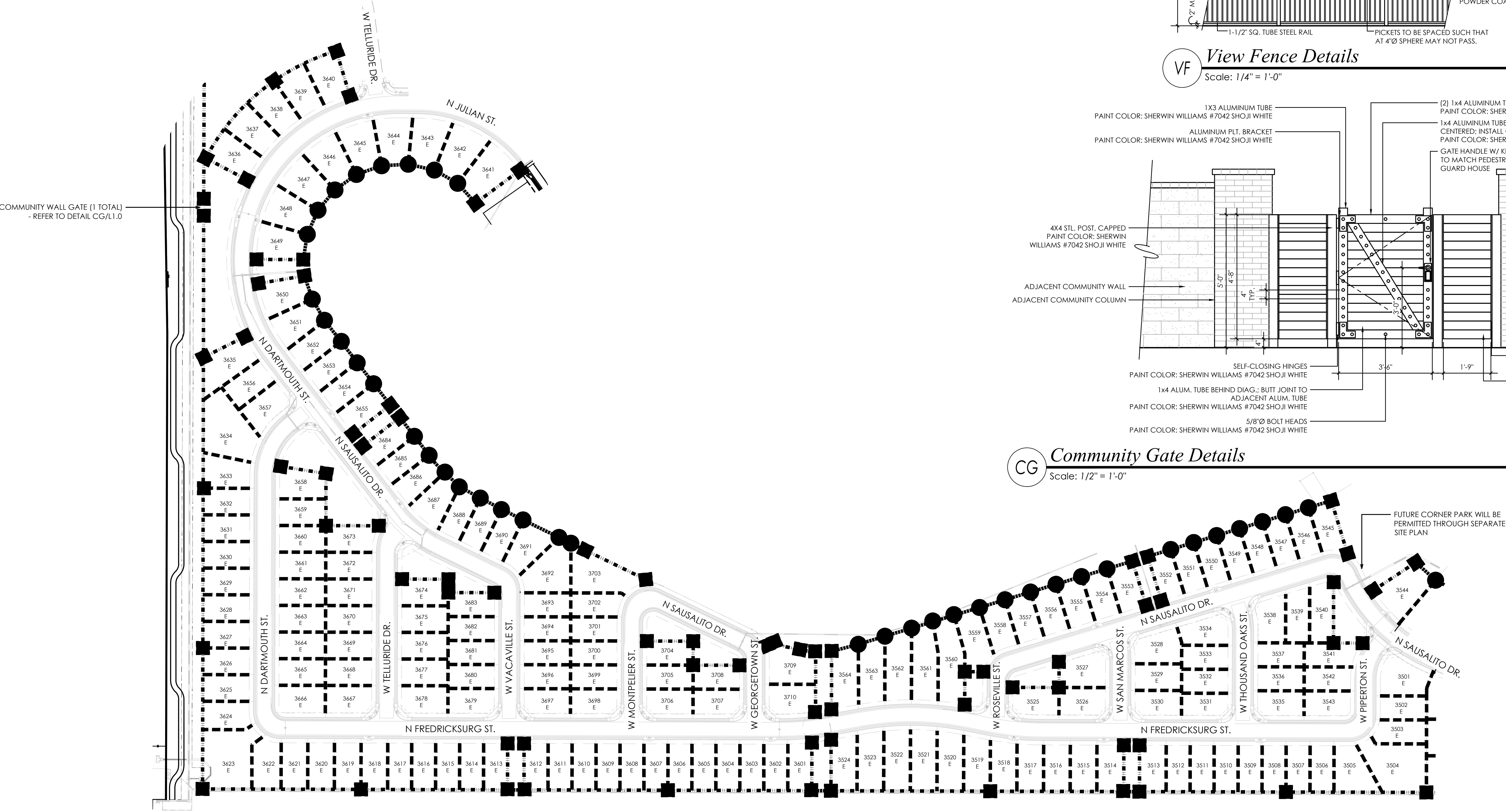
FW *Feature Wall Details*
Scale: 1/4" = 1'-0"



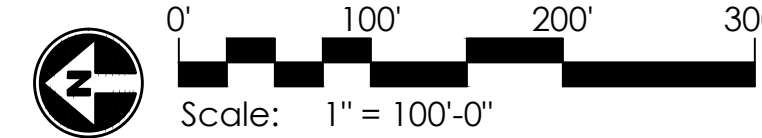
VF *View Fence Details*
Scale: 1/4" = 1'-0"

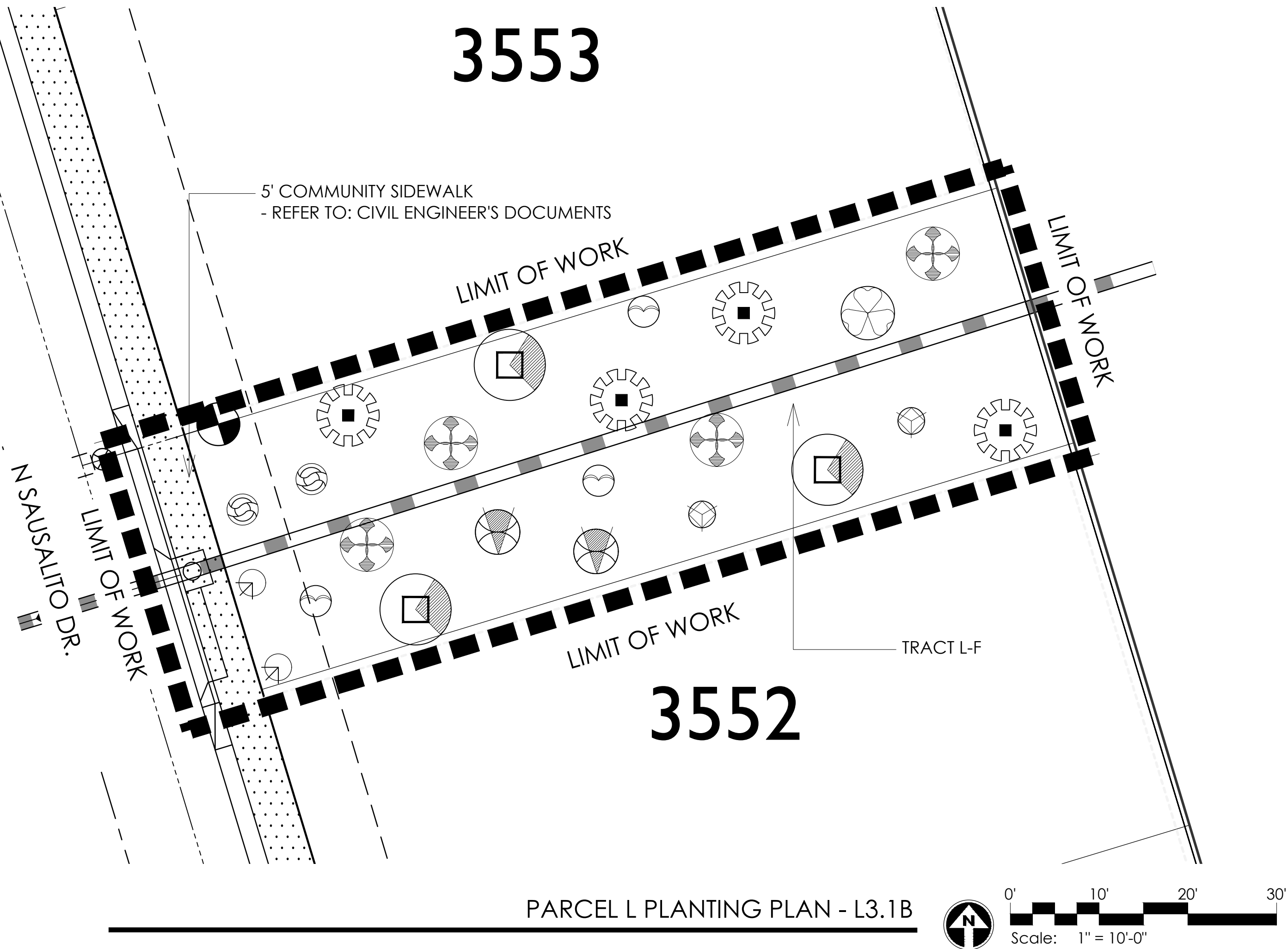
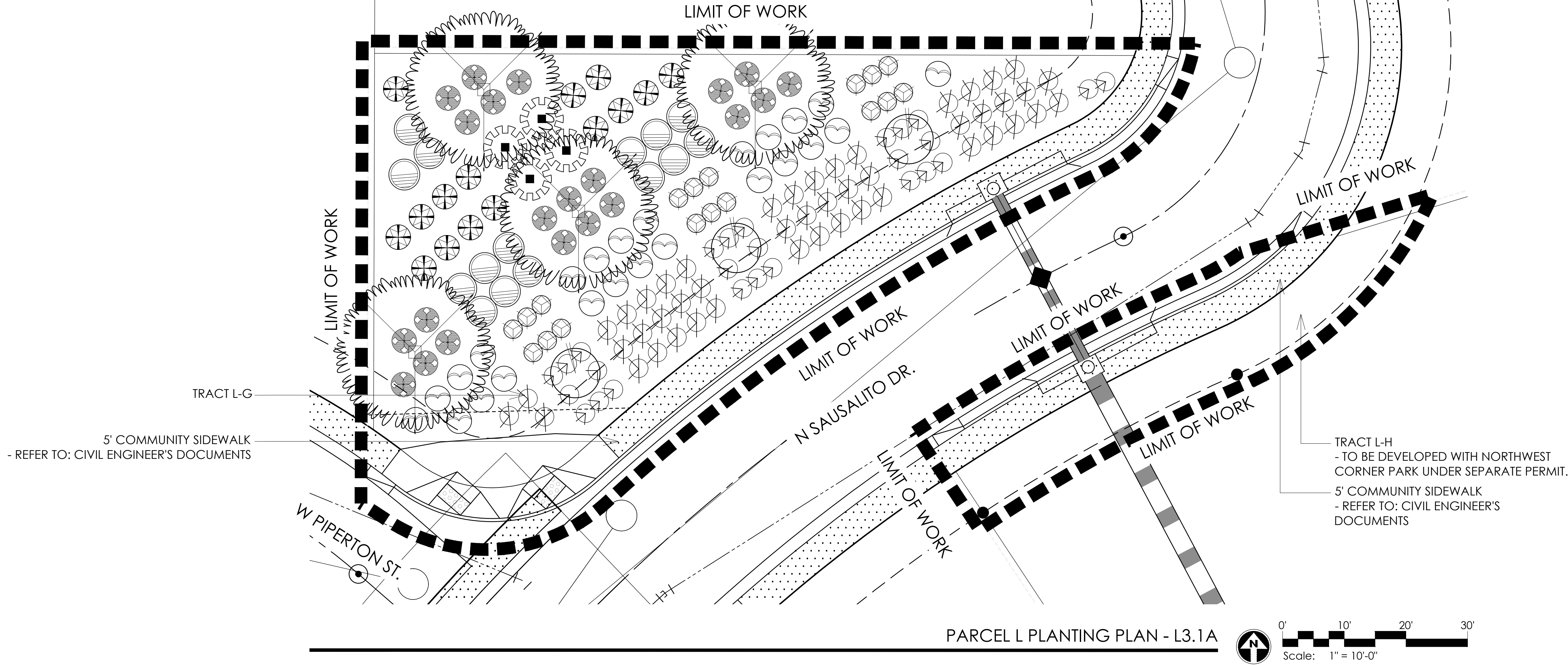


CG *Community Gate Details*
Scale: 1/2" = 1'-0"



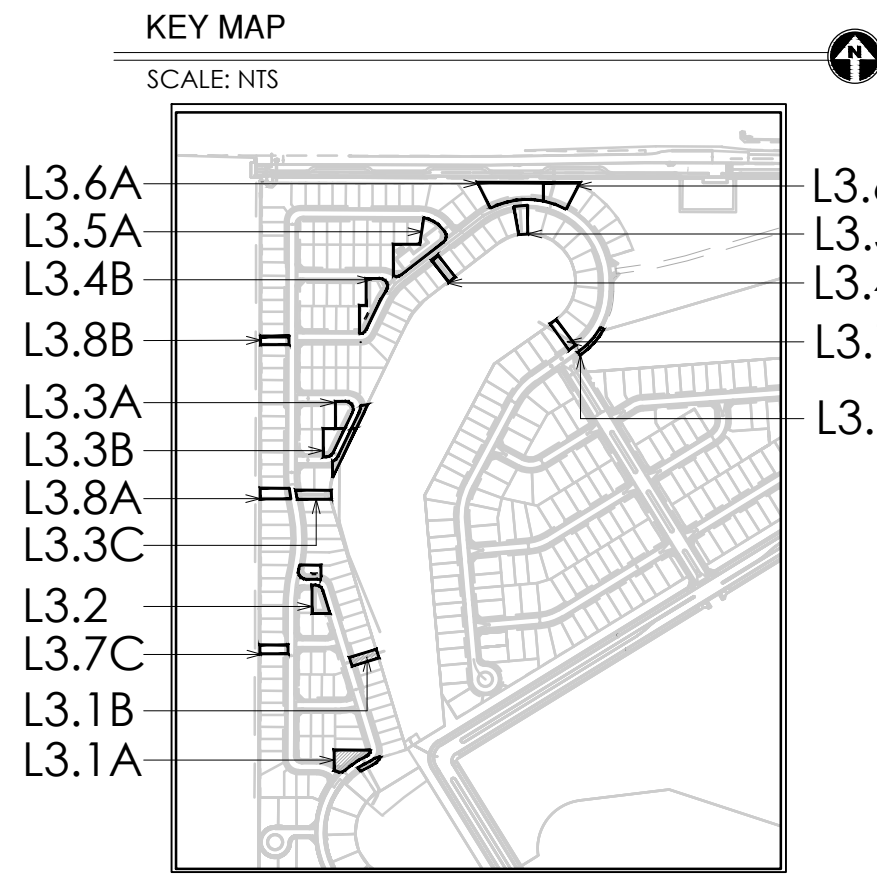
UNIT L WALL PLAN





PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus greggi</i> Greg's Ash	36" Box	16
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	36" Box	13
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	6
	<i>Prosopis velutina</i> Native Mesquite	24" Box	5
	<i>Quercus virginiana</i> Southern Live Oak	48" Box	17
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	15
	<i>Sophora secundiflora</i> Texas Mountain Laurel	36" Box	12
Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	66
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	11
	<i>Eremophila glabra</i> Spotted Emu Bush	5 gal.	148
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	10
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	104
	<i>Leucophyllum frutescens</i> 'White Cloud' White Cloud Sage	5 gal.	88
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	12
	<i>Nolina microcarpa</i> Bear Grass	1 gal.	46
	<i>Ruellia brittoniana</i> Purple Ruella	5 gal.	116
	<i>Salvia clevelandii</i> Fragrant Sage	5 gal.	239
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	89
	<i>Tecoma stans</i> Yellow Bells	5 gal.	98
Groundcovers			
	<i>Chrysactinia mexicana</i> Domingillo	1 gal.	285
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	21
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	138
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	84
Accents			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	18
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	77
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	188
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		
	5' COMMUNITY SIDEWALK - REFER TO: CIVIL ENGINEER'S DOCUMENTS		

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. 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.



STERLING GROVE
PARCEL L
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

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

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

REVISIONS:
▲
▲
▲

PROJECT #:
TOL281
SCALE:
1"=10'-0"
ISSUED FOR:
REVIEW
DRAWN BY:
TEAM
DATE:
10.04.2024
DRAWING:
PLANTING PLAN
SHEET:
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PAGE:
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FS24-1016
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Greedy | Pickett Pioneers
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PARCEL L PLANTING PLAN - L3.2

PLANT MATERIALS			LEGEND	
Sym.	Plant Name		Size	Qty
Trees				
	<i>Fraxinus greggii</i> Gregg's Ash		36" Box	16
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive		36" Box	13
	<i>Pistacia</i> s 'Red Push' Red Push Pistache		36" Box	6
	<i>Prosopis juliflora</i> Native Mesquite		24" Box	5
	<i>Quercus virginiana</i> Southern Live Oak		48" Box	17
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree		48" Box	15
	<i>Sophora secundiflora</i> Texas Mountain Laurel		36" Box	12

Shrubs		
	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal. 66
	<i>Calliandra californica</i> Red Fairy Dusty	5 gal. 11
	<i>Eremophila glabra</i> Spotted Emu Bush	5 gal. 148
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal. 10
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal. 104
	<i>Leucophyllum frutescens 'White Cloud'</i> White Cloud Sage	5 gal. 88
	<i>Leucophyllum longimanisae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal. 12
	<i>Nolina microcarpa</i> Bear Grass	1 gal. 46
	<i>Ruellia brittaniana</i> Purple Rattle	5 gal. 116
	<i>Salvia clevelandii</i> Fragrant Sage	5 gal. 239
	<i>Tecoma data 'Orange Jubilee'</i> Orange Jubilee	5 gal. 89
	<i>Tecoma stans</i> Yellow Bells	5 gal. 98

Groundcovers			
	<i>Chrysactinia mexicana</i> Damianita	1 gal.	285
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	5 gal.	21
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	138
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	84

Accents		Plant Summary	
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	18
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	77
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	188

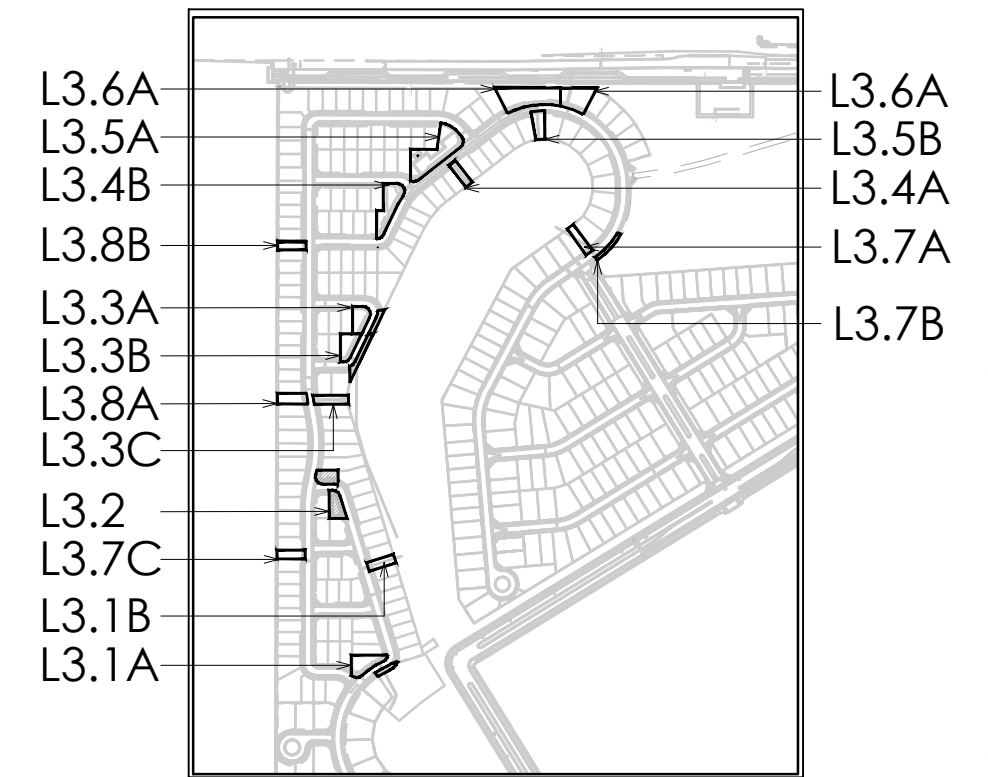
MASS PLANTING

	SODDED GRASS
INERTS	
Sym.	Description
	DECOMPOSED GRANITE.
	5' COMMUNITY SIDEWALK - REFER TO: CIVIL ENGINEER'S DOCUMENTS

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. 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.

