PBS&J POST, BUCKLEY, SCHUH & JERNIGAN, INC.

CONSTRUCTION SERVICES
ENGINEERING · PLANNING
SURVEYING

ROUNDTREE RANCH

PLANNED AREA DEVELOPMENT
Z97-03

April 1997
Revised July 29, 1997

Prepared For:

Estes Homebuilding Company
7310 North 16th Street
Suite 285
Phoenix, Arizona 85020
Phone: 602/866-2000

Prepared By:

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APPENDIX

A. 500 and 600 Series Elevations

LEGAL DESCRIPTION

Parcel No. 1

The Southeast quarter of the Southwest quarter of Section 26, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the South 33 feet thereof.

Parcel No. 2

The North half of the Southwest quarter of the Southwest quarter of Section 26, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the West 392.32 feet of the North half of said Southwest quarter of the Southwest quarter.

OWNER OF RECORD

Parcel 1:

Owner Cook Properties, an Arizona General Partnership
9130 West Marshall
Peoria, Arizona 85381
(602) 872-9625

Parcel 2:

Owner Holly Properties, an Arizona General Partnership
14745 North 81st Avenue
Peoria, Arizona 85381
(602) 979-3519

OVERVIEW

Purpose

The purpose of this document is to establish the uses and development standards for the approximate 54 acres to be known as Roundtree Ranch. The property is currently in agricultural use.

Project Location

This project is located north of Olive Avenue and east of 83rd Avenue. 79th Avenue will be the east boundary of the property. Hatcher Road will be the northern boundary. A vicinity map is attached as Exhibit 1.

Zoning History

The existing zoning is AG, the proposed P.A.D. consists of single family residential and the density is in conformance with the City of Peoria's Comprehensive Land Use Master Plan.

SITE CONDITIONS

Surrounding Land Uses

Agriculture land use is adjacent to the property along the northern, southern and western boundaries. Adjacent to the east is an industrial park. The land at the northeast corner of Olive Avenue and 83rd Avenue is currently zoned C-2 and is an existing city retention area.

Existing and Proposed Area Circulation

Primary transportation corridors in the area include 83rd Avenue running north-south and Olive Avenue running east-west. Regional transportation is provided by the Agua Fria Freeway (Loop

101) which runs north-south approximately one mile west of the site. 79th Avenue will extend to the north and allow access to the east. Hatcher Road will extend from the west at 83rd Avenue and form the northern boundary of the site. The 81st Avenue alignment will connect Hatcher Road and Olive Avenue east of the city retention area.

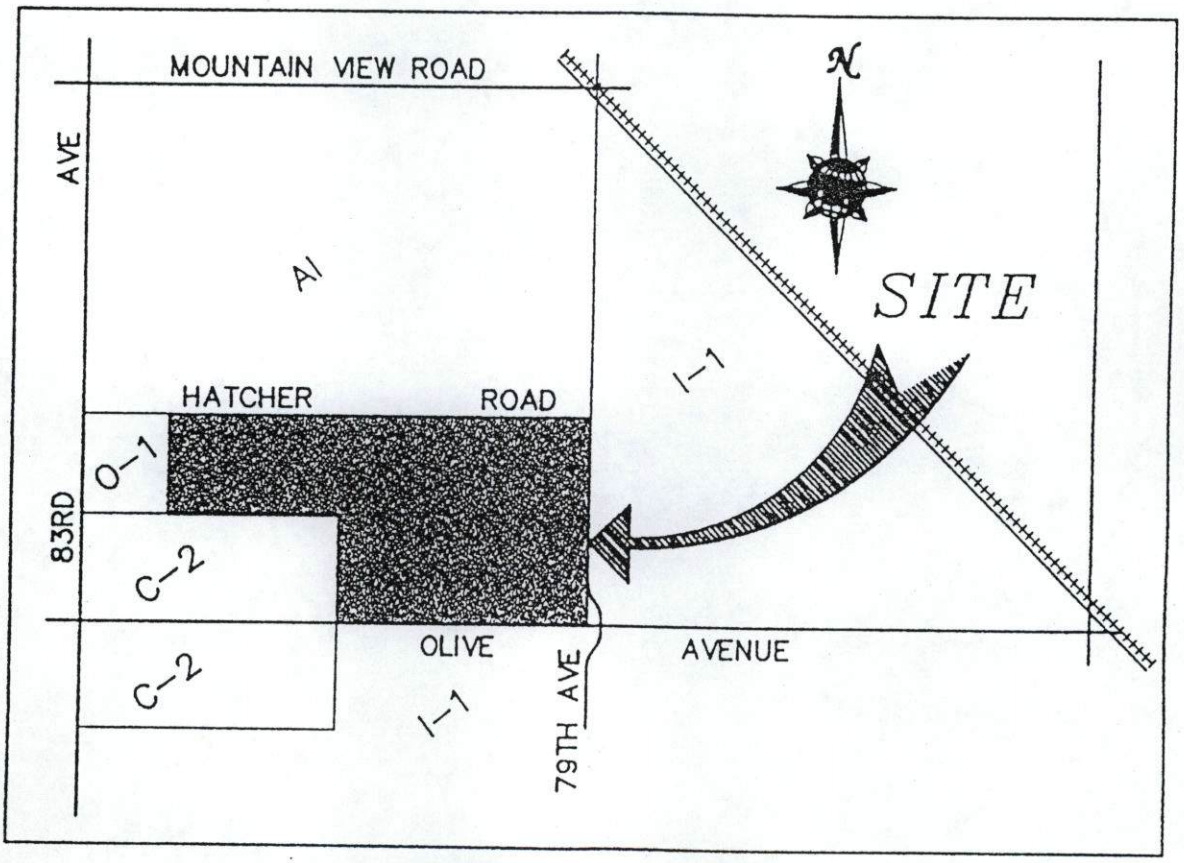
Community Services

Fire and police protection will be provided by the City of Peoria.

Schools in the area are administered and operated by the Peoria Unified School District.

Drainage

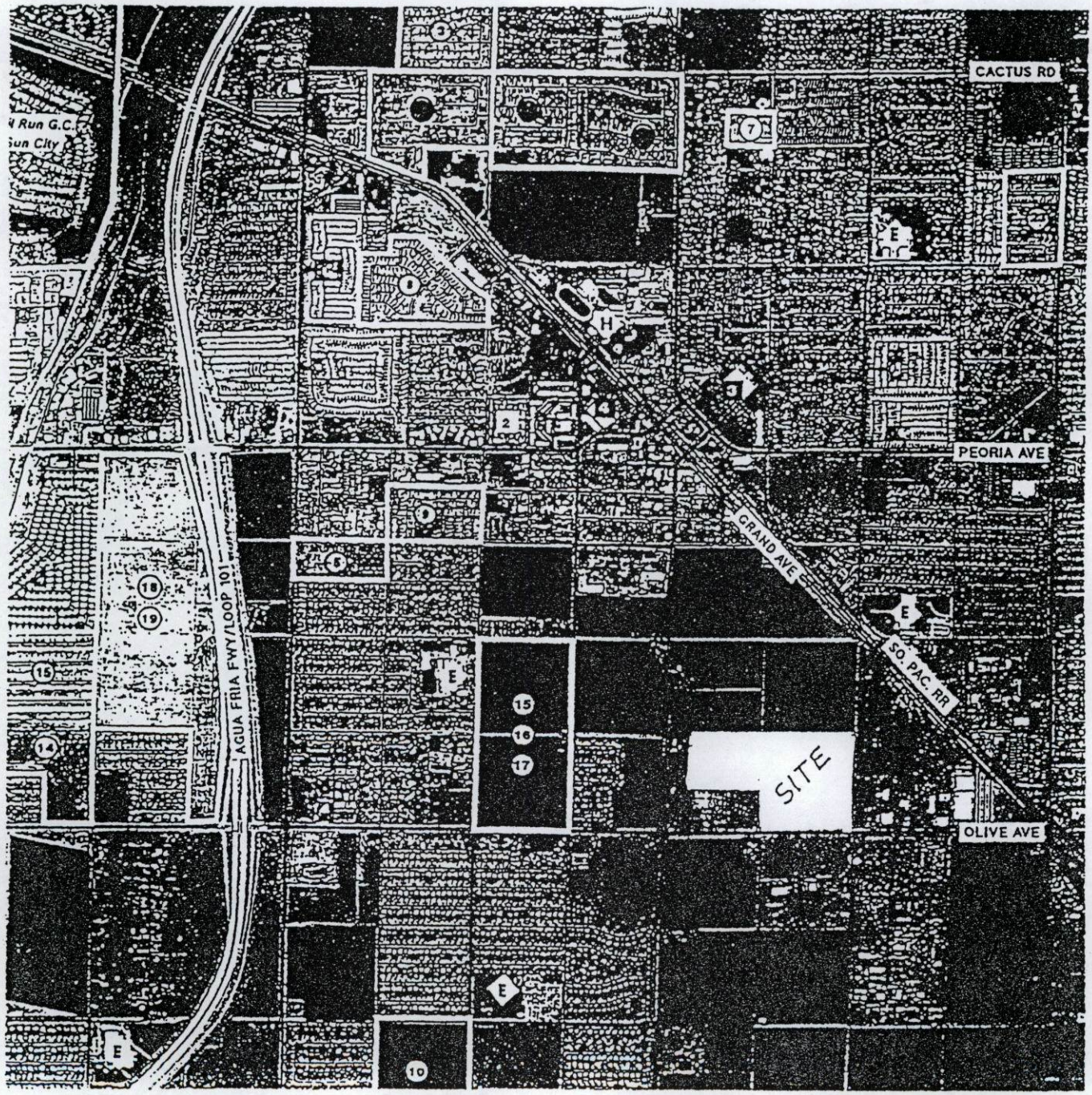
The subject property is relatively flat, sloping southwesterly at approximately 0.4%. The subject property is categorized Zone X on the Flood Insurance Rate Maps. The majority of offsite water enters the site from the north and east primarily in an unconcentrated fashion. The property is currently cultivated farmland and is bordered on the north, west and south by farmland and industrial to the east.



VICINITY MAP

N.T.S.

EXHIBIT B - ADJACENT LAND USE



UTILITIES

Sewer

There is an existing 12" sewer line in Olive Avenue. The project will connect an 10" sewer line to the existing 12" line at 81st Avenue.

Natural Gas

Natural gas is available in Olive Avenue from a Southwest Gas line.

Water

There is an existing 12" water line in Olive Avenue at the site's south boundary. The 12" water line runs west until it tees with a 16" water line at the intersection of 83rd Avenue and Olive Avenue. The project will connect a 12" water line to the existing 12" line at 81st Avenue.

Telephone

U.S. West communications will be supplying the telephone service to the area. Facilities exist in Olive Avenue.

Electric Power

Electric power will be supplied by Arizona Public Service. Their power lines run along Olive Avenue. All overhead lines less than 69kv shall be installed underground.

LAND USE PLAN

The development plan for the Roundtree Ranch P.A.D. is intended to provide uses and residential densities that are compatible with the requirements and demands of today's market place, while complying with the long range goals of the city of Peoria's Comprehensive Master Plan.

