



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, November 5, 2020 @ 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:

NOTICE: In an effort to protect health and safety of city employees, residents, and visitors, the Council Chambers will be partially open to the public with limited seating. The public may access the meeting by viewing a live stream or broadcast of the meeting. To watch live, please visit www.surpriseaz.gov/surprisetv, the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise. Cox channel 11 and Century Link channel 8513 will also carry the meeting live. For instructions on how to comment on agenda items and public hearings, please go to <https://bit.ly/3k2NIV1>

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action pertaining to approval or disapproval of the October 15, 2020 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 1 | Consideration and action regarding the approval or disapproval of a rezone of 4.98 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 4.01 dwelling units per acre for Enclave at Paloma Creek, Case FS20-421. | Robert Kuhfuss
Community
Development |
|----|------------|---|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 3. | District 3 | Consideration and action regarding the approval or disapproval of the Preliminary Plat entitled "Revised Preliminary Plat for Unit Q - Phase 2 - Toll at Prasada" (Case FS20-259). | Robert Kuhfuss
Community
Development |
| 4. | District 1 | Consideration and action pertaining to approval of the Site Plan entitled "Fulton Homes Escalante – Park Phase 1A" received August 28, 2020 located north of Asante Boulevard and west of 158th Drive (Case FS19-562). | Sergio Angulo
Community
Development |

- | | | | |
|----|----------|---|---|
| 5. | Citywide | Presentation and discussion regarding Planning and Engineering Design Standards associated with the proposed Land Development Ordinances. | None

Joshua Mike
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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: October 28, 2020 at 3:25 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 5, 2020 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval or disapproval of the October 15, 2020 Planning and Zoning Commission Minutes.

Motion:

I move to approve the October 15, 2020 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 10-15-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 15, 2020 / 6:00 PM

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

CALL TO ORDER.

Chair Dennis Bash 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 October 15, 2020.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice-Chair Matthew Keating, Commissioner Scott Krous, Commissioner Ken Chapman, Commissioner Dennis Smith and Commissioner Mitchell Rosenbaum. Commissioner Kevin Sartor participated remotely via conference call.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Shirley Phan, Current Planner; Joshua Mike, Long Range Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd conveyed that per past discussions with the Planning and Zoning Commission about the processes utilized by other cities as it pertains to presentations being more applicant centric, Community Development staff have reached out to other cities and asked a series of questions in order to gain a better understanding of each cities specific structure and process when developing presentations. Currently the data that has been gathered is being compiled and prepared for distribution to the Commission. Once the information is complete, Director Boyd advised the information will be disseminated to the Commission for review.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Hearing no comments, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the October 1, 2020 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the October 1, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 3 - Consideration and action regarding the approval or disapproval of a Rezone from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay, generally located north of Waddell Road and west of Reems Road. (Case FS19-674)

Shirley Phan, Current Planner, presented item 2 to the Commission.

Sake Reindersma, Architect with SRA 360, was present and represented the applicant in this case. Mr. Reindersma was granted the opportunity by Chair Bash to respond to questions and comments from the Commission as it pertained to the project.

Chair Bash opened the public hearing.

Hearing no comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- Parking

Commissioner Chapman made a motion to recommend approval of the proposed Rezone from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay, subject to stipulations “A” and “B”.

Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

ITEM: 3 – District 3 - Consideration and action regarding a Conditional Use Permit to allow a new Minor Vehicle Service Center, generally located north of Waddell Road and west of Reems Road. (Case FS19-674)

Shirley Phan, Current Planner, presented item 3 to the Commission.

Sake Reindersma, Architect with SRA 360, was present and represented the applicant in this case. Mr. Reindersma was granted the opportunity by Chair Bash to respond to questions and comments from the Commission as it pertained to the project.

Chair Bash opened the public hearing.

Hearing no comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- Parking

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit to allow a new Minor Vehicle Service Center, generally located north of Waddell Road and west of Reems Road, subject to stipulations “A” through “H”.

Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 4 – District 4 - Consideration and action regarding a proposed Site Plan to allow an existing commercial facility to be updated into a small design center on Parcel B of the Southey's Place Minor Land Division generally located north of Central Street and east of Dysart Road. (Case FS19-410)

Shirley Phan, Current Planner, presented item 4 to the Commission.

The Commission discussed the following:

- Traffic circulation
- Entry and exit options

Vice Chair Keating made a motion to approve the Site Plan to allow an existing commercial facility to be updated into a small design center on Parcel B of the Southey's Place Minor Land Division generally located north of Central Street and east of Dysart Road, subject to stipulations "A" through "E".

Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

ITEM: 5 – Citywide - Presentation and discussion regarding permitted land uses and Use Specific Standards within the proposed Land Development Ordinances.

Joshua Mike, Long Range Planner, presented item 5 to the Commission.

Michael Maerowitz, Attorney with Gammage and Burnham Law Firm, was on the phone line and granted the opportunity by Chair Bash to provide input and feedback from a stakeholder perspective regarding the topic.

The Commission discussed the following:

- Traffic flow and circulation
- Outreach requirements for daycare facilities and funeral homes
- Traffic, lighting and noise factors
- Drones
- Commercial/industrial traffic implications
- Battery storage facilities
- Parking
- Drive-thru businesses
- Research and quantification

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash made a motion to adjourn. Commissioner Rosenbaum seconded the motion.

Meeting adjourned at 7:30 P.M.

Dennis Bash
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: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: November 5, 2020 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the approval or disapproval of a rezone of 4.98 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 4.01 dwelling units per acre for Enclave at Paloma Creek, Case FS20-421.

Motion:

I move to recommend approval/disapproval of the Enclave at Paloma Creek rezone subject to stipulations “a” through “c”.

Background:

Kent Xander of Xander Lander LLC, et. al. seeks approval of a rezone of approximately 4.98 acres from Residential Ranch (RR) to Medium Density Residential (RM-9) with a Planned Unit Development (PUD) overlay. The PUD Overlay will amend certain development standards, while limiting the maximum density to 4.01 dwelling units per acre. The subject site is adjacent to the recently approved Paloma Creek zoning and preliminary plat requests.

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 20.10.28 EVR Enclave at Paloma Creek Rezone 11-05-20 P&Z Staff Report
 2. 01 FS20-421 Enclave at Paloma Creek Rezone Vicinity Map
 3. 02 FS20-421 Enclave at Paloma Creek Rezone Case Map
 4. 03 FS20-421 Enclave at Paloma Creek Zone Change Narrative
 5. 04 FS20-421 Citizen Participation Plan Final
 6. FS20-421 Enclave at Paloma Creek Rezone Presentation for 11-05-20 P&Z
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

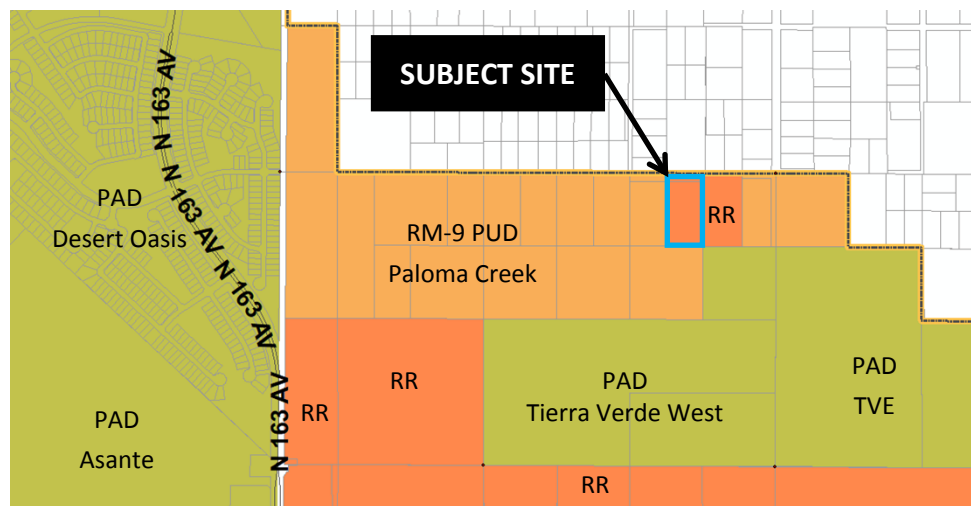
1 **Case:** FS20-421
2
3 **Project Name:** Enclave at Paloma Creek Rezone
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** November 5, 2020
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11
12 **Owner:** Xander Lander, LLC et. al.
13
14 **Applicant:** Kent Xander
15
16 **Request:** Rezone from Residential Ranch (RR) to Residential Medium Density
17 with a Planned Unit Development Overlay (RM-9 PUD) amending
18 development standards and limiting residential density to 4.01
19 dwelling units per acre
20
21 **Site Location:** Generally located south of the Frontier Road alignment and west of
22 155th Avenue alignment
23
24 **Area:** 4.98 acres (approx.)
25
26 **Density:** 4.01 DU/Ac. (approx.)
27
28 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
29
30 **Support/Opposition:** None known
31
32 **Staff Recommendation:** Approve, subject to stipulations "a" through "c"

PROJECT DESCRIPTION:

Kent Xander of Xander Lander LLC, et. al. seeks approval of a rezone of approximately 4.98 acres from Residential Ranch (RR) to Medium Density Residential (RM-9) with a Planned Unit Development (PUD) Overlay. The PUD Overlay will amend certain development standards, while limiting the maximum density to 4.01 dwelling units per acre. The subject site is adjacent to the recently approved Paloma Creek zoning and preliminary plat requests.

EXISTING ZONING:

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



BACKGROUND:

September 5, 2019: The City Council approved the annexation of the subject property under case FS18-149.

September 12, 2019: Staff reviewed the subject request at a Concept Review meeting under CR19-594.

February 14, 2020: The applicant filed the subject request under Case FS20-421.

October 7, 2020: The applicant held a Citizen Outreach meeting for this request.

CITIZEN OUTREACH:

The applicant held their Citizen Outreach meeting in a virtual format on October 7, 2020. One individual attended the meeting and offered no objections after having his questions answered by the applicant. The Outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with state and local requirements.

ANALYSIS AND DISCUSSION:

The subject rezone case anticipates the development of approximately 5 acres of currently undeveloped desert into a single-family residential subdivision consisting of 20 lots. The request also seeks a Planned Unit Development (PUD) overlay for the purpose of amending certain development standards and limiting the residential density to 4.01 DU/Ac. The proposed development standards follow:

DEVELOPMENT STANDARDS FOR ENCLAVE AT PALOMA CREEK		
Development Standard:	RM-9 Base Zoning:	RM-9 PUD Zoning:
Maximum Density	9.0 DU/Ac.	4.01 DU/Ac.
Minimum Lot Area:	4,500 sq. ft.	4,500 sq. ft.
Minimum Lot Width:	40'	45'
Minimum Lot Depth:	100'	100'
Minimum Front Setback (livable):	12'	12' ¹
Minimum Front Setback (garage):	20'	20' ¹
Minimum Side Yard Setback:	TBD	5'
Minimum Rear Yard Setback:	20'	20' ²
Maximum Building Height:	35'	35'
Street Side Corner Setback:	N/A	5' ³
Driveway Width:	30%	40%
Driveway Area:	30%	40%
Minimum Open Space (%NRA)	20%	23.5%
Footnotes:		
¹ Measured from property line		
² Porches and patios may encroach 2.5' into the rear yard setback		

The subject property will include 23.5% open space, which exceeds the minimum requirement of the SUDC. The subject property will also join the Paloma Creek HOA and will have access to those amenities. The applicant also proposes an increase in the percent of lot width and front yard area to be occupied by the individual driveways. The SUDC currently limits the width of the driveway to not more than 30% of the lot width. With a proposed lot width of 45', the width of the driveway could not exceed 13.5', which is too narrow to serve a two-car garage. Rather, the applicant proposes an increase to 40%, which would allow for a typical 18' driveway. Similarly, the SUDC limits the driveway area to not more than 30% of the front yard area. A 45' lot width combined with a 20' front setback generates 900 square feet of front yard area, which would only accommodate a 15' deep driveway, based on 18' driveway width. By increasing the area limitation to 40%, a full 18' by 20' driveway may be achieved.

96
97 **UTILITY AND SERVICES TABLE:**
98

Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Schools:	Dysart USD

99
100 **CONFORMANCE WITH ADOPTED PLANS:**
101

102 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
103 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
104 or more, provided appropriate transitions are made between the various Neighborhood types
105 included within the character area. At 4.01 DU/Ac, the project most closely aligns with the Suburban
106 Neighborhood type and is consistent with the General Plan in this regard.
107

108 **REVIEWING AGENCIES:**
109

110 The subject request was routed to the standard internal and external reviewing agencies, who
111 indicated no objections to the request.
112

113 **SUMMARY:**
114

115 The subject Zone Change request anticipates the future development of 20 lots on approximately 5
116 acres, and includes a PUD overlay intended to grant relief from certain development standards. The
117 Project will include 23.5% open space and will join the Paloma Creek HOA and have access to those
118 amenities. All city reviewing departments have reviewed the request and expressed no concerns.
119

120 **FINDINGS:**
121

- 122 • The proposed Zone Change is consistent with the surrounding area.
- 123 • The proposed Zone Change is consistent with the Surprise General Plan.
- 124 • The reviewing agencies have indicated no objections.
125

126 **Recommendation:**
127

128 Based on the findings noted above, staff recommends the Commission move to recommend
129 **approval** of the subject Rezone request to the City Council, subject to stipulations 'a' through 'c' as
130 outlined below:
131

- 132 a. Development and use of the site shall be consistent with the rezone narrative entitled
133 "Enclave at Paloma Creek", prepared by Kent A. Xander and stamped received August 20,
134 2020.
135

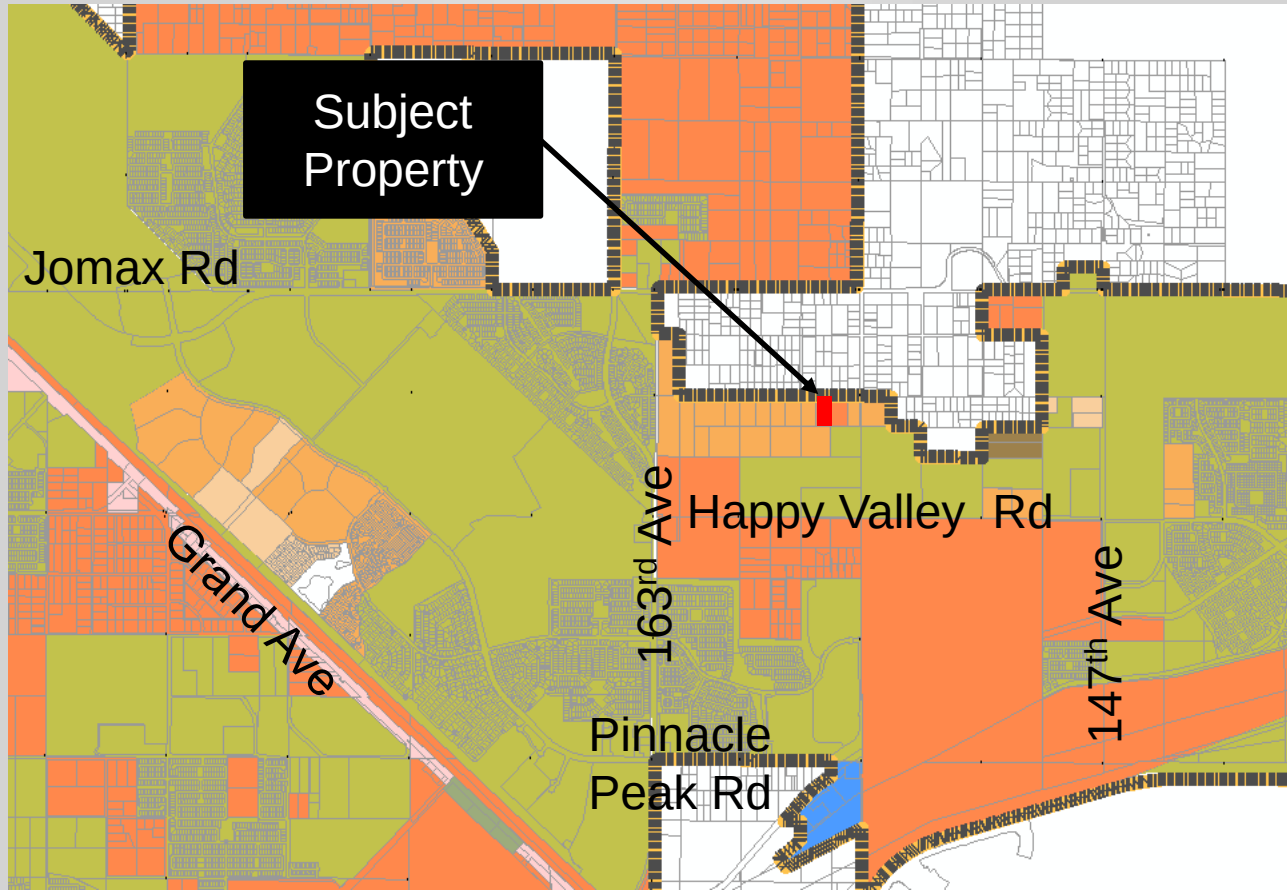
b. Prior to the City approving a final plat, site plan, or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc. that the Happy Valley West (“HVW”) Buy-in Fee, the Happy Valley East (“HVE”) Buy-in Fee, and the Water Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.

c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

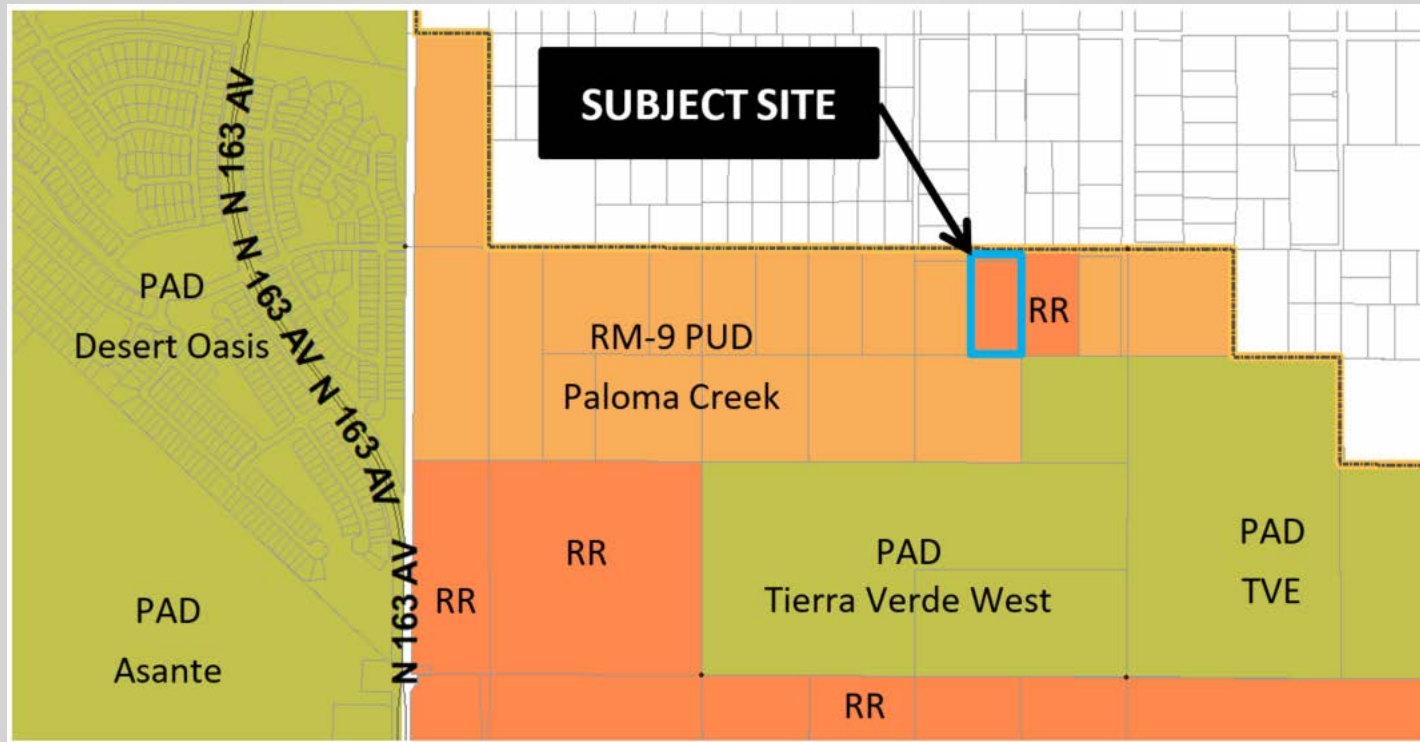
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 Enclave at Paloma Creek Vicinity Map
- 02 Enclave at Paloma Creek Case Map
- 03 Enclave at Paloma Creek Zone Change Narrative
- 04 Enclave at Paloma Creek Citizen Outreach Report



FS20-421 Vicinity Map



FS20-421 Case Map

RECEIVED
08/20/2020

ENCLAVE AT PALOMA CREEK REZONE

Case No. FS20-421

Rezone from Residential Ranch (RR) to
RM-9 (Residential Medium Density) with a (PUD) Overlay

4.98 Gross Acres

660 feet west of Southwest corner W. Frontier Dr. and 155th Avenue
Surprise, Arizona

Prepared by: KAX Group, LLC

Submitted To: City of Surprise, Arizona

Dated: June 25, 2020

Revised: August 18, 2020

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Enclave at Paloma Creek Team:

Applicant:

KAX Group, LLC

kxander@kaxgroup.com

Land Planning:

Walsh Design Group

Joe Walsh landoc@cox.net

Location and Introduction:

A **Vicinity Map** on page 4 illustrates Enclave at Paloma Creek location - 660 feet west of southwest corner W. Frontier Dr. and 155th Avenue.

Enclave at Paloma Creek PUD is a 4.98-acre proposed residential subdivision adjacent to approved Paloma Creek PUD Case # FS18-150 zoned for a density of 4 units per acre. The subject property is also adjacent to unincorporated vacant land and homes to the north zoned RU-43 and vacant land within the City of Surprise to the east which is zoned Rural Residential (RR). This project includes working with and the cooperation with Paloma Creek PUD to the west and south and Tierra Verde West PAD to the south to formulate a cohesive development plan working out vehicle circulation, utilities, and drainage issues. The Development Conceptual Plan shown in **Exhibit D**, shows a conceptual plan for Enclave at Paloma Creek PUD.

The 4 north lots adjacent to W. Frontier Dr. shall be 70' x 140', setback 55 feet from the north property line as shown on page 3 of 3 on Exhibit C. A 50-foot open space tract will be landscaped along the Northeast lot adjacent to the east rural property. Per the approved Preliminary Plat for Paloma Creek PUD, the existing 40' right-of-way along Frontier Road alignment will be vacated at approval of the Final Plat. The landscape improvements shall be consistent with approved Paloma Creek PUD Case # FS18-150 plan for W. Frontier Dr. No access or vehicle traffic will be connected to W. Frontier Dr to the north and two points of access to Enclave at Paloma Creek PUD will be provided west to Paloma Creek PUD. A pedestrian trail shall be constructed between the north side of the north lot lines and the dedicated right of way on W. Frontier Dr. The pedestrian trail will extend west to Paloma Creek PUD and connect with Paloma Creek PUD pedestrian Trail system. Enclave at Paloma Creek PUD will become part of the adjacent Paloma Creek PUD HOA that will maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. Both Paloma Creek PUD and Enclave at Paloma Creek PUD will have reciprocal access to all amenities and the trail system within their respective projects.

Exhibit A depicts a map of the existing zoning of the subject property and the adjacent PAD's, vacant land, and homes. The adjacent specific zoning and land uses are as follows:

West and South

- Paloma Creek (RM-9) PUD 150.68 Acres 600 lots

East

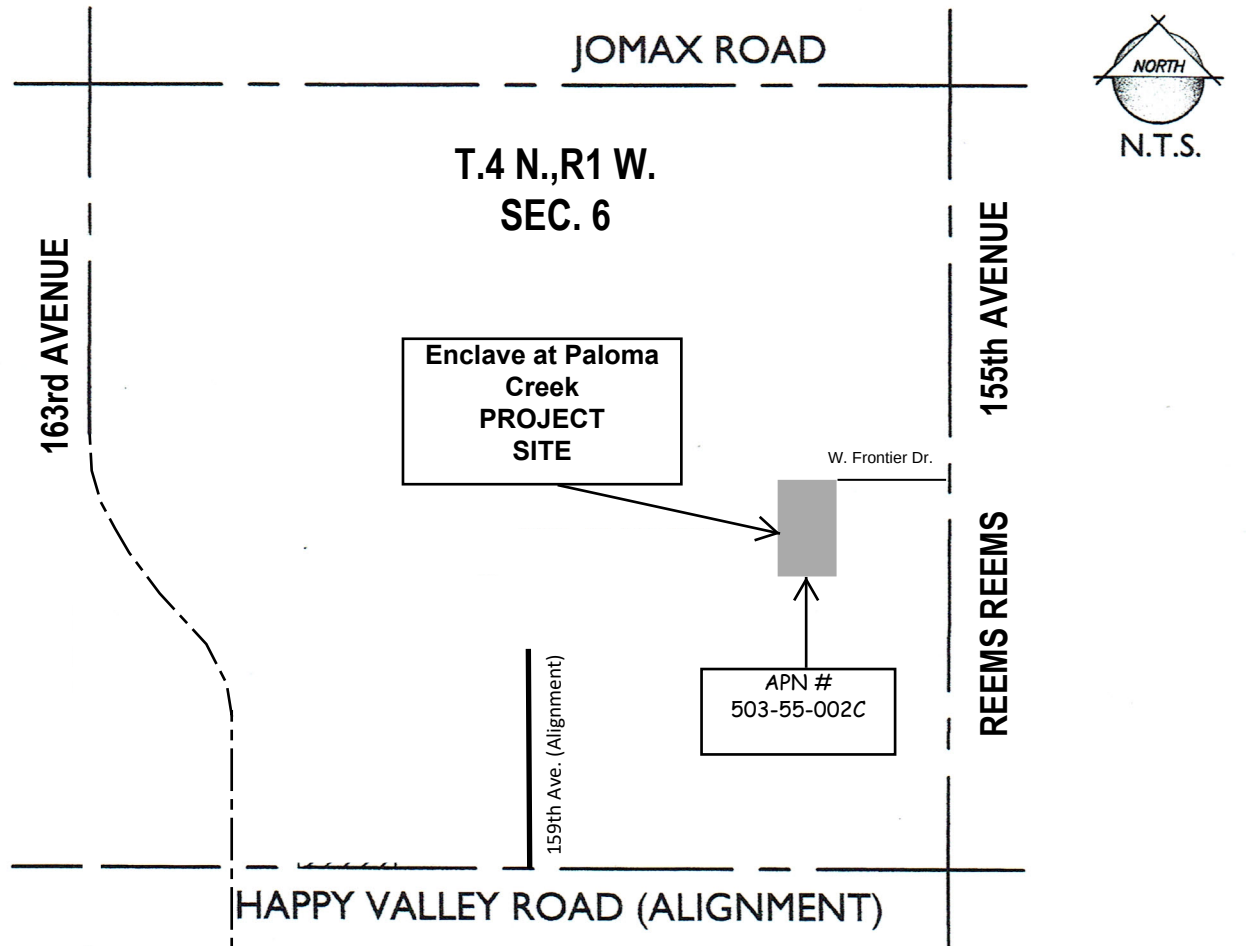
- Rural residential (RR) Vacant Land

North

- Maricopa County (RU-43) Existing Single-Family Land and Homes

Exhibit E shows the relationship of the Subject Property to adjacent property.

VICINITY MAP



Description of Request:

Applicant, on behalf of the Owner requests approval of a Zone Change (Case# FS20-413) for 4.98 acres from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay. See **Exhibit B** for Proposed Zoning Map. See **Exhibit C** for Legal Description and Map Exhibit. Approval of this zone change is consistent with adjacent Paloma Creek PUD recently approved by City of Surprise Council.

Base zoning RM-9 allows up to 9 dwelling units per acre (DU/Ac); however, through the PUD Overlay, the subject property proposes not more than 20 dwelling units over approximately 4.98 gross acres for a maximum gross density of 4.01 DU/Ac.

With a cap on density, the applicant believes the development standards associated with the RM-9 with a PUD Overlay zoning district are in line with those of the adjacent PAD's to the subject property, with certain deviations as articulated in **Table A** of the Enclave at Paloma Creek PUD Narrative.

Enclave at Paloma Creek PUD Development Concept Plan shown on **Exhibit D** shows the lot sizes located along the north side of the subject property to be a minimum lot size of 70' x 140' (9,800 sq. ft.) and a 50-foot landscape open space tract with a pedestrian trail that connects to W. Frontier Dr. and west to Paloma Creek PUD. The remaining standard minimum lot size will be 45' x 115' to match approved Paloma Creek PUD.

The SUDC requires that not less than 20% of the "Net Residential Acreage" be set aside as open space. The Net Residential Acreage ("NRA") is calculated by the total amount of land taken up by the individual lots ("Lot Area") combined with the total Open Space. This development will provide 23.50%.

Dedicated Right of Way	56,628 SF	1.30 acres
Open Space	37,670 SF	0.88 acres
Cumulative Lot Area	<u>122,630 SF</u>	<u>2.80 acres</u>
Gross Area	216,928 SF	4.98 Acres
NRA = Open Space + Cumulative Lot Area	160,300 SF	3.68 Acres

Open Space as % of NRA (Open Space / NRA) 23.50%

The amenity area will include a ramada, seating area, and tot lot providing play and gathering opportunities for all ages with a shaded seating area. The landscaping plan will develop pedestrian connections to adjacent land and use the same landscaping quantity, quality, and materials as used for adjacent Paloma Creek PUD. Enclave at Paloma Creek PUD will become part of the adjacent Paloma Creek PUD HOA that will maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. Both Paloma Creek PUD and Enclave at Paloma Creek PUD will have reciprocal access to all amenities and the trail system within their respective projects. Final design will meet the requirements of the SUDC.

Development Standards:

It is the intent of Enclave at Paloma Creek PUD to amend the RM-9 Residential Zoning District Development Standards as follows: The 4 lots backing to the north property line shall be a minimum 70' x 140' equaling 9,800 sq. ft. each. A 50-foot open space tract will be landscaped along the Northeast lot of the 4 lots adjacent to the east rural property. The lots along the northern boundary of the Enclave at Paloma Creek PUD development will be limited to single-story homes. The Development Standards depicted in Table A will be consistent the approved Preliminary Plat Development Standards for Paloma Creek PUD.

Table A**Residential Medium Density RM-9 PUD Overlay Development Standards**

Development Standard	City Base RM-9 Development Standards	Proposed RM-9 PUD Development Standards
Net Residential Acreage Open Space	20%	23.50%
Maximum Density	9.0	4.01
Minimum Lot Area	4,500 Sq. Ft.	4,500 Sq. Ft.
Minimum Lot Width	40'	45'
Minimum Lot Depth	100'	100'
Front Setback (Livable	12'	12'
Front Setback (Garage)	20'	20' (1) (2)
Minimum Side Yard Setback	■ (3)	5'
Minimum Rear Yard Setback	20'	20' (5)
Maximum Building Height	35'	35'
Driveway Width Percentage	30%	40%
Driveway Area Percentage	30%	40%
Street Side/Corner Lot	■ (4)	5'

- (1) Front facing garages shall have a minimum 20-foot front yard setback measured from the front Lot Line.
- (2) 12-foot livable front setback is measured from the front Lot Line.
- (3) To be determined at Site Plan or Preliminary Plat Review.
- (4) There is not a street side setback requirement in the SUDC.
- (5) Porches/patios may encroach 2.5' into the rear yard setbacks.

The result of the Enclave at Paloma Creek PUD zone change with a PUD Overlay would be:

- Enclave at Paloma Creek PUD will be in conformance with the adopted Surprise General Plan 2035 as noted below.
- The development of Enclave at Paloma Creek PUD will occur in a manner that is consistent with the surrounding PUD's and PAD's. The development will be seamlessly integrated and aligned with Paloma Creek PUD zoning, open space, pedestrian trails, drainage tracts, roads, and utilities.
- Enclave at Paloma Creek PUD will provide an open space tract on the north side of the subject property for incidental drainage control, pedestrian trail, and open space transition to buffer between the subject property and the adjacent single-family homes to the north.
- Unless specified in this Zoning Narrative Document, all development shall comply with the development standards and design guidelines set in the Surprise Municipal Code at the time of Preliminary Plat.

Conformance with the adopted Surprise General Plan 2035:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Land Use Character Area, which in a Suburban Neighborhood supports residential development of 2 to 8 DU/Acre, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.1 DU/Ac, the project is consistent with the General Plan in this regard. The General plan seeks appropriate buffers and transitions between the various Character Areas. To meet this guideline, the 4 north lots adjacent to W. Frontier Dr. shall be 70' x 140', setback 55 feet from the north property line as shown on page 3 of 3 on Exhibit C. A 50-foot open space tract will be landscaped along the Northeast lot adjacent to the east rural property.

Ingress/Egress/Access:

The ingress/egress access to Enclave at Paloma Creek PUD will be:

1. Through Paloma Creek PUD to 155th Avenue and 163rd Avenue.
2. Through Tierra Verde West PAD to 155th Avenue and 159th Avenue.
3. Through Paloma Creek PUD to 159th Avenue.

Transportation/Traffic and Utilities

- Upon development of Enclave at Paloma Creek PUD, all necessary utilities for Enclave at Paloma Creek PUD will be extended from adjacent Paloma Creek PUD.
- Onsite public streets shall be constructed to meet City standards widths and cross sections based on approval of the Preliminary Plat.
- Per the approved Preliminary Plat for Paloma Creek PUD (FS18-150), the existing 40' right-of-way along Frontier Road alignment will be vacated at approval of the Final Plat.

EXHIBIT A

Existing Zoning Map

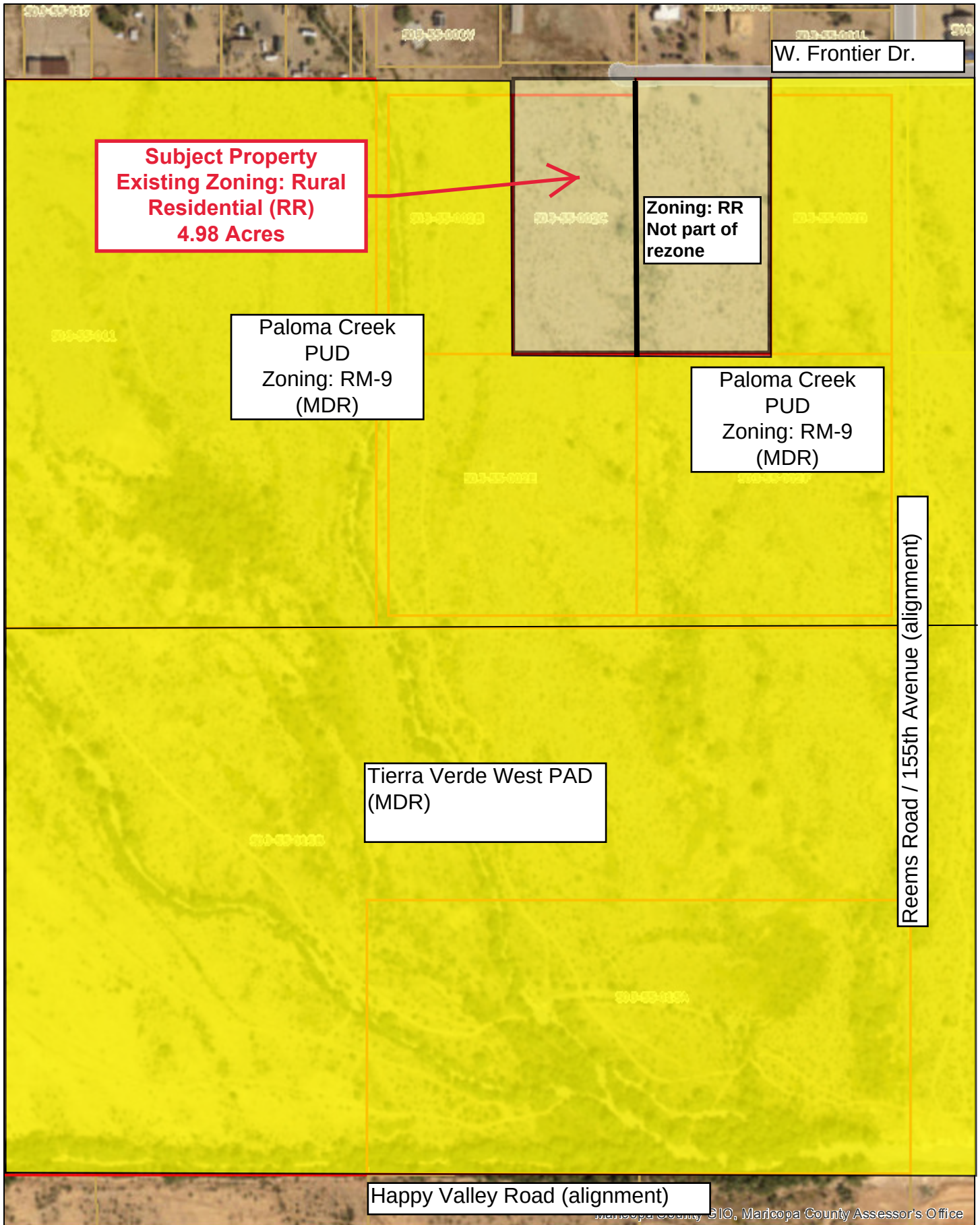
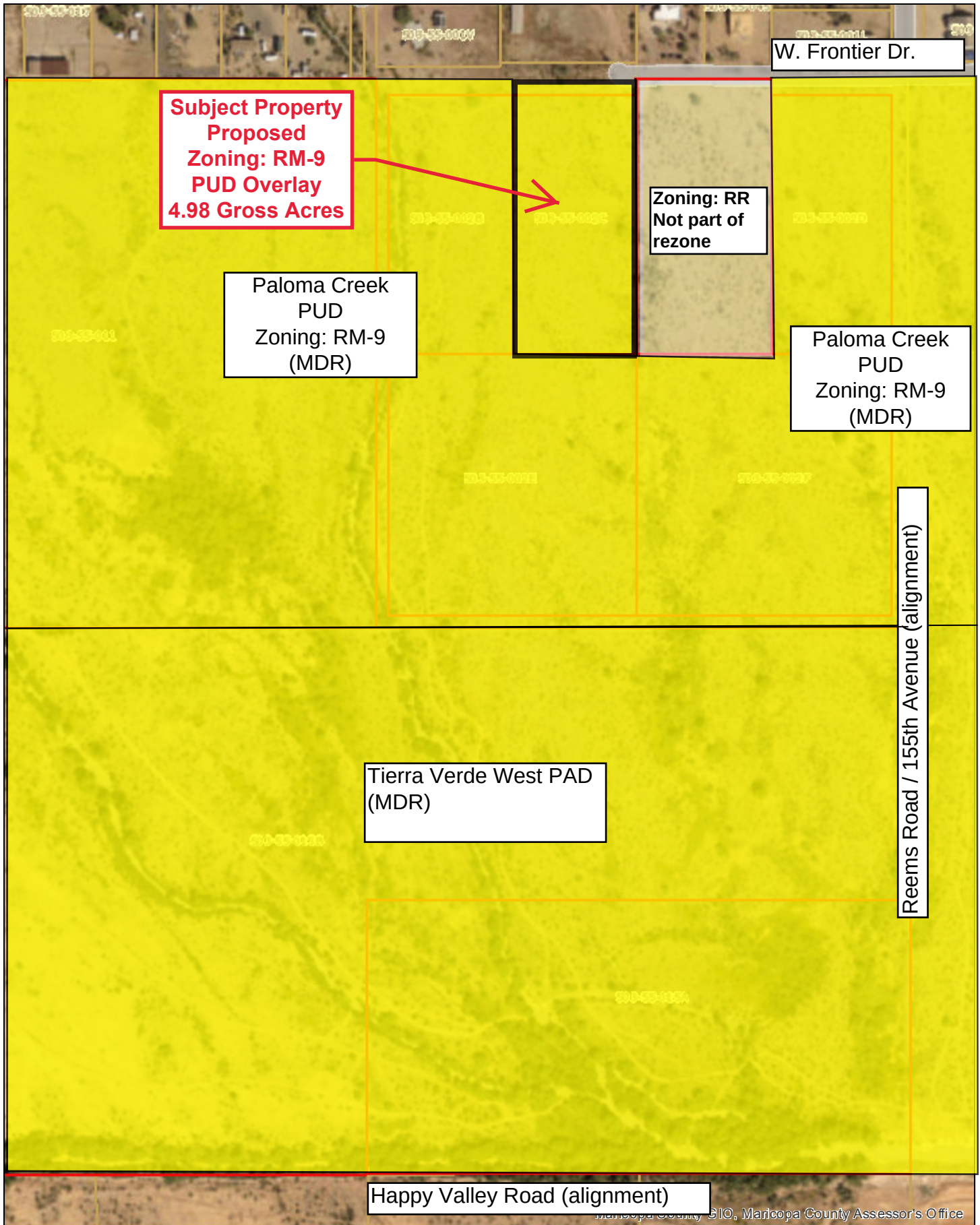


EXHIBIT B

Proposed Zoning Map



LEGAL DESCRIPTION

The East half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 6, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described by metes and bounds as follows:

Commencing at the East quarter corner of Said Section 6;
Thence North 89° 48' 24" West along the East-West mid-section line of Section 6 a distance of 658.20 feet to the **POINT OF BEGINNING**;
Thence South 00° 06' 30" West a distance of 659.68 feet;
Thence North 89° 47' 36" West a distance of 328.88 feet;
Thence North 00° 05' 22" East a distance of 659.61 feet to said East-West mid-section line;
Thence South 89° 48' 24" West along said line a distance of 329.10 feet to the **POINT OF BEGINNING**.

Containing 4.9819 acres



Land Survey Services PLC
20651 W. Pasadena Ave
Buckeye, AZ 85396-1255

Job No. 10019

Parcel Map Check Report

Prepared by:

Thomas Rope
Land Survey Services, PLC
Date: 3/10/2020 8:50:08 AM

Parcel Name: Paloma Creek
Description: E1/2, NW1/4, NE1/4, SE1/4 SEC 6, T4N, R1W
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North: 989,278.5118' East: 554,022.6612'

Segment# 1: Line
Course: S0°06'30"W Length: 659.68'
North: 988,618.8330' East: 554,021.4139'

Segment# 2: Line
Course: N89°47'36"W Length: 328.88'
North: 988,620.0193' East: 553,692.5360'

Segment# 3: Line
Course: N0°05'22"E Length: 659.61'
North: 989,279.6285' East: 553,693.5657'

Segment# 4: Line
Course: S89°48'24"E Length: 329.10'
North: 989,278.5180' East: 554,022.6639'

Perimeter: 1,977.27' Area: 4.9819Acre
Error Closure: 0.0067 Course: N23°28'30"E
Error North : 0.00617 East: 0.00268

Precision 1: 295,114.93



Land Survey Services PLC
20651 W. Pasadena Ave
Buckeye, AZ 85396-1255

Job No. 10019

A PART OF THE SOUTHEAST QUARTER OF SECTION 6
T4N, R1W, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

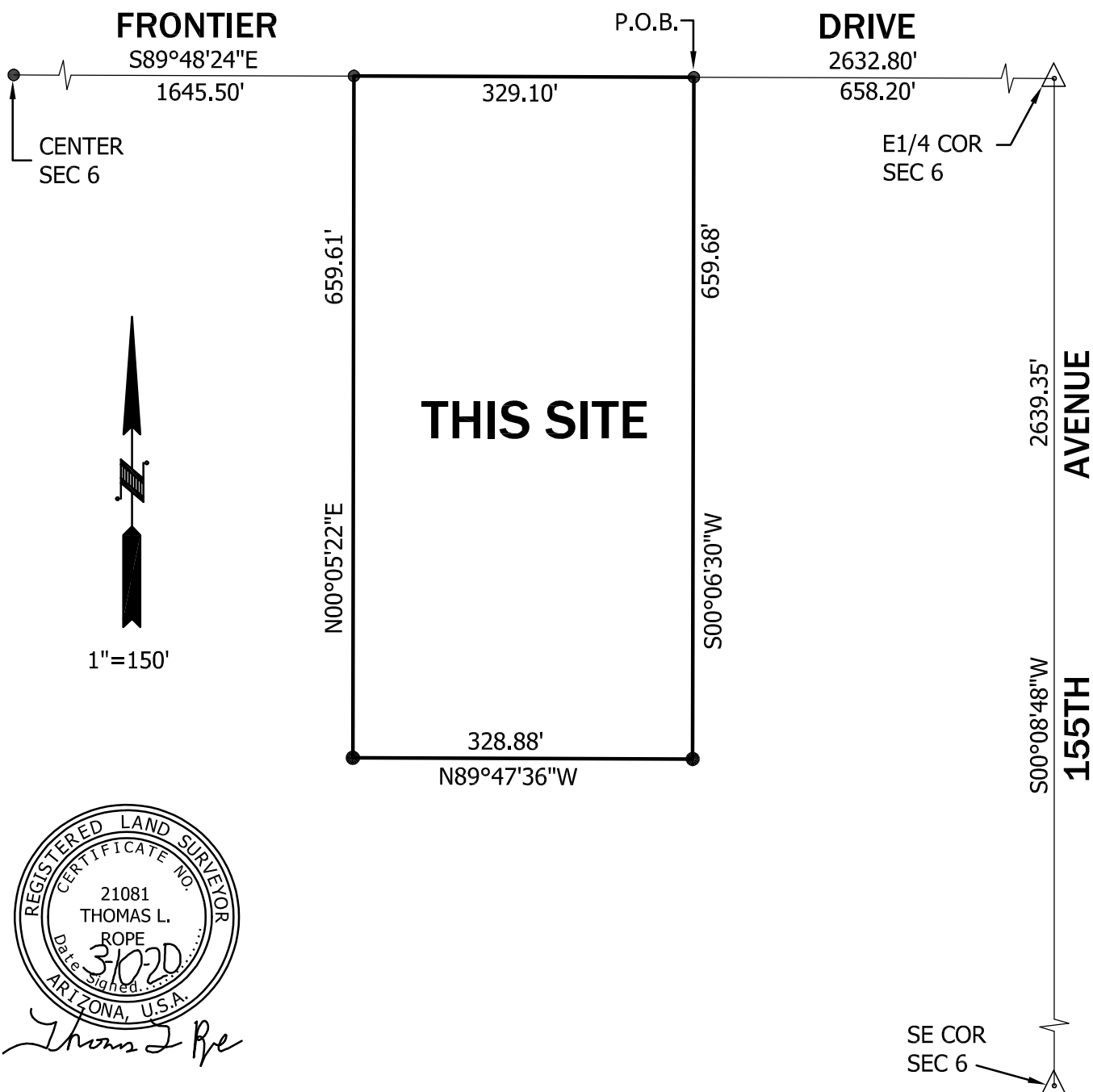
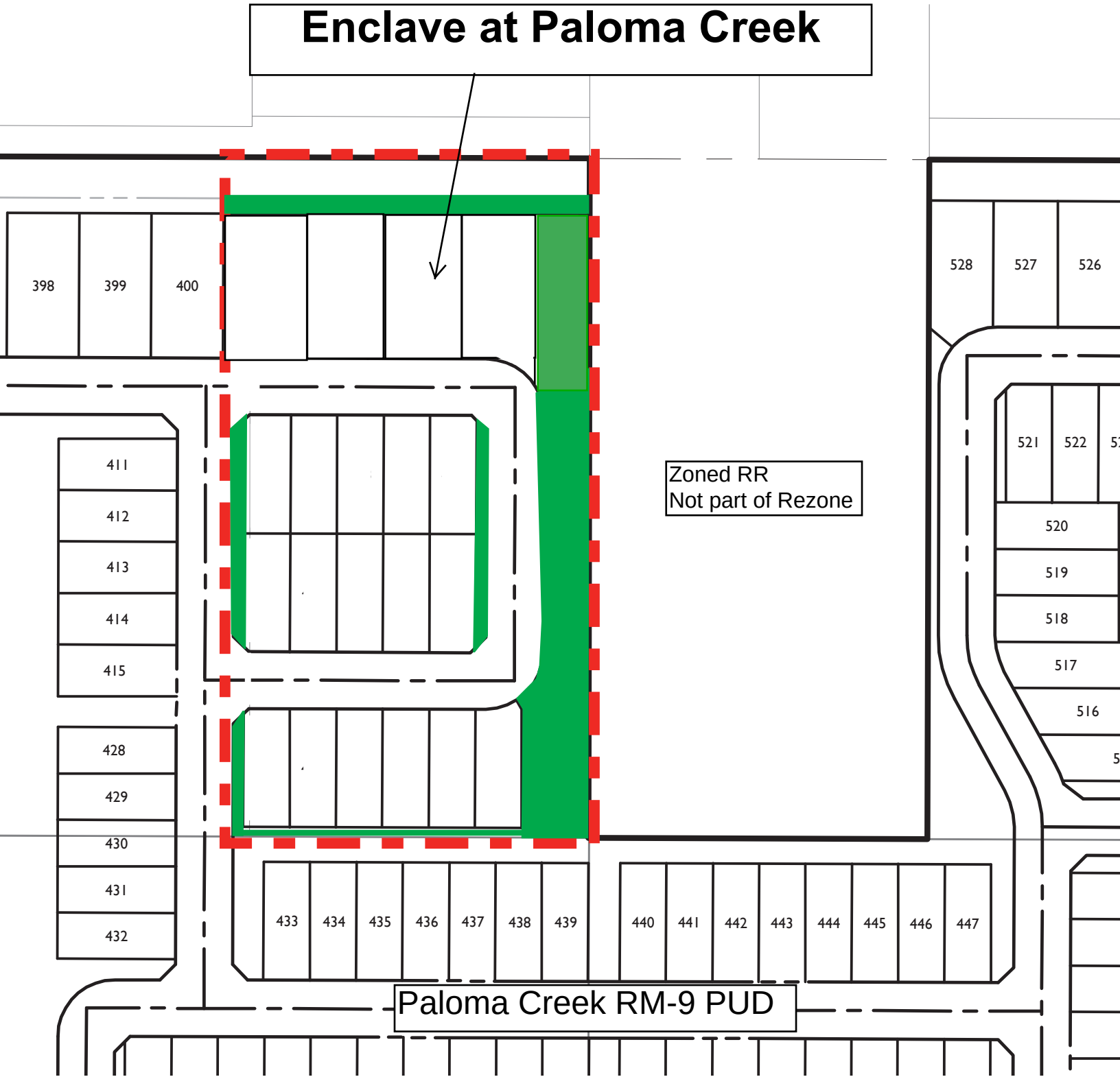


Exhibit D

Conceptual Development Plan



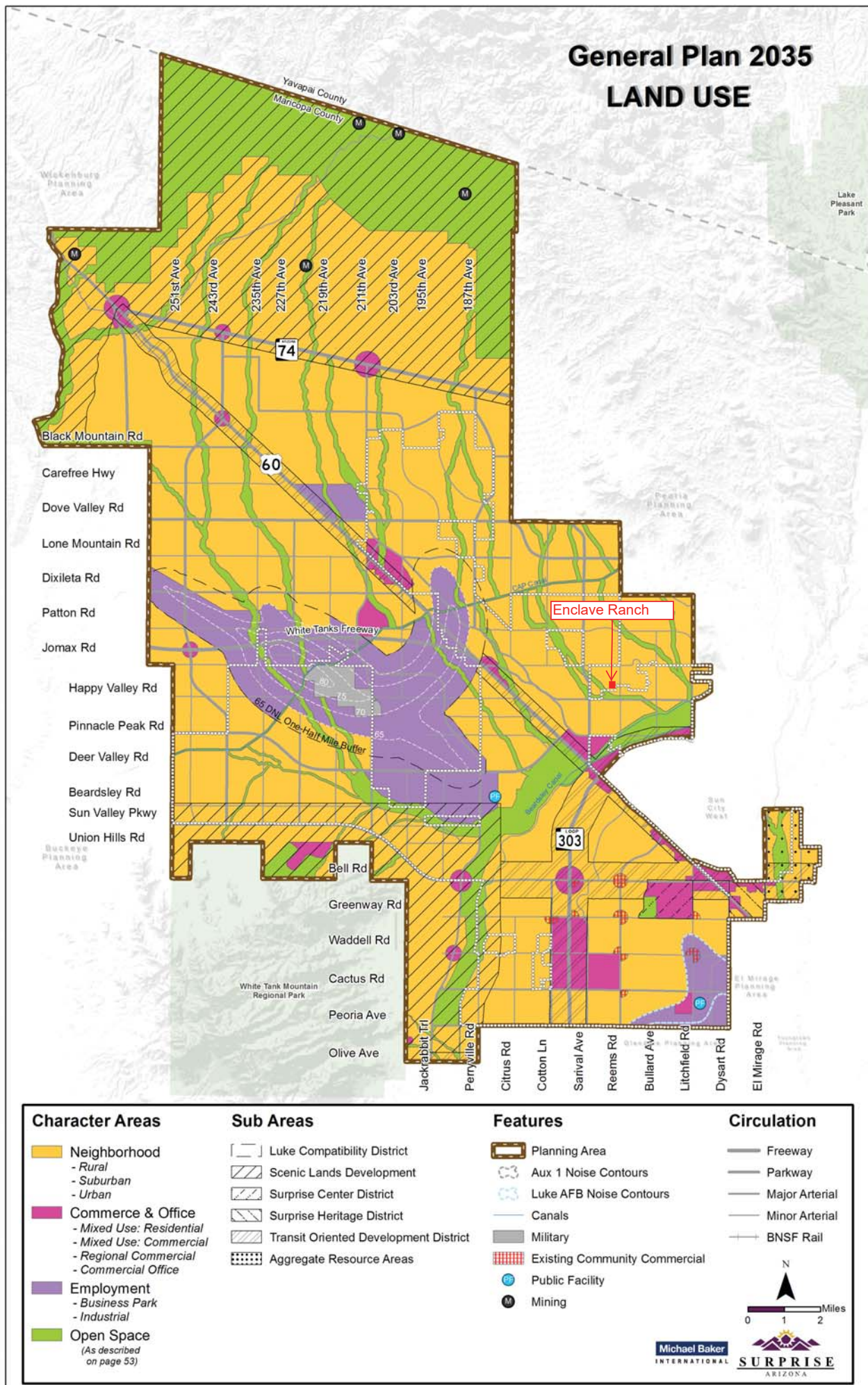
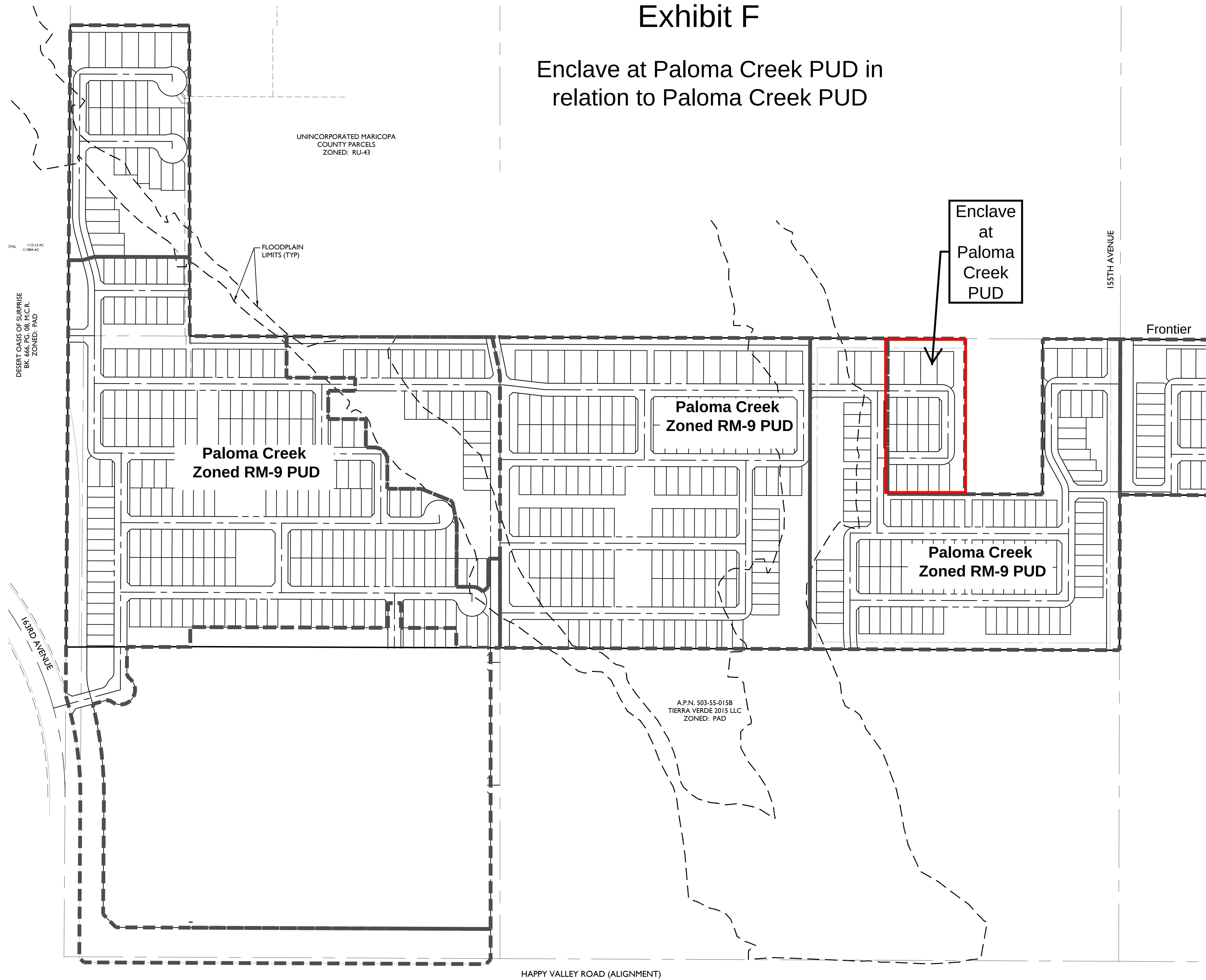


Exhibit F

Enclave at Paloma Creek PUD in relation to Paloma Creek PUD





Enclave at Paloma Creek Rezone

Citizen Participation Plan

October 8, 2020

Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this PAD amendment. The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making.

Enclave at Paloma Creek Citizen Participation Plan & Report

Enclave at Paloma Creek location is located 660 feet west of southwest corner W. Frontier Dr. and 155th Avenue. Enclave at Paloma Creek PUD is a 4.98-acre proposed residential subdivision adjacent to approved Paloma Creek PUD Case # FS18-150 zoned for a density of 4 units per acre.

As part of the rezone process, adjacent property owners and stakeholders in the area were notified by the City staff to our proposed application and open house to inform the public of this rezoning request. We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:
 - o The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date.



City initiated.

- o For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **City initiated.**
- o For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. We noticed at 300 feet. **City initiated.**
- o Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **See City initiated list.**
- o The head of any homeowners association or registered neighborhood within the public notice area established in item (3) indicated above. **See City initiated list.**

Site Posting

The site was posted on September 21, 2020 to alert interested citizens and stakeholders of our upcoming virtual open house on October 7, 2020. The photographs of the signs and affidavit are attached at **Tab 1**. The signs have the anticipated Planning & Zoning Commission and City Council hearings dates on the signs for November 5, 2020 and November 17, 2020 respectively. The attached affidavit documents those public hearing dates.

Participation Report.

After the notices were sent by staff and the site was posted, we did not field any telephone calls or emails of concern regarding the rezoning case. We held the virtual open house on Go-to-Meetings on October 7, 2020 from 5:30 pm to 6:30 pm. During the virtual open house, there was one (1) neighbor who discussed the project with the applicant, the applicant's representative and City staff present in the meeting. This neighbor lives in one of the County properties to the north and wanted to understand the water and sewer proposal for this rezoning case. After explaining to him that the property will be on City water and City sewer and not affecting his well or septic system, he was satisfied with our dialogue and had no issues with our rezoning proposal. There were no other members of the public in attendance during the virtual open house.

There is no known opposition to this rezoning case.

We have been working cooperatively with City staff on the rezone request and are ready for public hearings on the proposed rezoning request. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the City, we will provide updates to the City staff with an amended report.

TAB 1



AFFIDAVIT OF POSTING

Application No: FS20-421

Applicant Name:

Location: West of Southwest corner of 155th ave and Frontier Dr.

Date Site Posted: September, 21st, 2020

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.

Maria Hitt
Applicant/Representative Signature

9-21-2020
Date

This instrument was acknowledged before me on this 21st day of September, 2020, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

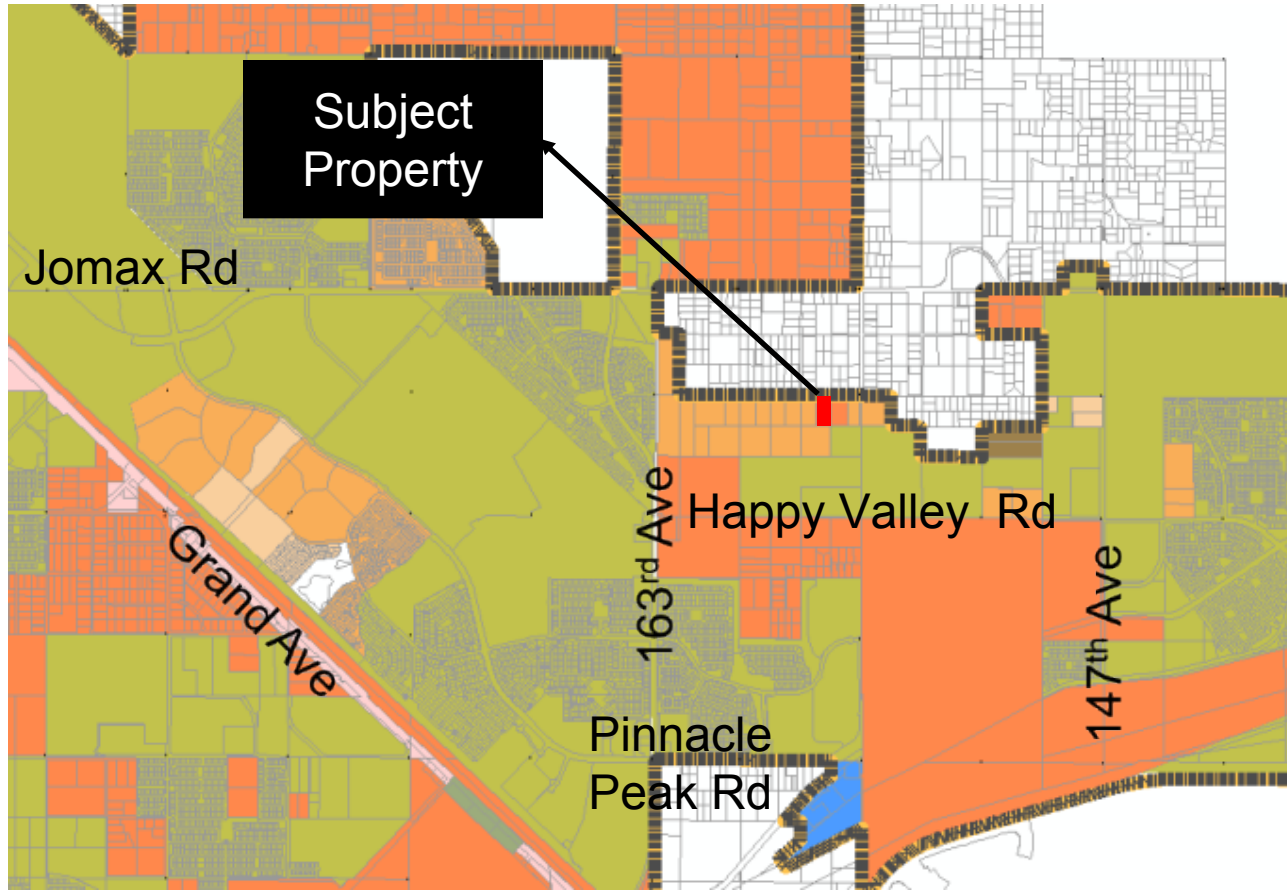
Marybeth Conrad
Notary Public

10-28-20
My commission expires

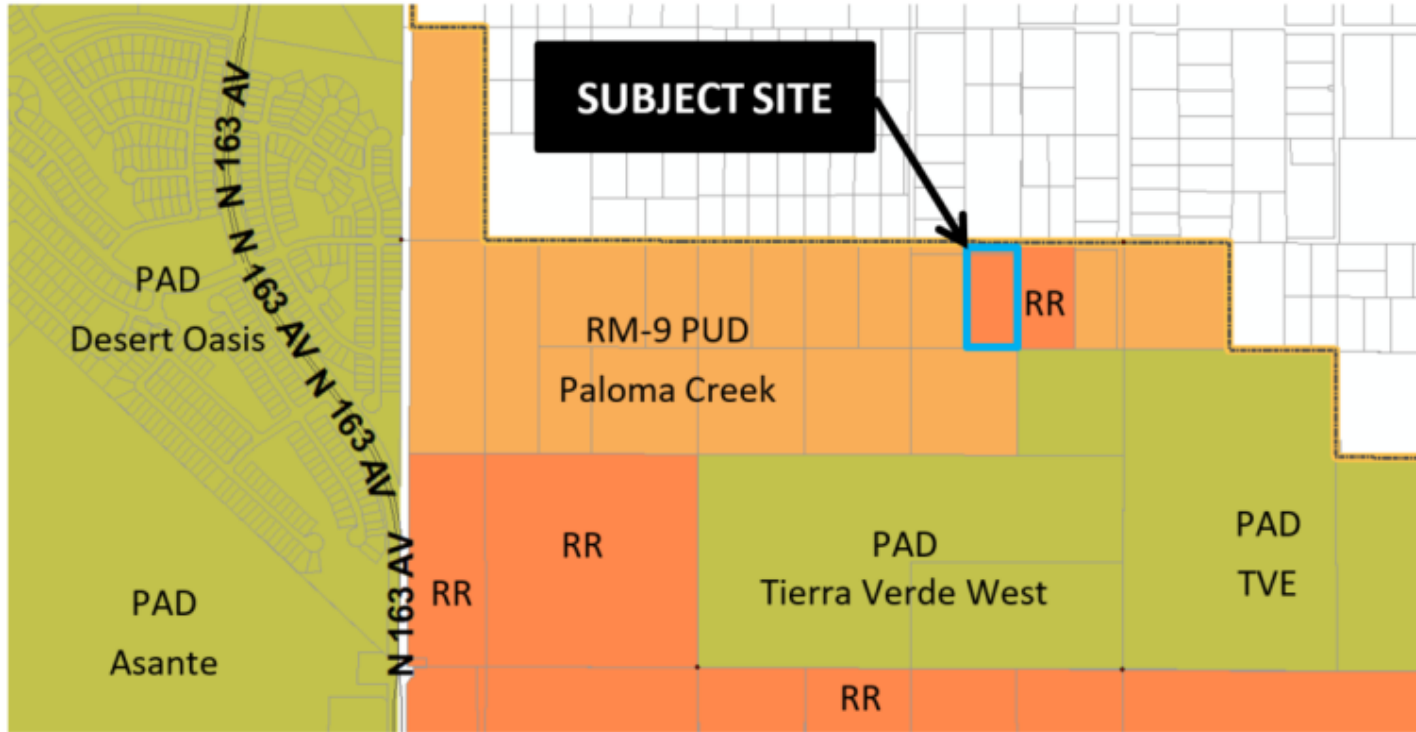


Planning and Zoning Commission
November 5, 2020

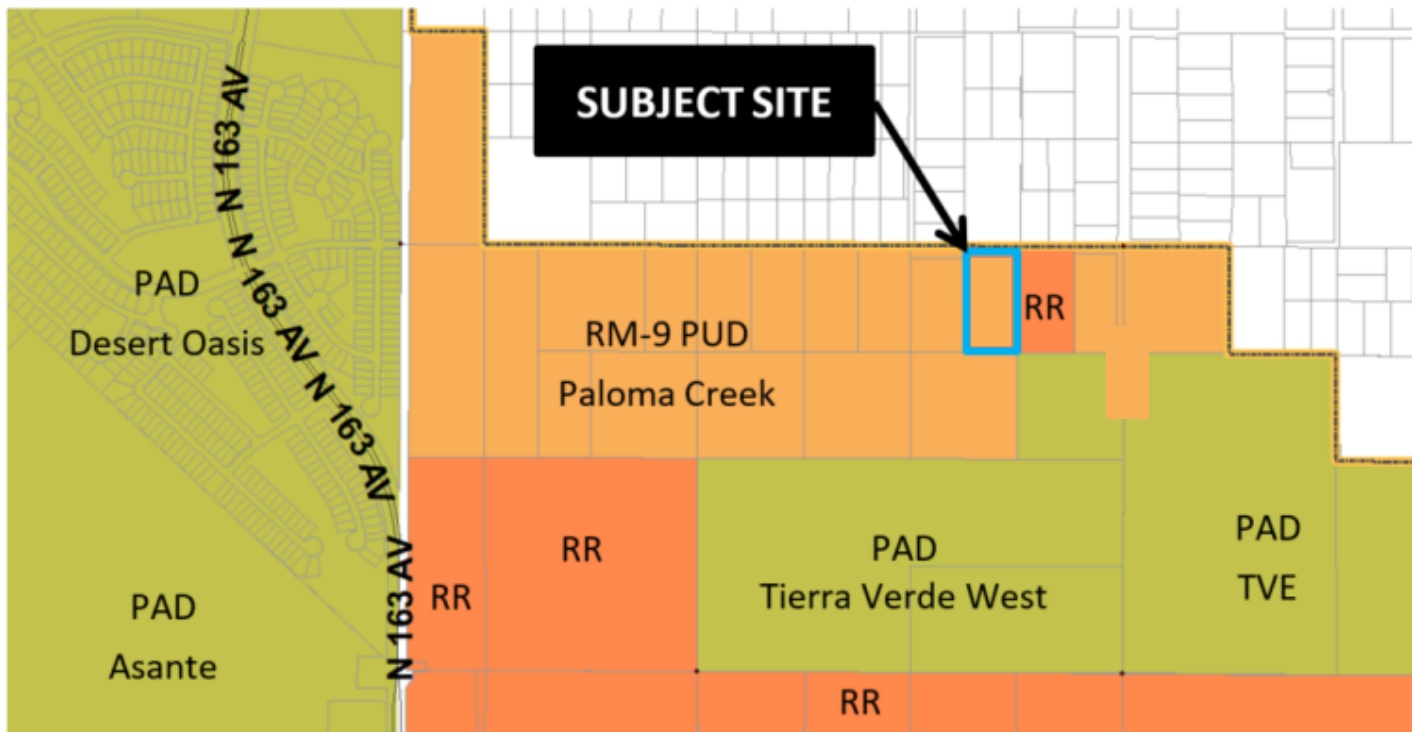
Enclave at Paloma Creek Rezone
FS20-421



FS20-421 Vicinity Map



FS20-421 Case Map



FS20-421 Proposed Zoning

Residential Medium Density RM-9 PUD Overlay Development Standards

Development Standard	City Base RM-9 Development Standards	Proposed RM-9 PUD Development Standards
Net Residential Acreage Open Space	20%	23.50%
Maximum Density	9.0	4.01
Minimum Lot Area	4,500 Sq. Ft.	4,500 Sq. Ft.
Minimum Lot Width	40'	45'
Minimum Lot Depth	100'	100'
Front Setback (Livable	12'	12'
Front Setback (Garage)	20'	20' (1) (2)
Minimum Side Yard Setback	- (3)	5'
Minimum Rear Yard Setback	20'	20' (5)
Maximum Building Height	35'	35'
Driveway Width Percentage	30%	40%
Driveway Area Percentage	30%	40%
Street Side/Corner Lot	- (4)	5'

Increase

Decrease

No Change

Increase

No Change

No Change

No Change

Added

No Change

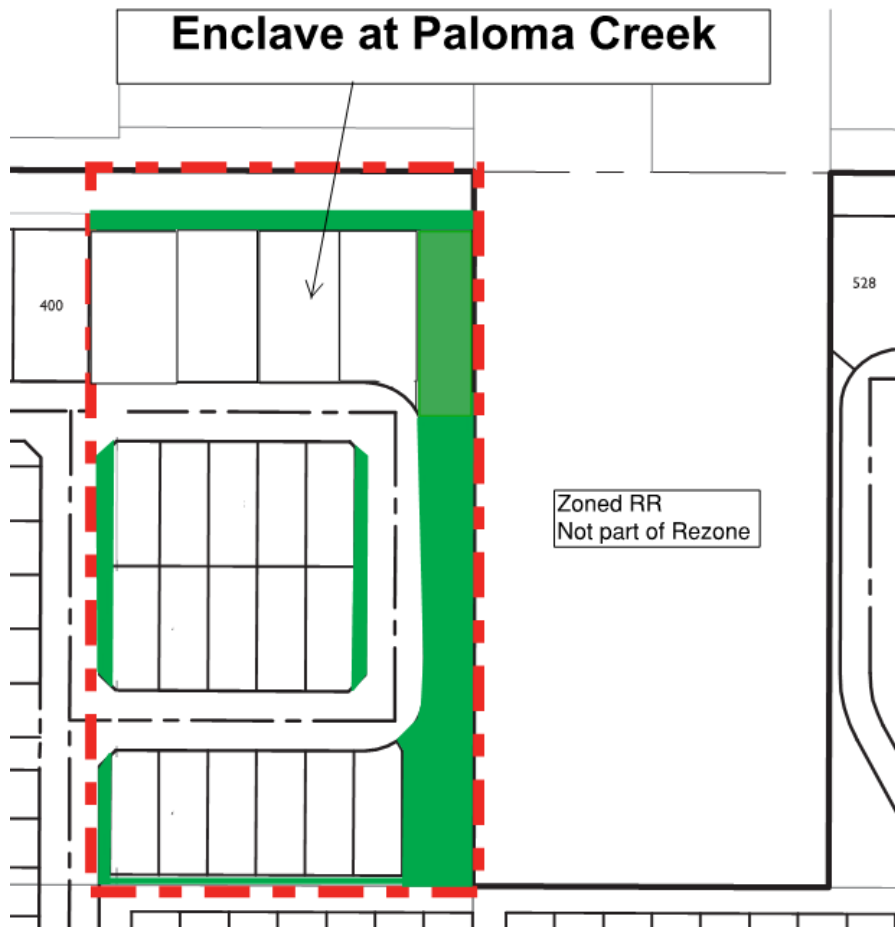
No Change

Increase

Increase

Added

FS20-421 Development Standards



Open Space:

- 20% Required
- 23.5% Proposed
 - Passive

Staff Recommendation:

Approve subject to stipulations 'a' through 'c'

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: November 5, 2020 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the approval or disapproval of the Preliminary Plat entitled “Revised Preliminary Plat for Unit Q - Phase 2 - Toll at Prasada” (Case FS20-259).

