



Requesting Department:  
Development Services

**TO: PLANNING AND ZONING COMMISSION**

**FROM: BRETT BURNINGHAM, PLANNING ADMINISTRATOR; CHRISTINE SHEEHY, PRINCIPAL PLANNER**

**RE: Discussion and Possible Approval of Case P17-0150 “West Park Estates Preliminary Plat”, a request from Sean Lake, Pew and Lake, for approval of a Preliminary Plat for 117 lots on approximately 51 acres located at the northeast and northwest corners of the 196<sup>th</sup> Street alignment and Ocotillo Road.**

**DATE: June 13, 2018**

**STAFF RECOMMENDATION**

Staff recommends approval of P17-0150 “West Park Estates Preliminary Plat”, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to recommend approval of P17-0150 “West Park Estates Preliminary Plat”, subject to the Conditions of Approval outlined in this report

**RELEVANT COUNCIL GOALS**



Secure Future

**SUMMARY**

This proposal consists of a request by Sean Lake, Pew and Lake, for approval of a Preliminary Plat for 117 lots on approximately 51 acres located at the northeast and northwest corners of the 196<sup>th</sup> Street alignment and Ocotillo Road immediately south of the new Mansel Carter Oasis Community Park that is currently under construction. The Applicant is proposing 117 lots ranging in size from 7,475 square feet to 37,572 square feet at a density of 2.28 du/gross acre or 2.96 du/net acre.

## HISTORY

May 31, 1990:	The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43 (1 du/ac).
April 11, 2018	Planning Commission voted to approve affiliated rezoning PAD Case P17-0149.
May 2, 2018	Town Council voted to approve affiliated rezoning PAD Case P17-0149.

## PROJECT INFORMATION

<b>West Park Estates</b>	
Project Name	West Park Estates Preliminary Plat
Site Location	At the NEC and NWC of the 196 <sup>th</sup> Street alignment north of Ocotillo Road.
Current Zoning	R1-7, R1-12 and R1-18 /Planned Area Development (PAD)
General Plan Designation	Medium Density Residential (MDR) 0-3 dwelling units per gross acre. Recently adopted 2018 General Plan Update designation is Neighborhood.
Surrounding Zoning Designations:	
North	R1-43 (Mansel Carter Oasis Community Park)
South	Ocotillo Road and R1-43 (La Princesa Ranchitos)
East	R1-35/PAD (Emans Estates) and R1-43 (Sun Valley Farms)
West	R1-35 (Arroyo De La Reina) and R1-43 (LDS Church)
Gross Acreage	51.2 Acres
Total Lots/Units	117
Proposed Density	2.28 dwelling units/ gross acre; 2.96 dwelling units/net acre
Open Space Acreage:	
Provided	R1-7 21.2% (3.45 ac.); R1-12 and R1-18 13.8% (4.18 ac.)
Required	R1-7 20% (3.25 ac.); R1-12 and R1-18 7.5% (2.27 ac.)
Active Open Space Acreage:	
Provided	R1-7 (1.07 ac.); R1-12 and R1-18 (1.15 ac.)
Required	R1-7 (.98 ac.) R1-12 and R1-18 (.34 ac.)

## DISCUSSION

This proposal consists of a request by Sean Lake, Pew and Lake, for approval of a Preliminary Plat for 117 lots on approximately 51 acres located at the northeast and

northwest corners of the 196<sup>th</sup> Street alignment and Ocotillo Road immediately south of the new Mansel Carter Oasis Community Park that is currently under construction. The Applicant is proposing 117 lots ranging in size from 7,475 square feet to 37,572 square feet at a density of 2.28 du/gross acre or 2.96 du/net acre.

The recently adopted 2018 General Plan Update designation is Neighborhood. The previous General Plan designation for this Property was Medium Density Residential (MDR) (0-3 du/ac). The subject Property is zoned R1-7, R1-12 and R1-18 /Planned Area Development (PAD). See attached Zoning Map. The proposed Preliminary Plat is in conformance with both General Plan designations and the zoning for the site.

One of the proposed access roads to the new Mansel Carter Oasis Community Park is through the extension of 196<sup>th</sup> Street (four lanes), which splits the proposed West Park Estates development in two parts. Larger R1-18 and R1-12 lots are proposed on the west side of 196<sup>th</sup> Street with the R1-18 lots and a small neighborhood park adjacent to the existing R1-35 and R1-43 zoned lots. On the east side of 196<sup>th</sup> Street, R1-18 lots are proposed adjacent to the R1-35 existing lots with R1-12 and R1-7 lots proposed adjacent to the existing Church of Jesus Christ of Latter Day Saints (LDS church) building. R1-12 lots are proposed along Ocotillo Road and R1-7 lots are proposed along most of the northern border of the proposed project adjacent to the Mansel Carter Oasis Community Park. See attached Development Plan.

The Applicant is proposing three (3) lot sizes to create diversity within the project. Modified development standards were approved via rezoning case P17-149 for the R1-7, R1-12 and R1-18 zoning districts. For the R1-7 district, the Lot Width was reduced from 70-feet to 65-feet and the Minimum Lot area was increased from 7,000 square feet to 7,475 square feet. The R1-12 Minimum Lot Area was reduced from 12,000 square feet to 11,390 square feet, with reductions to the Minimum Lot Width from 100-feet to 85 feet. In both cases, the more narrow lot widths are offset by increases in lot depth of 14 feet for the R1-12 district and at least an additional 15 feet or more for the R1-7 district. For the R1-18 district the Applicant limited the homes to one story and increase the Minimum Lot Area from 18,000 square feet to 18,450 square feet. In addition, the Applicant limited the height of homes in the R1-12 district adjacent to Ocotillo Road to one story in height.

The Applicant is proposing 196<sup>th</sup> Street as a landscaped boulevard connecting Ocotillo Road with the Community Park to the north. The boulevard contains a landscaped median with 8-foot sidewalks on either side of the street that connect to other pathways throughout the proposed development. An 8-foot multi-use trail is also proposed along the east side of 196<sup>th</sup> Street that will connect to the proposed 8-foot multi-use trail along Ocotillo Road.

Three neighborhood parks with ramadas and seating are proposed within the project. Two of the parks have tot lot playgrounds. In the proposed park, at the northwest corner of the property, a large open active turfed area is included. Also, a long linear park is proposed along the northern portion of the project as a buffer to the more intense activities of the Community Park to the north.

Project entry monument features are proposed on both sides of 196<sup>th</sup> Street at Ocotillo Road. These entry monuments feature weathered steel panel signs that are attached to a beam stemming from a twelve foot high decorative column enclosed in a landscape planter. Complementary project theme walls are proposed that use similar materials as the entry monuments. The theme wall contains smooth face CMU with a wide decorative band of slump block and concrete columns. View fencing, with similar materials, is also proposed that contains steel pickets, CMU and concrete columns.

**GENERAL ANALYSIS**

**General Plan Review:** The recently adopted 2018 General Plan Update designation is Neighborhood. The previous General Plan designation for this Property was Medium Density Residential (MDR) (0-3 du/ac). The Preliminary Plat at 2.28 du/gross acre complies with both the previous and current General Plan densities.

**Zoning Review:** The current zoning designation of the property is zoned R1-7 (Urban Development Type A), R1-12 (Suburban Development Type B) and R1-18 (Suburban Development Type B) with a Planned Area Development (PAD) overlay. The Applicant received zoning approval to modify the development standards for the R1-7, R1-12 and R1-18 zoning districts. For the R1-7 district, the Minimum Lot width was reduced from 70-feet to 65-feet and the Minimum Lot area was increased from 7,000 square feet to 7,475 square feet. The R1-12 district Minimum Lot Area was reduced from 12,000 square feet to 11,390 square feet, with reductions to the Minimum Lot Width from 100-feet to 85 and 95-feet. In both cases, the more narrow lot widths are offset by increases in lot depth of 14 feet for the R1-12 district and at least an additional 15 feet or more for the R1-7 district. For the R1-18 district the Applicant is proposing to restrict all homes to single story and increase the Minimum Lot Area from 18,000 square feet to 18,450 square feet. For the lots zoned R1-12 along Ocotillo Road they are also restricted to single story homes.

The approved changes to the dimensional standards for each zoning district are listed below in bold type:

PAD Zoning District Proposed Modifications

	R1-7	<b>R1-7/PAD Proposed</b>	R1-12	<b>R1-12/PAD Proposed</b>	R1-18	<b>R1-18/PAD Proposed</b>
Min. Lot Area (sq. ft.)	7,000	<b>7,475</b>	12,000	<b>11,390</b>	18,000	<b>18,450</b>
Min. Lot Width (ft.)	70	<b>65</b>	100	<b>85</b>	120	120
Maximum Height	30	30	30	<b>30(1)</b>	30	<b>1 Story</b>

**1. Home adjacent to Ocotillo Road are restricted to 1 story.**

**Adequate Public Facilities:** In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the Applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project. Appropriate internal circulation and improvements to the existing arterial streets are provided. The Town of Queen Creek will be the potable water and waste water service provider for the property. The Applicant will also participate in providing traffic signal cost sharing as specified in the Conditions of Approval. The Applicant has executed an agreement with the Queen Creek Unified School District for a voluntary donation.

**Engineering, Utilities and Transportation Review:** The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have been added to address both Engineering, Utilities and Transportation requirements for this project.

**Landscape / Open Space Review:** A total of 7.63 acres of open space is provided, which includes both Passive and Active Area Open Space. For the R1-7 proposed zoned area, a total of 20% (3.25 acres) open space is required, 21.2% (3.45 acres) is provided. For the areas proposed to be zoned R1-12 and R1-18, 7.5% (2.27 acres) of open space is required, 13.8% (4.18 acres) is provided. A portion of the Open Space is required to be active. In the R1-7 zoning district 1.07 acres of active open space is provided. In the R1-12 and R1-18 zoning district a total of 1.15 acres of open space is provided. The amenities provided within these open space areas that are described in the section above meet the Zoning Ordinance requirements.

**Wall/Fencing Plan and Entry feature:** The development is proposed to be surrounded by a decorative theme wall and columns. The theme wall contains smooth face CMU with a wide decorative band of slump block and concrete columns. The primary entrance on Ocotillo Road includes enhanced primary entry monuments as described above. The walls, fences and entry features meet the Zoning Ordinance and Design Standards requirements.

**CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. In addition to the homes in the proposed R1-18 zoning district, all the homes adjacent to the north side of Ocotillo Road, proposed to be zoned R1-12, shall be restricted to one (1) story in height.
3. "No Parking" signs shall be provided on 196<sup>th</sup> Street adjacent to the Tract K Park.
4. The developer shall work with the Town to install a traffic signal at 196<sup>th</sup> Street and Ocotillo Road. The details for the traffic signal and oversized 196<sup>th</sup> Street roadway

requested by the Town will be addressed in a Development Agreement between the Town and the property owner. The Development Agreement shall be approved by the Town Council prior to a Preliminary Plat approval.

5. The developer shall coordinate and obtain approval from the Queen Creek Irrigation District including any required approvals from the Federal Bureau of Reclamation for any and all work within the existing 50 foot Bureau of Reclamation Easement.
6. Wastewater system improvements within the proposed development shall be connected to the Town's sewer collection system per the Town's design standards.
7. Development of this property will require an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). Obtaining a CAWS may be accomplished by transferring a current CAWS, converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS.
8. In conjunction with obtaining a CAWS, the development will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR.

## **ATTACHMENTS**

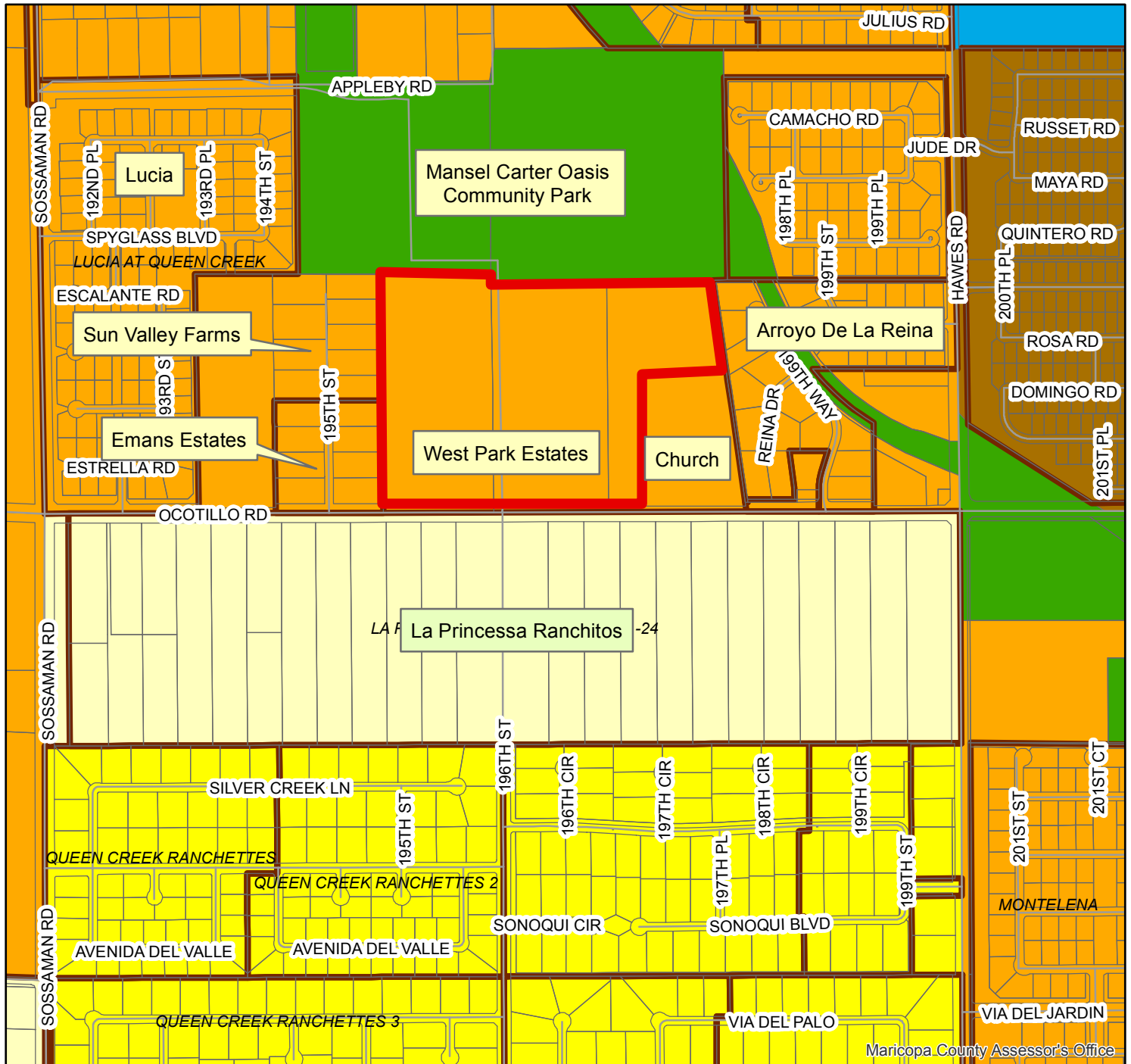
1. West Park Estates Aerial Photo
2. General Plan Exhibit
3. Zoning Map Exhibit
4. West Park Estates Development Plan
5. West Park Estates PAD Narrative dated March 26, 2018
6. West Park Estates Open Space Plan & Trails Master Plan
7. West Park Estates Wall Plans
8. West Park Estates Landscape Plans
9. West Park Estates Preliminary Plat
10. Queen Creek Unified School District Donation Agreement



# Project Name: West Park Estates General Plan Exhibit

Case Number: P17-0150

Hearing Date: June 13, 2018 (Planning Commission)



## General Plan Land Use

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





**CURRENT ZONING EXHIBIT**



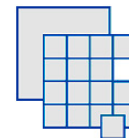
**DEVELOPMENT PLAN**

## **DEVELOPMENT PLAN**

West Park Estates  
**Preliminary Plat**  
May 10, 2018



*Submitted by:*



**Pew & Lake, P.L.L.C.**  
Real Estate and Land Use Attorneys

Sean B. Lake  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
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*On behalf of:*

*Ocotillo 30 LLC and Ocotillo 19 LLC*

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## Introduction

Pew & Lake, PLC, on behalf of Ocotillo 30 LLC and Ocotillo 10 LLC, is pleased to submit this narrative statement in support of the preliminary plat application being submitted to the Town of Queen Creek for West Park Estates. The project site is approximately 51.2 acres located north of Ocotillo Rd and a half mile east of Sossaman Road at the 196<sup>th</sup> St alignment, further identified as Maricopa County APN's 304-93-966, 304-68-008K and 304-68-008T and shown below:

Figure 1 Project Vicinity Map



## Development Request

The following development approval is being requested from the Town of Queen Creek with this formal application:

- ❖ **Preliminary Plat** for the subdivision of approximately 51.2 acres into 117 single-family residential lots.

## Site Background & Context

The property is on the north side of Ocotillo Road, half way between Sossaman and Hawes Roads. The Town of Queen Creek's Community Park, known as West Park, is located directly north of the project site. To the immediate east of the site is a church and a few lots from Arroyo De La Reina. To the immediate west are Emans Estates and Sun Valley Farms, both single-family one-acre lot subdivisions.

South of Ocotillo are the La Princessa Ranchitos, which are roughly six-acre lots each. This subdivision was approved by and recorded with Maricopa County in 1978; however, the majority

of the development of these lots with single-family homes occurred in subsequent years (circa late 1990's). West Park is designated one of the Town's three *active* parks. West Park Estates will serve as a gateway to this beautiful new park. The development of this project, at this location, is of a great benefit to the Town as it inherently generates an increase of park users that are directly within walking distance of the amenity. It also has the benefit of providing "more eyes" and on-going natural surveillance of the park having a residential community as its neighbor.

Figure 2 Surrounding Zoning Map



### Existing General Plan Designation & Zoning Classification

The project lies in the Medium Density Residential land use classification. As stated in the Town of Queen Creek General Plan, the Medium Density Residential (MDR) Land Use Classification's purpose is to *"respond to growth and development trends... [and] the need to provide a variety of lots and house sizes within the Town."* West Park Estates offers the needed housing variety for the Town within close proximity to not only the Town's West Park community park but the Town of Queen Creek's Town Center, which is less than a mile to the east. This project site is also consistent with the desired location of this type of development pattern which is the more northwest quadrant of the Town's planning area.

The property was recently rezoned to a Planned Area Development (PAD) with underlying zoning of R1-7, R1-12 and R1-18. The preliminary plat is consistent with the zoning.

## Development Plan

West Park Estates consists of just over 51 acres developed and subdivided into 117 lots in a unique fashion that complements the existing abutting uses, offering a significant diversity of lot sizes within a single project of this scale.

The single-family lot sizes will range in size from 7,475 square feet to over 36,000 square feet. Lots of at least 25,200 square feet and larger, are located along the project's periphery, providing a transition from the acre lots that exist on the east and west property boundaries. Residential lots of approximately 11,400 to 12,825 square feet in size are located on the west and southern portions of the project and 18,000 square foot lots along Ocotillo.

West Park Estates is a single-family development with lot sizes comparable and fully compatible with the developments in the immediate and surrounding area. As described, the site layout has been designed with a "horseshoe buffer" of large lots along the project perimeters, with slightly smaller lots interior to the community. This attentive design offers an effective transition from the adjacent, large one-acre lot ranchette style development to the more traditional single-family suburban residential subdivision.

## Project Theme & Entry

West Park Estate's distinctive entry, which also serves as a secondary gateway to West Park (community park), has 196<sup>th</sup> Street is flanked with unique elevated entry monument signs (TAB 3). The weathered steel panel signs are attached to a beam stemming from a twelve foot high decorative column that is located within an enclosed landscaped planter. A landscaped boulevard runs the length of 196<sup>th</sup> Street with rich landscaping and meandering sidewalks that lead to West Park and throughout the community. No parking will be permitted along 196<sup>th</sup> Street.

## Landscape, Open Space & Amenities

Roughly 7.63 acres of the project area is dedicated open space (TAB 4). Despite the Town of Queen Creek West Park's immediate proximity, the community still offers three private (neighborhood) parks with amenities, distributed throughout the development. The three neighborhood parks will have ramadas and seating, and two of the sites have tot lot playgrounds. The park in the northwest corner has a substantial amount of turf associated with that activity



area. Meandering pathways provide pedestrian connectivity and interconnected linkages throughout not only West Park Estates, but to the Town park to the north.

A generous landscaped setback at the northern property line will offer additional buffering from the more intense area of the West Park (community park) parking lot, which will host a variety of active sporting events at the adjacent lighted ball fields. In addition, Town development standards for open space and active open space are fully met with the West Park Estates subdivision and as demonstrated on the preliminary plat and landscape plans.

#### Walls & Fencing Plan

Just as unique as the entry monument feature, the complementary project walls use similar materials as the entry monuments. The theme wall, consisting of smooth face CMU, with a wide decorative band of slump block and concrete columns not more than 150 feet on center are located along the northern and southern project perimeters and other side yards throughout the development. The decorative view wall will be along lot side and rear yards that abut the open space as shown on the master wall plan. The view fencing is a combination of nearly two feet high steel picket with four and a half feet high smooth face CMU block and slump block. The view fencing also has concrete columns.

#### Property Maintenance

West Park Estate's common open space and amenity areas will be owned and maintained by a Homeowner's Association (HOA).

#### Phasing

This project is anticipated to be constructed and completed all at once.

#### Housing Product

Housing product will be reviewed and approved by the Design Review with the Town. Due to the offering of different lot sizes, it is known that West Park Estates will consist of a variety of housing product types and options. While the R1-7 lots are likely to be production homes, the larger R1-12 and R1-18 lots are anticipated to be semi-custom home sites.

#### Conclusion

The preliminary plat, grading and drainage plan, and utility plan has been designed in accordance with West Park Estates Planned Area Development and with the Town of Queen Creek's

subdivision standards. The project’s grading and drainage and utility plan is also consistent with the Town’s development standards.

Proposed Utilities & Services

The following table lists the utility providers for West Park Estates subdivision:

Utility	Provider
Water	Town of Queen Creek
Sewer	Town of Queen Creek
Refuse	Town of Queen Creek
Electricity	SRP
Gas	Southwest Gas
Cable	Cox Communications
Telephone	Century Link
Police	Town of Queen Creek
Fire	Town of Queen Creek
School	Town of Queen Creek Unified School District



## Open Space and Trails Plan

**R1-7 OPEN SPACE**

GROSS PARCEL AREA	NET PARCEL AREA
17.91 AC	14.54 AC
REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %
20%	21.0%
REQUIRED OPEN SPACE/ NET AC	PROVIDED OPEN SPACE/ NET AC
2.55 AC	2.45 AC
REQUIRED ACTIVE OPEN SPACE %	PROVIDED ACTIVE OPEN SPACE %
10% REQUIRED OPEN SPACE	20.9%
REQUIRED ACTIVE OPEN SPACE AC	PROVIDED ACTIVE OPEN SPACE AC
0.76 AC	1.07 AC

\*This is an existing parcel and reflects 10% of use. \*Provide data on open space trails as well from aerial or Drones

**R1-12 & R1-18 OPEN SPACE**

GROSS PARCEL AREA	NET PARCEL AREA
22.09 AC	20.02 AC
REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %
7.5 %	12.8 %
REQUIRED OPEN SPACE/ NET AC	PROVIDED OPEN SPACE/ NET AC
0.27AC	4.18 AC
REQUIRED ACTIVE OPEN SPACE %	PROVIDED ACTIVE OPEN SPACE %
10% REQUIRED OPEN SPACE	50.7 %
REQUIRED ACTIVE OPEN SPACE AC	PROVIDED ACTIVE OPEN SPACE AC
0.24 AC	1.13 AC

\*This is an existing parcel and reflects 10% of use. \*Provide data on open space trails as well from aerial or Drones



# WEST PARK ESTATES

## LANDSCAPE CONCEPTUAL PACKAGE

### PRELIMINARY PLAT

#### PROJECT TEAM

##### CLIENT

Falcon Pointe Group, LLC.  
 Contact: Wendell Beck  
 Address: 2733 N. Power Road #102-613  
 Mesa, AZ 85215  
 Phone: 480.807.0527

##### LANDSCAPE ARCHITECT

RVi Planning & Landscape Architecture  
 Contact: Doug Craig, PLA  
 120 S. Ash Avenue  
 Tempe, AZ 85281  
 Mobile: 480-586-2100

##### CIVIL ENGINEERS

Clouse Engineering INC.  
 Contact: Jeffrey Giles  
 Address: 5010 E. Shea Blvd., Suite 110  
 Scottsdale, AZ 85254  
 Mobile: 602.395.9300

##### LANDSCAPE CALCULATIONS

###### STREET FRONTAGE

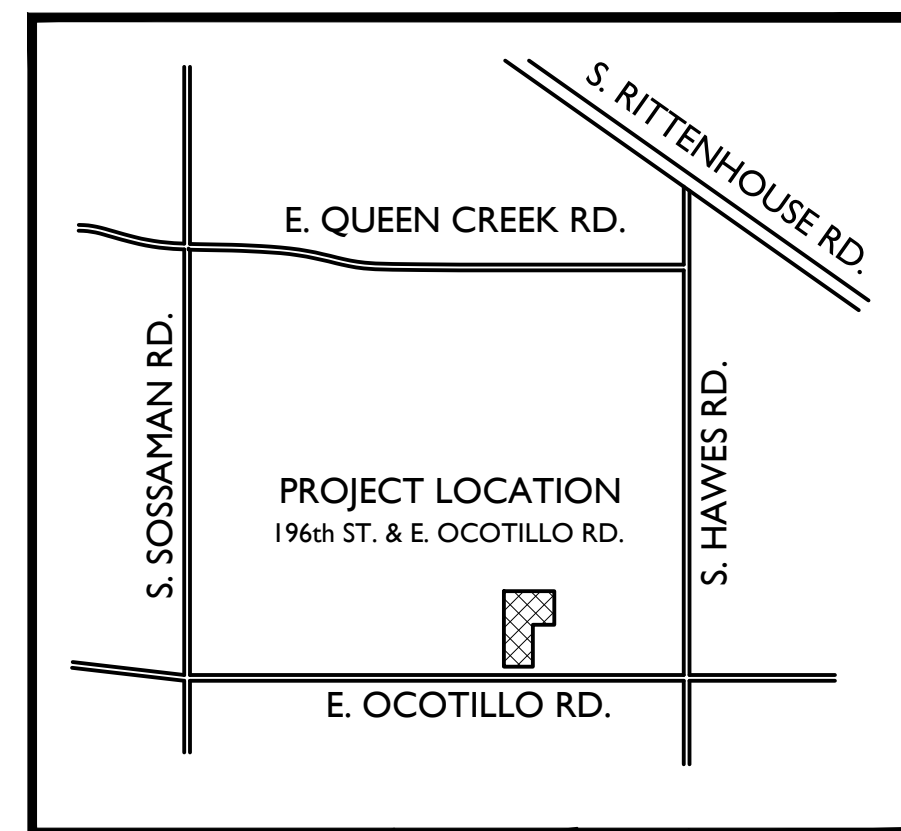
REQUIRED: 1 TREE AND 6 SHRUBS PER 30 L.F.

###### OCOTILLO ROAD

(1478 L.F./ 30) = 49.3 TREES  
 REQUIRED: 50 TREES AND 296 SHRUBS  
 PROVIDED: 54 TREES AND 439 SHRUBS

###### 196TH STREET

(1278 L.F. X 2 SIDES OF THE ROAD) = 2556 L.F.  
 (2556 L.F./30)=85.2 TREES  
 REQUIRED: 85 TREES AND 512 SHRUBS  
 PROVIDED: 870 TREES AND 2119 SHRUBS



##### VICINITY MAP

NOT TO SCALE



#### SHEET INDEX

- L 1.0 - COVER
- L 1.1 - NOTES
- L 1.2 - MATERIALS
- L 2.0 - OVERALL WALL PLAN
- L 2.1 - WALL DETAILS AND SIGNAGE
- L 3.0 - REFERENCE PLAN
- L 3.1 THRU L 3.23 - LANDSCAPE PLAN
- L 4.0 - ILLUSTRATIVE LANDSCAPE PLAN
- L 4.1 THRU L 4.2- AMENITY PLAN

#### SITE CALCULATIONS

##### SITE SUMMARY:

EXISTING ZONING: R1-43  
 PROPOSED ZONING: R1-7,R-12,R-18/P.A.D.  
 GROSS ACRES: 51.2094 AC.  
 TOTAL NUMBER OF LOTS: 117  
 DENSITY: 2.89 LOTS/ GROSS ACRE  
 2.52 LOTS/ NET ACRE  
 ASSESSOR'S PARCEL NO.: 304-93-966, 304-68-008K, 304-68-008I

##### SITE DATA

SITE GROSS AREA: 51.2094 Ac  
 ARTERIAL & COLLECTOR RIGHT OF WAY: 4.73 Ac  
 SITE NET AREA: 38.67 Ac  
 TOTAL NET OPEN SPACE: 7.63 Ac  
 TOTAL ACTIVE OPEN SPACE: 2.22 Ac  
 TOTAL PASSIVE OPEN SPACE: 5.41 Ac

R 1-7 OPEN SPACE CALCULATIONS									
GROSS PARCEL AREA	NET PARCEL AREA	REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %	REQUIRED OPEN SPACE/ NET AC	PROVIDED OPEN SPACE/ NET AC	REQUIRED ACTIVE OPEN SPACE %	PROVIDED ACTIVE OPEN SPACE %	REQUIRED ACTIVE OPEN SPACE AC	PROVIDED ACTIVE OPEN SPACE AC
17.92 AC	16.26 AC	20 %	21.2 %	3.25 AC	3.45 AC	30% OF REQUIRED OPEN SPACE	32.9 %	0.98 AC	1.07 AC

R 1-12 AND R 1-18 OPEN SPACE CALCULATIONS									
GROSS PARCEL AREA	NET PARCEL AREA	REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %	REQUIRED OPEN SPACE/ NET AC	PROVIDED OPEN SPACE/ NET AC	REQUIRED ACTIVE OPEN SPACE %	PROVIDED ACTIVE OPEN SPACE %	REQUIRED ACTIVE OPEN SPACE AC	PROVIDED ACTIVE OPEN SPACE AC
33.29 AC	30.22 AC	7.5 %	13.8 %	2.27 AC	4.18 AC	15% OF REQUIRED OPEN SPACE	50.7 %	0.34 AC	1.15 AC

##### NOTE:

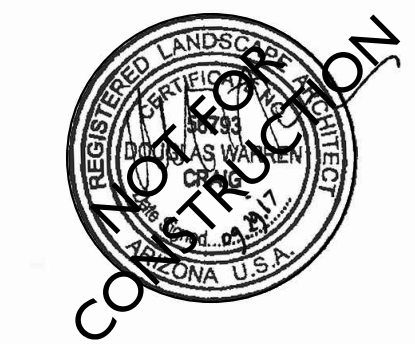
Street Trees and sidewalks are required along both sides of all residential streets including local and collector roads.

#### PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY	
	Acacia farnesiana / Sweet Acacia	24"box	20	
	Casahuate calceolaria 'Smoothie' TM / Casahuate	15 gal.	13	
	Cercidium floridum / Blue Palo Verde	24"box	32	
	Chilopsis linearis 'Loki Adams' / Loki Adams Desert Willow	15 gal	43	
	Frazaricus velutina 'Faz-TeX' / Faz-TeX Ash	24"box	68	
	Prosopis glandulosa 'Thornless AZ' / Thornless Honey Mesquite	24" box	51	
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	24"box	492	
	Agave desmetiana 'Variegata' / Variegated Smooth Agave	5 gal	17	
	Agave ovatifolia / Agave	5 gal.	13	
	Agave parryi 'Estrella' / Estrella Agave	5 gal	14	
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	5 gal	3,678	
	Casahuate gillettii / Yellow Bird of Paradise	5 gal	75	
	Casahuate pulcherrima / Red Bird Of Paradise	5 gal	200	
	Calliandra eriophylla / Pink Fairy Duster	5 gal	203	
	Calliandra x 'Sierra Starr' TM / Sierra Starr	5 gal	262	
	Cordia parvifolia / Little leaf Cordia	5 gal	104	
	Dasylirion longicaule / Toothless Desert Spoon	5 gal	2	
	Dasylirion texanum / Green Desert Spoon	5 gal	19	
	Eremophila hyphozoa / Emu Blue Bell	5 gal	9	
	Eremophila maculata 'Valentine' / Valentine Bush	5 gal	332	
	Euphorbia antrophyllatica / Candlefla Euphorbia	5 gal	69	
	Euphorbia rigida / Gopher Plant	5 gal	128	
	Fouquieria splendens / Occoillo	12 spear	71	
	Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca	5 gal	1,261	
	Lantana montevidensis 'Purple' / Trailing Lantana	1 gal	288	
	Lantana x 'New Gold' / New Gold Lantana	1 gal	936	
	Larrea tridentata / Creosote Bush	5 gal	47	
	Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerbush	5 gal	107	
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 gal	185	
	Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush	5 gal	163	
	Muhlenbergia capillaris 'Regal Mist' TM / Muhy	5 gal	836	
	Nassella tenuissima / Mexican Feathergrass	5 gal	112	
	Pedicularis macrocarpa / Lady's Slipper	5 gal	10	
	Ruellia brittoniana 'Blanca' / Dwarf White Ruellia	5 gal	18	
	Ruellia equisetiformis / Firecracker Plant	5 gal	33	
	Simmondsia chinensis / Jojoba	5 gal	59	
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bell	5 gal	122	
	Tetaneuris acialis / Angelica Daisy	1 gal	1,467	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	Cynodon dactylon 'Midrow' / Bermuda Grass	seed		63,426 sf



120 S. Ash Avenue  
 Tempe, AZ 85281  
 (480) 586-2100



Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA811**  
 Call 811 or click Arizona811.com

**WEST PARK ESTATES**  
 Ocotillo Road and 196th Street  
 Town of Queen Creek, Arizona  
 Preliminary Plat

PROJECT NO.: 16002692  
 DATE: 09/29/2017  
 DRW: SB, BG, JP, LK  
 REV: DC

REVISIONS	DATE
△ 12/7/2017	
△ 01/10/2018	
△ 02/22/2018	
△ 03/08/2018	
△ 05/07/2018	

Cover

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## GENERAL CONSTRUCTION NOTES

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
3. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
4. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
5. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
6. LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
8. CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
9. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
10. REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
11. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
12. COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
13. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
14. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
15. ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
16. IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
17. DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
18. ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
19. CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
20. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
22. ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE 'PROJECT TEAM' LIST ON THIS SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
23. ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
24. SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS OR GOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
25. ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.
26. SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

## GENERAL SCOPE OF WORK

1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
  - A. AESTHETIC FINISH GRADING
  - B. BOULDER PLACEMENT
  - C. INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
  - D. INSTALLATION OF TURF AREAS
  - E. DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
  - F. MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
  - G. MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
  - H. FERTILIZERS AND SOIL AMENDMENTS
  - I. MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
  - J. GUARANTEES
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
  - A. AESTHETIC FINISH GRADING
  - B. BOULDER PLACEMENT
  - C. INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
  - D. INSTALLATION OF TURF AREAS
  - E. DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
  - F. MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
  - G. MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
  - H. FERTILIZERS AND SOIL AMENDMENTS
  - I. MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
  - J. GUARANTEES
3. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
4. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
5. BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, VALVE ACCESS BOXES, ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
7. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS, THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
8. WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY, AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
9. LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
10. MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
11. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.
12. CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEEP OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.
13. SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY AND PART LISTS FOR EACH TYPE OF VALVE, EMITTER, ETC., FURNISHED TO THE ENGINEER/OWNER'S REPRESENTATIVE.

## PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REAPPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL TREES LOCATED WITHIN SIGHT DISTANCE AREAS MUST BE TRIMMED TO 6'-0" CLEARANCE ABOVE FINISHED GRADE.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE EONITED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES/BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

## PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEEDED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.



120 S. Ash Avenue  
Tempe, AZ 85281  
(480) 586-2100



Contact Arizona 811 at least two full working days before you begin excavation



# WEST PARK ESTATES

Ocotillo Road and 196th Street

Town of Queen Creek, Arizona

Preliminary Plat

PROJECT NO.: 16002692

DATE: 09/29/2017

DRW: SB, BG, JP, LK

RVV: DC

REVISIONS
△ 12/7/2017
△ 01/10/2018
△ 02/22/2018
△ 03/08/2018
△ 05/07/2018

Notes

L.I.I

**SITE FURNISHINGS**



LARGE RAMADA (2 LOCATIONS)  
 MANUFACTURER: CLASSIC RECREATION SYSTEM, INC.  
 MODEL #: 24' X 24' DENVER WITH STANDING SEAM ROOF  
 ROOF COLOR: "WEATHERED COPPER"

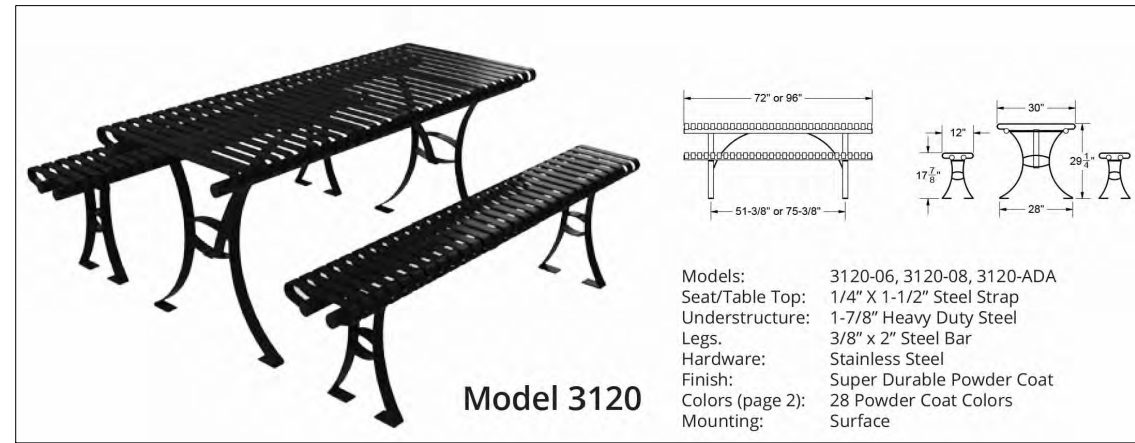
SMALL RAMADA (1 LOCATION)  
 MANUFACTURER: CLASSIC RECREATION SYSTEM, INC.  
 MODEL #: 16' X 16' DENVER WITH STANDING SEAM ROOF  
 ROOF COLOR: "WEATHERED COPPER"



SHADE SAILS OVER PLAYSCAPES  
 MANUFACTURER: USA SHADE & FABRIC STRUCTURES  
 MODEL : 3 POINT SHADE SAIL  
 SAIL COLOR : DESERT SAND  
 POST POWDER COATING: LIGHT IVORY



BBQ GRILL  
 MANUFACTURER: PATTERSON WILLIAMS  
 MODEL #1140-20 (28" x 36") LARGE WITH SHELF  
 COLOR: "BLACK"



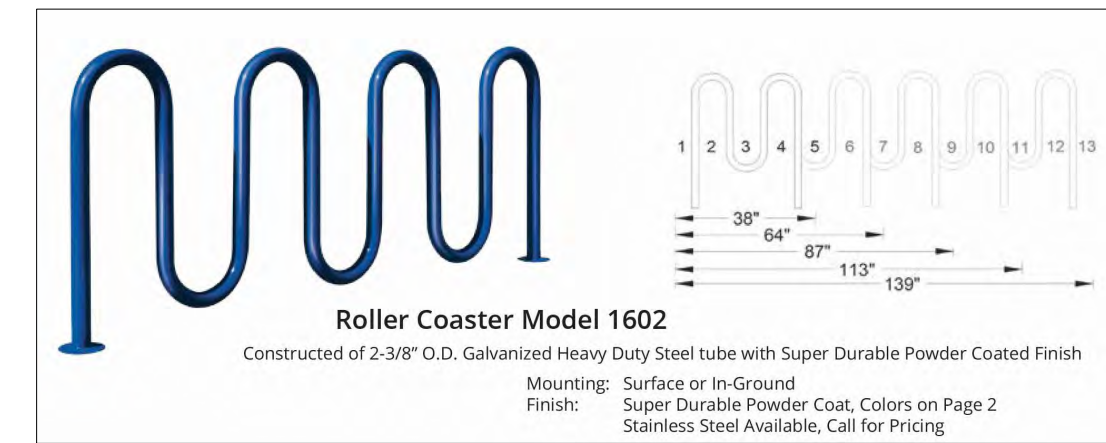
PICNIC TABLE & BENCHES  
 MANUFACTURER: PATTERSON WILLIAMS  
 MODEL: 3120-08  
 COLOR: "BROWN"



BENCHES  
 MANUFACTURER: PATTERSON WILLIAMS  
 MODEL: 3106-08  
 COLOR: "BROWN"



TRASH RECEPTACLE  
 MANUFACTURER: PATTERSON WILLIAMS  
 MODEL: 3150  
 COLOR: "BROWN"



BIKE RACKS  
 MANUFACTURER: PATTERSON WILLIAMS  
 MODEL: 1602-07  
 COLOR: "BROWN"

**PLAYGROUND FEATURES**



PLAYSCAPE  
 MANUFACTURER: LANDSCAPE STRUCTURE  
 MODEL: HERITAGE PIP 7  
 NOTE: NOT ALL ELEMENTS ARE INCLUDED. SEE AMENITY PLAN FOR PLAY ELEMENTS.  
 COLOR: EARTHTONE COLORS TBD



SWING  
 MANUFACTURER: KOMPAN  
 MODEL: DOUBLE BAY, 1 BELT, 1 BASKET

**DECOMPOSED GRANITE**



MANUFACTURER: EXPRESS GRANITE  
 EXPRESS BROWN  
 1/2" SCREENED

NOTE: THIS MATERIAL IS TO BE USED ON ALL D.G. TRAILS.



