



**TO:** Planning and Zoning Commission

**FROM:** Brett Burningham, Planning Administrator; Sarah Clark, Planner II

**RE:** Discussion and Possible Action on P17-0106, “Ovation at Meridian Clubhouse and Recreation Area Major Site Plan”, a request by Greg Davis of Iplan Consulting on behalf of William Lyon Homes for approval of a Major Site Plan for the construction a 7.6-acre recreation area, which includes a 13,365 square foot clubhouse building to serve the residents of the Ovation at Meridian active adult community. The project site is located internal to the Ovation at Meridian active adult gated community, which is south of the southeast corner of Meridian and Ocotillo Roads.

**DATE:** November 8, 2017

**STAFF RECOMMENDATION**

Staff recommends approval of P17-0106 “Ovation at Meridian Clubhouse and Recreation Area Major Site Plan”, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to approve P17-0106 “Ovation at Meridian Clubhouse and Recreation Area Major Site Plan”, subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOAL**



Secure Future



Quality Lifestyle

**SUMMARY**

This proposal consists of a request by Greg Davis, of Iplan Consulting on behalf of William Lyon Homes, for approval of a Major Site Plan for a new 13,365 square foot clubhouse building and recreation area. The project site is located within Parcel R of the

Ovation at Meridian active adult gated community, which is located south of the southeast corner of Meridian and Ocotillo Roads.

## HISTORY

October 1, 2008	Town Council approved annexation of Church Farm (Meridian) into the Town of Queen Creek.
April 18, 2012	Town Council approved rezoning and subdivision case numbers RZ11-038 and SD11-039, for the Church Farms PAD (Meridian).
May 17, 2017	Town Council approved Ordinance 640-17 (Case P17-0003) to repeal Ordinance 514-14 and amend Ordinance 510-12 for the “Active Adult at Meridian Planned Area Development (PAD) Amendment”
October 11, 2017	Planning Commission approved “Ovation at Meridian Preliminary Plat” (Case P17-0093)

## DISCUSSION

The applicant is requesting approval of a Major Site Plan for the construction a 7.6-acre recreation area, which includes a 13,365 square foot clubhouse building to serve the residents of the Ovation at Meridian, an “age restricted” or “active adult” community. The project site is located within Parcel R of the Ovation at Meridian active adult gated community and is bound by the future Sonoqui Boulevard to the north, Trajen Place to the east, Creosote Drive to the south and Maddox Road to the west. The Ovation at Meridian community includes 780 lots and is located south of the southeast corner of Meridian and Ocotillo Roads.

According to the applicant, the clubhouse building proposes a number of recreational amenities to serve residents of the Ovation at Meridian community, including:

- Great room
- Covered outdoor patio
- Business center
- Exercise rooms
- Billiards
- Kitchen
- Banquet room
- Library
- Arts and crafts room
- Restrooms

The outdoor recreation area also includes the following amenities:

- A pool and lounge area with cabanas
- Ramada
- Fire pit
- Barbeque area
- Shade pavilion
- (2) bocce ball courts
- (4) pickleball courts
- (2) tennis courts
- Event lawn
- Area for food trucks

The proposed private clubhouse and recreation area is the first of its kind in the Town.

Vehicular access to the site is provided at two driveway entrances located along Maddox Road. Pedestrian access is proposed at all sides of the site, providing connectivity to the residents to the north, east, south, and west. Residents will access the clubhouse using electronic key cards. The clubhouse and recreation area is proposed to be open 7:00AM to 10:00PM.

The proposed building elevations include varying roof types, heights, and building massing, a prominent main entrance, a substantial amount of windows, a large roof cornice, stucco finishing, and generous amounts of stone. The proposed building height is 27-feet, which is beneath the 30-foot maximum building height for the R1-4 zoning district.

The development is served by 70 parking spaces, four (4) of which are ADA spaces.

The landscaping proposed for the clubhouse recreation area is consistent with the landscaping design utilized in the Ovation at Meridian subdivision.

<b>Ovation at Meridian Clubhouse and Recreation Area Major Site Plan Project Information</b>	
Project Name	Ovation at Meridian Clubhouse and Recreation Area Major Site Plan
Site Location	This project is located south of the southeast corner of Ocotillo Road and Meridian Road in the Ovation at Meridian master planned subdivision
Current Zoning	R1-4 (Urban Development District)/PAD
General Plan Designation	Medium High Density Residential (0-5 DU/AC)
Proposed Building Height	27 feet
Surrounding Zoning Designations:	
North	Ovation at Meridian R1-4/PAD
South	Ovation at Meridian R1-5 /PAD
East	Ovation at Meridian R1-5 /PAD
West	Ovation at Meridian R1-4/PAD
Gross Acreage	7.6 acres
Parking Spaces	70 spaces

**ANALYSIS**

**General Plan Review:** The subject property is designated as Medium High Density (0-5 du/acre) on the General Plan Land Use Map. The project is consistent with the General Plan land use designation.

**Zoning Review:** The zoning designation of the property is R1-4 (Urban Development District)/PAD, which allows for recreational uses.

**Site Plan Review:** The Site Plan meets the Zoning Ordinance requirements development within the R1-4 zoning district.

**Building Elevation Review:** The building elevations are in compliance with the Town Design Standards. The design of the clubhouse building echoes that of a grand rustic lodge but with a contemporary flair. The building uses a hierarchy of massing and roof heights. The most pronounced architectural mass is the Great Room, which uses a massive peak roof held up by stone pillars. Fenestration is used on both the front and rear of this massing. The main building material uses two shades of smooth finish stucco but two different stone veneers are also used heavily on the building to provide massing articulation and to add weight to this long structure. A commercial quality storefront glass provides a light weight feel counter balance to the stone and floods the interior spaces with natural light. The roof system is a rustic colored metal that works with the fenestration to give the building a contemporary look and feel.

**Engineering Review:** The project has been reviewed by the Town Engineering and Transportation Engineering Division and is in compliance with the Town's development standards.

**Landscape / Open Space / Fence Plan Review:** The overall landscaping meets the Town's standards as set forth in the Zoning Ordinance and reflects the landscaping design utilized in the Ovation at Meridian subdivision.

### CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. Monument signage and building signage will be reviewed and approved under a separate Sign Permit.
3. Mechanical equipment, whether ground level or roof-mounted, shall be screened from public view and designed to appear as an integral part of the building. Electrical meter and service components shall be screened from public view and painted to match the exterior color of the building.

### ATTACHMENTS

1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Project Narrative
5. Site Plan Exhibit
6. Clubhouse Floorplan Exhibit
7. Landscape Plan Exhibit
8. Building Elevations Exhibit

# Project Name: Ovation at Meridian Clubhouse and Recreation Area Major Site Plan

Case Number: P17-0106

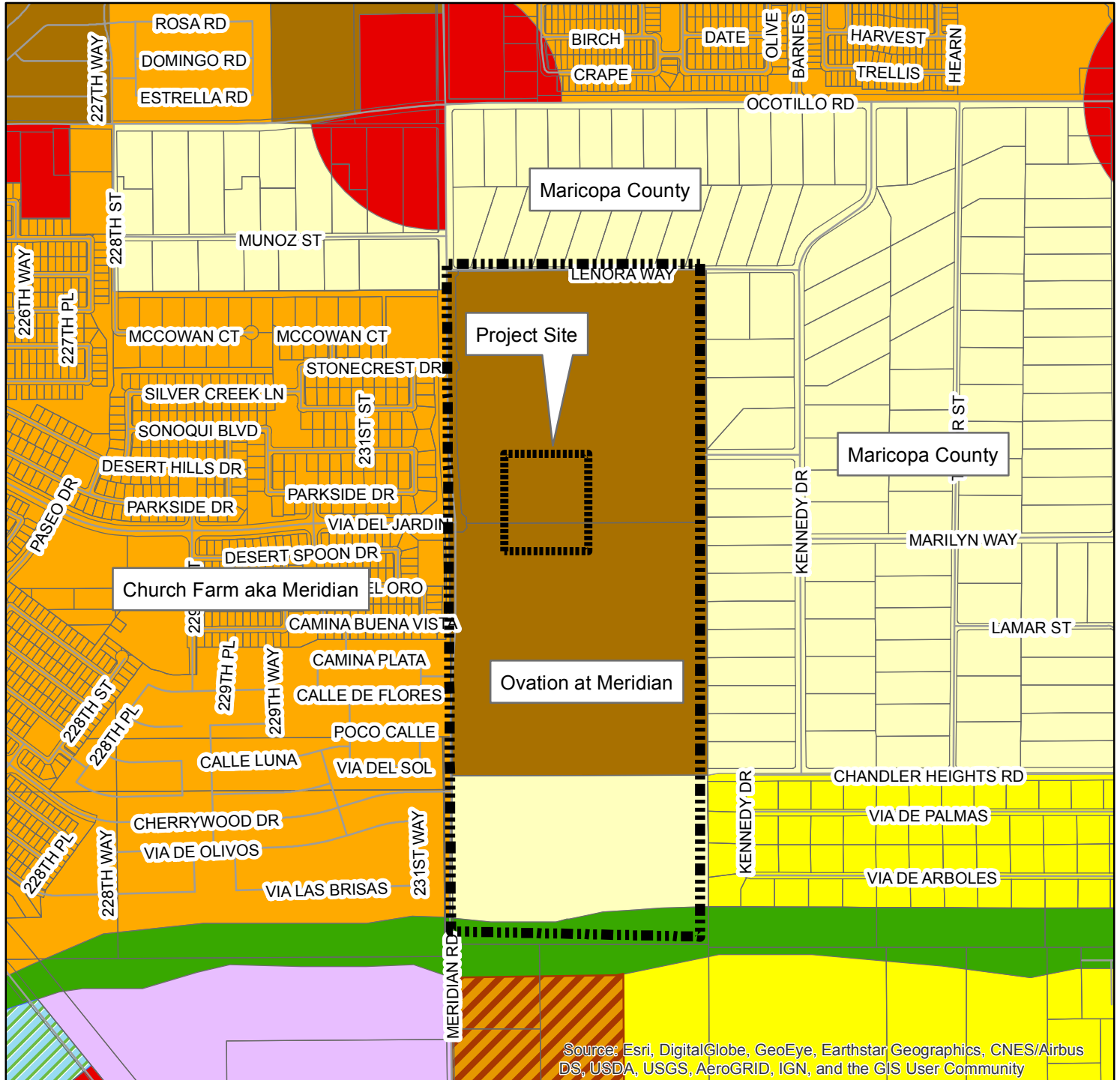
Hearing Dates: November 8, 2017



# Project Name: Ovation at Meridian Clubhouse and Recreation Area Major Site Plan

Case Number: P17-0106

Hearing Dates: November 8, 2017 (Planning Commission)

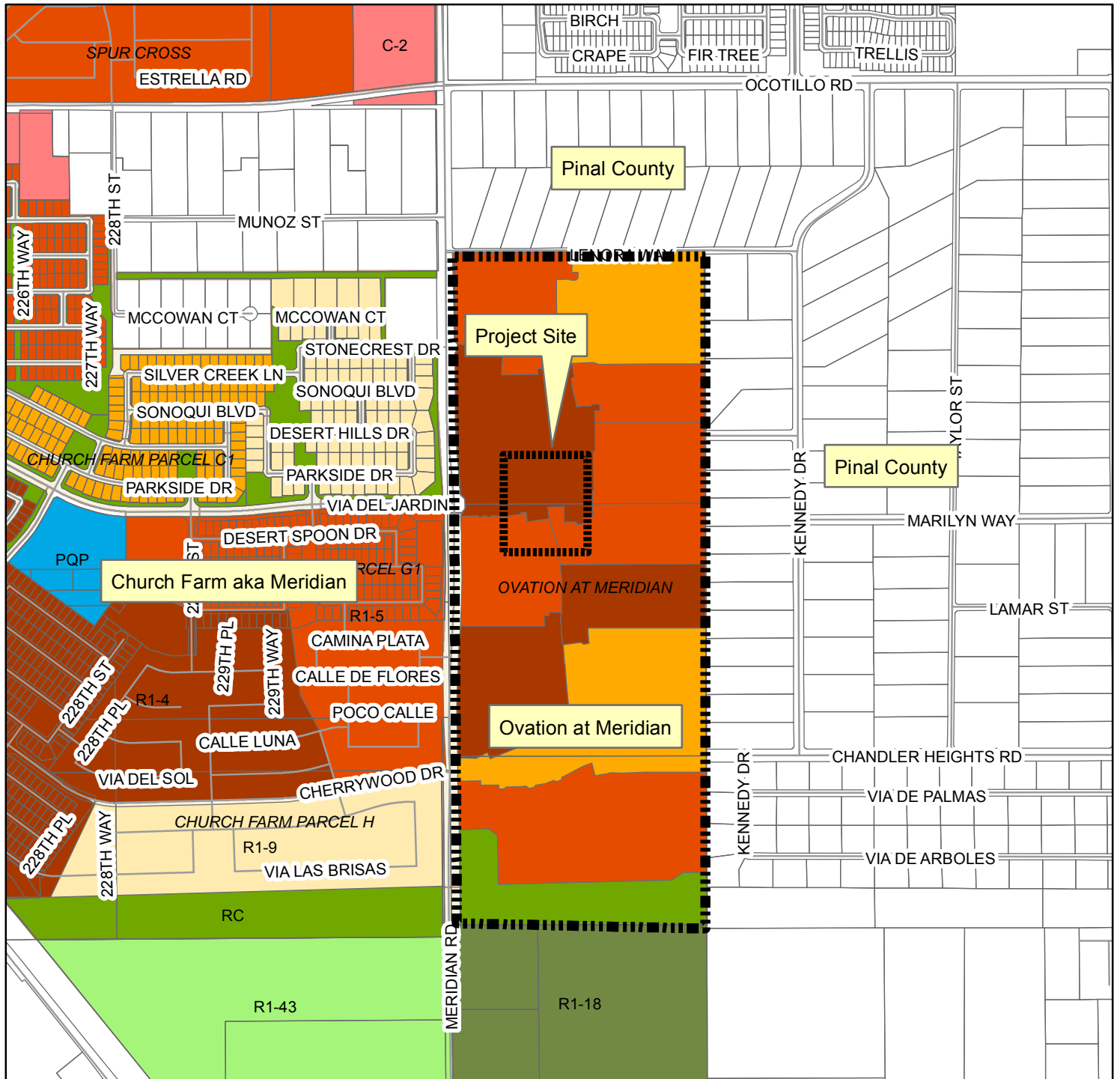


## General Plan Land Use


# Project Name: Ovation at Meridian Clubhouse and Recreation Area Major Site Plan

Case Number: P17-0106

Hearing Date: November 8, 2017 (Planning Commission)



