



Requesting Department:
Development Services

TO: PLANNING AND ZONING COMMISSION

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

RE: Discussion and Possible Approval of Case P17-0117 “Ocotillo Road and Victoria Lane Preliminary Plat”, a request from Robert Johnson, of Taylor Morrison, for Preliminary Plat approval of a 148 lot, 33-acre single family detached development, located at the northeast corner of Ocotillo Road and Victoria Lane.

DATE: January 10, 2018

STAFF RECOMMENDATION

Staff recommends approval of Case P17-0117 “Ocotillo Road and Victoria Lane Preliminary Plat”, subject to the conditions of approval outlined in this report.

PROPOSED MOTION

Move to approve Case P17-0117 “Ocotillo Road and Victoria Lane Preliminary Plat”, subject to the conditions of approval outlined in the Staff Report.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

This proposal consists of a request by Robert Johnson, of Taylor Morrison, for approval of a Preliminary Plat for a 148 lot residential subdivision. The 33-acre project site is currently zoned MDR (Medium Density Residential)/PAD which allows up to 14 dwelling units per acre. The project site is located at the northeast corner Ocotillo Road and Victoria Lane.

HISTORY

April 5, 2000	Town Council approved Case RZ02-99 “Victoria PAD” (Ordinance 180-00) zoning the project site to R-2/PAD.
April 7, 2004	Town Council approved Case RZ03-14 “Victoria PAD” (Ordinance 280-04), which amended Ordinance 180-00, while maintaining the R-2/PAD zoning of the project site.
March 15, 2006	Town Council approves Case RZ05-019 “Victoria PAD” (Ordinance 345-06), amending the “Victoria PAD”, which maintained the R-2/PAD zoning of the project site.
April 19, 2017	Town Council approved a Text Amendment to the Zoning Ordinance, which reclassified the R-2 zoning district to Medium Density Residential (MDR), allowing up to 14 dwelling units per acre.

PROJECT INFORMATION

“Ocotillo Road and Victoria Lane Preliminary Plat”	
Project Name	Ocotillo Road and Victoria Lane Preliminary Plat
Site Location	The project site is located at the northeast corner Ocotillo Road and Victoria Lane.
Current Zoning	MDR (Medium Density Residential)/PAD
General Plan Designation	Town Center Mixed Use (2008 General Plan) Neighborhood (2018 General Plan)
Surrounding Zoning:	
North	C-2/PAD (Queen Creek Marketplace) R1-7/PAD (Victoria Neighborhood)
South	Ocotillo Road C-2/PAD
East	MDR/PAD (Avilla)
West	R1-7/PAD (Victoria Neighborhood)
Gross Acreage:	Approximately 33 acres
Net Acreage:	Approximately 33 acres
Total Lots/Units:	148 lots
Density:	5.64 dwelling units per acre
Open Space Acreage:	
Required	20% (6.6 acres)
Provided	20.38% (6.72 acres)
Active Open Space:	
Required	30% (1.98 acres)
Provided	43.51% (2.92 acres)

DISCUSSION

This proposal consists of a request by Robert Johnson, of Taylor Morrison, for approval of a Preliminary Plat for a 148 lot residential subdivision. The 33-acre project site is currently zoned MDR (Medium Density Residential)/PAD which allows up to 14 dwelling units per acre. The project site is located at the northeast corner Ocotillo Road and Victoria Lane.

The Ocotillo Road and Victoria Lane Preliminary Plat proposes a minimum lot dimension of 45'x115' at a minimum lot size of 5,175 square feet. The MDR zoning district permits densities of up to 14-dwelling units per acre and allows for a multitude of residential types, including single-family detached development, townhomes, and apartments. The proposed lot size meets the MDR dimensional standards outlined in the Town's Zoning Ordinance. The table below summarizes the dimensions, minimum lot size, and lot composition provided in the subdivision. In total, the proposed 148 lots amounts to a density of 5.64 dwelling units per acre. The lot configuration proposed for this subdivision plat meet all dimensional standards for the MDR zoning district.

Ocotillo Road and Victoria Lane Preliminary Plat				
Lot Size	Zoning District	Minimum Lot Size	Number of Lots	% of Development
45' x 115'	MDR	5,175 square feet	148	100%
<i>Total</i>			<i>148 units</i>	<i>100%</i>

The proposed development includes a total of 6.72 acres of open space (20% of the overall development), where 20% is required by the Town's Zoning Ordinance for the MDR zoning district. Of that 6.72 acres, 2.92 acres of active open space is provided (43.51% of total open space), where 30% required by the Town's Zoning Ordinance. The development includes two central neighborhood parks with a tot lot, open turf, ramadas, and walking trails.

Access to the neighborhood is provided at two (2) proposed entrances along Victoria Lane, one at the northern boundary of the site and one at the western boundary of the site. No access is provided along Ocotillo Road. The Traffic Impact Analysis conducted for this project concluded that a traffic signal is warranted at the intersection of Ocotillo Road and Victoria Lane and the applicant is responsible for ¼ of the cost the signal. A right turn deceleration lane has been added along Ocotillo Road, headed westbound, to provide safer, more efficient access to the development.

ANALYSIS

General Plan Review: The project site is designated as Town Center Mixed Use on the 2008 General Plan Land Use Map. The MDR zoning district implements the Medium Density Town Center Mixed Use land use classifications of the 2008 Queen Creek General Plan.

Zoning Review: The current zoning designation for the property is MDR (Medium Density Residential)/PAD, which allows for a density of up to 14 dwelling units per acre. The project is in conformance with the standards set by the Zoning Ordinance.

Preliminary Plat Review: The Preliminary Plat proposes 148 lots on 33 acres at a density of 5.64 dwelling units per acre. The proposed Preliminary Plat meets Town standards.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the applicant has provided information regarding the project's potential impact on public facilities. Staff review of those reports indicates that adequate public facilities will be provided by the project. Appropriate internal street cross sections and improvements to the existing arterial and mid-section collector streets are provided. The Town of Queen Creek will be the potable water provider and waste water service provider for the property.

The Adequate Public Facilities Ordinance also requires that school district requirements for capacity must be met for each development. The applicant and the Queen Creek Unified School District are currently working on a Donation Agreement to help ensure that adequate public facilities are provided for the proposed development. Once the Final Plat is approved, the property owner will execute the agreed upon Donation Agreement with School District.

Engineering Review: The project has been reviewed by the Town Engineering Division. Conditions of Approval have been added to address the Engineering requirements for this proposed development.

Transportation Review: The subdivision plat has been reviewed and is recommended for approval by the Town's Transportation Engineer. Conditions of Approval have been added to address the Traffic requirements for this proposed development.

Open Space/ Landscape Plan/ Wall Plan Review: The development includes a total of 6.72 acres of open space (20% of the overall development), where 20% is required by the Town's Zoning Ordinance for the MDR zoning district. Of that 6.72 acres, 2.92 acres of active open space is provided (43.51% of total open space), where 30% required by the Town's Zoning Ordinance. The development includes two central neighborhood parks with a tot lot, open turf, ramada, and walking trails.

The project's landscape plans and the wall plans meet the Town's fencing and landscape standards. The project also has a distinctive entry monument sign, which is consistent with the entry monumentation of the existing Victoria neighborhood. Copies of the landscape plan, wall plan, and entry monument exhibits are included in the project narrative.

CONDITIONS OF APPROVAL

1. This project shall be developed and constructed in accordance with all exhibits and attachments submitted by the applicant in conjunction with this case.
2. Developer shall create a Home Owners Association for the maintenance of all landscaping within all open spaces, tracts, trails, collector, and arterial rights-of-way as shown on the Open Space Plan for this project.
3. The development shall conform with the conditions as established by Ordinance 284-04 and modified by Ordinance 345-06.
4. Per Ordinance by Ordinance 284-04, no two-story homes are permitted along any arterial roadway.
5. Per by Ordinance 284-04, the developer shall provide notice by way of CC&Rs, separate notice/flyer/information booklet and notes on the plats to future residents that the project is near a railroad and that this rail line experiences at least 10 trains per day. Further, that for all properties within 300 feet of the rail line, developer shall take a proactive effort to ensure that homebuilders use generally accepted noise/sound attenuation measures for construction of the buildings consistent with the noise attenuation measures adopted with this ordinance.
6. A note shall be placed on the final plat, real estate report and the CC&Rs stating that "this development is adjacent to the Canyon State Academy, an educational facility for at risk youth:"
 - a. This facility does conduct events such as sporting events that will provide outdoor lighting and event noise that may be noticeable from the Victoria development.
 - b. This facility has an approved conditional use permit that would allow construction of an equestrian facility in the future that could include arenas, pastures, and public event spaces for equestrian activities. Town of Queen Creek Case No. SU 01-99.
7. The developer shall provide notice by way of the subdivision plat and CC&Rs, that this project is located near the Phoenix-Mesa Gateway Airport and due to its proximity is likely to experience noises normally and usually associated with the overflight of aircraft.
8. Final plats shall note the potential for objectionable aircraft noise. Specifically, the plat shall note the following: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft."
9. Sales offices for new single-family residential projects shall provide notice to prospective buyers that the project is located within an Overflight Area. Such notice shall consist of a sign at least 2-foot x 3-foot installed at the entrance to

the sales office or leasing office at the residential project. The sign shall be installed prior to commencement of sales and shall not be removed until the sales office is permanently closed. The sign shall state the following in letters of at least one inch (1") in height: "This subdivision, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft. For additional information contact the Arizona Department of Real Estate at: 602-468-1414 or Phoenix-Mesa Gateway Airport Public Relations Office at: 480-988-7600."

10. Public reports filed with the Arizona Department of Real Estate shall disclose the location of the Airport and potential aircraft overflights. The following statement shall be included in the public report: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals."
11. The construction, alteration, moving, and substantial repair of any human occupied building or structure in the new project shall achieve an exterior to interior Noise Level Reduction (NLR) of 20 decibels (dB) or an exterior to interior NLR that results in an interior noise level of 45 DNL or less. The developer shall submit a signed and sealed letter from a registered architect or engineer certifying that construction materials, methods and design employed to achieve the required noise reduction. A copy of the certification shall be submitted with the application for a building permit.
12. The owners of the new project, including mortgagees, other lien holders and easement holders, shall execute an avigation easement prior to or concurrently with the recordation of any final plat or approval of a final site plan for the new project. The easement shall be in a form approved by the Director of Planning.
13. SRP Power – The applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements. The Town requires all poles less than 69kV to be relocated underground. SRP may require easements outside of Public Right-of-Way.
14. 40 feet of half street of Right-of-Way on Victoria lane for the entire frontage of the property shall be required to be dedicated to the Town of Queen Creek on the Final Plat.
15. Full ½ street improvements shall be required to be designed and constructed for Victoria Lane for all portions of the Right-of-Way adjacent to the property frontage.
16. Full street improvements behind the curb shall be required to be designed and constructed for Ocotillo Road for all portions of the Right-of-Way adjacent to the property frontage.
17. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The

assurance amount will be determined by an engineer's estimate during the Construction Plan Review. Construction assurance shall be deposited with the Town prior to permits being issued.

18. For onsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed Certificate of Occupancy Hold Agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer's estimate during the Construction Plan Review. Construction assurance shall be deposited with the Town prior to permits being issued.
19. The developer shall be responsible for ¼ cost share (\$75,000) for the traffic signal at the intersection of Victoria and Ocotillo.
20. As a subdivision, this property will be required to obtain an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). A copy of the CAWS, or ADWR Exemption, in the builder/ developer's name, will have to be provided to the Town of Queen Creek Water Division. This may be accomplished by transferring a current CAWS, converting an existing Analysis of Assured Water Supply associated with the proposed development, applying for an exemption where applicable, or by applying for a new CAWS in the event that one does not currently exist. The Town of Queen Creek Water Division cannot agree to supply water to the subdivision unless this stipulation is met as the Town of Queen Creek does not have a 100 year assured water designation. The Town has however completed a Physical Availability Determination (PAD) study that has evaluated most properties in the area to determine that the groundwater hydrology can support new development in undeveloped portions of the Town. This information was developed as the technical background needed to obtain a CAWS and can be provided upon request.
21. The project must also enroll as a member in the Central Arizona Groundwater Replenishment District ("CAGR") program with ADWR in order for the Town of Queen Creek to supply water to the development.
22. Sewer tie-in locations will be finalized with the Final Plat.
23. Manhole easements will be identified and required with the Final Plat.

ATTACHMENTS

1. Aerial Photo Exhibit
2. Existing General Plan Exhibit
3. Existing Zoning Exhibit
4. Ocotillo Road and Victoria Lane Preliminary Plat Project Narrative
5. Ocotillo Road and Victoria Lane Preliminary Plat
6. Ocotillo Road and Victoria Lane Landscape Plan, Wall Plan, and entry monumentation

Project Name: Ocotillo Road and Victoria Lane Preliminary Plat

Case Number: P17-0117

Hearing Date: January 10, 2018 (Planning Commission)

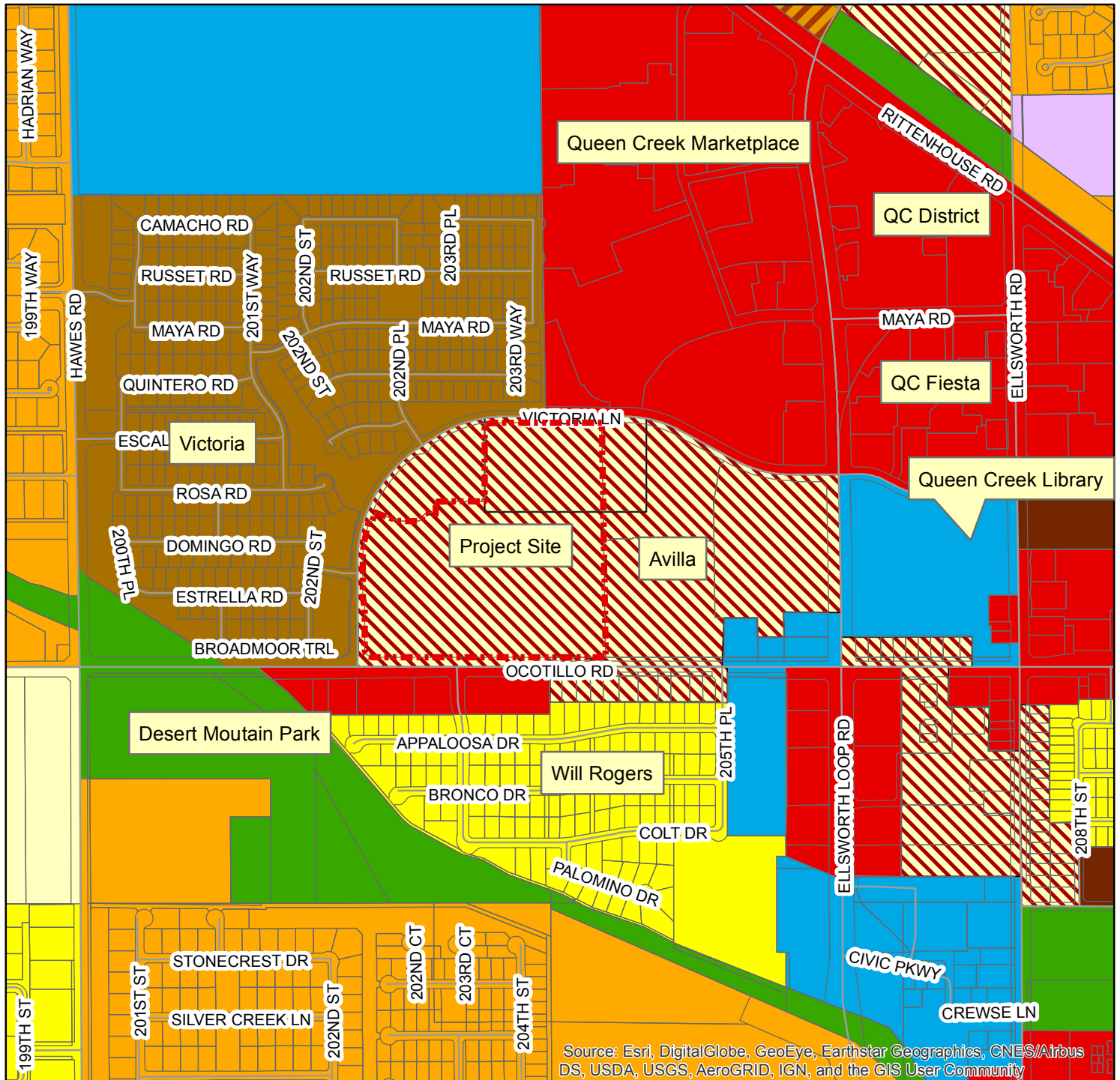


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Project Name: Ocotillo Road and Victoria Lane Preliminary Plat



















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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

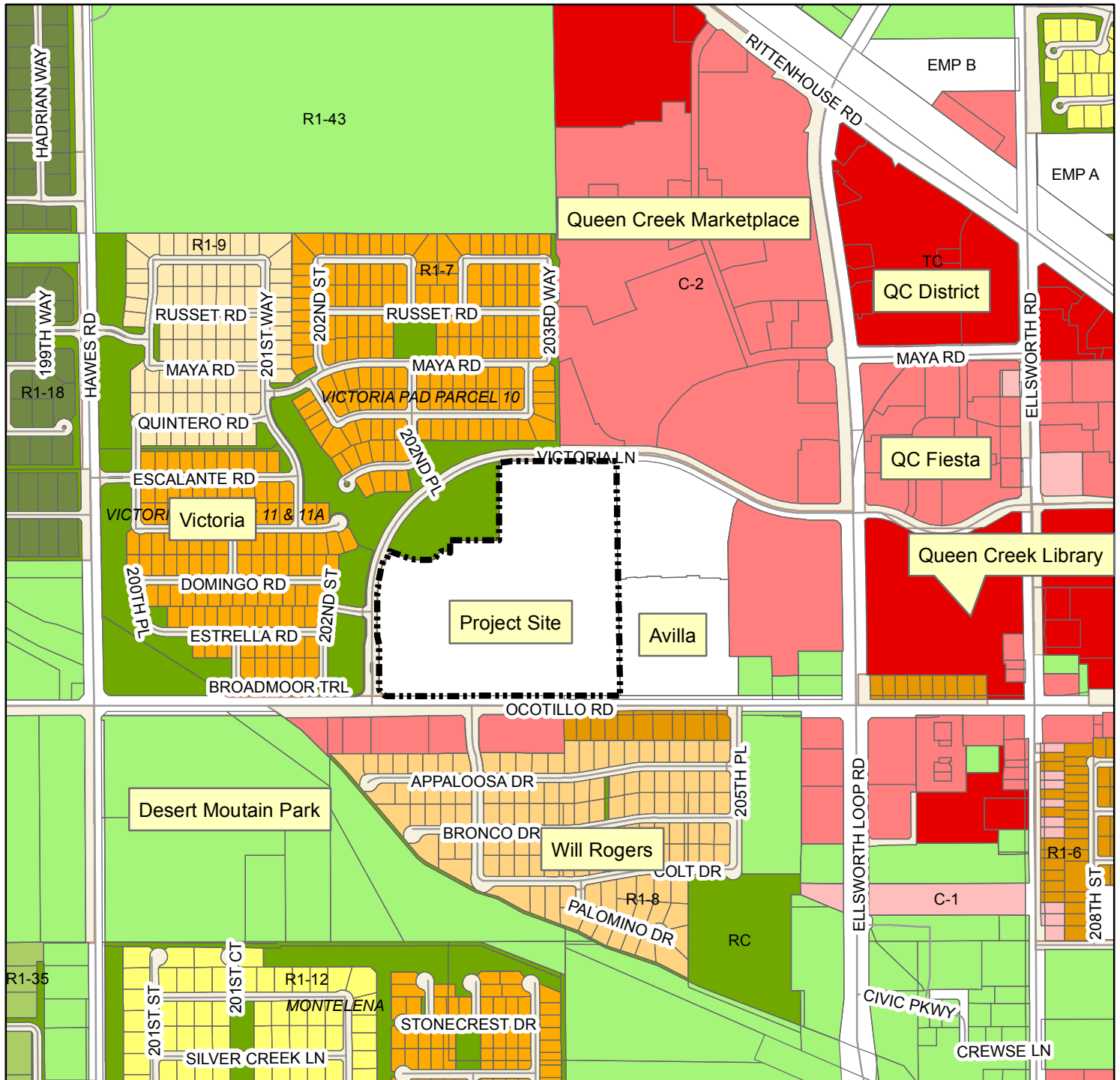
General Plan Land Use

 Very Low Density Residential (0-1 DU/AC)	 Mixed Use	 Regional Commercial Center
 Low Density Residential (0-2 DU/AC)	 Town Center Mixed Use	 Employment Type A
 Medium Density Residential (0-3 DU/AC)	 Neighborhood Commercial	 Employment Type B
 MHDR	 Community Commercial	 Agritainment
 Multi-Family	 Office/Services	 Public/Quasi-Public
 Master Planned Community (0-1.8 DU/AC)	 Commercial	 Open Space

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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	

December 28, 2017

Victoria Lane

*A Portion of the South Half
of Section 16, T2S, R7E, Gila
and Salt River Meridian,
Maricopa County, Arizona*

Queen Creek, AZ

**Preliminary Plat
Narrative**



4550 N 12th Street
Phoenix, AZ 85014

Preliminary Plat Narrative

for

Victoria Lane

December 28, 2017

Developer

Taylor Morrison

1900 E Pima Center Pkwy, Ste 350
Scottsdale, AZ 85258
Attn: Robert Johnson
480-346-1735
rjohnson@taylormorrison.com

Owner

Victoria Lund Investment Group

1478 Glen Pines Court
Chino Hills, CA 91709

Planning/Civil Engineering Consultant

CVL Consultants, Inc.

