



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, July 18, 2019 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to review and approve or disapprove the June 20, 2019 Planning and Zoning Commission Minutes. | Lorraine Nevarez
Community
Development |
| 2. | Internal | Consideration and action to review and approve or disapprove the June 20, 2019 Planning and Zoning Executive Session Minutes. | Lorraine Nevarez
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 3. | District 4 | Consideration and action pertaining to a Rezone of 2.49 acres of property generally located southwest of the southwestern corner of Bell and Dysart Roads from Regional Commercial (CR) to Industrial Performance (IP). | Hobart Wingard
Community
Development |
| 4. | District 3 | The subject request involves a revised Preliminary Plat for Unit P of the Toll at Prasada project. Unit P was included in the original Toll at Prasada Preliminary Plat processed under case FS17-394, and was subsequently platted as a single parcel under the Phase 1 Infrastructure Plat processed under case FS18-290. The applicant now seeks to further subdivide the subject parcel into 49 lots and 11 tracts. The proposed Preliminary Plat is the first step in that process. | ROBERT
KUHFUSS
Community
Development |

5. District 3 The subject request involves a revised Preliminary Plat for Unit E of the Toll at Prasada project. Unit E was included in the original Toll at Prasada Preliminary Plat processed under case FS17-394, and was subsequently platted as a single parcel under the Phase 1 Infrastructure Plat processed under case FS18-290. The applicant now seeks to further subdivide the subject parcel into 81 lots and 13 tracts. This revised Preliminary Plat is the first step in that process.
- ROBERT
KUHFUSS
Community
Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: JULY 10, 2019 AT 1:10 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 18, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Consideration and action to review and approve or disapprove the June 20, 2019 Planning and Zoning Commission Minutes.

Motion:

I move to approve the June 20, 2019 Planning and Zoning Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. EVR 6-20-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 20, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating 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 June 20, 2019.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice Chair Dennis Bash, Commissioners Mitchell Rosenbaum, Gisele Norberg, Dennis Smith and Scott Krous. Commissioner Ken Chapman was absent.

STAFF PRESENT:

Interim Community Development Director Chris Boyd, Chief Deputy City Attorney Ellen Van Riper, Current Planning Supervisor Robert Kuhfuss, Planner Hobart Wingard, Administrative Assistant Nichole Flores and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

Council Member Chris Judd

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Mr. Boyd informed the Commission of a groundbreaking ceremony for the Veterans Reflection Circle at the Northwest Regional Library in honor of late Surprise resident and veteran Brian Mancini. This is scheduled for June 24, 2019 at 9:00 AM.

Mr. Boyd shared there will be no Planning and Zoning meeting on July 4, 2019, and there will be Chair and Vice Chair elections held on July 18, 2019. Also, Mr. Boyd noted that at a forthcoming meeting an ownership group affiliated with Surprise Center will give a presentation regarding the City Center Master Plan.

CALL TO THE PUBLIC:

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

Andy Cepon, resident, shared with the commission that a training regarding Planning and Zoning would be forthcoming through the League of Arizona Cities and Towns.

Hearing no further comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the June 6, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the June 6, 2019 Planning and Zoning Commission Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action regarding a Major Site Plan Amendment for U.S. Door and Building Components.

Hobart Wingard, Planner, presented item 2 to the Commission.

The Commission discussed the following:

- Parking Structure
- Development Timeframe

Vice Chair Bash made a motion to approve a Major Site Plan Amendment for U.S. Door and Building Components subject to stipulations “a” through “c” as stated in the staff report. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

Item 3 – District 5 – Consideration and action pertaining to approval of the Site Plan for Tire Works at Civic Center at Surprise Center, generally located on the northwestern corner of Civic Center Drive and Elm Street.

Hobart Wingard, Planner, presented item 3 to the Commission.

The Commission discussed the following:

- Surprise 2030 Plan
- Downtown development

Chair Keating noted it would be best to have an Executive Session for additional clarification.

Chair Keating made a motion to recess to Executive Session. Vice Chair Bash seconded the motion. Motion passes 6 votes in favor.

Commission adjourned into Executive Session at 6:21 p.m.

Commission reconvened at 6:35 p.m.

The Commission continued discussing the following:

- Site location
- Character of the structure
- Water Inspections
- Stipulation C

Chair Keating made a motion to approve a Site Plan for Tire Works at Civic Center at Surprise Center, generally located on the northwestern corner of Civic Center Drive and Elm Street, subject to stipulations “a” through “e” as stated in the staff report. Commissioner Norberg seconded the motion.

Motion passes with 4 votes in favor, 1 against (Commissioner Smith), 1 abstention (Commissioner Rosenbaum).

OTHER BUSINESS:

Item 4 – Internal - Discussion pertaining to future agenda items.

Vice Chair Bash asked that information regarding the training from League of Arizona Cities and Towns be shared with the Commission via email.

ADJOURNMENT:

Hearing no further business, Commissioner Smith made a motion to adjourn the Planning and Zoning Commission meeting. Vice Chair Bash seconded the motion. Motion passes 6 in favor.

Meeting adjourned at 6:45 p.m.

Chris Boyd
Interim Community Development Director

Matthew Keating
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 Meeting

Council Meeting Date: July 18, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Consideration and action to review and approve or disapprove the June 20, 2019 Planning and Zoning Executive Session Minutes.

Motion:

I move to approve the June 20, 2019 Planning and Zoning Executive Session Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 18, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Rezone of 2.49 acres of property generally located southwest of the southwestern corner of Bell and Dysart Roads from Regional Commercial (CR) to Industrial Performance (IP).

Motion:

I Move to recommend approval of the APS Rezone, Case FS18-685, to the City Council.

Background:

FM Solutions, on behalf of APS, seeks approval of a Rezone to expand the existing APS Service Center. The 2.49 acres will be zoned from Regional Commercial (CR) to Industrial Performance (IP). This request is being processed in conjunction with an administrative Parcel Assemblage to combine the two (2) APS Parcels.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. EVR SR - FS18-685 - APS RZ PZ Staff Report - 071819
2. 01 - FS18-685 - APS RZ Vicinity - 071819
3. 02 - FS18-685 - APS RZ Document - 071819

4. 03 - FS18-685 - APS RZ Citizen Participation - 071819
 5. 04 - FS18-685 - APS RZ PZ Public Engagement - 071819
 6. 05 - FS18-685 - APS RZ PZ PowerPoint - 071819
-

Case: **FS18-685**

Project Name: Arizona Public Service (“APS”) Rezone

Council District: 4 – Mulberry

Meeting Date: **July 18, 2019**

Planner: Hobart Wingard, Planner II

Owner: APS

Applicant: FM Solutions

Request: Rezone from Regional Commercial (“CR”) to Industrial Performance (“IP”)

Site Location: Generally, southwest of the southwestern corner of Bell and Dysart Roads. The address of the existing facility is 16800 Dysart Road.

Site Size: Approximately 2.49 acres

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: Refer to attached Citizen Participation Report

Findings:

- The proposed Rezone demonstrates compliance with the General Plan.
- The proposed Rezone demonstrates compliance with the criteria set forth in Surprise Unified Development Code.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Rezone will allow the applicant to develop the combined property as proposed under Industrial Performance (IP) zoning.

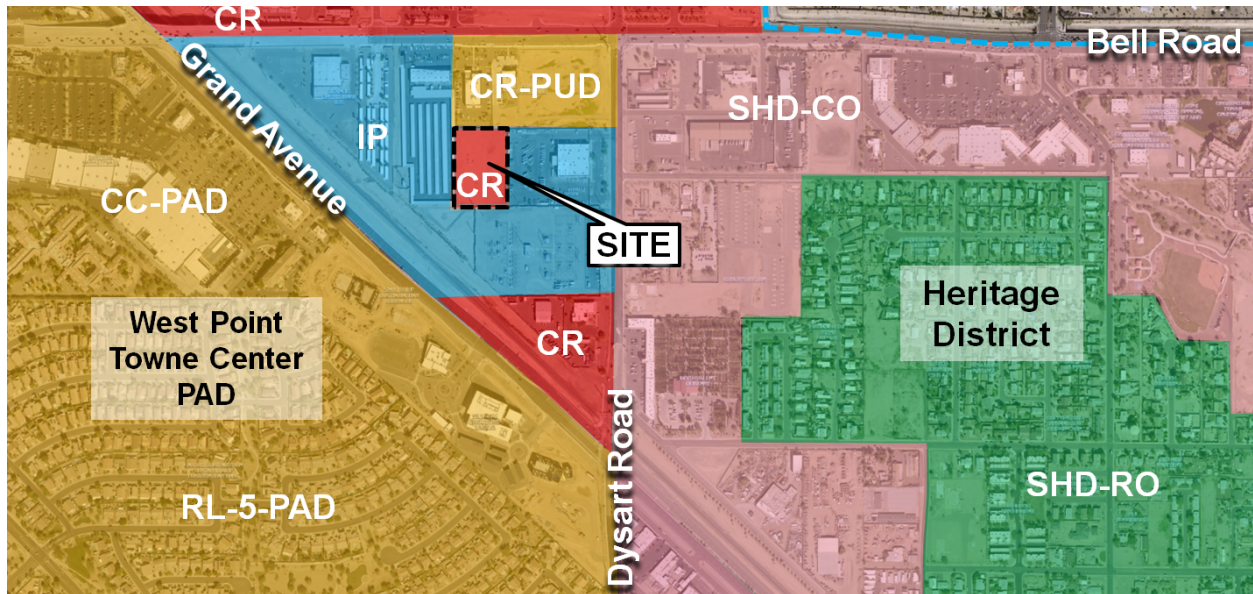
Denial of the requested Rezone will deny the applicant the opportunity to develop combined the property as proposed under Industrial Performance (IP) zoning.

PROJECT DESCRIPTION:

FM Solutions, on behalf of APS, seeks approval of a Rezone to expand the existing APS Service Center. The 2.49 acres will be zoned from Regional Commercial (CR) to Industrial Performance (IP). This request is being processed in conjunction with an administrative Parcel Assemblage to combine the two (2) APS Parcels.

EXISTING ZONING:

The following map and chart depicts the existing zoning of the subject site and its surroundings:



Industrial Performance (IP) Existing Storage Facility	Regional Commercial (CR) Existing Auto Body Shop	Regional Commercial (CR) Vacant
Industrial Performance (IP) Existing Storage Facility	Existing Regional Commercial (CR) Proposed – Industrial Performance (IP)	Industrial Performance (IP) Existing APS Facility
Industrial Performance (IP) Vacant	Industrial Performance (IP) Existing APS Facility	Industrial Performance (IP) Existing APS Facility

BACKGROUND:

January 27, 1983: The City Council approved an annexation for the subject property under Ordinance 83-03.

June 28, 2018: A Concept Review meeting was held for the current proposal under case CR18-304.

December 17, 2018: The applicant submitted for a Rezone and Parcel Assemblage for APS under Case FS18-685, the subject case.

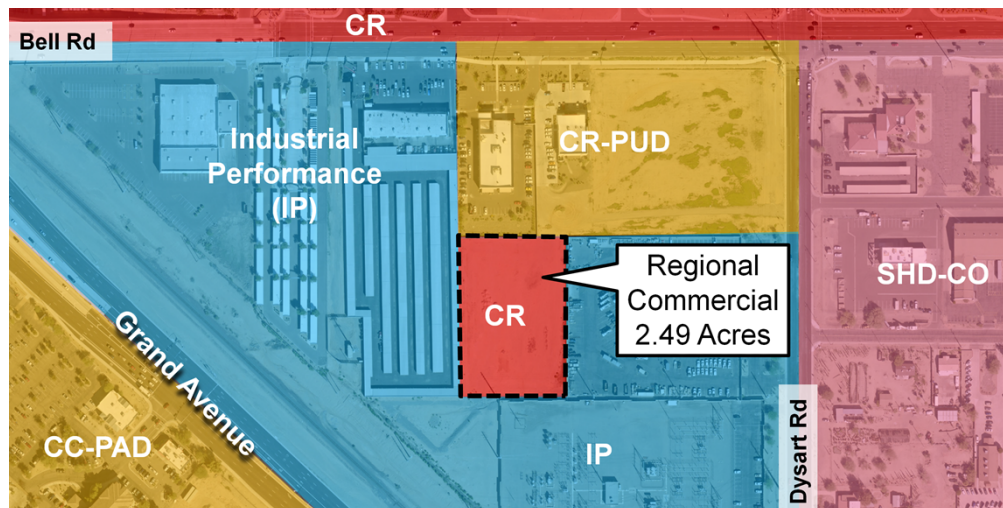
May 28, 2019: The applicant held a Citizen Review meeting at the APS Service Center located at 16800 N Dysart Road in Surprise. A summary of the meeting has been attached.

ANALYSIS AND DISCUSSION:

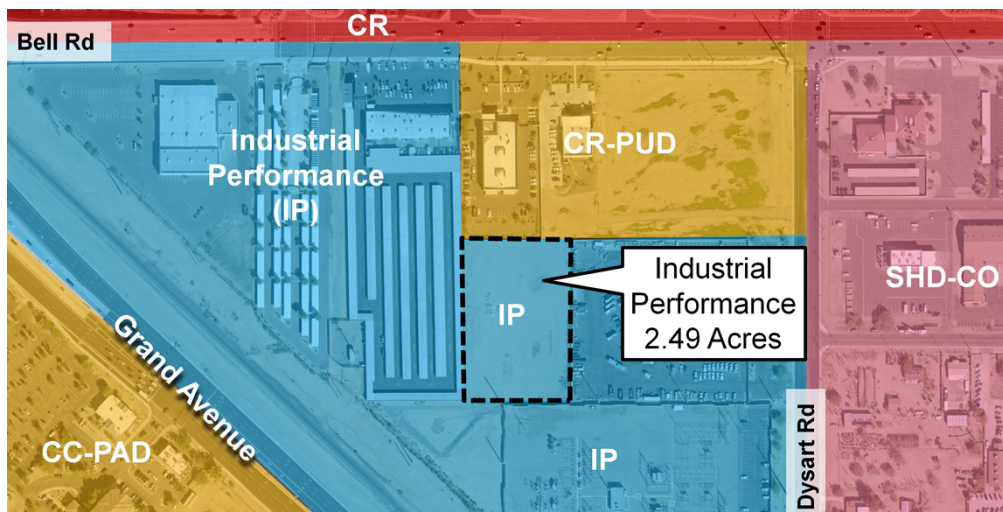
The applicant originally submitted a building permit for a large equipment canopy along the western edge of the existing APS Service Center property. Because required setbacks could not be met, APS selected to rezone the adjacent property and combine with the existing facility to meet their needs. This request is for the rezoning of 2.49 acres Regional Commercial (CR) to Industrial Performance (IP).

A concurrent request for an administrative Parcel Assemblage is proposed for both the 2.49 acres subject parcel and the existing 5.05 acre APS facility parcel immediately east of the subject parcel.

EXISTING ZONING:



PROPOSED ZONING:



81 **UTILITY AND SERVICES TABLE:**

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Voice/Data:	Cox/Century Link
Refuse:	Private
Natural Gas:	SWG

82
83 **CONFORMANCE WITH ADOPTED PLANS:**

84 The Surprise General Plan 2035 shows the subject property as lying within the Commerce
85 and Office Character Area, which supports employment uses such as that proposed.

86
87 **REVIEWING AGENCIES:**

88 All City reviewing departments have reviewed the request and expressed no objections.
89 The subject Rezone was also routed to the standard external reviewing agencies, who
90 offered the following comments:

91 **Maricopa Water District (MWD):** In an email dated December 27, 2018, MWD
92 indicated that they have no comments on the proposal.

93
94 **SUMMARY:**

95 Staff believes the proposed Rezone is consistent with the manner and intent of the Surprise
96 Municipal Code. If approved, the site will be allowed to be developed as proposed in
97 accordance with the requirements of the City of Surprise.

98
99 **FINDINGS:**

- 100 • The proposed Rezone demonstrates compliance with the General Plan.
101 • The proposed Rezone demonstrates compliance with the criteria set forth in
102 Surprise Unified Development Code.
103 • The reviewing agencies have indicated no objections to the request.

104
105 **ATTACHMENTS:**

- 106 01 - Vicinity Maps
107 02 - Rezone Document
108 03 - Citizen Participation Report
109 04 - Public Engagement Plan
110 05 - PowerPoint

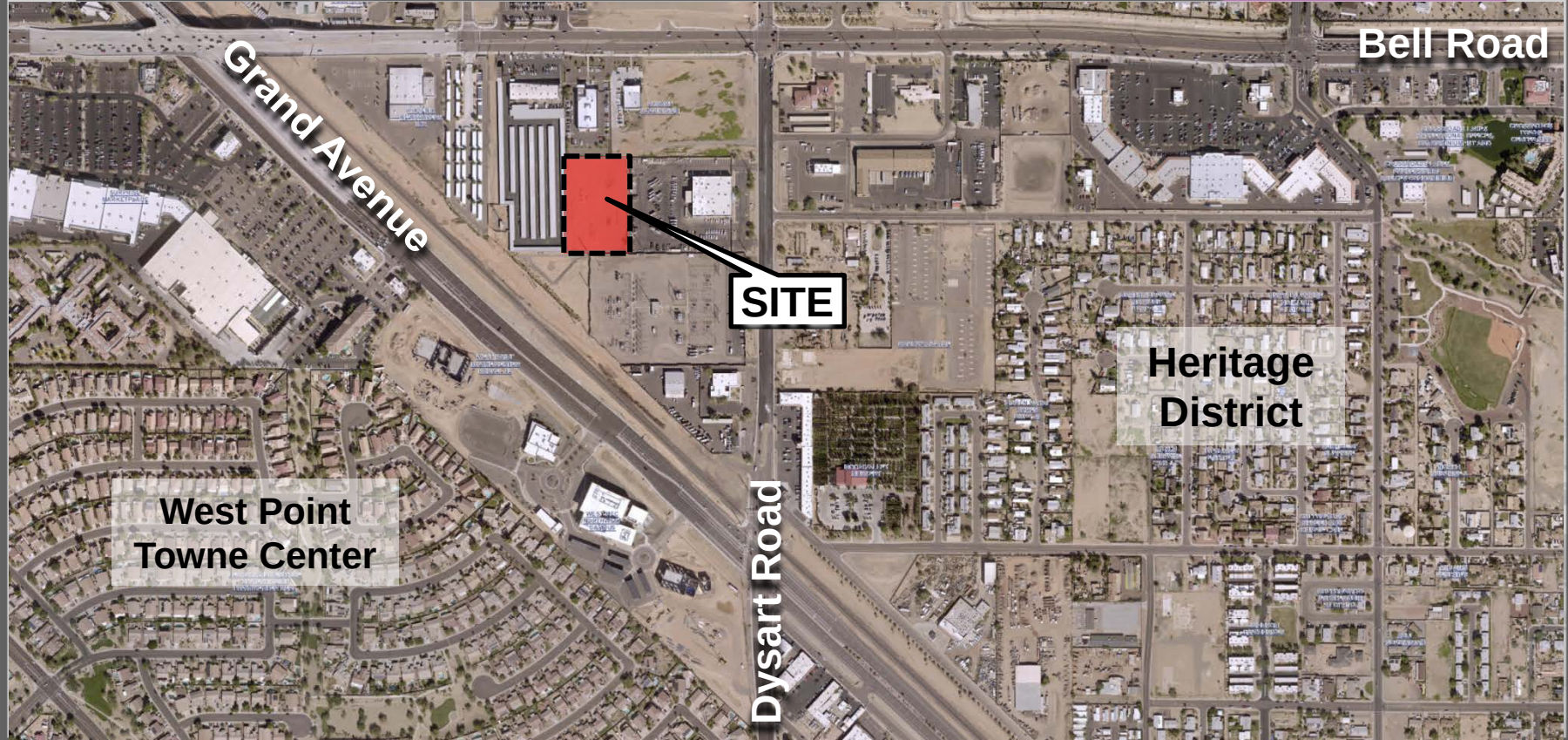
VICINITY MAP

FS18-685
APS



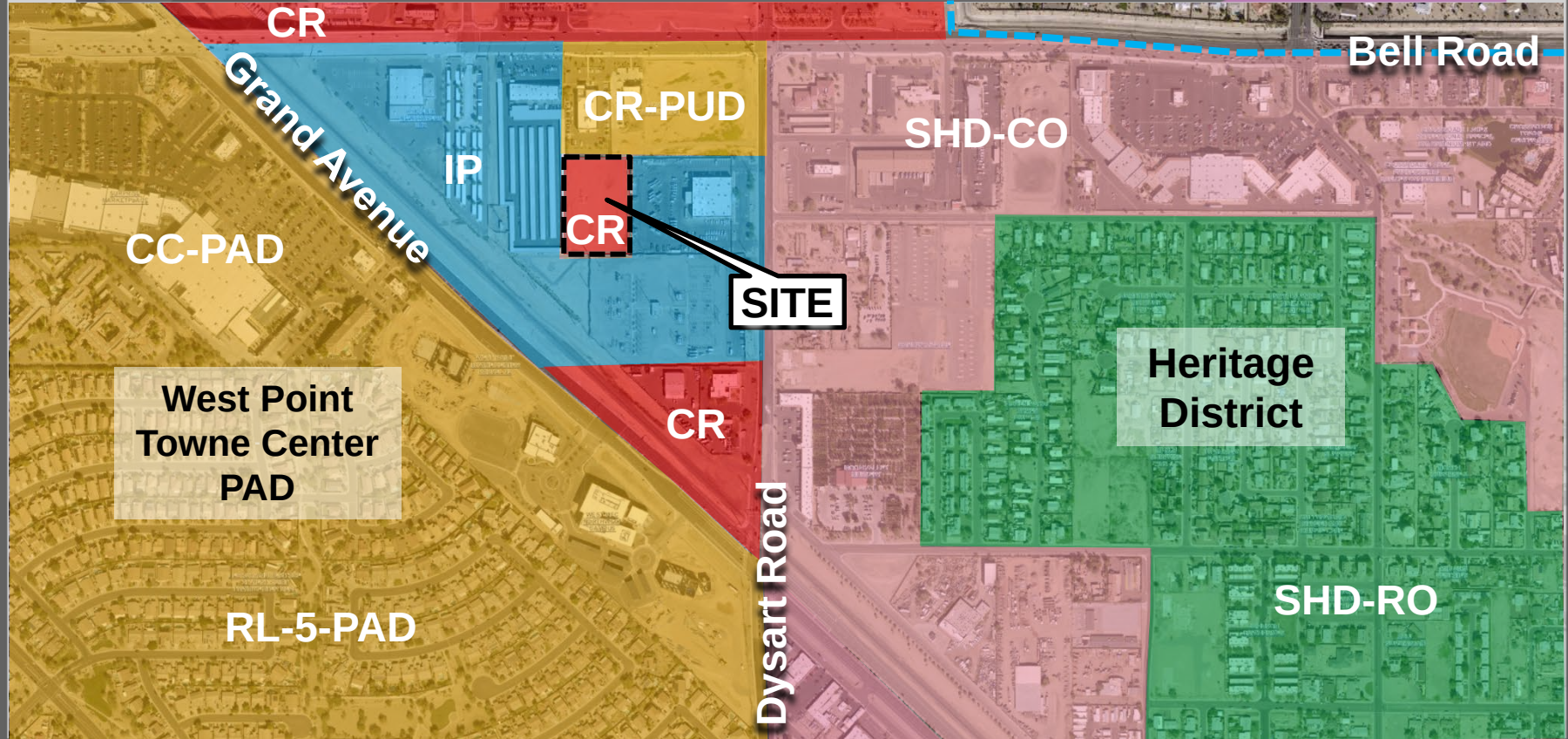
VICINITY MAP

FS18-685
APS



ZONING

FS18-685
APS



fmsolutions.net

p 602.265.7900
f 602.265.9477

Rezone for APS Surprise Service Center

FS18-685



aps

Prepared By:

FM Solutions

4001 North 3rd Street, Suite 250

Phoenix, Arizona 85012

602.824.5241

March 2019

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Proposed Zoning Map	6
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Narrative

Arizona Public Service (“APS”) is the owner of the currently undeveloped parcel 501-16-011T which is zoned for Regional Commercial (“CR”) uses. APS would to rezone this parcel to that of Industrial Performance (“IP”).

The subject parcel is located in District 4 and is adjacent to an existing APS Facility located along Dysart Road between Grand Avenue and Bell Road as shown in Illustration “A” below:

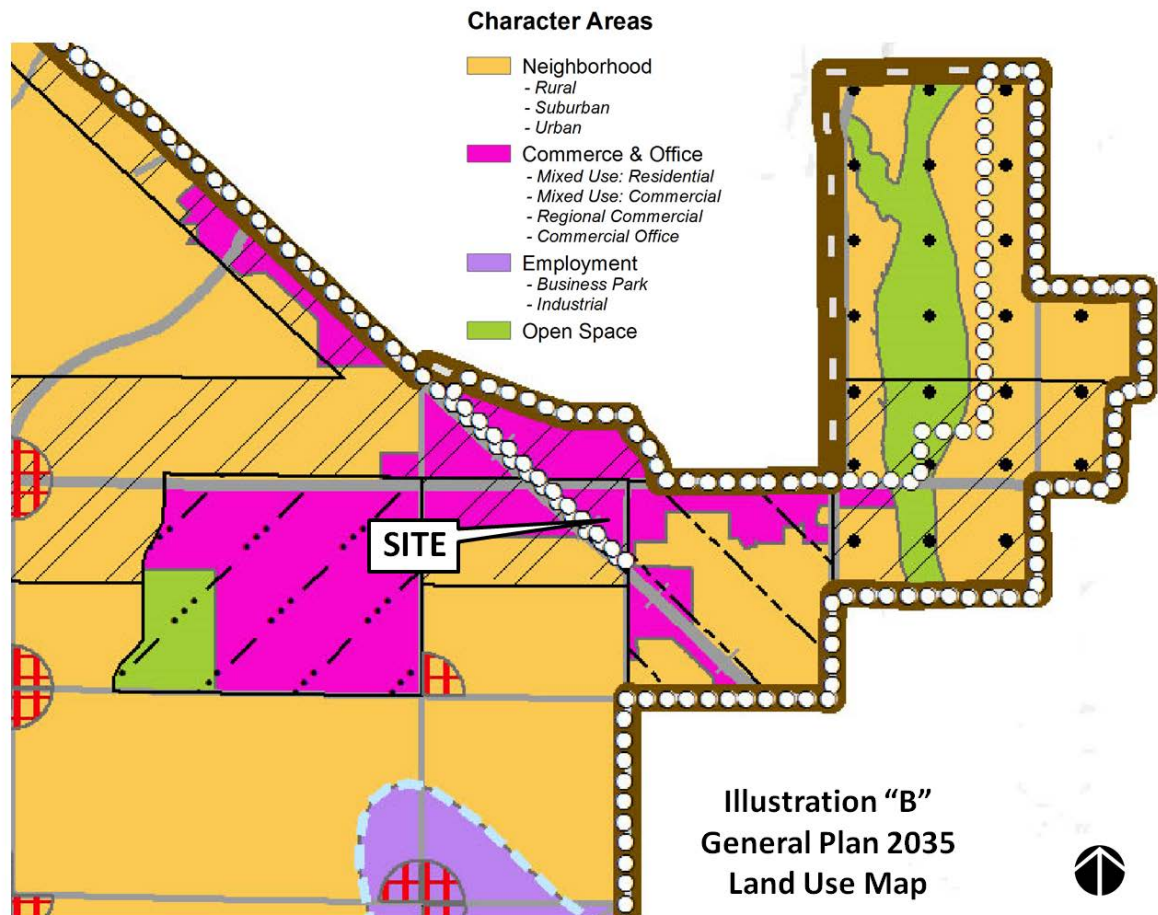


Illustration “A”

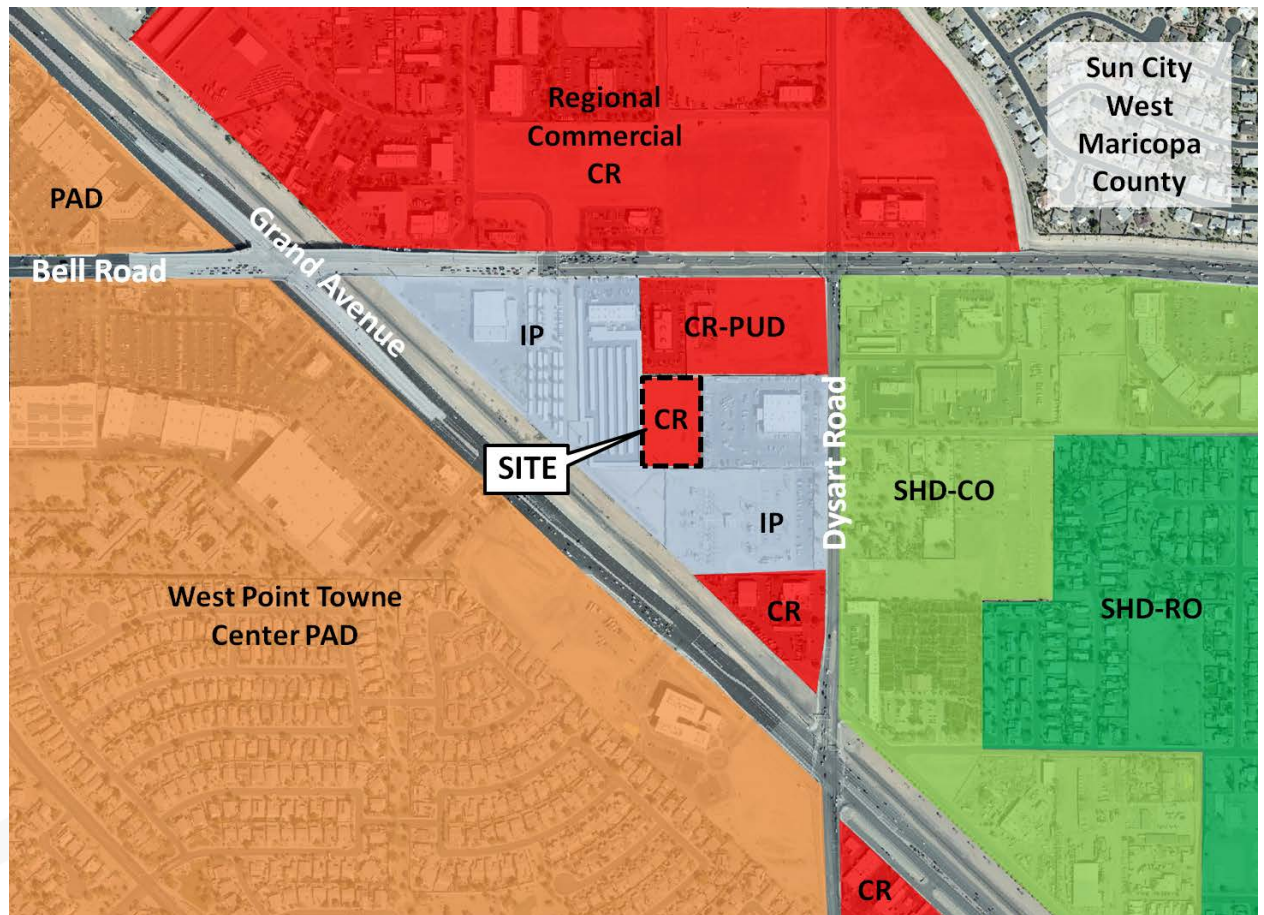
The parcel has no street frontage of its own and is almost fully enclosed by 6 foot 8 inch block wall. APS’s intent after rezone is to infill the remaining open edges to match adjacent walls and create a continuous secure barrier. The undeveloped land will be regraded for use as on-site storage, with a landscape/retention buffer around the perimeter to match surrounding.

General Plan

Per Illustration “B” shown below, this parcel is in the Commerce and Office Character Area under the Transit Oriented Development District which allows uses as proposed. To meet the requirements of the General Plan 2035, the rezone of this parcel will respect the context of the adjacent building form and architectural style and provide similar streetscape and landscape design to surrounding uses.

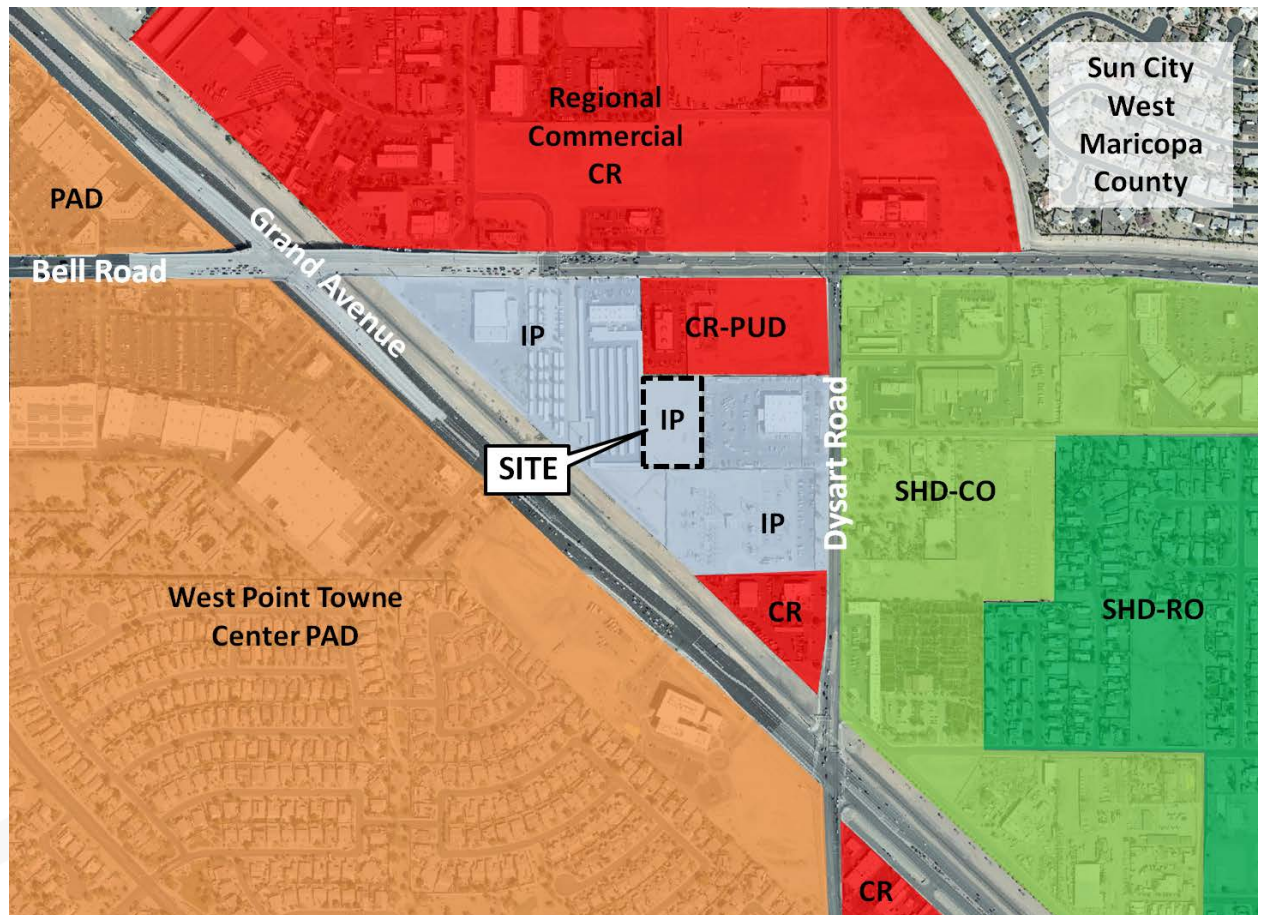


Existing Zoning Map



The subject parcel is a Regional Commercial (“CR”) zoned property located on 2.49 acres of land located along Dysart Road between Grand Avenue and Bell Road. The existing zoning to the east, south, and west are zoned Industrial Performance (“IP”). Zoning of the property to the north is CR with a PUD Overlay

Proposed Zoning Map



The proposed zoning of the property is to change to Industrial Performance (IP).

Legal Description

THE SOUTH 400 FEET MEASURED ALONG THE EASTERLY AND THE WESTERLY LINES OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE NORTH 89 DEGREES 26 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 873.35 FEET;

THENCE SOUTH 0 DEGREES 33 MINUTES 24 SECONDS WEST, A DISTANCE OF 55 FEET;

THENCE SOUTH 0 DEGREES 33 MINUTES 27 SECONDS EAST 446.13 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 33 MINUTES 27 SECONDS EAST A DISTANCE OF 400 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 21 SECONDS EAST A DISTANCE OF 267.94 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN DOCKET 12986, PAGE 826;

THENCE NORTH ALONG THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN DOCKET 12986, PAGE 826 AND IN DOCUMENT NO. 83-389447 RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 400 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 48 SECONDS WEST A DISTANCE OF 275.11 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

Enhanced Notification

ENHANCED NOTIFICATION PROCEDURE REQUEST FOR COMMENTS FORM

Applicant Responsible For Completing the Following:

COMMENTING JURISDICTION: In accordance with the Enhanced Notification Procedure adopted by our community, we are informing you of a project that is being considered in our jurisdiction that may affect your community.

Please review the data provided on this project. If you feel this project may impact your jurisdiction and you would like to submit comments, please be specific in addressing potential impacts and submit your comments by the First Hearing Date noted above. Please keep comments to a maximum of three (3) pages.

All comments will be reviewed as "advisory" only. The host jurisdiction maintains authority to proceed with their hearing schedule as noted. If you have any questions or would like additional information, please call the contact person indicated above.

1. Submitting host jurisdiction: City of Surprise
2. Address or location of project: Parcel: 501-16-011T
3. Nature of action requested (general plan amendment, master plan, rezoning, etc.): Rezone from Regional Commercial (CR) to Industrial Performance (IP)
4. Description of project:
 Projected additional A.M. / P.M. peak hour vehicle trips: None
 Number of dwelling units: 0 Non-residential sq. footage: 0 Acreage of Project: 2.49
 Present and proposed land uses: Present land use: vacant lot Proposed land use: site storage
 Phasing plan for overall project: None
5. Distance from perimeter of the project to the nearest existing or proposed:
 Freeway: 400' Road of regional significance: _____
6. Measures that will be employed to mitigate any traffic impacts caused by the project: None
7. Any other comments on the project (may use reverse side or separate sheet): After rezone the parcel will be fully enclosed by a block wall to match surrounding.



APS Surprise Service Center – Rezone Participation Report

To: Mr. Hobart Wingard,

City of Surprise Planning & Zoning Department

16000 N Civic Center Plaza | Surprise, AZ 85374

June 5, 2019

Re: FS18-685 APS Parcel Rezone

Mr. Wingard,

Per our email and phone discussions, a Community Outreach meeting was held at the APS Service Center building (16800 N Dysart Rd) on Tuesday, May 28th, 2019. This community outreach meeting was advertised by way of two site signs starting on 5/8/19 per the affidavit submitted by Mike Gipson of Sign Stop. It was also advertised in the local papers per email from Allysa Robinson on 5/9/2019.

During this meeting we set up a poster (digital copy attached to this report) titled 'Rezoning of Undeveloped Parcel 501-16-011T' which presented a summary of the Rezone Document. We also provided printed copies of the entire Rezone Document for attendants to review, and projected a satellite image of the parcel and neighboring area.

Prior to and after the presentation of the rezoning, representatives from FM Solutions and Arizona Public Service answered questions from the public and the city representative. The questions and concerns are reproduced on the next page along with our responses. A scanned copy of the sign in sheet is also attached.

Summary of Concerns

1. What is a laydown yard and what will be stored?
 - a. Laydown yard is a storage area for the Service Center. We plan to store items such as poles and transformers.
2. Will there be lithium battery storage?
 - a. None is planned at this time.
3. How much battery storage is located at the adjacent substation location?
 - a. This question is for a neighboring parcel and will be answered directly to the email address provided by the questioner.
4. What uses will the new zoning allow that the previous zoning did not?
 - a. The new zoning will allow storage of materials on site and light industrial usage consistent with the developed APS parcel.
5. Will APS be creating a separate entrance/exit from this parcel to Dysart?
 - a. No. Flow of vehicles to this parcel will be routed through the APS Service center. There will be no direct street access to this parcel.

Surprise Property Rezone Meeting

Citizen Sign-In Sheet

May 28, 2019, 6:00 pm

Participant Name (Print Please)	Phone/Email (Optional)
Andy Cepon	getsurprised@cox.net

aps REZONING OF UNDEVELOPED PARCEL 501-16-011T

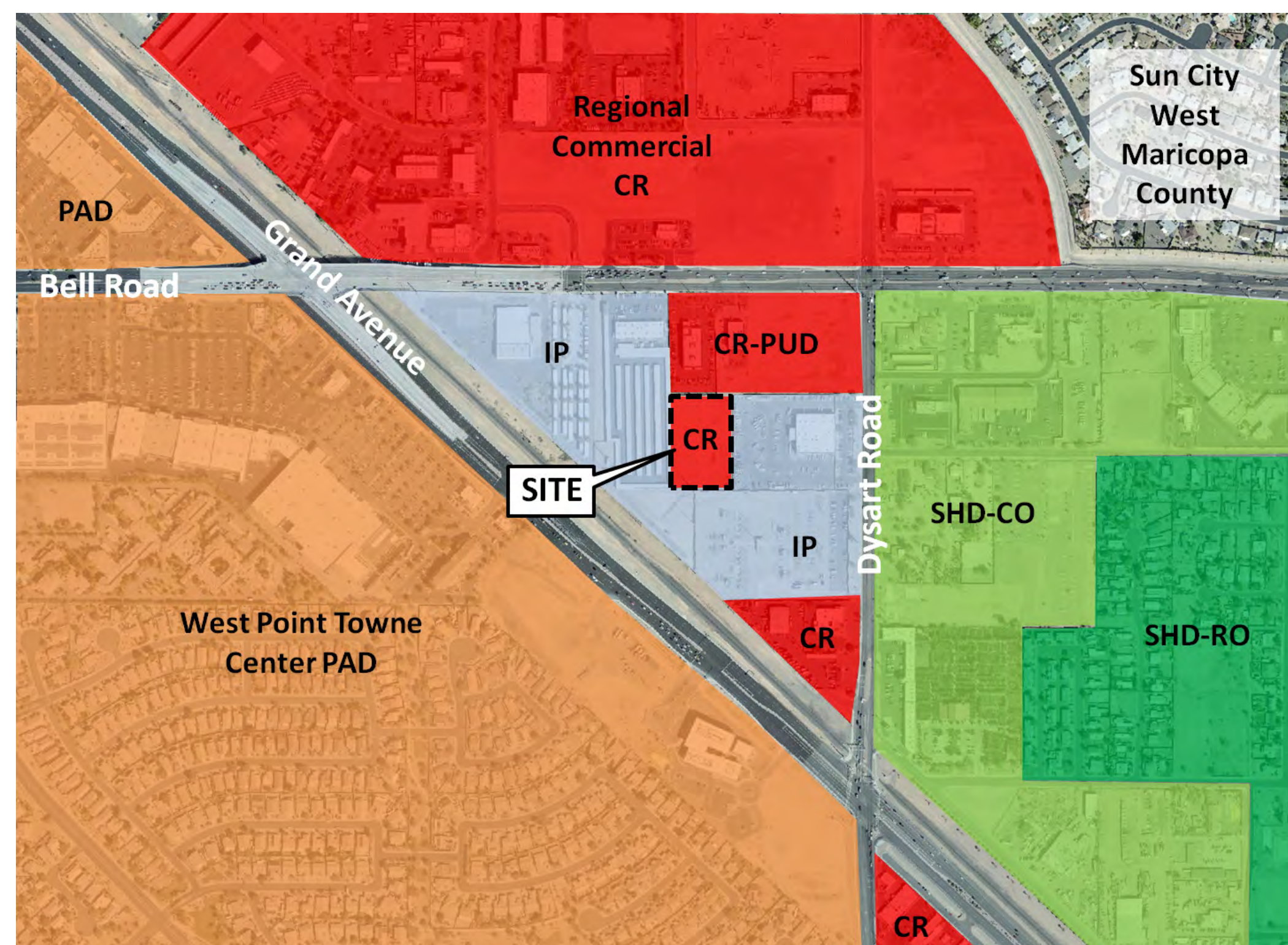
Arizona Public Service (APS) is the owner of the currently undeveloped parcel 2.49 acre parcel 501-16-011T which is zoned for Regional Commercial (CR) uses.

APS is proposing to rezone this parcel from Regional Commercial to Industrial Performance (IP) so it can be combined with the APS parcel to the East and used for on-site storage.

SITE LOCATION



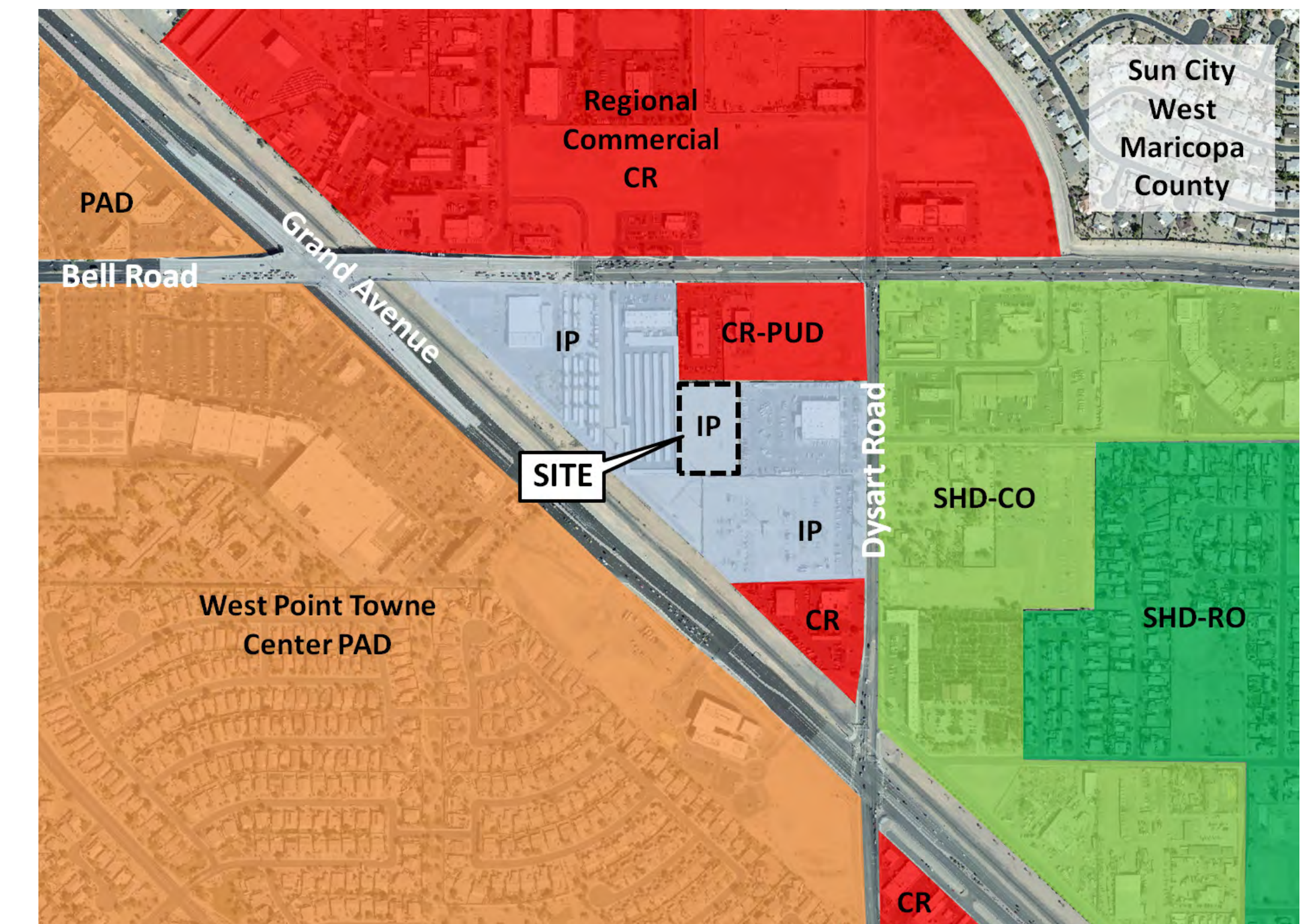
EXISTING ZONING



The subject parcel is adjacent to an existing APS Service Center and an existing APS Substation located along Dysart Road between Grand Avenue and Bell Road

The existing zoning to the east, south, and west are zoned for Industrial Performance (IP)

PROPOSED ZONING



PUBLIC ENGAGEMENT FORM

PROJECT TITLE: APS Service Center Rezone

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; public at-large; surrounding property owners.

OBJECTIVES:

The subject request involves the rezoning of approximately 2.49 acres of land from Regional Commercial (CR) to Industrial Performance (IP).