## Zoning Districts

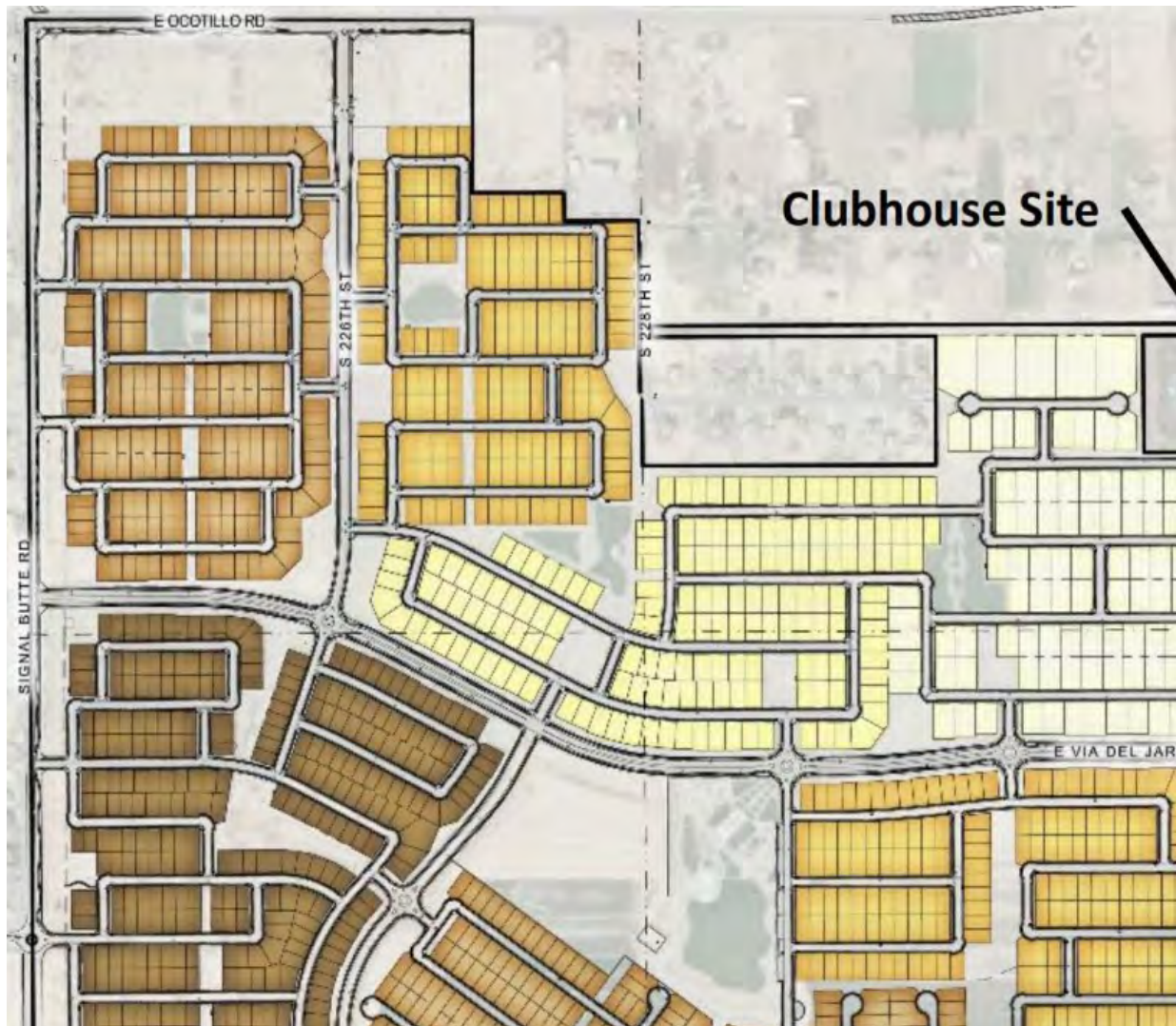
C-1, Commercial	PQP, Public/Quasi-Public	R1-4, Residential	R1-9, Residential	R1-35, Residential
C-2, Commercial	RC, Recreation/Conservation	R1-5, Residential	R1-10, Residential	R1-43, Residential
TC, Commercial	R-2, Residential	R1-6, Residential	R1-12, Residential	R1-54, Residential
I-1, Industrial	R-3, Residential	R1-7, Residential	R1-15, Residential	R1-190, Residential
I-2, Industrial	R-4, Residential	R1-8, Residential	R1-18, Residential	





## Ovation at Meridian Site Plan Narrative

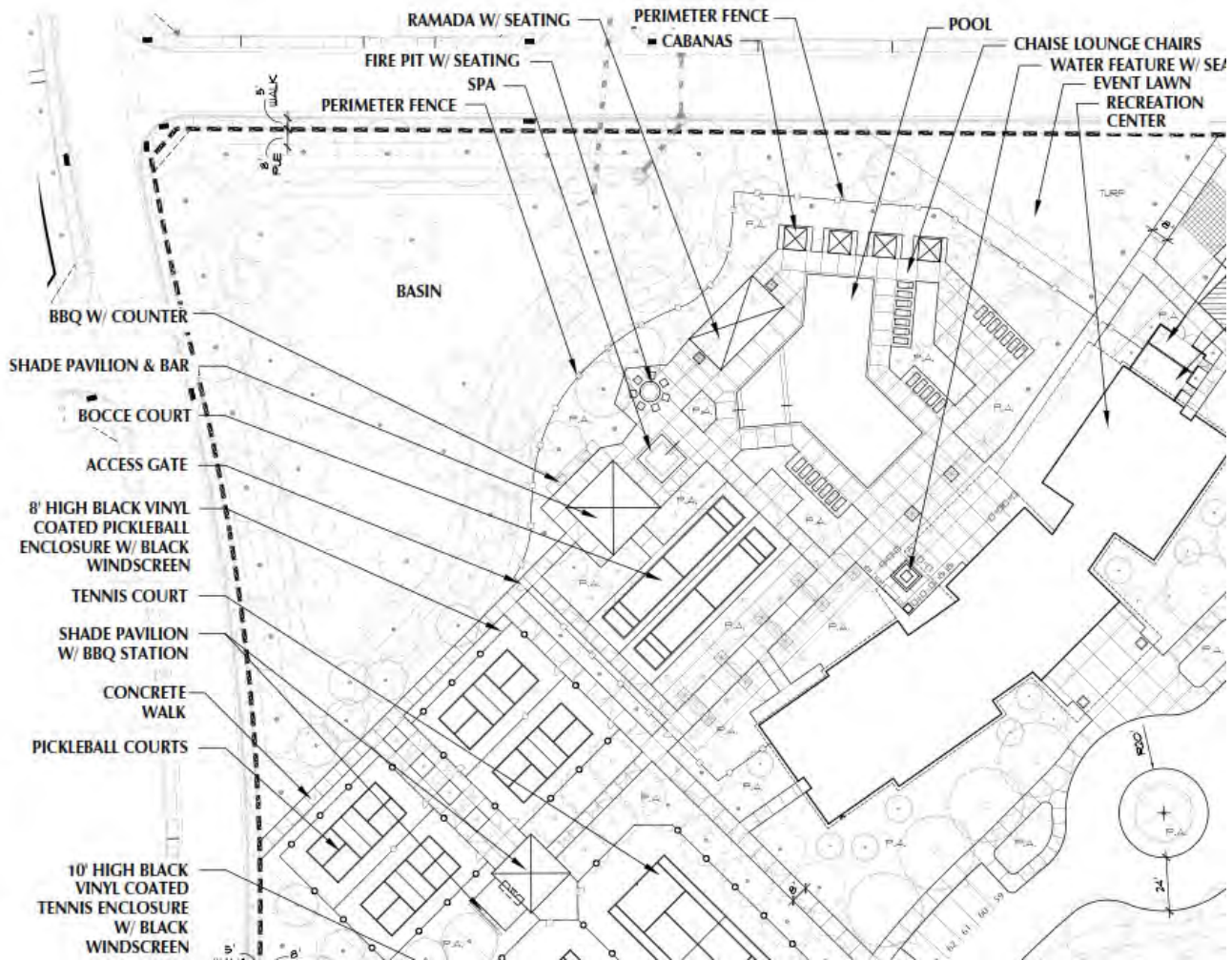
William Lyon Homes (WLH) is proud to propose a Site Plan request for the community clubhouse recreation area proposed in the new Ovation neighborhood within the Meridian master plan community. Ovation is an active adult (age qualified) neighborhood, which we believe will be the first of its kind in the Town of Queen Creek. The Meridian master plan is approximately 840 acres in all and extends from Signal Butte ¼ mile east of Meridian Road and from the Queen Creek Wash to ¼ mile south of Ocotillo Road. Ovation at Meridian is the approximately 245 acres comprising all of the master plan property east of Meridian Road. Ordinance 640-17 was approved in May of 2017 and formally amended the Meridian/Church Farm Planned Area Development (PAD) to allow for the implementation of this project. A concurrent request for Preliminary Plat approval for Ovation was submitted in June and includes the approximately 7.6 acres that make up the clubhouse recreation area site plan.



**Site Plan:**

Ovation at Meridian proposes a total of 780 homes distributed throughout the 234 acres east of Meridian. Near the center of that acreage is the primary amenity area for the neighborhood. Active Adult communities tend to have a higher level of amenities for their residents than the traditional single family neighborhoods and that is certainly the case with Ovation. The concurrent Preliminary Plat identified several smaller activity areas throughout the project but the main emphasis of the residents' recreational needs will be met in the 7.6 acres that comprise the clubhouse recreation area.

**Site Plan**



The clubhouse recreation area is positioned to provide convenient and safe accessibility from anywhere in the project. As such, access is provided off of the main entry drive as well as four community local streets. A divided entrance is proposed to make a safe transition from the entry road off Meridian. Although the clubhouse recreation area is connected to several sidewalks and trails, many of residents may need to drive to the site for medical reasons which is why we have designed a large pick-up/drop-off area and a large parking lot. Handicap

parking requirements have been exceeded for obvious reasons. A total of 72 parking spaces are proposed, which surpasses the Town's requirements.

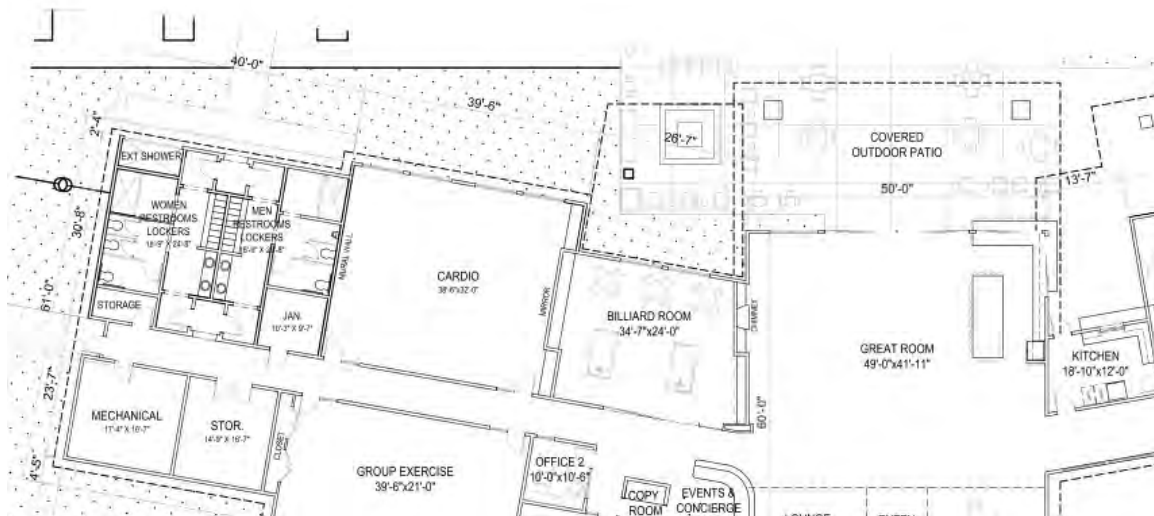
The clubhouse recreation area needs to be easy to find and to accomplish that we have proposed a monument sign at the entry as well as energy efficient lighting for both the driveway and parking fields. Additional pedestrian lighting in the form of bollards will help residents circulate the clubhouse recreation area safely.

The landscaping proposed for the clubhouse recreation area was designed in conjunction with the rest of the preliminary plat plans and therefore uses the same plant palette, sizes, and density of materials. Specimen trees in larger than typical sizes are planned for the entry way and in the rear pool patio area to provide a resort like look and feel to the site.

**Clubhouse:**

The center of activity for the Ovation neighborhood is always going to be the clubhouse recreation area but it is the clubhouse itself that will be the central gathering space for the residents. The clubhouse building is proposed to be over 13,000 square feet which includes the very large covered outdoor patio. Inside the building are several spaces and rooms that will serve the various recreational needs and interests of the residents. The main gathering space is the Great Room which can function as a reception area, lounge, meeting space, or just a large family room that overlooks the patio and pool area. The largest room in the building is the Banquet room which is served by a full kitchen and can be divided into smaller rooms for multiple banquet type events. A sizable fitness center includes spaces for equipment and group exercises. A Billiard room, craft room, and library round out the diverse activity spaces planned for the clubhouse. At the north end of the clubhouse is a men's and women's changing/restroom which serves both the clubhouse, but also the outdoor pool area.

**Floor plan**



The design of the clubhouse building is meant to echo that of a grand rustic lodge but with a contemporary flair. The building uses a hierarchy of massing and roof heights to convey the importance of the internal spaces. The most pronounced architectural mass is the Great Room which serves as the heart of the building. For this space, the architect uses a massive

peak roof held up by stone pillars. Fenestration is used on both the front and rear of this massing not only to provide a welcoming look and feel, but also to take advantage of the views out both directions. The main building material uses two shades of smooth finish stucco but two different stone veneers are also used heavily on the building to provide massing articulation and to add weight to this long structure. A commercial quality storefront glass provides a light weight feel counter balance to the stone and floods the interior spaces with natural light. The roof system is a rustic colored metal that works with the fenestration to give the building a contemporary look and feel.

