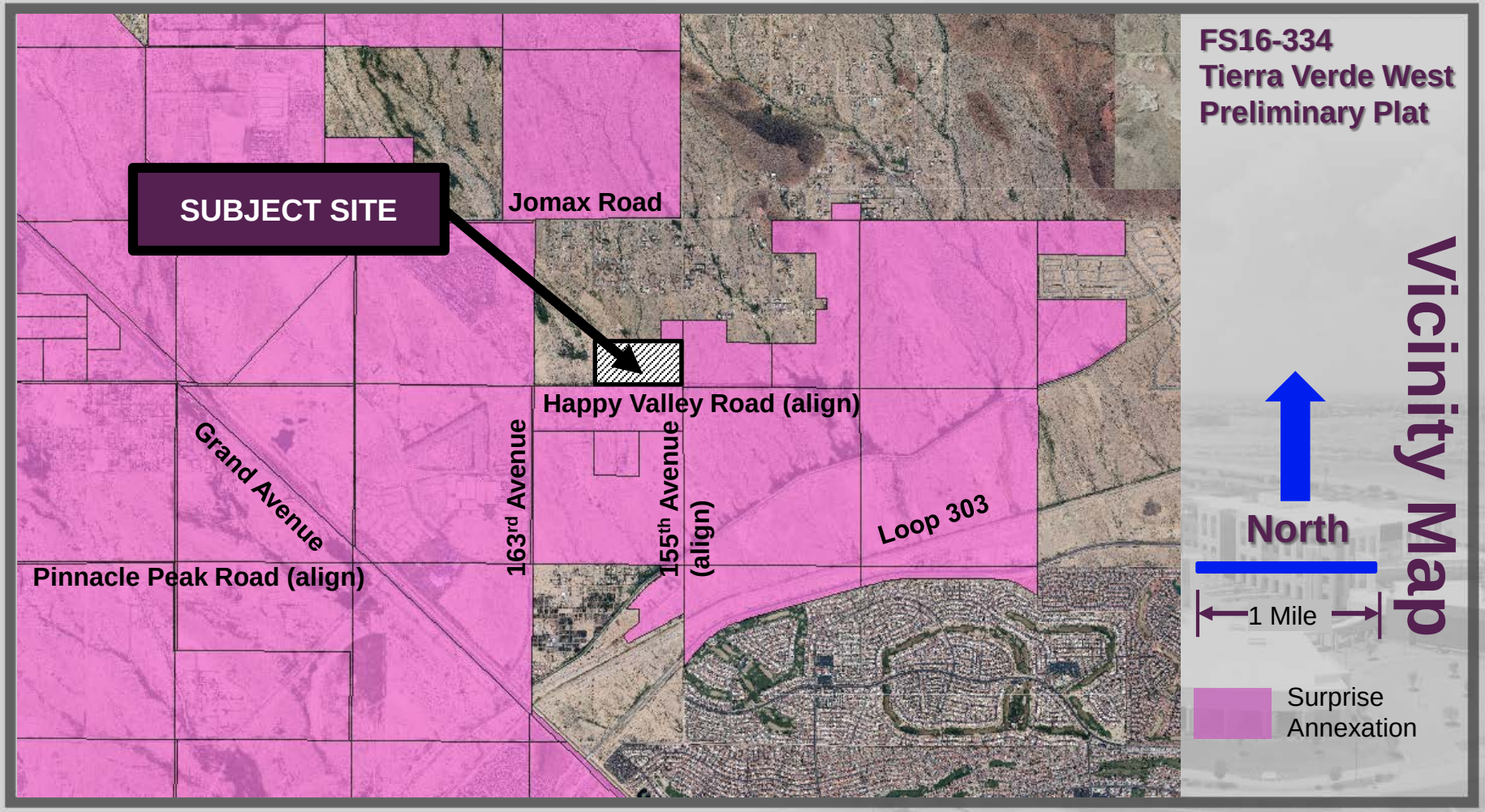
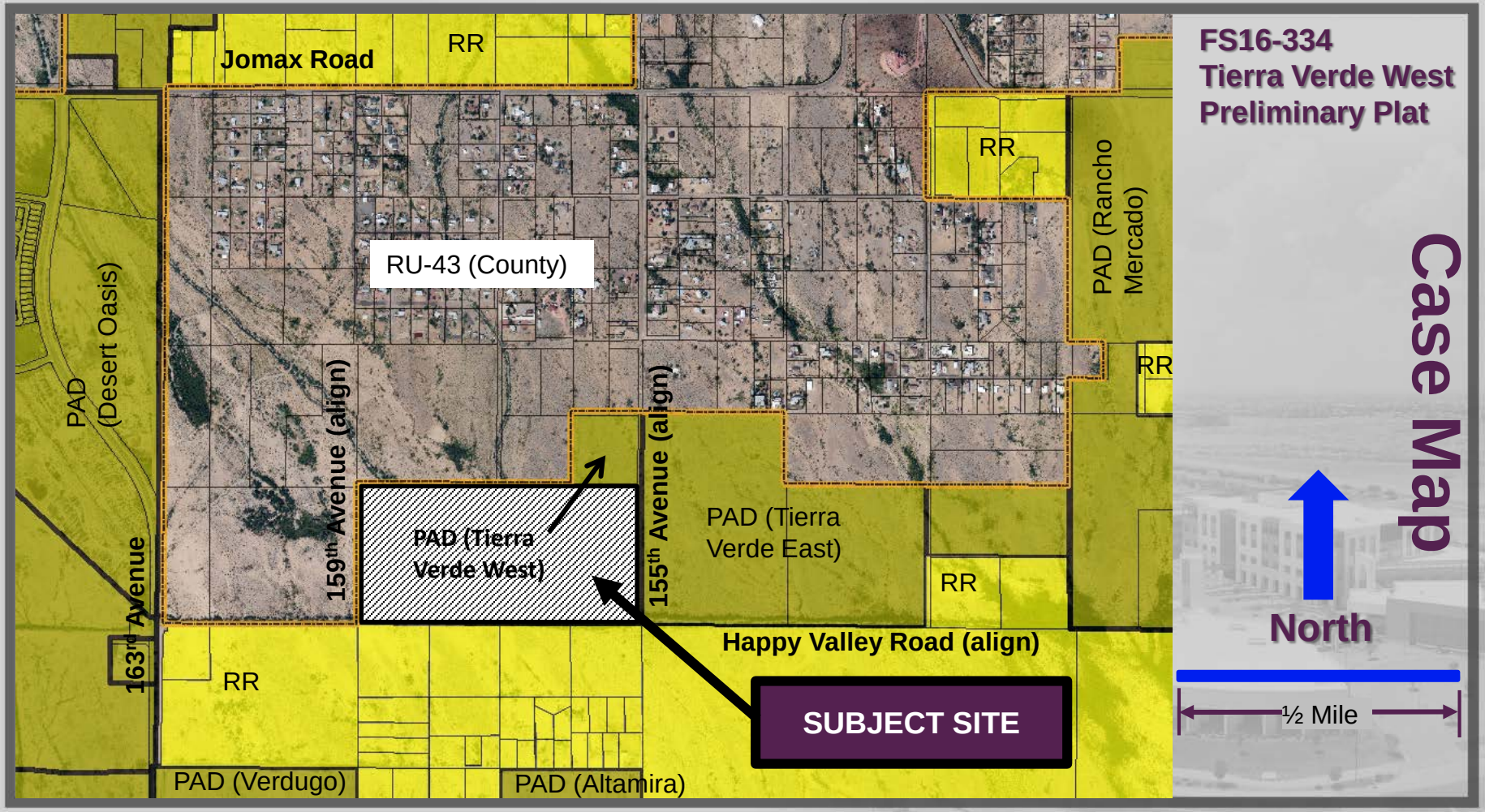
SURPRISE
ARIZONA

FS16-334
Tierra Verde West Preliminary Plat

Regular City Council Meeting

January 3, 2017


FS16-334
Tierra Verde West
Preliminary Plat
Vicinity Map
SUBJECT SITE
Jomax Road
Happy Valley Road (align)
Grand Avenue
163rd Avenue
155th Avenue
(align)
Loop 303
Pinnacle Peak Road (align)
North
1 Mile
Surprise
Annexation


FS16-334
Tierra Verde West
Preliminary Plat
Case Map
North
½ Mile
Jomax Road
RR
RU-43 (County)
PAD (Desert Oasis)
PAD (Rancho Mercado)
159th Avenue (align)
155th Avenue (align)
PAD (Tierra Verde West)
PAD (Tierra Verde East)
163rd Avenue
Happy Valley Road (align)
SUBJECT SITE
PAD (Verdugo)
PAD (Altamira)