KEY MAP

SCALE: NTS



STERLING GROVE
PARCEL L

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

REVISIONS:

PROJECT #:
TOL281

SCALE:

$$1'' = 10' - 0''$$

ISSUED FOR:

REVIEW

DRAWN BY:

TEAM

DATE:

10.04.2024

DRAWING:
ANTERO PLAN

PLANTING PLAN

100

SHEET:

120

L3.2

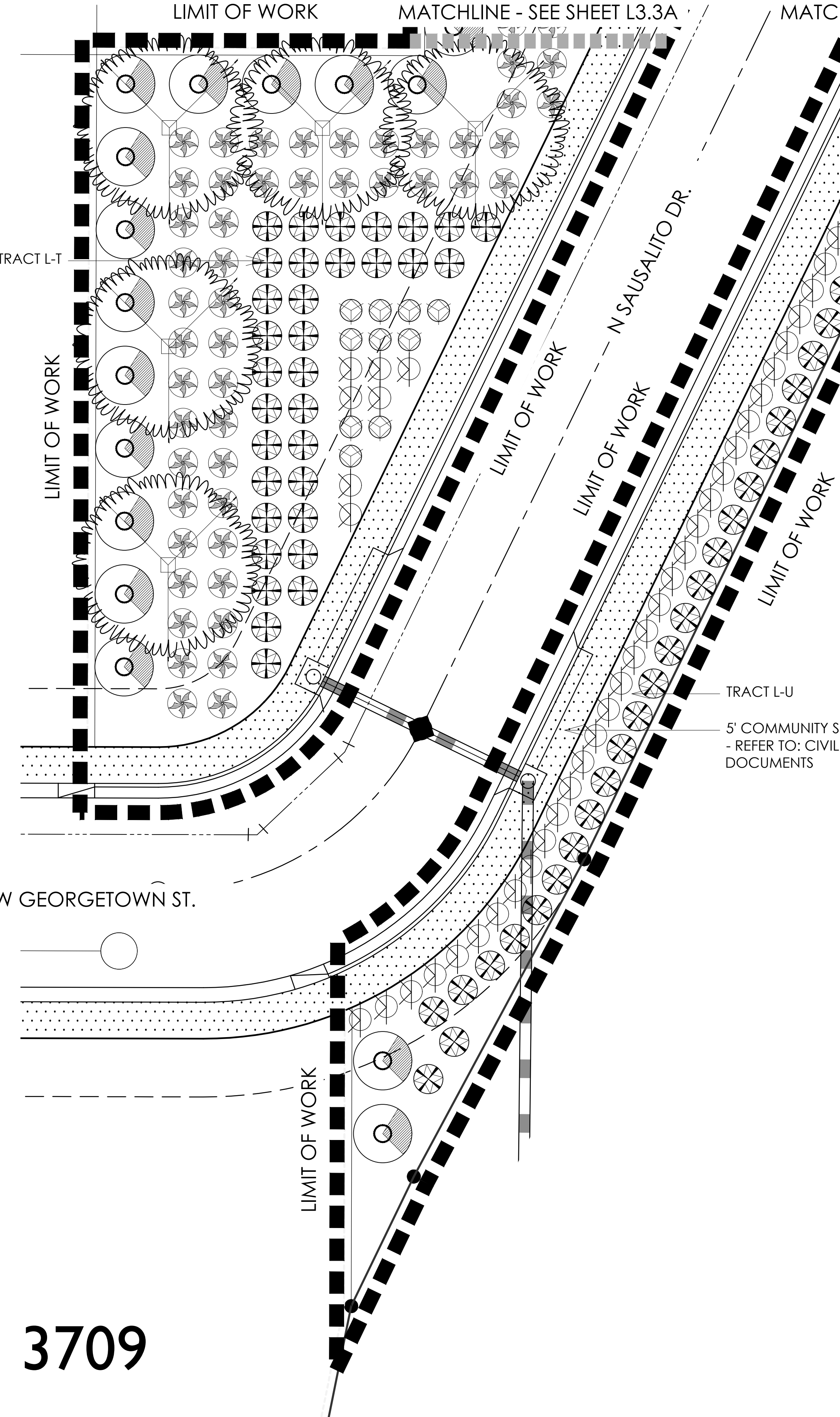
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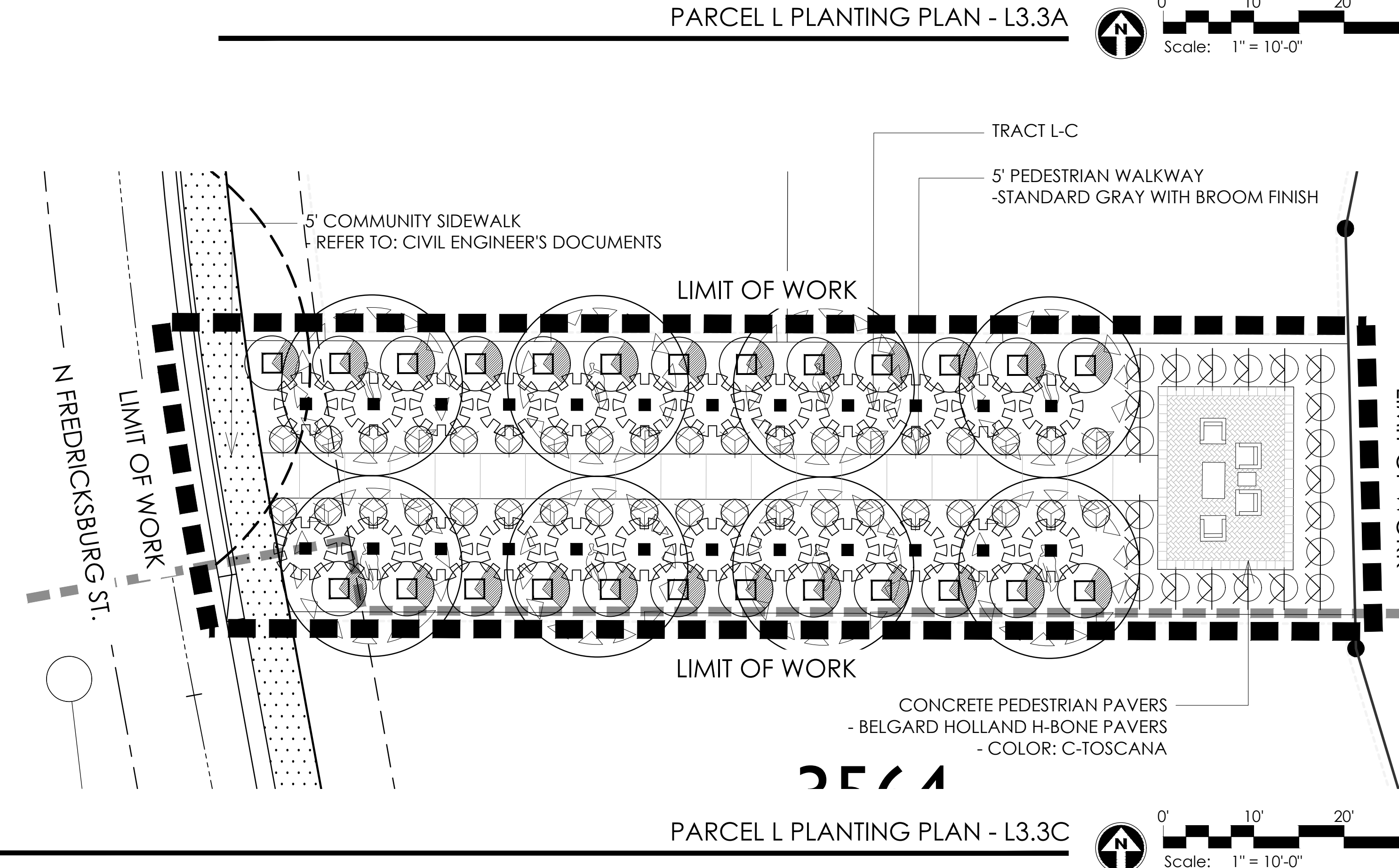
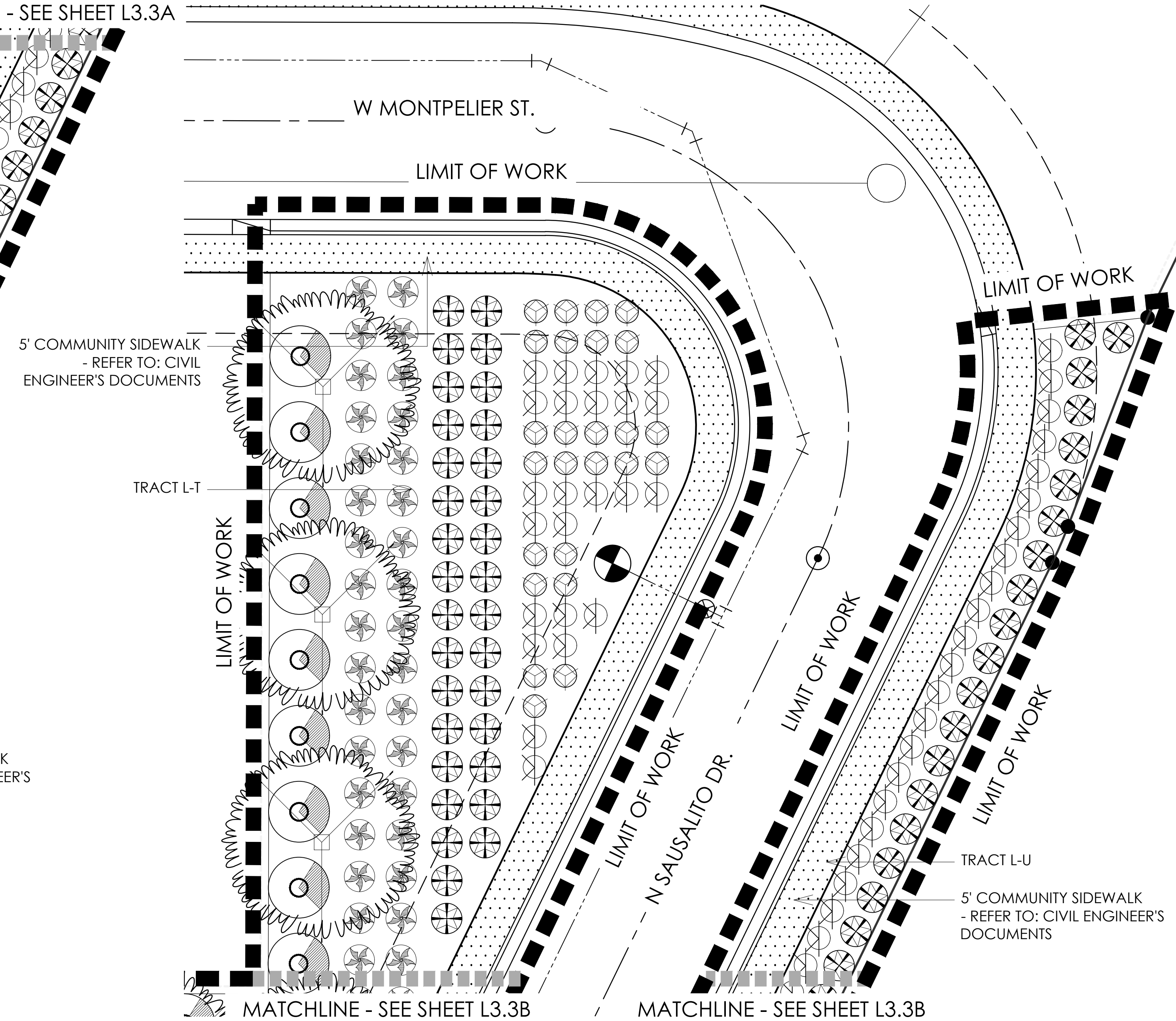
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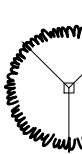
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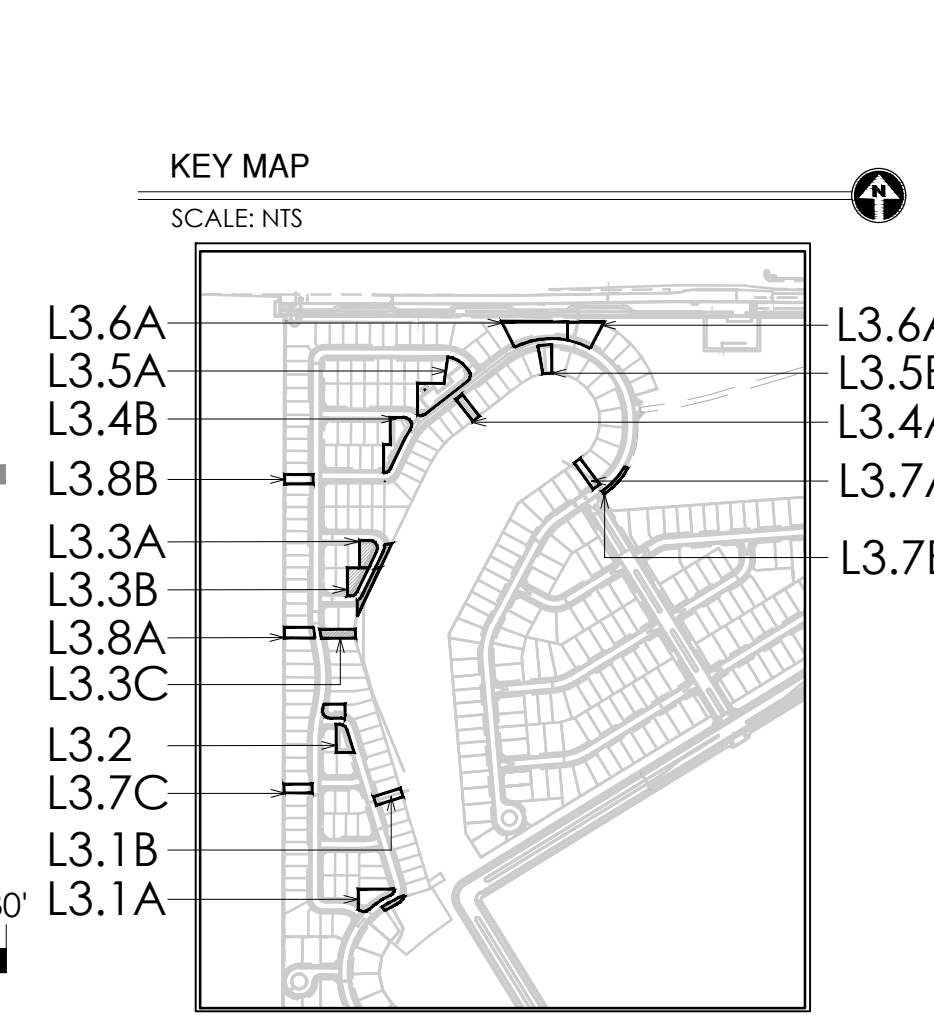
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PARCEL L PLANTING PLAN - L3.3B



PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus greggi</i> Greg's Ash	36" Box	16
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	36" Box	13
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	6
	<i>Prosopis velutina</i> Native Mesquite	24" Box	5
	<i>Quercus virginiana</i> Southern Live Oak	48" Box	17
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	15
	<i>Sophora secundiflora</i> Texas Mountain Laurel	36" Box	12
Shrubs			
	<i>Bougainvillea 'Rosea'</i> Bougainvillea	5 gal.	66
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	11
	<i>Eremophila glabra</i> Spotted Emu Bush	5 gal.	148
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	10
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	104
	<i>Leucophyllum frutescens</i> 'White Cloud' White Cloud Sage	5 gal.	88
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	12
	<i>Nolina microcarpa</i> Bear Grass	1 gal.	46
	<i>Ruellia brittaniana</i> Purple Ruella	5 gal.	116
	<i>Salvia clevelandii</i> Fragrant Sage	5 gal.	239
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	89
	<i>Tecoma stans</i> Yellow Bells	5 gal.	98
Groundcovers			
	<i>Chrysactinia mexicana</i> Dianella	1 gal.	285
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	21
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	138
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	84
Accents			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	18
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	77
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	188
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		
	5' COMMUNITY SIDEWALK - REFER TO: CIVIL ENGINEER'S DOCUMENTS		

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. 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.



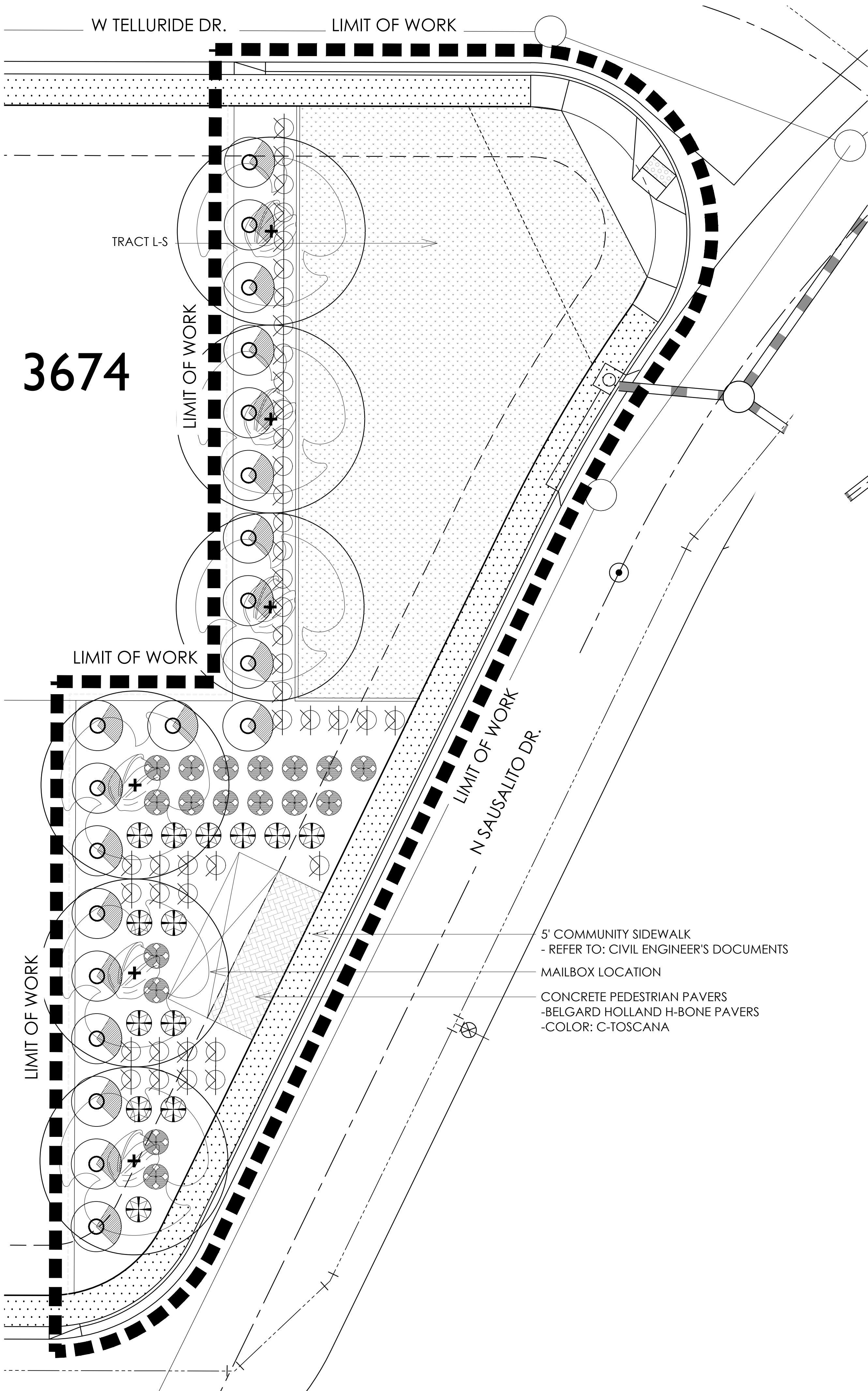
STERLING GROVE
PARCEL L
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