Roundtree is a P.A.D. having a total gross area of 54.29 acres. The Preliminary Development Plan can be found as Exhibits C-1 and C-2 on pages 11 and 12. The project is proposed as a single-family residential development with open space amenities. Table 1, below, is a Land Use Summary. The table reflects the use, the acreage, and the total number of residential units by lot numbers.

Roundtree Ranch

Lots	Lot Dimensions	Acres	Units	DU/Acre
1-53	46X110	7.27	53	7.29
54-83	60X110	5.15	30	5.83
84-131	45X110	5.98	48	8.03
132-148	46X110	2.06	17	8.25
149-155	60X110	1.04	7	6.48
156-178	46X110	3.16	23	7.28
179-200	64X110	3.75	22	5.87
201-210	61X110	1.75	10	5.71
211-225	60X110	2.47	15	6.07
TOTAL		**54.29**	**225**	**4.14**

Average Lot Size - 6,317

The amenities of the project include an open space buffer strip with a multi-use trail between 79th Avenue and lots siding on to 79th Avenue.

Single family parcels of varying lot sizes are proposed throughout Roundtree Ranch community to provide a choice of homes, with varying price for the homeowner.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

Development Standards

Unless otherwise specified herein, all properties within Roundtree Ranch shall conform with all City of Peoria codes, ordinances and regulations for single family residential districts. Table 2, below, represents the minimum development standards for single family residential lots.

TABLE 2
Single Family Residential Development Standards

Development Standards	R 1-6(PAD) Parcel 1	R 1-6 (PAD) Parcel 2	Total	R1-6 Requirements
Total Area (Acre)	40.15	14.14	54.29	
Percent of Total Site	74.0%	20.0%	100%	
Min. Lot Size	4,950 s.f.	6,600 s.f.		6,000 s.f.
Min. Lot Width	45'	60'		50'
Min. Lot Depth	110'	110'		100'
Front Setback	20'	20'		20'
Side Setback (Min.)	3'	3'		5'
Side Setback (Total)	10'	10'		13'
Rear Setback	20'	20'		15'
Perimeter Setback from P.A.D.	20'	20'		N/A
Max. Lot Coverage	45%	45%		45%
Max. Bldg. Height	25'	25'		25'
Number of Lots	178	47	225	N/A
DU/Acre	5.26	2.30	4.14	N/A

Architectural Character

At Roundtree Ranch we will have two model complexes. On the smaller lots we will be using our 500 series homes and on the larger lots we will be using our 600 series homes. Sample elevations are provided in Appendix A. Both model complexes will be open to the public seven days a week with operating hours from 10:00 am until dusk. There will be one sales office per model complex. It is anticipated that the two complexes will be in operation for approximately three years

Both home series will be constructed of wood frame, stucco exterior, and tile roof with stucco fascia and banding. There will be a variety of roof tiles and paint schemes to choose from that will be warm and subtle tones to compliment the desert surroundings. Additionally, no two same elevations will be either side by side or across the street from one another. A brick or stone veneer option and front yard landscaping will be offered to create a pleasant and immediate streetscape.

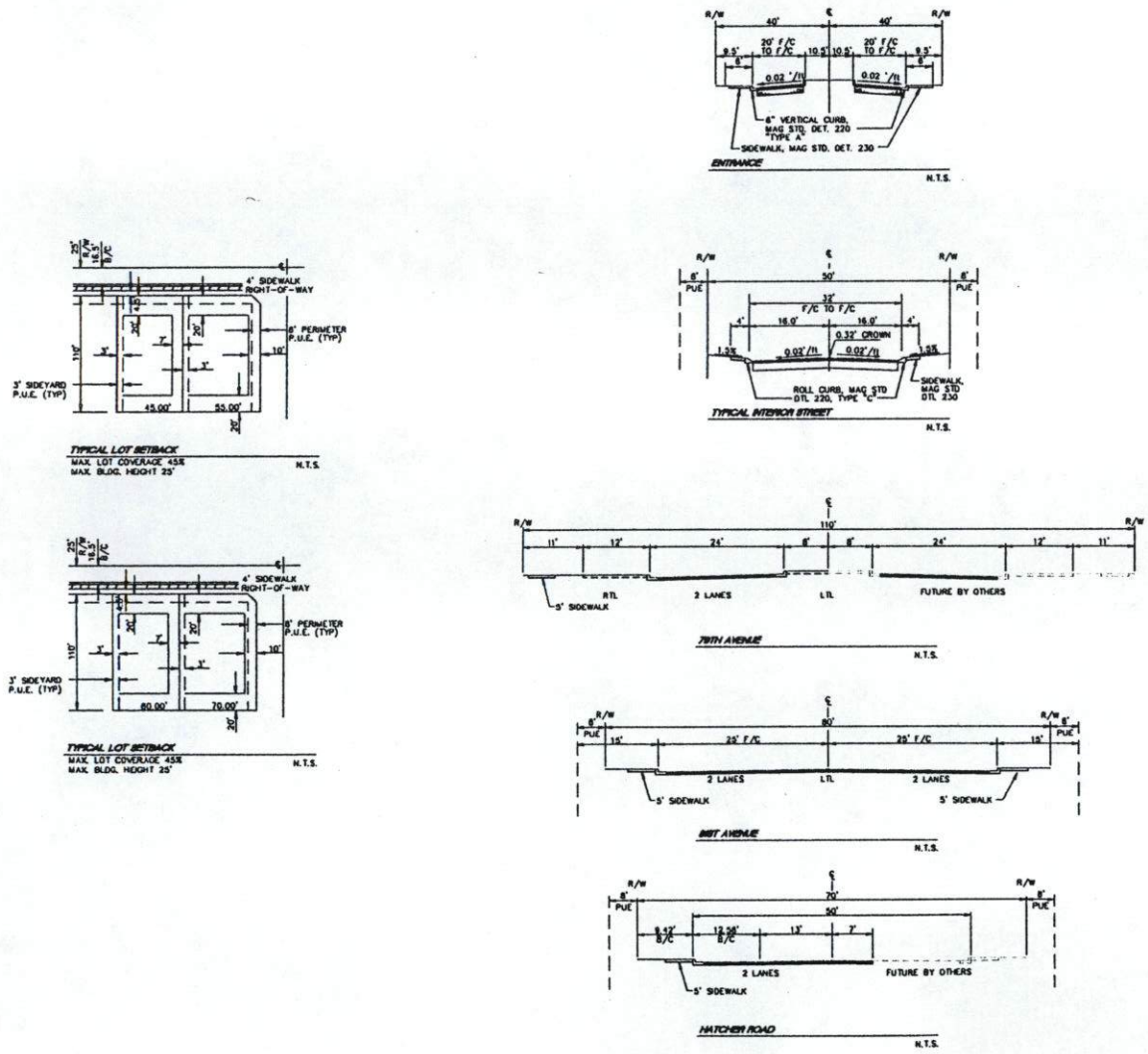
Square footage of the 500 series will range between 989-1929 square feet with the 600 series between 1400-2300 square feet. We will be using 6 to 8 floor plans per subdivision with ground mounted air conditioning units, and block construction privacy fence.

Staggered Setbacks

The front yards setbacks will be varied as much as possible to create a staggered effect.

A PRELIMINARY DEVELOPMENT PLAN FOR ROUNDTREE RANCH

SECTION 26, TOWNSHIP-3-NORTH, RANGE-1-EAST OF THE GILA & SALT RIVER BASE & MERIDIAN



SURVEYOR'S SEAL

No.	REVISIONS	Date	Intl.	Appr.	Date

A PRELIMINARY DEVELOPMENT PLAN FOR ROUNDTREE RANCH

Job Number 54114	Drawn by MT	Scale 1"=100'
Sheet Number 1 OF 2	Checked by HC	File No. 114PPCVR
	Date 7-97	

EXHIBIT C-1

A PRELIMINARY DEVELOPMENT PLAN FOR ROUNDTREE RANCH

SECTION 26, TOWNSHIP-3-NORTH, RANGE-1-EAST OF THE GILA & SALT RIVER BASE & MERIDIAN

VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGAL DESCRIPTION

PARCEL NO. 1

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 33 FEET THEREOF.

PARCEL NO. 2

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 392.32 FEET OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER.

142-16-002K
3303 S 40TH ST
PHOENIX, AZ 85040
BCCN CORPORATION

NOTES

GROSS AREA	54.29 ACRES
NUMBER OF LOTS	225
GROSS DENSITY	4.14 LOTS / ACRE
OPEN SPACE	6.22 ACRES – 11.5% OF GROSS
EXISTING ZONING	PAD
ELECTRIC SERVICE	APS
SEWER SERVICE	TOWN OF PEORIA
WATER SERVICE	TOWN OF PEORIA
TELEPHONE SERVICE	US WEST COMMUNICATIONS
FIRE PROTECTION	TOWN OF PEORIA
GAS	SOUTHWEST GAS

BENCHMARK

BRASS CAP IN HAND HOLE
AT 83RD AVE. AND OLIVE AVE.
EL. = 1123.37
CITY OF PEORIA DATUM

LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- CONTOUR LINE
- SEWER MANHOLE

142-16-002H
5425 E WASHINGTON ST
PHOENIX, AZ 85034
WATTS INVESTMENTS

OPEN SPACE

TRACT A	RETENTION	50,378.94 Sq. Ft.	1.16 Ac.
TRACT B	RETENTION	33,220.00 Sq. Ft.	0.76 Ac.
TRACT C	RETENTION	28,695.43 Sq. Ft.	0.67 Ac.
TRACT D	RETENTION	134,299.74 Sq. Ft.	3.08 Ac.
TRACT E	LANDSCAPE	19,950.95 Sq. Ft.	0.46 Ac.
TRACT F	LANDSCAPE	2,175 Sq. Ft.	0.05 Ac.
TRACT G	LANDSCAPE	2,175 Sq. Ft.	0.05 Ac.
TOTAL		270,895.06 Sq. Ft.	6.22 Ac.

