

Requesting Department:

Development Services



TO: Planning and Zoning Commission

THROUGH: Brett Burningham, Interim Development Services Director

FROM: Steven Ester, Planner I

RE: **Public Hearing and Possible Action on P18-0224 “Orangewood Preliminary Plat,”** a request from Sean Lake, Pew and Lake PLC, for a Preliminary Plat consisting of 93 lots on approximately 44 acres located at the northwest corner of 220th Street and Cloud Road.

DATE: March 13, 2019

STAFF RECOMMENDATION

Staff recommends approval of P18-0224 “Orangewood Preliminary Plat,” subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of P18-0224 “Orangewood Preliminary Plat,” subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

This proposal consists of a request from Sean Lake, Pew and Lake PLC, for a Preliminary Plat consisting of 93 lots on approximately 44 acres located at the northwest corner of 220th Street and Cloud Road. The project site is currently zoned R1-7/PAD and R1-12/PAD. Town Council approved the PAD Rezoning request at their December 5, 2019 meeting.

HISTORY

- May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43 (1 du/ac).
- December 5, 2018: Town Council approved the “Orangewood PAD Rezone” Ordinance 690-18, P18-0125.

PROJECT INFORMATION

Project Name	Orangewood Preliminary Plat
Site Location	NWC of the 220 th Street and Cloud Road
Current Zoning	R1-7/PAD and R1-12/PAD
General Plan Designation	Neighborhood Open Space
Surrounding Zoning:	
North	RC (Recreation and Conservation) – Queen Creek Wash R1-7/PAD – The Villages Phase 2
South	Cloud Rd RU-43 (County) - LDS Church Meetinghouse RU-43 (County) - Vacant Land
East	RU-43 (County) – Cloud Creek Ranch
West	R1-9/PAD – Hastings Farms Parcel G R1-43 – Kowalski Residence
Gross Acreage:	44.3 Acres
Net Acreage:	32.2 acres
Total Lots/Units:	93 lots
Proposed Density:	2.10 dwelling units/gross acre 2.89 dwelling units/net acre
Open Space:	
Required	R1-7 - 20% (4.7 acres) R1-12 - 7.5% (0.7 acres)
Provided	R1-7 – 42% (9.7 acres) R1-12 – 24% (2.2 acres)
Active Open Space:	
Required	R1-7 - 30% (1.4 acres) R1-12 - 15% (0.1 acres)
Provided	R1-7 - 69% (3.2 acres) R1-12 - 275% (1.8 acres)

DISCUSSION

The proposed Preliminary Plat mirrors the layout and design of the subdivision as outlined in the PAD Rezone approved by the Town Council. The development includes 93 lots ranging in minimum lot sizes from 10,500 square feet to 15,000 square feet at a density of 2.89 du/net acre. Within the R1-7 PAD zoning district, three lot sizes are proposed including 70' x 150' (10,500 square foot "standard lots"), 70' x 190' (13,300 square foot "deep lots"), and 150' x 95' (14,250 square foot "wide shallow lots"). The average lot size within the R1-7 PAD district is 11,700 square feet. The R1-12 PAD zoning district includes a minimum lot size of 100' x 150' with an average lot size of 18,395 square feet. The following table shows a breakdown of the proposed lot composition:

Orangewood Preliminary Plat				
Zoning District	Lot Size	Minimum Lot Size	Number of Lots	% of Development
R1-7/PAD	70' x 150'	10,500 square feet	59 units	63%
R1-7/PAD	70' x 190'	13,300 square feet	13 units	14%
R1-7/PAD	95' x 150'	14,250 square feet	8 units	9%
R1-12/PAD	100' x 150'	15,000 square feet	13 units	14%
	Total		93 units	100%

Under the PAD, the development standards for the R1-12 zoning district were modified to allow a maximum lot coverage of 40% (or 45% with a front porch). There are 13 lots associated with the R1-12/PAD zoning. This modification makes the lot coverage for the R1-12/PAD portion of the development consistent with the lot coverage for the other 80 lots under the R1-7/PAD zoning.

The proposed Orangewood subdivision will be a gated community with private streets. Residents will have one point of access off of Cloud Road, and a 20' emergency access for services located at the lower southeastern corner of the site next to lot 89.

To provide additional pedestrian connectivity through the site and to the portion of the 12' Queen Creek Wash Trail that will be extended along the northern perimeter, a network of recreational trails has been designed to supplement the sidewalks along one side of all local streets within the community. This includes a 12' public trail within the 20' access easement along the entire east edge of the site connecting Cloud Road to the regional Queen Creek Wash Trail.

Along the northern boundary of the site is the Queen Creek Wash and an approximate 50' protective buffer that will serve as an open space asset to the community as well as provide for a regional trail corridor along the southern bank of the wash. The wash corridor and adjacent trail alignment will be dedicated to the Town as permanent, protected open space.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with all Conditions of Approval outlined in the “Orangewood PAD Rezone” Ordinance 690-18, P18-0125.

ATTACHMENTS

1. Orangewood Aerial Exhibit
2. Orangewood General Plan Exhibit
3. Orangewood Zoning Map Exhibit
4. Orangewood Preliminary Plat
5. Orangewood Landscape Plan

Project Name: Orangewood Aerial Exhibit

Case Number: P18-0224

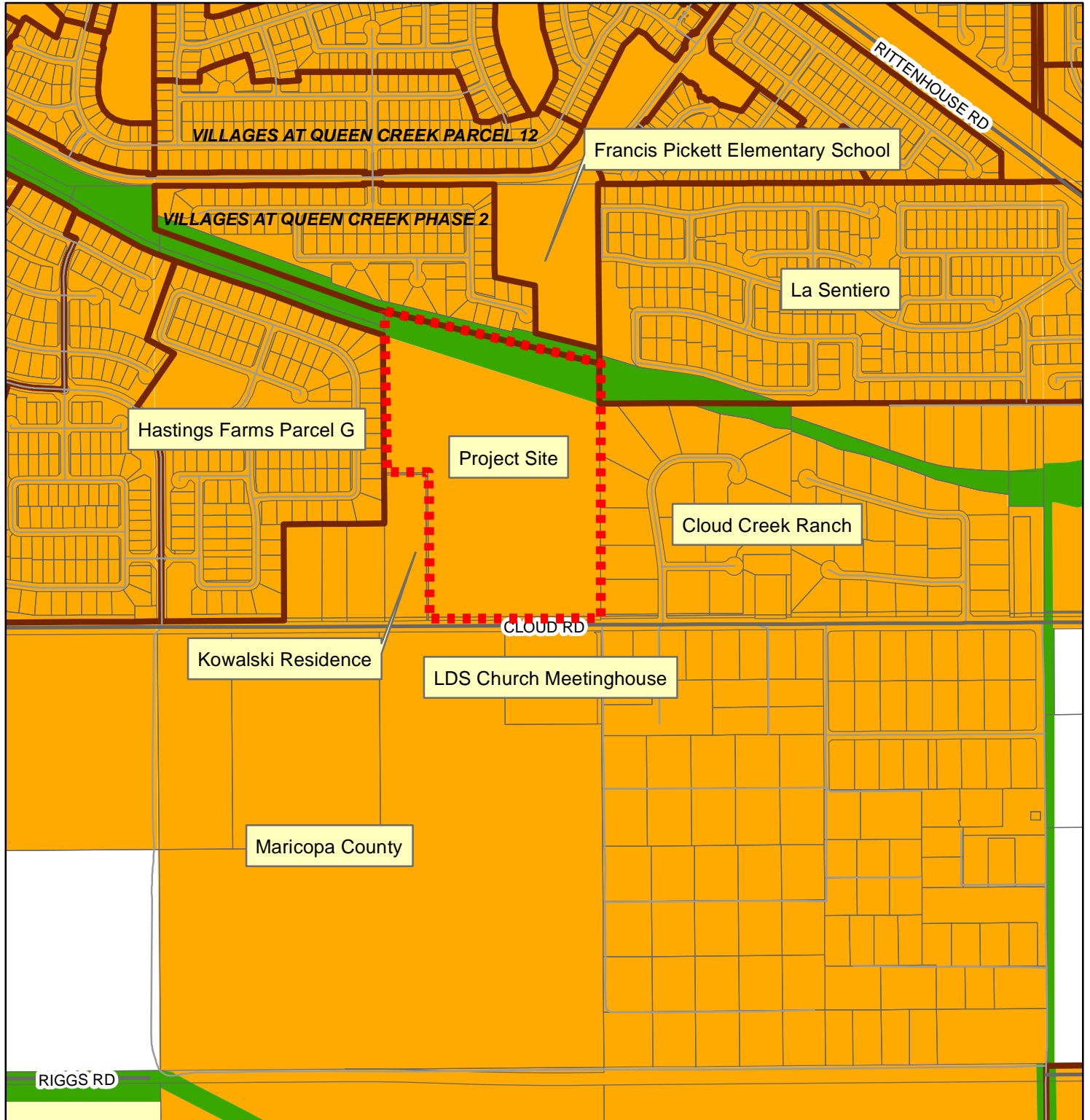
Hearing Date: March 13, 2019 (Planning Commission)



Project Name: Orangewood General Plan Exhibit

Case Numbers: P18-0224

Hearing Date: March 13, 2019 (Planning Commission)



General Plan Land Use

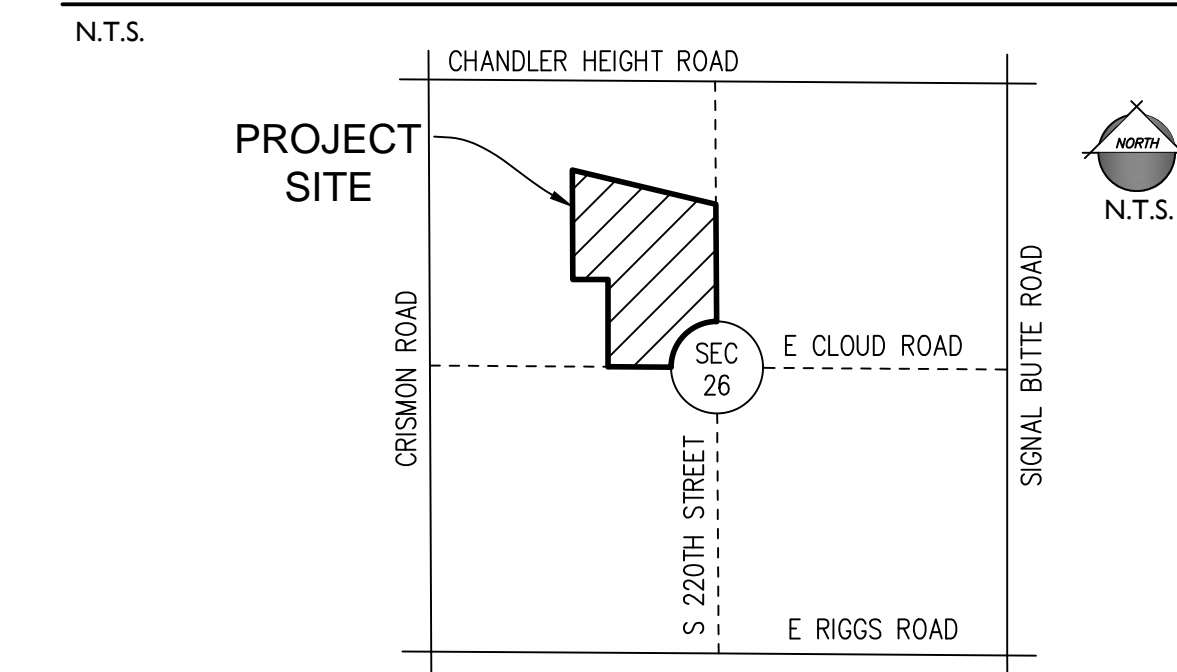
- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

PRELIMINARY PLAT FOR Orangewood Queen Creek, Arizona

A PORTION OF THE NORTH WEST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	WASH	97528	2.239
TRACT B	RETENTION, OPEN SPACE & LANDSCAPE	65070	1.494
TRACT C	RETENTION, OPEN SPACE & LANDSCAPE	3203	0.074
TRACT D	RETENTION, OPEN SPACE & LANDSCAPE	33986	0.780
TRACT E	RETENTION, OPEN SPACE & LANDSCAPE	27599	0.634
TRACT F	RETENTION, OPEN SPACE & LANDSCAPE	81882	1.880
TRACT G	RETENTION, OPEN SPACE & LANDSCAPE	51114	1.173
TRACT H	OPEN SPACE, LANDSCAPE & TRAIL	66023	1.516
TRACT J	OPEN SPACE, LANDSCAPE & ACCESS TRAIL	91585	2.103

VICINITY MAP



PROJECT TEAM

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: RICH HOPPE, P.E.

PROJECT DATA

A.P.N. 304-94-976
EXISTING GENERAL PLAN: NEIGHBORHOOD
EXISTING ZONING: R1-7/PAD AND R1-12/PAD

GROSS AREA: +/- 44.3 ACRES
NET AREA: +/- 32.2 ACRES

NO. OF LOTS: 93 LOTS
LOT SIZES:
70' X 150' 59 LOTS
70' X 190' 13 LOTS
95' X 150' 8 LOTS
100' X 150' 13 LOTS
TOTAL 93 LOTS

LOT AREA: 10,500 SF
MIN AREA: 16,500 SF
MAX AREA: 16,500 SF
AVERAGE LOT AREA: 12,645 SF

NET DENSITY: 2.89 DU/AC
GROSS DENSITY: 2.10 DU/AC

R1-7/PAD OPEN SPACE CALCS:

NET R1-7/PAD AREA: 23.3 AC

OPEN SPACE
REQUIRED (%) 20% OF NET AREA
PROVIDED (%) 41.8% OF NET AREA
REQUIRED (AC.) 4.66 ACRES
PROVIDED (AC.) 9.73 ACRES

ACTIVE OPEN SPACE
REQUIRED (%) 30% OF REQUIRED O/S
PROVIDED (%) 69% OF REQUIRED O/S
REQUIRED (AC.) 1.40 ACRES
PROVIDED (AC.) 3.21 ACRES

PASSIVE OPEN SPACE
REQUIRED (%) 67% OF TOTAL O/S
PROVIDED (AC.) 6.52 ACRES

R1-12/PAD OPEN SPACE CALCS:

NET R1-12/PAD AREA: 8.93 AC

OPEN SPACE
REQUIRED (%) 7.5% OF NET AREA
PROVIDED (%) 24% OF NET AREA
REQUIRED (AC.) 0.67 ACRES
PROVIDED (AC.) 2.16 ACRES

ACTIVE OPEN SPACE
REQUIRED (%) 15% OF REQUIRED O/S
PROVIDED (%) 275% OF REQUIRED O/S
REQUIRED (AC.) 0.10 ACRES
PROVIDED (AC.) 1.84 ACRES

PASSIVE OPEN SPACE
REQUIRED (%) 15% OF TOTAL O/S
PROVIDED (AC.) 0.32 ACRES

GENERAL NOTES

- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
- ALL LOCAL STREETS WILL BE CONSTRUCTED TO TOWN OF QUEEN CREEK MINIMUM STANDARDS, AS MODIFIED HEREIN.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
- WELLS MUST BE REGISTERED PRIOR TO DISPOSITION AND DOCUMENTATION PROVIDED TO THE TOWN. CONTACT THE TOWN PUBLIC WORKS DEPARTMENT AT (480) 358-3000 TO COORDINATE WELL REGISTRATION AND DISPOSITION.
- THIS PROPERTY IS NOT IN PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT AND IS NOT LIKELY TO EXPERIENCE AIRCRAFT OVER-FLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS.
- HOMES ALONG THE NORTHERN BOUNDARY (QUEEN CREEK WASH) AND EASTERN BOUNDARY SHALL BE RESTRICTED TO SINGLE-STORY.

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEING: NORTH 89 DEGREES 58 MINUTES 33 SECONDS EAST

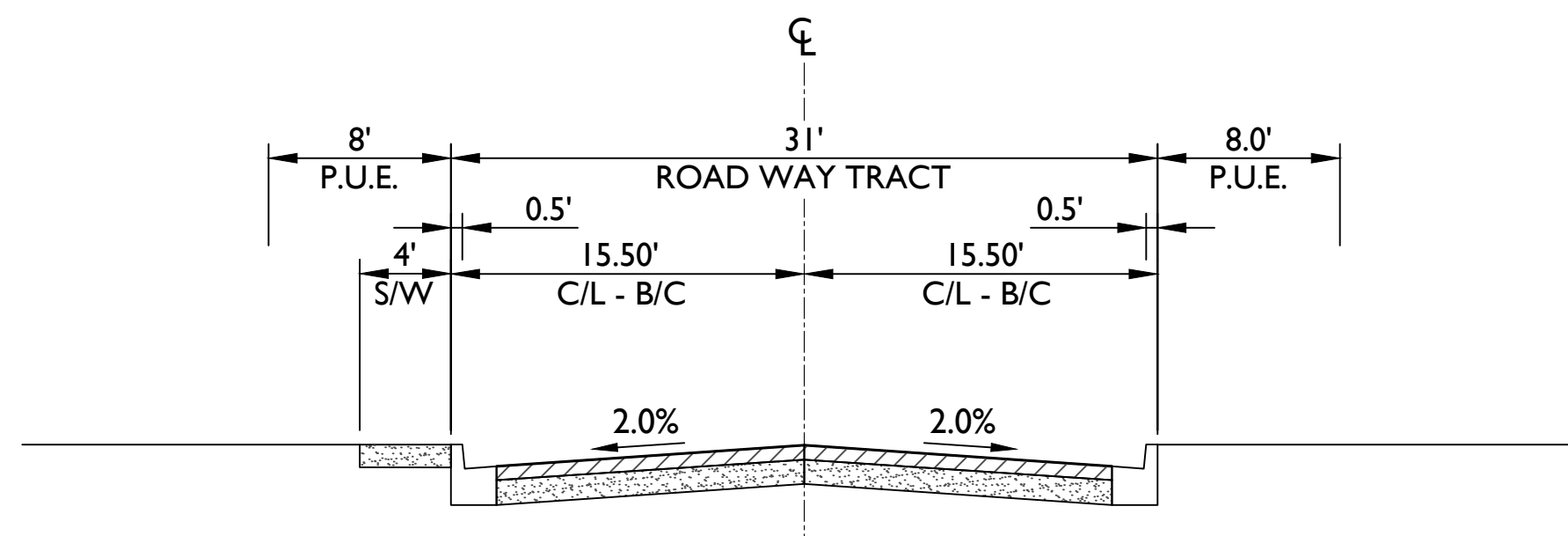
UTILITIES

WATER TOWN OF QUEEN CREEK
SEWER TOWN OF QUEEN CREEK
GAS CITY OF MESA GAS
ELECTRIC SALT RIVER PROJECT (SRP)
TELEPHONE CENTURY LINK / COX
REFUSE TOWN OF QUEEN CREEK
CABLE TV CENTURY LINK / COX

BENCHMARK

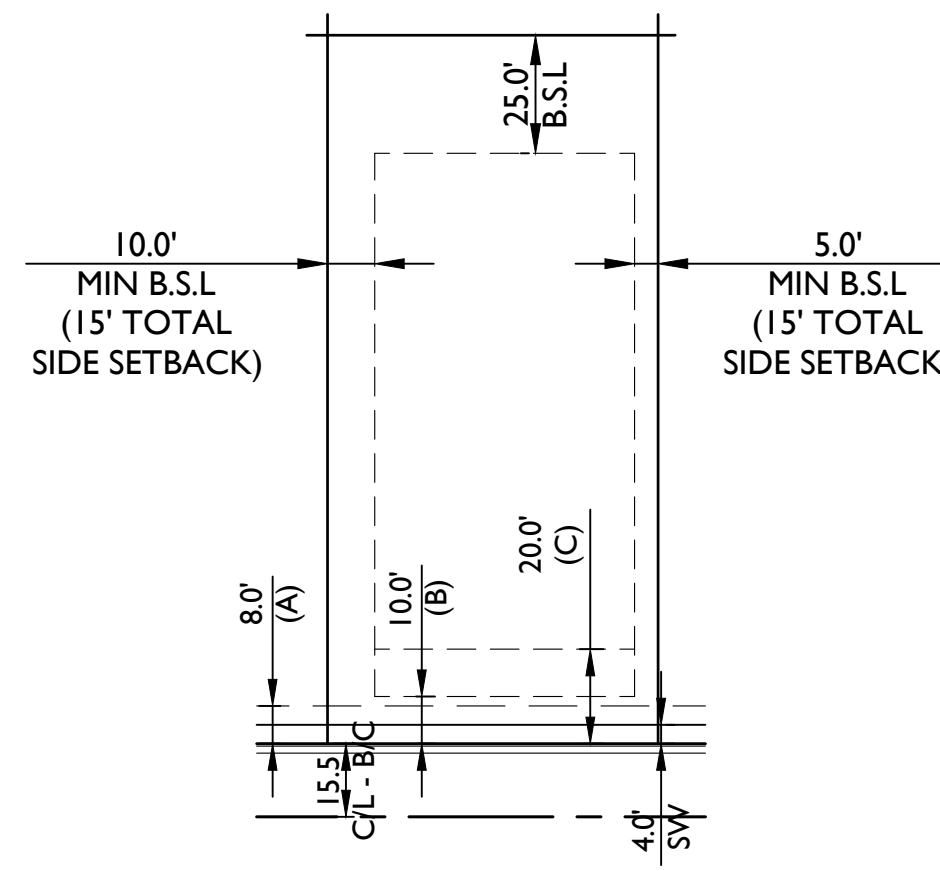
NGS STATION 2DN1
ALUMINUM CAP ENCLOSED IN A 5 INCH PVC PIPE ON SOUTH SIDE OF OCITILLO RD. APPROXIMATELY 600' EAST OF THE INTERSECTION OF OCITILLO RD. & ELLSWORTH RD.

