

VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY

PRELIMINARY LANDSCAPE PLAN  
TOWN OF PRESCOTT VALLEY, ARIZONA  
SECTION 21, TOWNSHIP 14N, RANGE 1W  
JANUARY 2023

LEGAL DESCRIPTION

A PORTION OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21 (3-1/4" BRASS CAP STAMPED TOWN OF PRESCOTT VALLEY, L.S. 22752) FROM WHICH THE NORTH QUARTER CORNER (1/2" REBAR W/ ILLEGIBLE CAP) OF SAID SECTION 21 BEARS SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST (MEASURED) NORTH 89 DEGREES 49 MINUTES 38 SECONDS WEST (RECORD), 2682.50;

THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST (MEASURED) NORTH 89 DEGREES 49 MINUTES 38 SECONDS WEST (RECORD) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 207.80 FEET (MEASURED) 207.58 FEET (RECORD) TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN SPECIAL WARRANTY DEED NUMBER 2022-0031244, RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING;

(THE FOLLOWING 3 COURSES RUN ALONG SAID EAST LINE)  
THENCE SOUTH 03 DEGREES 16 MINUTES 52 SECONDS EAST (MEASURED) SOUTH 03 DEGREES 02 MINUTES 13 SECONDS EAST (RECORD), 229.38 FEET (MEASURED) 229.43 FEET (RECORD);

THENCE SOUTH 00 DEGREES 57 MINUTES 03 SECONDS EAST (MEASURED) SOUTH 00 DEGREES 39 MINUTES 46 SECONDS EAST (MEASURED), 78.84 FEET (MEASURED) 78.87 FEET (RECORD);

THENCE SOUTH 01 DEGREES 30 SECONDS 23 SECONDS WEST (MEASURED) SOUTH 01 DEGREES 42 SECONDS 41 SECONDS WEST (RECORD), 812.89 FEET (MEASURED) 812.66 FEET (RECORD) TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL;

THENCE NORTH 88 DEGREES 29 MINUTES 42 SECONDS WEST (MEASURED) NORTH 88 DEGREES 17 MINUTES 19 SECONDS WEST (RECORD) ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, 429.53 FEET (MEASURED) 429.44 FEET (RECORD), TO THE EAST LINE OF TRACT 'B' OF THE PLAT OF ABANDONMENT AND REVERSION TO ACREAGE RECORDED IN INSTRUMENT NUMBER 2021-0075027, RECORDS OF SAID COUNTY;

THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST (MEASURED AND RECORD) ALONG LAST SAID EAST LINE, 232.46 FEET (MEASURED) TO THE SOUTHEAST CORNER OF SAID TRACT 'B';

THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST (MEASURED AND RECORD) ALONG THE SOUTH LINE OF SAID TRACT 'B' (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MARKET STREET), 488.53 FEET (MEASURED AND RECORD) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 12 SECONDS WEST (MEASURED AND RECORD), 530.00 FEET (MEASURED AND RECORD);

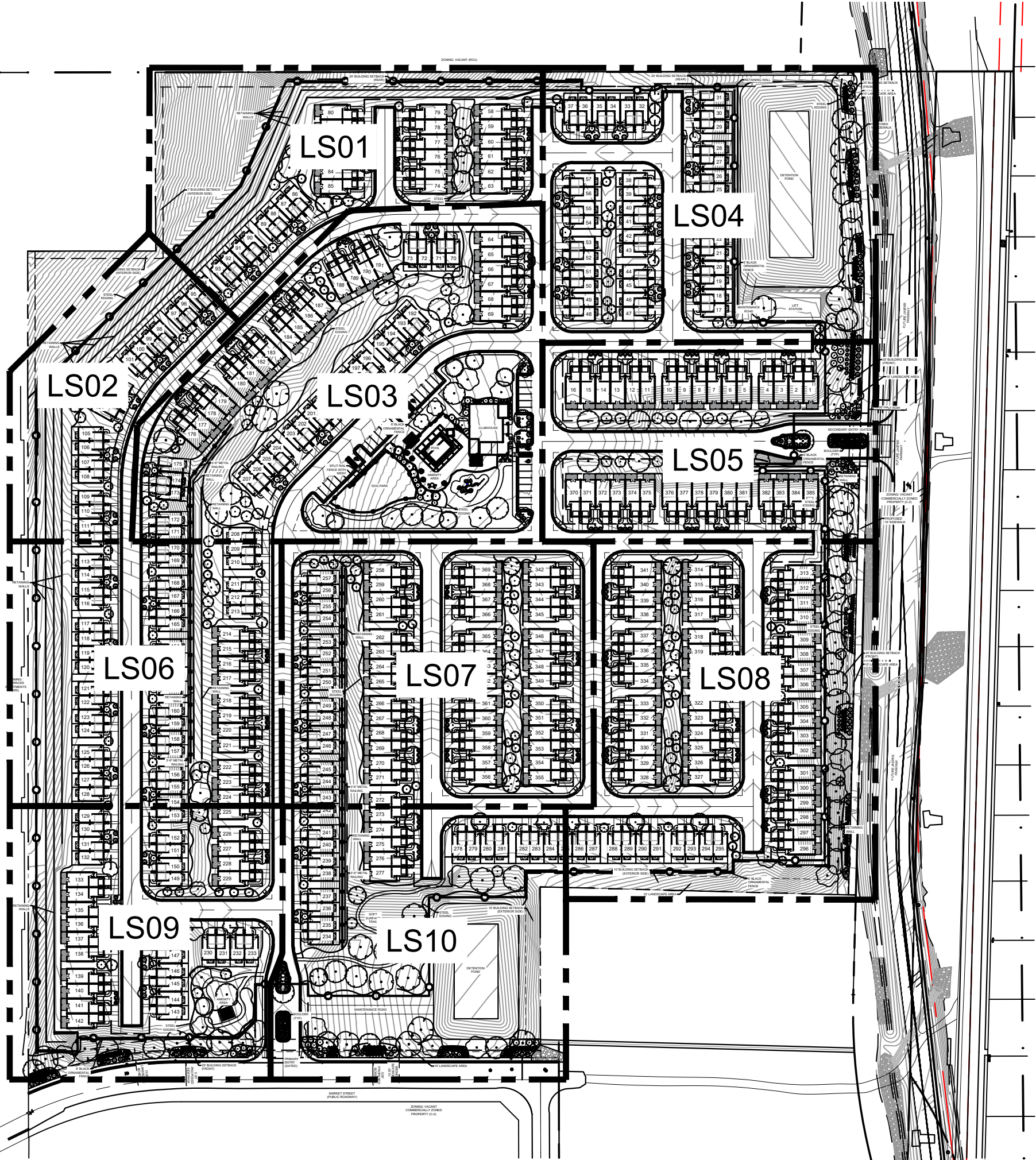
THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE AND SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 23 DEGREES 06 MINUTES 40 SECONDS (MEASURED AND RECORD), AN ARC LENGTH OF 213.78 FEET (MEASURED AND RECORD) TO THE SOUTHWEST CORNER OF SAID TRACT 'B';

THENCE NORTH 00 DEGREES 03 MINUTES 16 SECONDS WEST (MEASURED AND RECORD) ALONG THE WEST LINE OF SAID TRACT 'B', 1139.64 FEET (MEASURED AND RECORD) TO THE SOUTHWEST CORNER OF LOT 8, MOUNTAIN SHADOWS SUBDIVISION NO. 1, RECORDED IN BOOK 7 OF MAPS, PAGE 36, RECORDS OF SAID COUNTY;

THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST (MEASURED AND RECORD) ALONG THE SOUTH LINE OF SAID LOT 8, 174.20 FEET (MEASURED AND RECORD) TO THE EAST LINE OF THE WEST HALF OF SAID LOT 8;

THENCE NORTH 00 DEGREES 07 MINUTES 31 SECONDS WEST (MEASURED AND RECORD) ALONG LAST SAID EAST LINE, 243.21 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 959.89 FEET (MEASURED) TO THE POINT OF BEGINNING.



PROJECT TEAM

**OWNER**  
PRESCOTT VALLEY HOLDINGS (GA) LLC  
6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

**DEVELOPER**  
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**APPLICANT**  
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**LANDSCAPE ARCHITECT**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
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COLORADO SPRINGS, CO 80920  
PHONE: (719)575-0100

SUMMARY DATA

NUMBER OF UNITS	385
TOTAL GROSS SITE AREA	32.91 AC
TOTAL NET SITE AREA	31.87 AC
TOTAL GROUND FLOOR AREA OF ALL BUILDINGS	303,420 SF
TOTAL LANDSCAPE AREA PROVIDED	589,937 SF
USEABLE LANDSCAPE AREA PROVIDED	117,119 SF
REQUIRED PARKING	770 SPACES
PROVIDED PARKING	810 SPACES

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
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LANDSCAPE SITE REQUIREMENTS

LANDSCAPE BORDER		BORDER AREA (SF)		SETBACK DEPTH		LINEAR FOOTAGE	TREE/FEET REQUIRED
PLAN ABREV	STREET NAME/ ZONE BOUNDARY			REQ.	PROV.		
JP	JASPER PARKWAY	10,690 SF		10'	10'	1,073 LF	1 / 30
MS	MARKET STREET	6,500 SF		10'	10'	654 LF	1 / 30

		NO. OF TREES		NO. OF SHRUBS (PER BORDER AREA)			
		REQ.	PROV.	REQ. (1GAL - 4/100SF)	PROV.	REQ. (5GAL - 1/100SF)	PROV.
JP		36	36	428	428	107	107
MS		22	22	260	260	65	65

INTERNAL

PLAN ABREV	NO. DWELLING UNITS ON GROUND FLOOR
IN	385 UNITS

		NO. OF TREES (1 PER DU)		NO. OF SHRUBS (2 PER DU)	
		REQ.	PROV.	REQ.	PROV.
IN		385	385	770	770

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
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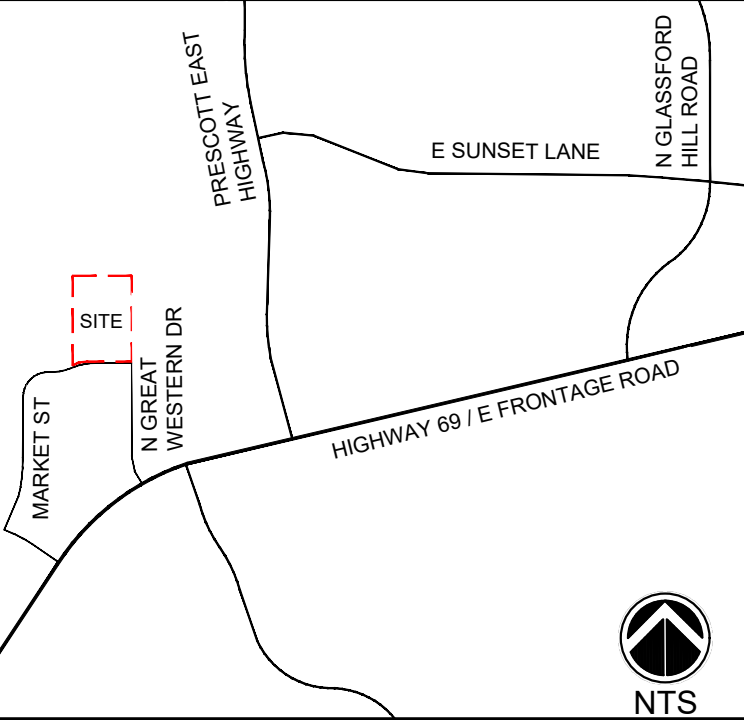
OWNER/DEVELOPER:



6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:



PROJECT:

VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY

PRESCOTT VALLEY, AZ  
MAY, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1294.004

DRAWN BY: AV HA

CHECKED BY: CP AP

APPROVED BY: CP

SHEET TITLE:

PRELIMINARY  
LANDSCAPE PLAN

LT01

SHEET 01 OF 15

CITY FILE NO.: #####



FILE LOCATION: S:\22\_1294.004 PRESCOTT VALLEY\5300 CADD\504 PLAN SETS\DEVELOPMENT PLAN\LD01.DWG

NOTES

- TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLE SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
- THE PROJECT WILL HAVE A STAND ALONE, AUTOMATIC IRRIGATION SYSTEM INSTALLED WITH A SEPARATE LANDSCAPE WATER METER AND BACKFLOW PREVENTION DEVICE, ALONG WITH AN AUTOMATIC IRRIGATION CONTROLLER TO PROVIDE SPRINKLERED IRRIGATION TO THE TURF AREAS AND DRIP IRRIGATION TO THE LANDSCAPE TREES AND SHRUBS.
- ALL NATIVE SEED AREAS AS ILLUSTRATED ON THE DRAWINGS, UNLESS OTHERWISE NOTED, TO BE PERMANENTLY IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND/ OR POP-UP SPRAYS. EXACT AREAS OF IRRIGATED NATIVE SEED TO BE DETERMINED WITH THE FINAL LANDSCAPE PLAN/FINAL IRRIGATION PLAN.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

TREE AND SHRUB PLANTING NOTES

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SODDING AND SEEDING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
  - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
  - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
  - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
  - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED. PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
  - HYDRO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
  - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
  - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
  - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

SOIL AMENDMENT NOTES

- CONTRACTOR TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.
- FERTILIZER RECOMMENDATIONS:

LEGEND

	<b>SOD</b> PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED SUPPLIER: WEST COAST TURF -		<b>3-6" COBBLE</b> TYPE: 3-6" SALT RIVER ROCK SUPPLIER: PRESCOTT DIRT, LLC DEPTH: 3" MIN OR APPROVED EQUAL -
	<b>1-3" ROCK</b> TYPE: 1-3" SALT RIVER ROCK SUPPLIER: PRESCOTT DIRT, LLC DEPTH: 3" MIN OR APPROVED EQUAL -		<b>PLAYGROUND MULCH</b> CERTIFIED PLAYGROUND CHIPS -
	<b>BREEZE</b> COLOR: MINUS MESA BROWN SUPPLIER: PRESCOTT DIRT, LLC DEPTH: 3" MIN OR APPROVED EQUAL -		<b>NATIVE SEED- DETENTION</b> MIX NAME: AZ PF DESERT PLATEAU NATIVE GRASS MIX SUPPLIER: ARIZONA PHEASANTS FOREVER HABITAT SEED SUPPLIER -
	<b>NATIVE SEED-LOW</b> MIX NAME: HILLSIDE NATIVE FINE FESCUE SUPPLIER: WEST COAST TURF OR APPROVED EQUAL -		

PLANT SCHEDULE

DECIDUOUS TREES		CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
		BM	40	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B	25'	25'
		MA	33	FRAXINUS VELUTINA 'MODESTO' MODESTO ASH	2" CAL.	B&B	40'	30'
		GT	27	GLEDITSIA TRIACANTHOS INERMIS THORNLESS HONEY LOCUST	2" CAL.	B&B	50'	35'
		RP	41	ROBINIA PSEUDOACACIA 'PURPLE ROBE' PURPLE LOCUST	2" CAL.	B&B	40'	30'
EVERGREEN TREES		CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
		JS	48	JUNIPERUS SCOPULORUM MOONGLOW JUNIPER	6' HT.	B&B	25'	12'
		PH	65	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6' HT.	B&B	25'	12'
		PE	82	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
		PA	9	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	50'	35'
ORNAMENTAL TREES		CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
		KP	11	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'
		SS	87	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.5" CAL.	B&B	20'	20'
DECIDUOUS SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
		BTA	257	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY	#5 CONT.	CONT.	4'	4'
		COD	201	COTONEASTER DAMMERI BEARBERRY COTONEASTER	#5 CONT.	CONT.	2'	5'
		EUF	18	EUONYMUS FORTUNEI WINTERCREEPER	#5 CONT.	CONT.	2'	4'
		FXI	72	FORSYTHIA X INTERMEDIA BORDER FORSYTHIA	#5 CONT.	CONT.	6'	8'
		PAR	211	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#3 CONT.	CONT.	3'	3'
EVERGREEN SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
		JHW	157	JUNIPERUS HORIZONTALIS 'WILTONI' BLUE RUG JUNIPER	#5 CONT.	CONT.	1.5'	6'
		PIP	17	PINUS MUGO 'PUMILIO' PUMILIO MUGO PINE	#5 CONT.	CONT.	4'	8'
ORNAMENTAL GRASSES		CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
		BOC	129	BOULELOUA CURTIPENDULA SIDE OATS GRAMA	#1 CONT.	CONT.	1.5'	1'
		BOG	244	BOULELOUA GRACILIS BLUE GRAMA GRASS	#1 CONT.	CONT.	2'	2'
		ERT	272	ERAGROSTIS CURVULA WEEPING LOVEGRASS	#1 CONT.	CONT.	3'	3'
PERENNIALS		CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
		VEB	52	VERBENA BIPINNATIFIDA NATIVE VERBENA	#1 CONT.	CONT.	0.5'	3'

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
HILLSIDE NATIVE FINE FESCUE	WEST COAST TURF	NATIVE FINE FESCUE	IRRIGATED	PER SODDING NOTES	PER SUPPLIER RECOMMENDATION
AZ PF DESERT PLATEAU NATIVE GRASS MIX	AZ PHEASANTS FOREVER HABITAT SEED SUPPLIER	8.35% INDIAN RICEGRASS 19.46% BLUE GRAMA 6.79% BOTTLEBRUSH SQUIRRELTAIL 8.33% WESTERN WHEATGRASS 27.81% SANDBERG BLUEGRASS 8.85% ALKALI SACATON 20.41% SAND DROPSEED	NON-IRRIGATED	PER SEEDING NOTES	PER SUPPLIER RECOMMENDATION

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:

PROJECT:

VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY

PRESCOTT VALLEY, AZ  
MAY, 2023

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1294.004

DRAWN BY: AV HA

CHECKED BY: CP AP

APPROVED BY: CP

SHEET TITLE:

NOTES AND DETAILS

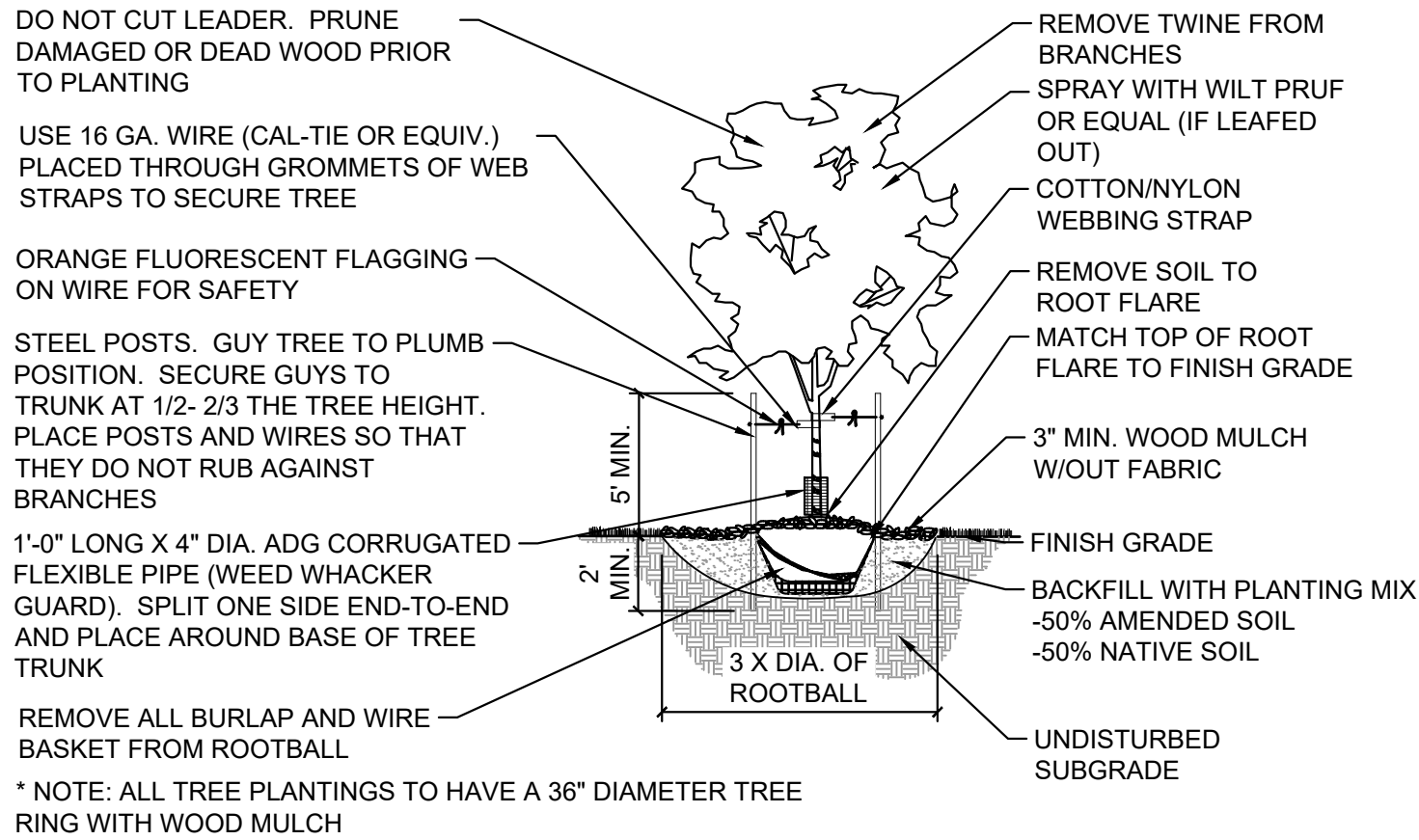
LD01

SHEET 02 OF 15

CITY FILE NO.: #####



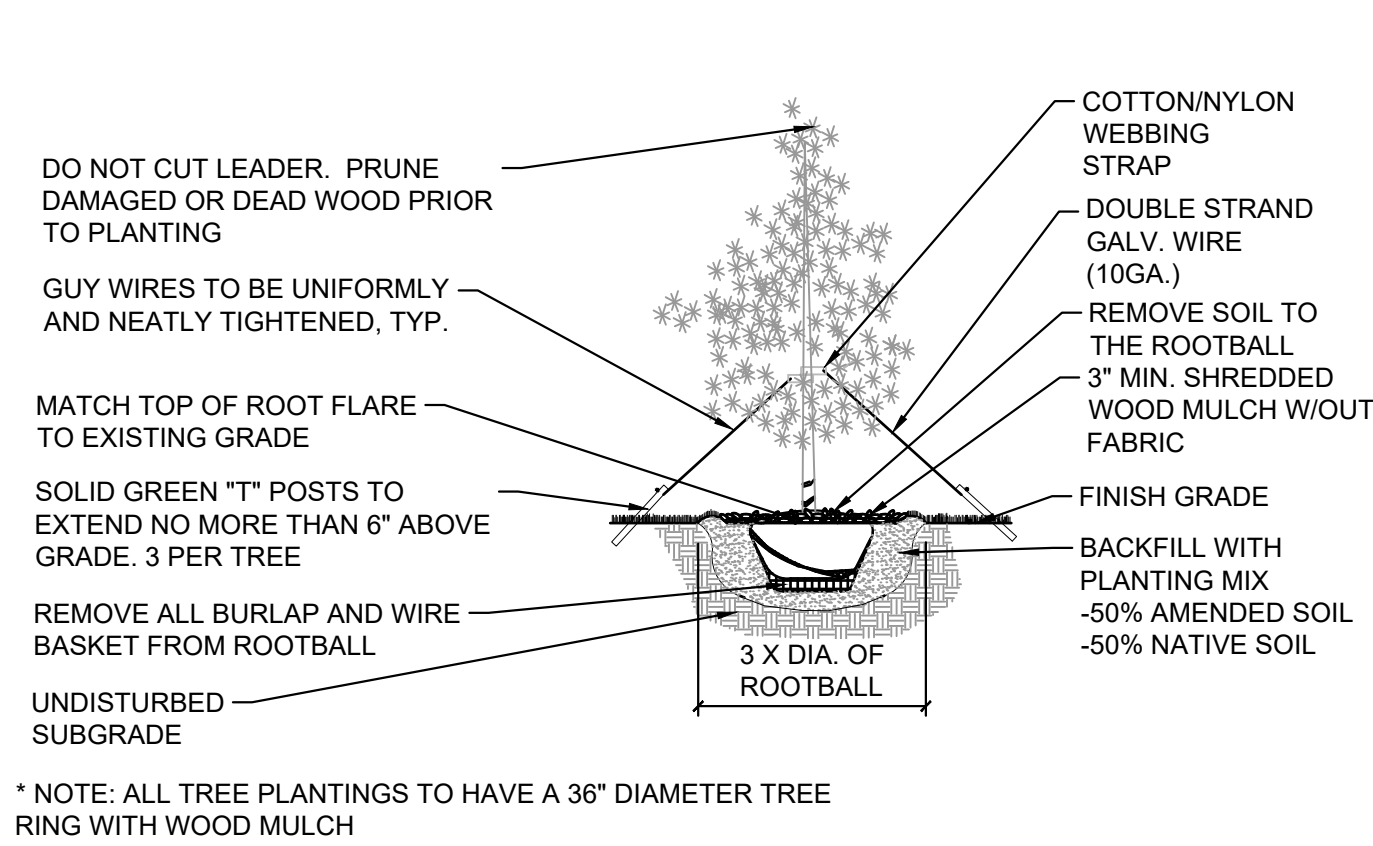
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## 1 DECIDUOUS TREE

NTS

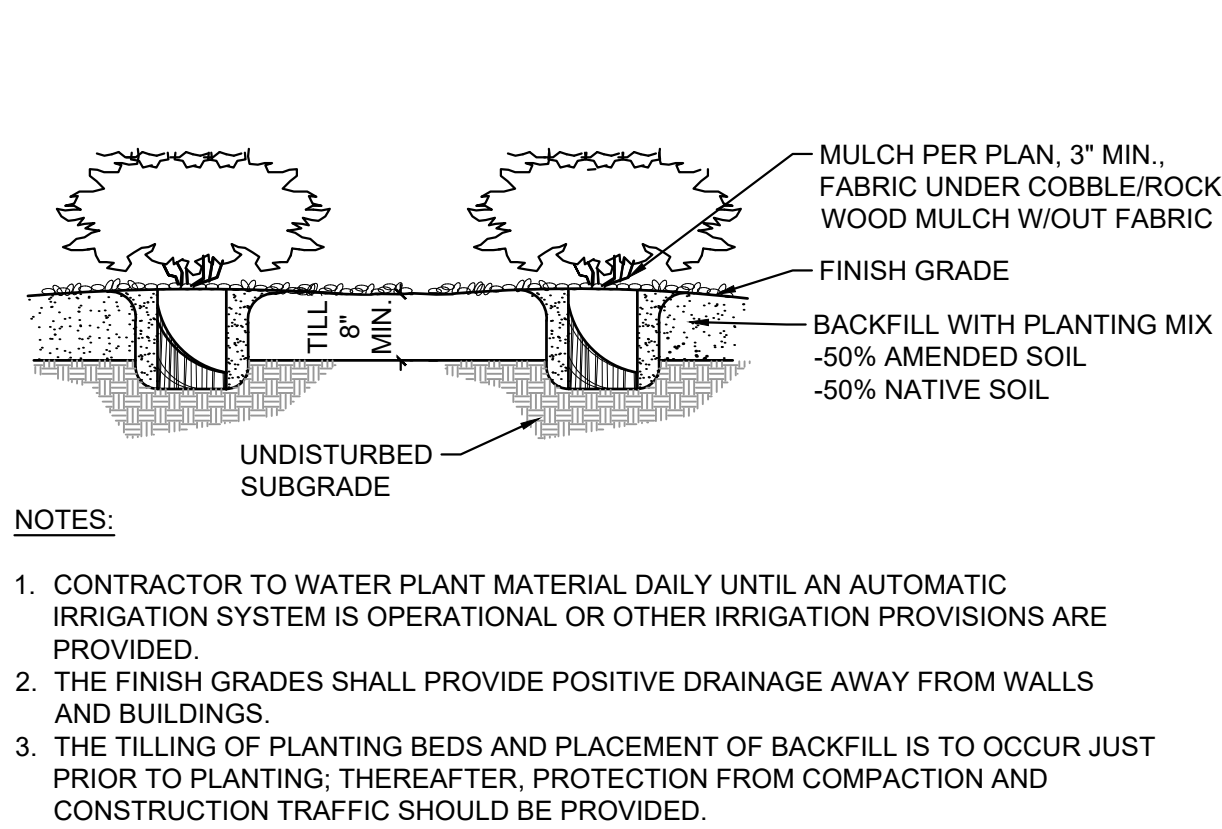
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## 2 EVERGREEN TREE

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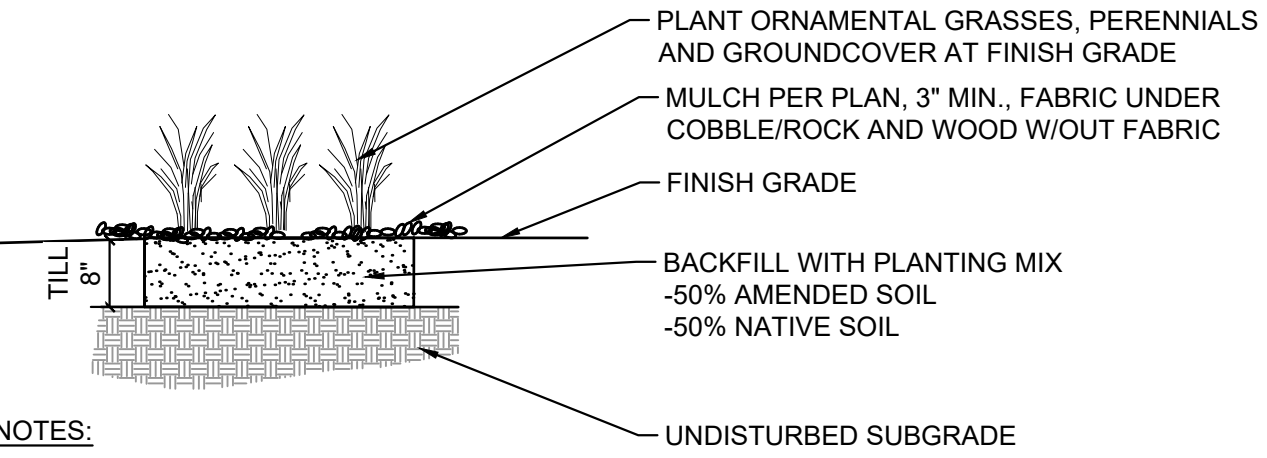
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## 3 SHRUBS

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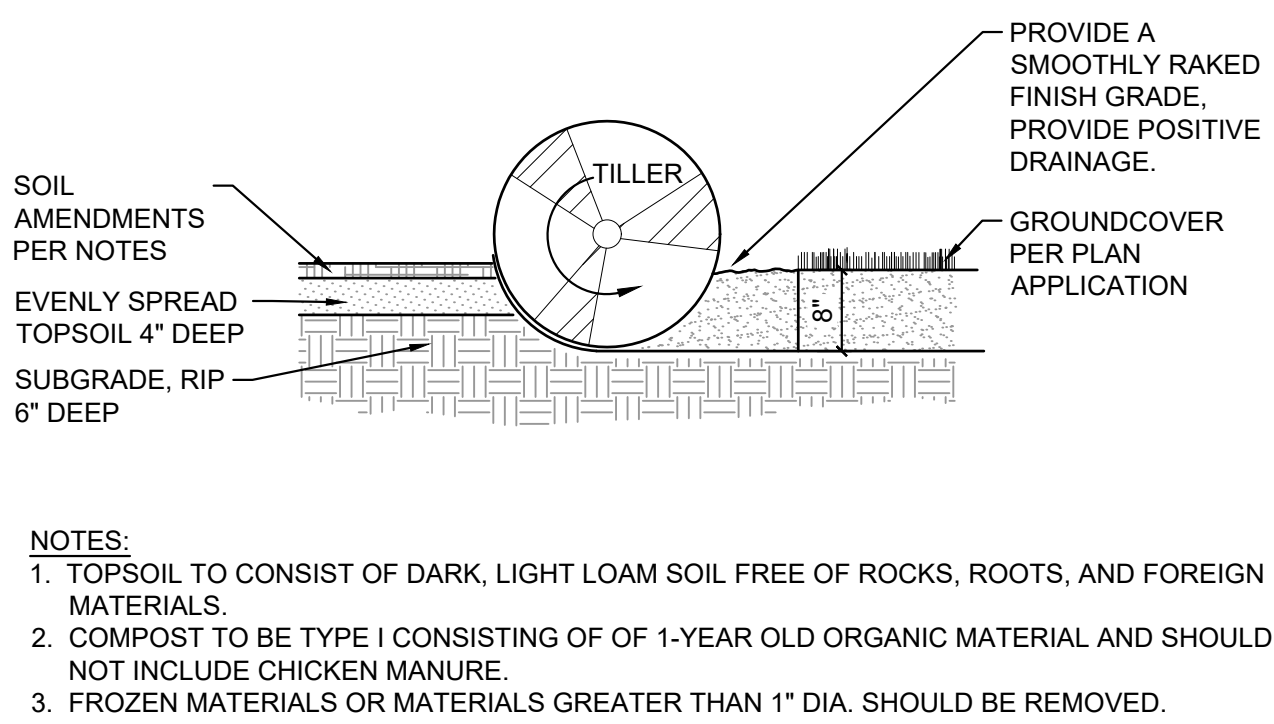
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## 4 GRASSES AND PERENNIALS

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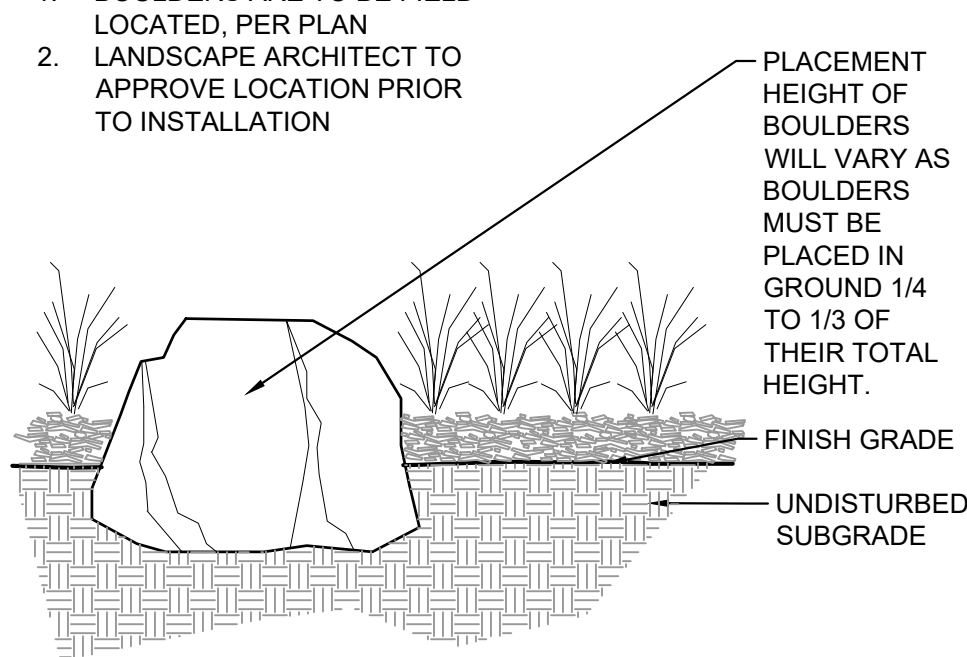
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## 5 SOIL PREP FOR ALL AREAS

