



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, March 15, 2018 @ 6:00 PM
 COUNCIL CHAMBERS

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CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

- | | | |
|-----------------------|---|---|
| *#1 District Internal | <u>Consideration and action pertaining to approval of the March 1, 2018 Planning and Zoning Commission Minutes.</u> | None
Lorraine
Nevarez -
Community
Development |
|-----------------------|---|---|

REGULAR AGENDA ITEM - PUBLIC HEARING:

STAFF
RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 3	<u>Consideration and action pertaining to a recommendation regarding the Preliminary Plat entitled, "Toll at Prasada" and dated February 12, 2018, a 772 gross acre property general located between Cactus Road and Peoria Avenue west of Cotton Lane.</u>	Approve Robert Kuhfuss - Community Development

OTHER BUSINESS:

#3	District Internal	<u>Discussion and direction pertaining to future agenda items.</u>	No Action Eric Fitzer - Community Development
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EXECUTIVE SESSION:**ADJOURNMENT:**

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: March 9, 2018 at 8:30 AM

For information purposes: Upon a public majority vote of a quorum of the 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. §38-401.03 (A)(2)); or
- discussion or consultation for legal advice with the city's attorneys (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).

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

March 15, 2018 @ 6:00:00 PM

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Board Meeting Date:	March 15, 2018	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the March 1, 2018 Planning and Zoning Commission Minutes.

Motion:

I move to approve the consent agenda as presented.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [Minutes - March 1, 2018](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 1, 2018 / 6:00 PM

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

CALL TO ORDER.

Chair Ken Chapman 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 March 1, 2018.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Mitchell Rosenbaum, Commissioners Dennis Smith, Dennis Bash, Matthew Keating, Gisele Norberg and Eric Cultum.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Ellen Van Riper, Planner Hobart Wingard, Current Planning Supervisor Robert Kuhfuss, Human Services and Community Vitality Director Seth Dyson, Neighborhood Services Coordinator Alicia Rubio and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Eric Fitzer, Director, noted the City of Surprise Arts and Cultural Master Plan is available for public review and comment.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the February 15, 2018 Planning and Zoning Commission Minutes.

Commissioner Bash made a motion to approve the consent agenda as presented. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

Chair Chapman moved item 8 to follow after item 1.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 8 – District 6 – Consideration and action approving a Site Plan for Hardy World generally located on the southwestern corner of Dysart and Waddell Roads.

The Commission discussed item 8:

- Landscape plans

Commissioner Keating made a motion approve a Site Plan for Hardy World subject to stipulations 'A' through 'C' as stated in the Staff Report. Vice Chair Rosenbaum 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 a Zone change from Residential Ranch (RR) to Medium Density Residential 3.65 Dwelling Units per Acre with a PUD Overlay (RM-6 PUD) and Medium Density Residential 4.47 Dwelling Units per Acre with a PUD Overlay (RM-9 PUD) for Rancho TruGold.

Robert Kuhfuss, Planner, noted item 2 and 3 will be tabled indefinitely resulting from an advertising error.

Chair Chapman opened the call to the public.

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

Commissioner Norberg made a motion to table the consideration and action regarding a Zone change from Residential Ranch (RR) to Medium Density Residential 3.65 Dwelling Units per Acre with a PUD Overlay (RM-6 PUD) and Medium Density Residential 4.47 Dwelling Units per Acre with a PUD Overlay (RM-9 PUD) for Rancho TruGold. Vice Chair Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

Item 3 – District 3 – Consideration and action regarding a Preliminary Plat in the RM-6 PUD and RM-9 PUD zoning districts, for Ranch TruGold, generally located along Sweetwater Avenue Alignment between Cotton Lane and 175th Avenue.

Robert Kuhfuss, Planner, noted item 2 and 3 will be tabled indefinitely resulting from an advertising error.

Chair Chapman opened the call to the public.

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

Commissioner Norberg made a motion to table the consideration and action regarding a Preliminary Plat in the RM-6 PUD and RM-9 PUD zoning districts, for Rancho TruGold, generally located along Sweetwater Avenue alignment between Cotton Lane and 175th Avenue. Commissioner Bash seconded the motion. Motion passes with 7 votes in favor.

Item 4 – Citywide – Consideration and action on an amendment to the Consolidated Plan 2015-19.

Seth Dyson, Director of Human Service & Community Vitality, presented item 4 and 5 simultaneously to the Commission.

The Commission discussed item 4 and 5:

- Administrative fee
- Location of the Ball Park
- Enhancements to the area
- Ball Field use
- Hours of the park
- New City Services Building
- Partnerships
- HUD 5-year Plan
- CDBG parameters
- Historical society

Chair Chapman opened the call to the public.

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

Commissioner Bash made a motion to recommend approval to the Mayor and City Council an amendment to the Consolidated Plan 2015-2019. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor, 1 against (Commissioner Cultum).

Item 5 – Citywide – Consideration and action on an amendment to the funding priorities for the Community Development Block Grant Program Third Year Annual Action Plan for Year 2017-2018.

Seth Dyson, Director of Human Service & Community Vitality, presented item 4 and 5 simultaneously to the Commission.

The Commission discussed item 5 during item 4.

Chair Chapman opened the call to the public.

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

Commissioner Keating made a motion to recommend approval to the Mayor and City Council an amendment to the funding priorities for the Community Development Block Grant Program Annual Action Plan Year 2017-2018. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor, 1 against (Commissioner Cultum).

Item 6 – Citywide – Consideration and action on funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2018-2019.

Seth Dyson, Director of Human Service & Community Vitality, presented item 6 to the Commission.

Chair Chapman opened the call to the public.

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

The Commission discussed appropriate allocations to the different organizations.

Commissioner Keating made a motion to recommend approval to the Mayor and City Council the 2018-2019 Community Development Block Grant Public Service Funding recommendations as discussed. Vice Chair Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

Item 7 – Citywide – Consideration and action on funding priorities for the Community Development Block Grant Program Fourth Year Annual Action Plan for Year 2018-2019.

Seth Dyson, Director of Human Service & Community Vitality, presented item 7 to the Commission.

Chair Chapman opened the call to the public.

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

Commissioner Bash made a motion to recommend approval to the Mayor and City Council the funding priorities for the Community Development Block Grant Program Annual Action Plan Year 2018-2019. Commissioner Norberg seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item 9 – INTERNAL - Discussion pertaining to future agenda items.

The Commission requests additional information regarding landscape plans, traffic plans specific to schools, parking areas for semi-trucks, City Center development, changes to the law. The Commission also asked for a status on scheduling the joint meeting with City Council.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 8:02 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
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: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

March 15, 2018 @ 6:00:00 PM

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Board Meeting Date:	March 15, 2018	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to a recommendation regarding the Preliminary Plat entitled, "Toll at Prasada" and dated February 12, 2018, a 772 gross acre property general located between Cactus Road and Peoria Avenue west of Cotton Lane.

Motion:

I move to recommend approval of the Preliminary Plat entitled, "Toll at Prasada" to the City Council subject to stipulations "a" through "i" as stated in the staff report.

Background:

Aaron Insko of Toll Brothers, Inc. requests approval of a Preliminary Plat in the Lake Village portion of the Prasada PAD. The Preliminary Plat covers approximately 772 gross acres and anticipates a maximum of 2,207 lots in eighteen (18) development parcels or "pads" to be developed over ten (10) phases. The boundaries of each of the eighteen development pads are shown on the subject Preliminary Plat; however, only Pads "A", "B", and "D", which will yield 463 lots, show the proposed lotting configuration. A Master Final Plat has been submitted, but is on hold until such time as the subject Preliminary Plat is approved. This Final Master Plat will show the lotting of Pads "A", "B" and "D", in addition to the boundaries of the remaining pads. As each phase of development progresses, the applicant will submit a revised Preliminary Plat showing the lotting configuration for that phase of development, then follow up with a Re-Plat of that specific development pad. The proposed Preliminary Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the SUDC. All city reviewing departments have reviewed the request and offered no concerns that are not addressed by the recommended stipulations of approval. The project is well designed and advances the goals and policies as established in the currently approved General Plan.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal

impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-394 - Preliminary Plat for Toll at Prasada - Staff Report](#)
 - ☐ [01 - FS17-394 - Preliminary Plat for Toll at Prasada - Vicinity Map](#)
 - ☐ [02 - FS17-394 - Preliminary Plat for Toll at Prasada - Case Map](#)
 - ☐ [03 - FS17-394 - Preliminary Plat for Toll at Prasada - part 1](#)
 - ☐ [03 - FS17-394 - Preliminary Plat for Toll at Prasada - part 2](#)
 - ☐ [04 - FS17-394 - Preliminary Plat for Toll at Prasada - Phasing Plan](#)
 - ☐ [05 - FS17-394 - Cactus Road Pre Plat f - Landscape Plan](#)
 - ☐ [06 - FS17-394 - Preliminary Plat for Toll at Prasada - Peoria Ave Landscape Plans part 1](#)
 - ☐ [06 - FS17-394 - Preliminary Plat for Toll at Prasada - Peoria Ave Landscape Plans part 2](#)
 - ☐ [06 - FS17-394 - Preliminary Plat for Toll at Prasada - Peoria Ave Landscape Plans part 3](#)
 - ☐ [07 - FS17-394 - Preliminary Plat for Toll at Prasada - Internal Collector Road Landscape Plans part1](#)
 - ☐ [07 - FS17-394 - Preliminary Plat for Toll at Prasada - Internal Collector Road Landscape Plans part2](#)
 - ☐ [07 - FS17-394 - Preliminary Plat for Toll at Prasada - Internal Collector Road Landscape Plans part3](#)
 - ☐ [08 - FS17-394 - Preliminary Plat for Toll at Prasada Drive Entry Landscape Plan part 1](#)
 - ☐ [08 - FS17-394 - Preliminary Plat for Toll at Prasada Drive Entry Landscape Plan part 2](#)
 - ☐ [08 - FS17-394 - Preliminary Plat for Toll at Prasada Drive Entry Landscape Plan part 3](#)
 - ☐ [08 - FS17-394 - Preliminary Plat for Toll at Prasada Drive Entry Landscape Plan part 4](#)
 - ☐ [09 - FS17-394 - Preliminary Plat for Toll at Prasada - East Corner Park Landscape Plan](#)
 - ☐ [10 - FS17-394 - Preliminary Plat for Toll at Prasada - Wall Plan Landscape Plan](#)
 - ☐ [11 - FS17-394 - Preliminary Plat for Toll at Prasada - Luke AFB Comments](#)
 - ☐ [12 - FS17-394 - Preliminary Plat for Toll at Prasada - ADOT Comments](#)
 - ☐ [13 - FS17-394 - Preliminary Plat for Toll at Prasada - FCDMC Comments](#)
 - ☐ [14 - FS17-394 - Preliminary Plat for Toll at Prasada - MWD Comments](#)
 - ☐ [15 - FS17-394 - Preliminary Plat for Toll at Prasada - presentation](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Robert H. Kuhfuss, AICP

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS17-394**

Project Name: Toll Brothers at Prasada Preliminary Plat

Council District: 3

Meeting Date: **March 15, 2018**

Planner: Robert H. Kuhfuss, AICP

Owner: Suburban Land Reserve

Applicant: Aaron Insko, Toll Brothers, Inc.

Request: 10-Phase, 2,207-Lot Preliminary Plat in the PAD Zoning District (Prasada)

Site Location: Generally west of Cotton Lane, between Cactus Road and Peoria Avenue

Site Size: 772 gross acres (approx.)

Density: 2.86 DU/Ac (overall)

General Plan Conformance: The proposal advances the goals of the Surprise General Plan 2035

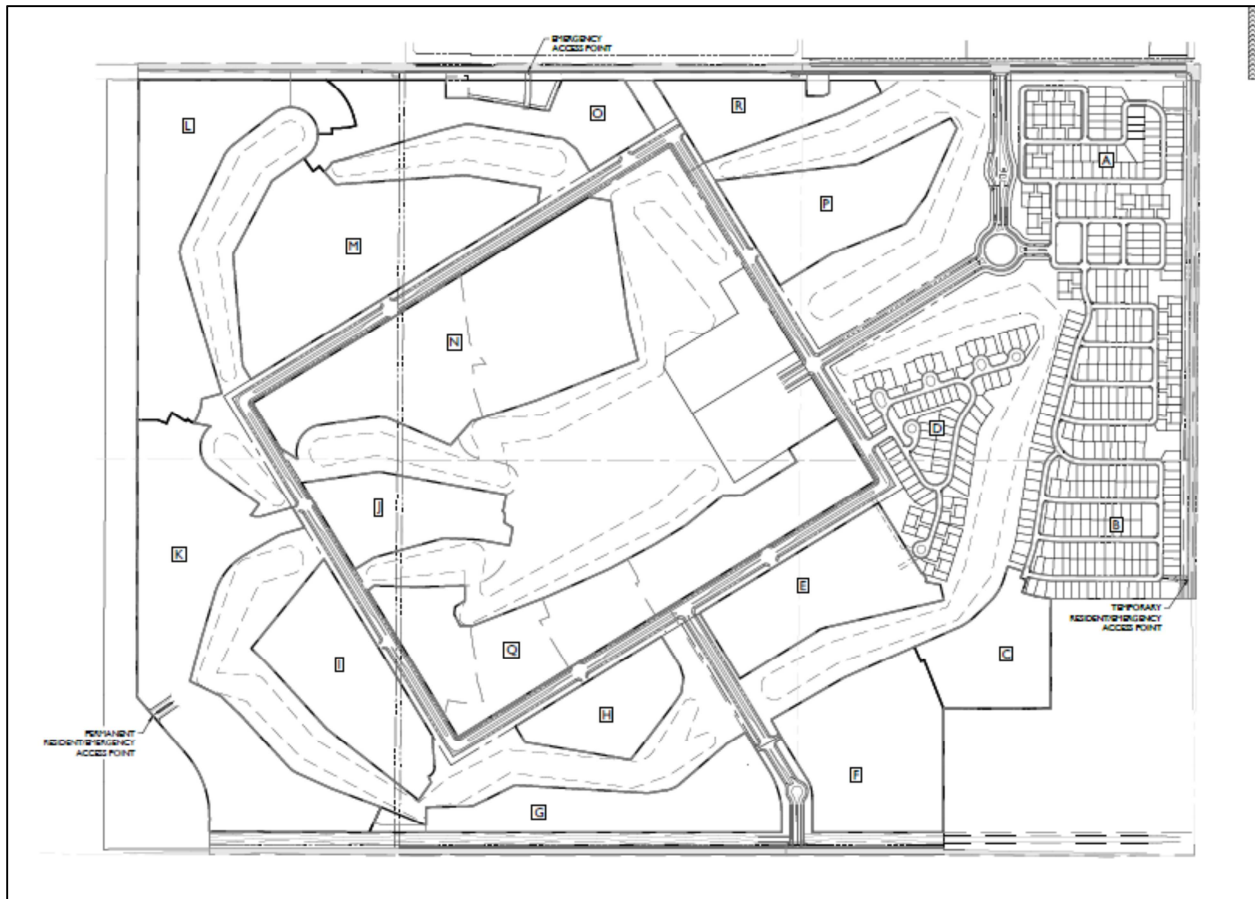
Support/Opposition: No items of support or opposition received.

Staff Recommendation: Staff recommends the Commission vote to recommend **approval** of the proposed Preliminary Plat to the City Council, subject to stipulations "a" through "i".

Project Description:

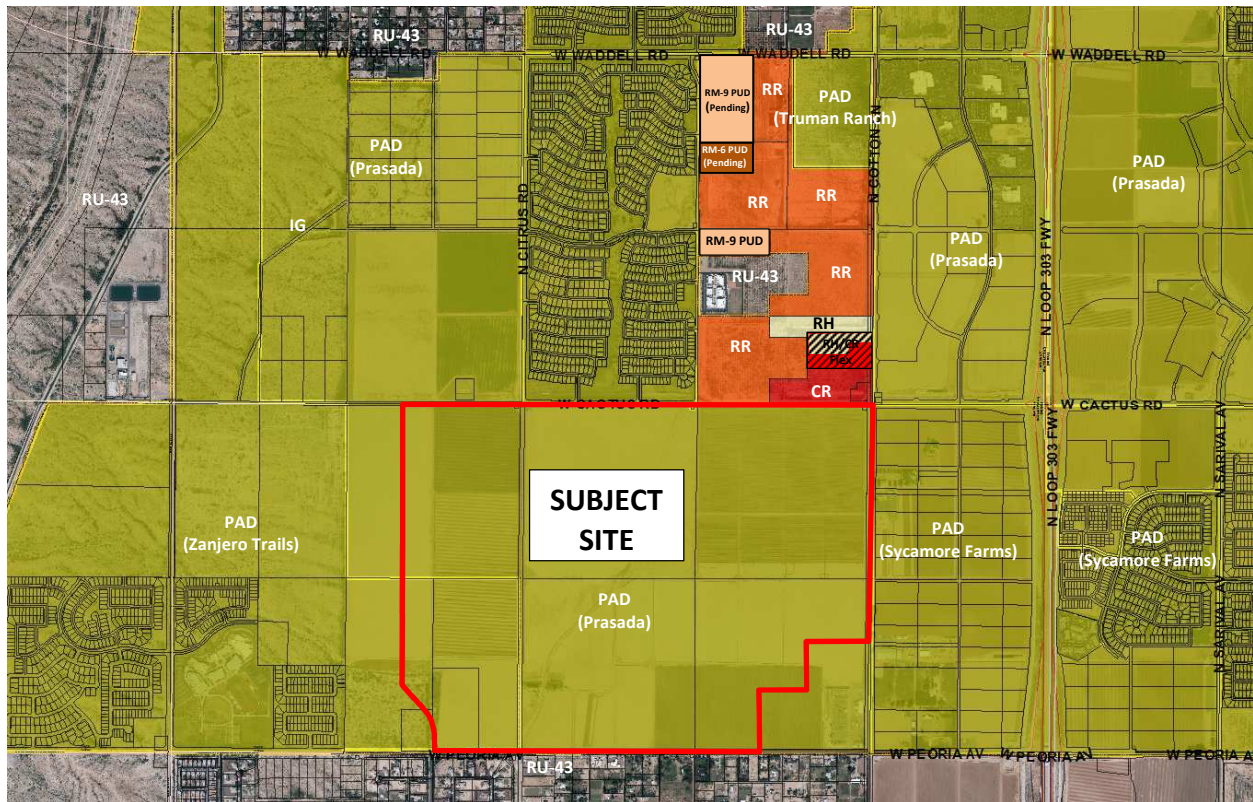
Aaron Insko of Toll Brothers, Inc. requests approval of a Preliminary Plat in the Lake Village portion of the Prasada PAD. The Preliminary Plat covers approximately 772 gross acres and anticipates a maximum of 2,207 lots in eighteen (18) development parcels or “pads” to be developed over ten (10) phases. The boundaries of each of the eighteen development pads are shown on the subject Preliminary Plat; however, only Pads “A”, “B”, and “D”, which will yield 463 lots, show the proposed lotting configuration.

A Master Final Plat has been submitted, but is on hold until such time as the subject Preliminary Plat is approved. This Master Final Plat will show the lotting of Pads “A”, “B” and “D”, in addition to the boundaries of the remaining pads. As each phase of development progresses, the applicant will submit a revised Preliminary Plat showing the lotting configuration for that phase of development, then follow up with a Re-Plat of that specific development pad. The following image, taken from Sheet CS-01 of the Preliminary Plat shows the pad and lotting configuration.



Existing Zoning:

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



BACKGROUND:

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

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

February 2, 2017: Staff met with the applicant to discuss the Preliminary Plat at a regularly scheduled Concept Review meeting under CR17-033.

July 17, 2017: The applicant filed a request for a Preliminary Plat under FS17-394, the subject request.

December 1, 2017: The applicant submitted a request for a Final Master Plat under case FS17-700.

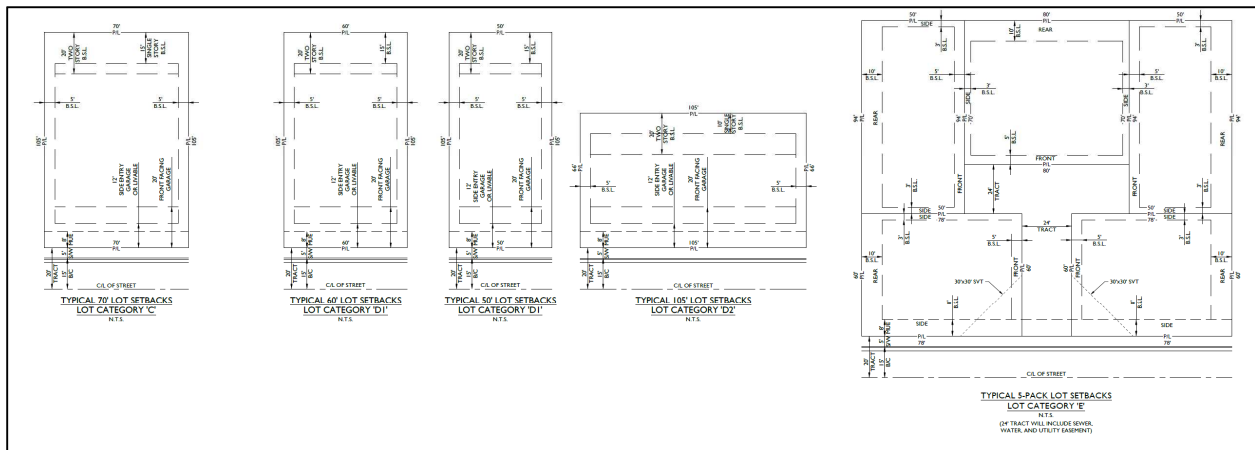
February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

Citizen Outreach:

N/A

Analysis and Discussion:

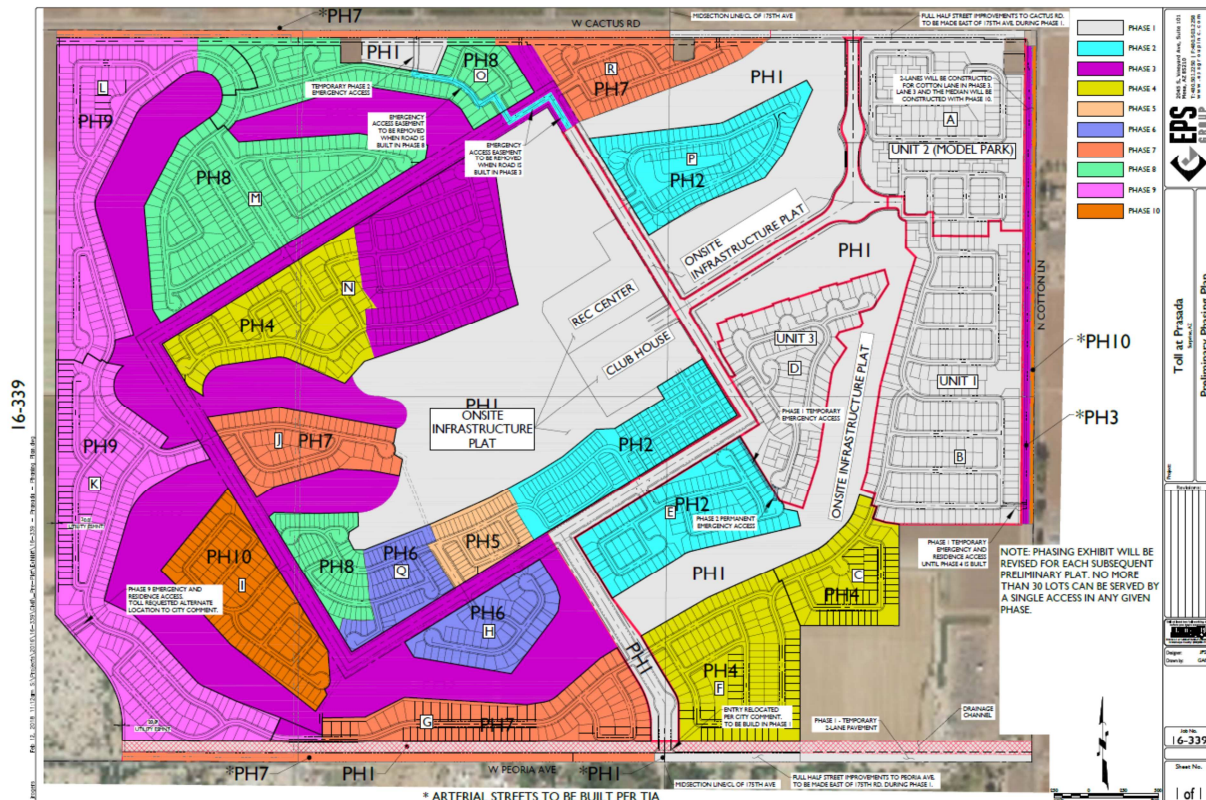
As noted above, the subject Preliminary Plat contemplates 463 lots with Phase 1. These 463 lots will be configured five (5) different ways, each falling into one (1) of four different Lot Categories as depicted on Sheet DT01 (see below). Three (3) of these configurations are essentially standard lots products, with the long axis perpendicular to the street; however, Category "D2" allows for a wide/shallow configuration, while Category "E" contemplates a "5-pack" cluster arrangement. Each of these configurations is intended to target a certain buyer market and is consistent with the approved PAD as amended by FS17-587.



Regarding the Category "E" 5-Pack product, Surprise Solid Waste has expressed concerns over the inability of collection vehicles being able to access trash and recycle bins if not located on the street. To address this concern, staff recommends a stipulation requiring the bin locations to be permanently marked on the curb using the address of the lot served by those bins. Stipulation "i" addresses this concern.

[Continued following page.]

As noted previously, the project will be developed in ten (10) phases, which are depicted in the image below, taken from the attached Preliminary Phasing Plan. The area shown in grey is Phase 1, which consists 463 lots and numerous tracts, all located in Development Pads A, B and D. The aforementioned tracts will accommodate an executive golf course, Recreation Center, and Club House, in addition to a Model Home Sales Office. The actual Model Complex will be located in what is labeled as "Unit 2" in the northeast corner of the site. Staff notes that the lotting shown for each of the various phases of development is for contextual purposes only since the exact configuration may change as market demand shifts. These individual development pads will be subject to a revised Preliminary Plat as the lotting configuration is determined by the builder.



Sheet C#03 of the Preliminary Plat depicts the various roadway configurations applicable to this development. Phase I perimeter roadway improvements will include:

- Cactus Road from Cotton Lane to 175th Avenue – half-street improvements including curb, gutter, sidewalk, paving, median and landscaping. These improvements also include tiling of the MWD irrigation lateral and the construction of a temporary drainage ditch along the north side of the existing pavement. While curbing for the south side of the median will be installed with Phase 1, the developer will post an in-lieu payment to cover their costs associated with the landscaping of said median since the timing of improvements related to the north half of Cactus Road is uncertain. This is addressed in stipulation “e”.

- Peoria Avenue from Cotton Lane to the eastern boundary of Development Pad F – Temporary 2-lane asphalt pavement.
- Peoria Avenue from the eastern boundary of Development Pad F to 175th Avenue – half-street improvements including curb, gutter, sidewalk, paving and landscaping. The applicant will also make an in-lieu payment to cover their costs associated with the half-median and related landscaping along Peoria Avenue due to the existing residential development located south of the Peoria Avenue monument line. This in-lieu payment is addressed in Stipulation “f”.

While the community will be centered about golf, other amenities will be dispersed throughout the project. Of interest are several pocket parks to be located where the internal collector road turns at a right angle. These pocket parks will be well amenitized with gathering areas including fire pits, ramadas, community garden planters, water features and seating areas, in addition to abundant landscaping. In addition, the development will feature a recreation center and clubhouse, a portion of which to serve as the sales office for the model home complex. Setting the tone for the community will be a major water feature consisting of reflecting pools and extensive vegetation.

The project will be a gated community. Primary access will be from Cactus Road along the north side of the site. Secondary access will be from Peoria Avenue along the south side of the site. Both the primary and secondary accesses will be constructed with Phase 1. In order to accommodate emergency access to Pad D during Phase 1, a temporary emergency access easement will be constructed through Pad E, which will be vacated and replaced with a permanent emergency access easement to Pad E during Phase 2. Also, a temporary access will extend from Pad B to Cotton Lane with Phase 1, to be vacated with the construction of Phase 4. During Phase 2, a temporary emergency access easement will extend through a portion of the Phase 3 development area through Pad O leading out to a small maintenance yard located at the north side of the site. This easement will be vacated with the development of Phase 8. Another emergency access easement will be located at the west end of the site in Pad K during Phase 9 and will extend out to Cortessa Parkway once constructed.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	Maricopa Water District
Schools:	Dysart USD #89

174 **Conformance with Adopted Plans:**

175
176 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
177 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
178 or more, provided appropriate transitions are made between the various Neighborhood types
179 included within the character area. At 2.86 DU/Ac, the project most closely aligns with the
180 Suburban Neighborhood type and is consistent with the General Plan in this regard.

181
182 The General plan also seeks appropriate buffers and transitions between the various Character
183 Areas. Since the existing development located to the south of the subject property consists mainly
184 of large, rural lots, a buffer between the proposed development and the existing residential
185 development might seem appropriate; however, the zoning entitlements that exist on the subject
186 property pre-date this provision in the General Plan. Further, the proposed 78-foot channel located
187 along the north side of Peoria Avenue will be well landscaped and will buffer the proposed
188 development from the existing development by a considerable distance. Staff therefore believes
189 transition and buffering are not an issue.

190
191 **Reviewing Agencies:**

192
193 All city reviewing departments have reviewed the request and expressed no objections; however,
194 as discussed above, the City's Solid Waste Division expressed a desire that trash and recycle bin
195 locations be affixed to the curb for all of the 5-Pack lot products. This has been addressed in
196 Stipulation "i". In addition, Surprise Transportation Planning and Traffic Engineering seeks certain
197 minor revisions relating to street names, the addition of left-turn pockets at certain locations, and
198 the access gate configuration. This has been addressed in stipulation "a".

199
200 The subject Preliminary Plat was also routed to the standard external reviewing agencies, who
201 offered the following comments:

202
203 **Luke Air Force Base (LAFB):** In a letter dated July 18, 2017 (attached), LAFB indicated the proposed
204 development meets their Gradated Density Concept and recommends a strong notification
205 program.

206
207 **Arizona Department of Transportation (ADOT):** In an email dated July 27, 2017 (attached), ADOT
208 Right-of-way indicated the proposed development would not impact their system. In a separate
209 email dated July 14, 2017 (attached), ADOT Traffic indicated the proposed development will have
210 an impact to their facilities and will require a traffic study be submitted to ADOT for review and
211 approval. Staff advises that since the receipt of this comment, a Traffic Impact Analysis (TIA) has
212 been approved showing essentially the same number of trips per day as originally anticipated for
213 the Loop 303. This TIA has been forwarded to ADOT for review.

Flood Control District of Maricopa County (FCDMC): In an email dated July 21, 2017 (attached), FCDMC indicated that portions of the project are located within FEMA Zones X and A, and requires a Floodplain Use Permit prior to obtaining a building permit. As this is standard procedure, a stipulation is not included.

Maricopa Water District (MWD): In an email dated July 12, 2017 (attached), MWD indicated the proposed project will impact their facilities and will require a development agreement between MWD and the developer, in addition to various drawings related to the development. As this is standard procedure, a stipulation is not included.

Summary:

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the SUDC. All city reviewing departments have reviewed the request and offered no concerns that are not addressed by the recommended stipulations of approval. The project is well designed and advances the goals and policies as established in the currently approved General Plan.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Prasada PAD as amended by FS17-700.
- The reviewing agencies have indicated no concerns that are not addressed by the recommended stipulations.

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 'i' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Toll at Prasada", consisting of 41 sheets prepared by EPS Group and stamped received February 12, 2018, except that within thirty (30) days of approval of this Preliminary Plat by the City Council, the applicant shall submit a revised Preliminary Plat that addresses the following:
 1. Show correct street names on Sheet CS02.
 2. Show north-bound and south-bound left turn pockets on Darlington Parkway at Carlisle Drive on Sheets PP28 and PP34.
 3. Show south-bound left turn pocket on Darlington Parkway at Peoria Avenue on Sheet PP34.

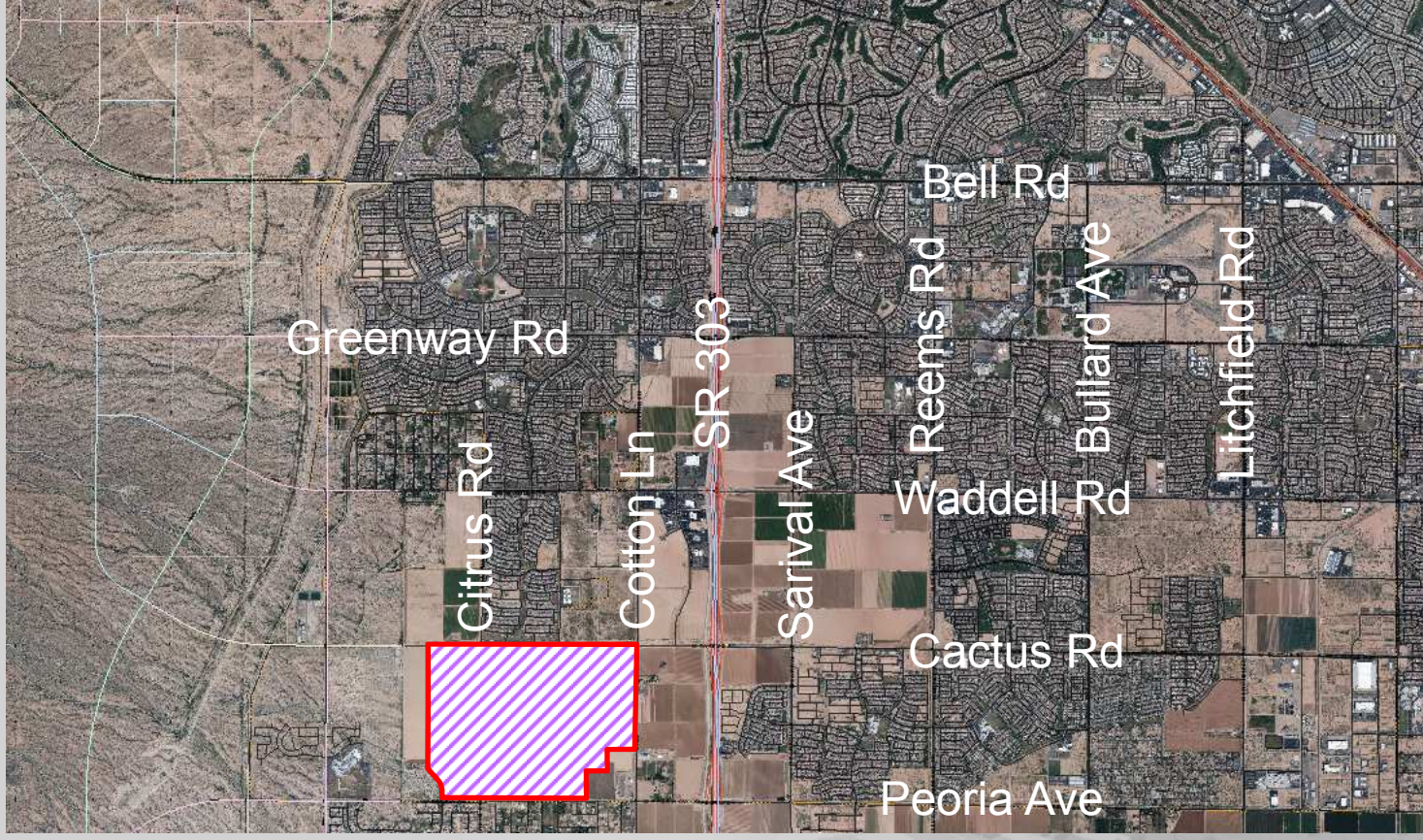
- 258
- 259 4. Show reasonable location for entry and exit gats on Darlington Parkway and
- 260 ensure there is a median break for turn-around traffic in the event of gate
- 261 refusal.
- 262
- 263 b. Phasing of the development shall be consistent with the phasing exhibit entitled "Toll at
- 264 Prasada Preliminary Phasing Plan", consisting of one (1) sheet prepared by EPD Group
- 265 and stamped received February 12, 2018, except that the City of Surprise reserves the
- 266 right to modify said phasing to accommodate the orderly extension of infrastructure
- 267 including secondary and tertiary access as deemed necessary by the City of Surprise.
- 268
- 269 c. A Master Final Plat covering the entirety of the Toll at Prasda project shall be approved
- 270 by the City of Surprise prior to development of any portion of the site. Said Master Final
- 271 Plat may include lotting associated with Phase 1, but shall not include lotting associated
- 272 with any future phase of development unless a revised Preliminary Plat expressing the
- 273 proposed lotting for those future phases of development is first approved.
- 274
- 275 d. Prior to approval of the Master Final Plat, the applicant shall provide written evidence
- 276 that Suburban Land Reserve has reviewed and accepted the Drainage Report associated
- 277 with the project.
- 278
- 279 e. Prior to approval of the Master Final Plat, the applicant shall provide an in-lieu payment
- 280 covering the anticipated cost associated with the landscaping of the half-median along
- 281 Cactus Road.
- 282
- 283 f. Prior to approval of the Master Final Plat, the applicant shall provide an in-lieu payment
- 284 covering the anticipated cost associated with the construction of the half-median and
- 285 related landscaping along Peoria Avenue.
- 286
- 287 g. Prior to the development of any phase subsequent to Phase 1, the applicant shall
- 288 process a revised Preliminary Plat and related Re-Plat of the effected development pad
- 289 or parcel.
- 290
- 291 h. Landscaping, walls and entry monumentation for the first phase of development shall
- 292 be consistent with the following preliminary landscape plans:
- 293
- 294 1. "Prasada Cactus Road Pre-Plat Landscape Plans" consisting of four (4) sheets
- 295 prepared by Greey|Picket and stamped received January 23, 2018.
- 296
- 297 2. "Prasada Peoria Ave Pre-Plat Landscape Plans" consisting of six (6) sheets
- 298 prepared by Greey|Picket and stamped received January 23, 2018.
- 299

- 300 3. "Prasada Internal Collector Road Pre-Plat Landscape Plans" consisting of five
301 (5) sheets prepared by Greey|Picket and stamped received January 23, 2018.
302
- 303 4. "Prasada Main Entry Drive Pre-Plat Landscape Plans" consisting of seven (7)
304 sheets prepared by Greey|Picket and stamped received January 23, 2018.
305
- 306 5. "Prasada East Corner Park Pre-Plat Landscape Plans" consisting of two (2)
307 sheets prepared by Greey|Picket and stamped received January 23, 2018.
308
- 309 6. "Prasada Wall Plan Pre-Plat Landscape Plans" consisting of two (2) sheets
310 prepared by Greey|Picket and stamped received January 23, 2018.
311
- 312 7. Landscaping, walls and monumentation for future phases of development
313 shall be determined at the time of revised Preliminary Plat for that phase of
314 development.
315
- 316 i. For all Category "E" lots as depicted on Sheet DT01 of the Preliminary Plat referenced in
317 stipulation "a" above, the trash and recycle container locations shall be permanently
318 identified at the curb for each address served.
319

320 However, should the Commission wish to recommend denial of the request, the Commission
321 should make its own findings and base its decision on those alternative findings.
322

323 **Attachments:**
324

- 325 01 – Vicinity Map
326 02 – Case Map
327 03 – Preliminary Plat
328 04 – Preliminary Phasing Plan
329 05 – Cactus Road Preliminary Landscape Plan
330 06 – Peoria Avenue Preliminary Landscape Plan
331 07 – Internal Collector Road Preliminary Landscape Plan
332 08 – Main Entry Drive Preliminary Landscape Plan
333 09 – East Corner Park Preliminary Landscape Plan
334 10 – Wall Preliminary Landscape Plan
335 11 – Luke AFB Comments
336 12 – ADOT Comments
337 13 – FCDMC Comments
338 14 – MWD Comments



FS17-394 Vicinity Map

Prasada - Internal Collector Road Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.

PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN 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.

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, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

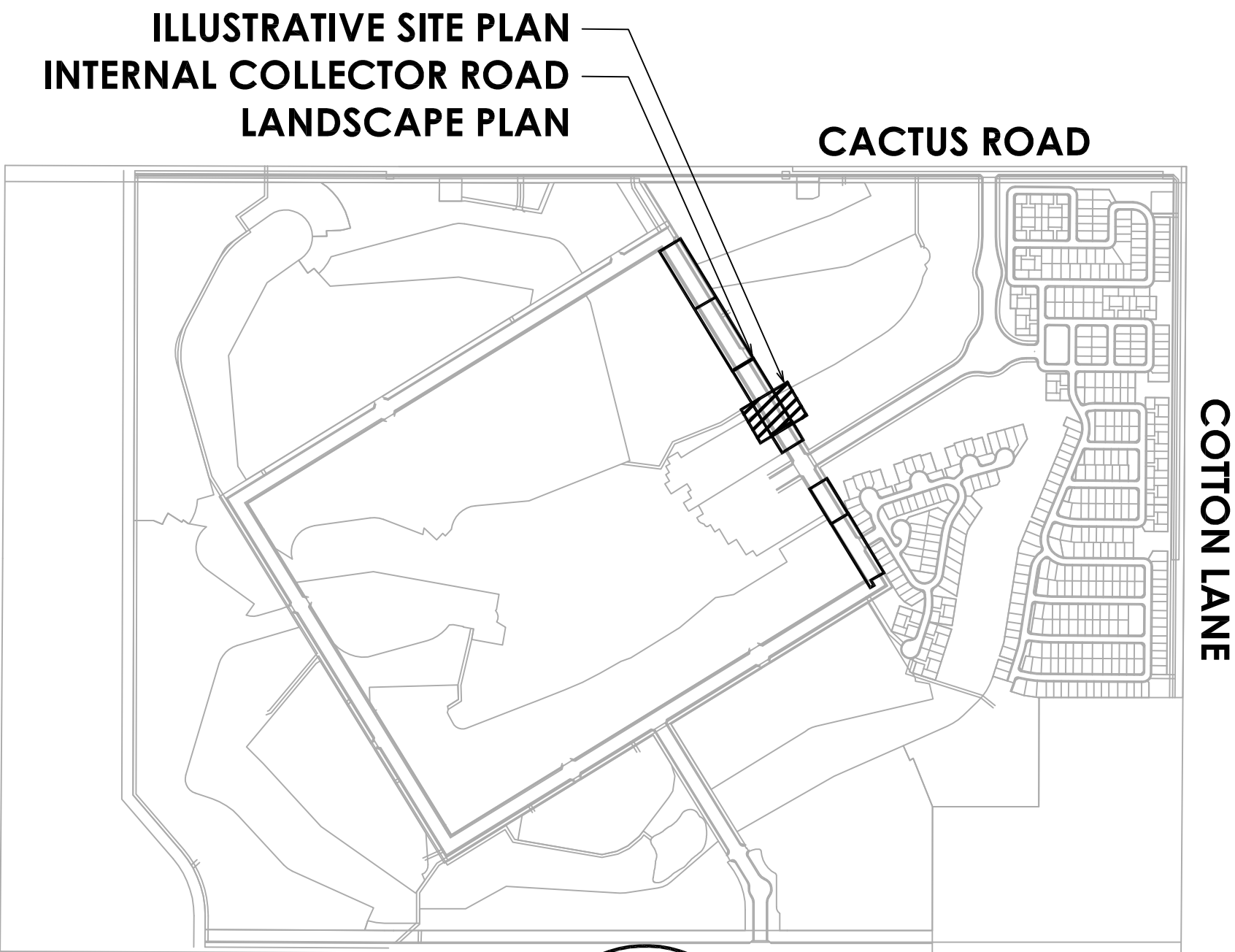
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14

CONSULTANT TEAM

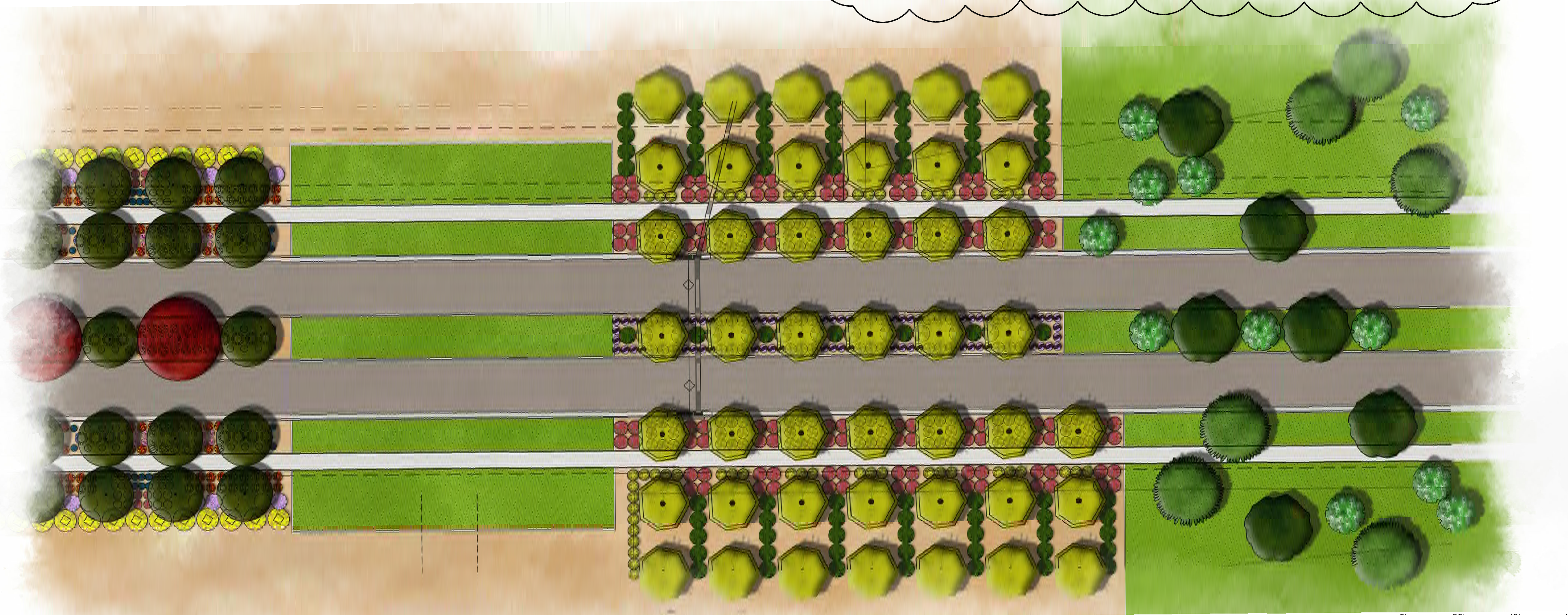
DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREEY | PICKETT
7144 EAST STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

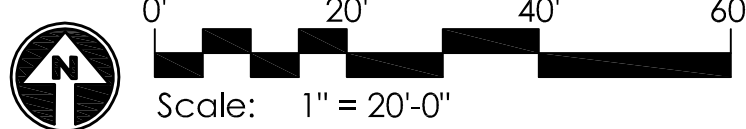
CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS	
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INTERNAL COLLECTOR ROAD ILLUSTRATIVE LANDSCAPE PLAN



PRASADA
Internal Collector Road
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

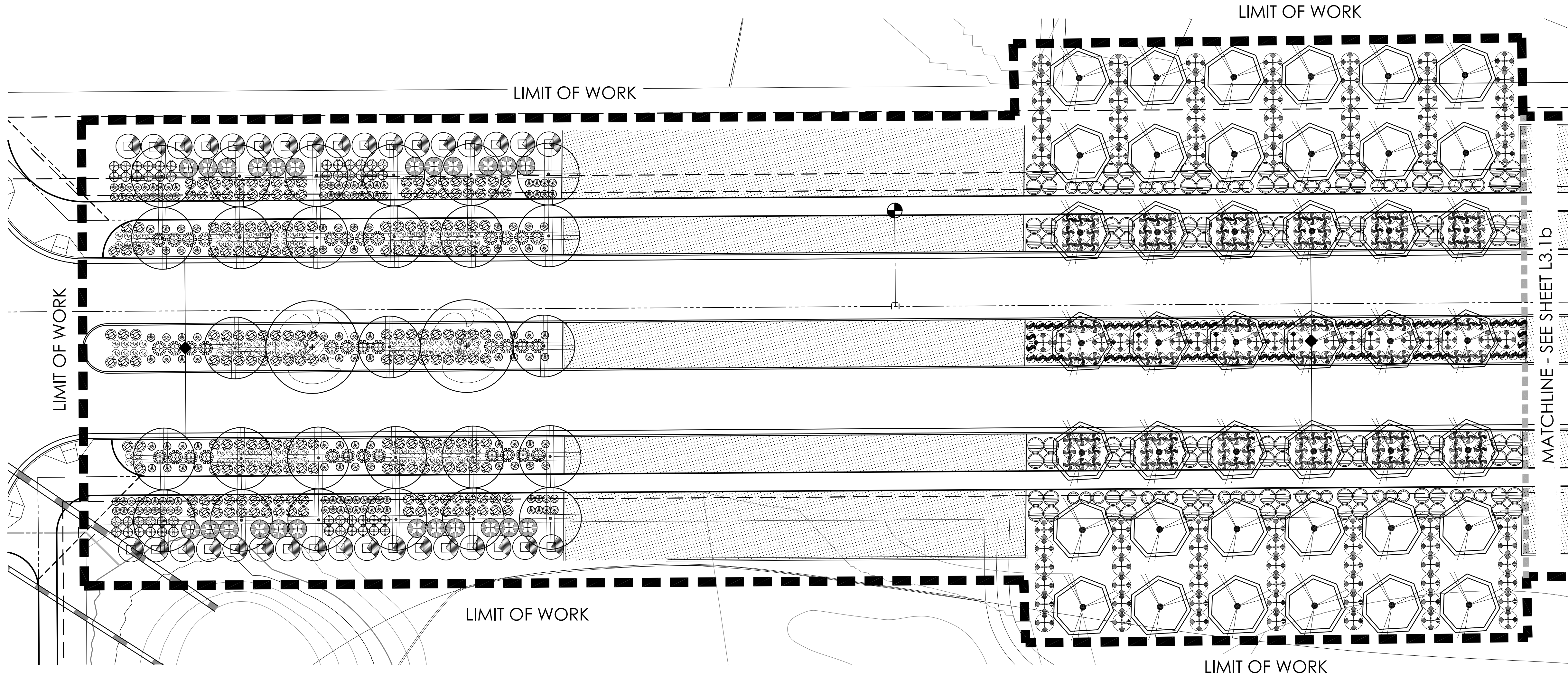
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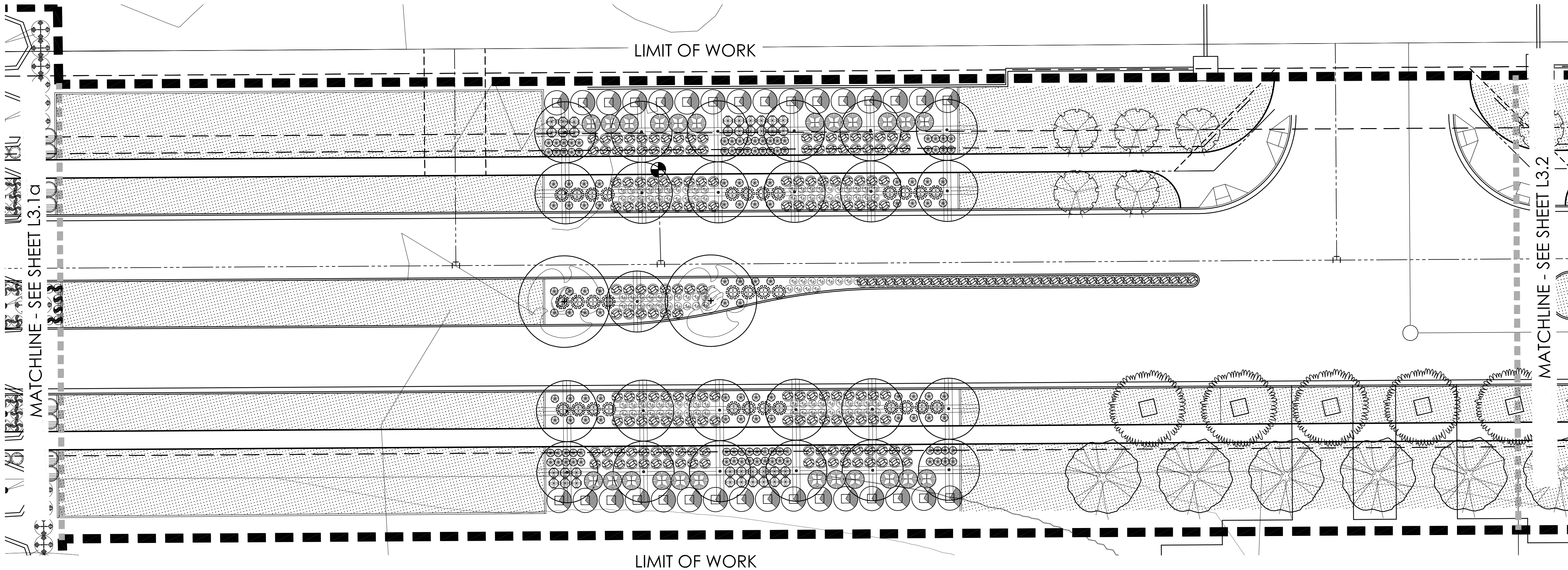
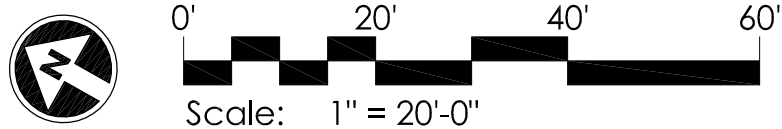
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date:
01.19.2018
drawing:
Cover Sheet

sheet #
L0.0
1 of 5

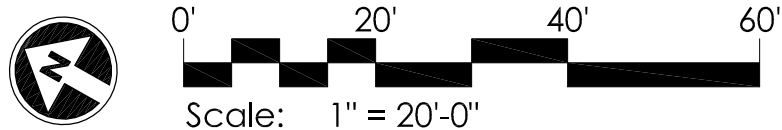
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PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.1a



PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.1b



PLANT MATERIALS LEGEND

Sym. Plant Name Size Qty

Trees			
	<i>Fraxinus oxycarpa</i> 'Raywood'	24" Box Min.	-
	<i>Fraxinus velutina</i>	24" Box Min.	-
	<i>Olea europaea</i> 'Svan Hill'	24" Box Min.	-
	<i>Parkinsonia hybrid</i> 'Desert Museum'	24" Box Min.	-
	<i>Pistacia x</i> 'Red Push'	24" Box Min.	-
	<i>Pyrus calleryana</i>	24" Box Min.	-
	<i>Quercus virginiana</i>	24" Box Min.	-

Shrubs			
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	-
	<i>Carissa grandiflora</i>	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea'	5 gal.	-
	<i>Leucophyllum laevigatum</i>	5 gal.	-
	<i>Myrtus communis</i> 'Compacta'	5 gal.	-
	<i>Russelia equisetiformis</i>	5 gal.	-
	<i>Salvia clevelandii</i>	5 gal.	-
	<i>Tecoma stans</i>	5 gal.	-

Groundcovers			
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	-
	<i>Lantana montevicensis</i>	1 gal.	-

Accents			
	<i>Hesperaloe parviflora</i>	5 gal.	-
	<i>Hesperaloe parviflora</i> -yellow	5 gal.	-
	<i>Rosa x</i> 'NOA974004'	5 gal.	-

MASS PLANTING

	SOD
--	-----

INERTS

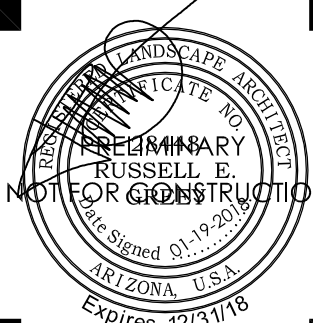
Sym.	Description
	DECOMPOSED GRANITE.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

KEY MAP

SCALE: NTS



PRASADA
Internal Collector Road
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

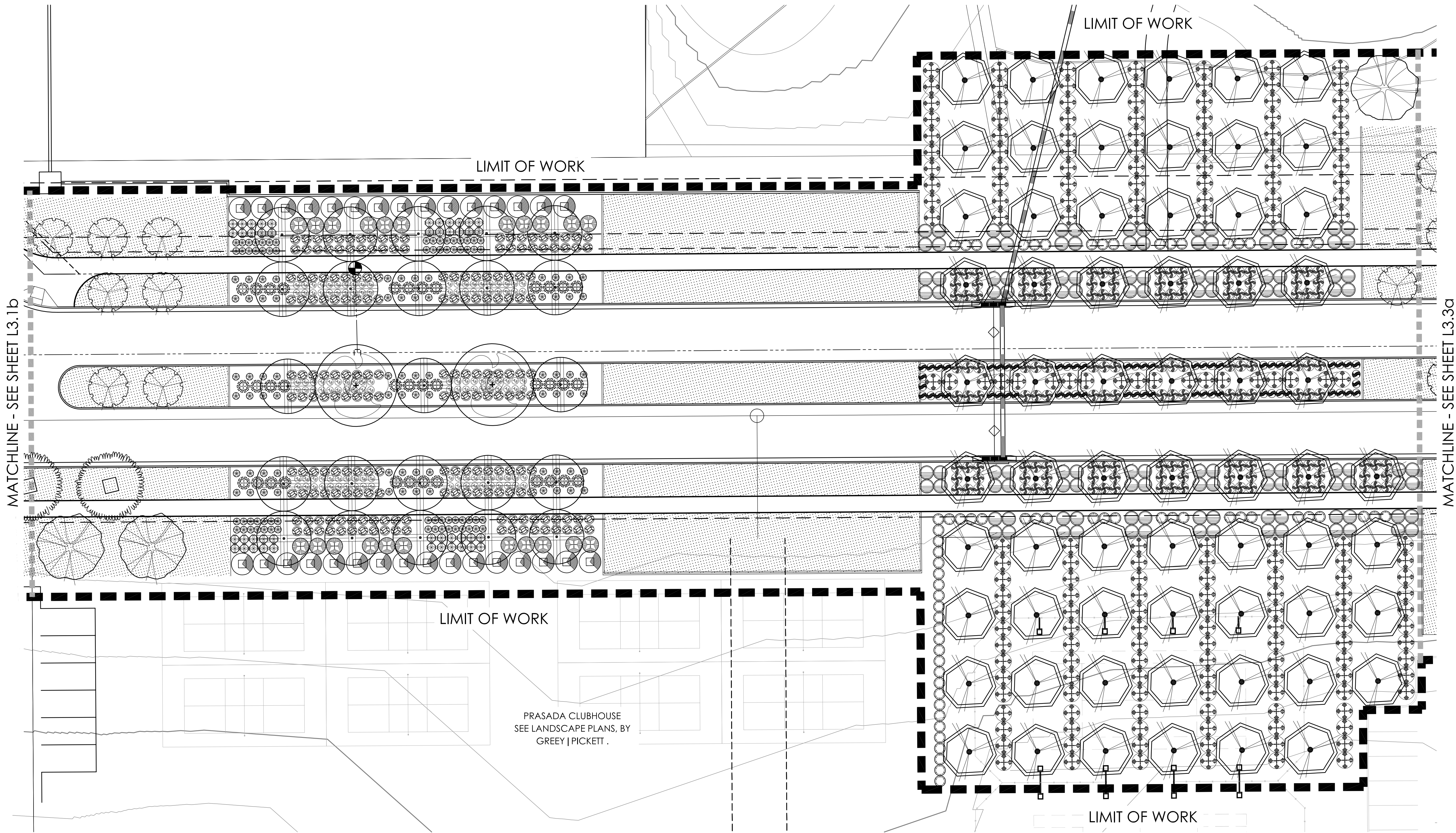
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

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TOL 154
scale:
1" = 20'-0"
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REVIEW
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TEAM
date:
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Planting Plan

sheet #
L3.1
02 of 5

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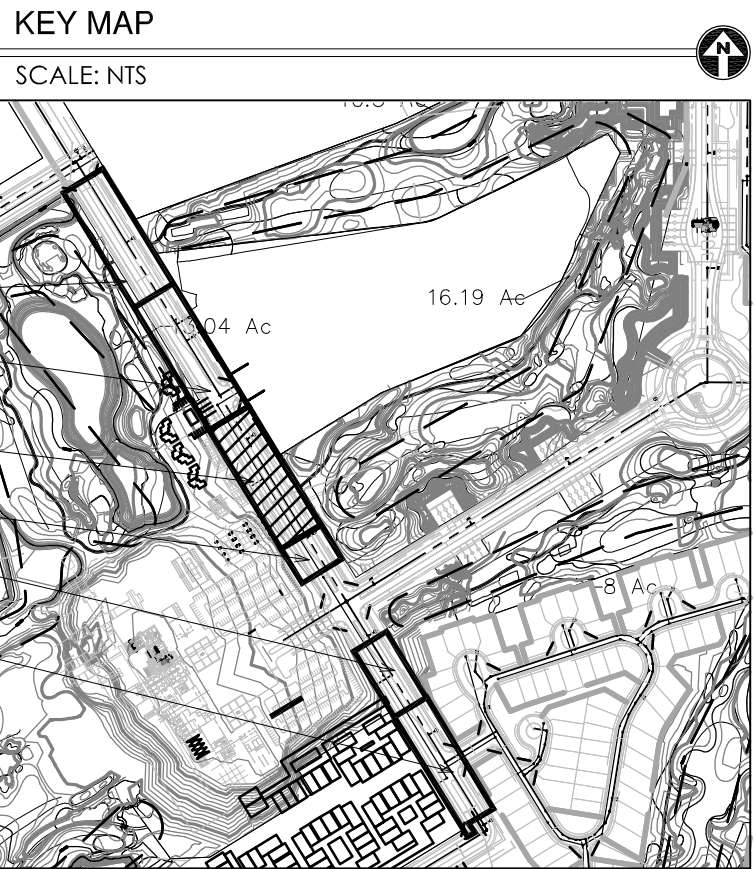


PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	24" Box Min.	-
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	-
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	24" Box Min.	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	-
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	24" Box Min.	-
	<i>Pyrus calleryana</i> Bradford Pear	24" Box Min.	-
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	-

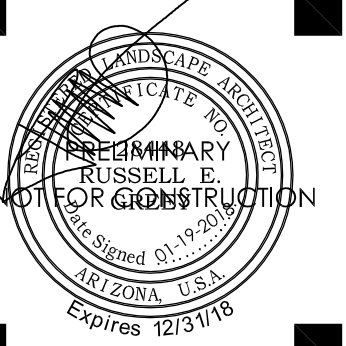
Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	-
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	-
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	-
	<i>Tecoma stans</i> Yellow Bells	5 gal.	-
Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	-
	<i>Lantana montevideensis</i> Purple Trailing Lantana	1 gal.	-
Accents			
	<i>Hesperaloe parviflora</i> Yellow Hesperaloe	5 gal.	-
	<i>Hesperaloe parviflora</i> - yellow Yellow Hesperaloe	5 gal.	-
	<i>Rosa</i> x 'NOA97400A' Amber Groundcover Rose	5 gal.	-

MASS PLANTING	
	SOD
INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

- NOTES:
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
 - ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
 - LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
 - ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
 - ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
 - WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
 - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.



