



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE # SUB21-08

To: Planning and Zoning Commission
From: Corin Hooper, Planner II, Development Services
Through: Rodolfo Lopez, Director, Development Services
Meeting Date: November 8, 2021

REQUEST

Subdivision Preliminary Plat (SUB) 21-08: The applicant, Huitt-Zollars, Inc. on behalf of KB Homes Phoenix is requesting 12.1 acres of single family detached homes planned for 64 lots. The site is generally located at the Northwest corner of N. Smith Farms Circle and N Alma Rd within the Desert Passage subdivision. **DISCUSSION AND ACTION.**

APPLICANT

Ryan Raab
Huitt-Zollars,
Inc.
5050 N. 40th Street, Suite 100
Phoenix, AZ 85018
Tel: 602-252-8384
rraab@Huitt-Zollars.com

PROPERTY OWNER

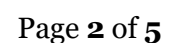
Sean LeRoy
KB Home
Phoenix Inc.
10429 S. 51st St.,
Suite 100
Phoenix, AZ
85018
(602) 252-8384
stleroy@kbhome.
com

COUNCIL PRIORITIES CONSIDERED

- Transportation Connectivity
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

- ## SURROUNDING USES

SUBJECT SITE



ANALYSIS

Huitt Zollars Inc on behalf of KB Homes Phoenix is requesting to subdivide the above portion of land into a 64 lot subdivision across 12 acres. This lot would include a density of 5.3 dwelling units per acre. This is parcel 8 of the Desert Passage subdivision, the remainder of which has been developed. With the inclusion of the new parcel, the total number of lots within Desert Passage will be 769, up from 705. Across the entire 201.6-acre parcel, this brings the average density of the lot to 3.81 acres. As the initial Smith Farms PAD permits a density of 3.5 acres. The new development will increase the cumulative density to 3.81 dwelling units per acre. This was addressed through an amendment administratively, as it is within the codified 10% variance.

The section is zoned for Single Family Residential (CR-3), and the current land use is public/institutional. This development is appropriate when taken in with its surrounding use of master planned community. The CR-3 zoning district also supports the development of single family residential, making the inclusion of development a natural fit.

On September 13th, the city held a preview meeting to the Planning and Zoning Commission, which presented Desert Passage Parcel 8. The commissioners brought up a couple of questions. This included the southwest portion of the property, believed to be a retention basin. Further questions included the question of water runoff at the site. Landscaping was also discussed as it pertained to the city's tree palette.

In reviewing the preliminary plat request, the following items were reviewed to assure adequacy with the city's development regulations for residential subdivisions:

1. Lot size, dimensions and setbacks:

The proposed lot size and dimensions meet minimum requirement as set forth in the Zoning Code, Section 18.35 Residential Districts, and the underlying CR-3 Zoning.

2. Wall Boundary Design:

Theme wall, view fence and standard wall designs are proposed. Wall design and features meet minimum design requirements set forth in the City's Subdivision Code.

3. Pedestrian Connectivity: The applicant/developer is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned per the City's Planning Maricopa General Plan.

4. Residential Design Guidelines:

The applicant/developer is requesting that any product design review is deferred to the City's Single-Family Residential Design Guidelines process and approval procedures, prior to construction of residential homes.

5. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary report and is satisfied with the initial methods of retaining and maintaining drainage. Final drainage report and plans will be reviewed and approved as part of the next development step, final plat application.

6. Road Design:

Roadway design proposed in the preliminary plat (see Exhibit B) adheres to, or advances the intent of, the City's Roadway standards as specified in the City's Subdivision Ordinance.

7. Preliminary Traffic Report:

A Traffic Impact Analysis/Study was previously completed as part of the application process. As, the purpose of this study is to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections this has already been assessed as the surrounding infrastructure has been built. At the time of final plat, the city will require an update to include the revised number of units.

CONCLUSION

Staff finds the submittal items of SUB21-08 Desert Passage Parcel 8 Preliminary Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, and other requirements set forth within the City Code. Staff recommends the approval of SUB21-08.

1. Within 12 months (1 year) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application. This development shall be subject to the Zoning Code Article 202 Residential Districts.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code, Section 14-4-5 (D)(1), "Approval of the preliminary plat is valid for a period of twelve (12) months from the date of Commission approval. An extension of the preliminary plat approval may be granted for an additional six (6) months upon reapplication and review by the Commission."
3. Final plat application improvement plans shall be subject to the City's Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
4. Any changes/amendment to the preliminary plat not approved with the case, and or, addressed during this review and approval from staff and if required, the City Council.
5. All off-site improvements shall be constructed concurrently with construction of any portion of the development, including open space. Phasing of off-site improvements shall not be permitted, unless approved by the City Engineer and Zoning Administrator.
6. C, C, & R's shall be resubmitted at the time of final platting for final review and approval by staff.
7. Proposed street names shall be resubmitted at the time of final platting for final review and approval.
8. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 451-865 disturbing human remains or funerary objects; rules; violation; classification; definitions." A person can be guilty of a class 5 felony if he/she intentionally possesses, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
9. The applicant/property owner shall sign a separate agreement with the City of Maricopa that such property shall be built to conform to meet the intent of a Master Planned Community per the City's voter-approved General Plan Land Use Plan, Planning Maricopa. This agreement shall be signed and recorded prior to the Final Plat approval of the proposed subdivision.
10. Before the time of the final plat, elevations of the ramada, play structure and tent style shading shall be included, in compliance with City of Maricopa Section 17.30.
11. At the time of final plat, the city will require an updated traffic impact analysis.

Transportation Stipulations:

1. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by City Engineer and installed by the developer.

Building Stipulations

2. Prior to issuance of the final Certificate of Occupancy, the applicant/developer shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
3. The development and operation of the proposed facility shall be in accordance with all applicable

Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

Fire Stipulations:

4. The applicant/property owner shall have met and compiled with all applicable fire codes under the IFC 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.
5. All residential local roads shall be restricted to parking on one side to allow for emergency vehicle flow. Location shall be determined during the final plat submittal stage.

ATTACHMENTS

Exhibit A – Narrative

Exhibit B – Preliminary Plat

Exhibit C – Landscape Plan

-- End of staff report --

**Preliminary Plat
Desert Passage 8
Narrative
(04-12-21)**

Background

Desert Passage 8 is a 12.1 acres of single family detached homes (CR3) planned for 64 lots located within a portion of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona. The site is located in the Desert Passage Master planned community, and is approximately 1.3 miles north of West Maricopa Casa Grande Highway, and is bounded by Smith Farms Parcels 1, 6, 7 and 10. (Figure 1).

5050 N. 40th Street Suite #100 | Phoenix, AZ 85018
Office (602) 252-8384 | Fax (602) 252-8385
www.huitt-zollars.com

DESERT PASSAGE PARCEL 8 LOCATION AND VICINITY MAP

FIGURE 1

LEGAL DESCRIPTION

PARCEL NO. 1

"SMITH FARMS PARCEL 8" AS SHOWN ON THE FINAL PLAT RECORDED IN CABINET F, SLIDE 83 OF THE PINAL COUNTY RECORDS; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 25, BEARS NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 2625.36 FEET SHOWN ON SAID FINAL PLAT;

THENCE SOUTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 25, A DISTANCE OF 885.18 FEET TO THE NORTHWEST CORNER OF SAID "SMITH FARMS PARCEL 8" AND POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, DEPARTING SAID NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 151.41 FEET;

THENCE NORTH 34 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF 96.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ART PLACE AS SHOWN ON THE FINAL PLAT OF "SMITH FARMS PARCEL 7" RECORDED IN CABINET F, SLIDE 82 OF PINAL COUNTY RECORDS SAID POINT ALSO BEING THE BEGINNING OF A 62.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 17 DEGREES 25 MINUTES 01 SECONDS EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 20 MINUTES 29 SECONDS, A DISTANCE OF 18.77 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 391.54 FEET TO THE BEGINNING OF A TANGENT CURVE OF 19.50 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 30.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ALMA STREET AS SHOWN ON THE FINAL PLAT OF "SMITH FARMS PARCEL 6" RECORDED IN CABINET E, SLIDE 156 OF PINAL COUNTY RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES;

THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 311.38 FEET TO THE BEGINNING OF A TANGENT CURVE OF 418.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 21 MINUTES 38 SECONDS, A DISTANCE OF 206.90 FEET;

THENCE SOUTH 28 DEGREES 26 MINUTES 09 SECONDS EAST, A DISTANCE OF 67.95 FEET TO THE BEGINNING OF A TANGENT CURVE OF 15.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86 DEGREES 35 MINUTES 28 SECONDS, A DISTANCE OF 22.67 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 540.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY AND A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SMITH FARMS CIRCLE AS SHOWN ON THE FINAL PLAT OF "SMITH FARMS MAP OF DEDICATION" RECORDED IN CABINET E, SLIDE 197 OF THE PINAL COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES;

THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 36 MINUTES 38 SECONDS, A DISTANCE OF 15.18 FEET;

THENCE SOUTH 56 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 170.23 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1746.50 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 33 MINUTES 44 SECONDS, A DISTANCE OF 352.45 FEET;

THENCE SOUTH 68 DEGREES 06 MINUTES 25 SECONDS WEST, A DISTANCE OF 104.09 FEET TO THE BEGINNING OF A TANGENT CURVE OF 440.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 47 MINUTES 40 SECONDS, A DISTANCE OF 259.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 8;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY LINE OF SAID PARCEL 8, THE FOLLOWING DESCRIBED COURSES;

THENCE NORTH 55 DEGREES 04 MINUTES 15 SECONDS WEST, A DISTANCE OF 10.13 FEET;
THENCE NORTH 14 DEGREES 01 MINUTES 41 SECONDS EAST, A DISTANCE OF 326.74 FEET;
THENCE NORTH 13 DEGREES 28 MINUTES 41 SECONDS EAST, A DISTANCE OF 68.91 FEET;
THENCE NORTH 14 DEGREES 34 MINUTES 39 SECONDS WEST, A DISTANCE OF 149.80 FEET TO A POINT ON SAID NORTH-SOUTH MID-SECTION LINE;

THENCE NORTH 00 DEGREES 08 MINUTES 57 SECONDS EAST, ALONG SAID NORTH-SOUTH MIDSECTION LINE AND WESTERLY LINE OF PARCEL 8, A DISTANCE OF 455.28 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 123 Homeowner's Association and shall be completed within three (3) months
NON-EXCLUSIVE EASEMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DESERT PASSAGE, RECORDED IN 2004-108203 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED AS 2005-125500 OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED AS 2006-140515 OF OFFICIAL RECORDS AND THEREAFTER SUPPLEMENTAL DECLARATION RECORDED MARCH 3, 2017 AS 2017-014701 OF OFFICIAL RECORDS.

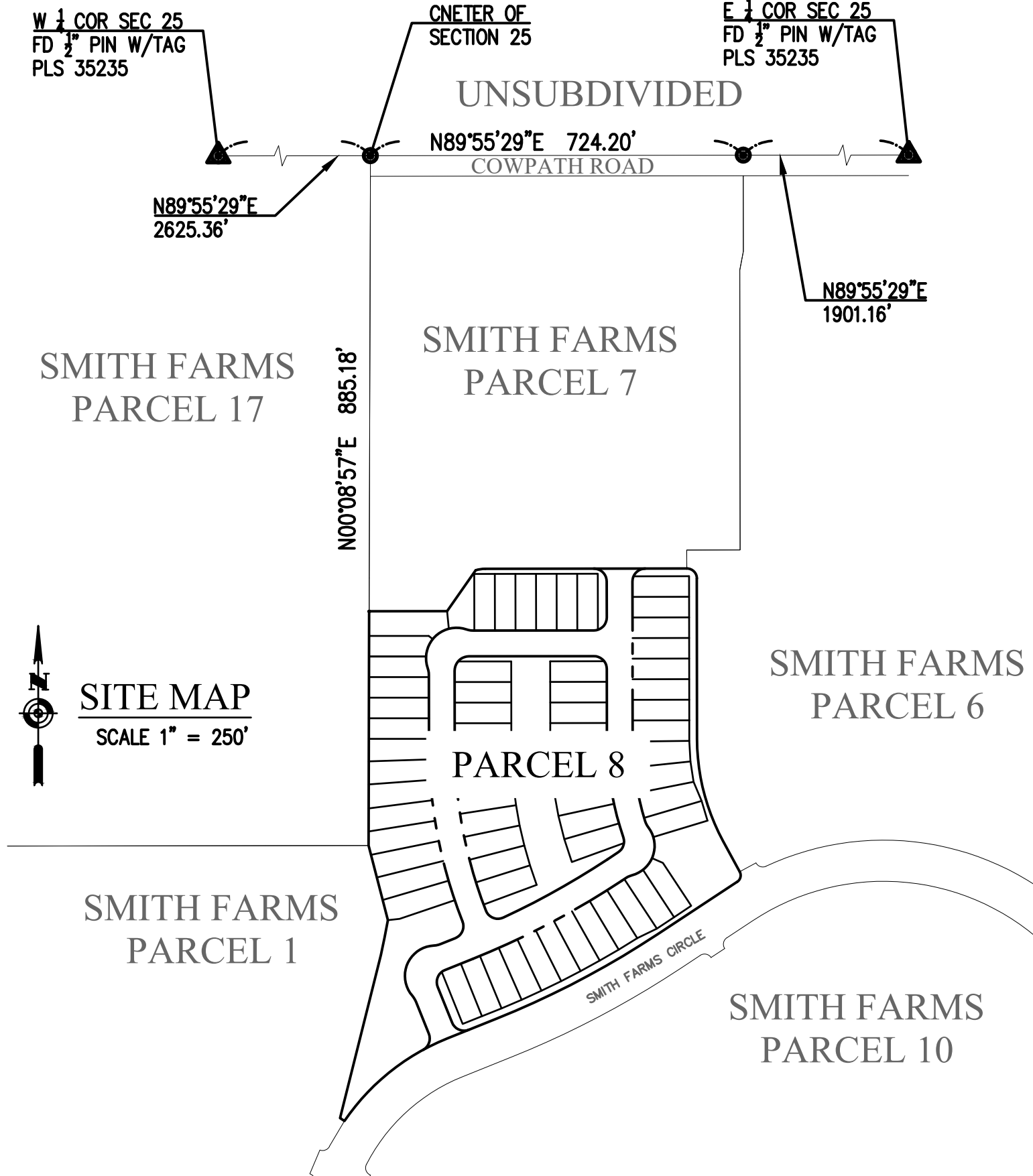
WATER NOTES TO CONTRACTOR

- FINAL ACCEPTANCE OF UNDERGROUND FACILITIES BY GLOBAL WATER SHALL BE IN ACCORDANCE WITH DESIGN STANDARD, ACCEPTANCE OF UNDERGROUND FACILITIES.
- WATER METERS WILL NOT BE INSTALLED TO ANY WATER SERVICE LOCATION UNTIL ALL GLOBAL WATER OWNED FACILITIES HAVE BEEN INSPECTED AND ACCEPTED, BY GLOBAL WATER. ALL WATER METERS SHALL BE OBTAINED THROUGH GLOBAL WATER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERHEAD AND OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT. CONTRACTOR SHALL ADEQUATELY PROTECT AND MAINTAIN SUCH UTILITIES TO AVOID ANY DAMAGE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ENGINEER OF RECORD OR SURVEYOR AND PROVIDE SUFFICIENT TIME FOR SAID ENGINEER OF RECORD OR SURVEYOR TO LOCATE ALL FACILITIES FOR AS-BUILT PURPOSES. ALL HORIZONTAL BENDS, TEES, AND VERTICAL REALIGNMENTS MUST BE LEFT EXPOSED UNTIL SUFFICIENT AS-BUILT INFORMATION HAS BEEN OBTAINED. QUANTITIES SHALL BE CORRECTED TO REFLECT THE ACTUAL NUMBER OF FACILITIES INSTALLED. FINAL ACCEPTANCE OF THE WATER FACILITIES WILL NOT BE ISSUED UNTIL AS-BUILT DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY GLOBAL WATER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, ELEVATION, PIPE SIZE, AND SEPARATION OF ALL EXISTING WATER MAINS BEING CONNECTED TO, PRIOR TO CONSTRUCTION.
- ANY CONSTRUCTION PERFORMED WITHOUT THE KNOWLEDGE OF THE GLOBAL WATER INSPECTOR, OR HIS/HER REPRESENTATIVE, IS CONSIDERED AT RISK AND LIABLE FOR REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

PRELIMINARY PLAT
FOR
DESERT PASSAGE PARCEL 8

A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA

City of Maricopa
Planning and Zoning Division
Approved
8/26/2021, 10:19:12 AM
SUB21-08



WATER NOTES TO CONTRACTOR (CONTINUED)

- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING AT THE JOB SITE WITH GLOBAL WATER'S INSPECTOR PRIOR TO THE START OF CONSTRUCTION. GLOBAL WATER'S INSPECTOR CAN BE REACHED AT ENGINEERING.DEPARTMENT@GWRESOURCES.COM.
- COPIES OF ALL TEST RESULTS SHALL BE GIVEN TO GLOBAL WATER RESOURCES.
- REVIEW OF THESE PLANS FOR COMPLIANCE WITH THE REQUIREMENTS OF GLOBAL WATER SHALL NOT PREVENT ANY CORRECTION OF ERRORS FOUND TO BE IN VIOLATION OF ANY APPLICABLE STANDARDS OF THE UTILITY OR ANY OTHER GOVERNMENTAL AGENCY.
- ALLOWABLE PIPE DEFLECTION FOR DUCTILE IRON PIPE.

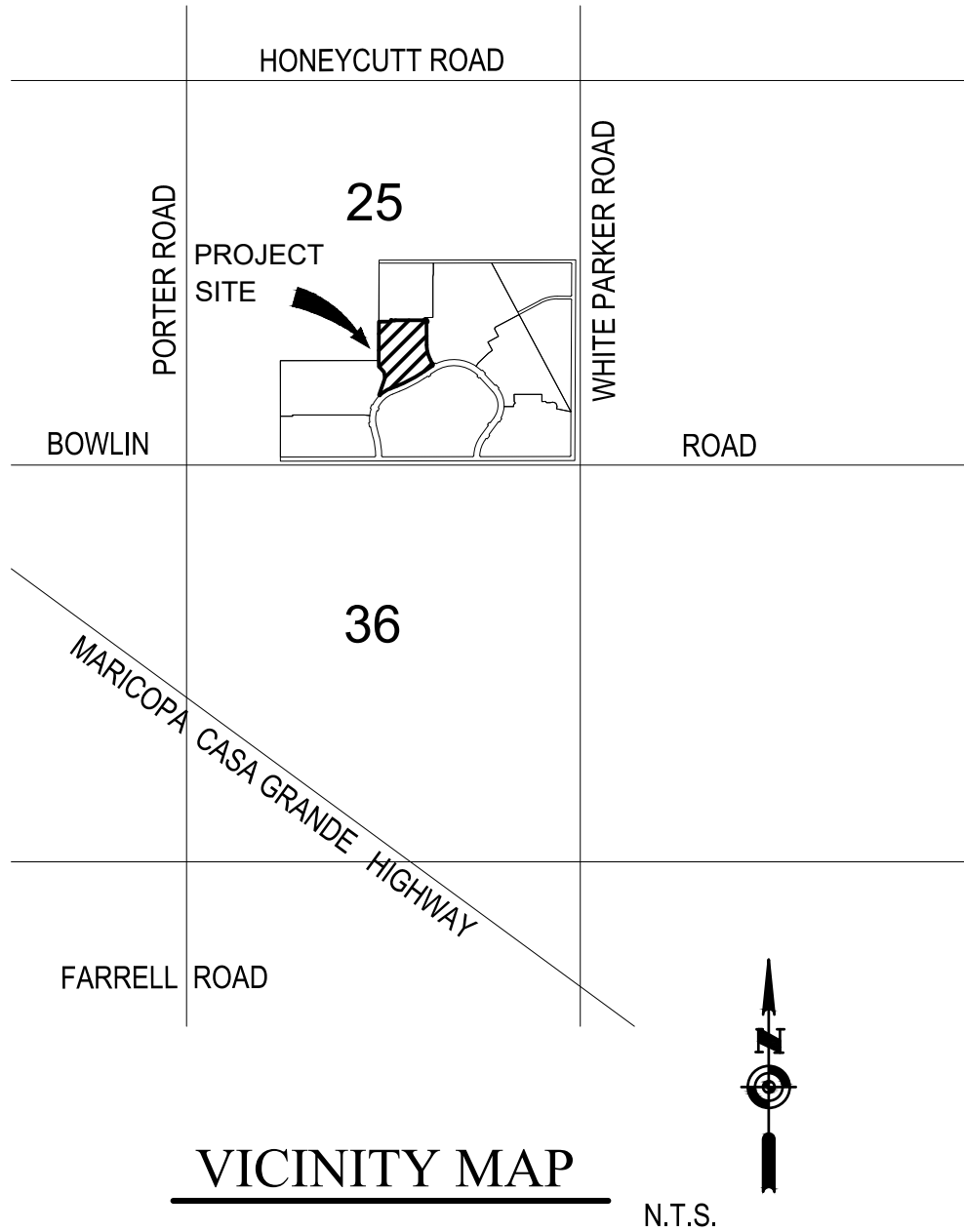
TYPE	SIZE	MAX. JOINT DEFLECTION	MAX. OFFSET PER JOINT	MIN. RADIUS
DIP	8"-12"	2.5 DEGREES	9.4 INCHES	412.3 FEET
DIP	14"-16"	2.0 DEGREES	7.5 INCHES	515.5 FEET
DIP	18"-24"	1.5 DEGREES	5.7 INCHES	687.3 FEET

THE MAXIMUM DEFLECTION ANGLES SHALL NOT EXCEED 1/2 OF THE MANUFACTURER'S RECOMMENDATIONS. THE MAXIMUM OFFSET PER JOINT, IN THE ABOVE-REFERENCED TABLE, IS BASED ON AN 18 FOOT LYING LENGTH OF PIPE TO GET THE MAXIMUM OFFSET. IF A DIFFERENT LYING LENGTH IS USED, THE ENGINEER IS TO CALCULATE THE REQUIRED OFFSET.

- FOR COMMERCIAL SITES AND AREAS OUTSIDE OF RIGHT-OF-WAY, ALL VERTICAL AND HORIZONTAL BENDS SHALL BE MARKED WITH 3M BALL MARKERS OR EQUAL. MARKERS SHALL BE LOCATED AT AN ELEVATION OF 1.0 FOOT OVER TOP OF PIPE FOR TRENCHES 5.0 FEET OR LESS, FOR TRENCHES GREATER THAN 5.0 FEET, BALL MARKER LOCATIONS SHALL NOT EXCEED 4.0 FT BELOW FINISHED GRADE LINE.
- CONNECTION TO EXISTING WATER STUBS WILL NOT BE ALLOWED UNTIL ALL FACILITIES HAVE BEEN TESTED. A TEMPORARY CONNECTION WILL BE REQUIRED IN ORDER TO PROVIDE WATER FOR TESTING, FLUSHING AND GENERAL CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO SECURE A METER AND BACKFLOW DEVICE FROM GLOBAL WATER. THE NUMBER OF CONNECTION POINTS SHALL BE DETERMINED BY GLOBAL WATER. ANY OTHER CONNECTIONS WILL NOT BE ALLOWED UNTIL ALL ON-SITE FACILITIES HAVE BEEN TESTED. UPON ACCEPTANCE OF THE WATER FACILITIES, THE METER AND BACKFLOW DEVICES SHALL BE REMOVED AND ALL TEMPORARY CONNECTIONS COMPLETED.

GLOBAL WATER GENERAL WATER NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO GLOBAL WATER STANDARDS, LATEST REVISION, AS WELL AS ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") REGULATIONS AND STANDARDS OR ITS DELEGATED ENTITY, CURRENT MAG SPECIFICATIONS AND LOCAL GOVERING AUTHORITY, AS APPLICABLE. IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- PRIOR TO CONSTRUCTION, ALL PERMITS SHALL BE SECURED AS REQUIRED FROM THE APPROPRIATE GOVERNING AGENCIES. COPIES OF ALL PERMITS SHALL BE PROVIDED TO GLOBAL WATER RESOURCES INSPECTOR PRIOR TO THE PRE CONSTRUCTION MEETING.
- MORTAR LINED DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH MAG SECTION 750. POTABLE WATERLINES SHALL BE BLUE POLYETHYLENE WRAPPED AND RAW WATER TRANSMISSION WATERLINES SHALL BE BLACK POLYETHYLENE WRAPPED FOR THE ENTIRE LENGTH IN ACCORDANCE WITH M.A.G. SECTION 610.5.
- ALL WATERLINES SHALL HAVE A MINIMUM COVER OF 30 INCHES.
- ALL VALVE BOXES SHALL BE ADJUTED TO FINISHED GRADE IMMEDIATELY AFTER PLACING OF ASPHALT CONCRETE SURFACE. ALL VALVES IN PAVEMENT OR CONCRETE SHALL HAVE LOCKING LID COVERS. ANY VALVES LOCATED OUTSIDE OF THE PAVING SECTION WILL BE REQUIRED TO HAVE DEBRIS CAPS, INFACOT CORP. MUD PLUS OR APPROVED EQUAL.
- ALL WATER LINES MUST BE DISINFECTED PER ADEQ ENGINEERING BULLETIN # 8 OR AWWA C651-86. TESTING RESULTS ARE TO BE GIVEN, IN WRITING, TO GLOBAL WATER RESOURCES INSPECTOR.
- ALL BENDS AND FITTINGS SHALL BE MECHANICAL JOINT IN ACCORDANCE WITH AWWA C111 AND M.A.G. SECTION 750.4. JOINT RESTRAINTS SHALL BE FIELD LOK 350 GASKET JOINT RESTRAINT OR EBBA SERIES 2000 PV MECHANICAL JOINT RESTRAINT FOR C900 AND C905 MEG-A-LUG OR EQUAL WITH LENGTHS IN ACCORDANCE WITH M.A.G. 303-1 & 2. CONCRETE TRHUST BLOCKS AS A SUBSTITUTE FOR RESTRAINED JOINTS IS NOT ACCEPTABLE.
- ALL PIPES, FITTINGS, VALVES COATINGS, ETC. SHALL CONFORM TO NSF STANDARD 61.
- CONTRACTOR SHALL INSTALL BLUE LOCATING TAPE ONE FOOT ABOVE TOP OF WATER MAINS PRIOR TO BACKFILL.
- CONTRACTOR SHALL INSTALL BLUE LOCATING TRACER WIRE TAPED TO THE WRAPPER ON TOP OF WATER MAINS PRIOR TO BACKFILL.
- ALL VALVES 8 TO 16 INCHES SHALL BE CLOW, MUELLER OR KENNEDY RESILIANT SEATED GATE VALVE IN ACCORDANCE WITH AWWA C509 AND MAG 630-3. VALVES LARGER THAN 16 INCHES SHALL BE BUTTERFLY TYPE IN ACCORDANCE WITH AWWA STANDARDS C504 LOCATED WITHIN AN OPERATING MANHOLE WITH A BYPASS
- ALL FIRE HYDRANTS SHALL BE CLOW MEDALLION OR MUELLER IN SPECIFIC LOCATIONS WITH A MINIMUM 3.0 FT BURY DEPTH, 5-1/4 INCH MAIN VALVE OPENING, ONE 4 1/2 INCH NST PUMPER CONNECTION WHICH FACES THE CURB OR SIDEWALK, AND TWO 2-1/2 INCH NST HOSE CONNECTIONS. NO SUBSTITUTIONS WILL BE ALLOWED. ELEVATION AND LOCATION OF THE HYDRANT FLANGE SHALL CONFORM TO GOLBAL WATER STANDARD DETAIL 360-1 AND 360-2.
- ALL SERVICE SADDLES SHALL BE MUELLER BR2B DOUBLE STRAPPED FOR DUCTILE IRON PIPE OR APPROVED EQUAL.
- BACKFLOW PREVENTER FOR COMMERCIAL / IRRIGATION SIZES 3/4" TO 2 1/2" SHALL BE REDUCED PRESSURE ASSEMBLIES AND SHALL HAVE A CERTIFICATE OF APPROVAL ISSUED BY USC-FCCCHR IN ACCORDANCE WITH AAC R18-4-115. ALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH GLOBAL WATER RESOURCES STANDARD DETAIL 351-1. A CERTIFIED TEST MUST BE SUBMITTED TO GLOBAL WATER RESOURCES MARICOPA OFFICE TO THE ATTENTION OF THE COMPLIANCE DEPARTMENT WITHIN 24 HOURS OF THE METER INSTALLATION. ACCEPTANCE OF THE WATER FACILITIES WILL NOT BE GRANTED PRIOR TO BACKFLOW PREVENTION APPROVAL. ALL COMMERCIAL / IRRIGATION BACKFLOW PREVENTERS SIZES 3/4" TO 2 1/2" SHALL HAVE A TAN QUALITY ENCLOSURE OR EQUAL, AND SIZED ACCORDINLY.
- BACKFLOW PREVENTER FOR FIRELINES 3" - 10" SHALL BE DOUBLE CHECK ASSEMBLIES AND SHALL HAVE A CERTIFICATE OF APPROVAL ISSUED BY USC-FCCCHR IN ACCORDANCE WITH AAC R18-4-115. ALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH GLOBAL WATER RESOURCES STANDARD DETAIL 350-2. A CERTIFIED TEST MUST BE SUBMITTED TO GLOBAL WATER RESOURCES MARICOPA OFFICE TO THE ATTENTION OF THE COMPLIANCE DEPARTMENT WITHIN 24 HOURS OF THE METER INSTLLATION. ACCEPTANCE OF THE WATER FACILITIES WILL NOT BE GRANTED PRIOR TO BCKFLOW PREVENTION APPROVAL.
- AIR RELEASE VALVES SHALL BE A.R.I. MODEL D-040 OR ABCO 140 C FOR WATERLINES UP TO 12 INCHES IN DIAMETER AND FOR LINES LARAGER THAN 12 INCHES ARI D060 OR ABCO 147 / 148 AND INSTALLED PER GLOBAL WATER DETAIL 388-1. ALL AIR RELEASE VALVES SHALL HAVE A TAN QUALITY ENCLOSURE OR EQUAL SIZED ACCORDINGLY.
- GLOBAL WATER INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE START OF WORK AND EACH TEST EVENT. WEEKENDS AND HOLIDAYS ARE NOT CONSIDERED AS PART OF THE NOTIFICATION PERIOD.
- TO INSURE BACKFILL AND CONCRETE PLACEMENT IS COMPLETED PER GLOBAL WATER DETAIL 200 AND, MAG 601 PLAN SPECIFICATIONS, COPIES OF ALL CONCRETEAND COMPACTION TEST REPORTS SHALL BE SUBMITTED TO GLOBAL WATER UPON COMPLETION OF EACH TESTING EVENT.
- ALL WORK WILL BE SUBJECTED TO A TWO (2) YEAR WARRANTY PERIOD THAT DOES NOT BEGIN UNTIL THE BILL OF SALE HAS BEEN COMPLETED. SEE GLOBAL WATER DESIGN STANDARDS, FINAL ACCEPTANCE / BILL OF SALE.
- IN ACCORDANCE WITH A.A.C. R18-9 E301 (D) (I) (D), SEPARATION BETWEEN WATER (POTABLE, RECLAIMED OR STORMDRAIN) AND SEWER MAIN SHALL COMPLY WITH THE REQUIREMENTS OF R18 A.A.C. 5, ARTICLE 5 AND M.A.G. 404-1, 2 AND 3. WHERE A WATERLINE CROSSES A RECLAIMED WATERLINE STORMDRAIN OR OTHER NON-POTABLE LINES THEY SHALL BE CONSIDERED SEWER.



OWNER

KB HOME PHOENIX INC.
10429 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL (480) 758-3039
CONTACT: SEAN LeROY
EMAIL: STLEROY@KBHOME.COM

ENGINEER

HUITT-ZOLLARS, INC.
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ 85018
TEL (602) 252-8384
FAX (602) 252-8385
CONTACT: RYAN RAAB, P.E.
EMAIL: RRAAB@HUITT-ZOLLARS.COM

SHEET INDEX

- | | | |
|------|---|------------------------------------|
| 1 | - | COVER SHEET |
| 2 | - | STREET SECTIONS, DETAILS, & TABLES |
| 3 | - | PRELIMINARY PLAT SHEET |
| 4-19 | - | LANDSCAPE PLANS |

UTILITIES

- | | | |
|-----------|---|-----------------------|
| TELEPHONE | - | CENTURY LINK |
| ELECTRIC | - | ELECTRIC DISTRICT #3 |
| GAS | - | SOUTHWEST GAS COMPANY |
| CABLE TV | - | CENTURY LINK |
| SEWER | - | GLOBAL WATER |
| WATER | - | GLOBAL WATER |
| POLICE | - | CITY OF MARICOPA |
| FIRE | - | CITY OF MARICOPA |
| REFUSE | - | WASTE MANAGEMENT |

BENCHMARK

NGS BENCHMARK "S 360", PID DU1047, DESCRIBED AS A BRASS DISK SET IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE SCALE ENCLOSURE, APPROXIMATELY 3.7 MILES SOUTHEAST OF MARICOPA, AT THE NORTHWEST CORNER OF THE CASA GRANDE HIGHWAY AND WHITE AND PARKER ROAD, HAVING AN ELEVATION OF 1206.28, NAVD'88 DATUM.

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MEASURED FROM THE SOUTHEAST CORNER THEREOF TO THE EAST QUARTER CORNER THEREOF, HAVING A BEARING OF NORTH 0°15'51" EAST, 2679.70'.

EXISTING ZONING

THE ZONING CLASSIFICATION OF THE SITE IS PAD CR-3 - SINGLE FAMILY DETACHED HOMES.

GENERAL NOTES

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- ANY PATIO ROOF THAT IS NOT A FLAT ROOF FORM WILL BE ARCHITECTURALLY COMPATIBLE WITH THE HOME.



REVISIONS:

DESERT PASSAGE
PARCEL 8

PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

Professional Engineer
42768
RYAN H.
RAAB
Arizona U.S.A.

EXPIRES 6/30/2023

DESIGNED: BRM

DRAWN: STAFF

CHECKED: RHR

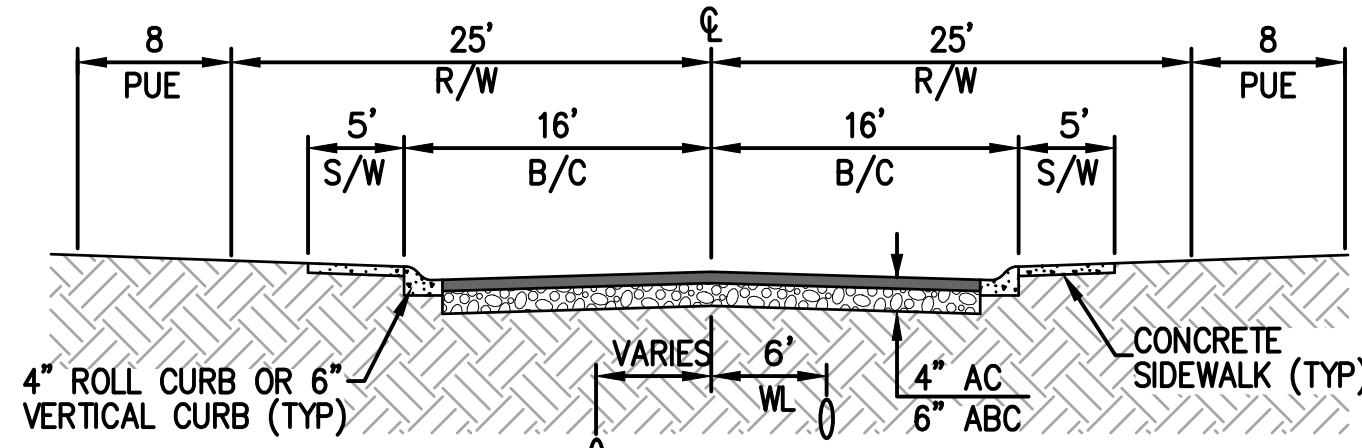
PLOT DATE: 6/25/21

SHEET 1 OF 19

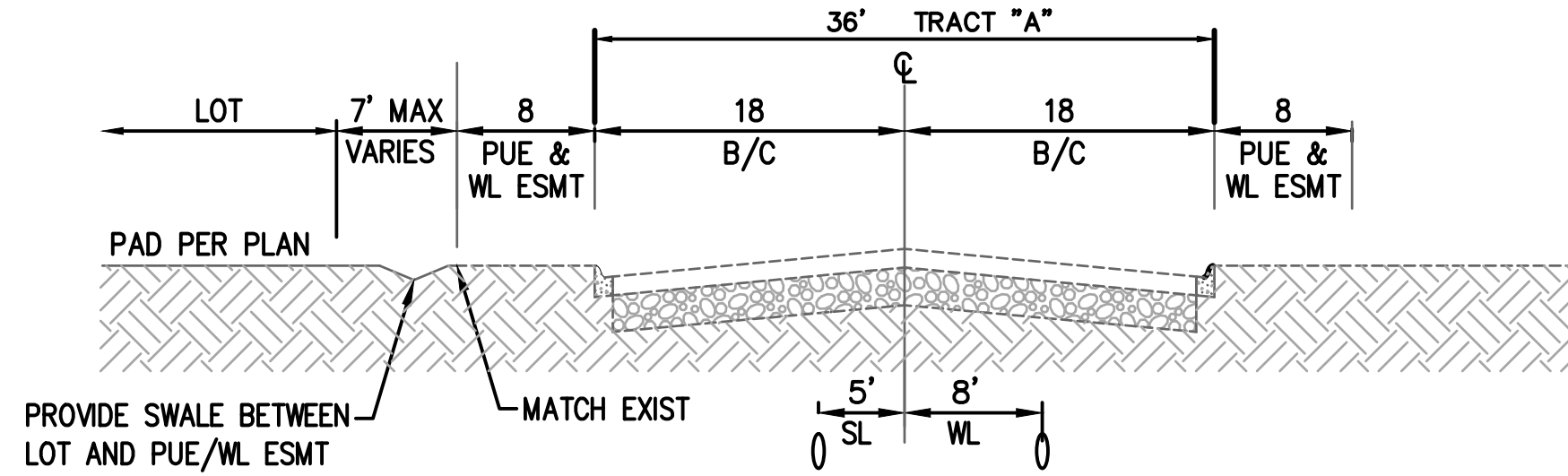
PROJECT NO. R310472.02

REVIEWED BY	DATE
DRAFTED BY	DATE
CHECKED BY	DATE

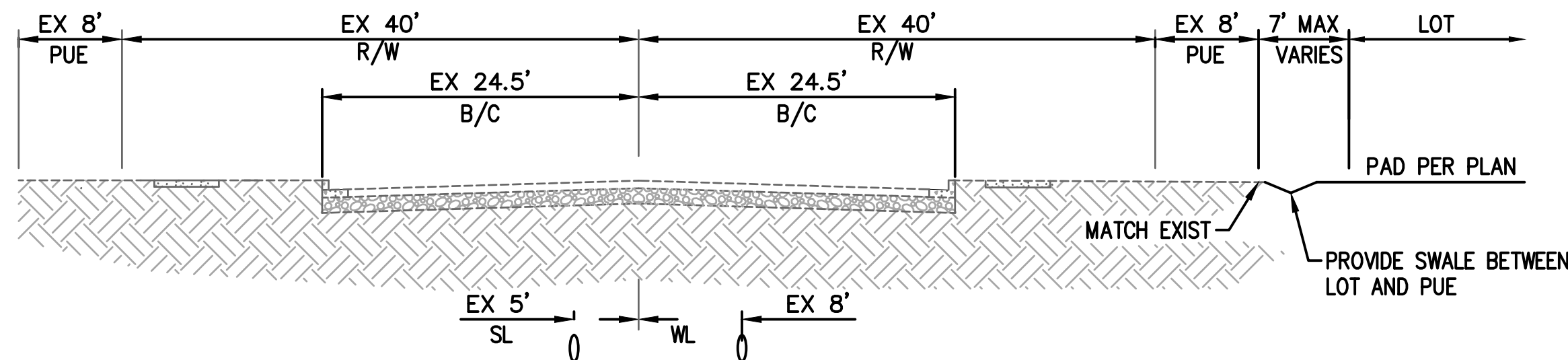
PLOT DATE: 6/25/2021 11:22 AM FILE: g:\projects\10472-02 - no desert passage parcel 8\101\101-1 autocad\preliminary\plan set\10472-02.ppl.dwg



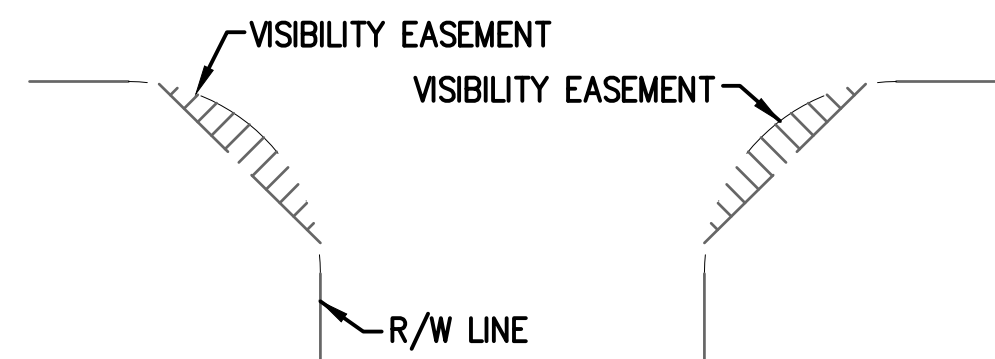
TYPICAL LOCAL STREET
LOOKING NORTH AND WEST
NTS



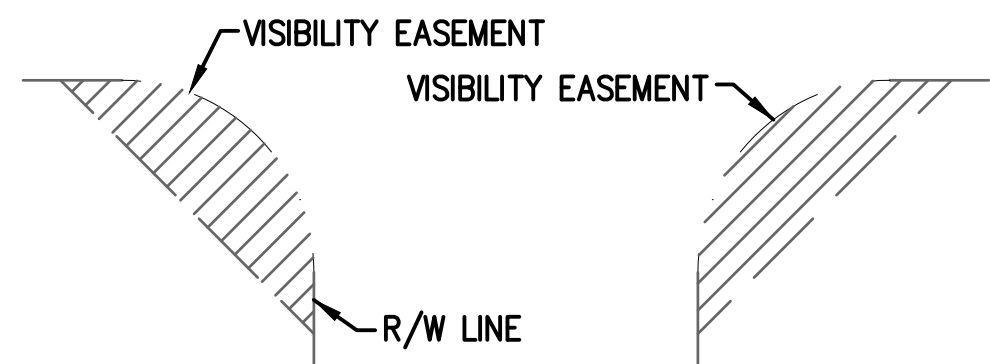
PRIVATE TYPICAL LOCAL STREET
ART'S PL & ALMA ST LOOKING NORTH AND EAST
NTS



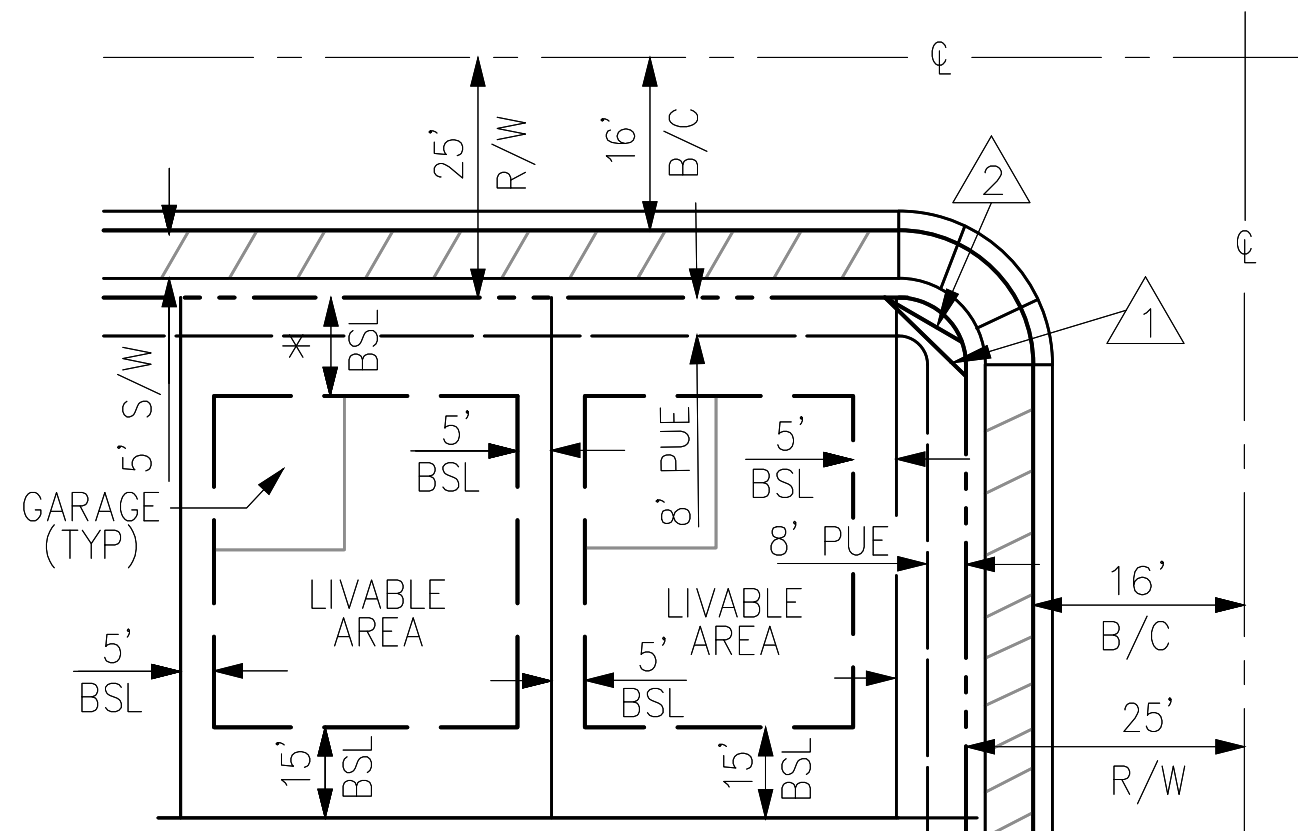
EXISTING SMITH FARMS CIRCLE
LOOKING NORTH AND NOTHWEST
NTS



21' X 21' VISIBILITY EASEMENT DETAIL
TYPICAL LOCAL STREET
NTS



33' X 33' VISIBILITY EASEMENT DETAIL
COLLECTOR STREET
NTS



TYPICAL LOT EASEMENT
& BUILDING SETBACKS
N.T.S.