ELEVATION = 1398.99 NAVD88



PRIVATE RESIDENTIAL STREET

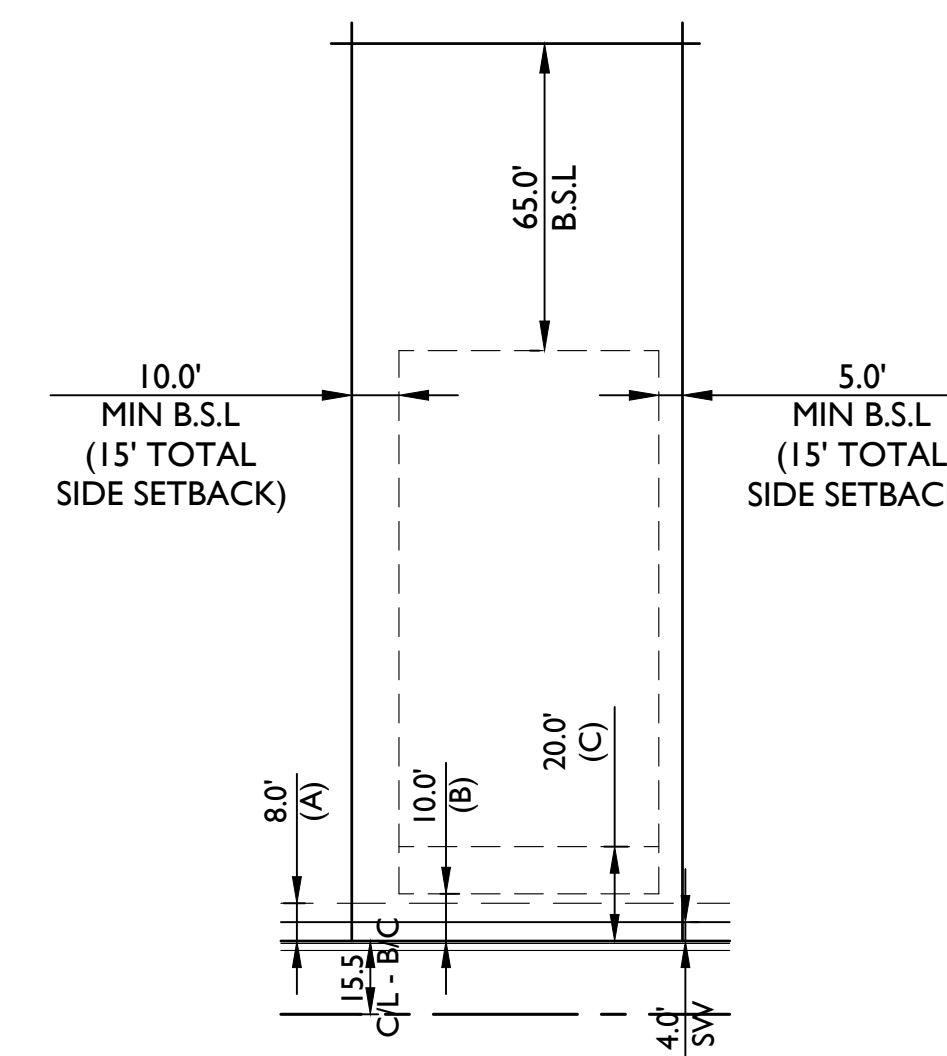
N.T.S.



Typical Lot Setbacks

70' x 150'

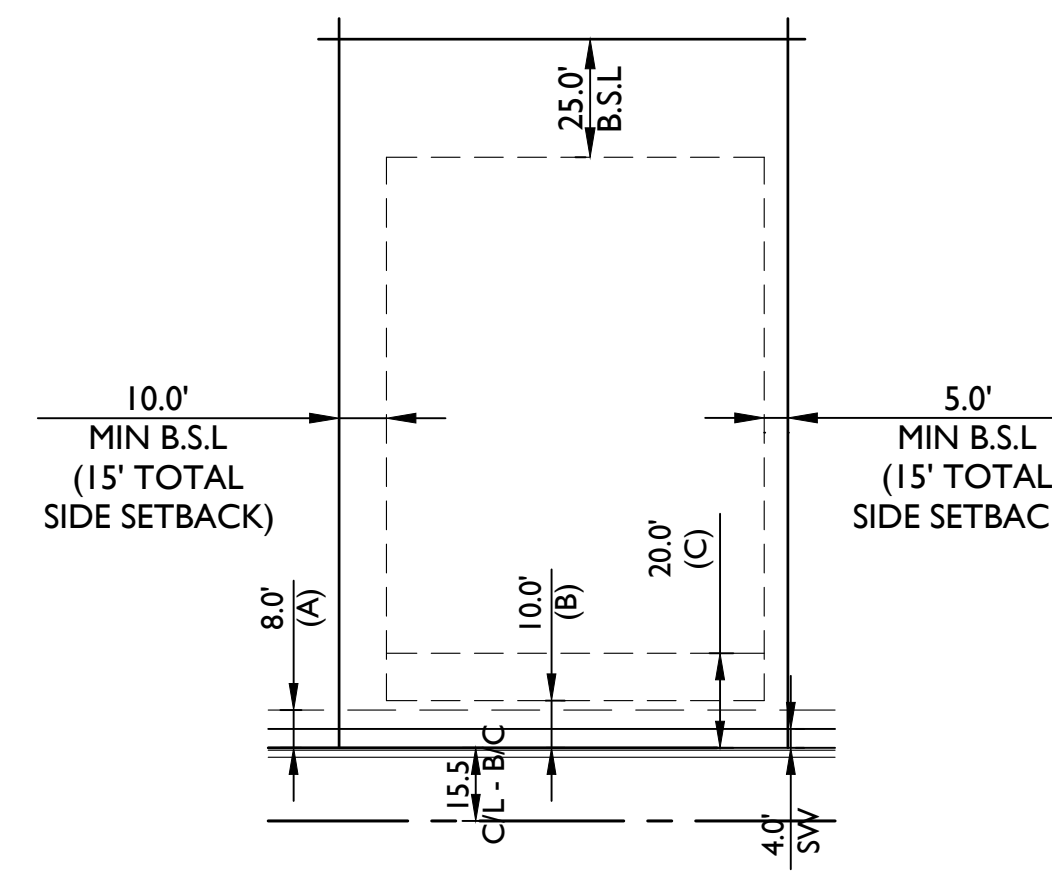
R1-7



Typical Lot Setbacks

70' x 190'

R1-7

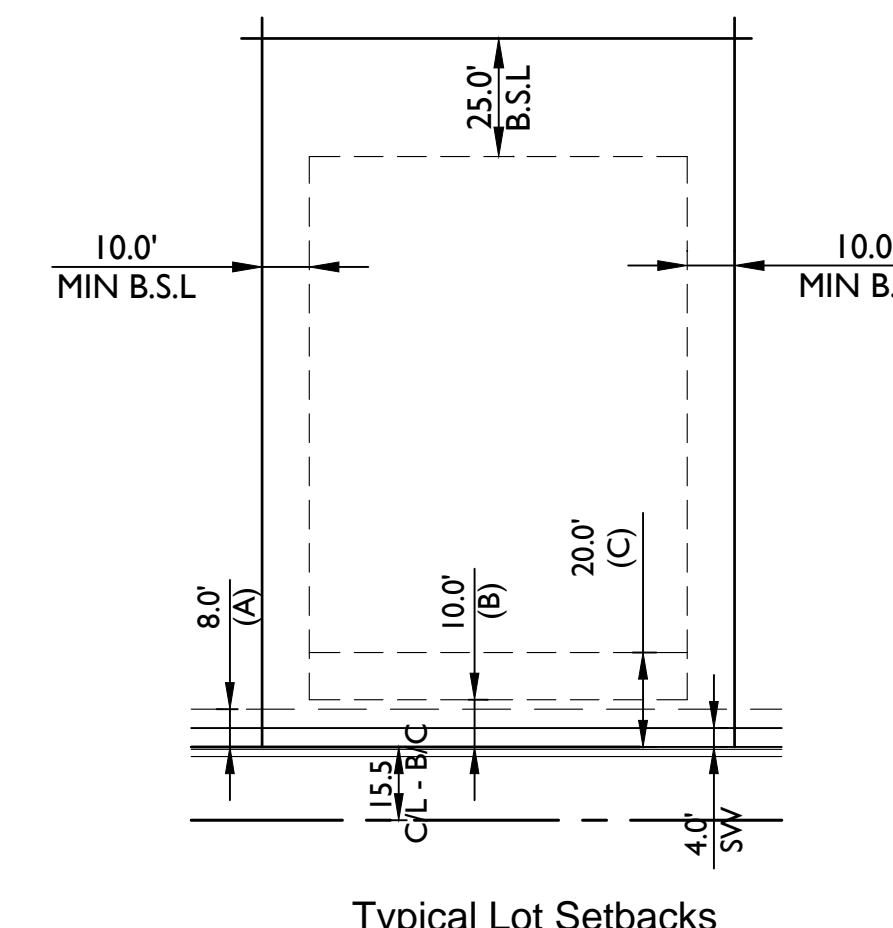


Typical Lot Setbacks

150' x 95' (Wide Lots)

R1-7

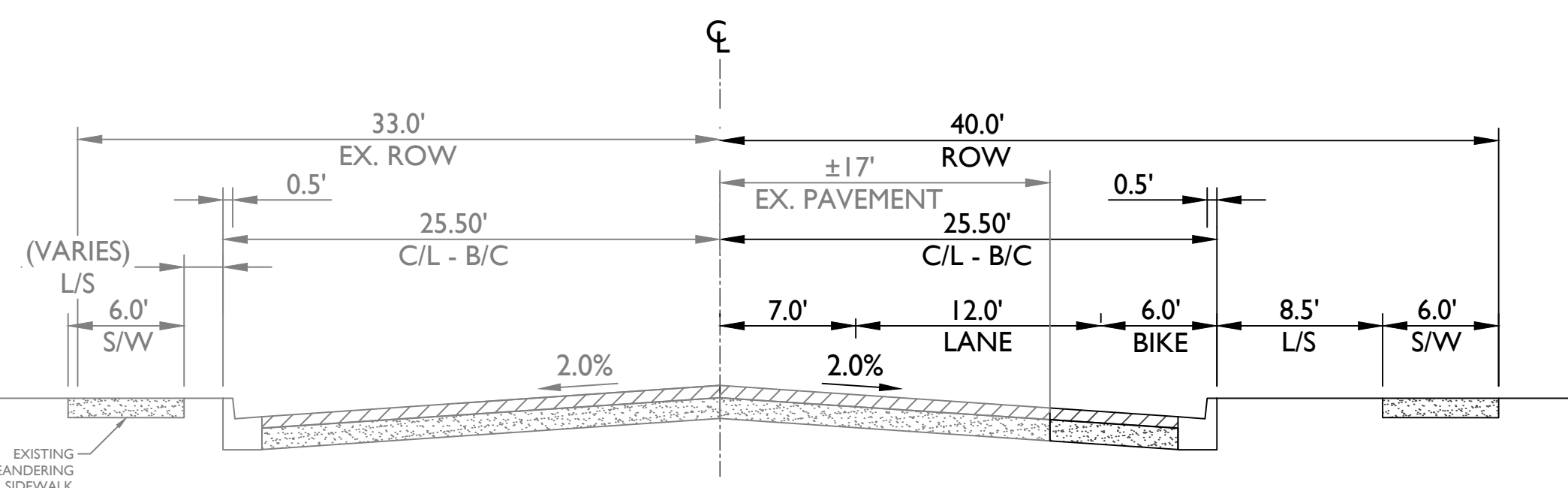
- (A) P.U.E. & SIDEWALK EASEMENT
- (B) GARAGE SETBACK SIDE ENTRY AND LIVING AREA OR COVERED PORCH
- (C) GARAGE SETBACK FRONT



Typical Lot Setbacks

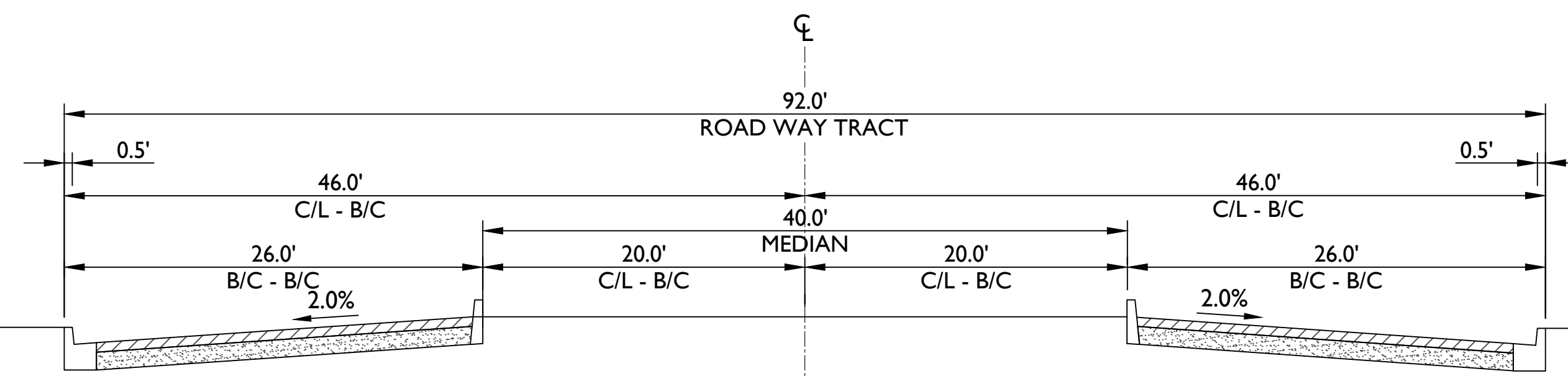
100' x 150'

R1-12



E. CLOUD ROAD (LOOKING WEST)

N.T.S.



ENTRANCE COLLECTOR ROAD (LOOKING NORTH)

N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
1	CS01
2	CS02
3	PP01
4	PP02

1130 N. Alma School Road,
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Orangewood
Queen Creek, Arizona

Cover Sheet

Revisions:

Call at least one full working day before you begin excavation.

ARIZONA
REGISTERED PROFESSIONAL ENGINEER
RICHARD B. HOPPE
No. 14393
Exp. 03/31/2021

Designer: KM
Drawn by: YE

Job No.
18-210

Sheet No.
1
of 4

18-210 - Orangewood

Feb 20, 2019 8:25am S:\Projects\2018\18-210\Civil\Pre Plat\18-210 - Orangewood - Pre Plat - CS02.dwg thamilton

Lot #	Area
1	10500 SF
2	10500 SF
3	10500 SF
4	10500 SF
5	10426 SF
6	14232 SF
7	14192 SF
8	10535 SF
9	10535 SF
10	10535 SF
11	10535 SF
12	14232 SF
13	14192 SF
14	11192 SF
15	11200 SF
16	11200 SF
17	11200 SF
18	11200 SF
19	11196 SF
20	11200 SF
21	11200 SF
22	11200 SF
23	11193 SF
24	14211 SF
25	10535 SF
26	10535 SF
27	10535 SF
28	10535 SF
29	14212 SF
30	12154 SF
31	10533 SF
32	10535 SF
33	10535 SF
34	10535 SF
35	10535 SF
36	10510 SF
37	10725 SF
38	13226 SF
39	13300 SF
40	14806 SF
41	16059 SF
42	13300 SF
43	13300 SF
44	13300 SF
45	13300 SF
46	13300 SF
47	13300 SF
48	13300 SF
49	13300 SF
50	14425 SF

Lot #	Area
51	23519 SF
52	19762 SF
53	21777 SF
54	12488 SF
55	12910 SF
56	10500 SF
57	10500 SF
58	10500 SF
59	10500 SF
60	10500 SF
61	12865 SF
62	10520 SF
63	10500 SF
64	10500 SF
65	10500 SF
66	11328 SF
67	12304 SF
68	13166 SF
69	11449 SF
70	18060 SF
71	17754 SF
72	17461 SF
73	17550 SF
74	10500 SF
75	10607 SF
76	11052 SF
77	10500 SF
78	10500 SF
79	10500 SF
80	17550 SF
81	18599 SF
82	16465 SF
83	14209 SF
84	10535 SF
85	16554 SF
86	10535 SF
87	14215 SF
88	16474 SF
89	17623 SF
90	10500 SF
91	10500 SF
92	10500 SF
93	10500 SF

PORTION OF APN. 304-91-967
TOWN OF QUEEN CREEK
ZONING: RC

PORTION OF APN. 304-91-973
TOWN OF QUEEN CREEK
ZONING: RC

PORTION OF APN. 314-11-748
LENNAR ARIZONA INC
ZONING: R1-7

PORTION OF APN. 314-11-747
LENNAR ARIZONA INC
ZONING: R1-9

PORTION OF APN. 314-11-746
LENNAR ARIZONA INC
ZONING: R1-9

PORTION OF APN. 314-11-745
LENNAR ARIZONA INC
ZONING: R1-9

PORTION OF APN. 314-11-744
LENNAR ARIZONA INC
ZONING: R1-9

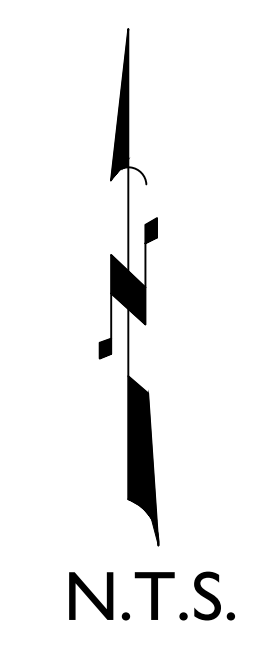
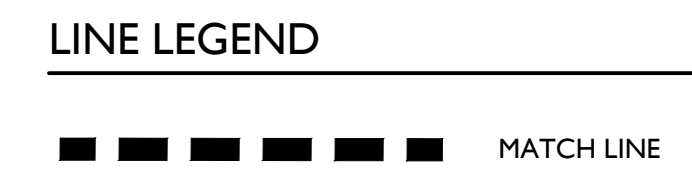
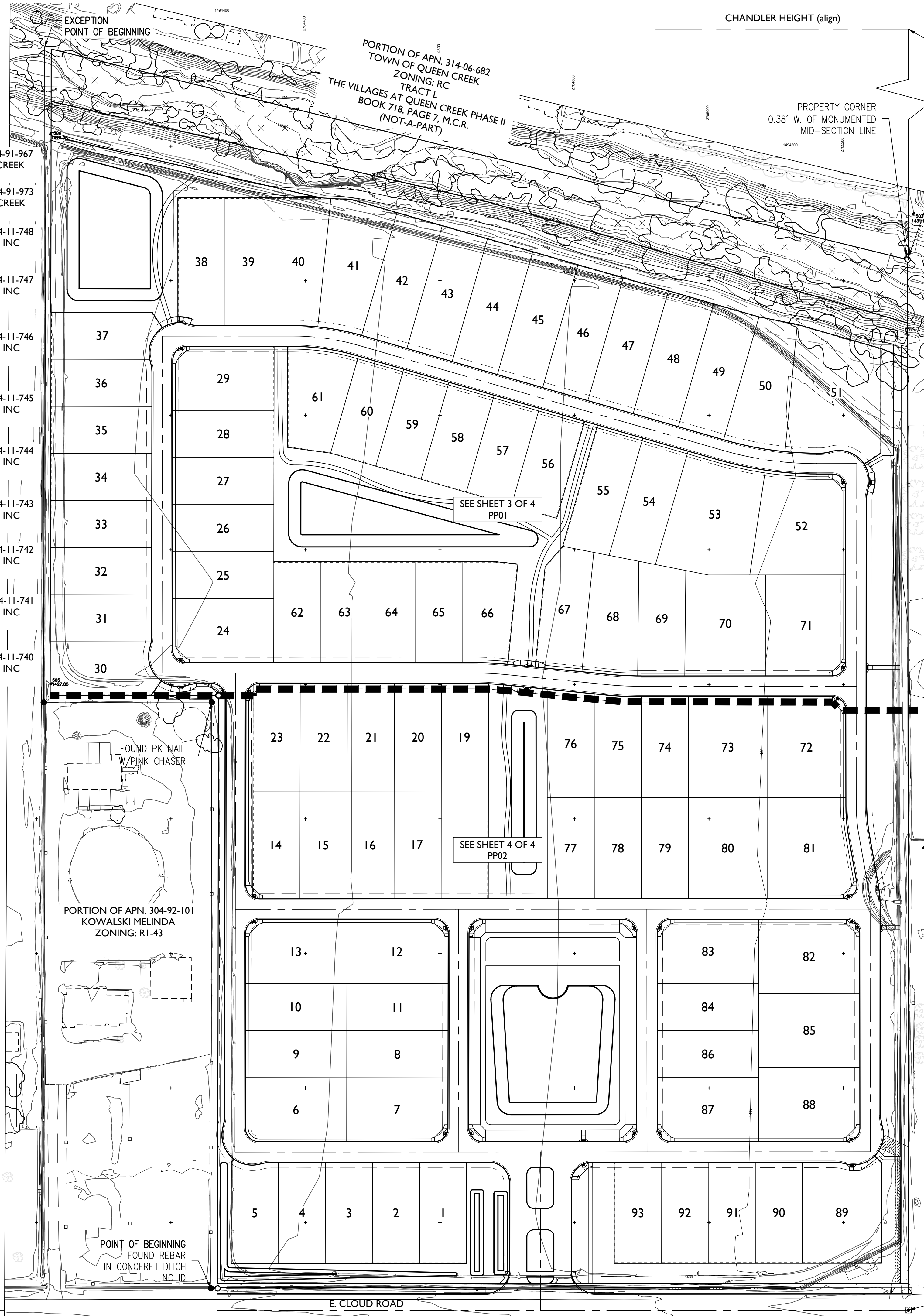
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LENNAR ARIZONA INC
ZONING: R1-9

PORTION OF APN. 314-11-742
LENNAR ARIZONA INC
ZONING: R1-9

PORTION OF APN. 314-11-741
LENNAR ARIZONA INC
ZONING: R1-9

PORTION OF APN. 314-11-740
LENNAR ARIZONA INC
ZONING: R1-9

PORTION OF APN. 304-92-101
KOWALSKI MELINDA
ZONING: R1-43



1130 N. Alma School Road,
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.e-ps-group.com

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Project: **Orangewood**
Queen Creek, Arizona

Index Sheet

Revisions:

Call at least two full working days before any change in location.

ARIZONA
REGISTERED PROFESSIONAL ENGINEER
14393 RICHARD B. HOPPE
No. 33842
Expires 03/31/2021

Designer: KM
Drawn by: YE

Job No. **18-210**
Sheet No. **2 of 4**

18-210 - Orangewood

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BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C16	17.52'	59.50'	17.46'	016°52'32"
C17	31.38'	20.00'	28.26'	089°53'49"
C18	31.45'	20.00'	28.31'	090°06'11"
C19	51.38'	515.50'	51.36'	005°42'39"
C20	48.29'	484.50'	48.27'	005°42'39"
C21	31.41'	20.00'	28.29'	090°01'01"
C22	31.41'	20.00'	28.28'	089°58'59"
C23	144.84'	515.50'	144.36'	016°05'52"
C24	93.98'	334.50'	93.67'	016°05'52"
C60	98.34'	350.00'	98.01'	016°05'52"
C61	140.48'	500.00'	140.02'	016°05'52"
C62	49.84'	500.00'	49.82'	005°42'39"
C63	49.84'	500.00'	49.82'	005°42'39"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	97.11'	45.00'	79.34'	123°38'53"
C2	17.52'	59.50'	17.46'	016°52'32"
C3	102.69'	365.50'	102.35'	016°05'52"
C4	136.13'	484.50'	135.68'	016°05'52"
C5	16.52'	59.50'	16.46'	015°54'14"
C6	95.65'	45.00'	78.64'	121°47'27"
C7	16.52'	59.50'	16.46'	015°54'14"
C8	31.41'	20.00'	28.28'	089°58'59"
C9	51.38'	515.50'	51.36'	005°42'39"
C10	48.29'	484.50'	48.27'	005°42'39"
C11	31.38'	20.00'	28.26'	089°53'49"
C12	31.45'	20.00'	28.31'	090°06'11"
C13	17.52'	59.50'	17.46'	016°52'32"
C14	97.27'	45.00'	79.41'	123°51'15"
C15	17.52'	59.50'	17.46'	016°52'32"

LINE TABLE		
LINE	LENGTH	BEARING
L1	138.48'	N89°58'33"E
L2	565.03'	S73°55'35"E
L3	4.60'	N89°58'33"E
L4	454.71'	N00°02'28"W
L5	284.45'	S89°58'33"W
L6	151.11'	N84°18'48"W
L7	317.32'	S89°58'33"W
L8	18.56'	N89°58'33"E
L9	390.33'	S00°04'44"W
L10	430.00'	S00°04'44"W
L11	426.69'	N89°58'33"E
L12	151.11'	N84°18'48"W
L13	284.43'	N89°58'33"E
L14	260.00'	N00°02'28"W
L15	23.24'	N89°58'33"E
L16	565.03'	S73°55'35"E
L17	158.33'	N89°58'33"E

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Project: Orangewood
Queen Creek, Arizona

Revisions:

Call at least two full working days before any begin excavation.

