175TH & SWEETWATER

SURPRISE, ARIZONA

BY: AZ COMMUNITY DEVELOPMENT, LLC

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

1. ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, 1/2" MINUS COLOR AS SPECFIED., 2" DEPTH, TYP.
2. NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
3. LANDSCAPE ARCHITECT / OWNER'S REP IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
6. ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
7. ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
8. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
9. QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
10. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
11. LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
12. ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
13. ALL SWALE CHANNELS ARE TO HAVE 1" - 3" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
14. ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
15. ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
16. ALL TURF IS TO BE BERMUDA HYBRID. MAY BE INSTALLED AS SOD OR HYDROSEED.
17. ALL HEADER IS TO BE EXTRUDED CONCRETE CURBING OR EQUAL.
18. 100 PERCENT OF ALL RIGHT OF WAY PLANT MATERIAL IS TO BE FOUND ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.
19. TREES WITH THORNS ARE NOT TO BE LOCATED WITHIN RECREATION AREAS, AND SHALL BE SET A MINIMUM OF 10' AWAY FROM ALL PEDESTRIAN ROUTES.
20. ALL SIDEWALKS AND COMMUNITY TRAILS ARE 6' WIDE.
21. TREES THAT OVERHANG THE CITY STREETS MUST BE TRIMMED UP TO A CLEAR HEIGHT OF NOT LESS THAN 15'
22. TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED SO THAT NO LIMBS, LEAVES NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

CITY NOTES

1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT.
2. SIGNS REQUIRE A SEPARATE PERMIT.
3. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
4. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
5. ROOT BARRIER PER CITY OF SURPRISE EDS 8-14 IS REQUIRED FOR ANY TREE LOCATED WITH THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL.
6. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
7. ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30 INCHES HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION, INCREASING TO 10' CLEARANCE WHERE APPROACHING STOP SIGNS.
8. TRAILS AND PATHWAYS ARE TO BE ADA COMPLIANT, WHERE PRACTICAL.
9. SIDEWALKS AND SIDEWALK SEPERATION WILL CONFORM TO THE CITY OF SURPRISE PLANNING AND DESIGN GUIDELINES.

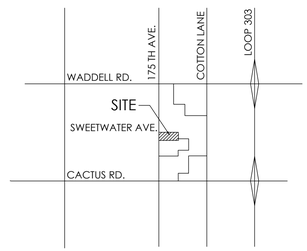
PROJECT DATA

CURRENT ZONING:	*RU-43
GROSS AREA:	10.0 AC.
NET AREA:	9.1 AC.
OPEN SPACE AREA:	2.4 AC.

FOR TRACT TABLE SEE PRELIMINARY PLAT, SHEET 4, BY DAVID EVANS AND ASSOCIATES.

*RM-9 PUD ZONING UPON SUCCESSFUL ANNEXATION PER FS16-437 AND SUBSEQUENT ZONING APPROVAL PER FS16-391

VICINITY MAP



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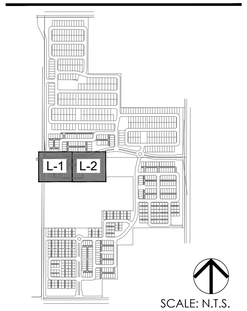
KEYMAP