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 05/28/2019 from 6 pm to 7 pm

Future Council Work Session/Meetings target dates PZ Commission 07/18/19, City Council 08/06/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



FS18-685

APS Rezone

Planning and Zoning Commission – July 18, 2019

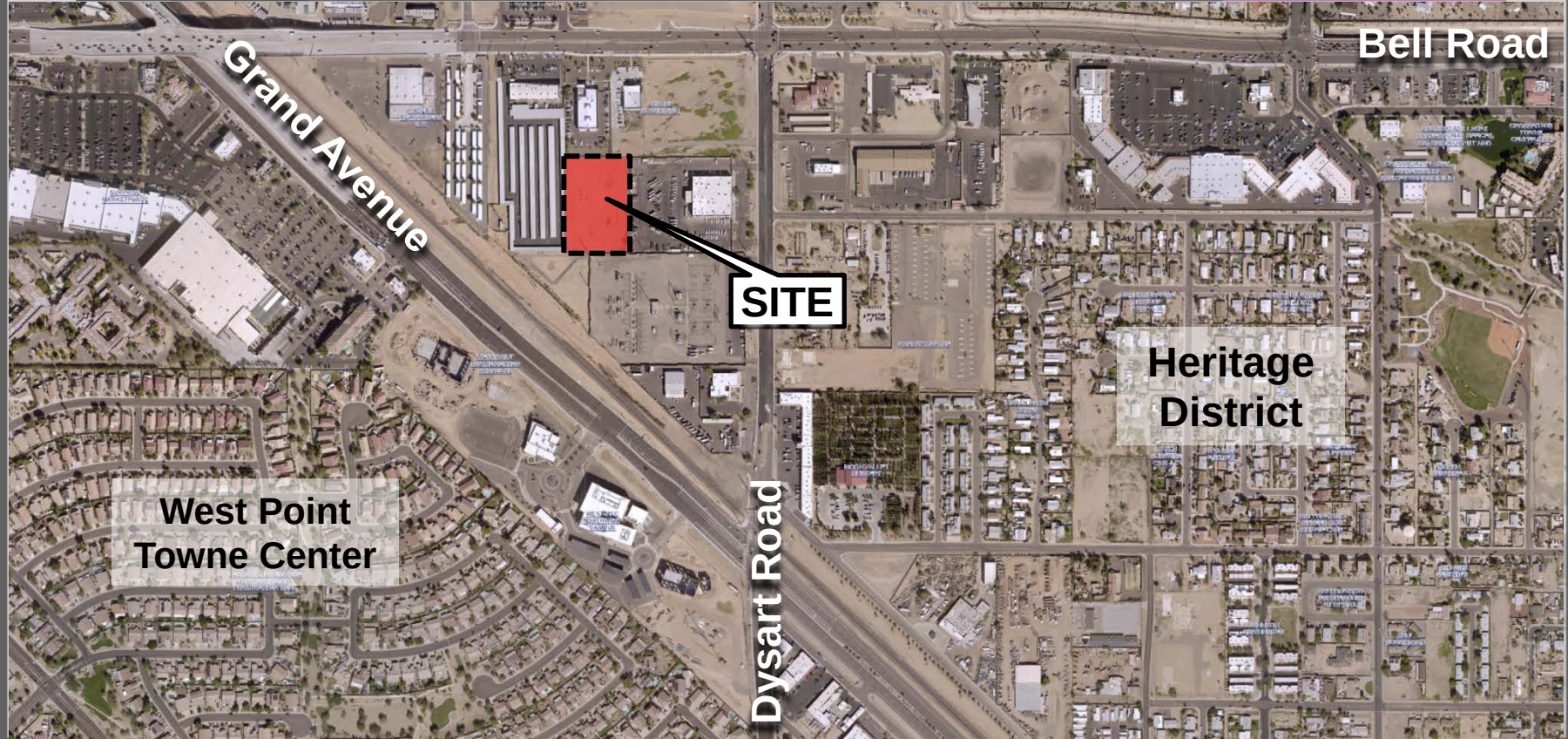
VICINITY MAP

FS18-685
APS



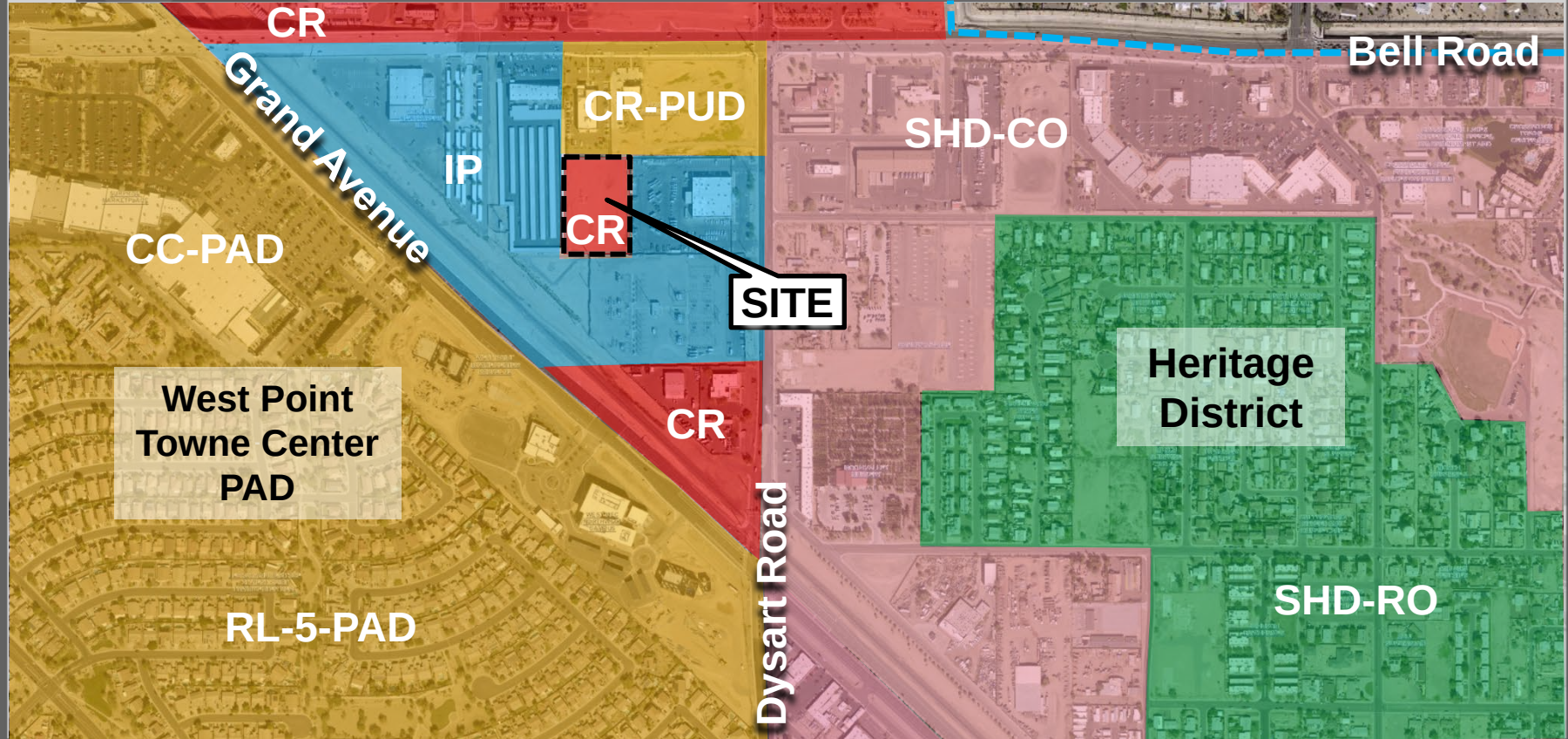
VICINITY MAP

FS18-685
APS

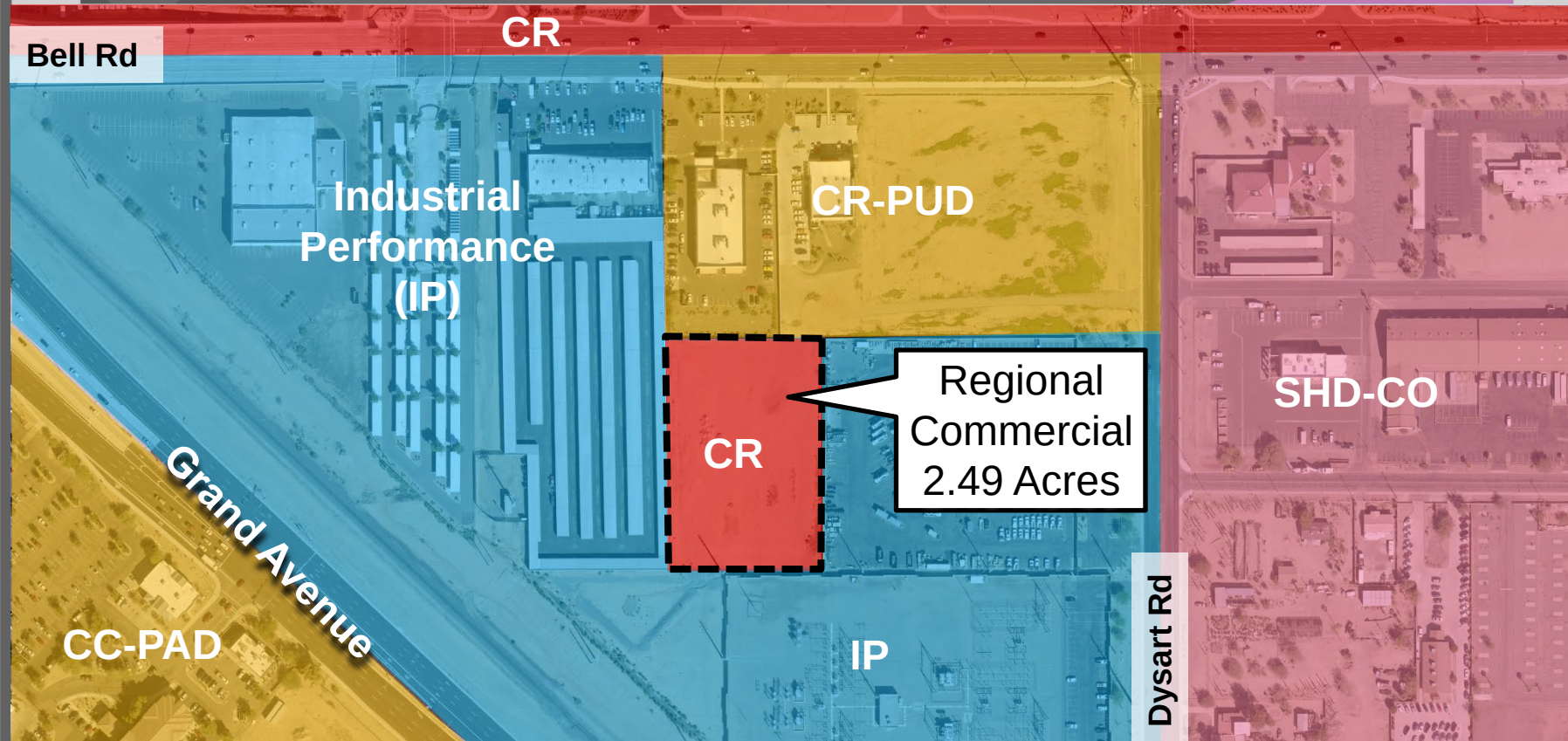


ZONING

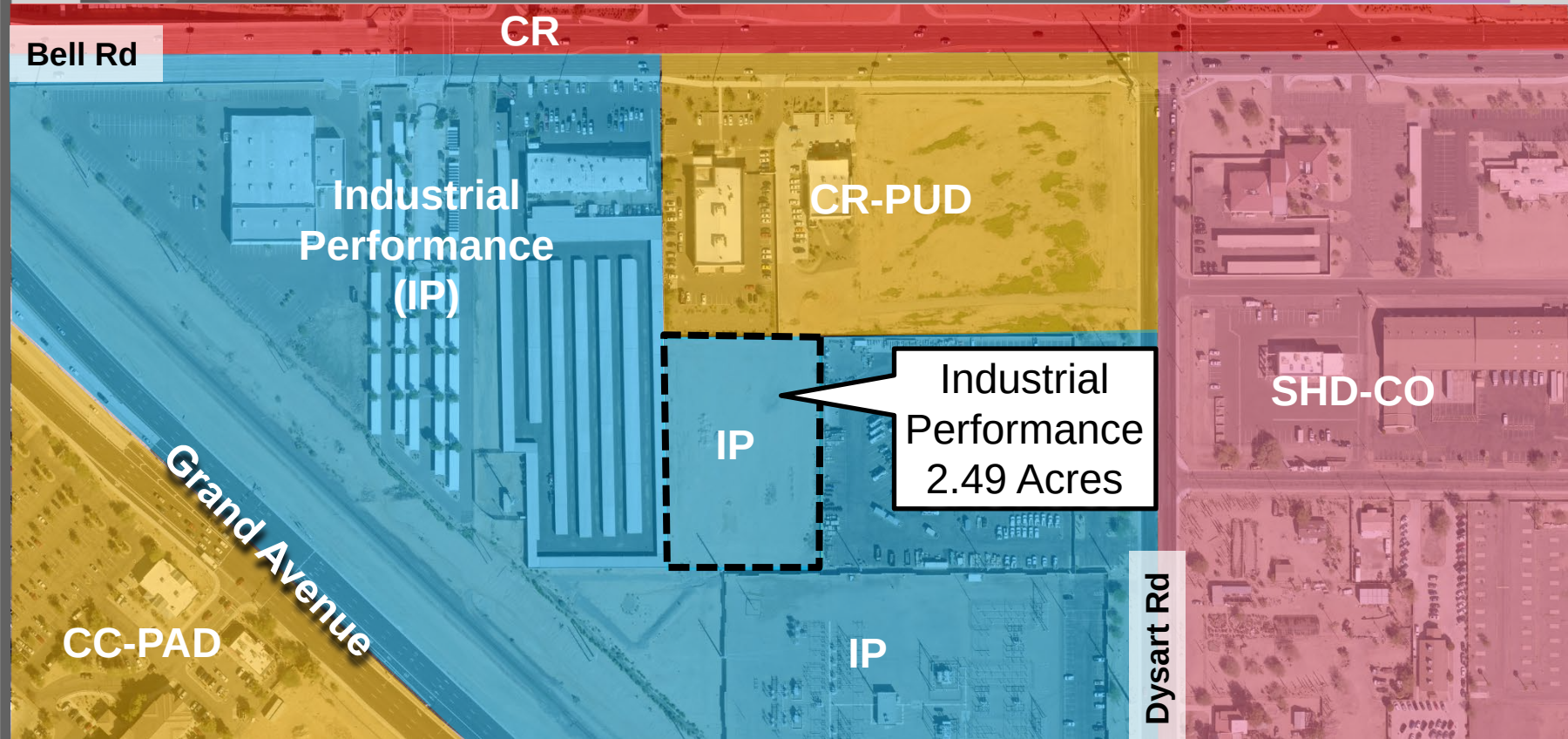
FS18-685
APS



EXISTING ZONING



PROPOSED ZONING



05/28/19 – Citizen Review

08/06/19 – City Council Will Consider the proposed Rezone

- The proposed Rezone demonstrates compliance with the General Plan.
- The proposed Rezone demonstrates compliance with the criteria set forth in Surprise Unified Development Code.
- The reviewing agencies have indicated no objections to the request.
- Staff recommends the Commission Recommend Approval to the City Council.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 18, 2019

Contact Person: ROBERT KUHFUSS

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

The subject request involves a revised Preliminary Plat for Unit P of the Toll at Prasada project. Unit P was included in the original Toll at Prasada Preliminary Plat processed under case FS17-394, and was subsequently platted as a single parcel under the Phase 1 Infrastructure Plat processed under case FS18-290. The applicant now seeks to further subdivide the subject parcel into 49 lots and 11 tracts. The proposed Preliminary Plat is the first step in that process.

Motion:

Motion to recommend approval of the Revised Preliminary Plat for Toll at Prasada Unit P subject to stipulations "a" through "c".

Background:

The original Preliminary Plat approved under FS17-394 anticipated a total of 2,207 lots for the larger Toll at Prasada project; however, the exact configuration of the lots outside of the initial phase of development had not been finalized by the time the related Phase 1 Infrastructure Plat (FS18-290) was ready to move forward. In order to keep the project moving forward, the Phase 1 Infrastructure Plat was approved with Unit P shown as a single parcel. The applicant wishes to proceed with the platting of Unit P; however, since no lotting was approved for Unit P with the original Preliminary Plat or Final Plat, a revised Preliminary Plat is required. 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 expressed no concerns.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS19-110 Toll at Prasada Unit P Revised Preliminary Plat 07-18-19 P&Z Staff Report
 2. 01 FS19-110 Toll at Prasada Unit P Revised Preliminary Plat Vicinity Map
 3. 02 FS19-110 Toll at Prasada Unit P Revised Preliminary Plat Case Map
 4. 03 FS19-110 Toll at Prasada Unit P Revised Preliminary Plat
 5. 04 FS19-110 Toll at Prasada Unit P Preliminary Landscape Plans
 6. 05 FS19-110 FCDMC Comments
 7. 06 FS19-110 MWD Comments
 8. 07 FS19-110 ADOT Comments
 9. 08 FS19-110 LAFB Comments
 10. 09 FS19-110 Toll at Prasada Unit P Preliminary Plat Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

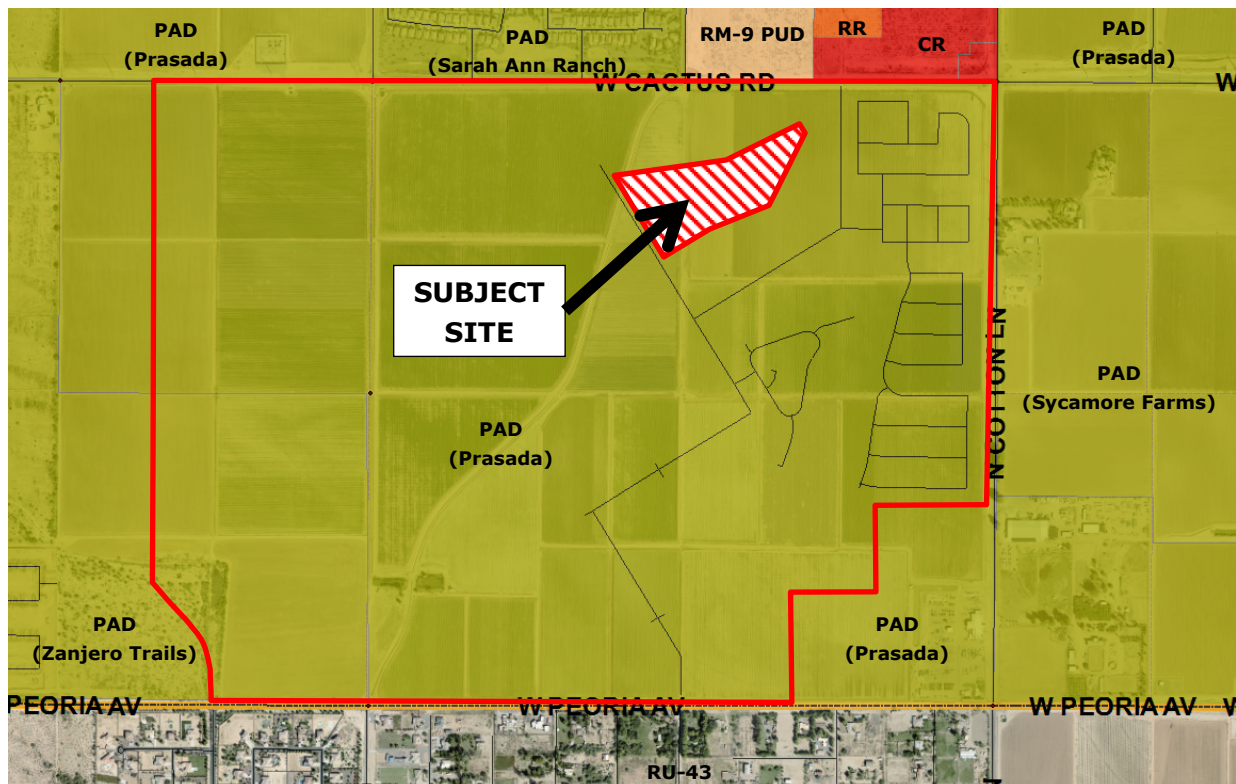
1 **Case:** **FS19-110**
2
3 **Project Name:** Toll at Prasada Unit P Revised Preliminary Plat
4
5 **Council District:** 3 - Mesquite
6
7 **Meeting Date:** **July 18, 2019**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11
12 **Owner:** Toll Prasada, LLC
13
14 **Applicant:** Aaron Insco of Toll Bros, Inc.
15
16 **Request:** Revised Preliminary Plat for Toll at Prasada Unit P in the Prasada PAD
17
18 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and
19 Peoria Avenue
20
21 **Area:** 17.6 acres (approx.)
22
23 **Density:** 2.8 DU/Ac. (approx.)
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** None known
28
29 **Staff Recommendation:** **Approve**, subject to stipulations "a" through "c"
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PROJECT DESCRIPTION:

The subject request involves a revised Preliminary Plat for Unit P of the Toll at Prasada project. Unit P was included in the original Toll at Prasada Preliminary Plat processed under case FS17-394, and was subsequently platted as a single parcel under the Phase 1 Infrastructure Plat processed under case FS18-290. The applicant now seeks to further subdivide the subject parcel into 49 lots and 11 tracts. This revised Preliminary Plat is the first step in that process.

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 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.

April 17, 2018: The City Council approved the Toll at Prasada Preliminary Plat under case FS17-394.

December 18, 2018: Staff approved a Minor PAD Amendment to allow a Temporary Long Term Construction Office, Temporary Nursery, and Stay-and-Play Cottages w/ associated parking under case FS18-514.

December 20, 2018: Staff met with the developer to discuss revised Preliminary Plats and related Final Plats for Parcels C, E, F, and P during a regularly scheduled Concept Review meeting under CR18-665.

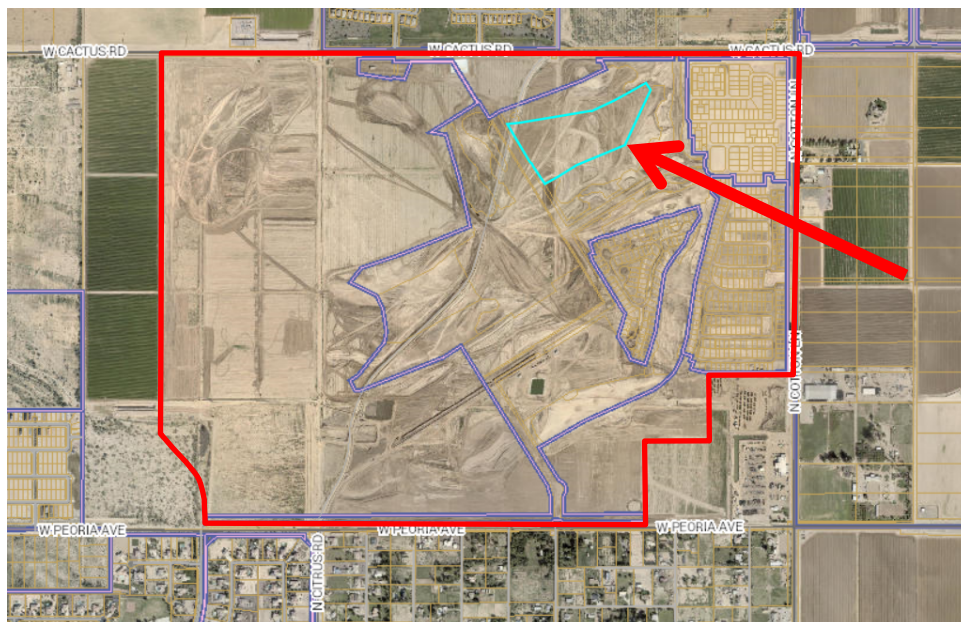
January 15, 2019: The City Council approved the Toll at Prasada Phase 1 Infrastructure Plat under case FS18-290.

February 14, 2019: The applicant submitted a request for a revise Preliminary Plat for Unit P under case FS19-110, the subject case.

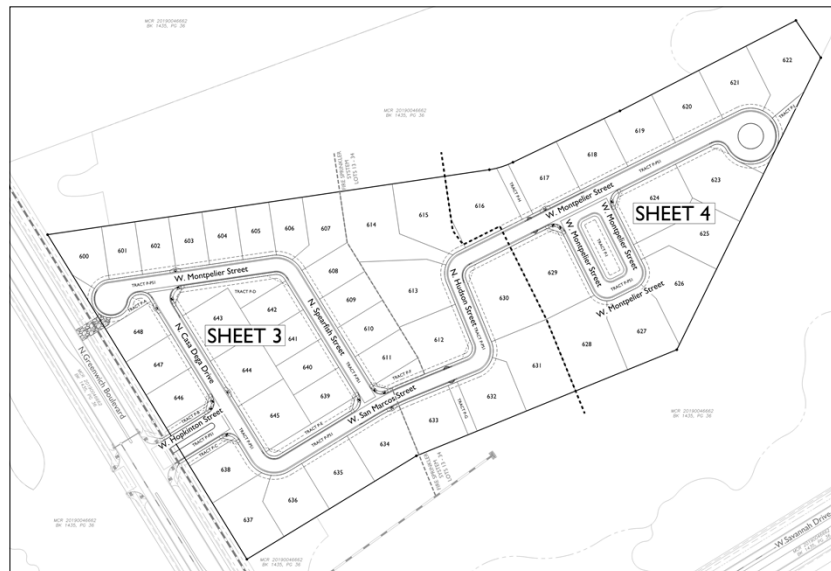
March 4, 2019: The applicant submitted a request for a revised Preliminary Plat for Unit E under case FS19-145.

ANALYSIS AND DISCUSSION:

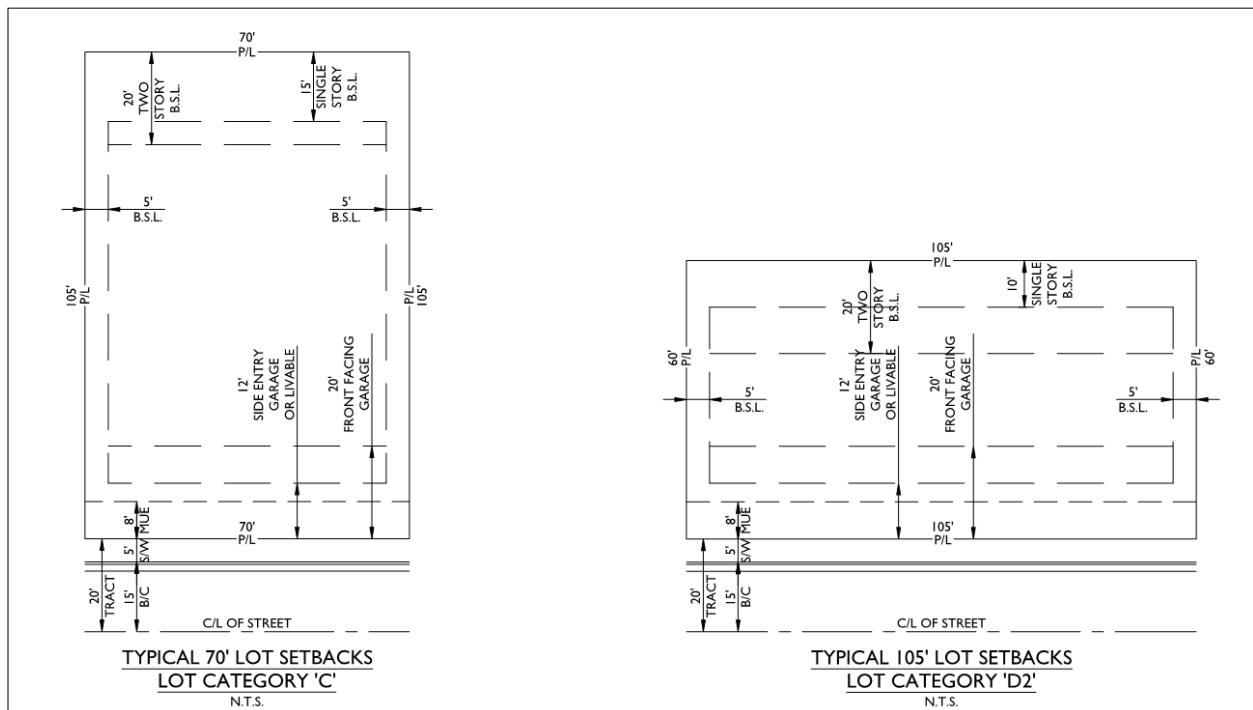
The original Preliminary Plat approved under FS17-394 anticipated a total of 2,207 lots for the larger Toll at Prasada project; however, the exact configuration of the lots outside of the initial phase of development had not been finalized by the time the related Phase 1 Infrastructure Plat (FS18-290) was ready to move forward. In order to keep the project moving forward, the Phase 1 Infrastructure Plat was approved with Unit P shown as a single parcel.



92 The applicant wishes to proceed with subdividing Unit P; however, since no lotting was approved
 93 for Unit P with the original Preliminary Plat or subsequent Final Plat, a revised Preliminary Plat is
 94 required. The following image depicts the layout as proposed under the subject Preliminary Plat.
 95



96
 97
 98 The proposed subdivision anticipates two (2) Lot Categories, which are consistent with the
 99 approved PAD zoning as follows:
 100



101
 102
 103
 104

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 2.8 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept and is consistent with the GDC.

REVIEWING AGENCIES:

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

Flood Control District of Maricopa County (FCDMC): In an email dated February 15, 2019 (attached), FCDMC stated that prior to obtaining a building permit, either a floodplain use permit or a CLOMR/LOMR would be required by the District.

Maricopa Water District (MWD): In an email dated February 19, 2019 (attached), MWD stated the project is located within an area included in the Toll at Prasada Development and Water Delivery Agreement between MWD and the original developer/landowner.

Arizona Department of Transportation (ADOT): In an email dated March 11, 2019 (attached) ADOT indicated no concerns with the proposed use, and is neither an opponent nor a proponent to the project.

Luke Air Force Base (LAFB): In a letter dated February 19, 2019 (attached), LAFB stated the request will not negatively impact flight operations.

[Continued on following page.]

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 expressed no concerns.

Findings:

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

Recommendation:

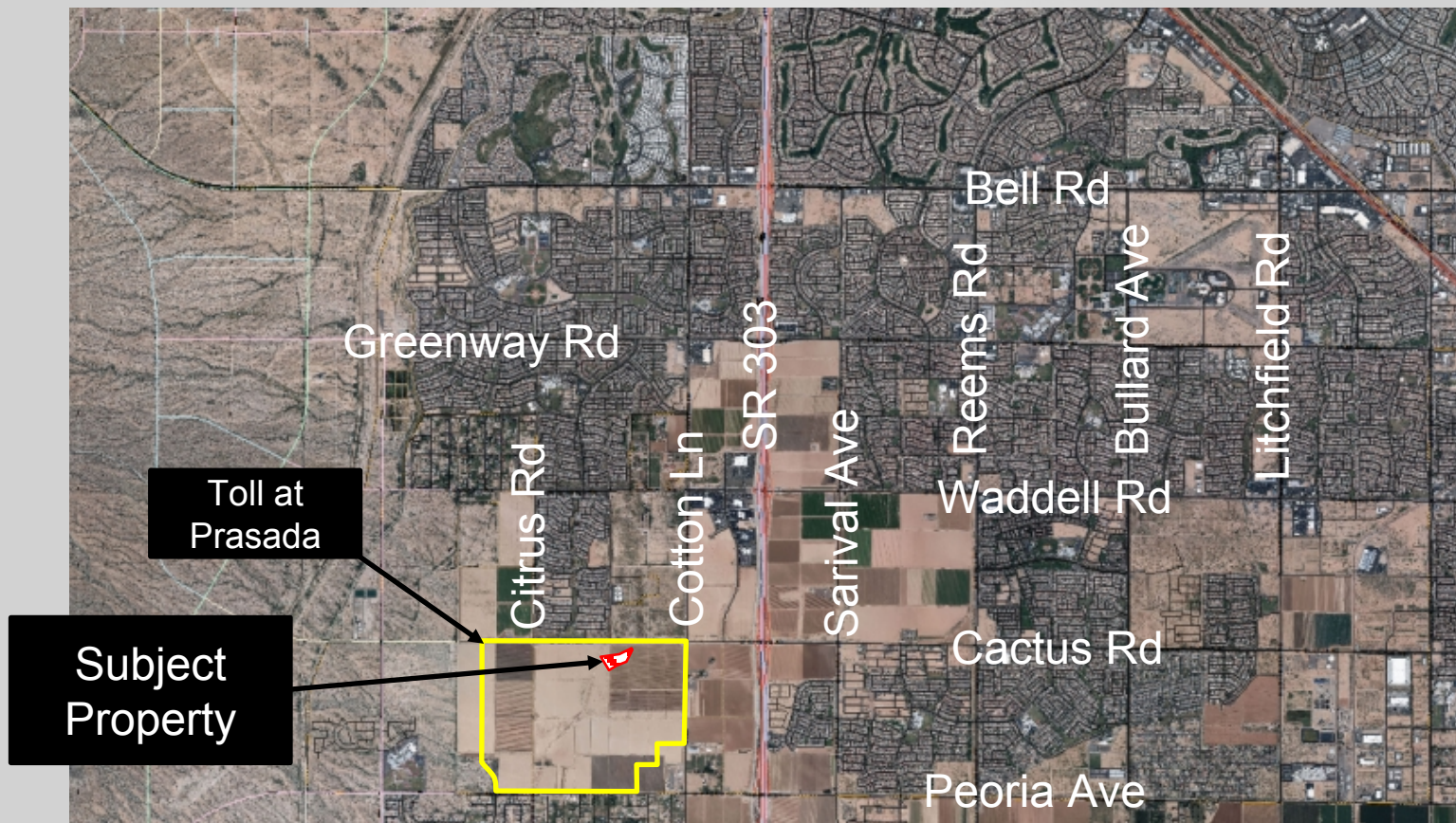
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Toll at Prasada Unit P Revised Preliminary Plat", consisting of five (5) sheets prepared by EPS Group and stamped received May 14, 2019.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada Parcel P Landscape Construction Documents", consisting of five (5) sheets prepared by Greey|Pickett and stamped received April 26, 2019.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

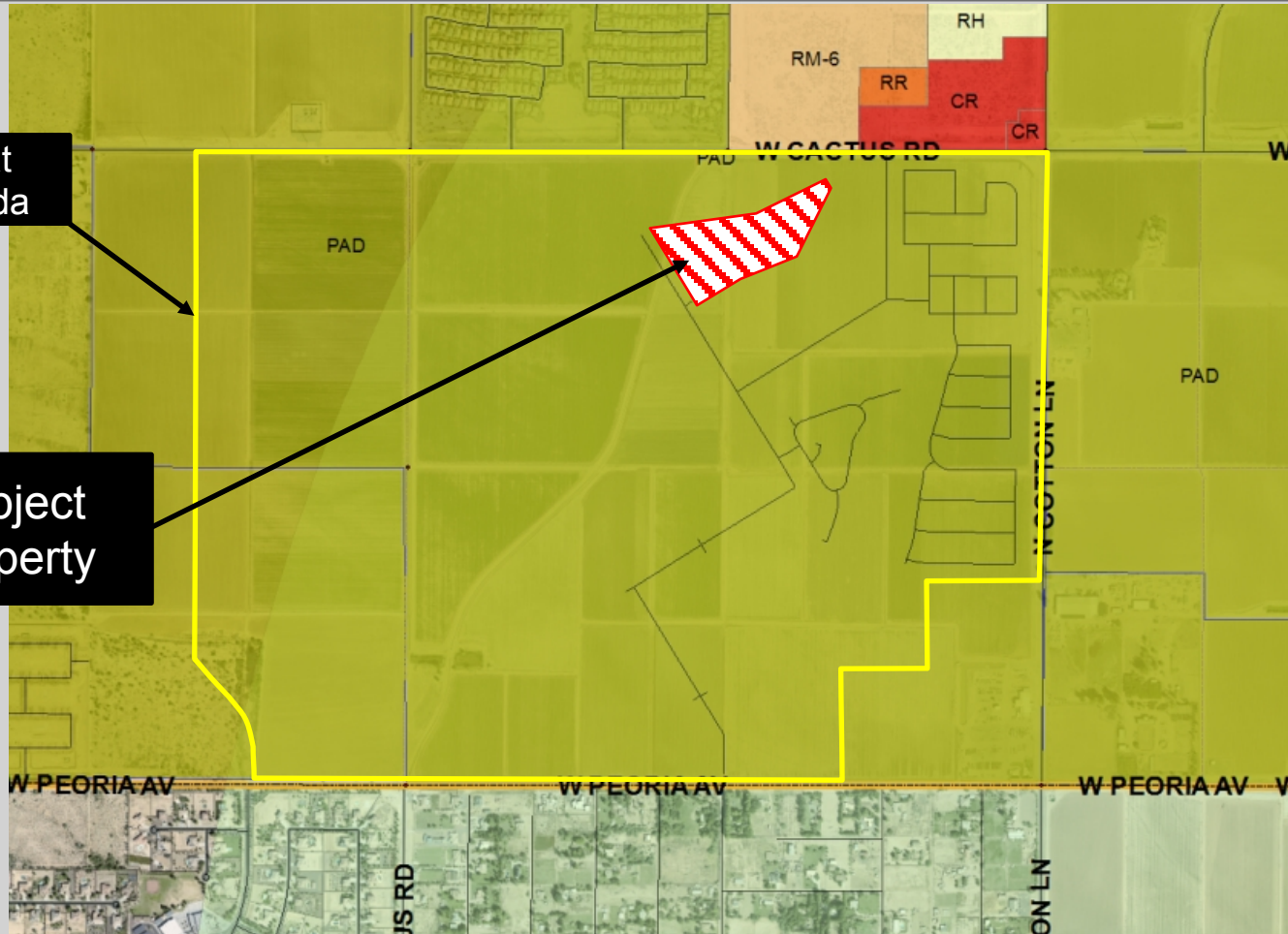
- 01 Toll at Prasada Unit P Vicinity Map
- 02 Toll at Prasada Unit P Case Map
- 03 Toll at Prasada Unit P Preliminary Plat
- 04 Toll at Prasada Unit P Preliminary Landscape Plans
- 05 FCDMC comments
- 06 MWD comments
- 07 ADOT comments
- 08 Luke AFB comments



FS19-110 Vicinity Map

Toll at
Prasada

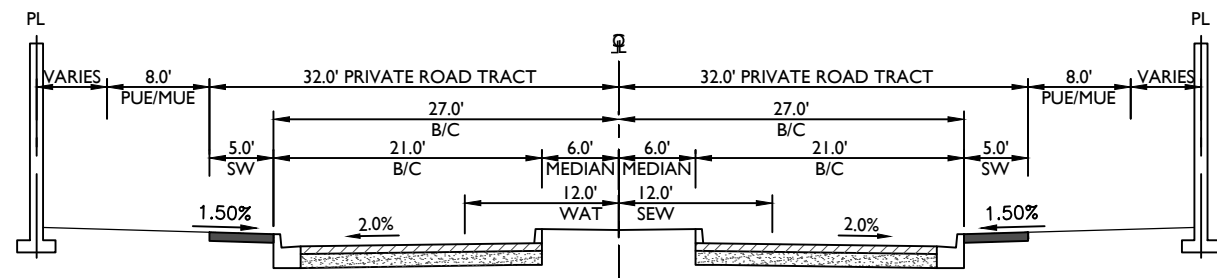
Subject
Property



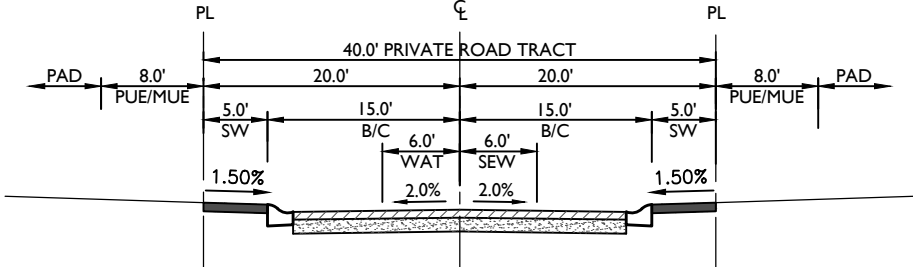
FS19-110 Case Map

REVISED PRELIMINARY PLAT FOR UNIT P - TOLL AT PRASADA

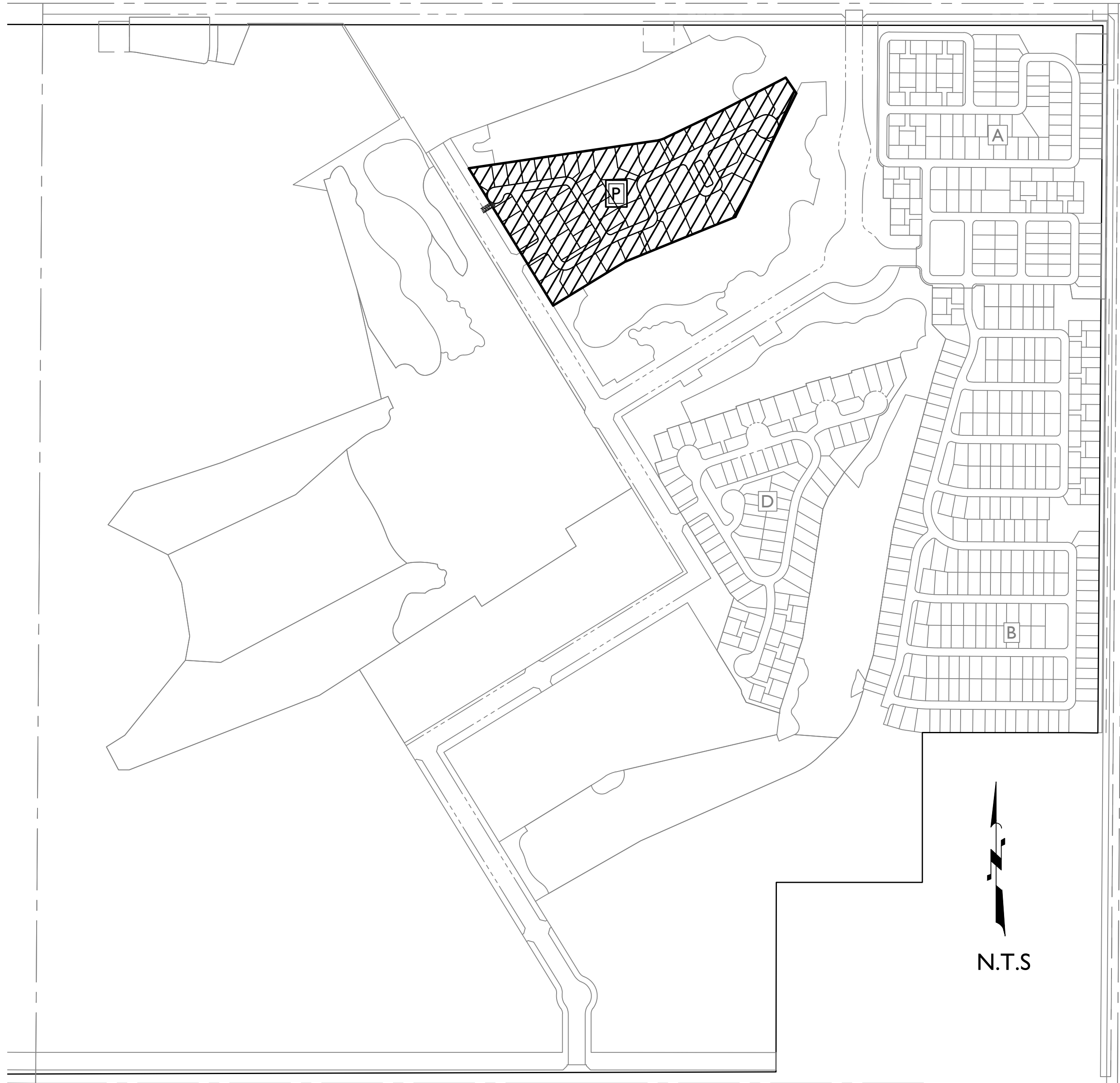
A PORTION OF THE EAST HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



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



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



UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
FIRE
POLICE

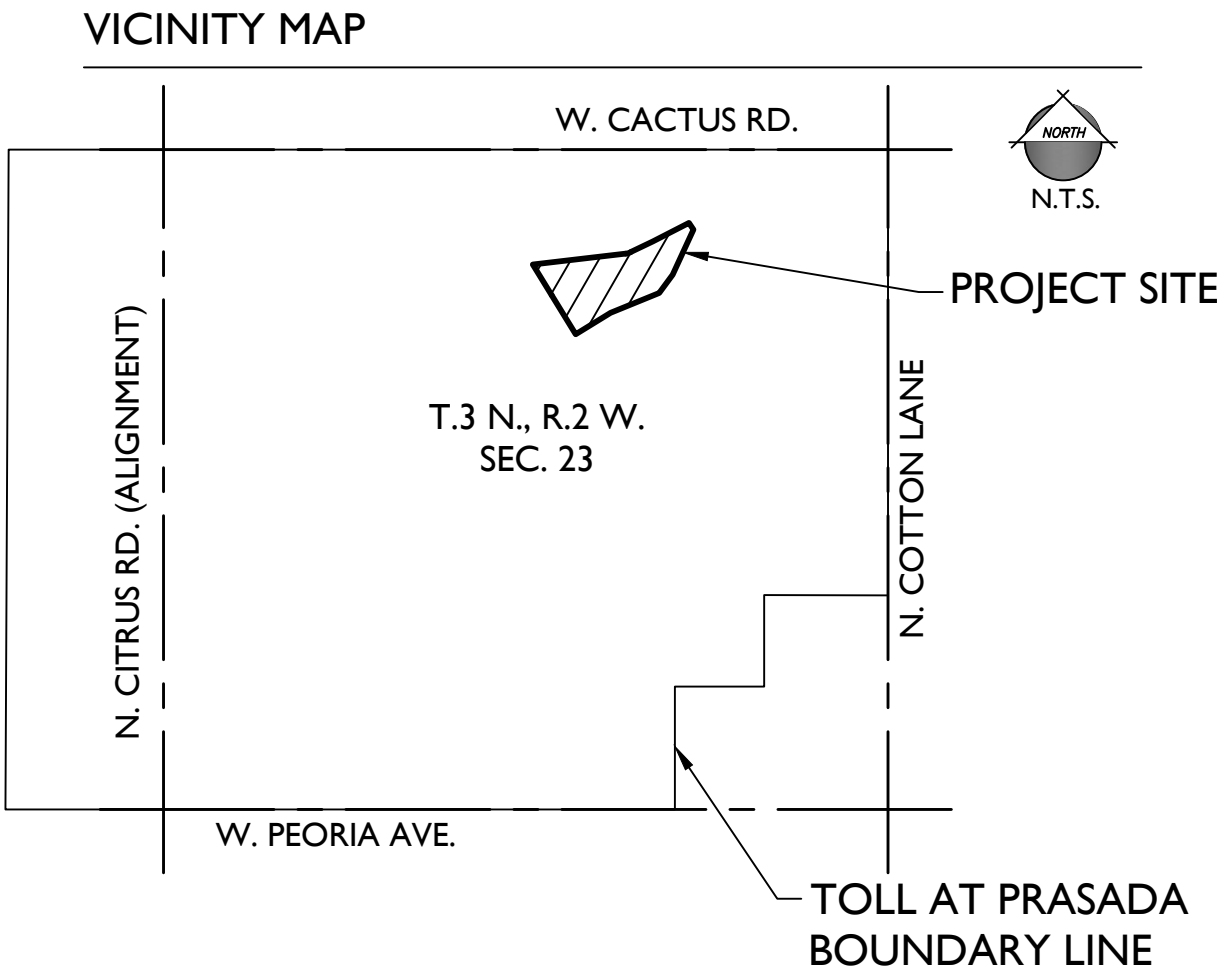
EPOR WATER
CITY OF SURPRISE
SOUTHWEST GAS
ARIZONA PUBLIC SERVICE
CENTURYLINK / COX
CENTURYLINK / COX
CITY OF SURPRISE
CITY OF SURPRISE

SHEET INDEX

SHEET 1
SHEET 2
SHEET 3-4
SHEET 5

CS01
CS02
PP01-PP02
DT01

COVERSHEET
INDEX SHEET
PRELIMINARY PLAT
DATA TABLES AND LOT DIAGRAMS/DEVELOPMENT STANDARDS



PROJECT TEAM

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

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: RICH HOPPE, P.E.

PROJECT DATA

A.P.N. 502-04-017D

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

GROSS AREA: +/- 17.602 ACRES
NET AREA: +/- 17.602 ACRES

PRIVATE STREET TRACT AREA: +/- 3.166 ACRES
LOT AREA: +/- 13.645 ACRES
TRACT/OPEN SPACE: +/- 0.791 ACRES

Development Pad	Phase	Acerage	* Lot Yield	Net Density
A	1	32.736	141	4.307 DU/AC
B	1	47.999	230	4.792 DU/AC
D	1	21.939	90	4.102 DU/AC
P	2	17.602	49	2.784 DU/AC
Total		120.276	* 510	4.24 DU/AC

THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- 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 AND INTERIOR STREETS.
- THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

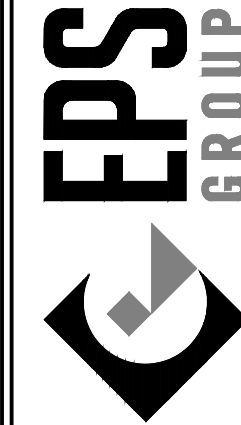
DEVELOPMENT STANDARDS

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

BASIS OF BEARING:

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST. BEARING SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST.