MANUFACTURER: EXPRESS GRANITE  
 EXPRESS GOLD  
 1/2" SCREENED

NOTES: THIS MATERIAL IS TO BE USED IN ALL LANDSCAPE AREAS.



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**WEST PARK ESTATES**

Ocotillo Road and 196th Street

Town of Queen Creek, Arizona

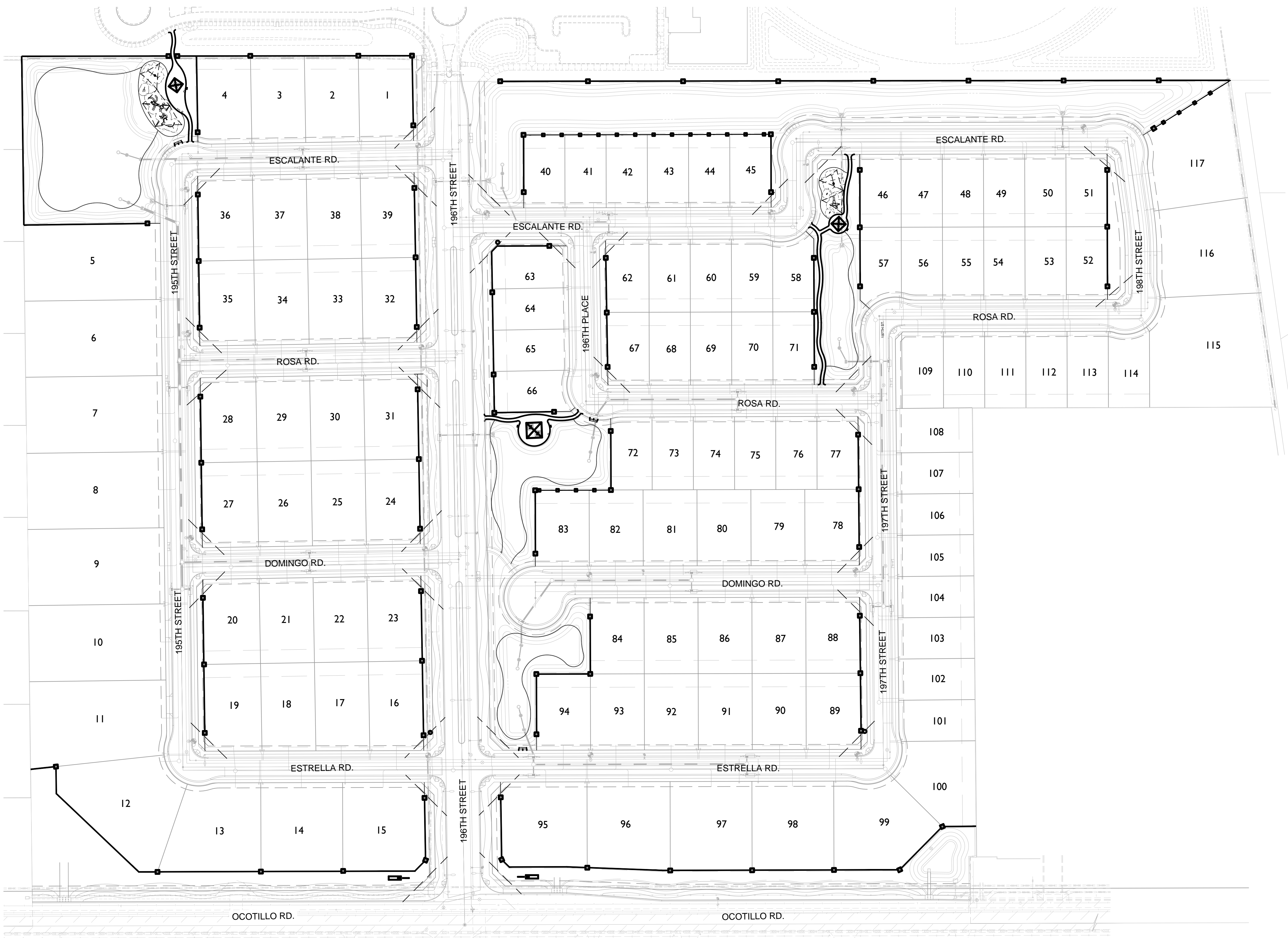
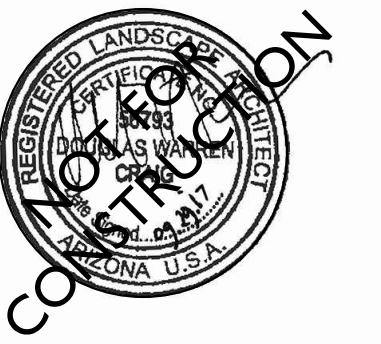
Preliminary Plat

PROJECT NO: 16002692  
 DATE: 09/29/2017  
 DRW: SB, BG, JP, LK  
 RVW: DC




REVISIONS	DATE
△	12/7/2017
△	01/10/2018
△	02/22/2018
△	03/08/2018
△	05/07/2018

Materials

LI.2



**WALL LEGEND**

-  PRIMARY WALL
-  VIEW FENCE
-  COLUMN

**WEST PARK ESTATES**  
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Town of Queen Creek, Arizona  
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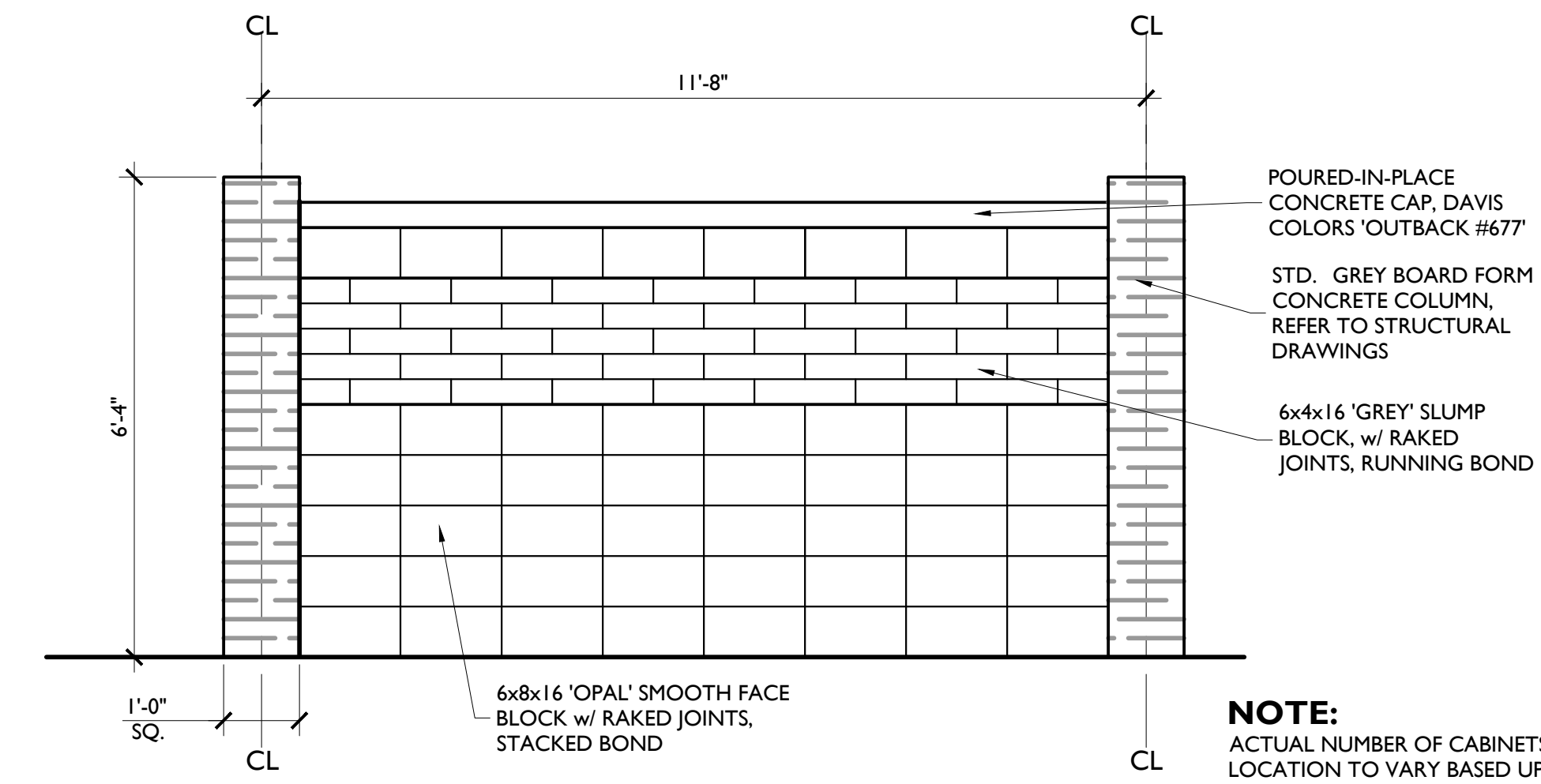
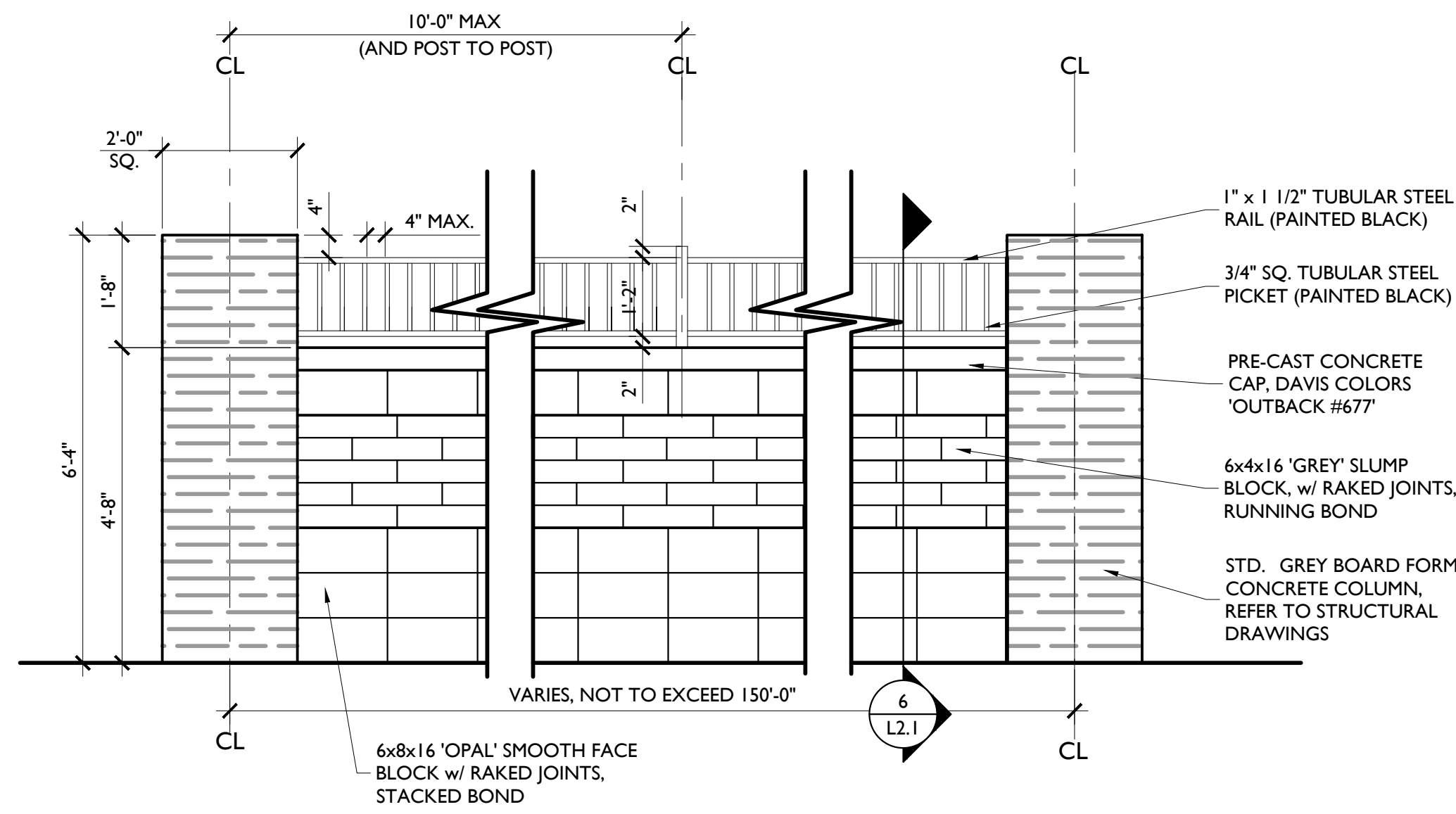
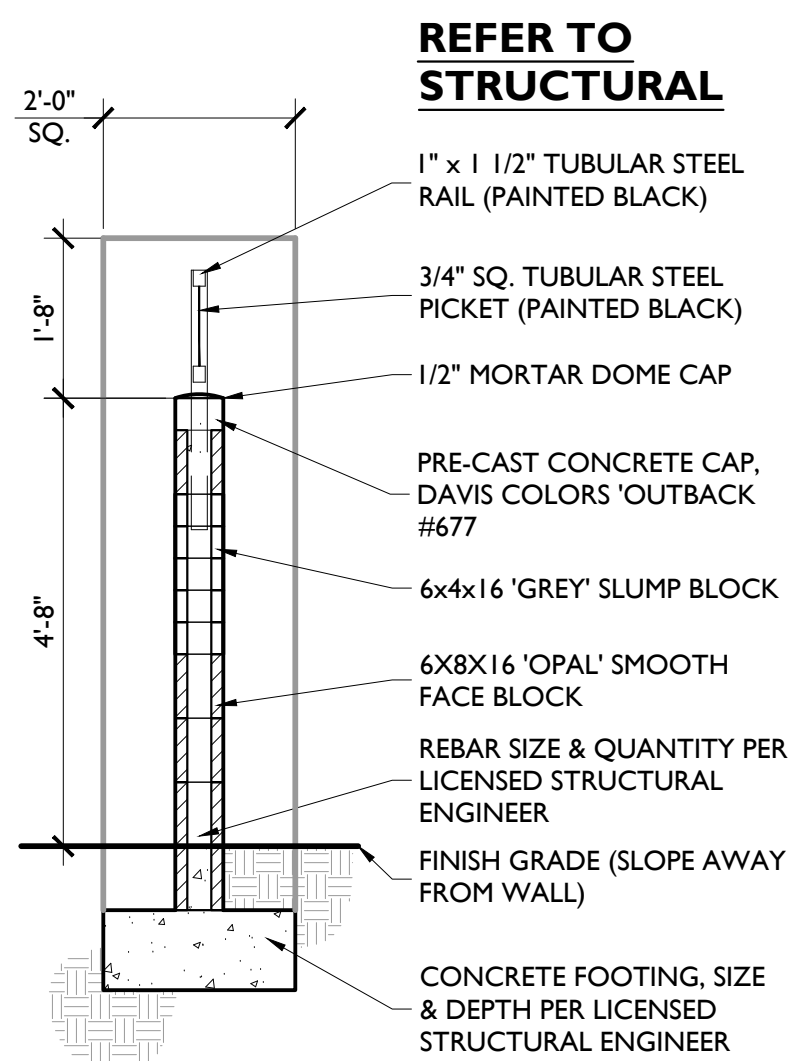
REVISIONS

△	12/7/2017	
△	01/10/2018	
△	02/22/2018	
△	03/08/2018	
△	05/07/2018	

Overall  
Wall Plan

**L2.0**





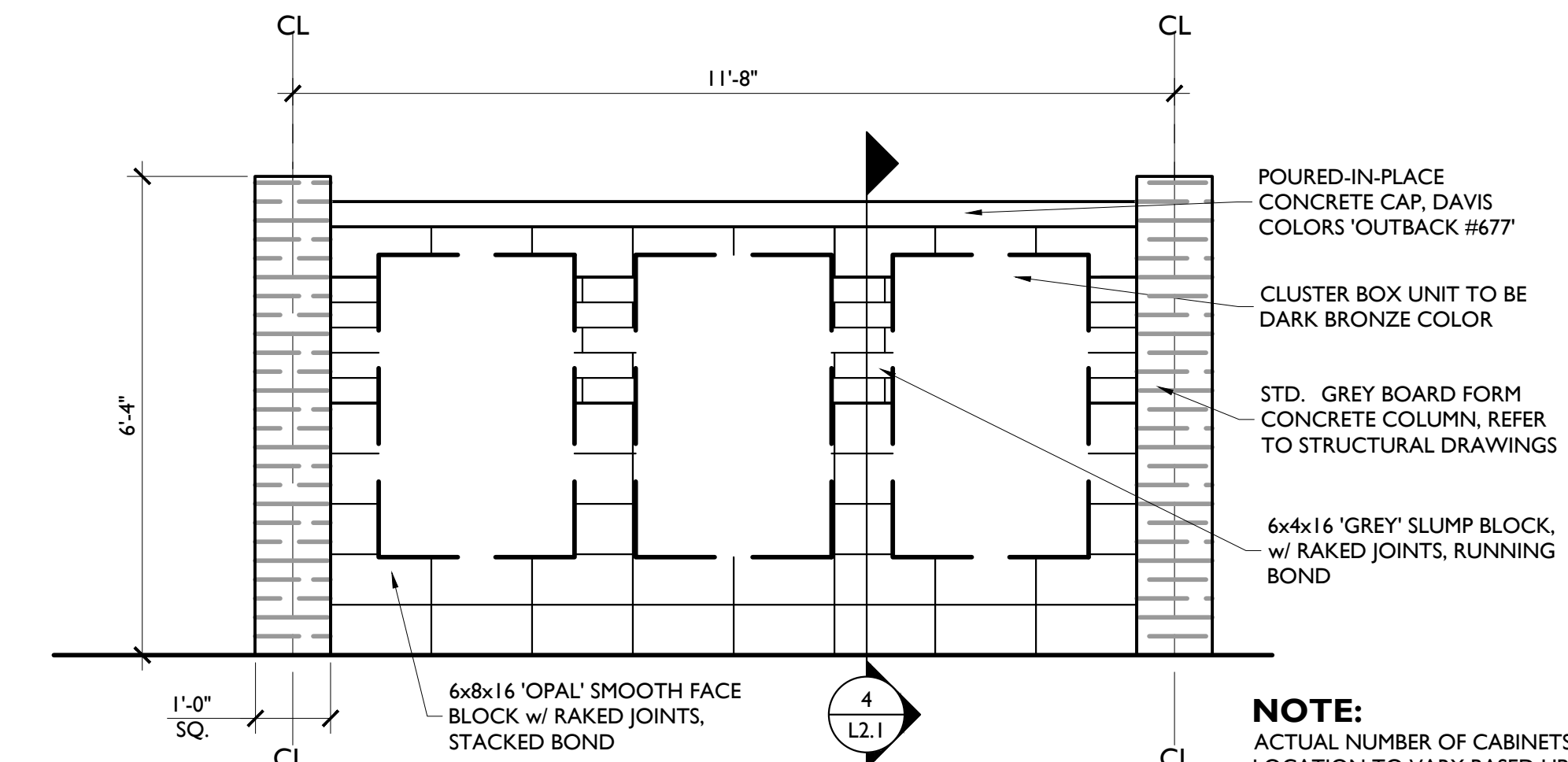
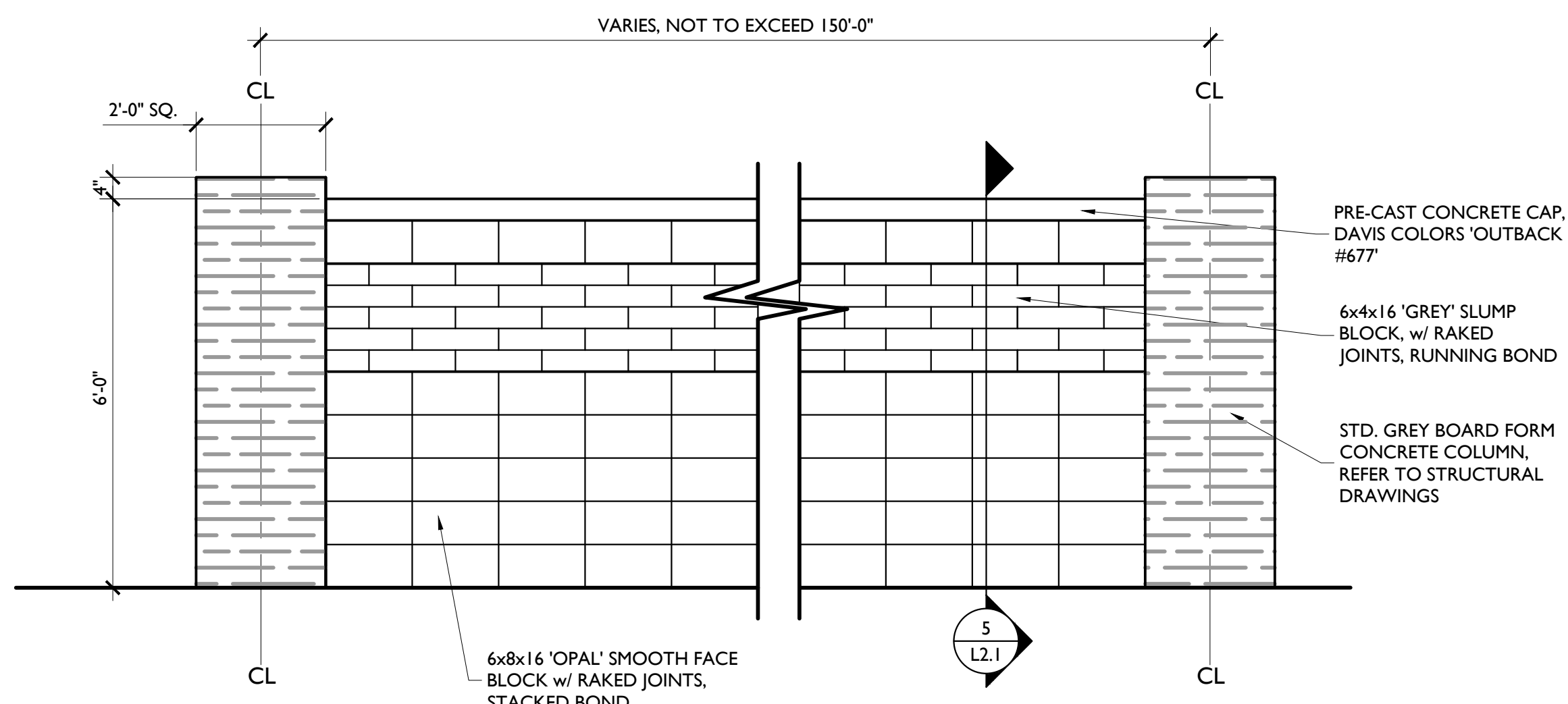
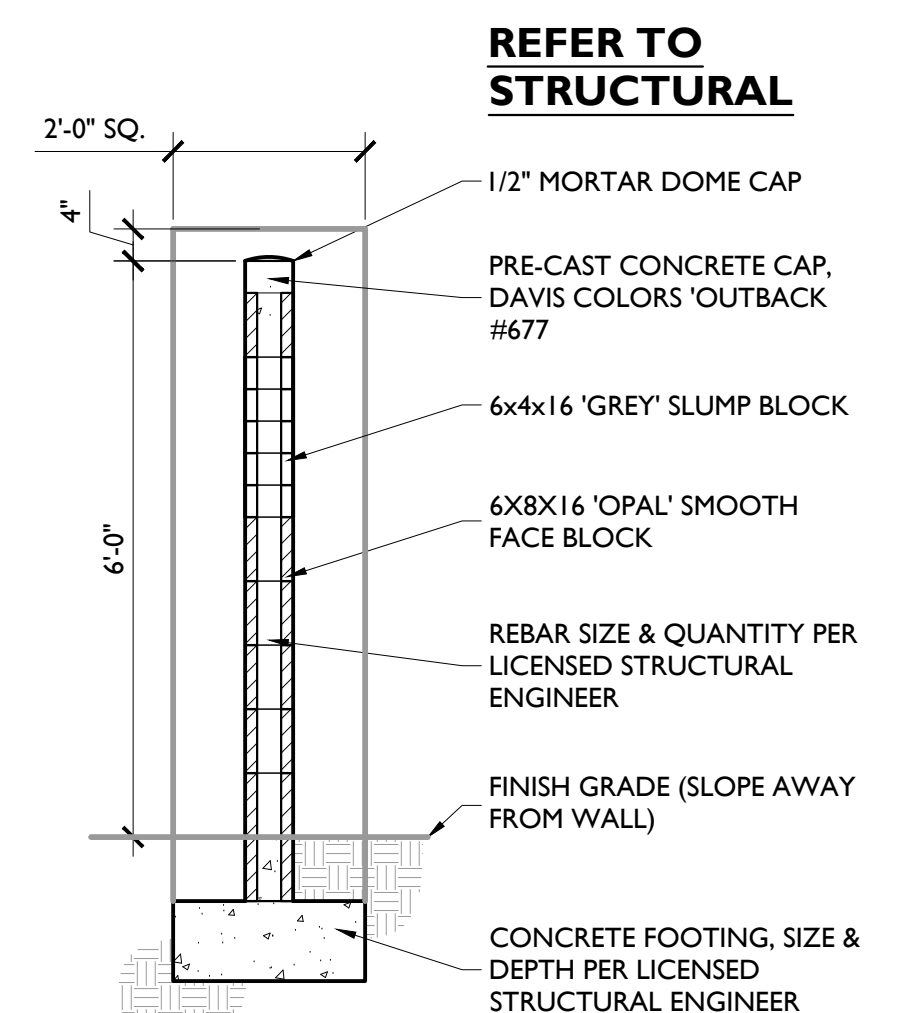
**3 MAIL KIOSK - REAR ELEVATION**

**NOTE:**  
ACTUAL NUMBER OF CABINETS PER LOCATION TO VARY BASED UPON U.S.P.S. APPROVED LOCATIONS.

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

**6 VIEW WALL - SECTION AND ELEVATION**

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



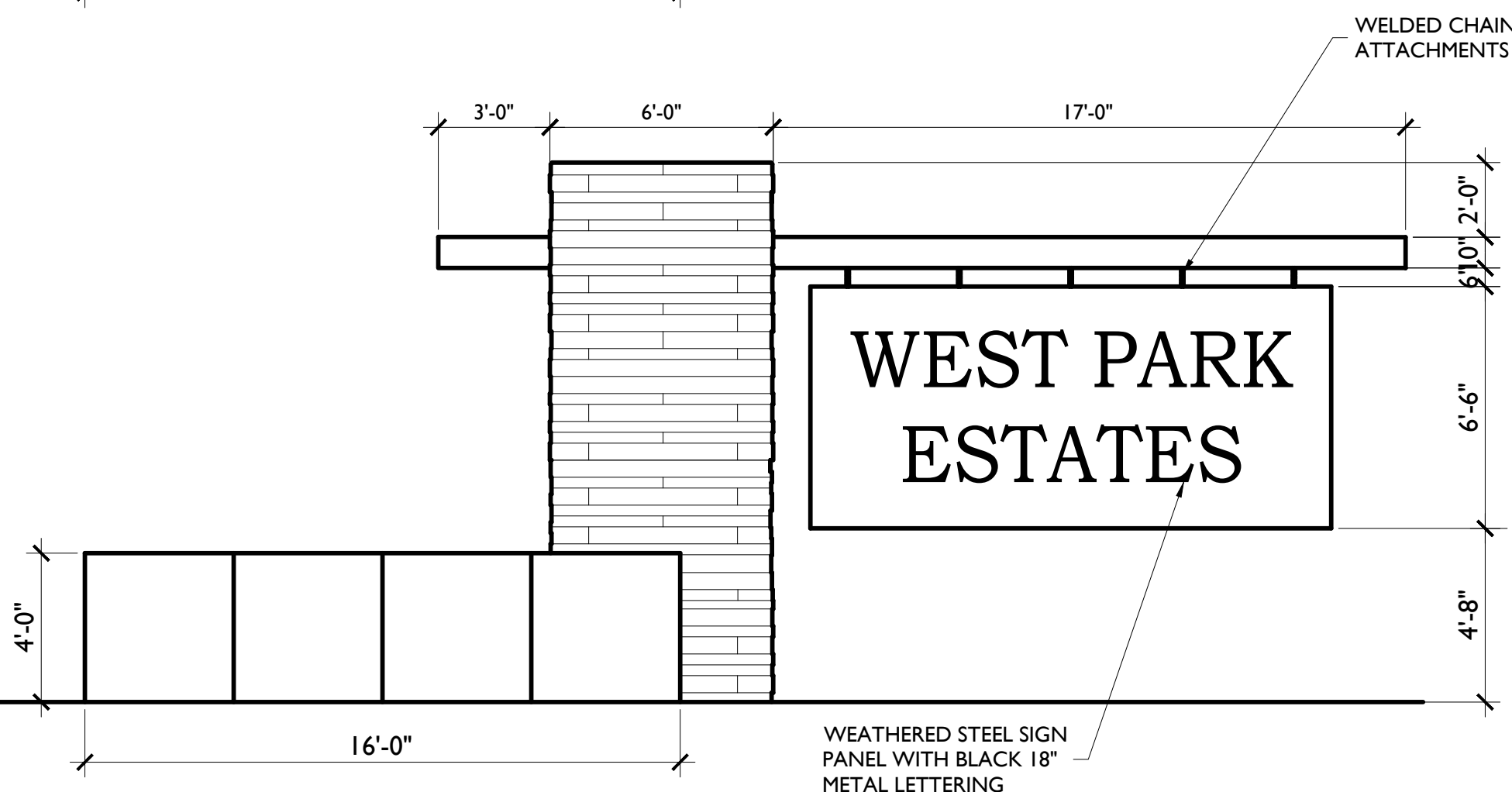
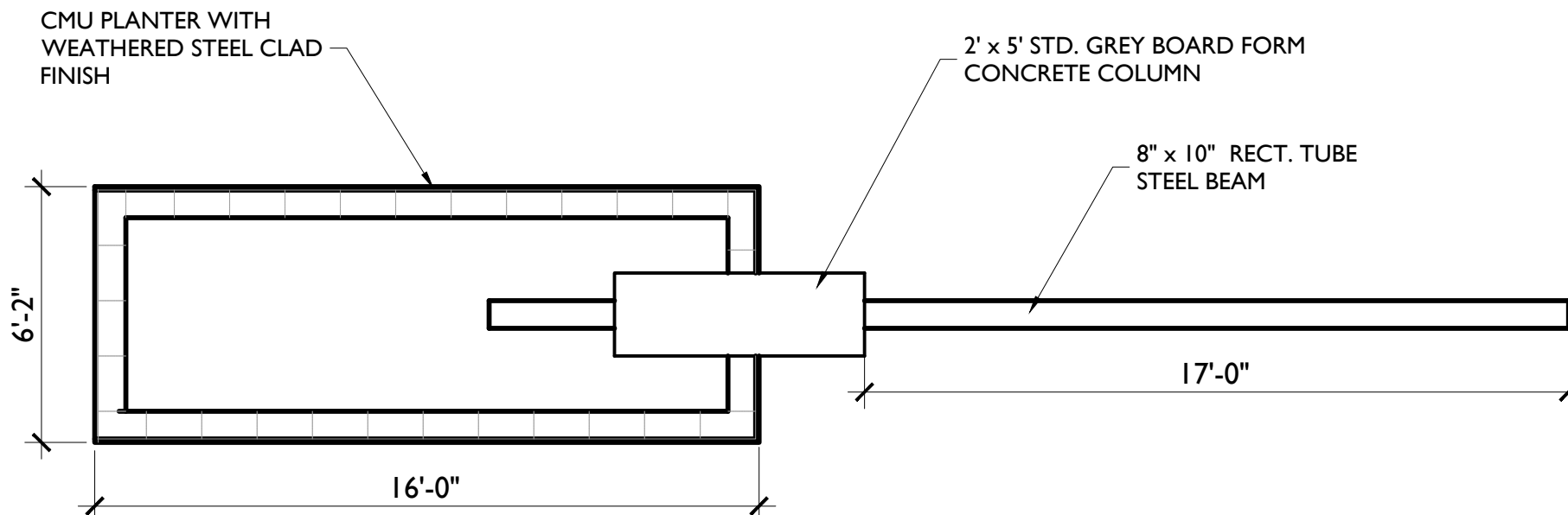
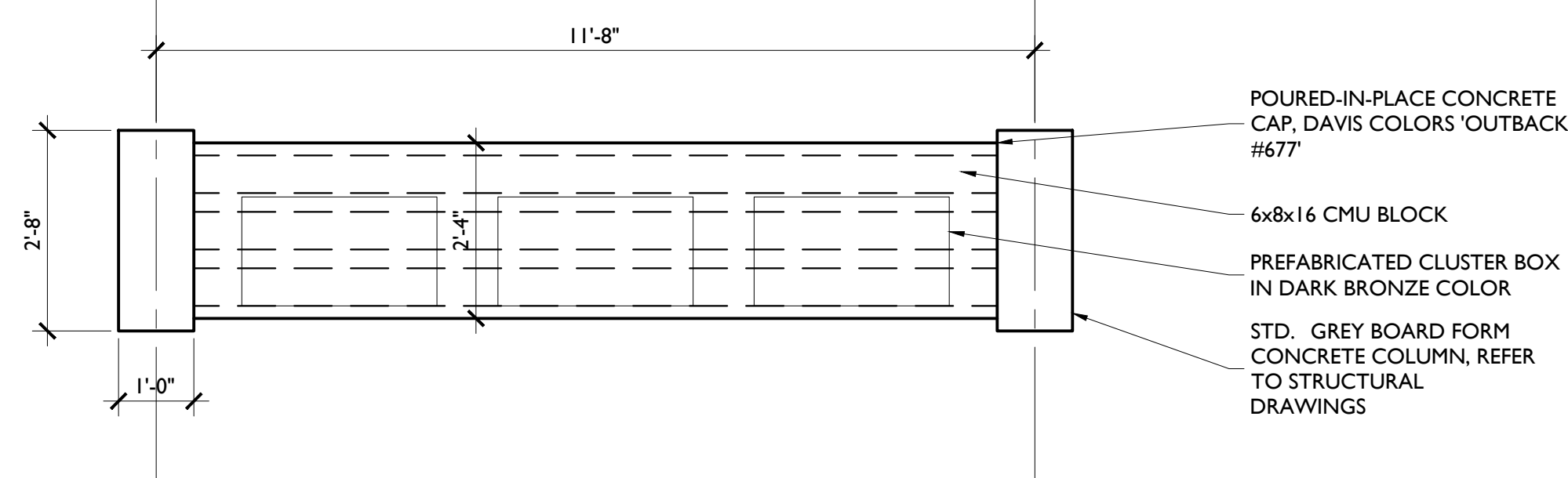
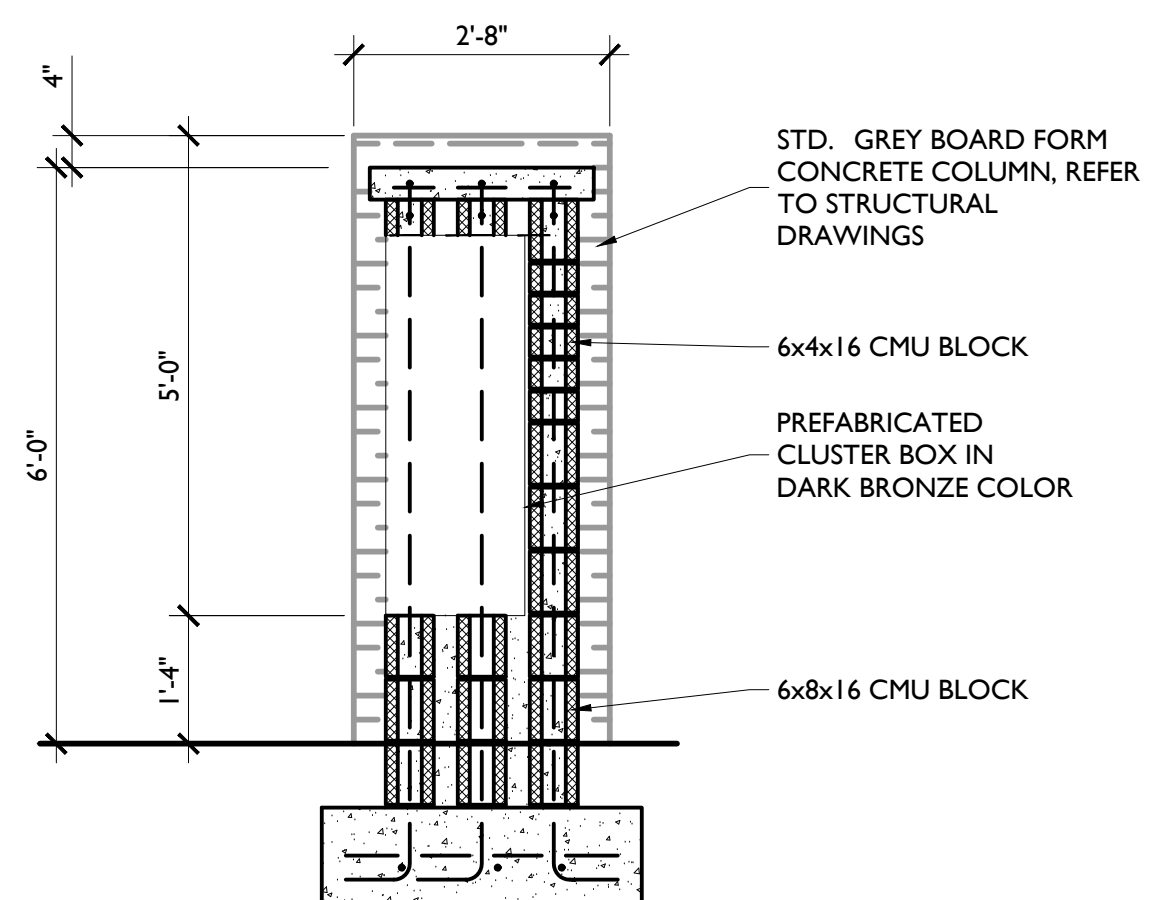
**2 MAIL KIOSK - FRONT ELEVATION**