### Front Clubhouse Elevation



### Rear Clubhouse Elevation

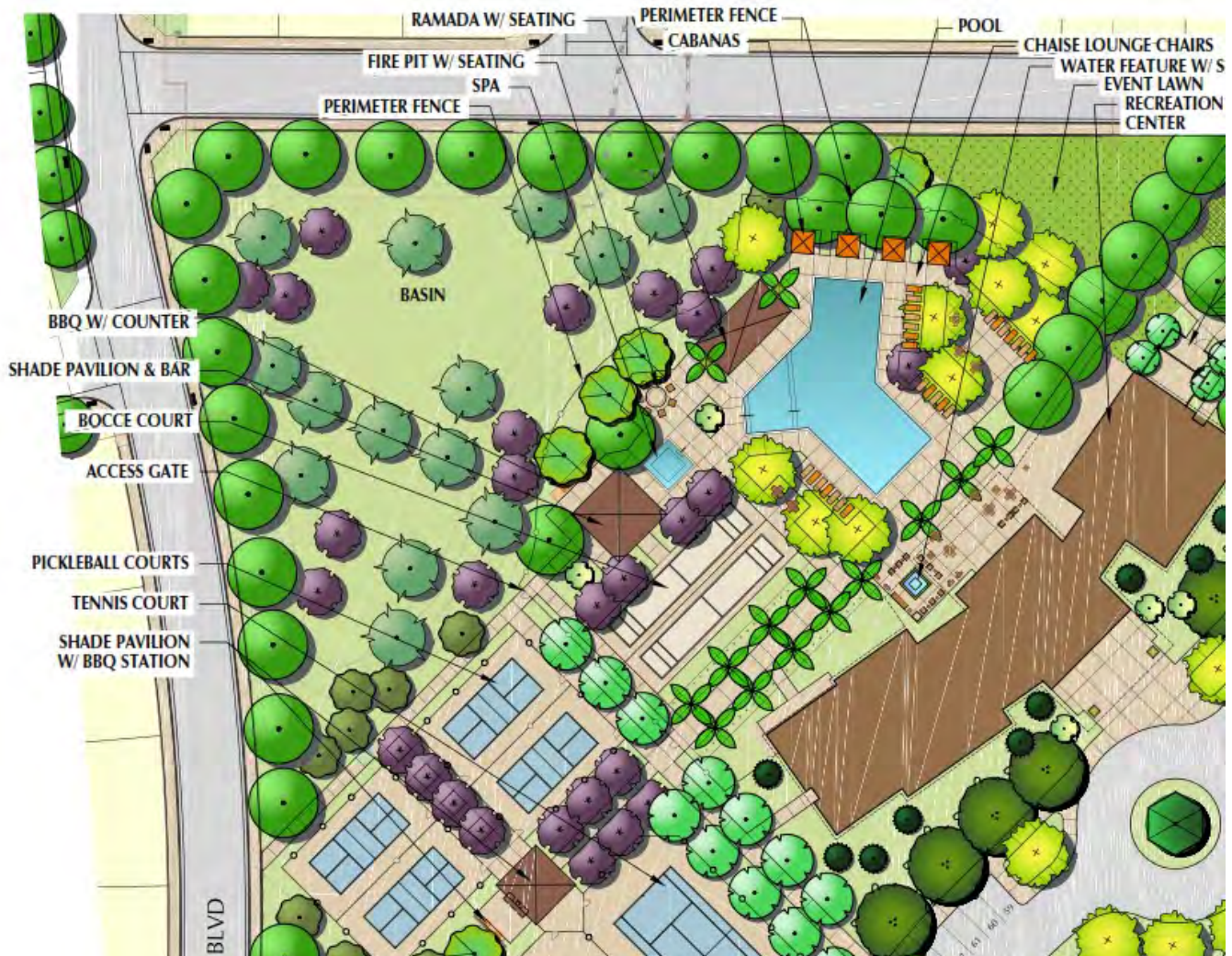


### Amenities:

For any active adult community to be successful over a long period of time, it needs to provide a diverse offering of recreation opportunities. Residents who choose to live in these communities come from many different backgrounds and thus have various ideas as to what they expect their communities to offer. However, there is one amenity that seem to be on every residents' most desired list and that is a large spacious swimming pool and patio area. Our Arizona weather blesses us with the ability to enjoy a swimming pool year-round and because of that, the pool and surrounding patio have become important socialization nodes in all types of neighborhoods. It is for that reason that we have designed the clubhouse recreation area around the swimming pool. The pool is large by itself, but when you include the sprawling patio area featuring sun and shaded lounge areas, table areas, cabanas, and ramadas, this area easily becomes the largest and most important amenity in the community.

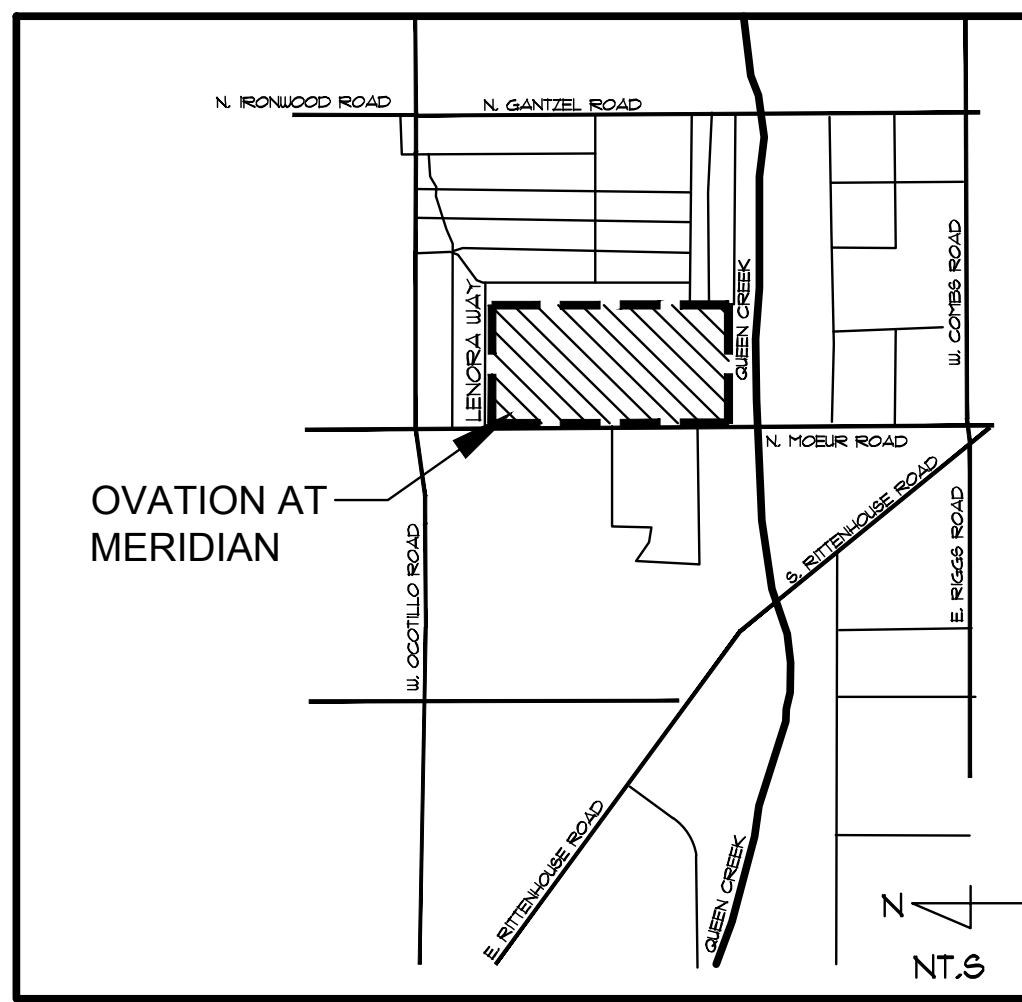
The swimming pool may be the number one desired feature for active adult communities, but a close second is Pickle Ball and Tennis Courts which we are providing in a large group around a shared shade pavilion. Two Bocce Ball courts are nearby as well so there is no shortage of opportunities for physical game competition. Other amenities include a fire pit, BBQs, an event lawn, and even a spot for food truck visits round out the amenities planned for the clubhouse recreation area.

## Clubhouse Amenity Area

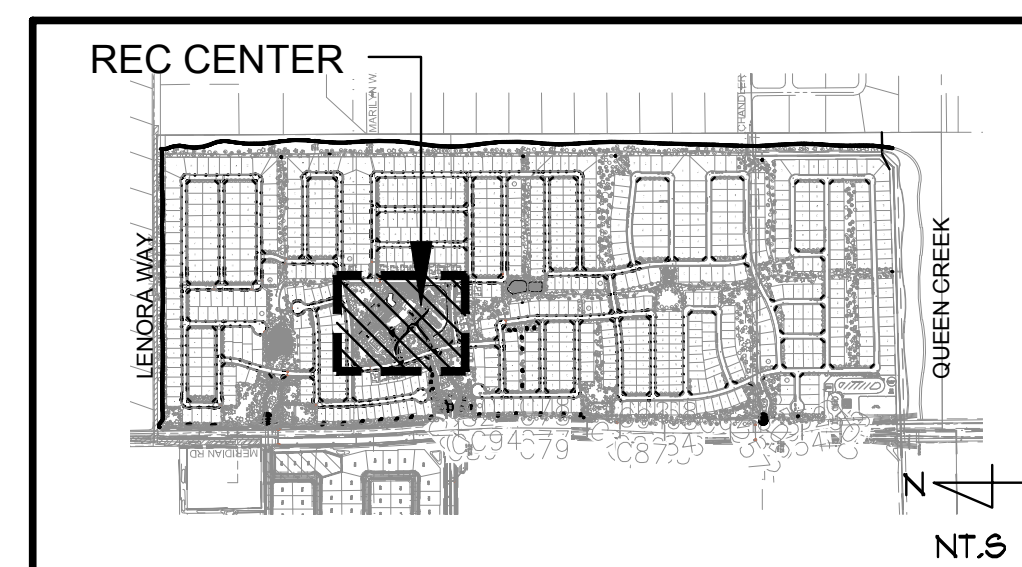


### Conclusion:

William Lyon Homes is quite excited to be on the forefront of helping Queen Creek become a community known for being a destination for families of all ages and lifestyles. We firmly believe there is a strong market for an active adult community in Queen Creek; one that celebrates good neighborly socialization and the outdoor lifestyle the community is known for. As such we are pleased to present this well amenitized Site Plan along with the concurrent Preliminary Plat as an opportunity to create a unique neighborhood that serves an unfilled need in the Town.



VICINITY MAP



KEY MAP

**PROJECT DESCRIPTION:**

The project includes a Private Community Clubhouse, Pool, Spa, Lounge Seating, (3) Shade Pavilions, Bar Area, BBQ area, Pickleball Courts, Tennis Courts, Bocce Court, Cabanas, Water Feature, Event Lawn, and Area for Food Trucks

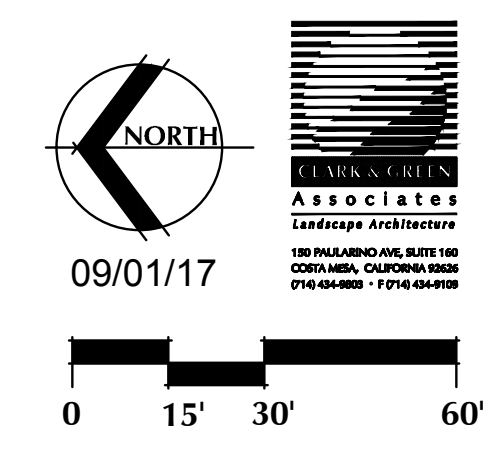
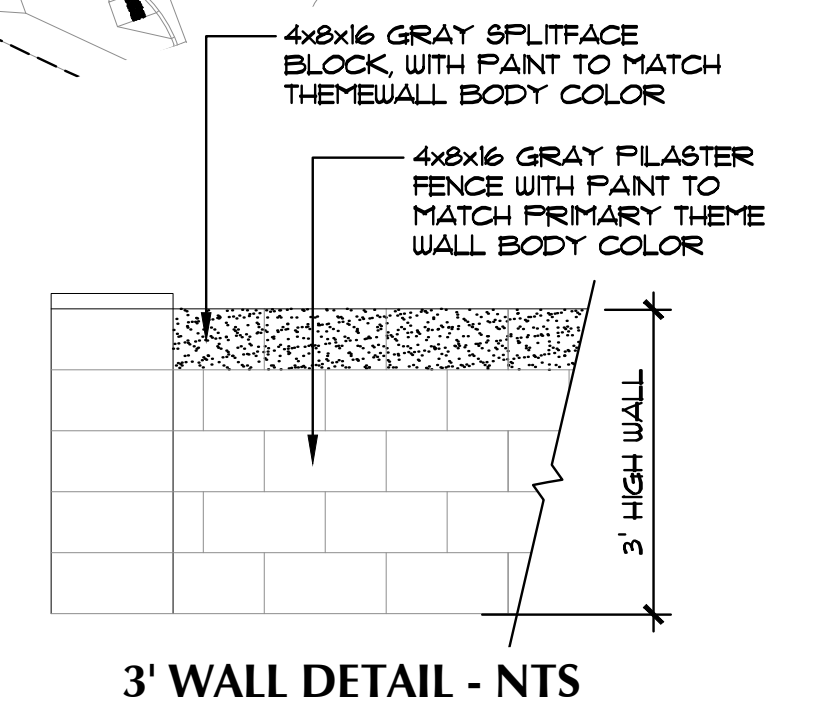
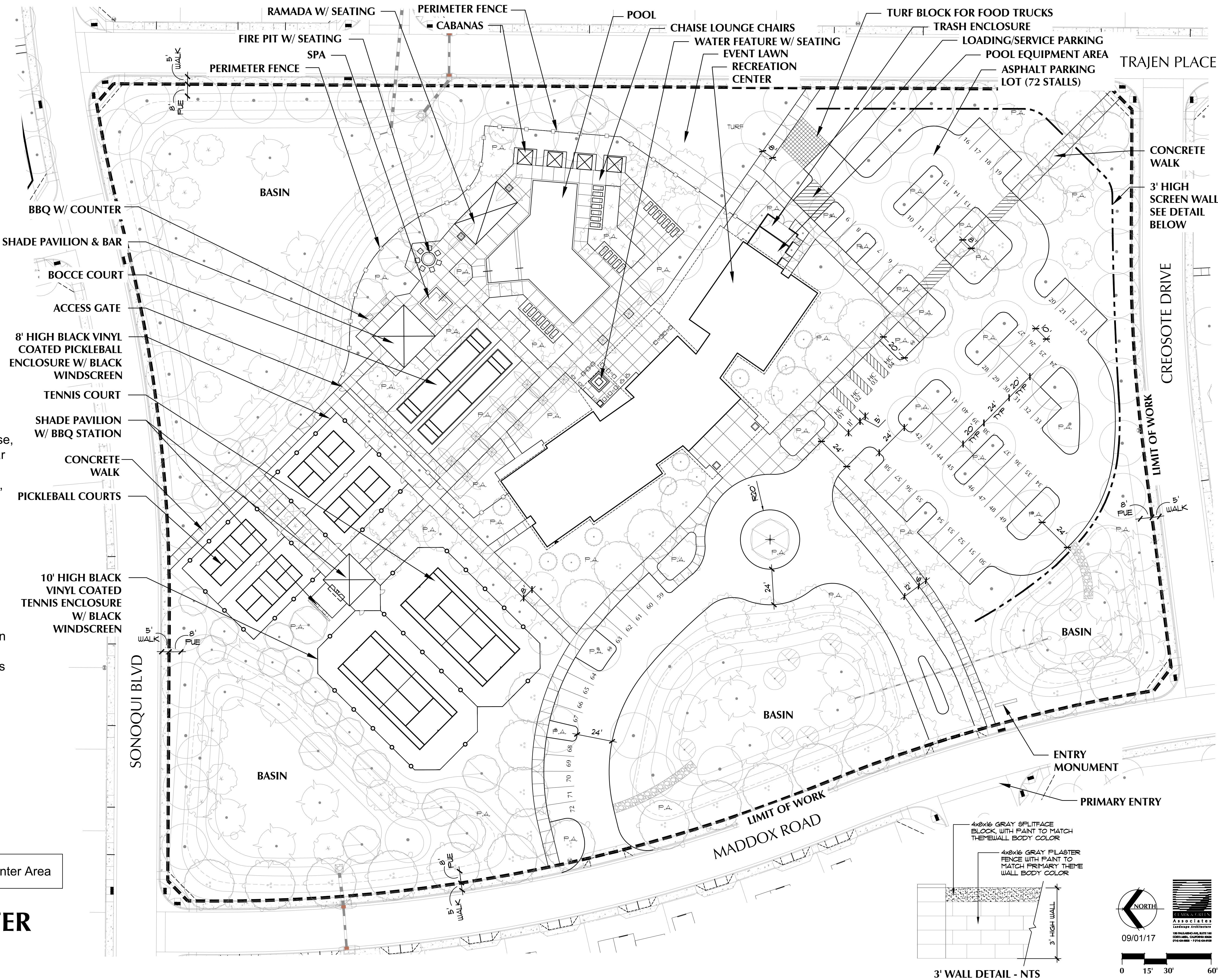
Net Site Area:	7.6135 Acres
Building Square Footage:	13,365 sf
Occupancy:	A & B
Construction Type:	Type VB, Sprinklered
Building Height	
Max Allowable:	30' Maximum
Proposed:	27' to the Highest point on the center roof
Required Parking:	1 Stall per 200 sf/66 Stalls
Provided Parking	
Standard :	66
Accessible:	4
Service/Loading:	2
Total Parking:	72