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



TOLL AT PRASADA
UNIT P REVISED PRELIMINARY PLAT
SURPRISE, ARIZONA

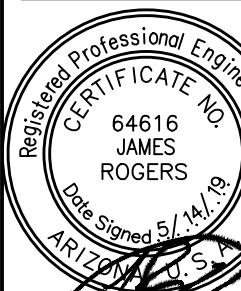
Cover Sheet

Project:

Revisions:



Designer: YE
Drawn by: JK



Job No.
16-339

CS01

Sheet No.
1
of 5

yesquivel May 14, 2019 8:32am S:\Projects\2016\16-339\Civil\Phase 2\CEFP PrePlat\Unit P\PrePlat\16-339.1 - Unit P - PP - CS02.dwg

Sheet No.
2
of 5

Index Sheet

Sheet No.
2
of 5

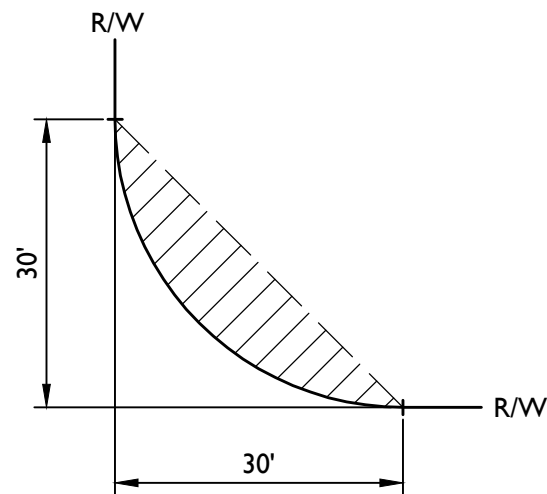
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16-339 - UNIT P REVISED PRELIMINARY PLAT

May 14, 2019 8:32am S:\Projects\2016\16-339\Civil\Phase 2\CEPP PrePlat\16-339.1 - Unit P - PP - PP01.dwg ikluce

- LINETYPE LEGEND**
- MATCH LINE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - GOLF TRACT BOUNDARY LINE



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

MWD 40.0'
CROSSCUT EASEMENT & CONCRETE DITCH
BK 343, PG 313-314
TO BE ABANDONED BY SEPARATE INSTRUMENT
PRIOR TO FINAL RECORDING OF PARCEL P

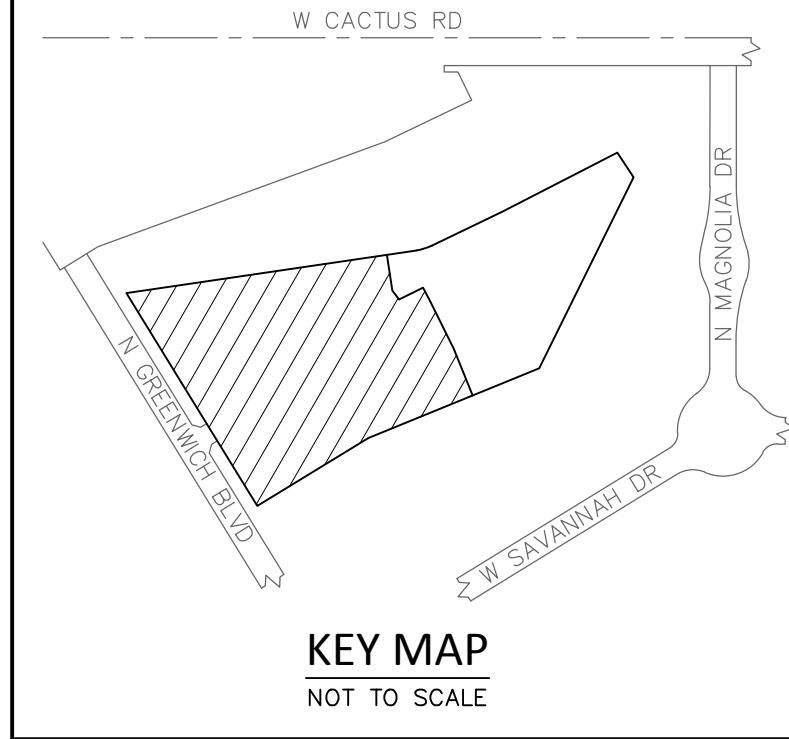
MWD 40.0'
CROSSCUT EASEMENT & CONCRETE DITCH
BK 343, PG 313-314
TO BE ABANDONED BY SEPARATE INSTRUMENT
PRIOR TO FINAL RECORDING OF PARCEL P

MWD 20.0'
CROSSCUT EASEMENT & CONCRETE DITCH
BK 343, PG 313-314
TO BE ABANDONED BY SEPARATE INSTRUMENT
PRIOR TO FINAL RECORDING OF PARCEL P

MCR 20190046662
BK 1435, PG 36

MWD 40.0'
LATERAL 7 SUBLATERAL E ROW
AND CONCRETE DITCH BK 14, PG 35
BK 24, PG 3
TO BE ABANDONED BY SEPARATE INSTRUMENT
PRIOR TO FINAL RECORDING OF PARCEL P

MCR 20190046662
BK 1435, PG 36



Project:

Revisions:

Designer: YE
Drawn by: JK

Arizona State Engineer
JAMES ROGERS
Certificate No. 64616
Date: 05/14/19

Job No.
16-339

PP01

Sheet No.
3
of 5

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EPS GROUP

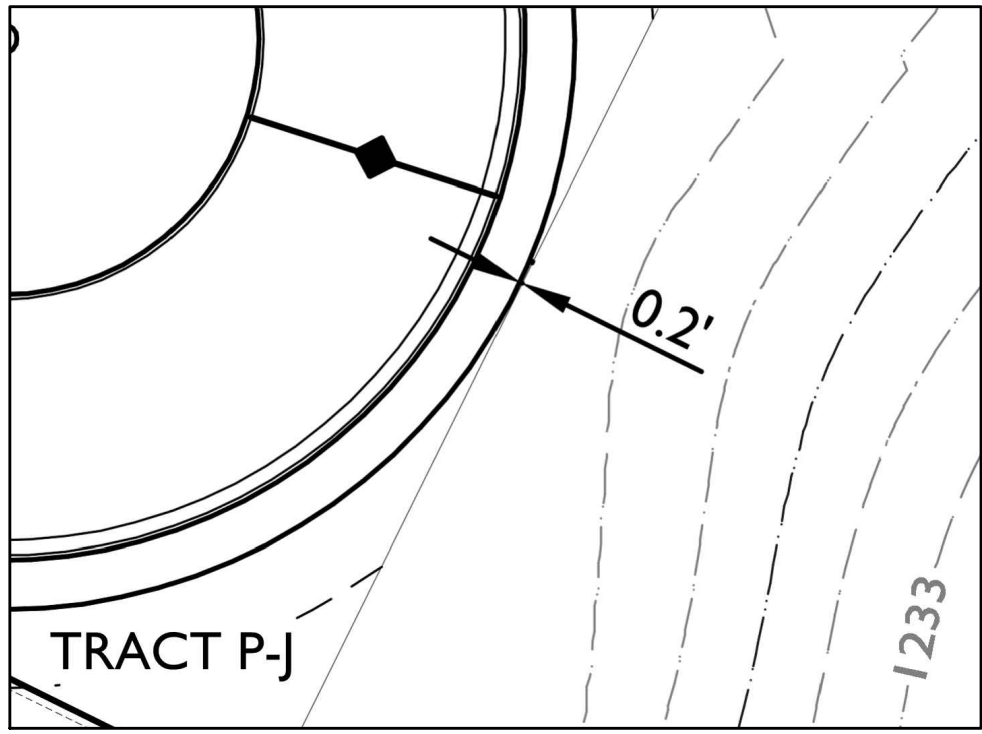
Preliminary Plat

TOLL AT PRASADA
UNIT P REVISED PRELIMINARY PLAT
SURPRISE, ARIZONA

16-339 - UNIT P REVISED PRELIMINARY PLAT

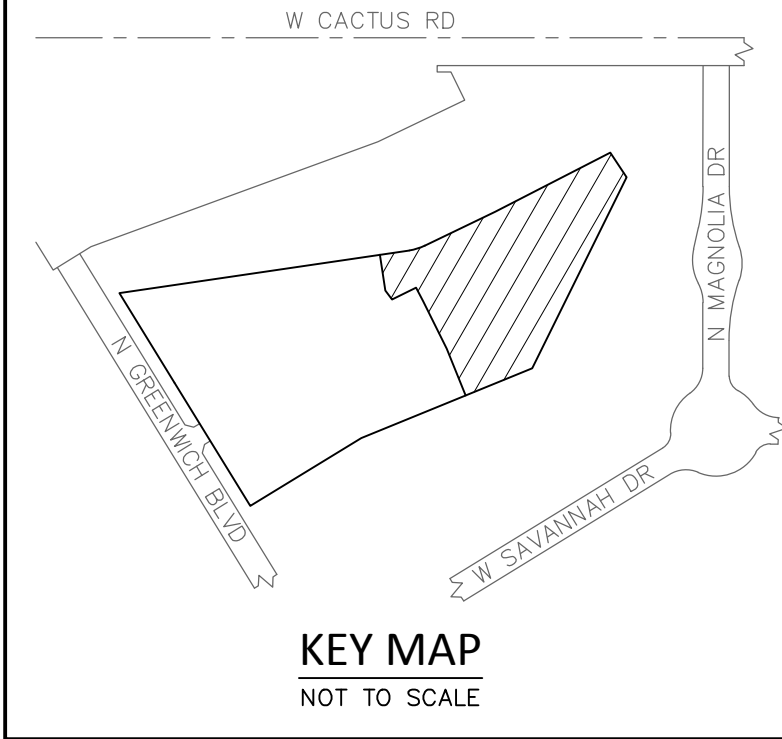
May 14, 2019 8:32am S:\Projects\2016\16-339\Civil\Phase 2\CEFP PrePlat\16-339.1 - Unit P - PP - PP02.dwg yesquivel

EXHIBIT A: TRACT J SPACING

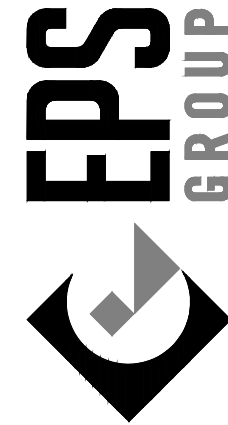


MCR 20190046662
BK 1435, PG 36

MCR 20190046662
BK 1435, PG 36



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TOLL AT PRASADA
UNIT P REVISED PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

Revisions:



Designer: YE
Drawn by: JK



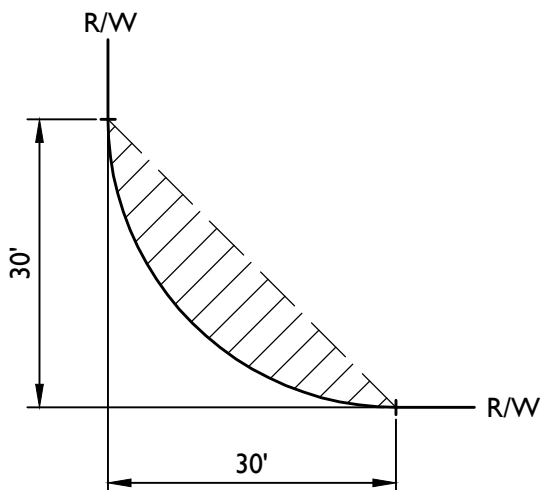
Job No.
16-339

PP02

Sheet No.
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of 5

LINETYPE LEGEND

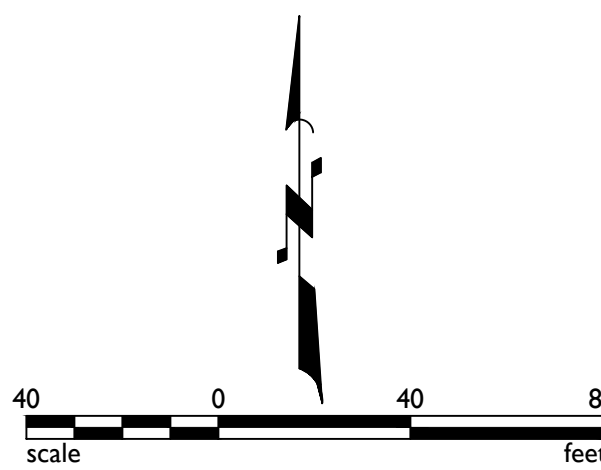
- MATCH LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- GOLF TRACT BOUNDARY LINE

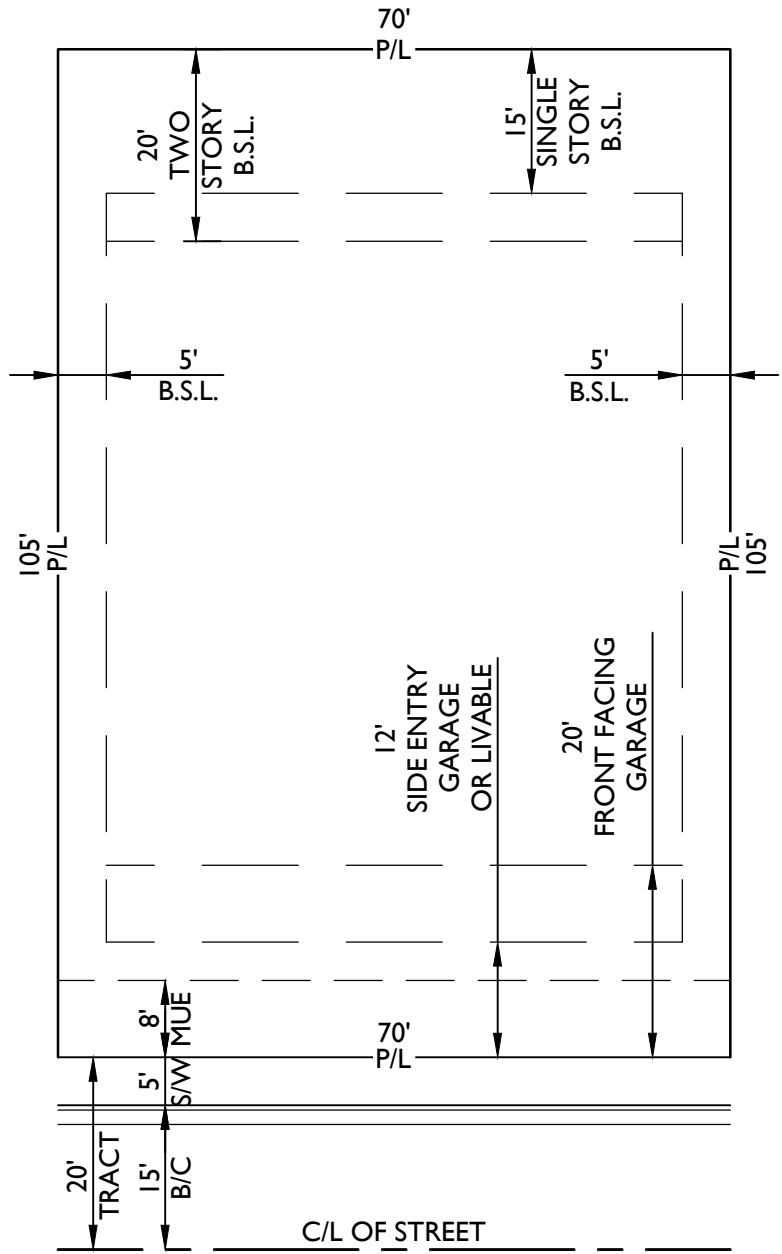


TYPICAL S.V.T. EASEMENT
PER CITY OF SURPRISE STANDARD DETAIL 4-02

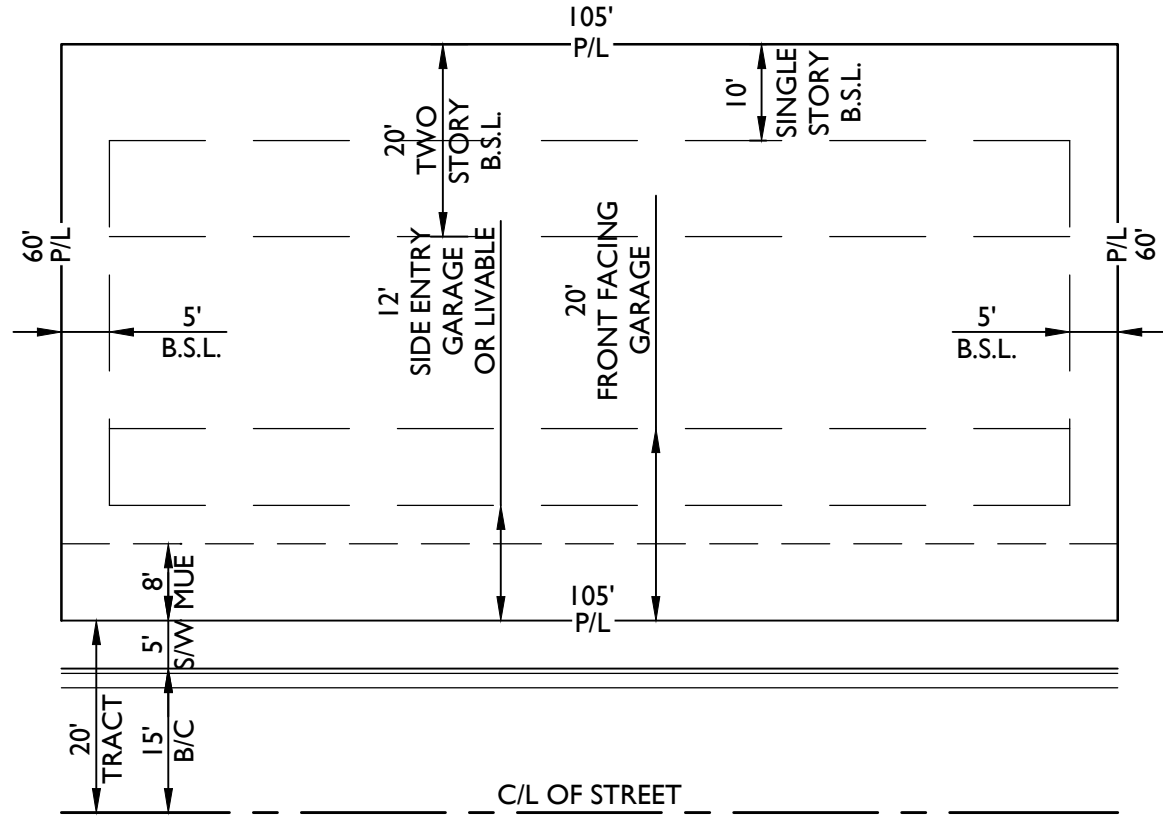
MCR 20190046662
BK 1435, PG 36

MCR 20190046662
BK 1435, PG 36





TYPICAL 70' LOT SETBACKS
LOT CATEGORY 'C'
N.T.S.



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

Development Standard C - FS16-400

Zoning District:	PLV-1	PLV-2
Minimum Lot Area	7,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽²⁾		
Front ⁽⁴⁾	20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ⁽³⁾⁽⁴⁾	5 Feet / 5 Feet	
Rear ⁽⁴⁾⁽⁶⁾	20 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾	35 Feet	
Notes		
1.	Lot widths may range from 60 feet to 80 feet, with lot areas from 7,000 square feet.	
2.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
3.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
4.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
5.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.	
6.	Covered patios may encroach up to 5 feet into the rear setback.	
7.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

Development Standard D2 - FS17-587

Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾		
Front ⁽²⁾⁽⁵⁾	20 Feet	
Front & side facing garage (measured from back of sidewalk to face of garage door) ⁽⁵⁾	20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ⁽⁴⁾⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁵⁾⁽⁷⁾	20 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾	35 Feet	
Notes		
1.	Typical configured lot widths may range from 45 feet to 110 feet, with lot areas from 5,000 square feet.	
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.	
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
5.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.	
7.	Covered patios may encroach up to 5 feet into the rear setback.	
8.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.16'	N81°38'42"E
L2	3.70'	S81°38'42"W
L3	5.85'	N31°34'54"W
L4	3.27'	S31°34'54"E
L5	20.00'	N08°21'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	174.90'	40.00'	250°31'44"	56.57'	65.32'	S43°37'10"E
C2	24.62'	20.00'	70°31'44"	14.14'	23.09'	S46°22'50"W
C3	23.31'	20.00'	66°46'25"	13.18'	22.01'	N64°58'06"W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N13°25'06"E
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N76°34'54"W
C6	94.02'	60.00'	89°46'51"	59.77'	84.69'	S76°28'19"E
C7	80.36'	500.00'	9°12'32"	40.27'	80.28'	S63°14'31"W
C8	78.56'	50.00'	90°01'06"	50.02'	70.72'	N22°50'14"E
C9	29.87'	20.00'	85°34'36"	18.51'	27.17'	S20°36'59"W
C10	31.42'	20.00'	90°00'00"	20.00'	28.28'	N71°35'43"W
C11	54.98'	35.00'	90°00'00"	35.00'	49.50'	S71°35'43"E
C12	54.98'	35.00'	90°00'00"	35.00'	49.50'	N18°24'17"E
C13	31.42'	20.00'	90°00'00"	20.00'	28.28'	S18°24'17"W
C14	30.90'	20.00'	88°31'51"	19.49'	27.92'	N72°19'43"W
C15	271.83'	58.00'	268°31'51"	59.51'	83.07'	N17°40'13"E

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
600	9,915	0.2276	C
601	7,700	0.1768	C
602	7,700	0.1768	C
603	7,700	0.1768	C
604	7,700	0.1768	C
605	7,702	0.1768	C
606	7,979	0.1832	C
607	10,802	0.2480	C
608	7,700	0.1768	C
609	7,700	0.1768	C
610	7,700	0.1768	C
611	7,700	0.1768	C
612	12,844	0.2949	D2
613	17,622	0.4045	D2
614	19,960	0.4582	D2
615	15,405	0.3537	D2
616	17,295	0.3970	D2
617	12,478	0.2864	D2
618	12,271	0.2817	D2
619	12,139	0.2787	D2
620	12,244	0.2811	D2
621	13,000	0.2984	D2
622	17,001	0.3903	D2
623	16,475	0.3782	D2
624	16,014	0.3676	D2

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
625	15,124	0.3472	D2
626	16,736	0.3842	D2
627	16,294	0.3741	D2
628	19,151	0.4396	D2
629	18,600	0.4270	D2
630	19,471	0.4470	D2
631	17,754	0.4076	D2
632	12,558	0.2883	C
633	12,094	0.2777	D2
634	12,692	0.2914	D2
635	12,100	0.2778	D2
636	12,131	0.2785	D2
637	13,464	0.3091	C
638	10,003	0.2296	C
639	7,700	0.1768	C
640	7,700	0.1768	C
641	7,700	0.1768	C
642	7,700	0.1768	C
643	12,100	0.2778	D2
644	12,100	0.2778	D2
645	12,100	0.2778	D2
646	8,798	0.2020	C
647	8,800	0.2020	C
648	8,800	0.2020	C

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C16	74.68'	50.00'	85°34'36"	46.28'	67.93'	S20°36'59"W
C17	31.42'	20.00'	90°01'06"	20.01'	28.29'	N22°50'14"E
C18	38.72'	540.00'	4°06'29"	19.37'	38.71'	S65°47'32"W
C19	29.56'	20.00'	84°40'49"	18.22'	26.94'	S73°55'18"E
C20	69.93'	60.00'	66°46'25"	39.54'	66.03'	N64°58'06"W
C21	23.31'	20.00'	66°46'25"	13.18'	22.01'	N64°58'06"W
C22	39.52'	20.00'	113°13'35"	30.35'	33.40'	S25°01'54"W
C23	31.34'	20.00'	89°46'51"	19.92'	28.23'	S76°28'19"E
C24	31.49'	20.00'	90°13'09"	20.08'	28.34'	N13°31'41"E
C25	51.21'	180.00'	16°18'04"	25.78'	51.04'	N72°31'41"E
C26	15.71'	10.00'	90°00'00"	10.00'	14.14'	S18°24'17"W
C27	15.71'	10.00'	90°00'00"	10.00'	14.14'	S71°35'43"E
C28	15.71'	10.00'	90°00'00"	10.00'	14.14'	N18°24'17"E
C29	15.71'	10.00'	90°00'00"	10.00'	14.14'	N71°35'43"W
C30	83.58'	520.00'	9°12'32"	41.88'	83.49'	S63°14'31"W

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT P-A	LANDSCAPE, OPEN SPACE, EPCOR & ACCESS EASEMENTS	2,931	0.0673
TRACT P-B	LANDSCAPE, OPEN SPACE	1,447	0.0332
TRACT P-C	LANDSCAPE, OPEN SPACE	1,519	0.0349
TRACT P-D	LANDSCAPE, OPEN SPACE	8,648	0.1985
TRACT P-E	LANDSCAPE, OPEN SPACE	4,005	0.0919
TRACT P-F	LANDSCAPE, OPEN SPACE	2,945	0.0676
TRACT P-G	LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT	2,220	0.0510
TRACT P-H	LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT	2,821	0.0648
TRACT P-I	LANDSCAPE, OPEN SPACE	5,290	0.1214
TRACT P-J	LANDSCAPE, OPEN SPACE	2,626	0.0603
TRACT P-PSI	PRIVATE ROADWAY TRACT WATER & SEWER EASEMENT	137,893	3.1656



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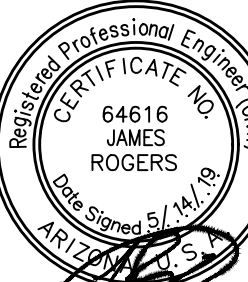
TOLL AT PRASADA
UNIT P REVISED PRELIMINARY PLAT
Data Tables & Lot Diagrams

Project:

Revisions:



Call at least one full working day
before your begin excavation.
ARIZONA STATE SEAL
Division of Land Use Planning (PLD-0548)
In Maricopa County: (602)263-1100



Job No.
16-339

DT01

Sheet No.
5
of 5

Prasada - Phase 1 Unit P

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.

CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
A) BLUE STAKE (ARIZONA) 1-800-792-5348
B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
C) ARIZONA PUBLIC SERVICE 1-800-240-2014
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED "SALVAGE" SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE TREE STAKING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20' OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN **SCHEMATICALLY** AND SHALL BE **INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E.**, ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
B) TWO KEYS FOR EACH OF THE CONTROLLERS.
C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
D) TWO VALVE BOX KEYS.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC. SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DOWN WIRING WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6) INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

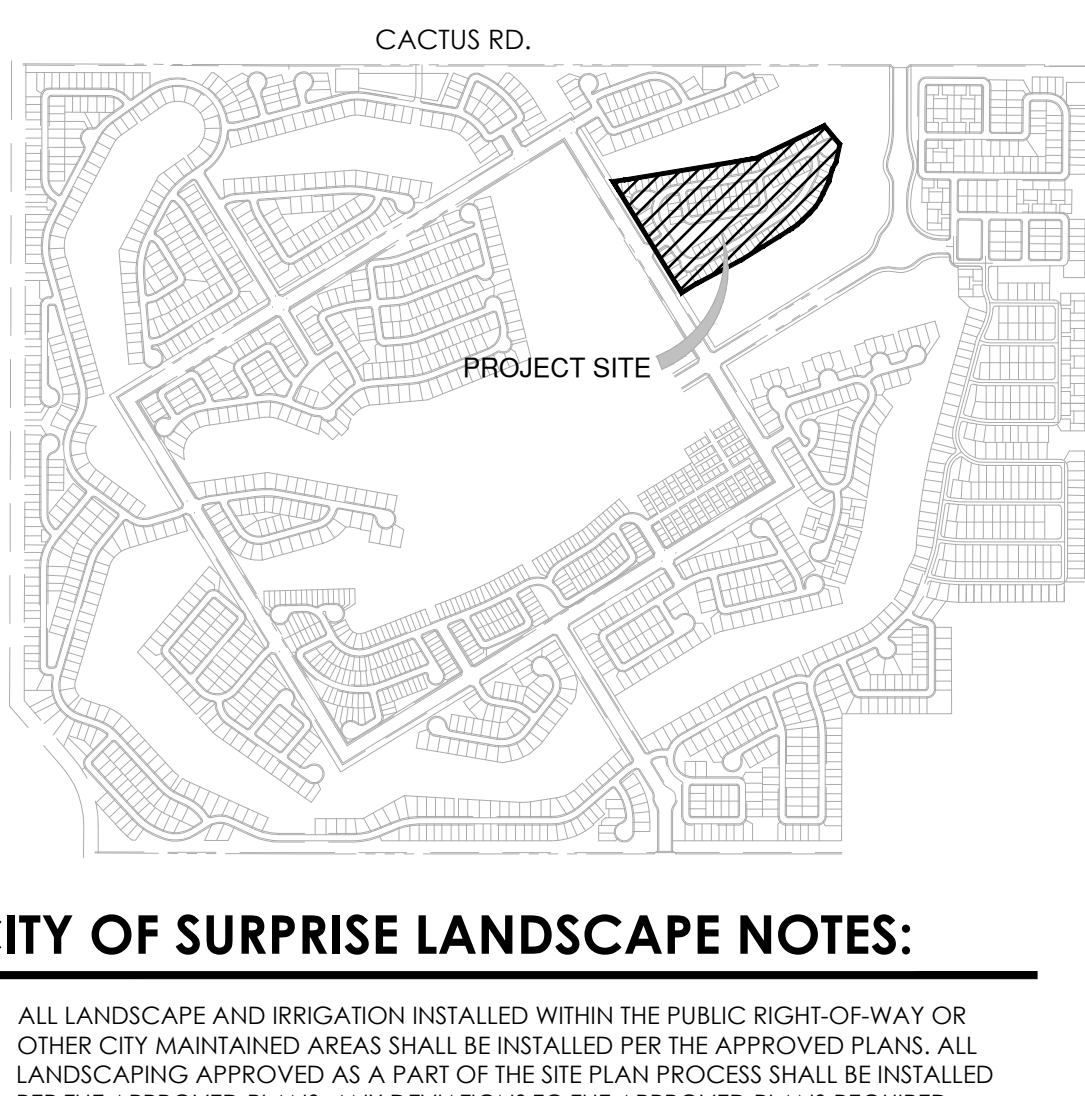
GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
i) TURF AND ANNUAL AREAS (6" DEPTH).
ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

CITY OF SURPRISE ENGINEERING NOTES:

- ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
- THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL 4-01 AND 4-02

SITE MAP:



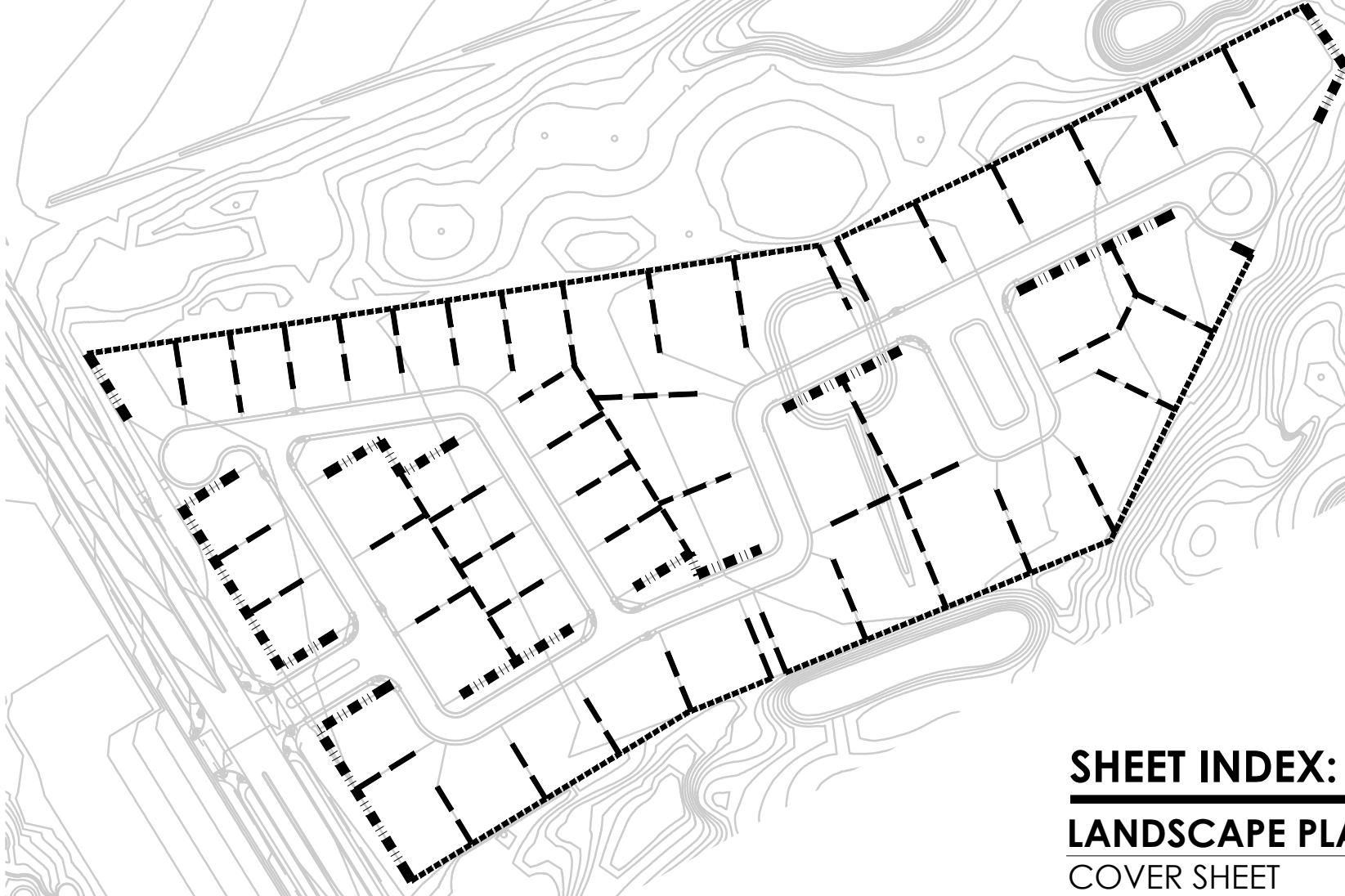
CITY OF SURPRISE LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. 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 RIGHTS-OF-WAY.
- ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
- THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
- ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.
- TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 8-4.
- 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 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, 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 FITTURES 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.
- ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.

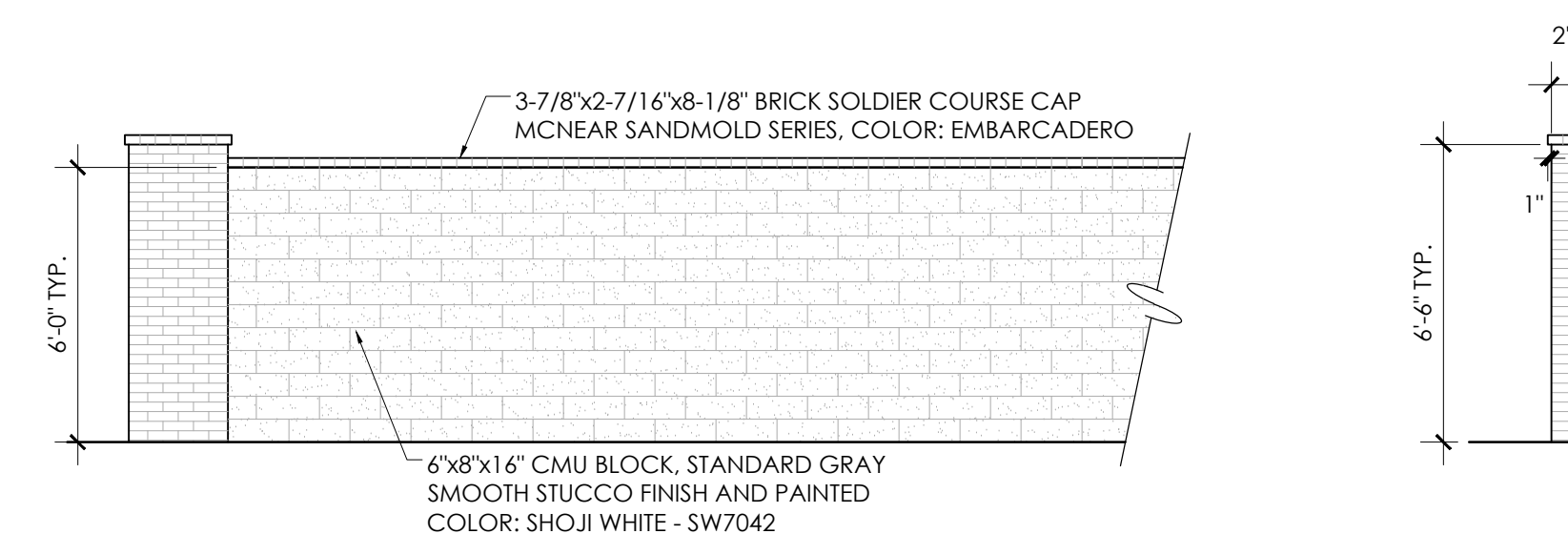
HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY GOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4"x4" SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

WALL PLAN:

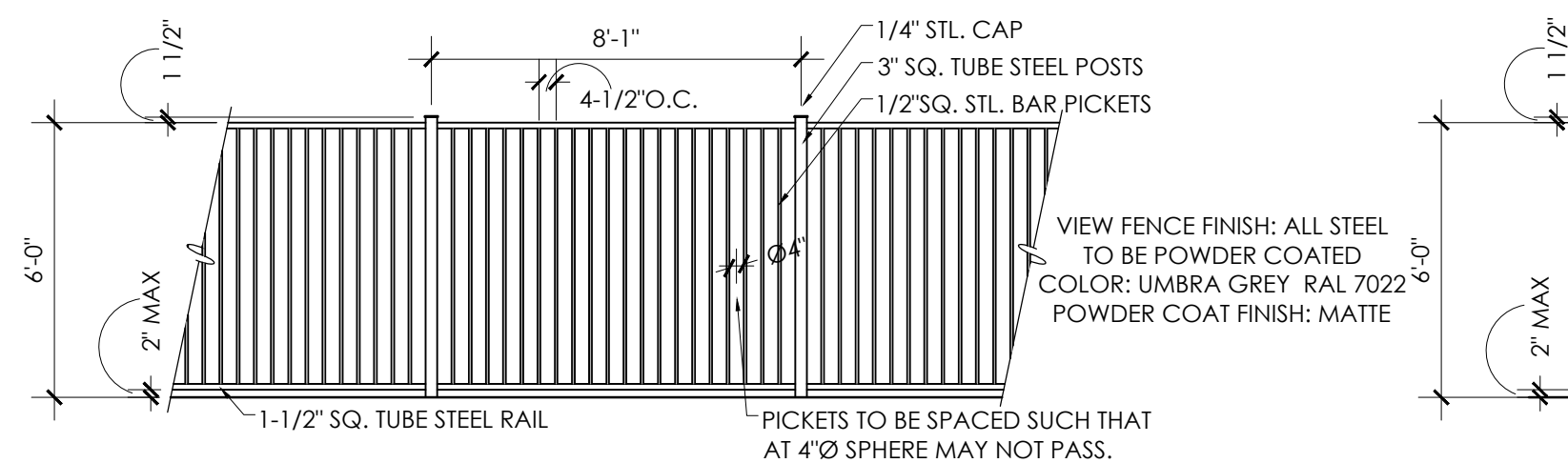


- WALL LEGEND UNIT P
- 4" DUALY WALL (5,060 LF)
 - FEATURE WALL (2,000 LF)
 - FULL VIEW FENCE (2,990 LF)



Feature Wall Details

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



View Fence Details

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



Dually Wall Feature Column

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

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
MESA, AZ 85201
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:

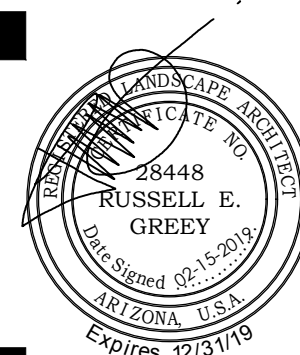
EPS GROUP
1130 N Alma School Road, Suite 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS

COVER SHEET	L0.0
LANDSCAPE PLANS	L3.1-L3.2
PLANTING DETAILS	L7.1
LANDSCAPE SPECIFICATIONS	L8.1

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revisions:

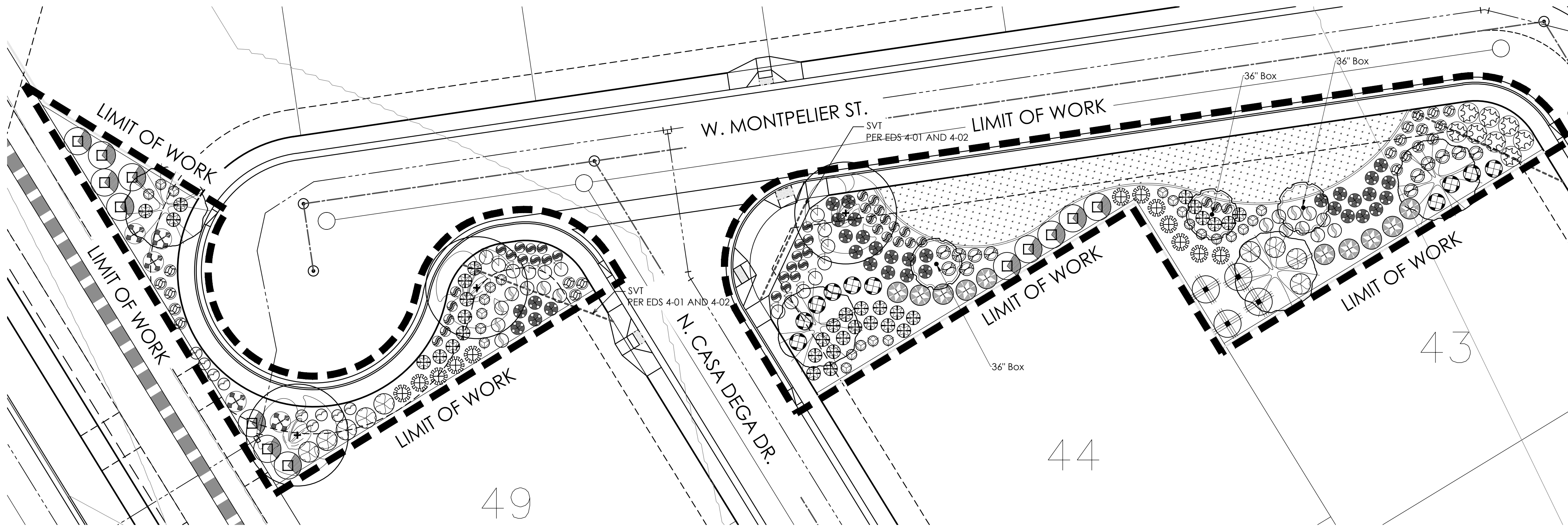


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TEAM
date:
02.15.2019
drawing:
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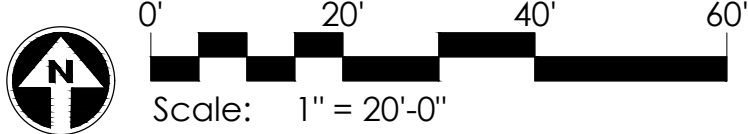
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01 of 05



PARCEL P PLANTING PLAN - L3.1a



Accents

	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	16
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	32
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	40
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	84

MASS PLANTING

SOD: 2,418 S.F.

INERTS

Description

DECOMPOSED GRANITE. COLOR TBD.

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

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus velutina</i> 'Rio-Grande' Fan-lex Ash	36" Box	6
	<i>Fraxinus velutina</i> Arizona Ash	48" Box	5
	<i>Olea europaea</i> 'Svan Hill' Svan Hill Olive	48" Box	4
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	36" Box	3
	<i>Quercus virginiana</i> Southern Live Oak	48" Box	5
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	8
	<i>Tipuana tipu</i> Tipu	48" Box	5
	<i>Vitex agnus-castus</i> Chaste Tree	48" Box 36" Box	4 3

Shrubs

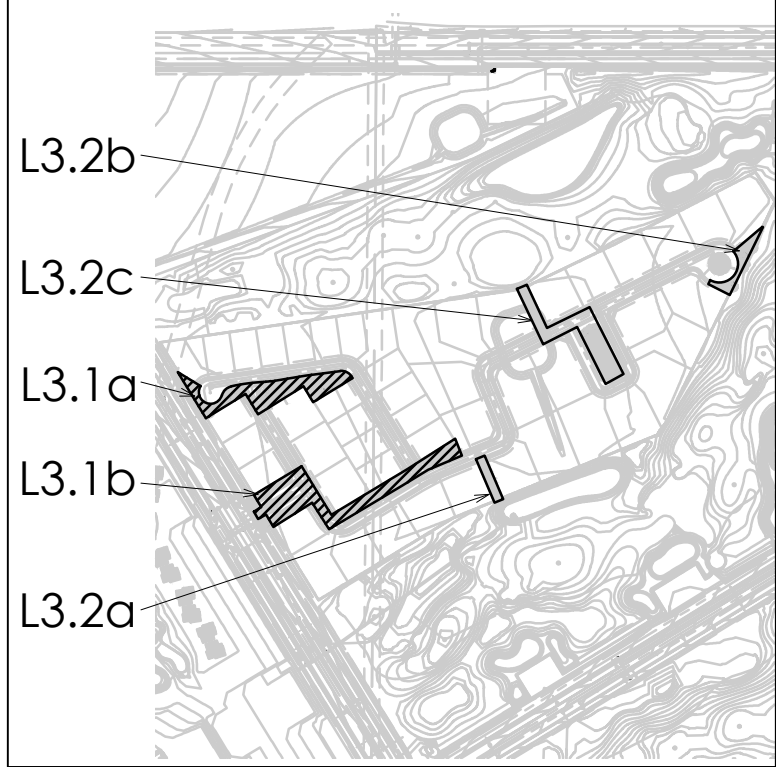
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	41
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	20
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	25
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	14
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	11
	<i>Dalea frutescens</i> Black Dalea	5 gal.	16
	<i>Eremophila hygrophana</i> 'Blue Bells' Blue Bells Eremophila	5 gal.	19
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	53
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	10
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	74
	<i>Justicia californica</i> 'Yellow' Yellow Chuparosa	5 gal.	10
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	43
	<i>Leucophyllum candidum</i> 'Thunder Cloud' Thunder Cloud Sage	5 gal.	16
	<i>Leucophyllum frutescens</i> 'White Cloud' White Cloud Sage	5 gal.	15
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	65
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.	21
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	62
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	56
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	10
	<i>Salvia greggii</i> Autumn Sage	5 gal.	49
	<i>Tecoma stans</i> Yellow Bells	5 gal.	23

Groundcovers

	<i>Chrysactinia mexicana</i> Damianita	1 gal.	51
	<i>Eremophila glabra</i> 'Mingnew Gold' Mingnew Gold	5 gal.	14
	<i>Glandularia rigida</i> Sandpaper Verbena	5 gal.	30
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	120
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	67
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	205
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	93

KEY MAP

SCALE: NTS



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scottsdale, arizona 85251
480.609.0009p 480.609.0009f



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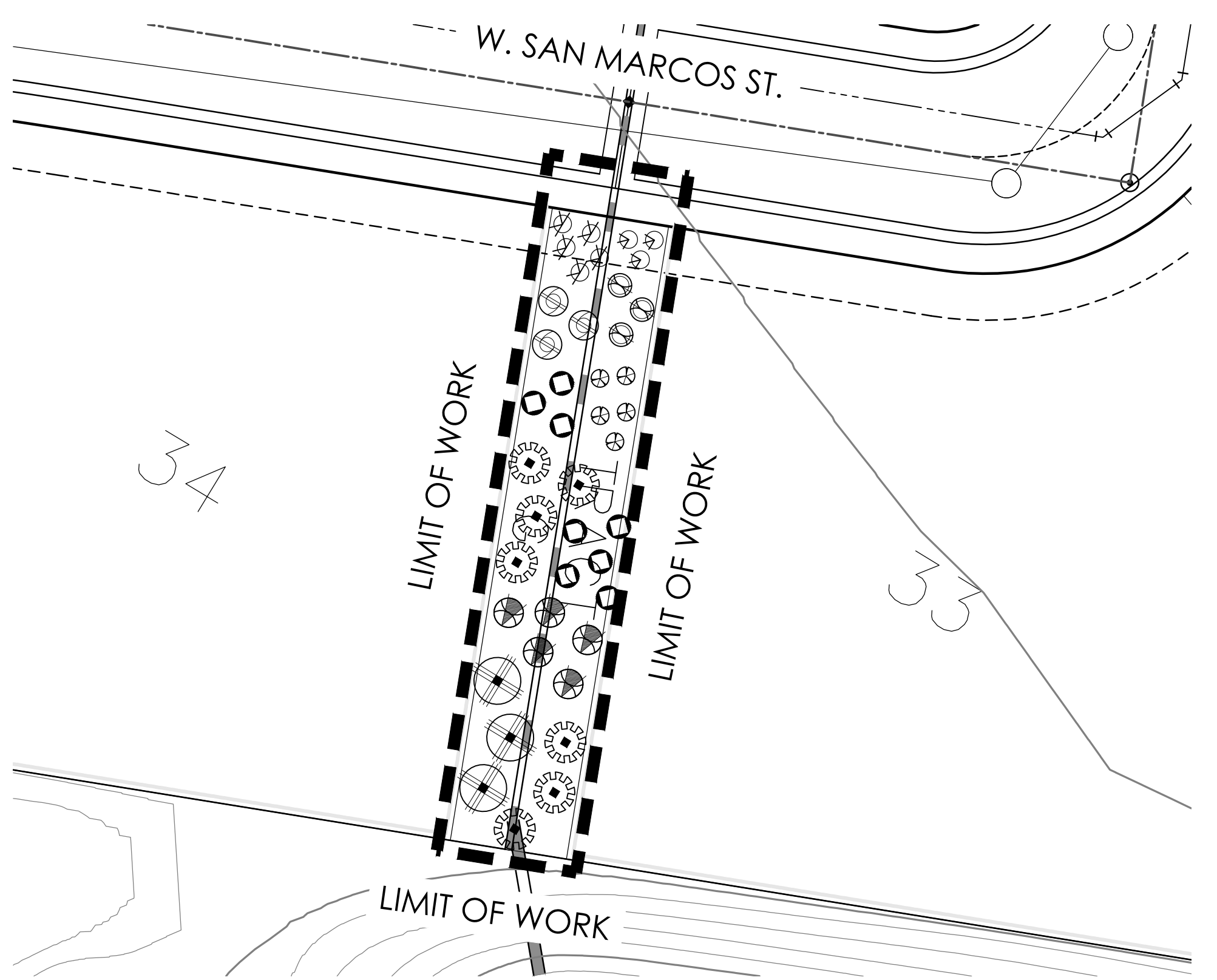
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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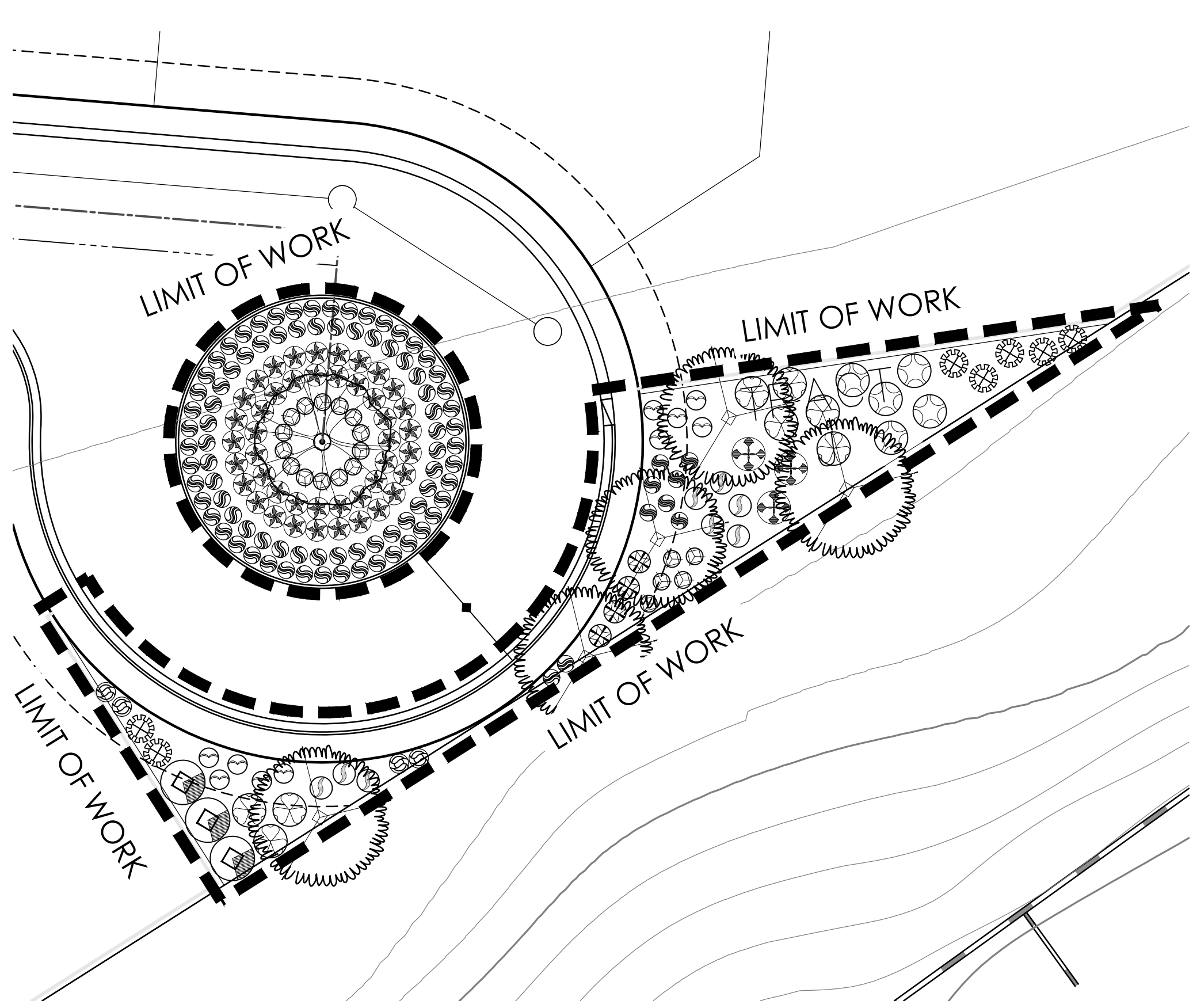
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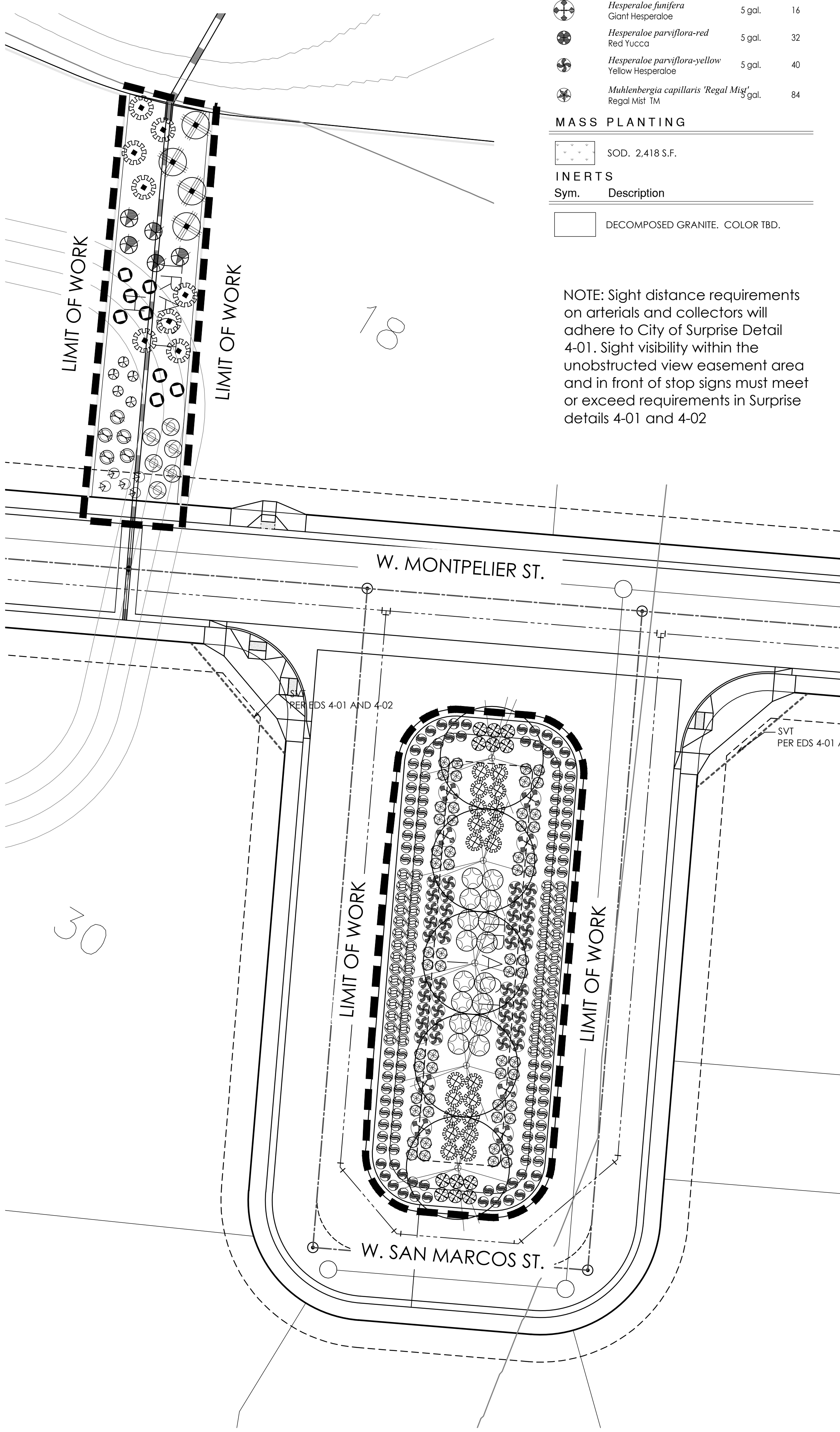
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PARCEL P PLANTING PLAN - L3.2a