Designer: KM
Drawn by: YE

Job No. 18-210
PPO1

Sheet No. 3 of 4

18-210 - Orangewood

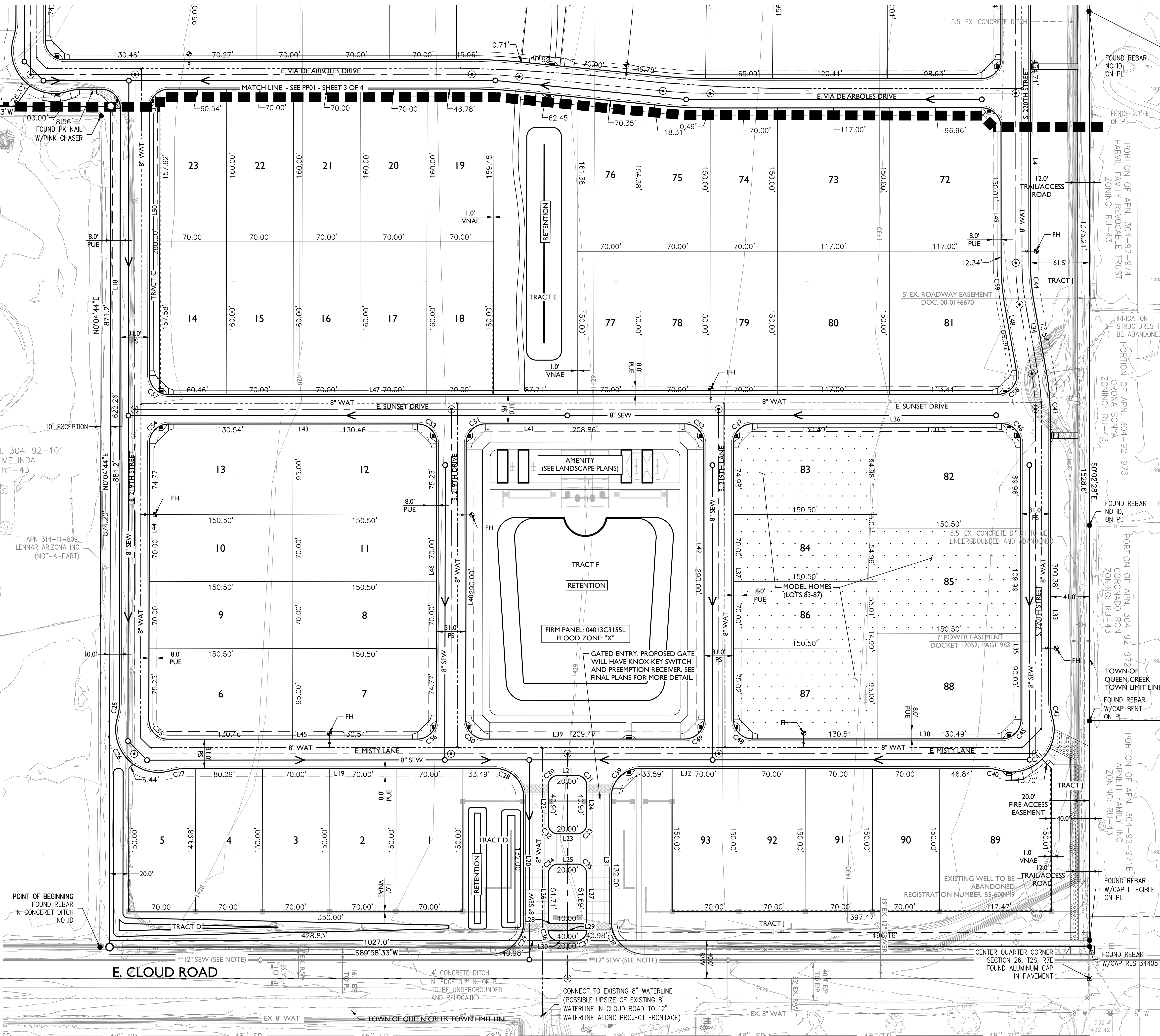
Feb 20, 2019 8:26am SA:\Projects\2018\18-210\Civil\Pre Plat\18-210 - Orangewood - Pre Plat - PPO2.dwg kmllett

CRIMSON ROAD

NOTES:
 ** - DEPENDING ON CONSTRUCTION TIMING, THIS WILL BE CONSTRUCTED BY TOQC OR THE DEVELOPER WHICHEVER COMES FIRST. TOQC HAS INDICATED THEY WOULD ENTER IN AN AGREEMENT TO RECOVER THE COST IF BUILT BY THE DEVELOPER

POINT OF BEGINNING FOUND REBAR NO ID IN CONCRETE DITCH
 POINT OF COMMENCEMENT WEST QUARTER CORNER SECTION 26, T2S, R7E FOUND ALUMINUM CAP IN A HANDHOLE

POINT OF BEGINNING FOUND REBAR NO ID IN CONCRETE DITCH

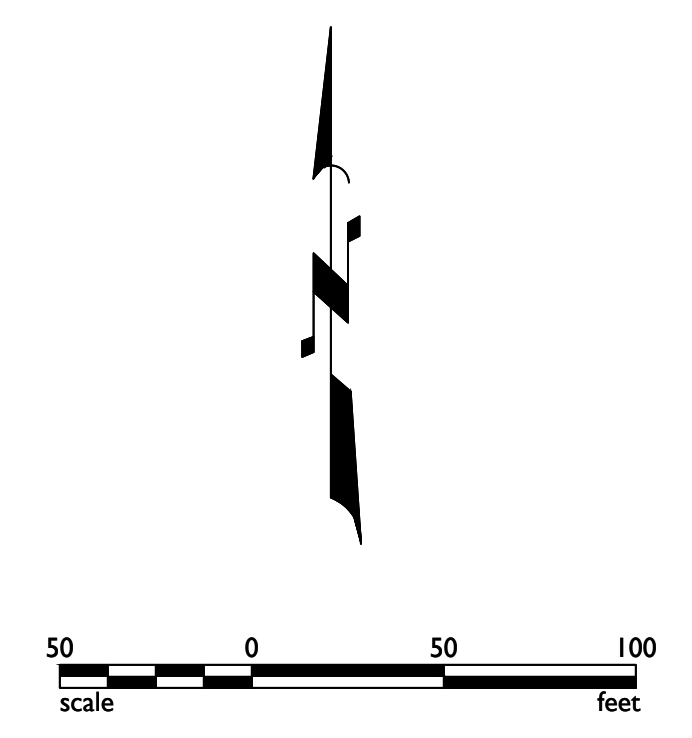


LINE TABLE	
LINE	LENGTH BEARING
L4	454.71' N00°02'28"W
L18	622.26' S00°04'44"W
L19	323.78' N89°58'33"E
L20	129.50' N00°01'27"W
L21	20.00' N89°58'33"E
L22	40.90' N00°01'27"W
L23	20.00' N89°58'33"E
L24	40.90' N00°01'27"W
L25	20.00' S89°58'33"W
L26	51.71' S00°01'27"E
L27	51.69' N00°01'27"W
L28	40.00' S89°57'27"W
L29	40.00' N89°57'27"E
L30	20.00' N89°58'33"E
L31	129.50' N00°01'27"W
L32	360.44' N89°58'33"E
L33	300.38' N00°02'28"W

LINE TABLE	
LINE	LENGTH BEARING
L34	73.54' N10°05'22"W
L35	290.00' N00°02'28"W
L36	261.00' N89°58'33"E
L37	290.00' N00°02'28"W
L38	261.00' N89°58'33"E
L39	209.47' N89°58'33"E
L40	290.00' S00°04'44"W
L41	208.86' N89°58'33"E
L42	290.00' N00°02'28"W
L43	261.00' N89°58'33"E
L44	290.00' S00°04'44"W
L45	261.00' N89°58'33"E
L46	290.00' S00°04'44"W
L47	868.62' N89°58'33"E
L48	68.90' N10°05'22"W
L49	142.35' N00°02'28"W
L50	280.00' S00°04'44"W

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C25	16.52'	59.50'	16.46'	015°54'14"
C26	95.75'	45.00'	78.68'	121°54'39"
C27	16.52'	59.50'	16.46'	015°54'14"
C28	47.12'	30.00'	42.43'	090°00'00"
C29	54.98'	35.01'	49.50'	089°58'51"
C30	15.71'	10.00'	14.14'	090°00'00"
C31	15.71'	10.00'	14.14'	090°00'00"
C32	15.71'	10.00'	14.14'	090°00'00"
C33	15.71'	10.00'	14.14'	090°00'00"
C34	15.71'	10.00'	14.14'	090°00'00"
C35	15.71'	10.00'	14.14'	090°00'00"
C36	15.69'	10.00'	14.13'	089°52'46"
C37	15.70'	10.00'	14.14'	089°57'09"
C38	54.98'	35.01'	49.50'	089°58'51"
C39	47.12'	30.00'	42.43'	090°00'00"
C40	16.52'	59.50'	16.46'	015°54'14"
C41	95.68'	45.00'	78.65'	121°49'29"
C42	16.52'	59.50'	16.46'	015°54'14"
C43	46.56'	265.50'	46.50'	010°02'54"
C44	41.13'	234.50'	41.07'	010°02'54"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C45	31.42'	20.00'	28.29'	090°01'01"
C47	31.42'	20.00'	28.29'	090°01'01"
C48	31.41'	20.00'	28.28'	089°58'59"
C49	31.42'	20.00'	28.29'	090°01'01"
C50	31.45'	20.00'	28.31'	090°06'11"
C51	31.38'	20.00'	28.26'	089°53'49"
C52	31.41'	20.00'	28.28'	089°58'59"
C53	31.45'	20.00'	28.31'	090°06'11"
C54	31.38'	20.00'	28.26'	089°53'49"
C55	31.45'	20.00'	28.31'	090°06'11"
C56	31.38'	20.00'	28.26'	089°53'49"
C57	31.45'	20.00'	28.31'	090°06'11"
C58	34.93'	20.00'	30.66'	100°03'55"
C59	46.56'	265.50'	46.50'	010°02'54"



1130 N. Alma School Road,
 Suite 120
 Mesa, AZ 85201
 T: 480.503.2250 | F: 480.503.2258
 www.epsgroupinc.com

Project: Orangewood
 Queen Creek, Arizona

Revisions:

Call or text at least two full working days before any change in construction.

Designer: KM
 Drawn by: YE

Job No. 18-210

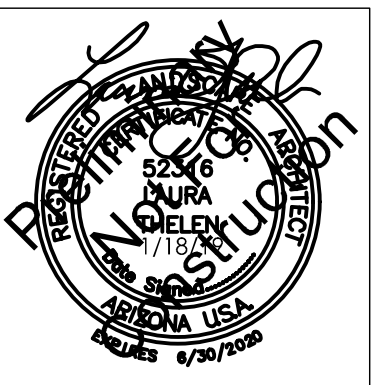
PP02

Sheet No. 4 of 4

ORANGEWOOD

NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, ARIZONA

PRELIMINARY PLAT LANDSCAPE DESIGN PACKAGE



PROJECT DATA

A.P.N.	304-94-976		
EXISTING GENERAL PLAN:	NEIGHBORHOOD		
EXISTING ZONING:	R1-7/PAD AND R1-12/PAD		
GROSS AREA:	+/- 44.3 ACRES		
NET AREA:	+/- 32.2 ACRES		
NO. OF LOTS:	93 LOTS		
LOT SIZES:	59 LOTS 70' X 150' 13 LOTS 70' X 190' 8 LOTS 95' X 150' 13 LOTS 100' X 150' TOTAL: 93 LOTS		
LOT AREA:			
MIN AREA:	10,500 SF		
MAX AREA:	16,500 SF		
AVERAGE LOT AREA:	12,645 SF		
NET DENSITY:	2.89 DU/AC		
GROSS DENSITY:	2.10 DU/AC		
R1-7/PAD OPEN SPACE CALCS:	R1-12/PAD OPEN SPACE CALCS:		
NET R1-7/PAD AREA:	23 AC	NET R1-12/PAD AREA:	8.93 AC
OPEN SPACE	OPEN SPACE REQUIRED (%) 20% OF NET AREA PROVIDED (%) 41.8% OF NET AREA REQUIRED (AC.) 4.66 ACRES PROVIDED (AC.) 9.73 ACRES		
ACTIVE OPEN SPACE	ACTIVE OPEN SPACE REQUIRED (%) 30% OF REQUIRED O/S PROVIDED (%) 69% OF REQUIRED O/S REQUIRED (AC.) 1.40 ACRES PROVIDED (AC.) 3.21 ACRES		
PASSIVE OPEN SPACE	PASSIVE OPEN SPACE PROVIDED (%) 67% OF TOTAL O/S PROVIDED (AC.) 6.52 ACRES		

PLANTING LEGEND

TREES		SIZE	QTY.
CARYA ILLINOINENSIS	PECAN	36" BOX	66
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	31
CITRUS X 'ARIZONA SWEET'	ORANGE	48" BOX	26
PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24" BOX	71
QUERCUS VIRGINIANA	HERITAGE LIVE OAK	24" BOX	58
ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	403
SHRUBS		SIZE	QTY.
BOUGAINVILLEA SP.	'BARBARA KARST'	5 GAL.	81
BUDDLEIA MARRUBIFOLIA	BUTTERFLY BUSH	5 GAL.	73
CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	5 GAL.	93
DODONAEA VISCOSA	HOP BUSH	5 GAL.	451
EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.	-
EREMOPHILA MACULATA	VALENTINE BUSH	5 GAL.	-
HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS	5 GAL.	-
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.	-
LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL.	-
MUHLENBERGIA CAPILLARIS	'REGAL MIST'	5 GAL.	49
MUHLENBERGIA LINDHEIMERI	'AUTUMN GLOW'	5 GAL.	115
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	-
PENNISSETUM SETACEUM 'PURPUREA'	PURPLE FOUNTAIN GRASS	5 GAL.	-
RHAPHIOLEPSIS INDICA	INDIAN HAWTHORN	5 GAL.	82
ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL.	209
TECOMA ELATA	ORANGE JUBILEE	5 GAL.	-
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL.	208
ACCENTS		SIZE	QTY.
DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 GAL.	-
HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL.	-
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	124
HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	5 GAL.	-
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW HESPERALOE	5 GAL.	72
VINES		SIZE	QTY.
BOUGAINVILLEA SP.	BOUGAINVILLEA	5 GAL.	28
FICUS PUMILA	CREEPING FIG	5 GAL.	-
ROSA BANKSIAE	LADY BANKS ROSE	5 GAL.	-
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.	-
GROUNDCOVERS		SIZE	QTY.
BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	1 GAL.	114
LANTANA 'DALLAS RED'	DALLAS RED LANTANA	1 GAL.	467
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	184
ROSMARINUS OFFICINALIS	'PROSTRATUS' ROSEMARY	1 GAL.	-
WEDELIA TRILOBATA	YELLOW DOT	1 GAL.	-
LANDSCAPE MATERIALS			
TURF			
COMPOST MULCH			
COMPACTED DECOMPOSED GRANITE			
STABILIZED DECOMPOSED GRANITE			
ANNUALS			
HEADER			
NO SYMBOL	DECOMPOSED GRANITE		

SHEET INDEX

SHEET	PAGE #	TITLE
LC-1	1	COVER SHEET / NOTES
L-0 - L-13	2 - 15	LANDSCAPE PLANS
LW-1	16	WALL PLAN
LD-1 - LD-2	17-18	WALL DETAILS
LD-3	19	AMENITY PLAN

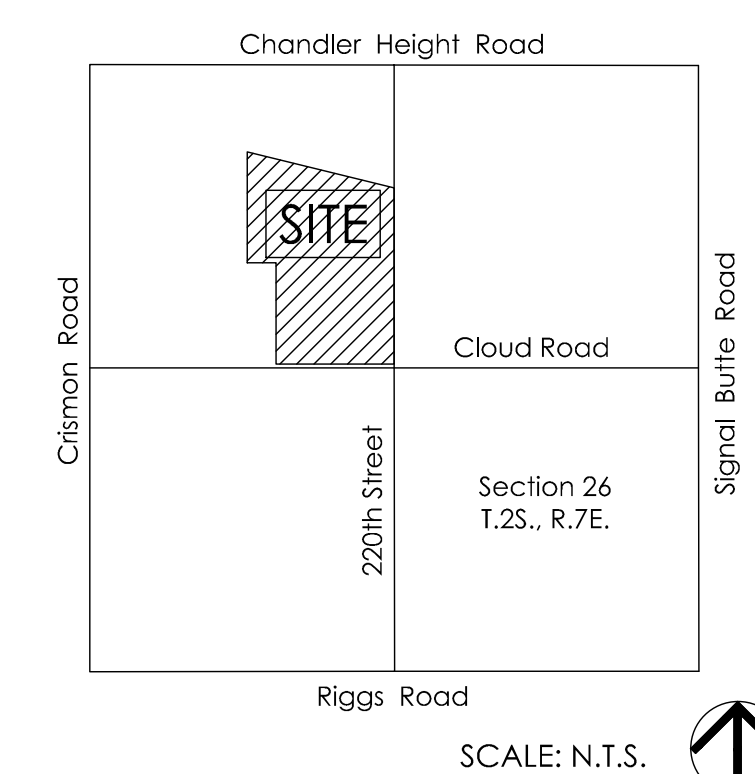
PROJECT TEAM

Discipline	Company Contact Info.
Property Owner	Arnett Family, Inc 1459 N. Gaylord Circle Mesa, AZ 85213
Developer	Toll Brothers Jeff Nielson 8767 E. Via de Ventura Scottsdale, Arizona 85258 480.596.5815 jnielson@tollbrothersinc.com
Landscape Architect	RVI Planning + Landscape Architecture Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 lthelen@rviplanning.com
Civil Engineer	EPS Group Rich Hoppe 2045 S. Vineyard Ave., Suite 101 Mesa, Arizona 85210 480.503.2250 rich.hoppe@epsgrupp.com

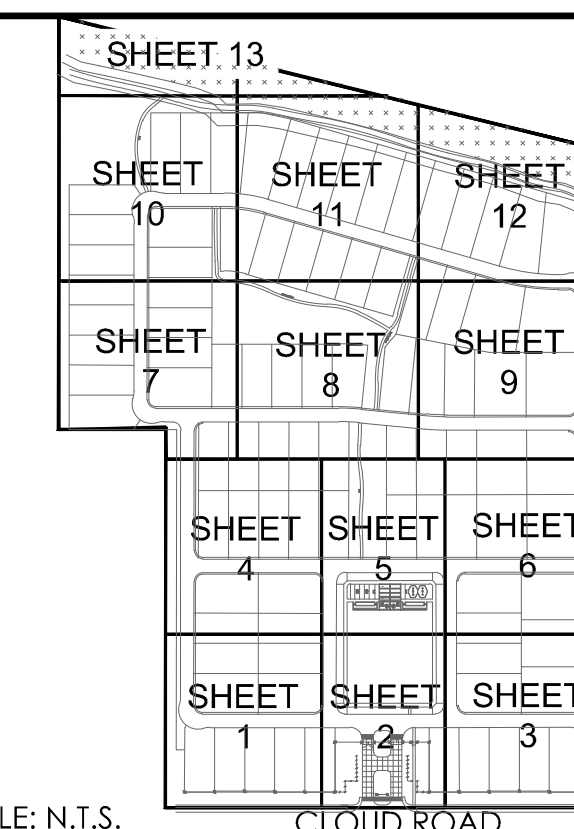
TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	WASH	97528	2.239
TRACT B	RETENTION, OPEN SPACE AND LANDSCAPE	65070	1.494
TRACT C	RETENTION, OPEN SPACE AND LANDSCAPE	3203	0.074
TRACT D	RETENTION, OPEN SPACE AND LANDSCAPE	33986	0.780
TRACT E	RETENTION, OPEN SPACE AND LANDSCAPE	27599	0.634
TRACT F	RETENTION, OPEN SPACE AND LANDSCAPE	81882	1.880
TRACT G	RETENTION, OPEN SPACE AND LANDSCAPE	51114	1.173
TRACT H	OPEN SPACE, LANDSCAPE AND TRAIL	66023	1.516
TRACT J	OPEN SPACE, LANDSCAPE AND ACCESS TRAIL	91585	2.103