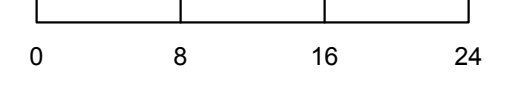
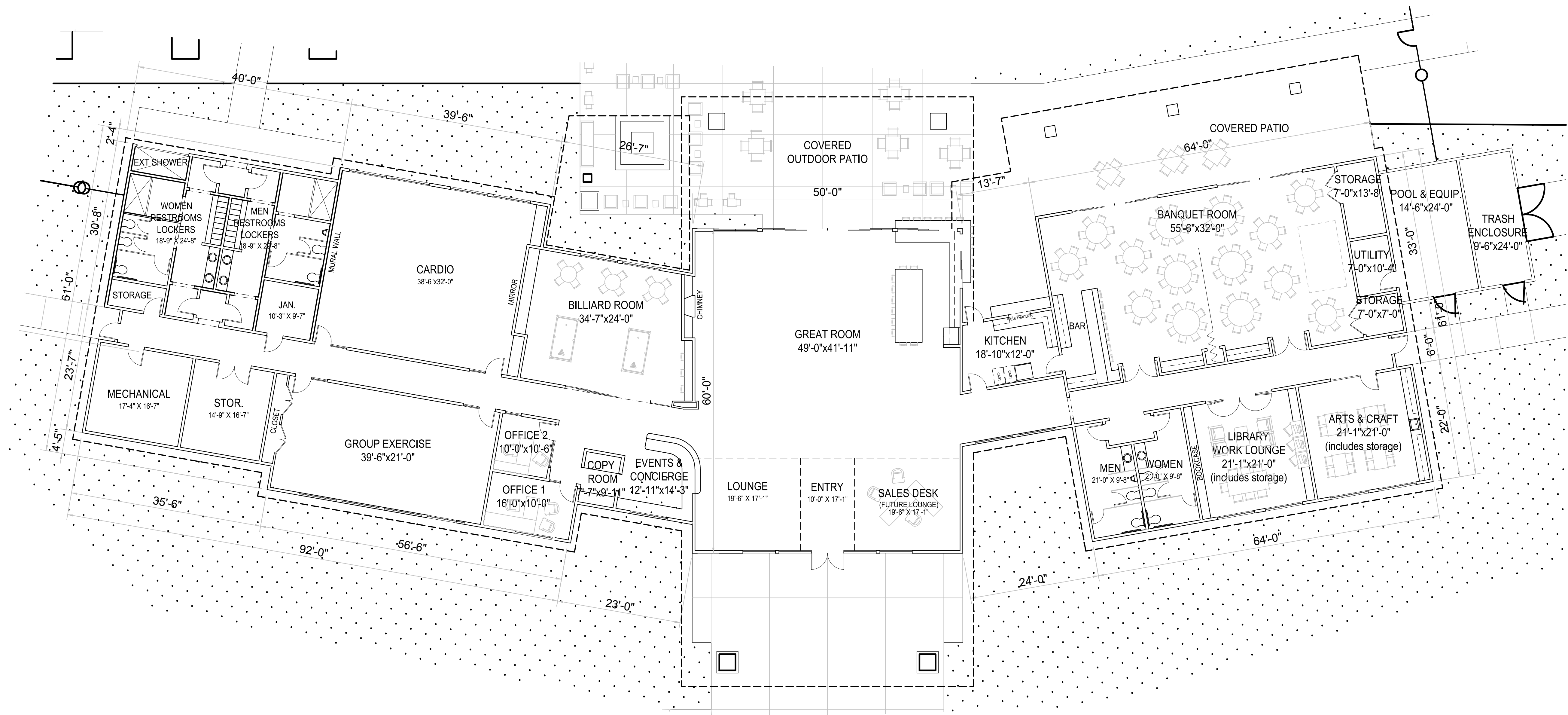
- Note:
1. Site signage under separate submittal and review process
  2. Refer to Landscape Plan for plant information

P.A. = Planter Area



**RECREATION CENTER**  
**OVATION AT MERIDIAN**  
 Queen Creek, Arizona





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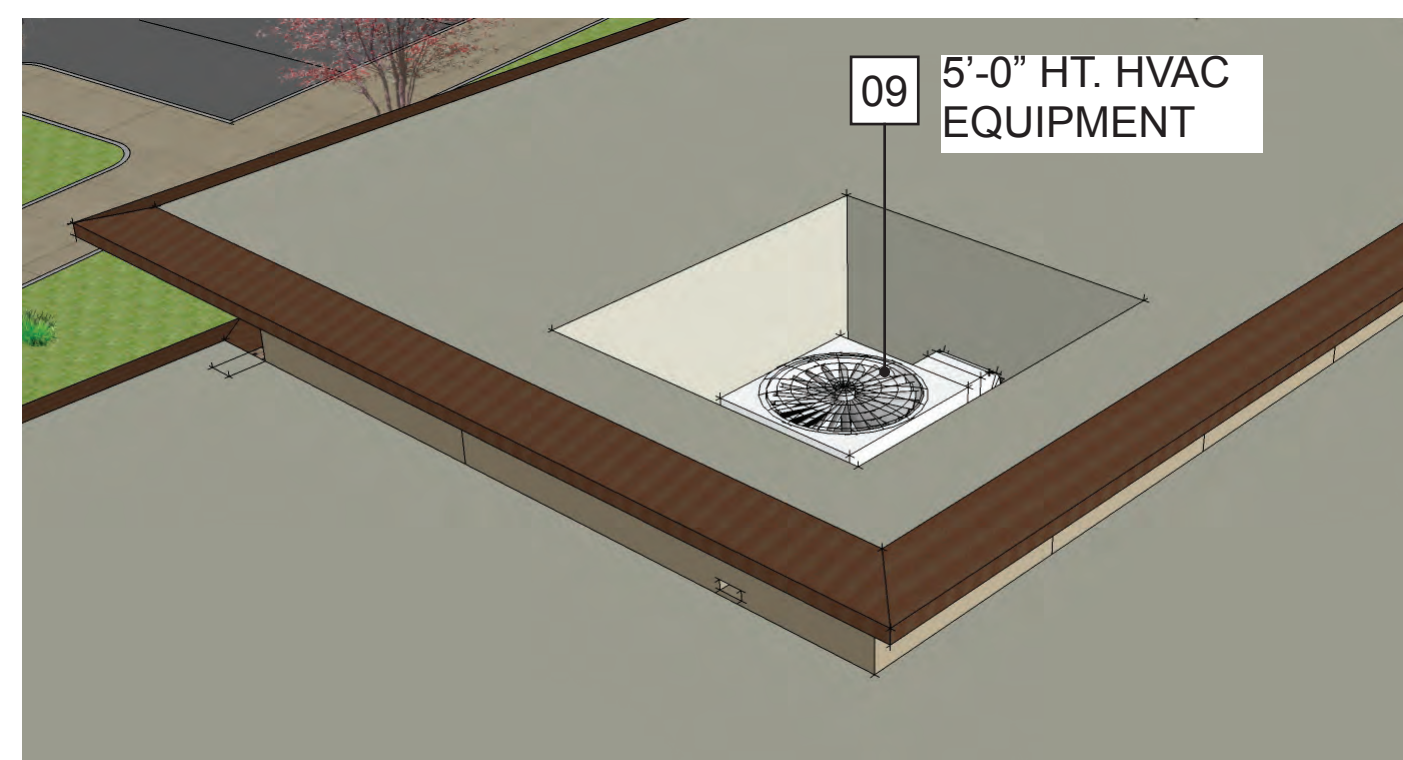
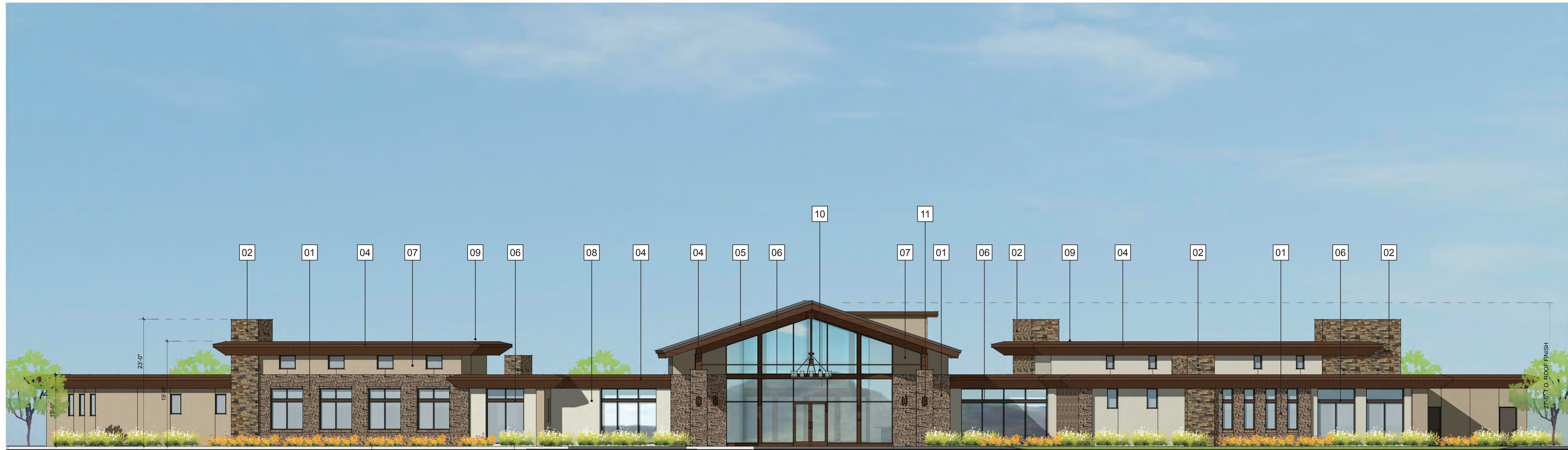
Lyon Homes  
8840 East Chaparral Road, Suite 200  
Scottsdale AZ 85250

**LYON HOMES - MERIDIAN - ACTIVE ADULT**  
MILPITAS, CA # 160620

CONCEPTUAL DESIGN  
June 1, 2017

CLUBHOUSE DIAGRAM

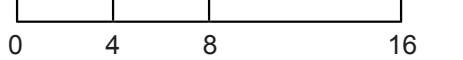
A15.1



ROOF TOP VIEW

**FINISH SCHEDULE**

01	STONE FINISH: TYPE - 'A'	08	STUCCO FINISH - 2
02	STONE FINISH: TYPE - 'B'	09	ROOFTOP EQUIPMENT LOCATIONS; 6'-0" HT. EXTERIOR SCREEN TO MATCH EXTERIOR FINISH; ROOF ACCESS
03	METAL SHADING SYSTEM	10	LIGHT FIXTURE - 1
04	RUSTIC METAL FINISH	11	LIGHT FIXTURE - 2
05	METAL ROOF FINISH	12	LIGHT FIXTURE - 3
06	STOREFRONT SYSTEM		
07	STUCCO FINISH - 1		



