



Requesting Department:  
Development Services

**TO:** Planning and Zoning Commission

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

**RE:** Discussion and Possible Approval of P17-0172 “Lennar at Ocotillo Heights Phase I Residential Design Review”. Lennar is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 67 lots in Phase I of the Ocotillo Heights subdivision located at the southwest corner of Ocotillo and Signal Butte Roads.

**DATE:** February 6, 2018

**STAFF RECOMMENDATION**

Staff recommends approval of P17-0172, “Lennar at Ocotillo Heights Phase I Residential Design Review”, subject to the Conditions of Approval included in this report.

**PROPOSED MOTION**

Move to approve P17-0172, “Lennar at Ocotillo Heights Phase I Residential Design Review”, subject to the Conditions of Approval included in this report.

**RELEVANT COUNCIL GOAL(S)**



Secure Future

**SUMMARY**

The proposal consists of a request for approval of four (4) floor plans with three (3) distinct elevations each to be built on 67 lots in Phase I of the Ocotillo Heights subdivision located at the southwest corner of Ocotillo and Signal Butte Roads. Lennar is requesting to build two 60-foot and two 65-foot wide products on lots sizes ranging from 80-feet x 125-feet to 90-feet x 182-feet. Fifty-eight (58) lots are zoned R1-9 and nine (9) lots are zoned R1-7. Floor plans range in size from 4,047 square feet to 4,684 square feet.

**HISTORY**

- March 17, 1999      Town Council approved RZ98-011 and SD98-009, “Ocotillo Heights PAD”
  
- January 16, 2013    Town Council approved DR12-107, “Richmond American Homes at Ocotillo Heights Phase I”, which included approval of six (6) standard plans to be built on 75 lots zoned R1-7 and R1-9 within Ocotillo Heights Phase I.

**DISCUSSION**

<b>Subdivision Information</b>	
Project Name	Lennar at Ocotillo Heights Phase I Residential Design Review
Site Location	SWC of Ocotillo and Signal Butte Roads
Current Zoning	R1-9 (Urban Development Type A)/PAD – 58 lots R1-7 (Urban Development Type A)/PAD – 9 lots
General Plan Designation	Medium Density Residential MDR (0-3 du/acre)
Total Lots/Units	67 lots
Minimum Lot Width	80 feet
Minimum Lot Depth	125 feet
Minimum Lot Area	10,178 square feet

The proposal consists of a request for approval of four (4) floor plans with three (3) distinct elevations each to be built on 67 of 151 lots in Phase I of the Ocotillo Heights subdivision located at the southwest corner of Ocotillo and Signal Butte Roads. Lennar is requesting to build two 60-foot and two 65-foot wide products on lots sizes ranging from 80-feet x 125-feet to 90-feet x 182-feet. Fifty-eight (58) lots are zoned R1-9 and nine (9) lots are zoned R1-7. In total, Lennar is proposing four (4) new standard plans with three (3) elevations each and eleven (11) different color schemes.

Richmond American is currently building or has built on the remaining 84 lots in the development. The proposed plans and elevations are consistent in size, width, elevation, and architectural detail as the current approved plans.

All plans are single-story. Two (2) of the proposed plans are identified as “Next Generation Plans”, offering a separate living area and kitchen areas within a home. All plans offer a third side-turn garage. The proposed home designs complement existing homes within Queen Creek and the surrounding neighborhoods in both character and quality. The four (4) standard plans offer consistent architecture and comply with the Town’s Zoning Ordinance and Design Guidelines for single-family residences. The “Spanish” elevations include decorative venting details at gable roofs, S-shaped roof tiles, shutters, arched entryways and windows. The “Craftsman” elevation includes clipped roof details, tapered columns, decorative bracket beam supports, decorative stone veneer, board and batten, flat tile roofing, and decorative shutters. The “Cottage”

elevation includes clipped roof details, decorative bracket beam supports, stone tower features, wrought iron details, stone, and flat concrete tile roofing.

The four (4) new standard plan homes range in size from 4,047 square feet to 4,684 square feet. The table below summarizes the size of each proposed standard plan.

Plan	Square Footage	Stories
Plan 6080	4,047 square feet	1
Plan 6081	4,229 square feet	1
Plan 6582	4,638 square feet	1
Plan 6584	4,684 square feet	1

**ANALYSIS**

**Standard Plans Design Review for New Standard Plans:**

The proposed standard plans all comply with *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard plans presented by Lennar contain a variety of quality materials and are consistent with approved plans in the Ocotillo Heights Phase I and Phase II subdivisions and as well with the approved plans in the surrounding area.

**Lot Fit Analysis:**

Staff has reviewed the lot fit analysis for the four (4) new standard plans. All plans fit on all lots, except two plans do not fit on three lots as the plans exceed the maximum lot coverage. Staff has determined that there is an adequate number of plans for this proposed subdivision.

**CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
2. The development shall conform to the conditions as established by Ordinance 148-99.
3. Per Ordinance 148-99, varied roof massing shall be provided for every three lots along the entire length of Ocotillo Road frontage so that the same roof pitch and form is not used.
4. The same building elevation shall not be utilized across from, or adjacent to each other.
5. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, shall be screened and designed to appear as an integral part of the building.

## ATTACHMENTS

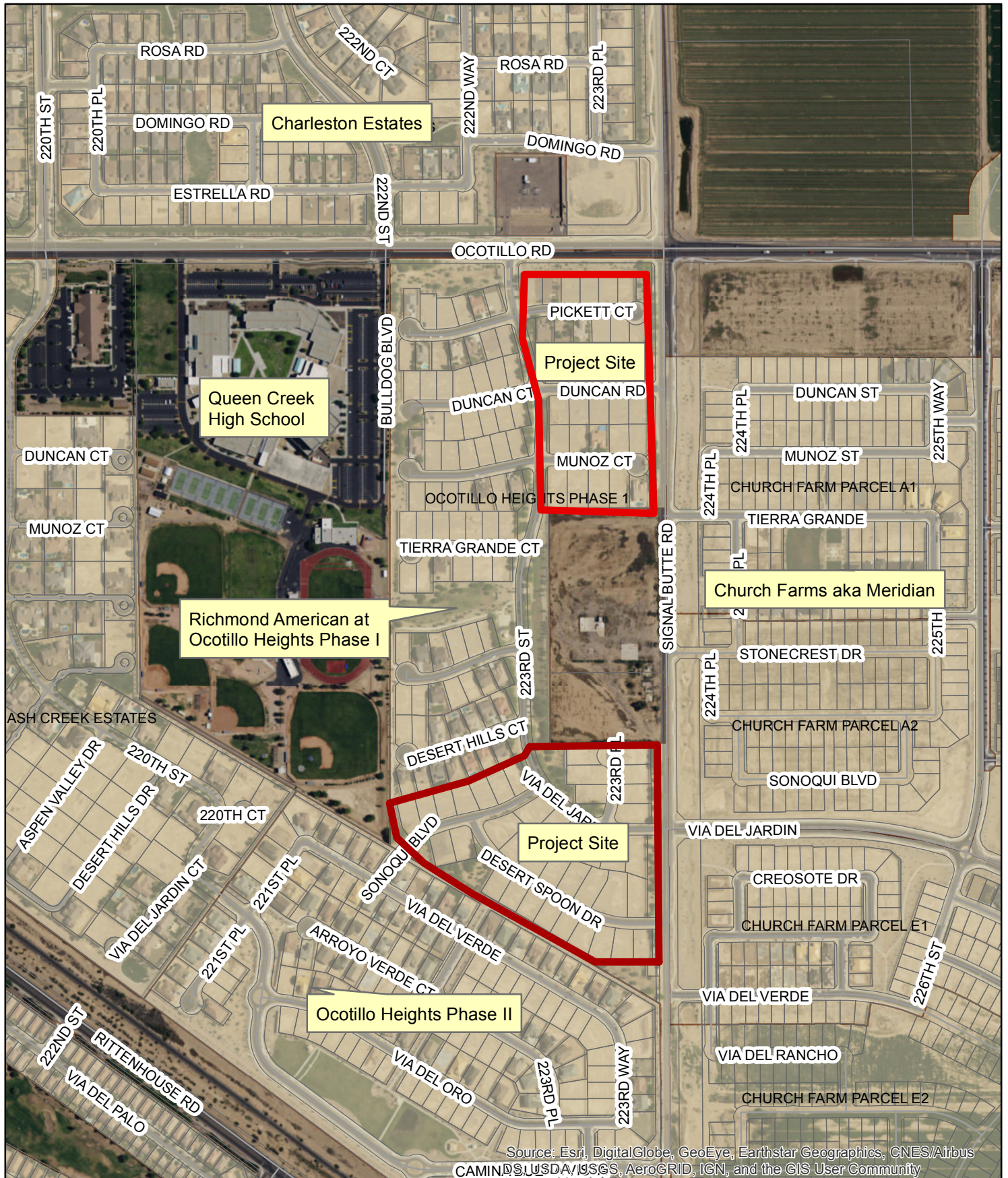
1. Aerial Photo Location Map
2. Lennar at Ocotillo Heights Phase I Design Review Submittal
3. Lot Fit Analysis



Project Name: Lennar at Ocotillo Heights Phase I

Case Number: P17-0172

Hearing Date: February 6, 2018 (Planning Commission)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
CAMERON/SU/SDA/JCSGS, AeroGRID, IGN, and the GIS User Community

# OCOTILLO HEIGHTS

## I. Introduction:

This document serves as Lennar’s Design Review Narrative for our new community at Ocotillo Heights. Lennar is requesting approval to build the included plans on 67 lots at Ocotillo Heights located at the southwest corner of Signal Butte and Ocotillo Roads. The community of Ocotillo Heights is currently zoned R1-7 (Lots 1-89) and R1-9 (Lots 90-151). Lennar is requesting product approval on lots 81-123, 15, 126, 128-139, 141 and 143-151 for a total of 67 homesites. Please see remaining submittal for all documents necessary for product approval.

## II. Lineup

Lennar is proposing to build the following plans at our Ocotillo Heights community: 6080, 6081, 6582 and 6584. The information table below shows the proposed plan lineup and includes the Lennar plan number, approximate dimensions, square footages, stories, elevations, bedroom counts, bathroom counts, and garage bays. Included in this submittal is correspondence between Lennar and Mr. Brett Burningham of Queen Creek, confirming the use of “qualified” porches to allow an increased lot coverage of up to 45% throughout the community. It is Lennar’s intention to utilize the increased lot coverage for all plans throughout the community. Typical plot plans and a community Lot Fit have been provided along with this submittal for reference. In order to be compliant with Ordinance 148-9p, no more than three homes in a row will have the same roof massing backing up to Ocotillo Rd.

Plan#	Elev.	Stories	Livable	Under Roof	Footprint	W & D	Beds	Baths	Garage
6080	B,C,D	1	3061	4047	4047	60’x80’	5	3	3
**6081**	B,C,D	1	3173	4229	4229	60’x80’	4	3	3
6582	B,C,D	1	3617	4638	4638	65’x82’	4	3	3
**6584**	B,C,D	1	3580	4684	4684	65’x83’	4	4	3

\*\*Next Gen Plan\*\*

## III. Architecture

All Lennar plans are designed with common themes and elements to ensure community cohesion while still promoting diversity throughout the community. This ensures that the community maintains a unique feel and avoids repetitious street scenes and garage dominance while still maintaining a community feel and aesthetic. Color schemes have been generated specifically to enhance plan appearance and create an appealing street scene. Please see included color matrix. Lennar’s proposed housing product is compatible with the immediate area and the Town of Queen Creek design requirements. Lennar also intends to build two of our Next Gen plans within the community, which have been designed to meet the ever evolving needs of homebuyers and to accommodate multi-generational living within a single-family residence.

Plans have been designed in an attempt to create neighborhood cohesion, while still maintaining architectural diversity. An effort has been made to ensure varying roof lines in order to create a more appealing street scene. Generous porches are being offered in an attempt to enhance front and back living throughout the community and create a more inviting community. Please see supplemental



## OCOTILLO HEIGHTS

corrections response narrative addressing concerns brought up by the Town of Queen Creek during the Pre-Application review.

### **Architectural Styles and features:**

**Spanish Colonial – Elevation B:** Typically featuring radius windows, shutters, scupper ornamentation and iron accent details.

**Craftsman – Elevation C:** Includes straighter lines, shutters, board and batten accents and stone.

**Cottage – Elevation D:** These elevations include corbel details and more stone façade. These elevations will also typically include an iron detail.

Roof lines will vary from one plan and elevation style to another to generate additional diversity.

## **IV. MODELS**

A model home complex for Hastings will be located on lots 151-147 and will be applied for through a separate permit. The model home complex will consist of a parking lot occupying a portion of lot 151 and all of lot 150 designated for customers, two model plans, and a lot designated for construction parking. Lennar intends to occupy these lots throughout the selling process of the community and will utilize a sales office located in the garage of the model on lot 149.

## **V. CONCLUSION**

The proposed product within this submittal is consistent with the Town of Queen Creek's Diversity Guidelines. We at Lennar are proud of the quality and value of homes we build and are happy to continue our presence in the Town of Queen Creek.

We request your approval.

Sincerely,

Joe Freeman



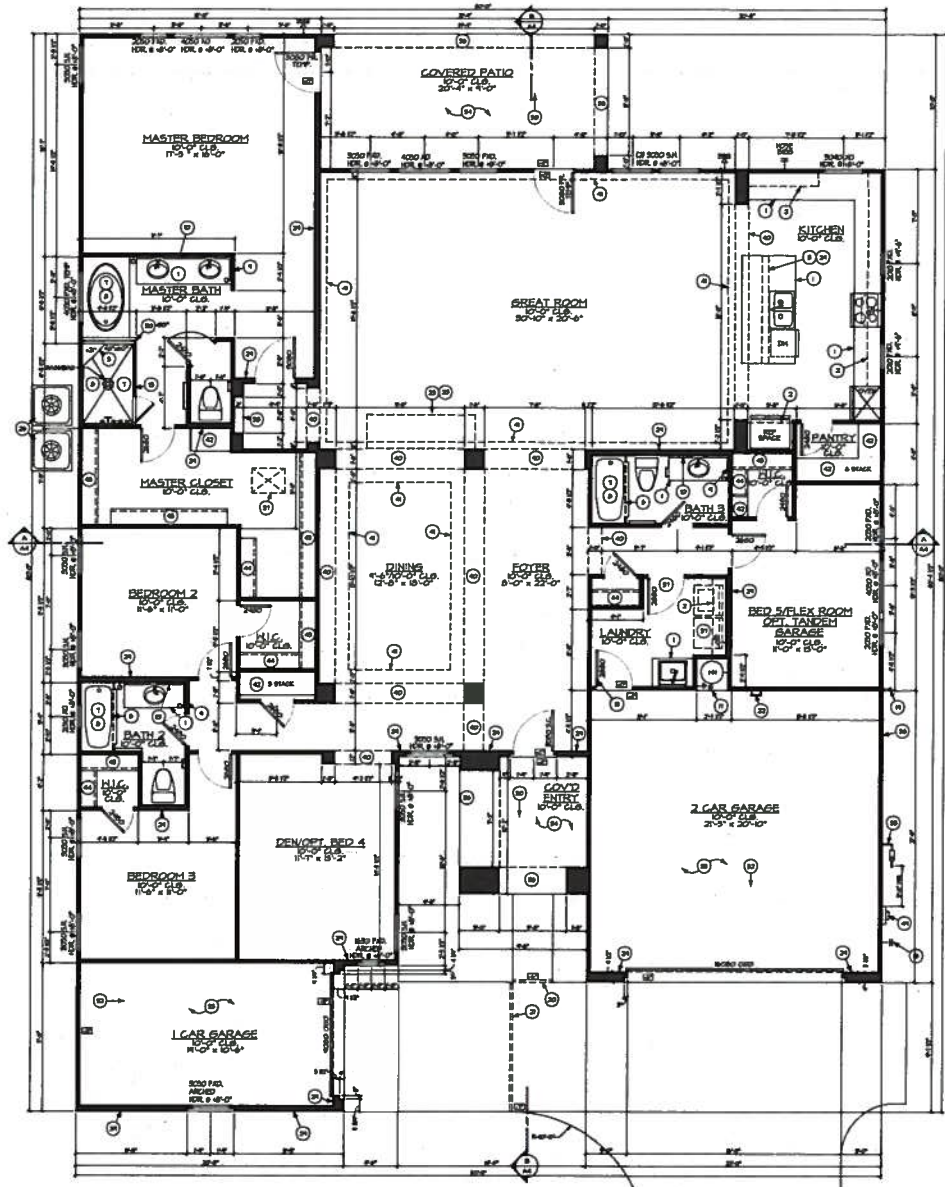
**LENNAR**

Product Development Manager  
Lennar Associates Mgmt LLC.  
1725 W. Greentree Dr. #114

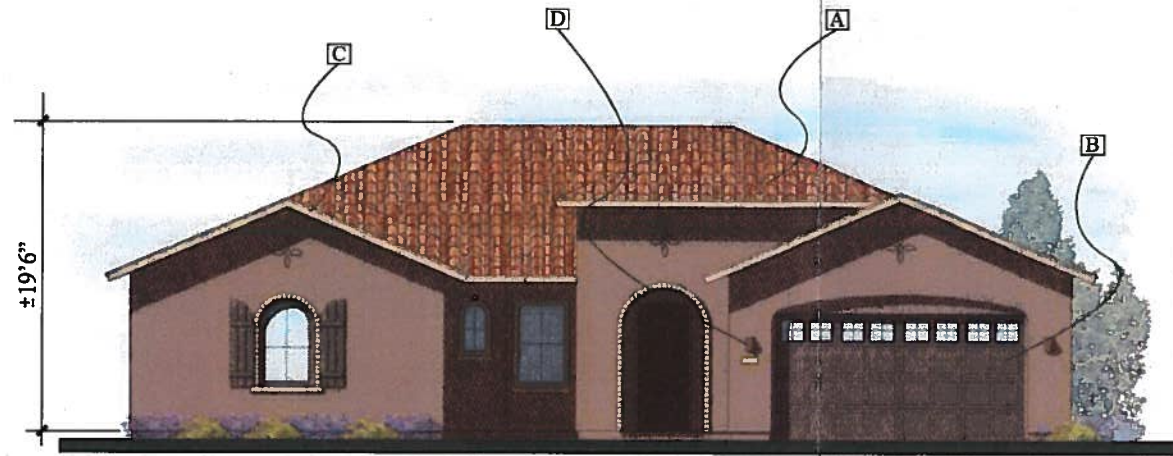
## **OCOTILLO HEIGHTS**

Tempe, AZ, 85284  
joe.freeman@lennar.com  
Phone: 480-777-4611

# PLAN 6080



Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Roof Tile A
- Standard Garage Door B
- Succo Fascia C
- Standard Coach Light D



Left Elevation



Rear Elevation



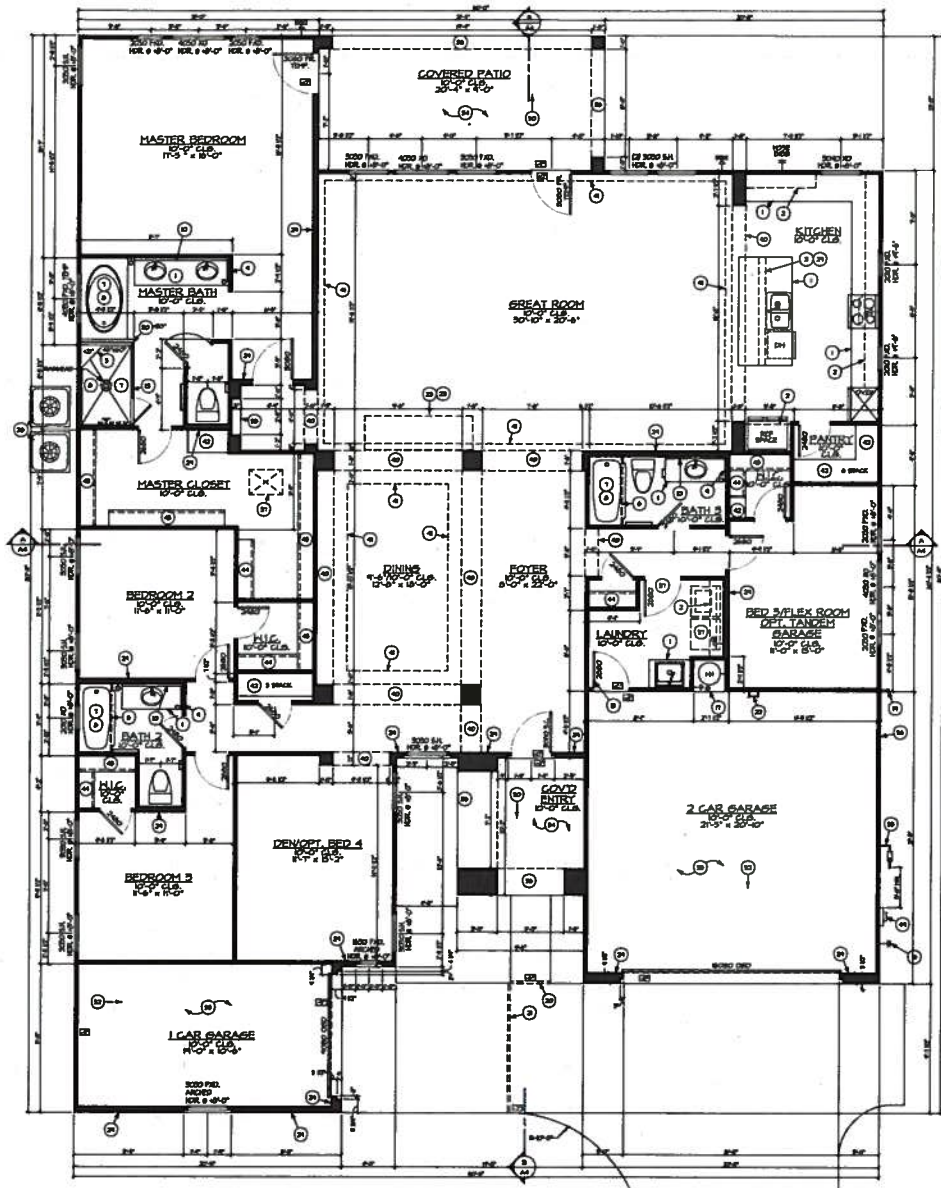
Right Elevation

# OCOTILLO

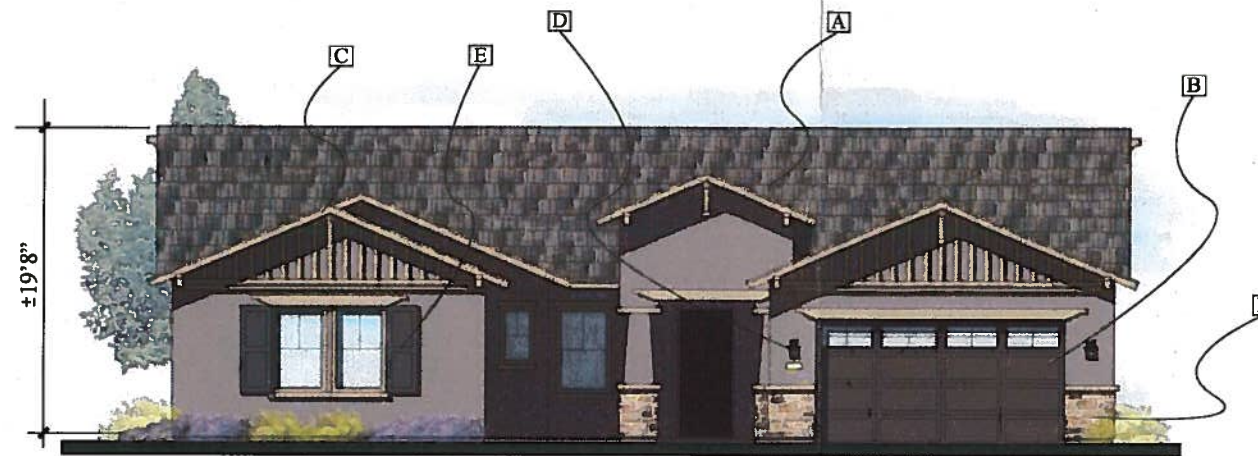
Queen Creek, Arizona



# PLAN 6080



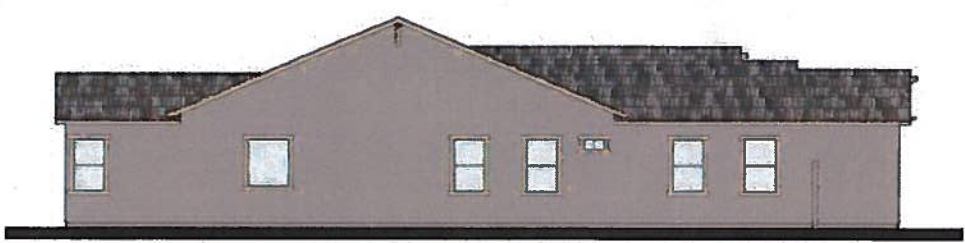
Floor Plan



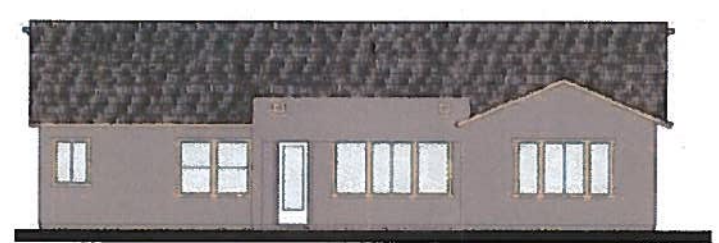
Front Elevation

Shown as Sherwin Williams Paint Scheme

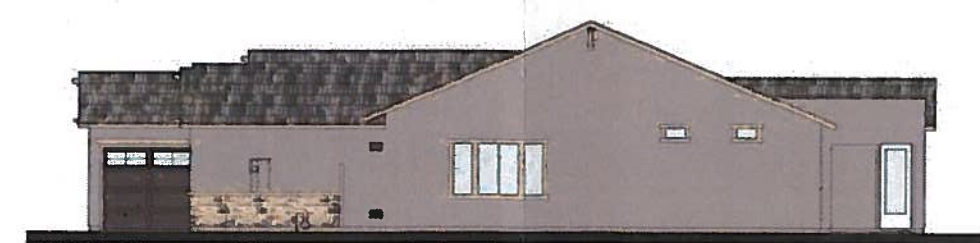
- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D
- Decorative Shutters E
- Decorative Stone Veneer F



Left Elevation



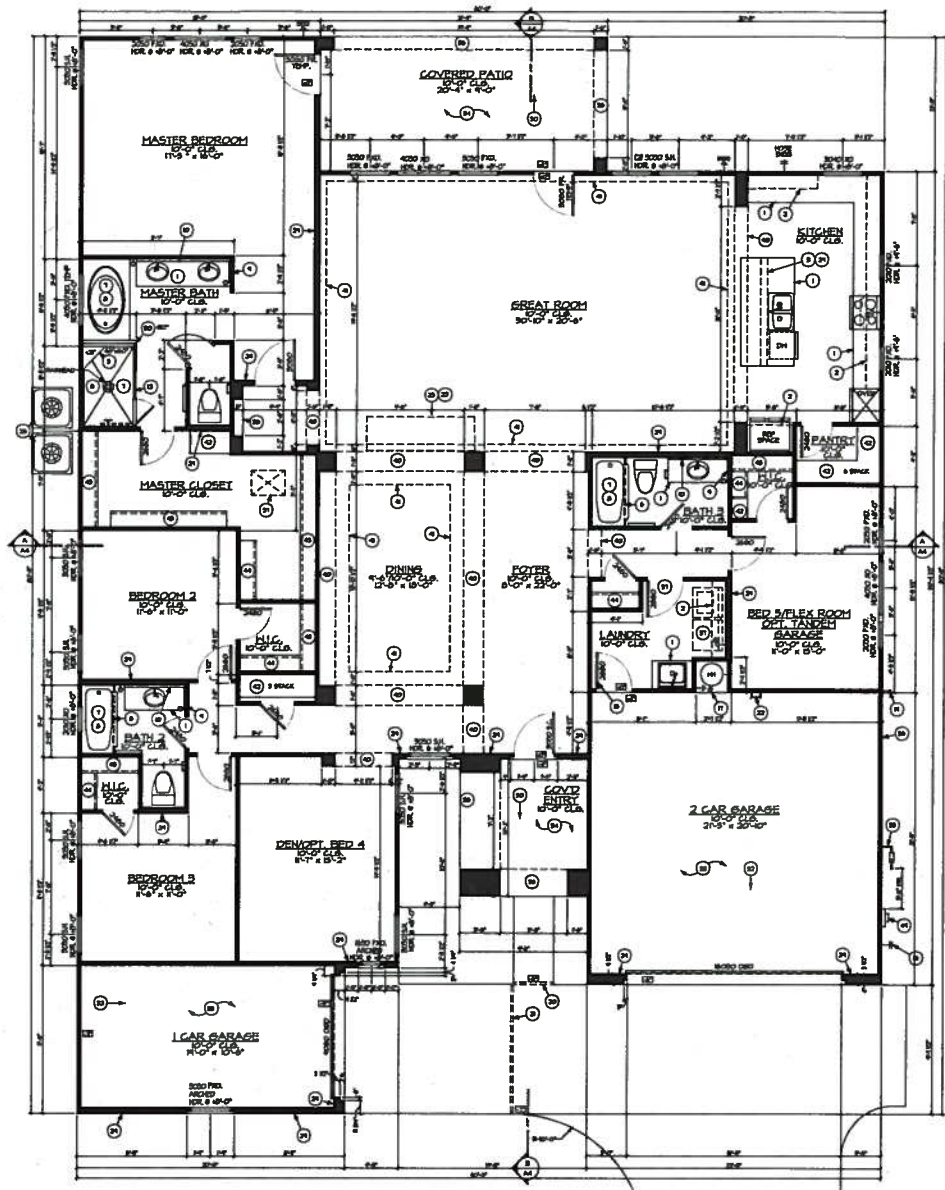
Rear Elevation



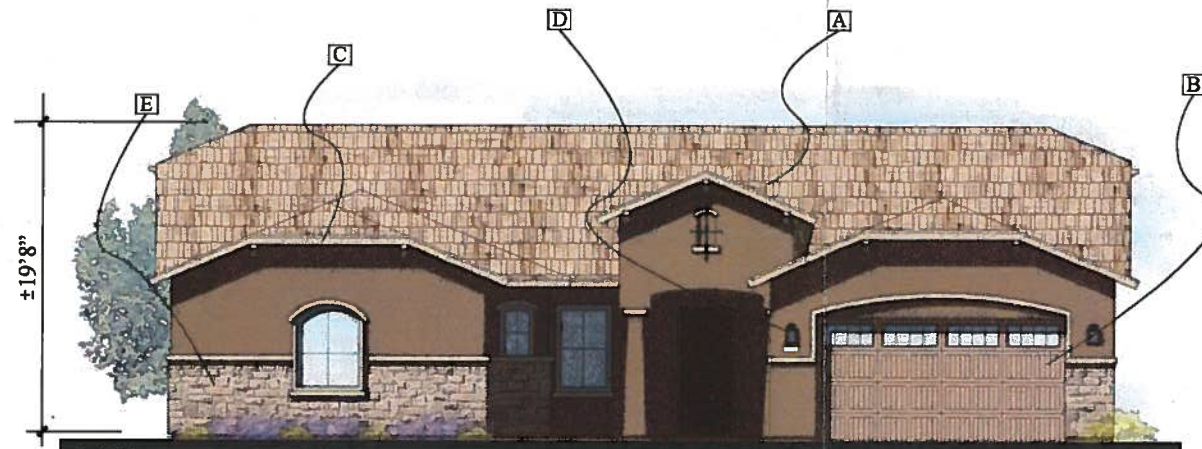
Right Elevation

**OCOTILLO**  
Queen Creek, Arizona





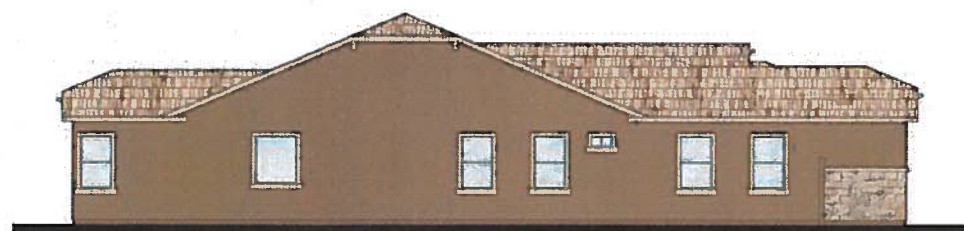
Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D
- Decorative Stone Veneer E



Left Elevation



Rear Elevation

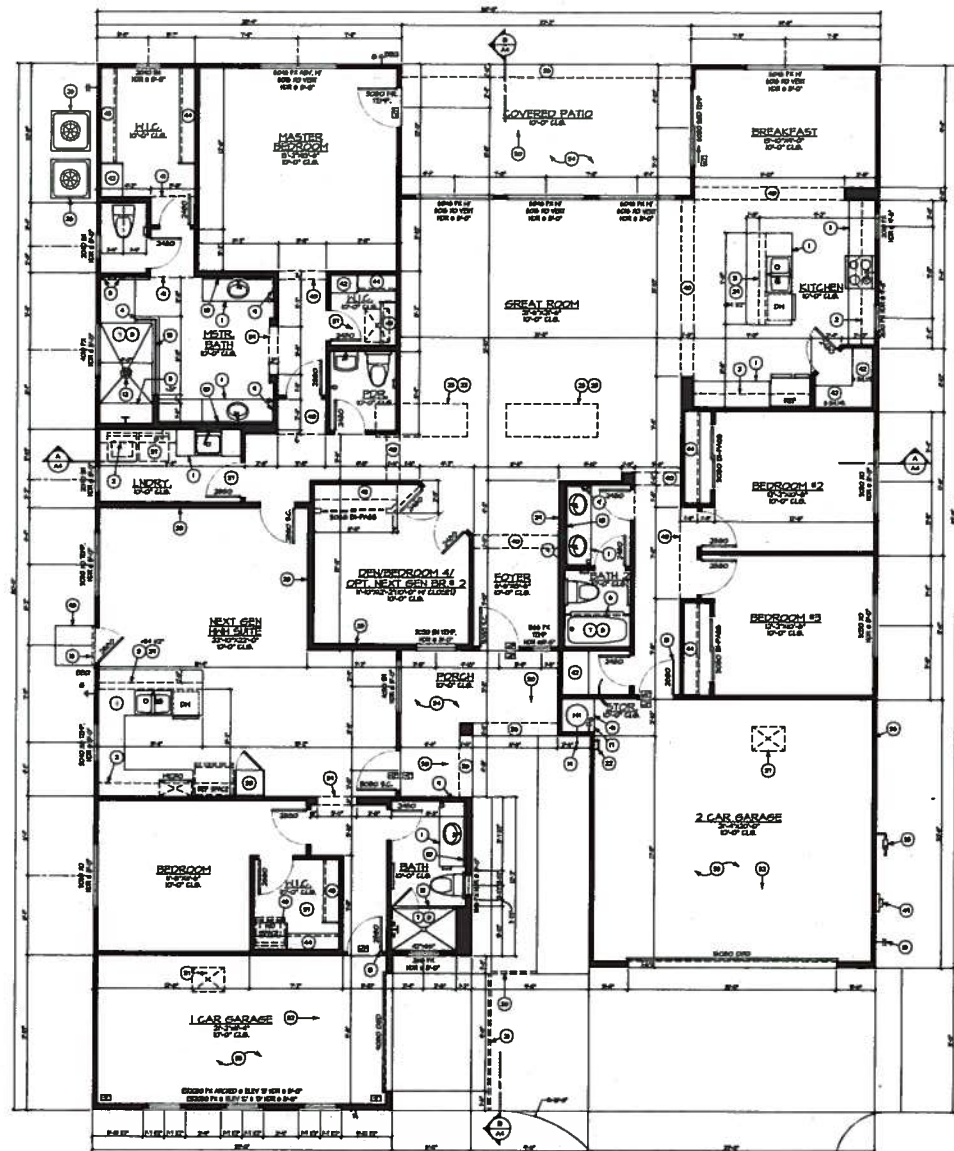


Right Elevation

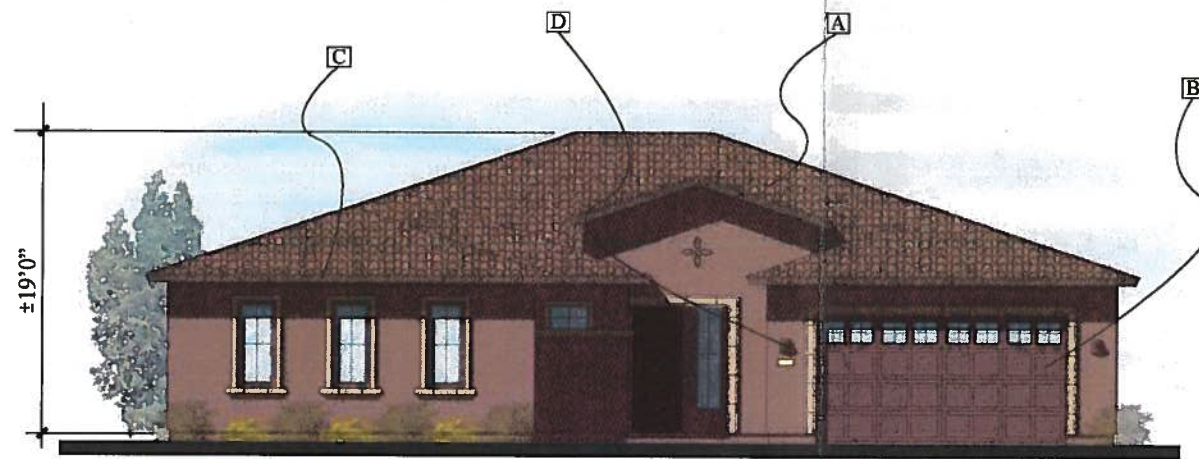
OCOTILLO

Queen Creek, Arizona





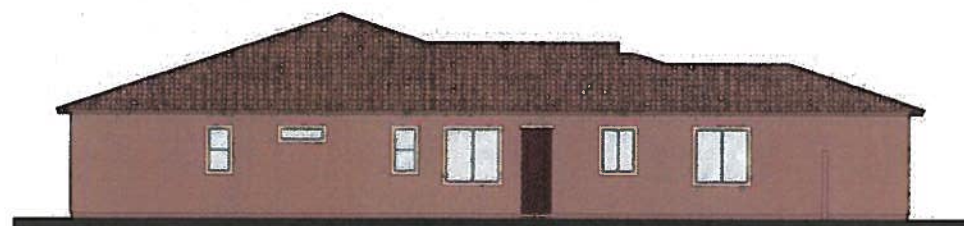
Floor Plan



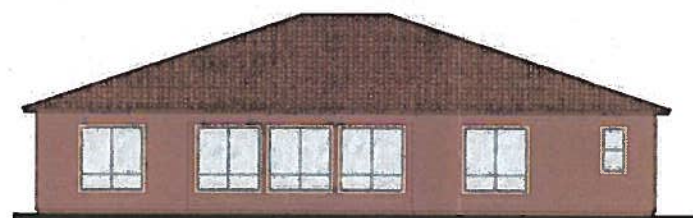
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D