**NOTE:**  
ACTUAL NUMBER OF CABINETS PER LOCATION TO VARY BASED UPON U.S.P.S. APPROVED LOCATIONS.

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

**5 PRIMARY WALL - SECTION AND ELEVATION**

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

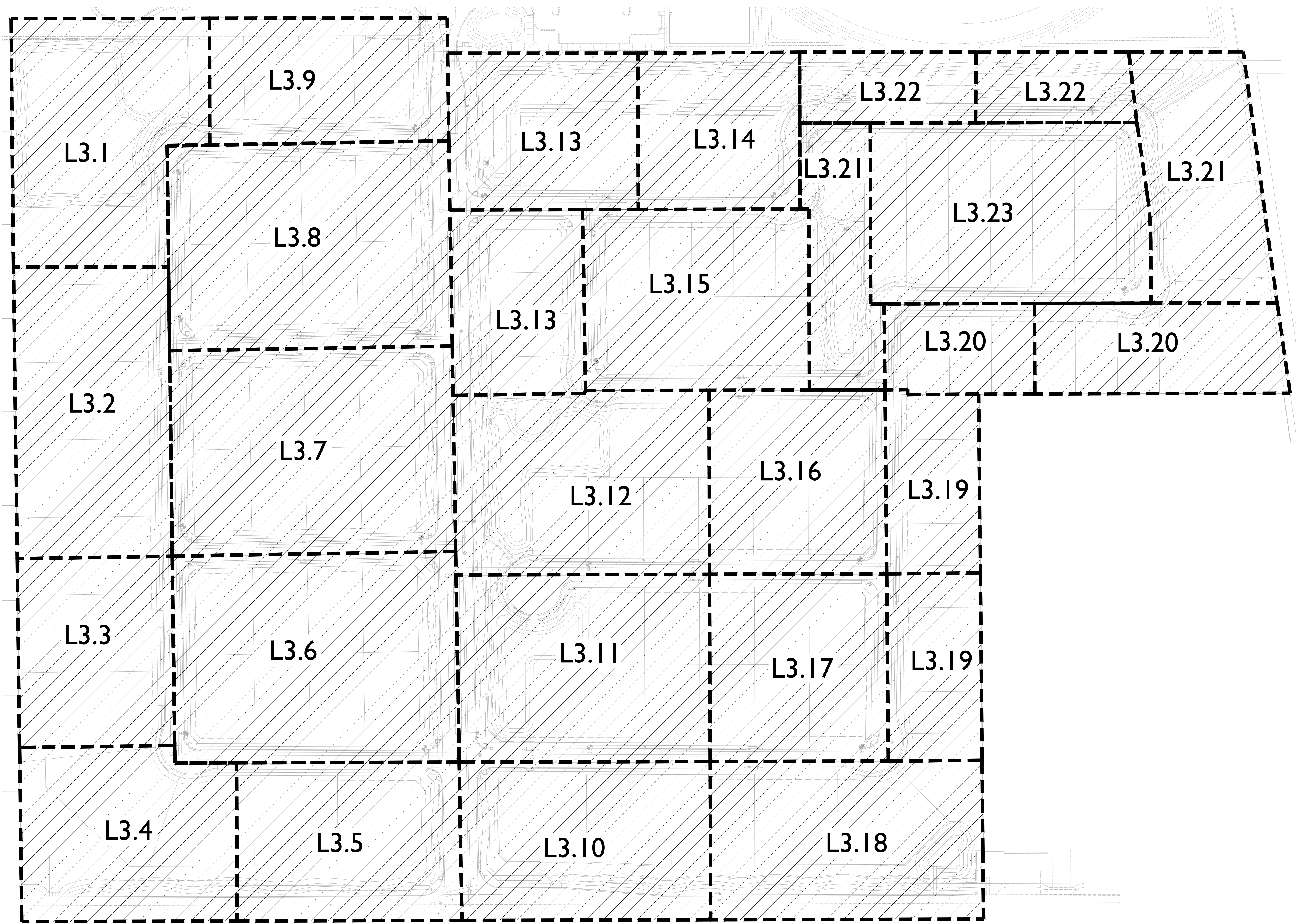


**1 MONUMENT SIGN**

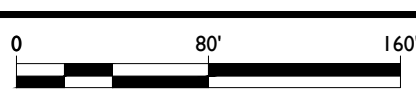
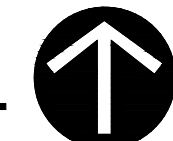
SCALE: 1/4" = 1'-0"

**4 MAIL KIOSK - SECTION AND PLAN VIEW**

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



① REFERENCE PLAN

SCALE: 1" = 80'-0"  
  
  
 NORTH



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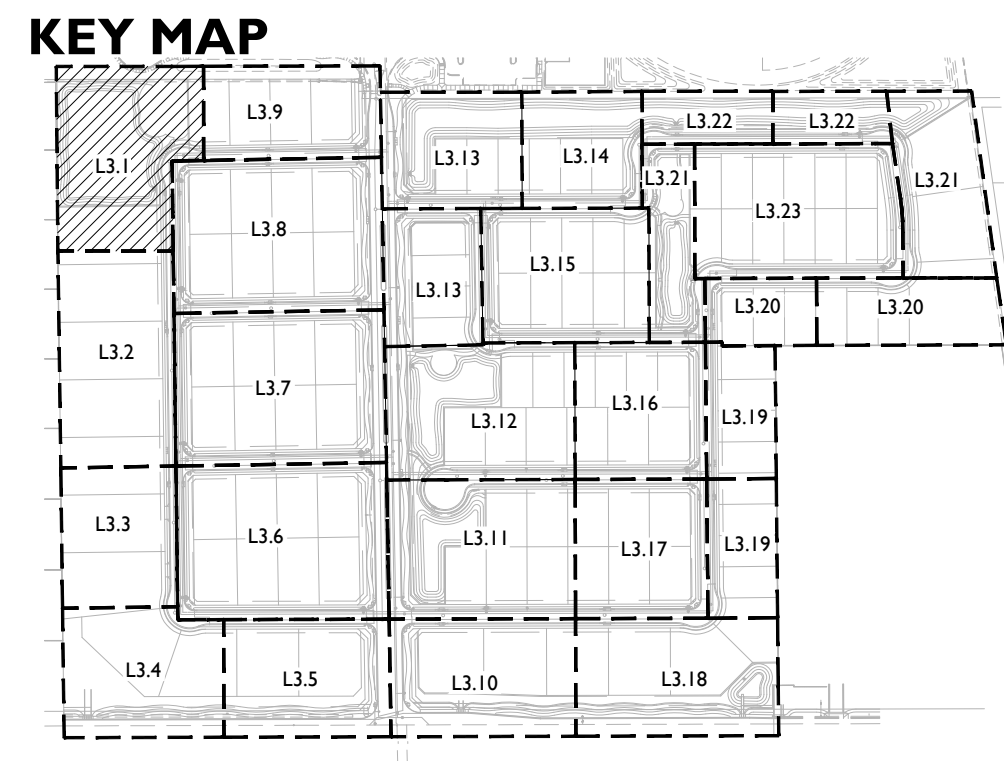
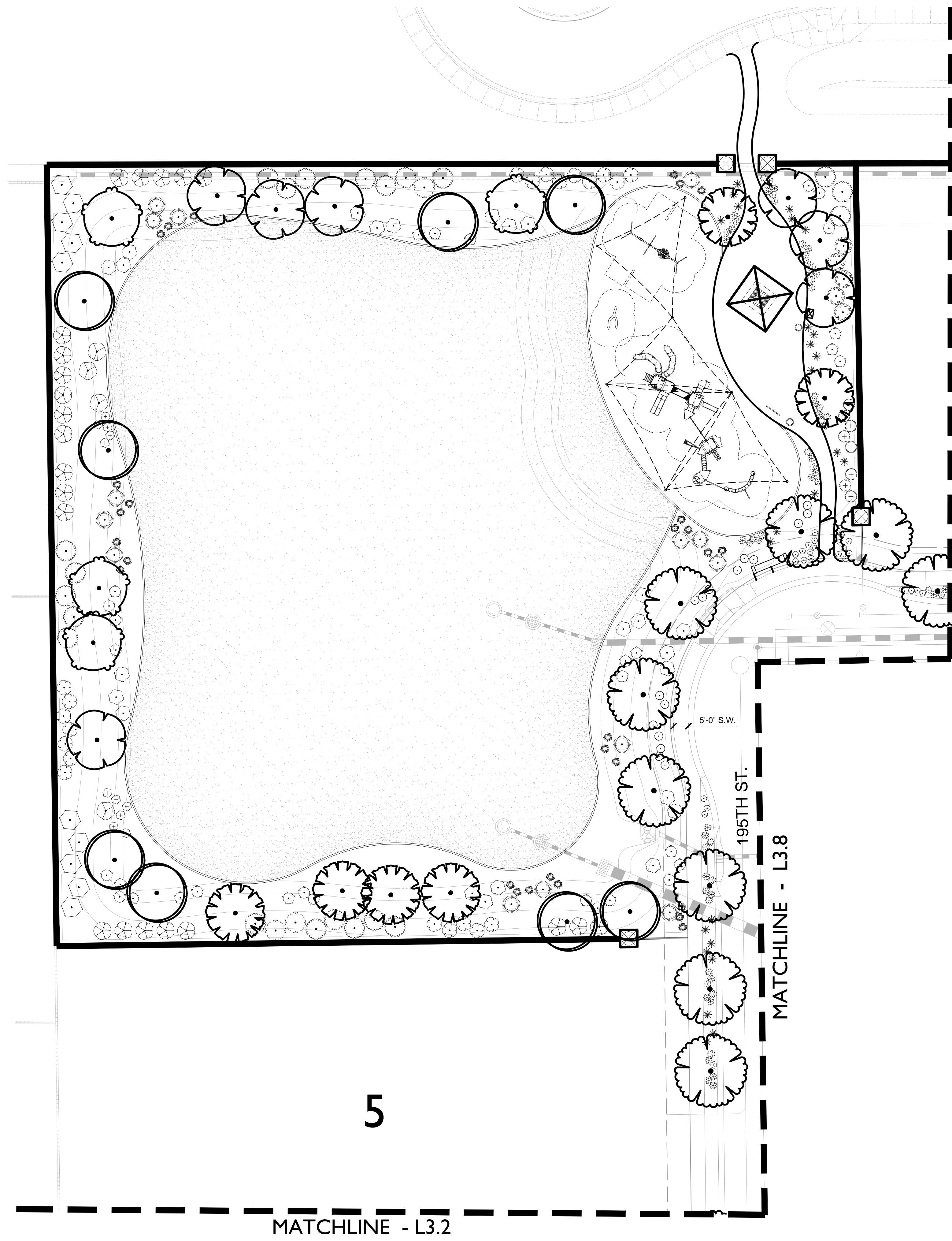
**WEST PARK ESTATES**  
 Ocotillo Road and 196th Street  
 Town of Queen Creek, Arizona  
 Preliminary Plat

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Reference  
 Plan

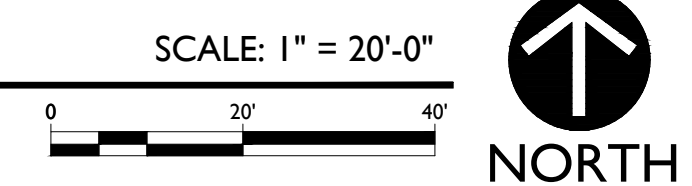
**L3.0**



**PLANT SCHEDULE**

TREES	
BOTANICAL NAME / COMMON NAME	
Acacia farnesiana / Sweet Acacia	
Caesalpinia calalaco 'Smoothie'™ / Cascalote	
Cercidium floridum / Blue Palo Verde	
Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow	
Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash	
Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite	
Ulmus parvifolia 'Allee' / Allee Lacebark Elm	
SHRUBS	
BOTANICAL NAME / COMMON NAME	
Agave desmettiana 'Variegata' / Variegated Smooth Agave	
Agave ovatifolia / Agave	
Agave parryi 'Estrella' / Estrella Agave	
Bouteloua gracilis 'Blonde Ambition' / Blue Grama	
Caesalpinia gilliesii / Yellow Bird of Paradise	
Caesalpinia pulcherrima / Red Bird Of Paradise	
Calliandra eriophylla / Pink Fairy Duster	
Calliandra x 'Sierra Starr'™ / Sierra Starr	
Cordia parvifolia / Little leaf Cordia	
Dasyliroton longissimum / Toothless Desert Spoon	
Dasyliroton texanum / Green Desert Spoon	
Eremophila hygrophana / Emu Blue Bells	
Eremophila maculata 'Valentine' / Valentine Bush	
Euphorbia antisyphilitica / Candelilla Euphorbia	
Euphorbia rigida / Gopher Plant	
Fouquieria splendens / Ocotillo	
Hesperaloe parviflora 'Brakelights'™ / Brakelights Red Yucca	
Lantana montevidensis 'Purple' / Trailing Lantana	
Lantana x 'New Gold' / New Gold Lantana	
Larrea tridentata / Creosote Bush	
Leucophyllum candidum 'Thunder Cloud'™ / Brewster County Barometerbush	
Leucophyllum frutescens 'Green Cloud'™ / Green Cloud Texas Ranger	
Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush	
Muhlenbergia capitaris 'Regal Mist'™ / Muhly	
Nassella tenuissima / Mexican Feathergrass	
Pedilanthus macrocarpus / Lady's Slipper	
Ruellia brittoniana 'Blanca' / Dwarf White Ruellia	
Russelia equisetiformis / Firecracker Plant	
Simmondsia chinensis / Jojoba	
Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells	
Tetrandeureis acutis / Angelita Daisy	
GROUND COVERS	
BOTANICAL NAME / COMMON NAME	
Cynodon dactylon 'Midiron' / Bermuda Grass	

1 LANDSCAPE PLAN



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Preliminary Plat

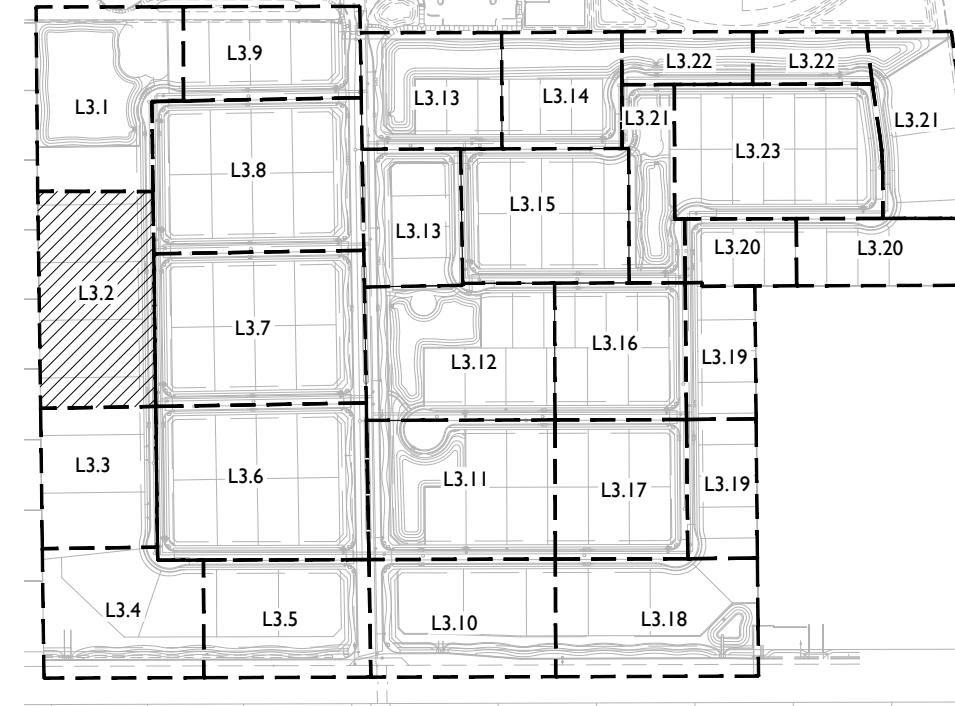
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REVISIONS	
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△ 03/08/2018	
△ 05/07/2018	

Landscape Plan

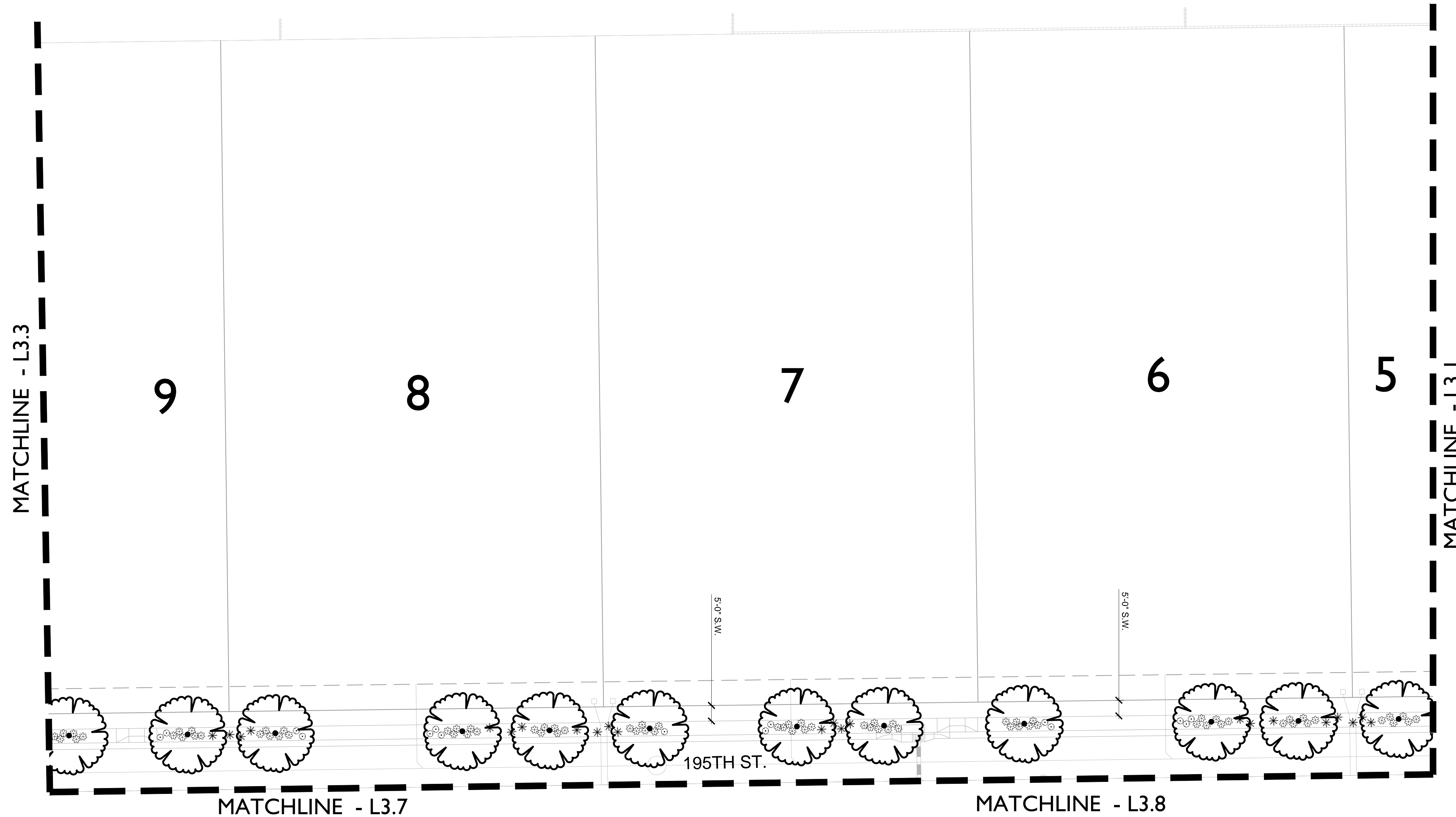
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KEY MAP

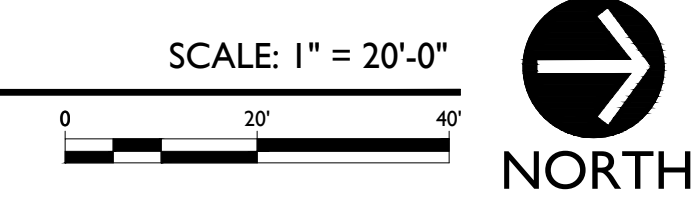


PLANT SCHEDULE

TREES	
BOTANICAL NAME / COMMON NAME	
Acacia farnesiana / Sweet Acacia	
Caesalpinia cacalaco 'Smoothie' TM / Cascalote	
Cercidium floridum / Blue Palo Verde	
Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow	
Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash	
Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite	
Ulmus parvifolia 'Allee' / Allee Lacebark Elm	
SHRUBS	
BOTANICAL NAME / COMMON NAME	
Agave desmetiana 'Variegata' / Variegated Smooth Agave	
Agave ovalifolia / Agave	
Agave parryi 'Estrella' / Estrella Agave	
Bouteloua gracilis 'Blonde Ambition' / Blue Grama	
Caesalpinia gillesii / Yellow Bird of Paradise	
Caesalpinia pulcherrima / Red Bird Of Paradise	
Calliandra eriophylla / Pink Fairy Duster	
Calliandra x 'Sierra Starr' TM / Sierra Starr	
Cordia parvifolia / Little leaf Cordia	
Dasyliroton longissimum / Toothless Desert Spoon	
Dasyliroton texanum / Green Desert Spoon	
Eremophila hygrophana / Emu Blue Bells	
Eremophila maculata 'Valentine' / Valentine Bush	
Euphorbia antisiphilitica / Candelilla Euphorbia	
Euphorbia rigida / Gopher Plant	
Fouquieria splendens / Ocotillo	
Hesperaloe parviflora 'Brakeights' TM / Brakeights Red Yucca	
Lantana montevidensis 'Purple' / Trailing Lantana	
Lantana x 'New Gold' / New Gold Lantana	
Larrea tridentata / Creosote Bush	
Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerbush	
Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	
Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush	
Muhlenbergia capillaris 'Regal Mist' TM / Mohly	
Nassella tenuissima / Mexican Feathergrass	
Pedilanthus macrocarpus / Lady's Slipper	
Ruellia brittoniana 'Blanca' / Dwarf White Ruellia	
Russelia equisetiformis / Firecracker Plant	
Simmondsia chinensis / Jojoba	
Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells	
Tetraneris acacalis / Angelita Daisy	
GROUND COVERS	
BOTANICAL NAME / COMMON NAME	
Cynodon dactylon 'Midiron' / Bermuda Grass	



LANDSCAPE PLAN



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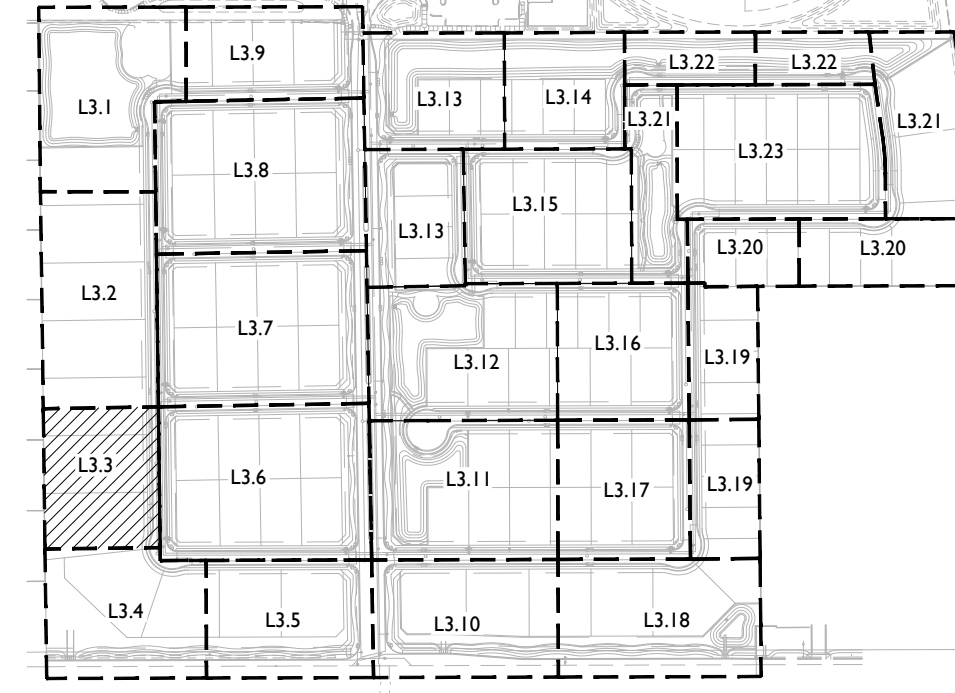
REVISIONS

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Landscape Plan

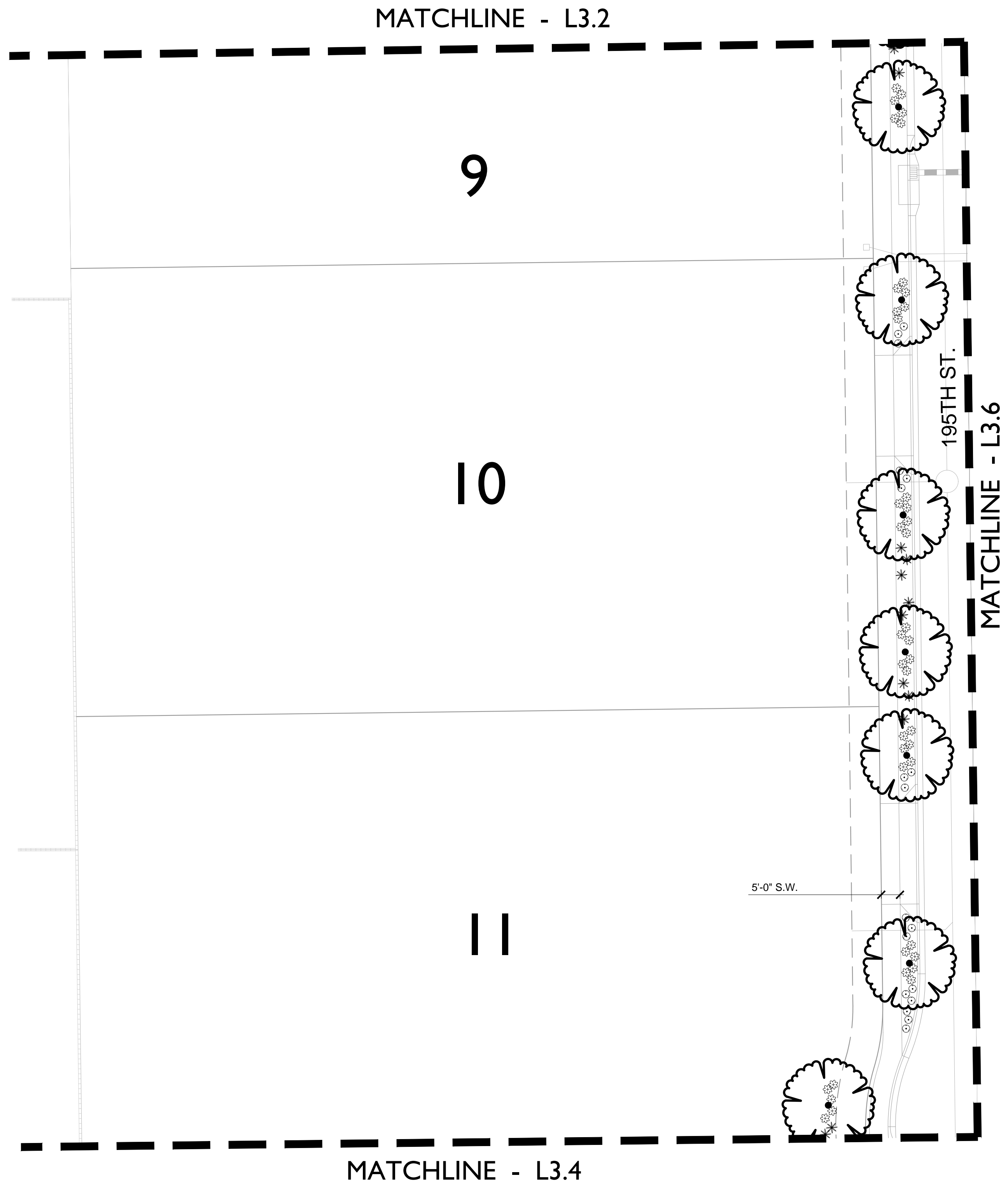
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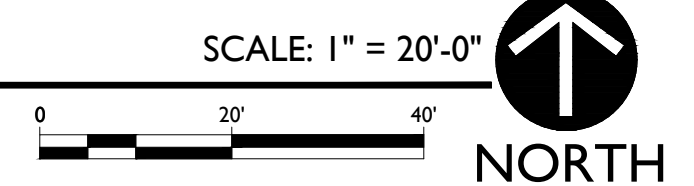


PLANT SCHEDULE

TREES	
	<i>Acacia farnesiana</i> / Sweet Acacia
	<i>Caesalpinia calcalzo</i> 'Smoothie'™ / Cascalote
	<i>Cercidium floridum</i> / Blue Palo Verde
	<i>Chilopsis linearis</i> 'Lois Adams' / Lois Adams Desert Willow
	<i>Fraxinus velutina</i> 'Fan-Tex' / Fan-Tex Ash
	<i>Prosopis glandulosa</i> 'Thornless AZT' / Thornless Honey Mesquite
	<i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm
SHRUBS	
	<i>Agave desmetiana</i> 'Variegata' / Variegated Smooth Agave
	<i>Agave ovatifolia</i> / Agave
	<i>Agave parryi</i> 'Estrella' / Estrella Agave
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama
	<i>Caesalpinia gillesii</i> / Yellow Bird of Paradise
	<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise
	<i>Calliandra eriophylla</i> / Pink Fairy Duster
	<i>Calliandra</i> x 'Sierra Starr'™ / Sierra Starr
	<i>Cordia parvifolia</i> / Little Leaf Cordia
	<i>Dasyliroton longissimum</i> / Toothless Desert Spoon
	<i>Dasyliroton texanum</i> / Green Desert Spoon
	<i>Eremophila hygrophana</i> / Emu Blue Bells
	<i>Eremophila maculata</i> 'Valentine' / Valentine Bush
	<i>Euphorbia antisiphilitica</i> / Candella Euphorbia
	<i>Euphorbia rigida</i> / Gopher Plant
	<i>Fouquieria splendens</i> / Ocotillo
	<i>Hesperaloe parviflora</i> 'Brakelights'™ / Brakelights Red Yucca
	<i>Lantana montevidensis</i> 'Purple' / Trailing Lantana
	<i>Lantana</i> x 'New Gold' / New Gold Lantana
	<i>Larrea tridentata</i> / Creosote Bush
	<i>Leucophyllum candidum</i> 'Thunder Cloud'™ / Brewster County Barometerbush
	<i>Leucophyllum frutescens</i> 'Green Cloud'™ / Green Cloud Texas Ranger
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' / Barometerbush
	<i>Muhlenbergia capillaris</i> 'Regal Mist'™ / Mully
	<i>Nassella tenuissima</i> / Mexican Feathergrass
	<i>Pedilanthus macrocarpus</i> / Lady's Slipper
	<i>Ruellia brittoniana</i> 'Blanca' / Dwarf White Ruellia
	<i>Russelia equisetiformis</i> / Firecracker Plant
	<i>Simmondsia chinensis</i> / Jojoba
	<i>Tecoma</i> x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	<i>Tetranneuris acaulis</i> / Angelita Daisy
GROUND COVERS	
	<i>Cynodon dactylon</i> 'Midiron' / Bermuda Grass



LANDSCAPE PLAN



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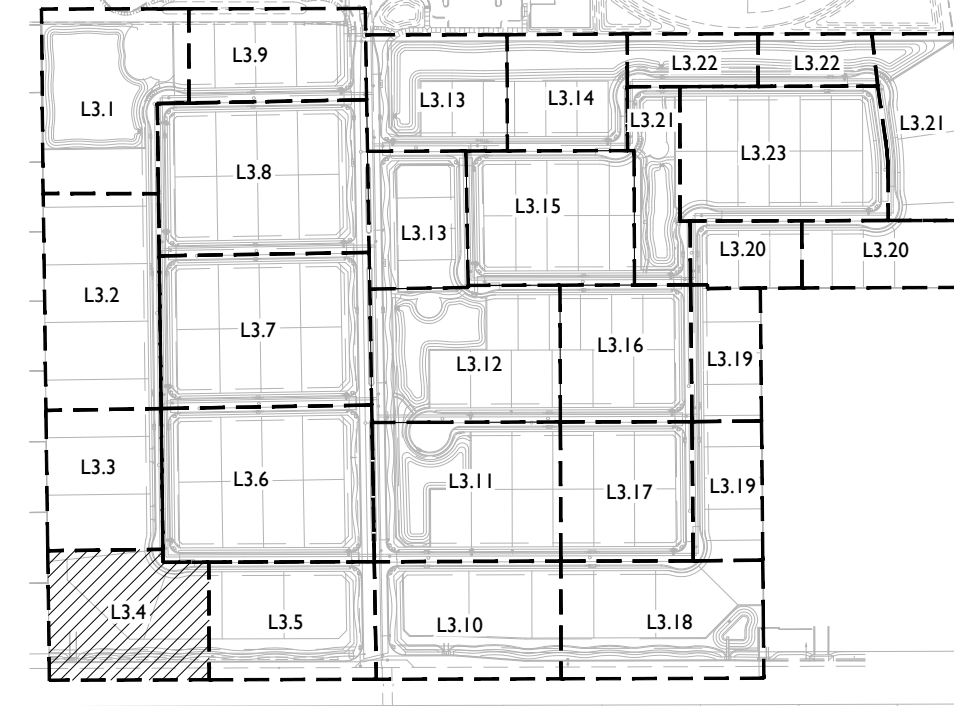
PROJECT NO: 16002692  
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△	05/07/2018

Landscape Plan

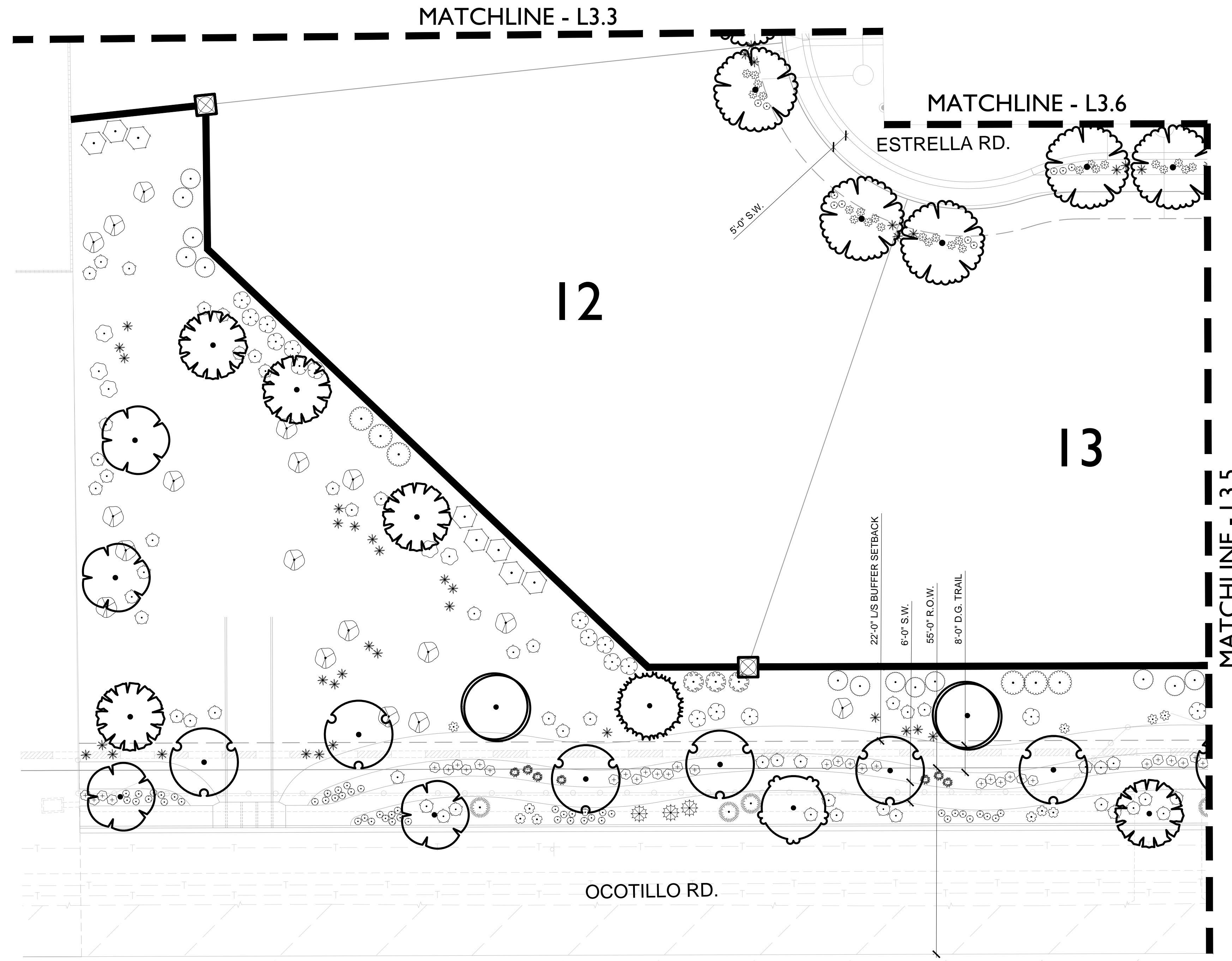
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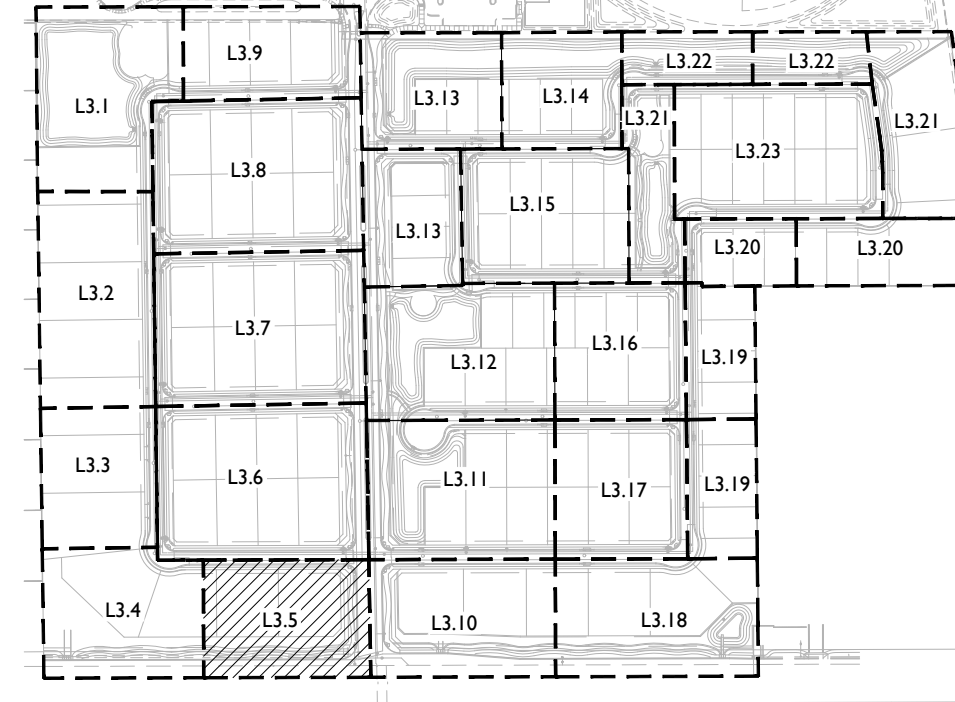


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	<i>Acacia farnesiana</i> / Sweet Acacia
	<i>Caesalpinia calcalco</i> 'Smoothie' TM / Cascalote
	<i>Cercidium floridum</i> / Blue Palo Verde
	<i>Chilopsis linearis</i> 'Lois Adams' / Lois Adams Desert Willow
	<i>Fraxinus velutina</i> 'Fan-Tex' / Fan-Tex Ash
	<i>Prosopis glandulosa</i> 'Thornless AZT' / Thornless Honey Mesquite
	<i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Agave desmetiana</i> 'Variegata' / Variegated Smooth Agave
	<i>Agave ovatifolia</i> / Agave
	<i>Agave parryi</i> 'Estrella' / Estrella Agave
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama
	<i>Caesalpinia gillesii</i> / Yellow Bird of Paradise
	<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise
	<i>Calliandra eriophylla</i> / Pink Fairy Duster
	<i>Calliandra</i> x 'Sierra Starr' TM / Sierra Starr
	<i>Cordia parvifolia</i> / Little leaf Cordia
	<i>Dasyliroton longissimum</i> / Toothless Desert Spoon
	<i>Dasyliroton texanum</i> / Green Desert Spoon
	<i>Eremophila hygrophana</i> / Emu Blue Bells
	<i>Eremophila maculata</i> 'Valentine' / Valentine Bush
	<i>Euphorbia antisiphilitica</i> / Candelilla Euphorbia
	<i>Euphorbia rigida</i> / Gopher Plant
	<i>Fouquieria splendens</i> / Ocotillo
	<i>Hesperaloe parviflora</i> 'Brakelights' TM / Brakelights Red Yucca
	<i>Lantana montevidensis</i> 'Purple' / Trailing Lantana
	<i>Lantana</i> x 'New Gold' / New Gold Lantana
	<i>Larrea tridentata</i> / Creosote Bush
	<i>Leucophyllum candidum</i> 'Thunder Cloud' TM / Brewster County Barometerbush
	<i>Leucophyllum frutescens</i> 'Green Cloud' TM / Green Cloud Texas Ranger
	<i>Leucophyllum laanganianae</i> 'Lynn's Legacy' / Barometerbush
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM / Muhly
	<i>Nassella tenuissima</i> / Mexican Feathergrass
	<i>Pedilanthus macrocarpus</i> / Lady's Slipper
	<i>Ruellia brittoniana</i> 'Blanca' / Dwarf White Ruellia
	<i>Russelia equisetiformis</i> / Firecracker Plant
	<i>Simmondsia chinensis</i> / Jojoba
	<i>Tecoma</i> x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	<i>Tetrandeum acualis</i> / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	<i>Cynodon dactylon</i> 'Midiron' / Bermuda Grass

