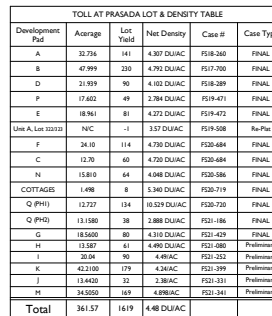


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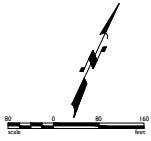
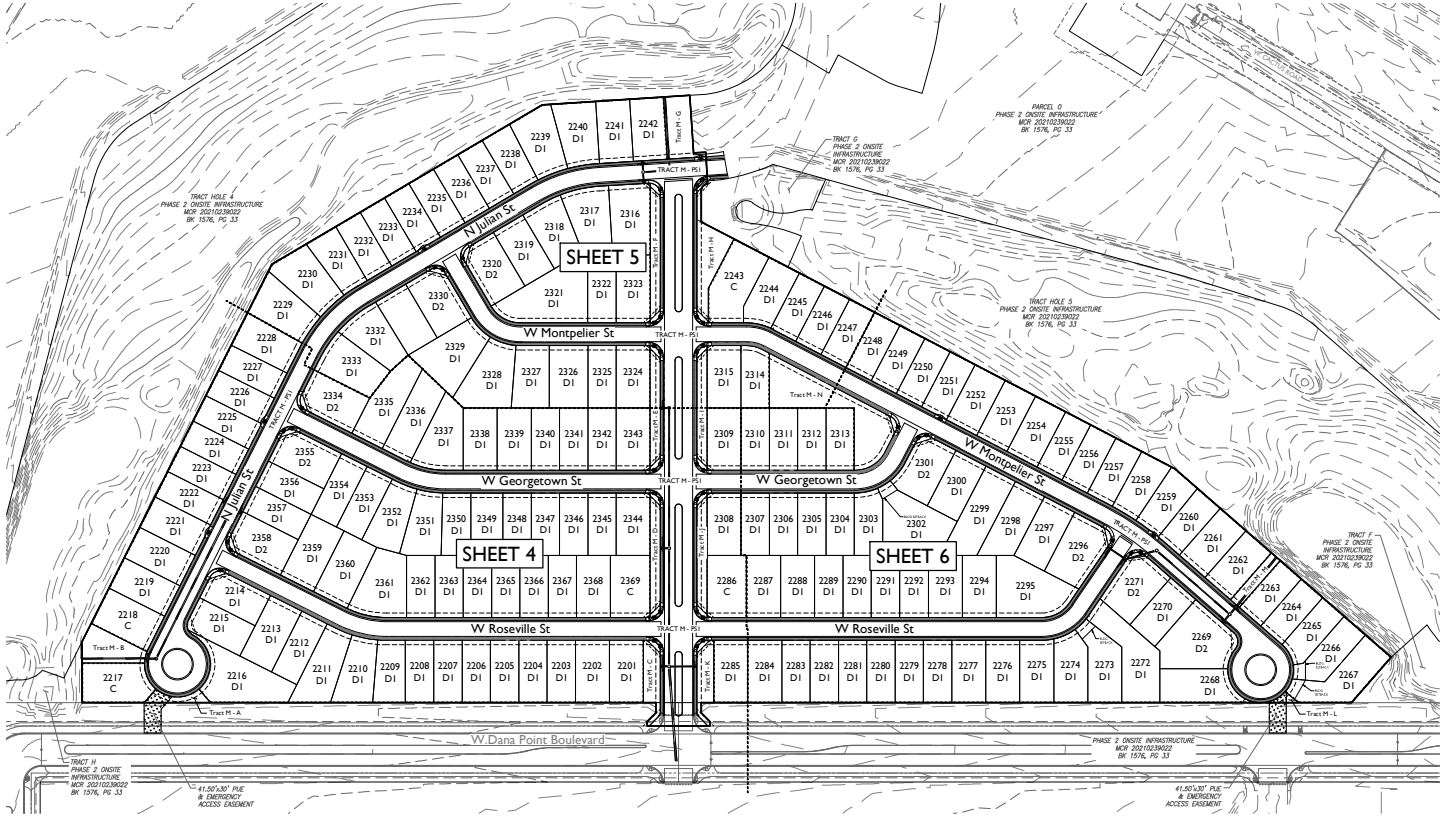
THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FSI 7-587 & FSI 6-400.



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

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Sheet



13710 N. 19th Street, Suite 100
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TOLL AT PRASADA
PHASE 3 - Unit M - PRELIMINARY PLAT
Preliminary Plat Index Sheet

Project: 16-339
Revision: 02/21
Drawn by: JPH
Checked by: CAG

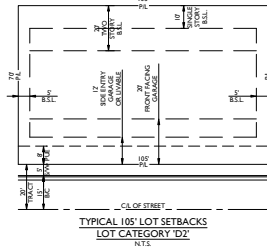
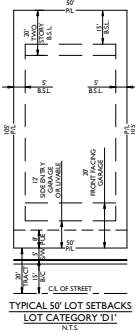
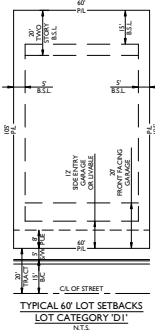
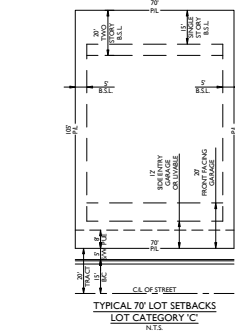
Job No: 16-339
Sheet No: CS02
2 of 7

16-339 - Unit M - CS02

Development Standard C - FS16-400		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾	20 Feet	
Side entry garage, porch or livable space ⁽⁴⁾	12 Feet	
Side ⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁵⁾	30 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height ⁽⁷⁾	35 Feet	
Notes		
1. Lot widths may range from 60 feet to 80 feet, with lot areas from 5,000 square feet.		
2. 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.		
3. The minimum side yard setback for corner lots shall either be 15 feet or the standard 5 feet side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
4. Architectural features such as, but not limited to, covered patios and porches, pergolas, gazebos, patios, decks, and other appurtenances, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
5. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.		
6. Covered patios may encroach up to 5 feet into the rear setback.		
7. Building height is measured from the finished floor in the top of the parapet or highest point of the roofline.		

Development Standard D1 - FS17-587		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾	20 Feet	
Front & side facing garage (measured from back of sidewalk or face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁴⁾	12 Feet	
Side ⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁵⁾	30 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height ⁽⁷⁾	35 Feet	
Notes		
1. Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.		
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.		
3. 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.		
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 feet side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
5. Architectural features such as, but not limited to, covered patios and porches, pergolas, gazebos, patios, decks, and other appurtenances, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.		
7. Covered patios may encroach up to 5 feet into the rear setback.		
8. Building height is measured from the finished floor in the top of the parapet or highest point of the roofline.		

Development Standard D2 - FS17-587		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾ or Side facing garage (measured from back of sidewalk or face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁴⁾	12 Feet	
Side ⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁵⁾	30 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height ⁽⁷⁾	35 Feet	
Notes		
1. Typical configured lot widths may range from 45 feet to 111 feet, with lot areas from 5,000 square feet.		
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.		
3. 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.		
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
5. Architectural features such as, but not limited to, covered patios and porches, trellises, pergolas, gazebos, patios, decks, and other appurtenances, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.		
7. Covered patios may encroach up to 5 feet into the rear setback.		
8. Building height is measured from the finished floor in the top of the parapet or highest point of the roofline.		



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