Left Elevation



Rear Elevation

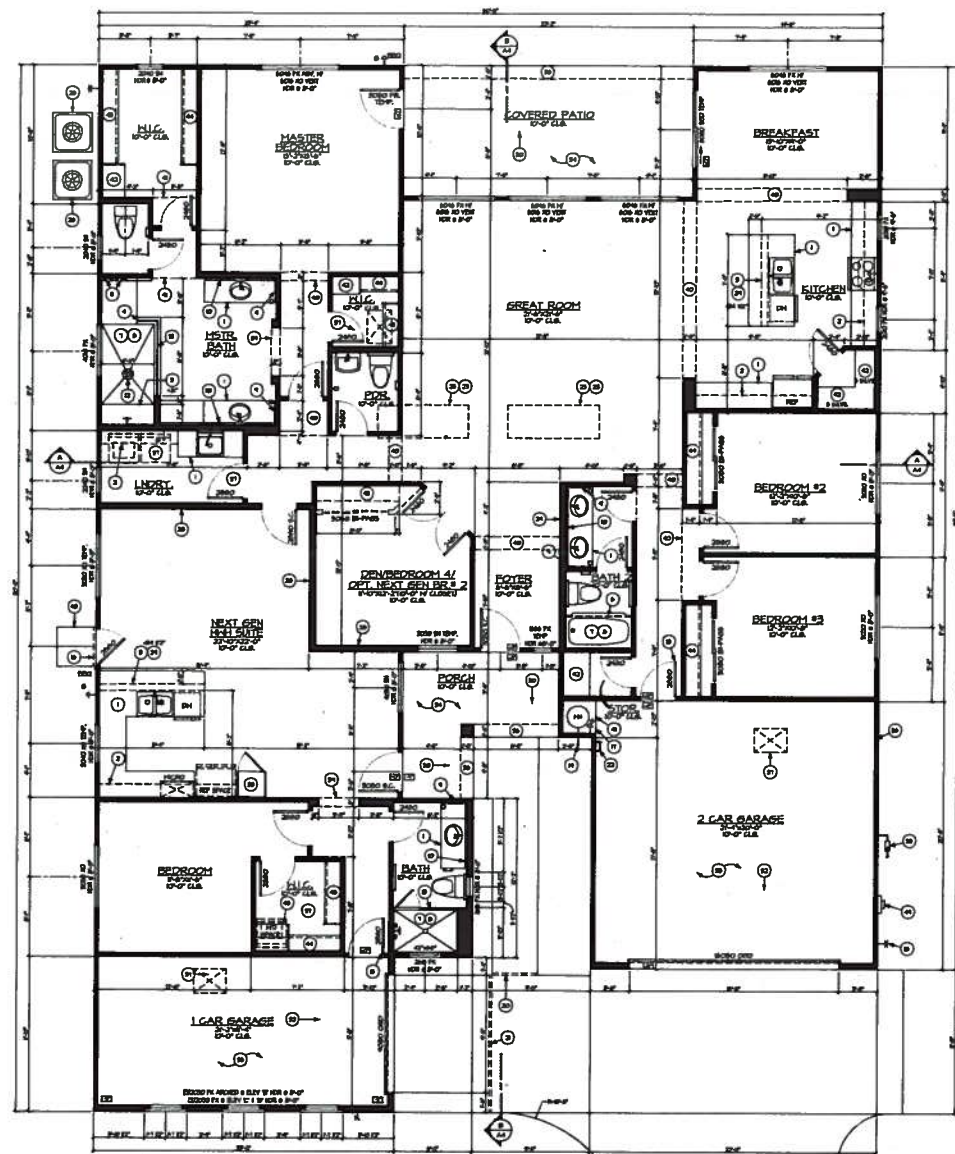


Right Elevation

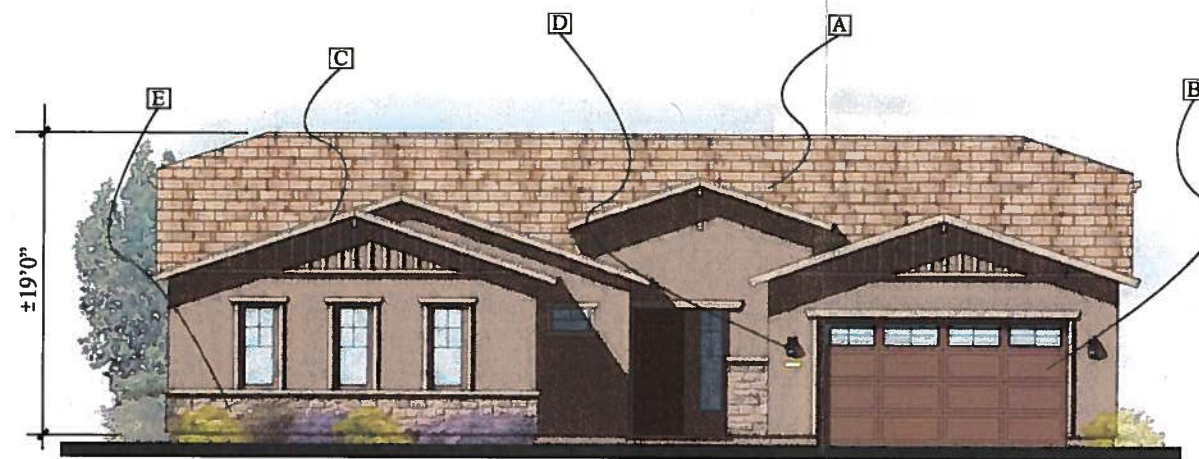
OCOTILLO

Queen Creek, Arizona





Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D
- Decorative Stone Veneer E



Left Elevation



Rear Elevation



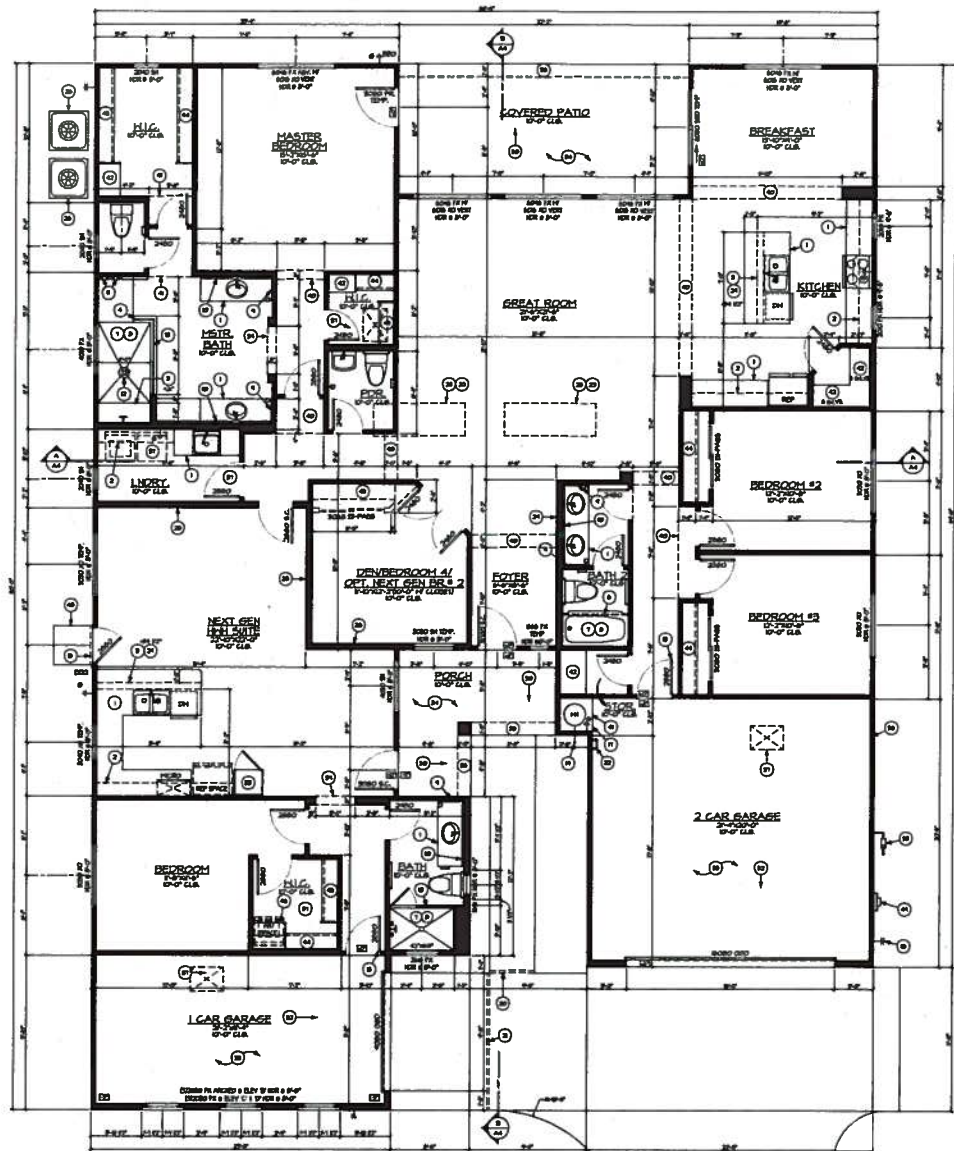
Right Elevation

# OCOTILLO

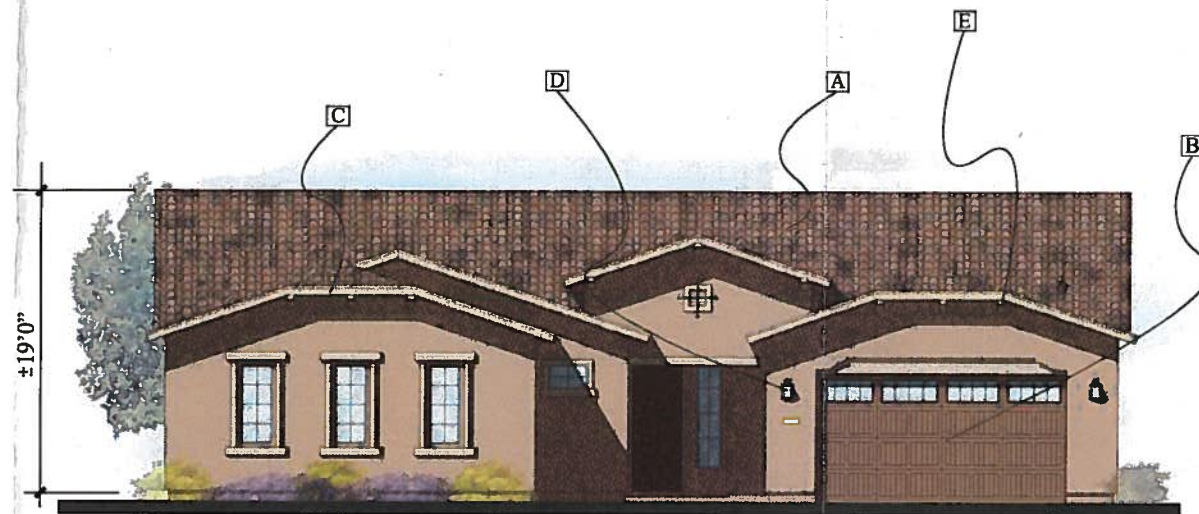
Queen Creek, Arizona



# PLAN 6081



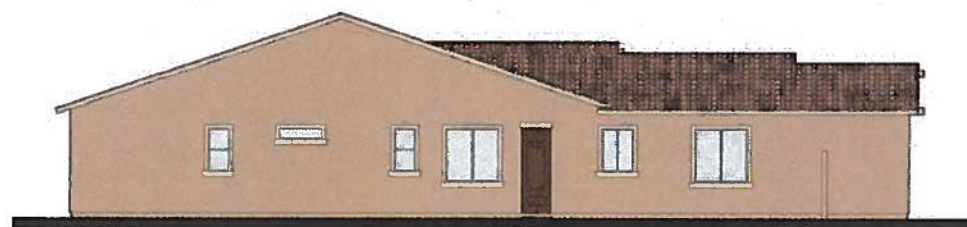
Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

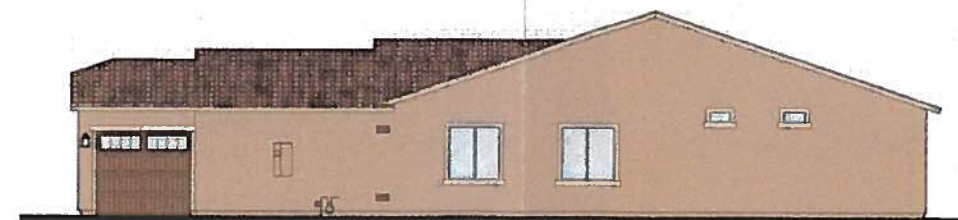
- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D
- Decorative Corbels E



Left Elevation



Rear Elevation



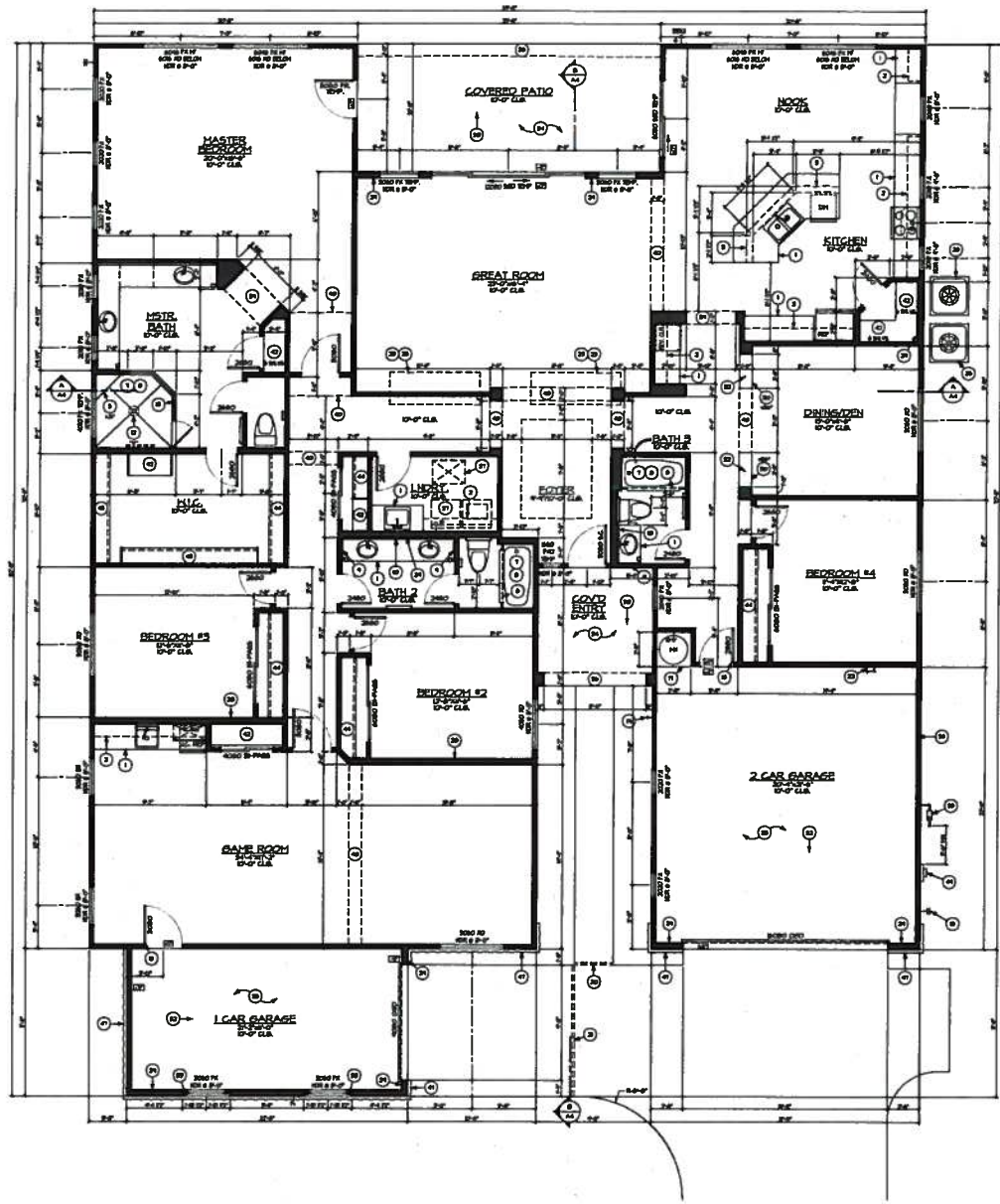
Right Elevation

# OCOTILLO

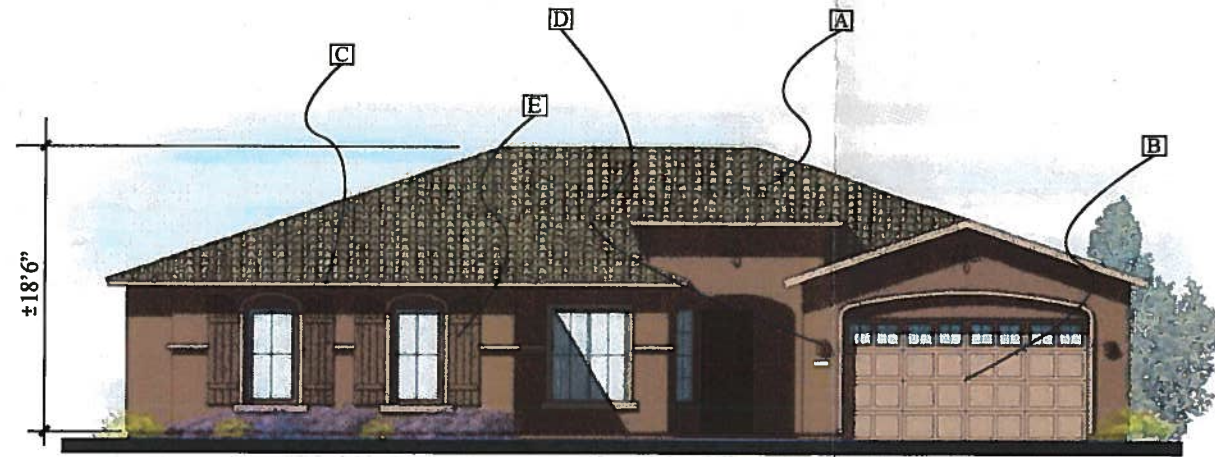
Queen Creek, Arizona



# PLAN 6582



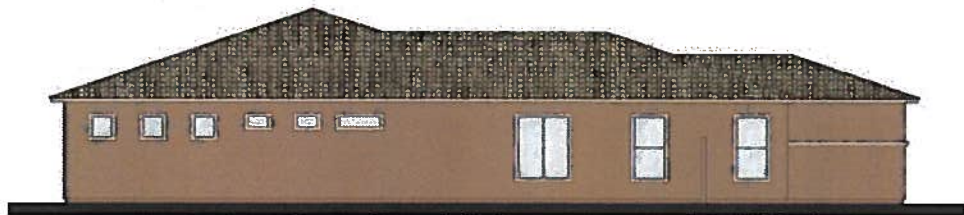
Floor Plan



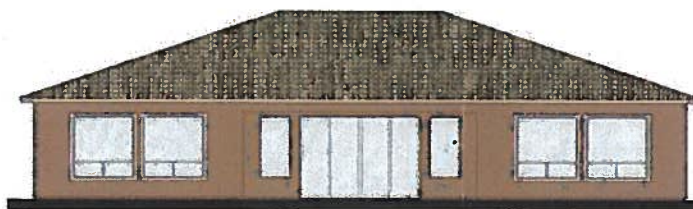
Front Elevation

Shown as Sherwin Williams Paint Scheme

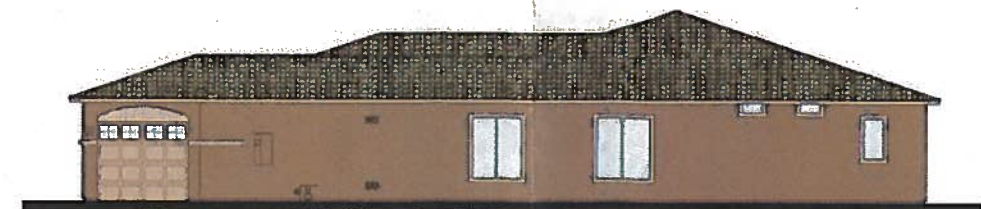
- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D
- Decorative Shutters E



Left Elevation



Rear Elevation

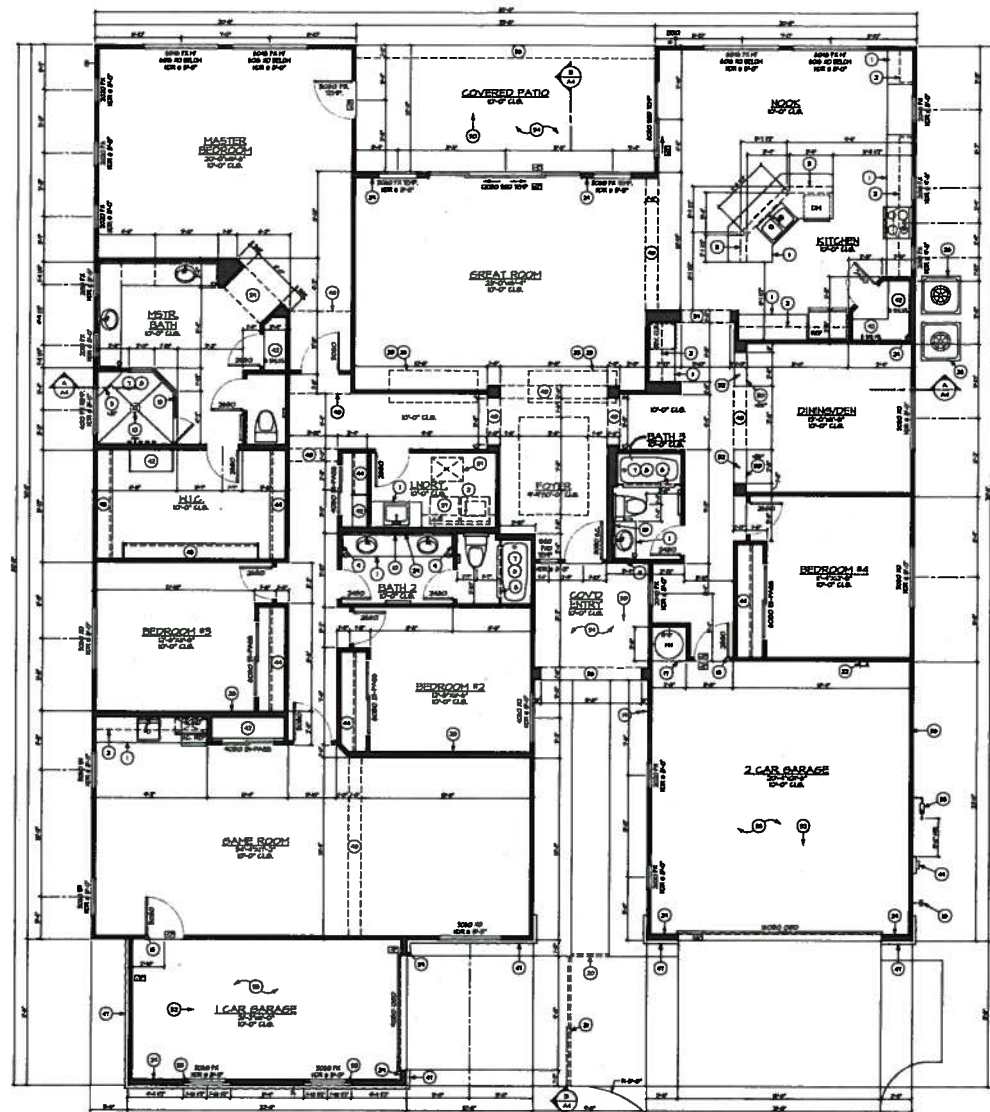


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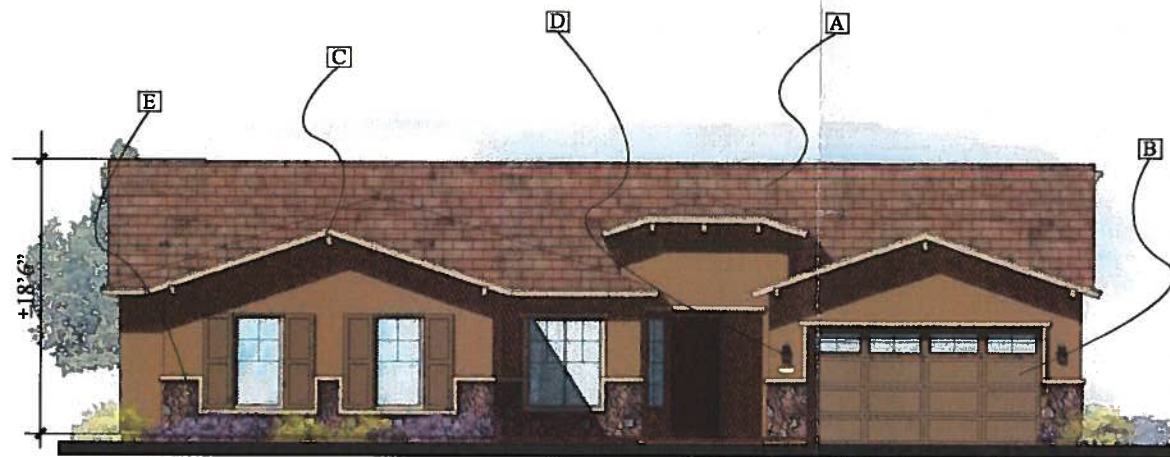
# OCOTILLO

Queen Creek, Arizona





Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D
- Decorative Stone Veneer E



Left Elevation



Rear Elevation

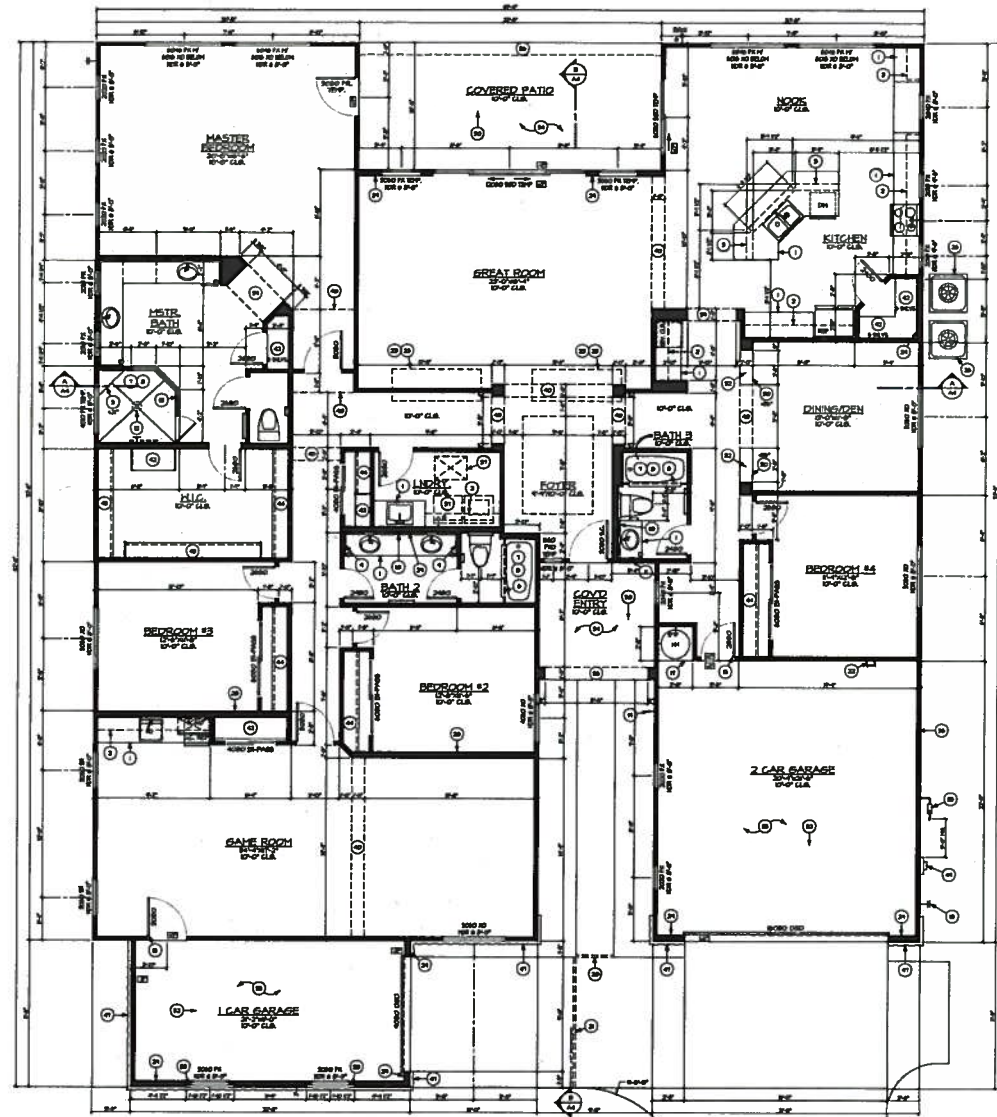


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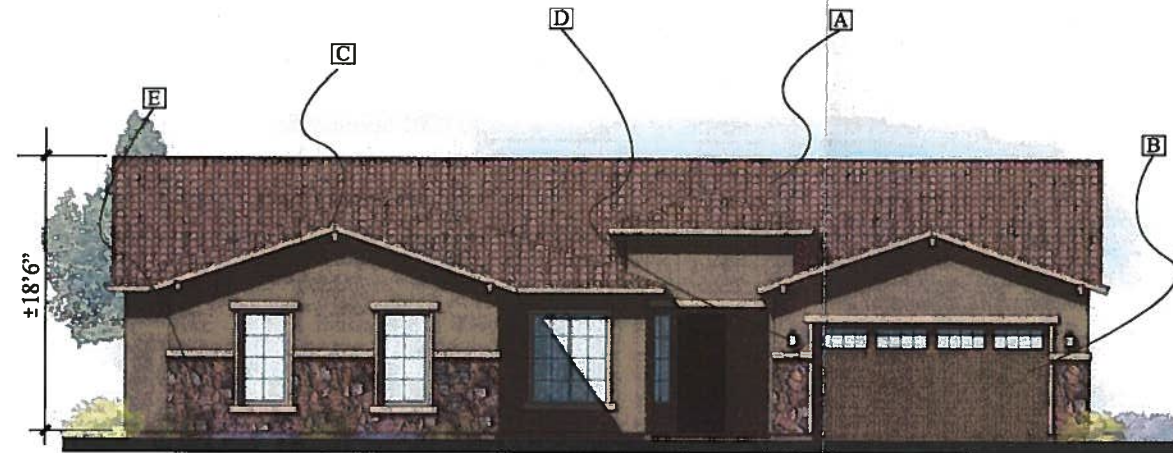
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Queen Creek, Arizona





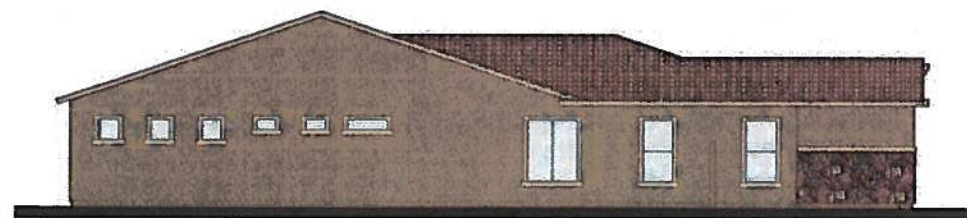
Floor Plan



Front Elevation

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- Boral Roof Tile A
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- Wood Fascia C
- Standard Coach Light D
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Left Elevation



Rear Elevation

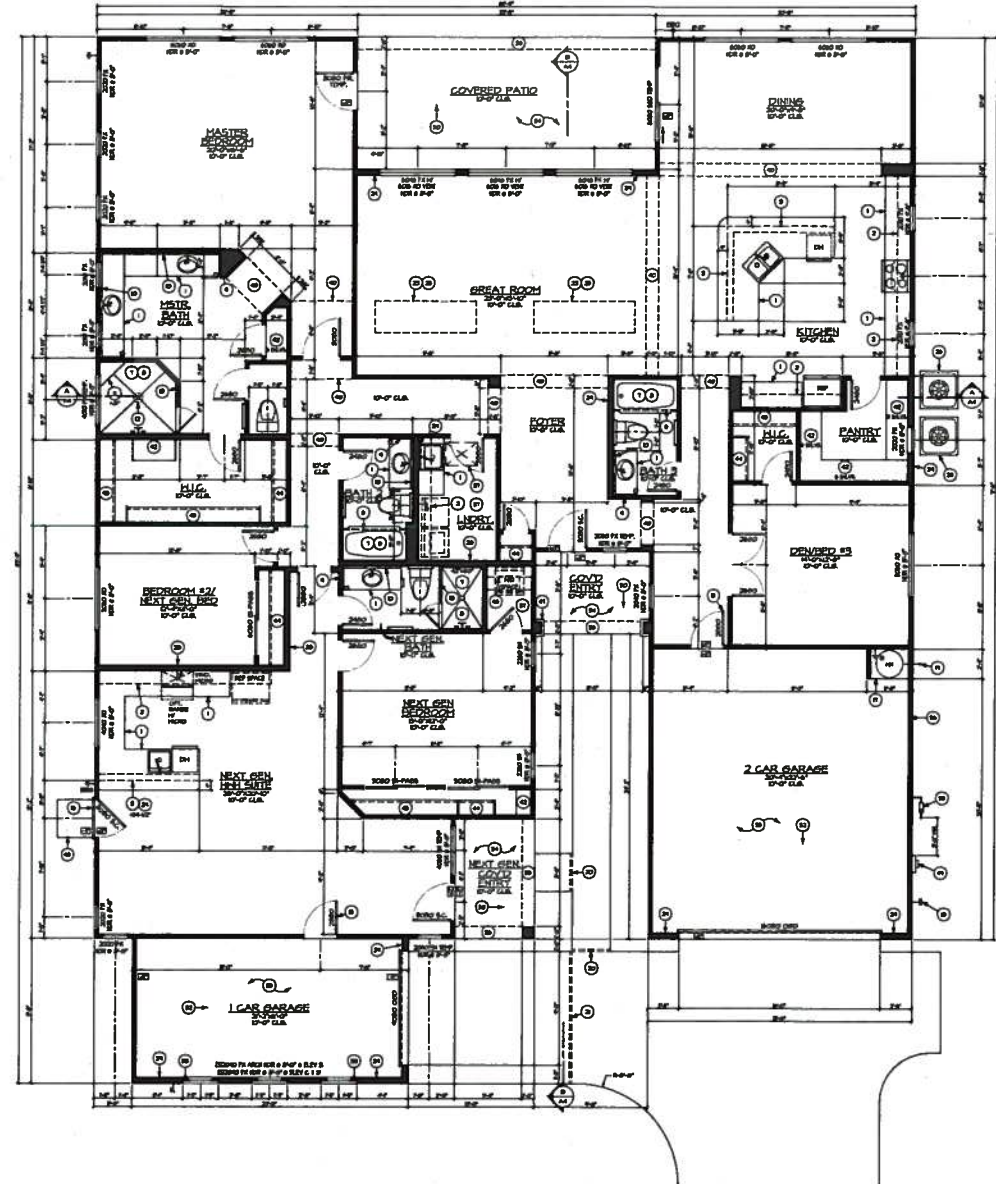


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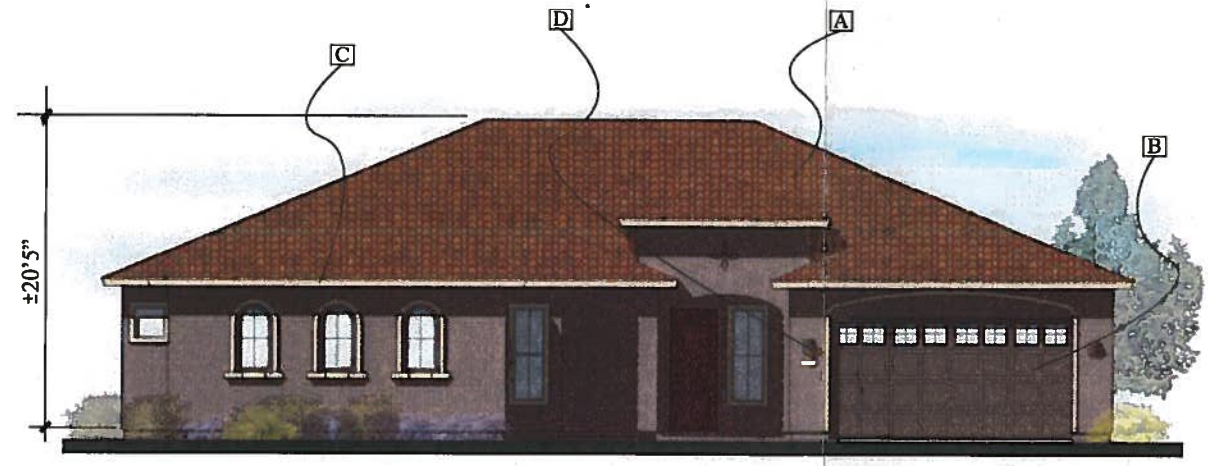
OCOTILLO