Motion:

Motion to recommend approval/disapproval of the Preliminary Plat entitled “Revised Preliminary Plat for Unit Q - Phase 2 - Toll at Prasada” subject to stipulations “a” through “c”.

Background:

The subject request involves a revised Preliminary Plat for Unit Q of the Toll at Prasada project, together with certain areas adjacent. The proposed Preliminary Plat contemplates 54 standard lots consisting of five (5) lot products, together with 224 condominium units. Unit Q was included in the original Toll at Prasada Preliminary Plat approved under case FS17-394 and was depicted in said Preliminary Plat as a single development parcel. A subsequent Final Plat processed under FS18-290 served as a Master Plat and included a portion of Unit Q together with several tracts related to the golf course, clubhouse, and other areas. The boundaries of some of those tracts are being re-defined with this Preliminary Plat and will be memorialized through a subsequent Final Plat and Condominium Plats.

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 FS20-259 Toll at Prasada Unit Q Revised Preliminary Plat 11-05-20-20 P&Z Staff Report
 2. 01 FS20-259 Toll at Prasada Unit Q Revised Preliminary Plat Vicinity Map
 3. 02 FS20-259 Toll at Prasada Unit Q Revised Preliminary Plat Case Map
 4. 03 FS20-259 Toll at Prasada Unit Q Preliminary Plat
 5. 04 FS20-259 Toll at Prasada Unit Q Preliminary Landscape Plans
 6. FS20-259 Toll at Prasada Unit Q 11-05-20 P&Z Preliminary Plat Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

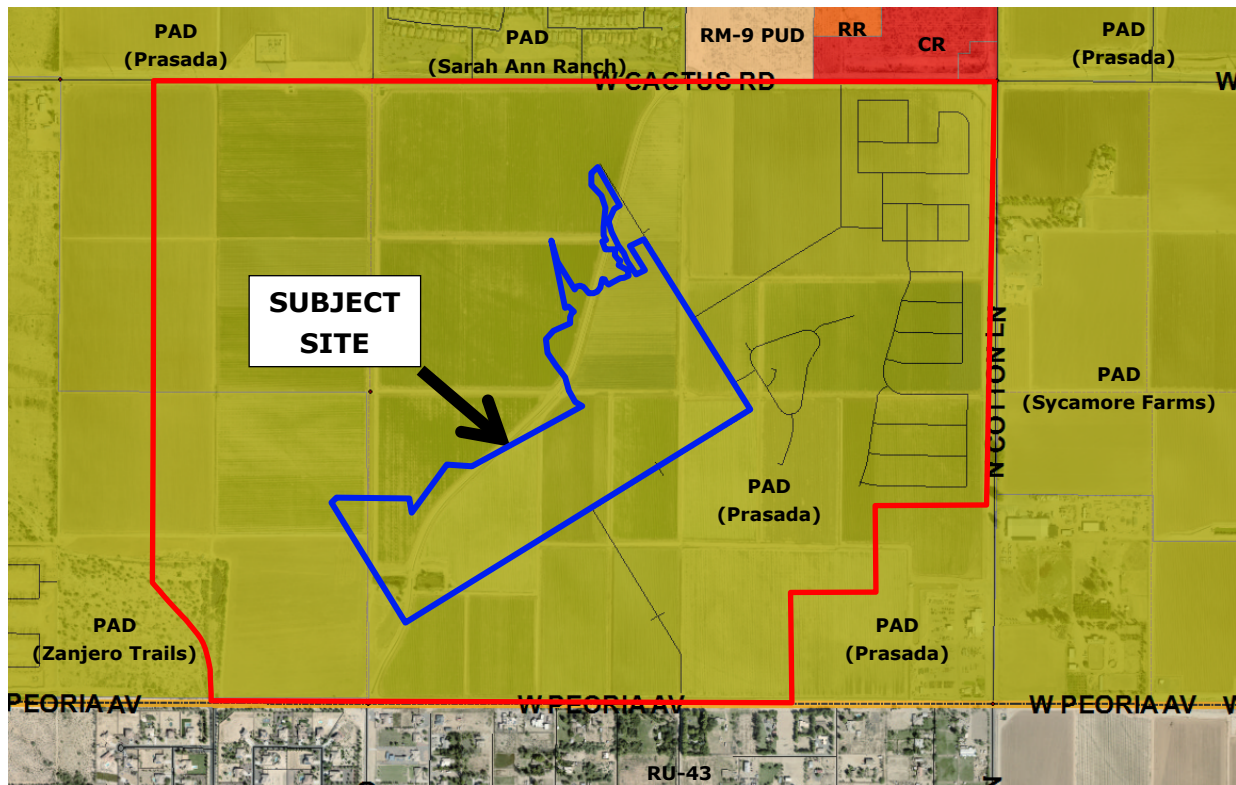
1 **Case:** FS20-259
2
3 **Project Name:** Toll at Prasada Unit Q Revised Preliminary Plat
4
5 **Council District:** 3 - Mesquite
6
7 **Meeting Date:** November 05, 2020
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11
12 **Owner:** Toll Prasada, LLC
13
14 **Applicant:** Aaron Insco of Toll Bros, Inc.
15
16 **Request:** Revised Preliminary Plat for Toll at Prasada Unit Q in the Prasada PAD
17
18 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and
19 Peoria Avenue
20
21 **Area:** 81.8 acres (overall)
22 41 acres (residential portion)
23
24 **Density:** 6.8 DU/Ac. (residential portion)
25
26 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
27
28 **Support/Opposition:** None known
29
30 **Staff Recommendation:** **Approve**, subject to stipulations "a" through "c"
31
32
33
34
35
36
37
38
39
40
41
42

PROJECT DESCRIPTION:

The subject request involves a revised Preliminary Plat for a Unit Q of the Toll at Prasada project, together with certain areas adjacent. The proposed Preliminary Plat contemplates 54 standard lots consisting of five (5) lot products, together with 224 condominium units. Unit Q was included in the original Toll at Prasada Preliminary Plat approved under case FS17-394 and was depicted in said Preliminary Plat, a single development parcel. A subsequent Final Plat processed under FS18-290 served as a Master Plat and included a portion of Unit Q, together with several tracts related to the golf course, clubhouse, and other areas. The boundaries of some of those tracts are being re-defined with this Preliminary Plat and will be memorialized through a subsequent Final Plat and Condominium Plats.

EXISTING ZONING:

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



59 **BACKGROUND:**

60
61 **June 22, 2006:** The City Council approved the original Prasada PAD under case PAD05-465.

62
63 **December 21, 2016:** Staff approved a Minor Amendment to the Lake Village portion of the Prasada
64 PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development
65 standards.

66
67 **February 12, 2018:** Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada
68 Lake Village under case FS17-587 for the purpose of revising specific development standards related
69 to the Toll Brothers development.

70
71 **April 17, 2018:** The City Council approved the original Preliminary Plat for Toll at Prasada under
72 case FS17-394. Said Preliminary Plat included lotting for Units A, B, and D, while leaving a number
73 of un-lotted parcels to be configured at a later date.

74
75 **January 15, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase I
76 Infrastructure under case FS18-290.

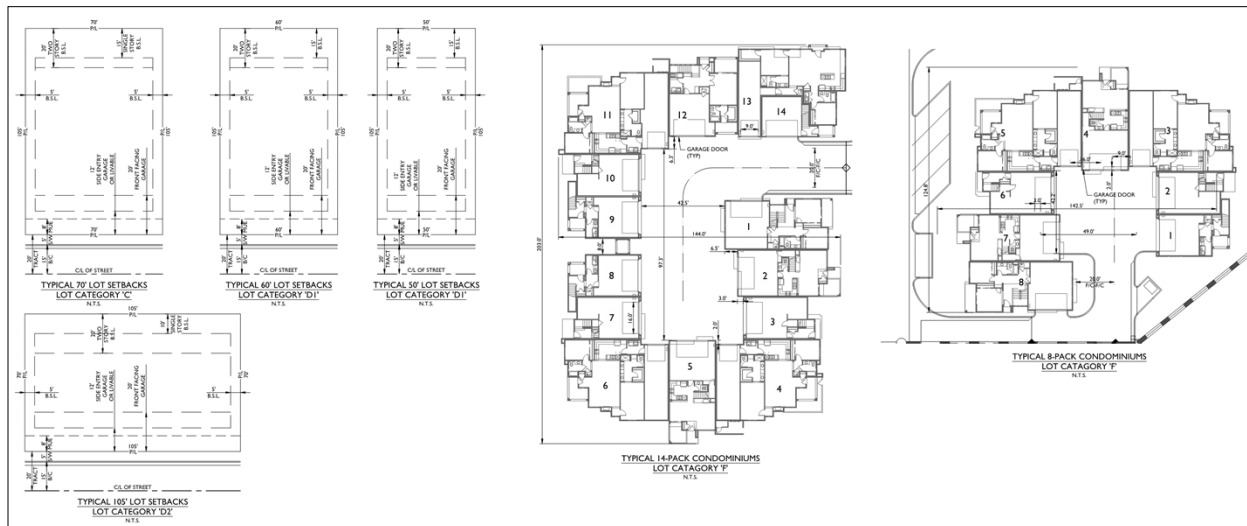
77
78 **January 18, 2019:** The applicant filed a request for the Phase II Infrastructure Plat under case
79 FS19-061. The Phase II Infrastructure Plat was scheduled for City Council on August 6, 2019 and
80 on September 5, 2019; however, in both instances, the case was continued at the request of the
81 applicant.

82
83 **April 10, 2020:** The applicant filed case FS20-259, the subject case.

84
85 **ANALYSIS AND DISCUSSION:**

86
87 The proposed subdivision anticipates four (4) Lot Categories. These include Lot Category C, two (2)
88 configurations of Lot Category D1, and Lot Category D2. In addition, the proposal includes two (2)
89 condominium configurations: an 8-pack, and a 14-pack. All of the proposed configurations are
90 consistent with the approved PAD zoning. These configurations are depicted below and on Sheet
91 DT01 of the subject Preliminary Plat.

92
93
94
95 [Continued on following page.]
96
97
98
99
100
101
102



104

105

106 The aforementioned lot configurations are located within three distinct areas of the subject
 107 Preliminary Plat. A condominium project consisting of three (3) 14-packs and six (6) 8-packs for a
 108 total of 90 units, together with associated parking will be located within the westernmost portion of
 109 the plat. On the opposite end, a second condominium project will consist of nine (9) 14-packs and
 110 one (1) 8-pack for a total of 134 units and associated parking. Sandwiched between these two
 111 condominium projects will be a standard 54-lot subdivision consisting of the various Lot Categories
 112 mentioned above.

113

114 A Final Condominium Plat for each of the two condominium projects, as well as a Final Plat for the
 115 standard lot subdivision will be processed separately. In addition to the aforementioned residential
 116 platting activity, the subject Preliminary Plat contemplates the reconfiguration of some of the various
 117 tracts associated with the golf course, clubhouse, "Stay & Play", and open space areas. These
 118 boundary changes will be accomplished through a combination of future Re-plats and/or Lot Line
 119 Adjustments.

120

121 **UTILITY AND SERVICES TABLE:**

122

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

123

124

125

126

127
128 **CONFORMANCE WITH ADOPTED PLANS:**
129

130 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
131 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
132 or more, provided appropriate transitions are made between the various Neighborhood types
133 included within the character area. At 6.8 DU/Ac, the project most closely aligns with the Suburban
134 Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the
135 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral
136 to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance
137 offered by the GDC.

138
139 **REVIEWING AGENCIES:**
140

141 The subject request was routed to the standard reviewing agencies, who offered the following
142 comments:
143

144 **Flood Control District of Maricopa County (FCDMC):** In an email dated May 14, 2020, FCDMC offered
145 minor comments pertaining to the Flood Zone determination, but indicated no objection to the
146 request.
147

148 **Maricopa Water District (MWD):** In an email dated May 14, 2020, MWD stated the project is located
149 within an area included in the Toll at Prasada Development and Water Delivery Agreement between
150 MWD and the original developer/landowner.
151

152 **Arizona Department of Transportation (ADOT):** In an email dated May 6, 2020, ADOT indicated they
153 had no comments. ADOT stated they the project was more than ½ mile from Loop 303 and would
154 not have a significant impact on the state's system.
155

156 **Luke Air Force Base (LAFB):** In a memo dated May 19, 2020, LAFB stated the request will not
157 negatively impact flight operations, but recommends a strong notification program.
158

159 **Summary:**
160

161 The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other
162 requirements as set forth in the SUDC. All city reviewing departments have reviewed the request
163 and expressed no concerns.
164

165 **Findings:**
166

- 167 • The proposed Preliminary Plat is consistent with the Surprise General Plan.
168 • The proposed Preliminary Plat is consistent with the Prasada PAD.
169 • The reviewing agencies have indicated no objections.
170

Recommendation:

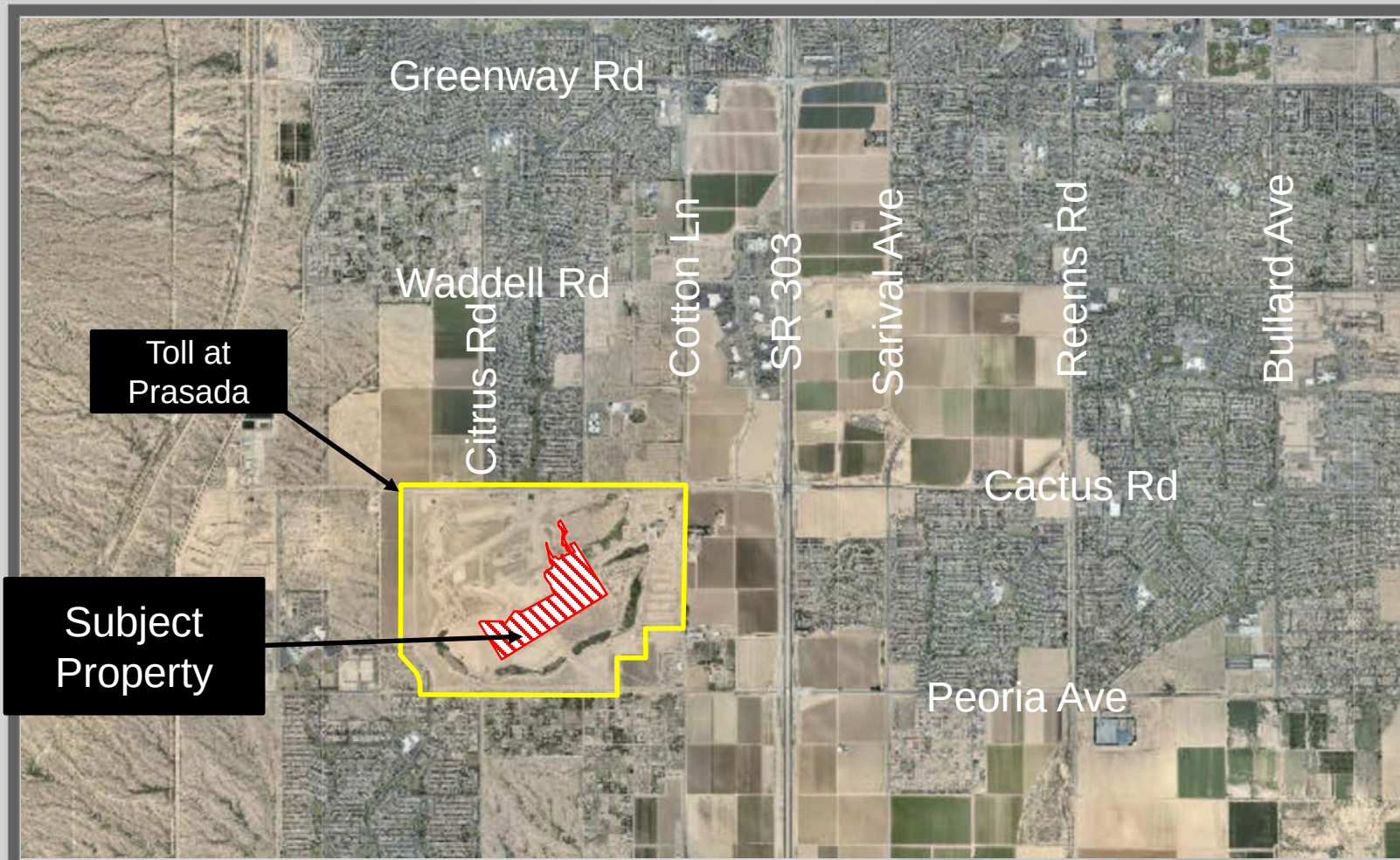
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Revised Preliminary Plat for Unit Q - Phase 2 - Toll at Prasada", consisting of fourteen (14) sheets prepared by EPS Group and stamped received October 14, 2020.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada Unit Q", consisting of fourteen (14) sheets prepared by Greey|Pickett and stamped received August 19, 2020.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

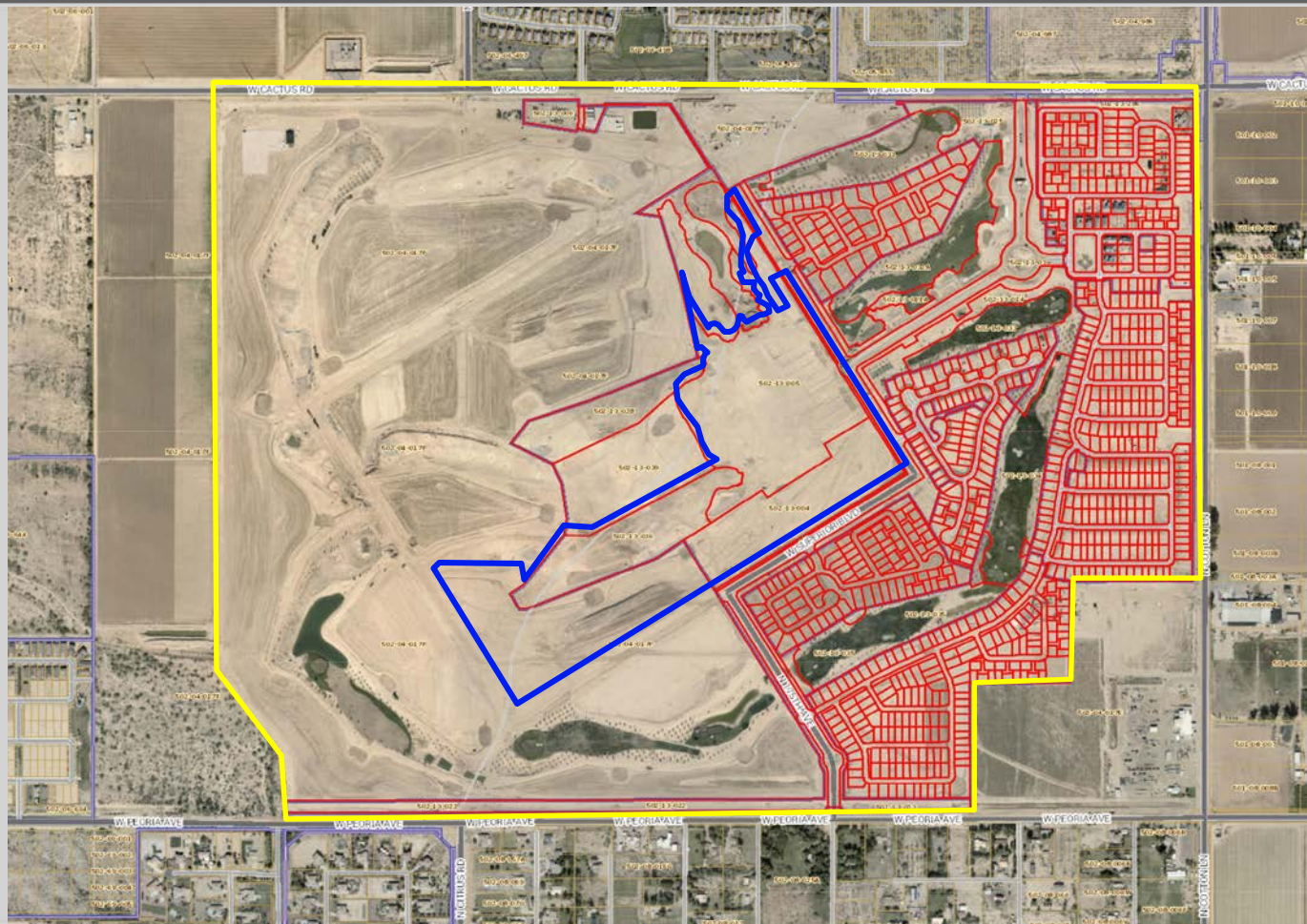
Attachments:

- 01 Toll at Prasada Unit Q Vicinity Map
- 02 Toll at Prasada Unit Q Case Map
- 03 Toll at Prasada Unit Q Preliminary Plat
- 04 Toll at Prasada Unit Q Preliminary Landscape Plans



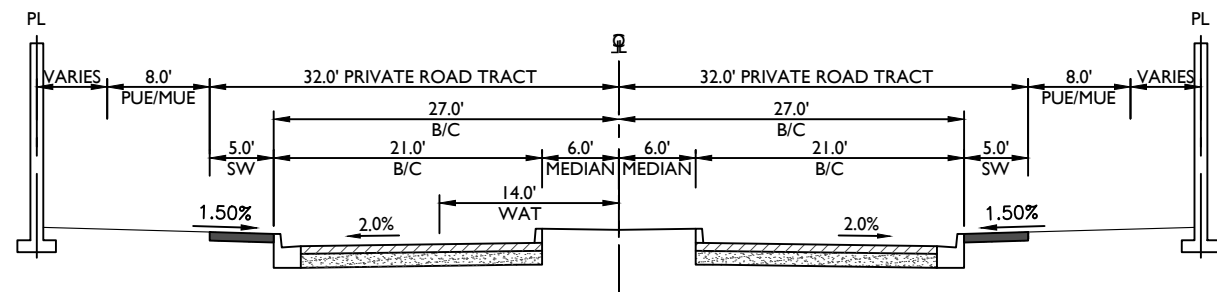
FS20-259 Vicinity Map

FS20-259 Case Map

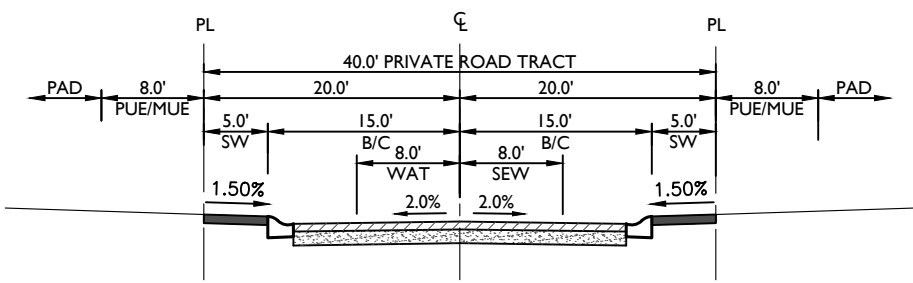


REVISED PRELIMINARY PLAT FOR UNIT Q - PHASE 2 - TOLL AT PRASADA

A PORTION OF THE EAST HALF OF SECTION 22 AND WEST HALF OF SECTION 23, TOWNSHIP 3
NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LOCAL ENTRY
RESIDENTIAL LOCAL ENTRY WITH MEDIAN
N.T.S.



LOCAL STREET
TWO-WAY WITH ON STREET PARKING (ONE SIDE)
N.T.S.



UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
FIRE
POLICE

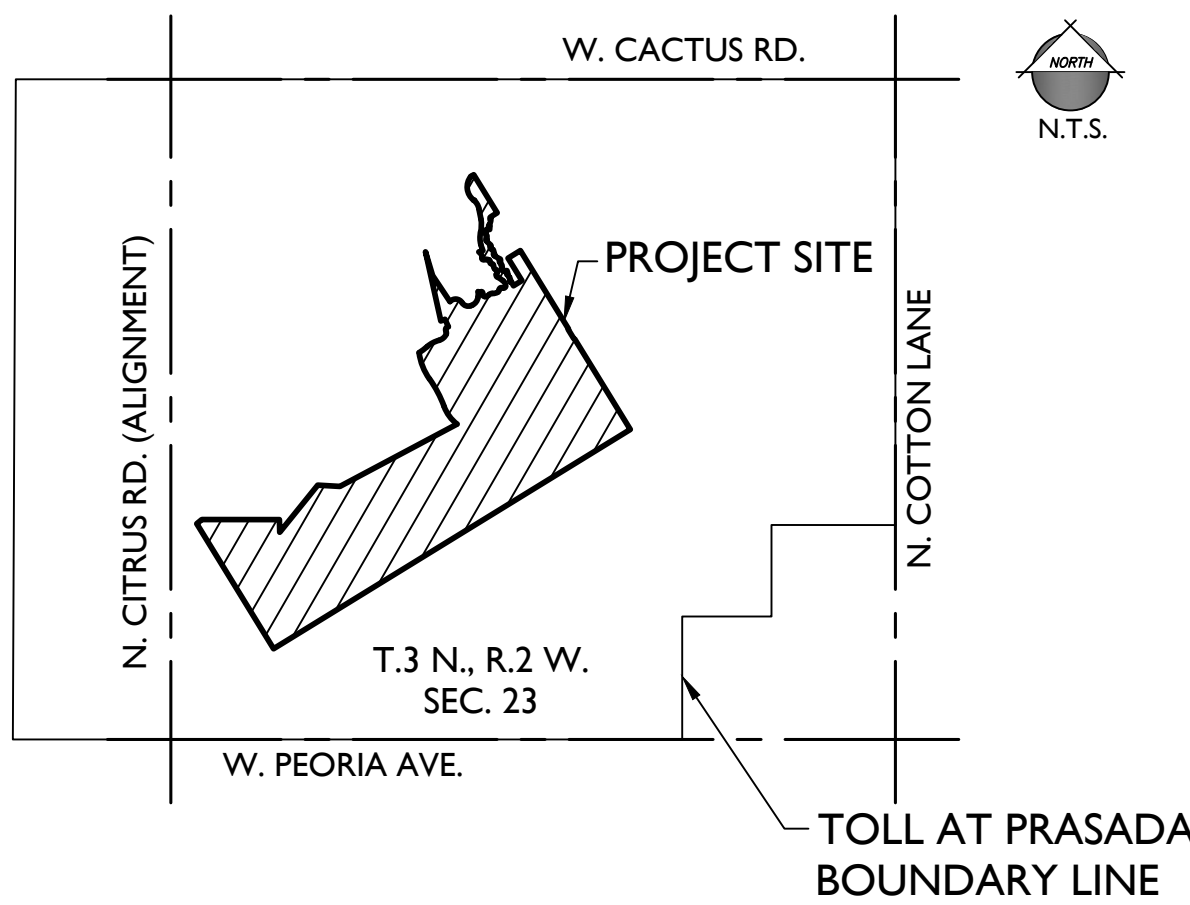
EPCOR WATER
CITY OF SURPRISE
SOUTHWEST GAS
ARIZONA PUBLIC SERVICE
CENTURYLINK / COX
CENTURYLINK / COX
CITY OF SURPRISE
CITY OF SURPRISE

SHEET INDEX

SHEET 1 CS01
SHEET 2 ID01
SHEET 3 DT01
SHEET 4-11 PP01-PP08
SHEET 12 TB01

COVER SHEET
INDEX SHEET
LOT DIAGRAMS AND DEVELOPMENT STANDARDS
PRELIMINARY PLAT
DATA TABLES

VICINITY MAP



PROJECT TEAM

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

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. 502-04-017P:502-13-036P, 004, 005, 030

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

GROSS AREA: +/- 81.80 ACRES
NET AREA: +/- 81.80 ACRES

PARCEL Q +/- 40.95 ACRES
PRIVATE STREET TRACT AREA: +/- 3.47 ACRES
SINGLE FAMILY LOT AREA: +/- 11.35 ACRES (54 LOTS)
CONDO TRACT A: +/- 9.28 ACRES (90 CONDOMINIUMS)
CONDO TRACT B: +/- 12.39 ACRES (134 CONDOMINIUMS)
CLUBHOUSE B: +/- 1.76 ACRES
TRACT/OPEN SPACE: +/- 2.70 ACRES

CLUBHOUSE A: +/- 20.84 ACRES
GOLF/LANDSCAPE TRACTS: +/- 20.01 ACRES

Development Pad	Phase	Acerage	* Lot Yield	Net Density
A	1	32.736	141	4.307 DU/AC
B	1	47.999	230	4.792 DU/AC
D	1	21.939	90	4.102 DU/AC
P	2	17.602	49	2.784 DU/AC
E	2	18.961	81	4.272 DU/AC
F	2	24.10	114	4.730 DU/AC
C	2	12.70	60	4.720 DU/AC
N	2	15.810	64	4.048 DU/AC
COTTAGES	2	1.61	10	6.211 DU/AC
Q	2	40.95	278	6.789 DU/AC
Total		234.41	*1117	4.77 DU/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.
- COMMON ELEMENTS AND LIMITED COMMON ELEMENTS WILL BE HELD IN AN EQUAL AND UNDIVIDED INTEREST AMONGST THE CONDO UNIT OWNERS.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASE FS17-587.

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.

Received 10/14/2020

TOLL AT PRASADA
UNIT Q - PHASE 2 - PRELIMINARY PLAT

Project:

Revisions:



Designer: JMR
Drawn by: JSD

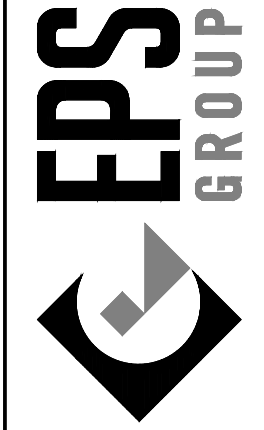


Job No.
16-339

CS01

Sheet No.
1
of 12

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Cover Sheet

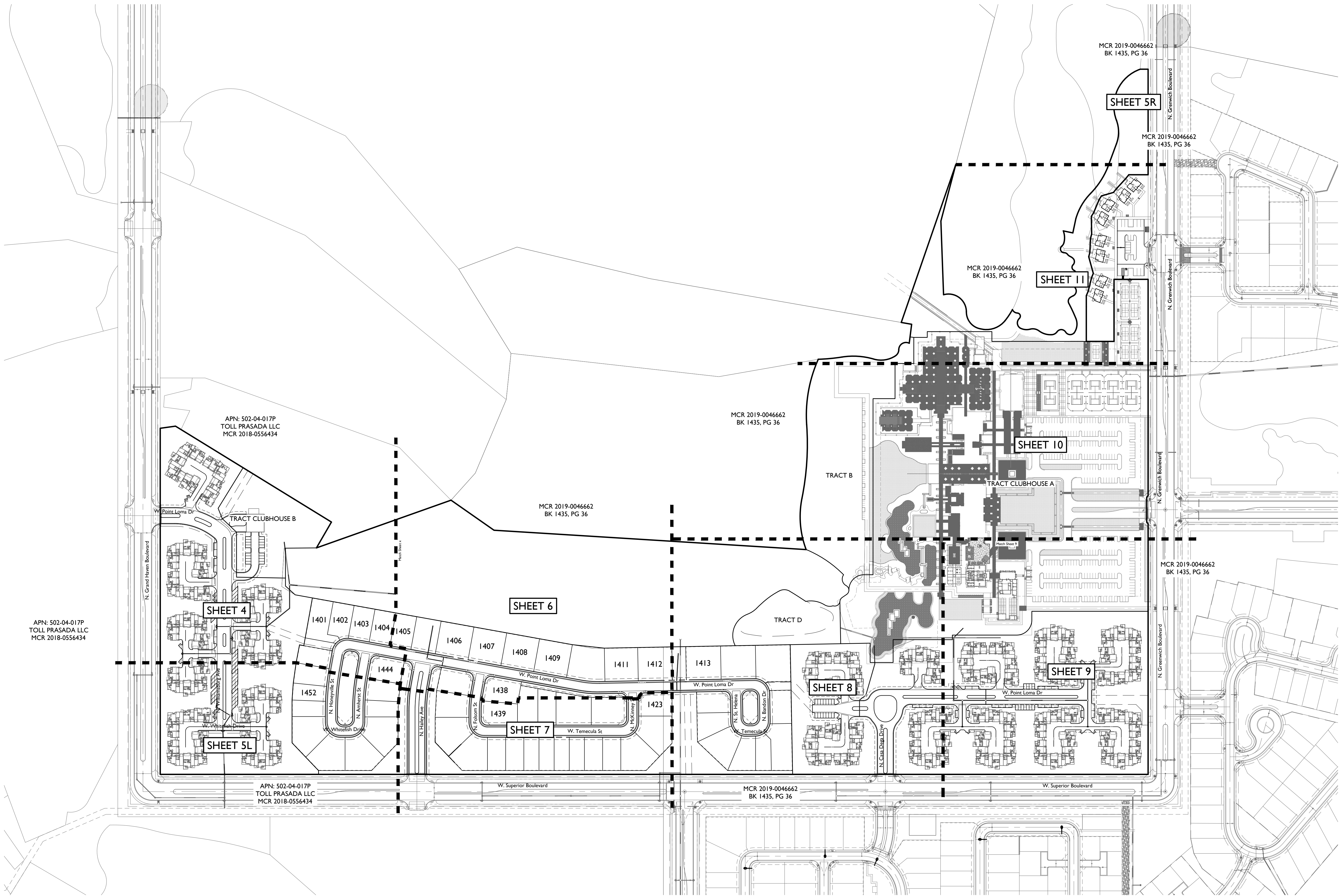
EPS REV-03 08-03-2020

FS20-259

I6-339 - UNIT Q - PHASE 2 - PRELIMINARY PLAT

Oct 14, 2020 5:22pm S:\Projects\2016\16-339\Civil\Pre-Plat\16-339 - PP - Unit Q - CS02.dwg

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TOLL AT PRASADA
UNIT Q - PHASE 2 - PRELIMINARY PLAT
SURPRISE, ARIZONA

Index Sheet

Project:

Revisions:

Call at least two full working days
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ARIZONA
State of Arizona
Division of Land Standards (DLS) (202-0048)
in Maricopa County (602)683-1100

Designer: JMR
Drawn by: JSD

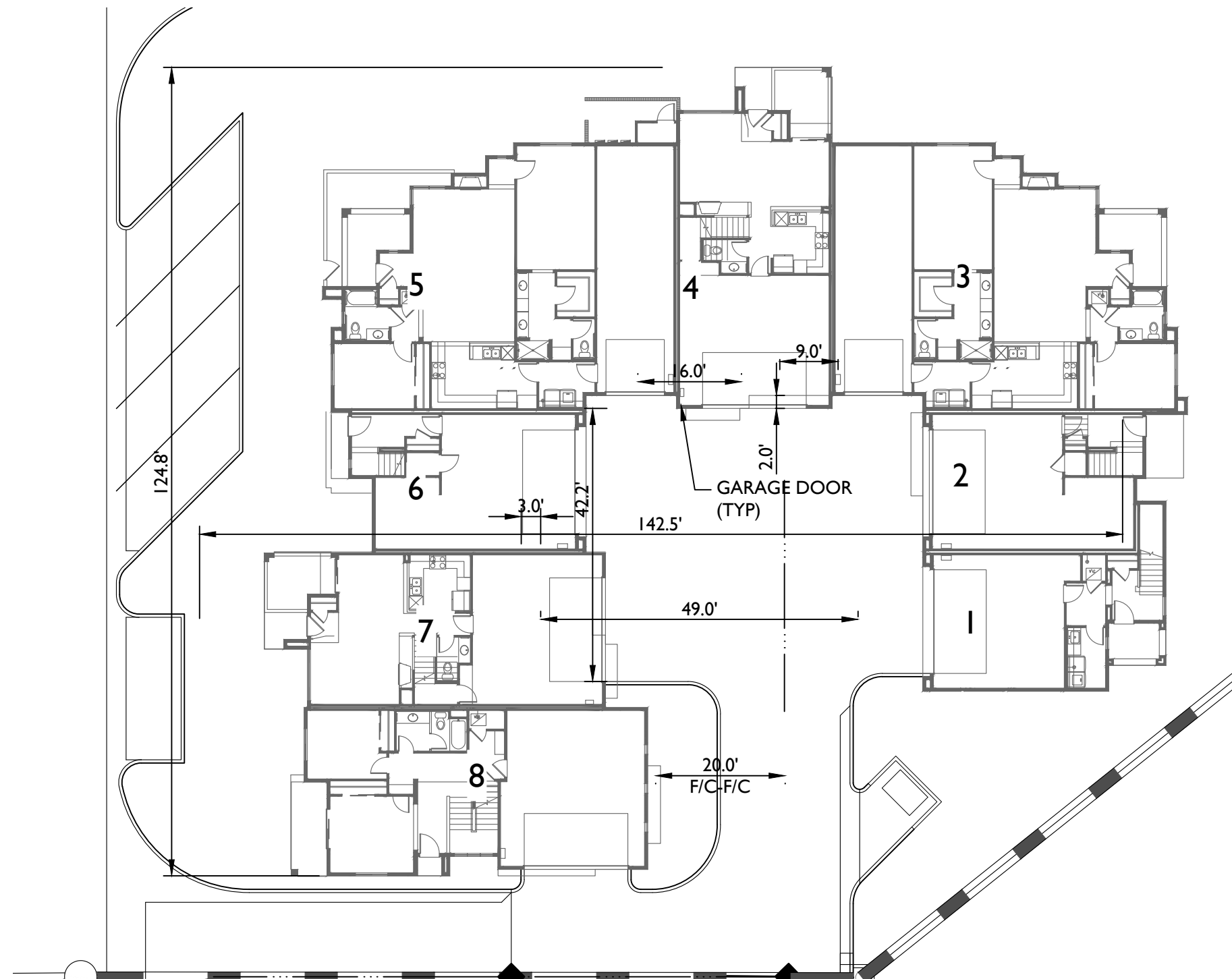
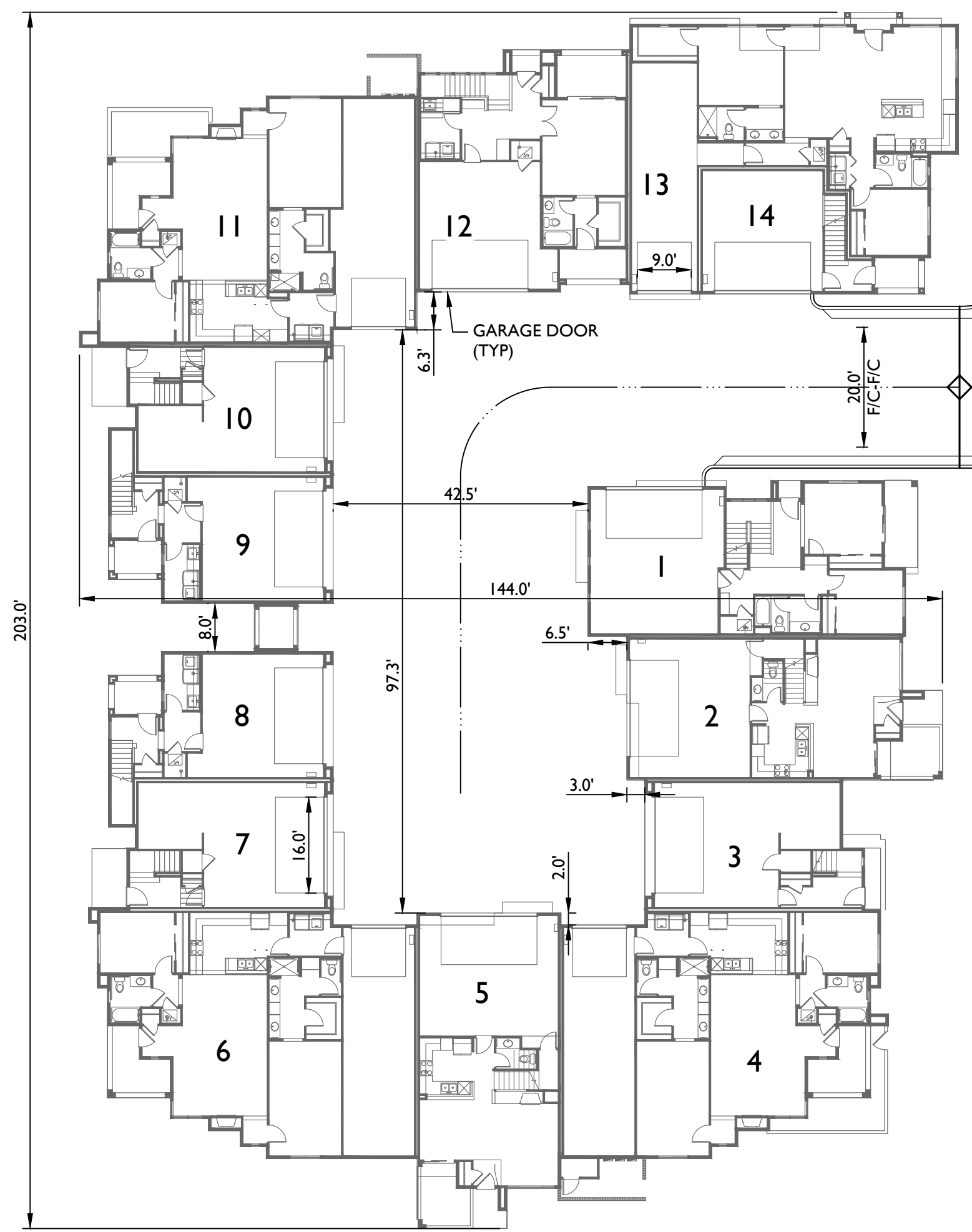
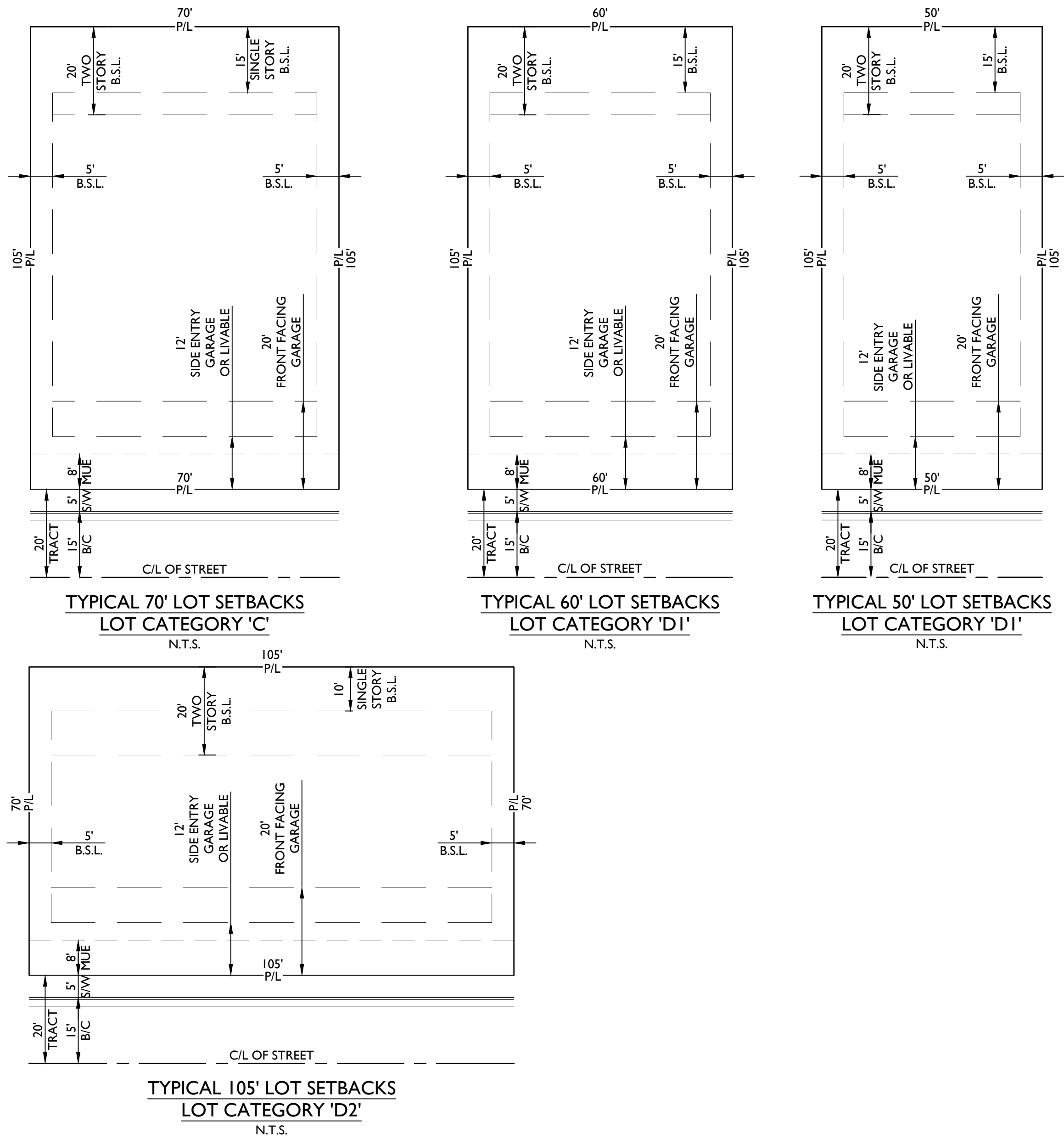
Registered Professional Engineer (PE)
CERTIFICATE NO.
64616
JAMES
ROGERS
Date signed 09-15-20
APR 2021

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16-339
CS02
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jrogers Sep 15, 2020 3:38pm S:\Projects\2016\16-339\Civil_Phase 2_Unit Q\Pre-Plat\16-339 - PP - Unit Q - DT01.dwg



Development Standard C - FS16-400		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	7,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽²⁾		
Front ⁽⁴⁾		
Front facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ⁽³⁾⁽⁴⁾	5 Feet / 5 Feet	
Rear ⁽⁴⁾⁽⁶⁾	20 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 7,000 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 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.	
4.	Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, 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 100 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 to the top of the parapet or highest point of the roofline.	

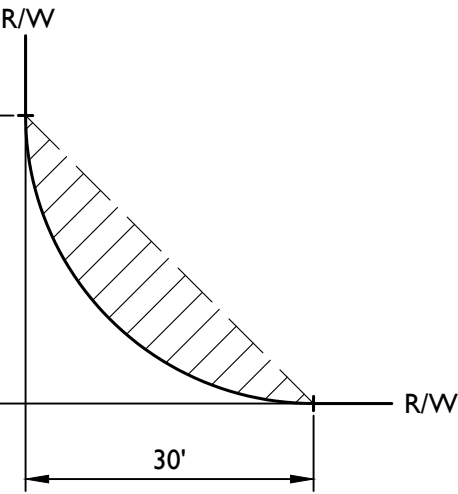
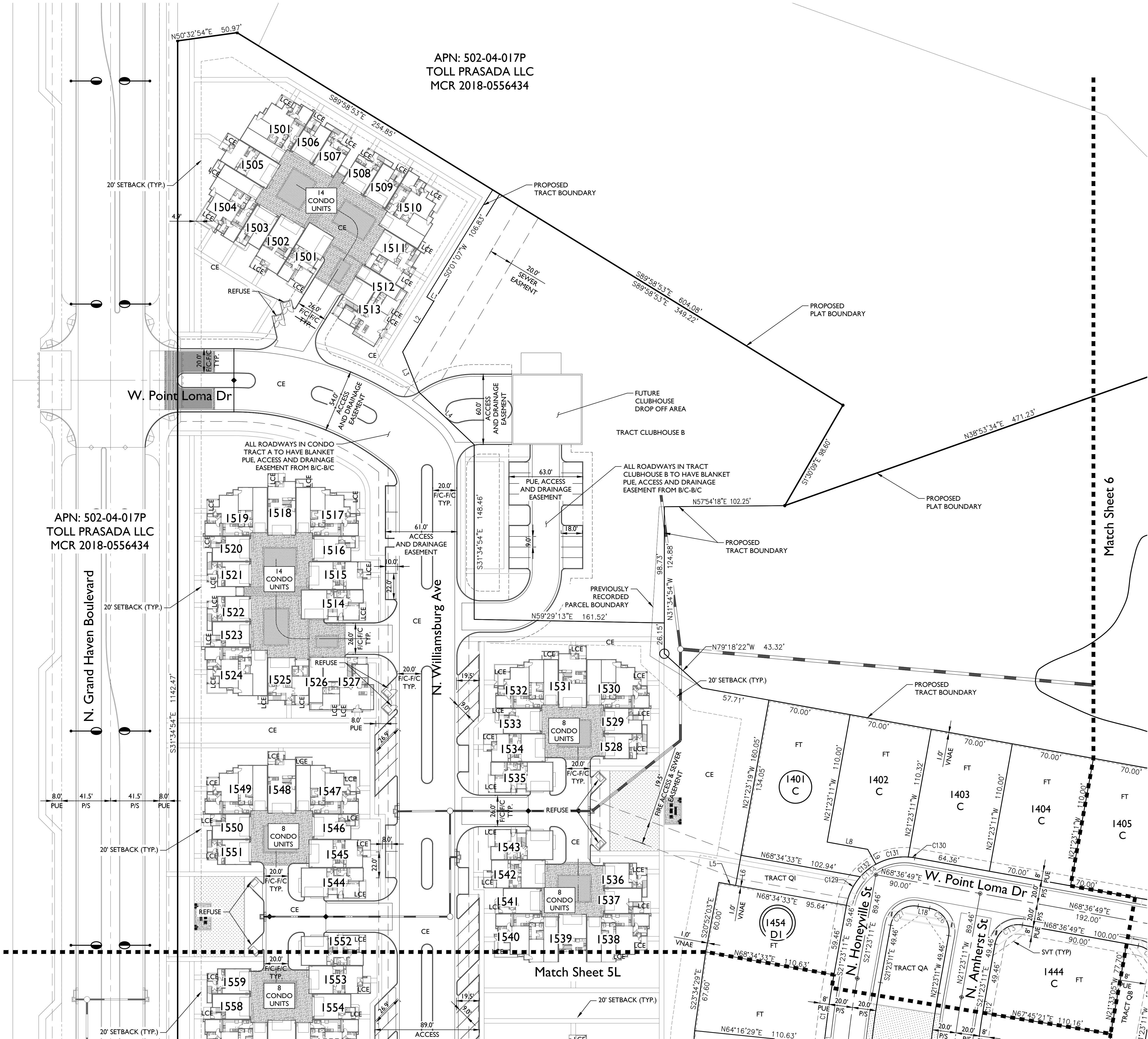
Development Standard D1 - FS17-587		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾		
Front ⁽²⁾⁽⁵⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space ⁽⁵⁾		12 Feet
Side ⁽⁴⁾⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁵⁾⁽⁷⁾	20 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 elevations. 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, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, 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 to 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: ⁽³⁾		
Front ⁽²⁾⁽⁵⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space ⁽⁵⁾		12 Feet
Side ⁽⁴⁾⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁵⁾⁽⁷⁾	20 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 110 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 elevations. 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 Owners Association.	
5.	Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, 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 to the top of the parapet or highest part of the roofline.	

Development Standard F - FS16-400		
Zoning District:	PLV-2	PLV-3
Density Range	8-22 du/ac	
Minimum Building Perimeter Setbacks: ⁽¹⁾		
Front, Side and Rear		
First & Second Floor ⁽²⁾	20 Feet	
Third Floor	25 Feet	
Building to Building Separation	0 Feet	
Maximum Building Height: ⁽³⁾	45 Feet	
Notes		
1.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks and separations are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
2.	Integral covered porches may encroach up to 5 feet into the first floor front setback and building to building setback.	
3.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

I6-339 - UNIT Q - PHASE 2 - PRELIMINARY PLAT

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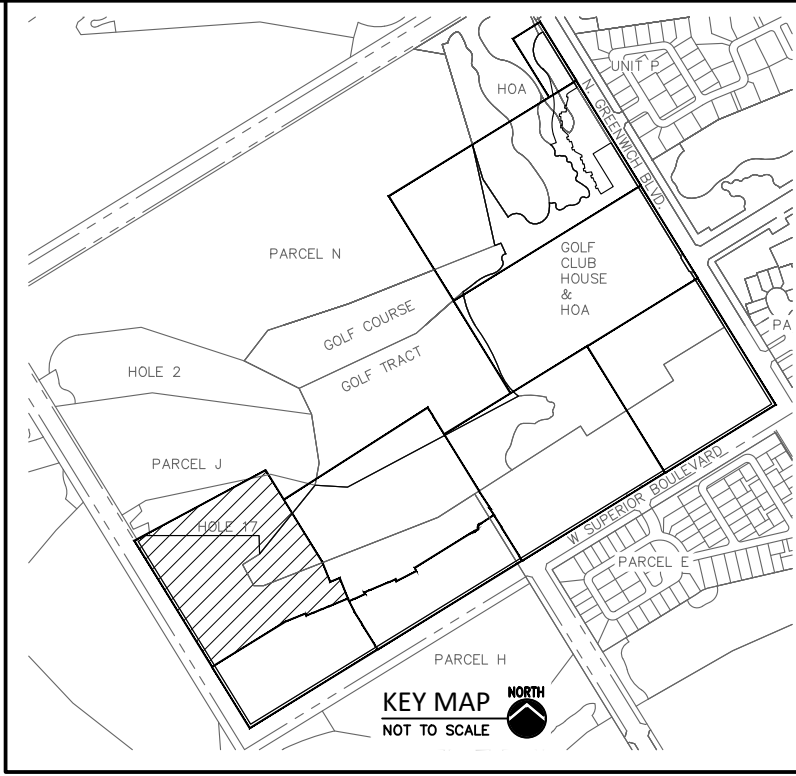
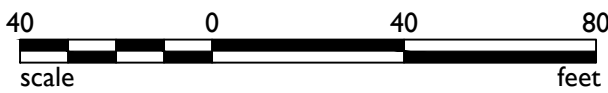
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PER CITY OF SURPRISE STANDARD DETAIL 4-02

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



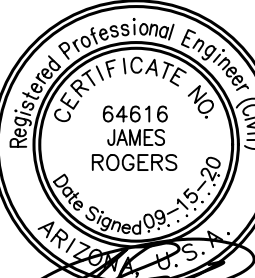
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UNIT Q - PHASE 2 - PRELIMINARY PLAT

Preliminary Plat

Revisions:

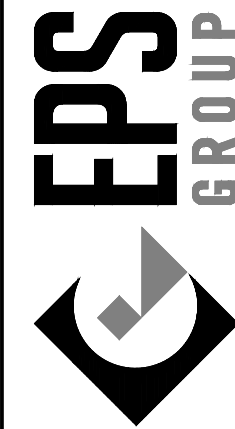


Designer: JMR
Drawn by: JSD



Job No.
16-339
PP01
Sheet No.
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of 12

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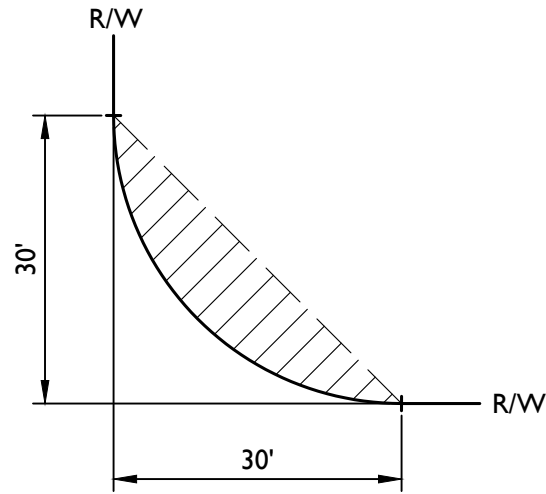
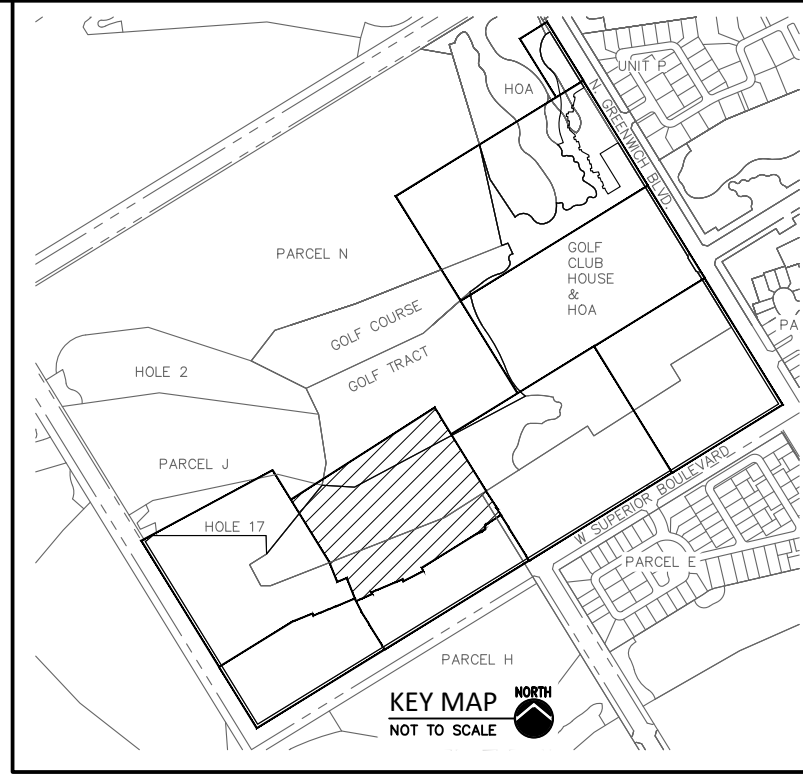
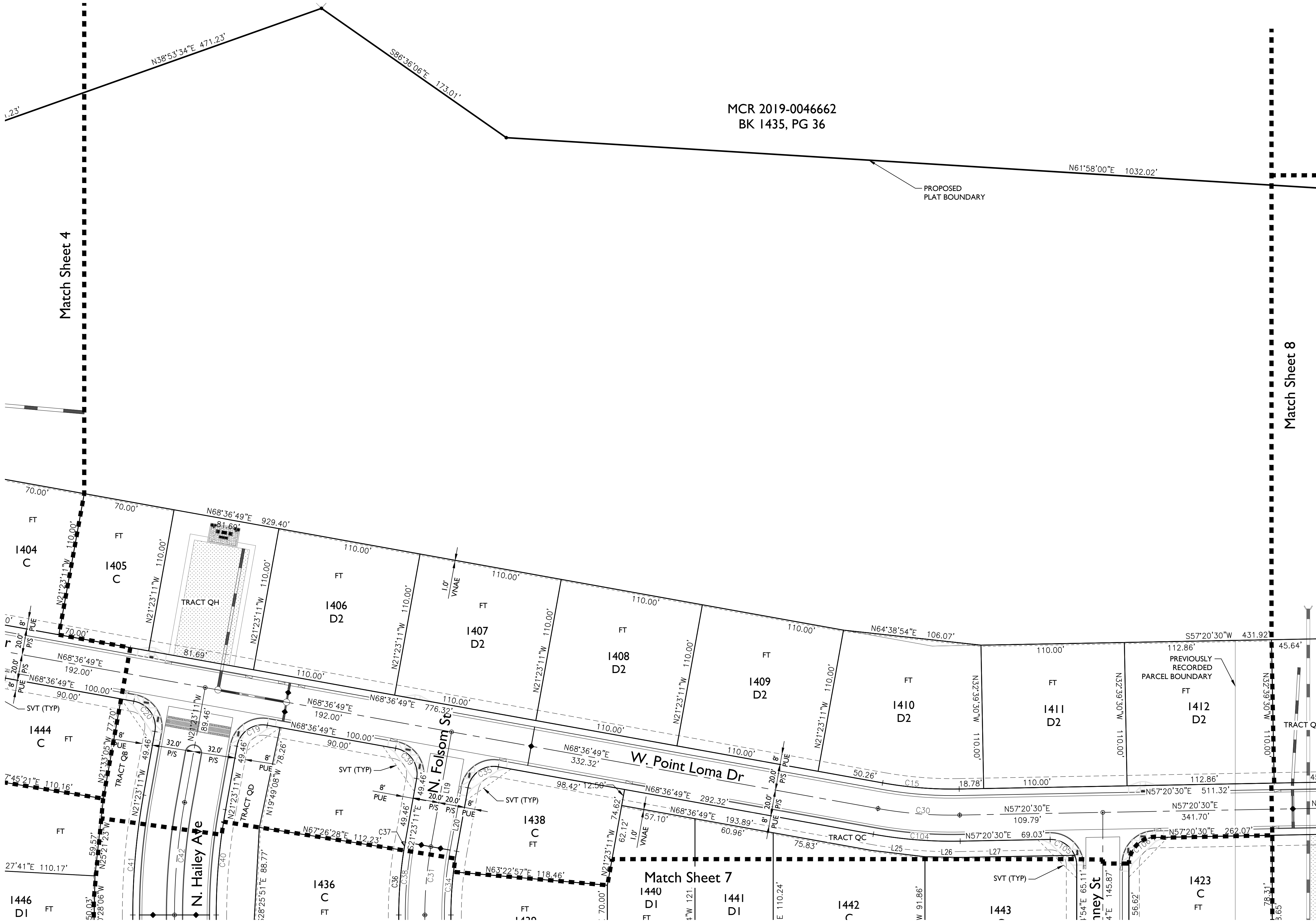
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I6-339 - UNIT Q - PHASE 2 - PRELIMINARY PLAT

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jrogers



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

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UNIT Q - PHASE 2 - PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

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ARIZONA 80
State of Arizona
Mortgage County (802063-1100)

Designer: JMR
Drawn by: JSD

Job No.
16-339

PP03

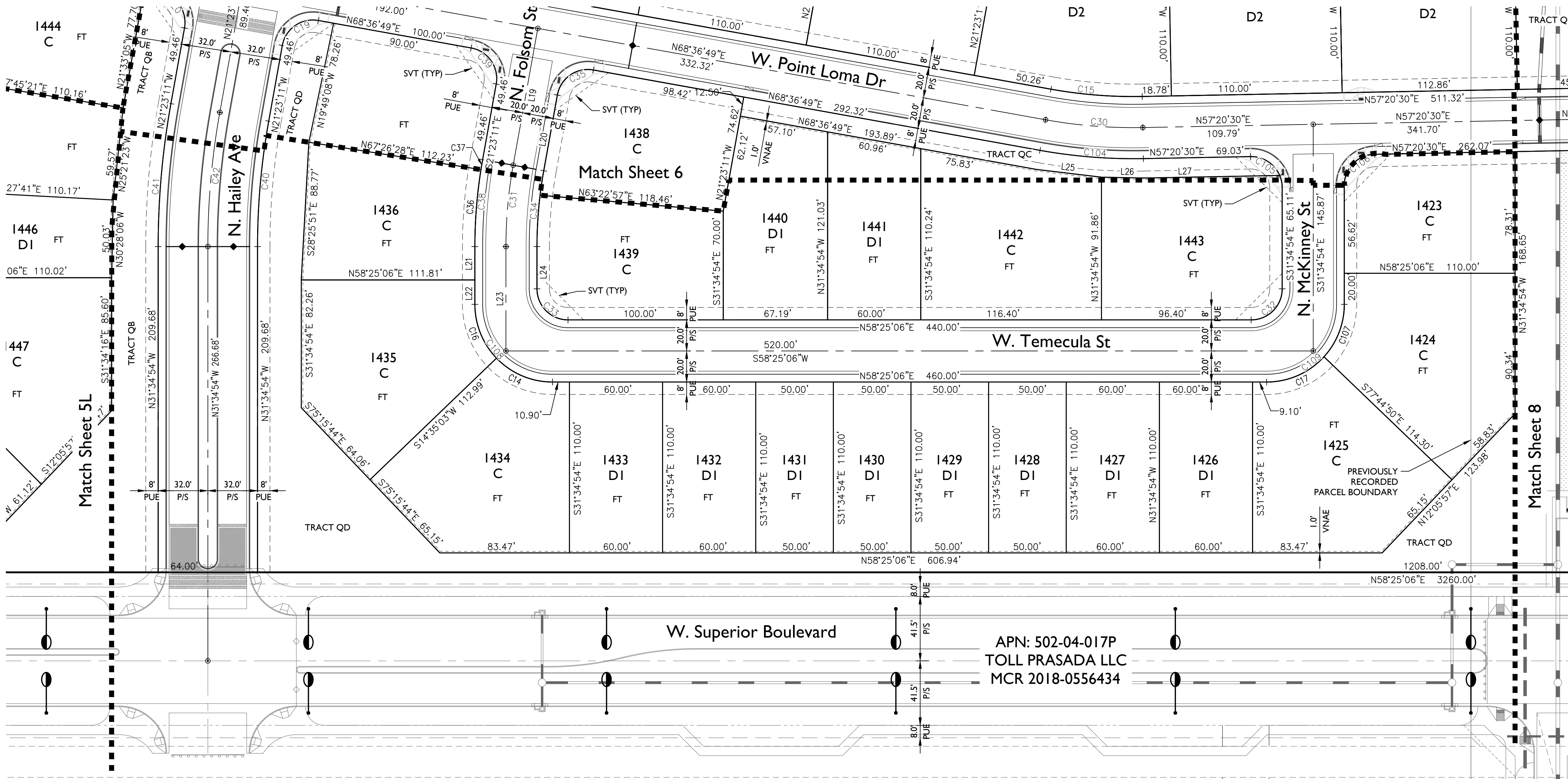
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I6-339 - UNIT Q - PHASE 2 - PRELIMINARY PLAT