- * 10' FRONT SETBACK FROM RIGHT-OF-WAY TO SIDE ENTRY GARAGE, OR LIVABLE AREA OF HOUSE. 18' FRONT SETBACK TO FACE OF GARAGE FROM BACK OF SIDEWALK.
- 15' REAR SETBACK, FROM LOT LINE TO BUILDING OR COVERED STRUCTURE.
- △ = ALL STREETS INTERSECTING WITH AN ARTERIAL OR COLLECTOR STREET MUST HAVE A 33' X 33' MINIMUM SIGHT VISIBILITY EASEMENT.
- △ = LOCAL TO LOCAL STREET INTERSECTIONS MUST HAVE A 21' X 21' MINIMUM SIGHT VISIBILITY EASEMENT.

DESCRIPTION	AREA (SF)	AREA (AC)
MINIMUM LOT AREA	4,400	0.101
MAXIMUM LOT AREA	6,513	0.150
AVERAGE LOT AREA	5,457	0.125
GROSS AREA	528,607	12.138
NET AREA	409,280	9.398

GROSS DENSITY	5.27 DU/AC
% LOT AREA	57.37%
% OPEN SPACE	22.57%

PARCEL 8 LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1	4,453	0.102
2	4,447	0.102
3	4,523	0.104
4	4,523	0.104
5	4,523	0.104
6	4,523	0.104
7	4,523	0.104
8	4,523	0.104
9	4,523	0.104
10	4,612	0.106
11	4,497	0.103
12	4,491	0.103
13	4,587	0.105
14	5,089	0.117
15	4,973	0.114
16	4,973	0.114
17	4,459	0.102
18	4,400	0.101
19	4,400	0.101
20	4,400	0.101

PARCEL 8 LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
21	4,400	0.101
22	4,400	0.101
23	4,400	0.101
24	4,404	0.101
25	4,400	0.101
26	4,400	0.101
27	4,400	0.101
28	4,400	0.101
29	4,400	0.101
30	4,628	0.106
31	4,431	0.102
32	4,400	0.101
33	4,400	0.101
34	4,486	0.103
35	4,735	0.109
36	4,735	0.109
37	4,735	0.109
38	4,735	0.109
39	4,724	0.108
40	4,627	0.106

PARCEL 8 LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
41	4,627	0.106
42	4,627	0.106
43	4,627	0.106
44	4,627	0.106
45	4,627	0.106
46	4,621	0.106
47	4,400	0.101
48	4,400	0.101
49	4,400	0.101
50	4,418	0.101
51	5,481	0.126
52	4,573	0.105
53	4,578	0.105
54	4,659	0.107
55	4,665	0.107
56	4,671	0.107
57	4,899	0.112
58	5,128	0.118
59	5,510	0.126
60	6,223	0.143

PARCEL 8 LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
61	6,477	0.149
62	6,414	0.147
63	6,435	0.148
64	6,513	0.150

TRACT AREA & USE TABLE			
TRACT NAME	AREA (SF)	AREA (ACRE)	USE
TRACT A	30,401	0.698	OPEN SPACE
TRACT B	35,096	0.806	OPEN SPACE
TRACT C	43,561	1.000	OPEN SPACE
TRACT D	10,269	0.236	OPEN SPACE

RIGHT-OF-WAY AREA			
TRACT NAME	AREA (SF)	AREA (ACRE)	LOCATION
RIGHT-OF-WAY	105,998	2.433	PARCEL 8

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	348.88'	S0° 04' 31"E
L2	64.98'	S56° 32' 41"W
L3	108.47'	S68° 06' 25"W
L4	190.02'	S21° 53' 35"E
L5	41.36'	S21° 53' 35"E
L6	196.58'	N0° 04' 31"W
L7	345.63'	N89° 55' 29"E

CURVE DATA			
CURVE #	RADIUS	DELTA	LENGTH
C1	25.00'	90.00	39.27'
C2	25.00'	90.00	39.27'
C3	25.00'	90.00	39.27'
C4	25.00'	90.00	39.27'
C5	543.00'	17.11	162.14'
C6	593.00'	18.81	194.73'
C7	41.00'	19.94	14.27'
C8	59.00'	112.16	115.50'
C9	41.00'	18.49	13.23'
C10	25.00'	75.43	32.91'
C11	1571.50'	8.46	232.14'
C12	1621.50'	11.56	327.22'
C13	25.00'	93.79	40.92'
C14	25.00'	89.51	39.06'
C15	41.00'	19.03	13.62'

CURVE DATA			
CURVE #	RADIUS	DELTA	LENGTH
C16	59.00'	128.06	131.87'
C17	41.00'	19.03	13.62'
C18	25.00'	83.28	36.34'
C19	25.00'	90.00	39.27'
C20	25.00'	90.00	39.27'
C21	895.00'	21.12	329.96'
C22	945.00'	21.33	351.77'
C23	41.00'	19.03	13.62'
C24	59.00'	128.06	131.87'
C25	41.00'	19.03	13.62'
C26	28.00'	90.00	43.98'
C27	568.00'	22.68	224.88'
C28	1596.50'	10.36	288.65'
C29	1596.50'	1.20	33.52'
C30	920.00'	21.82	350.33'



REVISIONS:

DESERT PASSAGE
PARCEL 8

PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



EXPIRES 6/30/2023

DESIGNED: BRM

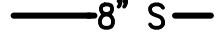
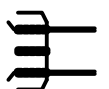
DRAWN: STAFF

CHECKED: RHR PLOT DATE: 6/25/21

SHEET 2 OF 19

PROJECT NO. R310472.02

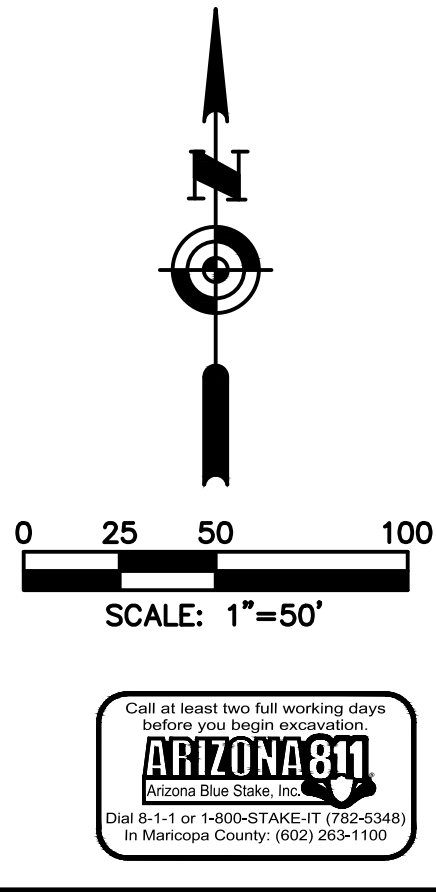
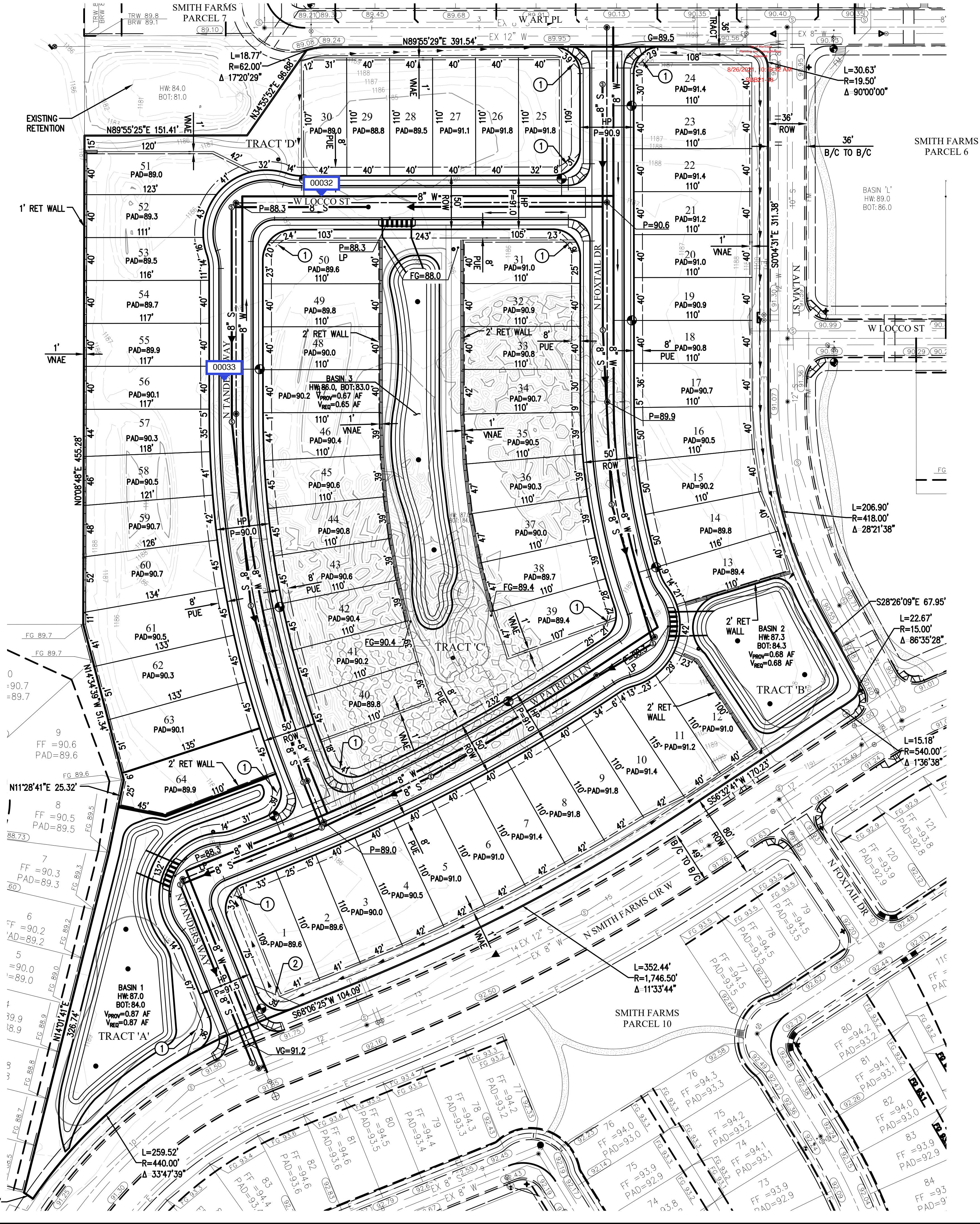
REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

LEGEND			
	BOUNDARY LINE	R/W	RIGHT OF WAY
	CENTER LINE	B/C	BACK OF CURB
	PROPOSED WATER LINE	F/C	FACE OF CURB
	PROPOSED SEWER LINE	GB	GRADE BREAK
	PROPOSED MANHOLE	R	RADIUS
	PROPOSED WATER VALVE	EX	EXISTING
	PROPOSED FIRE HYDRANT	HW	HIGH WATER
	PROPOSED PRESSURE REDUCING VALVE	BOT	BOTTOM OF BASIN
	21' X 21' SIGHT VISIBILITY EASEMENT (SVE)	VOL	VOLUME
	33' X 33' SIGHT VISIBILITY EASEMENT (SVE)	D/W	DRIVEWAY
	STORM DRAIN SYSTEM	MIN	MINIMUM
	FLOW ARROW (DRAINAGE)	EOP	EDGE OF PAVEMENT
	SURVEY MONUMENT	DG	DECOMPOSED GRANITE
PUE	PUBLIC UTILITY EASEMENT	ESMT	EASEMENT
WL	WATER LINE	C&G	CURB AND GUTTER
SL	SEWER LINE	COR	CORNER
SL	SEWER LINE	SEC	SECTION
VNAE	VEHICULAR NON ACCESS EASEMENT		DRYWELL
	SIGHT DISTANCE LINE	OS	OPEN SPACE
		PAD	PAD ELEVATION

SMITH FARMS
PARCEL 17

SMITH FARMS
PARCEL 1

N55°41'15"W 10.13'



PLOT DATE: 6/25/2021 11:24 AM FILE: g:\projects\10472-02 - no desert passage parcel 6\10 card & bml\10.1 subcard\preliminary plan set\10472-02-p003.dwg

REVISIONS:

DESERT PASSAGE
PARCEL 8
PRELIMINARY PLAT
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

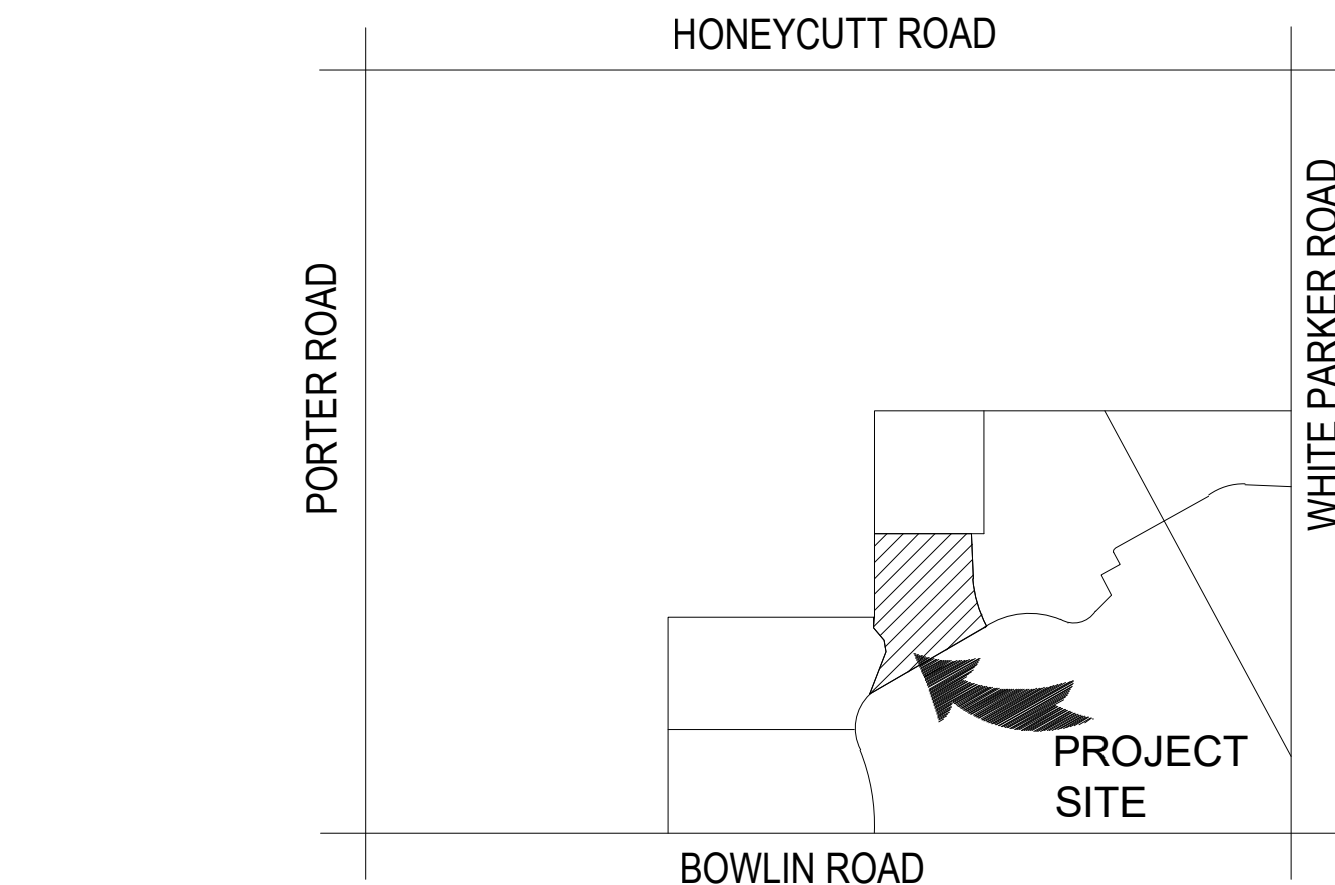
DESIGNED: BRM
DRAWN: STAFF
CHECKED: RHR
PLOT DATE: 6/25/21
SHEET 3 OF 19
PROJECT NO. R310472.02

GENERAL LANDSCAPE NOTES

1. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF MARICOPA AND LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
3. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
4. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF, MARICOPA IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
5. P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
6. PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN. MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
7. THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF MARICOPA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS. SIZE OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF MARICOPA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 1/2" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.
8. THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.
9. ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND WAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF THE ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

DESERT PASSAGE
(PARCEL 8)
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

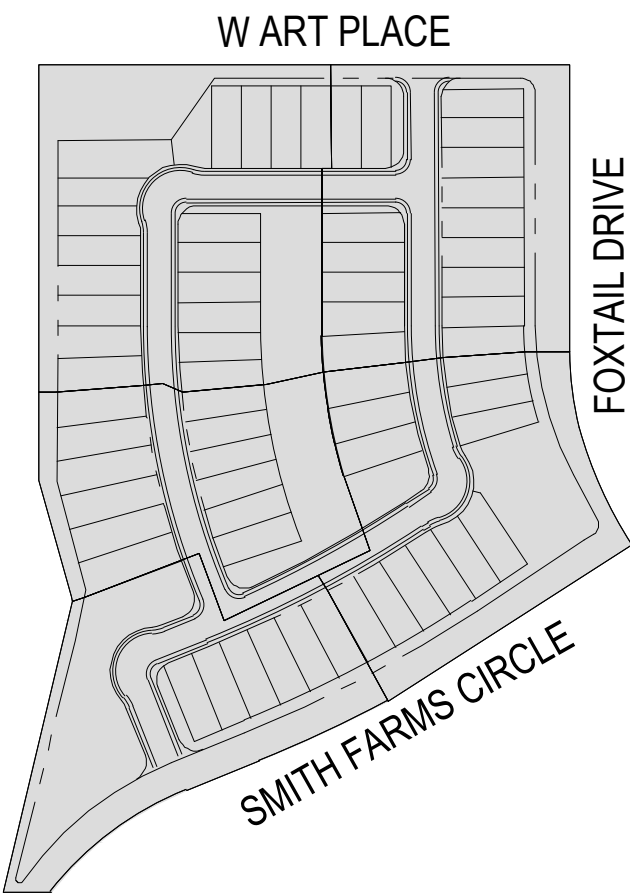
A PORTION OF THE SOUTH HALF (S₁),
SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA
AND SALT RIVER MERIDIAN
PINAL COUNTY, ARIZONA



NORTH

VICINITY MAP

NOT TO SCALE



NORTH

SITE MAP

NOT TO SCALE

PROJECT TEAM

OWNER/DEVELOPER
KB HOME PHOENIX INC.
10429 S. 51ST ST., STE. 100
PHOENIX, AZ 85044
CONTACT SEAN LEROY
E: STLEROY@KBHOME.COM
P: 480.758.3039

LANDSCAPE ARCHITECT
PINNACLE DESIGN INC.
1048 N. 44TH ST., STE. 200
PHOENIX, ARIZONA 85008
CONTACT: JOHN P. JACOBSON RLA
E: JJACOBSON@PDI-AZ.COM
P: 480.930.8665

CIVIL ENGINEER
HUITT-ZOLLARS, INC.
5050 N. 40TH ST., STE. 100
PHOENIX, ARIZONA 85018
CONTACT: RYAN RAAB
E: RRAAB@HUITT-ZOLLARS.COM
P: 602.812.4416

LANDSCAPE SHEET INDEX

COVER SHEET	LA-001
WALL PLAN	LA-100
MATERIAL SCHEDULE	LA-200
HARDSCAPE PLANS	LA-201-LA-204
HARDSCAPE DETAILS	LA-205, LA-206
OVERALL PLANTING PLAN	LA-300
PLANTING PLANS	LA-301-LA-305
PLANTING DETAILS	LA-306

PINNACLE
DESIGN
INC

1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

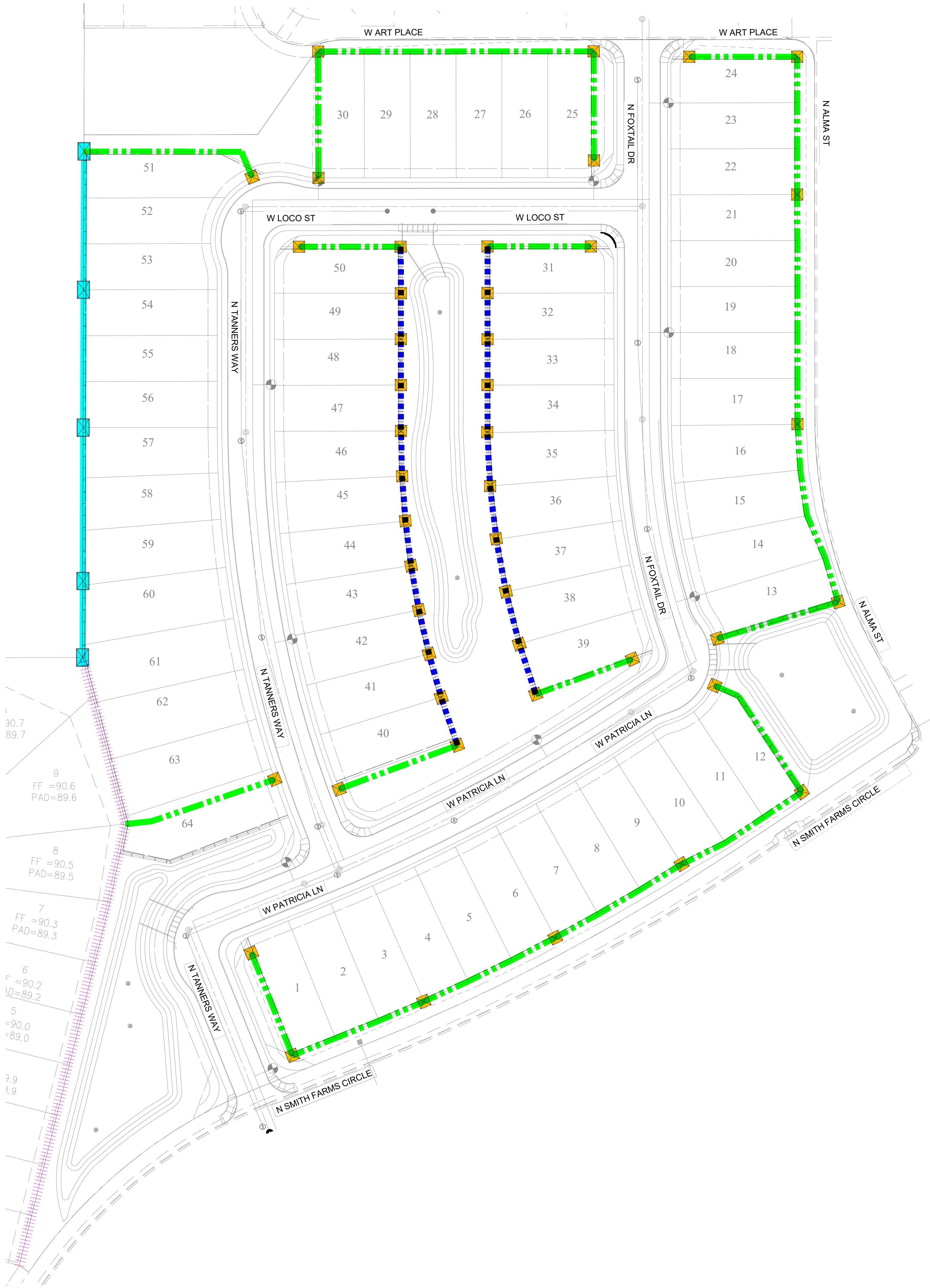


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



REFERENCE NOTES SCHEDULE			
BUILT STRUCTURES			
SYMBOL	DESCRIPTION	QTY	DETAIL
SS-201	2' X 2' WALL COLUMN	46	3/LA-206
SS-203	16" PERIMETER WALL COLUMN	5	7/LA-206
MASONRY			
SYMBOL	DESCRIPTION	QTY	DETAIL
WL-101	THEME WALL	2,525 LF	1/LA-206
WL-102	4' VIEW FENCE OVER 2' CMU WALL	835 LF	4/LA-206
WL-103	PERIMETER WALL	441 LF	7/LA-206
WL-104	EXISTING WALL	545 LF	

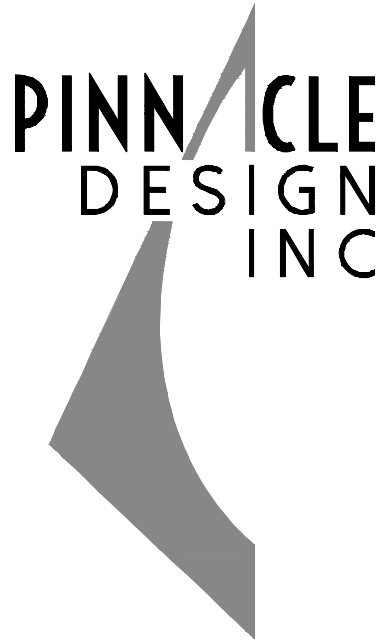


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com



PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	

MATERIAL SCHEDULE								
	CONCRETE CURB							
SYMBOL	DESCRIPTION	QTY	DETAIL					
<u>CB-101</u>	CONCRETE HEADER	1,574 LF	8/LA-206					
	CONCRETE							
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL/MODEL	COLOR/FINISH	VENDOR	NOTES	
<u>PV-101</u>	CONCRETE PAD	1,263 SF	6/LA-206	CONCRETE	CLIFFSIDE BROWN (#6804)	DAVIS COLOR	EXPOSED AGGREGATE	
<u>PV-102</u>	SIDEWALK	806 LF	6/LA-206	CONCRETE	NATURAL GRAY			
	SITE FURNISHINGS							
SYMBOL	DESCRIPTION	QTY	DETAIL	NAME	MATERIAL/MODEL	COLOR/FINISH	VENDOR	NOTES
<u>SF-104</u>	TRASH RECEPTACLE	4	3/LA-205	OUTDOOR TRASH RECEPTACLE	LR300R	BURGUNDY	WABASH	SURFACE MOUNT
<u>SF-105</u>	BENCH	5	5/LA-205	OUTDOOR PARK BENCH	CA400D	BURGUNDY	WABASH	SURFACE MOUNT
<u>SF-106</u>	BBQ GRILL - CHARCOAL	1	4/LA-205	GRILL	21-00	BLACK	DUMOR	IMBEDDED
<u>SF-107</u>	DOGGIE WASTE STATION	5	6/LA-205	DOGGIE STATION	1003-L	GREEN	DOGI-POT	
<u>SF-108</u>	PICNIC TABLE - ADA ACCESSIBLE	3	2/LA-205	OUTDOOR PICNIC TABLE	SG234	BURGUNDY	WABASH	SURFACE MOUNT
<u>SF-110</u>	BIKE HITCH	1	1/LA-205	BIKE HITCH	METAL	SEPIA BROWN	DERO	SURFACE MOUNT
<u>SF-111</u>	CORNHOLE SET	2 (SET OF 2)	8/LA-205	CORNHOLE SET	CONCRETE SKU# KPBT	GRAY	KAYPARK	OR APPROVED EQUAL
	BUILT STRUCTURES							
SYMBOL	DESCRIPTION	QTY	DETAIL	NAME	MATERIAL/MODEL	COLOR/FINISH	VENDOR	
<u>SS-201</u>	2' X2' WALL COLUMN	45	3/LA-206	COLUMN	CMU	CALIFORNIA PEPPER		
<u>SS-203</u>	16" PERIMETER WALL COLUMN	5	7/LA-206	COLUMN	CMU	CALIFORNIA PEPPER		
<u>SS-206</u>	RAMADA 20 X 20	1	7/LA-205	MESA STANDING SEAM	RAL 9010 MEDIUM BRONZE	CLASSIC RECREATION	INSTALL PER MANUFACTURER	
	MASONRY							
SYMBOL	DESCRIPTION	QTY	DETAIL	SIZE	MATERIAL/MODEL	COLOR/FINISH		
<u>WL-101</u>	THEME WALL	2,525 LF	1/LA-206	4X6X16	CMU	CALIFORNIA PEPPER		
<u>WL-102</u>	2' VIEW FENCE OVER 4' CMU WALL	835 LF	4/LA-206	6' TALL	STEEL CMU	ZANIZIBAR COAST CALIFORNIA PEPPER		
<u>WL-103</u>	PERIMETER WALL	441 LF	7/LA-206	6X8X16	CMU	CALIFORNIA BROWN		
<u>WL-104</u>	EXISTING WALL	545 LF						

W ART PLACE

30 29 28 27

PV-102

SF-107

51

52

W LOCO ST

PV-102

CB-101

SF-107

53

50

54

49

N TANNERS WAY

55

48

CB-101

56

47

PV-102

57

46

58

45

MATCHLINE SEE SHEET LA-202

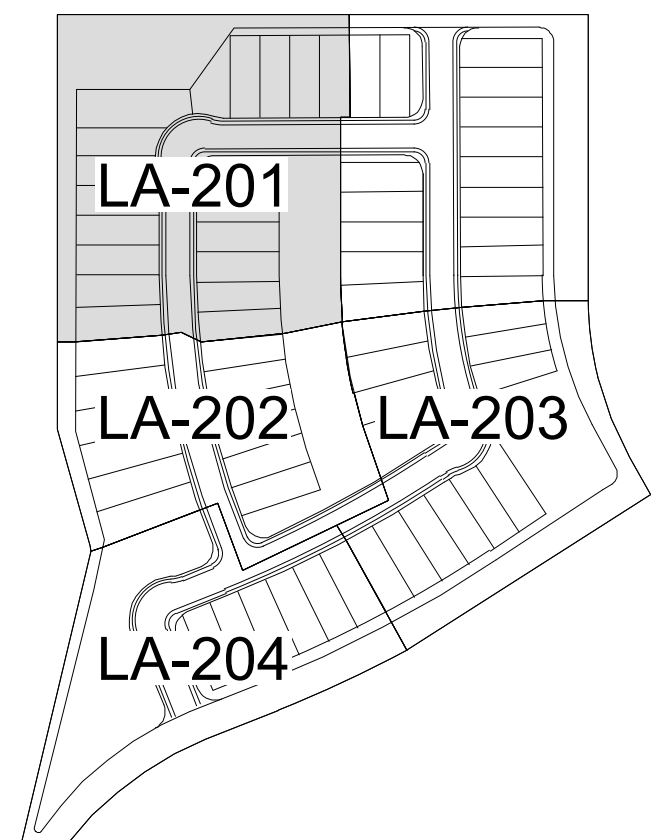
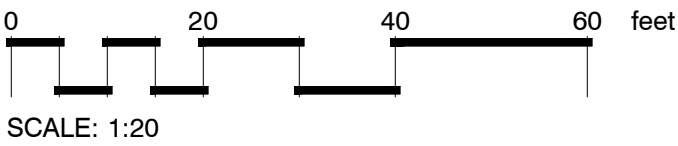
MATCHLINE SEE SHEET LA-202

REFERENCE NOTES SCHEDULE LA-201

SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL
CB-101	CONCRETE HEADER	473 LF	8/LA-206
SYMBOL	CONCRETE DESCRIPTION	QTY	DETAIL
PV-102	SIDEWALK	209 LF	6/LA-206
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
SF-107	DOGGIE WASTE STATION	2	6/LA-205

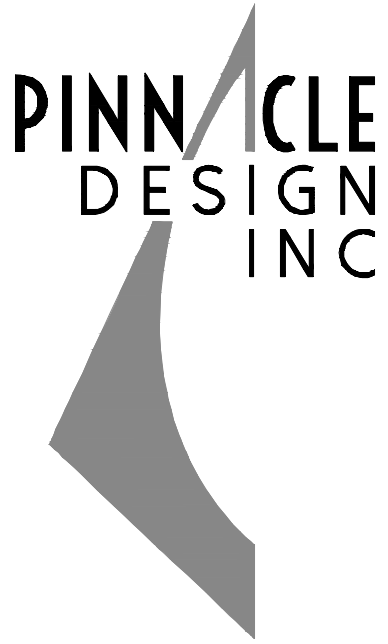


NORTH



NORTH

KEYMAP - NOT TO SCALE



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com



PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

DESCRIPTION - DATE

01 PRE-PLAT 03.29.2021
02 PRE-PLAT 06.17.2021
03
04

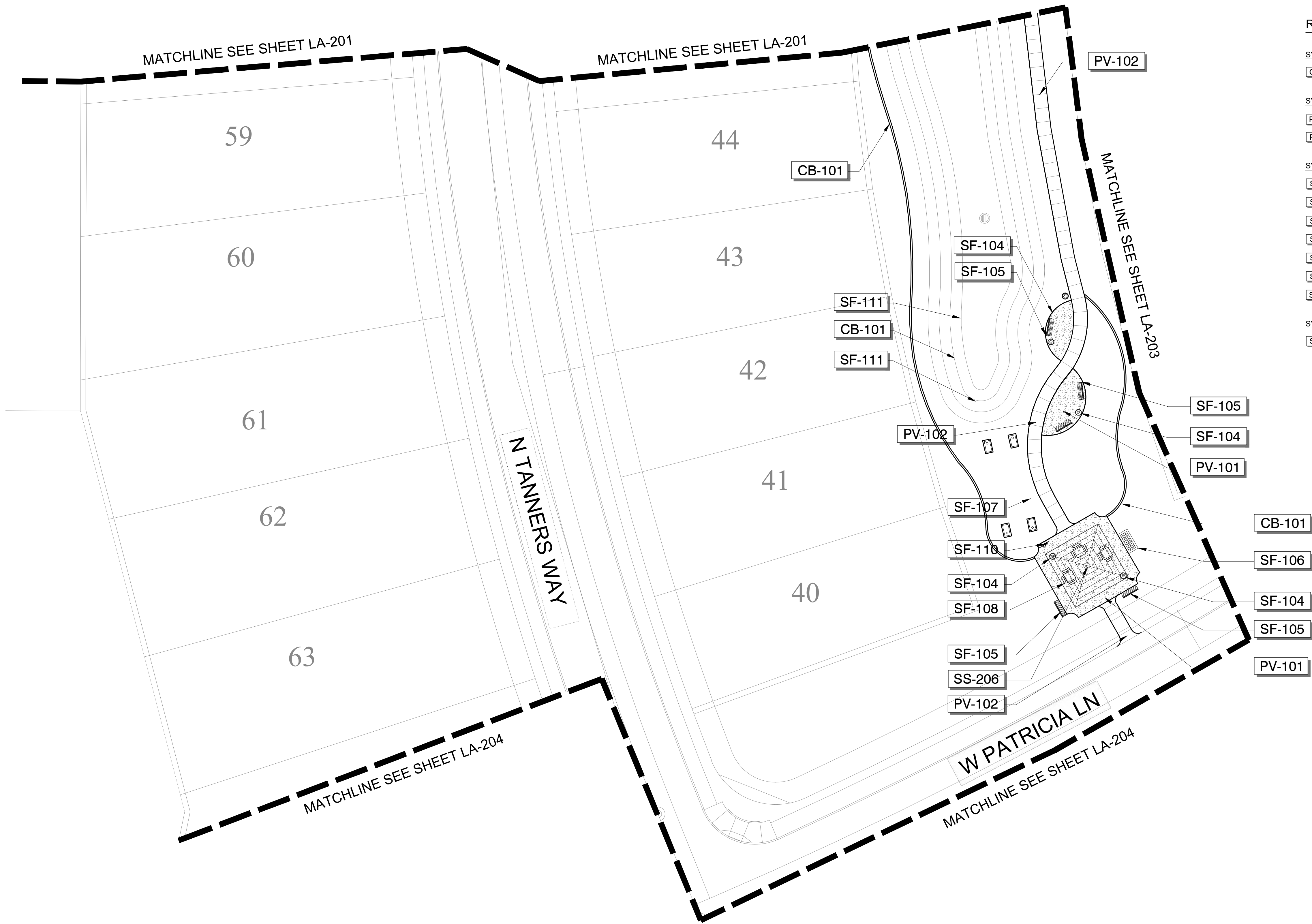
Case Number:
PL-XX-XXXX
Sheet Title:

HARDSCAPE
PLAN

Sheet Number:

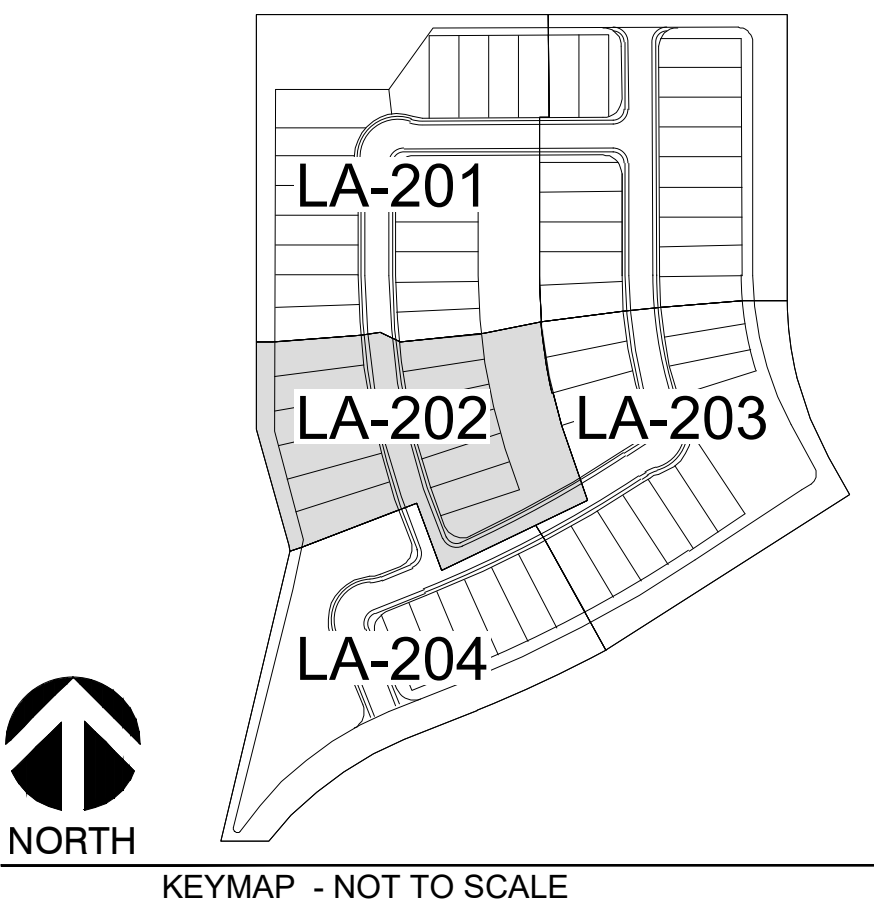
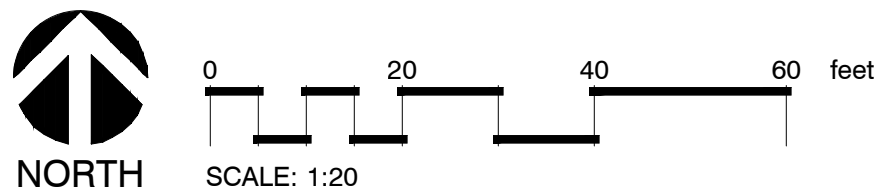
LA-201
07 of 19





REFERENCE NOTES SCHEDULE LA-202

SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL
CB-101	CONCRETE HEADER	687 LF	8/LA-206
SYMBOL	CONCRETE DESCRIPTION	QTY	DETAIL
PV-101	CONCRETE PAD	1,263 SF	6/LA-206
PV-102	SIDEWALK	441 LF	6/LA-206
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
SF-104	TRASH RECEPTACLE	4	3/LA-205
SF-105	BENCH	5	5/LA-205
SF-106	BBQ GRILL - CHARCOAL	1	4/LA-205
SF-107	DOGGIE WASTE STATION	1	6/LA-205
SF-108	PICNIC TABLE - ADA ACCESSIBLE	3	2/LA-205
SF-110	BIKE HITCH	1	1/LA-205
SF-111	CORNHOLE SET	2	8/LA-205
SYMBOL	BUILT STRUCTURES DESCRIPTION	QTY	DETAIL
SS-206	RAMADA 20 X 20	1	7/LA-205

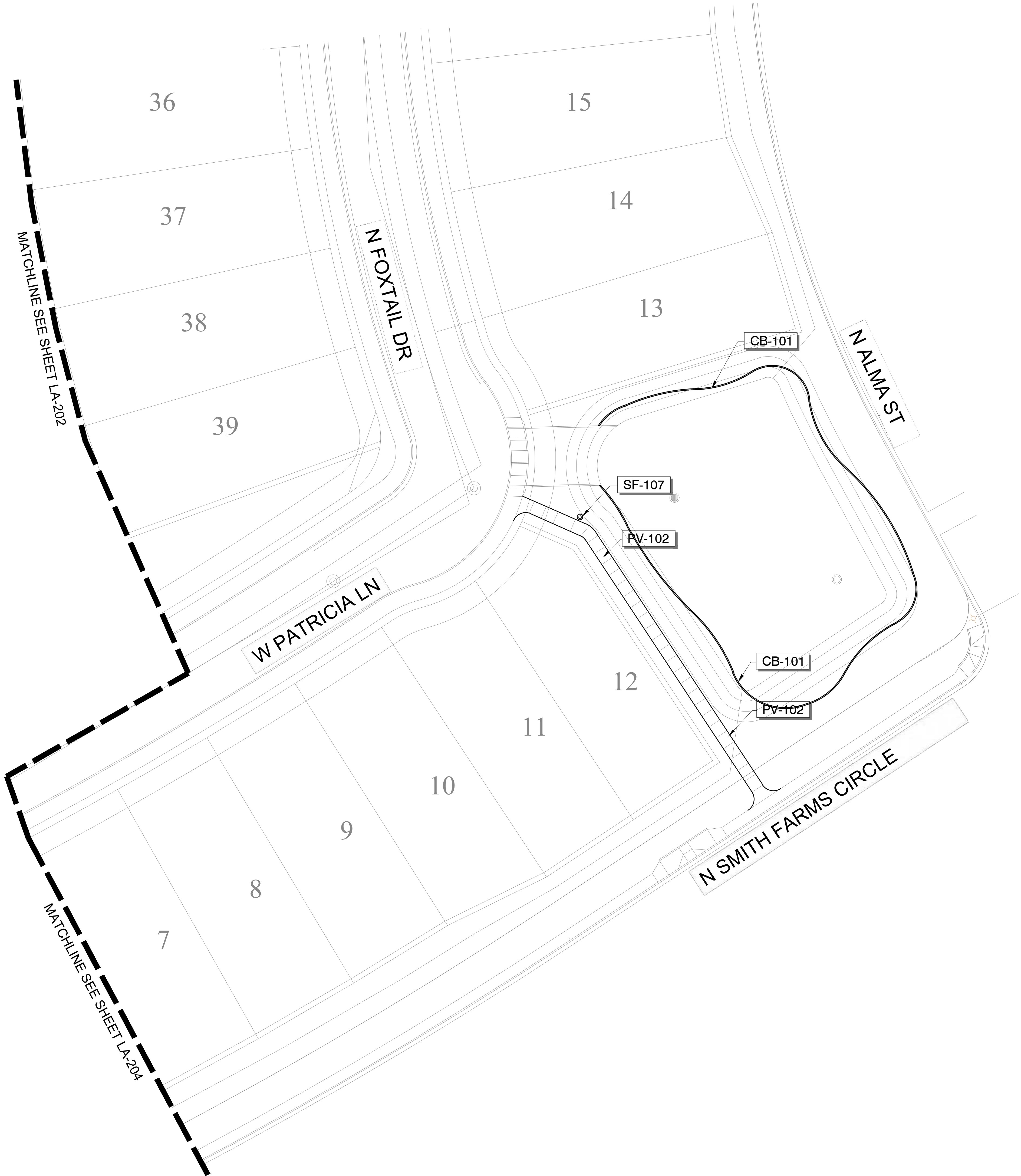


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JJP

PRELIMINARY
NOT FOR
CONSTRUCTION

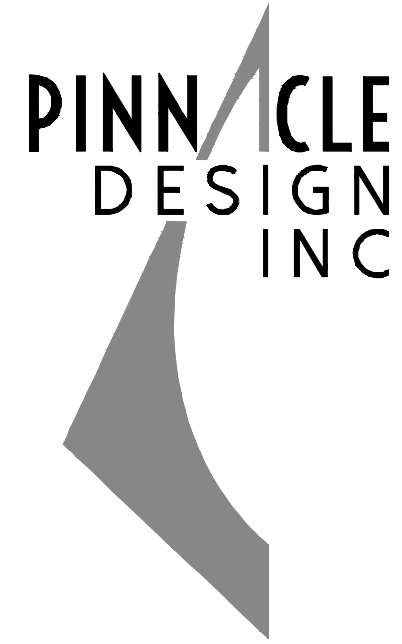
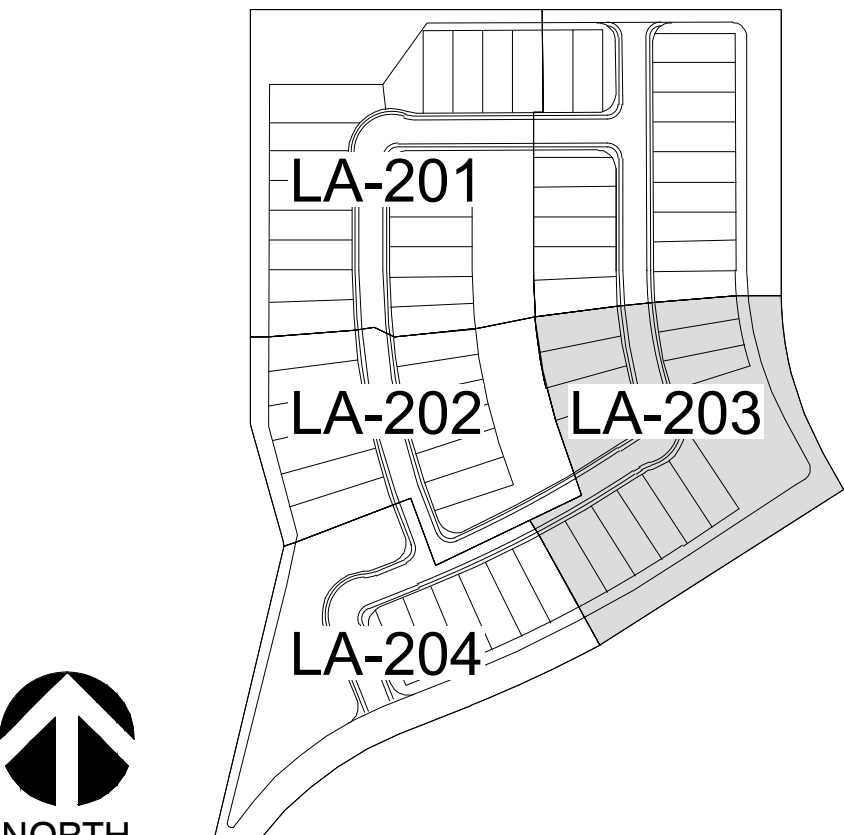
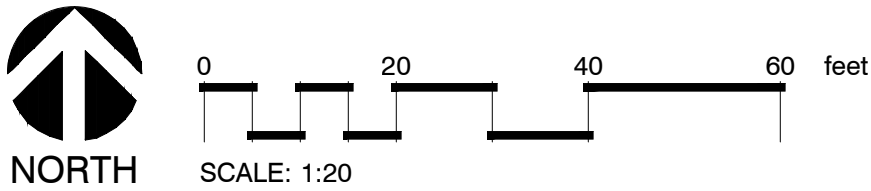
DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



REFERENCE NOTES SCHEDULE LA-203

SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL
CB-101	CONCRETE HEADER	380 LF	8/LA-206
SYMBOL	CONCRETE DESCRIPTION	QTY	DETAIL
PV-102	SIDEWALK	155 LF	6/LA-206
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
SF-107	DOGGIE WASTE STATION	1	6/LA-205



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

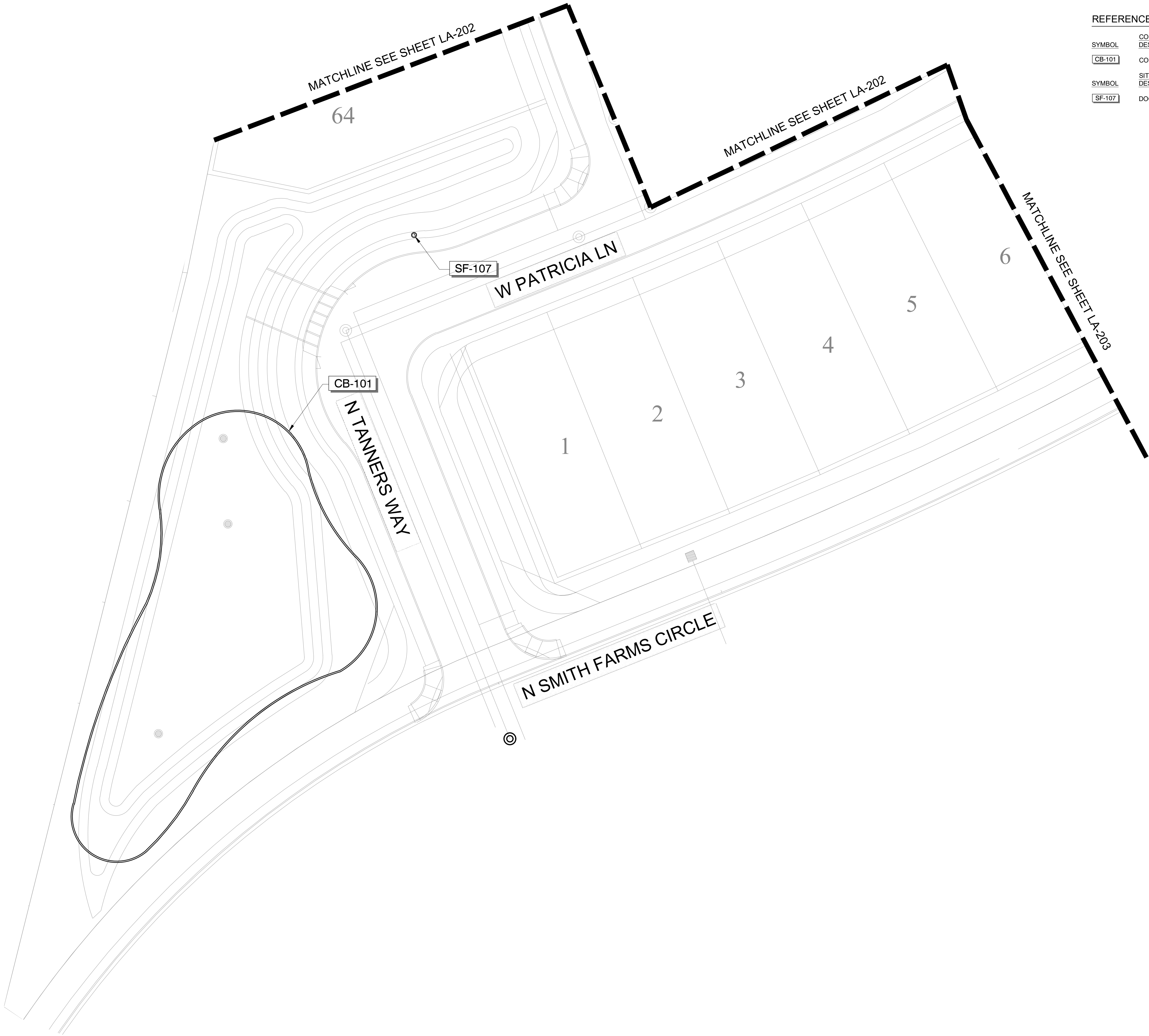


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

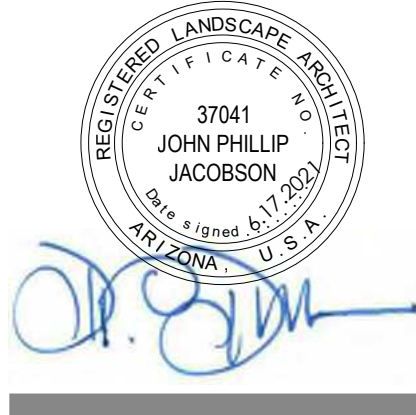
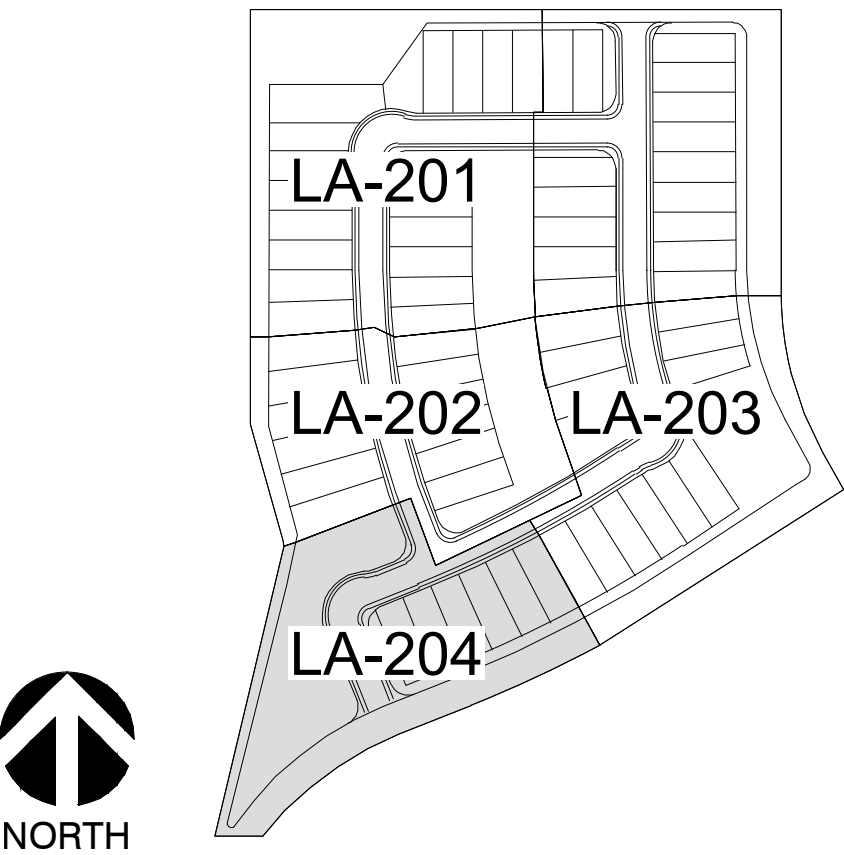
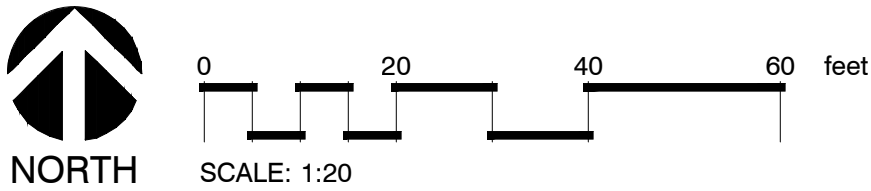
DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



REFERENCE NOTES SCHEDULE LA-204

SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL
CB-101	CONCRETE HEADER	508 LF	8/LA-206
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
SF-107	DOGGIE WASTE STATION	1	6/LA-205



PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



BIKE HITCH, SURFACE MOUNT
SEE MATERIALS SCHEDULE FOR COLOR AND MODEL.
INSTALL PER MANUFACTURER SPECIFICATIONS.

1 BIKE HITCH
1/2" = 1'-0" P-RE-DP-64



WABASH OUTDOOR PICNIC TABLE - ADA ACCESSIBLE
MODEL: SG234
SEE MATERIALS SCHEDULE FOR COLOR
SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

2 PATIO TABLE
1/2" = 1'-0" P-RE-DP-63



WABASH OUTDOOR TRASH RECEPTACLE
MODEL: LR300R
FLAT TOP LID, 8" #FT100N
32-GALLON RIGID PLASTIC LINER: #LR310N
SEE MATERIALS SCHEDULE FOR COLOR

SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

3 TRASH RECEPTACLE
NTS P-RE-DP-91



PILOT ROCK GRILL
SEE MATERIALS SCHEDULE FOR COLOR AND MODEL NUMBER

POST TO BE EMBEDDED PER MANUFACTURER SPECIFICATIONS



4 BBQ GRILL W/COVER
NTS P-RE-DP-57



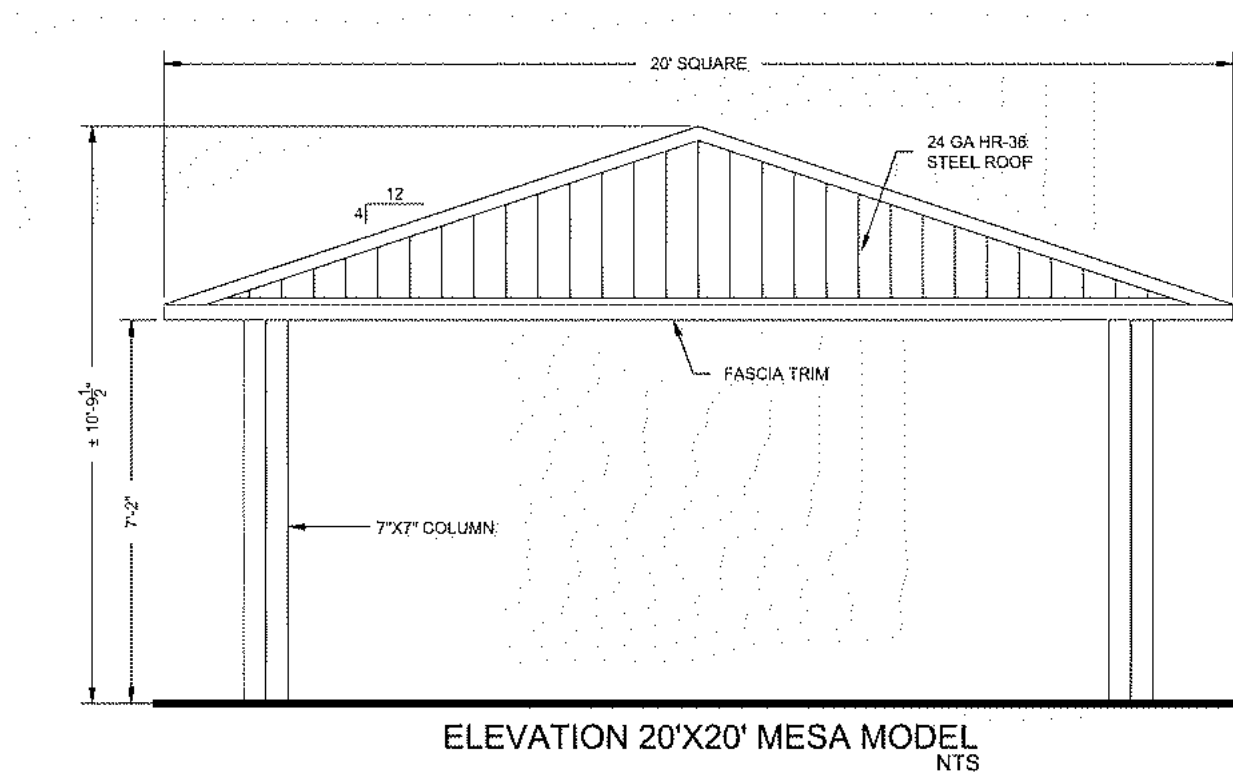
WABASH OUTDOOR PARK BENCH
MODEL: CA400D
4' LONG
SEE MATERIALS SCHEDULE FOR COLOR
SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

5 BENCH
1/2" = 1'-0" P-RE-DP-60



IMAGE IS FOR GRAPHICAL DESIGN INTENT.
SEE MATERIALS SCHEDULE FOR COLOR AND MODEL
INSTALL PER MANUFACTURER SPECIFICATIONS.

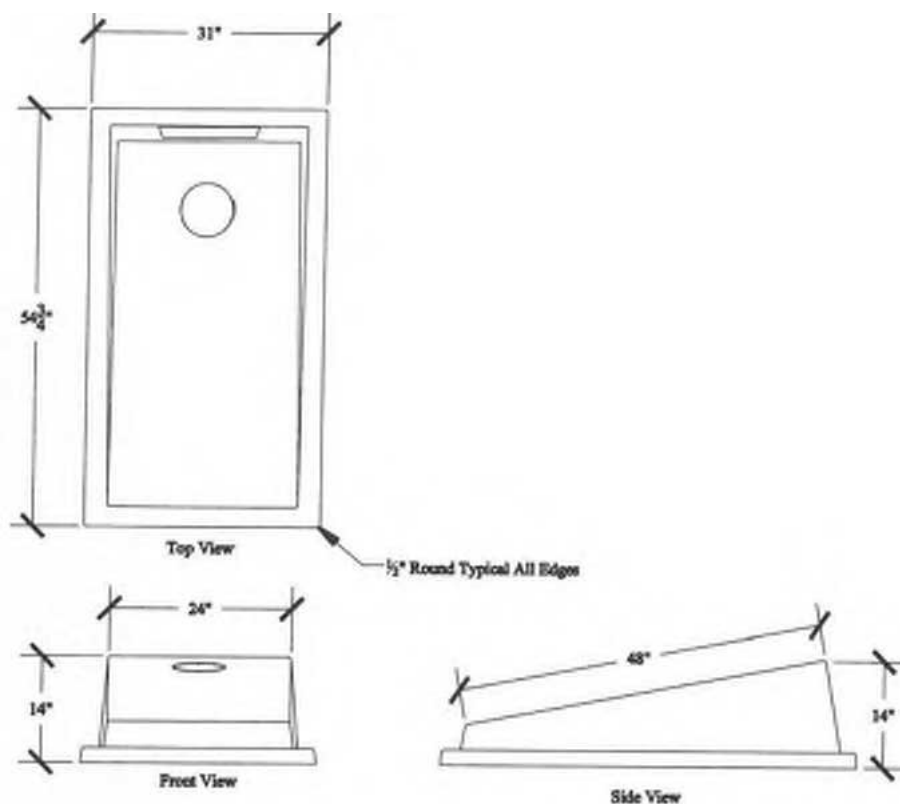
6 DOGGIE WASTE STATION
1/2" = 1'-0" P-RE-DP-61