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

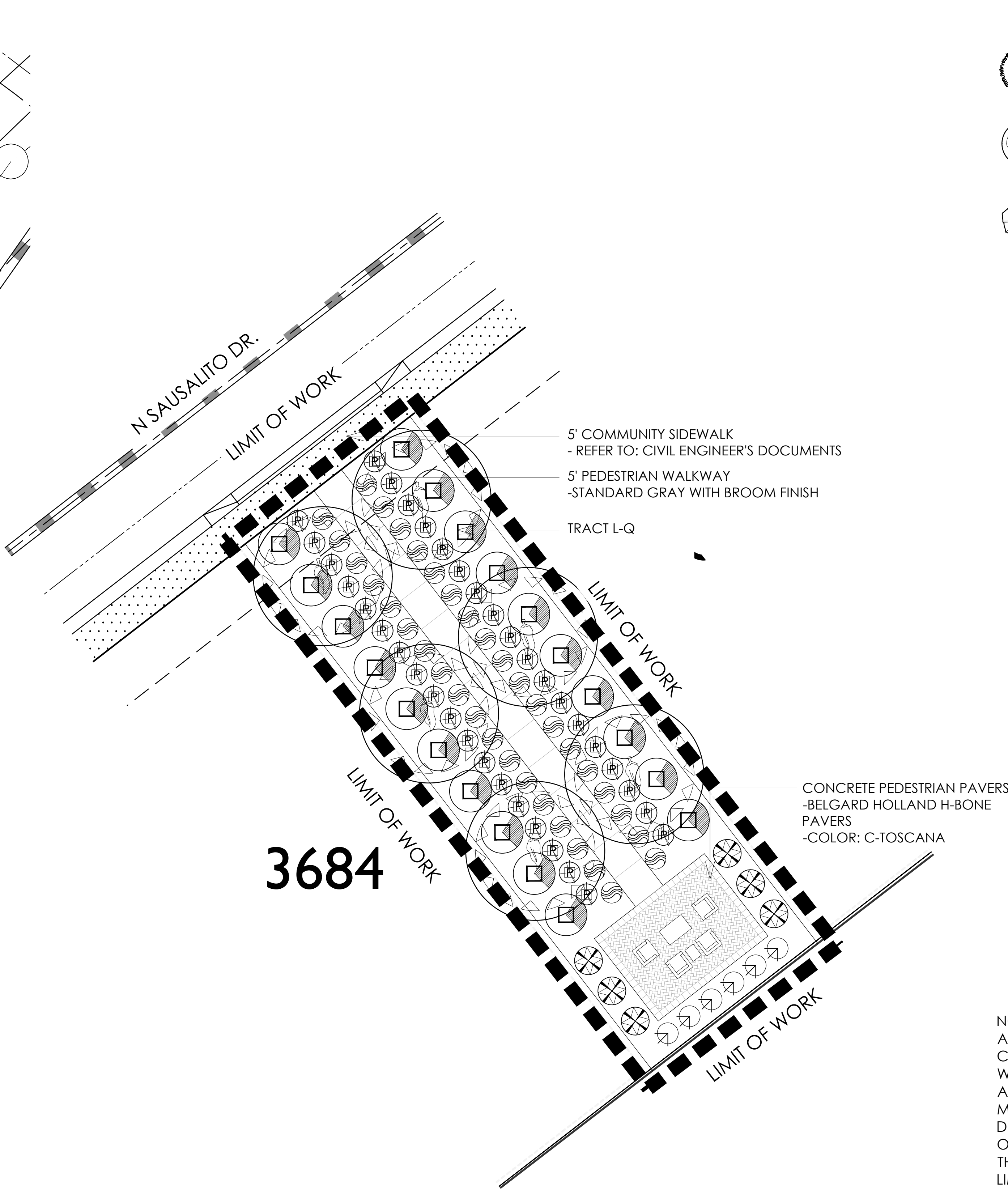
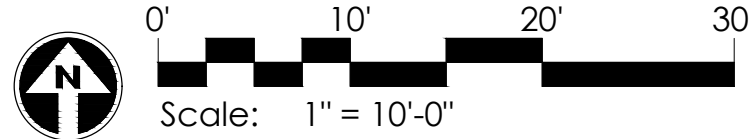
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PROJECT #:
TOL281
SCALE:
1"=10'-0"
ISSUED FOR:
REVIEW
DRAWN BY:
TEAM
DATE:
10.04.2024
DRAWING:
PLANTING PLAN
SHEET:
L3.3
PAGE:
05 OF 14
FS24-1016

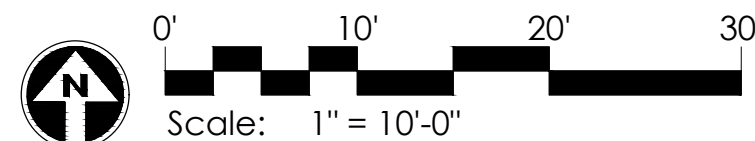
Toll Brothers
AMERICA'S LUXURY HOME BUILDER



PARCEL L PLANTING PLAN - L3.4B



PARCEL L PLANTING PLAN - L3.4A



PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus greggi</i>	36" Box	16
	Greg's Ash		
	<i>Olea europaea</i> 'Swan Hill'	36" Box	13
	Swan Hill Olive		
	<i>Pistacia</i> x 'Red Push'	36" Box	6
	Red Push Pistache		
	<i>Prosopis velutina</i>	24" Box	5
	Native Mesquite		
	<i>Quercus virginiana</i>	48" Box	17
	Southern Live Oak		
	<i>Schinus molle</i>	48" Box	15
	Brazilian Pepper Tree		
	<i>Saphora secundiflora</i>	36" Box	12
	Texas Mountain Laurel		

Shrubs			
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	66
	Bougainvillea		
	<i>Calliandra californica</i>	5 gal.	11
	Red Fairy Duster		
	<i>Eremophila glabra</i>	5 gal.	148
	Spotted Emu Bush		
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	10
	Valentine Shrub		
	<i>Justicia spicigera</i>	5 gal.	104
	Mexican Honeysuckle		
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	88
	White Cloud Sage		
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	5 gal.	12
	Lynn's Legacy Sage		
	<i>Nolina microcarpa</i>	1 gal.	46
	Bear Grass		
	<i>Ruellia brittoniana</i>	5 gal.	116
	Purple Ruella		
	<i>Salvia clevelandii</i>	5 gal.	239
	Fragrant Sage		
	<i>Tecoma alata</i> 'Orange Jubilee'	5 gal.	89
	Orange Jubilee		
	<i>Tecoma stans</i>	5 gal.	98
	Yellow Bells		

Groundcovers			
	<i>Chrysactinia mexicana</i>	1 gal.	285
	Daniarilla		
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	21
	Dallas Red Lantana		
	<i>Lantana</i> 'New Gold'	1 gal.	138
	New Gold Lantana		
	<i>Rosmarinus officinalis</i> 'Prostratus'	1 gal.	84
	Dwarf Rosemary		

Accents			
	<i>Hesperaloe parviflora</i>	5 gal.	18
	Giant Hesperaloe		
	<i>Hesperaloe parviflora</i>	5 gal.	77
	Red Yucca		
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.	188
	Regal Mist TM		

MASS PLANTING

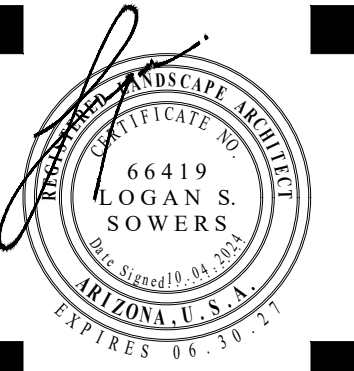
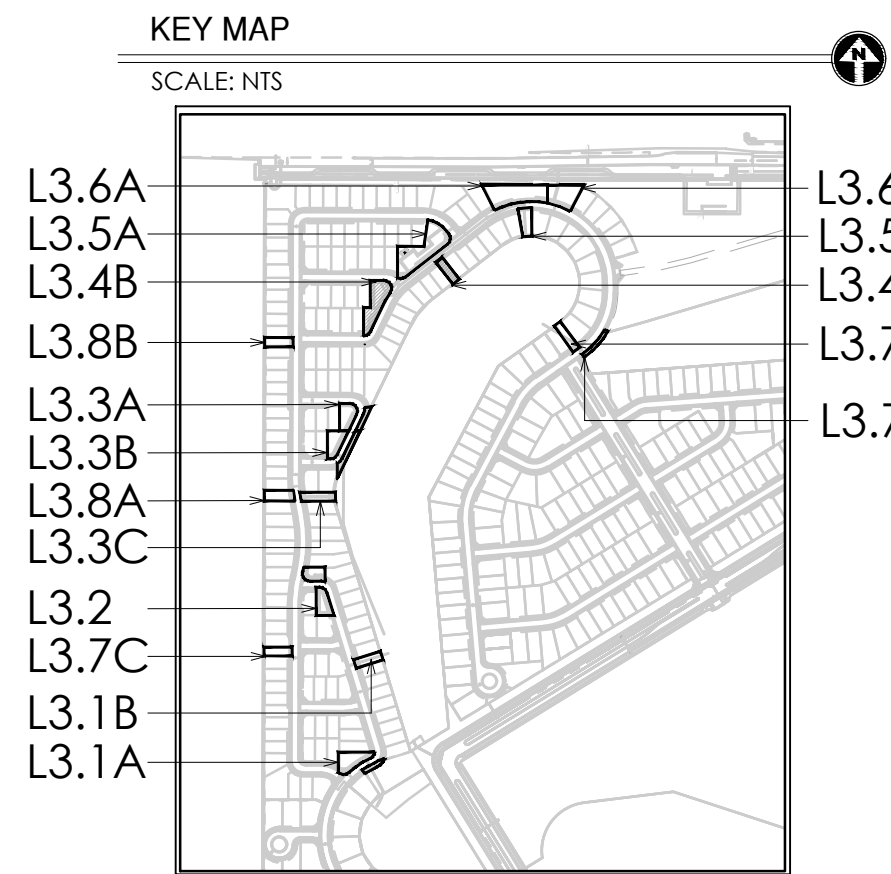
	SODDED GRASS
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INERTS	
Sym.	Description

	DECOMPOSED GRANITE.
--	---------------------

	5' COMMUNITY SIDEWALK
	- REFER TO: CIVIL ENGINEER'S DOCUMENTS

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REVISIONS:

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ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 10.04.2024
DRAWING: PLANTING PLAN

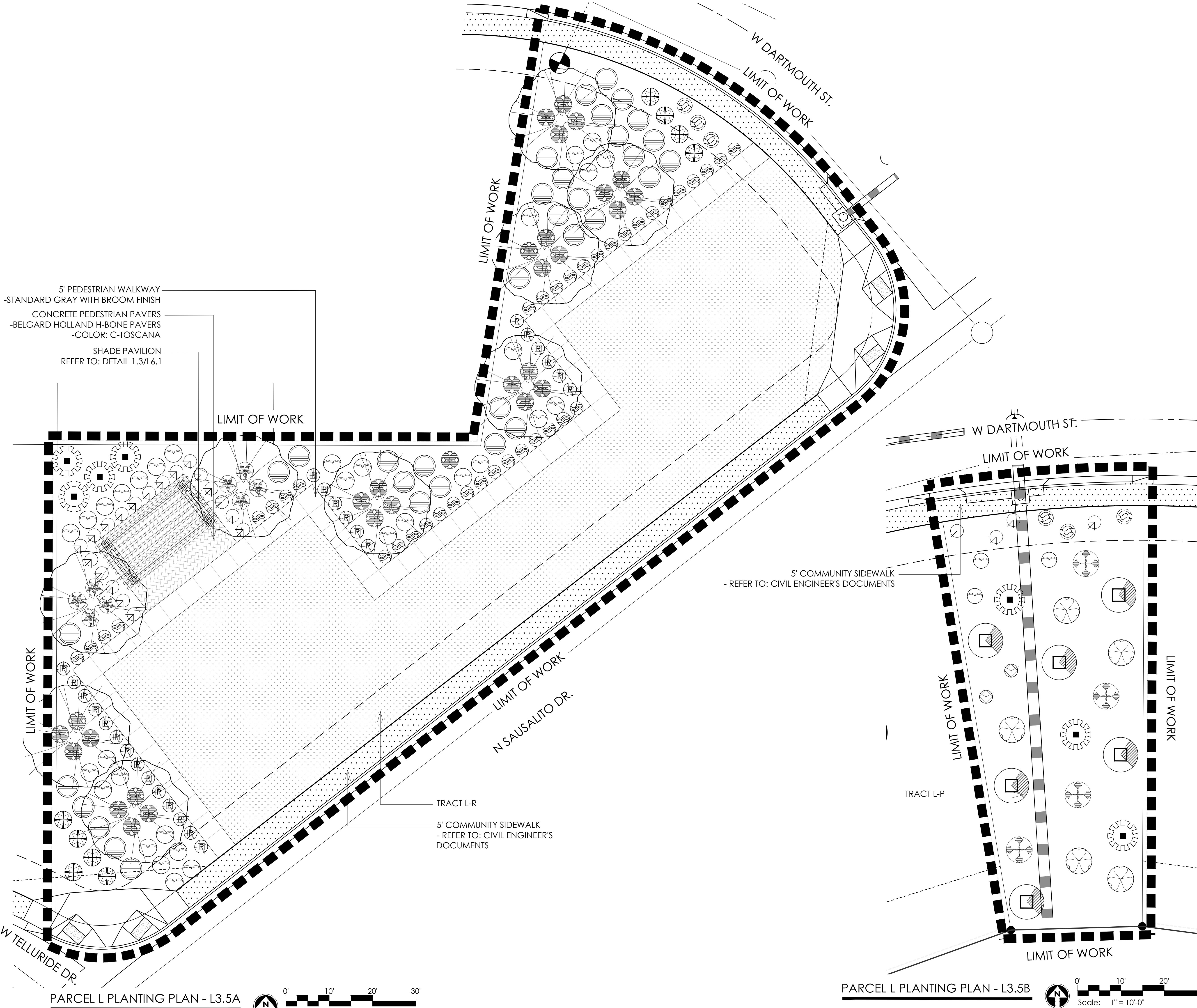
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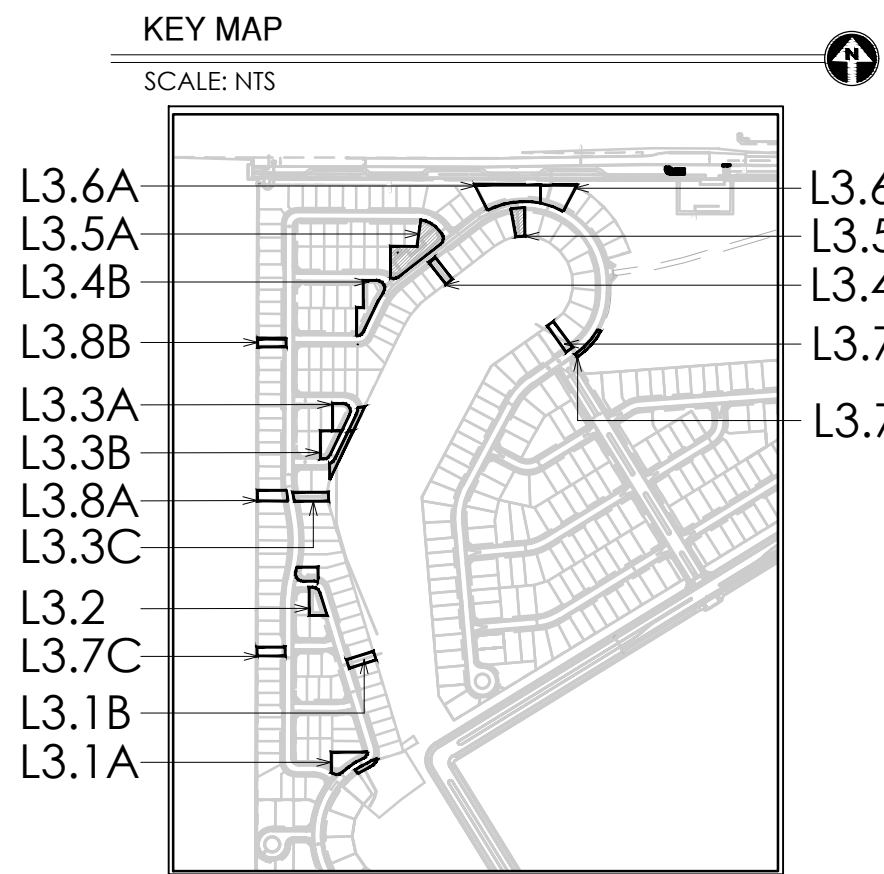
06 OF 14

FS24-1016



PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus greggi</i>	36" Box	16
	Greg's Ash		
	<i>Olea europaea</i> 'Swan Hill'	36" Box	13
	Swan Hill Olive		
	<i>Pistacia</i> x 'Red Push'	36" Box	6
	Red Push Pistache		
	<i>Prosopis velutina</i>	24" Box	5
	Native Mesquite		
	<i>Quercus virginiana</i>	48" Box	17
	Southern Live Oak		
	<i>Schinus molle</i>	48" Box	15
	Brazilian Pepper Tree		
	<i>Saphora secundiflora</i>	36" Box	12
	Texas Mountain Laurel		
Shrubs			
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	66
	Bougainvillea		
	<i>Calliandra californica</i>	5 gal.	11
	Red Fairy Duster		
	<i>Eremophila glabra</i>	5 gal.	148
	Spotted Emu Bush		
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	10
	Valentine Shrub		
	<i>Justicia spicigera</i>	5 gal.	104
	Mexican Honeysuckle		
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	88
	White Cloud Sage		
	<i>Leucophyllum langmanianae</i> 'Lynn's Legacy'	5 gal.	12
	Lynn's Legacy Sage		
	<i>Nolina microcarpa</i>	1 gal.	46
	Bear Grass		
	<i>Ruellia brittoniana</i>	5 gal.	116
	Purple Ruella		
	<i>Salvia clevelandii</i>	5 gal.	239
	Fragrant Sage		
	<i>Tecoma alata</i> 'Orange Jubilee'	5 gal.	89
	Orange Jubilee		
	<i>Tecoma stans</i>	5 gal.	98
	Yellow Bells		
Groundcovers			
	<i>Chrysactinia mexicana</i>	1 gal.	285
	Danianilla		
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	21
	Dallas Red Lantana		
	<i>Lantana</i> 'New Gold'	1 gal.	138
	New Gold Lantana		
	<i>Rosmarinus officinalis</i> 'Prostrans'	1 gal.	84
	Dwarf Rosemary		
Accents			
	<i>Hesperaloe parviflora</i>	5 gal.	18
	Giant Hesperaloe		
	<i>Hesperaloe parviflora</i>	5 gal.	77
	Red Yucca		
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.	188
	Regal Mist TM		
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		
	5' COMMUNITY SIDEWALK - REFER TO: CIVIL ENGINEER'S DOCUMENTS		

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STERLING GROVE

PARCEL L

LANDSCAPE CONSTRUCTION DOCUMENTS

SURPRISE, ARIZONA

GREY | PICKETT

landscape architecture

community design

7144 e stelson drive, suite 205
scottsdale, arizona 85251
P. 480.609.0009 F. 480.609.0068

REVISIONS:

PROJECT #:

SCALE:

ISSUED FOR:

DRAWN BY:

DATE:

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PAGE:

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FS24-1016

Toll Brothers

AMERICA'S LUXURY HOME BUILDER

AMERICAN LANDSCAPE ARCHITECT

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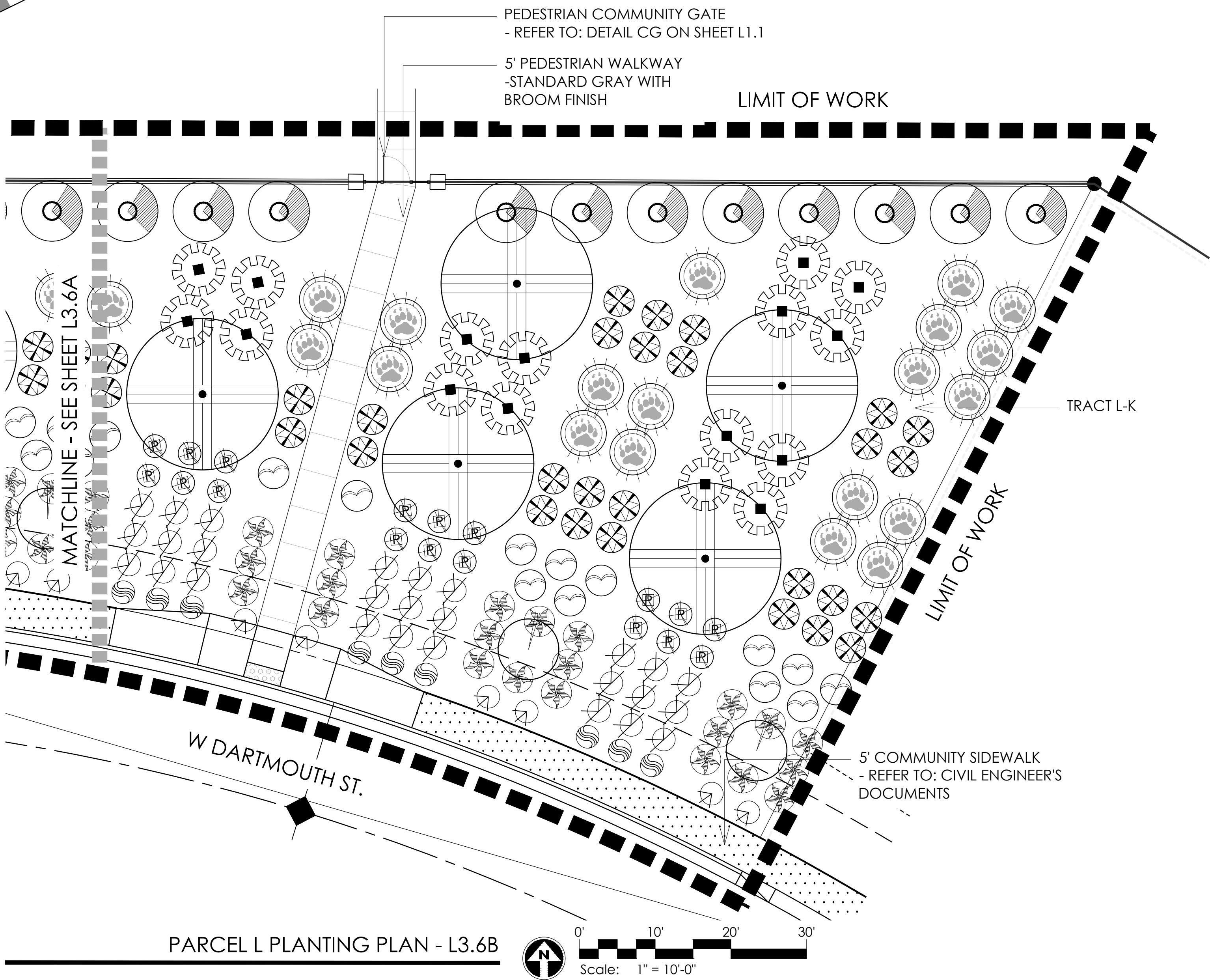
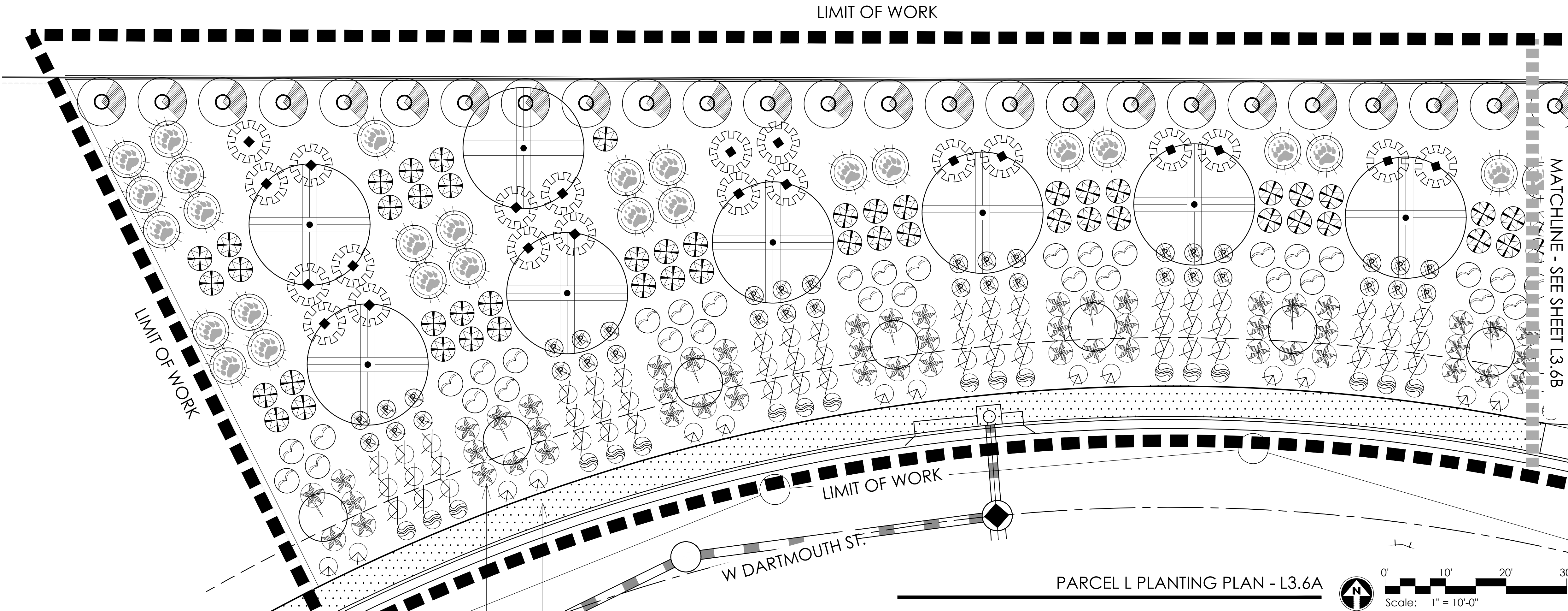
LOGAN S. SOWERS

ARIZONA, U.S.A.

EXPIRES 06-30-21

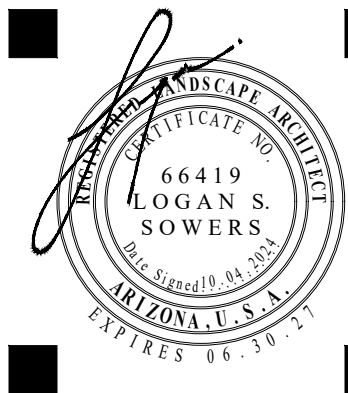
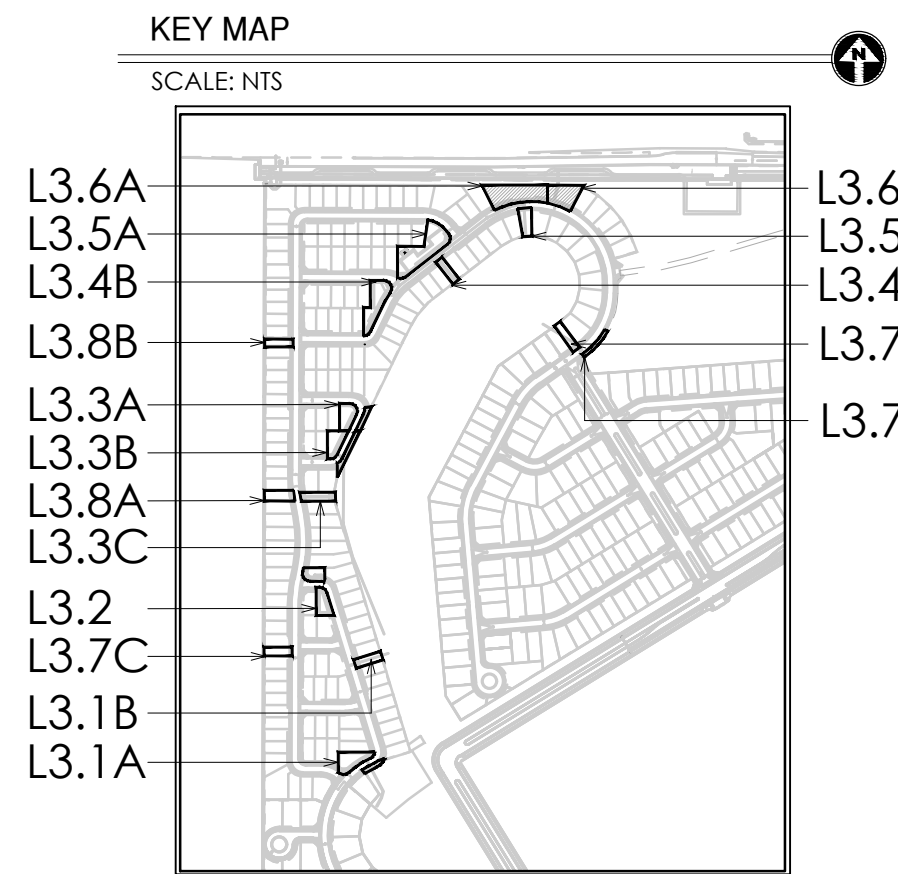
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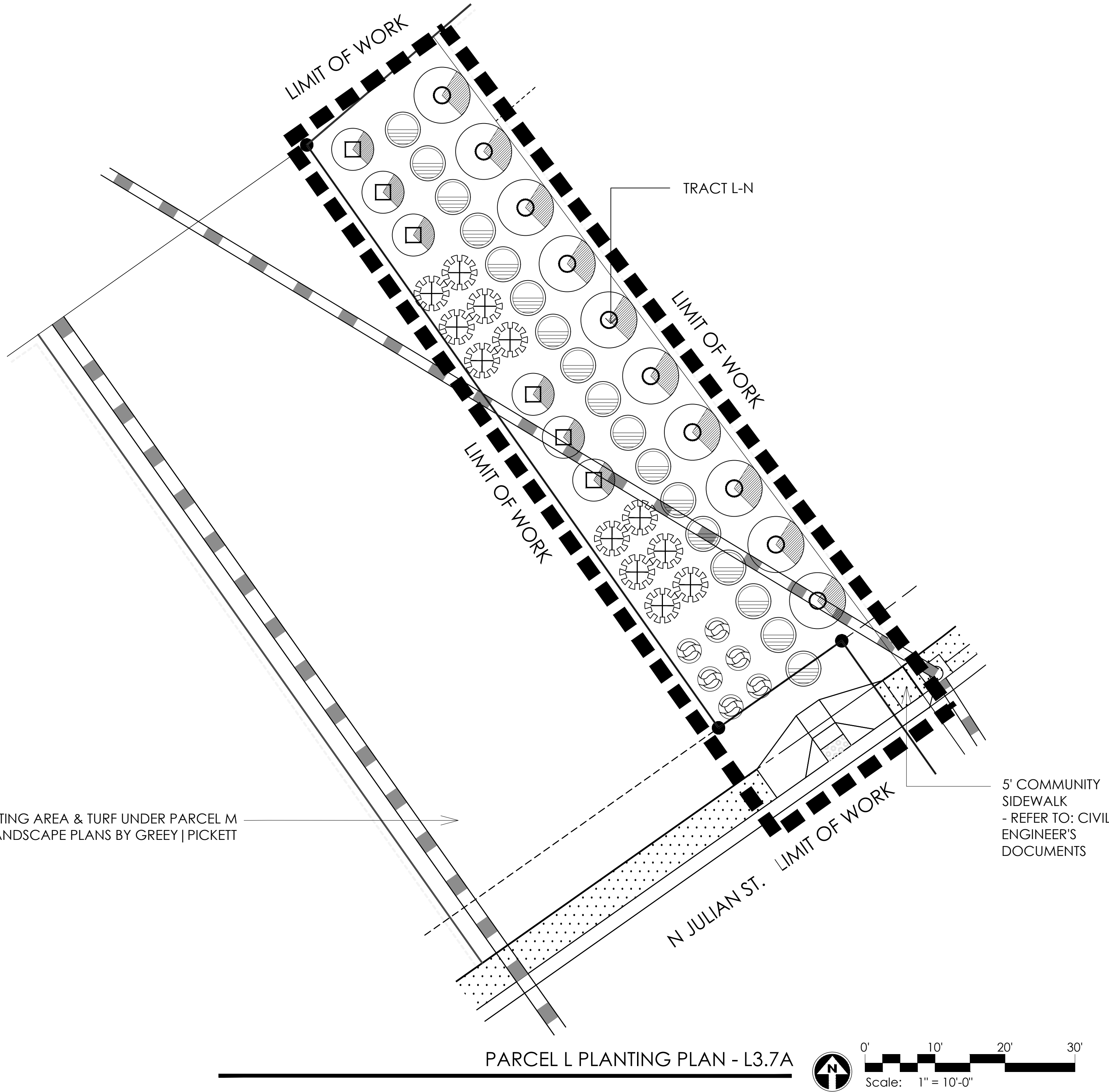
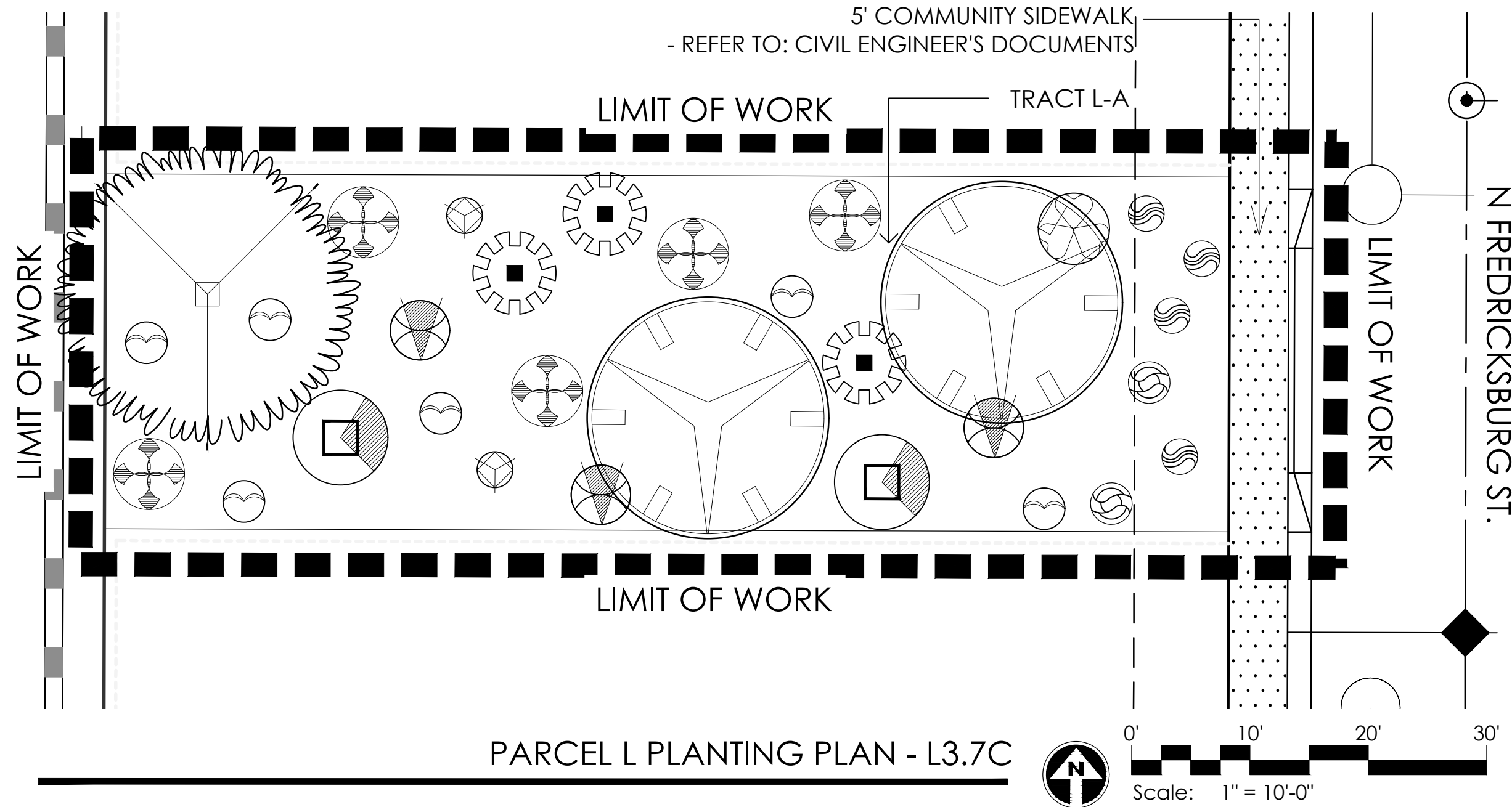
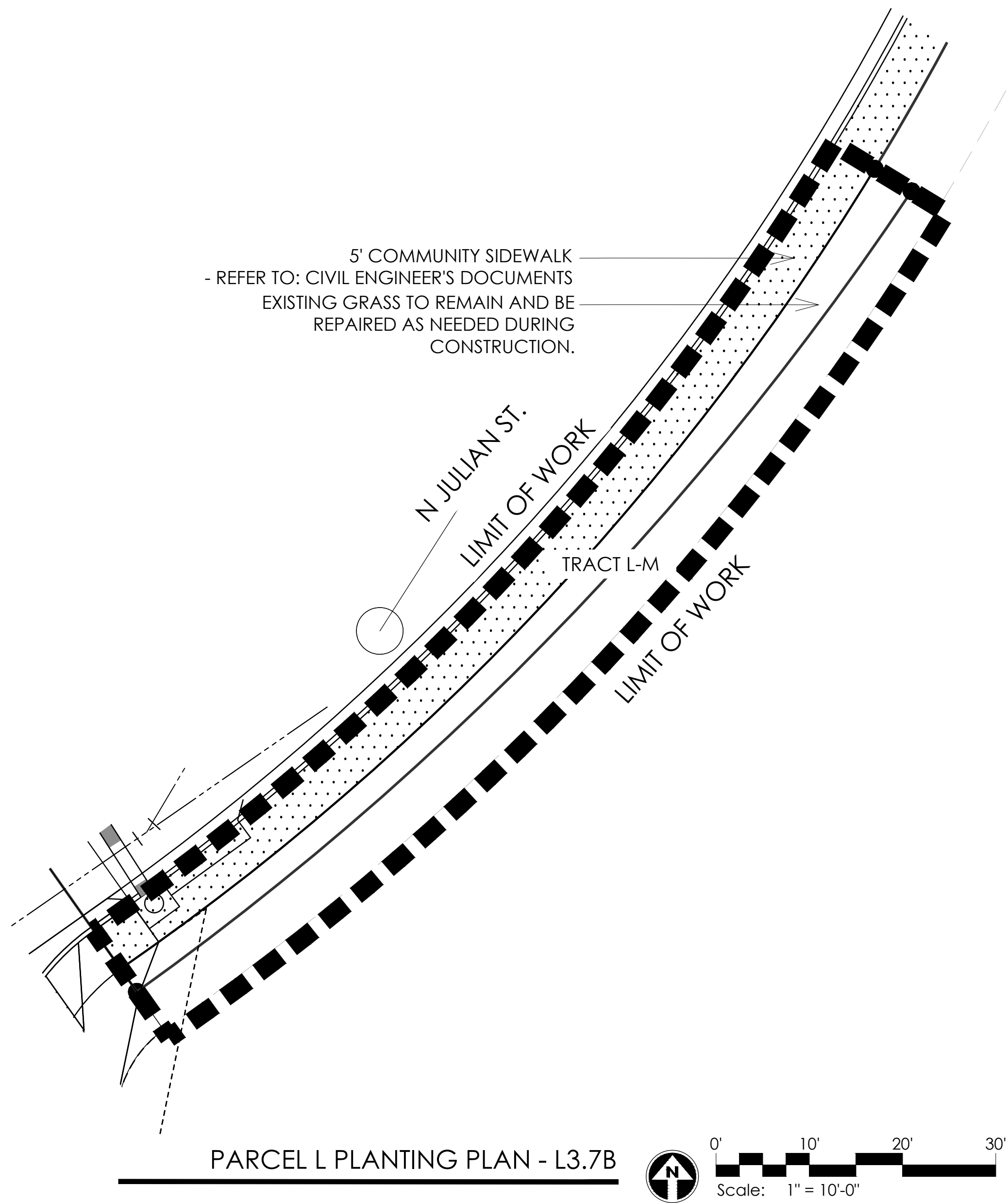
Page 64 of 95



PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus greggi</i> Greg's Ash	36" Box	16
	<i>Olea europaea</i> 'Svan Hill' Svan Hill Olive	36" Box	13
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	36" Box	6
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	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	11
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	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	10
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	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	21
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	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	84
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	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	18
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	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	188
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		
	5' COMMUNITY SIDEWALK - REFER TO: CIVIL ENGINEER'S DOCUMENTS		

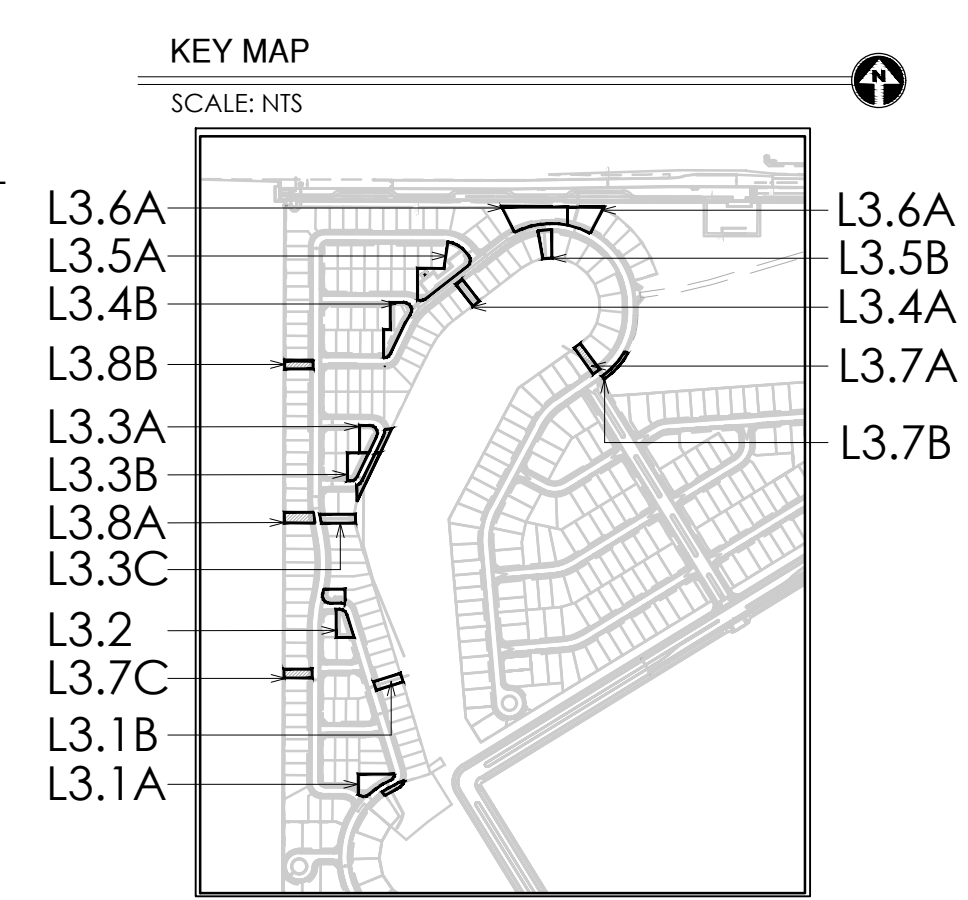
NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE 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.





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Sym.	Plant Name	Size	Qty
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	<i>Prosopis velutina</i> Native Mesquite	24" Box	5
	<i>Quercus virginiana</i> Southern Live Oak	48" Box	17
	<i>Schinus molle</i> Brazilian Pepper Tree	48" Box	15
	<i>Sapota indica</i> Texas Mountain Laurel	36" Box	12
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	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	10
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	<i>Chrysanthemum mexicanum</i> Dianella	1 gal.	285
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	21
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	138
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	84
Accents			
	<i>Hesperaloe parviflora</i> Giant Hesperaloe	5 gal.	18
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	77
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	188
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		
	5' COMMUNITY SIDEWALK - REFER TO: CIVIL ENGINEER'S DOCUMENTS		

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. 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.



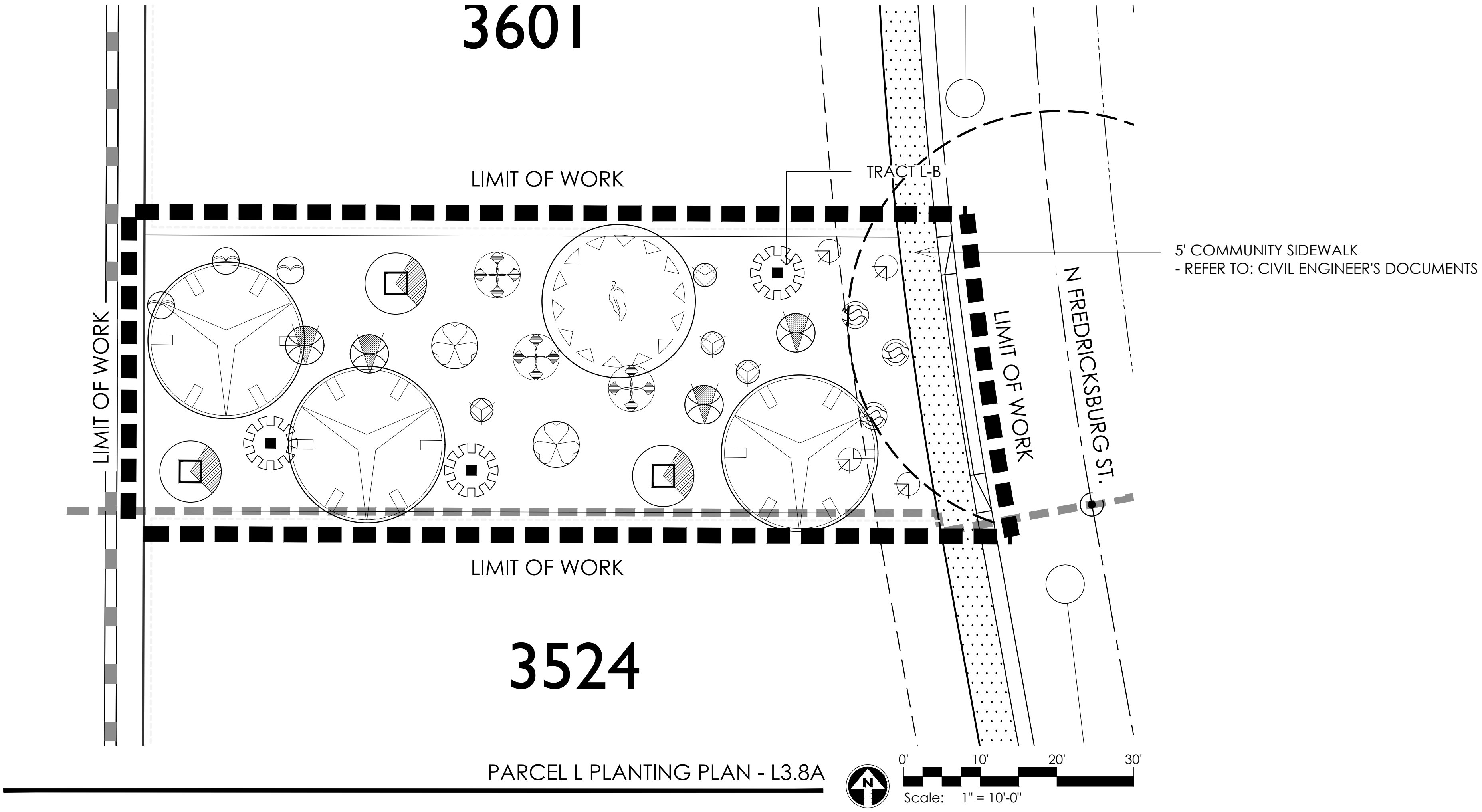
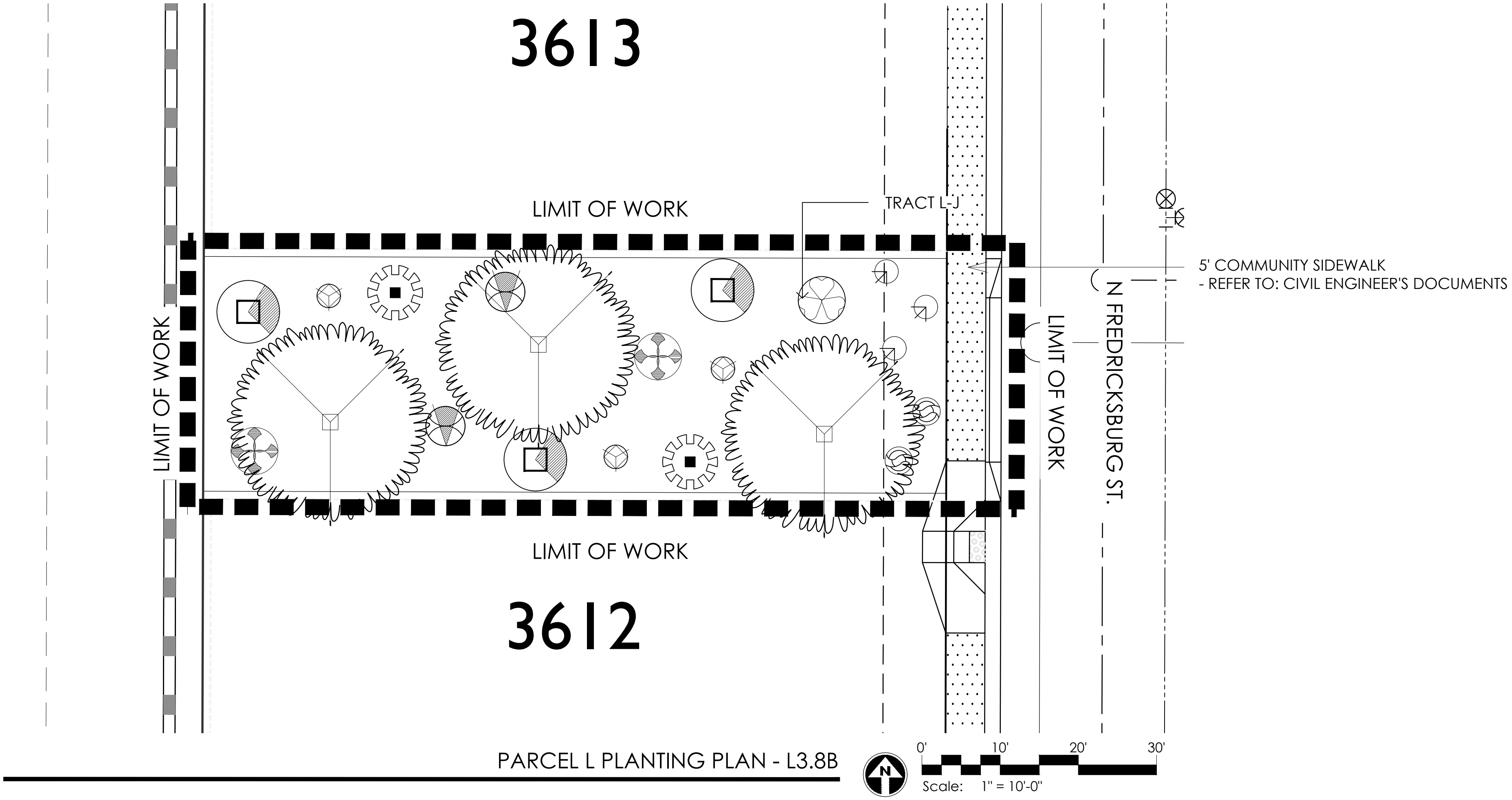
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SURPRISE, ARIZONA

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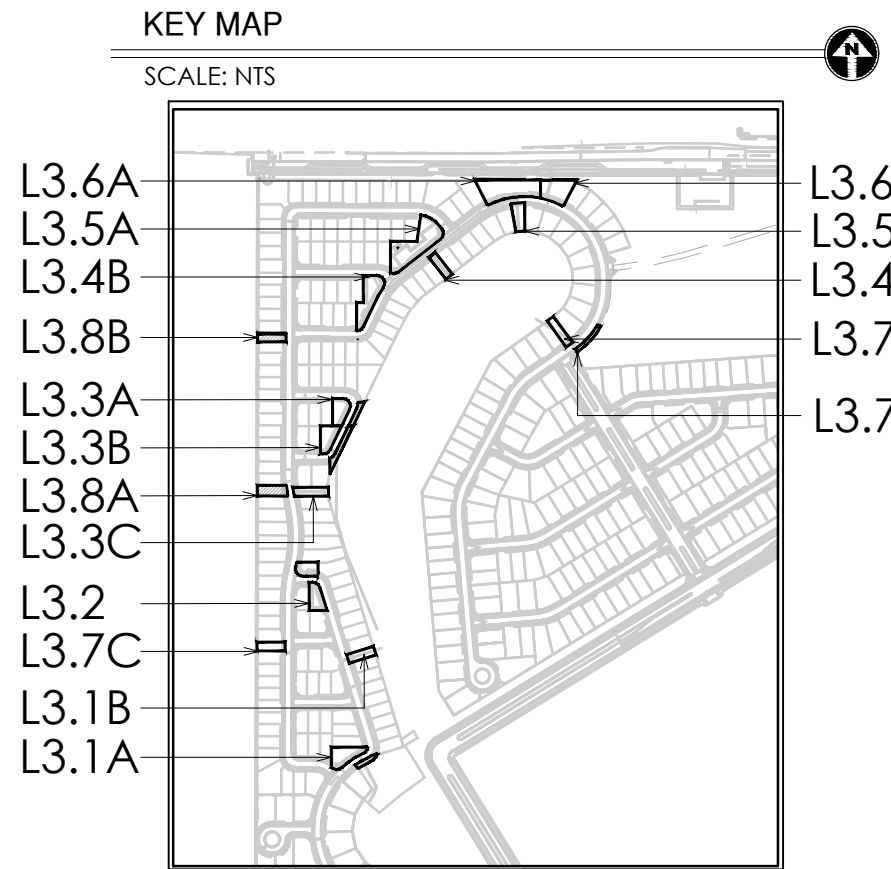
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scottsdale, arizona 85251
P. 480.609.0009 F. 480.609.0068