NTS

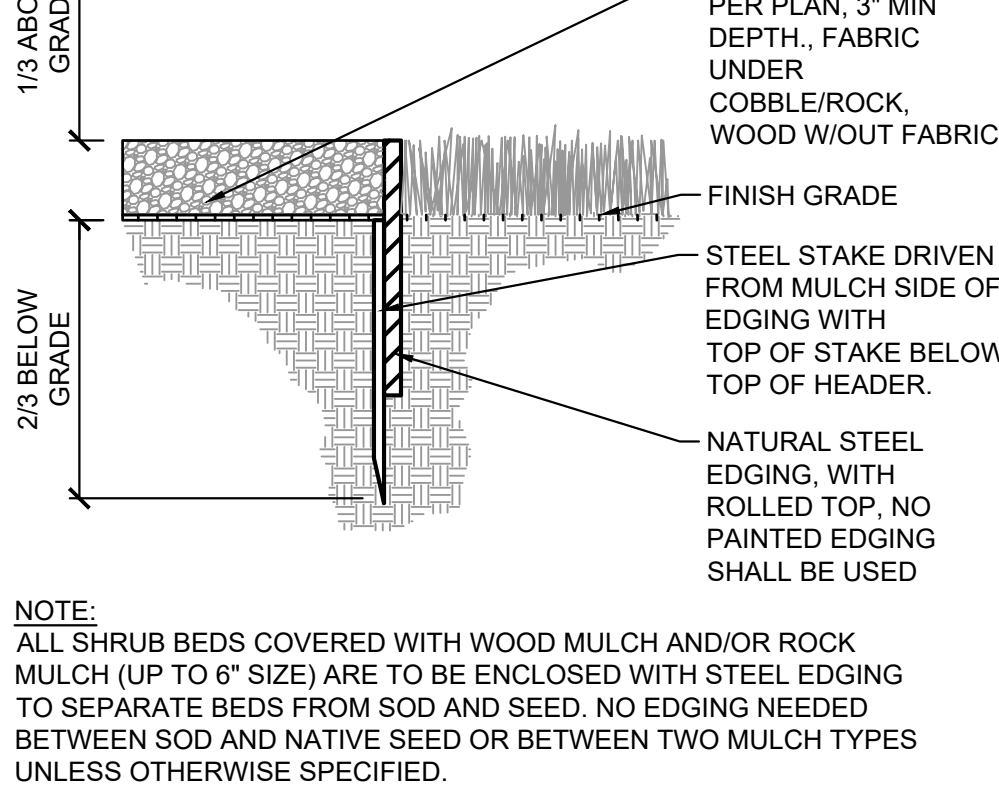
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## 6 BOULDER

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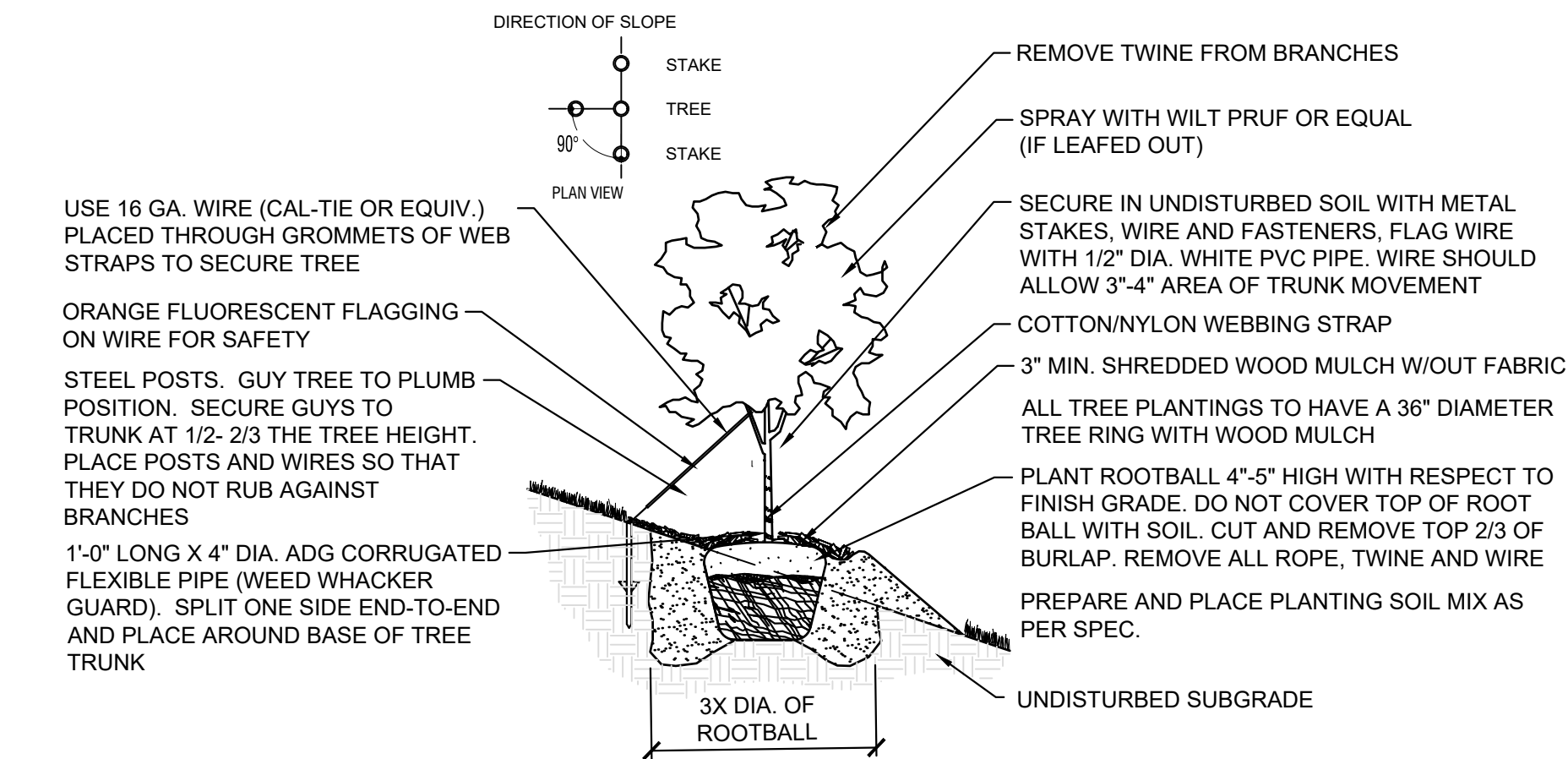
MS-STD-LS-08



## 7 STEEL EDGING

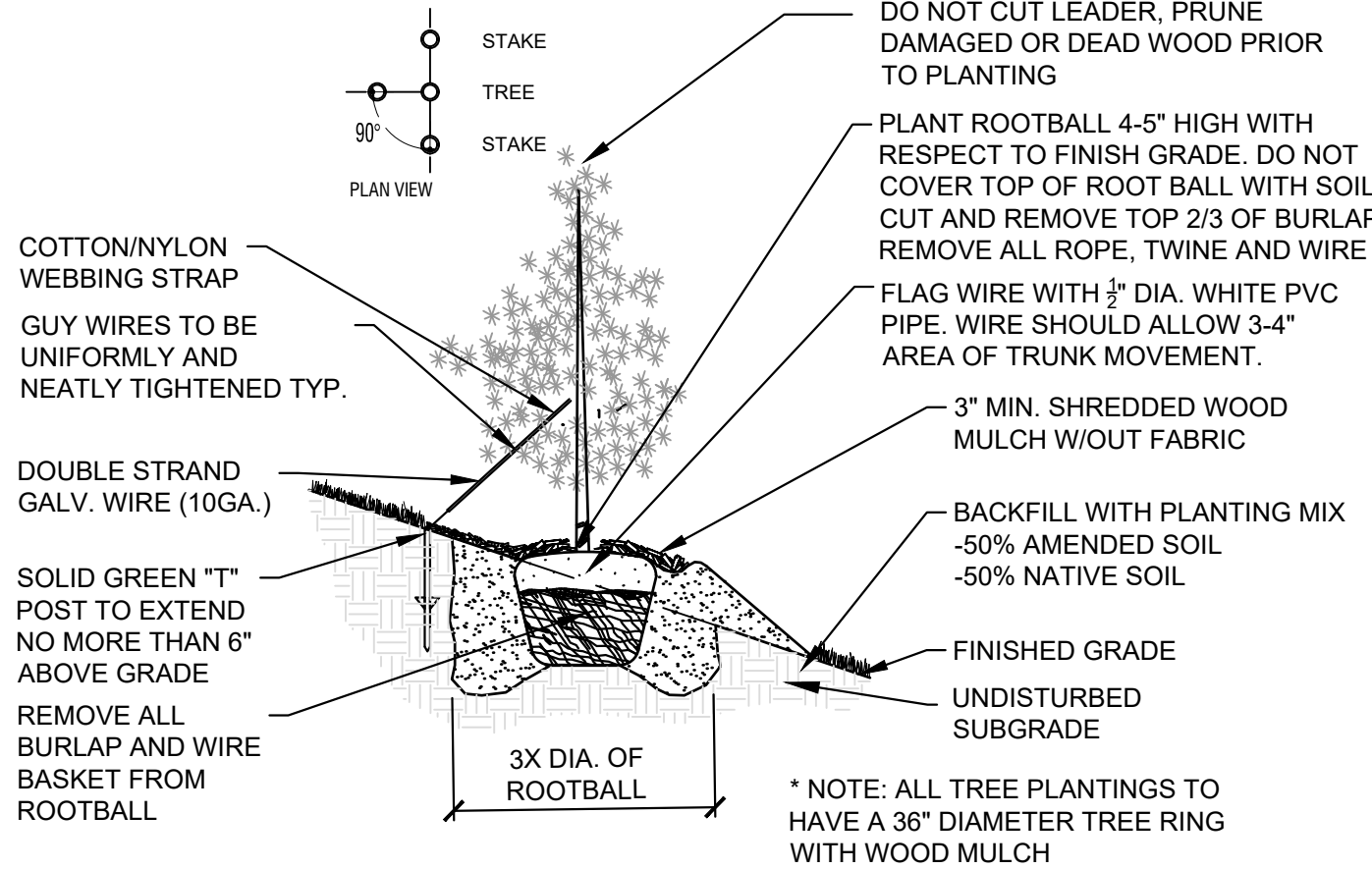
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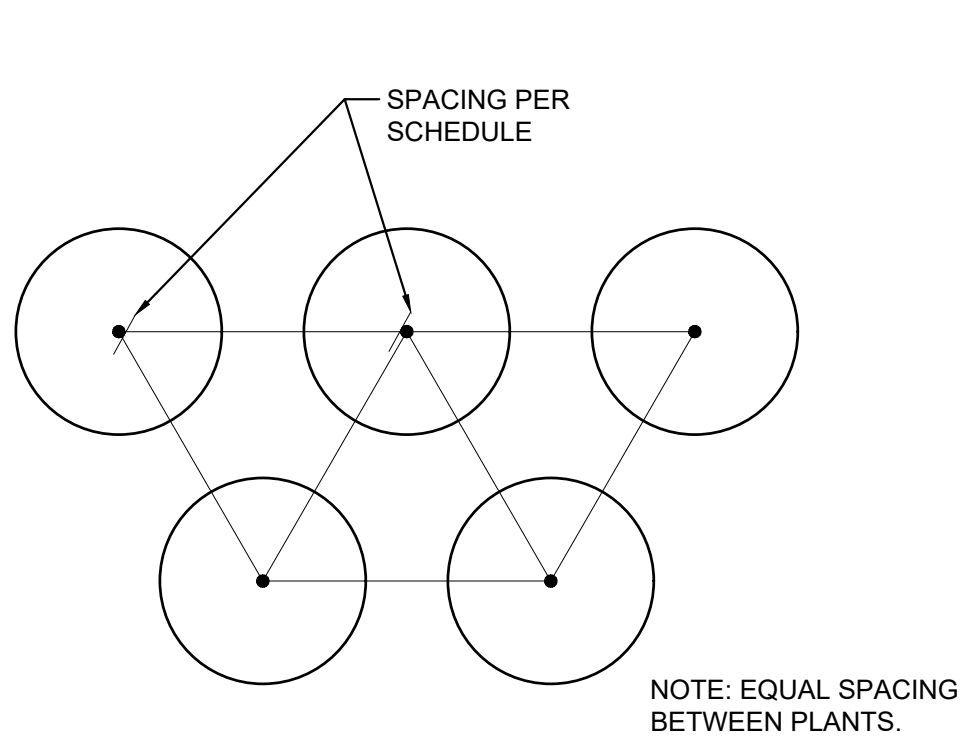
## 8 DECIDUOUS TREE ON SLOPE (3:1 OR STEEPER)

NTS



## 9 EVERGREEN TREE ON SLOPE (3:1 OR STEEPER)

NTS



## 10 TRIANGLE PLANT SPACING

NTS

MS-STD-LS-15

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

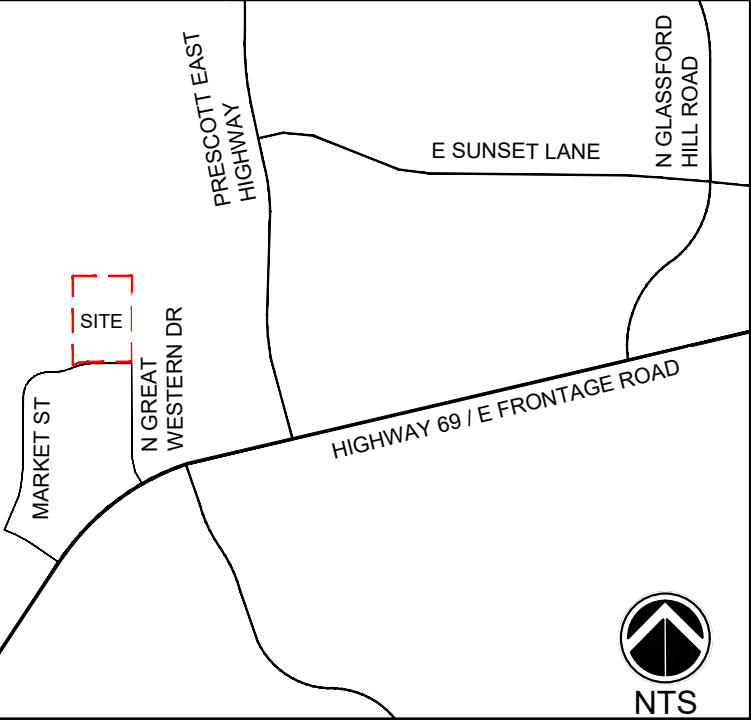
OWNER/DEVELOPER:



6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:



PROJECT:

VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY

PRESCOTT VALLEY, AZ  
MAY, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1294.004

DRAWN BY: AV HA

CHECKED BY: CP AP

APPROVED BY: CP

SHEET TITLE:

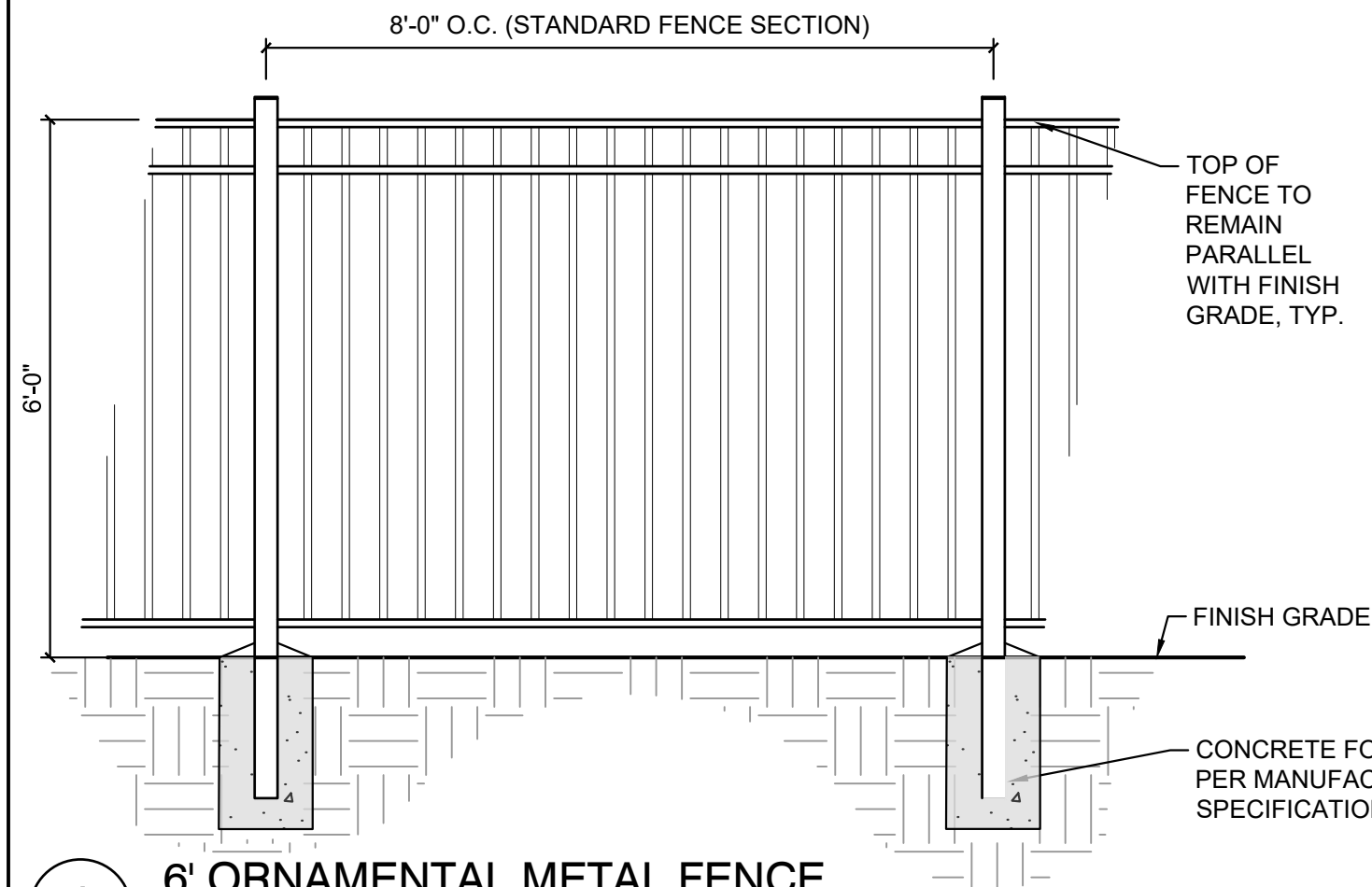
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## LD02