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**LYON HOMES - MERIDIAN - ACTIVE ADULT**  
QUEEN CREEK, AZ # 160620

**CONCEPTUAL DESIGN**  
SEPT. 29, 2017

CLUBHOUSE - FRONT ELEVATION

**A4.0**





MAIN ENTRY DRIVEWAY - NORTH VIEW



VIEW FROM MAIN PARKING LOT - NORTHEAST VIEW



VIEW FROM SIDEWALK - NORTHWEST VIEW



MAIN ENTRY DRIVEWAY - NORTH VIEW



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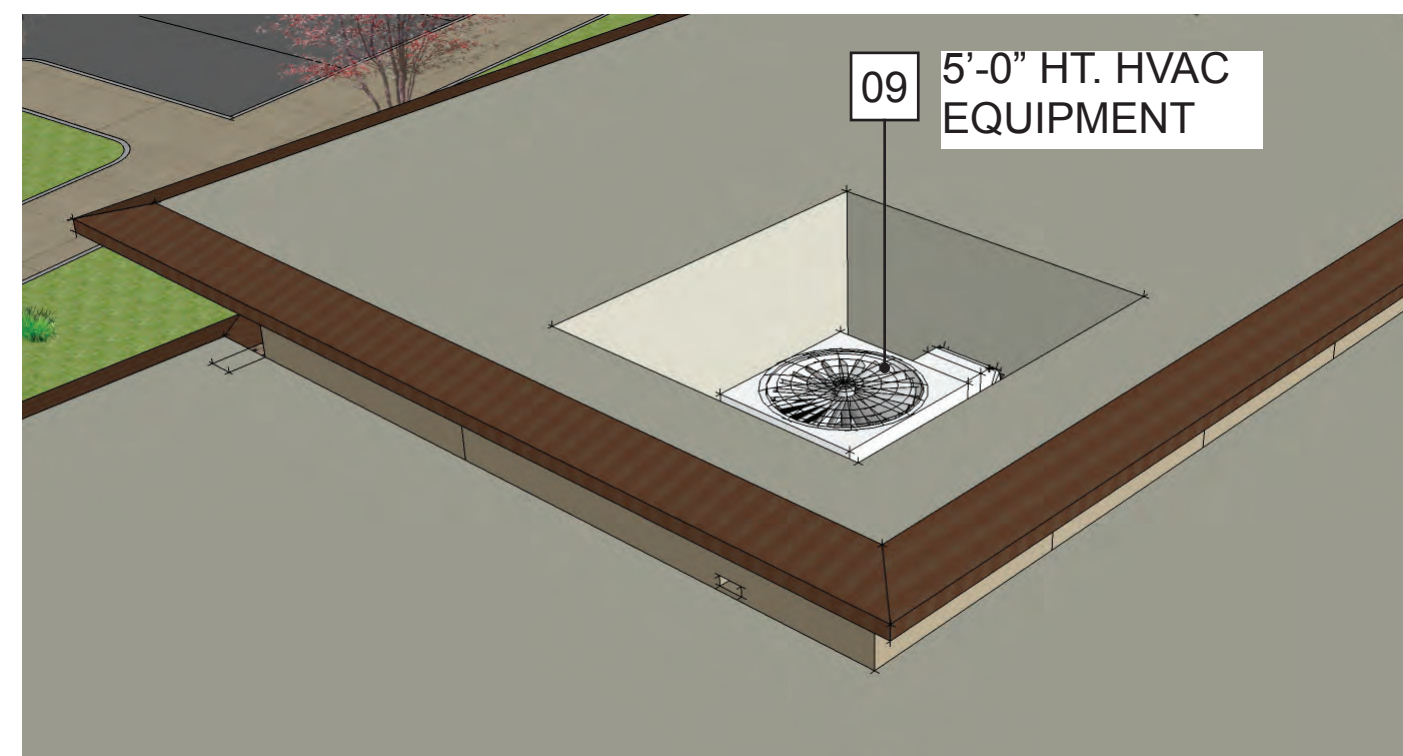
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QUEEN CREEK, AZ # 160620

CONCEPTUAL DESIGN  
SEPT. 29, 2017

CLUBHOUSE - PERSPECTIVE VIEWS

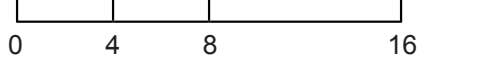
A4.2



ROOF TOP VIEW

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01	STONE FINISH: TYPE - 'A'	08	STUCCO FINISH - 2
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QUEEN CREEK, AZ # 160620

CONCEPTUAL DESIGN  
SEPT. 29, 2017

CLUBHOUSE - REAR ELEVATION

A4.3



POOL AREA - SOUTHEAST VIEW



NEAR RAMADA - SOUTHWEST VIEW



FIRE PIT AREA - SOUTHWEST VIEW



PICKLE BALL COURTS - SOUTHEAST VIEW



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CONCEPTUAL DESIGN  
SEPT. 29, 2017

CLUBHOUSE - PERSPECTIVE VIEWS

A4.4



NEAR BOCCI / BBQ - SOUTHWEST VIEW



POOL / RAMADA LOCATION - SOUTHEAST VIEW



NEAR BANQUET ROOM / FIRE PIT AREA - SOUTHWEST VIEW



ENTRY TO GREAT ROOM - NORTH VIEW



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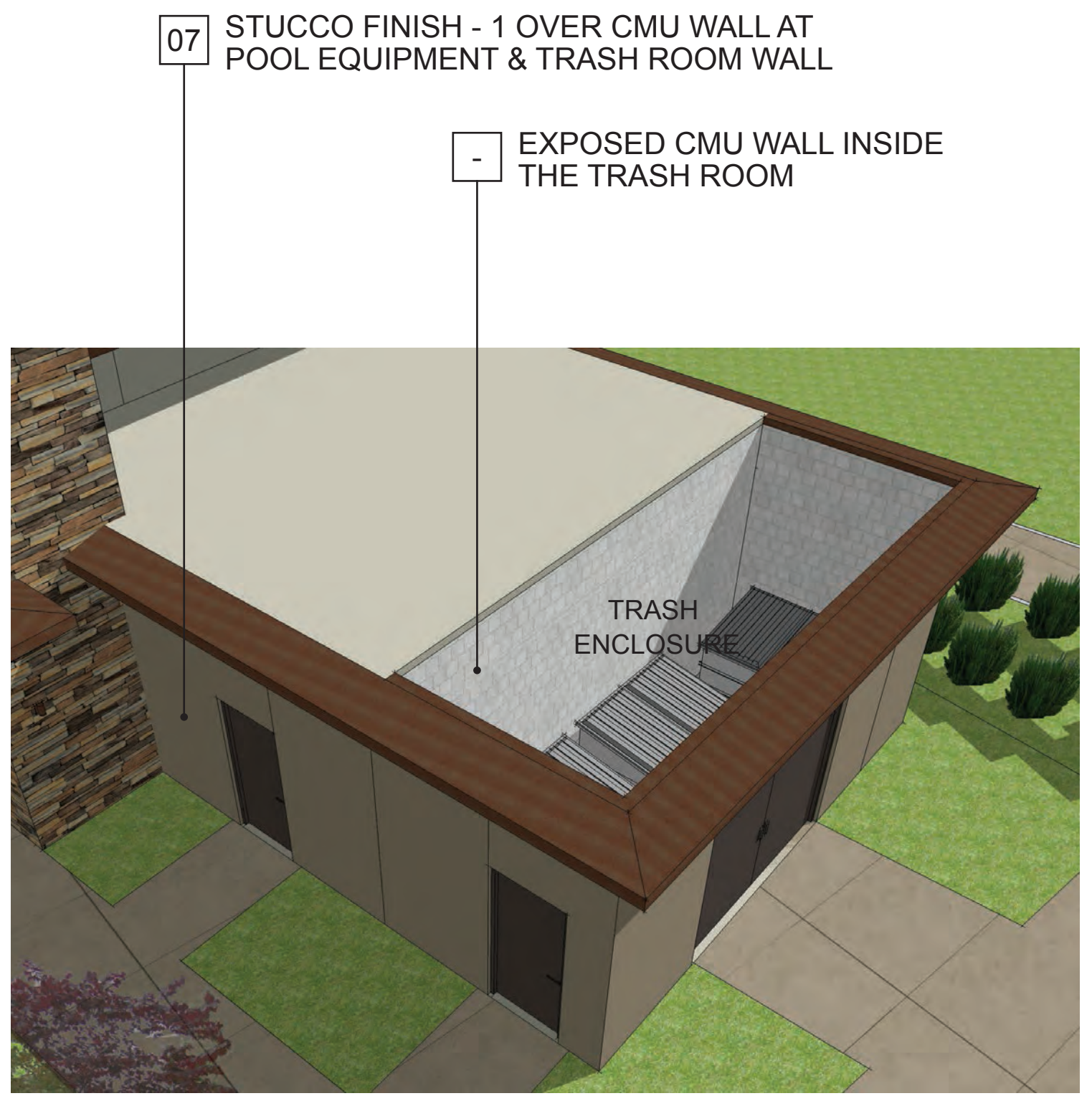
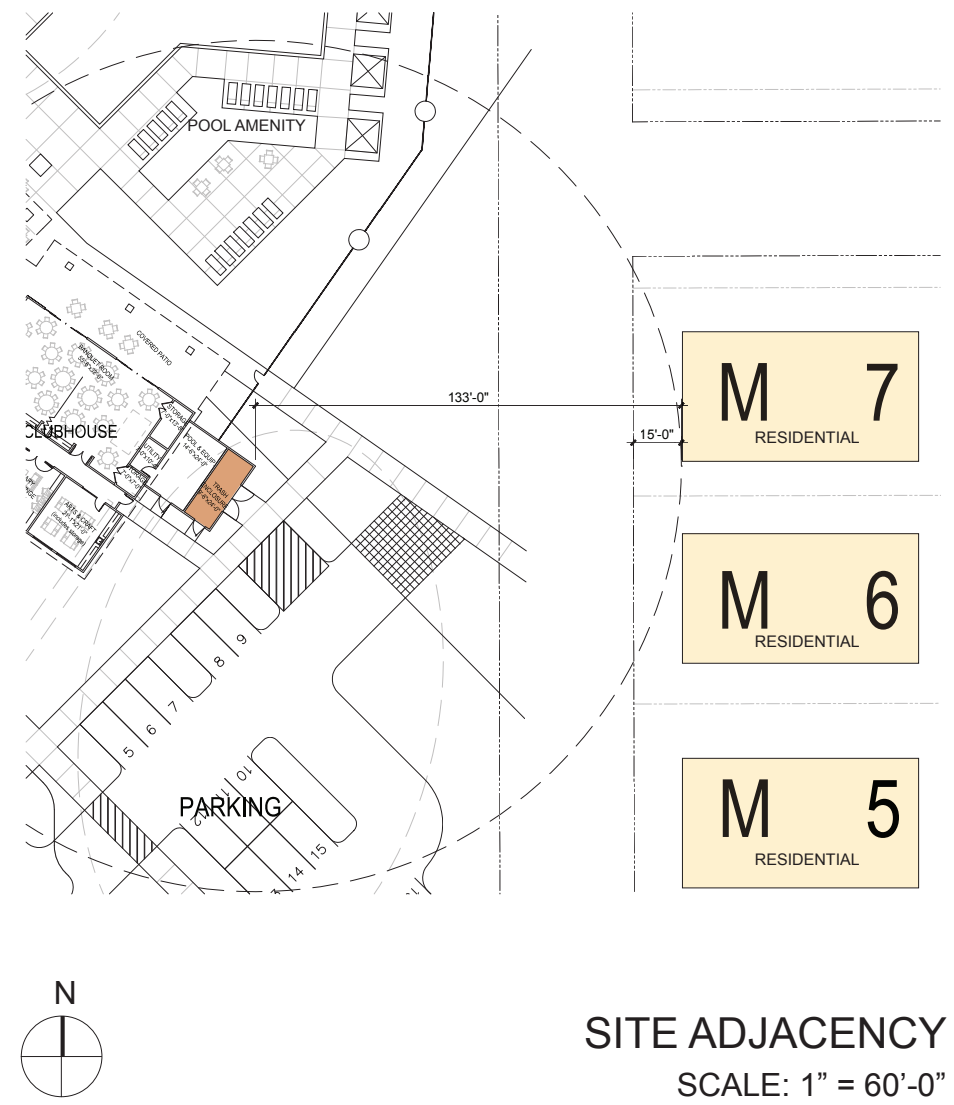
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CONCEPTUAL DESIGN  
SEPT. 29, 2017