VICINITY MAP



KEYMAP



ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

LANDSCAPE
COVER

revision	date

date: 01-18-2019
 job no.: 18000106
 drawn: TEAM
 sheet #

LC-1



ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

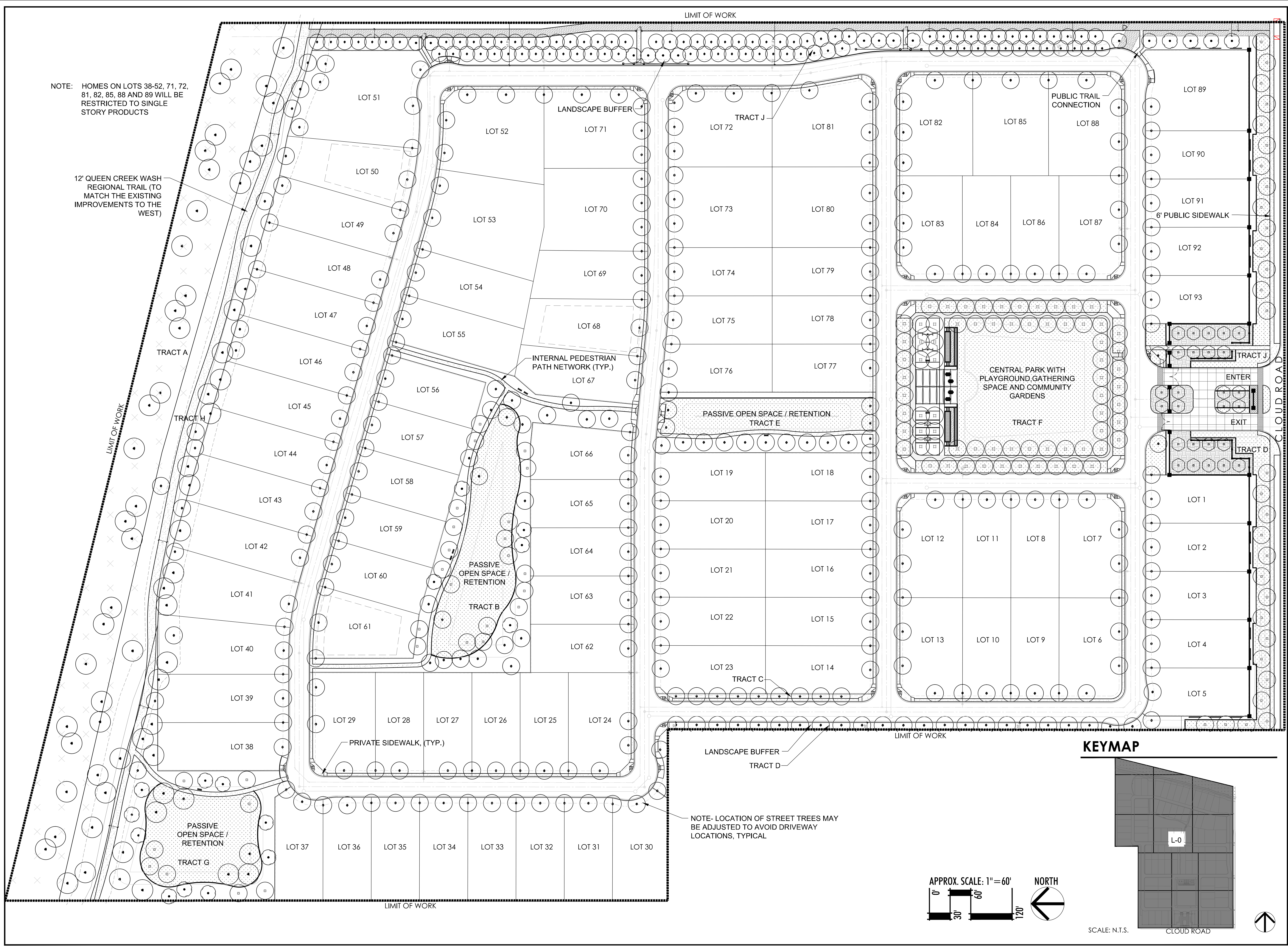
**OVERALL
 LANDSCAPE
 PLAN**

revision	date

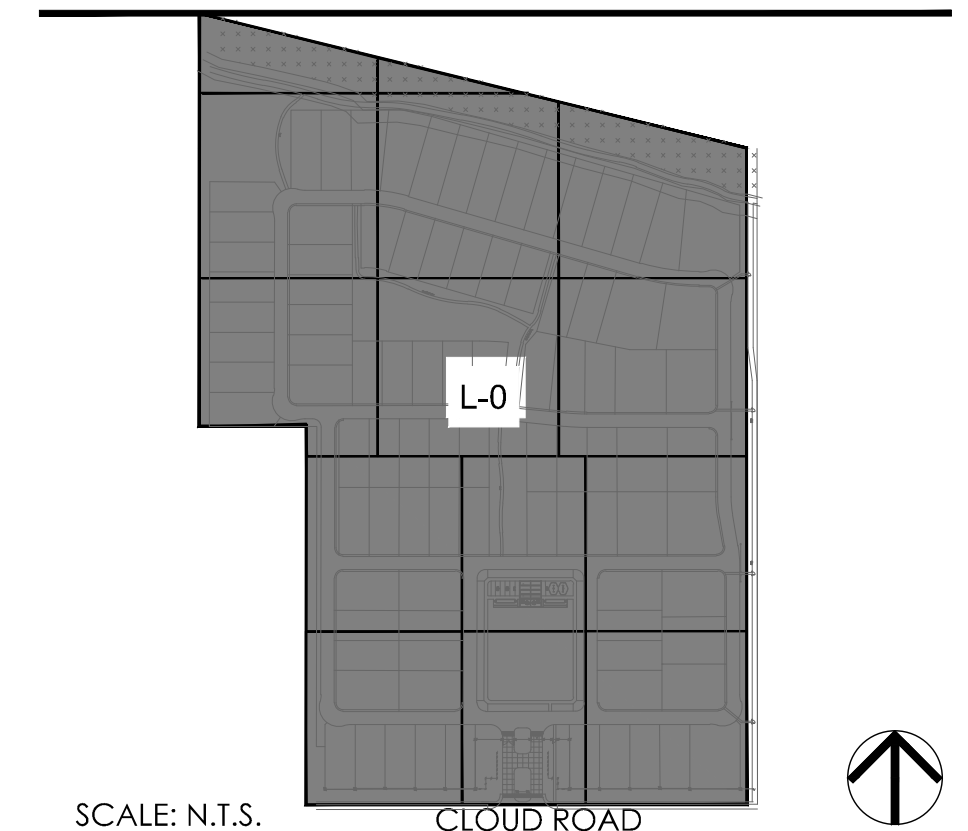


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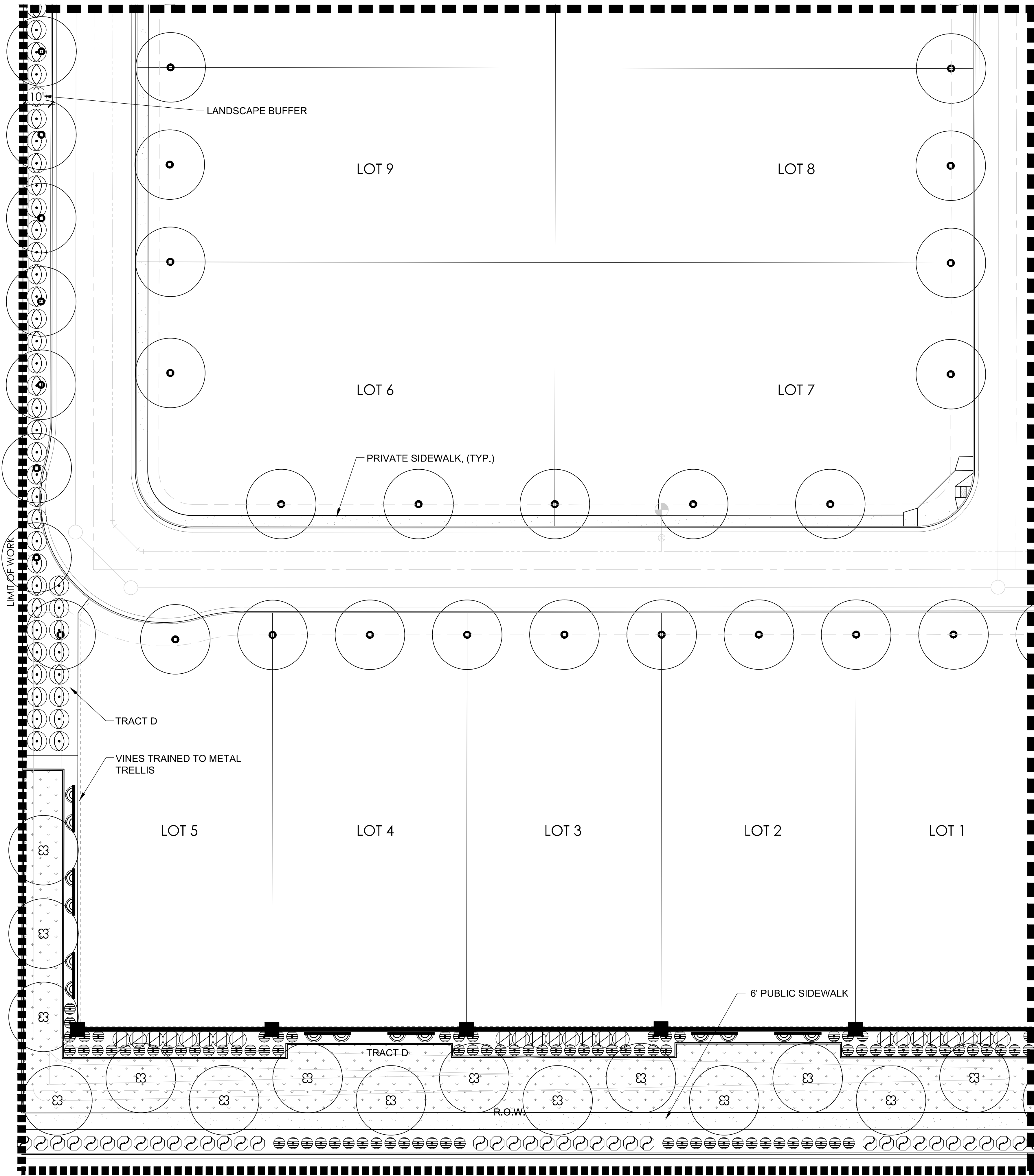
L-0



KEYMAP

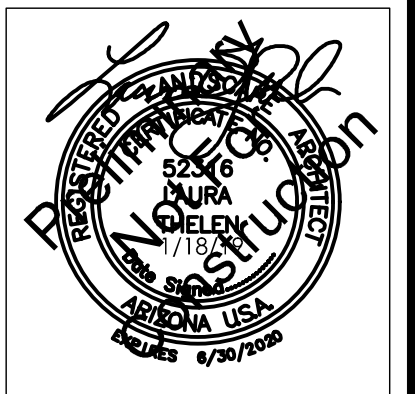


MATCHLINE, SEE SHEET L-4



PLANTING LEGEND

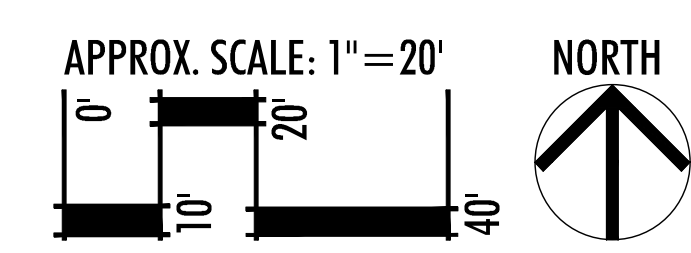
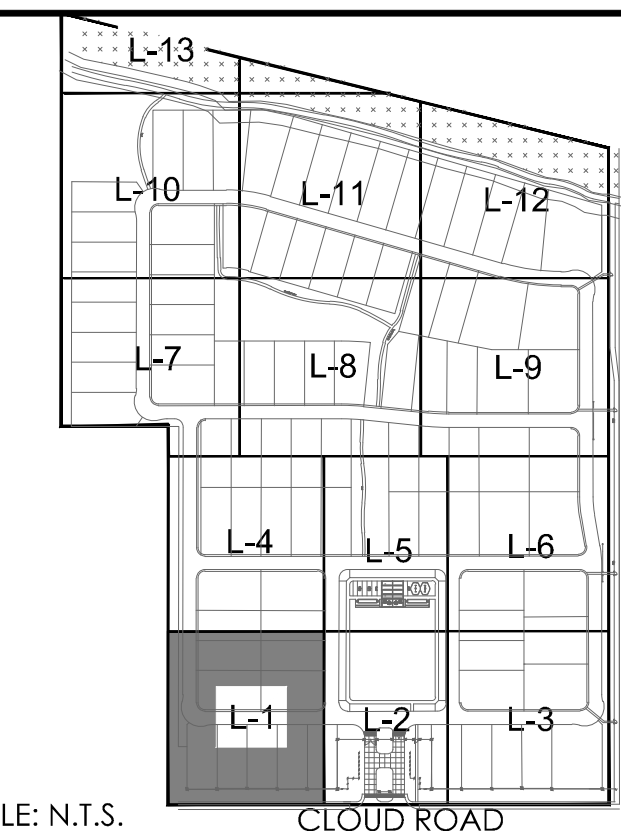
- | | |
|--------------------------------|-------------------------|
| TREES | |
| CARYA ILLINOINENSIS | PECAN |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| CITRUS X 'ARIZONA SWEET' | ORANGE |
| PISTACIA X 'RED PUSH' | RED PUSH PISTACHE |
| QUERCUS VIRGINIANA | HERITAGE LIVE OAK |
| ULMUS PARVIFOLIA | EVERGREEN ELM |
| SHRUBS | |
| BOUGAINVILLEA SP. | 'BARBARA KARST' |
| BUDDLEIA MARRUBIFOLIA | BUTTERFLY BUSH |
| CAESALPINIA GILLIESII | YELLOW BIRD OF PARADISE |
| DODONAEA VISCOSA | HOP BUSH |
| EREMOPHILA HYGROPHANA | BLUE BELLS |
| EREMOPHILA MACULATA | VALENTINE BUSH |
| HIBISCUS ROSA-SINENSIS | CHINESE HIBISCUS |
| JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE |
| LEUCOPHYLLUM LAEVIGATUM | CHIHUAHUA SAGE |
| MUHLENBERGIA CAPILLARIS | 'REGAL MIST' |
| MUHLENBERGIA LINDHEIMERI | 'AUTUMN GLOW' |
| MYRTUS COMMUNIS 'COMPACTA' | DWARF MYRTLE |
| PENNISETUM SETACEUM 'PURPUREA' | PURPLE FOUNTAIN GRASS |
| RHAPHIOLEPSIS INDICA | INDIAN HAWTHORN |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| TECOMA ELATA | ORANGE JUBILEE |
| TECOMARIA CAPENSIS | CAPE HONEYSUCKLE |
| ACCENTS | |
| DASYLIRION LONGISSIMUM | MEXICAN GRASS TREE |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HESPERALOE PARVIFLORA | RED YUCCA |
| HESPERALOE PARVIFLORA 'PERPA' | BRAKELIGHTS RED YUCCA |
| HESPERALOE PARVIFLORA 'YELLOW' | YELLOW HESPERALOE |
| VINES | |
| BOUGAINVILLEA SP. | BOUGAINVILLEA |
| FICUS PUMILA | CREeping FIG |
| ROSA BANKSIAE | LADY BANKS ROSE |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| GROUNDCOVERS | |
| BOUGAINVILLEA X 'OO-LA-LA' | OO-LA-LA BOUGAINVILLEA |
| LANTANA 'DALLAS RED' | DALLAS RED LANTANA |
| LANTANA 'NEW GOLD' | NEW GOLD LANTANA |
| ROSMARINUS OFFICINALIS | 'PROSTRATUS' ROSEMARY |
| WEDELIA TRILOBATA | YELLOW DOT |
| LANDSCAPE MATERIALS | |
| TURF | |
| COMPOST MULCH | |
| COMPACTED DECOMPOSED GRANITE | |
| STABILIZED DECOMPOSED GRANITE | |
| ANNUALS | |
| HEADER | |
| NO SYMBOL | DECOMPOSED GRANITE |



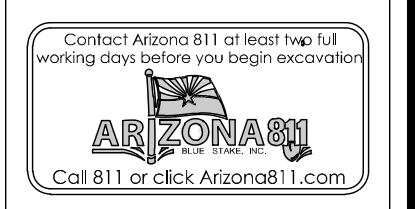
ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

LANDSCAPE PLAN

KEYMAP



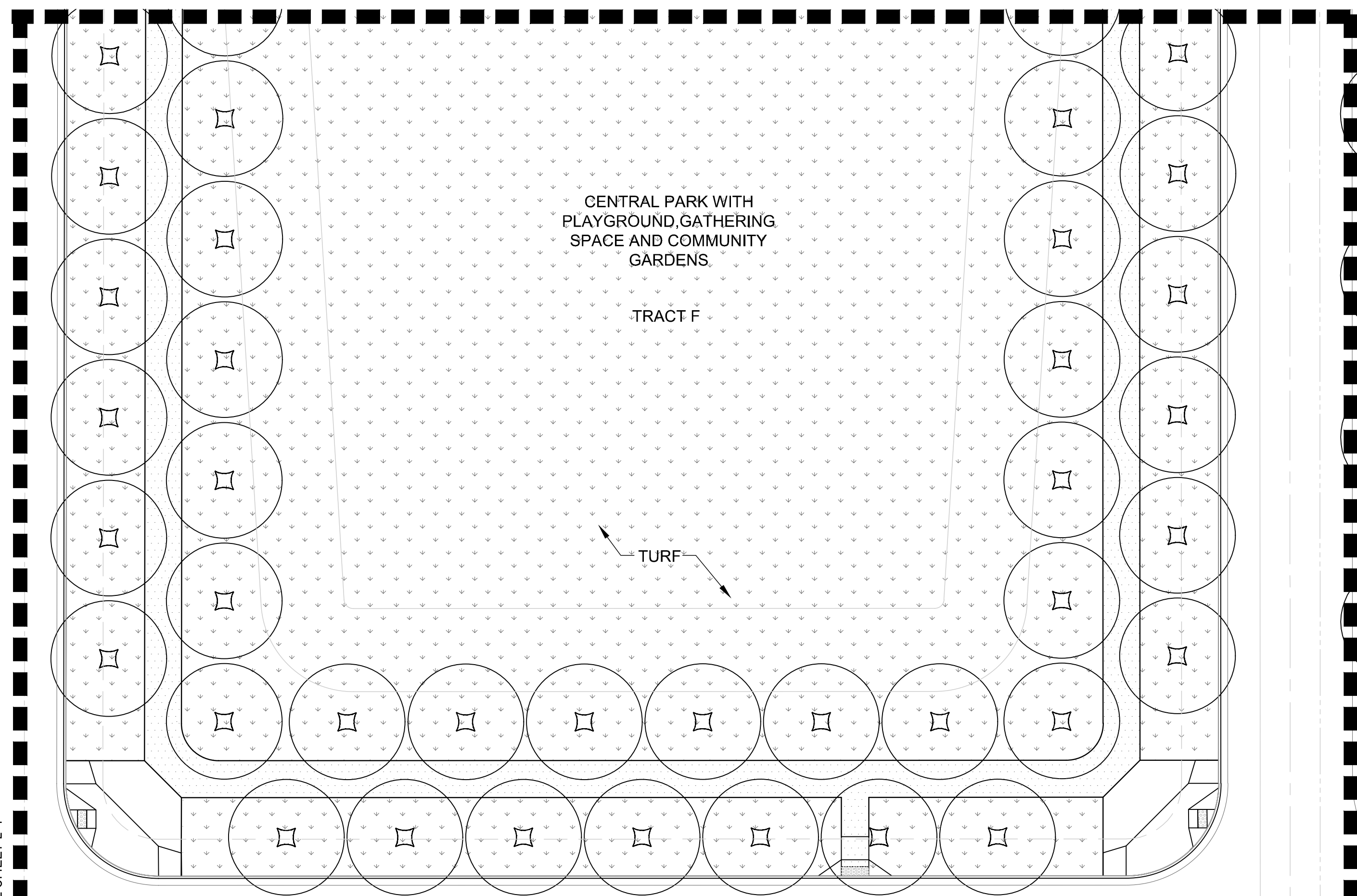
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date: 01-18-2019
 job no.: 18000106
 drawn: TEAM
 sheet #

L-1

MATCHLINE, SEE SHEET L-5



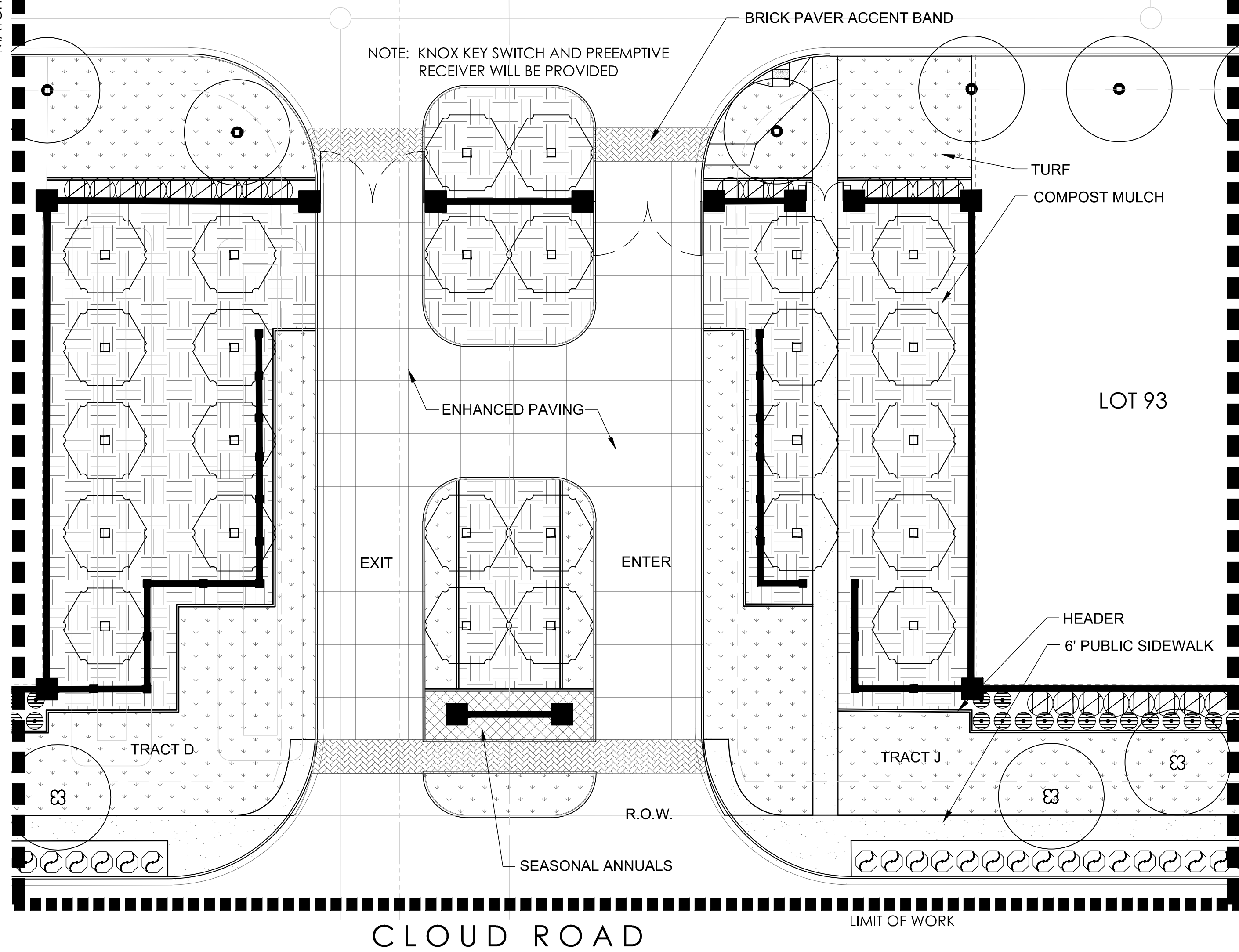
CENTRAL PARK WITH
PLAYGROUND, GATHERING
SPACE AND COMMUNITY
GARDENS.

TRACT F

TURF

MATCHLINE, SEE SHEET L-1

MATCHLINE, SEE SHEET L-3



NOTE: KNOX KEY SWITCH AND PREEMPTIVE
RECEIVER WILL BE PROVIDED

BRICK PAVER ACCENT BAND

TURF
COMPOST MULCH

ENHANCED PAVING

EXIT

ENTER

SEASONAL ANNUALS

R.O.W.