PARCEL P PLANTING PLAN - L3.2b



PARCEL P PLANTING PLAN - L3.2c

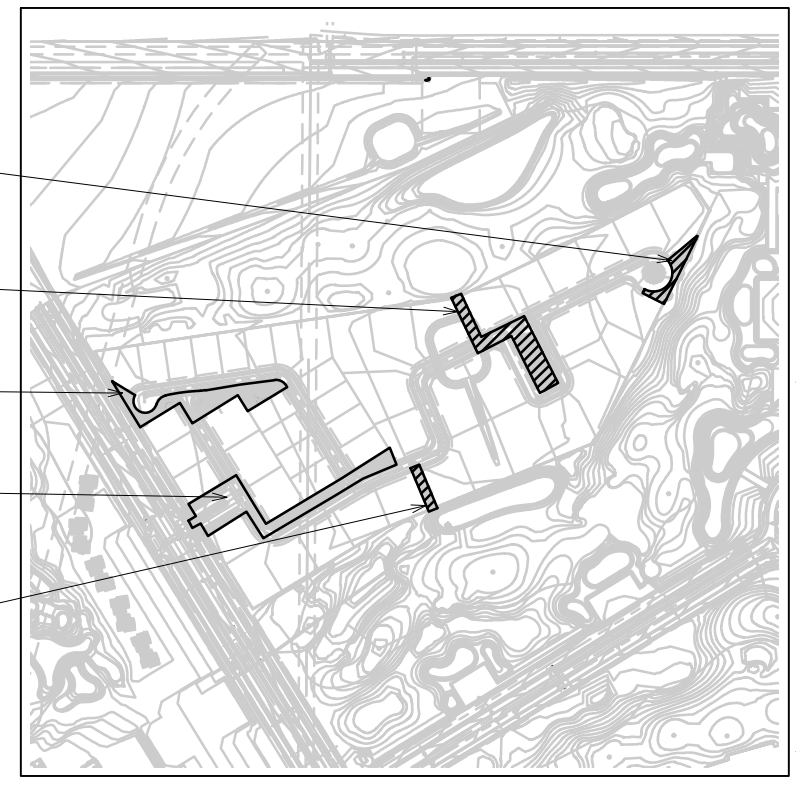
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	SOD, 2,418 S.F.		
INERTS			
Sym.	Description		
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KEY MAP	
SCALE: NTS	



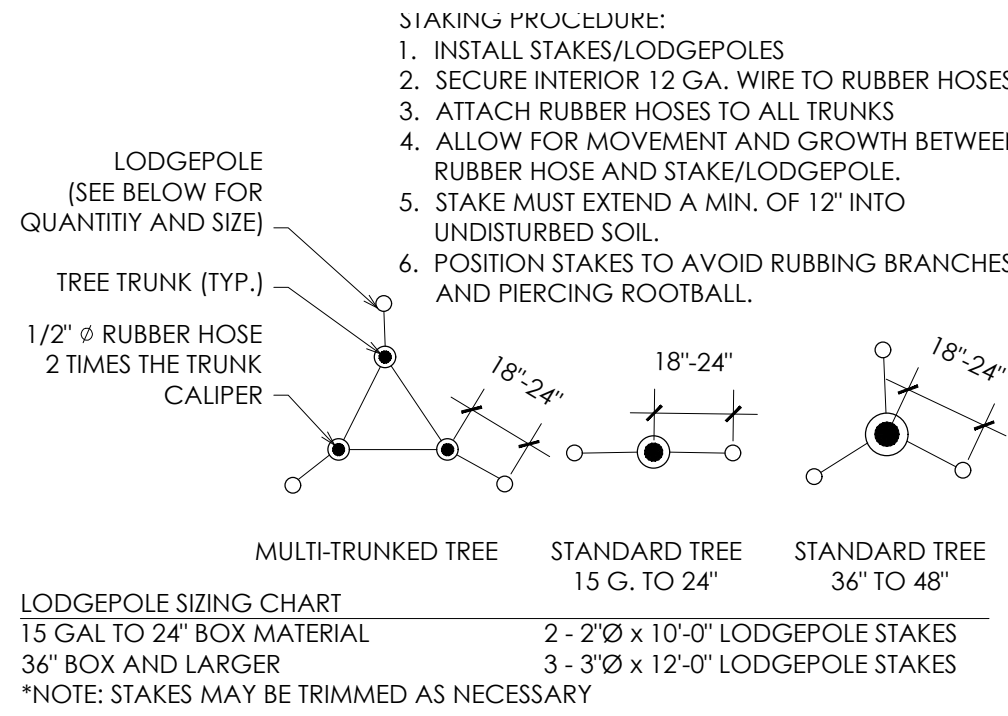
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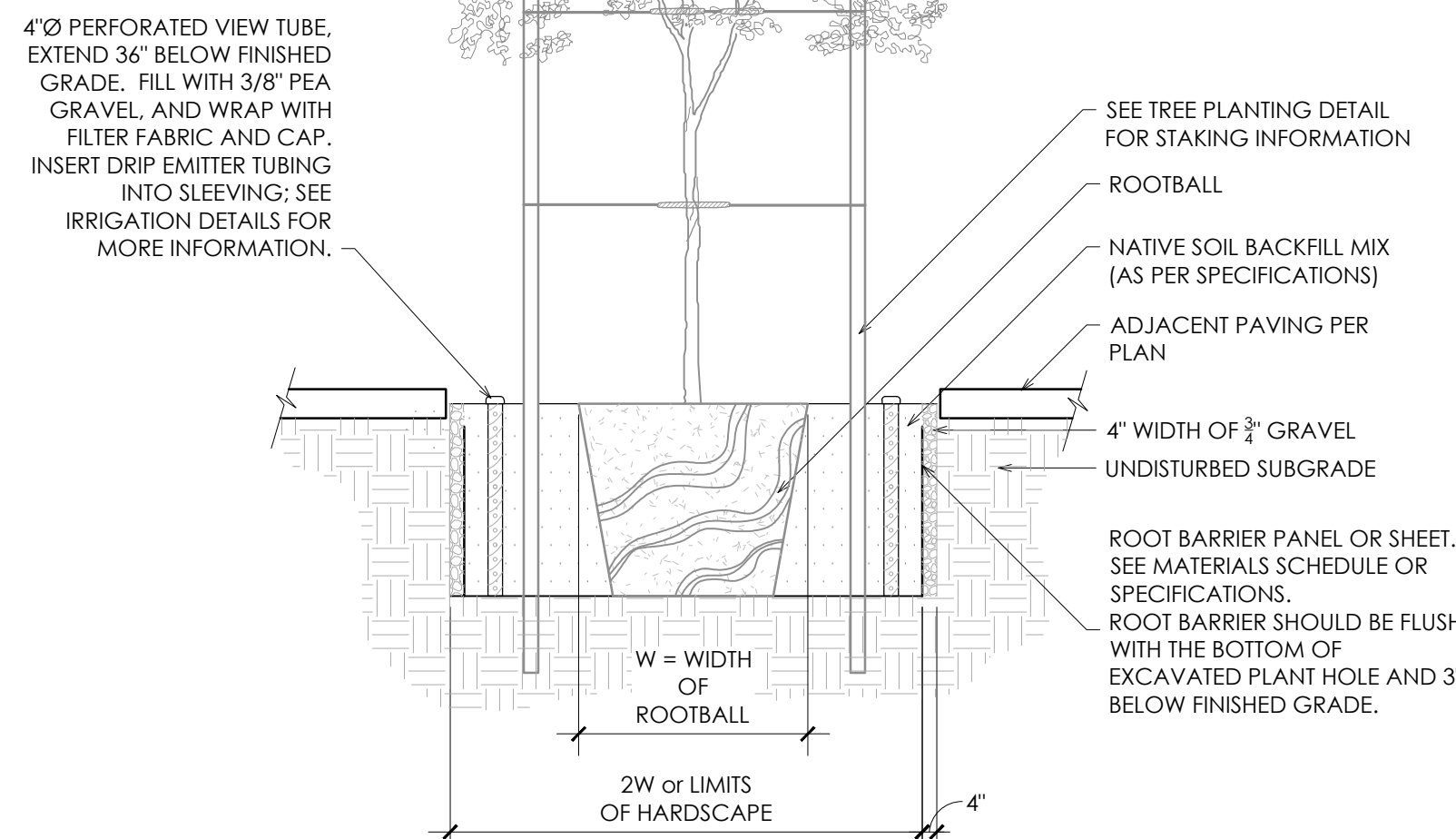
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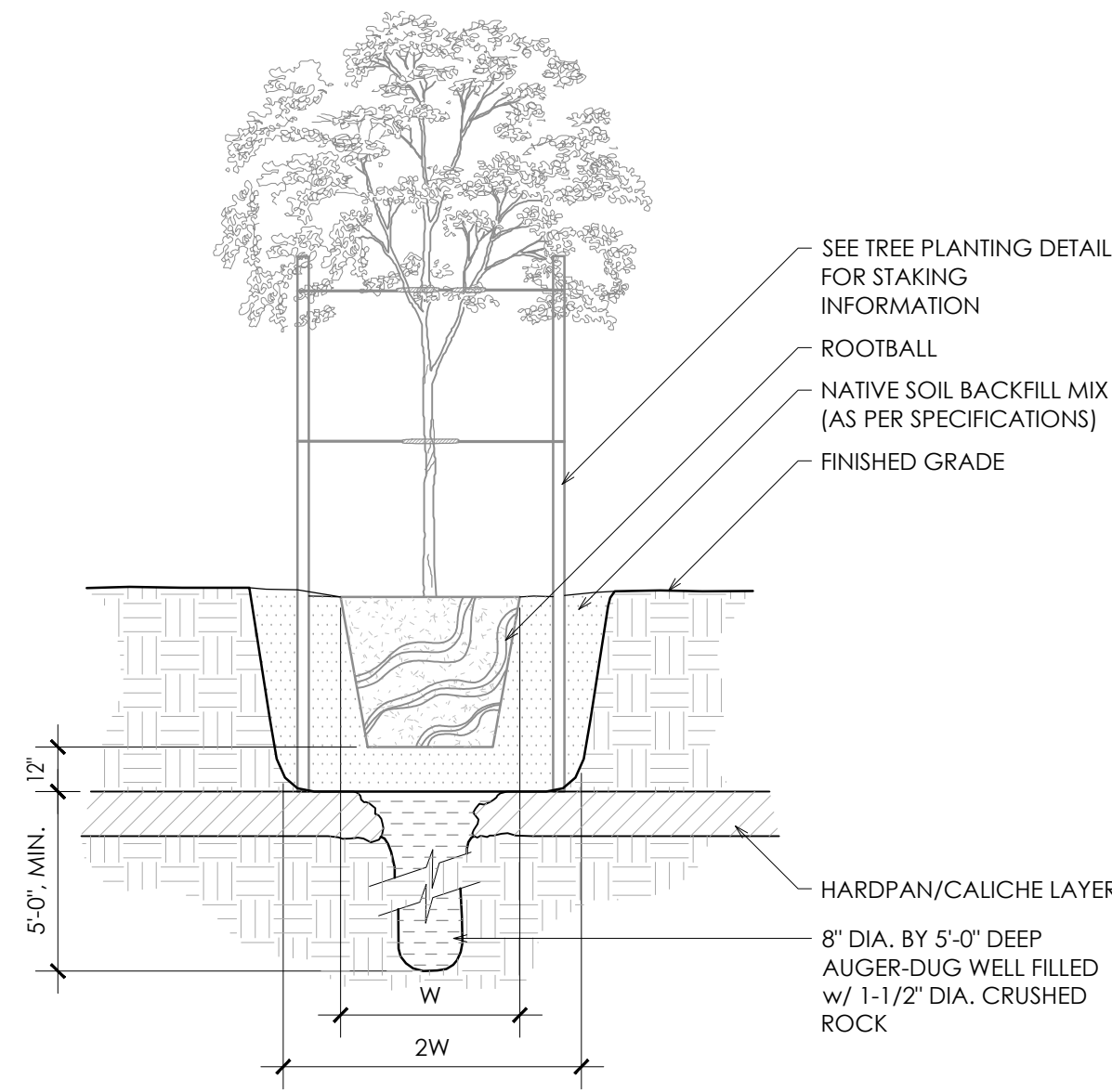
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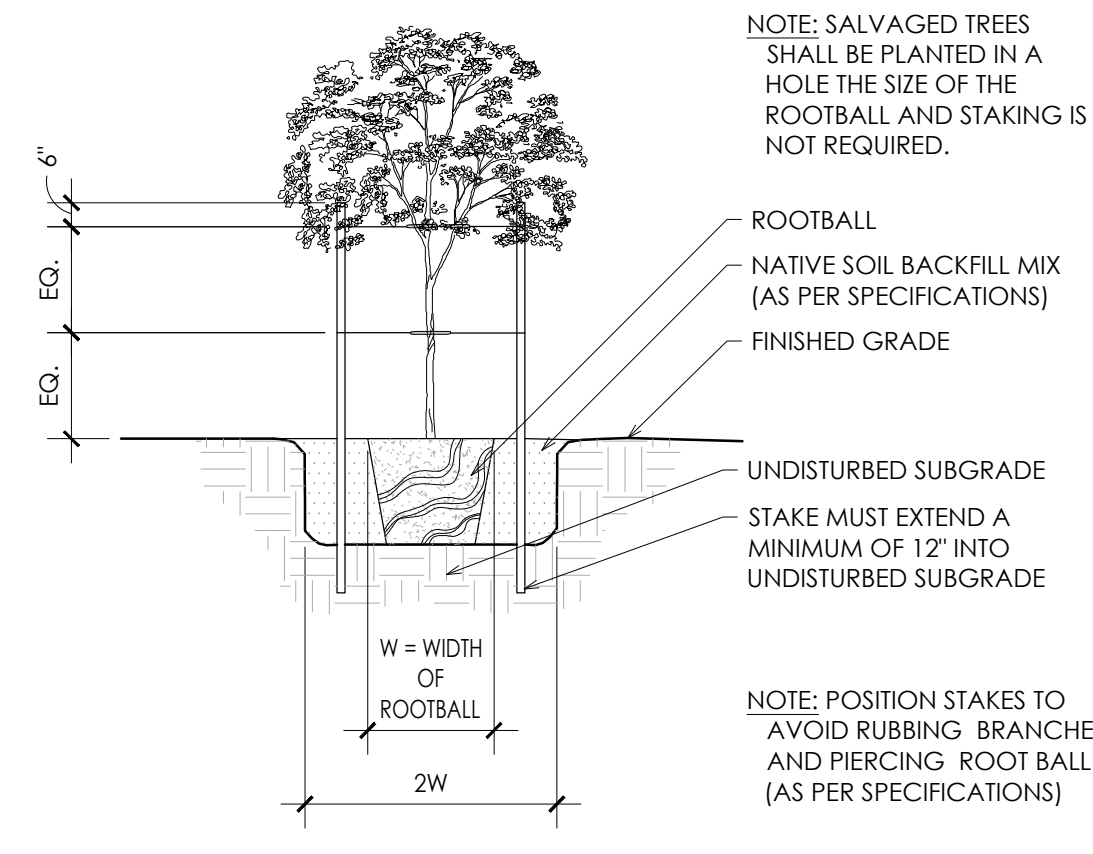
4 Tree Staking Diagram
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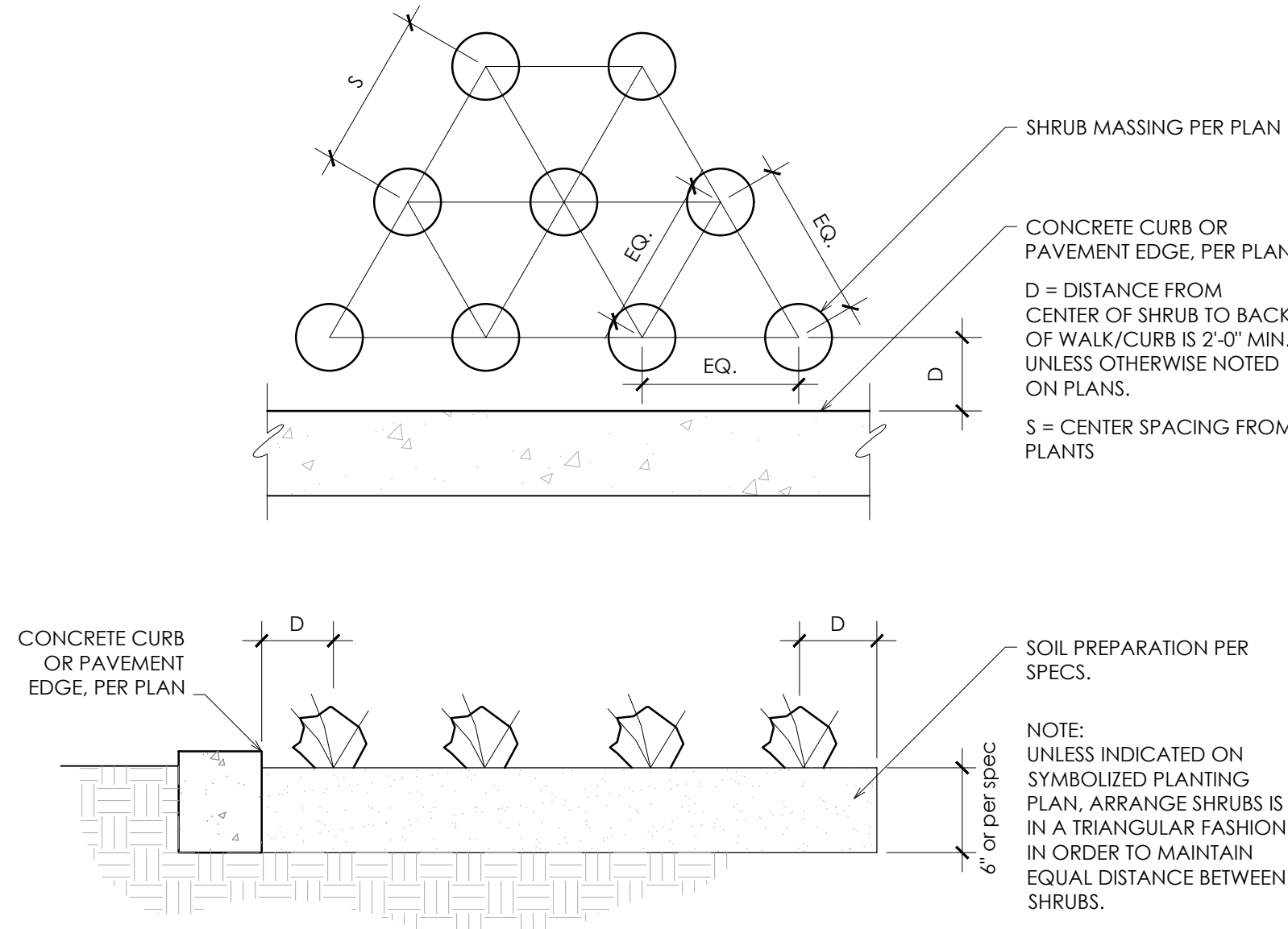
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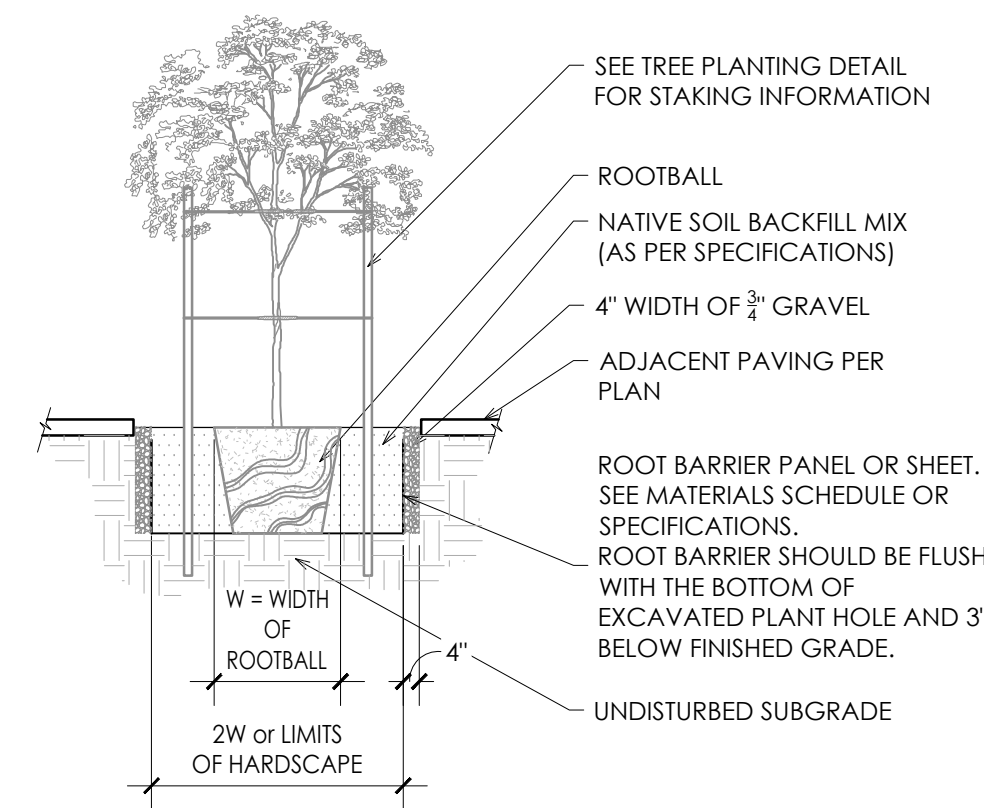
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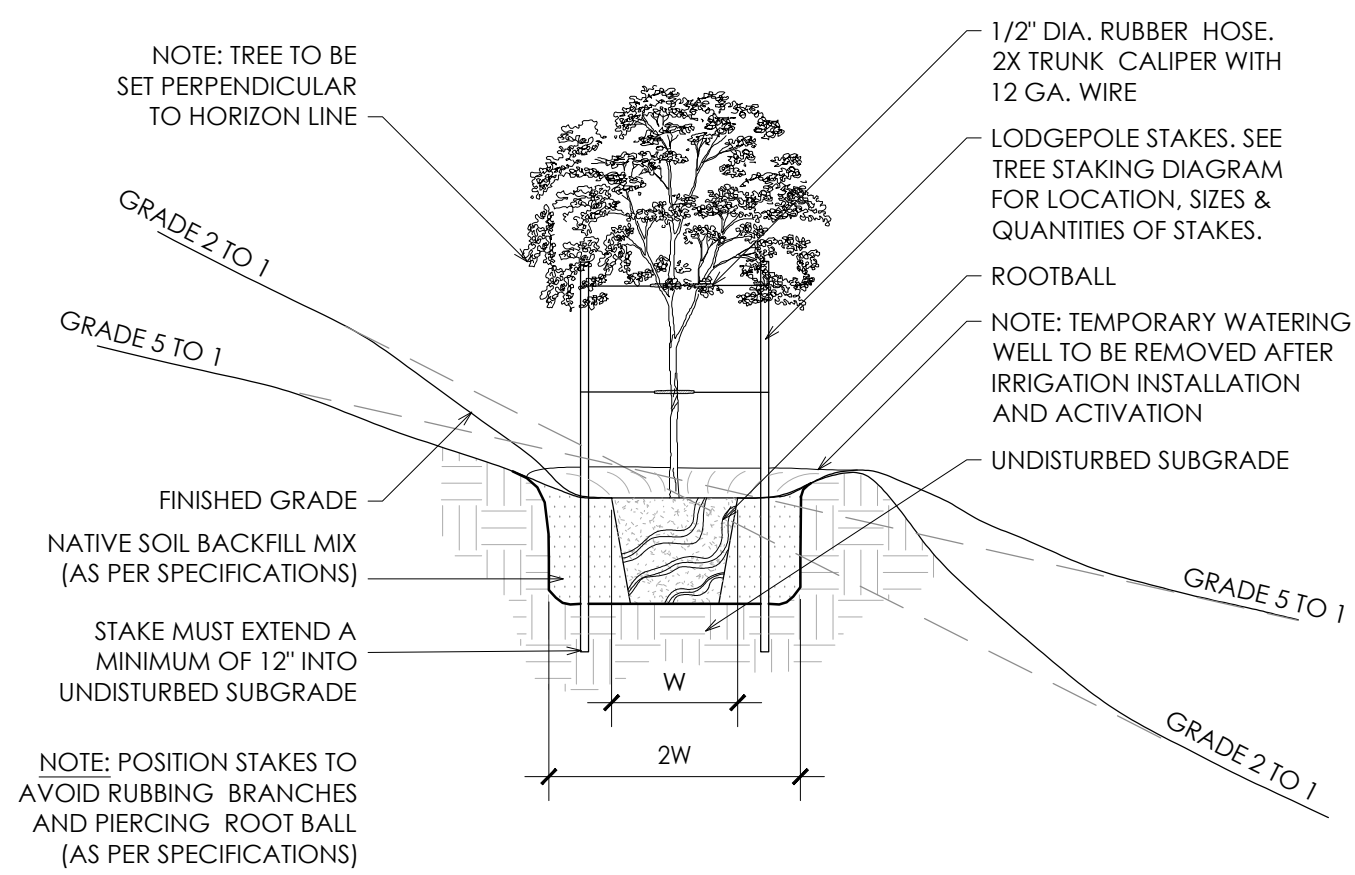
1 Tree Planting Detail
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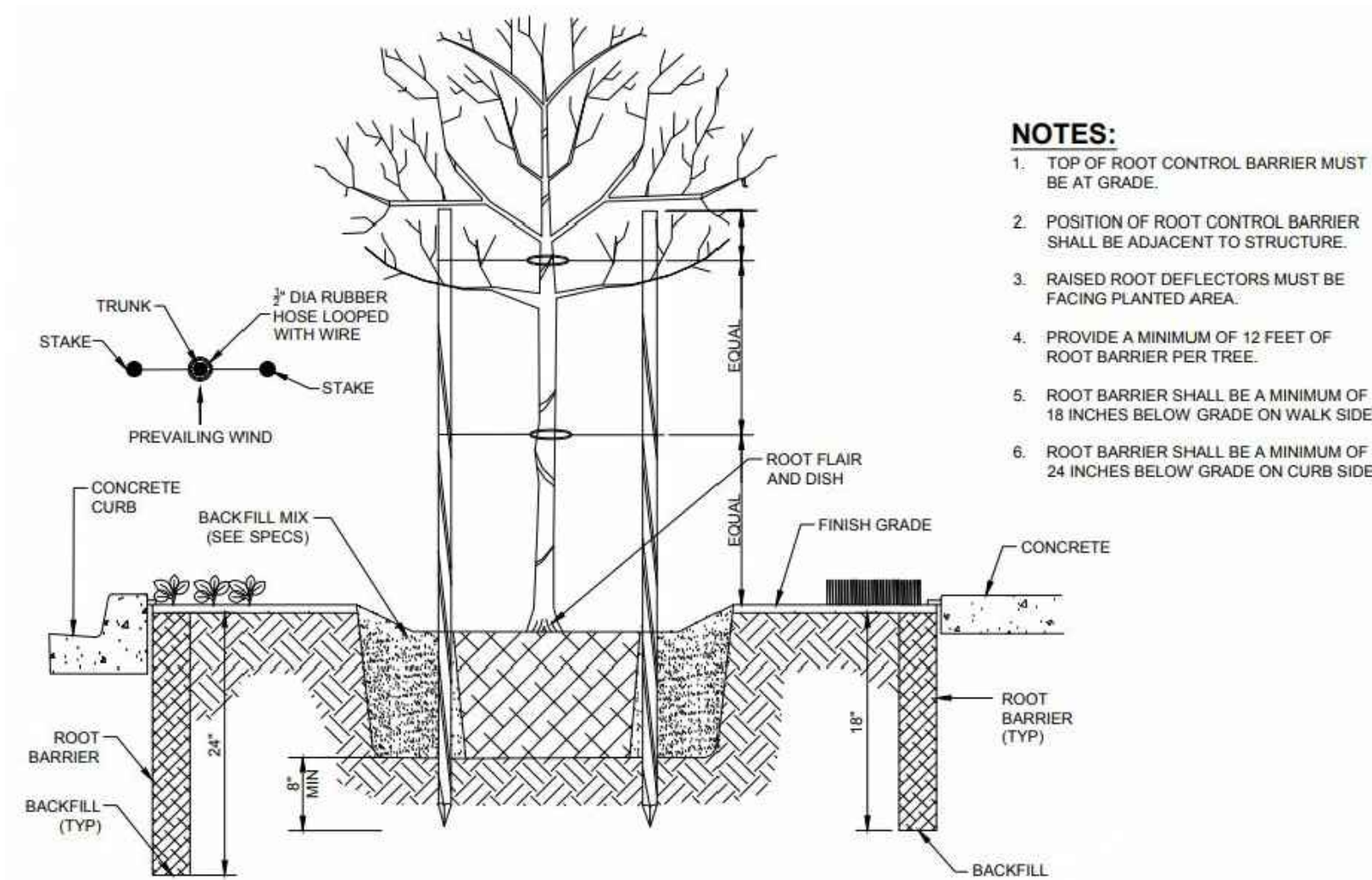
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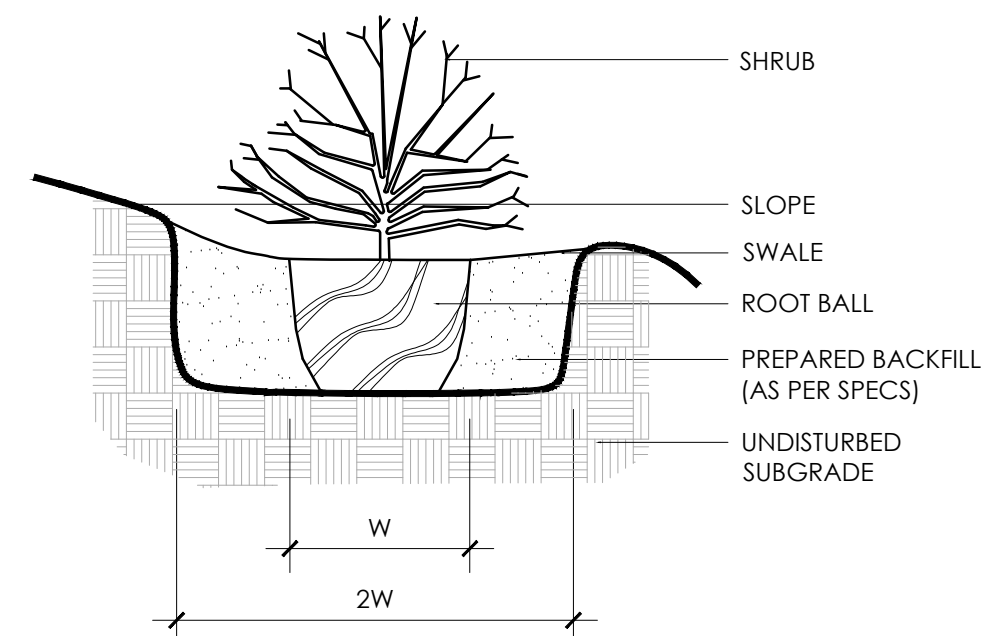
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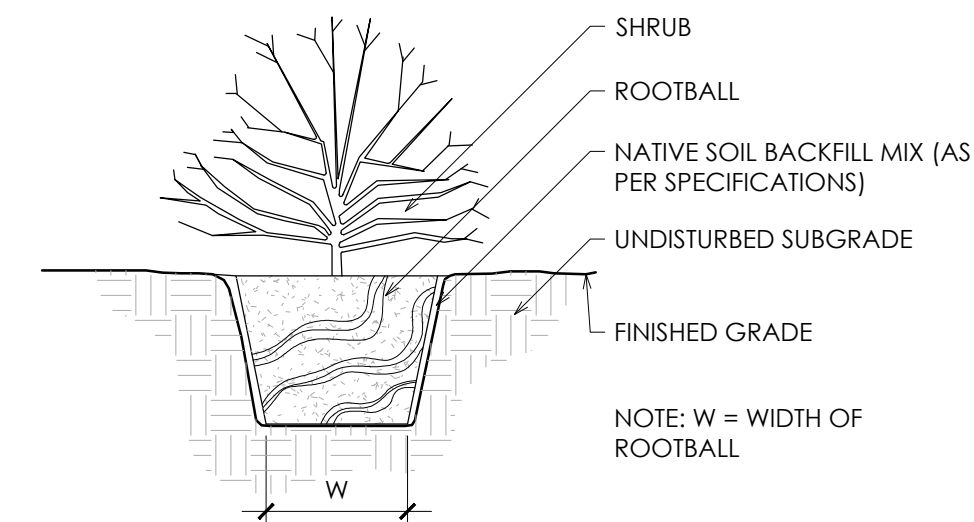
5 Tree Planting on Slope Detail
Scale: NTS



10 Root Barrier Detail
Scale: NTS



9 Shrub Planting on Slope
Scale: NTS



8 Shrub Planting Detail
Scale: NTS

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.

Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Decomposed granite.
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient salinity.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. Irrigated trees and shrubs.
- b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:

Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm,
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Disperul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5, no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide 'Specimen' plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scared boulders are to be treated with Pemco (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.



PRASADA
Parcel P

Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



revisions:

project #:
TOL 154
scale:
NTS
issued for:
REVIEW
drawn by:
TEAM
date:
02.15.2019
drawing:

Landscape Spec's

sheet #

L8.1
05 of 05

Robert Kuhfuss

From: Peter Hughes - FCDX <PeterHughes@mail.maricopa.gov>
Sent: Friday, February 15, 2019 1:45 PM
To: Allysa Robinson
Subject: RE: OUTSIDE AGENCIES FS19-110 Toll @ Prasada Phase 2 Unit P Preliminary Plat New Submittal 021519
Attachments: CityofSurprise_02_15_2019_CR18-655 Prasada Lake Village Master Plan.pdf
Follow Up Flag: Follow up
Flag Status: Completed

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Allysa,

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

Project Name: FS19-110. Project Information: SEC of Cotton and Cactus. APN(s): 502-04-017D

- Parcel 502-04-018 is no longer a valid parcel and the project area falls within parcel 502-04-017D.
- Parcel 502-04-017D is located partially in FEMA Zone X, which is not in the SFHA and FEMA Zone A, which is in the SFHA.
 - See attached .pdf for aerial view of the parcels and the location of the FEMA FIRM Zones.
- Parcel 502-04-017D is partially located on FEMA FIRM Panels 1655L and 1660L
- FEMA Zone A are areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- Prior to obtaining a building permit, either a floodplain use permit or a CLOMR/LOMR would be required by the District since there is a FEMA floodplain delineated on the parcel(s).

If there are any questions or concerns please let me know.

Thanks,
Peter

Peter Hughes
Policy, Planning, and Coordination Branch
Planner



Flood Control District of Maricopa County

2801 W Durango St, Phoenix, AZ 85009

(O) 602-506-8725

peterhughes@mail.maricopa.gov

www.fcd.maricopa.gov



How are we doing? Click [here](#) to leave your feedback

From: [Leslie Jarrell](#)
To: [Allysa Robinson](#)
Cc: [Chris Cain](#); [Debbie Trasancos](#); [Jamie Sullivan](#)
Subject: OUTSIDE AGENCIES FS19-110 Toll @ Prasada Phase 2 Unit P Preliminary Plat New Submittal 021519
Date: Tuesday, February 19, 2019 5:46:23 AM
Attachments: [image001.png](#)
[Unit P PrePlat Submittal - Landscape \(B&W - 10 Copies - Folded\).pdf](#)
[FS19-110 Application.pdf](#)
[Unit P Narrative.docx](#)
[Notice of Toll At Prasada Development And Water Delivery Agreement.docx](#)
[Notice of Intergovernmental Agreement.pdf](#)
[MWD Drawing Requirements REV 2-7-19.pdf](#)
[MWD Fees & Payment Schedule 2019.pdf](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Allysa,

Thank you for providing the electronic submittal for **Toll @ Prasada Phase 2 Unit P Preliminary Plat New Submittal 021519 FS19-110**. This project is located within an area included in the **Toll At Prasada Development and Water Delivery Agreement** between MWD and the original developer/landowner. Pursuant to the Development Agreement, the developer (including their successors and assigns) must submit copies of the subdivision plats to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with the payment of the applicable Subdivision Plat Review Fee pursuant to the attached *MWD Fees & Payment Schedule*. The Plat must include the attached Notice of **Toll At Prasada Development and Water Delivery Agreement** on the coversheet where MWD will sign the plat confirming our approval. The Plat must also include the attached Notice of Intergovernmental Agreement. Upon our review of the plat once it is provided by 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

Office Phone: (623)546-8266

Direct Line: (623)235-6103

Fax: (623)584-2536

E-mail: lesliej@mwdaz.com



From: Allysa Robinson

Sent: Friday, February 15, 2019 10:28 AM

To: 'Bob Woodring - TEMPX' ; 'Brad Finke - EPCOR' ; Chris Cain ; 'Chris Toale' ; Christina Betz ; Daniel Trujillo ; Debbie Trasancos ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; Greg Welch ; 'Ibeth - USPS' ; Leslie Jarrell ; 'Mark Frago' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne

Aguirre'

Cc: Elsa DeMoss ; Lloyd Abrams

Subject: OUTSIDE AGENCIES FS19-110 Toll @ Prasada Phase 2 Unit P Preliminary Plat New Submittal 021519

Attached please find the application, narrative, and preliminary plat for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

Phone: 623-222-3099

Fax: 623-222-3001

Allysa.Robinson@surpriseaz.gov

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

15 Feb 2019 17:27:46 -0000

From: [Stacie McKenzie](#)
To: [Allysa Robinson](#)
Cc: [Nanci Roberts](#)
Subject: OUTSIDE AGENCIES FS19-110 Toll @ Prasada Phase 2 Unit P Preliminary Plat New Submittal 021519
Date: Monday, March 11, 2019 11:22:42 AM

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Good Morning,

After review, ADOT Right of Way, has no new comments for the use proposed for this location. ADOT has no concerns with the proposed use, and is neither an opponent or a proponent to the project. The location of the project is approximately 1 mile from the Highway 303, therefore, it is not necessary for ADOT Right of Way to comment since it is more than ¼ mile away. ADOT Traffic Engineering may offer additional comments, independent of my review. We appreciate receiving the notice, and the opportunity to review and comment. I am happy to assist with any other questions or concerns.

Kindly,

Stacie McKenzie

Consultant Project Coordinator

Contract ADOT R/W Project Coordinator

LPA (Local Public Agency) R/W Coordinator

Department of Transportation

**205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007**

602-712-7167

WWW.AZDOT.GOV





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

19 February 2019

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

Ms. Alyssa Robinson
Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS19-110; Toll @ Prasada Phase 2 Unit P (APN: 502-04-018)

Dear Ms. Robinson

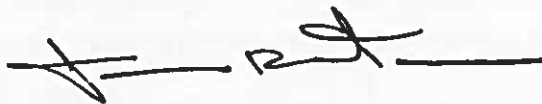
Thank you for the opportunity to provide comments on the Preliminary Plat Application for Toll at Prasada Phase 2 Unit P. The site sits on vacant land located at Cotton Lane and Cactus Road in Surprise, AZ and is part of the larger 772.08 acre master planned community with an overall density of 2.86 du/ac. This request is for 49 single family residential units on 17.6 acres for an overall density of 2.78 du/ac. The site is approximately 1.8 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Toll at Prasada Phase 2 Unit P falls within these guidelines.

This request will not have a negative impact on Luke AFB Flight Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, 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 would be essential to inform potential residents/tenants about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Christopher Toale at (623) 856-6175.

Sincerely

A handwritten signature in black ink, appearing to read 'JRM', followed by a horizontal line.

JAMES R. MITCHELL

cc:

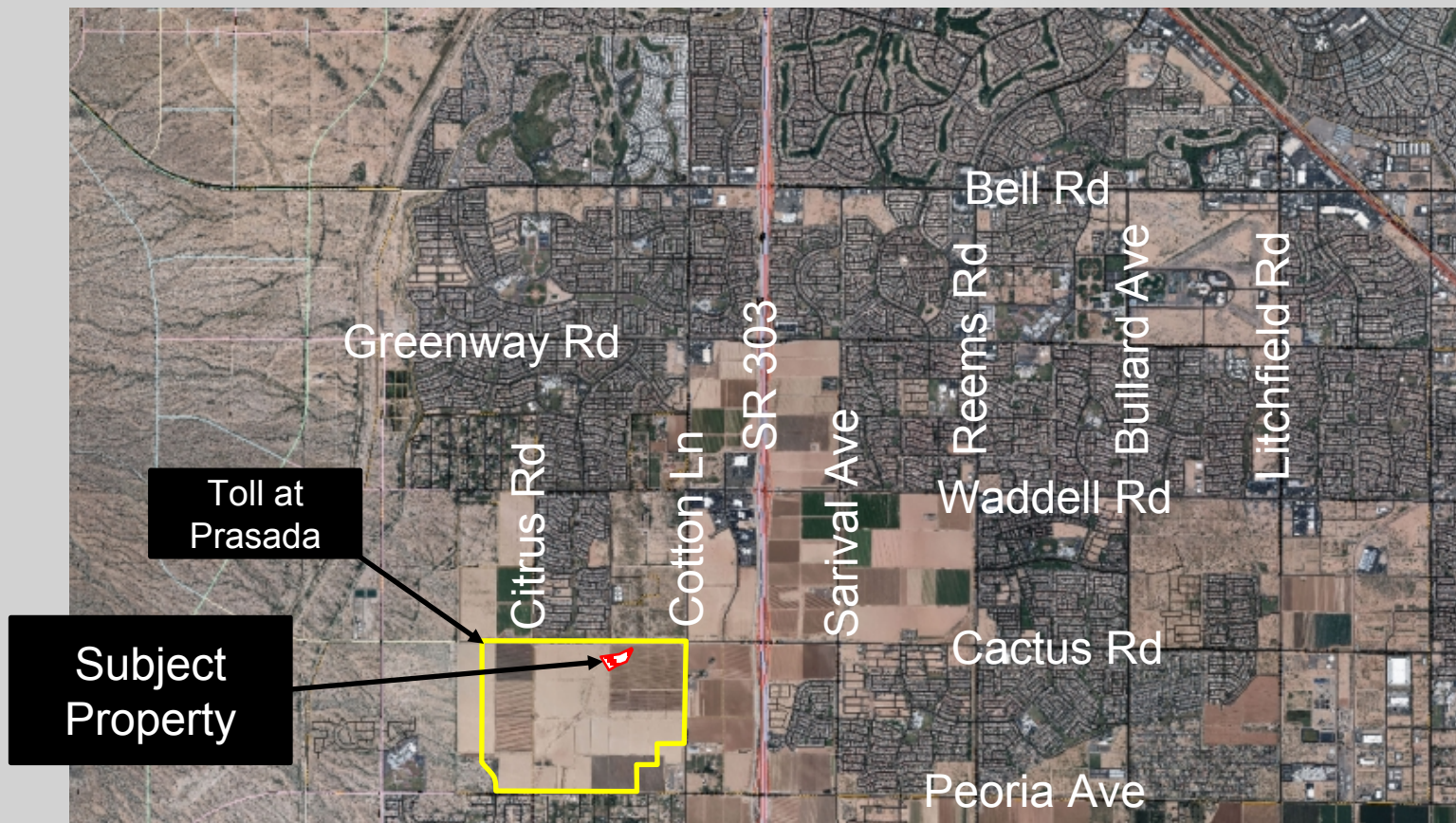
Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

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



Planning and Zoning Commission
July 18, 2019

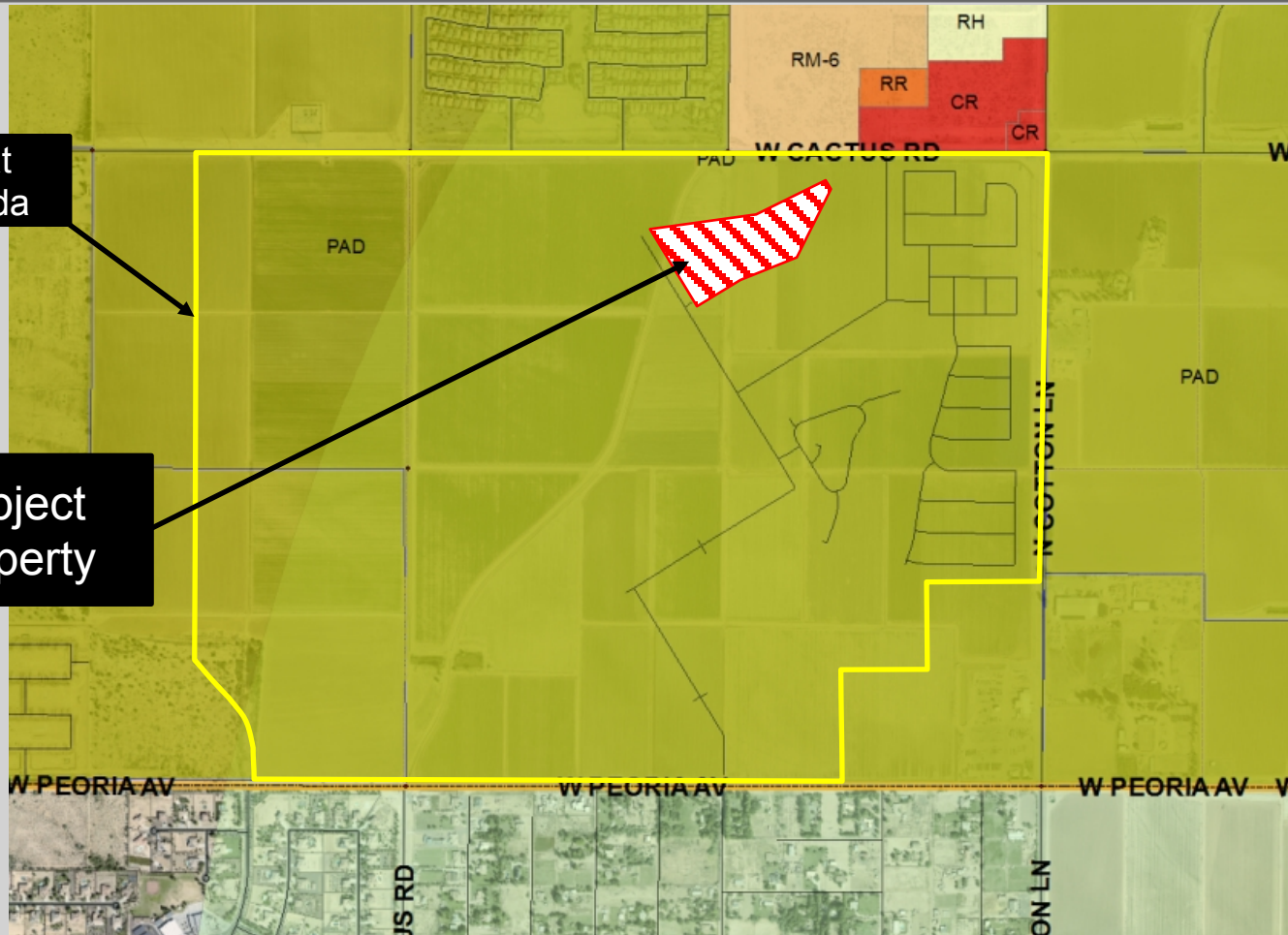
Toll at Prasada Unit P Revised Preliminary Plat



FS19-110 Vicinity Map

Toll at
Prasada

Subject
Property



FS19-110 Case Map

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



SHEET INDEX		
SHEET 1	CDS	COVER SHEET
SHEET 2	CDS	INDEX SHEET
SHEET 3	PRO-PRO	PRO-PRO-PRO
SHEET 4	PRO-PRO	DATA TABLE AND DATA DEVELOPMENT (STANDARD)

PROJECT TEAM

DEVELOPER:
TOLL BROTHERS
8001 E. VIA DE VERONA, SUITE 200
SCOTTSDALE, AZ 85260
TEL: (480) 344-0711
CONTACT: DECAR DOMINGUEZ

CIVIL ENGINEER:
BPE GROUP INC.
1100 N. ALPHEA SCHOOL RD. SUITE 100
PEMA, AZ 85201
TEL: (480) 503-2200
FAX: (480) 503-2208
CONTACT: RICH HOPPE, P.E.