FS16-334
Tierra Verde West
Preliminary Plat

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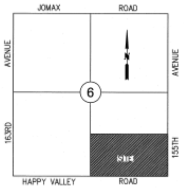
LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL
LOT# 1	7485.50	63.00	LOT# 81	8997.93	63.00	LOT# 161	5520.00	48.00
LOT# 2	7560.00	63.00	LOT# 82	8977.57	63.00	LOT# 162	5520.00	48.00
LOT# 3	7560.00	63.00	LOT# 83	8957.21	63.00	LOT# 163	5520.00	48.00
LOT# 4	7560.00	63.00	LOT# 84	8936.84	63.00	LOT# 164	5520.00	48.00
LOT# 5	7560.00	63.00	LOT# 85	8916.48	63.00	LOT# 165	5520.00	48.00
LOT# 6	7560.00	63.00	LOT# 86	8896.12	63.00	LOT# 166	5520.00	48.00
LOT# 7	7523.00	63.00	LOT# 87	8875.75	63.00	LOT# 167	5520.00	48.00
LOT# 8	7523.00	63.00	LOT# 88	8855.39	63.00	LOT# 168	5520.00	48.00
LOT# 9	7560.00	63.00	LOT# 89	8835.03	63.00	LOT# 169	5520.00	48.00
LOT# 10	7560.00	63.00	LOT# 90	8814.66	63.00	LOT# 170	5520.00	48.00
LOT# 11	7560.00	63.00	LOT# 91	8794.30	63.00	LOT# 171	5520.00	48.00
LOT# 12	7560.00	63.00	LOT# 92	8772.42	63.00	LOT# 172	7048.95	48.00
LOT# 13	7554.95	68.00	LOT# 93	7510.00	63.00	LOT# 173	6563.30	48.00
LOT# 14	7933.40	63.00	LOT# 94	7560.00	63.00	LOT# 174	6193.15	48.00
LOT# 15	7518.00	64.00	LOT# 95	7560.00	63.00	LOT# 175	5933.92	48.00
LOT# 16	7530.00	63.00	LOT# 96	7510.00	63.00	LOT# 176	5782.44	48.00
LOT# 17	7560.00	63.00	LOT# 97	7510.00	63.00	LOT# 177	5613.17	48.00
LOT# 18	7560.00	63.00	LOT# 98	7560.00	63.00	LOT# 178	5520.00	48.00
LOT# 19	7560.00	63.00	LOT# 99	7560.00	63.00	LOT# 179	5520.00	48.00
LOT# 20	7560.00	63.00	LOT# 100	7560.00	63.00	LOT# 180	5520.00	48.00
LOT# 21	7560.00	63.00	LOT# 101	7541.89	63.14	LOT# 181	5520.00	48.00
LOT# 22	7560.00	63.00	LOT# 102	9539.96	63.00	LOT# 182	5520.00	48.00
LOT# 23	7560.00	63.00	LOT# 103	9565.25	63.00	LOT# 183	5520.00	48.00
LOT# 24	7560.00	63.00	LOT# 104	9459.60	63.00	LOT# 184	5520.00	48.00
LOT# 25	7560.00	63.00	LOT# 105	9667.35	63.00	LOT# 185	5495.35	48.00
LOT# 26	7560.00	63.00	LOT# 106	9994.52	63.00	LOT# 186	5520.00	48.00
LOT# 27	7560.00	63.00	LOT# 107	11571.88	63.00	LOT# 187	5520.00	48.00
LOT# 28	7572.02	63.00	LOT# 108	9082.06	63.00	LOT# 188	5520.00	48.00
LOT# 29	7547.98	63.00	LOT# 109	8224.57	63.00	LOT# 189	5520.00	48.00
LOT# 30	7560.00	63.00	LOT# 110	7992.25	63.00	LOT# 190	5520.00	48.00
LOT# 31	8422.18	63.00	LOT# 111	7877.46	63.00	LOT# 191	5520.00	48.00
LOT# 32	8577.09	63.00	LOT# 112	8011.39	63.00	LOT# 192	5520.00	48.00
LOT# 33	7963.00	63.00	LOT# 113	9173.94	63.00	LOT# 193	5575.10	48.00
LOT# 34	7482.00	63.60	LOT# 114	13120.69	63.00	LOT# 194	5763.75	48.13
LOT# 35	7502.90	64.20	LOT# 115	7514.57	63.00	LOT# 195	5763.75	48.13
LOT# 36	7551.55	63.00	LOT# 116	9951.71	63.00	LOT# 196	5763.75	48.13
LOT# 37	7560.00	63.00	LOT# 117	11915.78	63.00	LOT# 197	6920.75	48.53
LOT# 38	7560.00	63.00	LOT# 118	10513.70	63.00	LOT# 198	5455.81	48.00
LOT# 39	7507.33	63.00	LOT# 119	8938.24	63.00	LOT# 199	5520.00	48.00
LOT# 40	9178.96	63.37	LOT# 120	8784.95	63.00	LOT# 200	5520.00	48.00
LOT# 41	12764.04	68.20	LOT# 121	7544.88	63.00	LOT# 201	5520.00	48.00
LOT# 42	8452.92	63.00	LOT# 122	5519.79	48.00	LOT# 202	5520.00	48.00
LOT# 43	7752.58	63.00	LOT# 123	6155.53	48.00	LOT# 203	5520.00	48.00
LOT# 44	7560.00	63.00	LOT# 124	6486.61	48.00	LOT# 204	6065.41	48.00
LOT# 45	7560.00	63.00	LOT# 125	7112.13	48.00	LOT# 205	6470.41	48.00
LOT# 46	7560.00	63.00	LOT# 126	6986.41	48.60	LOT# 206	6470.41	48.00
LOT# 47	7560.00	63.00	LOT# 127	9535.94	61.81	LOT# 207	6470.41	48.00
LOT# 48	7560.00	63.00	LOT# 128	9908.87	49.87	LOT# 208	6470.41	48.00
LOT# 49	7560.00	63.00	LOT# 129	7932.87	49.60	LOT# 209	6470.41	48.00
LOT# 50	7560.00	63.00	LOT# 130	5520.00	48.00	LOT# 210	6470.41	48.00
LOT# 51	7560.00	63.00	LOT# 131	5520.00	48.00	LOT# 211	5826.25	48.00
LOT# 52	7560.00	63.00	LOT# 132	5520.00	48.00	LOT# 212	5520.00	48.00
LOT# 53	7560.00	63.00	LOT# 133	5520.00	48.00	LOT# 213	5520.00	48.00
LOT# 54	7560.00	63.00	LOT# 134	5520.00	48.00	LOT# 214	5520.00	48.00
LOT# 55	7560.00	63.00	LOT# 135	5520.00	48.00	LOT# 215	5520.00	48.00
LOT# 56	7541.81	63.00	LOT# 136	5520.00	48.00	LOT# 216	5520.00	48.00
LOT# 57	7605.44	63.00	LOT# 137	5520.00	48.00	LOT# 217	5520.00	48.00
LOT# 58	7560.00	63.00	LOT# 138	5520.00	48.00	LOT# 218	5489.53	49.00
LOT# 59	7560.00	63.00	LOT# 139	5520.00	48.00	LOT# 219	5520.07	48.00
LOT# 60	7560.00	63.00	LOT# 140	5520.00	48.00	LOT# 220	5562.28	48.00
LOT# 61	7560.00	63.00	LOT# 141	5520.00	48.00	LOT# 221	7532.57	48.06
LOT# 62	7560.00	63.00	LOT# 142	5520.00	48.00	LOT# 222	7556.36	48.20
LOT# 63	7560.00	63.00	LOT# 143	5520.00	48.00	LOT# 223	7364.46	48.08
LOT# 64	7560.00	63.00	LOT# 144	5520.00	48.00	LOT# 224	5520.00	48.00
LOT# 65	7560.00	63.00	LOT# 145	5520.00	48.00	LOT# 225	5520.00	48.00
LOT# 66	7560.00	63.00	LOT# 146	5520.00	48.00	LOT# 226	5520.00	48.00
LOT# 67	7560.00	63.00	LOT# 147	5520.00	48.00	LOT# 227	5520.00	48.00
LOT# 68	8044.01	63.00	LOT# 148	5520.00	48.00	LOT# 228	5520.00	48.00
LOT# 69	8433.93	63.00	LOT# 149	5562.80	48.00	LOT# 229	5520.00	48.00
LOT# 70	8724.25	63.00	LOT# 150	5543.50	48.90	LOT# 230	5470.00	48.00
LOT# 71	8935.91	63.00	LOT# 151	5520.00	48.00	LOT# 231	5507.66	49.00
LOT# 72	9049.24	63.00	LOT# 152	5520.00	48.00	LOT# 232	5497.96	48.00
LOT# 73	10065.85	64.50	LOT# 153	5520.00	48.00	LOT# 233	5520.00	48.00
LOT# 74	9319.09	63.26	LOT# 154	5520.00	48.00	LOT# 234	5520.00	48.00
LOT# 75	9120.11	63.00	LOT# 155	5520.00	48.00	LOT# 235	5520.00	48.00
LOT# 76	9099.75	63.00	LOT# 156	5483.00	48.00	LOT# 236	5520.00	48.00
LOT# 77	9079.39	63.00	LOT# 157	5478.45	48.00	LOT# 237	5560.50	48.00
LOT# 78	9059.02	63.00	LOT# 158	5520.00	48.00	TOTAL	1670938.13	
LOT# 79	9038.66	63.00	LOT# 159	5520.00	48.00			
LOT# 80	9018.30	63.00	LOT# 160	5520.00	48.00			

PRELIMINARY PLAT
FOR
TIERRA VERDE WEST
A PORTION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

ADJACENT PROPERTY OWNERS WITHIN 200-FEET

ASSESSORS PARCEL #	PROPERTY OWNERS	MAILING ADDRESS
503-55-002F	KENNETH KRIEGER KELLER & BETTY LYNN TINNELL TRUST	8485 E. PIERCE ST. SCOTTSDALE AZ, 85257
503-55-002E	HV 10, L.L.C.	16585 N. 104TH ST. SCOTTSDALE, AZ 85255
503-55-011	SCM PENDLETON, L.L.L.P., SCM-WHITEMAN, ET. AL.	1242 E. JACKSON ST. PHOENIX, AZ 85034
503-55-012F	HAPPY VALLEY TWENTY FIVE, L.L.C.	16585 N. 104TH ST. SCOTTSDALE, AZ 85255
503-55-016	MARYE HARRILYN ELLEN REVOCABLE LIVING TRUST	499 W. MISSOURI AVE. PHOENIX, AZ 85013
503-56-001B	163RD & HAPPY VALLEY ROAD, L.L.C.	6721 W. REDFIELD RD. PEORIA, AZ 85381
503-56-002N	REBECCA DAOUD LIVING TRUST	20126 E. SILVER CREEK LN. QUEEN CREEK, AZ 85142
503-56-002S	PENSCO TRUST COMPANY, FBO KENT A. XANDER	P.O.BOX 1736859 DENVER, CO 802173859
503-56-002H	NICHOLAS & ANN HELEN KUCZYK TRUST	HC 03 BOX 305 M PAYSON, AZ 85541
503-56-002E	JOHN R. & DAWN RAE DAY	8002 W. PINCHOT PHOENIX, AZ 850330000
503-54-011B	BBBSS AT SURPRISE, L.L.C.	4040 E. CAMELBACK RD. STE. 210 PHOENIX AZ, 85018
	ARIZONA STATE LAND	

FLOOD INFORMATION

TIERRA VERDE WEST IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAPS (FIRM) NO. 04013C-1210L, REVISED OCTOBER 16, 2013. PORTIONS OF THE PROPERTY ARE LOCATED IN FLOOD HAZARD ZONES "X", "AE" AND "A". THESE HAZARD ZONES ARE DEFINED AS FOLLOWS:

"ZONE X IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE AREAS OUTSIDE THE 100-YEAR FLOODPLAINS, AREAS OF 100-YEAR SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 100-YEAR STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREAS ARE LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

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

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

"FLOODWAY IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

OFF-PAVEMENT SEWER RIGHT-OF-WAYS/EASEMENTS (BOTH PUBLIC AND PRIVATE) WITH MANHOLES MUST HAVE ALL-WEATHER ACCESS ROADS AND BE ABOVE STORM WATER LEVELS. BOLTED, GASKETED COVERS WILL BE REQUIRED IN PROBLEM AREAS.
ALL ACCESS ROADS AND TURNING RADII SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF SU-40

CIVIL ENGINEER
ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 218-8831
FAX: (480) 830-4888
CONTACT: TED NORTHROP JR., P.E.

