

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the North half of Section 25, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at found City of Goodyear brass cap in handhole for the Northeast corner of said Section 25, from which a found City of Goodyear brass cap in handhole for the North Quarter corner of said Section 25 bears North 89 deg. 21 min. 28 sec. West (Basis of Bearings) - 2639.06 feet,

THENCE North 89 deg. 21 min. 28 sec. West along the North line of the Northeast Quarter of said Section 25, a distance of 1107.22 feet,

THENCE South 00 deg. 38 min. 32 sec. West departing said North line, a distance of 33.00 feet to a found 1/2" rebar with cap stamped "RLS 10846" in the South right-of-way line of West Indian School Road as shown in the Map of Dedication of same recorded in Book 1238 of maps, Page 19, MCR, said point being the TRUE POINT OF BEGINNING,

THENCE South 48 deg. 55 min. 06 sec. West departing said South right-of-way line, a distance of 893.49 feet,

THENCE South 52 deg. 22 min. 42 sec. West, a distance of 2248.19 feet to a found Arizona Department of Transportation right-of-way aluminum cap and being in the East right-of-way line of State Route 303 as described in Document No. 2009-1013638, MCR,

THENCE North 10 deg. 17 min. 37 sec. East along said East right-of-way line, a distance of 75.63 feet to a found Arizona Department of Transportation right-of-way aluminum cap stamped "RLS 39229",

THENCE North 16 deg. 31 min. 58 sec. East along said East right-of-way line, a distance of 1453.60 feet to a found Arizona Department of Transportation right-of-way aluminum cap stamped "RLS 39229",

THENCE North 11 deg. 10 min. 35 sec. East along said East right-of-way line, a distance of 356.19 feet to a found Arizona Department of Transportation right-of-way aluminum cap stamped "RLS 39229",

THENCE North 21 deg. 49 min. 45 sec. East along said East right-of-way line, a distance of 99.96 feet to a found Arizona Department of Transportation aluminum cap stamped "LS 39229" for the intersection of said East right-of-way line of State Route 303 and the South right-of-way line of West Indian School Road,

THENCE North 88 deg. 39 min. 02 sec. East along said South right-of-way line, a distance of 306.87 feet to a found Arizona Department of Transportation aluminum cap stamped "LS 39229",

THENCE North 83 deg. 32 min. 07 sec. East along said South right-of-way line, a distance of 228.38 feet,

THENCE South 89 deg. 21 min. 28 sec. East along said South right-of-way line, being 65.00 feet South of and parallel with the North line of the Northeast Quarter of said Section 25, a distance of 211.67 feet,

THENCE South 84 deg. 00 min. 32 sec. East along said South right-of-way line, a distance of 53.64 feet,

THENCE South 89 deg. 21 min. 28 sec. East along said South right-of-way line, being 70.00 feet South of and parallel with the North line of the Northeast Quarter of said Section 25, a distance of 234.73 feet,

THENCE North 00 deg. 38 min. 31 sec. East along said South right-of-way line, a distance of 5.00 feet,

THENCE South 89 deg. 21 min. 28 sec. East along said South right-of-way line, being 65.00 feet South of and parallel with the North line of the Northeast Quarter of said Section 25, a distance of 211.35 feet to a Point of Curvature of a circular curve to the left, having a radius of 2565.00 feet, a central angle of 1 deg. 14 min. 40 sec., and being subtended by a chord which bears South 89 deg. 58 min. 48 sec. East - 55.71 feet,

THENCE in an easterly direction along said curve to the left and continue along said South right-of-way line, a distance of 55.71 feet,

THENCE South 84 deg. 36 min. 15 sec. East non-tangent to said curve and continue along said South right-of-way line, a distance of 44.24 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2570.00 feet, a central angle of 1 deg. 16 min. 28 sec., and being subtended by a chord which bears North 87 deg. 46 min. 46 sec. East - 57.17 feet,

THENCE in an easterly direction along said curve to the left and said South right-of-way line, a distance of 57.17 feet,

THENCE North 87 deg. 08 min. 32 sec. East tangent to said curve and along said South right-of-way line, a distance of 154.98 feet,

THENCE North 00 deg. 39 min. 35 sec. East along said South right-of-way line, a distance of 5.01 feet,

THENCE North 87 deg. 08 min. 32 sec. East along said South right-of-way line, a distance of 216.12 feet to a Point of Curvature of a circular curve to the right, having a radius of 2435.00 feet, a central angle of 3 deg. 28 min. 23 sec., and being subtended by a chord which bears North 88 deg. 52 min. 43 sec. East - 147.57 feet,

THENCE in an easterly direction along said curve to the right and said South right-of-way line, a distance of 147.60 feet,

THENCE South 89 deg. 21 min. 28 sec. East along said South right-of-way line, a distance of 0.88 feet to the POINT OF BEGINNING, containing 1,876,150 square feet or 43.070 acres of land, more or less.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- CONSTRUCTION CENTER LINE
- EASEMENT (ESMT)
- LOT LINE

- PROPERTY CORNER
- MONUMENT
- FOUND BCFL
- RIGHT OF WAY
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- FRONT BUILDING SETBACK LINE
- REAR BUILDING SETBACK LINE
- SIGHT VISIBILITY TRIANGLE
- POINT OF BEGINNING
- VEHICULAR NON ACCESS EASEMENT

OWNER/DEVELOPER:

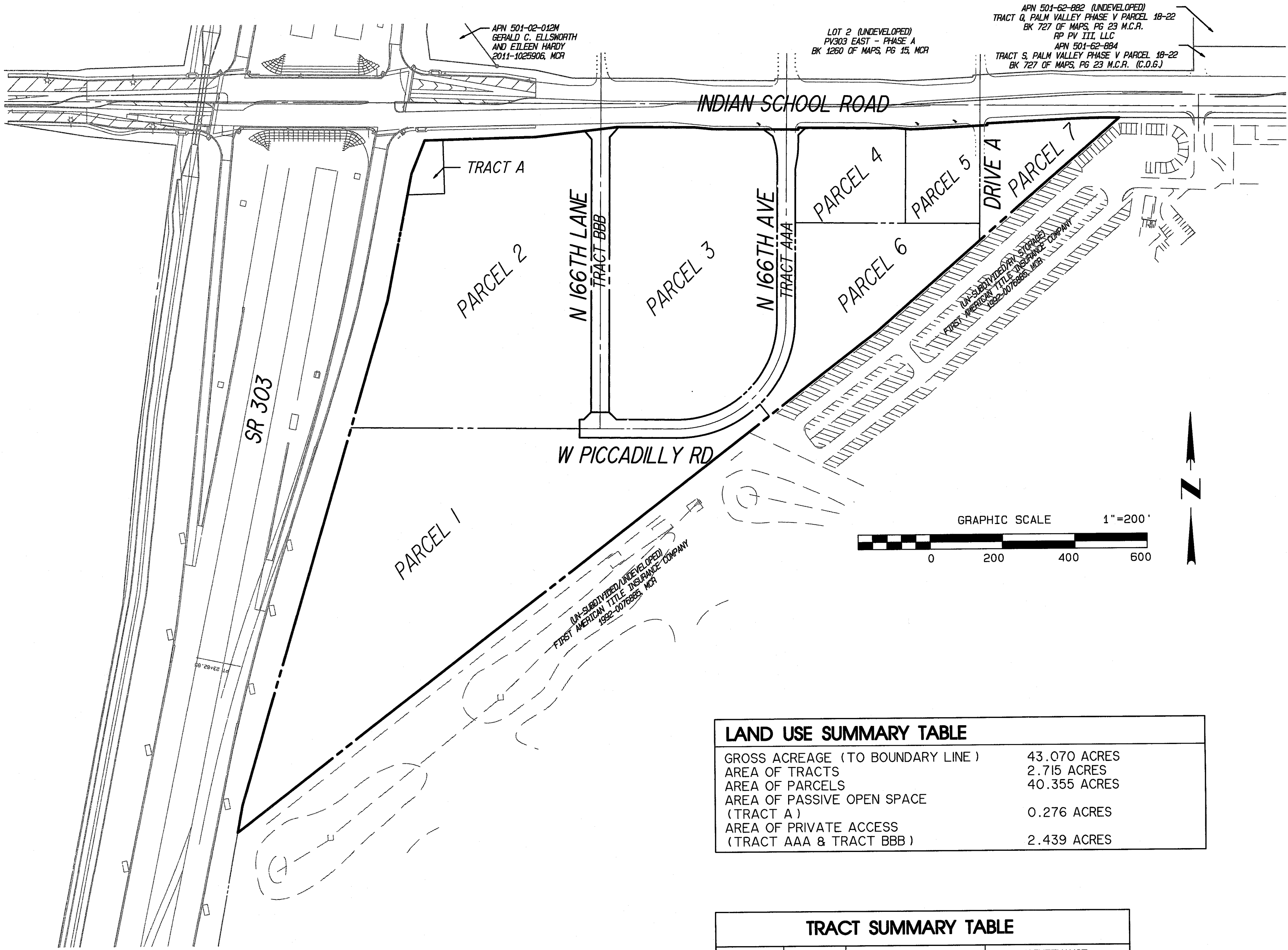
RP PV III LLC
6720 North Scottsdale Road
Suite Number 250
Scottsdale, AZ 85253-4424
Telephone 480-905-0770