LIMIT OF WORK

CLOUD ROAD

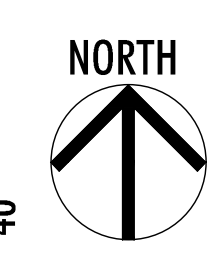
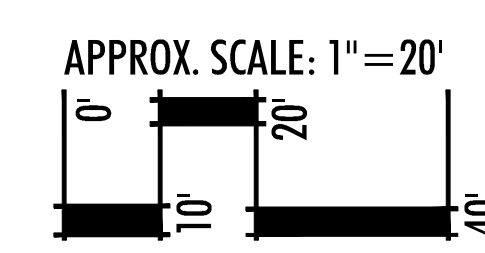
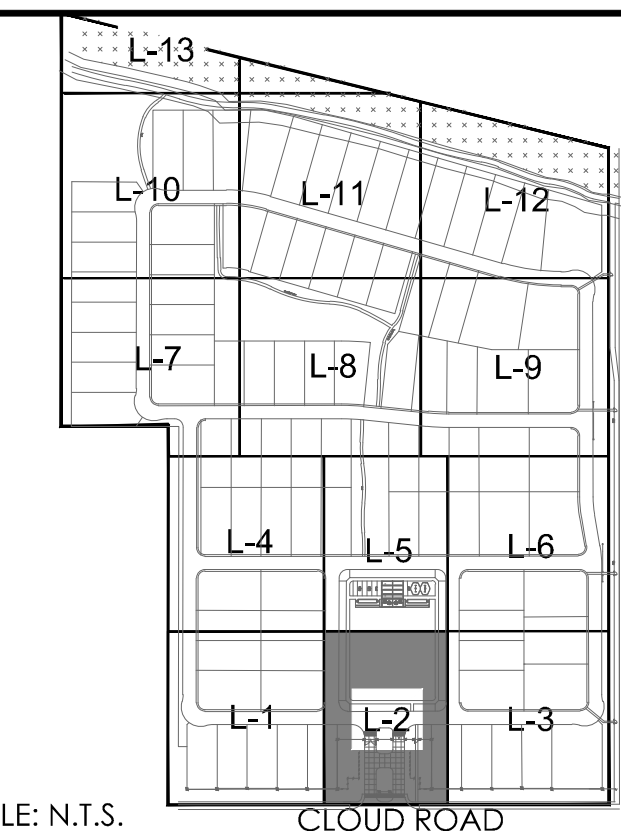
LOT 93

HEADER
6' PUBLIC SIDEWALK

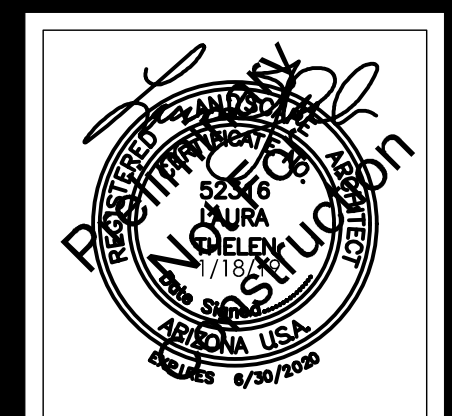
PLANTING LEGEND

TREES	
CARYA ILLINOINENSIS	PECAN
CHILOPSIS LINEARIS	DESERT WILLOW
CITRUS X 'ARIZONA SWEET'	ORANGE
PISTACIA X 'RED PUSH'	RED PUSH PISTACHE
QUERCUS VIRGINIANA	HERITAGE LIVE OAK
ULMUS PARVIFOLIA	EVERGREEN ELM
SHRUBS	
BOUGAINVILLEA SP.	'BARBARA KARST'
BUDDLEIA MARRUBIFOLIA	BUTTERFLY BUSH
CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
DODONAEA VISCOSA	HOP BUSH
EREMOPHILA HYGROPHANA	BLUE BELLS
EREMOPHILA MACULATA	VALENTINE BUSH
HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
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ROSMARINUS OFFICINALIS	ROSEMARY
TECOMA ELATA	ORANGE JUBILEE
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ACCENTS	
DASYLIRON LONGISSIMUM	MEXICAN GRASS TREE
HESPERALOE FUNIFERA	GIANT HESPERALOE
HESPERALOE PARVIFLORA	RED YUCCA
HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA
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VINES	
BOUGAINVILLEA SP.	BOUGAINVILLEA
FICUS PUMILA	CREeping FIG
ROSA BANKSIAE	LADY BANKS ROSE
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
GROUNDCOVERS	
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LANDSCAPE MATERIALS	
TURF	
COMPOST MULCH	
COMPACTED DECOMPOSED GRANITE	
STABILIZED DECOMPOSED GRANITE	
ANNUALS	
HEADER	
NO SYMBOL	DECOMPOSED GRANITE

KEYMAP



SCALE: N.T.S. CLOUD ROAD



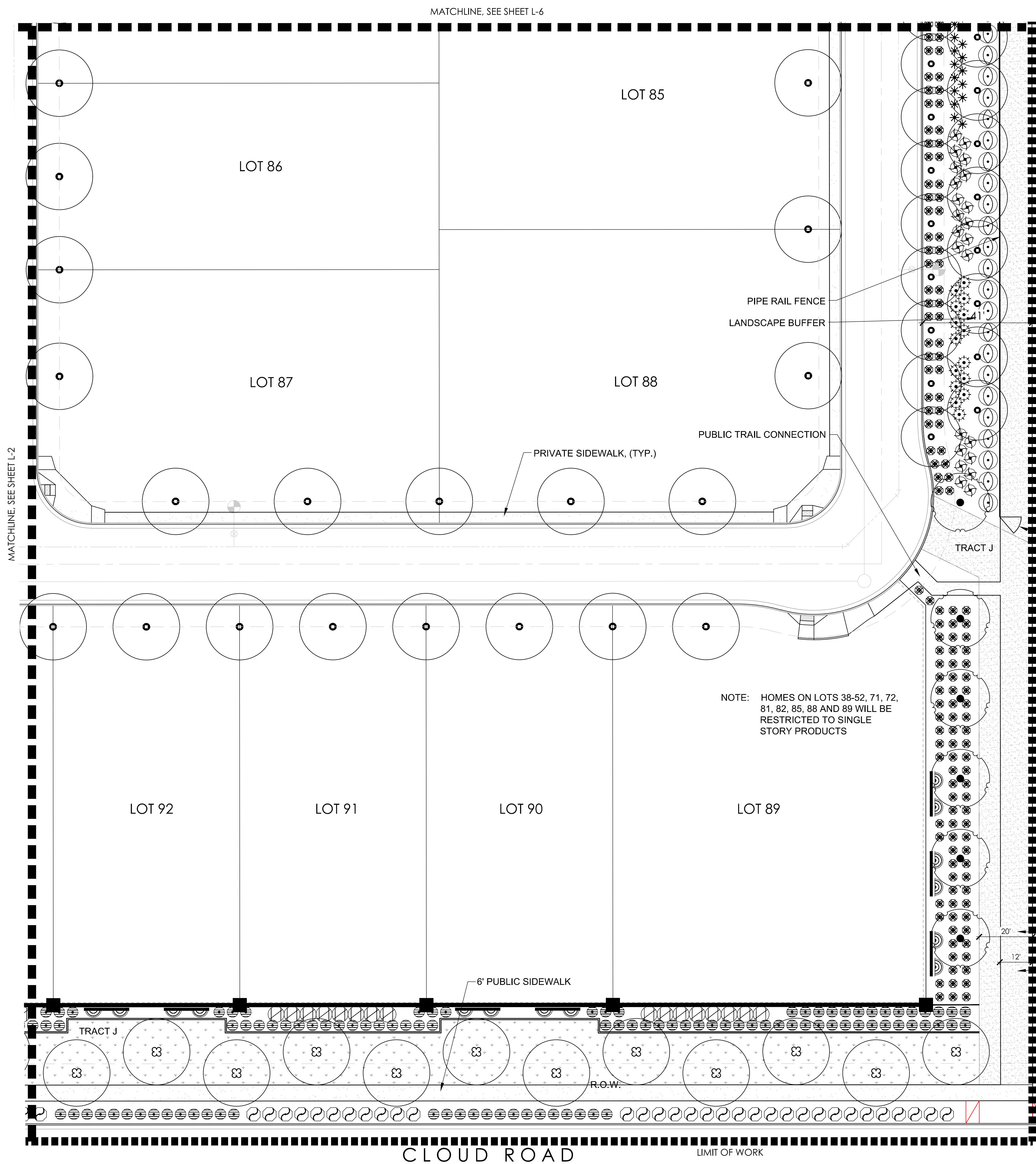
ORANGEWOOD
PRELIMINARY LANDSCAPE DESIGN PACKAGE
NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
QUEEN CREEK, AZ

LANDSCAPE PLAN

revision	date

date: 01-18-2019
job no.: 18000106
drawn: TEAM
sheet #

L-2

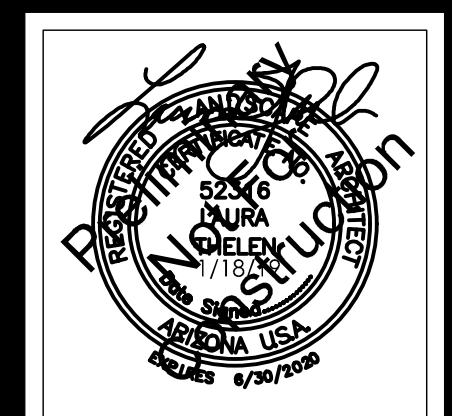
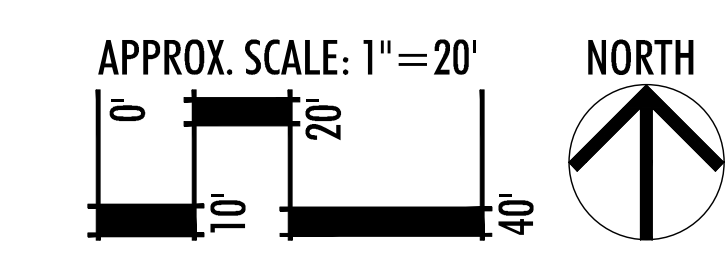
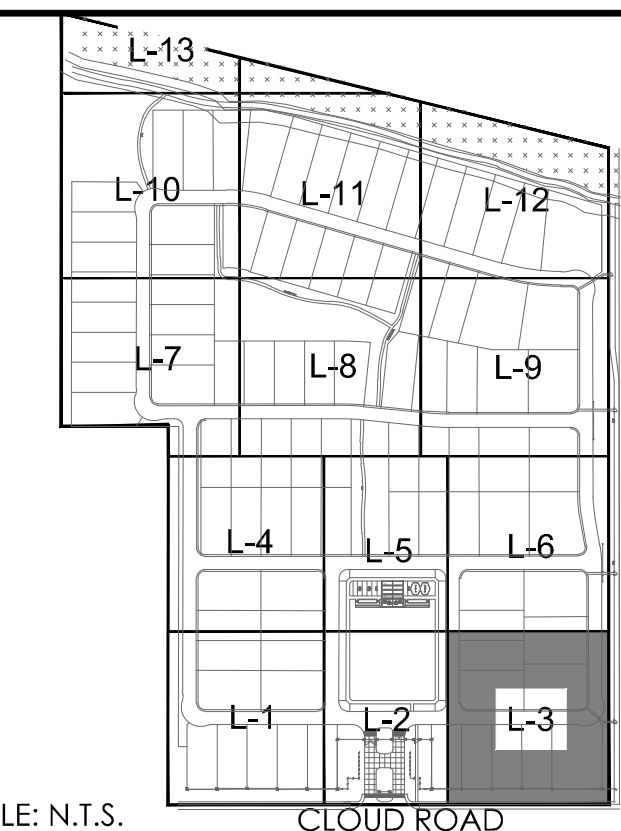


NOTE: HOMES ON LOTS 38-52, 71, 72, 81, 82, 85, 88 AND 89 WILL BE RESTRICTED TO SINGLE STORY PRODUCTS

PLANTING LEGEND

- | | |
|--------------------------------|-------------------------|
| TREES | |
| CARYA ILLINOINENSIS | PECAN |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| CITRUS X 'ARIZONA SWEET' | ORANGE |
| PISTACIA X 'RED PUSH' | RED PUSH PISTACHE |
| QUERCUS VIRGINIANA | HERITAGE LIVE OAK |
| ULMUS PARVIFOLIA | EVERGREEN ELM |
| SHRUBS | |
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| BUDDLEIA MARRUBIFOLIA | BUTTERFLY BUSH |
| CAESALPINIA GILLIESII | YELLOW BIRD OF PARADISE |
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| EREMOPHILA HYGROPHANA | BLUE BELLS |
| EREMOPHILA MACULATA | VALENTINE BUSH |
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| HESPERALOE PARVIFLORA | RED YUCCA |
| HESPERALOE PARVIFLORA 'PERPA' | BRAKELIGHTS RED YUCCA |
| HESPERALOE PARVIFLORA 'YELLOW' | YELLOW HESPERALOE |
| VINES | |
| BOUGAINVILLEA SP. | BOUGAINVILLEA |
| FICUS PUMILA | CREeping FIG |
| ROSA BANKSIAE | LADY BANKS ROSE |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| GROUNDCOVERS | |
| BOUGAINVILLEA X 'OO-LA-LA' | OO-LA-LA BOUGAINVILLEA |
| LANTANA 'DALLAS RED' | DALLAS RED LANTANA |
| LANTANA 'NEW GOLD' | NEW GOLD LANTANA |
| ROSMARINUS OFFICINALIS | 'PROSTRATUS' ROSEMARY |
| WEDELIA TRILOBATA | YELLOW DOT |
| LANDSCAPE MATERIALS | |
| TURF | |
| COMPOST MULCH | |
| COMPACTED DECOMPOSED GRANITE | |
| STABILIZED DECOMPOSED GRANITE | |
| ANNUALS | |
| HEADER | |
| NO SYMBOL | DECOMPOSED GRANITE |

KEYMAP



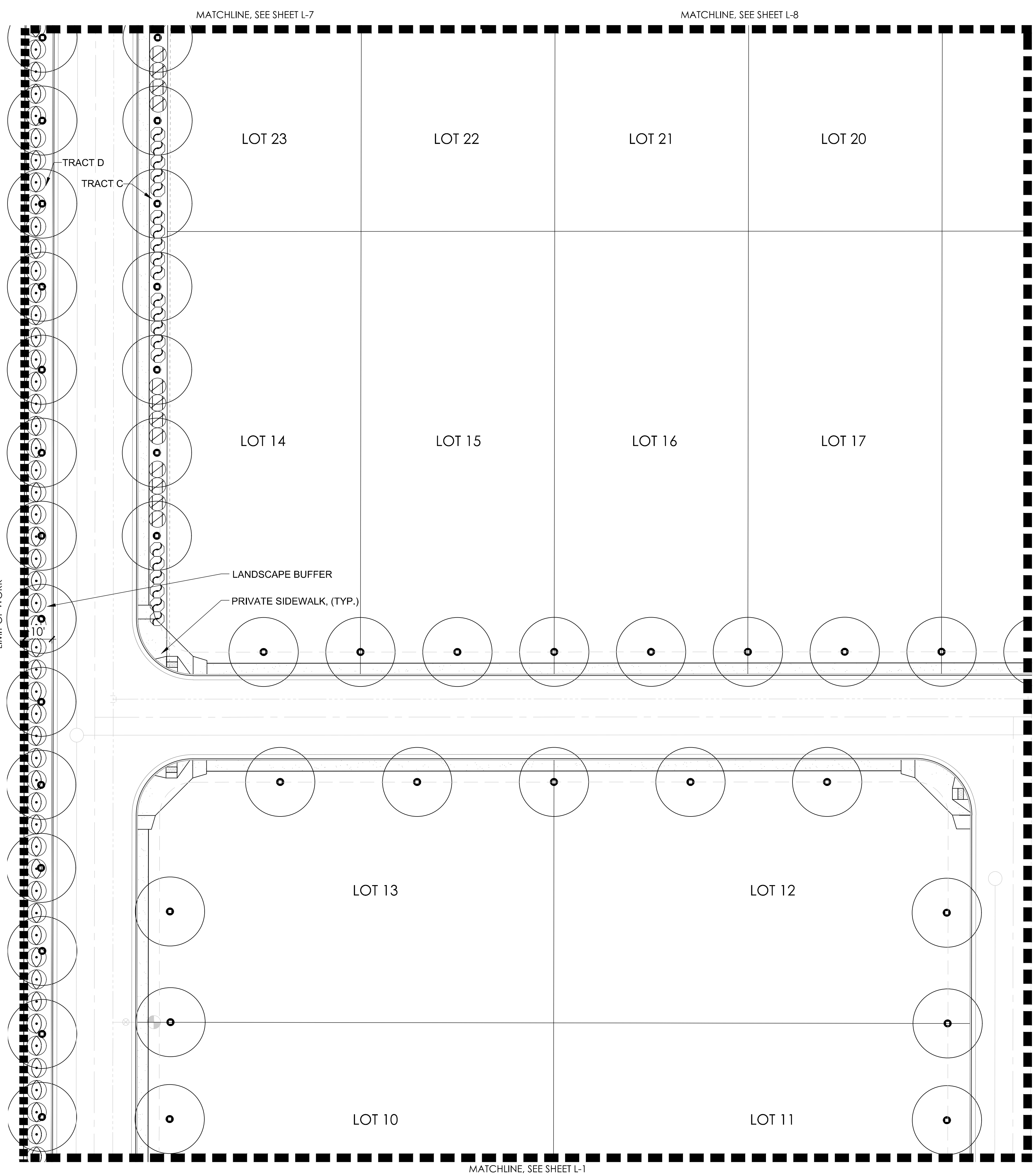
ORANGEWOOD
PRELIMINARY LANDSCAPE DESIGN PACKAGE
NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
QUEEN CREEK, AZ

LANDSCAPE PLAN

revision	date

date: 01-18-2019
job no.: 18000106
drawn: TEAM
sheet #

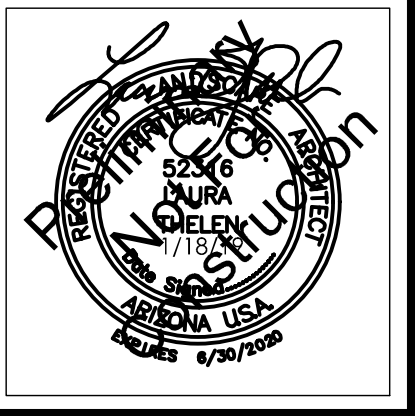
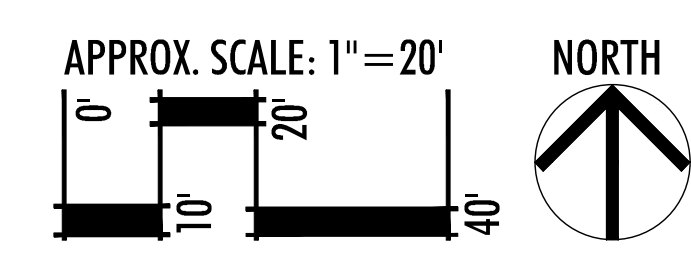
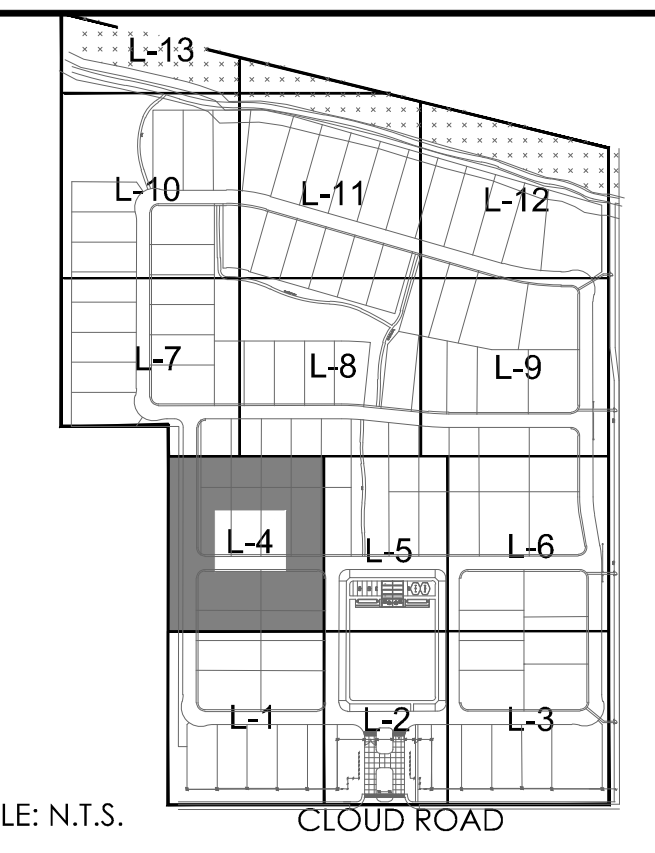
L-3



PLANTING LEGEND

TREES	
CARYA ILLINOINENSIS	PECAN
CHILOPSIS LINEARIS	DESERT WILLOW
CITRUS X 'ARIZONA SWEET'	ORANGE
PISTACIA X 'RED PUSH'	RED PUSH PISTACHE
QUERCUS VIRGINIANA	HERITAGE LIVE OAK
ULMUS PARVIFOLIA	EVERGREEN ELM
SHRUBS	
BOUGAINVILLEA SP.	'BARBARA KARST'
BUDDLEIA MARRUBIFOLIA	BUTTERFLY BUSH
CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
DODONAEA VISCOSA	HOP BUSH
EREMOPHILA HYGROPHANA	BLUE BELLS
EREMOPHILA MACULATA	VALENTINE BUSH
HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
MUHLENBERGIA CAPILLARIS	'REGAL MIST'
MUHLENBERGIA LINDHEIMERI	'AUTUMN GLOW'
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
PENNISSETUM SETACEUM 'PURPUREA'	PURPLE FOUNTAIN GRASS
RHAPHIOLEPSIS INDICA	INDIAN HAWTHORN
ROSMARINUS OFFICINALIS	ROSEMARY
TECOMA ELATA	ORANGE JUBILEE
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE
ACCENTS	
DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE
HESPERALOE FUNIFERA	GIANT HESPERALOE
HESPERALOE PARVIFLORA	RED YUCCA
HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW HESPERALOE
VINES	
BOUGAINVILLEA SP.	BOUGAINVILLEA
FICUS PUMILA	CREeping FIG
ROSA BANKSIAE	LADY BANKS ROSE
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
GROUNDCOVERS	
BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA
LANTANA 'DALLAS RED'	DALLAS RED LANTANA
LANTANA 'NEW GOLD'	NEW GOLD LANTANA
ROSMARINUS OFFICINALIS	'PROSTRATUS' ROSEMARY
WEDELIA TRILOBATA	YELLOW DOT
LANDSCAPE MATERIALS	
TURF	
COMPOST MULCH	
COMPACTED DECOMPOSED GRANITE	
STABILIZED DECOMPOSED GRANITE	
ANNUALS	
HEADER	
NO SYMBOL	DECOMPOSED GRANITE