LANDSCAPE ARCHITECT
RVI
4702 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 586-2176
FAX: (480) 830-4888
CONTACT: DOUG CRAIG, PLA

OWNER \ DEVELOPER
TIERRA VERDE 2015, L.L.C.
6909 E. MAIN STREET
SCOTTSDALE, ARIZONA 85251
PHONE (480) 285-3061
CONTACT: MARK VOIGT

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	1
DETAIL SHEETS	2 - 3
PRELIMINARY PLAT	4

UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE
WATER	CITY OF SURPRISE	623-222-1000
SEWER	CITY OF SURPRISE	623-222-1000
FIRE	CITY OF SURPRISE	623-222-1000
GAS	SOUTHWEST GAS	602-484-5344
ELECTRIC	APS	602-250-1000
TELEPHONE	QWEST	480-630-0492
CABLE	COX	623-322-1710
REFUSE	CITY OF SURPRISE	623-222-1000

SITE DATA

CASE# FS16-334	
APN 503-55-015A & 503-55-015B	
EXISTING ZONING	PAD (CITY OF SURPRISE)
GROSS SITE DATA	79.56 AC
ARTERIAL ROAD R/W	1.67 AC
NET SITE AREA	77.89 AC
NUMBER OF LOTS	237
GROSS DENSITY	2.98 DU/AC
OPEN SPACE ACREAGE	25.38 AC (33% OF NET AREA)

503-55-015A	19.89 ACRES
503-55-015B	59.67 ACRES
GROSS AREA	79.56 ACRES
155TH AVENUE ROW	1.67 ACRES
159TH AVENUE ROW	1.21 ACRES
INTERIOR ROAD ROW	12.94 ACRES
TRACT AREA	25.38 ACRES
LOT AREA	38.36 ACRES
TOTAL AREA	79.56 ACRES

NO. OF LOTS	LOT SIZE
121	63'X120'
116	48'X115'
237	TOTAL

TRACT PARCEL DATA

TRACT	AREA (SQ. FT.)	AREA (AC.)	RETENTION	OPEN SPACE	DRAINAGE	UTILITIES	PUBLIC TRAIL EASEMENT	RECREATION	AMENITIES
TRACT A	238,069	5.47	X	X	X	X	X	X	X
TRACT B	9,302	0.22		X		X			
TRACT C	1,050	0.02		X		X			
TRACT D	1,050	0.02		X		X			
TRACT E	1,050	0.02		X		X			
TRACT F	1,050	0.02		X		X			
TRACT G	1,050	0.02		X		X			
TRACT H	626,387	14.38	X	X	X	X	X	X	X
TRACT I	42,900	0.98	X	X	X	X		X	X
TRACT J	43,534	1.00	X	X	X	X		X	X
TRACT K	2,100	0.05		X		X			
TRACT L	5,996	0.14		X		X			
TRACT M	9,131	0.21		X		X			
TRACT N	2,000	0.05		X		X			
TRACT O	7,613	0.18		X		X			
TRACT P	113,268	2.60	X	X	X	X		X	X
SUBTOTAL	1,105,550	25.38							

LEGAL DESCRIPTION

PARCEL NO. 1:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL NO. 2

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

NATIONAL GEODETIC SURVEY 4IC1-AJ3867 FOUND ALUMINUM CAP ON STAINLESS ROD ENCASED IN A 5" PVC PIPE WITH ACCESS COVER STAMPED "4IC1 1999" FLUSH WITH GROUND, WITH CARSONITE WITNESS MARKER 43' SOUTH OF JOMAX ROAD, 530' EAST OF 163RD AVE.
NAVD 88 ELEVATION = 1423.80'

BASIS OF BEARING

THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN WHICH BEARS S00°08'54"W 2639.38'

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL 866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

COVER SHEET

PROJECT: TIERRA VERDE WEST
CITY OF SURPRISE, ARIZONA

Know what's below. Call before you dig. 811

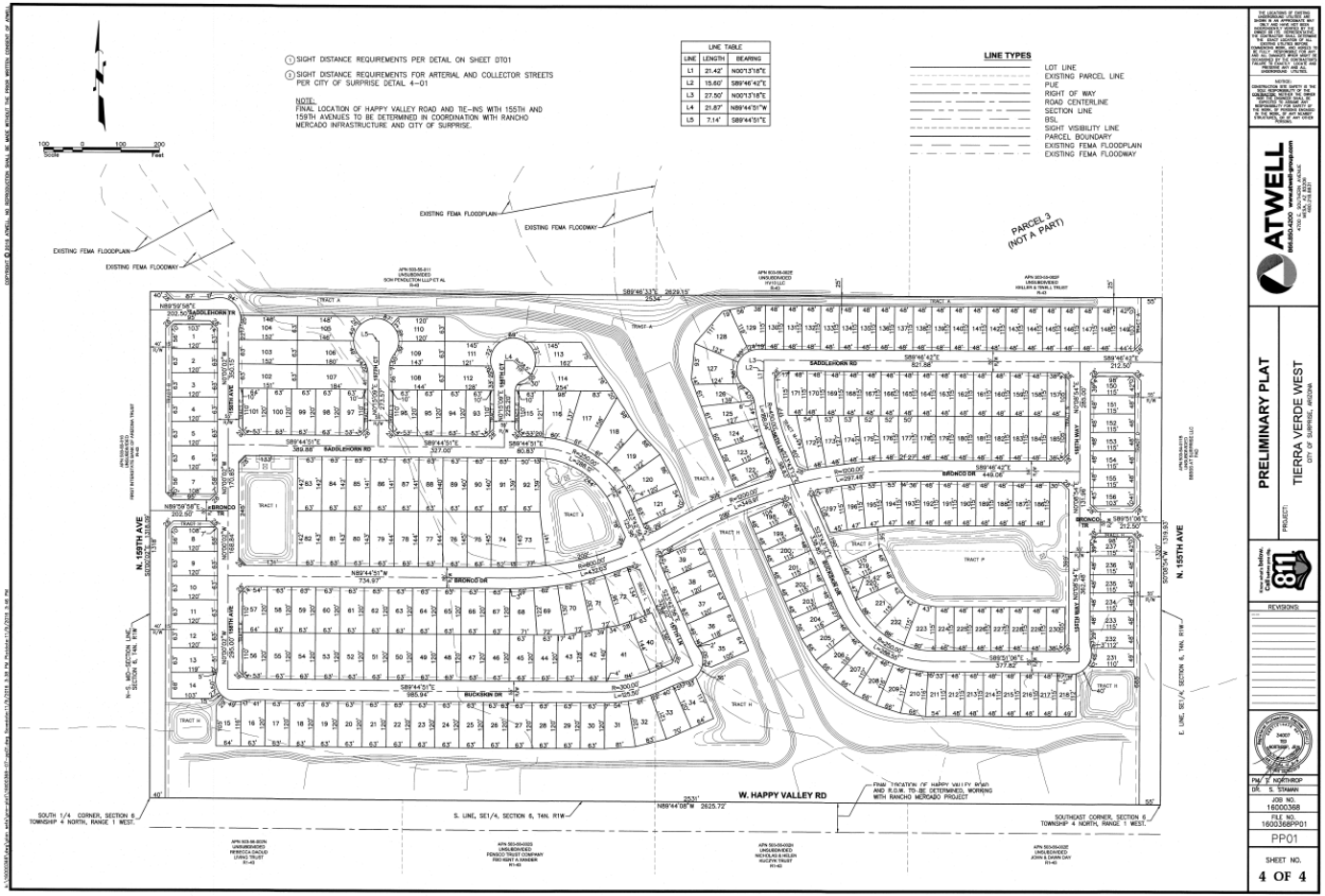
REVISIONS:

P.M. T. NORTHROP
DR. S. STAMAN
JOB NO. 16000368
FILE NO. 1600368CS01
CS01

SHEET NO.
1 OF 4

Preliminary Plat

FS16-334
Tierra Verde West
Preliminary Plat



Preliminary Plat

FS16-334
Tierra Verde West
Preliminary Plat

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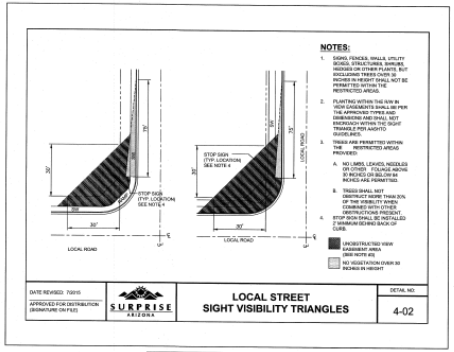


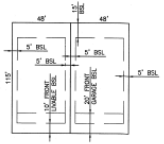
NOTE: REFER TO EDS STANDARD DETAIL 4-01 FOR SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS.

SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 48'x115'

REGULATIONS	PROPOSED PAD STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5'/5'
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	48'
MIN. LOT SIZE (SF)	5,450
MAX. BUILDING HEIGHT	30'

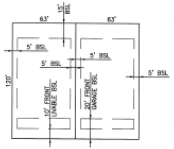
SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 63'x120'

REGULATIONS	PROPOSED PAD STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5'/5'
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	63'
MIN. LOT SIZE (SF)	7,480
MAX. BUILDING HEIGHT	30'



TYP. 48' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

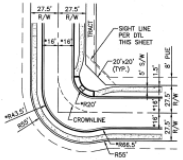


TYP. 63' MINIMUM WIDE LOT AND SETBACKS DETAIL

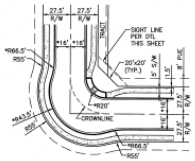
SCALE: N.T.S.

LINE TYPES

- LOT LINE
- EXISTING PARCEL LINE
- PUE
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION LINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY
- EXISTING FEMA FLOODPLAIN
- EXISTING FEMA FLOODWAY



TYPICAL KNUCKLE 2



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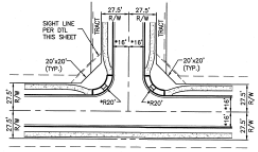
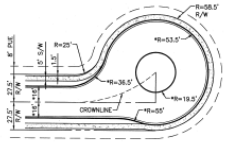


TYPICAL T INTERSECTION

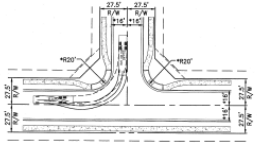


TYPICAL CUL-DE-SAC

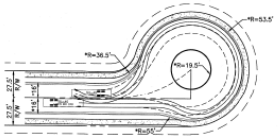
ABBREVIATIONS

B/C	BACK OF CURB
B/L	BIKE LANE
BCHH	BRASS CAP HAND HOLE
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CR	CURB RETURN
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
S/W	SIDEWALK

*NOTE: DIMENSION AT THE BACK OF CURB. REFER TO EDS CURRENT STANDARD DETAIL 3-15 FOR CORNER RADII DEDICATIONS.



TYPICAL T INTERSECTION



TYPICAL CUL-DE-SAC

AASHTO SU-40

GENERAL NOTES:

1. LATERAL SEWERS SERVING LESS THAN THIRTY (30) HOUSES WILL HAVE A MINIMUM SLOPE OF 0.76 PERCENT. WHERE LATERAL SEWERS SERVE LESS THAN TEN (10) HOUSES, THE MINIMUM SLOPE WILL BE NOT LESS THAN ONE (1) PERCENT.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVE OF THE OWNER. THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF NEW AND EXISTING UTILITIES PRIOR TO CONSTRUCTING WORK AND NOTIFY THE ENGINEER OF ANY CONFLICTS AND ALL CHANGES WHICH MUST BE EXCAVATED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR ATWELL, LLC, IS EXPECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR ANY INJURY TO ANYONE ON THE SITE OTHER THAN THEIRS.