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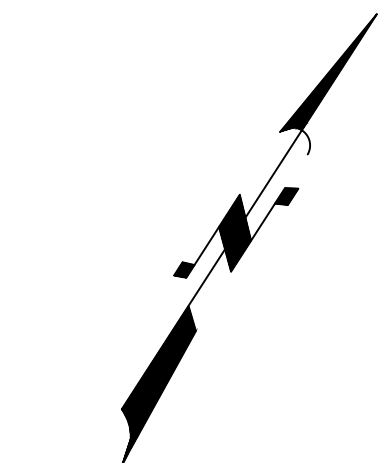
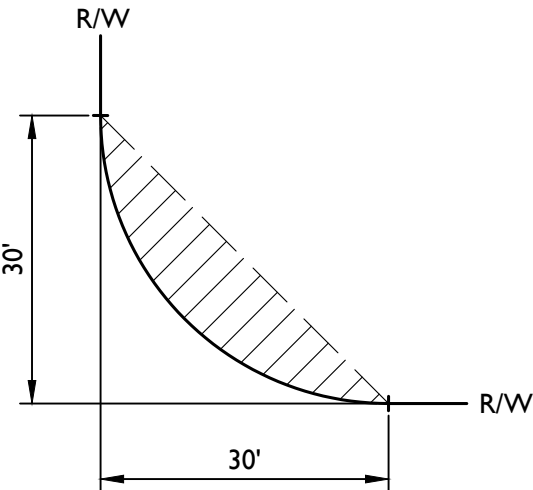
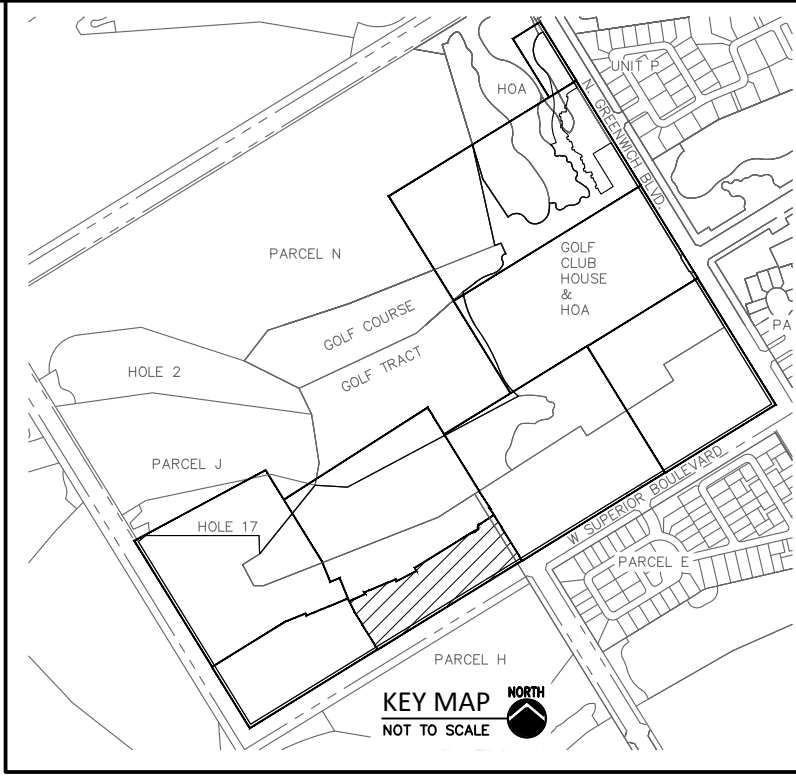
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PER CITY OF SURPRISE STANDARD DETAIL 4-02

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



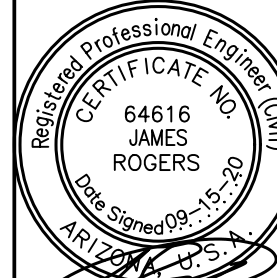
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UNIT Q - PHASE 2 - PRELIMINARY PLAT

Project: SURPRISE, ARIZONA
Preliminary Plat

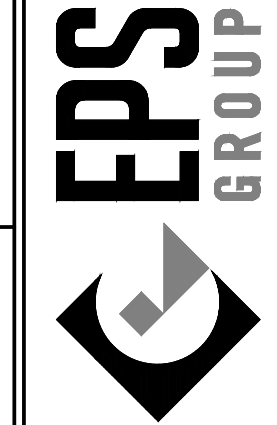
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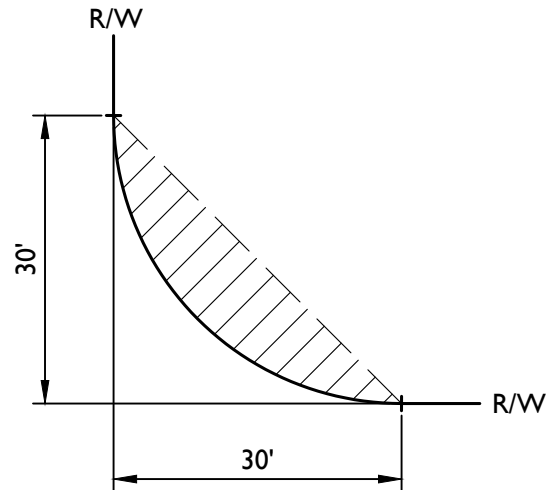
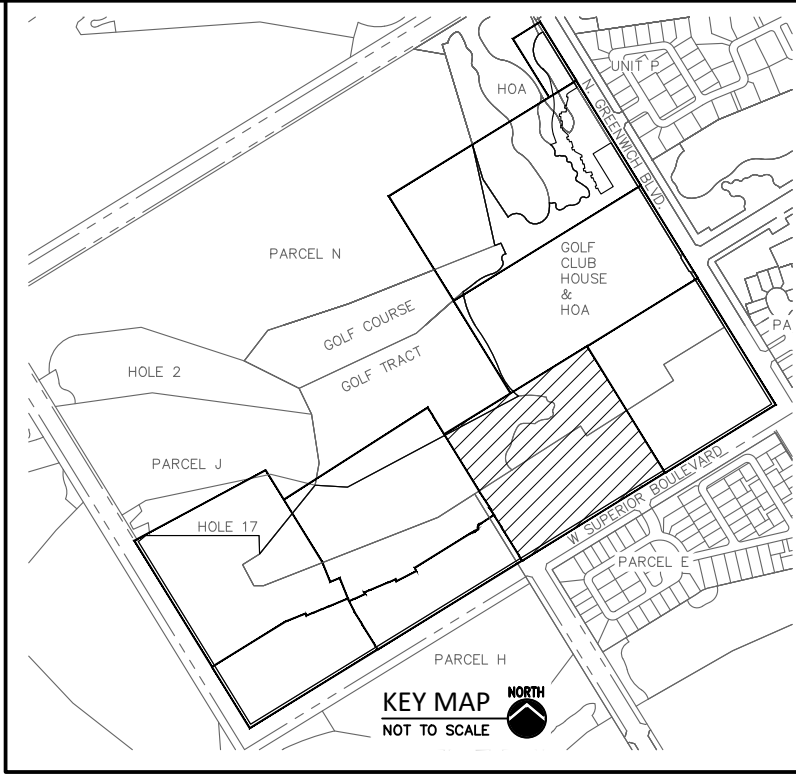
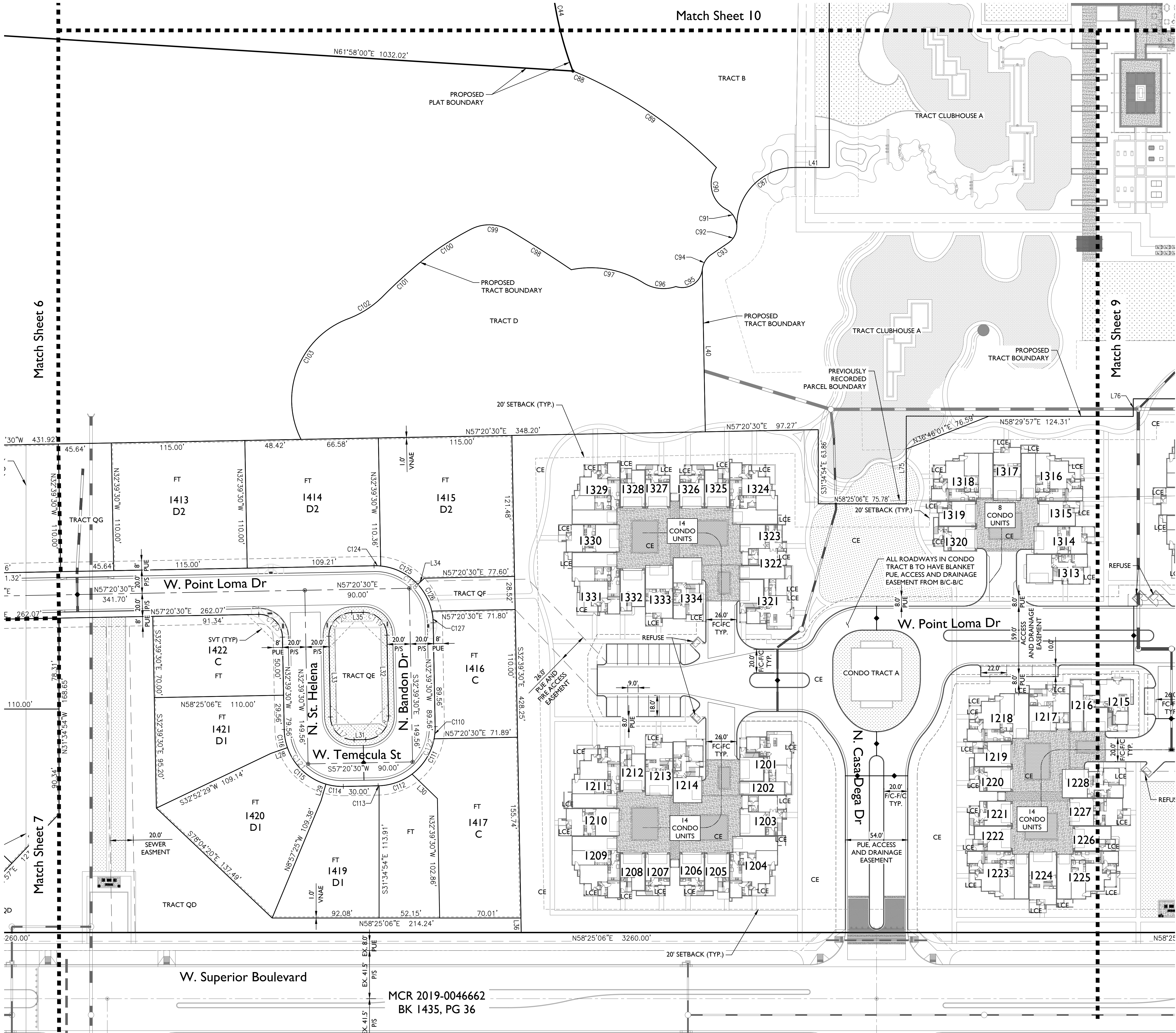
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I6-339 - UNIT Q - PHASE 2 - PRELIMINARY PLAT

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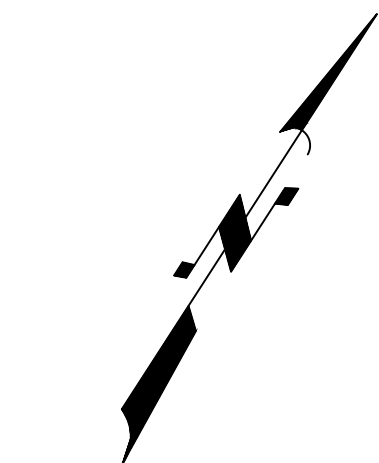
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PER CITY OF SURPRISE STANDARD DETAIL 4-02

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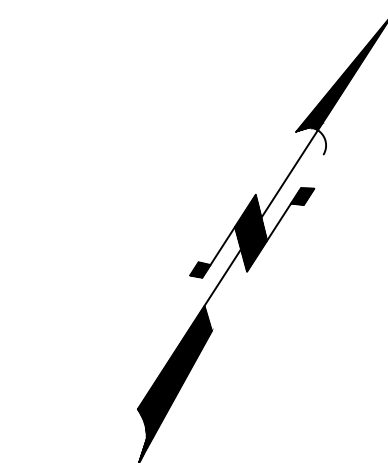
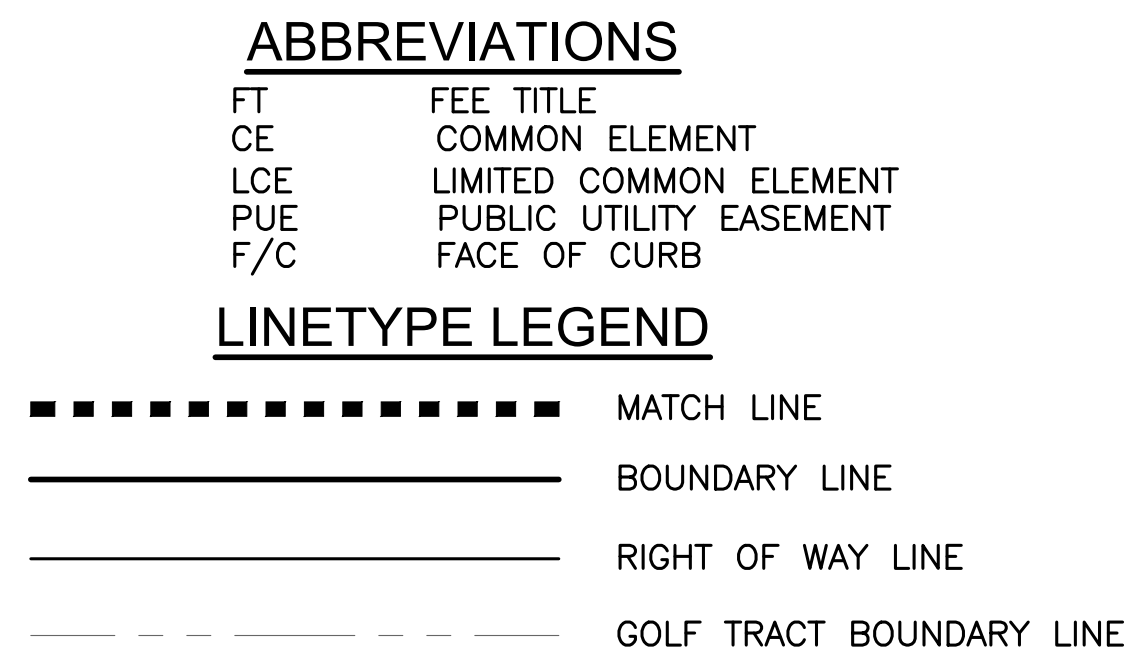
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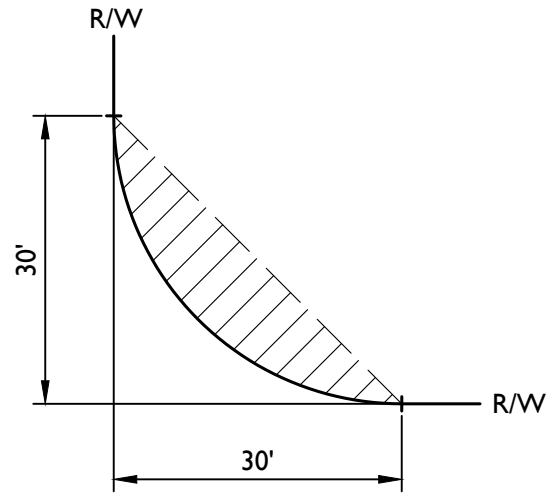
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ABBREVIATIONS

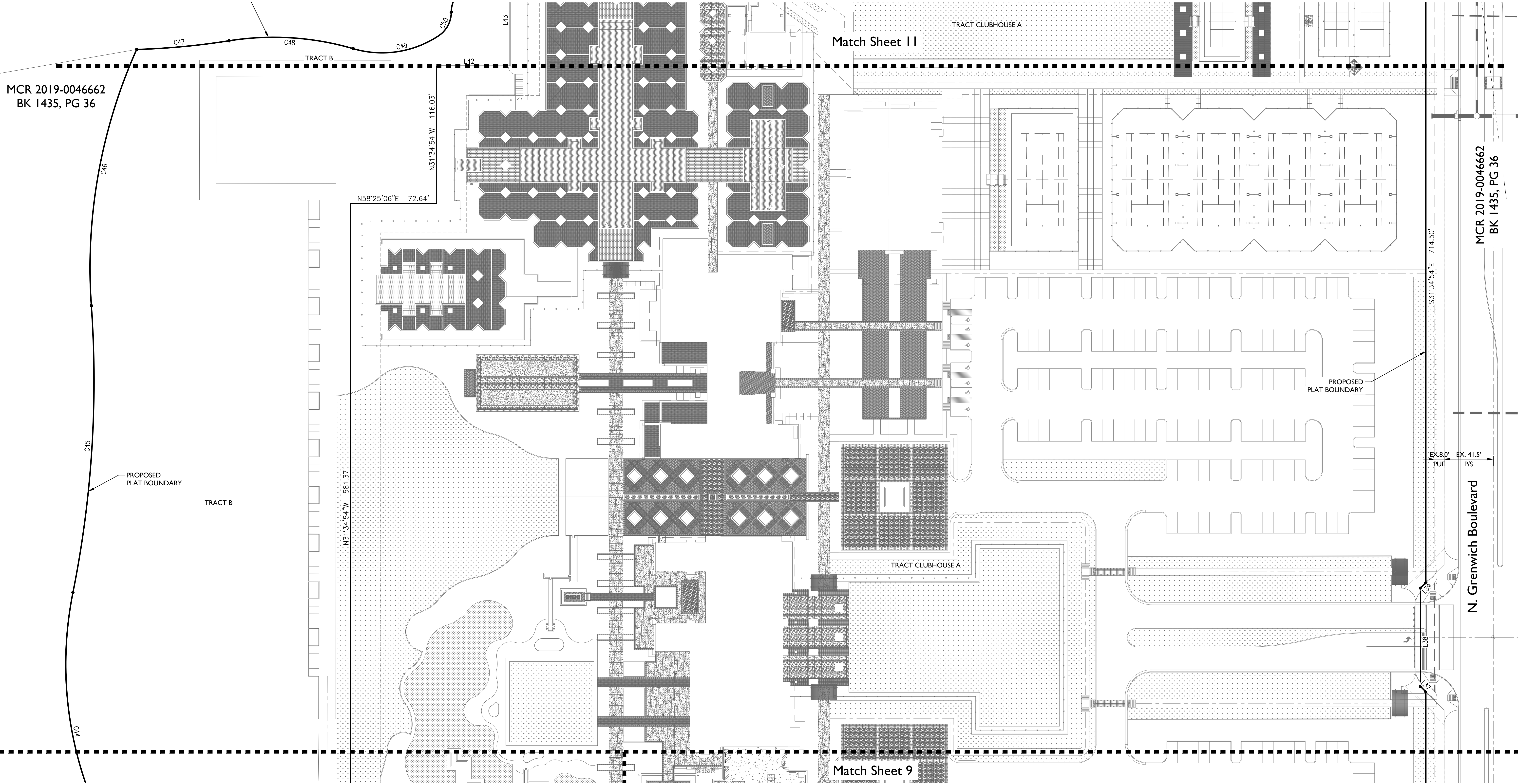
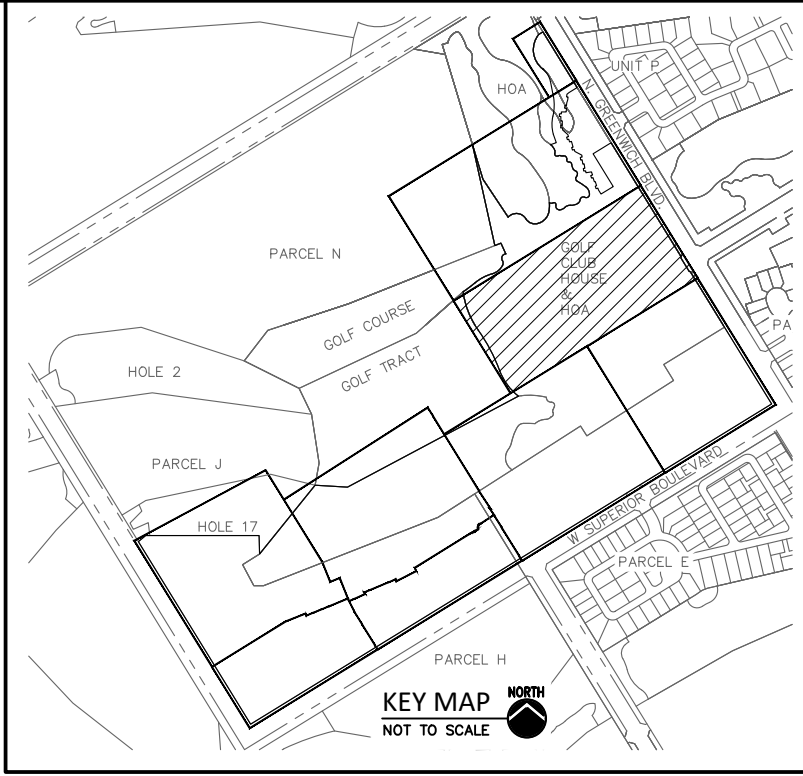
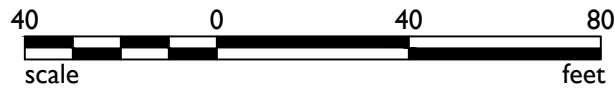
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CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
PUE PUBLIC UTILITY EASEMENT
F/C FACE OF CURB

LINETYPE LEGEND

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



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



Project: TOLL AT PRASADA
UNIT Q - PHASE 2 - PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

Revisions:



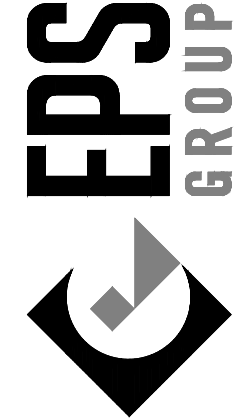
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I6-339 - UNIT Q - PHASE 2 - PRELIMINARY PLAT

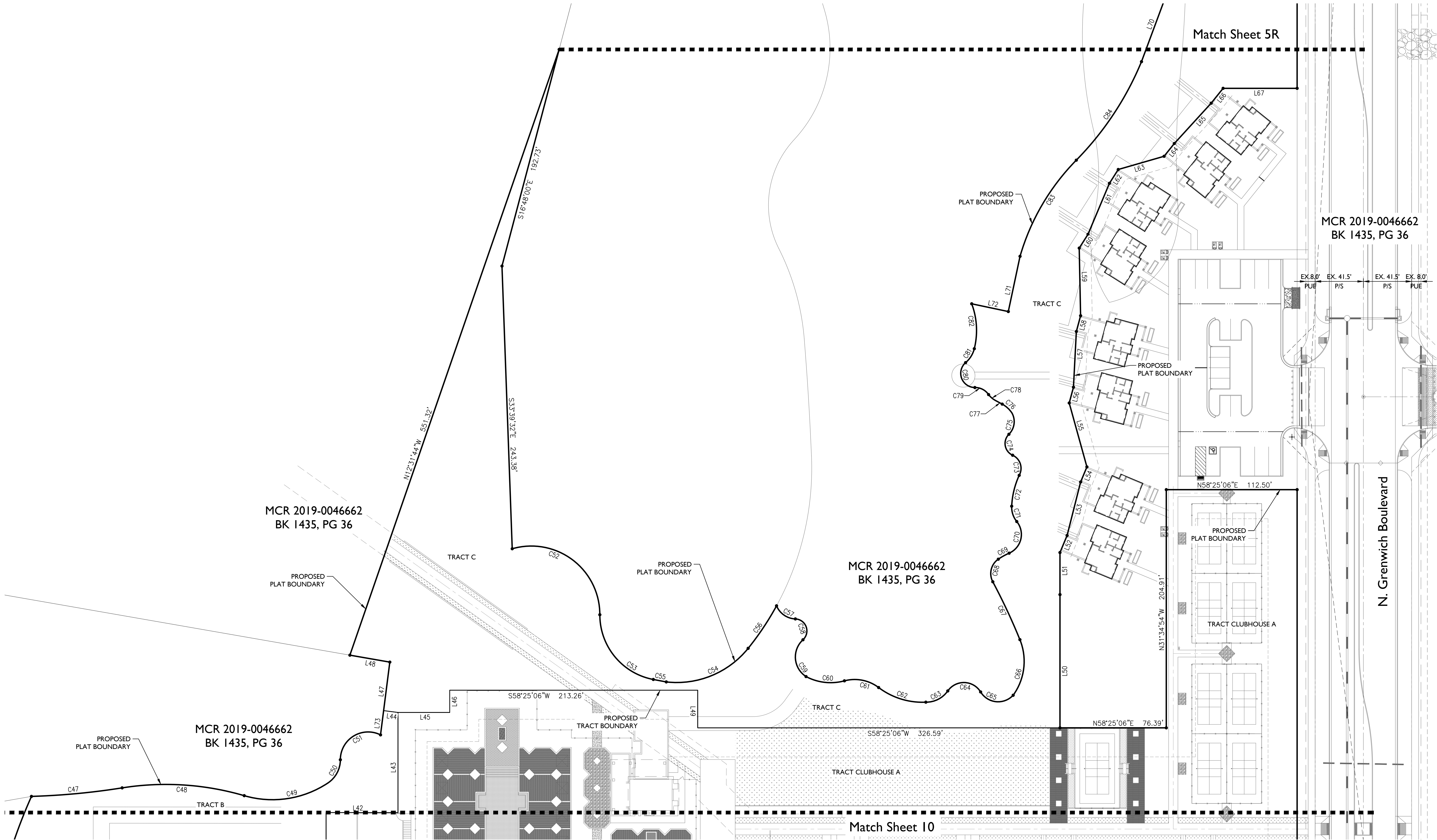
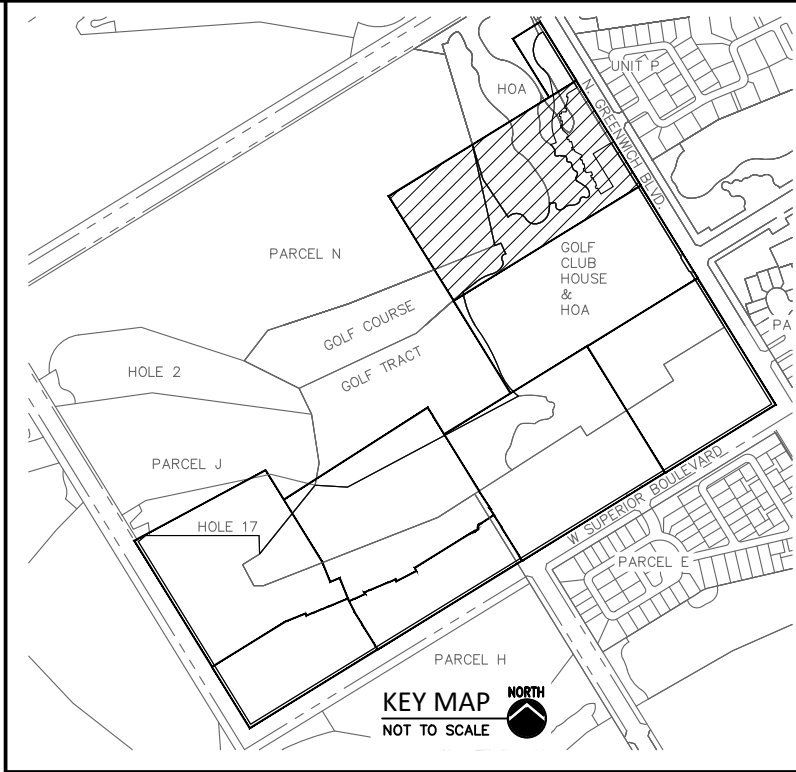
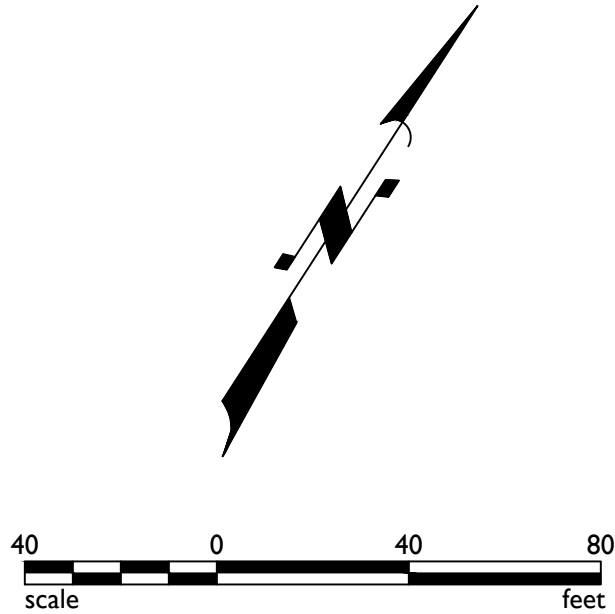
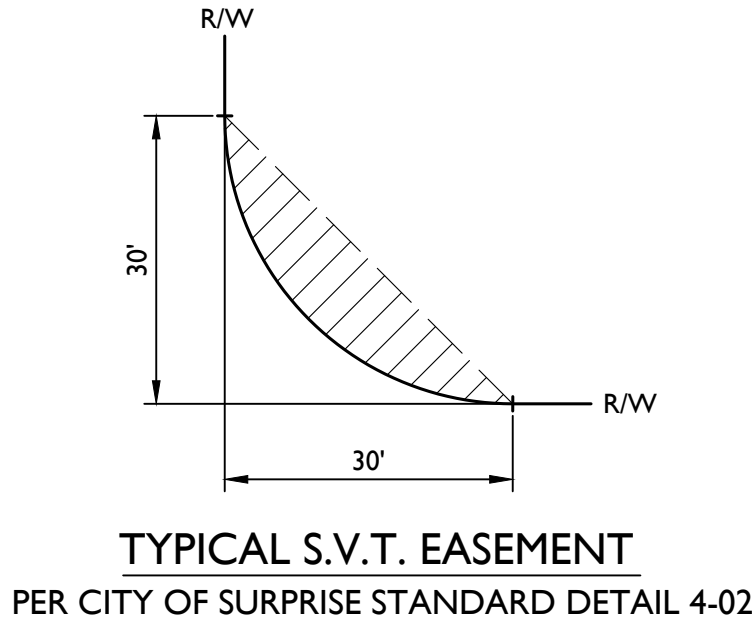
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ABBREVIATIONS

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

LINETYPE LEGEND

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TOLL AT PRASADA
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Drawn by: JSD

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PP08

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LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	7.00'	S89°58'53"E	L41	29.62'	N58°25'06"E
L2	50.50'	N00°01'07"E	L42	61.84'	N58°27'15"E
L3	36.76'	N53°29'53"W	L43	86.16'	N31°34'54"W
L4	64.90'	S78°02'41"E	L44	12.46'	S65°40'58"W
L5	14.46'	S68°34'33"W	L45	44.50'	S58°25'06"W
L6	26.00'	N21°23'19"W	L46	19.15'	S31°34'54"E
L7	12.50'	S31°34'54"E	L47	42.08'	N24°19'02"W
L8	35.00'	N68°36'49"E	L48	34.85'	S68°18'21"W
L9	14.43'	S60°29'31"E	L49	32.38'	N31°34'54"W
L10	18.77'	S31°34'54"E	L50	114.64'	S31°34'54"E
L11	18.41'	S31°34'54"E	L51	36.18'	N31°34'54"W
L12	27.18'	S31°34'54"E	L52	15.92'	N08°55'04"W
L13	15.00'	N58°25'06"E	L53	47.43'	N17°24'20"W
L14	15.00'	N58°25'06"E	L54	14.08'	N08°55'04"W
L15	27.18'	N31°34'54"W	L55	57.06'	N47°02'48"W
L16	17.15'	N31°34'54"W	L56	14.08'	N16°34'19"W
L17	20.03'	N31°34'54"W	L57	47.96'	N28°36'24"W
L18	10.00'	S68°36'49"W	L58	14.08'	N16°34'19"W
L19	89.46'	N21°23'11"W	L59	58.18'	N32°44'32"W
L20	49.46'	N21°23'11"W	L60	14.08'	N00°52'51"E
L21	21.47'	S31°34'54"E	L61	47.58'	N08°47'53"W
L22	15.71'	S31°34'54"E	L62	14.08'	N00°52'51"E
L23	67.18'	N31°34'54"W	L63	41.03'	N42°18'54"E
L24	27.18'	N31°34'54"W	L64	14.08'	N07°10'42"E
L25	42.07'	N65°11'35"E	L65	47.00'	N10°50'16"E
L26	27.25'	N59°33'25"E	L66	16.38'	N07°10'42"E
L27	87.57'	N57°20'30"E	L67	63.65'	S58°25'06"W
L28	15.28'	S39°05'57"W	L68	348.41'	S31°34'54"E
L29	14.98'	N15°14'37"W	L69	26.02'	N58°25'06"E
L30	30.37'	N77°31'06"W	L70	84.90'	N11°12'05"W
L31	10.00'	S57°20'30"W	L71	48.59'	N19°36'20"W
L32	69.56'	S32°39'30"E	L72	32.20'	N70°23'40"E
L33	69.56'	N32°39'30"W	L73	21.05'	N24°19'02"W
L34	7.87'	N15°43'51"E	L74	10.00'	N58°25'06"E
L35	10.00'	N57°20'30"E	L75	47.22'	N31°34'54"W
L36	12.50'	N32°39'30"W	L76	15.17'	N31°34'54"W
L37	6.36'	S76°34'54"E			
L38	83.00'	S31°34'54"E			
L39	6.36'	S13°25'06"W			
L40	139.68'	S32°39'30"E			

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	59.31'	790.00'	59.29'	004°18'04"
C2	49.41'	790.00'	49.40'	003°35'00"
C3	31.34'	790.00'	31.34'	002°16'22"
C4	39.49'	50.00'	38.47'	045°15'09"
C5	39.05'	50.00'	38.06'	044°44'51"
C6	39.05'	50.00'	38.06'	044°44'51"
C7	39.49'	50.00'	38.47'	045°15'09"
C8	78.54'	50.00'	70.71'	090°00'00"
C9	78.54'	50.00'	70.71'	090°00'00"
C10	35.85'	660.00'	35.85'	003°06'45"
C11	71.70'	660.00'	71.67'	006°13'29"
C12	9.88'	660.00'	9.88'	000°51'29"
C13	31.42'	20.00'	28.28'	090°00'00"
C14	40.29'	50.00'	39.21'	046°09'57"
C15	59.02'	300.00'	58.93'	011°16'19"
C16	38.25'	50.00'	37.33'	043°50'03"
C17	41.53'	50.00'	40.35'	047°35'41"
C18	117.44'	660.00'	117.29'	010°11'43"
C19	31.42'	20.00'	28.28'	090°00'00"
C20	31.42'	20.00'	28.28'	090°00'00"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C61	31.03'	34.06'	29.97'	052°12'27"
C62	43.38'	62.46'	42.51'	039°47'30"
C63	22.08'	22.59'	21.21'	055°59'34"
C64	33.50'	16.86'	28.25'	113°48'14"
C65	32.55'	17.64'	28.12'	105°44'10"
C66	50.33'	49.64'	48.20'	058°05'14"
C67	54.99'	532.47'	54.96'	005°55'00"
C68	21.91'	15.04'	20.03'	083°28'36"
C69	10.65'	55.43'	10.64'	011°00'36"
C70	32.38'	17.55'	27.98'	105°42'59"
C71	14.22'	19.43'	13.90'	041°55'52"
C72	27.51'	71.76'	27.34'	021°57'44"
C73	20.46'	12.36'	18.20'	094°49'49"
C74	21.52'	11.12'	18.32'	110°52'34"
C75	19.83'	15.25'	18.46'	074°30'18"
C76	11.45'	23.43'	11.34'	028°00'15"
C77	6.60'	923.18'	6.60'	000°24'34"
C78	7.86'	17.98'	7.79'	025°01'41"
C79	13.83'	13.91'	13.27'	056°58'42"
C80	29.55'	12.23'	22.87'	138°27'40"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C121	78.54'	50.00'	70.71'	090°00'00"
C122	78.54'	50.00'	70.71'	090°00'00"
C123	31.42'	20.00'	28.28'	090°00'00"
C124	5.80'	50.00'	5.80'	006°38'47"
C125	36.31'	50.00'	35.52'	041°36'38"
C126	26.36'	50.00'	26.06'	030°12'22"
C127	10.07'	50.00'	10.05'	011°32'13"
C128	78.54'	50.00'	70.71'	090°00'00"
C129	27.35'	50.00'	27.01'	031°20'29"
C130	5.65'	50.00'	5.65'	006°28'46"
C131	28.47'	50.00'	28.09'	032°37'35"
C132	17.05'	50.00'	16.97'	019°32'16"
C134	78.54'	50.00'	70.71'	090°00'00"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C21	140.57'	790.00'	140.39'	010°11'43"
C22	133.46'	750.00'	133.28'	010°11'43"
C23	31.42'	20.00'	28.28'	090°00'00"
C24	31.42'	20.00'	28.28'	090°00'00"
C25	124.56'	700.00'	124.39'	010°11'43"
C26	31.42'	20.00'	28.28'	090°00'00"
C27	31.42'	20.00'	28.28'	090°00'00"
C28	137.01'	770.00'	136.83'	010°11'43"
C29	121.00'	680.00'	120.84'	010°11'43"
C30	62.96'	320.00'	62.85'	011°16'19"
C31	52.67'	296.00'	52.60'	010°11'43"
C32	31.42'	20.00'	28.28'	090°00'00"
C33	31.42'	20.00'	28.28'	090°00'00"
C34	49.11'	276.00'	49.05'	010°11'43"
C35	31.42'	20.00'	28.28'	090°00'00"
C36	49.76'	316.00'	49.71'	009°01'22"
C37	6.47'	316.00'	6.47'	001°10'21"
C38	56.23'	316.00'	56.16'	010°11'43"
C39	31.42'	20.00'	28.28'	090°00'00"
C40	81.14'	456.00'	81.03'	010°11'43"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C81	14.38'	22.78'	14.14'	036°09'03"
C82	39.29'	65.15'	38.70'	034°33'17"
C83	96.81'	195.56'	95.83'	028°21'55"
C84	102.24'	265.70'	101.61'	022°02'48"
C85	78.98'	110.00'	77.29'	041°08'16"
C86	207.32'	129.80'	185.97'	091°30'56"
C87	79.29'	50.00'	71.24'	090°51'18"
C88	15.44'	275.75'	15.44'	003°12'29"
C89	134.50'	374.67'	133.78'	020°34'03"
C90	41.93'	24.67'	37.06'	097°21'45"
C91	18.08'	16.92'	17.23'	061°14'01"
C92	16.85'	16.92'	16.17'	057°05'26"
C93	17.51'	959.48'	17.51'	001°02'45"
C94	15.67'	18.34'	15.20'	048°56'30"
C95	30.99'	17.33'	27.02'	102°26'23"
C96	29.15'	32.69'	28.19'	051°05'33"
C97	64.54'	84.79'	63.00'	043°36'47"
C98	62.76'	1162.19'	62.75'	003°05'39"
C99	35.03'	34.53'	33.55'	058°07'40"
C100	53.34'	249.12'	53.23'	012°16'00"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C41	92.53'	520.00'	92.41'	010°11'43"
C42	86.84'	488.00'	86.72'	010°11'43"
C43	78.54'	50.00'	70.71'	090°00'00"
C44	172.27'	308.21'	170.04'	032°01'31"
C45	243.53'	905.19'	242.79'	015°24'53"
C46	222.00'	452.42'	219.78'	028°06'54"
C47	78.38'	613.11'	78.32'	007°19'28"
C48	106.07'	239.59'	105.21'	025°21'56"
C49	75.09'	86.26'	72.75'	049°52'55"
C50	23.66'	24.00'	22.71'	056°28'44"
C51	48.59'	23.88'	40.63'	116°33'22"
C52	109.36'	58.91'	94.32'	106°21'39"
C53	78.38'	56.52'	72.25'	079°26'49"
C54	79.40'	78.80'	76.08'	057°43'44"
C55	11.35'	2876.48'	11.35'	000°13'34"
C56	44.04'	247.49'	43.99'	010°11'48"
C57	20.84'	18.28'	19.73'	065°19'53"
C58	24.37'	10.31'	19.08'	135°27'47"
C59	36.69'	20.04'	31.77'	104°52'28"
C60	34.00'	45.47'	33.21'	042°50'31"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C101	42.01'	400.25'	41.99'	006°00'48"
C102	36.44'	83.81'	36.16'	024°54'53"
C103	125.81'	74.74'	111.47'	096°26'46"
C104	66.89'	340.00'	66.78'	011°16'19"
C105	23.73'	20.00'	22.36'	067°58'32"
C106	31.04'	20.00'	28.02'	088°55'24"
C107	37.01'	50.00'	36.17'	042°24'19"
C108	78.54'	50.00'	70.71'	090°00'00"
C109	78.54'	50.00'	70.71'	090°00'00"
C110	10.51'	50.00'	10.49'	012°02'49"
C111	36.64'	50.00'	35.83'	041°59'28"
C112	30.60'	50.00'	30.12'	035°03'35"
C113	0.79'	50.00'	0.79'	000°54'08"
C114	15.20'	50.00'	15.14'	017°24'53"
C115	47.42'	50.00'	45.67'	054°20'33"
C116	15.92'	50.00'	15.85'	018°14'33"
C117	31.42'	20.00'	28.28'	090°00'00"
C118	31.42'	20.00'	28.28'	090°00'00"
C119	31.42'	20.00'	28.28'	090°00'00"
C120	31.42'	20.00'	28.28'	090°00'00"

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
I401	10,309	0.2367	C
I402	7,862	0.1805	C
I403	7,701	0.1768	C
I404	7,700	0.1768	C
I405	7,700	0.1768	C
I406	12,100	0.2778	D2
I407	12,100	0.2778	D2
I408	12,100	0.2778	D2
I409	12,100	0.2778	D2
I410	13,138	0.3016	D2
I411	12,100	0.2778	D2
I412	12,415	0.2850	D2
I413	12,650	0.2904	D2
I414	12,651	0.2904	D2
I415	13,815	0.3171	D2
I416	7,794	0.1789	C
I417	11,357	0.2607	C
I418	5,905	0.1355	D1
I419	7,787	0.1788	D1
I420	10,589	0.2431	D1

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
I421	7,802	0.1791	D1
I422	7,708	0.1769	C
I423	8,419	0.1933	C
I424	11,663	0.2677	C
I425	11,336	0.2602	C
I426	6,600	0.1515	D1
I427	6,600	0.1515	D1
I428	5,500	0.1263	D1
I429	5,500	0.1263	D1
I430	5,500	0.1263	D1
I431	5,500	0.1263	D1
I432	6,600	0.1515	D1
I433	6,600	0.1515	D1
I434	11,307	0.2596	C
I435	11,405	0.2618	C
I436	8,852	0.2032	C
I437	8,474	0.1945	C
I438	9,391	0.2156	C
I439	8,917	0.2047	C
I440	8,192	0.1881	D1

Prasada - Unit Q

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE PRE-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 OWNER'S 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 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 CONTRACTOR'S 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 CONSTRUCTION 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 UNACCEPTABLE. 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 BRIBBY PLANTS 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 OWNER'S 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 HARDSPAN 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 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 MATERIAL 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 COVER 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 FILL 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 JASCO 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" WIDEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
B) TWO KEYS FOR EACH OF THE CONTROLLERS.
C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
D) 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 2'x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6)" INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

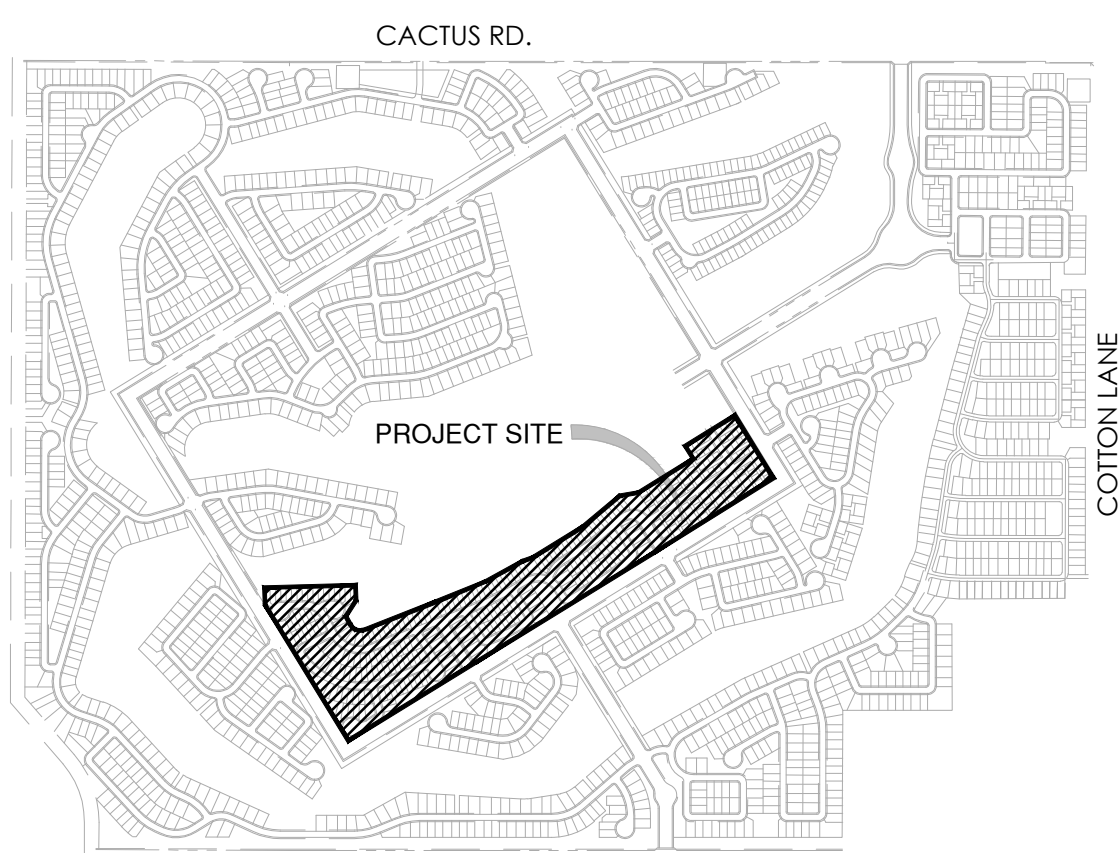
GRADING GENERAL NOTES:

- 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:
A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
i) TURF, AND ANNUAL AREAS (6" DEPTH).
ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR 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 CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR 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
- THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL 4-01 AND 4-02

SITE MAP:



CITY OF SURPRISE LANDSCAPE NOTES:

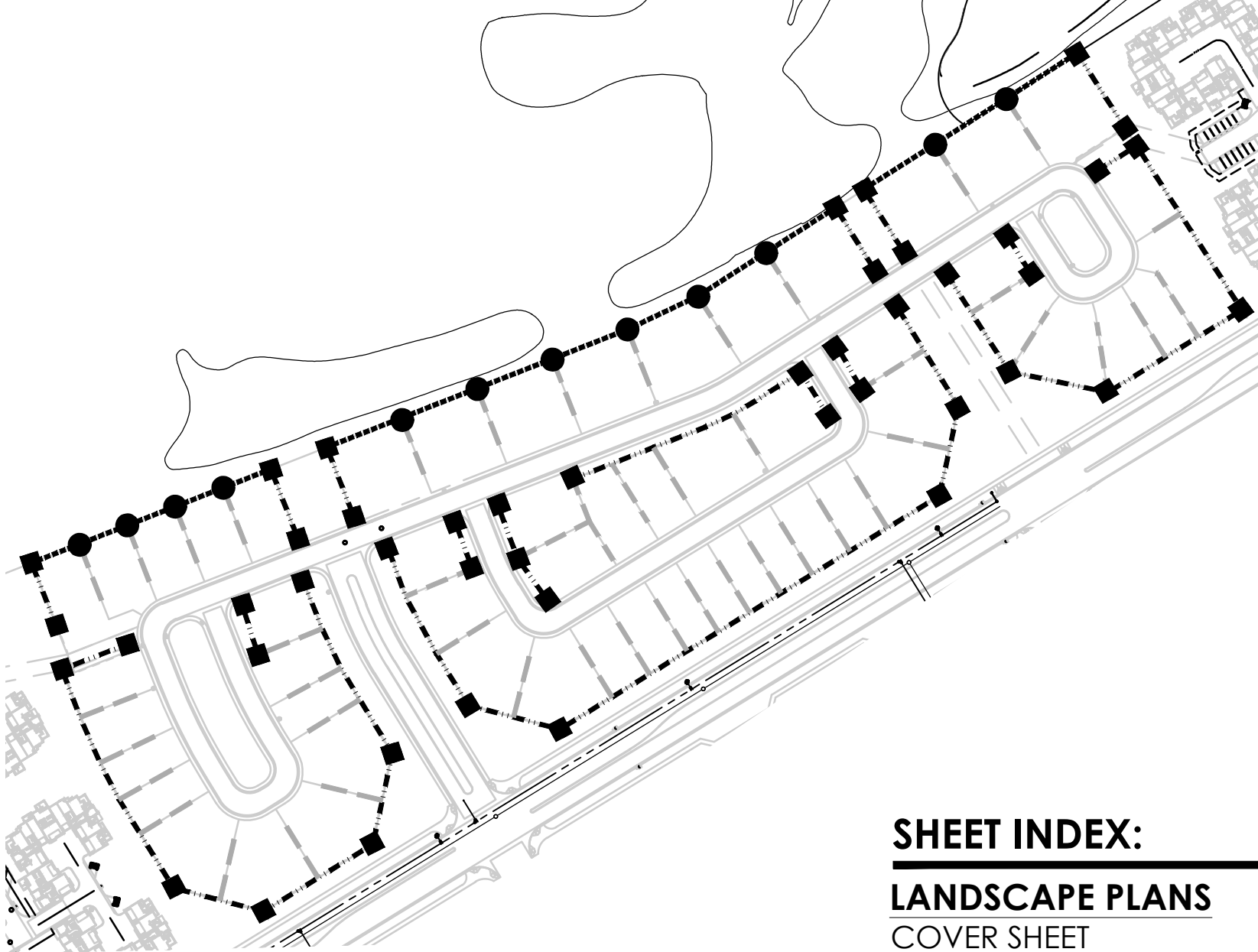
- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
- 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 DEGRADED GRANITE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES 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 BE SHOWN 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. LEFT 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 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.

RECLAIMED WATER CALCULATIONS:

PARCEL Q:

Irrigated Acres	Annual Ac-Ft	Peak Flow GPM	Peak Gallons/Day
Turf xx	x.xx	xx	xxx
Drip xx	x.xx	xx	xxx
Totals xx	x.xx	xx	xxx

WALL PLAN:

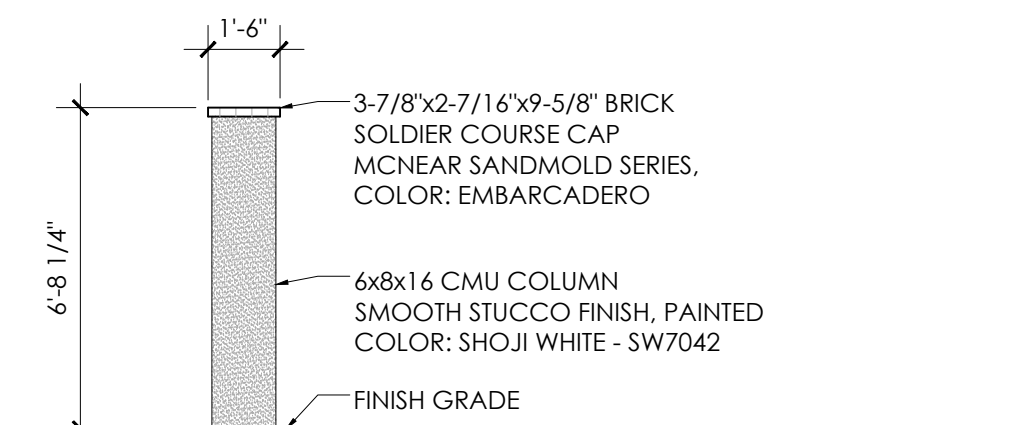


SHEET INDEX:

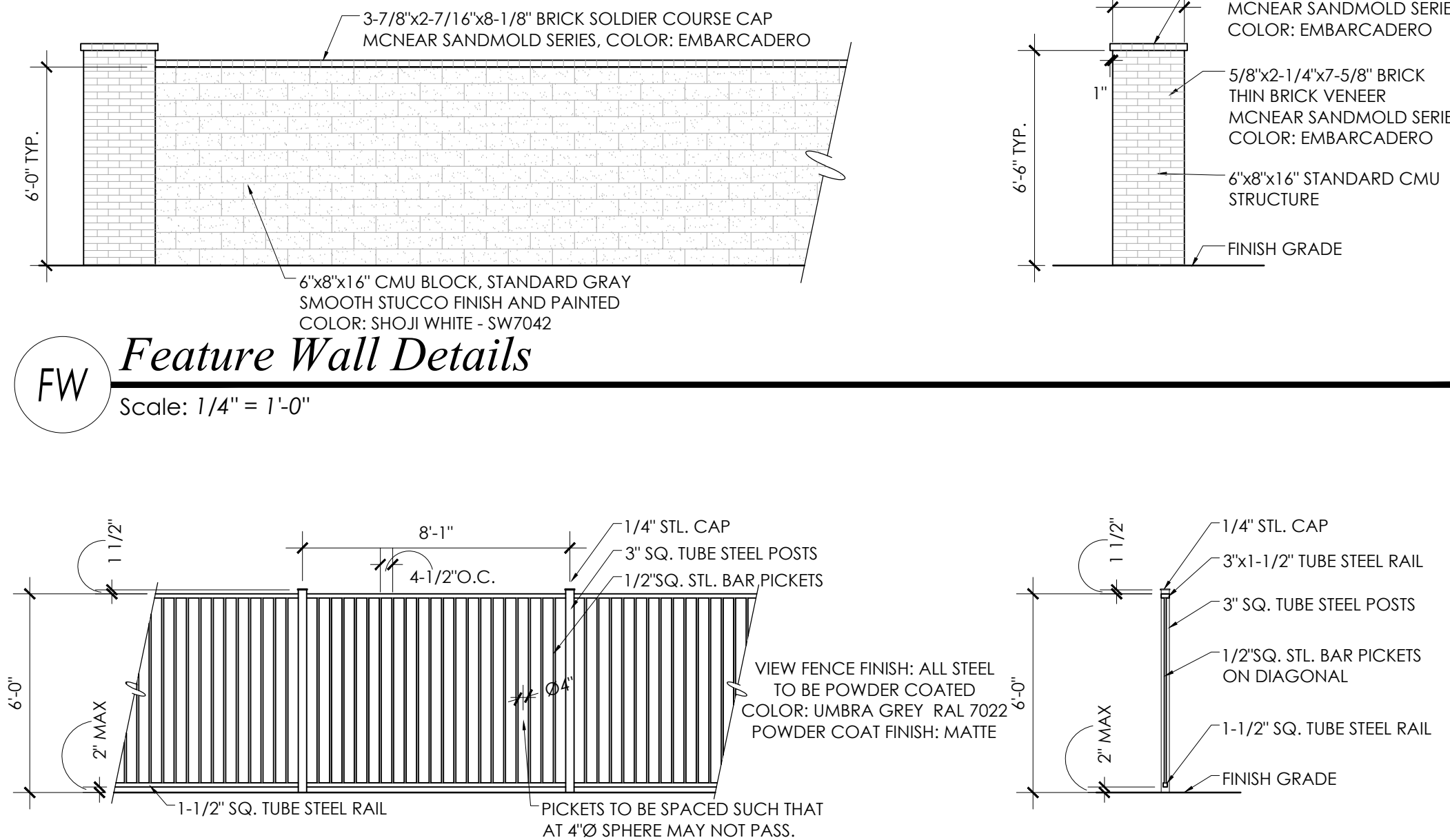
LANDSCAPE PLANS

COVER SHEET	L0.0
LANDSCAPE PLANS	L3.1-L3.11
PLANTING DETAILS	L7.1
LANDSCAPE SPECIFICATIONS	L8.1

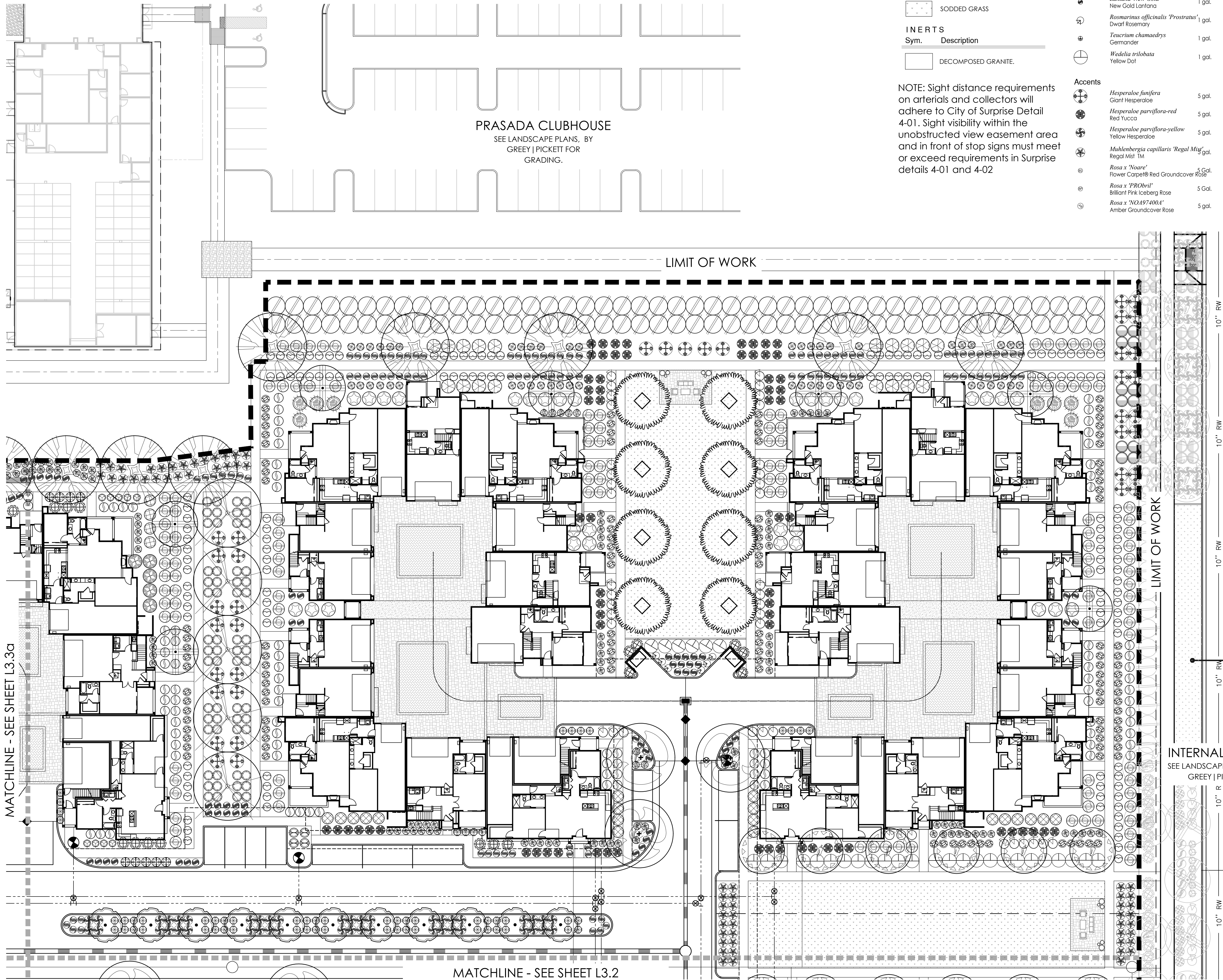
NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02



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



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



PRASADA CLUBHOUSE
SEE LANDSCAPE PLANS, BY
GREEY | PICKETT FOR
GRADING.

LIMIT OF WORK

INTERNAL ROAD
SEE LANDSCAPE PLANS, BY
GREEY | PICKETT.

MATCHLINE - SEE SHEET L3.2

MATCHLINE - SEE SHEET L3.3a

MASS PLANTING

	SODDED GRASS
	DECOMPOSED GRANITE.

INERTS

Sym. Description

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

	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	1046
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	482
	<i>Teucrium chamaedrys</i> Germander	1 gal.	136
	<i>Wedelia trilobata</i> Yellow Dot	1 gal.	241
Accents			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	222
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	422
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	182
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	1 gal.	402
	<i>Rosa x 'Noare'</i> Flower Carpet® Red Groundcover Rose	5 Gal.	24
	<i>Rosa x 'PRObril'</i> Brilliant Pink Iceberg Rose	5 Gal.	22
	<i>Rosa x 'NOA97400A'</i> Amber Groundcover Rose	5 gal.	32

PLANT MATERIALS LEGEND

Plant Name Size Qty

Trees

	<i>Chilopsis linearis</i> Desert Willow	36" Box	28
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	18
	<i>Fraxinus oxycarpa 'Raywood'</i> Raywood Ash	36" Box	64
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	85
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	42
	<i>Pyrus calleryana</i> Bradford Pear	48" Box	12
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	9
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	42
	<i>Tipuana tipu</i> Tipu Tree	36" Box	60
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	54
	<i>Ulmus parvifolia 'True Green'</i> True Green Elm	36" Box	31
	<i>Thetevia peruviana</i> Yellow Oleander	36" Box	39

Shrubs

	<i>Bougainvillea 'Rosenta'</i> Bougainvillea	5 gal.	12
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	175
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	81
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	715
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.	356
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	15
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	325
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	285
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	733
	<i>Euryops pectinatus 'Viridis'</i> Euryops Daisy	5 gal.	827
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	66
	<i>Justicia californica</i> Chuparosa	5 gal.	152
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	318
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	210
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	463
	<i>Myrtus communis 'Compacta'</i> Compact Myrtle	5 gal.	348
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	5 gal.	307
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	156
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	949
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	717
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	28
	<i>Salvia greggii</i> Autumn Sage	5 gal.	498
	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	32

Groundcovers

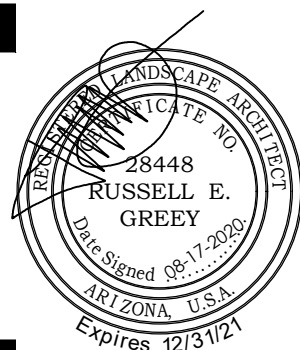
	<i>Eremophila glabra</i> Mingnew Gold	5 gal.	133
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	1 gal.	1073
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	883

KEY MAP

SCALE: NTS



G R E E Y | P I C K E T T
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA

Parcel Q

SURPRISE, ARIZONA

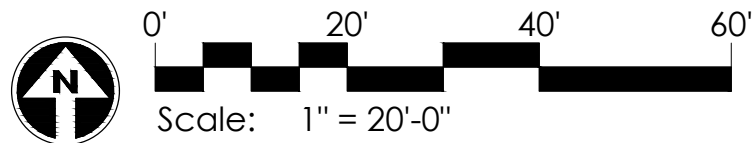
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

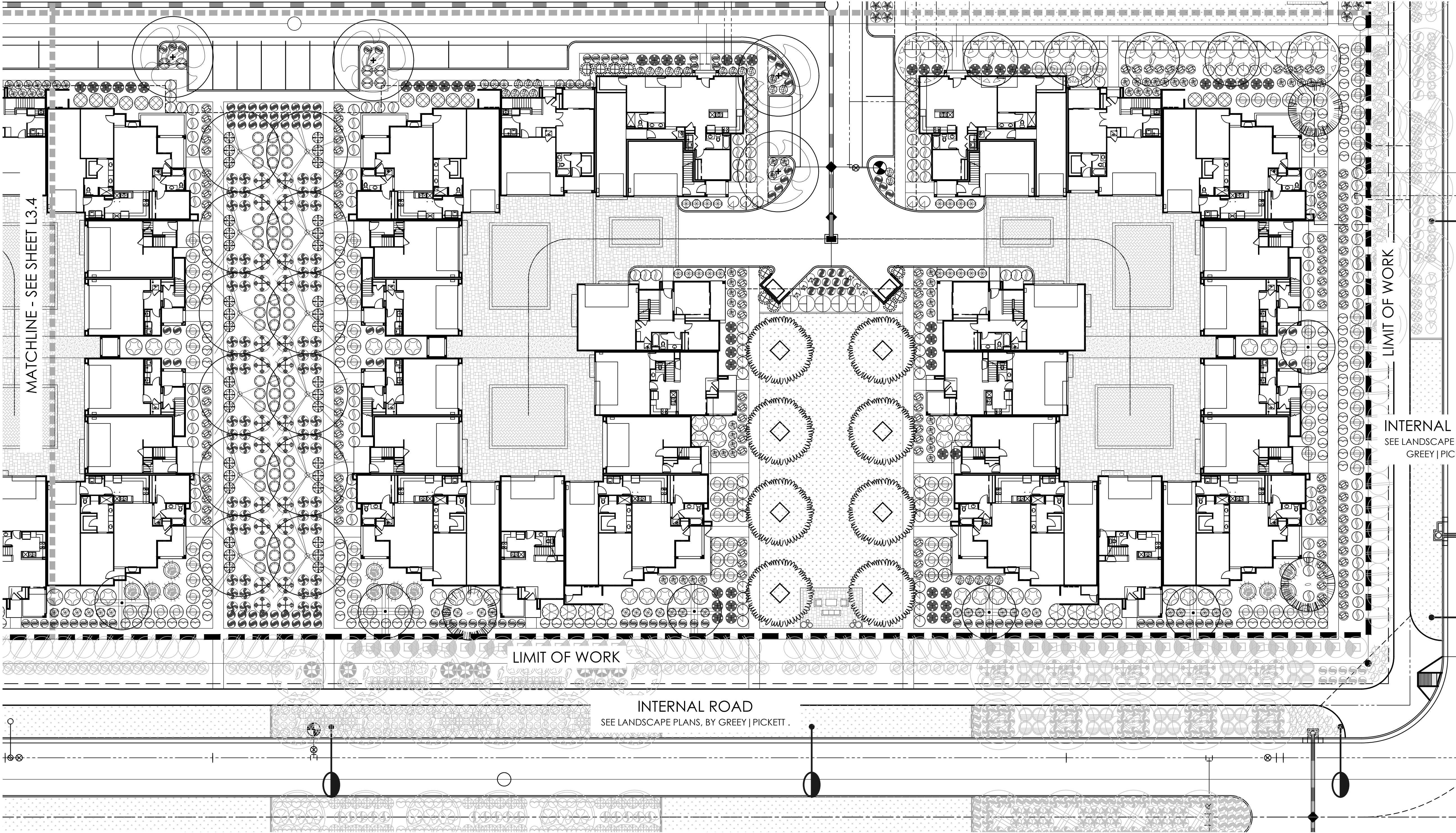
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scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
08.17.2020
drawing:
Planting Plan

sheet #

L3.1
02 of 14





MASS PLANTING

SODDED GRASS

INERTS

Decomposed Granite

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

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	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	5 gal.	307
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	156
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	949
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	717
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	28
	<i>Salvia greggii</i> Autumn Sage	5 gal.	498
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	32

Groundcovers

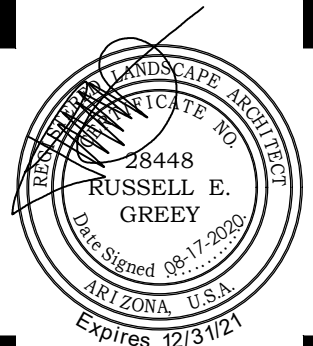
	<i>Eremophila glabra</i> Mingirew Gold	5 gal.	133
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 gal.	1073
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	883

KEY MAP

SCALE: NTS



GREY PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA
Parcel Q
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:

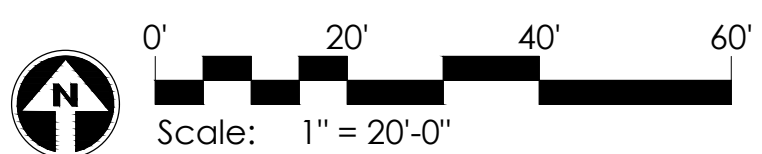
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drawing:
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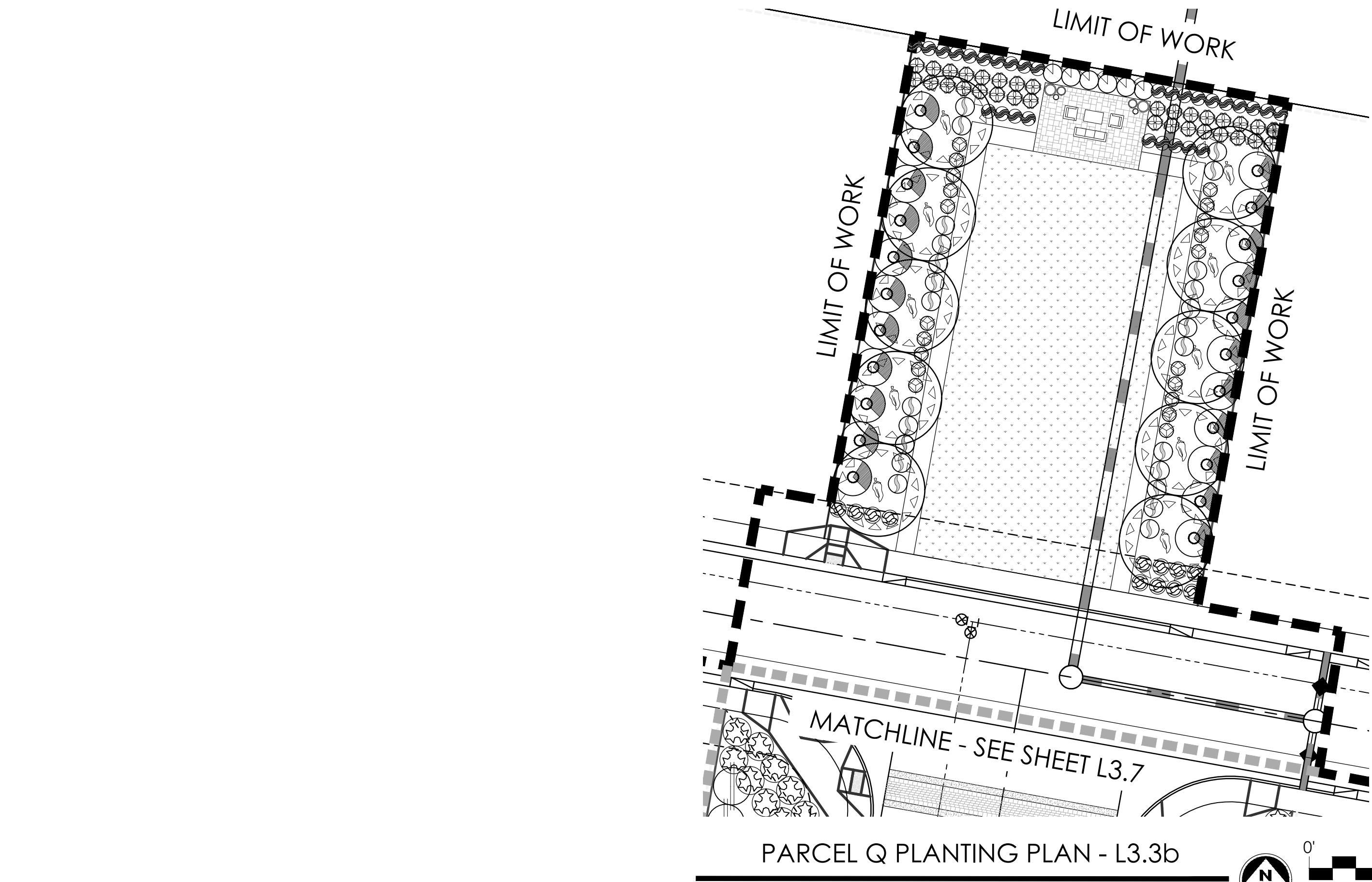
sheet #

L3.2

03 of 14

PARCEL Q PLANTING PLAN - L3.2





PARCEL Q PLANTING PLAN - L3.3b



0' 20' 40' 60'
Scale: 1" = 20'-0"

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	1046
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	482
	<i>Teucrium chamaedrys</i> Germanoeder	1 gal.	136
	<i>Wedelia trilobata</i> Yellow Dot	1 gal.	241

Accents			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	222
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	422
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	182
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	402
	<i>Rosa x 'Noare'</i> Flower Carpet® Red Groundcover Rose	5 Gal.	24
	<i>Rosa x 'PRObrill'</i> Brilliant Pink Iceberg Rose	5 Gal.	22
	<i>Rosa x 'NOA974004'</i> Amber Groundcover Rose	5 gal.	32

MASS PLANTING

SODDED GRASS

INERTS

DECOMPOSED GRANITE.