Development Pool	Phase	Average	95% Loss Yield	Risk Character
A	1	32.7%	14%	4.30% DRA
B	1	47.0%	23%	4.70% DRA
C	1	30.6%	9%	4.60% DRA
D	2	13.6%	4%	5.90% DRA
	Total	32.2%	9.5%	4.24% DRA

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE SHOWN ON THE FINAL PLAN.
3. ALL PUBLIC UTILITY LINES WILL BE CONSTRUCTED TO CITY OF SULLAS PLANNING STANDARDS AND CODES HEREIN.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF A TRAIL AND STREET USE.
5. THE HOMEOWNER/OWNER/ARCHITECT WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND EXTERIOR AREAS.
6. THE PLANNED IMPROVEMENTS ARE WITHIN THE SIGNIFICANT TRAIL SERVICE AREA OF CITY OF SULLAS WHICH IS DESIGNATED AS HAVING AN ASSURED PATTERN SUPPLY PURSUANT N.J.A.C. 16:27.

BASE OF BEARING:
THE BASE OF BEARING IS THE SHOT LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP
NORTH, RANGE 2 WEST, BEARING SOUTH 86 DEGREES 54 MINUTES 17 SECONDS WEST.

16-339 - UNIT P REVISED PRELIMINARY PLAT




 TOLLAT PRASADA
 UNIT P REVISED PRELIMINARY PLAT
 Index Sheet
 SHEET 4
 16-339
 C502
 Sheet No.
 2
 of 5

FS19-110 Preliminary Plat

[illegible]



Page 71 of 118

I 6-339 - UNIT P REVISED PRELIMINARY PLAT



LINE TABLE		
LINE	LENGTH	BEARING
L1	0.10	N67°20'W
L2	0.70	S61°00'W
L3	0.87	N61°00'W
L4	0.57	S75°45'W
L5	00.00	N00°00'W

CROSS TABLE						
CURS	MONTH	RANKS	DATA	TIMEOFF	CROSS	CROSS BACK
C1	1993-09	0000	00000000	0000	0000	00000000
C2	0000	0000	00000000	0000	0000	00000000
C3	0000	0000	00000000	0000	0000	00000000
C4	0000	0000	00000000	0000	0000	00000000
C5	0000	0000	00000000	0000	0000	00000000
C6	0000	0000	00000000	0000	0000	00000000
C7	0000	0000	00000000	0000	0000	00000000
C8	0000	0000	00000000	0000	0000	00000000
C9	0000	0000	00000000	0000	0000	00000000
C10	0000	0000	00000000	0000	0000	00000000
C11	0000	0000	00000000	0000	0000	00000000
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C96	0000	0000	00000000	0000	0000	00000000
C97	0000	0000	00000000	0000	0000	00000000
C98	0000	0000	00000000	0000	0000	00000000
C99	0000	0000	00000000	0000	0000	00000000
C100	0000	0000	00000000	0000	0000	00000000

CIVIC	CIVIC DATA					
	ADDRESS	INDUSTRY	STATUS	THREATENED	STATUS	STATUS
C1	7640	600	STP/PA	40.0	0.0	STP/PA/PA
C11	21.40	600	STP/PA	50.0	0.0	STP/PA/PA
C12	20.70	600	STP/PA	12.0	0.0	STP/PA/PA
C13	20.50	600	STP/PA	10.0	0.0	STP/PA/PA
C14	60.00	600	STP/PA	25.0	0.0	STP/PA/PA
C15	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C16	52.00	600	STP/PA	20.0	0.0	STP/PA/PA
C17	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C18	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C19	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C20	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C21	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C22	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C23	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C24	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C25	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C26	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C27	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C28	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C29	52.00	600	STP/PA	10.0	0.0	STP/PA/PA
C30	52.00	600	STP/PA	10.0	0.0	STP/PA/PA

LIST AREA TABLE			
LIST #	AREA (SQ)	AREA (AC)	LIST CATEGORY
400	9,913	0.0275	C
401	7,750	0.1768	C
402	7,750	0.1768	C
403	7,750	0.1768	C
404	7,750	0.1768	C
405	7,750	0.1768	C
406	7,750	0.1821	C
407	7,699	0.0460	C
408	7,750	0.1768	C
409	7,750	0.1768	C
410	7,750	0.1768	C
411	7,750	0.1768	C
412	10,814	0.2489	D
413	17,032	0.4040	D
414	19,760	0.4500	D
415	15,406	0.3527	D
416	17,288	0.3957	D
417	14,476	0.3304	D
418	13,271	0.3077	D
419	11,139	0.2577	D
420	13,344	0.3070	D
421	13,088	0.2994	D
422	17,091	0.3903	D
423	16,475	0.3780	D
424	16,014	0.3675	D

LOT #	LOT AREA TABLE		LOT CATEGORY
	AREA (SQ)	AREA (AC)	
632	15,074	0.3475	D
633	16,728	0.3846	D
637	16,094	0.3703	D
638	15,121	0.3476	D
639	16,640	0.3820	D
640	15,471	0.3570	D
641	17,724	0.4076	D
642	15,028	0.3462	C
643	15,094	0.3477	D
644	15,632	0.3594	D
645	15,100	0.3476	D
646	15,121	0.3476	D
647	15,464	0.3581	C
648	16,003	0.3696	C
649	7,760	0.1788	C
649	7,760	0.1788	C
649	7,760	0.1788	C
649	15,100	0.3476	D
649	15,100	0.3476	D
649	15,100	0.3476	D
646	6,796	0.1560	C
647	6,640	0.1523	C
646	6,640	0.1523	C

TRACT USE TABLE			
TRACT	USE	AREA (SQ)	AREA (AC)
TRACT A1	LANDSCAPE, OPEN SPACE & ACCESSWAYS	5,971	86.83
TRACT A2	LANDSCAPE, OPEN SPACE	144	2.09
TRACT A3	LANDSCAPE, OPEN SPACE	1,817	26.59
TRACT A4	LANDSCAPE, OPEN SPACE	6,446	93.92
TRACT A5	LANDSCAPE, OPEN SPACE	4,933	71.89
TRACT A6	LANDSCAPE, OPEN SPACE	3,363	48.71
TRACT B1	LANDSCAPE, OPEN SPACE, OPEN SPACE BARBERRY	1,222	17.67
TRACT B2	LANDSCAPE, OPEN SPACE, OPEN SPACE BARBERRY	5,871	85.44
TRACT F1	LANDSCAPE, OPEN SPACE	5,296	76.94
TRACT F2	LANDSCAPE, OPEN SPACE	5,946	86.60
TRACT F3	LANDSCAPE, OPEN SPACE, OPEN SPACE BARBERRY, OPEN SPACE BARBERRY	12,045	174.61

[illegible]

FS19-110 Preliminary Plat

WEST OF COTTON LANE, SOUTH OF CACTUS ROAD
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

[illegible][illegible][illegible]

INERT GENERAL NOTES:

AMERICAN GRANITE SUPPLY

1. INQUIRY GRANITE IS SHIP IN ALL DRAINAGE DRAINAGE, AND WHERE INDICATED ON PLANS, TYPICAL REFER TO MATERIALS SCHEDULES. FINISHING (GRINDING) FOR COLOR AND SIZE OF GRANITE/SLAB.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO UNDERLAYER ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CHG. PLANS FOR ADDITIONAL INFORMATION.

3. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT INITIAL CONTRACTOR SHALL SUBMIT LAUNCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION.

[illegible][illegible]

1. EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

1. ALL SVTS WILL COMPLY WITH 202 DETAIL 4-01 AND 4-02
2. THE LOCATION AND HEIGHT OF FLAHS SHALL COMPLY WITH C02 202 DETAIL 4-01 AND 4-02

DEVELOPER:
TOLL BROCKERS
8747 E 9th St. UNIT 104
SCOTTSDALE, AZ 85258
PHONE: (480) 347-7171
CONTACT: CINDY DOMINGUE

LANDSCAPE ARCHITECTURE:
GRIFF • PICKART
7144 S. SECOND DRIVE, SUITE 100
SCOTTSDALE, AZ 85251
PHONE: (480) 426-0555
CONTACT: HENRIK PICKART

CIVIL ENGINEER:
PETER GORHAM
11501 N. Alma School Road,
SUITE 400
MESA, AZ 85207
PHONE: (480) 503-0356
CONTACT: BOB MORRIS, P.E.

LANDSCAPE PLANS	
COVER SHEET	L0.0
LANDSCAPE PLANS	L3.1-L3.2
PLANTING DETAILS	L7.1
LANDSCAPE SPECIFICATIONS	L8.1

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

VF *View Fence Details*
Scale: 1/4" = 1'-0"

NOTICE: While all plans are subject to change without notice, the following are the minimum requirements for the preparation of plans for the construction of a building:

1. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
2. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
3. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
4. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
5. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
6. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
7. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
8. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
9. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
10. ALL PLANS SHALL BE PREPARED BY A LICENSED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, AND SHALL BE SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.

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

GREY|PICKETT community
landscape architecture

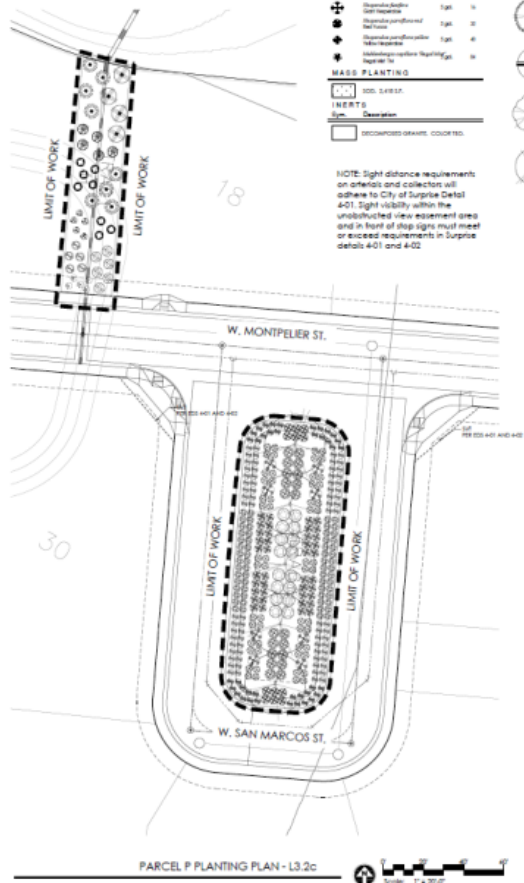
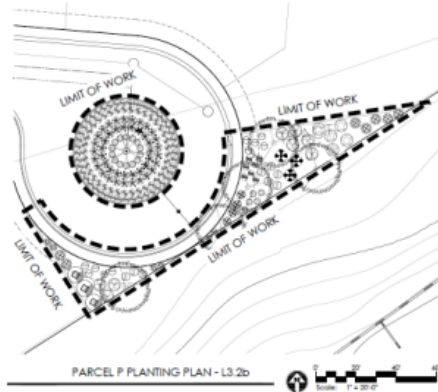
7168 a mission drive, suite 100
overland park, missouri 66213
484.681.8889 484.681.8889

PRASADA
Parcel P

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

21 Sept 19
 ROL 154
 10000
 NET
 Issued For
 REVIEW
 drawn for
 TEAM
 date
 02.15.2019
 drawing
 Cover Sheet

LO.0
01 of 05



Time	Prisoner release: No Choice/Free to Go	Prisoner release: Release date	Chances to escape: Free/Free to Go	Prisoner in "Red Pack" back to the prison	Chances to escape: Guaranteed release	Release probability: Double Prisoner Time	Prisoner type: Type	Prisoner type: Choice Time
10:00								
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[illegible]

Groundsweeps			
35	<i>Chrysanthus eximius</i> Dumalis	19%	31
40	<i>Brachybia glabra</i> Mayrner (old) Minghai (old)	19%	14
40	<i>Glossiphysa opalis</i> (synonym <i>varians</i>)	19%	30
55	<i>Centurus canus</i> Tullis (old) Tullis (old) (old)	20%	130
65	<i>Centurus scutellatus</i> Forsk. (old) (old)	19%	47
8	<i>Centurus</i> (old) New (old) (old)	19%	200
9	<i>Centurus affinis</i> (Forsk.) Forsk.	19%	6



GREY PICKETT
landscape architecture | community design

PRASADA
Parcel P
Landscape Construction Documents

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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L3.2

FS19-110 Preliminary Landscape Plan



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: July 18, 2019

Contact Person: ROBERT KUHFUSS

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

The subject request involves a revised Preliminary Plat for Unit E of the Toll at Prasada project. Unit E was included in the original Toll at Prasada Preliminary Plat processed under case FS17-394, and was subsequently platted as a single parcel under the Phase 1 Infrastructure Plat processed under case FS18-290. The applicant now seeks to further subdivide the subject parcel into 81 lots and 13 tracts. This revised Preliminary Plat is the first step in that process.

Motion:

Motion to recommend approval of the Revised Preliminary Plat for Toll at Prasada Unit P subject to stipulations "a" through "c".

Background:

The original Preliminary Plat approved under FS17-394 anticipated a total of 2,207 lots for the larger Toll at Prasada project; however, the exact configuration of the lots outside of the initial phase of development had not been finalized by the time the related Phase 1 Infrastructure Plat (FS18-290) was ready to move forward. In order to keep the project moving forward, the Phase 1 Infrastructure Plat was approved with Unit E shown as a single lot. The applicant wishes to proceed with the platting of Unit E; however, since no lotting was approved for Unit E with the original Preliminary Plat or Final Plat, a revised Preliminary Plat is required. 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.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS19-145 Toll at Prasada Unit E Revised Preliminary Plat 07-18-19 P&Z Staff Report
 2. 01 FS19-145 Toll at Prasada Unit E Revised Preliminary Plat Vicinity Map
 3. 02 FS19-145 Toll at Prasada Unit E Revised Preliminary Plat Case Map
 4. 03 FS19-145 Toll at Prasada Unit E Revised Preliminary Plat
 5. 04 FS19-145 Toll at Prasada Unit E Preliminary Landscape Plans
 6. 05 FS19-145 FCDMC Comments
 7. 06 FS19-145 MWD Comments
 8. 07 FS19-145 LAFB Comments
 9. 08 FS19-145 Toll at Prasada Unit E Preliminary Plat Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

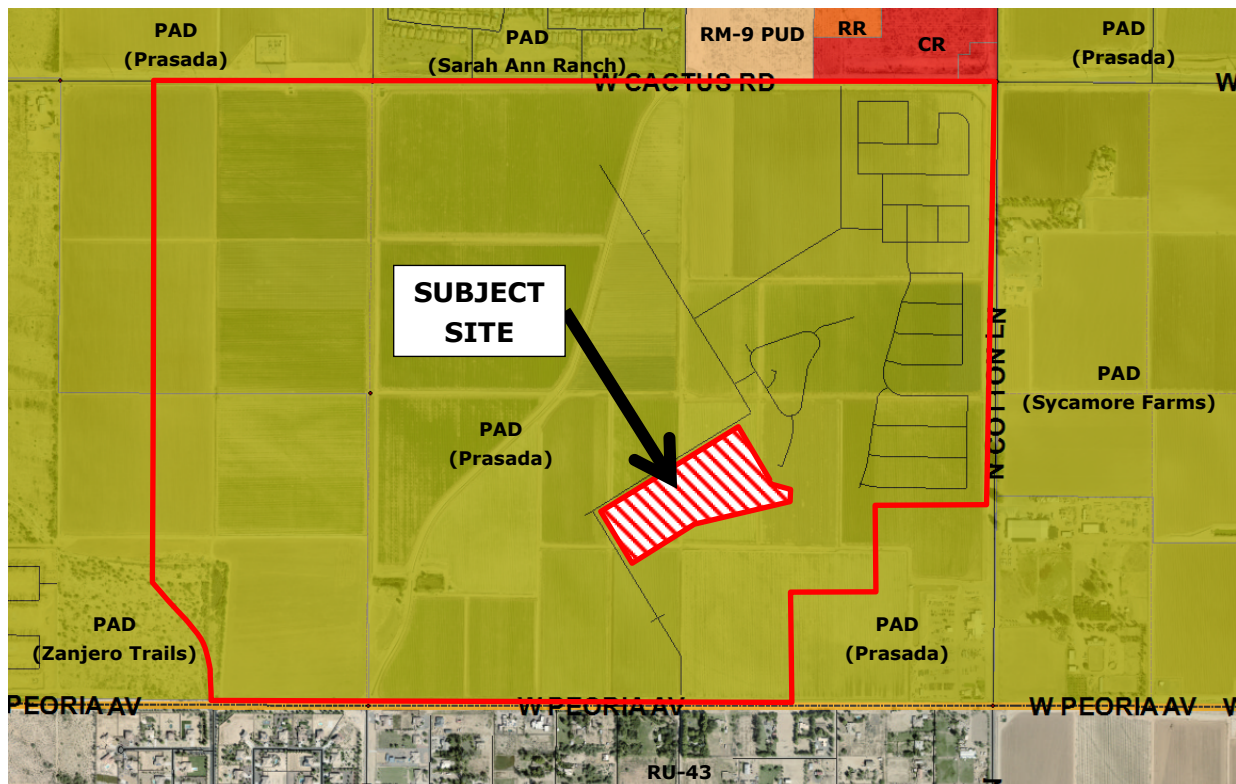
1 **Case:** **FS19-145**
2
3 **Project Name:** Toll at Prasada Unit E Revised Preliminary Plat
4
5 **Council District:** 3 - Mesquite
6
7 **Meeting Date:** **July 18, 2019**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11
12 **Owner:** Toll Prasada, LLC
13
14 **Applicant:** Aaron Insco of Toll Bros, Inc.
15
16 **Request:** Revised Preliminary Plat for Toll at Prasada Unit E in the Prasada PAD
17
18 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and
19 Peoria Avenue
20
21 **Area:** 19.0 acres (approx.)
22
23 **Density:** 4.27 DU/Ac. (approx.)
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** None known
28
29 **Staff Recommendation:** **Approve**, subject to stipulations "a" through "c"
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PROJECT DESCRIPTION:

The subject request involves a revised Preliminary Plat for Unit E of the Toll at Prasada project. Unit E was included in the original Toll at Prasada Preliminary Plat processed under case FS17-394, and was subsequently platted as a single parcel under the Phase 1 Infrastructure Plat processed under case FS18-290. The applicant now seeks to further subdivide the subject parcel into 81 lots and 13 tracts. This revised Preliminary Plat is the first step in that process.

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 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.

April 17, 2018: The City Council approved the Toll at Prasada Preliminary Plat under case FS17-394.

December 18, 2018: Staff approved a Minor PAD Amendment to allow a Temporary Long Term Construction Office, Temporary Nursery, and Stay-and-Play Cottages w/ associated parking under case FS18-514.

December 20, 2018: Staff met with the developer to discuss revised Preliminary Plats and related Final Plats for Parcels C, E, F, and P during a regularly scheduled Concept Review meeting under CR18-665.

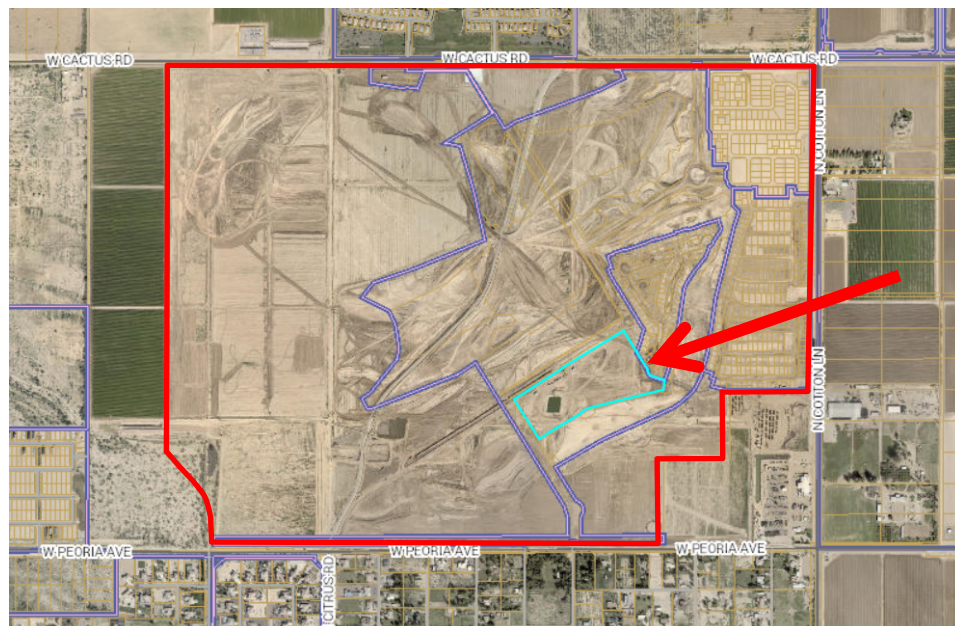
January 15, 2019: The City Council approved the Toll at Prasada Phase 1 Infrastructure Plat under case FS18-290.

February 14, 2019: The applicant submitted a request for a revise Preliminary Plat for Unit P under case FS19-110.

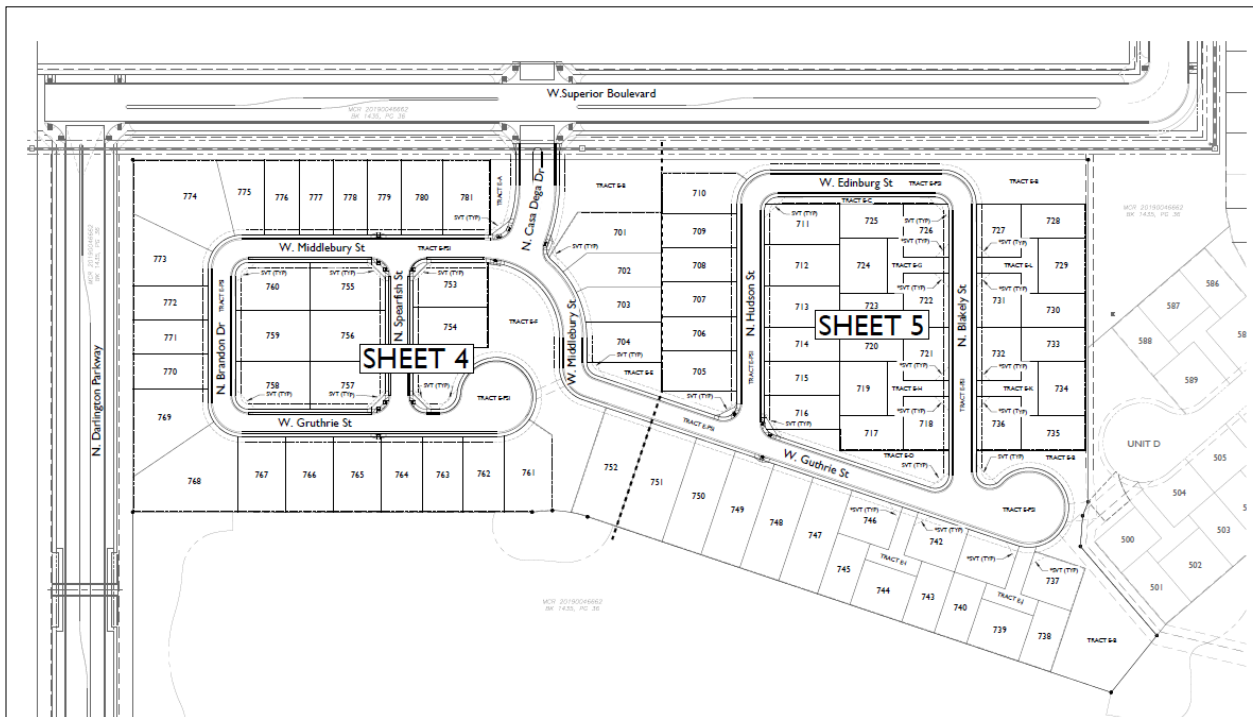
March 4, 2019: The applicant submitted a request for a revised Preliminary Plat for Unit E under case FS19-145, the subject case.

ANALYSIS AND DISCUSSION:

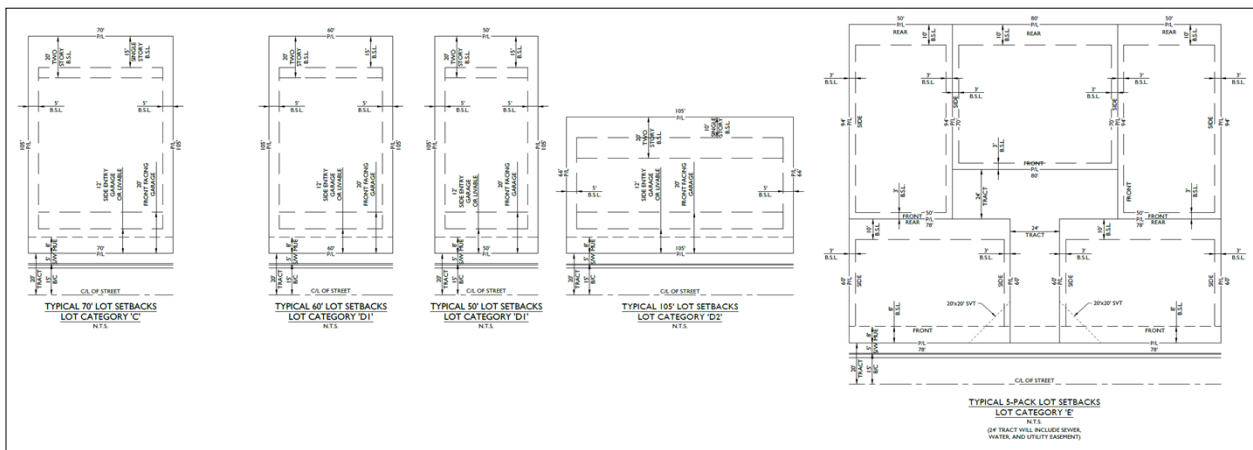
The original Preliminary Plat approved under FS17-394 anticipated a total of 2,207 lots for the larger Toll at Prasada project; however, the exact configuration of the lots outside of the initial phase of development had not been finalized by the time the related Phase 1 Infrastructure Plat (FS18-290) was ready to move forward. In order to keep the project moving forward, the Phase 1 Infrastructure Plat was approved with Unit E shown as a single parcel.



92 The applicant wishes to proceed with subdividing Unit E; however, since no lotting was approved
 93 for Unit E with the original Preliminary Plat or subsequent Final Plat, a revised Preliminary Plat is
 94 required. The following image depicts the layout as proposed under the subject Preliminary Plat.
 95



96
 97
 98 The proposed subdivision anticipates four (4) Lot Categories. These include two (2) configurations
 99 of Lot Category D1, plus five (5) cluster configurations, which are consistent with the approved PAD
 100 zoning as follows:
 101



[Continued on following page]

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.27 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept and is consistent with the GDC.

REVIEWING AGENCIES:

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

Flood Control District of Maricopa County (FCDMC): In an email dated March 5, 2019 (attached), FCDMC stated that prior to obtaining a building permit, either a floodplain use permit or a CLOMR/LOMR would be required by the District.

Maricopa Water District (MWD): In an email dated March 5, 2019 (attached), MWD stated the project is located within an area included in the Toll at Prasada Development and Water Delivery Agreement between MWD and the original developer/landowner.

Arizona Department of Transportation (ADOT): ADOT did not respond to this specific request; however, in other similar related cases ADOT indicated no concerns and stated they were neither an opponent nor a proponent to the project.

Luke Air Force Base (LAFB): In an email dated March 12, 2019 (attached), LAFB stated the request will not negatively impact flight operations.

[Continued on following page.]

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 expressed no concerns.

Findings:

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

Recommendation:

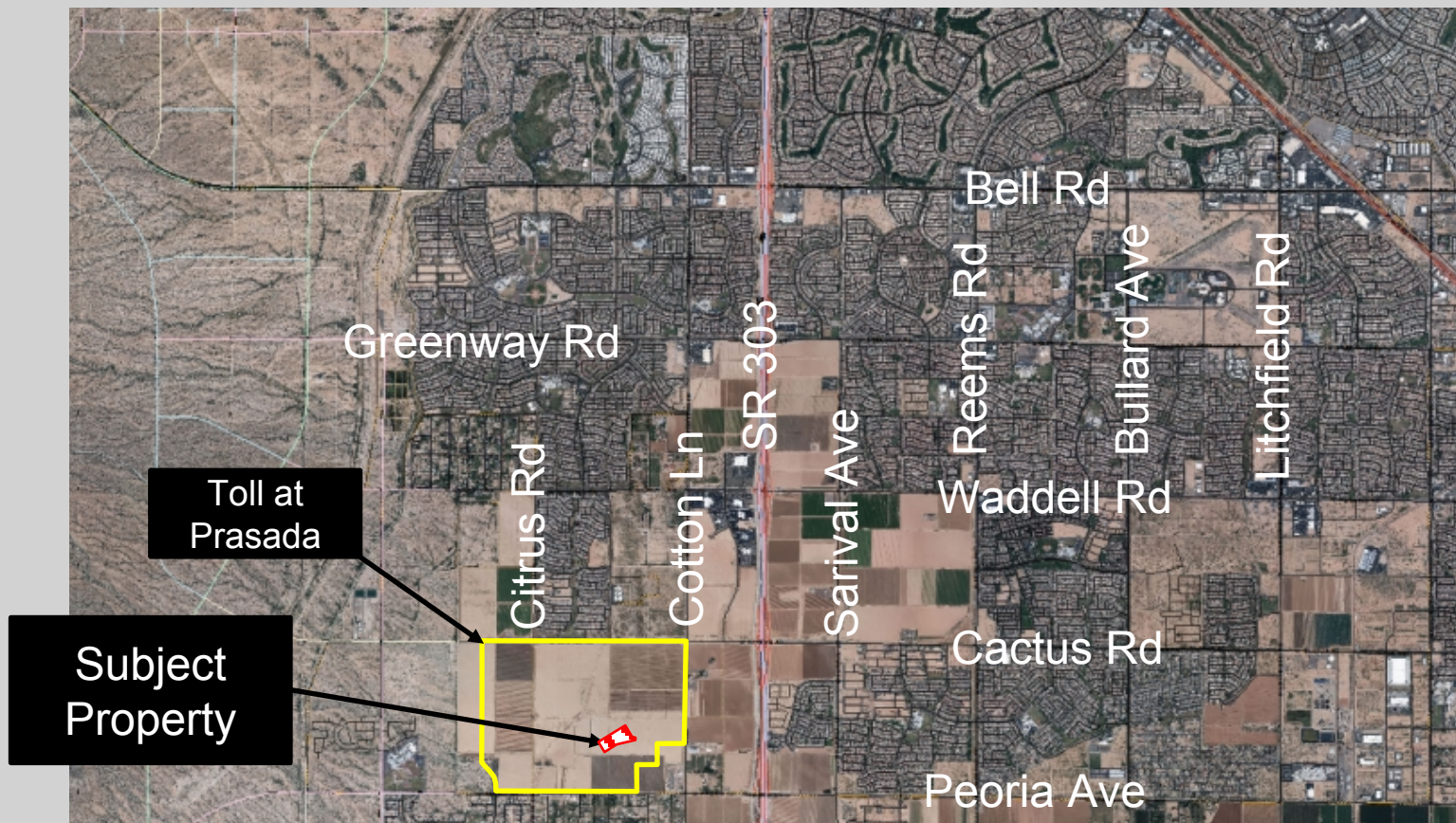
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Revised Preliminary Plat for Unit E - Toll at Prasada", consisting of six (6) sheets prepared by EPS Group and stamped received May 1, 2019.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada Phase 1 Unit E", consisting of six (6) sheets prepared by Greey|Pickett and stamped received June 3, 2019.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

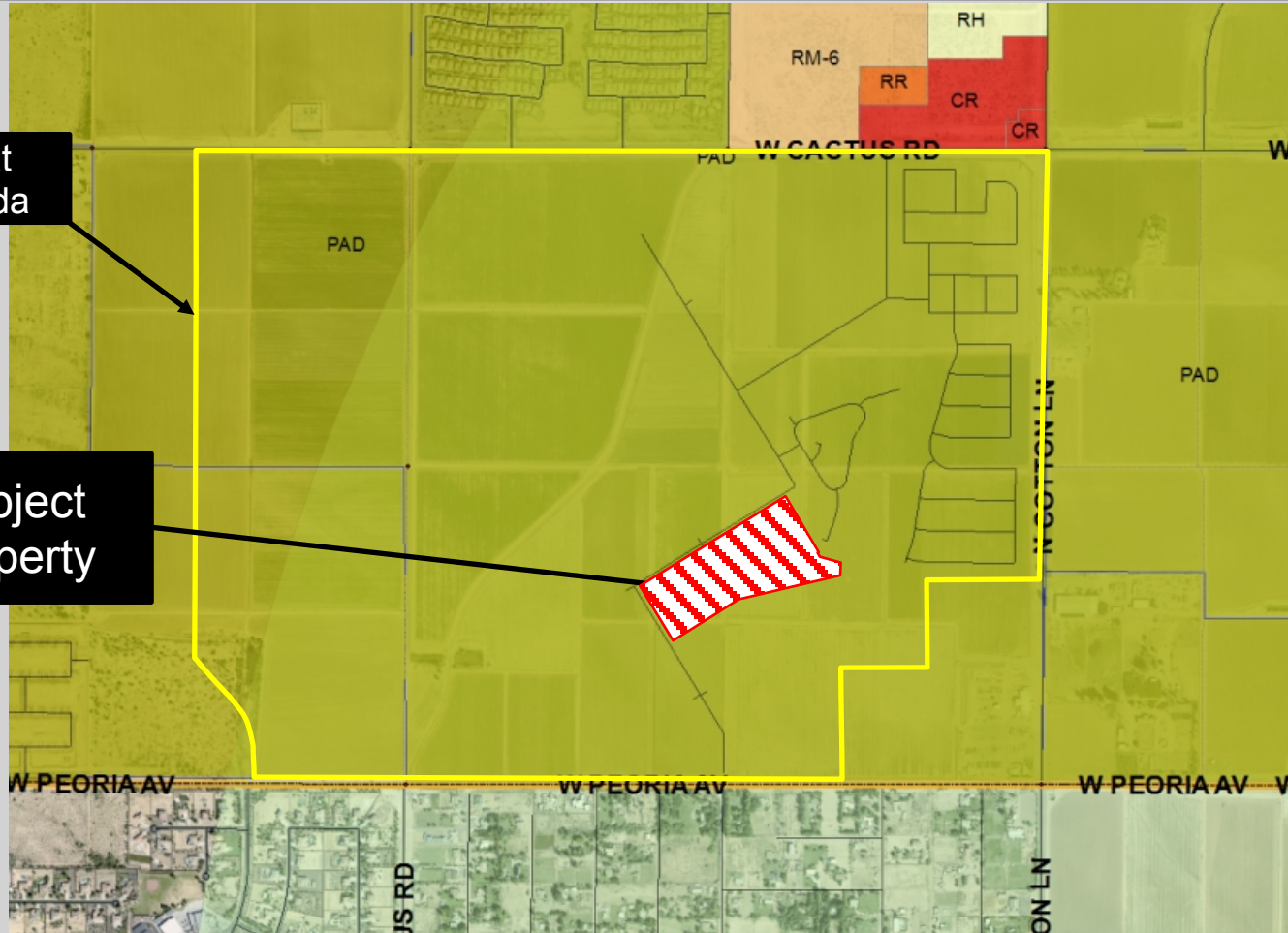
- 01 Toll at Prasada Unit E Vicinity Map
- 02 Toll at Prasada Unit E Case Map
- 03 Toll at Prasada Unit E Preliminary Plat
- 04 Toll at Prasada Unit E Preliminary Landscape Plans
- 05 FCDMC comments
- 06 MWD comments
- 07 Luke AFB comments



FS19-145 Vicinity Map

Toll at
Prasada

Subject
Property



FS19-145 Case Map

Apr 30, 2019 9:38am S:\Projects\2016\16-339\Civil\Phase 2\CEFP PrePlat\Unit E\Pre Plat\16-339 - Unit E - PP - CS01.dwg

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.



WATER	EPCOR WATER
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET 1	CS01	COVERSHEET
SHEET 2	ID01	INDEX SHEET
SHEET 3	DT01	LOT DIAGRAMS & DEVELOPMENT STANDARDS
SHEET 4-5	PP01-PP02	PRELIMINARY PLAT
SHEET 6	TB01	DATA TABLES

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST. BEARING SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST.



DEVELOPER:	CIVIL ENGINEER:
TOLL BROTHERS	EPS GROUP, INC.
8767 E VIA DE VENTURA, SUITE 390	1130 N. ALMA SCHOOL RD, SUITE 120
SCOTTSDALE, AZ 85258	MESA, AZ 85201
TEL: (480) 314-6711	TEL: (480)-503-2250
CONTACT: OSCAR DOMINGUEZ	FAX: (480)-503-2258
	CONTACT: RICH HOPPE, P.E.

PROJECT DATA

A.P.N.	502-04-017D
EXISTING GENERAL PLAN: EXISTING ZONING:	NEIGHBORHOOD CHARACTER AREA PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 06-26)
GROSS AREA:	+/- 18.96 ACRES
NET AREA:	+/- 18.96 ACRES
PERMITTED STREET TRACT AREA:	+/- 3.66 ACRES
LOT AREA	+/- 12.23 ACRES
TRACT/OPEN SPACE:	+/- 3.07 ACRES

Development Pad	Phase	Acerage	* Lot Yield	Net Density
A	I	32.736	141	4.307 DU/AC
B	I	47.999	230	4.792 DU/AC
D	I	21.939	90	4.102 DU/AC
P	2	17.602	49	2.784 DU/AC
E	2	18.961	81	4.272 DU/AC
	Total	139.24	* 591	4.24 DU/AC

THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

GENERAL NOTES

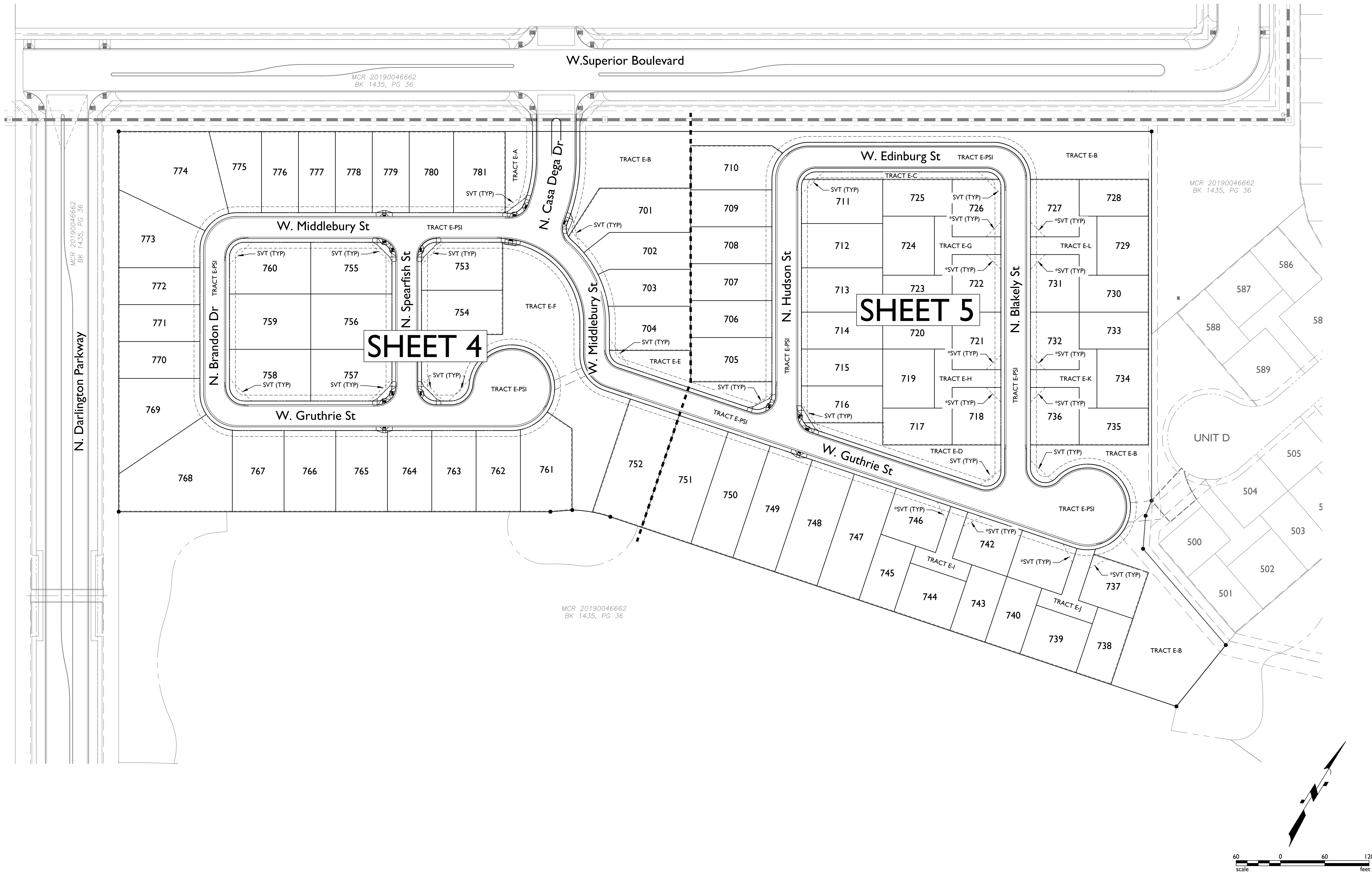
1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
5. 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.