ENGINEER:

GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 South Alma School Road, Ste. 2
Chandler, Arizona 85286
(602) 218-7285

PRELIMINARY PLAT
OF
PV303 EAST II, SOUTH

A PORTION OF THE NORTH HALF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
DATED PREPARED: JANUARY 2017
CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA
MARCH 2017



LAND USE SUMMARY TABLE

GROSS ACREAGE (TO BOUNDARY LINE)	43.070 ACRES
AREA OF TRACTS	2.715 ACRES
AREA OF PARCELS	40.355 ACRES
AREA OF PASSIVE OPEN SPACE (TRACT A)	0.276 ACRES
AREA OF PRIVATE ACCESS (TRACT AAA & TRACT BBB)	2.439 ACRES

TRACT SUMMARY TABLE

TRACT	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	0.276	EM, PUE, DE, LS	P.O.A.
TRACT AAA	1.528	DE, PUE, LS, PR, EA	P.O.A.
TRACT BBB	0.911	DE, PUE, LS, PR, EA	P.O.A.
2.715 TOTAL AREA OF TRACTS (ACRES)			

PARCEL SUMMARY TABLE

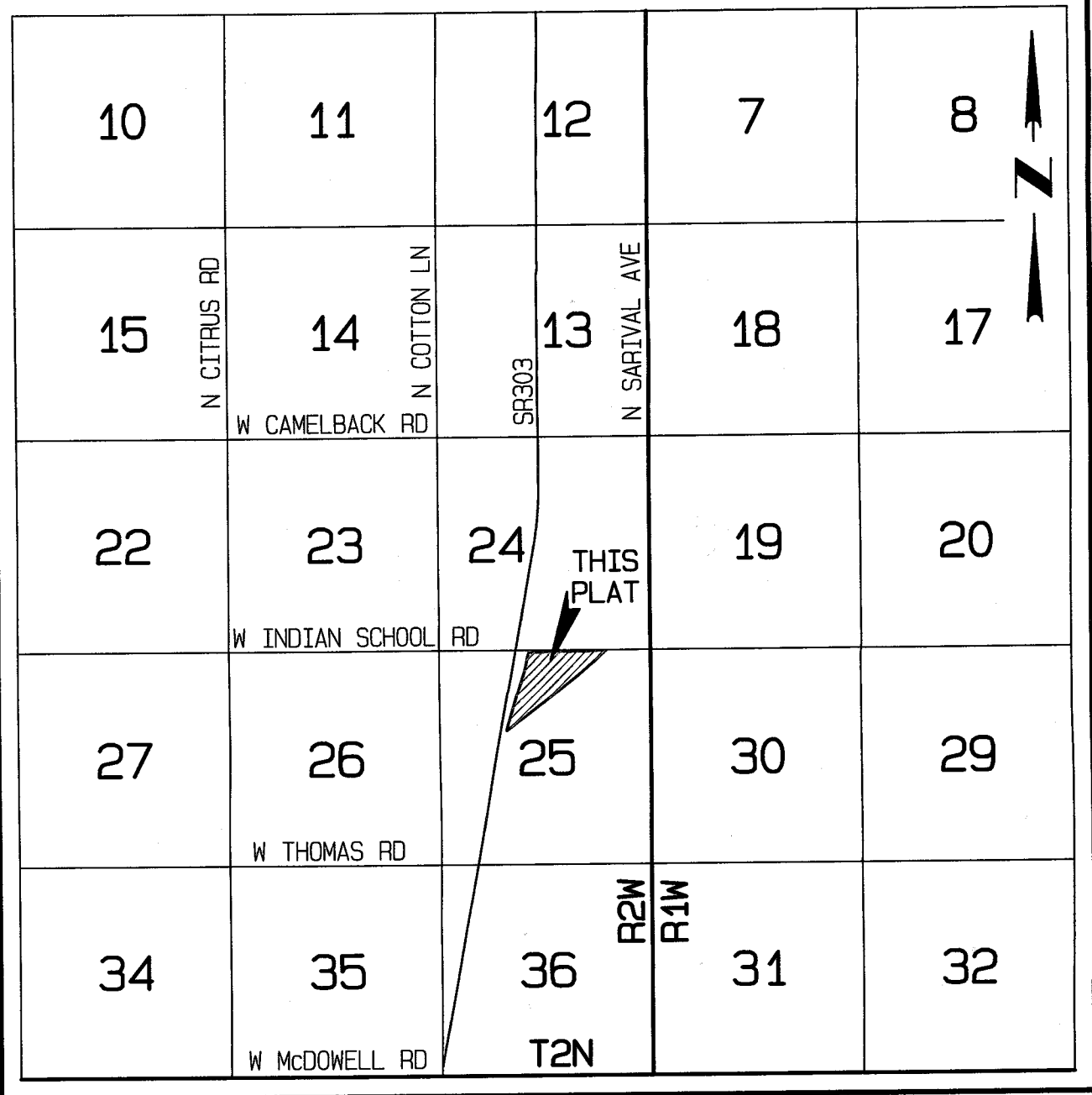
PARCEL	AREA (ACRES)
1	14.280
2	10.051
3	8.176
4	1.823
5	1.251
6	3.335
7	1.439
TOTAL	40.355

LAND USAGE LEGEND

- EM ENTRY MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE
- LS LANDSCAPE
- PR PRIVATE ROADWAY
- EA EMERGENCY ACCESS

MAINTENANCE LEGEND

- P.O.A. PV303 COMMERCIAL COMMUNITY, INC.



VICINITY MAP
N.T.S.

PRELIMINARY PLAT NOTES

1) ALL PUBLIC UTILITIES TO BE UNDERGROUND, WITH THE EXCEPTION OF EXISTING 69 KV POWER LINES. ALL STREETS TO BE IMPROVED WITH ASPHALT PAVEMENT AND CONCRETE CURB AND GUTTER. ALL IMPROVEMENTS TO COMPLY WITH M.A.G. STANDARDS AND SPECIFICATIONS AND/OR CITY OF GOODYEAR STANDARD MODIFICATIONS.

2) DEVELOPER OR SUCCESSORS SHALL WARRANTY ALL PUBLIC IMPROVEMENTS CONSTRUCTED WITHIN CITY OF GOODYEAR RIGHTS-OF-WAY AND EASEMENTS FOR A PERIOD OF NOT LESS THAN TWO (2) YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY..

3) THE OPEN SPACE TRACTS WILL BE INCORPORATED INTO PV303 PROPERTY OWNERS ASSOCIATION (PV303 COMMERCIAL COMMUNITY, INC.)