142-16-002J
3303 S 40TH ST
PHOENIX, AZ 85040
CCC PARTNERSHIP

DEVELOPER

ESTES HOMEBUILDING, CO.
7310 N. 16TH ST., SUITE 285
PHOENIX, AZ 85020
PHONE : (602) 864-2000
FAX : (602) 997-4155

ENGINEER

POST, BUCKLEY, SCHUH, & JERNIGAN
7227 N 18TH STREET
SUITE 207
PHOENIX, ARIZONA 85020
PH# (602) 943-1003
FAX# (602) 943-1303

SURVEYOR'S SEAL

No.	REVISIONS	Date	Init.	Appr.	Date

POST, BUCKLEY, SCHUH & JERNIGAN

A PRELIMINARY DEVELOPMENT PLAN FOR ROUNDTREE RANCH

Job Number	Drawn by	Scale
54114	MT	1"=100'
Sheet Number	Checked by	File No.
2 OF 2	HC	114PPLAT
	Date 6-97	

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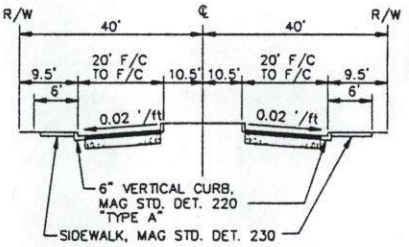
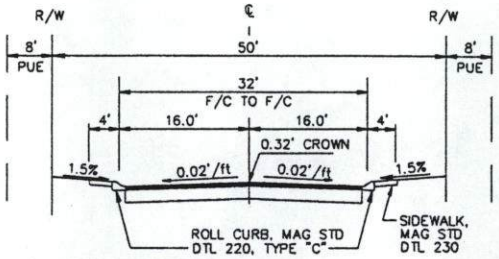
EXHIBIT C-2



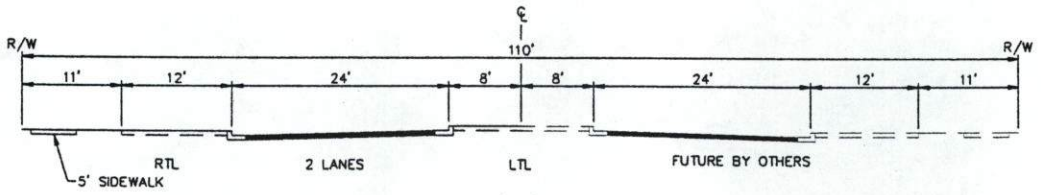
ENTRANCE

N.T.S.



TYPICAL INTERIOR STREET

N.T.S.



79TH AVENUE

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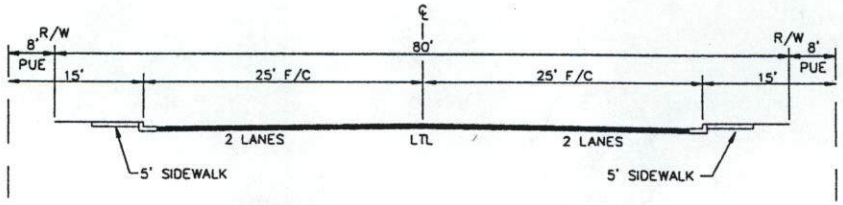

81ST AVENUE

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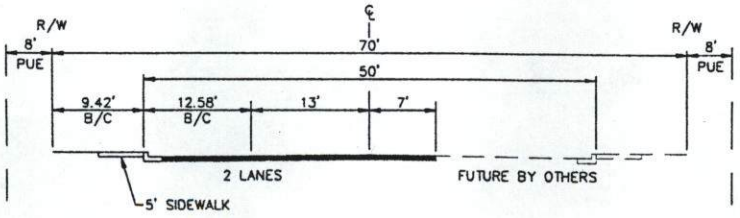
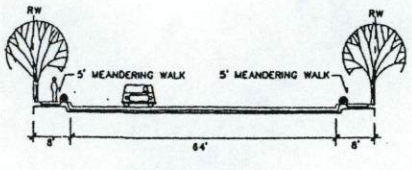


HATCHER ROAD

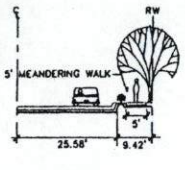
N.T.S.

EXHIBIT D - ROADWAY CROSS SECTIONS

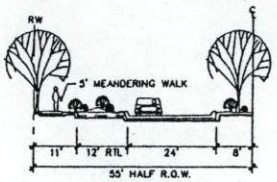
CONCEPTUAL LANDSCAPE PLAN
ROUNDTREE RANCH



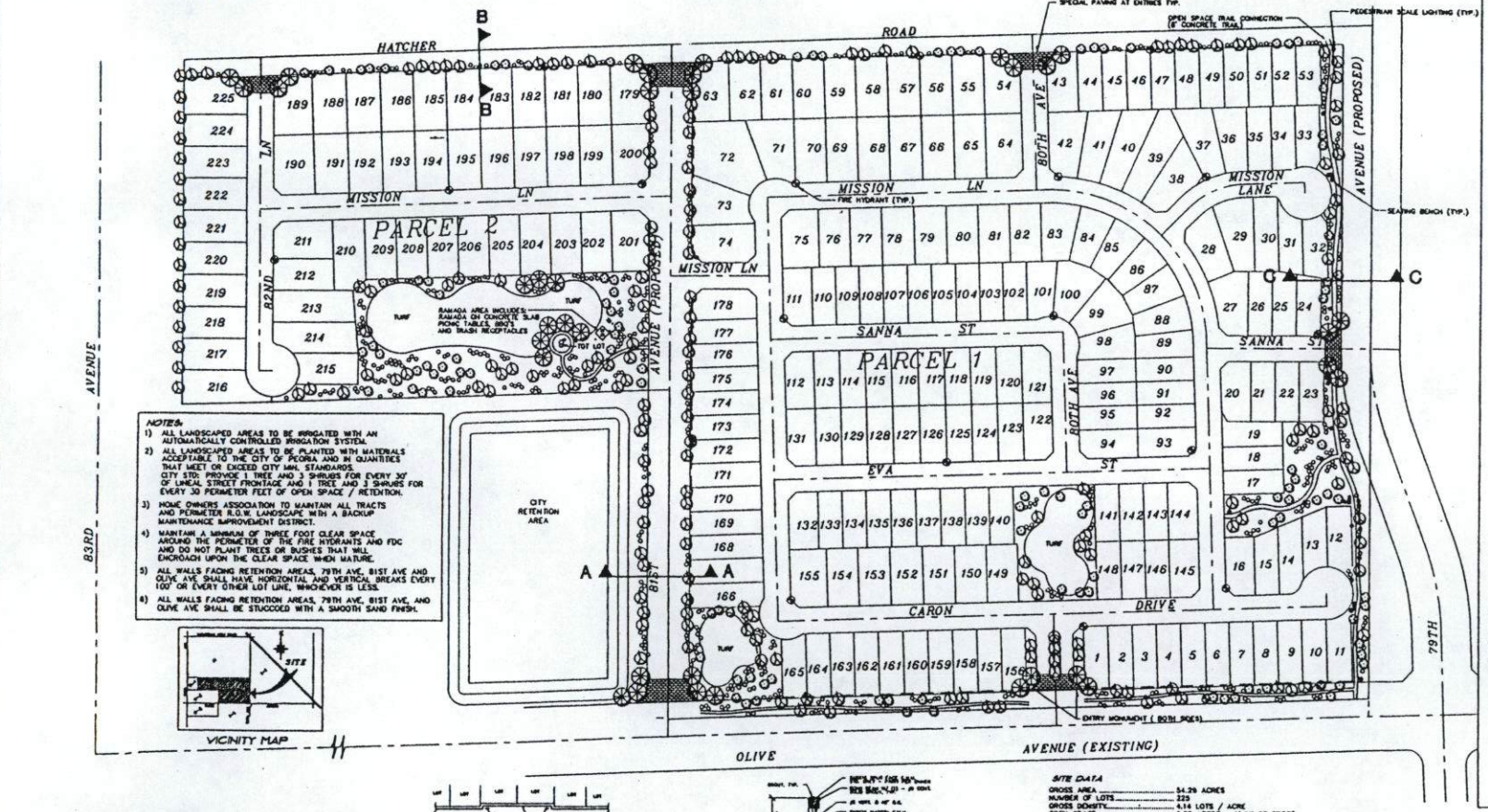
SECTION A-A



SECTION B-B



SECTION C-C



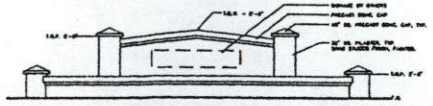
NOTES:

1) ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM.
2) ALL LANDSCAPED AREAS TO BE PLANTED WITH MATERIALS ACCEPTABLE TO THE CITY OF PEORIA AND IN QUANTITIES THAT MEET OR EXCEED CITY MIN. STANDARDS. CITY STD: PROVIDE 1 TREE AND 3 SHRUBS FOR EVERY 30' OF LINEAL STREET FRONTAGE AND 1 TREE AND 3 SHRUBS FOR EVERY 30 PERIMETER FEET OF OPEN SPACE / RETENTION.
3) HOME OWNERS ASSOCIATION TO MAINTAIN ALL TRACTS AND PERIMETER R.O.W. LANDSCAPE WITH A BACKUP MAINTENANCE IMPROVEMENT DISTRICT.
4) MAINTAIN A MINIMUM OF THREE FOOT CLEAR SPACE AROUND THE PERIMETER OF THE FIRE HYDRANTS AND FDC AND DO NOT PLANT TREES OR BUSHES THAT WILL ENCROACH UPON THE CLEAR SPACE WHEN MATURE.
5) ALL WALLS FACING RETENTION AREAS, 79TH AVE, 81ST AVE AND OLIVE AVE SHALL HAVE HORIZONTAL AND VERTICAL BREAKS EVERY 100' OR EVERY OTHER LOT LINE, WHICHEVER IS LESS.
6) ALL WALLS FACING RETENTION AREAS, 79TH AVE, 81ST AVE, AND OLIVE AVE SHALL BE STUCCOED WITH A SMOOTH SAND FINISH.

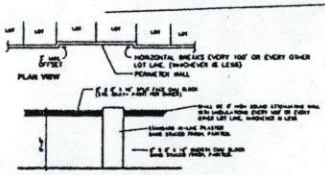
VICINITY MAP

PLANT SCHEDULE

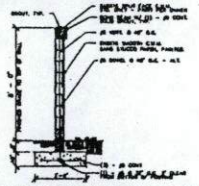
SYMBOL	BOTANICAL/COMMON NAME
	TREES SIZE AS SHOWN 36" BOX / 24" BOX
	ACACIA SMALLII SWEET ACACIA
	CORDIA BOISSIERI SONORAN FALSE WILLOW
	OLEA EUROPA "SWAN HILL OLIVE"
	OLNEYA TESOTA IRONWOOD
	PINUS ELDARICA MONDEL PINE
	PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM
	SHRUBS SIZE AS SHOWN 5 GAL / 1 GAL
	BAILEYA MULTIRADIATA DESERT MARIGOLD
	BOUGAINVILLEA 'ORIENTAL JEWEL' SHRUB BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
	CALLIANDRA CALIFORNICA BAJA AUELLIA
	CASSIA MOHRIPHYLLA CASSIA
	ENCELIA FARINOSA TUMPLETINE BUSH
	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' SILVER CLOUD SAGE
	LEUCOPHYLLUM LANGMANIA RIO BRAVO SAGE
	RUELLIA POWELLIANA BAJA RUELLIA
	TECOMARIA CAPENSIS CAPE HONEYSUCKLE
	SALVIA CLEVELANDII CHAPARRAL SAGE
NO SYMBOL	AGAVE SIZE AS SHOWN 5 GAL
	AGAVE GEMINIFLORA AGAVE
	AGAVE SCABRA AGAVE
	DASYLIRION WHEELERI DESERT SPOON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS
	AGAVE PALMERI PALMER'S AGAVE
	AGAVE VILMORINIANA OCTOPUS AGAVE
NO SYMBOL	GROUNDCOVER SIZE AS SHOWN 1 GAL
	ACACIA REDOLENS 'DESERT CARPET' PROSTRATE ACACIA
	HYPOFORUM PANTHERLEAN HYPOFORUM
	LANTANA MONTEVIDENSIS PURPLE TRAILING
	LANTANA MONTEVIDENSIS 'NEW GOLD' LANTANA
	EUPHORBIA RIOJA EUPHORBIA
	RUELLIA BRITTONIANA 'KATIE' ONAW RUELLIA
TURF	CYNODON DACTYLON 'MONON' MONON HYBRID BERMUDA
	MATERIAL
	CURBING CONCRETE HEADER BY CURBMATE
	DECOMPOSED GRANITE "SPANISH GOLD"
	SPECIAL PAVING FUNCTIONAL PATTERNS PAVERS OR BOMANITE STAMPED CONCRETE
	PEDESTRIAN SCALE LIGHTING LOCATIONS
	SEATING LOCATIONS
	NOTE: SEATING AND PEDESTRIAN SCALE LIGHTING PER P.A.D. STANDARDS AND CITY OF PEORIA CODE.
	LANDSCAPE CALCULATIONS
	TREES PROVIDED 20% TO BE 36" BOX 75% TO BE 15 GAL.
	SHRUBS PROVIDED #5,#1 SHRUBS
	APPROX. 66,000 S.F. TURF