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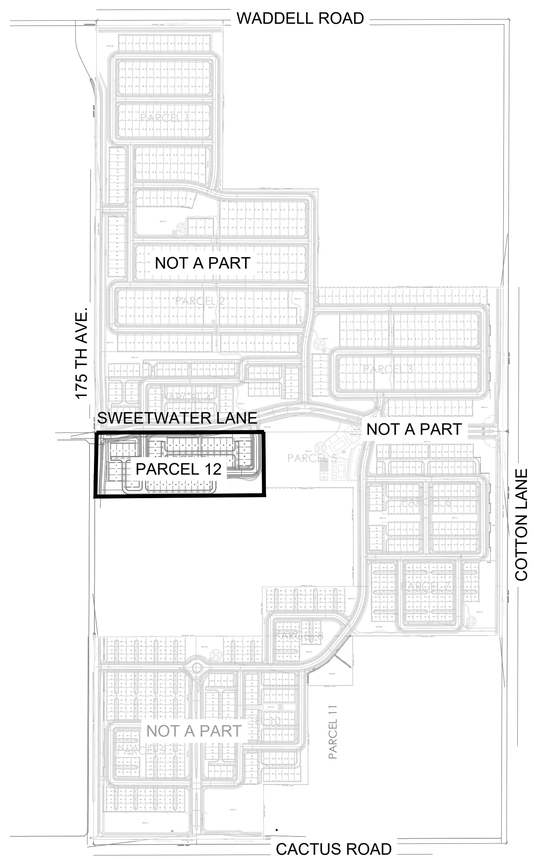
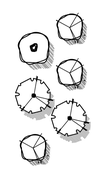
OVERALL PARCEL PLAN



PRELIMINARY PLANT PALETTE



Trees:

Acacia aneura
Mulga
Bauhinia mexicana *
Orchid Tree
Bauhinia lunariodes *
Anacaco Orchid Tree
Brachychiton populneus *
Bottle Tree
Caesalpinia cacalaco
Cascalote 'Smoothie'
Chitalpa tashkentensis 'Pink Dawn' *
Chiltalpa
Citrus calamondin
Mandarin Orange
Cupresses sempervirens
Italian Cypress
Dalbergia sissoo *
Indian Rosewood
Eucalyptus microtheca *
Colibah Tree
Ficus microcarpa
Indian Laurel Fig
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Shamel Ash
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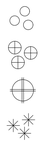
Arizona Ash
Fraxinus velutina 'Fan Tex'
Fan Tex Ash
Jacranda mimosifolia
Jacaranda
Ligustrum lucidum
Glossy Privet
Magnolia grandiflora
Olea europaea 'Swan Hill'
Swan Hill Olive
Pistacha chinensis 'Red Push' **
Red Push Pistache
Quercus virginiana 'Heritage' **
Heritage Live Oak
Schinus teribinthifolius
Brazilian Pepper Tree
Sophora secundiflora **
Texas Mountain Laurel
Thevetia peruviana *
Yellow Oleander
Tipuana tipu *
Tipu Tree
Ulmus parvifolia ,cv 'Sempervirens' *
Chinese Evergreen Elm
Vitex agnus-castus 'Montrose Purple'
Chaste Tree



Shrubs:

Buxus japonica 'Green Beauty'
Japanese Boxwood
Callistemon citrinus 'Little John' *
Little John Bottlebrush
Carissa micorcarpa 'Boxwood Beauty'
Boxwood Beauty Natal Plum
Chrysactinia mexicana
Damianita*
Dietes bicolor
Fortnight Lily
Eremophila maculata 'Valentine' *
Emu Bush
Feijoa sellowiana
Pinnaple Guava
Gardenia jasminoides
Gardenia
Hibiscus rosa-sinensis
Chinese Hibiscus
Ilex vomitoria 'Stokes'
Dwaft Yaupon
Ligustrum japonicum
Japanese Privet
Muhlenbergia rigens *
Deer Grass
Myrtus communis 'Compacta' *
Dwarf Myrtle
Nandina domestica
Compacta* *
Osmanthus fragrans
Sweet Olive
Photinia fraseri
Red Photinia
Plumbago auriculata *
Cape Plumbago
Pyracantha koidzumii 'Santa Cruz' *
Santa Cruz Prostrata
Raphiolepis indica 'Ballerina'
Ballerina
Simmondsia chinensis
Jojoba
Tecoma stans 'Orange Jubilee'
Arizona Yellow Bells
Vauquelinia californica *
Arizona Rosewood

Accents:

Cycas revoluta *
Sago Palm
Guara lindheimeri
Lindheimer's beeblossom
Hesperaloe parviflora *
Red yucca
Yucca bacata *
Banana Yucca
Yucca gloriosa *
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Yucca recurvifolia *
Pendulous Yucca

Ground Covers:

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Hedera helix
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Trailing White Lantana
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Pentas lanceolata
Egyptian Star
Rosmarinus officinalis 'Prostratus' *
Prostrate Rosemary
Trachelospermum asiaticum
Dwarf Star Jasmine
Verbena species
Vinca major
Vinca Major
Zephyranthes sp
Rain Lily

Vines

Bougainvilla brasiliensis 'La Jolla' *
La Jolla Bougainvillea
Gelsemium sempervirens
Carolina Jasmine
Grewia occidentalis/caffra
Lavender Star Flower
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Hall's Honeysuckle
Rosa banksiae *
Lady Bank's Rose

Notes:

1. * *Plants on the ADWR Low Water Use Drought Tolerant plant list.*
2. ** *Plant species that are approved for use in public right-of-way per EDS 8.1.4.*
3. Plants with an invasive root system will not be planted near sidewalks, pavements, wall, etc. and are indicated by **bold type and underline**.
4. Trees with erect growth habit within the right-of-way or adjacent to any sidewalk shall have their main vertical leader intact and shall remained unclipped.

SHEET INDEX

SHEET	PAGE #	TITLE
C-1	1	COVER SHEET
L-1	2	LANDSCAPE PLAN
L-2	3	LANDSCAPE PLAN
W-1	4	WALL & MAILBOX PLAN
WD-1	5	WALL DETAILS

PROJECT TEAM

Discipline	Company Contact Info.
Client	Surprise Village Partners, LLC Joseph J. Kalish 11024 N 28th Drive, Suite 170 Phoenix, AZ 85029 (602) 499-0899 joseph@jjlalish.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA 120 South Ash Avenue Tempe, Arizona 85281 (480) 994-0994 Lthelen@lvadesign.com
Civil Engineer	David Evans and Associates Inc. Ramzi Georges, PE, CFPM 4600 E. Washington St., Suite 250 Phoenix, Arizona 85034 (602)474-9223 ryg@deainc.com

AMENITIES LIST (BY PARCEL)

Parcel 12:

(1) Turf Retention basin / paved trails

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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 52316 LAURA THELEN 11/04/16 Date Signed ARIZONA, U.S.A. EXPIRES 6/30/2017

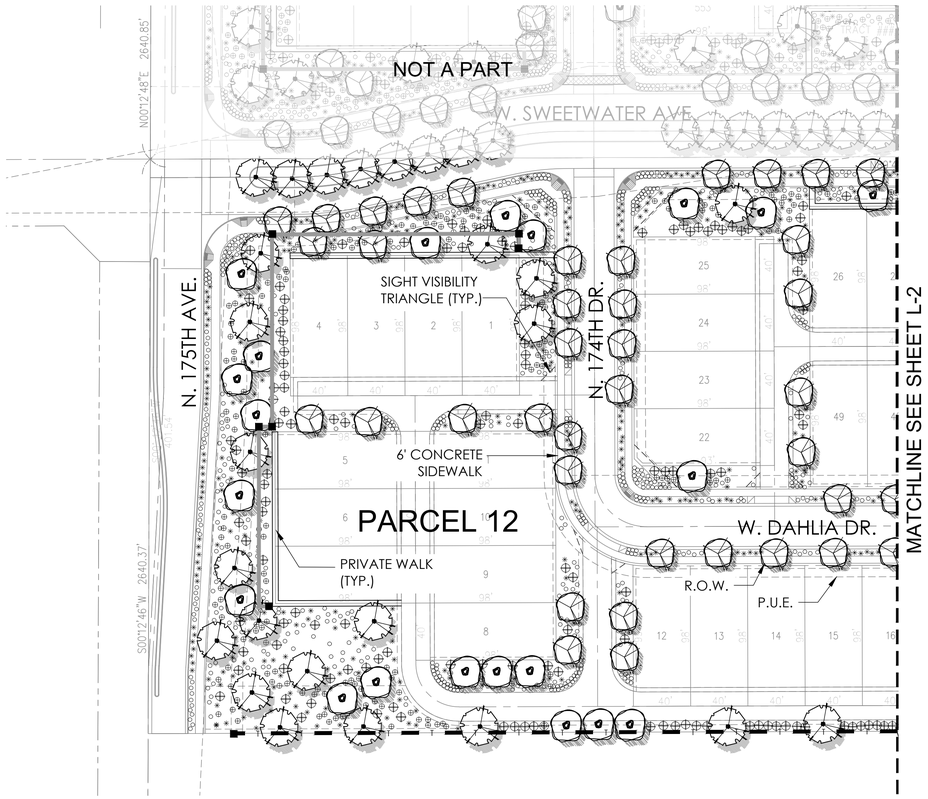
175TH & SWEETWATER
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