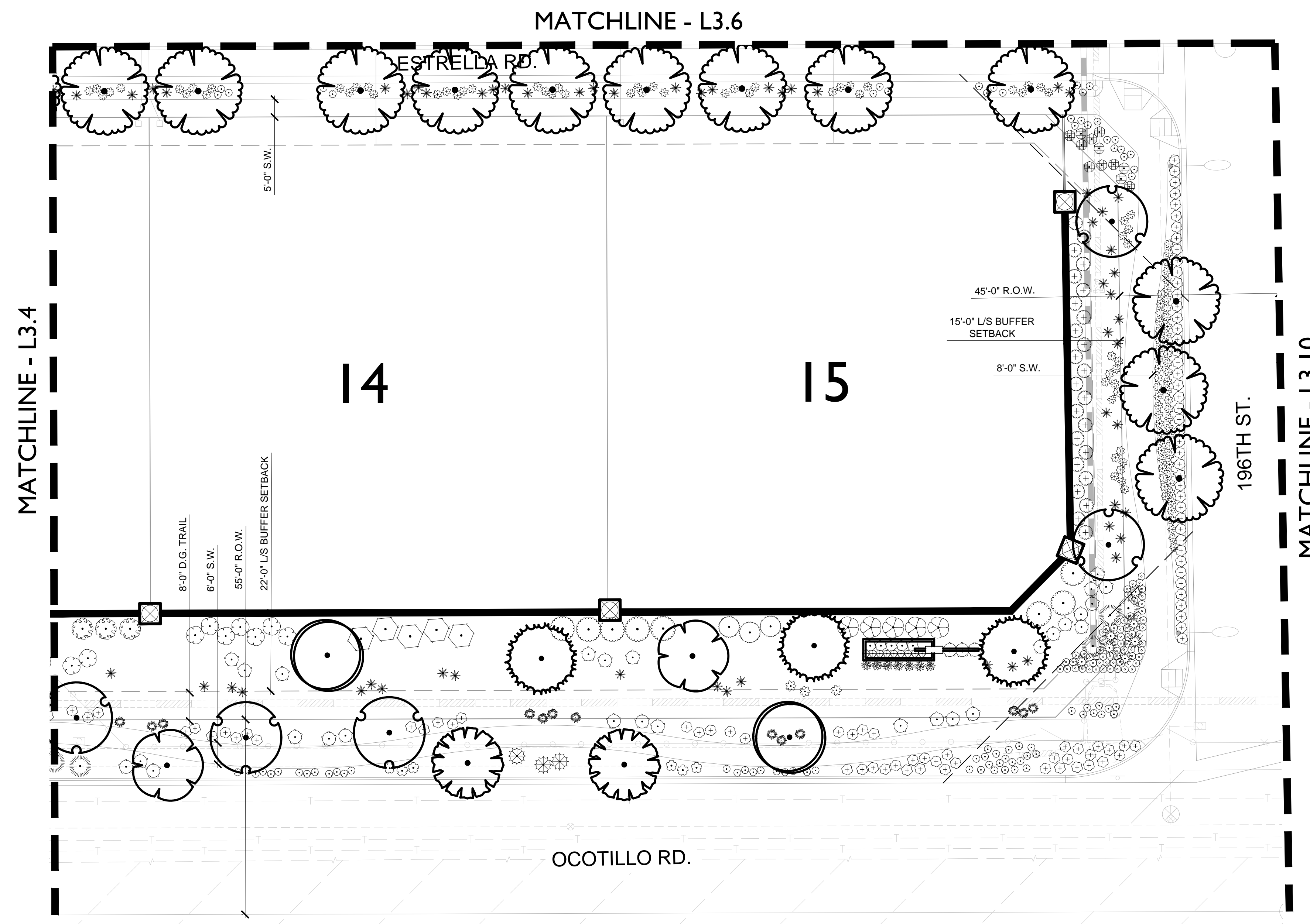


KEY MAP



PLANT SCHEDULE

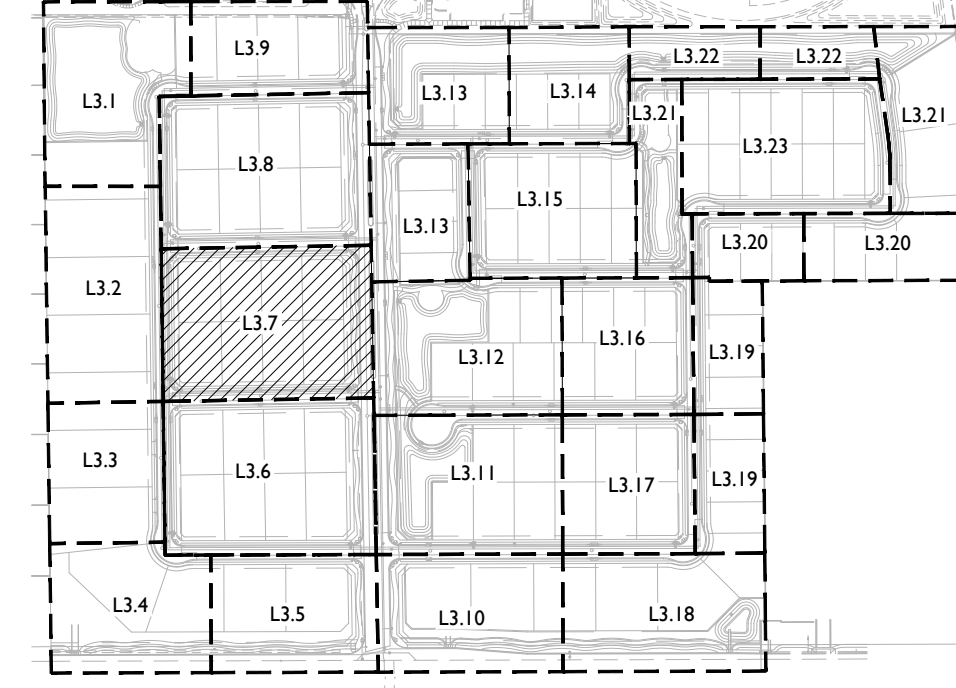
TREES	BOTANICAL NAME / COMMON NAME
	Acacia farnesiana / Sweet Acacia
	Caesalpinia calalaco 'Smoothie' TM / Cascalote
	Cercidium floridum / Blue Palo Verde
	Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash
	Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL NAME / COMMON NAME
	Agave desmetiana 'Variegata' / Variegated Smooth Agave
	Agave oratifolia / Agave
	Agave parryi 'Estrella' / Estrella Agave
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama
	Caesalpinia gillesii / Yellow Bird of Paradise
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Calliandra eriophylla / Pink Fairy Duster
	Calliandra x 'Sierra Starr' TM / Sierra Starr
	Cordia parvifolia / Little leaf Cordia
	Dasyliroton longissimum / Toothless Desert Spoon
	Dasyliroton texanum / Green Desert Spoon
	Eremophila hygrophana / Emu Blue Bells
	Eremophila maculata 'Valentine' / Valentine Bush
	Euphorbia antisiphilitica / Candellilla Euphorbia
	Euphorbia rigida / Gopher Plant
	Fouquieria splendens / Ocotillo
	Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca
	Lantana montevidensis 'Purple' / Trailing Lantana
	Lantana x 'New Gold' / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerb
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger
	Leucophyllum laugmaniae 'Lynn's Legacy' / Barometerbush
	Muhlenbergia capillaris 'Regal Mist' TM / Muhly
	Nassella tenuissima / Mexican Feathergrass
	Pedilanthus macrocarpus / Lady's Slipper
	Ruellia brittoniana 'Blanca' / Dwarf White Ruellia
	Russelia equisetiformis / Firecracker Plant
	Simmondsia chinensis / Jojoba
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	Tetranneuris acialis / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Cynodon dactylon 'Midiron' / Bermuda Grass





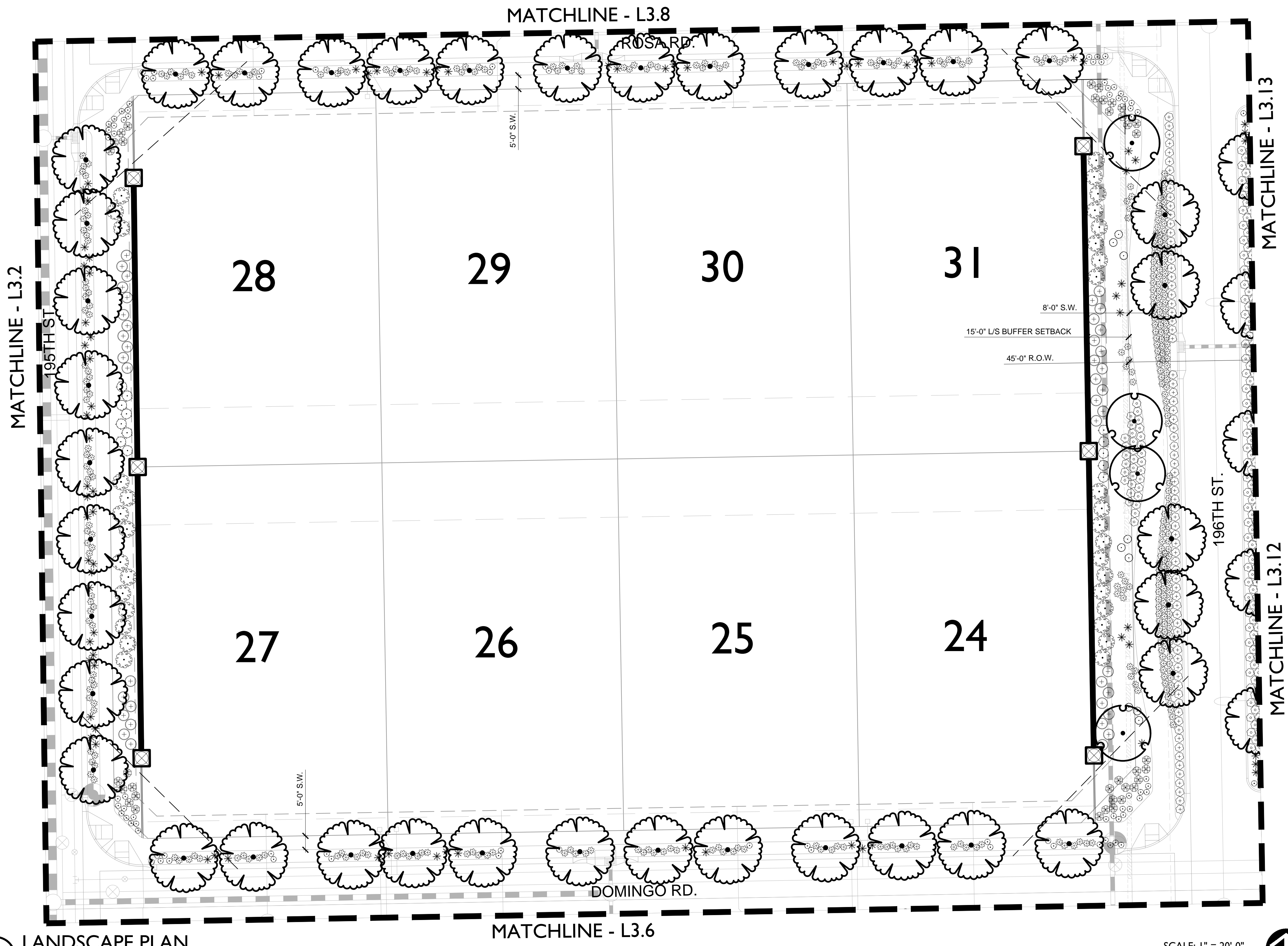


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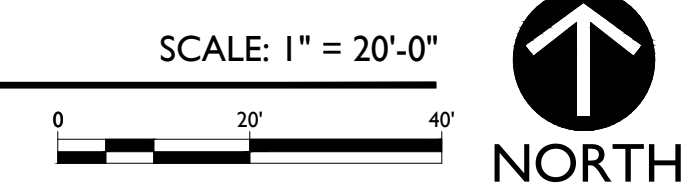


PLANT SCHEDULE

TREES	
BOTANICAL NAME / COMMON NAME	
Acacia farnesiana / Sweet Acacia	
Caesalpinia cacalaco 'Smoothie' TM / Cascalote	
Cercidium floridum / Blue Palo Verde	
Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow	
Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash	
Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite	
Ulmus parvifolia 'Allee' / Allee Lacebark Elm	
SHRUBS	
BOTANICAL NAME / COMMON NAME	
Agave desmetiana 'Variegata' / Variegated Smooth Agave	
Agave ovatifolia / Agave	
Agave parryi 'Estrella' / Estrella Agave	
Bouteloua gracilis 'Blonde Ambition' / Blue Grama	
Caesalpinia gillesii / Yellow Bird of Paradise	
Caesalpinia pulcherrima / Red Bird Of Paradise	
Calliandra eriophylla / Pink Fairy Duster	
Calliandra x 'Sierra Starr' TM / Sierra Starr	
Cordia parvifolia / Little leaf Cordia	
Dasyliroton longissimum / Toothless Desert Spoon	
Dasyliroton texanum / Green Desert Spoon	
Eremophila hygrophana / Emu Blue Bells	
Eremophila maculata 'Valentine' / Valentine Bush	
Euphorbia antisiphilitica / Candellila Euphorbia	
Euphorbia rigida / Gopher Plant	
Fouquieria splendens / Ocotillo	
Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca	
Lantana montevidensis 'Purple' / Trailing Lantana	
Lantana x 'New Gold' / New Gold Lantana	
Larrea tridentata / Creosote Bush	
Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerbush	
Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	
Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush	
Muhlenbergia capillaris 'Regal Mist' TM / Muhly	
Nassella tenuissima / Mexican Feathergrass	
Pedilanthus macrocarpus / Lady's Slipper	
Ruellia brittoniana 'Blanca' / Dwarf White Ruellia	
Russelia equisetiformis / Firecracker Plant	
Simmondsia chinensis / Jojoba	
Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells	
Tetraneris acaulis / Angelita Daisy	
GROUND COVERS	
BOTANICAL NAME / COMMON NAME	
Cynodon dactylon 'Midiron' / Bermuda Grass	



LANDSCAPE PLAN



120 S. Ash Avenue  
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(480) 586-2100



Contact Arizona 811 at least two full working days before you begin excavation  
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**WEST PARK ESTATES**  
Ocotillo Road and 196th Street  
Town of Queen Creek, Arizona  
Preliminary Plat

PROJECT NO: 16002692  
DATE: 09/29/2017  
DRW: SB, BG, JP, LK  
RVW: DC

REVISIONS	
△	12/7/2017
△	01/10/2018
△	02/22/2018
△	03/08/2018
△	05/07/2018

Landscape Plan

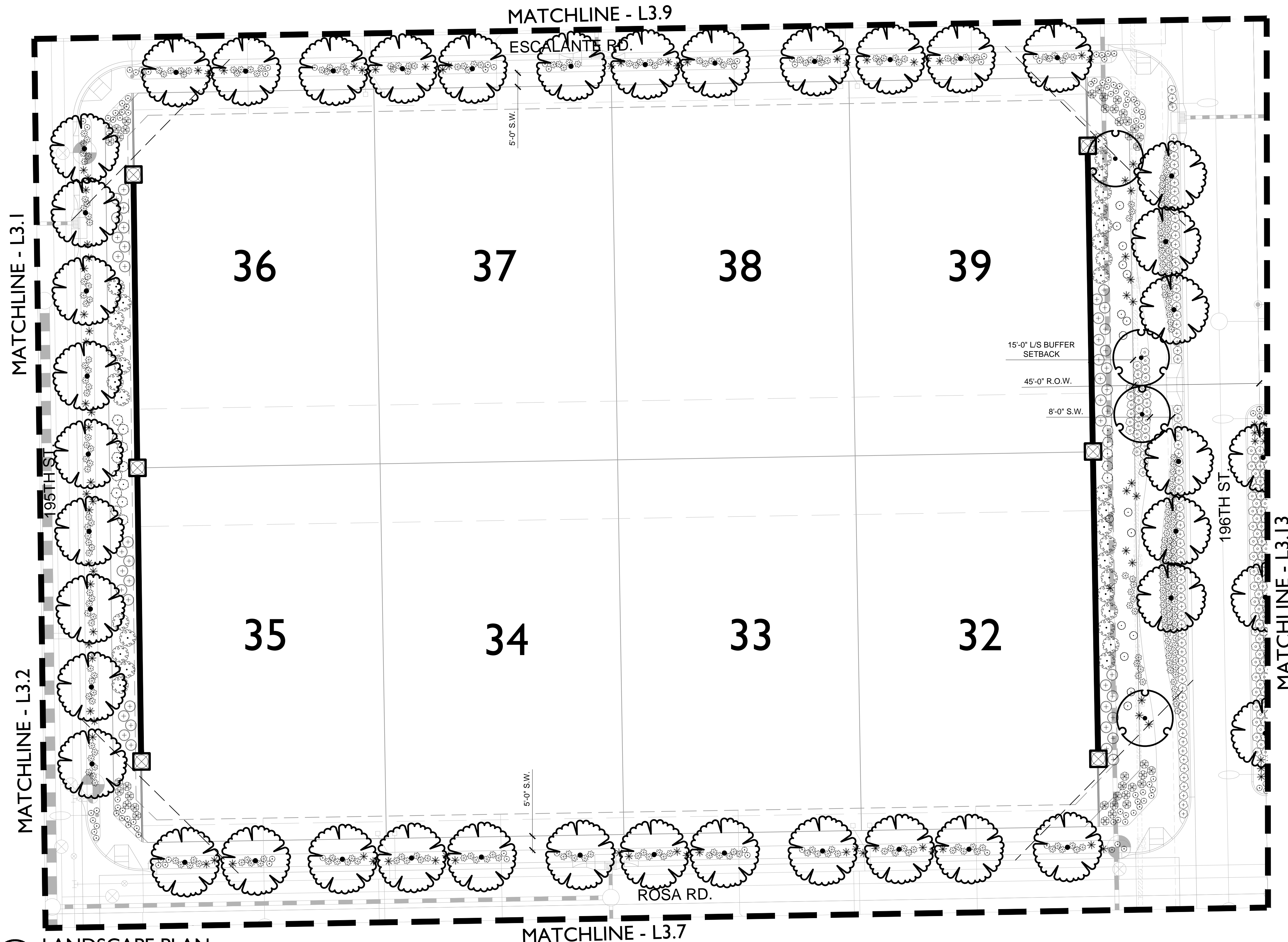
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KEY MAP

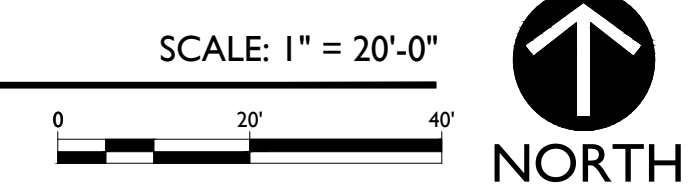


PLANT SCHEDULE

TREES	
BOTANICAL NAME / COMMON NAME	
<i>Acacia farnesiana</i> / Sweet Acacia	
<i>Caesalpinia calycata</i> 'Smoothie'™ / Cascalote	
<i>Cercidium floridum</i> / Blue Palo Verde	
<i>Chilopsis linearis</i> 'Lois Adams' / Lois Adams Desert Willow	
<i>Fraxinus velutina</i> 'Fan-Tex'™ / Fan-Tex Ash	
<i>Prosopis glandulosa</i> 'Thornless AZT' / Thornless Honey Mesquite	
<i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm	
SHRUBS	
BOTANICAL NAME / COMMON NAME	
<i>Agave desmetiana</i> 'Variegata' / Variegated Smooth Agave	
<i>Agave ovatifolia</i> / Agave	
<i>Agave parryi</i> 'Estrella' / Estrella Agave	
<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama	
<i>Caesalpinia gilliesii</i> / Yellow Bird of Paradise	
<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise	
<i>Calliandra eriophylla</i> / Pink Fairy Duster	
<i>Calliandra x 'Sierra Starr'</i> ™ / Sierra Starr	
<i>Cordia parvifolia</i> / Little leaf Cordia	
<i>Dasyliiron longissimum</i> / Toothless Desert Spoon	
<i>Dasyliiron texanum</i> / Green Desert Spoon	
<i>Eremophila hygrophana</i> / Emu Blue Bells	
<i>Eremophila maculata</i> 'Valentine' / Valentine Bush	
<i>Euphorbia antisyphilitica</i> / Candella Euphorbia	
<i>Euphorbia rigida</i> / Gopher Plant	
<i>Fouquieria splendens</i> / Ocotillo	
<i>Hesperaloe parviflora</i> 'Brakelights'™ / Brakelights Red Yucca	
<i>Lantana montevidensis</i> 'Purple' / Trailing Lantana	
<i>Lantana x 'New Gold'</i> / New Gold Lantana	
<i>Larrea tridentata</i> / Creosote Bush	
<i>Leucophyllum candidum</i> 'Thunder Cloud'™ / Brewster County Barometerbush	
<i>Leucophyllum frutescens</i> 'Green Cloud'™ / Green Cloud Texas Ranger	
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' / Barometerbush	
<i>Muhlenbergia capillaris</i> 'Regal Mist'™ / Muhlly	
<i>Nassella tenuissima</i> / Mexican Feathergrass	
<i>Pedilanthus macrocarpus</i> / Lady's Slipper	
<i>Ruellia brittoniana</i> 'Blanca' / Dwarf White Ruellia	
<i>Ruellia equisetiformis</i> / Firecracker Plant	
<i>Simmondsia chinensis</i> / Jojoba	
<i>Tecoma x 'Orange Jubilee'</i> / Orange Jubilee Yellow Bells	
<i>Tetranneuris acaulis</i> / Angelita Daisy	
GROUND COVERS	
BOTANICAL NAME / COMMON NAME	
<i>Cynodon dactylon</i> 'Midiron' / Bermuda Grass	



LANDSCAPE PLAN



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**WEST PARK ESTATES**  
Ocotillo Road and 196th Street  
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Preliminary Plat

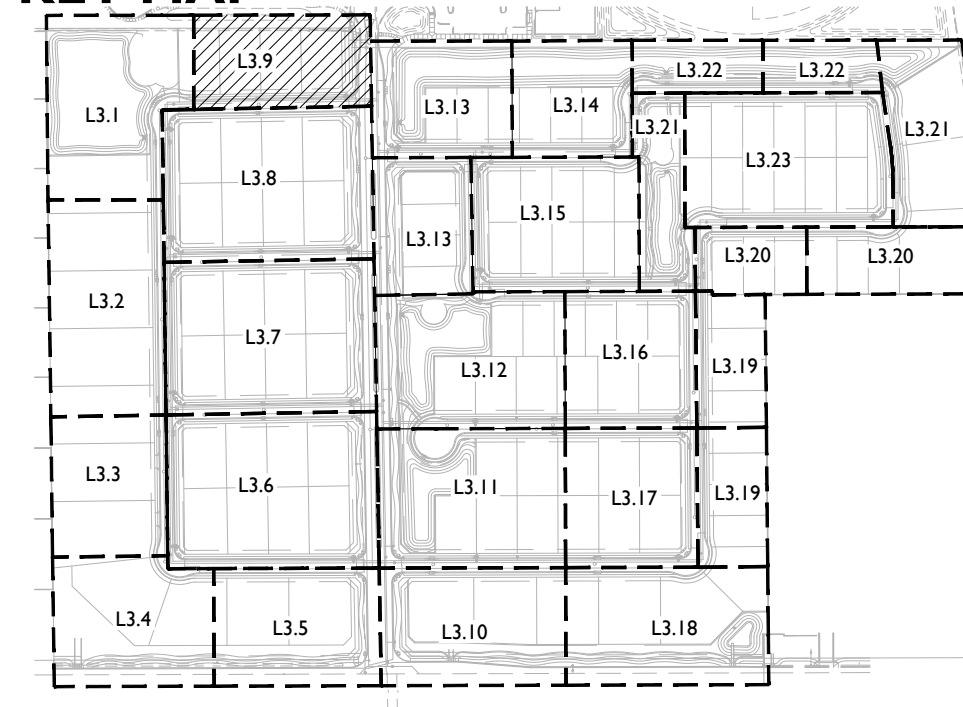
PROJECT NO: 16002692  
DATE: 09/29/2017  
DRW: SB, BG, JP, LK  
RVW: DC

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△ 05/07/2018	

Landscape Plan

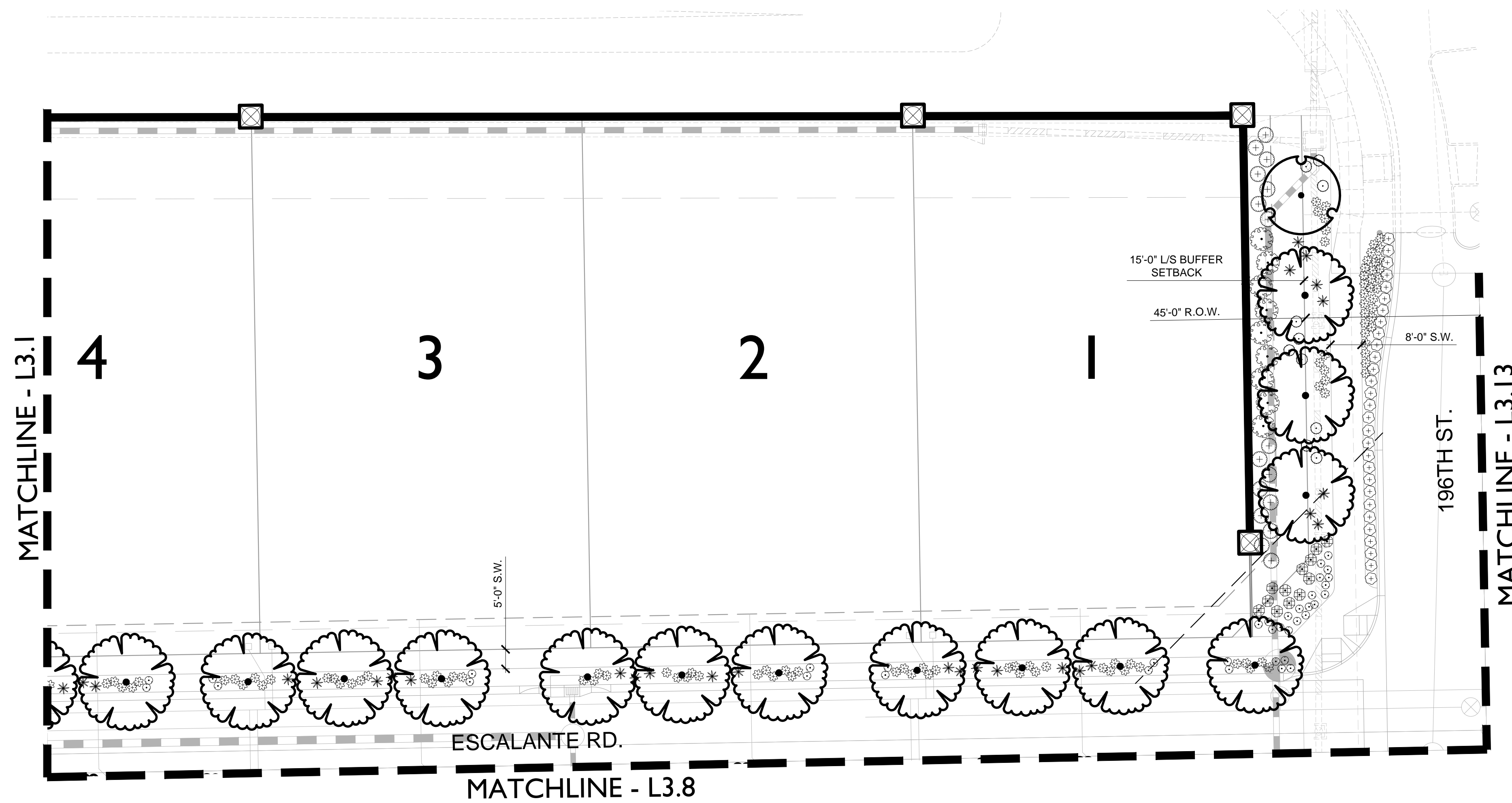
L3.8

KEY MAP



PLANT SCHEDULE

TREES	
BOTANICAL NAME / COMMON NAME	
Acacia farnesiana / Sweet Acacia	
Caesalpinia cacalaco 'Smoothie' TM / Cascalote	
Cercidium floridum / Blue Palo Verde	
Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow	
Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash	
Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite	
Ulmus parvifolia 'Allee' / Allee Lacebark Elm	
SHRUBS	
BOTANICAL NAME / COMMON NAME	
Agave desmetiana 'Variegata' / Variegated Smooth Agave	
Agave ovatifolia / Agave	
Agave parryi 'Estrella' / Estrella Agave	
Bouteloua gracilis 'Blonde Ambition' / Blue Grama	
Caesalpinia gillesii / Yellow Bird of Paradise	
Caesalpinia pulcherrima / Red Bird Of Paradise	
Calliandra eriophylla / Pink Fairy Duster	
Calliandra x 'Sierra Starr' TM / Sierra Starr	
Cordia parvifolia / Little leaf Cordia	
Dasyliroton longissimum / Toothless Desert Spoon	
Dasyliroton texanum / Green Desert Spoon	
Eremophila hygrophana / Emu Blue Bells	
Eremophila maculata 'Valentine' / Valentine Bush	
Euphorbia antisiphilitica / Candelilla Euphorbia	
Euphorbia rigida / Gopher Plant	
Fouquieria splendens / Ocotillo	
Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca	
Lantana montevidensis 'Purple' / Trailing Lantana	
Lantana x 'New Gold' / New Gold Lantana	
Larrea tridentata / Creosote Bush	
Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerbush	
Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	
Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush	
Muhlenbergia capillaris 'Regal Mist' TM / Muhly	
Nassella tenuissima / Mexican Feathergrass	
Pedilanthus macrocarpus / Lady's Slipper	
Ruellia brittoniana 'Blanca' / Dwarf White Ruellia	
Russelia equisetiformis / Firecracker Plant	
Simmondsia chinensis / Jojoba	
Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells	
Tetaneuris acaulis / Angelita Daisy	
GROUND COVERS	
BOTANICAL NAME / COMMON NAME	
Cynodon dactylon 'Midiron' / Bermuda Grass	



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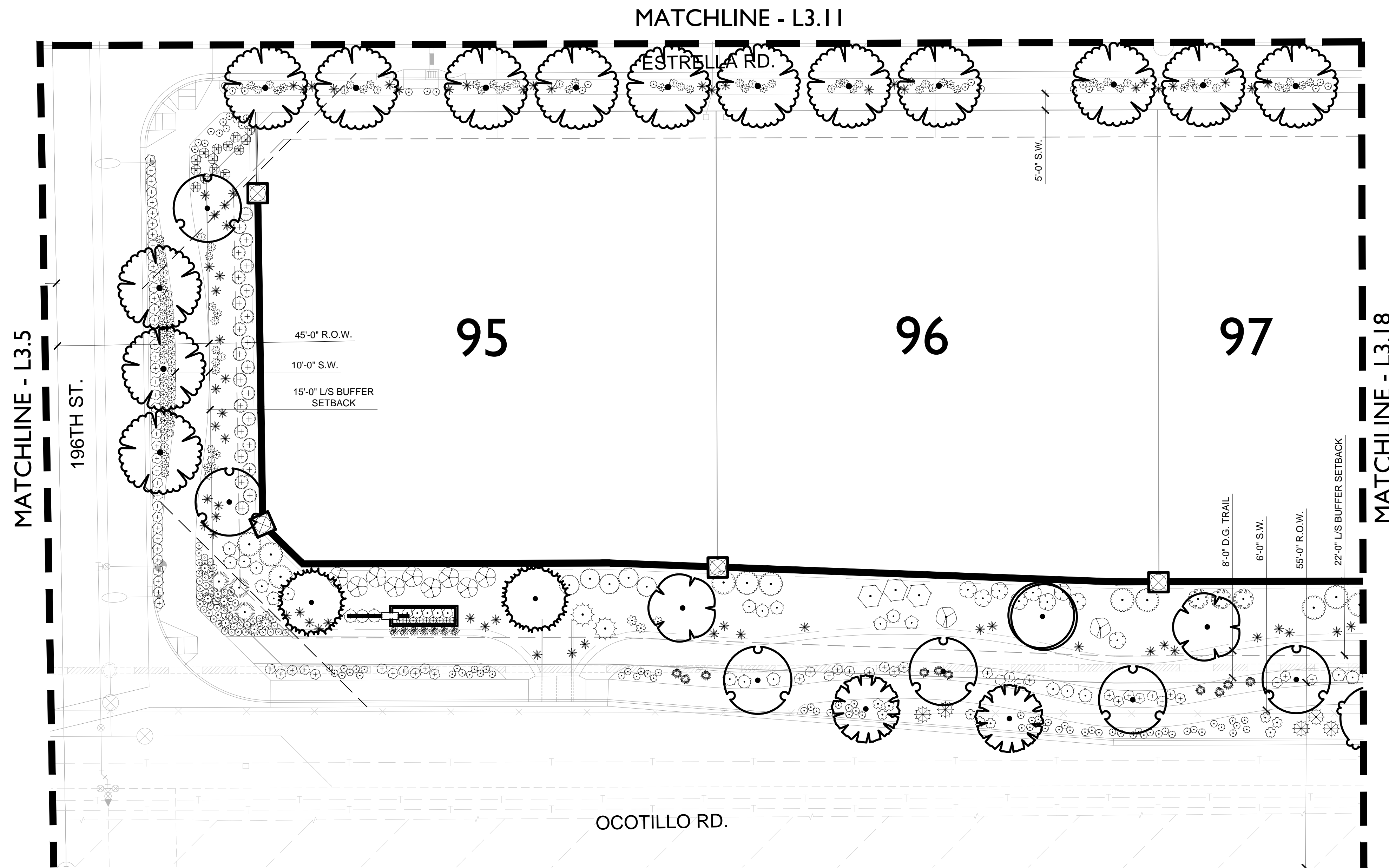
Landscape Plan

KEY MAP

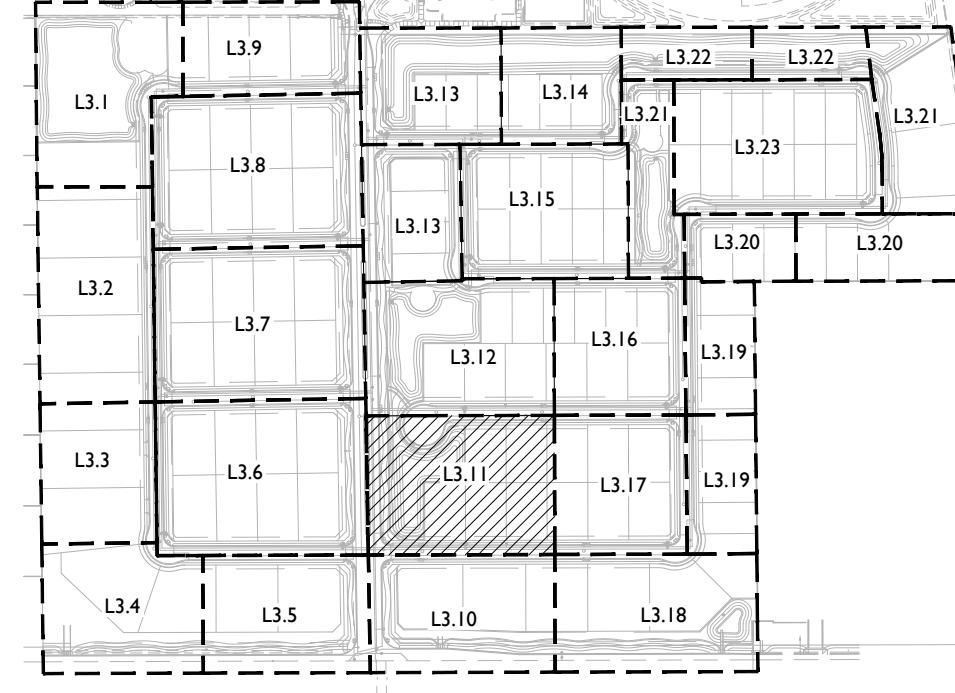


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Acacia farnesiana / Sweet Acacia
	Caesalpinia cacalaco 'Smoothie'™ / Cascalote
	Cercidium floridum / Blue Palo Verde
	Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash
	Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL NAME / COMMON NAME
	Agave desmettiana 'Variegata' / Variegated Smooth Agave
	Agave ovatifolia / Agave
	Agave parryi 'Estrella' / Estrella Agave
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama
	Caesalpinia gilliesii / Yellow Bird of Paradise
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Calliandra eriophylla / Pink Fairy Duster
	Calliandra x 'Sierra Starr'™ / Sierra Starr
	Cordia parvifolia / Little leaf Cordia
	Dasyliroton longissimum / Toothless Desert Spoon
	Dasyliroton texanum / Green Desert Spoon
	Eremophila hygrophana / Emu Blue Bells
	Eremophila maculata 'Valentine' / Valentine Bush
	Euphorbia antisiphilitica / Candellila Euphorbia
	Euphorbia rigida / Gopher Plant
	Fouquieria splendens / Ocotillo
	Hesperaloe parviflora 'Brakeights'™ / Brakeights Red Yucca
	Lantana montevidensis 'Purple' / Trailing Lantana
	Lantana x 'New Gold' / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'™ / Brewster County Barometerbu
	Leucophyllum frutescens 'Green Cloud'™ / Green Cloud Texas Ranger
	Leucophyllum laanganianae 'Lynn's Legacy' / Barometerbush
	Muhlenbergia capillaris 'Regal Mist'™ / Muhly
	Nassella tenuissima / Mexican Feathergrass
	Pedilanthus macrocarpus / Lady's Slipper
	Ruellia brittoniana 'Blanca' / Dwarf White Ruellia
	Russelia equisetiformis / Firecracker Plant
	Simmondsia chinensis / Jojoba
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	Tetranearis scutellus / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Cynodon dactylon 'Midiron' / Bermuda Grass

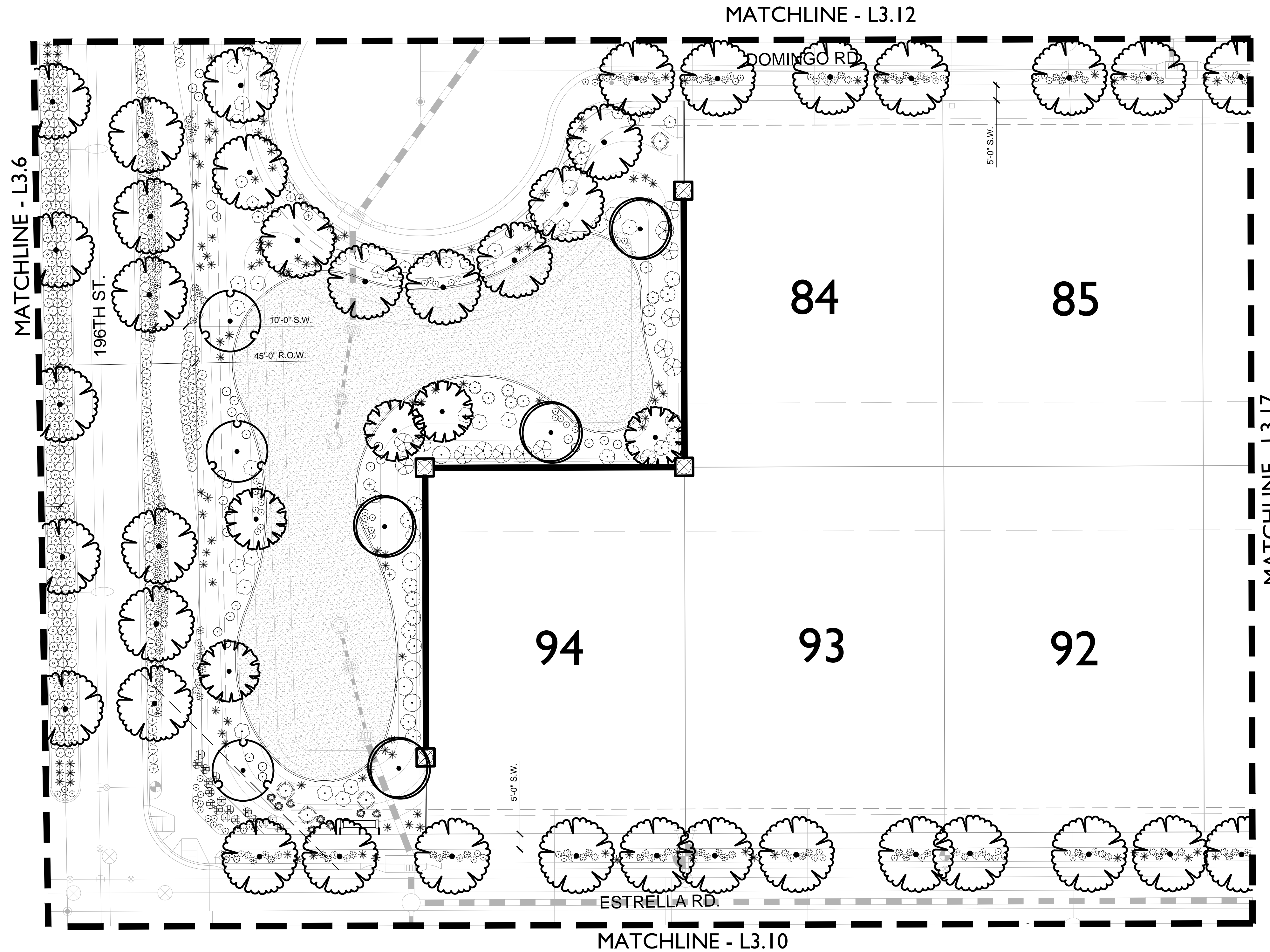


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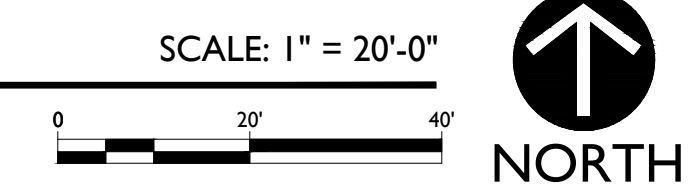