A ENTRY MONUMENT ELEVATION



B PROJECT SCREEN WALL ELEVATION



C PROJECT SCREEN WALL SECTION

SITE DATA

GROSS AREA	54.29 ACRES
NUMBER OF LOTS	225
GROSS DENSITY	4.14 LOTS / ACRE
OPEN SPACE	6.32 ACRES = 11.5% OF GROSS
EXISTING ZONING	PAD
ELECTRIC SERVICE	APS
SEWER SERVICE	TOWN OF PEORIA
WATER SERVICE	TOWN OF PEORIA
TELEPHONE SERVICE	US WEST COMMUNICATIONS
FIRE PROTECTION	TOWN OF PEORIA
GAS	SOUTHWEST GAS

TRACT A	RETENTION	50,378.84 Sq. Ft.	1.16 Ac.
TRACT B	RETENTION	33,220.00 Sq. Ft.	0.76 Ac.
TRACT C	RETENTION	28,665.43 Sq. Ft.	0.67 Ac.
TRACT D	RETENTION	134,299.74 Sq. Ft.	3.08 Ac.
TRACT E	LANDSCAPE	18,950.93 Sq. Ft.	0.44 Ac.
TRACT F	LANDSCAPE	2,173 Sq. Ft.	0.05 Ac.
TRACT G	LANDSCAPE	2,173 Sq. Ft.	0.05 Ac.
TOTAL		270,895.06 Sq. Ft.	8.22 Ac.

DEVELOPER
ESTES HOMEBUILDING, CO.
7310 N. 16TH ST., SUITE 285
PHOENIX, AZ 85020
PHONE : (602) 864-2000
FAX : (602) 997-4155

ENGINEER
POST, BUCKLEY, SCHUH, & JERNIGAN
7227 N 16TH STREET
SUITE 207
PHOENIX, ARIZONA 85020
PH# (602) 943-1003 FAX# (602) 943-1303

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

GILMORE GRAVES, INC.

No.	REVISIONS	Date	Init.	Appr.

POST, BUCKLEY, SCHUH & JERNIGAN

CONCEPTUAL LANDSCAPE PLAN
ROUNDTREE RANCH

Job Number 97035 | Drawn by BR | Scale 100
Sheet Number L-1 | Checked by JAK | File No.
Date 7/29/97

EXHIBIT E

LANDSCAPING

Design Specifications

The project will be developed under the design criteria contained in this document, which will be included in Covenants, Conditions, and Restrictions (CC&R's). The CC&R's will be utilized to control the type and quality of development, to require proper maintenance, to eliminate activities that may be objectionable to neighbors, to protect values and enhance community appeal. One master homeowner's association will be established to administer the CC&R's and provide further maintenance and quality control throughout the development. All landscaping shall conform with City of Peoria Landscape requirements.

Landscaping Philosophy

The overall landscaping concept for the project advocates the use of a native desert planting scheme carefully blended with the responsible use of turf. It is the intent of the project to expand on the natural desert as a theme by augmenting common areas and streetscapes with similar desert plantings of native trees, shrubs and ground covers (See Plant Schedule).

All proposed plants, with the exception of turf, are taken from the Arizona Department of Water Resources approved plant list. This applies to all streetscapes, paths, and entry treatment to the project. For immediate visual impact, a minimum of fifty percent (50%) of all trees will be 24" box size or larger. The remaining plant materials will adhere to or exceed the City of Peoria minimum requirements.

General/Overall Character

The streetscape and landscape image for the project will play a major role in the aesthetics of the community. The theme of the project will be a sensitivity to the natural environment of the

Sonoran Desert. Landscape will be used to soften architectural elements, enhance open spaces, provide continuity and create a distinct image for the project. The development characteristics of the streetscape and landscape translate into the following design criteria as key components:

1. Location of desert specimen trees at major and secondary entrances, and at the open space areas. "Desert Specimen" trees are indicated on the Plant Schedule.

2. Recognition of detail in entry and perimeter walls to tie together materials utilized in both major and secondary entry features. Continuity in use of materials throughout the project to reinforce a distinctive and unique image including walls, entry monumentation, signage and plant materials.

3. Use of canopy trees in multi-use turf areas, for shade and visual enhancement.

4. Use of seasonal planting color in the landscape to create pedestrian-scale visual interest.

Theme Elements

Theme elements, including desert trees, project perimeter walls, rear yard walls facing collector and arterial streets, street light standards and entry monuments, will be developed with common materials and forms to reinforce the theme and project image. Materials shall include, but not limited to, sandfaced or smooth stucco textured perimeter walls and entry features with serpentine undulations. All developments within the P.A.D. shall conform with the provisions of the Peoria City Code walls/fences and screening requirements.

Signage

Project signage will reflect the overall project theme and will occur as entry monuments and directional signage monuments. Subdivision signage shall utilize materials that enhance the rural or ranch character, such as wood, cast iron, copper etc...

Fences and Walls

The primary 6' screen wall shall consist of 6" thick cmu block and shall adhere to the theme elements. Privacy wall material shall consist of stained cmu block with split faced accent wall caps and columns. Walls on arterials shall be 8' sound attenuating and shall adhere to the theme elements.

Street Lights

Internal street lighting standards should characterize a rural or ranch theme.

PLANT SCHEDULE

	Botanical Name	Common Name
Trees	Acacia amalli	Sweet Acacia
	Cercidium praecox	Sonoran Palo Verde
		"Desert Specimen"
	Olea europa	Swan Hill Olive'
	Olneya tesota	Ironwood "Desert Specimen"
	Pinus eldarica	Mondel Pine
	Prosopis chilensis	Thornless Chilean Mesquite"Desert Specimen"
	Washingtonia robusta	Mexican Fan Palm
Shrubs		
	Baileya multtradiata	Desert Marigold
	Bougainvillea Crimson Jewel	Shrub Bougainvillea
	Caesalpinia Pulcherrima	Red Bird of Paradise
	Calliandra californica	Baja Ruellia
	Cassia Nemophylla	Cassia
	Ericamaria laricofolia	Turpentine Bush
	Leucophyllum Langmanii	Rio Bravo Sage
	Ruellia Peninsularis	Baja Ruellia
	Tocomaria Capensis	Cape Honeysuckle
	Salvia Clevelandii	Chaparral Sage
Accents		
	Agave Geminiflora	Agave
	Agave Scabra	Agave
	Dasylirion wheeleri	Desert Spoon
	Muhlenbergia Capilaris "Regal Mista"	Regal Mist Deer Grass
	Agave Palmeri	Palmer's Agave
	Agave Vilmoriniana	Octopus Agave

	Botanical Name	Common Name
Ground Cover		
	Acacia Redlines "Desert Carpet"	Postrate Acacia
	Myoporum Parvifolium	Myoporum
	Lantana Montevidensis	Purple Tailing Lantana
	Lantana Montevidensis	"New Gold" Lantana
	Euphorbia Rigida	Euphorbia
	Ruellia Brittoniana "Katie"	Dwarf Ruellia
	Cynodon Dactyloc "Midiron"	Midiron Hybrid Bermuda
Paver Material	Interlocking "Paverstone" Pavers, Integral color per owner.	
	"Bomanite" stamped concrete, Integral color per owner.	

Maintenance

A Homeowner's Association will be formed within the P.A.D. when there are a sufficient number of residents. Prior to the formation of the association and the land being deeded to the association, the master developer will be responsible for the maintenance of the common areas. These maintenance areas include the open space, greenbelts, drainage channels and landscaping adjacent to the right-of-way and special entry features (i.e. signage and walls), and other common areas. Upon sufficient population, the master developer will deed the land and the maintenance responsibility to the Homeowner's Association.

Open Space

A total of 11.5% of usable open space will be provided within Roundtree Ranch. The community will also include a large open turf area which can be used for a variety of recreational activities. All open space described below will be maintained by the Homeowner's Association.

Greenbelts will be provided to serve as visual breaks in the street scene for the interior of the project. Special pavers will be used for crosswalks at all perimeter street intersections. The use

of special pavers will serve to enhance the appearance of the project and to connect the project's open space areas. Allowable special paver materials can be found as part of the plant schedule.

A large multi-purpose field will serve as a gathering place for active play and community recreational activities within Roundtree Ranch. The field is located to the west of 81st Avenue. This field will be landscaped, and will include a tot lot, barbecues, ramada, picnic tables and other similar type amentities. The multi-purpose field will also be used for detention.

The overall area of the open space is 6.22 acres. A multi-use path separated from the required sidewalk will be provided as a part of the buffer strip along 79th Avenue. The buffer strip will be a minimum of 20' wide and the purpose will be to mitigate the adverse impacts of the industrial properties to the east, as well as to serve as a connection to the open space areas. This multi-use path will be enhanced with pedestrian scale lighting not higher than 4 feet and bench seating areas. The amenities will be provided at a ratio not lower than 1 light for every 100' of street frontage and 1 seating bench for every 300' of street frontage. These amenities shall conform with the theme elements. A tot lot, barbecue, ramada, and eating and sitting areas will be provided in the open space north of the city retention area.