COVER SHEET

revision	date

Call Two Working Days Before You Dig
602-263-1100
1-800-STAKE-IT
(Outside Maricopa County)

date: 11/04/16
job no.: 1640
drawn: LVA
sheet #
C-1
1 of 5



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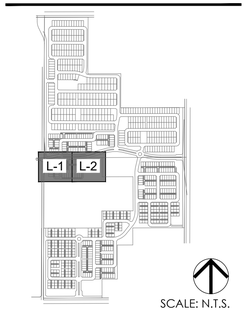
LEGEND

THEME WALL (DETAIL 1, SHT WD-1)
PONY WALL (DETAIL 2, SHT WD-1)
MAILBOX CLUSTER (DETAIL 3, SHT WD-1)

APPROX. SCALE: 1"=50'
0' 25' 50' 100'

NORTH

KEYMAP



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LANDSCAPE PLAN

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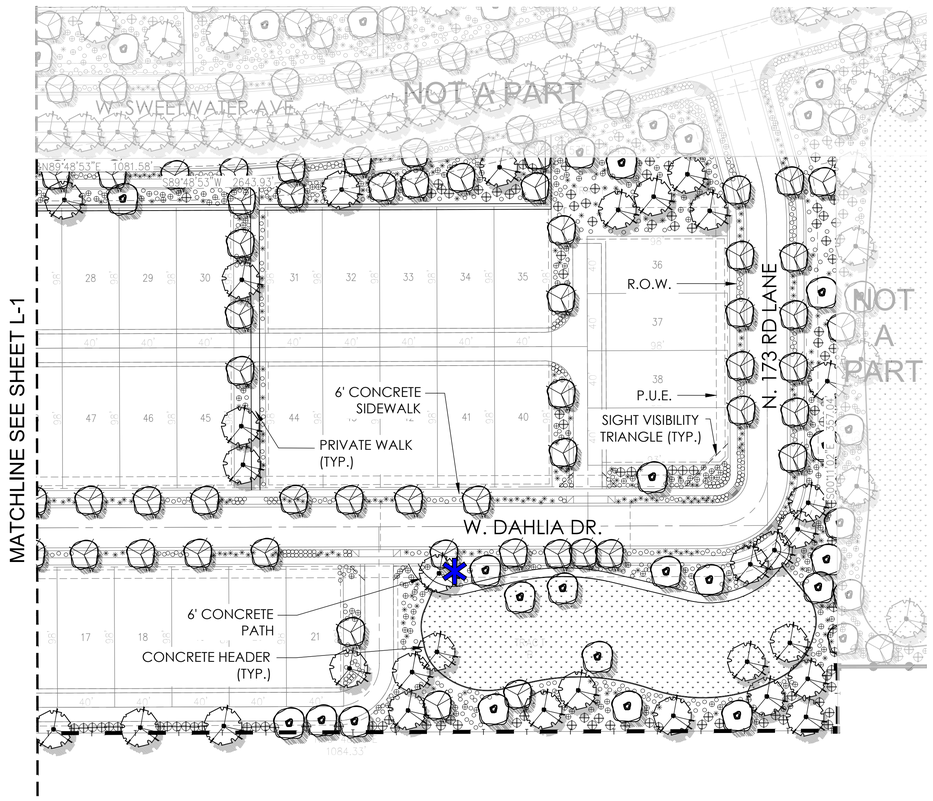