CLUBHOUSE - PERSPECTIVE VIEWS

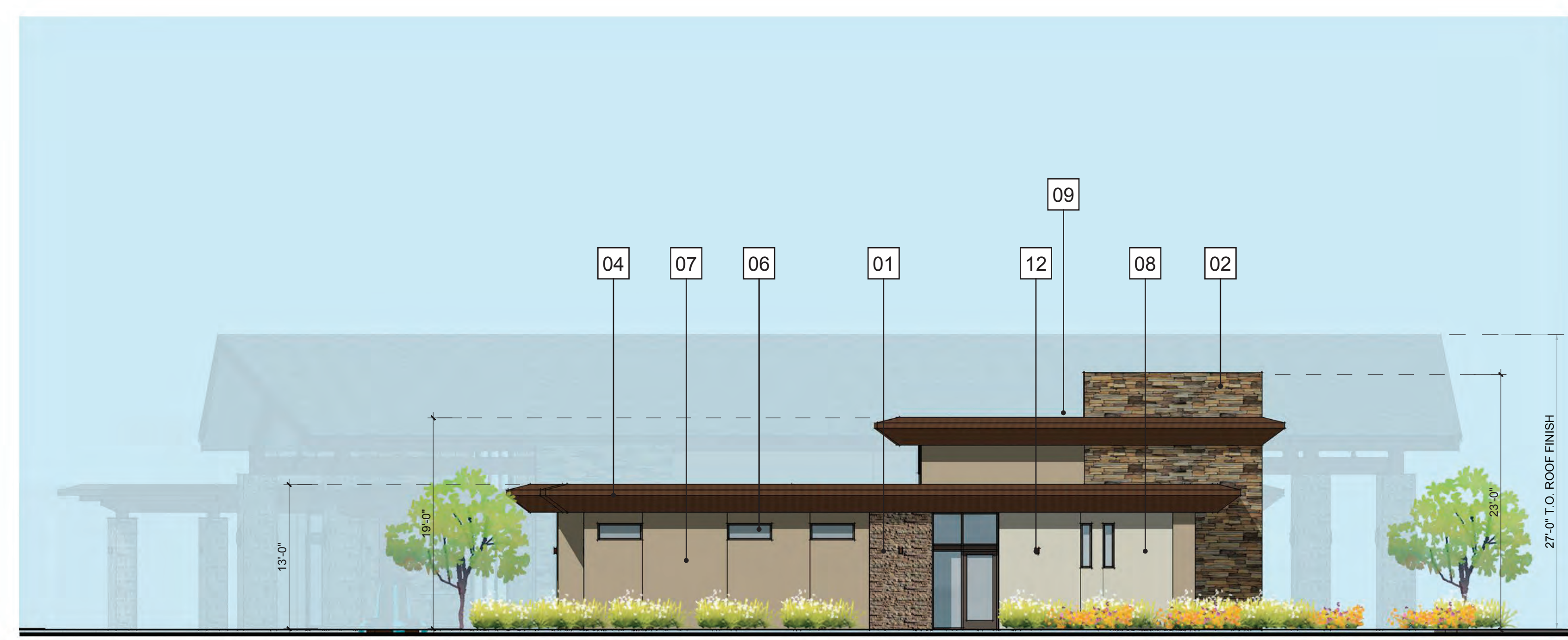
A4.5



TRASH ENCLOSURE EXHIBIT



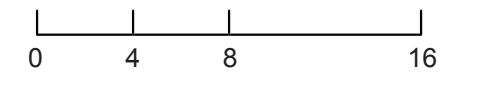
EAST ELEVATION



WEST ELEVATION

**FINISH SCHEDULE**

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12	LIGHT FIXTURE - 3



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QUEEN CREEK, AZ # 160620

CONCEPTUAL DESIGN  
SEPT. 29, 2017

CLUBHOUSE - WEST & EAST ELEVATION

A4.6



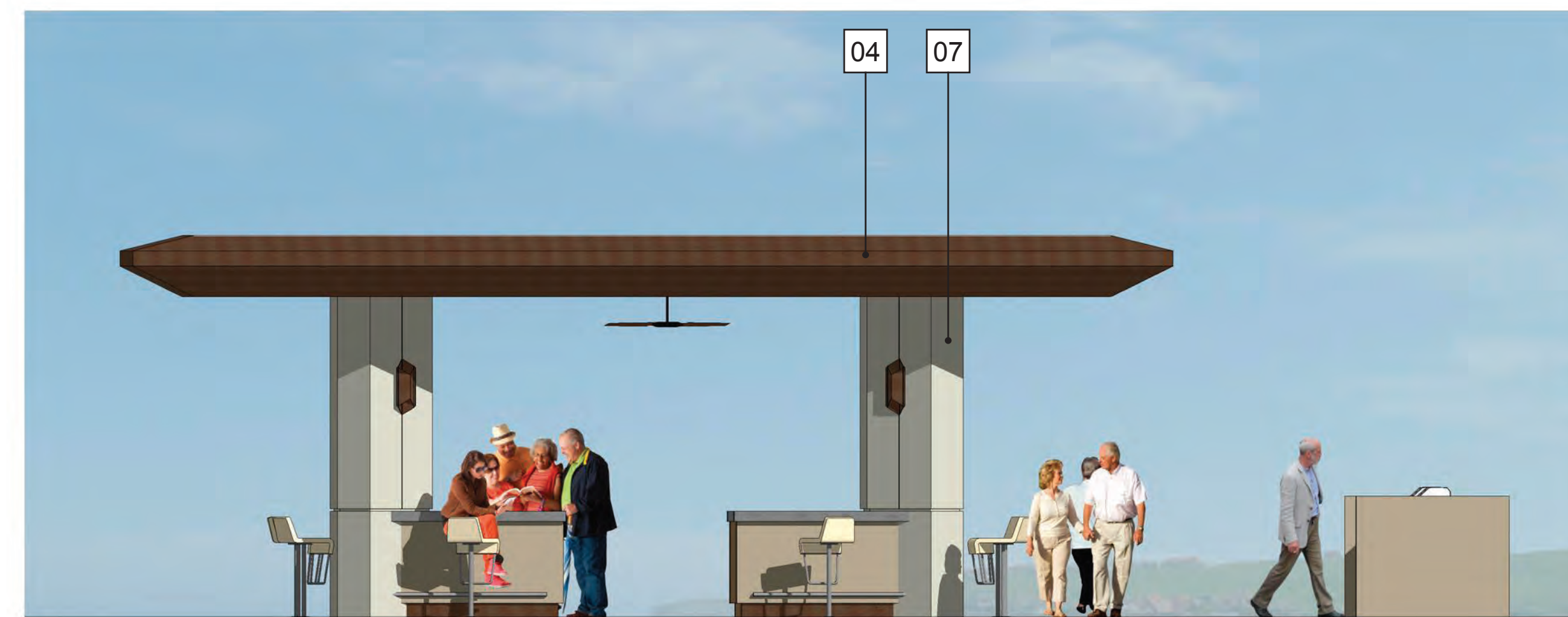
RAMADA 1 - FRONT ELEVATION



RAMADA 1 - SIDE ELEVATION



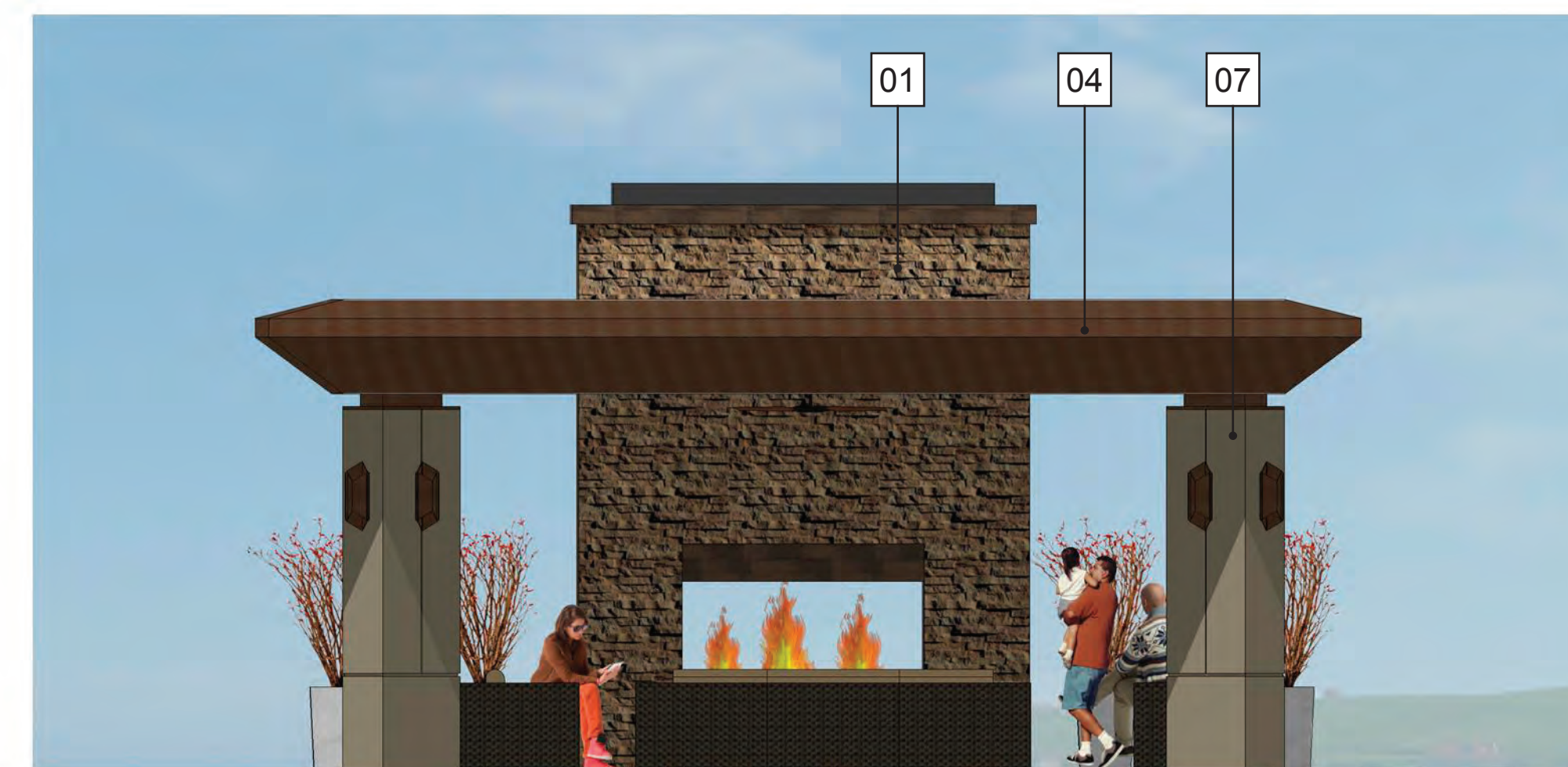
RAMADA 2 - FRONT ELEVATION



RAMADA 2 - SIDE ELEVATION



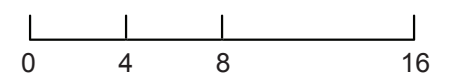
RAMADA 3 - FRONT ELEVATION



RAMADA 3 - SIDE ELEVATION

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CONCEPTUAL DESIGN  
SEPT. 29, 2017

CLUBHOUSE - COURTYARD RAMADAS

A4.7

**TREE LEGEND**

SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
	9	24" BOX	ACACIA ANEURA 'MULGA'	MULGA ACACIA
			ACACIA FARNESIANA 'SIERRA SWEET'	FOODLESS SWEET ACACIA
	6	24" BOX	CAESALPINIA 'SIERRA SUN'	SIERRA SUN BIRD OF PARADISE
	8	24" BOX	CERCIDUM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	1	24" BOX	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
	6	24" BOX	CHLOPIS LINEARIS 'ART'S SEEDLESS'	DESERT WILLOW
	8	24" BOX	CHLOPIS LINEARIS 'BUBBA'	DESERT WILLOW
	6	24" BOX	PHOENIX DACTYLIFERA	DATE PALM
	5	24" BOX	FINUS ELDARICA	AFGHAN PINE
	11	24" BOX	PLATANUS WRIGHTII	ARIZONA SYCAMORE
	7	24" BOX	PROSOPIS PHOENIX	THORNLESS MESQUITE
	1	24" BOX	QUERCUS FUSIFORMIS	TEXAS LIVE OAK
	12	24" BOX	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	20	24" BOX	ULMUS PARVIFOLIA 'DRAKE'	CHINESE ELM

**SODDED TURF  
HYBRID BERMUDA  
OR ARTIFICIAL TURF**

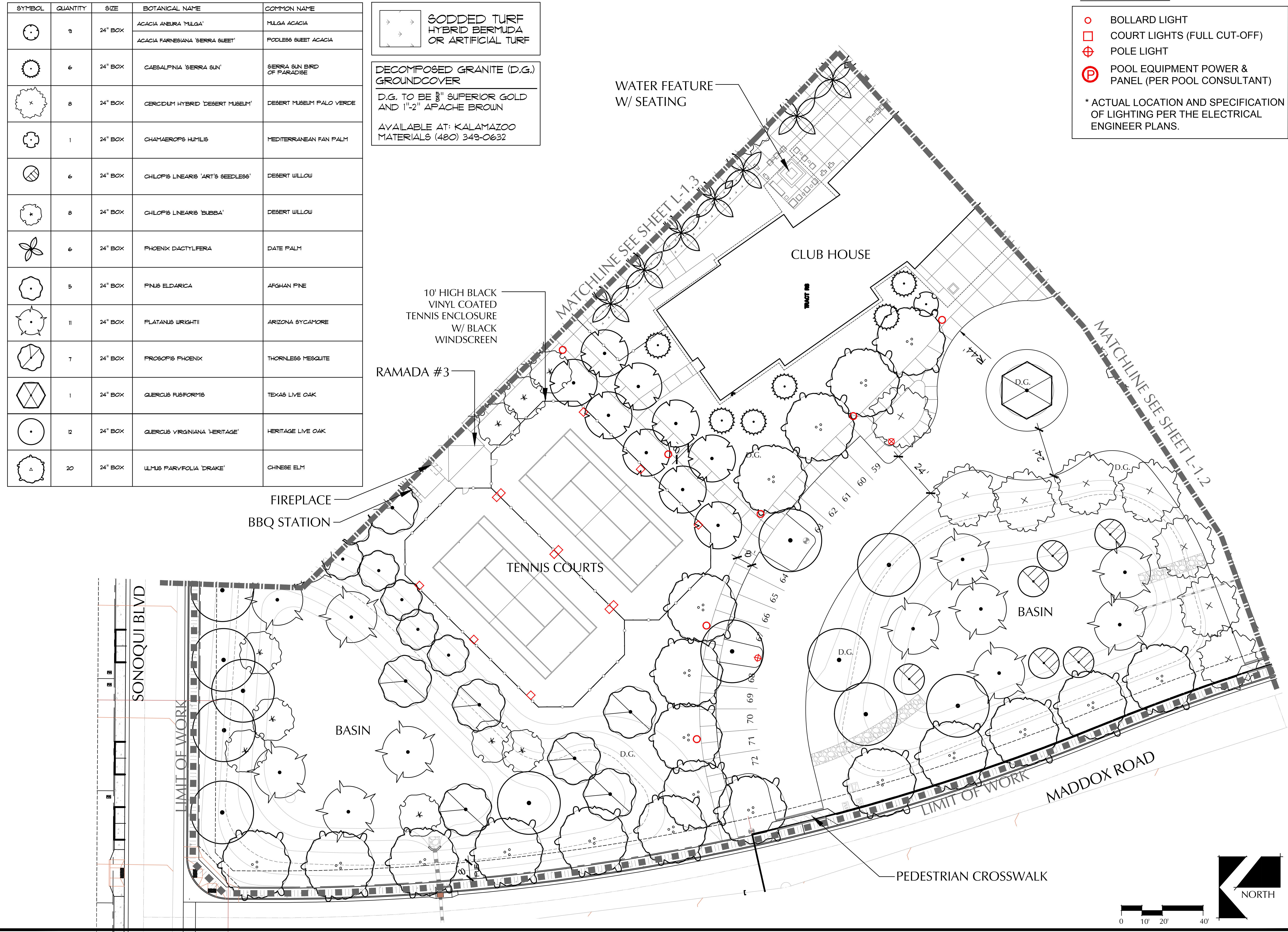
**DECOMPOSED GRANITE (D.G.)  
GROUNDCOVER**

D.G. TO BE 3/8" SUPERIOR GOLD  
AND 1"-2" APACHE BROWN

AVAILABLE AT: KALAMAZOO  
MATERIALS (480) 349-0632

**LIGHTING LEGEND**

- BOLLARD LIGHT
  - COURT LIGHTS (FULL CUT-OFF)
  - POLE LIGHT
  - POOL EQUIPMENT POWER & PANEL (PER POOL CONSULTANT)
- \* ACTUAL LOCATION AND SPECIFICATION OF LIGHTING PER THE ELECTRICAL ENGINEER PLANS.