CLASSIC RECREATION - 20x20 MESA RAMADA
MODEL: RAL 9010
SEE MATERIALS SCHEDULE FOR COLOR

SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

7 RAMADA
NTS P-RE-DP-103

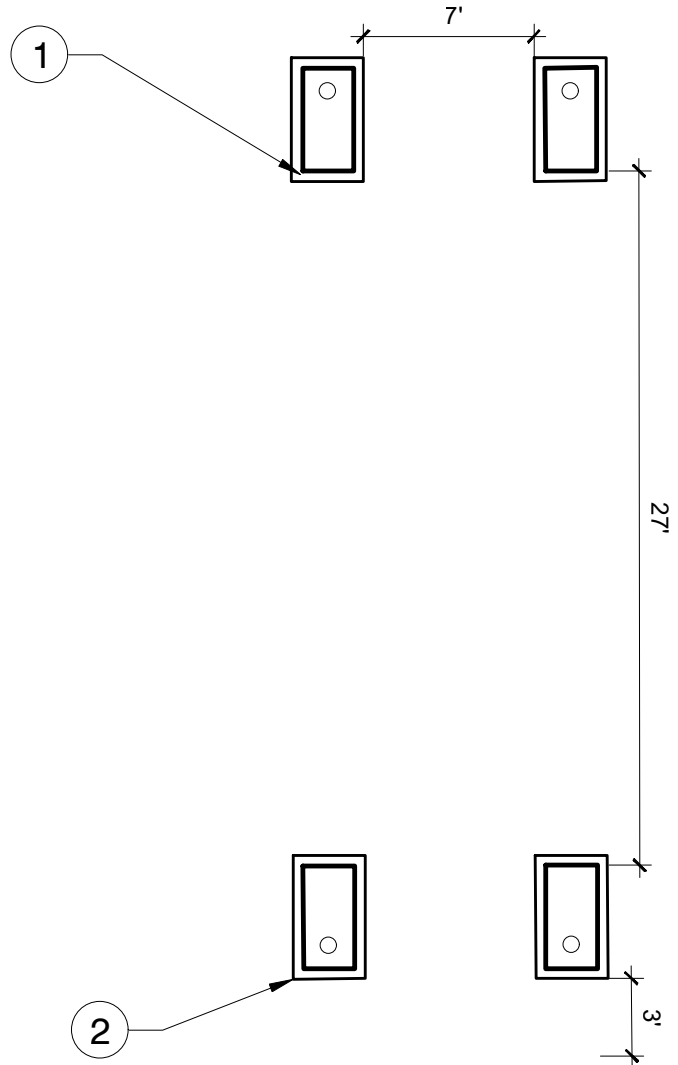


CONCRETE CORNHOLE GAME ONE PAIR (2 BOARDS)
MODEL: KPBT
SEE MATERIALS SCHEDULE FOR COLOR

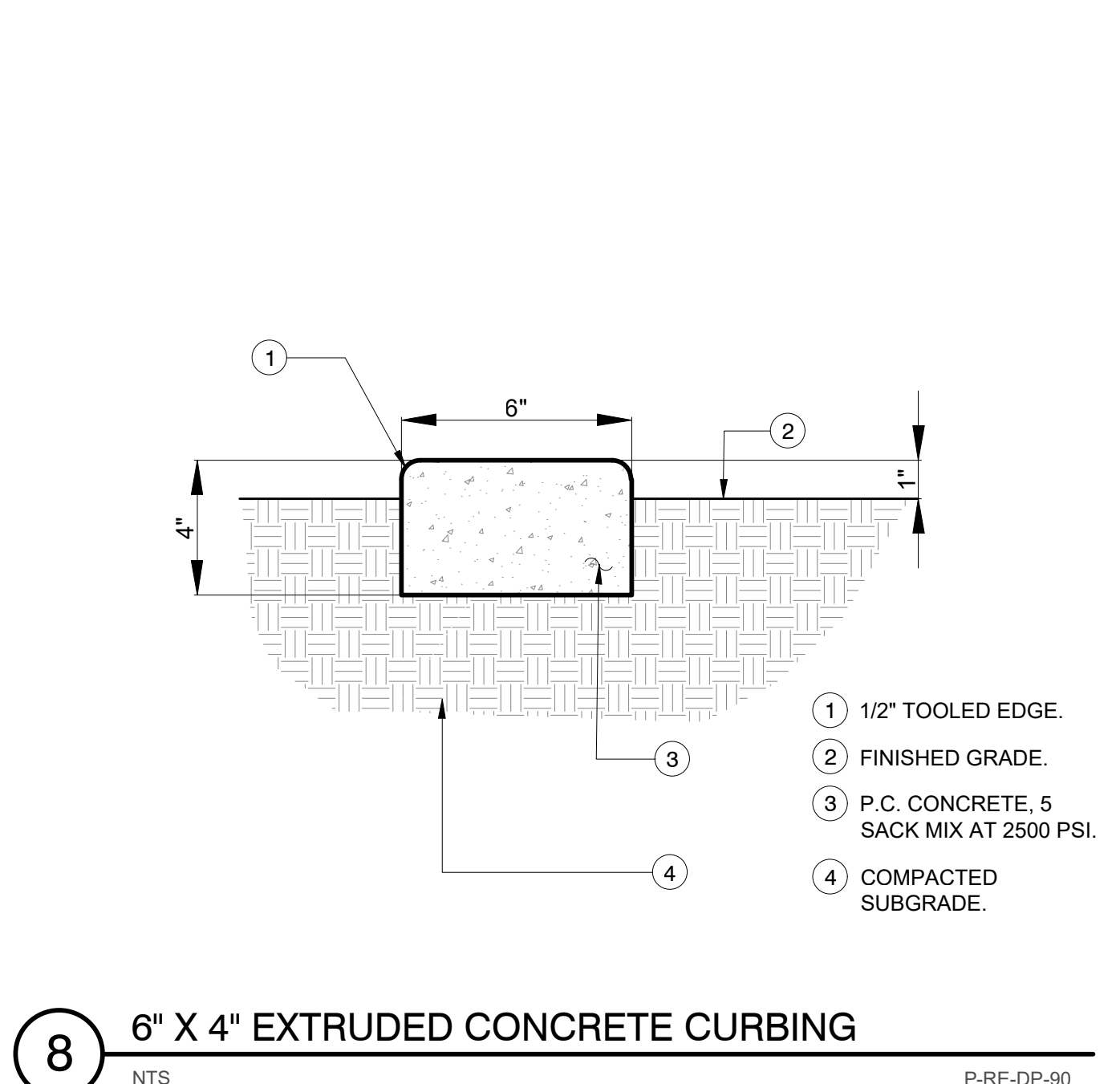
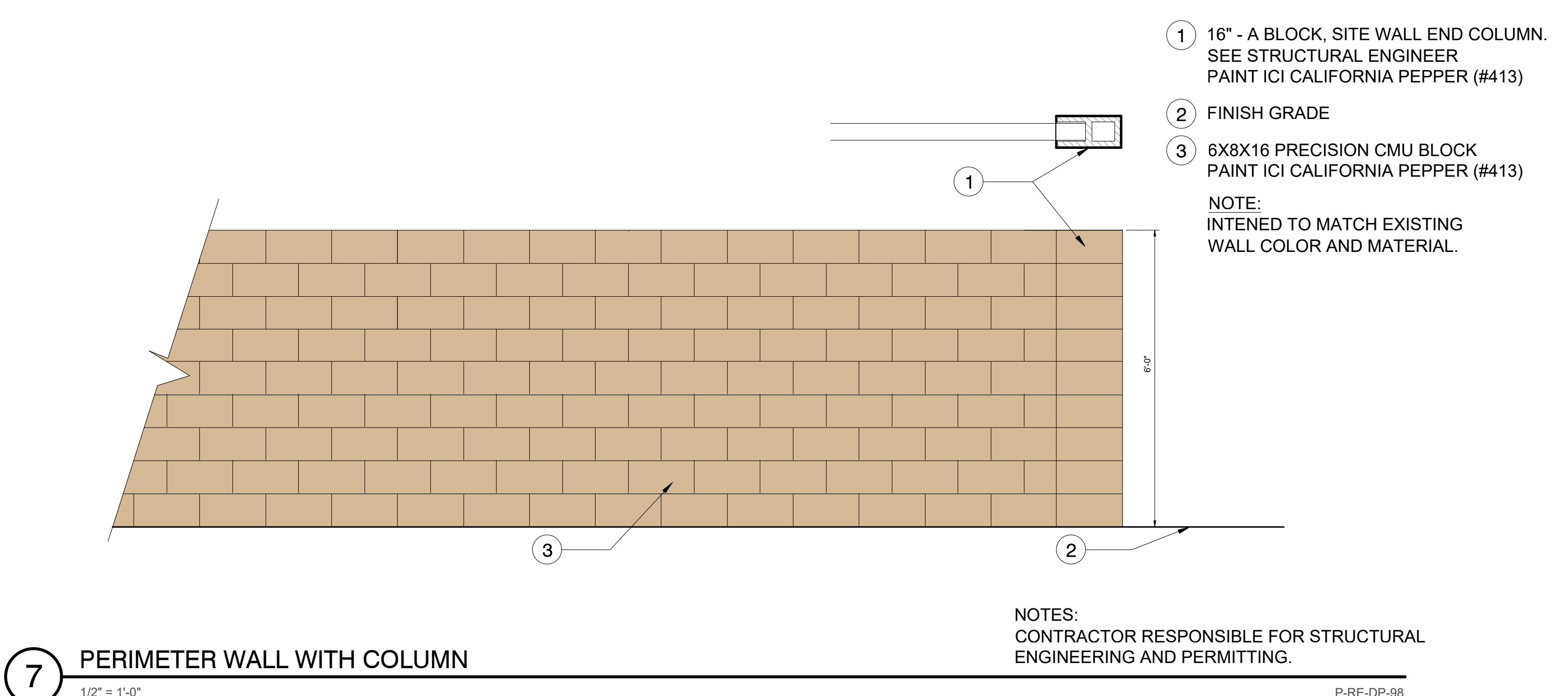
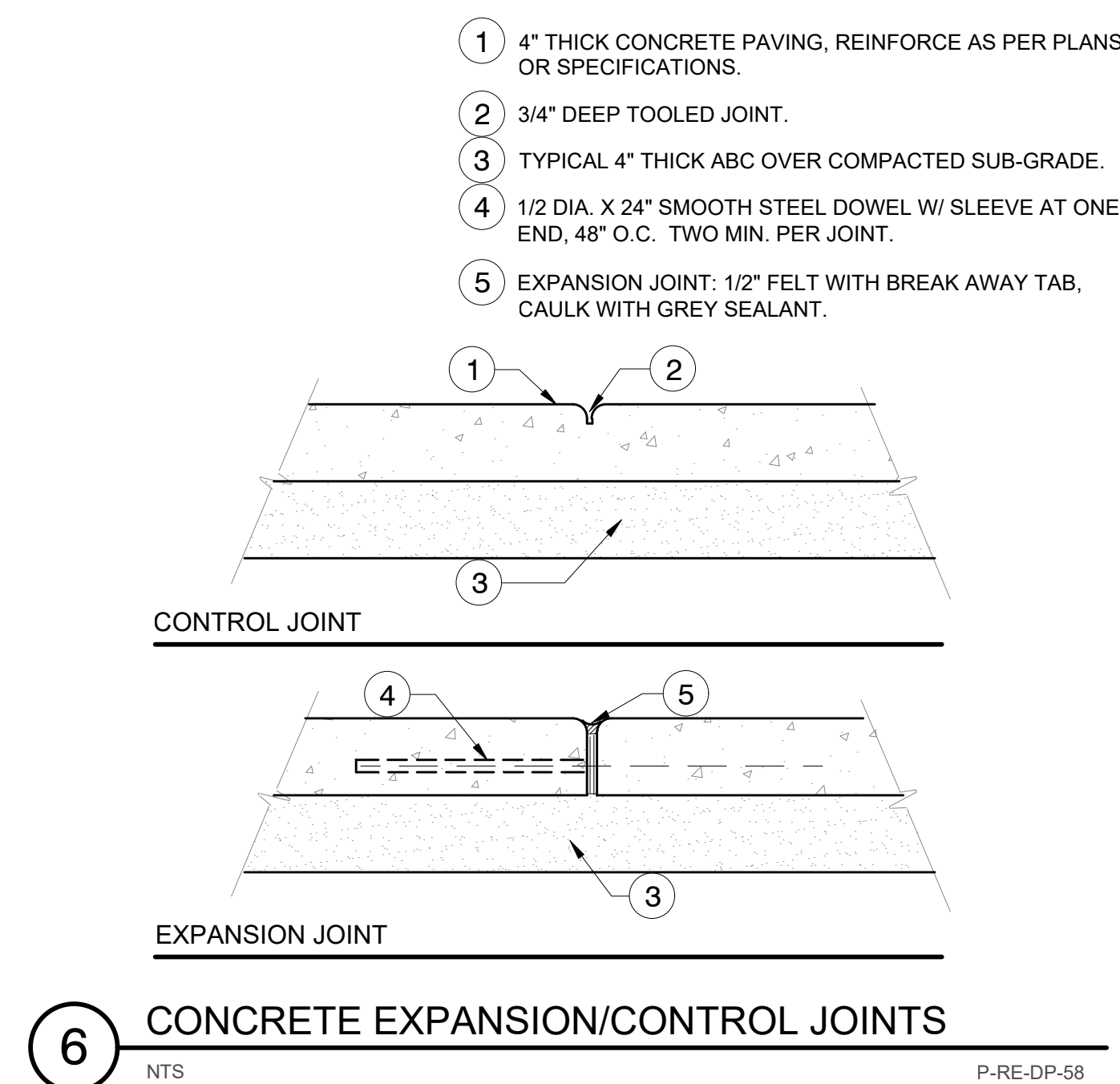
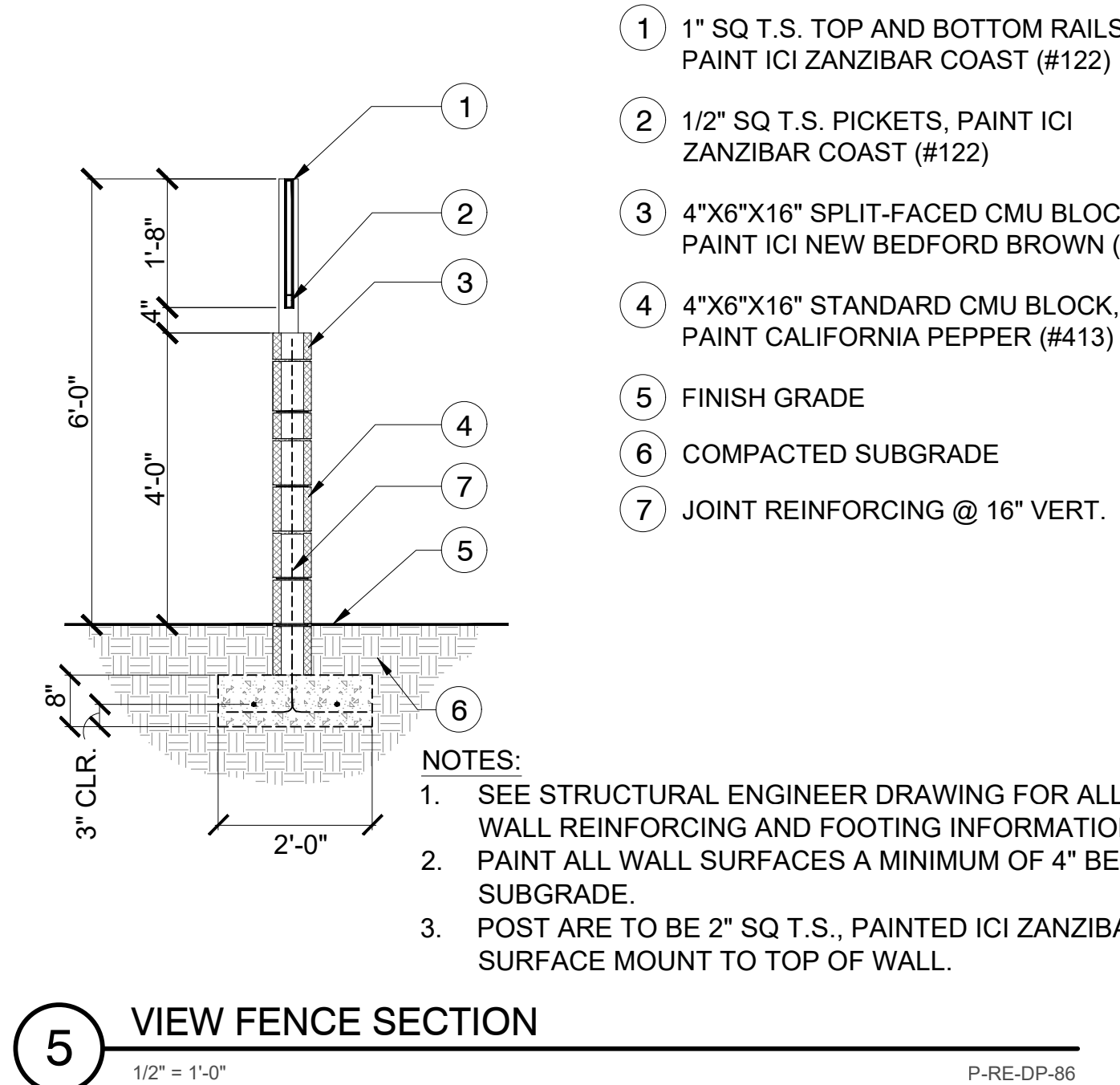
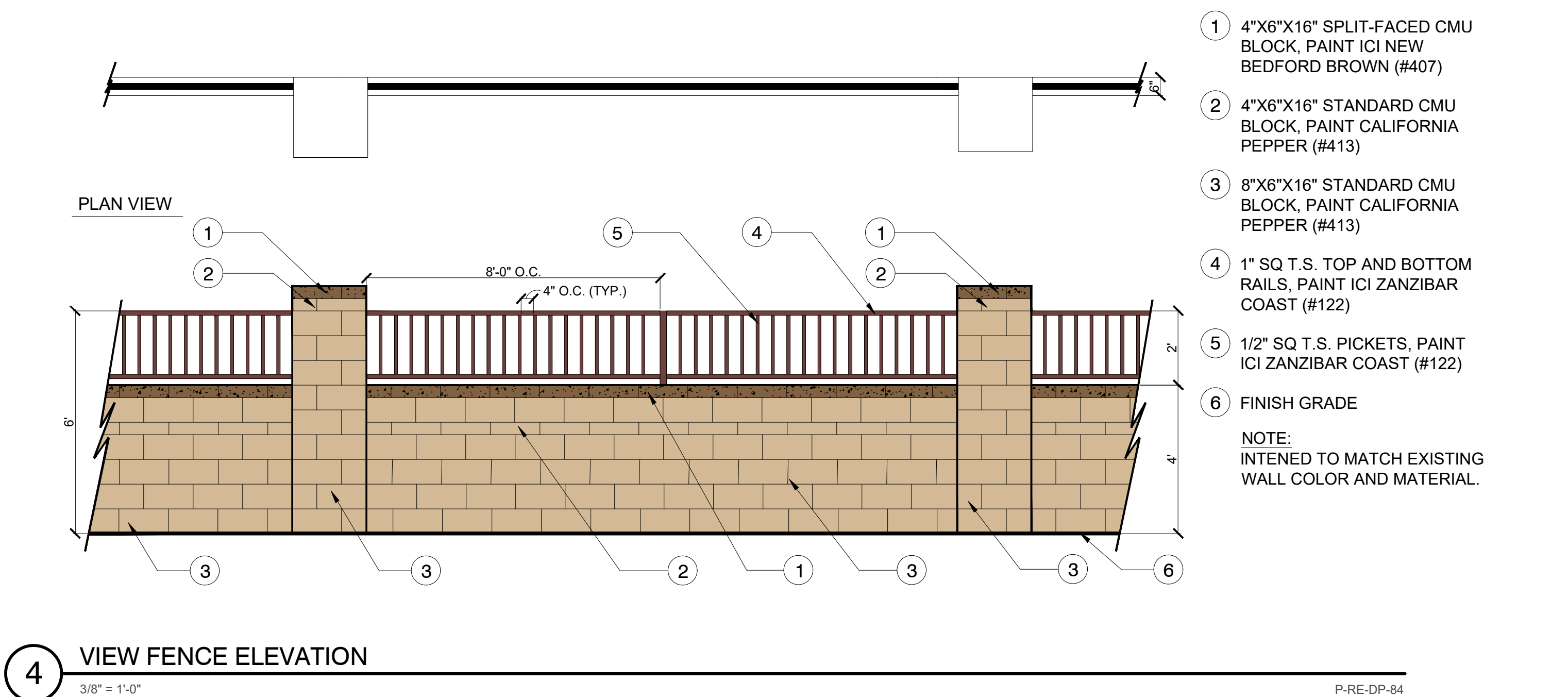
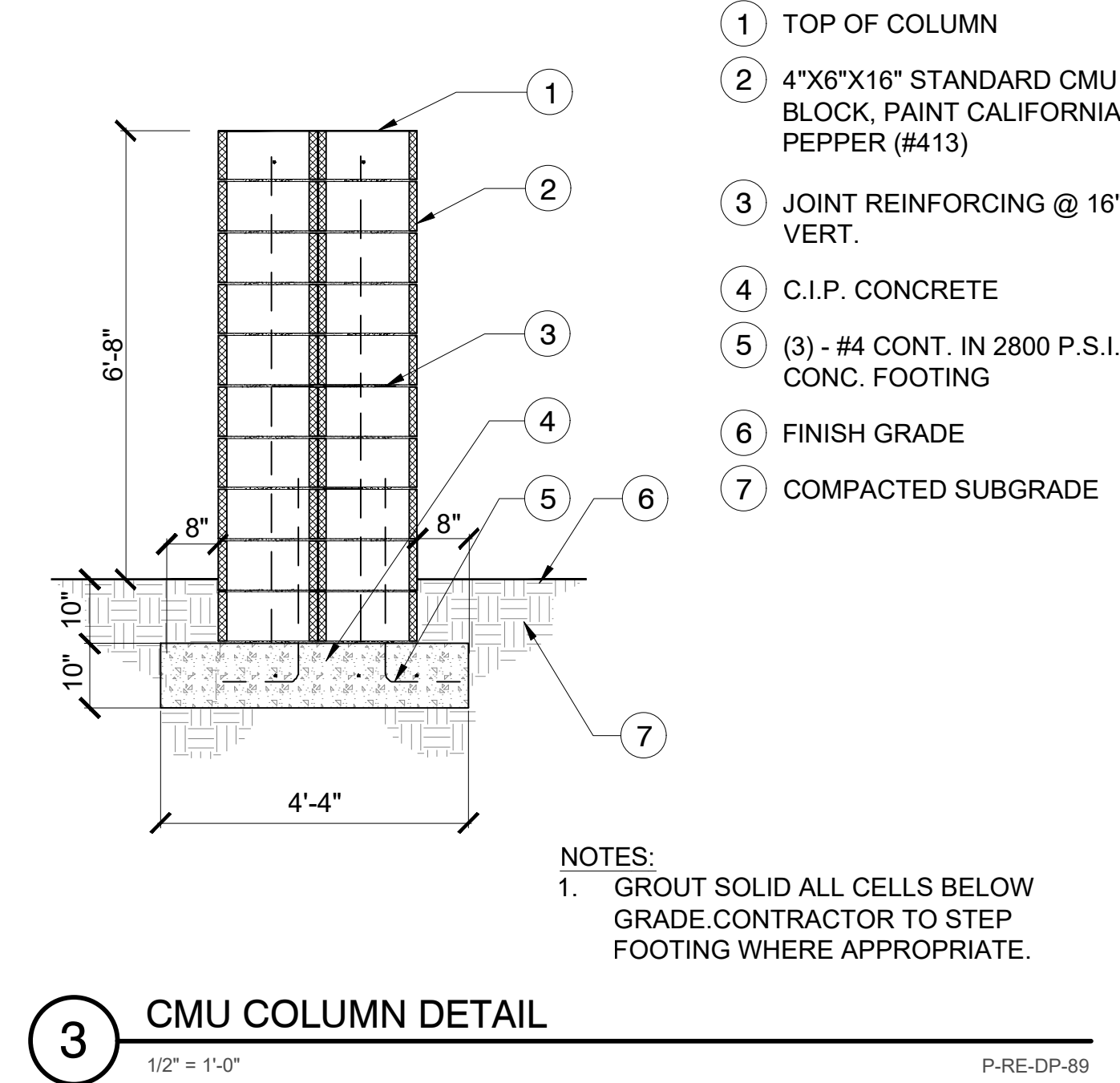
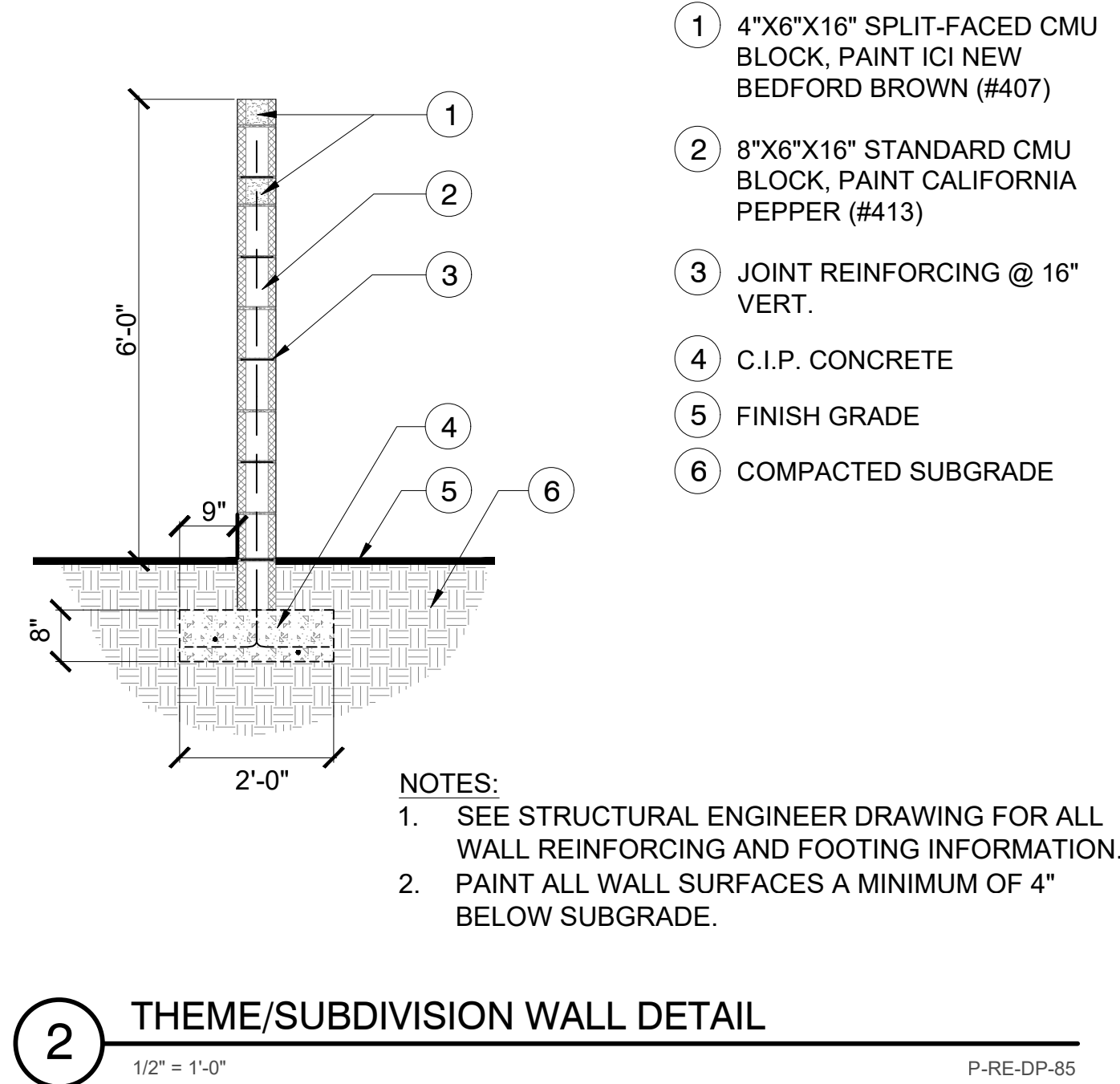
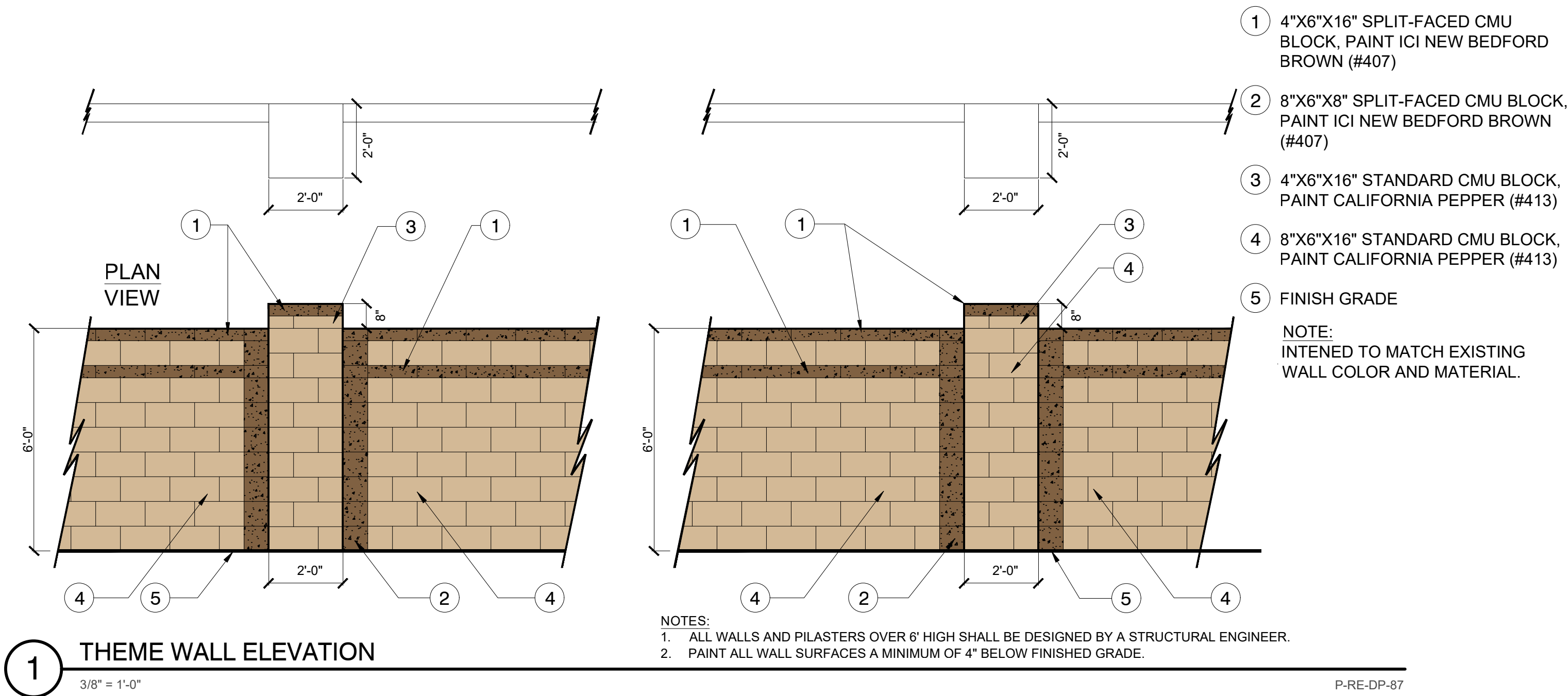
SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS



1 CONCRETE CORNHOLE SET
2 CONCRETE PAD

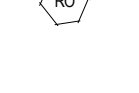


8 CONCRETE CORNHOLE SET
NTS P-RE-DP-104

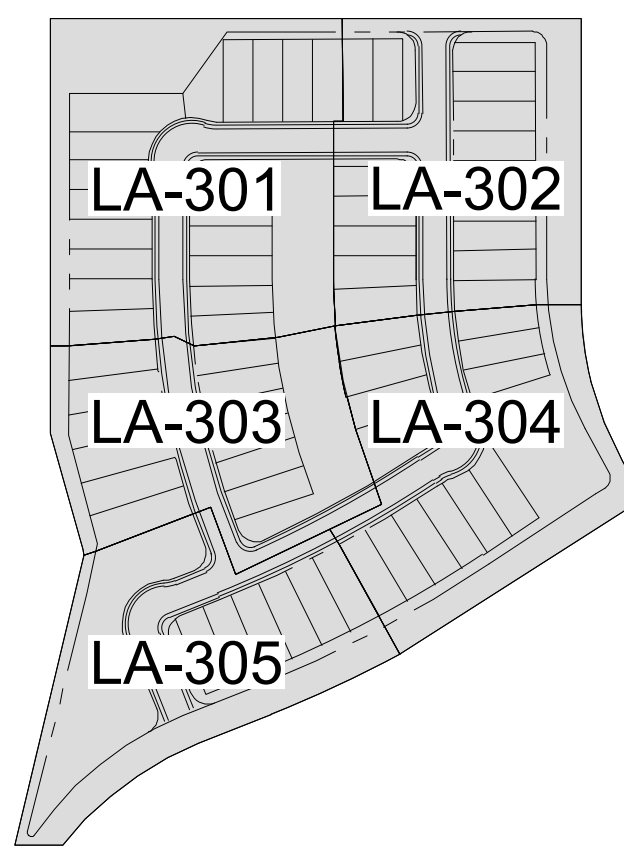
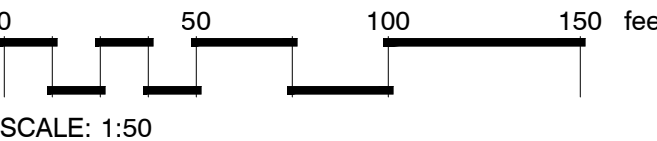




PLANT SCHEDULE LA-300 OVERALL

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	18	ACACIA ANEURA MULGA	24"	BOX
	28	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	26	FRAXINUS VELUTINA 'ARIZONA' VELVET ASH	24"	BOX
	10	OLNEYA TESOTA DESERT IRONWOOD	24"	BOX
	56	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	130	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	14	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GAL.	
	102	*CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	POT
	106	*EREMOPHILA GLABRA 'MINGNEW GOLD' OUTBACK SUNRISE EMU BUSH	5 GAL.	POT
	175	*EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	44	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM THUNDER CLOUD TEXAS SAGE	5 GAL.	POT
	108	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	109	*ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
	66	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	39	AGAVE VILMORENIANA OCTOPUS AGAVE	5 GAL.	
	76	*DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	134	*HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	9	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL.	
	52	HYMENOXYS ACAULIS ANGELITA DAISY	1 GAL.	
	142	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	14,166 SF	EXISTING STREETSCAPE	---	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	69,416 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	42,920 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	

* NOTE:
SELECTED SHRUB SPECIES TO MATCH EXISTING DEVELOPMENT FIELD CONDITIONS. MAY BE SUBSTITUTED AT THE DISCRETION OF THE CITY OF MARICOPA.



KEYMAP - NOT TO SCALE

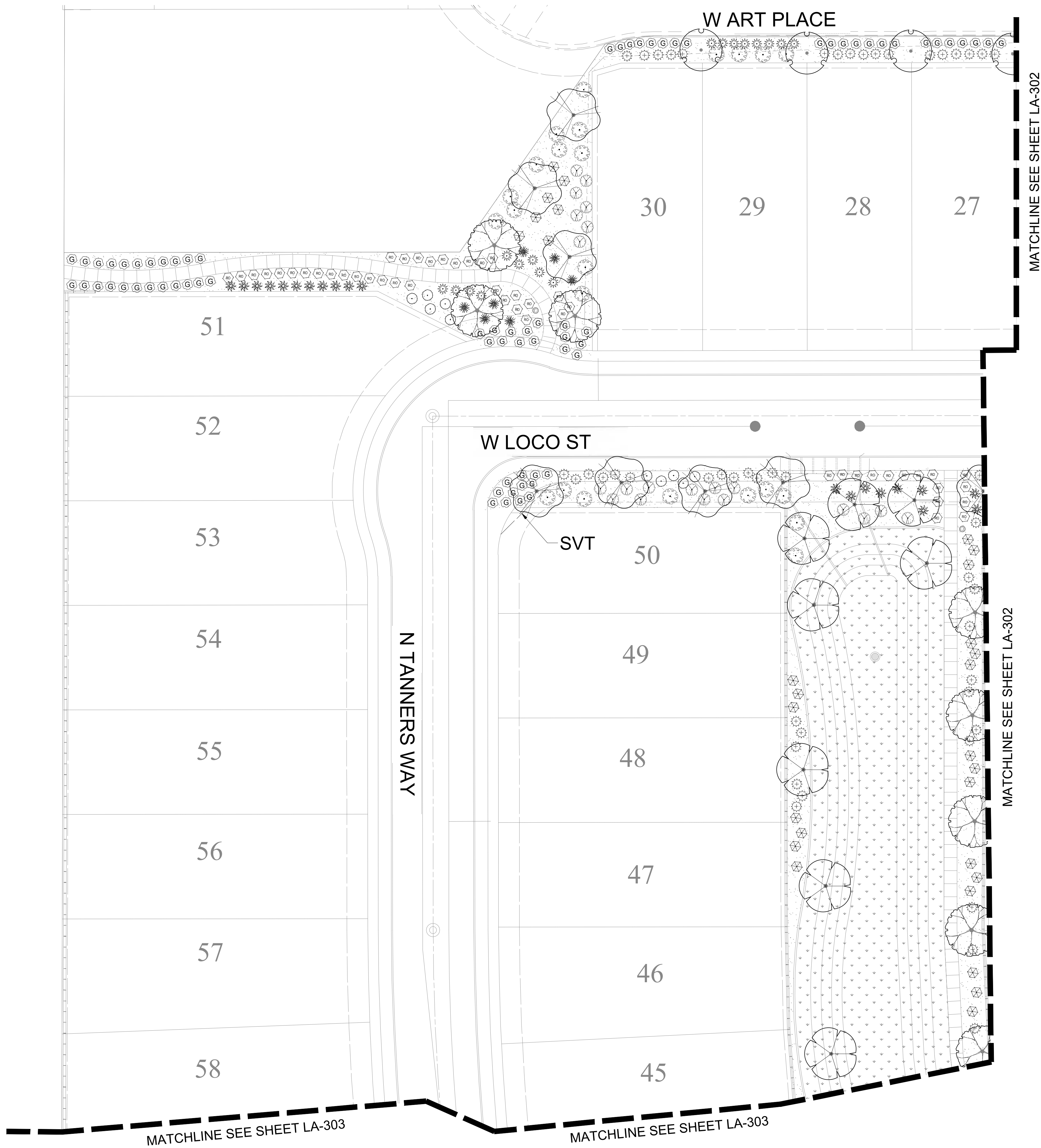


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

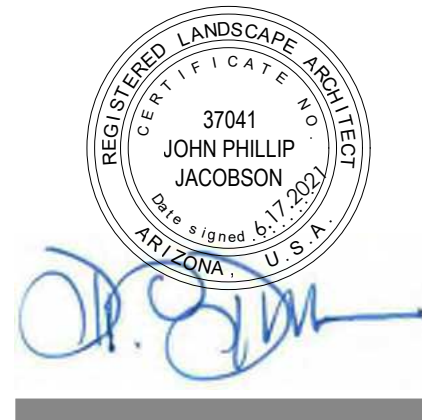
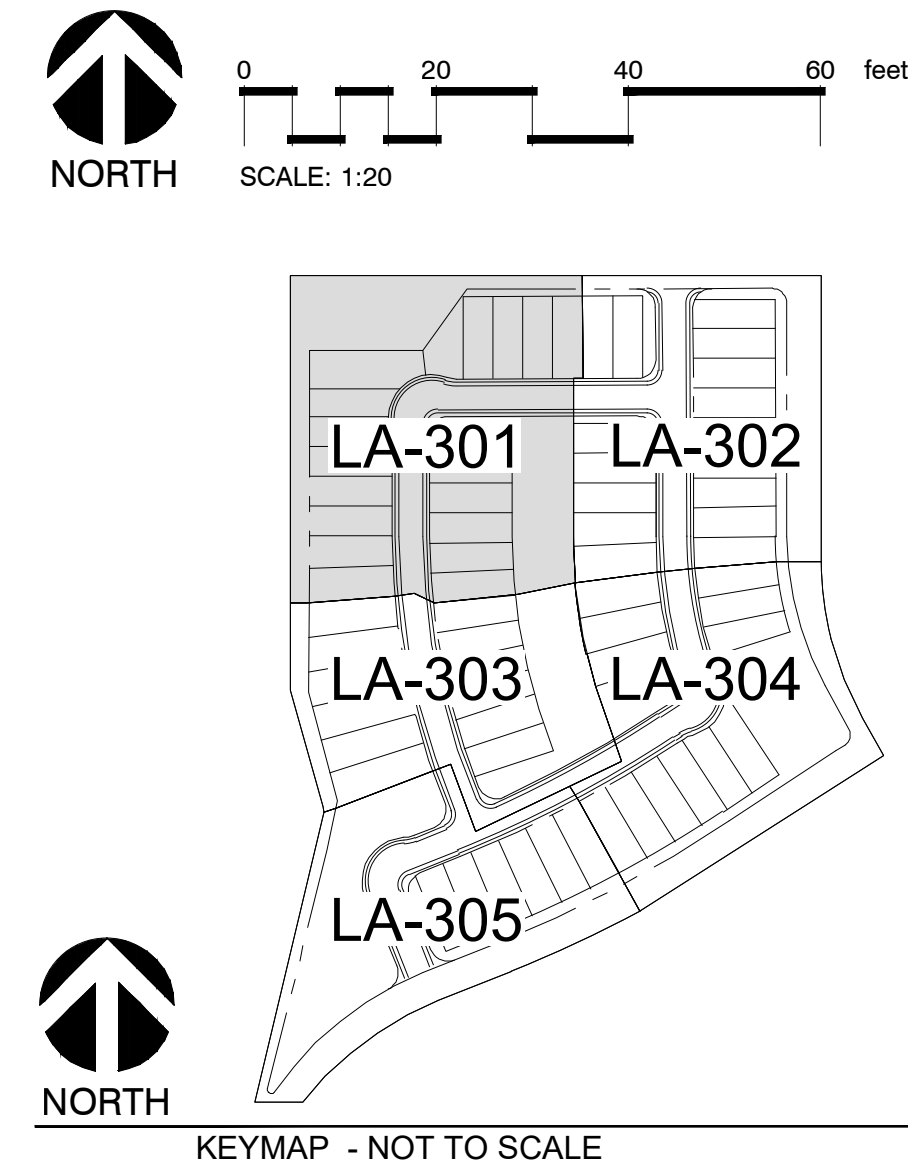
PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-301				
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	4	ACACIA ANEURA MULGA	24"	BOX
	8	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	8	FRAXINUS VELUTINA 'ARIZONA' VELVET ASH	24"	BOX
	8	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	24	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	48	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	29	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM THUNDER CLOUD TEXAS SAGE	5 GAL.	POT
	10	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	48	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
	21	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	7	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	
	20	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	17	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	72	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	11,122 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	11,510 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	

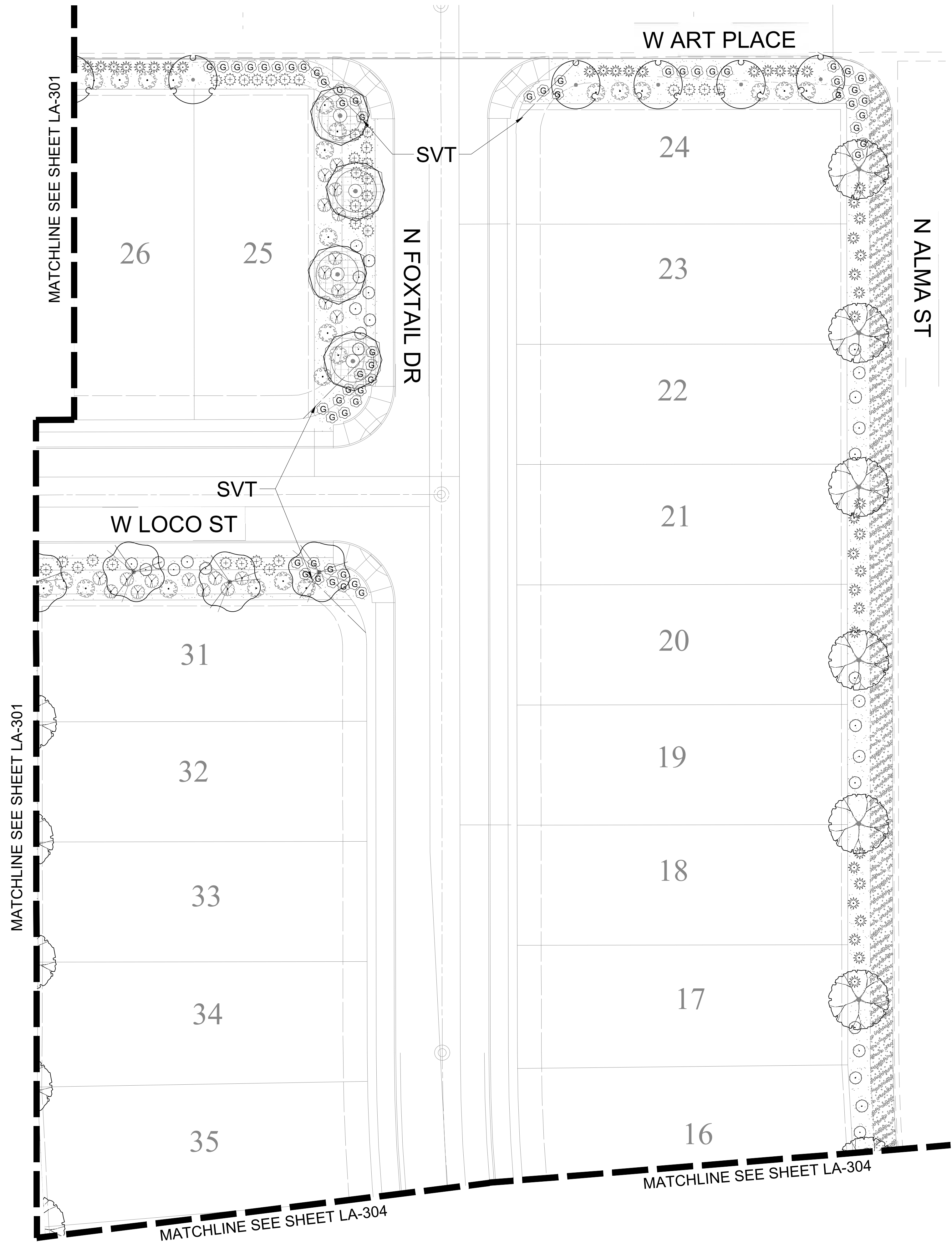


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

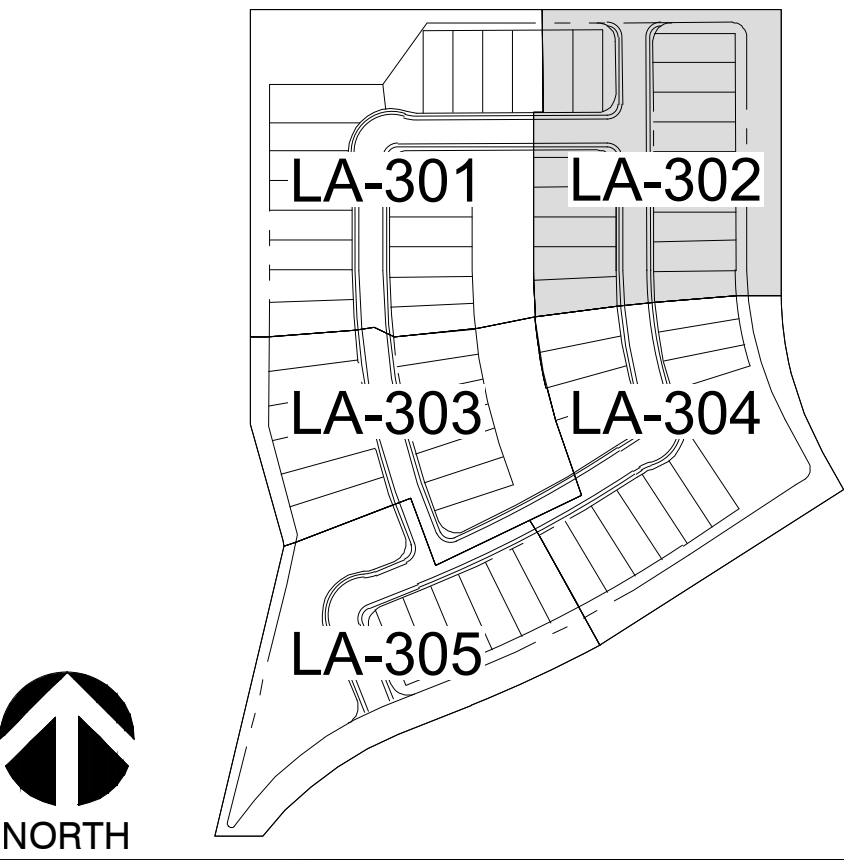
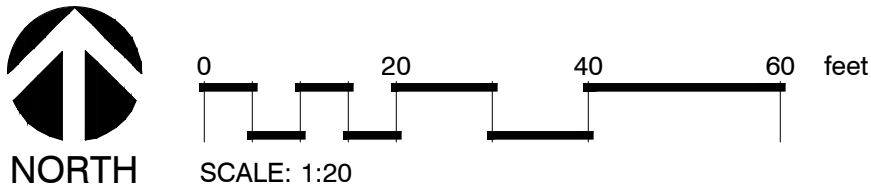
DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-302

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	5	ACACIA ANEURA MULGA	24"	BOX
	3	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	4	OLNEYA TESOTA DESERT IRONWOOD	24"	BOX
	6	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	24	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	33	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	29	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	20	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	42	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	56	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	2,656 SF	EXISTING STREETSCAPE	---	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	7,431 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED



PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

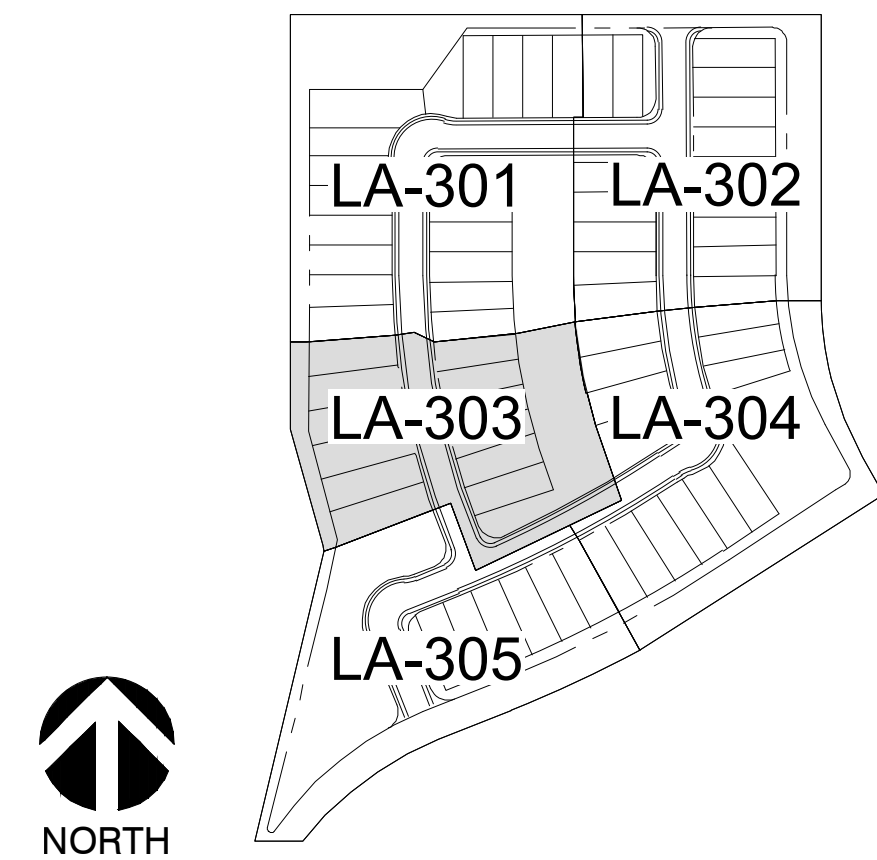
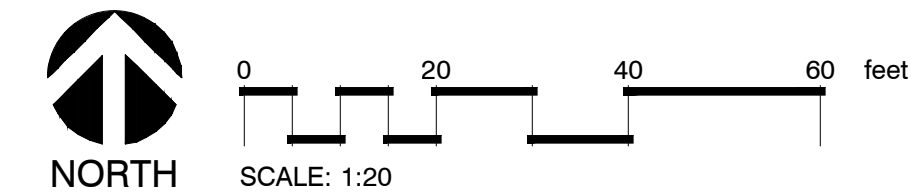
PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

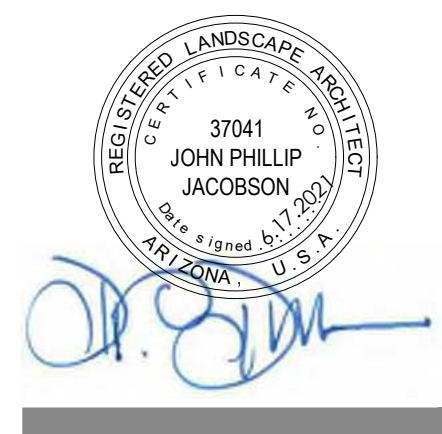
#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-303				
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	3	ACACIA ANEURA MULGA	24"	BOX
	3	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	14	FRAXINUS VELUTINA 'ARIZONA' VELVET ASH	24"	BOX
	3	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	10	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	12	CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	POT
	16	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH	5 GAL.	POT
	36	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	15	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM THUNDER CLOUD TEXAS SAGE	5 GAL.	POT
	10	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	31	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	4	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	
	27	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	12	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	6	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL.	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	10,811 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	8,400 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com



PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JJP

PRELIMINARY
NOT FOR
CONSTRUCTION

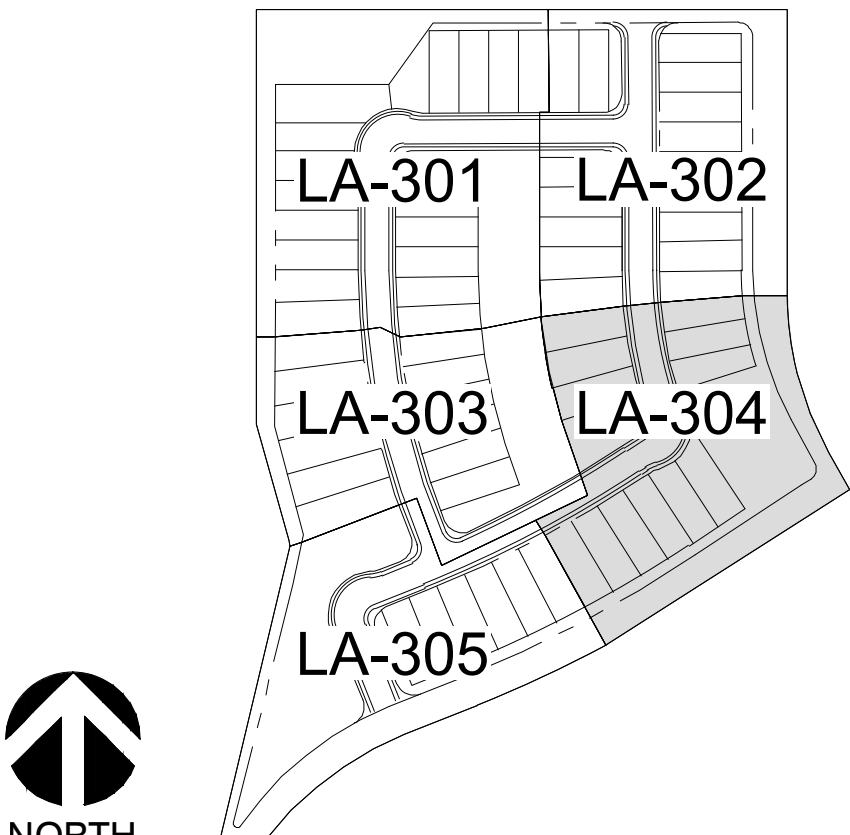
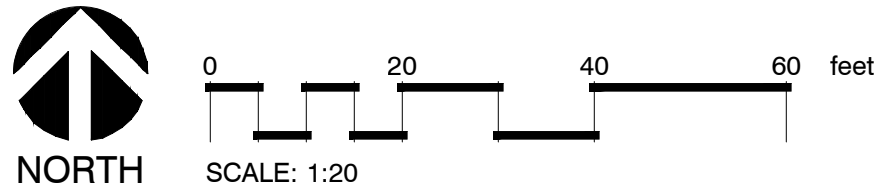
DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-304

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	2	ACACIA ANEURA MULGA	24"	BOX
	6	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	4	FRAXINUS VELUTINA 'ARIZONA' VELVET ASH	24"	BOX
	15	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	17	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	45	CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	POT
	47	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH	5 GAL.	POT
	15	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	15	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	6	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
	10	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	13	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	
	6	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	46	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	35	HYMENOXYS ACAULIS ANGELITA DAISY	1 GAL.	
	14	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	5,859 SF	EXISTING STREETSCAPE	---	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	11,869 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	9,821 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA		



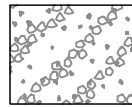
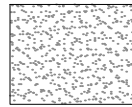
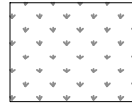
PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

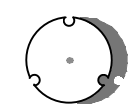
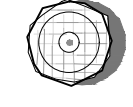
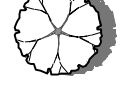
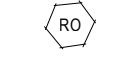
DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

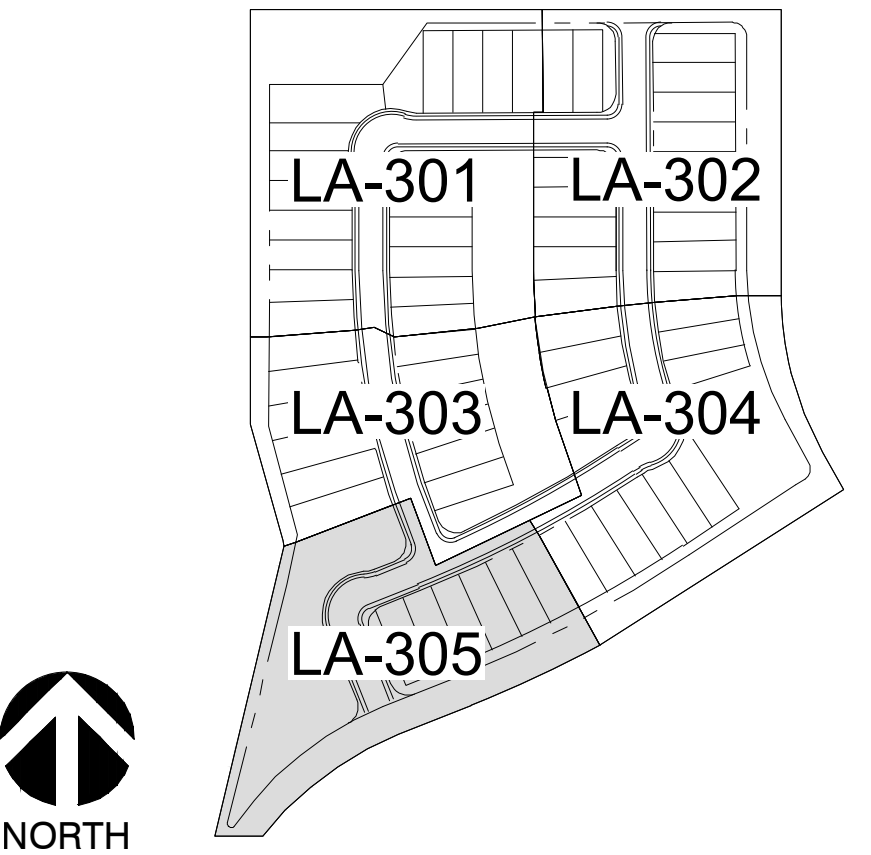
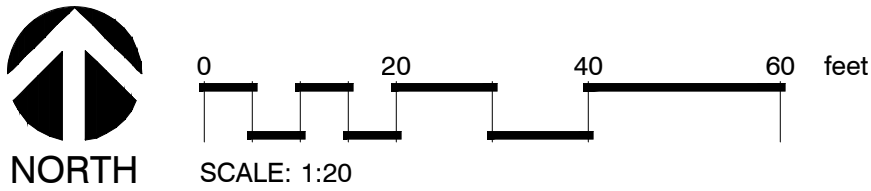
#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-305				
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	5,651 SF	EXISTING STREETSCAPE	---	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	28,883 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	13,189 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	

PLANT SCHEDULE LA-305

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	4	ACACIA ANEURA MULGA	24"	BOX
	8	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	6	OLNEYA TESOTA DESERT IRONWOOD	24"	BOX
	24	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	55	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	14	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GAL.	
	45	CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	POT
	43	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH	5 GAL.	POT
	43	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	44	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	24	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
	15	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	11	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	
	23	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	20	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	3	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL.	
	17	HYMENOXYS ACAULIS ANGELITA DAISY	1 GAL.	