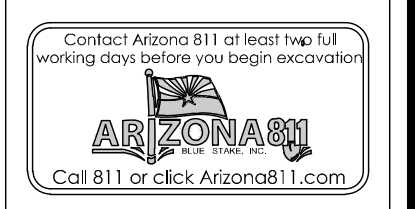
KEYMAP



ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

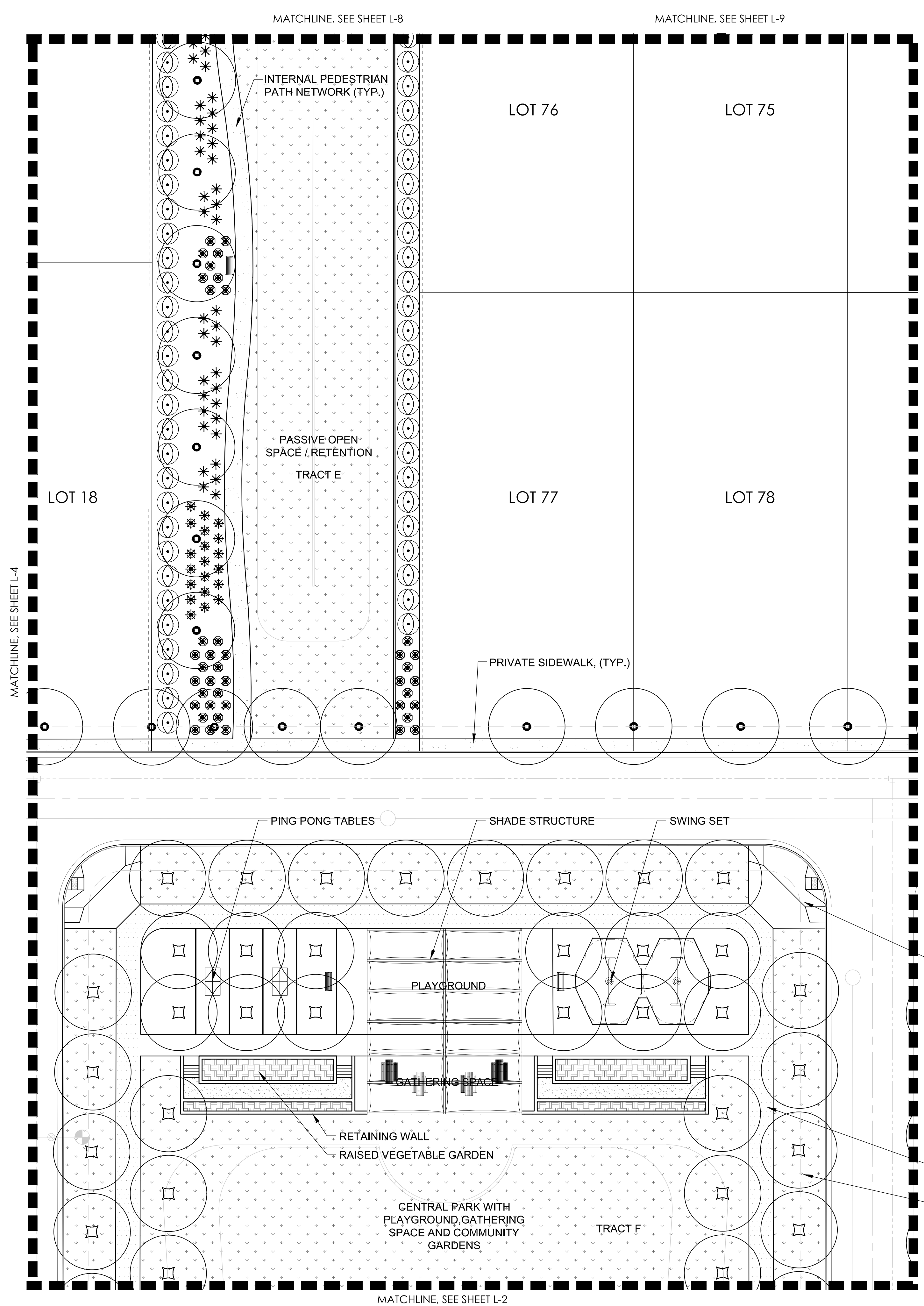
LANDSCAPE PLAN

revision	date



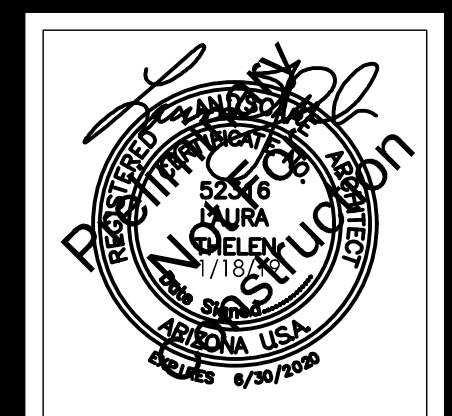
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 job no.: 18000106
 drawn: TEAM
 sheet #

L-4



PLANTING LEGEND

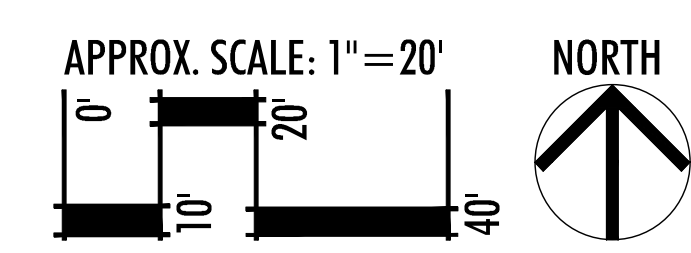
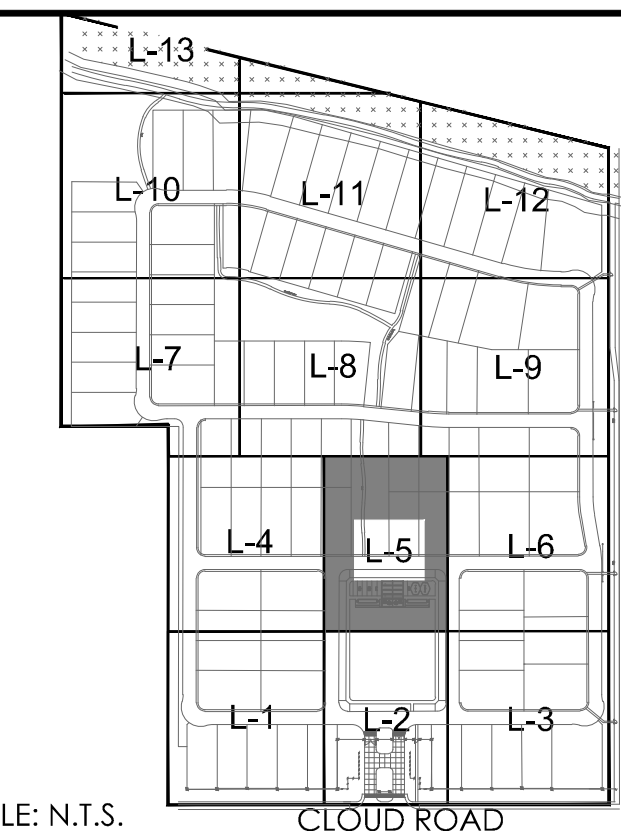
- | | |
|---------------------------------|-------------------------|
| TREES | |
| CARYA ILLINOINENSIS | PECAN |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| CITRUS X 'ARIZONA SWEET' | ORANGE |
| PISTACIA X 'RED PUSH' | RED PUSH PISTACHE |
| QUERCUS VIRGINIANA | HERITAGE LIVE OAK |
| ULMUS PARVIFOLIA | EVERGREEN ELM |
| SHRUBS | |
| BOUGAINVILLEA SP. | 'BARBARA KARST' |
| BUDDLEIA MARRUBIFOLIA | BUTTERFLY BUSH |
| CAESALPINIA GILLIESII | YELLOW BIRD OF PARADISE |
| DODONAEA VISCOSA | HOP BUSH |
| EREMOPHILA HYGROPHANA | BLUE BELLS |
| EREMOPHILA MACULATA | VALENTINE BUSH |
| HIBISCUS ROSA-SINENSIS | CHINESE HIBISCUS |
| JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE |
| LEUCOPHYLLUM LAEVIGATUM | CHIHUAHUAN SAGE |
| MUHLENBERGIA CAPILLARIS | 'REGAL MIST' |
| MUHLENBERGIA LINDHEIMERI | 'AUTUMN GLOW' |
| MYRTUS COMMUNIS 'COMPACTA' | DWARF MYRTLE |
| PENNISSETUM SETACEUM 'PURPUREA' | PURPLE FOUNTAIN GRASS |
| RHAPHIOLEPSIS INDICA | INDIAN HAWTHORN |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| TECOMA ELATA | ORANGE JUBILEE |
| TECOMARIA CAPENSIS | CAPE HONEYSUCKLE |
| ACCENTS | |
| DASYLIRION LONGISSIMUM | MEXICAN GRASS TREE |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HESPERALOE PARVIFLORA | RED YUCCA |
| HESPERALOE PARVIFLORA 'PERPA' | BRAKELIGHTS RED YUCCA |
| HESPERALOE PARVIFLORA 'YELLOW' | YELLOW HESPERALOE |
| VINES | |
| BOUGAINVILLEA SP. | BOUGAINVILLEA |
| FICUS PUMILA | CREEPING FIG |
| ROSA BANKSIAE | LADY BANKS ROSE |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| GROUNDCOVERS | |
| BOUGAINVILLEA X 'OO-LA-LA' | OO-LA-LA BOUGAINVILLEA |
| LANTANA 'DALLAS RED' | DALLAS RED LANTANA |
| LANTANA 'NEW GOLD' | NEW GOLD LANTANA |
| ROSMARINUS OFFICINALIS | 'PROSTRATUS' ROSEMARY |
| WEDELIA TRILOBATA | YELLOW DOT |
| LANDSCAPE MATERIALS | |
| TURF | |
| COMPOST MULCH | |
| COMPACTED DECOMPOSED GRANITE | |
| STABILIZED DECOMPOSED GRANITE | |
| ANNUALS | |
| HEADER | |
| NO SYMBOL | DECOMPOSED GRANITE |



ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

LANDSCAPE PLAN

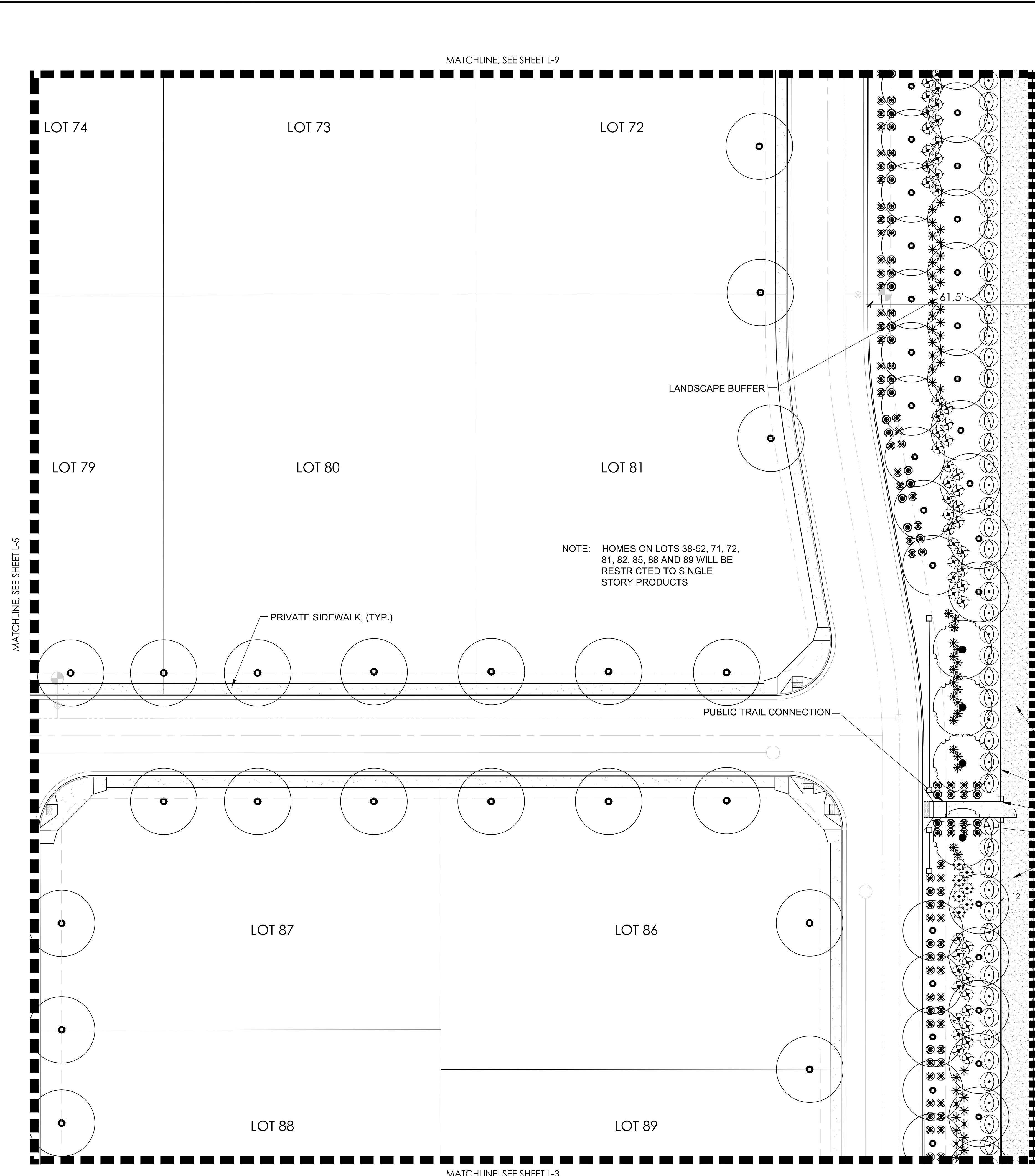
KEYMAP



revision	date

date: 01-18-2019
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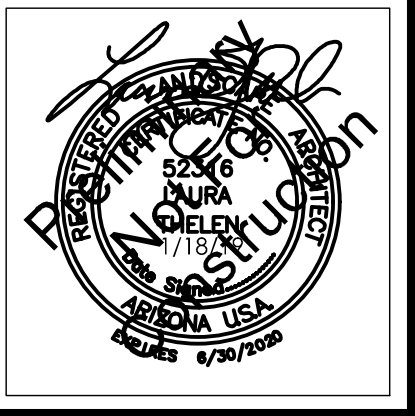
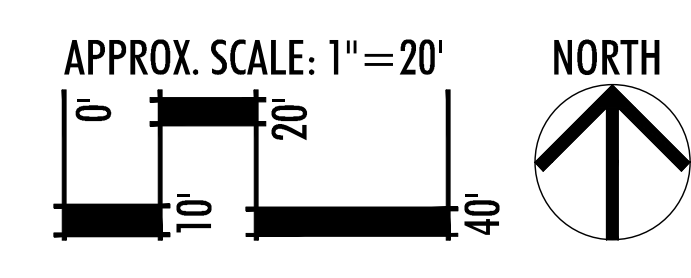
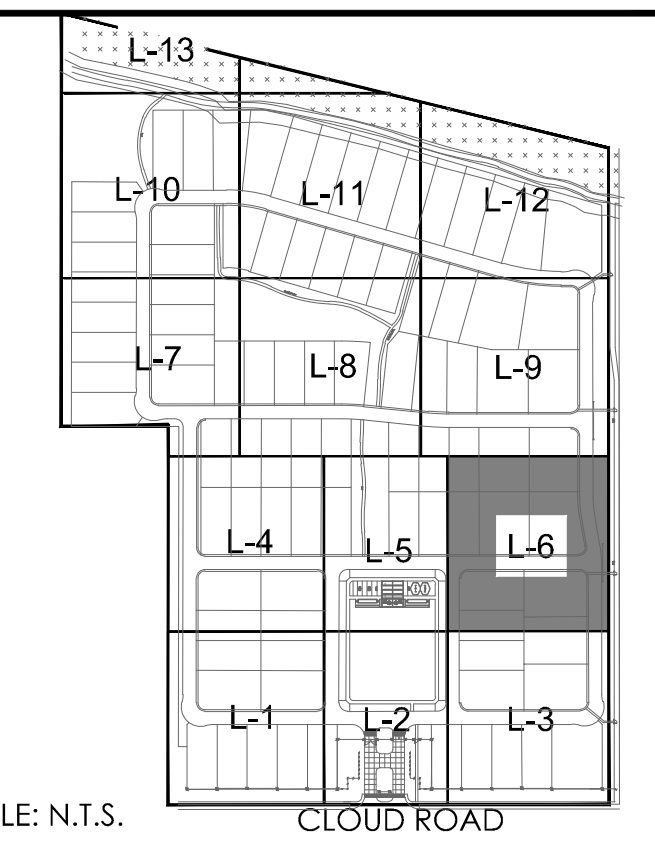
L-5



PLANTING LEGEND

- | | |
|---------------------------------|-------------------------|
| TREES | |
| CARYA ILLINOINENSIS | PECAN |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| CITRUS X 'ARIZONA SWEET' | ORANGE |
| PISTACIA X 'RED PUSH' | RED PUSH PISTACHE |
| QUERCUS VIRGINIANA | HERITAGE LIVE OAK |
| ULMUS PARVIFOLIA | EVERGREEN ELM |
| SHRUBS | |
| BOUGAINVILLEA SP. | 'BARBARA KARST' |
| BUDDLEIA MARRUBIFOLIA | BUTTERFLY BUSH |
| CAESALPINIA GILLIESII | YELLOW BIRD OF PARADISE |
| DODONAEA VISCOSA | HOP BUSH |
| EREMOPHILA HYGROPHANA | BLUE BELLS |
| EREMOPHILA MACULATA | VALENTINE BUSH |
| HIBISCUS ROSA-SINENSIS | CHINESE HIBISCUS |
| JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE |
| LEUCOPHYLLUM LAEVIGATUM | CHIHUAHUA SAGE |
| MUHLENBERGIA CAPILLARIS | 'REGAL MIST' |
| MUHLENBERGIA LINDHEIMERI | 'AUTUMN GLOW' |
| MYRTUS COMMUNIS 'COMPACTA' | DWARF MYRTLE |
| PENNISSETUM SETACEUM 'PURPUREA' | PURPLE FOUNTAIN GRASS |
| RHAPHIOLEPSIS INDICA | INDIAN HAWTHORN |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| TECOMA ELATA | ORANGE JUBILEE |
| TECOMARIA CAPENSIS | CAPE HONEYSUCKLE |
| ACCENTS | |
| DASYLIRION LONGISSIMUM | MEXICAN GRASS TREE |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HESPERALOE PARVIFLORA | RED YUCCA |
| HESPERALOE PARVIFLORA 'PERPA' | BRAKELIGHTS RED YUCCA |
| HESPERALOE PARVIFLORA 'YELLOW' | YELLOW HESPERALOE |
| VINES | |
| BOUGAINVILLEA SP. | BOUGAINVILLEA |
| FICUS PUMILA | CREeping FIG |
| ROSA BANKSIAE | LADY BANKS ROSE |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| GROUNDCOVERS | |
| BOUGAINVILLEA X 'OO-LA-LA' | OO-LA-LA BOUGAINVILLEA |
| LANTANA 'DALLAS RED' | DALLAS RED LANTANA |
| LANTANA 'NEW GOLD' | NEW GOLD LANTANA |
| ROSMARINUS OFFICINALIS | 'PROSTRATUS' ROSEMARY |
| WEDELIA TRILOBATA | YELLOW DOT |
| LANDSCAPE MATERIALS | |
| TURF | |
| COMPOST MULCH | |
| COMPACTED DECOMPOSED GRANITE | |
| STABILIZED DECOMPOSED GRANITE | |
| ANNUALS | |
| HEADER | |
| NO SYMBOL | DECOMPOSED GRANITE |