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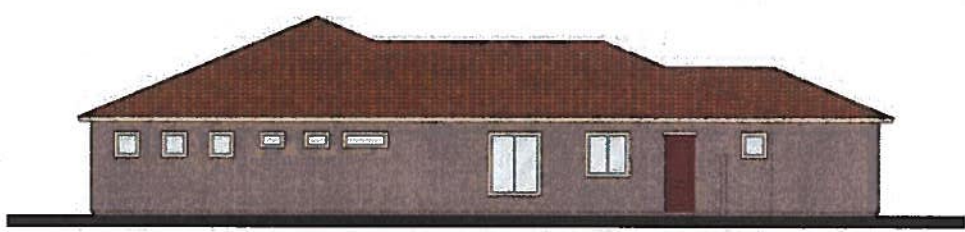
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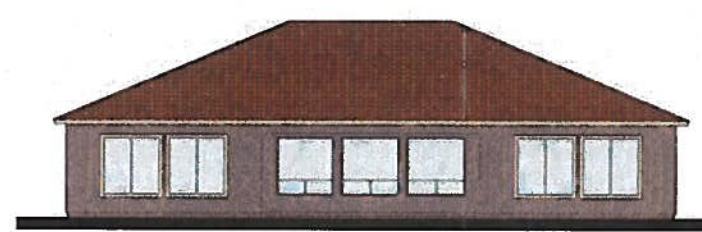
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D



Left Elevation



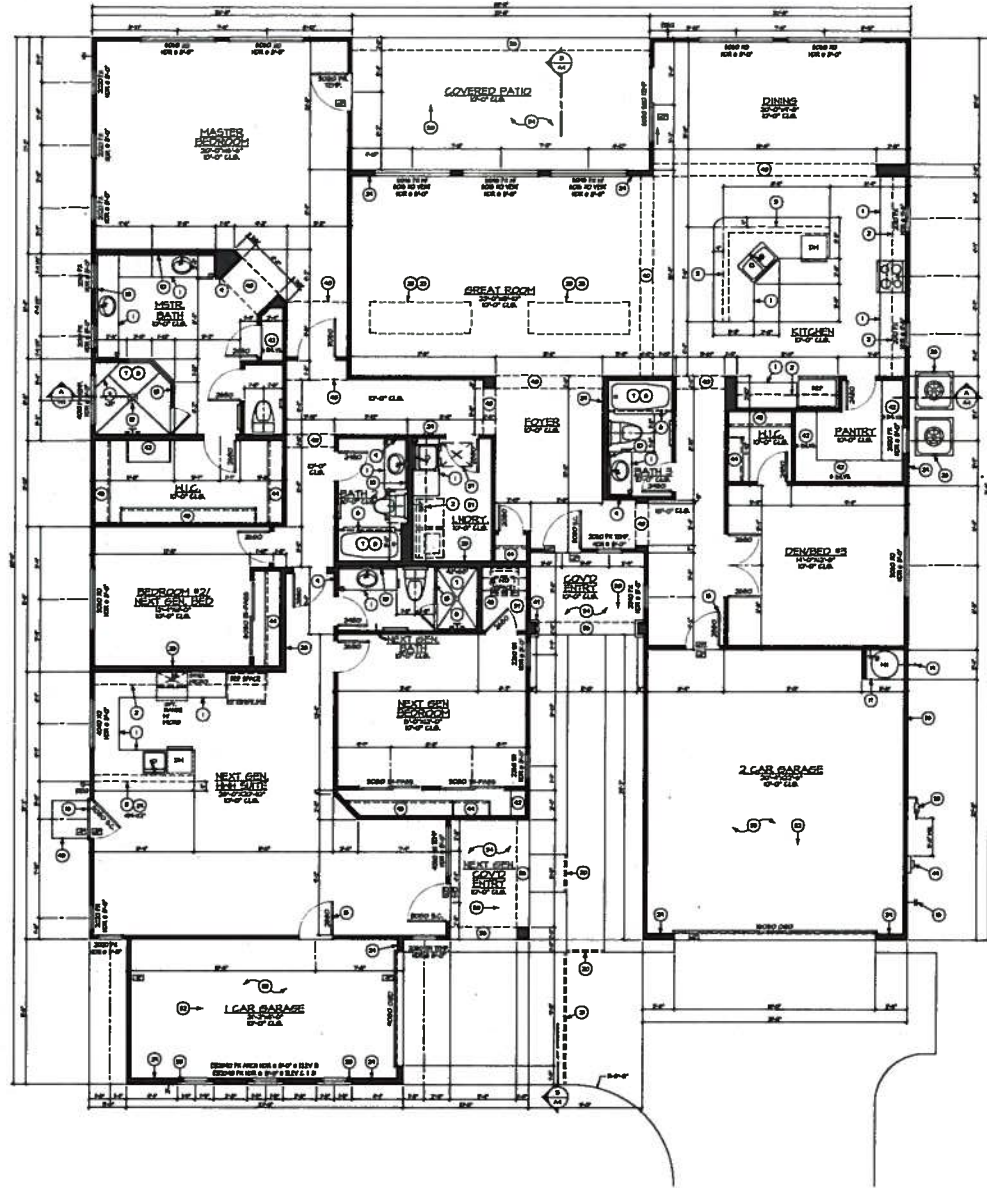
Rear Elevation



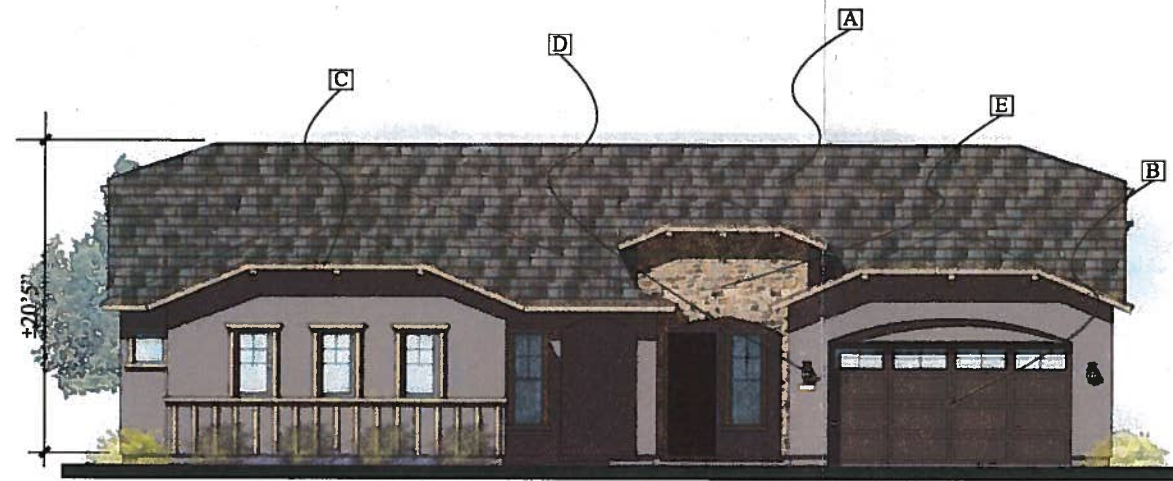
Right Elevation

**OCOTILLO**  
Queen Creek, Arizona





Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Roof Tile A
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- Wood Fascia C
- Standard Coach Light D
- Decorative Stone Veneer E



Left Elevation



Rear Elevation

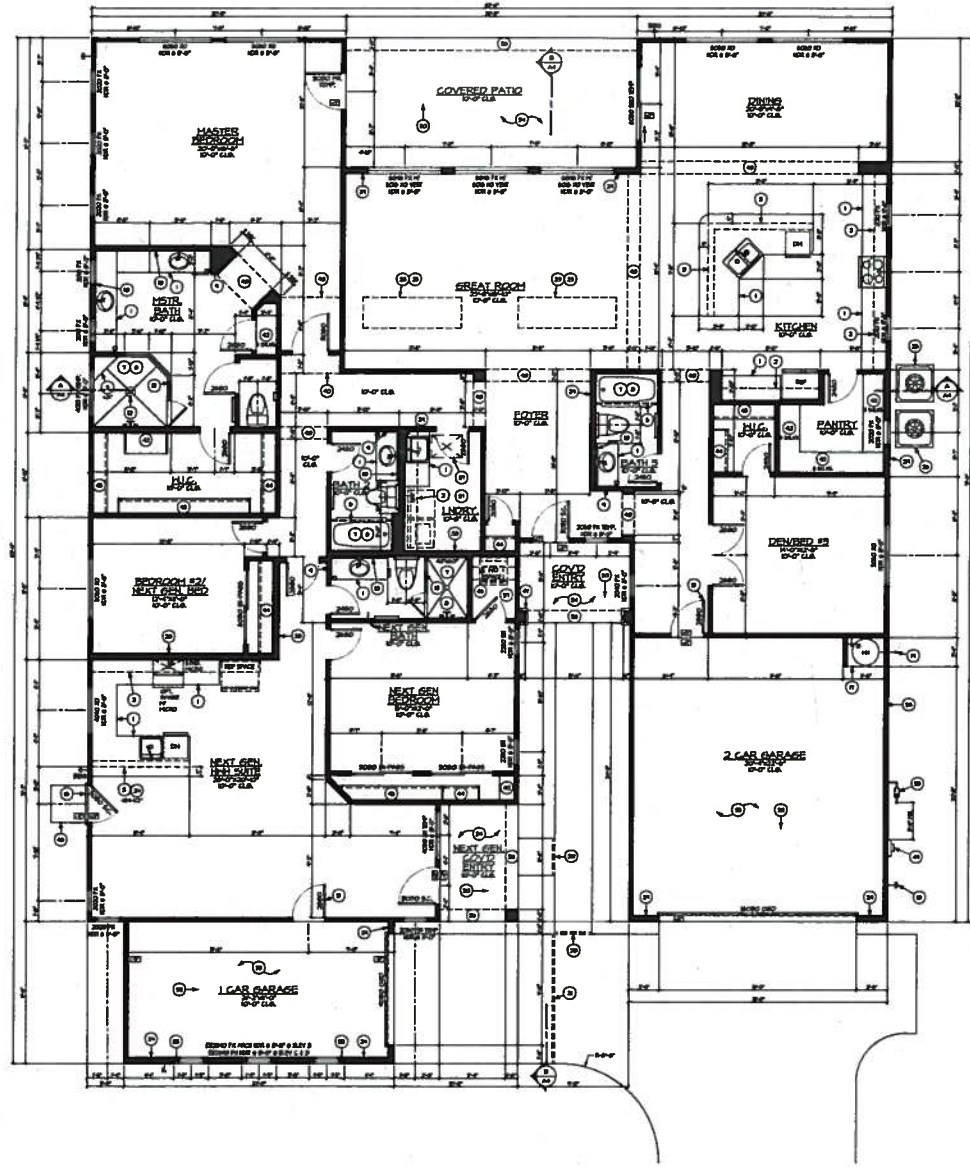


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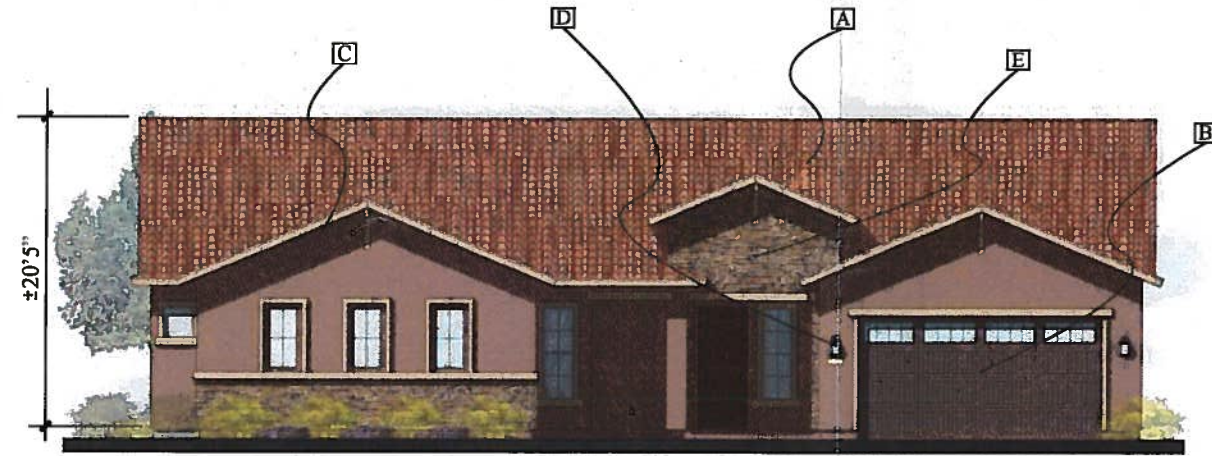
# OCOTILLO

Queen Creek, Arizona





Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Roof Tile A
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Left Elevation



Rear Elevation



Right Elevation

# OCOTILLO

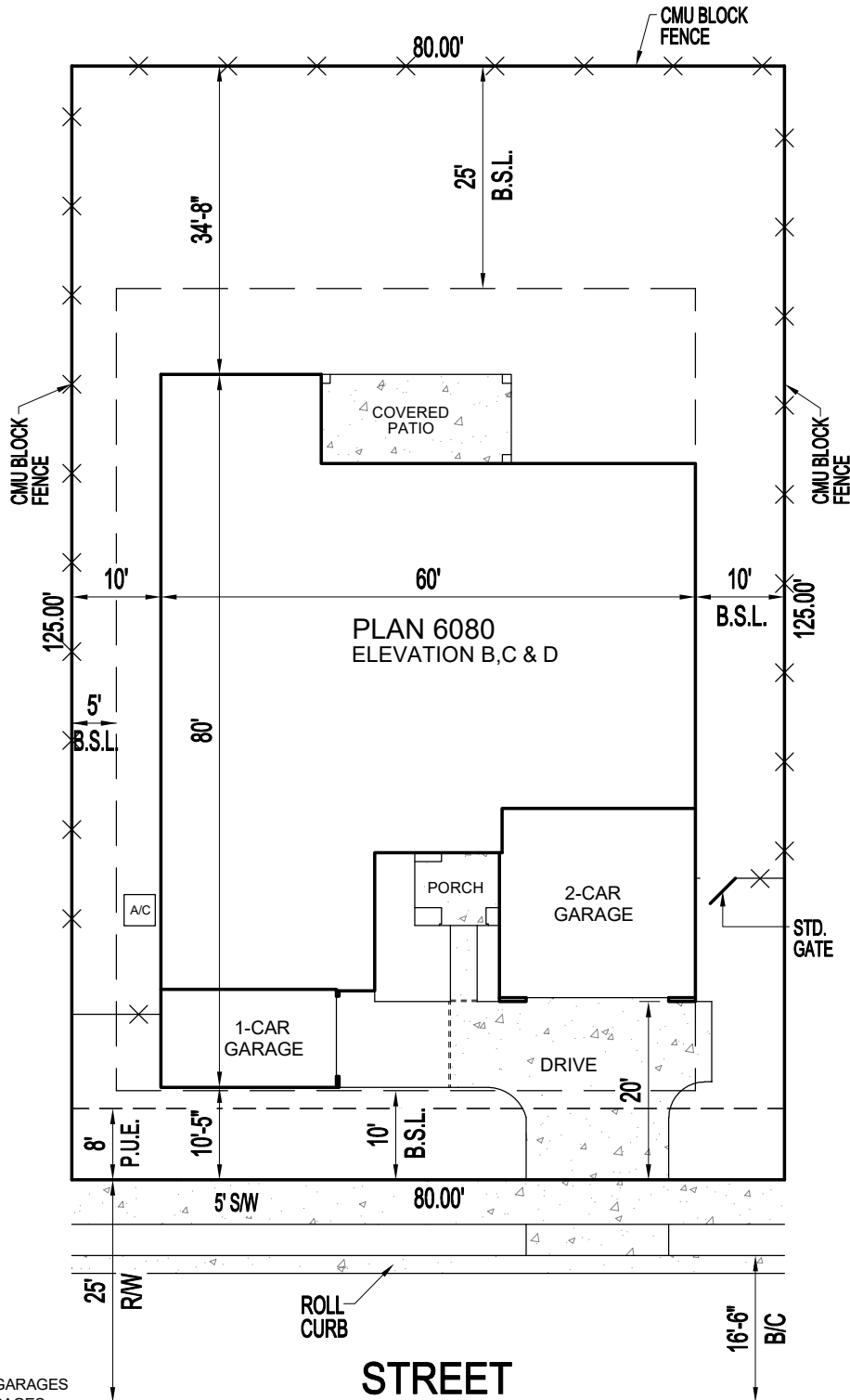
Queen Creek, Arizona



NOTE: ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTIST'S RENDITION, EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR IN MODELS, PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL

# PLOT PLAN

SCALE: 1" = 20'-0"



**BUILDING SETBACKS**  
 FRONT.....= 10'/20'  
 \*20' FOR FRONT FACING GARAGES  
 \*10' FOR SIDE ENTRY GARAGES  
 REAR.....= 25'  
 SIDES.....= 5' & 10'  
 \*15' MIN. BETWEEN HOMES  
 CORNER..= 10'

LIVABLE AREA	
1st FLOOR LIVABLE.....	= 3,061 Sq. Ft.
2nd FLOOR LIVABLE....	= 0 Sq. Ft.
TOTAL LIVABLE.....	= 3,061 Sq. Ft.

FOOTPRINT AREA	
1st FLOOR LIVABLE.....	= 3,061 Sq. Ft.
GARAGE.....	= 695 Sq. Ft.
COVERED ENTRY.....	= 78 Sq. Ft.
COVERED PATIO(S)....	= 213 Sq. Ft.
TOTAL FOOTPRINT.....	= 4,047 Sq. Ft.

COVERAGE	
TOTAL FOOTPRINT.....	= 4,047 Sq. Ft.
LOT AREA.....	= 10,000 Sq. Ft.
LOT COVERAGE.....	= 40.5 %

BUILDER: LENNAR  
 SUBDIVISION: OCOTILLO HEIGHTS  
 LOT#: TYPICAL  
 ADDRESS:  
 CITY/STATE: QUEEN CREEK, ARIZONA

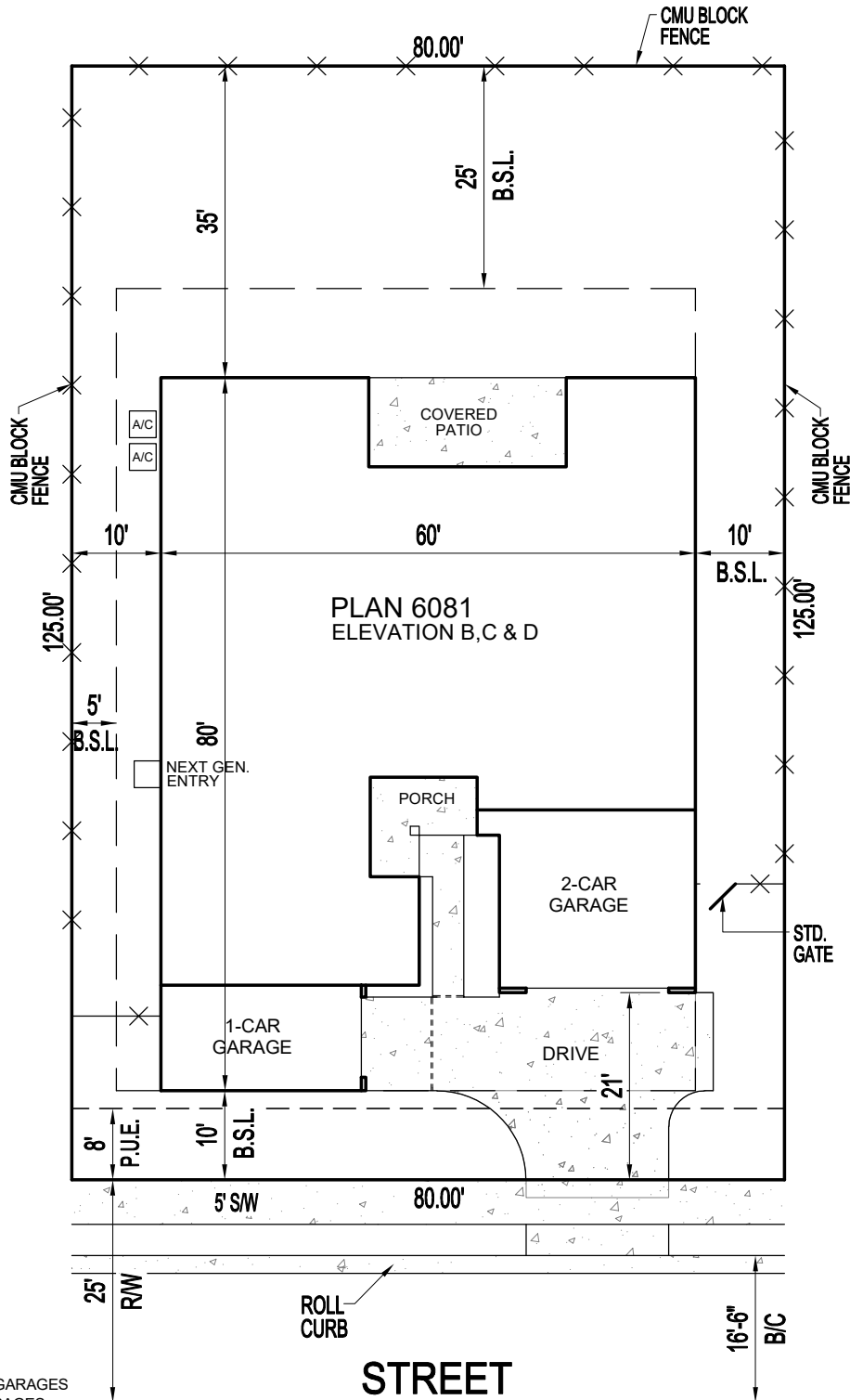


DATE DRAWN: 10/25/17  
 REVISION DATE: 01/24/18  
**HARDLINE** CAD Services, Inc. // // // Plot Plans  
 Lot Fit Analysis  
 Model Complex  
 9632 E. Navarro Avenue, Mesa, Arizona 85209  
 Ph. 480.599.6349 | email: hardlinecad@gmail.com **HS**

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# PLOT PLAN

SCALE: 1" = 20'-0"



**BUILDING SETBACKS**  
 FRONT.....= 10'/20'  
 \*20' FOR FRONT FACING GARAGES  
 \*10' FOR SIDE ENTRY GARAGES  
 REAR.....= 25'  
 SIDES.....= 5' & 10'  
 \*15' MIN. BETWEEN HOMES  
 CORNER..= 10'

LIVABLE AREA	
1st FLOOR LIVABLE.....	= 3,173 Sq. Ft.
2nd FLOOR LIVABLE.....	= 0 Sq. Ft.
TOTAL LIVABLE.....	= 3,173 Sq. Ft.

FOOTPRINT AREA	
1st FLOOR LIVABLE.....	= 3,173 Sq. Ft.
GARAGE.....	= 730 Sq. Ft.
COVERED ENTRY.....	= 104 Sq. Ft.
COVERED PATIO(S).....	= 222 Sq. Ft.
TOTAL FOOTPRINT.....	= 4,229 Sq. Ft.

COVERAGE	
TOTAL FOOTPRINT.....	= 4,229 Sq. Ft.
LOT AREA.....	= 10,000 Sq. Ft.
LOT COVERAGE.....	= 42.3 %

BUILDER: LENNAR  
 SUBDIVISION: OCOTILLO HEIGHTS  
 LOT#: TYPICAL  
 ADDRESS:  
 CITY/STATE: QUEEN CREEK, ARIZONA

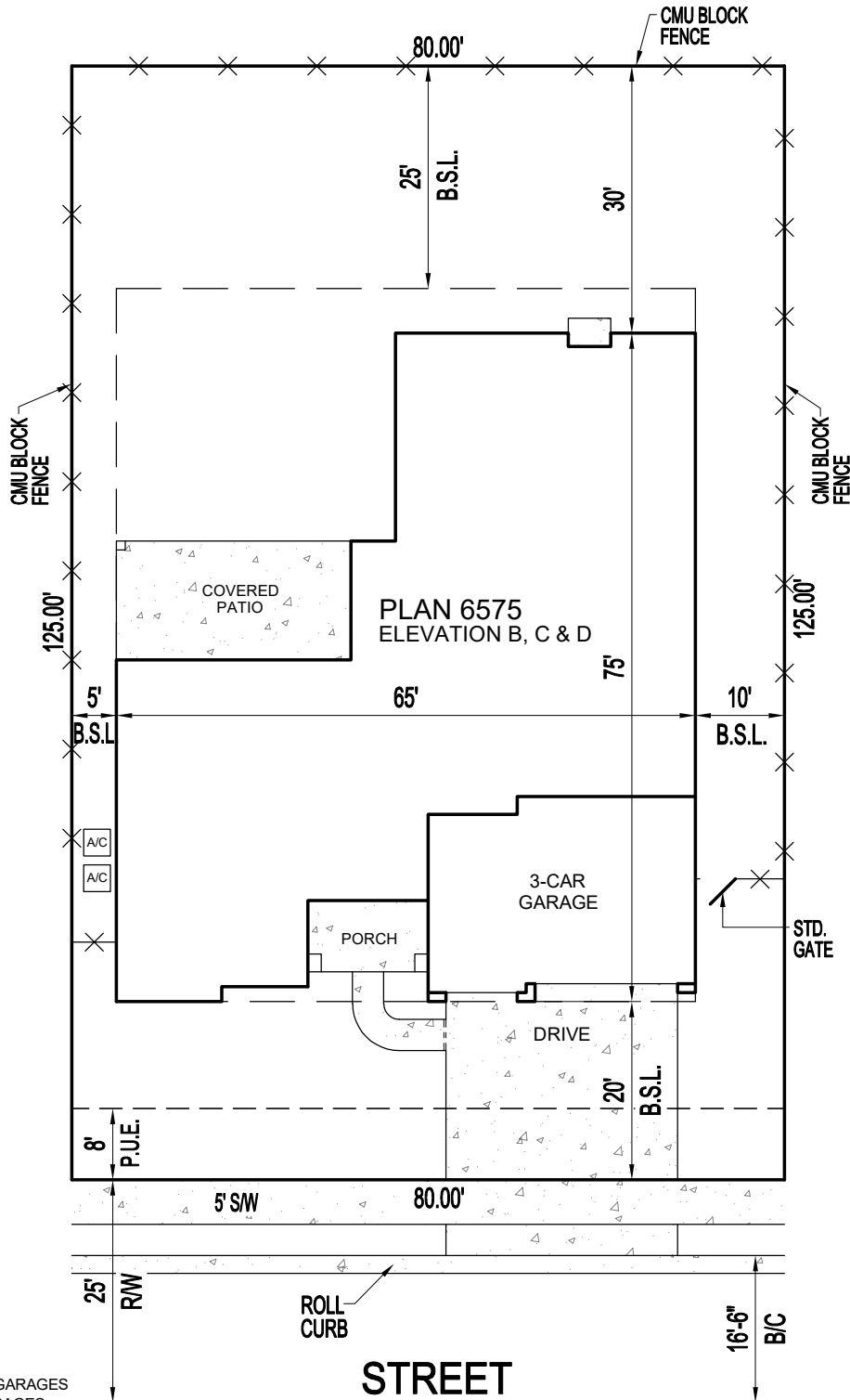


DATE DRAWN: 10/25/17  
 REVISION DATE: 01/24/18  
**HARDLINE** CAD Services, Inc. // // // Plot Plans Lot Fit Analysis Model Complex  
 9632 E. Navarro Avenue, Mesa, Arizona 85209  
 Ph. 480.599.6349 | email: hardlinecad@gmail.com **HS**

NOTE: ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTISTS RENDITION, EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR IN MODELS, PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL

# PLOT PLAN

SCALE: 1" = 20'-0"



**BUILDING SETBACKS**  
 FRONT.....= 10'/20'  
 •20' FOR FRONT FACING GARAGES  
 •10' FOR SIDE ENTRY GARAGES  
 REAR.....= 5'  
 SIDES.....= 5' & 10'  
 •15' MIN. BETWEEN HOMES  
 CORNER..= 10'

LIVABLE AREA	
1st FLOOR LIVABLE.....	= 2,957 Sq. Ft.
2nd FLOOR LIVABLE....	= 0 Sq. Ft.
TOTAL LIVABLE.....	= 2,957 Sq. Ft.

FOOTPRINT AREA	
1st FLOOR LIVABLE.....	= 2,957 Sq. Ft.
GARAGE.....	= 649 Sq. Ft.
COVERED ENTRY.....	= 108 Sq. Ft.
COVERED PATIO(S)....	= 351 Sq. Ft.
TOTAL FOOTPRINT.....	= 4,065 Sq. Ft.

COVERAGE	
TOTAL FOOTPRINT.....	= 4,065 Sq. Ft.
LOT AREA.....	= 10,000 Sq. Ft.
LOT COVERAGE.....	= 40.7 %

BUILDER: LENNAR  
 SUBDIVISION: OCOTILLO HEIGHTS  
 LOT#: TYPICAL  
 ADDRESS:  
 CITY/STATE: QUEEN CREEK, ARIZONA

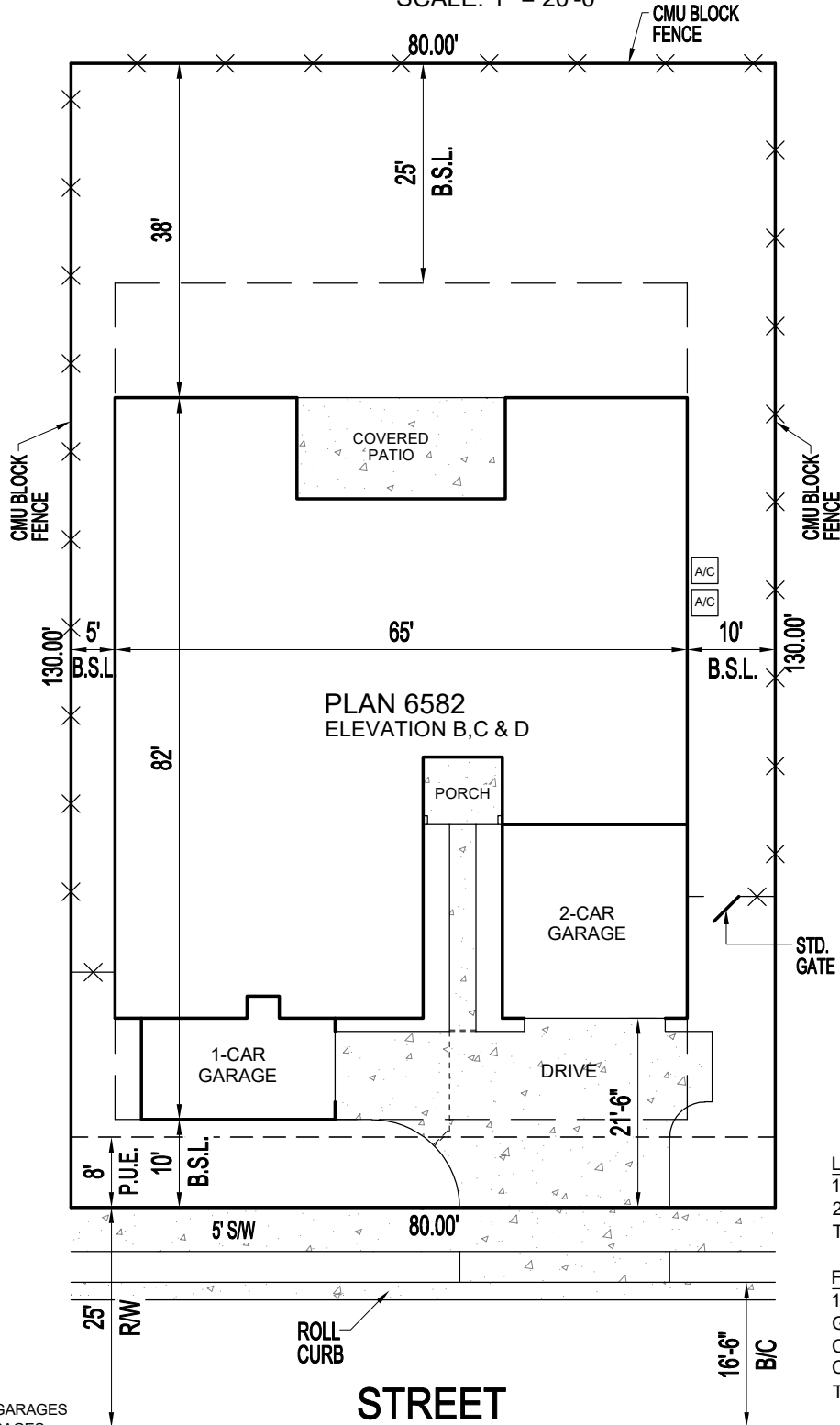


DATE DRAWN: 12/18/17  
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**HARDLINE** CAD Services, Inc. // // // Plot Plans Lot Fit Analysis Model Complex  
 9632 E. Navarro Avenue, Mesa, Arizona 85209  
 Ph. 480.599.6349 | email: hardlinecad@gmail.com **HS**

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# PLOT PLAN

SCALE: 1" = 20'-0"



**BUILDING SETBACKS**  
 FRONT.....= 10'/20'  
 •20' FOR FRONT FACING GARAGES  
 •10' FOR SIDE ENTRY GARAGES  
 REAR.....= 25'  
 SIDES.....= 5' & 10'  
 •15' MIN. BETWEEN HOMES  
 CORNER..= 10'

**LIVABLE AREA**

1st FLOOR LIVABLE.....	=	3,617	Sq. Ft.
2nd FLOOR LIVABLE....	=	0	Sq. Ft.
TOTAL LIVABLE.....	=	3,617	Sq. Ft.

**FOOTPRINT AREA**

1st FLOOR LIVABLE.....	=	3,617	Sq. Ft.
GARAGE.....	=	715	Sq. Ft.
COVERED ENTRY.....	=	69	Sq. Ft.
COVERED PATIO(S)....	=	237	Sq. Ft.
TOTAL FOOTPRINT.....	=	4,638	Sq. Ft.