UTILITY SERVICES

- SEWER LIBERTY UTILITIES
- WATER LIBERTY UTILITIES
- ELECTRICITY APS POWER
- TELEPHONE CENTURY LINK
- CATV COX CABLEVISION
- GAS SOUTHWEST GAS

BENCHMARKS

CITY OF GOODYEAR BRASS CAP IN HANDHOLE INTERSECTION OF SARIVAL AVENUE AND CAMELBACK ROAD THE NORTHEAST CORNER OF SECTION 24, T2N, R2W
ELEVATION = 1062.85 FEET NAVD 88 DATUM (HELD)
ELEVATION = 1061.12 FEET NGVD 29 DATUM

FOUND BRASS CAP IN HANDHOLE AT MCDOT CORNER 30655-IM
ELEVATION = 1042.279 (NAVD88)

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING: NORTH 89°21'28" WEST (MEASURED)

RECORD DOCUMENT:

- (R1) SPECIAL WARRANTY DEED DOCUMENT NO. 2010-0605244, MCR
- (R2) RECORD OF SURVEY PLUS SUBDIVISION RECORDED AS BOOK 652 OF MAPS, PAGE 22, MCR.
- (R3) MAP OF DEDICATION OF WEST INDIAN SCHOOL ROAD AS BOOK 1238 OF MAPS, PAGE 19, MCR.
- (R4) CORRECTIVE DOCUMENT OF EXHIBIT "A" LEGAL DESCRIPTION CONTAINED IN DOCUMENT NO. 2009-1013638, MCR.

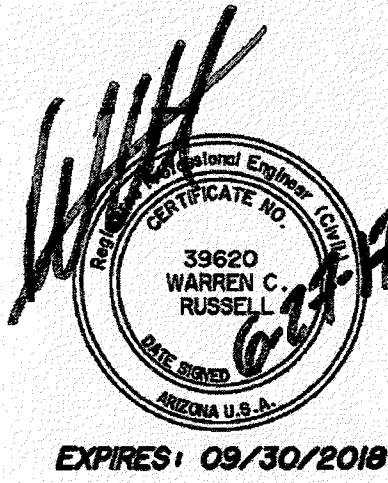
ZONING:

PAD-C-2 (COMMERCIAL)

INDEX OF DRAWINGS

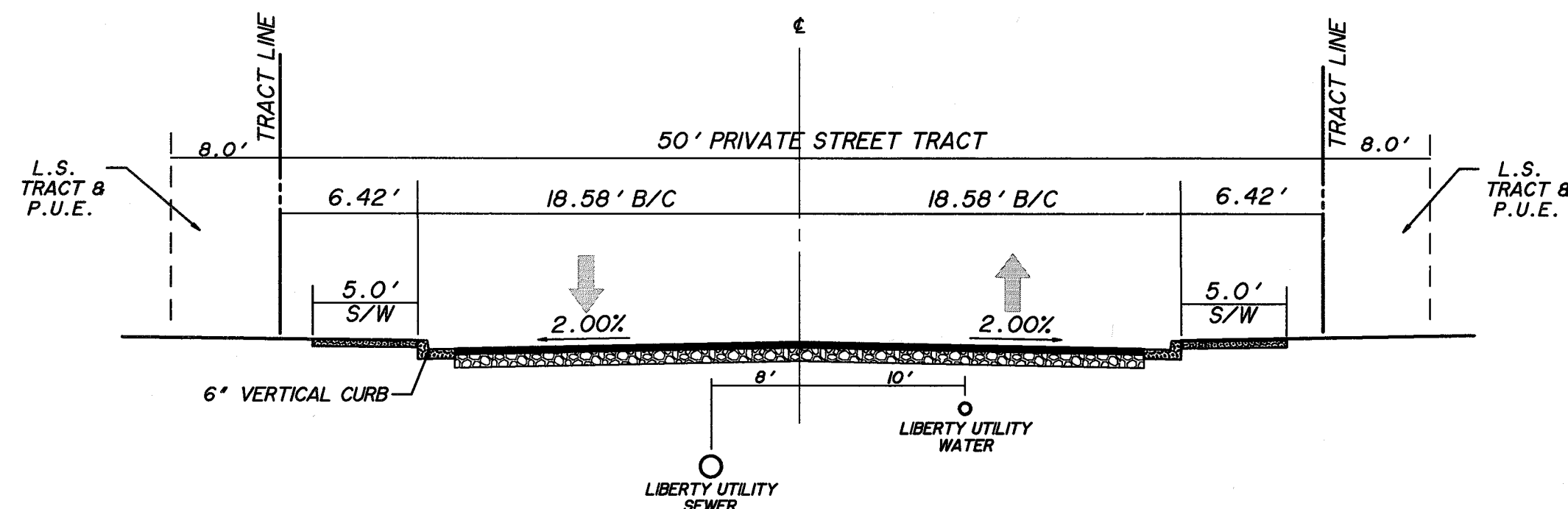
Sheet No.	Description
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- 1. COVER SHEET
- 2. NOTES & DETAILS
- 3. PRELIMINARY PLAT
- 4. LANDSCAPE PLAN
- 5. LANDSCAPE PLAN
- 6. LANDSCAPE PLAN

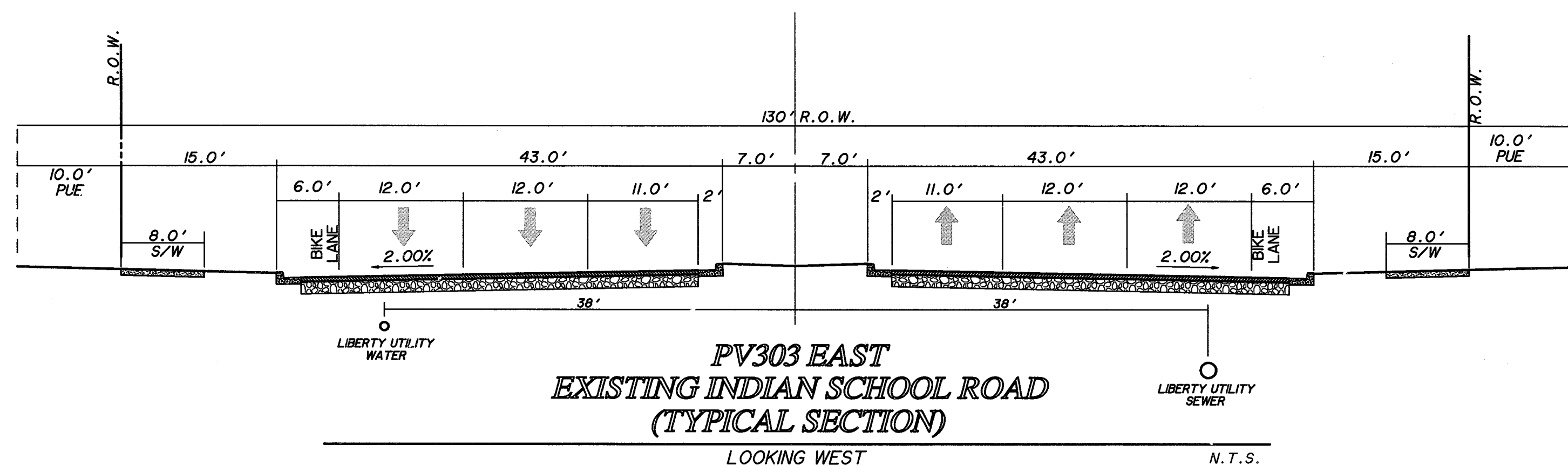


PRELIMINARY PLAT
OF
PV303 EAST II, SOUTH

A PORTION OF THE NORTH HALF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
DATED PREPARED: JANUARY 2017
CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA
MARCH 2017