16-339 - UNIT E REVISED PRELIMINARY PLAT

Apr. 30, 2019 9:38am S:\Projects\2016\16-339\Civil\Phase 2\CEFP PrePlat\Unit E\16-339 - Unit E - PP - CS02.dwg yesquivel



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

TOLL AT PRASADA
UNIT E REVISED PRELIMINARY PLAT
SURPRISE, ARIZONA

Index Sheet

Project:

Revisions:

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

Dig Safe - 1-800-485-5119 (Toll-Free)
In Maricopa County: (602)633-1100

Designer: YE
Drawn by: JK

Job No.
16-339

ID01

Sheet No.
2
of 6

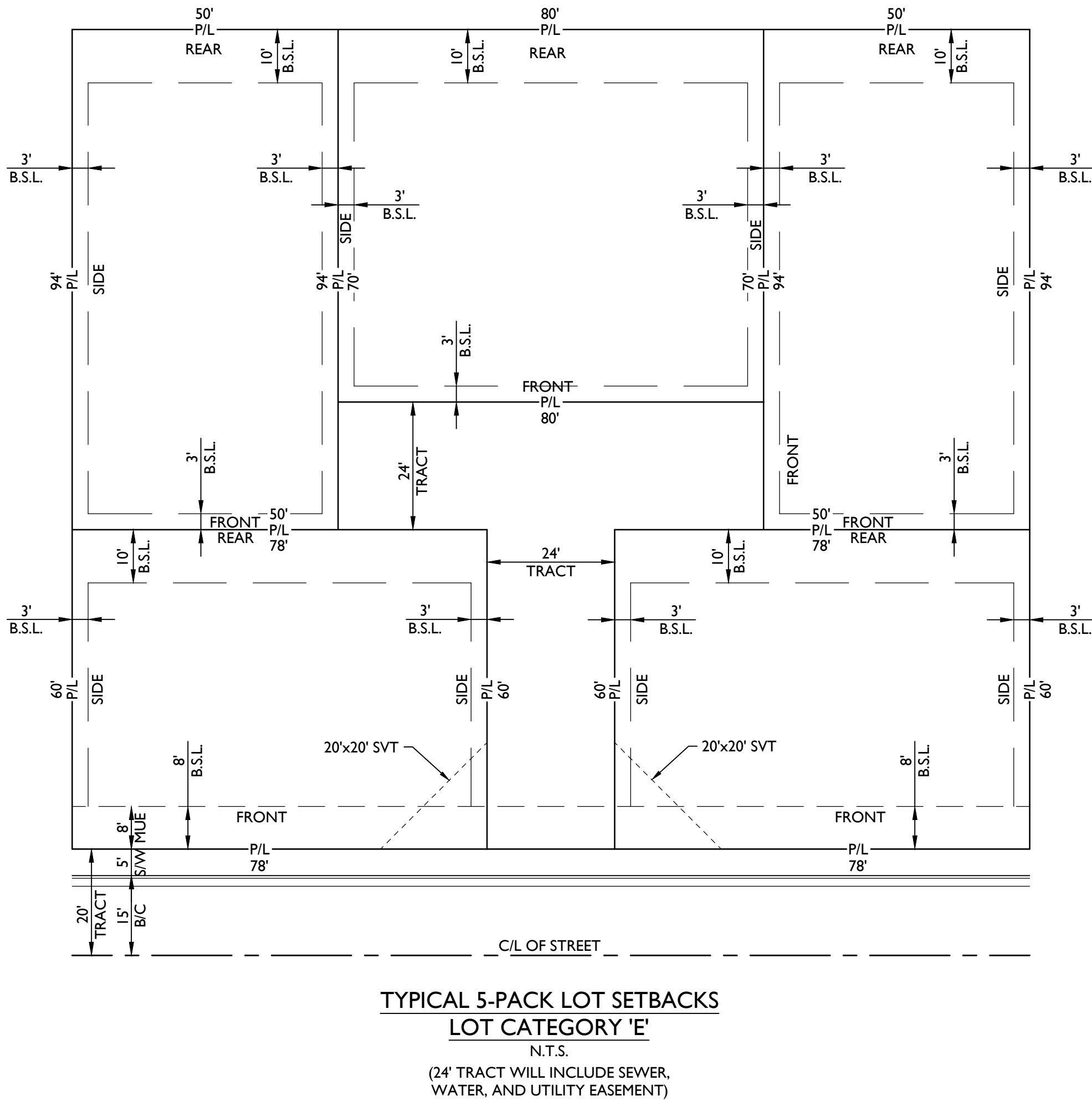
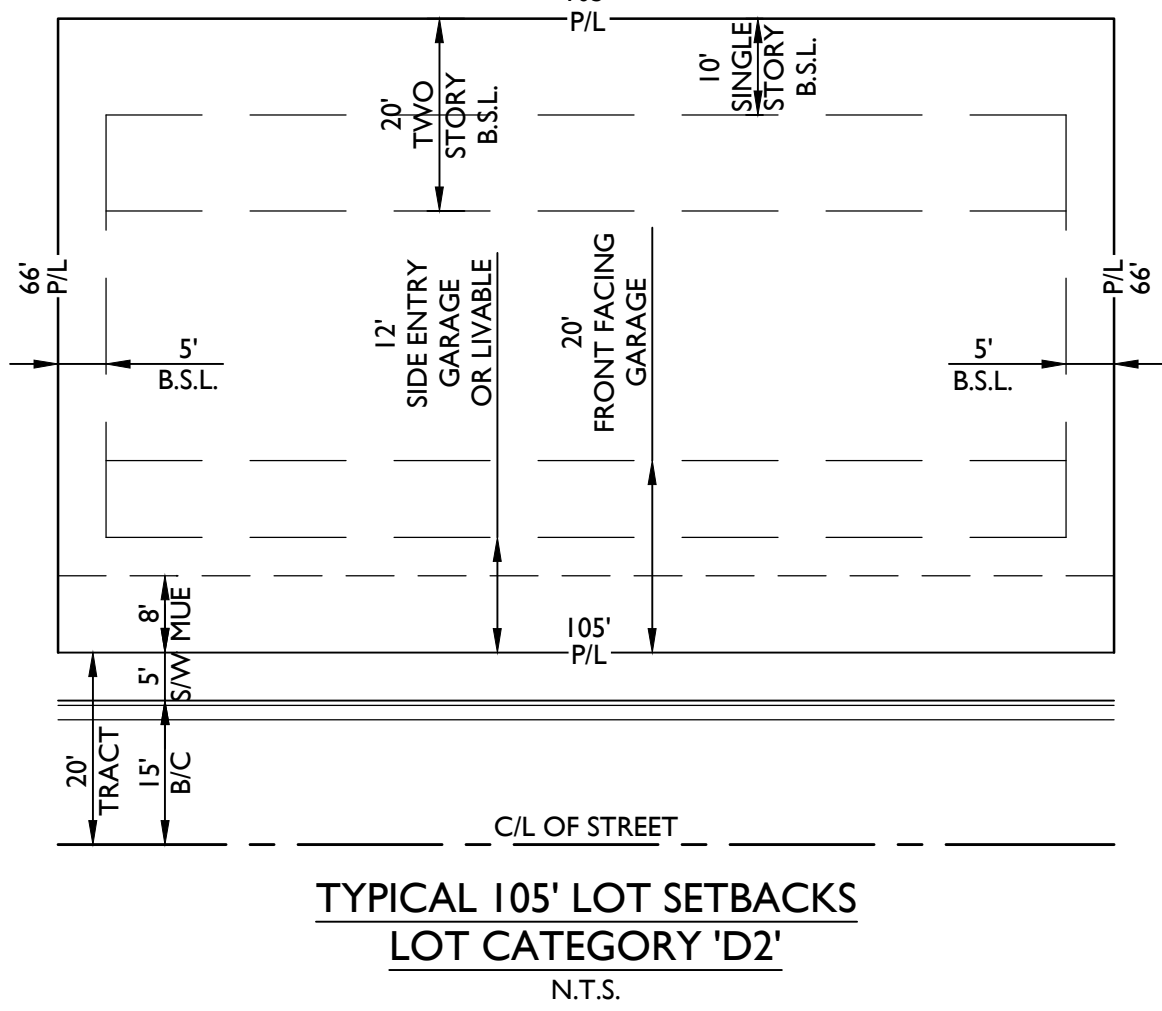
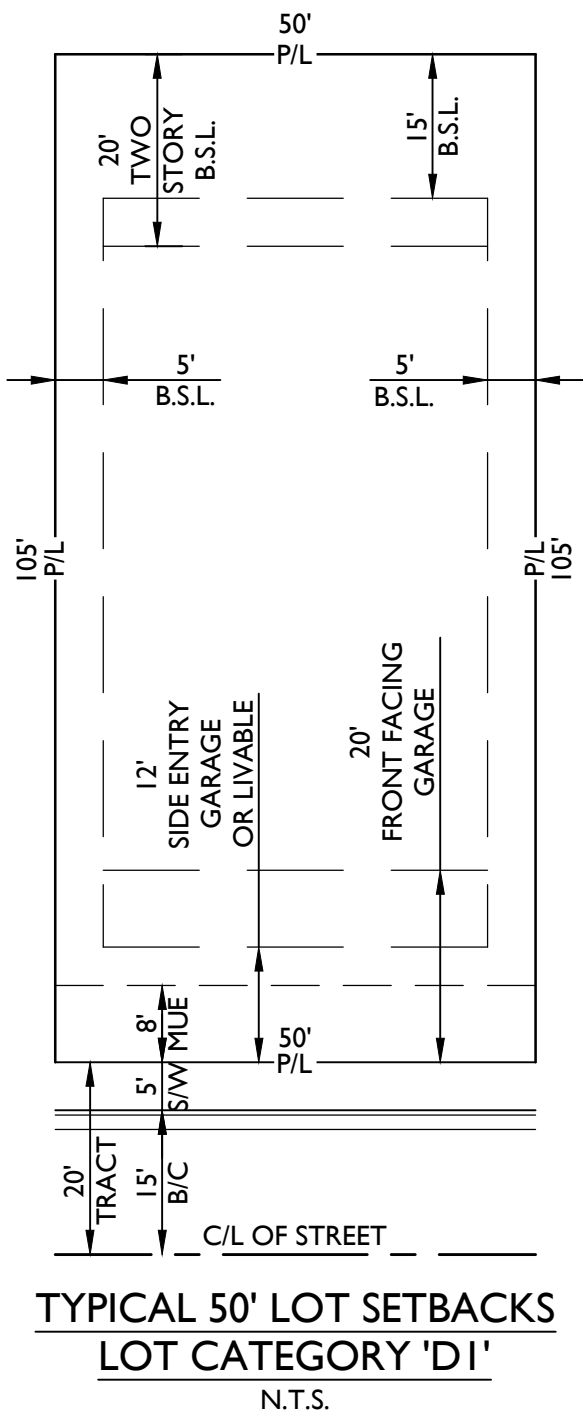
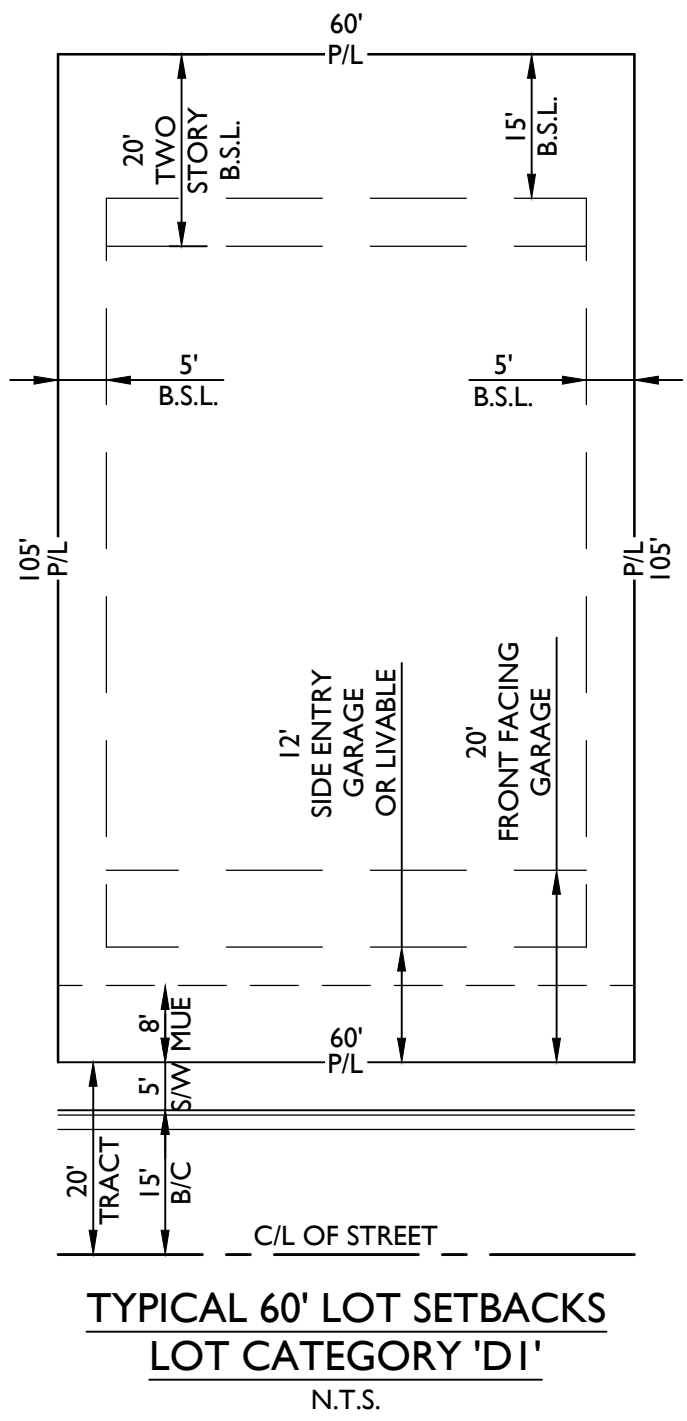
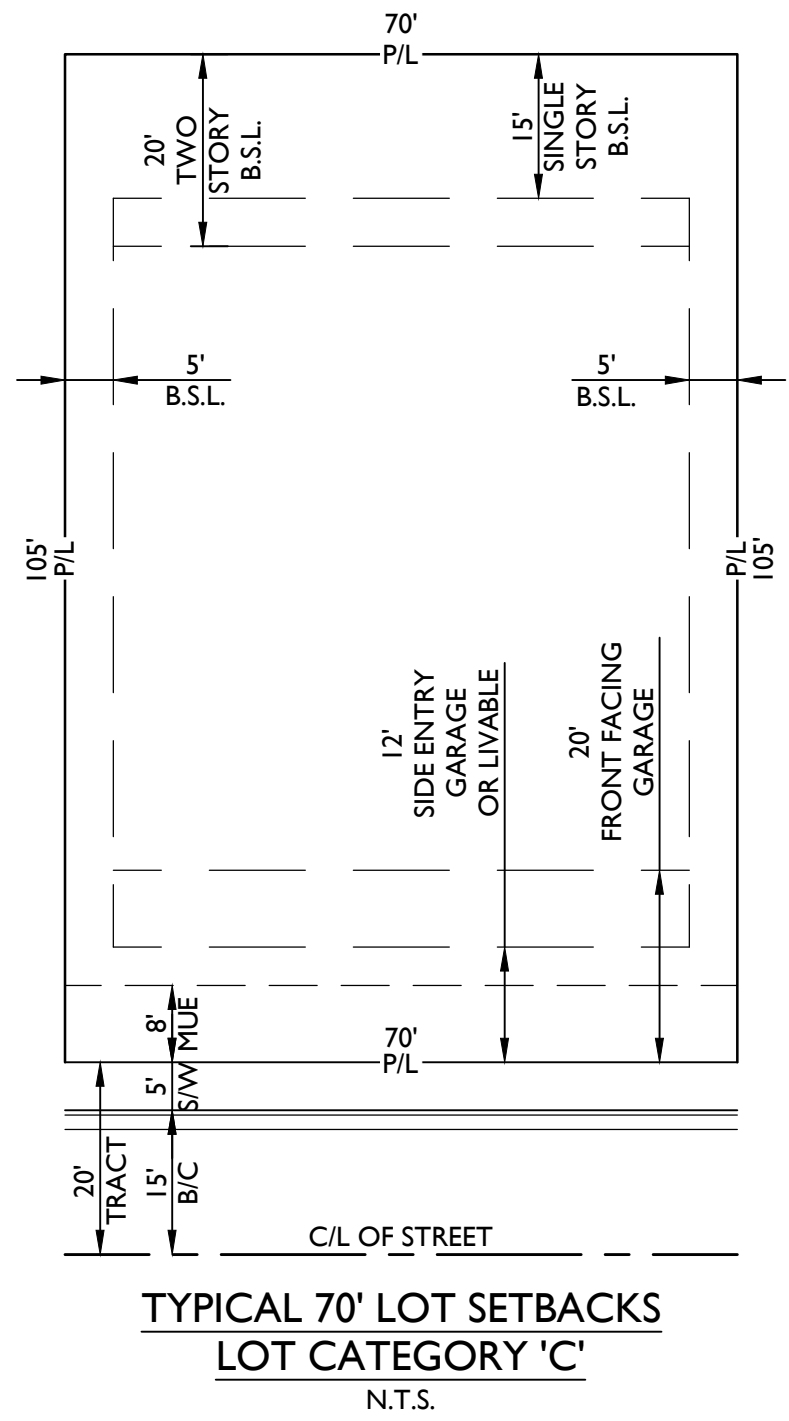
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Development Standard C - FS16-400		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	7,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽²⁾		
Front ⁽⁴⁾		
Front facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ^{(3)/(4)}	5 Feet / 5 Feet	
Rear ^{(4)/(6)}	20 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾	35 Feet	
Notes		
1.	Lot widths may range from 60 feet to 80 feet, with lot areas from 7,000 square feet.	
2.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
3.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
4.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
5.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.	
6.	Covered patios may encroach up to 5 feet into the rear setback.	
7.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

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

Development Standard D2 - FS17-587		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾		
Front ^{(2)/(5)}		
Front & side facing garage (measured from back of sidewalk to face of garage door)		20 Feet
Side entry garage, porch or livable space ⁽⁵⁾		12 Feet
Side ^{(4)/(5)}		5 Feet / 5 Feet
Rear ^{(5)/(7)}		20 Feet (2 Story) 10 Feet (1 Story)
Maximum Building Height: ⁽⁷⁾		35 Feet
Notes		
1.	Typical configured lot widths may range from 45 feet to 110 feet, with lot areas from 5,000 square feet.	
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.	
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
5.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.	
7.	Covered patios may encroach up to 5 feet into the rear setback.	
8.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

Development Standard E - FS17-587			
Zoning District:	PLV-1	PLV-2	PLV-3
Minimum Lot Area	2,500 Square Feet		
Minimum Building Setbacks: ⁽¹⁾			
Front ⁽²⁾ ⁽⁴⁾			
Front facing garage (measured from back of sidewalk to face of garage door) 10 Feet			
Porch or Living Space 5 Feet			
Side ⁽²⁾ ⁽³⁾ 0 Feet / 3 Feet			
Rear ⁽²⁾ ⁽⁴⁾ ⁽⁶⁾ 10 Feet			
Maximum Building Height: ⁽⁵⁾ 35 Feet			
Notes			
1.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
2.	Architectural features such as, but not limited to: fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and/or rear setbacks.		
3.	Side setbacks for "Z"-Lots and "O"-Lots shall be 5' aggregate, 0' minimum at shared use easement.		
4.	5' Setback from alley R.O.W. or shared driveway to face of garage.		
5.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		
6.	Covered patios may encroach up to 2 feet into the rear setback.		



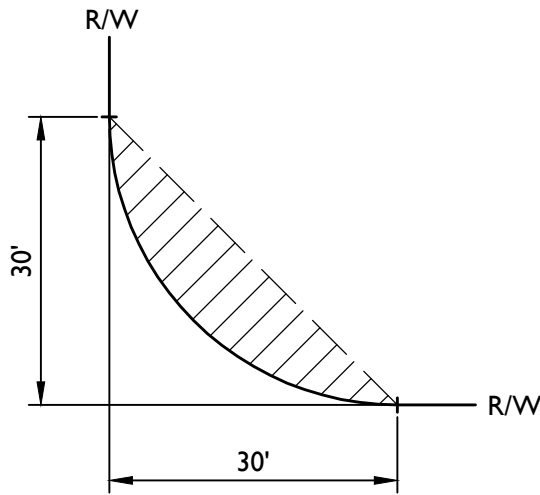
16-339 - UNIT E REVISED PRELIMINARY PLAT

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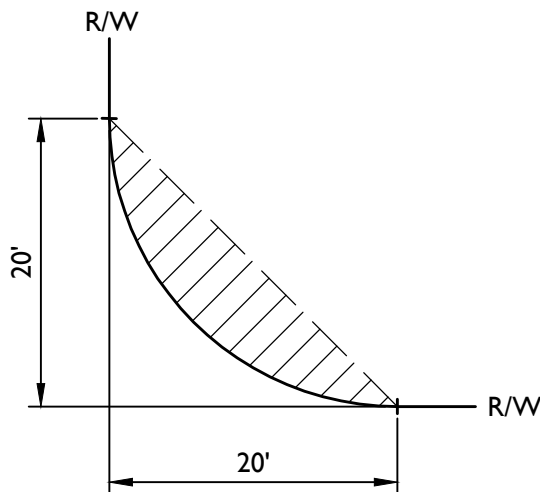
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LINETYPE LEGEND

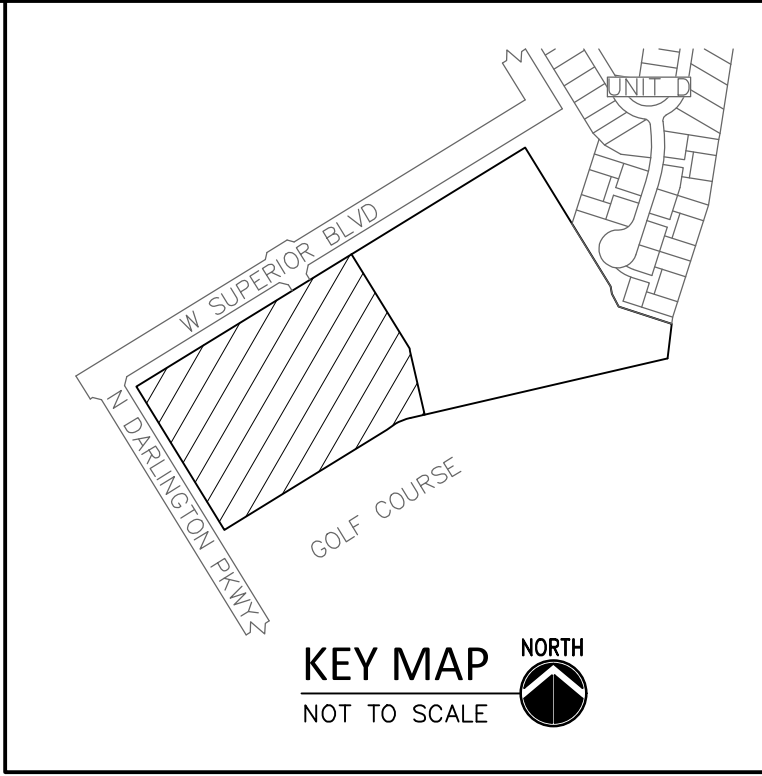
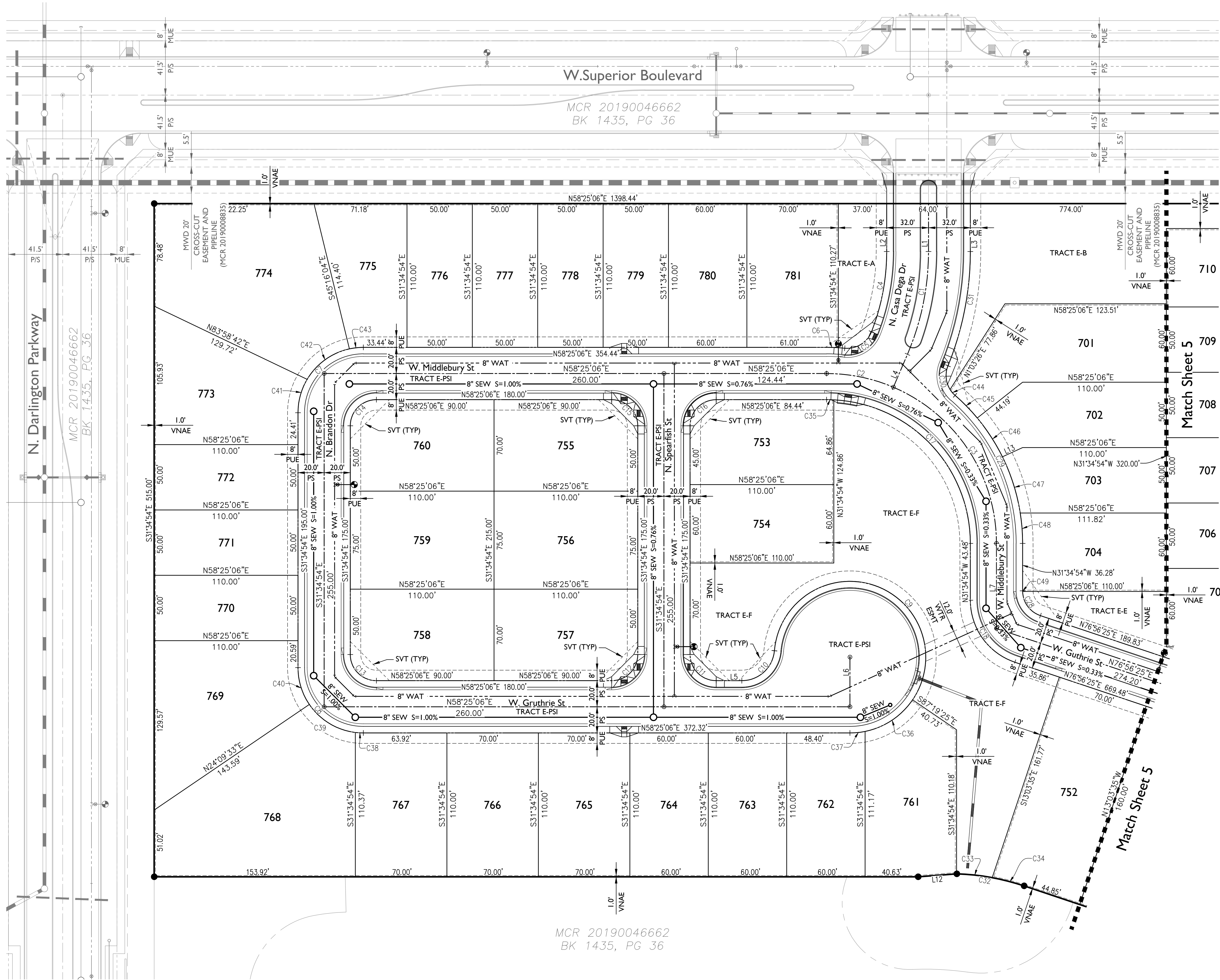
- MATCH LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- GOLF TRACT BOUNDARY LINE



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



TYPICAL 5-PACK *S.V.T. EASEMENT



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: TOLL AT PRASADA
UNIT E REVISED PRELIMINARY PLAT
SURPRISE, ARIZONA

Revisions:

Designer: YE
Drawn by: JK

Registered Professional Engineer (PE)
CERTIFICATE NO. 64616
JAMES ROGERS
ARIZONA
Date signed 4/25/20

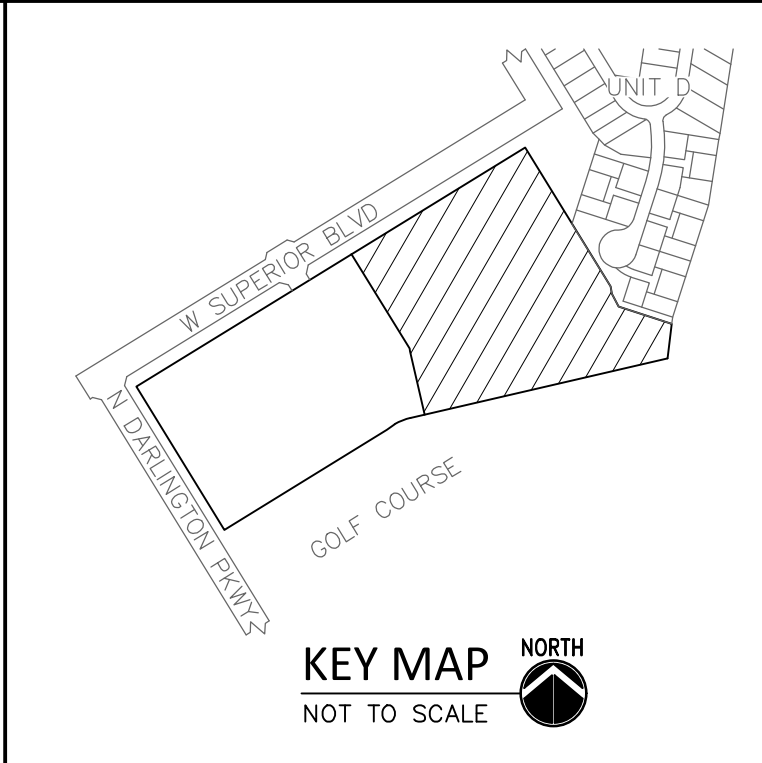
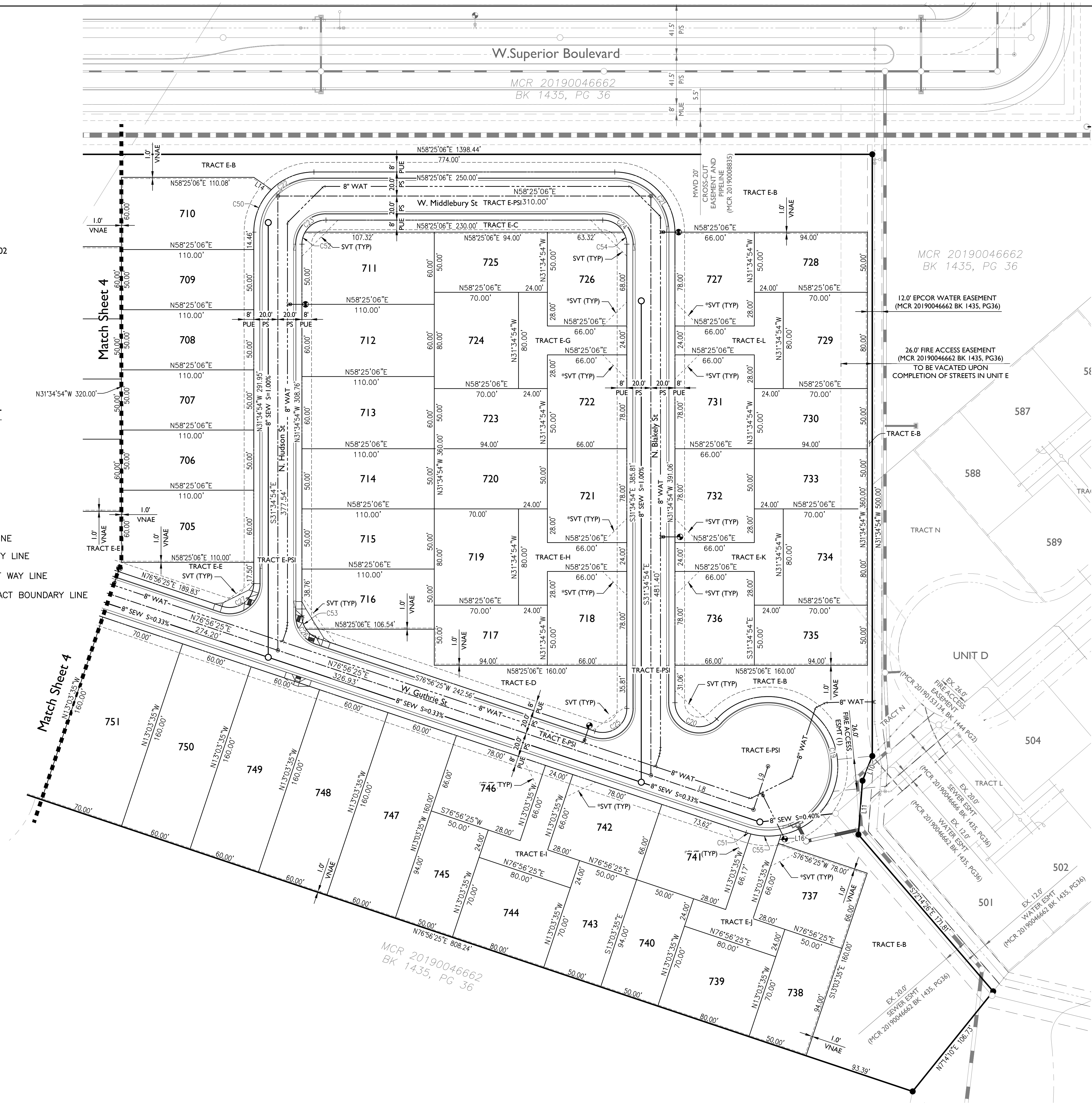
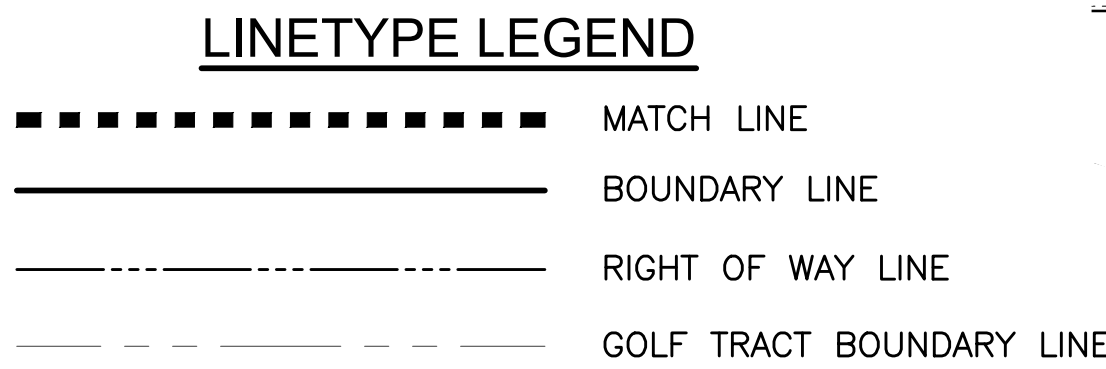
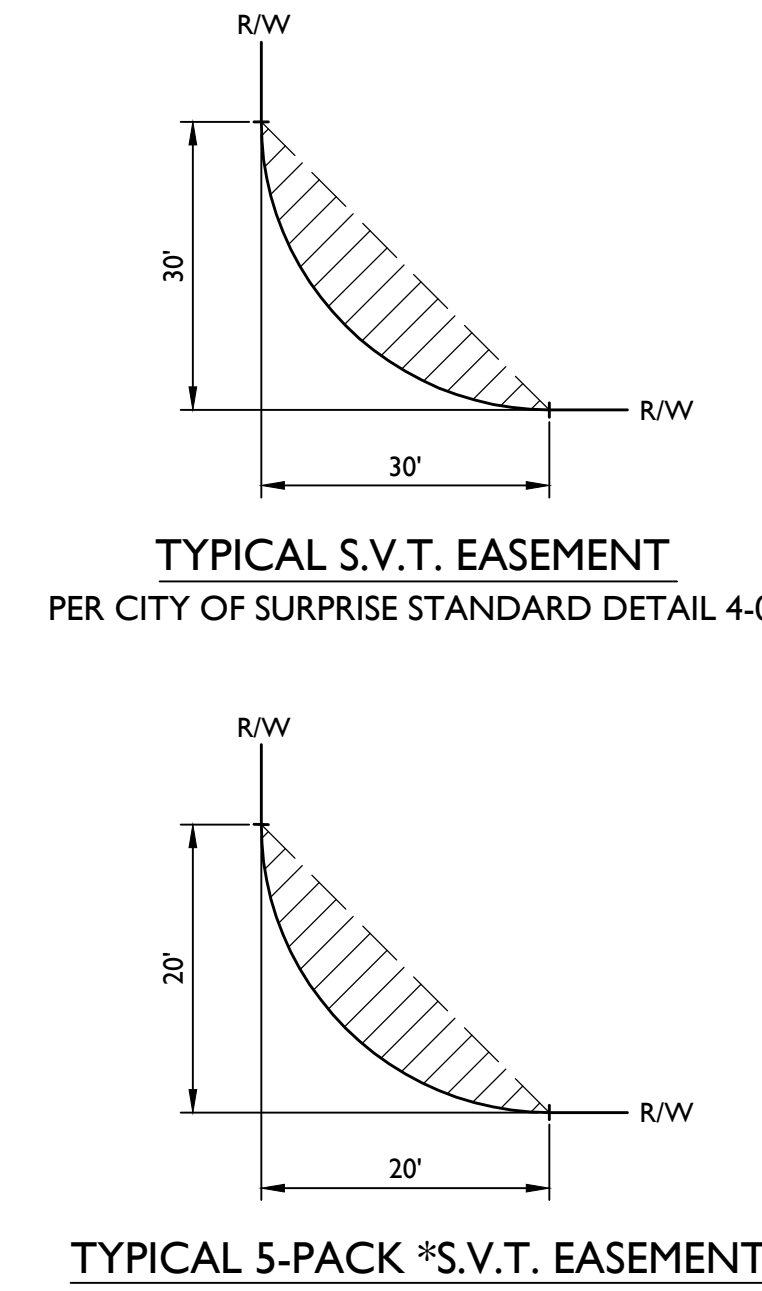
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PP01

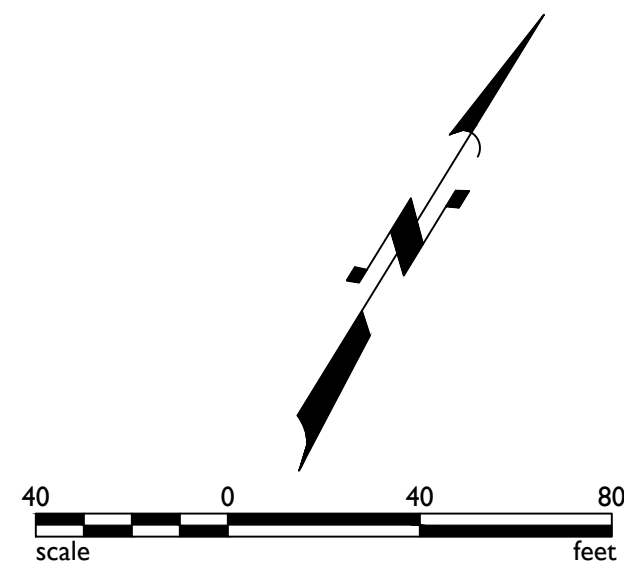
Sheet No.
4
of 6

16-339 - UNIT E REVISED PRELIMINARY PLAT

Apr. 30, 2019 9:39am S:\Projects\2016\16-339\Civil\Phase 2\CEFP PrePlat\Unit E - PP - PP02.dwg yesquivel



(1) NEW 26' FIRE ACCESS EASEMENT (PERMANENT; NO PARKING IS ALLOWED WITHIN THE FIRE ACCESS EASEMENT)



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

TOLL AT PRASADA
UNIT E REVISED PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

Project:

Revisions:

Call at least 48 hours before the working days
before any work begins excavation.

ARIZONA
Professional Engineer
JAMES ROGERS
No. 64616
Exp. 12/31/2020

Designer: JY
Drawn by: JK

Job No.
16-339

PP02

Sheet No.
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16-339 - UNIT E REVISED PRELIMINARY PLAT

Apr. 30, 2019 9:39am S:\Projects\2016\16-339\Civil\Phase 2\CEFP PrePlat\Unit E\Pre Plat\16-339 - Unit E - PP - TB01.dwg yesquivel

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
701	9,369	0.2151	DI
702	6,639	0.1524	DI
703	5,874	0.1348	DI
704	6,614	0.1518	DI
705	6,600	0.1515	DI
706	5,500	0.1263	DI
707	5,500	0.1263	DI
708	5,500	0.1263	DI
709	5,500	0.1263	DI
710	6,836	0.1569	DI
711	6,591	0.1513	DI
712	6,600	0.1515	DI
713	6,600	0.1515	DI
714	5,500	0.1263	DI
715	5,500	0.1263	DI
716	5,488	0.1260	DI
717	4,700	0.1079	E

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
718	5,148	0.1182	E
719	5,600	0.1286	E
720	4,700	0.1079	E
721	5,148	0.1182	E
722	5,148	0.1182	E
723	4,700	0.1079	E
724	5,600	0.1286	E
725	4,700	0.1079	E
726	5,139	0.1180	E
727	5,148	0.1182	E
728	4,700	0.1079	E
729	5,600	0.1286	E
730	4,700	0.1079	E
731	5,148	0.1182	E
732	5,148	0.1182	E
733	4,700	0.1079	E
734	5,600	0.1286	E

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
735	4,700	0.1079	E
736	5,148	0.1182	E
737	5,148	0.1182	E
738	4,700	0.1079	E
739	5,600	0.1286	E
740	4,700	0.1079	E
741	5,148	0.1182	E
742	5,148	0.1182	E
743	4,700	0.1079	E
744	5,600	0.1286	E
745	4,700	0.1079	E
746	5,148	0.1182	E
747	9,600	0.2204	DI
748	9,600	0.2204	DI
749	9,600	0.2204	DI
750	9,600	0.2204	DI
751	11,200	0.2571	C

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
752	11,215	0.2575	C
753	7,064	0.1622	D2
754	6,600	0.1515	DI
755	7,614	0.1748	D2
756	8,250	0.1894	C
757	7,614	0.1748	D2
758	7,614	0.1748	D2
759	8,250	0.1894	C
760	7,614	0.1748	D2
761	8,491	0.1949	C
762	6,605	0.1516	DI
763	6,600	0.1515	DI
764	6,600	0.1515	DI
765	7,700	0.1768	C
766	7,700	0.1768	C
767	7,701	0.1768	C
768	14,996	0.3443	C

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
769	10,236	0.2350	C
770	5,500	0.1263	DI
771	5,500	0.1263	DI
772	5,500	0.1263	DI
773	8,828	0.2027	C
774	14,810	0.3400	C
775	6,361	0.1460	DI
776	5,500	0.1263	DI
777	5,500	0.1263	DI
778	5,500	0.1263	DI
779	5,500	0.1263	DI
780	6,600	0.1515	DI
781	7,701	0.1768	C

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
E-PSI	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	159458	3.661
TRACT E-A	LANDSCAPE, OPEN SPACE	3649	0.084
TRACT E-B	LANDSCAPE, OPEN SPACE, STORM DRAIN, WATER, SEWER, FIRE ACCESS EASEMENT	59930	1.376
TRACT E-C	LANDSCAPE, OPEN SPACE	2546	0.058
TRACT E-D	LANDSCAPE, OPEN SPACE	8058	0.185
TRACT E-E	LANDSCAPE, OPEN SPACE	6304	0.145
TRACT E-F	LANDSCAPE, OPEN SPACE, STORM DRAIN, WATER EASEMENT	32070	0.736
TRACT E-G	SHARED DRIVEWAY	3504	0.080
TRACT E-H	SHARED DRIVEWAY	3504	0.080
TRACT E-I	SHARED DRIVEWAY	3504	0.080
TRACT E-J	SHARED DRIVEWAY	3572	0.082
TRACT E-K	SHARED DRIVEWAY	3504	0.080
TRACT E-L	SHARED DRIVEWAY	3504	0.080

AREA TABLE	
PARCEL	AREA
UNIT E	18,961 AC

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	80.84'	200.00'	80.29'	023°09'30"
C2	52.54'	130.00'	52.19'	023°09'30"
C3	151.66'	130.00'	143.20'	066°50'30"
C4	62.83'	168.00'	62.46'	021°25'36"
C5	25.79'	20.00'	24.04'	073°53'47"
C6	13.94'	150.00'	13.93'	005°19'23"
C7	78.54'	50.00'	70.71'	090°00'00"
C8	78.54'	50.00'	70.71'	090°00'00"
C9	268.42'	58.00'	85.41'	265°09'43"
C10	37.16'	25.00'	33.83'	085°09'43"
C11	31.42'	20.00'	28.28'	090°00'00"
C12	31.42'	20.00'	28.28'	090°00'00"
C13	31.42'	20.00'	28.28'	090°00'00"
C14	31.42'	20.00'	28.28'	090°00'00"
C15	31.42'	20.00'	28.28'	090°00'00"
C16	31.42'	20.00'	28.28'	090°00'00"
C17	172.79'	110.00'	155.56'	090°00'00"
C18	62.38'	50.00'	58.41'	071°28'41"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C19	248.87'	58.00'	97.37'	245°50'48"
C20	47.94'	20.00'	37.26'	137°19'29"
C21	78.54'	50.00'	70.71'	090°00'00"
C22	78.54'	50.00'	70.71'	090°00'00"
C23	31.42'	20.00'	28.28'	090°00'00"
C24	31.42'	20.00'	28.28'	090°00'00"
C25	37.88'	20.00'	32.47'	108°31'19"
C26	24.95'	20.00'	23.36'	071°28'41"
C27	37.88'	20.00'	32.47'	108°31'19"
C28	24.95'	20.00'	23.36'	071°28'41"
C29	128.40'	150.00'	124.51'	049°02'41"
C30	24.85'	20.00'	23.28'	071°10'42"
C31	89.62'	232.00'	89.07'	022°08'01"
C32	52.50'	180.00'	52.32'	016°42'42"
C33	27.27'	180.00'	27.24'	008°40'49"
C34	25.23'	180.00'	25.21'	008°01'53"
C35	5.56'	110.00'	5.56'	002°53'54"
C36	44.75'	58.00'	43.65'	044°12'27"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C37	11.68'	58.00'	11.66'	011°32'05"
C38	6.10'	50.00'	6.10'	006°59'24"
C39	42.54'	50.00'	41.27'	048°45'02"
C40	29.90'	50.00'	29.45'	034°15'34"
C41	26.82'	50.00'	26.50'	030°44'09"
C42	40.96'	50.00'	39.82'	046°56'01"
C43	10.76'	50.00'	10.74'	012°19'49"
C44	5.90'	20.00'	5.88'	016°53'34"
C45	24.30'	150.00'	24.27'	009°16'53"
C46	35.45'	150.00'	35.37'	013°32'28"
C47	45.25'	150.00'	45.08'	017°16'59"
C48	23.40'	150.00'	23.38'	008°56'21"
C49	0.41'	20.00'	0.41'	001°10'56"
C50	39.27'	50.00'	38.27'	045°00'00"
C51	4.38'	58.00'	4.38'	004°19'49"
C52	10.47'	20.00'	10.35'	030°00'00"
C53	11.94'	20.00'	11.76'	034°12'35"
C54	10.47'	20.00'	10.35'	030°00'00"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C55	25.27'	58.00'	25.07'	024°57'51"

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	36.67'	N31°34'54"W	L9	38.00'	S13°03'35"E
L2	36.67'	N31°34'54"W	L10	22.07'	N09°57'56"W
L3	36.67'	N31°34'54"W	L11	44.85'	N27°14'26"W
L4	27.36'	N08°25'24"W	L12	29.63'	N54°03'14"E
L5	19.61'	N58°25'06"E	L13	16.96'	S33°56'04"W
L6	38.00'	N31°34'54"W	L14	17.77'	N86°36'46"W
L7	65.06'	N31°34'54"W	L16	7.42'	N13°03'35"W
L8	89.93'	S76°56'25"W			

Project:

TOLL AT PRASADA
UNIT E REVISED PRELIMINARY PLAT
SURPRISE, ARIZONA

Data Tables

Revisions:



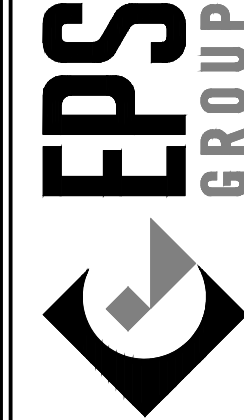
Designer: YE
Drawn by: JK



Job No.
16-339

TB01

Sheet No.
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of 6



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Prasada - Phase 1 Unit E

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.

CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. THE QUANTITIES SHOWN ON THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
A) BLUE STAKE (ARIZONA) 1-800-782-5348
B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
C) ARIZONA PUBLIC SERVICE 1-800-240-2014
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED SALVAGE SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS, REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, IDENTIFYING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20' OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN CHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
B) TWO KEYS FOR EACH OF THE CONTROLLERS.
C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
D) TWO VALVE BOX KEYS.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC. SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SILL WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSLINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIVE MARKING.

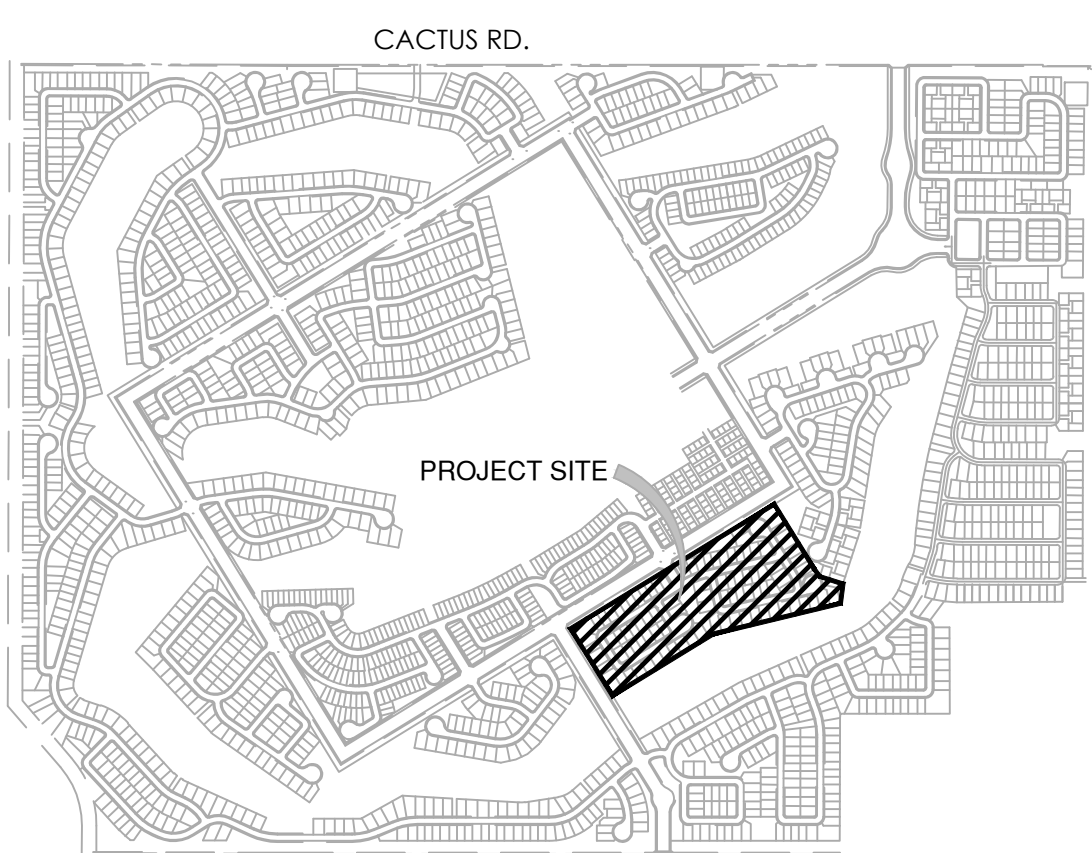
GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
i) TURF, AND ANNUAL AREAS (6" DEPTH).
ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

CITY OF SURPRISE ENGINEERING NOTES:

- ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
- THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL 4-01 AND 4-02

SITE MAP:



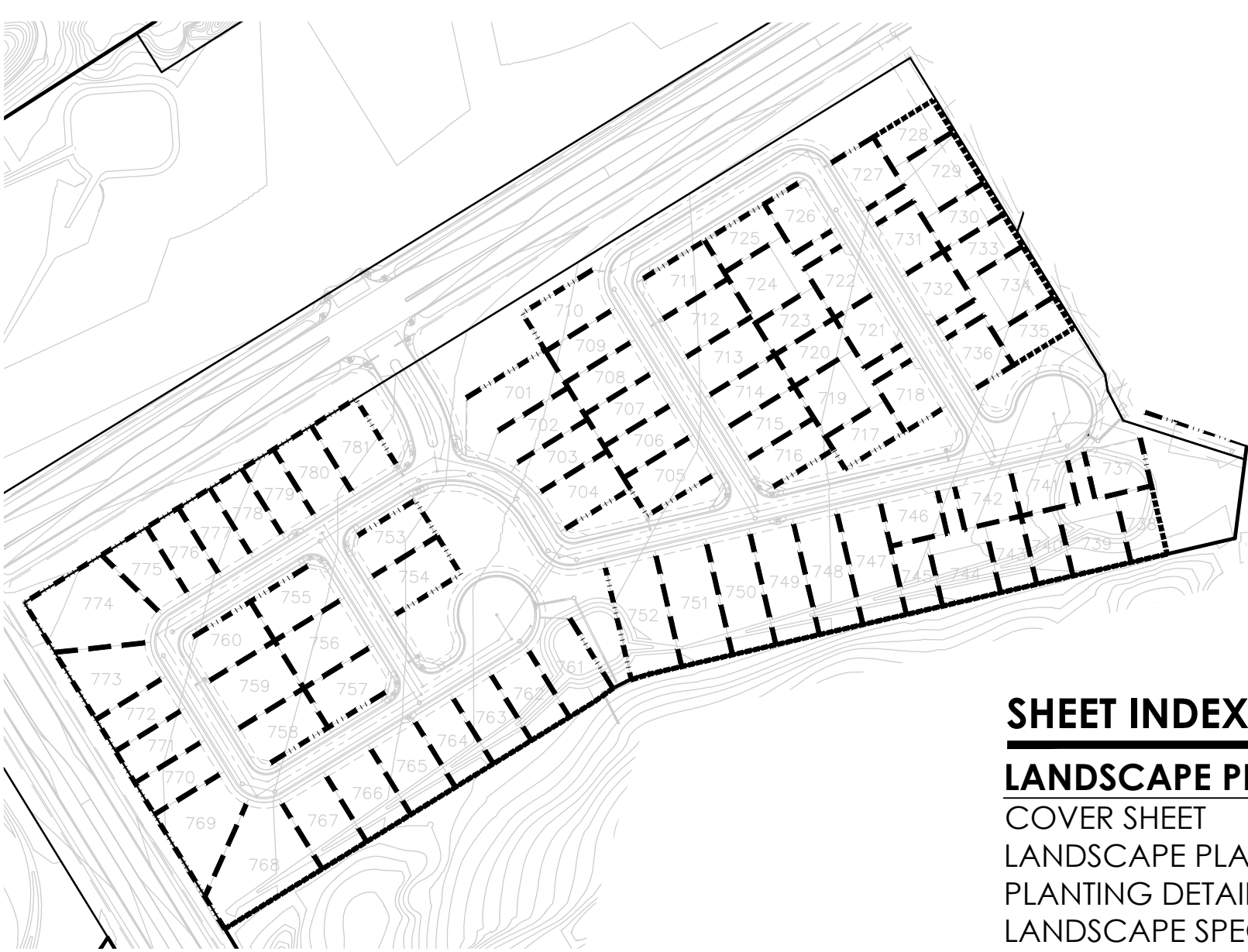
CITY OF SURPRISE LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. 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 RIGHTS-OF-WAY.
- ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
- THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
- ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.
- TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 8-14
- ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
- TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATTER 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 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 FITTINGS 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.
- ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY GOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON A COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

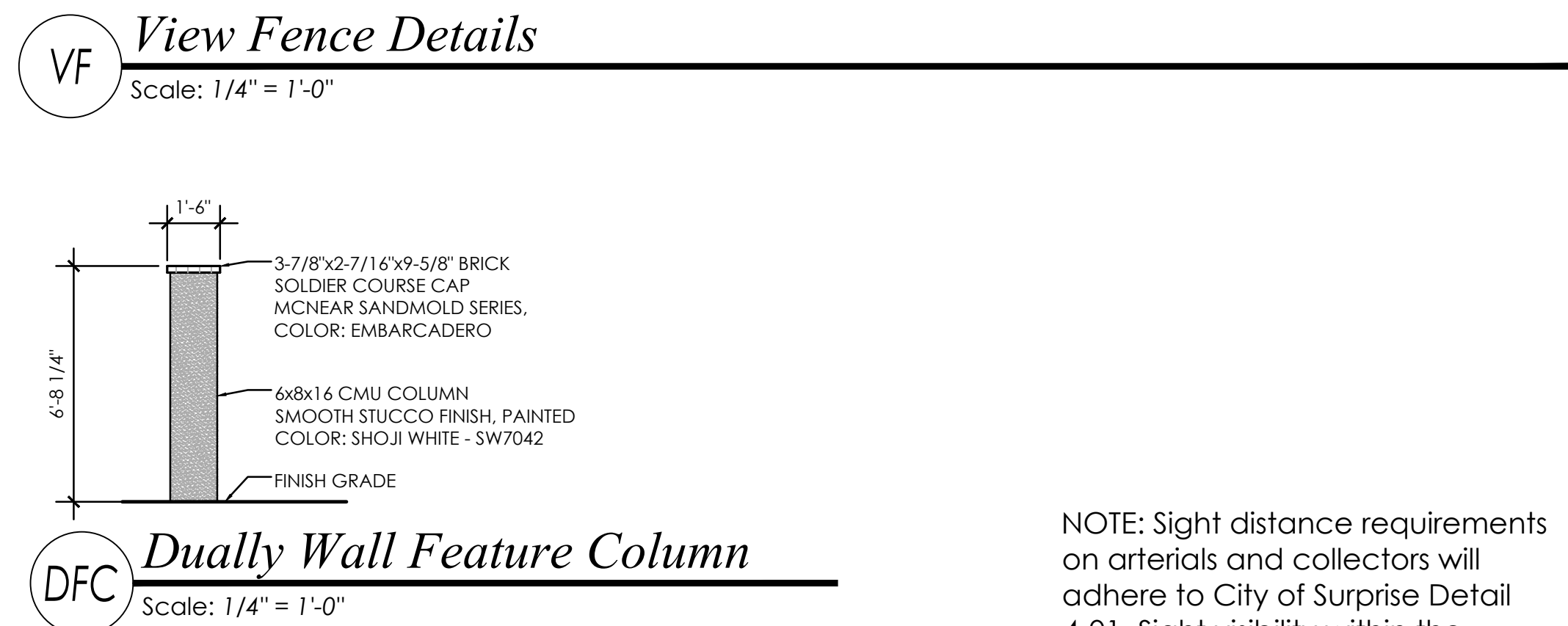
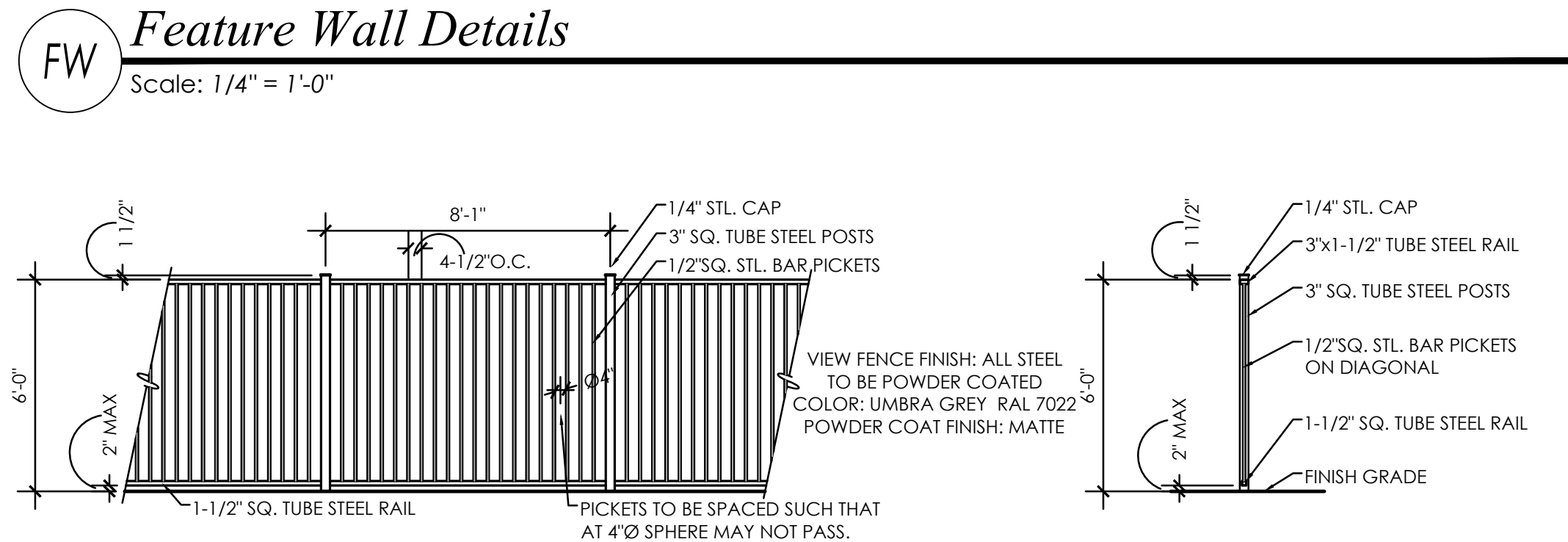
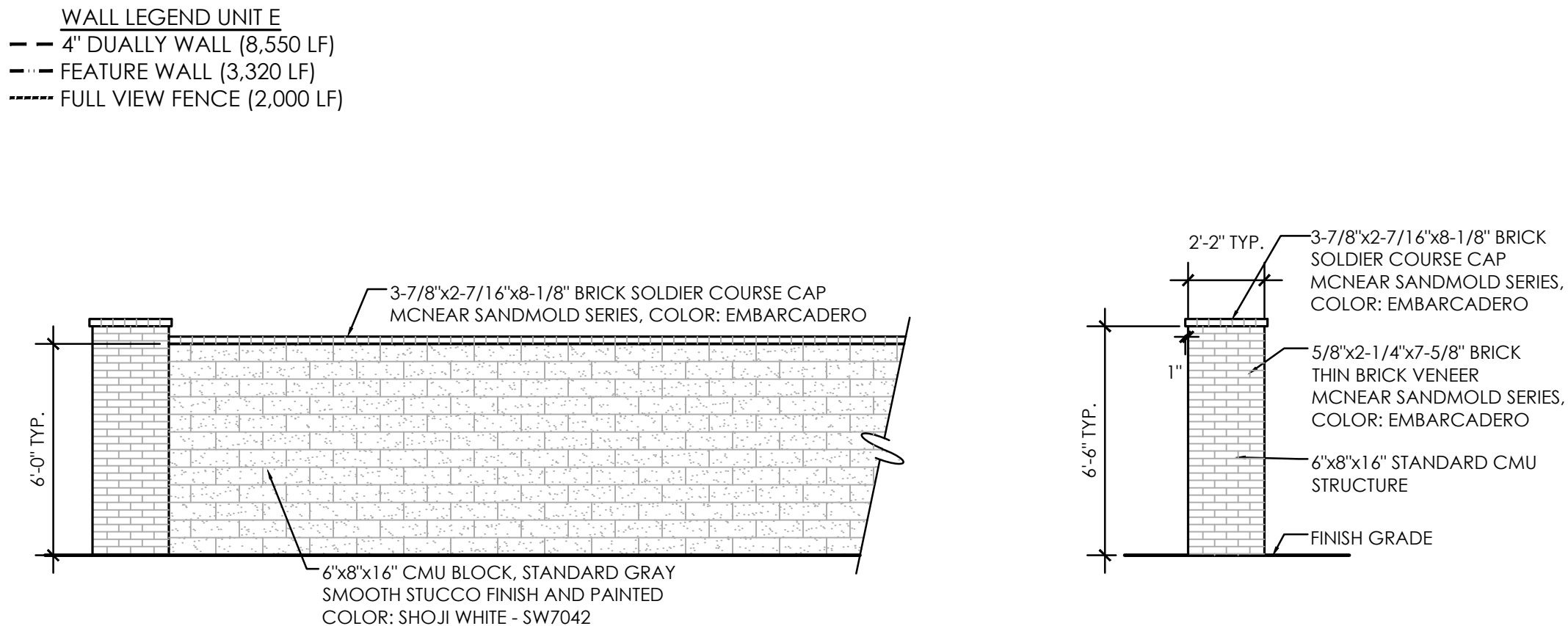
WALL PLAN:



SHEET INDEX:

LANDSCAPE PLANS

COVER SHEET	L0.0
LANDSCAPE PLANS	L3.1-L3.3
PLANTING DETAILS	L7.1
LANDSCAPE SPECIFICATIONS	L8.1



CONSULTANT TEAM

DEVELOPER:

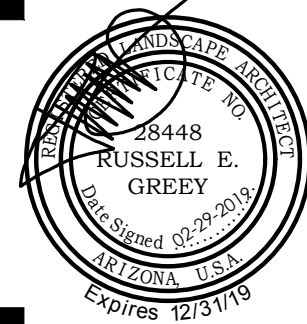
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CIVIL ENGINEER:

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MESA, AZ 85201
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CONTACT: RICH HOPPE, P.E.