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

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i> Desert Willow	36" Box	28
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	18
	<i>Fraxinus oxycarpa 'Raywood'</i> Raywood Ash	36" Box	64
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	85
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	42
	<i>Pyrus calleryana</i> Bradford Pear	48" Box	12
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	9
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	42
	<i>Tipuana tipu</i> Tipu Tree	36" Box	60
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	54
	<i>Ulmus parvifolia 'True Green'</i> True Green Elm	36" Box	31
	<i>Thevetia peruviana</i> Yellow Oleander	36" Box	39

Shrubs

	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	12
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	175
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	81
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	715
	<i>Convolvulus encorum</i> Bush Morning Glory	5 gal.	356
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	15
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	325
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	285
	<i>Eremophila hyzophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	733
	<i>Euryops pectinatus 'Vardis'</i> Euryops Daisy	5 gal.	827
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	66
	<i>Justicia californica</i> Chuparosa	5 gal.	152
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	318
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	210
	<i>Leucophyllum langmanianae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	463
	<i>Myrtus communis 'Compacta'</i> Compact Myrtle	5 gal.	348
	<i>Nerium oleander 'Pettie Pink'</i> Pettie Pink Oleander	5 gal.	307
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	156
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	949
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	717
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	28
	<i>Salvia greggii</i> Autumn Sage	5 gal.	498
	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	32

Groundcovers

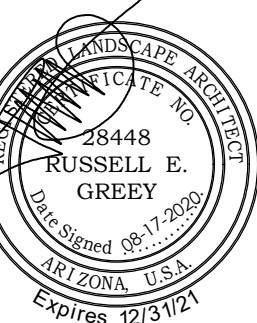
	<i>Eremophila glabra</i> Mingie Gold	5 gal.	133
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	1 gal.	1073
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	883

KEY MAP

SCALE: NTS



GREY PICKETT
landscape architecture | community design
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scottsdale, arizona 85251
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PRASADA
Parcel Q
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

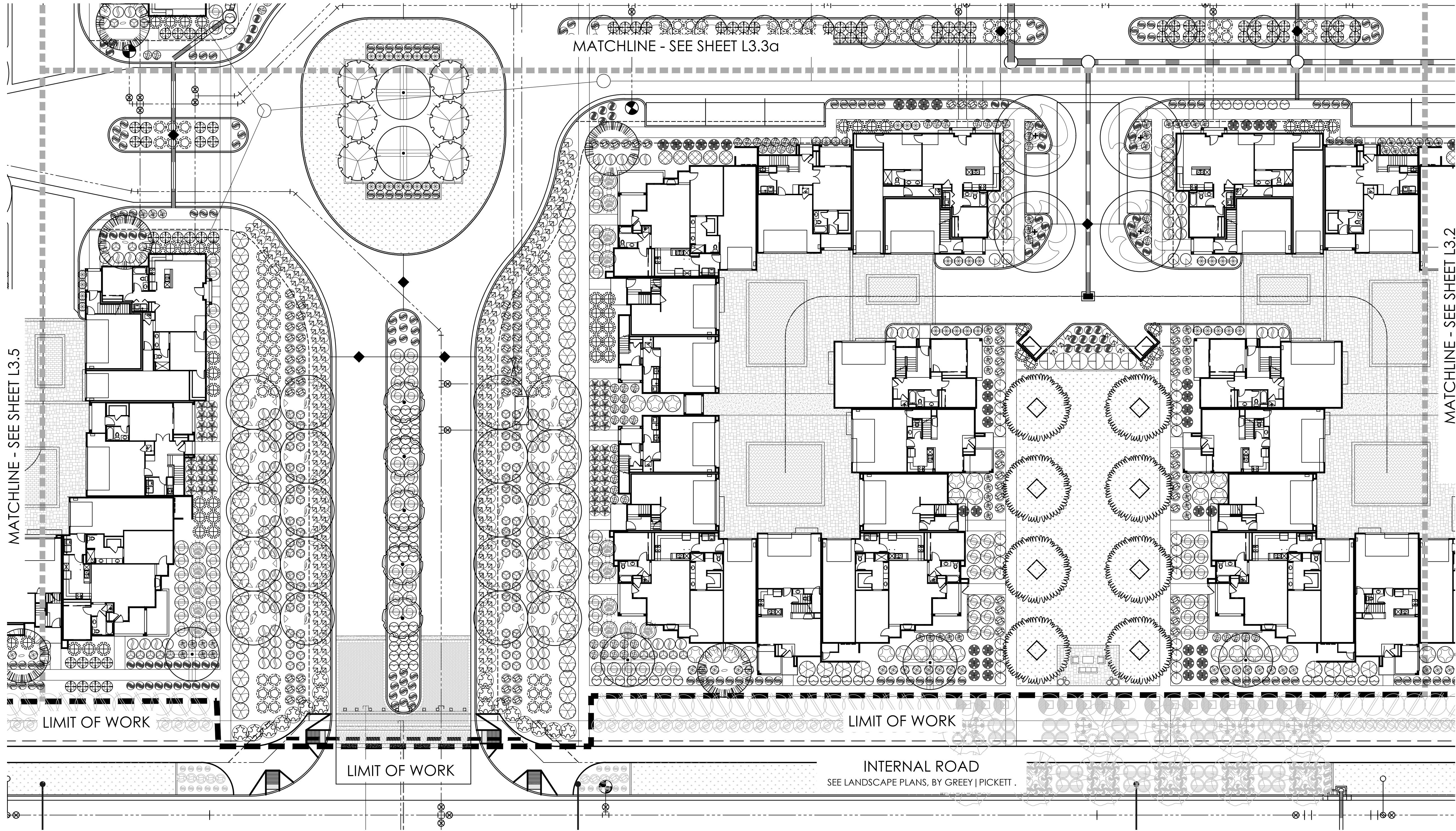
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scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
08.17.2020
drawing:
Planting Plan

sheet #

L3.3

04 of 14



MASS PLANTING

SODDED GRASS

INERTS

Sym. Description

DECOMPOSED GRANITE

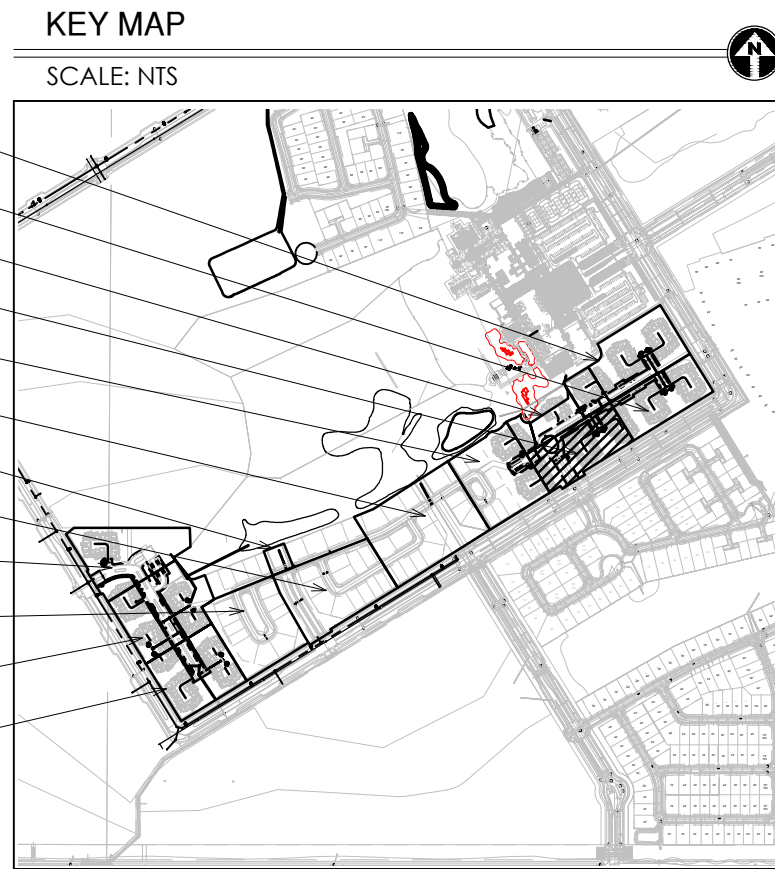
NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	883
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	1046
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	482
	<i>Teucrium chamaedrys</i> Germander	1 gal.	136
	<i>Wedelia trilobata</i> Yellow Dot	1 gal.	241
Accents			
	<i>Hesperaloe parviflora</i> Giant Hesperaloe	5 gal.	222
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	422
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	182
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	402
	<i>Rosa x 'Noare'</i> Flower Carpet® Red Groundcover Rose	5 Gal.	24
	<i>Rosa x 'PRObril'</i> Brilliant Pink Iceberg Rose	5 Gal.	22
	<i>Rosa x 'NOA974004'</i> Amber Groundcover Rose	5 gal.	32

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i> Desert Willow	36" Box	28
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	18
	<i>Fraxinus oxycarpa 'Raywood'</i> Raywood Ash	36" Box	64
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	85
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	42
	<i>Pyrus calleryana</i> Bradford Pear	48" Box	12
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	9
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	42
	<i>Tipuana tipu</i> Tipu Tree	36" Box	60
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	54
	<i>Ulmus parvifolia 'True Green'</i> True Green Elm	36" Box	31
	<i>Thevetia peruviana</i> Yellow Oleander	36" Box	39

Shrubs			
	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	12
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	175
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	81
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	715
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.	356
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	15
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	325
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	285
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	733
	<i>Euryops pectinatus 'Vividis'</i> Euryops Daisy	5 gal.	827
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	66
	<i>Justicia californica</i> Chuparosa	5 gal.	152
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	318
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	210
	<i>Leucophyllum langmanianae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	463
	<i>Myrtus communis 'Compacta'</i> Compact Myrtle	5 gal.	348
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	5 gal.	307
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	156
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	949
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	717
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	28
	<i>Salvia greggii</i> Autumn Sage	5 gal.	498
	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	32

Groundcovers			
	<i>Eremophila glabra</i> Mingineu Gold	5 gal.	133
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	1 gal.	1073



GREY PICKETT
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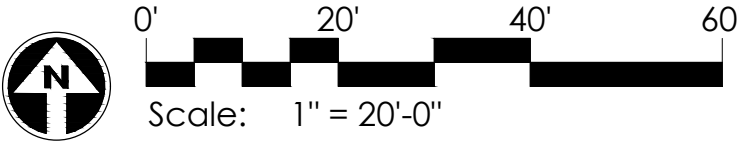
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Parcel Q
SURPRISE, ARIZONA

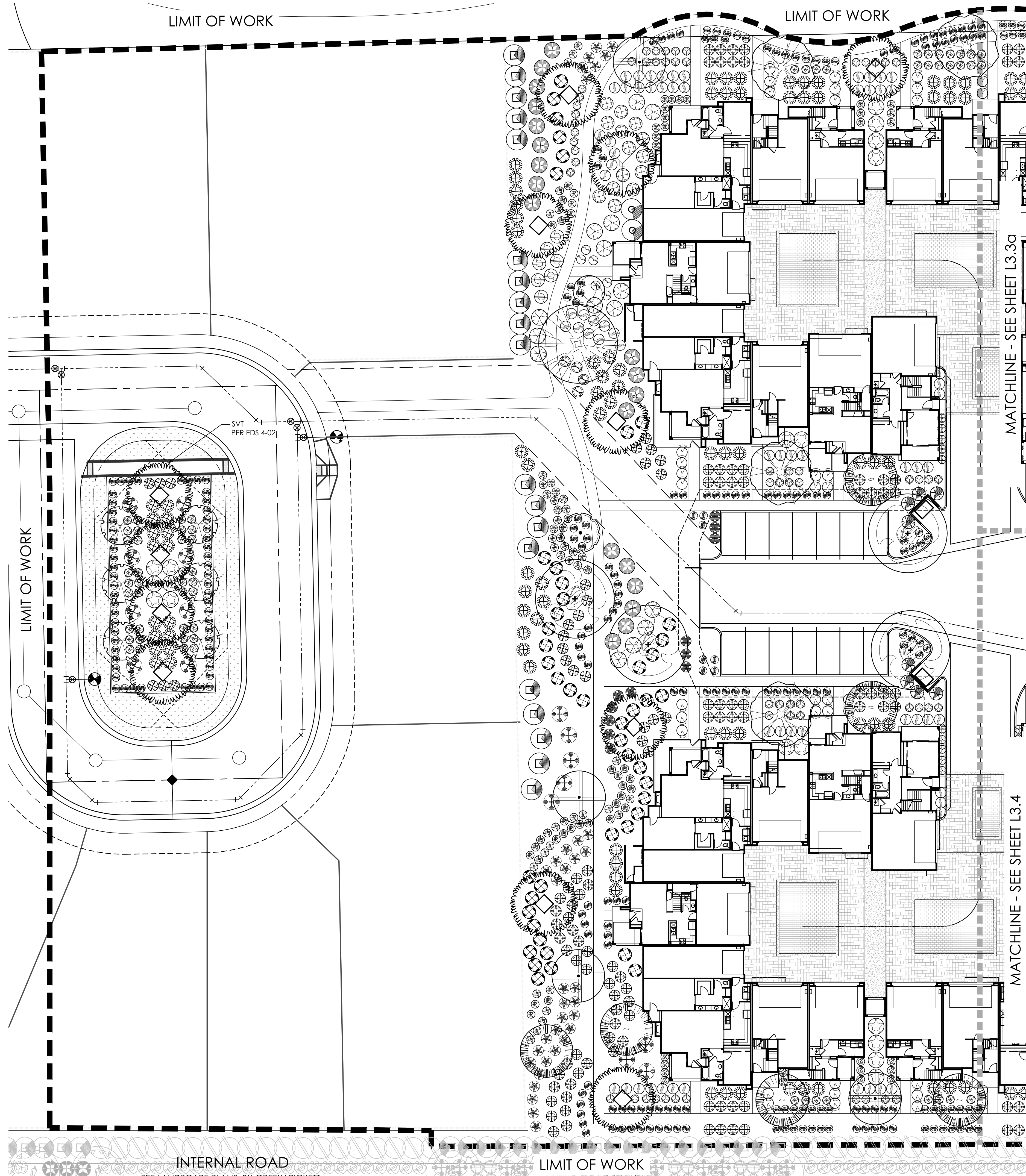
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AMERICA'S LUXURY HOME BUILDER

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project #: TOL 122
scale: 1" = 20'-0"
issued for: REVIEW
drawn by: TEAM
date: 08.17.2020
drawing: Planting Plan

sheet #
L3.4
05 of 14

PARCEL Q PLANTING PLAN - L3.4





	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	883
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	1046
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	482
	<i>Tescrium chamaedrys</i> Gemanader	1 gal.	136
	<i>Wedelia trilobata</i> Yellow Dot	1 gal.	241

	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	222
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	422
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	182
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	402
	<i>Rosa x 'Noare'</i> Flower Carpet® Red Groundcover Rose	5 Gal.	24
	<i>Rosa x 'PRObril'</i> Brilliant Pink Iceberg Rose	5 Gal.	22
	<i>Rosa x 'NOA97400A'</i> Amber Groundcover Rose	5 gal.	32

MASS PLANTING

SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

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

PLANT MATERIALS LEGEND

Sym.	Plant Material	Size	Qty
Trees			
	<i>Chilopsis linearis</i> Desert Willow	36" Box	28
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	18
	<i>Fraxinus oxycarpa 'Raywood'</i> Raywood Ash	36" Box	64
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	85
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	42
	<i>Pyrus calleryana</i> Bradford Pear	48" Box	12
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	9
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	42
	<i>Tipuana tipu</i> Tipu Tree	36" Box	60
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	54
	<i>Ulmus parvifolia 'True Green'</i> True Green Elm	36" Box	31
	<i>Thevetia peruviana</i> Yellow Oleander	36" Box	39

Shrubs

	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	12
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	175
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	81
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	715
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.	356
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	15
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	325
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	285
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	733
	<i>Euryops pectinatus 'Vividis'</i> Euryops Daisy	5 gal.	827
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	66
	<i>Justicia californica</i> Chuparosa	5 gal.	152
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	318
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	210
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	463
	<i>Myrtus communis 'Compacta'</i> Compact Myrtle	5 gal.	348
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	5 gal.	307
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	156
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	949
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	717
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	28
	<i>Salvia greggii</i> Autumn Sage	5 gal.	498
	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	32

Groundcovers

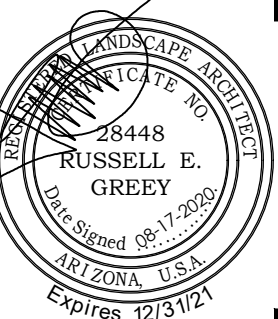
	<i>Eremophila glabra</i> Mingew Gold	5 gal.	133
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	1 gal.	1073

KEY MAP

SCALE: NTS



GREY PICKETT
landscape architecture community design
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480.609.0009p 480.609.0009f



PRASADA
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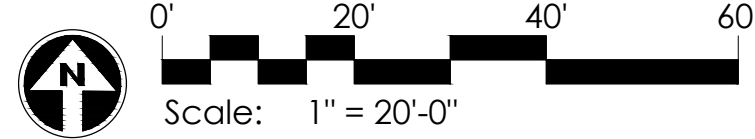
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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drawing:
Planting Plan

sheet #

L3.5

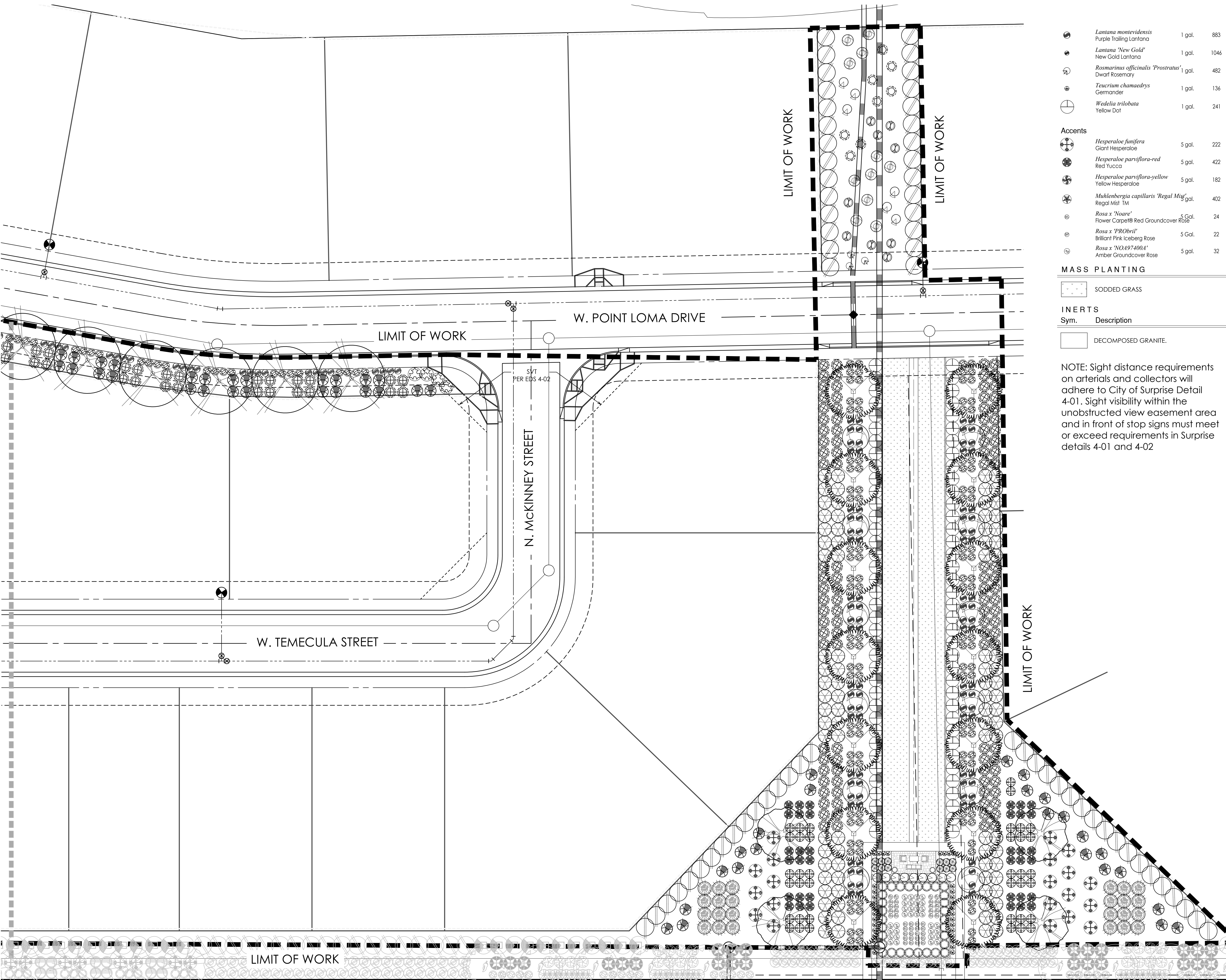
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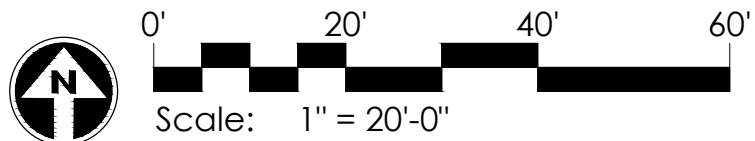
PARCEL Q PLANTING PLAN - L3.5

INTERNAL ROAD
SEE LANDSCAPE PLANS, BY GREY | PICKETT .

MATCHLINE - SEE SHEET L3.7



PARCEL Q PLANTING PLAN - L3.6



PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	883
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	1046
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	482
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Accents			
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	<i>Rosa x 'Noare'</i> Flower Carpet® Red Groundcover Rose	5 Gal.	24
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	<i>Rosa x 'NOA974004'</i> Amber Groundcover Rose	5 gal.	32

MASS PLANTING

SODDED GRASS

INERTS

Sym. Description

DECOMPOSED GRANITE.

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Sym.	Plant Name	Size	Qty
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	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	42
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	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	54
	<i>Ulmus parvifolia 'True Green'</i> True Green Elm	36" Box	31
	<i>Thevetia peruviana</i> Yellow Oleander	36" Box	39

Shrubs

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	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	285
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	733
	<i>Euryops pectinatus 'Viridis'</i> Euryops Daisy	5 gal.	827
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	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	5 gal.	307
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Groundcovers

	<i>Eremophila glabra</i> Mingnew Gold	5 gal.	133
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	1 gal.	1073

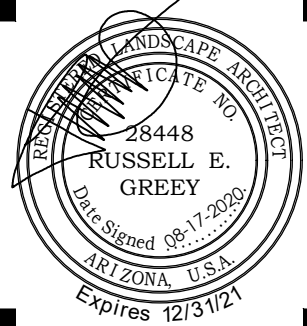
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SCALE: NTS



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L3.2
L3.3a
L3.4
L3.5
L3.6
L3.3b
L3.7
L3.11
L3.8
L3.10
L3.9

GREY PICKETT
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scottsdale, arizona 85251
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Parcel Q
SURPRISE, ARIZONA

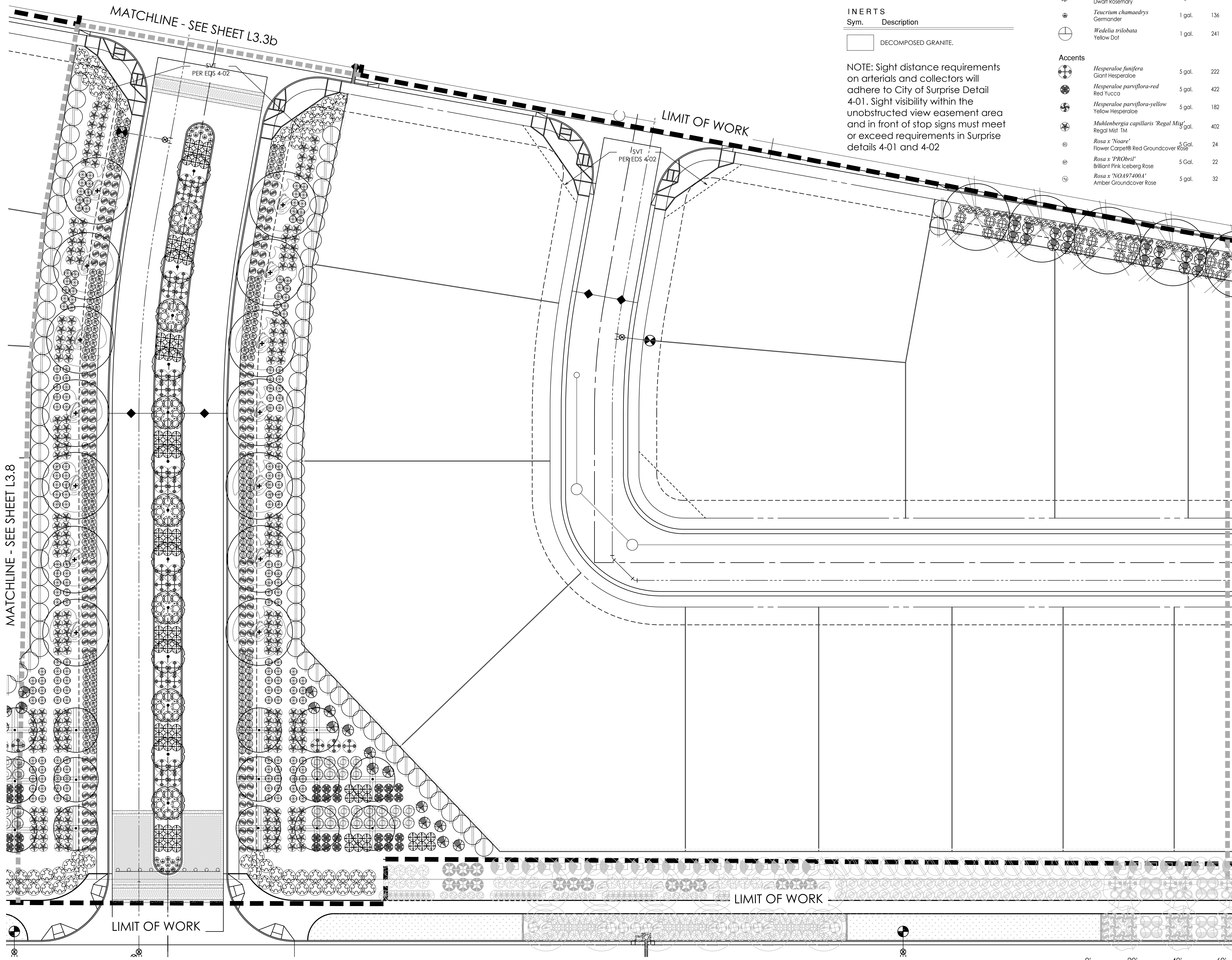
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:

project #:
TOL 122
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
08.17.2020
drawing:
Planting Plan

sheet #

L3.6
07 of 14



MASS PLANTING

SODDED GRASS

INERTS

Sym. Description

DECOMPOSED GRANITE.

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

<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	883
<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	1046
<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	482
<i>Teucrium chamaedrys</i> Germander	1 gal.	136
<i>Wedelia trilobata</i> Yellow Dot	1 gal.	241
Accents		
<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	222
<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	422
<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	182
<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	402
<i>Rosa x 'Noare'</i> Flower Carpet® Red Groundcover Rose	5 Gal.	24
<i>Rosa x 'PRObril'</i> Brilliant Pink Iceberg Rose	5 Gal.	22
<i>Rosa x 'NOA97400A'</i> Amber Groundcover Rose	5 gal.	32

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i> Desert Willow	36" Box	28
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	18
	<i>Fraxinus oxycarpa 'Raywood'</i> Raywood Ash	36" Box	64
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	85
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	42
	<i>Pyrus calleryana</i> Bradford Pear	48" Box	12
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	9
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	42
	<i>Tipuana tipu</i> Tipu Tree	36" Box	60
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	54
	<i>Ulmus parvifolia 'True Green'</i> True Green Elm	36" Box	31
	<i>Thevetia peruviana</i> Yellow Oleander	36" Box	39

Shrubs

	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	12
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	175
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	81
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	715
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.	356
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	15
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	325
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	285
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	733
	<i>Euryops pectinatus 'Viridis'</i> Euryops Daisy	5 gal.	827
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	66
	<i>Justicia californica</i> Chuparosa	5 gal.	152
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	318
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	210
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	463
	<i>Myrtus communis 'Compacta'</i> Compact Myrtle	5 gal.	348
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	5 gal.	307
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	156
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	949
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	717
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	28
	<i>Salvia greggii</i> Autumn Sage	5 gal.	498
	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	32

Groundcovers

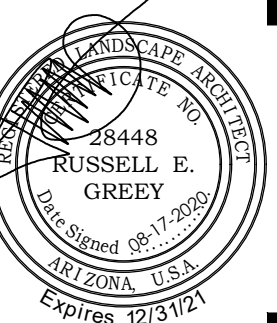
	<i>Eremophila glabra</i> Mingineu Gold	5 gal.	133
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	1 gal.	1073

KEY MAP

SCALE: NTS



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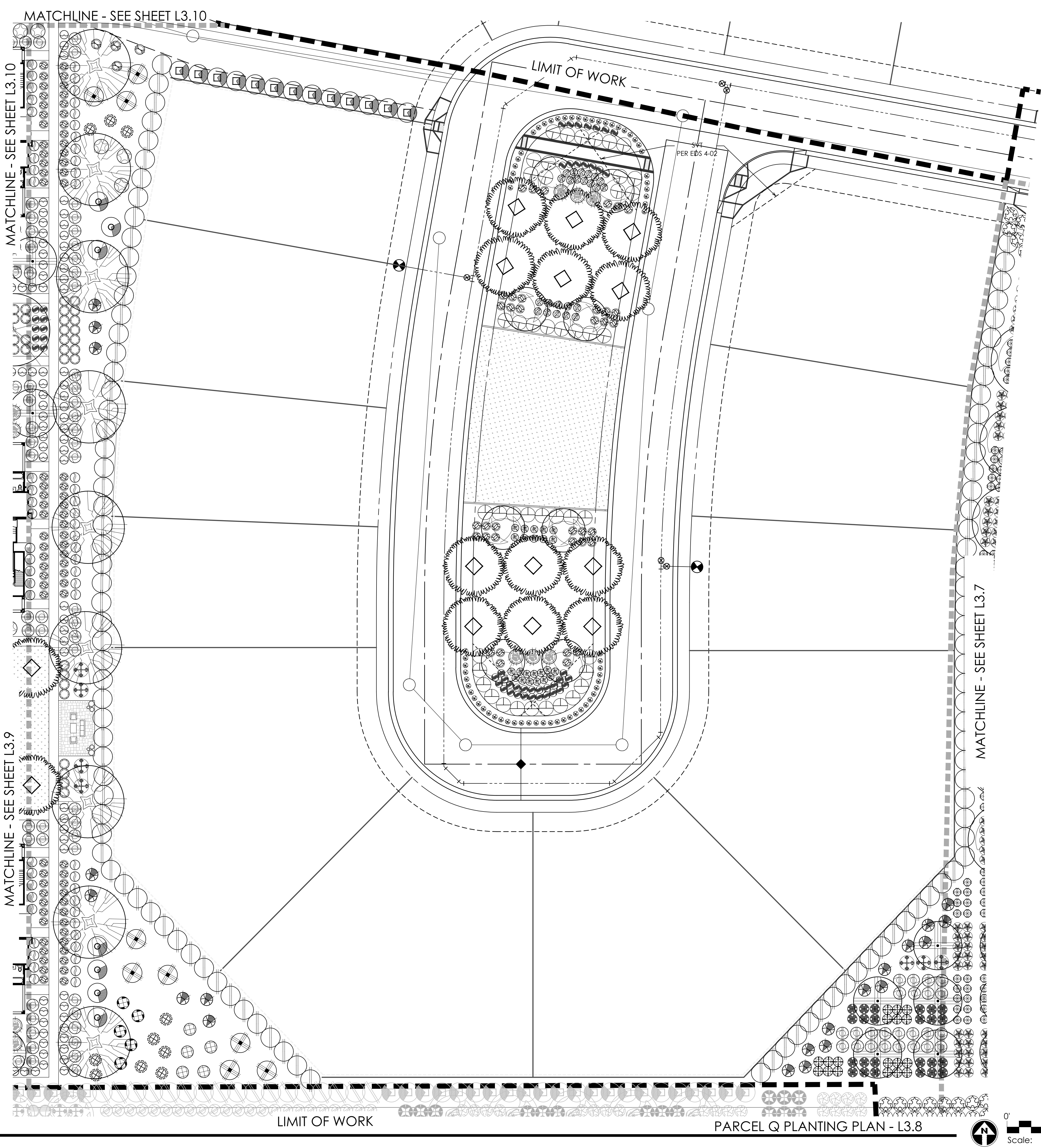
PRASADA
Parcel Q
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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drawing:
Planting Plan

sheet #
L3.7
08 of 14



	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	883
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	1046
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	482
	<i>Teucrium chamaedrys</i> Germaner	1 gal.	136
	<i>Wedelia trilobata</i> Yellow Dot	1 gal.	241

Accents			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	222
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	422
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	182
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	402
	<i>Rosa x 'Noare'</i> Flower Carpet® Red Groundcover Rose	5 Gal.	24
	<i>Rosa x 'PROvri'</i> Brilliant Pink Iceberg Rose	5 Gal.	22
	<i>Rosa x 'NOA97400A'</i> Amber Groundcover Rose	5 gal.	32

MASS PLANTING

	SODDED GRASS
---	--------------

INERTS	
Sym.	Description

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

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

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i> Desert Willow	36" Box	28
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	18
	<i>Fraxinus oxycarpa 'Raywood'</i> Raywood Ash	36" Box	64
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	85
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	42
	<i>Pyrus calleryana</i> Bradford Pear	48" Box	12
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	9
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	42
	<i>Tipuana tipu</i> Tipu Tree	36" Box	60
	<i>Viter agnus-castus</i> Chaste Tree	36" Box	54
	<i>Ulmus parvifolia 'True Green'</i> True Green Elm	36" Box	31
	<i>Thevetia peruviana</i> Yellow Oleander	36" Box	39

Shrubs			
	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	12
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	175
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	81
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	715
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.	356
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	15
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	325
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	285
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	733
	<i>Euryops pectinatus 'Vridis'</i> Euryops Daisy	5 gal.	827
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	66
	<i>Justicia californica</i> Chuparosa	5 gal.	152
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	318
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	210
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	463
	<i>Myrtus communis 'Compacta'</i> Compact Myrtle	5 gal.	348
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	5 gal.	307
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	156
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	949
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	717
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	28
	<i>Salvia greggii</i> Autumn Sage	5 gal.	498
	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	32

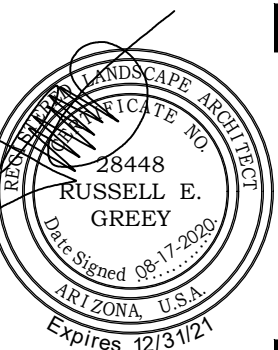
Groundcovers			
	<i>Eremophila glabra</i> Mingew Gold	5 gal.	133
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	1 gal.	1073

KEY MAP

SCALE: NTS



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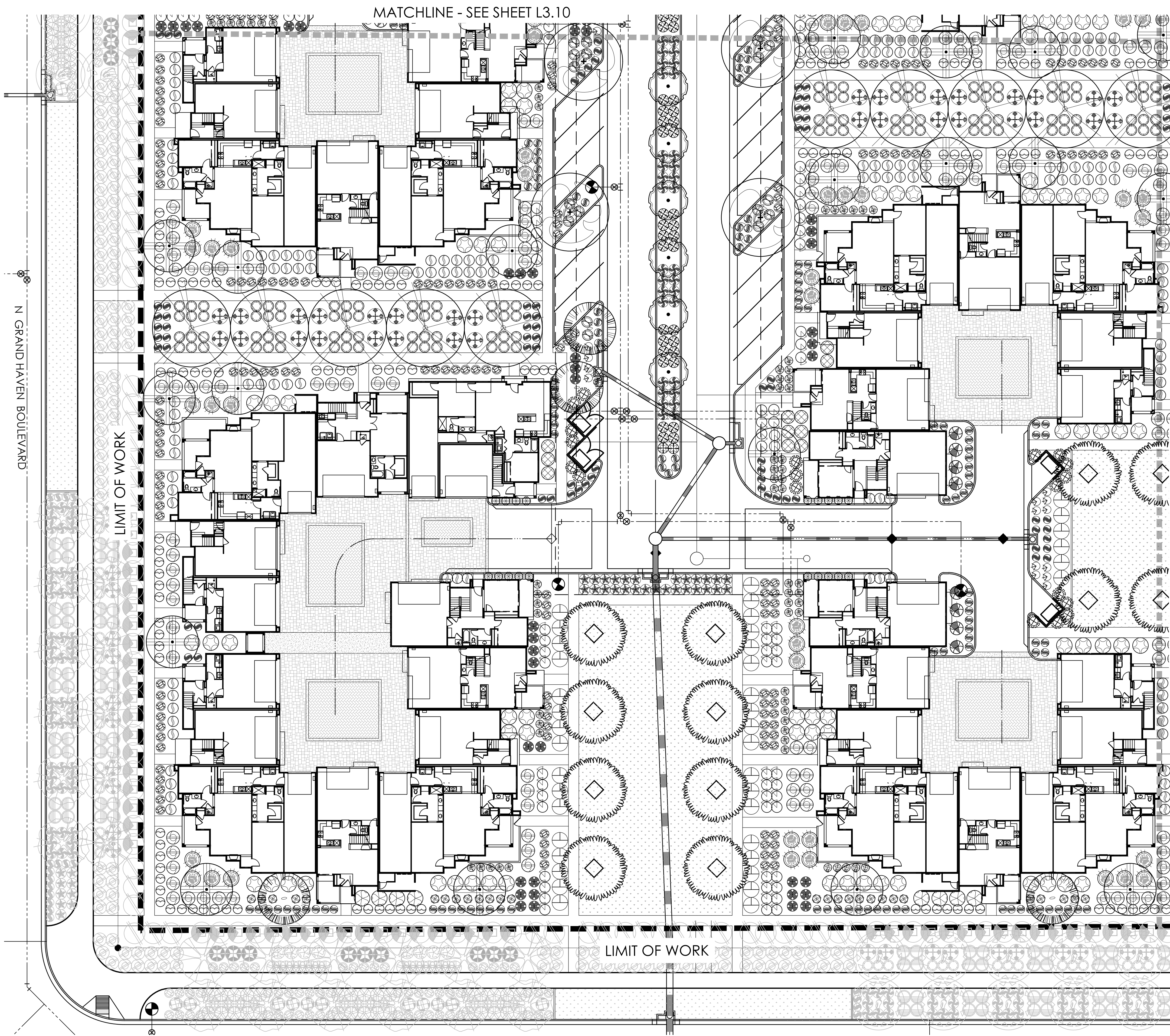


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Parcel Q
SURPRISE, ARIZONA

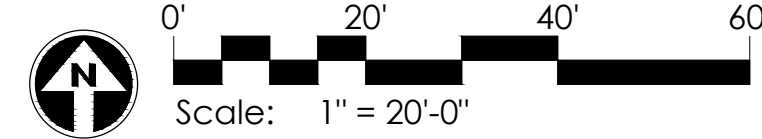
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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REVIEW
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date:
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Planting Plan

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L3.8
09 of 14



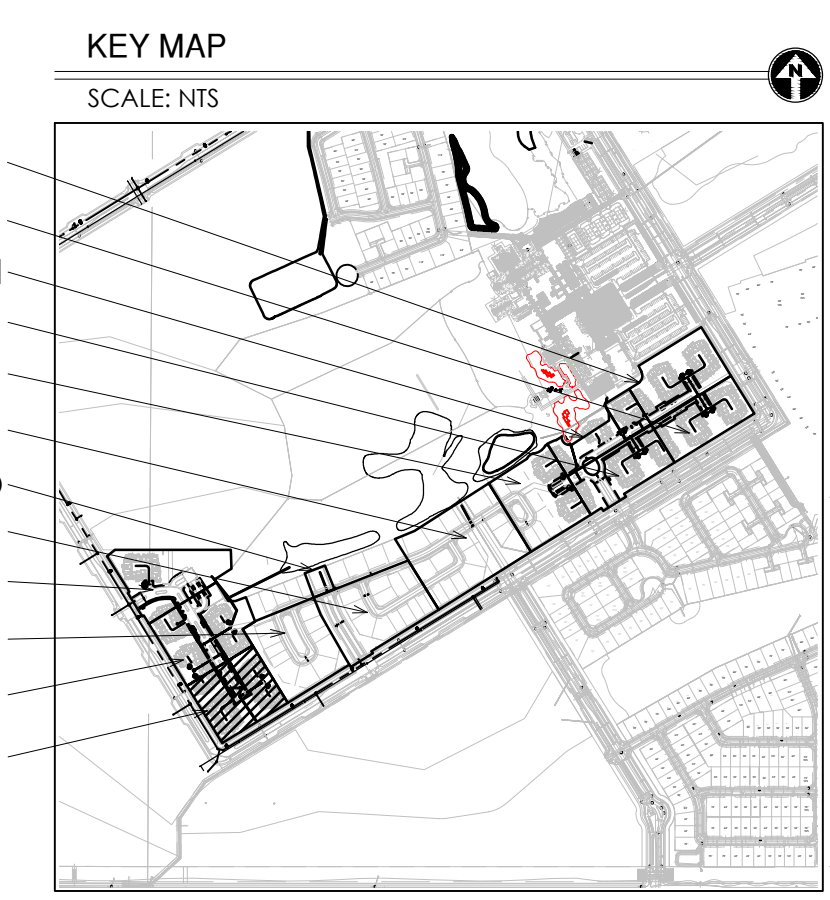
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PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i> Desert Willow	36" Box	28
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	18
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	36" Box	64
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	36" Box	85
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	36" Box	42
	<i>Pyrus calleryana</i> Bradford Pear	48" Box	12
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	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	42
	<i>Tipuana tipu</i> Tipu Tree	36" Box	60
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	54
	<i>Ulmus parvifolia</i> 'True Green' True Green Elm	36" Box	31
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Accents			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	222
	<i>Hesperaloe parviflora</i> -red Red Yucca	5 gal.	422
	<i>Hesperaloe parviflora</i> -yellow Yellow Hesperaloe	5 gal.	182
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	402
	<i>Rosa</i> x 'Noare' Flower Carpet® Red Groundcover Rose	5 Gal.	24
	<i>Rosa</i> x 'PRObril' Brilliant Pink Iceberg Rose	5 Gal.	22
	<i>Rosa</i> x 'NOA97400A' Amber Groundcover Rose	5 gal.	32
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		

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

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	12
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	175
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	81
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	715
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.	356
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	15
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	325
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	285
	<i>Eremophila hygrophana</i> 'Blue Bells' Blue Bells Eremophila	5 gal.	733
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	827
	<i>Justicia californica</i> 'Yellow' Yellow Chuparosa	5 gal.	66
	<i>Justicia californica</i> Chuparosa	5 gal.	152
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	318
	<i>Leucophyllum candidum</i> 'Thunder Cloud' Thunder Cloud Sage	5 gal.	210
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	463
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	348
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	5 gal.	307
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	156
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	949
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	717
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	28
	<i>Salvia greggii</i> Autumn Sage	5 gal.	498
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	32
Groundcovers			
	<i>Eremophila glabra</i> Mingnew Gold	5 gal.	133
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 gal.	1073



GREY PICKETT
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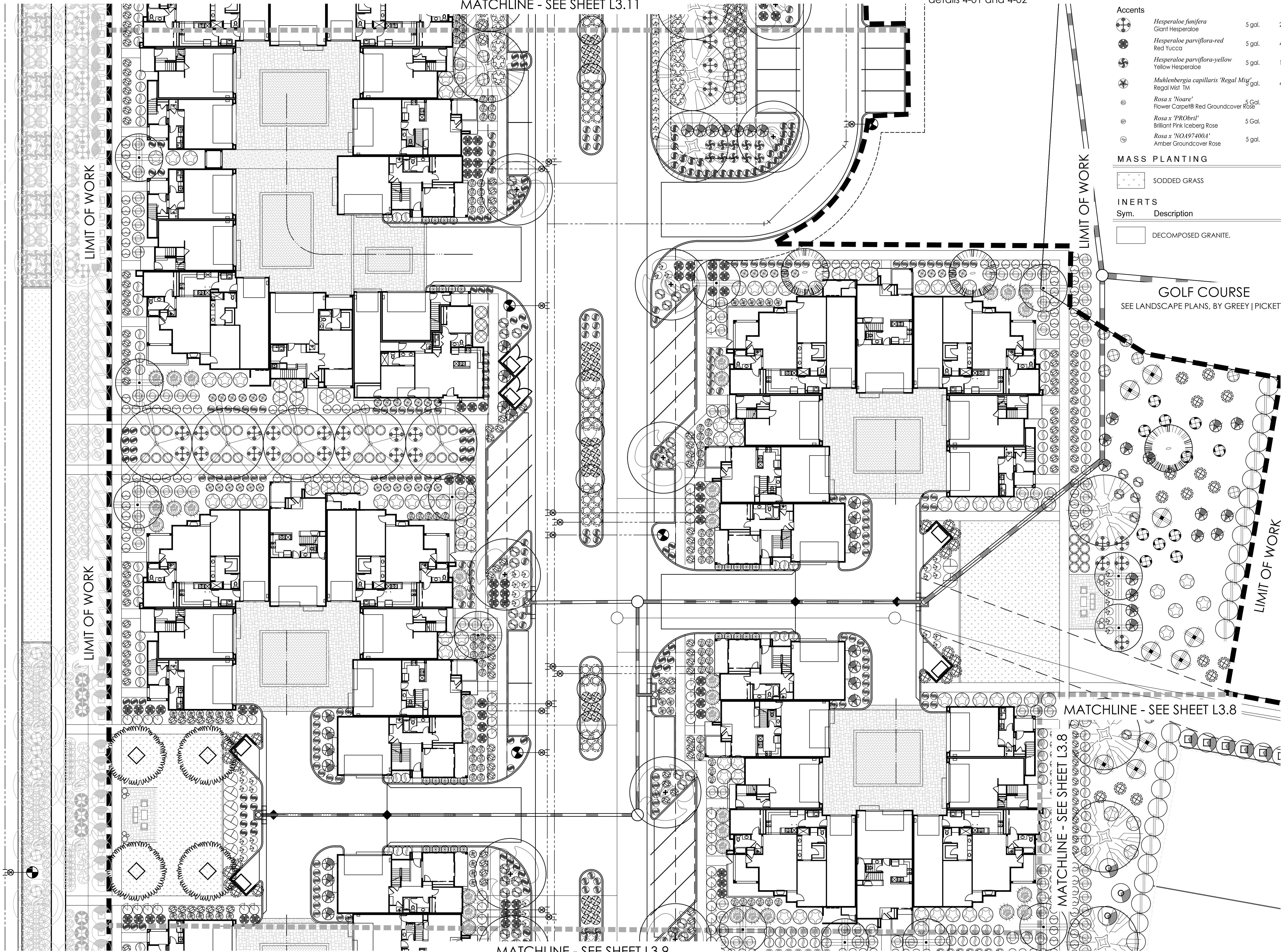
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AMERICA'S LUXURY HOME BUILDER

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10 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

	<i>Lantana montevidensis</i>	1 gal.	883
	<i>Lantana 'New Gold'</i>	1 gal.	1046
	<i>Rosmarinus officinalis 'Prostratus'</i>	1 gal.	482
	<i>Teucrium chamaedrys</i>	1 gal.	136
	<i>Wedelia trilobata</i>	1 gal.	241

Accents			
	<i>Hesperaloe funifera</i>	5 gal.	222
	<i>Hesperaloe parviflora-red</i>	5 gal.	422
	<i>Hesperaloe parviflora-yellow</i>	5 gal.	182
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	5 gal.	402
	<i>Rosa x 'Noare'</i>	5 gal.	24
	<i>Rosa x 'PRObril'</i>	5 gal.	22
	<i>Rosa x 'NO.4974004'</i>	5 gal.	32

MASS PLANTING

	SODDED GRASS
INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

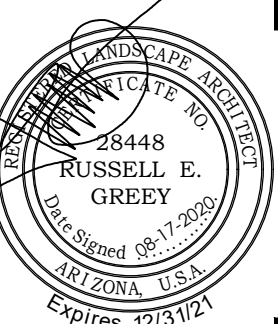
PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i>	36" Box	28
	<i>Fraxinus velutina</i>	36" Box	18
	<i>Fraxinus oxycarpa 'Raywood'</i>	36" Box	64
	<i>Olea europaea 'Swan Hill'</i>	36" Box	85
	<i>Pistacia x 'Red Push'</i>	36" Box	42
	<i>Pyrus calleryana</i>	48" Box	12
	<i>Quercus virginiana</i>	36" Box	9
	<i>Schinus terebinthifolius</i>	48" Box	42
	<i>Tipuana tipu</i>	36" Box	60
	<i>Vitex agnus-castus</i>	36" Box	54
	<i>Ulmus parvifolia 'True Green'</i>	36" Box	31
	<i>Thevetia peruviana</i>	36" Box	39

Shrubs			
	<i>Bougainvillea 'Rosenka'</i>	5 gal.	12
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	<i>Cordia parvifolia</i>	5 gal.	15
	<i>Dodonaea viscosa</i>	5 gal.	325
	<i>Eremophila maculata 'Valentine'</i>	5 gal.	285
	<i>Eremophila hyssopifolia 'Blue Bells'</i>	5 gal.	733
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	<i>Justicia californica 'Yellow'</i>	5 gal.	66
	<i>Justicia californica</i>	5 gal.	152
	<i>Justicia spicigera</i>	5 gal.	318
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	<i>Nerium oleander 'Petite Pink'</i>	5 gal.	307
	<i>Nolina microcarpa</i>	5 gal.	156
	<i>Ruellia brittoniana</i>	5 gal.	949
	<i>Russelia equisetiformis</i>	5 gal.	717
	<i>Salvia clevelandii</i>	5 gal.	28
	<i>Salvia greggii</i>	5 gal.	498
	<i>Tecoma alata 'Orange Jubilee'</i>	5 gal.	35
	<i>Tecoma stans</i>	5 gal.	32

Groundcovers			
	<i>Eremophila glabra</i>	5 gal.	133
	<i>Lantana camara 'Dallas Red'</i>	1 gal.	1073



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Toll Brothers
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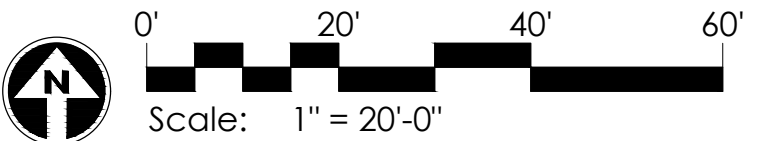
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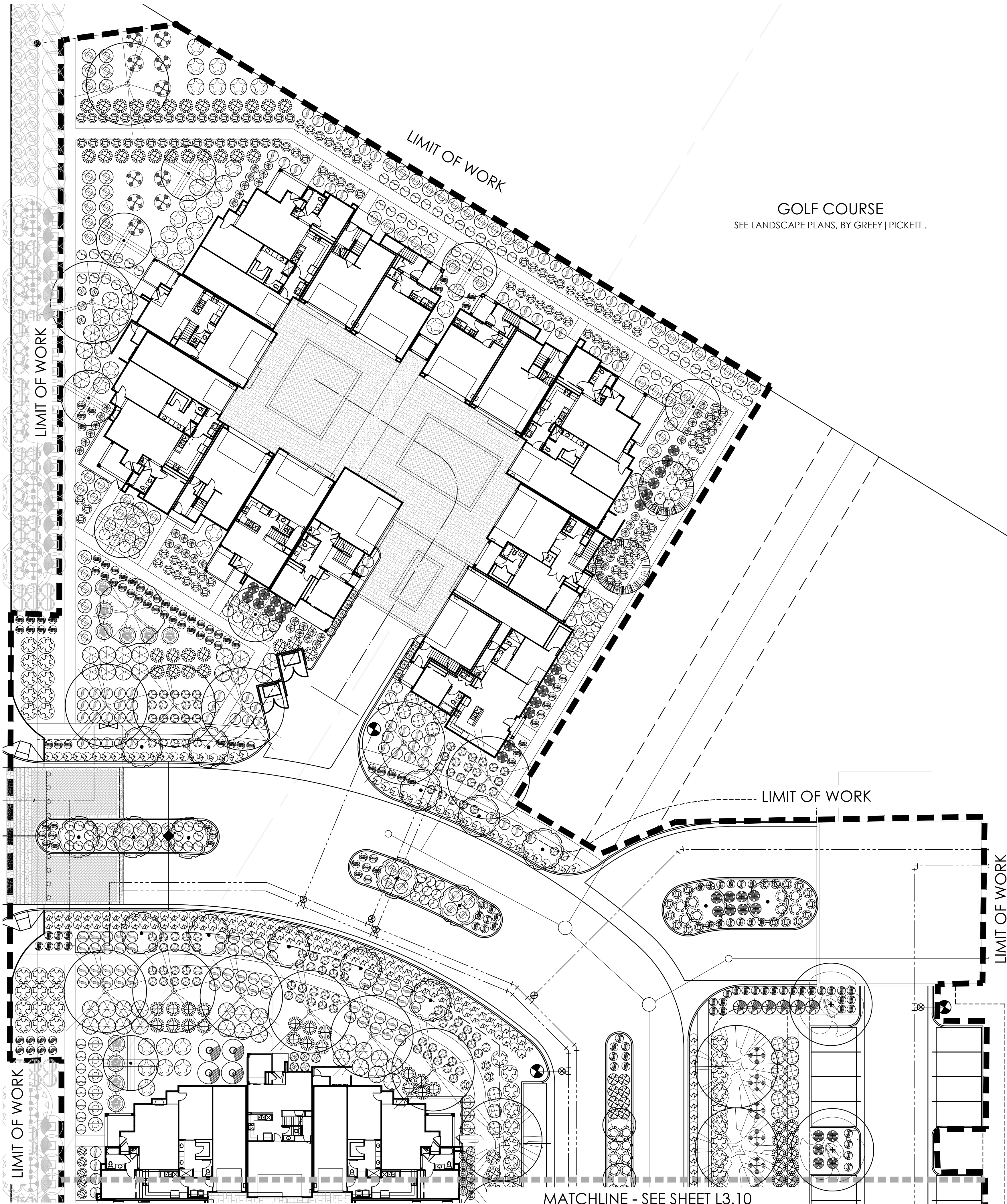
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L3.10
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PARCEL Q PLANTING PLAN - L3.10



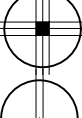


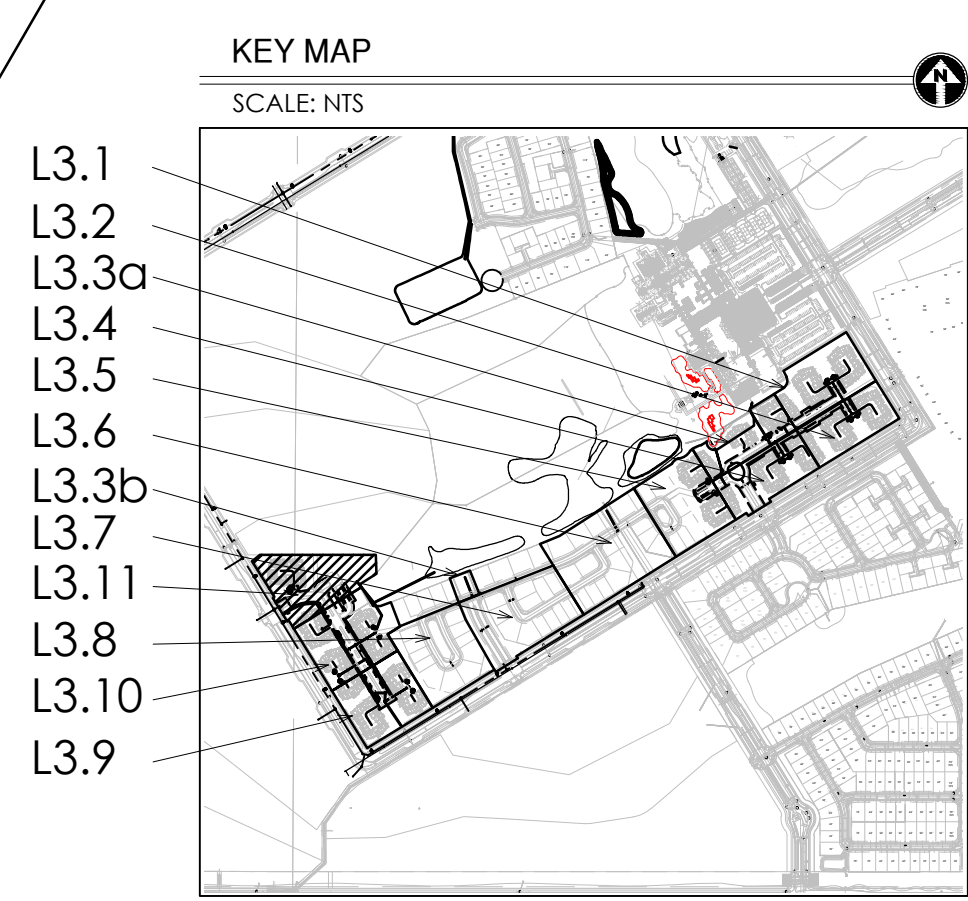
PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Salvia greggii</i> Autumn Sage	5 gal.	498
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	35
	<i>Tecoma stans</i> Yellow Bells	5 gal.	32
Groundcovers			
	<i>Eremophila glabra</i> Minginev Gold	5 gal.	133
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 gal.	1073
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	883
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	1046
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	482
	<i>Teucrium chamaedrys</i> Germander	1 gal.	136
	<i>Wedelia trilobata</i> Yellow Dot	1 gal.	241
Accents			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	222
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	422
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	182
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	402
	<i>Rosa</i> x 'Noare' Flower Carpet® Red Groundcover Rose	5 Gal.	24
	<i>Rosa</i> x 'PRObrill' Brilliant Pink Iceberg Rose	5 Gal.	22
	<i>Rosa</i> x 'NO4974004' Amber Groundcover Rose	5 gal.	32

MASS PLANTING	
	SODDED GRASS
INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

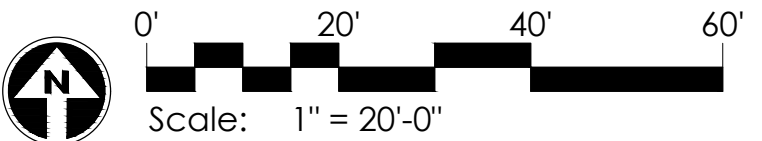
NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i> Desert Willow	36" Box	28
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	18
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	36" Box	64
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	36" Box	85
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	36" Box	42
	<i>Pyrus calleryana</i> Bradford Pear	48" Box	12
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	9
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	42
	<i>Tipuana tipu</i> Tipu Tree	36" Box	60
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	54
	<i>Ulmus parvifolia</i> 'True Green' True Green Elm	36" Box	31
	<i>Thevetia peruviana</i> Yellow Oleander	36" Box	39

Shrubs			
	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	12
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	175
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	81
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	715
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.	356
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	15
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	325
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	285
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	733
	<i>Euryops pectinatus 'Vivids'</i> Euryops Daisy	5 gal.	827
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	66
	<i>Justicia californica</i> Chuparosa	5 gal.	152
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	318
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.	210
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	463
	<i>Myrtus communis 'Compacta'</i> Compact Myrtle	5 gal.	348
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	5 gal.	307
	<i>Nolina microcarpa</i> Bear Grass	5 gal.	156
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	949
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	717
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	28



PARCEL Q PLANTING PLAN - L3.11



GREY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

PRASADA
Parcel Q
SURPRISE, ARIZONA

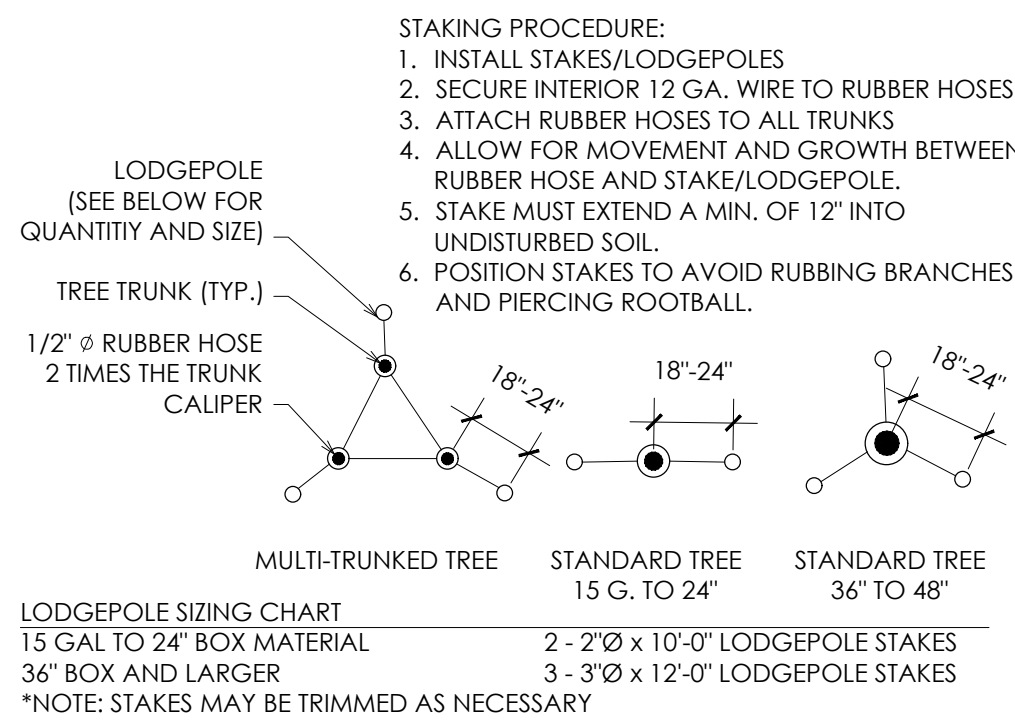
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AMERICA'S LUXURY HOME BUILDER

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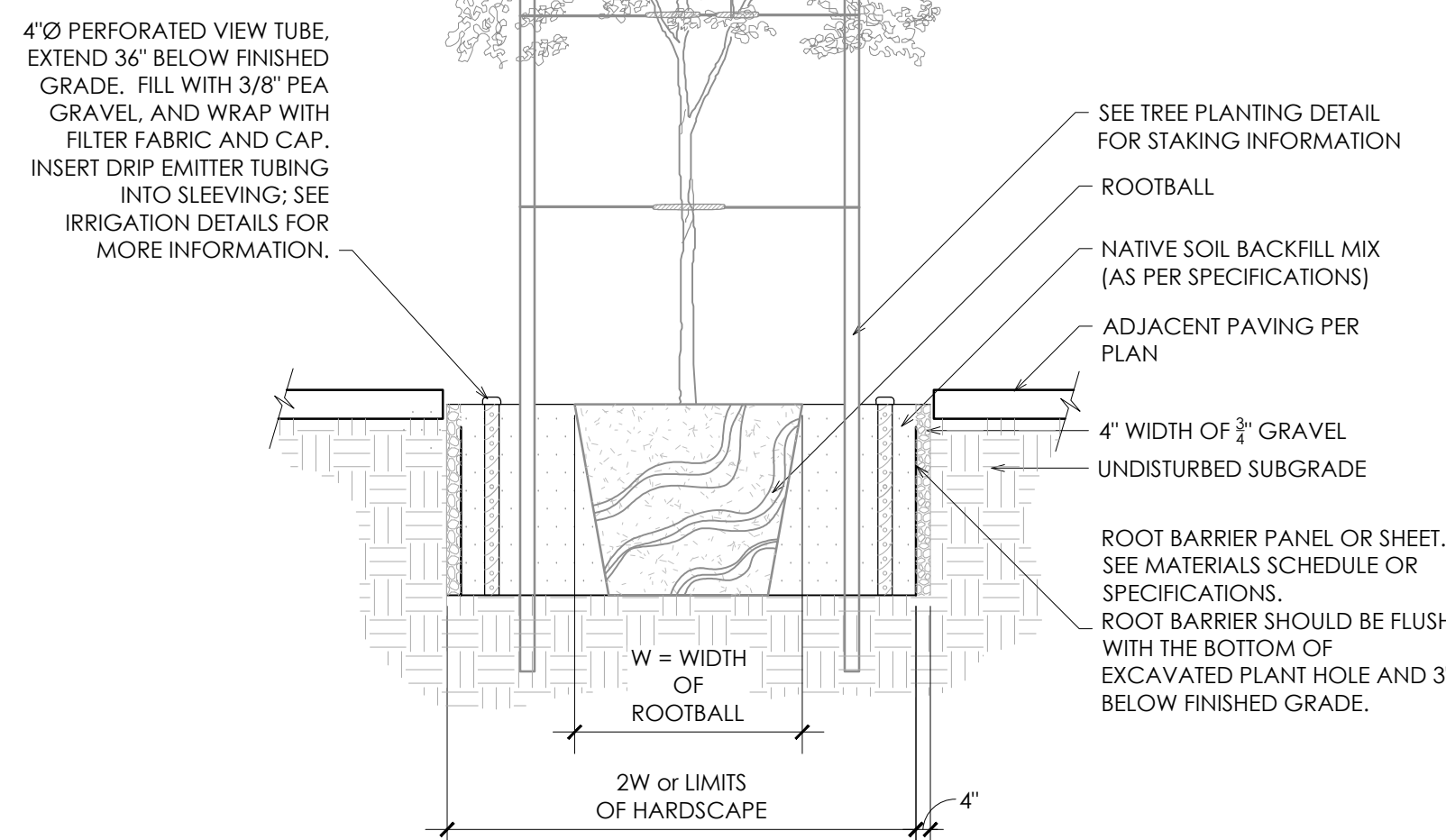
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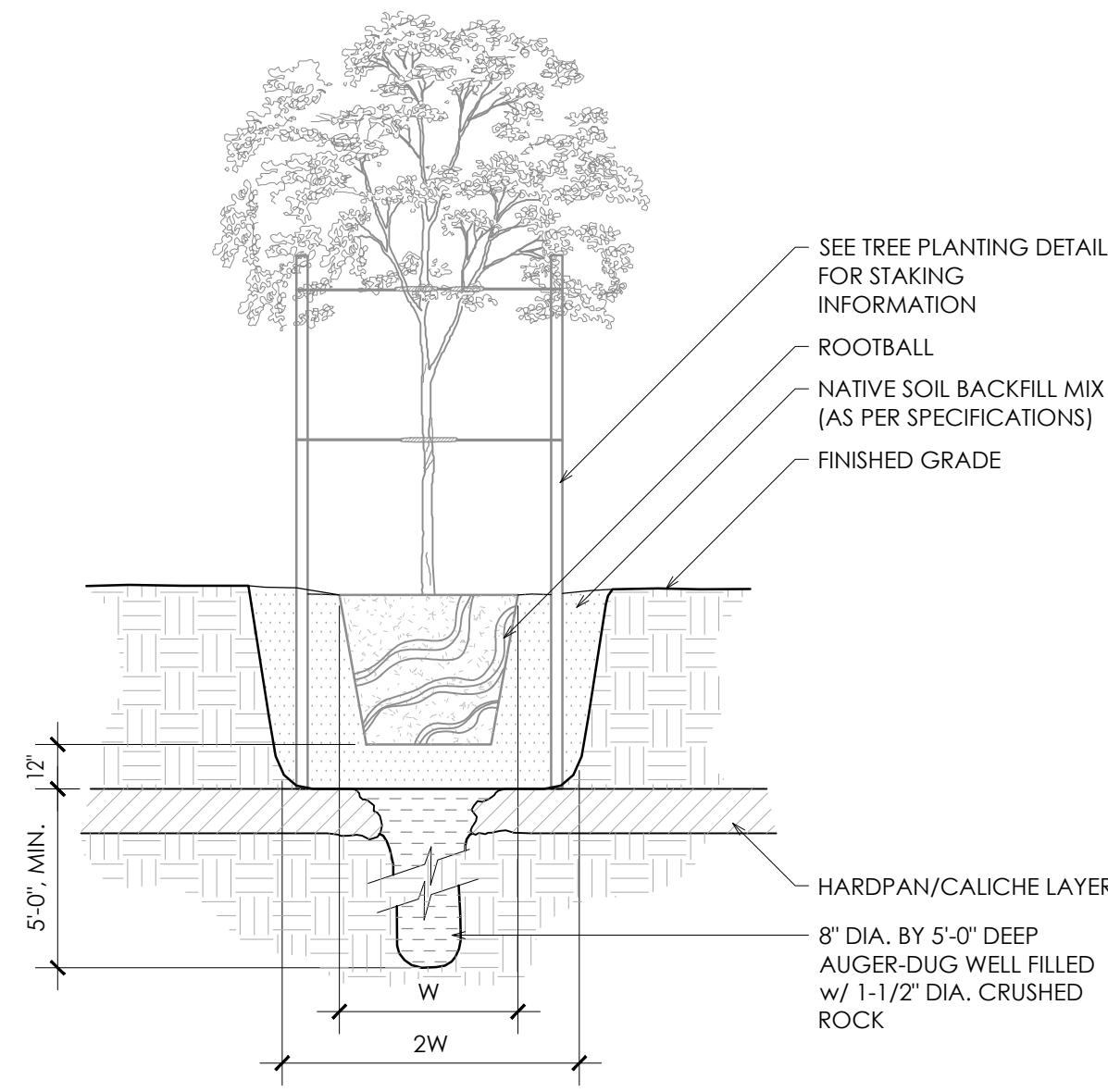
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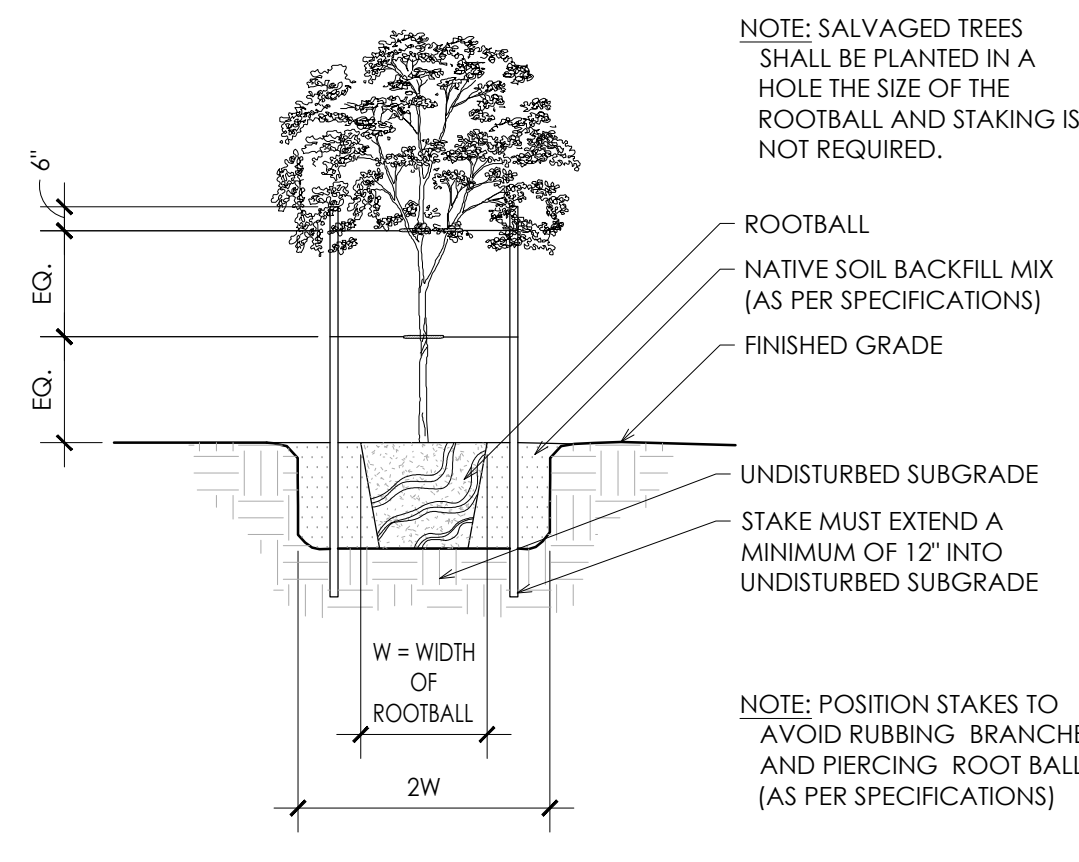
4 Tree Staking Diagram
Scale: NTS