**PV303 EAST II, SOUTH
N 166TH LANE, N 166TH AVE, & W PICCADILLY RD
LOCAL COMMERCIAL SECTION**
LOOKING NORTH & WEST



**PV303 EAST
EXISTING INDIAN SCHOOL ROAD
(TYPICAL SECTION)**
LOOKING WEST

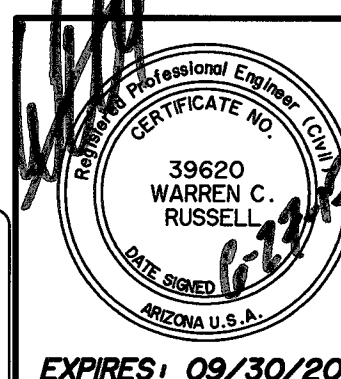
GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED ON THE FINAL PLAT AS 'TRACTS' OR EASEMENTS, LANDSCAPING AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
5. THE DEVELOPMENT IS WITHIN AN OVERFLIGHT AREA AND, THEREFORE, IS SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATION, ETC. CREATED BY AIRCRAFT FROM PHOENIX/GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
6. PV303 EAST IS ADJACENT TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USE.
7. ALL LOTS WILL HAVE INDIVIDUAL RETENTION.
8. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINE WILL BE MAINTAINED CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2 FEET AND 7 FEET IN HEIGHT, AND 6 INCHES MAXIMUM WIDTH OR DIAMETER.
9. ALL WATER & SEWER LINES SHOWN ARE LIBERTY UTILITY LINES UNLESS OTHERWISE NOTED.

PHASING NOTES

- 1) PHASE I
 - a. PICADILLY ROAD/166TH AVE INCLUSIVE OF PAVING, WATER, SEWER, AND INTERIM PARCEL GRADING TO BE CONSTRUCTED BY THE MASTER DEVELOPER.
 - b. A WATERLINE ALONG THE ALIGNMENT OF 166TH LANE WILL BE CONSTRUCTED. THE WATER CONNECTION WILL INCLUDE THE CONNECTION TO THE 12" STUB OUT LOCATED WEST OF 166TH LANE.
 - c. SEE BELOW FOR ADDITIONAL IMPROVEMENTS THAT WILL BE REQUIRED FOR INDIVIDUAL PARCEL DEVELOPMENT. THE PURPOSE OF THE PHASE I IMPROVEMENTS IS TO CONSTRUCT THE BACKBONE INFRASTRUCTURE THAT THE PARCELS, AS A WHOLE, REQUIRE IN ORDER TO DEVELOP.
- 2) PARCELS 1, 2, OR 3 WILL BE REQUIRED TO CONSTRUCT 166TH LANE.
- 3) PARCELS 4, 5, OR 7 WILL BE REQUIRED TO CONSTRUCT PAVING SHARED ACCESS IMPROVEMENTS FROM 166TH AVENUE TO DRIVE A TO SATISFY THE REQUIREMENTS FOR TWO POINTS OF EMERGENCY ACCESS TO THE PARCELS.
- 4) PARCELS 4, 5, OR 7 WILL BE REQUIRED CONSTRUCT A PUBLIC 8" WATER LINE FROM N. 166TH AVENUE TO THE INDIAN SCHOOL ROAD 16" WATERLINE GENERALLY AT THE ALIGNMENT FOR DRIVE A.
- 5) PARCEL 6 IS SUBJECT TO THE REQUIRED IMPROVEMENTS AS LISTED IN ITEM 2 ABOVE OR ITEMS 3 & 4 DEPENDING ON THE PROPOSED SITE PLAN FOR PARCEL 6.
- 6) THE 166TH LANE ALIGNMENT ARE SUBJECT TO CHANGE AS PART OF THE FINAL SITE PLAN AND INDIVIDUAL PARCEL DEVELOPMENT.

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CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

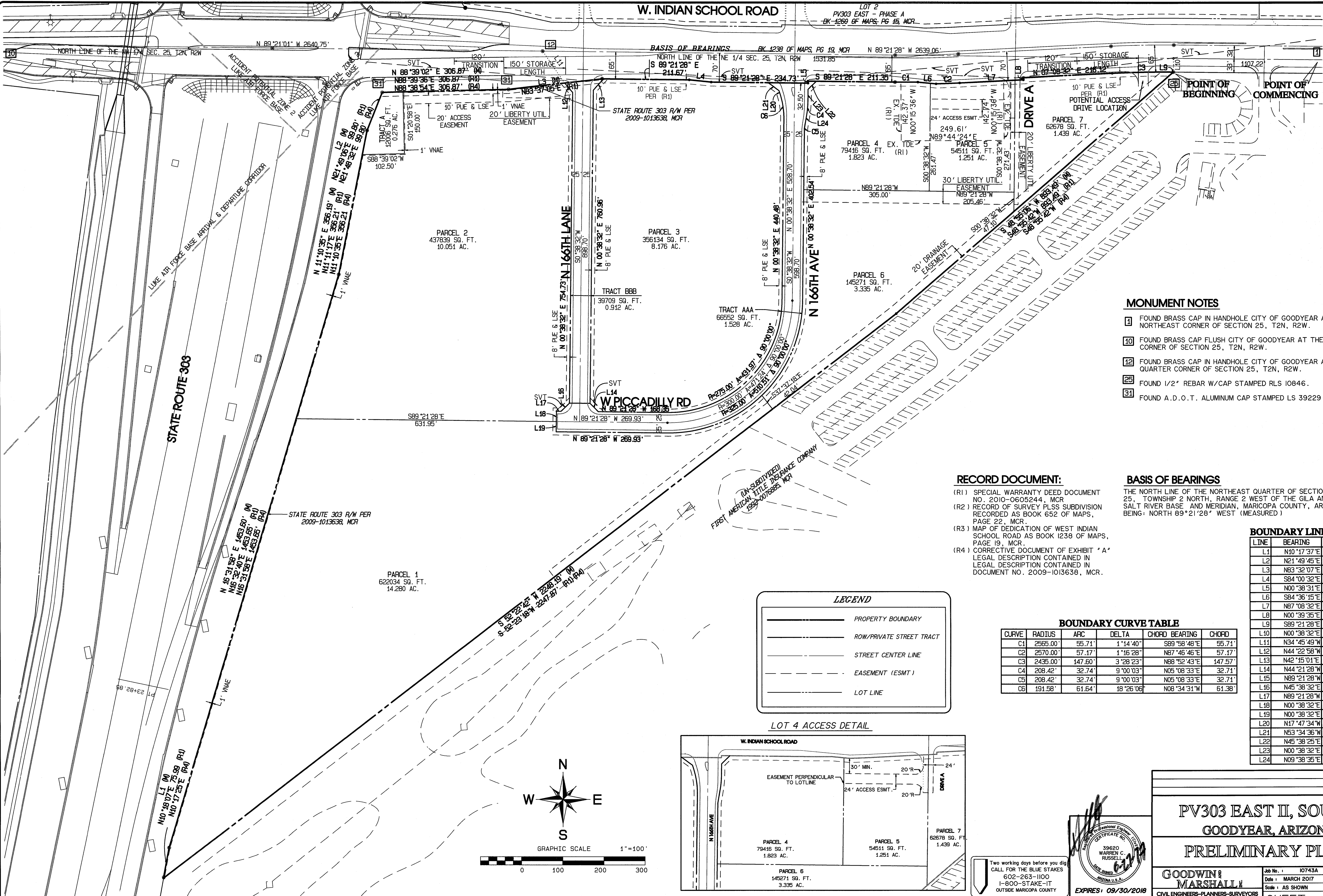


**PV303 EAST II, SOUTH
GOODYEAR, ARIZONA**

NOTES AND DETAILS

GOODWIN & MARSHALL CIVIL ENGINEERS-PLANNERS-SURVEYORS 2705 South Alma School Road, Ste. 2 Chandler, AZ 85226	Job No. : I0743A	Design : WCR
	Date : MARCH 2017	Draft : JNR
	Scale : AS SHOWN	Review : WCR