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



PRASADA
Internal Collector Road
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

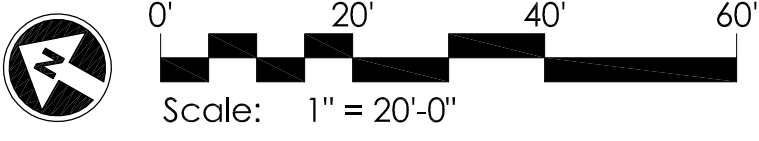
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

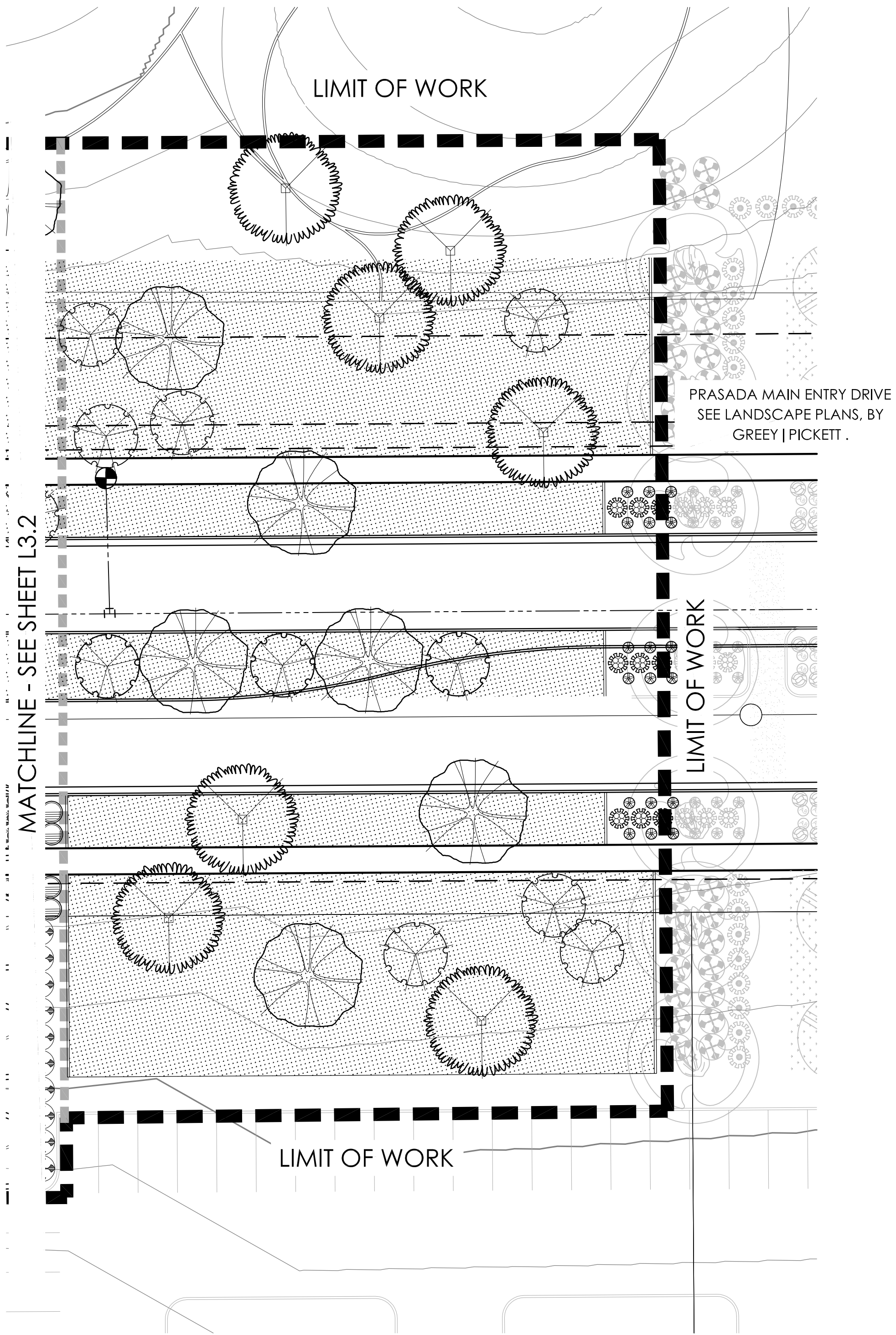
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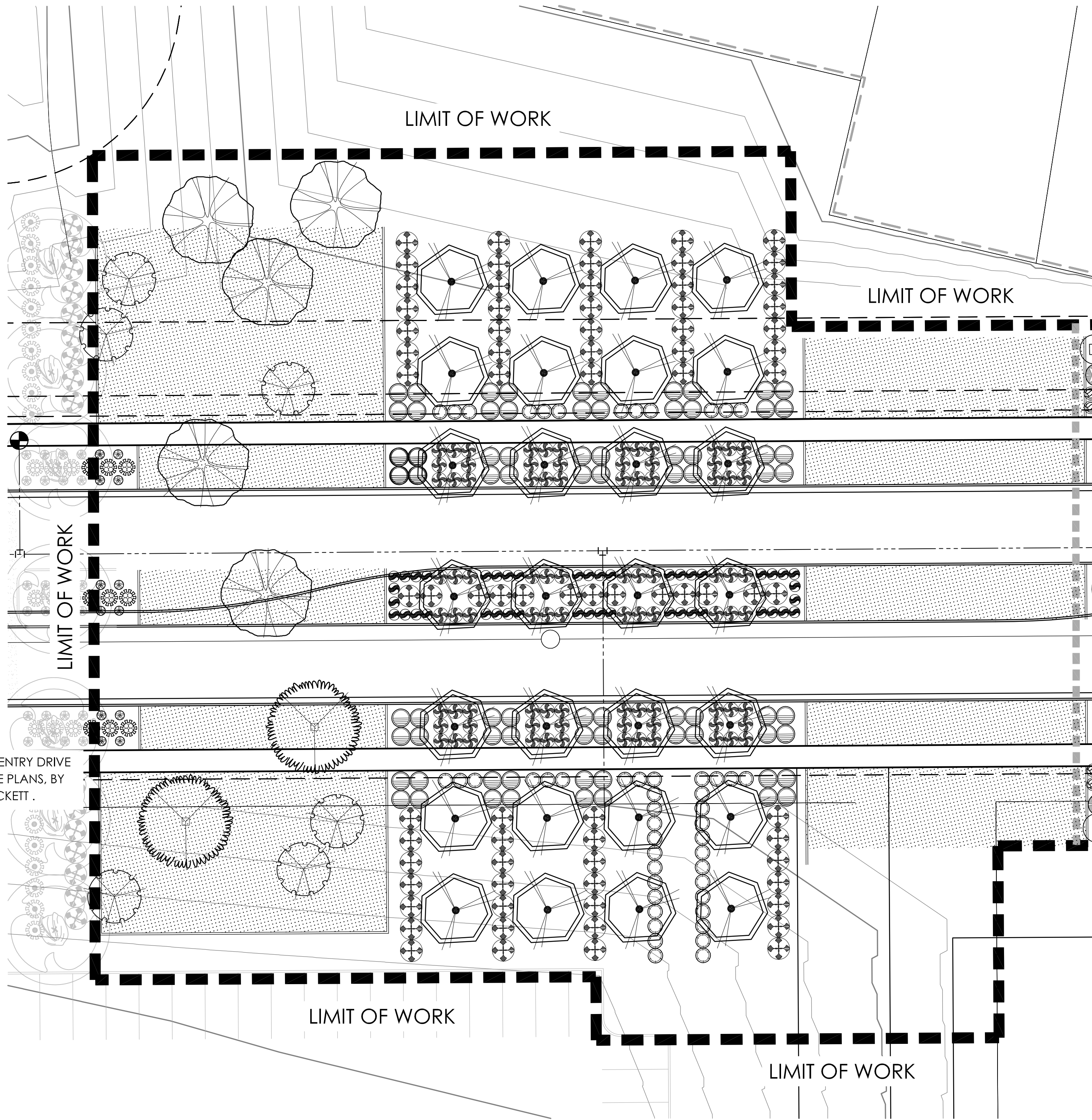
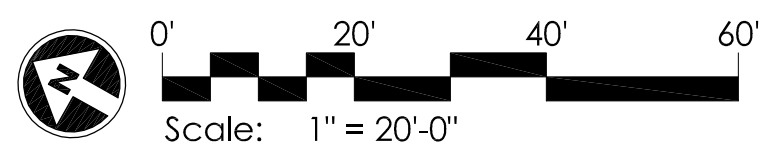
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PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.2

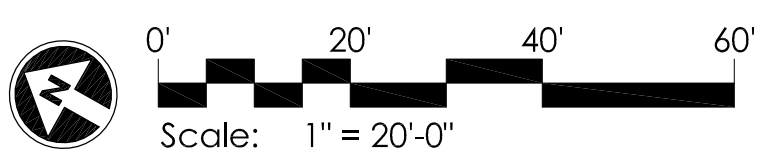




PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.3a



PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.3b

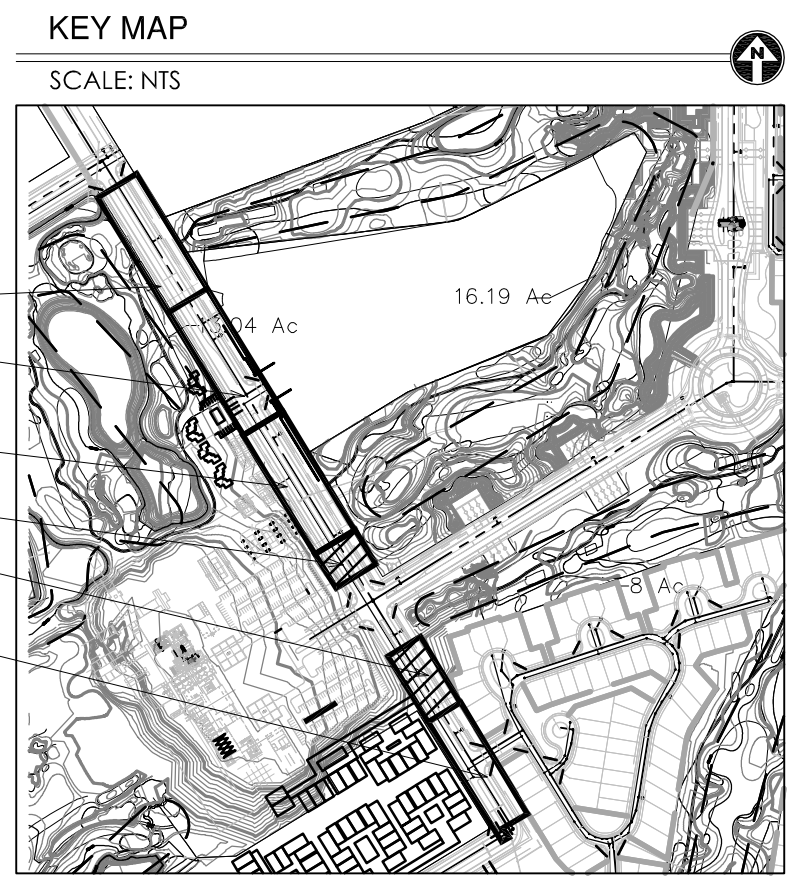


PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	24" Box Min.	-
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	-
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	24" Box Min.	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	-
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	24" Box Min.	-
	<i>Pyrus calleryana</i> Bradford Pear	24" Box Min.	-
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	-

Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	-
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	-
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	-
	<i>Salvia clelandii</i> Chaparral Sage	5 gal.	-
	<i>Tecoma stans</i> Yellow Bells	5 gal.	-
Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	-
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	-
Accents			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	-
	<i>Hesperaloe parviflora</i> -yellow Yellow Hesperaloe	5 gal.	-
	<i>Rosa</i> x 'NOA97400A' Amber Groundcover Rose	5 gal.	-

MASS PLANTING	
	SOD
INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

- NOTES:
1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
 2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
 3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
 4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
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 6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
 7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.



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



PRASADA
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Pre-Plant Landscape Plans
SURPRISE, ARIZONA

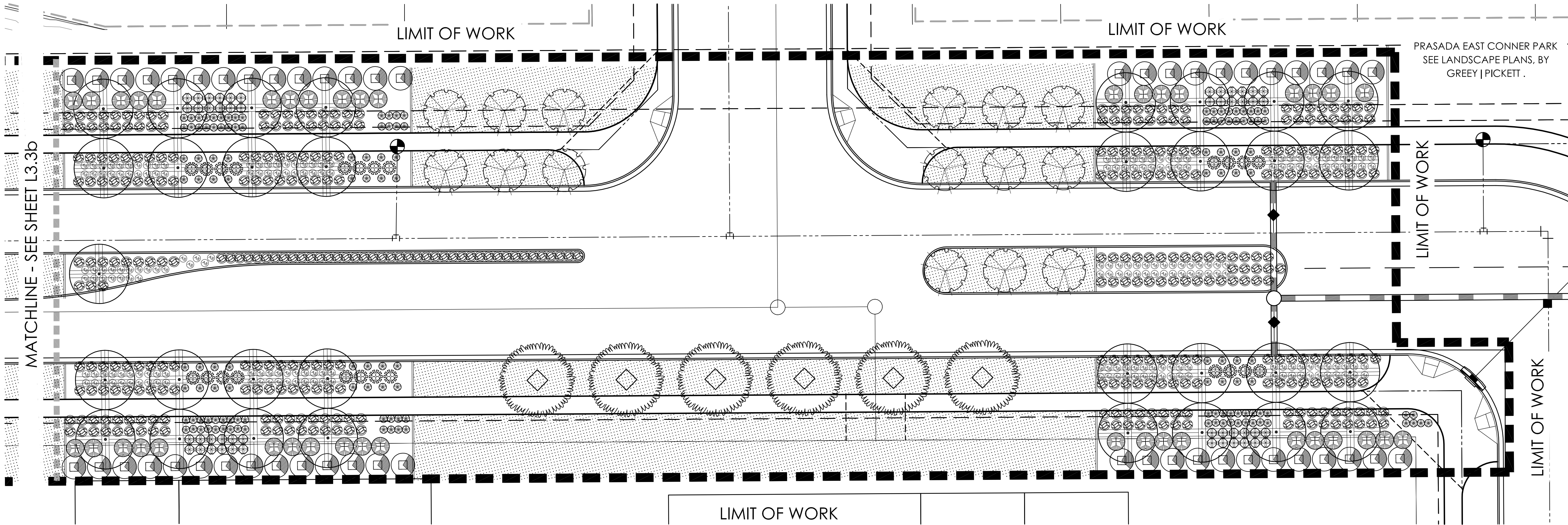
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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drawn by:
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date:
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drawing:
Planting Plan

sheet #
L3.3
04 of 5

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PRASADA - INTERNAL COLLECTOR ROAD - PLANTING PLAN - L3.4

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	24" Box Min.	-
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	-
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	24" Box Min.	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	-
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	24" Box Min.	-
	<i>Pyrus calleryana</i> Bradford Pear	24" Box Min.	-
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	-

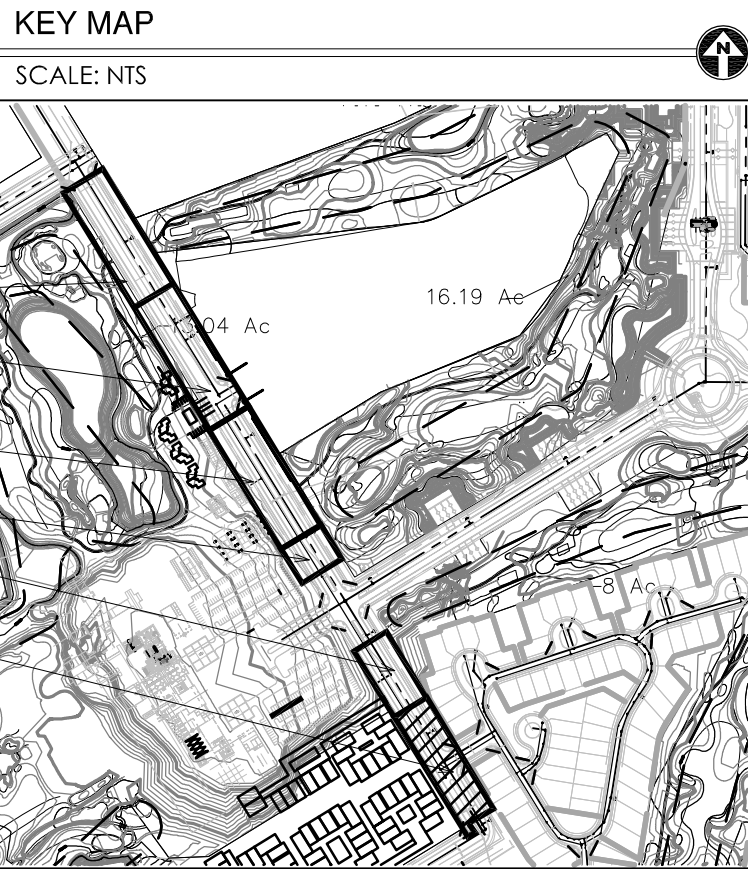
Shrubs			
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	-
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	-
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	-
	<i>Tecoma stans</i> Yellow Bells	5 gal.	-

Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	-
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	-

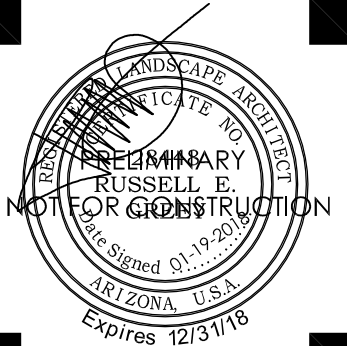
Accents			
	<i>Hesperaloe parviflora</i> Yellow Hesperaloe	5 gal.	-
	<i>Rosa</i> x 'NOA97400A' Amber Groundcover Rose	5 gal.	-

MASS PLANTING	
	SOD
INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

- NOTES:
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
 - ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
 - LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
 - ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
 - ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
 - WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
 - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.



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



PRASADA
Internal Collector Road
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

project #:
TOL 154
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
01.19.2018
drawing:
Planting Plan

sheet #
L3.4
05 of 5

Prasada - Main Entry Drive Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.

PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN 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.

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, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

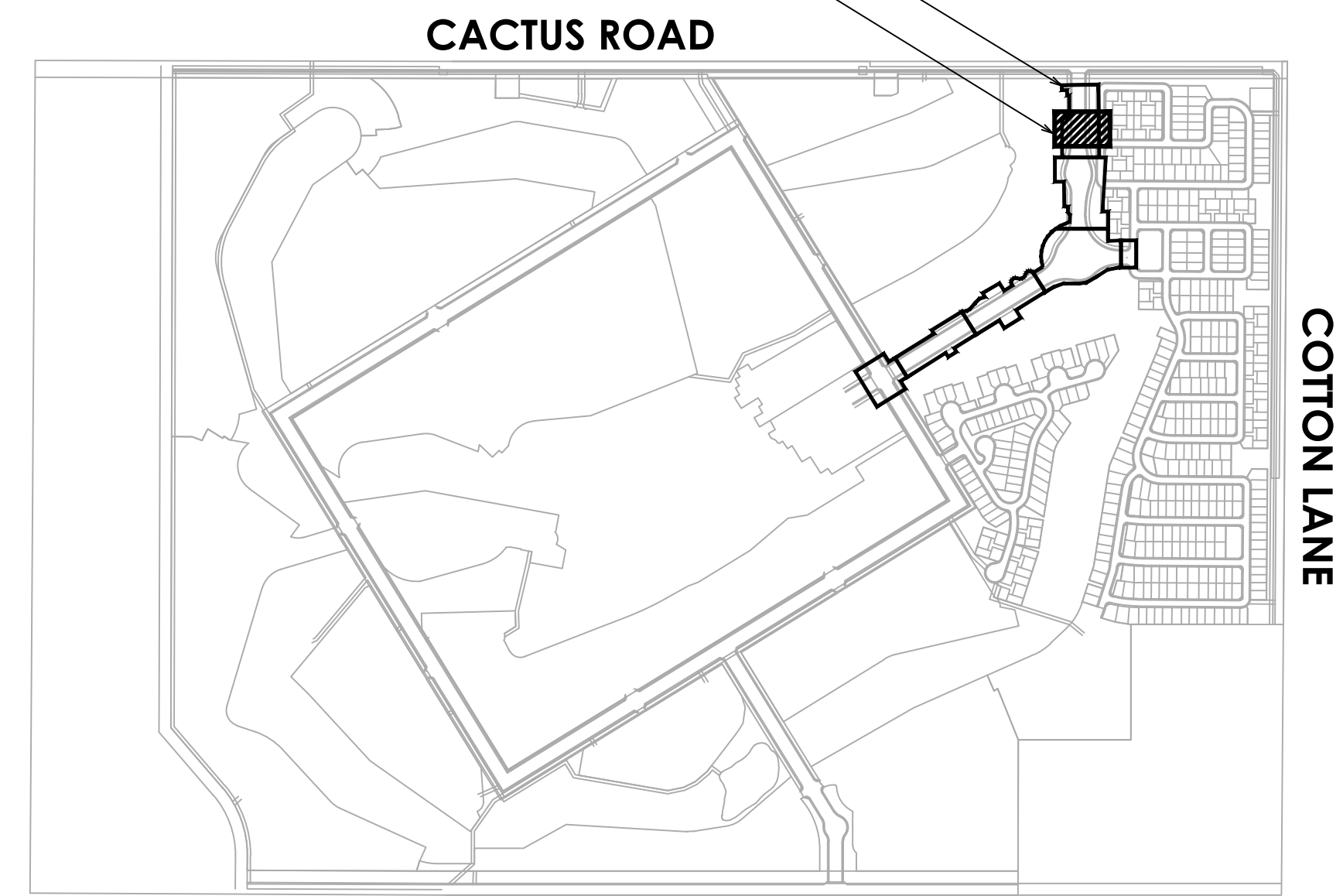
LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS

MAIN ENTRY DRIVE LANDSCAPE PLAN
ILLUSTRATIVE SITE PLAN



NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14

CONSULTANT TEAM

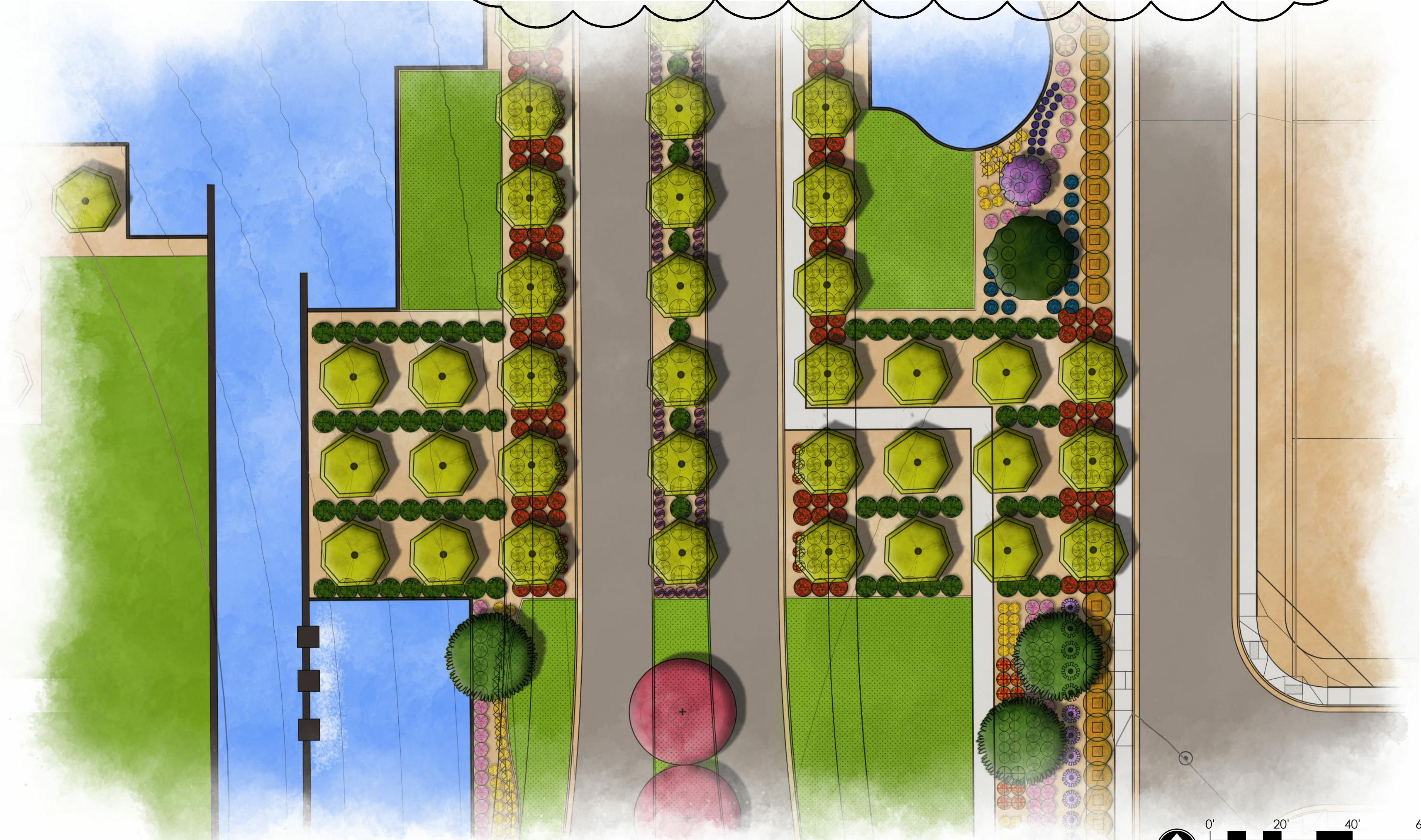
DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 EAST STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

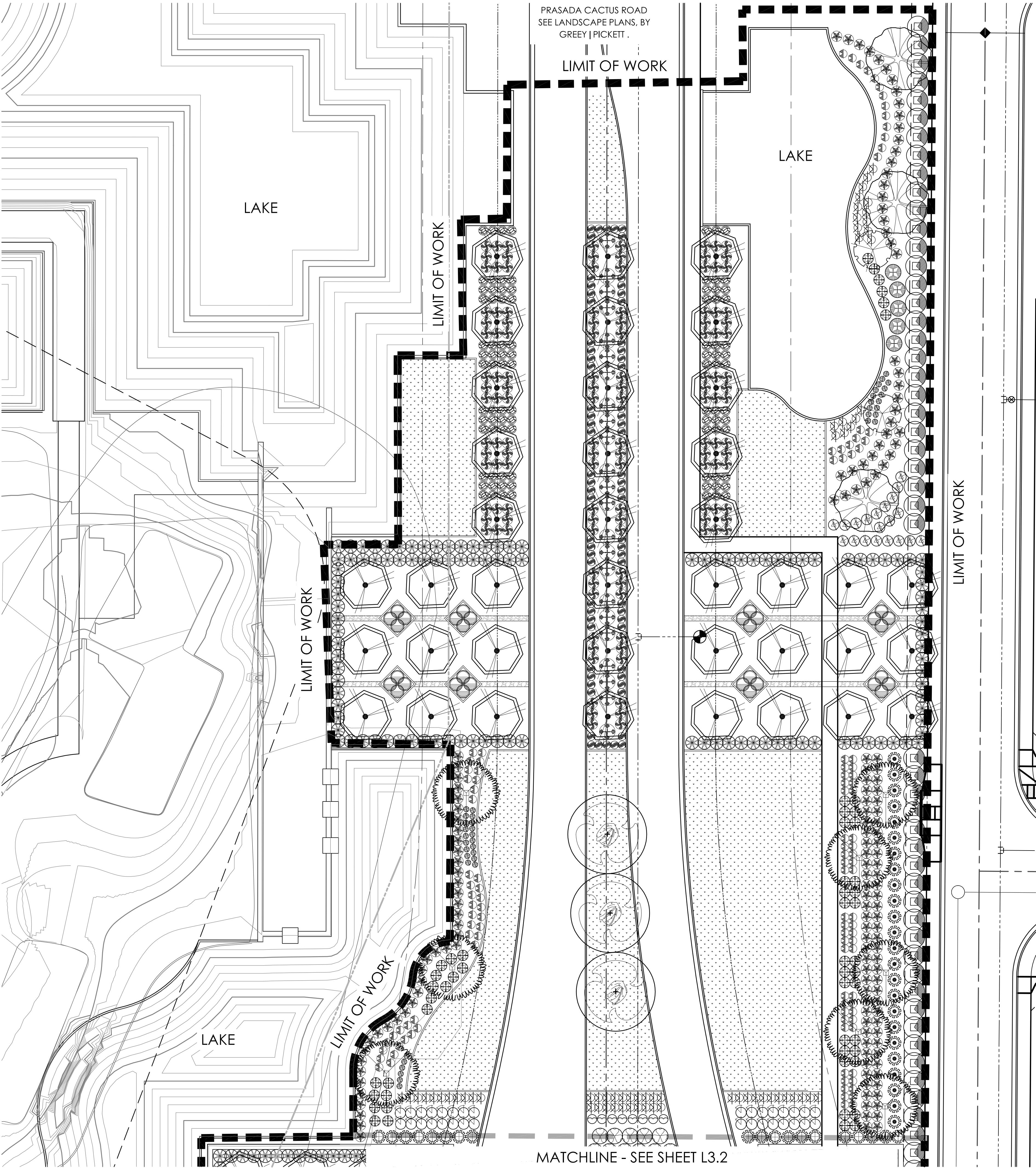
CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS	
COVER SHEET	L0.0
LANDSCAPE PLANS	L3.1-L3.6



MAIN ENTRY DRIVE ILLUSTRATIVE LANDSCAPE PLAN



PRASADA - MAIN ENTRY - PLANTING PLAN - L3.1

Accents

	<i>Bulbine frutescens 'Orange'</i>	5 gal.	-
	Orange Bulbine	5 gal.	-
	<i>Dietes vegeta</i>	1 gal.	-
	Fortnight Lily	5 gal.	-
	<i>Hesperaloe funifera</i>	5 gal.	-
	Giant Hesperaloe	5 gal.	-
	<i>Hesperaloe parviflora-yellow</i>	5 gal.	-
	Yellow Hesperaloe	5 gal.	-
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	5 gal.	-
	Regal Mist TM	5 gal.	-
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	5 gal.	-
	Autumn Glow TM	5 gal.	-
	<i>Rosa hybrid 'Barbra Streisand'</i>	5 gal.	-
	Barbra Streisand Hybrid Tea Rose	5 gal.	-
	<i>Rosa x 'NOA974004'</i>	5 gal.	-
	Amber Groundcover Rose	5 gal.	-
	<i>A-Rosa x 'PRObril'</i>	5 gal.	-
	Brilliant Pink Iceberg Rose	5 gal.	-
	<i>Rosa banksiae</i>	5 gal.	-
	Lady Banks Rose	5 gal.	-

MASS PLANTING

SOD.

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	<i>Chiloopsis linearis</i>	See Plan	-
	Desert Willow	See Plan	-
	<i>Fraxinus oxycarpa 'Raywood'</i>	See Plan	-
	Raywood Ash	See Plan	-
	<i>Fraxinus velutina</i>	See Plan	-
	Arizona Ash	See Plan	-
	<i>Olea europaea 'Swan Hill'</i>	See Plan	-
	Swan Hill Olive	See Plan	-
	<i>Parkinsonia hybrid 'Desert Museum'</i>	See Plan	-
	Desert Museum Palo Verde	See Plan	-
	<i>Pistacia x 'Red Push'</i>	See Plan	-
	Red Push Pistache	See Plan	-
	<i>Prosopis velutina</i>	See Plan	-
	Native Mesquite	See Plan	-
	<i>Pyrus calleryana</i>	See Plan	-
	Bradford Pear	See Plan	-
	<i>Quercus virginiana</i>	See Plan	-
	Southern Live Oak	See Plan	-

Shrubs

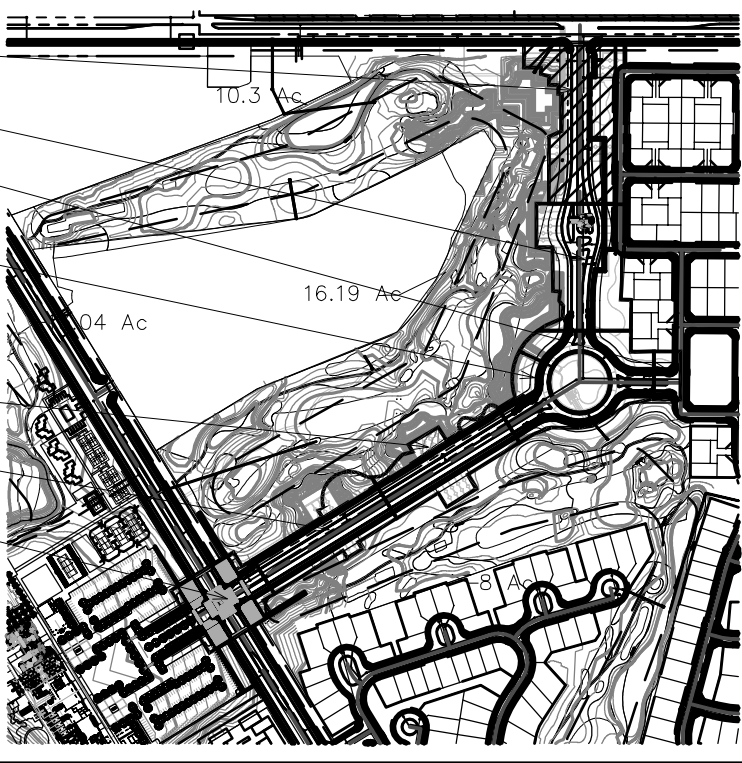
	<i>Bougainvillea 'Rosenka'</i>	5 gal.	-
	Bougainvillea	5 gal.	-
	<i>Buxus microphylla japonica</i>	5 gal.	-
	Boxwood	5 gal.	-
	<i>Callistemon viminalis 'Little John'</i>	5 gal.	-
	Bottlebrush	5 gal.	-
	<i>Carissa grandiflora</i>	5 gal.	-
	Natal Plum	5 gal.	-
	<i>Convolvulus cneorum</i>	1 gal.	-
	Bush Morning Glory	1 gal.	-
	<i>Dalea capitata 'Sierra Gold'</i>	5 gal.	-
	Sierra Gold Dalea	5 gal.	-
	<i>Dodonaea viscosa</i>	5 gal.	-
	Hop Bush	5 gal.	-
	<i>Dodonaea viscosa 'Purpurea'</i>	5 gal.	-
	Purple Hop Bush	5 gal.	-
	<i>Eremophila maculata 'Valentine'</i>	5 gal.	-
	Valentine Shrub	5 gal.	-
	<i>Euryops pectinatus 'Vridis'</i>	5 gal.	-
	Euryops Daisy	5 gal.	-
	<i>Justicia californica 'Yellow'</i>	5 gal.	-
	Yellow Chuparosa	5 gal.	-
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	5 gal.	-
	Thunder Cloud Sage	5 gal.	-
	<i>Leucophyllum frutescens 'White Cloud'</i>	5 gal.	-
	White Cloud Sage	5 gal.	-
	<i>Leucophyllum laevigatum</i>	5 gal.	-
	Chihuahuan Sage	5 gal.	-
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i>	5 gal.	-
	Lynn's Legacy Sage	5 gal.	-
	<i>Myrtus communis 'Compacta'</i>	5 gal.	-
	Compact Myrtle	5 gal.	-
	<i>Nerium oleander 'Petite Pink'</i>	15 gal.	-
	Petite Pink Oleander	15 gal.	-
	<i>Nolina microcarpa</i>	1 gal.	-
	Bear Grass	1 gal.	-
	<i>Ruellia brittoniana 'Katie'</i>	5 gal.	-
	Katie Ruellia	5 gal.	-
	<i>Ruellia brittoniana</i>	5 gal.	-
	Ruellia	5 gal.	-
	<i>Ruellia peninsularis</i>	5 gal.	-
	Desert Ruellia	5 gal.	-
	<i>Salvia clevelandii</i>	5 gal.	-
	Chaparral Sage	5 gal.	-
	<i>Salvia greggii</i>	5 gal.	-
	Autumn Sage	5 gal.	-
	<i>Tecoma alata 'Orange Jubilee'</i>	5 gal.	-
	Orange Jubilee	5 gal.	-
	<i>Tecoma stans</i>	5 gal.	-
	Yellow Bell	5 gal.	-

Groundcovers

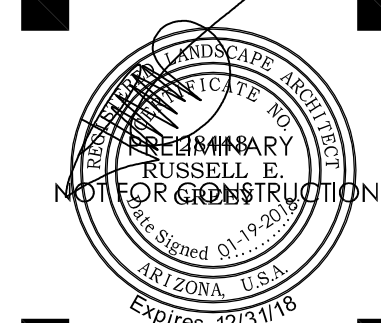
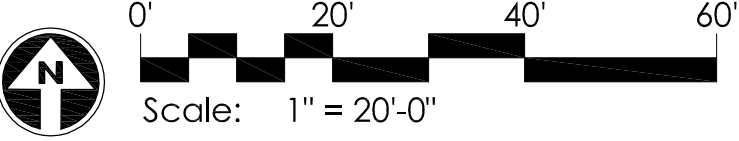
	<i>Chrysactinia mexicana</i>	1 gal.	-
	Damanita	1 gal.	-
	<i>Glandularia rigida</i>	5 gal.	-
	Sandpaper Verbena	5 gal.	-
	<i>Lantana camara 'Dallas Red'</i>	5 gal.	-
	Dallas Red Lantana	5 gal.	-
	<i>Lantana montevidensis</i>	1 gal.	-
	Purple Trailing Lantana	1 gal.	-
	<i>Lantana 'New Gold'</i>	1 gal.	-
	New Gold Lantana	1 gal.	-

KEY MAP

SCALE: NTS



L3.1
L3.2
L3.4b
L3.3
L3.4a
L3.5
L3.6



PRASADA
Main Entry Drive
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

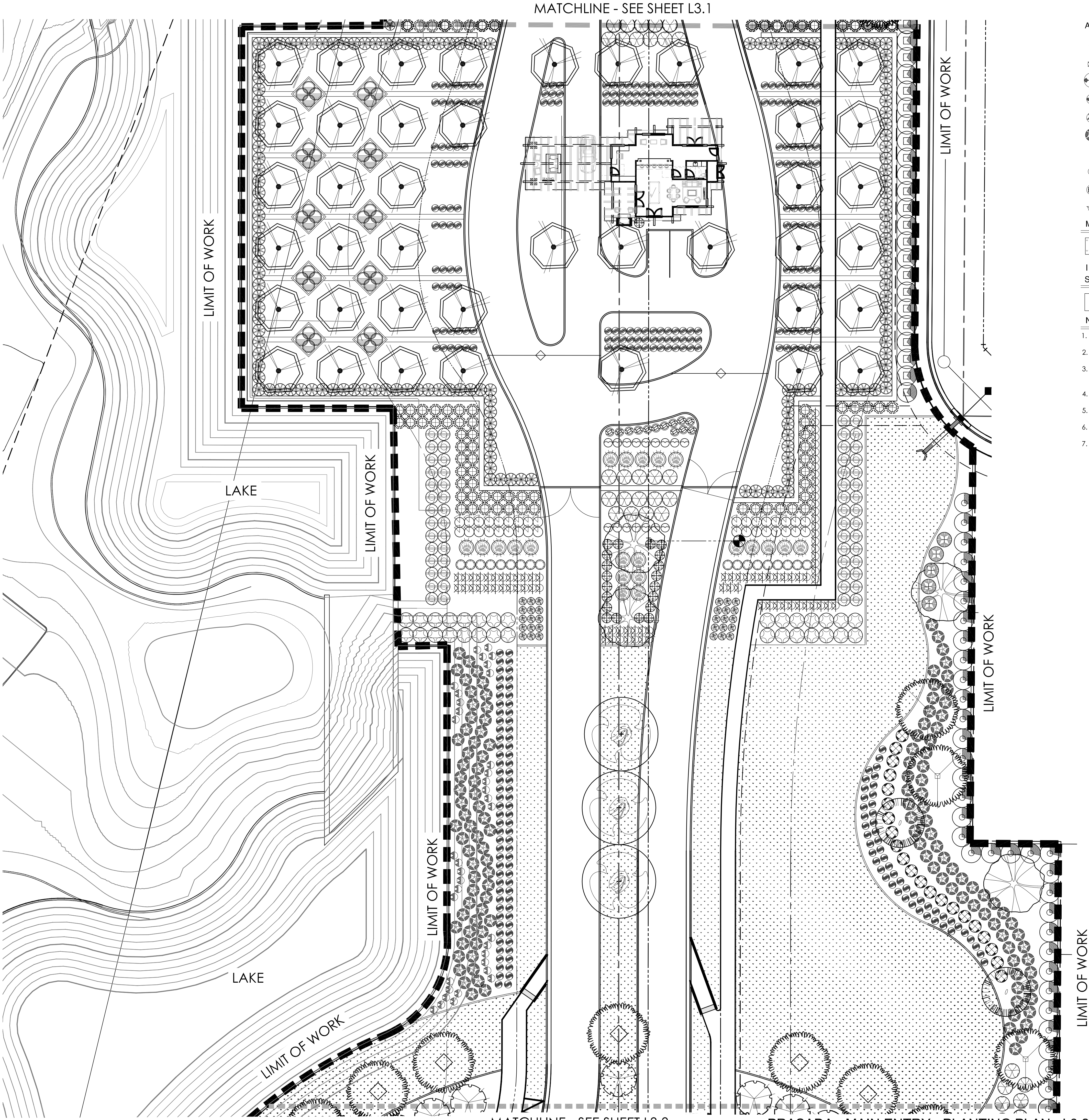
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drawing:
Planting Plan

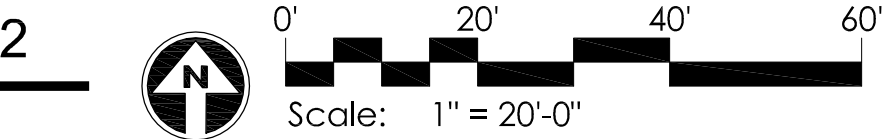
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L3.1
02 of 07

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MATCHLINE - SEE SHEET L3.3

PRASADA - MAIN ENTRY - PLANTING PLAN - L3.2



Accents			
	<i>Bulbine frutescens</i> 'Orange'	5 gal.	-
	Orange Bulbine	5 gal.	-
	<i>Dietes vegeta</i>	1 gal.	-
	Fortnight Lily	5 gal.	-
	<i>Hesperaloe funifera</i>	5 gal.	-
	Giant Hesperaloe	5 gal.	-
	<i>Hesperaloe parviflora-yellow</i>	5 gal.	-
	Yellow Hesperaloe	5 gal.	-
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.	-
	Regal Mist TM	5 gal.	-
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	5 gal.	-
	Autumn Glow TM	5 gal.	-
	<i>Rosa hybrid</i> 'Barbra Streisand'	5 gal.	-
	Barbra Streisand Hybrid Tea Rose	5 gal.	-
	<i>Rosa x</i> 'NOA97400A'	5 gal.	-
	Amber Groundcover Rose	5 gal.	-
	<i>A-Rosa x</i> 'PRObril'	5 gal.	-
	Brilliant Pink Iceberg Rose	5 gal.	-
	<i>Rosa banksiae</i>	5 gal.	-
	Lady Banks Rose	5 gal.	-

MASS PLANTING

	SOD.
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INERTS	
Sym.	Description

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

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	Desert Willow	See Plan	-
	<i>Fraxinus oxycarpa</i> 'Raywood'	See Plan	-
	Raywood Ash	See Plan	-
	<i>Fraxinus velutina</i>	See Plan	-
	Arizona Ash	See Plan	-
	<i>Olea europaea</i> 'Swan Hill'	See Plan	-
	Swan Hill Olive	See Plan	-
	<i>Parkinsonia hybrid</i> 'Desert Museum'	See Plan	-
	Desert Museum Palo Verde	See Plan	-
	<i>Pistacia x</i> 'Red Push'	See Plan	-
	Red Push Paloche	See Plan	-
	<i>Prosopis velutina</i>	See Plan	-
	Native Mesquite	See Plan	-
	<i>Pyrus calleryana</i>	See Plan	-
	Bradford Pear	See Plan	-
	<i>Quercus virginiana</i>	See Plan	-
	Southern Live Oak	See Plan	-

Shrubs

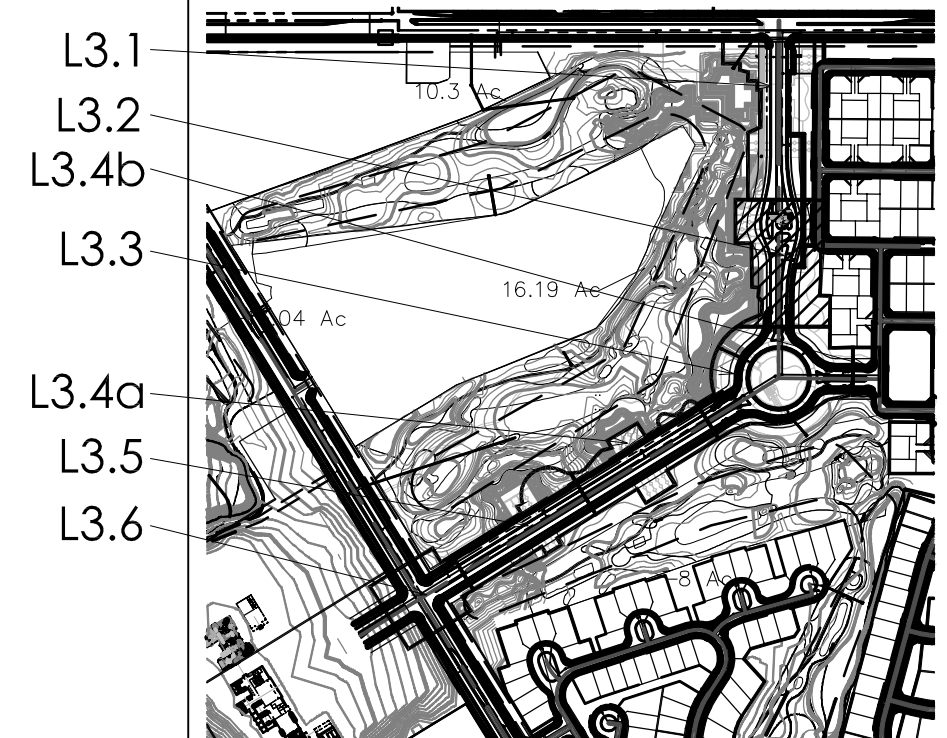
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	-
	Bougainvillea	5 gal.	-
	<i>Buxus microphylla japonica</i>	5 gal.	-
	Boxwood	5 gal.	-
	<i>Callistemon viminalis</i> 'Little John'	5 gal.	-
	Boilebush	5 gal.	-
	<i>Carissa grandiflora</i>	5 gal.	-
	Natal Plum	5 gal.	-
	<i>Convolvulus cneorum</i>	1 gal.	-
	Bush Morning Glory	1 gal.	-
	<i>Dalea capitata</i> 'Sierra Gold'	5 gal.	-
	Sierra Gold Dalea	5 gal.	-
	<i>Dodonaea viscosa</i>	5 gal.	-
	Hop Bush	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea'	5 gal.	-
	Purple Hop Bush	5 gal.	-
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	-
	Valentine Shrub	5 gal.	-
	<i>Euryops pectinatus</i> 'Viridis'	5 gal.	-
	Euryops Daisy	5 gal.	-
	<i>Justicia californica</i> 'Yellow'	5 gal.	-
	Yellow Chuparosa	5 gal.	-
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	5 gal.	-
	Thunder Cloud Sage	5 gal.	-
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	-
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	Chihuahuan Sage	5 gal.	-
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	Bear Grass	1 gal.	-
	<i>Ruellia brittoniana</i> 'Katie'	5 gal.	-
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Groundcovers

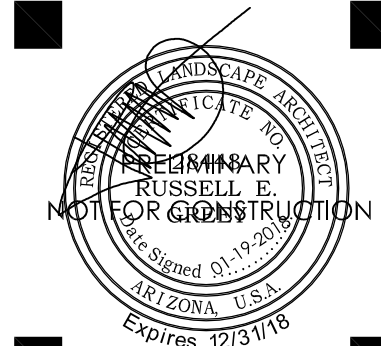
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KEY MAP

SCALE: NTS



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



PRASADA
Main Entry Drive
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

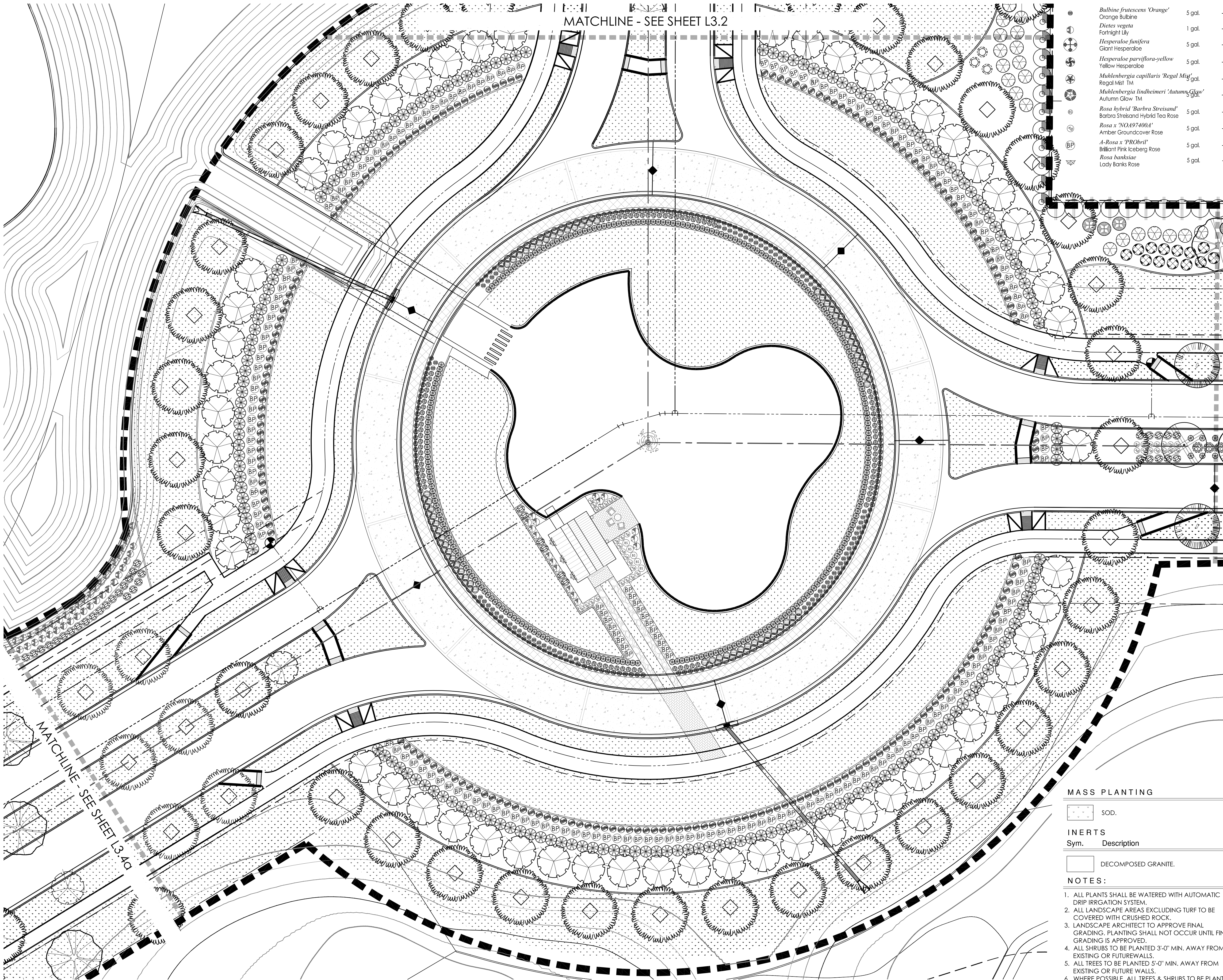
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

project #:
TOL 154
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
01.19.2018
drawing:
Planting Plan

sheet #
L3.2
03 of 07

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PRASADA - MAIN ENTRY - PLANTING PLAN - L3.3

Accents		
	<i>Bulbine frutescens</i> 'Orange'	5 gal.
	Orange Bulbine	
	<i>Diuris vegeta</i>	1 gal.
	Fortnight Lily	
	<i>Hesperaloe funifera</i>	5 gal.
	Giant Hesperaloe	
	<i>Hesperaloe parviflora</i> -yellow	5 gal.
	Yellow Hesperaloe	
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.
	Regal Mist TM	
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	5 gal.
	Autumn Glow TM	
	<i>Rosa</i> hybrid 'Barbra Streisand'	5 gal.
	Barbra Streisand Hybrid Tea Rose	
	<i>Rosa</i> x 'NOA974004'	5 gal.
	Amber Groundcover Rose	
	<i>A-Rosa</i> x 'PROhril'	5 gal.
	Brilliant Pink Iceberg Rose	
	<i>Rosa banksiae</i>	5 gal.
	Lady Banks Rose	

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Chilopsis linearis</i>	See Plan	
	Desert Willow		
	<i>Fraxinus oxycarpa</i> 'Raywood'	See Plan	
	Raywood Ash		
	<i>Fraxinus velutina</i>	See Plan	
	Arizona Ash		
	<i>Olea europaea</i> 'Swan Hill'	See Plan	
	Swan Hill Olive		
	<i>Parkinsonia</i> hybrid 'Desert Museum'	See Plan	
	Desert Museum Palo Verde		
	<i>Pistacia</i> x 'Red Push'	See Plan	
	Red Push Pistoche		
	<i>Prosopis velutina</i>	See Plan	
	Native Mesquite		
	<i>Pyrus calleryana</i>	See Plan	
	Bradford Pear		
	<i>Quercus virginiana</i>	See Plan	
	Southern Live Oak		

Shrubs			
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	
	Bougainvillea		
	<i>Buxus microphylla japonica</i>	5 gal.	
	Boxwood		
	<i>Callistemon viminalis</i> 'Little John'	5 gal.	
	Bottlebrush		
	<i>Carissa grandiflora</i>	5 gal.	
	Natal Plum		
	<i>Convolvulus cneorum</i>	1 gal.	
	Bush Morning Glory		
	<i>Dalea capitata</i> 'Sierra Gold'	5 gal.	
	Sierra Gold Dalea		
	<i>Dodonaea viscosa</i>	5 gal.	
	Hop Bush		
	<i>Dodonaea viscosa</i> 'Purpurea'	5 gal.	
	Purple Hop Bush		
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	
	Valentine Shrub		
	<i>Euryops pectinatus</i> 'Vividis'	5 gal.	
	Euryops Doty		
	<i>Justicia californica</i> 'Yellow'	5 gal.	
	Yellow Chuparosa		
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	5 gal.	
	Thunder Cloud Sage		
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	
	White Cloud Sage		
	<i>Leucophyllum laevigatum</i>	5 gal.	
	Chihuahuan Sage		
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	5 gal.	
	Lynn's Legacy Sage		
	<i>Myrtus communis</i> 'Compacta'	5 gal.	
	Compact Myrtle		
	<i>Nerium oleander</i> 'Pettie Pink'	15 gal.	
	Pettie Pink Oleander		
	<i>Nolina microcarpa</i>	1 gal.	
	Bear Grass		
	<i>Ruellia brittoniana</i> 'Katie'	5 gal.	
	Katie Ruellia		
	<i>Ruellia brittoniana</i>	5 gal.	
	Ruellia		
	<i>Ruellia peninsularis</i>	5 gal.	
	Desert Ruellia		
	<i>Salvia clevelandii</i>	5 gal.	
	Chaparral Sage		
	<i>Salvia greggii</i>	5 gal.	
	Autumn Sage		
	<i>Tecoma alata</i> 'Orange Jubilee'	5 gal.	
	Orange Jubilee		
	<i>Tecoma stans</i>	5 gal.	
	Yellow Bells		
Groundcovers			
	<i>Chrysactinia mexicana</i>	1 gal.	
	Damianita		
	<i>Glandularia rigida</i>	5 gal.	
	Sandpaper Verbena		
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	
	Dallas Red Lantana		
	<i>Lantana montevidensis</i>	1 gal.	
	Purple Trailing Lantana		
	<i>Lantana</i> 'New Gold'	1 gal.	
	New Gold Lantana		

MASS PLANTING

SOD.

INERTS

Sym. Description

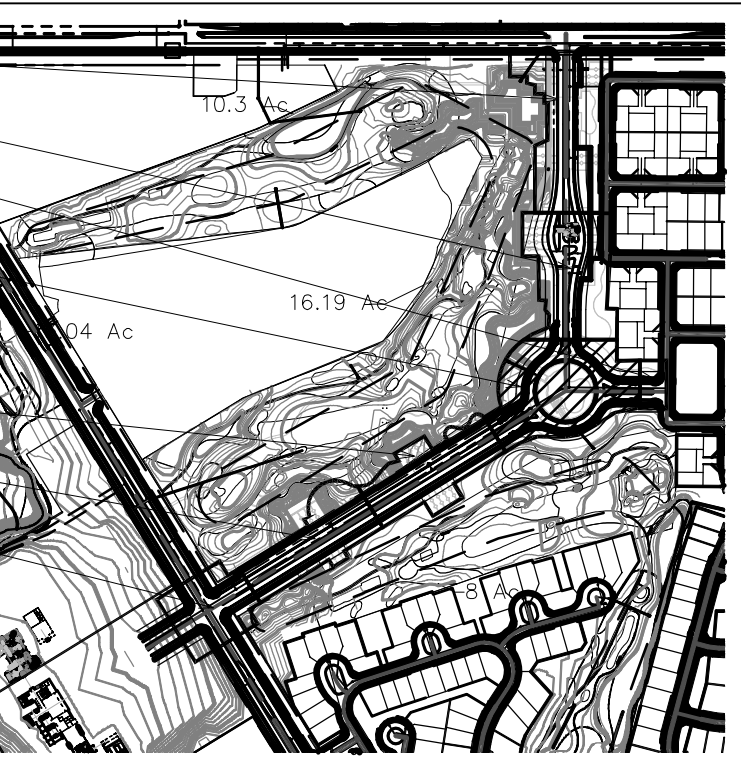
DECOMPOSED GRANITE.

NOTES:

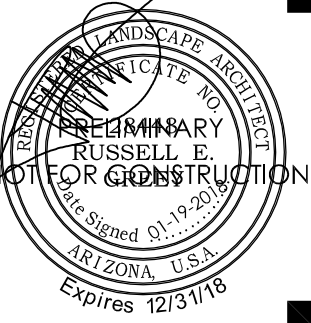
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
- ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

KEY MAP

SCALE: NTS



GREY PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
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PRASADA
Main Entry Drive
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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Planting Plan

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L3.3
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LIMIT OF WORK

MATCHLINE - SEE SHEET L3.5

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

MASS PLANTING

SOD.

INERTS

Sym. Description

DECOMPOSED GRANITE.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
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7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

Accents

	<i>Bulbine frutescens</i> 'Orange'	5 gal.
	Orange Bulbine	
	<i>Dietes vegeta</i>	1 gal.
	Fontanella Lily	
	<i>Hesperaloe parviflora</i>	5 gal.
	Giant Hesperaloe	
	<i>Hesperaloe parviflora</i> -yellow	5 gal.
	Yellow Hesperaloe	
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.
	Regal Mist TM	
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	5 gal.
	Autumn Glow TM	
	<i>Rosa</i> hybrid 'Barbara Stranahan'	5 gal.
	Barbara Stranahan Hybrid Tea Rose	
	<i>Rosa</i> x 'NO. 1974004'	5 gal.
	Amber Groundcover Rose	
	<i>A-Rosa</i> x 'PRObrill'	5 gal.
	Brilliant Pink Iceberg Rose	
	<i>Rosa banksiae</i>	5 gal.
	Lady Banks Rose	

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
------	------------	------	-----

Trees

	<i>Chilopsis linearis</i>	See Plan	-
	Desert Willow		
	<i>Fraxinus oxycarpa</i> 'Raywood'	See Plan	-
	Raywood Ash		
	<i>Fraxinus velutina</i>	See Plan	-
	Arizona Ash		
	<i>Olea europaea</i> 'Swan Hill'	See Plan	-
	Swan Hill Olive		
	<i>Parkinsonia</i> hybrid 'Desert Museum'	See Plan	-
	Desert Museum Palo Verde		
	<i>Pistacia</i> x 'Red Push'	See Plan	-
	Red Push Pistache		
	<i>Prosopis velutina</i>	See Plan	-
	Native Mesquite		
	<i>Pyrus calleryana</i>	See Plan	-
	Bradford Pear		
	<i>Quercus virginiana</i>	See Plan	-
	Southern Live Oak		

Shrubs

	<i>Bougainvillea</i> 'Rosenka'	5 gal.	-
	Bougainvillea		
	<i>Buxus microphylla japonica</i>	5 gal.	-
	Boxwood		
	<i>Callistemon viminalis</i> 'Little John'	5 gal.	-
	Bottlebrush		
	<i>Carissa grandiflora</i>	5 gal.	-
	Natal Plum		
	<i>Convolvulus cneorum</i>	1 gal.	-
	Bush Morning Glory		
	<i>Dalea capitata</i> 'Sierra Gold'	5 gal.	-
	Sierra Gold Dalea		
	<i>Dodonaea viscosa</i>	5 gal.	-
	Hop Bush		
	<i>Dodonaea viscosa</i> 'Purpurea'	5 gal.	-
	Purple Hop Bush		
	<i>Eremophila maculata</i> 'Valentine'	5 gal.	-
	Valentine Shrub		
	<i>Euryops pectinatus</i> 'Vridis'	5 gal.	-
	Euryops Daisy		
	<i>Justicia californica</i> 'Yellow'	5 gal.	-
	Yellow Chuparosa		
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	5 gal.	-
	Thunder Cloud Sage		
	<i>Leucophyllum frutescens</i> 'White Cloud'	5 gal.	-
	White Cloud Sage		
	<i>Leucophyllum laevigatum</i>	5 gal.	-
	Chihuahuan Sage		
	<i>Leucophyllum langamaniae</i> 'Lynn's Legacy'	5 gal.	-
	Lynn's Legacy Sage		
	<i>Myrtus communis</i> 'Compacta'	5 gal.	-
	Compact Myrtle		
	<i>Nerium oleander</i> 'Petite Pink'	15 gal.	-
	Petite Pink Oleander		
	<i>Nolina microcarpa</i>	1 gal.	-
	Bear Grass		
	<i>Ruellia brittoniana</i> 'Katie'	5 gal.	-
	Katie Ruellia		
	<i>Ruellia brittoniana</i>	5 gal.	-
	Ruellia		
	<i>Ruellia peninsularis</i>	5 gal.	-
	Desert Ruellia		
	<i>Salvia clevelandii</i>	5 gal.	-
	Chaparral Sage		
	<i>Salvia greggii</i>	5 gal.	-
	Autumn Sage		
	<i>Tecoma alata</i> 'Orange Jubilee'	5 gal.	-
	Orange Jubilee		
	<i>Tecoma stans</i>	5 gal.	-
	Yellow Bell		

Groundcovers

	<i>Chrysactinia mexicana</i>	1 gal.	-
	Damianita		
	<i>Glandularia rigida</i>	5 gal.	-
	Sandpaper Verbena		
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	-
	Dallas Red Lantana		
	<i>Lantana montevidensis</i>	1 gal.	-
	Purple Trailing Lantana		
	<i>Lantana</i> 'New Gold'	1 gal.	-
	New Gold Lantana		

PRASADA - MAIN ENTRY - PLANTING PLAN - L3.4a



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

PRASADA - MAIN ENTRY - PLANTING PLAN - L3.4b



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

KEY MAP

SCALE: NTS

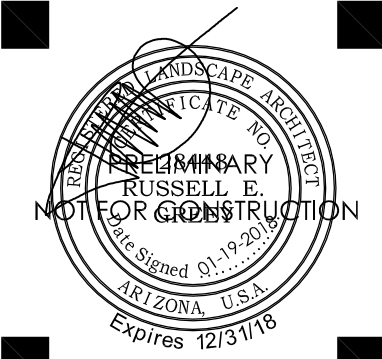


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L3.4
05 of 07

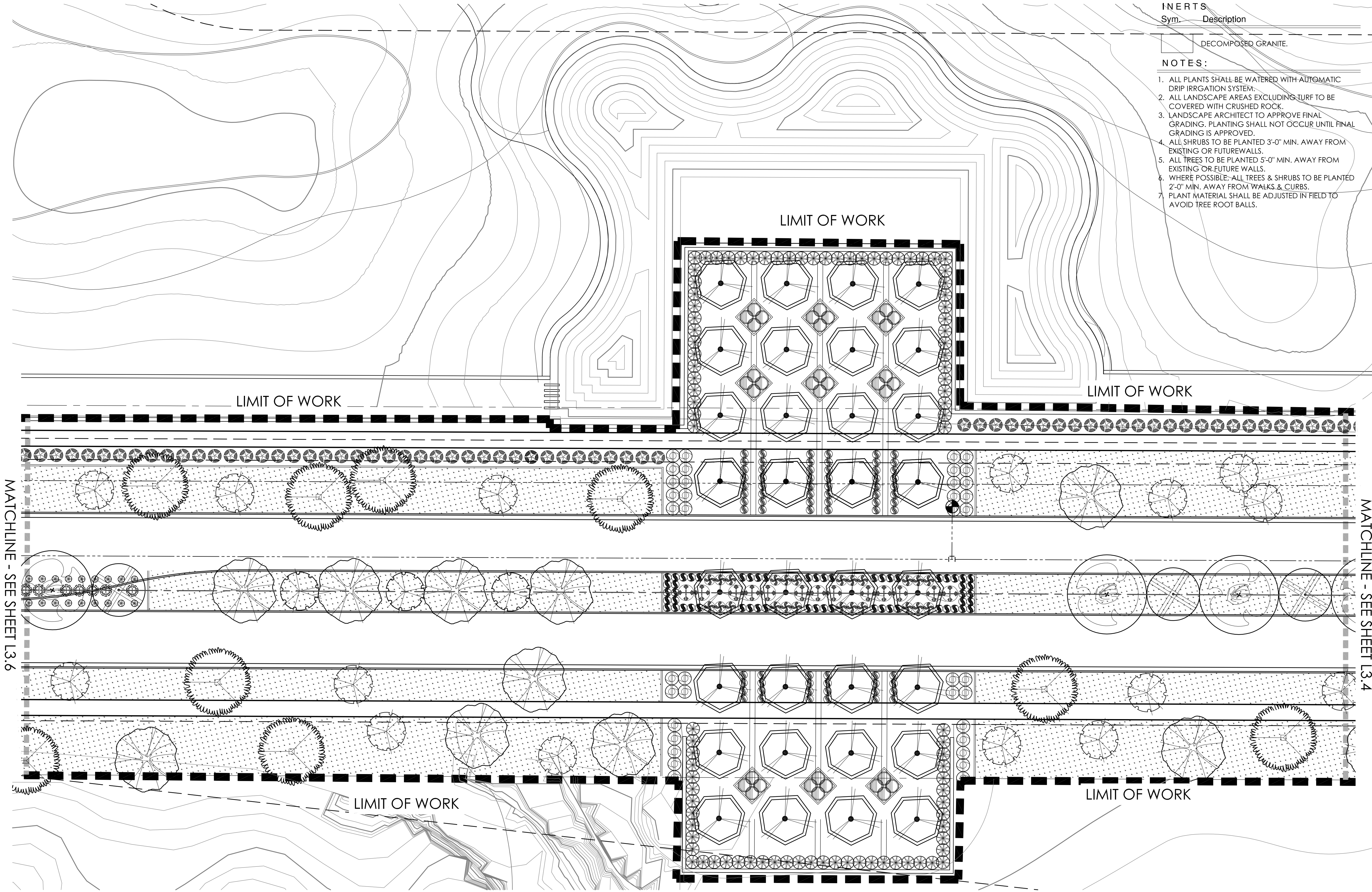
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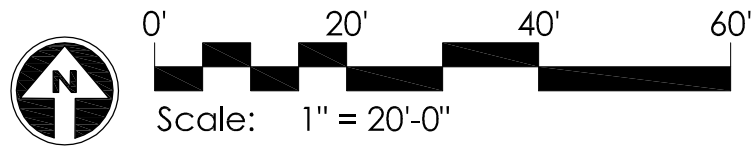
PRASADA
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SURPRISE, ARIZONA

Toll Brothers
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480.609.0009p 480.609.0009f



PRASADA - MAIN ENTRY - PLANTING PLAN - L3.5



Accents

	<i>Bulbine frutescens 'Orange'</i>	5 gal.	-
	<i>Dietes vegeta</i>	1 gal.	-
	<i>Hesperaloe funifera</i>	5 gal.	-
	<i>Hesperaloe parviflora-yellow</i>	5 gal.	-
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	5 gal.	-
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	5 gal.	-
	<i>Rosa hybrid 'Barbra Streisand'</i>	5 gal.	-
	<i>Rosa x 'NOA97400A'</i>	5 gal.	-
	<i>A-Rosa x 'PRObrill'</i>	5 gal.	-
	<i>Rosa banksiae</i>	5 gal.	-

MASS PLANTING

SOD.