4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: David Coble
602-285-4752
dcoble@cvlc.com

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Exhibits

Preliminary Plat	Exhibit A
Lot Release Exhibit	Exhibit B

1. Description of Development Proposal

Taylor Morrison is proposing a single-family residential neighborhood with public streets at the northeast corner of Victoria Lane and Ocotillo Road. The purpose of this request is to submit, process, and obtain approval of a preliminary plat. The attached Preliminary Plat addresses issues and challenges associated with the physical site.

The proposed project is a single family detached residential neighborhood consisting of a single Parcel of land within the Town of Queen Creek, containing approximately 32.97 acres. The parcel is identified on the Maricopa County Assessor's map as parcel 304-67-958A. The proposed project is located in Township 2 South, Range 7 East, in Section 16 of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The intent is to develop a single family residential neighborhood with an approximate total of 148 lots with a typical lot size of 45' x 115'. The proposed development will have a net density of 5.64 dwelling units per acre. Access to the development will be provided from Victoria Lane to the north and west of the proposed site.

The proposed Preliminary Plat addresses all relevant site issues, constraints, challenges, and requirements such as site access, site vehicular circulation, site drainage, site utilities, and site open space (See Exhibit A).

2. Conformance to General Plan and Zoning

The project site was originally zoned to R-2 in April 2000 as part of the Master Victoria PAD. In April 2017, the Town Council approved a Text Amendment to the Zoning Ordinance which reclassified the R-2 zoning district to Medium Density Residential (MDR), which allows for development up to 14 dwelling units per acre. The proposed project has a net density of 5.64 dwelling units per acre. The MDR zoning district allows for a variety of different residential development including apartments, townhomes, single-family attached, and single-family detached. This project proposes a single-family detached development.

3. Existing Conditions

The proposed site is currently vacant land located in the center of Queen Creek, Arizona. The site is located in a portion of the south half of Section 16, Township 2 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County. The site is bordered to the south by Ocotillo Road and to the north and west by Victoria

Lane and existing residential development. Two partially developed parcels owned by NexMetro Victoria II LLC are located to the east of the site.

There is an undefined electrical transmission easement near the eastern property line. Towards the southern portion of the site there is an 8' overhead power and facilities easement and along the southern site boundary there is a 20' easement for electrical, communication facilities, and incidental purposes.

4. Surrounding Properties

The site is bound by existing residential development to the north, south, and west. Two partially developed parcels owned by NexMetro Victoria II LLC are located to the east. Queen Creek Marketplace is located northeast of the site and a park and green space is located at the northwest corner of the site. Ocotillo Road runs along the southern boundary and Victoria Lane borders the north and west of the site. The adjacent roadways are fully improved along the south and west, including sidewalk. Improvements will be required for Victoria Lane along the north.

5. Utilities and Services

A table is provided below listing each of the utility providers:

UTILITIES TABLE

Utility	Provider
Water	Town of Queen Creek
Wastewater	Town of Queen Creek
Cable TV/Telephone	Cox Communications
Electric	Salt River Project
Gas	Southwest Gas Corporation

6. Community Facilities and Services

Taylor Morrison and the Queen Creek Unified School District are currently working on a Donation Agreement to help ensure that adequate public facilities are provided for the proposed development. Taylor Morrison does not own the property and per the purchase agreement the closing date will not occur until the Final Plat has been approved. Once the Final Plat is approved and Taylor Morrison closes on the property they will execute the agreed upon Donation Agreement with School District.

The following outlines the community service providers:

COMMUNITY SERVICES TABLE

Service	Provider
Schools	Desert Mountain Elementary, Newell Barney Middle School, Queen Creek High School
Libraries	Queen Creek Library, 21802 S Ellsworth Rd, Queen Creek, AZ 85142
Police	Maricopa County Sheriff’s Department–MCSO District 6
Fire	Town of Queen Creek
Refuse	Parks and Sons

7. Drainage

The site is relatively flat, and has previously been cleared and rough graded. There is an existing retention basin at the northwest corner of the property. There is a storm drain and headwall located at the southeast corner of the site within a shallow retention basin. The storm drain conveys flow from Ocotillo Road. There are two wells registered on or near the project site according to the Arizona Department of Water Resources Well Registry Interactive Map.

8. Water and Sewer

The Town of Queen Creek water and wastewater systems exist in the area and are proposed to serve the development with Town of Queen Creek standards and required infrastructure improvements. The onsite water distribution system will consist of a looped 8-inch public waterline. The onsite sewer collection system will be 8-inch diameter sewer mains.

9. Circulation

Proposed interior traffic circulation, both vehicular and pedestrian, will be integrated with the already existing facilities in the area. The proposed community will have public streets. Two entrances to the site will be located off of Victoria Lane to the west and north.

10. Street Tree Installation

Based on the planting and spacing requirements within the approved landscape plans, street trees in front of each lot will be installed at the completion of home construction and prior to the issuance of a certificate of occupancy. In order to aid in the planting material maturing at the same rate, lots within the community will be released for home sales in groups (See Exhibit B). Lots within another group will not be offered for sale to the public until the lots are completely sold out within the current release.

11. Conclusion

The development team believes that this request represents an appropriate and favorable planning of the site. We look forward to working with staff in the processing of this project.



Exhibit A

Preliminary Plat

NOTES

1. THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
4. ALL MAILBOXES ARE REQUIRED TO BE DECORATIVELY TREATED.
5. A MINIMUM OF 30% OF OPEN SPACE SHALL BE DESIGNATED AS ACTIVE RECREATION SPACE (TOT LOT PLAY AREAS, WALKING / BIKING TRAILS, ACTIVITY / PLAY LAWNS).
6. LOTS 104, 113-120, 126, 127, 132, AND 141-148 WILL BE RESTRICTED TO SINGLE STORY HOMES.

PROJECT DESCRIPTION

THIS PROJECT IS PROPOSED AS A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT. THE PROJECT PROPOSES A TOTAL OF 148 LOTS WITH PUBLIC STREETS AND PUBLIC UTILITIES. STANDARD LOT SIZES ARE 45'X115'. THE EXISTING ZONING IS MDR-PAD.

UTILITIES

- TELEPHONE - COX COMMUNICATIONS/CENTURY LINK
- ELECTRIC - SRP
- CABLE TV - COX COMMUNICATIONS/CENTURY LINK
- SEWER - TOWN OF QUEEN CREEK
- WATER - TOWN OF QUEEN CREEK
- FIRE - TOWN OF QUEEN CREEK
- REFUSE - TOWN OF QUEEN CREEK
- GAS - TOWN OF QUEEN CREEK

BASIS OF BEARING

THE SOUTH LINE OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 7 EAST, BEING NORTH 89°59'20" EAST, AS SHOWN ON LOT SPLIT MAP NO. E16R-005, BOOK 1271, PAGE , MCR.

BENCHMARK

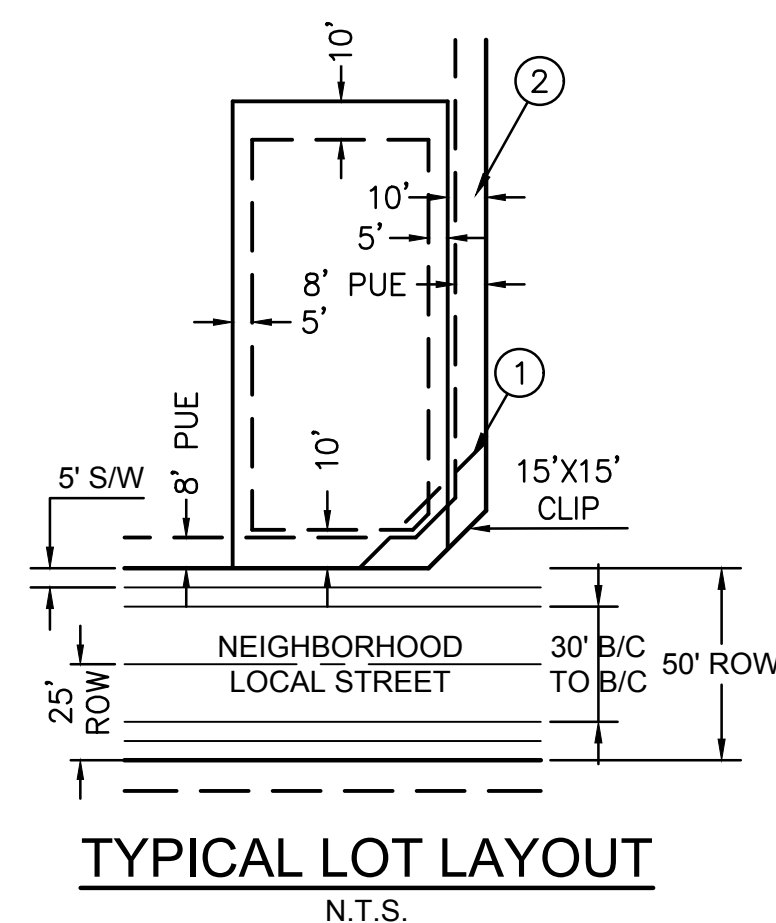
U.S. COAST AND GEODETIC SURVEY BENCHMARK, BRASS CAP IN HEADWALL STAMPED "S364/1967" NGS DESIGNATION: S 364 PID: DU0681 ELEVATION=1399.81 (NAVD 88 DATUM, NGS DATA)

LEGAL DESCRIPTION

LOT 1 OF TOWN OF QUEEN CREEK LOT SPLIT MAP NO. E16R-0005, ACCORDING TO BOOK 1271 OF MAPS, PAGE 07 AND THEREAFTER CERTIFICATION OF CORRECTION RECORDED SEPTEMBER 9, 2016 IN RECORDING NO. 2016-654263, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ANY RIGHT-OF-WAY DEDICATED FOR VICTORIA LAND TO THE TOWN OF QUEEN CREEK IN MAP OF DEDICATION RECORDED IN BOOK 1291 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL COAL AND OTHER MINERALS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA AND RECORDED IN BOOK 152 OF DEEDS, PAGE 120.



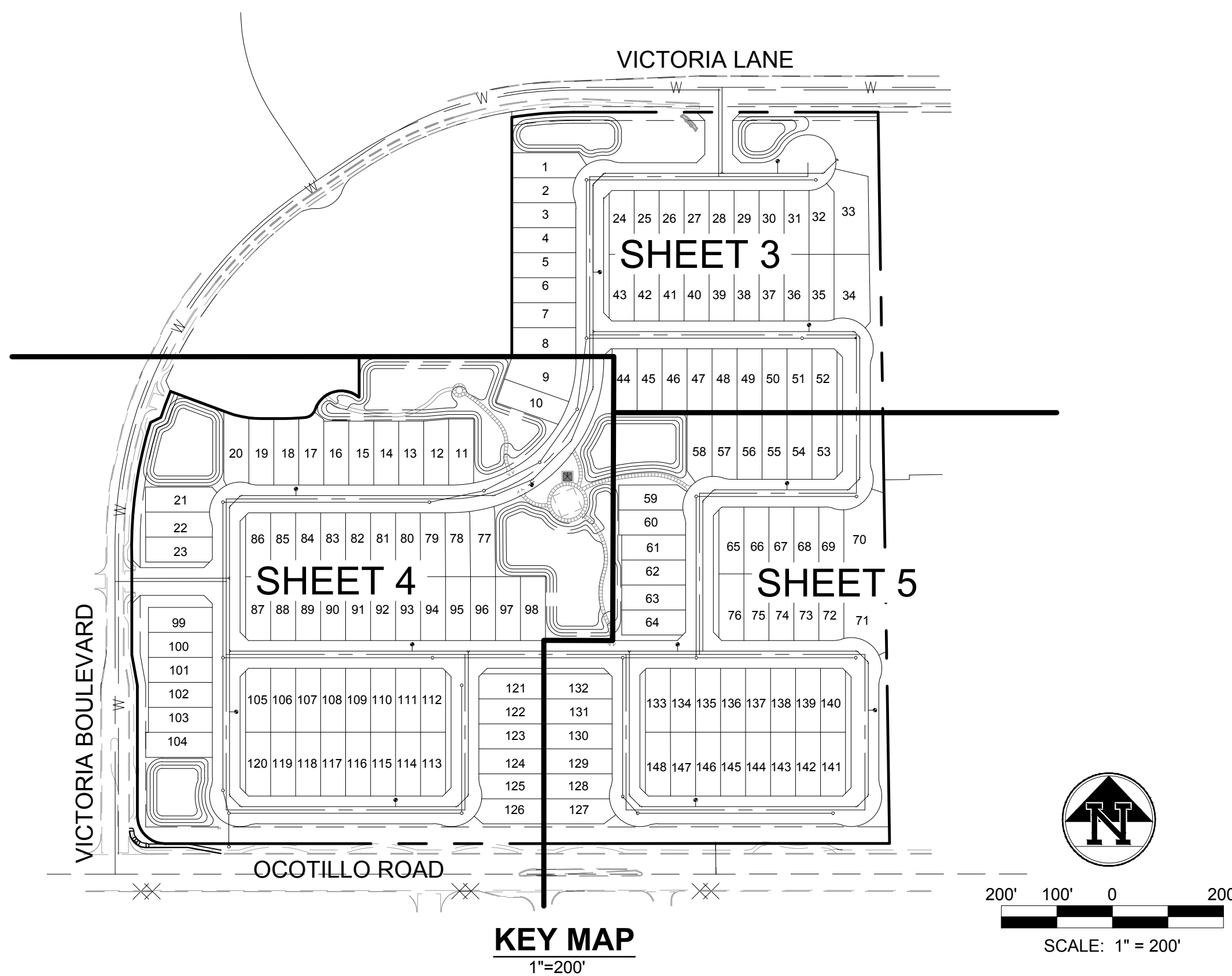
- (1) 10' FRONT YARD SETBACK
- (2) 5' SIDE YARD SETBACKS, MAY BE 0' FOR ATTACHED HOUSING PRODUCTS AND OTHER DESIGNS SUCH AS BUT NOT LIMITED TO DETACHED Z-LOT CONFIGURATIONS WITH THE APPLICATION OF A USE BENEFIT EASEMENT.
- (3) 10' REAR YARD SETBACK

NOTES:
LIVING AREA TO BE WITHIN BUILDING SETBACKS

CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

① LOCAL TO LOCAL STREET INTERSECTIONS SHALL HAVE A 33'x33' UNOBSTRUCTED VIEW EASEMENT. NO OBJECT WITHIN SIGHT VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.

② 10' LANDSCAPE TRACT



SITE DATA	
GROSS AREA (SF/AC)	1,435,986 32.97
EXISTING ZONING	MDR
EXISTING GENERAL PLAN CLASSIFICATION	MEDIUM HIGH DENSITY RESIDENTIAL
APN	304-67-958A
PROPOSED YEILD	148
TYPICAL LOT SIZE	45'x115'
NET DENSITY ALLOWED	14.0 DU/AC
NET DENSITY PROVIDED	5.64 DU/AC
TOTAL OPEN SPACE REQUIRED (AC)	6.59 20.00% OF NET AREA
TOTAL OPEN SPACE PROVIDED (AC)	6.72 20.38%
ACTIVE OPEN SPACE REQUIRED (AC)	1.98 30.00% OF TOTAL OPEN SPACE
ACTIVE OPEN SPACE PROVIDED (AC)	2.92 43.51%
LOT AREA (SF)	
MINIMUM PROPOSED	5,022
MAXIMUM PROPOSED	9,790
AVERAGE PROPOSED	5,376
TOTAL LOT AREA COVERAGE (SF/AC)	795,599 18.26 (55%)
LOCAL STREET RIGHT OF WAY (SF/AC)	328,251.00 7.54
*NET AREA = GROSS AREA (THERE IS NO MAJOR ROW INCLUDED IN AREA)	
**RESTRICTED TO SINGLE STORY HOMES	
***NET DENSITY CALCULATED PER FORMULA LISTED IN SECTION 4.7 OF THE TOWN OF QUEEN CREEK ZONING ORDINANCE.	
DU	148
A-(C+I+S+a+OS)	32.97-(0+0+0+6.72)
DU: TOTAL NO. OF DWELLING UNITS PERMITTED	D= 5.64
D: MAXIMUM NET DENSITY (TABLE 4.7-1, COLUMN (B))	
A: TOTAL SITE AREA (ACRES)	
C: TOTAL COMMERCIAL LAND AREA (AC)	
I: TOTAL INDUSTRIAL LAND AREA (AC)	
S: SCHOOL SITES RESERVED FOR PURCHASE BY THE SCHOOL DISTRICT (AC)*	
a: ARTERIAL AND COLLECTOR RIGHT-OF-WAY (AC)	
OS: OPEN SPACE	

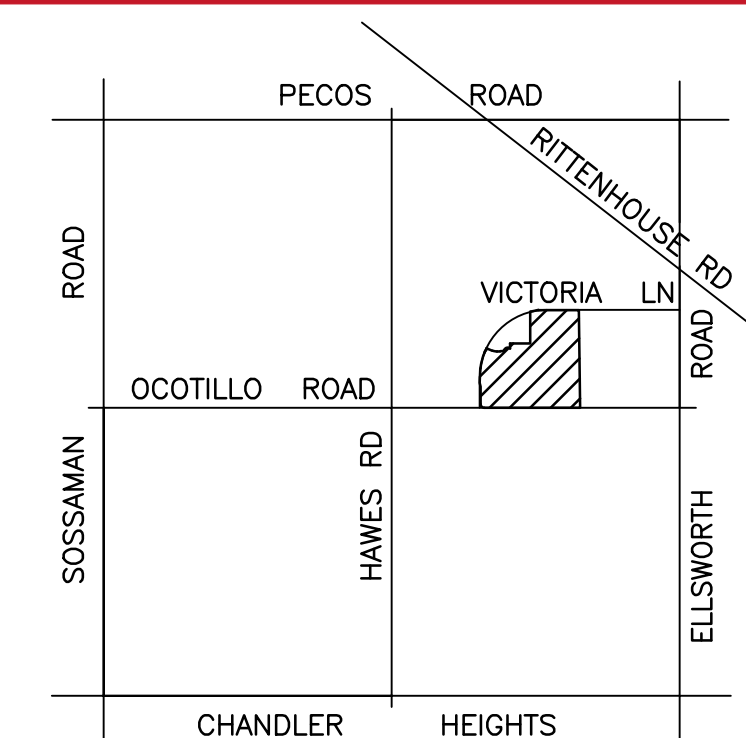
MDR DEVELOPMENT STANDARDS		
STANDARDS	DESCRIPTION	
ZONING DISTRICT	MDR MEDIUM DENSITY RESIDENTIAL	
MINIMUM AREA (SQ. FT.)	5,000	
MINIMUM WIDTH	45'	
MINIMUM DEPTH	115'	
MINIMUM SETBACKS	FRONT	10'
	REAR	10'
	SIDE	10'
5' SIDE YARD SETBACKS MAY BE 0' FOR ATTACHED HOUSING PRODUCTS AND OTHER DESIGNS SUCH AS BUT NOT LIMITED TO DETACHED ZLOT CONFIGURATIONS WITH THE APPLICATION OF A USE BENEFIT EASEMENT.		
MAXIMUM HEIGHT	36'	
MAXIMUM LOT COVERAGE	60% LOT COVERAGE SHALL BE CALCULATED FOR THE OVERALL DEVELOPMENT SITE	
TOTAL OPEN SPACE	20%; TOTAL OPEN SPACE CONSISTS OF THE COMBINED ACREAGE OF PASSIVE AND ACTIVE OPEN SPACE AND IS BASED UPON THE PERCENTAGE OF NET ACRES IN THE PROPOSED DEVELOPMENT.	
ACTIVE OPEN SPACE	30%; ACTIVE OPEN SPACE MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: RECREATIONAL ACTIVITIES AS GOLF COURSES, SPORT COURTS / FIELDS, PICNIC AREAS, PLAYGROUNDS AND TRAILS.	
PASSIVE OPEN SPACE	OPEN SPACE NOT DEFINED AS ACTIVE MAY BE CONSIDERED PASSIVE OPEN SPACE	