SHEET : 2 of 6



- MONUMENT NOTES**
- 1 FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE NORTHEAST CORNER OF SECTION 25, T2N, R2W.
 - 10 FOUND BRASS CAP FLUSH CITY OF GOODYEAR AT THE NORTHWEST CORNER OF SECTION 25, T2N, R2W.
 - 12 FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE NORTH QUARTER CORNER OF SECTION 25, T2N, R2W.
 - 25 FOUND 1/2" REBAR W/CAP STAMPED RLS 10846.
 - 31 FOUND A.D.O.T. ALUMINUM CAP STAMPED LS 39229

- RECORD DOCUMENT:**
- (R1) SPECIAL WARRANTY DEED DOCUMENT NO. 2010-0605244, MCR
 - (R2) RECORD OF SURVEY PLSS SUBDIVISION RECORDED AS BOOK 652 OF MAPS, PAGE 22, MCR.
 - (R3) MAP OF DEDICATION OF WEST INDIAN SCHOOL ROAD AS BOOK 1238 OF MAPS, PAGE 19, MCR.
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BASIS OF BEARINGS

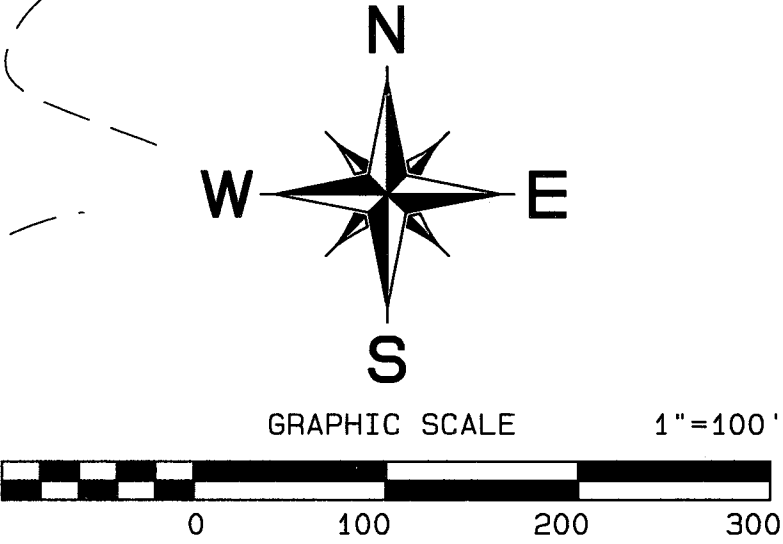
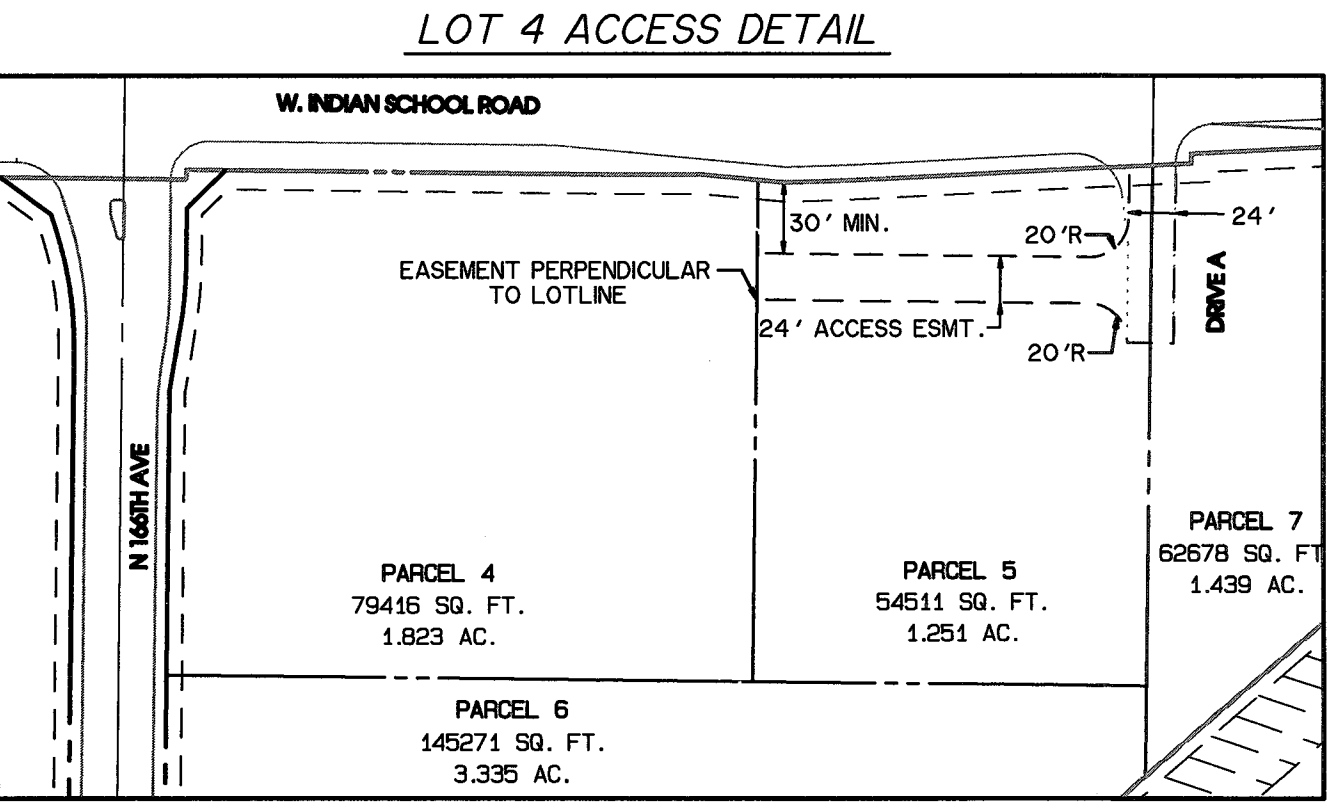
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING: NORTH 89°21'28" WEST (MEASURED)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°17'37"E	75.63'
L2	N21°49'45"E	99.96'
L3	N83°32'07"E	228.38'
L4	S84°00'32"E	53.64'
L5	N00°38'31"E	5.00'
L6	S84°36'15"E	44.24'
L7	N87°08'32"E	154.98'
L8	N00°39'35"E	5.01'
L9	S89°21'28"E	0.88'
L10	N00°38'32"E	33.00'
L11	N34°45'49"W	93.63'
L12	N44°22'58"W	30.02'
L13	N42°15'01"E	37.09'
L14	N44°21'28"W	28.28'
L15	N89°21'28"W	50.00'
L16	N45°38'32"E	28.28'
L17	N89°21'28"W	11.58'
L18	N00°38'32"E	25.00'
L19	N00°38'32"E	25.00'
L20	N17°47'34"W	9.13'
L21	N53°34'36"W	32.45'
L22	N45°38'25"E	28.29'
L23	N00°38'32"E	28.35'
L24	N09°38'35"E	17.81'

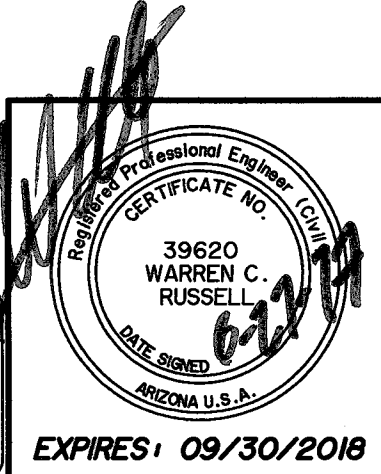
BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	2565.00'	55.71'	1°14'40"	S89°58'48"E	55.71'
C2	2570.00'	57.17'	1°16'28"	N87°46'46"E	57.17'
C3	2435.00'	147.60'	3°28'23"	N88°52'43"E	147.57'
C4	208.42'	32.74'	9°00'03"	N05°08'33"E	32.71'
C5	208.42'	32.74'	9°00'03"	N05°08'33"E	32.71'
C6	191.58'	61.64'	18°26'06"	N08°34'31"W	61.38'