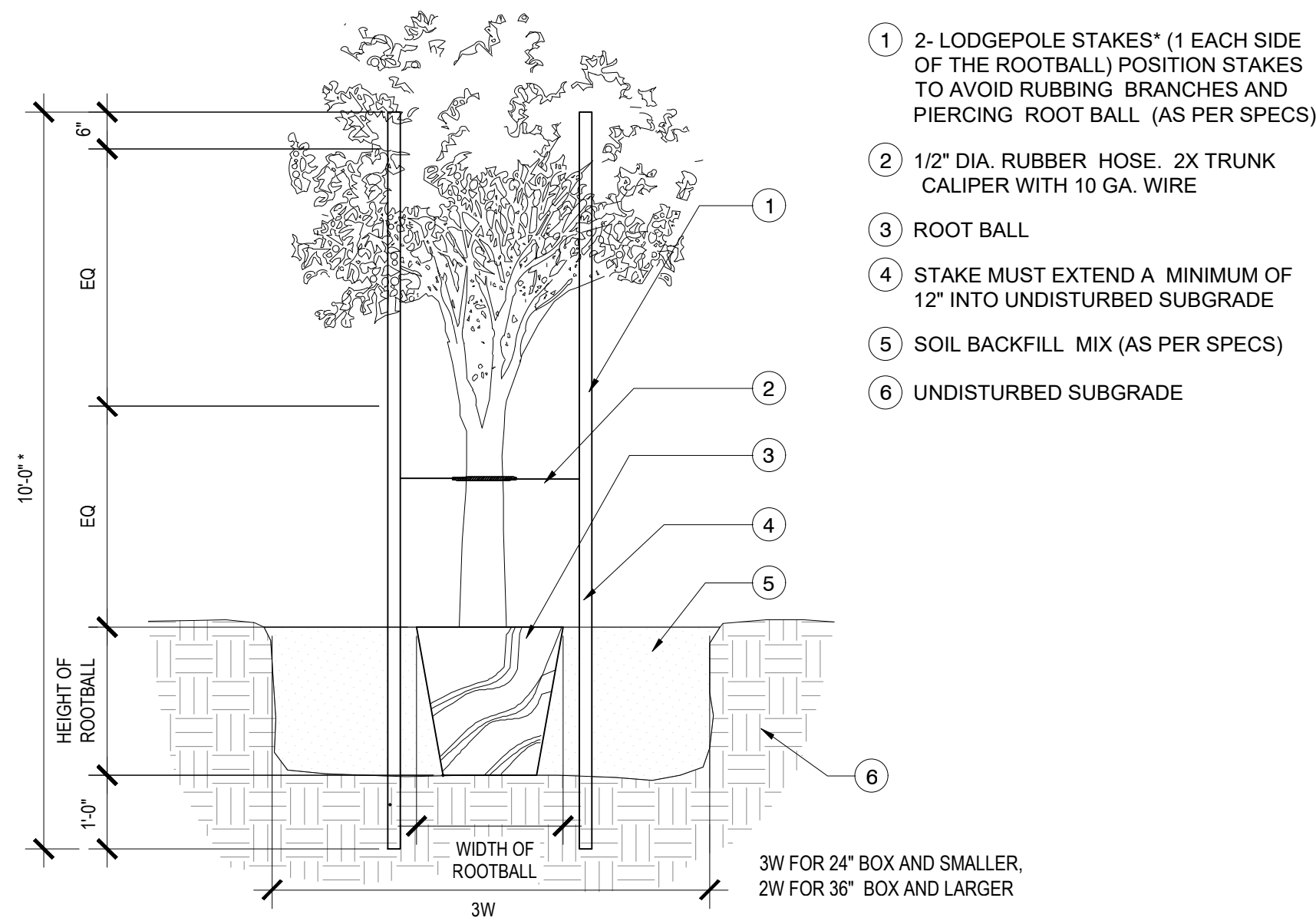


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

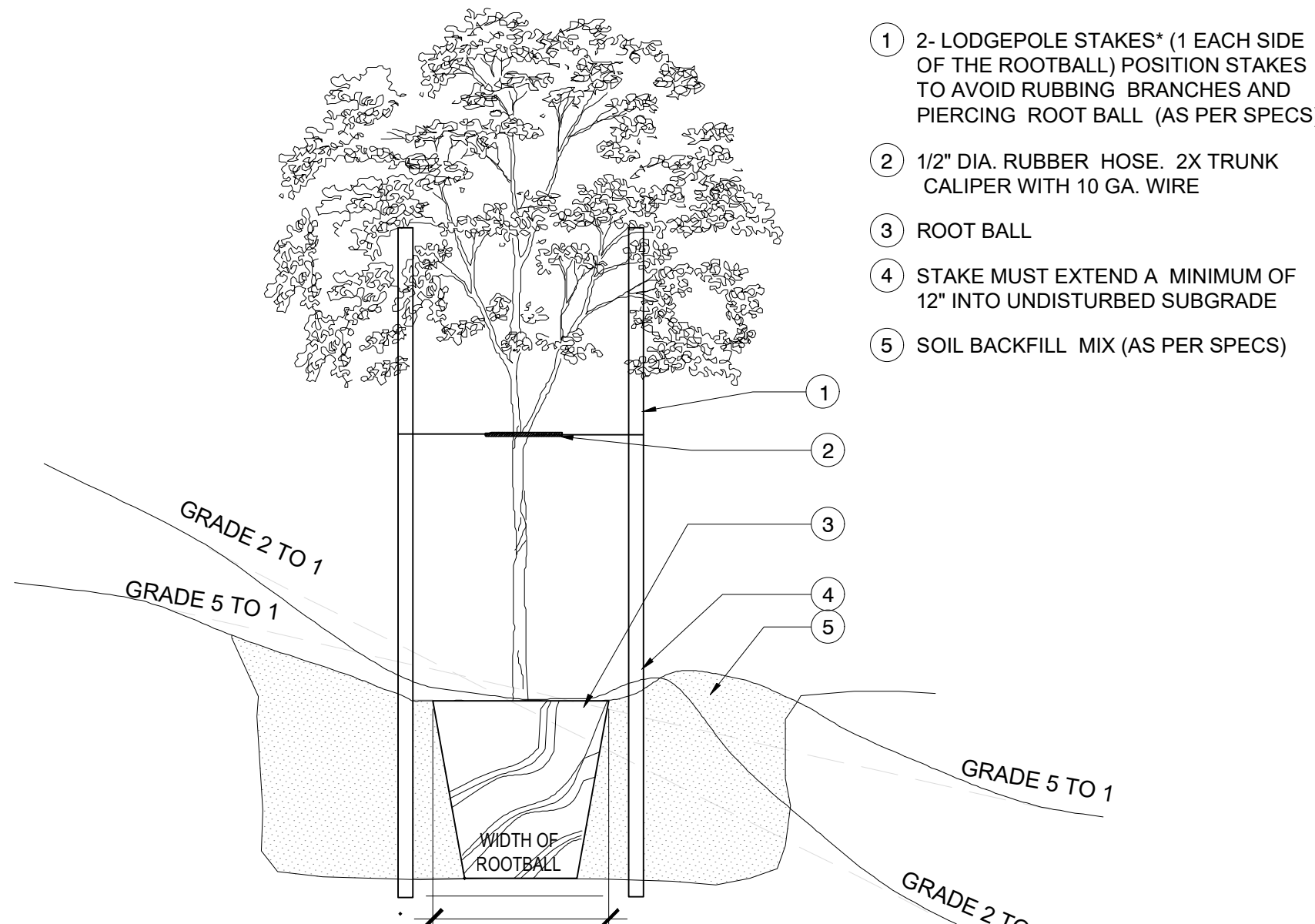
#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



1 TREE PLANTING

NTS

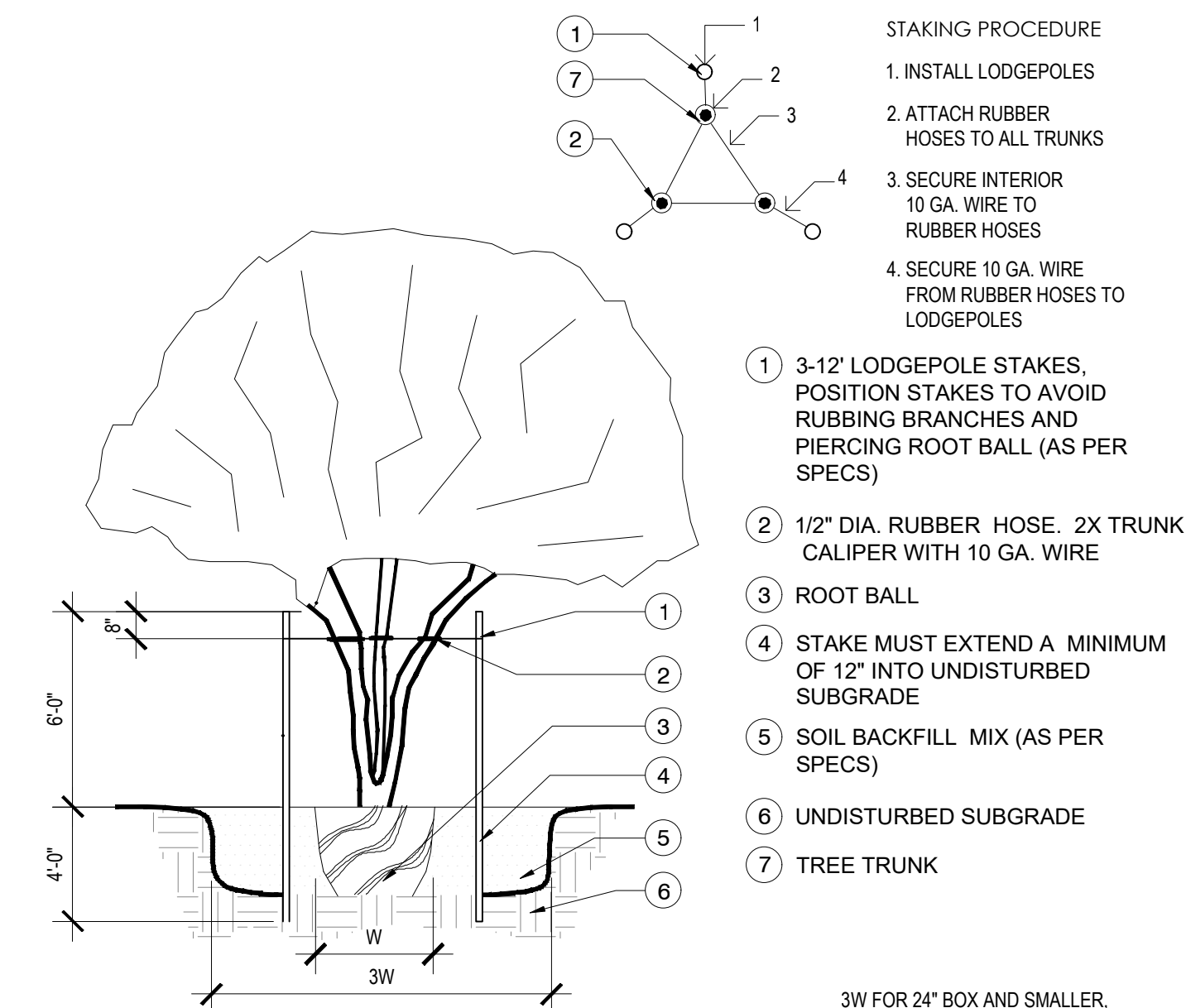
P-RE-DP-02



2 TREE PLANTING ON SLOPE

NTS

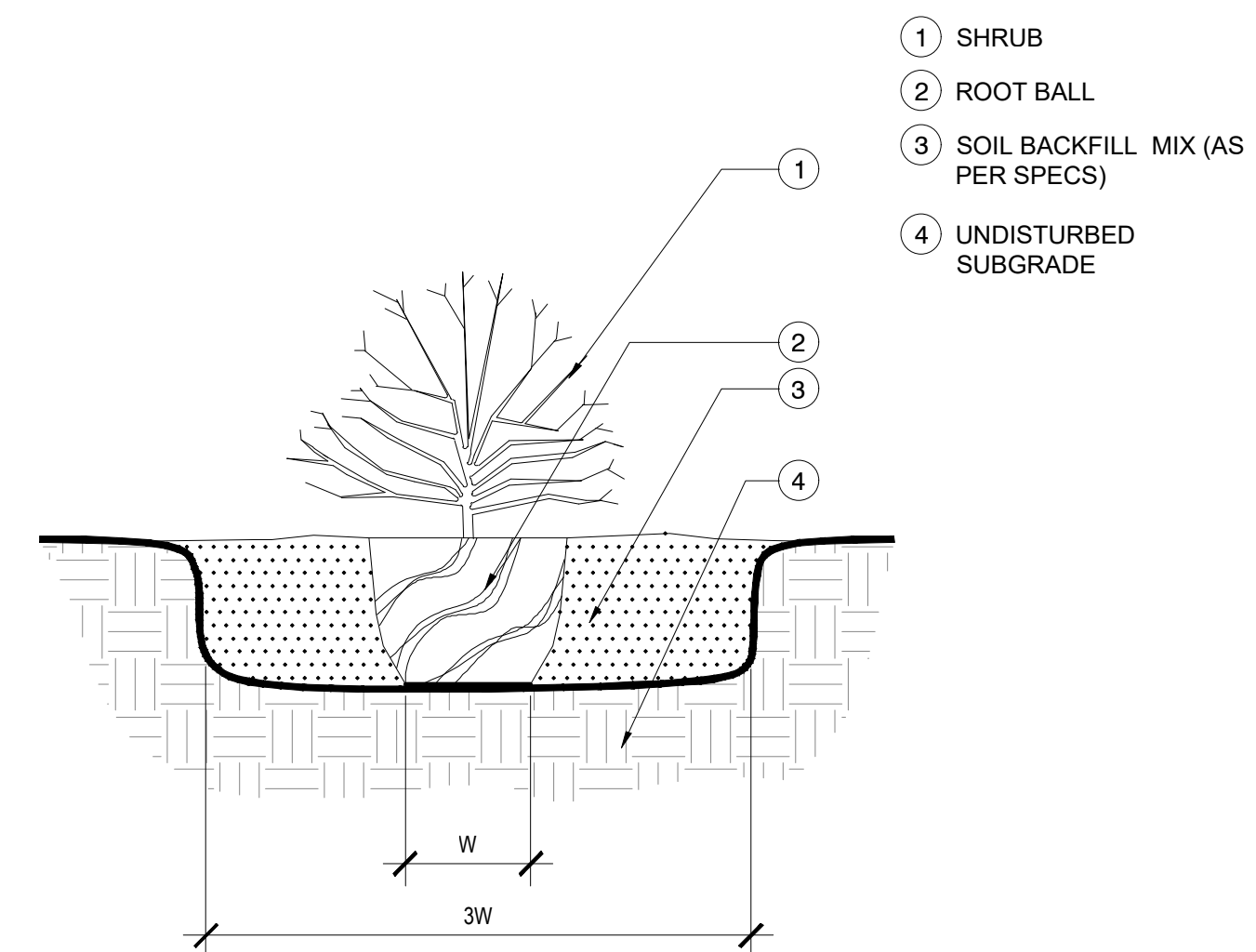
P-RE-DP-03



3 MULTI-TRUNK TREE PLANTING

NTS

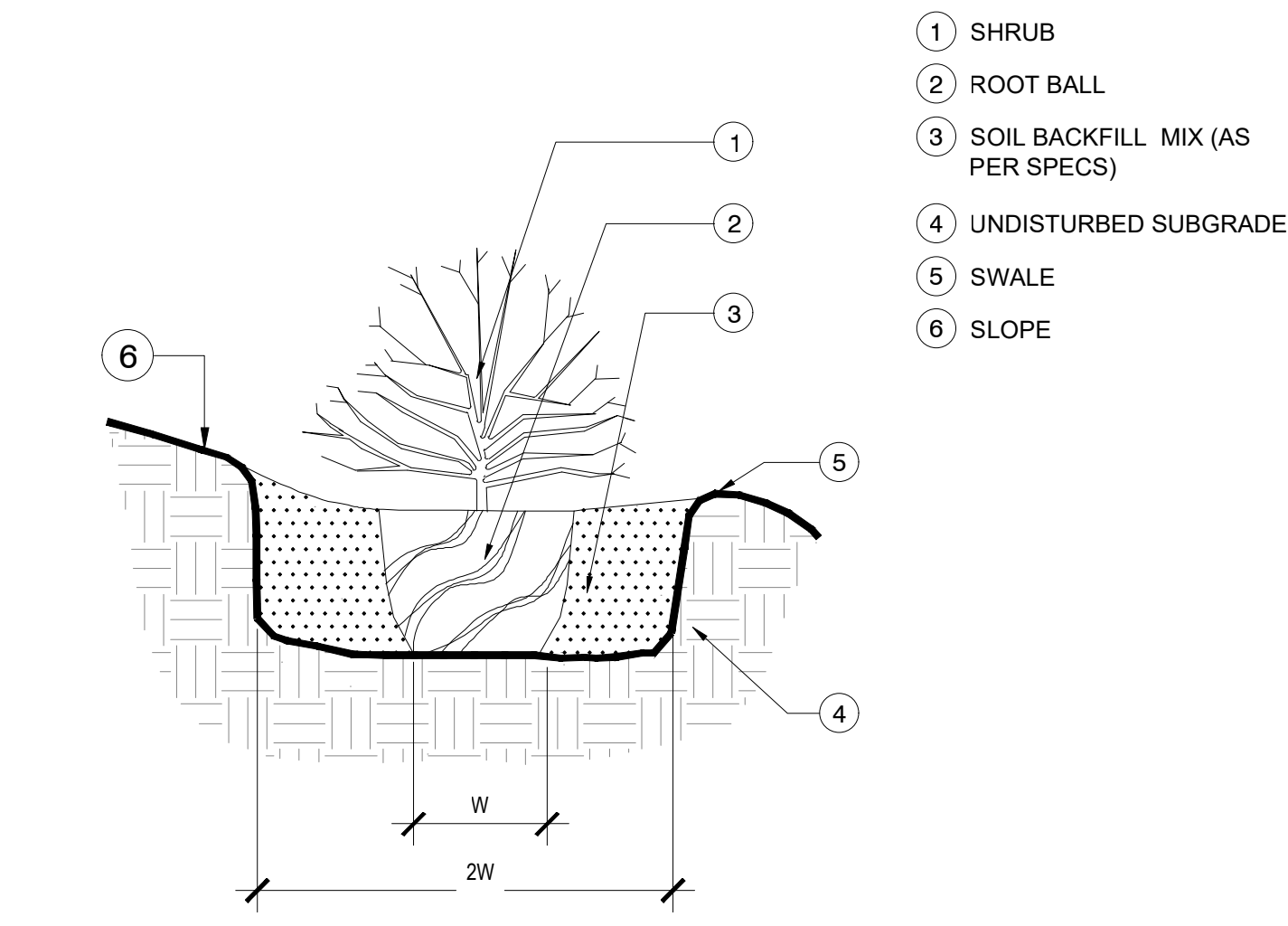
P-RE-DP-10



4 SHRUB PLANTING

NTS

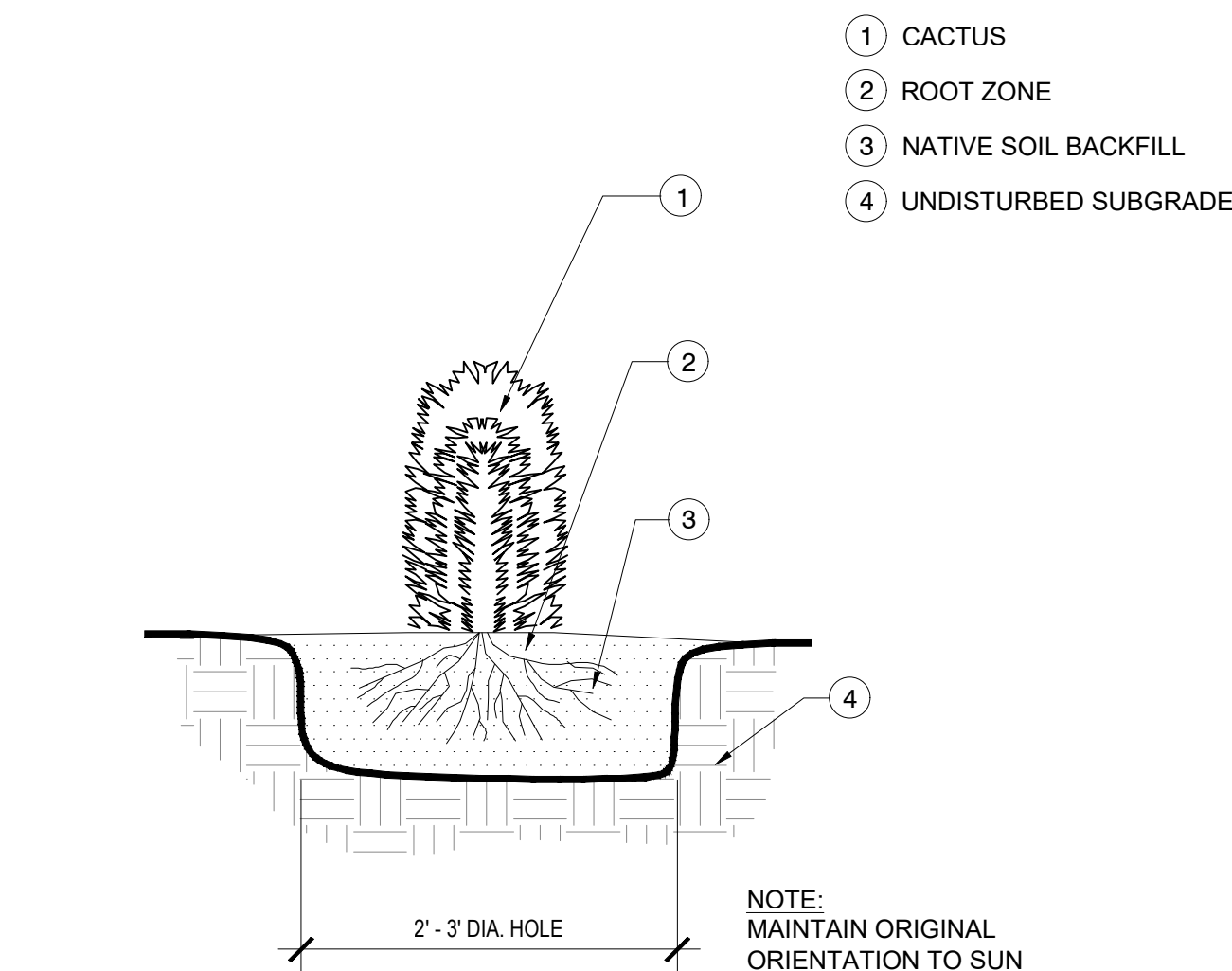
P-RE-DP-05



5 SHRUB PLANTING ON SLOPE

NTS

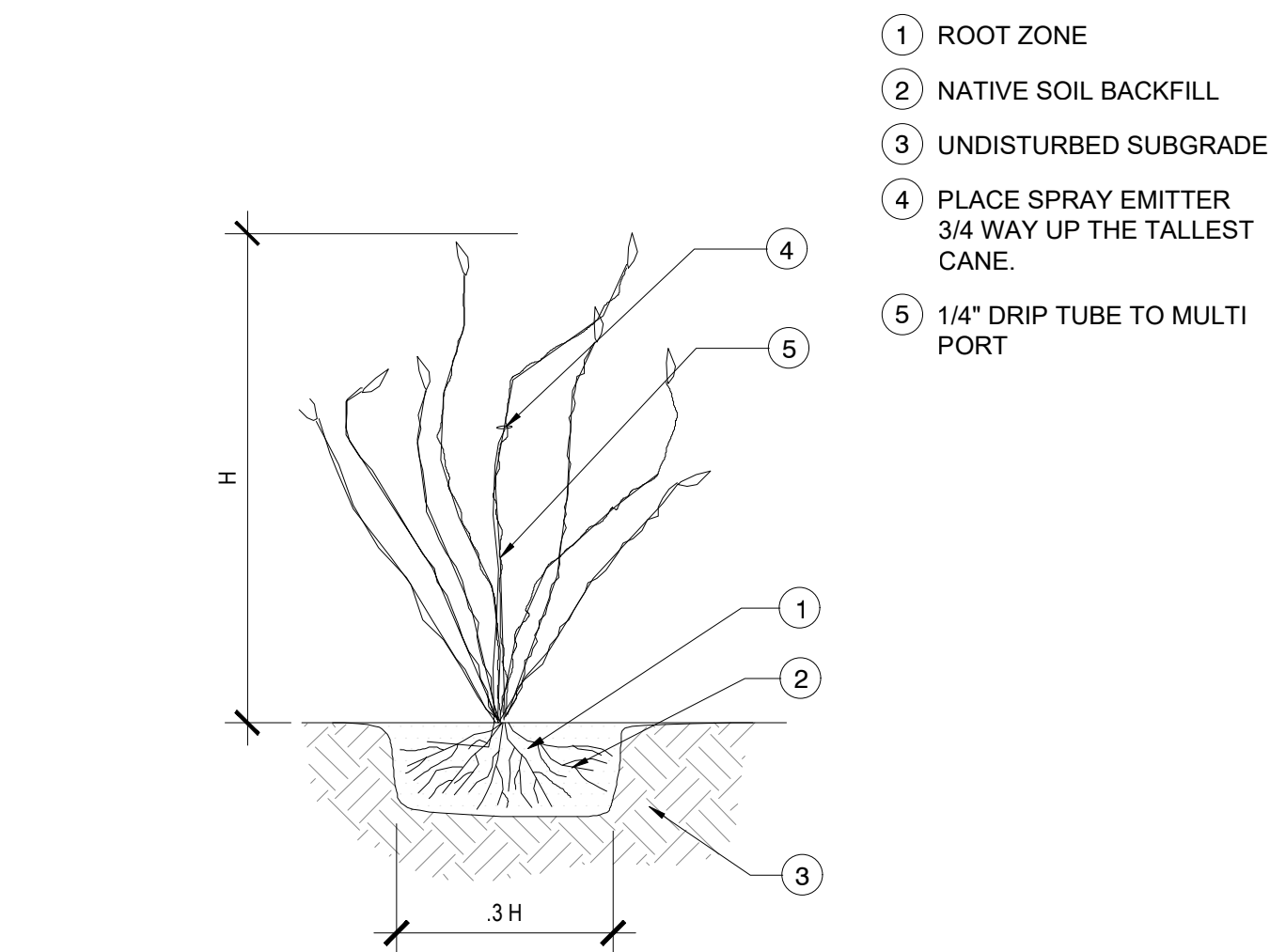
P-RE-DP-08



6 CACTUS PLANTING

NTS

P-RE-DP-01



7 OCOTILLO PLANTING

NTS

P-RE-DP-07

GENERAL LANDSCAPE NOTES

1.

NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF MARICOPA AND LANDSCAPE ARCHITECT.
2.

ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
3.

ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
4.

THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF,MARICOPA IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
5.

P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
6.

PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN. MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
7.

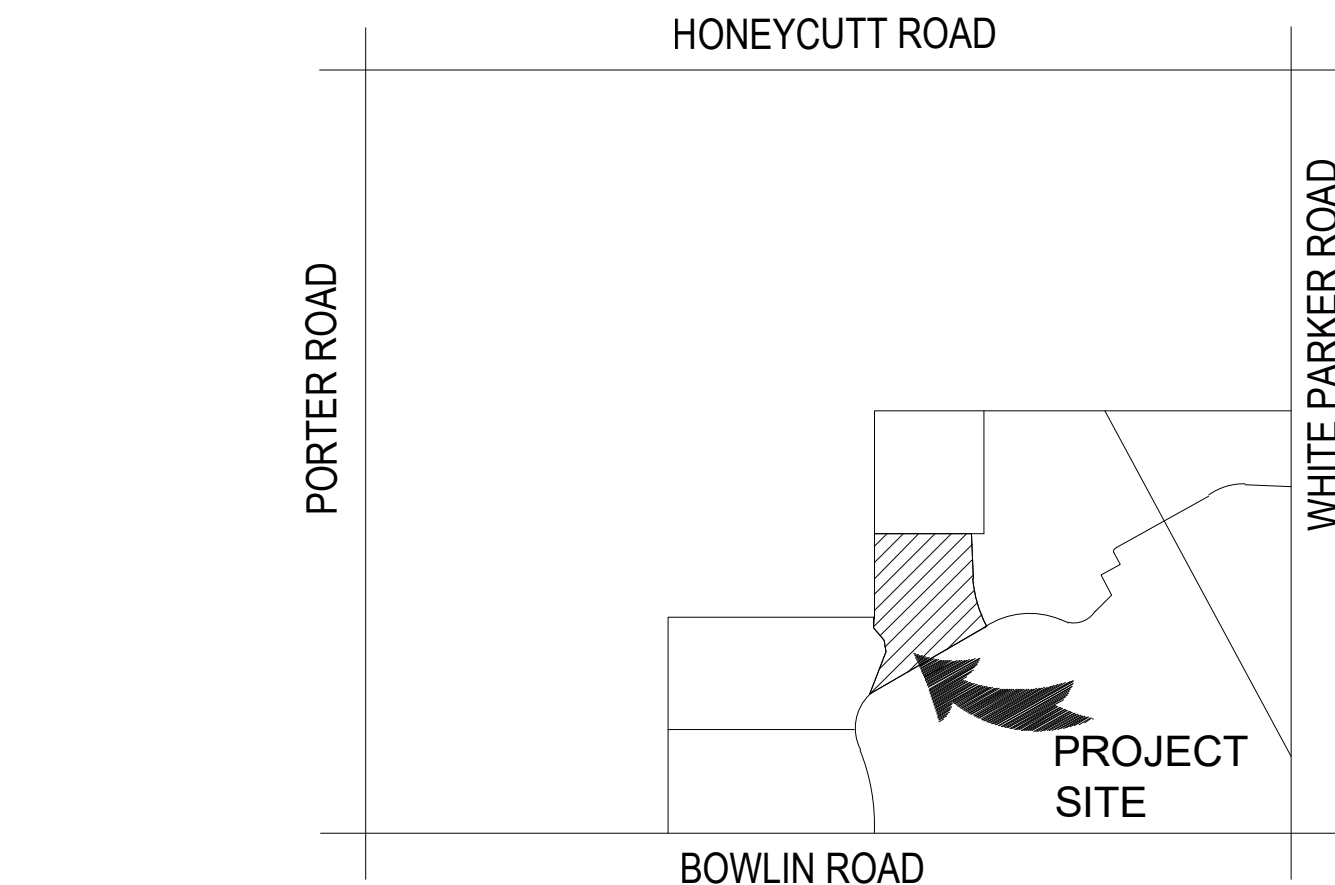
THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF MARICOPA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS. SIZE OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF MARICOPA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 1/2" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.
8.

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.
9.

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND WAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF THE ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

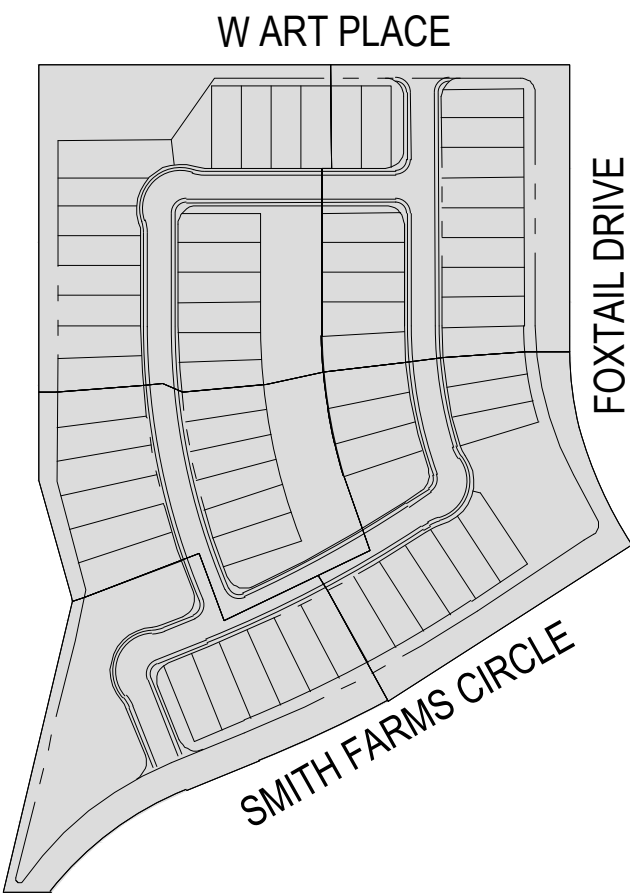
DESERT PASSAGE
(PARCEL 8)
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

A PORTION OF THE SOUTH HALF (S₁),
SECTION 25,TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA
AND SALT RIVER MERIDIAN
PINAL COUNTY, ARIZONA



VICINITY MAP

NOT TO SCALE



SITE MAP

NOT TO SCALE

PROJECT TEAM

OWNER/DEVELOPER
KB HOME PHOENIX INC.
10429 S. 51ST ST., STE. 100
PHOENIX, AZ 85044
CONTACT SEAN LEROY
E: STLEROY@KBHOME.COM
P: 480.758.3039

LANDSCAPE ARCHITECT
PINNACLE DESIGN INC.
1048 N. 44TH ST., STE. 200
PHOENIX, ARIZONA 85008
CONTACT: JOHN P. JACOBSON RLA
E: JJACOBSON@PDI-AZ.COM
P: 480.930.8665

CIVIL ENGINEER
HUITT-ZOLLARS, INC.
5050 N. 40TH ST., STE. 100
PHOENIX, ARIZONA 85018
CONTACT: RYAN RAAB
E: RRAAB@HUITT-ZOLLARS.COM
P: 602.812.4416

LANDSCAPE SHEET INDEX

COVER SHEET	LA-001
WALL PLAN	LA-100
MATERIAL SCHEDULE	LA-200
HARDSCAPE PLANS	LA-201-LA-204
HARDSCAPE DETAILS	LA-205,LA-206
OVERALL PLANTING PLAN	LA-300
PLANTING PLANS	LA-301-LA-305
PLANTING DETAILS	LA-306

PINNACLE
DESIGN
INC

1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

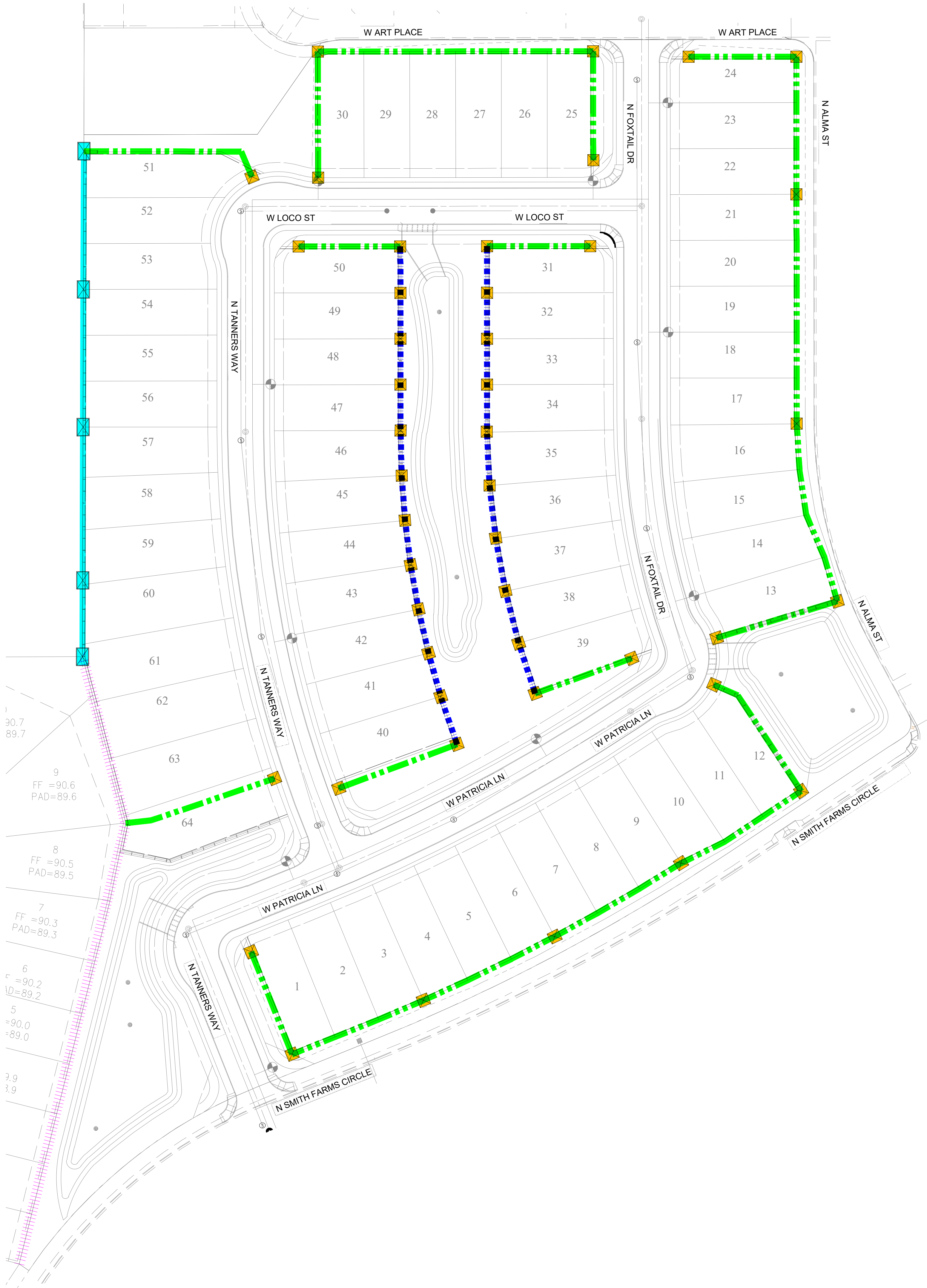


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



REFERENCE NOTES SCHEDULE			
BUILT STRUCTURES			
SYMBOL	DESCRIPTION	QTY	DETAIL
SS-201	2' X 2' WALL COLUMN	46	3/LA-206
SS-203	16" PERIMETER WALL COLUMN	5	7/LA-206
MASONRY			
SYMBOL	DESCRIPTION	QTY	DETAIL
WL-101	THEME WALL	2,525 LF	1/LA-206
WL-102	4' VIEW FENCE OVER 2' CMU WALL	835 LF	4/LA-206
WL-103	PERIMETER WALL	441 LF	7/LA-206
WL-104	EXISTING WALL	545 LF	