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
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7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty

Trees

	<i>Chilopsis linearis</i>	See Plan	-
	<i>Fraxinus oxycarpa 'Raywood'</i>	See Plan	-
	<i>Fraxinus velutina</i>	See Plan	-
	<i>Olea europaea 'Swan Hill'</i>	See Plan	-
	<i>Parkinsonia hybrid 'Desert Museum'</i>	See Plan	-
	<i>Pistacia x 'Red Push'</i>	See Plan	-
	<i>Prosopis velutina</i>	See Plan	-
	<i>Pyrus calleryana</i>	See Plan	-
	<i>Quercus virginiana</i>	See Plan	-

Shrubs

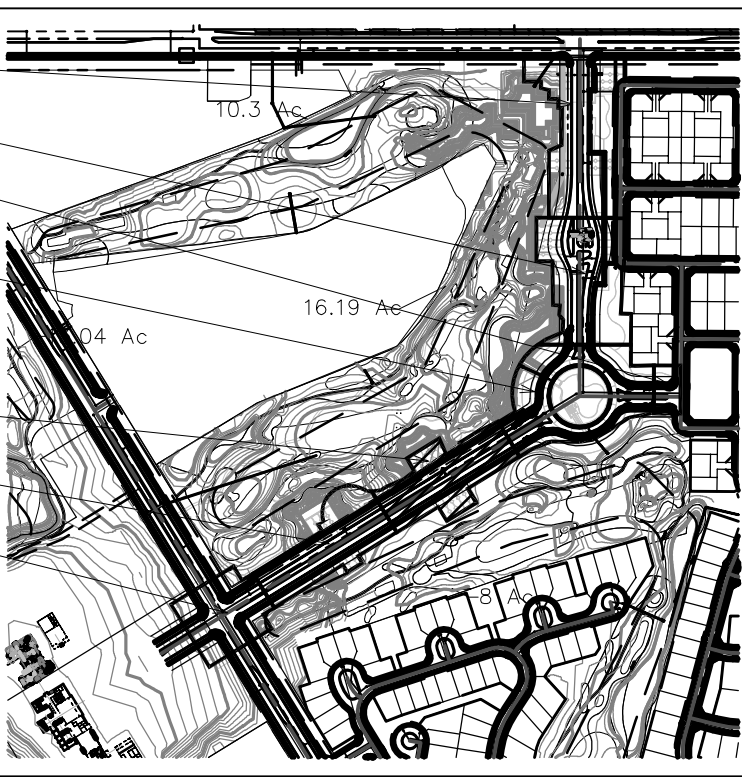
	<i>Bougainvillea 'Rosenka'</i>	5 gal.	-
	<i>Buxus microphylla japonica</i>	5 gal.	-
	<i>Callistemon viminalis 'Little John'</i>	5 gal.	-
	<i>Carissa grandiflora</i>	5 gal.	-
	<i>Convolvulus cneorum</i>	1 gal.	-
	<i>Dalea capitata 'Sierra Gold'</i>	5 gal.	-
	<i>Dodonaea viscosa</i>	5 gal.	-
	<i>Dodonaea viscosa 'Purpurea'</i>	5 gal.	-
	<i>Eremophila maculata 'Valentine'</i>	5 gal.	-
	<i>Euryops pectinatus 'Vividis'</i>	5 gal.	-
	<i>Justicia californica 'Yellow'</i>	5 gal.	-
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	5 gal.	-
	<i>Leucophyllum frutescens 'White Cloud'</i>	5 gal.	-
	<i>Leucophyllum laevigatum</i>	5 gal.	-
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i>	5 gal.	-
	<i>Myrtus communis 'Compacta'</i>	5 gal.	-
	<i>Nerium oleander 'Petite Pink'</i>	15 gal.	-
	<i>Nolina microcarpa</i>	1 gal.	-
	<i>Ruellia brittoniana 'Katie'</i>	5 gal.	-
	<i>Ruellia brittoniana</i>	5 gal.	-
	<i>Ruellia peninsularis</i>	5 gal.	-
	<i>Salvia clevelandii</i>	5 gal.	-
	<i>Salvia greggii</i>	5 gal.	-
	<i>Tecoma alata 'Orange Jubilee'</i>	5 gal.	-
	<i>Tecoma stans</i>	5 gal.	-

Groundcovers

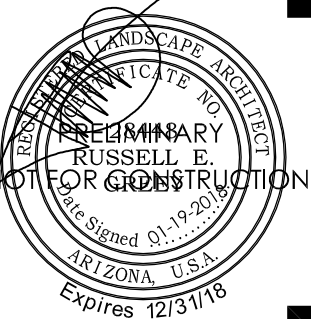
	<i>Chrysactinia mexicana</i>	1 gal.	-
	<i>Glandularia rigida</i>	5 gal.	-
	<i>Lantana camara 'Dallas Red'</i>	5 gal.	-
	<i>Lantana montevicensis</i>	1 gal.	-
	<i>Lantana 'New Gold'</i>	1 gal.	-

KEY MAP

SCALE: NTS



GREY PICKETT
landscape architecture community design



PRASADA
Main Entry Drive
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

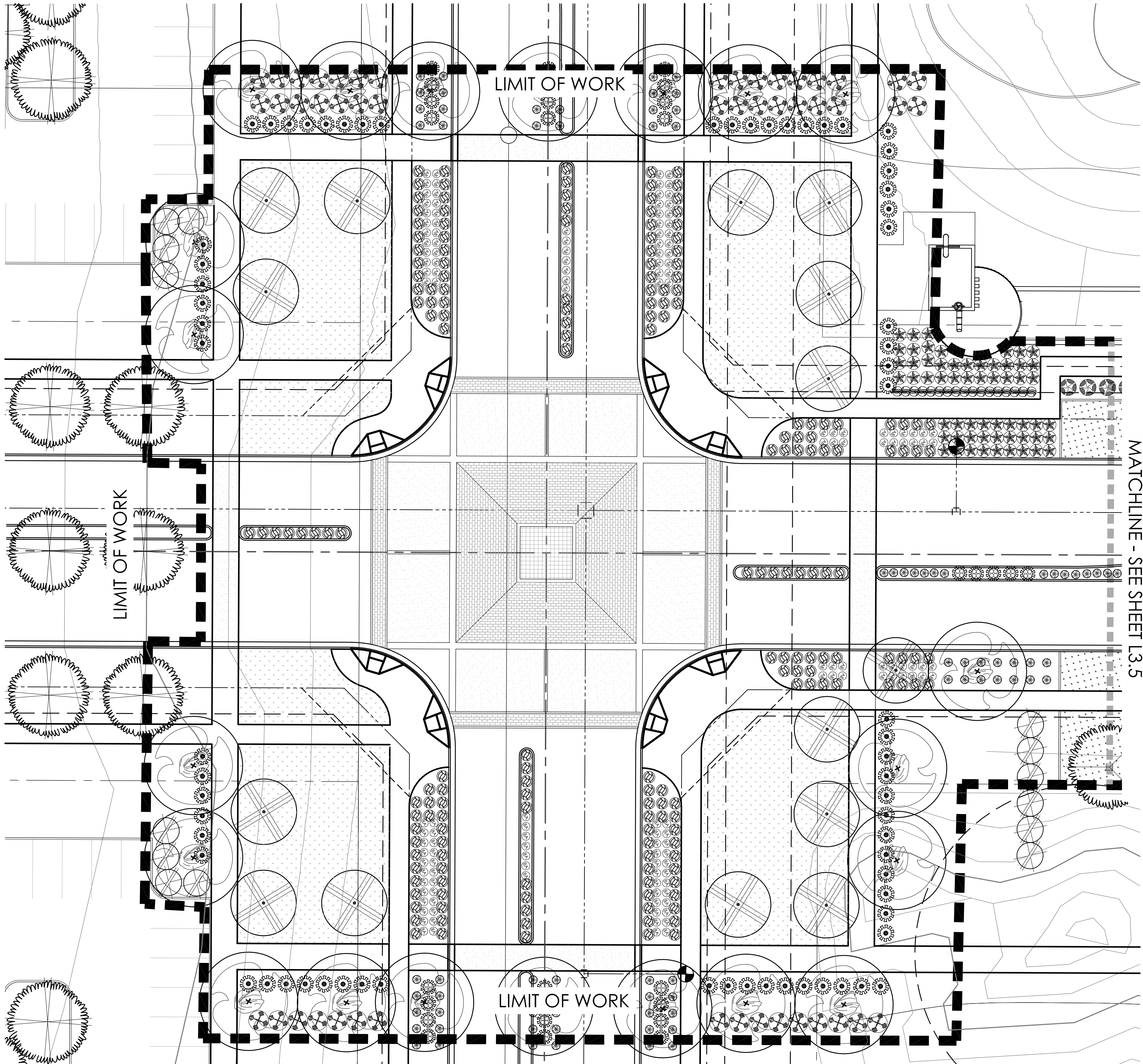
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sheet #

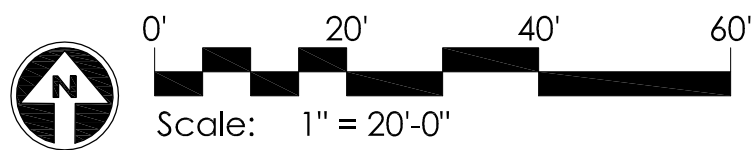
L3.5
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PRASADA CLUBHOUSE
SEE LANDSCAPE PLANS, BY
GREEY | PICKETT .



PRASADA - MAIN ENTRY - PLANTING PLAN - L3.6



PLANT MATERIALS LEGEND
Sym. Plant Name Size Qty

Trees

	<i>Chilotopsis linearis</i> Desert Willow	See Plan	-
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	See Plan	-
	<i>Fraxinus velutina</i> Arizona Ash	See Plan	-
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	See Plan	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	See Plan	-
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	See Plan	-
	<i>Prosopis velutina</i> Native Mesquite	See Plan	-
	<i>Pyrus calleryana</i> Bradford Pear	See Plan	-
	<i>Quercus virginiana</i> Southern Live Oak	See Plan	-

Shrubs

	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	-
	<i>Buxus microphylla japonica</i> Boxwood	5 gal.	-
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	-
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	-
	<i>Dalea capitata</i> 'Sierra Gold' Sierra Gold Dalea	5 gal.	-
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	-
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.	-
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	-
	<i>Euryops pectinatus</i> 'Varidis' Euryops Daisy	5 gal.	-
	<i>Justicia californica</i> 'Yellow' Yellow Chuparosa	5 gal.	-
	<i>Leucophyllum candidum</i> 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
	<i>Leucophyllum frutescens</i> 'White Cloud' White Cloud Sage	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	-
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	-
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.	-
	<i>Nolina microcarpa</i> Bear Grass	1 gal.	-
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	5 gal.	-
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	-
	<i>Ruellia peninsularis</i> Desert Ruellia	5 gal.	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	-
	<i>Salvia greggii</i> Autumn Sage	5 gal.	-
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	-
	<i>Tecoma stans</i> Yellow Bell	5 gal.	-

Groundcovers

	<i>Chrysactinia mexicana</i> Damicanto	1 gal.	-
	<i>Glandularia rigida</i> Sandpaper Verbena	5 gal.	-
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	-
	<i>Lantana montevicensis</i> Purple Trailing Lantana	1 gal.	-
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	-

KEY MAP

SCALE: NTS



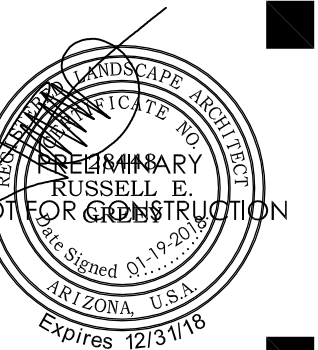
revisions:
01.19.2018 City Comments

project #:
TOL 154
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
01.19.2018
drawing:
Planting Plan

sheet #
L3.6
07 of 07

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



PRASADA
Main Entry Drive
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

Prasada - East Corner Park Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.

PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CAUPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN 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.

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, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

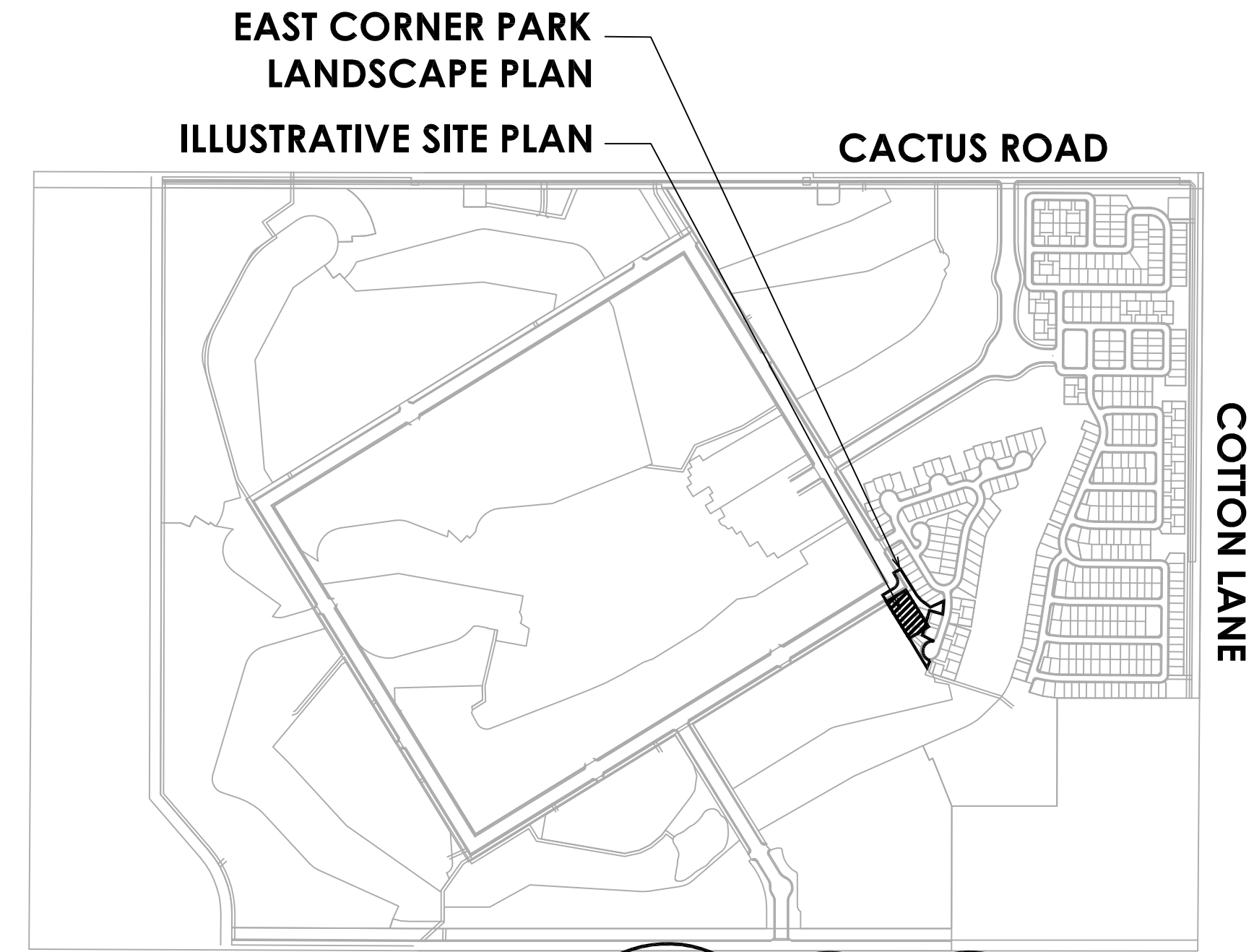
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



CONSULTANT TEAM

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 E. STETSON, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

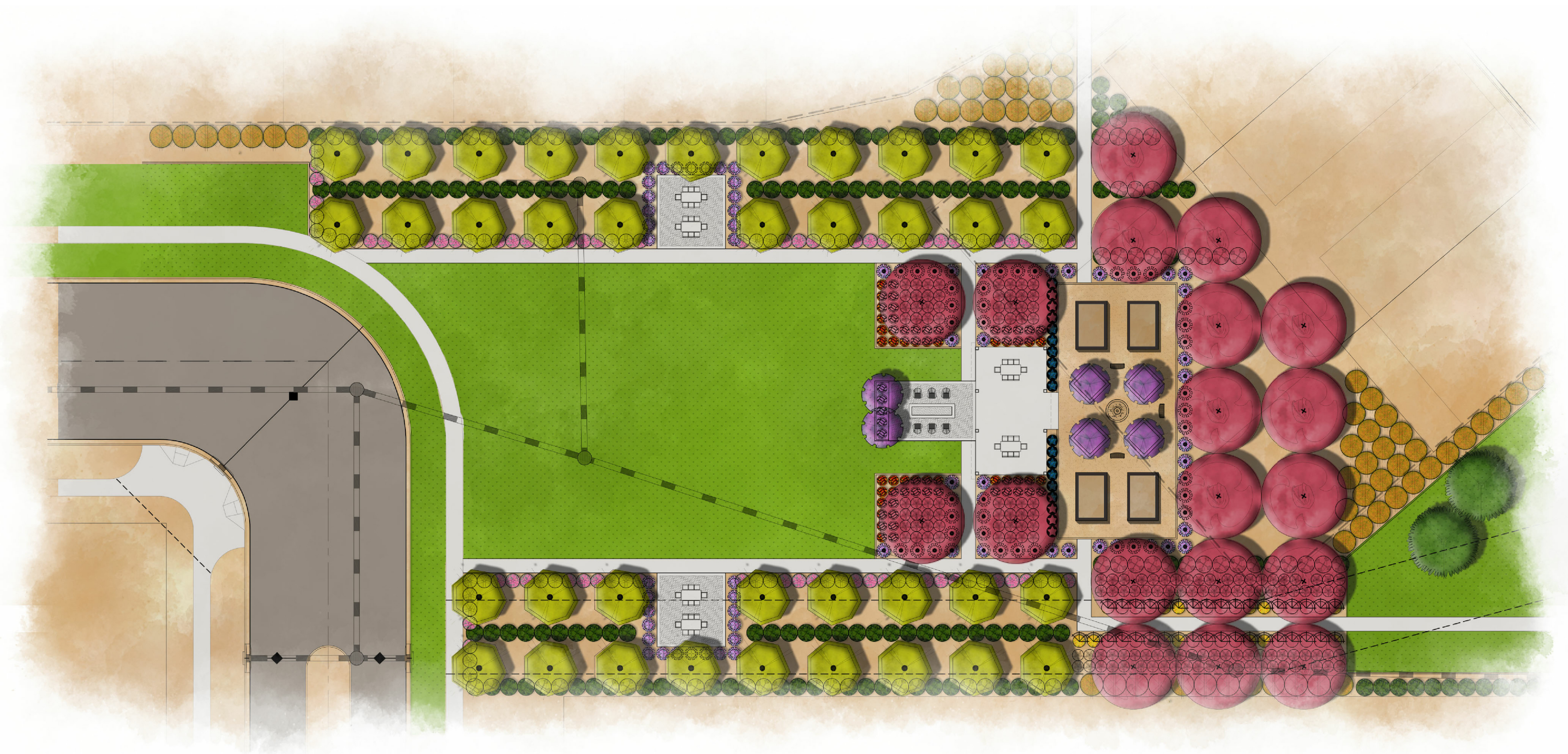
CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS	
COVER SHEET	L0.0
LANDSCAPE PLANS	L3.1

NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14



EAST CORNER PARK ILLUSTRATIVE LANDSCAPE PLAN



0' 30' 60' 90'
Scale: 1" = 30'-0"

RRASADA
East Corner Park
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

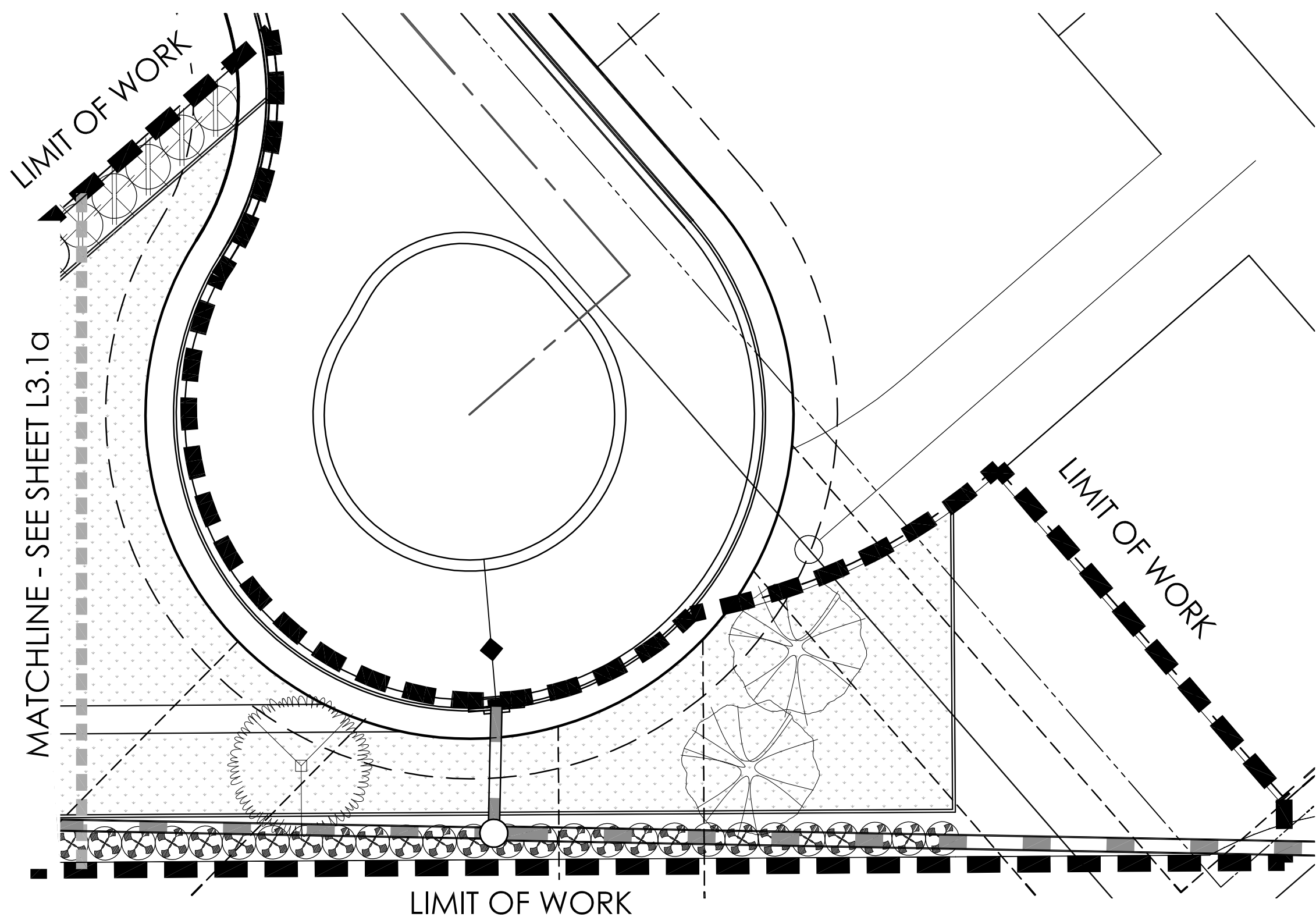
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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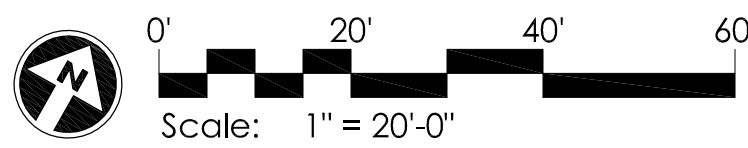
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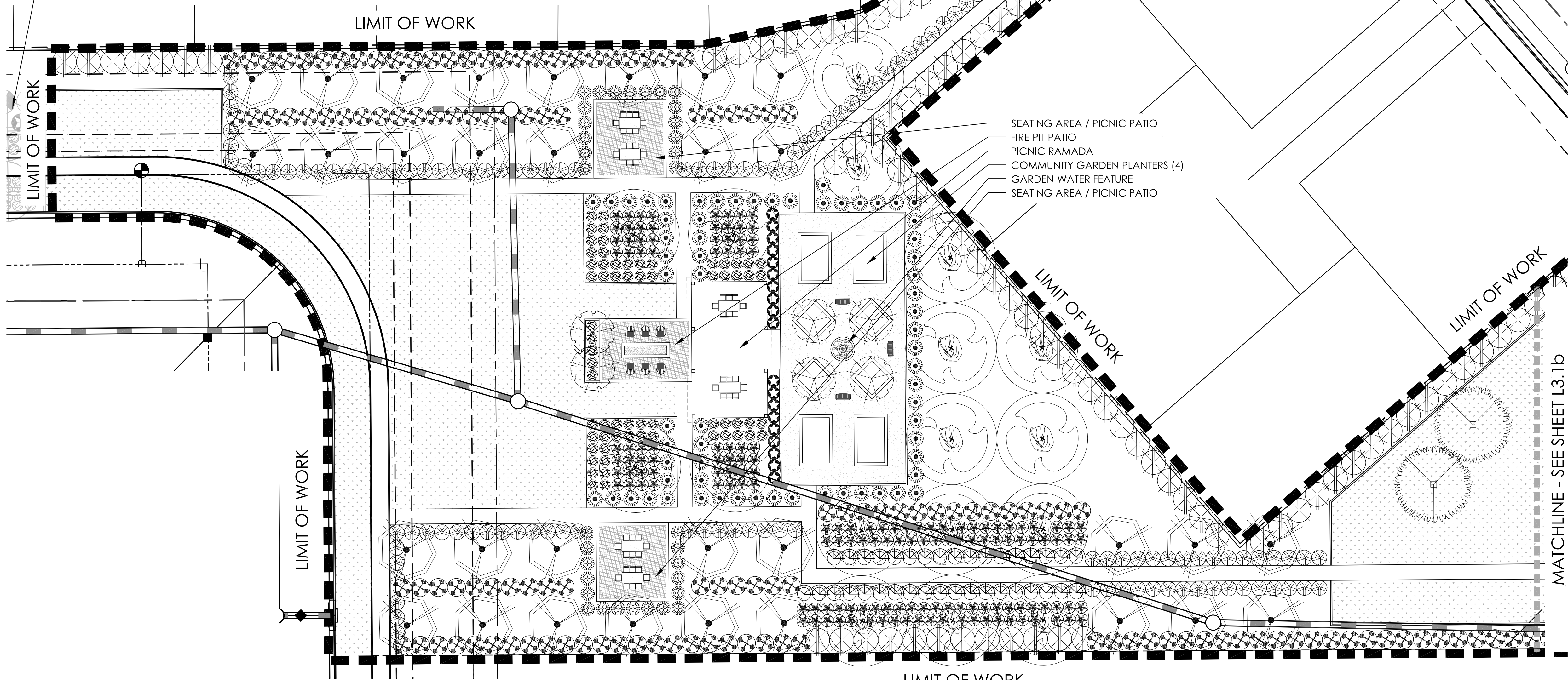
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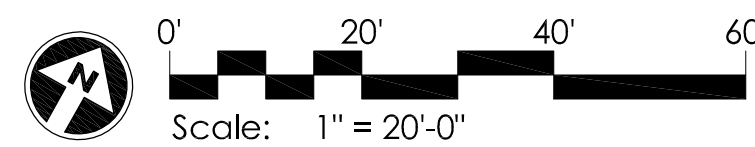
PRASADA - EAST CORNER PARK - PLANTING PLAN - L3.1b



PRASADA INTERNAL COLLECTOR ROAD
SEE LANDSCAPE PLANS, BY
GREY | PICKETT .



PRASADA - EAST CORNER PARK - PLANTING PLAN - L3.1a



PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus velutina</i> Arizona Ash	See Plan	-
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	See Plan	-
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	See Plan	-
	<i>Pyrus calleryana</i> Bradford Pear	See Plan	-
	<i>Quercus virginiana</i> Southern Live Oak	See Plan	-
Shrubs			
	<i>Carissa grandiflora</i> Natal Plum	5 gal.	-
	<i>Dodonaea viscosa 'Purpurea'</i> Purple Hop Bush	5 gal.	-
	<i>Leucophyllum frutescens 'Green Cloud'</i> Green Cloud Sage	5 gal.	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	-
	<i>Rosmarinus officinalis 'Tuscan Blue'</i> Upright Rosemary	5 gal.	-
Groundcovers			
	<i>Convolvulus sabatius</i> Ground Morning Glory	1 gal.	-
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	5 gal.	-
Accents			
	<i>Hesperaloe parviflora</i> Giant Hesperaloe	5 gal.	-
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	-

MASS PLANTING

SOD

INERTS

Sym. Description

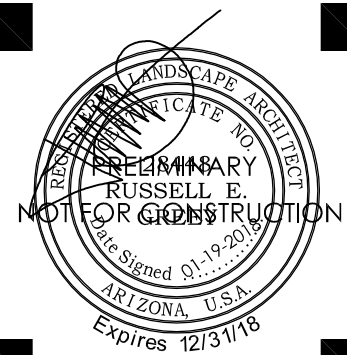
DECOMPOSED GRANITE.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

KEY MAP

SCALE: NTS



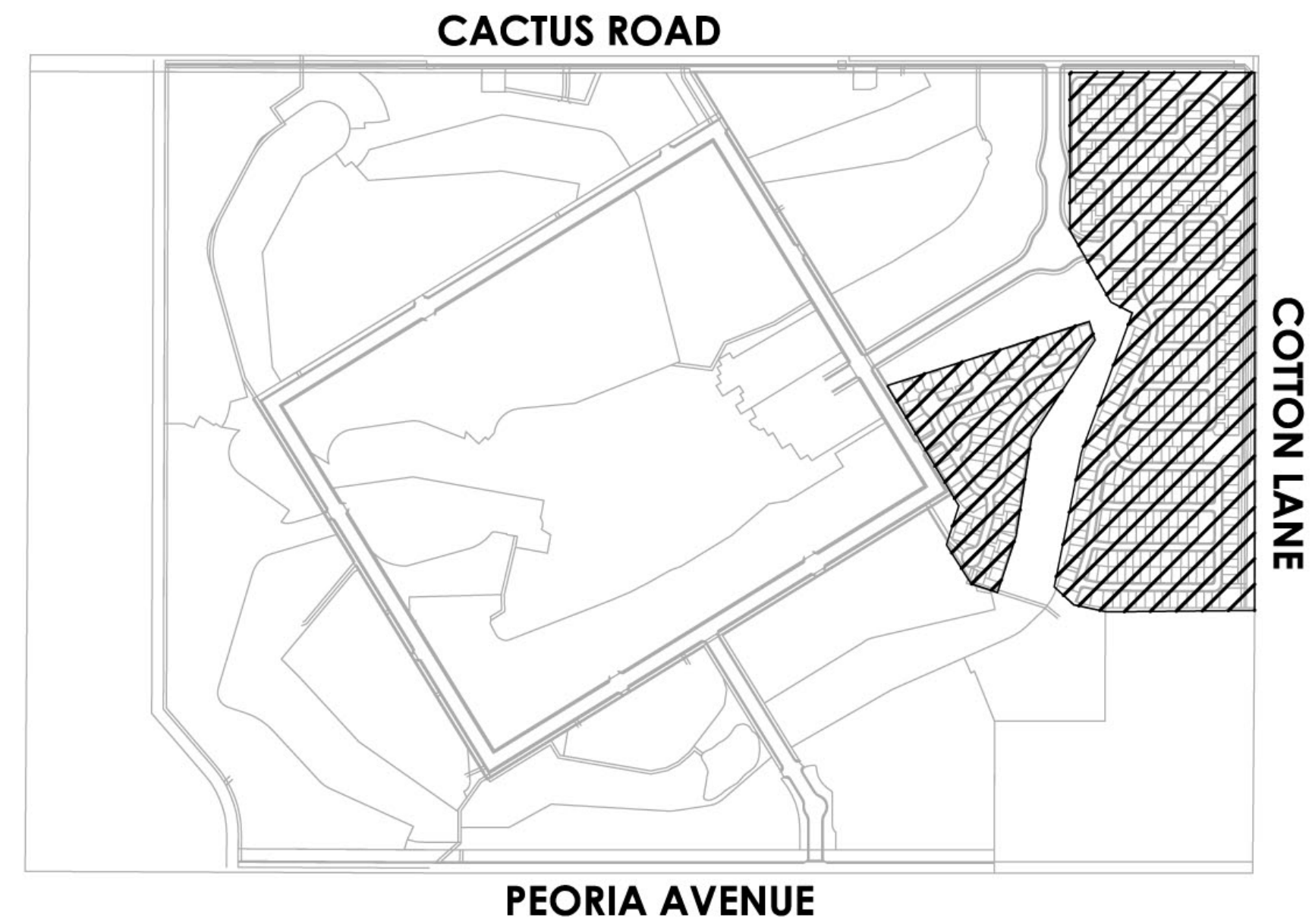
Prasada - Wall Plan Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

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KEY MAP - NTS



CONSULTANT TEAM

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

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WALL PLAN	L2.0

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

RRASADA
Wall Plan
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

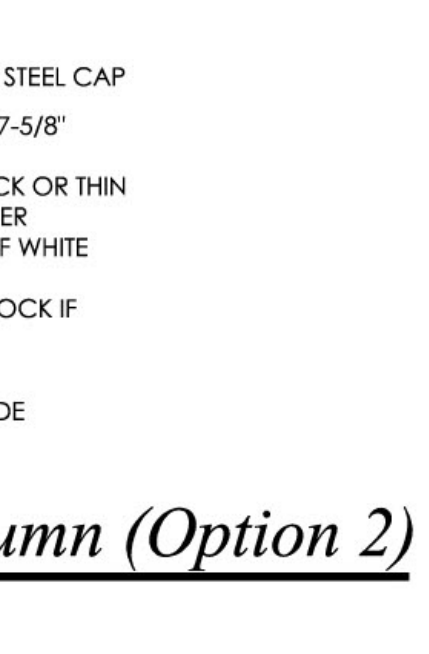
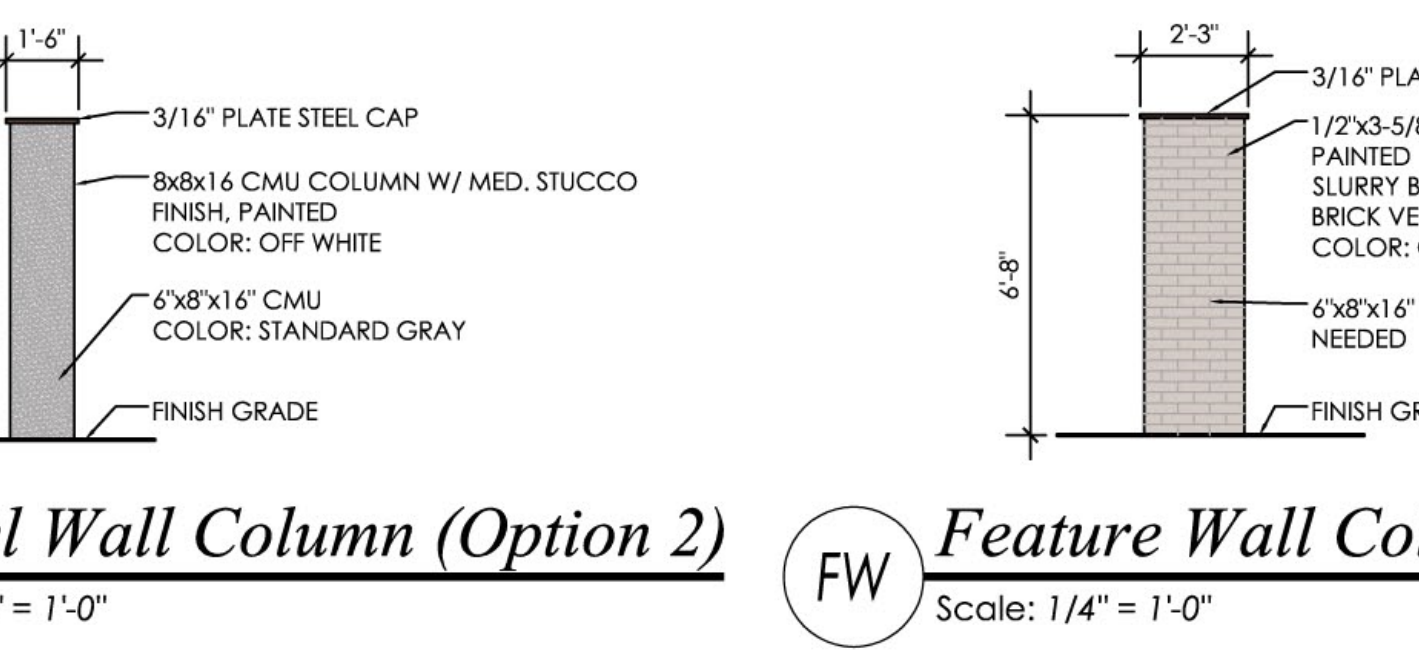
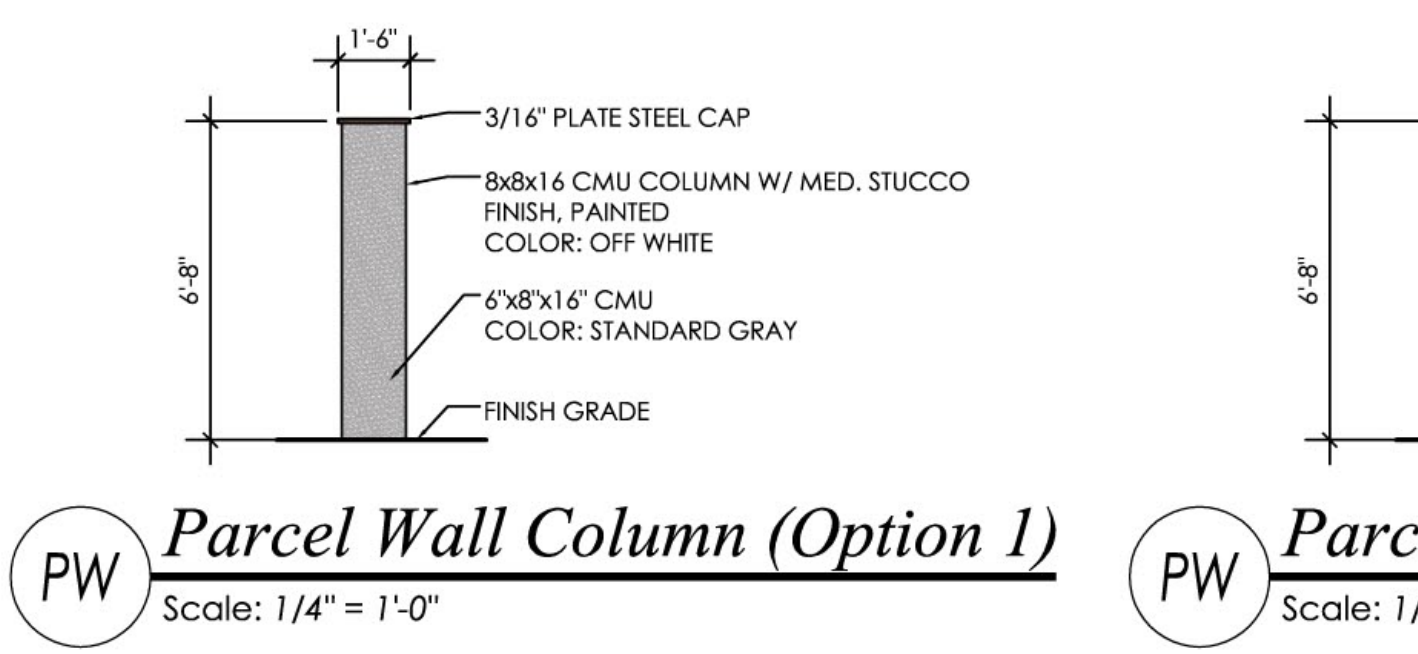
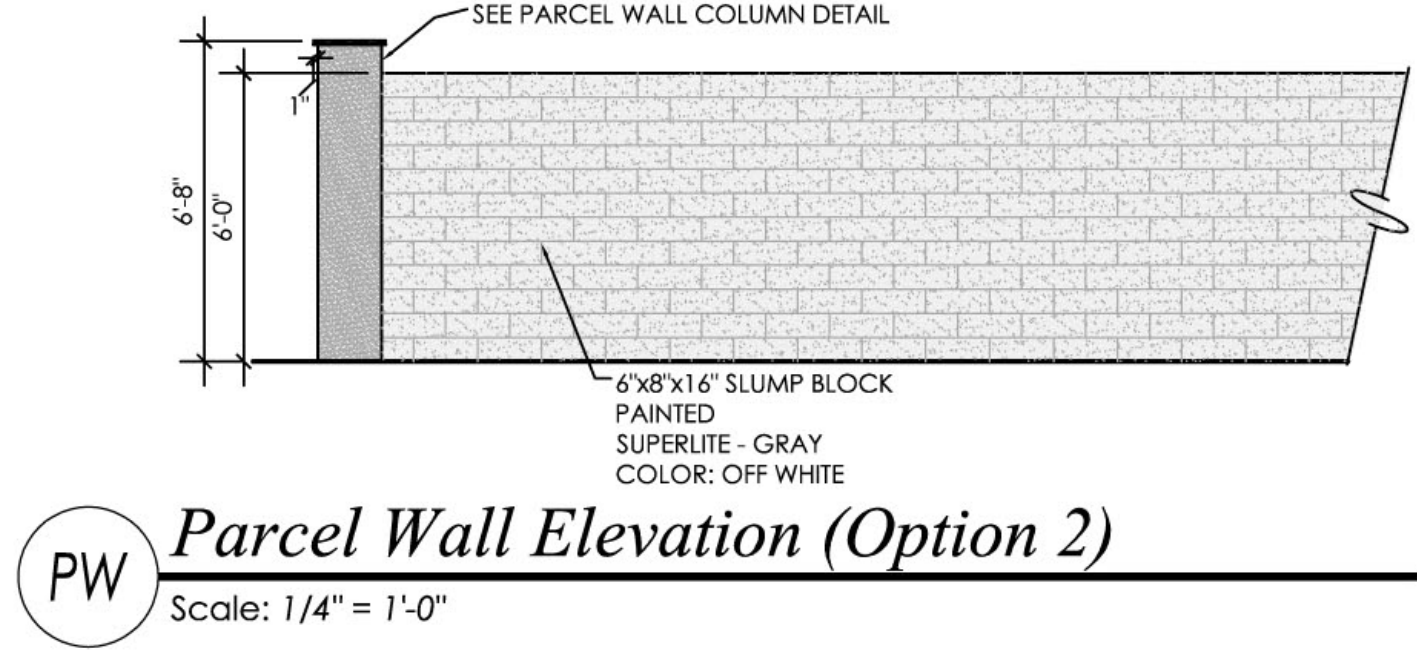
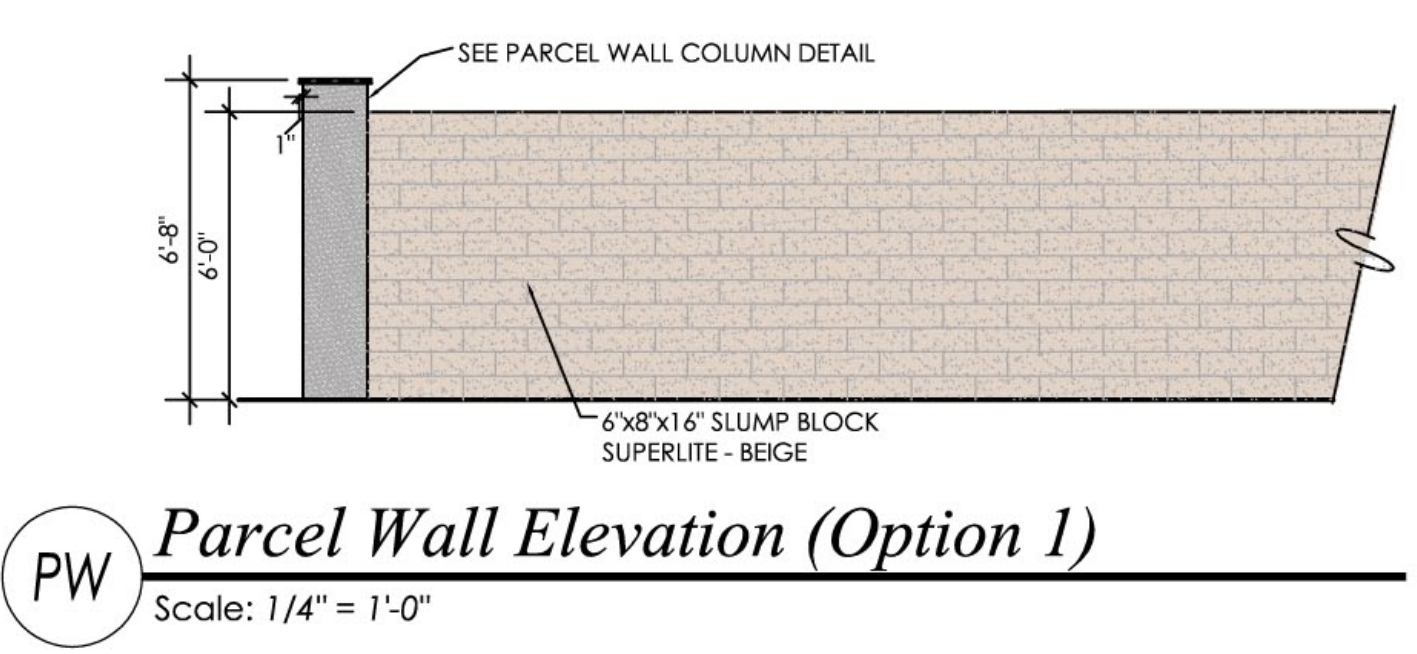
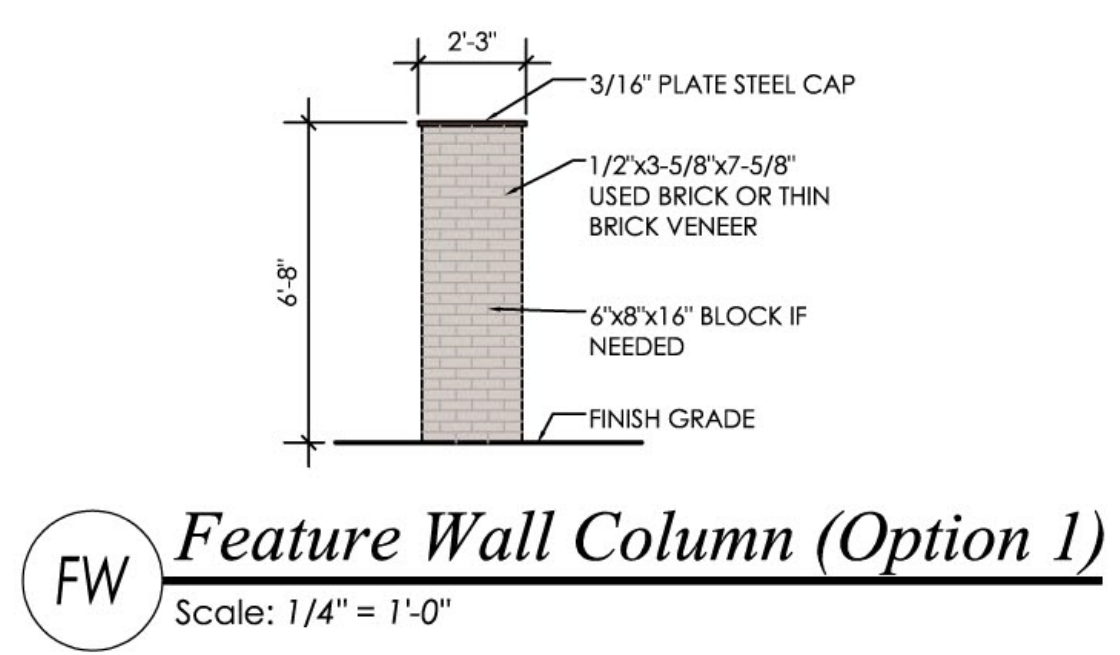
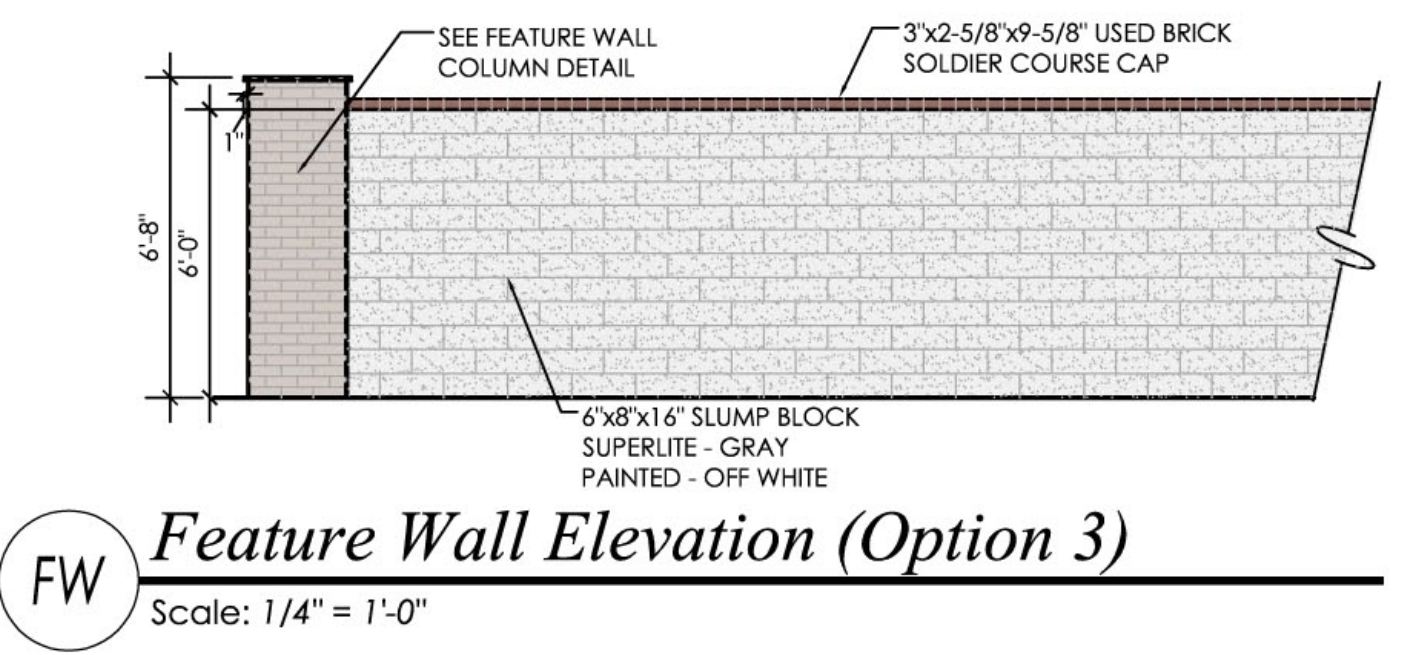
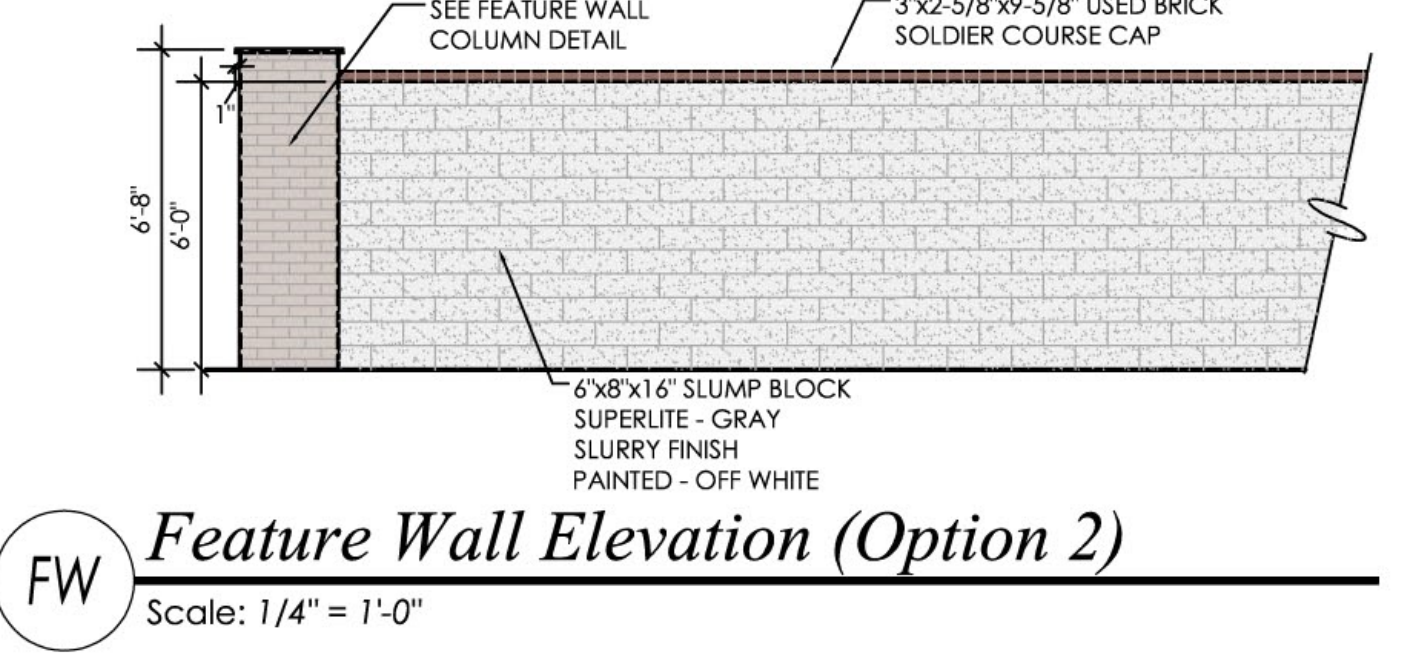
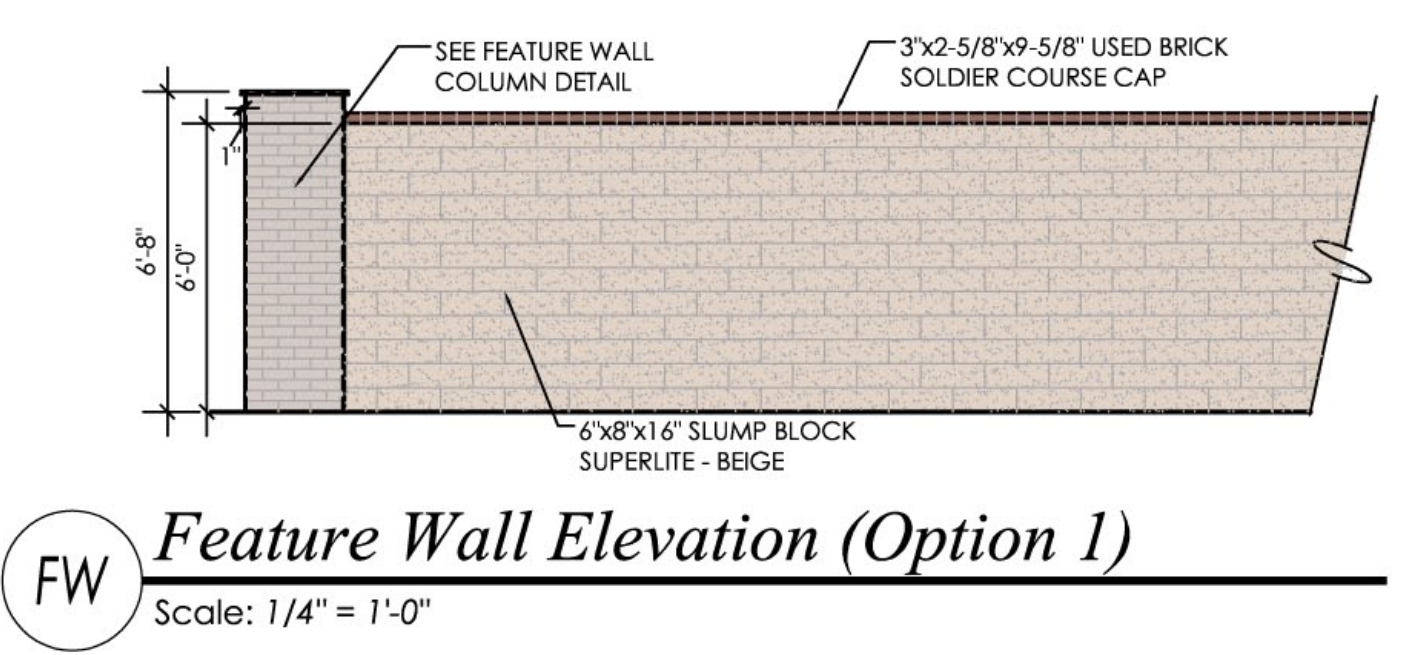
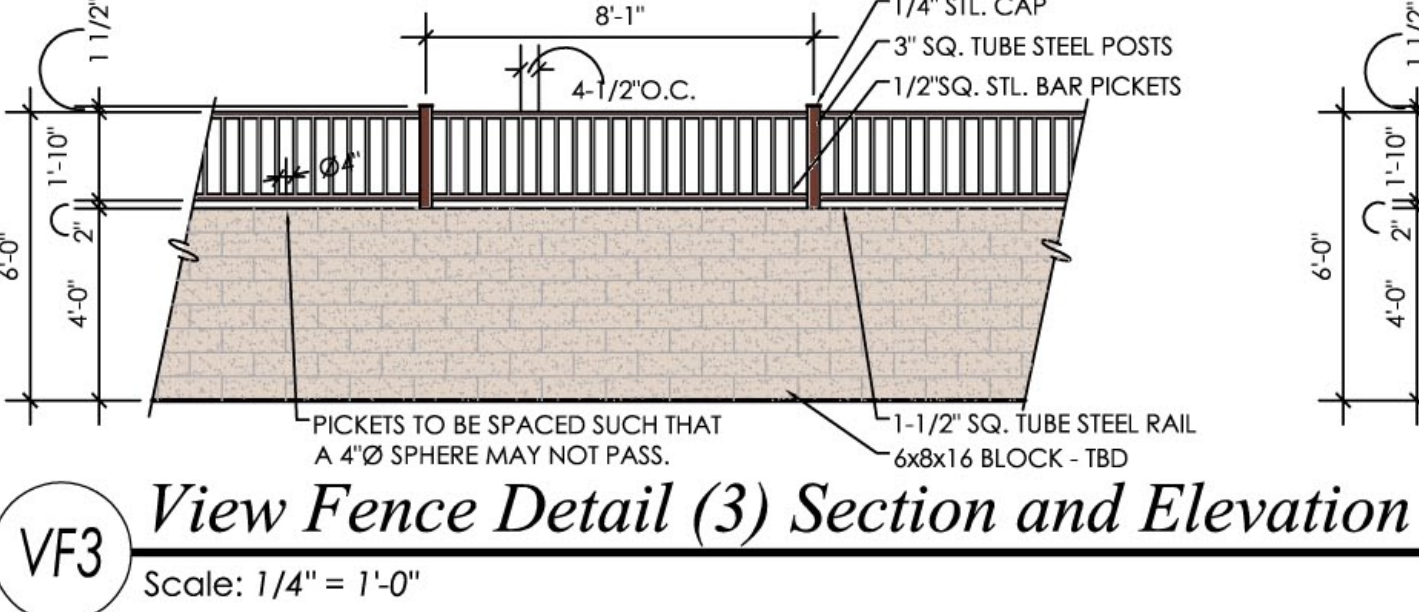
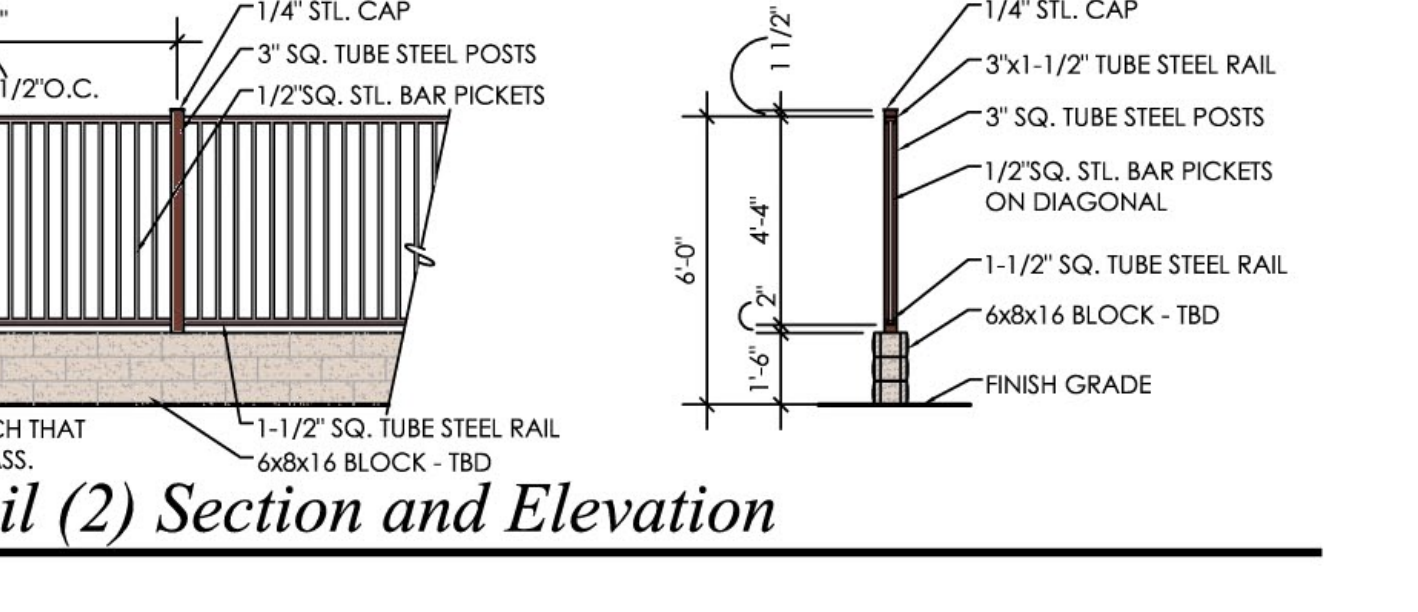
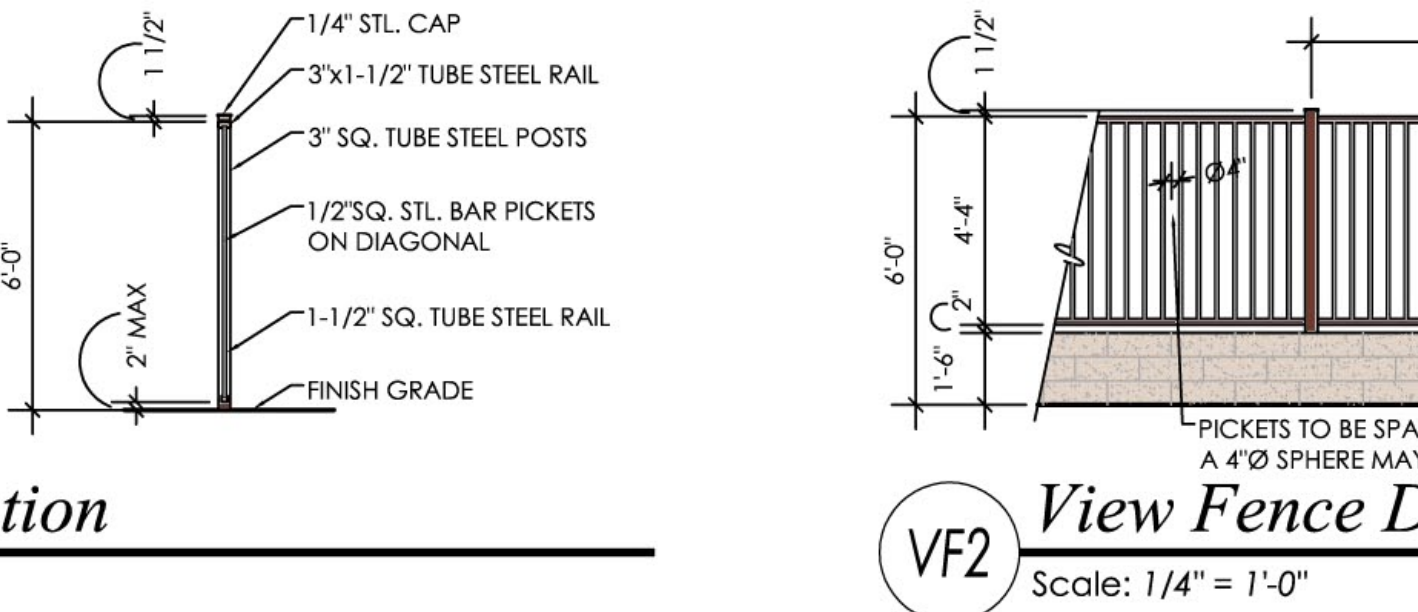
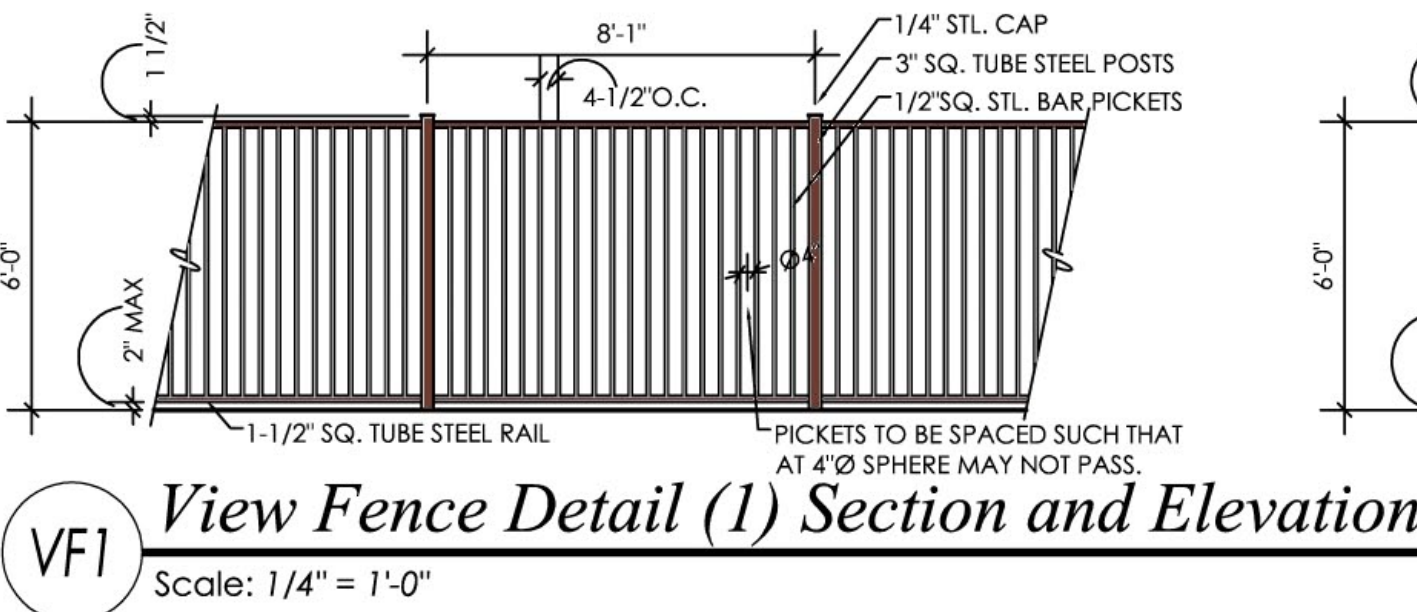
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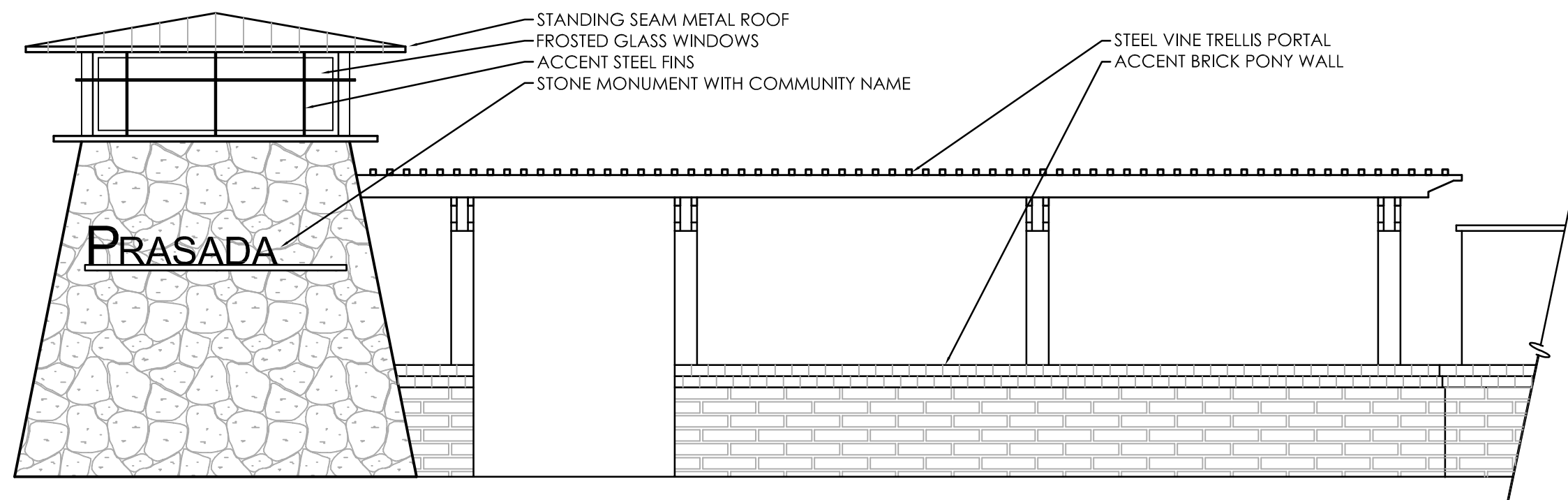
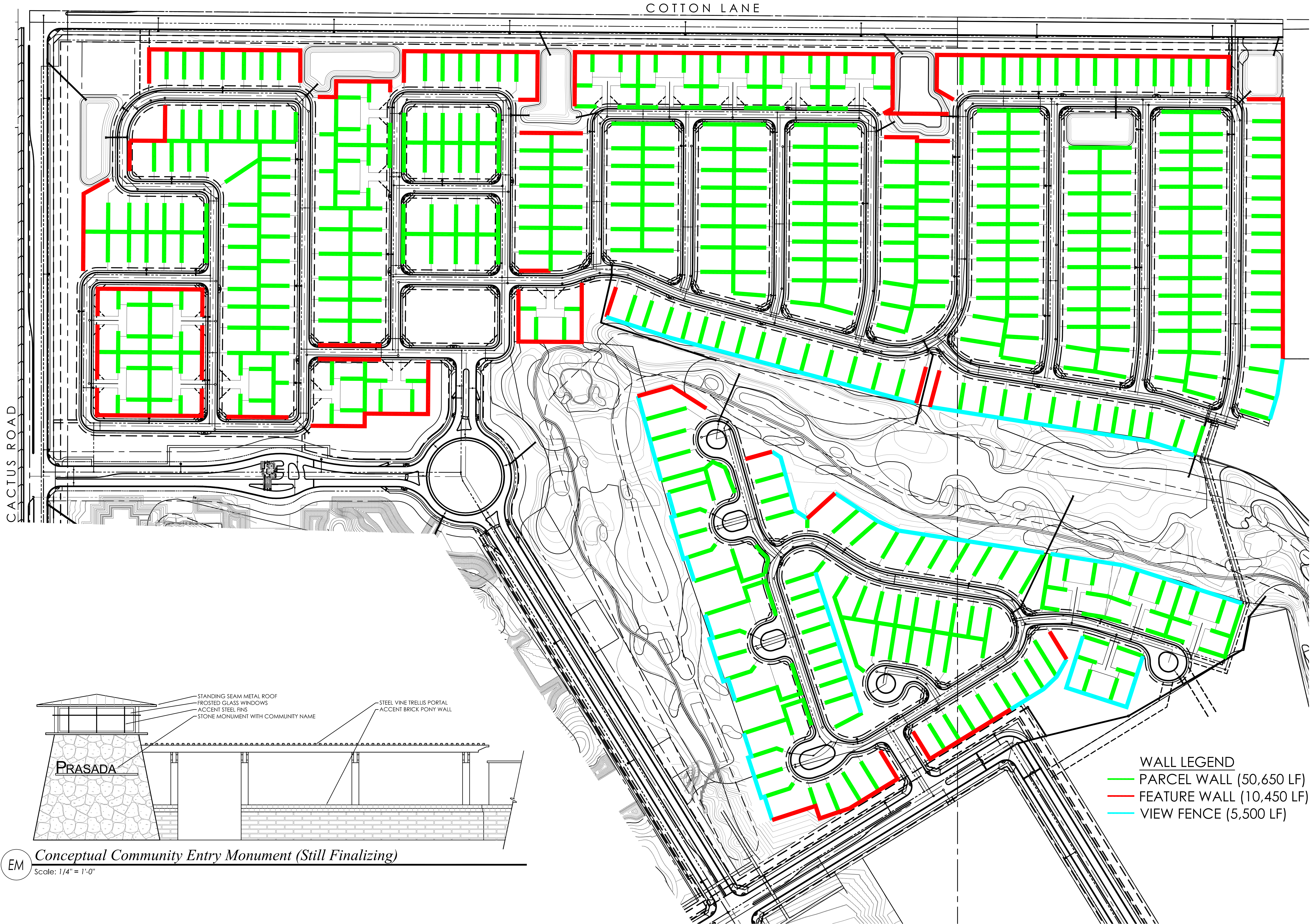
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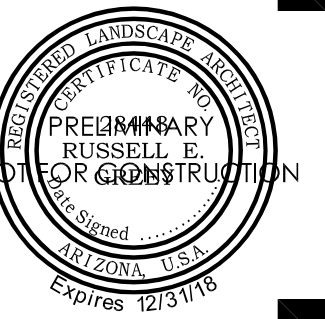
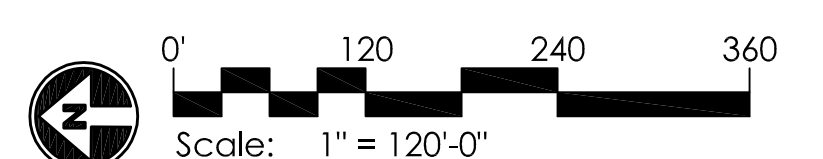