ATWELL
866.850.4200 www.atwell-group.com
4300 E. MESCAL STREET, SUITE 2
MESA, AZ 85205
AWLS 13-0001

DETAIL SHEET
PROJECT: TIERRA VERDE WEST
CITY OF SURPRISE, ARIZONA

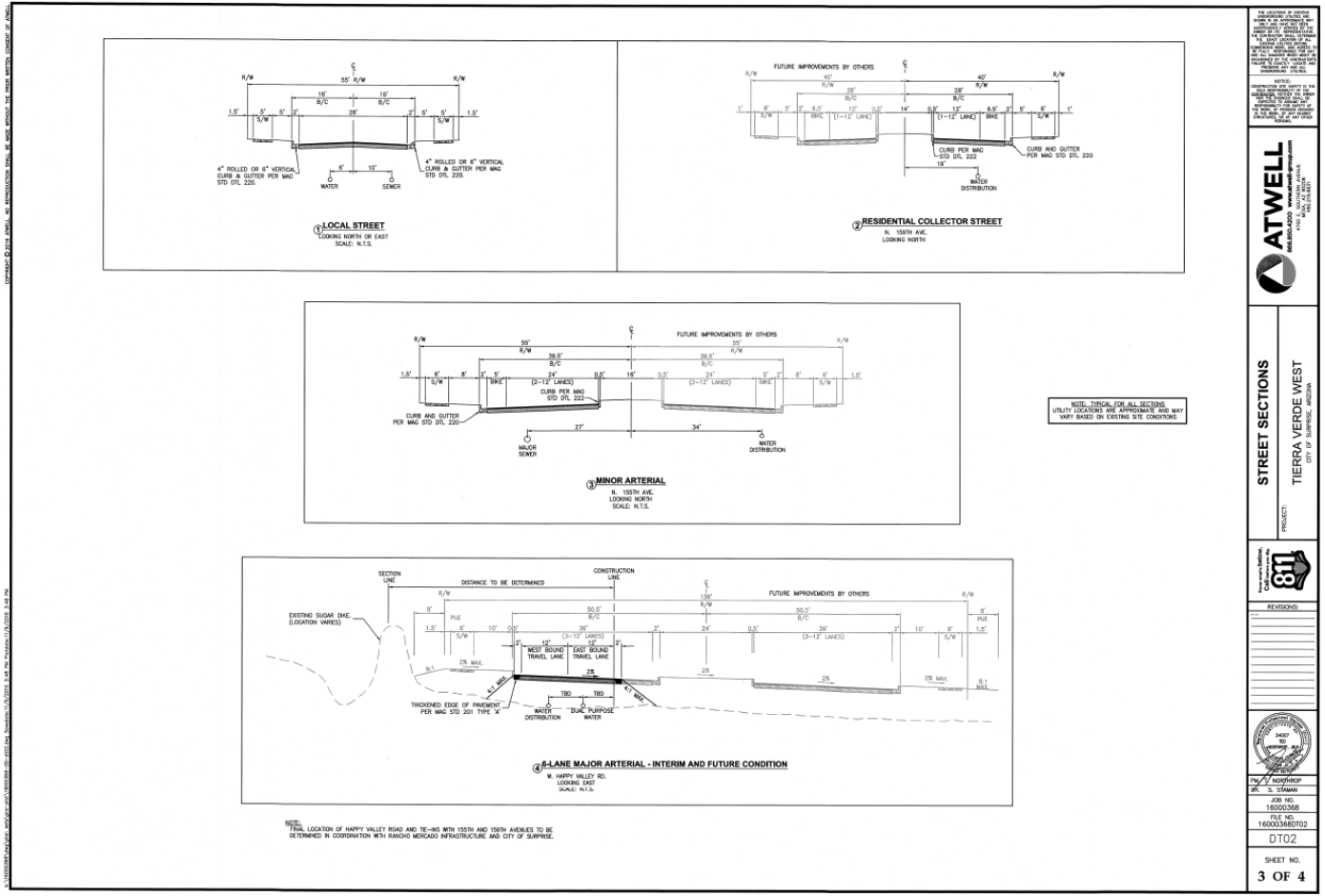
Know what's below. Call before you dig. 811

REVISIONS:

34987
NO. NORTHROP
ARIZONA
AZ U.S.A.

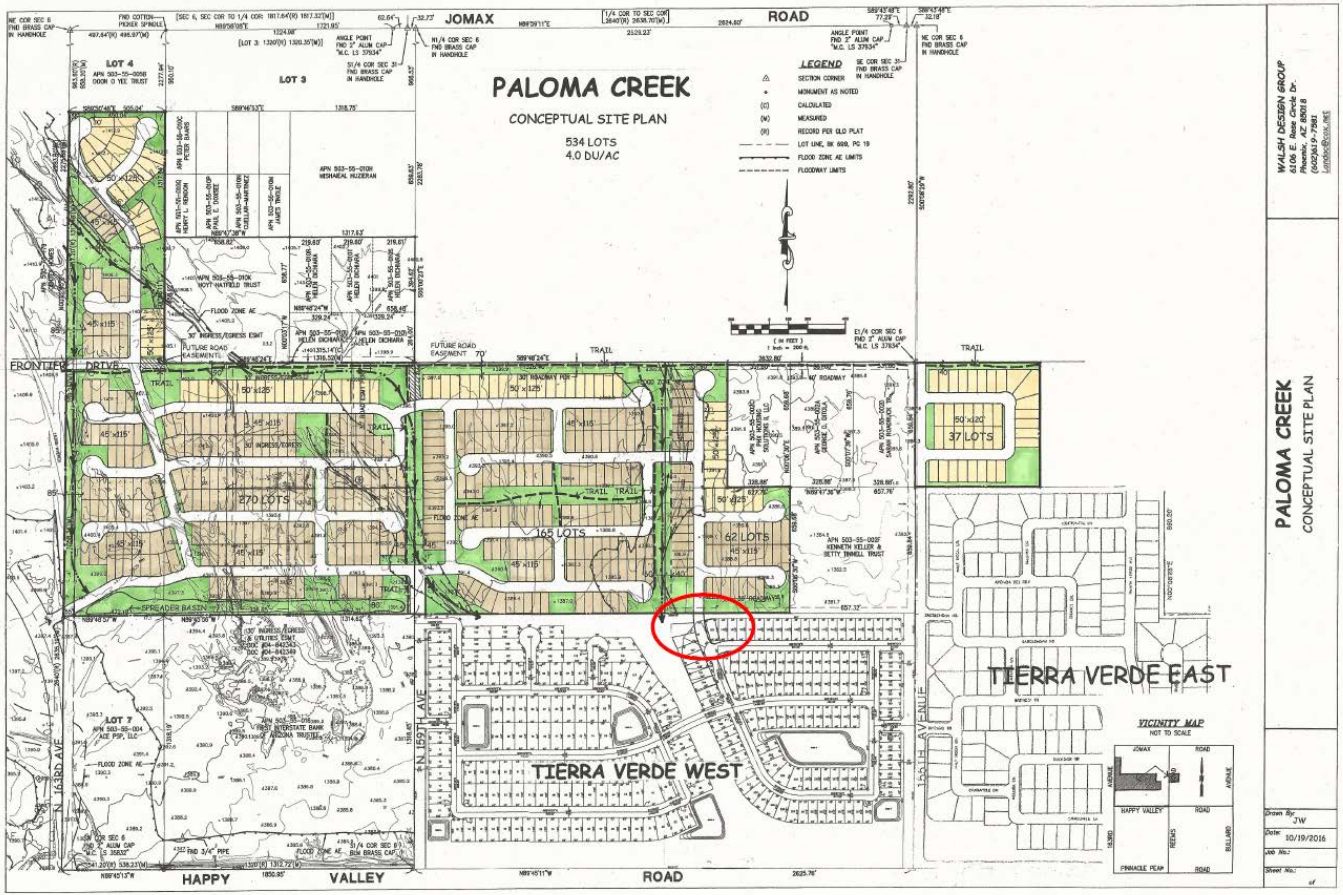
PM: R. NORTHROP
AM: S. STAMAN
JOB NO. 16000368
FILE NO. 16000368DT01
DT01
SHEET NO. 2 OF 4

FS16-334
Tierra Verde West
Preliminary Plat



Preliminary Plat

FS16-334
Tierra Verde West
Preliminary Plat



Preliminary Plat

FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan

TIERRA VERDE WEST

GENERAL LANDSCAPE NOTES:

1. **EXISTING CONDITIONS:** The Contractor shall be responsible for inspecting the project site to become familiar with all existing site conditions, utilities, and structures prior to commencing work.
   a. The Contractor shall not proceed with construction if unsatisfactory or previously unknown conditions exist. Such conditions shall be brought to the attention of the Landscape Architect and Owner in writing immediately and the Contractor shall not proceed with the Work until unsatisfactory conditions have been corrected in an acceptable manner. The Contractor is responsible for all damage and costs resulting from bodily injury and/or damage by the Contractor to Owner's property or utilities and shall assume full responsibility for remedial work or revisions required due to failure to provide such written notification.
   b. The Contractor shall verify existing conditions prior to material delivery and fabrication and shall provide written notification to the Owner and Landscape Architect should existing conditions differ from those indicated in the Drawings.
2. **UTILITIES:** The Contractor is responsible for calling 811 (the designated universal "call before you dig" number in Texas) to contact the One-Call Center and coordinate utility location services. The Contractor shall identify all existing utilities (above-ground and underground) prior to initiating the Work and shall exercise extreme caution when working near existing utilities. The Contractor shall notify the Landscape Architect immediately of any apparent conflicts between proposed construction and locations of existing and proposed utilities.
3. **TOPSOIL:** The Contractor shall be responsible for purchase, delivery, and placement of topsoil (if specified) in areas indicated in the Drawings in preparation for turf installation. Contractor shall visit the site to review and confirm extent of soils work prior to commencement of installation. The Contractor shall submit samples of existing and proposed soils and soil test reports for review by Landscape Architect.
4. **GRADING:** The Contractor shall be responsible for fine grading of all areas to be seeded, sodded, and landscaped. Existing soils in turf and landscaped areas shall be scarified, raked to remove and dispose of stones over 1" diameter and other debris, and fine graded to achieve specified soil quality and to obtain positive surface drainage. Place imported soils to depth indicated in the Drawings.
5. **EROSION CONTROL:** The Contractor shall be responsible for erosion control of sloped areas within Limit of Work and for coordinating any proposed erosion control measures with erosion control installations indicated in civil engineering drawings (if applicable).
6. **LAYOUT:** The Contractor shall be responsible for accurately laying out landscape beds and turf areas as indicated in the Drawings. Limits of turf and bedlines indicated in the Drawings are diagrammatic. Layout shall be painted or staked in the field for review by Landscape Architect prior to excavation. Contractor shall review actual limits of turf and landscaped areas and confirm accurate Bid quantity takeoffs before installation. Following review of layout, coordinate installation of irrigation system to conform to the approved layout.
7. **QUANTITIES:** Material quantities provided in the Drawings are provided only as a convenience to the Contractor and are not intended for Bid purposes. The Contractor is responsible for preparing independent takeoffs, based on the Drawings, and for confirming accurate Bid quantities. In the event of a conflict between quantities shown in the Drawings and those indicated in the Plant List or other schedules, quantities shown in the Drawings shall prevail.
8. **WEED CONTROL:** No less than two weeks prior to lawn and landscape installation, eradicate existing weeds and unwanted vegetation indicated in Drawings to be removed with broad spectrum systemic herbicide applied by licensed application personnel following all manufacturer's recommendations. Do not initiate seeding work until existing vegetation is dead.
9. **BED PREPARATION:** The Contractor shall excavate landscape beds as indicated in the Drawings as required to accommodate a 6" depth of prepared soil and 3" depth of surface mulch. Soils removed from bed areas that meet topsoil specifications may be used in areas to be sodded or seeded. Stone larger than 1" diameter and all debris and trash shall be removed and disposed of off-site. Following excavation, place prepared soil in landscape beds. Prepared soil shall consist of 4" imported topsoil and 2" soil conditioner, thoroughly blended together before placement. This mix shall also be used to backfill the planting pits of all pit-planted shrubs and trees.
10. **PLANT MATERIALS:** All plant materials shall be nursery-grown plant materials meeting all American Nursery and Landscape Association standards (ANSI Z60.1-2004) and minimum specifications indicated in the Plant List. All container grown nursery stock shall be healthy, vigorous, well-rooted, and established in the container in which it is growing. Container grown nursery stock shall have a well-established root system reaching the sides of the container to maintain a firm ball when the container is removed and shall not have girdling roots or excessive root growth encircling the inside of the container. Spread measurements shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants and from the ground for field grown plants and shall extend to the top of all canes, without leaves.
11. **INSTALLATION:** Handle all plants with care while transporting and installing. Maintain as specified until Date of Final Acceptance. Plants shall be installed to present best side facing the viewer. Install plant quantities indicated in the Plant List. Adjust plant spacing as required to fill beds.
12. **MULCH:** Mulch shall be decomposed granite, as specified. After plant installation, mulch landscape beds and watering saucers to full 2" depth, as indicated on the materials list.
13. **WARRANTY:** Warranty plant materials to remain alive and be in healthy, vigorous condition for a period of one (1) year after Date of Final Acceptance, as specified. Warranty shall cover all plant materials that decline in health or die. The Warranty does not include damage caused by vandalism, browsing by wildlife, hail, abnormal freezes, drought, or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease, damage, and planting shock to plants. Plants replaced under Warranty shall be warranted for one year following replacement.

