

Arizona Farms

OSRAP Narrative Planned Area Development PZ-PD-015-22

Submitted to:
**Pinal County
Planning Department**
31 N. Pinal Street – Building F
Florence, AZ 85132

Submitted on Behalf of:
**El Dorado Arizona Farms, LLC
Langley AZ Farms 150, LLC**
7600 E. Doubletree Ranch Road, Suite 300
Scottsdale, AZ 85258

Prepared by:
IPLAN CONSULTING
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

**Prepared: April 2022
Updated: November 2022**

PRINCIPALS AND DEVELOPMENT TEAM



IPLAN CONSULTING
Greg Davis
3317 S. Higley Road, #114-622
Gilbert, AZ 85297
V: (480) 227-9850
E: Greg@iplanconsulting.com



F2 GROUP
Matt Franklin
3135 S. Price Rd. #115
Chandler, AZ 85248
V: (480) 752-0717
E: mfranklin@f2groupaz.com



EPS Group
Daniel Auxier
1130 N. Alma School Rd. #200
Mesa, AZ 85251
V: (480) 503-2250
E: Dan.auxier@epsgroupinc.com



El Dorado
Holdings, Inc.

El Dorado Arizona Farms, LLC
7600 East Doubletree Ranch Road, Suite 300
Scottsdale, AZ 85258

OPEN SPACE AND RECREATION PLAN OVERVIEW

Iplan Consulting, on behalf of El Dorado Arizona Farms, LLC and Langley Arizona Farms, LLC is pleased to submit for your consideration requests for the Arizona Farms Open Space and Recreation Plan (OSRP) on an approximate 766.1-acre property generally located at the southwest corner of Arizona Farms Road, and Felix Road. The property is further identified as Pinal County Assessor parcel numbers: 200-24-001W, 200-31-007K, 200-31-007L, 200-31-007K, 200-31-007E, 200-31-007B, 200-24-001R, 200-31-007F, 200-31-007D and 200-31-007G.

Site Location Aerial



Responding to policies outlined in the Pinal County Open Space and Recreation Area Guideline Manual (OSRAM), the purpose of the Arizona Farms OSRP is to establish open space, landscape, and hardscape design concepts that will result in adequate recreation and circulation opportunities for the future residents of this project. For the purposes of this narrative, we are excluding the commercial and MR (multi-family) portions of the project since each of those six parcels will be reviewed via separate specific Site Plan process. As such, the single-family residential area consists of approximate 669.2-acres.

The conceptual design for single family portion of Arizona Farms (669.22 net acres) includes approximately 155-acres (+/- 23%) total open space, exceeding the County requirements by five percent. The open space areas consist of structured recreational

open space, natural recreational open space, and passive open space areas. Active/Recreational open space areas comprise approximately 49-acres or 7.4% of the total single family site area and accommodates two large, programmed amenity park areas, several secondary pocket parks, and miles of pedestrian paths/trails. Other developed passive open space areas supplement the overall recreational experience and comprise 106-acres or 15.8% of the total project area.

Open Space Table

Open Space Standard	County Code	PAD
Total Single Family Residential Area (net acres)	669.22	669.22
Minimum Total Open Space Required (acres)	120.46	155.04
Minimum Recreational Open Space (acres)	46.85	49.26