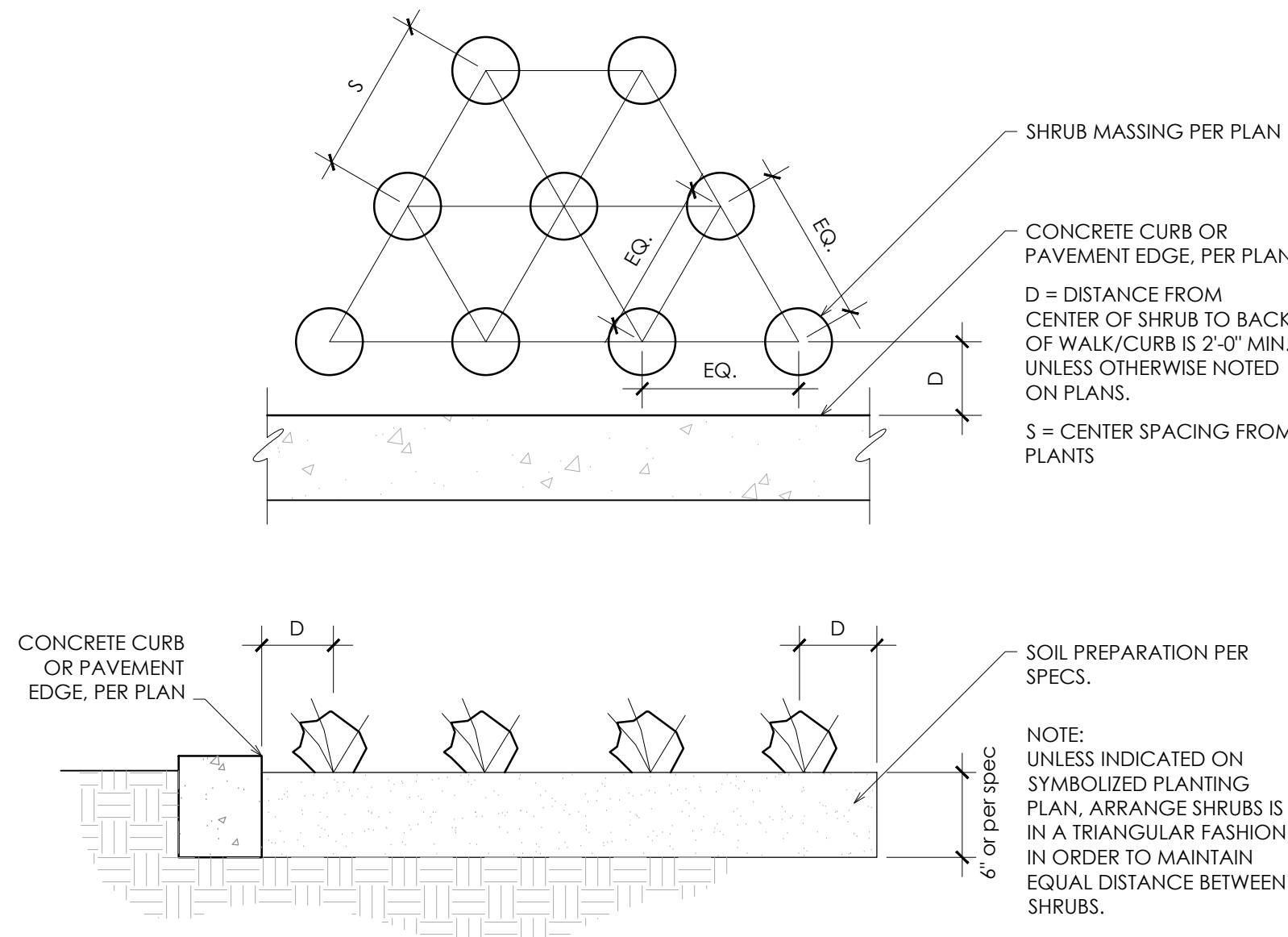
3 Deep Watering Detail
Scale: NTS



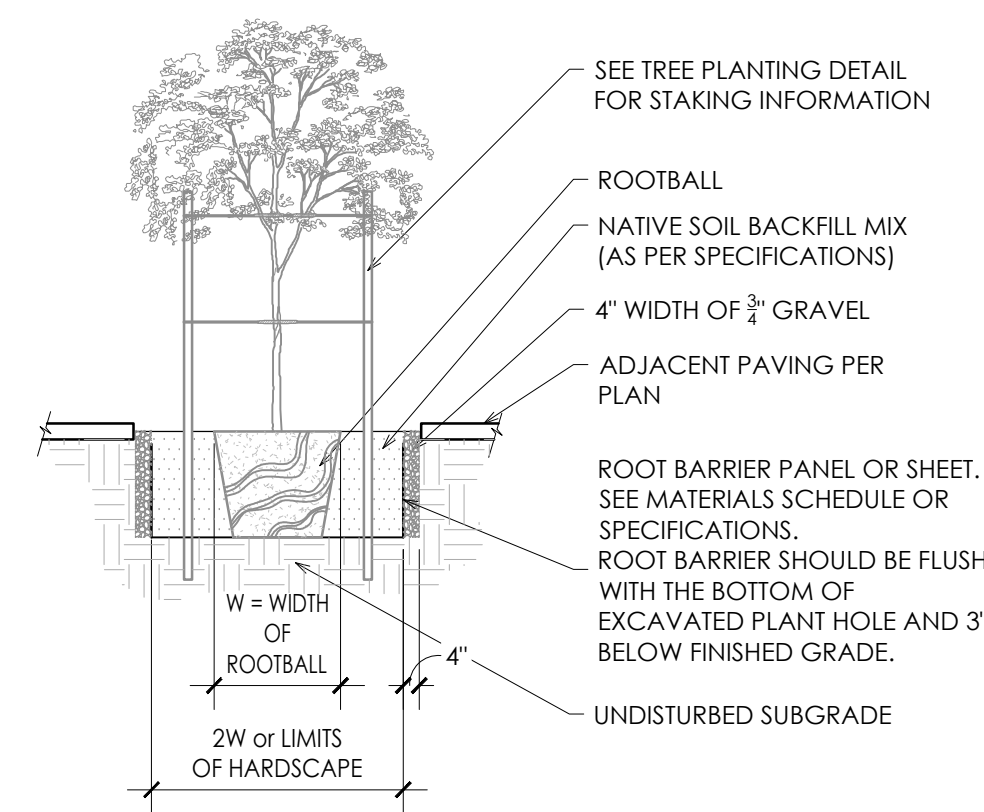
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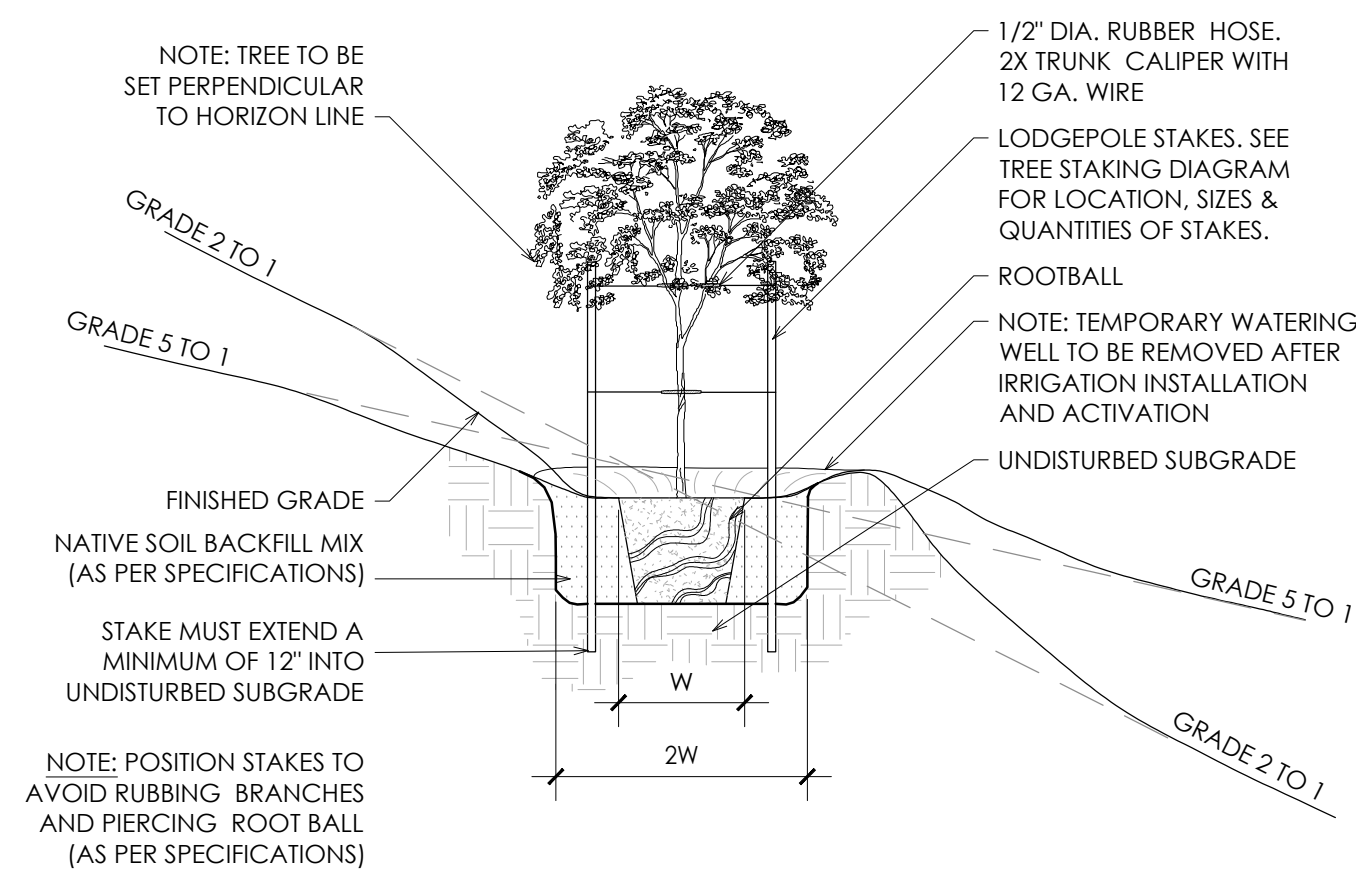
1 Tree Planting Detail
Scale: NTS



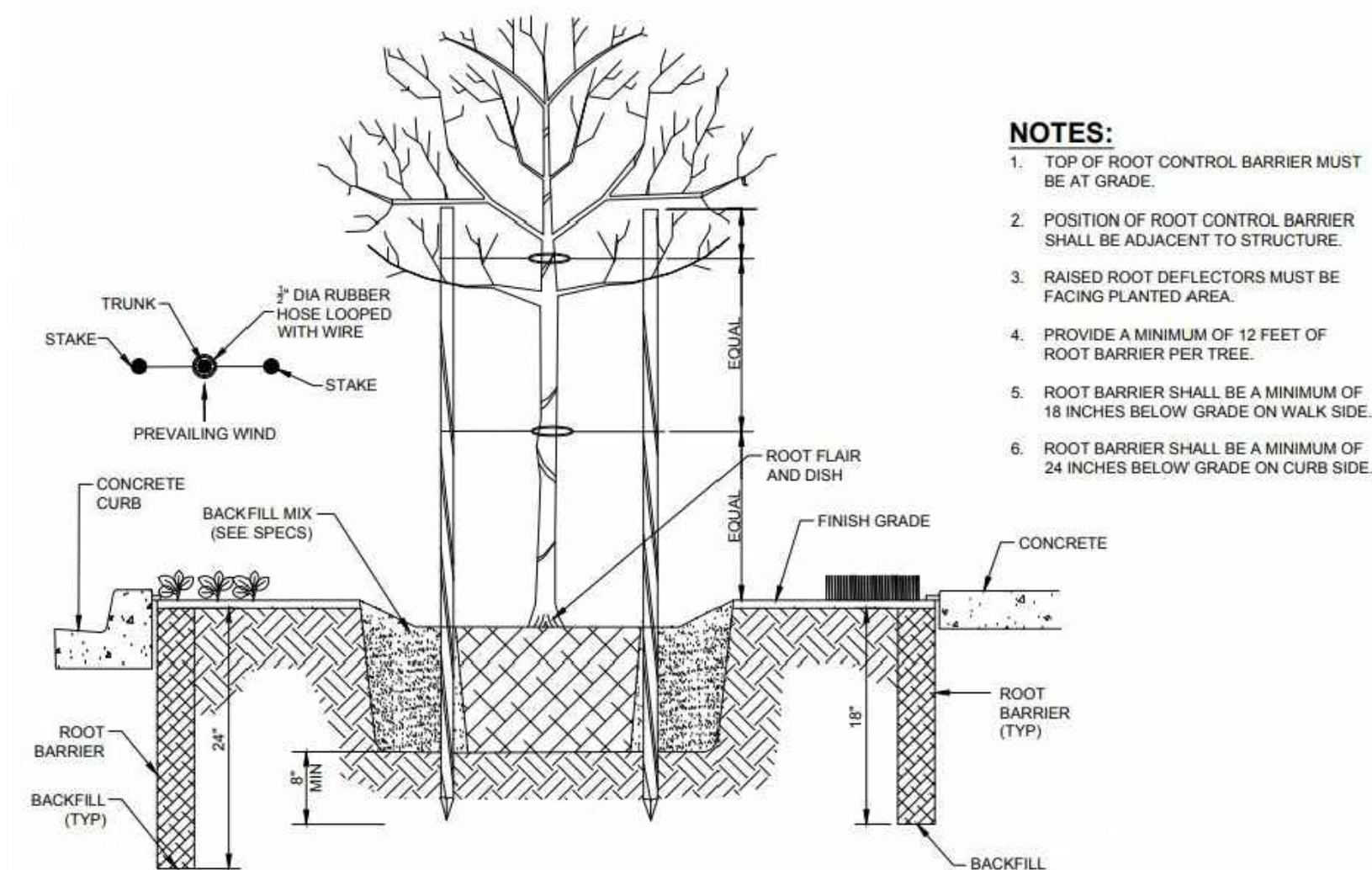
7 Plant Spacing Detail
Scale: NTS



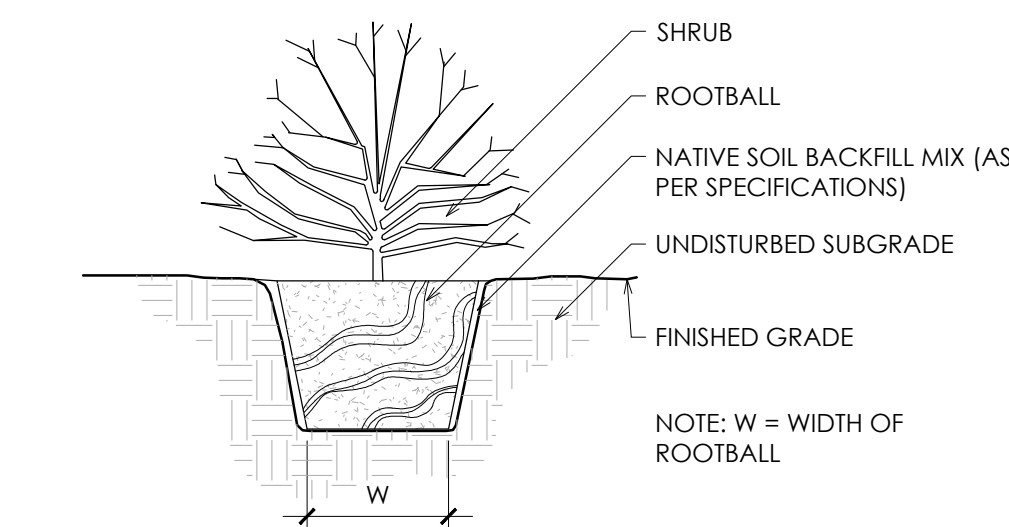
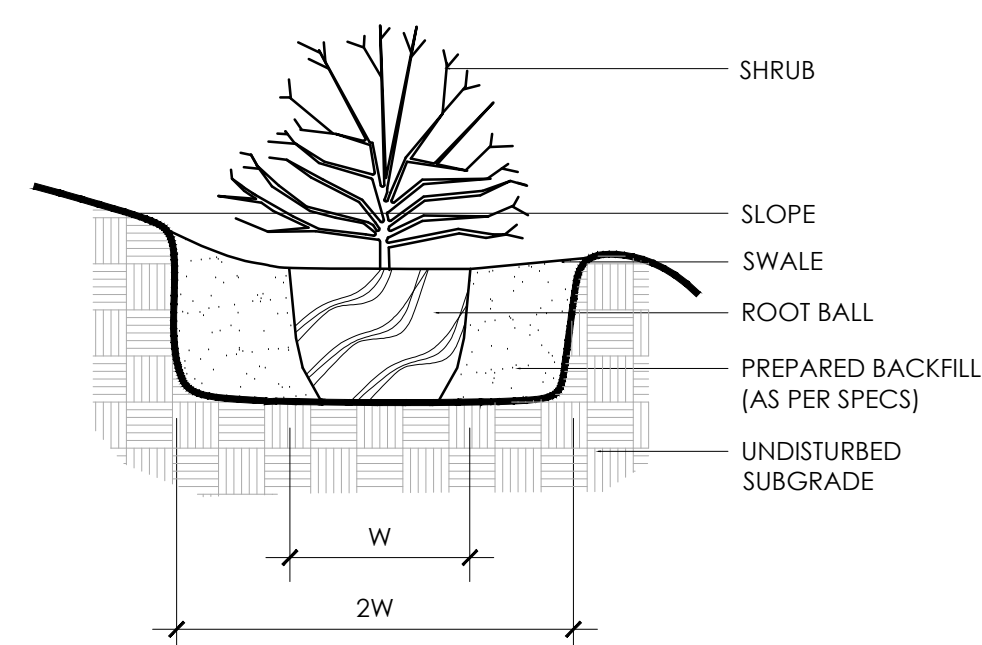
6 Root Barrier Detail
Scale: NTS



5 Tree Planting on Slope Detail
Scale: NTS



9 Shrub Planting on Slope
Scale: NTS



8 Shrub Planting Detail
Scale: NTS

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, Disperul - 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 scared boulders are to be treated with Pemco (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 Contractors 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.



PRASADA
Parcel Q
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



revisions:

project #:
TOL 122
scale:
NTS
issued for:
REVIEW
drawn by:
TEAM
date:
08.17.2020
drawing:
Landscape Spec's

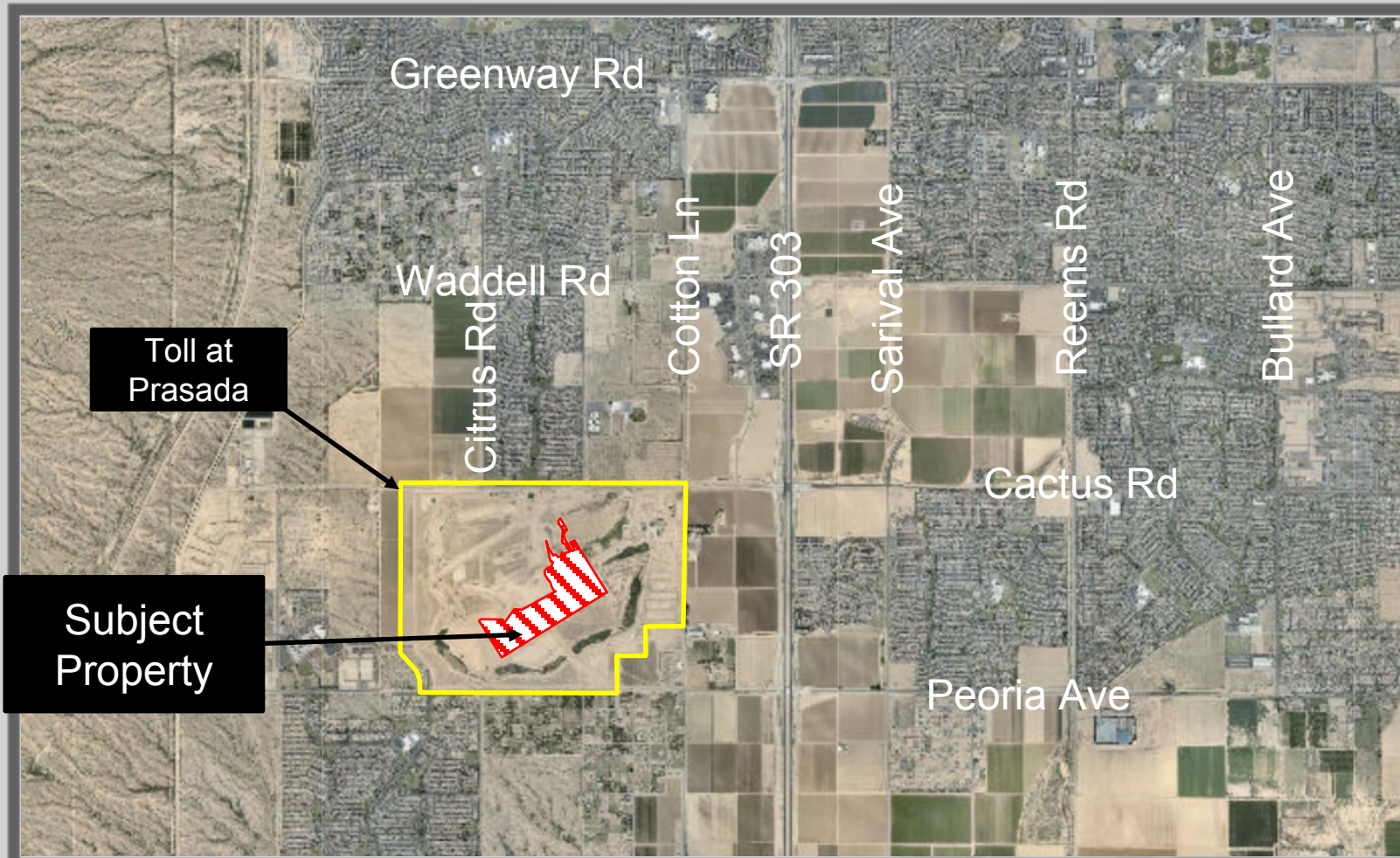
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Planning and Zoning Commission
November 05, 2020

Toll at Prasada
Unit Q Preliminary Plat
FS20-259



FS20-259 Vicinity Map

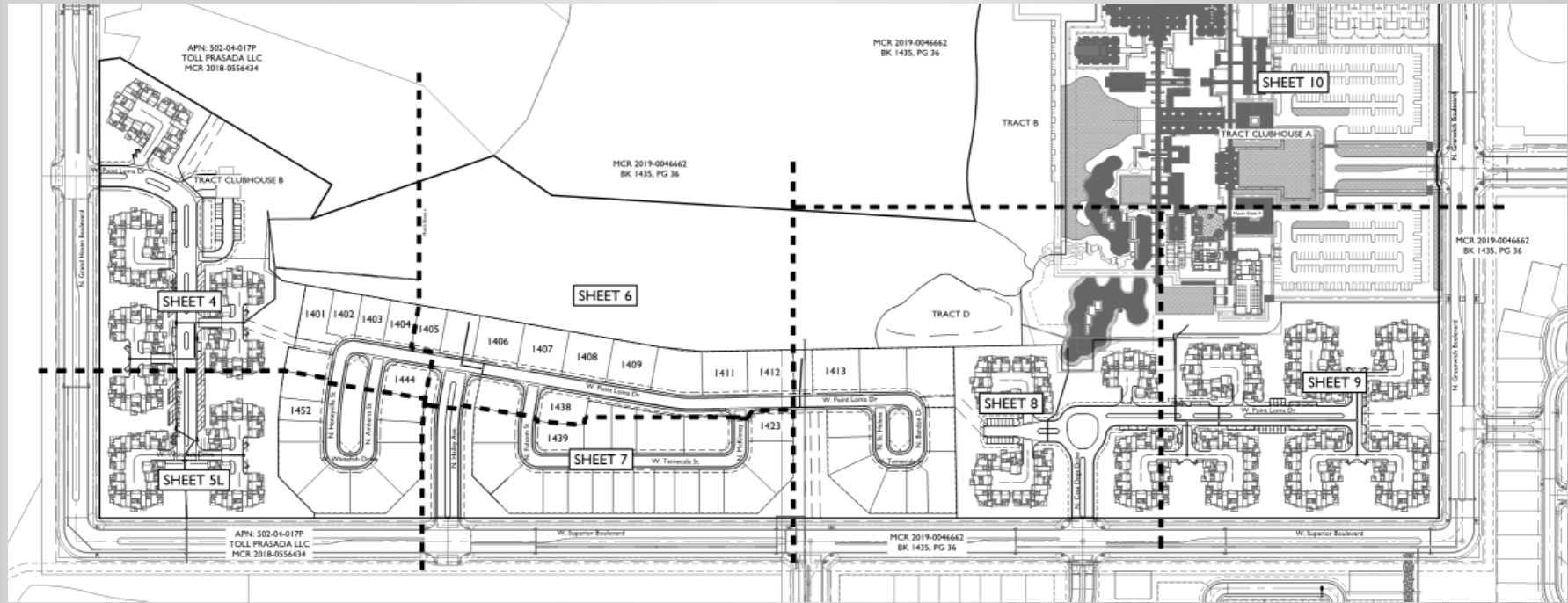


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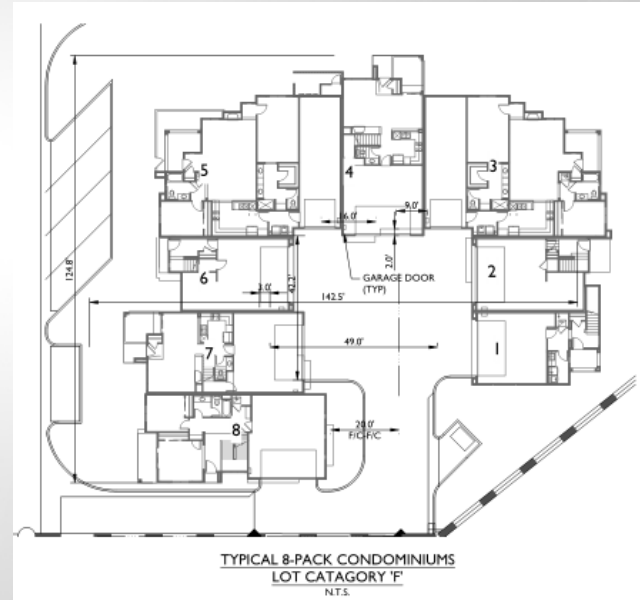
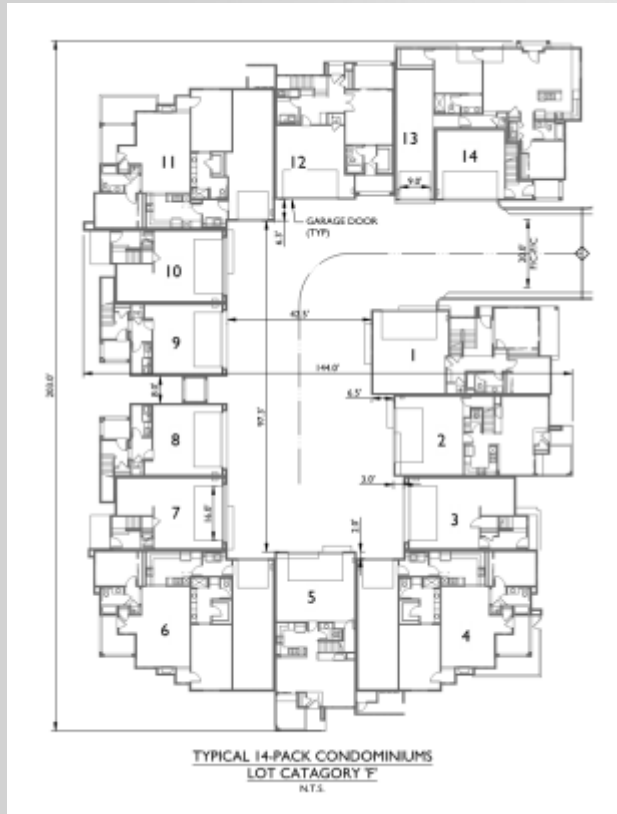
FS20-259 Unit Q Preliminary Plat



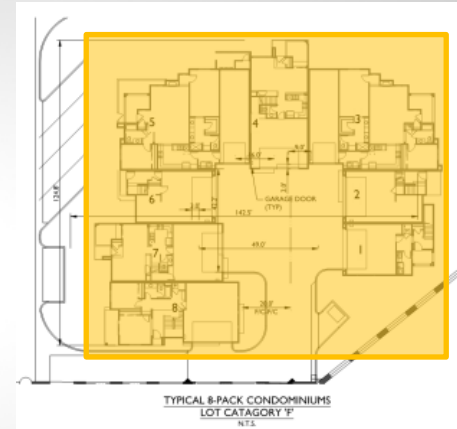
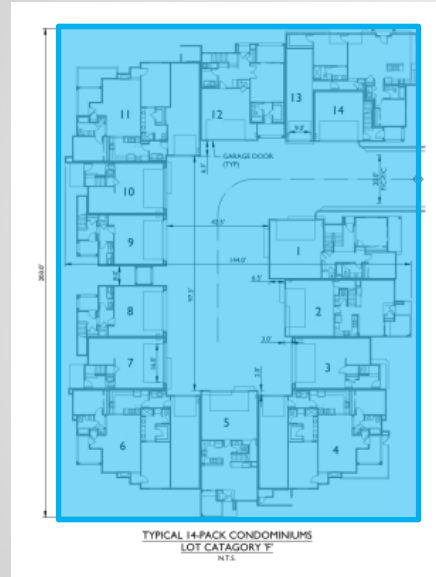
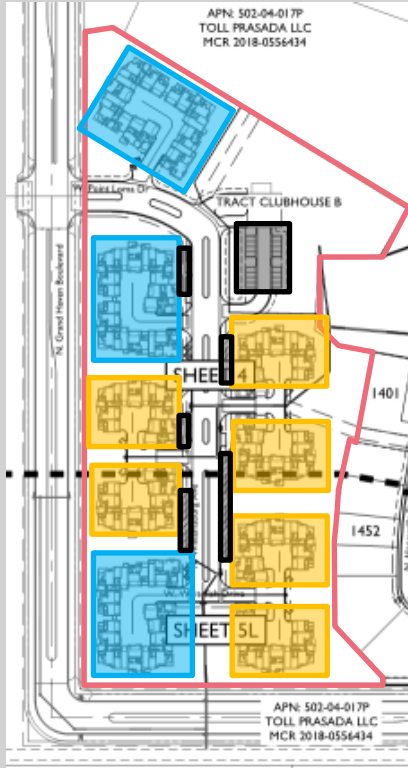
FS20-259 Unit Q Preliminary Plat

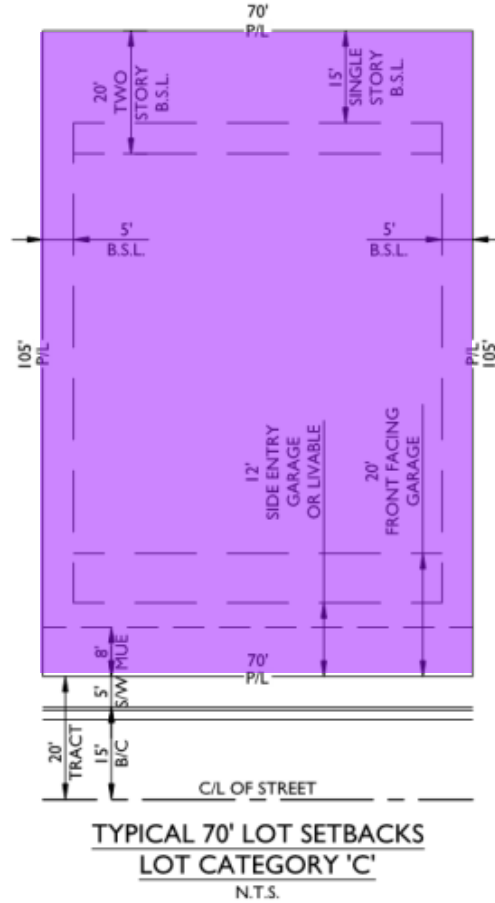


FS20-259 Unit Q Preliminary Plat

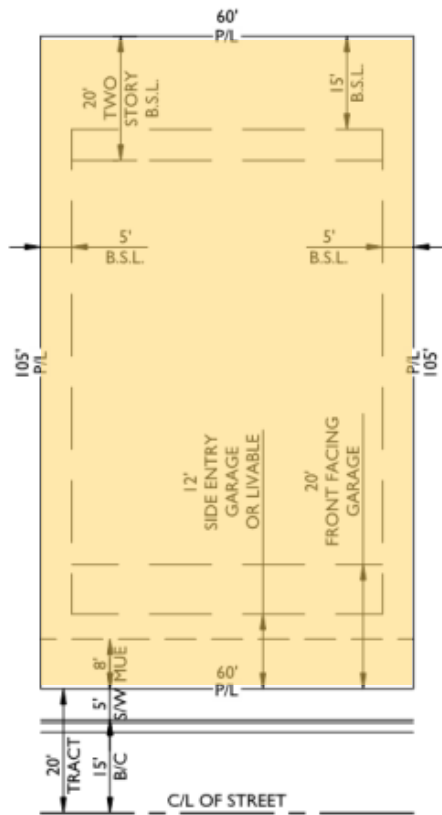


FS20-259 Unit Q Preliminary Plat

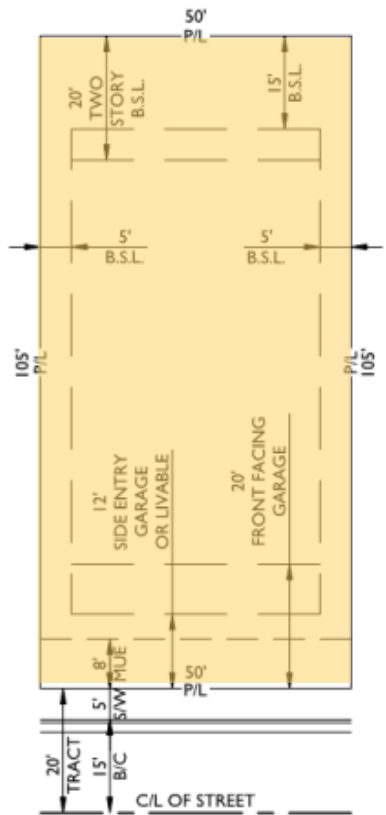




FS20-259 Unit Q Preliminary Plat



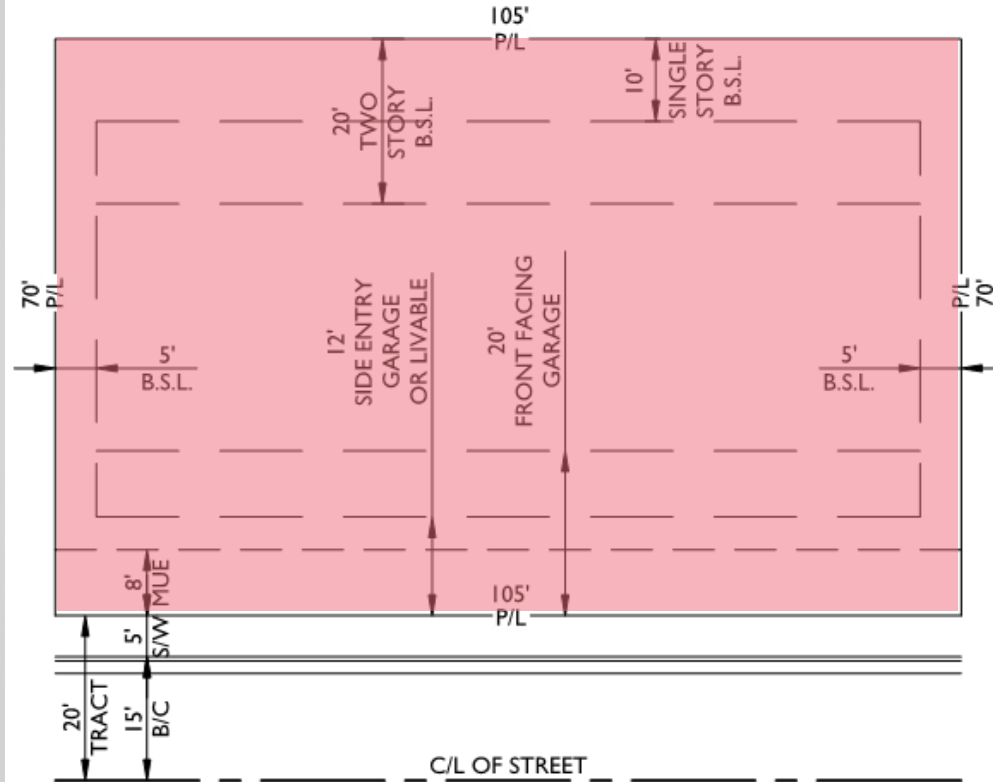
TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'DI'
 N.T.S.



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

FS20-259 Unit Q

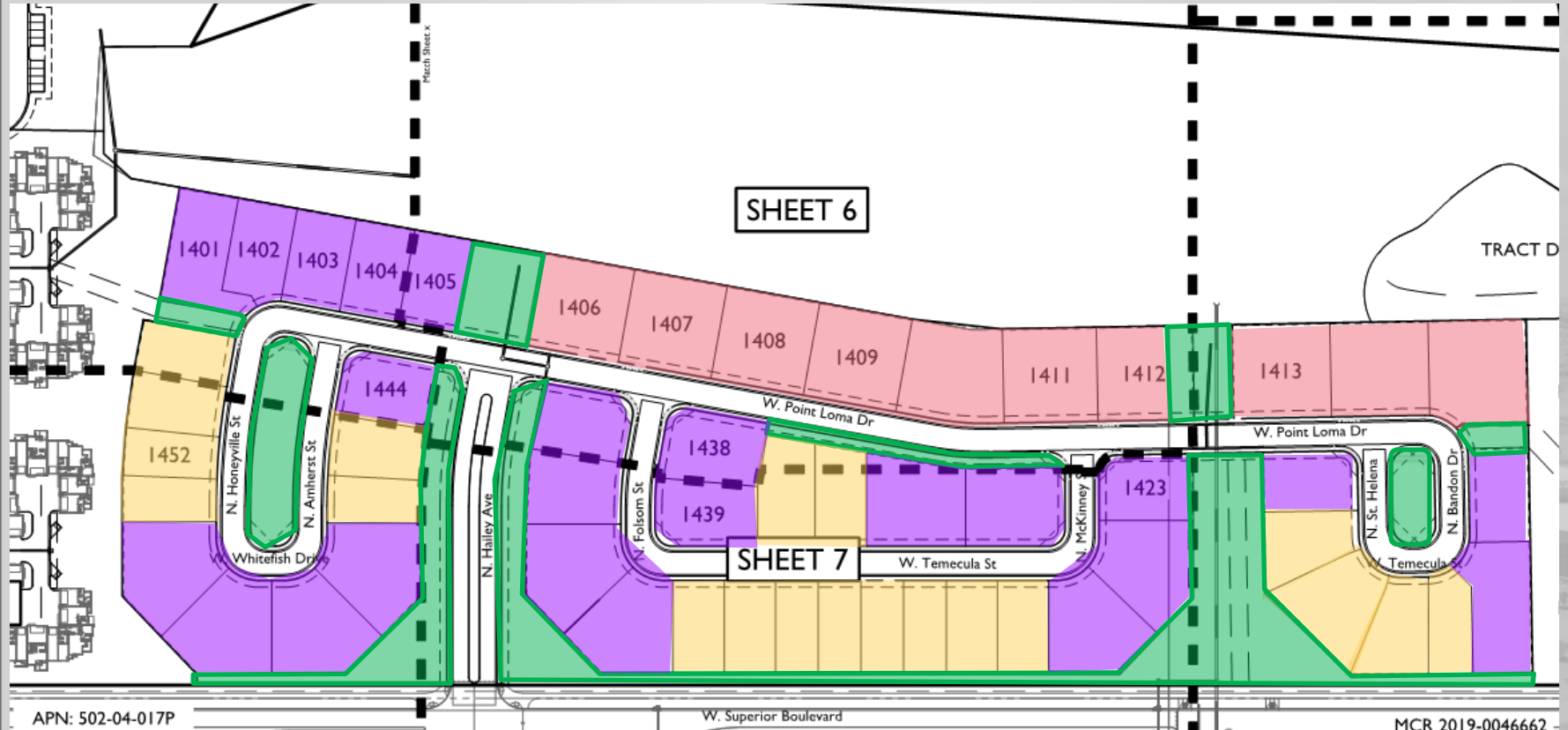
Preliminary Plat

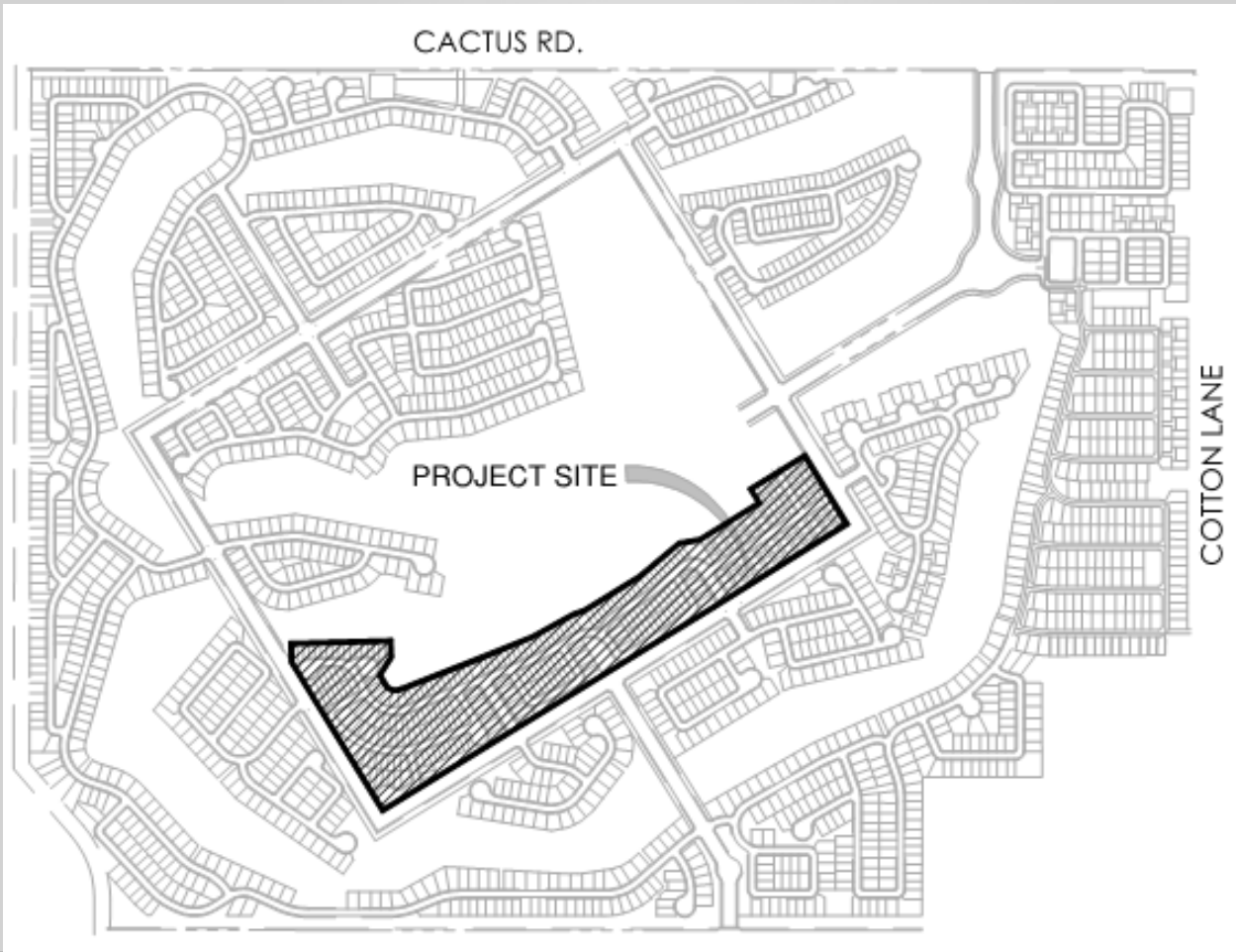


TYPICAL 105' LOT SETBACKS
LOT CATEGORY 'D2'
 N.T.S.

FS20-259 Unit Q Preliminary Plat

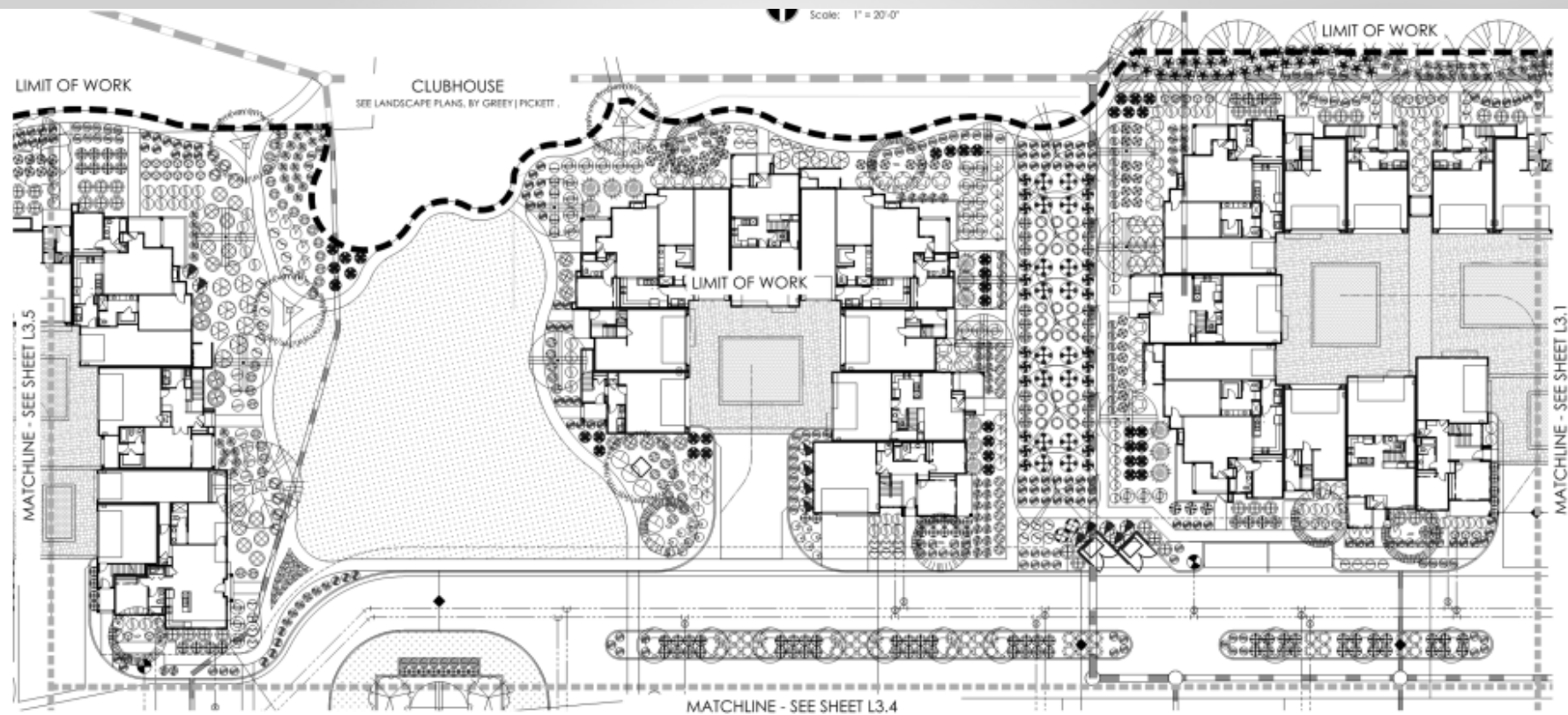
FS20-259 Unit Q Preliminary Plat





FS20-259 Unit Q Landscape

FS20-259 Unit Q Landscape



MATCHLINE - SEE SHEET L3.3a

MATCHLINE - SEE SHEET L3.5

LIMIT OF WORK

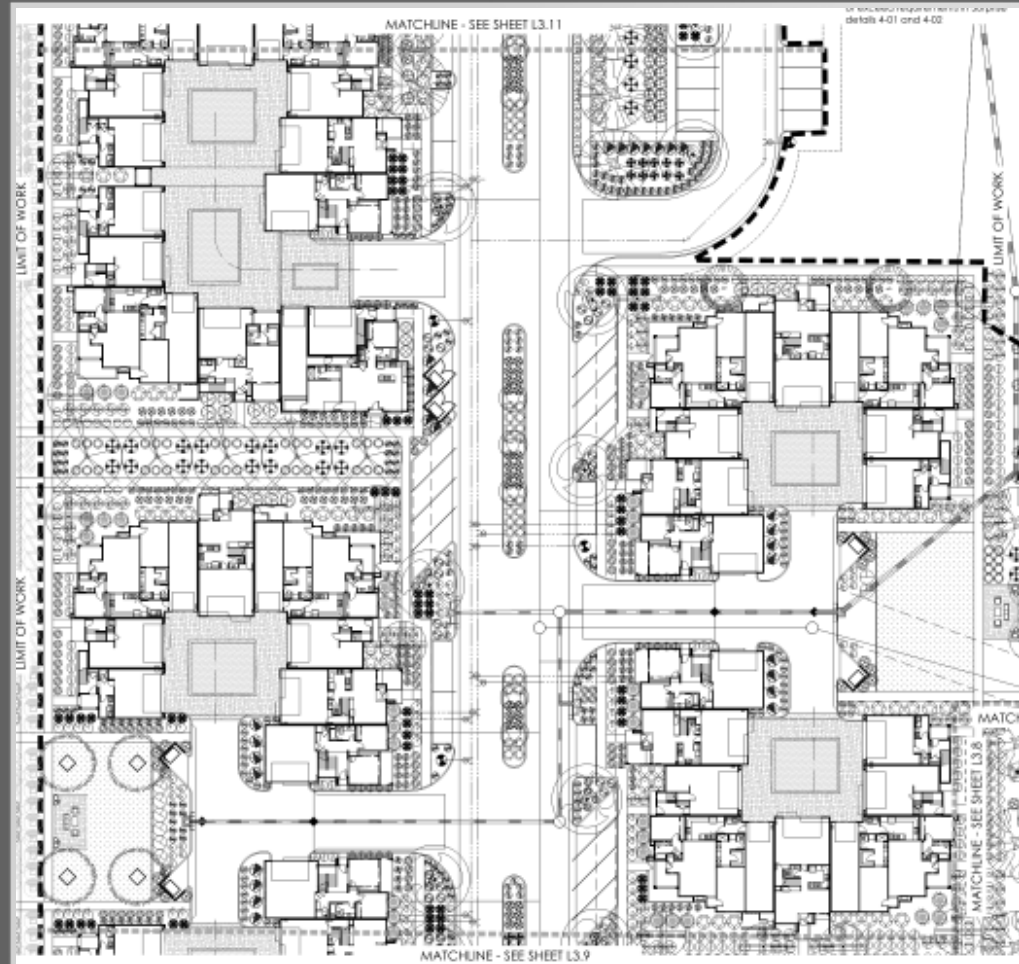
LIMIT OF WORK

LIMIT OF WORK

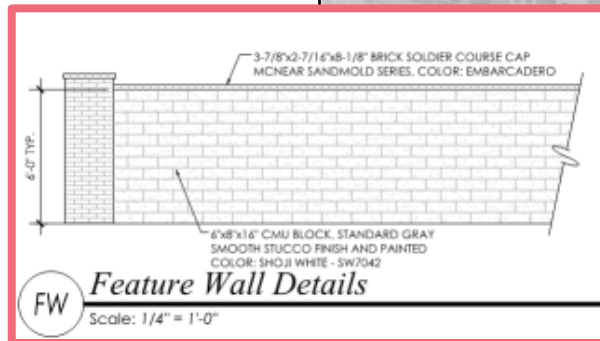
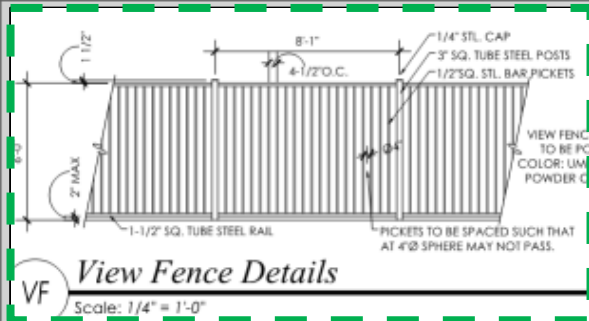
INTERNAL ROAD

SEE LANDSCAPE PLANS, BY GREY | PICKETT

MATCHLINE - SEE SHEET L3.2



FS20-259 Unit Q Landscape



FS20-259 Unit Q Wall Plan

Staff Recommendation:

Approve subject to stipulations 'a' through 'c'



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 5, 2020 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the Site Plan entitled “Fulton Homes Escalante – Park Phase 1A” received August 28, 2020 located north of Asante Boulevard and west of 158th Drive (Case FS19-562).

Motion:

I move to approve/deny the Site Plan entitled “Fulton Homes Escalante – Park Phase 1A” received August 28, 2020 located north of Asante Boulevard and west of 158th Drive (Case FS19-562), subject to stipulations ‘A’ through ‘D’.

Background:

The subject request involves a Site Plan for the development of a community park and aquatic center for the Escalante Development.

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 - FS19-562 - Staff Report
2. 01 - FS19-562 - Vicinity Map

3. 02 - FS19-562 - Site Plan
 4. 03 - FS19-562 - Landscape Plans
 5. 04 - FS19-562 - Building Elevations
 6. FS19-562 - PowerPoint
-

SITE PLAN

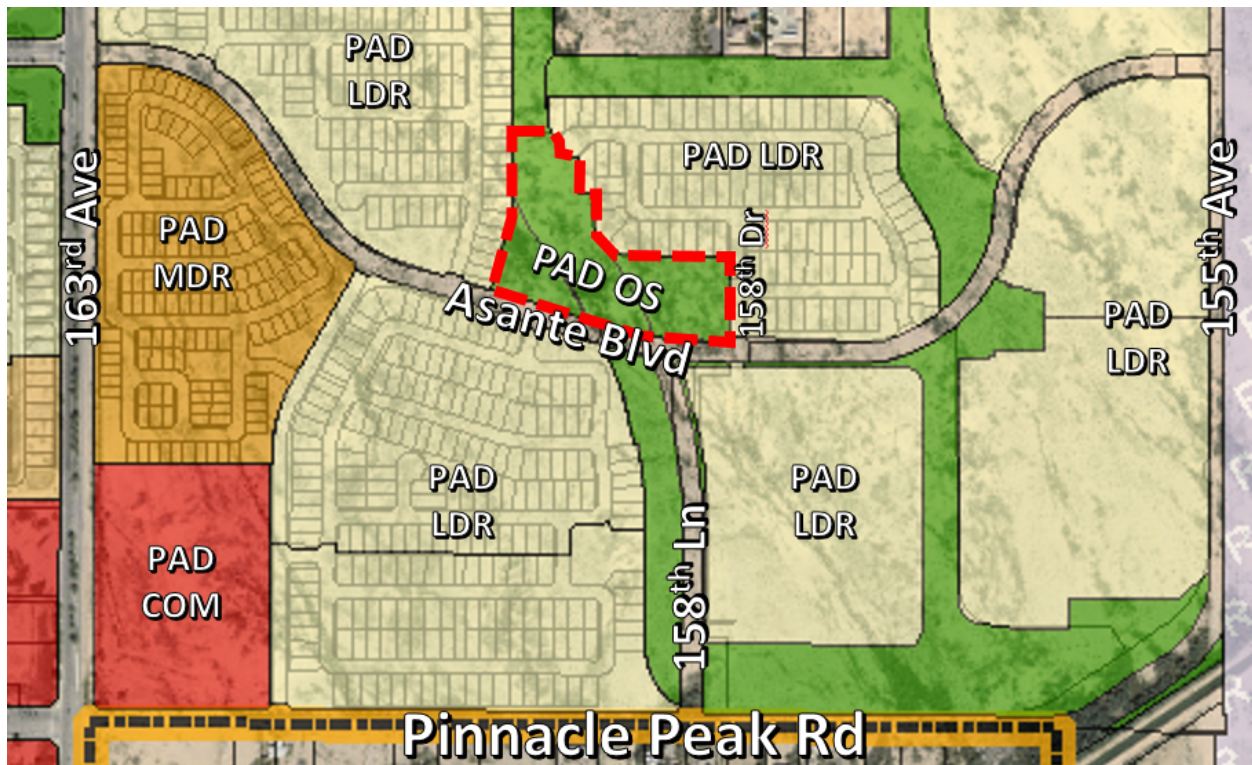
REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS19-562
2		
3	Project Name:	Fulton Homes Escalante Phase 1A Park
4		
5	Council District:	1
6		
7	Meeting Date:	November 5, 2020
8		
9	Planner:	Sergio Angulo
10		
11		
12	Owner:	Fulton Homes Corporation
13		
14	Applicant:	EPS Group, Inc.
15		
16	Request:	Site Plan for the development of a community park and aquatic center
17		for the Escalante Development.
18		
19	Site Location:	Generally north of Asante Boulevard and west of 158 th Drive.
20		
21	Dwelling Units:	N/A
22		
23	Site Size:	8.9 acres (approx.)
24		
25	Density:	N/A
26		
27	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
28		
29	Support/Opposition:	None Known
30		
31	Staff Recommendation:	Staff recommends the Commission approve the Site Plan case FS19-
32		562 , subject to stipulations 'A' through 'D'.

Project Description:

EPS Group, Inc., on behalf of Fulton Homes Corporation, requests approval of a Site Plan for the development of a community park and aquatic center for the Escalante Development. The subject property is located north of Asante Boulevard and west of 158th Drive. The subject property falls within two different PADs (Verdugo PAD on the west half, and the Altamira PAD on the east half) but under both PADs the site has a land use designation of Open Space. Fulton Homes has acquired both PADs to make one community under the name of Escalante.

Surrounding Land Zoning:



PAD (LDR)	PAD (OS) / PAD (LDR)	PAD (LDR)
PAD (LDR)	PAD (OS)	PAD (LDR)
PAD (LDR)	PAD (OS) / PAD (LDR)	PAD (LDR)

Background:

January 22, 2004: The subject parcel was annexed into the City.

February 12, 2004: The Mayor and City Council approved the Pinnacle Peak Country Estates Planned Area Development (PAD) under case PAD03-110.

April 22, 2008: The Mayor and City Council approved a PAD Amendment to the Pinnacle Peak Country Estates Planned Area Development (PAD) to create the Verdugo PAD under case PAD08-171.

December 1, 2009: The Mayor and City Council approved a PAD Amendment to the Pinnacle Peak Country Estates Planned Area Development (PAD) to create the Altamira PAD under case PAD09-087.

December 15, 2015: The Mayor and City Council approved a PAD Amendment to the Verdugo PAD to rearrange land uses and revise development standards under case number FS14-159. On this same date and under this same case number, the Mayor and City Council approved the preliminary plat for Verdugo, which includes a portion on the subject site.

May 2, 2017: The Mayor and City Council approved the preliminary plat for Altamira, which includes a portion on the subject site, under case FS16-301.

December 4, 2018: The Community Development Director approved a minor PAD amendment to the Verdugo PAD under case FS18-487 to establish and development standards and open space and amenities requirements. This PAD amendment intended to provide identical development and design requirements as in the Altamira PAD to create one community under the name of Escalante.

January 7, 2019: The Community Development Director approved a minor PAD amendment to the Altamira PAD under case FS18-488 to establish and development standards and open space and amenities requirements. This PAD amendment intended to provide identical development and design requirements as in the Verdugo PAD to create one community under the name of Escalante.

July 18, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-481.

August 1, 2019: The applicant filed a request for a Site Plan under case FS19-562.

Analysis and Discussion:

The applicant is requesting approval of a Site Plan for the development of a community park and an aquatic center in the Escalante Development. The site is located north of Asante Boulevard and west of 158th Drive and will be accessed from Asante Boulevard on the south side and from 158th Drive and the east side of the property. The site is also accessible through the community's trail system and the central location of the site encourages the neighborhood to walk to the park.

On site, the applicant proposes a community pool, a pool house (3,288 sq. ft.), pickleball courts, bocce ball courts, a cornhole court area, a full basketball court, a volleyball court, playground equipment, shaded seating and BBQ areas disperse throughout the park, open turf areas for recreation, and entrance to the disc golf course that goes around the development. The project will provide two parking areas, one on the west side by the pool, and one on the east side by the sport courts. The number of parking spaces provided (63 spaces) meets and exceeds the requirement of the SUDC of 1 parking space per 300 sq. ft. of the pool building gross floor area.

The proposed landscape follows the same design theme as the proposed residential developments of the overall Escalante Development and meets the requirements of the Verdugo and Altamira PADs. The proposed architecture theme of the pool building will complement the surrounding residential developments as the proposed pool building use similar colors, materials, and design of what is proposed for the residential homes in this community. The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the SUDC.

This Site Plan application is in conjunction with a related Final Plat to dedicate the right-of-way for 158th Drive along the eastern frontage of the site. The City Council will take action on the Final Plat on November 2, 2020.

Utility and Services Table:

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

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports and encourages enhanced amenities, open space areas, and pedestrian facilities within the community. The community park, aquatic center, and pedestrian trail system as proposed meet the goals of the General Plan.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

Staff believes that the proposed Site Plan meets the requirements of the Verdugo and Altamira PADs, the SUDC, and the Surprise General Plan.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan meets the provisions of the Verdugo and Altamira PADs and the SUDC as applicable.

Recommendation:

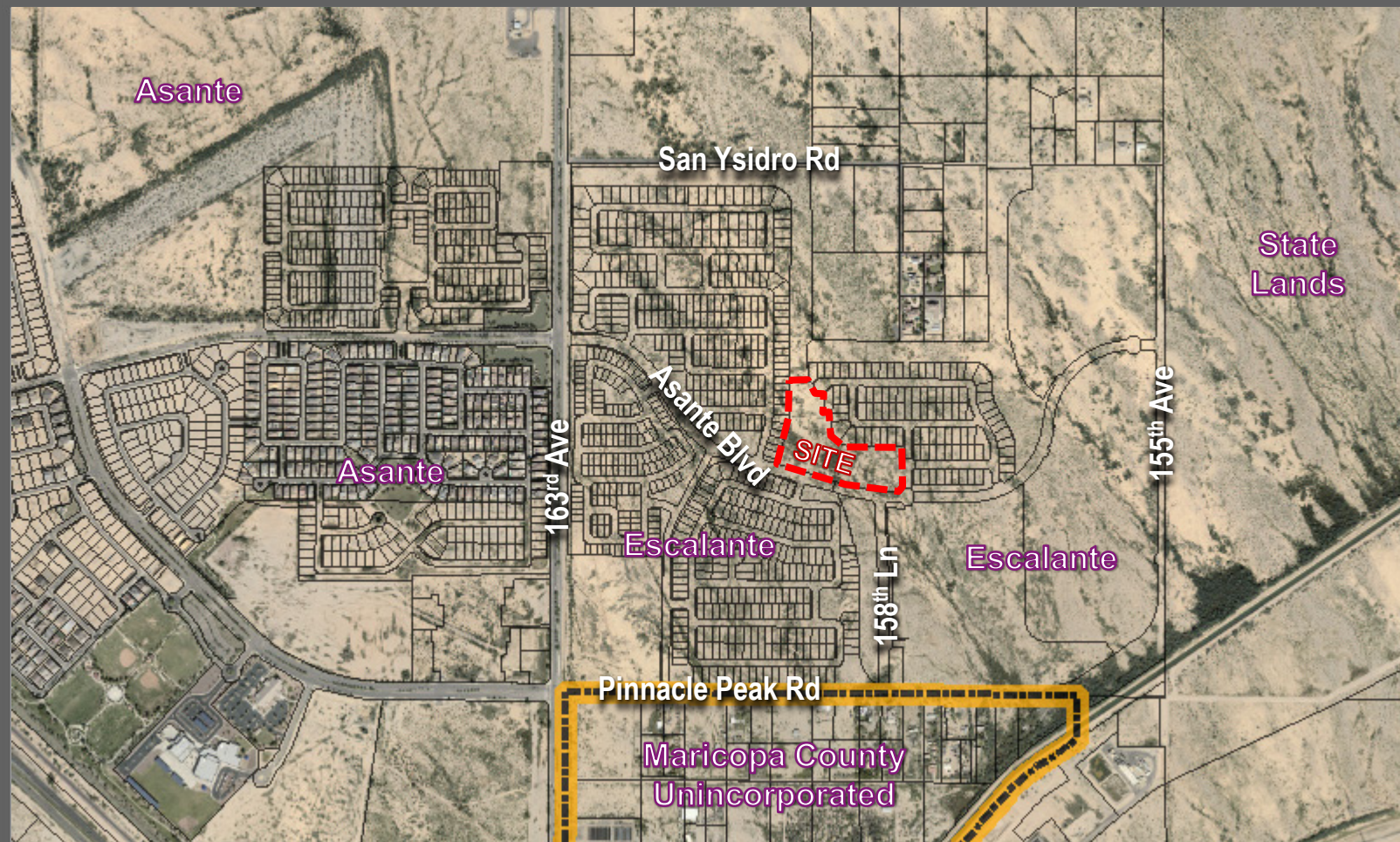
Based on the findings noted above, staff recommends the Commission move to approve the Site Plan case FS19-562, subject to stipulations 'A' to 'D' as outlined below:

- A. Development and use of the site shall be consistent with the Site Plan entitled "Fulton Homes Escalante – Park Phase 1A" prepared by EPS Group sealed and signed by the registered engineer on September 25, 2020.
- B. Landscaping associated with the site shall be consistent with the Landscape Plan entitled "Fulton Homes Escalante – Park Phase 1A" prepared by EPS Group dated August 28, 2020.
- C. Building Elevations shall be consistent with the Building Elevations entitled "Pool Building @ Escalante" prepared by Linderoth Associates dated November 12, 2019.
- D. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

- 01 Vicinity Map
- 02 Site Plan
- 03 Landscape Plan
- 04 Building Elevations



VICINITY MAP

mgarrett Sep 25, 2020 5:09pm 5: Projects\2016\16-212\Conf

100



APN:	101-56-005C
	TRACT 1: 101-56-140

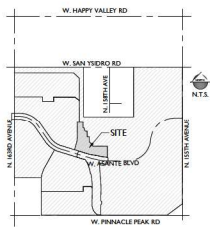
Journal of Management Education 36(8) 907-924

SYMBOL	ITEM
--------	------

1



VICINITY MAP



PROJECT TEAM

DEVELOPER:

FULTON HOMES
9140 S. Kyrene Road, Suite 202
Tempe, AZ 85284
(480) 753-6789
Contact: Norm Nicholls
nnicholls@fultonhomes.com

LANDSCAPE ARCHITECT:

EPS GROUP, INC.
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Aliza Sabin, RLA LEED AP
aliza.sabin@epsgruoinc.com

CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. Alma School Rd. #120
Mesa, AZ 85201
(480) 503-2250
Contact: Brian Nicholls, PE
brian.nicholls@epsgruoinc.com

IRRIGATION DESIGN:

AQUA ENGINEERING, LLC
375 E. Horsetooth Road, Building 2-202
Fort Collins, Colorado 80525-3196
(970) 372-6123
Contact: Douglas Macdonald, FASIC, LEED AP
doug@aquaengineering.com

STRUCTURAL ENGINEER:

WILLIS ENGINEERING
21410 N. 19th Avenue, Suite 155
Phoenix, Arizona 85207
(623) 565-5970
Contact: Mike Willis, PE
mikew@willisengineeringinc.com

ELECTRICAL ENGINEER:

WRIGHT ENGINEERING CORP.
165 E. Chilton Drive
Chandler, Arizona 85225
(480) 503-2250
Contact: Adam Bowers, PE
abowers@wrightengineering.us

FULTON HOMES ESCALANTE PHASE IA PARK

Surprise, Arizona

A PORTION OF THE WEST HALF OF SECTION 7, TOWNSHIP 4 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.