**COVERAGE**

TOTAL FOOTPRINT.....	=	4,638	Sq. Ft.
LOT AREA.....	=	10,400	Sq. Ft.
LOT COVERAGE.....	=	44.6	%

BUILDER: LENNAR  
 SUBDIVISION: OCOTILLO HEIGHTS  
 LOT#: TYPICAL  
 ADDRESS:  
 CITY/STATE: QUEEN CREEK, ARIZONA

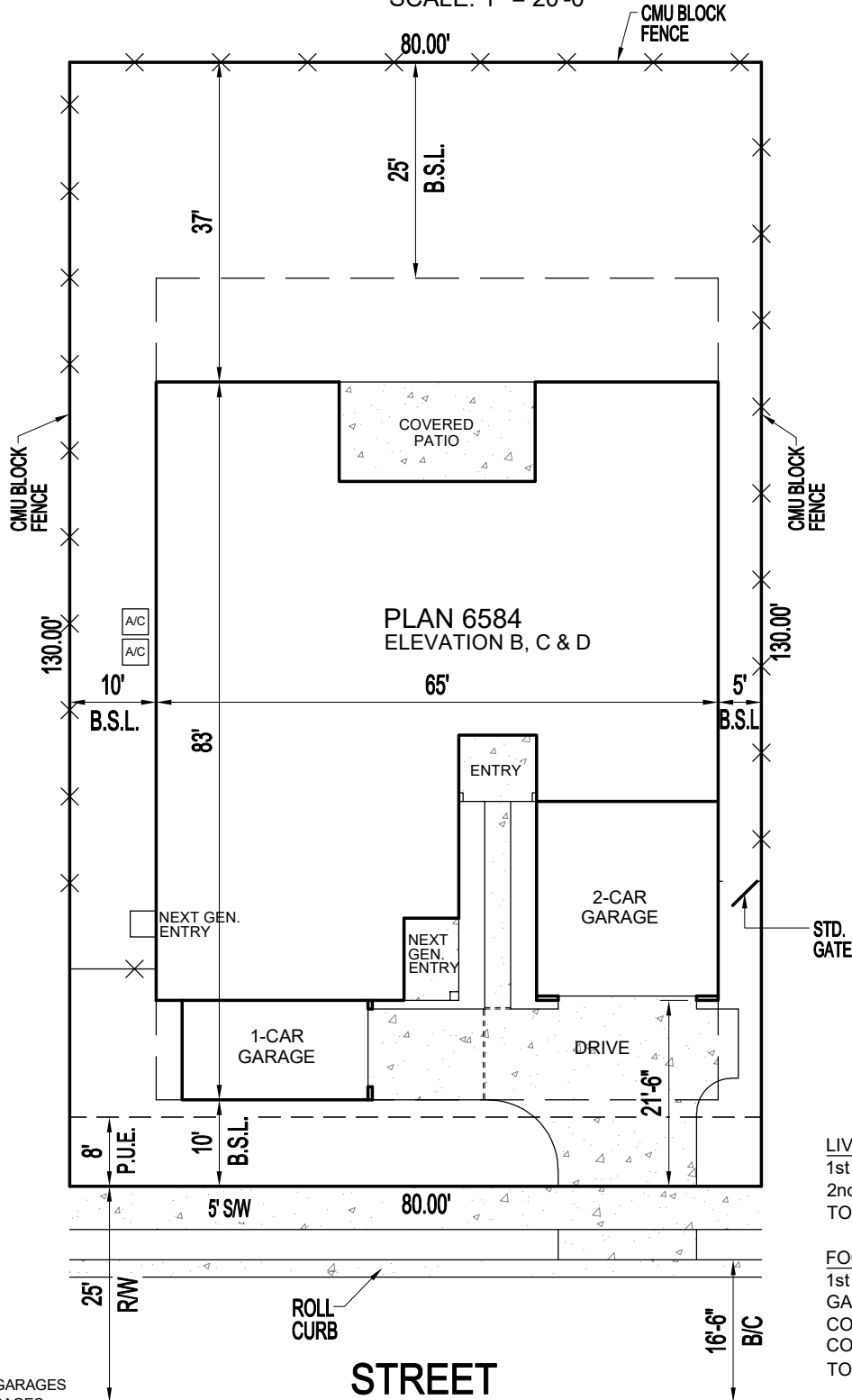


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# PLOT PLAN

SCALE: 1" = 20'-0"



**BUILDING SETBACKS**  
 FRONT.....= 10'/20'  
 \*20' FOR FRONT FACING GARAGES  
 \*10' FOR SIDE ENTRY GARAGES  
 REAR.....= 25'  
 SIDES.....= 5' & 10'  
 \*15' MIN. BETWEEN HOMES  
 CORNER..= 10'

LIVABLE AREA	
1st FLOOR LIVABLE.....	= 3,580 Sq. Ft.
2nd FLOOR LIVABLE.....	= 0 Sq. Ft.
TOTAL LIVABLE.....	= 3,580 Sq. Ft.

FOOTPRINT AREA	
1st FLOOR LIVABLE.....	= 3,580 Sq. Ft.
GARAGE.....	= 736 Sq. Ft.
COVERED ENTRY.....	= 59 Sq. Ft.
COVERED PATIO(S).....	= 309 Sq. Ft.
TOTAL FOOTPRINT.....	= 4,684 Sq. Ft.

COVERAGE	
TOTAL FOOTPRINT.....	= 4,684 Sq. Ft.
LOT AREA.....	= 10,400 Sq. Ft.
LOT COVERAGE.....	= 45.0 %

BUILDER: LENNAR  
 SUBDIVISION: OCOTILLO HEIGHTS  
 LOT#: TYPICAL  
 ADDRESS:  
 CITY/STATE: QUEEN CREEK, ARIZONA



DATE DRAWN: 10/25/17  
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### Ocotillo

#	Body	Pop-outs	Fascia	Shutters	Front Door	Garage Door	Roof Tile	Stone	Gutters Gutter/ Downspout	Notes
2	SW 6067 Mocha LRV:21	SW 6107 Nomadic Desert LRV:46	SW 6107 Nomadic Desert LRV:46	SW 6075 Garret Gray LRV: 15	SW 6069 French Roast LRV: 4	SW 6075 Garret Gray LRV: 15	Desert Driftwood 1MSCS3601 "S" Tile	Weather Edge Canyon Grey	Ivory / Buckskin Brown	
4	SW 6066 Sand Trap LRV:40	SW 6107 Nomadic Desert LRV:46	SW 6107 Nomadic Desert LRV:46	SW 6075 Garret Gray LRV: 15	SW 6076 Turkish Coffee LRV: 5	SW6081 Down Home LRV: 20	Apple Bark 1MSCS0431 "S" Tile	French Country Mesa Verde	Ivory	
6	SW 6046 Swing Brown LRV:20	SW 6107 Nomadic Desert LRV:46	SW 6075 Garret Gray LRV: 15	SW 6075 Garret Gray LRV: 15	SW 6076 Turkish Coffee LRV: 5	SW6033 Bateau Brown LRV: 13	Apple Bark 1MSCS0431 "S" Tile	French Country Mesa Verde	Beaver Brown/ Beaver Brown	
7	SW 6101 Sands of Time LRV:39	SW 6106 Kilim Beige LRV:57	SW 6106 Kilim Beige LRV:57	SW 6110 Steady Brown LRV: 16	SW 6104 Kaffee LRV: 9	SW6102 Portabello LRV: 21	Salerno Clay 1MSCS6330 "S" Tile	Field Stone Autumn Blend	Classic Cream / Ivory	
8	SW6102 Portabello LRV: 21	SW 6099 Sand Dollar LRV:58	SW 6099 Sand Dollar LRV:58	SW 6082 Cobble Brown LRV: 14	SW 6111 Coconut Husk LRV: 11	SW 6101 Sands of Time LRV:39	Monterey Sand Brown 1FJCS0023 Flat	Cobble Buff	Ivory / Buckskin Brown	
9	SW 6088 Nuthatch LRV:19	SW 6086 Sand Dune LRV: 46	SW 6086 Sand Dune LRV: 46	SW 6082 Cobble Brown LRV: 14	SW 6083 Sable LRV: 8	SW 6101 Sands of Time LRV:39	Desert Skyline Taupe 1MSCS6250 "S" Tile	Field Stone Taupe	Ivory / Woodbeige	
10	SW 6087 Trusty Tan LRV:37	SW 6099 Sand Dollar LRV:58	SW 6099 Sand Dollar LRV:58	SW 6047 Hot Cocoa LRV:14	SW 6111 Coconut Husk LRV: 11	SW 6088 Nuthatch LRV:19	Monterey Sand Brown 1FJCS0023 Flat	Cobble Buff	Ivory / Pebblestone Clay	
12	SW 6151 Quiver Tan LRV:22	SW 6086 Sand Dune LRV: 46	SW 6086 Sand Dune LRV: 46	SW 6082 Cobble Brown LRV: 14	SW 6083 Sable LRV: 8	SW6152 Superior Bronze LRV:15	Cascara Brown 1MSCS3238 "S" Tile	Field Stone Taupe	Ivory / Pebblestone Clay	
13	SW 6095 Toasty LRV:19	SW 6107 Nomadic Desert LRV:46	SW 6107 Nomadic Desert LRV:46	SW 6103 Tea Chest LRV: 14	SW 6104 Kaffee LRV: 9	SW6145 Thatch Brown LRV:17	Natural Brown 1FJCS3075 Flat	Field Stone Autumn Blend	Ivory / Buckskin Brown	
16	SW 6074 Spalding Gray LRV:22	SW 6106 Kilim Beige LRV:57	SW 6106 Kilim Beige LRV:57	SW 6054 Canyon Clay LRV:13	SW 6055 Fiery Brown LRV:5	SW 6075 Garret Gray LRV: 15	Salerno Clay 1MSCS6330 "S" Tile	Weather Edge Canyon Grey	Ivory / Pebblestone Clay	
17	SW 7017 Dorian Gray LRV:39	SW 6005 Folkstone LRV:14	SW 6005 Folkstone LRV:14	SW 6005 Folkstone LRV:14	SW 6041 Otter LRV: 6	SW 7067 Cityscape LRV:22	Appalachian Blend 1FJCS0330 Flat	Cobble Ledge Nantucket	Bronze / Colonial Gray	

**Updates:**

12/8/2017 Updated matrix to show solerno clay for color 16 roof tile.

# Lot Fit Analysis for Lennar at Ocotillo Heights

## Building Setbacks

**Front**..... = 10'/20'  
 \*10' for side entry garages  
 \*20' for front facing garages  
**Rear**..... = 25'  
**Sides**..... = 5' & 10'  
 15' minimum between homes

## R1-9 Max. Lot Coverage

40% Max.  
 5% additional for open air structure

## Notes:

1. No 2-Story homes on corner home sites
2. No same model with the same elev. Side by side or across the street from each other
3. No 2 homes side by side or across the street from each other with the same paint scheme
4. A maximum of 3 homes in a row with the same floor plan,
5. No more than three 2-story homes in a row.
6. no more than three homes in a row will have the same roof massing backing up to Ocotillo Rd.

## Plan Dimensions

Plan 6080..... = 60'-0" X 80'-0" All Elev.  
 Plan 6081..... = 60'-0" X 80'-0" All Elev.  
 Plan 6575..... = 65'-0" X 75'-0" All Elev.  
 Plan 6582..... = 65'-0" X 82'-0" All Elev.  
 Plan 6584..... = 65'-0" X 83'-0" All Elev.

## Legend

**L**..... = Plan fits left driveway only  
**R**..... = Plan fits right driveway only  
**NO**..... = Plan does not fit  
**(1)**..... = Plan does not fit due to depth  
**(2)**..... = Plan does not fit due to width  
**(3)**..... = Lot Restricted to one-story only,  
**(COV)**..... = Plan does not fit due to coverage  
**(X)**..... = Indicates cross lot dig  
45.5% = Exceeds max lot coverage  
 \*..... = R & R required to vertical curb cut.

Lot Information											Plan 6080		Plan 6081		Plan 6575		Plan 6582		Plan 6584	
Lot #	Lot Area	45% Max. Lot Coverage	Front Setback	Lot Type	Sidewalk Ramp	Vertical Curb Cut	Fire Hydrant	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	Plan 6080 (1-Story) Max. Footprint 4,047 S.F.	Fit	Plan 6081 (1-Story) Max. Footprint 4,229 S.F.	Fit	Plan 6075 (1-Story) Max. Footprint 4,065 S.F.	Fit	Plan 6582 (1-Story) Max. Footprint 4,638 S.F.	Fit	Plan 6584 (1-Story) Max. Footprint 4,684 S.F.
81	12,238	5,507	10'/20'	End	-----	-----	-----	-----	-----	-----	R	33.1%	R	34.6%	R	33.2%	R	37.9%	R	38.3%
82	10,808	4,864	10'/20'	-----	-----	-----	Right	-----	-----	-----	Y	37.4%	Y	39.1%	Y	37.6%	Y	42.9%	Y	43.3%
83	10,057	4,526	10'/20'	-----	-----	-----	Left	-----	-----	-----	Y	40.2%	Y	42.1%	Y	40.4%	NO(COV)	46.1%	NO(COV)	46.6%
84	11,164	5,024	10'/20'	-----	Right	-----	-----	-----	-----	-----	Y	36.3%	Y	37.9%	Y	36.4%	Y	41.5%	Y	42.0%
85	11,523	5,185	10'/20'	-----	Left	-----	-----	-----	-----	-----	Y	35.1%	Y	36.7%	Y	35.3%	Y	40.2%	Y	40.6%
86	10,937	4,922	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	37.0%	Y	38.7%	Y	37.2%	Y	42.4%	Y	42.8%
87	10,935	4,921	10'/20'	Corner	Right	Left	Right	-----	-----	-----	L	37.0%	L	38.7%	L*	37.2%	L	42.4%	L	42.8%
88	12,491	5,621	10'/20'	End	-----	-----	-----	-----	-----	-----	Y	32.4%	Y	33.9%	Y	32.5%	Y	37.1%	Y	37.5%
89	12,907	5,808	10'/20'	Corner	Left	-----	-----	-----	-----	-----	R	31.4%	R	32.8%	R	31.5%	R	35.9%	R	36.3%
90	10,961	4,932	10'/20'	End	-----	Right	-----	-----	-----	-----	R	36.9%	R	38.6%	R*	37.1%	R	42.3%	R	42.7%
91	10,626	4,782	10'/20'	-----	-----	Left	-----	-----	-----	-----	L	38.1%	L	39.8%	L*	38.3%	L	43.6%	L	44.1%
92	10,625	4,781	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
93	10,625	4,781	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
94	10,631	4,784	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.2%	Y	43.6%	Y	44.1%
95	11,547	5,196	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	35.0%	Y	36.6%	Y	35.2%	R	40.2%	R	40.6%
96	12,149	5,467	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.3%	Y	34.8%	Y	33.5%	Y	38.2%	Y	38.6%
97	12,149	5,467	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.3%	Y	34.8%	Y	33.5%	Y	38.2%	Y	38.6%
98	10,781	4,851	10'/20'	End	-----	-----	-----	-----	-----	-----	Y	37.5%	Y	39.2%	Y	37.7%	Y	43.0%	Y	43.4%
99	15,273	6,873	10'/20'	End	-----	-----	-----	-----	-----	-----	Y	26.5%	Y	27.7%	Y	26.6%	Y	30.4%	Y	30.7%
100	21,496	9,673	10'/20'	-----	-----	-----	Left	-----	-----	-----	Y	18.8%	Y	19.7%	Y	18.9%	Y	21.6%	Y	21.8%
101	14,486	6,519	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	27.9%	Y	29.2%	Y	28.1%	Y	32.0%	Y	32.3%
102	13,031	5,864	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	31.1%	Y	32.5%	Y	31.2%	Y	35.6%	Y	35.9%
103	12,254	5,514	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.0%	Y	34.5%	Y	33.2%	Y	37.8%	Y	38.2%

Lot Information											Plan 6080		Plan 6081		Plan 6575		Plan 6582		Plan 6584	
Lot #	Lot Area	45% Max.Lot Coverage	Front Setback	Lot Type	Sidewalk Ramp	Vertical Curb Cut	Fire Hydrant	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	Plan 6080 (1-Story) Max. Footprint 4,047 S.F.	Fit	Plan 6081 (1-Story) Max. Footprint 4,229 S.F.	Fit	Plan 6075 (1-Story) Max. Footprint 4,065 S.F.	Fit	Plan 6582 (1-Story) Max. Footprint 4,638 S.F.	Fit	Plan 6584 (1-Story) Max. Footprint 4,684 S.F.
104	13,504	6,077	10/20'	-----	-----	Left	Right	-----	-----	-----	L	30.0%	L	31.3%	L	30.1%	Y	34.3%	Y	34.7%
105	14,354	6,459	10/20'	-----	-----	Left	-----	-----	-----	-----	L	28.2%	L	29.5%	L*	28.3%	Y	32.3%	Y	32.6%
106	15,859	7,137	10/20'	Corner	Left	Right	-----	-----	-----	-----	R	25.5%	R	26.7%	R*	25.6%	R	29.2%	R	29.5%
107	14,867	6,690	10/20'	Corner	Right	-----	-----	-----	-----	-----	L	27.2%	L	28.4%	L	27.3%	L	31.2%	L	31.5%
108	14,378	6,470	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	28.1%	Y	29.4%	Y	28.3%	Y	32.3%	Y	32.6%
109	14,591	6,566	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	27.7%	Y	29.0%	Y	27.9%	Y	31.8%	Y	32.1%
110	14,741	6,633	10/20'	-----	Left	-----	-----	-----	-----	-----	R	27.5%	R	28.7%	R	27.6%	R	31.5%	R	31.8%
111	14,824	6,671	10/20'	-----	Right	-----	-----	-----	-----	-----	L	27.3%	L	28.5%	L	27.4%	L	31.3%	L	31.6%
112	15,930	7,169	10/20'	End	-----	-----	-----	-----	-----	-----	Y	25.4%	Y	26.5%	Y	25.5%	Y	29.1%	Y	29.4%
113	12,703	5,716	10/20'	Corner	Right	-----	Right	-----	-----	-----	L	31.9%	L	33.3%	L	32.0%	L	36.5%	L	36.9%
114	11,171	5,027	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	36.2%	Y	37.9%	Y	36.4%	Y	41.5%	Y	41.9%
115	10,792	4,856	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	37.5%	Y	39.2%	Y	37.7%	Y	43.0%	Y	43.4%
116	10,793	4,857	10/20'	End	-----	-----	Left	-----	-----	-----	R	37.5%	R	39.2%	R	37.7%	R	43.0%	R	43.4%
117	10,977	4,940	10/20'	End	-----	-----	-----	-----	-----	-----	L	36.9%	L	38.5%	L	37.0%	L	42.3%	L	42.7%
118	11,275	5,074	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	35.9%	Y	37.5%	Y	36.1%	Y	41.1%	Y	41.5%
119	14,680	6,606	10/20'	End	-----	-----	-----	-----	-----	-----	Y	27.6%	Y	28.8%	Y	27.7%	Y	31.6%	Y	31.9%
120	11,388	5,125	10/20'	Corner	Right	Left	-----	-----	-----	-----	L	35.5%	L	37.1%	L*	35.7%	L	40.7%	L	41.1%
121	15,504	6,977	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	26.1%	Y	27.3%	Y	26.2%	Y	29.9%	Y	30.2%
122	16,465	7,409	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	24.6%	Y	25.7%	Y	24.7%	Y	28.2%	Y	28.4%
123	15,129	6,808	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	26.7%	Y	28.0%	Y	26.9%	Y	30.7%	Y	31.0%
125	10,894	4,902	10/20'	End	-----	-----	-----	-----	-----	-----	L	37.1%	L	38.8%	L	37.3%	L	42.6%	L	43.0%
126	10,625	4,781	10/20'	-----	-----	-----	Left	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
128	10,612	4,775	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.9%	Y	38.3%	Y	43.7%	Y	44.1%
129	10,612	4,775	10/20'	Corner	Left	Right	-----	-----	-----	-----	R	38.1%	R	39.9%	R*	38.3%	R	43.7%	R	44.1%
130	10,625	4,781	10/20'	Corner	Right	-----	-----	-----	-----	-----	L	38.1%	L	39.8%	L	38.3%	L	43.7%	L	44.1%
131	10,625	4,781	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
132	10,625	4,781	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
133	10,625	4,781	10/20'	-----	-----	-----	Left	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
134	10,625	4,781	10/20'	End	-----	-----	Right	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
135	10,132	4,559	10/20'	End	-----	-----	-----	-----	-----	-----	Y	39.9%	Y	41.7%	Y	40.1%	NO(COV)	45.8%	NO(COV)	46.2%
136	12,472	5,612	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	32.4%	Y	33.9%	Y	32.6%	Y	37.2%	Y	37.6%
137	12,472	5,612	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	32.4%	Y	33.9%	Y	32.6%	Y	37.2%	Y	37.6%
138	12,516	5,632	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	32.3%	Y	33.8%	Y	32.5%	Y	37.1%	Y	37.4%
139	12,556	5,650	10/20'	Corner	Left	-----	-----	-----	-----	-----	R	32.2%	R	33.7%	R	32.4%	Y	36.9%	Y	37.3%
141	11,999	5,400	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.7%	Y	35.2%	Y	33.9%	Y	38.7%	Y	39.0%
143	12,000	5,400	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.7%	Y	35.2%	Y	33.9%	Y	38.7%	Y	39.0%
144	11,618	5,228	10/20'	-----	-----	Right	-----	-----	-----	-----	R	34.8%	R	36.4%	R*	35.0%	R	39.9%	R	40.3%
145	10,431	4,694	10/20'	End	-----	Right	-----	-----	-----	-----	R	38.8%	R	40.5%	R*	39.0%	R	44.5%	R	44.9%
146	10,178	4,580	10/20'	End	-----	Left	-----	-----	-----	-----	L	39.8%	L	41.6%	L*	39.9%	NO(COV)	45.6%	NO(COV)	46.0%
147	10,413	4,686	10/20'	-----	-----	Right	Left	-----	-----	-----	R	38.9%	R	40.6%	R*	39.0%	R	44.5%	R	45.0%
148	10,413	4,686	10/20'	-----	-----	-----	Right	-----	-----	-----	Y	38.9%	Y	40.6%	Y	39.0%	Y	44.5%	Y	45.0%
149	10,413	4,686	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.9%	Y	40.6%	Y	39.0%	Y	44.5%	Y	45.0%
150	10,482	4,717	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.6%	Y	40.3%	Y	38.8%	Y	44.2%	Y	44.7%



151	11,081	4,986	10/20'	Corner	-----	-----	Left	-----	-----	-----	R	36.5%	R	38.2%	R	36.7%	R	41.9%	R	42.3%
-----	--------	-------	--------	--------	-------	-------	------	-------	-------	-------	---	-------	---	-------	---	-------	---	-------	---	-------

1/7

OCOTILLO HEIGHTS Phase I

832-36

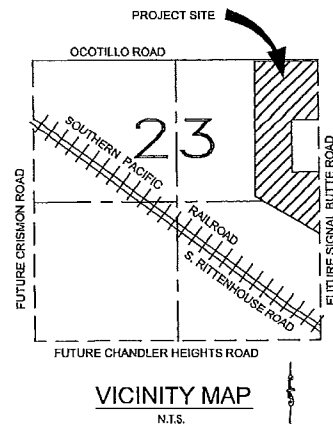
1

GENERAL NOTES

- 1. CONSTRUCTION WITHIN PUBLIC UTILITIES EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, PAVING & CURBS. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN SAID EASEMENT.
2. COVENANTS, CODES AND RESTRICTIONS FOR OCOTILLO HEIGHTS - PHASE I, A PLANNED AREA DEVELOPMENT, QUEEN CREEK, ARIZONA, SHALL BE RECORDED AT THE OFFICE OF THE COUNTY RECORDER FOR MARICOPA COUNTY, ARIZONA.
3. ALL UTILITIES, INCLUDING EXISTING OVERHEAD ELECTRIC ADJACENT TO EAST OF PARCEL WILL BE LOCATED UNDERGROUND, AS REQUIRED.
4. ALL PROPERTY CORNERS TO BE MONUMENTED WITH 1/2" REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT UPON COMPLETION OF PAVING IMPROVEMENTS.
5. A THREE INCH BRASS SURVEY MONUMENT TO BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PAVING IMPROVEMENTS.
6. THE BOUNDARY OF THIS PROPERTY IS BASED ON THE A.L.T.A. SURVEY FOR OCOTILLO HEIGHTS PHASE I PREPARED BY WEST VALLEY ENGINEERING, 553 PLAZA CIRCLE, SUITE 'C', LITCHFIELD PARK, ARIZONA 85340, TELEPHONE: 520-690-1669, DATED 9/1/99, SIGNED BY JAMES J. HALL, R.L.S.# 13177.
7. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C03090 G, REVISED JULY 19, 2001. THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD."
8. A MASTER HOMEOWNERS ASSOCIATION WILL BE FORMED. THE MASTER HOMEOWNERS ASSOCIATION FOR OCOTILLO HEIGHTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PUBLIC OPEN SPACE, COMMON AREAS, NATURAL WASHES, PARKS, LANDSCAPED MEDIANS, FACILITIES, ROADWAY LANDSCAPING, LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO ALL PUBLIC ROADWAYS AND OF PEDESTRIAN AND BICYCLE PATHS AND TRAILS.
9. LANDSCAPING IN OPEN SPACES SHALL BE MAINTAINED BY THE OCOTILLO HEIGHTS HOME OWNERS ASSOCIATION.
10. OUTDOOR LIGHTING SHALL CONFORM TO THE QUEEN CREEK ZONING ORDINANCE, ARTICLE V, SECTION 5.5 LIGHTING.
11. ALL TRACTS, BUFFERYARDS AND TRAILS ARE ZONED RECREATION AND CONSERVATION (RC).
12. THIS PROPERTY, DUE TO ITS PROXIMITY TO WILLIAMS 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 TRAFFIC CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.
13. ALL RETENTION BASINS MUST BE MAINTAINED TO DRAIN WITHIN (36) THIRTY-SIX HOURS AFTER A STORM. THE OWNERS OF ANY SUCH BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
14. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED, OR ANY INAPPROPRIATE VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER THE DRAINAGE EASEMENT, WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE TOWN MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE EASEMENT.
15. THIS SITE IS NEAR CROP DUSTING OPERATIONS. GENERAL AGRICULTURE OPERATIONS ALSO EXIST IN THE AREA AND THIS SITE MAY BE SUBJECT TO NOISE, DUST AND POSSIBLY ODORS NORMALLY ASSOCIATED WITH AGRICULTURAL OPERATIONS. ADDITIONALLY, THIS SITE IS LOCATED IN AN AREA WHERE THERE ARE AIRCRAFT OPERATIONS ASSOCIATED WITH AGRICULTURE.
16. THIS SUBDIVISION LIES IN THE VICINITY OF THE UNION PACIFIC RAILWAY LINE. THIS RAILWAY EXPERIENCES AT LEAST 10 TRAINS PER DAY. ALL BUILDERS ARE ENCOURAGED TO USE GENERALLY ACCEPTED NOISE/SOUND ATTENUATION MEASURES IN CONSTRUCTION OF ALL BUILDING WITHIN 300 FEET OF THE RAILWAY LINE.

FINAL PLAT FOR OCOTILLO HEIGHTS PHASE 1

A PLANNED AREA DEVELOPMENT
LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



BENCHMARK

B.C. IN H.H. OCOTILLO ROAD AND ELLSWORTH ROAD, TOWN OF QUEEN CREEK DATUM: ELEV.=1403.61 MARICOPA COUNTY DATUM: ELEV.=QUEEN CREEK DATUM - 2.28'

ENGINEER

EVOLUTION ENGINEERING, L.L.C. 1731 E. ORANGEWOOD AVE. PHOENIX, AZ 85020 PHONE: (602) 944-1144 FAX: (602) 532-7091 CONTACT: JOHN BISHOP

LAND SURVEYOR

SURVEY INNOVATION GROUP 8340 E. RAINTREE SUITE C-1A SCOTTSDALE, AZ 85260 PHONE: (480) 922-0780 FAX: (480) 922-0781 CONTACT: JASON SEGNERI

DEVELOPER

CAPITAL PACIFIC HOMES OF ARIZONA, INC. 1855 W. BASELINE ROAD SUITE 101 MESA, AZ 85202 PHONE: (480) 777-2400 FAX: (480) 777-2407 CONTACT: ED SMITH

LEGAL DESCRIPTION

THAT PORTION OF SECTION 23 TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 23, THENCE, NORTH 00°29'07" WEST, PARALLEL TO AND 33 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 398.35 FEET TO THE TRUE POINT OF BEGINNING. THENCE, LEAVING SAID LINE, NORTH 53°42'11" WEST A DISTANCE OF 41.20 FEET; THENCE, NORTH 00°29'07" WEST, PARALLEL TO AND 33 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1611.75 FEET; THENCE, NORTH 59°44'38" WEST A DISTANCE OF 1341.26 FEET; THENCE, NORTH 00°09'41" WEST A DISTANCE OF 2504.92 FEET; THENCE, NORTH 89°49'18" EAST, PARALLEL TO AND 33.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1171.84 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE, SOUTH 00°29'07" EAST, ALONG SAID LINE A DISTANCE OF 1067.00 FEET; THENCE, LEAVING SAID LINE, SOUTH 89°30'53" WEST A DISTANCE OF 600.00 FEET; THENCE, SOUTH 00°29'07" EAST, PARALLEL TO THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1000.00 FEET; THENCE, NORTH 89°30'53" EAST A DISTANCE OF 500.00 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE, ALONG SAID LINE SOUTH 00°29'07" EAST A DISTANCE OF 2753.62 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 67.04 ACRES, MORE OR LESS.

CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2006, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR WILL BE LOCATED AS SHOWN HEREON.

JASON SEGNERI SURVEY INNOVATION GROUP 8340 E. RAINTREE SUITE C-1A SCOTTSDALE, AZ 85260



ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF BOND ISSUED FROM COMPANY OF THE AMOUNT OF \$3,157,567.00 HAS BEEN DEPOSITED WITH THE TOWN ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

TOWN APPROVAL

APPROVED BY THE TOWN COUNCIL OF QUEEN CREEK, ARIZONA, THIS 5th DAY OF 2006 BY Mayor and Town Clerk.

DEPARTMENT APPROVALS

THIS PLAT WAS APPROVED BY THE TOWN ENGINEER AND THE TOWN PLANNER. BY [Signatures] DATE: 4-6-06

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 27-461937-0000.

DEED RESTRICTION INFORMATION

COVENANTS, CODES AND RESTRICTIONS FOR OCOTILLO HEIGHTS - PHASE I, QUEEN CREEK, ARIZONA ARE RECORDED IN MARICOPA COUNTY RECORDS.

LEGEND

- EXISTING SURVEY MONUMENT FND. AS NOTED
PROPOSED SURVEY MONUMENT (BRASS CAP)
EXISTING SECTION CORNER
NOTHING FOUND OR SET
EXISTING SURVEY MONUMENT (BRASS CAP)
SET PARCEL BOUNDARY MONUMENT (1/2" REBAR WITH CAP) UNLESS OTHERWISE NOTED
PUE PUBLIC UTILITY EASEMENT
WLE WATER LINE EASEMENT
SLE SEWER LINE EASEMENT
DE DRAINAGE EASEMENT
VNAE VEHICULAR NON-ACCESS EASEMENT
BSL BUILDING SETBACK LINE
ROW RIGHT-OF-WAY

UTILITY SERVICES

- WATER QUEEN CREEK WATER CO.
SEWER QUEEN CREEK
ELECTRICITY SALT RIVER PROJECT
TELEPHONE QWEST
CABLE CABLE AMERICA
POLICE MARICOPA COUNTY SHERIFF'S OFFICE
FIRE RURAL METRO
REFUSE COLLECTION A.S. WASTE
GAS SOUTHWEST GAS

TRACT SUMMARY

Table with columns: TRACT NAME, AREA (SQ. FT.), AREA (AC), WIDTH, USE. Lists tracts A through P and a total.

LAND USE TABLE

Table with columns: GROSS AREA OF SUBDIVISION, R/W OCOTILLO ROAD, NET AREA, AREA OF LOCAL PUBLIC STREETS, AREA OF TRACTS, AREA OF LOTS, TOTAL NUMBER OF LOTS, OVERALL GROSS DENSITY, AVERAGE AREA PER LOT.

BASE ZONING

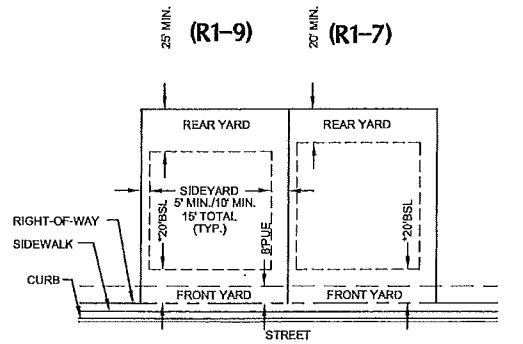
A PLANNED AREA DEVELOPMENT W/ UNDERLYING ZONING DISTRICTS R1-7 AND R1-9

Table with columns: REQUIREMENTS, R1-9 P.A.D. APPROVED, R1-7 P.A.D. APPROVED. Lists building height, lot area, lot width, lot depth, front yard, side yard, rear yard, setback, and coverage.

\* ADJOINING LOTS SHALL HAVE A MINIMUM SPACING OF FIFTEEN FEET BETWEEN BUILDINGS. (5' MIN. TOTAL)
\*\* SEE NOTE UNDER TYPICAL LOT DETAIL.
\*\*\* BUILDING SETBACKS SHALL BE 25 FEET FOR ONE-STORY UNITS AND 35 FEET FOR TWO-STORY UNITS THAT BACK ONTO ANY LOCAL, COLLECTOR OR ARTERIAL STREET FRONTAGE.

PROJECT DATA TABLE

Table with columns: UNDERLYING ZONING DISTRICT, AREA BY DISTRICT, OPEN SPACE, LOT NO., NO. OF LOTS, % OF LOTS BY DISTRICT.



TYPICAL LOT DETAIL

A 15' SIDEYARD SETBACK IS REQUIRED ON THOSE SIDEYARDS ADJUTING A STREET. A 5' SIDEYARD IS ALLOWED WHEN ADJACENT TO A LANDSCAPE TRACT.

NOTE: ADJOINING LOTS SHALL HAVE A MINIMUM SPACING OF 15 FEET BETWEEN BUILDINGS. FOR EXAMPLE, IF ONE LOT HAS AN EXISTING 5 FOOT SIDEYARD SETBACK, THEN THE ADJOINING LOT SHALL HAVE A MINIMUM OF A 10 FOOT SETBACK.

BOOK 832 PAGE 36
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2006-0558412

04/27/2006 8:23 PM

NOTE: REFER TO SHEET 2 FOR OVERALL BOUNDARY & KEY MAP

EVOLUTION ENGINEERING, L.L.C. CIVIL ENGINEERING LAND DEVELOPMENT WATER RESOURCES

1731 E. ORANGEWOOD AVE. PHOENIX, ARIZONA 85020 PHONE: 602-944-1144 FAX: 602-532-7091 EMAIL: staff@evolutioneng.com

Table with columns: DSN, JOB #, DATE, REVISIONS, BY, DATE. Includes job details and revision history.

FINAL PLAT FOR OCOTILLO HEIGHTS PHASE 1 QUEEN CREEK, ARIZONA

1 OF 7

2/7

OCOTILLO HEIGHTS Phase 1

832-36

1

LOT #	AREA OF LOT
LOT 1	9105.41 sq. ft.
LOT 2	10451.88 sq. ft.
LOT 3	10539.47 sq. ft.
LOT 4	8749.66 sq. ft.
LOT 5	8750.00 sq. ft.
LOT 6	8725.57 sq. ft.
LOT 7	8858.83 sq. ft.
LOT 8	8750.00 sq. ft.
LOT 9	8750.00 sq. ft.
LOT 10	9811.84 sq. ft.
LOT 11	9753.90 sq. ft.
LOT 12	8750.00 sq. ft.
LOT 13	9005.09 sq. ft.
LOT 14	8913.37 sq. ft.
LOT 15	8750.00 sq. ft.
LOT 16	8747.75 sq. ft.
LOT 17	11290.20 sq. ft.
LOT 18	9284.76 sq. ft.
LOT 19	9977.06 sq. ft.
LOT 20	9505.88 sq. ft.

LOT #	AREA OF LOT
LOT 21	8851.64 sq. ft.
LOT 22	8801.11 sq. ft.
LOT 23	8718.43 sq. ft.
LOT 24	9509.67 sq. ft.
LOT 25	9847.70 sq. ft.
LOT 26	10343.32 sq. ft.
LOT 27	9840.90 sq. ft.
LOT 28	8748.95 sq. ft.
LOT 29	9569.43 sq. ft.
LOT 30	9479.81 sq. ft.
LOT 31	8857.84 sq. ft.
LOT 32	8793.14 sq. ft.
LOT 33	9110.31 sq. ft.
LOT 34	10676.83 sq. ft.
LOT 35	11016.87 sq. ft.
LOT 36	10197.04 sq. ft.
LOT 37	10006.13 sq. ft.
LOT 38	8761.64 sq. ft.
LOT 39	8750.00 sq. ft.
LOT 40	8750.42 sq. ft.

LOT #	AREA OF LOT
LOT 41	9018.25 sq. ft.
LOT 42	8750.00 sq. ft.
LOT 43	8750.00 sq. ft.
LOT 44	8750.00 sq. ft.
LOT 45	8750.00 sq. ft.
LOT 46	8750.00 sq. ft.
LOT 47	10051.13 sq. ft.
LOT 48	10626.00 sq. ft.
LOT 49	10825.00 sq. ft.
LOT 50	10625.00 sq. ft.
LOT 51	10625.00 sq. ft.
LOT 52	11206.74 sq. ft.
LOT 53	9045.60 sq. ft.
LOT 54	9057.17 sq. ft.
LOT 55	12851.09 sq. ft.
LOT 56	12808.53 sq. ft.
LOT 57	10238.46 sq. ft.
LOT 58	9603.11 sq. ft.
LOT 59	9051.17 sq. ft.
LOT 60	8842.22 sq. ft.