Description	Open Space
Tract A&K Landscaped area with Paths, Seating and Detention	3.0%
Tracts B,F&G Landscaped and Detention area	1.6%
Tract D Multi-Purpose Field & Detention	5.7%
Tract C Landscaped Detention area	1.2%
Total Open Space Provided	11.5%

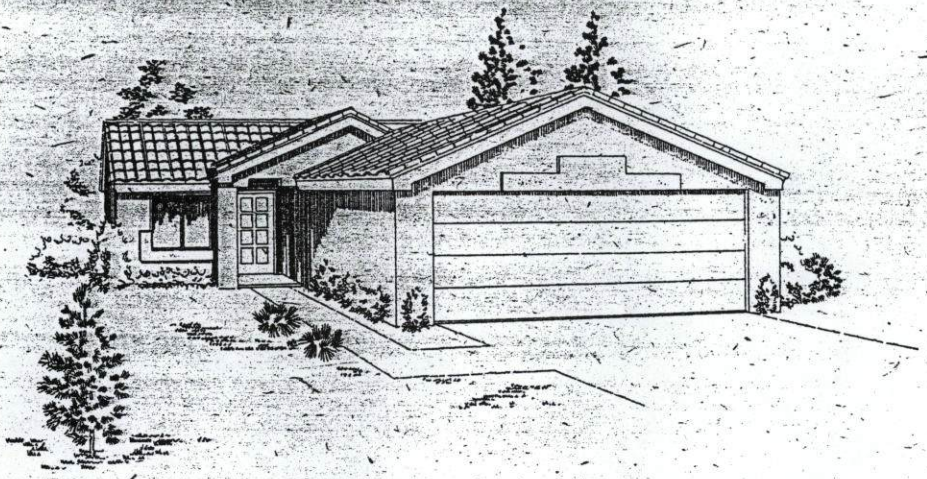
Summary

The community of Roundtree Ranch has been planned with a concerted effort to develop a community that is compatible with the neighborhood and conforms to the City of Peoria Master Plan, so that it will compliment and enhance the city.

Appendix A

CORONADO 500 Series 500

A



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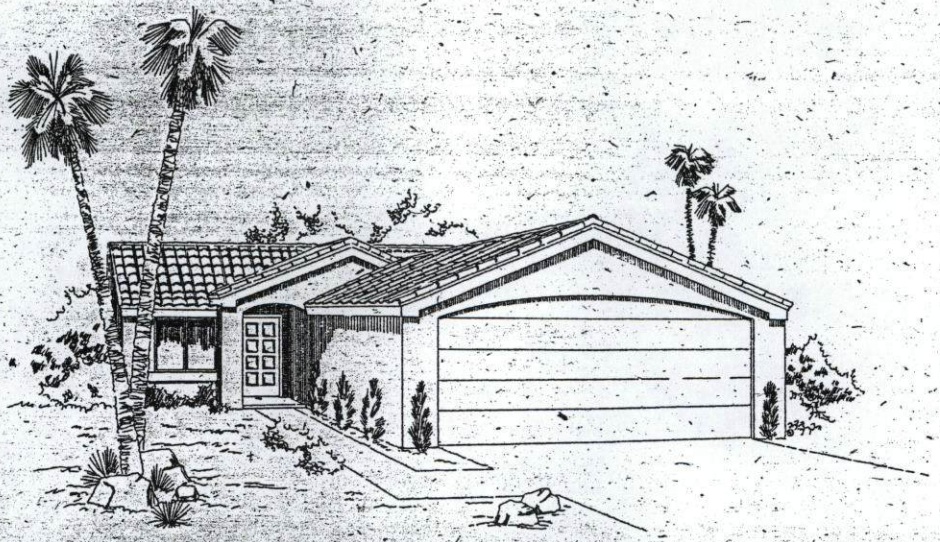

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MONTCLAIR

500 Series

510

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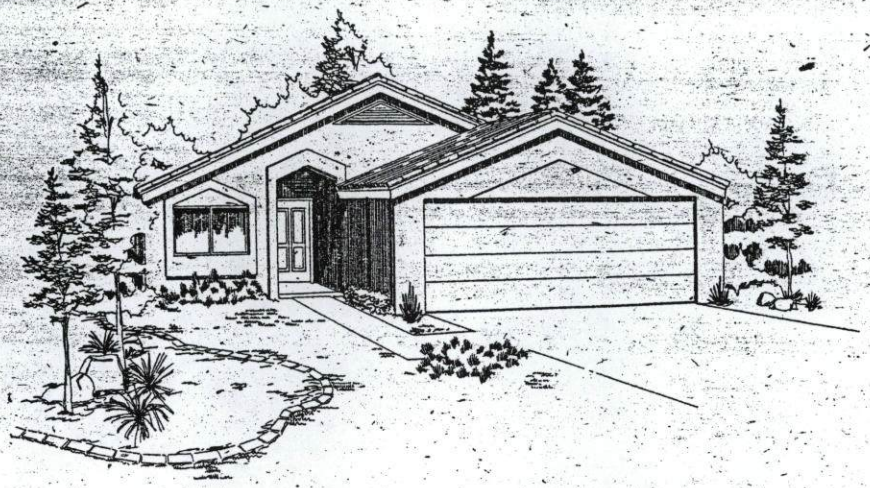

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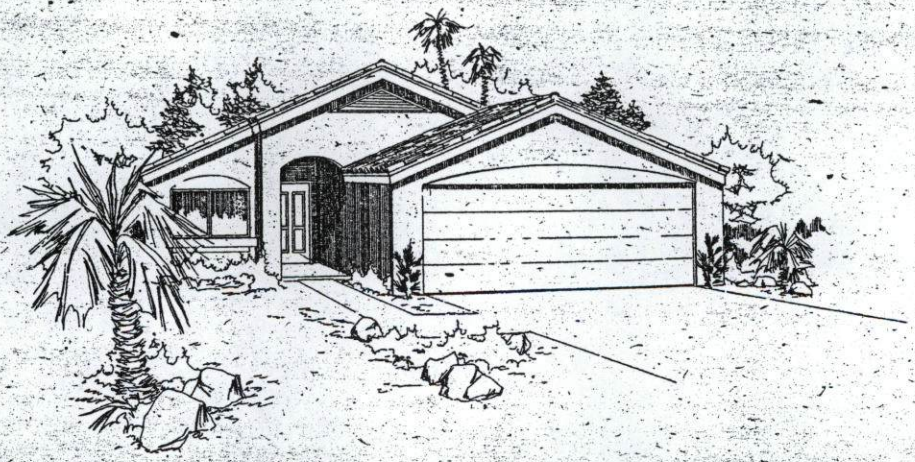

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SUMMERHILL

500 Series

520

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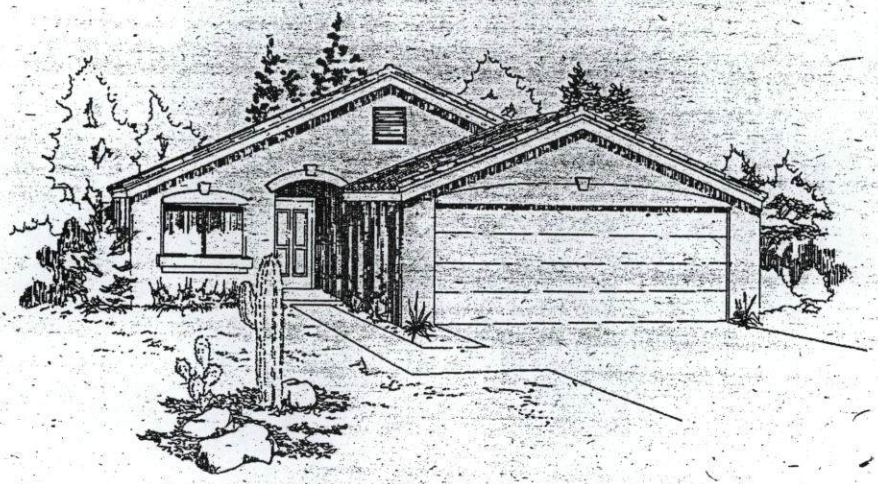

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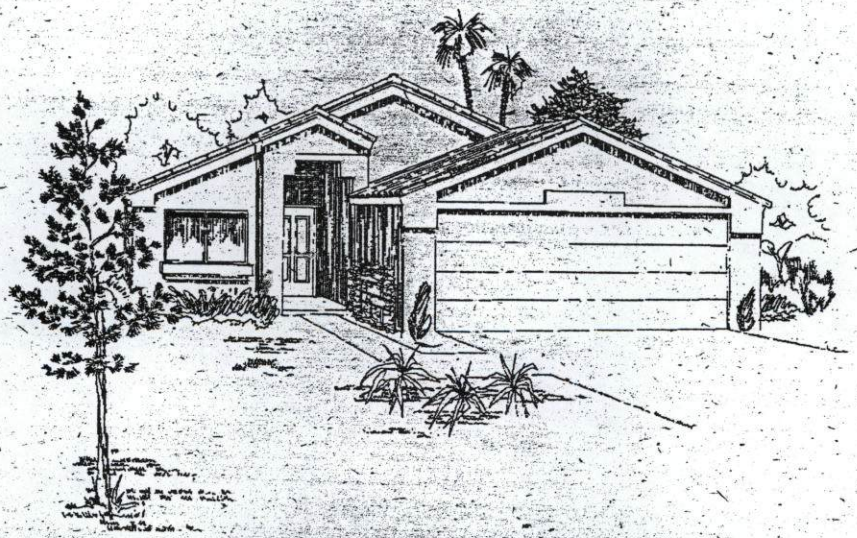

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BRENTWOOD 500 Series 530

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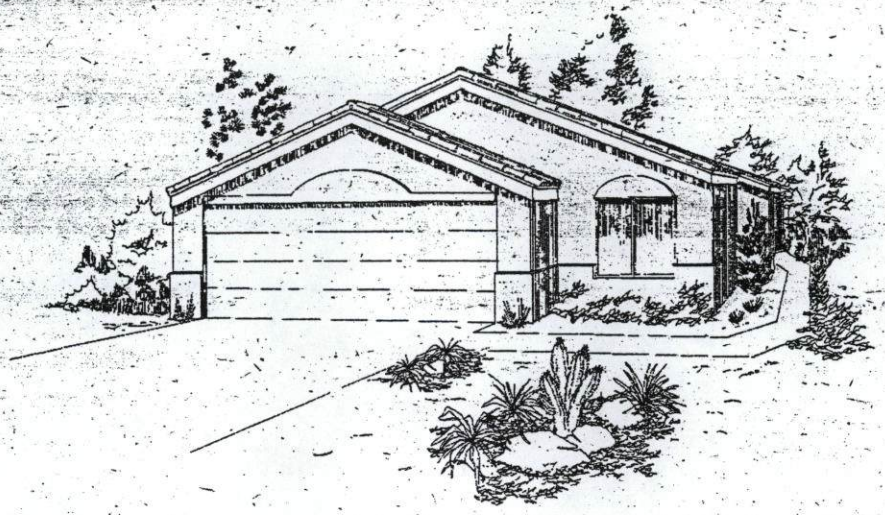

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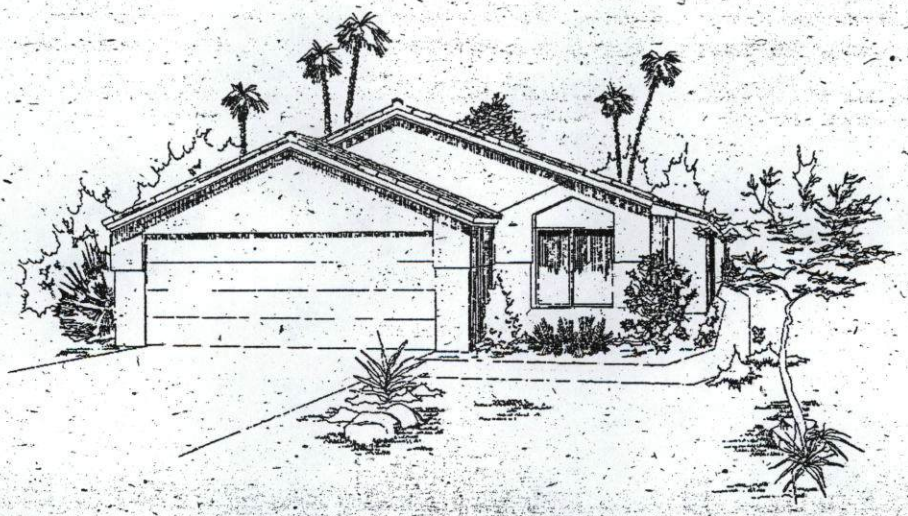