PRELIMINARY PLAT FOR VICTORIA LANE

QUEEN CREEK, AZ
A PORTION OF THE SOUTH HALF OF SECTION 16, T2S, R7E,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
TAYLOR MORRISON
900 E PIMA CENTER PKWY, STE 350
SCOTTSDALE, AZ 85258
PHONE: (480) 346-1735
CONTACT: ROBERT JOHNSON

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- 33' X 33' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- L/S SETBACK LANDSCAPE SETBACK
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- PROP. WATERLINE AND VALVE
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SHEET 1 OF 6

CVL PROJECT NUMBER: 1-01-0298601
CASE #: P17-0092
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PRELIMINARY PLAT FOR VICTORIA LANE

QUEEN CREEK, AZ
A PORTION OF THE SOUTH HALF OF SECTION 16, T2S, R7E,
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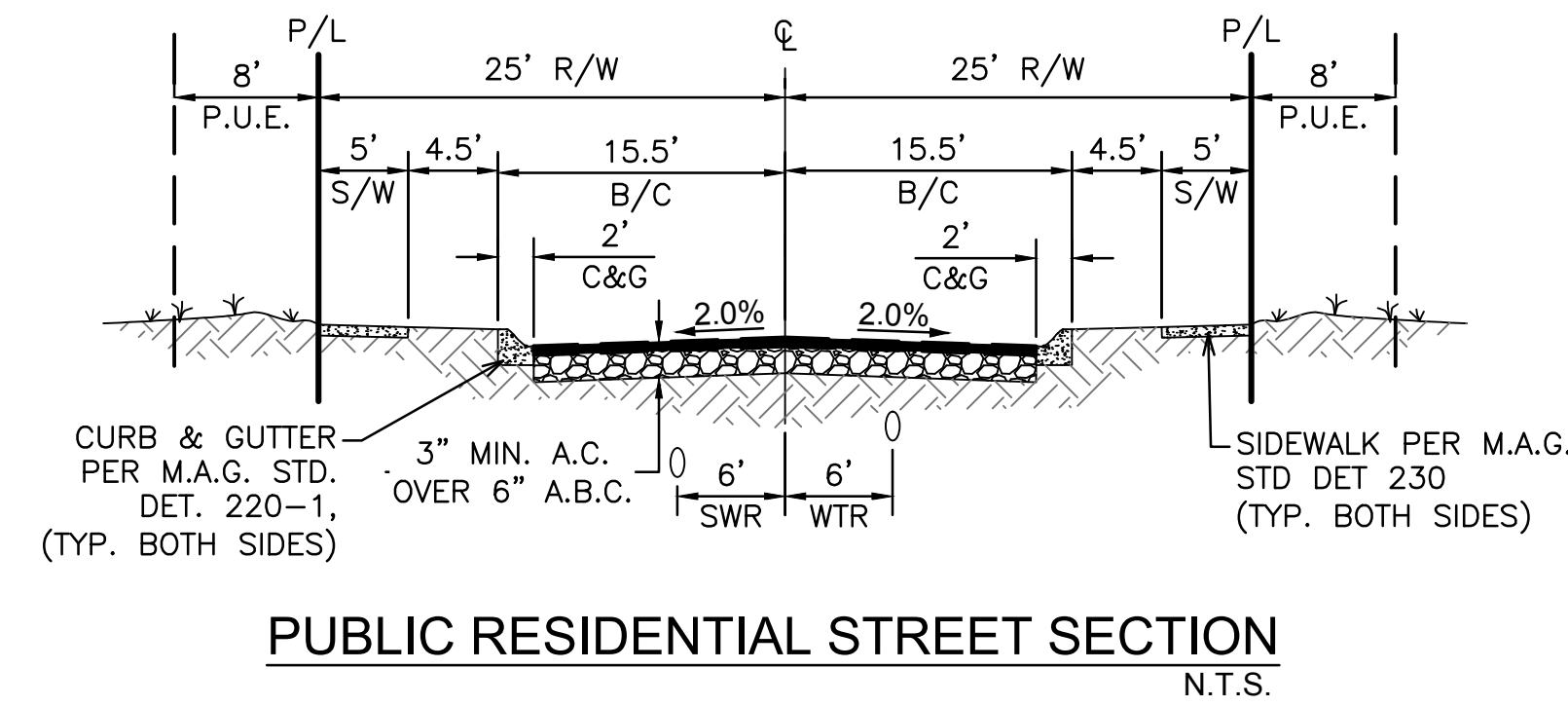
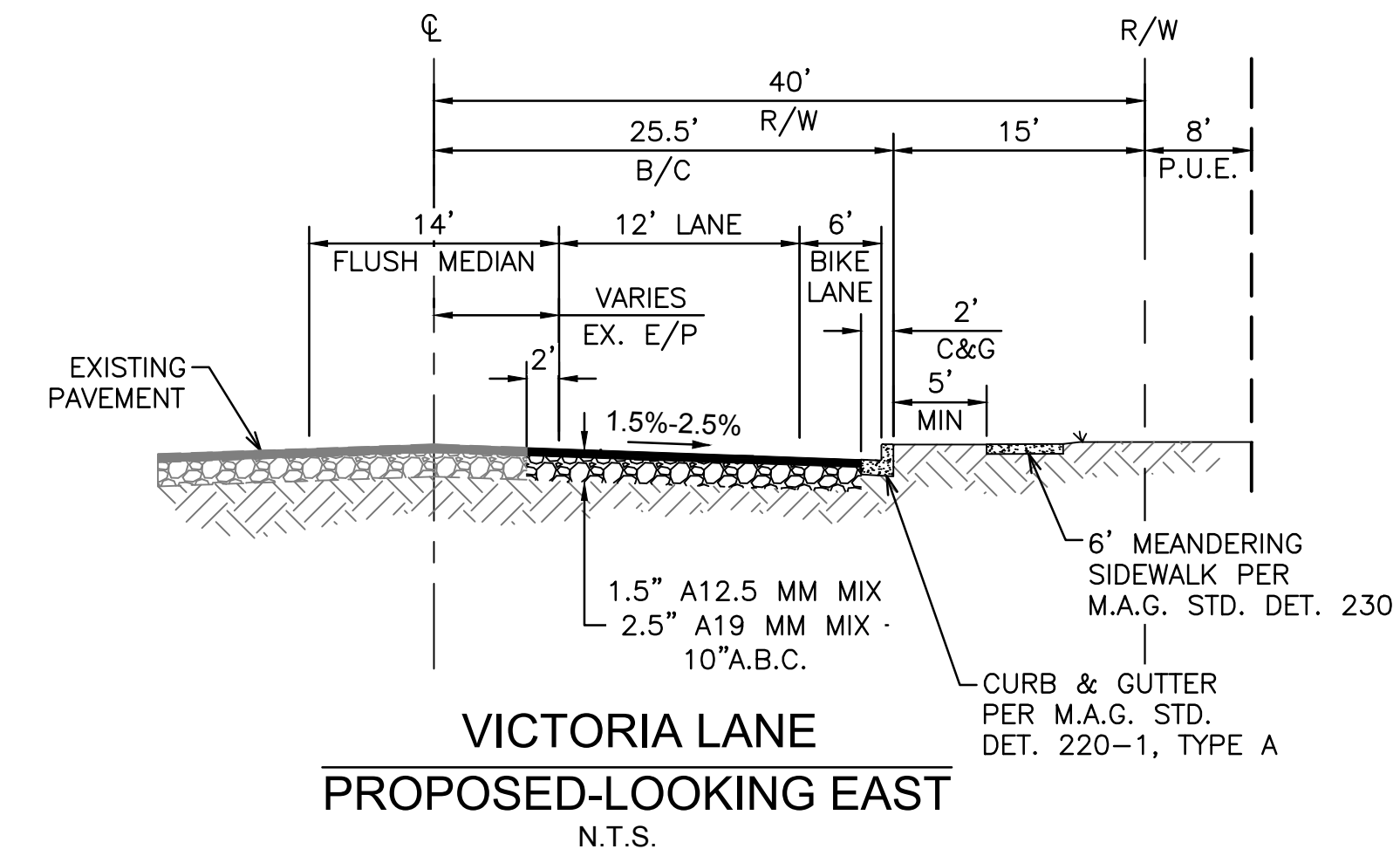
LOT #	S.F.
1	5,629
2	5,022
3	5,174
4	5,178
5	5,178
6	5,178
7	5,178
8	6,152
9	7,271
10	5,456
11	5,300
12	5,263
13	5,175
14	5,175
15	5,175
16	5,175
17	5,572
18	5,385
19	5,373
20	5,503
21	5,423
22	5,312
23	5,387
24	5,163
25	5,175
26	5,175
27	5,175
28	5,176
29	5,176
30	5,176

LOT #	S.F.
31	5,176
32	5,383
33	9,378
34	7,730
35	5,383
36	5,399
37	5,399
38	5,399
39	5,399
40	5,400
41	5,400
42	5,400
43	5,387
44	5,175
45	5,175
46	5,175
47	5,175
48	5,175
49	5,175
50	5,175
51	5,175
52	5,162
53	5,388
54	5,400
55	5,400
56	5,400
57	5,308
58	5,287
59	5,229
60	5,343

LOT #	S.F.
61	5,175
62	5,175
63	5,175
64	5,162
65	5,388
66	5,400
67	5,400
68	5,400
69	5,308
70	9,790
71	9,542
72	5,377
73	5,400
74	5,400
75	5,400
76	5,387
77	5,450
78	5,170
79	5,175
80	5,132
81	5,175
82	5,175
83	5,175
84	5,175
85	5,175
86	5,162
87	5,163
88	5,175
89	5,175
90	5,175

LOT #	S.F.
91	5,175
92	5,175
93	5,175
94	5,175
95	5,175
96	5,175
97	5,175
98	5,175
99	5,175
100	5,175
101	5,175
102	5,175
103	5,175
104	5,400
105	5,163
106	5,175
107	5,175
108	5,175
109	5,175
110	5,175
111	5,175
112	5,162
113	5,162
114	5,175
115	5,175
116	5,175
117	5,175
118	5,175
119	5,175
120	5,162

LOT #	S.F.
121	5,388
122	5,400
123	5,400
124	5,400
125	5,294
126	5,407
127	5,308
128	5,294
129	5,400
130	5,400
131	5,400
132	5,387
133	5,174
134	5,175
135	5,175
136	5,175
137	5,175
138	5,175
139	5,175
140	5,163
141	5,162
142	5,175
143	5,175
144	5,175
145	5,175
146	5,175
147	5,175
148	5,162



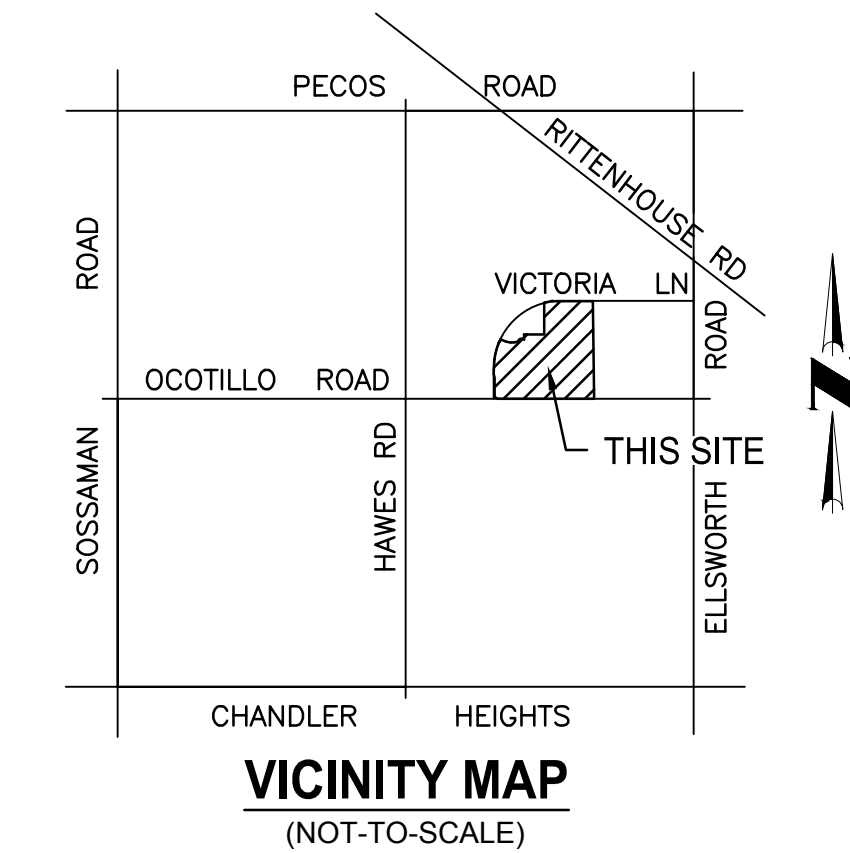
TRACT	ACRES	S.F.	DESCRIPTION
TRACT A	0.658	28,655	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE
TRACT B	0.049	2,150	LANDSCAPE TRACT
TRACT C	0.051	2,200	LANDSCAPE TRACT
TRACT D	0.048	2,100	LANDSCAPE TRACT
TRACT E	0.049	2,133	LANDSCAPE TRACT
TRACT F	0.048	2,099	LANDSCAPE TRACT
TRACT G	0.051	2,200	LANDSCAPE TRACT
TRACT H	0.048	2,100	LANDSCAPE TRACT
TRACT I	0.048	2,100	LANDSCAPE TRACT
TRACT J	1.875	81,696	ACTIVE OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE
TRACT K	0.593	25,850	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE
TRACT L	0.755	32,877	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE
TRACT M	1.789	77,914	OPEN SPACE/LANDSCAPE TRACT/RETENTION/DRAINAGE
TRACT N	0.049	2,150	LANDSCAPE TRACT
TRACT O	1.048	45,640	ACTIVE OPEN SPACE/LANDSCAPE TRACT/TRETENTION/DRAINAGE

NO.	LENGTH	BEARING
L1	157.97'	N00°00'40"W
L2	232.51'	N89°59'31"E
L3	25.00'	N00°00'29"W
L4	148.59'	N00°00'24"W
L5	285.00'	S00°00'29"E
L6	285.00'	N00°00'29"W
L7	480.37'	N89°59'31"E
L8	282.82'	N89°59'31"E
L9	290.00'	N00°00'29"W
L10	297.92'	N89°59'31"E
L11	280.00'	S00°00'31"E
L12	430.00'	N89°59'31"E

NO.	LENGTH	BEARING
L13	280.00'	S00°00'31"E
L14	132.08'	N89°59'31"E
L15	290.00'	N89°59'31"E
L16	280.01'	S00°00'31"E
L17	430.00'	N89°59'31"E
L18	280.00'	N00°00'29"W
L19	430.00'	N89°59'31"E
L20	200.00'	N89°59'31"E
L21	160.49'	N89°59'31"E
L22	131.41'	N00°00'34"W
L23	404.57'	N89°59'29"E

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C9	392.70'	250.00'	089°59'58"	250.00'	353.55'	N44°59'30"E

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	78.54'	50.00'	090°00'02"	50.00'	70.71'	S45°00'30"E
C2	225.16'	745.00'	017°18'59"	113.44'	224.30'	S08°39'01"W
C3	50.01'	730.00'	003°55'31"	25.02'	50.00'	S20°23'06"W
C4	39.76'	175.00'	013°01'03"	19.97'	39.67'	S76°07'27"E
C5	25.32'	325.00'	004°27'48"	12.67'	25.31'	N87°45'26"E
C6	18.82'	20.00'	053°54'43"	10.17'	18.13'	N56°21'04"E
C7	97.35'	50.00'	111°32'58"	73.50'	82.68'	S74°08'14"W
C8	111.37'	680.00'	009°23'03"	55.81'	111.25'	S85°17'29"W



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
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- 1' V.N.A.E. --- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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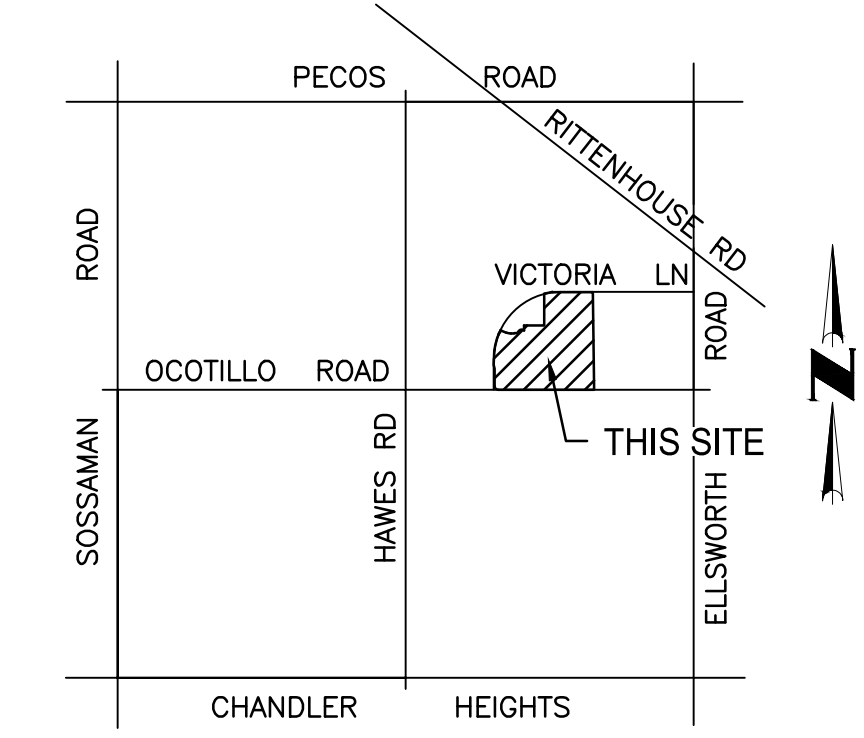
**SHEET
2 OF 6**