LOT #	AREA OF LOT
LOT 61	8807.40 sq. ft.
LOT 62	8904.87 sq. ft.
LOT 63	9755.02 sq. ft.
LOT 64	11284.32 sq. ft.
LOT 65	9083.88 sq. ft.
LOT 66	9018.77 sq. ft.
LOT 67	8745.54 sq. ft.
LOT 68	9993.50 sq. ft.
LOT 69	11627.83 sq. ft.
LOT 70	9330.82 sq. ft.
LOT 71	8784.25 sq. ft.
LOT 72	8826.35 sq. ft.
LOT 73	9353.92 sq. ft.
LOT 74	8721.35 sq. ft.
LOT 75	8750.00 sq. ft.
LOT 76	8752.12 sq. ft.
LOT 77	9832.80 sq. ft.
LOT 78	8750.11 sq. ft.
LOT 79	8750.00 sq. ft.
LOT 80	9196.13 sq. ft.

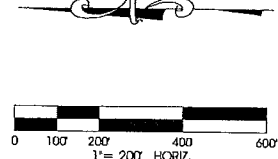
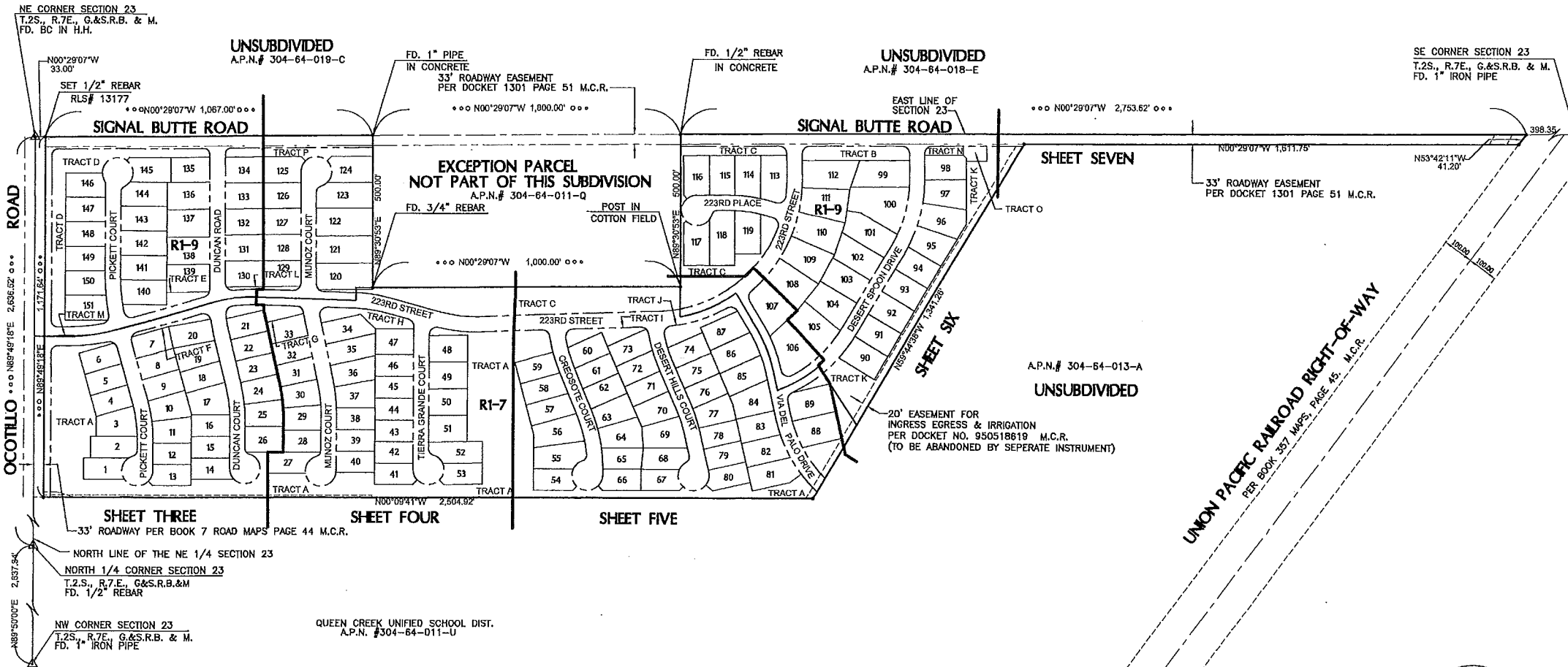
LOT #	AREA OF LOT
LOT 81	12238.13 sq. ft.
LOT 82	10908.24 sq. ft.
LOT 83	10057.07 sq. ft.
LOT 84	11164.17 sq. ft.
LOT 85	11148.51 sq. ft.
LOT 86	11523.31 sq. ft.
LOT 87	10937.15 sq. ft.
LOT 88	12491.65 sq. ft.
LOT 89	12908.77 sq. ft.

LOT #	AREA OF LOT
LOT 90	10961.48 sq. ft.
LOT 91	10625.86 sq. ft.
LOT 92	10626.00 sq. ft.
LOT 93	10626.00 sq. ft.
LOT 94	10631.55 sq. ft.
LOT 95	11547.47 sq. ft.
LOT 96	12971.08 sq. ft.
LOT 97	12149.46 sq. ft.
LOT 98	10780.80 sq. ft.
LOT 99	15272.75 sq. ft.
LOT 100	21495.59 sq. ft.

LOT #	AREA OF LOT
LOT 101	14488.40 sq. ft.
LOT 102	13031.43 sq. ft.
LOT 103	12264.18 sq. ft.
LOT 104	13504.51 sq. ft.
LOT 105	14364.27 sq. ft.
LOT 106	15858.73 sq. ft.
LOT 107	14866.04 sq. ft.
LOT 108	14378.47 sq. ft.
LOT 109	14591.03 sq. ft.
LOT 110	14740.81 sq. ft.
LOT 111	14824.44 sq. ft.
LOT 112	15929.78 sq. ft.
LOT 113	12703.49 sq. ft.
LOT 114	11171.42 sq. ft.
LOT 115	10792.73 sq. ft.
LOT 116	10977.25 sq. ft.
LOT 117	11274.52 sq. ft.
LOT 118	14879.88 sq. ft.
LOT 119	11387.88 sq. ft.
LOT 120	16504.07 sq. ft.

LOT #	AREA OF LOT
LOT 121	18465.05 sq. ft.
LOT 122	18465.05 sq. ft.
LOT 123	15128.53 sq. ft.
LOT 124	11724.46 sq. ft.
LOT 125	10893.25 sq. ft.
LOT 126	10825.00 sq. ft.
LOT 127	10825.00 sq. ft.
LOT 128	10825.00 sq. ft.
LOT 129	10611.87 sq. ft.
LOT 130	10605.94 sq. ft.
LOT 131	10626.00 sq. ft.
LOT 132	10625.00 sq. ft.
LOT 133	10625.00 sq. ft.
LOT 134	10625.00 sq. ft.
LOT 135	10132.20 sq. ft.
LOT 136	12383.64 sq. ft.
LOT 137	12472.20 sq. ft.
LOT 138	12515.80 sq. ft.
LOT 139	12555.82 sq. ft.
LOT 140	11773.89 sq. ft.

LOT #	AREA OF LOT
LOT 141	11899.32 sq. ft.
LOT 142	12000.02 sq. ft.
LOT 143	12000.02 sq. ft.
LOT 144	11818.32 sq. ft.
LOT 145	10430.57 sq. ft.
LOT 146	10177.56 sq. ft.
LOT 147	10413.01 sq. ft.
LOT 148	10413.01 sq. ft.
LOT 149	10413.01 sq. ft.
LOT 150	10481.71 sq. ft.
LOT 151	11080.65 sq. ft.



BOOK 832 PAGE 36  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2006-0558412

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 PAJ/DA

**EVOLUTION ENGINEERING, L.L.C.**  
 CIVIL ENGINEERING LAND DEVELOPMENT WATER RESOURCES

1731 E. ORANGEWOOD AVE. · PHOENIX, ARIZONA 85020  
 PHONE: 602-944-1144 FAX: 602-532-7091 EMAIL: staff@evolutioneng.com

DSN: TDL JOB #:  
 DFT: TDL DATE: 3/27/06  
 CHK: JEB SCALE: 1"=200'

REVISIONS	BY	DATE

FINAL PLAT FOR  
 OCOTILLO HEIGHTS PHASE 1  
 QUEEN CREEK, ARIZONA

2 of 7  
 SHEET 6

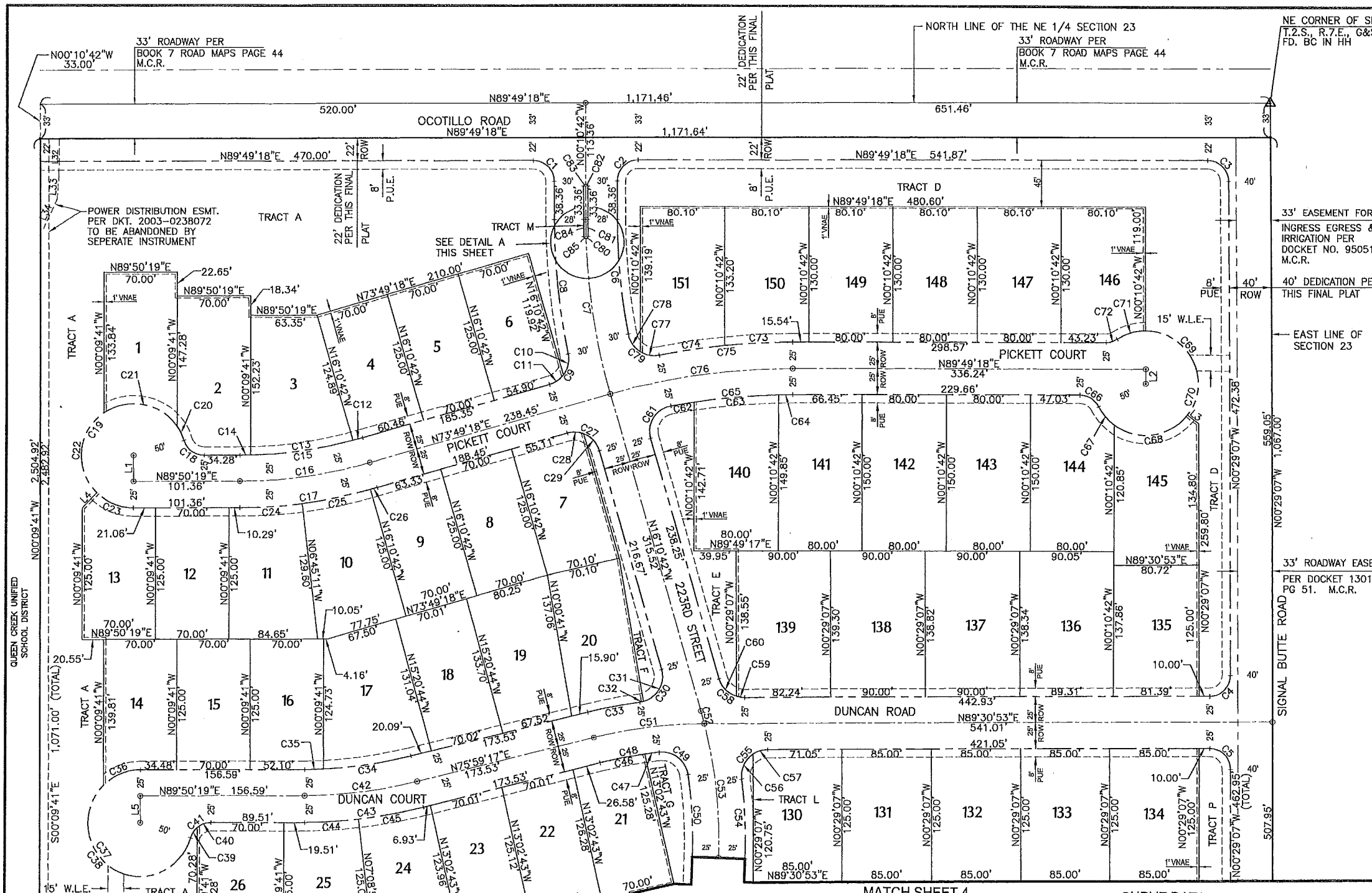
CALL THE WORK'S DAYS BEFORE YOU GO  
 602-263-1100  
 1-800-STAKE-IT  
 (OUTSIDE MARICOPA COUNTY)

3/7

OCOTILLO HEIGHTS Phase I

832-36

1



**CURVE DATA**

CRV	DELTA	RADIUS	ARC	TANGENT	CHORD DIR	CHORD
C1	90°00'00"	20.00'	31.42'	20.00'	N45°10'42"W	28.28'
C2	90°00'00"	20.00'	31.42'	20.00'	S44°49'18"W	28.28'
C3	89°41'35"	20.00'	31.31'	19.89'	N45°19'54"W	28.21'
C4	90°00'00"	20.00'	31.42'	20.00'	N44°30'53"E	28.28'
C5	90°00'00"	20.00'	31.42'	20.00'	N45°29'07"W	28.28'
C6	11°00'37"	572.24'	109.97'	55.15'	S05°41'01"E	109.80'
C7	16°00'00"	602.24'	168.18'	84.64'	S08°10'42"E	167.63'
C8	11°38'13"	632.24'	128.41'	64.43'	S05°59'49"E	128.19'
C9	85°38'13"	25.00'	37.37'	23.17'	N31°00'11"E	33.98'
C10	48°28'04"	25.00'	21.15'	11.25'	S12°25'07"W	20.52'
C11	37°10'09"	25.00'	16.22'	8.41'	S55°14'14"W	15.94'
C12	01°17'12"	425.00'	9.54'	4.77'	S74°27'54"W	9.54'
C13	13°20'50"	425.00'	99.00'	49.73'	S81°46'55"W	98.78'
C14	01°22'59"	425.00'	10.26'	5.13'	S89°08'50"W	10.26'
C15	16°01'01"	425.00'	118.81'	59.79'	N81°49'48"E	118.42'
C16	16°01'01"	450.00'	125.80'	63.31'	N81°49'48"E	125.39'
C17	16°01'01"	475.00'	132.79'	66.83'	N81°49'48"E	132.35'
C18	73°23'54"	20.00'	25.62'	14.91'	S53°27'44"E	23.90'
C19	25°23'54"	50.00'	22.13'	-67.08'	S36°32'16"W	80.18'
C20	17°03'48"	50.00'	14.89'	7.50'	N25°17'41"W	14.84'
C21	90°55'32"	50.00'	79.35'	50.81'	N79°17'21"W	71.28'
C22	101°01'33"	50.00'	88.16'	60.68'	S04°44'07"W	77.18'
C23	44°23'02"	50.00'	38.73'	20.40'	S67°58'10"E	37.77'
C24	07°11'39"	475.00'	59.64'	29.86'	N86°14'30"E	59.60'
C25	08°01'08"	475.00'	66.48'	33.29'	N78°40'31"E	66.43'
C26	00°48'14"	475.00'	6.67'	3.33'	N73°49'18"E	6.67'
C27	90°00'00"	25.00'	39.27'	25.00'	N61°10'42"W	35.36'
C28	36°32'50"	25.00'	15.95'	8.26'	S87°54'17"E	15.68'
C29	53°27'10"	25.00'	23.32'	12.59'	S42°54'17"E	22.49'
C30	98°16'03"	25.00'	42.88'	28.90'	N32°57'20"E	37.81'
C31	90°01'48"	25.00'	39.28'	25.01'	S28°50'12"W	35.36'
C32	08°14'15"	25.00'	3.59'	1.80'	S77°58'14"W	3.59'
C33	06°06'04"	475.00'	50.58'	25.31'	S79°02'19"W	50.56'
C34	11°26'16"	425.00'	84.84'	42.56'	S81°38'12"W	84.71'
C35	02°24'46"	425.00'	17.90'	8.95'	S88°57'58"W	17.90'
C36	45°15'34"	50.00'	39.50'	20.84'	S67°12'32"W	38.48'
C37	25°23'54"	50.00'	22.13'	-67.08'	S36°32'16"W	80.18'
C38	151°51'40"	50.00'	132.52'	199.51'	S59°29'25"E	97.00'
C39	33°13'54"	20.00'	11.60'	5.97'	N33°03'22"E	11.44'
C40	40°10'00"	20.00'	14.02'	7.31'	N69°45'19"E	13.74'
C41	73°23'54"	20.00'	25.62'	14.91'	S53°08'22"W	23.90'
C42	13°51'02"	450.00'	108.78'	54.66'	N82°54'48"E	108.52'
C43	13°51'02"	475.00'	114.83'	57.69'	N82°54'48"E	114.55'
C44	06°13'38"	475.00'	51.62'	25.84'	N86°38'18"E	51.60'
C45	07°37'24"	475.00'	63.20'	31.65'	N79°52'14"E	63.15'
C46	05°51'37"	425.00'	43.47'	21.75'	N78°55'06"E	43.45'
C47	01°50'12"	425.00'	13.62'	6.81'	N82°46'00"E	13.62'
C48	07°41'49"	425.00'	57.09'	28.59'	S79°50'12"W	57.05'
C49	87°35'17"	25.00'	38.22'	23.97'	N52°31'15"W	34.60'
C50	10°29'03"	425.00'	77.77'	38.99'	N03°29'05"W	77.66'
C51	13°31'36"	450.00'	106.24'	53.37'	S82°45'05"W	105.99'
C52	01°37'19"	450.00'	12.74'	6.37'	S15°22'03"E	12.74'
C53	16°18'49"	450.00'	128.13'	64.50'	S06°23'59"E	127.70'
C54	09°03'58"	475.00'	75.16'	37.66'	N02°46'33"W	75.08'
C55	96°49'25"	25.00'	42.25'	28.17'	S41°06'10"W	37.40'
C56	62°54'11"	25.00'	27.45'	15.29'	N24°08'33"E	26.09'
C57	33°55'15"	25.00'	14.80'	7.62'	N72°33'16"E	14.59'
C58	74°18'25"	25.00'	32.42'	18.94'	S53°19'54"E	30.20'
C59	18°05'30"	25.00'	7.89'	3.98'	N81°26'22"W	7.86'
C60	56°12'55"	25.00'	24.53'	13.35'	N44°17'10"W	23.56'
C61	94°57'19"	25.00'	41.43'	27.26'	S31°17'58"W	36.85'
C62	02°07'56"	603.85'	22.47'	11.24'	N79°50'35"E	22.47'
C63	07°37'35"	603.85'	80.38'	40.25'	N84°43'21"E	80.32'
C64	01°17'09"	603.85'	13.55'	6.78'	N89°10'43"E	13.55'
C65	11°02'41"	603.85'	116.40'	58.38'	S84°17'57"W	116.22'
C66	63°42'49"	20.00'	22.24'	12.43'	N58°19'17"W	21.11'
C67	27°08'28"	50.00'	23.69'	12.07'	S40°02'07"E	23.46'
C68	89°00'10"	50.00'	77.67'	49.14'	N81°53'35"E	70.09'
C69	128°36'24"	50.00'	112.23'	103.91'	N26°54'42"W	90.11'
C70	276°16'14"	50.00'	241.09'	-44.81'	N15°24'00"E	66.74'
C71	32°12'29"	50.00'	28.11'	14.44'	N73°22'07"E	27.74'
C72	11°26'56"	50.00'	9.99'	5.01'	S73°32'36"W	11.21'
C73	05°40'01"	653.85'	64.67'	32.36'	N86°59'17"E	64.64'
C74	05°30'37"	653.85'	62.88'	31.47'	N81°23'59"E	62.86'
C75	11°10'38"	653.85'	127.55'	63.98'	S84°13'59"W	127.35'
C76	16°00'00"	628.85'	175.61'	88.38'	S81°49'18"W	175.04'
C77	42°42'25"	25.00'	18.63'	9.77'	N80°00'08"W	18.21'
C78	47°27'36"	25.00'	20.71'	10.97'	N34°55'07"W	20.12'
C79	90°10'01"	25.00'	39.34'	25.00'	S56°16'20"E	35.41'

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N00°09'41"W	25.00'
L2	N00°10'42"W	14.00'
L3	S52°36'30"E	13.34'
L4	N44°13'21"E	19.96'
L5	N00°09'41"W	25.00'
L32	S00°06'20"W	34.95'
L33	N04°20'51"E	23.49'
L34	N23°25'40"E	32.16'

**CURVE DATA**

CRV	DELTA	RADIUS	ARC	TANGENT	CHORD DIR	CHORD
C80	89°54'18"	2.00'	3.14'	2.00'	N43°12'53"E	2.83'
C81	01°33'34"	600.24'	16.34'	8.17'	N00°57'29"W	16.34'
C82	90°00'00"	2.00'	3.14'	2.00'	N45°10'42"W	2.83'
C83	90°00'00"	2.00'	3.14'	2.00'	S44°49'18"W	2.83'
C84	01°33'34"	604.24'	16.45'	8.22'	S00°57'29"E	16.45'
C85	90°05'42"	2.00'	3.14'	2.00'	S46°47'07"E	2.83'
C86	06°59'09"	513.00'	62.55'	31.31'	N86°20'44"E	62.51'
C87	05°53'53"	513.00'	52.81'	26.43'	N79°54'13"E	52.79'

**DETAIL A**

**EVOLUTION ENGINEERING, L.L.C.** 1731 E. ORANGEWOOD AVE. · PHOENIX, ARIZONA 85020  
 CIVIL ENGINEERING LAND DEVELOPMENT WATER RESOURCES PHONE: 602-944-1144 FAX: 602-532-7091 EMAIL: staff@evolutioneng.com

DSN: TDL JOB #: 2004046 REVISIONS BY DATE  
 DFT: TDL DATE: 3/27/06  
 CHK: JB SCALE: 1"=50'

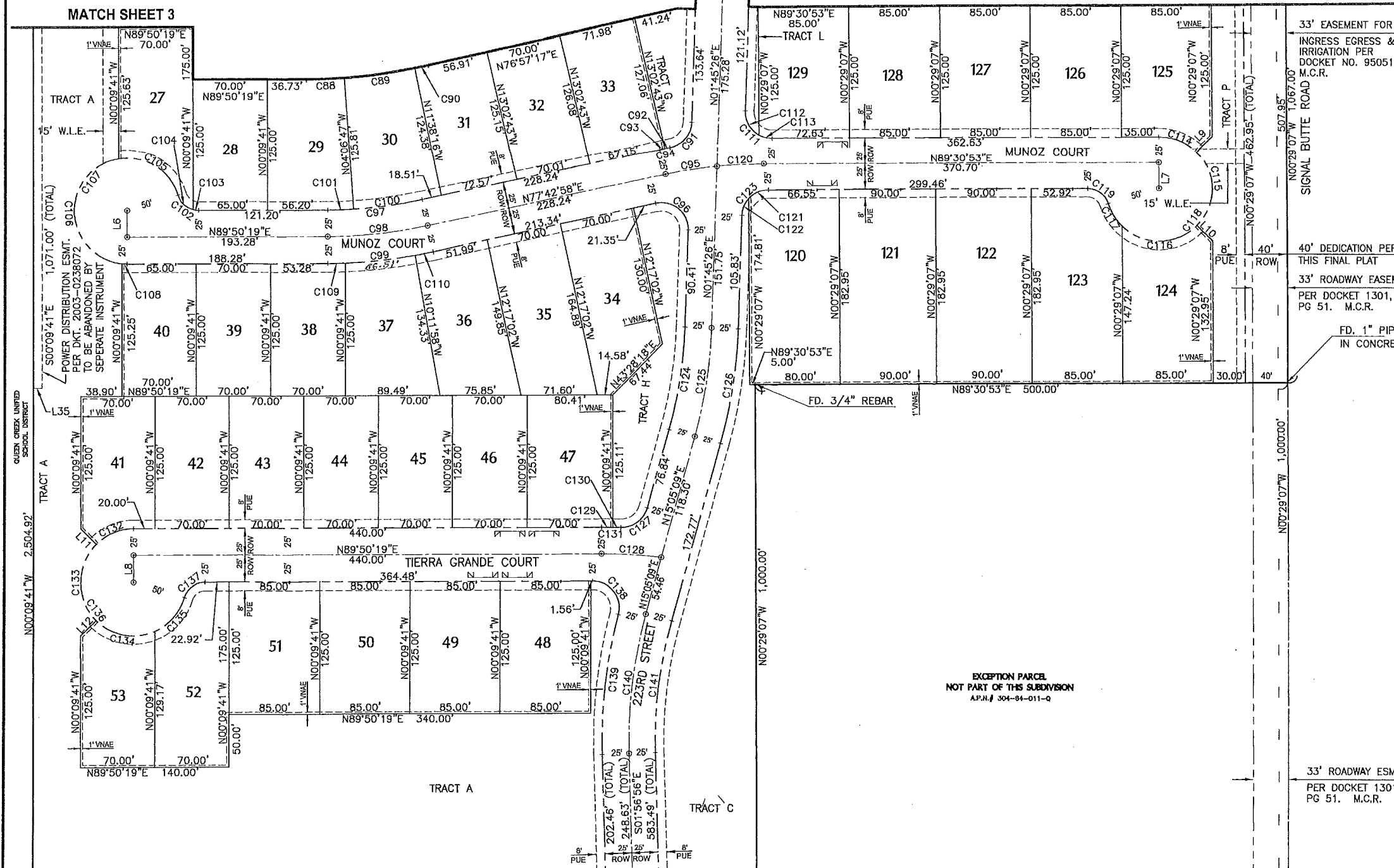
**FINAL PLAT FOR OCOTILLO HEIGHTS PHASE I**  
 QUEEN CREEK, ARIZONA

3 OF 7

MATCH SHEET 3

CURVE DATA

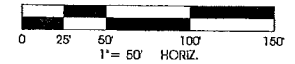
CRV	DELTA	RADIUS	ARC	TANGENT	CHORD DIR	CHORD
C88	03°57'06"	513.00'	35.38'	17.70'	N87°51'46"E	35.37'
C89	07°31'29"	513.00'	67.37'	33.74'	N82°07'28"E	67.32'
C90	01°24'27"	513.00'	12.60'	6.30'	N77°39'30"E	12.60'
C91	77°06'53"	25.00'	33.65'	19.93'	N40°18'52"E	31.16'
C92	00°34'19"	475.00'	4.74'	2.37'	N78°35'09"E	4.74'
C93	00°35'01"	475.00'	4.84'	2.42'	S78°00'29"W	4.84'
C94	01°09'21"	475.00'	9.58'	4.79'	S78°17'38"W	9.58'
C95	06°11'10"	450.00'	48.58'	24.32'	N80°48'33"E	48.56'
C96	104°02'28"	25.00'	45.40'	32.02'	N50°15'48"W	39.41'
C97	12°07'21"	425.00'	89.92'	45.13'	N83°46'38"E	89.75'
C98	12°07'21"	450.00'	95.21'	47.78'	N83°46'38"E	95.03'
C99	12°07'21"	475.00'	100.50'	50.44'	N83°46'38"E	100.31'
C100	08°48'37"	425.00'	65.35'	32.74'	S82°07'18"W	65.29'
C101	03°18'44"	425.00'	24.57'	12.29'	S88°10'57"W	24.57'
C102	73°23'54"	20.00'	25.62'	14.91'	S53°27'44"E	23.90'
C103	14°28'39"	20.00'	5.05'	2.54'	N82°55'21"W	5.04'
C104	58°55'15"	20.00'	20.57'	11.30'	N46°13'24"W	19.67'
C105	82°30'36"	50.00'	72.00'	43.86'	N58°01'05"W	65.94'
C106	165°10'40"	50.00'	144.14'	384.39'	S01°50'36"E	99.41'
C107	106°36'06"	50.00'	93.03'	67.08'	S36°32'16"W	80.18'
C108	05°44'21"	50.00'	5.01'	2.51'	S87°17'30"E	5.01'
C109	02°00'57"	475.00'	16.71'	8.36'	N89°50'19"E	16.72'
C110	02°05'04"	475.00'	17.28'	8.64'	N78°45'30"E	17.28'
C111	92°14'33"	25.00'	40.25'	26.00'	S44°21'51"E	36.04'
C112	62°35'02"	25.00'	27.31'	15.20'	S29°32'05"E	25.97'
C113	29°39'31"	25.00'	12.94'	6.62'	S75°39'22"E	12.80'
C114	45°00'00"	50.00'	39.27'	20.71'	S67°59'07"E	38.27'
C115	90°00'00"	50.00'	78.54'	50.00'	S00°29'07"E	70.71'
C116	89°25'37"	50.00'	78.04'	49.50'	S89°13'42"W	70.36'
C117	28°58'17"	50.00'	25.28'	12.92'	N31°34'21"W	25.01'
C118	25°23'54"	50.00'	221.13'	-67.08'	N36°12'50"E	80.18'
C119	73°23'54"	20.00'	25.62'	14.91'	N53°47'10"W	23.90'
C120	05°36'45"	450.00'	44.08'	22.06'	N86°42'30"E	44.06'
C121	47°34'41"	25.00'	20.76'	11.02'	S65°43'33"W	20.17'
C122	40°10'46"	25.00'	17.53'	9.14'	S21°50'49"W	17.17'
C123	87°45'27"	25.00'	38.29'	24.04'	S45°38'09"W	34.66'
C124	13°19'43"	425.00'	98.87'	49.66'	N08°25'18"E	98.65'
C125	13°19'43"	450.00'	104.68'	52.58'	N08°25'18"E	104.45'
C126	13°19'43"	475.00'	110.50'	55.50'	N08°25'18"E	110.25'
C127	76°53'34"	25.00'	33.55'	19.85'	N53°31'56"E	31.09'
C128	07°08'59"	450.00'	56.15'	28.11'	N86°35'12"W	56.12'
C129	01°15'19"	475.00'	10.41'	5.20'	S89°32'01"E	10.41'
C130	00°53'05"	475.00'	7.33'	3.67'	S88°27'49"E	7.33'
C131	02°08'24"	475.00'	17.74'	8.87'	N89°05'29"W	17.74'
C132	45°00'00"	50.00'	39.27'	20.71'	S67°20'19"W	38.27'
C133	90°00'00"	50.00'	78.54'	50.00'	S00°09'41"E	70.71'
C134	68°34'41"	50.00'	59.85'	34.09'	S79°27'02"E	56.34'
C135	49°49'13"	50.00'	43.48'	23.22'	N41°21'01"E	42.12'
C136	25°23'54"	50.00'	221.13'	-67.08'	S36°51'38"E	80.18'
C137	73°23'54"	20.00'	25.62'	14.91'	S53°08'22"W	23.90'
C138	104°24'18"	25.00'	45.56'	32.23'	N37°57'32"W	39.51'
C139	16°11'33"	475.00'	134.24'	67.57'	S06°08'50"W	133.80'
C140	17°02'06"	450.00'	133.79'	67.39'	S06°34'07"W	133.30'
C141	17°02'06"	425.00'	126.36'	63.65'	S06°34'07"W	125.89'



EXCEPTION PARCEL  
NOT PART OF THIS SUBDIVISION  
A.P.N. # 304-84-011-Q

LINE DATA

LINE	BEARING	DISTANCE
L6	S00°09'41"E	25.00'
L7	S00°29'07"E	25.00'
L8	N00°09'41"W	25.00'
L9	N44°30'53"E	20.71'
L10	S45°29'07"E	20.71'
L11	N45°09'41"W	20.71'
L12	S44°50'19"W	20.71'



CALL TWO WORKING DATES BEFORE YOU GO  
602-263-1100  
1-800-STAKE-IT  
SOUTHERN MARICOPA COUNTY

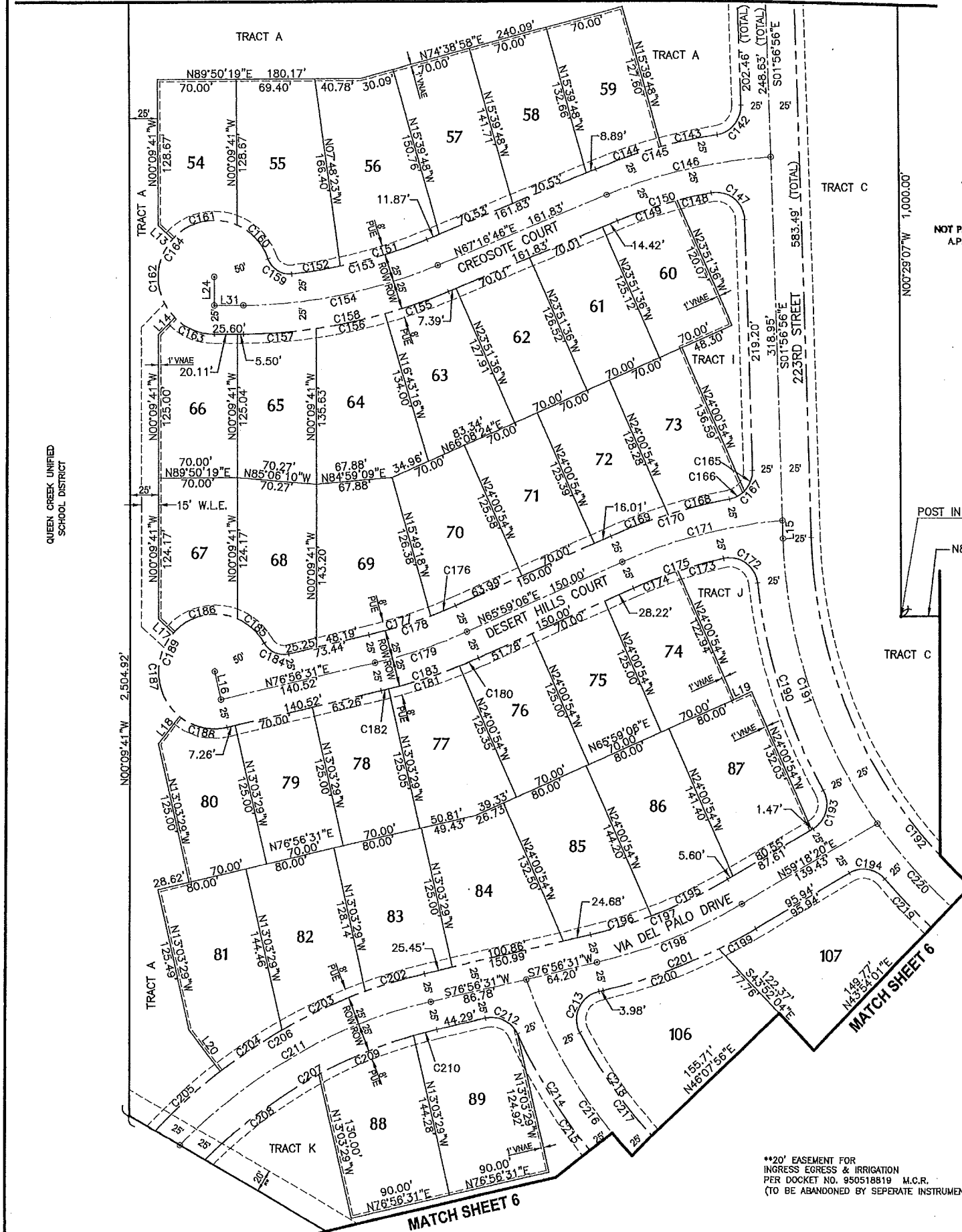
BOOK 832 PAGE 36  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2006-0558412

<b>EVOLUTION ENGINEERING, L.L.C.</b> CML ENGINEERING    LAND DEVELOPMENT    WATER RESOURCES	1731 E. ORANGEWOOD AVE. · PHOENIX, ARIZONA 85020 PHONE: 602-944-1144 FAX: 602-532-7091 EMAIL: staff@evolutioneng.com	DSN: TDL JOB #: 2004046 DFT: TDL DATE: 3/27/06 CHK: JB SCALE: 1"=50'	REVISIONS BY DATE	FINAL PLAT FOR <b>OCOTILLO HEIGHTS PHASE 1</b> QUEEN CREEK, ARIZONA	SHEET 4 OF 7
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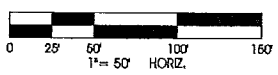
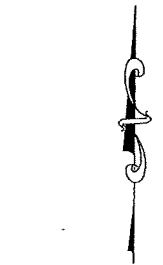
MATCH SHEET 4

MATCH SHEET 4



EXCEPTION PARCEL  
NOT PART OF THIS SUBDIVISION  
A.P.N.# 304-64-011-Q

BOOK 832 PAGE 36  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2006-0558412