Conceptual Community Entry Monument (Still Finalizing)

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

- WALL LEGEND**
- PARCEL WALL (50,650 LF)
 - FEATURE WALL (10,450 LF)
 - VIEW FENCE (5,500 LF)

PRASADA PHASE ONE WALL PLAN





**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

18 July 2017

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Jamie Sullivan
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS17-394; Prasado Toll

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Preliminary Plat for Prasado Toll Development. Prasada Toll project is part of a 3,355 acre Prasada Master Plan Community located northwest of Peoria Ave and Cotton Lane. Toll Bros is proposing to develop a 781 acre parcel of the development into a 2,200 unit age qualified and age restricted residential resort lifestyle community. The site is approximately 1.8 to 3.5 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines of the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The density of 2.8 du/ac falls within these guidelines.

The request, as described in the narrative at the location above, will not negatively impact Luke AFB's flying mission. Since the property is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 13,000 flight operations per year as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

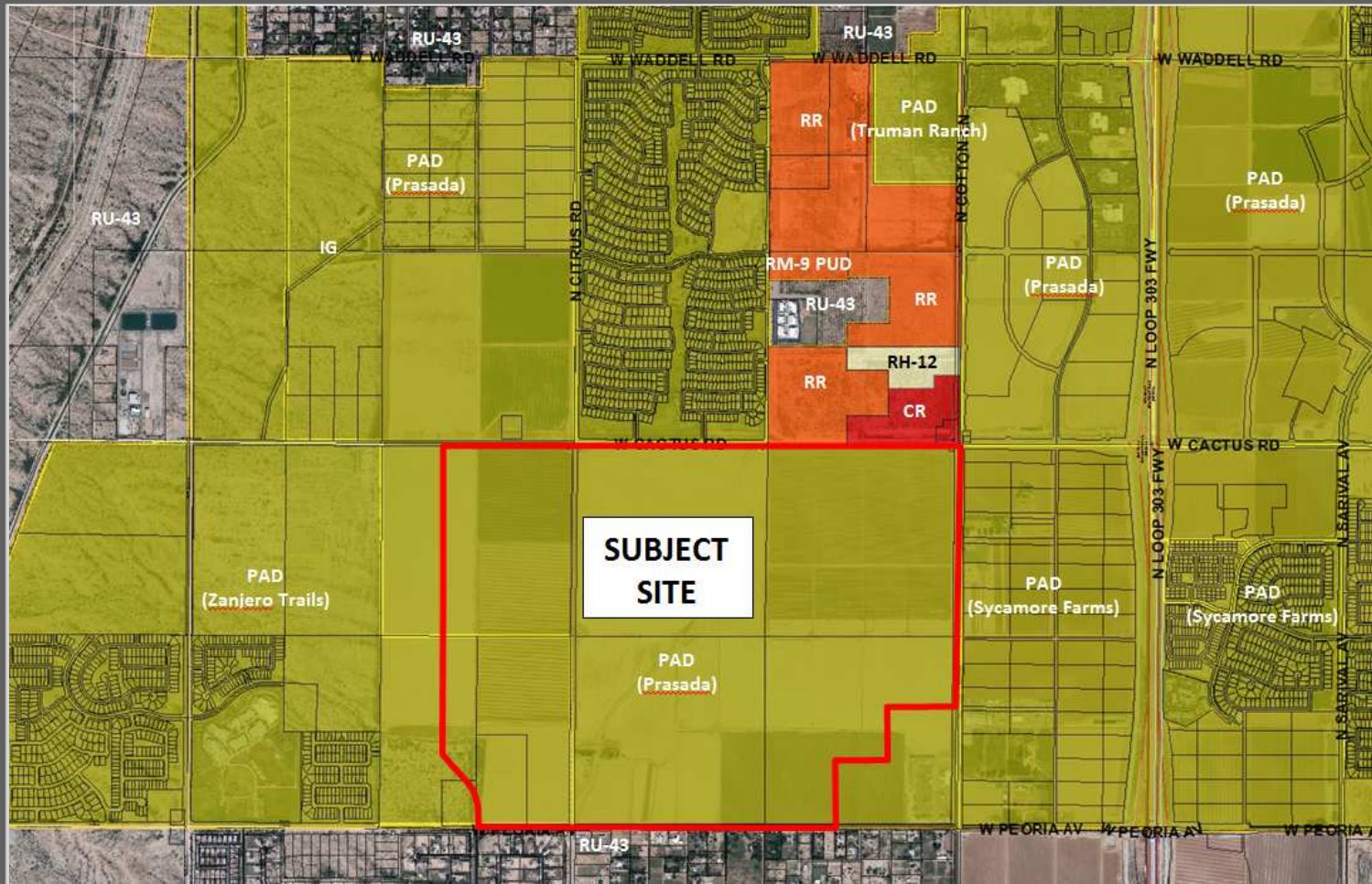
Sincerely

A handwritten signature in dark ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



FS17-394 Case Map

Robert Kuhfuss

Subject: FW: FS17-394 Prasado Toll Electronic Submittal

From: Tony Abbo [<mailto:TAbbo@azdot.gov>]
Sent: Friday, July 14, 2017 5:37 PM
To: Jamie Sullivan
Cc: Michael Wilson; Dennis Haley
Subject: RE: FS17-394 Prasado Toll Electronic Submittal

Hello Jamie:

Got it. Thanks. I think our system can handle up to 20 MB

We will require that a traffic study be submitted to the state (ADOT) for review and approval.

The traffic generated by the development will have impacts on our system.

Best Regards,

TONY S. ABBO, PE, PTOE, FITE
Regional Traffic Engineer (RTE) – Central Region

Arizona Department of Transportation (ADOT)
2140 West Hilton Avenue
PM00
Phoenix AZ 85009

Cell: (480) 294-0548
E-mail: tabbo@azdot.gov



Transportation Systems Management and Operations

Robert Kuhfuss

From: Michael Wilson <MWilson@azdot.gov>
Sent: Thursday, July 27, 2017 7:59 AM
To: Jamie Sullivan
Cc: Vanessa Nunez; Michael Wilson
Subject: ADOT ROW - FS17-394 Prasada Toll / Preliminary Plat / Surprise
Attachments: 20170727074348549.pdf

Jamie.....I've reviewed the preliminary plat proposal for Prasada. This project's eastern boundary is approximately 1/2 mile from ADOT's 303 freeway. It poses no concerns from ADOT's Right of Way perspective. ADOT's Central District Traffic group may have additional comments or concerns that they will address independent of my comments. Thank you for the opportunity to comment.

Mike

Michael (Mike) Wilson, SR/WA
ADOT ROW Project Coordinator
LPA (Local Public Agency) R/W Coord.
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-7175
WWW.AZDOT.GOV

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Robert Kuhfuss

Subject: FW: FCD FS17-394 Prasado Toll Electronic Submittal
Attachments: Prasado Toll.pdf

From: Lynndsay O'Neill - FCDX [<mailto:LynndsayO'Neill@mail.maricopa.gov>]

Sent: Friday, July 21, 2017 3:38 PM

To: Jamie Sullivan

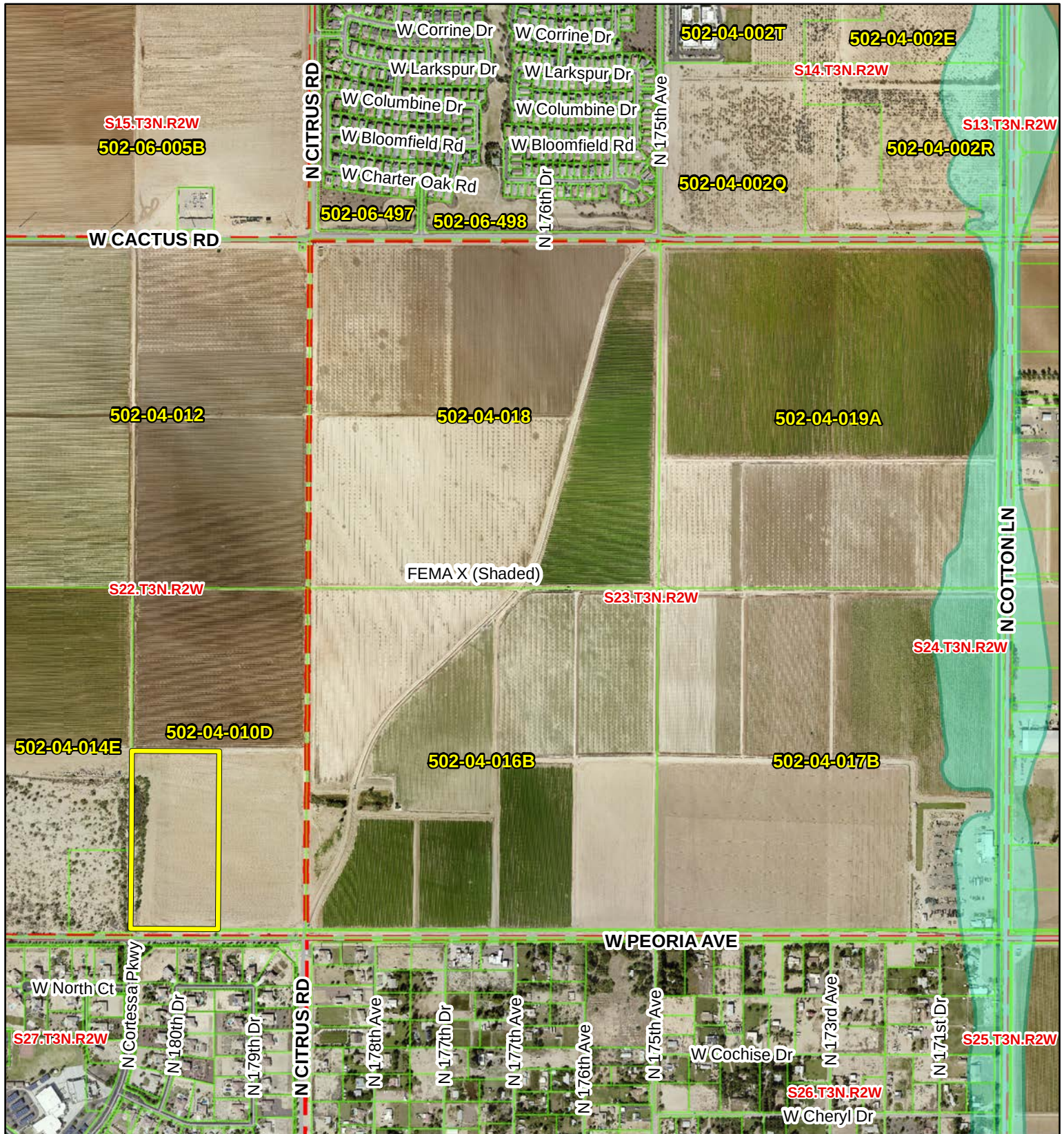
Cc: Mark Frago - FCDX

Subject: FCD FS17-394 Prasado Toll Electronic Submittal

The Flood Control District of Maricopa County has the following comments.

Project Name: Prasado Toll. Project Information: West of Cotton Lane between Peoria Ave and Cactus Rd. APN 502-04-018, 502-04-019A, 502-04-017B, 502-04-016B, 502-04-012, 502-04-010G 502-04-010D, 50-04-014E.

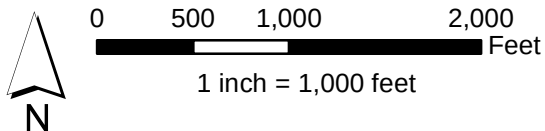
- These parcels are located on FEMA FIRM Panel number 1660L and 1655L.
- Parcels 502-04-012, 502-04-017E, 502-04-010D, 502-04-010G, 502-04-016B and 502-04-018 are located in FEMA Zone X, not in the SFHA.
- Parcels 502-04-019A and 502-04-017B are partially located in FEMA Zone X, not in the SFHA, and partially located in FEMA Zone A, in the SFHA.
 - Prior to obtaining a building permit, a floodplain use permit would be required by the District for the parcel since there is FEMA floodplain delineated on them.
- See attached PDF for aerial view of these parcels and the location of the FEMA zones.



Current FEMA Flood Zones



Current Pending Flood Zones



Date: 07/21/2017
Time: 3:37:04 PM
User: o'neill001



Floodplain Management & Services
2801 West Durango Street
Phoenix, Arizona 85009
Phone: (602) 506-2419
Fax: (602) 372-6232
<http://www.fcd.maricopa.gov/Floodplain/floodplain.aspx>

Robert Kuhfuss

Subject: FW: FS17-394 Prasado Toll Electronic Submittal
Attachments: MWD Drawing Requirements REV 10-18-16.pdf; MWD Fee & Payment Schedule 2017 - Board Approved Rev1-10-17.pdf

From: Leslie Jarrell [<mailto:LeslieJ@mwdaz.com>]
Sent: Wednesday, July 12, 2017 6:40 AM
To: Jamie Sullivan
Cc: Chris Cain; Debbie Trasancos
Subject: FS17-394 Prasado Toll Electronic Submittal

Jamie,

"Thank you for providing the electronic submittal for **Prasado Toll FS17-394**. MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. MWD is currently working with the developer in preparing a Development Agreement. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments. Thanks again."

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com

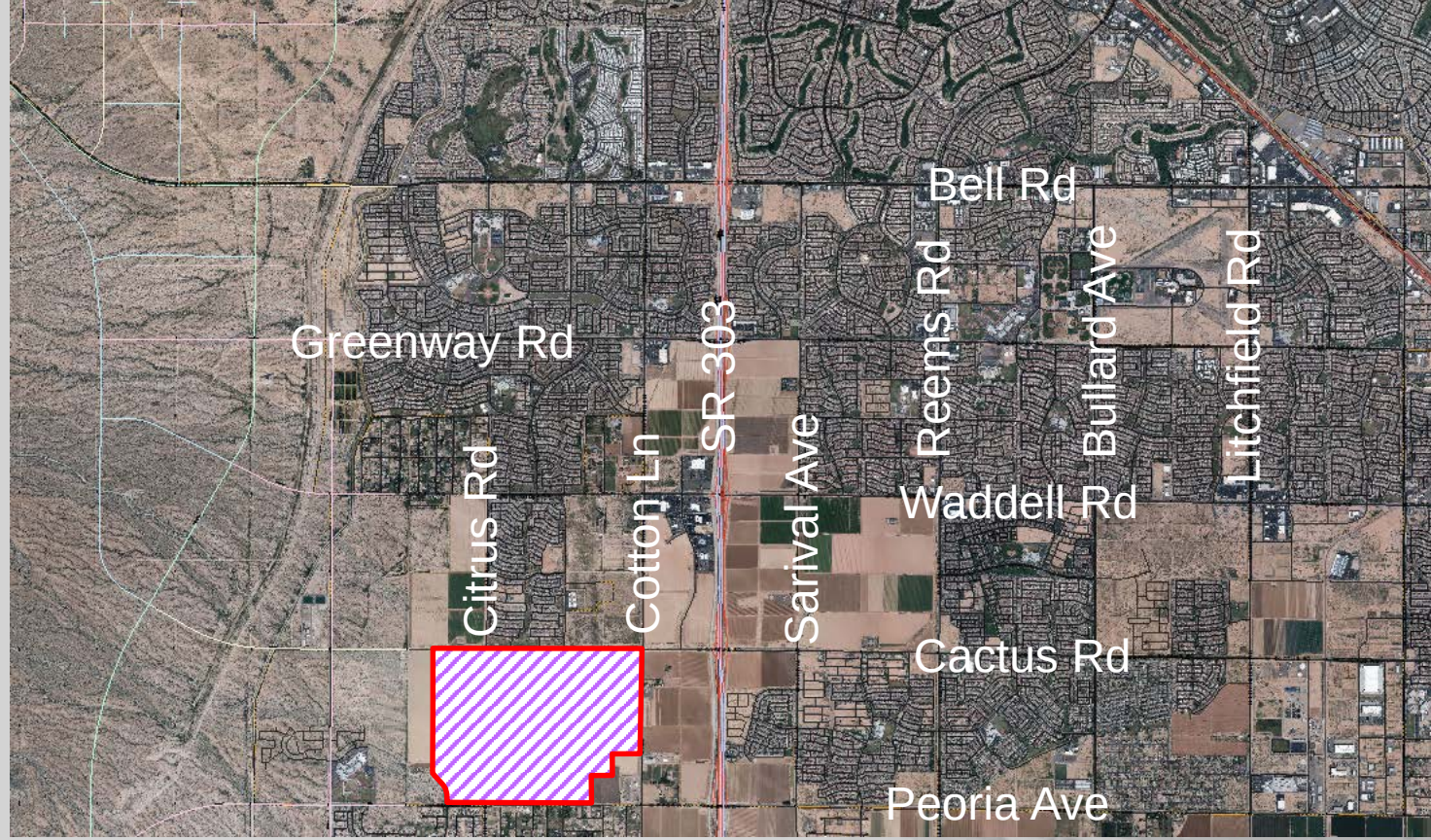


S U R P R I S E
A R I Z O N A

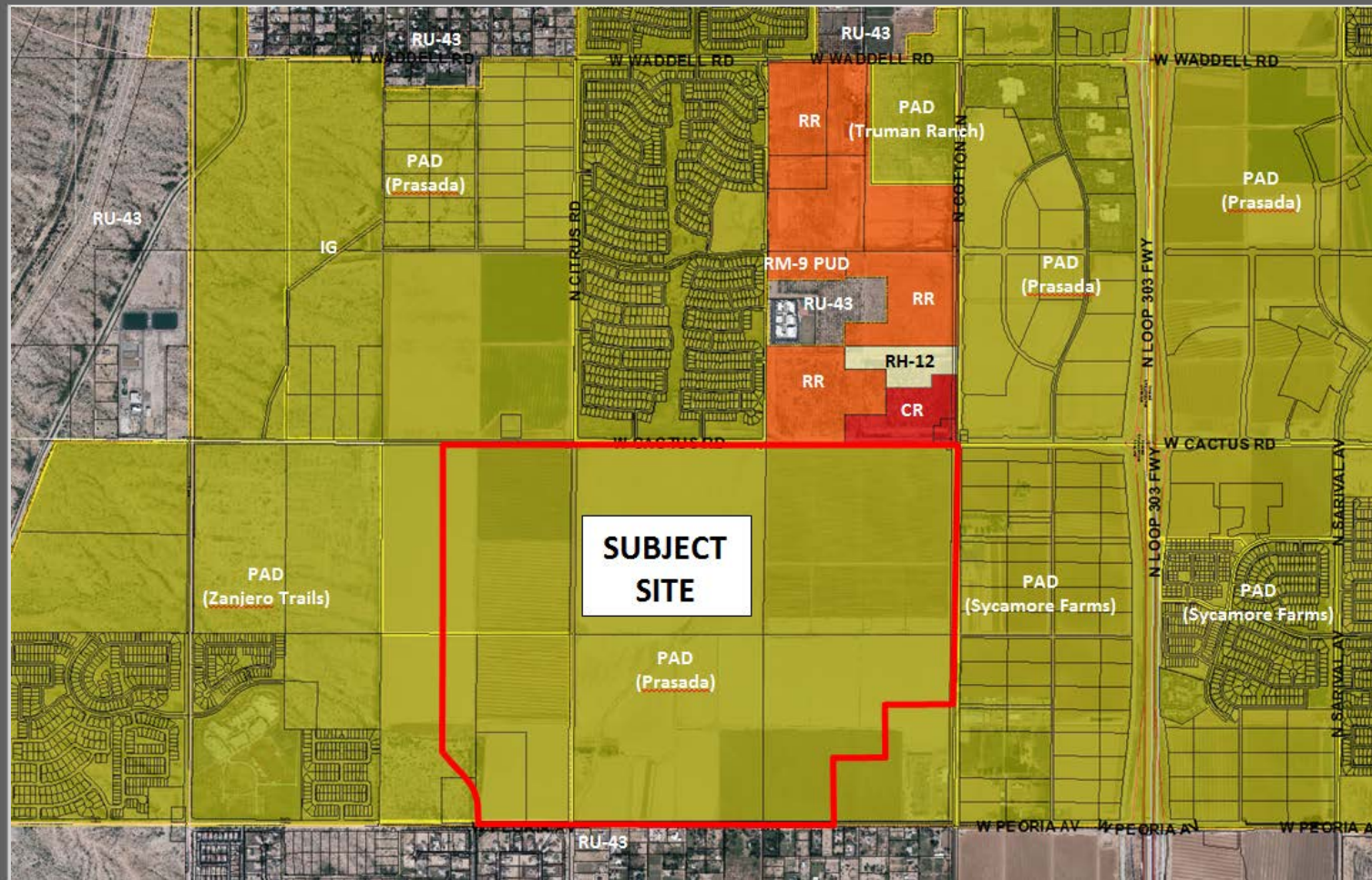
Planning & Zoning Commission

March 15, 2018

Toll at Prasada
Preliminary Plat

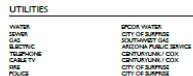


FS17-394 Vicinity Map



FS17-394 Case Map

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



SHEET INDEX		
SHEET 1	COI	COVER SHEET
SHEET 2	CO2	INDEX SHEET
SHEET 3	CO3	STREET SECTIONS
SHEET 4 - 27	PP1-PP24	PRELIMINARY PLAT
SHEET 28 - 41	DT01-DT32	DATA TABLE, LOT DIAGRAMS, AND DEVELOPMENT STANDARDS

DEVELOPER:
TOLL BROTHERS
8707 E VIA DE VENTURA, SUITE 200
SCOTTSDALE, AZ 85258
TEL: (480) 314-0711
CONTACT: OSCAR DOMINGUEZ

CIVIL ENGINEER:
SPS GROUP, INC.
3545 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 352-0230
FAX: (480) 352-0238
CONTACT: RICH HORTS, P.E.

APNs:	300-04-0178, 300-04-0179, 300-04-0181, 300-04-0182, 300-04-0183, 300-04-0184, 300-04-0185
DISTING GENERAL PLANE:	160-000-0000 CHARACTER AREA
DISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 25-18)
GROSS AREA:	~ 792.27 ACRES
NET AREA:	~ 779.06 ACRES
PROPOSED RIV. AREA:	~ 59.31 ACRES
PH I PRIVATE STREET TRACT AREA:	~ 32.05 ACRES
PHASE I LOT AREA:	~ 64.39 ACRES
OVERALL OPEN SPACE (HWO GOLF COURSE TRACT):	~ 187.34 ACRES (64.2% OF NET)
GOLF COURSE TRACT AREA:	~ 90 ACRES

Development Pad	Phase	Acres ^a	Lot Yield ^b	Net Density
A	I	34.92	140	4.17 DURING
B	I	48.23	120	4.76 DURING
D	I	23.14	90	4.04 DURING
	Total	106.29	^b 463	4.42 DURING

THE TOLL AT PRACADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2007 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

79 LOT CATEGORY C	58
80 LOT CATEGORY D1	159
SHALLOWSIDE LOT CATEGORY D2	22
30 LOT CATEGORY D1	146
3 - PAUL CLUSTER LOT CATEGORY E	87
TOTAL:	423 LOTS

NET ACRES	LOT YIELD	NET DENSITY
1377.06	2287	1.66 DU/AC

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE, RINAL LOT DIMENSIONS SHALL BE FOR THE FINAL PLAN.
3. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO CITY OF SURPRISE PERMITS STANDARDS AS PROVIDED HEREIN.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
5. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
6. 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.

THE DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASE R217-527.

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 89°42'37" W. AS BEAURED AND SHOWN ON MARICOPA COUNTY COACS SURVEY RECORDED IN BOOK 643, PAGE 136, MARICOPA COUNTY RECORDS.



TOLL AT PRASADA

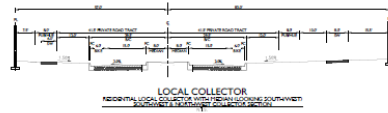
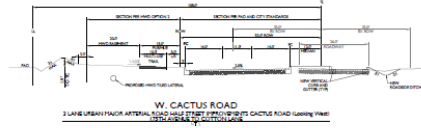
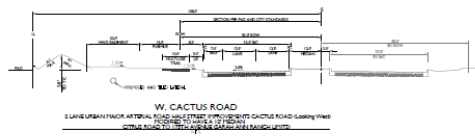
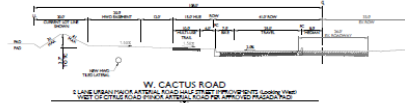
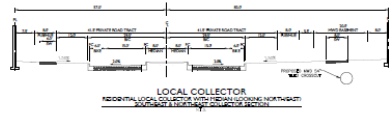
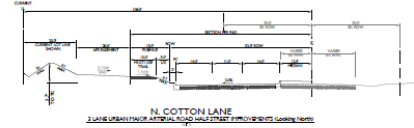
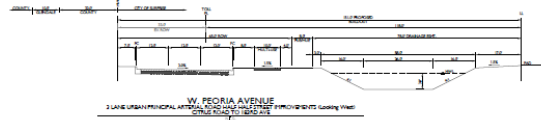
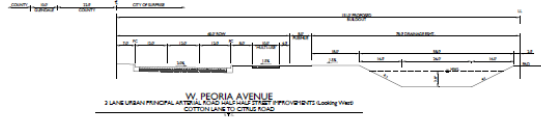
Cover Sheet



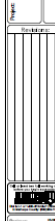
Job No.
16-339

Sheet No.
|
of 4 |

FS17-394 Pre-Plat

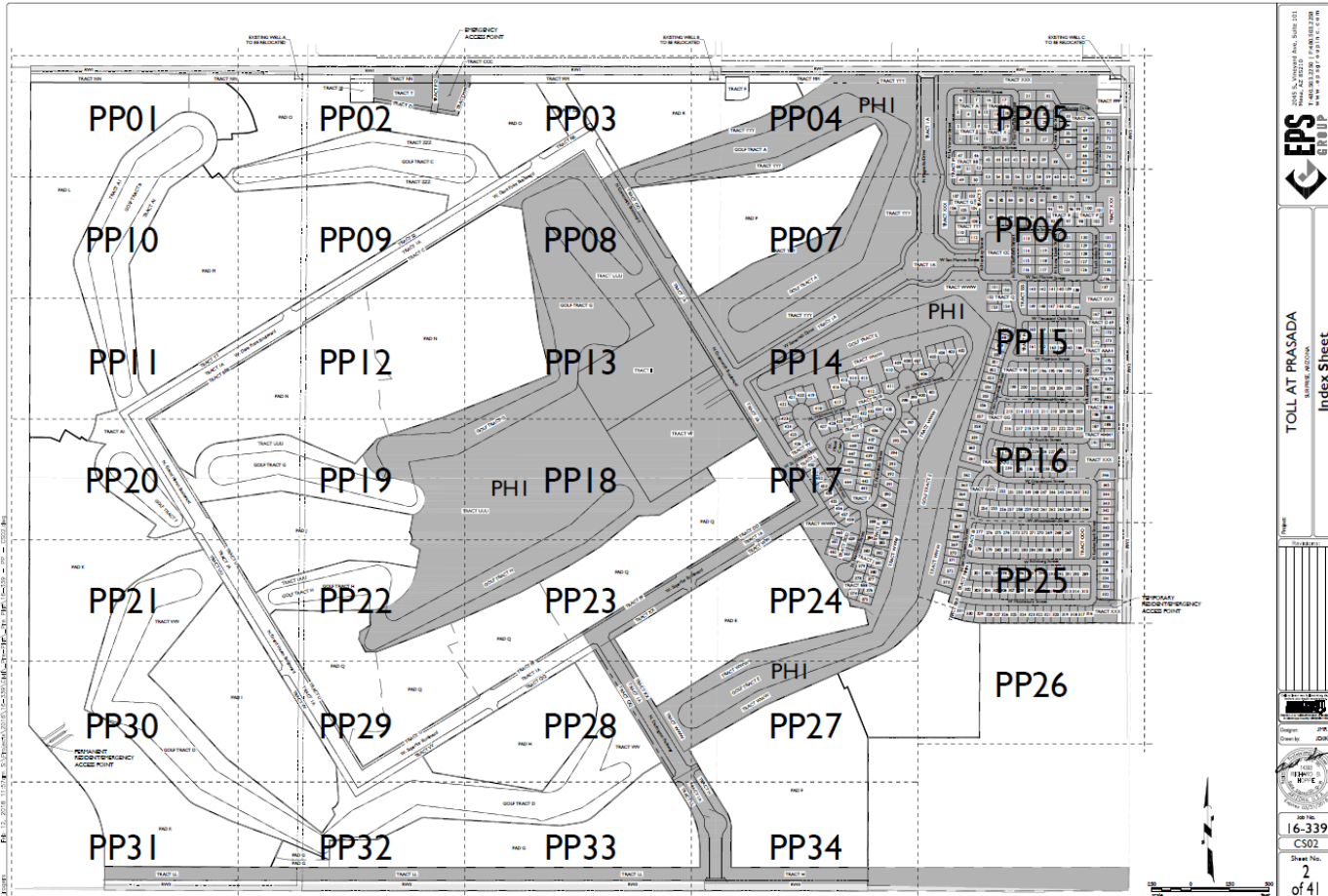


TOLL AT PRASADA
 SALT LAKE CITY, UTAH



Sheet No.
16-339
 CS03
 Sheet No.
3
 of 41

FS17-394 Pre-Plat



FS17-394 Pre-Plat



CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS, ANY DEVIATIONS TO THE APPROVED PLANS REQUIRE 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

[illegible]

DEVELOPERS SHALL USE ONLY RIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURREY FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUIPMENT, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE REQUIRED FOR ALL RIGATION SYSTEMS. ALL RIGATION SYSTEMS SHALL BE INSTALLED WITH AN APPROVED EQUALIZER. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL RIGATION SYSTEMS SHALL BE INSTALLED WITH PURPLE PIPE.

ALL RIGATION LINES ARE TO BE INSTALLED WITH RIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

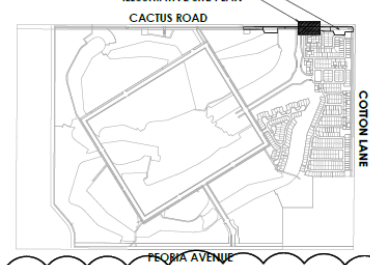
PURPLE MANIFOLD SHALL BE INSTALLED ON ALL RIGATION MANIFOLDS FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

ALL RIGATION LINES SHALL BE MAINTAINED BY THE CITY. SHALL HAVE SEPARATE WATER MAINS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR RIGATION SERVICES. FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL RIGATION MAINS AND LATERALS SHALL BE SCHEDULE 40, ALL RISERS, TEES, AND OTHER FITTINGS SHALL BE SCHEDULE 10 IN THE RIGHT-OF-WAY. ALL RIGATION MAINLINES IN THE

CACTUS ROAD LANDSCAPE PLAN
ILLUSTRATIVE SITE PLAN



NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14



CACTUS ROAD ILLUSTRATIVE LANDSCAPE PLAN



DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 EAST STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH MORRIS, P.E.

LANDSCAPE PLANS
COVER SHEET L0.
LANDSCAPE PLANS L3.1-L3.



PRASADA
Cactus Road

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

01.19.2018
City Comments
project #
TOL 154
issued for
REVIEW
drawn by
TEAM
date
01.19.2018
drawing
Cover Sheet

LO.0

FS17-394 Landscape

Prasada - Peoria Ave Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.

PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THE WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOTON ACTIVE MANAGEMENT AREA LOW WATER USE CROUGHT TO PLANT LIST ARE TO BE USED WITHIN CITY LINES.

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 16 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 MEDIAN ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 36" WIDE ARE TO HAVE 1/2" - 3/4" DECOMPOSED GRANITE PER RUN ROCK MFG.

TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.

ALL TREES ARE TO BE LOCATED A MINIMUM OF 10 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, UTILITY 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 10 FEET FROM ANY FIRE HYDRANT, WATER METER, OR VALVE.

LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPED 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, VALVES, 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 3/8" LIT. SOLAR, NOT MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

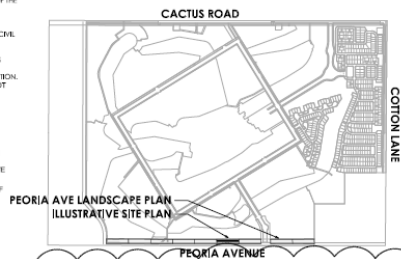
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NONPOTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

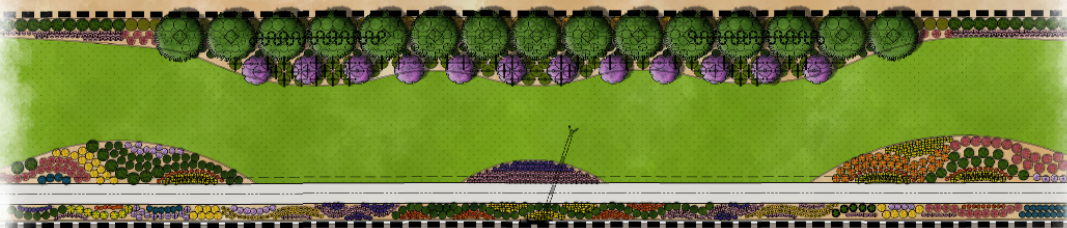
ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40 ALL RISERS, TEES, AND OTHER FITTINGS SHALL BE SCHEDULE 40 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED, THE MINIMUM SLEEVE SIZE IS 3 INCHES.

KEY MAP - NTS



NOTES: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN FLM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTES: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 6-14



PEORIA AVE ILLUSTRATIVE LANDSCAPE PLAN



CONSULTANT TEAM

DEVELOPER

TOLL BROTHERS
8747 VA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85238
TEL: (480) 344-7111
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER

GREY PICKETT design
7144 E. STATION DRIVE, SUITE 308
SCOTTSDALE, AZ 85251
PHONE: (480) 804-2029
FAX: (480) 804-2036
CONTACT: WENDI PICKETT

CIVIL ENGINEER

URS GROUP
3945 W. WYATT AVE, SUITE 101
MESA, AZ 85202
PHONE: (480) 503-2250
CONTACT: BOB FORPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS

COVER SHEET 1.0,0

LANDSCAPE PLANS 1.3, 1.3.3

PRASADA
Peoria Ave
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
TOLL BROTHERS

01.19.2018
City Comments

project #
TOL 134
revision
01.19.2018
drawing
Cover Sheet

sheet #
1.0,0
1 of 6

Toll Brothers

FS17-394 Landscape

Prasada - Internal Collector Road Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE PRE-PLAT 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 WATER 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 THE WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL ENGINEER.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOTON ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED BY 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 MEDIAN AREAS ARE TO BE DECORATED ORNATE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 300 FT WIDE ARE TO HAVE 1 1/2" - 3" DECORATED GRANITE (PT RUN ROCK) MED.

TREE ROOT BARRIERS ARE REQUIRED WITHIN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. ALL TREES ARE TO BE LOCATED A MINIMUM OF 15 FEET FROM THE WALLS FOR WELL SETS, WATER SUPPLY FACILITIES, LEFT STATIONS, AND WATER RECLAMATION FACILITIES. TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CONTAINED IN MEDIANS LESS THAN 14' WIDE. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VALVE. LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDER 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 PAVEMENT 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, VALVES, 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 BIRDNETTY AND HUNTER EQUIPMENT. OR AN APPROVED EQUIVALENT, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE BIG LIST SERIES, POST MOUNTED SOLAR CONTROLLER ON AN APPROVED EQUAL. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED IN LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE. MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NONPOTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS. ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40, ALL RISERS, AND OTHER FITTINGS SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SCHEDULE 40, ALL RISERS, AND OTHER FITTINGS SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SCHEDULE 40, ALL RISERS, AND OTHER FITTINGS SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SCHEDULE 40, ALL RISERS, AND OTHER FITTINGS SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY.

KEY MAP - NTS

ILLUSTRATIVE SITE PLAN INTERNAL COLLECTOR ROAD LANDSCAPE PLAN



PEORIA AVENUE

NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 16-4.



INTERNAL COLLECTOR ROAD (ILLUSTRATIVE LANDSCAPE PLAN)



CONSULTANT TEAM

DESIGNER

TOL BROTHERS
8747 E. VIA DEL VENTURA, SUITE 200
SCOTTSDALE, AZ 85258
TEL: (480) 314-4771
CONTACT: CACAR SCHMIDT
LANDSCAPE ARCHITECT/PLANNER
GIBBY | PICKETT
1744 EAST STEVENSON DRIVE, SUITE 200
SCOTTSDALE, AZ 85251
PHONE: (480) 800-0000
FAX: (480) 800-0008
CONTACT: WENDI PICKETT

SOIL INSURER

SPS GROUP
2461 W. WILLOW AVE. 500 N.
MESA, AZ 85210
PHONE: (480) 824-2520
CONTACT: RICH HOPPE, P.E.

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LANDSCAPE PLANS
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PRASADA
Internal Collector Road
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

11.10.2018
City Comments

project #
TOL 154

revision #
001

11.19.2018
drawing
Cover Sheet

sheet #
L0.0

1 of 5

11.19.2018

FS17-394 Landscape

Prasada - Main Entry Drive Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTER, 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.

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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 MEDIAN ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WORK ARE TO HAVE 1" - 2" DECOMPOSED GRANITE PITT RAIN ROCKS.

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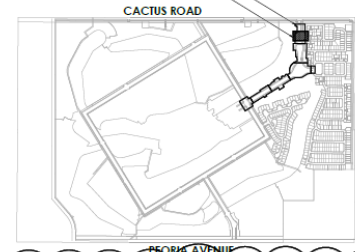
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KEY MAP - NTS

MAIN ENTRY DRIVE LANDSCAPE PLAN ILLUSTRATIVE SITE PLAN



NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14



MAIN ENTRY DRIVE ILLUSTRATIVE LANDSCAPE PLAN



CONSULTANT TEAM

DESIGNER:
TOLL BROTHERS
8747 E VIA DE VENTURA, SUITE 200
SCOTTSDALE, AZ 85258
TEL: (480) 314-4711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GIBBY | PICKETT
1744 EAST STITCH DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 409-0009
FAX: (480) 409-0068
CONTACT: WENDEL PICKETT

CIVIL ENGINEER:
EPS GROUP
5061 N. VENTURA AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 833-2250
CONTACT: RICH HOPPE, P.E.

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GREEN PICTURE
landscape architecture & community design
1744 East Stitch Drive, Suite 205
Scottsdale, Arizona 85251
www.greenpicture.com



PRASADA
Main Entry Drive
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

DESIGNED BY
TOLL BROTHERS
PROJECT NO.
1744
DATE
01.10.2018
DRAWN BY
COVER SHEET

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FS17-394 Landscape

Prasada - East Corner Park Pre-Plat Landscape Plans

CITY OF SURPRISE [PRE-PLAT SUBMITTAL]

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

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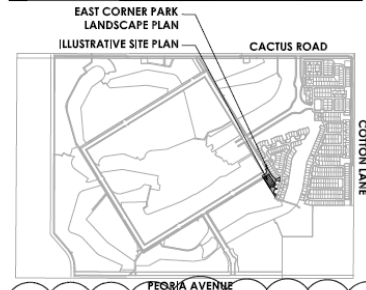
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KEY MAP - NTS



NOTES: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
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EAST CORNER PARK ILLUSTRATIVE LANDSCAPE PLAN



CONSULTANT TEAM

DEVELOPER:
TOL BROTHERS
8507 E VIA DE VENTURA, SUITE 300
SCOTTSDALE, AZ 85258
TEL: (480) 314-0111
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY PICKETT
7144 E. STERSON, SUITE 205
SCOTTSDALE, AZ 85255
PHONE: (480) 604-0009
FAX: (480) 604-0008
CONTACT: WENDIE PICKETT

CIVIL ENGINEER:
PFS GROUP
3045 S. VINHARD AVE. SUITE 101
MESA, AZ 85203
PHONE: (480) 924-2280
CONTACT: NICH HOPPE, P.E.

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RRASADA
East Corner Park
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
Landscape Architecture
10111 20th
City Center

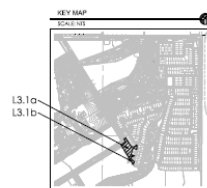
10111 20th
City Center
Toll Brothers
Landscape Architecture
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City Center

10111 20th
City Center
Toll Brothers
Landscape Architecture
10111 20th
City Center

GREY PICKETT
landscape architecture community design
10111 20th
City Center
Toll Brothers
Landscape Architecture
10111 20th
City Center



FS17-394 Landscape



L3.1
02 of 2

Prasada - Wall Plan Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

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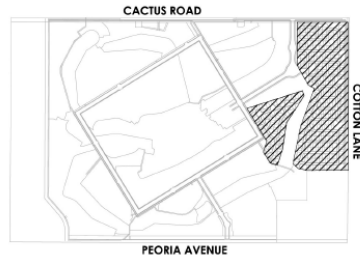
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KEY MAP - NTS



CONSULTANT TEAM

DESIGNER:
TOLL BROTHERS
8747 VIA DE VENTURA, SUITE 300
SCOTTSDALE, AZ 85250
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 678-0009
FAX: (480) 629-0048
CONTACT: WENDY PICKETT

CIVIL ENGINEER:
EPG GROUP
2415 S. PINEHOLM AVE, SUITE 101
MESA, AZ 85202
PHONE: (480) 325-2250
CONTACT: RICH MORFE, P.E.

SHEET INDEX:
LANDSCAPE PLANS
COVER SHEET
WALL PLAN

L.O.D.
1.2.0

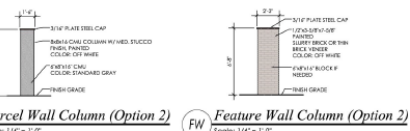
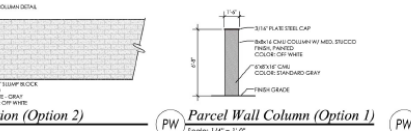
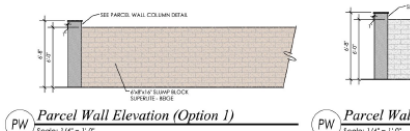
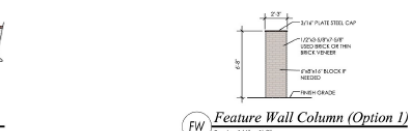
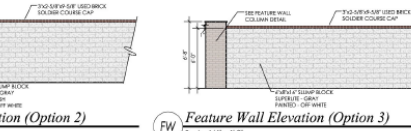
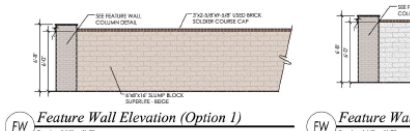
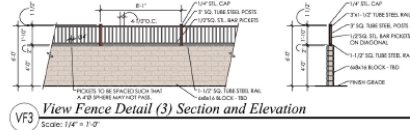
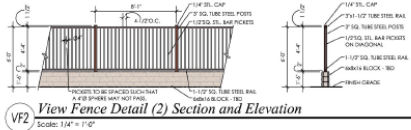
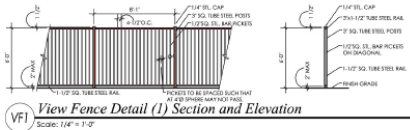


RRASADA
Wall Plan
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

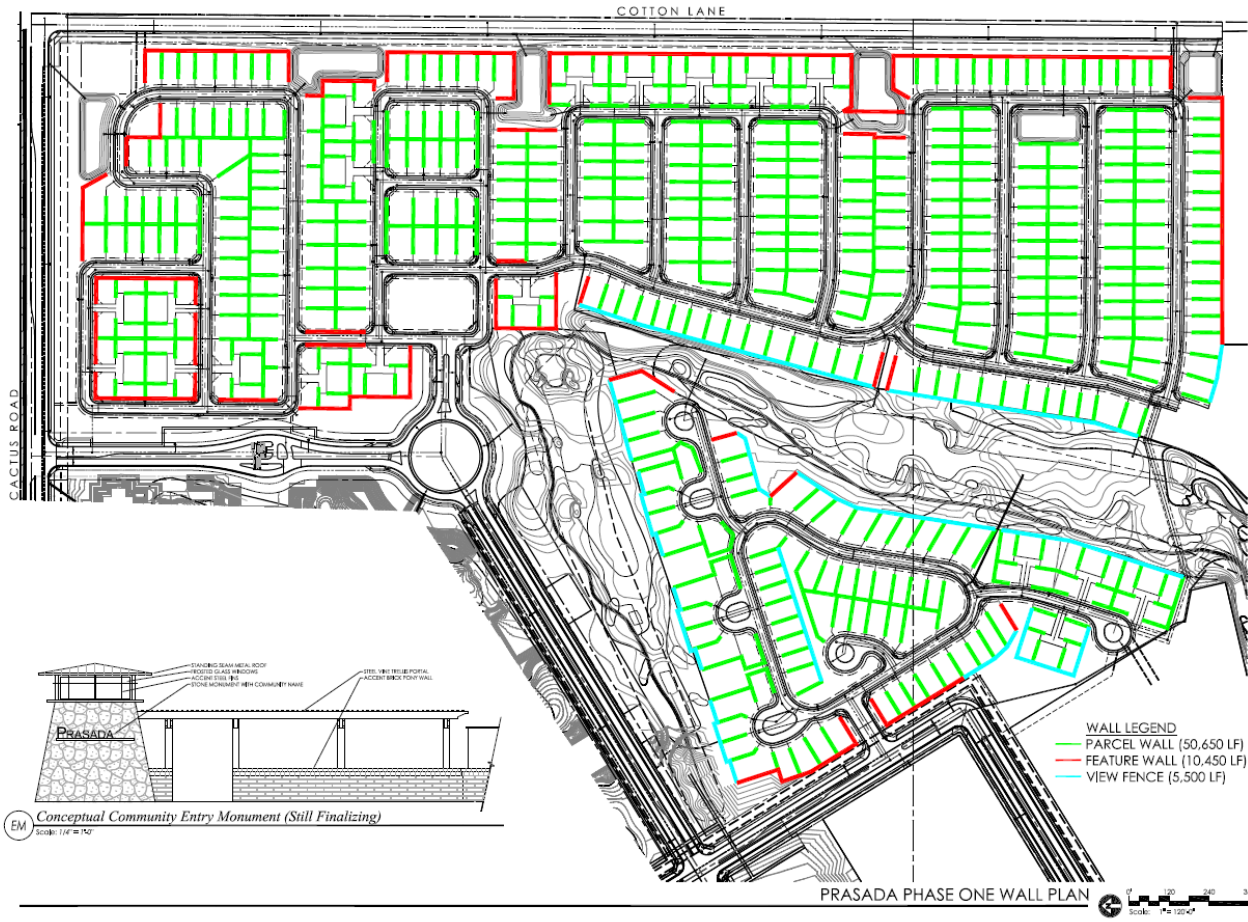
Toll Brothers
AMERICA'S LARGEST HOME BUILDERS

DATE: 01.19.2018
SUBMITTER: City of Surprise
PROJECT: RRASADA
TEAM: LANDSCAPE ARCHITECTS
DATE: 01.19.2018
DRAWING: Cover Sheet

Sheet 1
L.O.D.
1 of 2



FS17-394 Landscape



GREY PICKETT
landscape architecture community design
11114 N. WILLOW DRIVE, SUITE 200
PHOENIX, ARIZONA 85028
480.497.8000 480.497.8001



RRASADA
Wall Plan
Pre-Post Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
A Division of Toll Brothers Home Decor
10115 N. 20TH AVE
SUITE 100
PHOENIX, ARIZONA 85028
480.497.8000 480.497.8001

01.19.2018
City Comments

PROJECT:
TOL 154
154
AS NOTED
REVIEW
REVISION
01.19.2018
01.19.2018
Drawing
Wall Plan

L2.0
2 of 2

FS17-394 Landscape

Staff Recommendation:

Approve subject to stipulations “a” through “i”





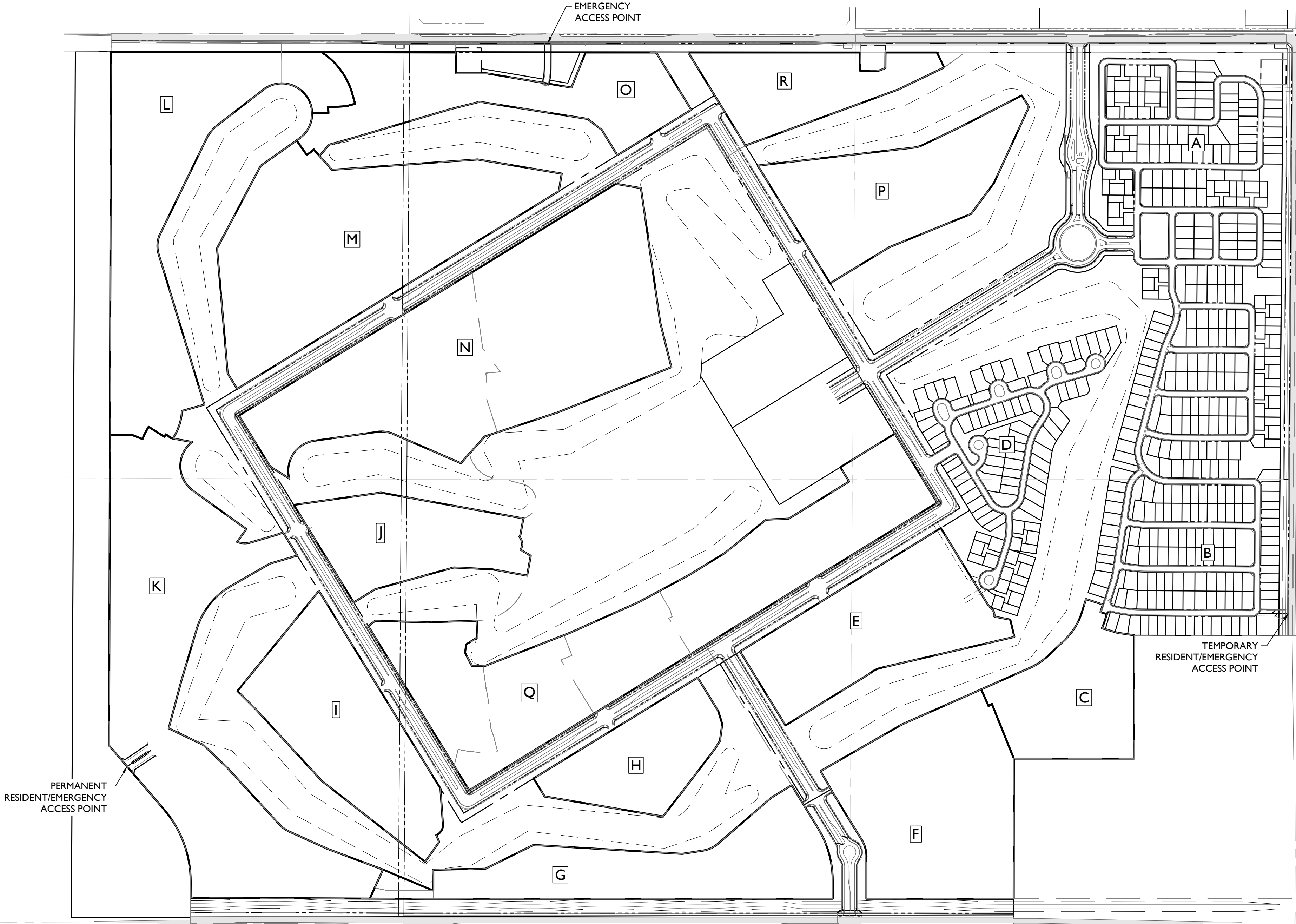
SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

PRELIMINARY PLAT FOR TOLL AT PRASADA

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



UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
FIRE
POLICE

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

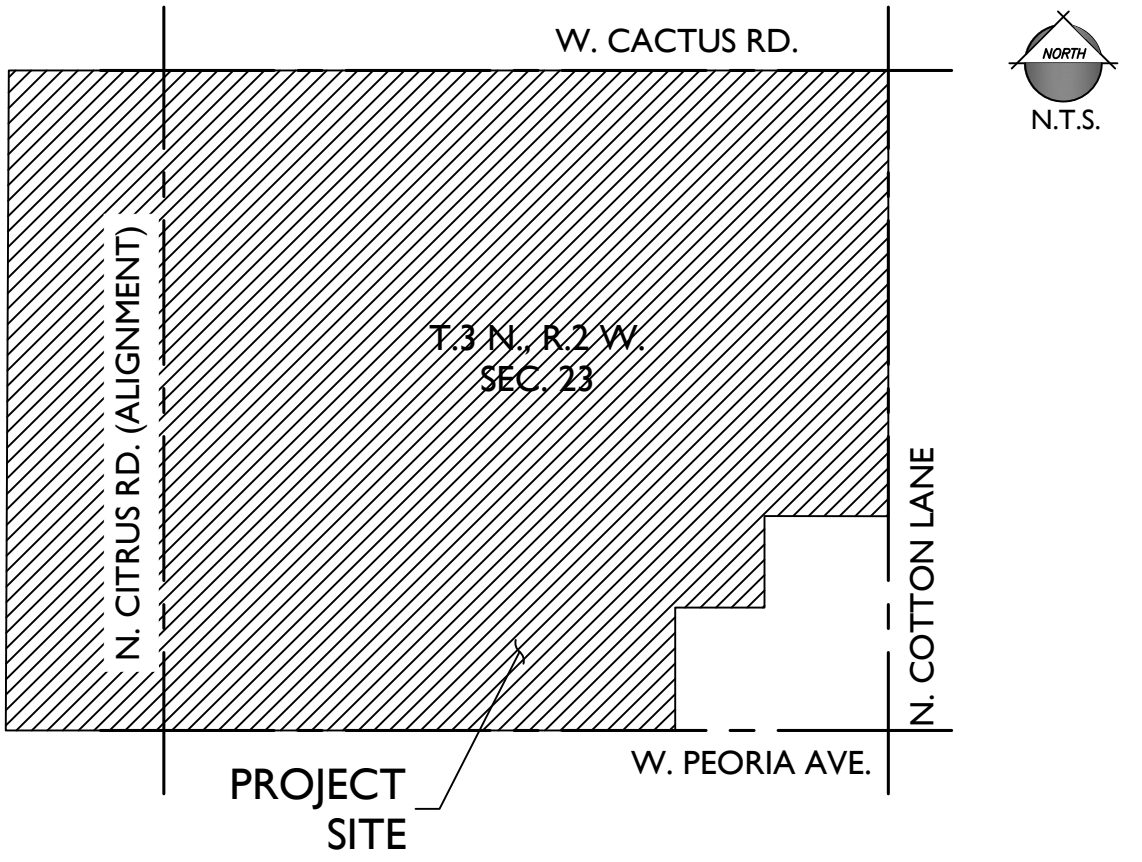
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SHEET 2
SHEET 3
SHEET 4 - 37
SHEET 38 - 41

CS01
CS02
CS03
PP01-PP34
DT01-DT05

COVERSHEET
INDEX SHEET
STREET SECTIONS
PRELIMINARY PLAT
DATA TABLES, LOT DIAGRAMS, AND
DEVELOPMENT STANDARDS

VICINITY MAP



PROJECT TEAM

DEVELOPER:
TOLL BROTHERS
8767 E VIA DEVENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: RICH HOPPE, P.E.

PROJECT DATA

A.P.N. 502-04-017B, 502-04-019A, 502-04-018,
502-04-016B, 502-04-010D, 502-04-010G,
502-04-012

EXISTING GENERAL PLAN: NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD)
(ORDINANCE NO. 00-18)

GROSS AREA: +/- 792.39 ACRES
NET AREA: +/- 772.08 ACRES
PROPOSED R/W AREA: +/- 20.31 ACRES
PH I PRIVATE STREET TRACT AREA: +/- 53.05 ACRES
PHASE I LOT AREA +/- 66.99 ACRES

OVERALL OPEN SPACE (W/O GOLF COURSE TURF): +/- 187.36 ACRES (24.3% OF NET)
GOLF COURSE TURF AREA: +/- 90 ACRES

Development Pad	Phase	Acerage	* Lot Yield	Net Density
A	I	34.28	143	4.17 DU/AC
B	I	48.35	230	4.76 DU/AC
D	I	22.16	90	4.06 DU/AC
	Total	104.79	* 463	4.42 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.

PHASE I
70' LOT CATEGORY C 58
60' LOT CATEGORY D1 129
SHALLOW/WIDE LOT CATEGORY D2 33
50' LOT CATEGORY D1 146
5 - PACK CLUSTER LOT CATEGORY E 97
TOTAL: 463 LOTS

NET ACRES	LOT YIELD	NET DENSITY
±772.08	2207	2.86 DU/AC

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- 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.