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PONY WALL (DETAIL 2, SHT WD-1)
MAILBOX CLUSTER (DETAIL 3, SHT WD-1)

APPROX. SCALE: 1" = 50'

0' 25' 50' 100'

NORTH

KEYMAP

SCALE: N.T.S.

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Lauren Vail Arnold
Registered Landscape Architect
Certificate No. 32704
State of Arizona
Expires 6/30/2016

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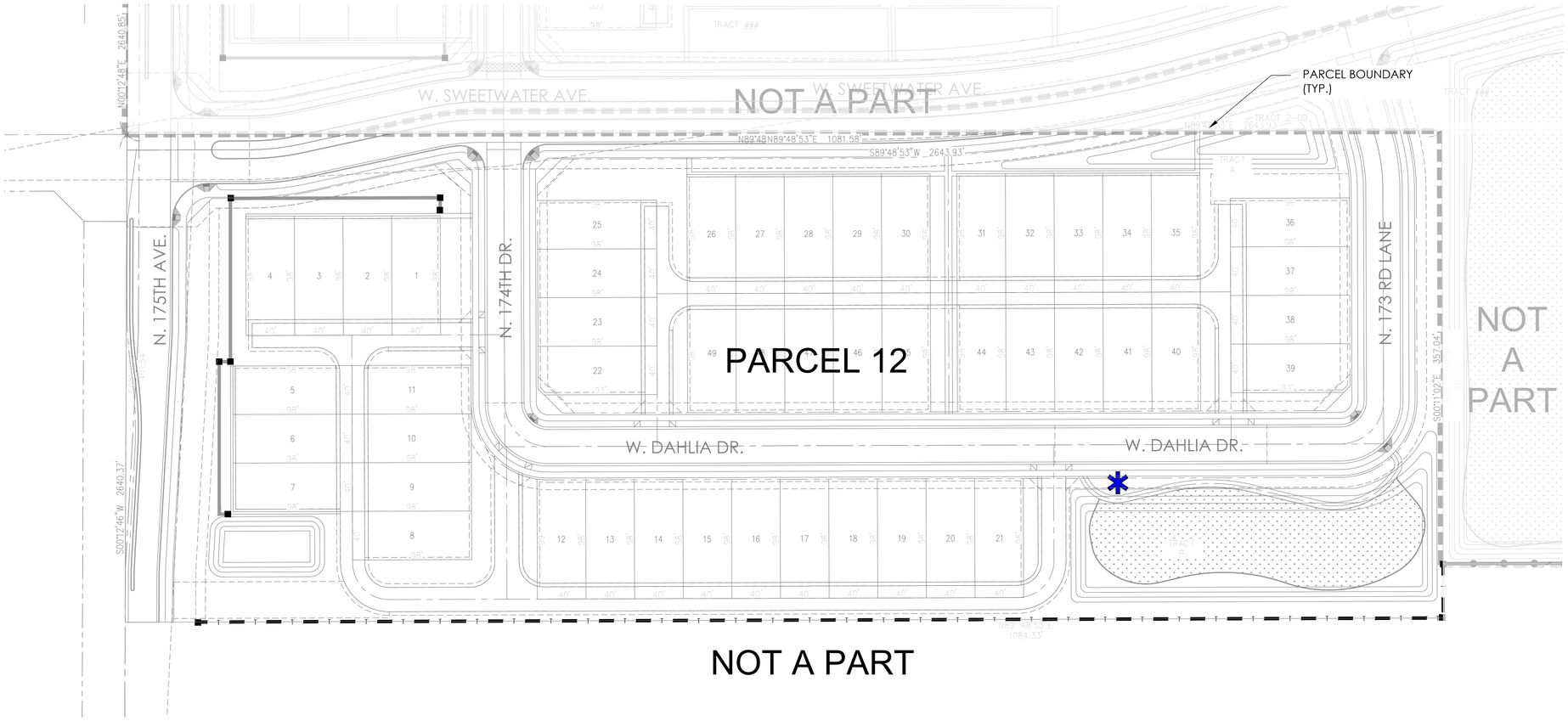