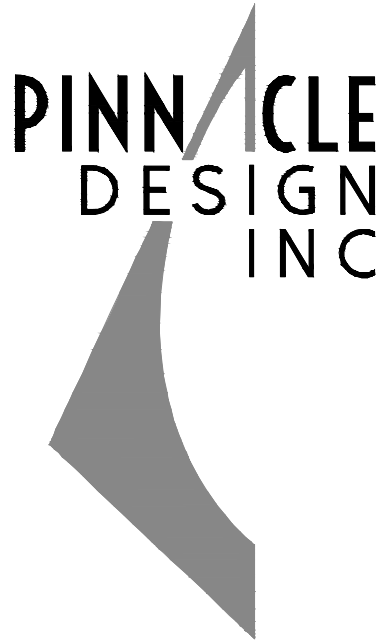
PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	

MATERIAL SCHEDULE								
	CONCRETE CURB							
SYMBOL	DESCRIPTION	QTY	DETAIL					
<u>CB-101</u>	CONCRETE HEADER	1,574 LF	8/LA-206					
	CONCRETE							
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL/MODEL	COLOR/FINISH	VENDOR	NOTES	
<u>PV-101</u>	CONCRETE PAD	1,263 SF	6/LA-206	CONCRETE	CLIFFSIDE BROWN (#6804)	DAVIS COLOR	EXPOSED AGGREGATE	
<u>PV-102</u>	SIDEWALK	806 LF	6/LA-206	CONCRETE	NATURAL GRAY			
	SITE FURNISHINGS							
SYMBOL	DESCRIPTION	QTY	DETAIL	NAME	MATERIAL/MODEL	COLOR/FINISH	VENDOR	NOTES
<u>SF-104</u>	TRASH RECEPTACLE	4	3/LA-205	OUTDOOR TRASH RECEPTACLE	LR300R	BURGUNDY	WABASH	SURFACE MOUNT
<u>SF-105</u>	BENCH	5	5/LA-205	OUTDOOR PARK BENCH	CA400D	BURGUNDY	WABASH	SURFACE MOUNT
<u>SF-106</u>	BBQ GRILL - CHARCOAL	1	4/LA-205	GRILL	21-00	BLACK	DUMOR	IMBEDDED
<u>SF-107</u>	DOGGIE WASTE STATION	5	6/LA-205	DOGGIE STATION	1003-L	GREEN	DOGI-POT	
<u>SF-108</u>	PICNIC TABLE - ADA ACCESSIBLE	3	2/LA-205	OUTDOOR PICNIC TABLE	SG234	BURGUNDY	WABASH	SURFACE MOUNT
<u>SF-110</u>	BIKE HITCH	1	1/LA-205	BIKE HITCH	METAL	SEPIA BROWN	DERO	SURFACE MOUNT
<u>SF-111</u>	CORNHOLE SET	2 (SET OF 2)	8/LA-205	CORNHOLE SET	CONCRETE <i>SKU# KPBT</i>	GRAY	KAYPARK	OR APPROVED EQUAL
	BUILT STRUCTURES							
SYMBOL	DESCRIPTION	QTY	DETAIL	NAME	MATERIAL/MODEL	COLOR/FINISH	VENDOR	
<u>SS-201</u>	2' X2' WALL COLUMN	45	3/LA-206	COLUMN	CMU	CALIFORNIA PEPPER		
<u>SS-203</u>	16" PERIMETER WALL COLUMN	5	7/LA-206	COLUMN	CMU	CALIFORNIA PEPPER		
<u>SS-206</u>	RAMADA 20 X 20	1	7/LA-205	MESA <i>STANDING SEAM</i>	RAL 9010 <i>MEDIUM BRONZE</i>	CLASSIC RECREATION	INSTALL PER MANUFACTURER	
	MASONRY							
SYMBOL	DESCRIPTION	QTY	DETAIL	SIZE	MATERIAL/MODEL	COLOR/FINISH		
<u>WL-101</u>	THEME WALL	2,525 LF	1/LA-206	4X6X16	CMU	CALIFORNIA PEPPER		
<u>WL-102</u>	2' VIEW FENCE OVER 4' CMU WALL	835 LF	4/LA-206	6' TALL	STEEL <i>CMU</i>	ZANIZIBAR COAST <i>CALIFORNIA PEPPER</i>		
<u>WL-103</u>	PERIMETER WALL	441 LF	7/LA-206	6X8X16	CMU	CALIFORNIA BROWN		
<u>WL-104</u>	EXISTING WALL	545 LF						



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com



PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION	DATE
01	PRE-PLAT	03.29.2021
02	PRE-PLAT	06.17.2021
03		
04		

W ART PLACE

30 29 28 27

PV-102

SF-107

51

52

W LOCO ST

PV-102

CB-101

SF-107

53

50

54

49

N TANNERS WAY

55

48

CB-101

56

47

PV-102

57

46

58

45

MATCHLINE SEE SHEET LA-202

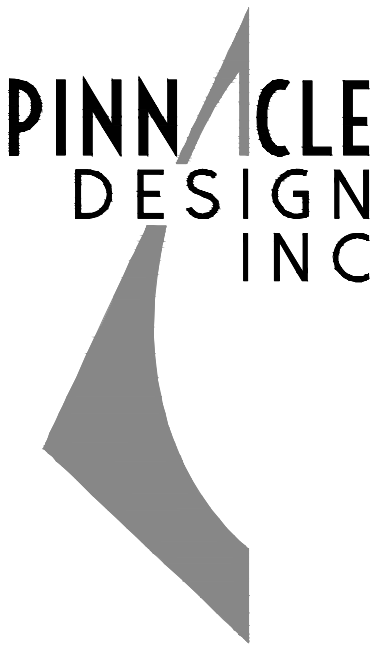
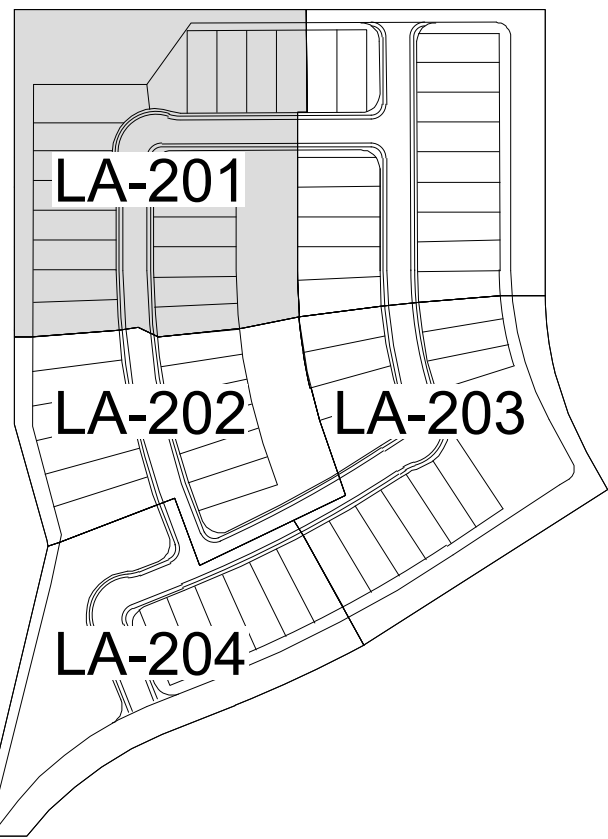
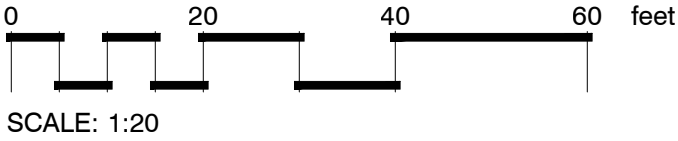
MATCHLINE SEE SHEET LA-202

REFERENCE NOTES SCHEDULE LA-201

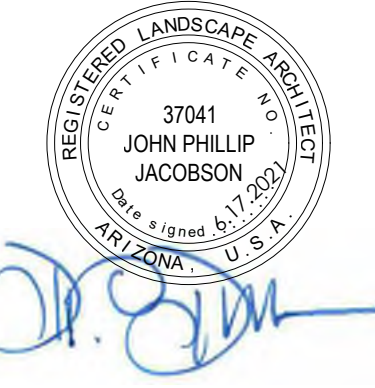
SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL
CB-101	CONCRETE HEADER	473 LF	8/LA-206
SYMBOL	CONCRETE DESCRIPTION	QTY	DETAIL
PV-102	SIDEWALK	209 LF	6/LA-206
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
SF-107	DOGGIE WASTE STATION	2	6/LA-205



NORTH



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com



PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

DESCRIPTION - DATE

01 PRE-PLAT 03.29.2021
02 PRE-PLAT 06.17.2021
03
04

Case Number:
PL-XX-XXXX

Sheet Title:

HARDSCAPE
PLAN

Sheet Number:

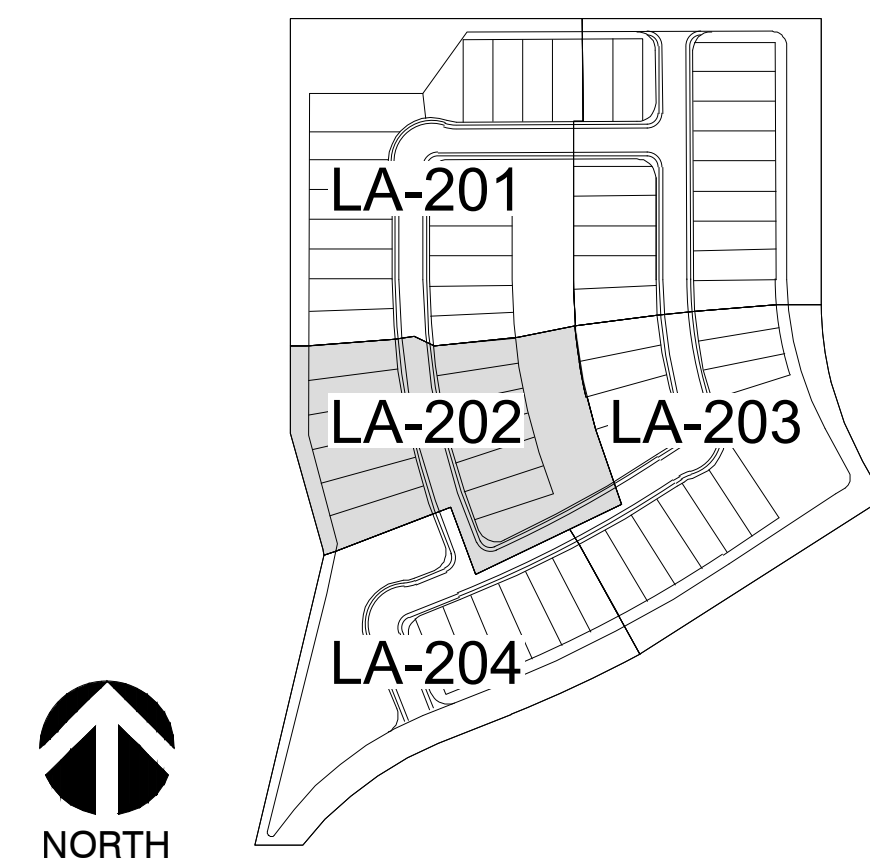
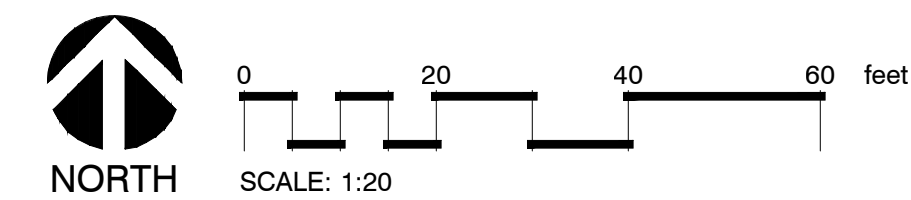
LA-201
07 of 19



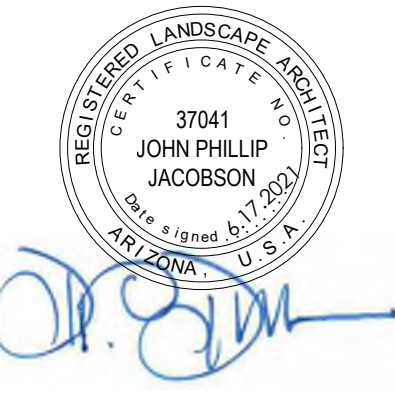


REFERENCE NOTES SCHEDULE LA-202

SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL
CB-101	CONCRETE HEADER	687 LF	8/LA-206
SYMBOL	CONCRETE DESCRIPTION	QTY	DETAIL
PV-101	CONCRETE PAD	1,263 SF	6/LA-206
PV-102	SIDEWALK	441 LF	6/LA-206
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
SF-104	TRASH RECEPTACLE	4	3/LA-205
SF-105	BENCH	5	5/LA-205
SF-106	BBQ GRILL - CHARCOAL	1	4/LA-205
SF-107	DOGGIE WASTE STATION	1	6/LA-205
SF-108	PICNIC TABLE - ADA ACCESSIBLE	3	2/LA-205
SF-110	BIKE HITCH	1	1/LA-205
SF-111	CORNHOLE SET	2	8/LA-205
SYMBOL	BUILT STRUCTURES DESCRIPTION	QTY	DETAIL
SS-206	RAMADA 20 X 20	1	7/LA-205



KEYMAP - NOT TO SCALE



PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JJP

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

DESCRIPTION - DATE

01 PRE-PLAT 03.29.2021
02 PRE-PLAT 06.17.2021
03
04

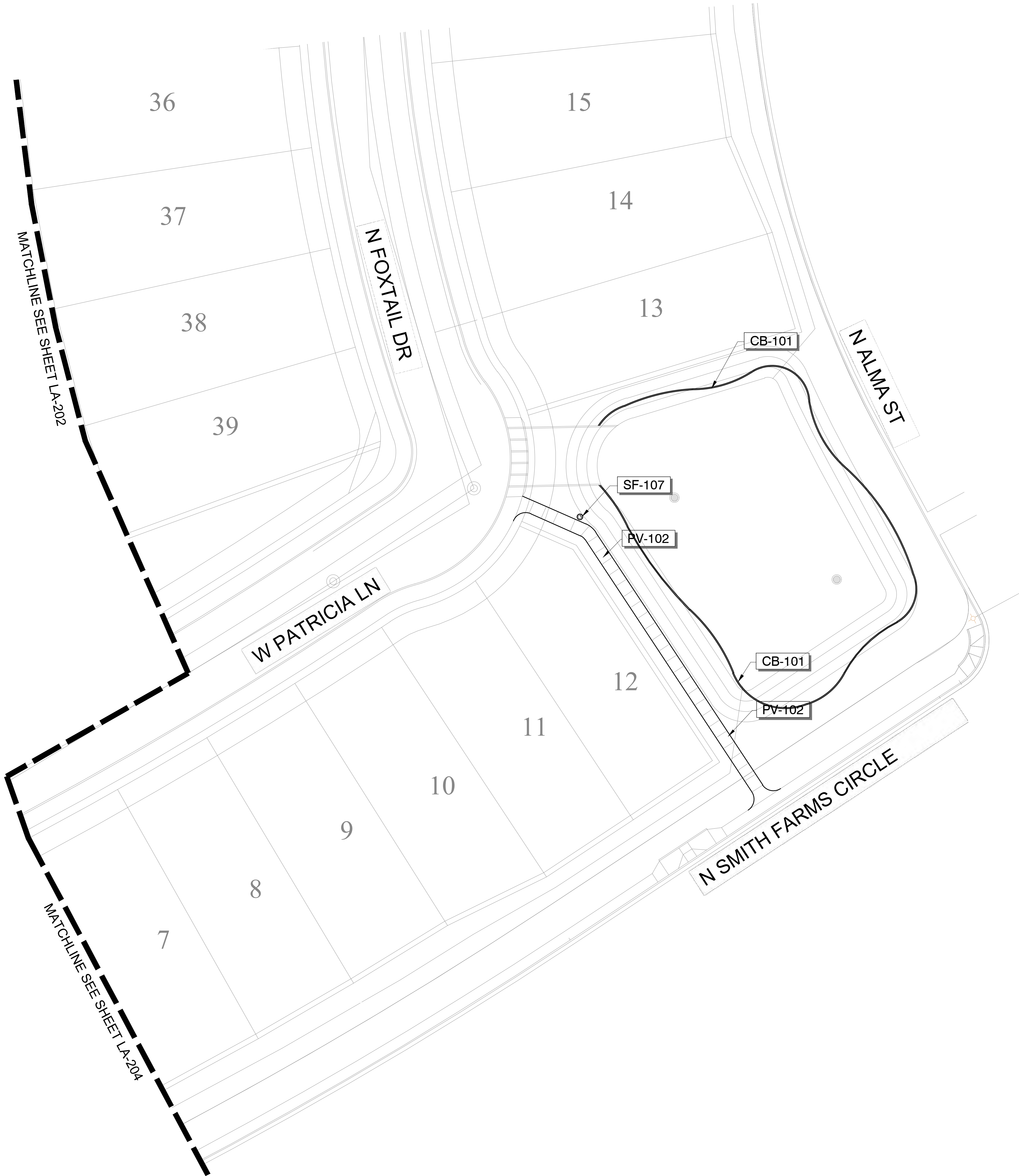
Case Number:
PL-XX-XXXX
Sheet Title:

HARDSCAPE
PLAN

Sheet Number:

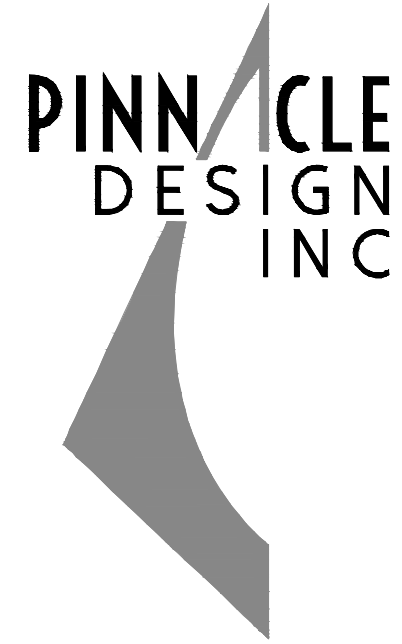
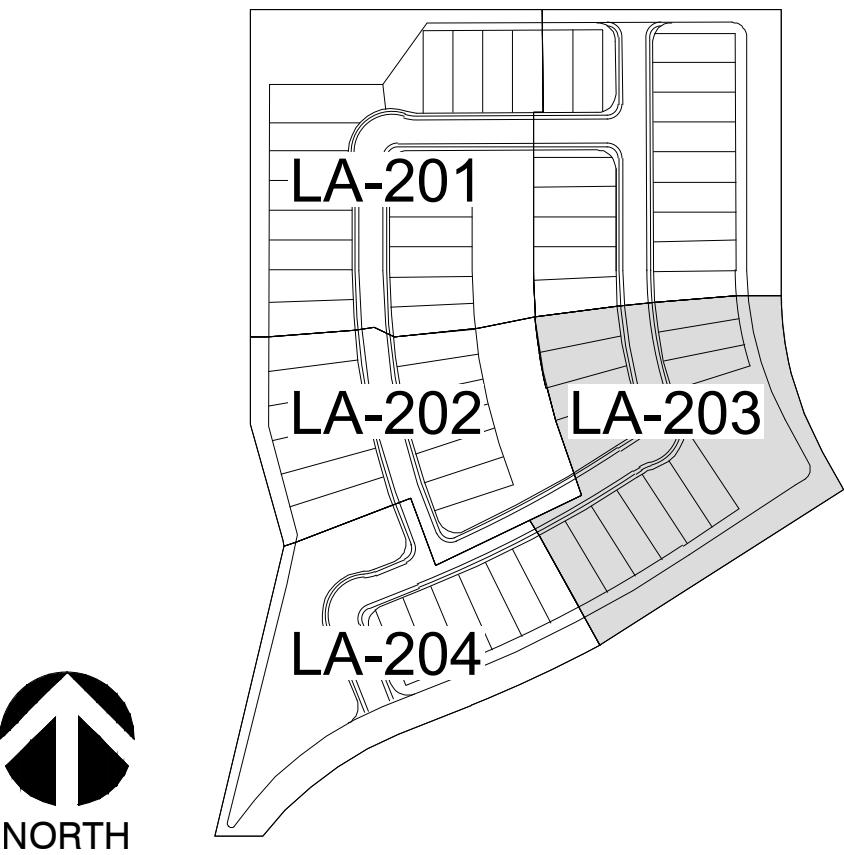
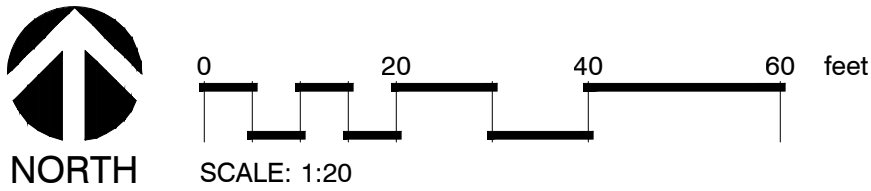
LA-202
08 of 19



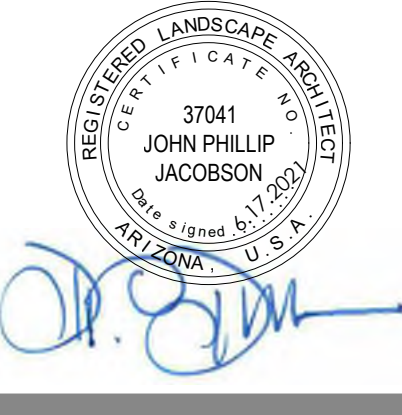


REFERENCE NOTES SCHEDULE LA-203

SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL
CB-101	CONCRETE HEADER	380 LF	8/LA-206
SYMBOL	CONCRETE DESCRIPTION	QTY	DETAIL
PV-102	SIDEWALK	155 LF	6/LA-206
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
SF-107	DOGGIE WASTE STATION	1	6/LA-205



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

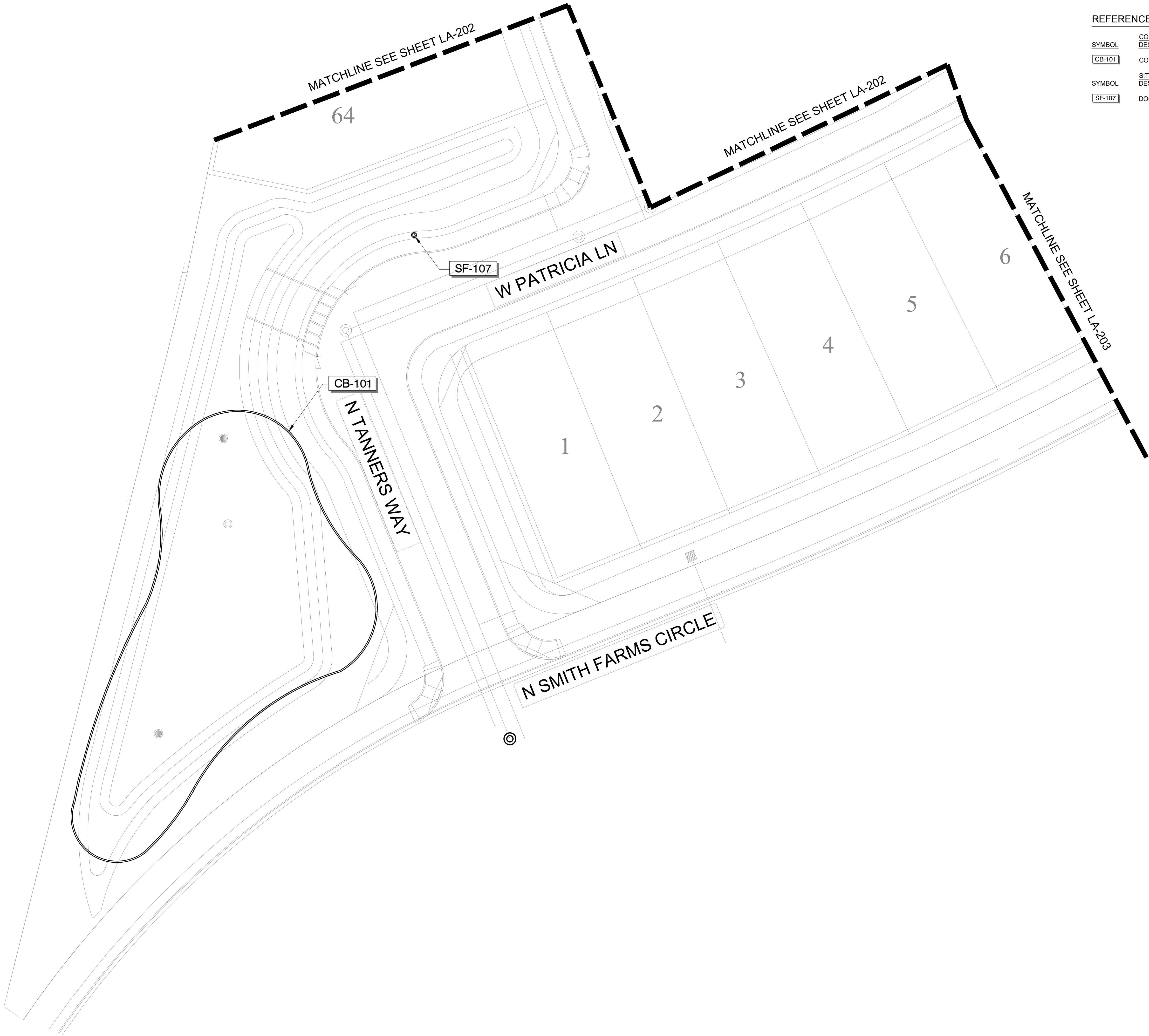


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

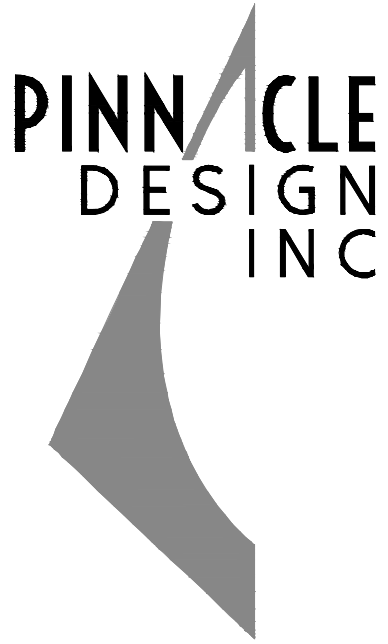
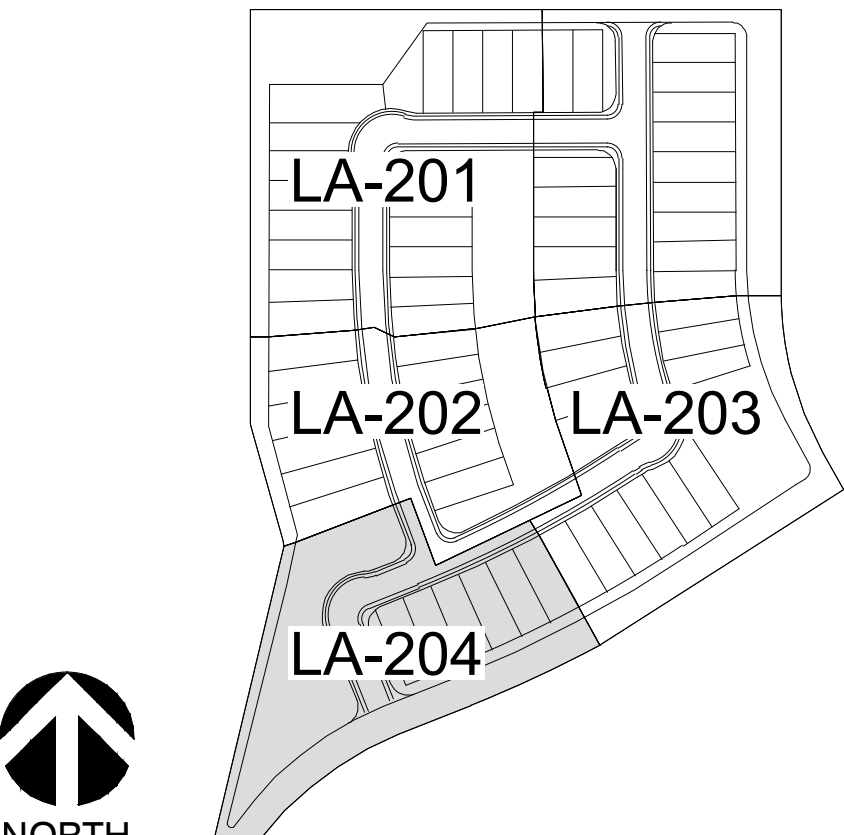
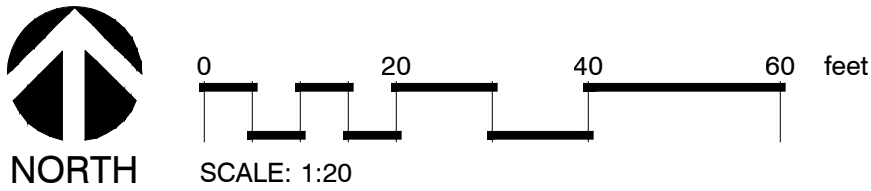
DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



REFERENCE NOTES SCHEDULE LA-204

SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL
CB-101	CONCRETE HEADER	508 LF	8/LA-206
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
SF-107	DOGGIE WASTE STATION	1	6/LA-205



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com



PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



BIKE HITCH, SURFACE MOUNT
SEE MATERIALS SCHEDULE FOR COLOR AND MODEL.
INSTALL PER MANUFACTURER SPECIFICATIONS.

1 BIKE HITCH
1/2" = 1'-0" P-RE-DP-64



WABASH OUTDOOR PICNIC TABLE - ADA ACCESSIBLE
MODEL: SG234
SEE MATERIALS SCHEDULE FOR COLOR
SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

2 PATIO TABLE
1/2" = 1'-0" P-RE-DP-63



WABASH OUTDOOR TRASH RECEPTACLE
MODEL: LR300R
FLAT TOP LID, 8" #FT-100N
32-GALLON RIGID PLASTIC LINER: #LR310N
SEE MATERIALS SCHEDULE FOR COLOR

SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

3 TRASH RECEPTACLE
NTS P-RE-DP-91



PILOT ROCK GRILL
SEE MATERIALS SCHEDULE FOR COLOR AND MODEL NUMBER

POST TO BE EMBEDDED PER MANUFACTURER SPECIFICATIONS



4 BBQ GRILL W/COVER
NTS P-RE-DP-57



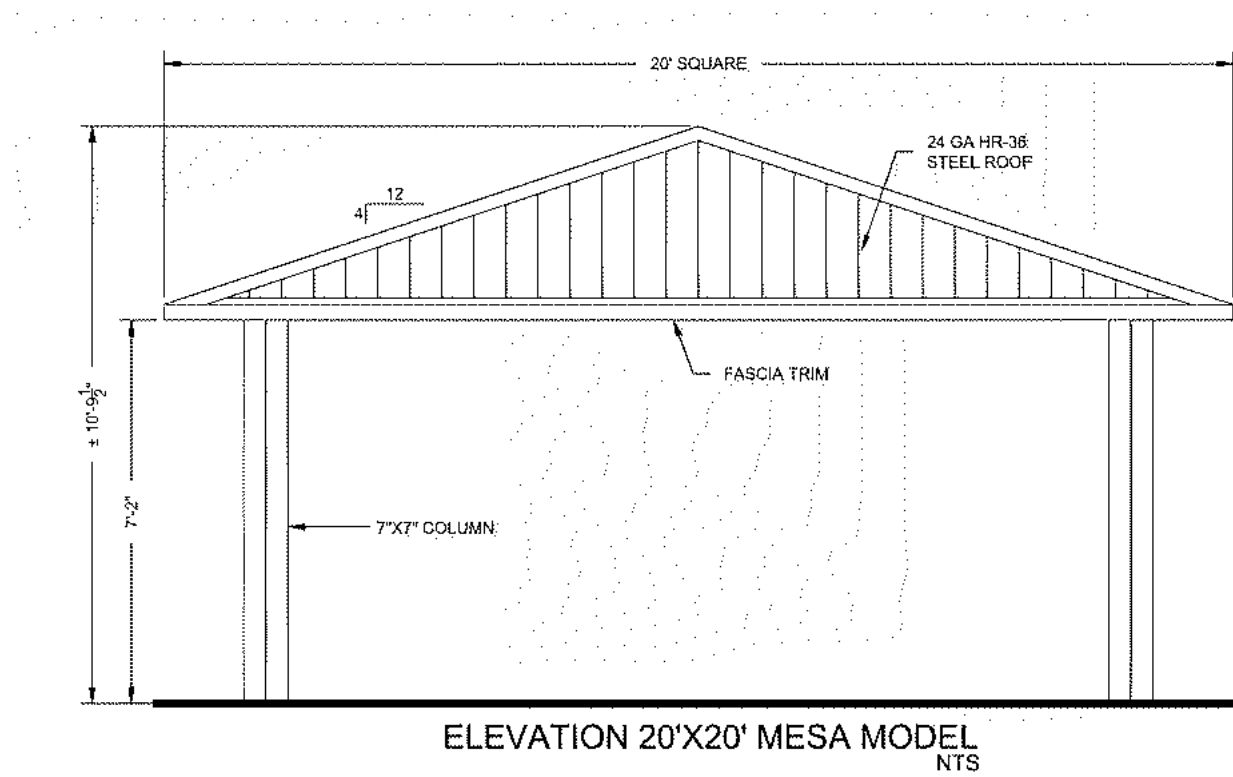
WABASH OUTDOOR PARK BENCH
MODEL: CA400D
4' LONG
SEE MATERIALS SCHEDULE FOR COLOR
SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

5 BENCH
1/2" = 1'-0" P-RE-DP-60



IMAGE IS FOR GRAPHICAL DESIGN INTENT.
SEE MATERIALS SCHEDULE FOR COLOR AND MODEL
INSTALL PER MANUFACTURER SPECIFICATIONS.

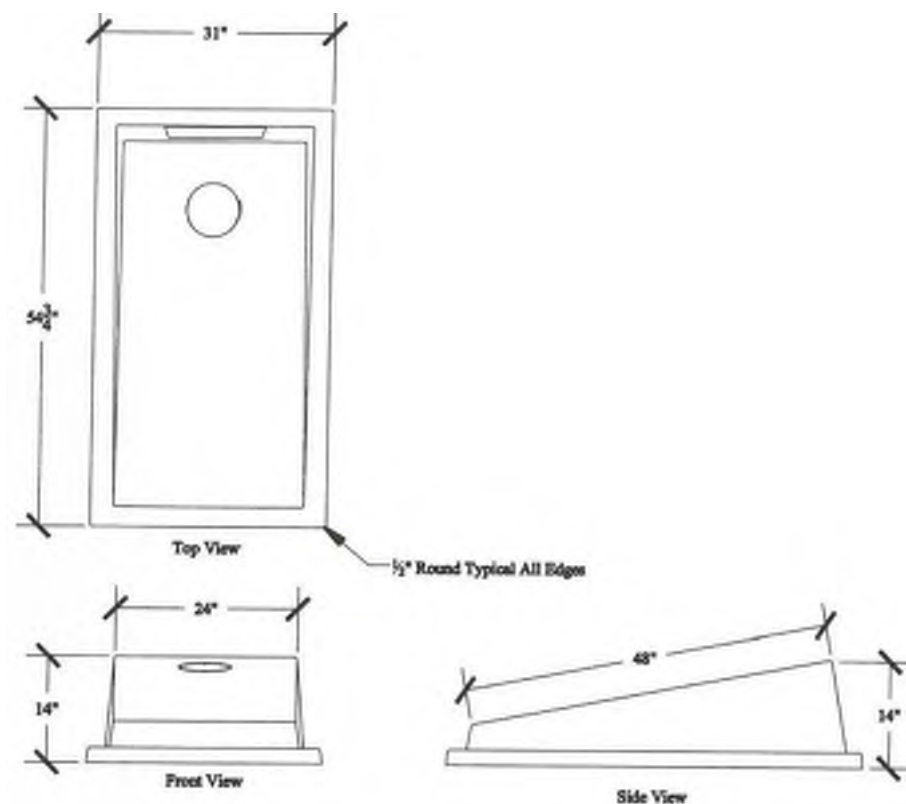
6 DOGGIE WASTE STATION
1/2" = 1'-0" P-RE-DP-61