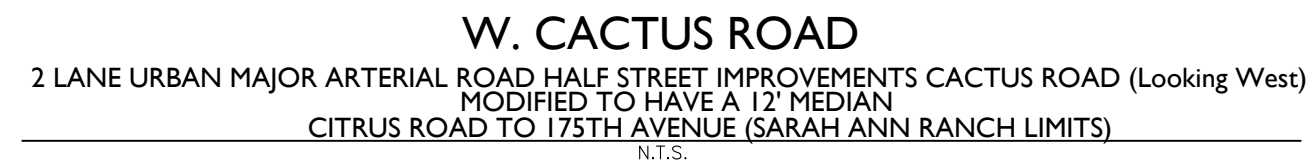
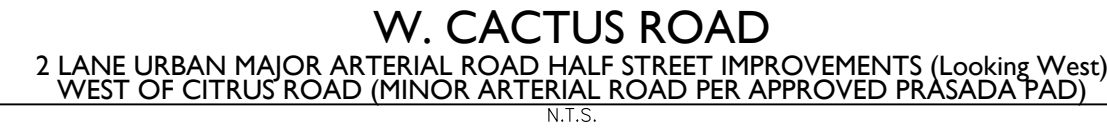
DEVELOPMENT STANDARDS

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

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'35" WEST AS MEASURED AND SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN BOOK 661, PAGE 186, MARICOPA COUNTY RECORDS





SCHEDULE B EXCEPTIONS

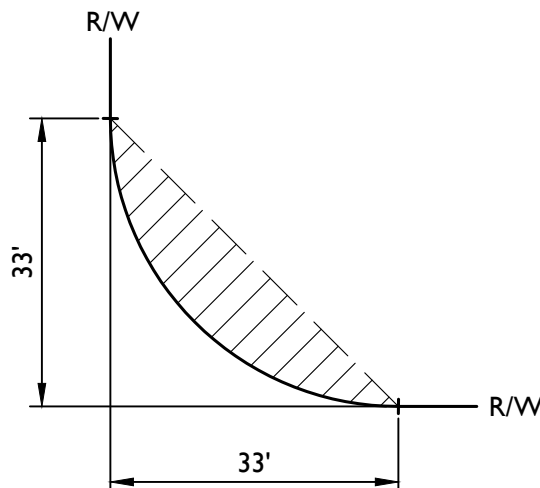
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MATTER CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: LICENSE AGREEMENT DATED: JANUARY 25, 1993 EXECUTED BY: PROPERTY RESERVE, INC., AN ARIZONA CORPORATION AND SUCCESSOR BY NAME CHANGE TO DTHC-ARIZONA, INC., AND CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION RECORDING DATE: FEBRUARY 04, 1993 RECORDING NO: 93-0068738
- 13

EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES RECORDING DATE: APRIL 8, 1993 RECORDING NO.: 93-0209976

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



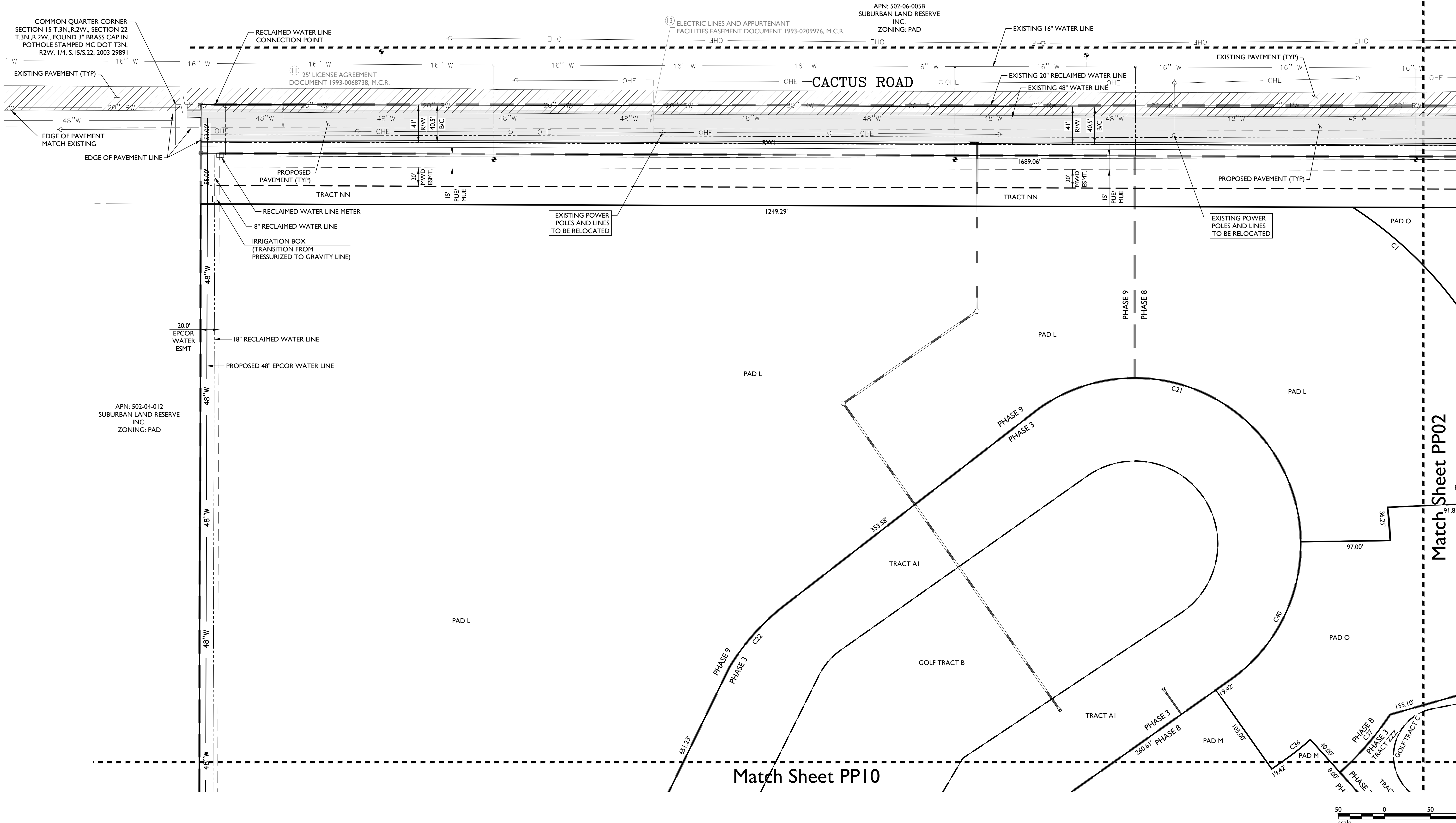
TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
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KEYMAP
NTS



NORTH



TOLL AT PRASADA

Preliminary Plat

Project:

Revisions:



Designer: JMR
Drawn by: JD/JK

Job No.
16-339

PP01

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of 41

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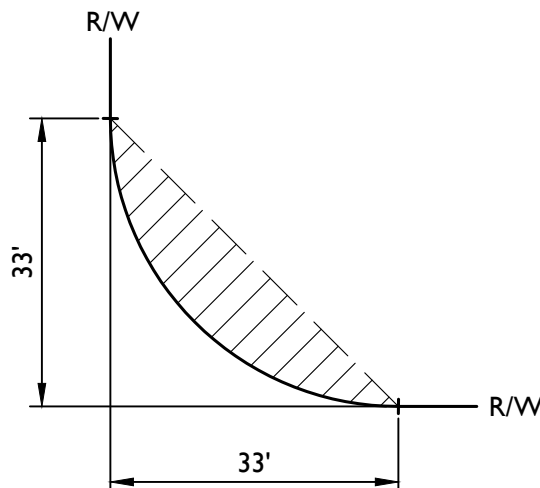
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SCHEDULE B EXCEPTIONS

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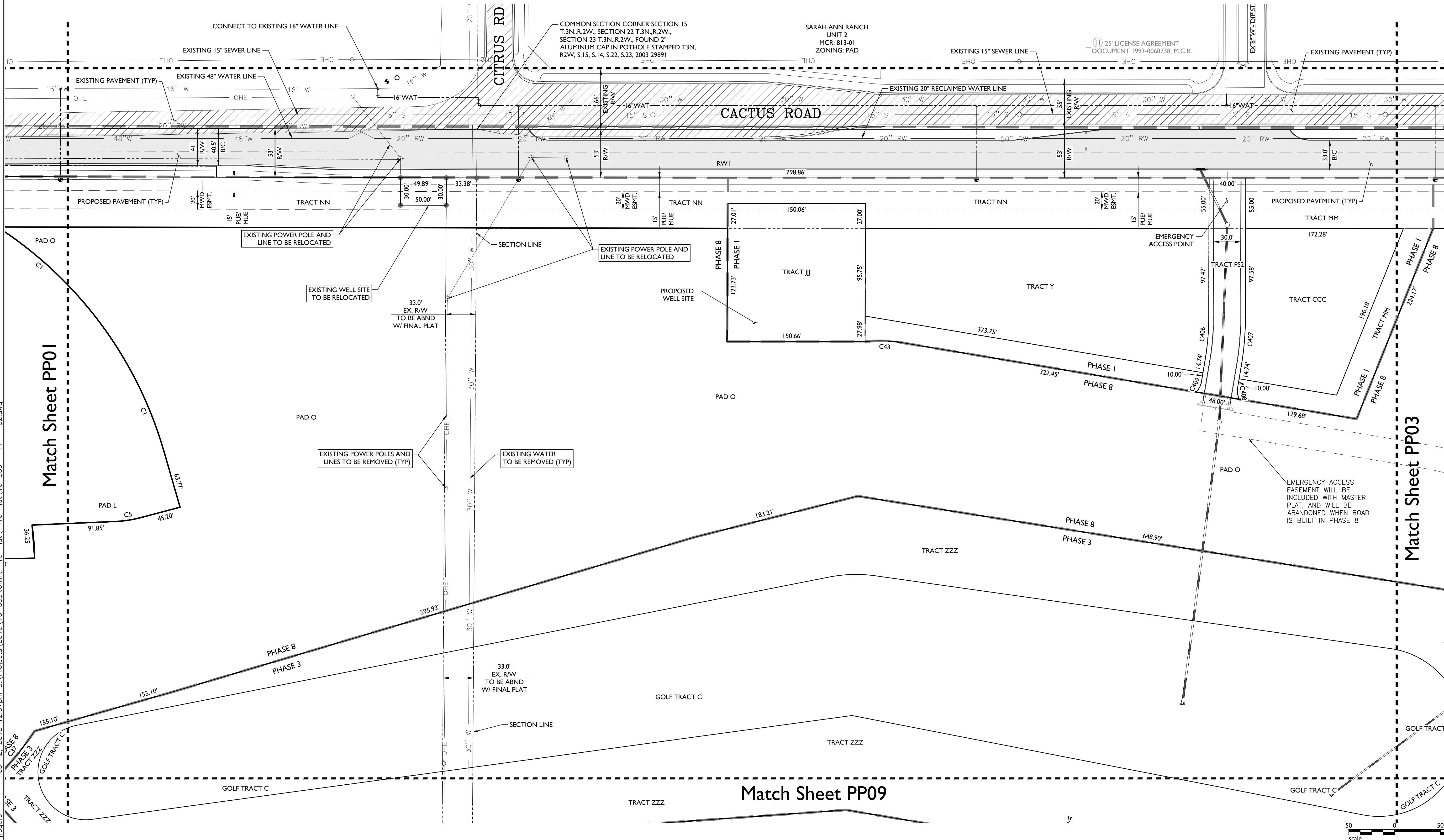
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- MATCH LINE
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- BOUNDARY LINE
- RIGHT OF WAY LINE
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- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

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PP21	PP22	PP23	PP24	PP25
PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
NTS



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

TOLL AT PRASADA
SURPRISE, ARIZONA

Preliminary Plat

Project:

Revisions:

Call at least one full working day before you begin excavation.

ARIZONA

State of Arizona, Department of Transportation, Division of Engineering, 100 North Central Avenue, Phoenix, Arizona 85004

Designer: JMR
Drawn by: JD/JK

Professional Engineer
Richard B. Hoppe
No. 14383
Arizona, U.S.A.
Expires 03/31/2018

Job No.
16-339
PP02

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SCHEDULE B EXCEPTIONS

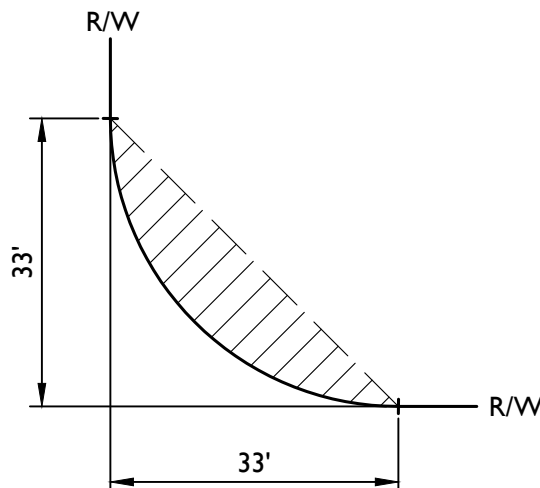
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EASEMENT FOR CANALS, DITCHES AND LATERALS
RECORDING DATE: MAY 20, 1940
RECORDING NO.: BOOK 343, OF DEEDS, PAGE 313
- ⑪

MATTER CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: LICENSE AGREEMENT
DATED: JANUARY 25, 1993
EXECUTED BY: PROPERTY RESERVE, INC., AN ARIZONA CORPORATION AND SUCCESSOR BY NAME CHANGE TO
DTHC-ARIZONA, INC., AND CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION
RECORDING DATE: FEBRUARY 04, 1993
RECORDING NO: 93-0068738

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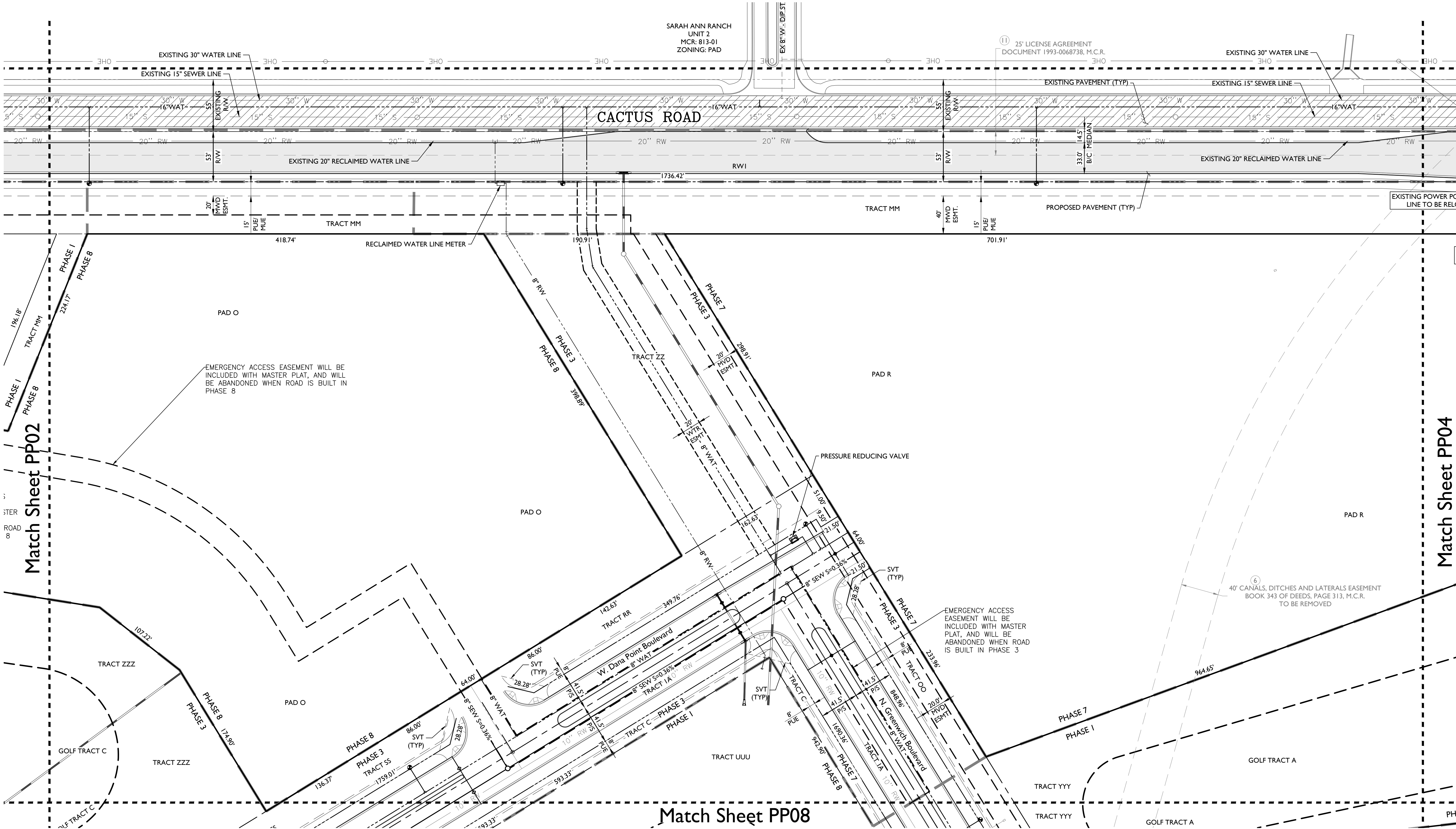
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- MATCH LINE
- SECTION LINE
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- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

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PP20	PP19	PP18	PP17	PP16
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PP31	PP32	PP33	PP34	

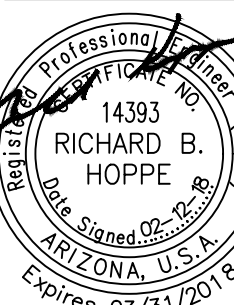
KEYMAP
NTS



Project:	
Revisions:	



Designer: JMR
Drawn by: JD/JK

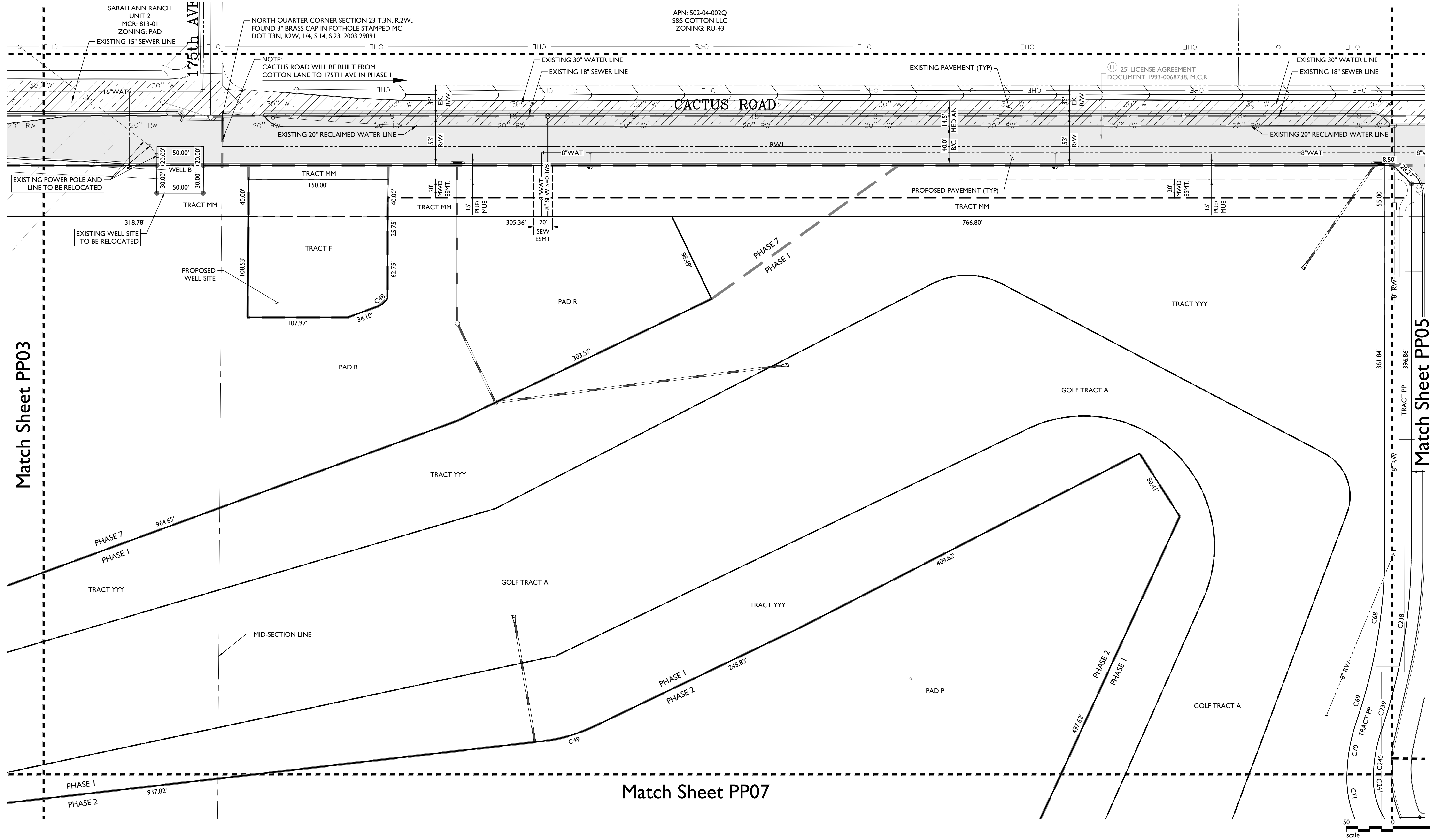


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16-339

PP03

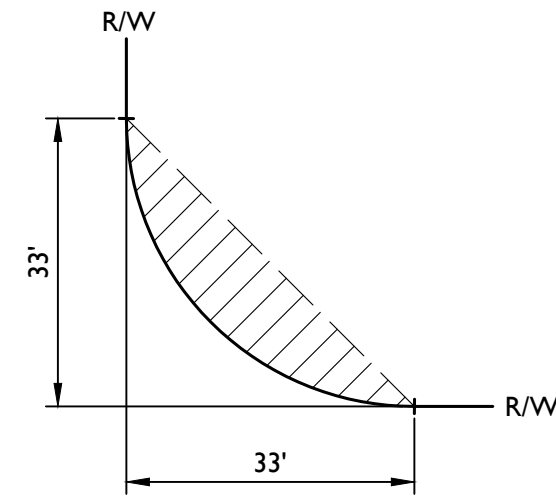
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Match Sheet PP03



LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

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KEYMAP
NTS



TOLL AT PRASADA

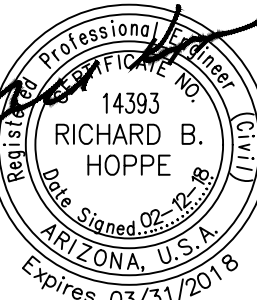
Preliminary Plat

Project:

Revisions:



Designer: JMR
Drawn by: JD/JK



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16-339

PP04

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 PHASE LINE
 MATCH LINE
 SECTION LINE
 BOUNDARY LINE
 RIGHT OF WAY LINE
 SUPER PAD BOUNDARY LINE
 GOLF TRACT BOUNDARY LINE



KEYMAP
NTS



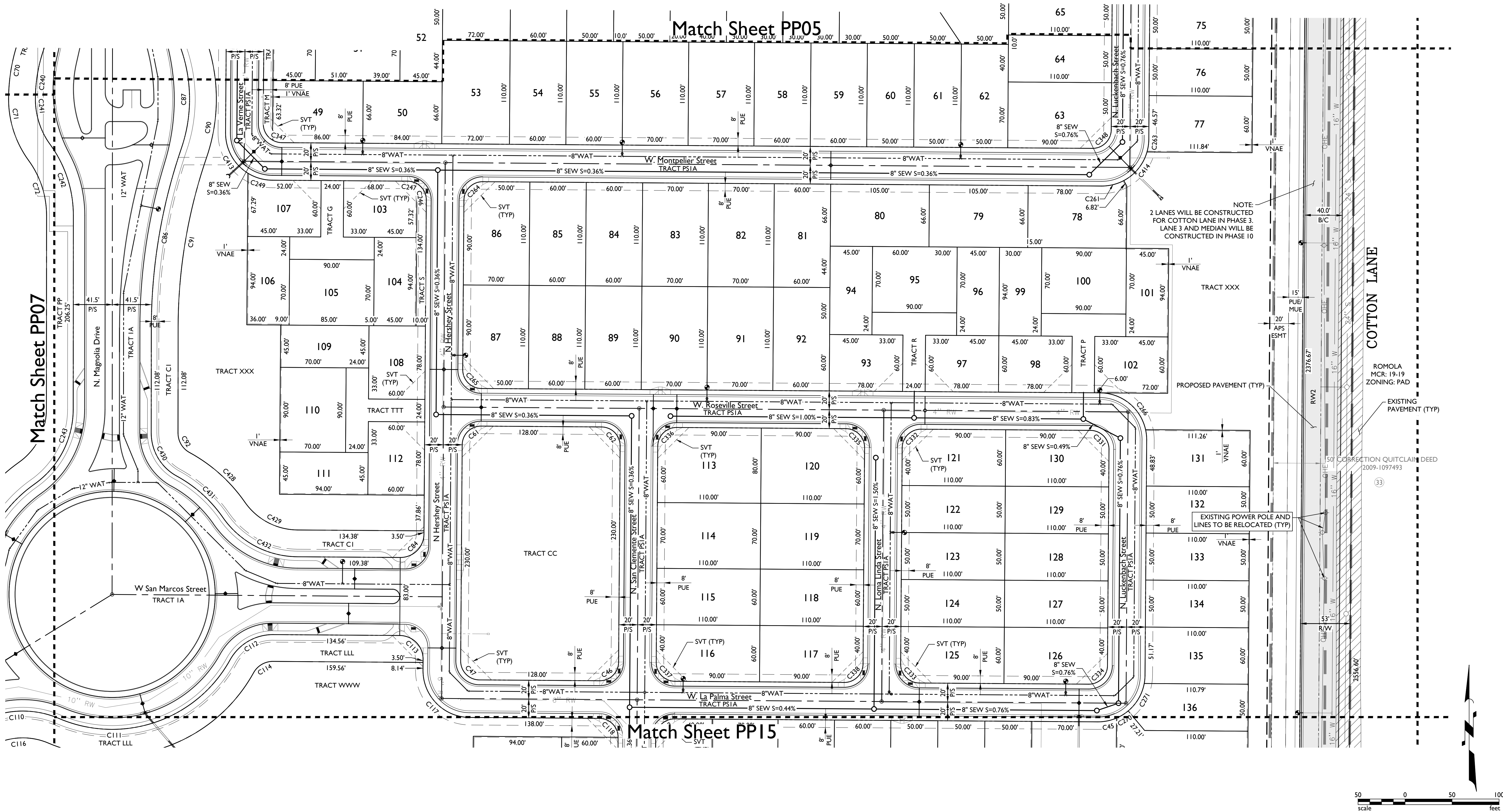
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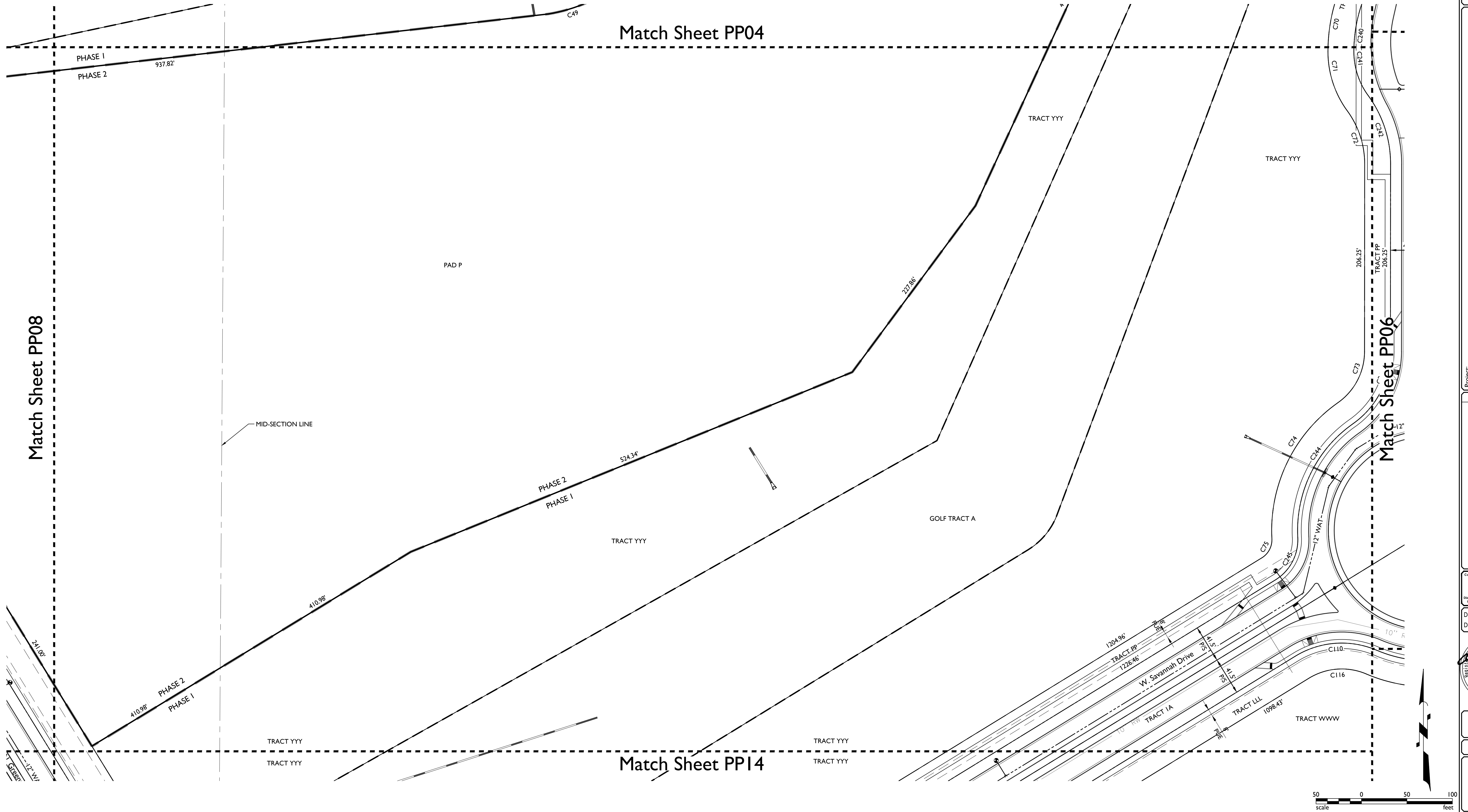
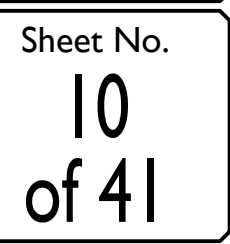
Revisions:

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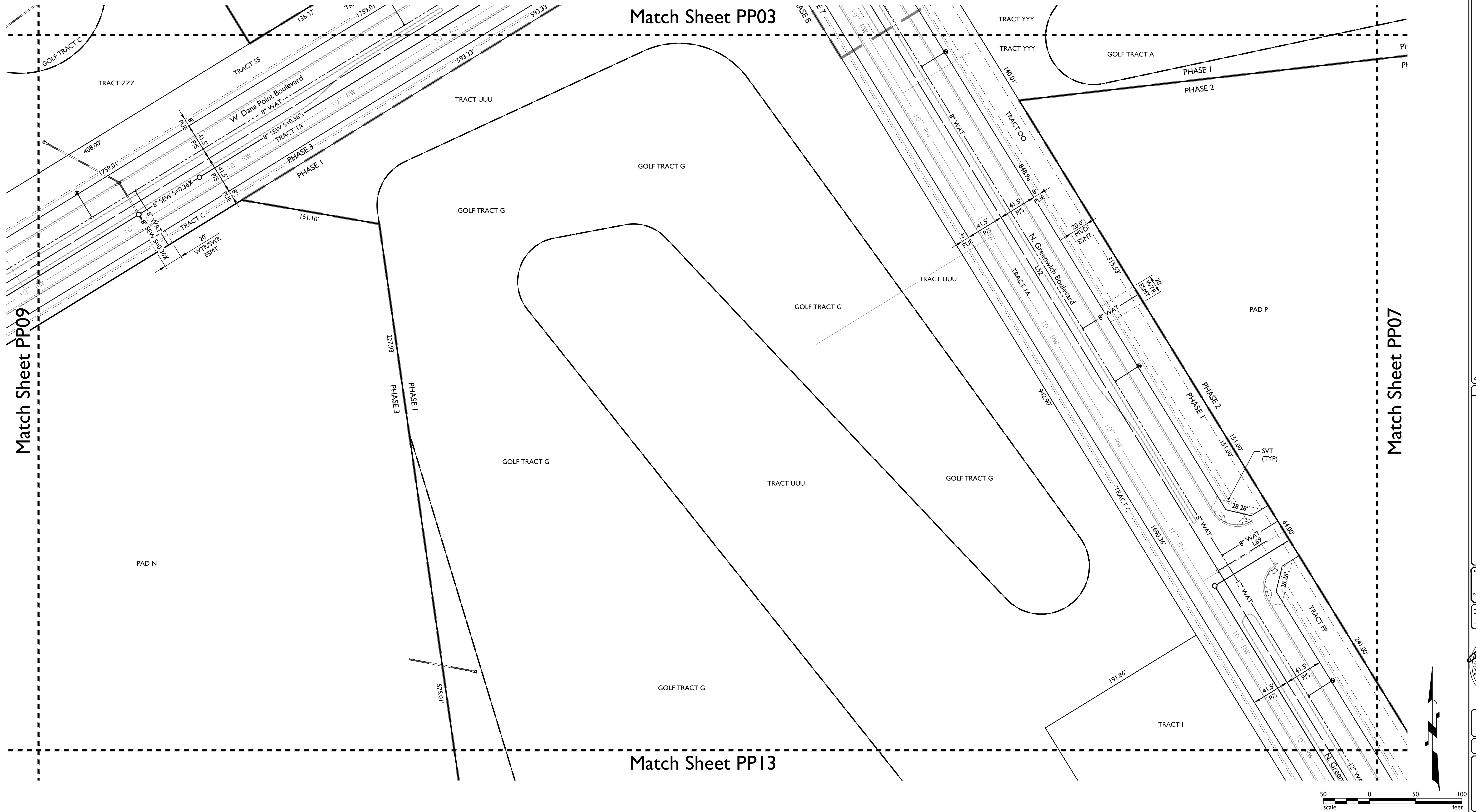
EPS
2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

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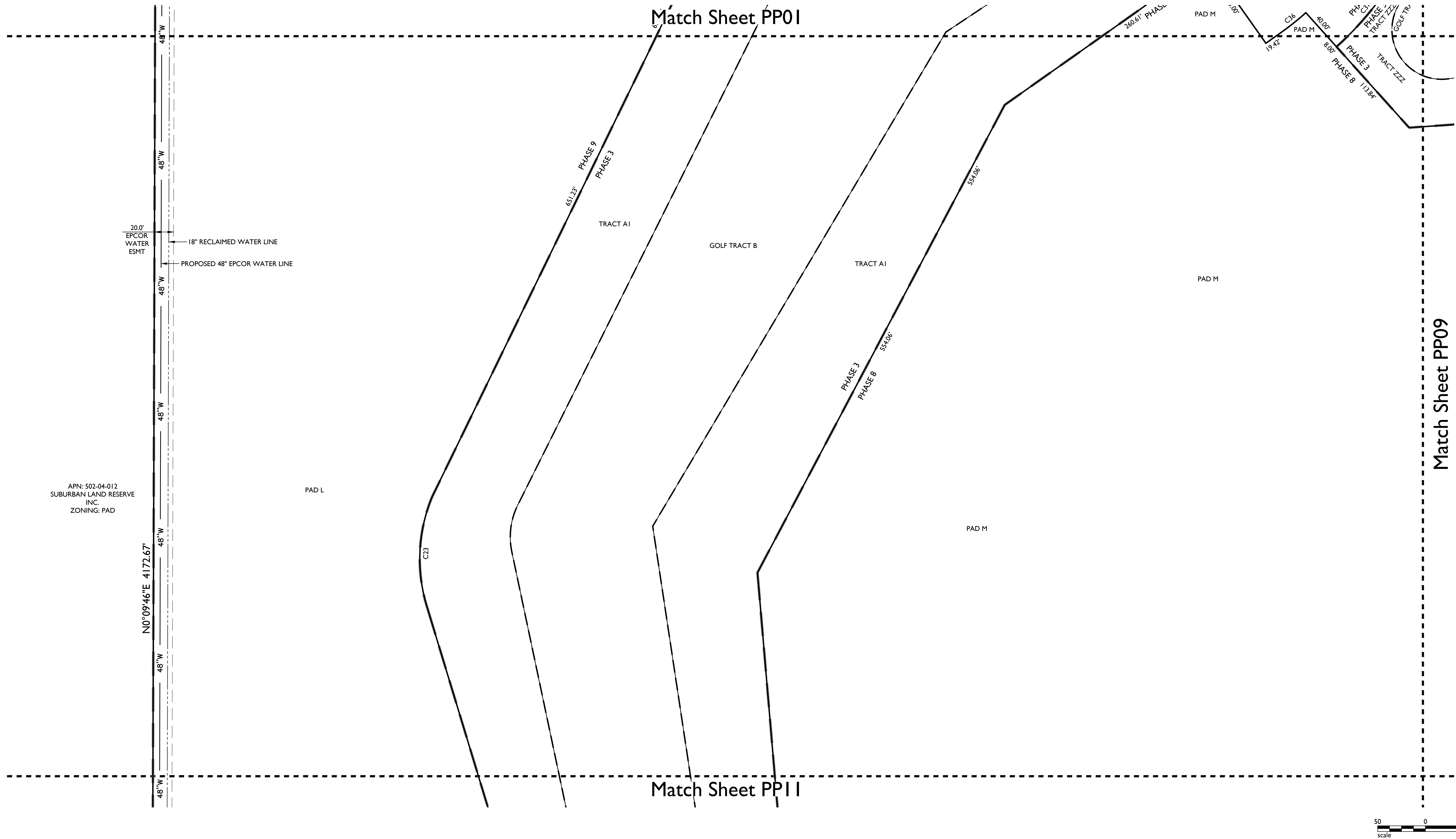
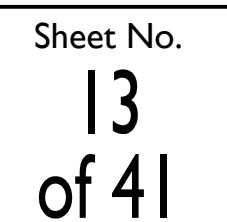




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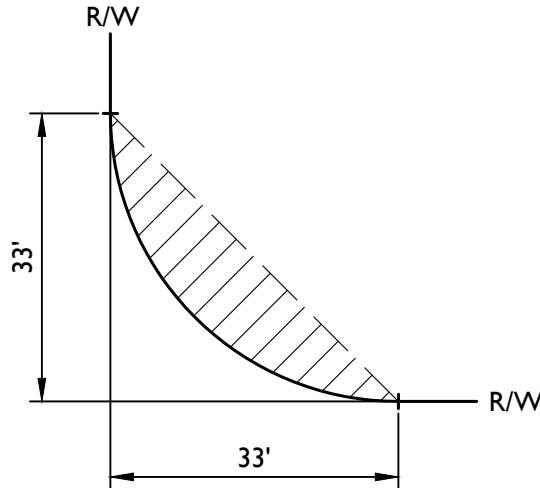


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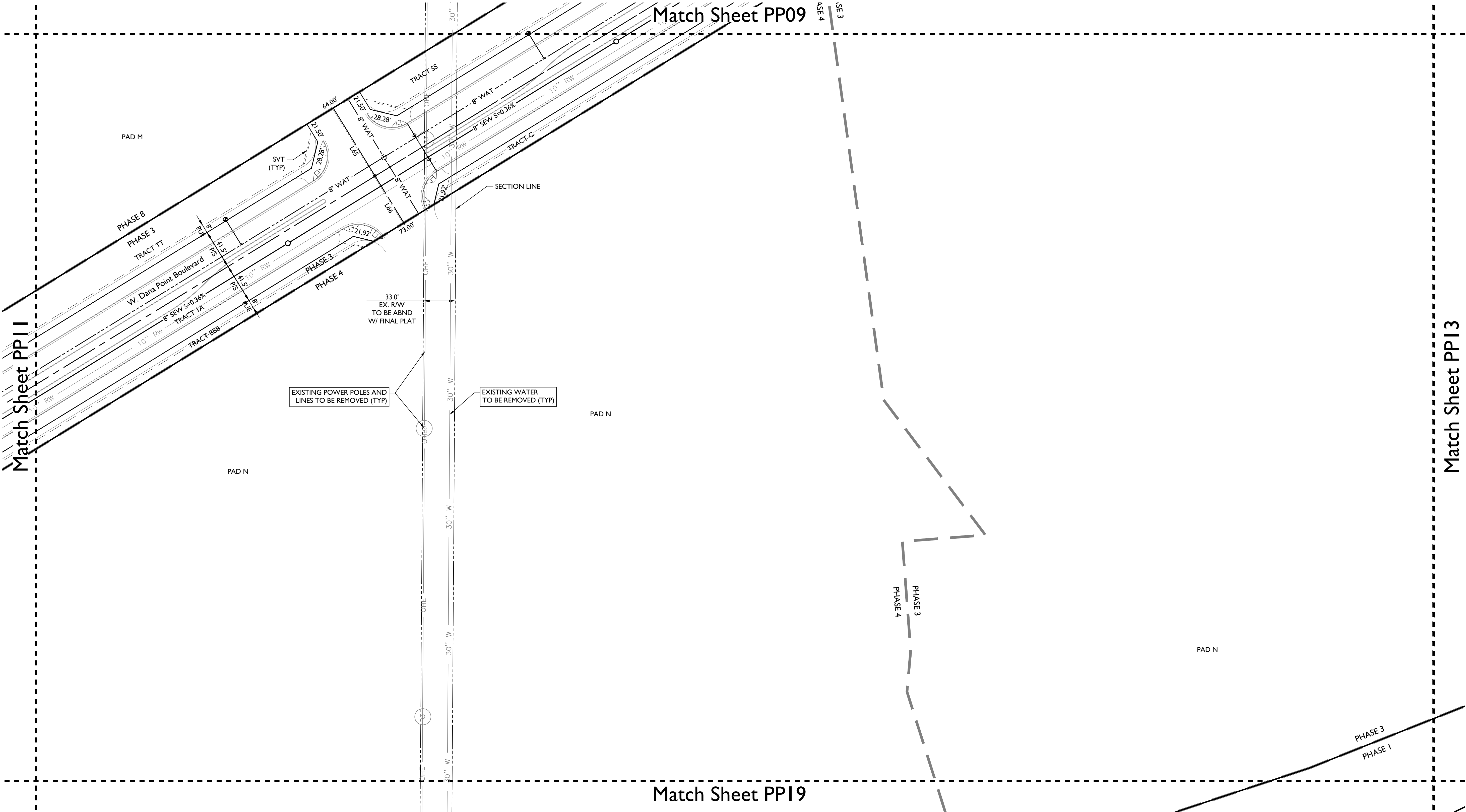
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TYPICAL S.V.T. EASEMENT

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KEYMAP
NTS



TOLL AT PRASADA

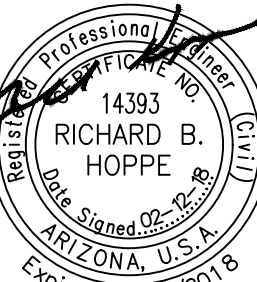
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Project:

Revisions:



Designer: JMR
Drawn by: JD/JK



Job No.
I6-339

Sheet No.
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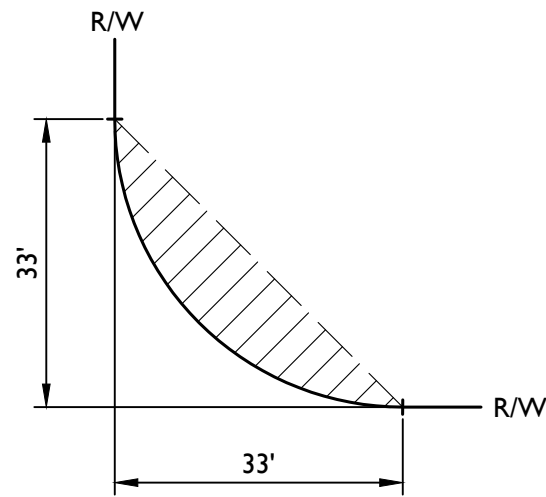
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SCHEDULE B EXCEPTIONS

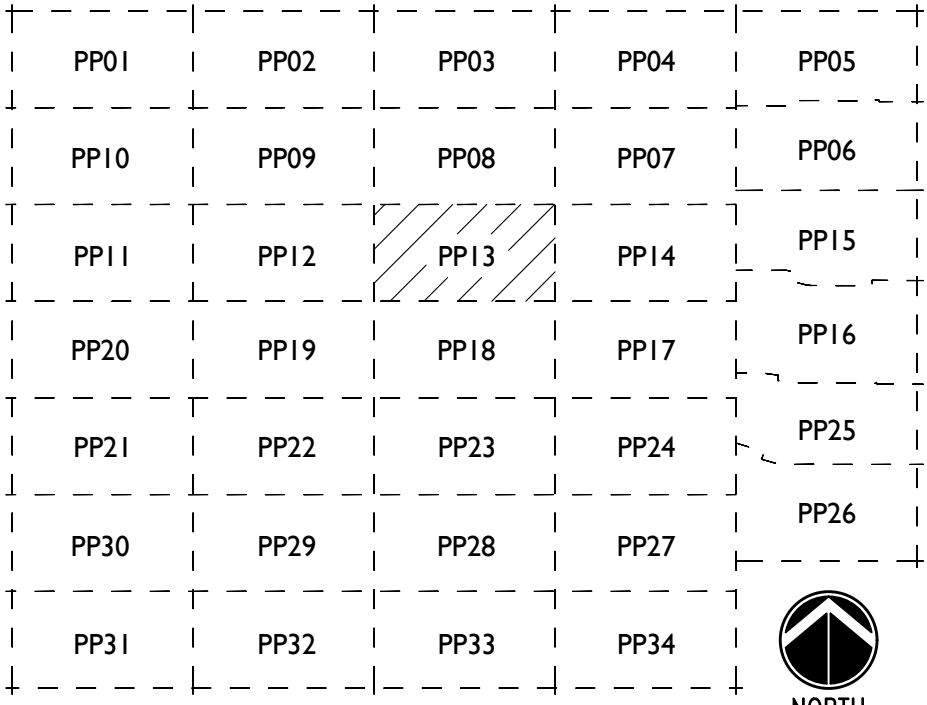
⑥ EASEMENT FOR CANALS, DITCHES AND LATERALS
RECORDING DATE: MAY 20, 1940
RECORDING NO.: BOOK 343, OF DEEDS, PAGE 313

LINETYPE LEGEND

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TYPICAL S.V.T. EASEMENT



KEYMAP
NTS



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

TOLL AT PRASADA
SURPRISE, ARIZONA

Preliminary Plat

Revisions:			

Call at least two full working days
before you begin excavation.

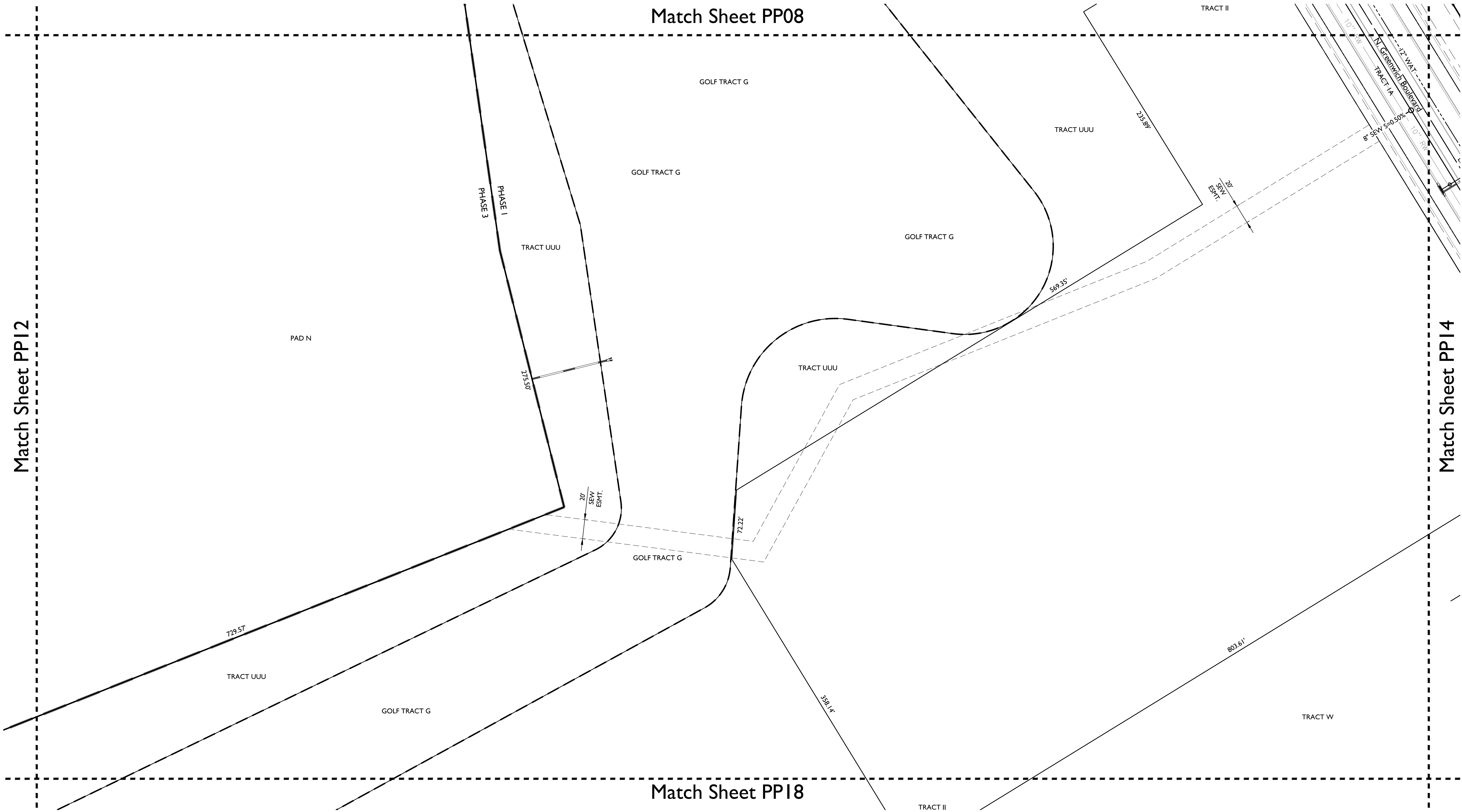
State of Arizona
Division of Land Use Planning
16-339-PP-13 (16-339-PP-13) (16-339-PP-13)
In Maricopa County (802063 1100)

Designer: JMR
Drawn by: JD/JK

Job No.
16-339

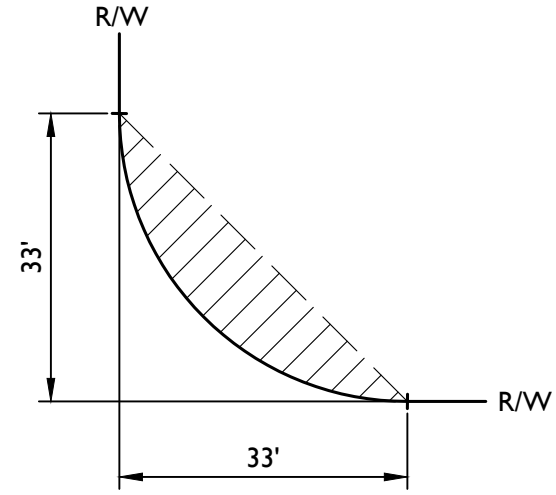
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LINETYPE LEGEND

- PHASE LINE
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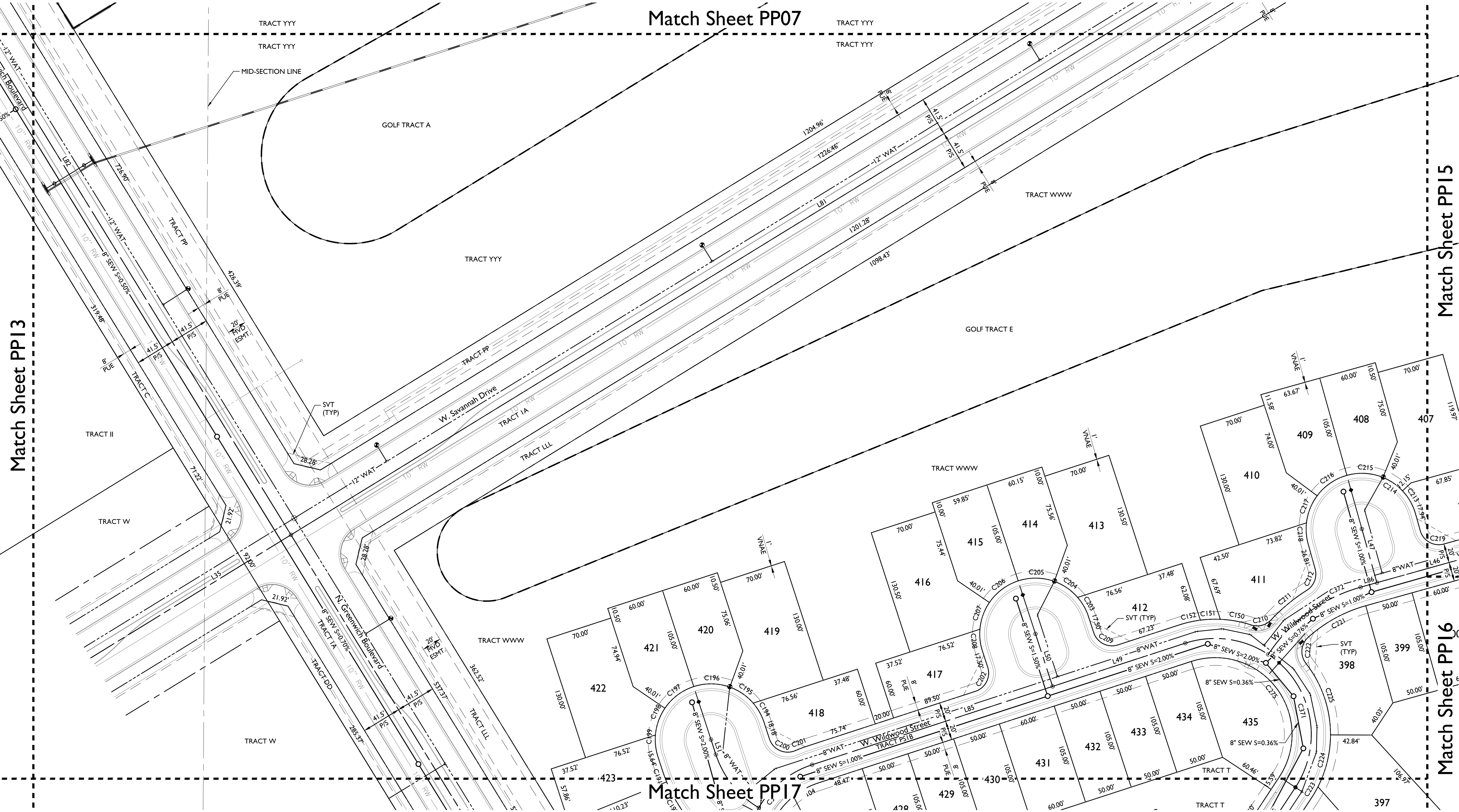
TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
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KEYMAP
NTS



Revisions:

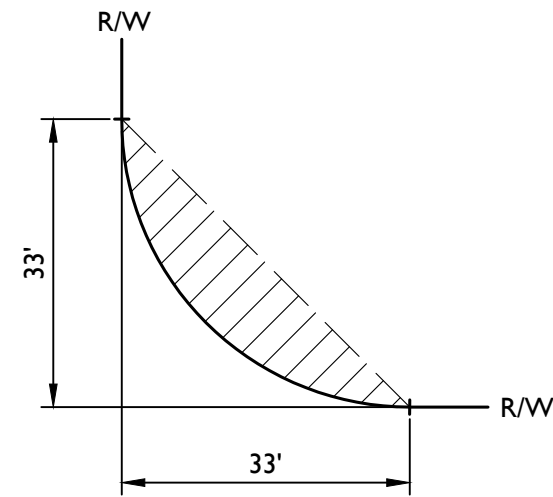


SCHEDULE B EXCEPTIONS

- ⑨ RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN:
BOOK 3, OF ROADS MAPS, PAGE 32
OVER THE EAST 33 FEET

LINETYPE LEGEND

- PHASE LINE
--- MATCH LINE
--- SECTION LINE
--- BOUNDARY LINE
--- RIGHT OF WAY LINE
--- SUPER PAD BOUNDARY LINE
--- GOLF TRACT BOUNDARY LINE



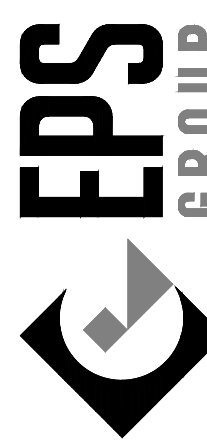
TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
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PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
NTS



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TOLL AT PRASADA

Preliminary Plat

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DESIGNED BY: JMR
DRAWN BY: JD/JK

14383
RICHARD B.
HOPPE
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 03/31/2018

Job No.
16-339

PP15

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of 41

16-339

Match Sheet 14

Match Sheet 16

Match Sheet 6

Match Sheet 16

Feb 12, 2018 11:59am S:\Projects\2016\16-339\Civil\Pre-Plat\16-339 - PP - 15.dwg

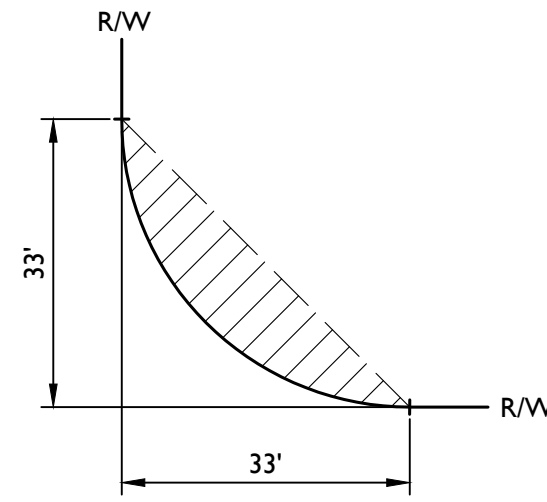
jkluce

SCHEDULE B EXCEPTIONS

9. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN: BOOK 3, OF ROADS MAPS, PAGE 32 OVER THE EAST 33 FEET
53. TERMS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AS SET FORTH IN THAT CERTAIN CORRECTION QUITCLAIM DEED RECORDED NOVEMBER 30, 2009 IN RECORDING NO. 2009-1097493.