LEGEND

- PROPERTY BOUNDARY
- ROW/PRIVATE STREET TRACT
- STREET CENTER LINE
- EASEMENT (ESMT)
- LOT LINE



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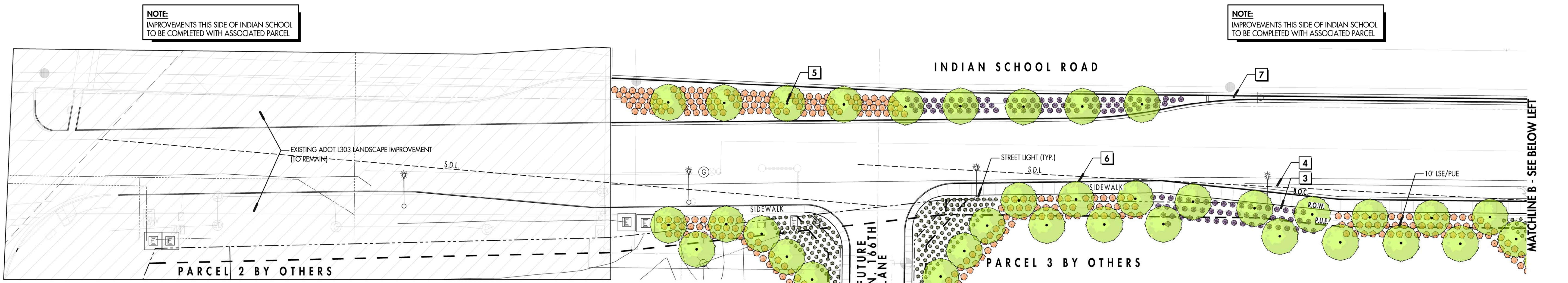
**PV303 EAST II, SOUTH
GOODYEAR, ARIZONA
PRELIMINARY PLAT**

GOODWIN & MARSHALL
CIVIL ENGINEERS-PLANNERS-SURVEYORS
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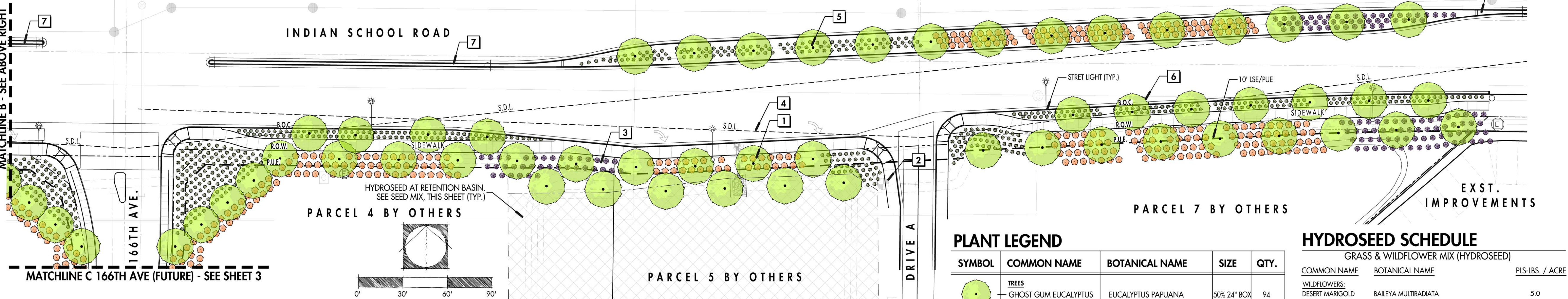


NOTES:
1. IMPROVEMENTS ALONG INDIAN SCHOOL TO BE INSTALLED AS SHOWN. ADJUSTMENTS MAY BE REQUIRED AT TIME OF PARCEL DEVELOPMENT.
2. ALL LANDSCAPE SHOWN WILL BE MAINTAINED BY MASTER DEVELOPER OR SUB-ASSOCIATION.
3. HYDROSEED SHOWN IN BASINS IS CONSIDERED TEMPORARY, BASIN LANDSCAPE TO BE DEVELOPED TO CITY STANDARDS AT TIME OF PARCEL DEVELOPMENT.
4. ALL AREAS TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM. FINAL IRRIGATION DESIGN WILL BE PROVIDED WITH FINAL PARCEL & OR ROAD IMPROVEMENT PLANS.

NOTE:
IMPROVEMENTS THIS SIDE OF INDIAN SCHOOL TO BE COMPLETED WITH ASSOCIATED PARCEL

PLANT LEGEND (FUTURE - 166TH LANE)				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	TREES			
	BLUE PALO VERDE	CERCIDIUM FLORIDUM	50% 24" BOX 50% 15 GAL	54
	ARGENTINE MESQUITE	PROSOPIS ALBA	50% 24" BOX 50% 15 GAL	8
	SHRUBS / GROUNDCOVERS			
	CHIHUAHUA SAGE	LEUCOPHYLLUM LAEVIGATUM	5 GAL	377
	BRAKELIGHTS HESPERALOE	HESPERALOE 'BRAKELIGHTS'	1 GAL	201
	WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	104
	NASHVILLE DEER GRASS	MUHLENBERGIA RIGIDA	1 GAL	69
	PARRY'S AGAVE	AGAVE PARRYI	5 GAL	76

NOTE:
IMPROVEMENTS THIS SIDE OF INDIAN SCHOOL TO BE COMPLETED WITH ASSOCIATED PARCEL

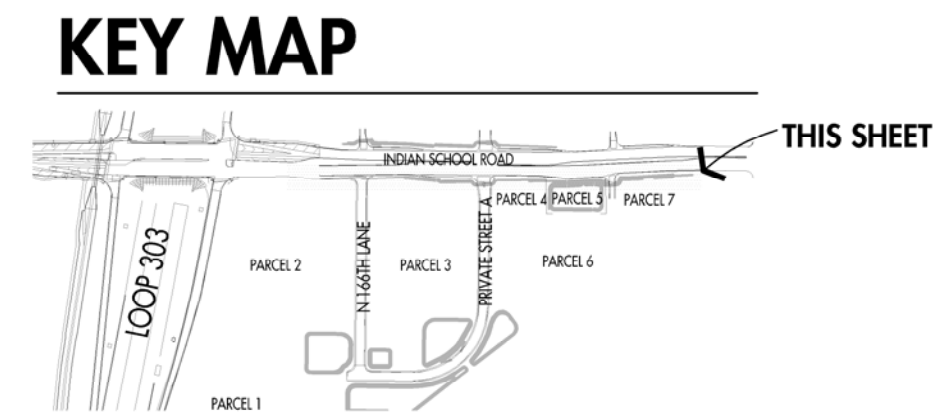


- PLANTING KEYNOTES:**
- MAINTAIN POSITIVE DRAINAGE THROUGH SITE PER CIVIL.
 - SUBMIT PHOTOS OF ALL TREES, FACE FOR BEST PRIMARY VIEW.
 - 2" DEPTH DECOMPOSED GRANITE IN ALL PLANTING AREAS.
 - FIRE HYDRANT. NO PLANTS WITHIN 7" (TYP.)
 - LANDSCAPE GRADING TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF PLANT MATERIAL AND IRRIGATION.
 - SVT/SDL, PER CIVIL PLANS, MAINTAIN PLANT MATERIAL BELOW 24".
 - ALL TREES LOCATED WITHIN 5' OF PAVEMENT ARE REQUIRED TO HAVE A ROOT BARRIER PER CITY OF GOODYEAR REQUIREMENTS.
 - TREES WITHIN THE SIGHT DISTANCE LINE OR SIGHT VISIBILITY EASEMENT TO BE TRIMMED FROM 24" TO 7" MIN.
 - MEDIAN BULLNOSE/CONCRETE PAVING PER CITY OF GOODYEAR STANDARDS.