CURVE DATA

CRV	DELTA	RADIUS	ARC	TANGENT	CHORD DIR	CHORD
C142	82°43'15"	25.00'	36.09'	22.01'	N39°24'41"E	33.04'
C143	06°05'44"	475.00'	50.53'	25.29'	S77°43'26"W	50.51'
C144	07°23'48"	475.00'	61.32'	30.70'	S70°58'40"W	61.28'
C145	13°29'32"	475.00'	111.86'	56.19'	S74°01'32"W	111.60'
C146	19°04'16"	450.00'	149.78'	75.59'	S76°48'54"W	149.09'
C147	99°06'47"	25.00'	43.25'	29.33'	N51°30'20"W	38.05'
C148	04°07'54"	425.00'	30.65'	15.33'	S76°52'20"W	30.64'
C149	07°31'37"	425.00'	55.83'	27.96'	S71°02'35"W	55.79'
C150	11°39'31"	425.00'	86.48'	43.39'	S73°06'32"W	86.33'
C151	10°51'34"	425.00'	80.55'	40.40'	S73°13'34"W	80.37'
C152	05°54'50"	425.00'	43.87'	21.95'	S80°08'41"W	43.82'
C153	16°46'24"	425.00'	124.42'	62.66'	N75°39'58"E	123.97'
C154	22°33'33"	450.00'	177.18'	89.75'	N78°33'33"E	176.04'
C155	07°10'58"	475.00'	59.55'	29.81'	S70°52'15"W	59.51'
C156	07°34'19"	475.00'	62.77'	31.43'	S78°14'54"W	62.73'
C157	07°48'16"	475.00'	64.70'	32.40'	S85°56'11"W	64.65'
C158	22°33'33"	475.00'	187.02'	94.74'	N78°33'33"E	185.82'
C159	77°24'49"	20.00'	27.02'	16.03'	S57°14'25"E	25.01'
C160	47°55'20"	50.00'	41.82'	22.22'	N42°29'02"W	40.61'
C161	71°08'59"	50.00'	62.09'	35.76'	S77°57'46"W	58.18'
C162	87°40'17"	50.00'	76.51'	48.01'	S01°26'28"E	69.26'
C163	44°53'05"	50.00'	39.17'	20.65'	S67°43'09"E	38.18'
C164	251°37'40"	50.00'	219.59'	-69.29'	S35°39'09"W	81.09'
C165	46°14'05"	25.00'	20.17'	10.67'	S21°10'06"W	19.63'
C166	34°58'01"	25.00'	15.26'	7.87'	S61°46'09"W	15.02'
C167	81°12'06"	25.00'	35.43'	21.43'	N38°39'07"E	32.54'
C168	06°44'27"	475.00'	55.88'	27.97'	S75°52'56"W	55.85'
C169	06°31'37"	475.00'	54.11'	27.08'	S69°14'55"W	54.08'
C170	13°16'03"	475.00'	109.99'	55.24'	S72°37'08"W	109.75'
C171	18°41'33"	450.00'	146.81'	74.06'	S75°19'53"W	146.16'
C172	96°09'11"	25.00'	41.95'	27.84'	N54°39'25"W	37.20'
C173	05°38'21"	425.00'	41.83'	20.93'	S74°26'49"W	41.81'
C174	05°38'32"	425.00'	41.85'	20.94'	S68°48'22"W	41.84'
C175	11°16'53"	425.00'	83.68'	41.98'	S71°37'33"W	83.55'
C176	03°14'23"	425.00'	24.03'	12.02'	S67°36'18"W	24.03'
C177	07°43'02"	425.00'	57.24'	28.67'	S73°05'00"W	57.20'
C178	10°57'25"	425.00'	81.27'	40.76'	N71°27'49"E	81.15'
C179	10°57'25"	450.00'	86.06'	43.16'	N71°27'49"E	85.92'
C180	02°11'52"	475.00'	18.22'	9.11'	S67°05'02"W	18.22'
C181	07°56'48"	475.00'	65.86'	32.99'	S72°09'22"W	65.83'
C182	00°48'45"	475.00'	6.74'	3.37'	S76°32'09"W	6.74'
C183	10°57'25"	475.00'	90.84'	45.56'	N71°27'49"E	90.70'
C184	73°23'54"	20.00'	25.62'	14.91'	S66°21'32"E	23.90'
C185	36°55'25"	50.00'	32.22'	16.69'	N48°07'17"W	31.67'
C186	71°04'21"	50.00'	62.02'	35.71'	S77°52'50"W	58.12'
C187	93°57'15"	50.00'	81.99'	53.58'	S04°37'58"E	73.11'
C188	51°26'54"	50.00'	44.90'	24.09'	S77°20'02"E	43.40'
C189	253°23'54"	50.00'	221.13'	-67.08'	S23°38'28"W	80.18'
C190	23°06'55"	475.00'	191.63'	97.14'	S18°08'17"E	190.34'
C191	34°00'34"	450.00'	267.11'	137.82'	S18°57'13"E	263.20'
C192	67°18'46"	425.00'	499.30'	282.97'	S35°36'19"E	471.08'
C193	89°00'04"	25.00'	38.83'	24.57'	N14°48'18"E	35.05'
C194	79°28'50"	25.00'	34.68'	20.79'	N80°57'15"W	31.97'
C195	10°03'10"	425.00'	74.57'	37.38'	S64°19'55"W	74.47'
C196	07°35'01"	425.00'	56.25'	28.17'	S73°09'01"W	56.21'
C197	17°38'11"	425.00'	130.82'	65.93'	N68°07'26"E	130.30'
C198	17°38'11"	450.00'	138.52'	69.81'	N68°07'26"E	137.97'
C199	04°30'27"	475.00'	37.37'	18.69'	S61°33'34"W	37.36'
C200	13°07'44"	475.00'	108.84'	54.66'	S70°22'39"W	108.60'
C201	17°38'11"	475.00'	146.21'	73.69'	N68°07'26"E	145.63'
C202	06°35'41"	475.00'	54.67'	27.37'	S73°38'41"W	54.64'
C203	09°51'38"	475.00'	81.75'	40.97'	S65°25'01"W	81.65'
C204	07°52'30"	475.00'	65.29'	32.69'	S56°32'57"W	65.24'
C205	09°23'58"	475.00'	77.92'	39.05'	S47°54'43"W	77.84'
C206	33°43'47"	475.00'	279.63'	144.00'	S60°04'38"W	275.61'
C207	32°10'26"	425.00'	238.65'	122.57'	N60°51'18"E	235.53'
C208	17°00'06"	425.00'	126.11'	63.52'	N53°16'08"E	125.65'
C209	12°18'31"	425.00'	91.30'	45.83'	N67°55'27"E	91.13'
C210	02°51'49"	425.00'	21.24'	10.62'	N75°30'37"E	21.24'
C211	32°59'47"	450.00'	259.15'	133.28'	S60°26'38"W	255.59'
C212	78°12'55"	25.00'	34.13'	20.32'	N63°57'01"W	31.54'
C213	104°47'27"	25.00'	45.72'	32.46'	S24°32'48"W	39.61'
C214	34°54'04"	475.00'	289.34'	149.32'	S42°17'36"E	284.89'
C215	22°56'08"	475.00'	190.14'	96.36'	S36°18'37"E	188.88'
C216	40°02'07"	450.00'	314.44'	163.94'	S39°43'35"E	308.08'
C217	31°53'42"	425.00'	236.59'	121.45'	S43°47'47"E	233.54'
C218	15°00'45"	425.00'	111.36'	56.00'	S35°21'19"E	111.04'
C219	07°09'01"	475.00'	59.28'	29.68'	S44°47'20"E	59.24'
C220	39°28'56"	450.00'	310.09'	161.49'	S55°39'38"E	304.07'

LINE DATA

LINE	BEARING	DISTANCE
L13	N47°39'20"W	17.72'
L14	S44°50'19"W	20.66'
L15	S01°56'56"E	15.91'
L16	N13°03'29"W	25.00'
L17	N47°39'20"W	17.82'
L18	S38°23'25"W	30.23'
L19	N65°59'06"E	17.40'
L20	S37°23'18"E	45.76'
L24	S00°09'41"E	25.00'
L31	N89°50'19"E	25.60'

**EVOLUTION ENGINEERING, L.L.C.**  
CIVIL ENGINEERING LAND DEVELOPMENT WATER RESOURCES  
1731 E. ORANGEWOOD AVE. · PHOENIX, ARIZONA 85020  
PHONE: 602-944-1144 FAX: 602-532-7091 EMAIL: staff@evolutioneng.com

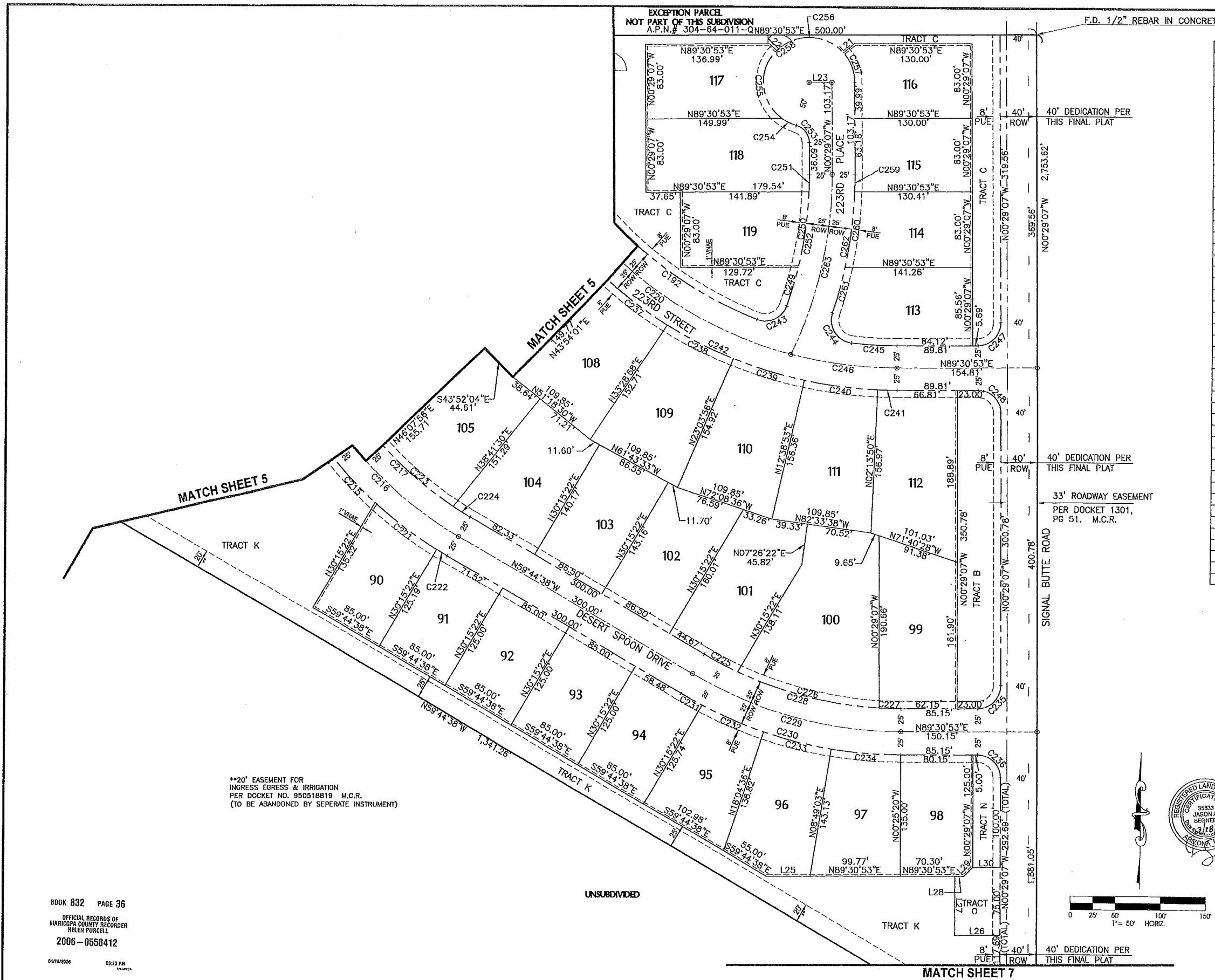
DSN: 2004046 TDL JOB #: 3/27/06  
DFT: TDL DATE: 3/27/06  
CHK: JB SCALE: 1"=50'

REVISIONS	BY	DATE

**FINAL PLAT FOR OCOTILLO HEIGHTS PHASE 1 QUEEN CREEK, ARIZONA**

CALL TWO WORKING DAYS BEFORE YOU DIE  
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1-800-STAKE-IT  
OUTSIDE MARICOPA COUNTY

**SHEET 5 OF 7**

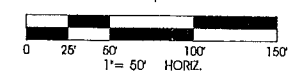


CURVE DATA

CRV	DELTA	RADIUS	ARC	TANGENT	CHORD DIR	CHORD
C192	67°18'46"	425.00'	425.00'	282.97'	S35°36'19"E	471.08'
C215	22°56'08"	475.00'	190.14'	96.36'	S36°18'37"E	188.88'
C216	40°02'07"	450.00'	314.44'	163.94'	S39°43'35"E	308.08'
C217	31°53'42"	425.00'	236.59'	121.45'	S43°47'47"E	233.54'
C221	10°20'22"	475.00'	85.72'	42.98'	S52°56'52"E	85.60'
C222	01°37'35"	475.00'	13.48'	6.74'	S58°55'51"E	13.48'
C223	13°55'47"	425.00'	103.33'	51.92'	S49°49'35"E	103.07'
C224	02°57'09"	425.00'	21.90'	10.95'	S58°16'03"E	21.90'
C225	05°38'55"	425.00'	41.90'	20.97'	S62°34'08"E	41.88'
C226	21°48'32"	425.00'	161.77'	81.88'	S76°17'49"E	160.79'
C227	03°17'02"	425.00'	24.36'	12.18'	S88°50'36"E	24.36'
C228	30°44'29"	425.00'	228.03'	116.83'	S75°06'53"E	225.30'
C229	30°44'29"	450.00'	241.44'	123.70'	S75°06'53"E	238.56'
C230	30°44'29"	475.00'	254.86'	130.58'	S75°06'53"E	251.81'
C231	03°12'02"	475.00'	26.53'	13.27'	S61°20'39"E	26.53'
C232	08°58'44"	475.00'	74.44'	37.30'	S67°28'02"E	74.36'
C233	09°15'33"	475.00'	76.76'	38.46'	S76°33'10"E	76.68'
C234	09°18'10"	475.00'	77.12'	38.65'	S85°50'02"E	77.04'
C235	90°00'00"	25.00'	39.27'	25.00'	N44°30'53"E	35.36'
C236	90°00'00"	25.00'	39.27'	25.00'	N45°29'07"W	35.36'
C237	09°57'24"	475.00'	82.54'	41.38'	S53°20'33"E	82.44'
C238	09°53'50"	475.00'	82.05'	41.13'	S63°16'10"E	81.95'
C239	09°51'19"	475.00'	81.70'	40.95'	S73°08'45"E	81.60'
C240	09°49'53"	475.00'	81.51'	40.85'	S82°59'21"E	81.41'
C241	02°34'50"	475.00'	21.39'	10.70'	S89°11'42"E	21.39'
C242	49°16'17"	475.00'	408.48'	217.83'	S65°50'58"E	396.00'
C243	91°18'30"	25.00'	39.84'	25.58'	N65°05'02"E	35.76'
C244	101°55'51"	25.00'	44.48'	30.83'	S32°43'09"E	38.84'
C245	06°48'02"	425.00'	50.44'	25.25'	S87°05'06"E	50.41'
C246	15°02'41"	450.00'	118.16'	59.42'	S83°04'06"E	117.85'
C247	90°00'00"	25.00'	39.27'	25.00'	N44°30'53"E	35.36'
C248	90°00'00"	25.00'	39.27'	25.00'	N45°29'07"W	35.36'
C249	05°54'52"	425.00'	43.87'	21.95'	N16°28'21"E	43.85'
C250	11°19'39"	425.00'	84.02'	42.15'	N07°51'06"E	83.89'
C251	02°40'24"	425.00'	19.83'	9.92'	N00°51'05"E	19.83'
C252	19°54'54"	425.00'	147.72'	74.61'	N09°28'20"E	146.98'
C253	73°23'54"	20.00'	25.62'	14.91'	N37°11'04"W	23.90'
C254	20°17'07"	50.00'	17.70'	8.94'	N63°44'28"W	17.61'
C255	98°06'48"	50.00'	85.62'	57.63'	N04°32'31"W	75.54'
C256	94°17'55"	50.00'	82.29'	53.90'	S88°20'09"E	73.31'
C257	40°42'05"	50.00'	35.52'	18.55'	S20°50'09"E	34.78'
C258	25°23'54"	50.00'	221.13'	-67.08'	S52°48'56"W	80.18'
C259	02°23'30"	475.00'	19.83'	9.92'	S00°42'38"W	19.83'
C260	10°06'36"	475.00'	83.81'	42.02'	S06°57'41"W	83.71'
C261	06°13'47"	475.00'	51.65'	25.85'	S15°07'53"W	51.62'
C262	18°43'53"	475.00'	155.29'	78.34'	N08°52'50"E	154.60'
C263	26°07'39"	450.00'	205.21'	104.42'	N12°34'43"E	203.43'

LINE DATA

LINE	BEARING	DISTANCE
L21	N48°48'48"E	15.95'
L22	N45°29'07"W	10.82'
L23	S89°30'53"W	25.00'
L25	N89°30'53"E	48.20'
L26	S89°30'53"W	50.00'
L27	N00°29'07"W	65.00'
L28	N89°30'53"E	10.00'
L29	N44°30'53"E	14.14'
L30	S89°30'53"W	30.00'



\*\*20' EASEMENT FOR INGRESS EGRESS & IRRIGATION PER DOCKET NO. 950518819 M.C.R. (TO BE ABANDONED BY SEPERATE INSTRUMENT)

BOOK 832 PAGE 36  
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PORCELL  
2006-0558412



7/7

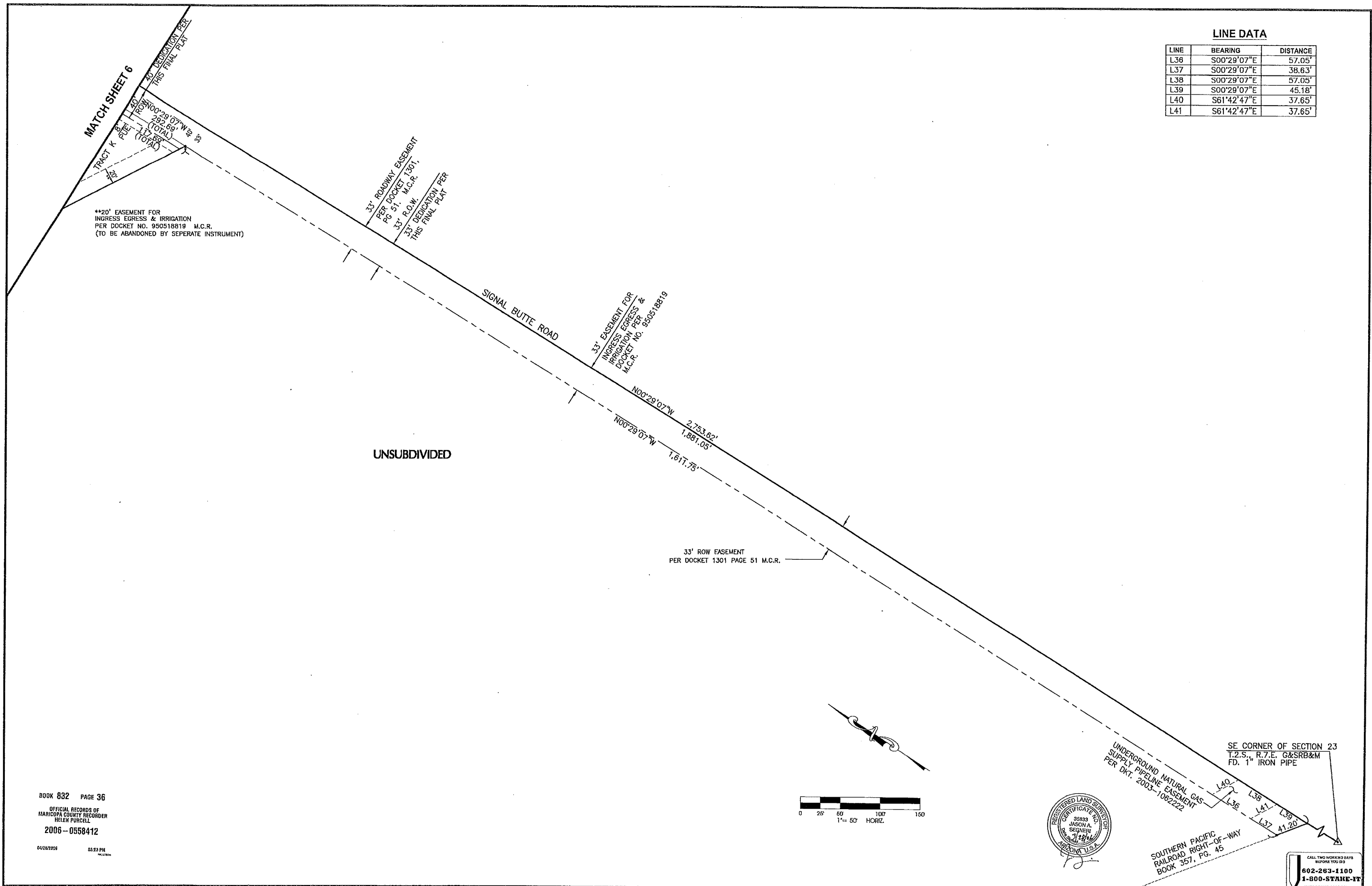
OCOTILLO HEIGHTS  
Phase I

832-36

1

LINE DATA

LINE	BEARING	DISTANCE
L36	S00°29'07"E	57.05'
L37	S00°29'07"E	38.63'
L38	S00°29'07"E	57.05'
L39	S00°29'07"E	45.18'
L40	S61°42'47"E	37.65'
L41	S61°42'47"E	37.65'



\*\*20' EASEMENT FOR INGRESS, EGRESS & IRRIGATION PER DOCKET NO. 950518819 M.C.R. (TO BE ABANDONED BY SEPERATE INSTRUMENT)

33' ROADWAY EASEMENT PER DOCKET 1301, M.C.R. 33' R.O.W. 33' DEDICATION PER THIS FINAL PLAT

33' EASEMENT FOR INGRESS, EGRESS & IRRIGATION PER DOCKET NO. 950518819 M.C.R.

33' ROW EASEMENT PER DOCKET 1301 PAGE 51 M.C.R.

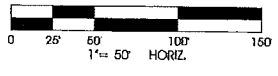
SE CORNER OF SECTION 23 T.2.S., R.7.E. G&SRB&M FD. 1" IRON PIPE

UNDERGROUND NATURAL GAS SUPPLY PIPELINE EASEMENT PER DKT. 2003-106222

SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY BOOK 357, PG. 45

BOOK 832 PAGE 36  
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL  
2006-0558412

04/28/2006 05:23 PM

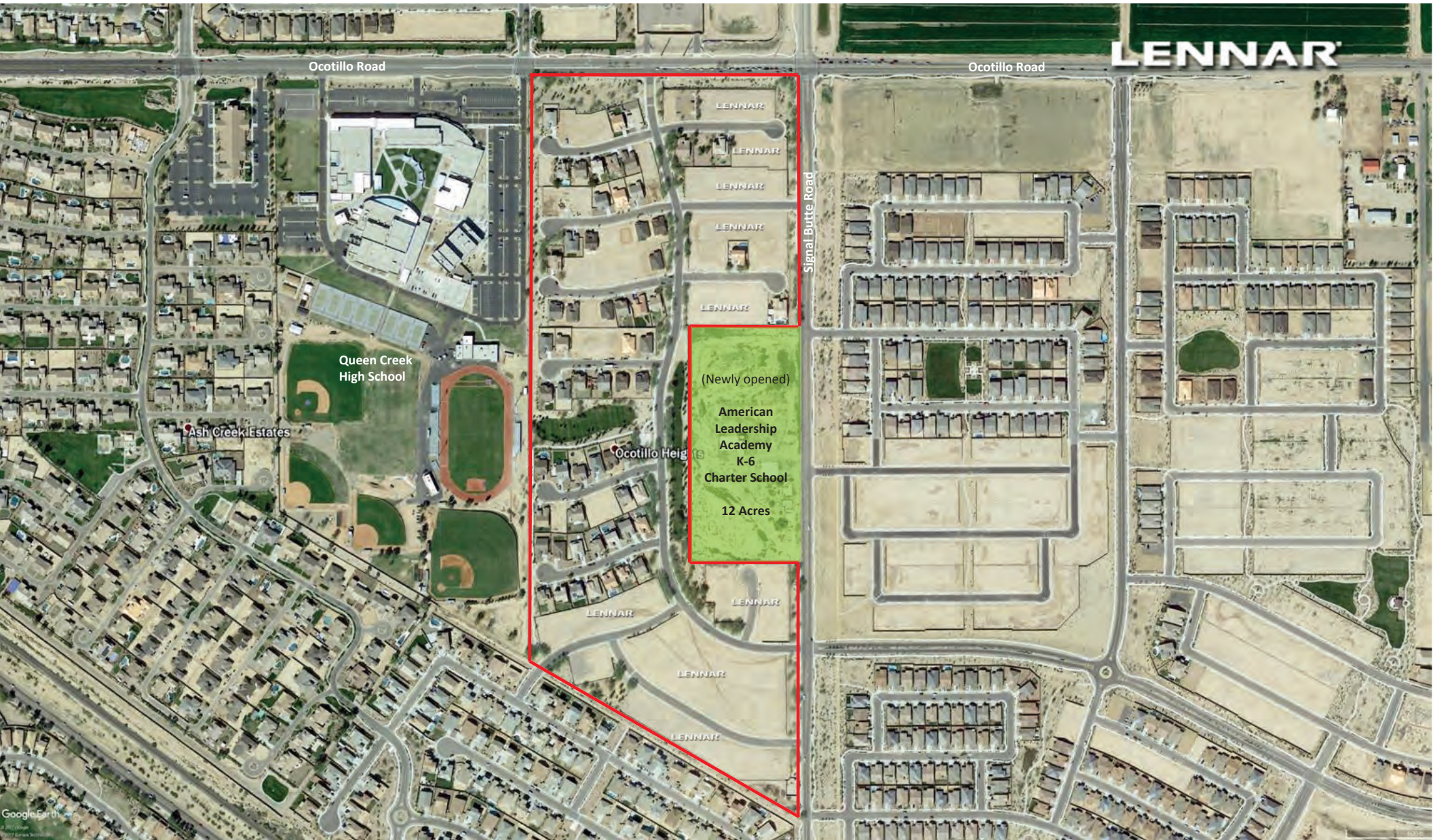


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(ROUTE DE MARICOPA COUNTY)

FINAL PLAT FOR  
OCOTILLO HEIGHTS PHASE I  
QUEEN CREEK, ARIZONA

SHEET 7 OF 7





**Ocotillo Heights Aerial Photo**



# Ocotillo

## COLOR SCHEME 2

**FRONT DOOR –**  
SW6069 French  
Roast

**GARAGE DOOR –**  
SW6075 Garret  
Gray

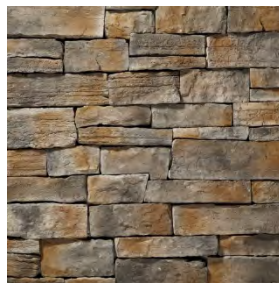
**BODY –** SW6067 Mocha

**SHUTTERS –**  
SW6075 Garret  
Gray

**POP-OUTS/FASCIA**  
SW6107 Nomadic  
Desert



**Roof Tile**  
Desert Driftwood



**Stone**  
Canyon Grey

# Ocotillo

## COLOR SCHEME 4

**FRONT DOOR –**  
SW6076 TURKISH  
COFFEE

**GARAGE DOOR –**  
SW6081 Down  
Home

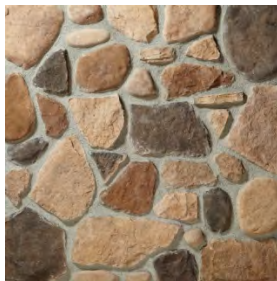
**BODY–** SW6066 SAND TRAP

**SHUTTERS –**  
SW6075 GARRET  
GRAY

**POP OUTS/FASCIA –**  
SW6107 NOMADIC  
DESERT



**Roof Tile**  
Apple Bark



**Stone Per Elevation**  
French Country – Mesa Verde

# Ocotillo

## COLOR SCHEME 6

**FRONT DOOR –**  
SW6076 Turkish  
Coffee

**GARAGE DOOR –**  
SW6033 Bateau  
Brown

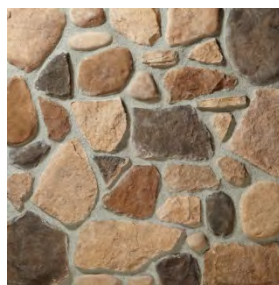
**BODY –** SW6060  
Moroccan Brown

**FASCIA/SHUTTERS**  
SW6075 Garret Gray

**POP OUTS –**  
SW6107 Nomadic  
Desert



**Roof Tile**  
Apple Bark



**Stone**  
Mesa Verde

# Ocotillo

## COLOR SCHEME 7

**FRONT DOOR –**  
*SW6104 Kaffee*

**GARAGE DOOR –**  
*SW6102 Portabello*

**BODY –** *SW6101 Sands of Time*

**SHUTTERS**  
*SW6110 Steady Brown*

**FASCIA/POP-OUTS**  
*SW106 Kilim Beige*



**Roof Tile**  
*Salerno Clay*



**Stone**  
*Autumn Blend*

# Ocotillo

## COLOR SCHEME 8

**FRONT DOOR –**  
SW6111 Coconut  
Husk

**GARAGE DOOR –**  
SW6101 Sands of  
Time

**BODY –** SW6102 Porta Bello

**SHUTTERS**  
SW6082 Cobble  
Brown

**FASCIA/POP-OUTS**  
SW6099 Sand Dollar



**Roof Tile**  
Sand Brown



**Stone**  
Cobble Buff

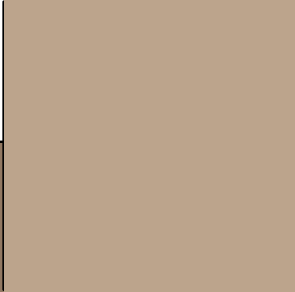
# Ocotillo

## COLOR SCHEME 9

**FRONT DOOR –**  
*SW6083 Sable*



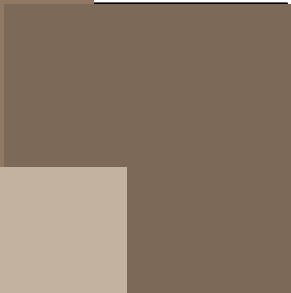
**GARAGE DOOR –**  
*SW6101 Sands of Time*



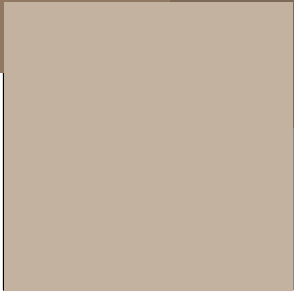
**BODY –** *SW6088 Nuthatch*



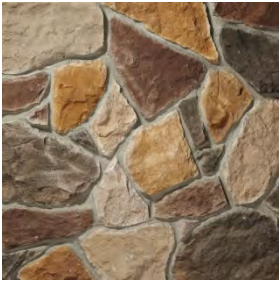
**SHUTTERS**  
*SW6082 Cobble Brown*



**FASCIA/POP-OUTS**  
*SW6086 Sand Dune*



**Roof Tile**  
*Desert Skyline Taupe*



**Stone**  
*Southwest*

# Ocotillo

## COLOR SCHEME 10

**FRONT DOOR –**  
SW6111 Coconut  
Husk

**GARAGE DOOR –**  
SW6088 Nuthatch

**BODY–** SW6087 Trusty  
Tan

**SHUTTERS**  
SW6047 Hot  
Cocoa

**FASCIA/POP-OUTS**  
SW6099 Sand Dollar



**Roof Tile**  
Monterey Sand Brown



**Stone**  
Cobble Buff



# Ocotillo

## COLOR SCHEME 12

**FRONT DOOR –**  
*SW6083 Sable*

**GARAGE DOOR –**  
*SW6152 Superior  
Bronze*

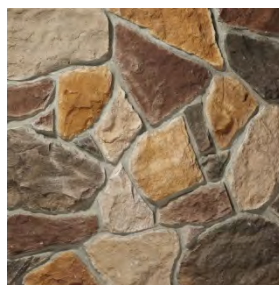
**BODY –** *SW6151 Quiver  
Tan*

**SHUTTERS**  
*SW6082 Cobble  
Brown*

**FASCIA/POP-OUTS**  
*SW6086 Sand Dune*



**Roof Tile**  
*Cascara Brown*



**Stone**  
*Southwest*

# Ocotillo

## COLOR SCHEME 13

**FRONT DOOR –**  
SW6104 Kaffee

**GARAGE DOOR –**  
SW6145 Thatch  
Brown

**BODY –** SW6095 Toasty

**SHUTTERS –**  
SW6103 Tea  
Chest

**POP OUTS/FASCIA –**  
SW6107 NOMADIC  
DESERT



**Roof Tile**  
Natural Brown

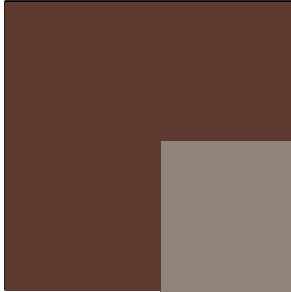


**Stone Per Elevation**  
Autumn Blend

# Ocotillo

## COLOR SCHEME 16

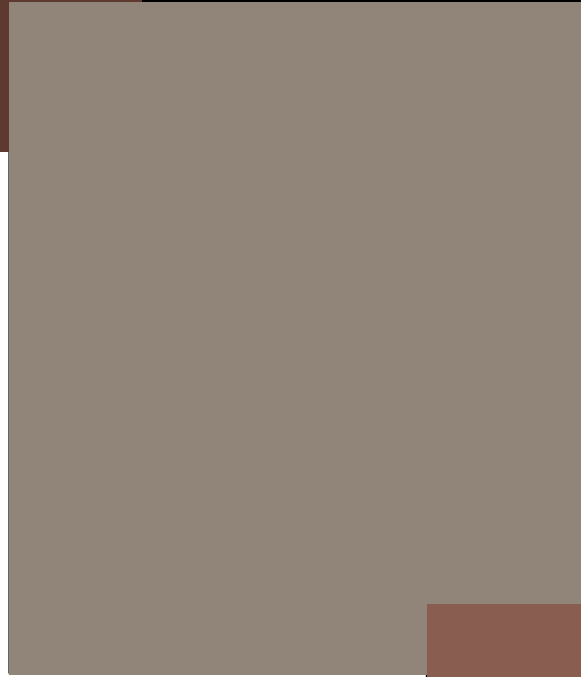
**FRONT DOOR –**  
SW6055 Fiery  
Brown



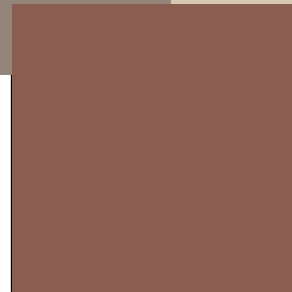
**GARAGE DOOR –**  
SW6075 Garret  
Gray



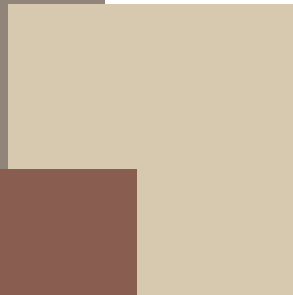
**BODY –** SW6074 Spalding  
Gray



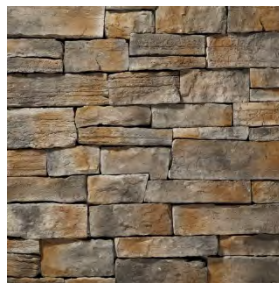
**SHUTTERS –**  
SW6054 Canyon  
Clay



**POP OUTS/FASCIA –**  
SW6106 Kilim Beige



**Roof Tile**  
Salerno Clay

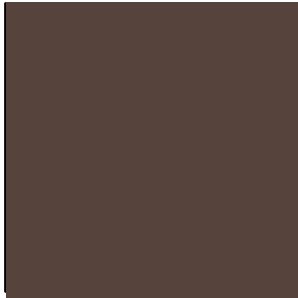


**Stone Per Elevation**  
Canyon Grey

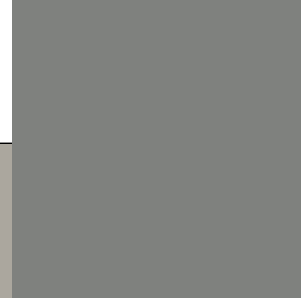
# Ocotillo

## COLOR SCHEME 17

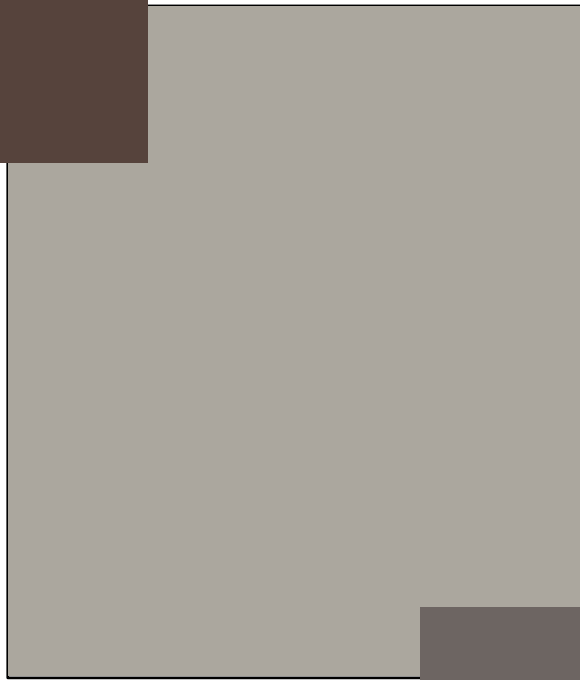
**FRONT DOOR** –  
SW6041 Otter



**GARAGE DOOR** –  
SW7067 Cityscape



**BODY** – SW 7017 Dorian Gray



**FASCIA/  
SHUTTERS** SW6005  
Folkstone



**POP OUTS** –  
SW 6005  
Folkstone



**Roof Tile**

Appalachian Blend



**Stone**

Cobble Ledge  
Nantucket

### Ocotillo

#	Body	Pop-outs	Fascia	Shutters	Front Door	Garage Door	Roof Tile	Stone	Gutters Gutter/ Downspout	Notes
2	SW 6067 Mocha LRV:21	SW 6107 Nomadic Desert LRV:46	SW 6107 Nomadic Desert LRV:46	SW 6075 Garret Gray LRV: 15	SW 6069 French Roast LRV: 4	SW 6075 Garret Gray LRV: 15	Desert Driftwood 1MSCS3601 "S" Tile	Weather Edge Canyon Grey	Ivory / Buckskin Brown	
4	SW 6066 Sand Trap LRV:40	SW 6107 Nomadic Desert LRV:46	SW 6107 Nomadic Desert LRV:46	SW 6075 Garret Gray LRV: 15	SW 6076 Turkish Coffee LRV: 5	SW6081 Down Home LRV: 20	Apple Bark 1MSCS0431 "S" Tile	French Country Mesa Verde	Ivory	
6	SW 6046 Swing Brown LRV:20	SW 6107 Nomadic Desert LRV:46	SW 6075 Garret Gray LRV: 15	SW 6075 Garret Gray LRV: 15	SW 6076 Turkish Coffee LRV: 5	SW6033 Bateau Brown LRV: 13	Apple Bark 1MSCS0431 "S" Tile	French Country Mesa Verde	Beaver Brown/ Beaver Brown	
7	SW 6101 Sands of Time LRV:39	SW 6106 Kilim Beige LRV:57	SW 6106 Kilim Beige LRV:57	SW 6110 Steady Brown LRV: 16	SW 6104 Kaffee LRV: 9	SW6102 Portabello LRV: 21	Salerno Clay 1MSCS6330 "S" Tile	Field Stone Autumn Blend	Classic Cream / Ivory	
8	SW6102 Portabello LRV: 21	SW 6099 Sand Dollar LRV:58	SW 6099 Sand Dollar LRV:58	SW 6082 Cobble Brown LRV: 14	SW 6111 Coconut Husk LRV: 11	SW 6101 Sands of Time LRV:39	Monterey Sand Brown 1FJCS0023 Flat	Cobble Buff	Ivory / Buckskin Brown	
9	SW 6088 Nuthatch LRV:19	SW 6086 Sand Dune LRV: 46	SW 6086 Sand Dune LRV: 46	SW 6082 Cobble Brown LRV: 14	SW 6083 Sable LRV: 8	SW 6101 Sands of Time LRV:39	Desert Skyline Taupe 1MSCS6250 "S" Tile	Field Stone Taupe	Ivory / Woodbeige	
10	SW 6087 Trusty Tan LRV:37	SW 6099 Sand Dollar LRV:58	SW 6099 Sand Dollar LRV:58	SW 6047 Hot Cocoa LRV:14	SW 6111 Coconut Husk LRV: 11	SW 6088 Nuthatch LRV:19	Monterey Sand Brown 1FJCS0023 Flat	Cobble Buff	Ivory / Pebblestone Clay	
12	SW 6151 Quiver Tan LRV:22	SW 6086 Sand Dune LRV: 46	SW 6086 Sand Dune LRV: 46	SW 6082 Cobble Brown LRV: 14	SW 6083 Sable LRV: 8	SW6152 Superior Bronze LRV:15	Cascara Brown 1MSCS3238 "S" Tile	Field Stone Taupe	Ivory / Pebblestone Clay	
13	SW 6095 Toasty LRV:19	SW 6107 Nomadic Desert LRV:46	SW 6107 Nomadic Desert LRV:46	SW 6103 Tea Chest LRV: 14	SW 6104 Kaffee LRV: 9	SW6145 Thatch Brown LRV:17	Natural Brown 1FJCS3075 Flat	Field Stone Autumn Blend	Ivory / Buckskin Brown	
16	SW 6074 Spalding Gray LRV:22	SW 6106 Kilim Beige LRV:57	SW 6106 Kilim Beige LRV:57	SW 6054 Canyon Clay LRV:13	SW 6055 Fiery Brown LRV:5	SW 6075 Garret Gray LRV: 15	Salerno Clay 1MSCS6330 "S" Tile	Weather Edge Canyon Grey	Ivory / Pebblestone Clay	
17	SW 7017 Dorian Gray LRV:39	SW 6005 Folkstone LRV:14	SW 6005 Folkstone LRV:14	SW 6005 Folkstone LRV:14	SW 6041 Otter LRV: 6	SW 7067 Cityscape LRV:22	Appalachian Blend 1FJCS0330 Flat	Cobble Ledge Nantucket	Bronze / Colonial Gray	

**Updates:**

12/8/2017 Updated matrix to show solerno clay for color 16 roof tile.