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	<i>Acacia farnesiana</i> / Sweet Acacia
	<i>Caesalpinia catalco</i> 'Smoothie'™ / Cascalote
	<i>Cercidium floridum</i> / Blue Palo Verde
	<i>Chilopsis linearis</i> 'Lois Adams' / Lois Adams Desert Willow
	<i>Fraxinus velutina</i> 'Fan-Tex'™ / Fan-Tex Ash
	<i>Prosopis glandulosa</i> 'Thornless AZT' / Thornless Honey Mesquite
	<i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Agave desmetiana</i> 'Variegata' / Variegated Smooth Agave
	<i>Agave ovalifolia</i> / Agave
	<i>Agave parryi</i> 'Estrella' / Estrella Agave
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama
	<i>Caesalpinia gilliesii</i> / Yellow Bird of Paradise
	<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise
	<i>Calliandra eriophylla</i> / Pink Fairy Duster
	<i>Calliandra x 'Sierra Starr'</i> ™ / Sierra Starr
	<i>Cordia parvifolia</i> / Little leaf Cordia
	<i>Dasyliroton longissimum</i> / Toothless Desert Spoon
	<i>Dasyliroton texanum</i> / Green Desert Spoon
	<i>Eremophila hygrophana</i> / Emu Blue Bells
	<i>Eremophila maculata</i> 'Valentine' / Valentine Bush
	<i>Euphorbia antisiphilitica</i> / Candelilla Euphorbia
	<i>Euphorbia rigida</i> / Gopher Plant
	<i>Fouquieria splendens</i> / Ocotillo
	<i>Hesperaloe parviflora</i> 'Brakelights'™ / Brakelights Red Yucca
	<i>Lantana montevidensis</i> 'Purple' / Trailing Lantana
	<i>Lantana x 'New Gold'</i> / New Gold Lantana
	<i>Larrea tridentata</i> / Creosote Bush
	<i>Leucophyllum candidum</i> 'Thunder Cloud'™ / Brewster County Barometerbush
	<i>Leucophyllum frutescens</i> 'Green Cloud'™ / Green Cloud Texas Ranger
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' / Barometerbush
	<i>Muhlenbergia capillaris</i> 'Regal Mist'™ / Muhly
	<i>Nassella tenuissima</i> / Mexican Feathergrass
	<i>Pedilanthus macrocarpus</i> / Lady's Slipper
	<i>Ruellia brittoniana</i> 'Blanca' / Dwarf White Ruellia
	<i>Russelia equisetiformis</i> / Firecracker Plant
	<i>Simmondsia chinensis</i> / Jojoba
	<i>Tecoma x 'Orange Jubilee'</i> / Orange Jubilee Yellow Bells
	<i>Tetaneuris acutis</i> / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	<i>Cynodon dactylon</i> 'Midiron' / Bermuda Grass



LANDSCAPE PLAN



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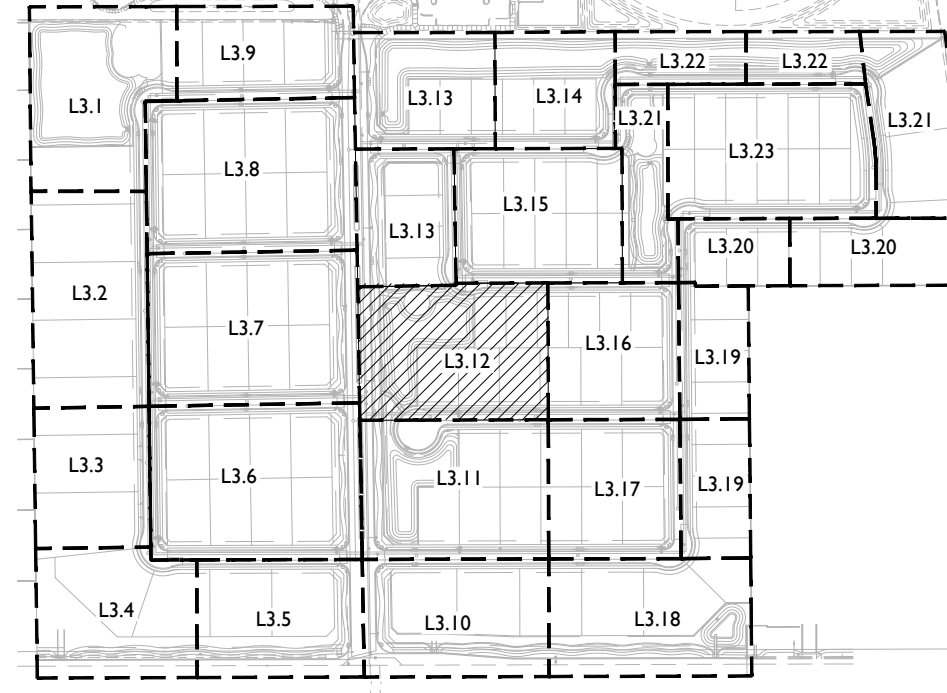
PROJECT NO.: 16002692  
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Landscape Plan

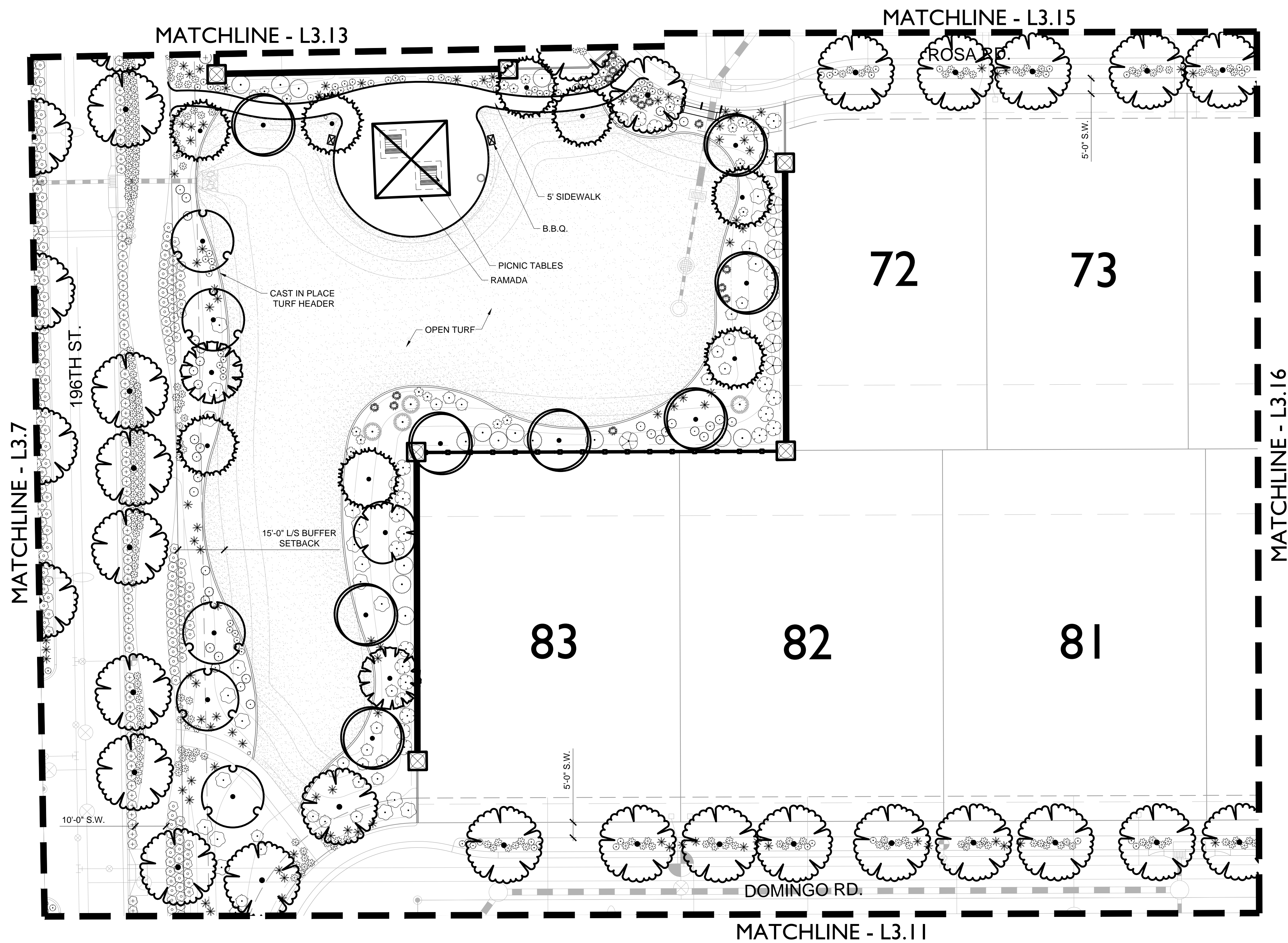
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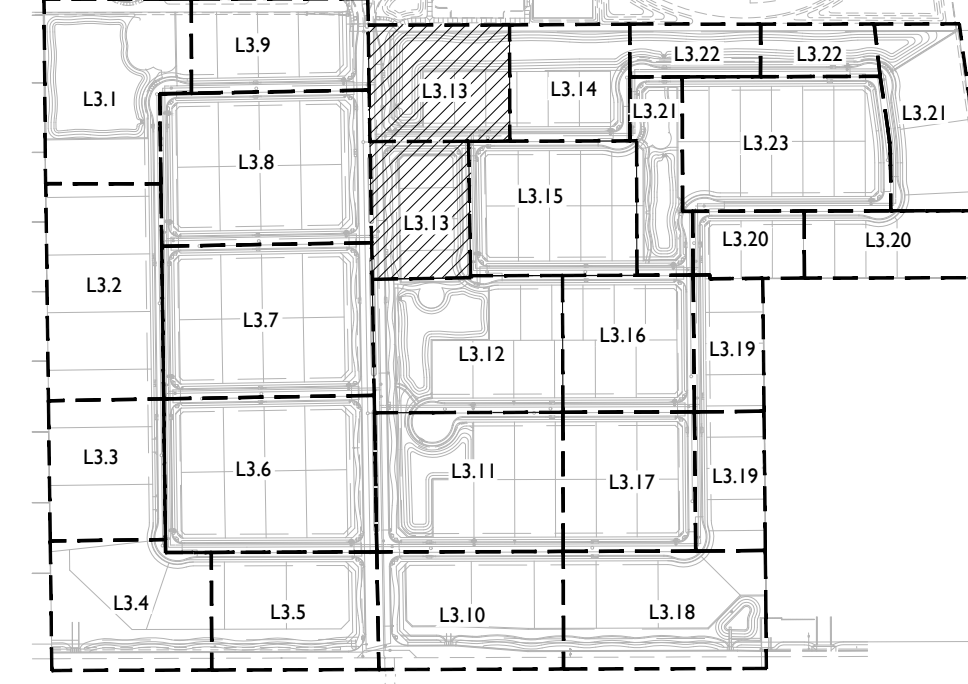


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Acacia farnesiana / Sweet Acacia
	Caesalpinia cacalaco 'Smoothie'™ / Cascalote
	Cercidium floridum / Blue Palo Verde
	Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash
	Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL NAME / COMMON NAME
	Agave desmettiana 'Variegata' / Variegated Smooth Agave
	Agave ovatifolia / Agave
	Agave parryi 'Estrella' / Estrella Agave
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama
	Caesalpinia gilliesii / Yellow Bird of Paradise
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Calliandra eriophylla / Pink Fairy Duster
	Calliandra x 'Sierra Starr'™ / Sierra Starr
	Cordia parvifolia / Little leaf Cordia
	Dasyliroton longissimum / Toothless Desert Spoon
	Dasyliroton texanum / Green Desert Spoon
	Eremophila hygrophana / Emu Blue Bells
	Eremophila maculata 'Valentine' / Valentine Bush
	Euphorbia antisiphilitica / Candella Euphorbia
	Euphorbia rigida / Gopher Plant
	Fouquieria splendens / Ocotillo
	Hesperaloe parviflora 'Brakeights'™ / Brakeights Red Yucca
	Lantana montevidensis 'Purple' / Trailing Lantana
	Lantana x 'New Gold' / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'™ / Brewster County Barometerbush
	Leucophyllum frutescens 'Green Cloud'™ / Green Cloud Texas Ranger
	Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush
	Muhlenbergia capillaris 'Regal Mist'™ / Muhly
	Nassella tenuissima / Mexican Feathergrass
	Pedilanthus macrocarpus / Lady's Slipper
	Ruellia brittoniana 'Blanca' / Dwarf White Ruellia
	Russelia equisetiformis / Firecracker Plant
	Simmondsia chinensis / Jojoba
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	Tetranneuris scutellus / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Cynodon dactylon 'Midiron' / Bermuda Grass



KEY MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Acacia farnesiana / Sweet Acacia
	Caesalpinia cacalaco 'Smoothie'™ / Cascalote
	Cercidium floridum / Blue Palo Verde
	Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash
	Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite
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SHRUBS	BOTANICAL NAME / COMMON NAME
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	Agave parryi 'Estrella' / Estrella Agave
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	Caesalpinia pulcherrima / Red Bird Of Paradise
	Calliandra eriophylla / Pink Fairy Duster
	Calliandra x 'Sierra Starr'™ / Sierra Starr
	Cordia parvifolia / Little leaf Cordia
	Dasyliroton longissimum / Toothless Desert Spoon
	Dasyliroton texanum / Green Desert Spoon
	Eremophila hygrophana / Emu Blue Bells
	Eremophila maculata 'Valentine' / Valentine Bush
	Euphorbia antisiphilitica / Candellilla Euphorbia
	Euphorbia rigida / Gopher Plant
	Fouquieria splendens / Ocotillo
	Hesperaloe parviflora 'Brakelights'™ / Brakelights Red Yucca
	Lantana montevidensis 'Purple' / Trailing Lantana
	Lantana x 'New Gold' / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'™ / Brewster County Barometerbush
	Leucophyllum frutescens 'Green Cloud'™ / Green Cloud Texas Ranger
	Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush
	Muhlenbergia capillaris 'Regal Mist'™ / Muhly
	Nassella tenuissima / Mexican Feathergrass
	Pedilanthus macrocarpus / Lady's Slipper
	Ruellia brittoniana 'Blanca' / Dwarf White Ruellia
	Ruellia equisetiformis / Firecracker Plant
	Simmondsia chinensis / Jojoba
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	Tetranereis acaulis / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Cynodon dactylon 'Medron' / Bermuda Grass



120 S. Ash Avenue  
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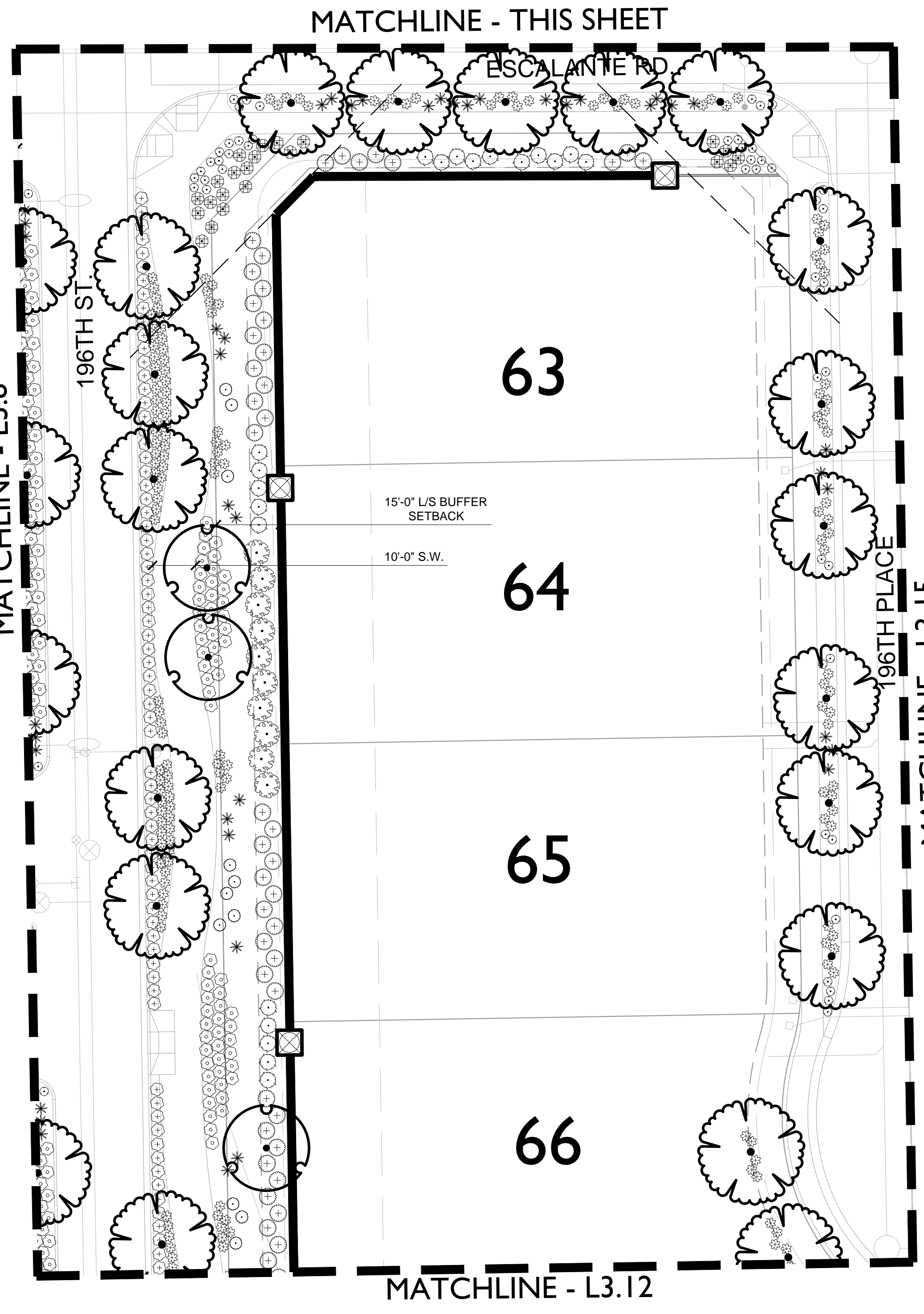
**WEST PARK ESTATES**  
Ocotillo Road and 196th Street  
Town of Queen Creek, Arizona  
Preliminary Plat

PROJECT NO: 16002692  
DATE: 09/29/2017  
DRW: SB, BG, JP, LK  
RWV: DC

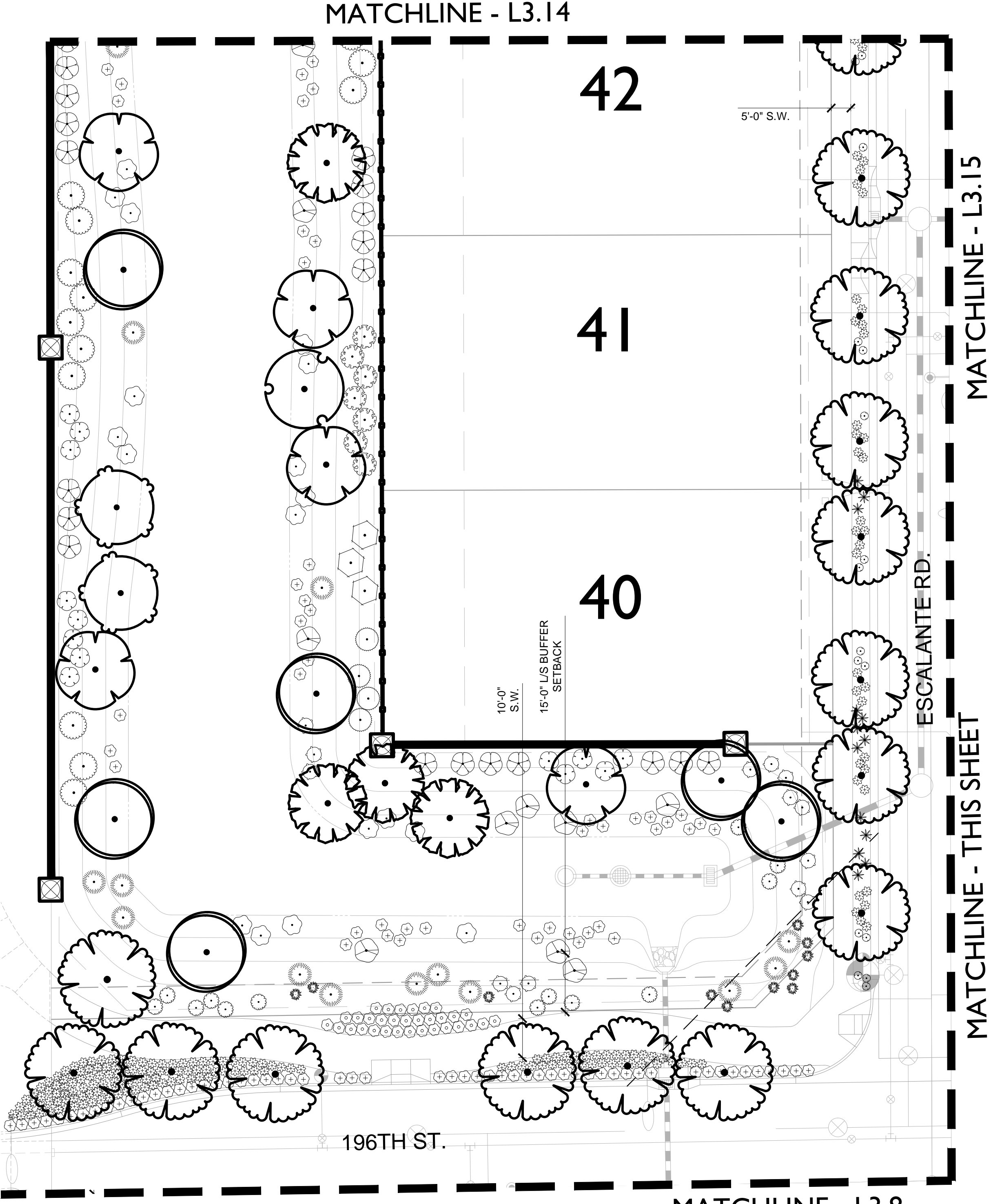
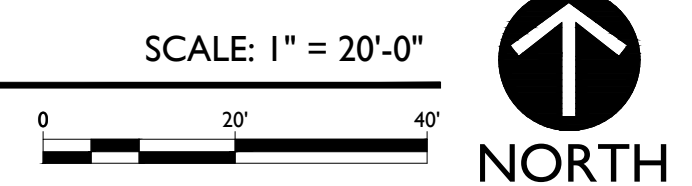
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△ 01/10/2018	
△ 02/22/2018	
△ 03/08/2018	
△ 05/07/2018	

Landscape Plan

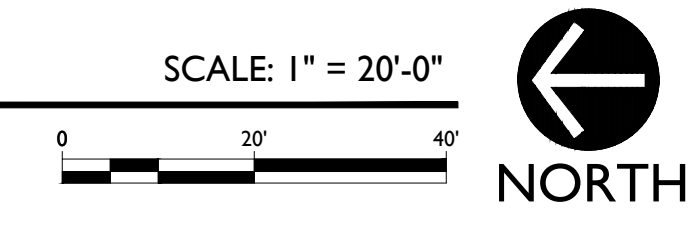
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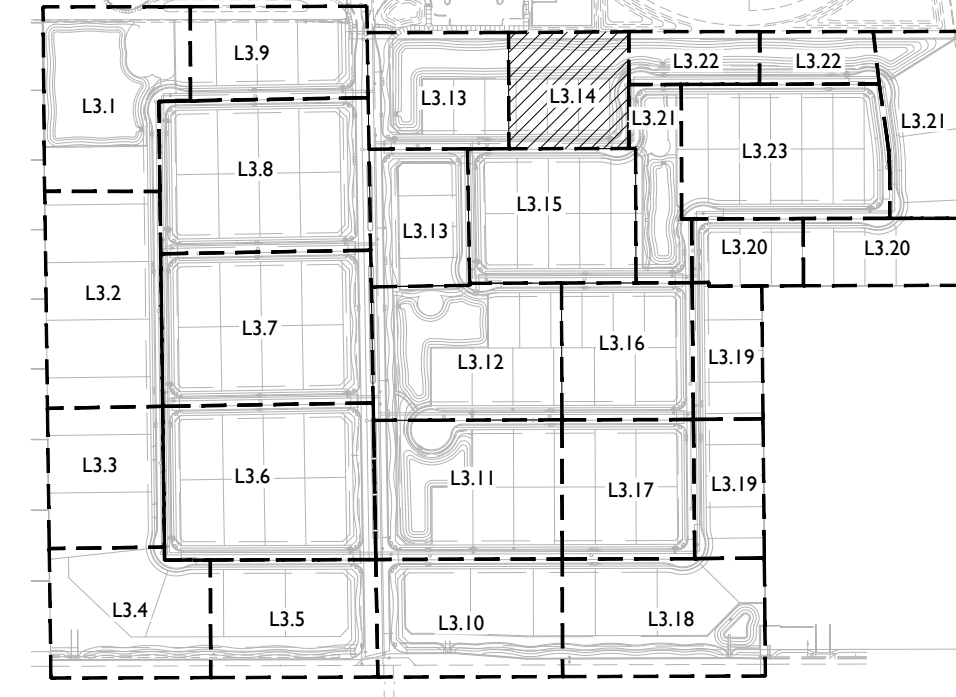
1 LANDSCAPE PLAN



2 LANDSCAPE PLAN

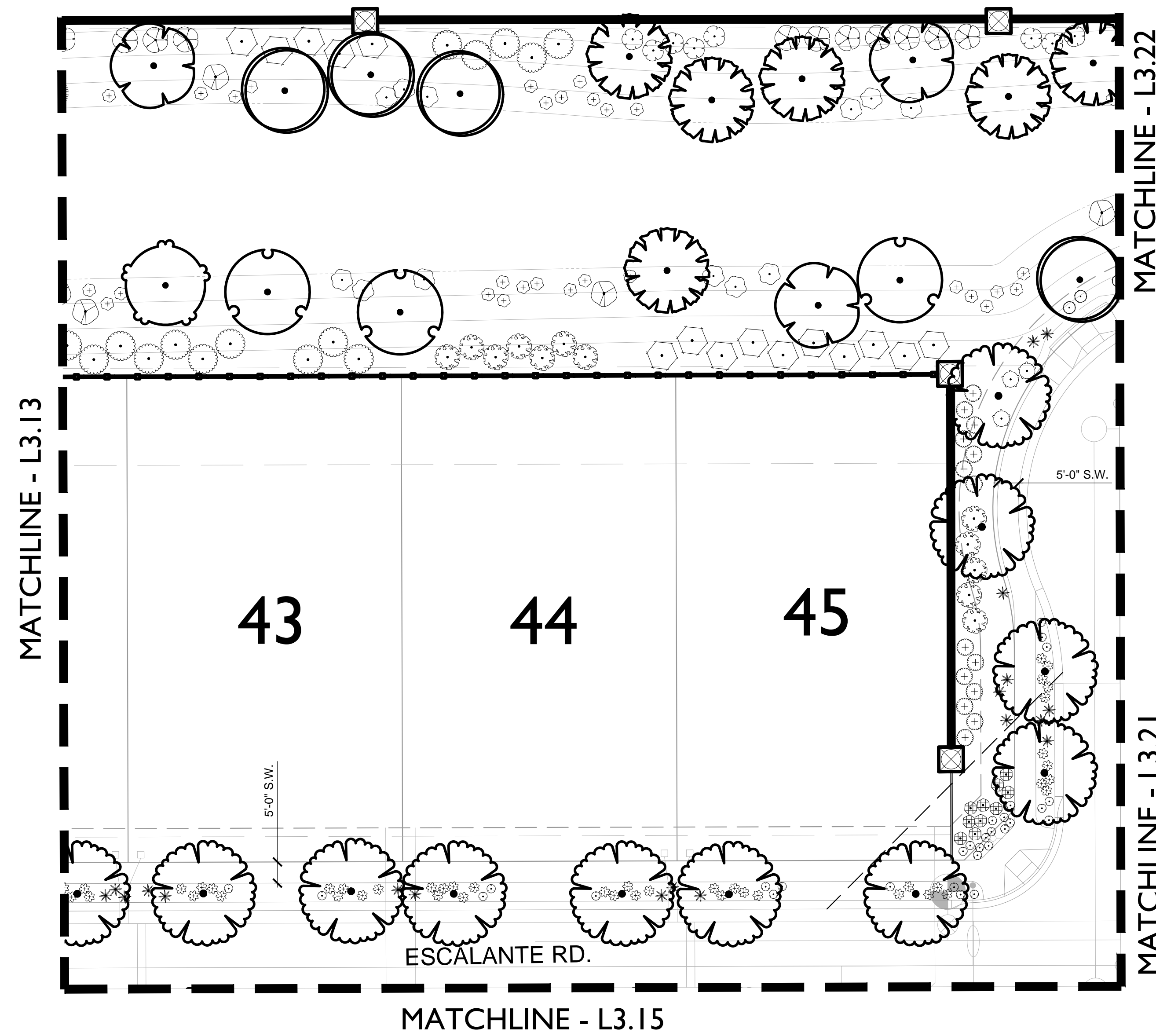


KEY MAP



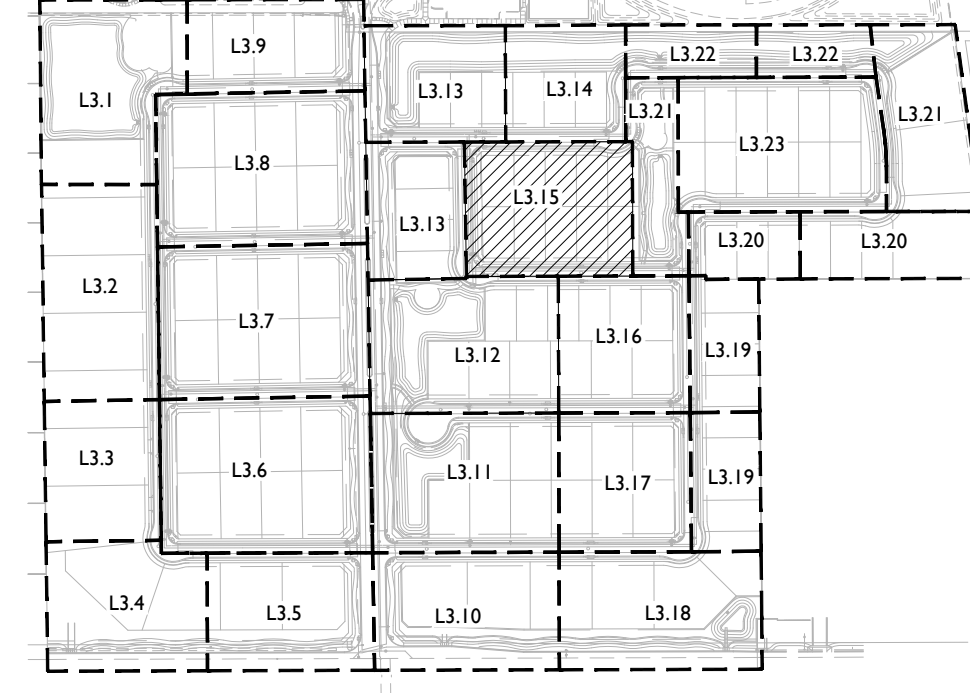
PLANT SCHEDULE

TREES	
BOTANICAL NAME / COMMON NAME	
<i>Acacia farnesiana</i> / Sweet Acacia	
<i>Caesalpinia calalaco</i> "Smoothie" TM / Cascalote	
<i>Cercidium floridum</i> / Blue Palo Verde	
<i>Chilopsis linearis</i> "Lois Adams" / Lois Adams Desert Willow	
<i>Fraxinus velutina</i> "Fan-Tex" / Fan-Tex Ash	
<i>Prosopis glandulosa</i> "Thornless AZT" / Thornless Honey Mesquite	
<i>Ulmus parvifolia</i> "Allee" / Allee Lacebark Elm	
SHRUBS	
BOTANICAL NAME / COMMON NAME	
<i>Agave desmetiana</i> "Variegata" / Variegated Smooth Agave	
<i>Agave ovatifolia</i> / Agave	
<i>Agave parryi</i> "Estrella" / Estrella Agave	
<i>Bouteloua gracilis</i> "Blonde Ambition" / Blue Grama	
<i>Caesalpinia gilliesii</i> / Yellow Bird of Paradise	
<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise	
<i>Calliandra eriophylla</i> / Pink Fairy Duster	
<i>Calliandra x "Sierra Starr" TM</i> / Sierra Starr	
<i>Cordia parvifolia</i> / Little Leaf Cordia	
<i>Dasyliroton longissimum</i> / Toothless Desert Spoon	
<i>Dasyliroton texanum</i> / Green Desert Spoon	
<i>Eremophila hygrophana</i> / Emu Blue Bells	
<i>Eremophila maculata</i> "Valentine" / Valentine Bush	
<i>Euphorbia antisiphilitica</i> / Candelilla Euphorbia	
<i>Euphorbia rigida</i> / Gopher Plant	
<i>Fouquieria splendens</i> / Ocotillo	
<i>Hesperaloe parviflora</i> "Brakelights" TM / Brakelights Red Yucca	
<i>Lantana montevidensis</i> "Purple" / Trailing Lantana	
<i>Lantana x "New Gold"</i> / New Gold Lantana	
<i>Larrea tridentata</i> / Creosote Bush	
<i>Leucophyllum candidum</i> "Thunder Cloud" TM / Brewster County Barometerbu	
<i>Leucophyllum frutescens</i> "Green Cloud" TM / Green Cloud Texas Ranger	
<i>Leucophyllum langmaniae</i> "Lynn's Legacy" / Barometerbush	
<i>Muhlenbergia capillaris</i> "Regal Mist" TM / Muhly	
<i>Nassella tenuissima</i> / Mexican Feathergrass	
<i>Pedilanthus macrocarpus</i> / Lady's Slipper	
<i>Ruellia brittoniana</i> "Blanca" / Dwarf White Ruellia	
<i>Ruellia equisetiformis</i> / Firecracker Plant	
<i>Simmondsia chinensis</i> / Jojoba	
<i>Tecoma x "Orange Jubilee"</i> / Orange Jubilee Yellow Bells	
<i>Tetrameuris acialis</i> / Angelita Daisy	
GROUND COVERS	
BOTANICAL NAME / COMMON NAME	
<i>Cynodon dactylon</i> "Midiron" / Bermuda Grass	



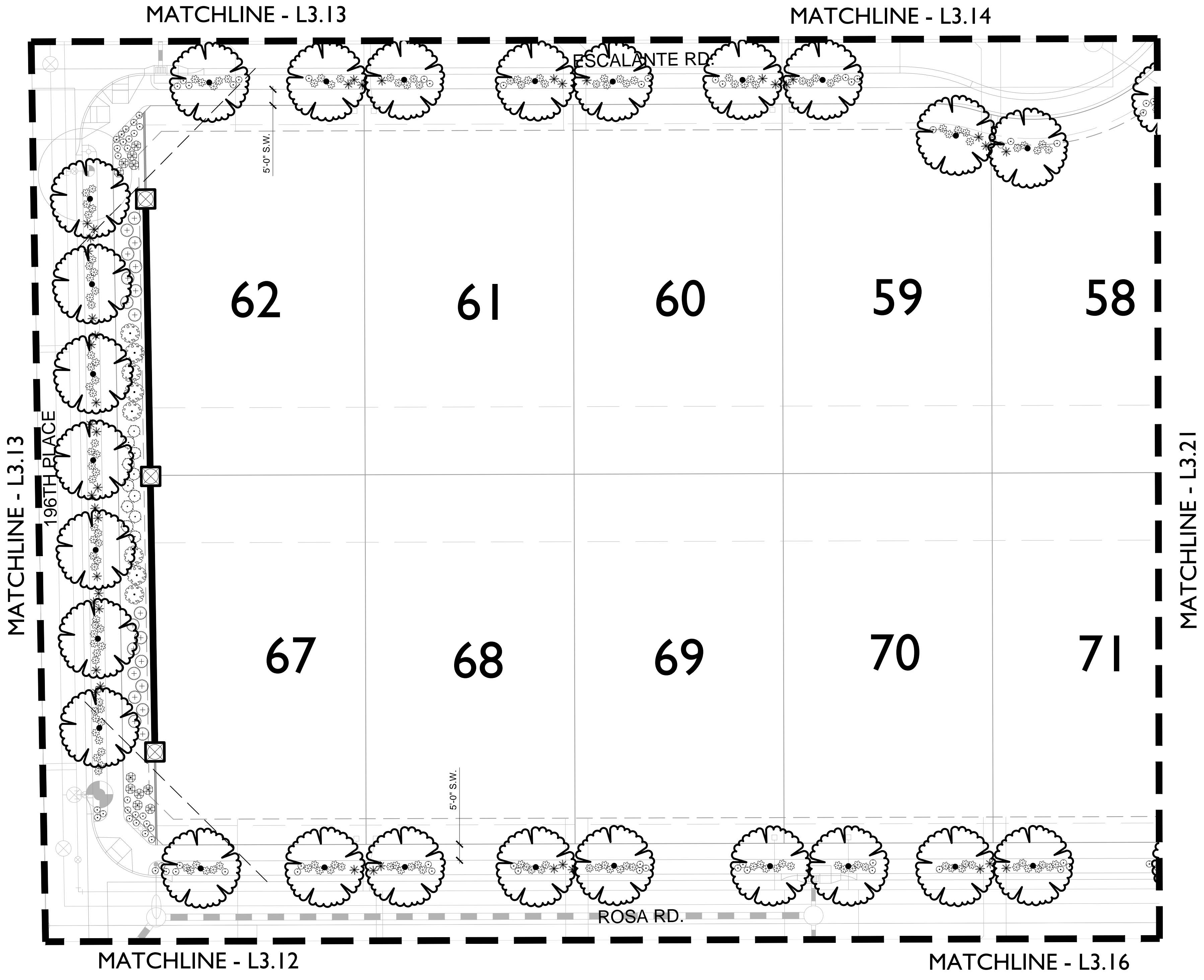


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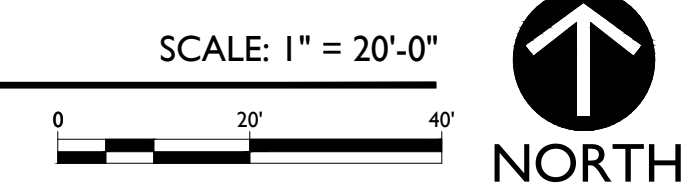


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	<i>Acacia farnesiana</i> / Sweet Acacia
	<i>Caesalpinia calalaco</i> 'Smoothie'™ / Cascalote
	<i>Cercidium floridum</i> / Blue Palo Verde
	<i>Chilopsis linearis</i> 'Lois Adams' / Lois Adams Desert Willow
	<i>Fraxinus velutina</i> 'Fan-Tex' / Fan-Tex Ash
	<i>Prosopis glandulosa</i> 'Thornless AZT' / Thornless Honey Mesquite
	<i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL NAME / COMMON NAME
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	<i>Agave ovatifolia</i> / Agave
	<i>Agave parryi</i> 'Estrella' / Estrella Agave
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama
	<i>Caesalpinia gillesii</i> / Yellow Bird of Paradise
	<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise
	<i>Calliandra eriophylla</i> / Pink Fairy Duster
	<i>Calliandra x 'Sierra Starr'</i> ™ / Sierra Starr
	<i>Cordia parvifolia</i> / Little leaf Cordia
	<i>Dazylirion longissimum</i> / Toothless Desert Spoon
	<i>Dazylirion texanum</i> / Green Desert Spoon
	<i>Eremophila hygrophana</i> / Emu Blue Bells
	<i>Eremophila maculata</i> 'Valentine' / Valentine Bush
	<i>Euphorbia antisiphilitica</i> / Candella Euphorbia
	<i>Euphorbia rigida</i> / Gopher Plant
	<i>Fouquieria splendens</i> / Ocotillo
	<i>Hesperaloe parviflora</i> 'Brakelights'™ / Brakelights Red Yucca
	<i>Lantana montevidensis</i> 'Purple' / Trailing Lantana
	<i>Lantana x 'New Gold'</i> / New Gold Lantana
	<i>Larrea tridentata</i> / Creosote Bush
	<i>Leucophyllum candidum</i> 'Thunder Cloud'™ / Brewster County Barometerbush
	<i>Leucophyllum frutescens</i> 'Green Cloud'™ / Green Cloud Texas Ranger
	<i>Leucophyllum laanganianae</i> 'Lynn's Legacy' / Barometerbush
	<i>Muhlenbergia capillaris</i> 'Regal Mist'™ / Muhly
	<i>Nassella tenuissima</i> / Mexican Feathergrass
	<i>Pedilanthus macrocarpus</i> / Lady's Slipper
	<i>Ruellia brittoniana</i> 'Blanca' / Dwarf White Ruellia
	<i>Russelia equisetiformis</i> / Firecracker Plant
	<i>Simmondsia chinensis</i> / Jojoba
	<i>Tecoma x 'Orange Jubilee'</i> / Orange Jubilee Yellow Bells
	<i>Tetraneris acaulis</i> / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	<i>Cynodon dactylon</i> 'Midiron' / Bermuda Grass