PRELIMINARY PLAT FOR VICTORIA LANE

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

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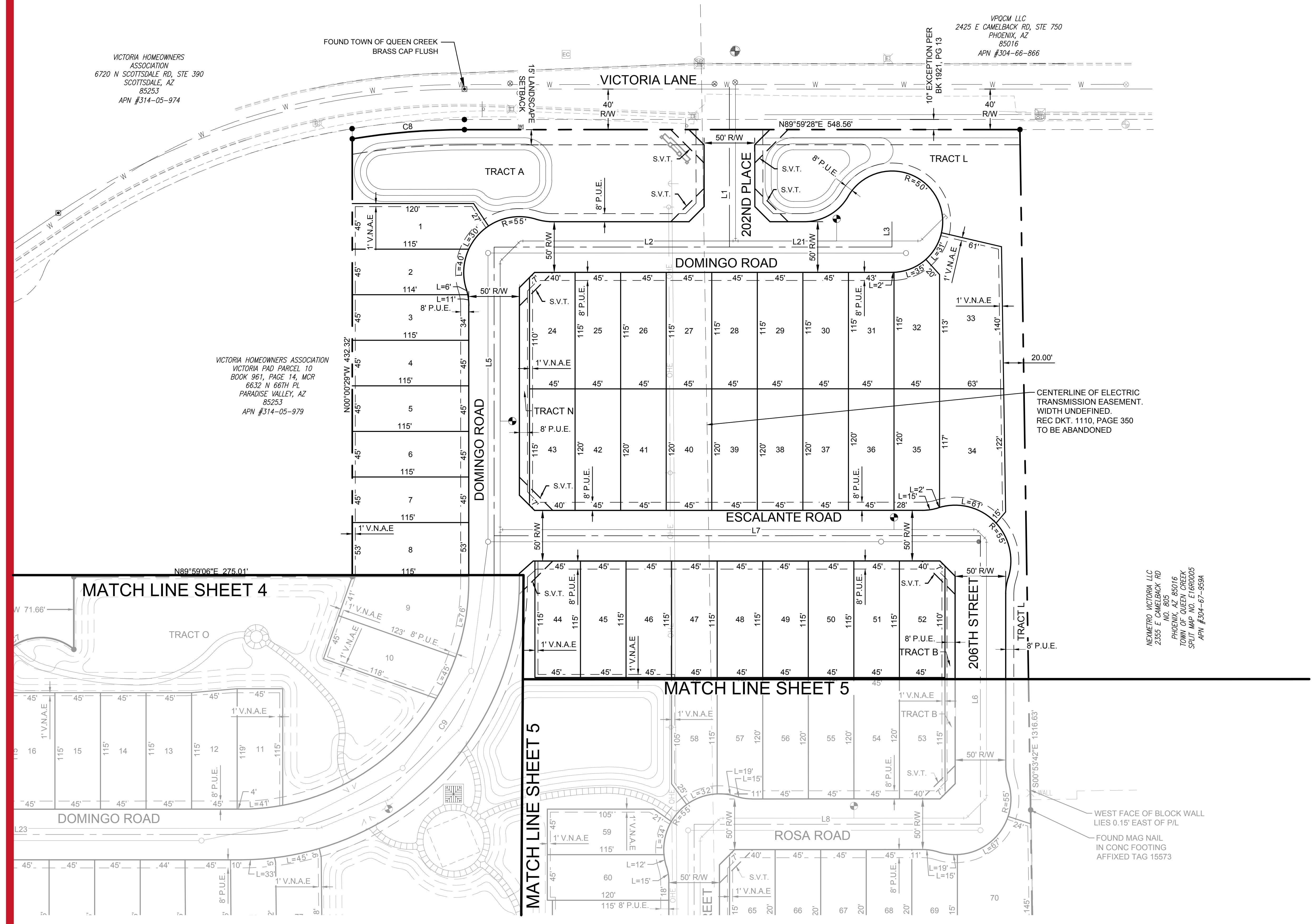
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SCALE: 1" = 50'

SHEET
3 OF **6**

CVL PROJECT NUMBER: 1-01-0298601
CASE #: P17-0092
DATE: 12/11/17



VICTORIA HOMEOWNERS ASSOCIATION
ASSOCIATION
6720 N SCOTTSDALE RD, STE 390
SCOTTSDALE, AZ
85253
APN #314-05-974

VICTORIA HOMEOWNERS ASSOCIATION
VICTORIA PAD PARCEL 10
BOOK 961, PAGE 14, MCR
6632 N 66TH PL
PARADISE VALLEY, AZ
85253
APN #314-05-979

VPGCM LLC
2425 E CAMELBACK RD, STE 750
PHOENIX, AZ
85016
APN #304-66-886

NEMETRO VICTORIA LLC
2355 E CAMELBACK RD
NO. 20
PHOENIX, AZ 85016
TOWN OF QUEEN CREEK
SPLIT MAP NO. E16R0005
APN #304-67-959A

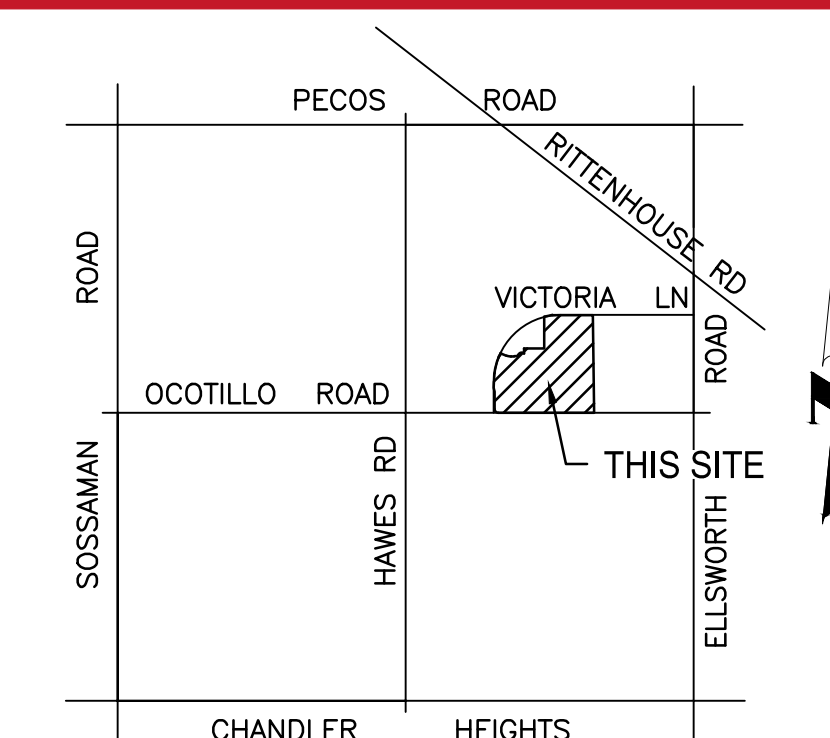
WEST FACE OF BLOCK WALL
LIES 0.15' EAST OF P/L
FOUND MAG NAIL
IN CONC FOOTING
AFFIXED TAG 15573

PRELIMINARY PLAT FOR VICTORIA LANE

QUEEN CREEK, AZ
A PORTION OF THE SOUTH HALF OF SECTION 16, T2S, R7E,
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VICINITY MAP
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LEGEND

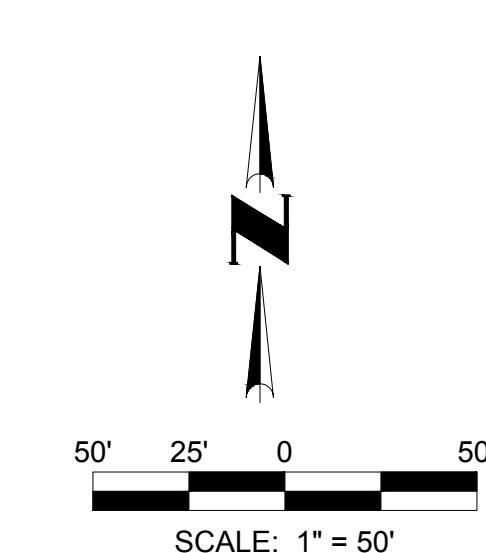
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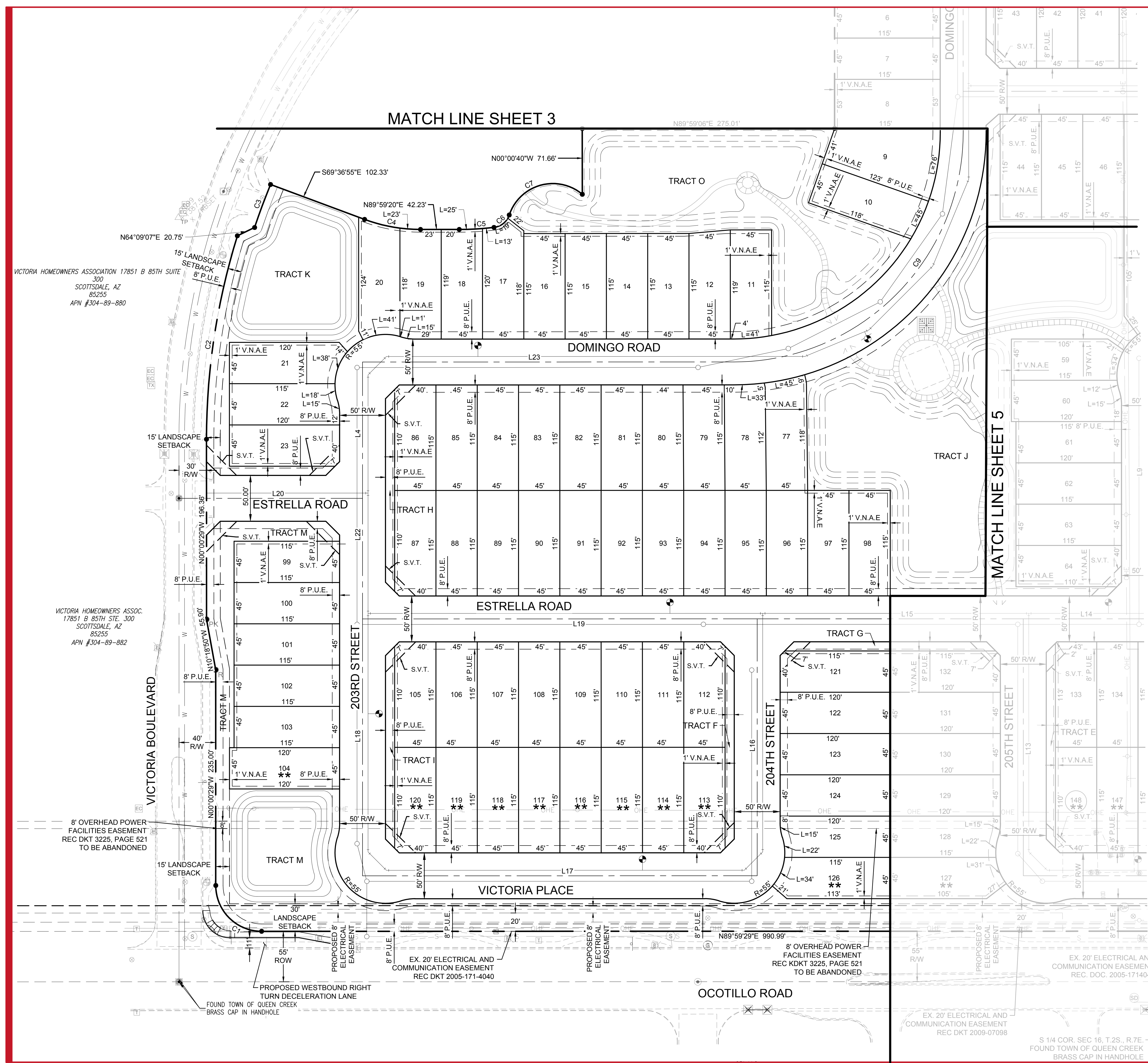


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SHEET
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OF
6

CVL PROJECT NUMBER: 1-01-0298601
CASE #: P17-0092
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VICTORIA HOMEOWNERS ASSOCIATION 17851 B 85TH SUITE 300
SCOTTSDALE, AZ 85255
APN #304-89-880

VICTORIA HOMEOWNERS ASSOC. 17851 B 85TH STE. 300
SCOTTSDALE, AZ 85255
APN #304-89-882

8' OVERHEAD POWER FACILITIES EASEMENT REC DKT 3225, PAGE 521 TO BE ABANDONED

PROPOSED WESTBOUND RIGHT TURN DECELERATION LANE
FOUND TOWN OF QUEEN CREEK BRASS CAP IN HANDHOLE

PROPOSED 8' ELECTRICAL AND COMMUNICATION EASEMENT REC DKT 2005-171-4040

PROPOSED 8' ELECTRICAL EASEMENT

8' OVERHEAD POWER FACILITIES EASEMENT REC DKT 3225, PAGE 521 TO BE ABANDONED

EX. 20' ELECTRICAL AND COMMUNICATION EASEMENT REC. DOC. 2005-17140

EX. 20' ELECTRICAL AND COMMUNICATION EASEMENT REC DKT 2009-07098

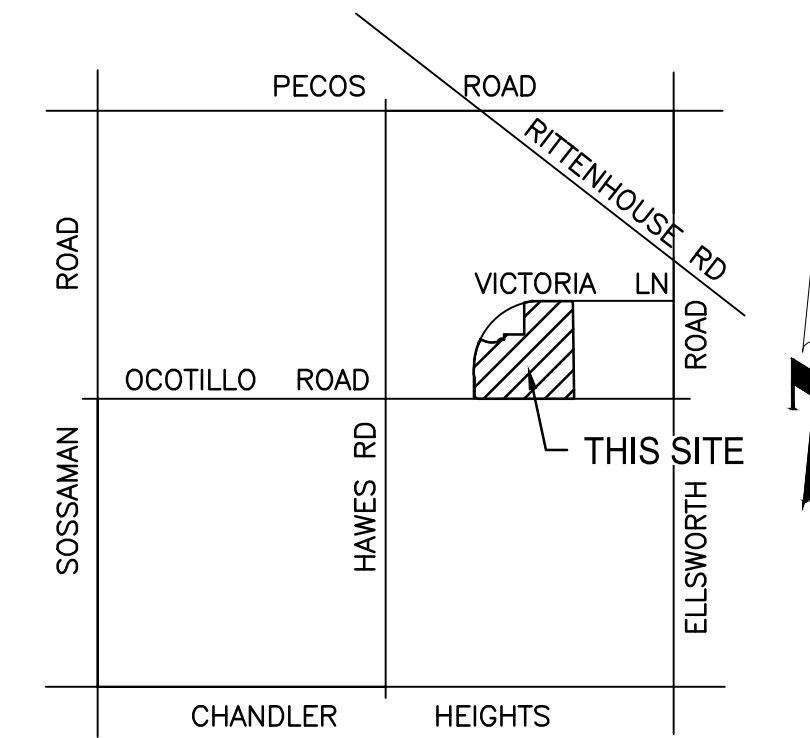
S 1/4 COR. SEC 16, T.2S., R.7E., FOUND TOWN OF QUEEN CREEK BRASS CAP IN HANDHOLE

PRELIMINARY PLAT FOR VICTORIA LANE

QUEEN CREEK, AZ
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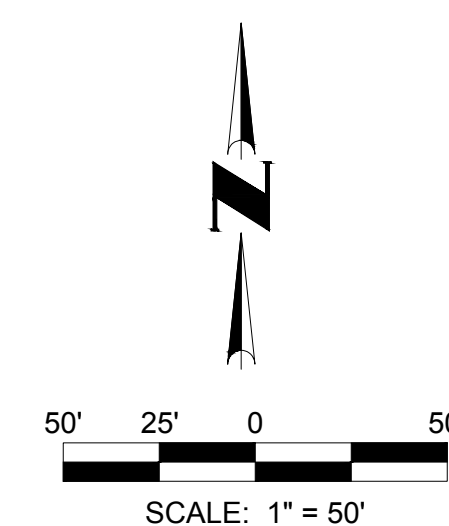
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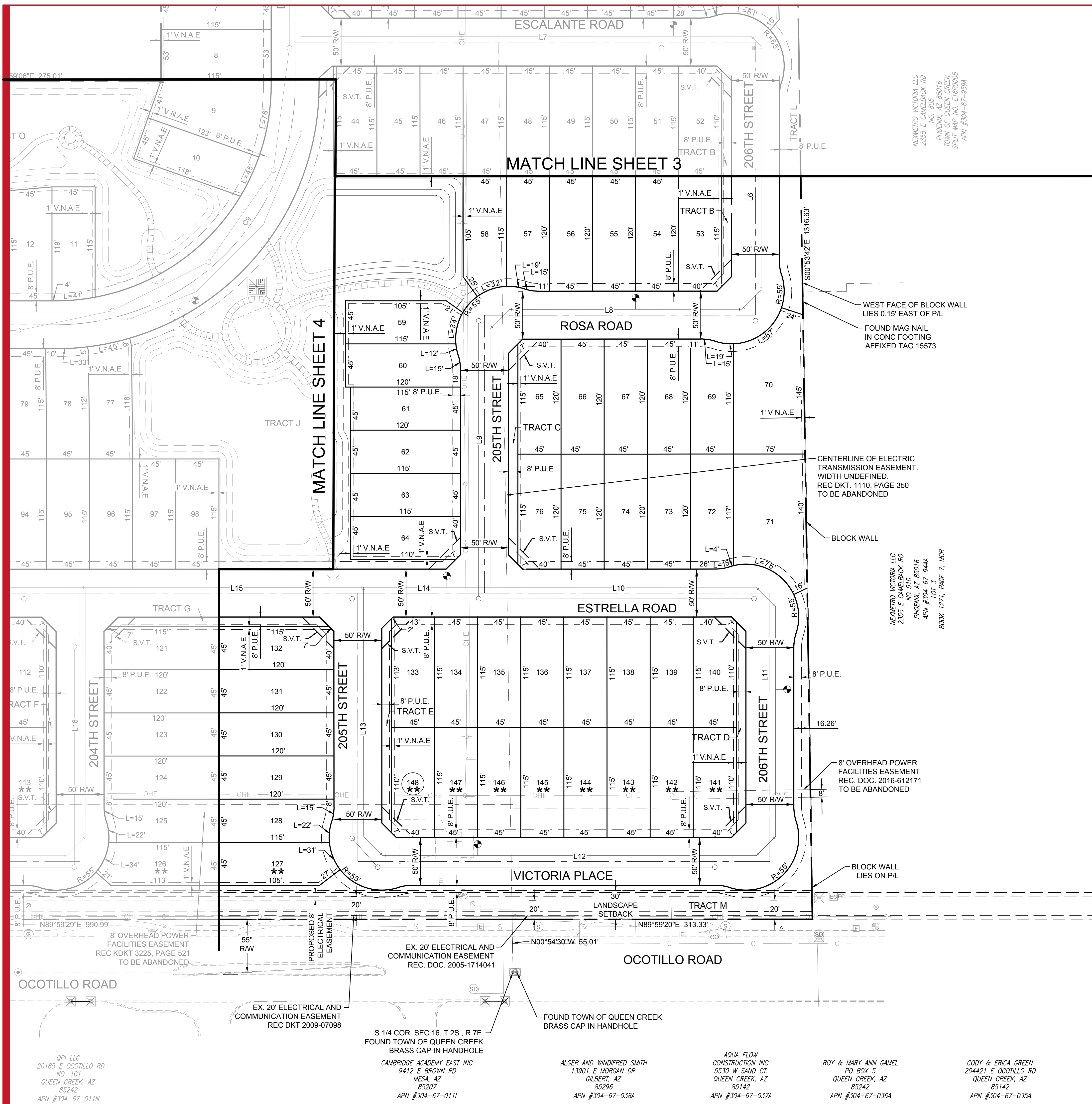
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SHEET
5 OF 6

CVL PROJECT NUMBER: 1-01-0298601
CASE #: P17-0092
DATE: 12/11/17

N:\010298601\Cadd\Preliminary\PS.PRE.PLAT.01-05.dwg



OPI LLC
20185 E OCOTILLO RD
NO. 101
QUEEN CREEK, AZ
85242
APN #304-67-011N

S 1/4 COR. SEC. 16, T.2S., R.7E.
FOUND TOWN OF QUEEN CREEK
BRASS CAP IN HANDHOLE

CAMBRIDGE ACADEMY EAST INC.
9412 E BROWN DR.
MESA, AZ
85207
APN #304-67-011L

ALGER AND WINDIFFRED SMITH
13901 E MORGAN DR
GILBERT, AZ
85296
APN #304-67-038A

AQUA FLOW
CONSTRUCTION INC
5530 W SAND CT.
QUEEN CREEK, AZ
85142
APN #304-67-037A

ROY & MARY ANN GANEL
PO BOX 5
QUEEN CREEK, AZ
85242
APN #304-67-036A

CODY & ERICA GREEN
204421 E OCOTILLO RD
QUEEN CREEK, AZ
85142
APN #304-67-035A

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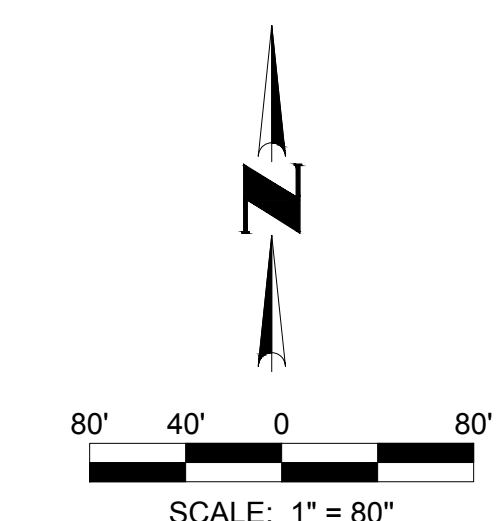
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- SHEET 02 - LOT AREA TABLE/CROSS SECTIONS
- SHEET 03 - PRELIMINARY SITE PLAN
- SHEET 04 - PRELIMINARY SITE PLAN
- SHEET 05 - PRELIMINARY SITE PLAN
- SHEET 06 - OVERVIEW OF SITE MAP