LANDSCAPE CONSTRUCTION DOCUMENTS

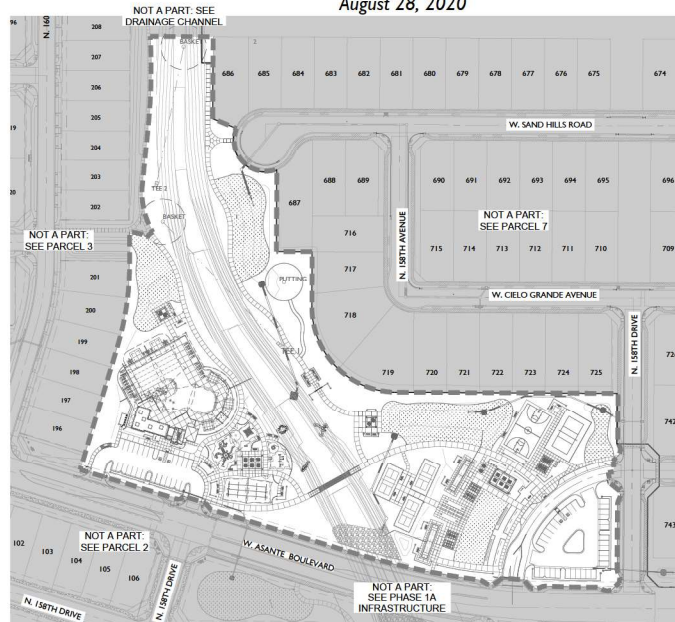
SUBMITTED: September 27, 2019

RESUBMITTED: November 4, 2019

June 4, 2020

July 27, 2020

August 28, 2020



SHEET INDEX

SHEET	SHEET TITLE	SHEET NO.
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L-0.03	Landscape Specifications	4
L-1.01	Sheet Layout Key	5
L-2.01 - L-2.02	Material & Wall Plan	6 - 7
L-2.03 - L-2.08	Hardscape Enlargements	8 - 13
L-3.01 - L-3.05	Material Details	14 - 18
L-3.06 - L-3.09	Sport Courts	19 - 22
L-3.10 - L-3.16	Ramadas	23 - 29
L-3.17	Tot Lot	30
L-3.18 - L-3.19	Shade Sails	31 - 32
L-3.20	Disc Golf Signage	33
L-3.21	Pedestrian Bridge Details	34
L-4.01 - L-4.05	Planting Plan	35 - 39
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L-5.01 - L-5.02	Landscape Details	41 - 42

WATER RESOURCE MANAGEMENT IRRIGATION WATER DEMAND CALCULATIONS (PHASE IA PARK)

TURF
PEAK SEASON DEMAND:
73 GPM (GALLONS PER MINUTE)
10,334 GPD (GALLONS PER DAY)

DECOMPOSED GRANITE AREAS (TREES & SHRUBS)
PEAK SEASON DEMAND:
50 GPM (GALLONS PER MINUTE)
7,000 GPD (GALLONS PER DAY)

TOTAL IRRIGATION WATER DEMAND (TURF, TREES, SHRUBS)
PEAK SEASON DEMAND:
50 GPM (GALLONS PER MINUTE) MAXIMUM
33,587 GPD (GALLONS PER DAY)

ANNUAL TOTAL DEMAND:
7,829,122 GALLONS

1330 N. Alma School Rd. Suite 120
Mesa, AZ 85201
480-503-2250 F 480-503-2258
www.epsgruoinc.com

Project: Fulton Homes Escalante Phase IA Park, Surprise, Arizona

EPS GROUP
 1330 N. Alma School Rd. Suite 120
 Mesa, AZ 85201
 480-503-2250 F 480-503-2258
 www.epsgruoinc.com

Drawn by: K.C. Chis, AIA

18-212
 CONSTRUCTION DOCUMENTATION
 Sheet No.
L-CS
 1 of 42

Case # FHS-20

18-212
 CONSTRUCTION DOCUMENTATION
 Sheet No.
L-CS
 1 of 42

SITEWORK GENERAL NOTES:
LAYOUT AND GRADING

1. The Contractor shall be responsible for coordinating all concurrent work by other trades. Sleeves have been provided at key locations under existing concrete slabs. The Contractor shall ensure that these sleeves are properly grouted and sealed. Most sleeves can be found by locating rebar or "in" stamped into concrete curb at each location. See Ictation Form for more information.
2. Verify all conditions at job site and notify Landscape Architect of any discrepancies, omissions, or discrepancies before beginning any work. Verify existing elevations.
3. Contractor to obtain necessary permits prior to construction.
4. All work shall conform to the appropriate agencies. Contractor shall verify location of all existing underground utilities, lines and structures prior to excavation or trenching. Damage will be repaired by the Contractor at no cost to Owner. The Contractor shall not be held responsible for any responsibility for the utilities or structures not shown on the drawings. The Contractor shall be responsible for obtaining all necessary permits (Call Before You Dig 602-263-1100). Contractor shall use extreme caution when working over or near the existing gas main, water lines and electrical lines.
5. All layout dimensions are from the next page valuations. Actual field dimensions may vary from plan due to actual lengths along a sloped surface. Horizontal lines and dimensions are from face of building unless otherwise noted.
6. If there is a conflict with layout the field, notify Landscape Architect prior to installation.
7. Drawing symbols: A system of diagrammatic symbols and notations are used in these drawings. Review notations carefully, notify Landscape Architect for clarification on any unclear notation or discrepancy prior to commencing work.
8. Existing and proposed grades are based on field observations. Verify all grade elevations in field prior to construction.
9. All finished grades are to meet and blend smoothly with existing grades at the project limit.
10. Work performed without Landscape Architect's approval and in compliance with reconstruction documents is subject to removal at Contractor's expense.
11. The Landscape Architect is not responsible for the construction means, methods, techniques, sequences or for safety precautions or problems utilized in connection with the work, and will not be responsible for the Contractor's failure to carry out the work in accordance with the Contract Documents.
12. Contractor to verify all quantities. In case of any discrepancies, graphically show material quantities shall take precedence.
13. Conditions beyond the property line and project limits are shown for reference only and are not part of this Landscape Contractor Documentation set.
14. The Contractor shall take all precautionary measures necessary to protect existing improvements from damage and all such improvements and improvements damaged by the Contractor's operations shall be repaired or reconstructed satisfactory to the Landscape Architect at the Contractor's expense.
15. Special consideration has been given to the design and attendant relationship between building and landscape and circulation system at this site.
16. The Contractor shall provide positive drainage flow away from all buildings toward drain inlets, retention basins, plantings/flow over the street.
17. The drawings represent the finished work. All bracing, temporary supports, shoring, etc. is the sole responsibility of the Contractor. Observation visits to the job site by the Landscape Architect do not include inspection of construction methods and conditions at the job site. These methods shall not be construed as continuous and detailed inspections.
18. Dimensions marked "verify" are to be field measured. Any discrepancy from the noted dimension is to be brought to the attention of the Landscape Architect prior to construction.

LANDSCAPE PLANTING NOTES:

1. Verify all conditions at the job site and notify the Landscape Architect immediately of any dimensional errors, omissions or discrepancies prior to any construction taking place.
2. Provide matching sizes and forms for each tree to be installed.
3. Plant material must be healthy specimens, free from disease or damage.
4. Contractor to verify all quantities. In case of any discrepancies, graphically show the correct quantities to the Landscape Architect.
5. Scale all tree locations based upon these plans. Obtain Landscape Architect's approval of staked locations prior to planting.
6. All material shall conform to the guidelines established by the current American Standards for Nursery Stock, published by the American Association of Nurserymen.
7. All plants shall be balled, balled and wrapped or container grown. All root wounding material made of synthetics or plastic shall be entirely removed at time of planting.
8. All plant material shall be selected at nurseries that carry specified plants. There shall be no substitutions of plants for those specified on the approved plans or nurseries. Plant material from plants subject to review and approval by Landscape Architect before installation.
9. Notify Landscape Architect 48 hours prior to delivery of plant material to coordinate acceptance and unloading of materials.
10. All plants shall be as per plant list unless otherwise noted.
11. All plant species shall conform to the Landscape Construction Documents. This includes but is not limited to: material, color, texture, and height. These landscape plans act as part of the well permitted submittal package for the project. All plant species shall be installed in accordance with all rip-rap installed in drainage areas to be installed in such a manner that eliminates the possibility of voids that allow water to build nests.
12. Walk information in this landscape plan programs walk layout and aesthetic details include that but are not limited to: material, color, texture, and heights. These landscape plans act as part of the well permitted submittal package for the project. All plant species shall be installed in accordance with all rip-rap installed in drainage areas to be installed in such a manner that eliminates the possibility of voids that allow water to build nests.
13. Sight distance exemptions shall be kept clear of landscaping or other vegetation with a height greater than 4". Trees within these exemptions shall be a canopy trimmed and maintained to a height of 7' - 0" upon installation.
14. Submit soil-birth irrigation drawings to owner's representative to reflect changes from as built drawings and specifications.
15. Submit an operation & maintenance manual to the owner's representative at project completion including: catalog & parts sheets on all material & equipment installed, maintenance schedule, and a copy of the operation & maintenance complete operating maintenance on all major equipment.
16. Maintain a minimum of 5'-0" clearance around free hydrants.
17. All trees, shrubs and cacti having significant spines or thorns shall be placed at least ten feet from all public sidewalks, private pathways and gathering spaces as to not harm pedestrians.
18. Any rip-rap installed in drainage areas to be installed in such a manner that eliminates the possibility of voids that allow water to build nests.
19. All irrigation pipe shall be purple.

CITY OF SURPRISE NOTES:

1. All construction must conform to Maricopa Association of Government (MAG) specification and details and latest revisions unless otherwise stated on plans.
2. The engineer will not be responsible for construction means, methods, techniques, sequences, or schedules or other programmatic or organizational matters. The contractor shall be responsible for the design and programs intended in connection with the work, and they will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
3. The contractor shall be responsible for identifying all overhead and underground utility locations where construction occurs. Special care shall be given to ensure that all utility locations and utility enclosures on the plans are appropriate and not for construction purposes. Any damage to existing utilities shall be repaired by the contractor at the contractor's expense. The contractor shall comply with all current Arizona underground facilities laws (Arizona Revised Statutes Title 40, Chapter 2, Article 6.2, Sections 3602.01 through 3602.09) for all field locations by doing B11.
4. The City of Surprise engineering services of Public Works shall be notified forty-eight (48) hours to commencement of any construction work at 623-222-6000.
5. The engineer and applicable agency must provide approval, prior to construction, to ensure a variance from these plans does not violate any laws. These plans shall be processed and reviewed for review and approval.
6. The contractor shall protect and maintain all existing utilities on the site. Any damage to existing utilities, whether shown or not on the drawing, shall be repaired by the contractor at the contractor's expense. Existing surface features and fencing shall be replaced, in kind.
7. Any imposition by the city, county, or the engineer, shall not in any way relieve the contractor from any obligation to perform the work in strict accordance with the applicable contract documents.
8. The contractor is to locate all existing landscaping, landscaping irrigation lines, property monuments, fencing or surface features prior to construction. Anything disturbed during construction shall be replaced in kind to the contractor's satisfaction.
9. Nothing contained in the contract documents shall create, nor shall be construed to create, any contractual relationship between the engineer and the contractor or any subcontractor.
10. All construction water used within the City of Surprise Water Service area shall be recycled. All water used in these plans does not vary from the plans and may be subject to volume and time restrictions. Please see the City of Surprise Construction Water Guidelines for additional information. The City of Surprise can be obtained from the Public Works Department at (623)-222-6000.
11. Traffic control shall be maintained in accordance with MAG specification and details and the Arizona Department of Transportation's and the "Temporary Work Zone Traffic Management policy" (latest edition).
12. Prior to final approval and acceptance of the work, the developer/contractor will be required to clean and repair adjacent (contiguous) property and/or adjacent streets and/or other construction.
13. Emergency vehicle access (EVA) must be provided by the developer/contractor at all times. Signage shall be posted at the point of entry to the site and at all locations where a change in direction occurs.
14. The plans shall comply with the American with Disabilities Act's (ADA) Accessibility Guidelines, as published in the federal register on September 15, 2010.
15. Root barrier per City of Surprise SDS-B-14 is required for any tree located within three (3) feet of any sidewalk, curb, pavement or wall.
16. All excavated vertical clearance of 15 feet from finished grade to the lowest

MAINTENANCE NOTE:

- i. All landscape areas and materials shall be maintained in a healthy, neat, clean, and weed-free condition. This shall be the responsibility of the Homeowners Association.

SITE DETAIL KEYNOTES

1.0	PAVEMENTS	
	1.1 DECOMPOSED GRANITE	L3.0/1/1
	1.2 COMPACTED DECOMPOSED GRANITE	L3.0/1/2
	1.3 REINFORCED CONCRETE PAVING	L3.0/1/3
	1.4 DECORATIVE CONCRETE PAVING TYPE A	L3.0/1/4
	1.5 DECORATIVE CONCRETE PAVING TYPE B	L3.0/1/5
	1.6 DECORATIVE CONCRETE PAVING TYPE C	L3.0/1/6
	1.7 EXTRUDED CONCRETE HEADER	L3.0/1/7
	1.8 CONCRETE HEADER CURB	L3.0/1/8
	1.9 PLAY AREA ENGINEERED WOOD FIBER	L3.0/1/9
	1.10 PLAYGROUND AREA ACCESS RAMP	L3.0/1/10
	1.11 DRG GOLF TEE PAD	L3.0/1/10/10
2.0	WALLS / EMBANKMENTS	
	2.1 PRIVATE TREES WALL	L3.0/2/1
	2.2 POOL FILL WIND FENCE	L3.0/2/2
	2.3 SPILT FILL FENCE	L3.0/2/3
	2.4 GARDEN WALL	L3.0/2/4
	2.5 DECORATIVE COLUMN TYPE 1	L3.0/2/5
	2.6 DECORATIVE COLUMN TYPE 2	L3.0/2/6
	2.7 CHU STAIR WALL	L3.0/2/7
	2.8 POOL EQUIPMENT ENCLOSURE	L3.0/2/8
	2.9 POOL GATE	L3.0/2/9
	2.10 GAZEBO	L3.0/2/10
	2.11 RETAINING WALL	L3.0/2/11
	2.12 REFUSE ENCLOSURE GATE	L3.0/2/12
3.0	AMUSEMENTS / ELEMENTS	
	3.1 SURFACE SELECT BOUNCERS	L3.0/3/1/1
	3.2 AQUATIC PLAY STRUCTURE	L3.0/3/1/2
	3.3 DRG GOLF ENTRY PROMOUNT	L3.0/3/1/3
	3.4 30' x 40' RAMADA	L3.1/1/4 L3.1/4 - L3.1/6
	3.5 30' x 20' RAMADA	L3.1/1/5 L3.1/5 - L3.1/7
	3.6 30' x 20' RAMADA	L3.1/1/6
	3.7 24' x 40' POOL RAMADA	L3.1/1/4/1
	3.8 BASKETBALL COURT	L3.0/3/1/4 L3.0/3/1/4 - L3.0/3/1/7
	3.9 SAND VOLLEYBALL COURT	L3.0/3/1/5
	3.10 PROBLEMA COURT	L3.0/3/1/6
	3.11 CORNHOLE COURT	L3.0/3/1/7
	3.12 POOLCE BALL COURT	L3.0/3/1/8 L3.0/3/1/8 - L3.0/3/1/9
	3.13 MAIN PARK PLAYGROUND STRUCTURE	L3.0/3/1/9
	3.14 HOT SHOTS STRUCTURE	L3.0/3/1/10
	3.15 ZIPLINE SHADE SAIL STRUCTURE	L3.1/9
	3.16 SWING / SHADE SAIL STRUCTURE	L3.1/10
	3.17 POOL SHADE SAIL STRUCTURE	L3.1/11
	3.18 DRG GOLF BASKET	SEE SCHEDULE
	3.19 KILUS LANDSCAPE BENCH	SEE SCHEDULE
	3.20 LANDSCAPE BENCH	SEE SCHEDULE
	3.21 DRG TABLE	SEE SCHEDULE
	3.22 TRASH RECYCLE	SEE SCHEDULE
	3.23 BIRE RACK	SEE SCHEDULE
	3.24 BARBEQUE GRILL	SEE SCHEDULE
	3.25 PET WASTE STATION	SEE SCHEDULE
	3.26 POOL DECK SHADE	L3.1/12
	3.27 TABLE TENNIS	SEE SCHEDULE
	3.28 GAZE TABLE	SEE SCHEDULE
	3.29 CHU TABLE AT DRG GOLF PLAZA	SEE SCHEDULE
	3.30 PEKERTIAN BASKET	L3.1/1
	3.31 POOL UMBRELLA	L3.1/2

SITE ABBREVIATIONS:

ARCH	ARCHITECT	MIN	MINIMUM
BCH	BOTTOM OF CURB	NIC	NOT IN CONTACT
BW	BOTTOM OF WALL	NTC	NOT TO SCALE
CL	CENTER LINE	OAE	ON APPROVED EQUAL
CL	CL	ON	ON CENTER
CONC	CONCRETE	ORT	ORT SET
DWG	DIMETER	PL	PROPERTY
DWG	DRAWING	PLE	PUBLIC UTILITY EASEMENT
EAC	EACH	QTY	QUANTITY
ESP	ESPALE	R	RADIUS
FE	FINISH FLOOR ELEVATION	R	RIGHT OF WAY
FGE	FINISH GRADE	ROW	RIGHT DISTANCE LINE
GO	GOLF LINK	S	SQUARE FEET
HHC	HARDICAP	SE	SEAWARD AND
HHC	HIGH CENTER	STD	STANDARD
HRIG	HURIGATION	SYT	SYRT VISIBILITY TRIANGLE
LF	LINEAR FOOT	TC	TOP OF CURB
LF	LOW POINT	TW	TOP OF WALL
MAX	MAXIMUM	TW	TYPICAL
		W	WITH
		W/O	WITHOUT
		FOOT (FEET)	
		INCH (INCHES)	

SECTION 32.93 00 - LANDSCAPE	
PART 1 - GENERAL	cause damage or destroy shape.
	Deliver materials after preparations for planting have been completed. If planting is delayed for more than 8 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.
1.01 Work Included	1. Landscape Fine Grading 2. Soil Preparation 3. Tree Supports and Brackets 4. Planting 5. Watering 6. Maintenance
1.02 Definitions	Plants: all shrubs and cacti other than trees, and turf. Plant material: all trees, shrubs, succulents, cacti, ground cover, and other plants.
1.03 Related Work	Contractor minimum 5 years experience in supply and installation of landscape materials. Provide certificates of inspection for all materials as required by this specification and/or providing for or regulation. Developer's Representative shall review plant material prior to planting. Any material deemed unacceptable shall be removed from the site and not planted. Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practices. Provide healthy, well-rooted, 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 Source Quality Control	Provide certificates of inspection for all materials as required by this specification and/or providing for or regulation. Developer's Representative shall review plant material prior to planting. Any material deemed unacceptable shall be removed from the site and not planted. Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practices. Provide healthy, well-rooted, 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.
1.05 Reference Standards	• Arizona Nursery Association plant standards for nursery stock • ANSI A61 - American Standards for Nursery Stock, International Society of Arboriculture • American Joint Committee on Horticultural Nomenclature
1.06 Samples	Submit samples to developer's representative a minimum of 2 weeks prior to start of work for the following material: 1. Topsoil for backfill mix 2. Mulches 3. Tree supports 4. Inert groundcovers (if galled) 5. Bouleaux 6. Steel Edging - 6" sample length The Developer's Representative reserves the right to take and analyze samples of materials for conformity to specification at any time. Furnish samples upon request by Developer's Representative.
1.07 Products	Submit to Developer's Representative a minimum of 2 weeks prior to start of work manufacturer's comprehensive product description, including specifications and installation instructions.
1.08 Certificates and Test Reports	Provide and pay for all materials testing. Testing agency shall be acceptable to the Developer's Representative. Submit to Developer's Representative a minimum of 2 weeks prior to start of work 2 copies of certificates of inspection as required by these specifications, jurisdictional authorities, and vendor's certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiating 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 includes, but are not limited to: • Topsoil source and nutrient analysis • Mulch • Fertilizer/soil amendments/chemicals Text representative material samples proposed for use. Provide the following data: • Topsoil and planting backfill • Soil PH • Particle size, percentage soil texture • Percentage organic material • Nutrient level analysis • All macro, secondary and micronutrients • Salinity • Percolation rate 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: • Irrigated trees, shrubs, and groundcovers • Turf or lawn
1.09 Maintenance Data	Submit to Developer's Representative 3 copies of written instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the contractor for the maintenance of landscape work for one full year.
1.10 Product Delivery, Storage and Handling	Deliver packaged materials in containers showing weight, analysis and identification of manufacturer. Protect materials from environmental conditions and deterioration at all times. Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend trees or shrubs in such a manner as to
2.01 Site Conditions	Determine location of underground utilities. Use professional services to determine locations. Excavate work as required to prevent damage. Maintain grade stakes set by others until directed otherwise. Protect of all existing plants to remain: 1. Do not store materials or equipment, permitted burning, or operate a park equipment under the branch of any existing plant or plant material to remain except as actually required for construction in those areas. 2. Provide barricades, fences or other barriers as necessary at the drip line to protect existing plants to remain from damage during construction. 3. Notify Developer's Representative in any case where contractor feels grading or other construction called for by contract documents may damage existing plants to remain. 4. Existing plants to remain are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to the Developer. Determination of extent of damage and value of damaged plant to rest solely with Developer's Representative.
2.02 Warranty	Submit warranty to Developer's Representative. Trees, Saguaro, Yucca, and Cactoids Warrant that trees, saguaros, yuccas and cactoids will be alive and in good health for a period of one (1) year after acceptance except for defects resulting from neglect by developer or abuse by others. Developer must follow contractor's maintenance schedule and provide current maintenance log to Developer's Representative. Remove and replace dead, unhealthy or gridded trees, yuccas and cactoids that lose original form or size during warranty period with material equal to that specified. Replace any material which does not meet requirements within thirty days of notification. All replacement material 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 Developer. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the contractor. Turf shall be mowed and trimmed weekly after root establishment. All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.
2.03 Fertil Materials	Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Free from muddy soils are not acceptable. Salts are not to exceed 1500 ppm, and soils 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 noxious weeds, refuse, roots, heavy clay or any material toxic to plant growth, contents shall be as follows: • Silt: 20-45% • Clay: 15-20% • Sand: 30-40% • PH: 7.0-8.5 • Soluble Salts: 1,500 ppm • Organic material (natural or otherwise): 2% minimum • Nutrients: enough to bring levels of acceptable plant growth. Percolation rate shall be between 1 to 4 inches per hour. Existing topsoil to be used provided it meets these requirements. Topsoil cannot be proven to meet these requirements.
2.04 Commercial Grade Fertilizers	Agri-Sol dispersal - use only for sulfur agriculture grade gypsum, omeacote, Yerra-lert, apply at 1/2 lb recommended rate for each planting type.
2.05 Soil Amendments	Wood shavings: nitrogen stabilized for or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; compressed, baled and aged for a minimum of 18 to 24 months in bales, 4 to 6 to 4.5 No soil amendments are required for salvaged plant material and cacti unless otherwise specified. Tree Supports Tree stakes: copper naphthenate impregnated lodge pole 12 feet in length for trees 16 galons to 30" dbh; 2 lodge poles per tree; 3 poles for multi-trunked trees. Tree stakes are not required for salvaged plant material or 40" dbh trees or larger, unless determined otherwise by Landscape Architect due to high wind conditions. Tree ties: provide a minimum of two per tree. 1/2" tree strap by star nursery (Starnursery.com) or approved equal, beige, with grommets. No 10 page plastic size coated iron wire to be threaded through grommets and connected to tree stakes. Wire will not make contact with tree. Pre-emergent herbicide shall be surface as manufactured by Dow/Exxon chemical company or equal. Petioles shall be ortho "Lindane Borer and Leaf Miner Spray" by Ortho, Consumer Products Division, Chemco Chemical Company, San Francisco, CA
2.06 Plant Material	Plant material shall be healthy, shapely and well-rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall have normally developed branching. Plants that 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. Specimen plant material shall be selected and tagged at the growers nursery prior to shipment. Plants that be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branches to tip. Caliper measurement shall be taken at a point on the trunk 4" above natural ground line for trees up to 4" in caliper and at a point 12" above the natural ground line for trees over 4" in caliper. A range of size is given, no plant shall be less than the minimum size and not less than 40% of the plants shall be large as the maximum size specified. The measurements specified are the minimum size acceptable and not the maximum size, where growing is required. Plants that meet the measurements specified, but do not possess a normal balance between height and spread shall be rejected. Container stock, when specified, shall have grown in the containers in which delivered for at least 6 months, but not over 2 years. Samples must prove no rootbound conditions exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Developer's Representative. Container stock shall not be pruned before delivery. Field grown plants recently transplanted into containers will not be accepted. Turf shall be dense with the grass having been mowed at a height of 1" prior to removal from field. All grass shall be grown on fungicide beds. Soil shall not be staked for more than 24 hours between time of cutting and time of delivery. Inert groundcover: Inert groundcovers, including but not limited to, decomposed granite (DG), crushed rock, and river rock shall have a minimum 2" coverage depth, unless noted otherwise on plans. Inerts shall be the size and color as per plan, and shall be taken from a single quarry. DG shall be from a single source approved by the Developer's Representative. Screened DG shall be uniform, free of clay lumps, calcareous coatings, caliche, organic matter or deleterious substances. Boulders will be from a single source approved by the Developer's Representative. Surface Select Boulders to be free of broken areas, scars and scrapes. Boulders for seating shall have a flattened top. Edging, including but not limited to, plastic or steel product, shall be of the size (gauge and depth) specified on plans and drawings. Samples shall be submitted to the contractor for approval.
2.07 Edging	Edging, including but not limited to, plastic or steel product, shall be of the size (gauge and depth) specified on plans and drawings. Samples shall be submitted to the contractor for approval.
2.08 Edging	Edging, including but not limited to, plastic or steel product, shall be of the size (gauge and depth) specified on plans and drawings. Samples shall be submitted to the contractor for approval.
2.09 General	Initial all material in accordance with the methods, techniques and specifications of each manufacturer and these specifications. Do not begin planting and completion of the site grading and installation of a fully functional underground irrigation system in place. The Contractor will, prior to the start of construction activities on the site, define the limit boundaries of all areas designated as off-limits to the Contractor. Provide protective fencing for existing landscaping plants from construction activities as noted per drawings. Backfill: Imported Fill or Artificial Soil and Gravel Inspect the integrity of all dump-grading 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 or sub-base. Topsoil: Import additional topsoil only as required to bring planting areas to a finish grade or per turf or planting bed requirements. Spread and cultivate soil so that no setting takes place at any time. Landscape Fine Grading After the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade. Set finish grade 2-1/2 inches below adjacent paving, curbs and headers to allow for decomposed granite, groundcover mulch or turf soil. Complete all finish grading prior to commencing landscape operations. Surface drainage will be away from the building foundation and walls, and will ensure proper drainage of the site as indicated on the drawings. Grade all planting areas to a smooth, even and uniform plane with no abrupt changes to surface, and the area drains as designed. Grade and maintain all flow lines, designate 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, all landing material, building construction material, waste and any other material that may impair satisfactory growth. Dispose of any unacceptable or excess soil or other materials at a legal off-site disposal area and pay all dumping fees and charges. Inert Groundcovers
2.10 Inert Groundcovers	Apply inert groundcover to a 2 inch minimum depth within 1/2 inch of the top of adjacent curb or sidewalk. Exercise care when placing inert groundcover around plant materials to so not to choke, cover or damage plant. Inert groundcovers will be kept out of the crowns of the plants. Areas of installation will be completely weed-free before the placement of inert groundcover. Apply pre-emergent according to manufacturer's recommendations before and after groundcover installation. Further grating to provide a smooth transition to areas not receiving DG. After placing and grading DG, the Contractor will lightly water the granite to remove fine material from the surface. All areas shall be maintained weed-free at all times during construction. Do not apply pre-emergent herbicide at locations of investigation seeding. The contractor shall manually remove invasive weeds within these areas. Tree Support Only state trees which are delivered with nursery stakes. Remove nursery stakes and install logpole per specification. Install tree supports as shown on the drawings within 48 hours of planting. Branching stakes will be driven vertically into firm ground and outside the rootball. Tree supports shall be installed to prevent rubbing and gridding, yet allow for trunk movement. Tree ties that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without gridding. Plant Placement Lay out plant locations with stakes or flags prior to planting. Coordinate with developer's representative to assure appropriate location. Place shrubs no closer than 20 inches from foundations, fences, walls and walks or as far as character of growth demands, whichever is greater unless directed otherwise by the Developer's Representative. Place trees no closer than 6 feet to foundations, fences, walls and walks unless directed otherwise by the Developer's Representative. All plants which settle deeper than the surrounding grade will be rejected and must be raised to correct level. Where rock, underground construction or other detrimental conditions are encountered at plant pits, Developer's Representative may relocate alternate location. Container Stock Turf drainage of plant beds and pits by filling with water. Notify developer's representative of areas where water is retained more than 24 hours and request a further planting detail. Any drainage problem must be rectified prior to planting. Do not expose roots to air except during transplanting. Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) 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. Unless otherwise specified, place all plants in the center of planting pits, plant upright and face to give the best appearance and relationship to the adjacent plants or structure. Plants will be set in relation to surrounding grade so they are even with depth at which they were grown in nursery or container. After removing plant from container, scarify sides of rootball to eliminate root bound condition. Do not plant stock if rootball is cracked or broken. Soil Branches and rootballs must not be damaged. Top of rootball will be one inch (1") above adjacent finished grade. Add soil backfill under the tree if needed to bring rootball to proper height. Planting will be backfilled with clean topsoil so box sides are progressively removed to minimize damage to the rootball and to prevent it from collapsing. Backfill in bottom of planting pit will be to prevent under settling. Water the trees at planting as needed until the permanent automatic irrigation system is installed and operating. Backfilling Backfill plant pits and form a temporary shallow basin around the plant to hold enough water to saturate the root ball and backfill. Water plants immediately after planting and allow backfill to settle in plant pit. Do not water coillies after planting. Remove basin prior to installation of inert groundcover or turf. Treat all planting areas with a pre-emergent, with the exception of the revegetated areas. Annuals At time of transplanting, soil in flats shall be sufficiently moist so as not to let 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 of roots. Firmly tamp the earth around each plant to force out large air pockets. Soil Soil Preparation Provide soil with an organic matter content of 25 percent to 30 percent. Incorporate soil by filling the soil to a depth of 8 inches thoroughly remove debris, weeds and rocks from soil.
2.11 Soil Amendments	Prior to filling, apply gypsum at a rate of 100 pounds per 1,000 square feet, phosphate at a rate of two pounds per 1,000 square feet and soil sulfur at the pounds per 1,000 square feet. Soil Installation Install soil using the straightedge edge of turf area. Stragger plant in a thick, like pattern. Avoid gaps and overlapping. Place soil diagonally across slopes, so it cannot slide, and so that it provides complete cover with no brown sections or cracks showing. Water soil at least every thirty minutes. After installation, water lightly and roll in two-direction with a soil roller. 1.14 Watering Water all plants immediately after planting to avoid drying out, to the full depth, saturating the root ball of each plant hole repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants. 1.15 Clean Up Keep all areas clean and orderly during and after execution of work. 1.16 Pruning Prune shrubs and trees upon completion of the work, according to standard horticultural practices to preserve the natural character of the species and to repair or replace injured branches at directed. Limit pruning only to remove dead or injured limbs and branches and to compensate for loss of roots as a result of planting operations. 1.17 Maintenance Period Upon substantial completion, as determined by the Developer's Representative, in accordance with the conditions of the contract, the contractor shall be notified 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 trees and shrubs, monitoring and adjusting the irrigation system as necessary, mowing and trimming lawn areas, pruning and weeding removal, and cultivating plant beds. Landscape contractor shall be responsible for maintenance of the sprinkler irrigation system, including monitoring and adjusting the duration and frequency of the watering schedule, adjustment of heads for coverage and elevation, repair of leaks in both main and lateral lines, and all other work required to establish a complete working sprinkler irrigation system. Landscape contractor shall be responsible for maintenance of new planting, including watering, cultivating, weeding, mulching, no-staking, lightening and repairing gaps, resetting plants to proper grades and position, maintenance of temporary tree walls, and watering and supplying all fertilizers, herbicides, and pesticides to maintain a thriving landscape. Landscape contractor, in order to protect his guarantee, shall give typewritten to developer, a complete maintenance manual in the care, maintenance and fertilization of the landscape. Maintenance manual may include, but is not limited to the following: irrigation, fertilization, weeding, pesticide and herbicide application, pruning, resetting unstable plants, moving, repairing, adjusting or replacing staked and girding, repair damage caused by weather, rodents and vandalism or other hazards, perform maintenance operations necessary to assure healthy plant growth. Landscape contractor shall request, in writing, a final inspection at the completion of the maintenance period. If the developer'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 developer's representative. Retention will not be released until final inspection is made and approval issued by the developer's representative. 1.18 Final Quality Control Notify Developer's Representative of the requirement for inspections 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 prior to boulder placement. • At completion of landscape fine grading and soil preparation, prior to planting. • At layout of irrigation system, prior to installation of irrigation system. • An installation of irrigation system, prior to backfilling trenches and planting. • During installation of specimen tree, palm or other specimen plant material. • After staking locations for plant holes, but prior to planting. • During the planting process. • During the placement and aiming of all light fixtures. • At substantial completion of all work. • During warranty period to observe maintenance procedures. • At final completion of the work.

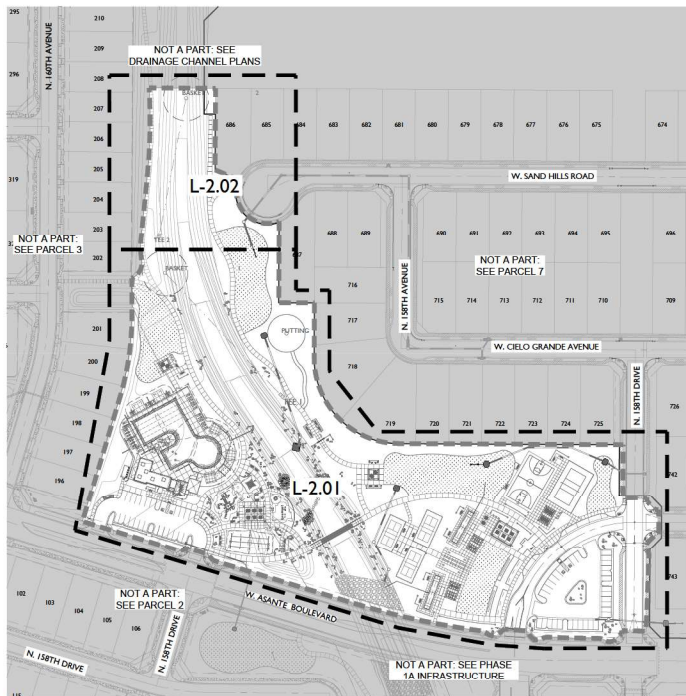
1300 W. 19th Ave., Suite 1300
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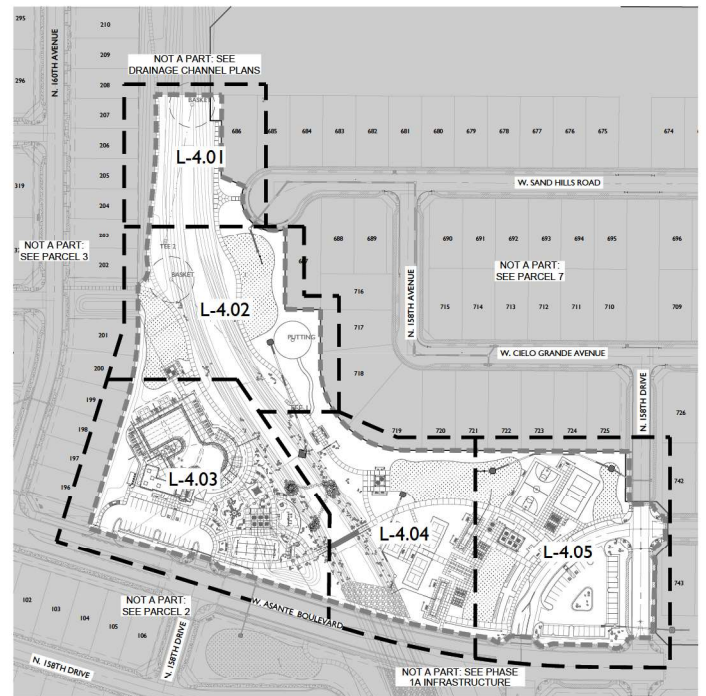
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Phase 1A Park
Escalante, UT

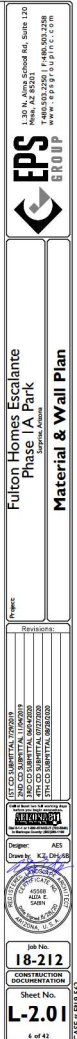
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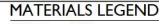
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Scale: ASB
Date: 08/08/2018
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Job Location: ESCALANTE, UT
Job Description: LANDSCAPE SPECIFICATIONS
Job Status: IN PROGRESS
Job Manager: K.C. Chaffin
Job Designer: K.C. Chaffin
Job Checker: K.C. Chaffin
Job Approver: K.C. Chaffin
Job Date: 08/08/2018
Job Time: 10:00 AM
Job User: K.C. Chaffin
Job Version: 1.0
Job Sheet: 1 of 1



SHEET TITLE	SHEET NUMBERS
MATERIAL & HARDSCAPE PLANS	L-2.01 - L-2.02
LANDSCAPE PLANS	L-4.01 - L-4.05



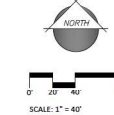


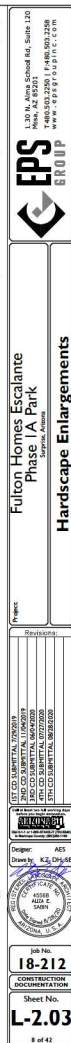


WALL LEGEND

SITE DETAIL KEYNOTES

KEY MAP





SYMBOL	ITEM
	DECORATIVE COLUMN TYPE I
	GARDEN WALL COLUMN
	PRIMARY WALL
	POOL FULL VIEW FENCE
	SPLIT RAIL FENCE
	GARDEN WALL
	CMU SEATWALL
	PICKLE BALL FENCE
	RETAINING WALL / COLUMN

SYMBOL	ITEM	SIZE
	Decomposed Granite Color "Copper Canyon Brown" OAE	1" Screened 2" Depth, Min.
	Stabilized Decomposed Granite Color "Copper Canyon Brown" OAE	1/8" Min. 4" Compacted Depth
	Granite Rock Color "Copper Canyon Brown" OAE	1" - 3" 4" Depth, Min.
	Standard Concrete Paving	
	Grouted Rip Rap	See Civil
	Decorative Concrete Paving Type A	Light Ash Exch. Finish Davis Admix @10% OAE
	Decorative Concrete Paving Type B	Standard Grey Concrete
	Decorative Concrete Paving Type C	Heavy Broom Finish Davis Admix @10% OAE
	Engineered Wood Fiber Hatch	
	Synthetic Turf	
	Cymosium decking "Midiron"	Midiron Solid
	Pool Deck	Color: Pectle Sand by Xcel Surfaces
	Landscape Mow Strip (Extruded)	6" x 6"
	Concrete Header (Cast in Place)	6" x 12"

1.0	PAYMENTS	
1.1	DECOMPOSED GRANITE	L-30/11
1.2	COMPACTED DECOMPOSED GRANITE	L-30/12
1.3	STANDARD CONCRETE PAVING	L-30/13
1.4	DECORATIVE CONCRETE PAVING TYPE A	L-30/14
1.5	DECORATIVE CONCRETE PAVING TYPE B	L-30/15
1.6	DECORATIVE CONCRETE PAVING TYPE C	L-30/16
1.7	EXTRUDED CONCRETE HEADER	L-30/17
1.8	CONCRETE HEAD-UP	L-30/18
1.9	PLAY AREA BINDERWOOD WOOD FIBER	L-30/19
1.10	PLAY AREA ALL ACCESS MAT	L-30/20
1.11	DGC GOLF TEE PAD	L-30/19/10
2.0	WALLS	
2.1	PRIMARY TIE WALL	L-30/21
2.2	GOLF FULL VIEW FENCE	L-30/22
2.3	SPILL RAIL FENCE	L-30/23
2.4	GARDEN WALL	L-30/23
2.5	DECORATIVE COLUMN TYPE A	L-30/24
2.6	GARDEN WALL COLUMN	L-30/24
2.7	CHU SEAT WALL	L-30/26
2.8	GOLF EQUIPMENT ENCLOSURE	L-30/27
2.9	GOLF GATE	L-30/28
2.10	CLUB HOUSE	L-30/40
2.11	RETAINING WALL	L-30/34
2.12	REUSE CONCRETE GATE	L-30/35
3.0	MISCELLANEOUS ELEMENTS	
3.1	SURFACE SELECT BOUNDERS	L-30/11
3.2	AQUATIC CENTER SIGN	L-30/41
3.3	TRAIL /20' FATHER MOUNTAIN	L-30/42
3.4	30' x 40' RAMADA	L-31/14/L-14, L-31/16
3.5	30' x 20' RAMADA	L-31/12, L-31/13
3.6	30' x 20' RAMADA	L-31/14
3.7	12' x 40' POOL RAMADA	L-31/01-L
3.8	BASKETBALL COURT	L-30/16/L-30/11
3.9	SAND VOLLEYBALL COURT	L-30/10-L
3.10	PROBASKET COURT	L-30/10-L
3.11	CORNHOLE COURT	L-30/19-L
3.12	POLO BALL COURT	L-30/10, L-25
3.13	MAIN PARK PLAYGROUND STRUCTURE	L-30/10
3.14	10' TIE SHADE STRUCTURE	L-31/01-L
3.15	ZIPLINE SHADE SAIL STRUCTURE	L-31/19
3.16	SWING SHADE SAIL STRUCTURE	L-31/19
3.17	POOL SHADE SAIL STRUCTURE	L-31/18
3.18	DGC GOLF BASKET	SEE SCHEDULE
3.19	LANDSCAPE LANDSCAPE BENCH	SEE SCHEDULE
3.20	LANDSCAPE BENCH	SEE SCHEDULE
3.21	TRAIL TABLE	SEE SCHEDULE
3.22	TRAIL RECEPTACLE	SEE SCHEDULE
3.23	BREK RACK	SEE SCHEDULE
3.24	BANQUETTABLE CHILL	SEE SCHEDULE
3.25	PET WASH STATION	SEE SCHEDULE
3.26	GOLF DECK SHADE	L-31/87
3.27	TREE TISSONS	SEE SCHEDULE
3.28	TRAIL TABLE	SEE SCHEDULE
3.29	TRAIL TABLE AT DISC GOLF PLAZA	L-30/41
3.30	PEDESTRIAN BRIDGE	L-30/21
3.31	GOLF UMBRELLA	SEE SCHEDULE

ID	ITEM	MODEL / MANUFACTURER
PT	POTC TILE	MODEL DS817T BY WERICOAT
L31	LANDSCAPE BENCH	MODEL BAYWAVE LANDING DEPTH POLY BY WERICOAT
TR	TRAILER BENCH	MODEL BAYWAVE LANDING DEPTH POLY BY WERICOAT
LB	TRAILER RECEPT	MODEL TR3CLASSIC BY WERICOAT
SK	BLOCK RACK	MODEL HGR BY WERICOAT
SK	BAMBUKE GRILL	MODEL GR520H BY WERICOAT
PW	PT W/STATION	MODEL JB204 BY ZERO WASTE LULU
R41	RAMPADA (RPT 3P)	HEIA 40" x 27" BY CLASSIC RECREATION, ONE
R42	RAMPADA (RPT 3P)	HEIA 40" x 27" BY CLASSIC RECREATION, ONE
R43	RAMPADA (RPT 3P)	HEIA 27" x 47" BY CLASSIC RECREATION, ONE
FRA	POOL FRA	HEIA 27" x 47" BY CLASSIC RECREATION, ONE
PL	PLAY STRUCTURE	MODEL 6666 BY SPINNING TOP
SW	SPRING	SINGLE POOL SWING 1734A & 1737B BY LANDSCAPE STRUCTURES
CT	GATE TUBE	SQUARE RIGGING TUBE 3" O.D. 1737 DOTY'S SHOCK PROTECT PRODUCTS, ONE
T1	TABLE TRENCH	361.39" x 36" O.D. BY SPINNING TOP
S1	SHADE SAIL STRUCTURE 1	4"POUT INFLATE CUTUMH BADE STRUCTURE BY TRENCH, ONE
S2	SHADE SAIL STRUCTURE 2	4"POUT INFLATE CUTUMH BADE STRUCTURE BY TRENCH, ONE
S3	SHADE SAIL STRUCTURE 3	4"POUT INFLATE CUTUMH BADE STRUCTURE BY TRENCH, ONE
P50	POOL SHADE SAIL	CUTUMH INFLATE BY TRENCH, ONE
PC	POOL ROCK SHADE SAIL	17" x 15" POOL SHADE SAIL BY TRENCH, ONE
CH	CORNBORR	MEL 2.5 CHL BY SPINNING TOP
DR	DRUG GARD	MODEL 6666 BY SPINNING TOP
DR	DRUG GARD	MANUFACTURES CROCHET CHAIR

NOT A PART:
SEE ASANTE BLVD
FRASTRUCTURE PLANS

MAIN PARK TOT LOT

Scale: 1"=10'-0"

NOTE:
BOULDERS ADJACENT TO PLAYGROUND
CONCRETE HEADER SHALL BE 24" HEIGHT
MINIMUM AND BE SURROUNDED 12" MINIMUM (CY)

0' 5' 10' 20'

SCALE: 1" = 10'

SYMBOL	ITEM	SIZE
	Decomposed Granite Color "Copper Canyon Brown" OAE	1" Screened 2" Depth, Min.
	Stabilized Decomposed Granite Color "Copper Canyon Brown" OAE	1/4" Mesh 4" Compacted Depth
	Granite Rock Color "Copper Canyon Brown" OAE	1" - 3" 4" Depth, Min.
	Standard Concrete Paving	
	Grouted Rip Rap	See Cvtl
	Decorative Concrete Paving Type A	Light Acid Etch Finish Dawn Adhes 61078 OAE
	Decorative Concrete Paving Type B	Salt Finish Standard Concrete
	Decorative Concrete Paving Type C	Heavy Brown Finish Dawn Adhes 61078 OAE
	Engineered Wood Fiber Mulch	
	Synthetic Turf	
	Cymobeddy "Midiron"	Midiron Sed
	Pool Deck	Color: Pebble Sand by Xcel Surfaces
	Landscape Mow Strip (Extruded)	6" x 6"
	Concrete Header (Cast in Place)	6" x 13"

SYMBOL	ITEM
	DECORATIVE COLUMN TYPE
	GARDEN WALL COLUMN
	PRIMARY WALL
	POOL FULL VIEW FENCE
	SPLIT RAIL FENCE
	GARDEN WALL
	CMU SEAT WALL
	PICKLE BALL FENCE
	RETAINING WALL / COLUMN

Scale: 1"=10'-0"

PAGE #/DETAIL

- ## SITE FURNISHINGS SCHEDULE

[illegible]



NOT A PART:
SEE PARCEL 7

MATERIALS LEGEND

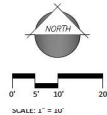
SYMBOL	ITEM	SIZE
	Decomposed Granite	1" Screened
	Color "Copper Canyon Brown" OAE	2" Depth, Min.
	Stabilized Decomposed Granite	1/4" Minus
	Color "Copper Canyon Brown" OAE	4" Compacted Depth
	Granite Back	1" - 3"
	Color "Copper Canyon Brown" OAE	4" Depth, Min.
	Standard Concrete Paving	
	Grouted Rip Rap	See Civil
	Decorative Concrete Paving Type A	Light Acid Etch Finish
	Decorative Concrete Paving Type B	Dawn Adobe 6107B OAE
	Decorative Concrete Paving Type C	Sea Fresh
	Decorative Concrete Paving Type C	Standard Grey Concrete
	Decorative Concrete Paving Type C	Heavy Broom Finish
	Decorative Concrete Paving Type C	Dawn Adobe 6107B OAE
	Engineered Wood Fiber Patch	
	Synthetic Turf	
	Cymodon dactylon "Midron"	Midron Sod
	Pool Deck	Color: Pacific Sand by Xcel Surfaces
	Landscape Mow Strip (Extruded)	6" x 6"

BASKETBALL & VOLLEYBALL AMENITY ENLARGEMENT

Scale: 1"=10'-0"

WALL LEGEND

SYMBOL	ITEM
	DECORATIVE COLUMN TYPE B
	GARDEN WALL COLUMN
	PRIMARY WALL
	POOL FULL VIEW FENCE
	SPLIT RAIL FENCE
	GARDEN WALL
	CMU SEAT WALL
	PICKLE BALL FENCE
	RETAINING WALL / COLUMN



SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0	PAVEMENTS	
1.1	DECOMPOSED GRANITE	L-3.01/1
1.2	COMPACTED DECOMPOSED GRANITE	L-3.01/2
1.3	STANDARD CONCRETE PAVING	L-3.01/3
1.4	DECORATIVE CONCRETE PAVING TYPE A	L-3.01/4
1.5	DECORATIVE CONCRETE PAVING TYPE B	L-3.01/4
1.6	DECORATIVE CONCRETE PAVING TYPE C	L-3.01/4
1.7	EXTRUDED CONCRETE PAVING	L-3.01/5
1.8	CONCRETE HEADER (C/P)	L-3.01/6
1.9	PLAY AREA ENGINEERED WOOD FIBER	L-3.01/5
1.10	PLAYGROUND ADA ACCESS RAMP	L-3.01/7B
1.11	DISC GOLF TEE PAD	L-3.01/7B/10
2.0	WALLS / EMBANKMENTS	
2.1	PRIMARY THEME WALL	L-3.02/1
2.2	POOL FULL VIEW FENCE	L-3.02/1
2.3	SPLIT RAIL FENCE	L-3.02/5
2.4	GARDEN WALL	L-3.02/3
2.5	DECORATIVE COLUMN TYPE B	L-3.02/2
2.6	GARDEN WALL COLUMN	L-3.02/4
2.7	CMU SEATWALL	L-3.02/6
2.8	POOL EQUIPMENT ENCLOSURE	L-3.03/3
2.9	POOL GATE	L-3.03/2
2.10	PLAZA STEPS	L-3.04/3
2.11	RETAINING WALL	L-3.03/4
2.12	REFUSE ENCLOSURE GATE	L-3.03/5
3.0	MISCELLANEOUS ELEMENTS	
3.1	SURFACE SELECT BOULDERS	L-3.01/11
3.2	AQUATIC CENTER SIGN	L-3.04/1,2
3.3	DISC GOLF ENTRY MONUMENT	L-3.05
3.4	30' x 40' RAMADA	L-3.11/4, L-3.14 - L-3.16
3.5	30' x 30' RAMADA	L-3.11/4, L-3.12, L-3.13
3.6	20' x 20' RAMADA	L-3.11/1,4
3.7	12' x 40' POOL RAMADA	L-3.10/1-4
3.8	BASKETBALL COURT	L-3.06/1-6, L-3.07/1
3.9	SAND VOLLEYBALL COURT	L-3.06/1-5
3.10	PICKLEBALL COURT	L-3.07/1-5
3.11	CORNHOLE COURT	L-3.09/1-5
3.12	POCKET BILL COURT	L-3.09/1,2,5
3.13	MAIN PARK PLAYGROUND STRUCTURE	L-3.17
3.14	TOT LOT SHADE SAIL STRUCTURE	L-3.19
3.15	ZIPLINE SHADE SAIL STRUCTURE	L-3.19
3.16	SWING SHADE SAIL STRUCTURE	L-3.19
3.17	POOL SHADE SAIL STRUCTURE	L-3.19/1
3.18	DISC GOLF BASKET	SEE SCHEDULE
3.19	BACKLESS LANDSCAPE BENCH	SEE SCHEDULE
3.20	LANDSCAPE BENCH	SEE SCHEDULE
3.21	PICNIC TABLE	SEE SCHEDULE
3.22	TRASH RECEPTACLE	SEE SCHEDULE
3.23	BIKE RACK	SEE SCHEDULE
3.24	BARBECUE GRILL	SEE SCHEDULE
3.25	PET WASTE STATION	SEE SCHEDULE
3.26	POOL DECK SHADE	SEE SCHEDULE
3.27	TABLE TENNIS	SEE SCHEDULE
3.28	GAME TABLE	SEE SCHEDULE
3.29	CMU TABLE AT DISC GOLF PLAZA	L-3.04/4
3.30	PEDESTRIAN BRIDGE	L-3.21
3.31	POOL UMBRELLA	SEE SCHEDULE

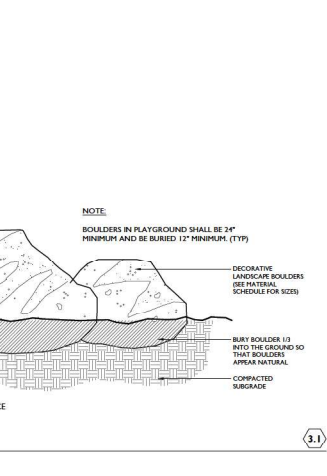
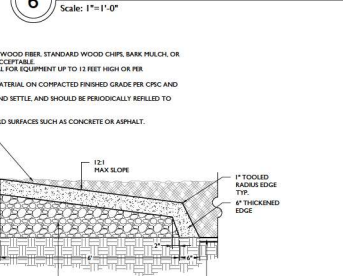
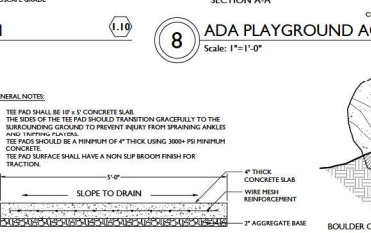
SITE FURNISHINGS SCHEDULE

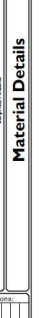
ID	ITEM	MODEL & MANUFACTURER
PT	PICNIC TABLE	MODEL D0181 BY WECOAT
LBI	LANDSCAPE BENCH	MODEL BAWGLASSWINGLINESH.POLY BY WECOAT
LBR	LANDSCAPE BACKLESS BENCH	MODEL BAWGLASSWINGLINESH.POLY BY WECOAT
TR	TRASH RECEPTACLE	MODEL TRACOLASC BY WECOAT
BA	BIKE RACK	MODEL HBR BY WECOAT
BG	BARBECUE GRILL	MODEL GR10N BY WABASH VALLEY
PW	PET WASTE STATION	MODEL JBR BY ZIBRO WASTE USA
RA1	RAMADA (40' x 30')	BY CLASSIC RECREATION, OAE
RA2	RAMADA (30' x 30')	BY CLASSIC RECREATION, OAE
RA3	RAMADA (30' x 30')	BY CLASSIC RECREATION, OAE
RA4	RAMADA (30' x 30')	BY CLASSIC RECREATION, OAE
PS	PLAY STRUCTURE	MODEL HBR BY LANDSCAPE STRUCTURES
SV	SWING	SINGLE POST SWING 17734 & 17737 BY LANDSCAPE STRUCTURES
GT	GAME TABLE	SQUARE PEDESTAL TABLE SET 7710 DOTS & DASH CONCRETE PRODUCTS, OAE
TT	TABLE TENNIS	361_Q_PP BY QCC, OAE
S51	SHADE SAIL STRUCTURE 1	4POST HYPER CUSTOM SHADE STRUCTURE BY TENSION, OAE
S52	SHADE SAIL STRUCTURE 2	4POST HYPER CUSTOM SHADE STRUCTURE BY TENSION, OAE
S53	SHADE SAIL STRUCTURE 3	4POST HYPER CUSTOM SHADE STRUCTURE BY TENSION, OAE
S54	SHADE SAIL STRUCTURE 4	4POST HYPER CUSTOM SHADE STRUCTURE BY TENSION, OAE
PC	POOL DECK SHADE	15' x 15' POOL SHADE SAIL BY TENSION, OAE
CH	CORNHOLE	361_Q_PP BY QCC, OAE
DB	DISC GOLF BASKET	MODEL BASIC CHANSTAR MANUFACTURES DISC GOLF CHANSTAR

SEE FULL SITE FURNISHING SCHEDULE ON SHEET L-0.02 FOR MORE INFORMATION

dw\hmitt Aug 28, 2020 12:17pm \\FPS-M16-FS01\SUAGS\Projects\2018\18-212\Underscope\Drawings\Construction Documents\Phase 1A Park\18-212 - P1A Park - 1-202_Hardscope Enlargements.dwg

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COLOR & MATERIALS SCHEDULE

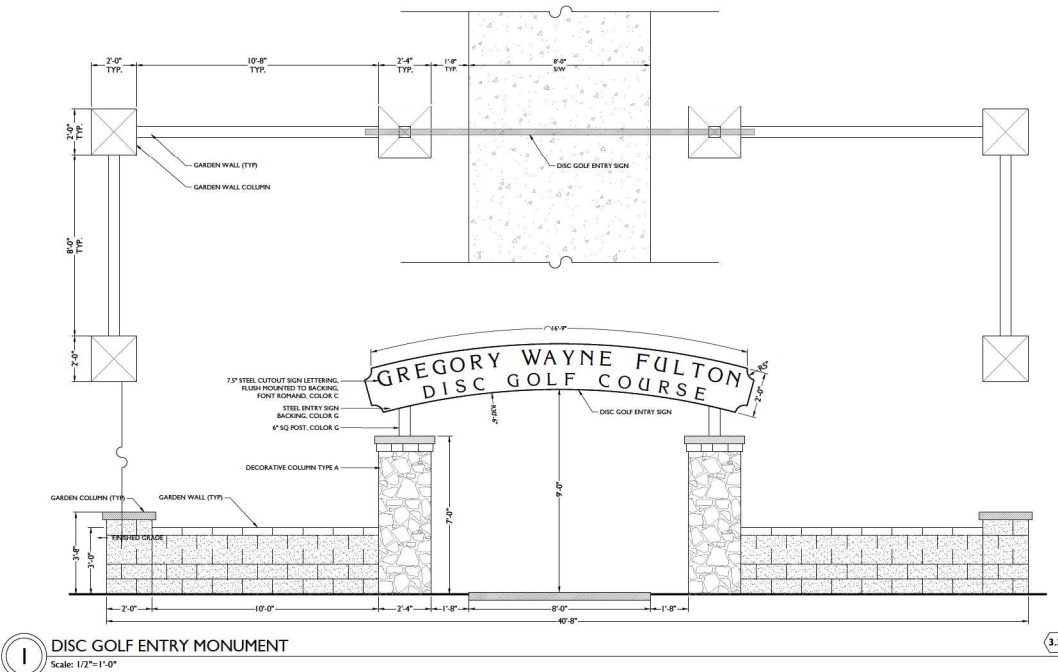
ITEM	COLOR & MANUFACTURER
COLOR A (SMOOTH CURB)	SMOOTH, INTEGRAL, COLOR: CHRL, SUPERFLO, COLOR SW/7087 TONY TAUPIS BY SHERWIN WILLIAMS, CAE
COLOR B (SPUIT FACE SIGN LETTERING)	SPUIT FACE COAT, BY SUPERFLO, COLOR SW/7039 VIOLET, TAUPIS BY SHERWIN WILLIAMS, CAE
COLOR C (TEXT SIGN LETTERING)	SPUIT FACE COAT TO MATCH COLOR, RAUB161 MAHOGANY BROWN BY SHERWIN WILLIAMS, CAE
COLOR F (PRECAST CONCRETE)	INTEGRAL COLOR, ANTLER TAN BY MESA PRECAST
COLOR G (STEEL)	POUNDER COATED RAL: 1019 (GREY BBGE)
COLOR H (CONCRETE BOLD CHRL)	SONORBA BLACK BY SUPERFLO, COLOR SW/ 7039 VIOLET, TAUPIS BY SHERWIN WILLIAMS, CAE
STONE VENEER	EURO VLIO, COLOR: TIMBERLAK BY CORONADO STONE INC w/ 1/2 LBS BURLED GROUT, COMBIBLX COLOR #94, A

GENERAL NOTES:

- SUBMIT SAMPLES TO LANDSCAPE ARCHITECT'S OFFICE REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION

NOTES:

- UNLESS THIS SHEET IS ALSO SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA THE INFORMATION FOR ALL WALLS, COLUMNS AND STRUCTURES ILLUSTRATED ON THIS SHEET FOR RETENTION OF RECORD SHALL BE SEPARATELY SEALED
- STRUCTURAL PLANS SHALL BE PROVIDED BY OTHERS TO THE OWNER. STRUCTURAL PLANS, DETAILS, DIAGRAMS AND CALCULATIONS SHALL BE PREPARED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA FOR ALL WALL, COLUMNS AND STRUCTURES ILLUSTRATED ON THIS PLAN. THIS ENGINEERING INFORMATION WILL BE SUBMITTED TO THE CITY, TOWN OR COUNTY BY THE OWNER.
- ALL SIGNAGE REQUIRES A SEPARATE PERMIT



SITE DETAIL KEYNOTES

PAGE #/DETAIL #

- | | | |
|-----|--------------------------------------|---------------------------|
| 10 | PAYMENTS | |
| 11 | 11 DECOMPOSED GRANITE | L-30/11 |
| 12 | 12 COMPACTED DECOMPOSED GRANITE | L-30/12 |
| 13 | 13 STANDARD CONCRETE PAVING | L-30/14 |
| 14 | 14 DECORATIVE CONCRETE PAVING TYPE A | L-30/14 |
| 15 | 15 DECORATIVE CONCRETE PAVING TYPE B | L-30/14 |
| 16 | 16 DECORATIVE CONCRETE PAVING TYPE C | L-30/14 |
| 17 | 17 4" X 8" X 16" DECOMPOSED GRANITE | L-30/14 |
| 18 | 18 CONCRETE HEADER (CP) | L-30/16 |
| 19 | 19 4" X 8" X 16" DECOMPOSED GRANITE | L-30/17 |
| 20 | 20 PAVEMENT ACCESS RAMP | L-30/17 |
| 21 | 21 PAVEMENT ACCESS RAMP | L-30/17 |
| 22 | 22 DRUG DOG FEED PAD | L-30/17/80 |
| 2.0 | WALLS | |
| 23 | 23 PRIMA TIE WALL | L-30/21 |
| 24 | 24 SMALL VENEY FENCE | L-30/21 |
| 25 | 25 SLUT RAIL FENCE | L-30/25 |
| 26 | 26 GARDEN WALL | L-30/23 |
| 27 | 27 DECORATIVE COLUMN TYPE B | L-30/23 |
| 28 | 28 GARDEN WALL COLUMN | L-30/23 |
| 29 | 29 SEATWALL | L-30/26 |
| 30 | 30 POOL EQUIPMENT ENCLOSURE | L-30/33 |
| 31 | 31 POOL GATE | L-30/33 |
| 32 | 32 PLAZA STEPS | L-30/33 |
| 33 | 33 RETAINING WALL | L-30/35 |
| 34 | 34 POOL ENCLOSURE GATE | L-30/35 |
| 3.0 | MISCELLANEOUS ELEMENTS | |
| 35 | 35 SURFACE SPLIT BOLDERS | L-30/11/1 |
| 36 | 36 AQUATIC CENTER BOLDERS | L-30/12/2 |
| 37 | 37 DRUG DOG ENTRY HOLLOW | L-30/12/2 |
| 38 | 38 30" X 20" RAMADA | L-31/1/14, L-31/1, L-31/6 |
| 39 | 39 30" X 20" RAMADA | L-31/1/4, L-31/2, L-31/3 |
| 40 | 40 30" X 20" RAMADA | L-31/1/14 |
| 41 | 41 30" X 20" RAMADA | L-31/1/14 |
| 42 | 42 BASKETBALL COURT | L-30/16/1, L-30/17 |
| 43 | 43 POOL COURT | L-30/17/5 |
| 44 | 44 PICKLEBALL COURT | L-30/17/5 |
| 45 | 45 POOL COURT | L-30/17/5 |
| 46 | 46 BOBBY BALL COURT | L-30/17/5 |
| 47 | 47 MAIN PARK PLAYGROUND STRUCTURE | L-30/17, L-30/17.5 |
| 48 | 48 TOT SHADE SLAT STRUCTURE | L-31/7 |
| 49 | 49 ZEPHINE SHADE SLAT STRUCTURE | L-31/7 |
| 50 | 50 ZEPHINE SHADE SLAT STRUCTURE | L-31/7 |
| 51 | 51 POOL SHADE SLAT STRUCTURE | L-31/81 |
| 52 | 52 DRUG DOG BASKET | L-31/81 |
| 53 | 53 ACCESSLESS LANDSCAPE BENCH | SEE SCHEDULE |
| 54 | 54 LANDSCAPE BENCH | SEE SCHEDULE |
| 55 | 55 12" X 12" TABLE | SEE SCHEDULE |
| 56 | 56 TRASH RECEPTACLE | SEE SCHEDULE |
| 57 | 57 12" X 12" TABLE | SEE SCHEDULE |
| 58 | 58 BARBECUE GRILL | SEE SCHEDULE |
| 59 | 59 PET WASH STATION | SEE SCHEDULE |
| 60 | 60 POOL DECK SHADE | L-31/89 |
| 61 | 61 12" X 12" TABLE | SEE SCHEDULE |
| 62 | 62 TABLE TENNIS | SEE SCHEDULE |
| 63 | 63 12" X 12" TABLE | SEE SCHEDULE |
| 64 | 64 CMU TABLE AT DRUG DOG PLAZA | L-30/44 |
| 65 | 65 12" X 12" TABLE | L-31 |
| 66 | 66 POOL UMBRELLA | SEE SCHEDULE |

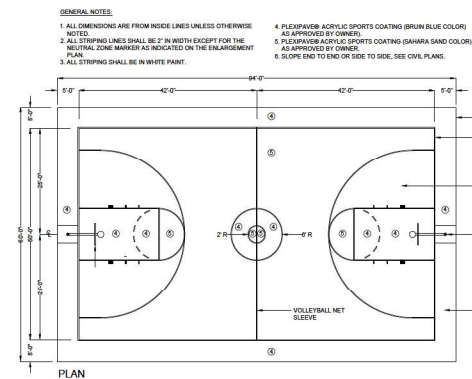
COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A (SMOOTH CMU)	SMOOTH VERTICAL SCORE CMU, SUPERLITE, COLOR: SW7038 TANTY TAPE BY SHERWIN WILLIAMS, OAE
COLOR B (SPILT FACE CMU)	SPILT FACE BLOCK, BY SHERWIN WILLIAMS, OAE VERTICAL TAPE BY SHERWIN WILLIAMS, OAE
COLOR C (STEEL SIGN LETTERING)	POWDER COATED TO MATCH COLOR: RA8016 HAGANIGHT BROWN BY SHERWIN WILLIAMS, OAE
COLOR D (PRECAST CONCRETE)	COLOR INTEGRAL COLOR: ANTLER TAN BY MESA PRECAST OAE
COLOR E (STEEL)	POWDER COATED RAL: 1019 (GREY BEIGE)
COLOR H (SONORA BLOCK CMU)	SONORA BLOCK, BY SUPERLITE, COLOR SW 7039 VIRTUAL TAPE BY SHERWIN WILLIAMS, OAE
STONE VENEER	ELKO VENE, COLOR: TIMBERLAKS BY CORONADO STONE ONE #1/2" FULL BROWN GRABOUT, COLOR: CORNELL'S COLOR #54 OAE

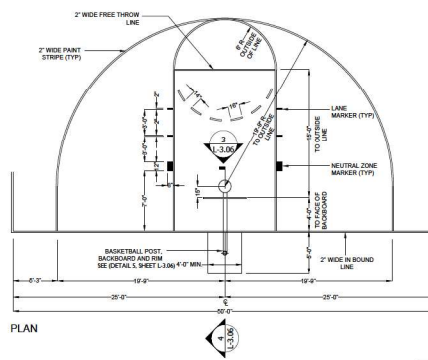
GENERAL NOTES:
1. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.

NOTES:

1. UNLESS THIS SHEET IS ALSO SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA THE INFORMATION FOR FLOOR WALLS, COLUMNS AND STRUCTURES ILLUSTRATED ON THIS PLAN IS FOR INFORMATION ONLY UNDER SEPARATE PERMIT.
2. STRUCTURAL PLANS SHALL BE PROVIDED BY OTHERS TO THE OWNER. STRUCTURAL PLANS, DETAILS, DIAGRAMS AND CALCULATIONS SHALL BE PREPARED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA FOR A WALL, COLUMN AND STRUCTURES ILLUSTRATED ON THIS PLAN. THIS ENGINEERING INFORMATION WILL BE SUBMITTED TO THE CITY, TOWN OR COUNTY BY THE OWNER.
3. ALL SIGNAGE REQUIRES A SEPARATE PERMIT.