LANDSCAPE PLAN



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Landscape Plan

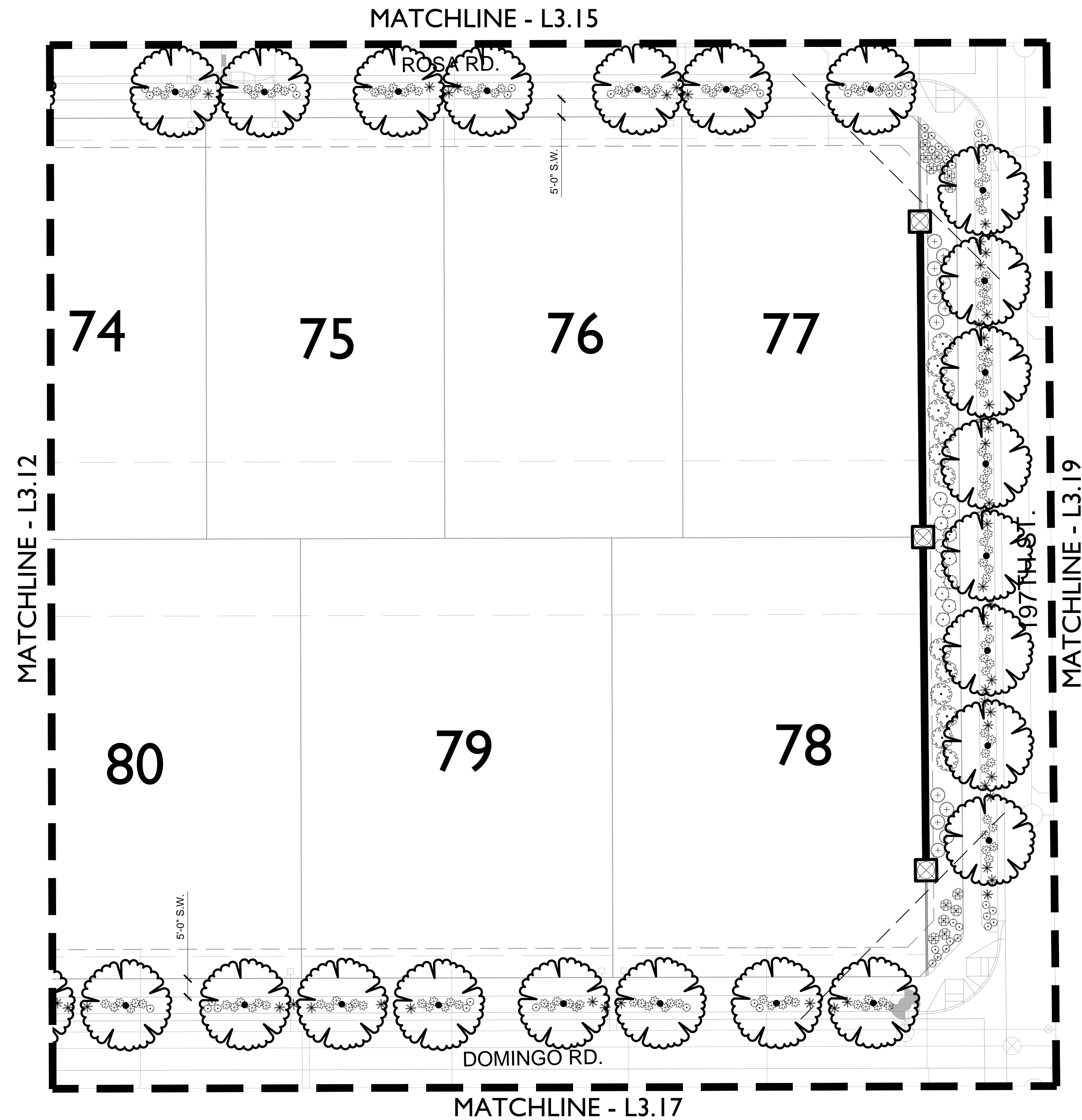
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KEY MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	<i>Acacia farnesiana</i> / Sweet Acacia
	<i>Caesalpinia cacalaco</i> 'Smoothie' TM / Cascalote
	<i>Cercidium floridum</i> / Blue Palo Verde
	<i>Chilopsis linearis</i> 'Lois Adams' / Lois Adams Desert Willow
	<i>Frazinus velutina</i> 'Fan-Tex' / Fan-Tex Ash
	<i>Prosopis glandulosa</i> 'Thornless AZT' / Thornless Honey Mesquite
	<i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm
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	<i>Agave ovatifolia</i> / Agave
	<i>Agave parryi</i> 'Estrella' / Estrella Agave
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama
	<i>Caesalpinia gillesii</i> / Yellow Bird of Paradise
	<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise
	<i>Calliandra eriophylla</i> / Pink Fairy Duster
	<i>Calliandra</i> x 'Sierra Starr' TM / Sierra Starr
	<i>Cordia parvifolia</i> / Little leaf Cordia
	<i>Dasyliroton longissimum</i> / Toothless Desert Spoon
	<i>Dasyliroton texanum</i> / Green Desert Spoon
	<i>Eremophila hygrophana</i> / Emu Blue Bells
	<i>Eremophila maculata</i> 'Valentine' / Valentine Bush
	<i>Euphorbia antisiphilitica</i> / Candellila Euphorbia
	<i>Euphorbia rigida</i> / Gopher Plant
	<i>Fouquieria splendens</i> / Ocotillo
	<i>Hesperaloe parviflora</i> 'Brakelights' TM / Brakelights Red Yucca
	<i>Lantana montevidensis</i> 'Purple' / Trailing Lantana
	<i>Lantana</i> x 'New Gold' / New Gold Lantana
	<i>Larrea tridentata</i> / Creosote Bush
	<i>Leucophyllum candidum</i> 'Thunder Cloud' TM / Brewster County Barometerbush
	<i>Leucophyllum frutescens</i> 'Green Cloud' TM / Green Cloud Texas Ranger
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' / Barometerbush
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM / Muhly
	<i>Nassella tenuissima</i> / Mexican Feathergrass
	<i>Pedilanthus macrocarpus</i> / Lady's Slipper
	<i>Ruellia brittoniana</i> 'Blanca' / Dwarf White Ruellia
	<i>Ruellia equisetiformis</i> / Firecracker Plant
	<i>Simmondsia chinensis</i> / Jojoba
	<i>Tecoma</i> x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	<i>Tetranneuris acaulis</i> / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	<i>Cynodon dactylon</i> 'Midiron' / Bermuda Grass



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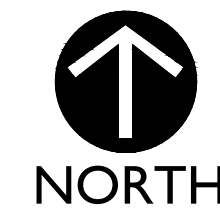
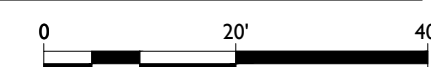
**WEST PARK ESTATES**  
Ocotillo Road and 196th Street  
Town of Queen Creek, Arizona  
Preliminary Plat

PROJECT NO: 16002692  
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Landscape Plan

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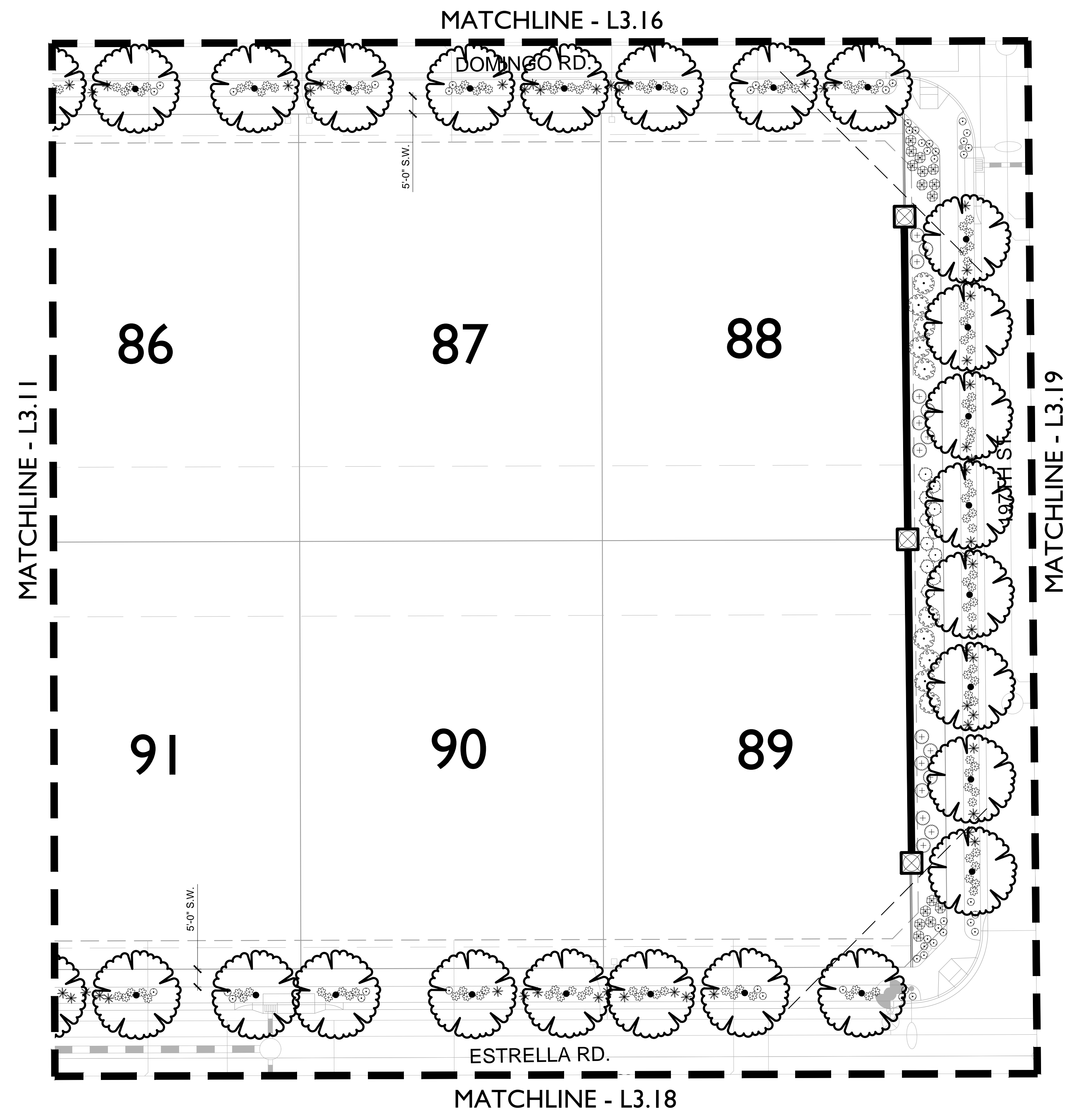


KEY MAP



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	<i>Acacia farnesiana</i> / Sweet Acacia
	<i>Caesalpinia calcalzo</i> 'Smoothie' TM / Cascalote
	<i>Cercidium floridum</i> / Blue Palo Verde
	<i>Chilopsis linearis</i> 'Lois Adams' / Lois Adams Desert Willow
	<i>Fraxinus velutina</i> 'Fan-Tex' / Fan-Tex Ash
	<i>Prosopis glandulosa</i> 'Thornless AZT' / Thornless Honey Mesquite
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	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama
	<i>Caesalpinia gillesii</i> / Yellow Bird of Paradise
	<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise
	<i>Calliandra eriophylla</i> / Pink Fairy Duster
	<i>Calliandra x 'Sierra Starr'</i> TM / Sierra Starr
	<i>Cordia parvifolia</i> / Little leaf Cordia
	<i>Dasyliroton longissimum</i> / Toothless Desert Spoon
	<i>Dasyliroton texanum</i> / Green Desert Spoon
	<i>Eremophila hygrophana</i> / Emu Blue Bells
	<i>Eremophila maculata</i> 'Valentine' / Valentine Bush
	<i>Euphorbia antisyphitica</i> / Candellilla Euphorbia
	<i>Euphorbia rigida</i> / Gopher Plant
	<i>Fouquieria splendens</i> / Ocotillo
	<i>Hesperaloe parviflora</i> 'Brakelights' TM / Brakelights Red Yucca
	<i>Lantana montevidensis</i> 'Purple' / Trailing Lantana
	<i>Lantana x 'New Gold'</i> / New Gold Lantana
	<i>Larrea tridentata</i> / Creosote Bush
	<i>Leucophyllum candidum</i> 'Thunder Cloud' TM / Brewster County Barometerbush
	<i>Leucophyllum frutescens</i> 'Green Cloud' TM / Green Cloud Texas Ranger
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' / Barometerbush
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM / Muhly
	<i>Nassella tenuissima</i> / Mexican Feathergrass
	<i>Pedilanthus macrocarpus</i> / Lady's Slipper
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	<i>Russelia equisetiformis</i> / Firecracker Plant
	<i>Simmondsia chinensis</i> / Jojoba
	<i>Tecoma x 'Orange Jubilee'</i> / Orange Jubilee Yellow Bells
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GROUND COVERS	BOTANICAL NAME / COMMON NAME
	<i>Cynodon dactylon</i> 'Midiron' / Bermuda Grass



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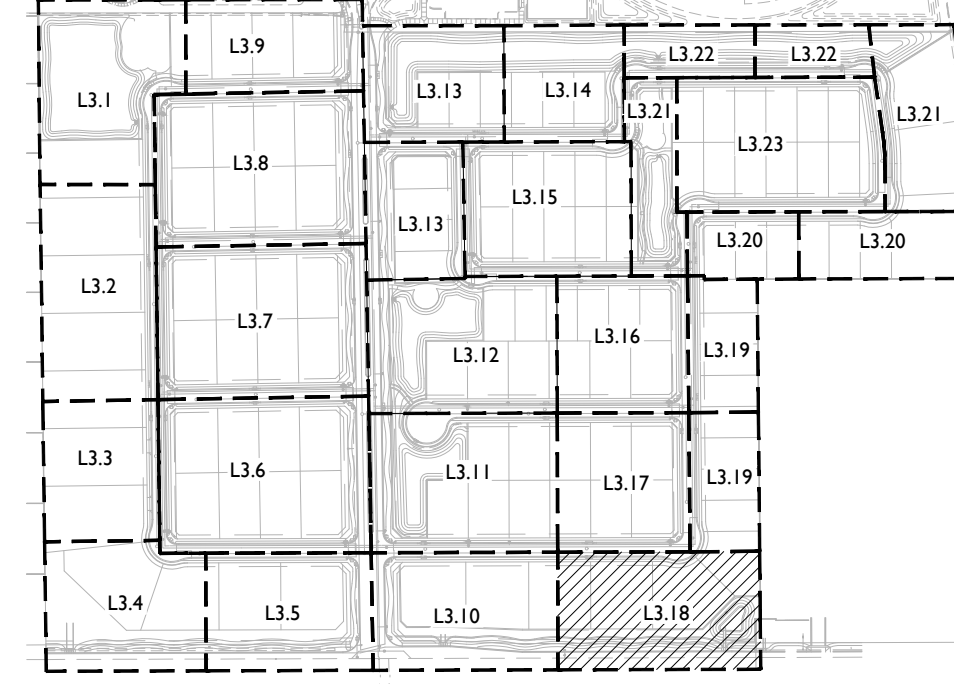
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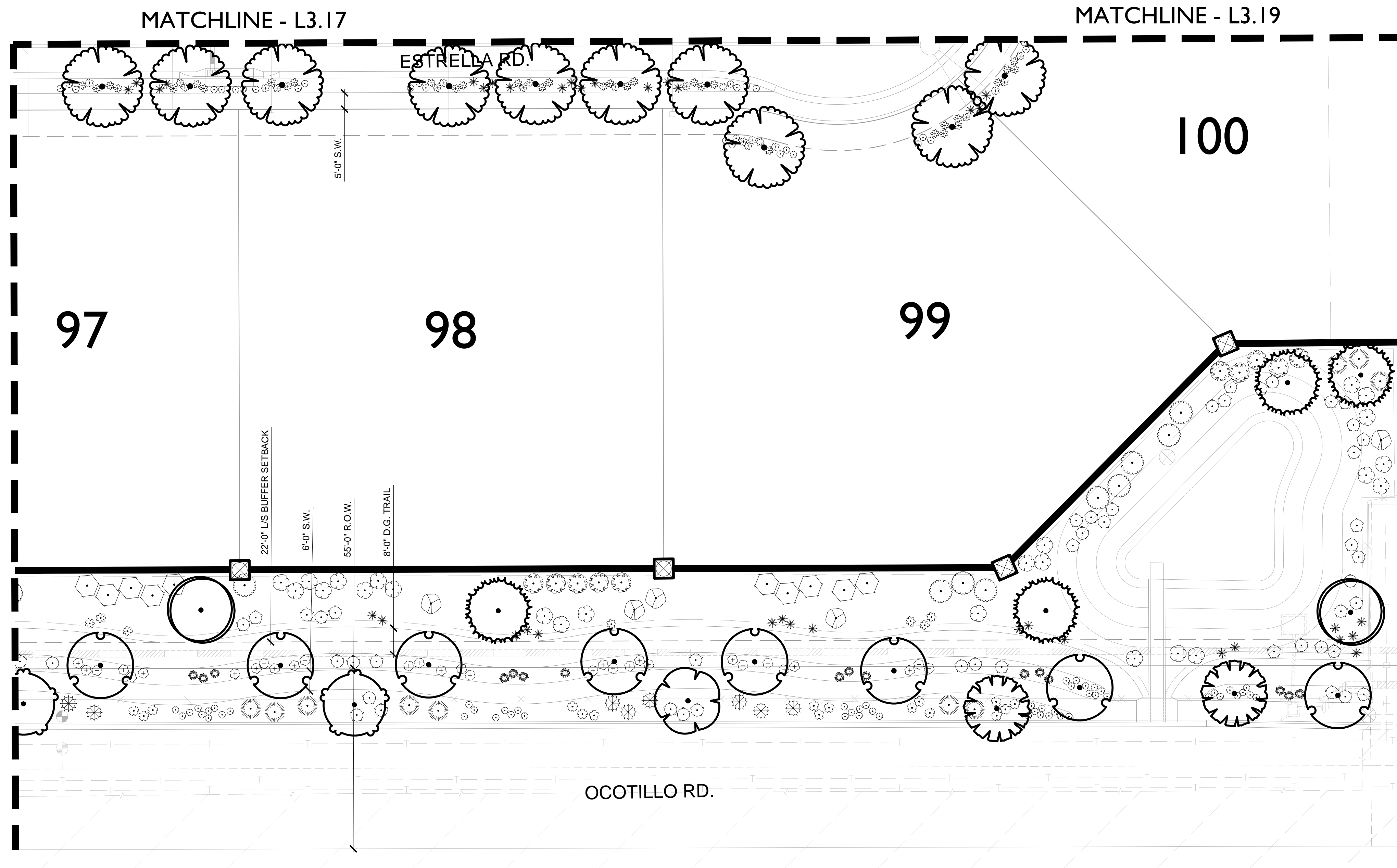
Landscape Plan

KEY MAP



PLANT SCHEDULE

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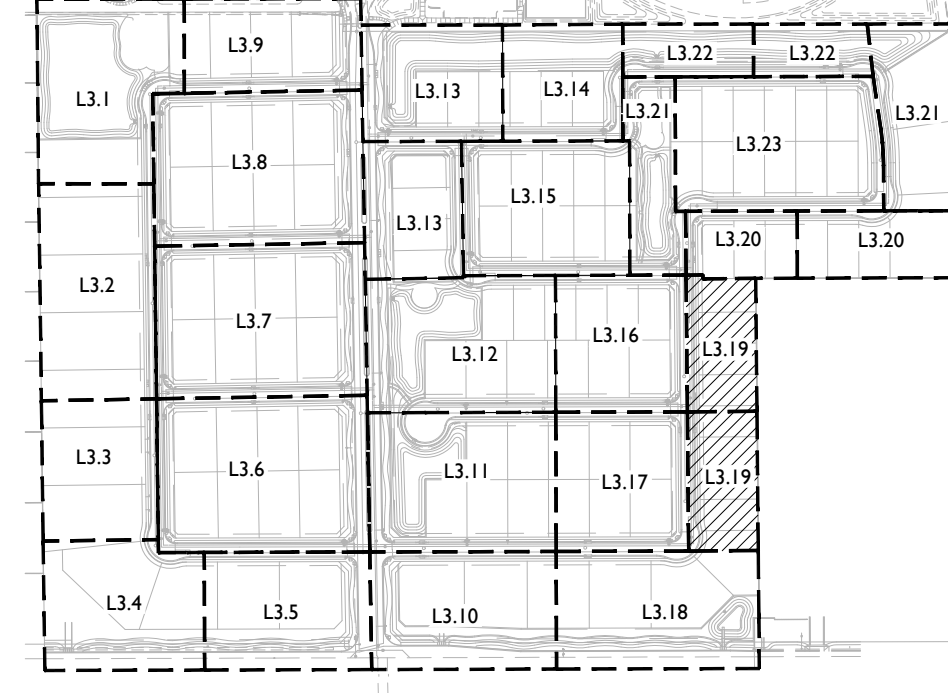
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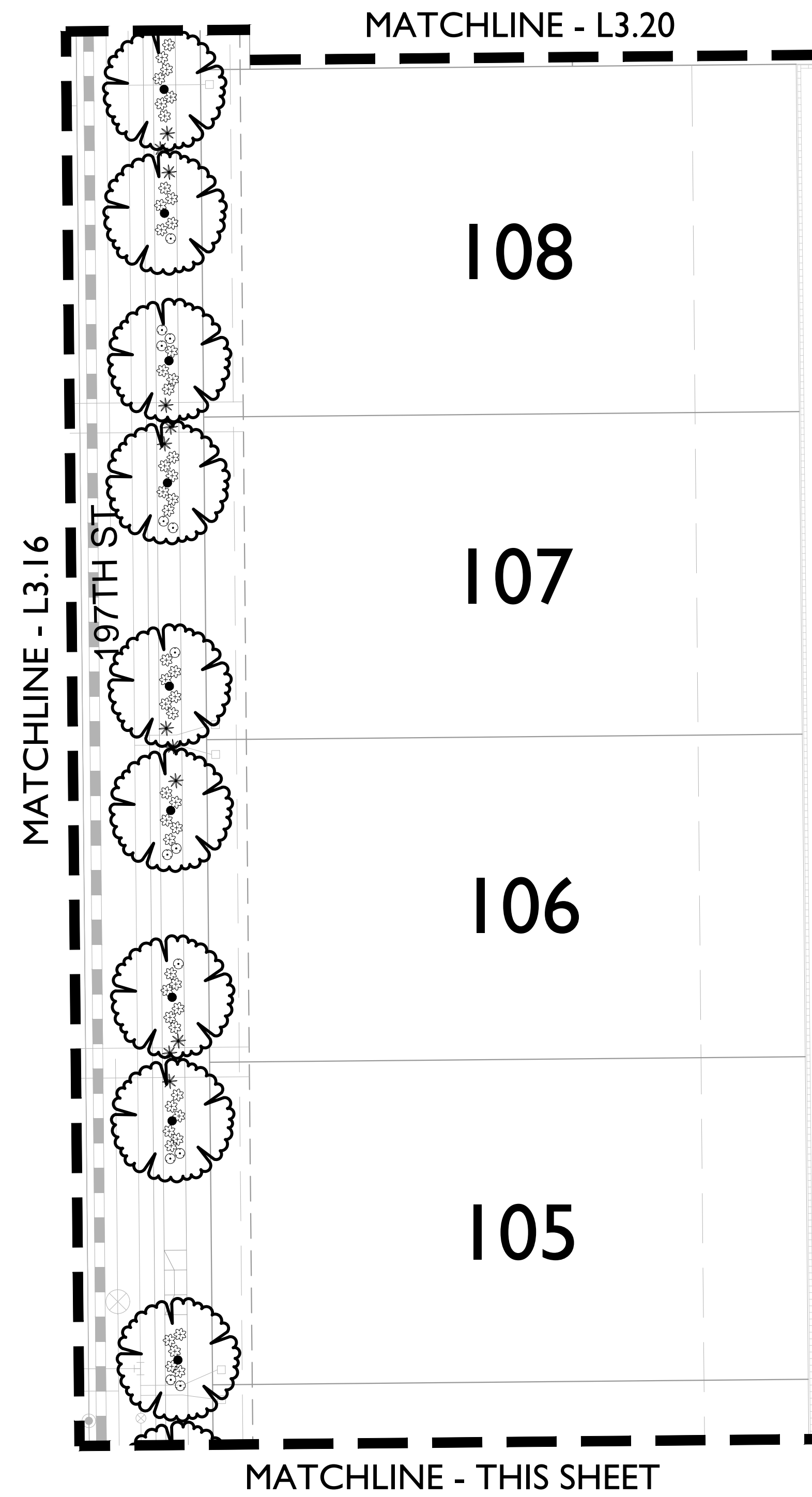
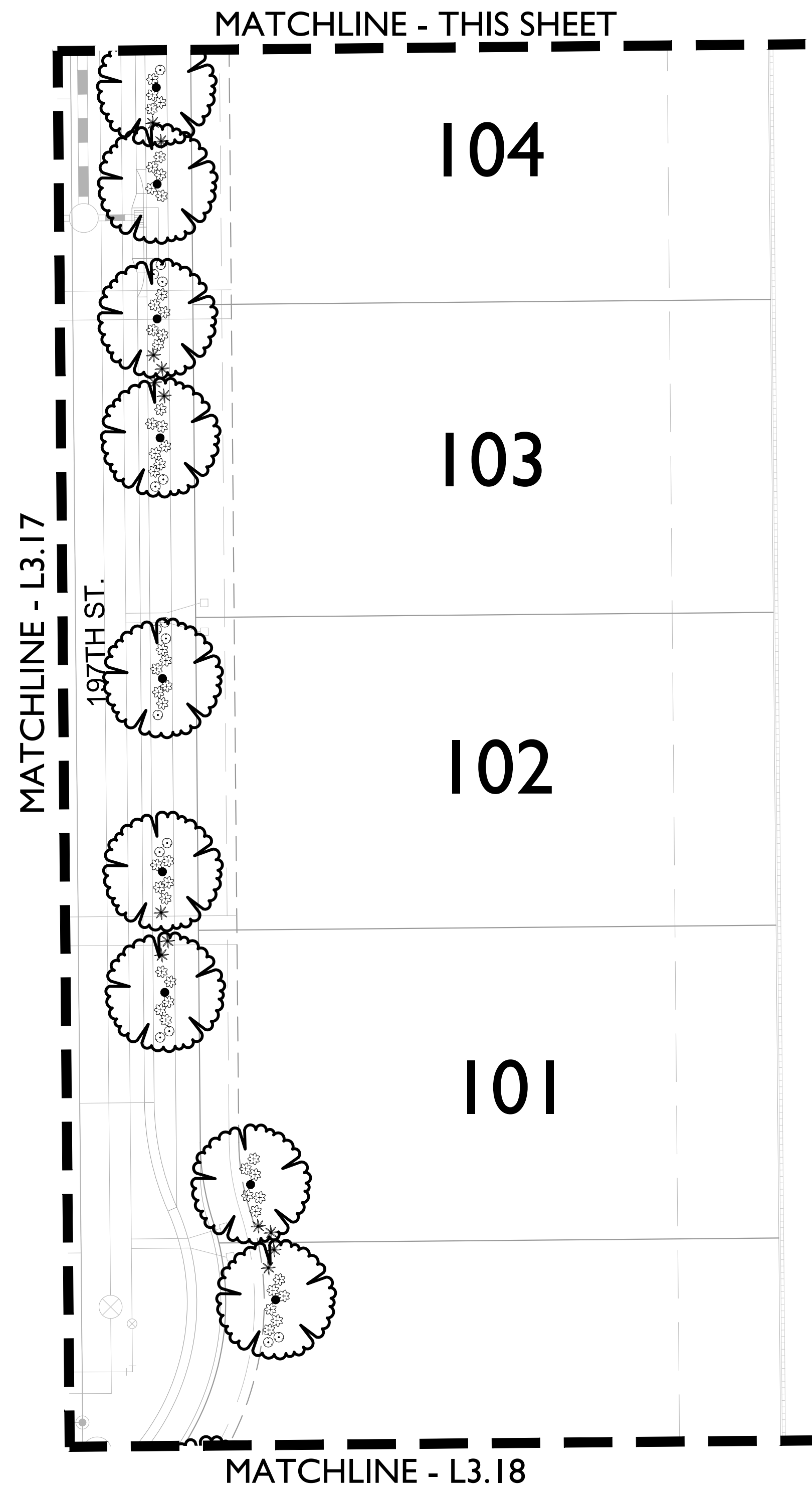
Landscape Plan

KEY MAP



PLANT SCHEDULE

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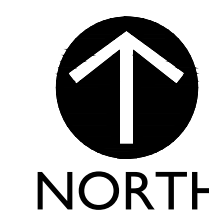
1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



2 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



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Ocotillo Road and 196th Street  
Town of Queen Creek, Arizona

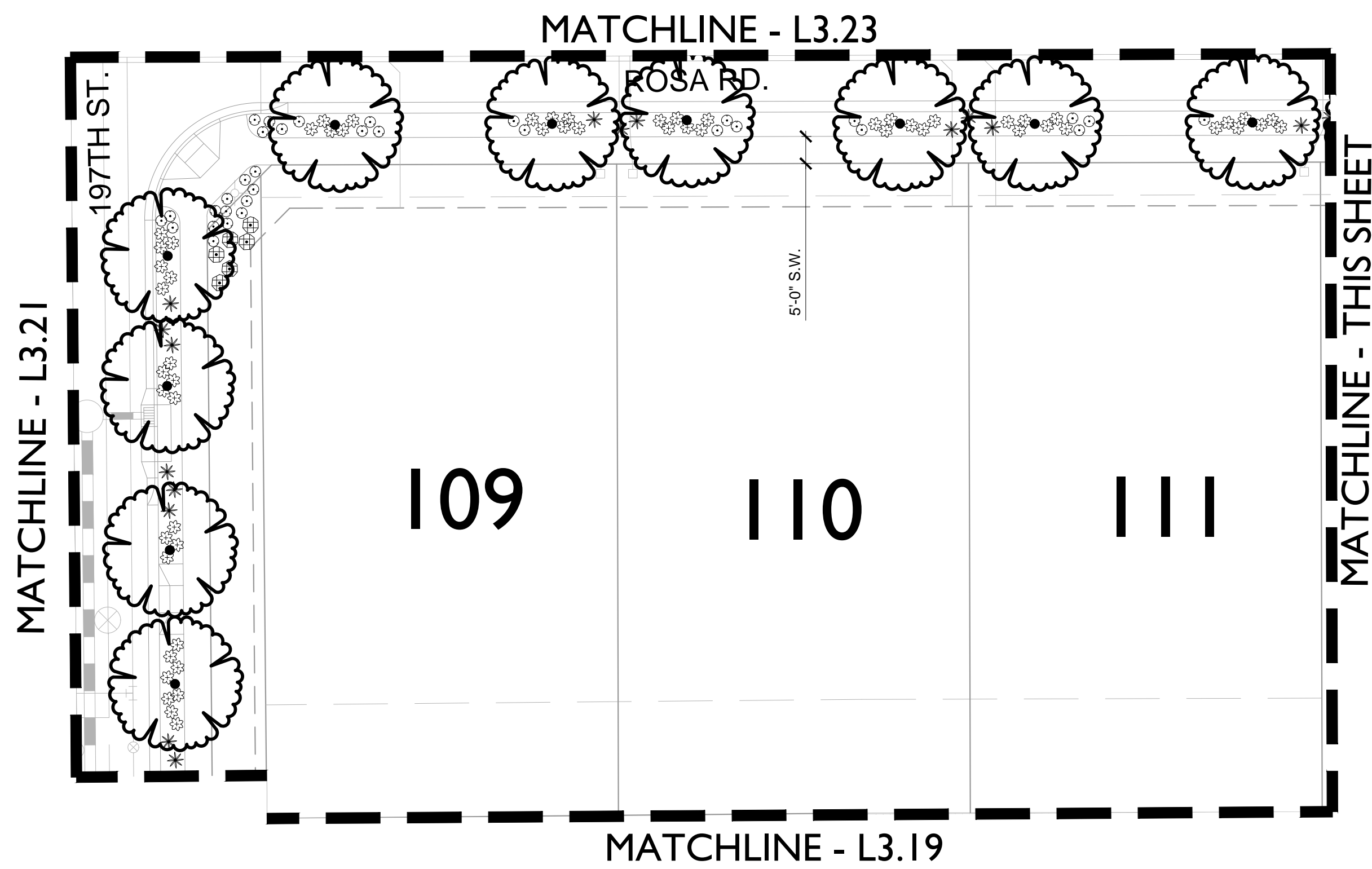
Preliminary Plat

PROJECT NO.: 16002692  
DATE: 09/29/2017  
DRW: SB, BG, JP, LK  
RVW: DC

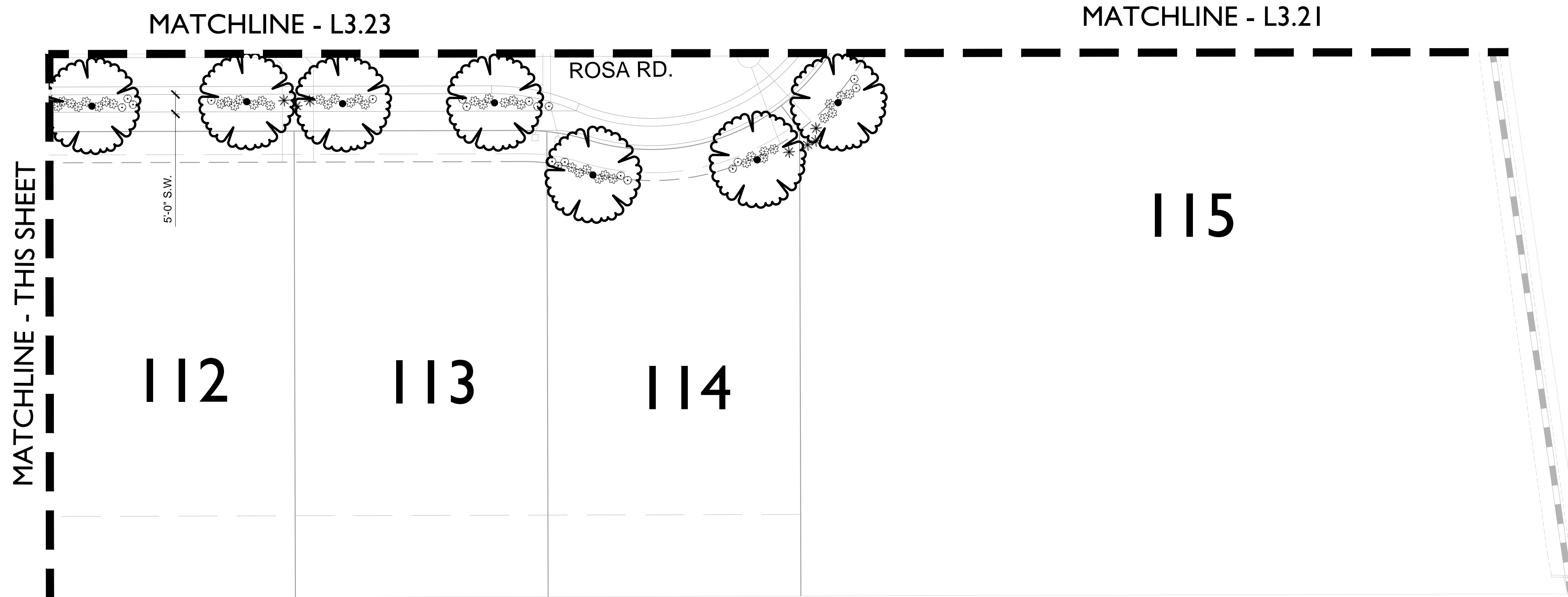
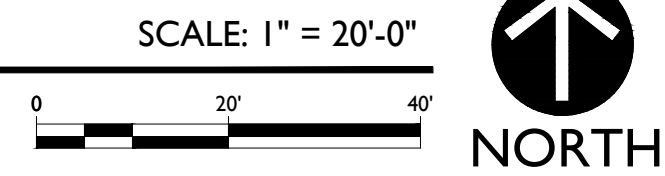
REVISIONS	
△ 12/7/2017	
△ 01/10/2018	
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Landscape Plan

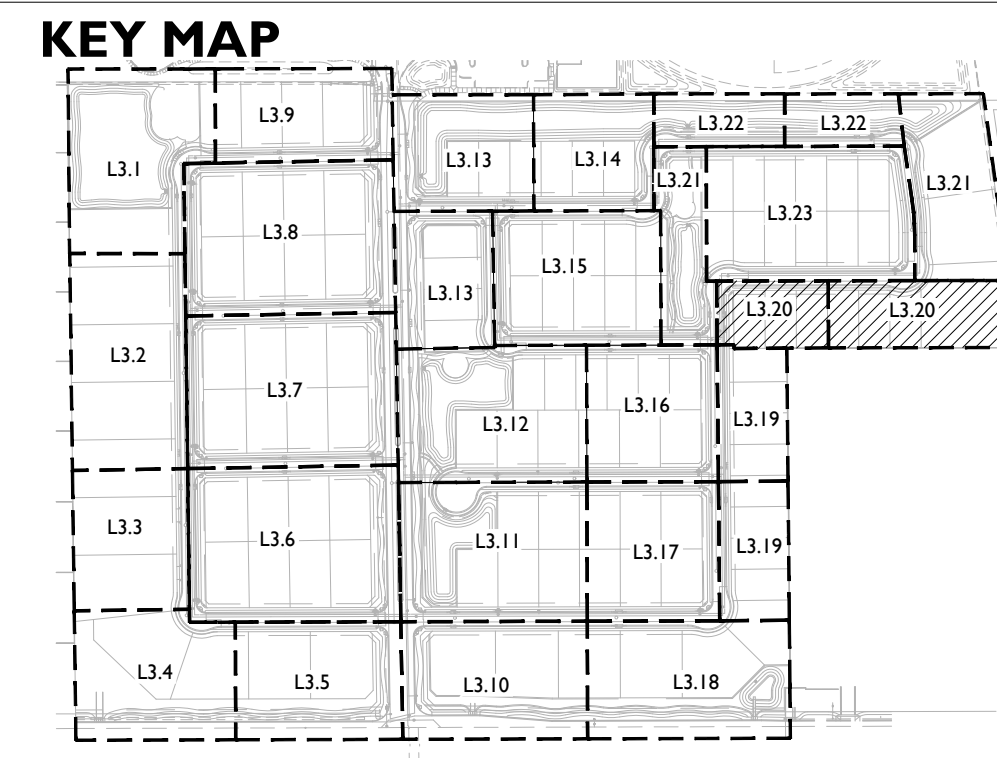
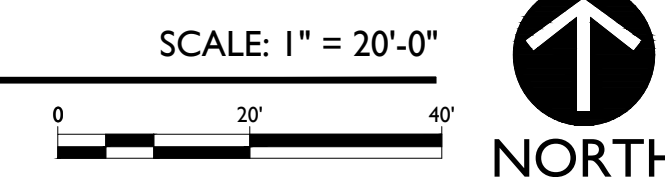
L3.19