# OCOTILLO HEIGHTS

## LENNAR HOMES

### Elevation B

Colonial



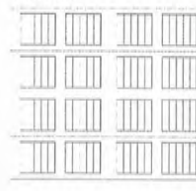
### Elevation C

Ranch



### Elevation D

Sonoma



Model 5120 is available in the sizes of 8', 9', 10', 16', 18' wide by 7' and 8' high.

All door styles are finished in factory-applied white.

You can use these doors as is or paint the panels to match or coordinate with your home's trim color.

## Windows

### Colonial and Contemporary Windows



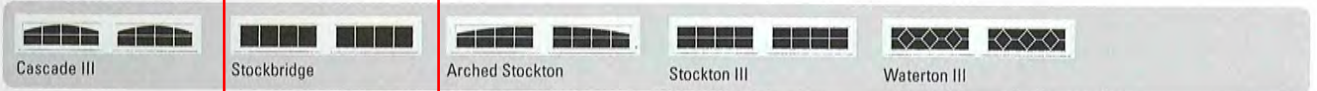
### Elev. B

### Ranch Windows



### Elev. C

### Sonoma Windows



### Elev. D

Front cover: Contemporary garage door, with Stockton I windows.\*  
 Inside: Ranch garage door, with Cascade II windows.\*  
 Back cover: Sonoma garage door.\*  
 \* Optional hardware shown.





**EXTERIOR LIGHTING SELECTION - Ocotillo Heights**

Dark Sky friendly - no light emitted above the 90 degree horizontal plane.



83046-714  
8"W 10"H

- 6080/B
- 6081/B
- 6582/B
- 6584/B



89132-12  
7.25"W x 11.25"H

- 6080/C
- 6081/C
- 6582/C
- 6584/C



84531-746  
8.5"W x 15"H

- 6080/D
- 6081/D
- 6582/D
- 6584/D



**NO SLIP  
SQUARE PATTERNED**



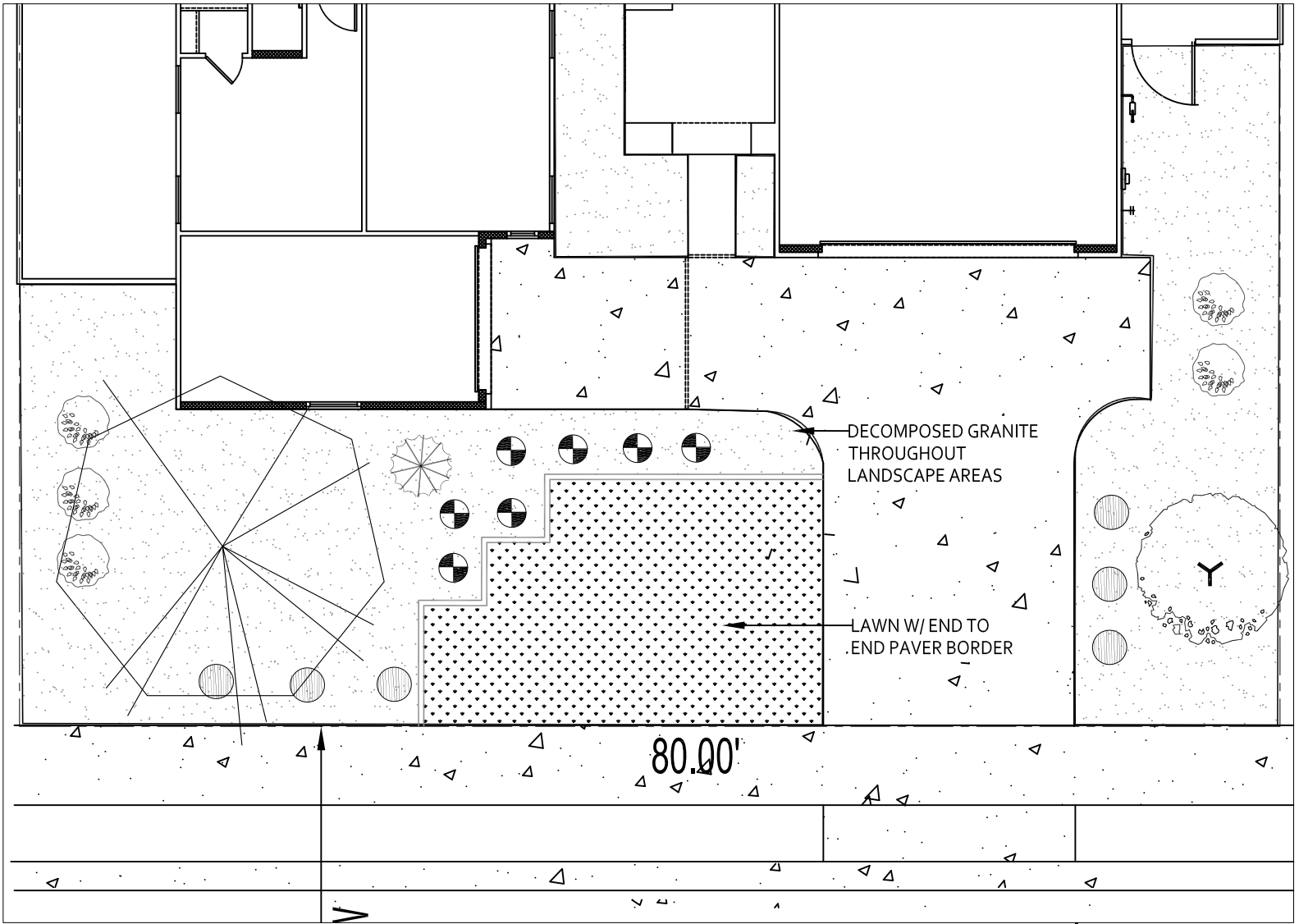
**SALT FINISH**



**BROOM FINISH**

# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA



Scale 1"=10'-0"

**Legend**

	1	Desert Shade Tree <i>Chitalpa</i> <i>Pistache</i>	24" Box		13	Ground Cover <i>Blue Sage</i> <i>Little John Bottle Brush</i> <i>Trailing Emu</i>	1 gal.
	1	Desert Tree <i>Mulga</i> <i>Bottle Brush Tree</i>	24" Box				
	5	Desert Shrub <i>Dwarf Oleander</i> <i>Blue Emu</i> <i>Little Leaf Cordia</i>	5 gal				
	1	Desert Accent Shrub <i>Red Yucca</i> <i>Orange Jubilee</i> <i>Desert Spoon</i>	5 gal				

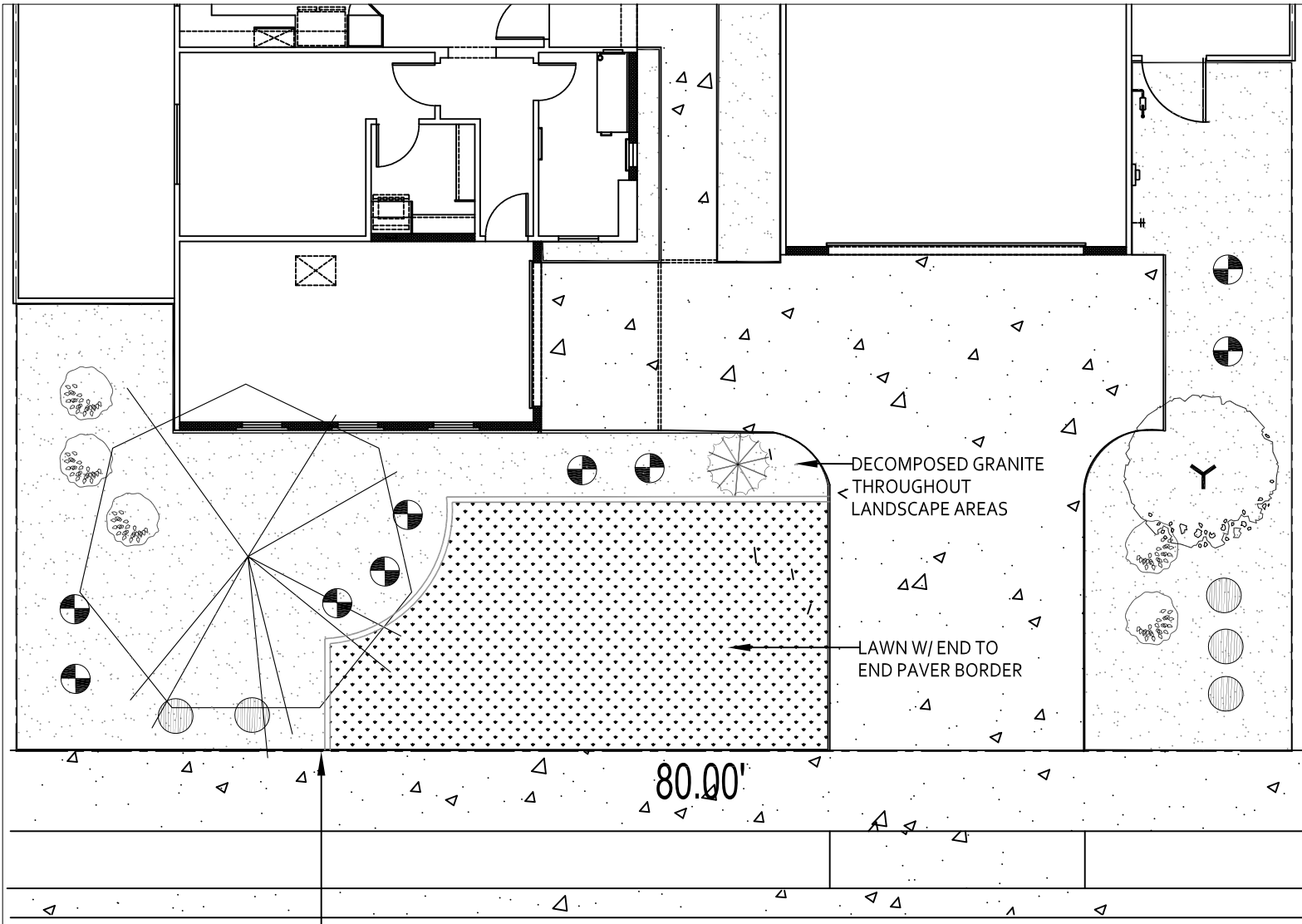
DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

## PLAN 6080 FRONT YARD TYPICAL 1



# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA



Scale 1"=10'-0"

Legend

- |  |   |   |         |  |    |  |        |
|--|---|---|---------|--|----|--|--------|
|  | 1 | Desert Shade Tree<br><i>Chitalpa</i><br><i>Pistache</i>                                 | 24" Box |  | 14 | Ground Cover<br><i>Blue Sage</i><br><i>Little John Bottle Brush</i><br><i>Trailing Emu</i> | 1 gal. |
|  | 1 | Desert Tree<br><i>Mulga</i><br><i>Bottle Brush Tree</i>                                 | 24" Box |  |    |  |        |
|  | 5 | Desert Shrub<br><i>Dwarf Oleander</i><br><i>Blue Emu</i><br><i>Little Leaf Cordia</i>   | 5 gal   |  |    |  |        |
|  | 1 | Desert Accent Shrub<br><i>Red Yucca</i><br><i>Orange Jubilee</i><br><i>Desert Spoon</i> | 5 gal   |  |    |  |        |
- DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

## PLAN 6081 FRONT YARD TYPICAL 1

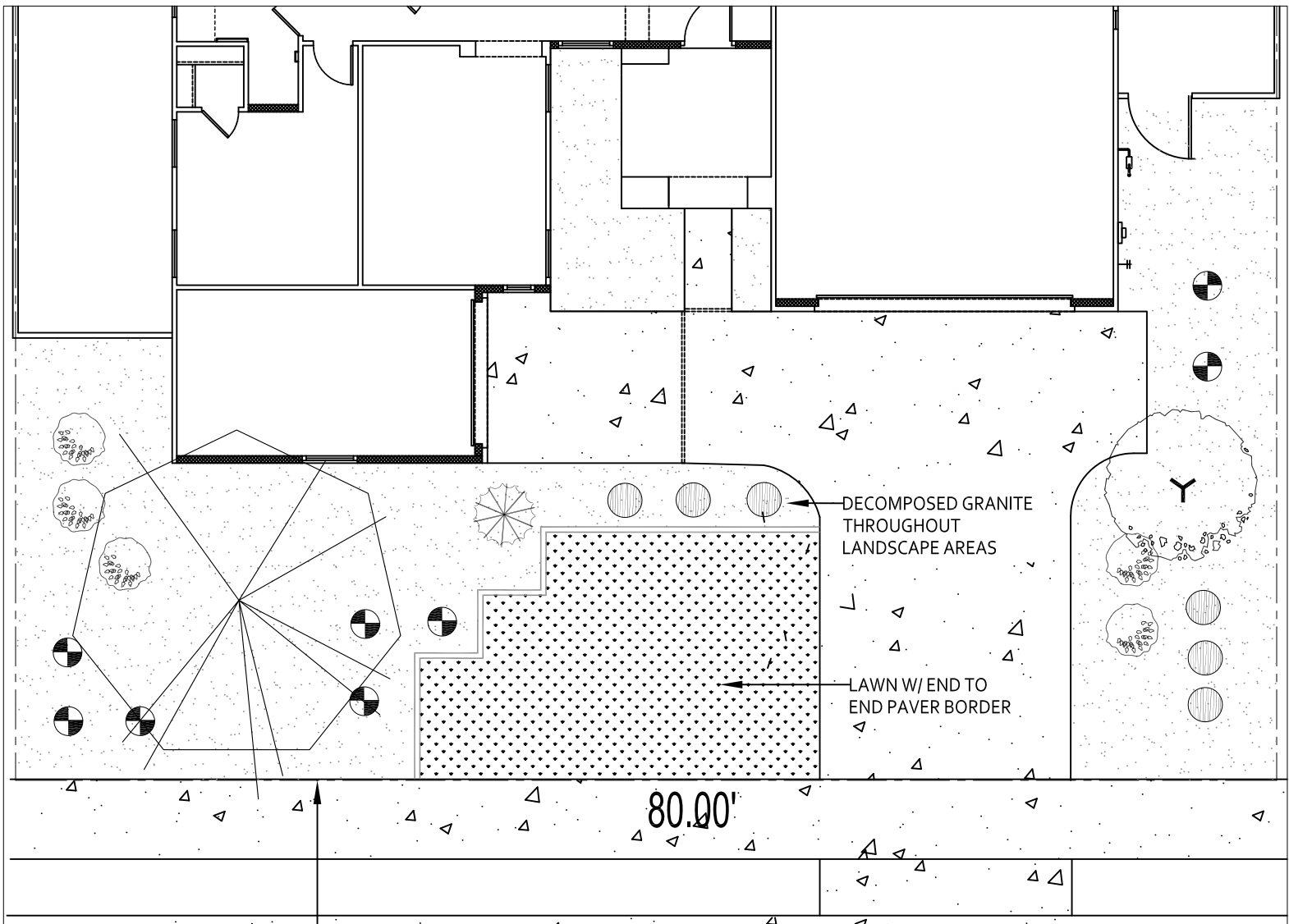




# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA

# LENNAR®



Scale 1"=10'-0"

### Legend



- 1 Desert Shade Tree  
Chitalpa  
Pistache      24" Box
- 1 Desert Tree  
Mulga  
Bottle Brush Tree      24" Box
- 5 Desert Shrub  
Dwarf Oleander  
Blue Emu  
Little Leaf Cordia      5 gal
- 1 Desert Accent Shrub  
Red Yucca  
Orange Jubilee  
Desert Spoon      5 gal

- 14 Ground Cover  
Blue Sage  
Little John Bottle Brush  
Trailing Emu      1 gal.

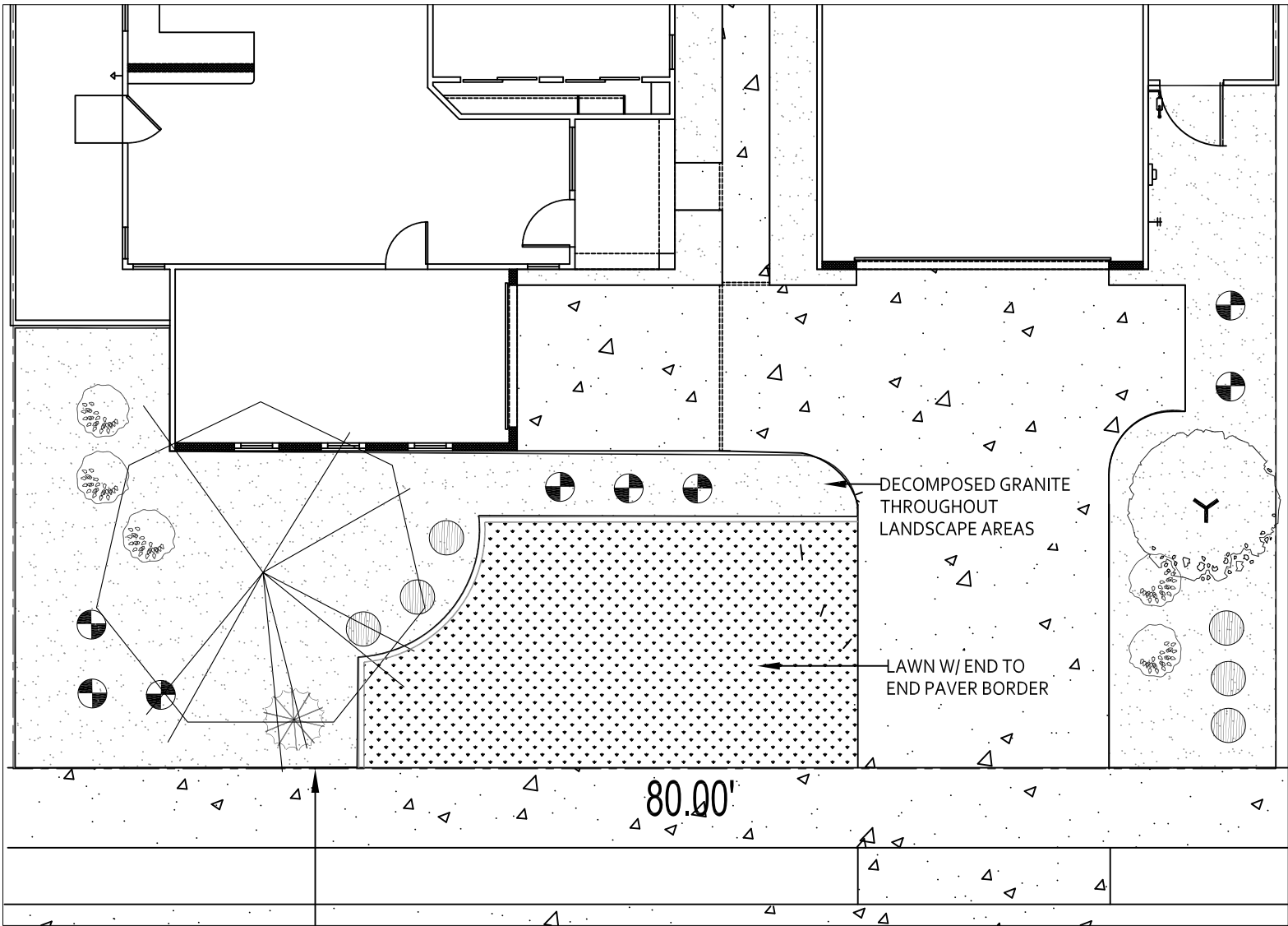
DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

# PLAN 6582 FRONT YARD TYPICAL 1



# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA



Scale 1"=10'-0"

### Legend



1 Desert Shade Tree 24" Box  
Chitalpa  
Pistache



1 Desert Tree 24" Box  
Mulga  
Bottle Brush Tree



5 Desert Shrub 5 gal  
Dwarf Oleander  
Blue Emu  
Little Leaf Cordia



1 Desert Accent Shrub 5 gal  
Red Yucca  
Orange Jubilee  
Desert Spoon



14 Ground Cover 1 gal.



Little John Bottle Brush  
Trailing Emu

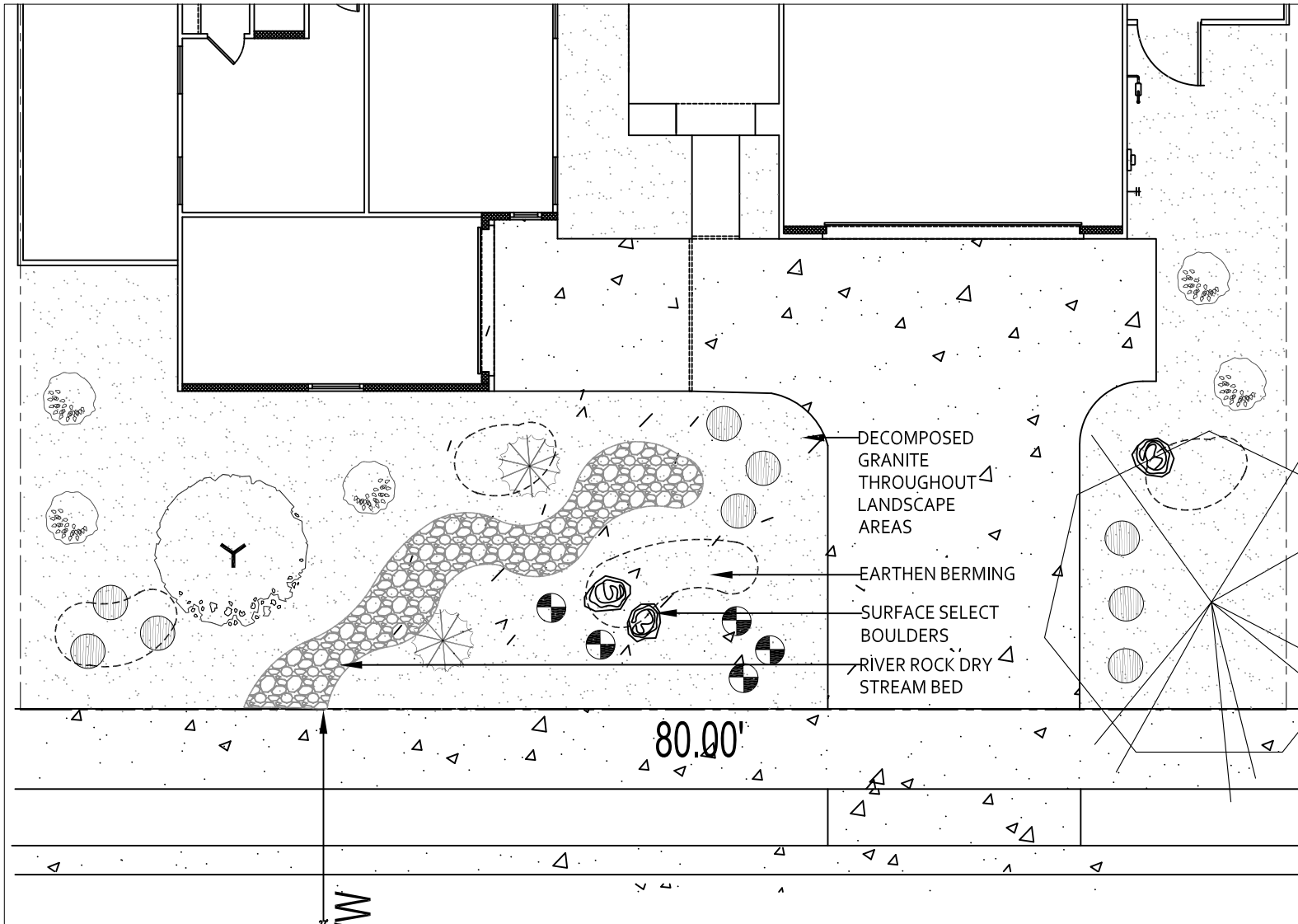
DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

## PLAN 6584 FRONT YARD TYPICAL 1

# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA

# LENNAR®



- DECOMPOSED GRANITE THROUGHOUT LANDSCAPE AREAS
- EARTHEN BERMING
- SURFACE SELECT BOULDERS
- RIVER ROCK DRY STREAM BED

Scale 1"=10'-0"

### Legend

-  1 Desert Shade Tree 24" Box  
Hybrid Palo Verde  
Sissoo
-  1 Desert Tree 24" Box  
Desert Willow  
Sweet Acacia
-  5 Desert Shrub 5 gal  
Thunder Cloud Sage  
Valentine Bush  
Desert Ruelia
-  2 Desert Accent Shrub 5 gal  
Hopseed Bush  
Arizona Yellow Bells  
Torchglow Bougainvillea

-  14 Ground Cover 1 gal.  
Trailing Lantana
-  Little John Bottle Brush
-  Trailing Emu

DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

# PLAN 6080 FRONT YARD TYPICAL 2

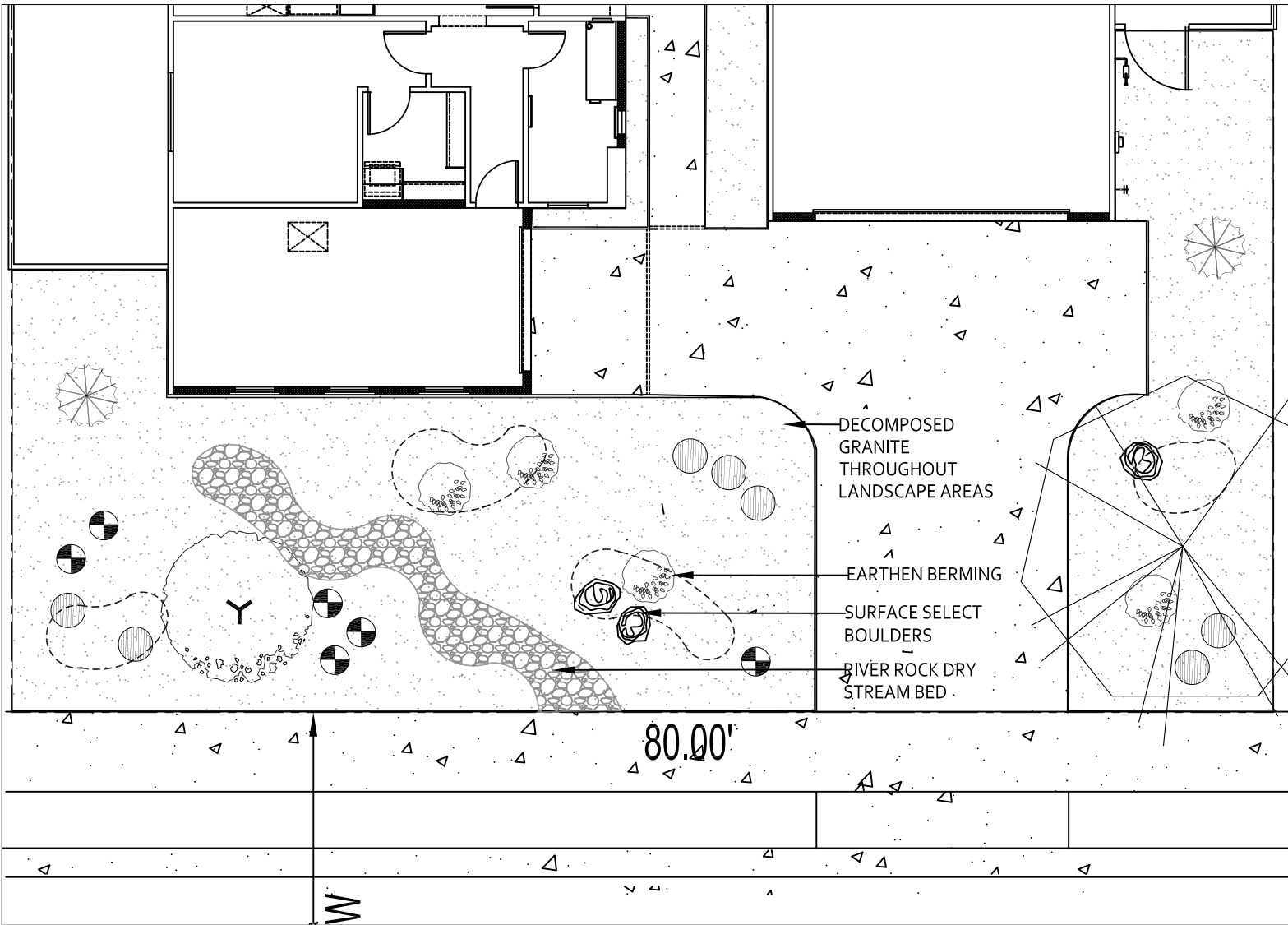




# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA

# LENNAR®



Scale 1"=10'-0"

Legend			
	1	Desert Shade Tree Hybrid Palo Verde Sissoo	24" Box
	1	Desert Tree Desert Willow Sweet Acacia	24" Box
	5	Desert Shrub Thunder Cloud Sage Valentine Bush Desert Ruelia	5 gal
	2	Desert Accent Shrub Hopseed Bush Arizona Yellow Bells Torchglow Bougainvillea	5 gal
	14	Ground Cover Trailing Lantana Little John Bottle Brush Trailing Emu	1 gal.