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus greggi</i>	36" Box	16
	<i>Olea europaea</i> 'Svan Hill'	36" Box	13
	<i>Pistacia</i> x 'Red Push'	36" Box	6
	<i>Prosopis velutina</i>	24" Box	5
	<i>Quercus virginiana</i>	48" Box	17
	<i>Schinus molle</i>	48" Box	15
	<i>Saphora secundiflora</i>	36" Box	12
Shrubs			
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	66
	<i>Calliandra californica</i>	5 gal.	11
	<i>Eremophila glabra</i>	5 gal.	148
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	10
	<i>Justicia spicigera</i>	5 gal.	104
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	88
	<i>Leucophyllum langmanianae</i> 'Lynn's Legacy'	5 gal.	12
	<i>Nolina microcarpa</i>	1 gal.	46
	<i>Ruellia brittoniana</i>	5 gal.	116
	<i>Salvia clevelandii</i>	5 gal.	239
	<i>Tecoma alata</i> 'Orange Jubilee'	5 gal.	89
	<i>Tecoma stans</i>	5 gal.	98
Groundcovers			
	<i>Chrysactinia mexicana</i>	1 gal.	285
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	21
	<i>Lantana</i> 'New Gold'	1 gal.	138
	<i>Rosmarinus officinalis</i> 'Prostratus'	1 gal.	84
Accents			
	<i>Hesperaloe parviflora</i>	5 gal.	18
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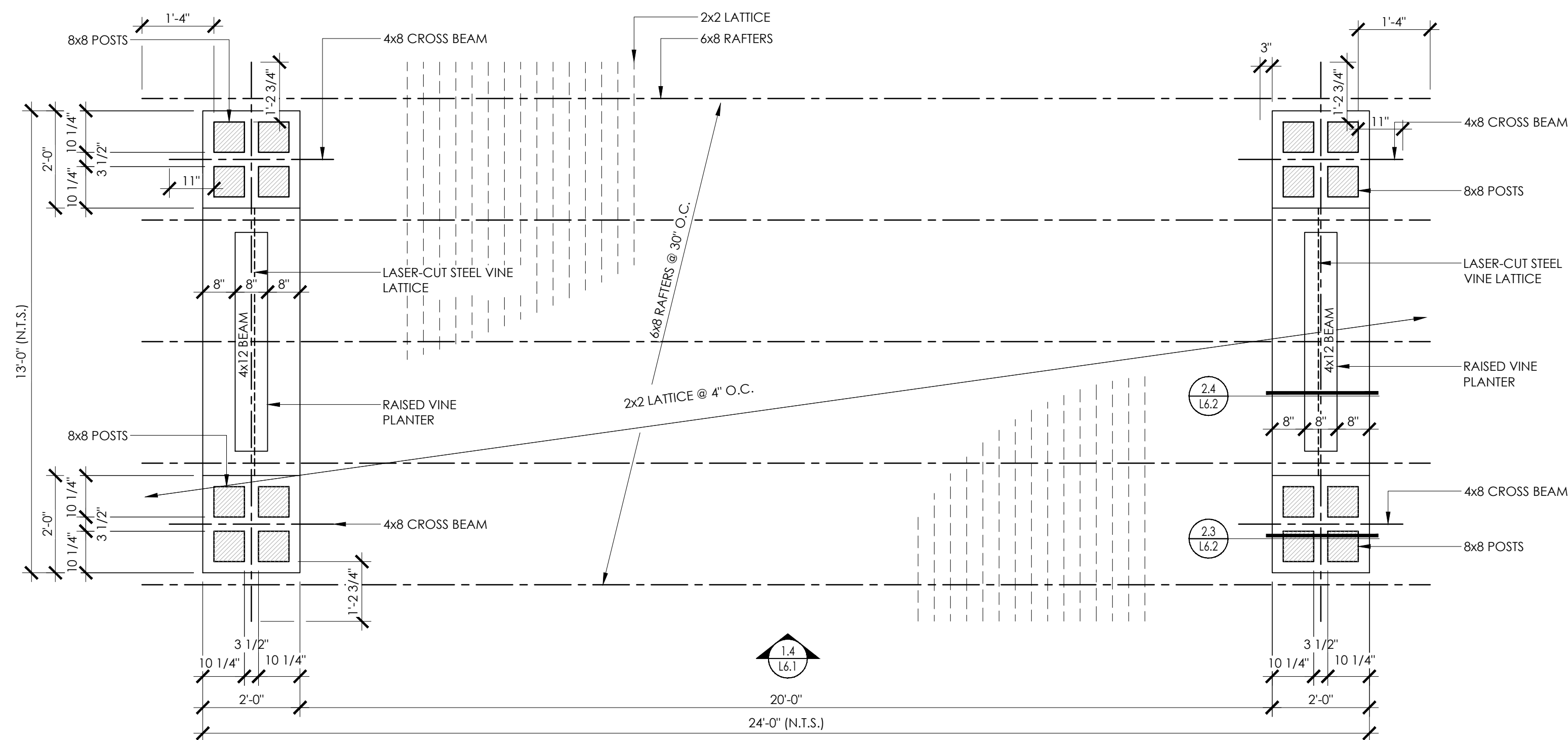
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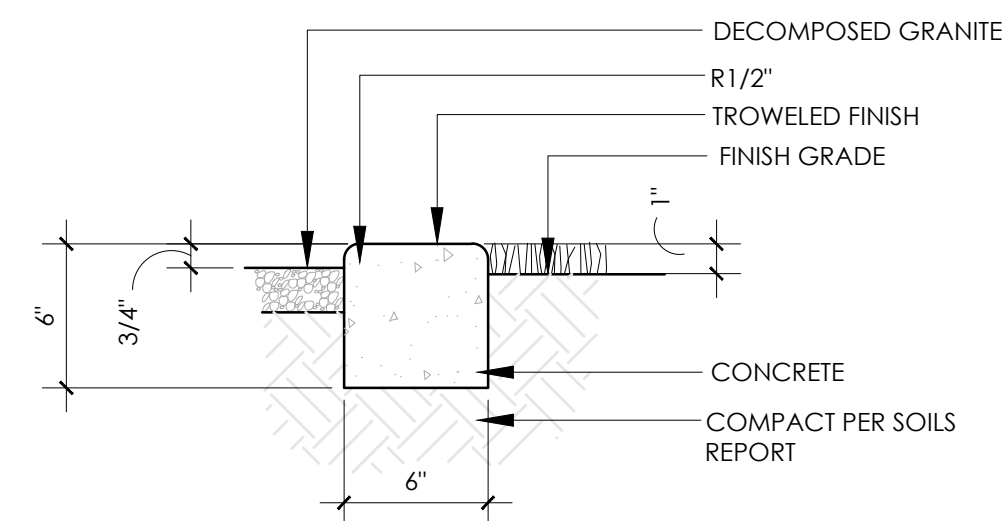
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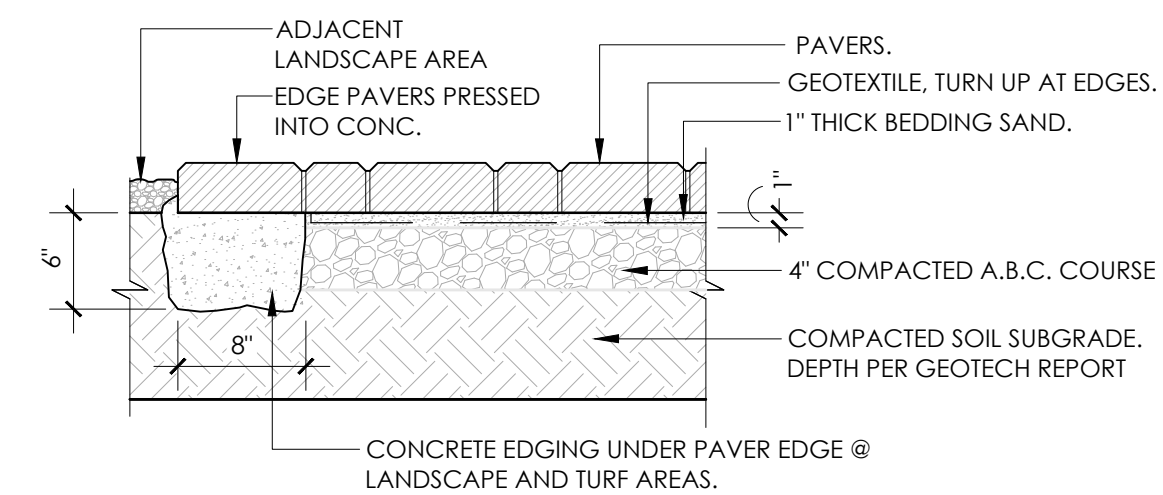
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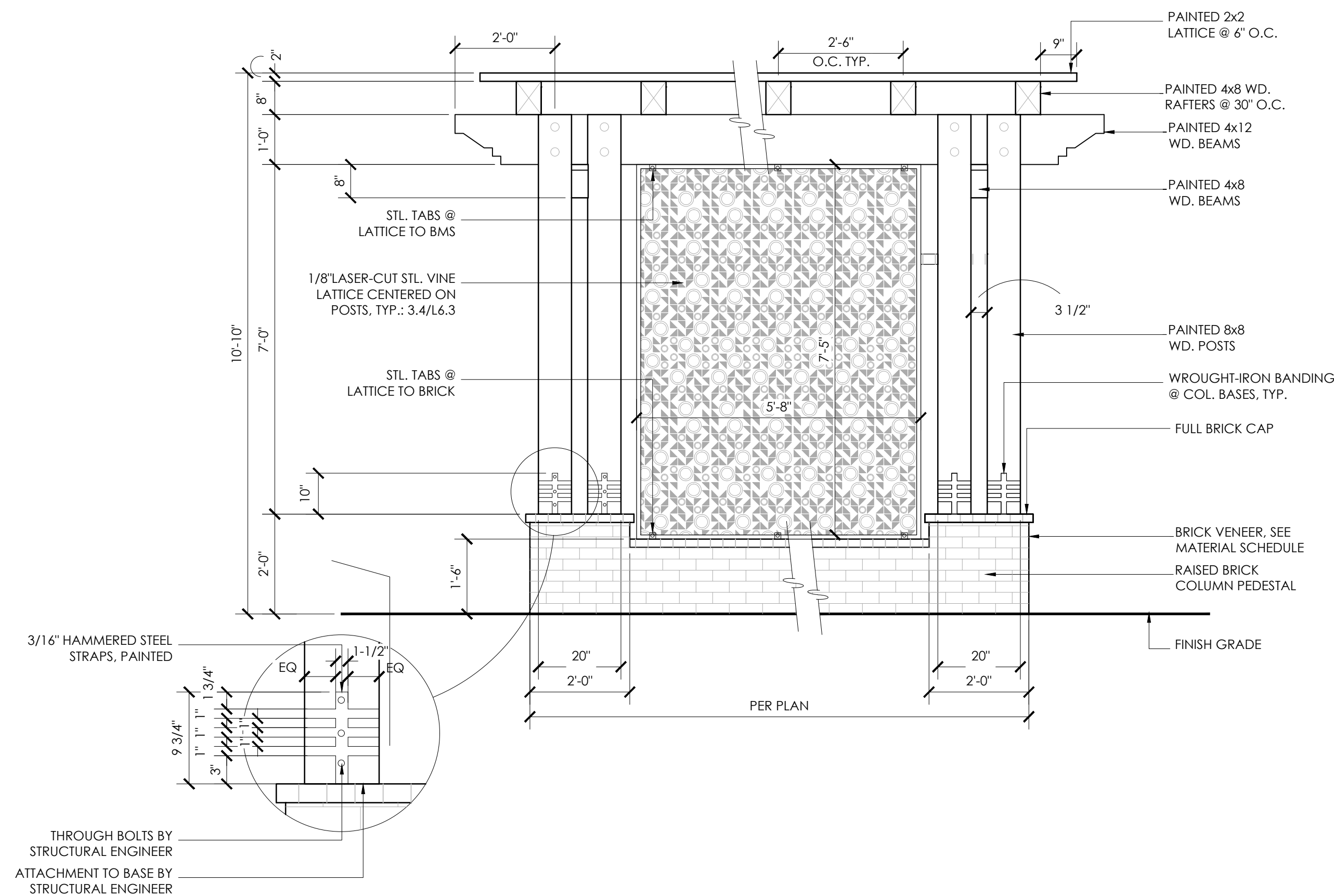
1.3 *Small Shade Pavilion - Plan*
Scale: 1/2" = 1'-0"



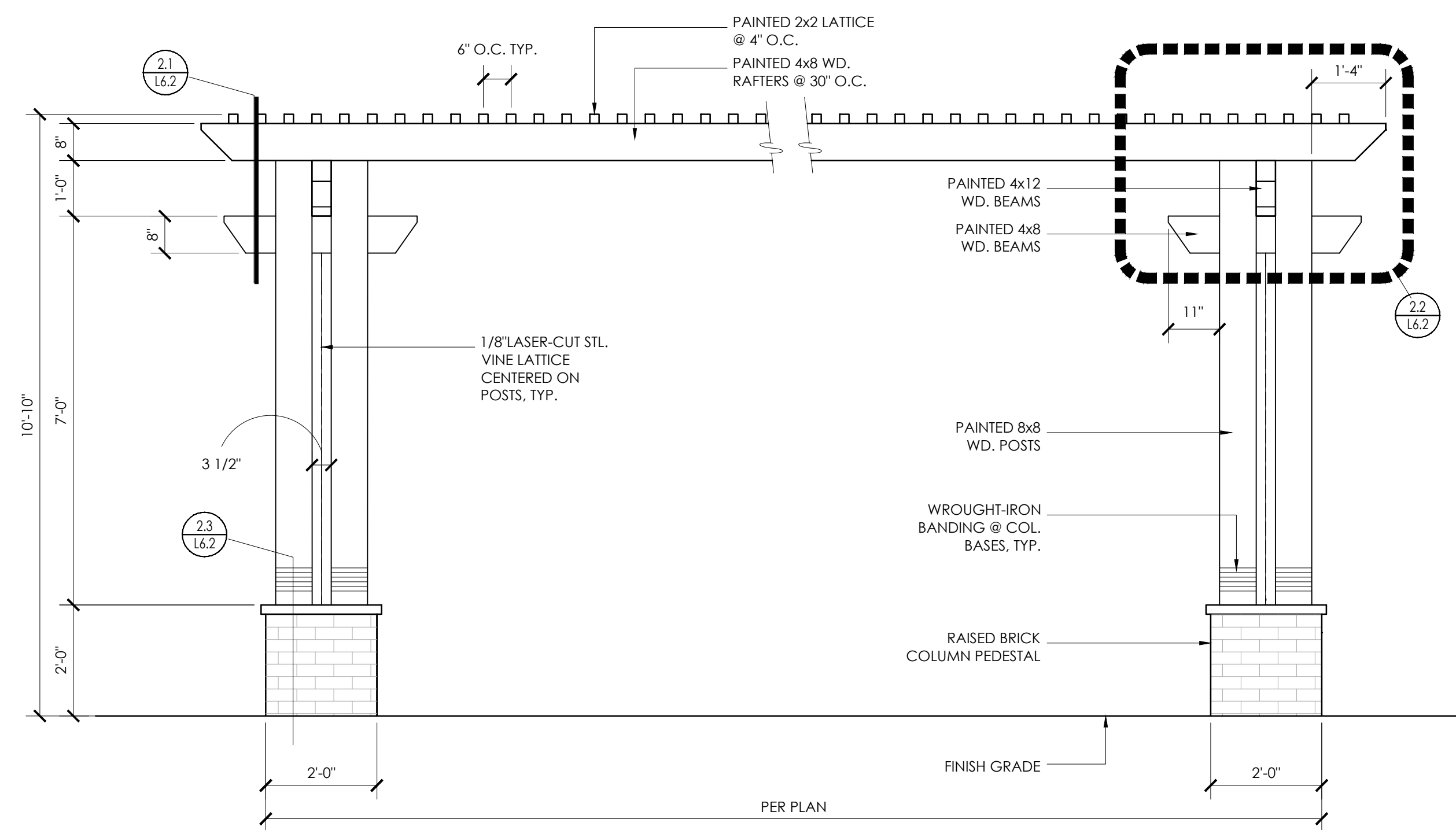
1.2 *Typ. Concrete Landscape Header*
Scale: 1/2" = 1'-0"



1.1 *Typ. Pedestrian Concrete Pavers*
Scale: 1/2" = 1'-0"

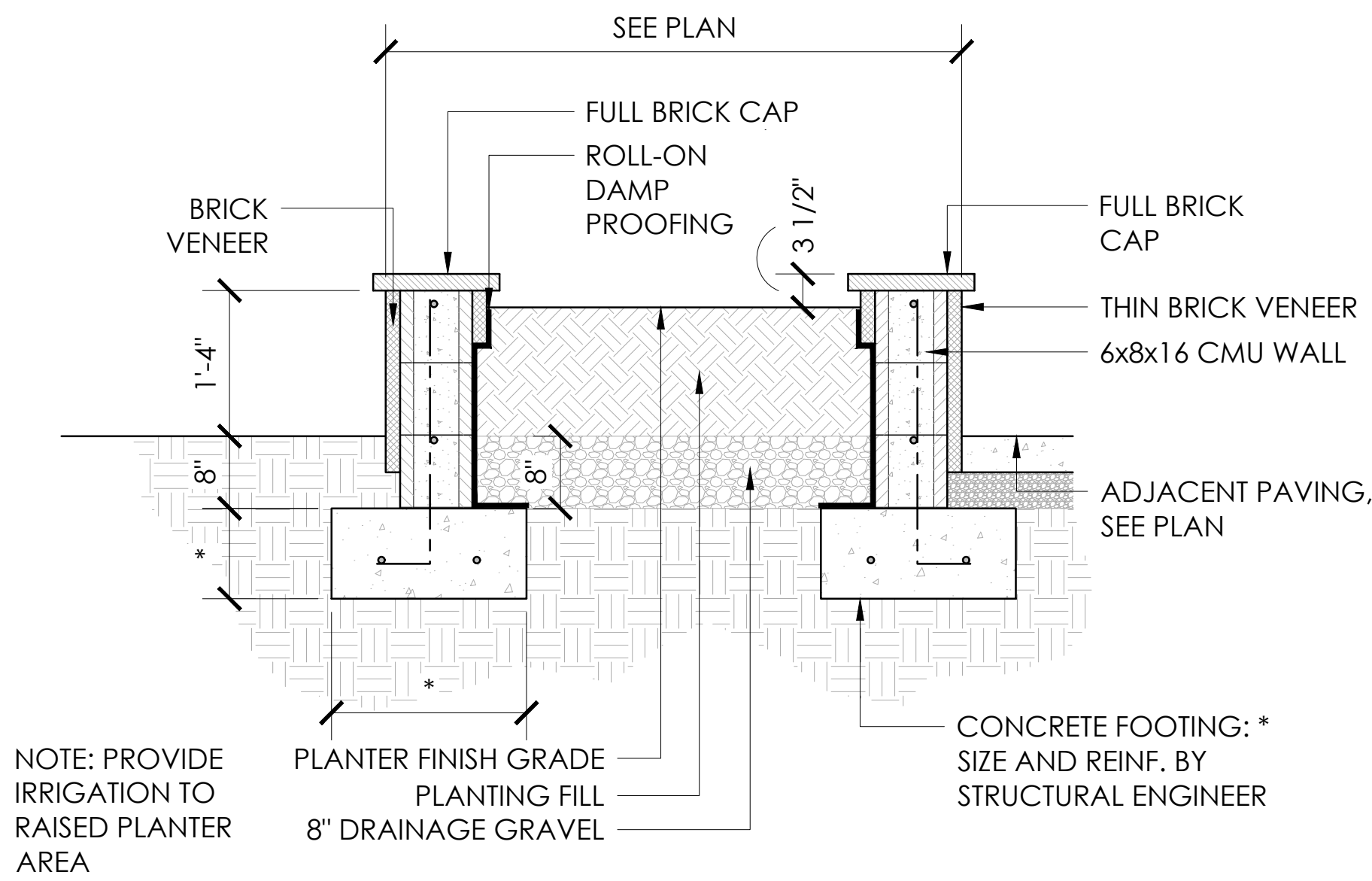


1.5 *Laser-Cut Steel Vine Lattice*
Scale: 1/2" = 1'-0"

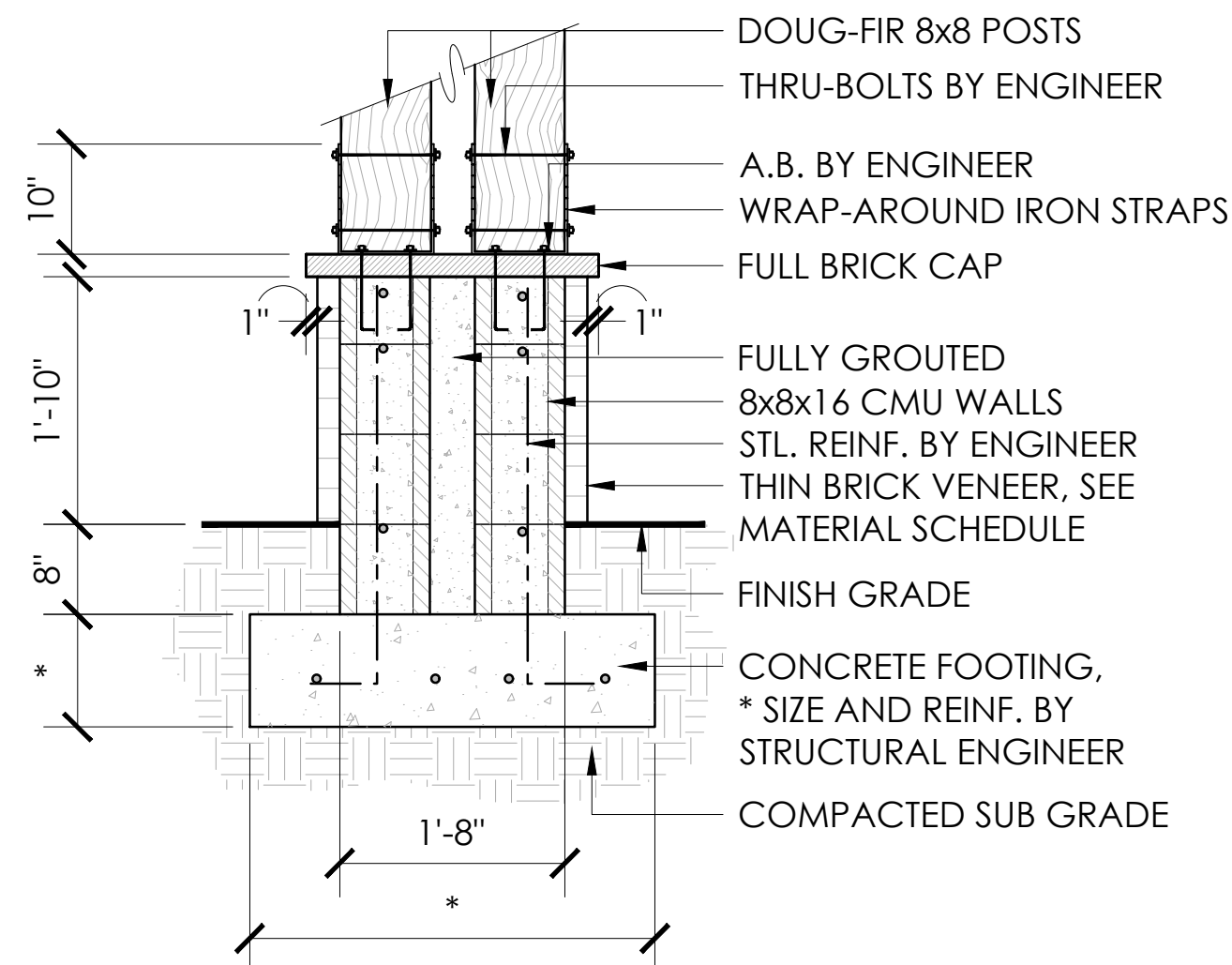


1.4 *Shade Pavilion - Typ. Front Elevation*
Scale: 1/2" = 1'-0"