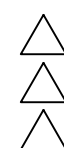


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PRASADA
Parcel E

Landscaping Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



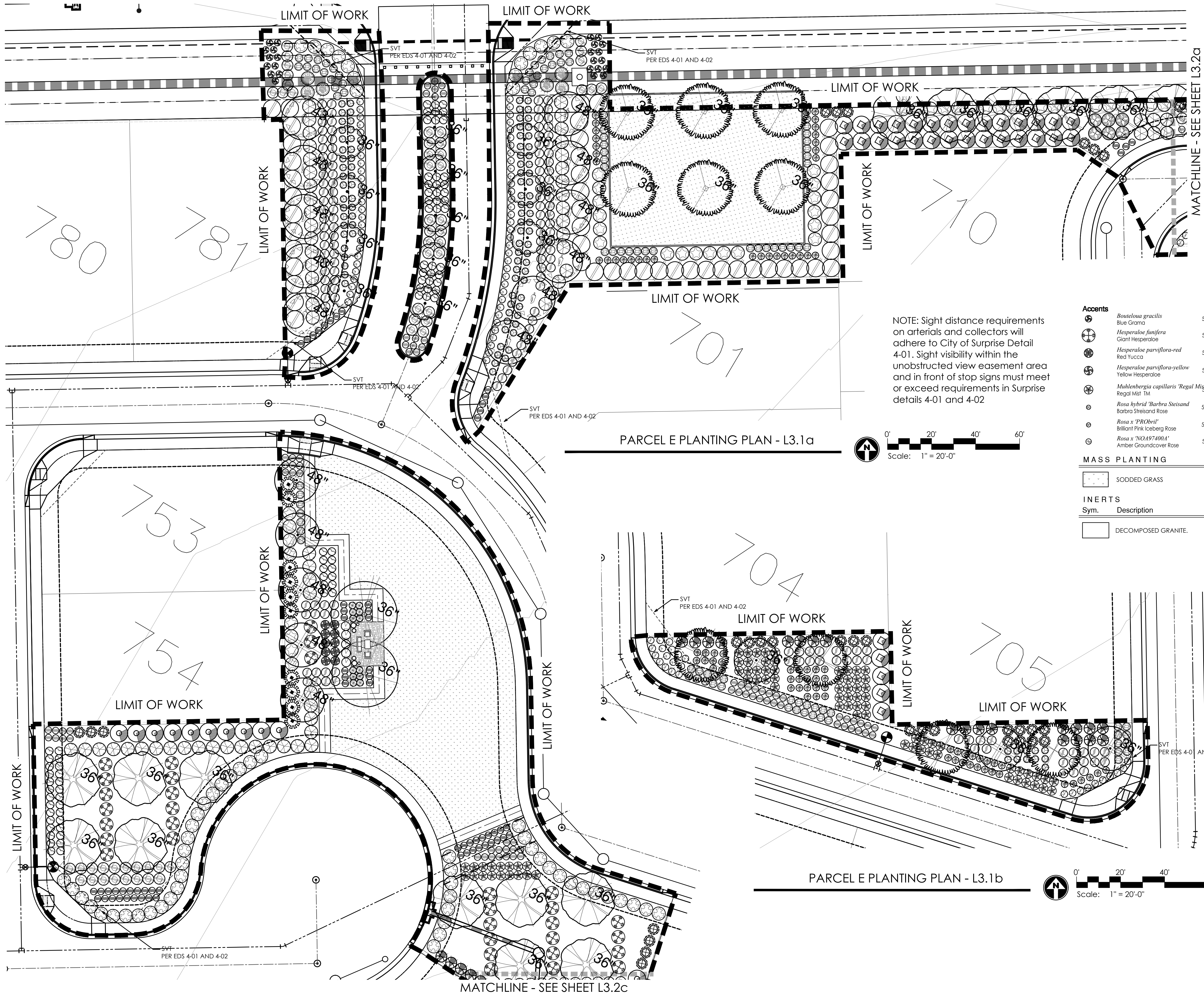
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drawing:
Cover Sheet

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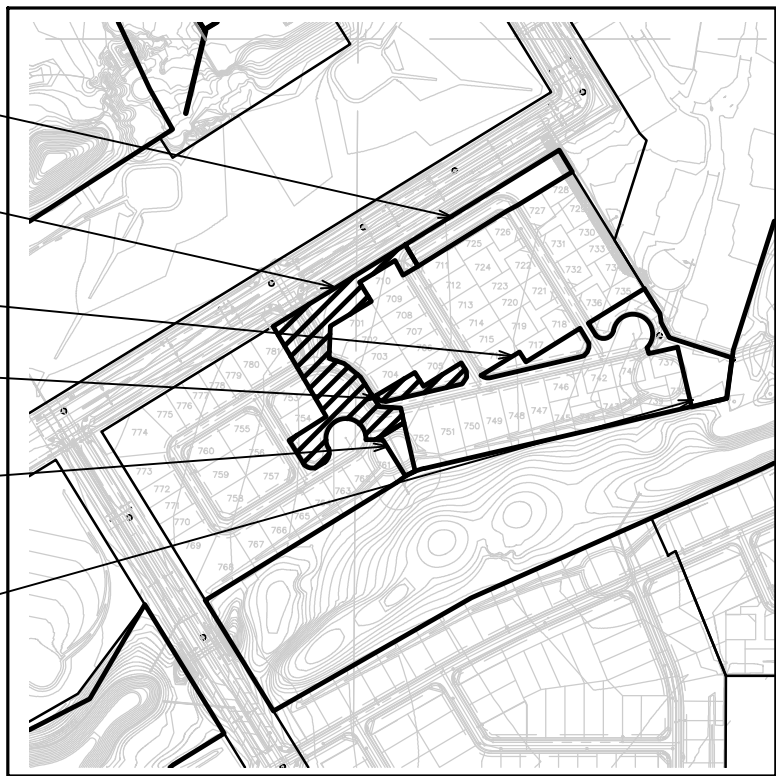
PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	16
	<i>Fraxinus velutina</i> 'Rio-Grande' Rio-Grande Ash	36" Box	11
	<i>Olea europaea</i> 'Svan Hill' Svan Hill Olive	48" Box 36" Box	5 15
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	36" Box	10
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	11
	<i>Prosopis velutina</i> Native Mesquite	24" Box	3
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	16
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	11
	<i>Tipuana tipu</i> Tipu Tree	36" Box	5
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	12
Shrubs			
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	74
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	14
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	111
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	10
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	13
	<i>Dalea frutescens</i> Black Dalea	5 gal.	5
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	69
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	103
	<i>Eremophila hygrophana</i> 'Blue Bells' Blue Bells Eremophila	5 gal.	136
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	11
	<i>Euryops pectinatus</i> 'Viridis' Euryops Daisy	5 gal.	228
	<i>Justicia californica</i> Chuparosa	5 gal.	9
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	110
	<i>Leucophyllum frutescens</i> 'White Cloud' White Cloud Sage	5 gal.	46
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	98
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	57
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.	47
	<i>Nolina microcarpa</i> Bear Grass	1 gal.	21
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	198
	<i>Russelia equisetiformis</i> Coral Fountain	15 gal.	35
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	44
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	27
	<i>Tecoma stans</i> Yellow Bells	5 gal.	56
Groundcovers			
	<i>Chrysactinia mexicana</i> Damianita	1 gal.	28
	<i>Eremophila glabra</i> Wingnew Gold	5 gal.	101
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.	227
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	72
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	268
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	76
	<i>Teucrium chamaedrys</i> Germander	1 gal.	79

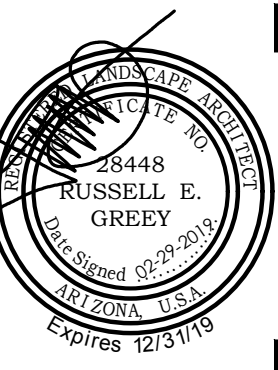
KEY MAP

SCALE: NTS

L3.2a
L3.1a
L3.2b
L3.1b
L3.2c
L3.3



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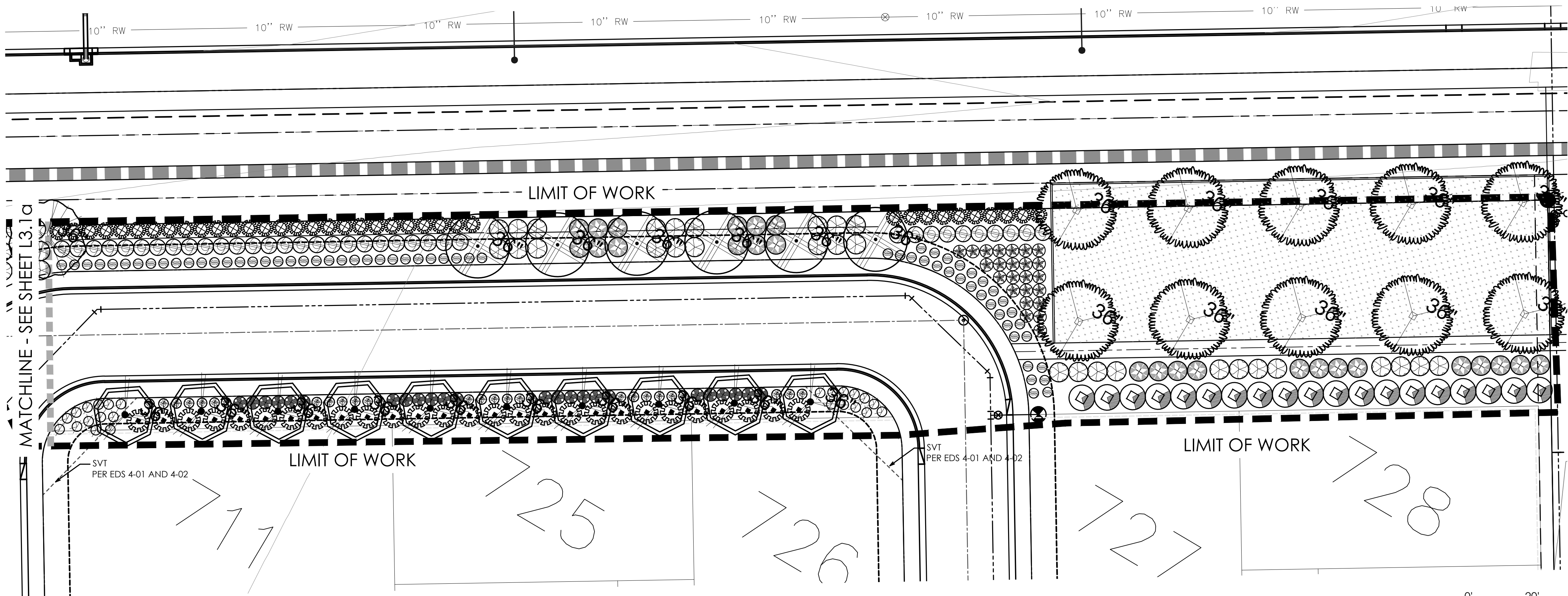


PRASADA
Parcel E
Landscape Construction Documents
SURPRISE, ARIZONA

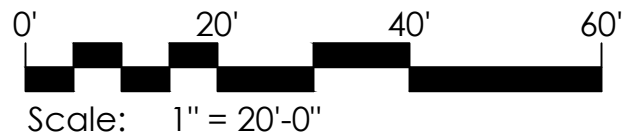
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drawing:
Planting Plan

sheet #
L3.1
02 of 06



PARCEL E PLANTING PLAN - L3.2a



Scale: 1" = 20'-0"

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

Accents		
	<i>Bouteloua gracilis</i> Blue Grama	5 gal. 24
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal. 35
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal. 122
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal. 12
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal. 196
	<i>Rosa hybrid 'Barbara Steisand'</i> Barbara Steisand Rose	5 Gal. 63
	<i>Rosa x 'PRObrill'</i> Brilliant Pink Iceberg Rose	5 Gal. 54
	<i>Rosa x 'NOA97400A'</i> Amber Groundcover Rose	5 gal. 80

MASS PLANTING

Sym.	Description
	SODDED GRASS
	DECOMPOSED GRANITE.

INERTS

Sym.	Description
	SODDED GRASS
	DECOMPOSED GRANITE.

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
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Trees

	<i>Fraxinus velutina</i> Arizona Ash	36" Box	16
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	<i>Parkinsonia hybrid 'Desert Museum'</i> Desert Museum Palo Verde	36" Box	10
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	11
	<i>Prosopis velutina</i> Native Mesquite	24" Box	3
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	16
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	48" Box	11
	<i>Tipuana tipu</i> Tipu Tree	36" Box	5
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	12

Shrubs

	<i>Callitandra californica</i> Red Fairy Duster	5 gal.	74
	<i>Callitandra eriophylla</i> Pink Fairy Duster	5 gal.	14
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	111
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	10
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	13
	<i>Dalea frutescens</i> Black Dalea	5 gal.	5
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	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	103
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	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	11
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	<i>Justicia californica</i> Chuparosa	5 gal.	9
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	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	27
	<i>Tecoma stans</i> Yellow Bells	5 gal.	56

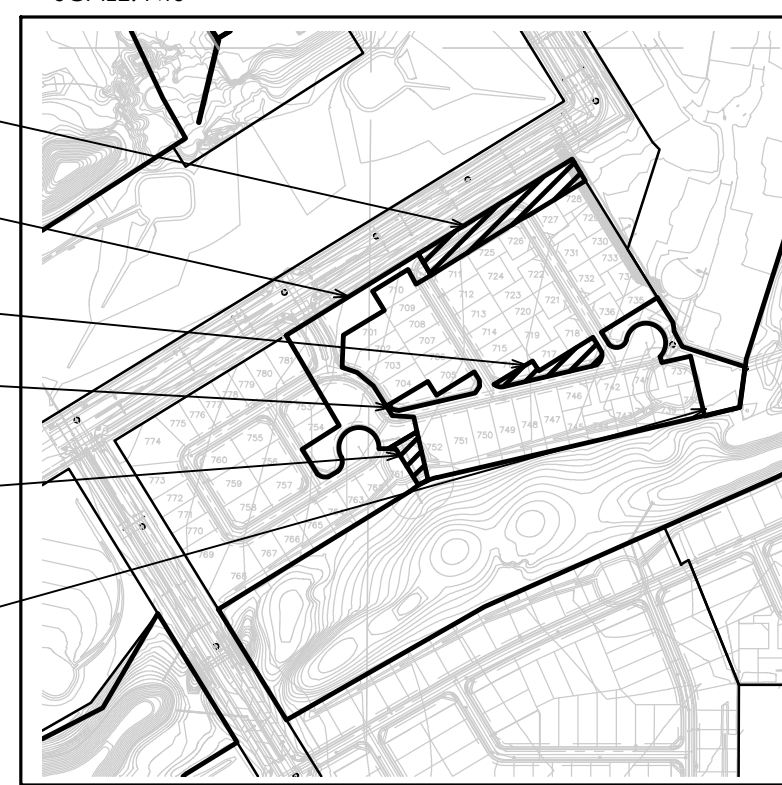
Groundcovers

	<i>Chrysactinia mexicana</i> Dominita	1 gal.	28
	<i>Eremophila glabra</i> Mingineew Gold	5 gal.	101
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	5 gal.	227
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	72
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	268
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	76
	<i>Teucrium chamaedrys</i> Germander	1 gal.	79

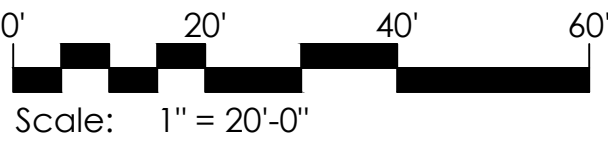
KEY MAP

SCALE: NTS

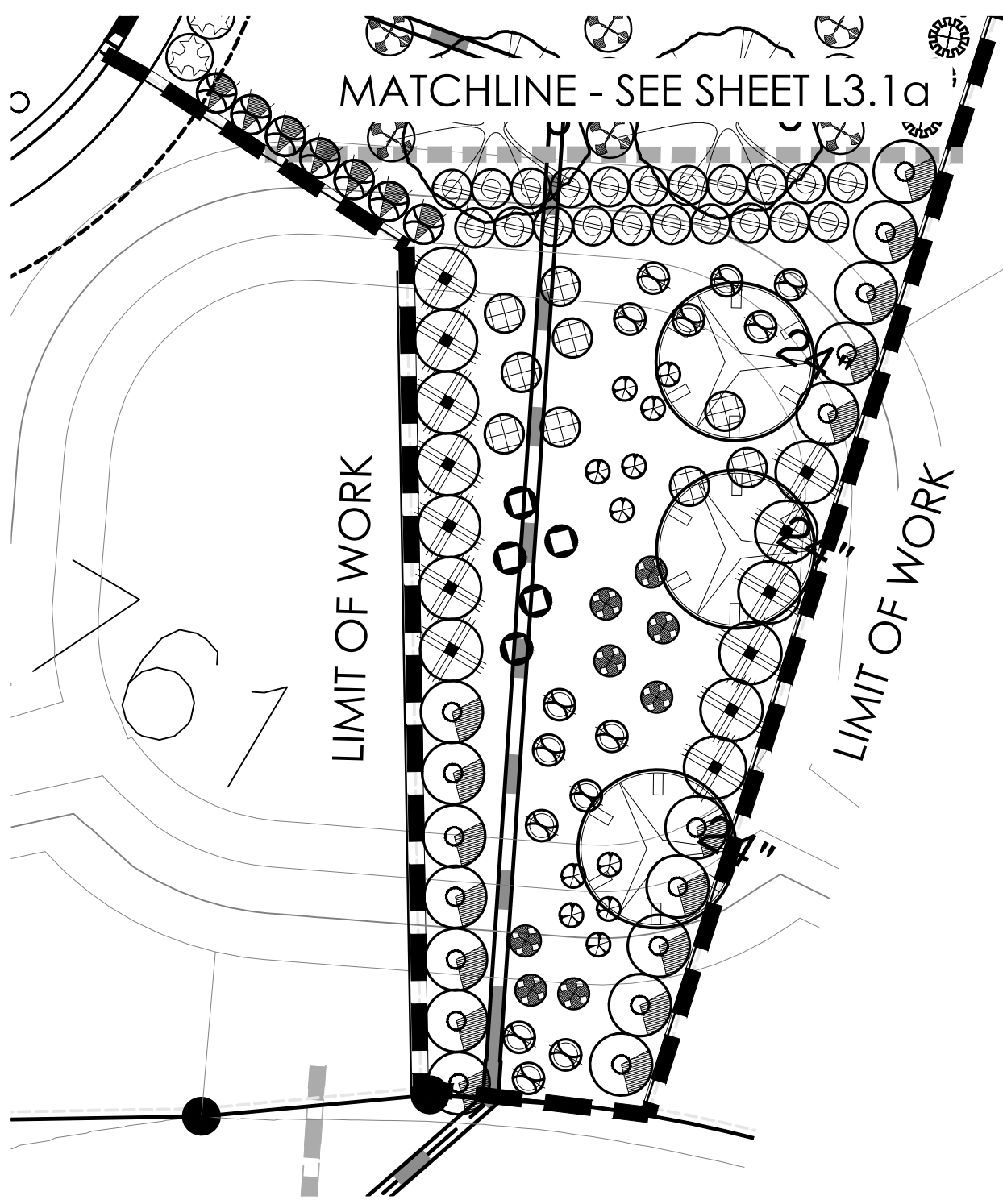
L3.2a
L3.1a
L3.2b
L3.1b
L3.2c
L3.3



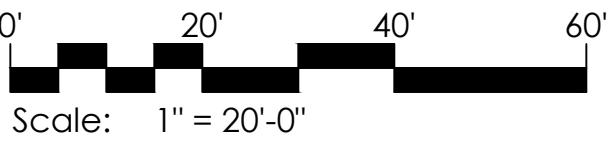
PARCEL E PLANTING PLAN - L3.2b



Scale: 1" = 20'-0"



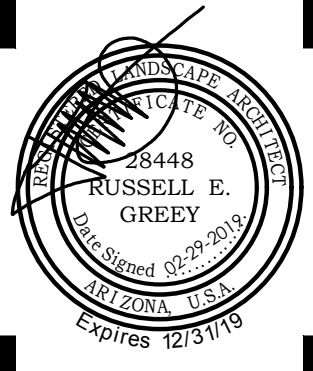
PARCEL E PLANTING PLAN - L3.2c



Scale: 1" = 20'-0"

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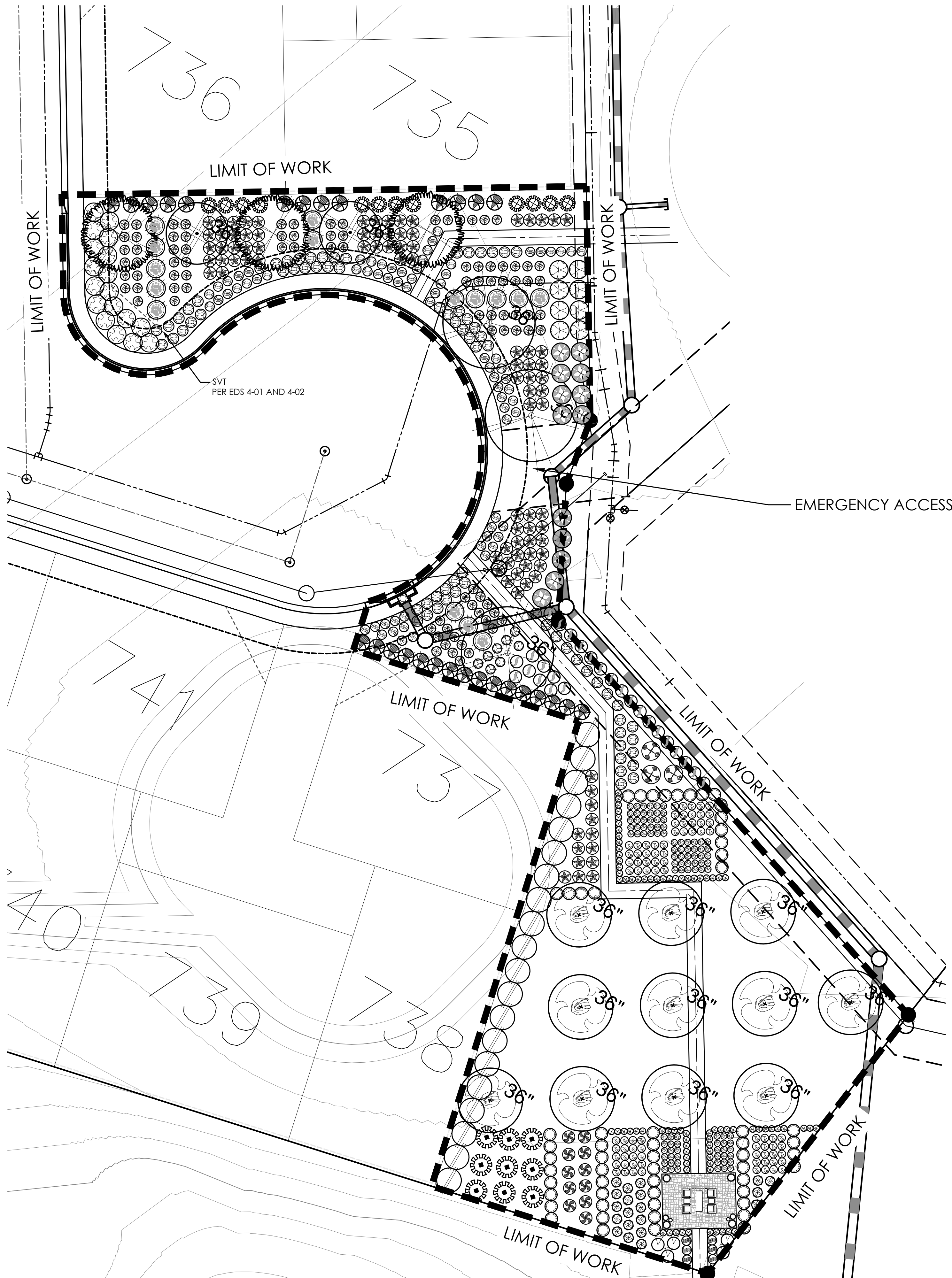
PRASADA
Parcel E

Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

project #:
TOL 154
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
02.29.2019
drawing:
Planting Plan

sheet #
L3.2
03 of 06



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

	<i>Bouleloua gracilis</i> Blue Grama	5 gal.	24
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	35
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	122
	<i>Hesperaloe parviflora-yellow</i> Yellow Hesperaloe	5 gal.	12
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.	196
	<i>Rosa hybrid 'Barbra Streisand'</i> Barbra Streisand Rose	5 Gal.	63
	<i>Rosa x 'PRObrill'</i> Brilliant Pink Iceberg Rose	5 Gal.	54
	<i>Rosa x 'NOA97400A'</i> Amber Groundcover Rose	5 gal.	80

MASS PLANTING

SODDED GRASS

INERTS

Sym. Description

DECOMPOSED GRANITE.

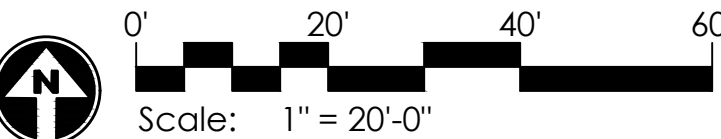
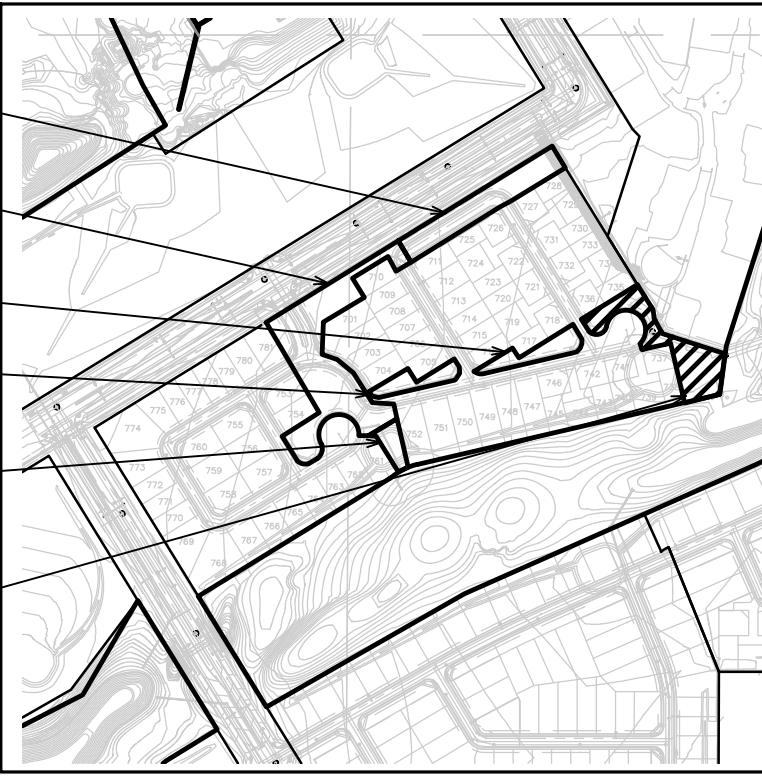
PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Fraxinus velutina</i> Arizona Ash	36" Box	16
	<i>Fraxinus velutina 'Rio-Grande'</i> Rio-Grande Ash	36" Box	11
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	48" Box 36" Box	5 15
	<i>Parkinsonia hybrid 'Desert Museum'</i> Desert Museum Palo Verde	36" Box	10
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	36" Box	11
	<i>Prosopis juliflora</i> Native Mesquite	24" Box	3
	<i>Quercus virginiana</i> Southern Live Oak	36" Box	16
	<i>Schinus molle</i> Brazilian Pepper Tree	48" Box	11
	<i>Tipuana tipu</i> Tipu Tree	36" Box	5
	<i>Vitex agnus-castus</i> Chaste Tree	36" Box	12

Shrubs			
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	74
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	14
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.	111
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.	10
	<i>Cordia parvifolia</i> Little Leaf Cordia	5 gal.	13
	<i>Dalea frutescens</i> Black Dalea	5 gal.	5
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	69
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.	103
	<i>Eremophila hygrophana 'Blue Bells'</i> Blue Bells Eremophila	5 gal.	136
	<i>Ericameria laricina</i> Turpentine Bush	5 gal.	11
	<i>Euryops pectinatus 'Vividis'</i> Euryops Daisy	5 gal.	228
	<i>Justicia californica</i> Chuparosa	5 gal.	9
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	110
	<i>Leucophyllum frutescens 'White Cloud'</i> White Cloud Sage	5 gal.	46
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	98
	<i>Myrtus communis 'Compacta'</i> Compact Myrtle	5 gal.	57
	<i>Nerium oleander 'Petite Pink'</i> Petite Pink Oleander	15 gal.	47
	<i>Nolina microcarpa</i> Bear Grass	1 gal.	21
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	198
	<i>Russelia equisetiformis</i> Coral Fountain	15 gal.	35
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	44
	<i>Tecoma alata 'Orange Jubilee'</i> Orange Jubilee	5 gal.	27
	<i>Tecoma stans</i> Yellow Bells	5 gal.	56
Groundcovers			
	<i>Chrysactinia mexicana</i> Damianita	1 gal.	28
	<i>Eremophila glabra</i> Mingnew Gold	5 gal.	101
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	5 gal.	227
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.	72
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.	268
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	1 gal.	76
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KEY MAP

SCALE: NTS

L3.2a
L3.1a
L3.2b
L3.1b
L3.2c
L3.3



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480.609.0009p 480.609.0009f

PRASADA

Parcel E

Landscaping Construction Documents

SURPRISE, ARIZONA

Toll Brothers

AMERICA'S LUXURY HOME BUILDER

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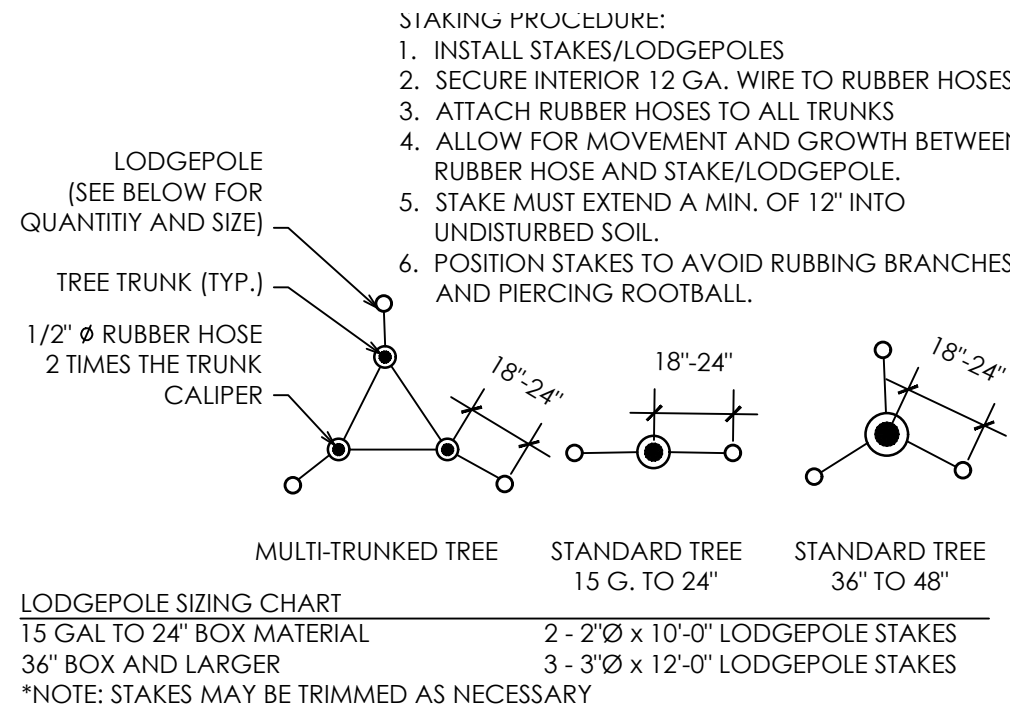
04 of 06

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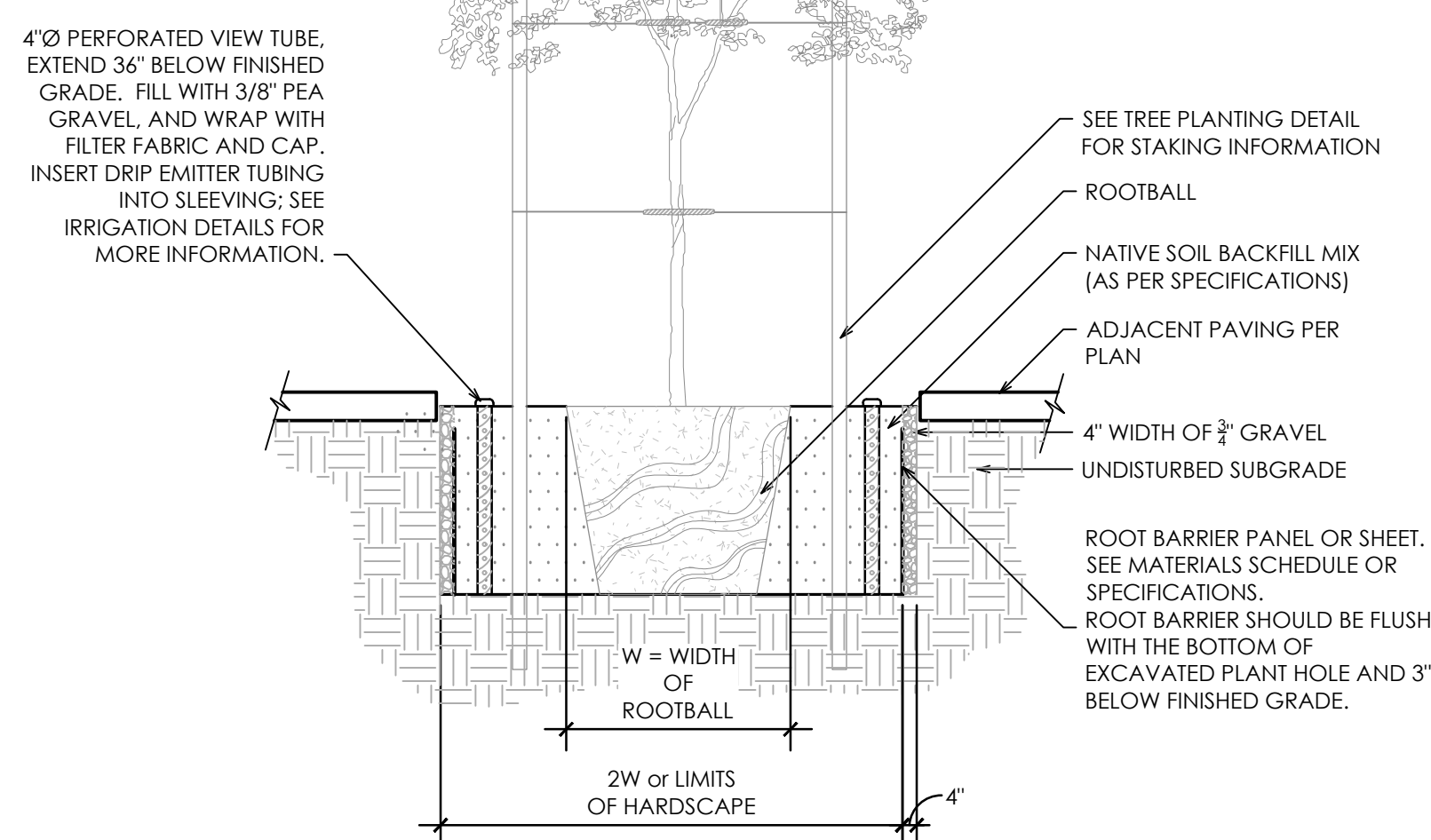
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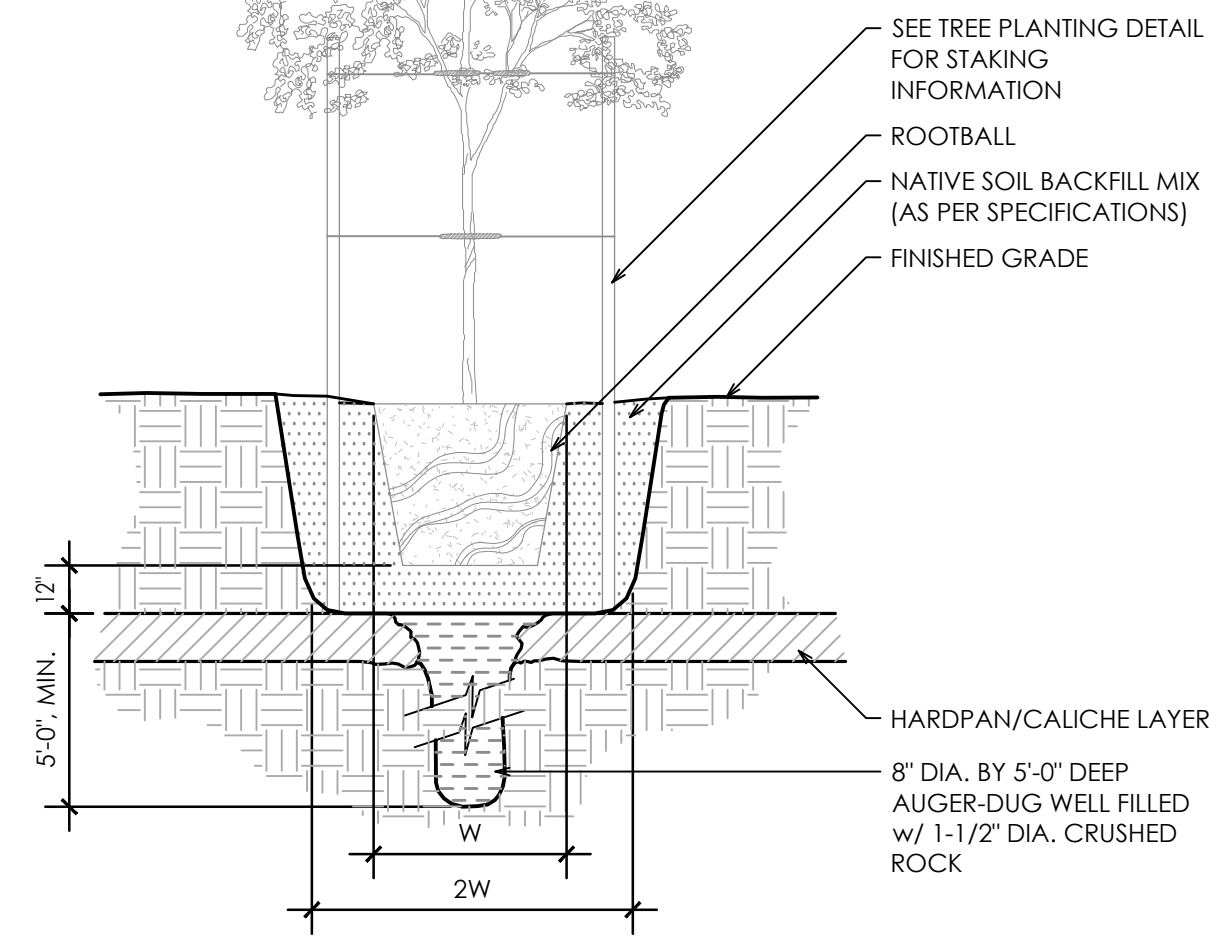
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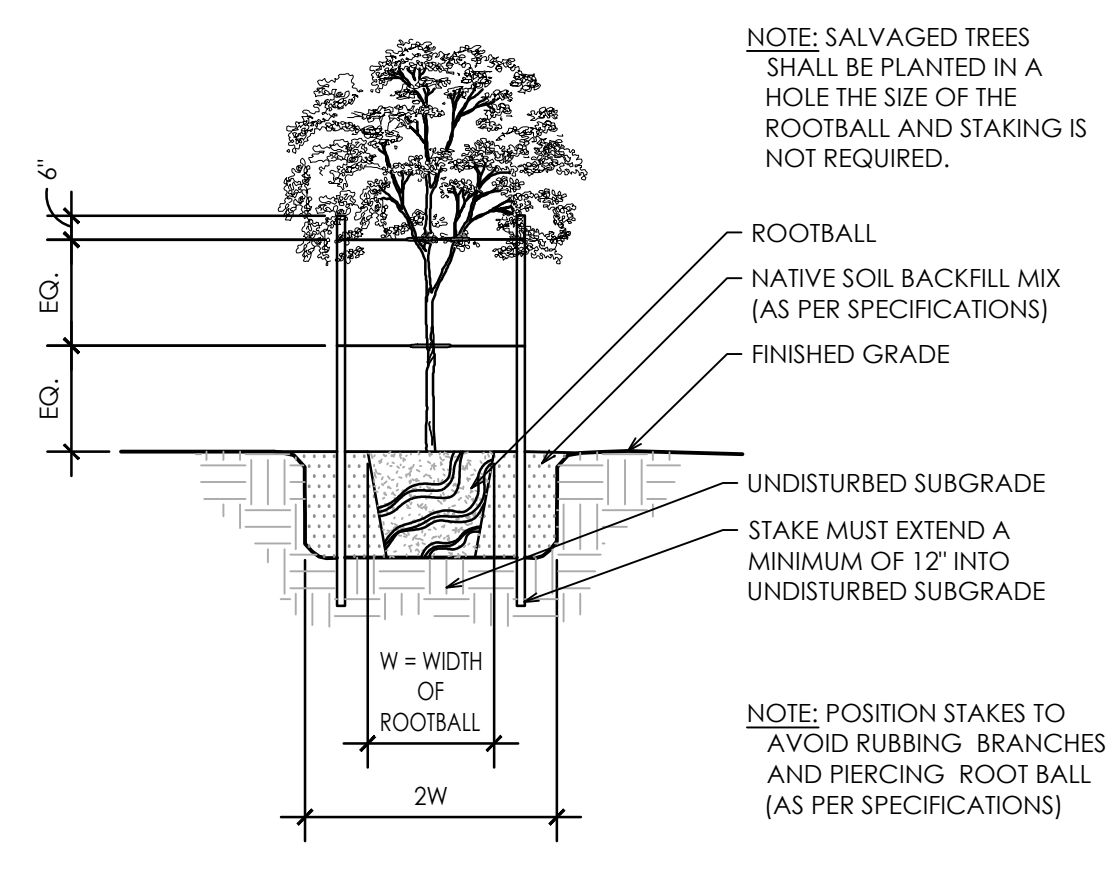
4 **Tree Staking Diagram**
Scale: NTS