GENERAL LANDSCAPE NOTES:

1. **PERMITTING and LICENSURE:** Contractor shall provide evidence of licensure required to perform the required services and shall comply with all applicable ordinances and local codes in the performance of the Work. All permits required for the Work shall be obtained by the Contractor prior to commencing construction. Refer to "Instructions to Bidders."
2. **EXISTING CONDITIONS:** The Contractor shall be responsible for inspecting the project site prior to commencing work and becoming familiar with existing site conditions, utilities, and structures.
   a. The Contractor shall not proceed with construction if unsatisfactory or previously unknown conditions exist. Such conditions shall be brought to the attention of the Landscape Architect and Owner immediately and the Contractor shall not proceed with the Work until unsatisfactory conditions have been corrected in an acceptable manner. The Contractor is responsible for all damages and costs resulting from bodily injury and/or damage by the Contractor to Owner's property or utilities and shall assume full responsibility for remedial work or revisions required due to failure to provide such written notification.
   b. The Contractor shall verify existing conditions prior to material delivery and fabrication and shall notify the Owner and Landscape Architect should existing conditions differ from those indicated in the Drawings.
3. **UTILITIES:** The Contractor is responsible for calling 811 (the designated universal "call before you dig" number in Arizona) to contact the One-Call Center and coordinate utility location services. The Contractor shall identify all existing utilities (above-ground and underground) prior to initiating the Work and shall exercise extreme caution when working near existing utilities. The Contractor shall notify the Landscape Architect immediately of any apparent conflicts between proposed construction and locations of existing and proposed utilities.
4. **COORDINATION:** The Contractor shall have full use of premises during construction period and shall strictly limit construction activities to areas within "Limit of Work." The Contractor shall be responsible for the coordination of his work and work of its subcontractors and with other contractors performing work under separate contracts on the site.
5. **CHANGES:** Field conditions may differ from those indicated in the Drawings and modification to elements of the Work may be required, thereby increasing or decreasing the extent of the Work.
   a. Changes to the Work will be based on Unit Prices provided by the Contractor in the Bid Form and performed only following acceptance of a Change Order by the Owner and Landscape Architect. Unit prices are for completed work and include labor, materials, equipment, taxes, overhead, profit, maintenance, and warranty associated with the Work. Changes to the Work, whether resulting from Owner's directive or the acceptance of Contractor's substitutions, shall be the responsibility of the Contractor. A written Change Order request shall be submitted to the Landscape Architect for review and approval prior to material purchases or installation.
   b. Material quantities indicated in the Drawings are provided only as a convenience to the Contractor and are not intended for Bid purposes. The Contractor is responsible for preparing independent takeoffs, based on the Drawings, and for confirming accurate Bid quantities. In the event of a conflict between quantities shown in the Drawings and those indicated in other schedules or lists, quantities shown in the Drawings shall prevail. The Contractor shall provide all labor, materials, and supervision required to accomplish the work as indicated and noted on the Drawings, unless otherwise noted.
6. **COMMENCEMENT:** The Contractor shall notify the Landscape Architect no less than 48 (forty-eight) hours prior to commencement of the Work. Confirm any work restrictions per Specifications, if applicable, prior to commencing work.
7. **MATERIALS and EQUIPMENT STORAGE:** The Contractor shall coordinate locations for materials and equipment storage, vehicular parking, work restrictions, and site access with the Owner prior to construction. Under no circumstances shall the Contractor store materials and equipment or park vehicles below the canopy of protected existing trees.
8. **CONSTRUCTION LAYOUT:** Verify layout information shown on Drawings in relation to property survey and existing benchmarks. If discrepancies are discovered, notify the Landscape Architect immediately. Contractor shall stake layout of hardscape elements for review and approval by Landscape Architect prior to commencing construction. Set hardscape elevations to obtain positive drainage. Adjoin flatwork to existing flatwork at-grade and match in color and material, unless otherwise noted. Meet all requirements of applicable accessibility code.
9. **STANDARDS:** Construction indicated in the Drawings shall be in conformance with the latest edition of all applicable municipal, county, state, federal, OSHA codes and standards, and including but not limited to the Uniform Building Code, most recent edition and amendments adopted by local government.
10. **PROTECTION:** The Contractor is responsible for protection of construction in progress and stored materials from vandalism and damage. Contractor shall be responsible for replacing or repairing any materials or installed work damaged, until the Date of Final Acceptance, at no cost to the Owner.
11. **CLEAN UP:** The Contractor is responsible for keeping roadways clear and available for use at all times, for filling or securing open excavations, repairing of hazardous conditions, and removing stored materials, obstructions, trash, and debris at the end of each working day.
12. **CLOSEOUT PROCEDURES:** The Contractor is responsible for submitting a written request for Inspection for Substantial Completion to the Landscape Architect. Prior to the inspection, the Contractor shall thoroughly clean up the project site, repair all damage to the Work, and remove all construction materials, trash, and debris.
13. **SALVAGE TREES:** Salvageable trees identified in the native tree inventory will be relocated on this property or relocated by others.
14. **TREE MAINTENANCE:** Maintenance of trees in tracts is the responsibility of the HOA.
15. LOCATION AND HEIGHT OF TREES SHALL COMPLY WITH EDS STANDARDS DETIALS 4-01 AND 4-02.

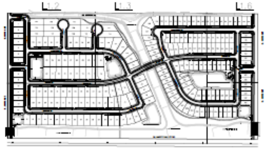
811 Know what's below. Call before you dig.

These drawings supplement other contractual information which may include Bid Instructions and ProjectSpecifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or ProjectSpecifications, the matter shall be immediately submitted to the Owners Representative; without his decision said discrepancy shall not be adjusted by the Landscape Contractor, save only at his own risk and expense. The Landscape Contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Landscape Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Landscape Contractor to fulfill the intent of the Contract.

All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.

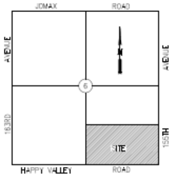
Unless specifically noted otherwise in the Contract Documents, the Landscape Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Landscape Contractor is required to fully coordinate with those consultants/Landscape Contractors. Owner is to pay for all soils and materials testing.

Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner's Representative.



KEY MAP

NTS North



VICINITY MAP
NOT TO SCALE

SHEET INDEX

L 1.1 – COVER SHEET
L 1.1–L1.6 – LANDSCAPE PLANS
L 1.7 – WALL PLAN
L 1.8–L1.10 – COMMUNITY AMENITY PLANS

OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
	ACACIA ANEURA / MULGA	24" BOX	113	STAKE AS REQUIRED
	ACACIA WILLARDIANA / PALO BLANCO	24" BOX	22	STAKE AS REQUIRED
	CHILOPSIS LINEARIS / DESERT WILLOW	24" BOX	45	STAKE AS REQUIRED
	CERCIDIUM FLORIDUM / BLUE PALO VERDE	24" BOX	158	STAKE AS REQUIRED
	CERCIDIUM HYBRID 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	9	STAKE AS REQUIRED
	OLNEYA TESOTA / DESERT IRONWOOD	24" BOX	6	STAKE AS REQUIRED
	PROSOPIS HYBRID 'AZT THORNLESS' / AZT THORNLESS HYBRID MESQUITE	36" BOX	66	STAKE AS REQUIRED
	PROSOPIS VELUTINA / NATIVE MESQUITE	24" BOX	77	STAKE AS REQUIRED
SHRUBS				
	ASCLEPIAS SUBULATA / DESERT MILKWEED	5 GAL	17	
	CORDIA PARVIFOLIA / LITTLE LEAF CORDIA	5 GAL	24	
	DODONAEA VISCOSA / HOPSEED BUSH	5 GAL	29	
	ENCELIA FARINOSA / BRITTLEBUSH	5 GAL	140	
	EREMOPHILA MACULATA / VALENTINE BUSH	5 GAL	8	
	ERICAMERIA LARICIFOLIA 'AGUIRRE' / TURPENTINE BUSH	5 GAL	314	
	EUPHORBIA RIGIDA / GOPHER PLANT	5 GAL	25	
	EUPHORBIA ANTISYPHILITICA / CANDELILLA	5 GAL	38	
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / 'BRAKELIGHTS' RED YUCCA	5 GAL	114	
	JUSTICIA CALIFORNICA / CHUPAROSA	5 GAL	75	
	LARREA TRIDENTATA / CREOSOTE	5 GAL	107	
	LEUCOPHYLLUM LANGMANIAE / LYNN'S LEGACY TM	5 GAL	150	
ACCENTS				
	AGAVE DESMETTIANA / N.C.N.	5 GAL	24	
	AGAVE PARRYI / VARIETY TRUNCATA	5 GAL	92	
	AGAVE WEBERI / WEBER AGAVE	5 GAL	6	
	CARNEGIA GIGANTEA / SAGUARO	VARIES: 5' TO 12' SPEAR	33	
	DASYLIRION WHEELERI / DESERT SPOON	5 GAL	64	
	FOUQUIERIA SPLENDENS / OCOTILLO	MIN. 10', 12 CANES	5	
	OPUNTIA SP. SANTA RITA	5 GAL	52	
GROUNDCOVER AND GRASSES				
	LANTANA 'GOLD MOUND' / GOLD MOUND LANTANA	1 GAL	84	
	VERBENA GOODINGII / PURPLE TRAILING VERBENA	1 GAL	82	
	VERBENA RIGIDA / SANDPAPER VERBENA	1 GAL	168	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / REGAL MIST DEER GRASS	5 GAL	44	
	NOLINA MICROCARPA / BEAR GRASS	5 GAL	9	
MATERIAL				
	CONCRETE HEADER			
	DECOMPOSED GRANITE / 'EXPRESS BROWN'	3/4" MINUS		2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
	DECOMPOSED GRANITE / 'EXPRESS BROWN'	DESERT PAVEMENT		30% COVERAGE IN LANDSCAPE AREAS
	WEATHERED GRANITE BOULDERS / SURFACE SELECT	20% 1/2 TON, 50% 1 TON, 30% 2 TON		SEE DETAIL
	SONORAN DESERT WILDFLOWER MIX	BY: GRANITE SEED AND EROSION CONTROL		
	CYNODON DACTYLON 'SANTA ANA'	SOD		