- MATERIAL QUANTITIES**
- 2" MIN. DEPTH DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS
 - 3/4" SCREENED "MOUNTAIN VISTA BROWN" SUPPLIER: KILAUEA CRUSHERS (602) 843.1888
 - HYDROSEED (SEE SEED MIX)

PLANT LEGEND				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	TREES			
	GHOST GUM EUCALYPTUS	EUCALYPTUS PAPUANA	50% 24" BOX 50% 15 GAL	94
	ARGENTINE MESQUITE	PROSOPIS ALBA	50% 24" BOX 50% 15 GAL	100
	SHRUBS / GROUNDCOVERS			
	WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	764
	REGAL MIST	MUHLENBERGIA CAPILLARIS	1 GAL	288
	BLONDE AMBITION	BOUTELOUA GRACILIS	1 GAL	883
	LITTLE OLLIE OLIVE	OLEA EUROPAEA	5 GAL	233
	LYNN'S LEGACY	LEUCOPHYLLUM LANGMANIAE	5 GAL	196
	NASHVILLE DEER GRASS	MUHLENBERGIA RIGIDA	1 GAL	302

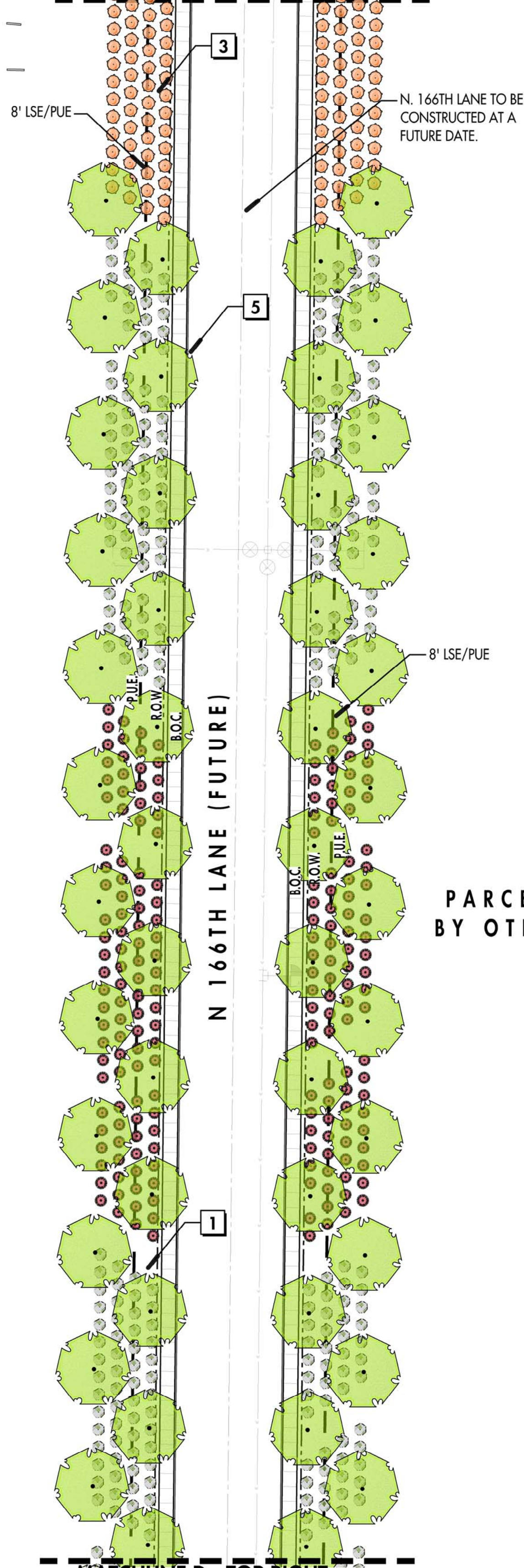
HYDROSEED SCHEDULE		
GRASS & WILDFLOWER MIX (HYDROSEED)		
COMMON NAME	BOTANICAL NAME	PLS-LBS. / ACRE
WILDFLOWERS:		
DESERT MARIGOLD	BAILEYA MULTIRADIATA	5.0
BRITTLEBUSH	ENCELUA FARINOSA	2.0
GLOBEMALLOW	SPHAERALCEA AMBIGUA	2.0
CALIFORNIA POPPY	ESCHSCHOLZIA CALIFORNICA SSP. CALIFORNICA	3.0
MEXICAN GOLD POPPY	ESCHSCHOLZIA CALIFORNICA SSP. MEXICANA	3.0
ARIZONA POPPY	KALLSTROEMIA GRANDIFLORA	3.0
		TOTAL: 18.0
GRASSES:		
DESERT NEEDLEGRASS	ACHNATHERUM SPECIOSUM	3.0
PURPLE THREE AWN	ARISTIDA PURPUREA VAR. PURPUREA	3.0
BLUE GRAMA	BOUTELOUS GRACILIS	2.0
DEER GRASS	MUHLENBERGIA RIGENS	3.0
		TOTAL: 11.0



CONCEPT PLANTING PLAN
PV 303 EAST II

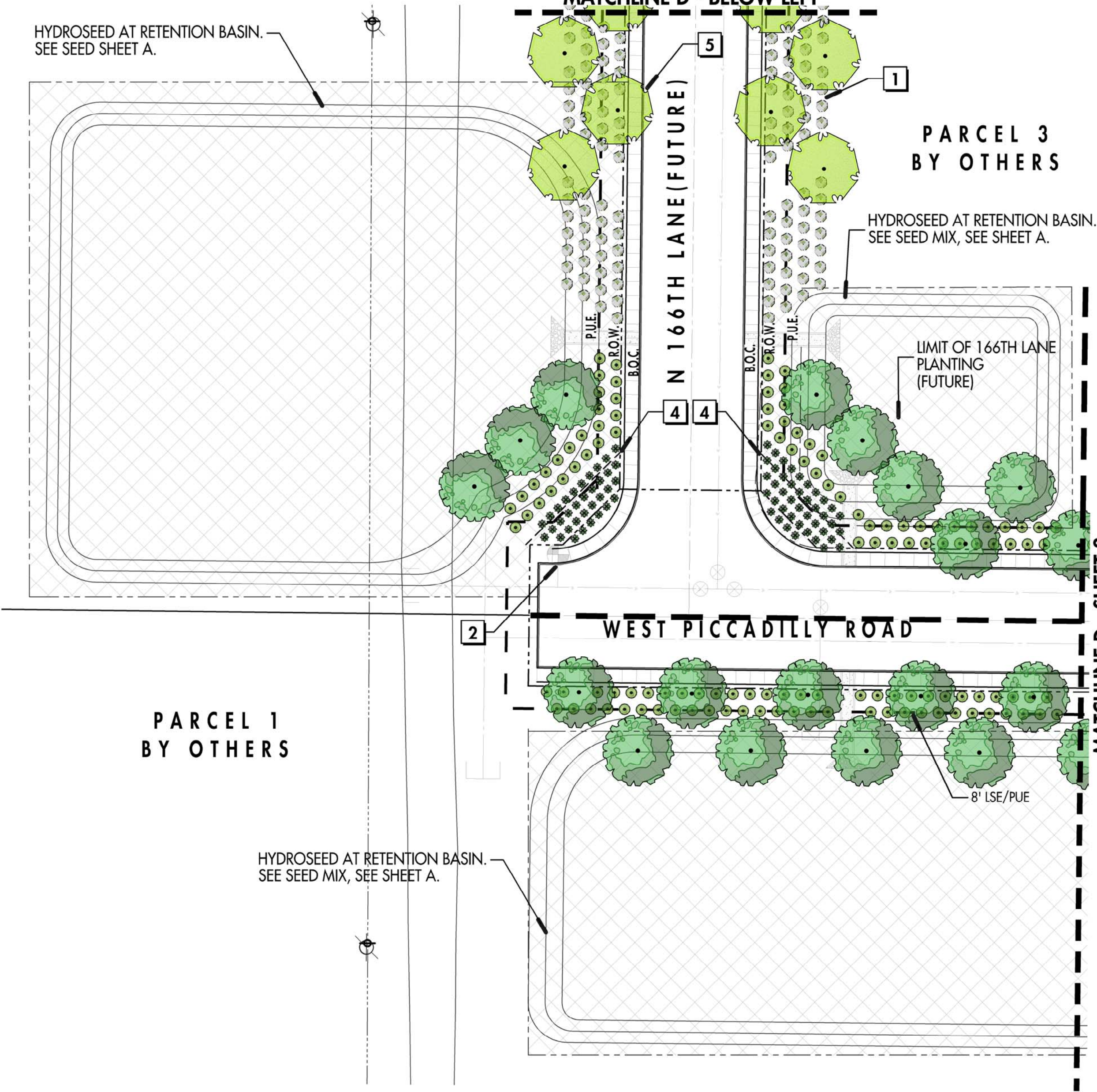


MATCHLINE A - SEE SHEET 1 (INDIAN SCHOOL RD)



MATCHLINE D - TOP RIGHT

HYDROSEED AT RETENTION BASIN.
SEE SEED SHEET A.