Open Space Requirements for 0 – 5% Slopes, Disturbed Property

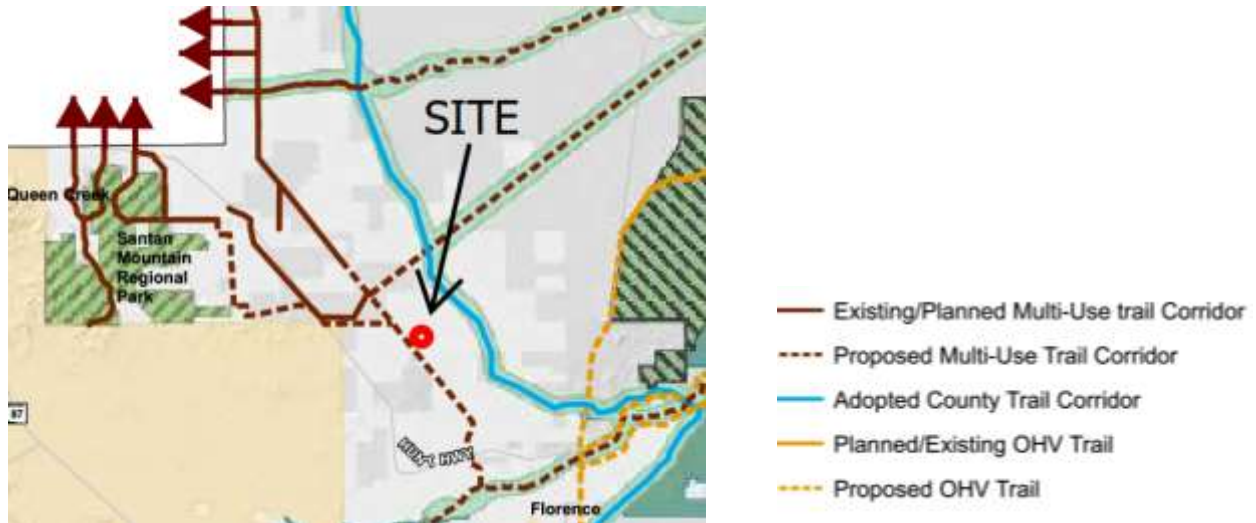
Open Space Requirement	Required	Provided	Acres
Conservation Open Space	0%	0%	0
Passive Area Open Space	0%	15.8%	106
Recreation Area Open Space	7%	7.4%	49
Total Open Space	18%	23.2%	155

CONTEXT AND CONNECTIVITY

Arizona Farms is an approximately 766-acre community bordered on nearly all sides by existing agricultural uses, the Union Pacific Rail Road on the west side, and a residential community that was originally part of the Arizona Farms PAD on the south.

The County’s Regional Open Space and Trails Plan does show a proposed Multi-Use Trail Corridor running along the Union Pacific Railroad but it is unclear what side of the tracks this trail is planned for as well as exactly where the trail sits in relation to the railroad right-of-way. Even so, we have planned a trail within an open space tract that runs along the railroad which can be utilized as a regional multi-use trail if needed. As such, the provision of this trail combined with the recreation facilities within the Arizona Farms community satisfy requirements of the OSRAM.

Regional Parks and Trails Plan Map



OPEN SPACE AND RECREATION GUIDELINE CONFORMANCE

As set forth in the Pinal County OSRAM, the primary purpose of the guidelines are to assist the development community in determining the combination of developed and conservation open space areas required for a project. These guidelines also establish criteria for high quality open space and recreation amenities that promote quality of life and sense of place. We believe this OSRP for Arizona Farms substantially promotes the overall vision established by the OSRAM policies and guidelines by:

- Promoting public health and a higher quality of life for the area by providing additional active and passive recreational opportunities
- Development of parks, open space, and trails that support long-term sustainability.
- Installing desert appropriate landscaping and shade producing trees along the multi-use trails for enhancement of human comfort.
- Maintaining and enhancing existing multi-use trails adjacent to the property, which connect area residents to the various residential and retail uses in the area.
- Planning a connected system of open space areas that protect and conserve natural, physical and social resources.
- Reducing demand for water resources through very limited use of turf and careful selection of a low water use, desert appropriate landscape palette for both the community open spaces and private lots (via CCRs).
- Including appropriate landscape buffers along arterial roadways, adjacent the railroad corridor, and across Heritage Way from the existing residential community, Crestfield Manor.

- Creating open spaces within the community that adhere to design principles emphasizing natural surveillance for safety. Each useable open space has visibility from streets, homes, or general community visibility which provides both security for everyone enjoying the open space, as well as a sense of community ownership and belonging of each open space.
- Including design elements to create neighborhoods in context with the native Sonoran desert setting. Examples include the low water use plant palette and the establishment of limited neighborhood lighting that furthers the Dark Sky lighting philosophy by meeting or exceeding all provisions for Lighting Zone 1, as set forth in Chapter

The above list is not meant to be an exhaustive list, rather a summary of several notable features of conformance with the overall OSRAM vision and guidelines. The following table is a comparison of the minimum recreational facilities suggested within the OSRAM for Residential Development to those proposed as part of the Arizona Farms community.

MINIMUM FACILITIES FOR FAMILY ORIENTED DEVELOPMENT – Arizona Farms

Type/Size	Approximately 3000 Units	Arizona Farms
Single Family Residential	Paths in addition to sidewalks One Acre Turf Field 3 Play Structures 4 Picnic Ramada 1 Little League Baseball 1 Softball Field 1 Basketball Court 4 Racquet Sports Court	Paths in addition to sidewalks Multiple Acres of Turf Field 9 Play Structures 12 Picnic Ramadas 1 Soccer Field 1 Sand Volleyball Court 1 Bocce Ball Court 3 Pickleball Courts 2 Basketball Courts 1 Community Pool with Cabana

It is clear from the above table that the proposed Arizona Farms community exceeds the recommended level of active and passive recreation amenity features as identified in the OSRAM. Additionally, these amenities are deliberately integrated throughout the community and not concentrated in only one area of the master plan. This level of amenity demonstrates the desire of the ownership to create a community that not only shows well the day it opens but performs well for generations.