rvi planning + landscape architecture
4702 E. Southern Ave.
Mesa, AZ 85206
(480) 586-2176

EXP. 03/31/2017

TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
DRW: SEB
RVW:

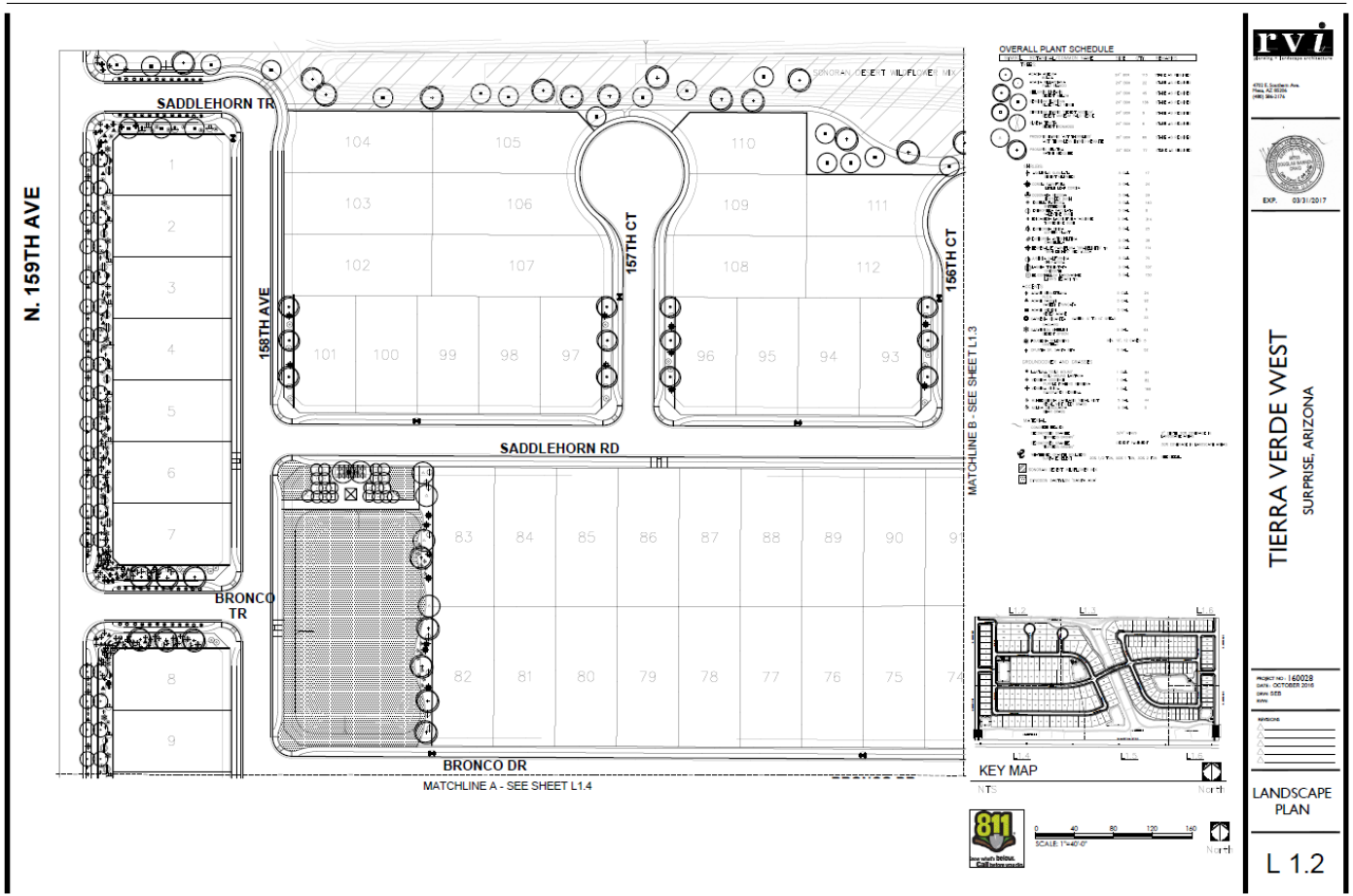
REVISIONS:

COVER SHEET

L 1.1

FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan



FS16-334
Tierra Verde West
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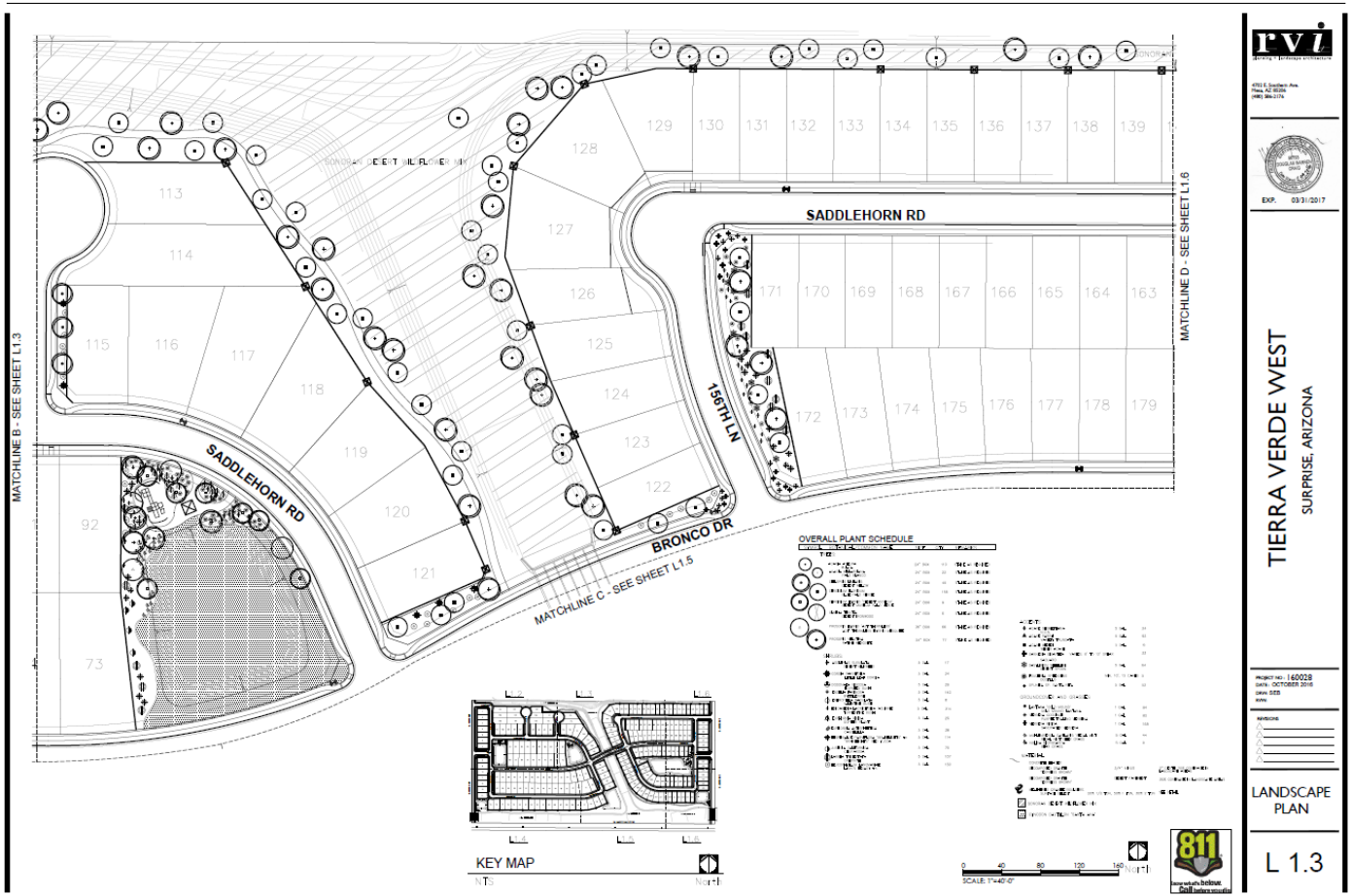
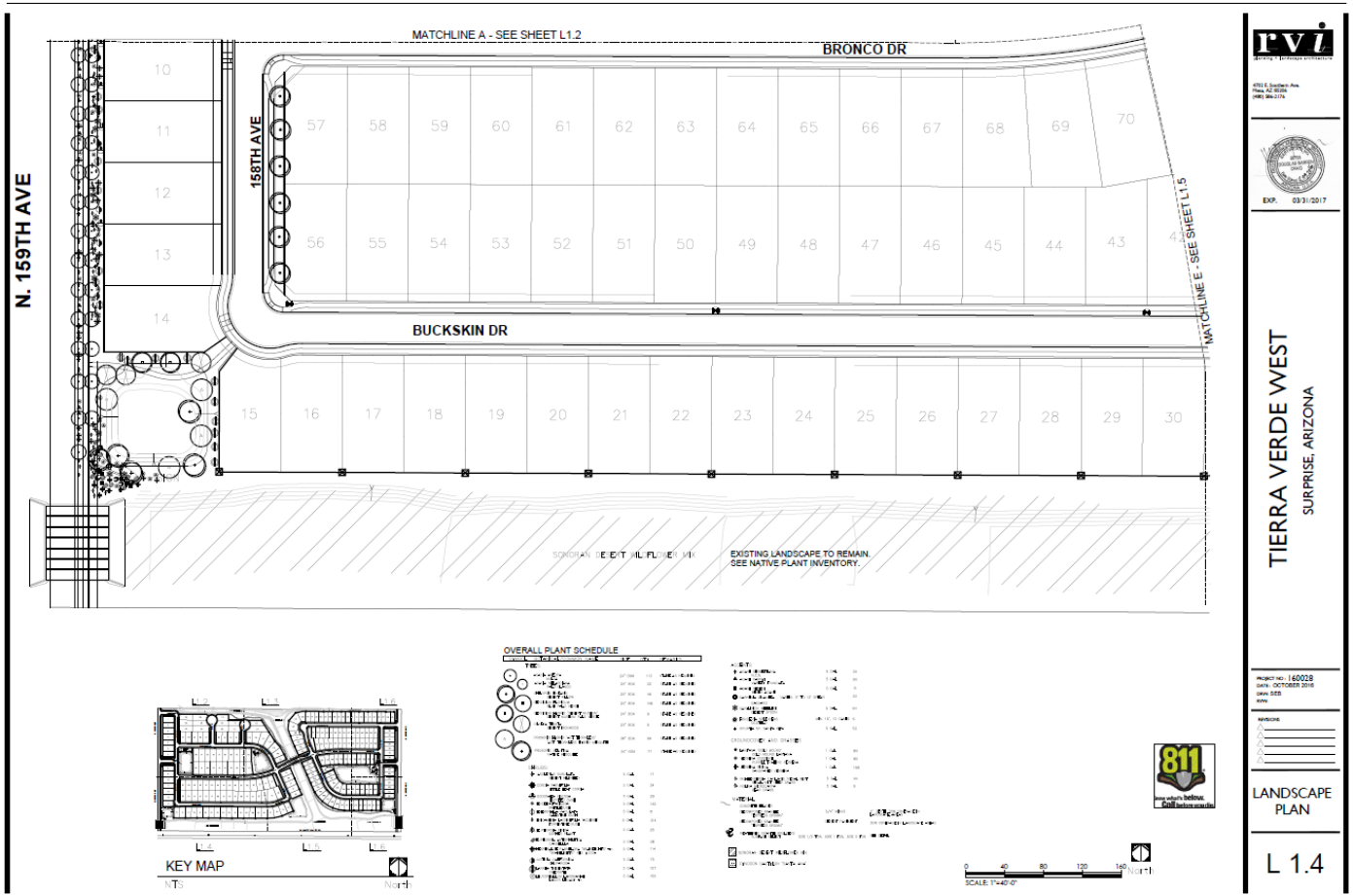