PARCEL 1
BY OTHERS

PARCEL 3
BY OTHERS

MATCHLINE D - BELOW LEFT

PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	TREES			
	GHOST GUM EUCALYPTUS	EUCALYPTUS PAPUANA	50% 24" BOX 50% 15 GAL.	94
	SHRUBS / GROUNDCOVERS			
	ARGENTINE MESQUITE	PROSOPIS ALBA	50% 24" BOX 50% 15 GAL.	100
	WINTER BLAZE	EREMOPHILA GLABRA	5 GAL.	764
	REGAL MIST	MUHLENBERGIA CAPILLARIS	1 GAL.	288
	BLONDE AMBITION	BOUTELOUA GRACILIS	1 GAL.	883
	LITTLE OLLIE OLIVE	OLEA EUROPAEA	5 GAL.	233
	LYNN'S LEGACY	LEUCOPHYLLUM LANGMANIAE	5 GAL.	196
	NASHVILLE DEER GRASS	MUHLENBERGIA RIGIDA	1 GAL.	302

PLANT LEGEND (FUTURE - 166TH LANE)

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	TREES			
	BLUE PALO VERDE	CERCIDIUM FLORIDUM	50% 24" BOX 50% 15 GAL.	54
	SHRUBS / GROUNDCOVERS			
	ARGENTINE MESQUITE	PROSOPIS ALBA	50% 24" BOX 50% 15 GAL.	8
	CHIHUAHUA SAGE	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	377
	BRAKELIGHTS HESPERALOE	HESPERALOE 'BRAKELIGHTS'	1 GAL.	201
	WINTER BLAZE	EREMOPHILA GLABRA	5 GAL.	104
	NASHVILLE DEER GRASS	MUHLENBERGIA RIGIDA	1 GAL.	69
	PARRY'S AGAVE	AGAVE PARRYI	5 GAL.	76

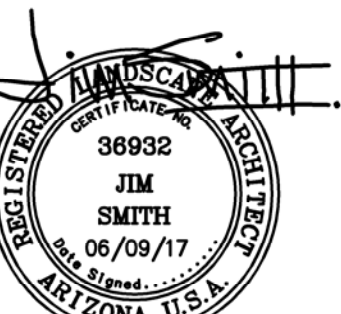
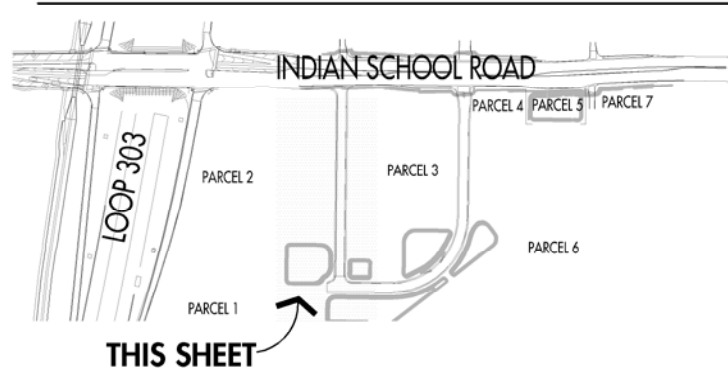
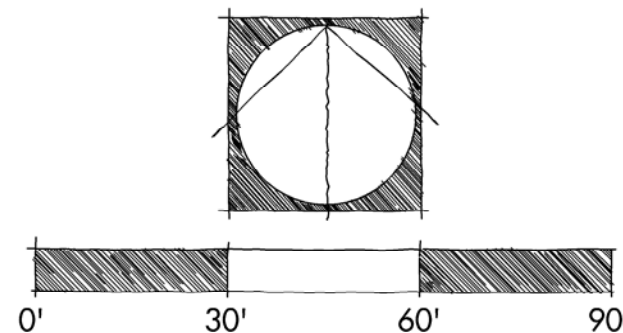
PLANTING KEYNOTES:

- MAINTAIN POSITIVE DRAINAGE THROUGH SITE PER CIVIL.
 - SUBMIT PHOTOS OF ALL TREES, FACE FOR BEST PRIMARY VIEW.
- 2" DEPTH DECOMPOSED GRANITE. CONTRACTOR TO RAKE OUT TOP DRESSING EVENLY.
 - FIRE HYDRANT. NO PLANTS WITHIN 7' (TYP.)
 - LANDSCAPE GRADING TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF PLANT MATERIAL AND IRRIGATION.
 - SVT TRIANGLES, PER CIVIL PLANS, MAINTAIN PLANT MATERIAL BELOW 24".
 - ALL TREES LOCATED WITHIN 5' OF PAVEMENT ARE REQUIRED TO HAVE A ROOT BARRIER PER CITY OF GOODYEAR REQUIREMENTS.
 - TREES WITHIN THE SIGHT DISTANCE LINE OR SIGHT VISIBILITY EASEMENT TO BE TRIMMED FROM 24" TO 7' MIN.
 - MEDIAN BULLNOSE/CONCRETE PAVING PER CITY OF GOODYEAR STANDARDS.

NOTES:

- ALL LANDSCAPE SHOWN WILL BE MAINTAINED BY MASTER DEVELOPER OR SUB-ASSOCIATION.
- HYDROSEED SHOWN IN BASINS IS CONSIDERED TEMPORARY, BASIN LANDSCAPE TO BE DEVELOPED TO CITY STANDARDS AT TIME OF PARCEL DEVELOPMENT.
- ALL AREAS TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM. FINAL IRRIGATION DESIGN WILL BE PROVIDED WITH FINAL PARCEL & OR ROAD IMPROVEMENT PLANS.

KEY MAP



EXPIRES 12.31.16

CONCEPT PLANTING PLAN PV 303 EAST II

PLANT LEGEND

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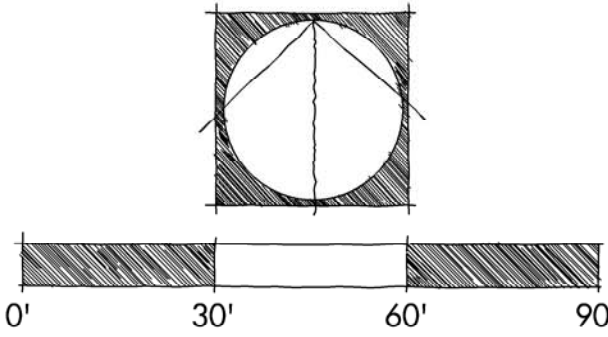
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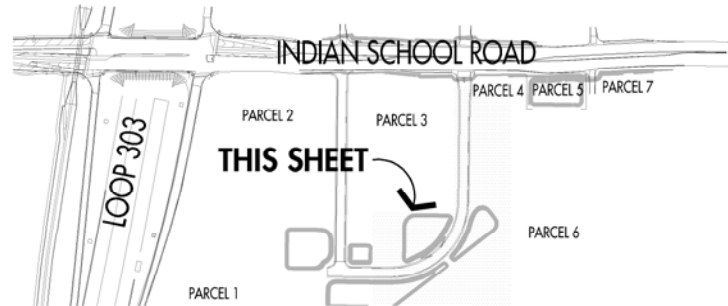
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KEY MAP



PV
303