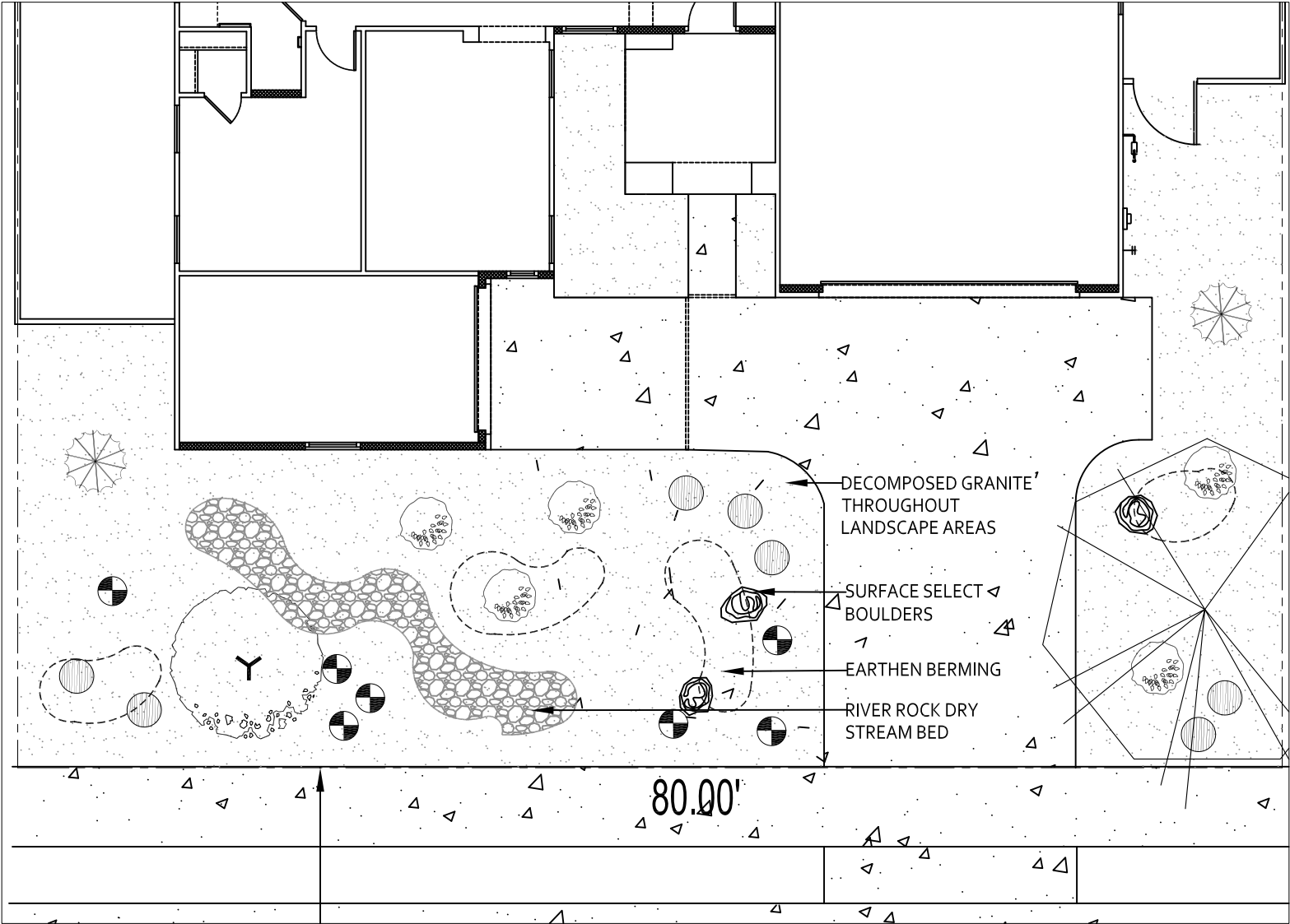
DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

## PLAN 6081 FRONT YARD TYPICAL 2



# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA



Scale 1"=10'-0"

**Legend**

	1	Desert Shade Tree Hybrid Palo Verde Sissoo	24" Box		14	Ground Cover Trailing Lantana Little John Bottle Brush Trailing Emu	1 gal.
	1	Desert Tree Desert Willow Sweet Acacia	24" Box				
	5	Desert Shrub Thunder Cloud Sage Valentine Bush Desert Ruelia	5 gal				
	2	Desert Accent Shrub Hopseed Bush Arizona Yellow Bells Torchglow Bougainvillea	5 gal				

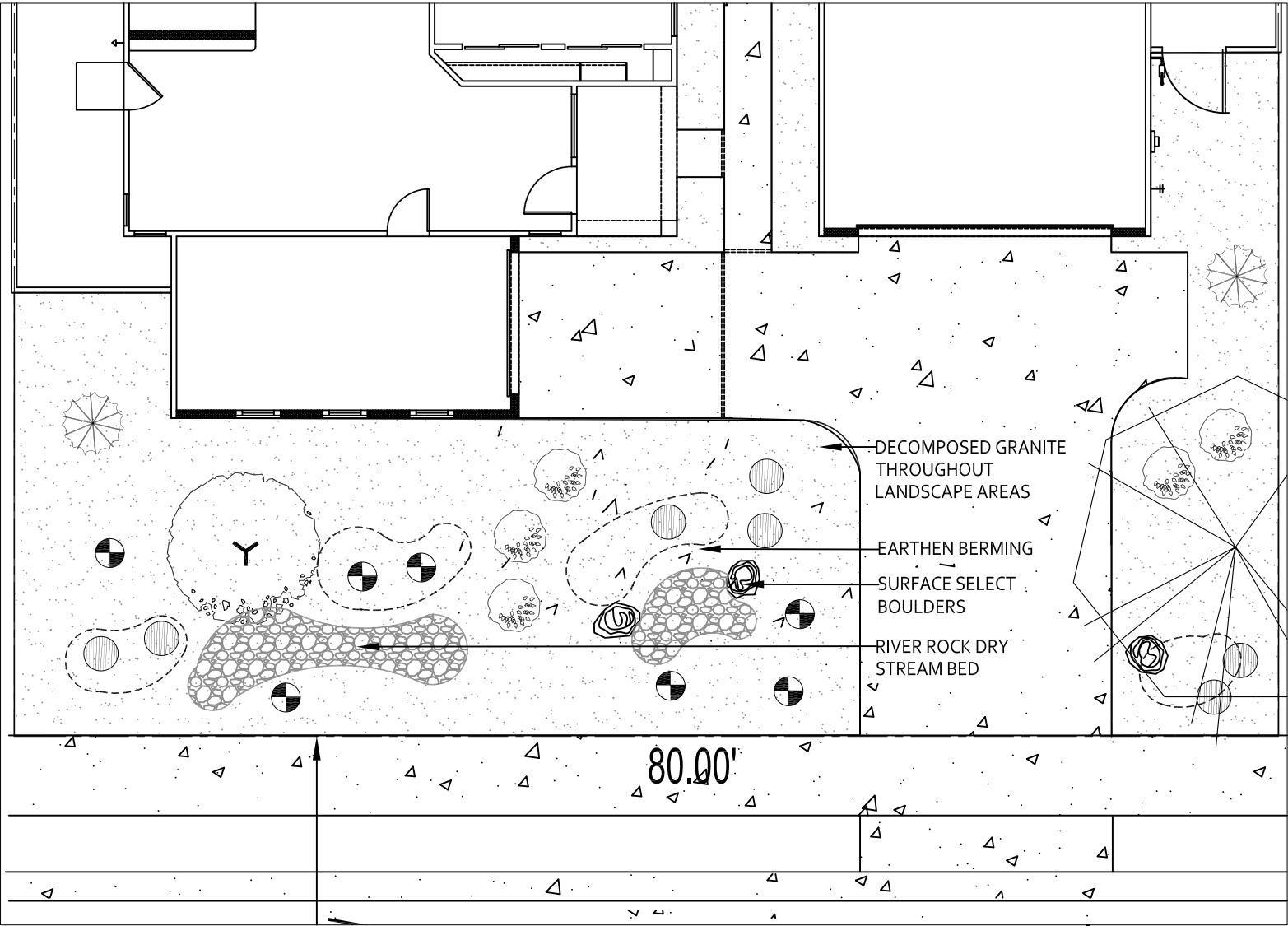
DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

## PLAN 6582 FRONT YARD TYPICAL 2







# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA



Scale 1"=10'-0"

Legend

- 
1 Desert Shade Tree  
 Hybrid Palo Verde  
 Sissoo 24" Box
- 
1 Desert Tree  
 Desert Willow  
 Sweet Acacia 24" Box
- 
5 Desert Shrub  
 Thunder Cloud Sage  
 Valentine Bush  
 Desert Ruelia 5 gal
- 
2 Desert Accent Shrub  
 Hopseed Bush  
 Arizona Yellow Bells  
 Torchglow Bougainvillea 5 gal

- 
14 Ground Cover  
 Trailing Lantana 1 gal.
- 
 Little John Bottle Brush
- 
 Trailing Emu

DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

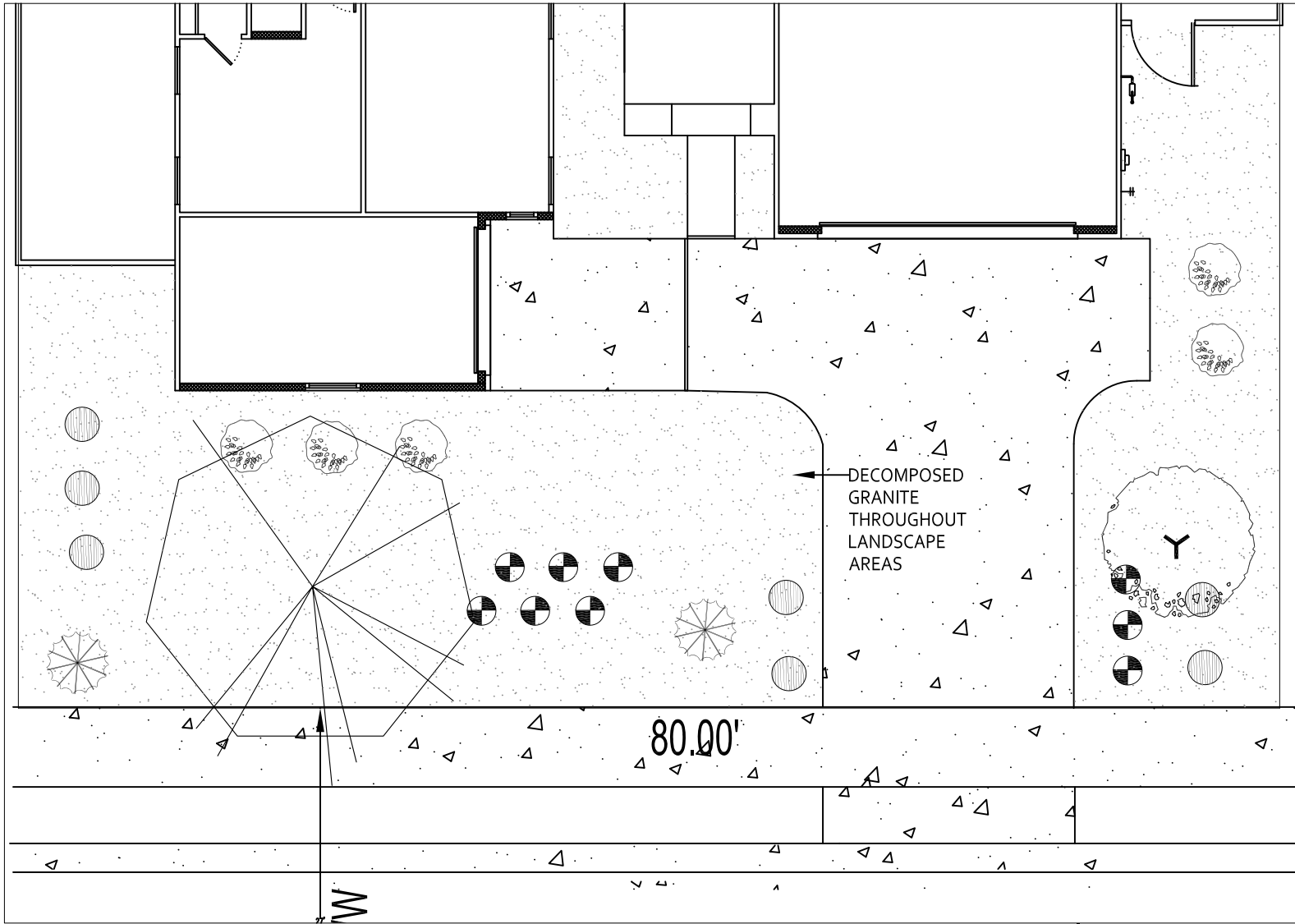
## PLAN 6584 FRONT YARD TYPICAL 2



# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA

# LENNAR®



← DECOMPOSED GRANITE THROUGHOUT LANDSCAPE AREAS

80.00'



Scale 1"=10'-0"

### Legend



1 Desert Shade Tree  
Thornless Mesquite  
Weeping Myall  
24" Box



1 Desert Tree  
Texas Ebony  
Cascalote  
24" Box



5 Desert Shrub  
Bells of Fire  
Mexican Bird of Paradise  
Baja Fairy Duster  
5 gal



2 Desert Accent Shrub  
Desert Spoon  
Red Yucca  
Dwarf Bougainvillea  
5 gal



16 Ground Cover  
Bush Morning Glory  
Desert Verbena  
Angelita Daisy  
1 gal.

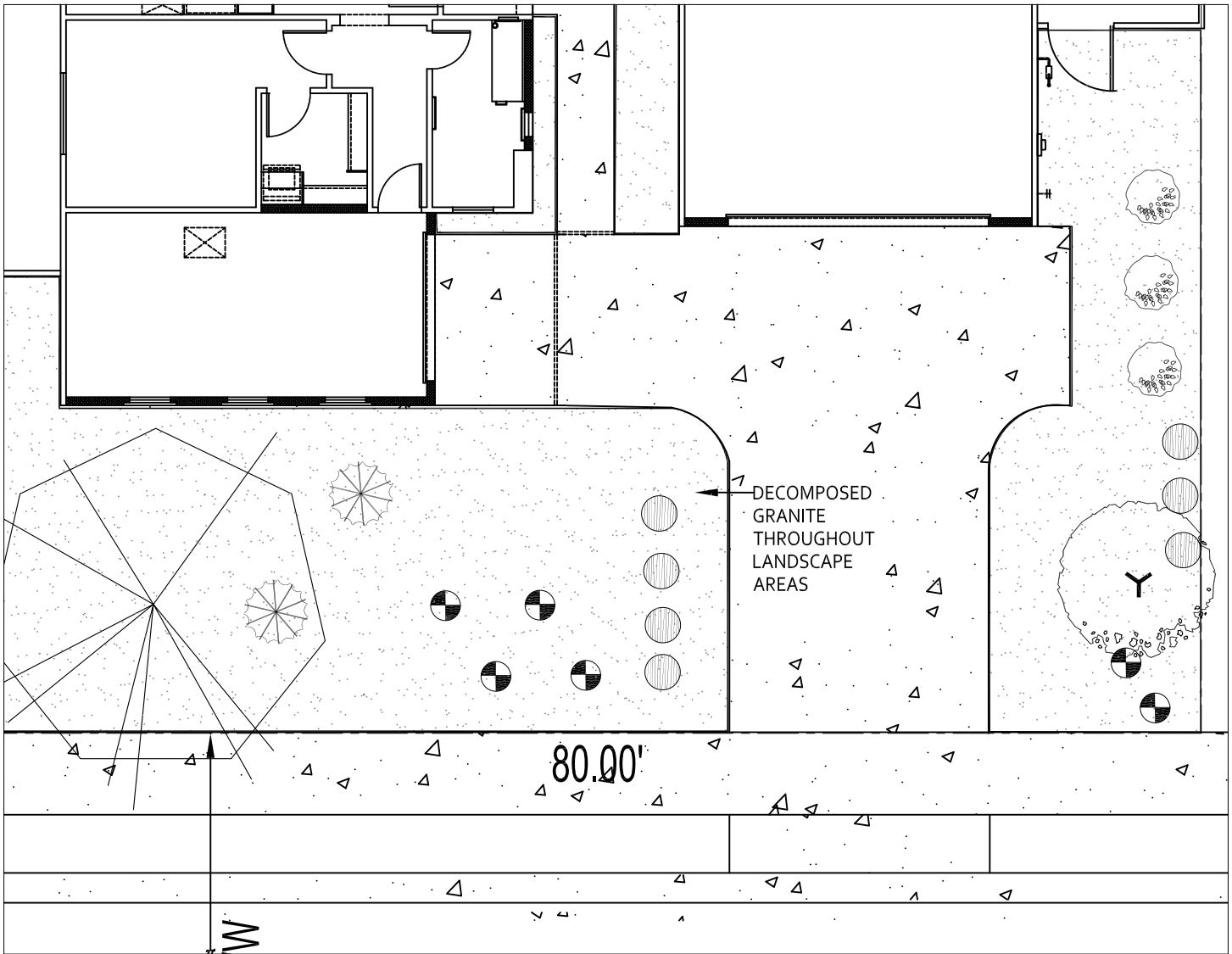
DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

# PLAN 6080 FRONT YARD TYPICAL 3



# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA



Scale 1"=10'-0"

### Legend



1 Desert Shade Tree  
Thornless Mesquite  
Weeping Myall  
24" Box



1 Desert Tree  
Texas Ebony  
Cascalote  
24" Box



5 Desert Shrub  
Bells of Fire  
Mexican Bird of Paradise  
Baja Fairy Duster  
5 gal



2 Desert Accent Shrub  
Desert Spoon  
Red Yucca  
Dwarf Bougainvillea  
5 gal



16 Ground Cover  
Bush Morning Glory  
Desert Verbena  
Angelita Daisy  
1 gal.

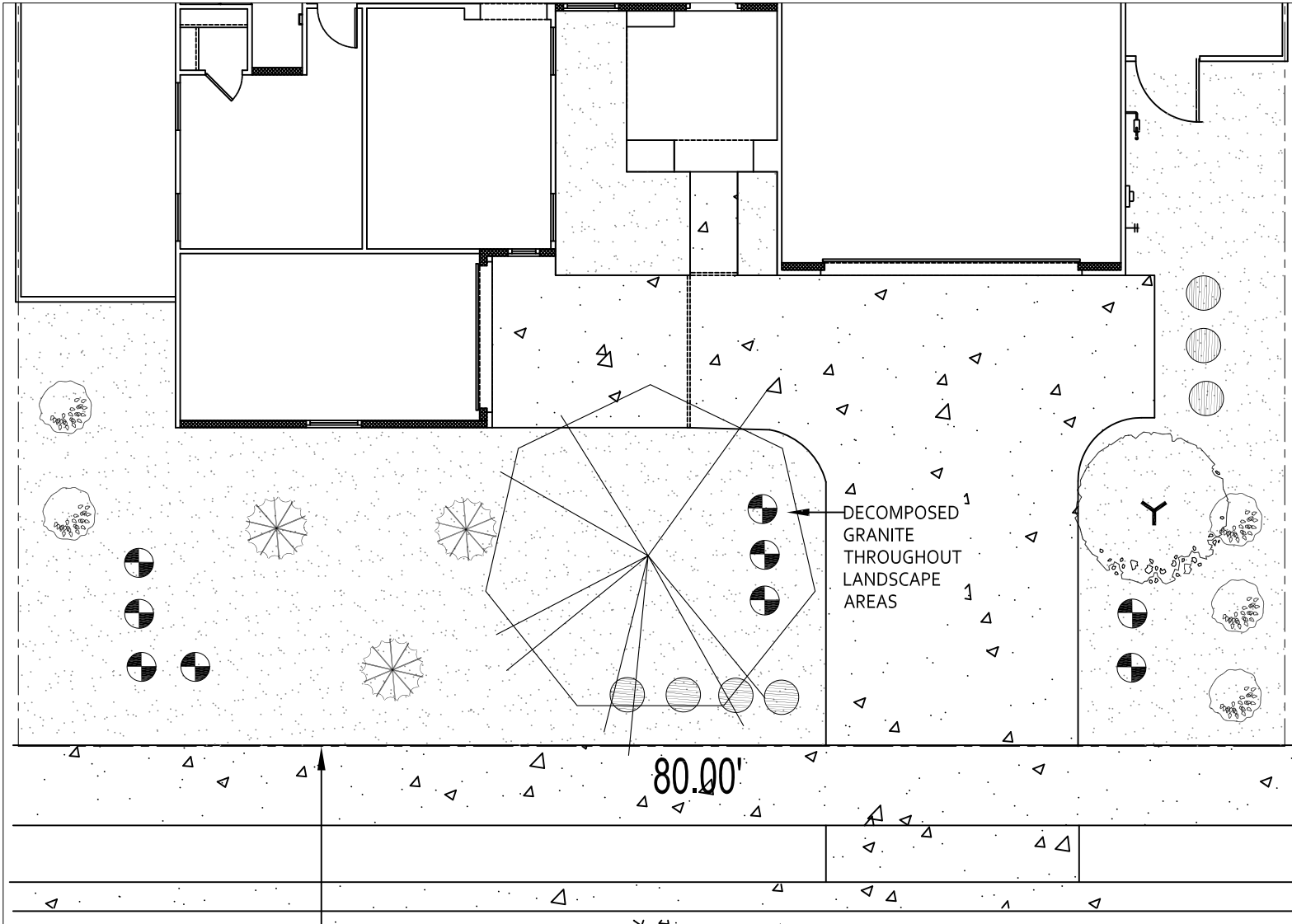
DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palom

## PLAN 6081 FRONT YARD TYPICAL 3



# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA



Scale 1"=10'-0"

**Legend**

	1	Desert Shade Tree Thornless Mesquite Weeping Myall	24" Box		16	Ground Cover Bush Morning Glory Desert Verbena Angelita Daisy	1 gal.
	1	Desert Tree Texas Ebony Cascalote	24" Box				
	5	Desert Shrub Bells of Fire Mexican Bird of Paradise Baja Fairy Duster	5 gal				
	3	Desert Accent Shrub Desert Spoon Red Yucca Dwarf Bougainvillea	5 gal				

DECOMPOSED GRANITE: 3/4" Screened, 2' Depth, Palomino Gold

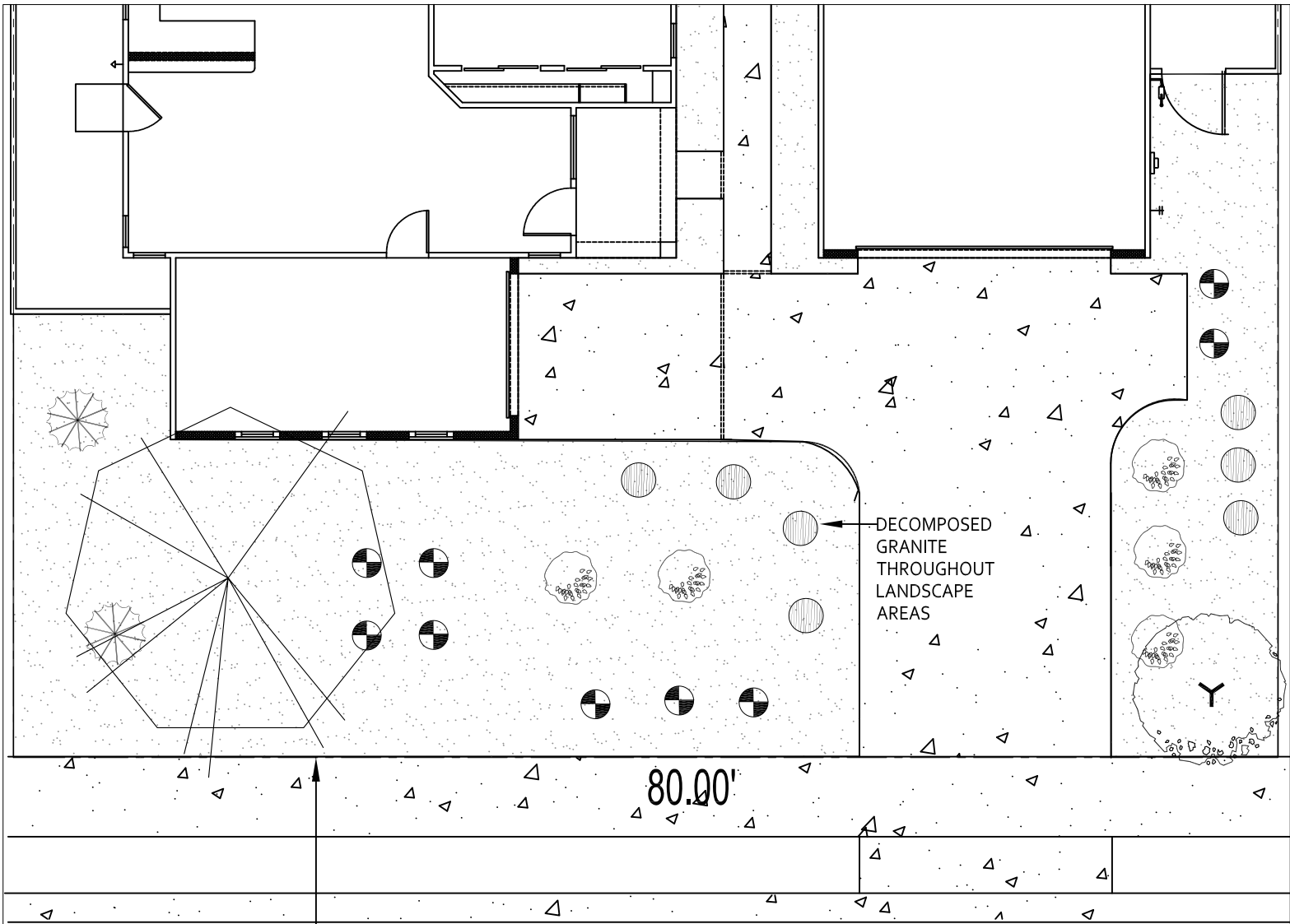
## PLAN 6582 FRONT YARD TYPICAL 3











# OCOTILLO HEIGHTS

QUEEN CREEK, ARIZONA



Scale 1"=10'-0"

### Legend

- |   |   |  |         |   |    |  |        |
|---|---|--|---------|---|----|--|--------|
|  | 1 | Desert Shade Tree<br>Thornless Mesquite<br>Weeping Myall                       | 24" Box |  | 16 | Ground Cover<br>Bush Morning Glory<br>Desert Verbena<br>Angelita Daisy | 1 gal. |
|  | 1 | Desert Tree<br>Texas Ebony<br>Cascalote  | 24" Box |  |    |  |        |
|  | 5 | Desert Shrub<br>Bells of Fire<br>Mexican Bird of Paradise<br>Baja Fairy Duster | 5 gal   |   |    |  |        |
|  | 2 | Desert Accent Shrub<br>Desert Spoon<br>Red Yucca<br>Dwarf Bougainvillea        | 5 gal   |   |    |  |        |
- DECOMPOSED GRANITE: 3/4" Screened, 2" Depth, Palomino Gold

# PLAN 6584 FRONT YARD TYPICAL 3



## Lot Fit Analysis for Lennar at Ocotillo Heights

### Building Setbacks

**Front**..... = 10'/20'  
 \*10' for side entry garages  
 \*20' for front facing garages  
**Rear**..... = 25'  
**Sides**..... = 5' & 10'  
 15' minimum between homes

### R1-9 Max. Lot Coverage

40% Max.  
 5% additional for open air structure

### Notes:

1. No 2-Story homes on corner home sites
2. No same model with the same elev. Side by side or across the street from each other
3. No 2 homes side by side or across the street from each other with the same paint scheme
4. A maximum of 3 homes in a row with the same floor plan,
5. No more than three 2-story homes in a row.
6. no more than three homes in a row will have the same roof massing backing up to Ocotillo Rd.

### Plan Dimensions

Plan 6080..... = 60'-0" X 80'-0" All Elev.  
 Plan 6081..... = 60'-0" X 80'-0" All Elev.  
 Plan 6575..... = 65'-0" X 75'-0" All Elev.  
 Plan 6582..... = 65'-0" X 82'-0" All Elev.  
 Plan 6584..... = 65'-0" X 83'-0" All Elev.

### Legend

**L**..... = Plan fits left driveway only  
**R**..... = Plan fits right driveway only  
**NO**..... = Plan does not fit  
**(1)**..... = Plan does not fit due to depth  
**(2)**..... = Plan does not fit due to width  
**(3)**..... = Lot Restricted to one-story only,  
**(COV)**..... = Plan does not fit due to coverage  
**(X)**..... = Indicates cross lot dig  
45.5% = Exceeds max lot coverage  
 \*..... = R & R required to vertical curb cut.

Lot Information											Plan 6080		Plan 6081		Plan 6575		Plan 6582		Plan 6584	
Lot #	Lot Area	45% Max. Lot Coverage	Front Setback	Lot Type	Sidewalk Ramp	Vertical Curb Cut	Fire Hydrant	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	Plan 6080 (1-Story) Max. Footprint 4,047 S.F.	Fit	Plan 6081 (1-Story) Max. Footprint 4,229 S.F.	Fit	Plan 6075 (1-Story) Max. Footprint 4,065 S.F.	Fit	Plan 6582 (1-Story) Max. Footprint 4,638 S.F.	Fit	Plan 6584 (1-Story) Max. Footprint 4,684 S.F.
81	12,238	5,507	10'/20'	End	-----	-----	-----	-----	-----	-----	R	33.1%	R	34.6%	R	33.2%	R	37.9%	R	38.3%
82	10,808	4,864	10'/20'	-----	-----	-----	Right	-----	-----	-----	Y	37.4%	Y	39.1%	Y	37.6%	Y	42.9%	Y	43.3%
83	10,057	4,526	10'/20'	-----	-----	-----	Left	-----	-----	-----	Y	40.2%	Y	42.1%	Y	40.4%	NO(COV)	46.1%	NO(COV)	46.6%
84	11,164	5,024	10'/20'	-----	Right	-----	-----	-----	-----	-----	Y	36.3%	Y	37.9%	Y	36.4%	Y	41.5%	Y	42.0%
85	11,523	5,185	10'/20'	-----	Left	-----	-----	-----	-----	-----	Y	35.1%	Y	36.7%	Y	35.3%	Y	40.2%	Y	40.6%
86	10,937	4,922	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	37.0%	Y	38.7%	Y	37.2%	Y	42.4%	Y	42.8%
87	10,935	4,921	10'/20'	Corner	Right	Left	Right	-----	-----	-----	L	37.0%	L	38.7%	L*	37.2%	L	42.4%	L	42.8%
88	12,491	5,621	10'/20'	End	-----	-----	-----	-----	-----	-----	Y	32.4%	Y	33.9%	Y	32.5%	Y	37.1%	Y	37.5%
89	12,907	5,808	10'/20'	Corner	Left	-----	-----	-----	-----	-----	R	31.4%	R	32.8%	R	31.5%	R	35.9%	R	36.3%
90	10,961	4,932	10'/20'	End	-----	Right	-----	-----	-----	-----	R	36.9%	R	38.6%	R*	37.1%	R	42.3%	R	42.7%
91	10,626	4,782	10'/20'	-----	-----	Left	-----	-----	-----	-----	L	38.1%	L	39.8%	L*	38.3%	L	43.6%	L	44.1%
92	10,625	4,781	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
93	10,625	4,781	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
94	10,631	4,784	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.2%	Y	43.6%	Y	44.1%
95	11,547	5,196	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	35.0%	Y	36.6%	Y	35.2%	R	40.2%	R	40.6%
96	12,149	5,467	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.3%	Y	34.8%	Y	33.5%	Y	38.2%	Y	38.6%
97	12,149	5,467	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.3%	Y	34.8%	Y	33.5%	Y	38.2%	Y	38.6%
98	10,781	4,851	10'/20'	End	-----	-----	-----	-----	-----	-----	Y	37.5%	Y	39.2%	Y	37.7%	Y	43.0%	Y	43.4%
99	15,273	6,873	10'/20'	End	-----	-----	-----	-----	-----	-----	Y	26.5%	Y	27.7%	Y	26.6%	Y	30.4%	Y	30.7%
100	21,496	9,673	10'/20'	-----	-----	-----	Left	-----	-----	-----	Y	18.8%	Y	19.7%	Y	18.9%	Y	21.6%	Y	21.8%
101	14,486	6,519	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	27.9%	Y	29.2%	Y	28.1%	Y	32.0%	Y	32.3%
102	13,031	5,864	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	31.1%	Y	32.5%	Y	31.2%	Y	35.6%	Y	35.9%
103	12,254	5,514	10'/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.0%	Y	34.5%	Y	33.2%	Y	37.8%	Y	38.2%

Lot Information											Plan 6080		Plan 6081		Plan 6575		Plan 6582		Plan 6584	
Lot #	Lot Area	45% Max.Lot Coverage	Front Setback	Lot Type	Sidewalk Ramp	Vertical Curb Cut	Fire Hydrant	Elec. Trans.	Elec. Svc.	Cross Dig	Fit	Plan 6080 (1-Story) Max. Footprint 4,047 S.F.	Fit	Plan 6081 (1-Story) Max. Footprint 4,229 S.F.	Fit	Plan 6075 (1-Story) Max. Footprint 4,065 S.F.	Fit	Plan 6582 (1-Story) Max. Footprint 4,638 S.F.	Fit	Plan 6584 (1-Story) Max. Footprint 4,684 S.F.
104	13,504	6,077	10/20'	-----	-----	Left	Right	-----	-----	-----	L	30.0%	L	31.3%	L	30.1%	Y	34.3%	Y	34.7%
105	14,354	6,459	10/20'	-----	-----	Left	-----	-----	-----	-----	L	28.2%	L	29.5%	L*	28.3%	Y	32.3%	Y	32.6%
106	15,859	7,137	10/20'	Corner	Left	Right	-----	-----	-----	-----	R	25.5%	R	26.7%	R*	25.6%	R	29.2%	R	29.5%
107	14,867	6,690	10/20'	Corner	Right	-----	-----	-----	-----	-----	L	27.2%	L	28.4%	L	27.3%	L	31.2%	L	31.5%
108	14,378	6,470	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	28.1%	Y	29.4%	Y	28.3%	Y	32.3%	Y	32.6%
109	14,591	6,566	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	27.7%	Y	29.0%	Y	27.9%	Y	31.8%	Y	32.1%
110	14,741	6,633	10/20'	-----	Left	-----	-----	-----	-----	-----	R	27.5%	R	28.7%	R	27.6%	R	31.5%	R	31.8%
111	14,824	6,671	10/20'	-----	Right	-----	-----	-----	-----	-----	L	27.3%	L	28.5%	L	27.4%	L	31.3%	L	31.6%
112	15,930	7,169	10/20'	End	-----	-----	-----	-----	-----	-----	Y	25.4%	Y	26.5%	Y	25.5%	Y	29.1%	Y	29.4%
113	12,703	5,716	10/20'	Corner	Right	-----	Right	-----	-----	-----	L	31.9%	L	33.3%	L	32.0%	L	36.5%	L	36.9%
114	11,171	5,027	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	36.2%	Y	37.9%	Y	36.4%	Y	41.5%	Y	41.9%
115	10,792	4,856	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	37.5%	Y	39.2%	Y	37.7%	Y	43.0%	Y	43.4%
116	10,793	4,857	10/20'	End	-----	-----	Left	-----	-----	-----	R	37.5%	R	39.2%	R	37.7%	R	43.0%	R	43.4%
117	10,977	4,940	10/20'	End	-----	-----	-----	-----	-----	-----	L	36.9%	L	38.5%	L	37.0%	L	42.3%	L	42.7%
118	11,275	5,074	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	35.9%	Y	37.5%	Y	36.1%	Y	41.1%	Y	41.5%
119	14,680	6,606	10/20'	End	-----	-----	-----	-----	-----	-----	Y	27.6%	Y	28.8%	Y	27.7%	Y	31.6%	Y	31.9%
120	11,388	5,125	10/20'	Corner	Right	Left	-----	-----	-----	-----	L	35.5%	L	37.1%	L*	35.7%	L	40.7%	L	41.1%
121	15,504	6,977	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	26.1%	Y	27.3%	Y	26.2%	Y	29.9%	Y	30.2%
122	16,465	7,409	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	24.6%	Y	25.7%	Y	24.7%	Y	28.2%	Y	28.4%
123	15,129	6,808	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	26.7%	Y	28.0%	Y	26.9%	Y	30.7%	Y	31.0%
125	10,894	4,902	10/20'	End	-----	-----	-----	-----	-----	-----	L	37.1%	L	38.8%	L	37.3%	L	42.6%	L	43.0%
126	10,625	4,781	10/20'	-----	-----	-----	Left	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
128	10,612	4,775	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.9%	Y	38.3%	Y	43.7%	Y	44.1%
129	10,612	4,775	10/20'	Corner	Left	Right	-----	-----	-----	-----	R	38.1%	R	39.9%	R*	38.3%	R	43.7%	R	44.1%
130	10,625	4,781	10/20'	Corner	Right	-----	-----	-----	-----	-----	L	38.1%	L	39.8%	L	38.3%	L	43.7%	L	44.1%
131	10,625	4,781	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
132	10,625	4,781	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
133	10,625	4,781	10/20'	-----	-----	-----	Left	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
134	10,625	4,781	10/20'	End	-----	-----	Right	-----	-----	-----	Y	38.1%	Y	39.8%	Y	38.3%	Y	43.7%	Y	44.1%
135	10,132	4,559	10/20'	End	-----	-----	-----	-----	-----	-----	Y	39.9%	Y	41.7%	Y	40.1%	NO(COV)	45.8%	NO(COV)	46.2%
136	12,472	5,612	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	32.4%	Y	33.9%	Y	32.6%	Y	37.2%	Y	37.6%
137	12,472	5,612	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	32.4%	Y	33.9%	Y	32.6%	Y	37.2%	Y	37.6%
138	12,516	5,632	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	32.3%	Y	33.8%	Y	32.5%	Y	37.1%	Y	37.4%
139	12,556	5,650	10/20'	Corner	Left	-----	-----	-----	-----	-----	R	32.2%	R	33.7%	R	32.4%	Y	36.9%	Y	37.3%
141	11,999	5,400	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.7%	Y	35.2%	Y	33.9%	Y	38.7%	Y	39.0%
143	12,000	5,400	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	33.7%	Y	35.2%	Y	33.9%	Y	38.7%	Y	39.0%
144	11,618	5,228	10/20'	-----	-----	Right	-----	-----	-----	-----	R	34.8%	R	36.4%	R*	35.0%	R	39.9%	R	40.3%
145	10,431	4,694	10/20'	End	-----	Right	-----	-----	-----	-----	R	38.8%	R	40.5%	R*	39.0%	R	44.5%	R	44.9%
146	10,178	4,580	10/20'	End	-----	Left	-----	-----	-----	-----	L	39.8%	L	41.6%	L*	39.9%	NO(COV)	45.6%	NO(COV)	46.0%
147	10,413	4,686	10/20'	-----	-----	Right	Left	-----	-----	-----	R	38.9%	R	40.6%	R*	39.0%	R	44.5%	R	45.0%
148	10,413	4,686	10/20'	-----	-----	-----	Right	-----	-----	-----	Y	38.9%	Y	40.6%	Y	39.0%	Y	44.5%	Y	45.0%
149	10,413	4,686	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.9%	Y	40.6%	Y	39.0%	Y	44.5%	Y	45.0%
150	10,482	4,717	10/20'	-----	-----	-----	-----	-----	-----	-----	Y	38.6%	Y	40.3%	Y	38.8%	Y	44.2%	Y	44.7%

151	11,081	4,986	10/20'	Corner	-----	-----	Left	-----	-----	-----	R	36.5%	R	38.2%	R	36.7%	R	41.9%	R	42.3%
-----	--------	-------	--------	--------	-------	-------	------	-------	-------	-------	---	-------	---	-------	---	-------	---	-------	---	-------