NOTE:

1. ALL MAILBOX LOCATIONS AND SIZES ARE PRELIMINARY AND ARE SUBJECT TO FINAL APPROVAL BY THE U.S.P.S.
2. ADEQUATE LIGHTING FIXTURES WILL BE PROVIDED IN MAILBOX LOCATIONS. DETAILS TO BE PROVIDED WITH FINAL PLANS.

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PONY WALL (DETAIL 2, SHT WD-1)

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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 52316 LAURA THELEN 11/04/16 Date Signed ARIZONA, U.S.A. EXPIRES 6/30/2017

175TH & SWEETWATER

PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

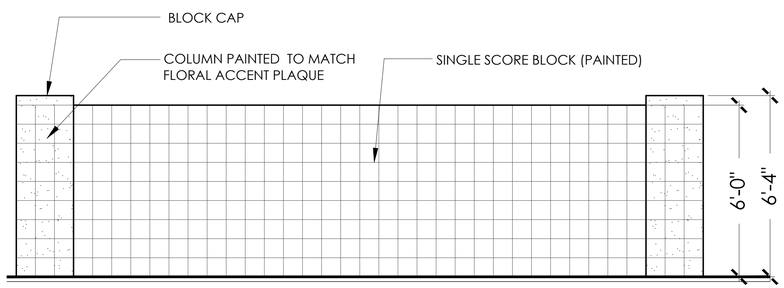
WALL & MAILBOX PLAN

revision	date

Call Two Working Days Before You Dig
602-263-1100
1-800-STAKE-IT
(Outside Maricopa County)

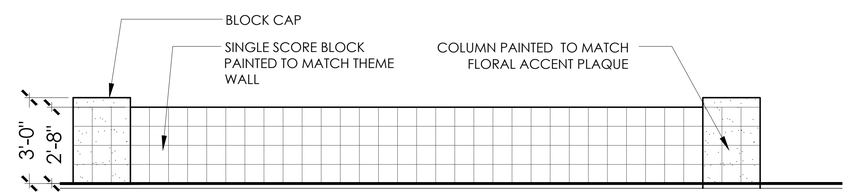
date: 11/04/16
job no.: 1640
drawn: LVA
sheet #
W-1
4 of 5

U:\1640-MAGNOLIA\CAD\LS\EXHIBITS\Sweetwater\07-WALL PLAN-SW-1640.dwg Nov 4, 2016



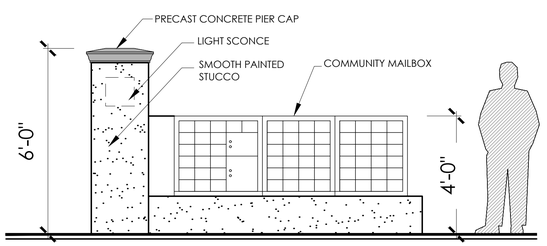
1 THEME WALL

SCALE: 1" = 30'



2 PONY WALL

SCALE: 1" = 30'



3 MAILBOX CLUSTER

SCALE: 1" = 30'

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Preliminary Not For Construction

175TH & SWEETWATER

PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA

AZ COMMUNITY DEVELOPMENT, LLC.

WALL DETAILS

revision	date

Call Two Working Days Before You Dig
602-263-1100
1-800-STAKE-IT
(Outside Maricopa County)

date: 11/04/16
job no.: 1640
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sheet #
WD-1
5 of 5