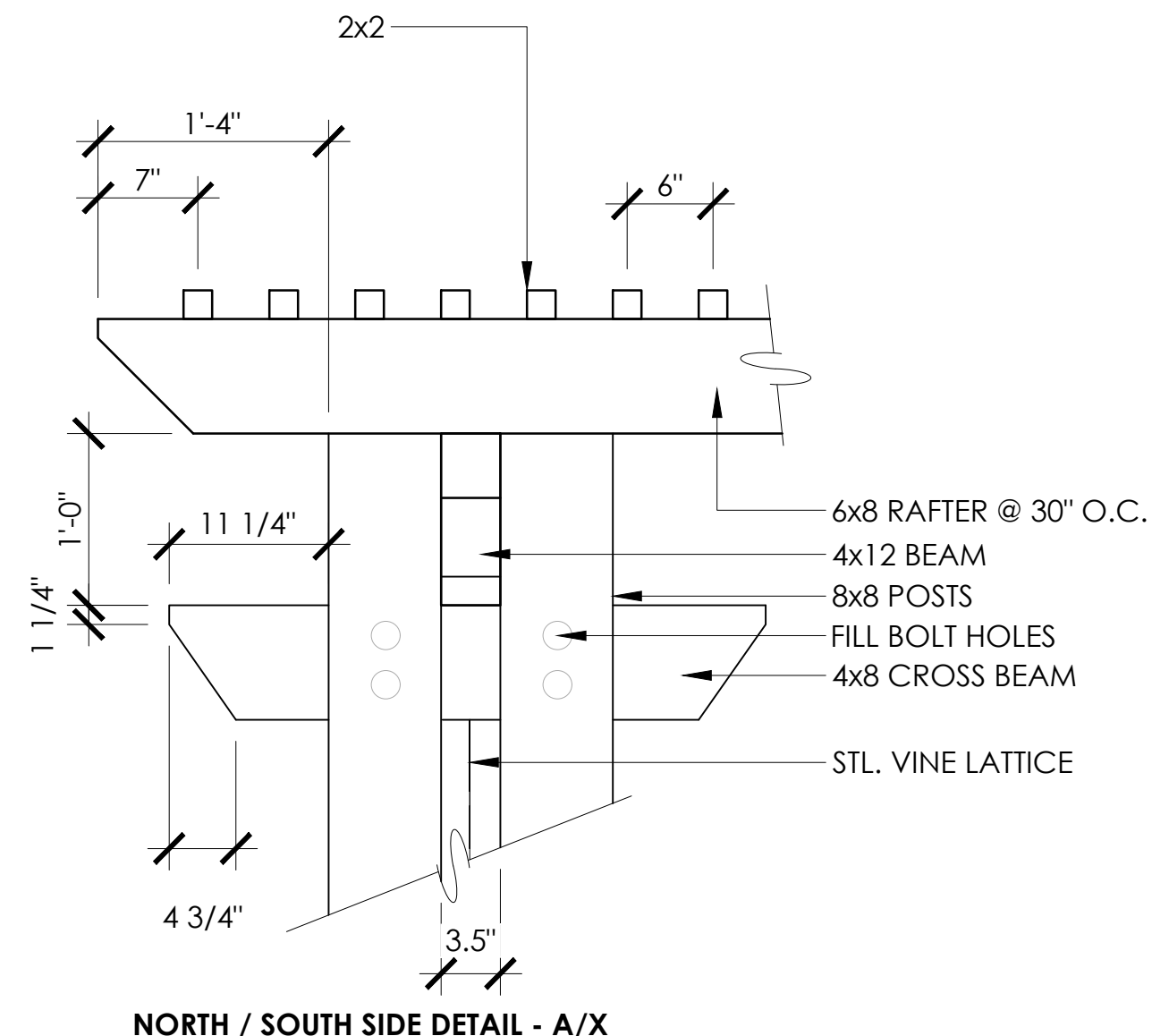




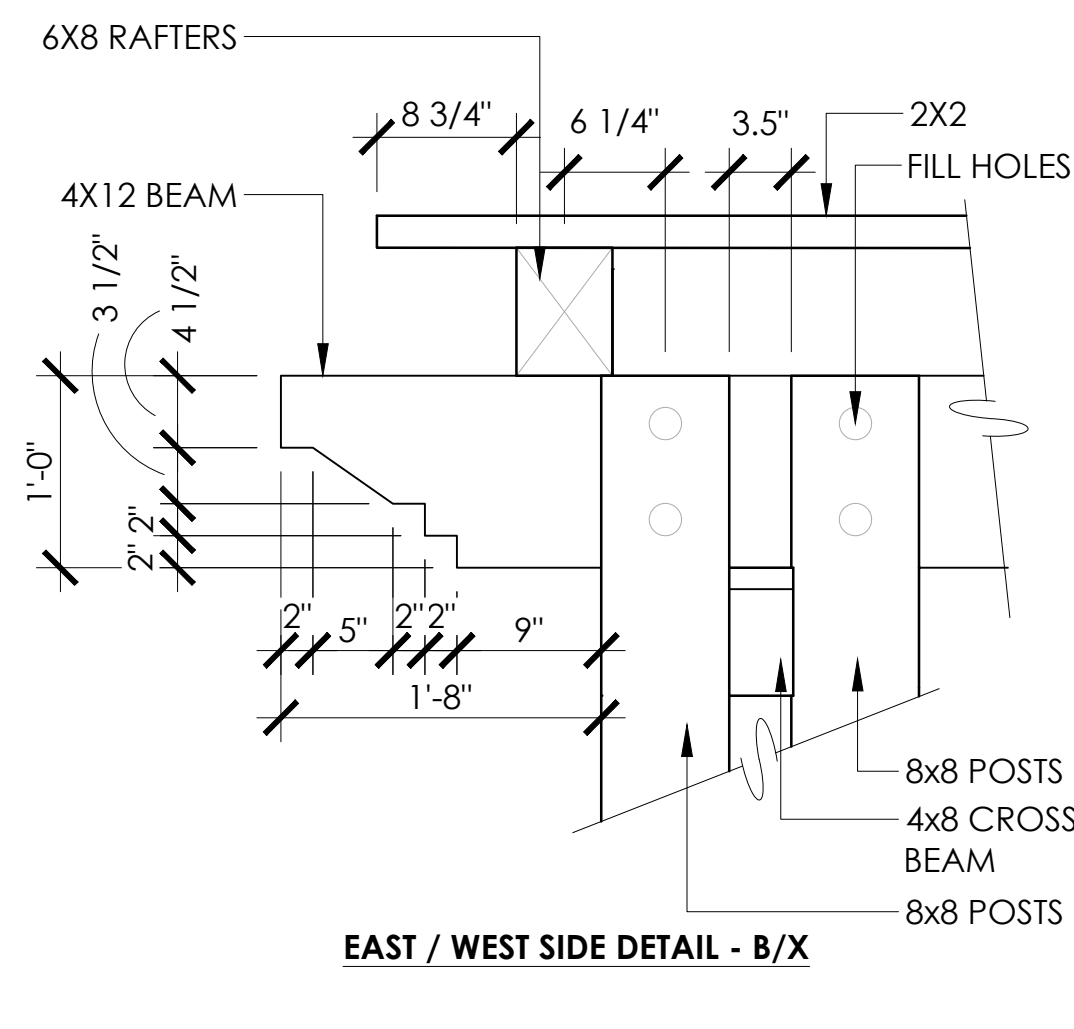
2.4 *Shade Pavilion - Raised Planter Section*
Scale: 3/4" = 1'-0"



2.3 *Shade Pavilion - Column Base Detail*
Scale: 3/4" = 1'-0"

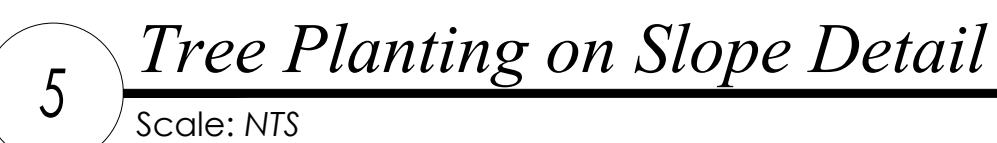
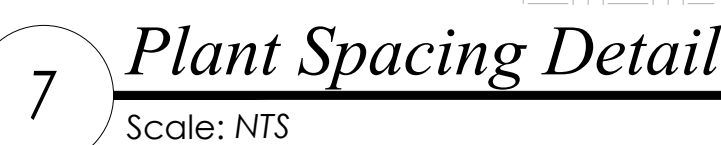


2.2 *Shade Pavilion - Column Det. 2*
Scale: 1" = 1'-0"



2.1 *Shade Pavilion - Column Det. 1*
Scale: 1" = 1'-0"





SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

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

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

1.02 RELATED WORK

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

1.03 SOURCE QUALITY CONTROL

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

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

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

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

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

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

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

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

1.06 PRODUCT DATA

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

1.07 CERTIFICATES AND TEST REPORTS

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

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

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

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

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

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

1.08 MAINTENANCE DATA

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

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

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

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

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

1.10 SITE CONDITIONS

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

Maintain grade stakes set by others until directed otherwise.

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

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

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:

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

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

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

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

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

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

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

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

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

2.02 COMMERCIAL GRADE FERTILIZERS

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

2.03 SOIL AMENDMENTS

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

2.04 TREE SUPPORTS

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

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

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

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

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

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

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

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

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

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

2.06 PLANTING MATERIAL

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

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

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

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

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

2.09 BOULDERS

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

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

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

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

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

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

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

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

3.04 LANDSCAPE FINE GRADING

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

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

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

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

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

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

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

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

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.

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

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

3.08 TREES, SHRUBS, AND VINES

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

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

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

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

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

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

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

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

Mix thoroughly outside the hole before start of backfilling.

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

3.09 BACKFILLING

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

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

Finish grade to 2 inches below headers or concrete work.

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

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

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

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

3.11 TURF SOD

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

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

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

3.12 WATERING

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

3.13 CLEAN UP

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

3.14 ADJUSTMENT

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

3.15 MAINTENANCE PERIOD

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

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

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

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

3.16 FIELD QUALITY CONTROL

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

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



Alex Ferruccio

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, July 30, 2024 2:44 PM
To: Project Coordinators
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS24-1016 Toll at Prasada Unit L - New Digital Submittal 07.30.24

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

Hi,

Thank you for offering Luke AFB the opportunity to provide comments on the Toll at Prasada Unit L Replat application.

As described, this project will not negatively impact the flying operations at Luke AFB. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day.

Respectfully,

[Mark James](#)

Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Nichole Flores <Nichole.Flores@surpriseaz.gov> **On Behalf Of** Project Coordinators
Sent: Tuesday, July 30, 2024 2:24 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; 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>; 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>; Kaitlin Mckibben (FCD) <kaitlin.mckibben@maricopa.gov>; Kevin Shipman <kevin.shipman@dysart.org>; klaabs@nadaburgsd.org; Leslie - MWD <lesliej@mwdaz.com>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Michael Norris <Michael.Norris@Maricopa.Gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Tasha Aldeguer (FCD) <tasha.aldeguer@maricopa.gov>; tfarrington@nadaburgsd.org; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>
Subject: [Non-DoD Source] FS24-1016 Toll at Prasada Unit L - New Digital Submittal 07.30.24

Good afternoon,

ON BEHALF OF ALYSSA CARPENTER, attached please find the **application, narrative, and preliminary plat** for the above referenced project.

Please don't hesitate to contact us if you have any questions or concerns.

Best regards,

Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3100 Main

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0.1



FS24-1016

Toll at Prasada

Unit L – Preliminary Plat

Planning & Zoning Commission
January 16, 2025

UNINCORPORATED
MARICOPA COUNTY

PROJECT SITE
(APPROX 29.85 AC)

Sarah
Ann
Ranch

PRASADA

Cactus Rd

SYCAMORE
FARMS

GREER RANCH

ZANJERO TRAILS

UNINCORPORATED MARICOPA COUNTY

FS24-1016 VICINITY MAP



FS24-1016 CASE MAP



Toll Brothers
America's Luxury Home Builder™

sterling
GROVE

0 200 400 600
SCALE: 1" = 400'
GRIEY/PICKETT

FS24-1016 MASTER PLAN

September 14, 2006: The subject parcels were annexed into the City of Surprise under Ordinance 06-42.

June 22, 2006: The City Council approved a PAD for Prasada under Case PAD05-465.

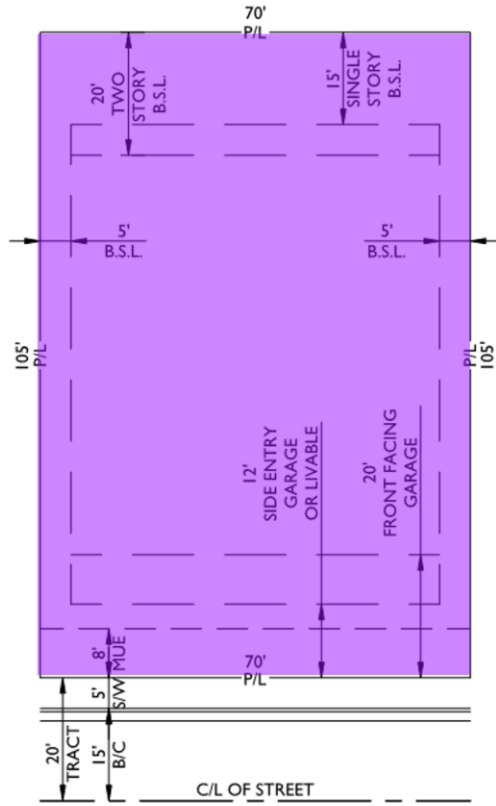
December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

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

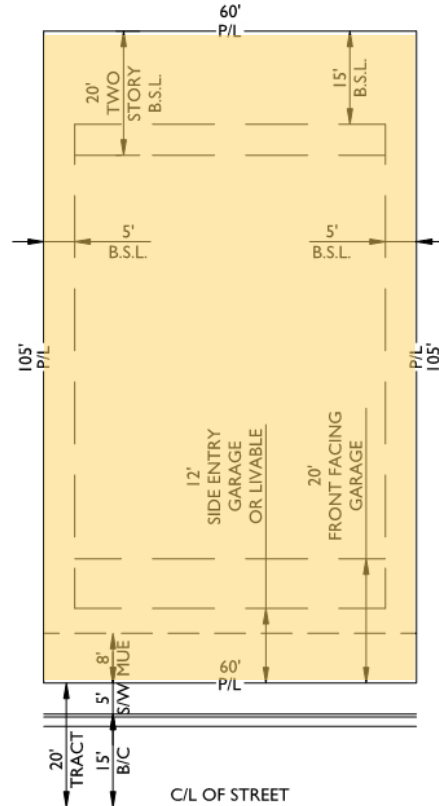
April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

September 1, 2022: The Planning and Zoning Commission approved a Preliminary Plat for Toll at Prasada Unit L under case FS22-0176.

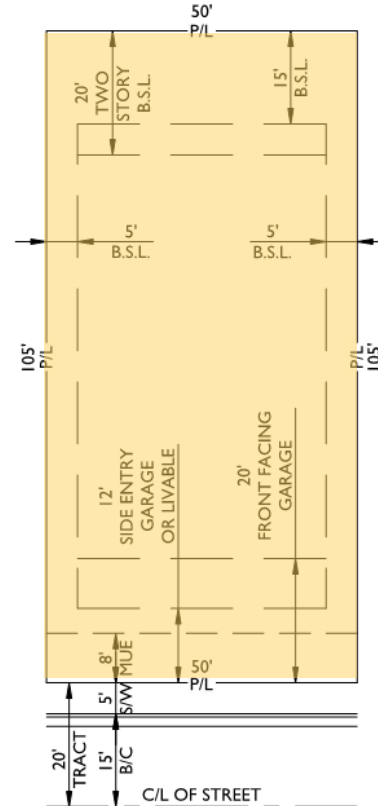
July 29, 2024: The applicant filed a request for a Preliminary Plat for Unit L under Case FS24-1016, the subject case.



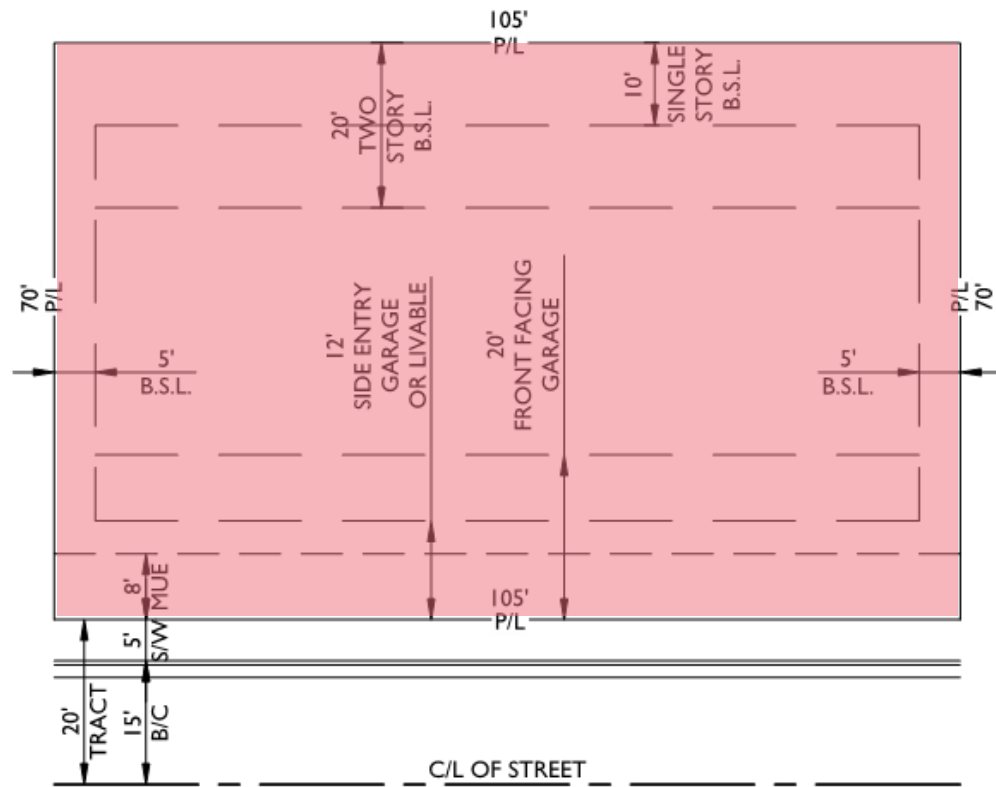
TYPICAL 70' LOT SETBACKS
LOT CATEGORY 'C'
 N.T.S.



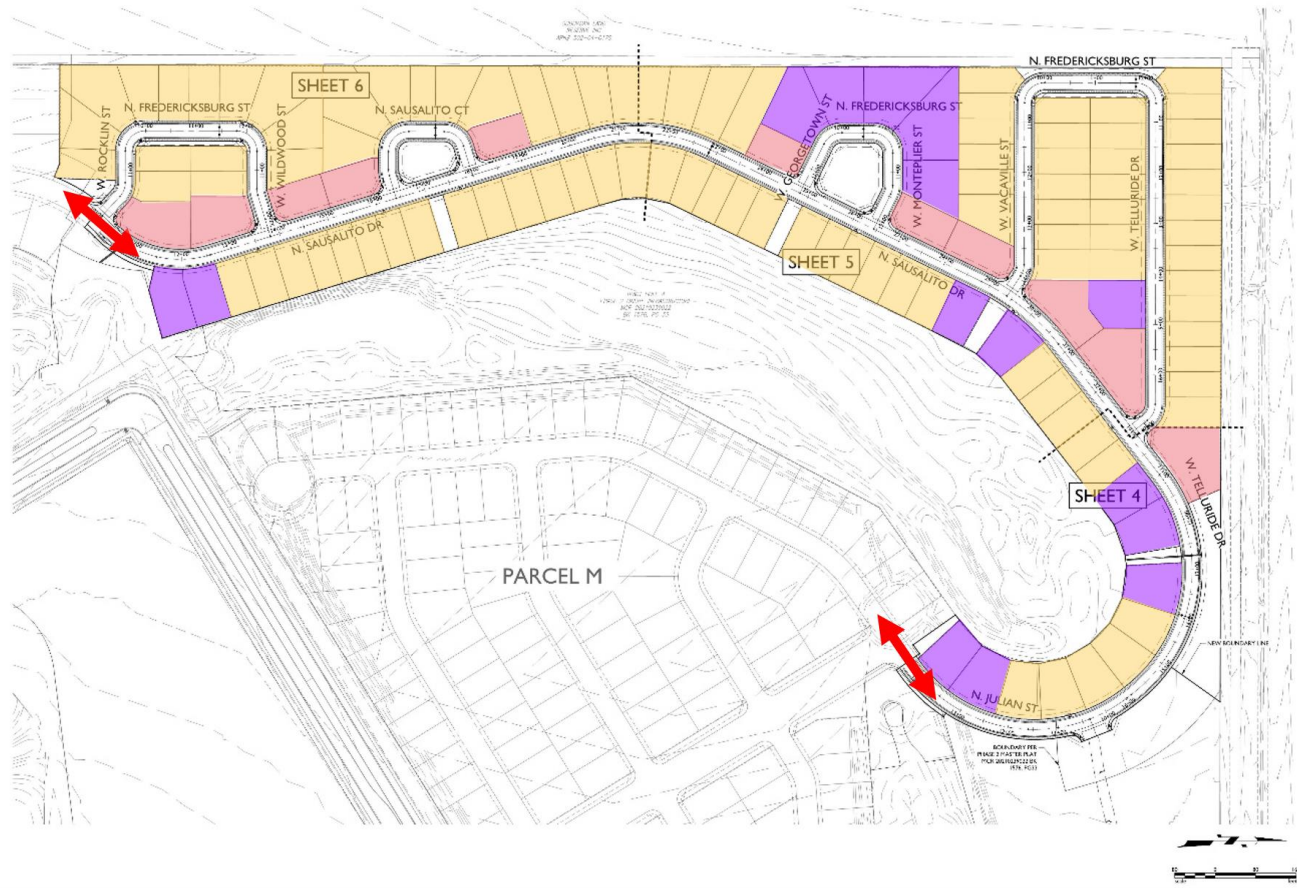
TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'D1'
 N.T.S.



TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'D1'
 N.T.S.

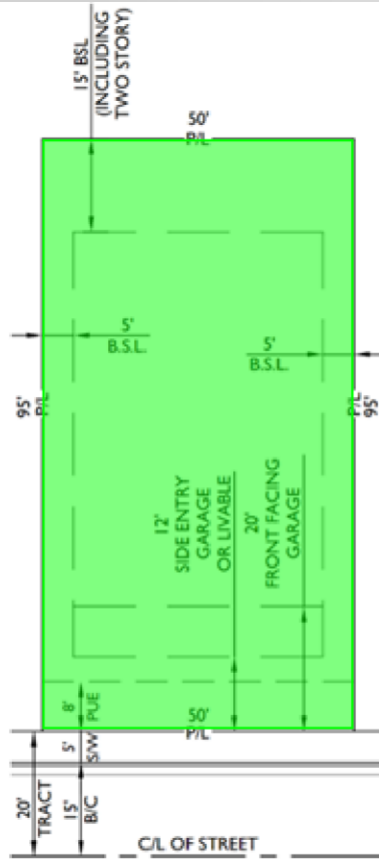


TYPICAL 105' LOT SETBACKS
LOT CATEGORY 'D2'
 N.T.S.

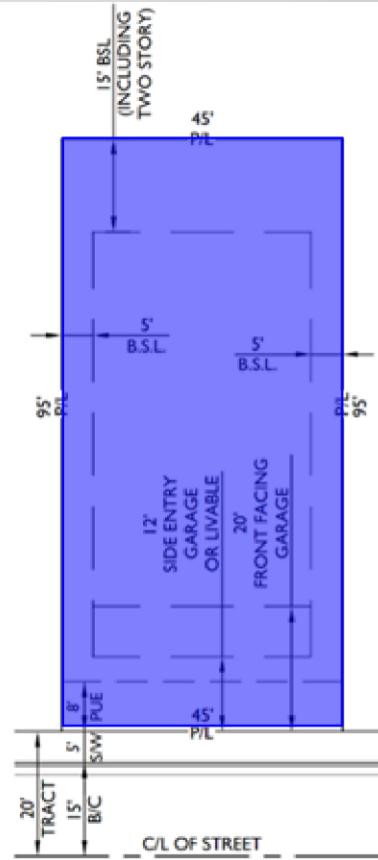
[illegible]

TOLL AT PRASADA PHASE 3 - Unit 1 - PRELIMINARY PLAT (NOT FOR RECORD)			
Project:		EPR-10176	
Designer:		EPS	
		EPS	
Sheet No.		2 of 7	

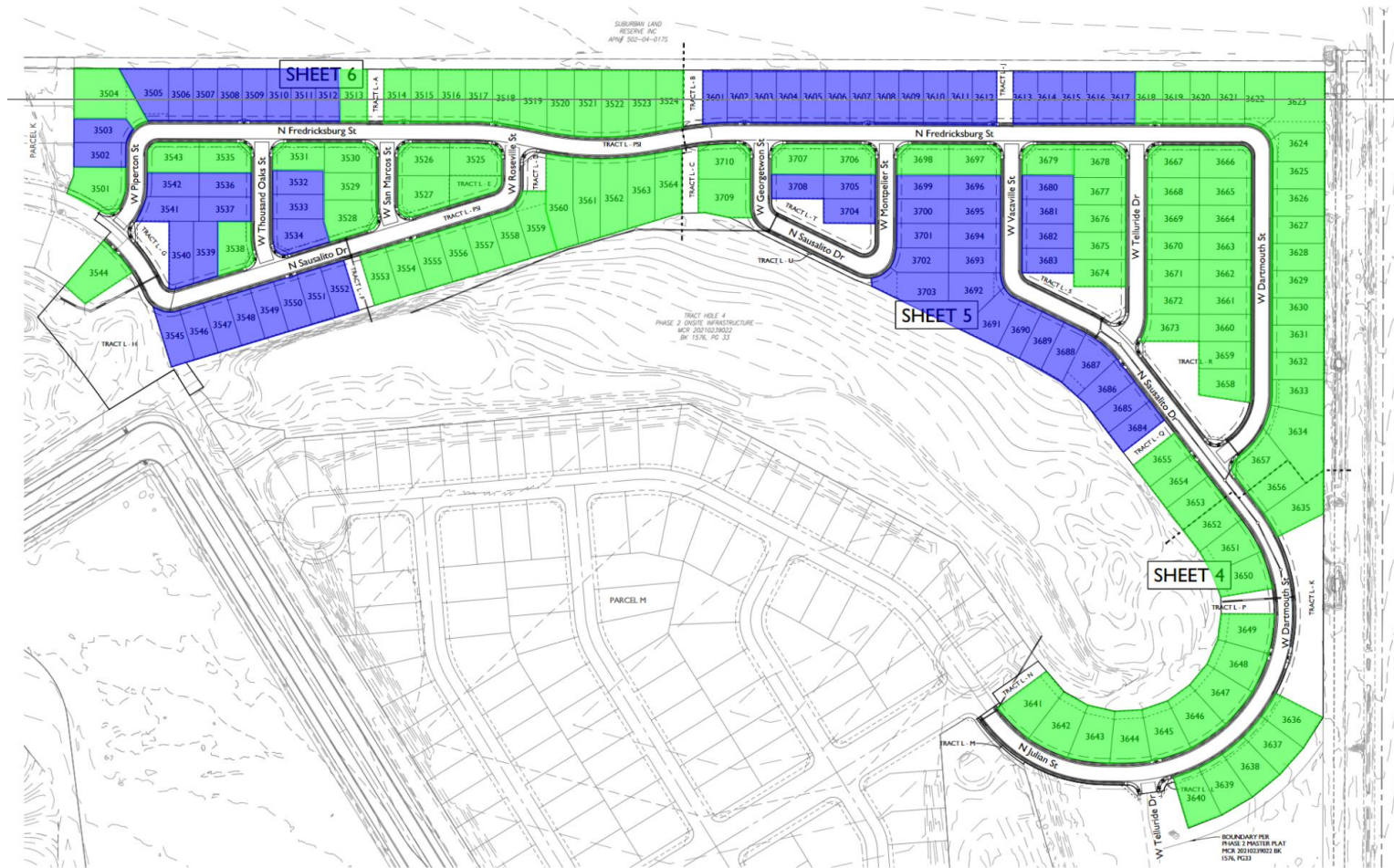
FS24-1016 PREVIOUS PLAT



TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'E'
 N.T.S.



TYPICAL 45' LOT SETBACKS
LOT CATEGORY 'E'
 N.T.S.

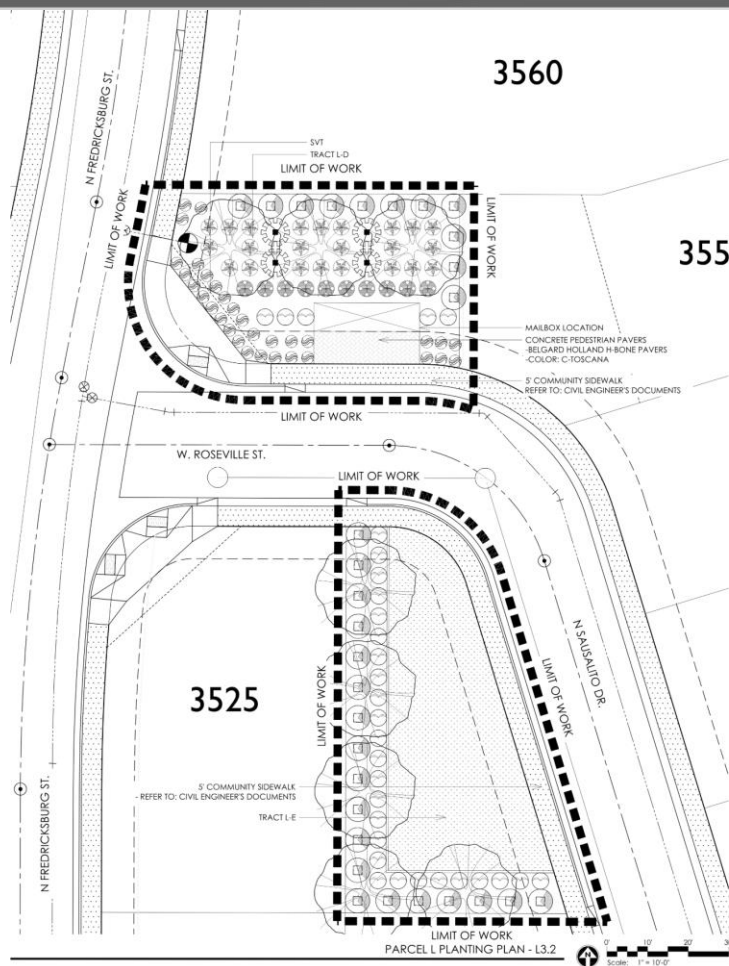


FS24-1016 PROPOSED PLAT

Development Standard E - FS17-587

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

FS24-1016 LANDSCAPE PLAN

[illegible]

Shrubs			
	<i>Asparagus densifloris</i> (Banksia)	2 gms	40
	<i>Asplenium adnigrum</i>	2 gms	11
	<i>Colemanella glabra</i>	2 gms	10
	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	10
	<i>Scorpioides laurifolia</i>	2 gms	10
	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	10
	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	10
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	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	10
	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	10
Groundcovers			
	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	200
	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	21
	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	100
	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	100
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	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	100
	<i>Conocarpus maculatus</i> (Volcanus)	2 gms	100


 Station: *Station/Project/Sheet/Drawn/Title* 100

MASS PLANTING

☐ SODDED GRASS

INERTS

Sym.	Description
☐	DECOMPOSED GRANITE
☐	SEE COMMUNITY SERIALS REFER TO CIVIL ENGINEER'S DOCUMENTS

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. 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.



GREY PICKETT
architecture | community design
1144 e osborn drive, suite 203
scottsdale, arizona 85228
80.659.0009 f. 480.609.0048



STERLING GROVE
PARCEL L
LANDSCAPE CONSTRUCTION DOCUMENTS
SUDBORKE ARCHITECT

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

REVISIONS:

PROJECT #:

TOL281
10115

SCALE:
1"=10'-0"

ISSUED FOR:

REVIEW
DRAWN BY:

TEAM

DATE: 11/11/2005

DRAWING:

PLANTING PLAN

1000

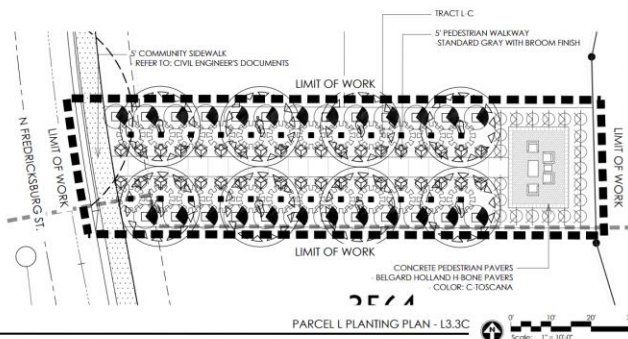
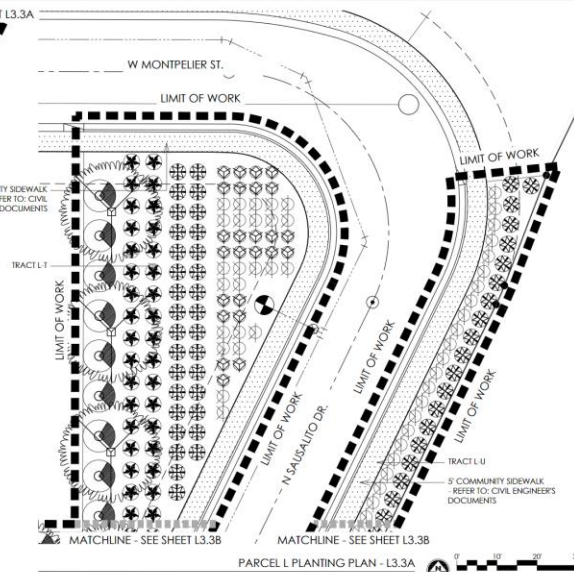
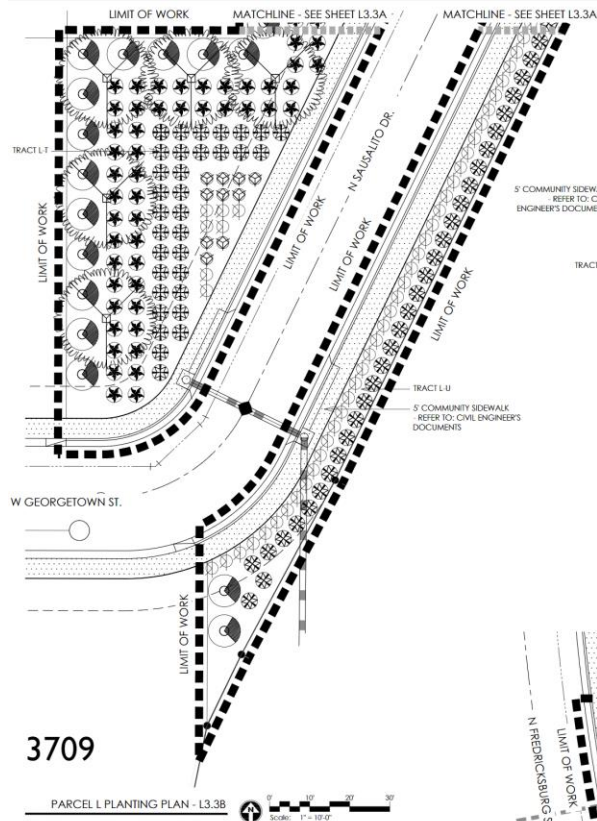
SHEET:

32

5.2

PAGE: 0514

OF 14

[illegible]

Shrub			
	<i>Agavefoeniculifera</i>	1 gal.	66
	<i>Argemone</i>		
	<i>Callitriche confertiflora</i>	1 gal.	11
	<i>Callitriche confertiflora</i>		
	<i>Conoclinium glabrum</i>	1 gal.	140
	<i>Conoclinium glabrum</i>		
	<i>Conoclinium glabrum</i>	1 gal.	10
	<i>Conoclinium glabrum</i>		
	<i>Conoclinium glabrum</i>	1 gal.	124
	<i>Conoclinium glabrum</i>		
	<i>Conoclinium glabrum</i>	1 gal.	12
	<i>Conoclinium glabrum</i>		
	<i>Conoclinium glabrum</i>	1 gal.	61
	<i>Conoclinium glabrum</i>		
	<i>Conoclinium glabrum</i>	1 gal.	110
	<i>Conoclinium glabrum</i>		
	<i>Conoclinium glabrum</i>	1 gal.	120
	<i>Conoclinium glabrum</i>		
	<i>Conoclinium glabrum</i>	1 gal.	81
	<i>Conoclinium glabrum</i>		
	<i>Conoclinium glabrum</i>	1 gal.	

Groundcovers			
	Chamaecrista nuttalliana Covillea	1 gal.	260
	Limonium carolinianum 'Yellow Bird' Bulfinch's carpet	1 gal.	71
	Limonium 'New Gold' New gold carpet	1 gal.	130
	Monarda officinalis 'Thymoides' Blue bonnet	1 gal.	84
Perennials			
	Asplenium nidus Clay begonia	1 gal.	18
	Asplenium nidus Clay begonia	1 gal.	27
	Asplenium nidus Clay begonia	1 gal.	180
MASS PLANTING			
	100000 GRASS		
INERTS			
Sym.	Description		

☐	DECOMPOSED GRANITE.
☐	5' COMMONLY SIDEWALK - REFER TO: CIVIL ENGINEER'S DOCUMENTS

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITHIN THE UNOBTSTRUCTED 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 FOULAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES. PER SURPRISE EDS DETAIL 4.01.



GREEY PICKETT
architecture community design
7144 e stinson drive, suite 202
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480-609-0000 • 480-609-0048



STERLING GROVE
PARCEL L
LANDSCAPE CONSTRUCTION DOCUMENTS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

REVISION

PROJECT
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SCA
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ISSUED FOR
REV
DRAWN
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DA
10.04.2
DRAWING
PLANTING PL
SHE
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PA
05 OF 14
FEB 2014



Shrubs		
	<i>Aspidistra Thunbergii</i>	3 sps 66
	<i>Celastrus californicus</i>	3 sps 11
	<i>Rubus</i>	3 sps 102
	<i>Arctostaphylos</i>	3 sps 10
	<i>Vaccinium</i>	3 sps 134
	<i>Santalum</i>	3 sps 80
	<i>Leptosiphon</i>	3 sps 134
	<i>Laurophyllum</i>	3 sps 134
	<i>Rubus</i>	3 sps 102
	<i>Rubus</i>	3 sps 102
	<i>Rubus</i>	3 sps 102
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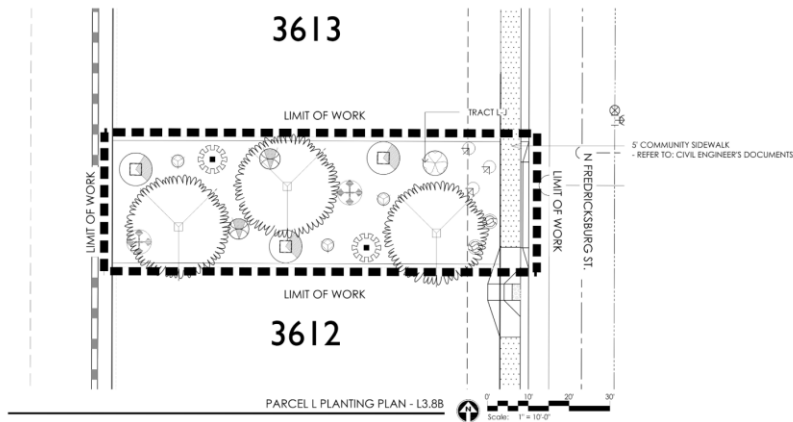
MASS PLANTING	
☐	SODDED GRASS
INERTS	
Sym.	Description
☐	DECOMPOSED GRANITE
☐	5' COMMUNITY SIDEWALK REFER TO CIVIL ENGINEER'S DOCUMENTS

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBTSTRUCTED 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.

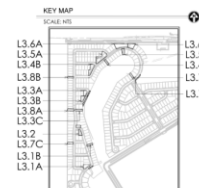


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MEDICAL'S LUXURY HOME BUILDER

PROJECT #: TOL281
SCALE: 1"=10'-0"
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 10.04.2024
DRAWING: LANTING PLAN
SHEET: 3.7
PAGE: OF 14

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NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. 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.



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REVISIONS

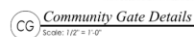
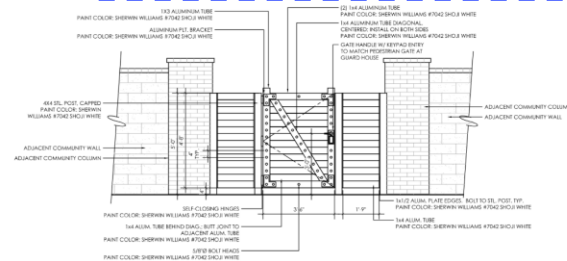
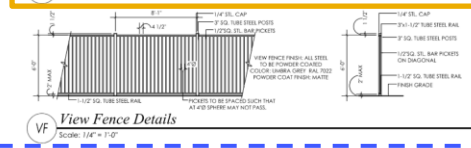
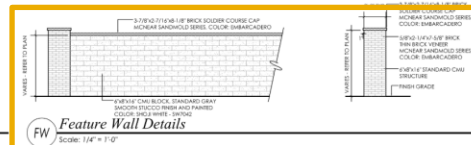
PROJECT #: TOL261
SCALE: 1"=10'-0"
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 10.04.2024
DRAWING: PLANTING PLAN

SHEET:

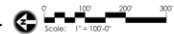
L3.8

PAGE:
10 OF 14

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UNIT L WALL PLAN



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TEAM
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PAGE

02 OF 14

FS24-1016

FS24-1016 WALL PLAN

Staff Recommendation

Approval subject to stipulations 'a' through 'c'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You