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**CLARK & GREEN ASSOCIATES**  
Landscape Architecture

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT: Ovation at Meridian Recreation Center  
LANDSCAPE IMPROVEMENT PLANS  
SITE PLAN SUBMITTAL  
QUEEN CREEK, ARIZONA  
ATTN: FIL LUNA (480) 893-1000

SHEET TITLE: **TREE PLAN & SITE LIGHTING**

DRAWN: JS
CHECKED: BC
DATE: 07-11-17
JOB NO.: 17-059
SHEET: L-1.1
OF 11 SHEETS

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EVENT LAWN  
 TURF BLOCK FOR  
 FOOD TRUCKS  
 TRASH ENCLOSURE  
 PERIMETER FENCE  
 ACCESS GATE

MATCHLINE SEE SHEET L-1.3

CLUB HOUSE

MATCHLINE SEE SHEET L-1.1

LIMIT OF WORK

CREOSOTE DRIVE

MADDOX ROAD

PEDESTRIAN CROSSWALK  
 ENTRY MONUMENT

**TREE LEGEND**

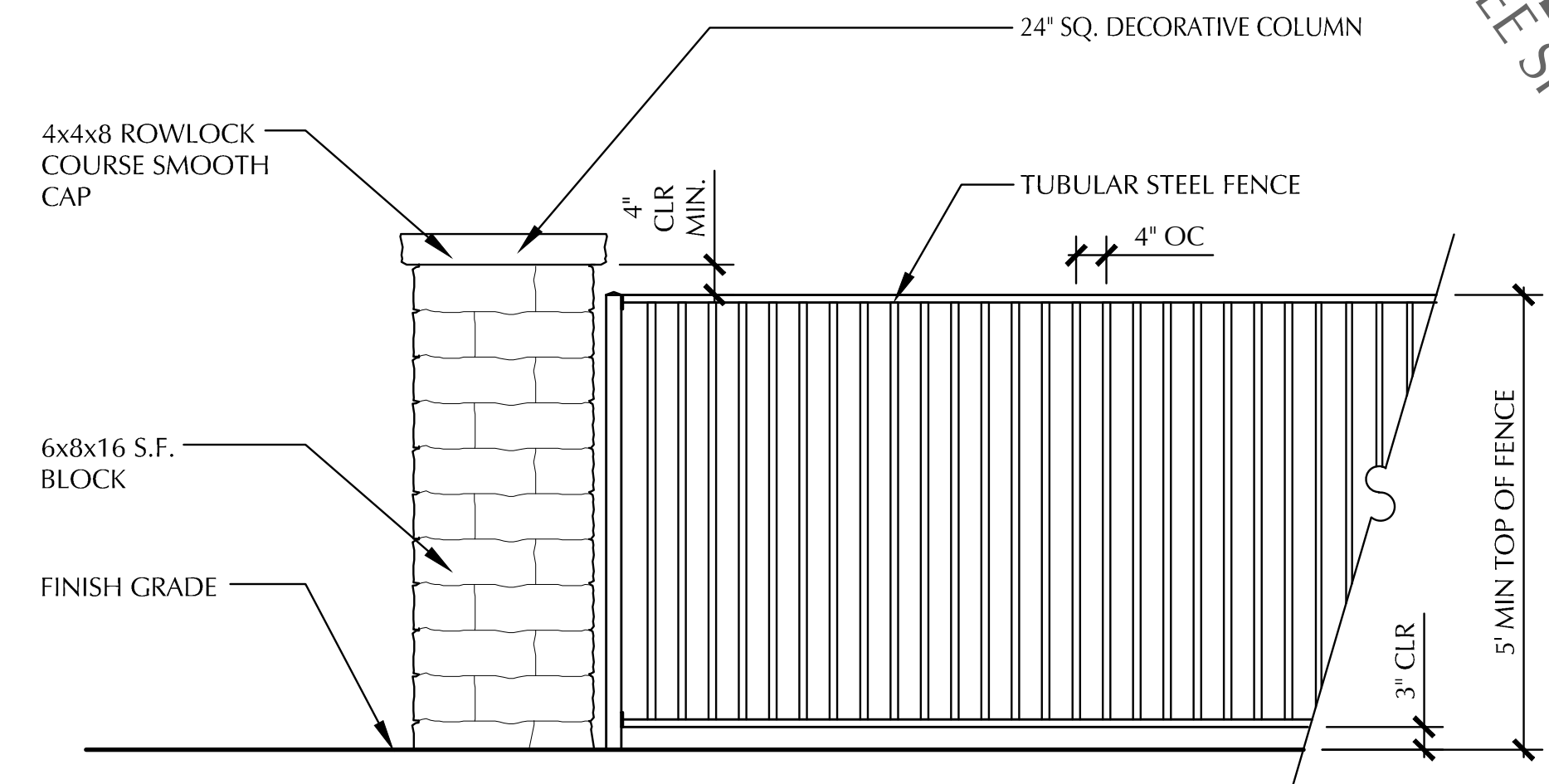
SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
	4	24" BOX	ACACIA ANEURA 'MULGA'	MULGA ACACIA
	3	24" BOX	ACACIA FARNESIANA 'SERRA SWEET'	PODLESS SWEET ACACIA
	14	24" BOX	CAESALPINIA 'SERRA SUN'	SERRA SUN BIRD OF PARADISE
	2	24" BOX	CERCIDIUM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	3	24" BOX	CHAMAEROPIS HUMILIS	MEDITERRANEAN FAN PALM
	3	24" BOX	CHILOPS LINEARIS 'ART'S SEEDLESS'	DESERT WILLOW
	4	24" BOX	CHILOPS LINEARIS 'BUBBA'	DESERT WILLOW
	8	24" BOX	PLATANUS WRIGHTII	ARIZONA SYCAMORE
	33	24" BOX	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
	17	24" BOX	ULMUS PARVIFOLIA 'DRAKE'	CHINESE ELM

**SODDED TURF**  
 HYBRID BERMUDA  
 OR ARTIFICIAL TURF

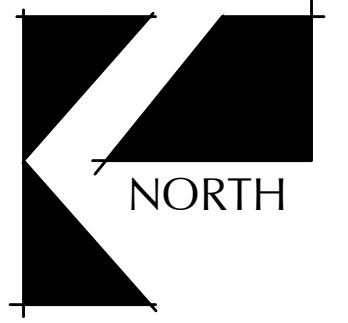
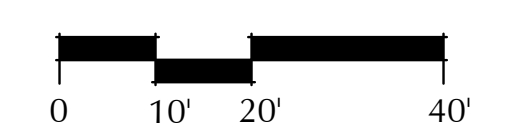
**DECOMPOSED GRANITE (D.G.)**  
 GROUNDCOVER  
 D.G. TO BE 5/8" SUPERIOR GOLD  
 AND 1"-2" APACHE BROWN  
 AVAILABLE AT: KALAMAZOO  
 MATERIALS (480) 349-0632

**LIGHTING LEGEND**

- BOLLARD LIGHT
  - COURT LIGHTS (FULL CUT-OFF)
  - POLE LIGHT
  - POOL EQUIPMENT POWER &  
 PANEL (PER POOL CONSULTANT)
- \* ACTUAL LOCATION AND SPECIFICATION  
 OF LIGHTING PER THE ELECTRICAL  
 ENGINEER PLANS.



**TUBULAR STEEL PERIMETER FENCE**  
 not to scale



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**CLARK & GREEN ASSOCIATES**  
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REVISIONS

NO.	DATE	DESCRIPTION

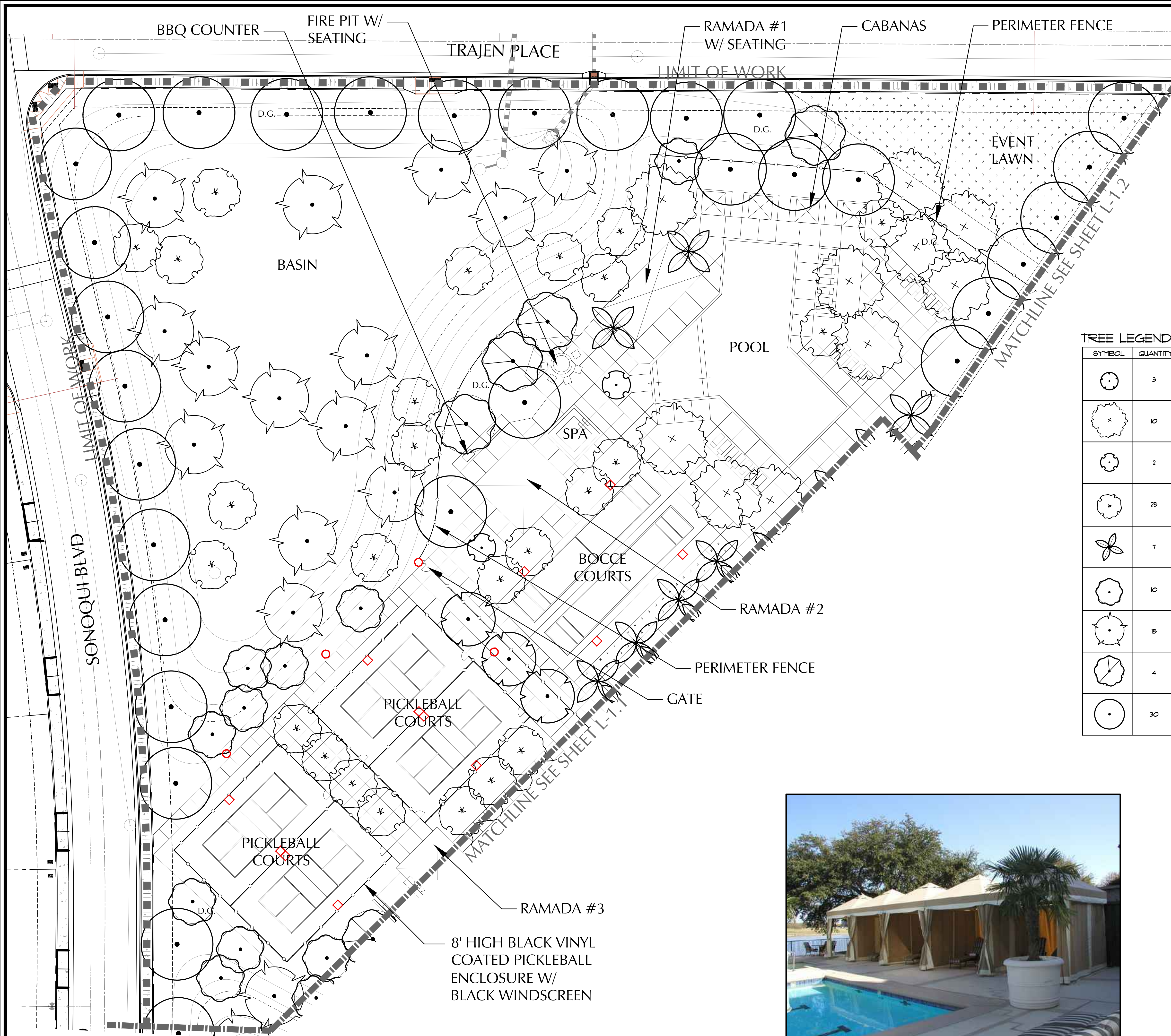
PROJECT: Ovation at Meridian Recreation Center  
 LANDSCAPE IMPROVEMENT PLANS  
 SITE PLAN SUBMITTAL  
 QUEEN CREEK, ARIZONA  
 ATTN: FIL LUNA (480) 893-1000

SHEET TITLE: **TREE PLAN & SITE LIGHTING**

DRAWN	JS
CHECKED	BC
DATE	07-11-17
JOB NO.	17-059
SHEET	

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**LIGHTING LEGEND**

- BOLLARD LIGHT
- COURT LIGHTS (FULL CUT-OFF)
- ⊕ POLE LIGHT
- Ⓟ POOL EQUIPMENT POWER & PANEL (PER POOL CONSULTANT)

\* ACTUAL LOCATION AND SPECIFICATION OF LIGHTING PER THE ELECTRICAL ENGINEER PLANS.

**TREE LEGEND**

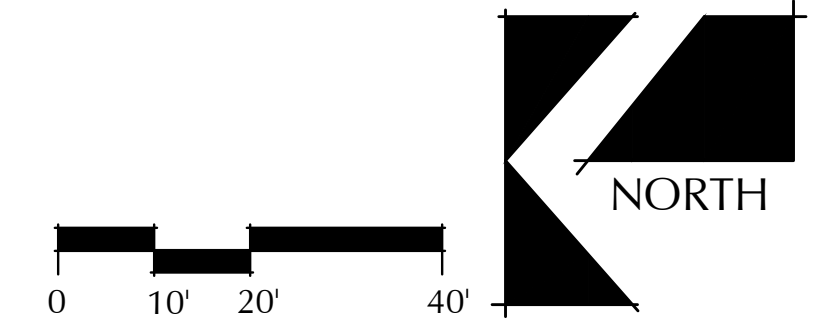
SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
○	3	24" BOX	ACACIA ANEURA 'MULGA'	MULGA ACACIA
○			ACACIA FARNESIANA 'SERRA SWEET'	PODLISS SWEET ACACIA
⊗	10	24" BOX	CERCIDILM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
⊙	2	24" BOX	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
⊛	25	24" BOX	CHILOPS LINEARIS 'BUBBA'	DESERT WILLOW
⊕	7	16'-20' B.T.H.	PHOENIX DACTYLIFERA	DATE PALM
⊙	10	24" BOX	PINUS ELДАРICA	AFGHAN PINE
⊙	15	24" BOX	PLATANUS WRIGHTII	ARIZONA SYCAMORE
⊙	4	24" BOX	PROSOPIS PHOENIX	THORNLESS MESQUITE
○	30	24" BOX	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK

→ → →  
 GODDED TURF  
 HYBRID BERMUDA  
 OR ARTIFICIAL TURF

DECOMPOSED GRANITE (D.G.)  
 GROUNDCOVER  
 D.G. TO BE 3/8" SUPERIOR GOLD  
 AND 1/2" APACHE BROWN  
 AVAILABLE AT: KALAMAZOO  
 MATERIALS (480) 349-0632



CABANAS



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CLARK & GREEN ASSOCIATES  
 LANDSCAPE ARCHITECTS

BY

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REVISIONS

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PROJECT

Ovation at Meridian Recreation Center  
 Landscape Improvement Plans  
 Site Plan Submittal  
 Queen Creek, Arizona  
 ATTN: Fil Luna (480) 893-1000