CLASSIC RECREATION - 20x20 MESA RAMADA
MODEL: RAL 9010
SEE MATERIALS SCHEDULE FOR COLOR

SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

7 RAMADA
NTS P-RE-DP-103

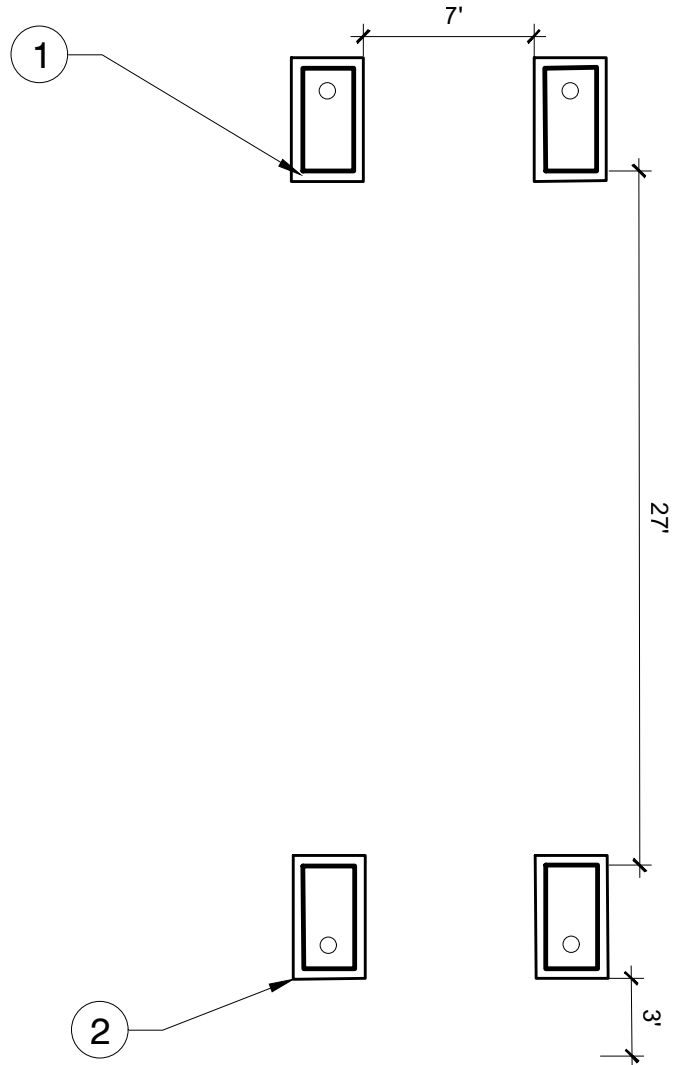


CONCRETE CORNHOLE GAME ONE PAIR (2 BOARDS)
MODEL: KPBT
SEE MATERIALS SCHEDULE FOR COLOR

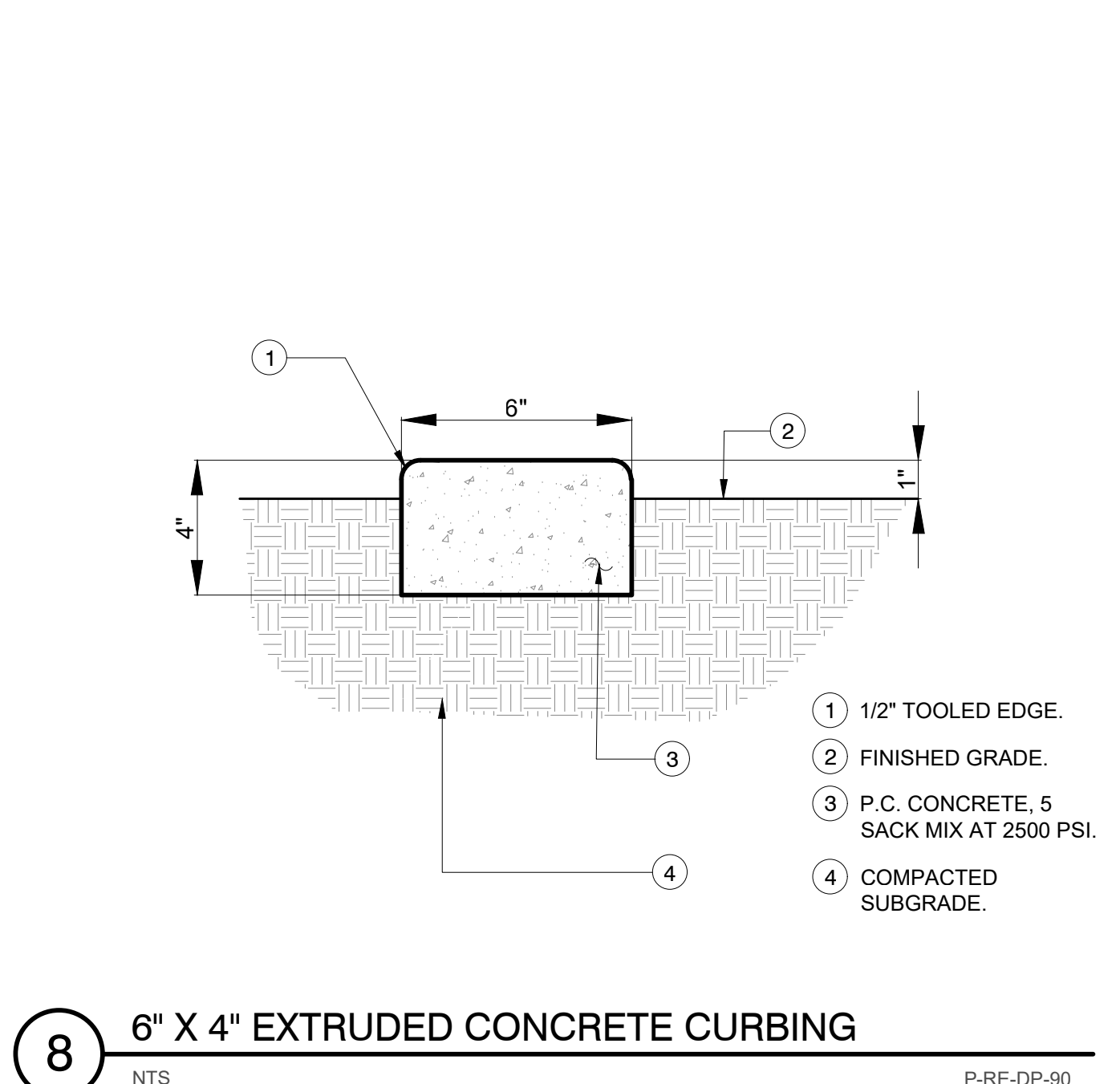
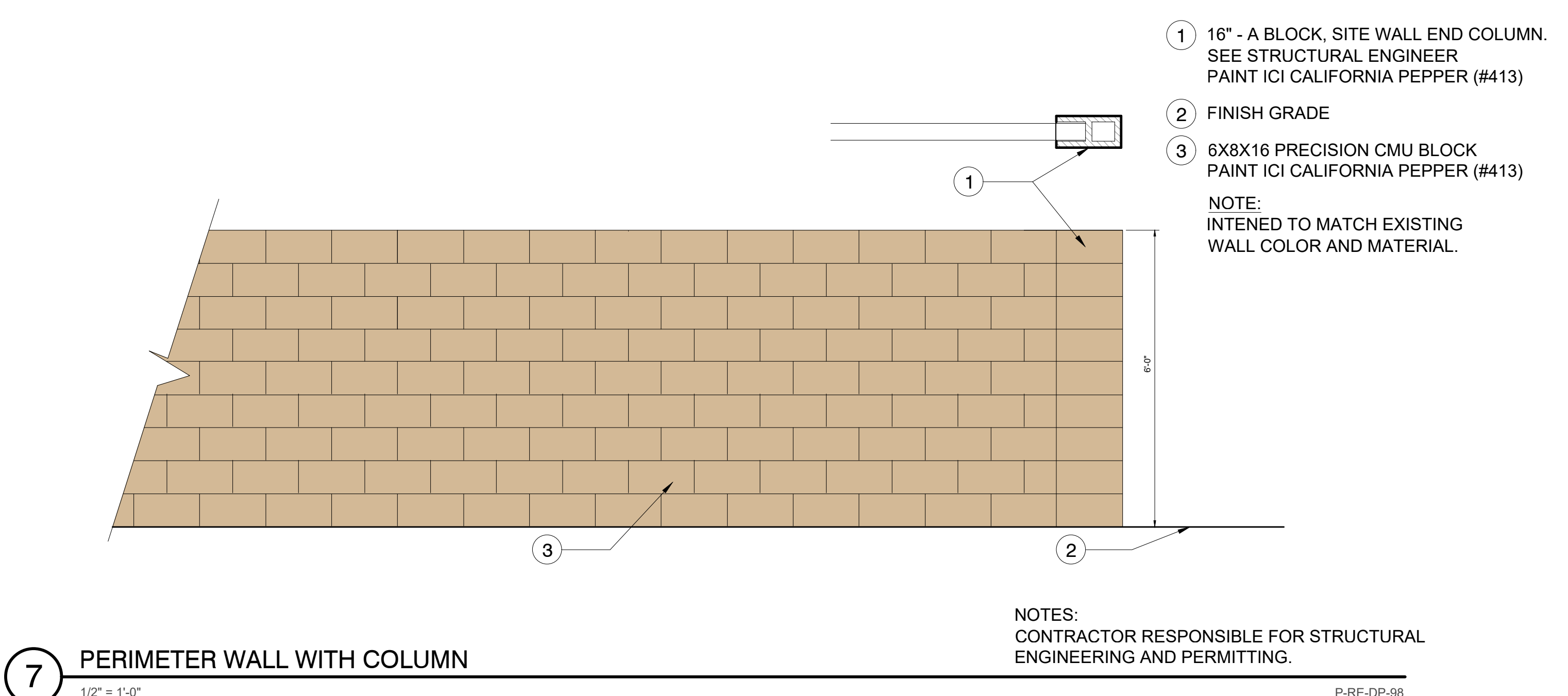
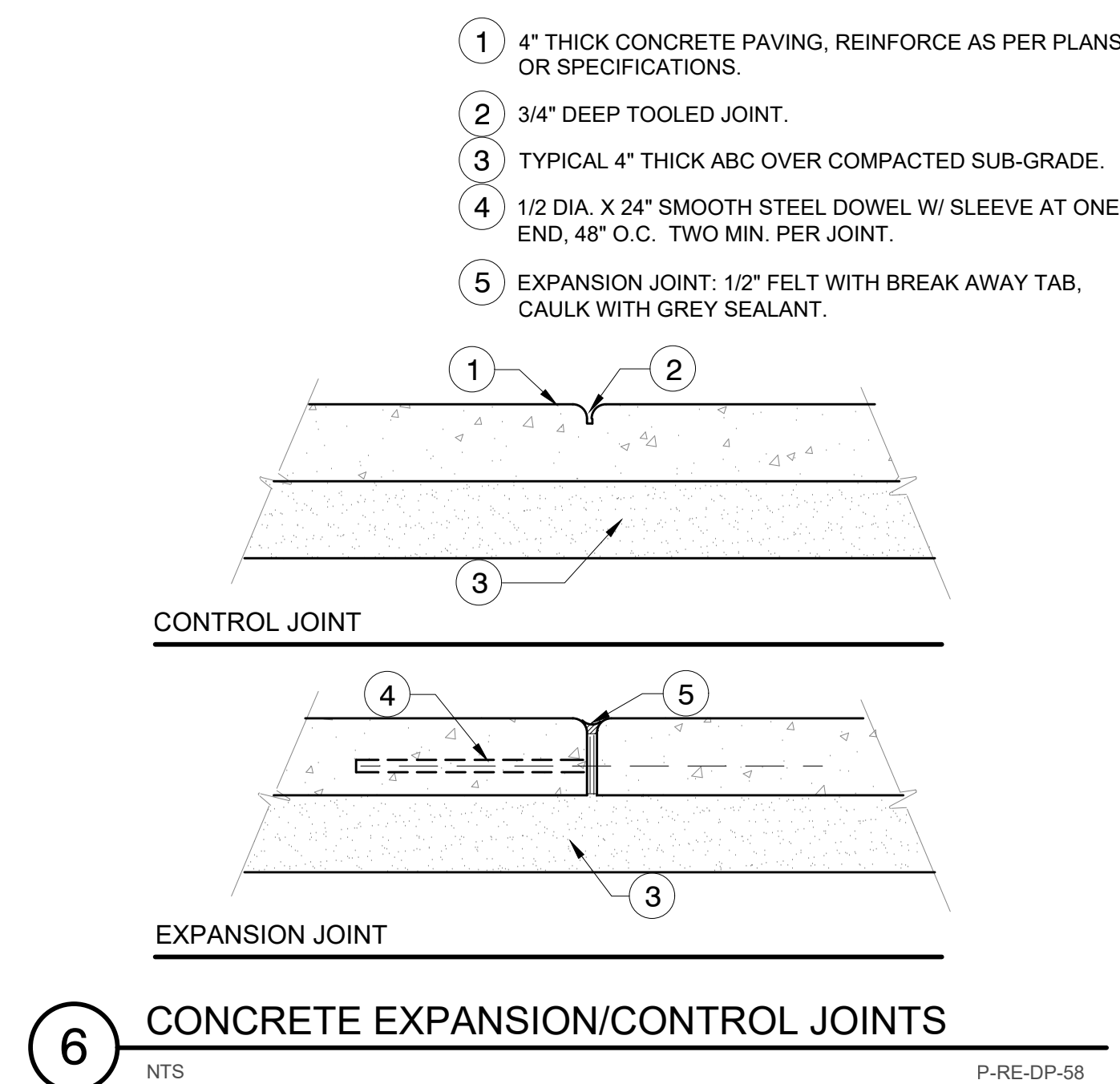
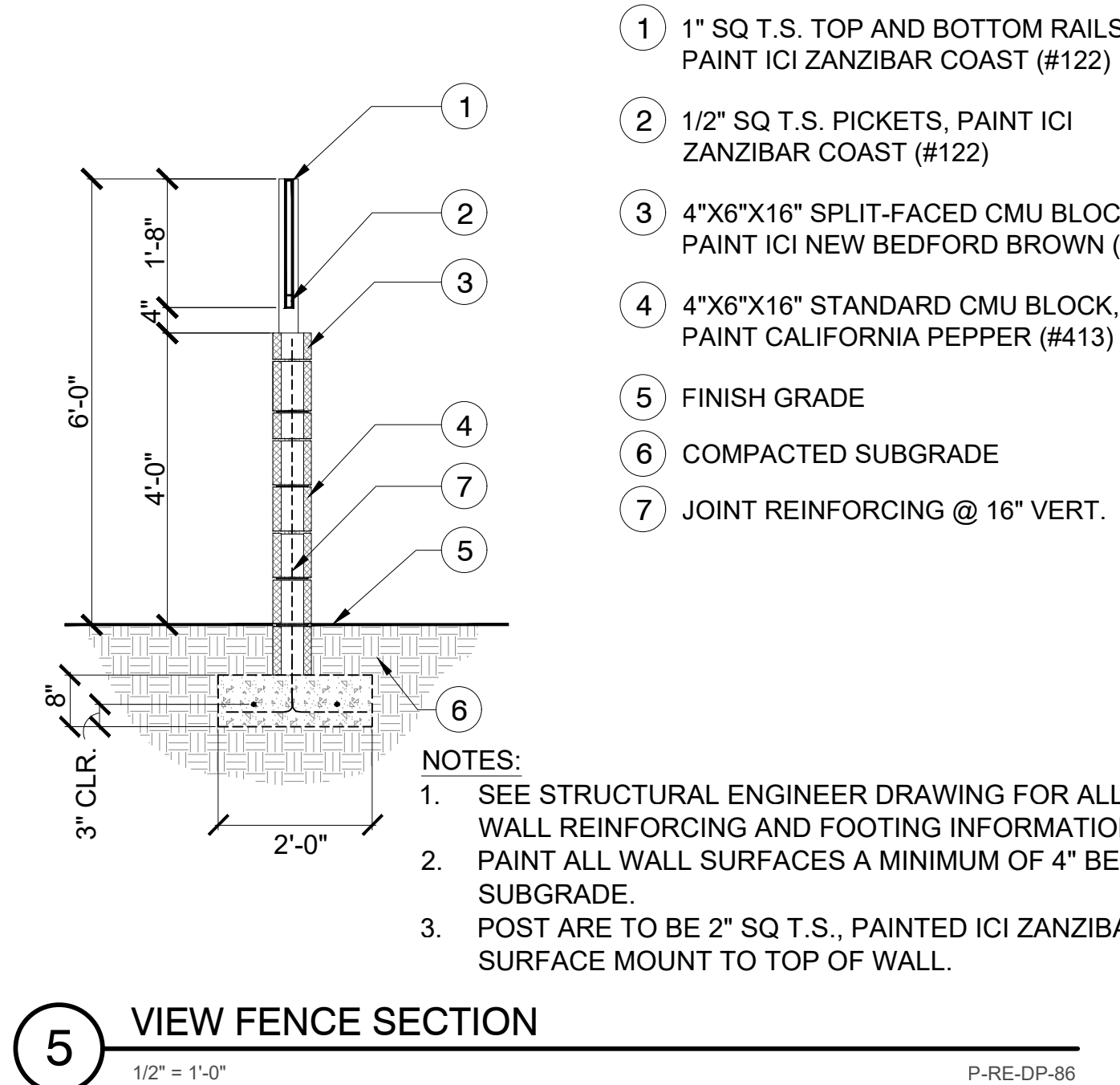
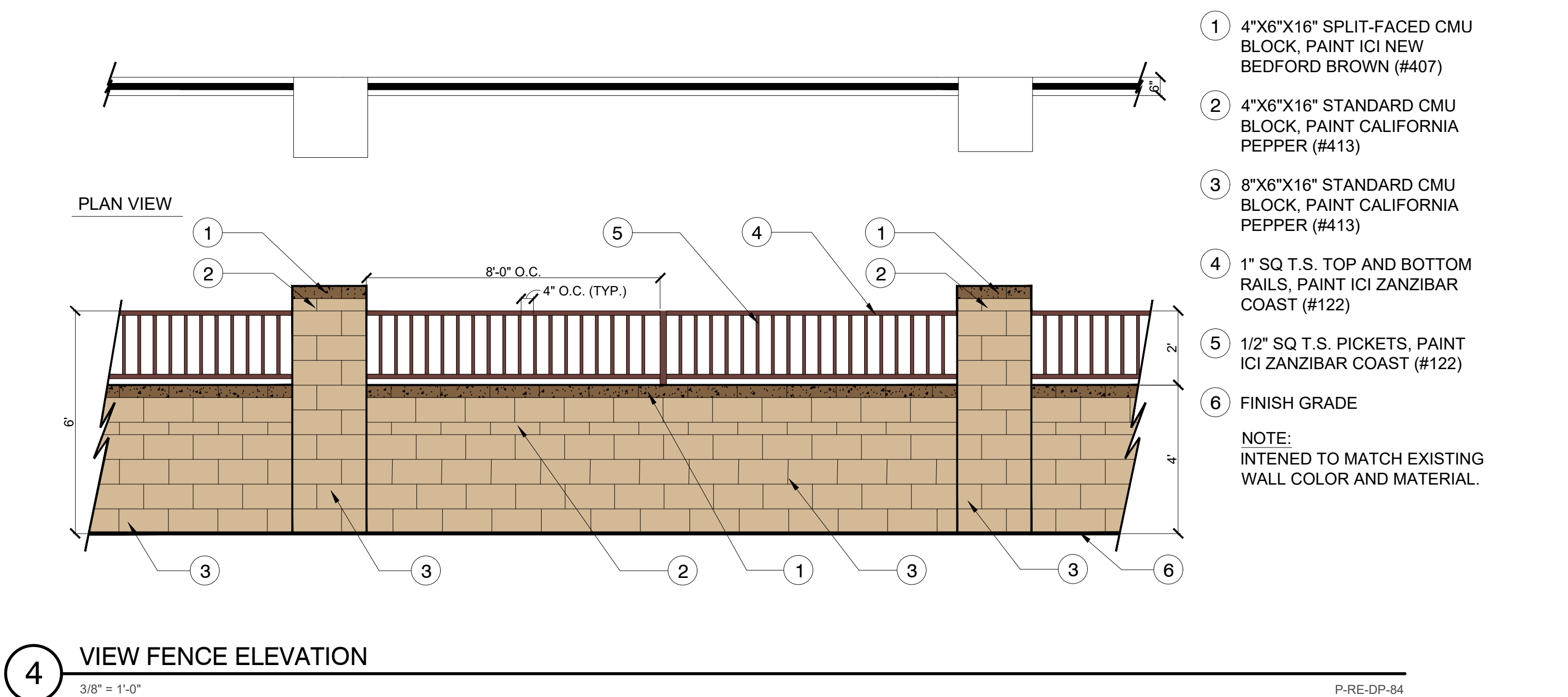
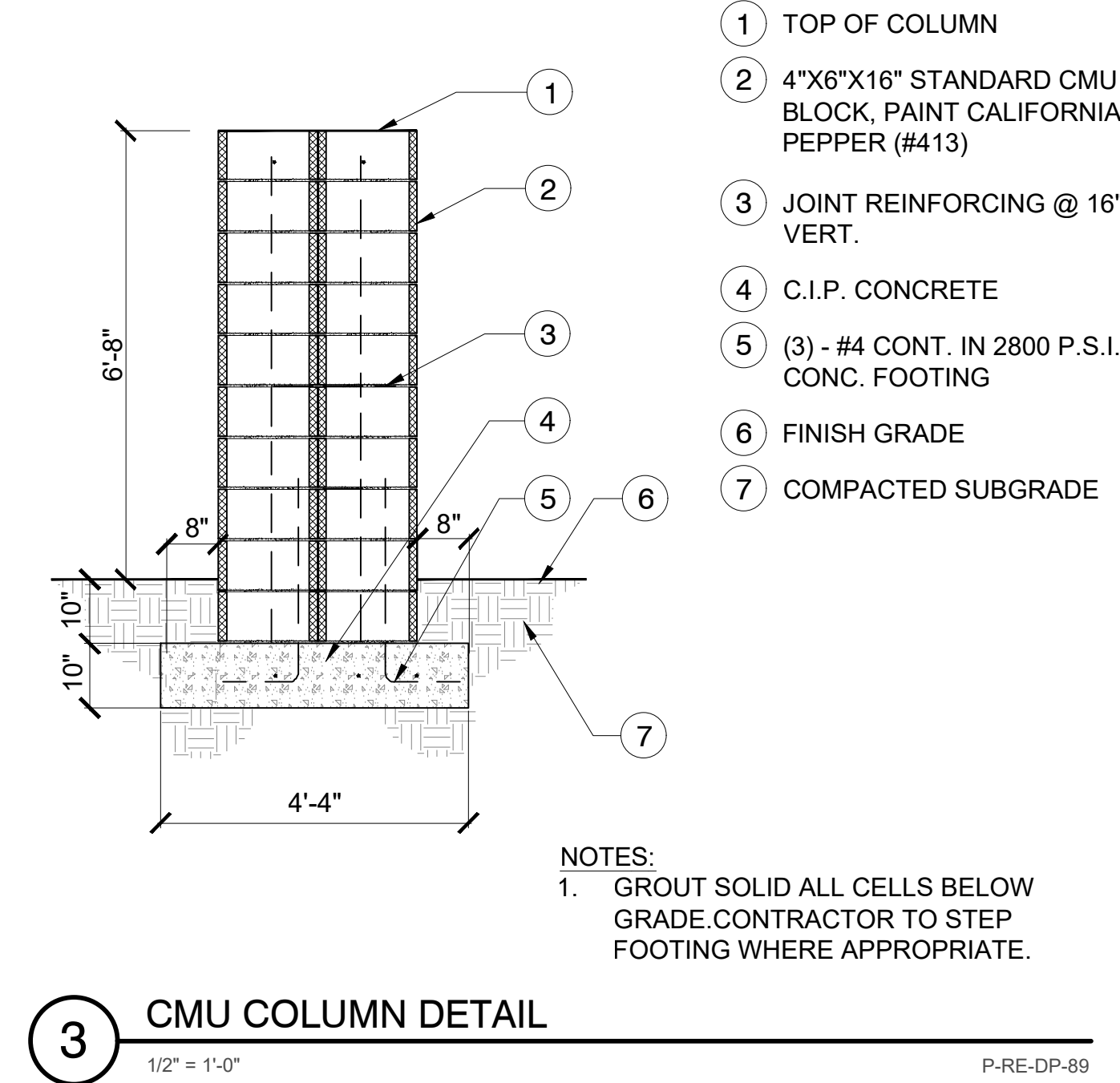
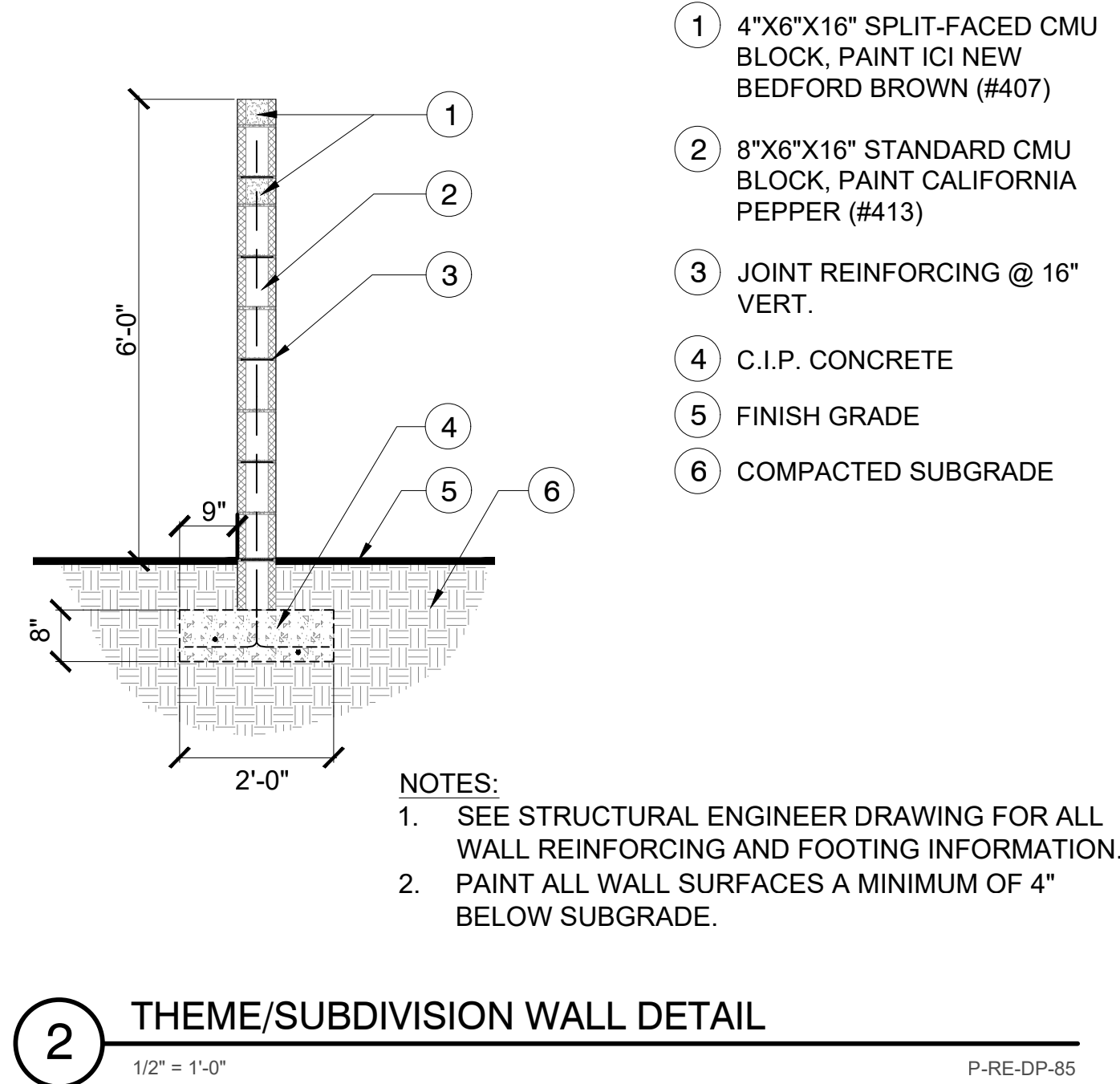
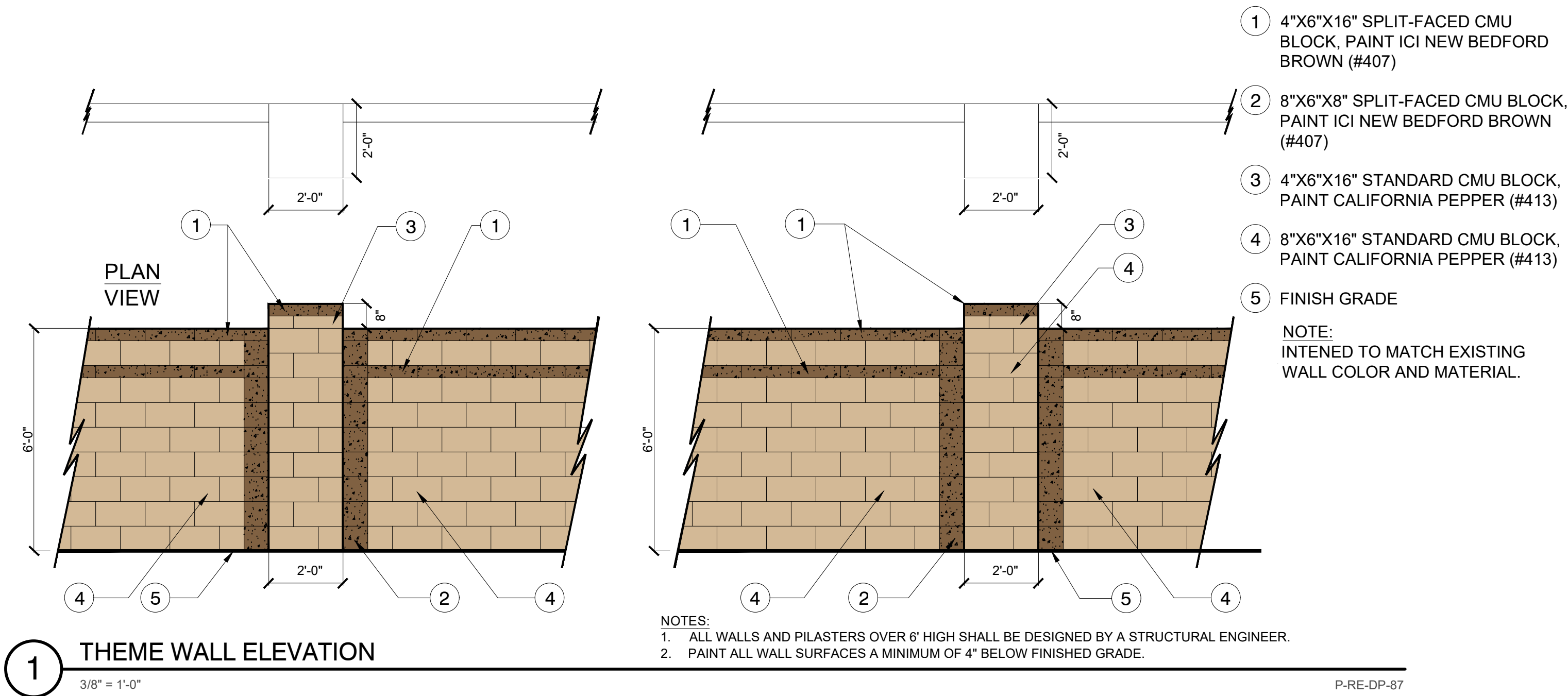
SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS



1 CONCRETE CORNHOLE SET
2 CONCRETE PAD

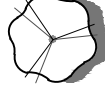
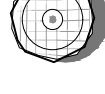


8 CONCRETE CORNHOLE SET
NTS P-RE-DP-104

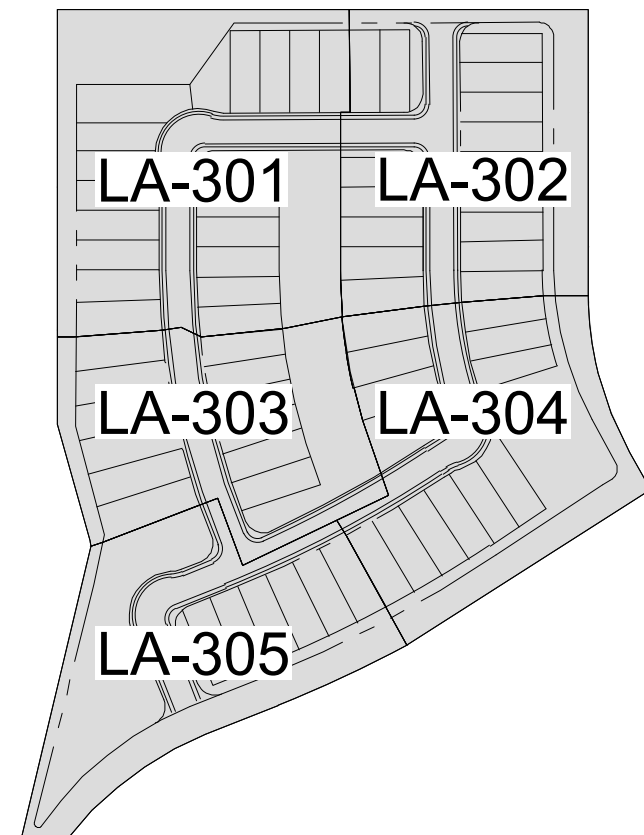
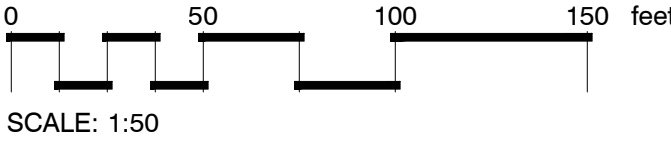




PLANT SCHEDULE LA-300 OVERALL

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	18	ACACIA ANEURA MULGA	24"	BOX
	28	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	26	FRAXINUS VELUTINA 'ARIZONA' VELVET ASH	24"	BOX
	10	OLNEYA TESOTA DESERT IRONWOOD	24"	BOX
	56	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	130	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	14	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GAL.	
	102	*CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	POT
	106	*EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH	5 GAL.	POT
	175	*EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	44	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM THUNDER CLOUD TEXAS SAGE	5 GAL.	POT
	108	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	109	*ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
	66	RUPELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	39	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	
	76	*DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	134	*HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	9	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL.	
	52	HYMENOXYSS ACAULIS ANGELITA DAISY	1 GAL.	
	142	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	14,166 SF	EXISTING STREETSCAPE	---	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	69,416 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	42,920 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	

* NOTE:
SELECTED SHRUB SPECIES TO MATCH EXISTING DEVELOPMENT
FIELD CONDITIONS. MAY BE SUBSTITUTED AT THE DISCRETION
OF THE CITY OF MARICOPA.



KEYMAP - NOT TO SCALE

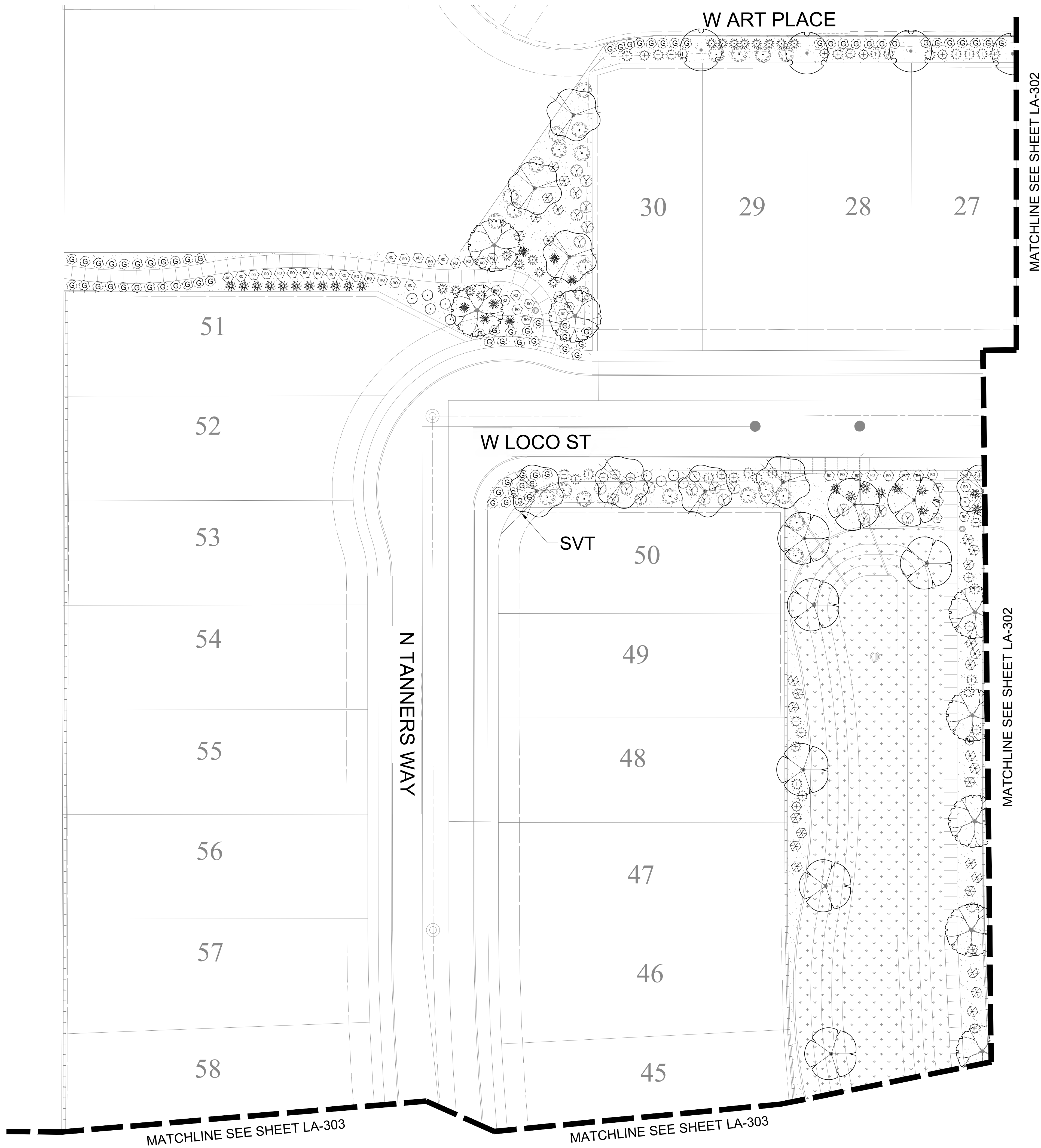


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

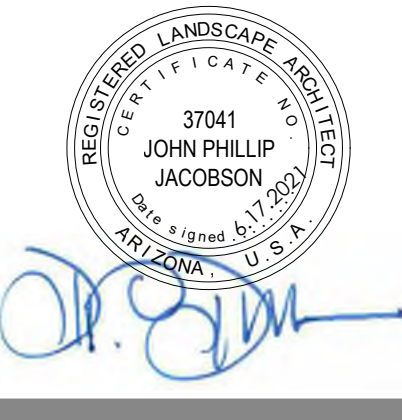
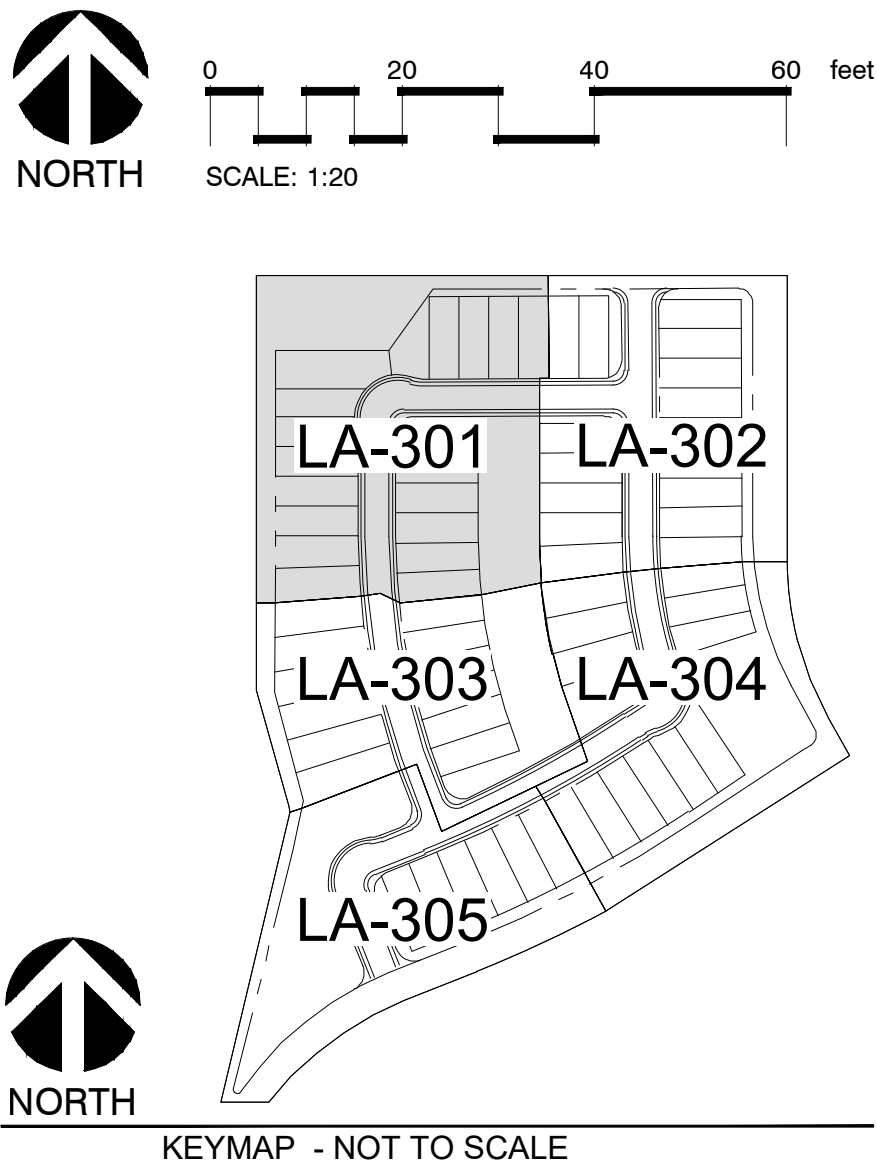
PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-301				
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	4	ACACIA ANEURA MULGA	24"	BOX
	8	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	8	FRAXINUS VELUTINA 'ARIZONA' VELVET ASH	24"	BOX
	8	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	24	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	48	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	29	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM THUNDER CLOUD TEXAS SAGE	5 GAL.	POT
	10	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	48	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
	21	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	7	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	
	20	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	17	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	72	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	11,122 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	11,510 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	