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SHEET
6 OF 6

CVL PROJECT NUMBER: 1-01-0298601
CASE #: P17-0092
DATE: 12/11/17

N:\010298601\Cadd\Preliminary\PS.PRE.PLAT.01-05.dwg





Exhibit B

Lot Release Exhibit

VICTORIA LANE

EXISTING PHASE -1 PRIVATE
NEIGHBORHOOD PARK
(NOT A PART)

VICTORIA LANE

Model Phase

Production Phase 1

RELEASE #1

RELEASE #2

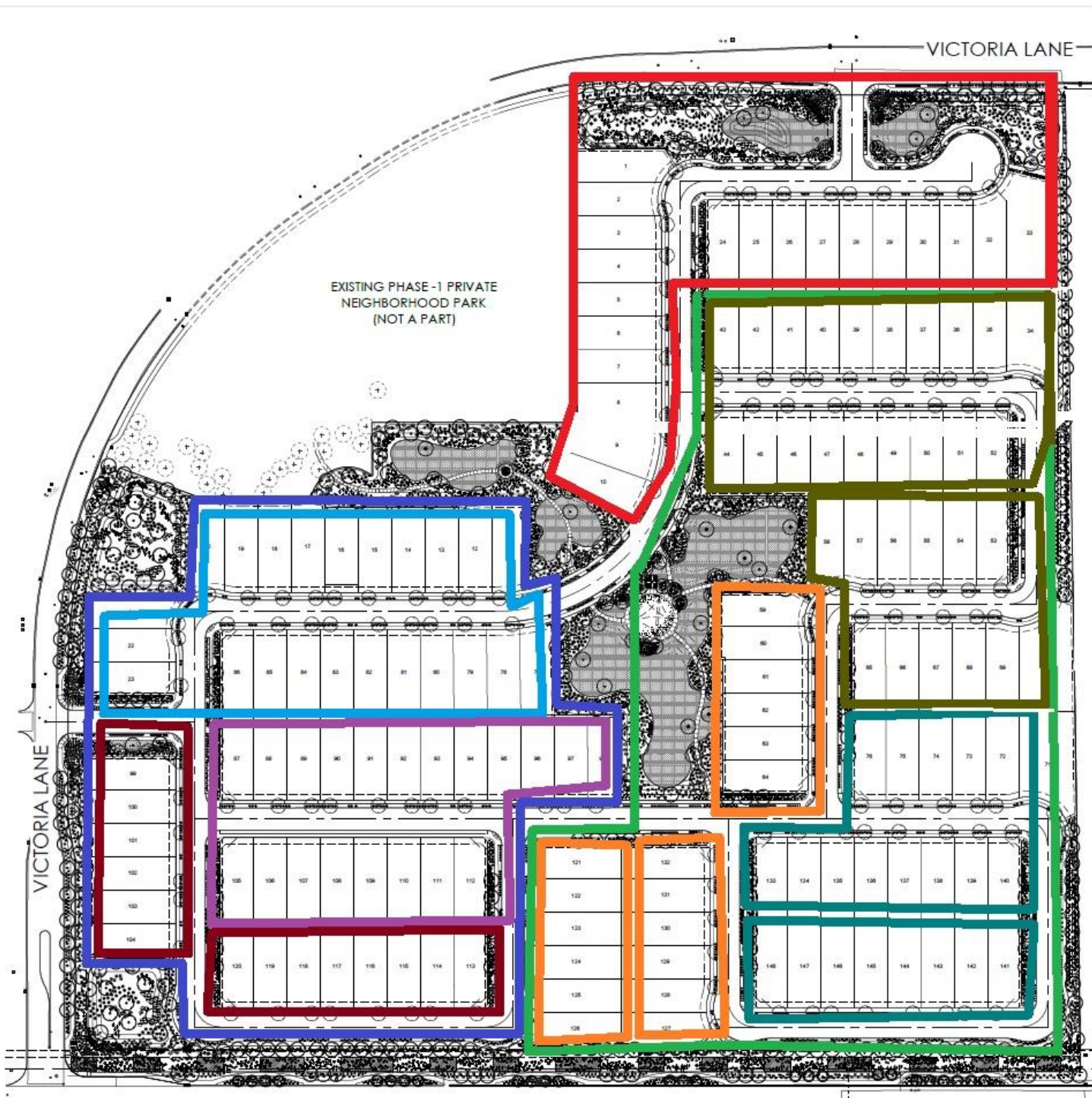
RELEASE #3

Production Phase 2

RELEASE #1

RELEASE #2

RELEASE #3





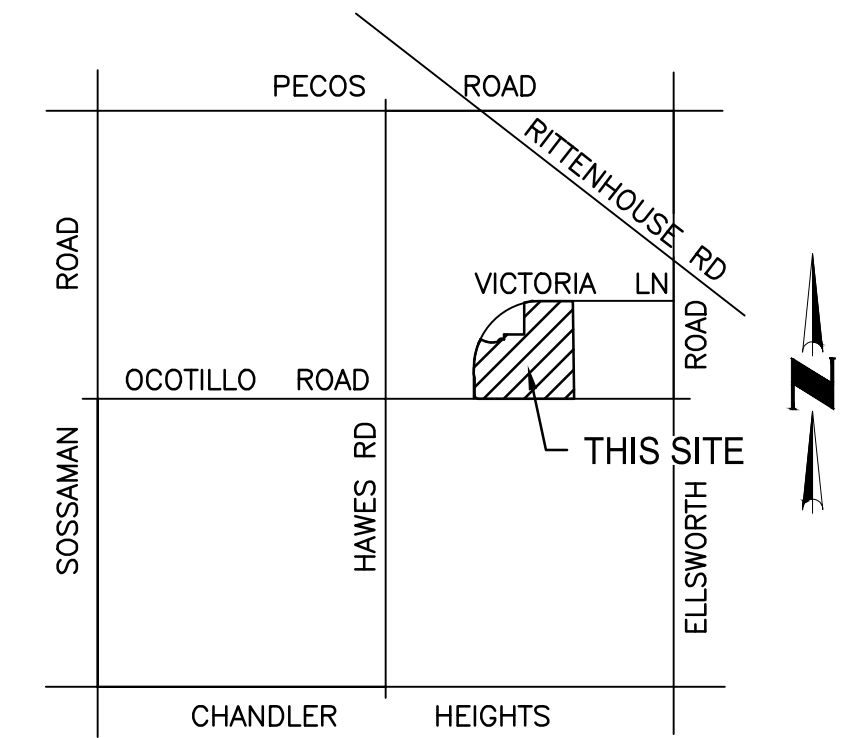
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PRELIMINARY PLAT FOR VICTORIA LANE

QUEEN CREEK, AZ
A PORTION OF THE SOUTH HALF OF SECTION 16, T2S, R7E,
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
TAYLOR MORRISON
900 E PIMA CENTER PKWY, STE 350
SCOTTSDALE, AZ 85258
PHONE: (480) 346-1735
CONTACT: ROBERT JOHNSON

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

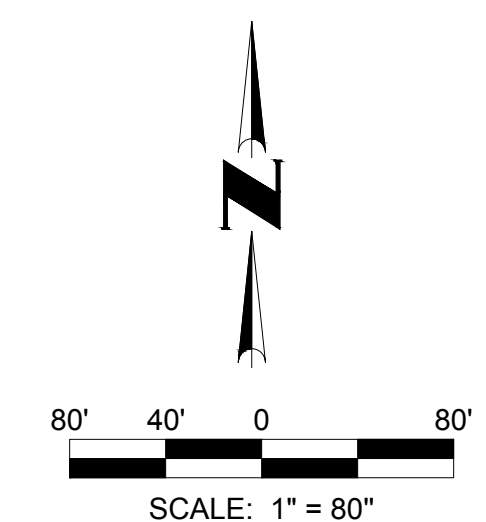
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	LANDSCAPE SETBACK
	PROP. FIRE HYDRANT
	PROP. WATERLINE AND VALVE
	EX. FIRE HYDRANT
	EX. WATERLINE AND VALVE
	PROP. SEWERLINE AND MANHOLE
	EX. SEWERLINE AND MANHOLE
	RESTRICTED TO SINGLE STORY HOMES

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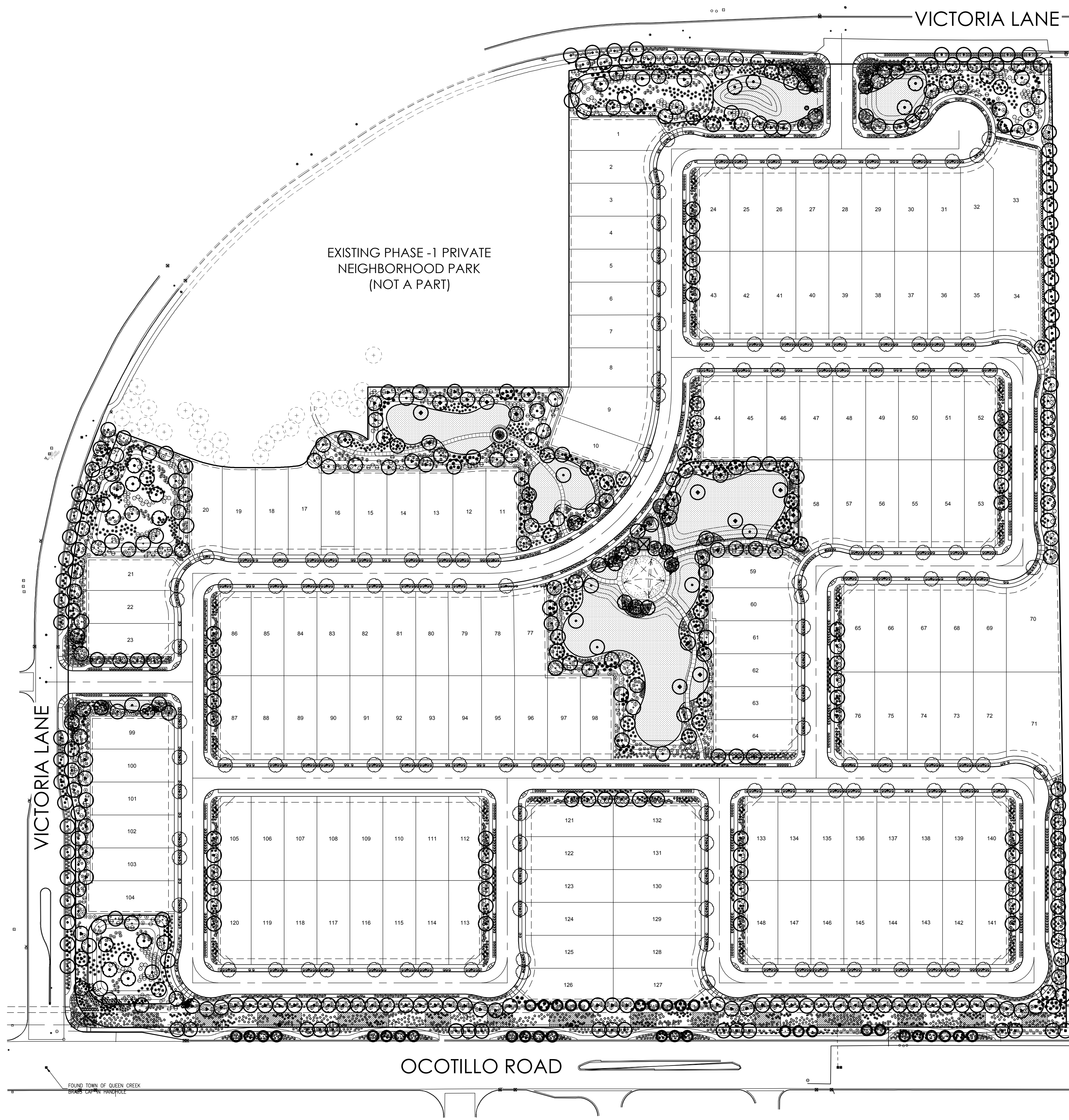
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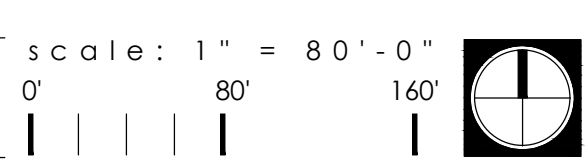
SHEET
6 OF 6

CVL PROJECT NUMBER: 1-01-0298601
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N:\010298601\Cadd\Preliminary\PS.PRE.PLAT.01-05.dwg



OVERALL LANDSCAPE PLAN



PLANT SCHEDULE

*APPROVED TO BE PLANTED IN AND NEAR SRP POWER ESMT. **INCLUDES QTY FOR TRACT AREAS + LOCAL STREETSCAPE

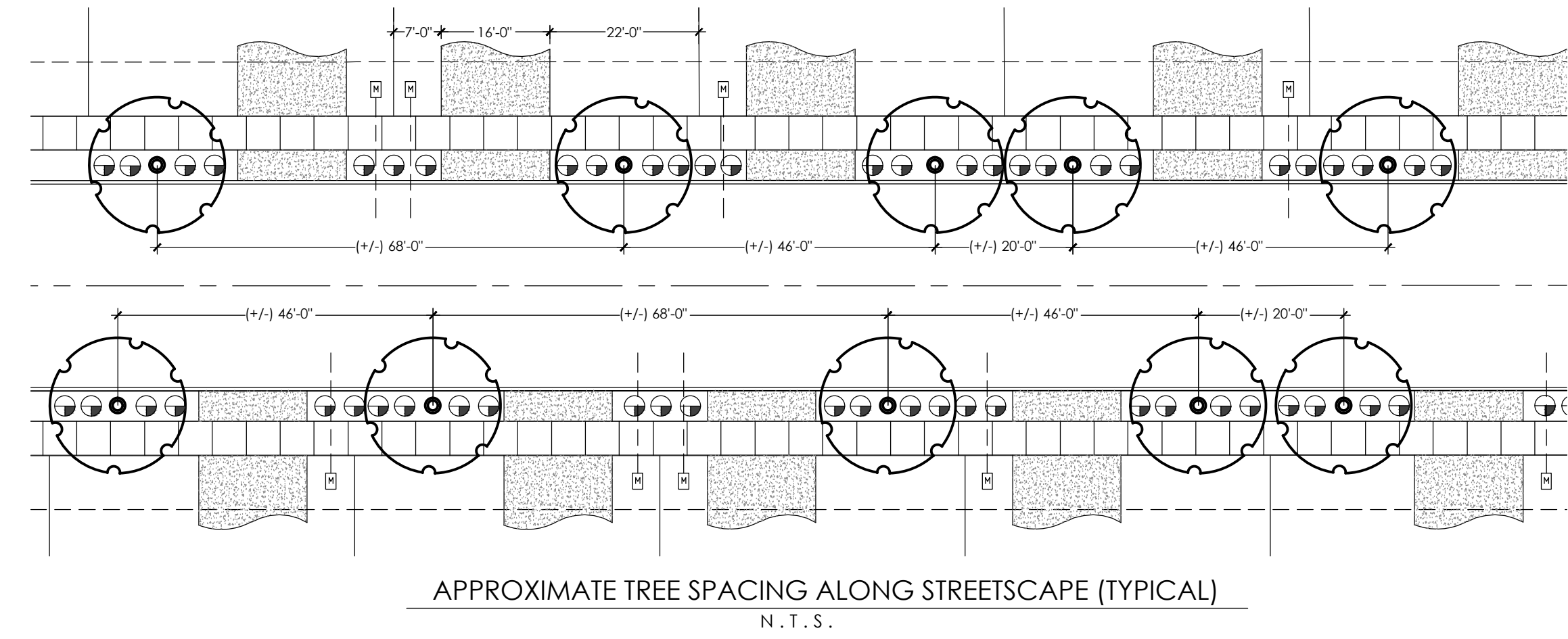
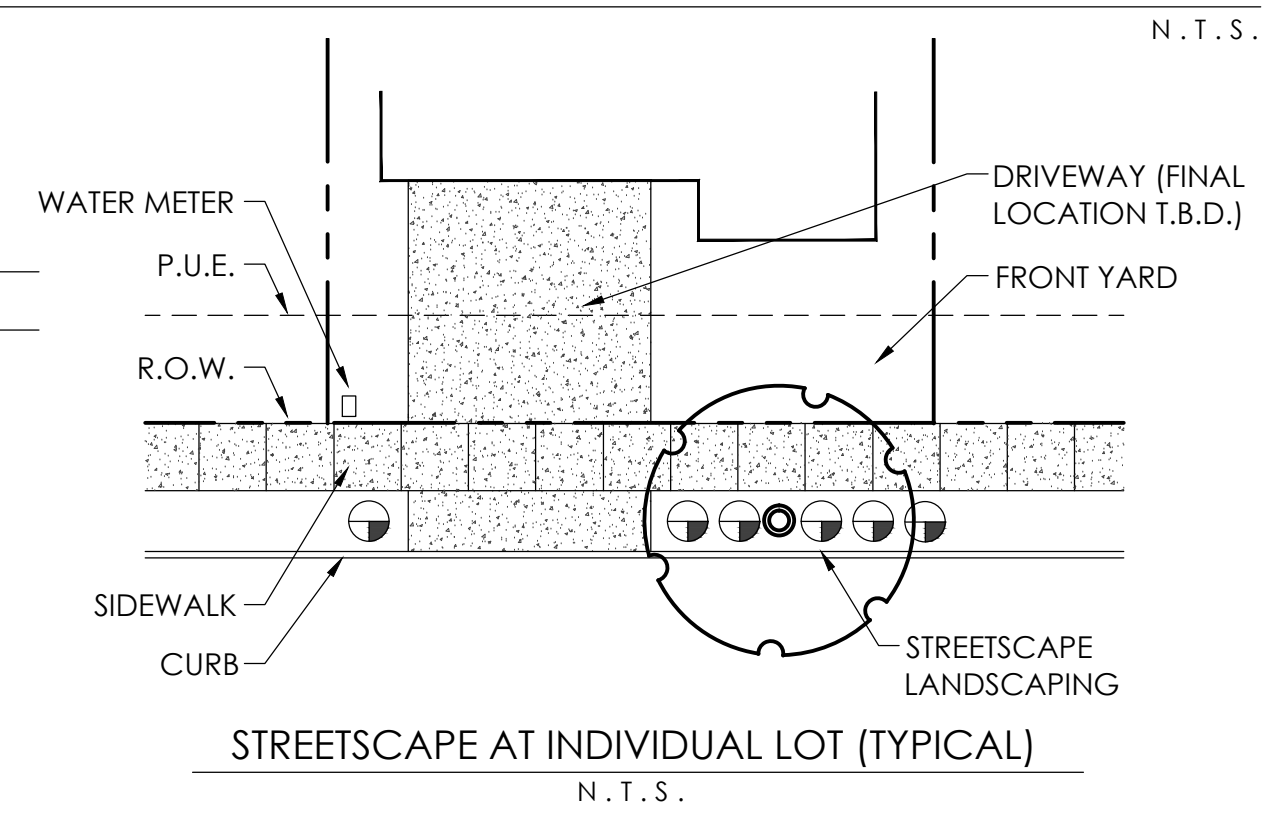
TREES	SIZE / COMMENTS	QTY
*ACACIA ANEURA MULGA ACACIA	24" BOX, STANDARD TRUNK, MATCHED	36
*ACACIA FAR, SWEET SIERRA™ PODLESS SWEET ACACIA	24" BOX, MULTI-TRUNK, MATCHED	73
CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX, MULTI-TRUNK, MATCHED	56
*CERCIDIUM MICROPHYLLUM FOOTHILLS PALO VERDE	24" BOX, MULTI-TRUNK, MATCHED	18
ULMUS PARVIFLORA EVERGREEN ELM	24" BOX, STANDARD, MATCHED	223
FRAXINUS VELUTINA FANTEX ASH	24" BOX, STANDARD, MATCHED	40
**QUERCUS VIRGINIANA HERITAGE LIVE OAK	24" BOX, STANDARD, MATCHED	200
ACCENTS		
DASYLIRON ATRIOCHE GREEN DESERT SPOON	5 GAL	237
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	246
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	497
MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	1 GAL	933
*MUHLENBERGIA RIGID 'NASHVILLE' NASHVILLE MUHLY GRASS	1 GAL	469
MUHLENBERGIA RIGENS DEER GRASS	1 GAL	564
SHRUBS		
BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	15 GAL	158
CALLIANDRA CALIFORNICA FAIRY DUSTER	5 GAL	190
CASSIA ARTEMISIOIDES FEATHERY SENNA	5 GAL	263
DODONAEA VISCOSA HOPSEED BUSH	5 GAL	264
EREMOPHILA MACULATA VALENTINE BUSH	5 GAL	111
LEUC. CANDIDUM	5 GAL	115
BOUGAINVILLEA 'BARBARA KARST' VALENTINE BUSH	15 GAL	158
LEUC. CANDIDUM THUNDER CLOUD SAGE	5 GAL	115
LEUCOPHYLLUM X 'HEAVENLY CLOUD' 'HEAVENLY CLOUD' SAGE	5 GAL	400
NERIUM OLEANDER PETITE PINK OLEANDER	5 GAL	317
**ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GAL	856
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL	246
TECOMA SPP. 'ORANGE JUBILEE' 'ORANGE JUBILEE' TECOMA	5 GAL	208
GROUND COVER		
ACACIA REDOLENS TRAILING ACACIA	1 GAL	251
CALLISTEMON CITRINUS 'LITTLE JOHN' 'LITTLE JOHN' BOTTLEBRUSH	1 GAL	161
CONVULVULUS CNEORIUM BUSH MORNING GLORY	1 GAL	49
*CYNODON DACTYLON HYBRID BERMUDDA SOD	ROLLED SOD OR STOLONS	PER PLAN
ERICAMERIA LARCFOLIA TURPENTINE BUSH	1 GAL	55
LANTANA CAMARA 'DALLAS RED' DALLAS RED LANTANA	1 GAL	67
*LANTANA CAMARA 'T. GOLD' TRAILING GOLD LANTANA	1 GAL	238
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	1469
*LANTANA MONTEVIDENSIS 'PURPLE' 'PURPLE' LANTANA	1 GAL	530
ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	1 GAL	804
INERT MATERIALS		
D.G. DECOMPOSED GRANITE 'DESERT GOLD' (MATCH PH-1)	1/2" SCREENED 2' DEPTH MINIMUM	PER PLAN
FRAGMENTED GRANITE RIP RAP 'SANTA FE GOLD'	3'-6" DIA	PER PLAN
GRANITE BOULDERS COLOR 'SURFACE SELECT'	3' / 4" DIA.	31 / 18