SHEET TITLE

TREE PLAN &  
 SITE LIGHTING

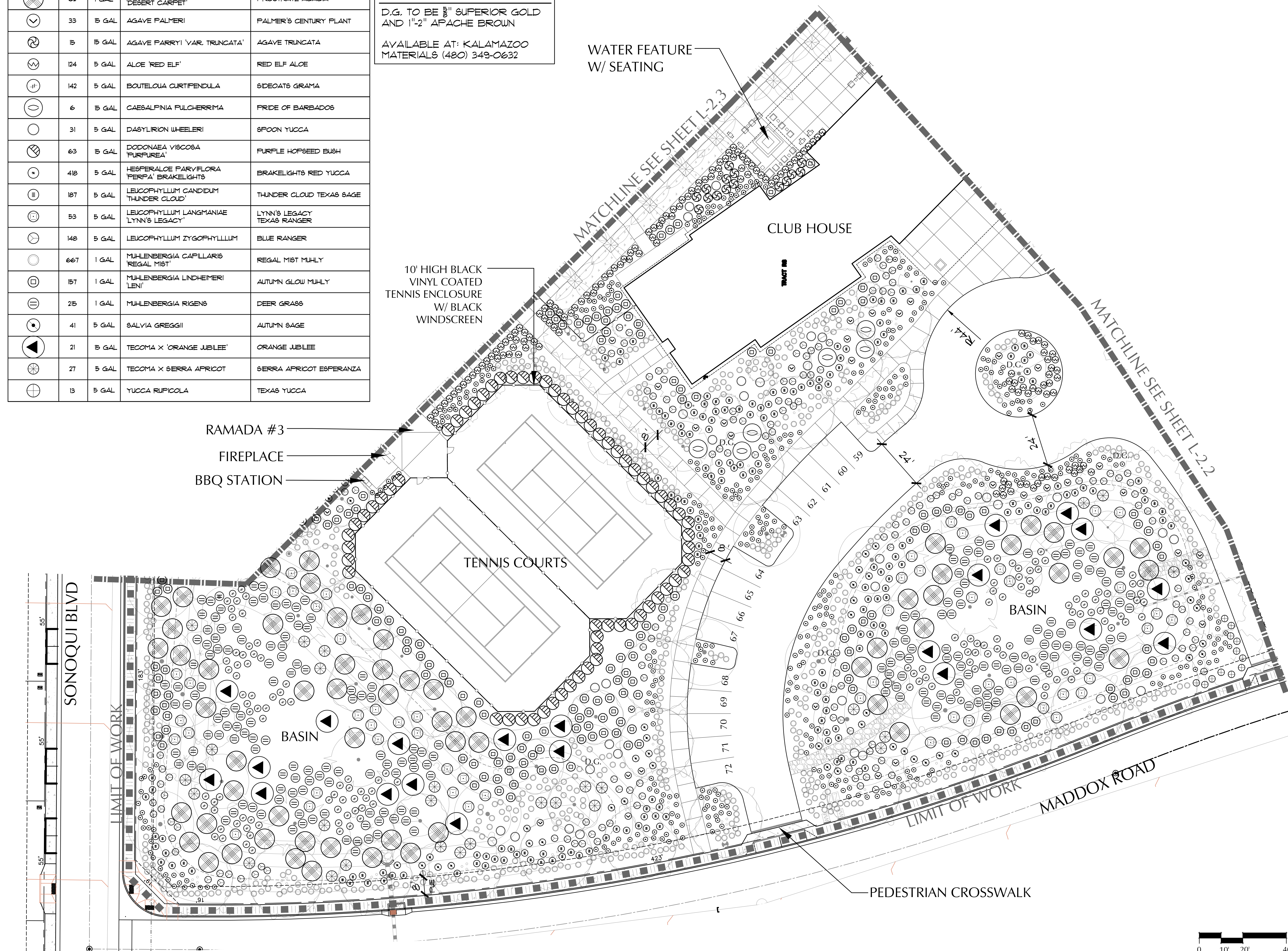
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DATE	07-11-17
JOB NO.	17-059
SHEET	

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SHRUB AND GROUNDCOVER LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	62	1 GAL	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA
	33	15 GAL	AGAVE PALMERI	PALMER'S CENTURY PLANT
	15	15 GAL	AGAVE PARRYI 'VAR. TRUNCATA'	AGAVE TRUNCATA
	124	5 GAL	ALOE 'RED ELF'	RED ELF ALOE
	142	5 GAL	BOUTELOUA CURTIFENDULA	SIDEOTS GRAMA
	6	15 GAL	CAESALPINIA FULCHERRIMA	PRIDE OF BARBADOS
	31	5 GAL	DASYLIRION WHEELERI	SPOON YUCCA
	63	15 GAL	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH
	418	5 GAL	HESPERALOE PARVIFLORA 'PERFA' BRAKELIGHTS	BRAKELIGHTS RED YUCCA
	107	5 GAL	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS SAGE
	53	5 GAL	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY TEXAS RANGER
	148	5 GAL	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER
	667	1 GAL	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY
	157	1 GAL	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW MUHLY
	215	1 GAL	MUHLENBERGIA RIGENS	DEER GRASS
	41	5 GAL	SALVIA GREGGII	AUTUMN SAGE
	21	15 GAL	TECOMA X 'ORANGE JUBILEE'	ORANGE JUBILEE
	27	5 GAL	TECOMA X SIERRA APRICOT	SIERRA APRICOT ESPERANZA
	13	5 GAL	YUCCA RUPICOLA	TEXAS YUCCA

DECOMPOSED GRANITE (D.G.)  
GROUNDCOVER  
D.G. TO BE 3/8" SUPERIOR GOLD  
AND 1"-2" APACHE BROWN  
AVAILABLE AT: KALAMAZOO  
MATERIALS (480) 349-0632



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CLARK & GREEN ASSOCIATES  
Landscape Architecture

NO.	DATE	BY	REVISIONS

PROJECT: OVATION AT MERIDIAN RECREATION CENTER  
LANDSCAPE IMPROVEMENT PLANS  
SITE PLAN SUBMITTAL  
QUEEN CREEK, ARIZONA  
ATTN: FIL LUNA (480) 893-1000

SHEET TITLE: SHRUB & GROUNDCOVER PLAN

DRAWN	JS
CHECKED	BC
DATE	07-11-17
JOB NO.	17-059
SHEET	L-2.1
OF	11 SHEETS

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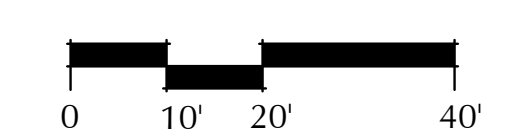


SHRUB AND GROUNDCOVER LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
⊗	8	1 GAL	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA
⊙	26	15 GAL	AGAVE PALMERI	PALMER'S CENTURY PLANT
⊗	24	15 GAL	AGAVE PARRYI 'VAR. TRUNCATA'	AGAVE TRUNCATA
○	22	5 GAL	DASYLIRION WHEELERI	SPOON YUCCA
⊙	158	5 GAL	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS	BRAKELIGHTS RED YUCCA
⊕	114	5 GAL	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS SAGE
⊕	8	5 GAL	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY TEXAS RANGER
⊗	107	5 GAL	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER
○	892	1 GAL	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY
⊕	130	1 GAL	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW MUHLY
⊕	19	1 GAL	MUHLENBERGIA RIGENS	DEER GRASS
⊙	58	5 GAL	SALVIA GREGGII	AUTUMN SAGE
⊙	3	15 GAL	TECOMA X 'ORANGE JUBILEE'	ORANGE JUBILEE
⊕	4	5 GAL	TECOMA X SIERRA APRICOT	SIERRA APRICOT ESPERANZA
⊕	147	5 GAL	YUCCA RUFICOLA	TEXAS YUCCA

**DECOMPOSED GRANITE (D.G.) GROUNDCOVER**  
 D.G. TO BE 3/8" SUPERIOR GOLD AND 1"-2" APACHE BROWN  
 AVAILABLE AT: KALAMAZOO MATERIALS (480) 349-0632

3' HIGH SCREEN WALL SIMILAR TO DETAIL 'A'



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NO.	DATE	BY	REVISIONS

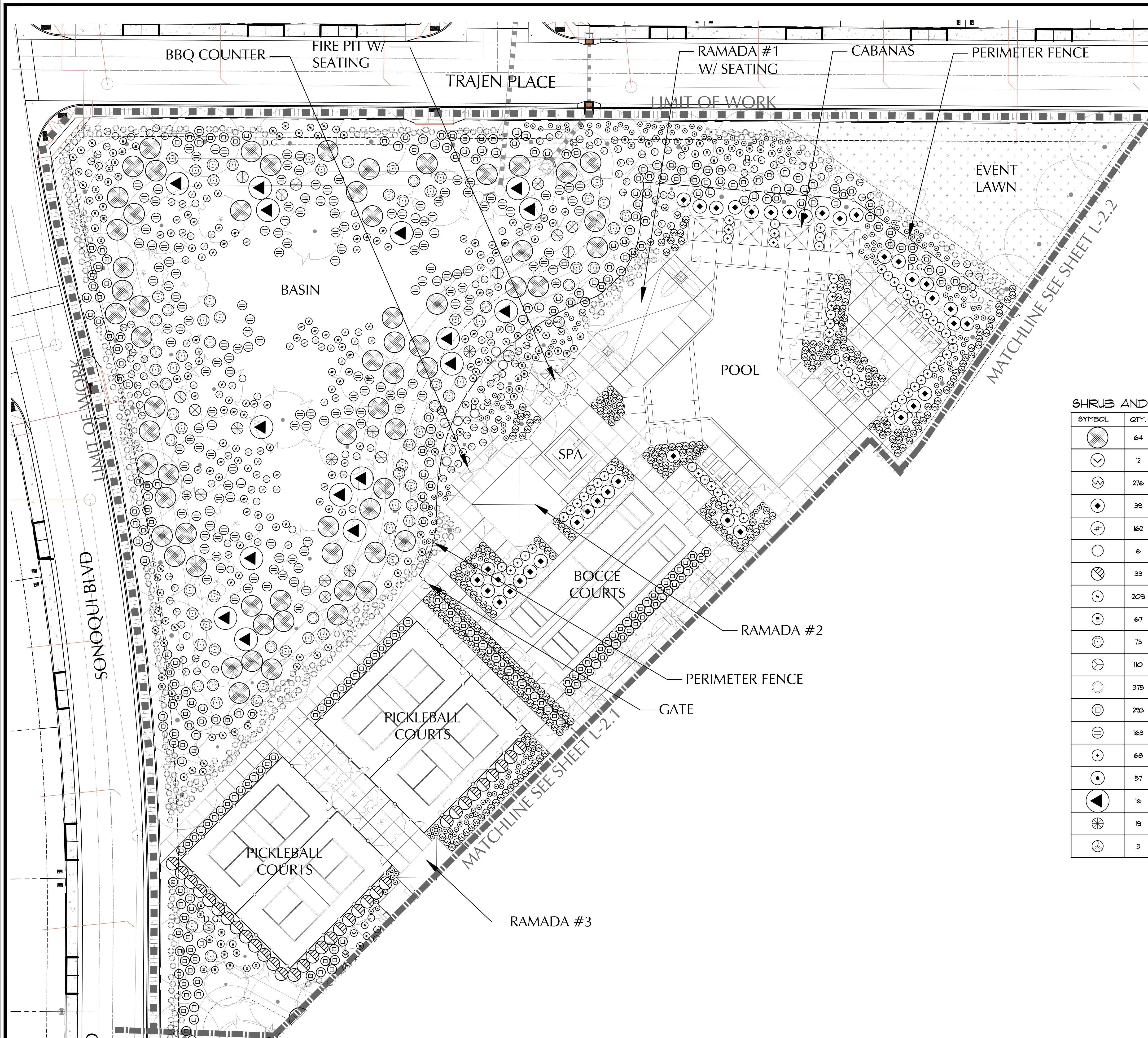
PROJECT: OVATION AT MERIDIAN RECREATION CENTER  
 LANDSCAPE IMPROVEMENT PLANS  
 SITE PLAN SUBMITTAL  
 QUEEN CREEK, ARIZONA  
 ATTN: FIL LUNA (480) 893-1000

SHEET TITLE: **SHRUB & GROUNDCOVER PLAN**

DRAWN	JS
CHECKED	BC
DATE	07-11-17
JOB NO.	17-059
SHEET	

L-2.2  
 OF 11 SHEETS

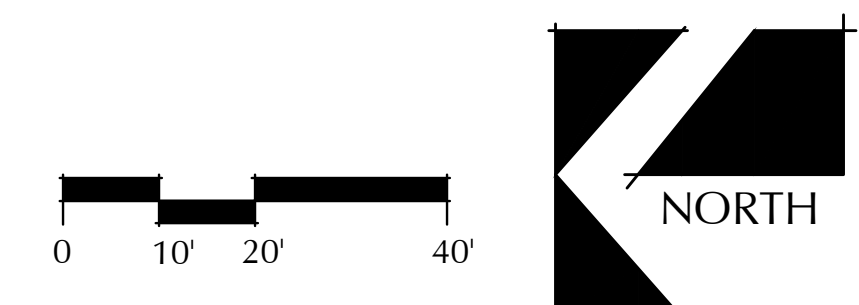
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SHRUB AND GROUNDCOVER LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
	64	1 GAL	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA
	12	5 GAL	AGAVE PALMERI	PALMER'S CENTURY PLANT
	276	5 GAL	ALOE 'RED ELF'	RED ELF ALOE
	33	5 GAL	BOUGANVILLEA 'ROSENKA'	ROSENKA BOUGANVILLEA
	162	5 GAL	BOUTELOUA CURTIFENDULA	SIDEOATS GRAMA
	6	5 GAL	DASYLIRION WHEELERI	SPOON YUCCA
	33	15 GAL	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH
	209	5 GAL	HESPERALOE PARVIFLORA 'FERPA' BRAKELIGHTS	BRAKELIGHTS RED YUCCA
	67	5 GAL	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS SAGE
	73	5 GAL	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY TEXAS RANGER
	110	5 GAL	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER
	375	1 GAL	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY
	293	1 GAL	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW MUHLY
	163	1 GAL	MUHLENBERGIA RIGENS	DEER GRASS
	68	5 GAL	OLEA EUROPAEA 'MONTRA'	LITTLE OLE
	57	5 GAL	SALVIA GREGGII	AUTUMN SAGE
	16	15 GAL	TECOMA X 'ORANGE JUBILEE'	ORANGE JUBILEE
	19	5 GAL	TECOMA X SIERRA APRICOT	SIERRA APRICOT ESPERANZA
	3	6 B.T.H.	YUCCA FAXONIANA	SPANISH DAGGER

DECOMPOSED GRANITE (D.G.)  
GROUNDCOVER  
D.G. TO BE 3/8" SUPERIOR GOLD  
AND 1"-2" APACHE BROWN  
AVAILABLE AT: KALAMAZOO  
MATERIALS (480) 349-0632



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CLARK & GREEN ASSOCIATES  
Landscape Architecture

NO.	DATE	REVISIONS

PROJECT: OVATION AT MERIDIAN RECREATION CENTER  
LANDSCAPE IMPROVEMENT PLANS  
SITE PLAN SUBMITTAL  
QUEEN CREEK, ARIZONA  
ATTN: FIL LUNA (480) 893-1000

SHEET TITLE: SHRUB & GROUNDCOVER PLAN

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