### SHEET 03 OF 15

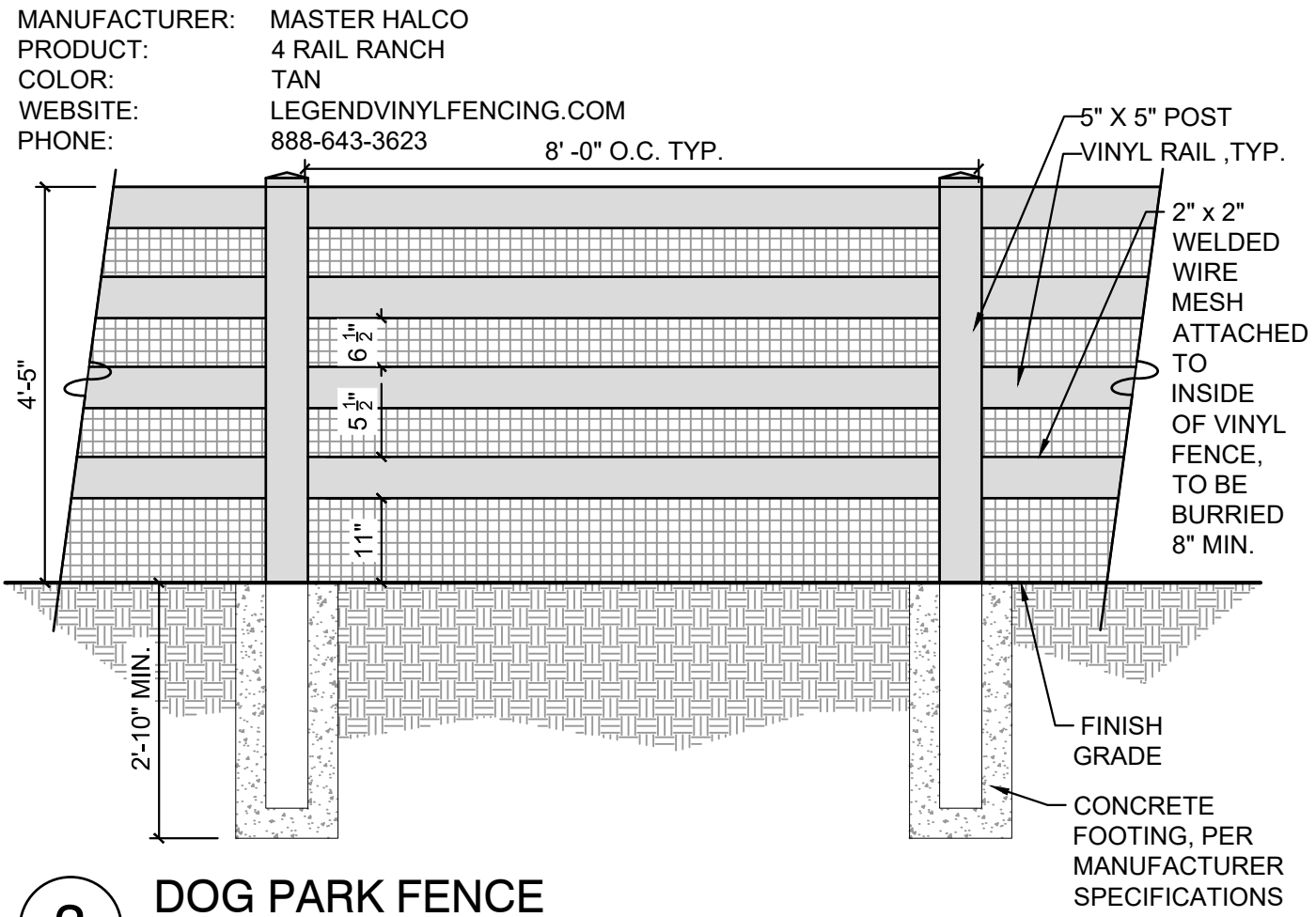
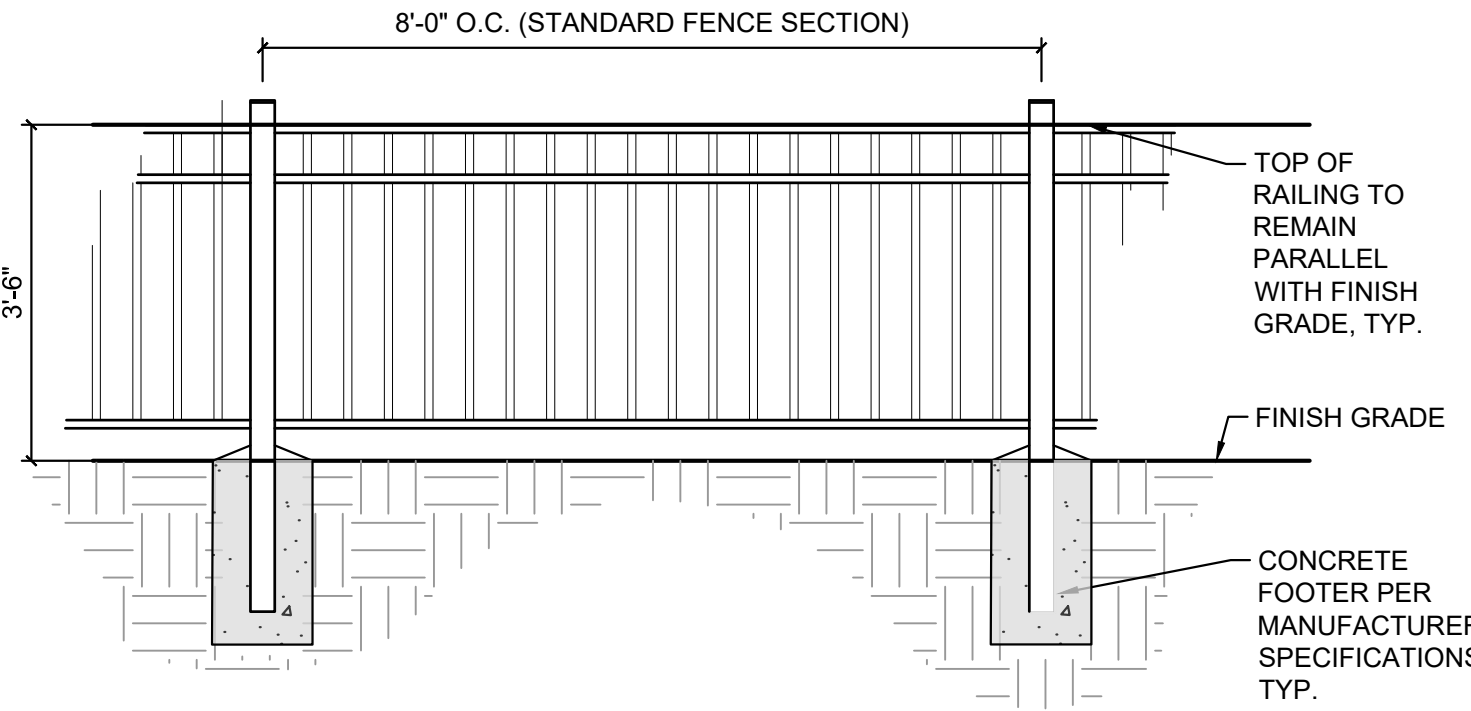
CITY FILE NO.: #####





GENERAL NOTES:  
1. FENCE SHOWN FOR ARCHITECTURAL MATERIALS AND FINISHES ONLY. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.  
2. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.  
3. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

COMPANY: AMERISTAR FENCE PRODUCTS (OR APPROVED EQUAL)  
PRODUCT: AEGIS PLUS, 3-RAIL PANEL ORNAMENTAL METAL FENCE  
STYLE: MAJESTIC, 6' HT.  
COLOR: BLACK  
PHONE: 888-333-3422  
WEBSITE: AMERISTARFENCE.COM



MANUFACTURER: MASTER HALCO  
PRODUCT: 4 RAIL RANCH  
COLOR: TAN  
WEBSITE: LEGENDVINYLFCNCING.COM  
PHONE: 888-643-3623

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
**TRIOSY INVESTMENT CO**  
6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:

PROJECT:  
VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY  
PRESCOTT VALLEY, AZ  
MAY, 2023

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

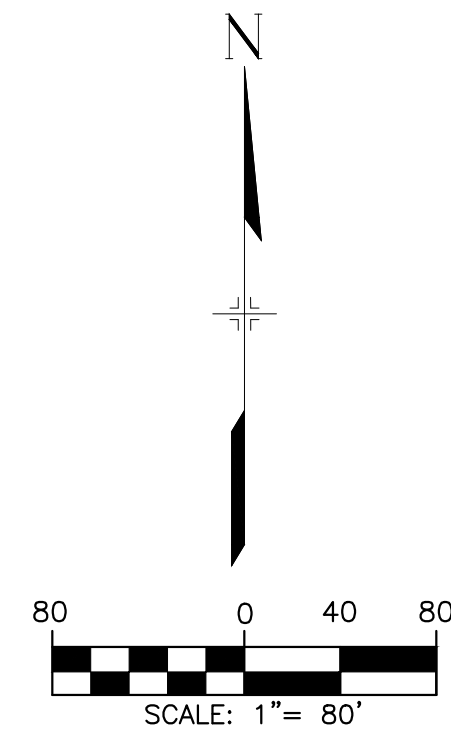
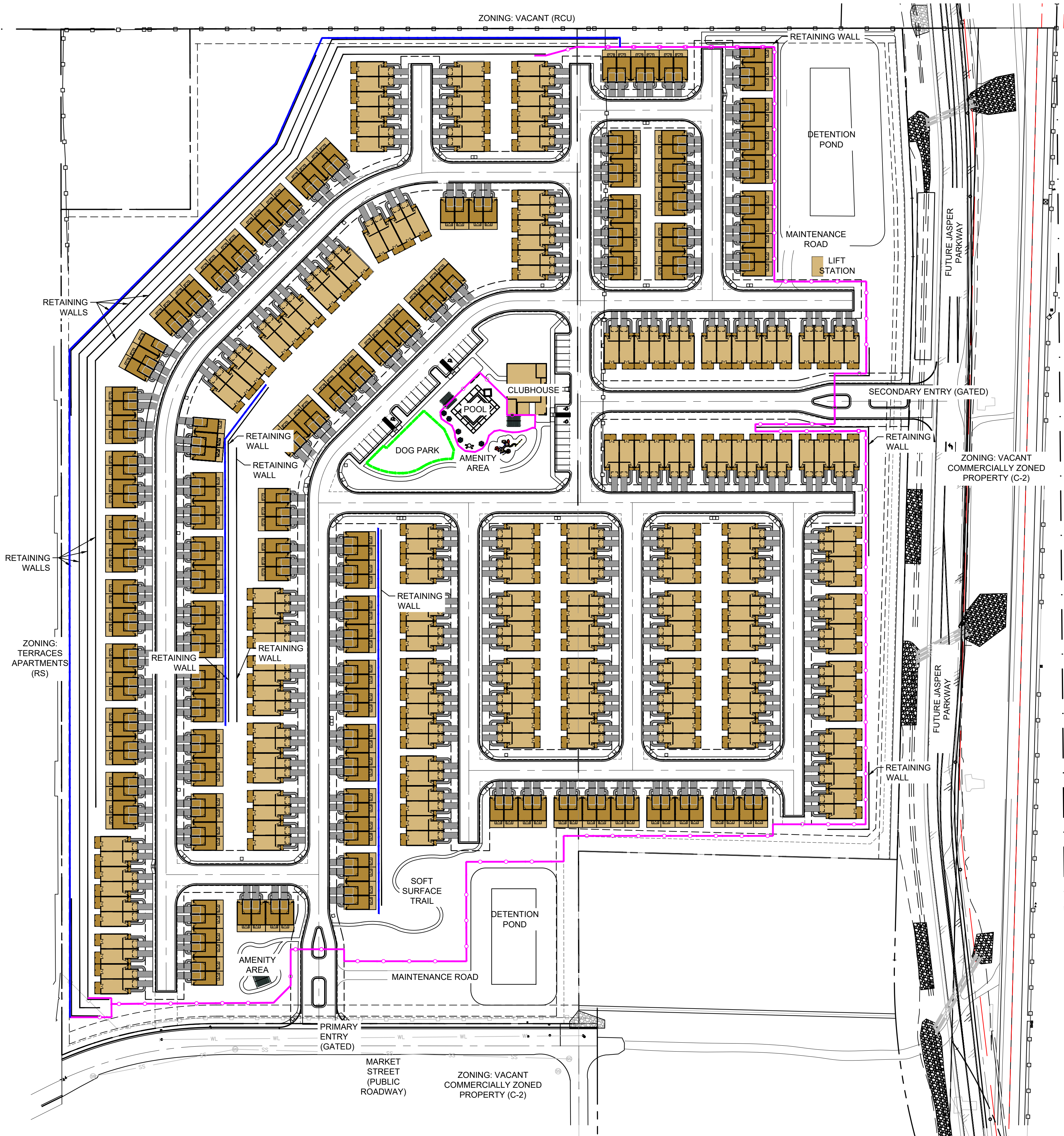
DRAWING INFORMATION:	
PROJECT NO:	22.1294.004
DRAWN BY:	AV HA
CHECKED BY:	CP AP
APPROVED BY:	CP
SHEET TITLE:	

NOTES AND  
DETAILS

LD03  
SHEET 04 OF 15  
CITY FILE NO.: #####



FILE LOCATION: S:\22\_1294\004 PRESCOTT VALLEY\500 CADD\504 PLAN SETS\DEVELOPMENT PLAN\F01.DWG



LEGEND	
	6" BLACK ORNAMENTAL FENCE
	3'-6" BLACK METAL RAILING
	3 RAIL SPLIT RAIL WITH MESH

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

**Matrix**

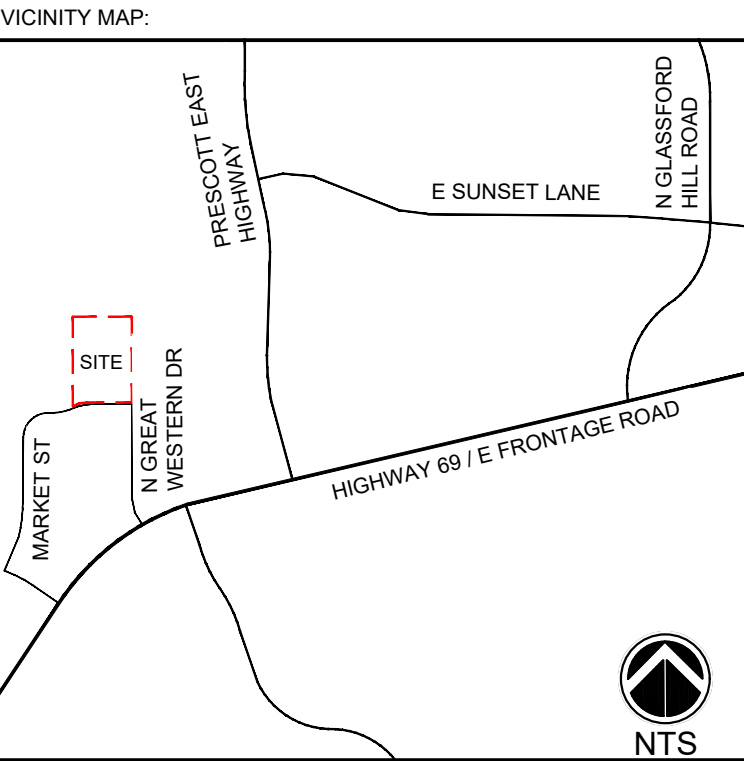
2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:

**TRIOSY**  
 INVESTMENT CO

6260 AVALON BLVD  
 ALPHARETTA, GA 30009  
 PHONE: (678) 802-4919

APPROVAL:



PROJECT:

**VILLAS AT PRESCOTT VALLEY  
 A REVE COMMUNITY**

**PRESCOTT VALLEY, AZ  
 MAY, 2023**

REVISION HISTORY:			
NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	22.1294.004
DRAWN BY:	AV HA
CHECKED BY:	CP AP
APPROVED BY:	CP
SHEET TITLE:	