1 LANDSCAPE PLAN



2 LANDSCAPE PLAN

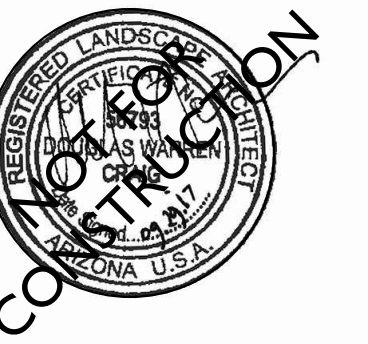


PLANT SCHEDULE

TREES	
BOTANICAL NAME / COMMON NAME	
<i>Acacia farnesiana</i> / Sweet Acacia	
<i>Caesalpinia calacaco</i> 'Smoothie' TM / Cascalote	
<i>Cercidium floridum</i> / Blue Palo Verde	
<i>Chilopsis linearis</i> 'Lois Adams' / Lois Adams Desert Willow	
<i>Fraxinus velutina</i> 'Fan-Tex' / Fan-Tex Ash	
<i>Prosopis glandulosa</i> 'Thornless AZT' / Thornless Honey Mesquite	
<i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm	
SHRUBS	
BOTANICAL NAME / COMMON NAME	
<i>Agave desmetiana</i> 'Variegata' / Variegated Smooth Agave	
<i>Agave ovatifolia</i> / Agave	
<i>Agave parryi</i> 'Estrella' / Estrella Agave	
<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama	
<i>Caesalpinia gillesii</i> / Yellow Bird of Paradise	
<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise	
<i>Calliandra eriophylla</i> / Pink Fairy Duster	
<i>Calliandra</i> x 'Sierra Starr' TM / Sierra Starr	
<i>Cordia parvifolia</i> / Little leaf Cordia	
<i>Dasyliroton longissimum</i> / Toothless Desert Spoon	
<i>Dasyliroton texanum</i> / Green Desert Spoon	
<i>Eremophila hygrophana</i> / Emu Blue Bells	
<i>Eremophila maculata</i> 'Valentine' / Valentine Bush	
<i>Euphorbia antisiphilitica</i> / Candella Euphorbia	
<i>Euphorbia rigida</i> / Gopher Plant	
<i>Fouquieria splendens</i> / Ocotillo	
<i>Hesperaloe parviflora</i> 'Brakelights' TM / Brakelights Red Yucca	
<i>Lantana montevidensis</i> 'Purple' / Trailing Lantana	
<i>Lantana</i> x 'New Gold' / New Gold Lantana	
<i>Larrea tridentata</i> / Creosote Bush	
<i>Leucophyllum candidum</i> 'Thunder Cloud' TM / Brewster County Barometerbush	
<i>Leucophyllum frutescens</i> 'Green Cloud' TM / Green Cloud Texas Ranger	
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' / Barometerbush	
<i>Muhlenbergia capillaris</i> 'Regal Mist' TM / Multy	
<i>Nassella tenuissima</i> / Mexican Feathergrass	
<i>Pedilanthus macrocarpus</i> / Lady's Slipper	
<i>Ruellia brittoniana</i> 'Blanca' / Dwarf White Ruellia	
<i>Russelia equisetiformis</i> / Firecracker Plant	
<i>Simmondsia chinensis</i> / Jojoba	
<i>Tecoma</i> x 'Orange Jubilee' / Orange Jubilee Yellow Bells	
<i>Tetranneuris acualis</i> / Angelica Daisy	
GROUND COVERS	
BOTANICAL NAME / COMMON NAME	
<i>Cynodon dactylon</i> 'Midiron' / Bermuda Grass	



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WEST PARK ESTATES

Ocotillo Road and 196th Street  
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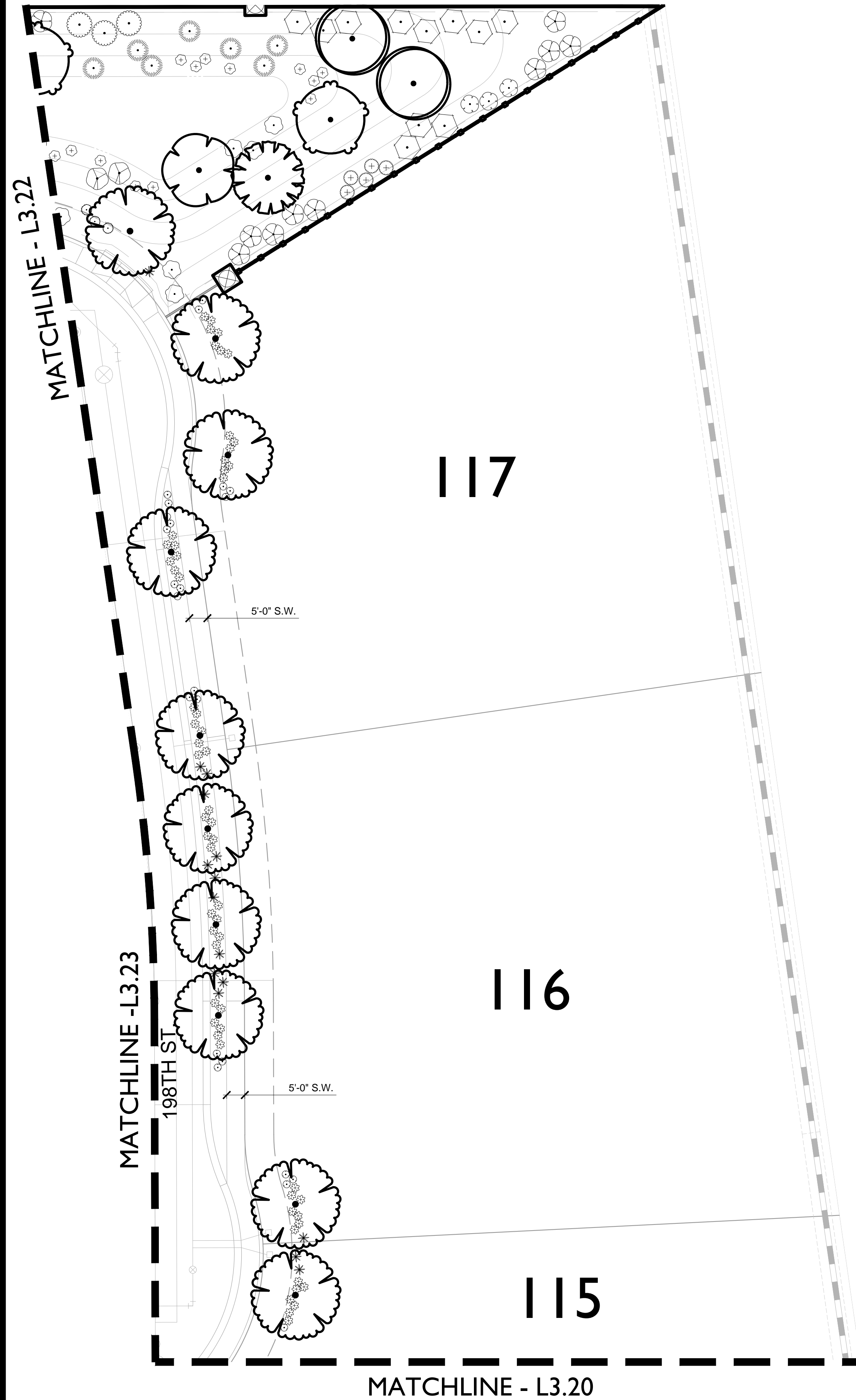
Preliminary Plat

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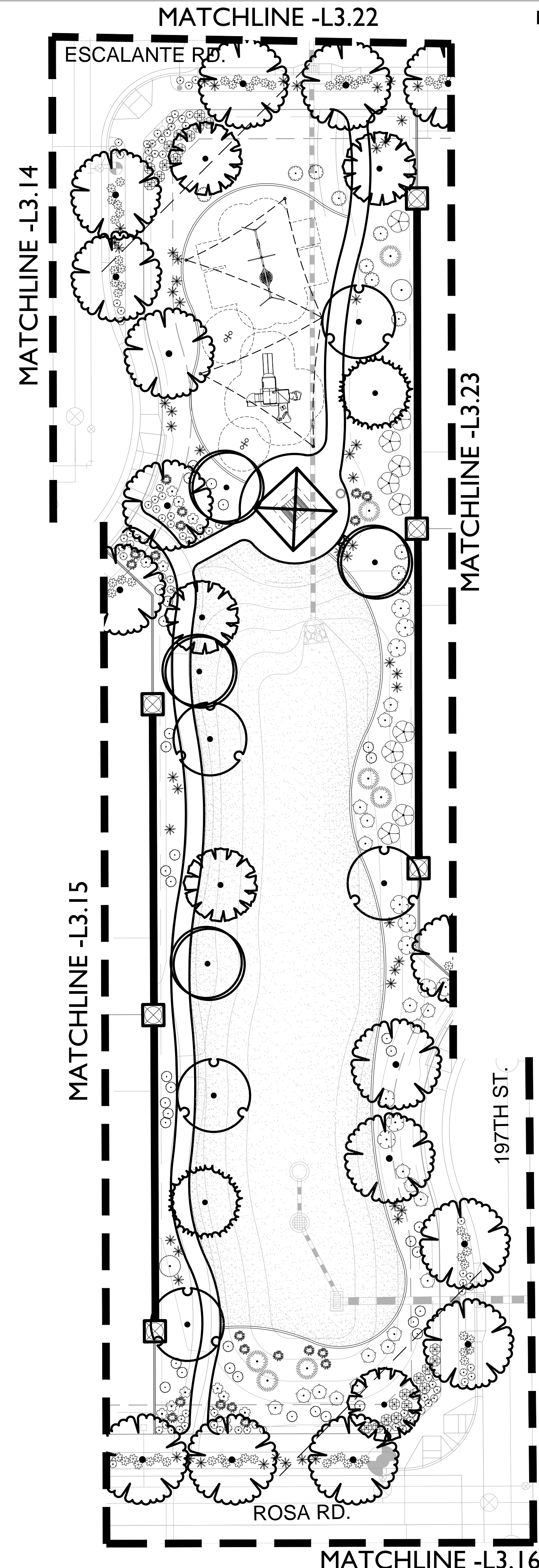
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Landscape Plan

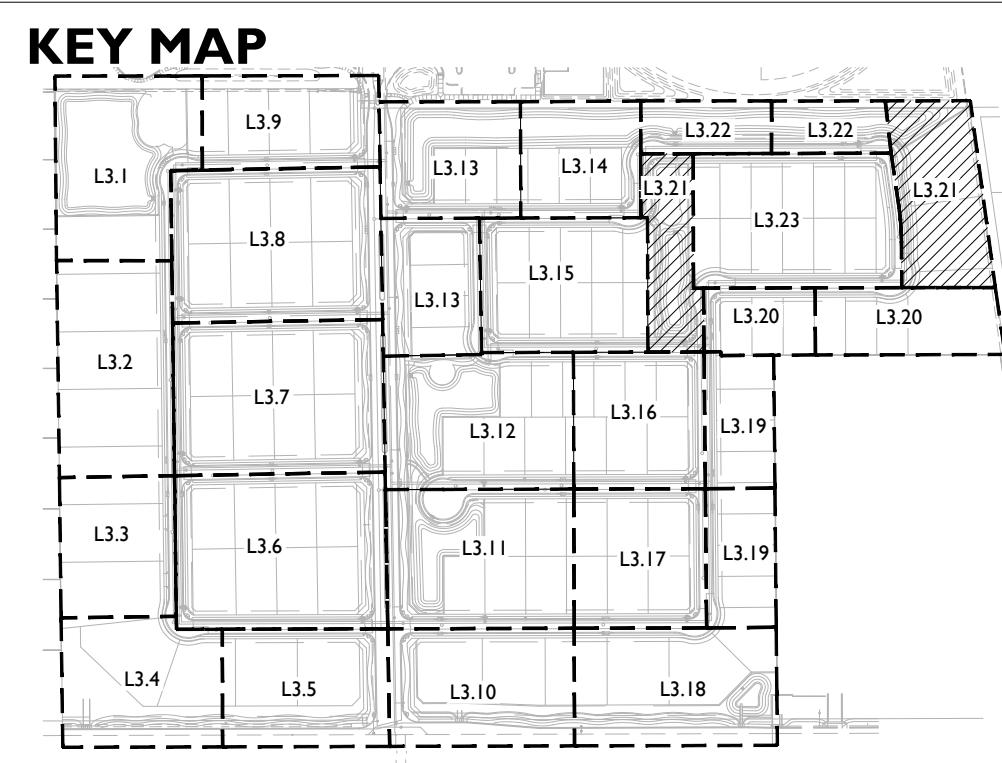
L3.20



1 LANDSCAPE PLAN SCALE: 1" = 20'-0" NORTH



2 LANDSCAPE PLAN SCALE: 1" = 20'-0" NORTH



PLANT SCHEDULE	
TREES	BOTANICAL NAME / COMMON NAME
	Acacia farnesiana / Sweet Acacia
	Caesalpinia calacaco 'Smoothie'™ / Cascalote
	Cercidium floridum / Blue Palo Verde
	Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash
	Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL NAME / COMMON NAME
	Agave desmetiana 'Variegata' / Variegated Smooth Agave
	Agave ovatifolia / Agave
	Agave parryi 'Estrella' / Estrella Agave
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama
	Caesalpinia gilliesii / Yellow Bird of Paradise
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Calliandra eriophylla / Pink Fairy Duster
	Calliandra x 'Sierra Starr'™ / Sierra Starr
	Cordia parvifolia / Little leaf Cordia
	Dasyliroton longissimum / Toothless Desert Spoon
	Dasyliroton texanum / Green Desert Spoon
	Eremophila hygrophana / Emu Blue Bells
	Eremophila maculata 'Valentine' / Valentine Bush
	Euphorbia antisiphilitica / Candelilla Euphorbia
	Euphorbia rigida / Gopher Plant
	Fouquieria splendens / Ocotillo
	Hesperaloe parviflora 'Brakelights'™ / Brakelights Red Yucca
	Lantana montevidensis 'Purple' / Trailing Lantana
	Lantana x 'New Gold' / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum candidum 'Thunder Cloud'™ / Brewster County Barometerbush
	Leucophyllum frutescens 'Green Cloud'™ / Green Cloud Texas Ranger
	Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush
	Muhlenbergia capillaris 'Regal Mist'™ / Muhly
	Nassella tenuissima / Mexican Feathergrass
	Pedilanthus macrocarpus / Lady's Slipper
	Ruellia brittoniana 'Blanca' / Dwarf White Ruellia
	Ruellia equisetiformis / Firecracker Plant
	Simmondsia chinensis / Jojoba
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	Tetranneuris acialis / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Cynodon dactylon 'Midiron' / Bermuda Grass



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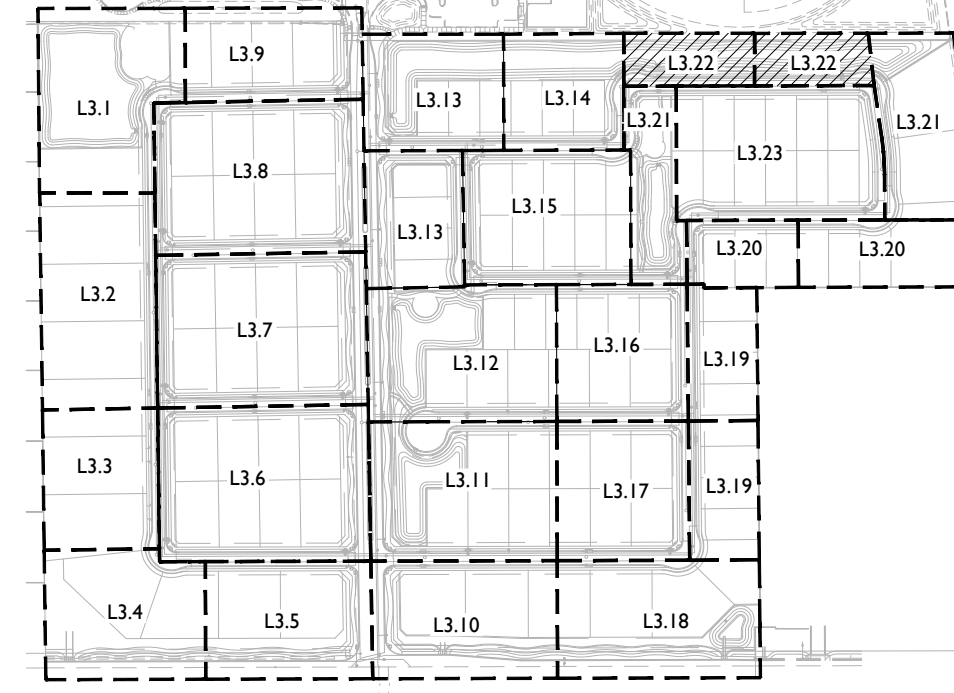
**WEST PARK ESTATES**  
 Ocotillo Road and 196th Street  
 Town of Queen Creek, Arizona  
 Preliminary Plat

PROJECT NO: 16002692  
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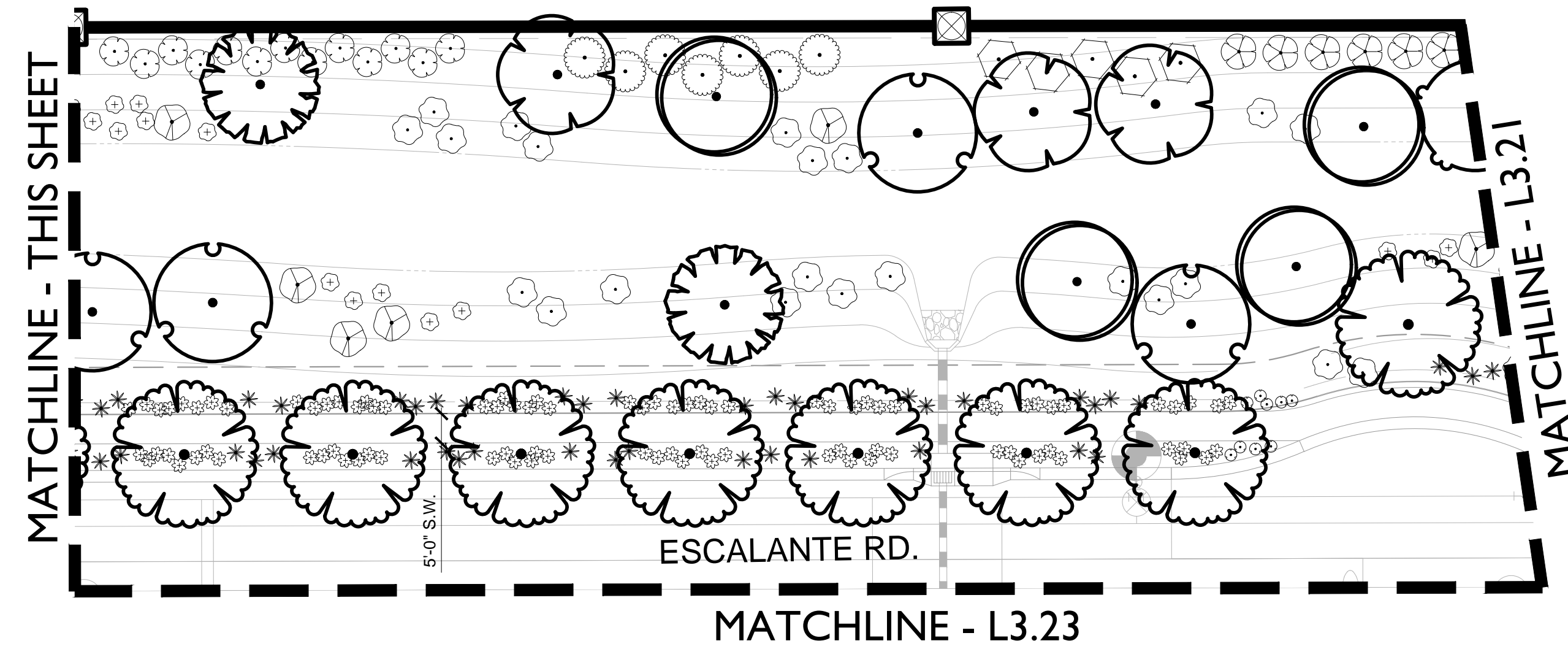
Landscape Plan

KEY MAP

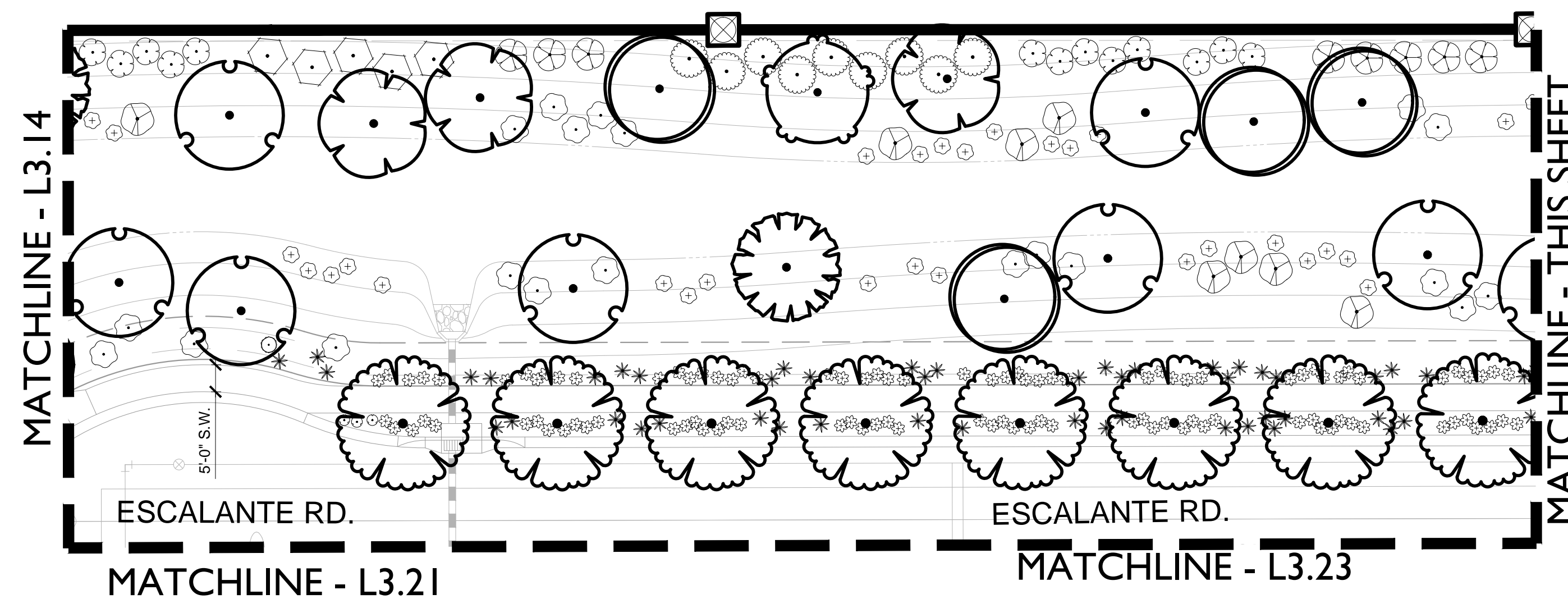


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Acacia farnesiana / Sweet Acacia
	Caesalpinia cacalaco 'Smoothie' TM / Cascalote
	Cercidium floridum / Blue Palo Verde
	Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash
	Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL NAME / COMMON NAME
	Agave desmetiana 'Variegata' / Variegated Smooth Agave
	Agave ovatifolia / Agave
	Agave parryi 'Estrella' / Estrella Agave
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama
	Caesalpinia gillesii / Yellow Bird of Paradise
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Calliandra eriophylla / Pink Fairy Duster
	Calliandra x 'Sierra Starr' TM / Sierra Starr
	Cordia parvifolia / Little leaf Cordia
	Dasyliroton longissimum / Toothless Desert Spoon
	Dasyliroton texanum / Green Desert Spoon
	Eremophila hygrophana / Emu Blue Bells
	Eremophila maculata 'Valentine' / Valentine Bush
	Euphorbia antisiphilitica / Candella Euphorbia
	Euphorbia rigida / Gopher Plant
	Fouquieria splendens / Ocotillo
	Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca
	Lantana montevidensis 'Purple' / Trailing Lantana
	Lantana x 'New Gold' / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerbush
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger
	Leucophyllum laanganianae 'Lynn's Legacy' / Barometerbush
	Muhlenbergia capillaris 'Regal Mist' TM / Muhly
	Nassella tenuissima / Mexican Feathergrass
	Pedilanthus macrocarpus / Lady's Slipper
	Ruellia brittoniana 'Blanca' / Dwarf White Ruellia
	Russelia equisetiformis / Firecracker Plant
	Simmondsia chinensis / Jojoba
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	Tetaneuris acualis / Angelita Daisy
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Cynodon dactylon 'Midiron' / Bermuda Grass



1 LANDSCAPE PLAN SCALE: 1" = 20'-0" NORTH



2 LANDSCAPE PLAN SCALE: 1" = 20'-0" NORTH



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Preliminary Plat

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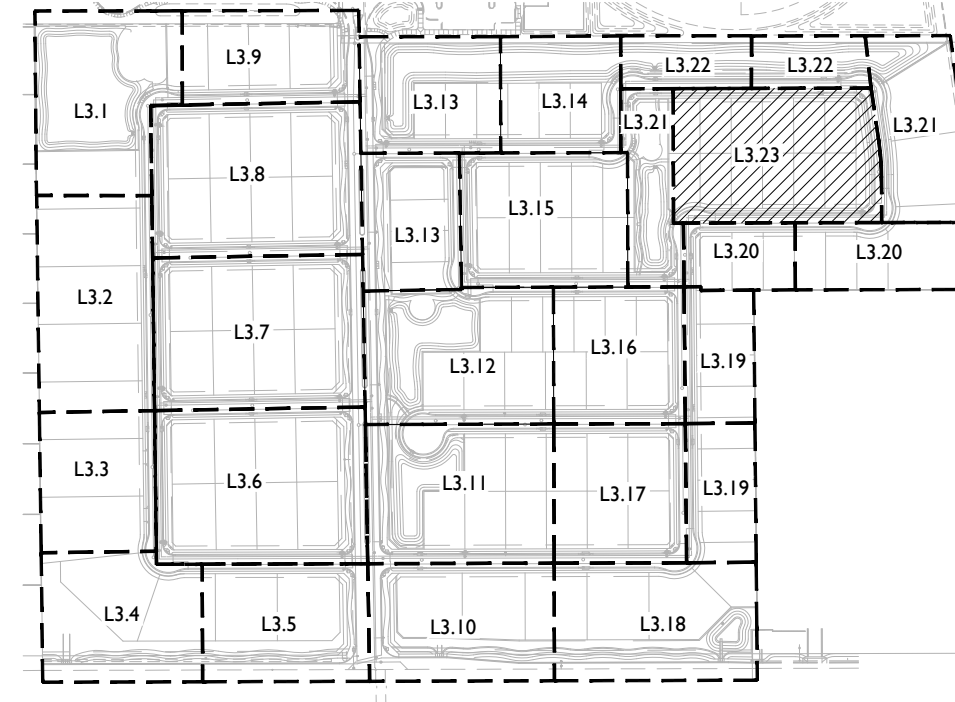
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Landscape Plan

L3.22

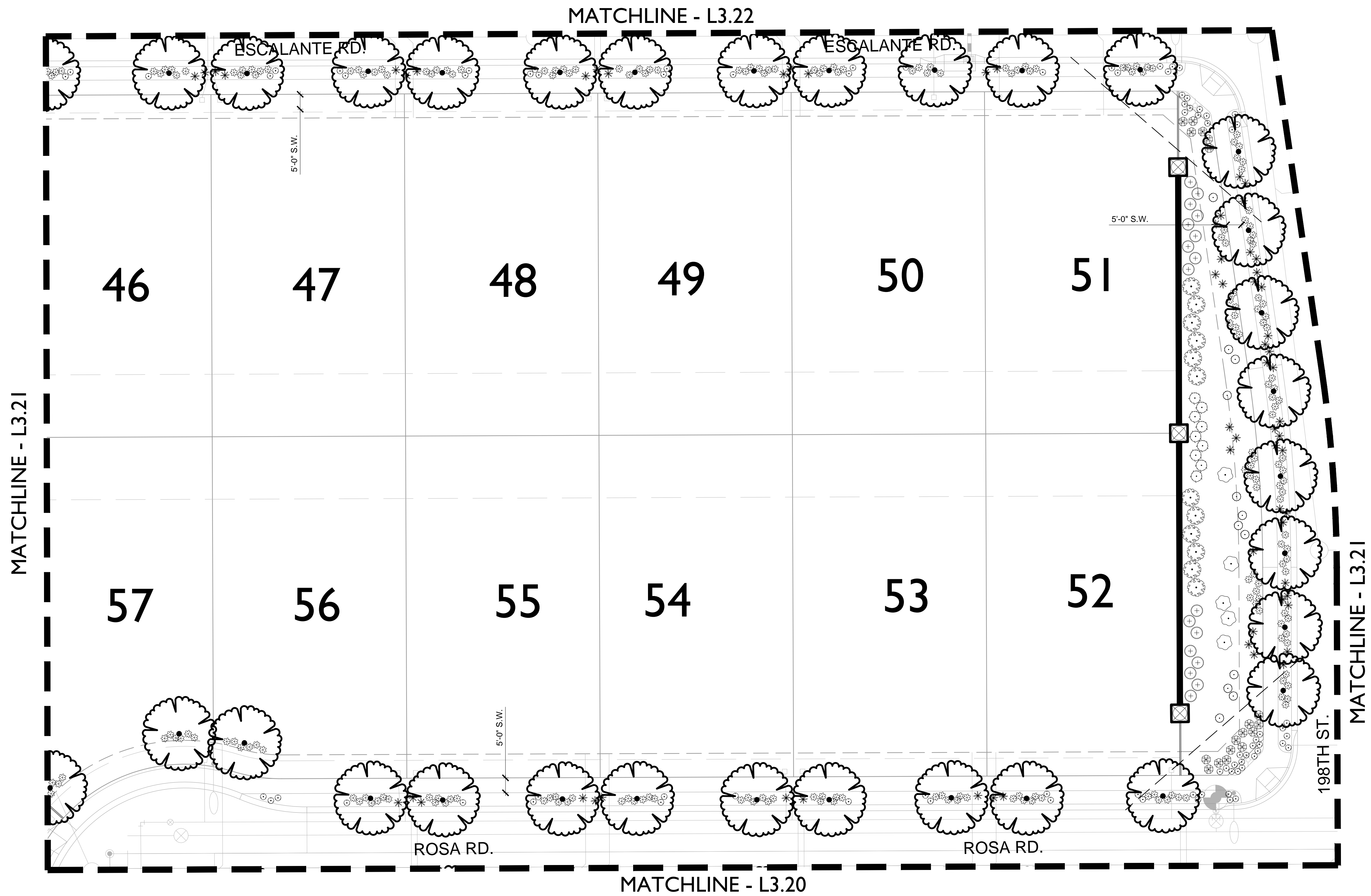


KEY MAP

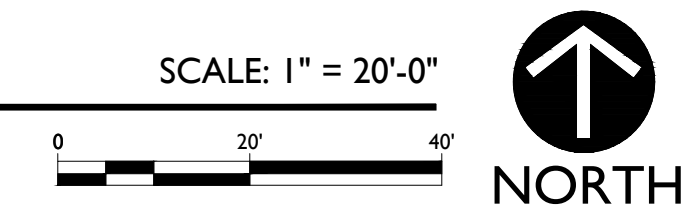


PLANT SCHEDULE

TREES	
BOTANICAL NAME / COMMON NAME	
<i>Acacia farnesiana</i> / Sweet Acacia	(Symbol)
<i>Caesalpinia cacalaco</i> 'Smoothie'™ / Cascalote	(Symbol)
<i>Cercidium floridum</i> / Blue Palo Verde	(Symbol)
<i>Chilopsis linearis</i> 'Lois Adams' / Lois Adams Desert Willow	(Symbol)
<i>Fraxinus velutina</i> 'Fan-Tex' / Fan-Tex Ash	(Symbol)
<i>Prosopis glandulosa</i> 'Thornless AZT' / Thornless Honey Mesquite	(Symbol)
<i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm	(Symbol)
SHRUBS	
BOTANICAL NAME / COMMON NAME	
<i>Agave desmetiana</i> 'Variegata' / Variegated Smooth Agave	(Symbol)
<i>Agave ovatifolia</i> / Agave	(Symbol)
<i>Agave parryi</i> 'Estrella' / Estrella Agave	(Symbol)
<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama	(Symbol)
<i>Caesalpinia gillesii</i> / Yellow Bird of Paradise	(Symbol)
<i>Caesalpinia pulcherrima</i> / Red Bird Of Paradise	(Symbol)
<i>Calliandra eriophylla</i> / Pink Fairy Duster	(Symbol)
<i>Calliandra</i> x 'Sierra Starr'™ / Sierra Starr	(Symbol)
<i>Cordia parvifolia</i> / Little leaf Cordia	(Symbol)
<i>Dasyliroton longissimum</i> / Toothless Desert Spoon	(Symbol)
<i>Dasyliroton texanum</i> / Green Desert Spoon	(Symbol)
<i>Eremophila hygrophana</i> / Emu Blue Bells	(Symbol)
<i>Eremophila maculata</i> 'Valentine' / Valentine Bush	(Symbol)
<i>Euphorbia antisyphilitica</i> / Candella Euphorbia	(Symbol)
<i>Euphorbia rigida</i> / Gopher Plant	(Symbol)
<i>Fouquieria splendens</i> / Ocotillo	(Symbol)
<i>Hesperaloe parviflora</i> 'Brakelights'™ / Brakelights Red Yucca	(Symbol)
<i>Lantana montevidensis</i> 'Purple' / Trailing Lantana	(Symbol)
<i>Lantana</i> x 'New Gold' / New Gold Lantana	(Symbol)
<i>Larrea tridentata</i> / Creosote Bush	(Symbol)
<i>Leucophyllum candidum</i> 'Thunder Cloud'™ / Brewster County Barometerbush	(Symbol)
<i>Leucophyllum frutescens</i> 'Green Cloud'™ / Green Cloud Texas Ranger	(Symbol)
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' / Barometerbush	(Symbol)
<i>Muhlenbergia capillaris</i> 'Regal Mist'™ / Muhly	(Symbol)
<i>Nassella tenuissima</i> / Mexican Feathergrass	(Symbol)
<i>Pedilanthus macrocarpus</i> / Lady's Slipper	(Symbol)
<i>Ruellia brittoniana</i> 'Blanca' / Dwarf White Ruellia	(Symbol)
<i>Ruellia equisetiformis</i> / Firecracker Plant	(Symbol)
<i>Simmondsia chinensis</i> / Jojoba	(Symbol)
<i>Tecoma</i> x 'Orange Jubilee' / Orange Jubilee Yellow Bells	(Symbol)
<i>Tetaneuris acutis</i> / Angelita Daisy	(Symbol)
GROUND COVERS	
BOTANICAL NAME / COMMON NAME	
<i>Cynodon dactylon</i> 'Midiron' / Bermuda Grass	(Symbol)



LANDSCAPE PLAN



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**WEST PARK ESTATES**  
Ocotillo Road and 196th Street  
Town of Queen Creek, Arizona  
Preliminary Plat

PROJECT NO.: 16002692  
DATE: 09/29/2017  
DRW: SB, BG, JP, LK  
RVW: DC

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△ 03/08/2018
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Landscape Plan

L3.23



**PLANT SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME
	Acacia farnesiana / Sweet Acacia
	Caesalpinia calcalaco 'Smoothie' TM / Cascalote
	Cercidium floridum / Blue Palo Verde
	Chilopsis linearis 'Lois Adams' / Lois Adams Desert Willow
	Frazinus velutina 'Fan-Tex' / Fan-Tex Ash
	Prosopis glandulosa 'Thornless AZT' / Thornless Honey Mesquite
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL NAME / COMMON NAME
	Agave desmetiana 'Variegata' / Variegated Smooth Agave
	Agave ovatifolia / Agave
	Agave parryi 'Estrella' / Estrella Agave
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama
	Caesalpinia gilliesii / Yellow Bird of Paradise
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Calliandra eriophylla / Pink Fairy Duster
	Calliandra x 'Sierra Starr' TM / Sierra Starr
	Cordia parvifolia / Little leaf Cordia
	Dasyliroton longissimum / Toothless Desert Spoon
	Dasyliroton texanum / Green Desert Spoon
	Eremophila hygrophana / Emu Blue Bells
	Eremophila maculata 'Valentine' / Valentine Bush
	Euphorbia antisyphilitica / Candella Euphorbia
	Euphorbia rigida / Gopher Plant
	Fouquieria splendens / Ocotillo
	Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca
	Lantana montevidensis 'Purple' / Trailing Lantana
	Lantana x 'New Gold' / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerbush
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger
	Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush
	Muhlenbergia capillaris 'Regal Mist' TM / Mubly
	Nassella tenuissima / Mexican Feathergrass
	Pedilanthus macrocarpus / Lady's Slipper
	Ruellia brittoniana 'Blanca' / Dwarf White Ruellia
	Ruellia equisetiformis / Firecracker Plant
	Simmondsia chinensis / Jojoba
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
	Tetaneuris acaulis / Angelita Daisy



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REVISIONS

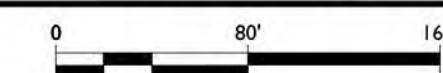
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2	01/10/2018
3	02/22/2018
4	03/08/2018
5	

Illustrative  
Landscape  
Plan

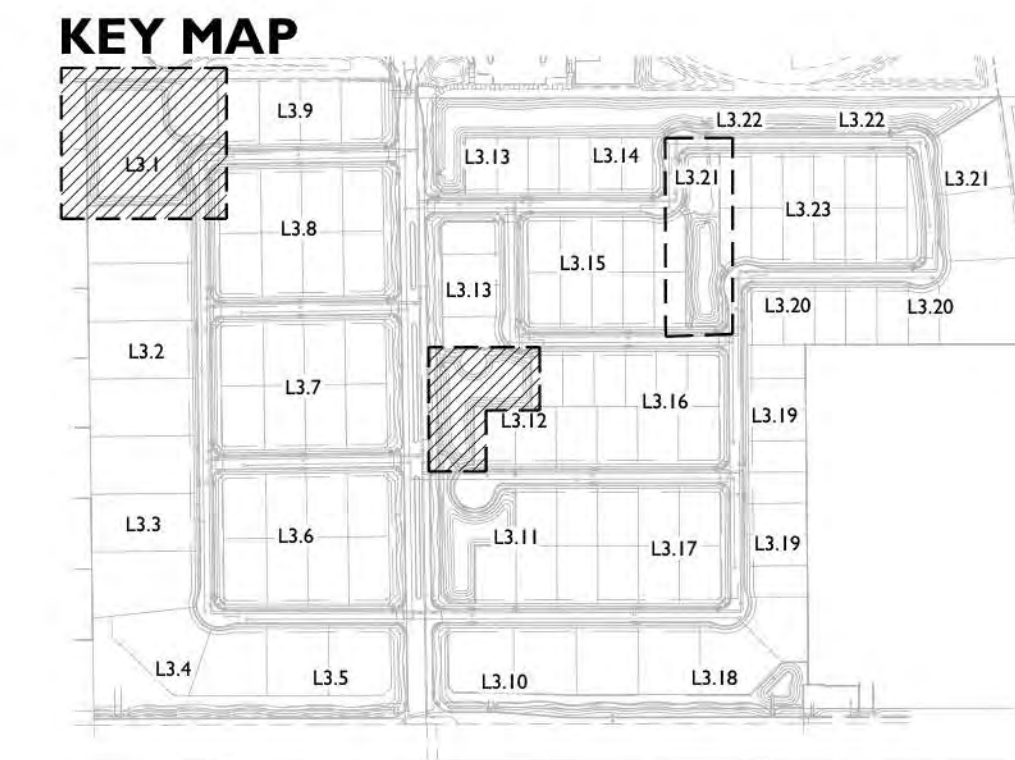
**L4.0**

1 Illustrative Landscape Plan

SCALE: 1" = 80'-0"



**NOTE:**  
Street Trees and sidewalks are required along both sides of all residential streets including local and collector roads.