SLOPE | DRAINAGE | PRELIMINARY HYDROLOGY

As an active agricultural project, the site is generally flat with drainage that falls to the northwest. The conversion of this land from active agriculture to a highly amenitized

master planned community will decrease overall water use and allow drainage to be fully contained on site, except for any regional portion that may need to be conveyed.

FLOOD ZONE:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) coverage for the site is provided on FIRM panel 04021C0875E dated December 3, 2007. According to this FIRM the Project resides entirely within a flood hazard Zone X. FEMA defines this flood hazard zone as follows:

Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.

FISSURES:

There are no known fissures on this property.

PROPOSED STORMWATER MANAGEMENT:

All drainage and stormwater management will meet the requirements to handle all Pinal County standards for drainage, retention, seepage and safety related to drainage facilities. Open spaces and recreation areas that also have drainage facilities will be designed in such a way to minimize negative impacts on recreation facilities in all but the most significant stormwater events.

ARCHAEOLOGY

Archeological investigation was conducted on the project site in 2010 by Northland Research, Inc., and nothing of note was identified. Even so, should any artifacts or remains be uncovered during construction activities, development work will stop until the Arizona State Museum is notified and further investigation is performed.

DEVELOPED OPEN SPACE

The developed open space at Arizona Farms consists of a balance of both active and passive recreation areas. Open space amenities will be designed and developed in accordance with the guidelines of the Open Space and Recreation Manual in mind and with the timing requirements set forth in Pinal County Development Services Code 2.176.160(A). All open space areas will be owned and maintained by the Arizona Farms Homeowner's Association(s). The following guidelines have been implemented in the developed open space areas:

- Natural and historic drainage patterns in the area have been maintained.
- Storm water retention areas have been designed to appear as natural as possible with meandering edges, gradual grade changes, and varying side slopes.
- Storm water retention areas have been located in visible and accessible areas throughout the community.
- Non-vegetative and vegetative ground covers, trees and shrubs in open space areas and along street frontages will be installed in conformance with the size, quantity, coverage and placement guidance of the OSRAM.
- Enhanced landscape areas have been provided on arterial roadways and collector roadways enhancing the entrances to Arizona Farms in order to create a sense of arrival and community.

COMMERCIAL PARCELS:

The commercial parcels in Arizona Farms have not been designed yet but will feature landscaping around the perimeter of the sites, in the parking areas, and along the building's foundation. The larger commercial parcel will include pedestrian amenities such as wide sidewalks, pedestrian crossings, and sitting areas. Passive open space areas along the shared boundary with the residential neighborhoods will provide for both retention and buffering.

MULTI-FAMILY RESIDENTIAL PARCELS:

The Multi-family residential parcels of Arizona Farms will be approved via Specific Site Plan processes that will document the open space and recreation planned for those parcels. As part of the zoning application we are committing those parcels to fully comply with the County's OSRP and OSRM requirements.

SINGLE FAMILY RESIDENTIAL PARCELS:

The single-family residential portion of Arizona Farms is a family-oriented community and the community's recreation areas have been designed accordingly. This OSRP documents several neighborhood park recreation areas with a variety of amenities for residents to use, fulfilling the OSRP guidelines for a development of this size. Throughout the community, both passive and active open spaces are integrated into each parcel in order to provide access for everyone in Arizona Farms. Pedestrian connectivity of the trail systems provides access to areas of the project including all amenity areas. On lot landscaping will be provided by the individual homebuilders but is governed by CC&Rs developed and recorded by El Dorado Holdings. Below is an excerpt in this regard.

FRONT YARD LANDSCAPING - Unless installed by the Declarant or Builder, within ninety (90) days from the close of escrow, each Owner shall install landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements in the front yard of their Lot, any portion of a right-of-way for a dedicated street which is between the boundary of the Owner's Lot and the back of the curb of such street. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation.