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
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KEYMAP
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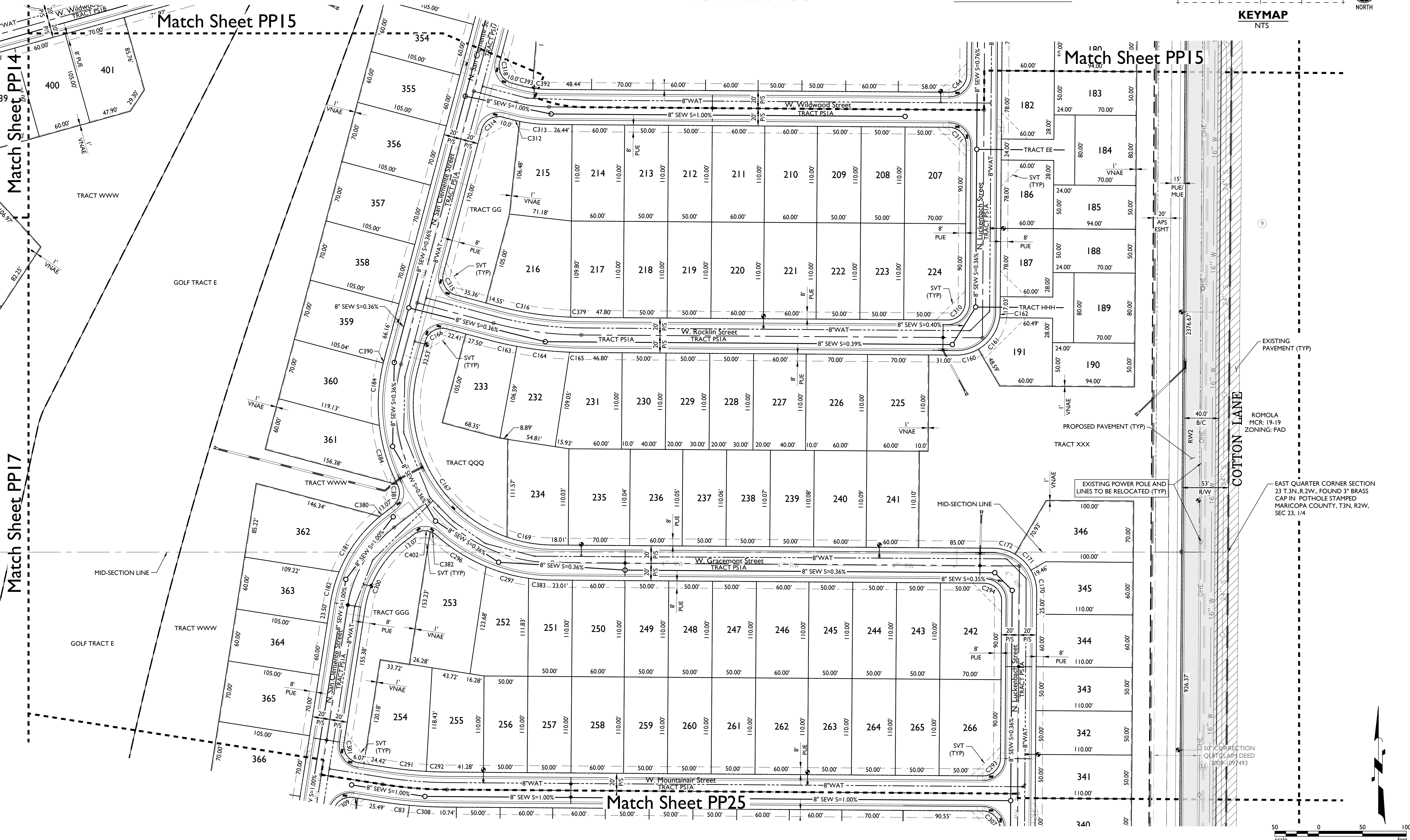


NORTH

16-339

Feb 12, 2018 11:59am S:\Projects\2016\16-339\Civil\Pre-Plat\Pre-Plat 16-339 - PP - 16.dwg

ikluc



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Project: **TOLL AT PRASADA**
SURPRISE, ARIZONA

Revisions:

Designer: JMR
Drawn by: JD/JK

Professional Engineer
14383
RICHARD B. HOPPE
Arizona, U.S.A.
Expires 03/31/2018

Job No.
16-339
PPI6

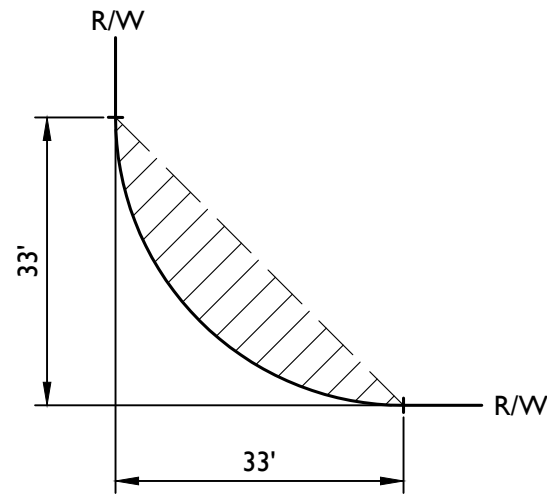
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19
of 41

Sheet No.
20
of 41



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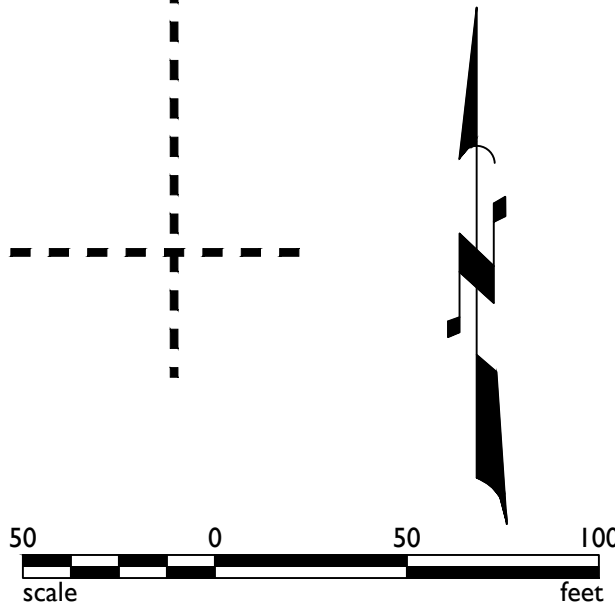
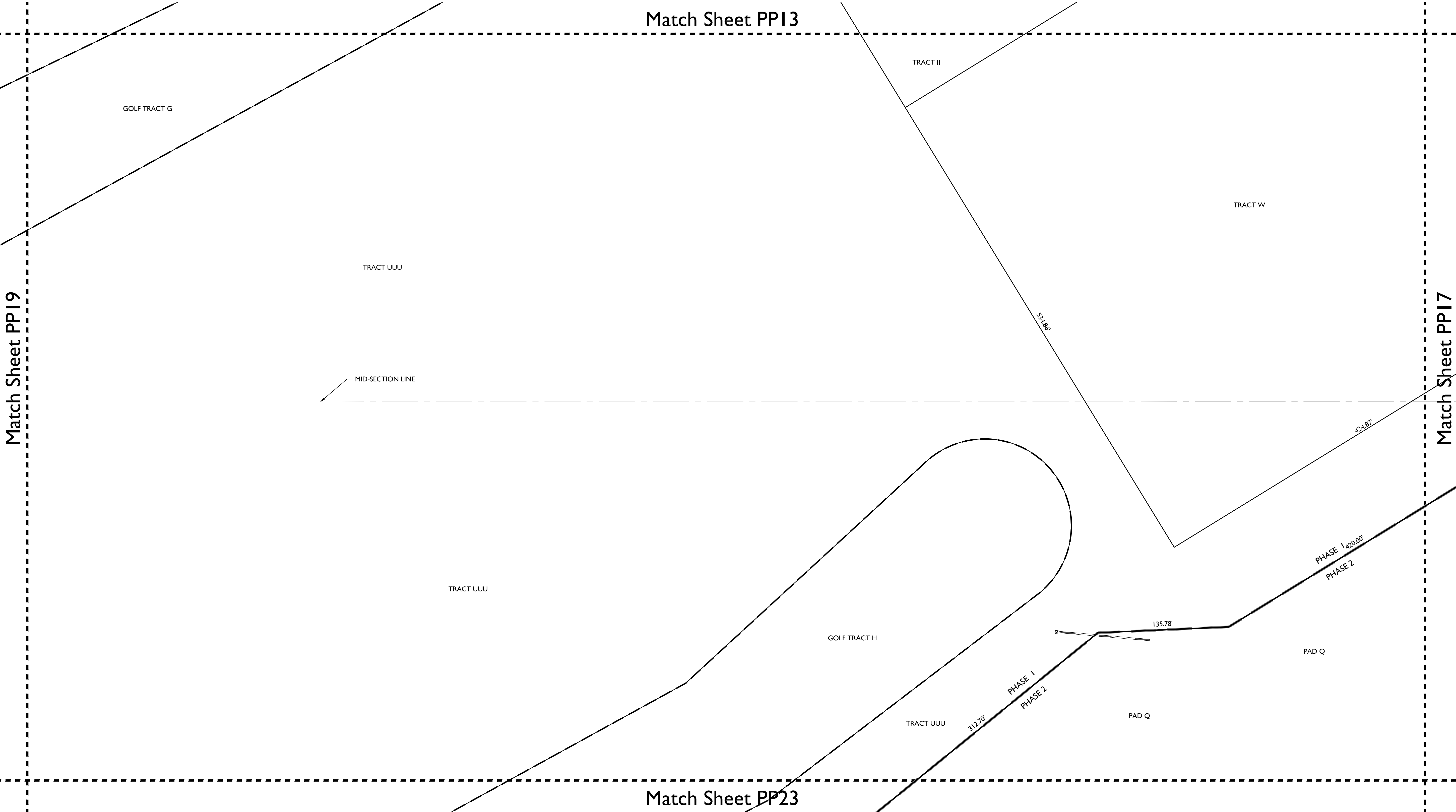
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- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

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PP20	PP19	PP18	PP17	PP16
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Designer: JMR
Drawn by: JD/JK

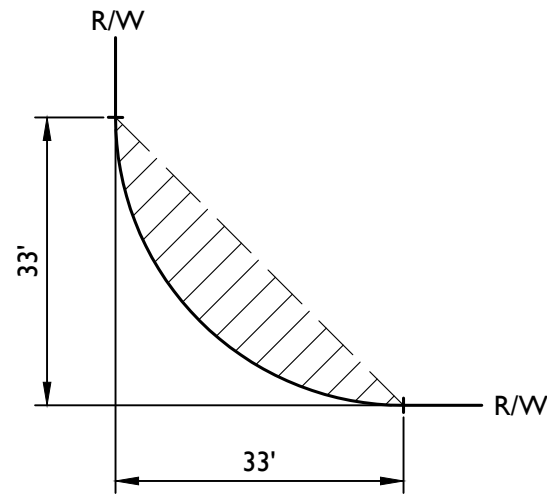
Job No.
I6-339

PPI8

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of 41

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- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



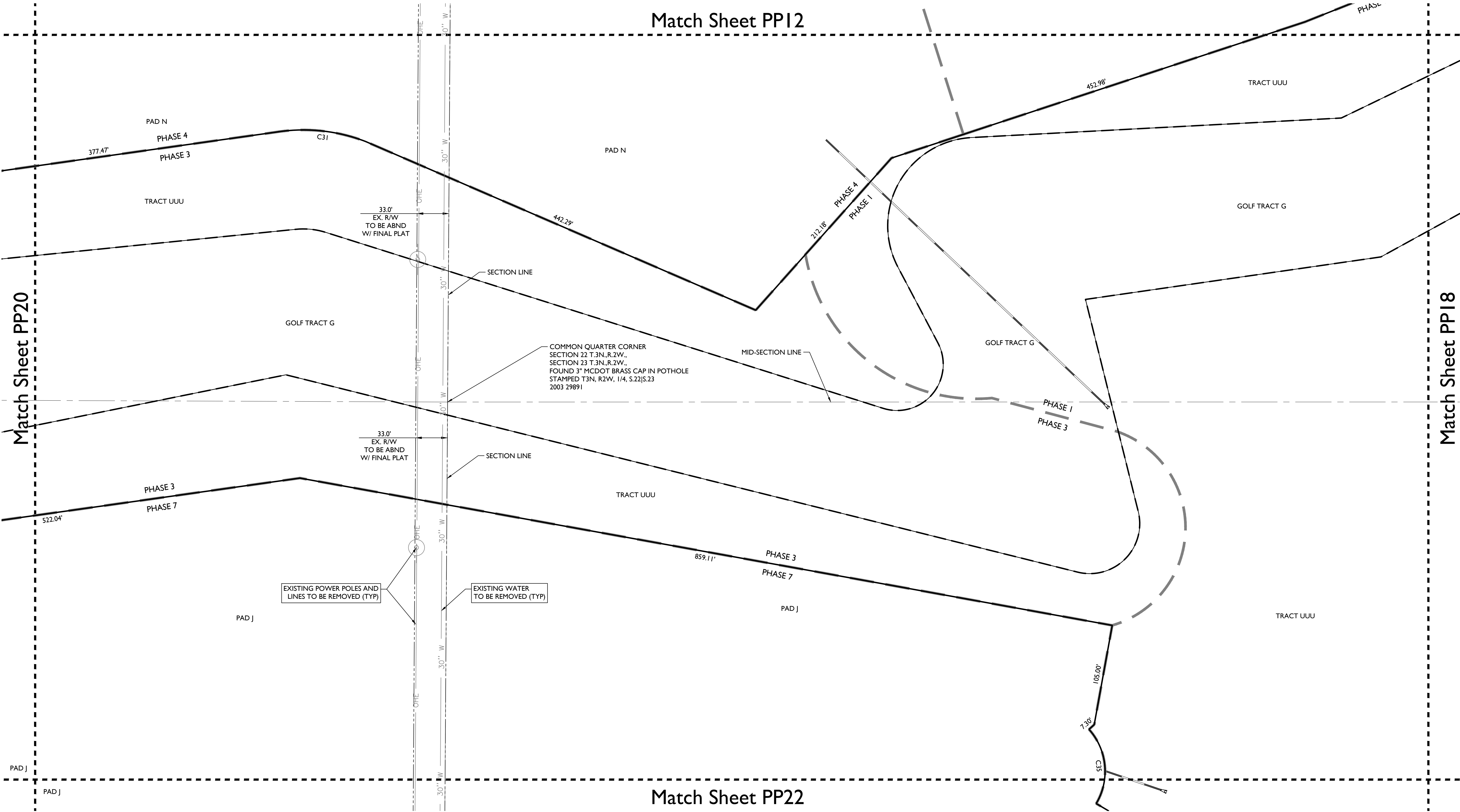
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Department of Transportation
Maricopa County (R02063 1100)

Designer: JMR
Drawn by: JD/JK

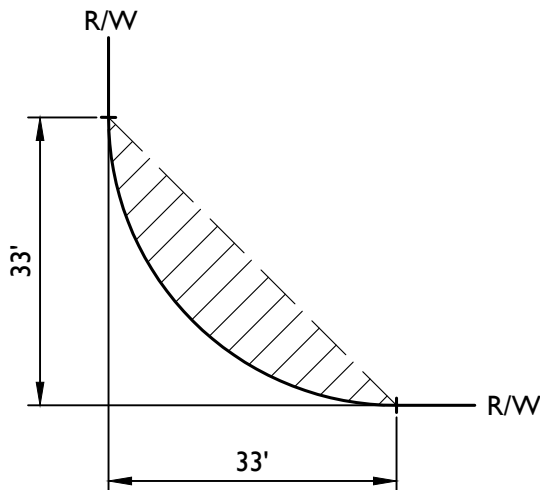
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16-339

Sheet No.
22 of 41

Preliminary Plat

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- GOLF TRACT BOUNDARY LINE



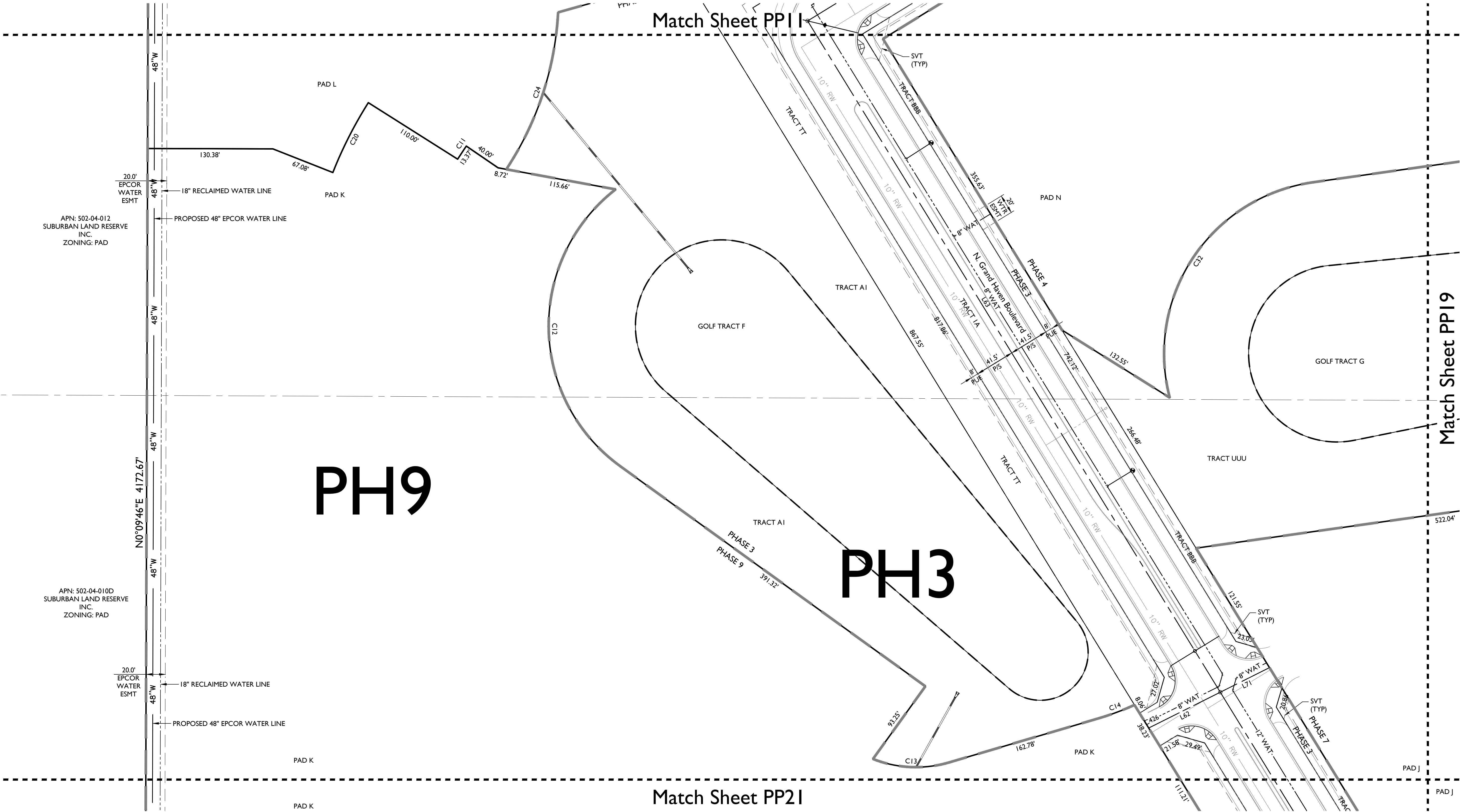
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State of Arizona
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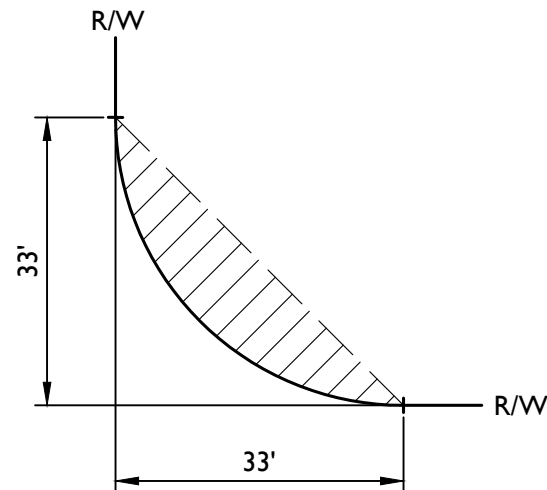
Designer: JMR
Drawn by: JD/JK

Job No.
16-339

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23
of 41

LINETYPE LEGEND

- PHASE LINE
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- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



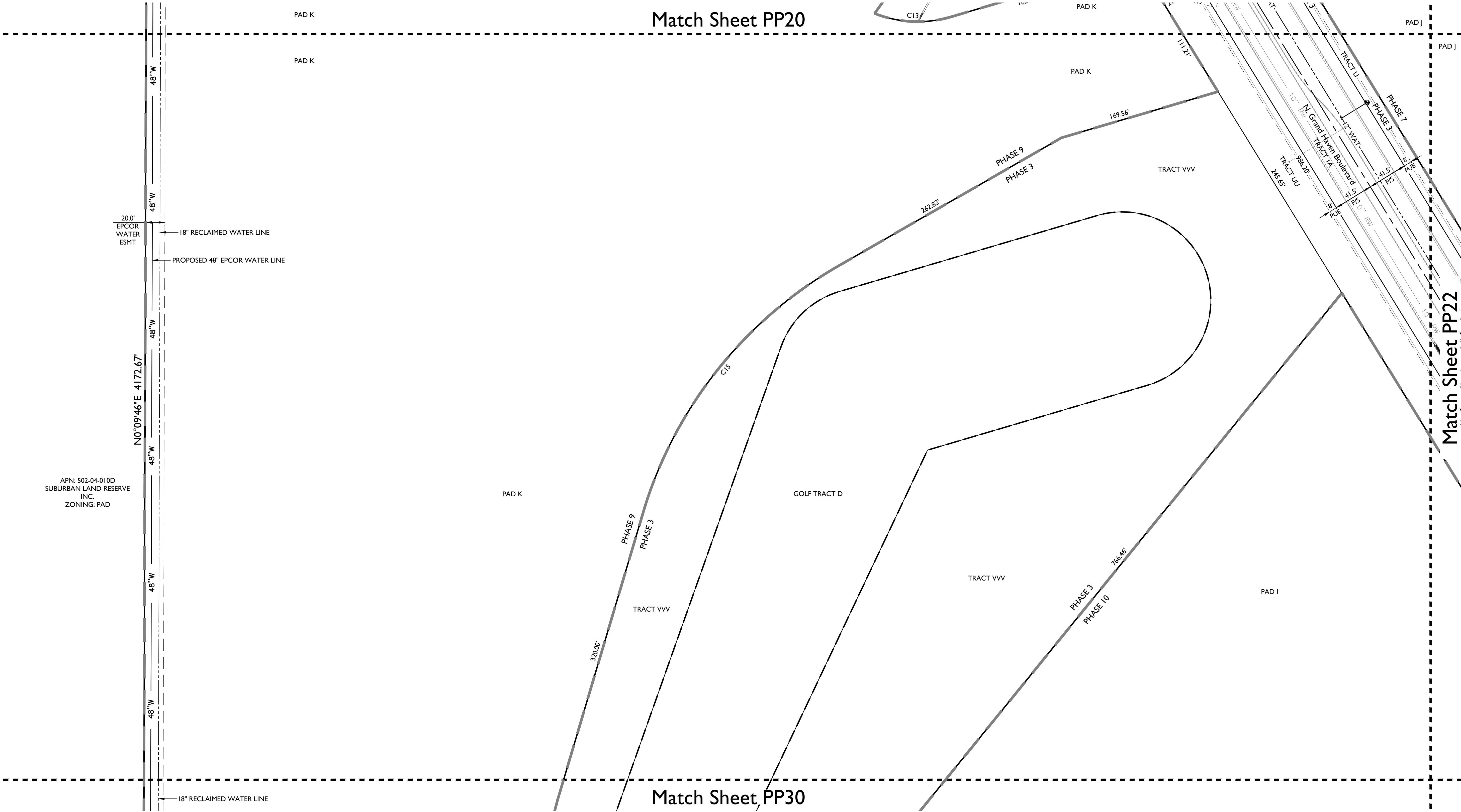
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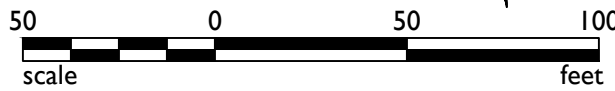
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APN: 502-04-010D
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INC.
ZONING: PAD



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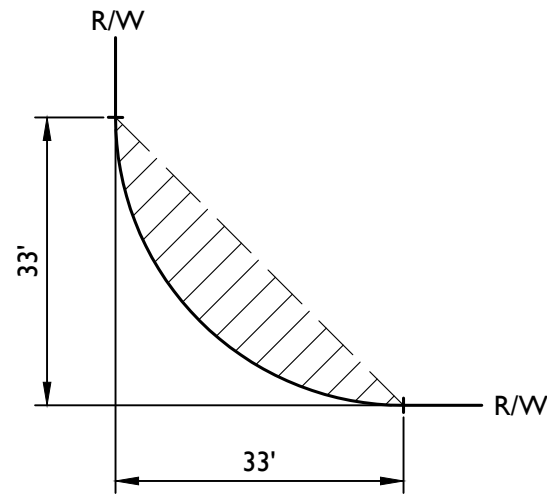
Designer: JMR
Drawn by: JD/JK

Job No.
I6-339

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PP21
24
of 41

LINETYPE LEGEND

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- SECTION LINE
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- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



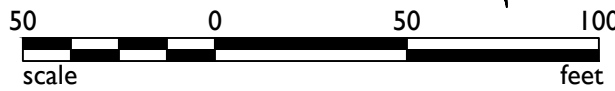
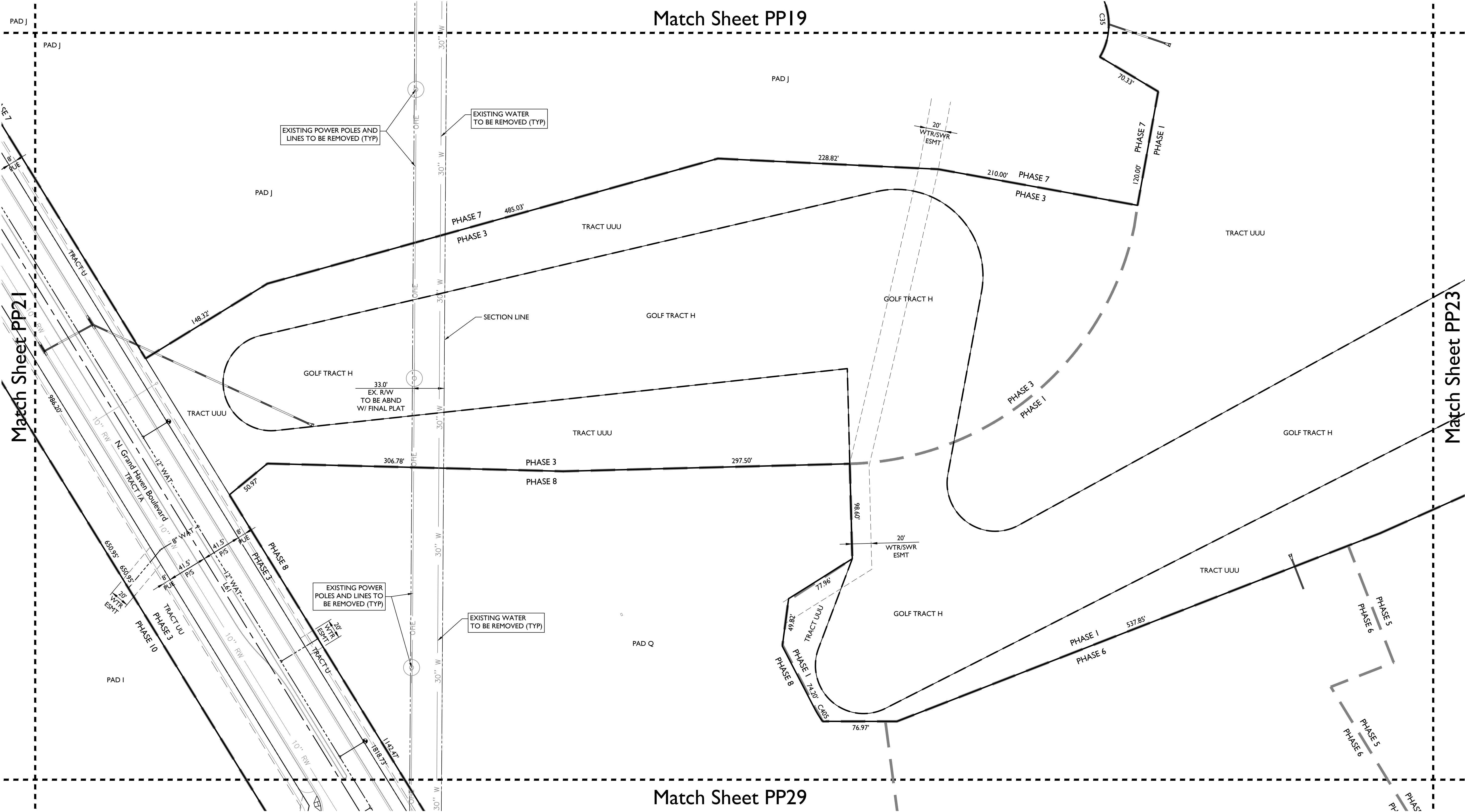
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KEYMAP
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TOLL AT PRASADA

Preliminary Plat

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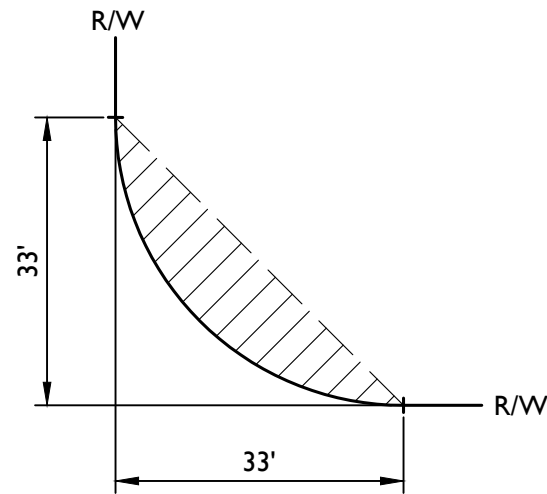
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16-339

PP22

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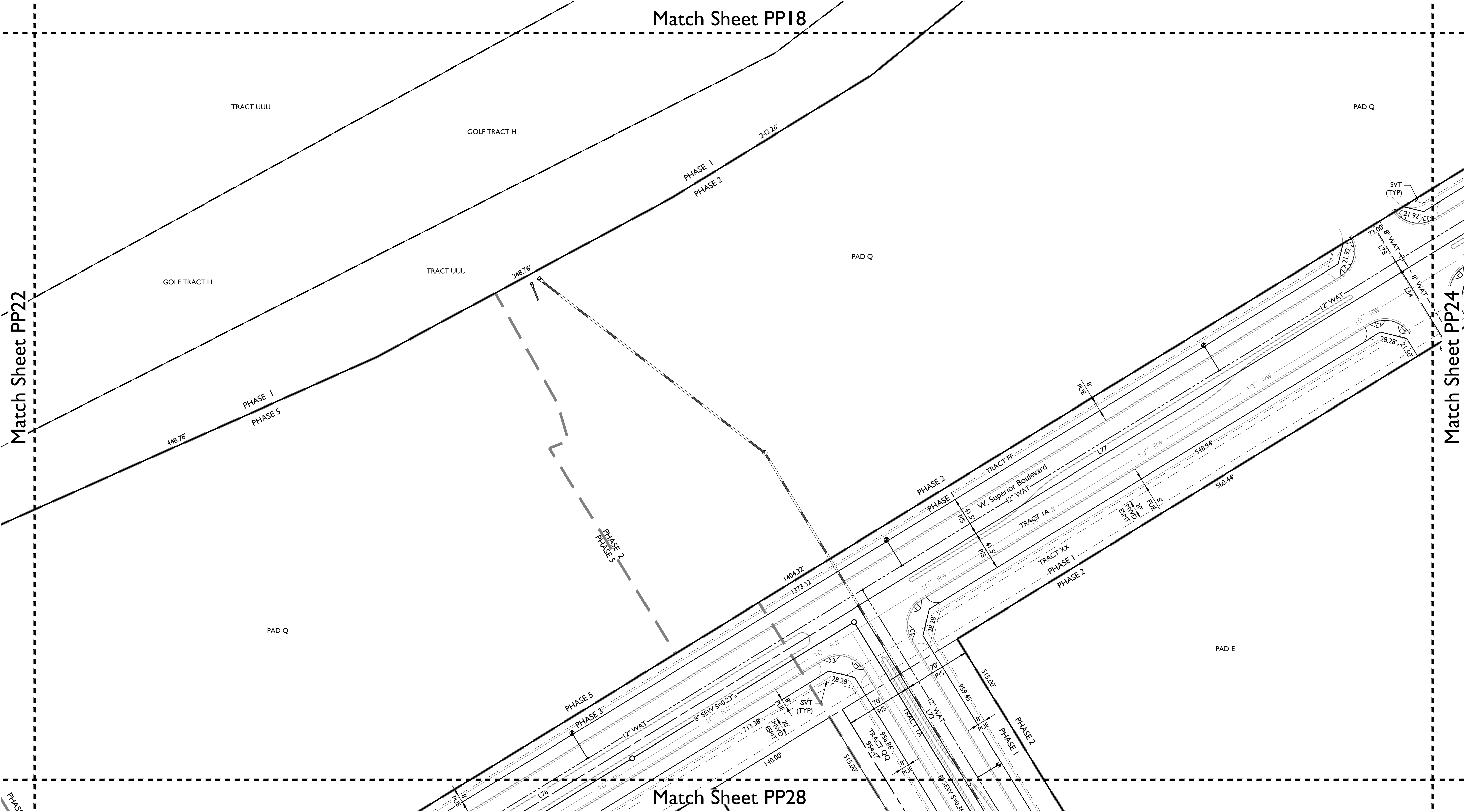
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- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

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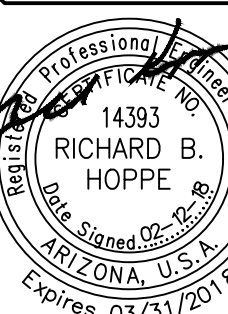
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Drawn by: JD/JK



Job No.
I6-339

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PP23

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of 41

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Match Sheet PPI7

- ### TYPICAL S.V.T. EASEMENT



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PP31	PP32	PP33	PP34	

KEYMAP



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Designer: JMR
Drawn by: JD/JK

Registered Professional Engineer
 14393
 RICHARD B. HOPPE
 Date Signed 02-12-18
 ARIZONA, U.S.A.
 Exp. 02-12-21

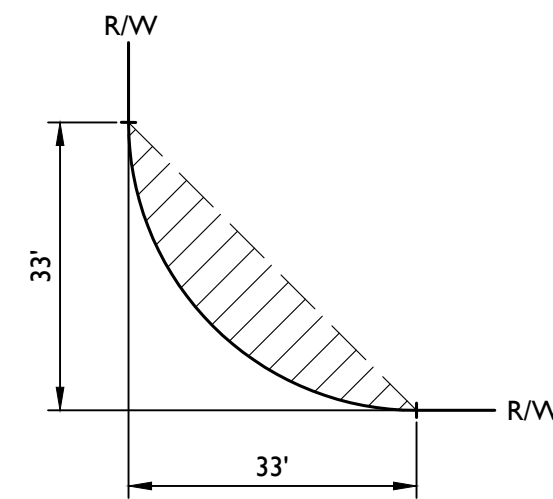
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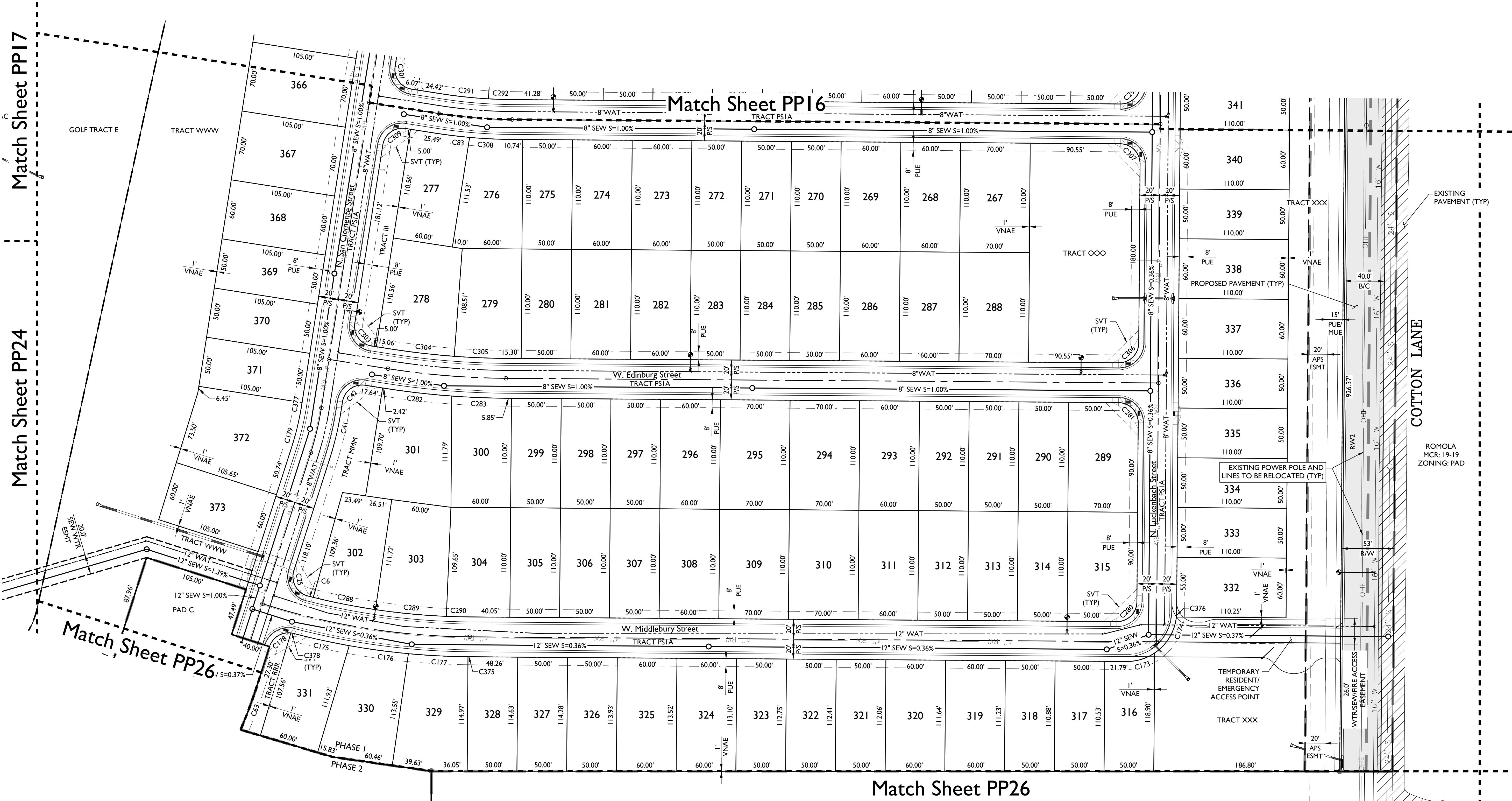
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- GOLF TRACT BOUNDARY LINE

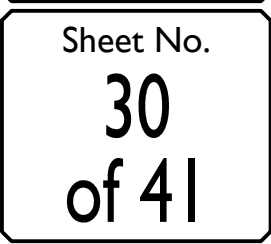


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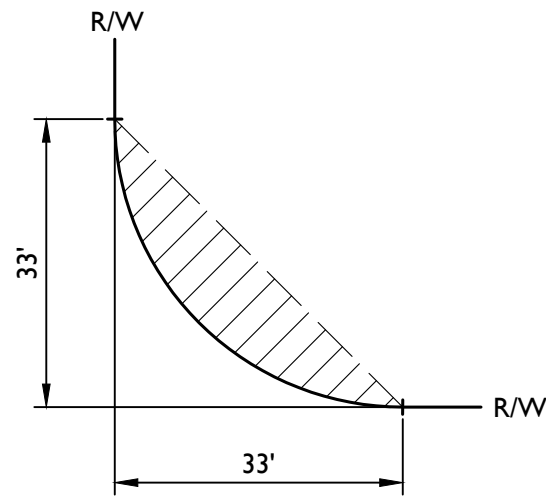
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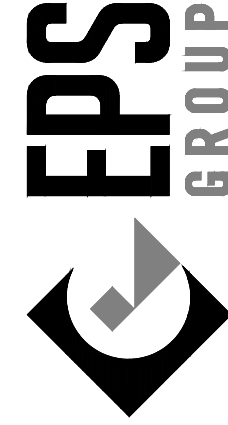
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- SECTION LINE
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- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

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TOLL AT PRASADA

SURPRISE, ARIZONA

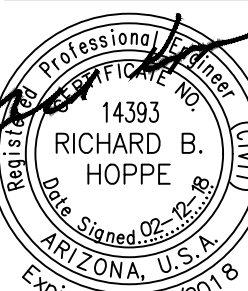
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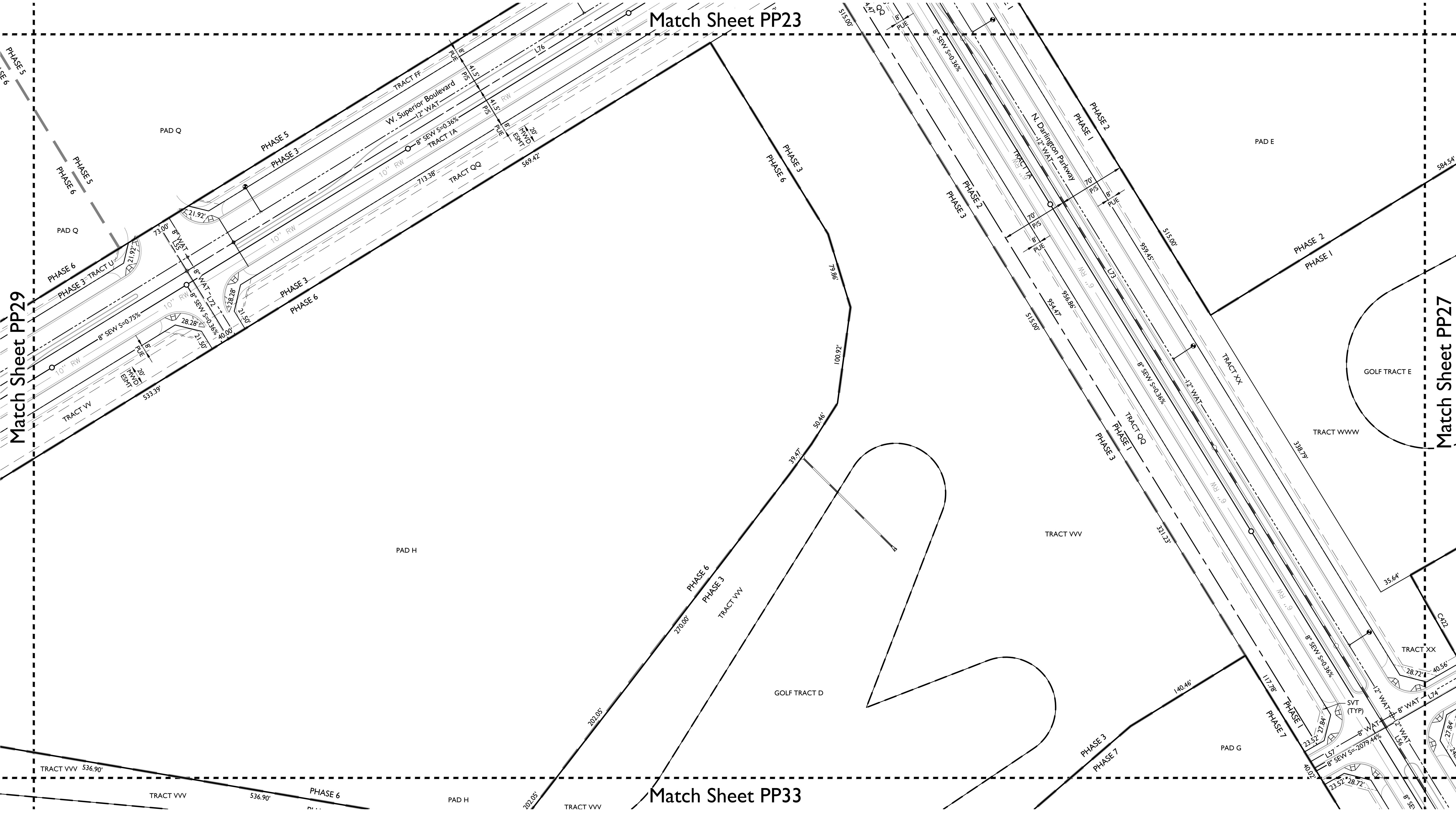
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Drawn by: JD/JK



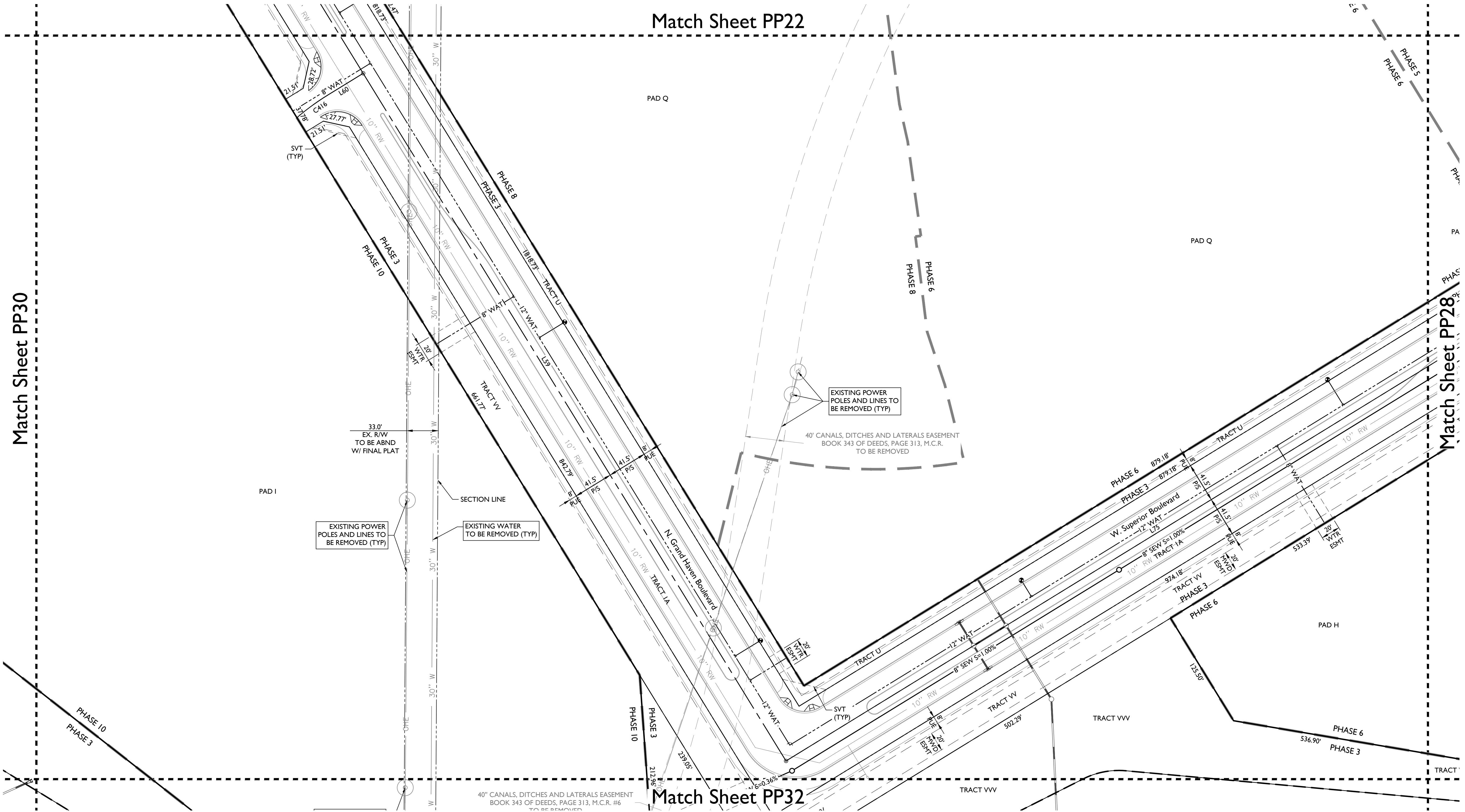
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PP28

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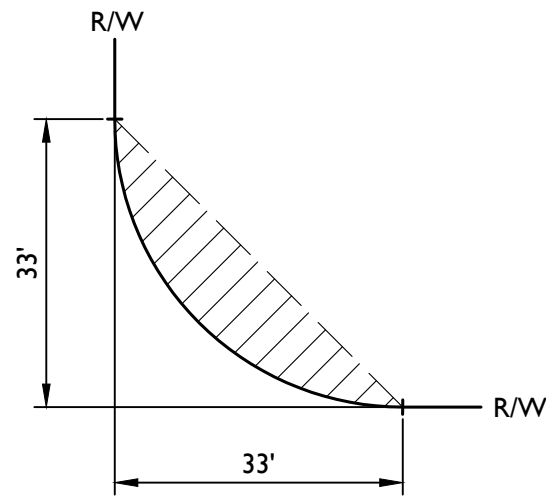


Match Sheet PP30



LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

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KEYMAP
NTS



TOLL AT PRASADA

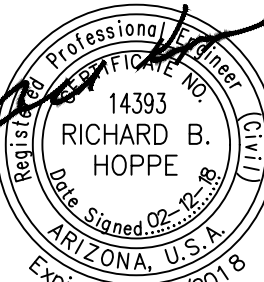
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Designer: JMR
Drawn by: JD/JK



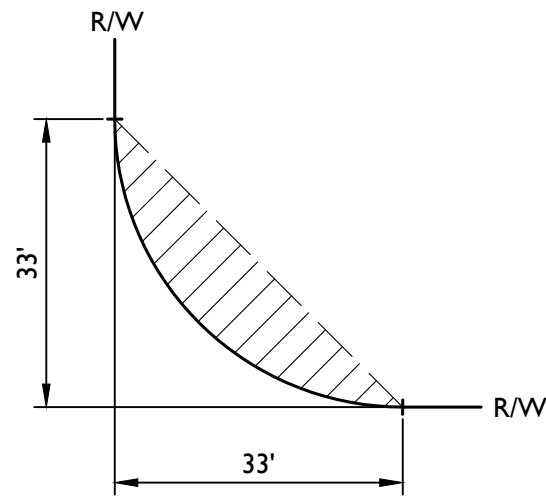
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16-339

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PP29

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of 41

LINETYPE LEGEND

- PHASE LINE
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- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

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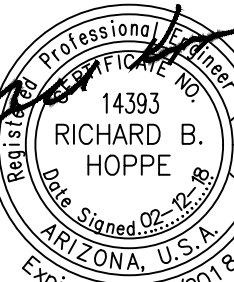


Project:

Revisions:



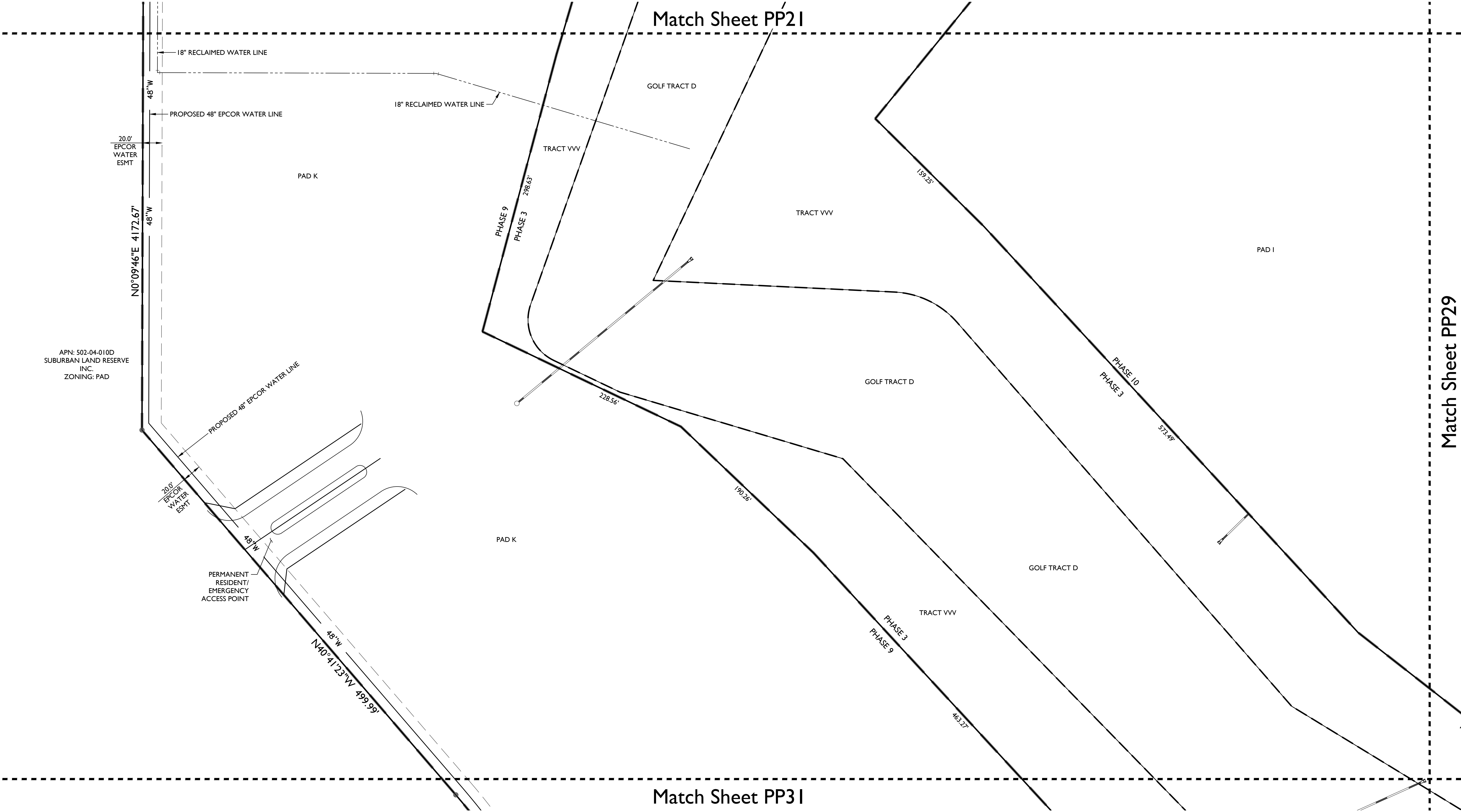
Designer: JMR
Drawn by: JD/JK



Job No.
16-339

Sheet No.
PP30

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of 41



15 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENTS, RIGHTS OF WAY AND LICENSES TRANSFER AGREEMENT FOR PURPOSES OF OPERATION
OF ELECTRICAL DISTRIBUTION FACILITIES
DATED: SEPTEMBER 26, 2001
EXECUTED BY: ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION AND MARICOPA COUNTY
MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A MUNICIPAL CORPORATION AND A
POLITICAL SUBDIVISION OF THE STATE OF ARIZONA
RECORDING DATE: OCTOBER 10, 2001
RECORDING NO: 2001-0940250

LINETYPE LEGEND

-
- A diagram of a quarter-circle sector. The radius is labeled as 33' on both the vertical and horizontal axes. The area of the sector is indicated as 1,035 sq ft. The sector is shaded with diagonal lines.

PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
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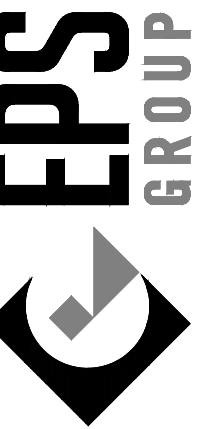


Match Sheet PP32.

Feb 12, 2018 11:56am S:\Projects\2016\16-339\Civil_Pre-Plat_Pre-Plat\16-339 - PP - 31.dwg

jkluce

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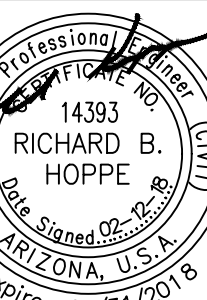
COLLA PRASADA
SURPRISE ARIZONA

Preliminary Plat

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Designed by: JMR
Drawn by: JD/JK



Job No.
6-339

Sheet No.
34
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SCHEDULE B EXCEPTIONS

- 6

EASEMENT FOR CANALS, DITCHES AND LATERALS
RECORDING DATE: MAY 20, 1940
RECORDING NO.: BOOK 343, OF DEEDS, PAGE 313
- 7

EASEMENT FOR ELECTRIC LINES AND POLES
RECORDING DATE: JULY 20, 1961
RECORDING NO.: BOOK 3779, OF DEEDS, PAGE 527
- 15

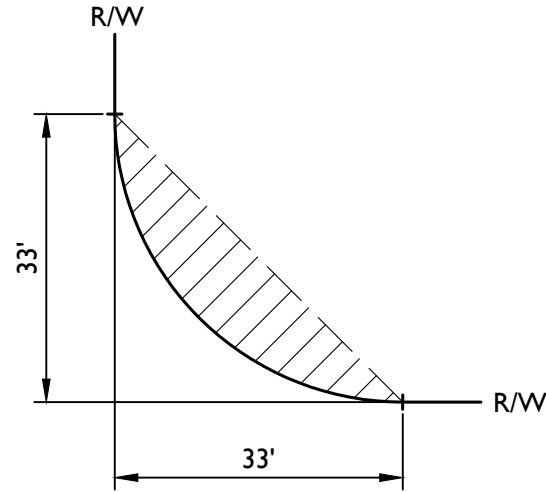
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EXECUTED BY: ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA
RECORDING DATE: OCTOBER 10, 2001
RECORDING NO: 2001-0940250
- 16

EASEMENT FOR TEMPORARY SEWER
RECORDING DATE: JANUARY 27, 2005
RECORDING NO.: 2005-0109350
- 28

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: WATERLINE EASEMENT AGREEMENT
DATED: JUNE 12, 2015
EXECUTED BY: SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION
RECORDING DATE: JUNE 17, 2015
RECORDING NO: 20150433049

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

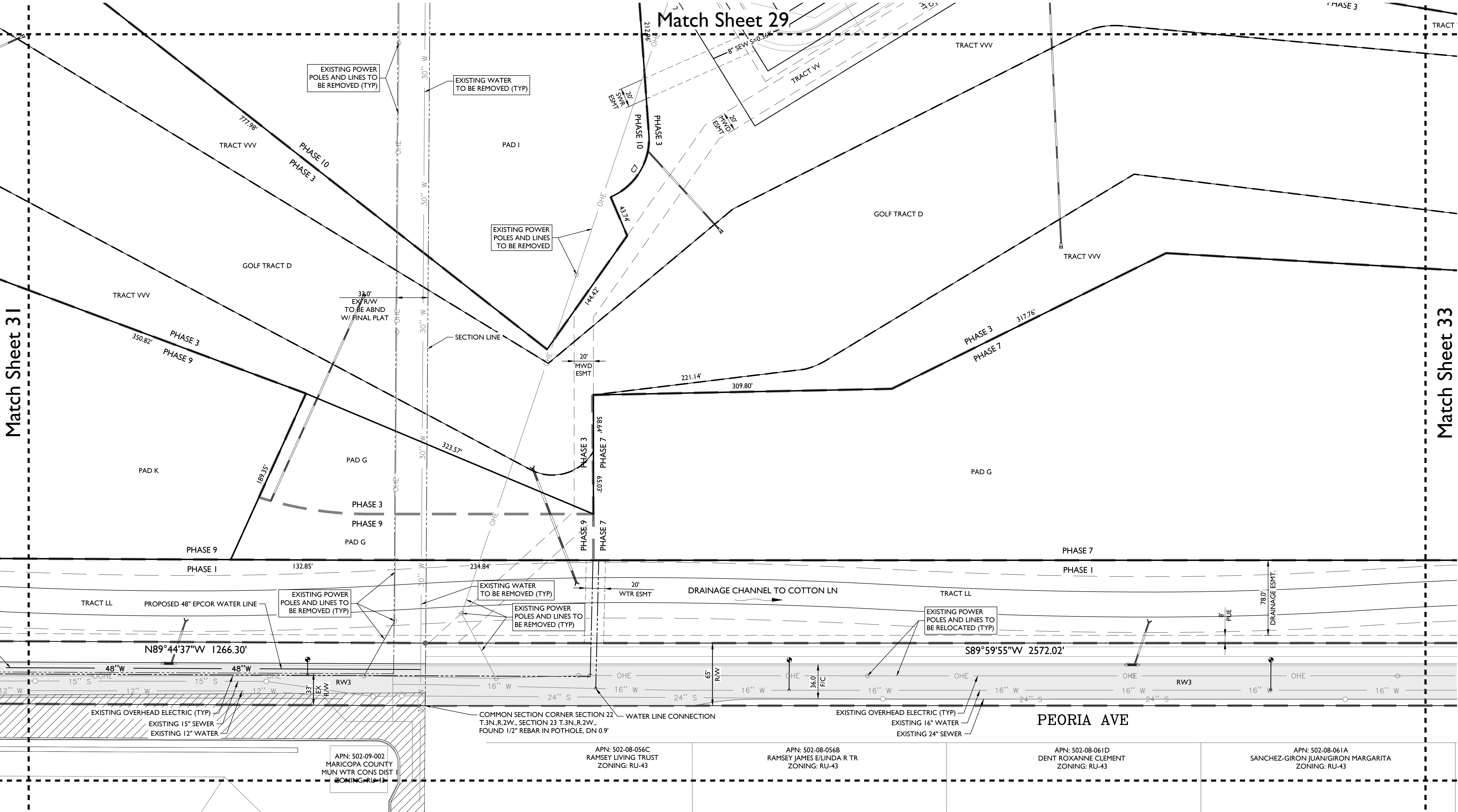
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KEYMAP
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2045 S. Vineyard Ave, Suite 101
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T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project:

TOLL AT PRASADA
SURPRISE, ARIZONA

Preliminary Plat

Revisions:

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Call at least two full working days before you begin excavation.

Expires 03/31/2018

Designer: JMR
Drawn by: JD/JK

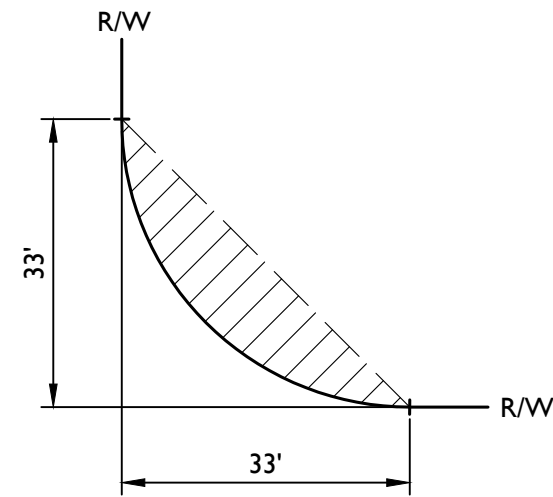
Job No.
16-339

PP32

Sheet No.
35
of 41

LINETYPE LEGEND

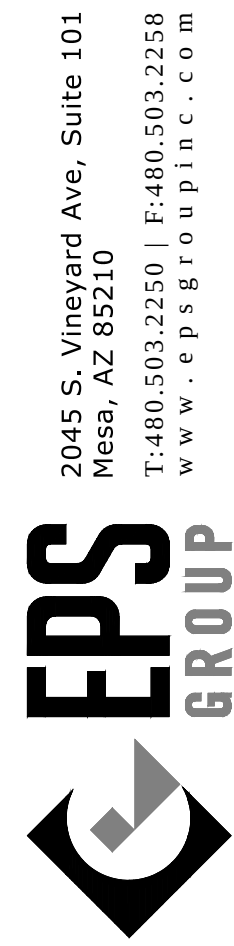
- PHASE LINE
- MATCH LINE
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT

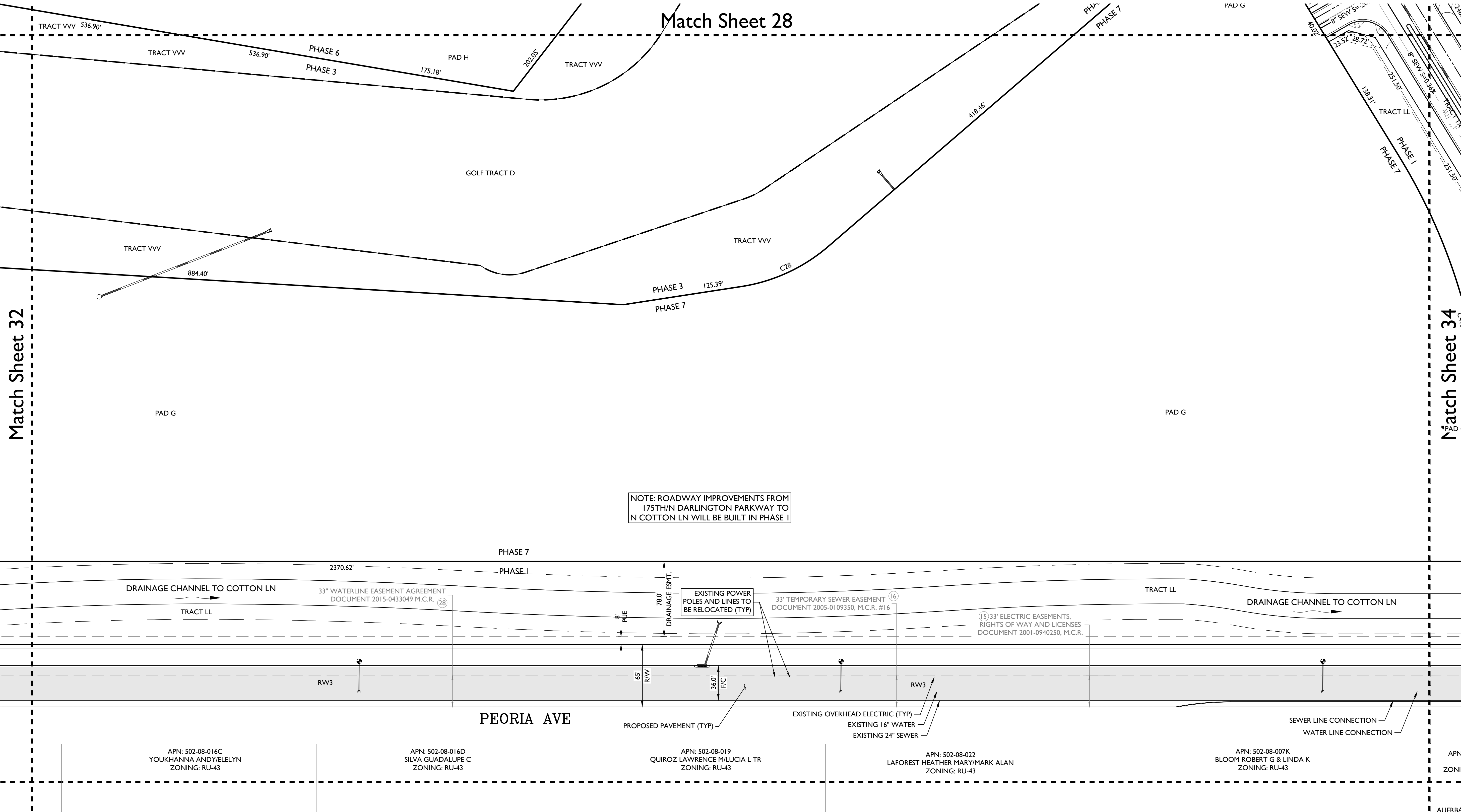
PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
PP21	PP22	PP23	PP24	PP25
PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
NTS



TOLL AT PRASADA

Preliminary Plat



NOTE: ROADWAY IMPROVEMENTS FROM 175TH/N DARLINGTON PARKWAY TO N COTTON LN WILL BE BUILT IN PHASE I

APN: 502-08-016C
YOUKHANNA ANDY/ELELYN
ZONING: RU-43

APN: 502-08-016D
SILVA GUADALUPE C
ZONING: RU-43

APN: 502-08-019
QUIROZ LAWRENCE M/LUCIA L TR
ZONING: RU-43

APN: 502-08-022
LAFOREST HEATHER MARY/MARK ALAN
ZONING: RU-43

APN: 502-08-007K
BLOOM ROBERT G & LINDA K
ZONING: RU-43

APN: 502-08-007K
BLOOM ROBERT G & LINDA K
ZONING: RU-43



Project:

Revisions:



Designer: JMR
Drawn by: JD/JK

Job No.
16-339

PP33

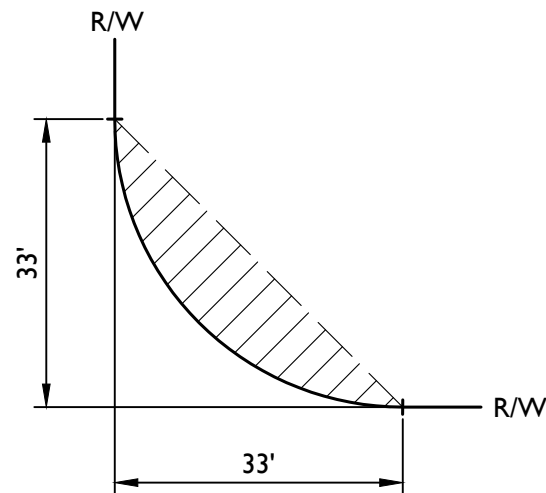
Sheet No.
36
of 41

SCHEDULE B EXCEPTIONS

(15) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENTS, RIGHTS OF WAY AND LICENSES TRANSFER AGREEMENT FOR PURPOSES OF OPERATION OF ELECTRICAL DISTRIBUTION FACILITIES DATED: SEPTEMBER 26, 2001 EXECUTED BY: ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA RECORDING DATE: OCTOBER 10, 2001 RECORDING NO: 2001-0940250

LINETYPE LEGEND

- PHASE LINE
- MATCH LINE
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- RIGHT OF WAY LINE
- SUPER PAD BOUNDARY LINE
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TYPICAL S.V.T. EASEMENT