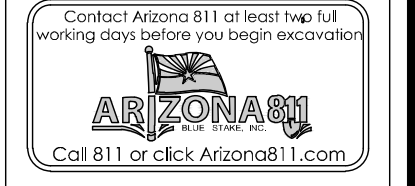
KEYMAP



ORANGEWOOD
PRELIMINARY LANDSCAPE DESIGN PACKAGE
NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
QUEEN CREEK, AZ

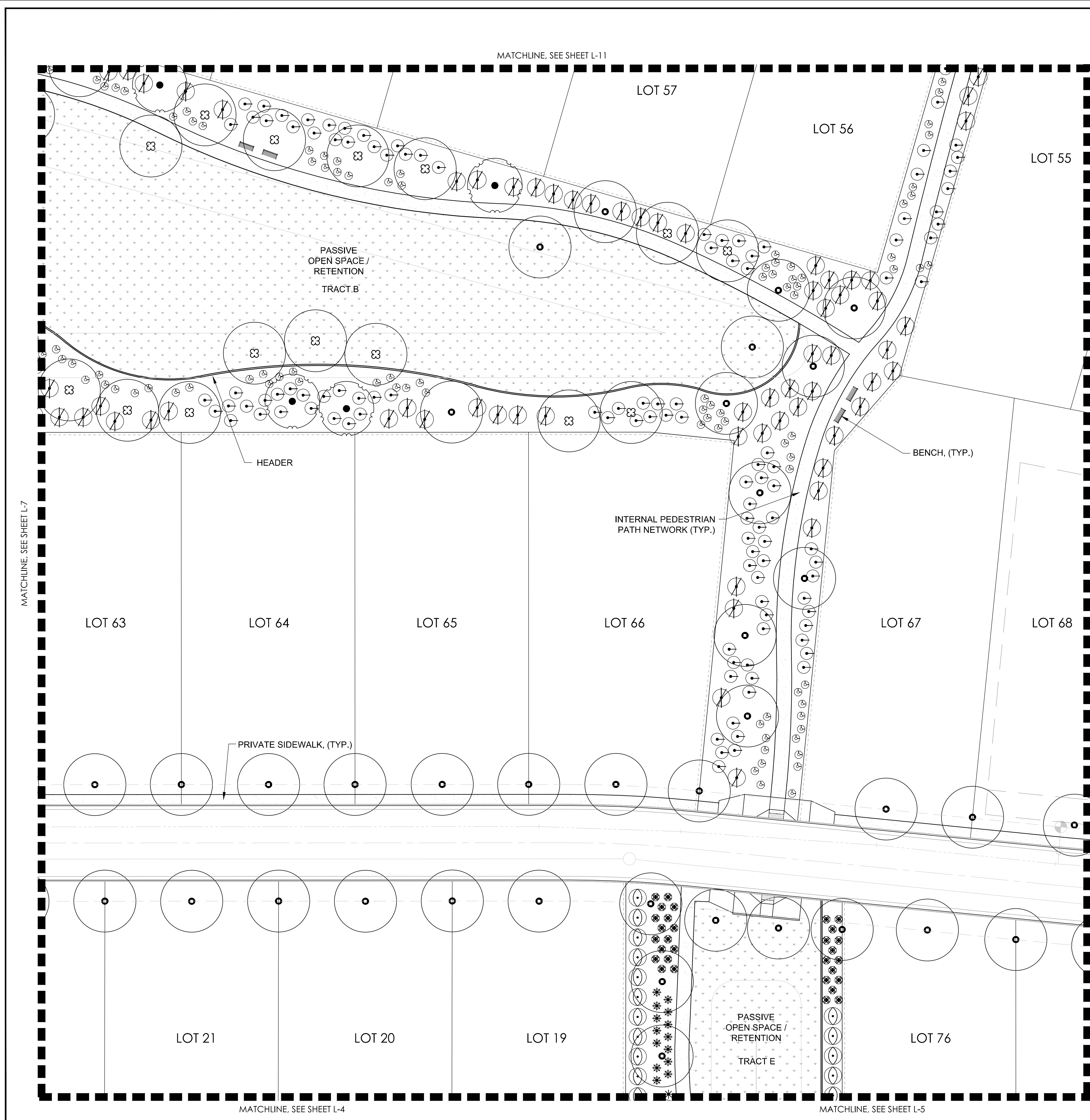
LANDSCAPE PLAN

revision	date



date: 01-18-2019
job no.: 18000106
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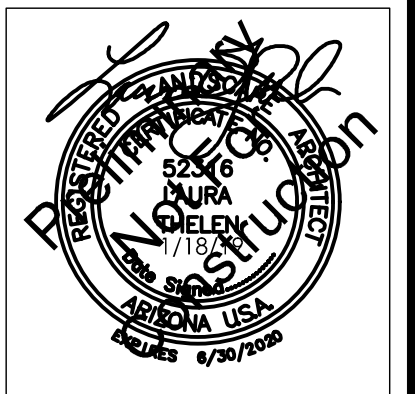
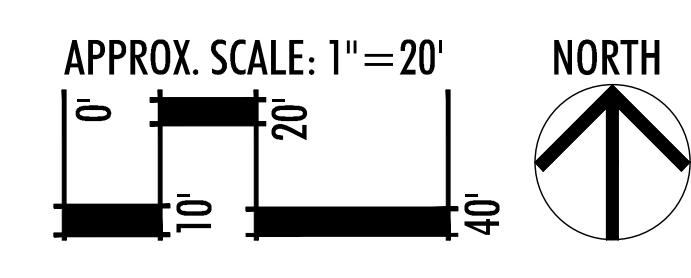
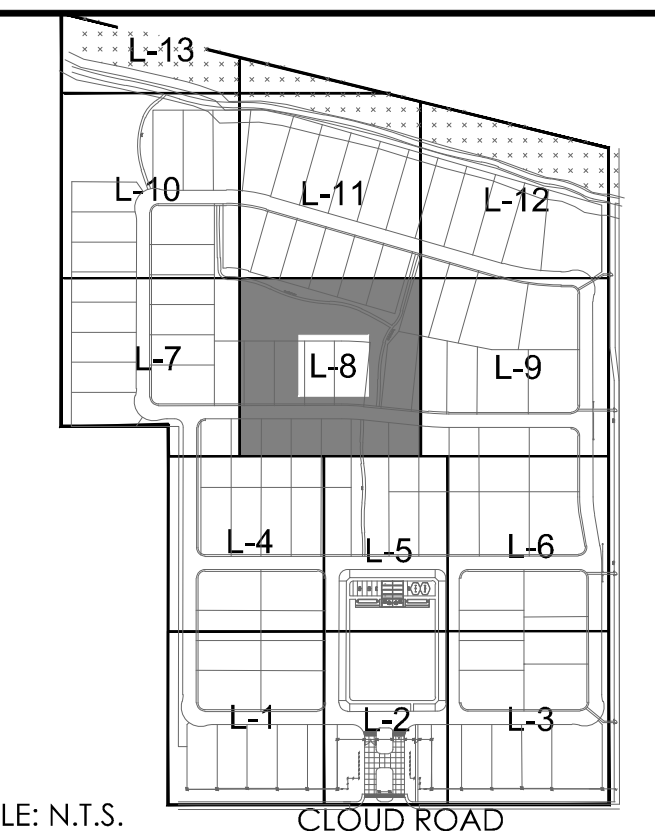
L-6



PLANTING LEGEND

- | | |
|--------------------------------|-------------------------|
| TREES | |
| CARYA ILLINOINENSIS | PECAN |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| CITRUS X 'ARIZONA SWEET' | ORANGE |
| PISTACIA X 'RED PUSH' | RED PUSH PISTACHE |
| QUERCUS VIRGINIANA | HERITAGE LIVE OAK |
| ULMUS PARVIFOLIA | EVERGREEN ELM |
| SHRUBS | |
| BOUGAINVILLEA SP. | 'BARBARA KARST' |
| BUDDLEIA MARRUBIFOLIA | BUTTERFLY BUSH |
| CAESALPINIA GILLIESII | YELLOW BIRD OF PARADISE |
| DODONAEA VISCOSA | HOP BUSH |
| EREMOPHILA HYGROPHANA | BLUE BELLS |
| EREMOPHILA MACULATA | VALENTINE BUSH |
| HIBISCUS ROSA-SINENSIS | CHINESE HIBISCUS |
| JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE |
| LEUCOPHYLLUM LAEVIGATUM | CHIHUAHUAN SAGE |
| MUHLENBERGIA CAPILLARIS | 'REGAL MIST' |
| MUHLENBERGIA LINDHEIMERI | 'AUTUMN GLOW' |
| MYRTUS COMMUNIS 'COMPACTA' | DWARF MYRTLE |
| PENNISETUM SETACEUM 'PURPUREA' | PURPLE FOUNTAIN GRASS |
| RHAPHIOLEPIS INDICA | INDIAN HAWTHORN |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| TECOMA ELATA | ORANGE JUBILEE |
| TECOMARIA CAPENSIS | CAPE HONEYSUCKLE |
| ACCENTS | |
| DASYLIRION LONGISSIMUM | MEXICAN GRASS TREE |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HESPERALOE PARVIFLORA | RED YUCCA |
| HESPERALOE PARVIFLORA 'PERPA' | BRAKELIGHTS RED YUCCA |
| HESPERALOE PARVIFLORA 'YELLOW' | YELLOW HESPERALOE |
| VINES | |
| BOUGAINVILLEA SP. | BOUGAINVILLEA |
| FICUS PUMILA | CREeping FIG |
| ROSA BANKSIAE | LADY BANKS ROSE |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| GROUNDCOVERS | |
| BOUGAINVILLEA X 'OO-LA-LA' | OO-LA-LA BOUGAINVILLEA |
| LANTANA 'DALLAS RED' | DALLAS RED LANTANA |
| LANTANA 'NEW GOLD' | NEW GOLD LANTANA |
| ROSMARINUS OFFICINALIS | 'PROSTRATUS' ROSEMARY |
| WEDELIA TRILOBATA | YELLOW DOT |
| LANDSCAPE MATERIALS | |
| TURF | |
| COMPOST MULCH | |
| COMPACTED DECOMPOSED GRANITE | |
| STABILIZED DECOMPOSED GRANITE | |
| ANNUALS | |
| HEADER | |
| NO SYMBOL | DECOMPOSED GRANITE |

KEYMAP



ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

LANDSCAPE PLAN

revision	date

Contact Arizona 811 or local help 1-1 working days before you begin excavation
ARIZONA 811
 Call 811 or click Arizona811.com

date: 01-18-2019
 job no.: 18000106
 drawn: TEAM
 sheet #

L-8

MATCHLINE, SEE SHEET L-12

LOT 54

LOT 53

LOT 52

NOTE: HOMES ON LOTS 38-52, 71, 72, 81, 82, 85, 88 AND 89 WILL BE RESTRICTED TO SINGLE STORY PRODUCTS

LOT 69

LOT 70

LOT 71

LOT 74

LOT 73

LOT 72

MATCHLINE, SEE SHEET L-6

MATCHLINE, SEE SHEET L-8

LANDSCAPE BUFFER

PUBLIC TRAIL CONNECTION

PRIVATE SIDEWALK, (TYP.)

LIMIT OF WORK

TRACT J

PIPE RAIL FENCE

PEDESTRIAN GATE

ACCENT FENCE

12' COMPACTED DECOMPOSED GRANITE MULTI USE TRAIL AND ACCESS EASEMENT

PLANTING LEGEND

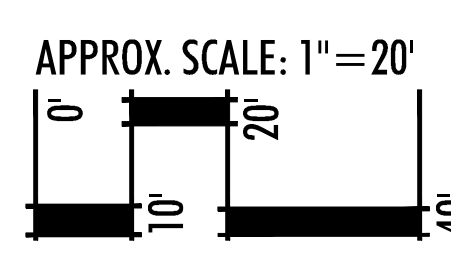
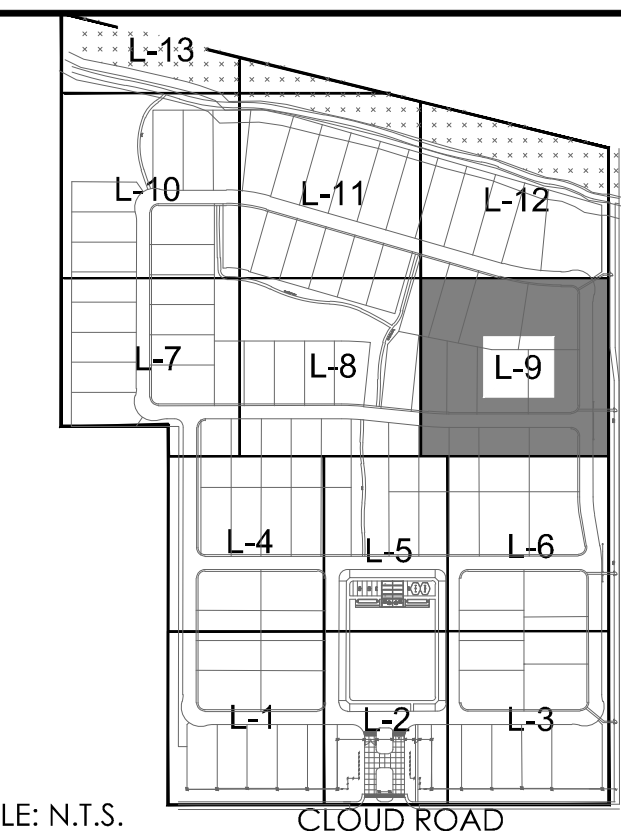
- TREES**
- CARYA ILLINOINENSIS PECAN
 - CHILOPSIS LINEARIS DESERT WILLOW
 - CITRUS X 'ARIZONA SWEET' ORANGE
 - PISTACIA X 'RED PUSH' RED PUSH PISTACHE
 - QUERCUS VIRGINIANA HERITAGE LIVE OAK
 - ULMUS PARVIFOLIA EVERGREEN ELM

- SHRUBS**
- BOUGAINVILLEA SP. 'BARBARA KARST'
 - BUDDLEIA MARRUBIFOLIA BUTTERFLY BUSH
 - CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE
 - DODONAEA VISCOSA HOP BUSH
 - EREMOPHILA HYGROPHANA BLUE BELLS
 - EREMOPHILA MACULATA VALENTINE BUSH
 - HIBISCUS ROSA-SINENSIS CHINESE HIBISCUS
 - JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE
 - LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE
 - MUHLENBERGIA CAPILLARIS 'REGAL MIST'
 - MUHLENBERGIA LINDHEIMERI 'AUTUMN GLOW'
 - MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE
 - PENNISSETUM SETACEUM 'PURPUREA' PURPLE FOUNTAIN GRASS
 - RHAPHIOLEPSIS INDICA INDIAN HAWTHORN
 - ROSMARINUS OFFICINALIS ROSEMARY
 - TECOMA ELATA ORANGE JUBILEE
 - TECOMARIA CAPENSIS CAPE HONEYSUCKLE
- ACCENTS**
- DASYLIRION LONGISSIMUM MEXICAN GRASS TREE
 - HESPERALOE FUNIFERA GIANT HESPERALOE
 - HESPERALOE PARVIFLORA RED YUCCA
 - HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA
 - HESPERALOE PARVIFLORA 'YELLOW' YELLOW HESPERALOE
- VINES**
- BOUGAINVILLEA SP. BOUGAINVILLEA
 - FICUS PUMILA CREEPING FIG
 - ROSA BANKSIAE LADY BANKS ROSE
 - TRACHELOSPERMUM JASMINOIDES STAR JASMINE

- GROUNDCOVERS**
- BOUGAINVILLEA X 'OO-LA-LA' OO-LA-LA BOUGAINVILLEA
 - LANTANA 'DALLAS RED' DALLAS RED LANTANA
 - LANTANA 'NEW GOLD' NEW GOLD LANTANA
 - ROSMARINUS OFFICINALIS 'PROSTRATUS' ROSEMARY
 - WEDELIA TRILOBATA YELLOW DOT

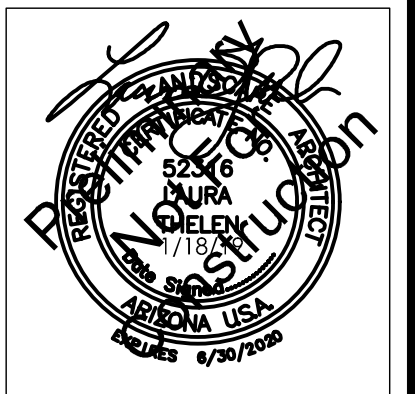
- LANDSCAPE MATERIALS**
- TURF
 - COMPOST MULCH
 - COMPACTED DECOMPOSED GRANITE
 - STABILIZED DECOMPOSED GRANITE
 - ANNUALS
 - HEADER
 - NO SYMBOL DECOMPOSED GRANITE

KEYMAP



SCALE: N.T.S.

CLOUD ROAD



ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

LANDSCAPE PLAN

revision	date

date: 01-18-2019
 job no.: 18000106
 drawn: TEAM
 sheet #

L-9

MATCHLINE, SEE SHEET L-13

TRACT H

PASSIVE
OPEN SPACE /
RETENTION
TRACT G

12' QUEEN CREEK WASH
REGIONAL TRAIL (TO
MATCH THE EXISTING
IMPROVEMENTS TO THE
WEST)

INTERNAL PEDESTRIAN
PATH NETWORK (TYP.)

BENCH (TYP.)

FENCE LINE TO BE
OUTSIDE EROSION
HAZARD SETBACK.
LANDSCAPE MAY BE
PARTIALLY WITHIN LOTS
IN AN EASEMENT

LOT 38

LOT 39

LOT 40

NOTE: HOMES ON LOTS 38-52, 71, 72,
81, 82, 85, 88 AND 89 WILL BE
RESTRICTED TO SINGLE
STORY PRODUCTS

LIMIT OF WORK

MATCHLINE, SEE SHEET L-11

LOT 37

LOT 36

LOT 35

PRIVATE SIDEWALK, (TYP.)

LOT 29

LOT 28

INTERNAL PEDESTRIAN
PATH NETWORK (TYP.)

LOT 61

TRACT B

MATCHLINE, SEE SHEET L-7

PLANTING LEGEND

TREES

- | | |
|--------------------------|-------------------|
| CARYA ILLINOINENSIS | PECAN |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| CITRUS X 'ARIZONA SWEET' | ORANGE |
| PISTACIA X 'RED PUSH' | RED PUSH PISTACHE |
| QUERCUS VIRGINIANA | HERITAGE LIVE OAK |
| ULMUS PARVIFOLIA | EVERGREEN ELM |

SHRUBS

- | | |
|--------------------------------|-------------------------|
| BOUGAINVILLEA SP. | 'BARBARA KARST' |
| BUDDLEIA MARRUBIFOLIA | BUTTERFLY BUSH |
| CAESALPINIA GILLIESII | YELLOW BIRD OF PARADISE |
| DODONAEA VISCOSA | HOP BUSH |
| EREMOPHILA HYGROPHANA | BLUE BELLS |
| EREMOPHILA MACULATA | VALENTINE BUSH |
| HIBISCUS ROSA-SINENSIS | CHINESE HIBISCUS |
| JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE |
| LEUCOPHYLLUM LAEVIGATUM | CHIHUAHUA SAGE |
| MUHLENBERGIA CAPILLARIS | 'REGAL MIST' |
| MUHLENBERGIA LINDHEIMERI | 'AUTUMN GLOW' |
| MYRTUS COMMUNIS 'COMPACTA' | DWARF MYRTLE |
| PENNISETUM SETACEUM 'PURPUREA' | PURPLE FOUNTAIN GRASS |
| RHAPHIOLEPSIS INDICA | INDIAN HAWTHORN |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| TECOMA ELATA | ORANGE JUBILEE |
| TECOMARIA CAPENSIS | CAPE HONEYSUCKLE |

ACCENTS

- | | |
|--------------------------------|-----------------------|
| DASYLIRION LONGISSIMUM | MEXICAN GRASS TREE |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HESPERALOE PARVIFLORA | RED YUCCA |
| HESPERALOE PARVIFLORA 'PERPA' | BRAKELIGHTS RED YUCCA |
| HESPERALOE PARVIFLORA 'YELLOW' | YELLOW HESPERALOE |

VINES

- | | |
|-----------------------------|-----------------|
| BOUGAINVILLEA SP. | BOUGAINVILLEA |
| FICUS PUMILA | CREeping FIG |
| ROSA BANKSIAE | LADY BANKS ROSE |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |

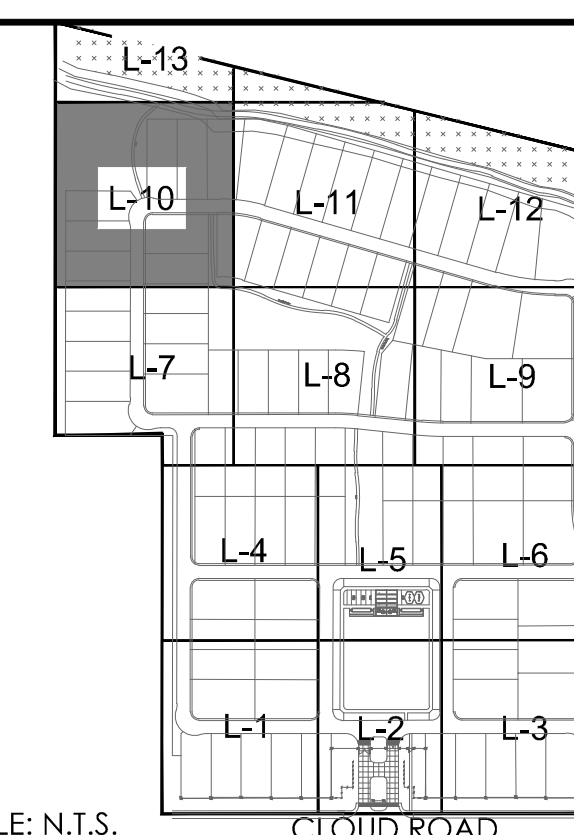
GROUNDCOVERS

- | | |
|----------------------------|------------------------|
| BOUGAINVILLEA X 'OO-LA-LA' | OO-LA-LA BOUGAINVILLEA |
| LANTANA 'DALLAS RED' | DALLAS RED LANTANA |
| LANTANA 'NEW GOLD' | NEW GOLD LANTANA |
| ROSMARINUS OFFICINALIS | 'PROSTRATUS' ROSEMARY |
| WEDELIA TRILOBATA | YELLOW DOT |

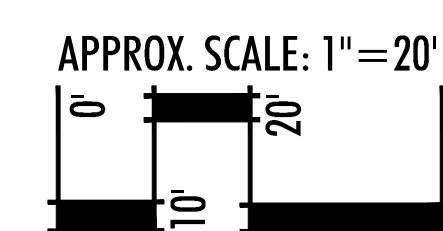
LANDSCAPE MATERIALS

- | | |
|------------------------------|-------------------------------|
| TURF | COMPOST MULCH |
| COMPACTED DECOMPOSED GRANITE | STABILIZED DECOMPOSED GRANITE |
| ANNUALS | HEADER |
| NO SYMBOL | DECOMPOSED GRANITE |

KEYMAP



SCALE: N.T.S.



ORANGEWOOD
PRELIMINARY LANDSCAPE DESIGN PACKAGE
NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
QUEEN CREEK, AZ

LANDSCAPE PLAN

revision	date



date: 01-18-2019
job no.: 18000106
drawn: TEAM
sheet #

L-10

MATCHLINE, SEE SHEET L-13

LIMIT OF WORK

TRACT A

TRACT H

12' QUEEN CREEK WASH REGIONAL TRAIL (TO MATCH THE EXISTING IMPROVEMENTS TO THE WEST)

FENCE LINE TO BE OUTSIDE EROSION HAZARD SETBACK. LANDSCAPE MAY BE PARTIALLY WITHIN LOTS IN AN EASEMENT

NOTE: HOMES ON LOTS 38-52, 71, 72, 81, 82, 85, 88 AND 89 WILL BE RESTRICTED TO SINGLE STORY PRODUCTS

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

PRIVATE SIDEWALK (TYP.)

INTERNAL PEDESTRIAN PATH NETWORK (TYP.)