Front yard landscaping on Lots less than or equal to sixty (60) feet in width must have a minimum of one (1) fifteen-gallon tree, five (5) five-gallon shrubs, five (5) one-gallon shrubs and five (5) one-gallon groundcover plants and front yard landscaping on Lots greater than sixty (60) feet in width must have a minimum of two (2) fifteen-gallon trees, eight (8) five-gallon shrubs, five (5) one-gallon shrubs and five (5) one-gallon groundcover plants; organic or inorganic ground cover on all areas (no bare earth is allowed), and underground irrigation to plant material. The tree requirement may be substituted with approved cacti with a minimum height requirement of five feet (5').

BACKYARD LANDSCAPING - Unless installed by the Declarant or Builder, within ninety (90) days from close of escrow, each Owner of a Lot abutting a Common Area where the rear and/or side yards are enclosed with wrought iron view fencing shall install all landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements, on such backyard and/or side yards. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation.

El Dorado Holdings has also designed an amenity package that offers a wide variety of recreation options spread throughout the many parks of the community. A total of nine (9) parks are planned with two (2) large community parks, and seven (7) smaller neighborhood parks. Each park offers a different list of amenities which are detailed in the accompanying OSRAP book, but the PAD is committed to providing, at a minimum, the list of amenities below.

Community Park 'A'

- Swimming Pool
- Pool Cabana
- Basketball Court
- Event Lawn
- Playground Set
- Shade Structure
- BBQ Grills

Community Park 'B'

- Soccer Field
- Basketball Court
- Pickleball Courts
- Volleyball Court
- Game Lawn Area
- Playground Set
- Shade Structure

Neighborhood Park

- Turf Play Area
- Playground Set
- Swing Set
- Shade Structure
- Picnic Table
- BBQ Grills
- Benches

Community Park 'A' is programmed with active amenities such as a community swimming pool, pool cabana with restrooms, full basketball court, an event lawn for performances, children's playground, shade structures, BBQ grills, seating, and a large open turf play area. Because we expect this community park to be heavily used by the community residents, we have included an off-street parking lot along the southwest side of the park which is nearest to the amenities. This parking area will accommodate at least 70 vehicles though the final number and design specifications (i.e. size of spaces) will be determined at the time of Tentative Plat and/or Site Plan.

Community Park 'A'



Community Park 'B' is programmed with active amenities such as three pickleball courts, two bocce ball courts, a cornhole area, sand volleyball court, four-half court basketball court and soccer field. Additional amenities in this park include a shaded children's play structure, multiple ramadas, grills, and an open turf play area. An off-street parking lot is also planned for this park, again positioned nearest to the amenities. This parking area will accommodate at least 90 vehicles though the final number and design specifications (i.e. size of spaces) will be determined at the time of Tentative Plat and/or Site Plan.

Community Park 'B'



The third type of structured open space is a "Neighborhood Park" which there are five throughout Arizona Farms. These local serving parks consist of the amenities like shaded play structures, swing sets, multiple ramadas, grills, and turf areas for field sports. identified in the exhibit below, which include a ramada, play area, grill, play structure, and grass area.

Neighborhood Parks



PEDESTRIAN CONNECTIVITY

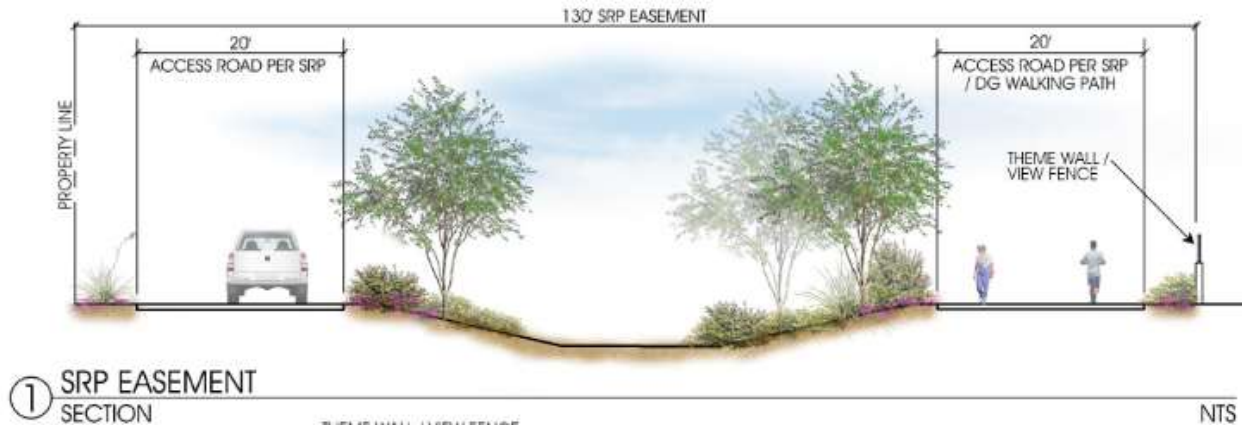
Throughout Arizona Farms, pedestrian connectivity is incorporated as an integral component to the sense of community and lifestyle. Every home is connected to every park via a combination of sidewalks, paths, and trails. Connection to the commercial parcels, and the multi-family parcels has also been thoughtfully placed to help create the sense of place that encourages community interaction, as well as enable efficient and safe movement throughout the community.