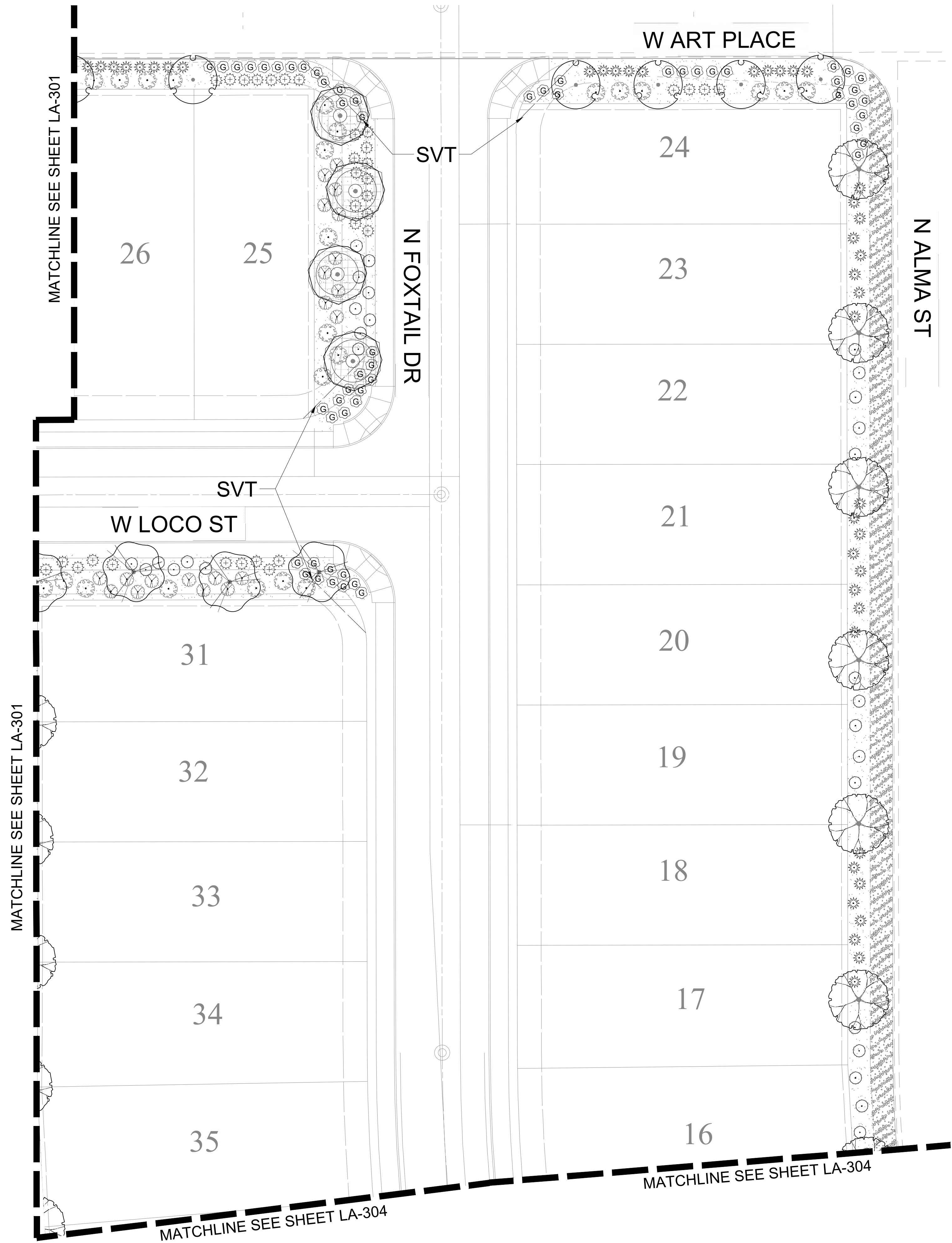


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

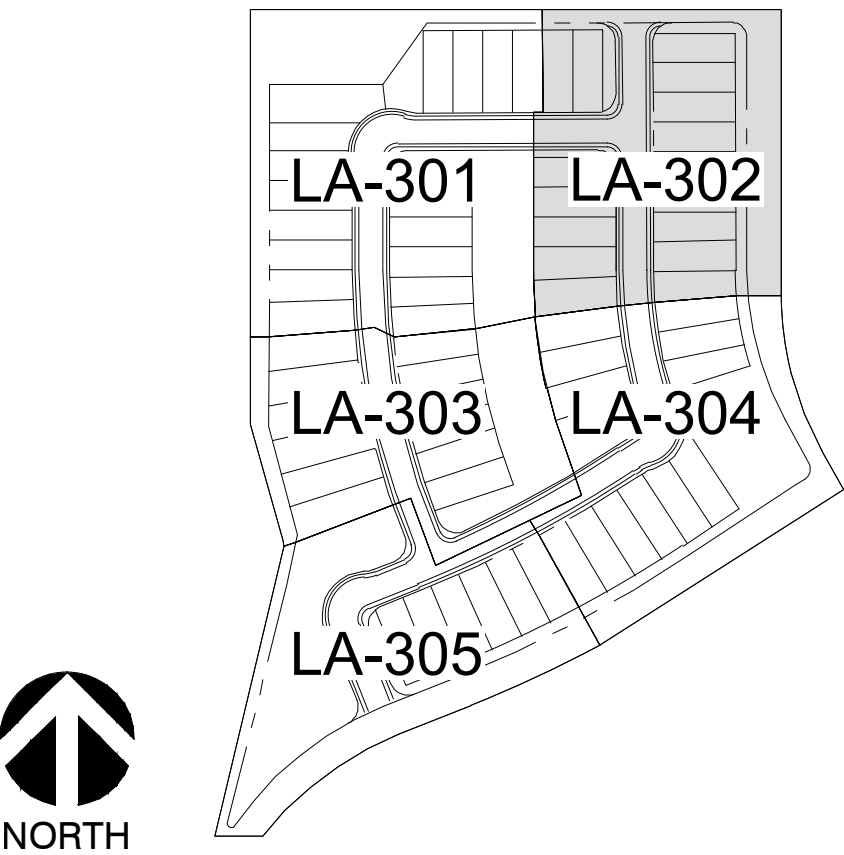
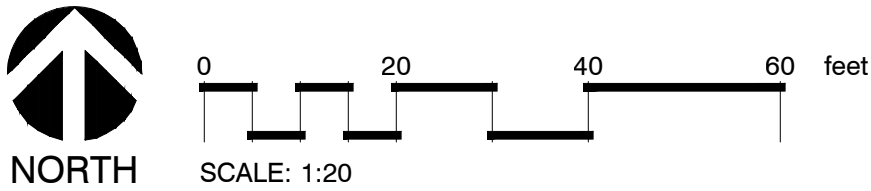
DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-302

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	5	ACACIA ANEURA MULGA	24"	BOX
	3	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	4	OLNEYA TESOTA DESERT IRONWOOD	24"	BOX
	6	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	24	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	33	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	29	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	20	RUPELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	42	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	56	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	2,656 SF	EXISTING STREETSCAPE	---	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	7,431 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED



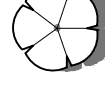
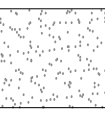
PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

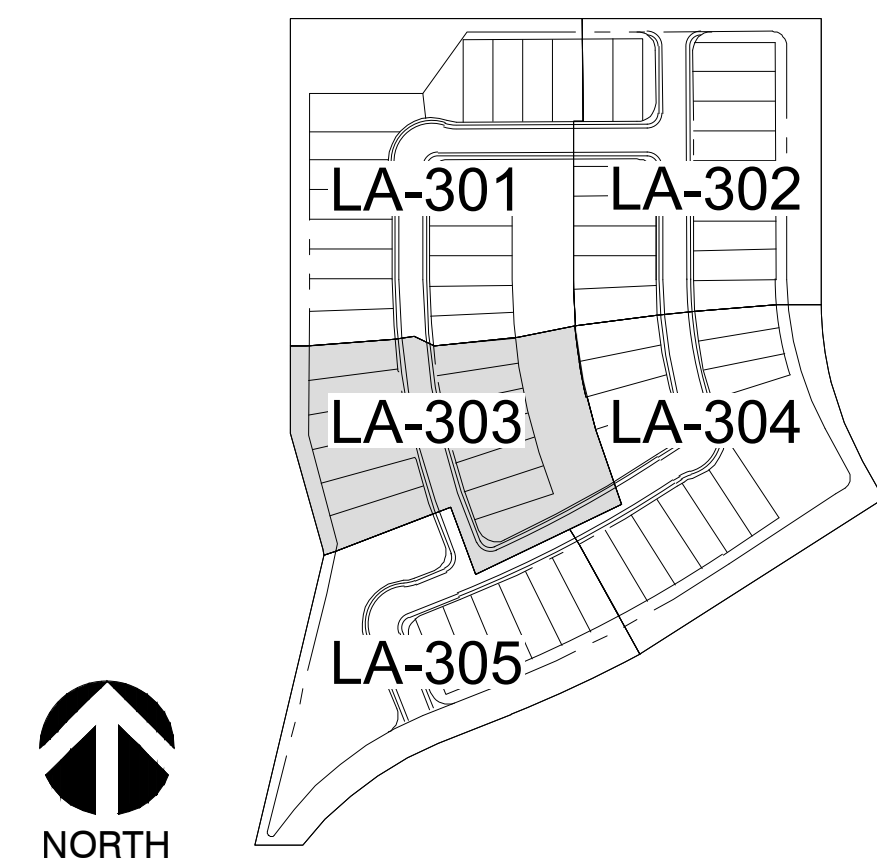
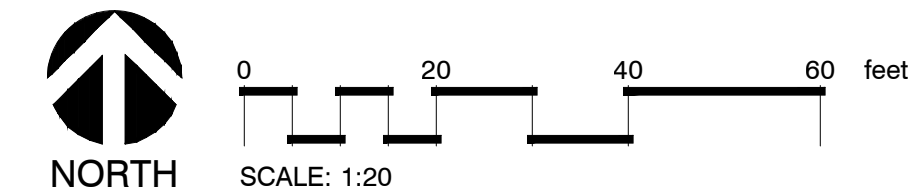
PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-303				
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	3	ACACIA ANEURA MULGA	24"	BOX
	3	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	14	FRAXINUS VELUTINA 'ARIZONA' VELVET ASH	24"	BOX
	3	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	10	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	12	CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	POT
	16	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH	5 GAL.	POT
	36	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	15	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM THUNDER CLOUD TEXAS SAGE	5 GAL.	POT
	10	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	31	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	4	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	
	27	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	12	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	6	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL.	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	10,811 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	8,400 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	



PINNACLE
DESIGN
INC

1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

REGISTERED LANDSCAPE ARCHITECT
37041
JOHN PHILIP
JACOBSON
Expires 12/31/2025
ARIZONA U.S.A.

PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JJP

PRELIMINARY
NOT FOR
CONSTRUCTION

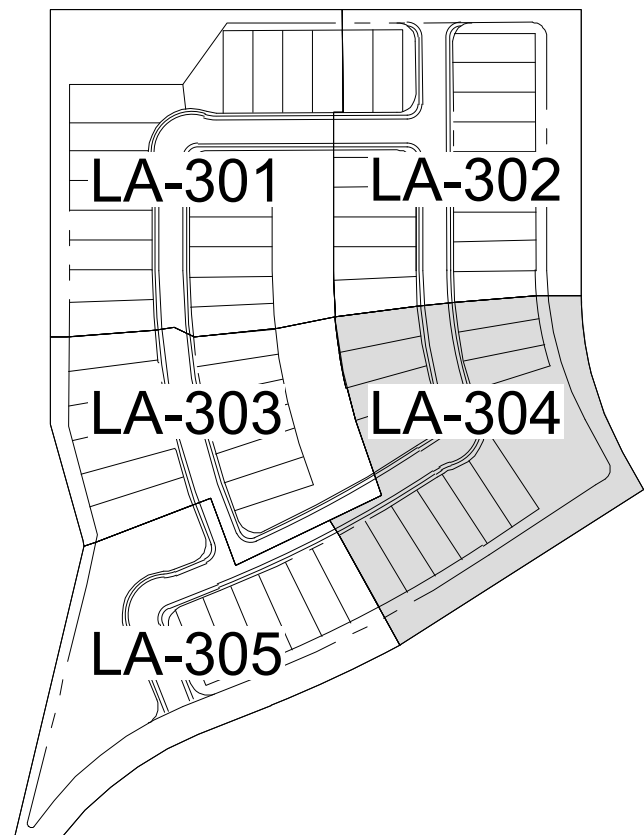
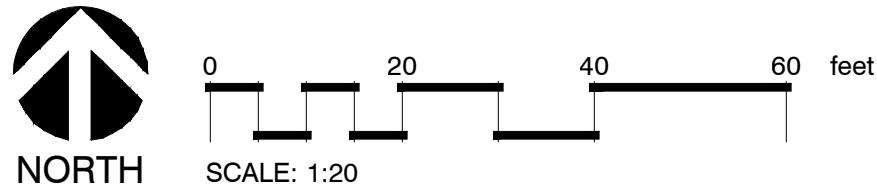
DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-304

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	2	ACACIA ANEURA MULGA	24"	BOX
	6	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	4	FRAXINUS VELUTINA 'ARIZONA' VELVET ASH	24"	BOX
	15	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	17	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	45	CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	POT
	47	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH	5 GAL.	POT
	15	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	15	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'™ RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	6	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
	10	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
4-ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	13	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	
	6	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	46	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	35	HYMENOXYS ACAULIS ANGELITA DAISY	1 GAL.	
	14	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	5,859 SF	EXISTING STREETScape	---	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	11,869 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	9,821 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA		



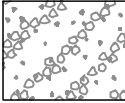
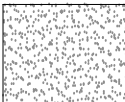
PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

PRELIMINARY
NOT FOR
CONSTRUCTION

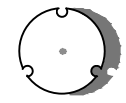
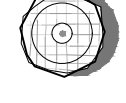
DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

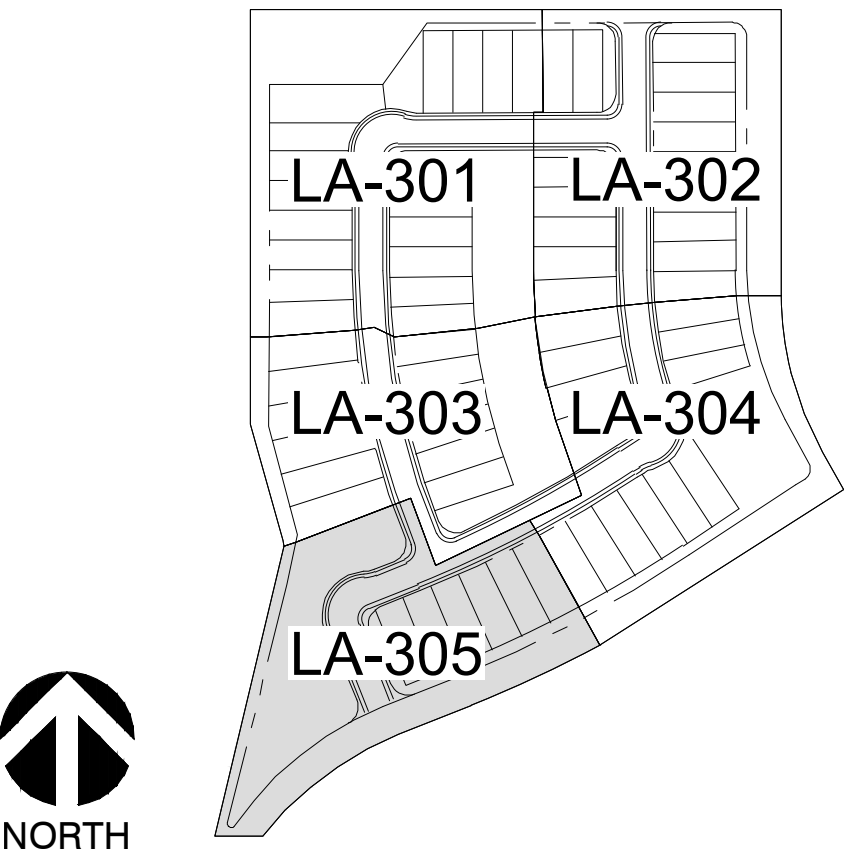
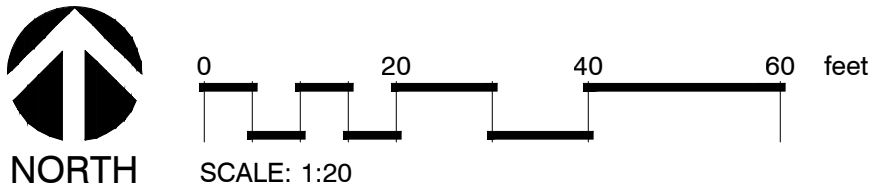
#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



PLANT SCHEDULE LA-305				
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	5,651 SF	EXISTING STREETScape	—	
TOP DRESSING	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	28,883 SF	MULCH DECOMPOSED GRANITE DESERT BROWN	1/2"	SCREENED
TURF	QTY	BOTANICAL / COMMON NAME	SIZE	MIX
	13,189 SF	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD	

PLANT SCHEDULE LA-305

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	4	ACACIA ANEURA MULGA	24"	BOX
	8	ACACIA FARNESIANA SWEET ACACIA	24"	BOX
	6	OLNEYA TESOTA DESERT IRONWOOD	24"	BOX
	24	PISTACIA CHINENSIS CHINESE PISTACHE	24"	BOX
1-LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	55	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
2-MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	14	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GAL.	
	45	CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	POT
	43	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU BUSH	5 GAL.	POT
	43	EREMOPHILA MACULATA 'VALENTINE' VALENTINE SPOTTED EMU BUSH	5 GAL.	POT
	44	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL.	POT
3-SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	24	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	POT
	15	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	
ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	11	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	
	23	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	POT
	20	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	
5-GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	3	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL.	
	17	HYMENOXYS ACAULIS ANGELITA DAISY	1 GAL.	

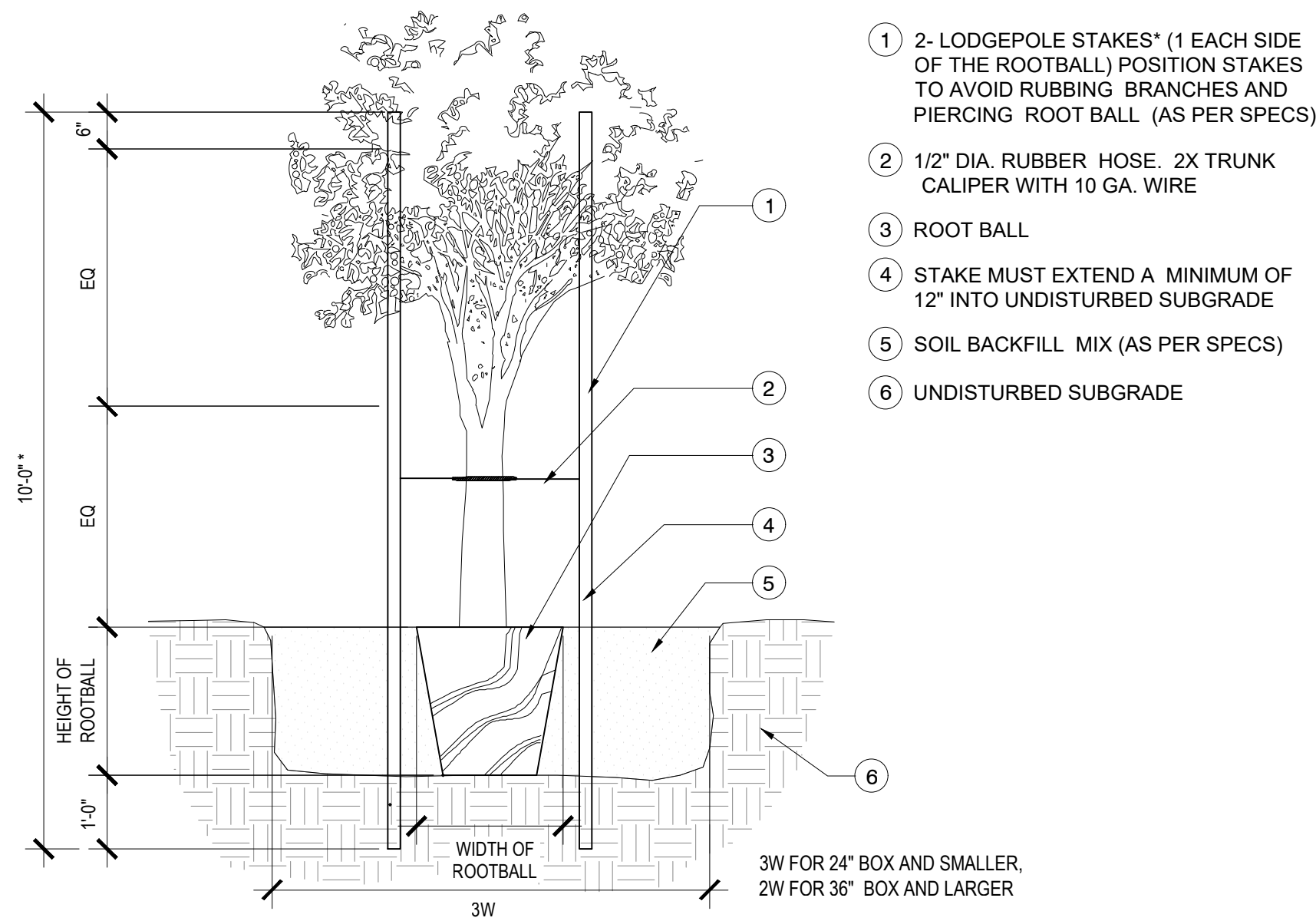


PROJECT: 21004-DP
DATE: 03.29.2021
DRAWN BY: EM
CHECKED BY: JPJ

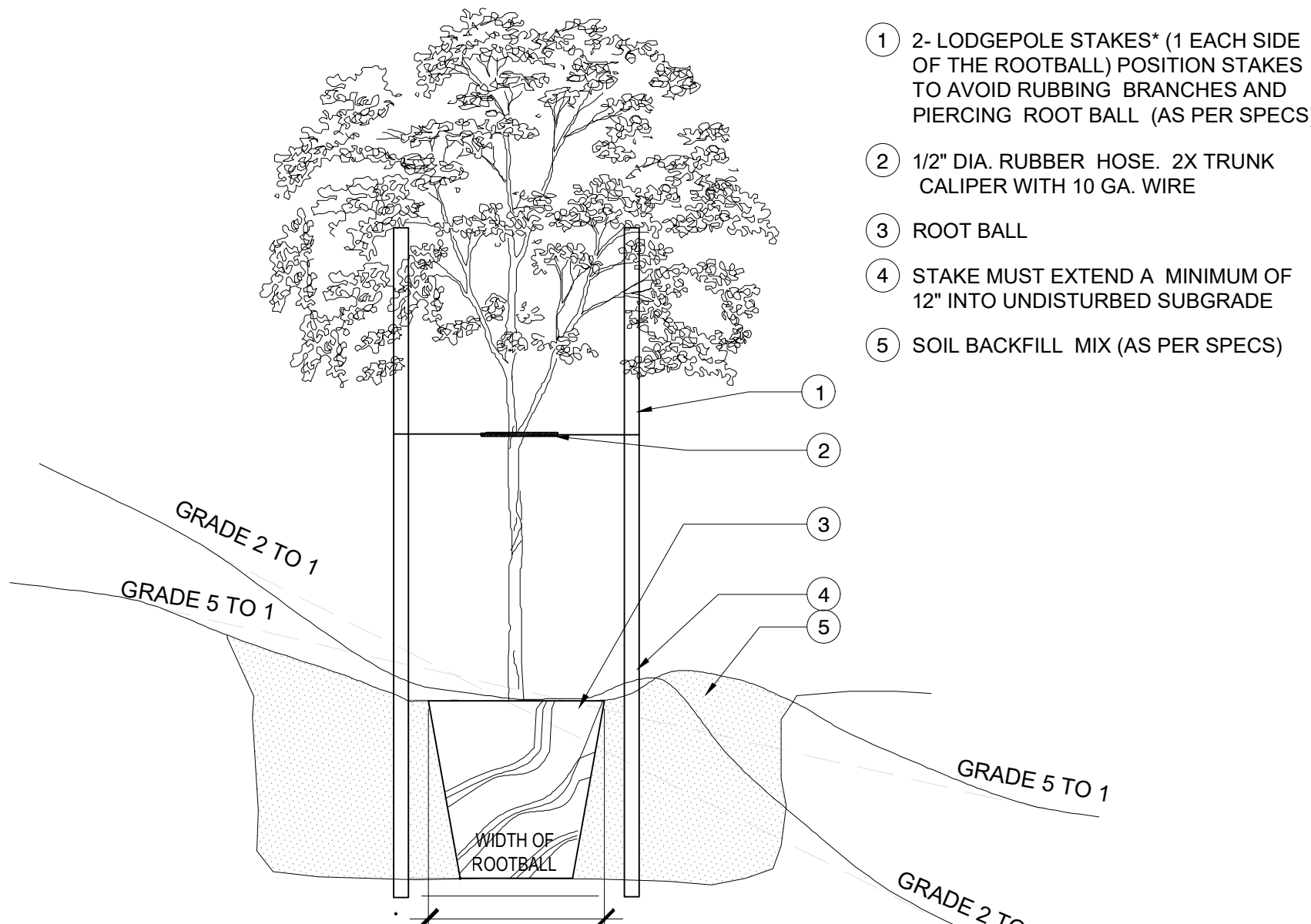
PRELIMINARY
NOT FOR
CONSTRUCTION

DESERT PASSAGE
(PARCEL 8)
MARICOPA, ARIZONA
LANDSCAPE IMPROVEMENT PLANS
PRELIMINARY PLAT

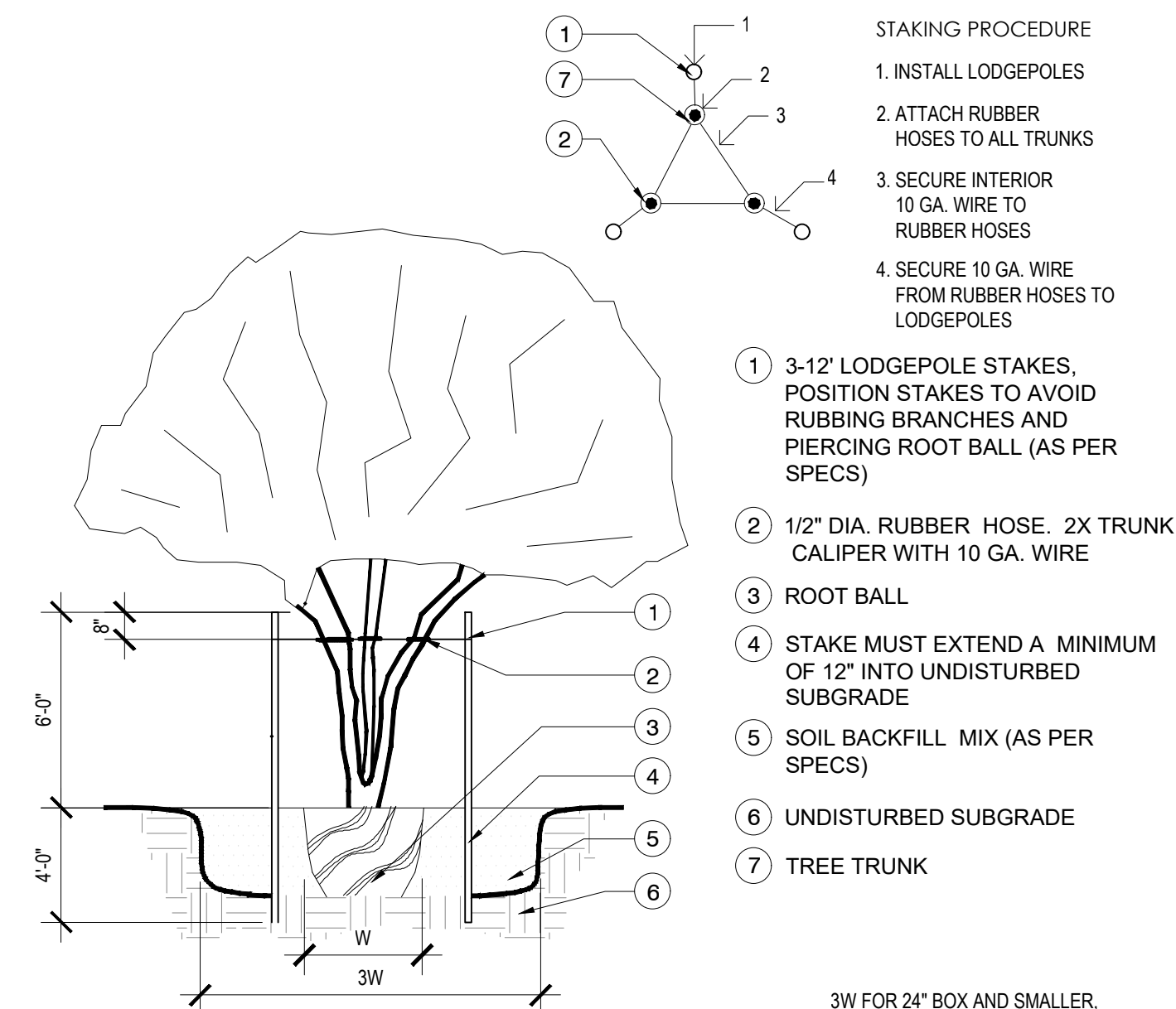
#	DESCRIPTION - DATE
01	PRE-PLAT 03.29.2021
02	PRE-PLAT 06.17.2021
03	
04	



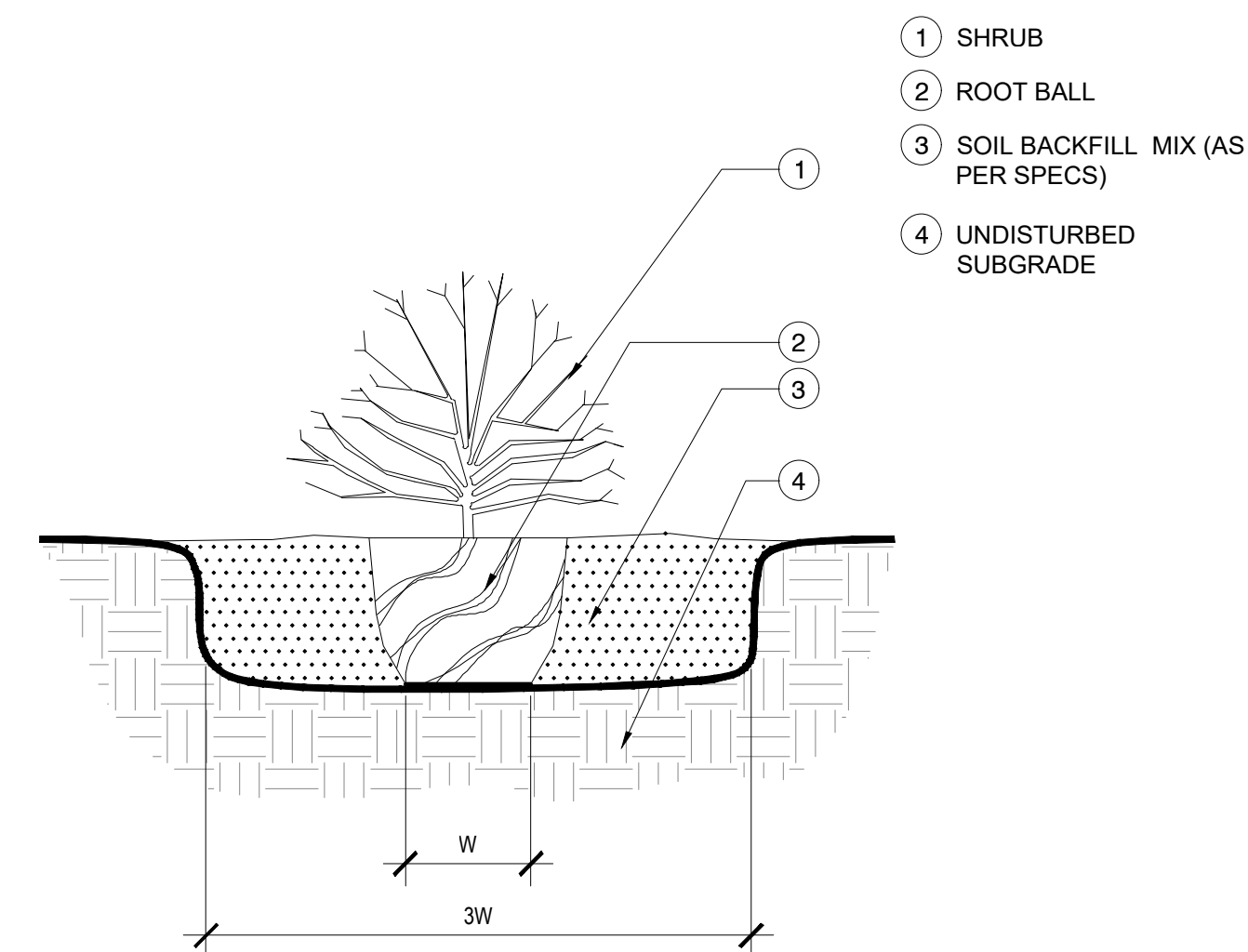
1 TREE PLANTING NTS P-RE-DP-02



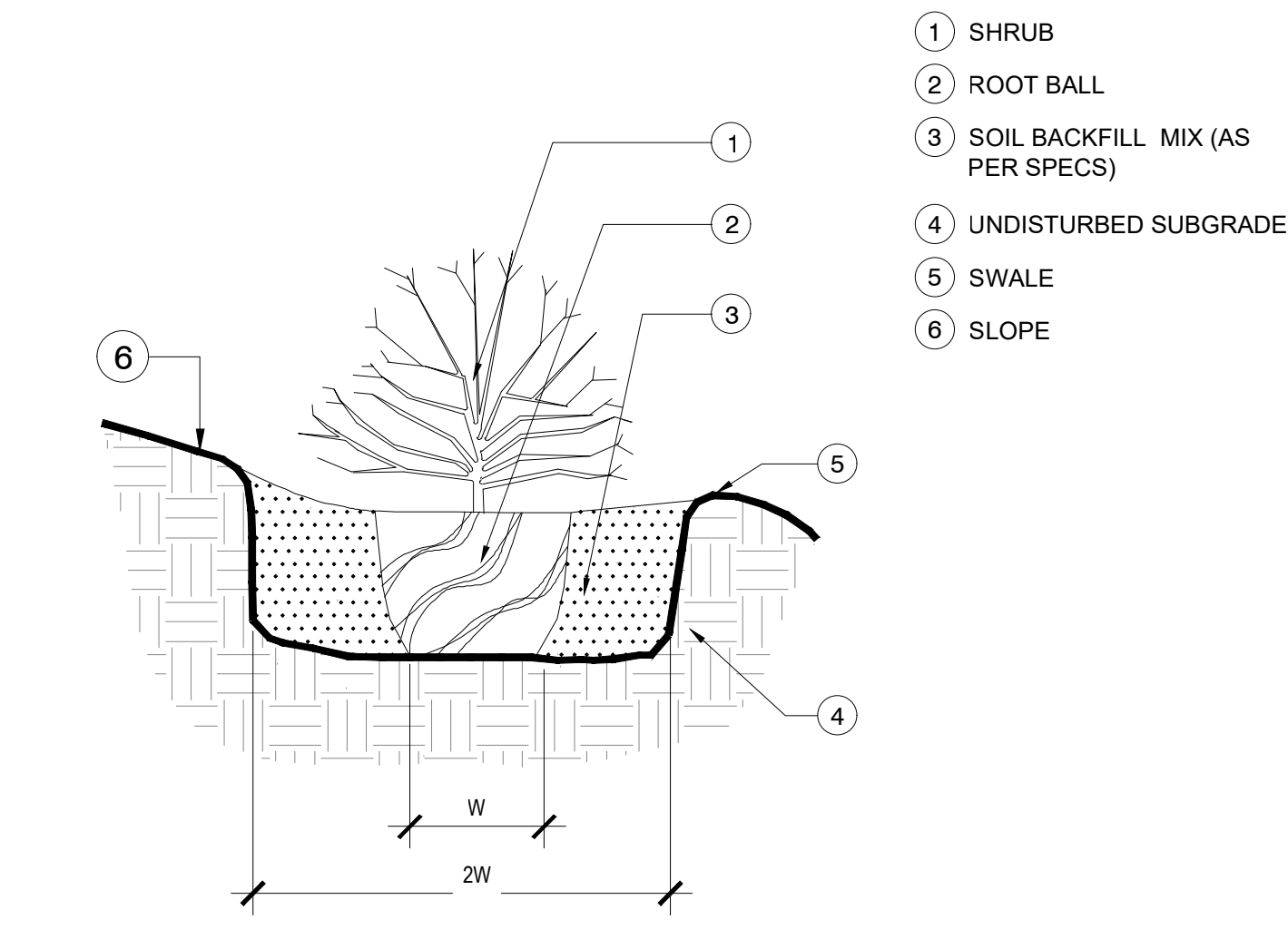
2 TREE PLANTING ON SLOPE NTS P-RE-DP-03



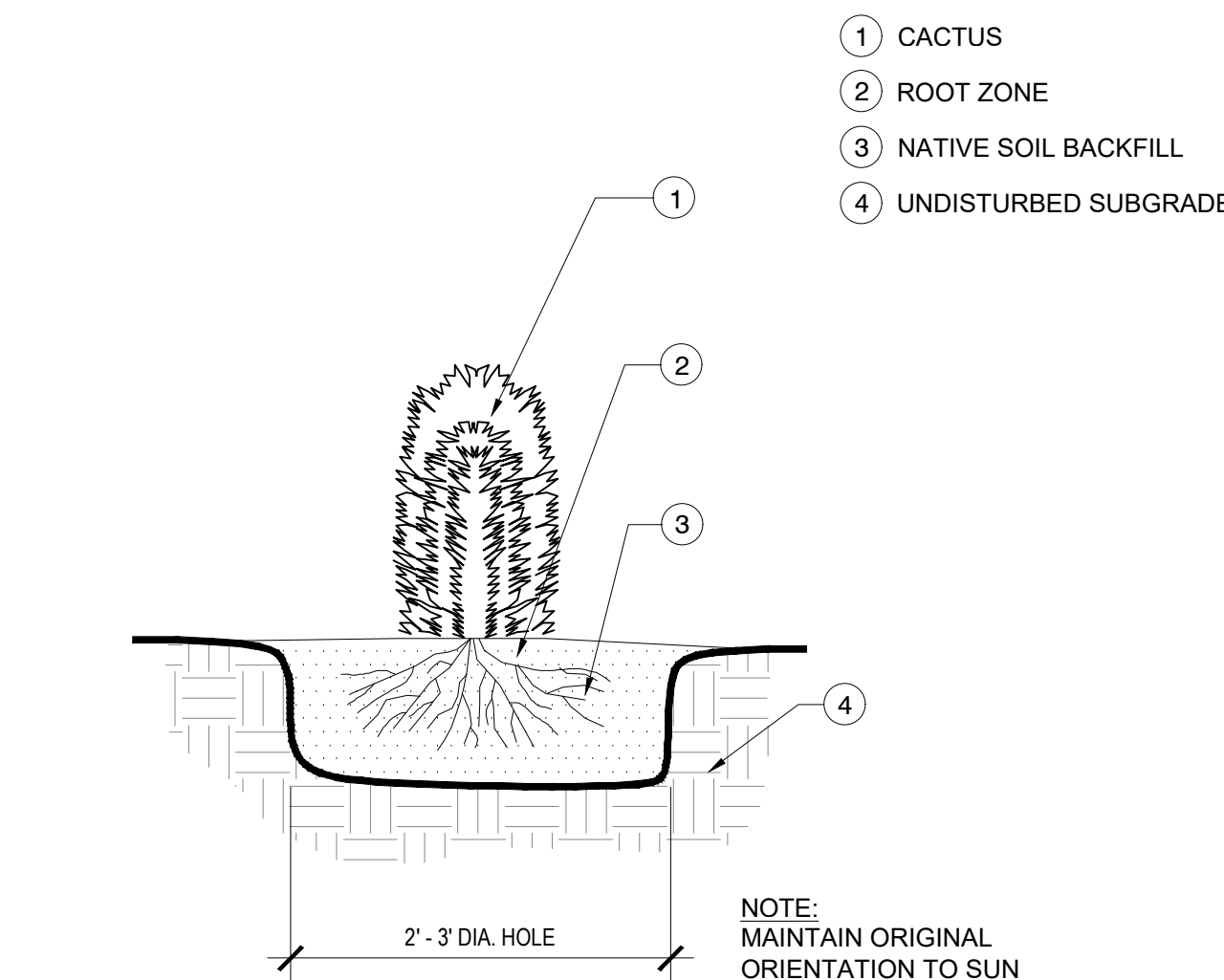
3 MULTI-TRUNK TREE PLANTING NTS P-RE-DP-10



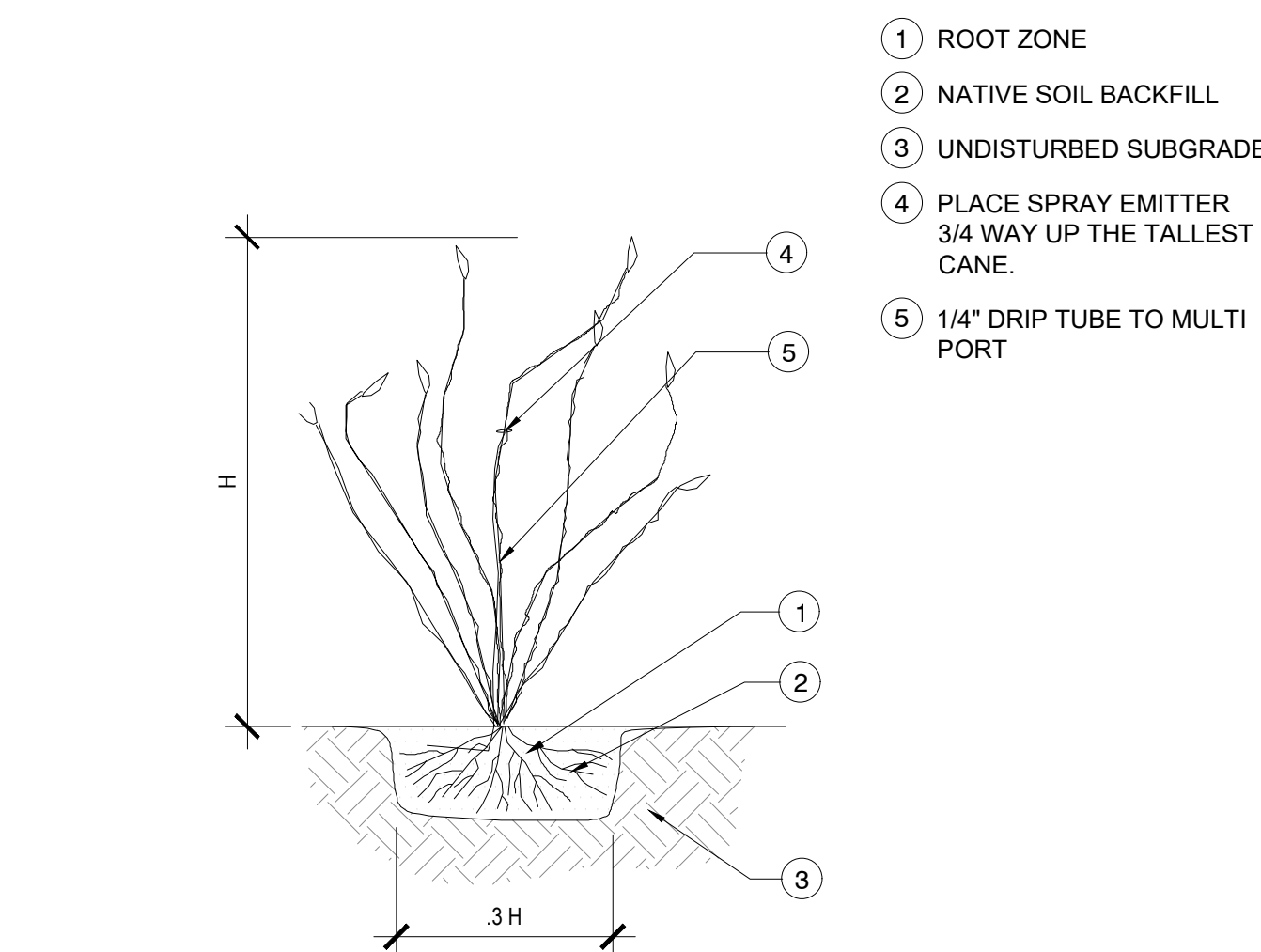
4 SHRUB PLANTING NTS P-RE-DP-05



5 SHRUB PLANTING ON SLOPE NTS P-RE-DP-08



6 CACTUS PLANTING NTS P-RE-DP-01



7 OCOTILLO PLANTING NTS P-RE-DP-07