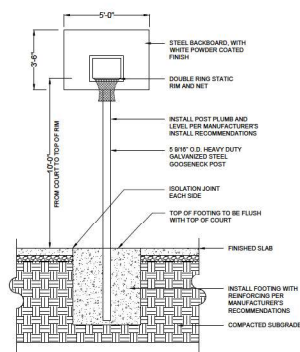


I BASKETBALL COURT STRIPING



2 BASKETBALL COURT STRIPING ENLARGEMENT

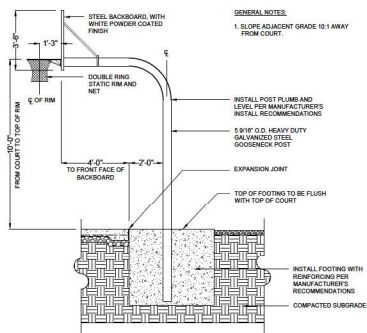
SITE DETAIL KEYNOTES		PAGE DETAIL #
(1.0)	1.1 PAVEMENTS	
	1.1 DISCOMPOSED GRANITE	L-301/1
	1.2 COMPACTED DISCOMPOSED GRANITE	L-301/2
	1.3 CONCRETE CONCRETE PAVING	L-301/4
	1.4 DECORATIVE CONCRETE PAVING TYPE A	L-301/5
	1.5 STANDARD CONCRETE PAVING TYPE B	L-301/6
	1.6 DECORATIVE CONCRETE PAVING TYPE C	L-301/7
	1.7 EXTRUDED CONCRETE HEADER	L-301/3
	1.8 CONCRETE HEADER CIP	L-301/6
	1.9 PAVED AREA UNIMPAVED W/PAVED HURD	L-301/8
	1.10 PLAYGROUND ADA ACCESS RAMP	L-301/7/8/9
	1.11 DISC GOLF Tee 19	
(2.0)	2.1 WALLS / FINISHMENTS	
	2.1 PRIMARY THRU WALL	L-302/1
	2.2 POOL FILL VENT FENCE	L-302/2
	2.3 SPLIT RAIL FENCE	L-302/5
	2.4 GARDEN WALL	L-302/3
	2.5 DECORATIVE COLUMN TYPE B	L-302/2
	2.6 GARDEN WALL COLUMN	L-302/4
	2.7 CAST IRON WALL	L-302/6
	2.8 POOL EQUIPMENT ENCLOSURE	L-302/7
	2.9 POOL GATE	L-302/2
	2.10 PLAZA STEPS	L-304/3
	2.11 RETAINING WALL	L-303/4
	2.12 PLAZA ENCLOSURE GATE	L-303/5
(3.0)	3.1 MISCELLANEOUS ELEMENTS	
	3.1 SURFACE SELECT BOUNDRERS	L-303/1/1
	3.2 DISC CENTER SIGN	L-303/1/2
	3.3 DISC GOLF ENTRY HIGHLIGHT	
	3.4 40' X 20' RAMADA	L-311/1/1/4/1/4 - L-316
	3.5 30' X 20' RAMADA	L-311/1/1/3 - L-313
	3.6 30' X 20' RAMADA	L-311/1/1/4
	3.7 12' X 40' POOL RAMADA	L-310/1/4
	3.8 BASEBALL COURT	
	3.9 DIRT VOLLEYBALL COURT	L-303/6/1 - 303/7/1
	3.10 PICKLEBALL COURT	L-303/1/5
	3.11 CORNHOLE COURT	L-303/1/5
	3.12 CORNHOLE BALL STRUT	L-303/1/5
	3.13 MAIN PARK PLAYGROUND STRUCTURE	L-307/1/2/3
	3.14 HOT SHED SALES STRUCTURE	
	3.15 ZIPLINE SHADE SALES STRUCTURE	L-319
	3.16 ZIPLINE SHADE SALES STRUCTURE	L-319
	3.17 POOL SHADE SALES STRUCTURE	L-318/1
	3.18 DISC GOLF BASKET	SEE SCHEDULE
	3.19 WOODEN LANDSCAPE BENCH	SEE SCHEDULE
	3.20 LANDSCAPE BENCH	SEE SCHEDULE
	3.21 WOODEN BENCH	SEE SCHEDULE
	3.22 TRASH RECEPTACLE	SEE SCHEDULE
	3.23 BIKE RACK	SEE SCHEDULE
	3.24 BICYCLE GRILL	SEE SCHEDULE
	3.25 RET WASTE STATION	SEE SCHEDULE
	3.26 DISC DECK SHADE	L-318/2
	3.27 TABLE TENNIS	SEE SCHEDULE
	3.28 GAME TABLE	SEE SCHEDULE
	3.29 GAME TABLE AT DISC GOLF PLAZA	L-304/1
	3.30 PEDESTRIAN BRIDGE	L-321
	3.31 AMBULANCE	SEE SCHEDULE



FRONT ELEVATION / SECTION

3 BASKETBALL POST AND GOAL 3.8

Scale: 3/8" = 1'-0"

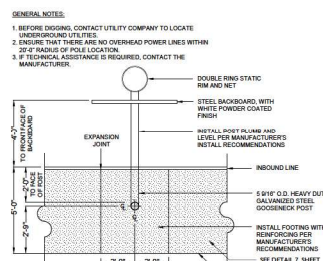


SIDE ELEVATION / SECTION

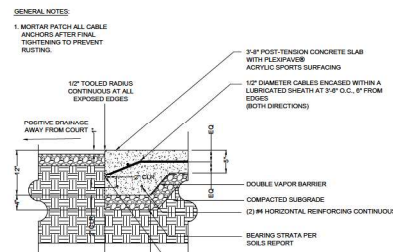
4 BASKETBALL POST AND GOAL

Scale: 3/8"=1'-0"

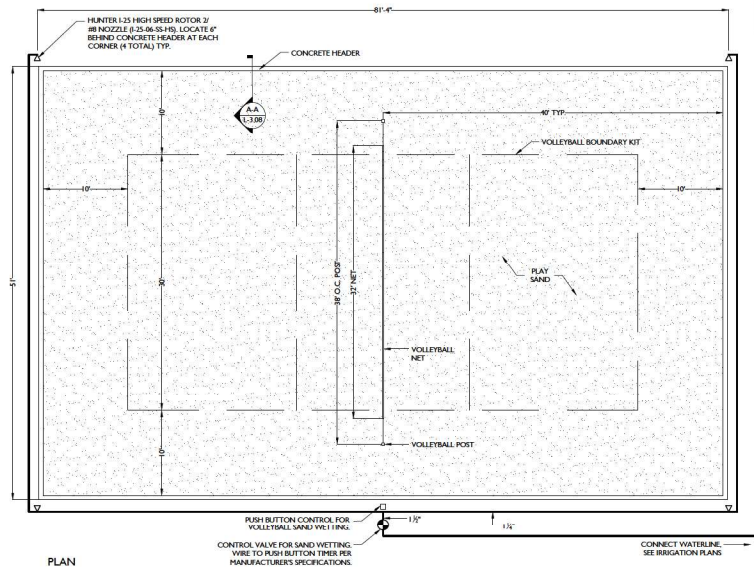
3.8



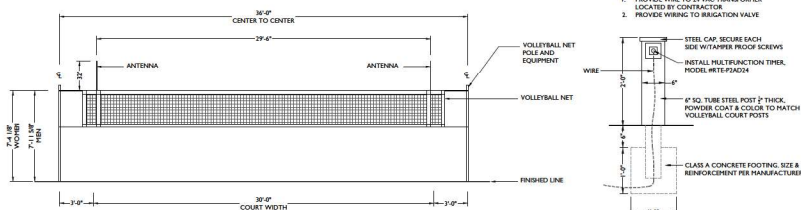
BASKETBALL POST AND GOAL
Scale: 3/8"=1'-0"



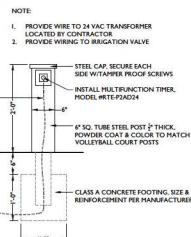
6 BASKETBALL COURT PAVING
Scale: 1"=1'-0"



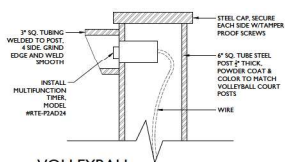
I SAND VOLLEYBALL LAYOUT



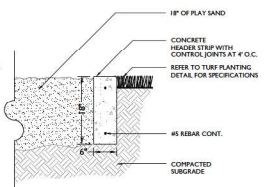
2 SAND VOLLEYBALL ELEVATION



3 VOLLEYBALL
PUSH BUTTON POST
Scale: 1"=1'-0"



4 VOLLEYBALL
PUSH BUTTON DETAIL
Scale: 3"=1'-0"



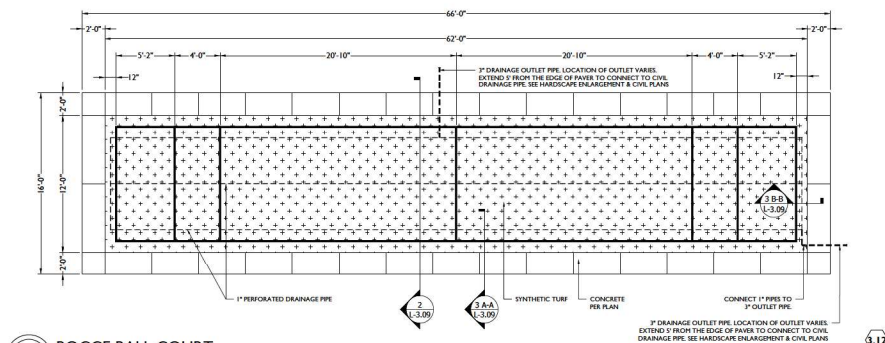
5 SAND SECTION A-A
Scale: 1"=1'-0"

VOLLEYBALL EQUIPMENT PW ATHLETICS (OAE)	
EQUIPMENT	MODEL NUMBER
POST:	2219-20P
NET:	3862-20
BOUNDARY KIT:	8370

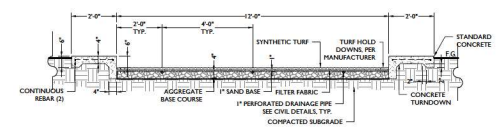
SITE DETAIL KEYNOTES

PAGE #/DETAIL #

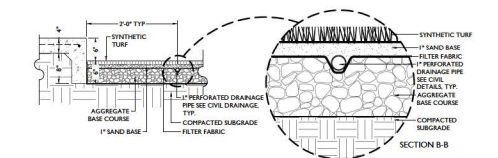
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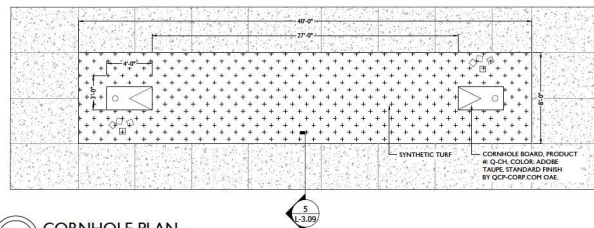
I BOCCE BALL COURT
Scale: 1/4"=1'-0"



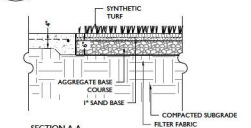
2 BOCCE BALL COURT DRAINAGE SECTION
Scale: 1/2"=1'-0"



3 BOCCE BALL COURT DRAINAGE SECTION
Scale: 1"=1'-0"



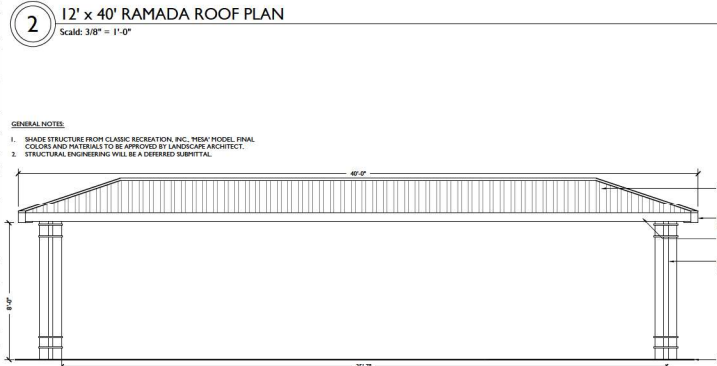
4 CORNHOLE PLAN



5 CORNHOLE SECTION

SITE DETAIL KEYNOTES		PAGE # OF TOTAL #
(1.0)	PAVEMENTS	
	1.1 COMPOSED GRADING	L-30/31
	1.2 COMPACTED DECOMPOSED GRANITE	L-30/32
	1.3 STANDARD CONCRETE PAVING	L-30/34
	1.5 DECOMPOSITIVE CONCRETE PAVING TYPE A	L-30/34
	1.5 DECOMPOSITIVE CONCRETE PAVING TYPE B	L-30/34
	1.5 DECOMPOSITIVE CONCRETE PAVING TYPE C	L-30/34
	1.7 EXTRUDED CONCRETE HEADER	L-30/33
	1.8 CONCRETE HEADER CRIP	L-30/36
	1.9 PLAZA UNFINISHED W/PAVILION RAMP	L-30/36
	1.10 PLAYGROUND ADA ACCESS RAMP	L-30/36/38
	1.11 CONCRETE TIE PAD	L-30/37/38
(2.0)	WALLS / FINISHMENTS	
	2.1 PRIMARY THRESH WALL	L-30/21
	2.2 POOL FILL VENT FENCE	L-30/21
	2.3 SPLIT RAIL FENCE	L-30/25
	2.4 BRICK WALL	L-30/25
	2.5 DECOMPOSITIVE COLUMN TYPE B	L-30/22
	2.6 GARDEN WALL COLUMNS	L-30/24
	2.8 CAST SEAT WALL	L-30/28
	2.8 POOL EQUIPMENT ENCLOSURE	L-30/28
	2.9 POOL GATE	L-30/32
	2.10 PLAZA STEPS	L-30/43
	2.11 RETAINING WALL	L-30/34
	2.12 REFUSE ENCLOSURE GATE	L-30/34
(3.0)	MISCELLANEOUS ELEMENTS	
	3.1 SURFACE SELECTION BOUNDERS	L-30/31/1
	3.2 PLASTIC CONCRETE SIGN	L-30/32
	3.3 DRIVE GOLF CART ENTRY HIGHLIGHT	L-30/32
	3.4 40' RAMADA	L-31/34/31/41 - L-31/36
	3.5 30' x 20' RAMADA	L-31/34/31/41 - L-31/33
	3.6 20' x 20' RAMADA	L-31/34
	3.7 40' POOL RAMADA	L-30/31/4
	3.8 BASKETBALL COURT	L-30/36/1-6/30/37
	3.9 VOLLEYBALL COURT	L-30/36/1-6/30/37
	3.10 PICKLEBALL COURT	L-30/37-5
	3.11 BUNGLE COURT	L-30/39-5
	3.12 BOCCIE BALL COURT	L-30/39/1,2,5
	3.13 HARK PARK PLAYGROUND STRUCTURE	L-31/7
	3.14 LOT SHADE SAIL STRUCTURE	L-31/7
	3.15 ZIPLINE SHADE SAIL STRUCTURE	L-31/9
	3.16 HANGING SHADE SAIL STRUCTURE	L-31/9
	3.17 POOL SHADE SAIL STRUCTURE	L-31/38/1
	3.18 DRIVE GOLF RACK	SEE SCHEDULE
	3.19 GOLFERS LANDSCAPE BENCH	SEE SCHEDULE
	3.20 LANDSCAPE BENCH	SEE SCHEDULE
	3.21 PLANE TABLE	SEE SCHEDULE
	3.22 TRASH RECEPTACLE	SEE SCHEDULE
	3.23 DRIVE RACK	SEE SCHEDULE
	3.24 BARBEQUE GRILL	SEE SCHEDULE
	3.25 PET WASTE STATION	SEE SCHEDULE
	3.26 POOL DECK SHADE	L-31/8/2
	3.27 TABLE TENNIS	SEE SCHEDULE
	3.28 PLANE TABLE	SEE SCHEDULE
	3.29 CRIP TABLE AT DRIVE GOLF PLAZA	L-30/44
	3.30 PEDESTIAN BRIDGE	L-31/7
	3.31 UMBRELLA	L-31/7

Aug 28, 2020 12:21pm \\FPS-M16-F501\\SUAGED\\Projects\\2018\\18-212\\Underscope\\Drawings\\Construction Documents\\Phase 1A Park\\18-212 - P1A Park - L-3.10_Ramada.dwg



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Page 10 of 10

ITEM	COLOR & MANUFACTURER
COLOR A (SMOOTH CMU)	SMOOTH VERTICAL SCORE CMU SUPERLITE, COLOR SW7028 TANT TAUPE BY SHERWIN WILLIAMS, OCS
COLOR B (SPRIT FACE BLOCK)	SPRIT FACE CMU, BY SUPERLITE, COLOR SW9739 VERTICAL TAUPE BY SHERWIN WILLIAMS, OCS
COLOR C (STEEL SIGN LETTERING)	POWDER COATED TO MATCH COLOR: RAU016 MAHOGANY BROWN BY SHERWIN WILLIAMS, OCS
COLOR D (PRECAST CONCRETE)	INTEGRAL, COLOR: ANTLER TAN BY MESA PRECAST CONCRETE
COLOR G (H1412)	POWDER COAT H1412 RAL 7019 (AUST. BUNKA)
COLOR H (SONORA BLOCK CMU)	SONORA BLOCK BY SUPERLITE, COLOR SW 7039 VERTICAL TAUPE BY SHERWIN WILLIAMS, OCS
STONE VENER	EURO FLUO, COLOR: TIMBERLAKE BY CORONADO STONE OCS - 25' PLANT BRUSHED GROUT, COLOR: COMBES COLOR BY CORONADO STONE

GENERAL NOTES:
1. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.

NOTES:

1. UNLESS THIS SHEET IS ALSO SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA THE INFORMATION FOR ALL WALLS, COLUMNS AND STRUCTURES ILLUSTRATED ON THIS PLAN IS FOR REFERENCE ONLY & IS UNLESS SEPARATE PERMIT.
2. STRUCTURAL PLANS SHALL BE PROVIDED BY OTHERS TO THE OWNER. STRUCTURAL PLANS, DETAILS, DIAGRAMS AND CALCULATIONS SHALL BE PREPARED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA FOR ALL WALL, COLUMNS AND STRUCTURES ILLUSTRATED ON THIS PLAN. THIS ENGINEERING INFORMATION WILL BE SUBMITTED TO THE CITY OF TUCSON FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
3. ALL SIGNAGE BROUERS A SEPARATE PERMIT.

PAGE #/DETAIL

1.0	PAVEMENTS	
	1.1 COMPOSED GRANITE	L-30/11
	1.2 COMPACTED DECOMPOSED GRANITE	L-30/12
	1.3 COMPACTED CONCRETE PAVING	L-30/13
	1.4 DECORATIVE CONCRETE PAVING TYPE A	L-30/14
	1.5 DECORATIVE CONCRETE PAVING TYPE B	L-30/15
	1.6 DECORATIVE CONCRETE PAVING TYPE C	L-30/16
	1.7 EXTRUDED CONCRETE HEADER	L-30/17
	1.8 CONCRETE HEADER CURB	L-30/18
	1.9 FLAT AREA ENGINEERING WALK/BIKE RAMP	L-30/19
	1.10 PLAYGROUND ADA ACCESS RAMP	L-30/20
	1.11 DRG GOLF TEED PIA	L-30/19/10
2.0	WALLS & FENCINGS	
	2.1 BRICK TIE WALL	L-30/21
	2.2 POOL FILL VIEW FENCE	L-30/22
	2.3 SPLIT RAIL FENCE	L-30/23
	2.4 GARDEN WALL	L-30/23
	2.5 DECORATIVE COLUMN TYPE A	L-30/24
	2.6 GARDEN WALL COLUMN	L-30/24
	2.7 CHU STAIN WALL	L-30/26
	2.8 POOL EQUIPMENT ENCLOSURE	L-30/27
	2.9 POOL GATE	L-30/28
	2.10 PLAZA STEPS	L-30/40
	2.11 RETAINING WALL	L-30/34
	2.12 REFUSE ENCLOSURE GATE	L-30/35
3.0	MISCCELLANEOUS	
	3.1 SURFACE SELECT BOLDERS	L-30/41/1
	3.2 AQUATIC CENTER SIGN	L-30/41/2
	3.3 LAWN GOLF CART DRIVE	L-30/41/3
	3.4 30' x 40' RAMADA	L-31/1 & L-14.1-16
	3.5 30' x 20' RAMADA	L-31/1 & L-14.1-17
	3.6 30' x 20' RAMADA	L-31/1/14
	3.7 40' POOL RAMADA	L-31/14/1
	3.8 BASKETBALL COURT	L-30/41/6 & L-30/41/7
	3.9 SAND VOLLEYBALL COURT	L-30/41/5
	3.10 PICKLEBALL COURT	L-30/41/5
	3.11 CORNHOLE COURT	L-30/41/5
	3.12 BOCCIE BALL COURT	L-30/41/5
	3.13 MAIN PARK PLAYGROUND STRUCTURE	L-30/17
	3.14 HOT SHED STRUCTURE	L-30/17
	3.15 ZIPLINE SHADE SAIL STRUCTURE	L-31/9
	3.16 SWING SHADE SAIL STRUCTURE	L-31/9
	3.17 POOL SHADE SAIL STRUCTURE	L-31/9
	3.18 DRG LANDSCAPE	SEE SCHEDULE
	3.19 BACKLUSH LANDSCAPE BENCH	SEE SCHEDULE
	3.20 GARDEN BENCH	SEE SCHEDULE
	3.21 PORCH TABLE	SEE SCHEDULE
	3.22 TRASH RECEPTACLE	SEE SCHEDULE
	3.23 BIKI RACK	SEE SCHEDULE
	3.24 BARBEQUE CIRCLE	SEE SCHEDULE
	3.25 PET WASTE STATION	SEE SCHEDULE
	3.26 POOL DECK SHADE	L-31/80
	3.27 TABLE TENNIS	SEE SCHEDULE
	3.28 GAME TABLE	SEE SCHEDULE
	3.29 GAME TABLE AT DRG GOLF PLAZA	SEE SCHEDULE
	3.30 PEDESTRIAN BRIDGE	L-31/21
	3.31 POOL LIMBELLIA	L-31/21
	3.32 POOL LIMBELLIA	SEE SCHEDULE

ID	ITEM	MODEL & MANUFACTURER
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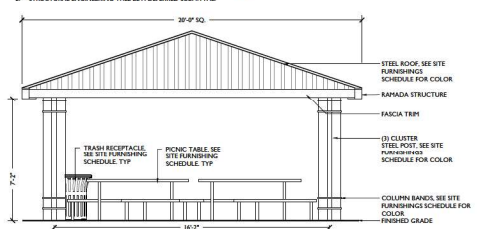
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SEE FULL SITE FURNISHING SCHEDULE ON SHEET L-0.02 FOR MORE INFORMATION

Scald: $3/8" = 1'-0"$

GENERAL NOTES:

1. SHADE STRUCTURE FROM CLASSIC RECREATION, INC., 'MESA' MODEL. FINISH COLORS AND MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. STRUCTURAL ENGINEERING WILL BE A DEFERRED SUBMITTAL.

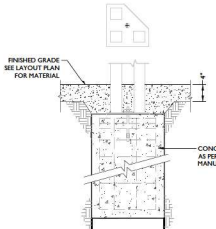


Scale: $3/8" = 1'-0"$

Scale: 3/8" = 1'-0"

NOTES:

1. FINAL FOOTING SIZE SHOULD BE DETERMINED BY A STRUCTURAL ENGINEER AND IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO OBTAIN ONE.
2. FOOTING MATERIAL AND INSTALLATION SHALL BE BY THE GENERAL CONTRACTOR.
3. DETAIL INTENT TO ILLUSTRATE RAMADA SLAB & FOOTING RELATIONSHIP. DETAIL IS FOR REFERENCE AND BIDDING PURPOSES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS.

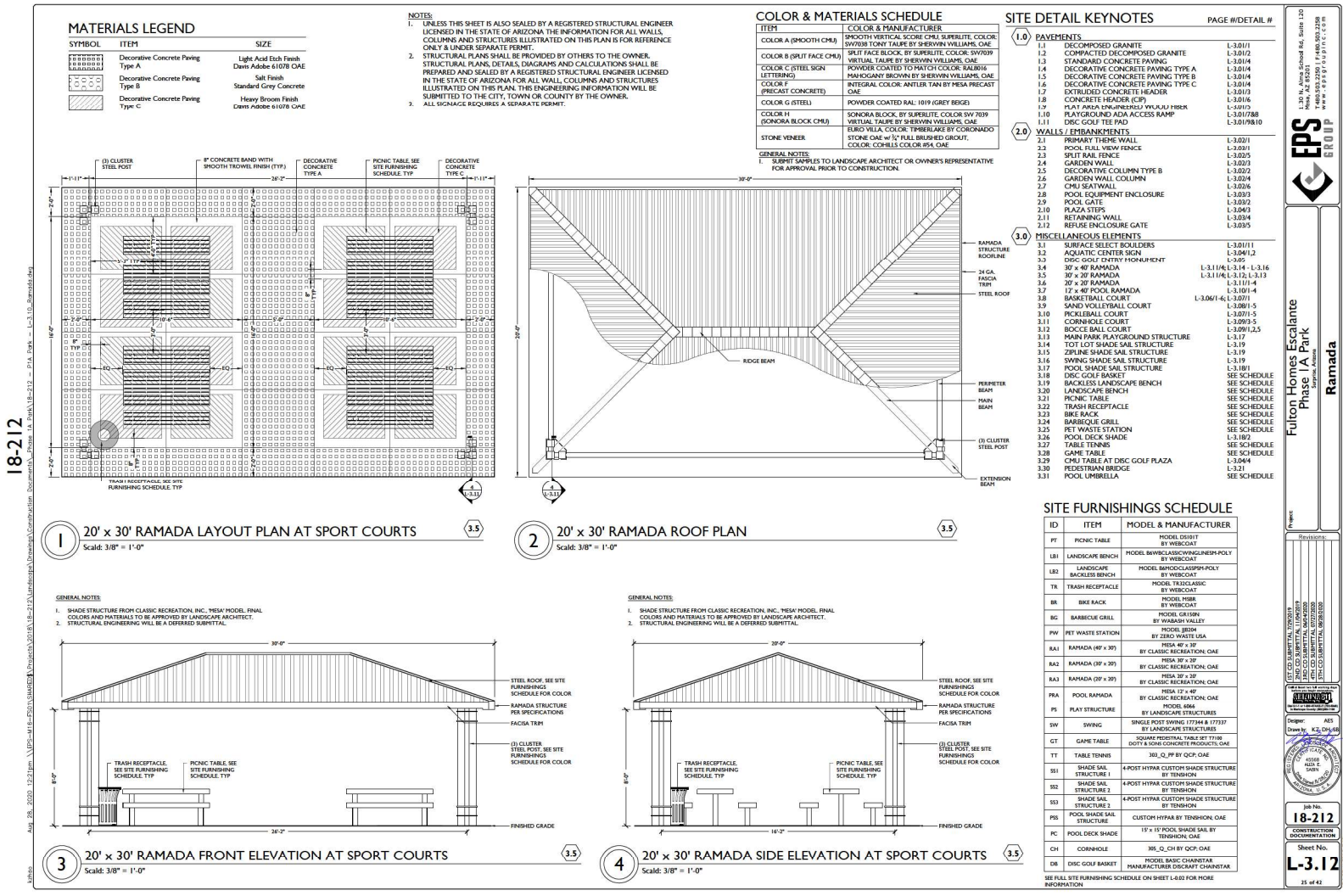


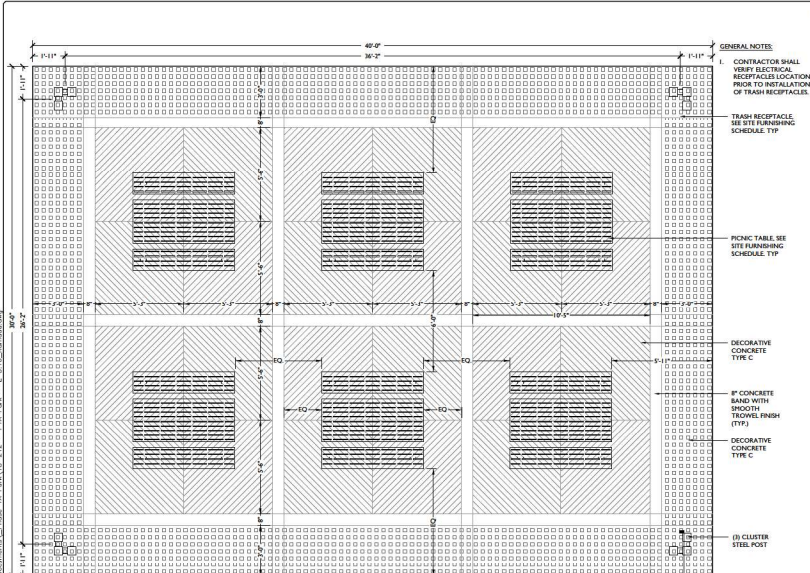
Scale: $3/4" = 1'-0"$

SYMBOL	ITEM
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	Decorated Granite Color "Copper Canyon Brown" OAE	1" Screened
	Stabilized Decorated Granite Color "Copper Canyon Brown" OAE	2" Depth, Min.
	Concrete Rock Color "Copper Canyon Brown" OAE	1/4" Min.
	Standard Concrete Paving	4" Compacted Depth
	Grouted Rip Rap	1" - 3" 4" Depth, Min.
	Decorative Concrete Paving Type A	See Civil
	Decorative Concrete Paving Type B	Light Acid Etch Finish Chem. Admix 4:1078 OAE
	Decorative Concrete Paving Type C	Salt Finish Standard Grp. 4:1078 OAE
	Engineered Wood Fiber Mulch	Heavy Bromfen 4:1078 OAE
	Synthetic Turf	
	Cymodon dactylon "Midiron"	Midiron Soil
	Pool Deck	Color: Pacific Sand by Xcel Surfaces
	Landscape Wood Strip (Extruded)	6" x 6"
	Concrete Header (Cast in Place)	6" x 12"

18-212



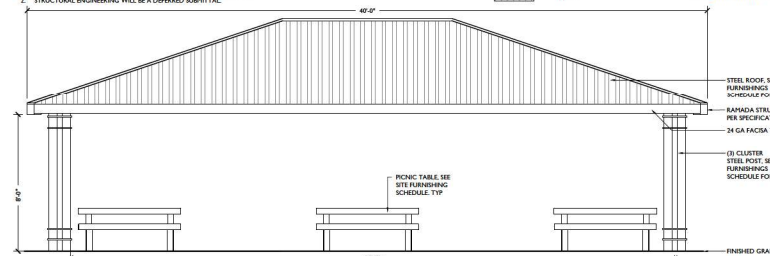


30' x 40' RAMADA AT TOT LOT AREA LAYOUT PLAN
Scale: 3/8" = 1'-0"

MATERIALS LEGEND		
SYMBOL	ITEM	SIZE
	Decorative Concrete Paving Type A	Light Acid Etch Finish Davis Adobe 61078 OA
	Decorative Concrete Paving Type B	Salt Finish Standard Grey Concrete
	Decorative Concrete Paving Type C	Heavy Broom Finish Davis Adobe 61078 OA

GENERAL NOTES:

1. SHADE STRUCTURE FROM CLASSIC RECREATION, INC., "MESA" MODEL FIN COLORS AND MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. STRUCTURAL ENGINEERING WILL BE A DEFERRED SUBMITTAL.



2 30' x 40' RAMADA AT TOT LOT AREA FRONT ELEVATION
Scale: 3/8" = 1'-0"

COLOR & MATERIALS SCHEDULE	
ITEM	COLOR & MANUFACTURER
COLOR A (SMOOTH CHL)	SMOOTH THERMAL SCORE CHL, SUPERLITE, COLOR SW7038 TONY TAUP; BY SHERWIN WILLIAMS, OR
COLOR B (SPILT FAIR CHL)	SPILT FAIR TAUP; BY SHERWIN WILLIAMS, OR
COLOR C (SPILT FAIR CHL)	VIRTUAL TAUP; BY SHERWIN WILLIAMS, OR
COLOR C (TEXT. SIGN LETTERING)	POWDER COATED TO MATCH COLOR: RAUB16
COLOR D (PRECAST CONCRETE)	HONEYBROWN BROWN BY SHERWIN WILLIAMS, OR
COLOR E (PRECAST CONCRETE)	INTEGRAL COLOR: ANTLER TAU BY MESA PRECAST
COLOR G (STELS)	POWDER COATED: RAL 19 (GREY BEIGE)
COLOR H (SONORA BROWN)	SONORA BROWN; BY SUPERLITE, COLOR SW 7039
COLOR I (SONORA BROWN)	VIRTUAL TAUP; BY SHERWIN WILLIAMS, OR
COLOR J (SONORA BROWN)	EURO VITAL; COLOR: TIMBERLAK; BY CORONADO
STONE VENEER	STONE ONE w/ 1/2" PLAIN BRUSHED GROUT, 1/2" SQUARE, 1/2" THICK, 1/2" HIGH

GENERAL NOTES:

1. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.

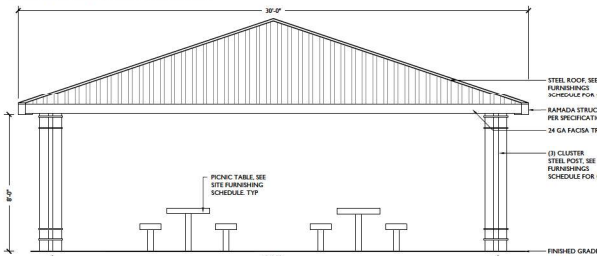
SITE FURNISHINGS SCHEDULE

ID	ITEM	MODEL & MANUFACTURER
PT	NOSE	MODEL 000000 BY WILCOAT
LI	LONGCARE BENCH	MODEL BAYVIEW/LEGACIES POLY BY WILCOAT
LI	BARCEL BENCH	MODEL MONTAGNA/LEGACIES POLY BY WILCOAT
TR	TRASH RECEPTACLE	MODEL TRJ35C/BLACK BY WILCOAT
BR	BIKE RACK	MODEL BR88 BY WILCOAT
BB	BARBECUE GRILL	MODEL GR-515N BY WILCOAT
FW	FEET WASTEBASKET	MODEL BR88A BY WILCOAT
RAJ	RAMP (48" X 30")	BY ZERO WASTE TEAM
RAJ	RAMP (36" X 30")	BY CLASSIC RECREATION, ONE
RAJ	RAMP (36" X 24")	BY CLASSIC RECREATION, ONE
RAJ	RAMP (48" X 24")	BY CLASSIC RECREATION, ONE
PRA	POOL (10' X 20")	BY CLASSIC RECREATION, ONE
PJ	PLAY STRUCTURE	MODEL 666A BY LAND LARKS
SW	SWING	SINGLE POST LANEWAY 177337 BY LAND LARKS
CT	CAGE TABLE	SQUARE FOLDING TABLE 7135 BY LAND LARKS
TT	TABLE TENNIS	302_30_T BY CCP, ONE
SH1	SHADE SLAT STRUCTURE 1	4-POST HYPER CUSTOM SHADE STRUCTURE BY TENDRON
SH2	SHADE SLAT STRUCTURE 2	BY LAND LARKS
SH3	SHADE SLAT STRUCTURE 3	4-POST HYPER CUSTOM SHADE STRUCTURE BY TENDRON
PCS	POOL CUSHION, SLAT STRUCTURE	CUSTOM HYPER BY TENDRON, ONE
PC	POOL DECK SHADE	15' X 15' POOL SHADE SLAT BY TENDRON
CB	COIN CARRIER	MODEL 205_24 CH BY CCP, ONE
DC	DEC. GOLF BASKET	MODEL BASK, CHANTIER MANUFACTURING BY CHANTIER

SEE FULL SITE FURNISHING SCHEDULE ON SHEET L-0.02 FOR MORE INFORMATION

GENERAL NOTES:

1. SHADE STRUCTURE FROM CLASSIC RECREATION, INC., "MESA" MODEL. FINISH COLORS AND MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. STRUCTURAL ENGINEERING WILL BE A DEFERRED SUBMITTAL.



3 30' x 40' RAMADA AT TOT LOT AREA SIDE ELEVATION
Scale: 3/8" = 1'-0"

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

- | | | |
|------|-----------------------------------|----------------------------------|
| 1.0 | PAYMENTS | |
| 1.1 | DECOMPOSED GRANITE | L-30/1/1 |
| 1.2 | COMPACTED DECOMPOSED GRANITE | L-30/1/2 |
| 1.3 | STANDARD CONCRETE PAVING | L-30/1/3 |
| 1.4 | DECORATIVE CONCRETE PAVING TYPE A | L-30/1/4 |
| 1.5 | DECORATIVE CONCRETE PAVING TYPE B | L-30/1/5 |
| 1.6 | DECORATIVE CONCRETE PAVING TYPE C | L-30/1/6 |
| 1.7 | DETRIOTED CONCRETE HEADER | L-30/1/7 |
| 1.8 | CONCRETE HEADER CP | L-30/1/8 |
| 1.9 | FLAT AREA ENGINEERED WALK/DRIVE | L-30/1/9 |
| 1.10 | PORTUGUESE ADA ACCESS RAMP | L-30/1/10 |
| 1.11 | DISC GOLF PUTT | L-30/1/10/10 |
| 2.0 | WALLS / PERIMENTERS | |
| 2.1 | PRIMARY TIE WALL | L-30/2/1 |
| 2.2 | POOL FILL VIEW FENCE | L-30/2/2 |
| 2.3 | SPIT RAIL FENCE | L-30/2/3 |
| 2.4 | GARDEN WALL | L-30/2/4 |
| 2.5 | DECORATIVE COLUMN TYPE B | L-30/2/5 |
| 2.6 | GARDEN WALL COLUMN | L-30/2/6 |
| 2.7 | CHU STALL WALL | L-30/2/6 |
| 2.8 | POOL EQUIPMENT ENCLOSURE | L-30/2/7 |
| 2.9 | POOL GATE | L-30/2/8 |
| 2.10 | SLIP STEPS | L-30/2/9 |
| 2.11 | RETAINING WALL | L-30/2/10 |
| 2.12 | REFUSE ENCLOSURE GATE | L-30/2/11 |
| 3.0 | MISC. LANDSCAPE UTILITIES | |
| 3.1 | SURFACE SETTLED BOLLARDS | L-30/3/1/1 |
| 3.2 | AQUATIC CENTER SIGN | L-30/3/1/2 |
| 3.3 | DISC GOLF CENTER MONUMENT | L-30/3/1/3 |
| 3.4 | 30' x 40' RAMADA | L-30/3/1/4 L-30/3/1/5 |
| 3.5 | 30' x 20' RAMADA | L-30/3/1/4 |
| 3.6 | 30' x 40' POOL RAMADA | L-30/3/1/4 |
| 3.7 | 30' x 40' POOL RAMADA | L-30/3/1/4 |
| 3.8 | BASKETBALL COURT | L-30/3/1/6 L-30/3/1/6 L-30/3/1/6 |
| 3.9 | SAND VOLLEYBALL COURT | L-30/3/1/5 |
| 3.10 | POCKLEBALL COURT | L-30/3/1/5 |
| 3.11 | CORNHOLE COURT | L-30/3/1/5 |
| 3.12 | DISC GOLF BALL | L-30/3/1/5 |
| 3.13 | MAN PARK PLAYGROUND STRUCTURE | L-30/3/1/5 |
| 3.14 | 10' SHADE SLAT STRUCTURE | L-30/3/1/5 |
| 3.15 | ZEPHINE SHADE SLAT STRUCTURE | L-30/3/1/5 |
| 3.16 | SHWING SHADE SLAT STRUCTURE | L-30/3/1/5 |
| 3.17 | POOL SHADE SLAT STRUCTURE | L-30/3/1/5 |
| 3.18 | DISC GOLF BENCH | SEE SCHEDULE |
| 3.19 | WOODS LANDSCAPE BENCH | SEE SCHEDULE |
| 3.20 | LANDSCAPE BENCH | SEE SCHEDULE |
| 3.21 | TRUNC BENCH | SEE SCHEDULE |
| 3.22 | TRASH RECEPTACLE | SEE SCHEDULE |
| 3.23 | BIKE RACK | SEE SCHEDULE |
| 3.24 | BARBECUE CIRCLE | SEE SCHEDULE |
| 3.25 | PET WASTE STATION | SEE SCHEDULE |
| 3.26 | DISC DECK SHADE | L-30/3/1 |
| 3.27 | TABLE TENNIS | SEE SCHEDULE |
| 3.28 | GAME TABLE | L-30/3/1 |
| 3.29 | TABLE AT DISC GOLF PLAZA | L-30/3/1 |
| 3.30 | PEDESTRIAN BRIDGE | L-30/3/1 |
| 3.31 | TRAIL BRIDLE | SEE SCHEDULE |

NOTE

1. UNLESS THIS SHEET IS ALSO SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA THE INFORMATION FOR ALL WALLS, COLUMNS AND STRUCTURES ILLUSTRATED ON THIS PLAN IS FOR REFERENCE ONLY & UNDER SEPARATE PERMIT.
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3. ALL SIGNAGE REQUIRES A SEPARATE PERMIT.

Aug 28, 2020 12:21pm \\PS-M16-F501\SNA057\Projects\2018\18-212\Underscope\Drawings\Construction Documents_Phase 1A Park\18-212 - P1A Park - L-3.10_Ramada.dwg



SITE DETAIL KEYNOTES

[illegible]

COLOR & MATERIALS

FACTURE	Revisions
BY SUPERLITE, COLOR: SW7039 SHERWIN WILLIAMS, OAE TO MATCH COLOR: RAL8016 IN BY SHERWIN WILLIAMS, OAE ANTLER TAN BY MESA PRECAST RAL: 1019 (GRAY BEIGE) BY SUPERLITE, COLOR SW 7039 SHERWIN WILLIAMS, OAE R: TIMBERLAKE BY CORONADO BLACK BRUSHED GROUT, COLOR #54, OAE	1ST CD SUBMITTAL 1/20/2019 2ND CD SUBMITTAL 1/14/2019 3RD CD SUBMITTAL 01/27/2020 4TH CD SUBMITTAL 06/26/2020

Designer: AES
Drawn by: KZ, DH, S

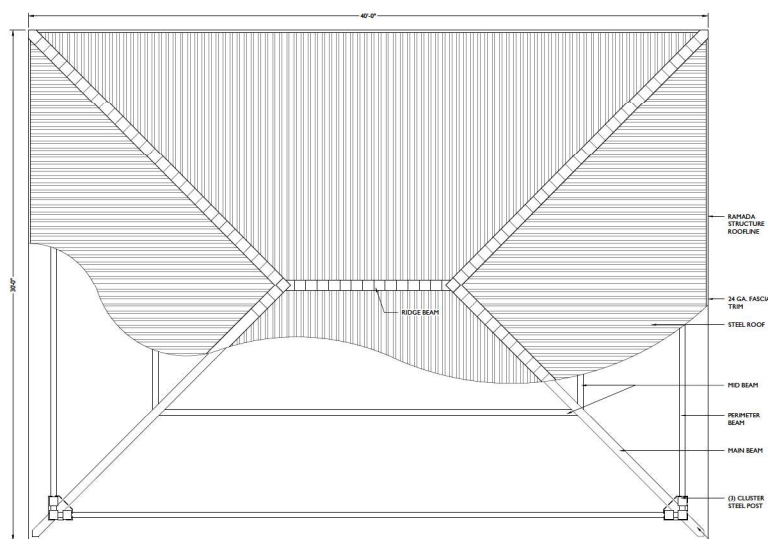
SIZE

Light Acid Etch Finish
Davis Adobe 61078 OAE

Salt Finish
Standard Grey Concrete

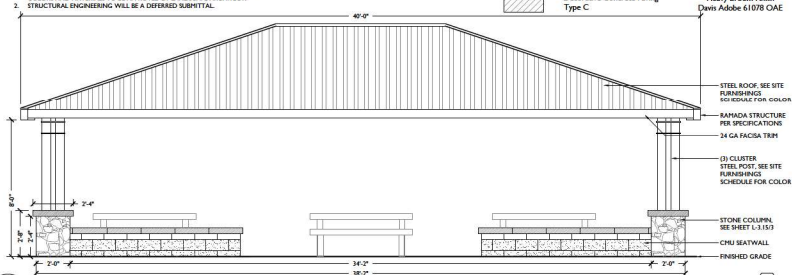
Heavy Broom Finish
Davis Adobe 61078 OAE


Job No.
18-212
CONSTRUCTION DOCUMENTATION



30' x 40' RAMADA ROOF PLAN
Scale: 3/8" = 1'-0"

MATERIALS LEGEND		
SYMBOL	ITEM	SIZE
	Decorative Concrete Paving Type A	Light Acid Etch Finish Davis Adobe 61078 OAE
	Decorative Concrete Paving Type B	Salt Finish Standard Grey Concrete
	Decorative Concrete Paving Type C	Heavy Broom Finish Davis Adobe 61078 OAE



2 30' x 40' RAMADA AT EVENT PLAZA FRONT ELEVATION
Scale: 3/8" = 1'-0"

COLOR & MATERIALS SCHEDULE	
ITEM	COLOR & MANUFACTURER
COLOR A (SMOOTH CMU)	SMOOTH VERTICAL SCORE CMU, SUPERLITE, COLOR SW7090 TONY TAUPÉ BY SHERWIN WILLIAMS, OAE
COLOR B (SPILT FACE CMU)	SPLIT FACE BLOCK, BY SUPERLITE, COLOR: SW7079 VERTICAL TAUPÉ BY SHERWIN WILLIAMS, OAE
COLOR C (STEEL SIGN LETTERING)	POWDER COATED TO MATCH COLOR RAU1816 BY MAQUANT BROWN BY SHERWIN WILLIAMS, OAE
COLOR F (PRECAST CONCRETE)	INTEGRAL COLOR: ANTLER TAN BY MESA PRECAST OAE
COLOR G (STEEL)	POWDER COATED RAL: 1019 (GREY BEIGE)
COLOR H (SONORA BLOCK CMU)	SONORA BLOCK, BY SUPERLITE, COLOR SW 7039 VERTICAL TAUPÉ BY SHERWIN WILLIAMS, OAE
	EURO VILLA, COLOR: TIMBERLAK BY CORONADO OAE - #17 RAL BRUSSELS GROUT, COLOR: CHILLS COLOR #54, OAE
STONE VENEER	

GENERAL NOTES:
I. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.

SITE FURNISHINGS SCHEDULE

[illegible]

SEE FULL SITE FURNISHING SCHEDULE ON SHEET L-0.02 FOR MORE INFORMATION

GENERAL NOTES:

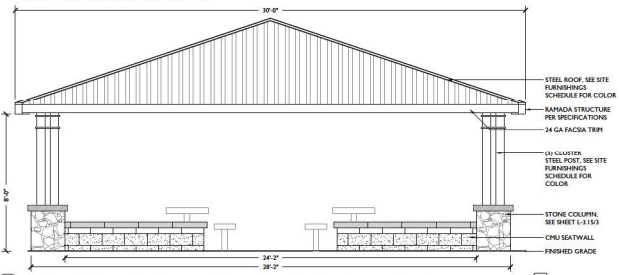
1. SHADE STRUCTURE FROM CLASSIC RECREATION, INC. "MESA" MODEL. COLORS AND MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. STRUCTURAL ENGINEERING WILL BE A DEFERRED SUBMITTAL.

SITE DETAIL KEYNOTES

1.0	PAYMENTS		
1.1	DECOMPOSED GRANITE	L-30101	
1.2	COMPACTED CONCRETE GRANITE	L-30102	
1.3	STANDARD CONCRETE PAVING	L-30104	
1.4	DECORATIVE CONCRETE PAVING TYPE A	L-30104	
1.5	DECORATIVE CONCRETE PAVING TYPE B	L-30104	
1.6	DECORATIVE CONCRETE PAVING TYPE C	L-30104	
1.7	CONCRETE PAVING TYPE D	L-30104	
1.8	CONCRETE HEADER (CP)	L-30106	
1.9	CP AREA DRIVERS/PEDESTRIAN WALKER	L-30107	
1.10	PLAYGROUND ADA ACCESS RAMP	L-30178/80	
1.11	DRG: GOLF TEE PAD	L-30178/80	
2.0	WALLS		
2.1	PRIMARY THEME WALL	L-30201	
2.2	WALL NEW FENCE	L-30202	
2.3	SPLIT RAIL FENCE	L-30205	
2.4	GARDEN WALL	L-30207	
2.5	DECORATIVE COLUMN TYPE B	L-30207	
2.6	GARDEN WALL COLUMN	L-30204	
2.7	POOL SEAT WALL	L-30204	
2.8	POOL EQUIPMENT ENCLOSURE	L-30303	
2.9	POOL GATE	L-30303	
2.10	PLAZA STEPS	L-30403	
2.11	RETAINING WALL	L-30304	
2.12	RETAINING EMBANKMENT	L-30305	
3.0	FISCCELLANEOUS ELEMENTS		
3.1	SURFACE SELECT BOUNDERS	L-30311	
3.2	PLASTIC CENTER SIGN	L-30312	
3.3	DRG: GOLF ENTRY HIGHLIGHT	L-30311	
3.4	15' x 30' RAMADA	L-31311/L-3132/L-3136	
3.5	30' x 20' RAMADA	L-31311/L-3132/L-3133	
3.6	15' x 20' RAMADA	L-31311/L-3132	
3.7	12' x 40' POOL RAMADA	L-31307-1	
3.8	BASKETBALL COURT	L-30361/L-313071	
3.9	AND VOLLEYBALL COURT	L-30361-5	
3.10	POCKLEBALL COURT	L-30370-5	
3.11	CONCRETE COURT	L-30390-5	
3.12	BOCCIE BALL COURT	L-30391/25	
3.13	POOL PARK PLAYGROUND STRUCTURE	L-30391	
3.14	TOYING LOT SHADE STRUCTURE	L-31307	
3.15	ZIPLINE SHADE SA STRUCTURE	L-3139	
3.16	SHADE SHADE SA STRUCTURE	L-3139	
3.17	POOL SHADE SA STRUCTURE	L-31381	
3.18	GOLF BAGS	L-31381	
3.19	BACKSLIP LANDSCAPE BENCH	SEE SCHEDULE	
3.20	LANDSCAPE BENCH	SEE SCHEDULE	
3.21	PONIC TABLE	SEE SCHEDULE	
3.22	TRASH RECEPTACLE	SEE SCHEDULE	
3.23	BACK STAGE	SEE SCHEDULE	
3.24	BARBECUE GRILL	SEE SCHEDULE	
3.25	WATER STATION	SEE SCHEDULE	
3.26	POOL DECK SHADE	L-31382	
3.27	TABLE TENNIS	SEE SCHEDULE	
3.28	GAME TABLE	L-31321	
3.29	CHU TABLE AT DRG GOLF PLAZA	L-30404	
3.30	RESTRICTION BRIDGE	L-30404	
3.31	POOL UMBRELLA	SEE SCHEDULE	

NOTES:

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3. ALL SIGNAGE REQUIRES A SEPARATE PERMIT.



3 30' x 40' RAMADA AT EVENT PLAZA SIDE ELEVATION
Scale: 3/8" = 1'-0"

18-212

Aug. 26, 2020 12:22 PM N:\Drawings\18-212 Escalante\18-212 Escalante.dwg User: jgallan Date: 8/26/2020 Time: 12:22 PM Plot: 18-212 Escalante.dwg



Escalante 1A
11/7/19 01-04-01 • 10.15.2019
landscape structures
exerplay

SITE DETAIL KEYNOTES

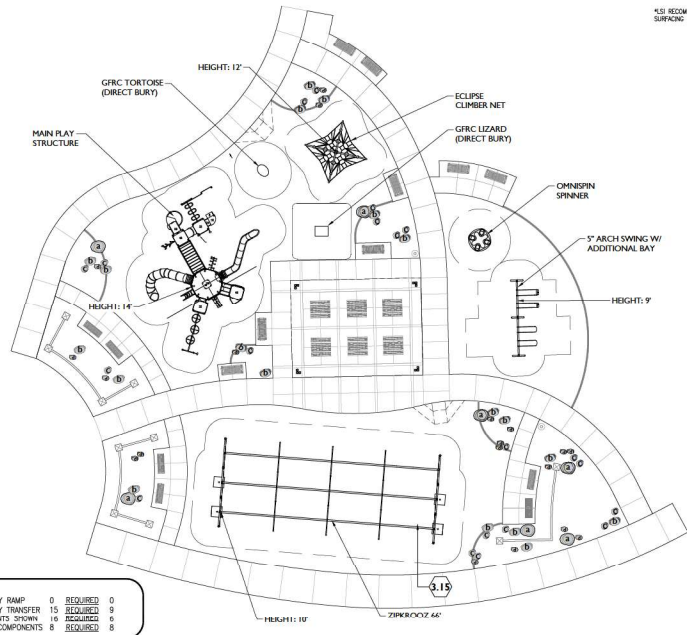
ITEM	DESCRIPTION	PAGE #	DETAIL #
1.0	PAVEMENTS		
1.1	COMPACTED DECOMPOSED GRANITE	L-3.01/1	
1.2	STANDARD CONCRETE PAVING	L-3.01/2	
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-3.01/3	
1.4	DECORATIVE CONCRETE PAVING TYPE B	L-3.01/4	
1.5	DECORATIVE CONCRETE PAVING TYPE C	L-3.01/5	
1.6	EXTRUDED CONCRETE HEADER	L-3.01/6	
1.7	CONCRETE HEADERS (CIP)	L-3.01/7	
1.8	PLAY AREA ENGINEERED WOOD FIBER	L-3.01/8	
1.9	PLAYGROUND ADA ACCESS RAMP	L-3.01/9	
2.0	WALLS / EMBANKMENTS		
2.1	PRIMARY THEME WALL	L-3.02/1	
2.2	POOL FULL VIEW FENCE	L-3.02/2	
2.3	PLUT RAIL FENCE	L-3.02/3	
2.4	GARDEN WALL	L-3.02/4	
2.5	DECORATIVE COLUMN TYPE B	L-3.02/5	
2.6	GARDEN WALL COLUMN	L-3.02/6	
2.7	CMU SEATWALL	L-3.02/7	
2.8	POOL EQUIPMENT ENCLOSURE	L-3.02/8	
2.9	POOL GATE	L-3.02/9	
2.10	PLAZA STEPS	L-3.03/1	
2.11	RETAINING WALL	L-3.03/2	
2.12	REFUSE ENCLOSURE GATE	L-3.03/3	

3.0	MISCELLANEOUS ELEMENTS		
3.1	SURFACE SELECT BOULDERS	L-3.04/1	
3.2	AQUATIC CENTER SIGN	L-3.04/2	
3.3	DISC GOLF ENTRY MONUMENT	L-3.04/3	
3.4	30' x 40' RAMADA	L-3.11/1-L-3.11-4	
3.5	30' x 30' RAMADA	L-3.11/1-L-3.11-3	
3.6	20' x 20' RAMADA	L-3.11/1-4	
3.7	12' x 40' POOL RAMADA	L-3.10/1-4	
3.8	BASKETBALL COURT	L-3.06/1-4	
3.9	SAND VOLLEYBALL COURT	L-3.06/1-5	
3.10	POCKLEBALL COURT	L-3.07/1-5	
3.11	CORNHOLE COURT	L-3.09/1-5	
3.12	TOT LOT SHADE SAIL STRUCTURE	L-3.09/1-2,5	
3.13	MAIN PARK PLAYGROUND STRUCTURE	L-3.17	
3.14	POOL SHADE SAIL STRUCTURE	L-3.19	
3.15	SWING SHADE SAIL STRUCTURE	L-3.19	
3.16	POOL SHADE SAIL STRUCTURE	L-3.19	
3.17	DISC GOLF BASKET	SEE SCHEDULE	
3.18	BACKLESS LANDSCAPE BENCH	SEE SCHEDULE	
3.19	LANDSCAPE BENCH	SEE SCHEDULE	
3.20	PICNIC TABLE	SEE SCHEDULE	
3.21	TRASH RECEPTACLE	SEE SCHEDULE	
3.22	BIRE RACK	SEE SCHEDULE	
3.23	BARBECUE GRILL	SEE SCHEDULE	
3.24	PET WASTE STATION	SEE SCHEDULE	
3.25	POOL DECK SHADE	L-3.18/2	
3.26	TABLE TENNIS	SEE SCHEDULE	
3.27	GAME TABLE	SEE SCHEDULE	
3.28	CMU TABLE AT DISC GOLF PLAZA	L-3.04/4	
3.29	PEDESTRIAN BRIDGE	L-3.21	
3.30	POOL UMBRELLA	SEE SCHEDULE	

SITE FURNISHINGS SCHEDULE

ID	ITEM	MODEL & MANUFACTURER
PT	PICNIC TABLE	MODEL D1811T BY WEBCOAT
LB1	LANDSCAPE BENCH	MODEL BAWKCLASSWINGLHSH-POLY BY WEBCOAT
LB2	LANDSCAPE BENCH	MODEL BAWKCLASSWINGLHSH-POLY BY WEBCOAT
TR	TRASH RECEPTACLE	MODEL TR100CLASSIC BY WEBCOAT
BR	BIRE RACK	MODEL R100 BY WEBCOAT
BC	BARBECUE GRILL	MODEL R100 BY WEBCOAT
PW	PET WASTE STATION	MODEL R100 BY WEBCOAT
RA1	RAMADA (40' x 30')	FEISA 40' x 30' BY CLASSIC RECREATION, OAE
RA2	RAMADA (30' x 30')	FEISA 30' x 30' BY CLASSIC RECREATION, OAE
RA3	RAMADA (20' x 30')	FEISA 20' x 30' BY CLASSIC RECREATION, OAE
RA4	RAMADA (12' x 40')	FEISA 12' x 40' BY CLASSIC RECREATION, OAE
PS	PLAY STRUCTURE	BY LANDSCAPE STRUCTURES
SW	SWING	SINGLE POST SWING: 171144 & 171137 BY LANDSCAPE STRUCTURES
GT	GAME TABLE	SQUARE PEDESTAL TABLE SET WITH DOTS & DASH CONCRETE PRODUCTS, OAE
TT	TABLE TENNIS	301_Q_1P BY QCP, OAE
SS1	SHADE SAIL STRUCTURE 1	4-POST HYPER CUSTOM SHADE STRUCTURE BY TENBORN
SS2	SHADE SAIL STRUCTURE 2	4-POST HYPER CUSTOM SHADE STRUCTURE BY TENBORN
SS3	SHADE SAIL STRUCTURE 3	4-POST HYPER CUSTOM SHADE STRUCTURE BY TENBORN
PS1	POOL SHADE SAIL STRUCTURE	CUSTOM HYPER BY TENBORN, OAE
PC	POOL DECK SHADE	15' x 15' POOL SHADE SAIL BY TENBORN, OAE
CH	CORNHOLE	301_Q_1P BY QCP, OAE
DB	DISC GOLF BASKET	MANUFACTURER DISCREAT CHAINSTAR

SEE FULL SITE FURNISHING SCHEDULE ON SHEET L-002 FOR MORE INFORMATION



Estimated manufacturing time:
12 weeks from the time of
L31 order acceptance, or receipt of
Shipment release of fabrication
form if applicable.

*L31 RECOMMENDS 6" OF SAFETY
SURFACING BUTTER FOR TOTAL*

TOTAL ELEVATED PLAY COMPONENTS	18	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	15	0	REQUIRED	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	9	0	REQUIRED	0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	8	0	REQUIRED	0



Escalante 1A
Surprise, Arizona

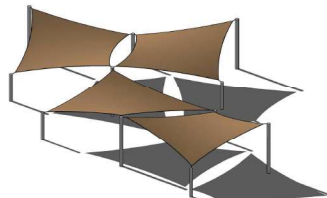
Exerplay, Inc.
Justin Gallon

SYSTEM TYPE:
PlayBooster
DRAWING #: 1137498-01-04



MAIN PARK TOT LOT ENLARGEMENT DETAIL
NTS

18-212
Escalante 1A
Fulton Homes Escalante
Phase 1A Park
Surprise, Arizona
Tot Lot
L-3.17
38 of 42



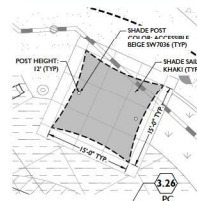
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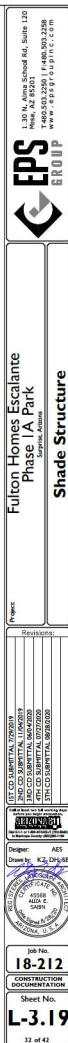
Scale: $1/8"=1'-0"$

31	SURFACE SELECT SOLID	L-0307T
32	CONCRETE CENTER	L-0307T
33	GOLF ENTRY MONUMENT	L-0307T
34	30' X 40' RAMPA	L-3110T, L-3112, L-316
35	30' X 20' RAMPA	L-3111T, L-3112, L-313
36	30' X 20' RAMPA	L-3111, L-3114
37	40' POOL RAMPA	L-3101T, L-3104
38	BASKETBALL COURT	L-3060T, L-3070T
39	VOLLEYBALL COURT	L-3060T, L-3070T
40	PICKLEBALL COURT	L-3060T, L-3070T
41	SMOKEHOUSE COURT	L-3060T, L-3070T
42	BOCCIE BALL COURT	L-309T, L-325
43	MAIN PARK PLAYGROUND STRUCTURE	L-3117
44	LOT LOT SHADE STRUCTURE	L-3117
45	ZIPLINE SHADE SAIL STRUCTURE	L-3117
46	ZIPLINE SHADE SAIL STRUCTURE	L-3119
47	POOL SHADE SAIL STRUCTURE	L-3181
48	GOLF BUNKER	L-3181
49	BACKLICKS LANDSCAPE BENCH	SEE SCHEDULE
50	LANDSCAPE BENCH	SEE SCHEDULE
51	POWIC TABLE	SEE SCHEDULE
52	TRASH RECEPTACLE	SEE SCHEDULE
53	BARREL	SEE SCHEDULE
54	WAXE STATION	SEE SCHEDULE
55	POOL DECK DISH	L-3182
56	TABLE TINNINS	SEE SCHEDULE
57	CANE TABLE	SEE SCHEDULE
58	CHU TABLE AT DISC GOLF PLAZA	L-3044
59	PEDESTRIAN BRIDGE	L-3044
60	POOL UMBRELLA	SEE SCHEDULE

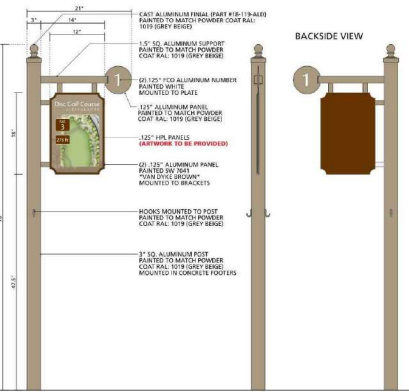
SITE FURNISHINGS SCHEDULE		
ID	ITEM	MODEL & MANUFACTURER
PSS	POOL SHADE SAIL STRUCTURE	CUSTOM HYPAR BY TENSION; OAE
PC	POOL DECK SHADE	15' x 15' POOL SHADE SAIL BY TENSION; OAE

SEE FULL SITE FURNISHING SCHEDULE ON SHEET L-0.02 FOR MORE INFORMATION





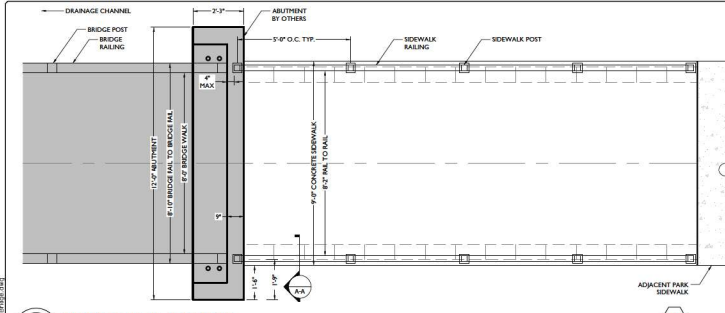
NTS



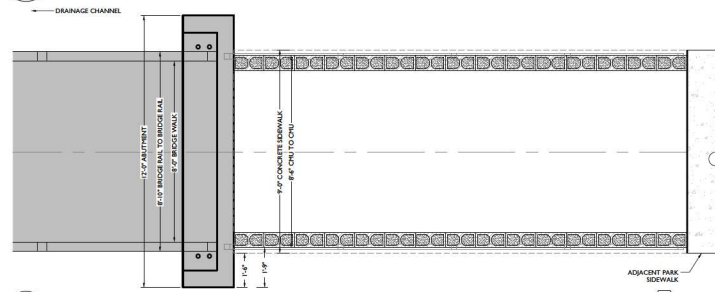
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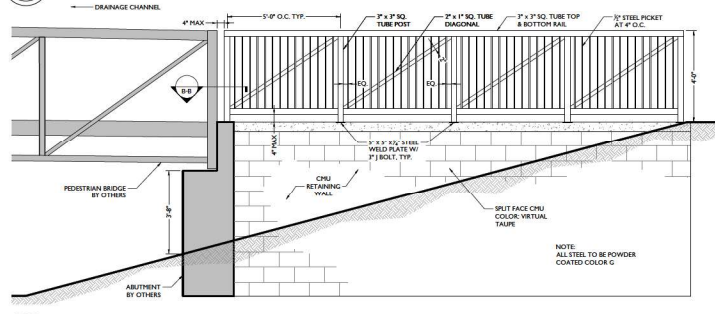
- | | | | |
|------|------------------------------------|--|------------------------|
| 10 | PAYMENTS | | |
| 1.1 | DECOMPOSED GRANITE | | L-3/01/11 |
| 1.2 | COMPACTED DECOMPOSED GRANITE | | L-3/01/12 |
| 1.3 | STANDARD CONCRETE PAVING | | L-3/01/14 |
| 1.4 | DECORATIVE CONCRETE PAVING TYPE A | | L-3/01/15 |
| 1.5 | DECORATIVE CONCRETE PAVING TYPE B | | L-3/01/16 |
| 1.6 | DECORATIVE CONCRETE PAVING TYPE C | | L-3/01/17 |
| 1.7 | DECOMPOSED CONCRETE | | L-3/01/18 |
| 1.8 | CONCRETE HEADER (CP) | | L-3/01/16 |
| 1.9 | AREA INGRESS/EGRESS VACUUM FIBER | | L-3/01/19 |
| 1.10 | PLAYGROUND ADA ACCESS RAMP | | L-3/01/188 |
| 1.11 | GRASS TIE TIE PAD | | L-3/01/190.10 |
| 2.0 | WALLS / EMBANKMENTS | | |
| 2.1 | PRIMARY RETAINING WALL | | L-3/02/1 |
| 2.2 | SOIL FILL VERTICALLY | | L-3/02/1 |
| 2.3 | SLURRY RAIL FENCE | | L-3/02/5 |
| 2.4 | GARDEN WALL | | L-3/02/7 |
| 2.5 | DECORATIVE COLUMN TYPE B | | L-3/02/7 |
| 2.6 | GARDEN WALL COLUMN | | L-3/02/7 |
| 2.7 | POOL SEATWALL | | L-3/02/8 |
| 2.8 | POOL EQUIPMENT ENCLOSURE | | L-3/03/1 |
| 2.9 | POOL GATE | | L-3/03/2 |
| 2.10 | PLAZA STEPS | | L-3/04/3 |
| 2.11 | RETAINING WALL | | L-3/03/4 |
| 2.12 | BERME ENCLOSURE GATE | | L-3/03/4 |
| 3.0 | MISCELLANEOUS ELEMENTS | | |
| 3.1 | SURFACE SEEDT BOLDERS | | L-3/01/11 |
| 3.2 | QUARTIC CENTER CENTER | | L-3/01/12 |
| 3.3 | DURCO GOLF ENTRY MONUMENT | | L-3/01/13 |
| 3.4 | 30" RAMADA | | L-3/11/14-11.1, L-3/14 |
| 3.5 | 30" x 27" RAMADA | | L-3/11/14-11.2, L-3/12 |
| 3.6 | 20" x 26" RAMADA | | L-3/11/14-11.3 |
| 3.7 | 27" x 26" RAMADA | | L-3/10/1-4 |
| 3.8 | BASKETBALL COURT | | L-3/04/1-6, L-3/07/1-5 |
| 3.9 | POOL VOLLEYBALL COURT | | L-3/09/1-5 |
| 3.10 | POKBALL COURT | | L-3/07/1-5 |
| 3.11 | POOL COURT | | L-3/09/1-5 |
| 3.12 | BOCC-BALL COURT | | L-3/09/1-2,5 |
| 3.13 | MANE PAVILION PLAYGROUND STRUCTURE | | L-3/19 |
| 3.14 | OTC SHOT SAIL STRUCTURE | | L-3/19 |
| 3.15 | ZIPLINE SHADE SAIL STRUCTURE | | L-3/19 |
| 3.16 | SHADE SHADE SAIL STRUCTURE | | L-3/19 |
| 3.17 | POOL SHADE SAIL STRUCTURE | | L-3/18/1 |
| 3.18 | GOLF SAND TRAP | | SEE SCHEDULE |
| 3.19 | BACKLESS LANDSCAPE BENCH | | SEE SCHEDULE |
| 3.20 | LANDSCAPE BENCH | | SEE SCHEDULE |
| 3.21 | SHADE TABLE | | SEE SCHEDULE |
| 3.22 | TRASH RECEPTACLE | | SEE SCHEDULE |
| 3.23 | WASTE TRASH | | SEE SCHEDULE |
| 3.24 | BARBQUE GRILL | | SEE SCHEDULE |
| 3.25 | PLANT SITUATION | | SEE SCHEDULE |
| 3.26 | POOL DECK SHADE | | L-3/18/2 |
| 3.27 | TABLE TENNIS | | SEE SCHEDULE |
| 3.28 | SHADE TABLE | | SEE SCHEDULE |
| 3.29 | CMU TABLE AT DISC GOLF PLAZA | | L-3/04/4 |
| 3.30 | DETENTION BENCH | | L-3/04/4 |
| 3.31 | POOL UMBRELLA | | SEE SCHEDULE |



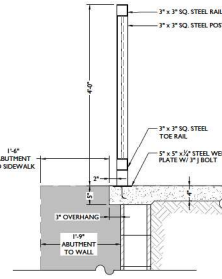
1 SIDEWALK PLAN VIEW
Scale: 1/2" = 1'-0"



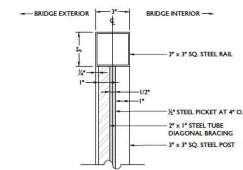
2 CMU RETAINING WALL PLAN VIEW
Scale: 1/2" = 1'-0"



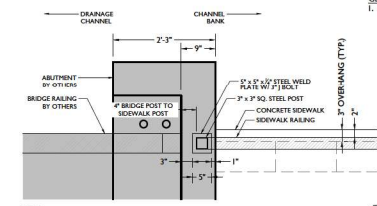
3 CMU RETAINING WALL PLAN VIEW
Scale: 1/2" = 1'-0"



4 A-A SIDEWALK SECTION
Scale: 1" = 1'-0"



5 RAIL DETAIL
Scale: 1" = 1'-0"



6 B-B POST TO ABUTMENT CONNECTION
Scale: 1" = 1'-0"

SITE DETAIL KEYNOTES

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1.7 EXTRUDED CONCRETE HEADER	L-301/7
1.8 CONCRETE HEADER (C/P)	L-301/6
1.9 PLAT AREA IMPERMEABLE WALKWAY FIBER	L-401/5
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2.4 GARDEN WALL	L-302/7
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3.12 BOCCIE BALL COURT	L-309/1,2,5
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3.14 TOT LOT SHADE SAIL STRUCTURE	L-319
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3.18 DISC GOLF BASKET	SEE SCHEDULE
3.19 BACKLESS LANDSCAPE BENCH	SEE SCHEDULE
3.20 LANDSCAPE BENCH	SEE SCHEDULE
3.21 PICNIC TABLE	SEE SCHEDULE
3.22 TRASH RECEPTACLE	SEE SCHEDULE
3.23 BIKE RACK	SEE SCHEDULE
3.24 BARBECUE GRILL	SEE SCHEDULE
3.25 PET WASTE STATION	SEE SCHEDULE
3.26 POOL DECK SHADE	SEE SCHEDULE
3.27 TABLE TENNIS	SEE SCHEDULE
3.28 GAME TABLE	SEE SCHEDULE
3.29 CMU TABLE AT DISC GOLF PLAZA	L-304/4
3.30 PEDESTRIAN BRIDGE	L-321
3.31 POOL UMBRELLA	SEE SCHEDULE

COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A (SMOOTH CMU)	SMOOTH VERTICAL SCORE CMU, SUPERLITE, COLOR: SW7038 TONY TAUPÉ BY SHERWIN WILLIAMS, CME
COLOR B (SPLIT FACE CMU)	SPLIT FACE BLOCK, BY SUPERLITE, COLOR: SW7039 VIRTUAL TAUPÉ BY SHERWIN WILLIAMS, CME
COLOR C (STEEL SIGN LETTERING)	POWDER COATED TO MATCH COLOR: RAU8016 MANDOCANT BROWN BY SHERWIN WILLIAMS, CME
COLOR F (PRECAST CONCRETE)	INTEGRAL COLOR: ANTLER TAN BY MESA PRECAST CME
COLOR G (STEEL)	POWDER COATED RAL: 1019 (GREY BEIGE)
COLOR H (SONORA BLOCK CMU)	SONORA BLOCK, BY SUPERLITE, COLOR: SW 7039 VIRTUAL TAUPÉ BY SHERWIN WILLIAMS, CME
STONE VENEER	EURO VILLA, COLOR: TIMBERLAKE BY CORONADO STONE CME w/ 1/2" FULL BRUSHED GROUT, COLOR: CORNELL COLOR: IFA CME

GENERAL NOTES:

- SUBMIT SAMPLES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO CONSTRUCTION.