Pedestrian Trail System



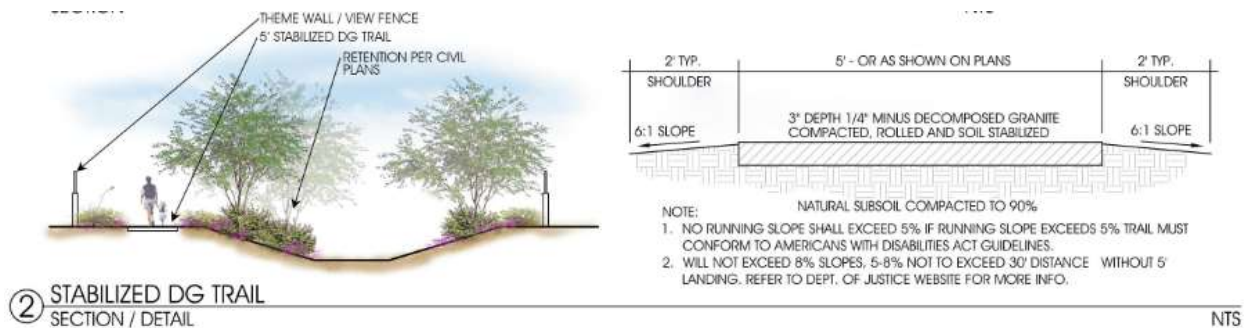
In addition to the miles of paved trails sidewalks throughout the Arizona Farms community, we have a couple unique trails worth noting. The first is the 20-foot wide pedestrian trail that runs the entire length of the Union Pacific Rail Road (UPRR) along our southwest boundary. This trail is located within the 130-foot SRP easement and will feature a stabilized d.g. treatment.

SRP / UPRR Trail Section



The second trail of note is a 5-foot wide stabilized d.g. trail that runs through the center of the community and acts as a secondary pedestrian connection for lesser utilized areas. This type of trail is desirable for runners and joggers due to its more absorbing surface, but is not as smooth as pavement thus limited in its application.

SRP / UPRR Trail Section



LANDSCAPE MATERIALS

Responsible design focuses on understanding the regional climatic and resource conditions. As part of the site development, the design will incorporate lush landscaping, maintaining view corridors, creating abundant shade in walking areas, yet adhering to the goal of low-water use and sustainable maintenance expenses. With implementation

of this goal, the project will reduce the amount of impact on valuable resources by utilizing drought tolerant and low water use desert trees and shrubs.

Consistent with the goals of facilitating community throughout Arizona Farms, common open space areas provide sufficient opportunities for semi-public gathering places, active and passive recreational opportunities, neighborhood connectivity, and storm water retention. Landscape in these areas is systematically designed so that the plant material has opportunities to use the storm water runoff to supplement the irrigation system and provide groundwater recharge while also enhancing the desired organic appearance of the community. Landscape material quantities and sizes are set forth in the exhibits contained herein, and will meet or exceed all size and quantity provisions set forth in the PCDSC.

LANDSCAPE REQUIREMENTS

TREES

REQUIREMENT: ONE (1) TREE FOR EVERY 1,000 S.F. OF OPEN SPACE
MINIMUM SIZE: 15 GALLON WITH 25% TO BE 24" BOX.
CALCULATION: 155.04 AC x 43560 S.F. / 1000
TOTAL NO.: 6,754 TREES WITH 1,689 BEING AT LEAST 24" BOX

SHRUBS (OSRAM)

REQUIREMENT: SEVEN (7) SHRUBS FOR EVERY 1,000 S.F. OF OPEN SPACE
MINIMUM SIZE: 5 GALLON
CALCULATION: 155.04 AC x 43560 S.F. / 1000 x 7
TOTAL NO.: 47,275 (5 GALLON SHRUBS)