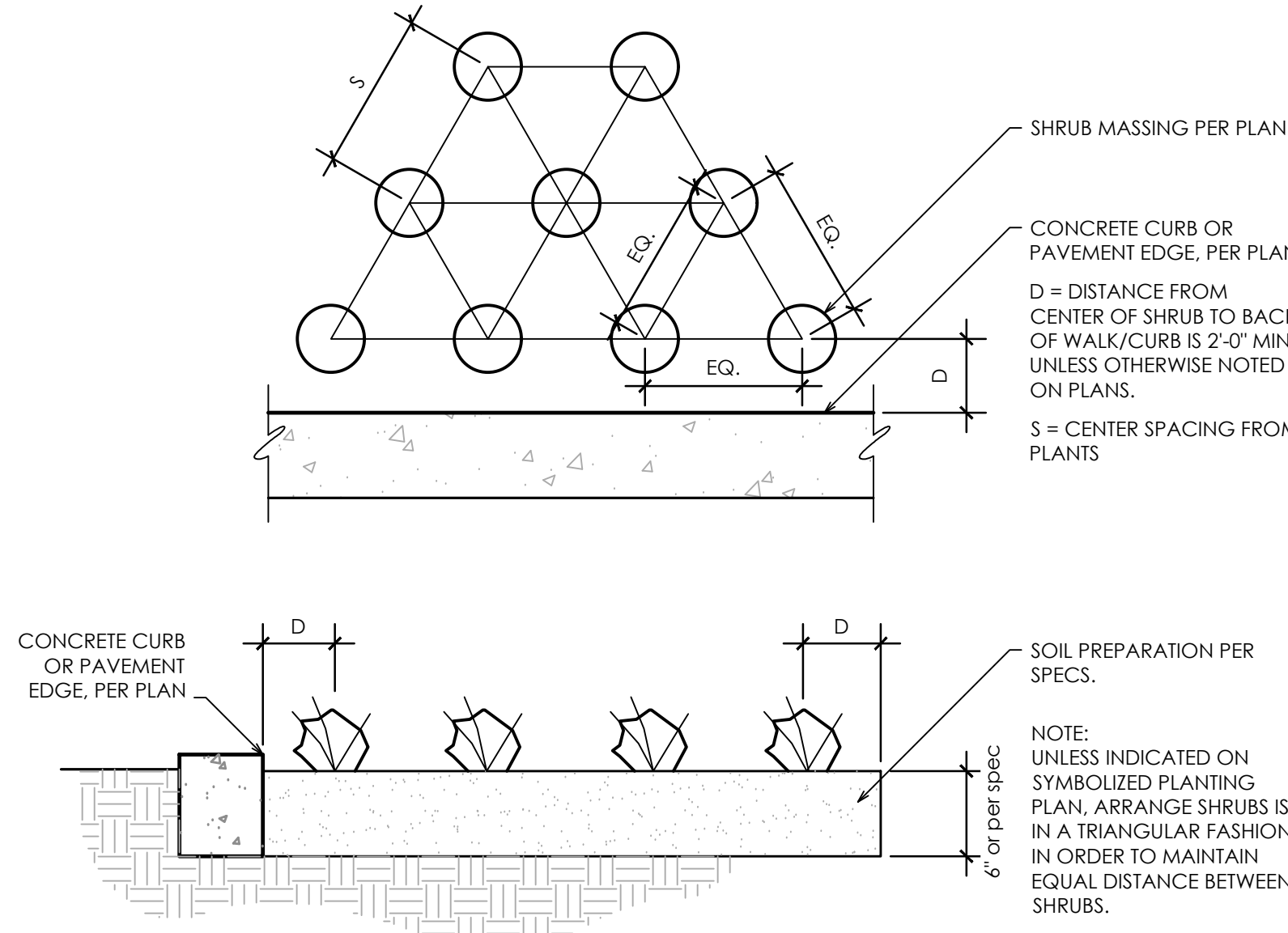
3 **Deep Watering Detail**
Scale: NTS



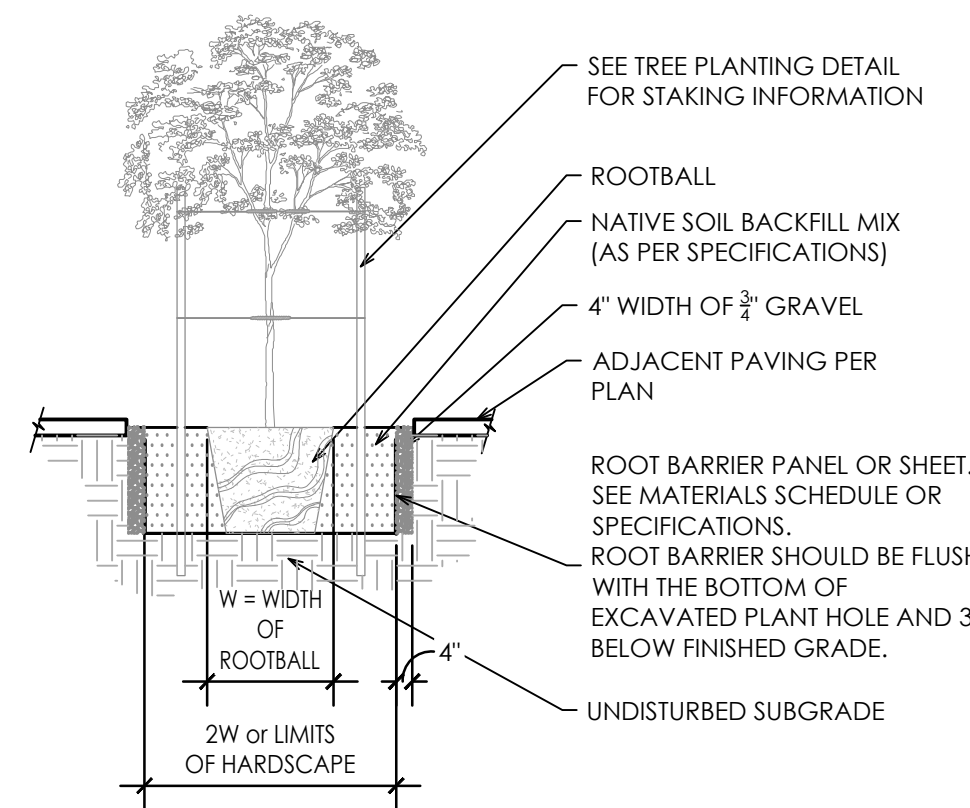
2 **Hard Pan Planting**
Scale: NTS



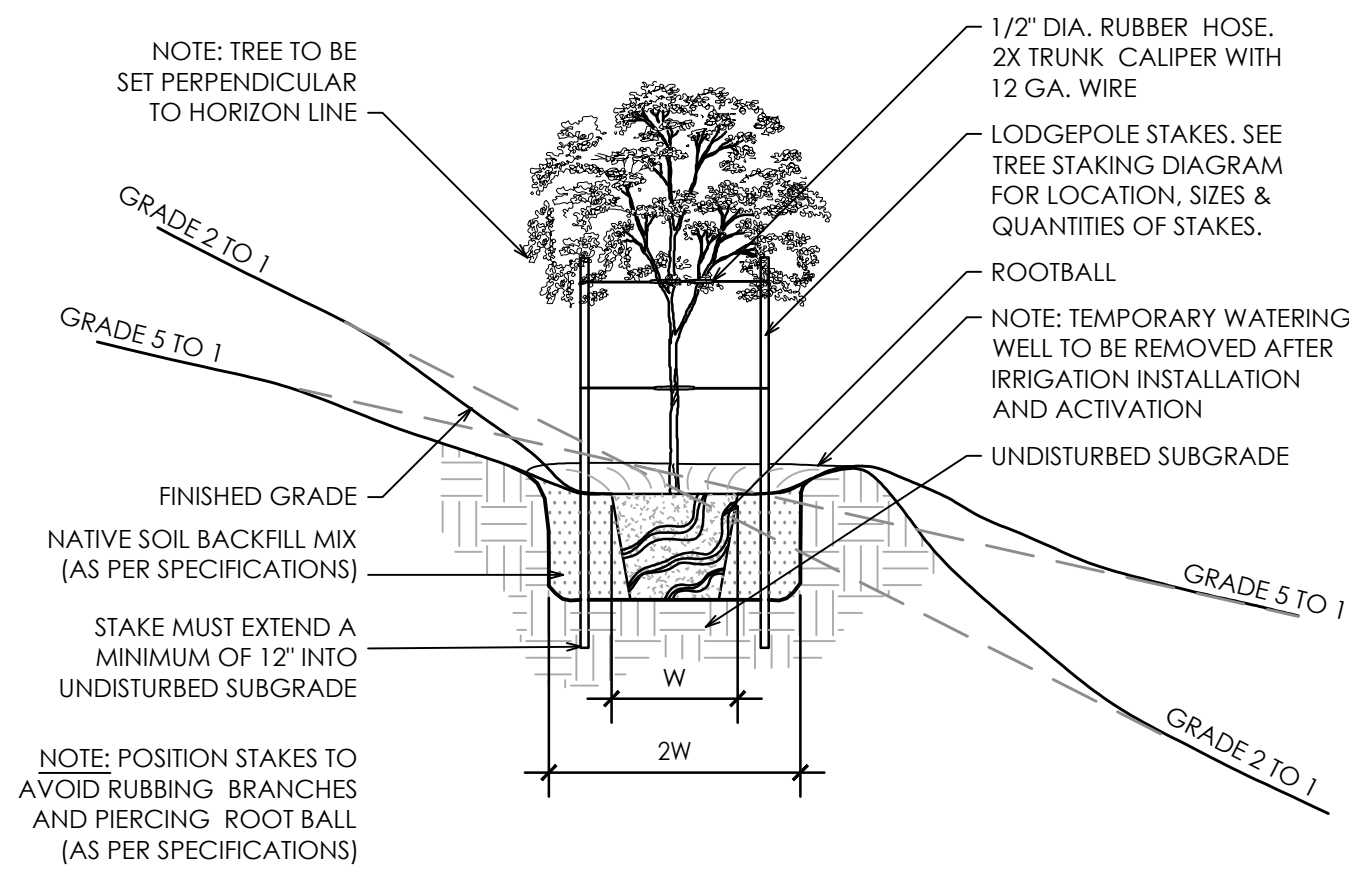
1 **Tree Planting Detail**
Scale: NTS



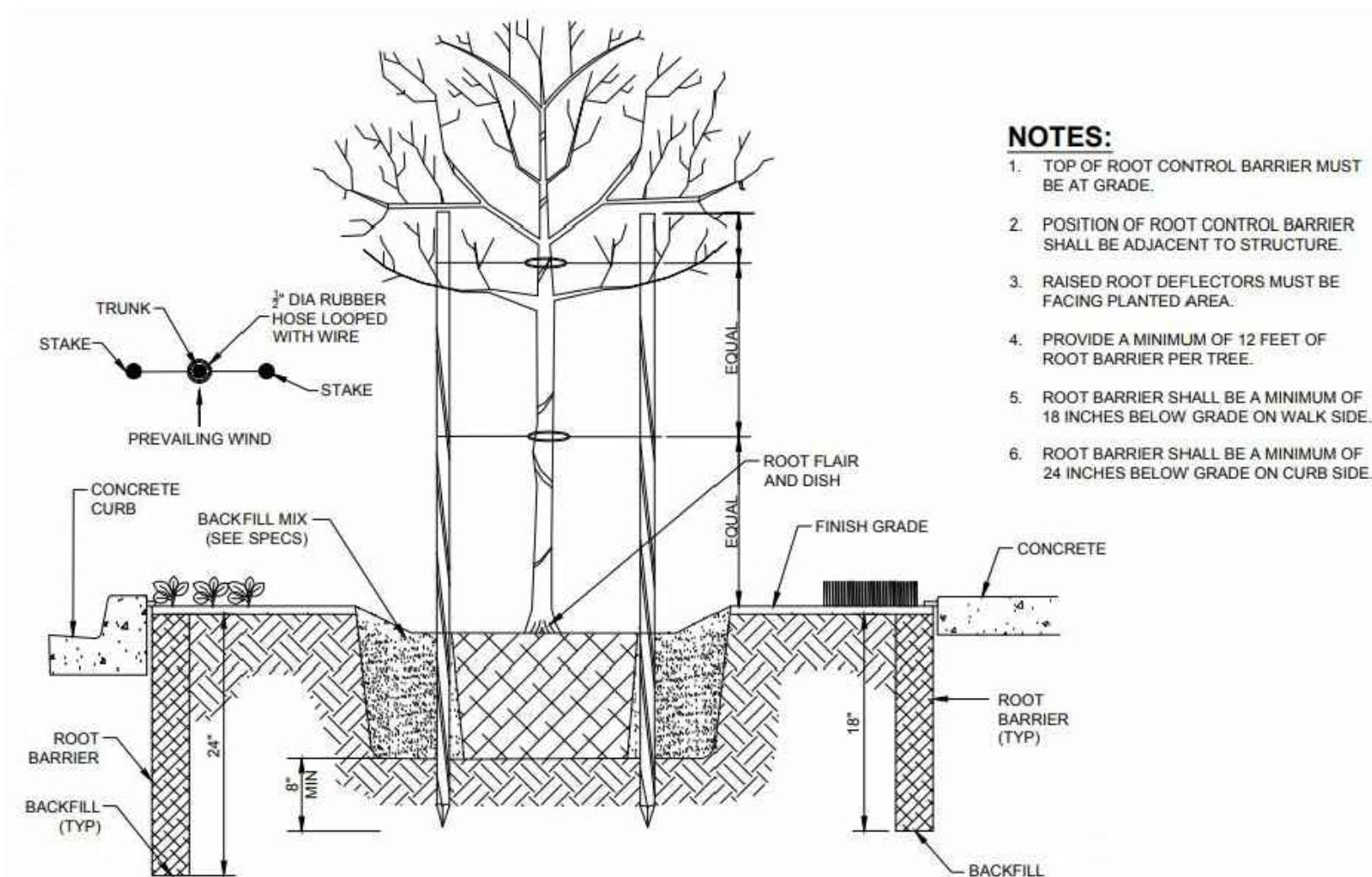
7 **Plant Spacing Detail**
Scale: NTS



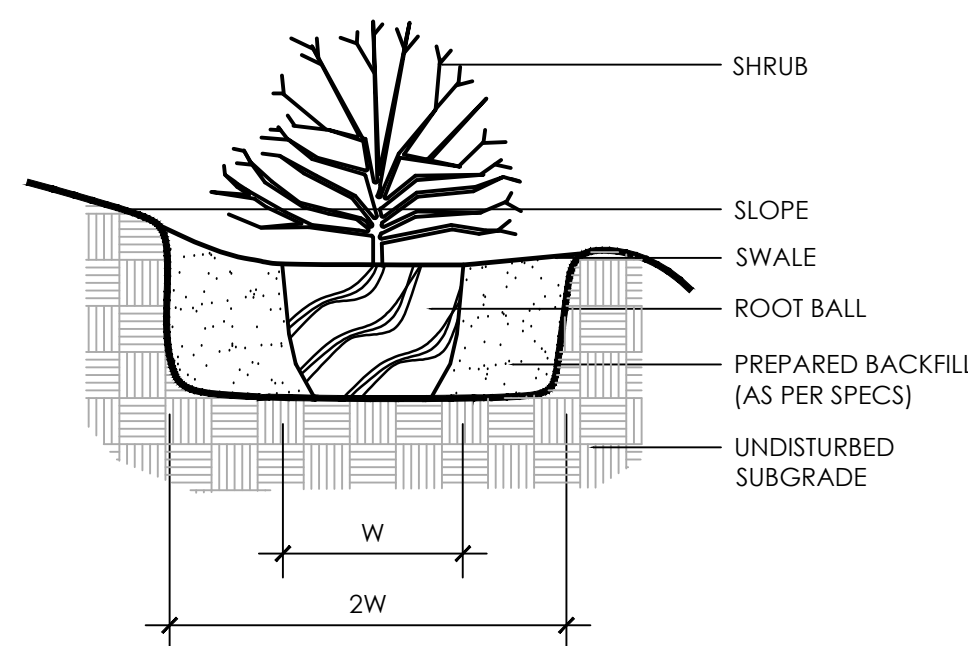
6 **Root Barrier Detail**
Scale: NTS



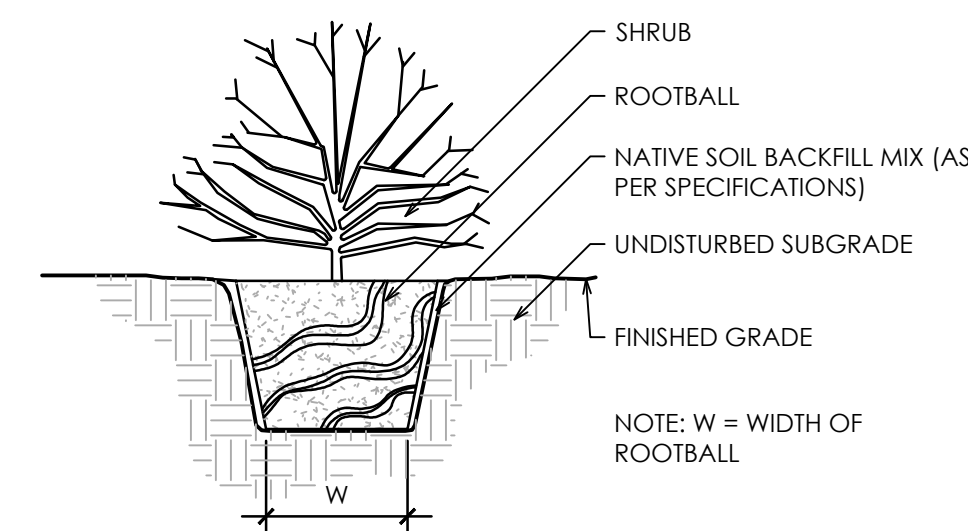
5 **Tree Planting on Slope Detail**
Scale: NTS



10 **Root Barrier Detail**
Scale: NTS



9 **Shrub Planting on Slope**
Scale: NTS



8 **Shrub Planting Detail**
Scale: NTS

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.

Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions at project site and free from any signs of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Decomposed granite.
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient salinity.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. Irrigated trees and shrubs.
- b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:

Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm,
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Disperul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5, no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide 'Specimen' plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scared boulders are to be treated with Pemco (or equal) to provide a natural appearance of the desert vanish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

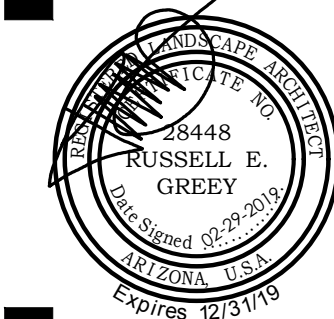
Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.



PRASADA
Parcel E
Landscape Construction Documents
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



revisions:

project #:
TOL 154
scale:
NTS
issued for:
REVIEW
drawn by:
TEAM
date:
02.29.2019
drawing:
Landscape Spec's

sheet #

L8.1
06 of 06

From: [Peter Hughes - FCDX](#)
To: [Allysa Robinson](#)
Subject: RE: OUSTIDE AGENCIES FS19-145 New Submittal Toll @ Prasada Unit E Final Plat 030419
Date: Tuesday, March 05, 2019 8:53:33 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[CityofSurprise_03_05_2019_FS19_145 Toll Prasada Phase 2 Unit E.pdf](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Allysa,

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

Project Name: FS19-145 Toll at Prasada Phase 2. Project Information: SWC Cotton Lane and Cactus.

APN(s): 502-04-018 (502-04-017D)

- Parcel 502-04-017D is located partially in in FEMA Zone X, which is not in the SFHA, and FEMA Zone A, which is in the SFHA.
 - See attached .pdf for aerial view of the parcels and the location of the FEMA FIRM Zones.
- Parcel 502-04-017D is located partially on FIRM Panels 1655L and 1660L.
- This floodplain is part of the Cotton Lane Wash
- FEMA Zone A are areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- While the Project location does not contain delineated flood zone parcel 502-04-017D does, therefore prior to obtaining a building permit, either a floodplain use permit or a CLOMR/LOMR would be required by the District since there is a FEMA floodplain delineated on the parcel(s).

If there are any questions or concern please let me know.

Thanks,

Peter

Peter Hughes

Policy, Planning, and Coordination Branch
Planner



Flood Control District of Maricopa County

2801 W Durango St, Phoenix, AZ 85009

(O) 602-506-8725

peterhughes@mail.maricopa.gov

www.fcd.maricopa.gov

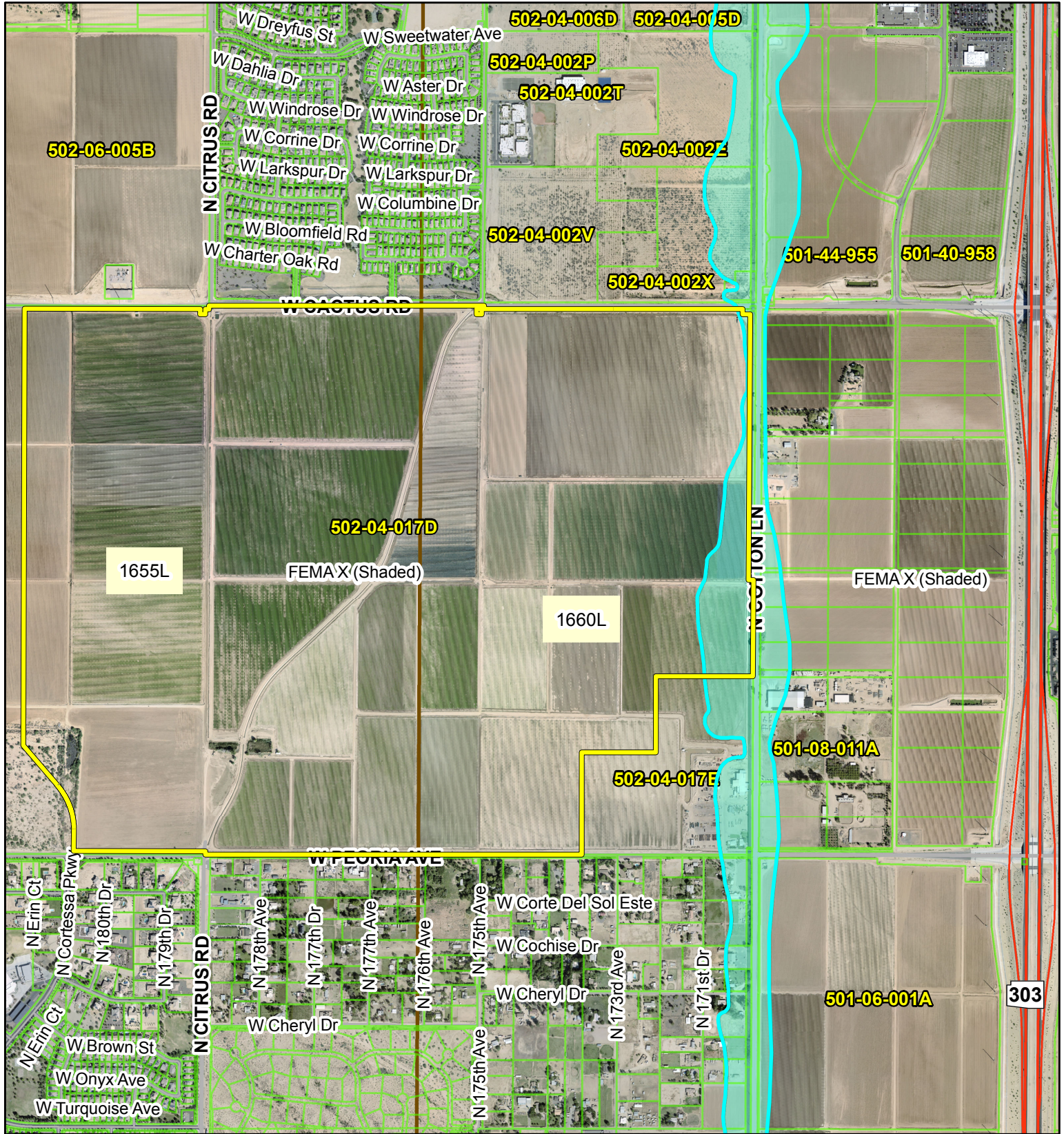


How are we doing? Click [here](#) to leave your feedback

From: Allysa Robinson [mailto:Allysa.Robinson@surpriseaz.gov]

Sent: Monday, March 04, 2019 11:53 AM

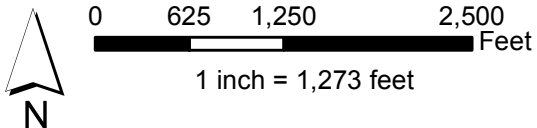
To: 'Bob Woodring - TEMPX' ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; 'Chris Toale' ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland -



Current FEMA Flood Zones



Current Pending Flood Zones



Date: 3/5/2019
 Time: 8:50:05 AM
 User: hughesp



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>

From: [Leslie Jarrell](#)
To: [Allysa Robinson](#)
Cc: [Chris Cain](#); [Debbie Trasancos](#)
Subject: OUSTIDE AGENCIES FS19-145 New Submittal Toll @ Prasada Unit E Final Plat 030419
Date: Tuesday, March 05, 2019 3:15:41 PM
Attachments: [image001.png](#)
[Prasada Unit E Pre-Plat - Landscape.pdf](#)
[FS19-145 Application.pdf](#)
[Unit E Narrative.pdf](#)
[MWD Fees & Payment Schedule 2019.pdf](#)
[MWD Drawing Requirements REV 2-7-19.pdf](#)

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Allysa,

Thank you for providing the electronic submittal for **New Submittal Toll @ Prasada Unit E Final Plat 030419 FS19-145**. This project is located within an area included in the **Toll At Prasada** Development and Water Delivery Agreement between MWD and the original developer/landowner. Pursuant to the Development Agreement, the developer (including their successors and assigns) must submit copies of the improvement plans & subdivision plats to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with the payment of the applicable Review Fee pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the improvement plan once it is provided by 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

Office Phone: (623)546-8266

Direct Line: (623)235-6103

Fax: (623)584-2536

E-mail: lesliej@mwdaz.com



From: Allysa Robinson

Sent: Monday, March 04, 2019 11:53 AM

To: 'Bob Woodring - TEMPX' ; 'Brad Finke - EPCOR' ; Chris Cain ; 'Chris Toale' ; Christina Betz ; Daniel Trujillo ; Debbie Trasancos ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; 'Eva Pierce' ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; Leslie Jarrell ; 'Mark Frago' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Elsa DeMoss ; Lloyd Abrams

Subject: OUSTIDE AGENCIES FS19-145 New Submittal Toll @ Prasada Unit E Final Plat 030419

Attached please find the **application**, **narrative**, and **site plan** for the above referenced project. Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

Phone: 623-222-3099

Fax: 623-222-3001

Allysa.Robinson@surpriseaz.gov

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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04 Mar 2019 18:53:34 -0000

From: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
To: [Allysa Robinson](#)
Cc: [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)
Subject: RE: OUSTIDE AGENCIES FS19-145 New Submittal Toll @ Prasada Unit E Final Plat 030419
Date: Tuesday, March 12, 2019 2:06:54 PM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Ms Robinson,

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Toll at Prasada Phase 2 Unit E. The site sits on 19 acres of vacant land located at Cotton Lane and Cactus Road and is part of the larger 772.08 acre master planned community with an overall planned density of 2.86 du/ac. This request is for 81 single family residential units for a 4.26 du/ac however it will be part of the overall density of 2.86 du/ac. The site is approximately 1.8 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Toll at Prasada Phase 2 Unit E falls within these guidelines.

This request will not have a negative impact on Luke AFB Flight Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, 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 would be essential to inform potential residents/tenants about Luke AFB operations.

Regards,

Chris Toale

Deputy Director

Community Initiatives Team

Luke AFB, AZ

From: Allysa Robinson

Sent: Monday, March 4, 2019 11:53 AM

To: 'Bob Woodring - TEMPX'; 'Brad Finke - EPCOR'; 'Chris Cain - MWD'; TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE; Christina Betz; Daniel Trujillo; 'Debbie Trasancos - MWD'; 'Don Romero - USPS'; Donna Miller; 'Douglas Kirkland - Epcor'; 'Ernest (USPS)'; 'Eva Pierce'; Greg Welch; 'Ibeth - USPS'; 'Kevin Shipman'; 'Leslie - MWD'; 'Mark Frago'; 'Peter Hughes - FCDX'; 'Project Coordinator'; 'Richard Hammitt'; Sandy Simmons; 'Vern Wolfley - MAG'; 'Victor.Schaum'; 'Yvonne Aguirre'

Cc: Elsa DeMoss; Lloyd Abrams

Subject: [Non-DoD Source] OUSTIDE AGENCIES FS19-145 New Submittal Toll @ Prasada Unit E Final Plat 030419

Attached please find the **application**, **narrative**, and **site plan** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

Phone: 623-222-3099

Fax: 623-222-3001

Allysa.Robinson@surpriseaz.gov

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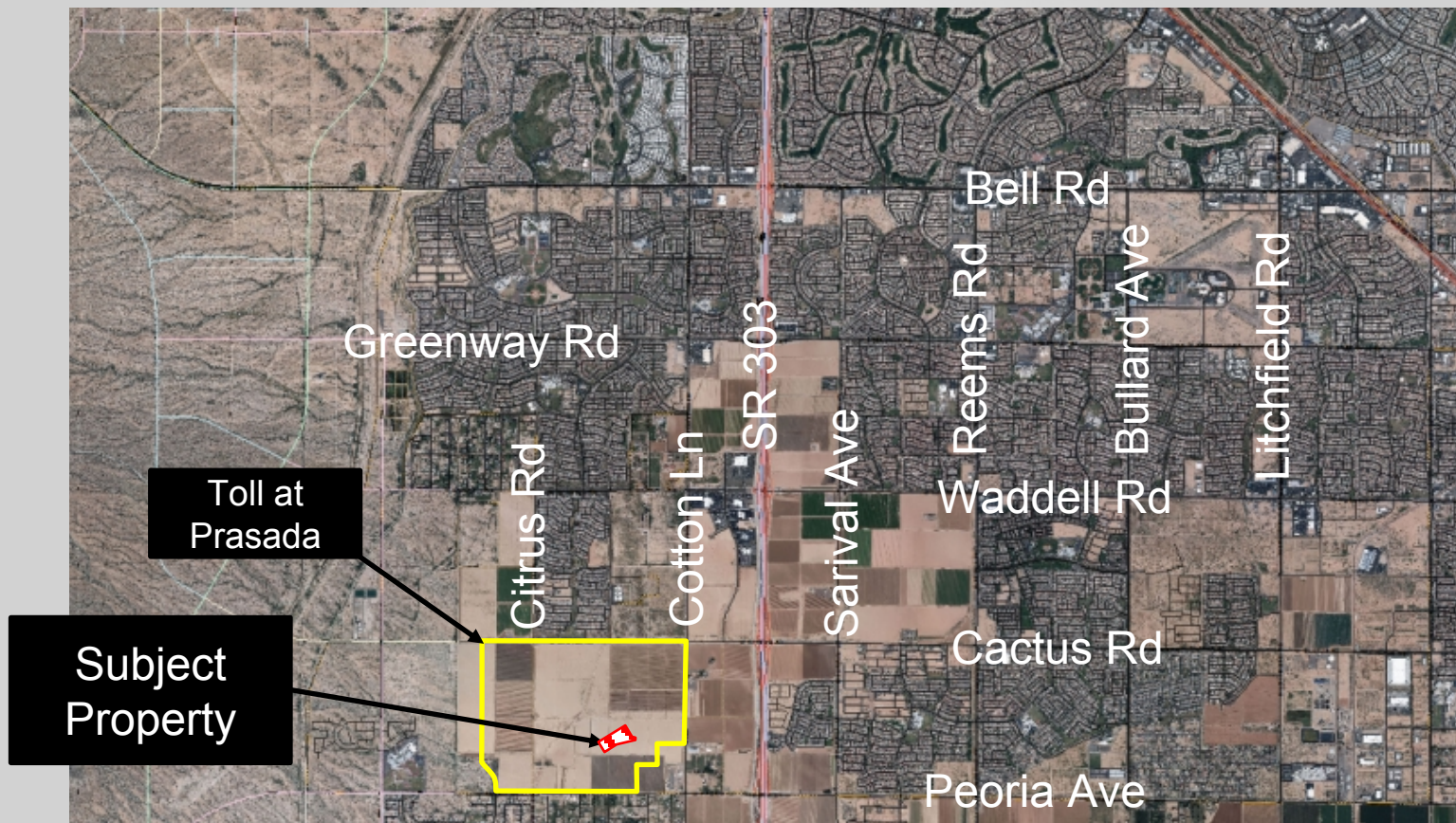
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04 Mar 2019 18:53:34 -0000



Planning and Zoning Commission
July 18, 2019

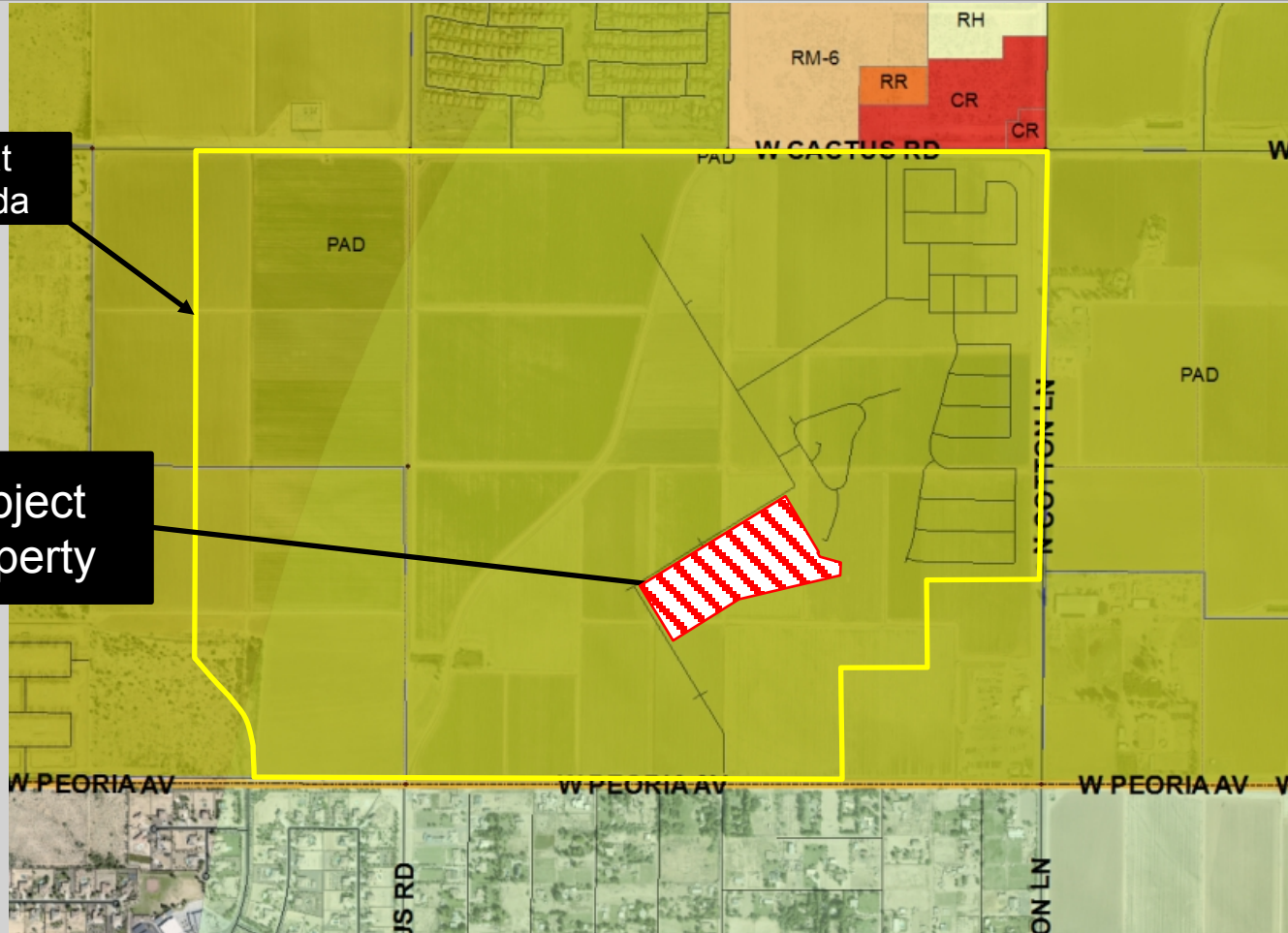
Toll at Prasada Unit E Revised Preliminary Plat



FS19-145 Vicinity Map

Toll at
Prasada

Subject
Property



FS19-145 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	CSI	CONCRETE
Sheet 2	CSI	NEED SHEET
Sheet 3	CSI	LOT DIAGRAM & DEVELOPMENT STANDARD
Sheet 4	PLUPH	MILITARY PLAT
Sheet 5	TRM	DATA TABLE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER, OF SECTION 11, TOWNSHIP NORTH, RANGE 2 WEST. BEARING SOUTH 80 DEGREES 34 MINUTES 11 SECONDS WEST.



DEVELOPER: TOLL BROTHERS 200 E VIA DE VIGORLA, SUITE 200 SCOTTSDALE, AZ 85258 TEL: (480) 314-4711 CONTACT: OSCAR DOMINGUEZ	CIVIL ENGINEER: BPI GROUP INC. 1130 N. AGUA CALIENTE RD, SUITE 100 PEEA, AZ 85261 TEL: (480) 952-0330 FAX: (480) 952-0336
---	--

PROJECT DATA

APNs	MS-04-070
EXISTING GENERAL PLAN EXISTING ZONING	NEIGHBORHOOD CHARACTER AREA PLANNED AREA DEVELOPMENT (PND) (ORDINANCE NO. 34-00)
GROSS AREA NET AREA	4% 15.11 ACRES 4% 15.11 ACRES
PRIVATE STREET TRACT AREA LOT AREA TRACT OPEN SPACE	4% 1.44 ACRES 4% 0.10 ACRES 4% 1.07 ACRES

Development Pool	Phase	Accesses	# Lot Yield	Net Cost
A	1	26,734	143	4,307 Quads
B	1	47,899	530	4,790 Quads
D	1	31,808	90	4,102 Quads
F	2	17,602	49	5,764 Quads
G	2	18,961	51	4,075 Quads
	Total	139,24	# 591	4,34 Quads

THE TOLL AT PRADADA PROJECTS IS PLANNED FOR A MAXIMUM OF 1227 UNITS. THE COUNTY SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

GENERAL NOTES

1. THE PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE SET BY THE FINAL PLAT.
3. THE DEVELOPER WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
5. THE AREA PLATTED HEREON SHALL INFLUENCE THE DOMESTIC WATER SERVICE AREA OF CITY OF BURLINGHAM WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-9-9.

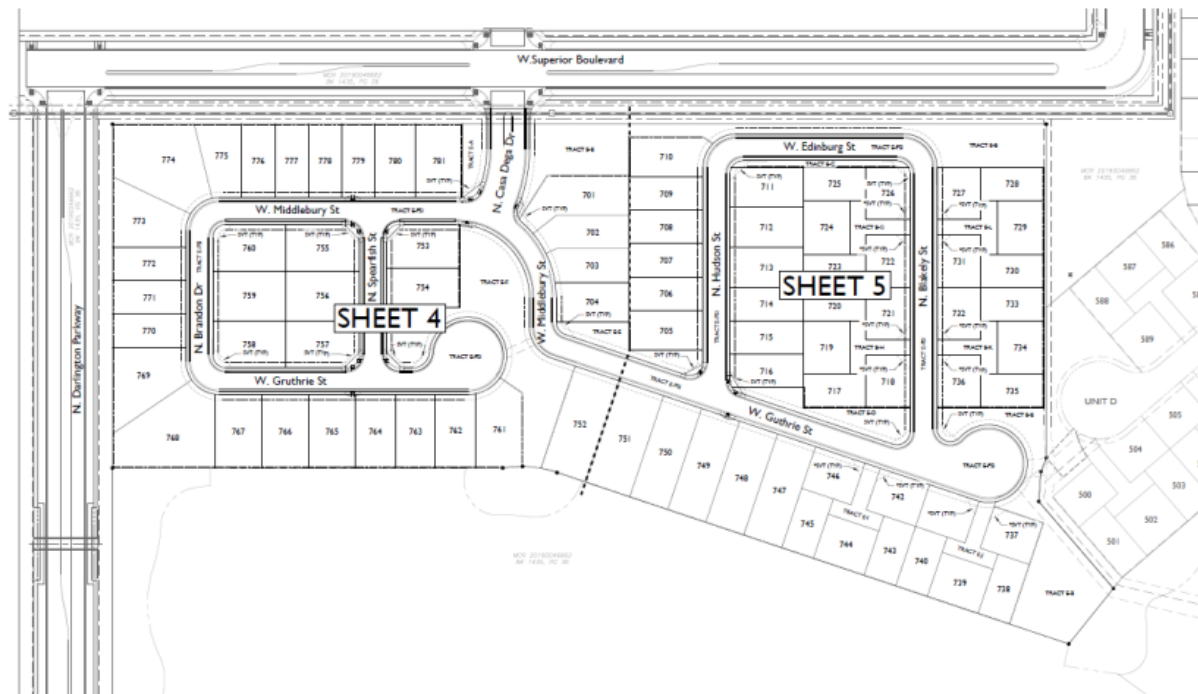
DEVELOPMENT STANDARDS

THE DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS ATTACHED IN PARAGRAPHS 10.01-10.02.



16-339 - UNIT E REVISED PRELIMINARY PLAT

DATE: 05/15/2024 BY: J. B. B. 3/1/2024 10:00 AM 16-339 - UNIT E REVISED PRELIMINARY PLAT - SHEET 4 OF 6





 TOLL AT PRASADA

 UNIT E REVISED PRELIMINARY PLAT

 Index Sheet

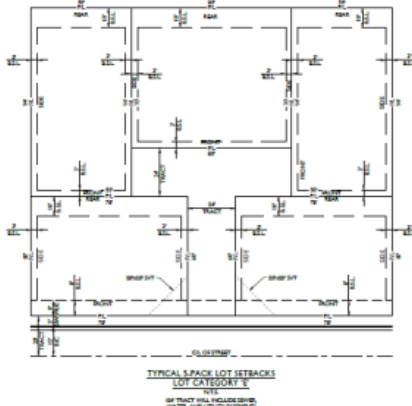
 16-339

 ID01

 Sheet No.

 2 of 6

FS19-110 Preliminary Plat

[illegible]

Development Standard E - F517-58.1			
zoning District	F517.1	F517.2	F517.3
Minimum Lot Area	3,400 Square Feet		
Minimum Building Footprint ¹	1,000 Square Feet		
Front Yard Setback	10 Feet		
Front Facing Garage (measured from the rear of attached or free of garage mass)	10 Feet		
Front or Living Eave	5 Feet		
Side Eave	0 Feet / 3 Feet		
Rear Eave	10 Feet		
Minimum Building Height ²	10 Feet		
Notes	1. Unless stated otherwise, all setbacks measured from the property line. All setbacks are to the perpendicular of the applicable Building Code and Fire Code of the City of Eugene. 2. Minimum height is not to be measured from finished grade. For structures, including porches and decks, and not for attached garages, on lots less than 2,500 sq. ft. and/or less than 1,000 sq. ft. of lot area.		
Footnotes	1. "Attached" means "F" and "R" shall show in Figure 1. "Separate" is attached or shared mass. 2. "F" refers to lots with F517R or shared divisions in lot of garage. 3. "R" refers to lots with F517R or shared divisions in lot of garage. 4. Building height is measured from the finished floor to the top of the highest finished roof. 5. Second floor is measured up to 2 feet into the roof eave.		

12345 6789 - Street Road
 Suite 100
 City, State 12345 Phone (123) 456-7890
 Fax (123) 456-7891 E-mail info@12345.com
 Web www.12345.com

EPS GROUP
 EPS GROUP
 EPS GROUP

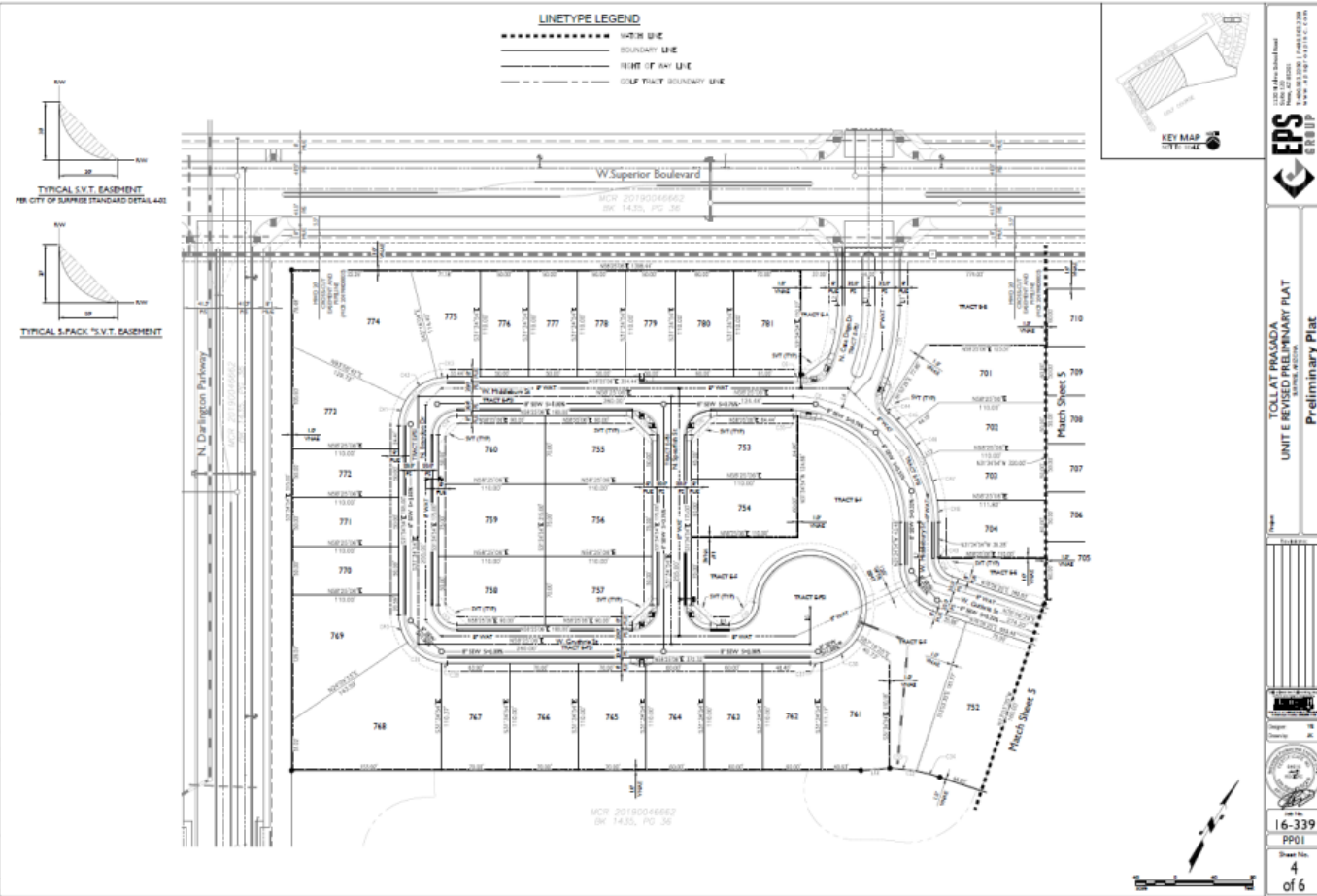
TOLL FREE 1-800-555-1234
 UNIT 1 REVISED PRELIMINARY PLAT
 12345 6789 - Street Road
 City, State 12345

Lot Diagrams & Development Standards

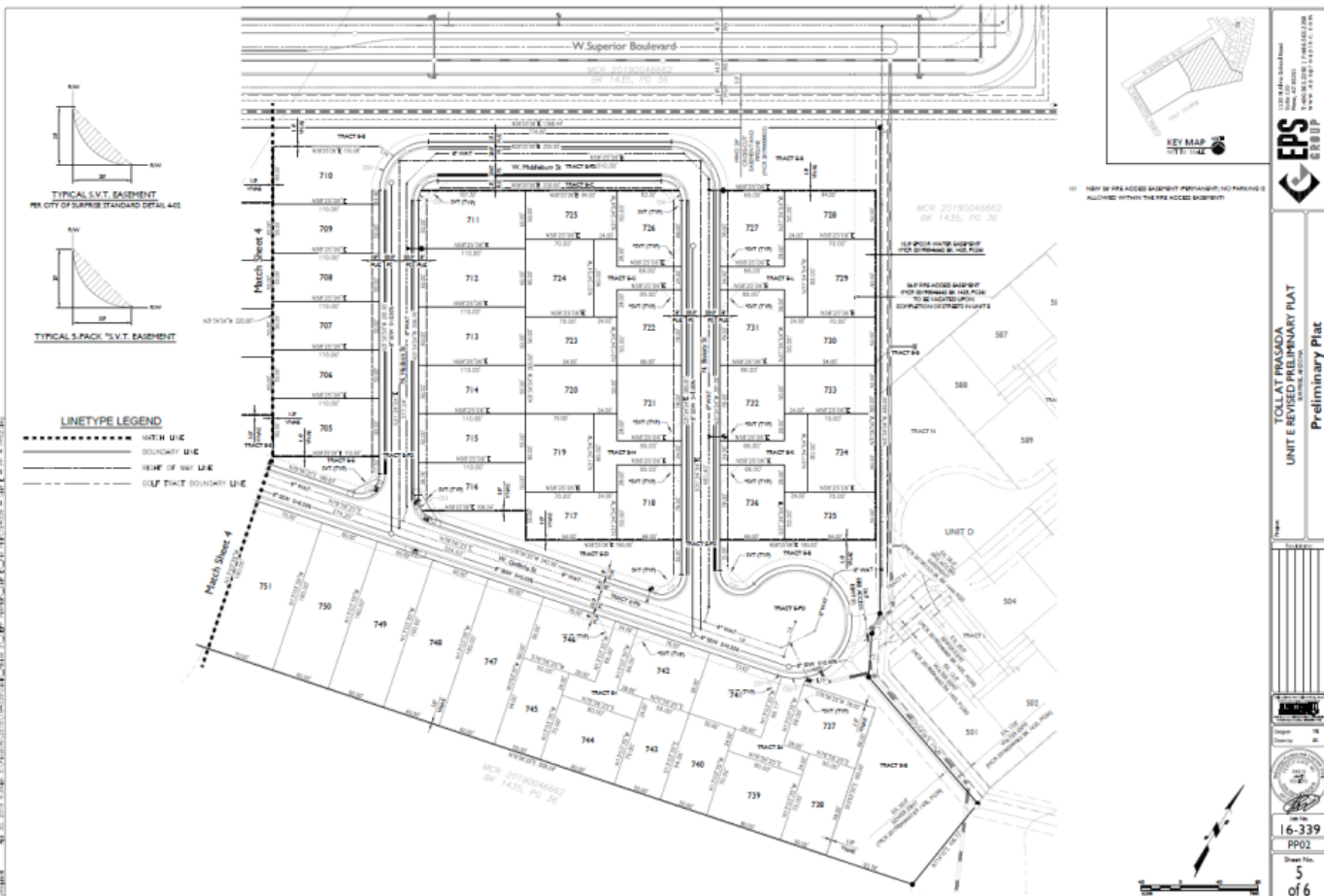
Project No. _____
 Engineer _____
 Date _____
 16-339
 DT01
 3
 of 6

Page 110 of 118

16-339 - UNIT E REVISED PRELIMINARY PLAT



16-339 - UNIT E REVISED PRELIMINARY PLAT





QUESTIONS OR COMMENTS?

Thank You