LOCAL STREET LANDSCAPE (TYPICAL)

LOCAL STREETS WITHIN THIS SUBDIVISION ARE REQUIRED TO HAVE (1) TREE AND (6) SHRUBS INSTALLED PER LOT. THIS LANDSCAPE SHALL BE INSTALLED UPON CONSTRUCTION OF COMPLETED LOT.

PLANT SCHEDULE:

TREES	SIZE / REMARKS	QTY
QUERCUS VIRGINIANA LIVE OAK	24" BOX / STANDARD TRUNK / MATCHED	1 / LOT
SHRUBS		
ROSMARINUS OFFICINALIS ROSEMARY	5 GAL	6 / LOT



NOTE: ACTUAL TREE SPACING AND LOCATIONS MAY VARY AT FINAL INSTALLATION DUE TO BELOW AND ABOVE GRADE UTILITY LOCATIONS, DRAINAGE STRUCTURES, DRIVEWAY LOCATIONS AT STREET KNUCKLES AND STREET LIGHT LOCATIONS.

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PRELIMINARY LANDSCAPE PLAN FOR
VICTORIA ESTATES
QUEEN CREEK | ARIZONA

DATE:	08/08/17
JOB NO.:	1712
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY:	10/09/17
CITY:	12/14/17

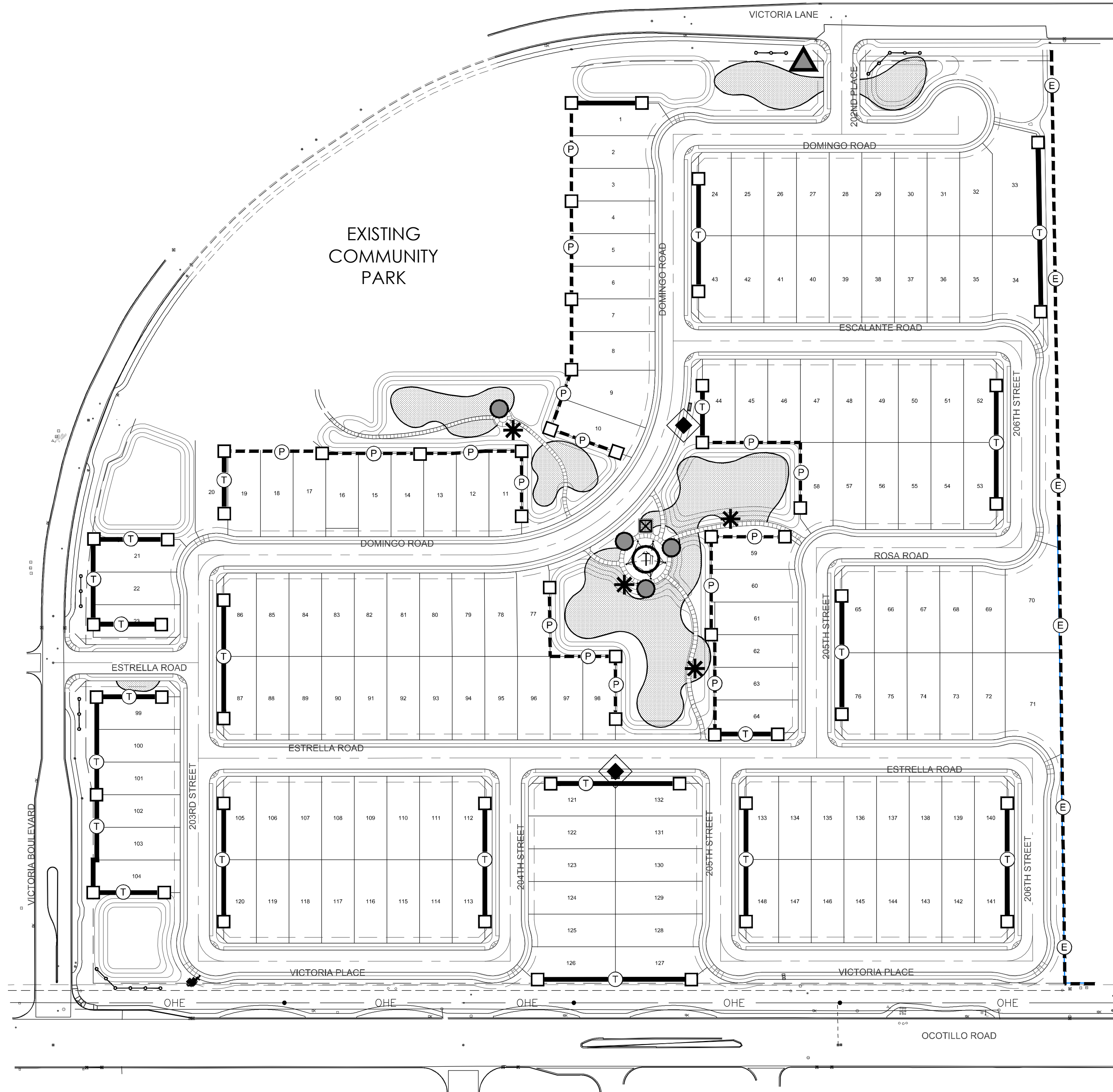
SUBMITTED FOR:
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PRE - PLAT SUBMITTAL

SHEET NO.
L1.0
3 OF 14

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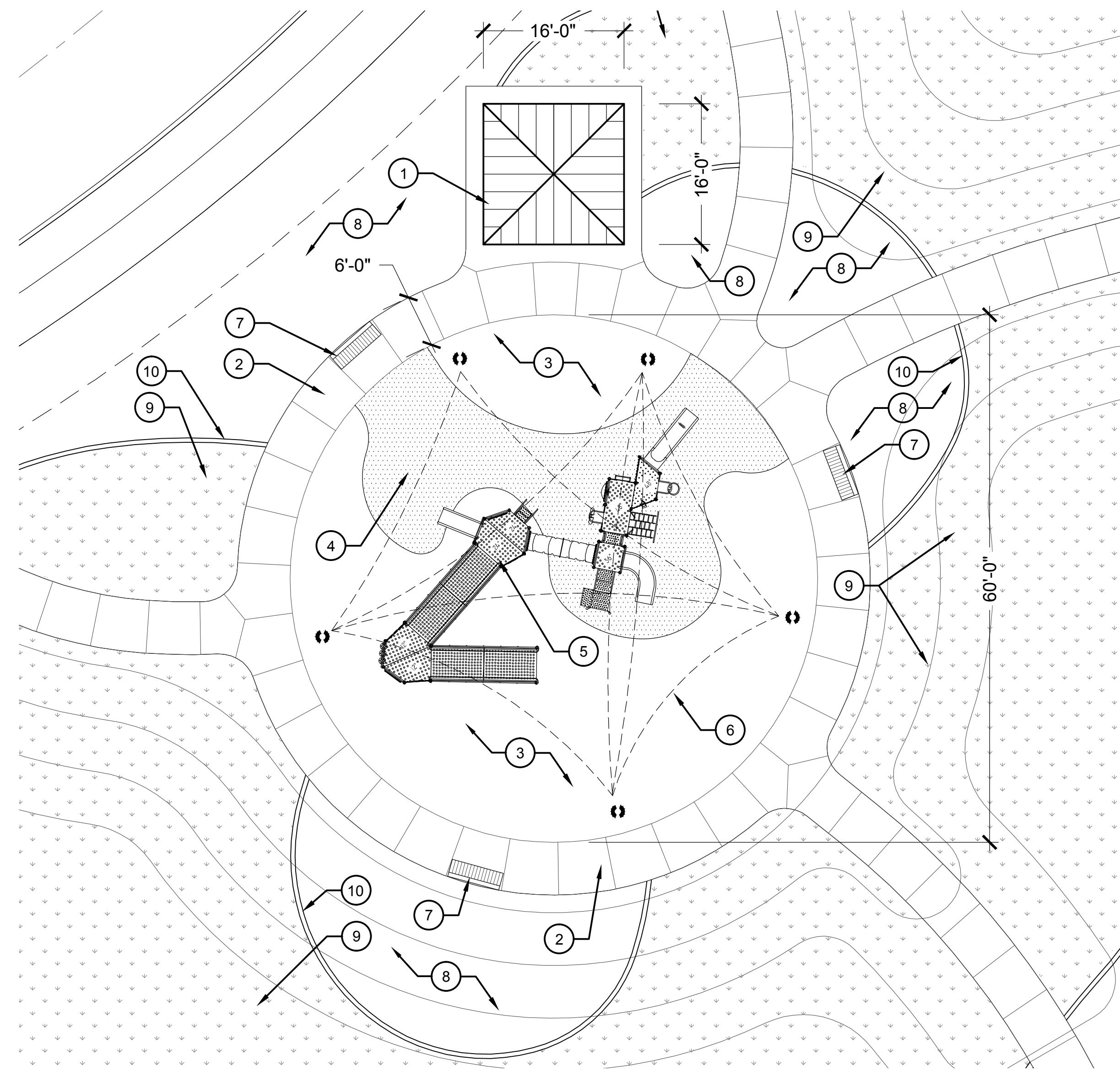
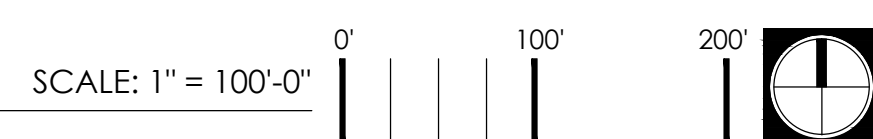
WALL SCHEDULE

- THEME WALL (WITH COLUMNS)
- EXISTING DOOLEY WALL
- PARTIAL VIEW FENCE (2'-0" ON 4'-0")
- POST AND RAIL FENCE
- MONUMENT SIGN (PRIMARY)

AMENITY SCHEDULE

- RAMADA 16'x16' (LITCHFIELD PITTSBURGH SQUARE SERIES 8100 / COLOR: ROOF - PLOYNESIAN TAN, COLUMNS - COFFEE BROWN)
- 6' BENCH (FAIRWEATHER PLAZA SERIES / MODEL PL-3 / COLOR: BG-16 TAN)
- DOG STATION - FIDOHOUSE KIT, GREEN WITH "PET WASTE" SIGN. (OR AS SELECTED BY OWNER)
- TOT LOT WITH PLAY EQUIPMENT (MODEL TBD) WITH SHADE STRUCTURE (BPI SHADEZONE OR APPROVED EQUAL / 40'x40' / TAN POSTS / DESERT SAND CANOPY)
- MAILBOX KIOSK (FINAL LOCATION T.B.D.)
- INCLUDE WITH RAMADA (NOT SHOWN):
 - TRASH CAN (WABASH VALLEY - LR300 / LR310 / FT110 / 32 GALLON / COLOR : CRANBERRY / QTY - T.B.D.)
 - 6' PICNIC TABLE (WABASH VALLEY - SG106P - 6' / SURFACE MOUNT / COLOR: CRANBERRY / QTY - T.B.D.)

WALL AND AMENITY PLAN



KEY

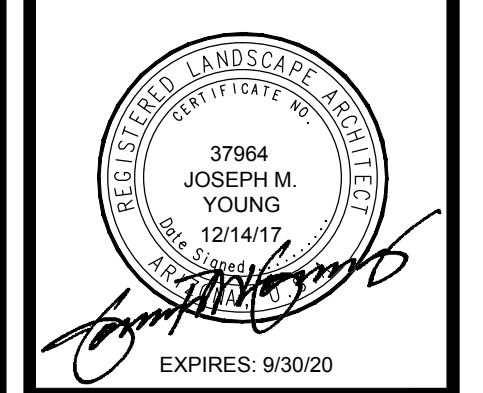
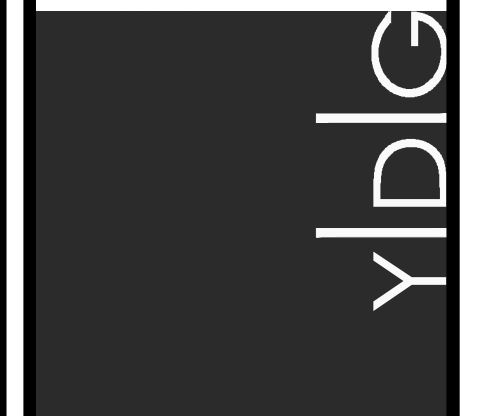
- 1 16' x16' RAMADA (SEE AMENITY SCHEDULE)
- 2 CONCRETE SIDEWALK
- 3 ENGINEERED WOOD FIBER SAFETY SURFACING (MANUF. T.B.D.)
- 4 POURED IN PLACE SAFETY SURFACING (PLAYWORLD SYSTEMS CUSHION PLAY OR APPROVED EQUAL)
- 5 TOT LOT PLAY STRUCTURE (PLAYWORLD SYSTEMS OR APPROVED EQUAL)
- 6 (+/-)40' x 40' SHADE STRUCTURE (ACE OF SHADES STRUCTURES OR APPROVED EQUAL / TAN POSTS / DESERT SAND / TERRA COTTA CANOPY)
- 7 6' BENCH (SEE AMENITY SCHEDULE)
- 8 LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- 9 TURF AREA (SEE LANDSCAPE PLAN)
- 10 TURF HEADER (SEE LANDSCAPE PLAN)

1 TOT-LOT ENLARGEMENT

SCALE: " = 10'-0"

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PRELIMINARY LANDSCAPE PLAN FOR
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 QUEEN CREEK | ARIZONA

DATE:	08/08/17
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CHECKED BY:	JMY
REVISIONS:	DATE:
CITY:	10/09/17
CITY:	12/14/17

SUBMITTED FOR:
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 PRE - PLAT
 SUBMITTAL

SHEET NO.
L2.1
 11 OF 14

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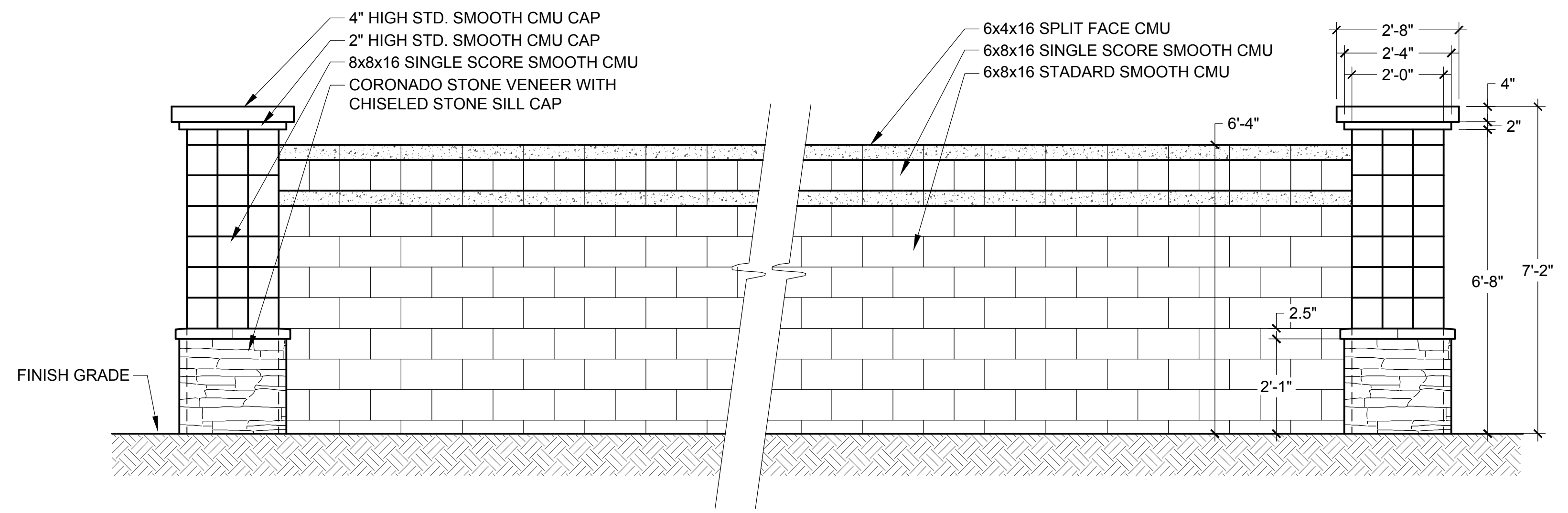
COLOR + MATERIAL SCHEDULE

ITEM	MANUF	COLOR / FINSH
STONE VENEER	CORONADO	COUNTRY LEDGE 'DAKOTA BROWN'
STONE VENEER SILL CAP	CORONADO	CHISELED STONE 'BROWNSTONE'
SINGLE SCORE CMU COLUMN BLOCK + 4" BLOCK	DUNN EDWARDS	DEC750 'BISON BEIGE'
ALL REMAINING CMU BLOCK AND COLUMN CAP	DUNN EDWARDS	DEC755 'COCOA'
WROUGHT IRON FENCE AND RAILS	DUNN EDWARDS	DEC755 'COCOA'
METAL ROOF	-	MATCH VICTORIA PHASE - 1