SHRUBS FOR STREETSCAPES & ENTRYWAYS (OSRAM)

SUGGESTED: FIVE (5) SHRUBS FOR EVERY 30 L.F. OF OPEN SPACE
MINIMUM SIZE: 5 GALLON
CALCULATION: 49,338 L.F. / 30 x 5
TOTAL NO.: 8,223 (5 GALLON SHRUBS)

PINAL COUNTY NOTES:

- TREES WITH A MINIMUM SIZE OF 15 GALLONS SHALL BE PLANTED AT THE RATE OF ONE TREE PER 1,000 SQUARE FEET OF SURFACE AREA PROVIDED. A MINIMUM OF 25 PERCENT OF THE REQUIRED TREES SHALL BE 24-INCH BOX TREE.
- A MINIMUM OF 50 PERCENT OF ALL RETENTION/DETENTION BASIN SURFACE AREA SHALL BE COVERED WITH LIVE VEGETATIVE PLANT MATERIAL.

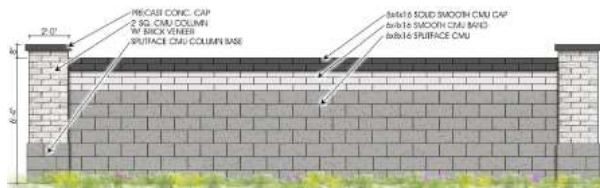
Plant Palette

BOTANICAL/COMMON NAME	SIZE	BOTANICAL/COMMON NAME	SIZE
TREES		SHRUBS	
ACACIA ANUERA MULGA	15 GAL.	RUELLIA PENISULARIS DESERT RUELLIA	5 GAL.
ACACIA SMALLII SWEET ACACIA	15 GAL.	TECOMA x 'LYDIA' LYDIA	5 GAL.
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX	TECOMA x 'BELLS OF FIRE' BELLS OF FIRE	5 GAL.
CERCIDIUM SP. PALO VERDE	24" BOX	TECOMA x 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.
CHILOPSIS LINEARIS DESERT WILLOW	15 GAL.	TECOMA STANS VAR. ANGUSTATA ARIZONA YELLOW BELLS	5 GAL.
CHILTALPA TASHKENTENSIS CHILTALPA	24" BOX	ACCENTS	
FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	15 GAL./ 24" BOX	DASYLIRION ACROTRICHE GREEN DESERT SPOON	5 GAL.
PHOENIX DACTYLIFERA DATE PALM	16' HT.	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.
PISTACHIA X RED PUSH RED PUSH PISTACHE	24" BOX	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS - CRISMON YUCCA	5 GAL.
PROSOPIS HYBRID THORNLESS HYBRID MESQUITE	15 GAL./ 24" BOX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	MUHLBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.
ULMUS PARVIFOLIA EVERGREEN ELM	15 GAL./ 24" BOX	MUHLBERGIA RIGIDA 'NASHVILLE' PURPLE MUHLY GRASS	5 GAL.
SHRUBS		GROUNDCOVERS	
BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	1 GAL.
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	LANTANA CAMARA 'DALLAS RED' DALLAS RED LANTANA	1 GAL.
CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL.	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL.
CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	LANTANA SP. 'NEW GOLD' NEW GOLD LANTANA	1 GAL.
SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GAL.	ACACIA REDOLENS 'LOW BOY' TRAILING ACACIA	1 GAL.
EREMOPHILA HYGROPHANA 'BLUE BELLS'	5 GAL.	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL.	MATERIAL	
LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY SAGE	5 GAL.	DECOMPOSED GRANITE 'KINO BLUE' OR EQ.	5/8" MINUS 2" DEPTH
MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL.	CYNODON DACTYLON 'HYBRID' HYBRID BERMUDA GRASS	
RUELLIA BRITTONIANA BLUE RUELLIA	5 GAL.	NOTE: MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAY ON ALL ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION	

FENCES AND WALLS

A Contemporary design theme was selected for Arizona Farms to reflect the growing trend for modern design colors and materials. This design theme is expressed in the various community fence and wall designs for the community. The primary theme wall is constructed mostly out of CMU (both smooth and split face) and features a brick veneer on the columns and as a band towards the top of the wall. The wall and columns are capped by a dark colored cap providing an elegant look for this wall type which is used not only along the perimeter of the project, but also along the interior collector road. The secondary walls use a similar, but muted design and is complimentary to the overall theme. Decorative view fencing with similar color/material treatment are proposed for locations where trails and/or open space are separated from roads and/or lots.