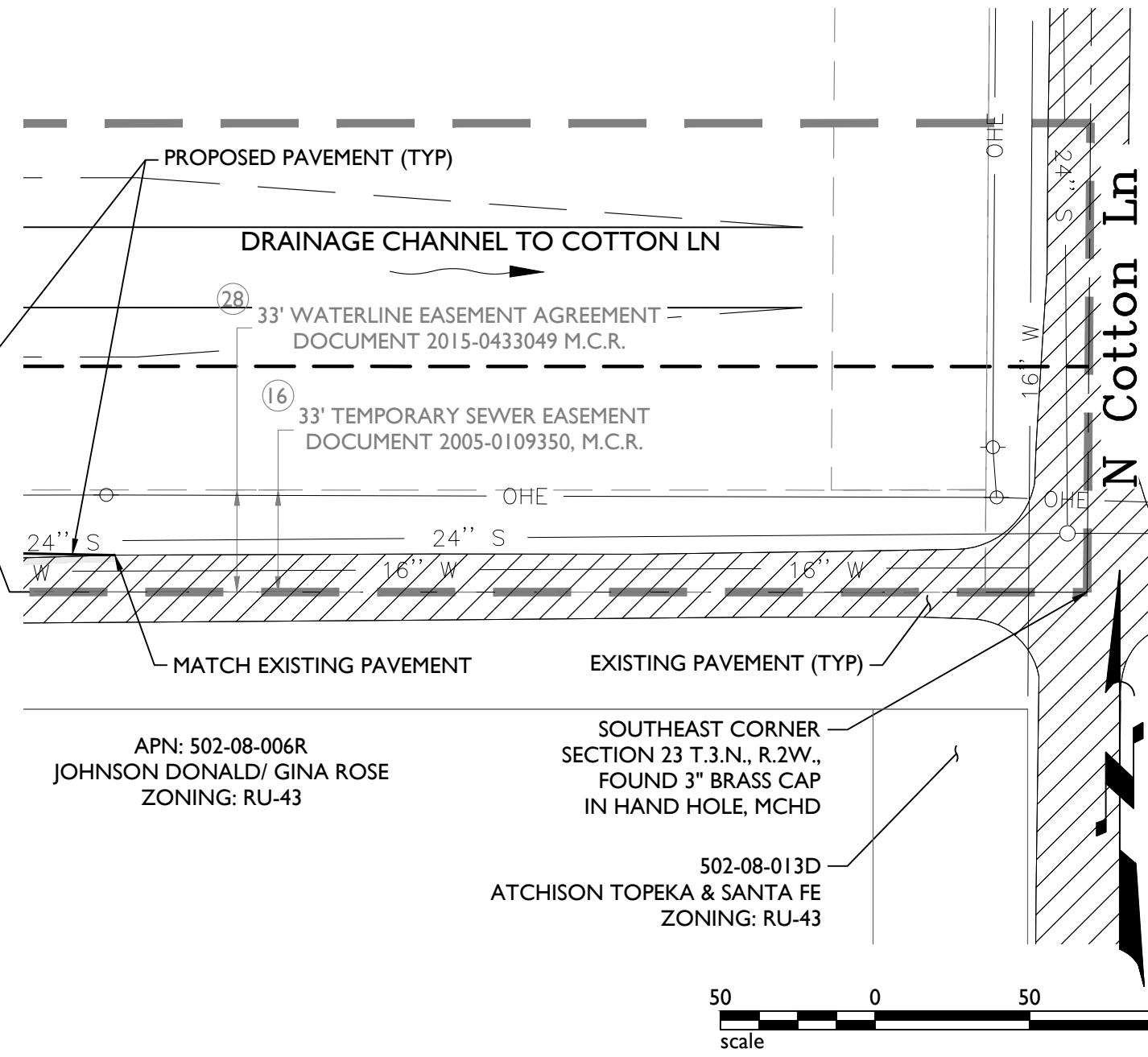
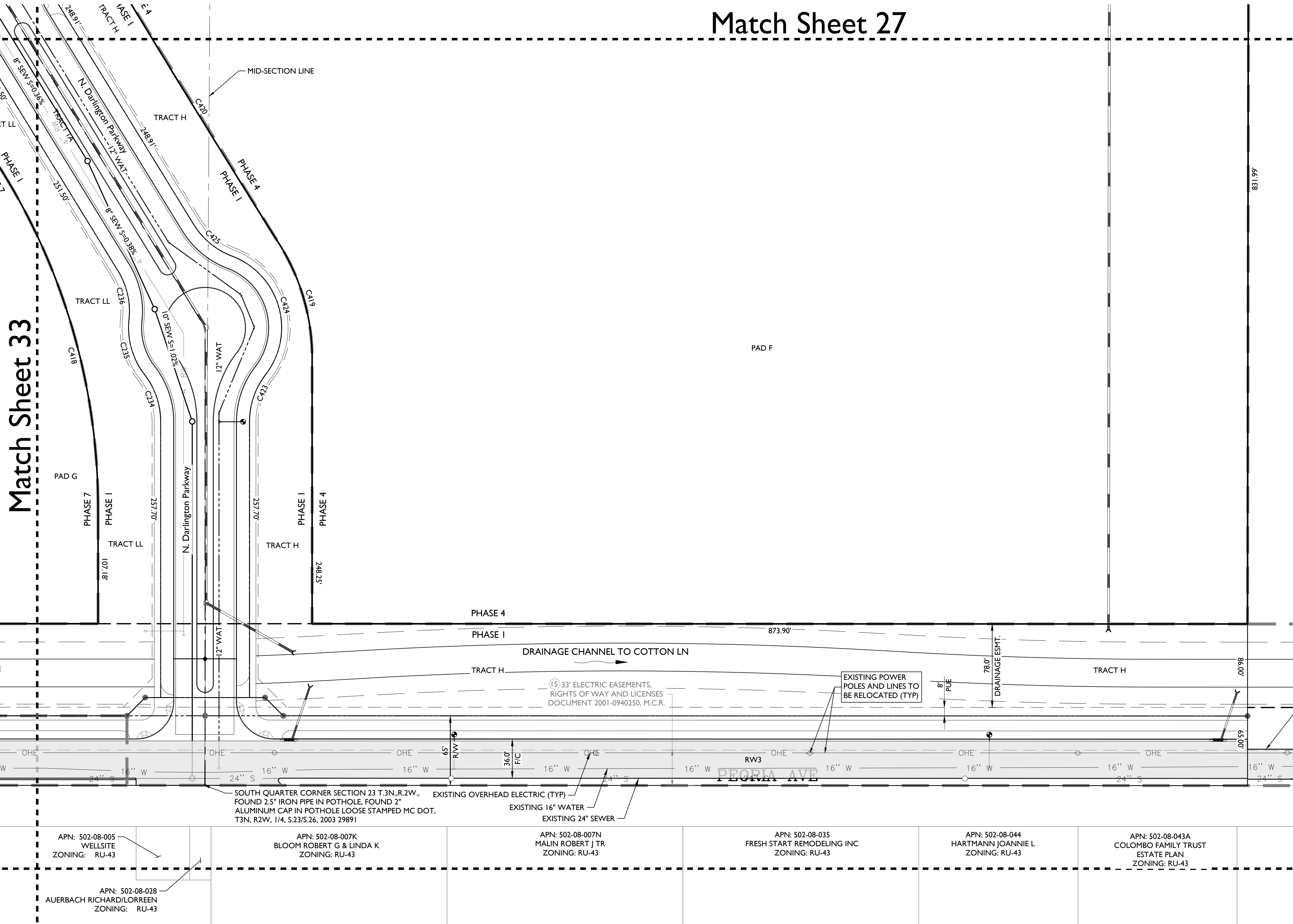
PP01	PP02	PP03	PP04	PP05
PP10	PP09	PP08	PP07	PP06
PP11	PP12	PP13	PP14	PP15
PP20	PP19	PP18	PP17	PP16
PP21	PP22	PP23	PP24	PP25
PP30	PP29	PP28	PP27	PP26
PP31	PP32	PP33	PP34	

KEYMAP
NTS



TOLL AT PRASADA

Preliminary Plat



LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
1	5,451	CLUSTER	E
2	4,023	CLUSTER	E
3	5,886	CLUSTER	E
4	5,886	CLUSTER	E
5	4,023	CLUSTER	E
6	5,451	CLUSTER	E
7	5,460	CLUSTER	E
8	4,023	CLUSTER	E
9	4,023	CLUSTER	E
10	5,460	CLUSTER	E
11	5,455	CLUSTER	E
12	4,026	CLUSTER	E
13	5,892	CLUSTER	E
14	5,892	CLUSTER	E
15	4,026	CLUSTER	E
16	5,455	CLUSTER	E
17	5,451	CLUSTER	E
18	4,026	CLUSTER	E
19	4,026	CLUSTER	E
20	5,451	CLUSTER	E

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
161	6,600	60	D1
162	7,700	70	C
163	6,600	60	D1
164	5,500	50	D1
165	5,500	50	D1
166	8,494	70/110	D2
167	4,913	CLUSTER	E
168	4,700	CLUSTER	E
169	5,600	CLUSTER	E
170	4,700	CLUSTER	E
171	4,680	CLUSTER	E
172	4,680	CLUSTER	E
173	4,700	CLUSTER	E
174	5,600	CLUSTER	E
175	4,700	CLUSTER	E
176	4,680	CLUSTER	E
177	4,680	CLUSTER	E
178	4,700	CLUSTER	E
179	5,600	CLUSTER	E
180	4,700	CLUSTER	E

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
321	5,612	50	D1
322	5,629	50	D1
323	5,646	50	D1
324	6,798	60	D1
325	6,823	60	D1
326	5,705	50	D1
327	5,723	50	D1
328	5,740	50	D1
329	7,798	60	D1
330	7,684	60	D1
331	6,556	60	D1
332	6,600	60	D1
333	5,500	50	D1
334	5,500	50	D1
335	5,500	50	D1
336	5,500	50	D1
337	6,600	60	D1
338	6,600	60	D1
339	5,500	50	D1
340	6,600	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
21	7,868	70	C
22	6,600	60	D1
23	5,500	50	D1
24	5,500	50	D1
25	5,500	50	D1
26	7,614	60	D2
27	7,614	60	D2
28	5,500	50	D1
29	5,500	50	D1
30	5,503	50	D1
31	7,157	60	D1
32	9,908	70	C
33	7,616	60	D2
34	5,500	50	D1
35	5,500	50	D1
36	5,503	50	D1
37	14,497	60	D1
38	10,282	60	D1
39	6,600	60	D1
40	6,600	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
181	4,680	CLUSTER	E
182	4,680	CLUSTER	E
183	4,700	CLUSTER	E
184	5,600	CLUSTER	E
185	4,700	CLUSTER	E
186	4,680	CLUSTER	E
187	4,680	CLUSTER	E
188	4,700	CLUSTER	E
189	5,600	CLUSTER	E
190	4,700	CLUSTER	E
191	5,504	CLUSTER	E
192	8,494	70/110	D2
193	6,600	60	D1
194	5,500	50	D1
195	5,500	50	D1
196	6,600	60	D1
197	6,600	60	D1
198	7,700	70	C
199	7,010	60	D1
200	7,700	70	C

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
341	5,500	50	D1
342	5,500	50	D1
343	5,500	50	D1
344	6,600	60	D1
345	6,640	60	D1
346	8,446	70	D1
347	7,099	60	D1
348	5,735	50	D1
349	6,558	60	D1
350	5,598	50	D1
351	5,250	50	D1
352	5,250	50	D1
353	6,300	60	D1
354	6,300	60	D1
355	6,300	60	D1
356	7,350	70	C
357	7,350	70	C
358	7,350	70	C
359	7,350	70	C
360	7,693	70	C

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
41	6,600	60	D1
42	6,600	60	D1
43	5,500	50	D1
44	6,600	60	D1
45	7,920	70	C
46	4,680	CLUSTER	E
47	4,671	CLUSTER	E
48	4,230	CLUSTER	E
49	6,327	CLUSTER	E
50	5,544	CLUSTER	E
51	6,300	CLUSTER	E
52	4,230	CLUSTER	E
53	7,920	70	C
54	6,600	60	D1
55	6,600	60	D1
56	7,700	70	C
57	7,700	70	C
58	6,600	60	D1
59	6,600	60	D1
60	5,500	50	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
201	6,600	60	D1
202	6,600	60	D1
203	5,500	50	D1
204	5,500	50	D1
205	6,600	60	D1
206	8,494	70/110	D2
207	7,614	70/110	D2
208	5,500	50	D1
209	5,500	50	D1
210	6,600	60	D1
211	6,600	60	D1
212	5,500	50	D1
213	5,500	50	D1
214	6,600	60	D1
215	7,026	60	D1
216	9,224	70	C
217	6,599	60	D1
218	5,500	50	D1
219	5,500	50	D1
220	6,600	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
361	8,117	60	D1
362	9,761	70	C
363	6,351	60	D1
364	6,300	60	D1
365	7,350	70	C
366	7,350	70	C
367	7,350	70	C
368	6,300	60	D1
369	5,250	50	D1
370	5,250	50	D1
371	5,250	50	D1
372	9,316	70	C
373	6,319	60	D1
374	4,680	CLUSTER	E
375	4,990	CLUSTER	E
376	6,065	CLUSTER	E
377	4,990	CLUSTER	E
378	5,429	CLUSTER	E
379	5,148	CLUSTER	E
380	4,990	CLUSTER	E

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
61	5,500	50	D1
62	5,500	50	D1
63	7,614	60	D2
64	5,500	50	D1
65	5,500	50	D1
66	5,500	50	D1
67	6,600	60	D1
68	5,500	50	D1
69	5,500	50	D1
70	5,615	50	D1
71	5,500	50	D1
72	5,500	50	D1
73	6,600	60	D1
74	6,600	60	D1
75	5,500	50	D1
76	5,500	50	D1
77	6,608	60	D1
78	6,986	105	D2
79	6,930	105	D2
80	6,930	105	D2

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
221	6,600	60	D1
222	5,500	50	D1
223	5,500	50	D1
224	7,614	70/110	D2
225	7,700	70	C
226	7,700	70	C
227	6,600	60	D1
228	5,500	50	D1
229	5,500	50	D1
230	5,500	50	D1
231	7,470	60	D1
232	6,646	60	D1
233	6,762	60	D1
234	7,911	70	C
235	7,703	70	C
236	6,603	60	D1
237	5,503	50	D1
238	5,503	50	D1
239	5,504	50	D1
240	6,605	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
381	6,065	CLUSTER	E
382	4,990	CLUSTER	E
383	5,148	CLUSTER	E
384	5,039	CLUSTER	E
385	4,700	CLUSTER	E
386	5,600	CLUSTER	E
387	4,700	CLUSTER	E
388	5,293	CLUSTER	E
389	9,662	70	C
390	9,016	70	C
391	7,728	60	D1
392	7,728	60	D1
393	7,728	60	D1
394	8,916	70	C
395	10,193	70	C
396	7,465	60	D1
397	10,152	70	C
398	8,252	60	D1
399	5,250	50	D1
400	6,300	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
81	6,600	60	D1
82	7,700	70	C
83	7,700	70	C
84	6,600	60	D1
85	6,600	60	D1
86	7,614	60	D2
87	7,614	60	D2
88	6,600	60	D1
89	6,600	60	D1
90	7,700	70	C
91	7,700	70	C
92	6,600	60	D1
93	4,680	CLUSTER	E
94	4,230	CLUSTER	E
95	6,300	CLUSTER	E
96	4,230	CLUSTER	E
97	4,680	CLUSTER	E
98	4,680	CLUSTER	E
99	4,230	CLUSTER	E
100	6,300	CLUSTER	E

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
241	6,605	60	D1
242	7,614	70/110	D2
243	5,500	50	D1
244	5,500	50	D1
245	5,500	50	D1
246	6,600	60	D1
247	5,500	50	D1
248	5,500	50	D1
249	5,500	50	D1
250	6,600	60	D1
251	5,516	50	D1
252	6,795	50	D1
253	9,511	70	C
254	7,888	60	D1
255	7,139	60	D1
256	5,500	50	D1
257	5,500	50	D1
258	6,600	60	D1
259	5,500	50	D1
260	5,500	50	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
401	7,137	70	D1
402	11,500	70	C
403	9,118	60	D1
404	7,680	60	D1
405	8,436	60	D1
406	8,146	60	D2
407	9,059	70	C
408	6,347	60	D1
409	6,504	60	D1
410	9,751	70	C
411	8,339	60	D2
412	6,533	60	D2
413	9,847	70	C
414	6,359	60	D1
415	6,335	60	D1
416	9,848	70	C
417	6,518	60	D2
418	6,535	60	D2
419	9,812	70	C
420	6,349	60	D1

LOT AREA TABLE			
LOT #	AREA (SF)	WIDTH (LF)	LOT CATEGORY
101	4,230	CLUSTER	E
102	4,680	CLUSTER	E
103	4,671	CLUSTER	E
104	4,230	CLUSTER	E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°02'40"E	1240.03'
L2	N89°35'49"W	351.25'
L3	N00°24'11"E	108.14'
L4	S89°35'49"E	208.00'
L5	S89°35'49"E	208.00'
L6	N00°24'11"E	146.30'
L7	N00°24'11"E	310.00'
L8	N00°24'11"E	310.00'
L9	S89°35'49"E	214.00'
L10	N00°24'11"E	260.00'
L11	S89°35'49"E	422.00'
L12	N00°24'11"E	400.87'
L13	N00°24'11"E	259.90'
L14	N89°59'46"W	139.17'
L15	N00°24'11"E	358.80'
L16	S89°35'49"E	422.00'
L17	S23°44'46"W	94.82'
L18	S89°35'49"E	447.69'
L19	N00°24'11"E	260.00'
L20	S89°35'49"E	441.74'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S14°54'53"W	231.22'
L22	S89°35'49"E	496.44'
L23	N75°05'07"W	89.91'
L24	S89°35'49"E	457.80'
L25	S89°35'16"E	533.01'
L26	N00°24'44"E	260.00'
L27	S52°25'03"W	49.41'
L28	S08°55'20"W	195.38'
L29	N81°04'40"W	70.49'
L30	S89°35'16"E	651.28'
L31	N81°04'40"W	60.06'
L32	S89°35'16"E	655.85'
L33	S17°45'34"W	159.31'
L34	S89°35'16"E	690.05'
L35	N58°25'06"E	244.50'
L36	N58°25'06"E	213.00'
L37	S31°34'54"E	65.97'
L38	S58°25'06"W	31.53'
L39	S08°55'20"W	60.00'
L40	S81°04'40"E	38.00'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S10°24'40"E	24.13'
L42	S17°45'34"W	223.26'
L43	S72°14'26"E	38.00'
L44	S08°55'20"W	280.42'
L45	S33°21'30"W	81.19'
L46	S74°24'13"W	239.35'
L47	N15°35'47"W	57.94'
L48	S15°35'47"E	37.50'
L49	S71°56'50"W	145.23'
L50	N18°03'10"W	57.50'
L51	N18°03'10"W	16.32'
L52	S31°34'54"E	952.96'
L53	S58°25'06"W	924.00'
L54	N31°34'54"W	83.00'
L55	S31°34'54"E	57.00'
L56	N31°34'54"W	378.02'
L57	N60°12'11"E	85.04'
L58	N00°00'05"W	345.51'
L59	S31°34'54"E	841.29'
L60	N58°25'06"E	43.21'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S31°34'54"E	1062.64'
L62	N63°25'06"E	76.82'
L63	S31°34'54"E	820.06'
L64	N58°25'06"E	1170.73'
L65	N31°34'54"W	83.00'
L66	N31°34'54"W	61.50'
L67	N58°25'06"E	1863.01'
L68	N31°34'54"W	83.00'
L69	N58°25'06"E	61.50'
L70	N58°25'06"E	61.50'
L71	N63°25'06"E	57.22'
L72	S31°34'54"E	83.00'
L73	N31°34'54"W	1059.67'
L74	N60°12'11"E	101.24'
L75	S58°25'06"W	972.68'
L76	S58°25'06"W	814.88'
L77	S58°25'06"W	662.44'
L78	N31°34'54"W	57.00'
L79	S31°34'54"E	279.77'
L80	S31°34'54"E	650.87'

LINE TABLE		
LINE	BEARING	LENGTH
L81	N58°25'06"E	1459.65'
L82	S31°34'54"E	840.40'
L83	S31°34'54"E	164.71'
L84	S31°34'54"E	220.15'
L85	S71°56'50"W	263.24'
L86	S74°24'13"W	17.62'
L87	S17°45'34"W	38.92'
L88	S08°55'20"W	49.28'
L89	N00°24'44"E	260.00'
L90	S08°55'20"W	261.12'
L91	S14°54'53"W	72.53'
L92	N00°24'11"E	260.00'
L93	N00°24'11"E	260.00'
L94	S75°05'07"E	50.00'
L95	N70°43'12"W	25.06'
L96	S89°35'49"E	260.00'
L97	S89°35'49"E	260.00'
L98	S89°35'49"E	260.00'
L99	S89°35'49"E	260.00'
L100	N00°24'11"E	310.00'

LINE TABLE		
LINE	BEARING	LENGTH
L101	N00°24'11"E	201.86'
L102	N00°24'11"E	260.00'
L103	S89°35'49"E	260.00'
L104	S89°35'49"E	728.00'
L105	N00°24'11"E	358.80'
L106	N58°25'06"E	340.26'
L108	N00°24'44"E	260.00'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
GOLF TRACT A	GOLF TRACT	517978	11.891
GOLF TRACT B	GOLF TRACT	282215	6.479
GOLF TRACT C	GOLF TRACT	225387	5.174
GOLF TRACT D	GOLF TRACT	793957	18.227
GOLF TRACT E	GOLF TRACT	738577	16.955
GOLF TRACT F	GOLF TRACT	82939	1.904
GOLF TRACT G	GOLF TRACT	859627	19.734
GOLF TRACT H	GOLF TRACT	395733	9.085
TRACT A	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3840	0.088
TRACT A1	LANDSCAPE, OPEN SPACE	501217	11.506
TRACT AAA	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3360	0.077
TRACT B	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENTS	3838	0.088
TRACT BB	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT BBB	LANDSCAPE, OPEN SPACE, WATER EASEMENT (WHERE SHOWN)	28212	0.648
TRACT C	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT (WHERE SHOWN)	58902	1.352
TRACT C1	LANDSCAPE, OPEN SPACE	38195	0.877
TRACT CC	LANDSCAPE, OPEN SPACE	45017	1.033
TRACT CCC	HOA MAINTENANCE YARD	24079	0.553
TRACT D	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3377	0.078
TRACT DD	LANDSCAPE, OPEN SPACE, SEWER EASEMENT (WHERE SHOWN)	25701	0.590

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT DDD	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3868	0.089
TRACT E	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3360	0.077
TRACT EE	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3360	0.077
TRACT EEE	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	4279	0.098
TRACT F	PROPOSED WELL SITE	21941	0.504
TRACT FF	LANDSCAPE, OPEN SPACE	21527	0.494
TRACT G	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT GG	LANDSCAPE, OPEN SPACE	10612	0.244
TRACT GGG	LANDSCAPE, OPEN SPACE	10732	0.246
TRACT H	LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT (WHERE SHOWN)	114900	2.638
TRACT HH	LANDSCAPE, OPEN SPACE	8950	0.205
TRACT HHH	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3361	0.077
TRACT I	LANDSCAPE, OPEN SPACE	10349	0.238
TRACT II	HOA REC CENTER	378549	8.690
TRACT III	LANDSCAPE, OPEN SPACE	5356	0.123
TRACT J	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3504	0.080
TRACT JJ	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3840	0.088
TRACT JJJ	PROPOSED WELL SITE	22664	0.520
TRACT K	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3422	0.079
TRACT L	LANDSCAPE, OPEN SPACE	2334	0.054

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT LL	LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT (WHERE SHOWN)	362954	8.332
TRACT LLL	LANDSCAPE, OPEN SPACE, WATER & MWD EASEMENTS (WHERE SHOWN)	71628	1.644
TRACT M	LANDSCAPE, OPEN SPACE	2046	0.047
TRACT MM	LANDSCAPE, OPEN SPACE, WATER, SEWER, MWD EASEMENTS (WHERE SHOWN)	169585	3.893
TRACT MMM	LANDSCAPE, OPEN SPACE	6888	0.158
TRACT N	LANDSCAPE, OPEN SPACE	13165	0.302
TRACT NN	LANDSCAPE, OPEN SPACE, SEWER & MWD EASEMENTS (WHERE SHOWN)	135661	3.114
TRACT NNN	LANDSCAPE, OPEN SPACE	3034	0.070
TRACT O	LANDSCAPE, OPEN SPACE	8243	0.189
TRACT OO	LANDSCAPE, OPEN SPACE, WATER & MWD EASEMENTS (WHERE SHOWN)	36492	0.838
TRACT OOO	LANDSCAPE, OPEN SPACE, RETENTION BASIN	24149	0.554
TRACT P	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT PP	LANDSCAPE, OPEN SPACE, WATER & MWD EASEMENTS (WHERE SHOWN)	102120	2.344
TRACT PPP	PROPOSED WELL SITE	22500	0.517
TRACT Q	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3360	0.077
TRACT QQ	LANDSCAPE, OPEN SPACE, MWD EASEMENT (WHERE SHOWN)	72504	1.664
TRACT QQQ	LANDSCAPE, OPEN SPACE	13264	0.305
TRACT R	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT RR	LANDSCAPE, OPEN SPACE, WATER AND MWD EASEMENTS (WHERE SHOWN)	16242	0.373
TRACT RRR	LANDSCAPE, OPEN SPACE	1823	0.042

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT S	LANDSCAPE, OPEN SPACE	1463	0.034
TRACT SS	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT	74259	1.705
TRACT SSS	LANDSCAPE, OPEN SPACE	12113	0.278
TRACT T	LANDSCAPE, OPEN SPACE	33774	0.775
TRACT TT	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT	85019	1.952
TRACT TTT	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3600	0.083
TRACT U	LANDSCAPE, OPEN SPACE, WATER EASEMENT (WHERE SHOWN)	41806	0.960
TRACT UU	LANDSCAPE, OPEN SPACE, WATER EASEMENT	42263	0.970
TRACT UUU	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT (WHERE SHOWN)	2108637	48.408
TRACT V	LANDSCAPE, OPEN SPACE	11360	0.261
TRACT VV	LANDSCAPE, OPEN SPACE, WATER, SEWER, & MWD EASEMENTS (WHERE SHOWN)	78364	1.799
TRACT VVV	LANDSCAPE, OPEN SPACE, MWD & SEWER EASEMENTS (WHERE SHOWN)	903903	20.751
TRACT W	GOLF CLUB HOUSE	430156	9.875
TRACT WW	LANDSCAPE, OPEN SPACE, MWD EASEMENT	52067	1.195
TRACT WWW	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT (WHERE SHOWN)	994018	22.820
TRACT X	PRIVATE DRIVE, SEWER, WATER, & UTILITY EASEMENT	3838	0.088
TRACT XX	LANDSCAPE, OPEN SPACE, MWD EASEMENT (WHERE SHOWN)	54687	1.255
TRACT XXX	LANDSCAPE, OPEN SPACE, RETENTION BASIN, MWD & APS EASEMENTS (WHERE SHOWN)	514380	11.809
TRACT Y	GOLF MAINTENANCE YARD	47551	1.092
TRACT YY	LANDSCAPE, OPEN SPACE	2334	0.054

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT YYY	LANDSCAPE, OPEN SPACE	839848	19.280
TRACT Z	LANDSCAPE, OPEN SPACE	3663	0.084
TRACT ZZ	LANDSCAPE, OPEN SPACE, WATER & MWD EASEMENTS	56743	1.303
TRACT ZZZ	LANDSCAPE, OPEN SPACE	260382	5.978
WELL A	EXISTING WELL SITE	1498	0.034
WELL B	EXISTING WELL SITE	2500	0.057
WELL C	EXISTING WELL SITE	1500	0.034

PROPOSED R/W TABLE			
NAME	ROAD	AREA (SF)	AREA (AC)
RW1	E. CACTUS ROAD	378454	8.688
RW2	N. COTTON LN	186388	4.279
RW3	W. PEORIA AVE	319745	7.340

PRIVATE STREET TRACT TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT 1A	PRIVATE ROADWAY TRACT. WATER & SEWER EASEMENT	1483518	34.057
TRACT PS1A	PRIVATE ROADWAY TRACT. WATER & SEWER EASEMENT	628754	14.434
TRACT PS1B	PRIVATE ROADWAY TRACT. WATER & SEWER EASEMENT	189155	4.342
TRACT PS2	PRIVATE ROADWAY TRACT. WATER & SEWER EASEMENT	9564	0.220

PAD TABLE		
TRACT	AREA (SF)	AREA (AC)
PAD C	553957	12.717
PAD E	822471	18.881
PAD F	1028824	23.619
PAD G	820537	18.837
PAD H	479678	11.012
PAD I	842889	19.350
PAD J	552702	12.688
PAD K	1751489	40.209
PAD L	1270208	29.160
PAD M	1505815	34.569
PAD N	2053306	47.137
PAD O	740775	17.006
PAD P	774484	17.780
PAD Q	1729890	39.713
PAD R	467655	10.736

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
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Data Tables & Lot Diagrams

Project:

Revisions:

Call us 48 hours prior the working days before you begin excavation.

State of Arizona
Bureau of Land Management
Maricopa County (802063-1100)

Designer: JMR
Drawn by: JD/JK

Job No.
I6-339

DT03

Sheet No.
40
of **41**

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	311.20'	435.00'	40°59'24"	162.60'	304.61'	N36°35'42"W
C5	26.40'	122.00'	12°23'53"	13.25'	26.35'	N81°20'01"E
C6	5.52'	680.00'	0°27'53"	2.76'	5.52'	S75°56'52"E
C7	81.17'	65.50'	70°59'58"	46.72'	76.07'	N31°25'04"E
C11	2.93'	280.00'	0°35'56"	1.46'	2.93'	N34°21'24"E
C12	334.27'	180.00'	106°24'06"	240.62'	288.27'	S00°59'50"E
C13	80.91'	122.00'	38°00'01"	42.01'	79.44'	S87°26'00"E
C14	39.21'	272.00'	8°15'34"	19.64'	39.18'	N69°26'12"E
C15	331.38'	441.00'	43°03'14"	173.95'	323.64'	S39°09'54"W
C18	72.26'	180.00'	23°00'03"	36.62'	71.77'	S54°08'40"E
C20	81.66'	435.00'	10°45'19"	40.95'	81.54'	S26°55'18"W
C21	391.02'	180.00'	124°27'53"	341.87'	318.54'	N62°59'52"W
C22	85.78'	247.00'	19°53'51"	43.32'	85.35'	S41°08'36"W
C23	121.42'	170.00'	40°55'25"	63.43'	118.86'	S01°59'19"W
C24	174.04'	328.00'	30°24'04"	89.12'	172.00'	N18°16'41"E
C25	32.63'	20.00'	93°28'29"	21.25'	29.13'	S28°58'41"E
C28	99.15'	180.18'	31°31'43"	50.86'	97.90'	N65°01'11"E
C31	91.44'	180.00'	29°06'28"	46.73'	90.46'	N83°28'29"W
C32	303.99'	180.00'	96°45'46"	202.61'	269.13'	S33°35'24"W
C35	83.04'	65.50'	72°38'08"	48.15'	77.59'	N05°34'14"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C164	60.56'	420.00'	8°15'39"	30.33'	60.50'	S83°39'56"E
C165	13.20'	420.00'	1°48'03"	6.60'	13.20'	S88°41'47"E
C166	31.42'	20.00'	90°00'00"	20.00'	28.28'	S59°54'53"W
C167	238.88'	160.00'	85°32'28"	148.01'	217.30'	S27°51'22"E
C169	52.95'	160.00'	18°57'41"	26.72'	52.71'	S80°06'26"E
C170	26.40'	50.00'	30°15'23"	13.52'	26.10'	N14°42'58"W
C171	26.18'	50.00'	29°59'55"	13.40'	25.88'	N44°50'37"W
C172	25.96'	50.00'	29°44'42"	13.28'	25.67'	N74°42'56"W
C173	29.97'	50.00'	34°20'24"	15.45'	29.52'	N73°14'32"E
C174	43.56'	50.00'	49°55'15"	23.27'	42.20'	N31°06'42"E
C175	57.28'	720.00'	4°33'30"	28.86'	57.27'	S77°37'07"E
C176	60.02'	720.00'	4°46'34"	30.03'	60.00'	S82°17'09"E
C177	60.01'	720.00'	4°46'33"	30.02'	60.00'	S87°03'42"E
C178	27.60'	20.00'	79°03'57"	16.51'	25.46'	S57°17'32"W
C179	43.19'	280.00'	8°50'14"	21.64'	43.14'	N13°20'27"E
C181	79.63'	160.00'	28°30'50"	40.66'	78.81'	S36°21'57"W
C182	36.82'	160.00'	13°11'12"	18.49'	36.74'	S15°30'56"W
C184	71.79'	200.00'	20°33'58"	36.29'	71.40'	S03°31'52"W
C187	31.42'	20.00'	90°00'00"	20.00'	28.28'	N13°25'06"E
C188	52.92'	120.00'	25°15'58"	26.90'	52.49'	S18°56'55"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C308	42.70'	520.00'	4°42'18"	21.36'	42.69'	S87°14'07"E
C309	31.42'	20.00'	90°00'00"	20.00'	28.28'	S53°55'20"W
C310	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C311	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C312	9.27'	170.00'	3°07'28"	4.64'	9.27'	S76°38'51"E
C313	33.79'	170.00'	11°23'13"	16.95'	33.73'	S83°54'12"E
C314	31.42'	20.00'	90°00'00"	20.00'	28.28'	S59°54'53"W
C315	31.42'	20.00'	90°00'00"	20.00'	28.28'	S30°05'07"E
C316	84.04'	380.00'	12°40'18"	42.19'	83.87'	S81°25'17"E
C318	31.42'	20.00'	90°00'00"	20.00'	28.28'	S30°05'07"E
C322	34.83'	170.00'	11°44'18"	17.48'	34.77'	S81°37'03"E
C323	31.18'	20.00'	89°20'13"	19.77'	28.12'	S59°34'59"W
C325	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C326	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C331	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C332	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°24'11"W
C333	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C334	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C335	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C336	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°24'11"W

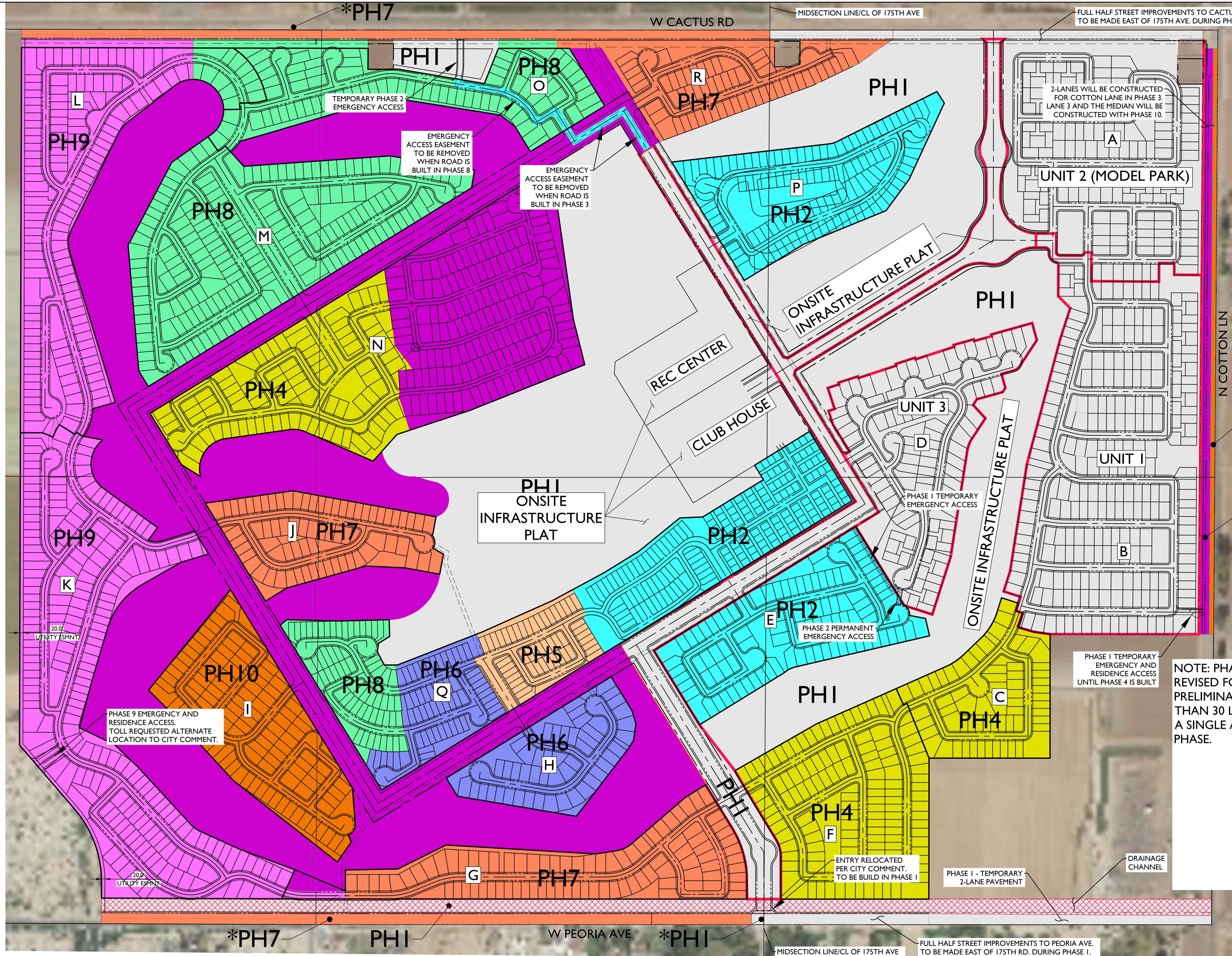
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C36	33.33'	285.00'	6°42'05"	16.69'	33.31'	N51°25'09"E
C37	83.31'	333.00'	14°20'01"	41.87'	83.09'	N40°54'06"E
C40	174.47'	180.00'	55°32'07"	94.77'	167.72'	N27°00'08"E
C41	49.36'	320.00'	8°50'14"	24.73'	49.31'	N13°20'27"E
C42	31.42'	20.00'	90°00'00"	20.00'	28.28'	S53°55'20"W
C43	43.27'	143.46'	17°16'55"	21.80'	43.11'	N87°57'02"W
C44	61.16'	50.00'	70°05'08"	35.07'	57.42'	N54°33'15"W
C45	20.58'	50.00'	23°34'41"	10.44'	20.43'	N78°36'51"E
C46	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C47	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C48	13.35'	20.00'	38°15'05"	6.94'	13.11'	N13°20'45"E
C49	51.21'	180.00'	16°18'04"	25.78'	51.04'	N72°31'41"E
C58	22.96'	170.00'	7°44'17"	11.50'	22.94'	S59°39'19"W
C59	130.52'	375.00'	19°56'31"	65.93'	129.86'	N56°10'46"E
C60	186.20'	375.00'	28°26'57"	95.06'	184.29'	N31°59'02"E
C61	31.42'	20.00'	90°00'00"	20.00'	28.28'	S45°24'11"W
C62	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C63	47.95'	520.00'	5°17'02"	23.99'	47.94'	N20°24'05"E
C64	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C65	72.82'	65.50'	63°41'43"	40.69'	69.12'	N28°20'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C189	52.92'	120.00'	25°15'58"	26.90'	52.49'	S18°56'55"E
C190	17.99'	20.00'	51°31'34"	9.65'	17.39'	N28°40'59"W
C191	11.91'	157.50'	4°19'53"	5.96'	11.90'	S20°13'06"E
C192	50.29'	157.50'	18°17'36"	25.36'	50.07'	S31°31'51"E
C193	37.85'	157.50'	13°46'08"	19.02'	37.76'	S47°33'42"E
C194	23.11'	58.00'	22°49'33"	11.71'	22.95'	N29°27'56"W
C195	29.74'	58.00'	29°22'29"	15.20'	29.41'	N55°33'57"W
C196	38.21'	58.00'	37°44'48"	19.83'	37.52'	N89°07'36"W
C197	38.21'	58.00'	37°44'48"	19.83'	37.52'	S53°07'36"W
C198	29.84'	58.00'	29°28'49"	15.26'	29.51'	S19°30'47"W
C199	23.11'	58.00'	22°49'33"	11.71'	22.95'	S06°38'24"E
C200	33.39'	20.00'	95°38'32"	22.07'	29.64'	S65°52'26"E
C201	11.82'	120.00'	5°38'32"	5.91'	11.81'	S69°07'34"W
C202	31.42'	20.00'	90°00'00"	20.00'	28.28'	N26°56'50"E
C203	23.11'	58.00'	22°49'33"	11.71'	22.95'	N29°27'56"W
C204	29.74'	58.00'	29°22'29"	15.20'	29.41'	N55°33'57"W
C205	38.26'	58.00'	37°47'58"	19.86'	37.57'	N89°09'11"W
C206	38.16'	58.00'	37°41'39"	19.80'	37.47'	S53°06'01"W
C207	29.84'	58.00'	29°28'49"	15.26'	29.51'	S19°30'47"W
C208	23.11'	58.00'	22°49'33"	11.71'	22.95'	S06°38'24"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C337	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°35'49"E
C338	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C339	157.78'	100.00'	90°23'57"	100.70'	141.91'	N44°47'47"W
C340	31.28'	20.00'	89°36'03"	19.86'	28.19'	S45°12'13"W
C341	30.60'	50.00'	35°03'48"	15.80'	30.12'	N72°52'17"E
C342	37.90'	50.00'	43°25'54"	19.91'	37.00'	N33°37'26"E
C343	10.04'	50.00'	11°30'17"	5.04'	10.02'	N06°09'20"E
C344	10.47'	20.00'	30°00'00"	5.36'	10.35'	S75°24'11"W
C347	10.47'	20.00'	30°00'00"	5.36'	10.35'	S74°35'49"E
C348	31.42'	20.00'	90°00'00"	20.00'	28.28'	N45°24'11"E
C351	23.19'	20.00'	66°25'19"	13.09'	21.91'	N33°36'51"E
C353	24.93'	88.00'	16°13'47"	12.55'	24.84'	S64°07'33"E
C354	189.33'	120.00'	90°23'57"	120.84'	170.37'	N44°47'47"W
C355	61.90'	150.00'	23°38'44"	31.40'	61.47'	S11°25'11"E
C356	180.42'	220.00'	46°59'19"	95.63'	175.41'	N00°15'07"E
C357	73.99'	480.00'	8°49'54"	37.07'	73.91'	S19°19'50"W
C358	49.42'	150.00'	18°52'36"	24.94'	49.20'	S80°09'30"E
C359	37.99'	150.00'	14°30'41"	19.10'	37.89'	S82°20'28"E
C360	101.31'	400.00'	14°30'41"	50.93'	101.04'	S82°20'28"E
C361	328.30'	180.00'	104°30'09"	232.48'	284.65'	S37°20'12"E

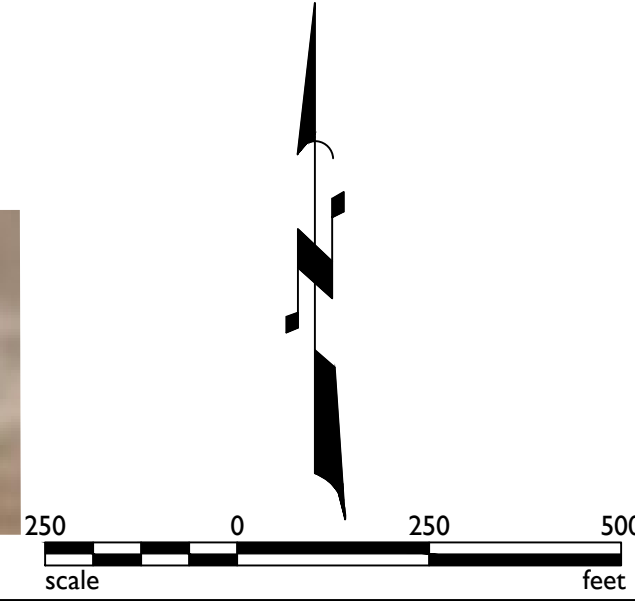
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C66	52.50'	180.00'	16°42'42"	26.44'	52.32'	S68°35'04"W
C67	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°35'49"W
C68	141.98'	559.50'	14°32'23"	71.37'	141.60'	N07°18'51"E
C69	42.73'	559.50'	4°22'32"	21.37'	42.72'	N16°46'19"E
C70	63.06'	190.50'	18°58'03"	31.82'	62.78'	S09°28'33"W
C71	69.77'	110.50'	36°10'28"	36.09'	68.61'	S18°05'43"E
C72	62.60'	99.00'	36°13'37"	32.38'	61.56'	N18°04'08"W
C73	65.97'	69.00'	54°46'36"	35.75'	63.48'	N27°25'59"E
C74	173.61'	172.00'	57°49'51"	95.01'	166.33'	S25°54'21"W
C75	25.19'	23.50'	61°25'41"	13.96'	24.01'	N27°42'16"E
C82	469.22'	600.00'	41°02'42"	245.19'	459.25'	N20°10'03"W
C83	34.53'	520.00'	3°48'18"	17.27'	34.53'	S82°58'49"E
C84	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°24'11"E
C86	194.12'	588.00'	18°54'54"	97.95'	193.24'	S09°30'07"W
C87	106.96'	162.00'	37°49'49"	55.51'	105.03'	N00°02'40"E
C88	194.12'	588.00'	18°54'54"	97.95'	193.24'	S09°24'47"E
C89	184.71'	559.50'	18°54'54"	93.20'	183.87'	S09°24'47"E
C90	125.78'	190.50'	37°49'49"	65.28'	123.51'	N00°02'40"E
C91	184.71'	559.50'	18°54'54"	93.20'	183.87'	S09°30'07"W
C92	25.19'	23.50'	61°25'41"	13.96'	24.01'	S30°40'10"E

CURVE TABLE



- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8
- PHASE 9
- PHASE 10

NOTE: PHASING EXHIBIT WILL BE REVISED FOR EACH SUBSEQUENT PRELIMINARY PLAT. NO MORE THAN 30 LOTS CAN BE SERVED BY A SINGLE ACCESS IN ANY GIVEN PHASE.



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Toll at Prasada
Surprise, AZ

Revisions:

No.	Description	By	Date

Designer: JPS
Drawn by: GAM

Job No.
16-339

Sheet No.
1 of 1

Prasada - Cactus Road Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.

PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.

ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN 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.

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, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

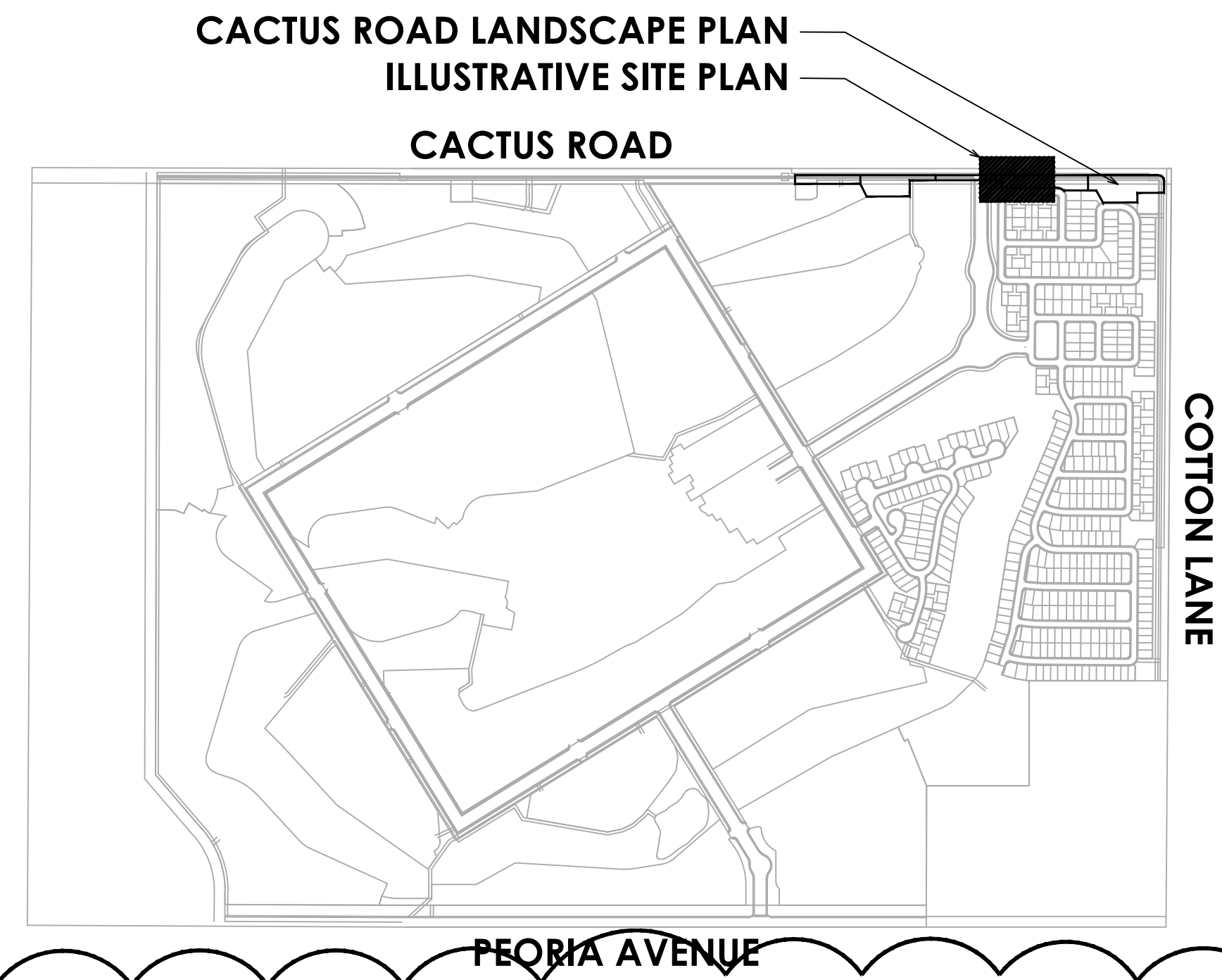
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



CONSULTANT TEAM

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 EAST STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS
COVER SHEET L0.0
LANDSCAPE PLANS L3.1-L3.3

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



PRASADA
Cactus Road
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

revisions:
01.19.2018 City Comments

project #:
TOL 154
scale:
-
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REVIEW
drawn by:
TEAM
date:
01.19.2018
drawing:
Cover Sheet

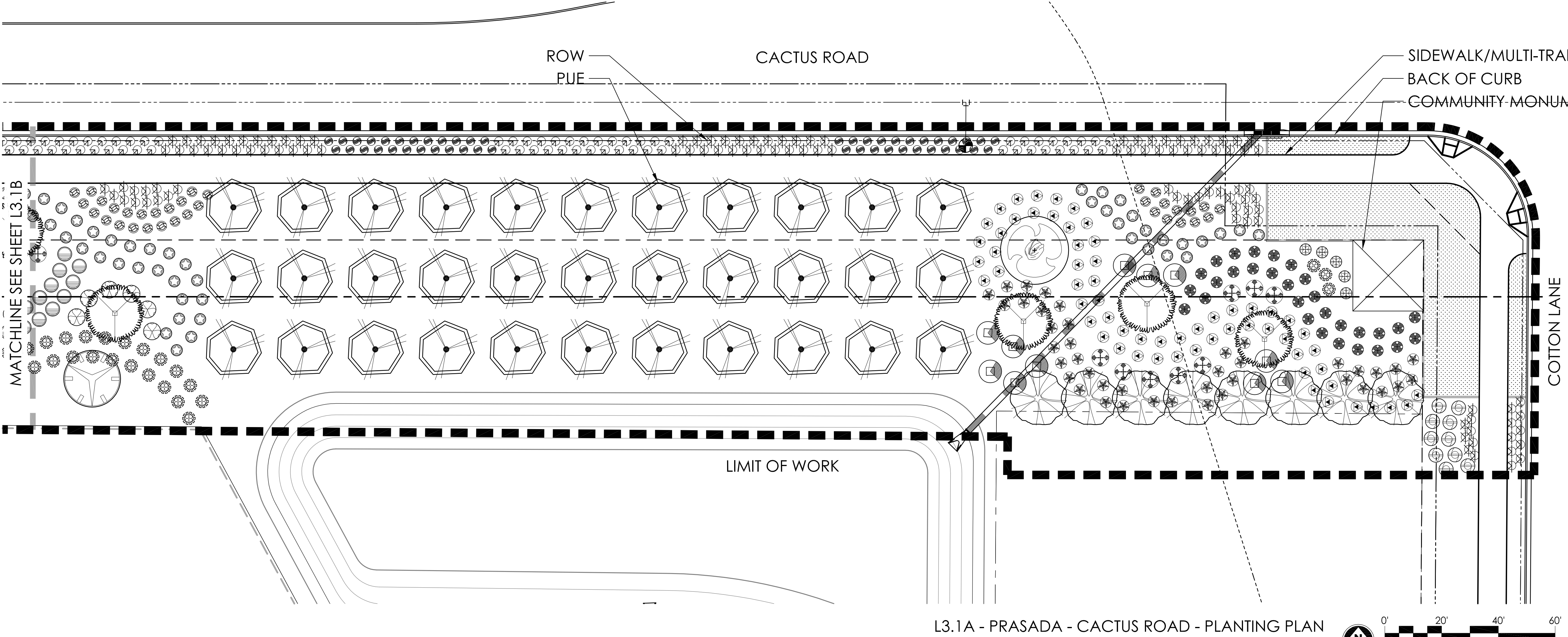
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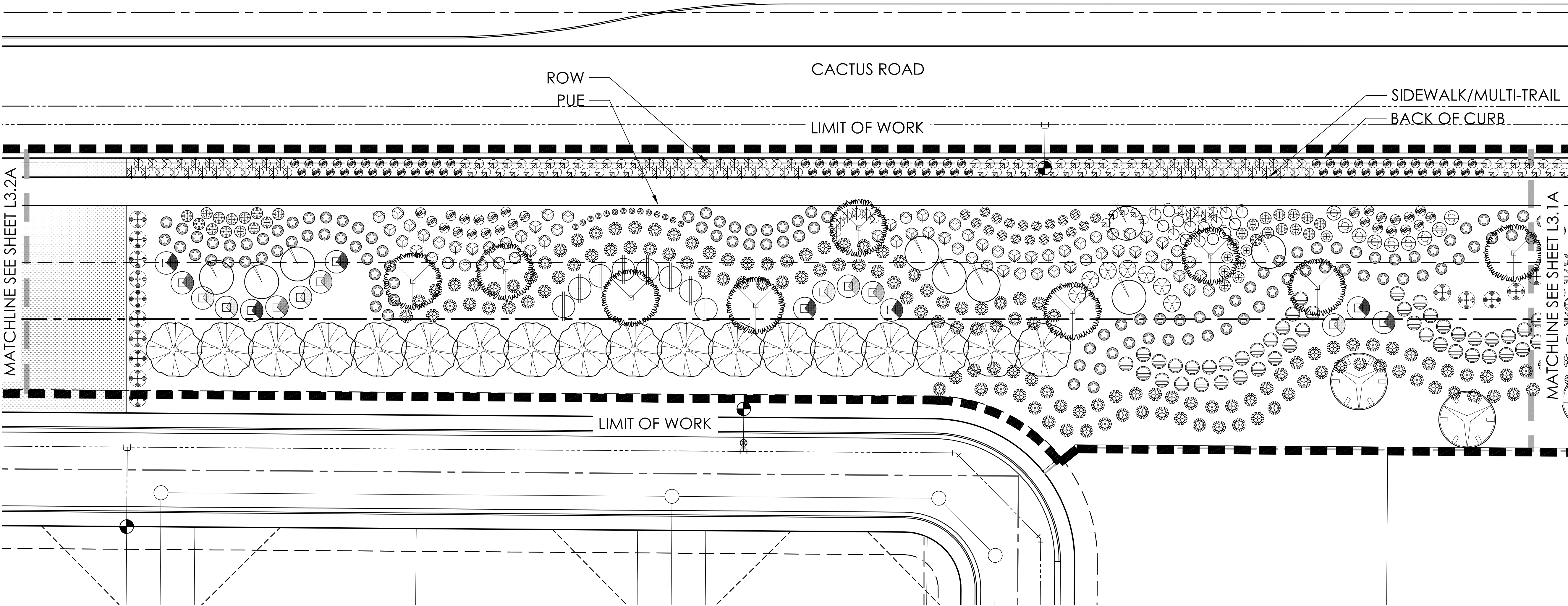


CACTUS ROAD ILLUSTRATIVE LANDSCAPE PLAN





L3.1A - PRASADA - CACTUS ROAD - PLANTING PLAN



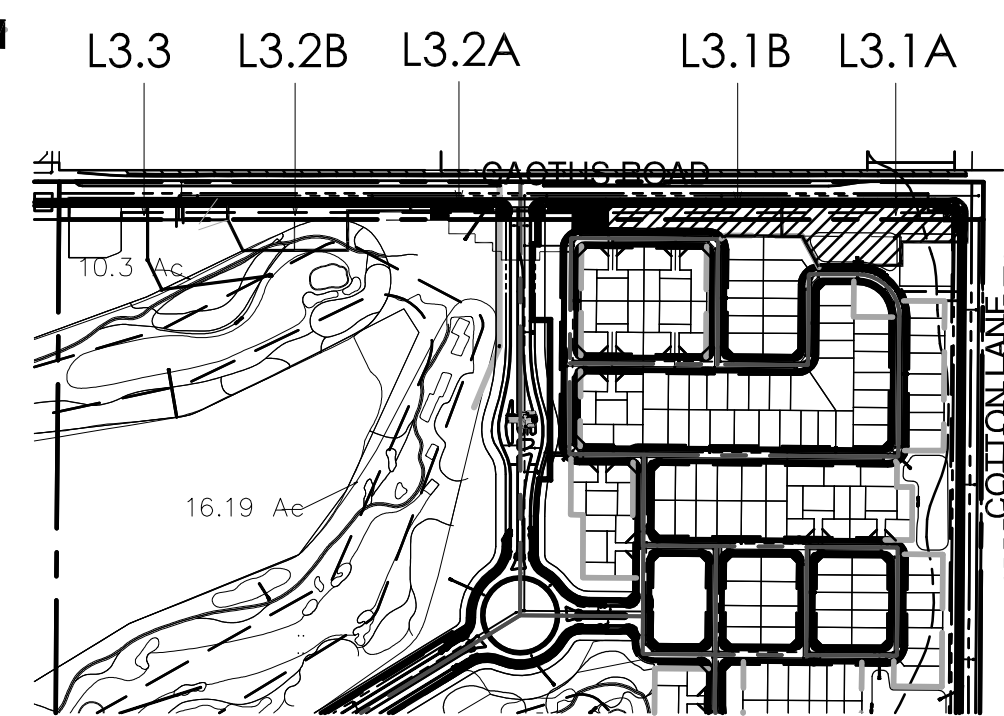
L3.1B - PRASADA - CACTUS ROAD - PLANTING PLAN

PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	19	
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	121	
	<i>Pistacia x 'Red Push'</i> Red Push Patache	24" Box Min.	7	
	<i>Prosopis velutina</i> Native Mesquite	24" Box Min.	6	
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	26	
	<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box Min.	9	
Shrubs				
	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	102	
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	19	
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	33	
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	8	
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	13	
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	10	
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	76	
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	188	
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.	10	
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.	150	
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	5 gal.	14	
	<i>Salvia greggii</i> Autumn Sage	5 gal.	64	
	<i>Tecoma stans</i> Yellow Bell	5 gal.	62	

Groundcovers				
	<i>Chrysactinia mexicana</i> Dianella	1 gal.	326	
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	167	
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	126	
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	42	
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	210	
Accents Cactus				
	<i>Diets vegeta</i> Fornight Lily	5 gal.	32	
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	32	
	<i>Hesperaloe parviflora</i> -red Red Yucca	5 gal.	106	
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	81	
	<i>Muhlenbergia rigens</i> Deer Grass	5 gal.	159	

INERTS	
Sym.	Description
	TURF.
	DECOMPOSED GRANITE.

- NOTES:
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
 - ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
 - LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
 - ALL SHRUBS TO BE PLANTED 3'-0" MIN. AWAY FROM EXISTING OR FUTURE WALKS.
 - ALL TREES TO BE PLANTED 5'-0" MIN. AWAY FROM EXISTING OR FUTURE WALKS.
 - WHERE POSSIBLE, ALL TREES & SHRUBS TO BE PLANTED 2'-0" MIN. AWAY FROM WALKS & CURBS.
 - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.



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



PRASADA
Cactus Road
Pre-Plant Landscape Plans
SURPRISE, ARIZONA

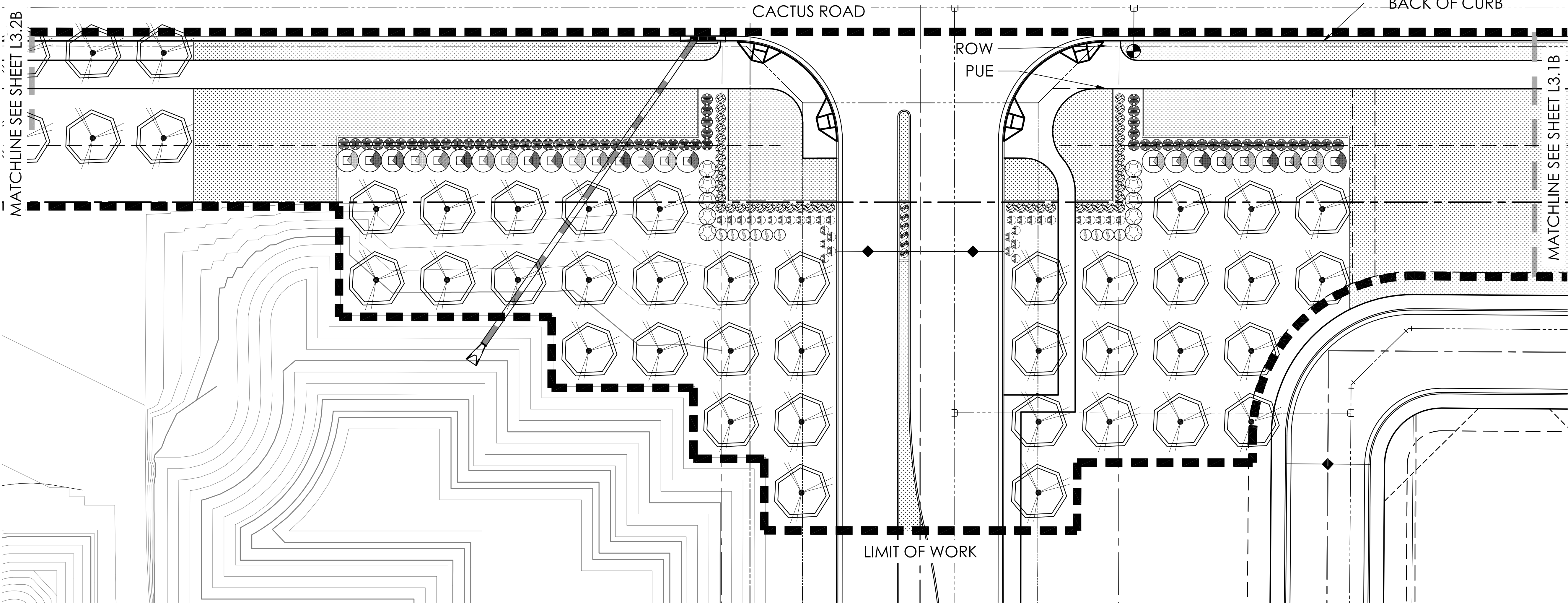
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

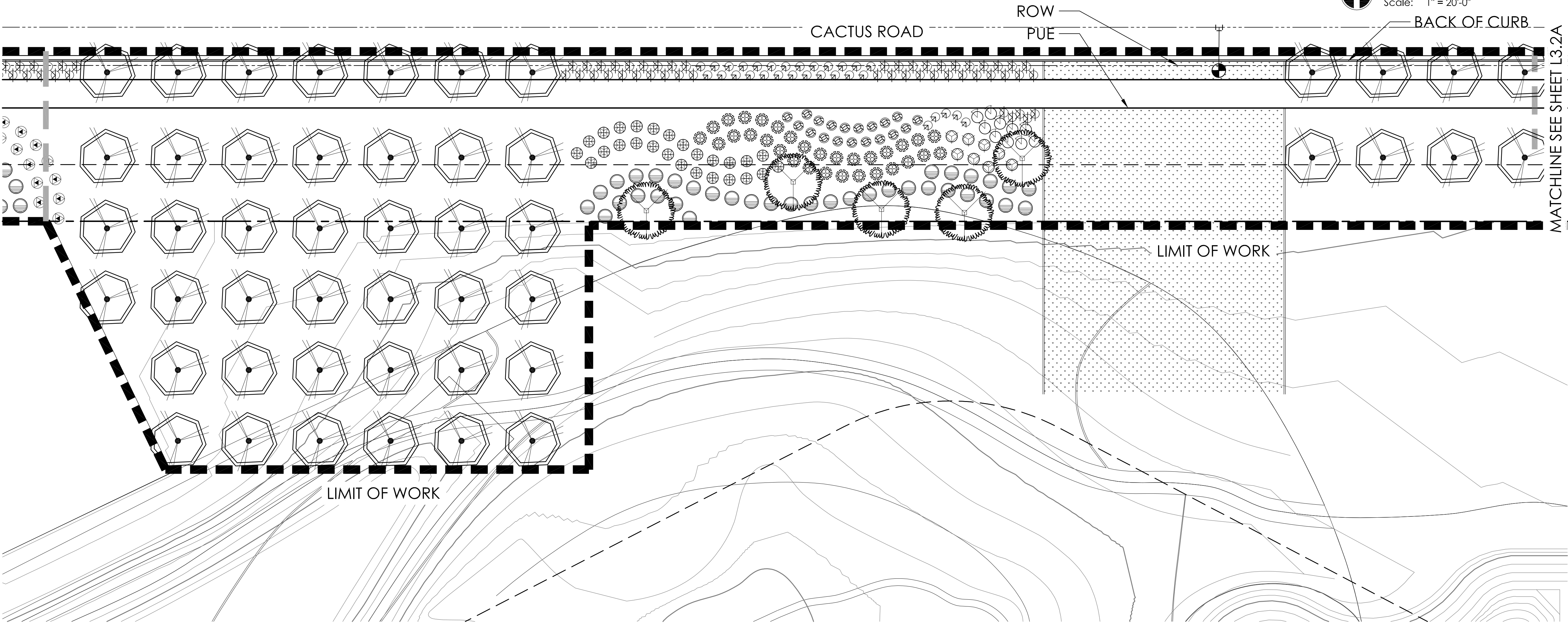
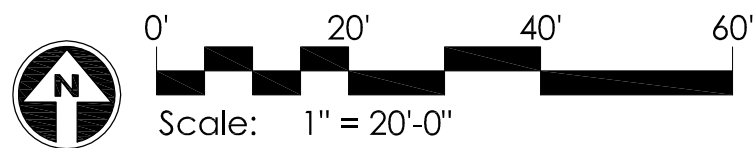
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drawn by:
TEAM
date:
01.19.2018
drawing:
Planting Plan

sheet #
L3.1
2 of 4

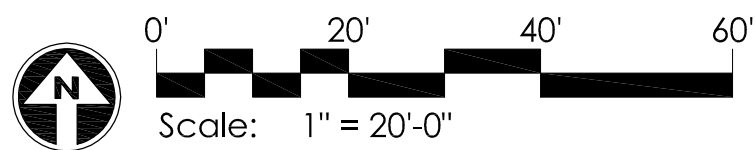
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L3.2A - PRASADA - CACTUS ROAD - PLANTING PLAN



L3.2B - PRASADA - CACTUS ROAD - PLANTING PLAN



PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	19	
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	121	
	<i>Pistacia</i> s. 'Red Push' Red Push Pistoche	24" Box Min.	7	
	<i>Prosopis velutina</i> Native Mesquite	24" Box Min.	6	
	<i>Quercus virginiana</i> Southern Live Oak	24" Box Min.	26	
	<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box Min.	9	

Shrubs

	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	102	
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	19	
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	33	
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	8	
	<i>Erenophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	13	
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	10	
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	76	
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	188	
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.	10	
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.	150	
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	5 gal.	14	
	<i>Salvia greggii</i> Autumn Sage	5 gal.	64	
	<i>Tecoma stans</i> Yellow Bell	5 gal.	62	

Groundcovers

	<i>Chrysactinia mexicana</i> Dianlanta	1 gal.	326	
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	167	
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	126	
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	42	
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	210	

Accents Cactus

	<i>Dietes vegeta</i> Fortnight Lily	5 gal.	32	
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	32	
	<i>Hesperaloe parviflora</i> -red Red Yucca	5 gal.	106	
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	81	
	<i>Muhlenbergia rigens</i> Deer Grass	5 gal.	159	

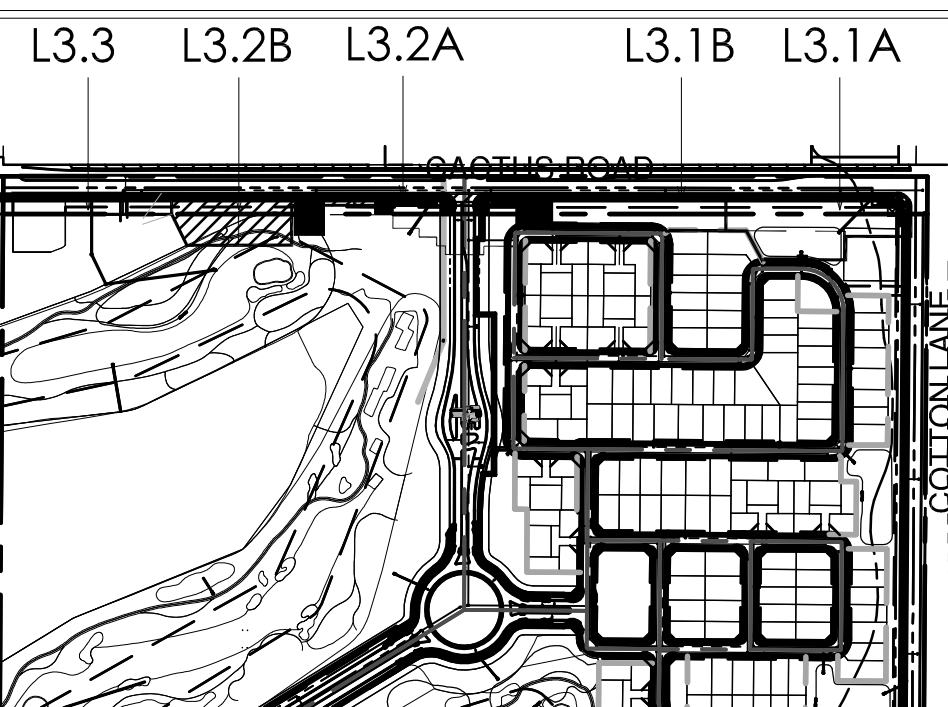
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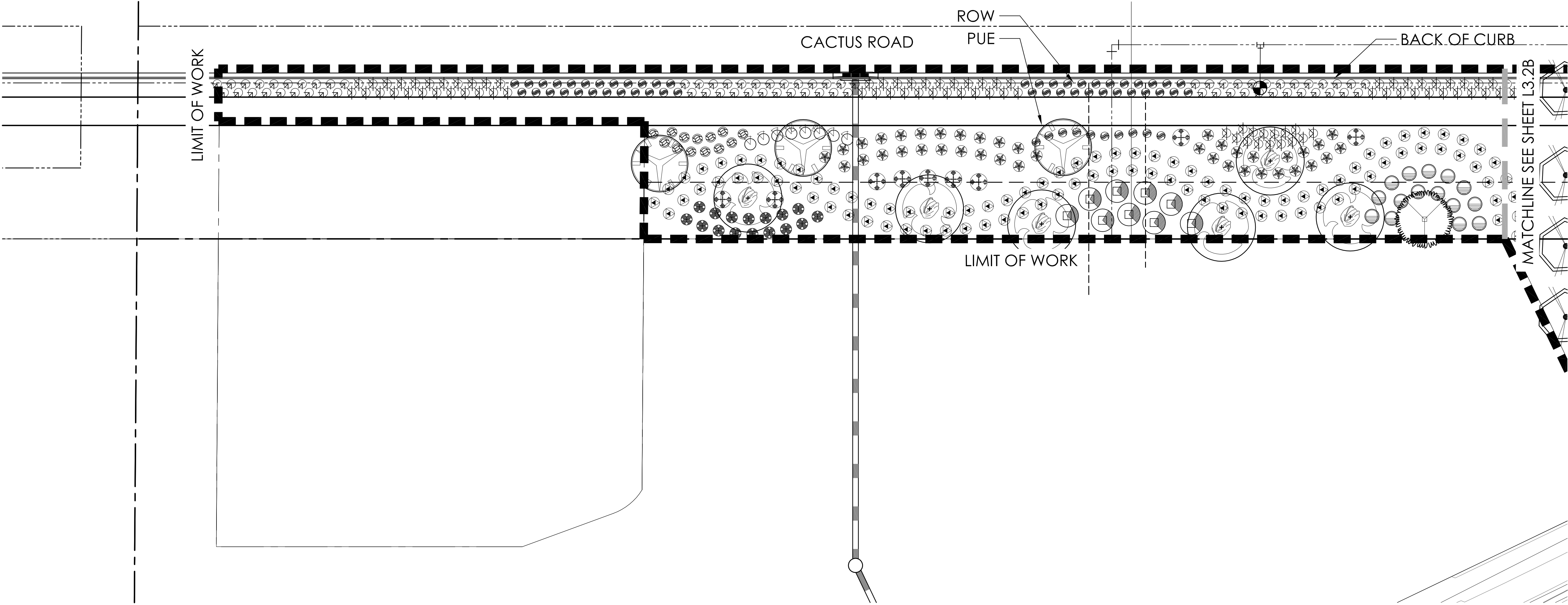
Sym.	Description
	TURF.
	DECOMPOSED GRANITE.