NOTES FOR ALL DETAILS:

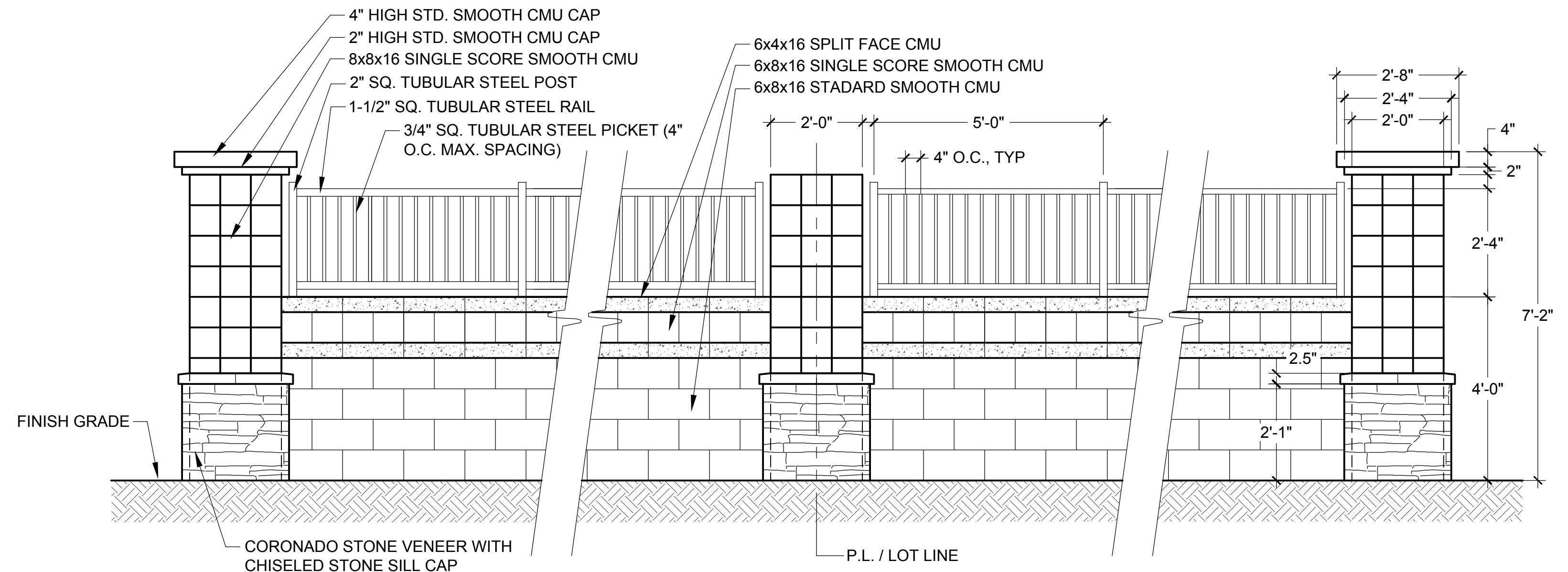
STRUCTURAL ENGINEER IS TO PROVIDE CALCULATIONS, DETAILS AND SPECIFICATIONS FOR ALL FOOTINGS AND REINFORCEMENT AS REQUIRED.

WALL / FENCE CONTRACTOR IS TO PROVIDE OWNER WITH MOCK-UP PANELS / COLOR DRAW-DOWNS FOR ALL WALLS AND FENCING FOR APPROVAL BEFORE CONSTRUCTION. ALL MATERIALS, FINISHES AND COLORS ARE TO MATCH PHASE - 1 VICTORIA ESTATES.



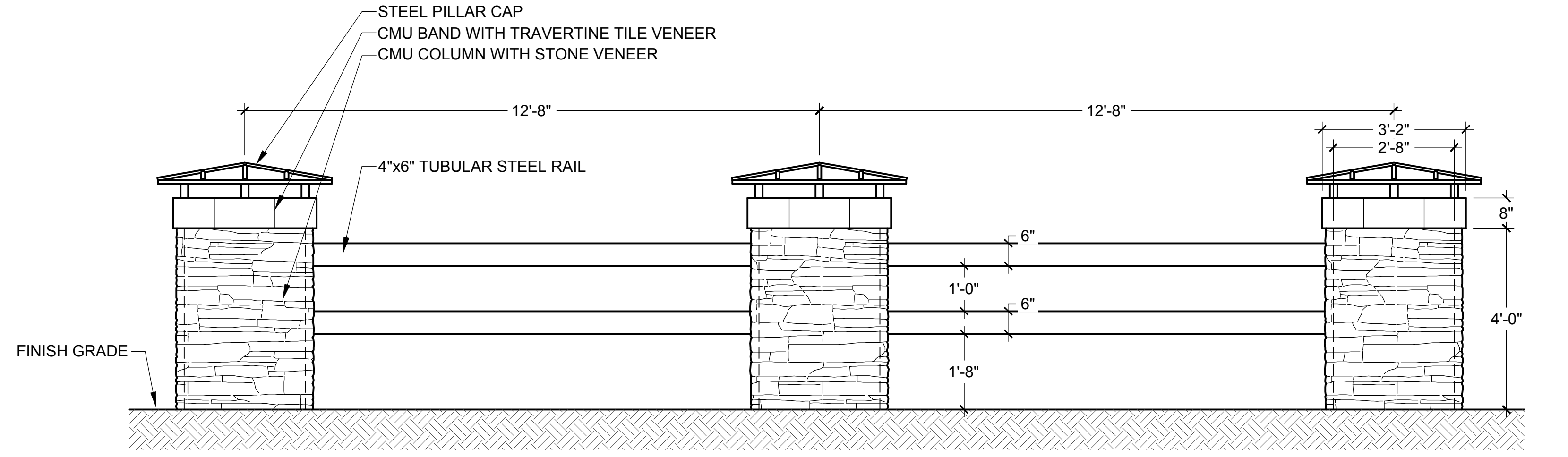
1
L2.2
THEME WALL

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



2
L2.2
VIEW FENCE

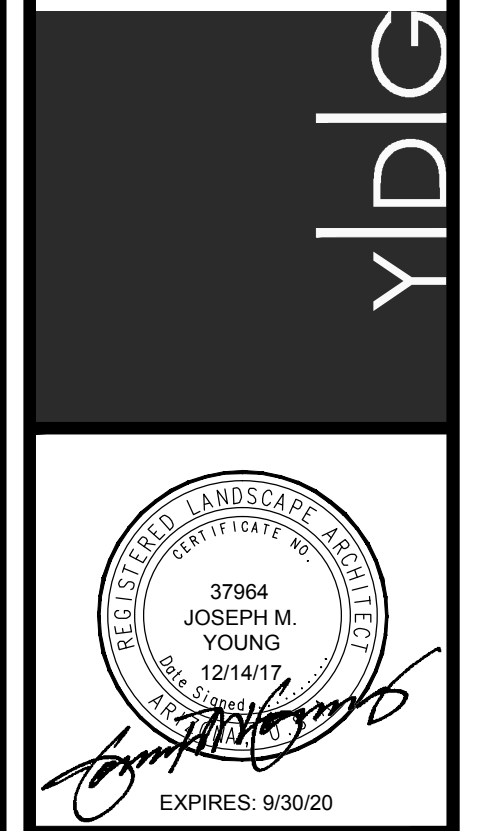
SCALE: 1/2" = 1'-0"



3
L2.2
RANCH RAIL FENCING

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

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REVISIONS:	DATE:
CITY:	10/09/17
CITY:	12/14/17

SUBMITTED FOR:
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PRE - PLAT
SUBMITTAL

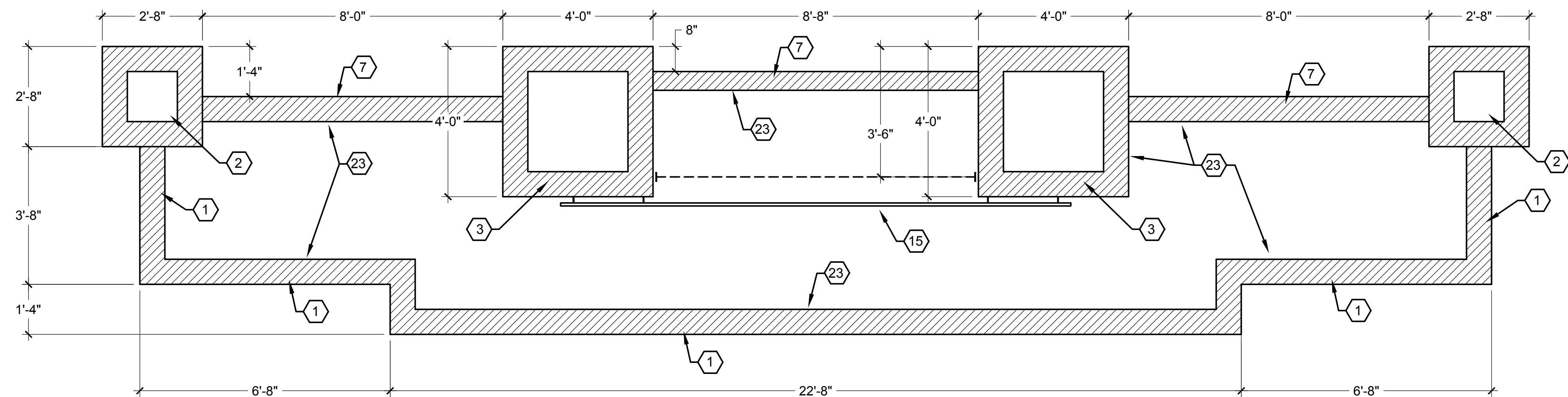
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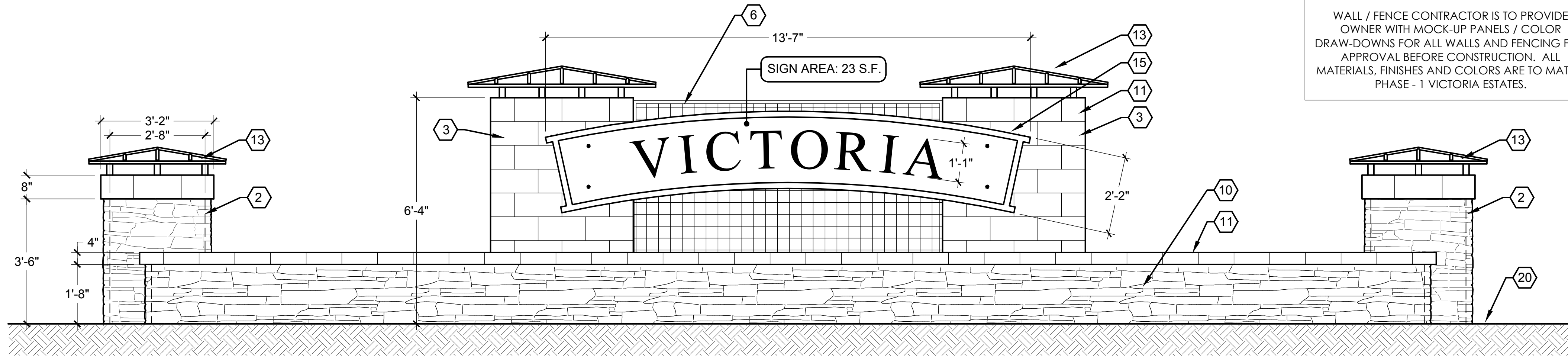
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PLAN VIEW



ELEVATION

NOTES FOR ALL DETAILS:
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1 MONUMENT SIGN
 L2.3

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

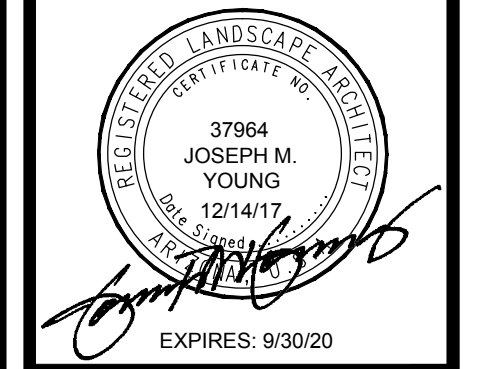
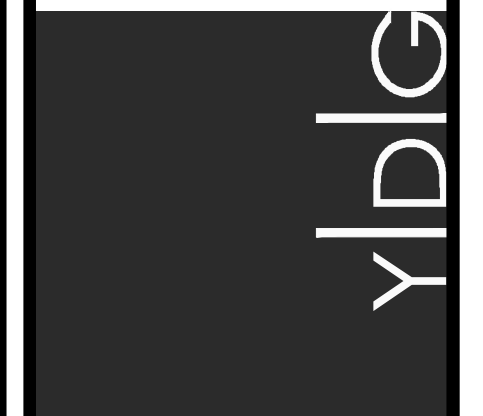
KEY NOTES

TAG #	MATERIAL / DESCRIPTION
1	SHORT RETAINING WALL (8" CMU) WITH STONE VENEER
2	32" SQ. CMU PILASTER (8" CMU) WITH STONE VENEER AND TRAVERTINE TILE BAND
3	48" SQ. CMU PILASTER WITH TRAVERTINE TILE
4	DRIP LINE OF METAL ROOF
5	ROOF RIDGE
6	GALV. 4x4 1/4" W.W.M. (PRIME AND PAINT)
7	SHORT RETAINING WALL (8" CMU) PAINTED FINISH
8	OUTSIDE FACE OF PILASTER BASE (12" CMU WITH STONE VENEER)
9	8" CMU WITH TRAVERTINE TILE
10	STONE VENEER ON 8" CMU BLOCK (CORONADO COUNTRY LEDGE ' DAKOTA BROWN')
11	TRAVERTINE TILE
12	NOT USED
13	METAL ROOFING BY RE-CREATE CO. CONTACT JOHN ROBERTS (623) 780-4771
14	NOT USED
15	STEEL SIGN (2"x2" FRAME WITH 1/4" STEEL PANEL) PIN MOUNT TO PILASTER WITH 2" OFFSET. DIMENSIONAL TEXT BY SIGN FABRICATOR.
16	2"x2"x1/4" TS FRAME
17	NOT USED
18	10" CMU CAP WITH TRAVERTINE TILE
19	4-1/4"Wx1/4" STEEL PLATE WITH 1/2" DIA ANCHOR BOLTS
20	FINISH GRADE
21	STEEL FRAMED ENCLOSURE WITH EXTERIOR SHEATHING AND SAND FINISH STUCCO SYSTEM
22	MAILBOX UNIT (EXTERIOR SYSTEMS 480-990-3909)
23	WATERPROOF MEMBRANE WITH PROTECTION BOARD
24	3/4" DIA WEEP HOLES
25	ATRIUM DRAIN (3" DIA) NDS OR EQUAL
26	4" DRAIN PIPE

COLOR + MATERIAL SCHEDULE

ITEM	MANUF	COLOR / FINISH
STONE VENEER	CORONADO	COUNTRY LEDGE 'DAKOTA BROWN'
TRAVERTINE TILE	-	MATCH VICTORIA PHASE - 1
METAL ROOF	-	MATCH VICTORIA PHASE - 1
STEEL FRAMING + COMPONENTS	-	MATCH VICTORIA PHASE - 1
SIGN PANEL	-	MATCH VICTORIA PHASE - 1
SIGN TEXT	PER SIGN MANUF.	MATCH VICTORIA PHASE - 1
MAILBOX UNIT	EXTERIOR SYSTEMS	ANTIQUE BRONZE
MAILBOX STUCCO SURROUND	DUNN EDWARDS	DEC750 'BISON BEIGE'