NOTES:

- THIS SET OF THIS SHEET IS ALSO SEAFED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA. THE INFORMATION FOR ALL WALLS, COLUMNS AND STRUCTURES ILLUSTRATED ON THIS PLAN IS FOR REFERENCE ONLY & UNDER SEPARATE PERMIT.
- STRUCTURAL PLANS SHALL BE PROVIDED BY OTHERS TO THE OWNER. STRUCTURAL PLANS, DETAILS, DIAGRAMS AND CALCULATIONS SHALL BE PREPARED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA FOR ALL WALL, COLUMNS AND STRUCTURES ILLUSTRATED ON THIS PLAN. THIS ENGINEERING INFORMATION WILL BE SUBMITTED TO THE CITY, TOWN OR COUNTY BY THE OWNER.
- ALL SIGNAGE REQUIRES A SEPARATE PERMIT.

18-212
 SHEET NO. 34 of 42
 L-3.21
 CASE # FTS-22

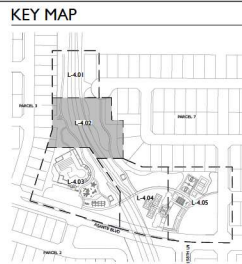
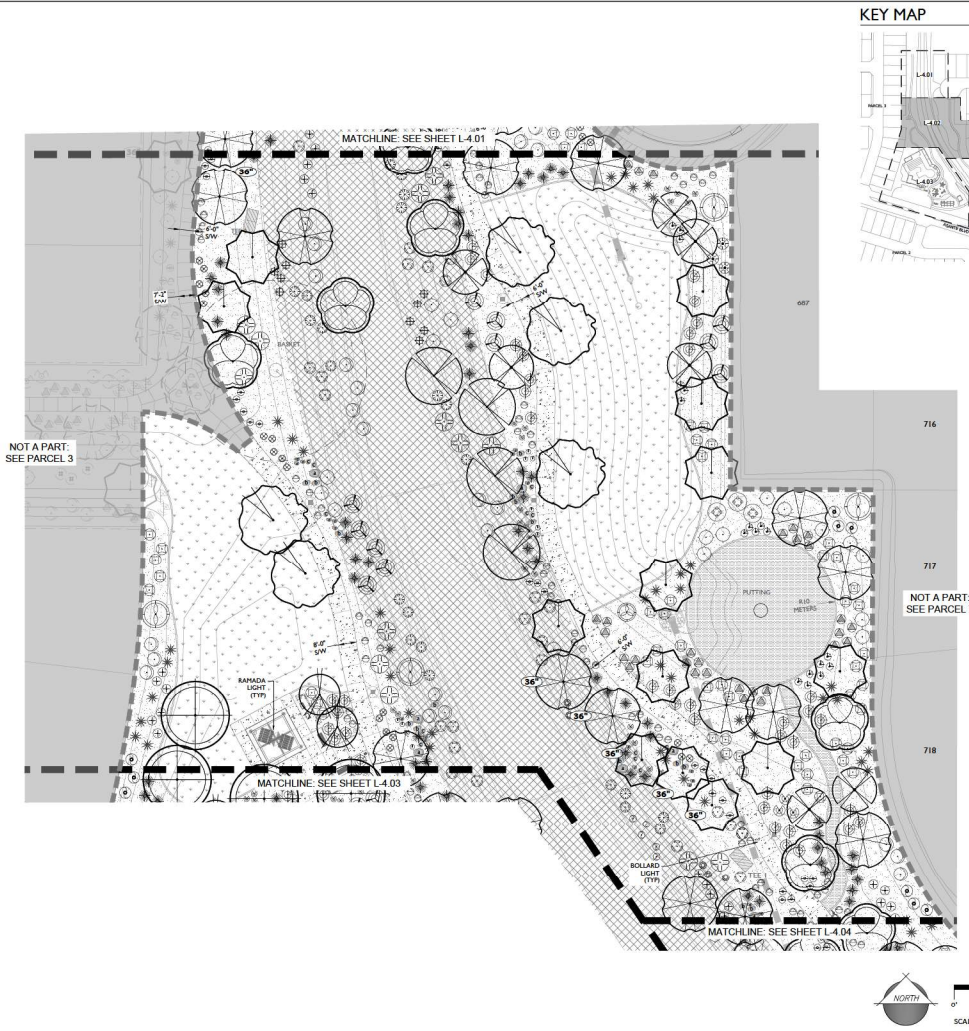
Fulton Homes Escalante Phase 1A Park
 Pedestrian Bridge

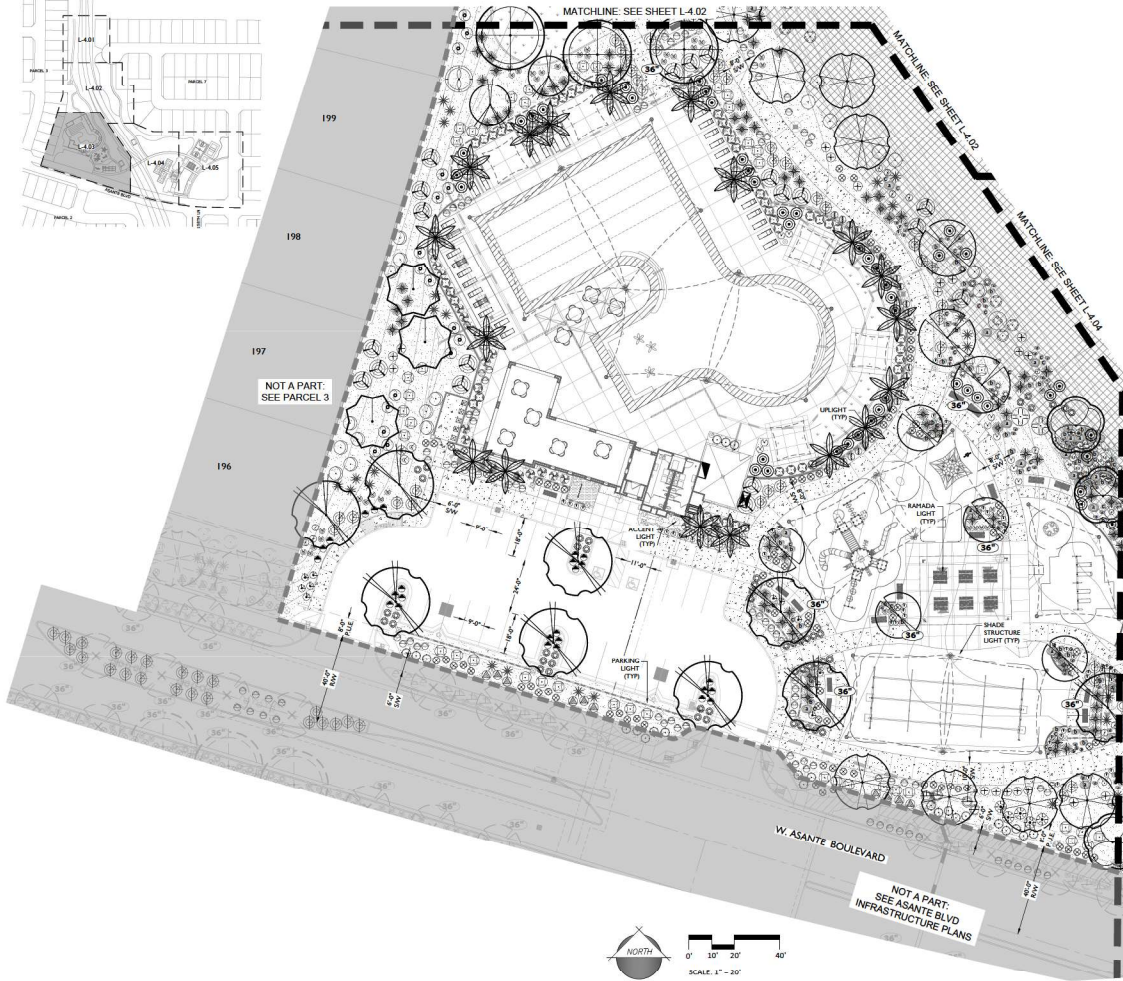
18-212
 SHEET NO. 34 of 42
 L-3.21
 CASE # FTS-22

18-212
 SHEET NO. 34 of 42
 L-3.21
 CASE # FTS-22



EPS GROUP 		L-30 N. Army School Rd., Suite 120 Mesa, AZ 85201 (480) 505-2200 www.eps-group.com	
Fulton Homes Escalante Phase I/A Park <i>Arizona</i>		Planting Plan	
Project:		Drawings:	
SET OF SUBMITTAL 12/02/19 2ND CD SUBMITTAL 04/09/20 3RD CD SUBMITTAL 04/09/20 4TH CD SUBMITTAL 04/09/20 5TH CD SUBMITTAL 04/09/20			
 Drawn by: MJD Checked by: RJE, CDR, EAS		Job No.: IS-212 CONTRACT DOCUMENT & TION	
SHEET NO. L-401		Sheet No. 5 of 42	

[illegible]

[illegible][illegible]



SYMBOL TREES	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Acacia mearnsii</i>	Phigo	24" Box
	<i>Acacia senaria</i>	Swain Acacia	36" Box
	<i>Acacia salicina</i>	Willow Acacia	36" Box
	<i>Casahuate acacia</i> "Acacia Smoother"	Thornless Casahuate	36" Box
	<i>Chopico acacia</i> "Acacia Seedling"	"Acacia Seedling" Desert Willow	24" Box
	<i>Oleocarpus alatus</i>	Texas Ebony	24" Box
	<i>Pisonia tomentosa</i> "Sonoran Emerald"	Sonoran Emerald Palo Verde	24" Box
	<i>Phoenix dactylifera</i>	Date Palm	20" Tracheid
	<i>Piscocarpus</i> "Red Palm"	Red Palm Piscocarpus	24" Box
	<i>Prosopis juliflora</i> "Thornless"	Thornless Mesquite	24" Box
	<i>Prosopis pergrua</i> "Vertigo"	"Vertigo" Low Oak	24" Box
	<i>Quercus parvifolia</i>	Chihuahuan Green Elm	36" Box

SHRUBS/CENTIS	COMMON NAME	SIZE
① <i>Abies concolor</i>	Fir	5' to 6'
① <i>Abies Elm Elf</i>	Blue Elf Abies	5' to 6'
① <i>Acacia salicina</i>	Black Hawthorn	5' to 6'
① <i>Amelanchier</i>	Shadblow	5' to 6'
① <i>Calluna heptaphylla</i>	Red Bird of Paradise	5' to 6'
① <i>Calluna heptaphylla</i>	Pink Fairy Duster	5' to 6'
① <i>Calluna heptaphylla</i>	Baby Fairy Duster	5' to 6'
① <i>Calluna heptaphylla</i>	Little John Callismon	5' to 6'
① <i>Ceanothus glaucus</i>	Sage	5' to 6'
① <i>Ceanothus glaucus</i>	Desert Citrus	5' to 6'
① <i>Ceanothus glaucus</i>	Little Leaf Cordia	5' to 6'
① <i>Ceanothus glaucus</i>	Desert Bush	5' to 6'
① <i>Ceanothus glaucus</i>	Hip Bush	5' to 6'
① <i>Ceanothus glaucus</i>	Brinberry	5' to 6'
① <i>Ceanothus glaucus</i>	'Winter Star' Elm Bush	5' to 6'
① <i>Ceanothus glaucus</i>	Gopher Plant	5' to 6'
① <i>Ceanothus glaucus</i>	Cordia	5' to 6'
① <i>Ceanothus glaucus</i>	San Marcos Hibiscus	5' to 6'
① <i>Ceanothus glaucus</i>	Giant Hesperaloe	5' to 6'
① <i>Ceanothus glaucus</i>	Red Yucca	5' to 6'
① <i>Ceanothus glaucus</i>	Bridalveil Hesperaloe	5' to 6'
① <i>Ceanothus glaucus</i>	Crocodile Bush	5' to 6'
① <i>Ceanothus glaucus</i>	Dwarf Red Lavender	5' to 6'
① <i>Ceanothus glaucus</i>	Thunder Cloud Sage	5' to 6'
① <i>Ceanothus glaucus</i>	Texas Sage	5' to 6'
① <i>Ceanothus glaucus</i>	Red Branch Texas Sage	5' to 6'
① <i>Ceanothus glaucus</i>	'Ragdoll Plant' Holly	5' to 6'
① <i>Ceanothus glaucus</i>	'Autumn Glow' Holly	5' to 6'
① <i>Ceanothus glaucus</i>	Purple Holly	5' to 6'
① <i>Ceanothus glaucus</i>	Conspicuous Holly	5' to 6'
① <i>Ceanothus glaucus</i>	Santa Rita Prickly Pear	5' to 6'
① <i>Ceanothus glaucus</i>	Lady's Slipper	5' to 6'
① <i>Ceanothus glaucus</i>	Coral Fountain	5' to 6'
① <i>Ceanothus glaucus</i>	Purple Kaula	5' to 6'
① <i>Ceanothus glaucus</i>	Desert Kaula	5' to 6'
① <i>Ceanothus glaucus</i>	Feathery Cassia	5' to 6'
① <i>Ceanothus glaucus</i>	Conspicuous Holly	5' to 6'
① <i>Ceanothus glaucus</i>	Yellow Bush	5' to 6'
① <i>Ceanothus glaucus</i>	Servitor Esperanza	5' to 6'

GROUNDCOVERS	COMMON NAME	SIZE
	Prostrate Acacia	1 Gal
	Thompson Baccharis	1 Gal
	Rock Morning Glory	1 Gal
	'Outback Sunrise'	1 Gal
	New Golf Lantana	1 Gal
	Trailing Purple Lantana	1 Gal
	Trailing Rosemary	1 Gal
	Yellow Dot	1 Gal
	Angella Daisy	1 Gal

TURF

	Cynodon dactylon 'Midroc'	Midroc
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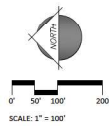
NOTE:
Plants in the sight visibility triangle shall be trimmed between 30" and 84" per the EDS Standard Detail 4-01 & Detail 4-02.



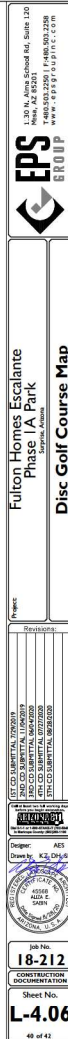
TURF

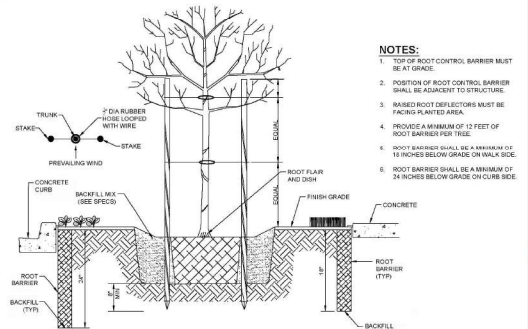
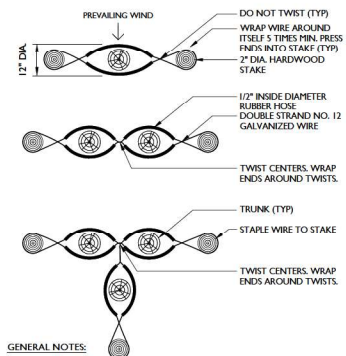
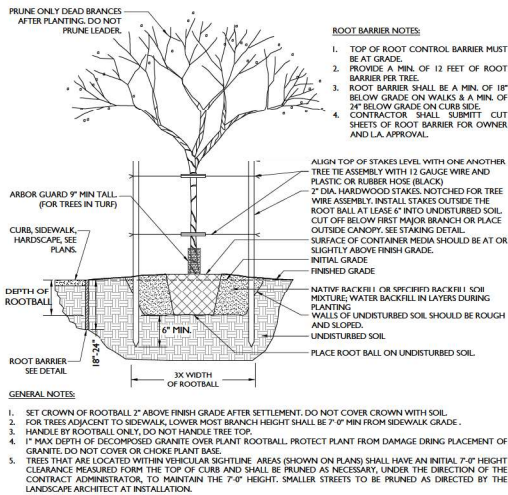
	Cynodon dactylon 'Midron'	Midron
---	---------------------------	--------

NOTE:
Plants in the sight visibility triangle shall be trimmed between 30" and 84" per the EDS Standard Detail 4-01 & Detail 4-02.



NOTE:
DISC GOLF LAYOUT IS
DIAGRAMMATIC FOR
REFERENCE ONLY.





TREE PLANTING & STAKING

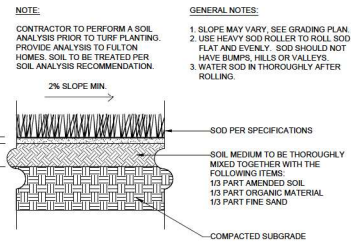
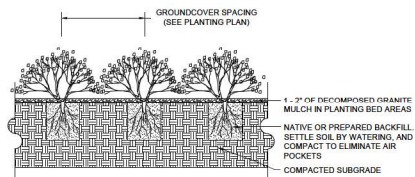
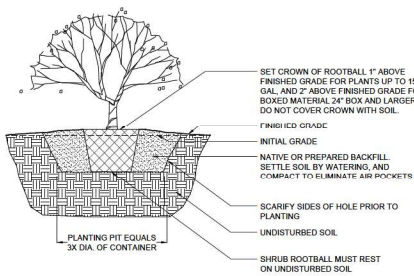
Scale: 1/2"=1'-0"

2 TREE STAKING

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

3 ROOT BARRIER IN RIGHT OF WAY

NTS



4 SHRUB PLANTING

Scale: $\frac{3}{4}" = 1'-0"$

5 GROUND COVER PLANTING

Scale: $3/4" = 1'-0"$

6 TURF SOD

Scale: 1" = 1'-0"



1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS.
2. ENSURE ALL WOUNDS TO THE ROOT SYSTEM ARE CLEAN CUT BEFORE PLANTING. APPLY DUSTING SULFUR TO ALL AREAS BELOW GRADE.
3. CUT EACH TAP ROOT TO PROVIDE A FLAT BASE WITH DIAMETER SUFFICIENT TO SUPPORT THE WEIGHT OF THE UNSUPPORTED SAGUARO.
4. PLANTING DEPTH SHALL BE THE DEPTH AT WHICH PLANT WAS GROWN. ASSURE TAPPING OF THE ROOT COTLAR IS RE-PLANTED.
5. ENSURE SURFACE WATER CAN NOT STAND AGAINST THE ROOT COLLAR.
6. ALL SAGUARO PLACEMENT SHALL MATCH ORIGINAL ORIENTATION WITH NORTH SIDE FACING NORTH.
7. DO NOT WATER FOR THIRTY WORKS FOR 1 MONTH PLANTING.
8. FOR CACTUS OVER SIX FEET (6') PROVIDE BRACING AS SHOWN.



1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS.
2. ENSURE ALL WOUNDS TO THE ROOT SYSTEM ARE CLEAN CUT BEFORE PLANTING. APPLY DUSTING SULFUR TO ALL AREAS BELOW GRADE.
3. WATER TINES WEEKLY THROUGH SUMMER AS REQUIRED.
4. BARE ROOTS SHALL NOT BE OUT OF GROUND FOR MORE THAN FIVE DAYS BEFORE PLANTING.



1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. SETTLE BACKFILL SOIL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

Scale: $\frac{3}{4}" = 1'-0"$



1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AREA BETWEEN SIDEWALK AND CURB TO RECEIVE FINISH GRADE AS PER DETAIL.
2. THIS DETAIL WILL BE SUPERSEDED WHEN IN CONFLICT WITH DESIGNED DRAINAGEWAYS OR CITY REQUIREMENTS.

Scale: $3/4" = 1'-0"$

Scale: $\frac{3}{4}" = 1'-0"$

Scale: 1" = 1'-0"



FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION



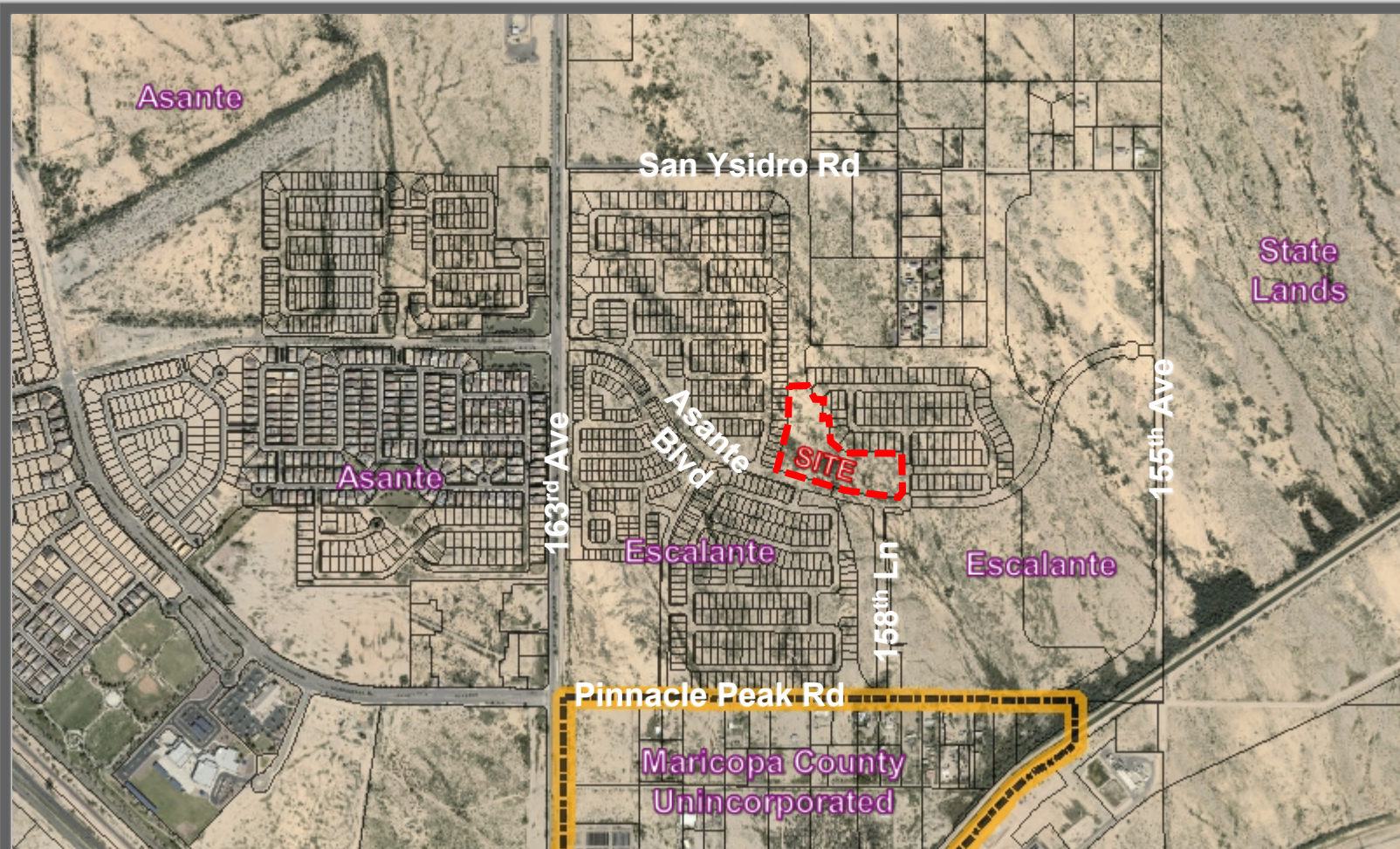
SURPRISE
ARIZONA

FS19-562

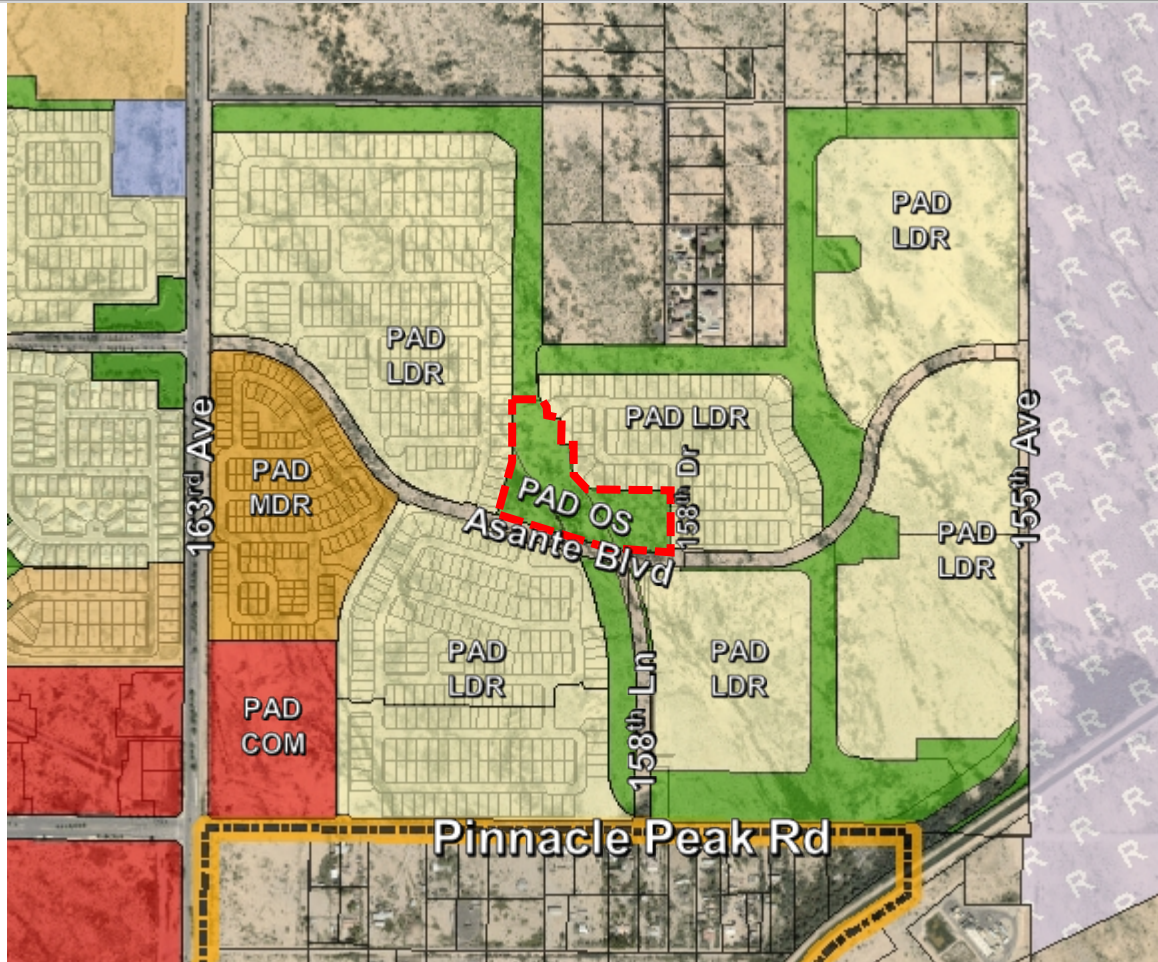
**Fulton Homes Escalante Phase
1 A Park
Site Plan**

Planning and Zoning

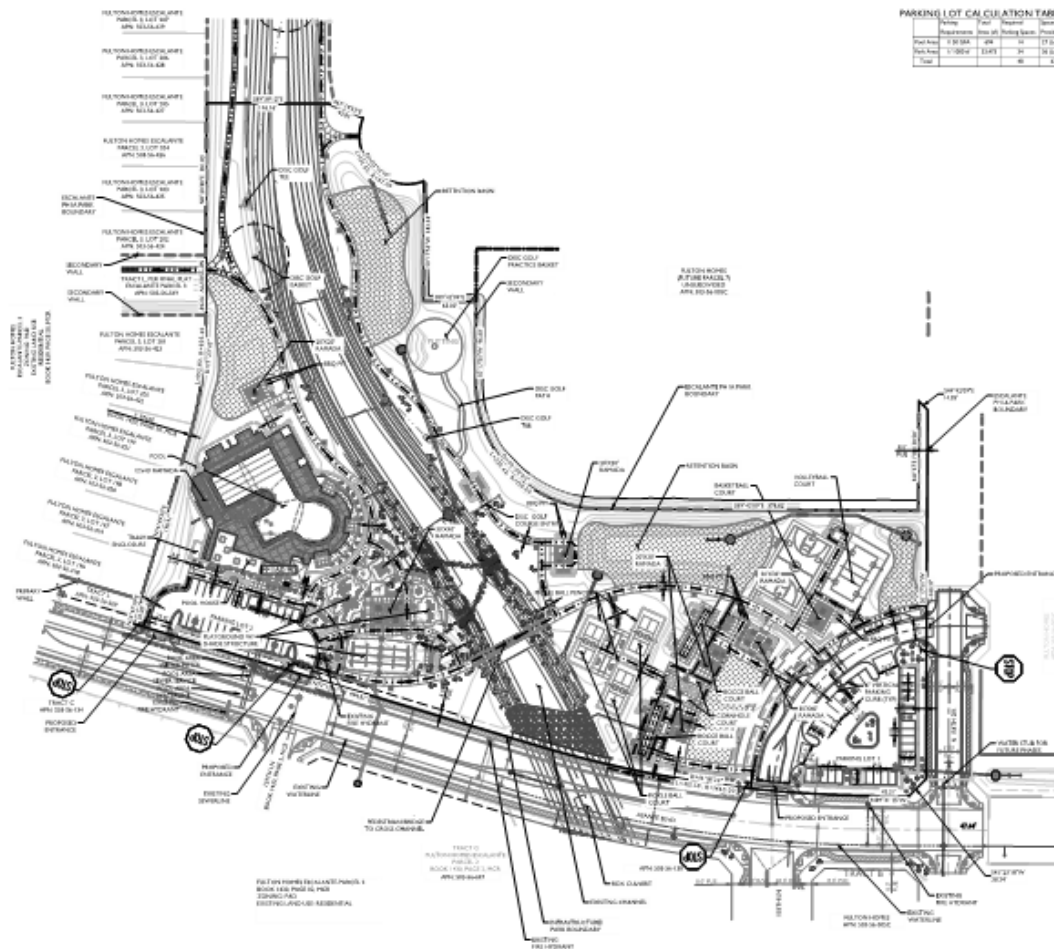
November 5, 2020



VICINITY MAP

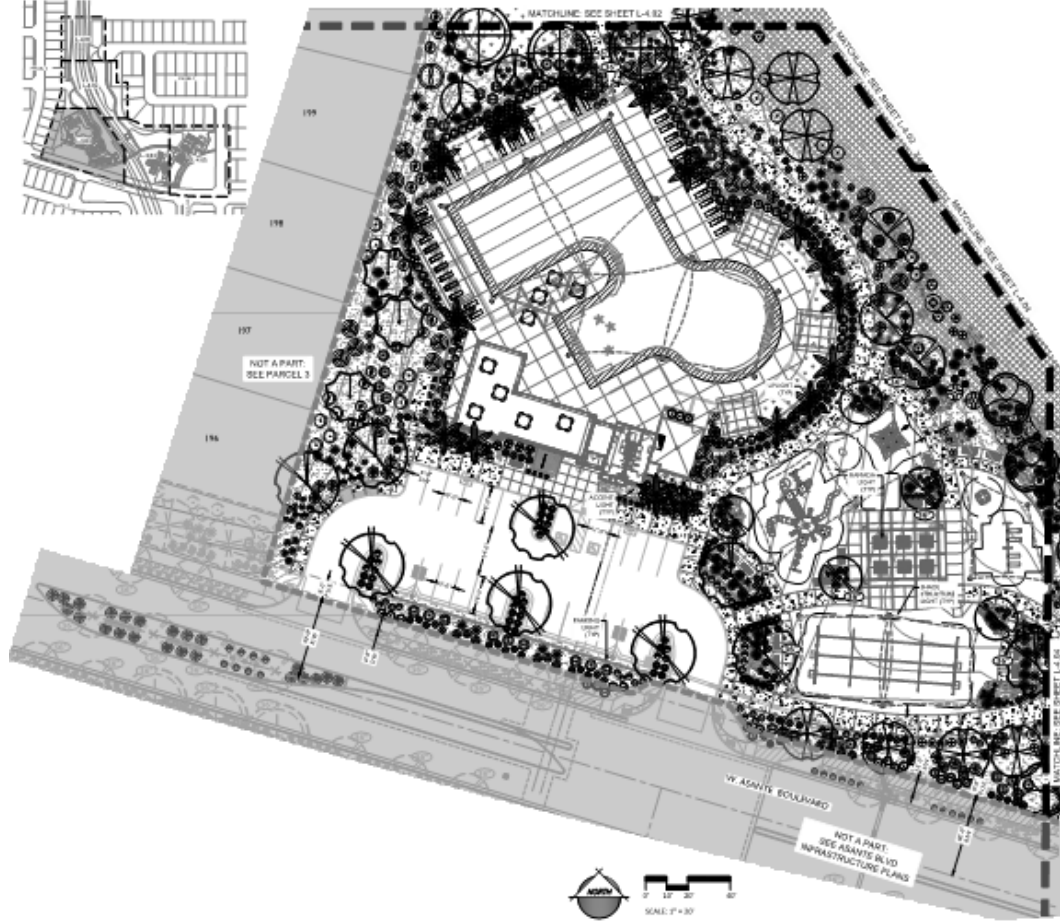


ZONING



SITE PLAN

KEY MAP



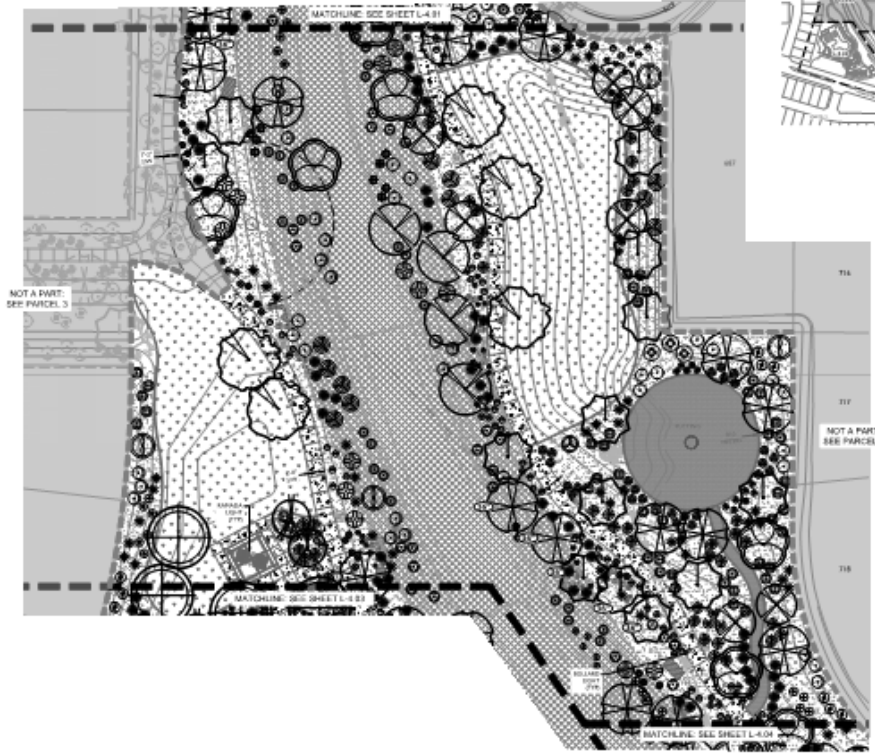
LANDSCAPE



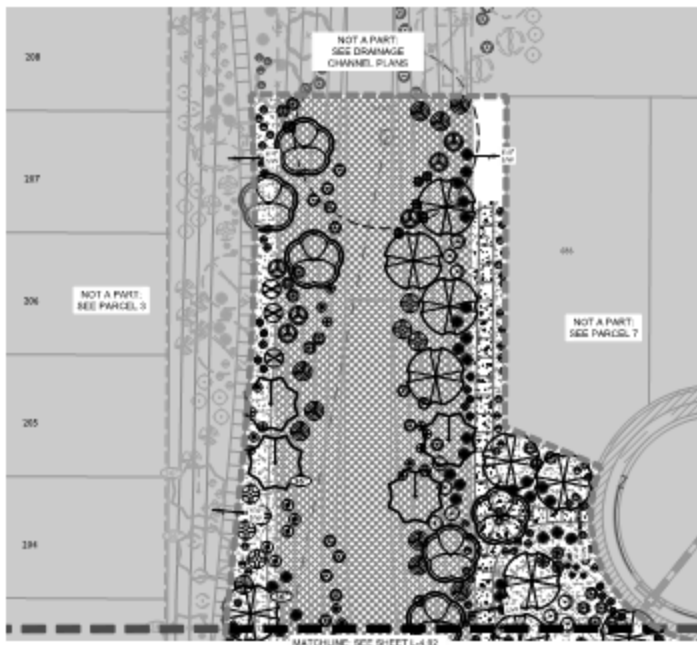
KEY MAP



LANDSCAPE



LANDSCAPE



KEY MAP



LANDSCAPE



FRONT ELEVATION



RIGHT ELEVATION

FULTON HOMES
Your Personal Dream Home, We're Proud To Build!

18-022

ESCALANTE
 POOL BUILDING
 SURPRISE, ARIZONA

Underhill Associates
 ARCHITECTS
 6141 N. 19th Avenue, Suite 100
 Phoenix, Arizona 85021
 Tel: 602.998.1111 Fax: 602.998.1112
 www.underhill.com



88-07-2018

ELEVATIONS

ELEVATIONS



BACK ELEVATION



LEFT ELEVATION

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18-022

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 POOL BUILDING
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Underhill Associates
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 8180 North Central Expressway, Suite 100
 Dallas, Texas 75241
 Phone: 214.440.1111
 www.underhill.com



BR07-2018



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 5, 2020 Contact Person: Joshua Mike
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Presentation and discussion regarding Planning and Engineering Design Standards associated with the proposed Land Development Ordinances.

Motion:

Presentation and discussion only.

Background:

Staff has prepared changes to the Land Development Ordinances that will implement the General Plan 2035. This code update has included across-the-board teamwork from all disciplines of the development community; homebuilders, architects, engineers, landscape architects, planners, etc. The newest draft is a comprehensive version, incorporating revisions that attempt to follow the direction set by City leaders and address the needs of developers in the City.

This presentation will include feedback from the stakeholders regarding provisions for various residential design standards from the public draft of the Planning and Engineering Design Standards published on www.surpriseaz.gov/developnext.

Objective Analysis:

Policy Compliant:

Financial Impact:

There is no direct financial impact. Any financial impact will be determined during the budget process.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS18-296 LDO Code Update Memo-11.5.2020
 2. PEDS Update Presentation 11.5.2020
-

LDO Update Discussion

Case: FS18-296
Project Name: Land Development Ordinances Update – PEDS
Council Districts: Citywide
Meeting Date: November 5, 2020
Planner: Joshua Mike

INTRODUCTION:

This memo presents the Planning and Engineering Design Standards (PEDS) associated with the Land Development Ordinances (LDO). Direction from the Planning and Zoning Commission and City Council will help finalize standards in the next public draft of the LDO.

The topics below relate to discussions about preferred approaches to achieve high-quality design standards. Applicants may propose alternative solutions that maintain the intent and exceed the standard.

REORGANIZING THE CITY STANDARDS:

The PEDS will maintain high quality engineering and architectural character by updating existing aesthetic and circulation standards and consolidating the different design handbooks listed below.

- Planning and Design Guidelines
- Rural Development Standards and Design Guidelines Study
- Single-Family Residential Guidelines Instruction Manual
- Single-Family Residential Home Product Design Guidelines
- Merge with existing Engineering Development Standards
 - Measurable standards established by MAG, with a few City modified standards

Code Regulations vs Design Standards:

- Chapter 107: Design Requirements (LDO)
 - Calculation based regulations; parking, landscaping, outdoor lighting
 - Refers developers to the PEDS for design standards
- Planning and Engineering Design Standards (PEDS)
 - Will be referenced in the development code update for enforceability
 - Stand-alone document outside of the LDO
 - Planning Standards = Visual form requirements (volume 1)
 - Engineering Standards = Structural/dimensional requirements (volume 2)

STANDARDS FOR THE CITY:

The first chapter of the PEDS focuses on various standards that apply to all land uses and zoning districts to meet expectations that apply across the whole city. Subsequent chapters focus on land uses related to the Character Areas within the General Plan 2035, such as Neighborhood

Uses, Commerce and Office, Business Park and Industrial, and Environmentally Sensitive Lands. Each chapter contains related sections and highlights how to apply the standards to its respective land uses. Below are a few sections that overlay in multiple chapters with a summary and examples of standards.

General Land/Site Design & Development

- Land uses and site plans should have a comprehensive design that incorporates utility screening, pedestrian strategies, and visual appeals such as public art.
- Supplemental structures, such as mailboxes and recreational area, should add to the visual style of the project.
- Prohibits garage dominance streetscape.
- Solid waste collection vehicles require free and clear access to street right of way and clear curbside access

Open Space

- The quantity of open space is regulated by LDO
- PEDS show a hierarchy of how existing natural environments will be preserved as an asset for the City, such as watersheds, major drainage ways, wildlife corridors, cultural resources, and natural desert open space view corridors.
- Supply amenities to ensure usable open space and provide Community Amenity for a subdivision based on size and density of the project.

Circulation

- Roadway design, selective cul-de-sac designs, and multimodal/multi-use pathways draw focus on pedestrian movements and connectivity while still accommodating the safe movement of automobiles.

Landscape and Streetscape

- General landscape standards focus on xeriscape methods and low water use designs.
- Natural turf is limited to large retention/recreation areas and backyards of homes.
- The PEDS now prohibits natural turf in the front yard of homes.
- Tree and landscape placement will comply with utility standards, such as the APS 'Right tree, right place' planting policy
- Encourage and promote Low Impact Designs that harness storm water for landscape areas

Building Form and Architecture

- Architecture standards focus on 360° designs, use of stylized and themes
- Prohibits monolithic facades and large unvaried rooflines.
- Mechanical equipment will be screened
- All homes should have an enhanced entryway, such as but not limited to covered front porches, patios, and plazas

Edge Treatments and Transitions

- General buffering standards focus on the transition from existing adjacent agricultural or rural developments
- The open space buffer area shall be designed in a manner to connect to the open space, pedestrian and trail systems

DIRECTION NEEDED:

Direction from the City Leaders on the concepts discussed in this memo will help prepare the next set of revisions for the LDO and the PEDS.

- Should the City prohibit grass in the front yards to limit water use?
- Should the City required an enhanced entryway on new home designs?
- Should the City require a second story when the garage face exceeds 60% of the front elevation?

CONCLUSION:

The City will discuss feedback from this meeting and revise the LDO and PEDS. Staff will publish updated drafts, distribute to the stakeholder, and discuss revisions at future stakeholder meetings, Planning and Zoning Commission meetings, and City Council Work Sessions.



Presentation: Updating the Development Code

Planning and Zoning Commission
November 5, 2020

Today's Discussion

- What is DevelopNEXT?
- What is the Surprise Unified Development Code (SUDC)?
- Future of Surprise
- New Land Development Ordinances (LDO)
- Reorganizing Planning and Engineering Design Standards (PEDS)
- Future Discussions

What is DevelopNEXT?

DevelopNEXT is an effort by the City of Surprise to update and simplify its Land Development Ordinances and Planning and Engineering Design Standards.

- It will modernize the city's regulations and standards to create a clear and visionary toolbox for Surprise's future
- Implements the vision of the General Plan
- Changes to the overall code must follow 3 principles:
 1. **Easy to Read**
 - Clear and transparent for individuals, property owners, and developers
 2. **Easy to Administer**
 - Straightforward interpretation for staff when reviewing projects
 3. **Easy to Enforce**
 - Well-defined regulations for enforcement officers/inspectors to evaluate

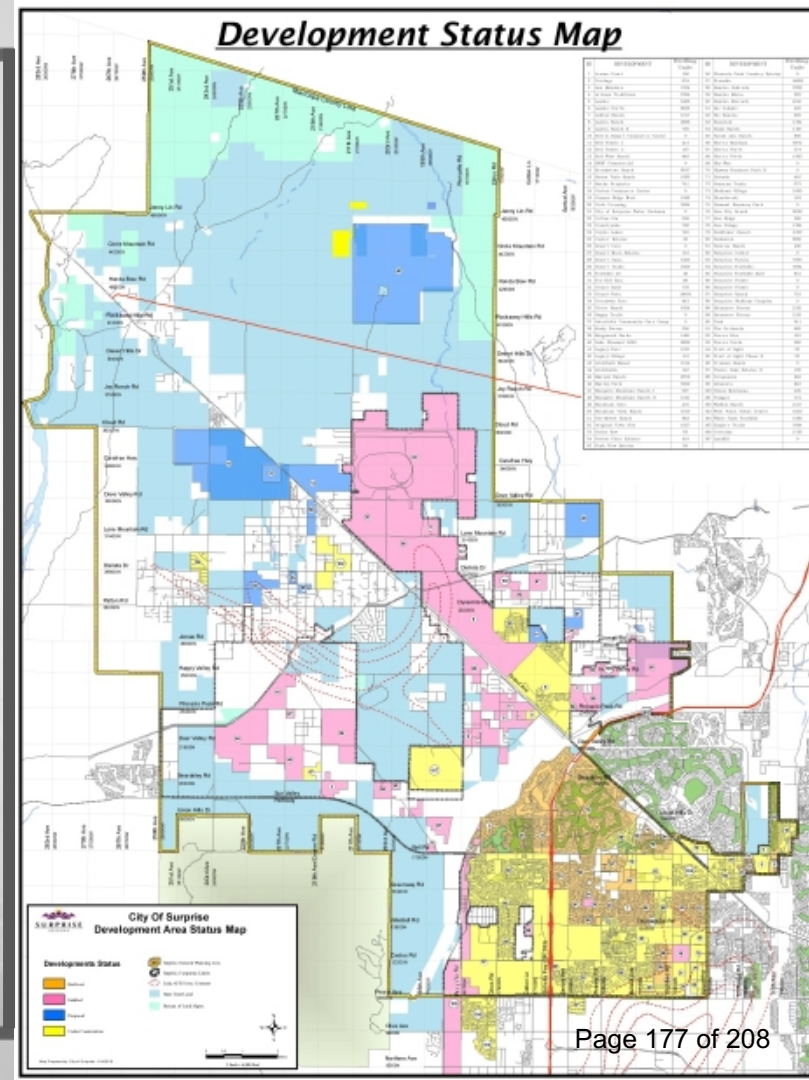
What is the SUDC?

- Chapter 122: Surprise Unified Development Code (SUDC)
 - Adopted in 2009
 - Effectively acts as the Zoning Code
 - Doesn't incorporate all aspects of development regulations
 - Regulations focus on large subdivision scale development
 - Difficult to apply for the individual land owner
 - Setbacks unique to geography; applied differently across City

Future of Surprise

Land Use and Consumption

- Planning Area – 303 Square Miles
- Incorporated Area – 107.85 Square Miles
- 28,500 Acres of Vacant Land in Incorporated Area



The New LDO

- Land Development Ordinances (LDO)
 - Part II of the Municipal Code
- Removing the title SUDC as a “clean break”
 - Can be its own version in City records
 - Similar to “1986 Code” and “Title 17”
- Comprehensive changes to the whole development code
 - To be referenced as the LDO
 - Reorganizing table of contents
 - Raise standards for site, open space, architectural design

Reorganizing Planning and Engineering Design Standards (PEDS)

Code Regulations vs Design Standards:

- Chapter 107: Design Requirements (LDO)
 - Calculation based regulations; parking, landscaping, outdoor lighting
 - References developers to the PEDS for design standards
- Planning and Engineering Design Standards (PEDS)
 - Will be referenced in the development code update for enforceability
 - Stand-alone document outside of the LDO
 - Planning Standards = Visual form requirements (volume 1)
 - Engineering Standards = Structural/dimensional requirements (volume 2)

Reorganizing Planning and Engineering Design Standards (PEDS)

- Merge with existing Engineering Development Standards
 - Measurable standards established by MAG, with a few City modified standards
- Consolidating the different design handbooks and updating standards
 - Planning and Design Guidelines
 - Rural Development Standards and Design Guidelines Study
 - Single-Family Residential Guidelines Instruction Manual
 - Single-Family Residential Home Product Design Guidelines
- Maintain high quality engineering and architectural character

Reorganizing Planning and Engineering Design Standards (PEDS)

- Upgrading the design and aesthetic standards
 - Preferred approaches, potential for alternative solutions may be proposed
 - Guiding Tool: Surprise General Plan 2035, previous Surprise Guidelines and also other valley “best practices”

- Volume 1: Planning Standards

CHAPTER 1: Standard Requirements for all Land Uses

CHAPTER 2: Neighborhood Land Uses

CHAPTER 3: Commerce, Office and Mixed Use Land Uses

CHAPTER 4: Business Park and Industrial Land Uses

CHAPTER 5: Environmentally Sensitive Lands Standards

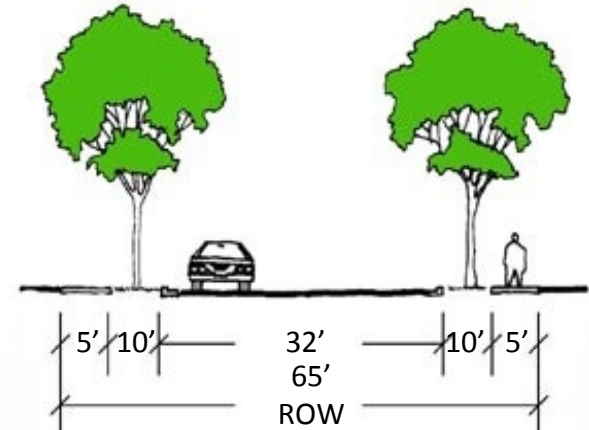
PEDS: Ch. 1 All Land Uses

- General Land/Site Design & Development
 - Tie to the City's broader multimodal system
 - Continuous circulation and open space throughout the City
 - Buffer between incompatible land uses, different development densities, and different development patterns



PEDS: Ch. 1 All Land Uses

- General Land/Site Design & Development
- Open Space Design
 - Preserve/incorporate existing, natural conditions
 - Washes, mountain views, cultural and environmentally sensitive features
 - On-site storm water retention facilities as a useable amenity
 - As a buffer, amenities may count as open space
 - Landscaped or hardscaped plazas, existing desert washes and wildlife corridors preserved in situ, connecting multi-use paths



Alternative Local Street: Provides a 10 foot boulevard strip rather than the standard 5 foot; the entire boulevard strip (10 feet) may be calculated as open space.

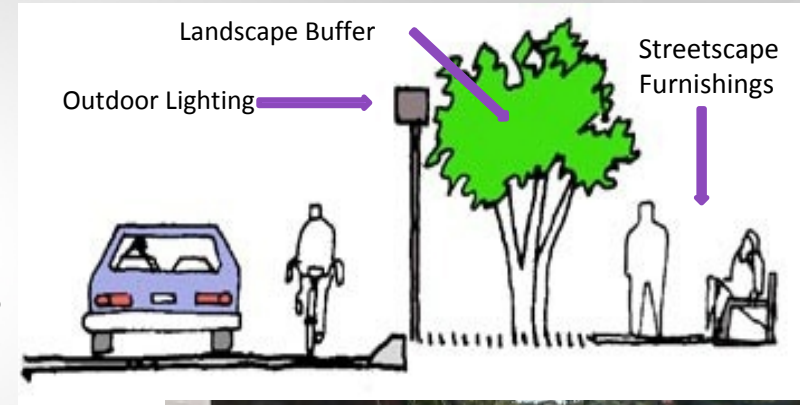
PEDS: Ch. 1 All Land Uses

- General Land/Site Design & Development
- Open Space Design
- Circulation Design for Complete Streets
 - Respect natural features and topography
 - Present an attractive streetscape
 - Focus on connection to City and regional network



PEDS: Ch. 1 All Land Uses

- General Land/Site Design & Development
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
 - Xeriscape methods; low water use and drought tolerant plants
 - Landscaping between street and detached sidewalks create an intimate streetscape.
 - “Low Impact Development”; first flush

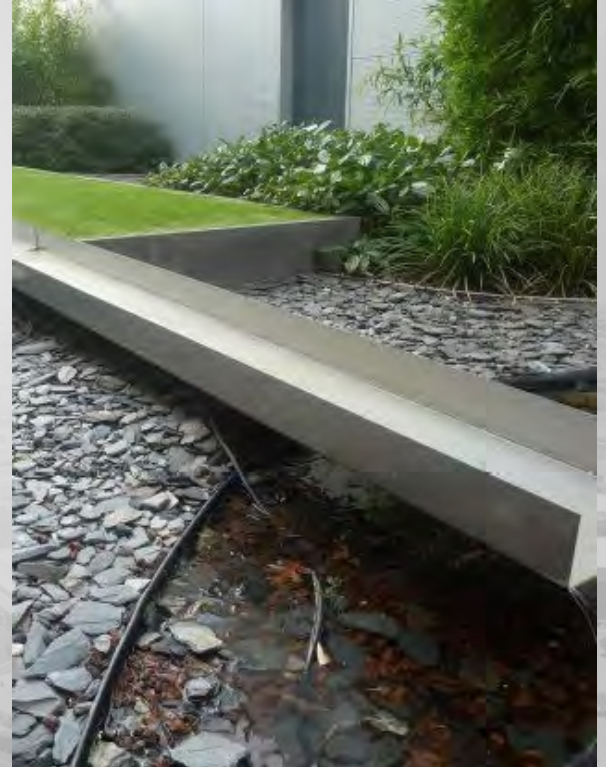


PEDS: Ch. 1 All Land Uses

- General Land/Site Design & Development
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
- Building Form and Architecture
 - 360° architecture; i.e. recessed entryways and windows
 - Orient to minimize heat gain
 - Maximize pedestrian shade opportunities

PEDS: Ch. 1 All Land Uses

- General Land/Site Design & Development
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
- Building Form and Architecture
- Grading & Drainage Design and Floodways
 - Washes and drainage patterns; maintain historic location
 - Water harvesting supplement landscape irrigation
 - Floodways and washes may not be paved over



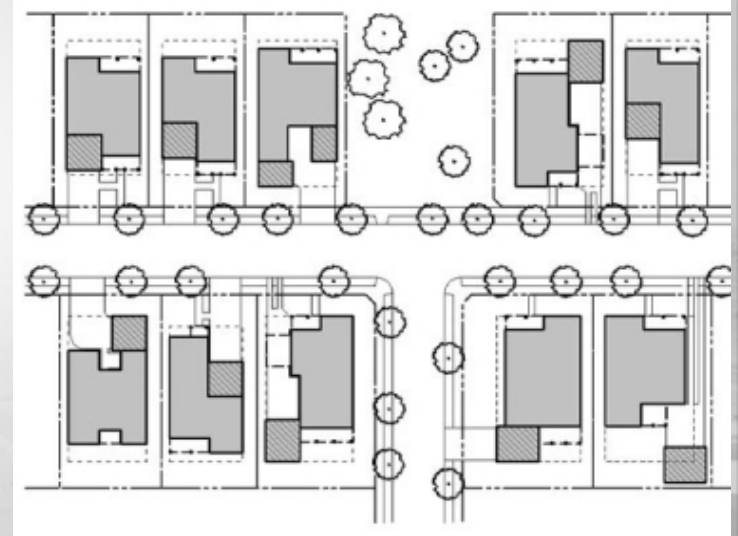
PEDS: Ch. 1 All Land Uses

- General Land/Site Design & Development
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
- Building Form and Architecture
- Grading & Drainage Design and Floodways
- Art in Public Places
 - Artwork is encouraged
 - May be credited as open space



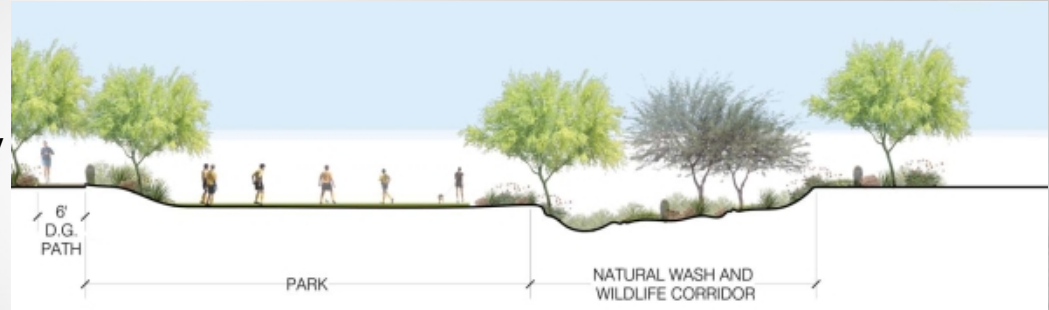
PEDS: Ch. 2 Neighborhood

- General Land/Site Design & Development
 - Reduce the impact of the garage dominance
 - Whole development interconnected
 - open space, landscaping,
 - visual design characteristics, i.e. group mailboxes, security huts and gates, and streetscapes
 - Blended density
 - different housing types and lot sizes on same street



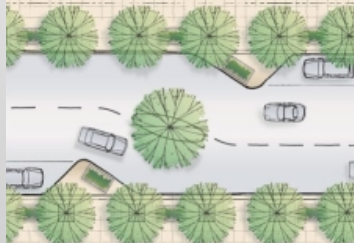
PEDS: Ch. 2 Neighborhood

- General Land/Site Design & Development
- Open Space Design
 - Retention basins as an amenity
 - Use natural desert washes as a greenbelt,
 - Provide a safe alternative multimodal system
 - Off-street multi-use path may be calculated as open space
 - Neighborhood parks and playgrounds open to the public
 - Amenities within ¼ mile of homes



PEDS: Ch. 2 Neighborhood

- General Land/Site Design & Development
- Open Space Design
- Circulation Design for Complete Streets
 - Block Lengths; less than 600',
 - Direct access to adjacent Commercial centers
 - No need for residents to use arterials
 - Traffic calming devices



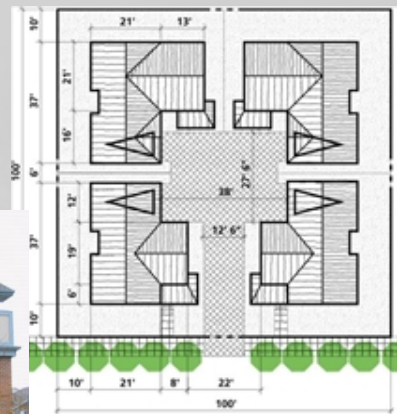
PEDS: Ch. 2 Neighborhood

- General Land/Site Design & Development
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
- Building Form and Architecture
 - Required porches, 60sf-front and 80sf-rear
 - 360° architecture, features that enhance all elevations
 - TND allows additional building types
 - Shared Court (4- and 5-packs),
Mansion Apartment,
Rowhouse/Townhouse



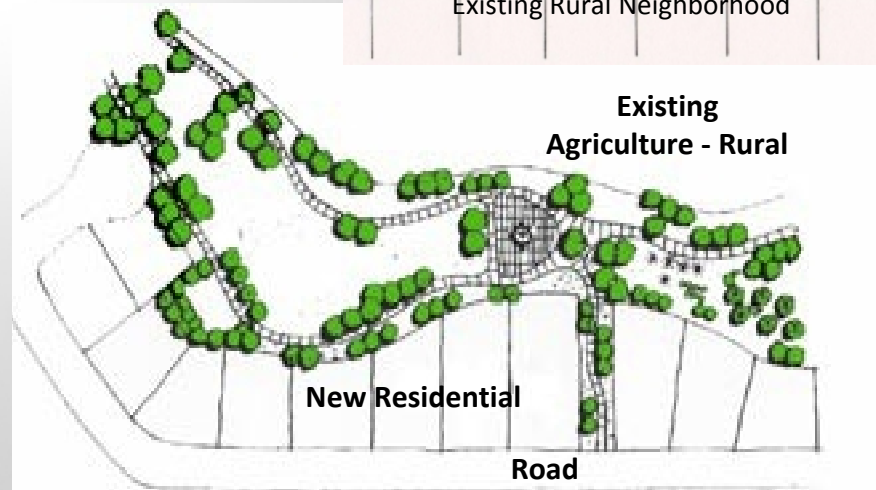
PEDS: Ch. 2 Neighborhood

- General Land/Site Design & Development
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
- Building Form and Architecture
 - Required porches, 60sf-front and 80sf-rear
 - 360° architecture, features that enhance all elevations
 - TND allows additional building types
 - Shared Court (4- and 5-packs),
Mansion Apartment,
Rowhouse/Townhouse



PEDS: Ch. 2 Neighborhood

- General Land/Site Design & Development
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
- Building Form and Architecture
- Edge Treatment and Transitions
 - buffer/transition from existing agricultural or rural properties
 - exterior edge maintain a low profile



PEDS: Ch. 3 Commerce, Office, and Mixed Use

- General Building Site Design
 - Project design incorporate local elements
 - Mountain views, patio shading, etc.
 - Connection to the greater open space system
 - Provides multimodal access, shaded pedestrian connection
 - Buildings designed as groups or integrated clusters
 - Avoid in-line buildings that create vast separation



PEDS: Ch. 3 Commerce, Office, and Mixed Use

- General Building Site Design
- Open Space Design and Public Places
 - Designed in conjunction with a walking route may be calculated as open space



PEDS: Ch. 3 Commerce, Office, and Mixed Use

- General Building Site Design
- Open Space Design
- Circulation Design for Complete Streets
 - Direct access from adjacent residential; vehicular and multimodal
 - Locations for bicycle racks



PEDS: Ch. 3 Commerce, Office, and Mixed Use

- General Building Site Design
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
 - Utilize harvested stormwater
 - Roof drains and downspouts directed to landscape areas



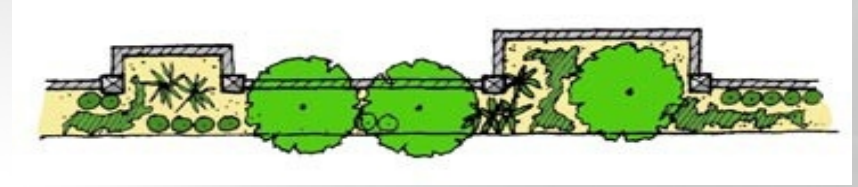
PEDS: Ch. 3 Commerce, Office, and Mixed Use

- General Building Site Design
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
- Building Form and Architecture
 - Display windows, awnings, entry areas, etc., designed along pedestrian access
 - Parapet wall equal to or greater than the height of any mechanical equipment
 - Green or living roofs may be considered



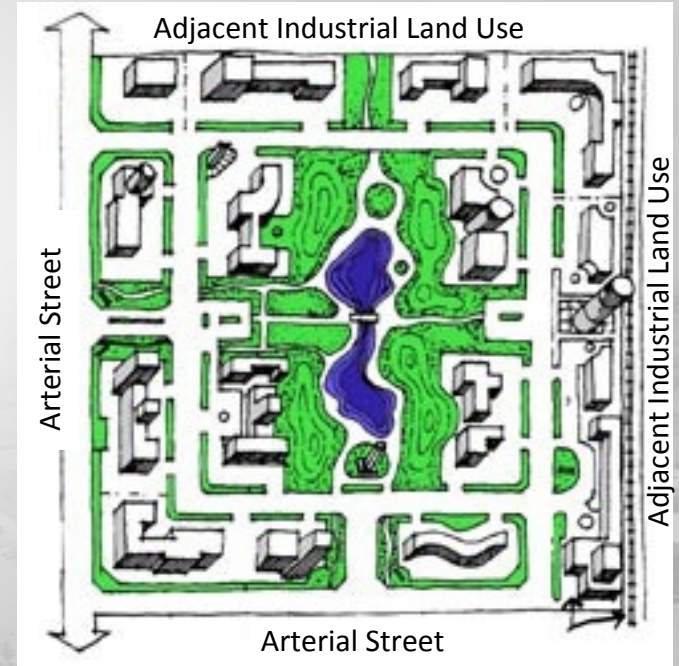
PEDS: Ch. 3 Commerce, Office, and Mixed Use

- General Building Site Design
- Open Space Design
- Circulation Design for Complete Streets
- Landscape and Streetscape Design
- Building Form and Architecture
- Edge Treatment and Transitions
 - Exterior edge maintain a low profile against rural and low density residential



PEDS: Ch. 4 Business Park and Industrial

- General Land/Site Design & Development
 - Limited Commercial as part of a business park development
 - Screen for trash enclosures, storage, parking
- Circulation Design for Complete Streets
 - Multimodal connections
- Landscape and Streetscape Design
- Building Form and Architecture
- Edge Treatment and Transitions



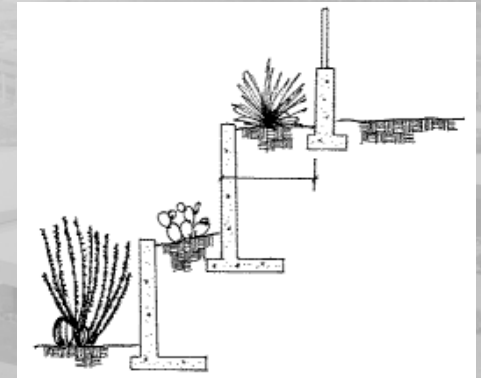
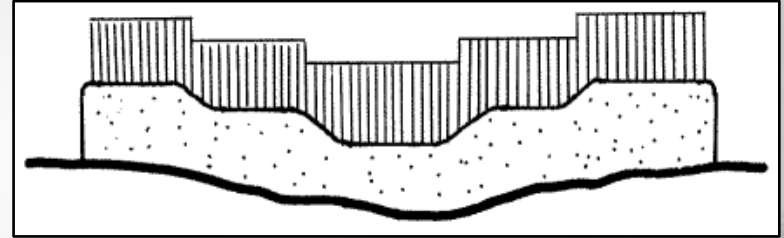
PEDS: Ch. 5 Environmentally Sensitive Lands

- General Land/Site Design & Development
 - Integrated Conservation Design
 - Cluster subdivision accommodates same density
 - Design preservation as amenity, not a constraint
- Walls: Perimeter, Privacy and Retaining
- Roadways
- Water Features
- Transition Standards and Edge Treatments
- Hillside Development Area



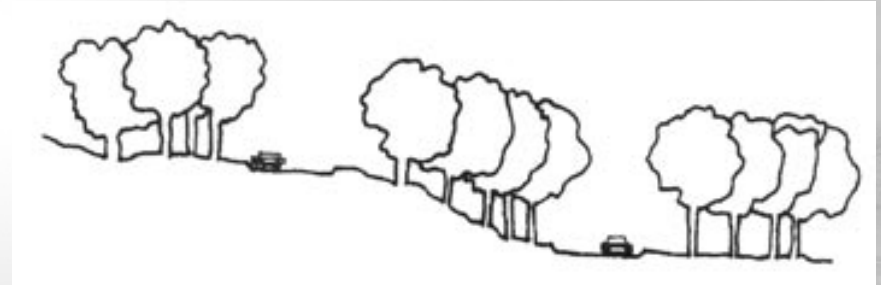
PEDS: Ch. 5 Environmentally Sensitive Lands

- General Land/Site Design & Development
- Walls: Perimeter, Privacy and Retaining
 - Perimeter walls shall follow the contour of the natural terrain
 - Allow offset retaining walls and terraces
- Roadways
- Water Features
- Transition Standards and Edge Treatments
- Hillside Development Area



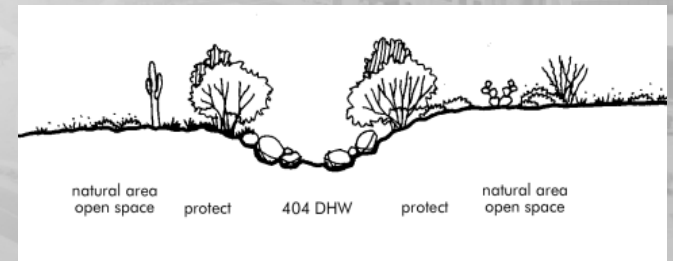
PEDS: Ch. 5 Environmentally Sensitive Lands

- General Land/Site Design & Development
- Walls: Perimeter, Privacy and Retaining
- Roadways
 - Allow split roadway sections to accommodate grade change
- Water Features
- Transition Standards and Edge Treatments
- Hillside Development Area



PEDS: Ch. 5 Environmentally Sensitive Lands

- General Land/Site Design & Development
- Walls: Perimeter, Privacy and Retaining
- Roadways
- Water Features
 - Washes as part of linear open space system
 - Open space credit for habitat restoration along Wildlife Corridors
 - Trails will be permitted within these corridors
- Transition Standards and Edge Treatments
- Hillside Development Area



PEDS: Ch. 5 Environmentally Sensitive Lands

- General Land/Site Design & Development
- Walls: Perimeter, Privacy and Retaining
- Roadways
- Water Features
- Transition Standards and Edge Treatments
- Hillside Development Area
 - Avoid further damage to the natural topography
 - Conserve significant rock outcroppings, ridgelines and unstable slopes



Future Discussions

STAKEHOLDER MEETINGS -

- A partnership with the development community

PUBLIC DRAFTS: LDO & PEDS - duration of process

- Enroll in “Notify Me” for email notifications
- Provide online comment and feedback

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QUESTIONS OR COMMENTS?

Thank You