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FAIRFAX

500 Series

540

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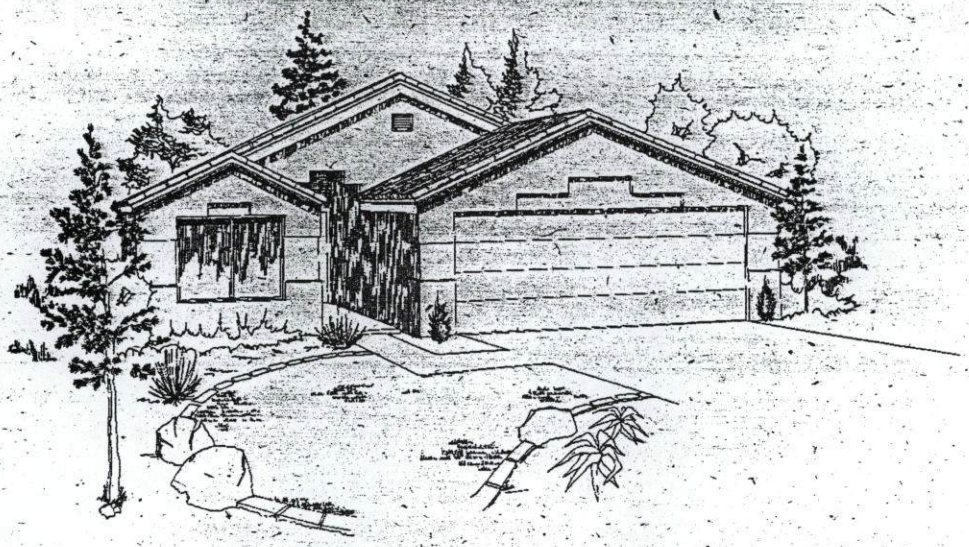

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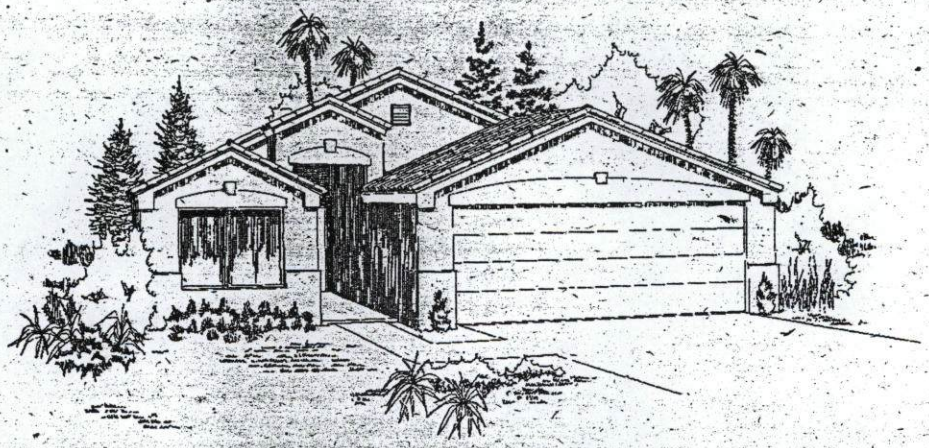

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SANDLEWOOD 500 Series 550

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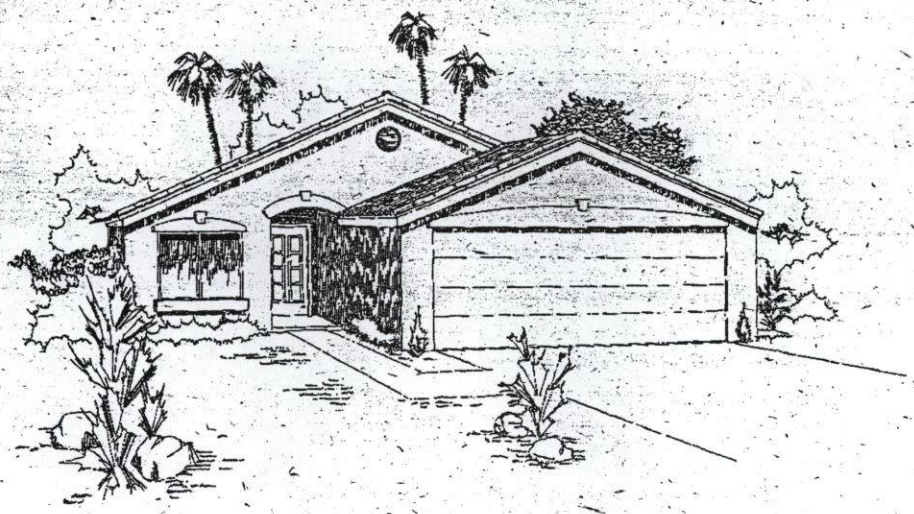

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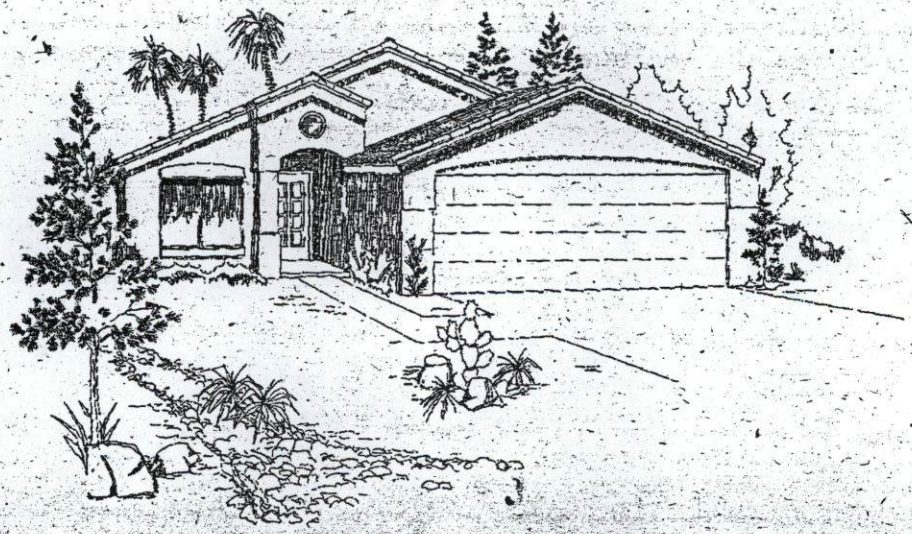

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BELAIRE

500 Series

560

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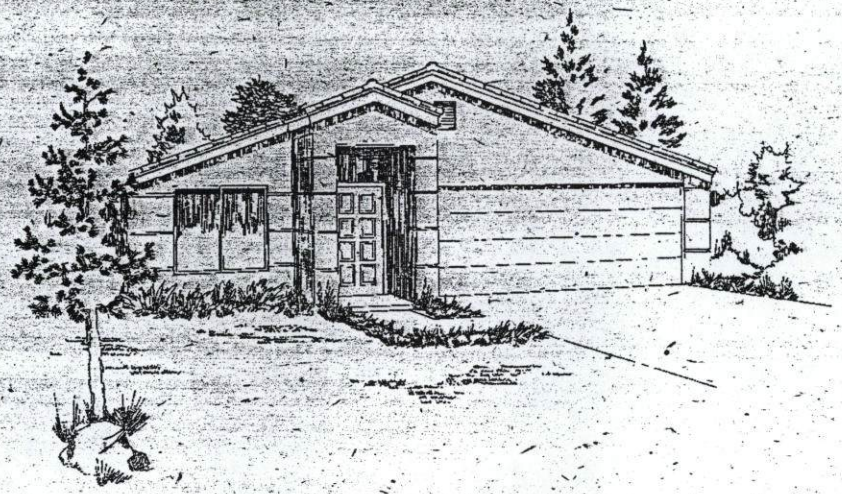

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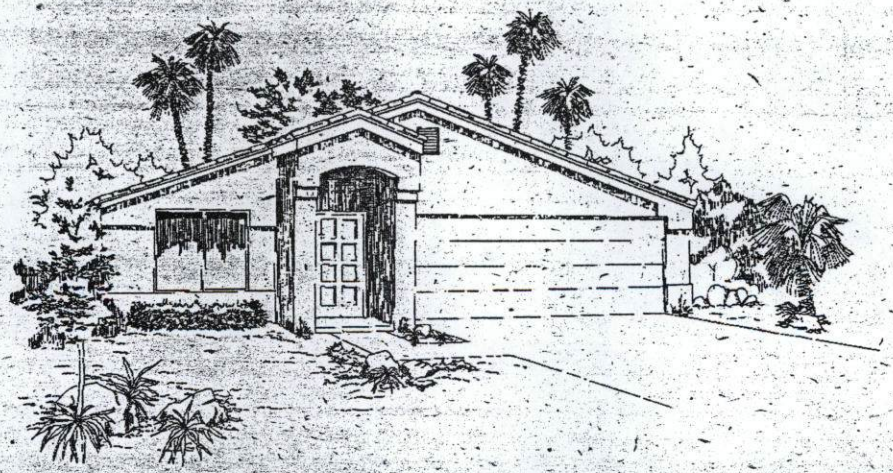

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RIDGEWOOD

500 Series

570

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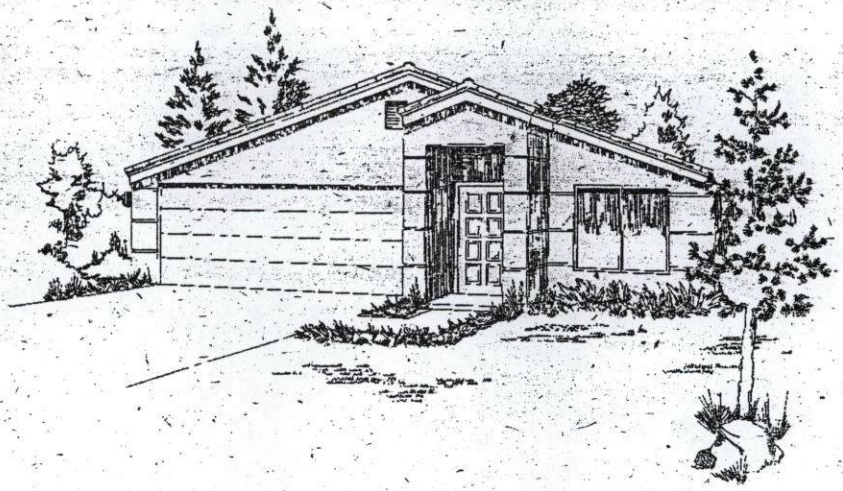