Wall Designs



3 PRIMARY THEME WALL
PLAN VIEW / ELEVATION NTS



6 VIEW FENCE 'B'
PLAN VIEW / ELEVATION NTS



4 SECONDARY THEME WALL
PLAN VIEW / ELEVATION NTS



7 VIEW FENCE 'C'
PLAN VIEW / ELEVATION NTS



5 VIEW FENCE 'A'
PLAN VIEW / ELEVATION NTS

ENTRY MONUMENTS AND SIGNS

Monumentation signage is proposed at multiple locations within the project and is comprised of a combination of open space and architectural structures that extend the contemporary design theme of the project through the use of modern colors and materials. The primary sign design, Sign Type 'A' is proposed at four (4) locations along Arizona Farms Road, Felix Road, and Heritage Road. Sign Type 'A' consists of a 20-foot tall tower element anchored by a brick base and hardi-plank sided water feature. A pedestrian

pass-through pergola extends off the tower in one direction while a long brick veneer wall with a steel ranch wall on top which is the mounting point for the sign letters. The foreground of this sign type features a turf area with accent planting strips and is surrounded by a small grove of trees.

Entry Monumentation Sign Type 'A'



Sign Type 'B' is proposed at only one location in the project and that is at the very northwest corner of the project which is the direction from where we anticipate the majority of residential traffic to come from. The sign structure for Sign Type 'B' is similar to Sign Type 'A' but features a 30-foot tall tower element anchored by a brick base planter. Instead of a pedestrian pass-through, the steel ranch slat wall extends on both sides of

the tower with the north side featuring a smaller tower element. The taller tower element is combined with a larger turf area (that is depressed to discourage use as a play field) to better grab the attention of folks passing by and set the tone for the high quality and well-designed project that we believe Arizona Farms is.

Entry Monumentation Sign Type 'B'



Monumentation and signs for the commercial and the MR residential parcels will be subject to review by Pinal County and be the responsibility of the ultimate developer of those parcels. However, they will be required to adhere to the general look and theming of the project signage, and theme walls, of the Arizona Farms PAD.

CONCLUSION

El Dorado Holdings and Langley Properties is very excited to develop this master planned community which is leaps and bounds better than the current approval provides for. A significant reason this proposal is better is the improvement to both the amount and quality of open space as a well amenitized and connected open space plan brings people together in a safe and healthy way improving the quality of life for all those involved. We hope this OSRP successfully demonstrates that goal and achievement.