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PRELIMINARY LANDSCAPE PLAN FOR
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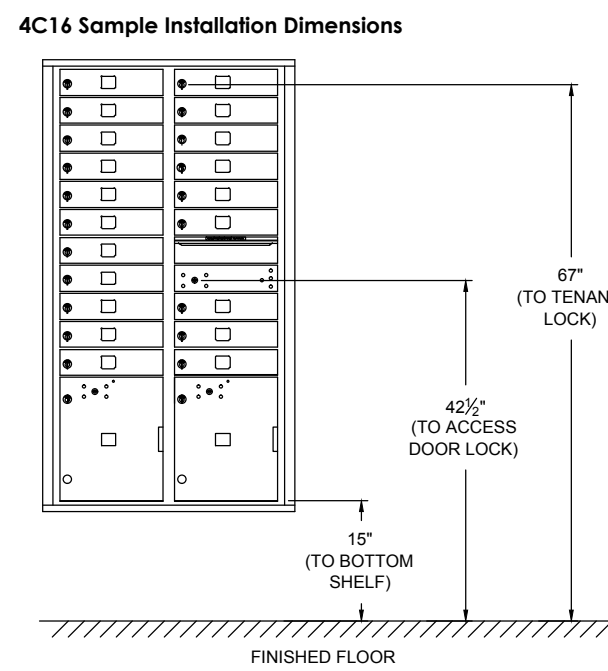
DATE: 08/08/17
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L2.3
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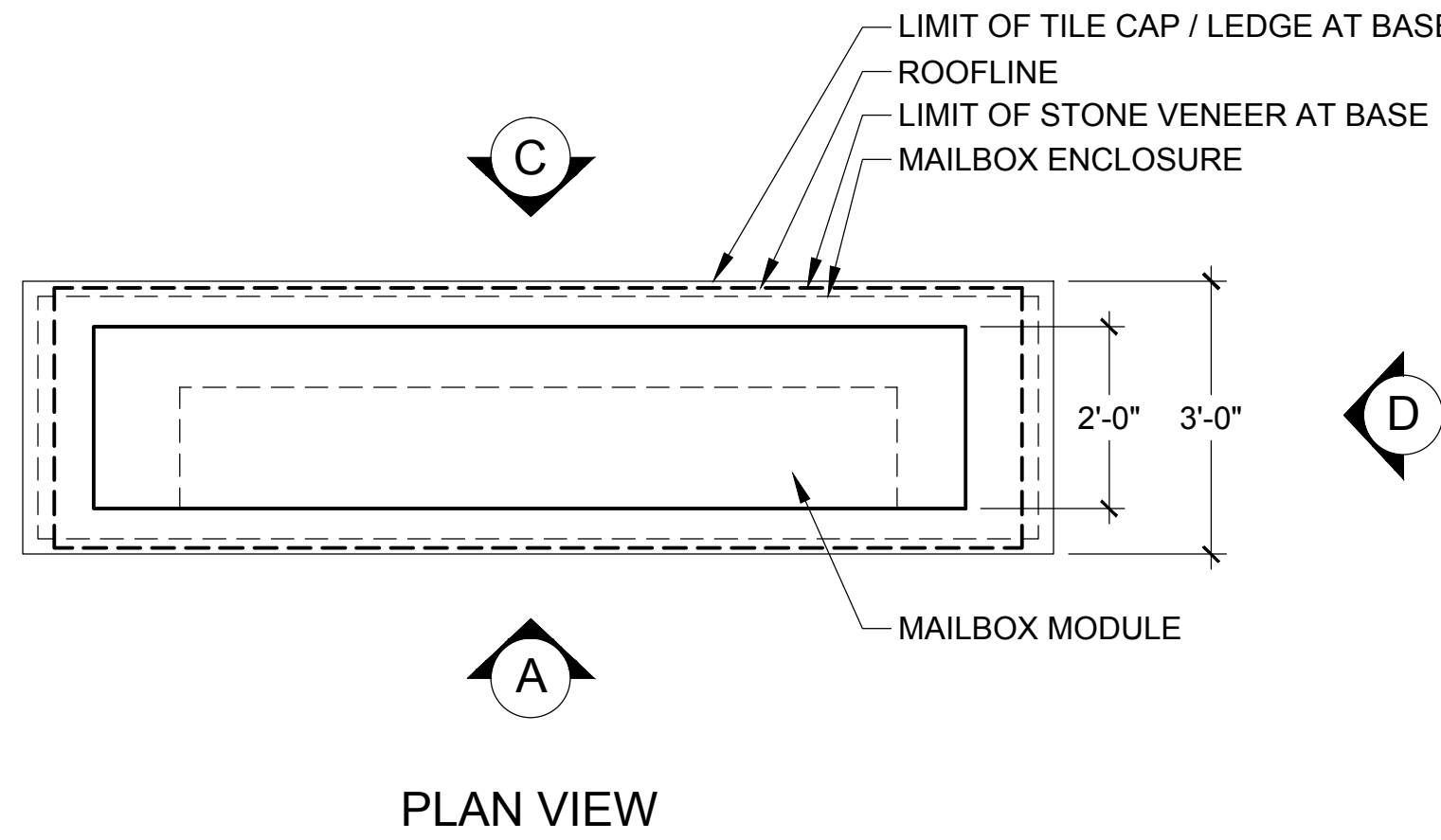
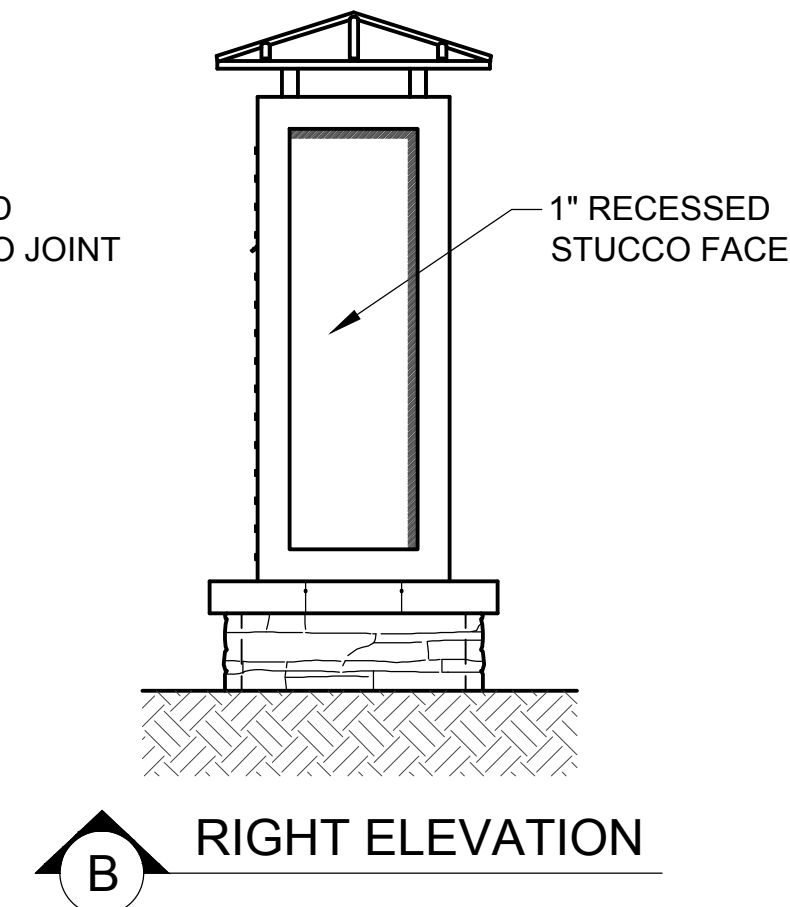
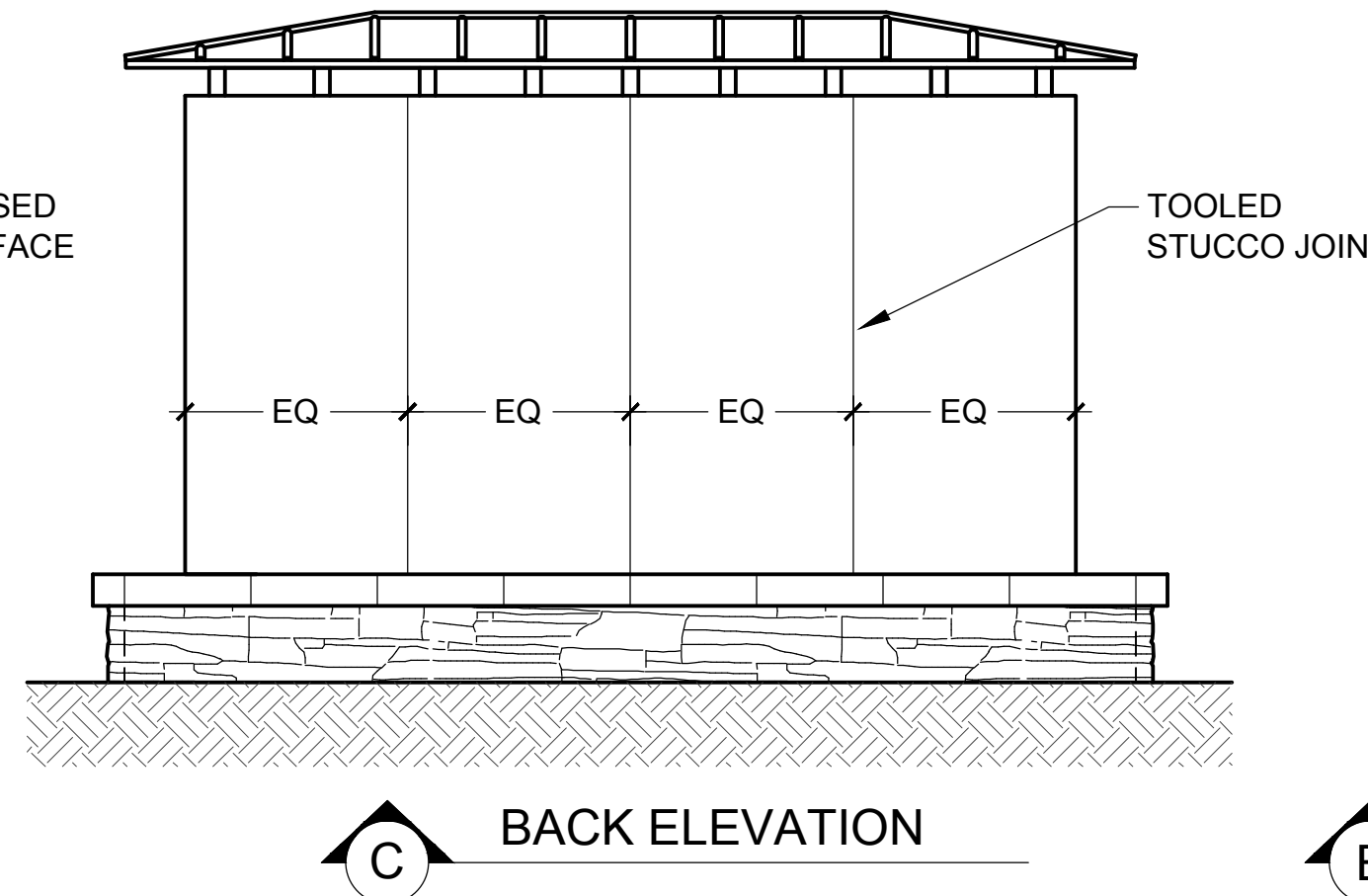
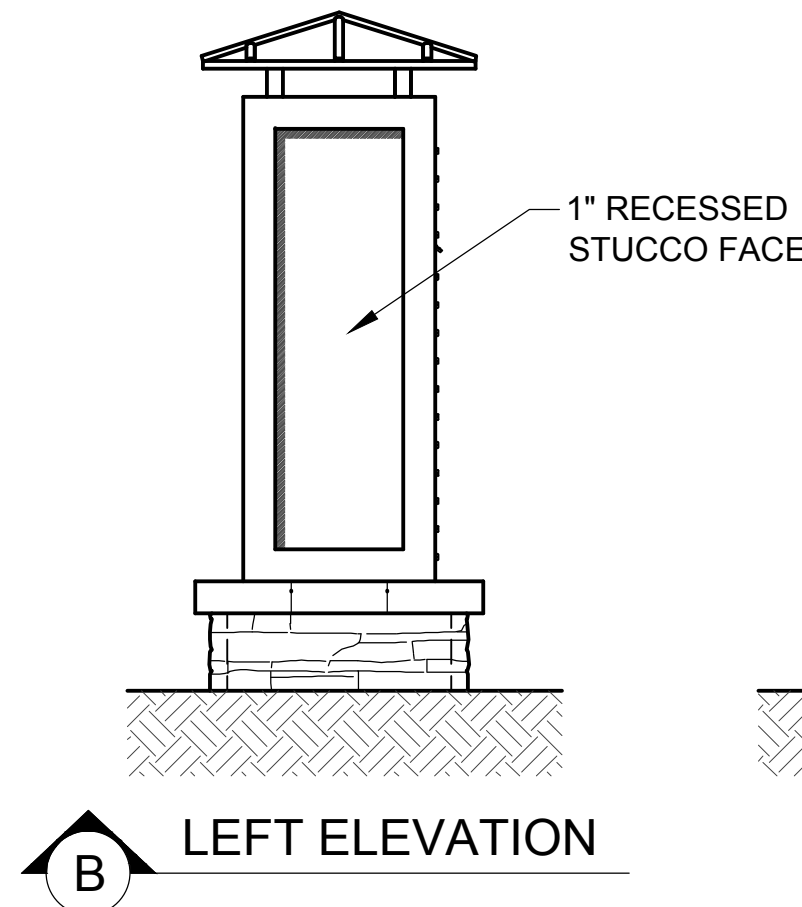
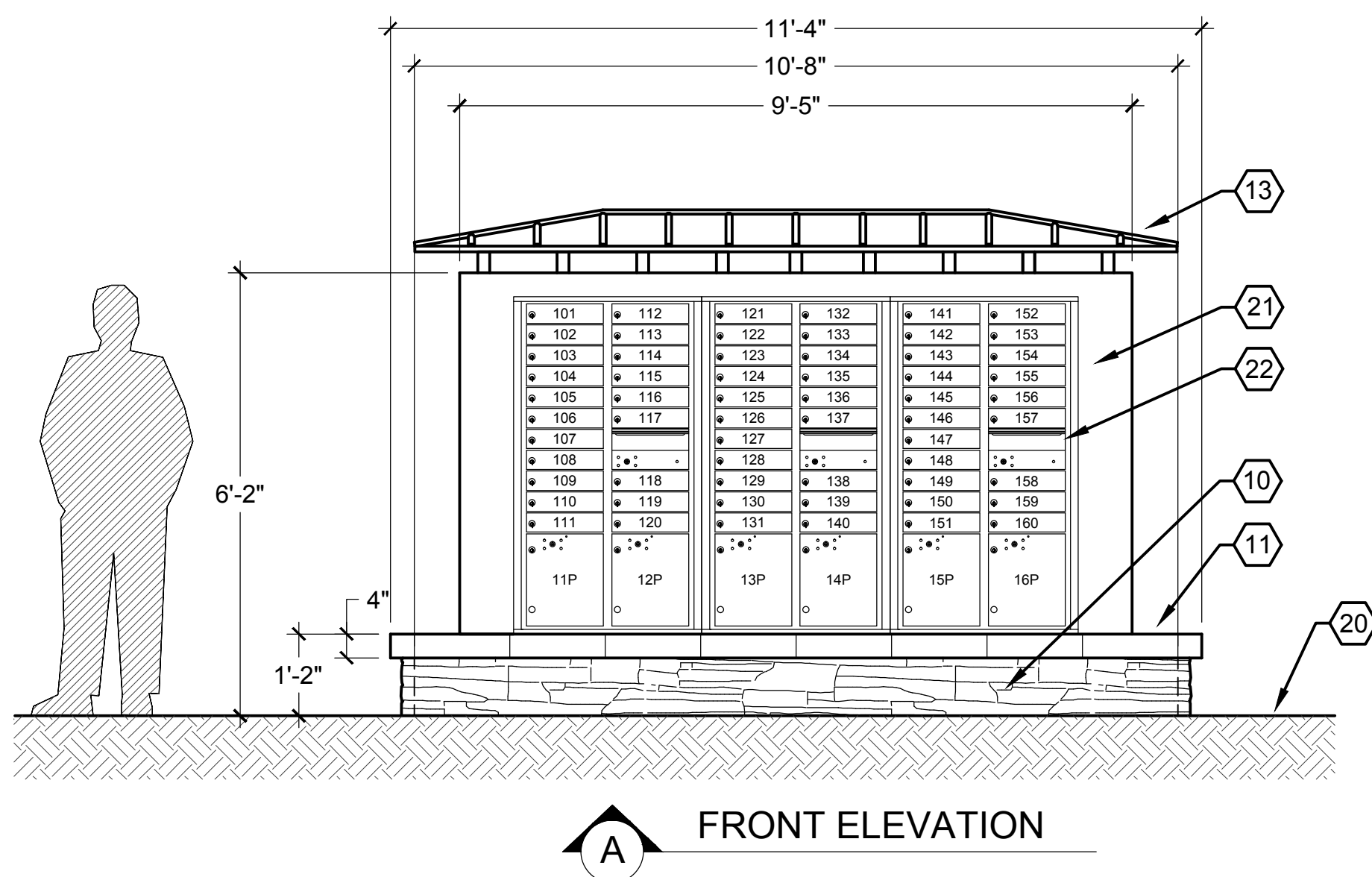
MAILBOX MODULE NOTES:

- (10) 4C16D-20: VERSATILE™ 4C MAILBOX FRONT LOAD ALUMINUM CABINETS WITH (20) MBI TENANT COMPARTMENTS, (2) PL15 PARCEL COMPARTMENTS, (1) OM2 OUTGOING COMPARTMENT WITH 4C MASTER SIZE DOOR PREPARED FOR POSTAL LOCK.
- POWDERCOAT FINISH: TO BE DETERMINED
- LOCKS: 5-PIN CAM TYPE LOCKS W/3 KEYS EACH.
- DOOR ID: ENGRAVED
- MATCHING STANDARD ATTACHED TRIM
- USPS REGULATIONS STATE THAT MAILBOX DOOR IDENTIFICATION SHOULD RUN CONSECUTIVELY TOP TO BOTTOM BEGINNING IN THE UPPER LEFT CORNER. EXCEPTIONS MAY BE MADE TO ACCOMMODATE A PORTION OF THE BOXES ALLOCATED TO COMPLY WITH ADA REQUIREMENTS. ALL DOOR IDENTIFICATION SHOULD BE APPROVED BY THE LOCAL SERVICING POSTAL SERVICE.

CONSTRUCTION NOTES:

- ALL COLORS AND FINISHES TO MATCH MONUMENT SIGN, TYP.
- REFER TO STRUCTURAL ENGINEERING CONSTRUCTION PLANS FOR REINFORCEMENT METHODS.
- CONTRACTOR TO FIELD DESIGN FRAMING AND ATTACHMENTS PER MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR IS TO VERIFY THERE ARE NO CONFLICTS WITH UTILITIES OR ENCROACHMENT OF FOOTINGS INTO THE PUBLIC RIGHT OF WAY OR P.U.E. WHEN LOCATING KIOSK.
- REFERENCE EXTERIOR SYSTEMS SHOP DRAWINGS FOR INFORMATION ON MAILBOX CABINET MODEL SPECIFICATIONS, INSTALLATION METHODS AND METAL FINISH COLORS.

NOTE:
FINAL WIDTH MAY VARY DEPENDENT ON UNIT MODULES NEEDED / HOMES SERVED PER LOCATION



KEY NOTES

TAG #	MATERIAL / DESCRIPTION
1	SHORT RETAINING WALL (8" CMU) WITH STONE VENEER
2	32" SQ. CMU PILASTER (8" CMU) WITH STONE VENEER AND TRAVERTINE TILE BAND
3	48" SQ. CMU PILASTER WITH TRAVERTINE TILE
4	DRIP LINE OF METAL ROOF
5	ROOF RIDGE
6	GALV. 4x4 1/4" W.W.M. (PRIME AND PAINT)
7	SHORT RETAINING WALL (8" CMU) PAINTED FINISH
8	OUTSIDE FACE OF PILASTER BASE (12" CMU WITH STONE VENEER)
9	8" CMU WITH TRAVERTINE TILE
10	STONE VENEER ON 8" CMU BLOCK (CORONADO COUNTRY LEDGE ' DAKOTA BROWN)
11	TRAVERTINE TILE
12	NOT USED
13	METAL ROOFING BY RE-CREATE CO. CONTACT JOHN ROBERTS (623) 780-4771
14	NOT USED
15	STEEL SIGN (2"x2" FRAME WITH 1/4" STEEL PANEL) PIN MOUNT TO PILASTER WITH 2" OFFSET. DIMENSIONAL TEXT BY SIGN FABRICATOR.
16	2"x2"x1/4" TS FRAME
17	NOT USED
18	10" CMU CAP WITH TRAVERTINE TILE
19	4-1/4"Wx1/4" STEEL PLATE WITH 1/2" DIA ANCHOR BOLTS
20	FINISH GRADE
21	STEEL FRAMED ENCLOSURE WITH EXTERIOR SHEATHING AND SAND FINISH STUCCO SYSTEM
22	MAILBOX UNIT (EXTERIOR SYSTEMS 480-990-3909)
23	WATERPROOF MEMBRANE WITH PROTECTION BOARD
24	3/4" DIA WEEP HOLES
25	ATRIUM DRAIN (3" DIA) NDS OR EQUAL
26	4" DRAIN PIPE

COLOR + MATERIAL SCHEDULE

ITEM	MANUF	COLOR / FINSH
STONE VENEER	CORONADO	COUNTRY LEDGE 'DAKOTA BROWN'
TRAVERTINE TILE	-	MATCH VICTORIA PHASE - 1
METAL ROOF	-	MATCH VICTORIA PHASE - 1
STEEL FRAMING + COMPONENTS	-	MATCH VICTORIA PHASE - 1
SIGN PANEL	-	MATCH VICTORIA PHASE - 1
SIGN TEXT	PER SIGN MANUF.	MATCH VICTORIA PHASE - 1
MAILBOX UNIT	EXTERIOR SYSTEMS	ANTIQUE BRONZE
MAILBOX STUCCO SURROUND	DUNN EDWARDS	DEC750 'BISON BEIGE'

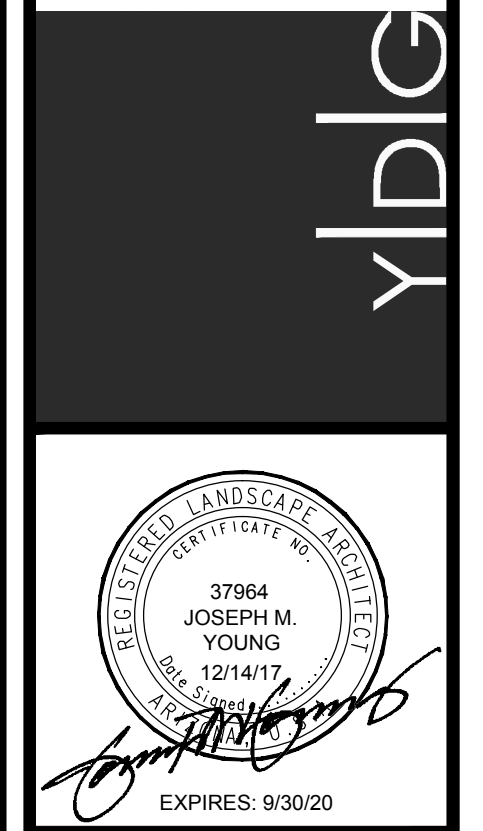
NOTES FOR ALL DETAILS:
STRUCTURAL ENGINEER IS TO PROVIDE CALCULATIONS, DETAILS AND SPECIFICATIONS FOR ALL FOOTINGS AND REINFORCEMENT AS REQUIRED.
WALL / FENCE CONTRACTOR IS TO PROVIDE OWNER WITH MOCK-UP PANELS / COLOR DRAW-DOWNS FOR ALL WALLS AND FENCING FOR APPROVAL BEFORE CONSTRUCTION. ALL MATERIALS, FINISHES AND COLORS ARE TO MATCH PHASE - 1 VICTORIA ESTATES.

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

1 MAILBOX KIOSK
L2.4

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PRELIMINARY LANDSCAPE PLAN FOR
VICTORIA ESTATES
QUEEN CREEK | ARIZONA

DATE: 08/08/17
JOB NO.: 1712
DRAWN BY: YDG
CHECKED BY: JMY
REVISIONS: DATE:
CITY: 10/09/17
CITY: 12/14/17

SUBMITTED FOR:
PRELIMINARY LANDSCAPE PLAN
PRE - PLAT SUBMITTAL

SHEET NO.
L2.4
14 OF 14

TRACKING NUMBERS:

Not for construction unless approved by local government