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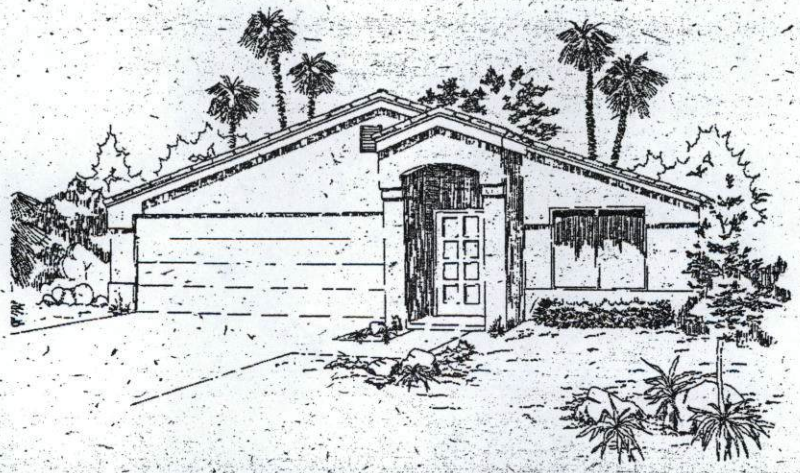

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ANTIGUE

600 Series

600

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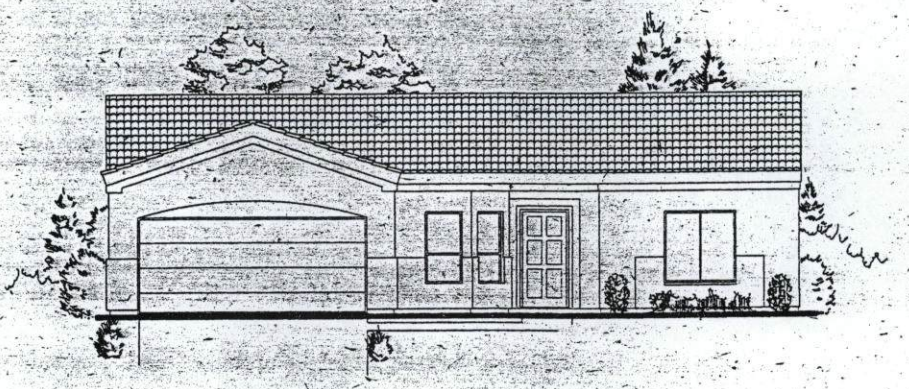

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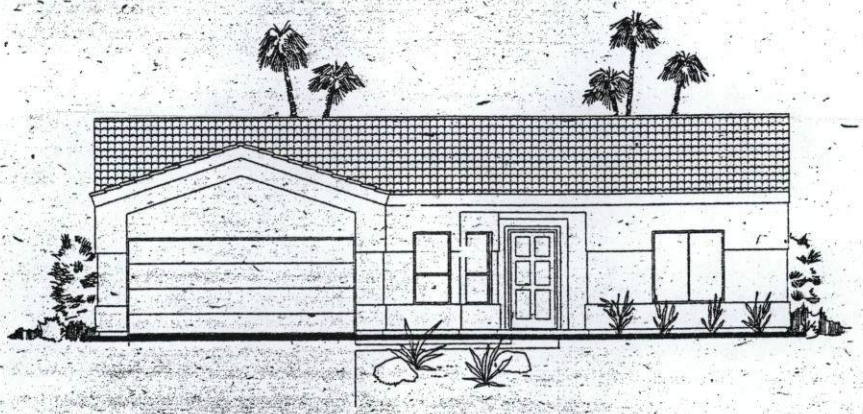

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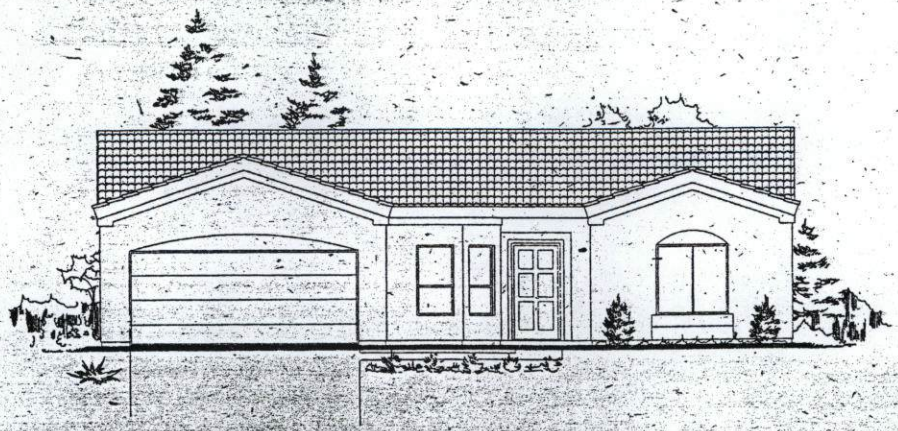

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AMHERST

600 Series

610

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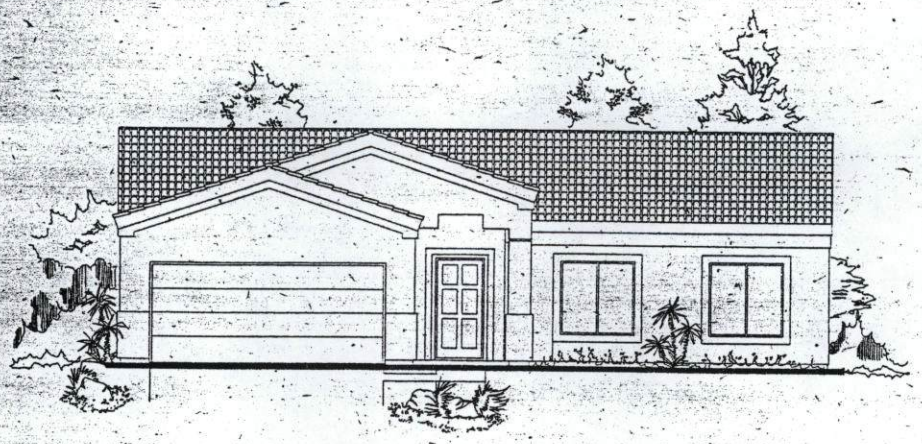

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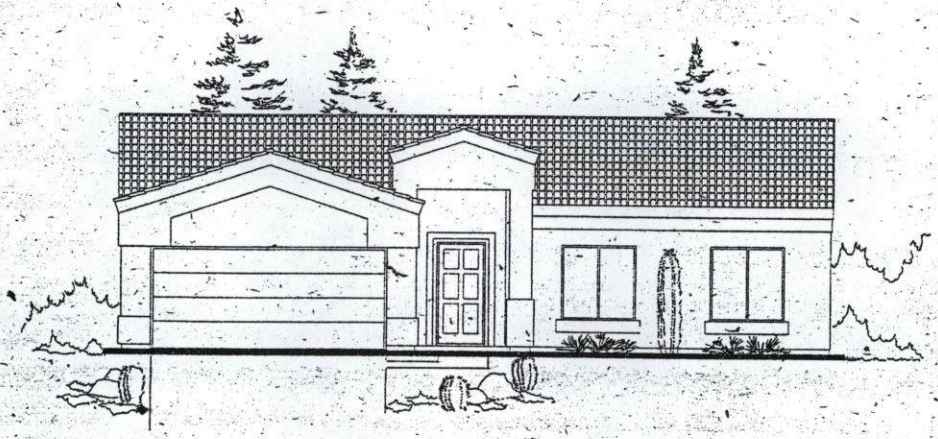

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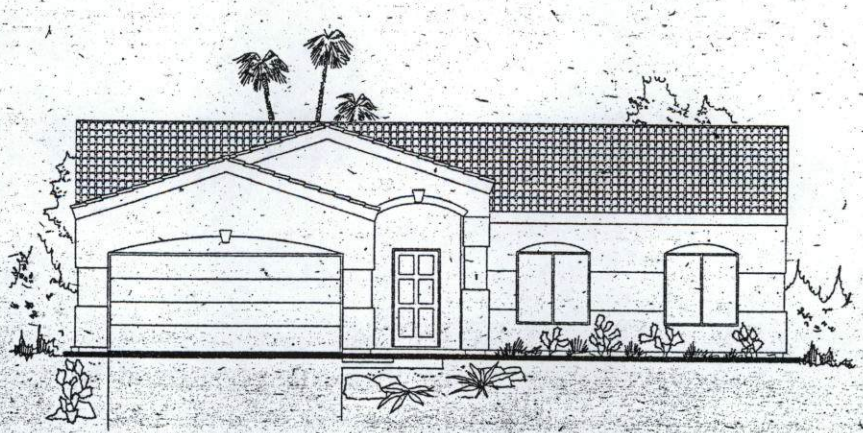

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REGENCY 600 Series 620

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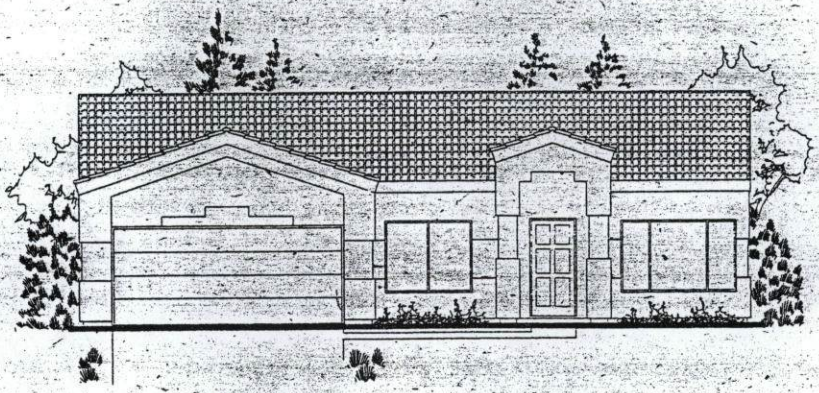

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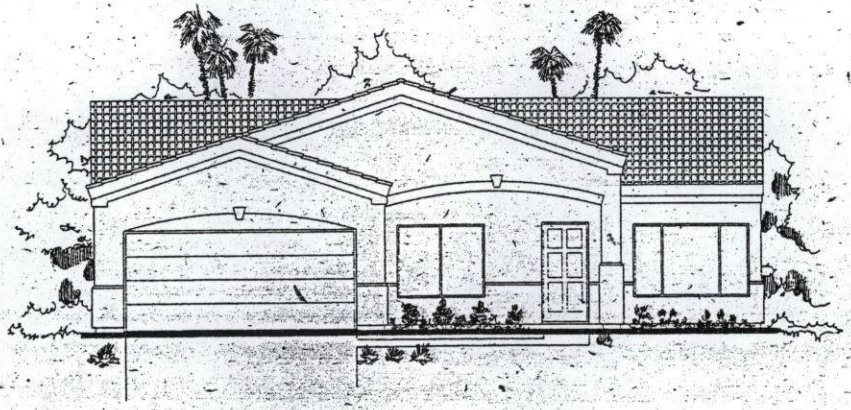