TRACT B

LOT 60

LOT 59

LOT 58

LOT 57

MATCHLINE, SEE SHEET L-8

PLANTING LEGEND

TREES

- CARYA ILLINOINENSIS PECAN
- CHILOPSIS LINEARIS DESERT WILLOW
- CITRUS X 'ARIZONA SWEET' ORANGE
- PISTACIA X 'RED PUSH' RED PUSH PISTACHE
- QUERCUS VIRGINIANA HERITAGE LIVE OAK
- ULMUS PARVIFOLIA EVERGREEN ELM

SHRUBS

- BOUGAINVILLEA SP. 'BARBARA KARST'
- BUDDLEIA MARRUBIFOLIA BUTTERFLY BUSH
- CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE
- DODONAEA VISCOSA HOP BUSH
- EREMOPHILA HYGROPHANA BLUE BELLS
- EREMOPHILA MACULATA VALENTINE BUSH
- HIBISCUS ROSA-SINENSIS CHINESE HIBISCUS
- JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE
- LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE
- MUHLENBERGIA CAPILLARIS 'REGAL MIST'
- MUHLENBERGIA LINDHEIMERI 'AUTUMN GLOW'
- MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE
- PENNISETUM SETACEUM 'PURPUREA' PURPLE FOUNTAIN GRASS
- RHAPHIOLEPIS INDICA INDIAN HAWTHORN
- ROSMARINUS OFFICINALIS ROSEMARY
- TECOMA ELATA ORANGE JUBILEE
- TECOMARIA CAPENSIS CAPE HONEYSUCKLE

ACCENTS

- DASYLIRION LONGISSIMUM MEXICAN GRASS TREE
- HESPERALOE FUNIFERA GIANT HESPERALOE
- HESPERALOE PARVIFLORA RED YUCCA
- HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA
- HESPERALOE PARVIFLORA 'YELLOW' YELLOW HESPERALOE

VINES

- BOUGAINVILLEA SP. BOUGAINVILLEA
- FICUS PUMILA CREEPING FIG
- ROSA BANKSIAE LADY BANKS ROSE
- TRACHELOSPERMUM JASMINOIDES STAR JASMINE

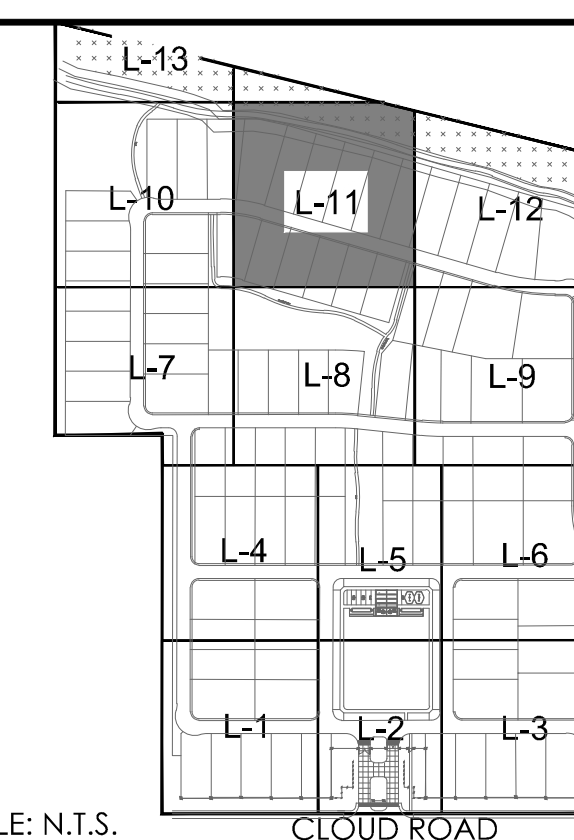
GROUNDCOVERS

- BOUGAINVILLEA X 'OO-LA-LA' OO-LA-LA BOUGAINVILLEA
- LANTANA 'DALLAS RED' DALLAS RED LANTANA
- LANTANA 'NEW GOLD' NEW GOLD LANTANA
- ROSMARINUS OFFICINALIS 'PROSTRATUS' ROSEMARY
- WEDELIA TRILOBATA YELLOW DOT

LANDSCAPE MATERIALS

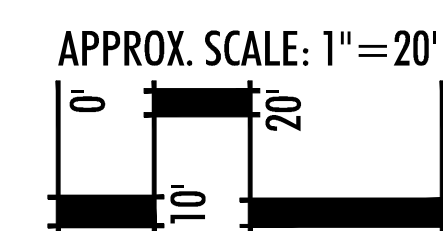
- TURF
- COMPOST MULCH
- COMPACTED DECOMPOSED GRANITE
- STABILIZED DECOMPOSED GRANITE
- ANNUALS
- HEADER
- NO SYMBOL DECOMPOSED GRANITE

KEYMAP



SCALE: N.T.S.

CLOUD ROAD



ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

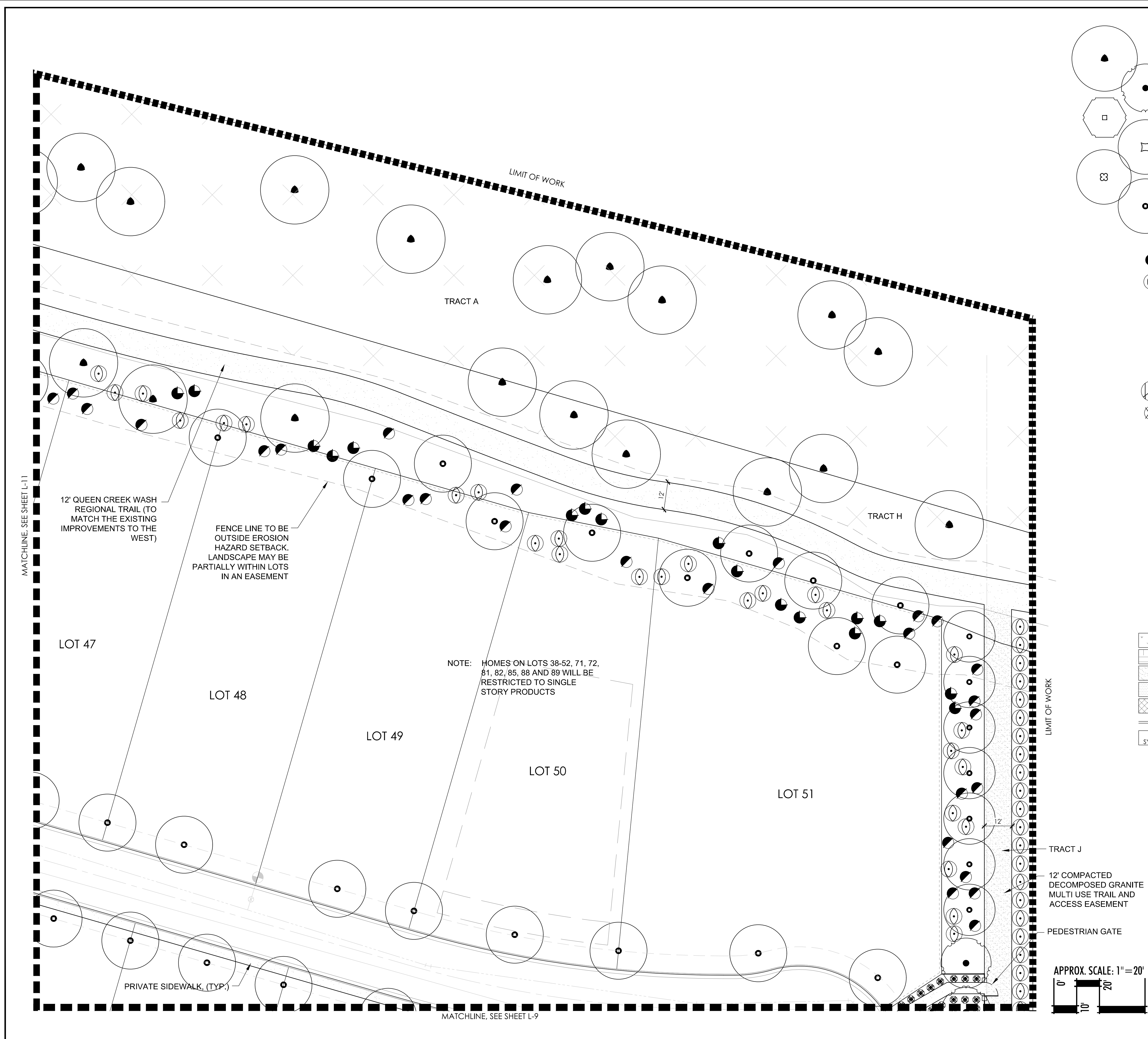
LANDSCAPE PLAN

revision	date



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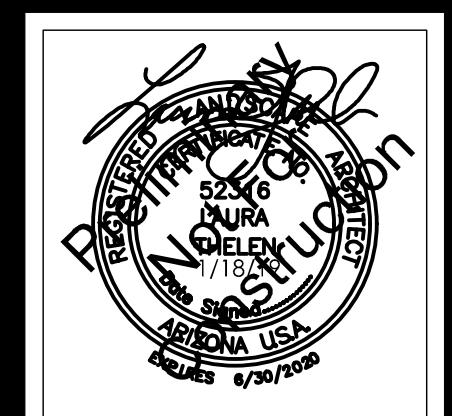
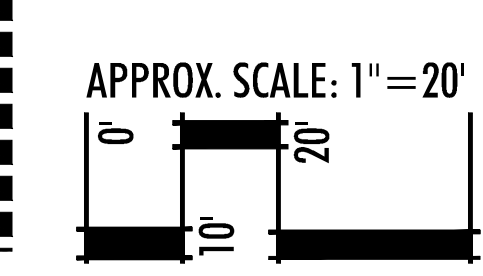
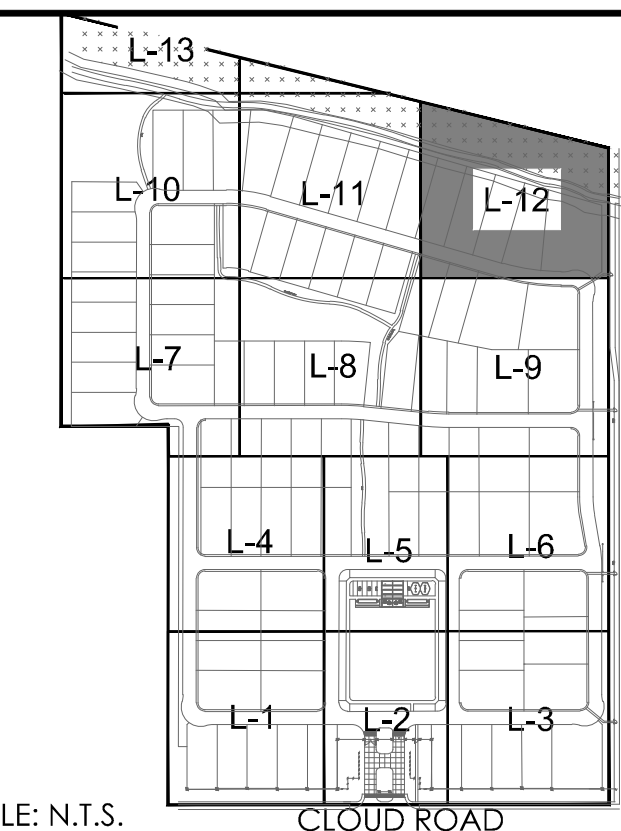
L-11



PLANTING LEGEND

- | | |
|--------------------------------|-------------------------|
| TREES | |
| CARYA ILLINOINENSIS | PECAN |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| CITRUS X 'ARIZONA SWEET' | ORANGE |
| PISTACIA X 'RED PUSH' | RED PUSH PISTACHE |
| QUERCUS VIRGINIANA | HERITAGE LIVE OAK |
| ULMUS PARVIFOLIA | EVERGREEN ELM |
| SHRUBS | |
| BOUGAINVILLEA SP. | 'BARBARA KARST' |
| BUDDLEIA MARRUBIFOLIA | BUTTERFLY BUSH |
| CAESALPINIA GILLIESII | YELLOW BIRD OF PARADISE |
| DODONAEA VISCOSA | HOP BUSH |
| EREMOPHILA HYGROPHANA | BLUE BELLS |
| EREMOPHILA MACULATA | VALENTINE BUSH |
| HIBISCUS ROSA-SINENSIS | CHINESE HIBISCUS |
| JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE |
| LEUCOPHYLLUM LAEVIGATUM | CHIHUAHUA SAGE |
| MUHLENBERGIA CAPILLARIS | 'REGAL MIST' |
| MUHLENBERGIA LINDHEIMERI | 'AUTUMN GLOW' |
| MYRTUS COMMUNIS 'COMPACTA' | 'DWARF MYRTLE' |
| PENNISETUM SETACEUM 'PURPUREA' | PURPLE FOUNTAIN GRASS |
| RHAPHIOLEPSIS INDICA | INDIAN HAWTHORN |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| TECOMA ELATA | ORANGE JUBILEE |
| TECOMARIA CAPENSIS | CAPE HONEYSUCKLE |
| ACCENTS | |
| DASYLIRON LONGISSIMUM | MEXICAN GRASS TREE |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HESPERALOE PARVIFLORA | RED YUCCA |
| HESPERALOE PARVIFLORA 'PERPA' | BRAKELIGHTS RED YUCCA |
| HESPERALOE PARVIFLORA 'YELLOW' | YELLOW HESPERALOE |
| VINES | |
| BOUGAINVILLEA SP. | BOUGAINVILLEA |
| FICUS PUMILA | CREeping FIG |
| ROSA BANKSIAE | LADY BANKS ROSE |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| GROUNDCOVERS | |
| BOUGAINVILLEA X 'OO-LA-LA' | OO-LA-LA BOUGAINVILLEA |
| LANTANA 'DALLAS RED' | DALLAS RED LANTANA |
| LANTANA 'NEW GOLD' | NEW GOLD LANTANA |
| ROSMARINUS OFFICINALIS | 'PROSTRATUS' ROSEMARY |
| WEDELIA TRILOBATA | YELLOW DOT |
| LANDSCAPE MATERIALS | |
| TURF | |
| COMPOST MULCH | |
| COMPACTED DECOMPOSED GRANITE | |
| STABILIZED DECOMPOSED GRANITE | |
| ANNUALS | |
| HEADER | |
| NO SYMBOL | DECOMPOSED GRANITE |

KEYMAP



ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

LANDSCAPE PLAN

revision	date

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 job no.: 18000106
 drawn: TEAM
 sheet #

L-12



ORANGEWOOD
 PRELIMINARY LANDSCAPE DESIGN PACKAGE
 NWC OF CLOUD ROAD AND 220TH STREET ALIGNMENT
 QUEEN CREEK, AZ

LANDSCAPE PLAN

revision	date

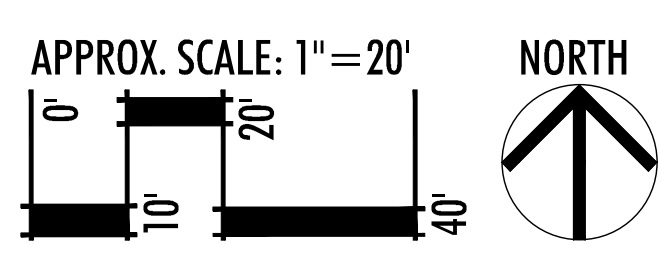
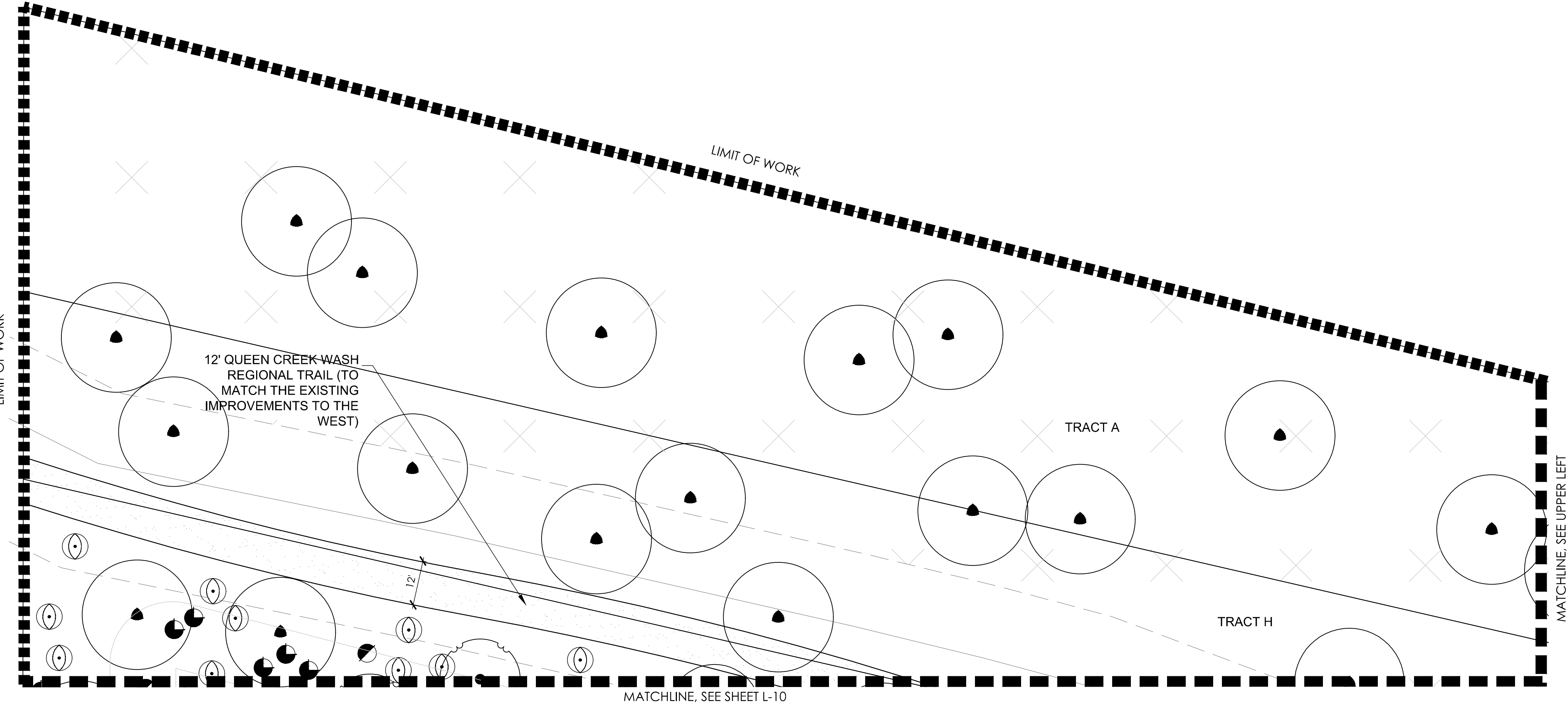
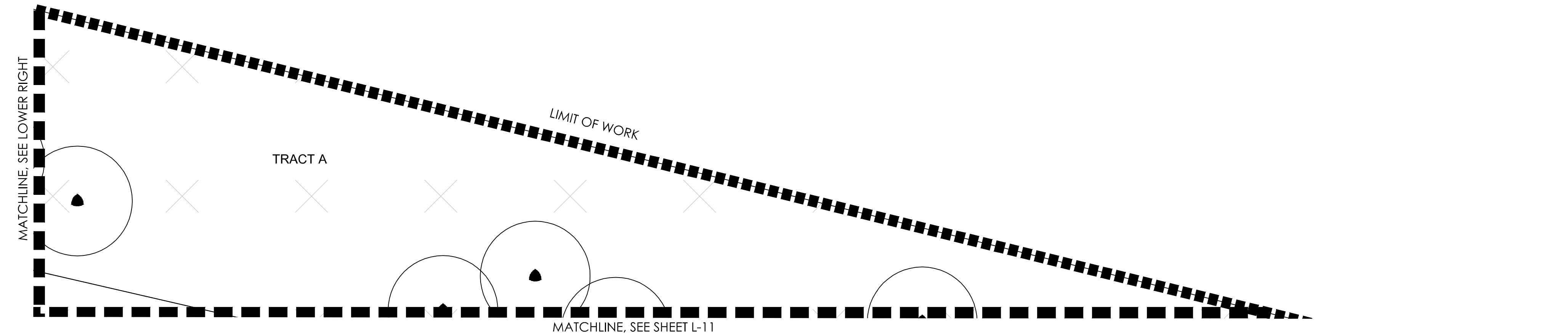


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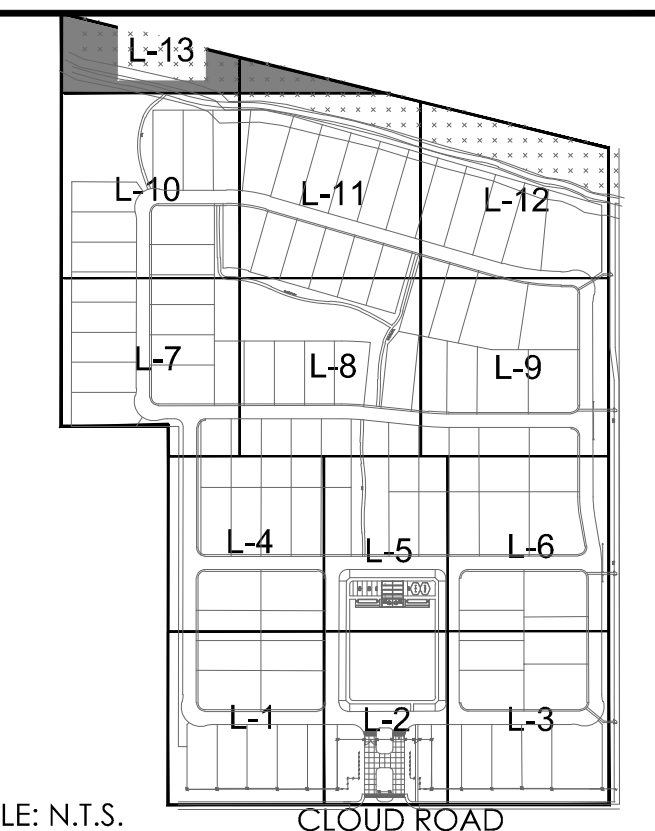
L-13

PLANTING LEGEND

- | | |
|--------------------------------|-------------------------|
| TREES | |
| CARYA ILLINOINENSIS | PECAN |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| CITRUS X 'ARIZONA SWEET' | ORANGE |
| PISTACIA X 'RED PUSH' | RED PUSH PISTACHE |
| QUERCUS VIRGINIANA | HERITAGE LIVE OAK |
| ULMUS PARVIFOLIA | EVERGREEN ELM |
| SHRUBS | |
| BOUGAINVILLEA SP. | 'BARBARA KARST' |
| BUDDLEIA MARRUBIFOLIA | BUTTERFLY BUSH |
| CAESALPINIA GILLIESII | YELLOW BIRD OF PARADISE |
| DODONAEA VISCOSA | HOP BUSH |
| EREMOPHILA HYGROPHANA | BLUE BELLS |
| EREMOPHILA MACULATA | VALENTINE BUSH |
| HIBISCUS ROSA-SINENSIS | CHINESE HIBISCUS |
| JUSTICIA SPICIGERA | MEXICAN HONEYSUCKLE |
| LEUCOPHYLLUM LAEVIGATUM | CHIHUAHUA SAGE |
| MUHLENBERGIA CAPILLARIS | 'REGAL MIST' |
| MUHLENBERGIA LINDHEIMERI | 'AUTUMN GLOW' |
| MYRTUS COMMUNIS 'COMPACTA' | 'DWARF MYRTLE' |
| PENNISETUM SETACEUM 'PURPUREA' | PURPLE FOUNTAIN GRASS |
| RHAPHIOLEPSIS INDICA | INDIAN HAWTHORN |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| TECOMA ELATA | ORANGE JUBILEE |
| TECOMARIA CAPENSIS | CAPE HONEYSUCKLE |
| ACCENTS | |
| DASYLIRION LONGISSIMUM | MEXICAN GRASS TREE |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HESPERALOE PARVIFLORA | RED YUCCA |
| HESPERALOE PARVIFLORA 'PERPA' | BRAKELIGHTS RED YUCCA |
| HESPERALOE PARVIFLORA 'YELLOW' | YELLOW HESPERALOE |
| VINES | |
| BOUGAINVILLEA SP. | BOUGAINVILLEA |
| FICUS PUMILA | CREeping FIG |
| ROSA BANKSIAE | LADY BANKS ROSE |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| GROUNDCOVERS | |
| BOUGAINVILLEA X 'OO-LA-LA' | OO-LA-LA BOUGAINVILLEA |
| LANTANA 'DALLAS RED' | DALLAS RED LANTANA |
| LANTANA 'NEW GOLD' | NEW GOLD LANTANA |
| ROSMARINUS OFFICINALIS | 'PROSTRATUS' ROSEMARY |
| WEDELIA TRILOBATA | YELLOW DOT |
| LANDSCAPE MATERIALS | |
| TURF | |
| COMPOST MULCH | |
| COMPACTED DECOMPOSED GRANITE | |
| STABILIZED DECOMPOSED GRANITE | |
| ANNUALS | |
| HEADER | |
| NO SYMBOL | DECOMPOSED GRANITE |



KEYMAP



SCALE: N.T.S. CLOUD ROAD