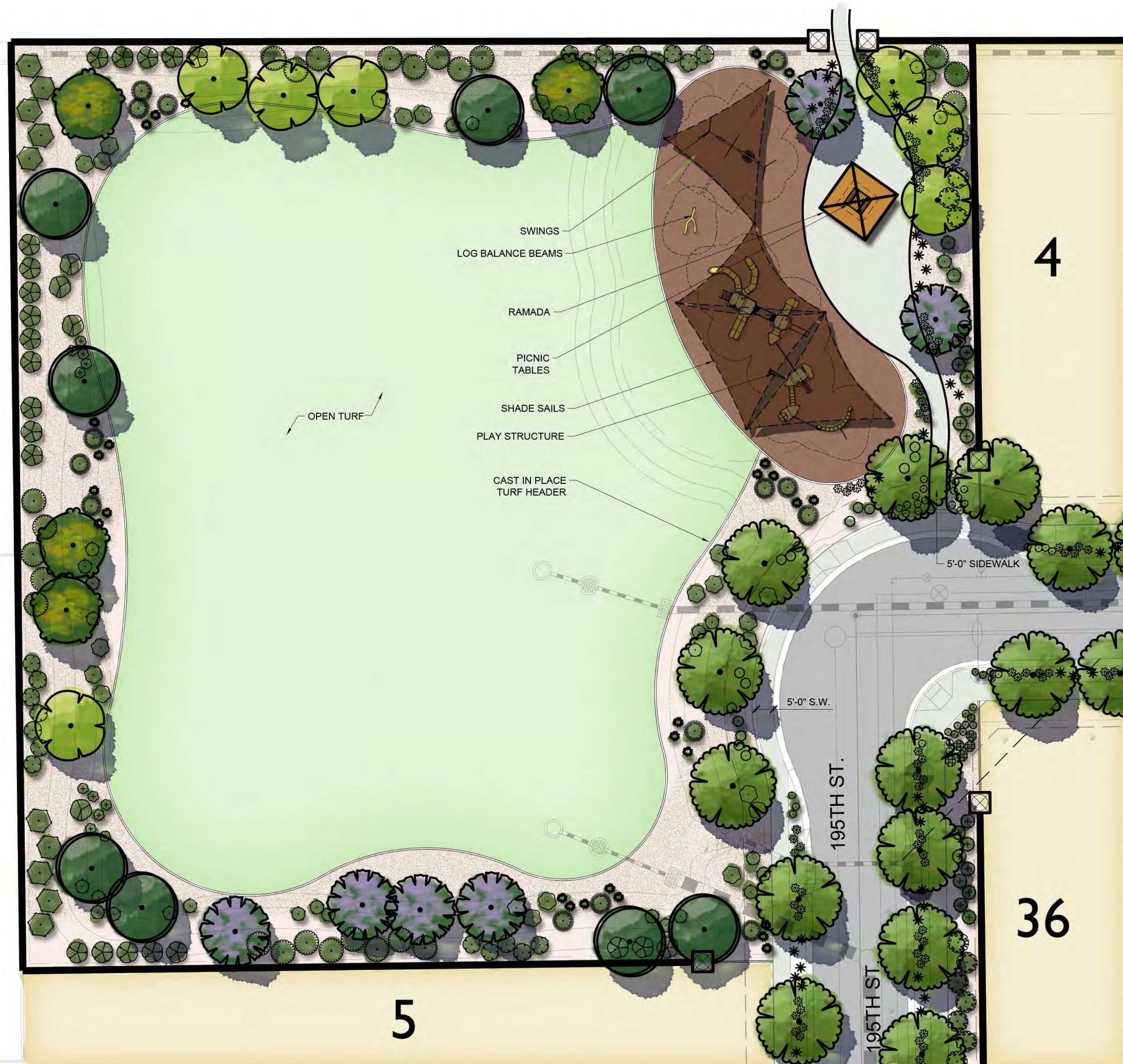


planning + landscape architecture

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1 AMENITY AREA 1

SCALE: 1" = 20'-0"  
0 20' 40'  
NORTH

2 AMENITY AREA 2

SCALE: 1" = 20'-0"  
0 20' 40'  
NORTH

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△	

Amenity Plan

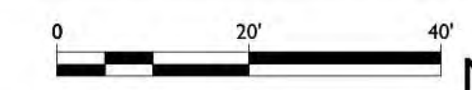
L4.1

KEY MAP



1 AMENITY AREA 3

SCALE: 1" = 20'-0"



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Amenity Plan

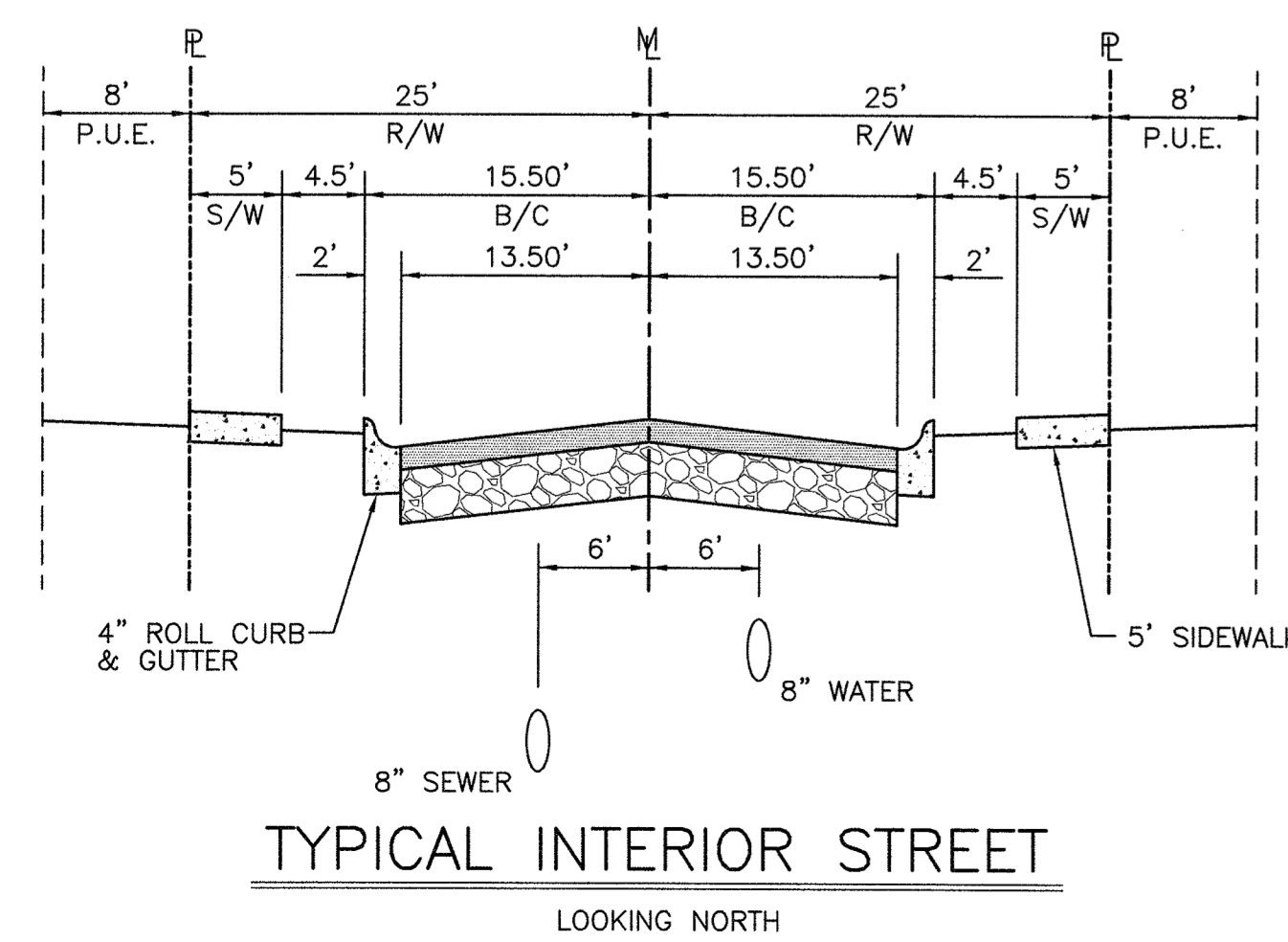
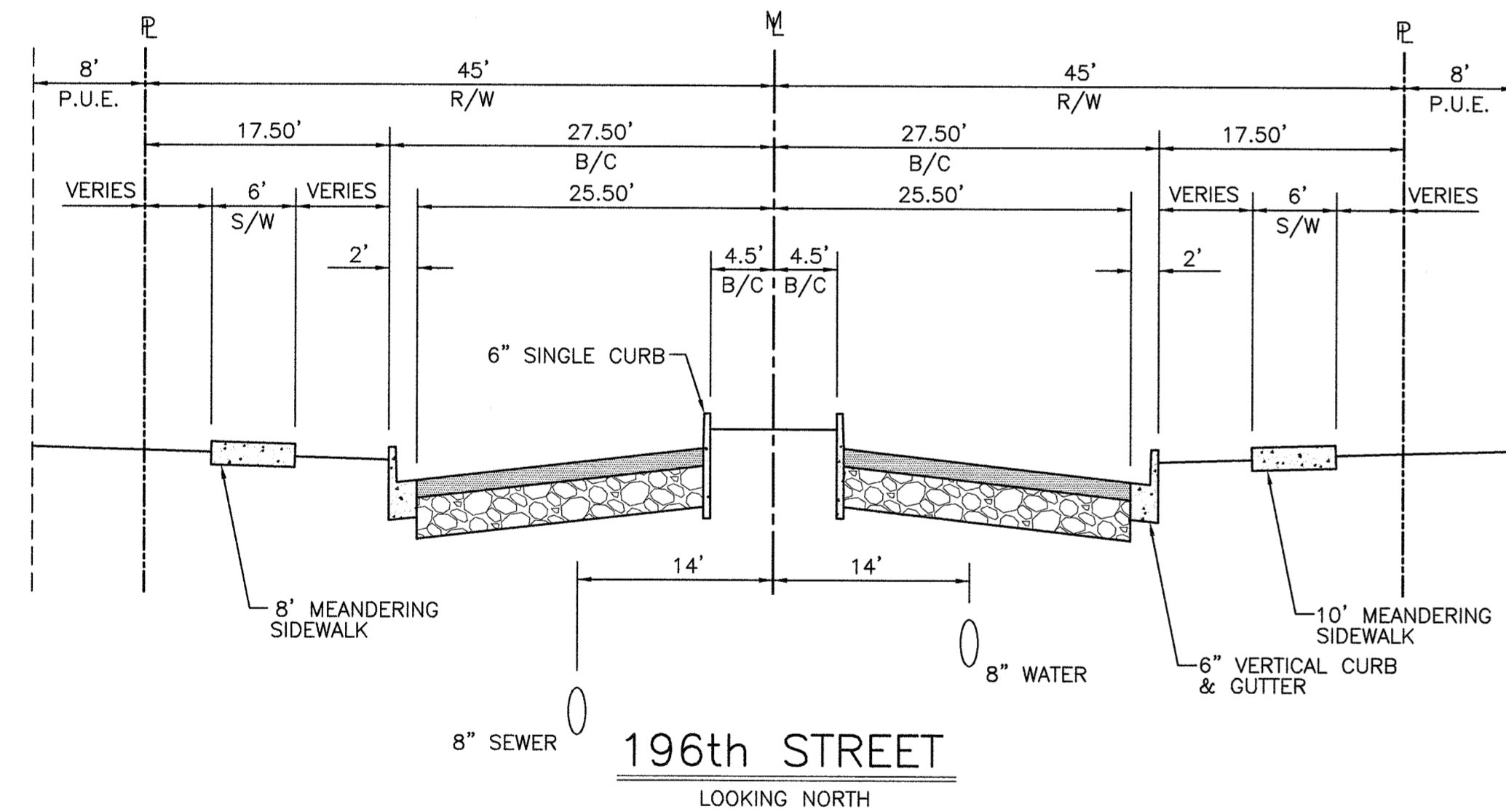
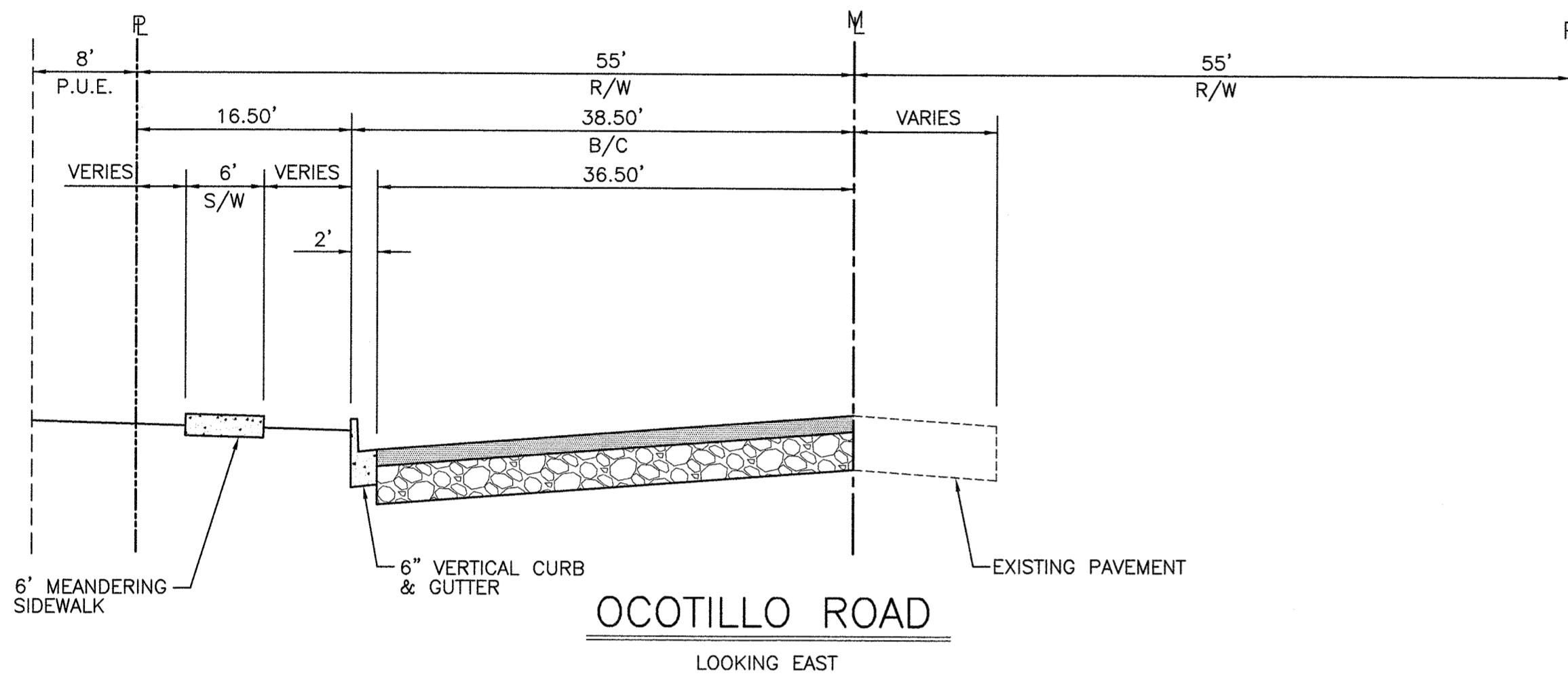
L4.2

# PRELIMINARY PLAT WEST PARK ESTATES

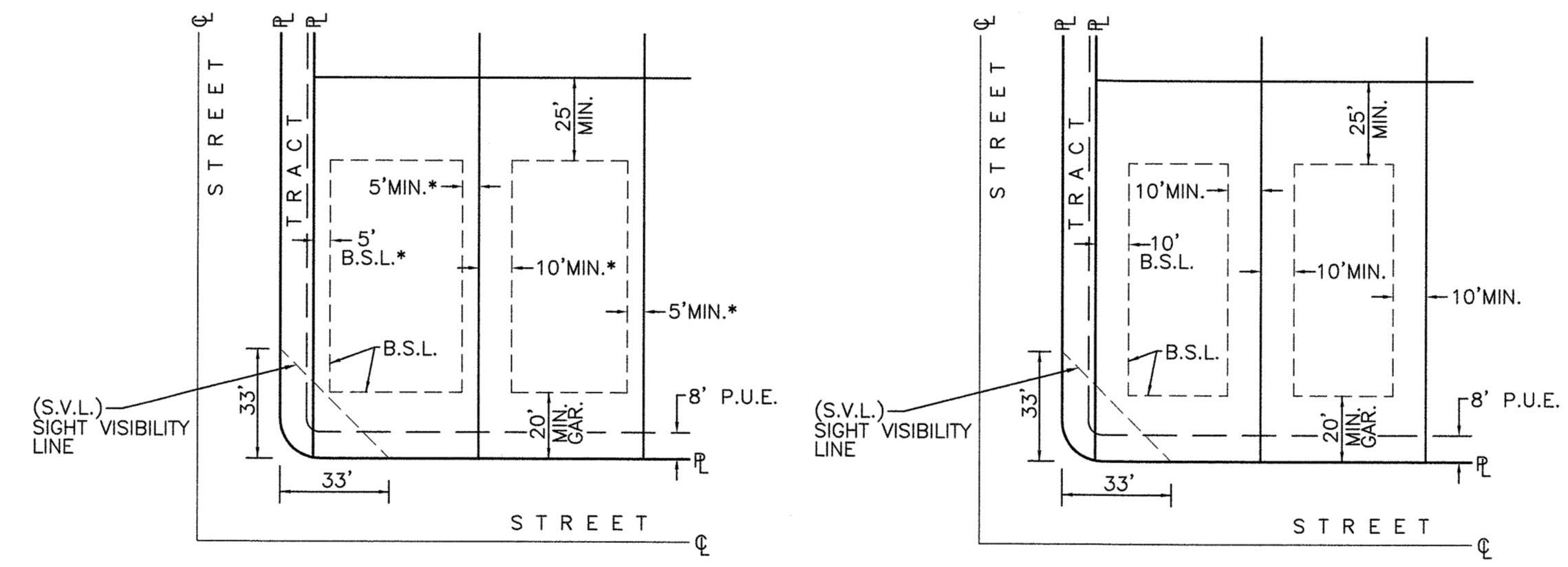
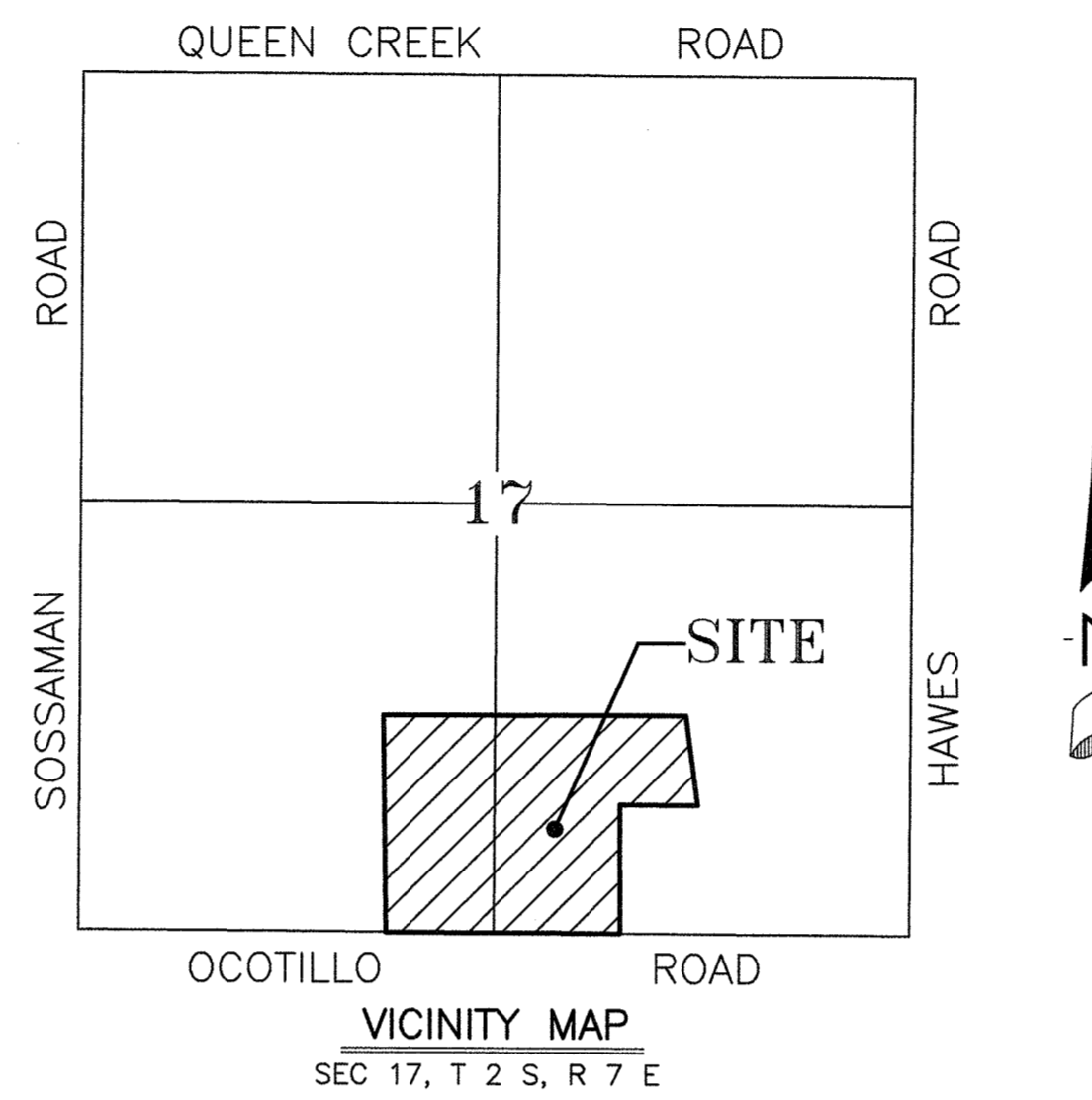
A PORTION OF THE SOUTH HALF, SECTION 17, T. 2 S., R. 7 E.,  
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

Clouse Engineering, Inc.  
ENGINEERS & SURVEYORS  
3010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254  
Tel: 602-395-9300 Fax: 602-395-9310

PRELIMINARY PLAT  
WEST PARK ESTATES  
ARIZONA

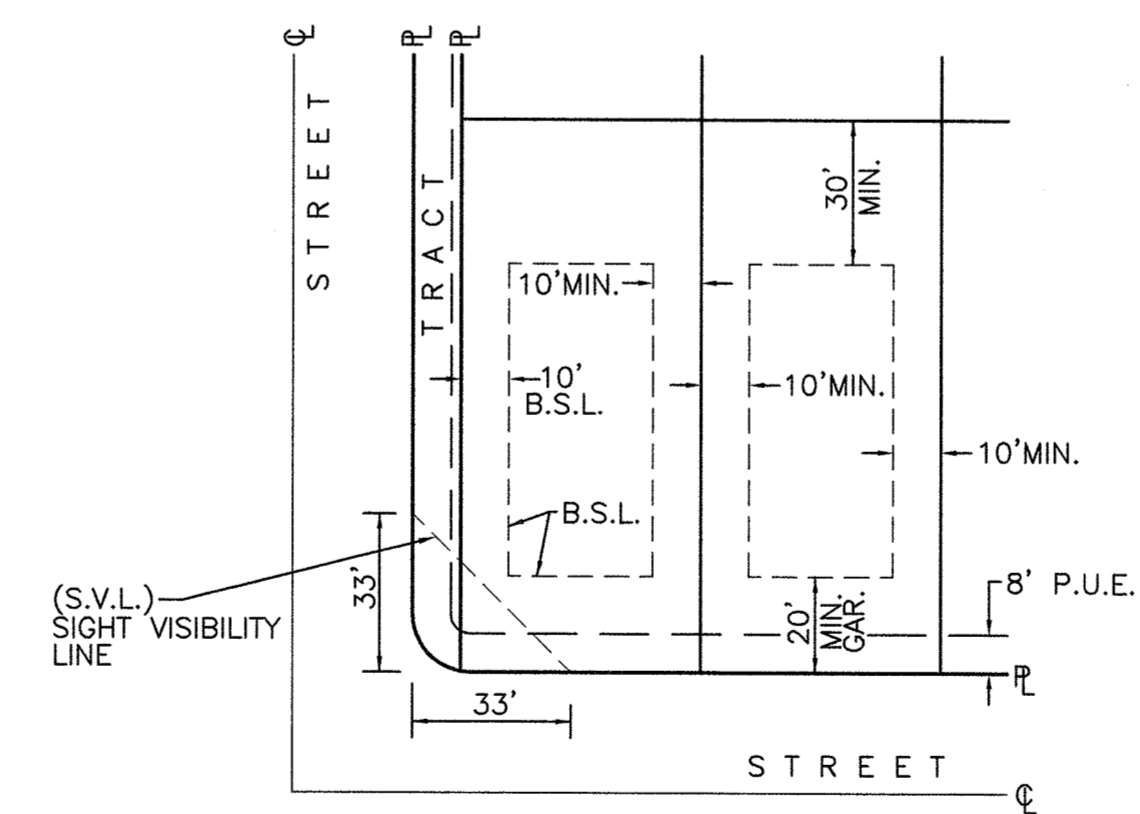


SITE DATA TABLE R1-7, R1-12 & R1-18 WITH A PAD OVERLAY	
SITE DATA	
DU: TOTAL NO. OF DWELLING UNITS PROPOSED	117
D: NET DENSITY	2.96
A: TOTAL SITE AREA	51.2094 Ac.
C: TOTAL COMMERCIAL LAND AREA	0
I: TOTAL INDUSTRIAL LAND AREA	0
S: SCHOOL SITES RESERVED FOR PURCHASE BY THE SCHOOL DISTRICT	0
a: ARTERIAL AND COLLECTOR RIGHTS-OF-WAY	4.73 Ac.
OS: OPEN SPACE	6.91 Ac.
STANDARD RESIDENTIAL DENSITY CALCULATION	
D = $\frac{DU}{A - (C + I + S + a + OS)}$	$\frac{117}{39.5694} = 2.96$



TYPICAL LOT SETBACKS (R1-7)  
\*MINIMUM 5' SETBACK WITH 15' BETWEEN BUILDINGS

TYPICAL LOT SETBACKS (R1-12)



TYPICAL LOT SETBACKS (R1-18)

R1-7 OPEN SPACE CALCULATIONS									
GROSS PARCEL AREA	NET PARCEL AREA	REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %	REQUIRED OPEN SPACE / NET AC	PROVIDED OPEN SPACE / NET AC	REQUIRED ACTIVE OPEN SPACE %	PROVIDED ACTIVE OPEN SPACE %	REQUIRED ACTIVE OPEN SPACE AC	PROVIDED ACTIVE OPEN SPACE AC
17.92 AC	16.26 AC	20%	21.2%	3.25 AC	3.45 AC	32.9%	0.98 AC	1.07 AC	

R-12 AND R-18 OPEN SPACE CALCULATIONS									
GROSS PARCEL AREA	NET PARCEL AREA	REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %	REQUIRED OPEN SPACE / NET AC	PROVIDED OPEN SPACE / NET AC	REQUIRED ACTIVE OPEN SPACE %	PROVIDED ACTIVE OPEN SPACE %	REQUIRED ACTIVE OPEN SPACE AC	PROVIDED ACTIVE OPEN SPACE AC
33.29 AC	30.22 AC	7.5%	13.8%	2.27 AC	4.18 AC	15% of required open space	50.7%	0.34 AC	1.15 AC

## SITE SUMMARY

EXISTING ZONING: R1-43  
PROPOSED ZONING: R1-7 R-12 AND R-18 WITH P.A.D. OVERLAY  
GROSS ACRES: 51.2094 ACRES  
NET ACRES: 46.48 ACRES  
TOTAL NUMBER OF LOTS: 117  
MINIMUM LOT AREA: 7,475 S.F.  
MAXIMUM LOT AREA: 37,572 S.F.  
AVERAGE LOT AREA: 11,235 S.F.  
DENSITY: 2.28 LOTS/ACRE (GROSS), 2.52 LOTS/ACRE (NET)  
OPEN SPACE: 6.91 ACRES/13.49% GROSS ACREAGE  
ASSESSOR'S PARCEL NO: 304-93-966, 304-68-008K AND 304-68-008T

## UTILITIES

WATER AND SEWER BY TOWN OF QUEEN CREEK  
ELECTRIC SERVICE BY SALT RIVER PROJECT  
GAS SERVICE BY SOUTHWEST GAS CORPORATION  
TELEPHONE SERVICE BY CENTURYLINK  
REFUSE COLLECTION BY TOWN OF QUEEN CREEK  
FIRE PROTECTION BY TOWN OF QUEEN CREEK  
CABLE SERVICE BY COX COMMUNICATIONS

## LEGEND

- INDICATES A CORNER OF THIS SUBDIVISION.
- INDICATES PUBLIC UTILITY EASEMENT
- 8' P.U.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES MINIMUM BUILDING SETBACK LINES
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES PEDESTRIAN ACCESS EASEMENT

## NOTE

THIS PROPERTY, DUE TO THE PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS.  
MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAY ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. INDIVIDUALS.

## BENCH MARK

FOUND ALUMINUM CAP CENTER OF SECTION 17, T.2S., R.7E. AT THE INTERSECTION OF 196th STREET AND OCOTILLO ROAD ELEVATION: 1376.550

## ENGINEER

CLOUSE ENGINEERING INC.  
5010 E. SHEA BLVD, SUITE 110  
SCOTTSDALE, AZ. 85254  
PHONE: (602) 395-9300  
FAX: (602) 395-9310  
CONTACT: JEFF GILES

## DEVELOPER

FALCON POINTE GROUP LLC  
2733 N. POWER ROAD #102-613  
MESA, ARIZONA 85215  
PHONE: 480-807-0527  
FAX: 408-807-0529  
CONTACT: WENDELL BECK

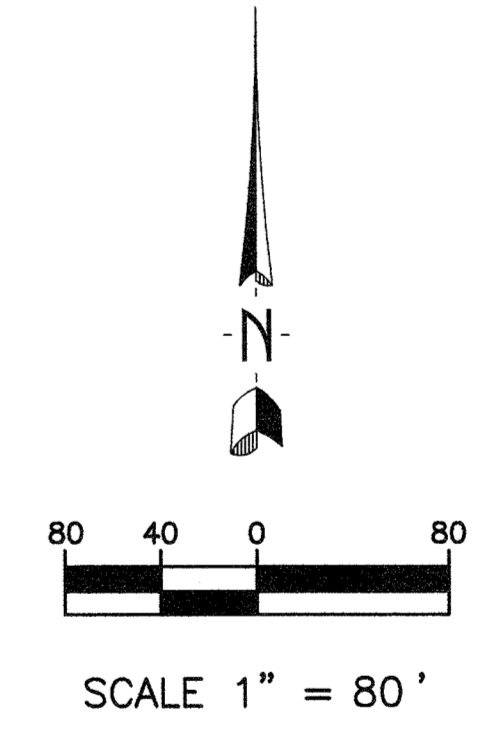
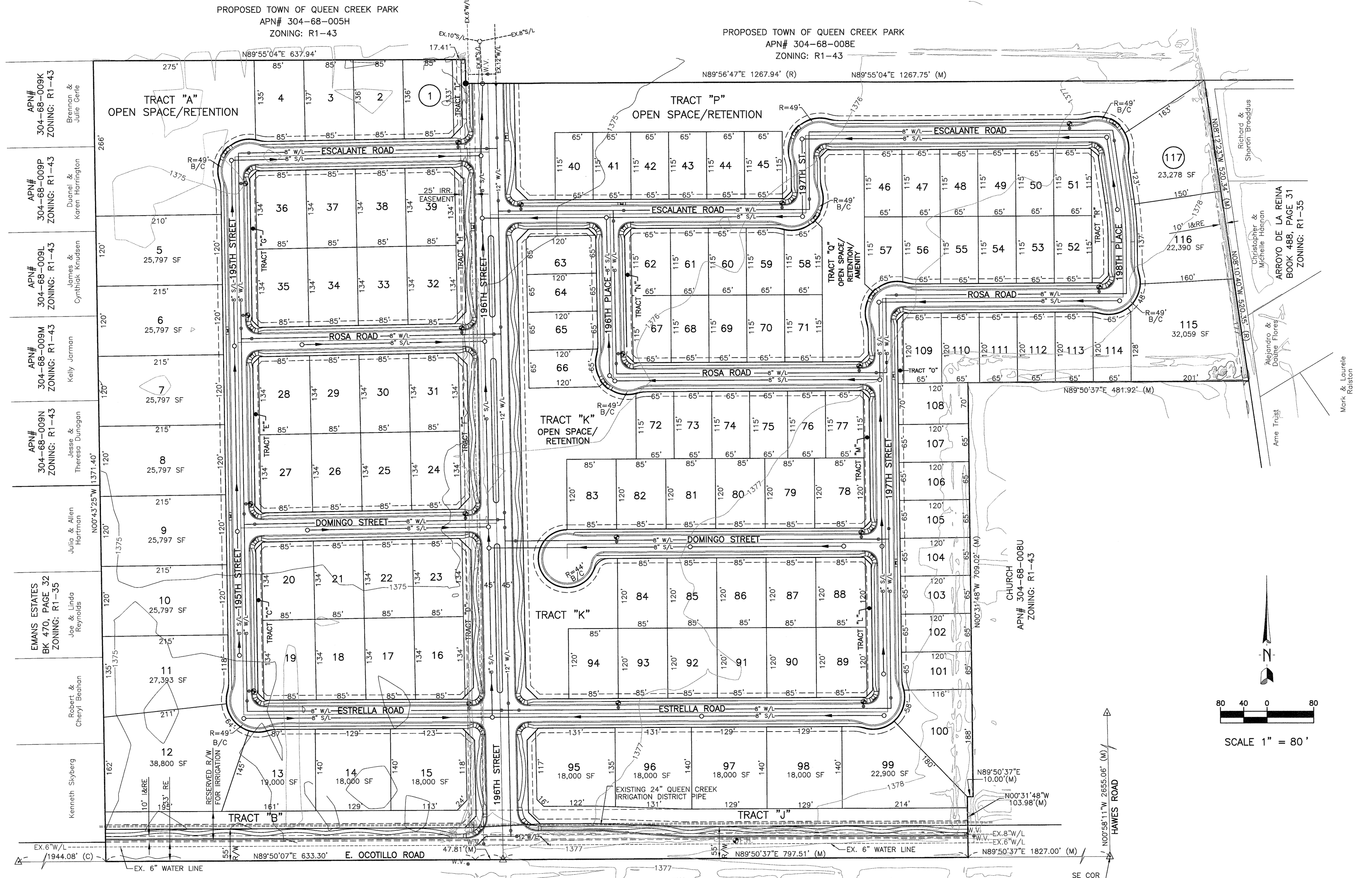
Revised

Date  
04-18-18

As-Built

Job No.  
160804

# PRELIMINARY PLAT WEST PARK ESTATES



PROPOSED TOWN OF QUEEN CREEK PARK  
APN# 304-68-005H  
ZONING: R1-43

PROPOSED TOWN OF QUEEN CREEK PARK  
APN# 304-68-008E  
ZONING: R1-43

APN# 304-68-009K  
ZONING: R1-43  
Brennan & Julie Gerle

APN# 304-68-009P  
ZONING: R1-43  
Ducemel & Karen Harrington

APN# 304-68-009L  
ZONING: R1-43  
James & Cynthia Nudsen

APN# 304-68-009M  
ZONING: R1-43  
Kelly Jarman

APN# 304-68-009N  
ZONING: R1-43  
Jesse & Theresa Duragon

EMANS ESTATES  
BK 470, PAGE 32  
ZONING: R1-35  
Joe & Linda Reynolds

Robert & Cheryl Beahan

Kenneth Skyberg

TRACT "A"  
OPEN SPACE/RETENTION

TRACT "B"

TRACT "C"

TRACT "D"

TRACT "E"

TRACT "F"

TRACT "G"

TRACT "H"

TRACT "I"

TRACT "J"

TRACT "K"

TRACT "L"

TRACT "M"

TRACT "N"

TRACT "O"

TRACT "P"

OPEN SPACE/RETENTION

ESCALANTE ROAD

ROSA ROAD

DOMINGO STREET

ESTRELLA ROAD

195TH STREET

196TH STREET

197TH STREET

198TH STREET

199TH STREET

EX. 6" WATER LINE

RESERVED R/W FOR IRRIGATION

25' IRRIGATION EASEMENT

TRACT "K"  
OPEN SPACE/RETENTION

TRACT "L"

TRACT "M"

TRACT "N"

TRACT "O"

TRACT "P"

ESCALANTE ROAD

ROSA ROAD

DOMINGO STREET

ESTRELLA ROAD

197TH STREET

198TH STREET

199TH STREET

EX. 6" WATER LINE

EXISTING 24" QUEEN CREEK IRRIGATION DISTRICT PIPE

TRACT "O"

TRACT "P"

TRACT "Q"

TRACT "R"

TRACT "S"

TRACT "T"

TRACT "U"

TRACT "V"

TRACT "W"

TRACT "X"

TRACT "Y"

TRACT "Z"

TRACT "AA"

TRACT "AB"

TRACT "AC"

TRACT "AD"

TRACT "AE"

TRACT "AF"

TRACT "AG"

TRACT "AH"

TRACT "AI"

TRACT "AJ"

TRACT "AK"

TRACT "AL"

TRACT "AM"

TRACT "AN"

TRACT "AO"

TRACT "AP"

TRACT "AQ"

TRACT "AR"

TRACT "AS"

TRACT "AT"

TRACT "AU"

TRACT "AV"

TRACT "AW"

TRACT "AX"

TRACT "AY"

TRACT "AZ"

TRACT "BA"

TRACT "BB"

TRACT "BC"

TRACT "BD"

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TRACT "BF"

TRACT "BG"

TRACT "BH"

TRACT "BI"

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TRACT "BK"

TRACT "BL"

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TRACT "BV"

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TRACT "CR"

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TRACT "EL"

TRACT "EM"

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TRACT "EO"

TRACT "EP"

TRACT "EQ"

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TRACT "ET"

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TRACT "FQ"

TRACT "FR"

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TRACT "FV"

TRACT "FW"

TRACT "FX"

TRACT "FY"

TRACT "FZ"

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TRACT "MW"

TRACT "MX"

TRACT "MY"

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TRACT "NG"

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TRACT "RM"

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TRACT "RR"

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TRACT "RX"

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TRACT "RZ"

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TRACT "SF"

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TRACT "SH"

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TRACT "SN"

TRACT "SO"

TRACT "SP"

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TRACT "UC"

TRACT "UD"

TRACT "UE"

TRACT "UF"

TRACT "UG"

TRACT "UH"

TRACT "UI"

TRACT "UJ"

TRACT "UK"

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TRACT "UQ"

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TRACT "VD"

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TRACT "VG"

TRACT "VH"

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TRACT "VJ"

TRACT "VK"

TRACT "VL"

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TRACT "VN"

TRACT "VO"

TRACT "VP"

TRACT "VQ"

TRACT "VR"

TRACT "VS"

TRACT "VT"

TRACT "VU"

TRACT "VV"

TRACT "VW"

TRACT "VX"

TRACT "VY"

TRACT "VZ"

TRACT "WA"

TRACT "WB"

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TRACT "WY"

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TRACT "XO"

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TRACT "XQ"

TRACT "XR"

TRACT "XS"

TRACT "XT"

TRACT "XU"

TRACT "XV"

TRACT "XW"

TRACT "XX"

TRACT "XY"

TRACT "XZ"

TRACT "YA"

TRACT "YB"

TRACT "YC"

TRACT "YD"

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TRACT "YO"

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TRACT "YS"

TRACT "YT"

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TRACT "ZA"

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TRACT "ZC"

TRACT "ZD"

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TRACT "ZF"

TRACT "ZG"

TRACT "ZH"

TRACT "ZI"

TRACT "ZJ"

TRACT "ZK"

TRACT "ZL"

TRACT "ZM"

TRACT "ZN"

TRACT "ZO"

TRACT "ZP"

TRACT "ZQ"

TRACT "ZR"

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TRACT "ZY"

TRACT "ZZ"

CHURCH  
APN# 304-68-008U  
ZONING: R1-43

Charis Investments LTD Partnership

Gary & Marjorie Brown

Wayne Wisdom

Richard & Christinea Annis

John & Tami Blount

Debbie Barcus

Brian & Lisa Hefner

LA PRINCESSA RANCHITOS  
BOOK 199, PAGE 10  
ZONING: R1-43

LA PRINCESSA RANCHITOS  
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ZONING: R1-43

**Clouse Engineering, Inc.**  
ENGINEERS & SURVEYORS  
9010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254  
Tel: 602-395-9300 Fax: 602-395-9310

PRELIMINARY PLAT  
**WEST PARK ESTATES**  
QUEEN CREEK

Revised

Date  
04-18-18

As-Built

Job No.  
160804

DONATION AGREEMENT

This Donation Agreement ("Agreement") by and between QUEEN CREEK UNIFIED SCHOOL DISTRICT NO. 95 ("District") and Ocotillo 30 LLC and Ocotillo 19 LLC, an Arizona limited liability company ("HomeBuilder/Developer") concerning the development in the Town of Queen Creek, commonly known as West Park Estates is effective April 11, 2018.

WHEREAS, the HomeBuilder/Developer desires to obtain regulatory approvals from the Town of Queen Creek in connection with the development commonly known as West Park Estates, and

WHEREAS, the Development of the Property will increase the population of students attending public schools thus increasing the need for public school facilities, equipment, furnishings and maintenance and operations.

WHEREAS, the District desires that (HomeBuilder/Developer) contribute to the impact of growth on the school system.

NOW THEREFORE, intending to be legally bound for valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. (HomeBuilder/Developer) agrees to pay District a total sum of **One Hundred and Seventeen Thousand Dollars (\$117,000 )** for a planned subdivision of 117 homes comprising.
2. If the final approval by the Town of Queen Creek is greater or less than 117 homes, the donation amount will be adjusted pro rata based on the actual number of homes approved.
3. Payment to the District is to be made *no later than 10 days following the issuance of the building permit for each dwelling unit* in the amount of **(\$1,000 )** per home **paid Quarterly for the total cumulative homes that have been issued building permits during that 3 month period.**
4. In exchange for the payment under this Agreement, the District will provide information to the Town of Queen Creek in connection with Town of Queen Creek approvals *regarding the school districts lack of opposition to the project and desire to accommodate the students generated from this development.*
5. *The District will record this agreement, no later than thirty (30) days after execution of this agreement by Queen Creek Unified School District and Developer.*
6. This Agreement is subject to A.R.S. 38-511.

IN WITNESS WHEREOF, the parties have executed this Agreement by signing their names as of the date first written above.

Ocotillo 30 LLC and Ocotillo 19 LLC  
\_\_\_\_\_

QUEEN CREEK UNIFIED SCHOOL  
DISTRICT NO. 95

By: \_\_\_\_\_  
Its: Managing Partner

By: \_\_\_\_\_  
Its: Board President

Approved as to form:  
\_\_\_\_\_  
Attorney, Queen Creek Unified School  
District No. 95