NOTES:

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- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

KEY MAP - SCALE : NTS





L3.3 - PRASADA - CACTUS ROAD - PLANTING PLAN

PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Fraxinus velutina</i> Arizona Ash	24" Box Min.	19	
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" Box Min.	121	
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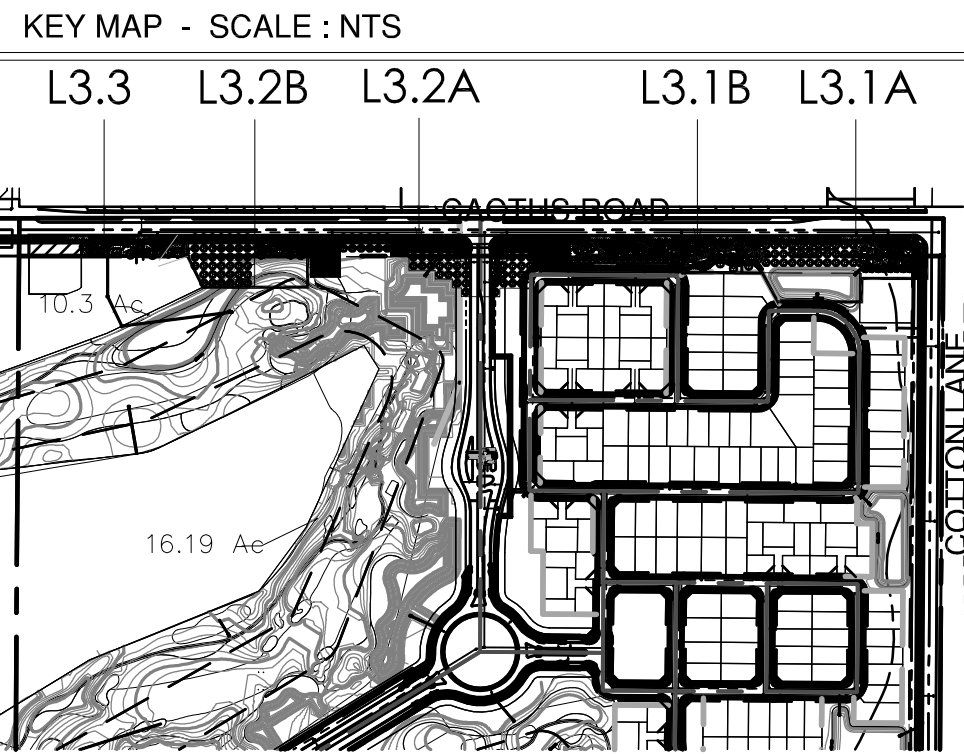
Shrubs				
	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	102	
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	19	
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	33	
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	8	
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	13	
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	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.	10	
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.	150	
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	5 gal.	14	
	<i>Salvia greggii</i> Autumn Sage	5 gal.	64	
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INERTS	
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GREY PICKETT

landscape architecture community design

7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f

PRASADA

Cactus Road

Pre-Plant Landscape Plans

SURPRISE, ARIZONA

Toll Brothers

AMERICA'S LUXURY HOME BUILDER

revisions:

01.19.2018 City Comments

project #:

TOL 154

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1" = 20'-0"

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REVIEW

drawn by:

TEAM

date:

01.19.2018

drawing:

Planting Plan

sheet #

L3.3

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Prasada - Peoria Ave Pre-Plat Landscape Plans

CITY OF SURPRISE (PRE-PLAT SUBMITTAL)

CITY OF SURPRISE LANDSCAPE & IRRIGATION NOTES

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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 LIMITS.

ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.

THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.

ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN 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.

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, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.

ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.

ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.

MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.

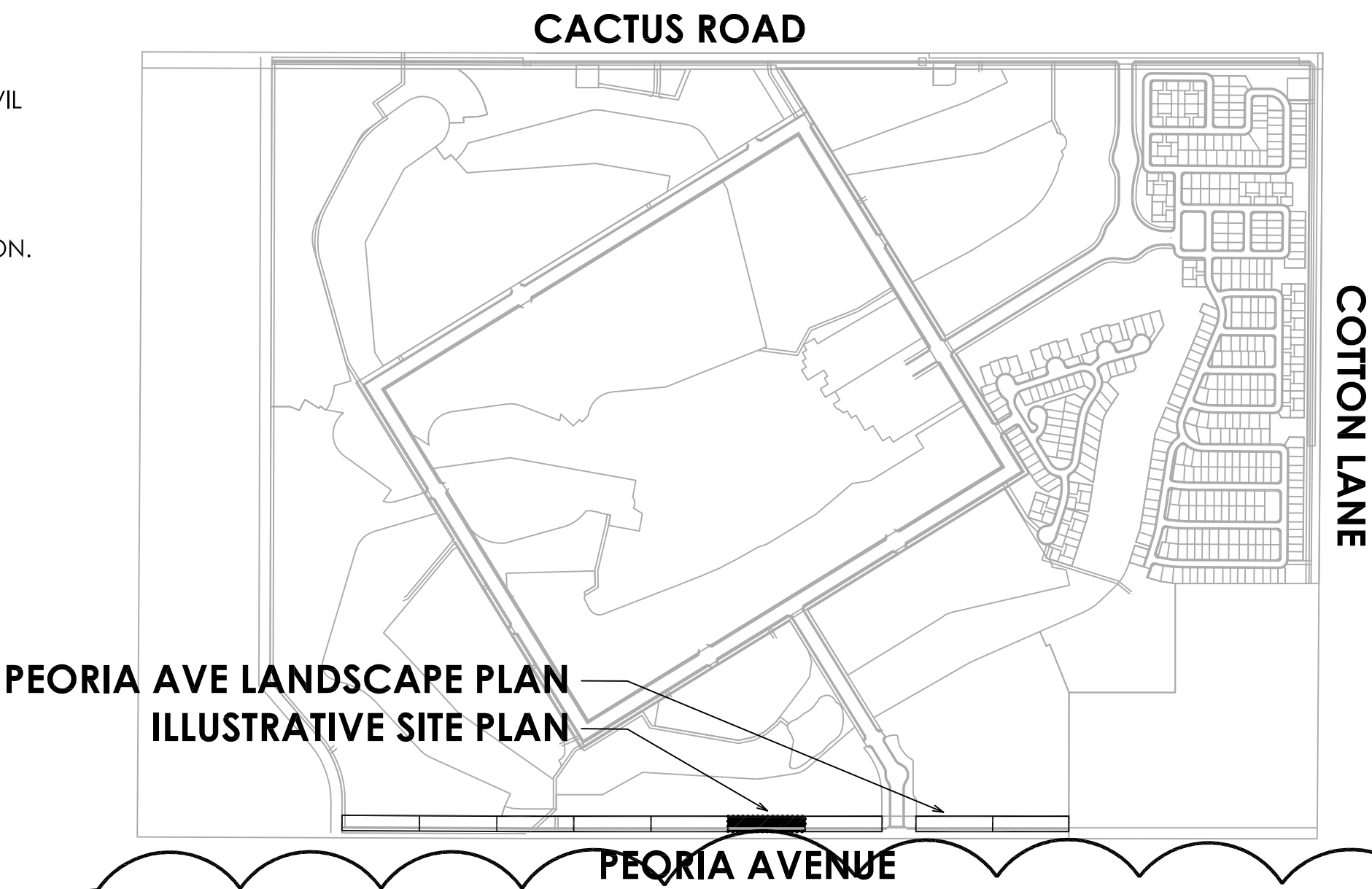
PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.

LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.

A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.

ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.

KEY MAP - NTS



PEORIA AVE LANDSCAPE PLAN
ILLUSTRATIVE SITE PLAN

NOTE: ALL TREES WITH AN UPRIGHT GROWTH HABIT SUCH AS BUT NOT LIMITED TO EVERGREEN ELM OR HERITAGE LIVE OAK WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.

NOTE: ANY TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14

CONSULTANT TEAM

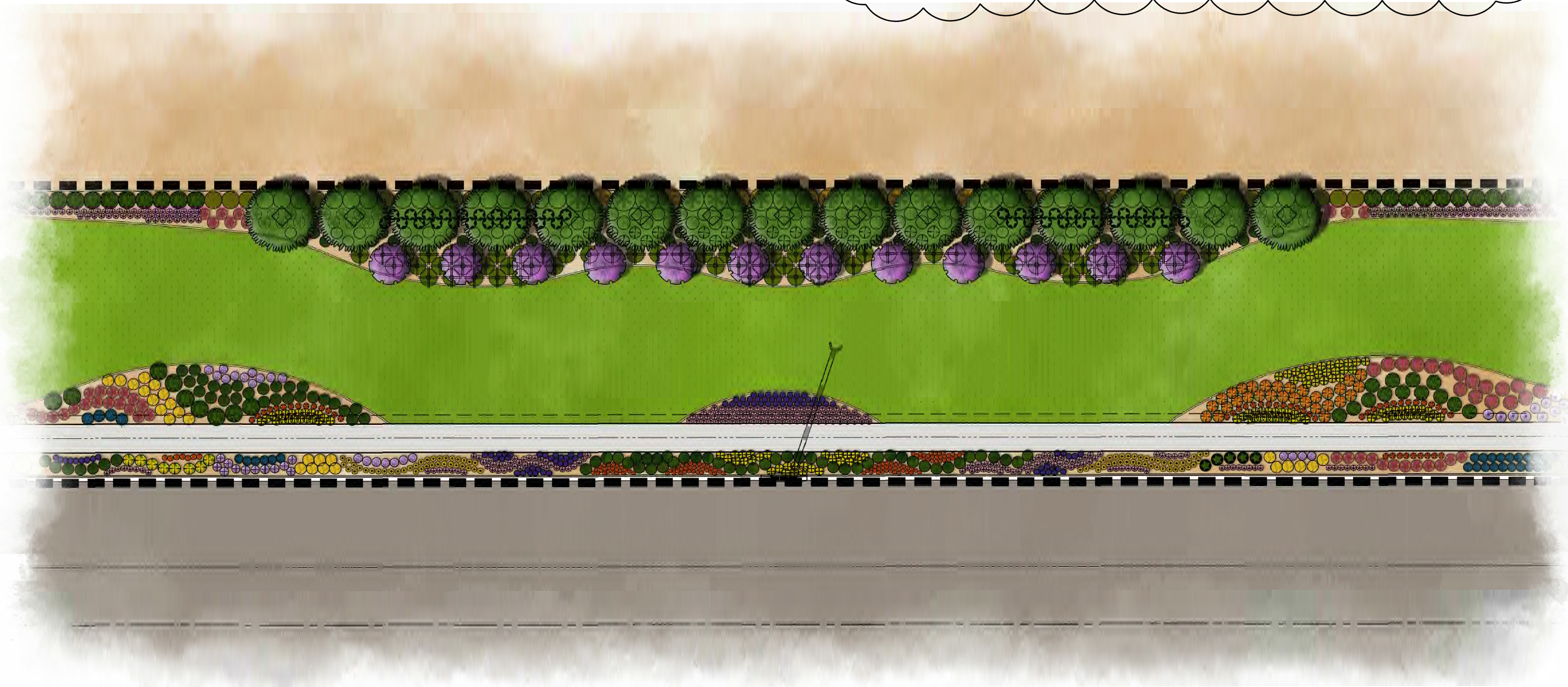
DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: WENDELL PICKETT

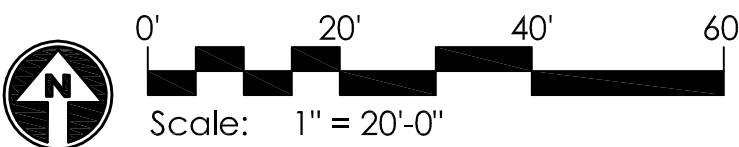
CIVIL ENGINEER:
EPS GROUP
2045 S. VINEYARD AVE, SUITE 101
MESA, AZ 85210
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS	L0.0
COVER SHEET	
LANDSCAPE PLANS	L3.1-L3.3



PEORIA AVE ILLUSTRATIVE LANDSCAPE PLAN



PRASADA
Peoria Ave
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

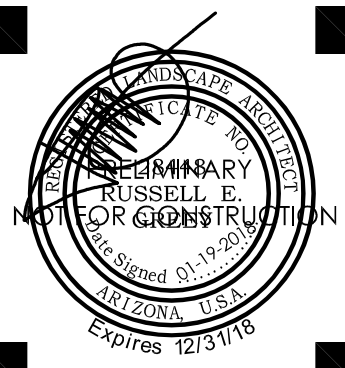
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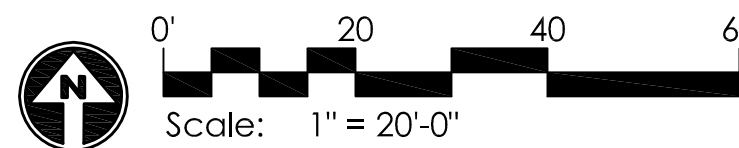
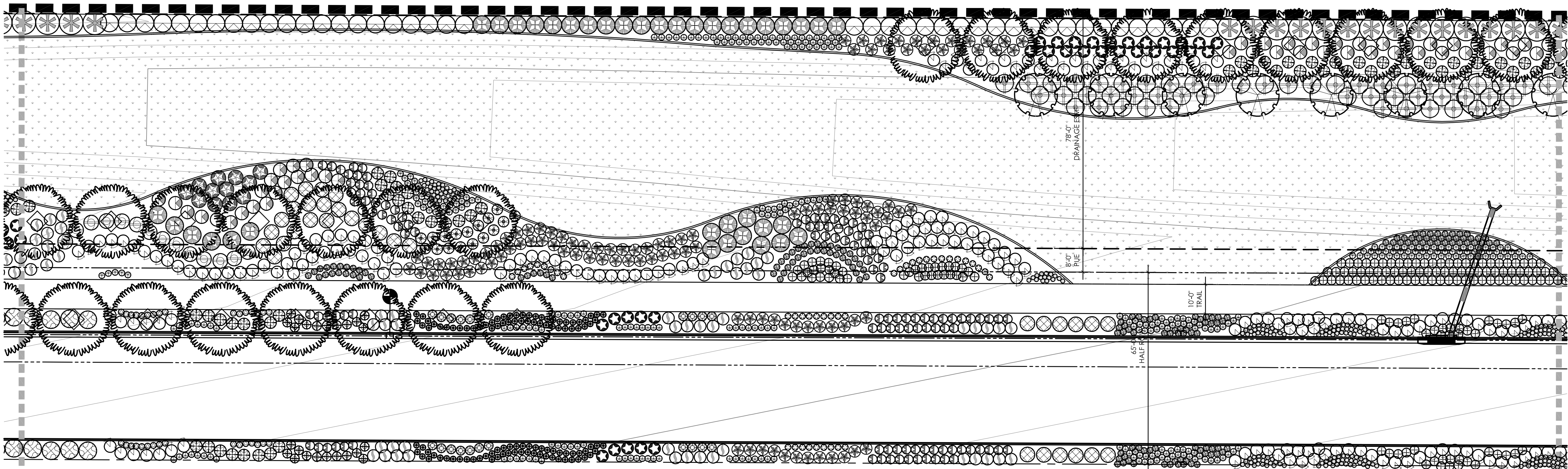
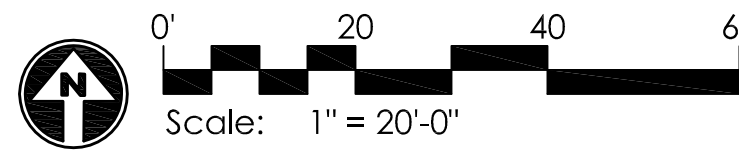
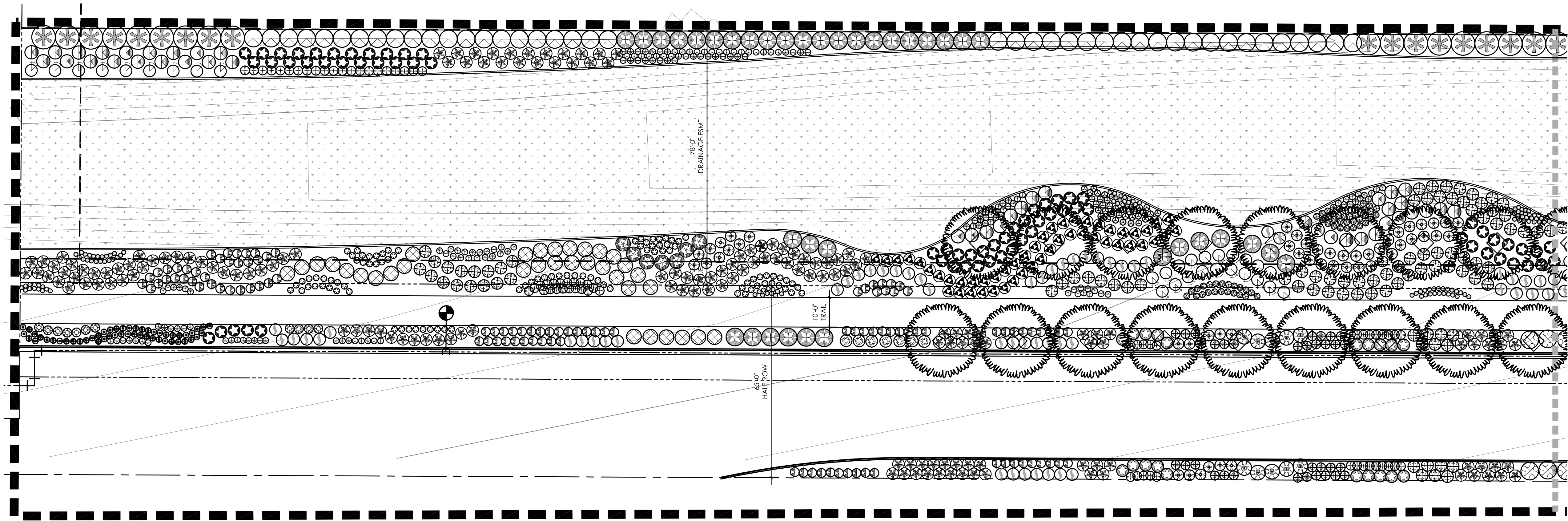
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TEAM
date:
01.19.2018
drawing:
Cover Sheet

sheet #
L0.0
1 of 6

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



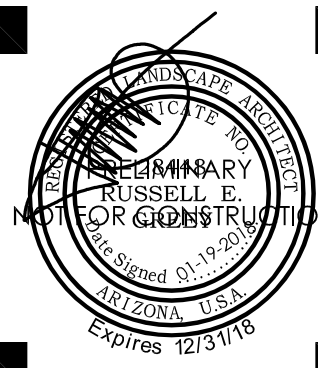
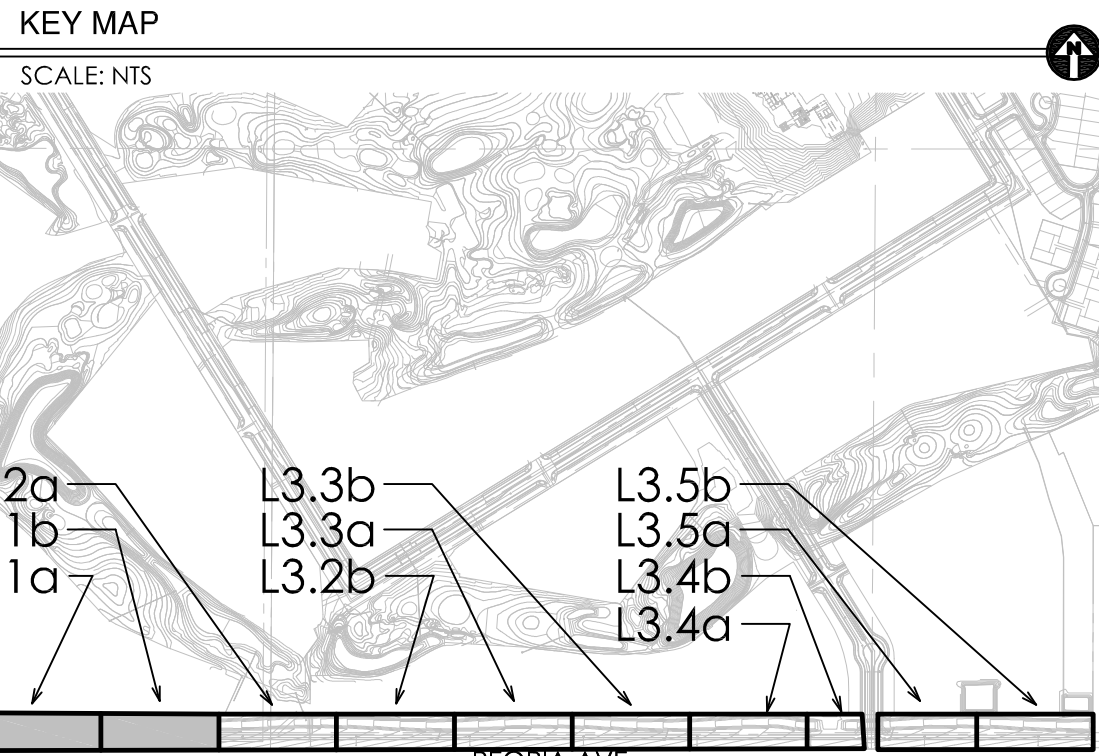
PLANT MATERIALS LEGEND			
Tree Sym.	Plant Name	Size	Qty
	<i>Fraxinus velutina</i> Arizona Ash	Min. 36" Box	200
	<i>Pyrus calleryana</i> Bradford Pear	Min. 36" Box	48
Shrub Sym. Plant Name Size Qty			
Medium Shrubs			
	<i>Buxus microphylla japonica</i> Boxwood	5 gal.	45
	<i>Euonymus japonica</i> 'Aureo-Variegata' Gold Edge Euonymus	5 gal.	350
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	521
	<i>Ilex vomitoria</i> 'Nana' Dwarf Yaupon Holly	5 gal.	63
	<i>Plumbago auriculata</i> Cape Plumbago	5 gal.	140
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.	594
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	372
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	399
	<i>Viburnum tinus</i> 'Spring Bouquet' Spring Bouquet Laurustinus	5 gal.	307
Shrub Sym. Plant Name Size Qty			
Small Shrubs			
	<i>Agapanthus africanus</i> Lily of the Nile	5 gal.	180
	<i>Artemisia</i> 'Powis Castle' Powis Castle	1 gal.	56
	<i>Callistemon viminalis</i> 'Little John' Dwarf Bottlebrush	5 gal.	131
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	1110
	<i>Dietes vegeta</i> Fortnight Lily	1 gal.	787
	<i>Euonymus japonicus</i> var. <i>microphyllus</i> 'Moncliff' Sunny Delight Boxleaf Euonymus	5 gal.	54
	<i>Nandina domestica</i> 'Nana' Dwarf Heavenly Bamboo	15 gal.	718
	<i>Raphiolepis indica</i> 'Pinkie' Indian Hawthorne	5 gal.	430
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	5 gal.	829
	<i>Salvia chamaedryoides</i> Germander Sage	5 gal.	149
	<i>Salvia greggii</i> Autumn Sage	5 gal.	962
	<i>Santolina rosmarinifolia</i> Green Lavender Cotton	5 gal.	332
Gndcvr Sym. Plant Name Size Qty			
Ground Covers			
	<i>Acacia redolens</i> 'Low Boy' Trailing Acacia	1 gal.	299
	<i>Gazania rigens leucolaena</i> 'Sun Gold' Trailing Yellow Gazania	5 gal.	1177
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	1182
	<i>Teucrium chamaedrys</i> Germander	1 gal.	2321
Grass Sym. Plant Name Size Qty			
Grasses			
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	1009
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' Autumn Glow TM	5 gal.	63
	<i>Pennisetum setaceum</i> 'Rubrum' Purple Fountain Grass	1 Gal.	192
	<i>Muhlenbergia rigida</i> 'Nashville' Purple Muhly	5 gal.	643

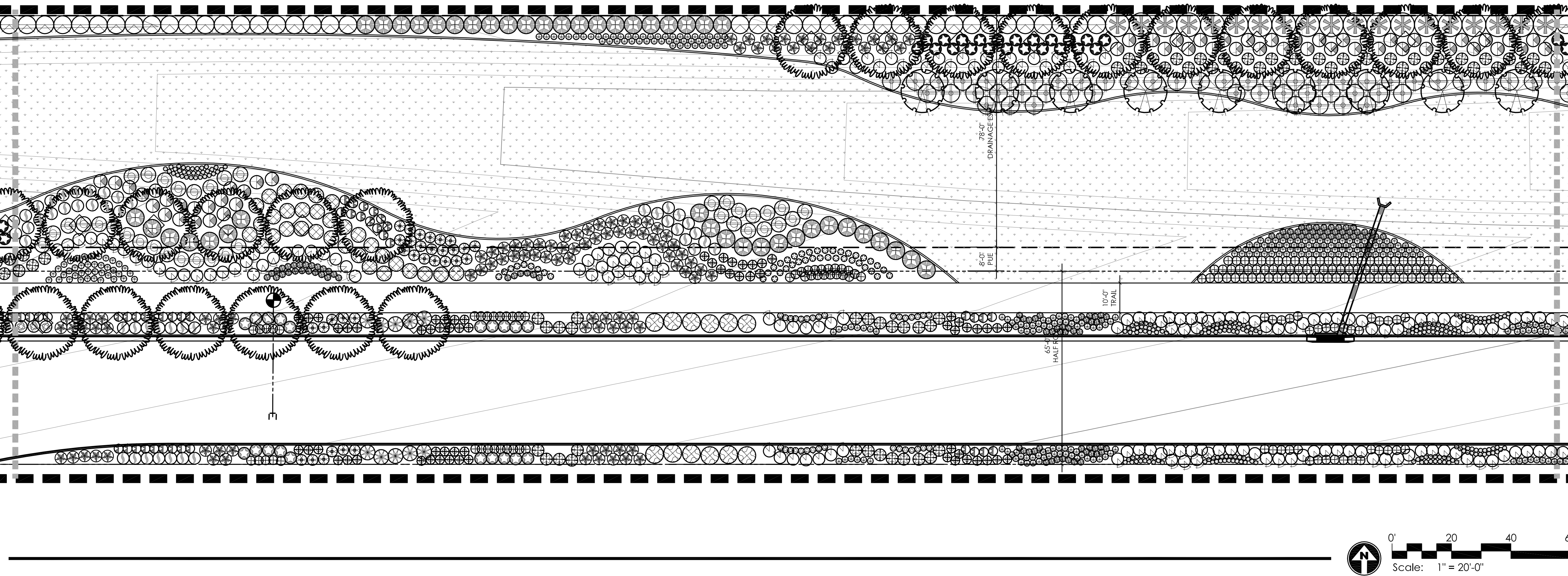
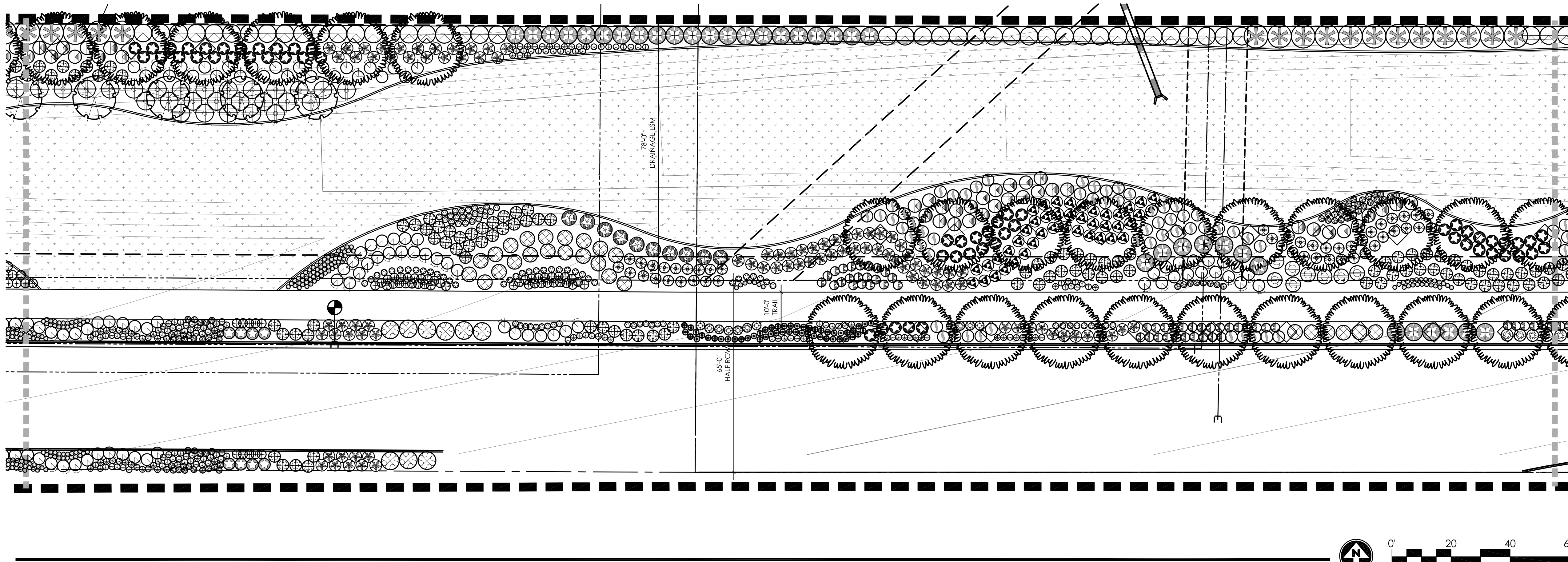
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Sym.	Description
	TURF.
	DECOMPOSED GRANITE.

NOTES:

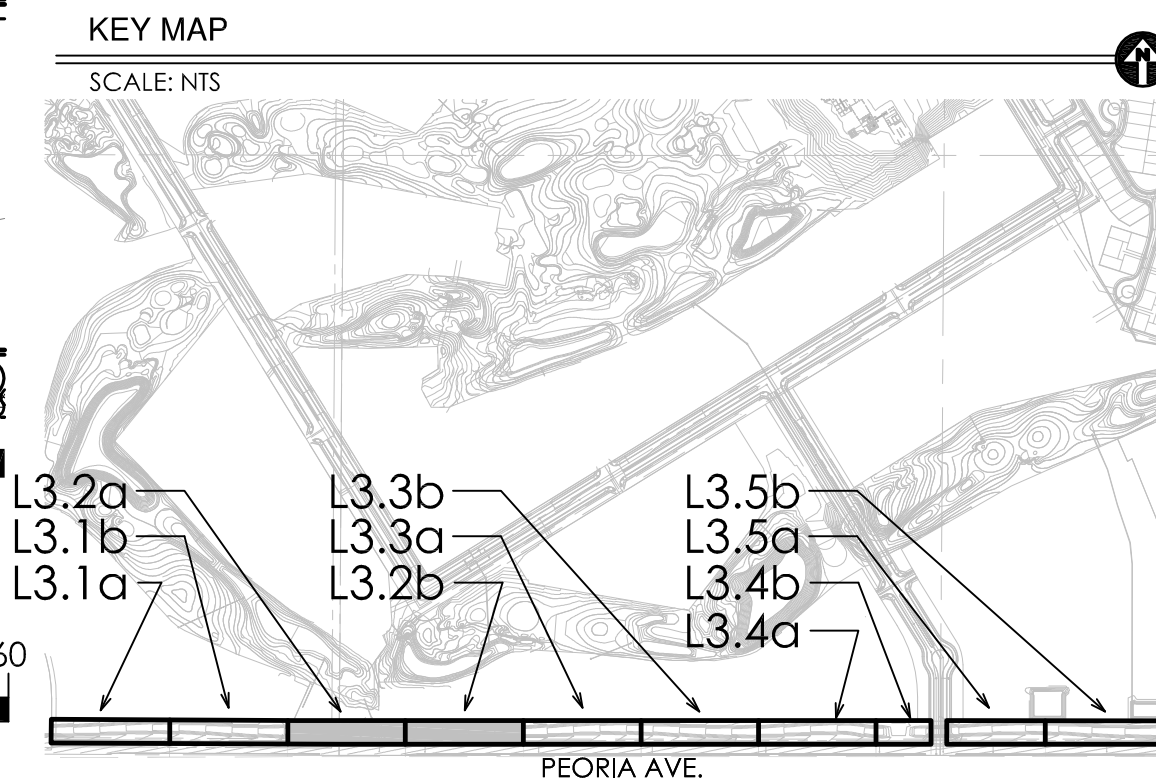
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
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- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
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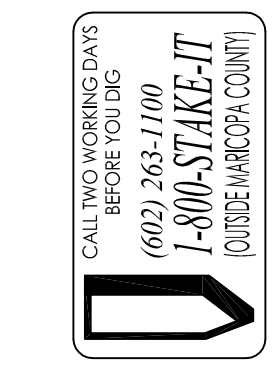
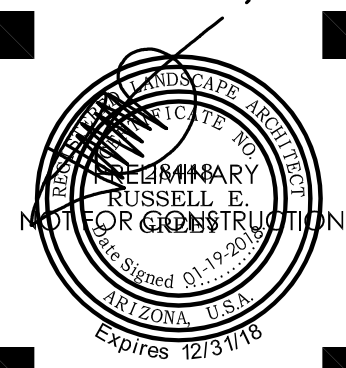


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	<i>Euryops pectinatus</i> 'Vireidis' Euryops Daisy	5 gal.	521
	<i>Ilex vomitoria</i> 'Nana' Dwarf Yaupon Holly	5 gal.	63
	<i>Plumbago auriculata</i> Cape Plumbago	5 gal.	140
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	<i>Callistemon viminalis</i> 'Little John' Dwarf Bottlebrush	5 gal.	131
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	1110
	<i>Diates vegeta</i> Fortnight Lily	1 gal.	787
	<i>Euonymus japonicus</i> var. <i>microphyllus</i> 'Moncliff' Sunny Delight Boxleaf Euonymus	5 gal.	54
	<i>Nandina domestica</i> 'Nana' Dwarf Heavenly Bamboo	15 gal.	718
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	<i>Acacia redolens</i> 'Low Boy' Trailing Acacia	1 gal.	299
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Grasses			
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	1009
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Gndcvr Sym.	Plant Name	Size	Qty
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	Trailing Acacia		
	<i>Gazania rigens leucolana</i> 'Sun Gold'	gal.	1177
	Trailing Yellow Gazania		
	<i>Melampodium leucanthum</i>	1 gal.	1182
	Blackfoot Daisy		
	<i>Teucrium chamaedrys</i>	1 gal.	2321
	Germander		
Grass Sym.			
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	Autumn Glow TM		
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	Purple Fountain Grass		
	<i>Muhlenbergia rigida</i> 'Nashville'	5 gal.	643
	Purple Muhly		



G REEY | PICKETT
landscape architecture community design
7144 e steele drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0009f



PRASADA
Peoria Ave
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

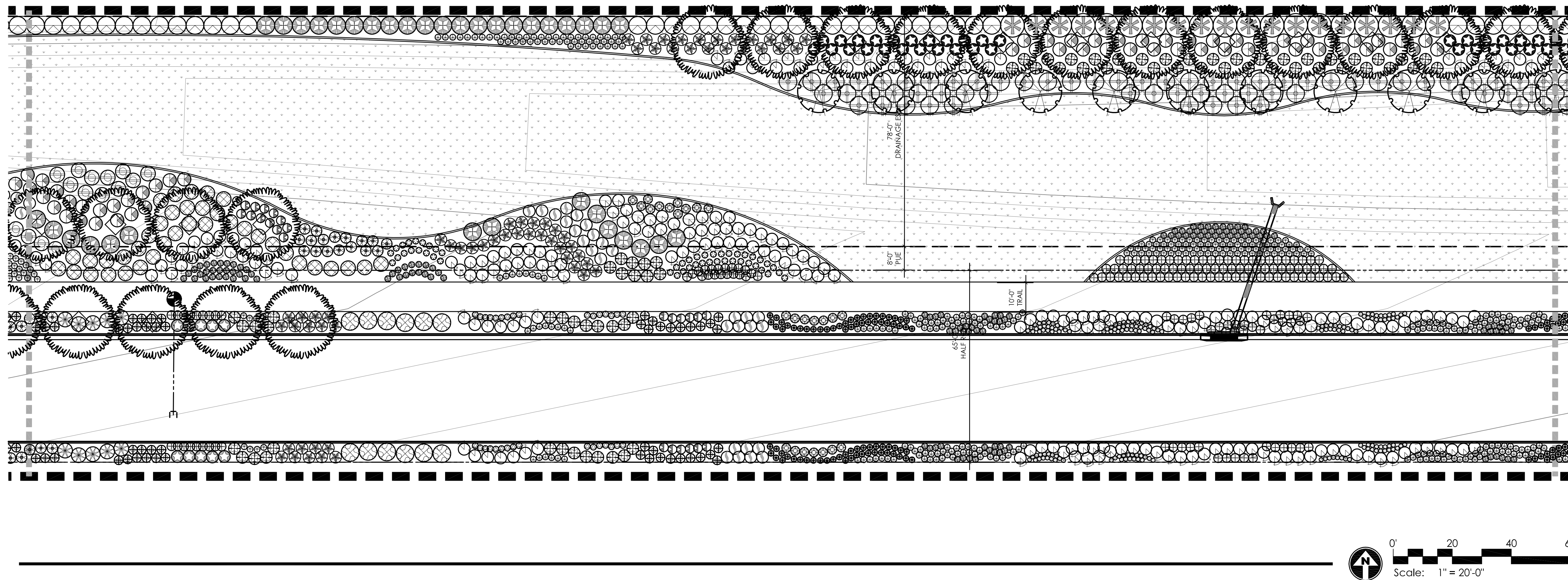
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project #:
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scale:
1" = 20'-0"
issued for:
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drawn by:
TEAM
date:
01.19.2018
drawing:
Landscape Plan

sheet #
L3.2
3 of 6

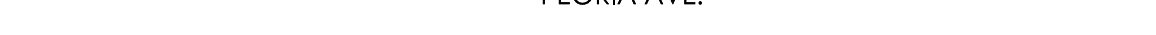
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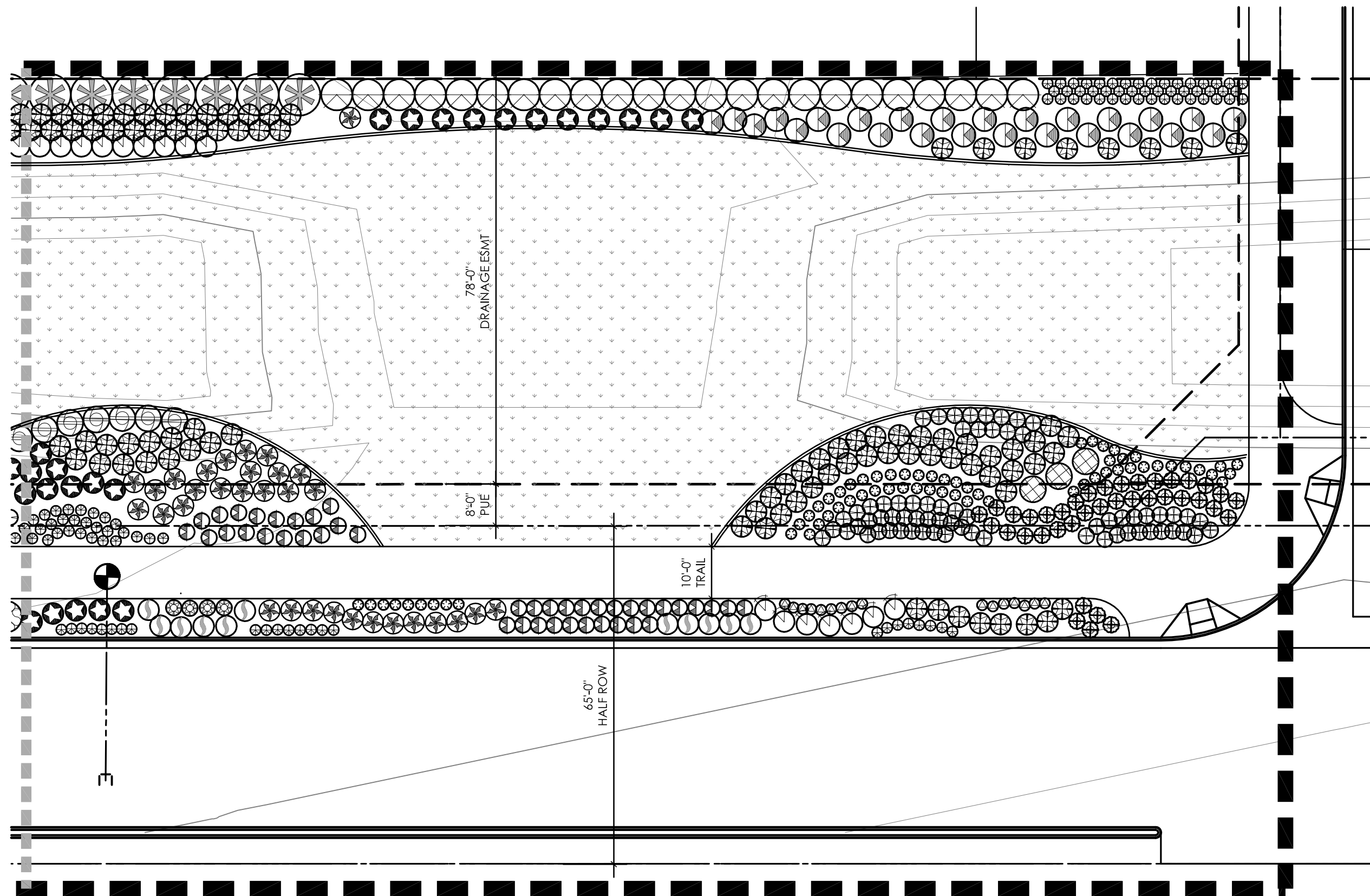
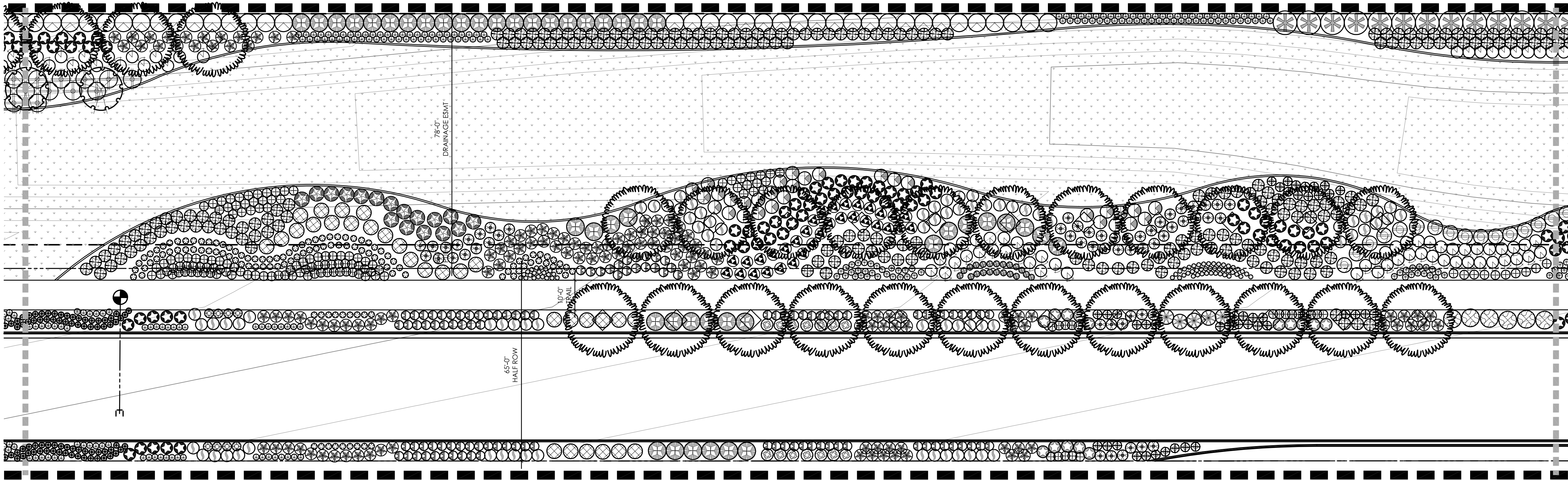


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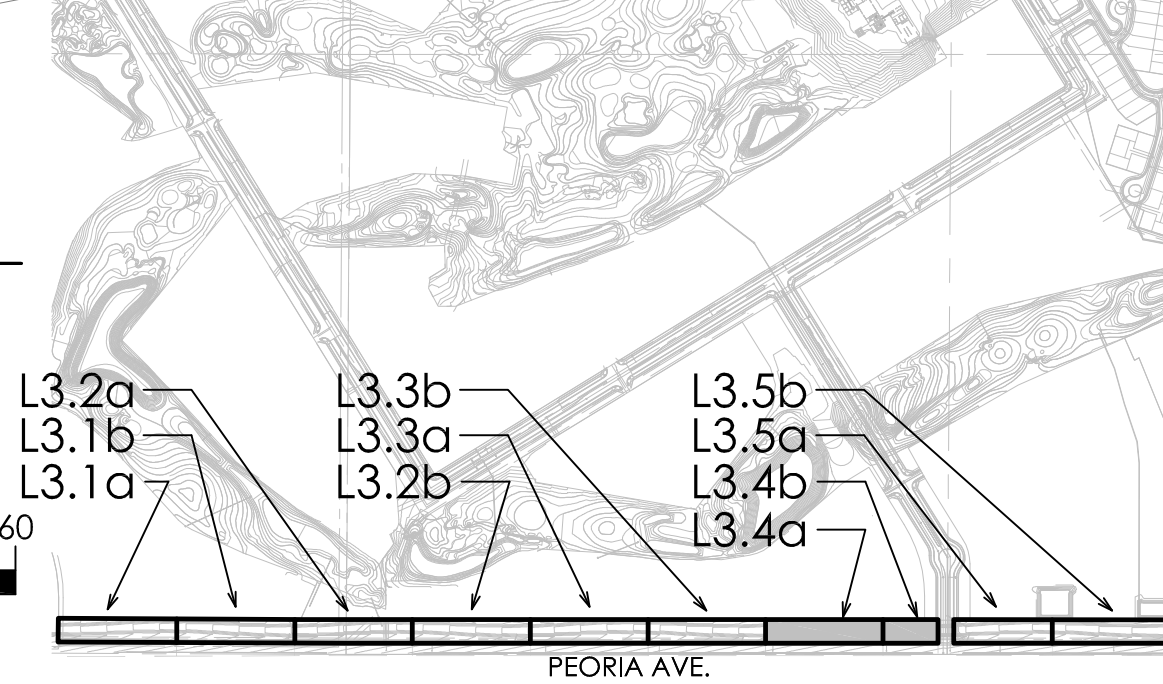
Sym.	Description
	TURF.
	DECOMPOSED GRANITE.

NOTES:

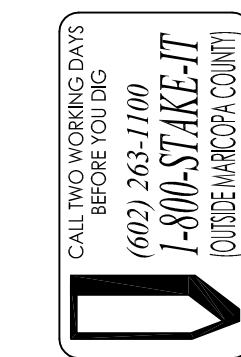
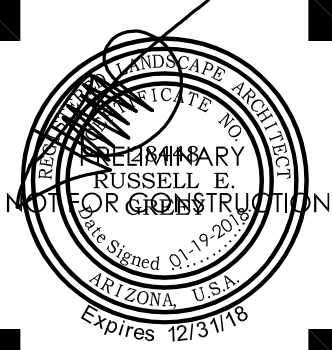
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KEY MAP

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
Peoria Ave
Pre-Plat Landscape Plans
SURPRISE, ARIZONA

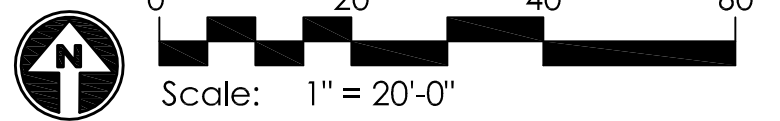
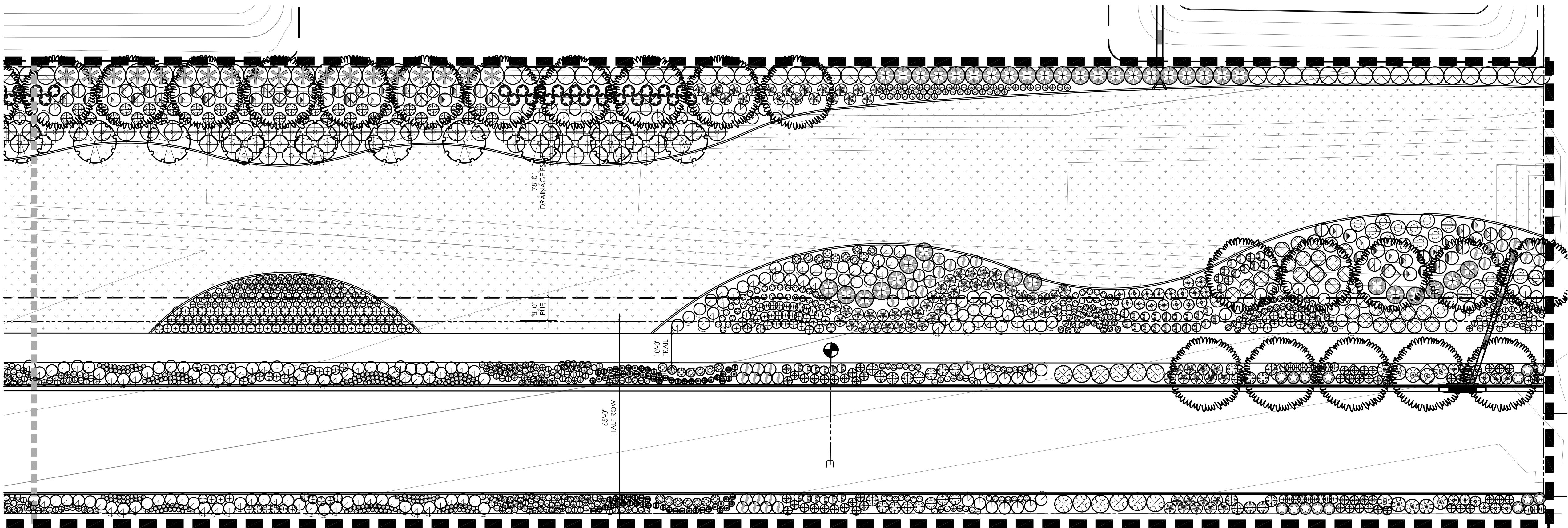
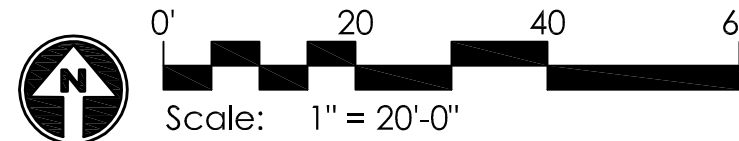
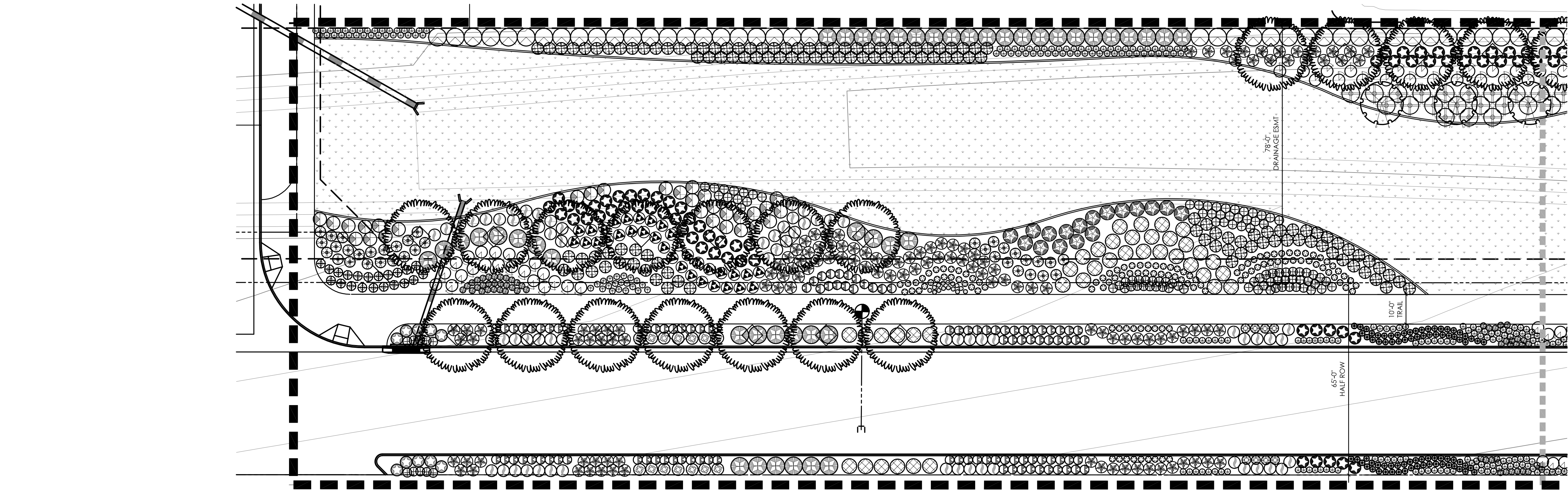
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:
01.19.2018 City Comments

project #:
TOL 154
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
01.19.2018
drawing:
Landscape Plan

sheet #
L3.4
5 of 6

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PLANT MATERIALS LEGEND			
Tree Sym.	Plant Name	Size	Qty
	<i>Fraxinus velutina</i> Arizona Ash	Min. 36" Box	200
	<i>Pyrus calleryana</i> Bradford Pear	Min. 36" Box	48
Shrub Sym. Plant Name Size Qty			
Medium Shrubs			
	<i>Buxus microphylla japonica</i> Boxwood	5 gal.	45
	<i>Euonymus japonica</i> 'Aureo-Variegata' Gold Edge Euonymus	5 gal.	350
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	521
	<i>Ilex vomitoria</i> 'Nana' Dwarf Yaupon Holly	5 gal.	63
	<i>Plumbago auriculata</i> Cape Plumbago	5 gal.	140
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.	594
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	372
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	399
	<i>Viburnum tinus</i> 'Spring Bouquet' Spring Bouquet Laurustinus	5 gal.	307
Shrub Sym. Plant Name Size Qty			
Small Shrubs			
	<i>Agapanthus africanus</i> Lily of the Nile	5 gal.	180
	<i>Artemisia 'Powis Castle'</i> Powis Castle	1 gal.	56
	<i>Callistemon viminalis</i> 'Little John' Dwarf Bottlebrush	5 gal.	131
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	1110
	<i>Dietes vegeta</i> Fortnight Lily	1 gal.	787
	<i>Euonymus japonicus</i> var. <i>microphyllus</i> 'Moncliff' Sunny Delight Boxleaf Euonymus	5 gal.	54
	<i>Nandina domestica</i> 'Nana' Dwarf Heavenly Bamboo	15 gal.	718
	<i>Raphiolepis indica</i> 'Pinkie' Indian Hawthorne	5 gal.	430
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruella	5 gal.	829
	<i>Salvia chamaedryoides</i> Germander Sage	5 gal.	149
	<i>Salvia greggii</i> Autumn Sage	5 gal.	962
	<i>Santolina rosmarinifolia</i> Green Lavender Cotton	5 gal.	332
Gndcvr Sym. Plant Name Size Qty			
Ground Covers			
	<i>Acacia redolens</i> 'Low Boy' Trailing Acacia	1 gal.	299
	<i>Gazania rigens leucolaena</i> 'Sun Gold' Trailing Yellow Gazania	5 gal.	1177
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	1182
	<i>Teucrium chamaedrys</i> Germander	1 gal.	2321
Grass Sym. Plant Name Size Qty			
Grasses			
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	1009
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' Autumn Glow TM	5 gal.	63
	<i>Pennisetum setaceum</i> 'Rubrum' Purple Fountain Grass	1 Gal.	192
	<i>Muhlenbergia rigida</i> 'Nashville' Purple Muhly	5 gal.	643

INERTS

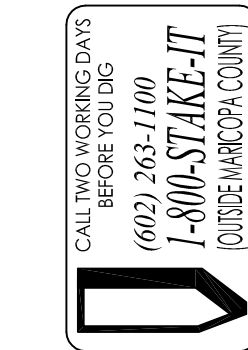
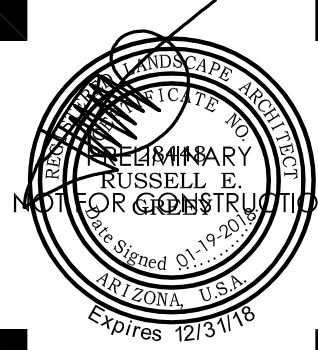
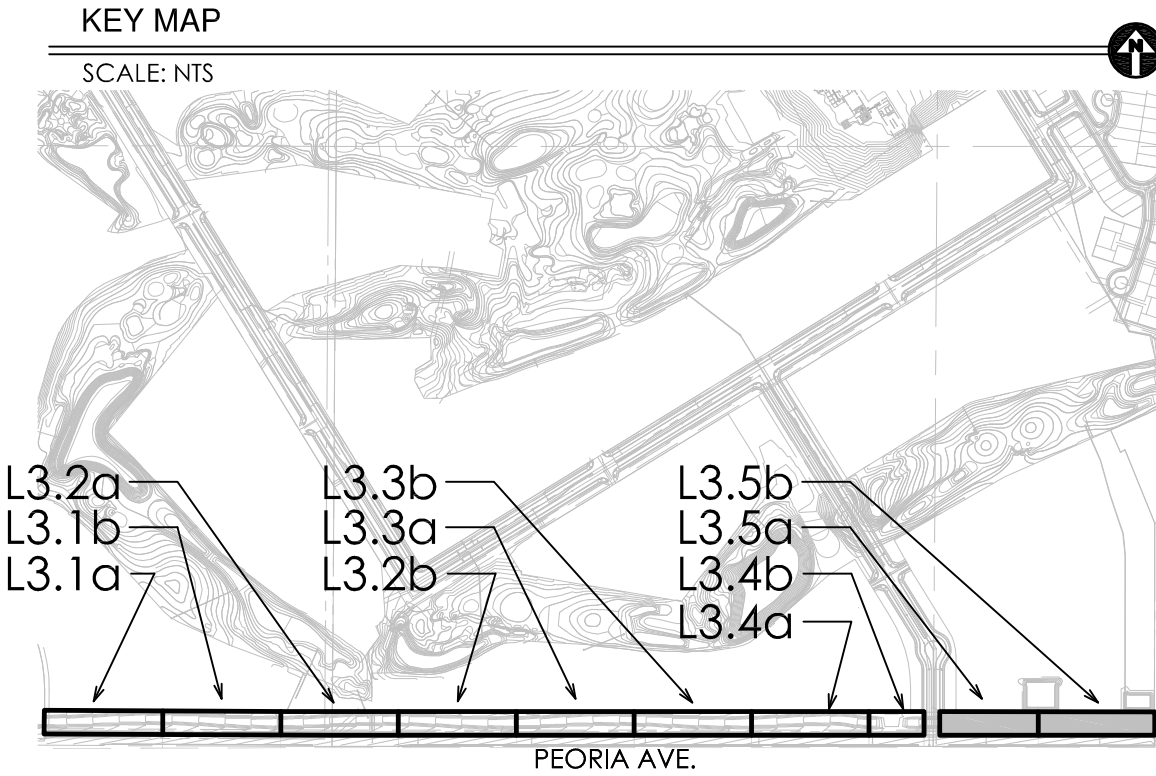
Sym.	Description
	TURF.
	DECOMPOSED GRANITE.

NOTES:

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CITY OF SURPRISE
Planning and Zoning Commission

March 15, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 15, 2018	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):