PLANT PALETTE

BOTANICAL/COMMON NAME	SIZE	BOTANICAL/COMMON NAME	SIZE
TREES			
ACACIA ANUERA	15 GAL.	RUELLIA PENINSULARIS	5 GAL.
MULGA		DESERT RUELLIA	
ACACIA SMALLI	15 GAL.	TECOMA x 'LYDIA'	5 GAL.
SWEET ACACIA		LYDIA	
CAESALPINIA MEXICANA	24" BOX	TECOMA x 'BELLS OF FIRE'	5 GAL.
MEXICAN BIRD OF PARADISE		BELLS OF FIRE	
CERCIDILUM SP.	24" BOX	TECOMA x 'ORANGE JUBILEE'	5 GAL.
PALO VERDE		ORANGE JUBILEE	
CHILOPSIS LINEARIS	15 GAL.	TECOMA STANS VAR. ANGUSTATA	5 GAL.
DESERT WILLOW		ARIZONA YELLOW BELLS	
CHILTALPA TASHKENTENSIS	24" BOX	ACCENTS	
CHILTALPA		DASYLIRION ACROTRICHE	5 GAL.
FRAXINUS VELITINA 'FAN TEX'	15 GAL./24" BOX	GREEN DESERT SPOON	
FAN TEX ASH		GIANT HESPERALOE	5 GAL.
PHOENIX DACTYLIFERA	16' HT.	HESPERALOE PARVIFLORA 'PERPA'	5 GAL.
DATE PALM		BRAKELIGHTS - CRISMON YUCCA	
PISTACHIA X RED PUSH	24" BOX	HESPERALOE PARVIFLORA	5 GAL.
RED PUSH PISTACHE		RED YUCCA	
PROSOPIS HYBRID	15 GAL./24" BOX	MUHLBERGIA CAPILLARIS	5 GAL.
THORNLESS HYBRID MESQUITE		'REGAL MIST'	
QUERCUS VIRGINIANA	24" BOX	MUHLBERGIA RIGIDA 'NASHVILLE'	5 GAL.
SOUTHERN LIVE OAK		PURPLE MUHLY GRASS	
ULMUS PARVIFOLIA	15 GAL./24" BOX	GROUNDCOVERS	
EVERGREEN ELM		EREMOPHILA PROSTRATA	1 GAL.
SHRUBS			
BOUGAINVILLEA SP.	5 GAL.	'OUTBACK SUNRISE'	
'LA JOLLA'		LANTANA CAMARA 'DALLAS RED'	1 GAL.
OPAESALPINIA PULCHERRIMA	5 GAL.	DALLAS RED LANTANA	
RED BIRD OF PARADISE		LANTANA MONTEVIDENSIS	1 GAL.
CALLIANDRA CALIFORNICA	5 GAL.	PURPLE LANTANA	
BAJA FAIRY DUSTER		LANTANA SP. 'NEW GOLD'	1 GAL.
CALLISTEMON SP.	5 GAL.	ACACIA REDOLENS 'LOW BOY'	1 GAL.
'LITTLE JOHN'		TRAILING ACACIA	
SIMMONDSIA CHINENSIS 'VISTA'	5 GAL.	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL.
COMPACT JOJOBA		PROSTRATE ROSEMARY	
EREMOPHILA HYGROPHANA	5 GAL.	MATERIAL	
'BLUE BELLS'		DECOMPOSED GRANITE	5/8" MINUS
LEUCOPHYLLUM LANGMANIAE	5 GAL.	'KINO BLUE' OR EG.	2" DEPTH
RIO BRAVO SAGE		'CYNODON DACTYLON' HYBRID'	
LEUCOPHYLLUM LANGMANIAE	5 GAL.	HYBRID BERMUDA GRASS	
LYNN'S LEGACY SAGE		NOTE:	
MYRTUS COMMUNIS 'COMPACTA'	5 GAL.	MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAY ON ALL ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION	
COMPACT MYRTLE			
RUELLIA BRITTONIANA	5 GAL.		
BLUE RUELLIA			

SITE DATA

SITE AREA:	760.37 AC.
SFD RESIDENTIAL AREA:	669.22 AC.
TOTAL OPEN SPACE AREA:	155.04 AC. (23.2%)
ACTIVE / RECREATION OPEN SPACE:	49.26 AC. (31.8% OF TOTAL O.S.)
PASSIVE OPEN SPACE:	105.78 AC.

LANDSCAPE REQUIREMENTS

TREES	
REQUIREMENT:	ONE (1) TREE FOR EVERY 1,000 S.F. OF OPEN SPACE
MINIMUM SIZE:	15 GALLON WITH 25% TO BE 24" BOX.
CALCULATION:	155.04 AC x 43560 S.F. / 1000
TOTAL NO.:	6,754 TREES WITH 1,689 BEING AT LEAST 24" BOX
SHRUBS (OSRAM)	
REQUIREMENT:	SEVEN (7) SHRUBS FOR EVERY 1,000 S.F. OF OPEN SPACE
MINIMUM SIZE:	5 GALLON
CALCULATION:	155.04 AC x 43560 S.F. / 1000 x 7
TOTAL NO.:	47,275 (5 GALLON SHRUBS)
SHRUBS FOR STREETS CAPES & ENTRYWAYS (OSRAM)	
SUGGESTED:	FIVE (5) SHRUBS FOR EVERY 30 L.F. OF OPEN SPACE
MINIMUM SIZE:	5 GALLON
CALCULATION:	49,338 L.F. / 30 x 5
TOTAL NO.:	8,223 (5 GALLON SHRUBS)

NOTE:
 TREES WITH A MINIMUM SIZE OF 15 GALLONS SHALL BE PLANTED AT THE RATE OF ONE TREE PER 1,000 SQUARE FEET OF SURFACE AREA PROVIDED, A MINIMUM OF 25 PERCENT OF THE REQUIRED TREES SHALL BE 24-INCH BOX TREE.
 A MINIMUM OF 50 PERCENT OF ALL RETENTION/DETENTION BASIN SURFACE AREA SHALL BE COVERED WITH LIVE VEGETATIVE PLANT MATERIAL.

ARIZONA FARMS

PINAL COUNTY, ARIZONA

LANDSCAPE / OPEN SPACE PLAN

El Dorado Holdings, Inc.  landscape architecture

Scale: 0' 140' 280' 560' 1"=280'

NORTH 11.9.22

PRELIMINARY - NOT FOR CONSTRUCTION