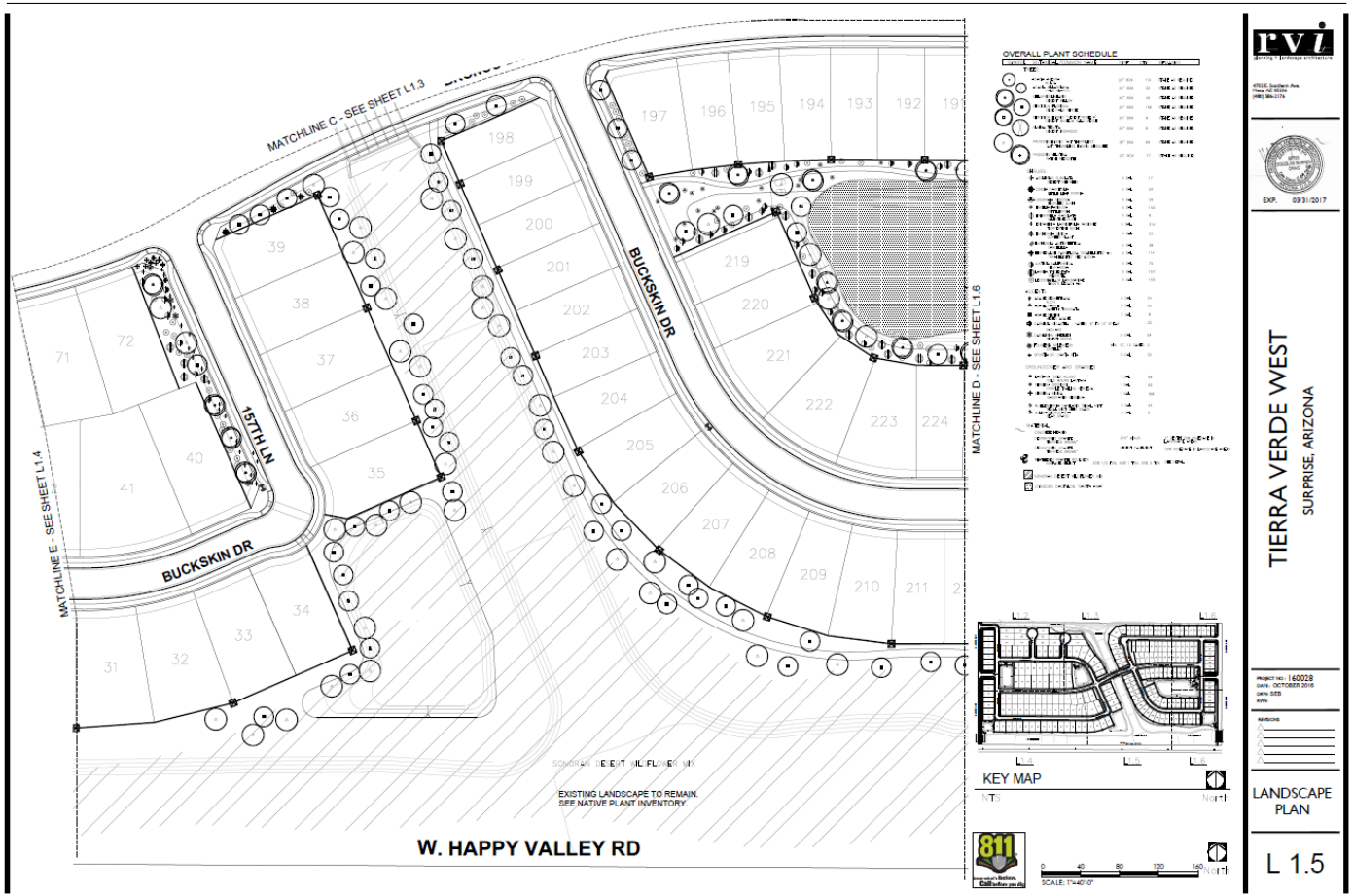
FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan



FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan



rvi

EXP. 03/31/2017

TIERRA VERDE WEST

SURPRISE, ARIZONA

PROJECT NO: 160028

DATE: OCTOBER 2016

DRW: SEB

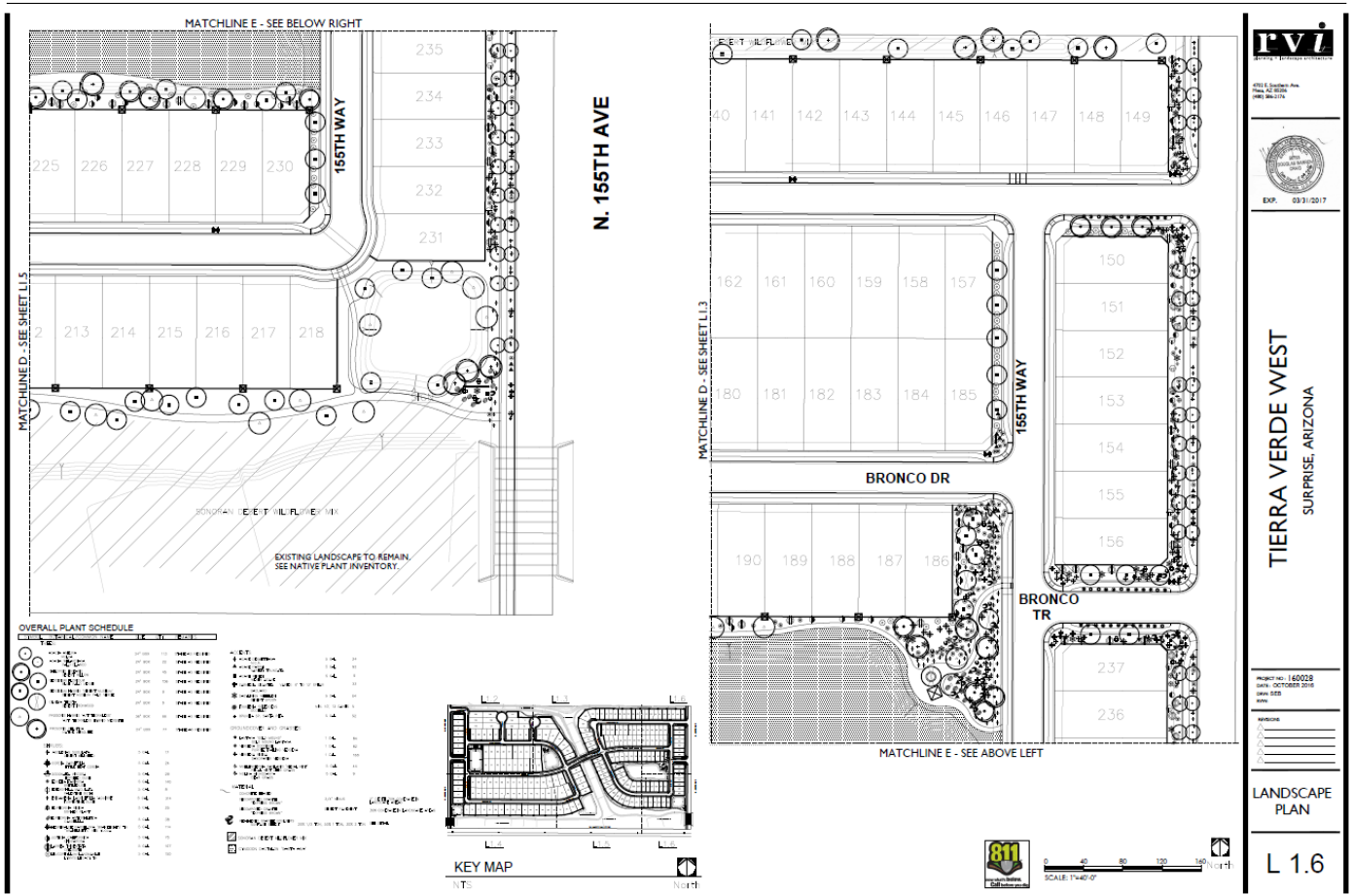
REVISIONS

LANDSCAPE PLAN

L 1.5

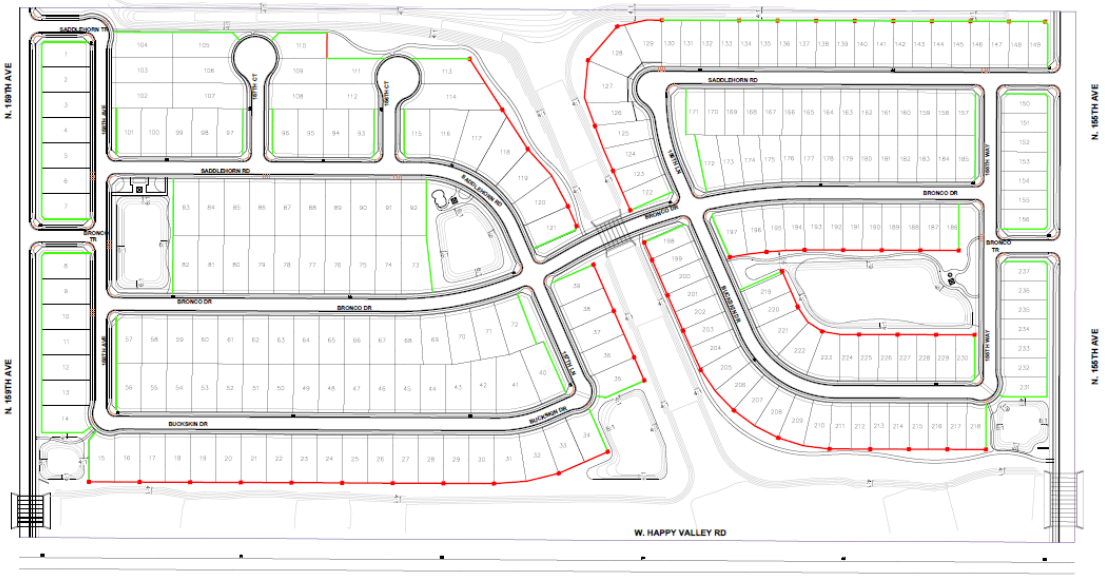
FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan



FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan



0 100 200 300 400
SCALE: 1"=100'-0"
North

811

LEGEND

- SIGNAGE
- COLUMN
- PERIMETER WALL
- VIEW WALL

KEY MAP
NTS
North

PVI

EXP. 03/31/2017

TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
DRW: SEB
CHK:

REVISIONS

WALL PLAN

L1.7

FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan

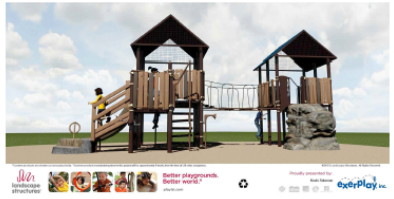
FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan

FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan

PLAYGROUND FEATURES



PLAY STRUCTURES

SITE FURNISHINGS

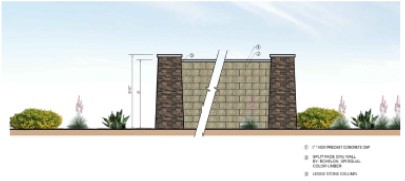
MAIL BOX KIOSK

RAMADA - MESA BY CLASSIC RECREATION

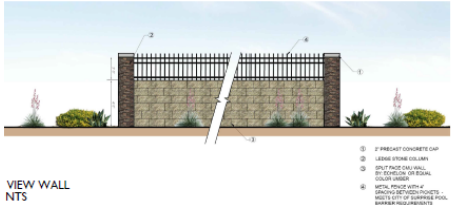
MONUMENT ELEVATIONS

MONUMENT SIGN
NTS

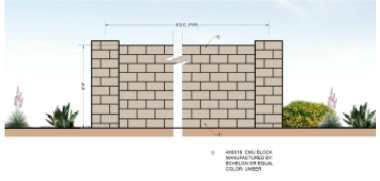
WALL ELEVATIONS



PERIMETER WALL
NTS



VIEW WALL
NTS



DOOLEY WALL
NTS

rvi

TIERRA VERDE WEST
SURPRISE, ARIZONA

COMMUNITY AMENITIES

L1.10

FS16-334
Tierra Verde West
Preliminary Plat

Sugar Dike & Interior Washes

FS16-334
Tierra Verde West
Preliminary Plat

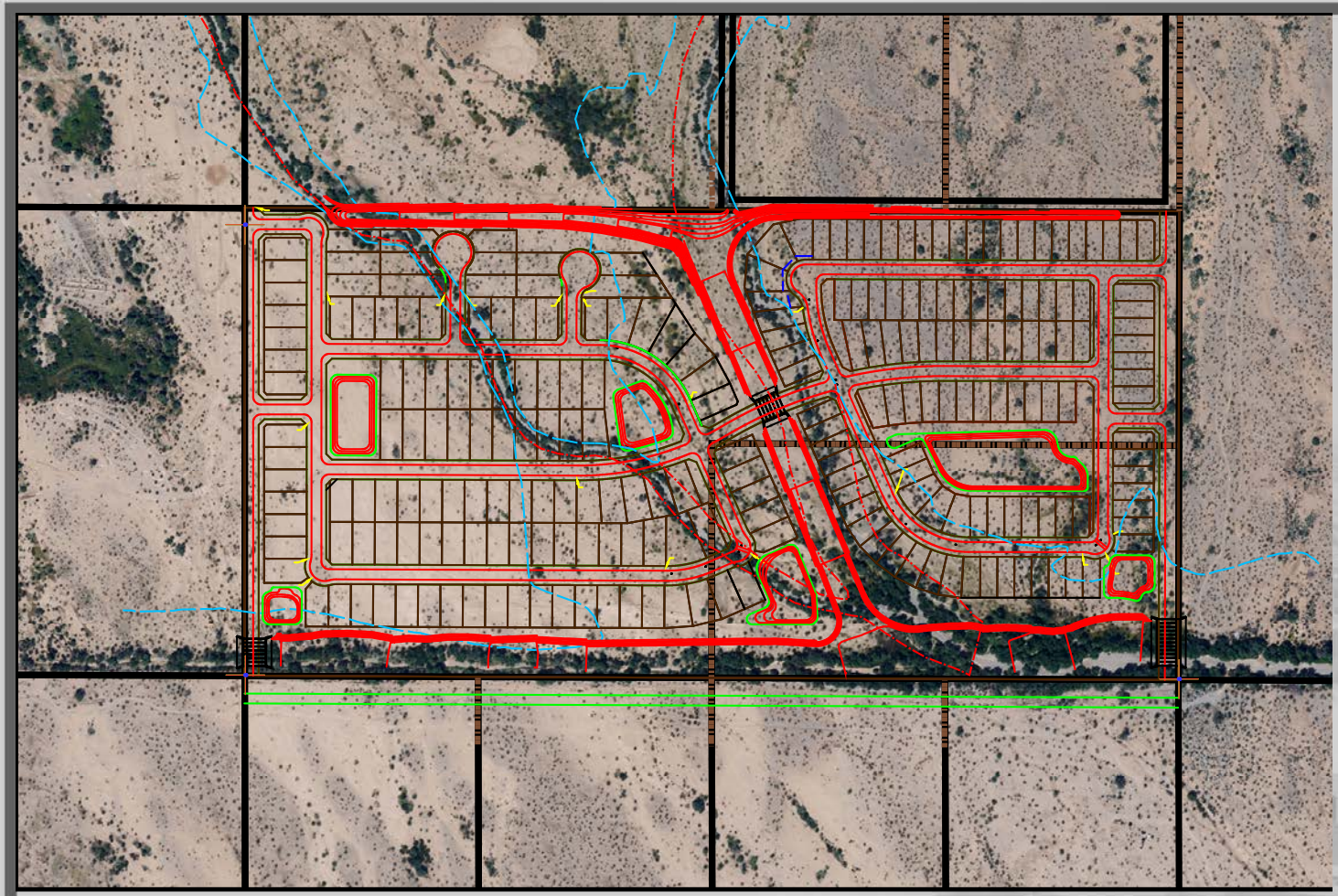
Native Plant Inventory

FS16-334
Tierra Verde West
Preliminary Plat

Sugar Dike

FS16-334
Tierra Verde West
Preliminary Plat

Interior Washes

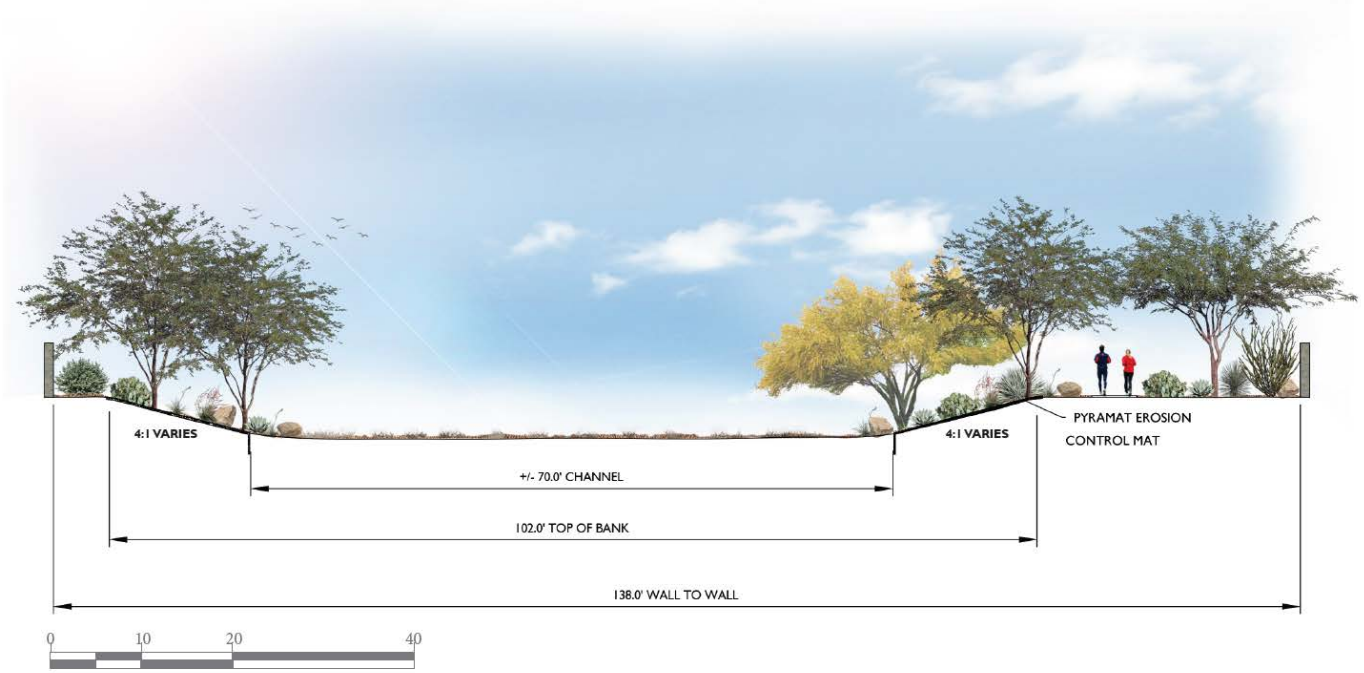


FS16-334
Tierra Verde West
Preliminary Plat

Sugar Dike & Interior Washes

FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan



TIERRA VERDE WEST

OCTOBER 12, 2016

DRAINAGE CHANNEL SECTION

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You