## FENCE PLAN

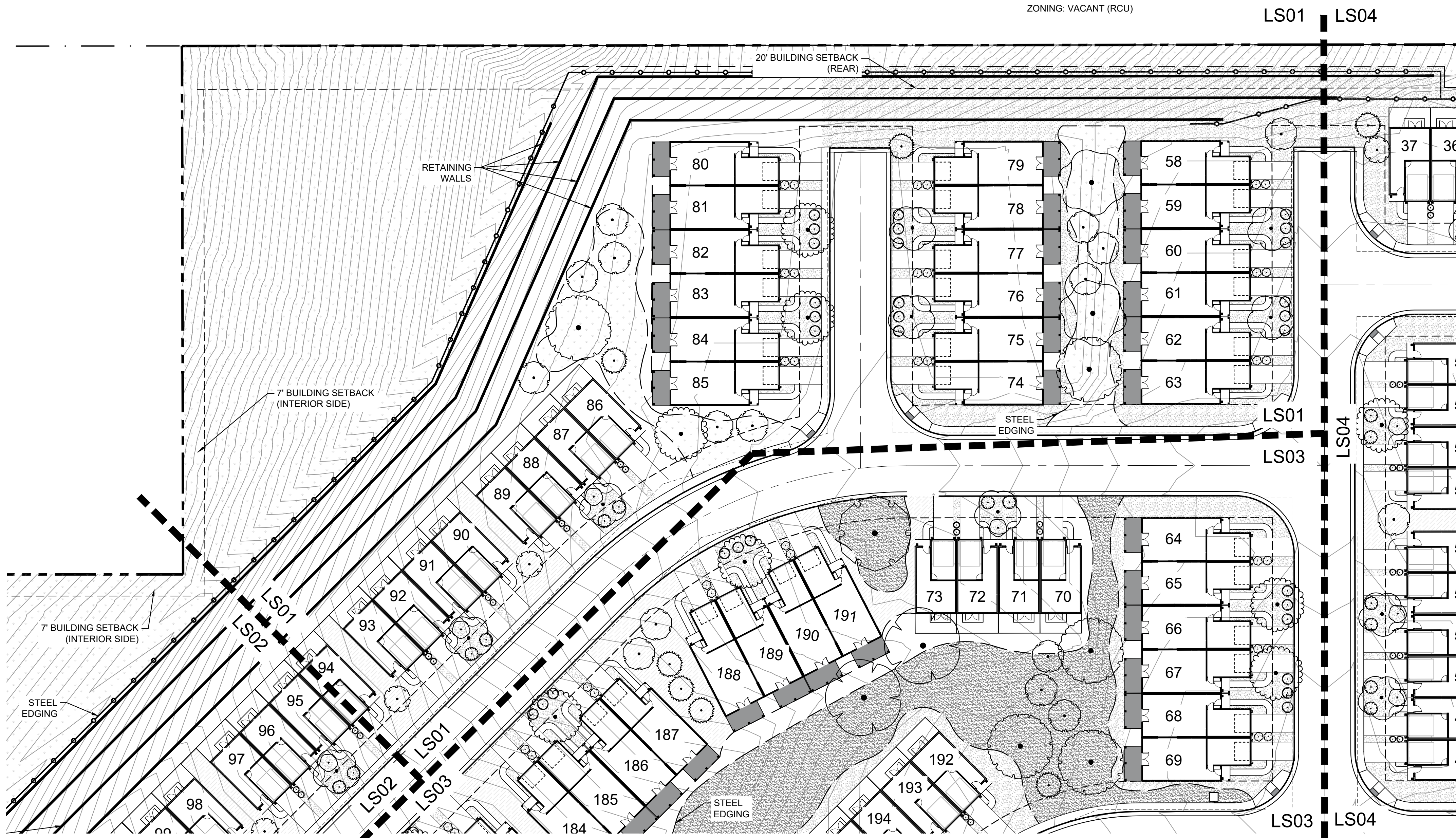
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SHEET 05 OF 15

CITY FILE NO.: #####



FILE LOCATION: S:\22 1294.004 PRESCOTT VALLEY\300 CADD\504 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



#### LEGEND

- SOD  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF
- 

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
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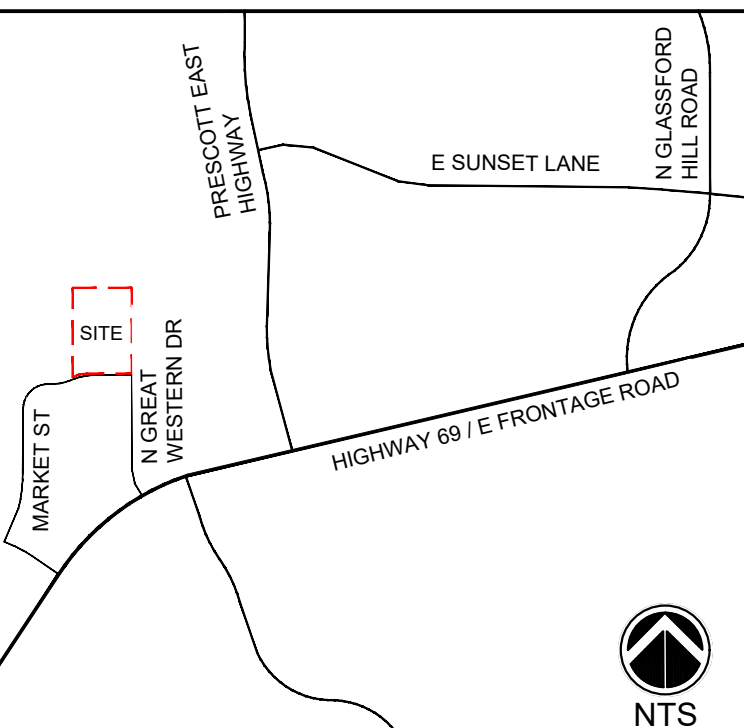
OWNER/DEVELOPER:



6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:



PROJECT:

VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY

PRESCOTT VALLEY, AZ  
MAY, 2023

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1294.004

DRAWN BY: AV HA

CHECKED BY: CP AP

APPROVED BY: CP

SHEET TITLE:

PRELIMINARY  
LANDSCAPE PLAN

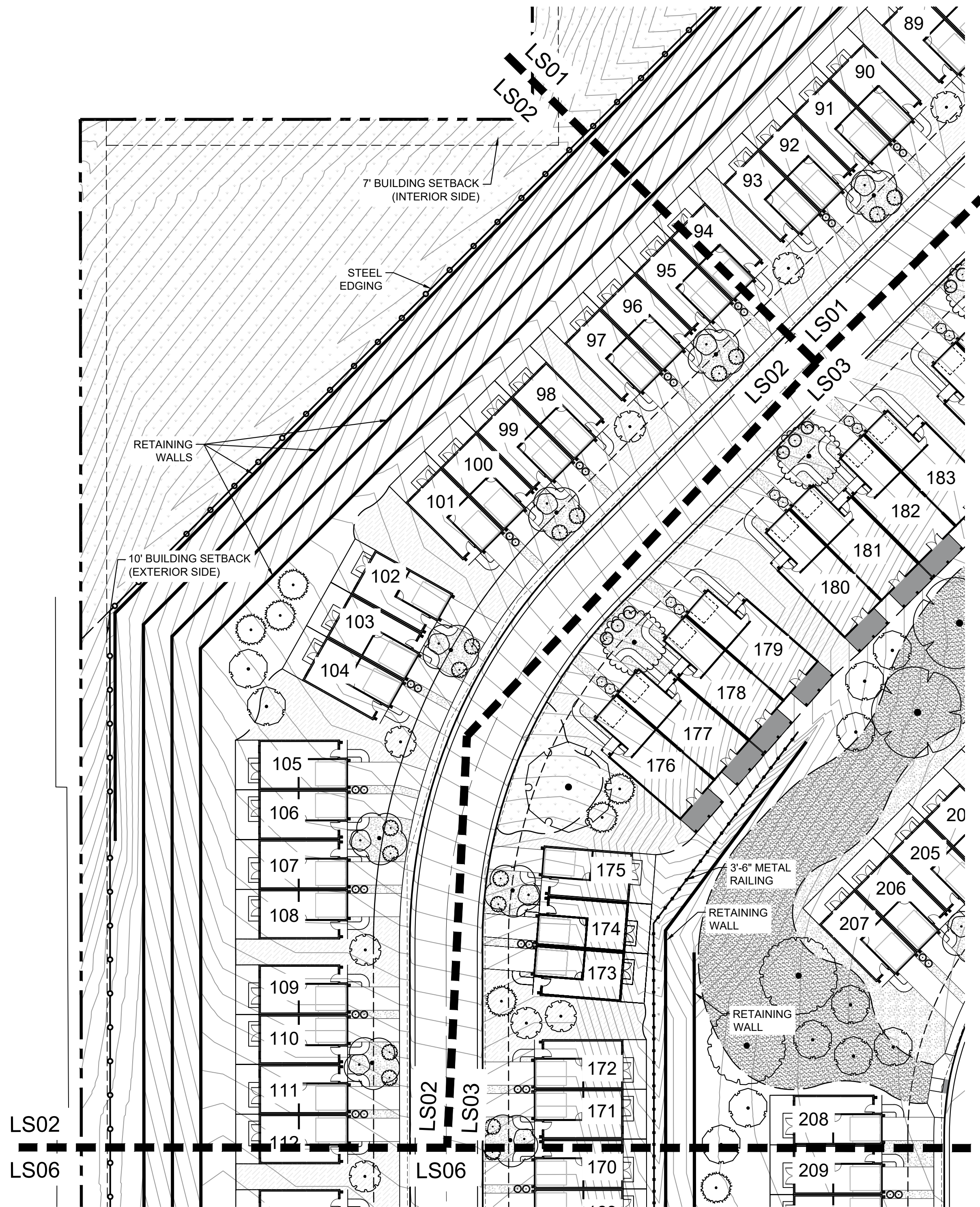
LS01

SHEET 06 OF 15

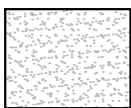
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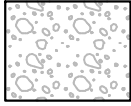



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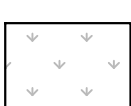



LEGEND


- 


SOD  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF  
-
- 

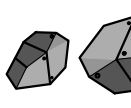
1-3" ROCK  
TYPE: 1-3" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL  
-
- 

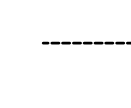
BREEZE  
COLOR: MINUS MESA BROWN  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL  
-
- 

NATIVE SEED-LOW  
MIX NAME: HILLSIDE NATIVE FINE FESCUE  
SUPPLIER: WEST COAST TURF  
OR APPROVED EQUAL  
-
- 

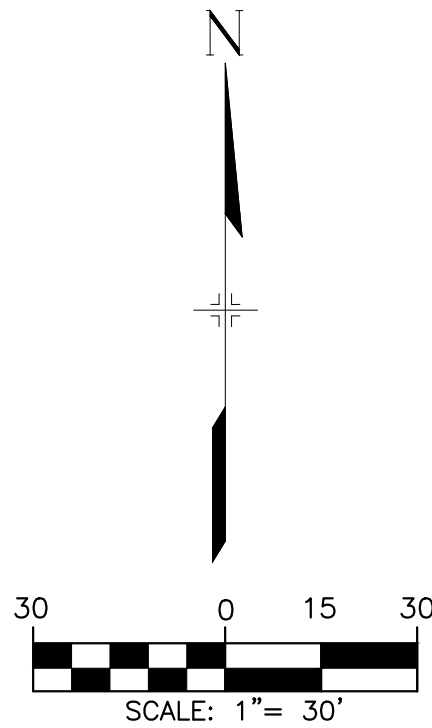
3-6" COBBLE  
TYPE: 3-6" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL  
-
- 

PLAYGROUND MULCH  
CERTIFIED PLAYGROUND CHIPS  
-
- 

NATIVE SEED- DETENTION  
MIX NAME: AZ PF DESERT PLATEAU NATIVE GRASS  
MIX  
SUPPLIER: ARIZONA PHEASANTS  
FOREVER HABITAT SEED SUPPLIER  
-
- 

BOULDERS  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR  
TO INSTALL
- 

EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



**Matrix**

2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

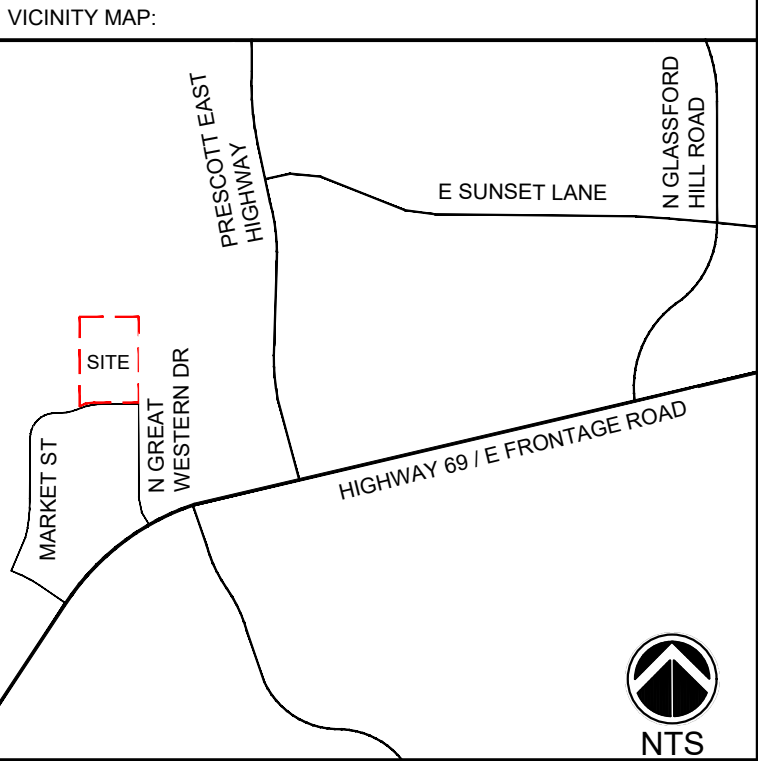


**TRIOSY**  
INVESTMENT CO

6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

--



PROJECT:

**VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY**

**PRESCOTT VALLEY, AZ  
MAY, 2023**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	22.1294.004
DRAWN BY:	AV HA
CHECKED BY:	CP AP
APPROVED BY:	CP

SHEET TITLE:

**PRELIMINARY  
LANDSCAPE PLAN**

**LS02**

**SHEET 07 OF 15**

CITY FILE NO.: #####



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
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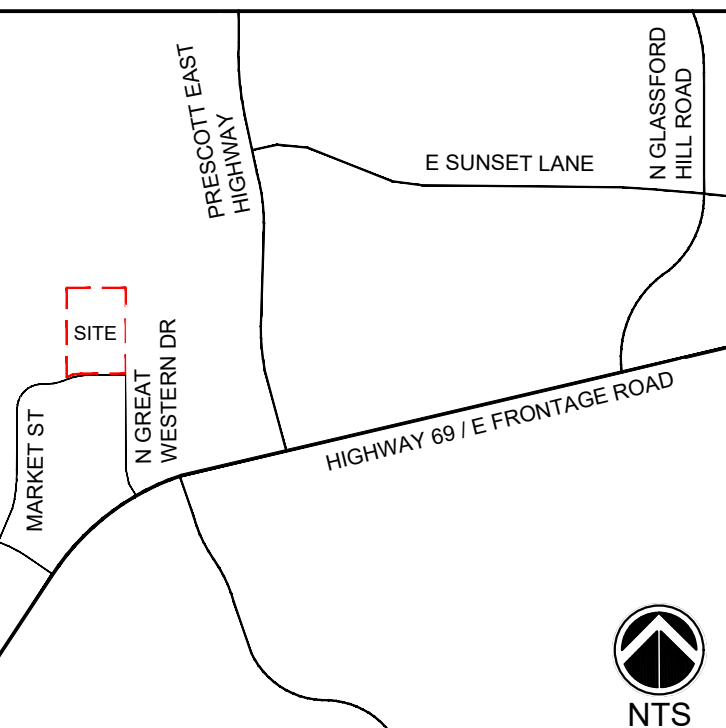
OWNER/DEVELOPER:



6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:



PROJECT:

VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY

PRESCOTT VALLEY, AZ  
MAY, 2023

REVISION HISTORY:

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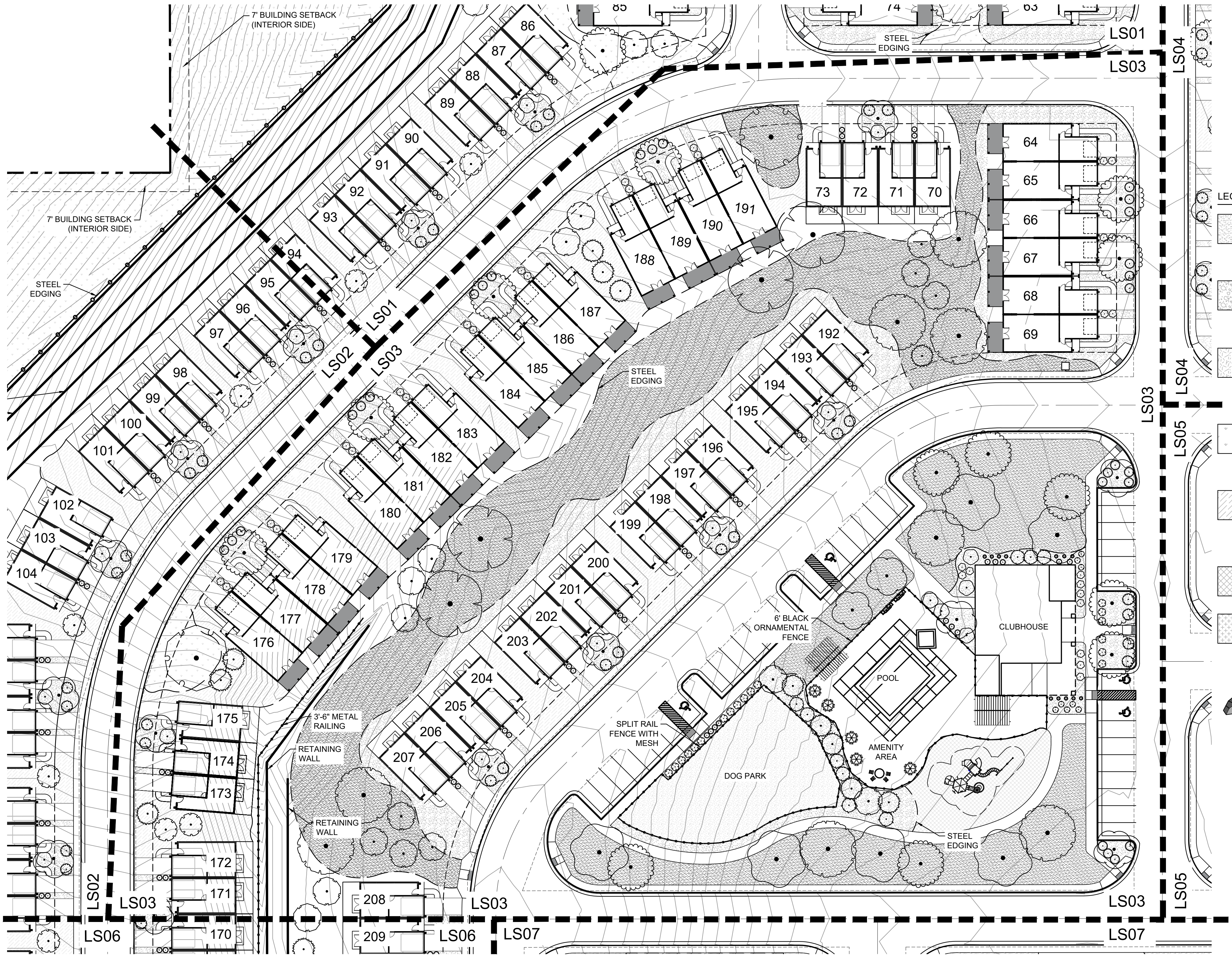
SHEET TITLE:

PRELIMINARY  
LANDSCAPE PLAN

LS03

SHEET 08 OF 15

CITY FILE NO.: #####



LEGEND

SOD  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF

1-3" ROCK  
TYPE: 1-3" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL

BREEZE  
COLOR: MINUS MESA BROWN  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL

NATIVE SEED-LOW  
MIX NAME: HILLSIDE NATIVE FINE FESCUE  
SUPPLIER: WEST COAST TURF  
OR APPROVED EQUAL

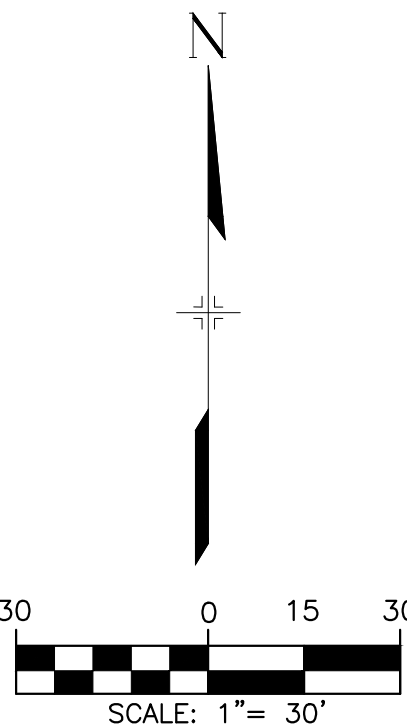
3-6" COBBLE  
TYPE: 3-6" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL

PLAYGROUND MULCH  
CERTIFIED PLAYGROUND CHIPS

NATIVE SEED- DETENTION  
MIX NAME: AZ PF DESERT PLATEAU NATIVE GRASS  
MIX  
SUPPLIER: ARIZONA PHEASANTS  
FOREVER HABITAT SEED SUPPLIER

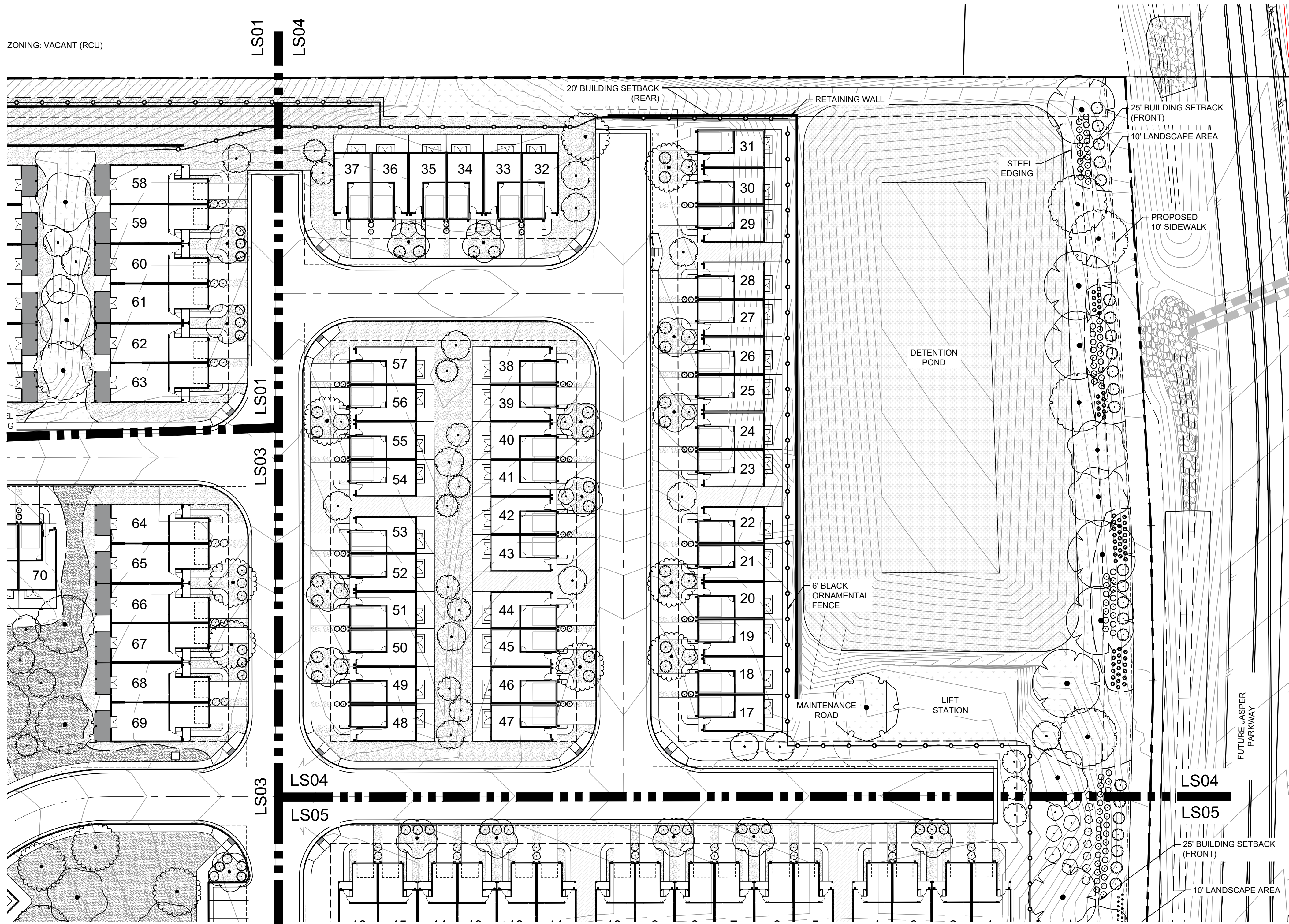
BOULDERS  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR  
TO INSTALL

EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)





FILE LOCATION: S:\22\_1294\004 PRESCOTT VALLEY\300 CADD\504 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



ZONING: VACANT (RCU)

#### LEGEND

- SOD  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF
- 1-3" ROCK  
TYPE: 1-3" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
- BREEZE  
COLOR: MINUS MESA BROWN  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
- NATIVE SEED-LOW  
MIX NAME: HILLSIDE NATIVE FINE FESCUE  
SUPPLIER: WEST COAST TURF  
OR APPROVED EQUAL
- 3-6" COBBLE  
TYPE: 3-6" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
- PLAYGROUND MULCH  
CERTIFIED PLAYGROUND CHIPS
- NATIVE SEED- DETENTION  
MIX NAME: AZ PF DESERT PLATEAU NATIVE GRASS  
MIX  
SUPPLIER: ARIZONA PHEASANTS  
FOREVER HABITAT SEED SUPPLIER
- BOULDERS  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR  
TO INSTALL
- EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

**Matrix**

2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

**TRIOSY**  
INVESTMENT CO

6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:

PROJECT:

**VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY**

**PRESCOTT VALLEY, AZ  
MAY, 2023**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1294.004

DRAWN BY: AV HA

CHECKED BY: CP AP

APPROVED BY: CP

SHEET TITLE:

**PRELIMINARY  
LANDSCAPE PLAN**

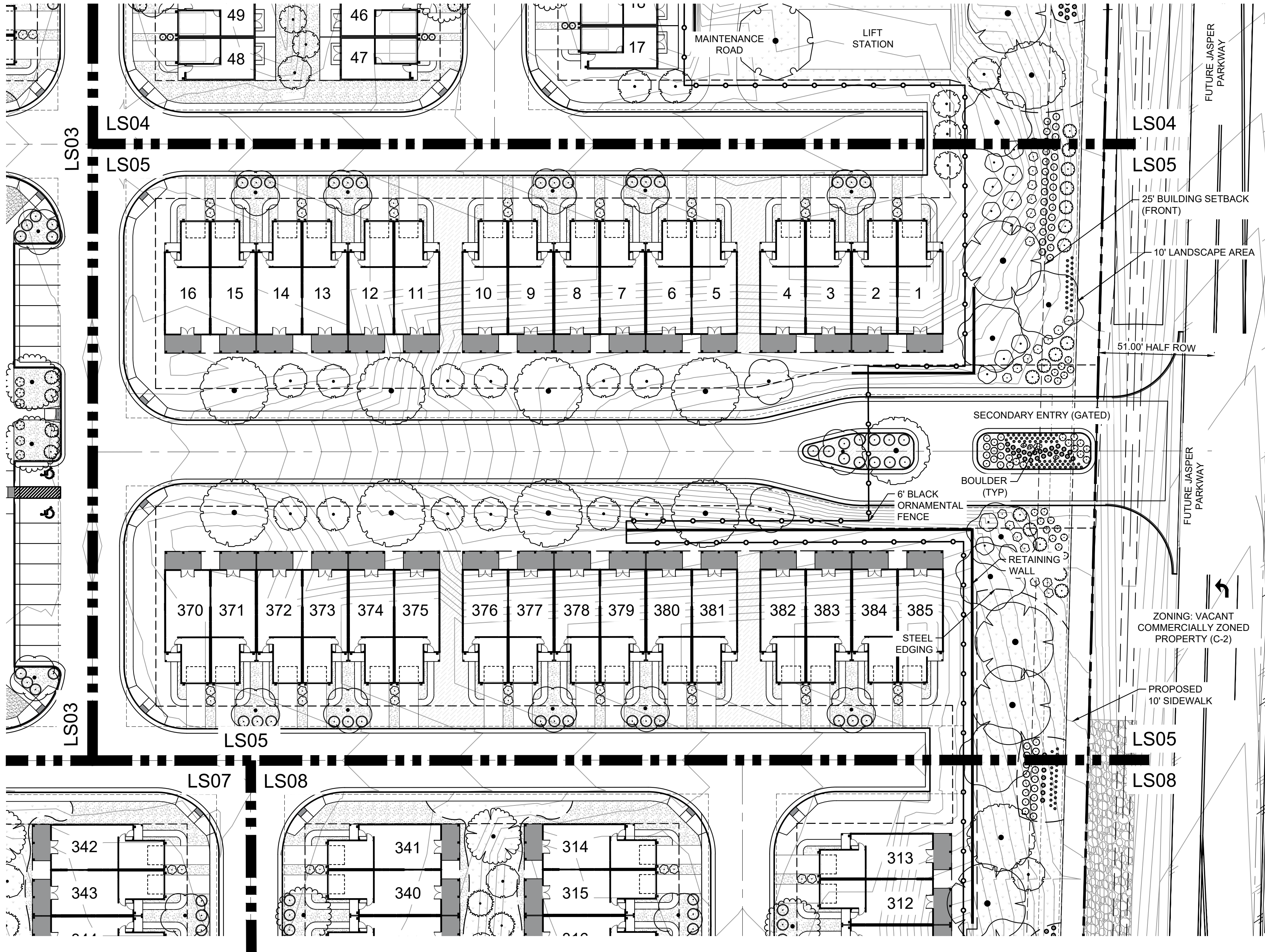
**LS04**

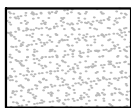

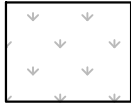
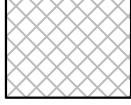

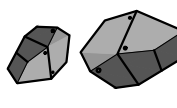

**SHEET 09 OF 15**

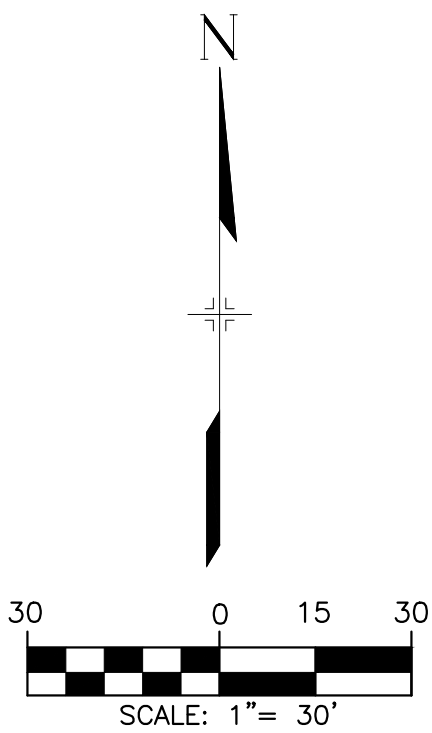
CITY FILE NO.: #####



FILE LOCATION: S:\22\_1294\004 PRESCOTT VALLEY\500 CADD\504 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



- LEGEND
-  **SOD**  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF
  - 
  -  **BREEZE**  
COLOR: MINUS MESA BROWN  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3\"/>
  -  **NATIVE SEED-LOW**  
MIX NAME: HILLSIDE NATIVE FINE FESCUE  
SUPPLIER: WEST COAST TURF  
OR APPROVED EQUAL
  - 
  -  **PLAYGROUND MULCH**  
CERTIFIED PLAYGROUND CHIPS
  -  **NATIVE SEED- DETENTION**  
MIX NAME: AZ PF DESERT PLATEAU NATIVE GRASS  
MIX  
SUPPLIER: ARIZONA PHEASANTS  
FOREVER HABITAT SEED SUPPLIER
  -  **BOULDERS**  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
  -  **EDGING**  
4\"/>

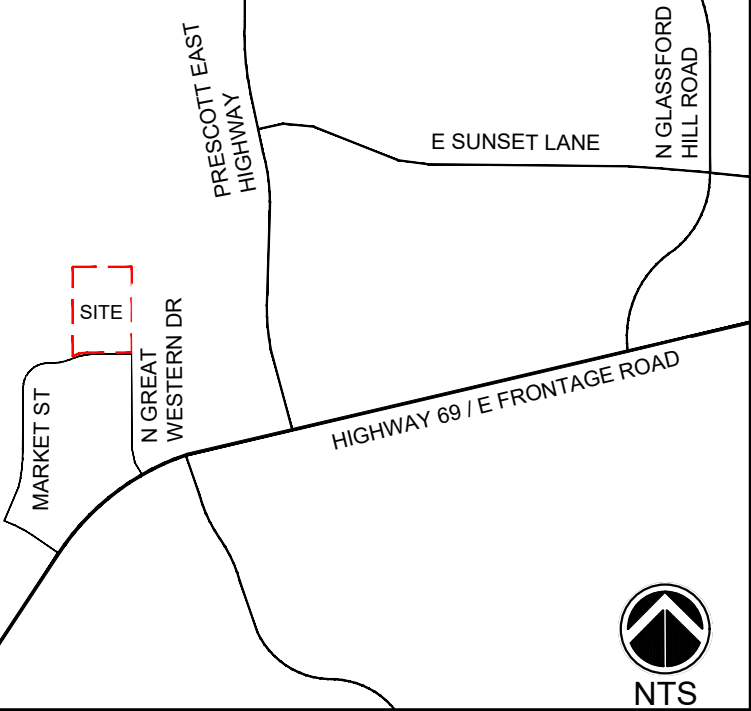


CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
  
6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:



PROJECT:  
**VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY**

**PRESCOTT VALLEY, AZ  
MAY, 2023**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1294.004

DRAWN BY: AV HA

CHECKED BY: CP AP

APPROVED BY: CP

SHEET TITLE:

**PRELIMINARY  
LANDSCAPE PLAN**

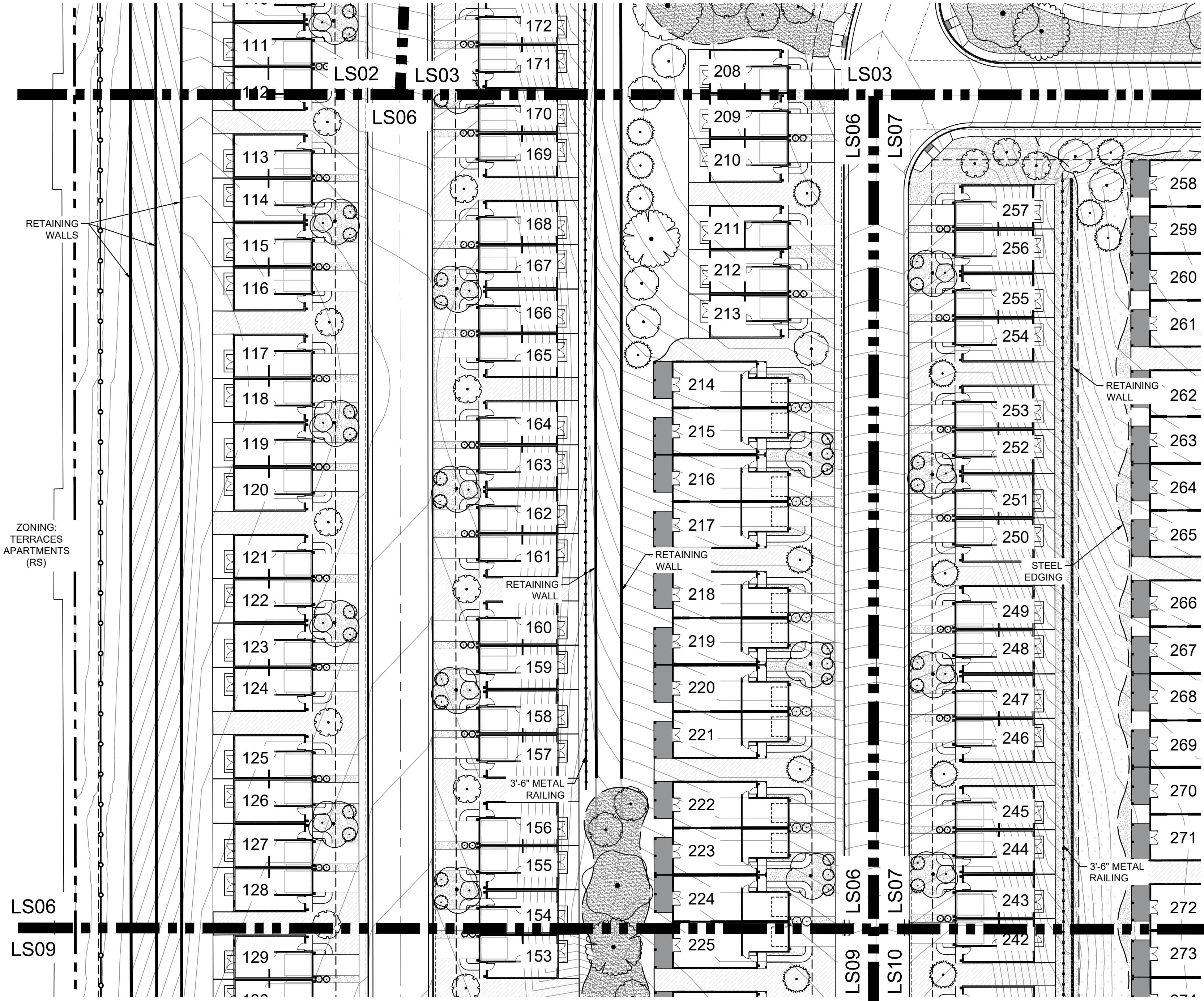
**LS05**

**SHEET 10 OF 15**

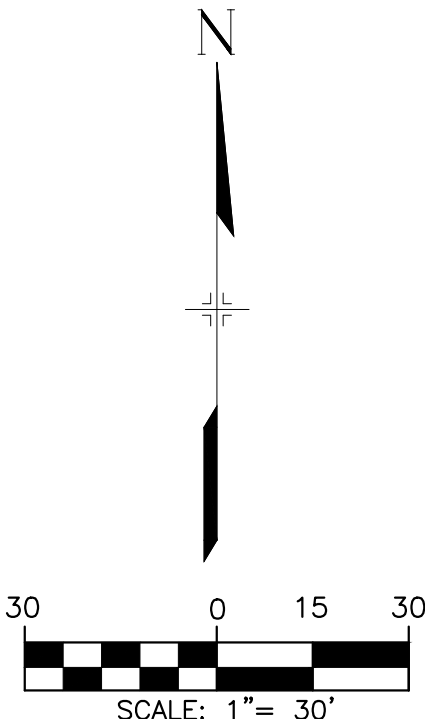
CITY FILE NO.: #####



FILE LOCATION: S:\22\_1294\004 PRESCOTT VALLEY\300 CADD\504 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



- LEGEND
- SOD  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF
  - 1-3" ROCK  
TYPE: 1-3" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
  - BREEZE  
COLOR: MINUS MESA BROWN  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
  - NATIVE SEED-LOW  
MIX NAME: HILLSIDE NATIVE FINE FESCUE  
SUPPLIER: WEST COAST TURF  
OR APPROVED EQUAL
  - 3-6" COBBLE  
TYPE: 3-6" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
  - PLAYGROUND MULCH  
CERTIFIED PLAYGROUND CHIPS
  - NATIVE SEED- DETENTION  
MIX NAME: AZ PF DESERT PLATEAU NATIVE GRASS  
MIX  
SUPPLIER: ARIZONA PHEASANTS  
FOREVER HABITAT SEED SUPPLIER
  - BOULDERS  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR  
TO INSTALL
  - EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
  
6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:

PROJECT:  
VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY  
PRESCOTT VALLEY, AZ  
MAY, 2023

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 22.1294.004  
DRAWN BY: AV HA  
CHECKED BY: CP AP  
APPROVED BY: CP

SHEET TITLE:  
  

# PRELIMINARY LANDSCAPE PLAN

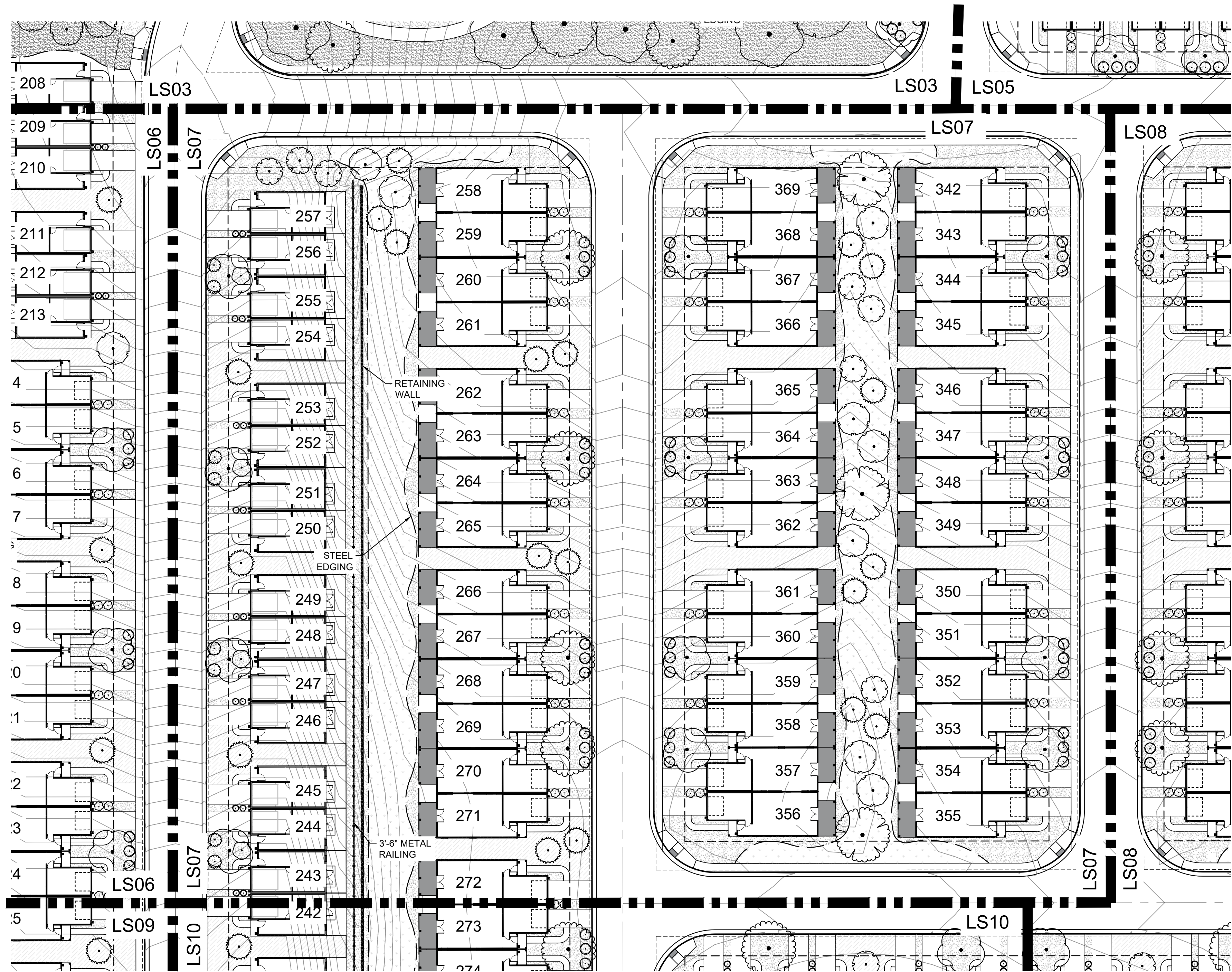
  

## LS06

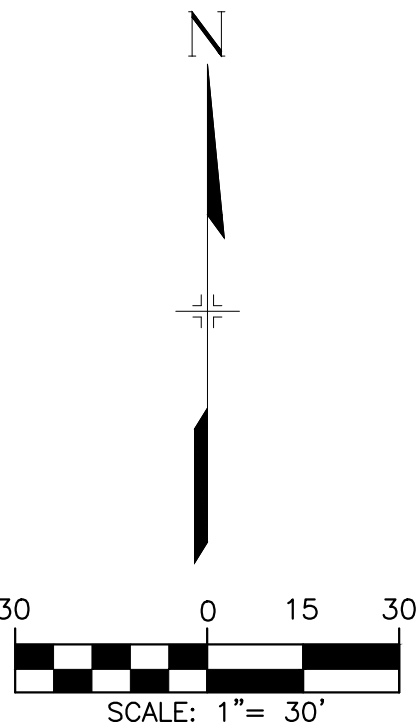
  
SHEET 11 OF 15  
CITY FILE NO.: #####



FILE LOCATION: S:\22\_1294\004 PRESCOTT VALLEY\300 CADD\504 PLAN SETS\DEVELOPMENT PLAN\LS07.DWG

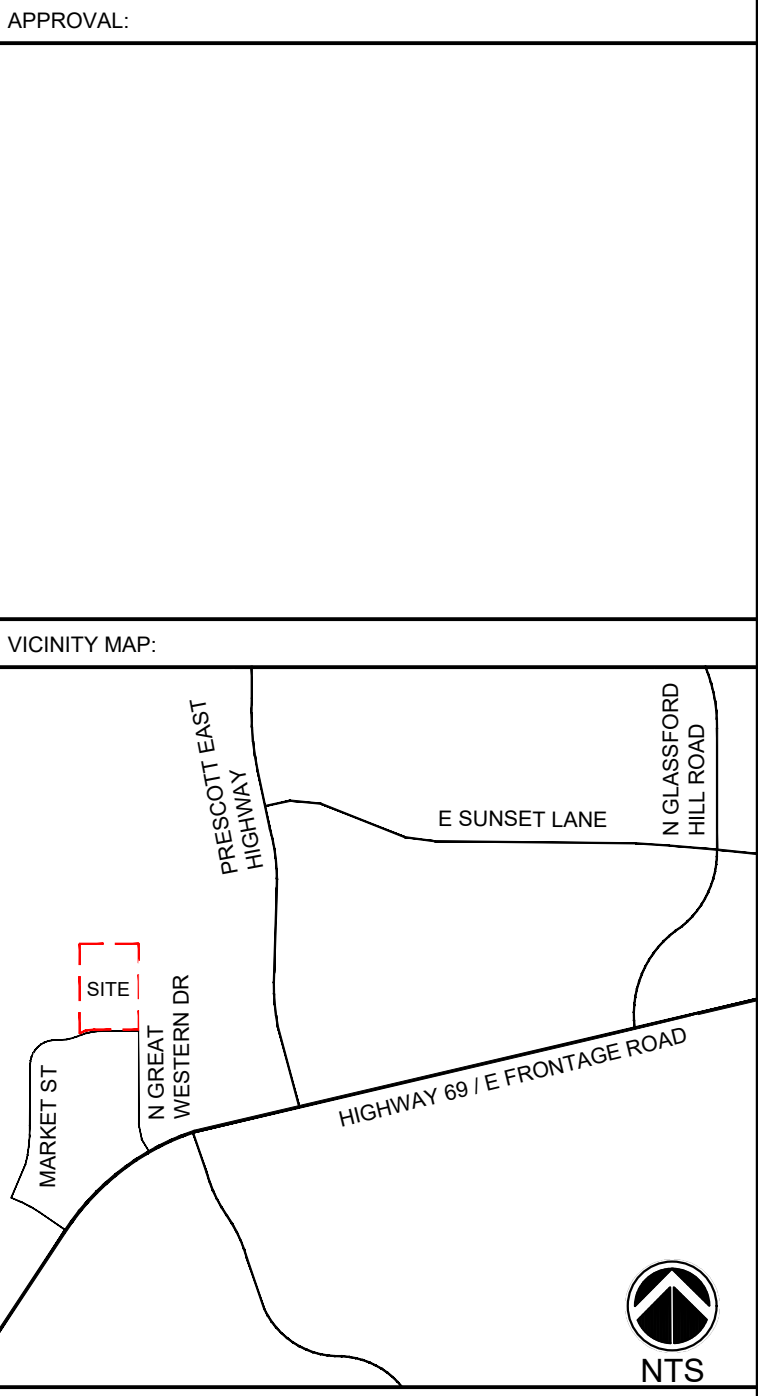


- LEGEND**
- SOD**  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF
  - 1-3" ROCK**  
TYPE: 1-3" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
  - BREEZE**  
COLOR: MINUS MESA BROWN  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
  - NATIVE SEED-LOW**  
MIX NAME: HILLSIDE NATIVE FINE FESCUE  
SUPPLIER: WEST COAST TURF  
OR APPROVED EQUAL
  - 3-6" COBBLE**  
TYPE: 3-6" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
  - PLAYGROUND MULCH**  
CERTIFIED PLAYGROUND CHIPS
  - NATIVE SEED- DETENTION**  
MIX NAME: AZ PF DESERT PLATEAU NATIVE GRASS  
MIX  
SUPPLIER: ARIZONA PHEASANTS  
FOREVER HABITAT SEED SUPPLIER
  - BOULDERS**  
-MINIMUM 2'; ALL DIMENSIONS  
-MAXIMUM 5'; ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR TO INSTALL
  - EDGING**  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
 **Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
 **TRIOSY INVESTMENT CO**  
6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919



PROJECT:  
**VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY**

**PRESCOTT VALLEY, AZ  
MAY, 2023**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	22.1294.004
DRAWN BY:	AV HA
CHECKED BY:	CP AP
APPROVED BY:	CP
SHEET TITLE:	

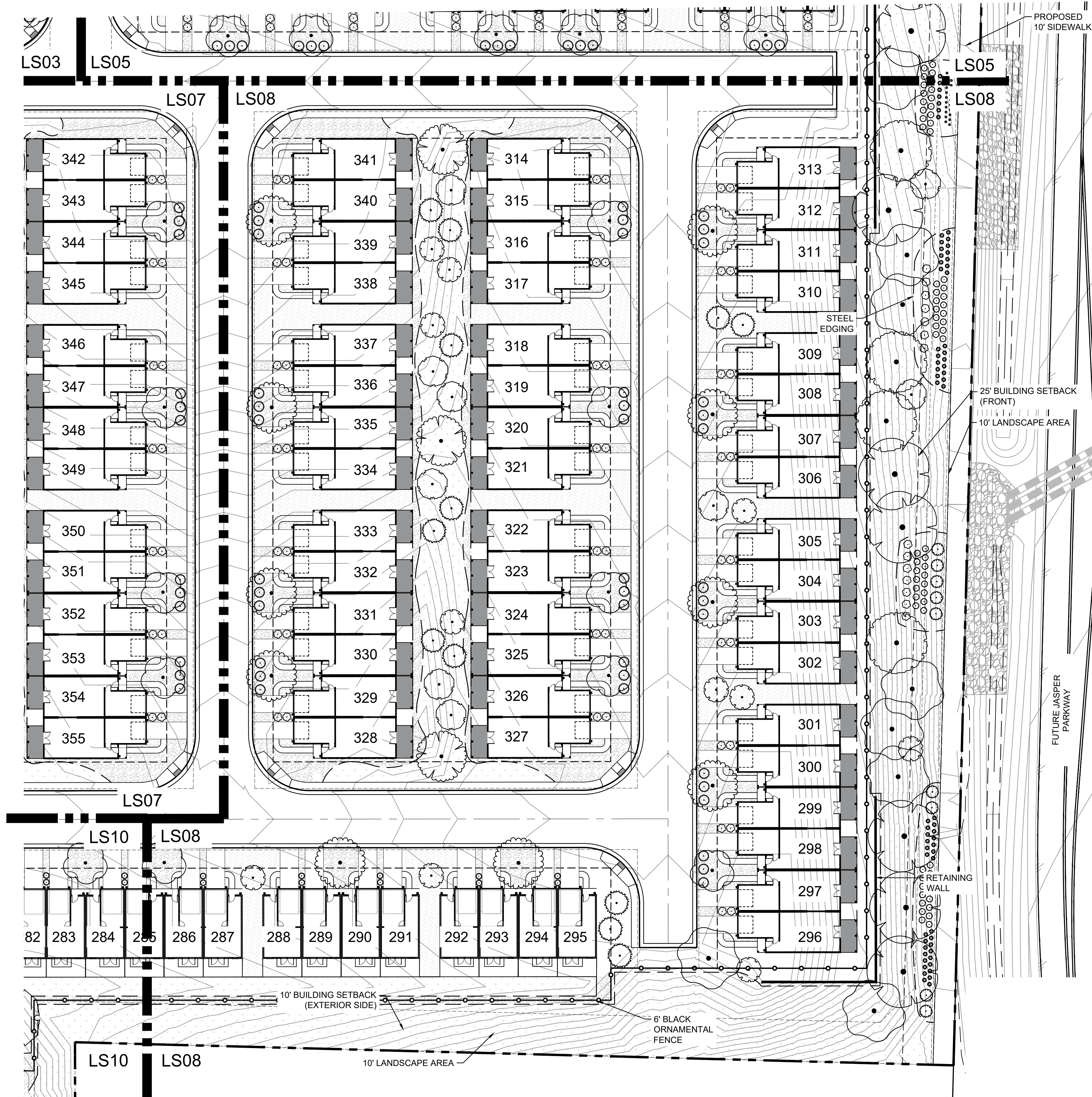
**PRELIMINARY  
LANDSCAPE PLAN**

**LS07**

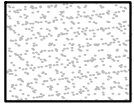
**SHEET 12 OF 15**

CITY FILE NO.: #####





LEGEND

-  SOD  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF
- 

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

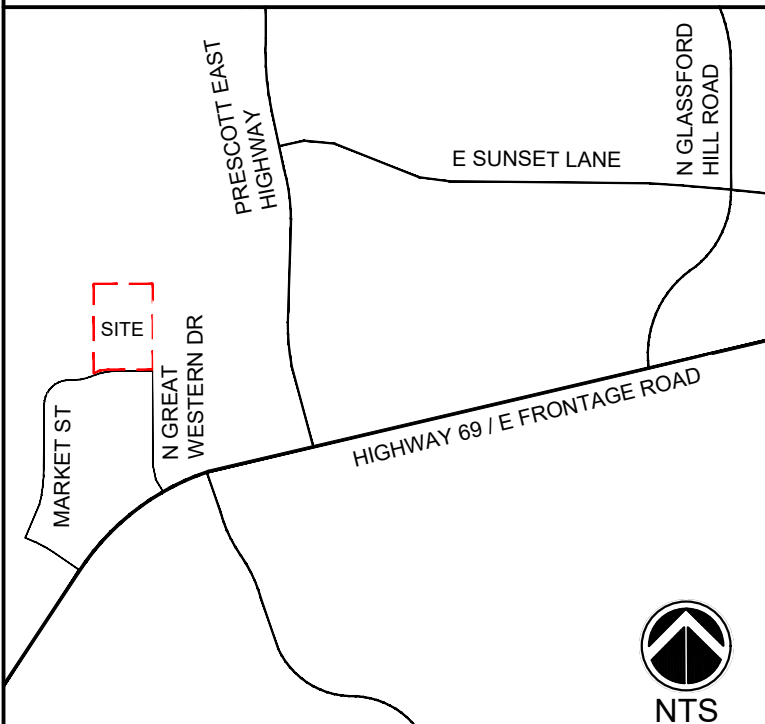
OWNER/DEVELOPER:



6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:



PROJECT:

VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY

PRESCOTT VALLEY, AZ  
MAY, 2023

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1294.004

DRAWN BY: AV HA

CHECKED BY: CP AP

APPROVED BY: CP

SHEET TITLE:

PRELIMINARY  
LANDSCAPE PLAN

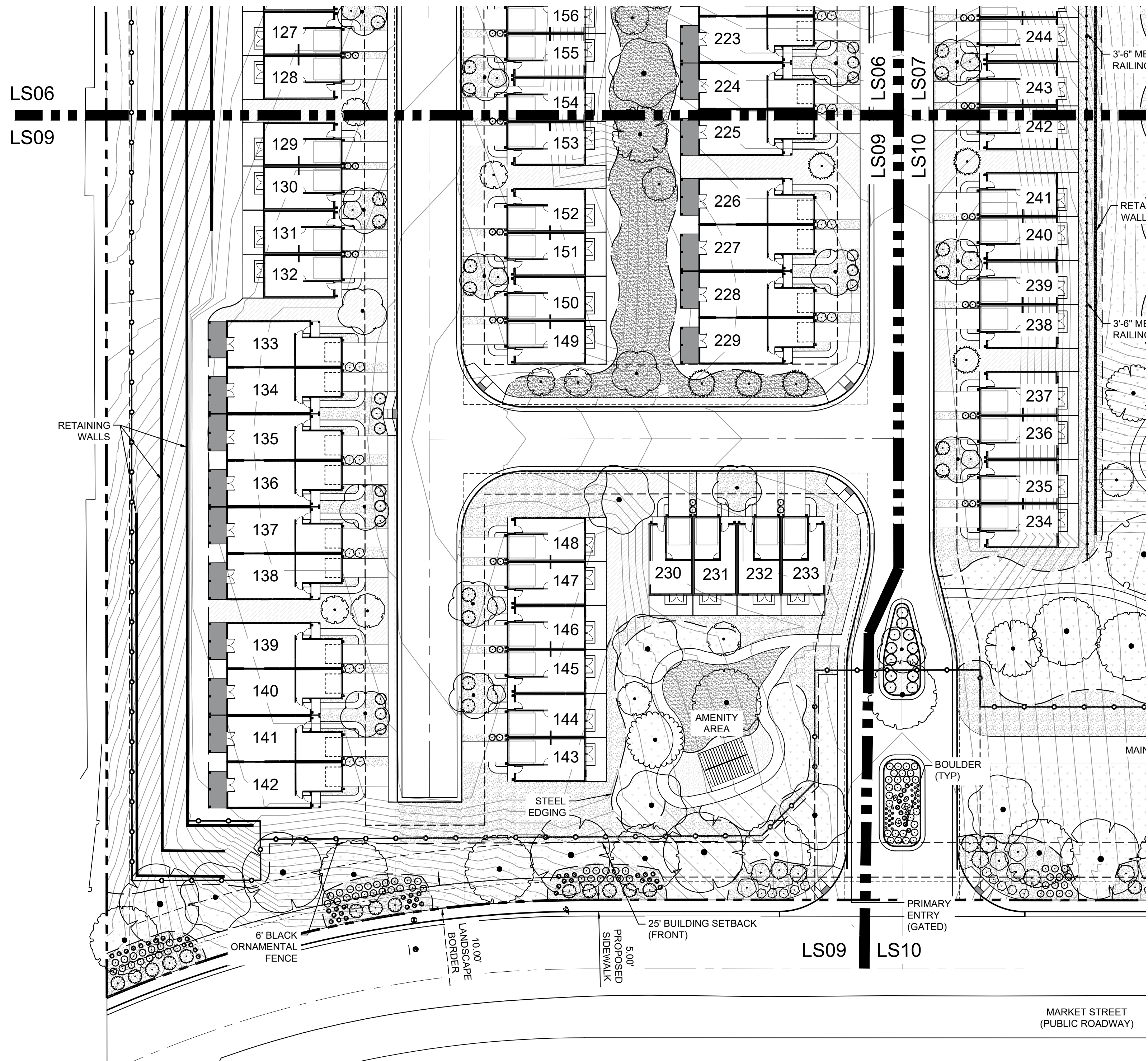
LS08

SHEET 13 OF 15

CITY FILE NO.: #####

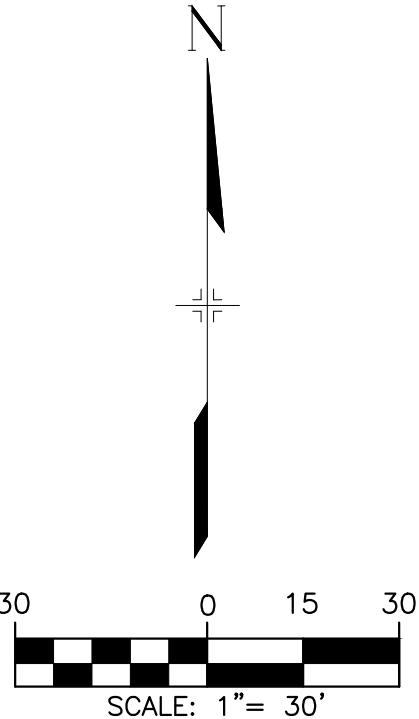


FILE LOCATION: S:\22\_1294\004 PRESCOTT VALLEY\300 CADD\504 PLAN SETS\DEVELOPMENT PLAN\LS01.DWG



LEGEND

- SOD  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF
- 



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

**Matrix**

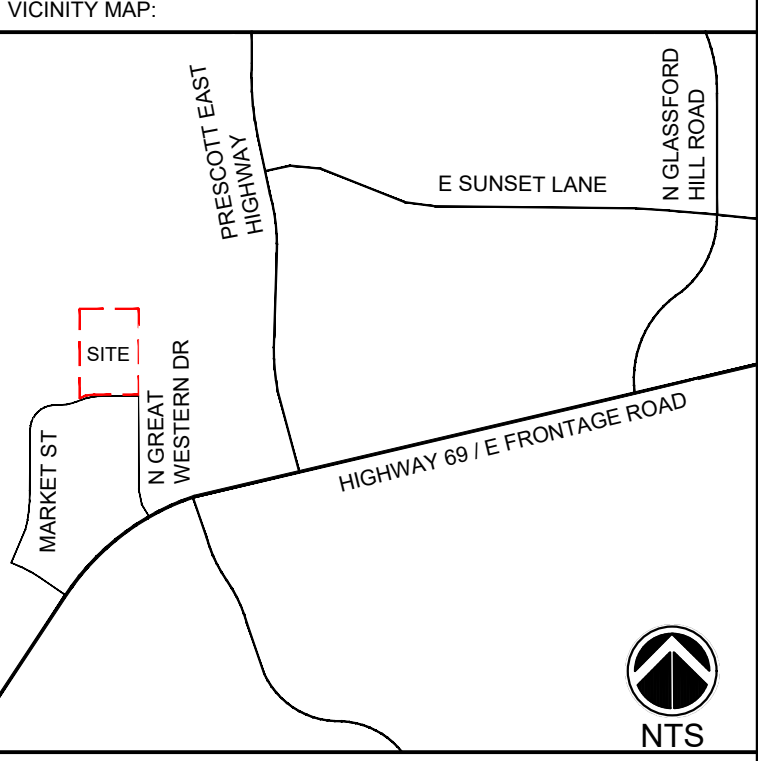
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

**TRIOSY**  
INVESTMENT CO

6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:



PROJECT:

VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY

PRESCOTT VALLEY, AZ  
MAY, 2023

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	22.1294.004
DRAWN BY:	AV HA
CHECKED BY:	CP AP
APPROVED BY:	CP

SHEET TITLE:

**PRELIMINARY  
LANDSCAPE PLAN**

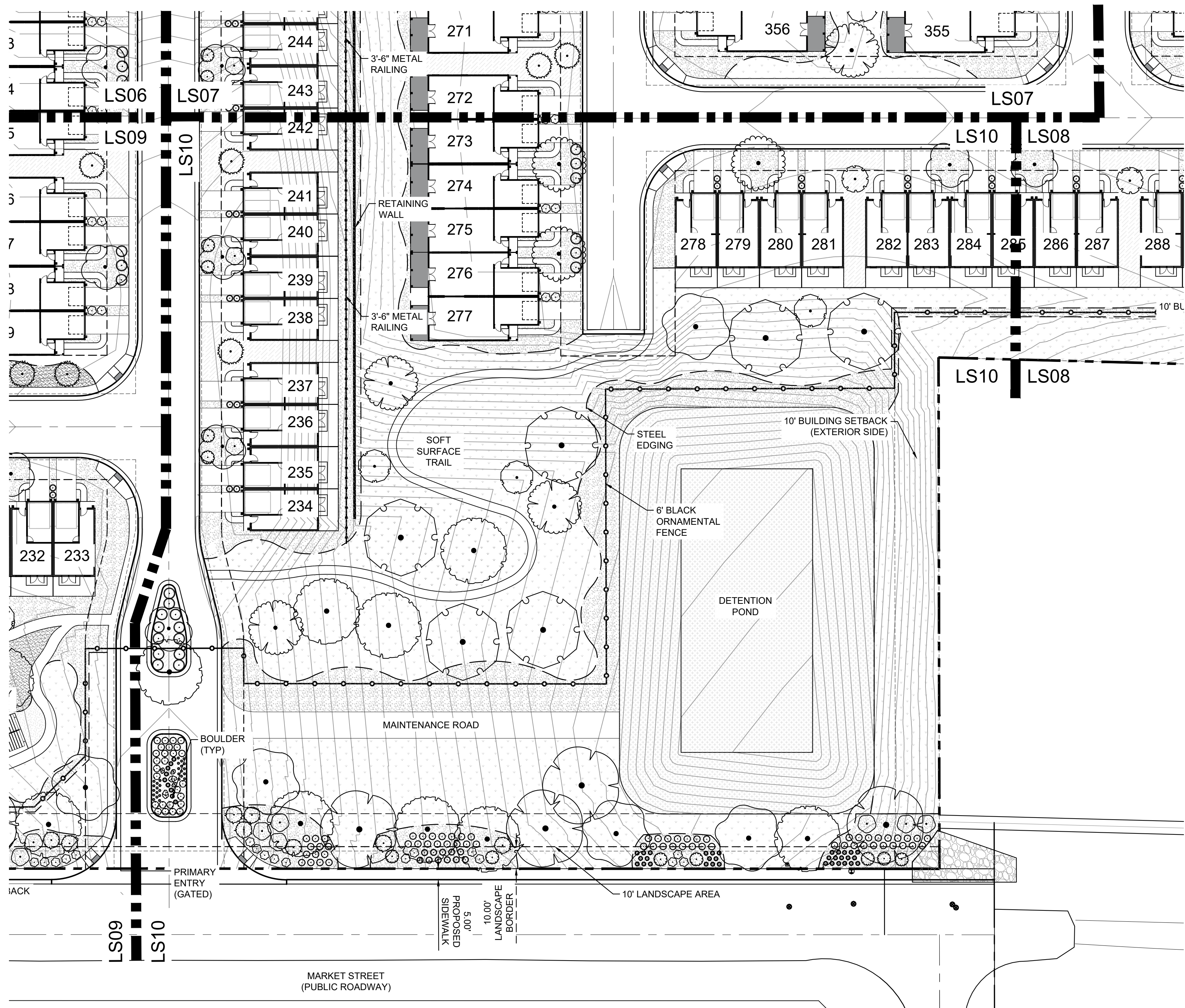
**LS09**

**SHEET 14 OF 15**

CITY FILE NO.: #####

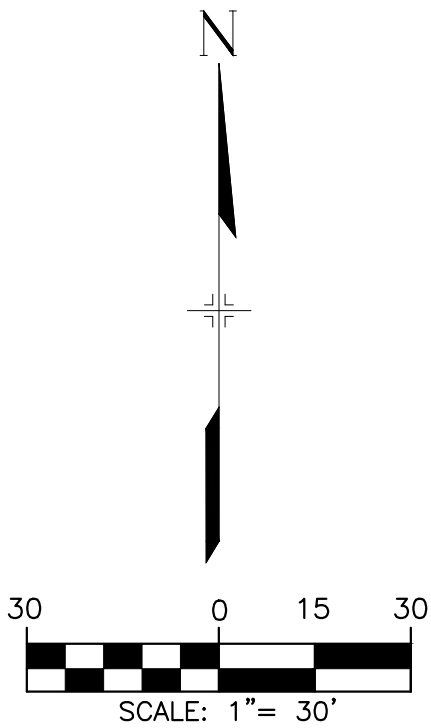


FILE LOCATION: S:\22\_1294\004 PRESCOTT VALLEY\300 CADD\504 PLAN SETS\DEVELOPMENT PLAN\LS10.DWG



LEGEND

- SOD  
PRODUCT: E-Z TURF FOR ARIZONA SOD OVERSEED  
SUPPLIER: WEST COAST TURF
- 1-3" ROCK  
TYPE: 1-3" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
- BREEZE  
COLOR: MINUS MESA BROWN  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
- NATIVE SEED-LOW  
MIX NAME: HILLSIDE NATIVE FINE FESCUE  
SUPPLIER: WEST COAST TURF  
OR APPROVED EQUAL
- 3-6" COBBLE  
TYPE: 3-6" SALT RIVER ROCK  
SUPPLIER: PRESCOTT DIRT, LLC  
DEPTH: 3" MIN  
OR APPROVED EQUAL
- PLAYGROUND MULCH  
CERTIFIED PLAYGROUND CHIPS
- NATIVE SEED- DETENTION  
MIX NAME: AZ PF DESERT PLATEAU NATIVE GRASS  
MIX  
SUPPLIER: ARIZONA PHEASANTS  
FOREVER HABITAT SEED SUPPLIER
- BOULDERS  
-MINIMUM 2', ALL DIMENSIONS  
-MAXIMUM 5', ALL DIMENSIONS  
-SUBMIT FOR APPROVAL PRIOR  
TO INSTALL
- EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)

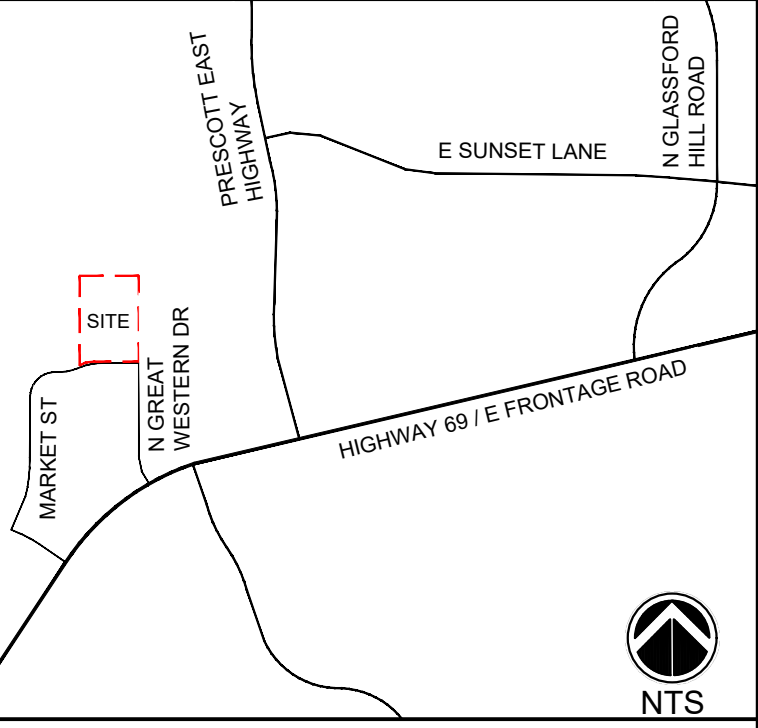


CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
 **Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
 **TRIOSY**  
INVESTMENT CO  
6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

APPROVAL:

VICINITY MAP:



PROJECT:  
**VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY**

**PRESCOTT VALLEY, AZ  
MAY, 2023**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1294.004  
DRAWN BY: AV HA  
CHECKED BY: CP AP  
APPROVED BY: CP  
SHEET TITLE:

**PRELIMINARY  
LANDSCAPE PLAN**

**LS10**  
**SHEET 15 OF 15**

CITY FILE NO.: #####