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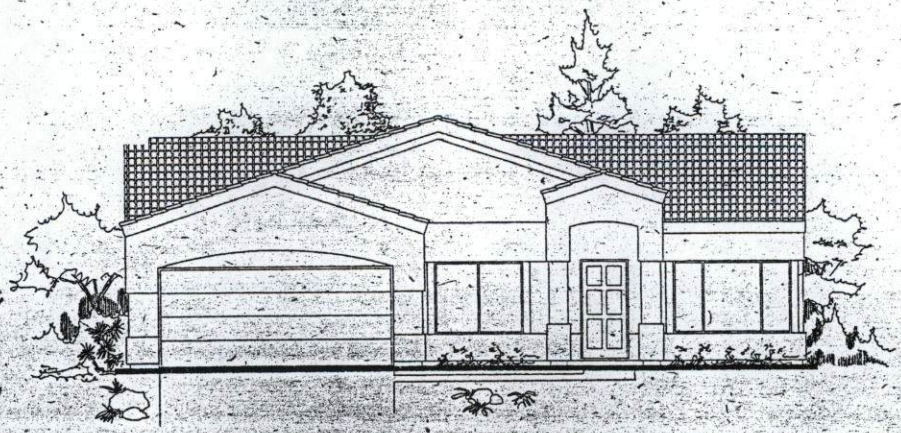

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WELLINGTON 600 Series 630

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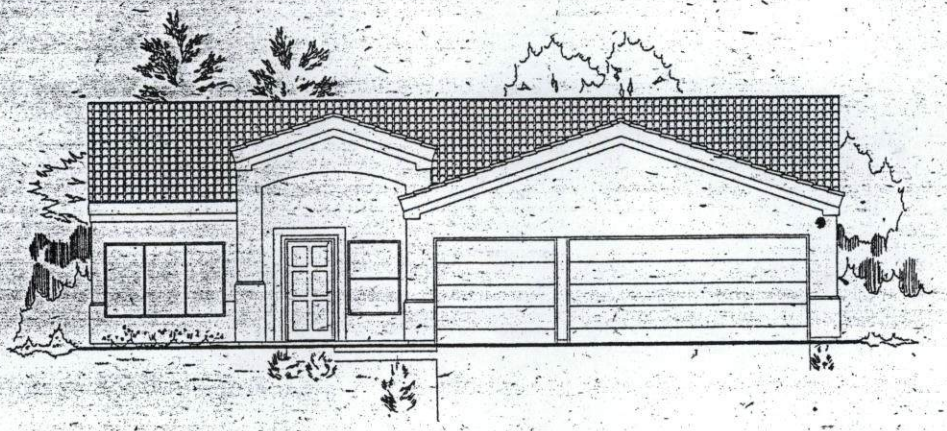

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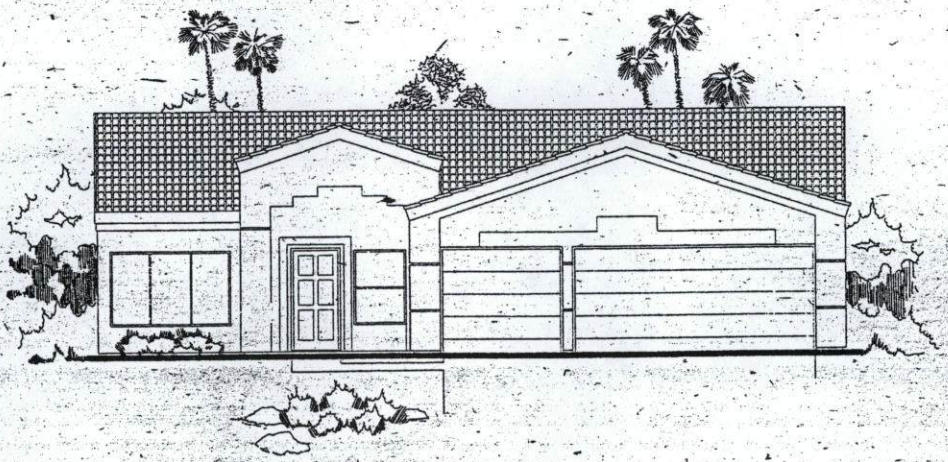

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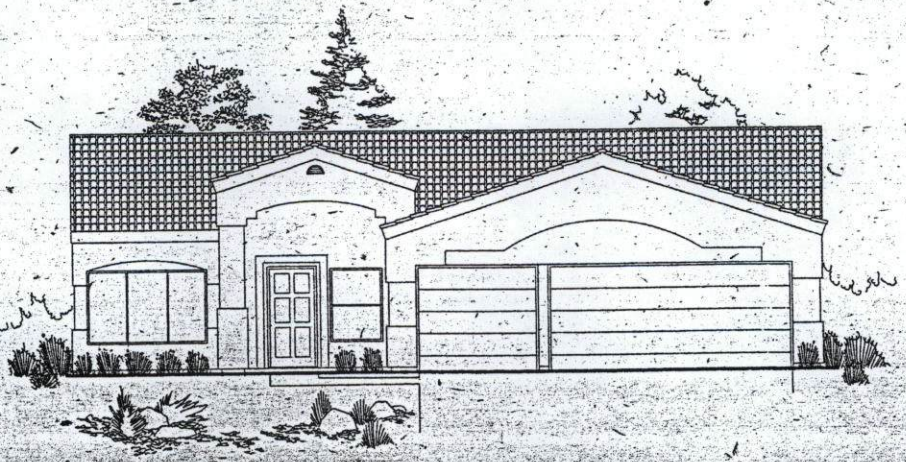

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BRAXTON 600 Series 640

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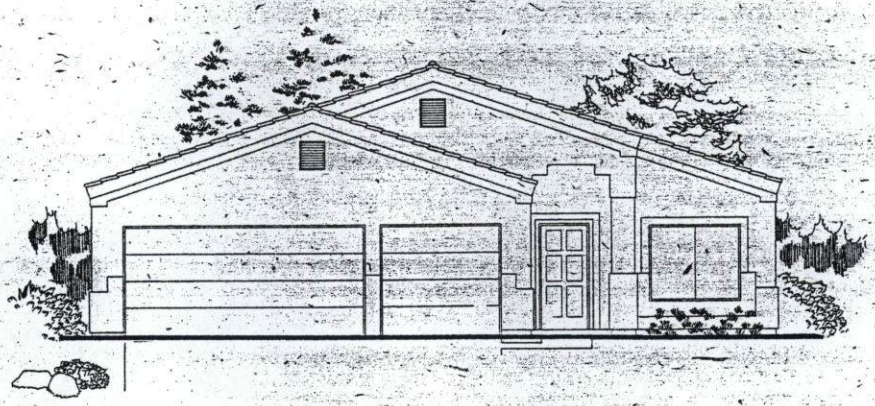

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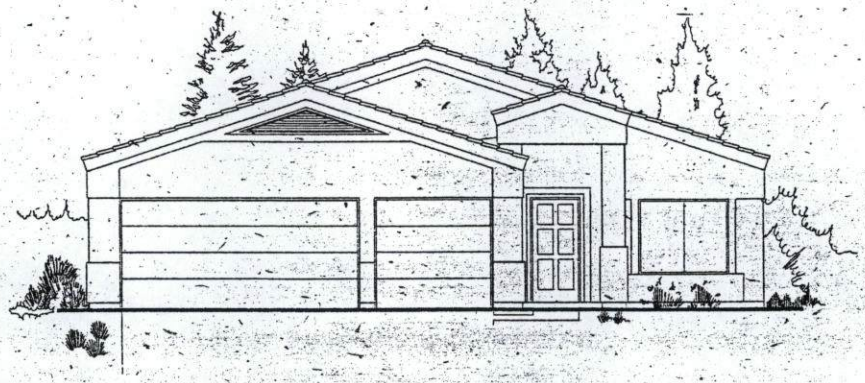

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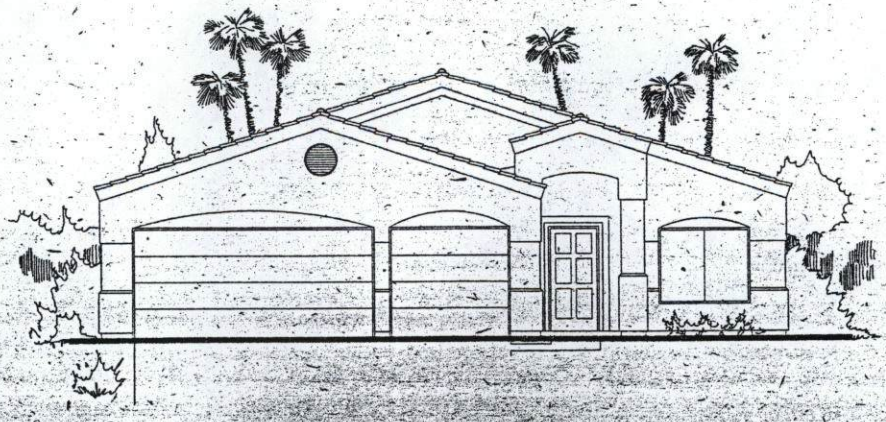

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MONTEREY

600 Series

650

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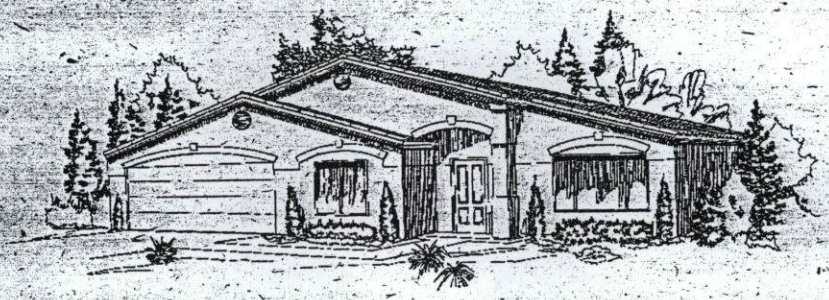

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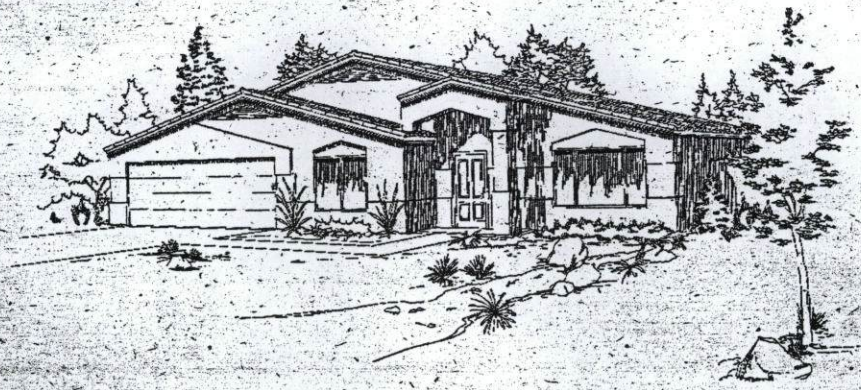

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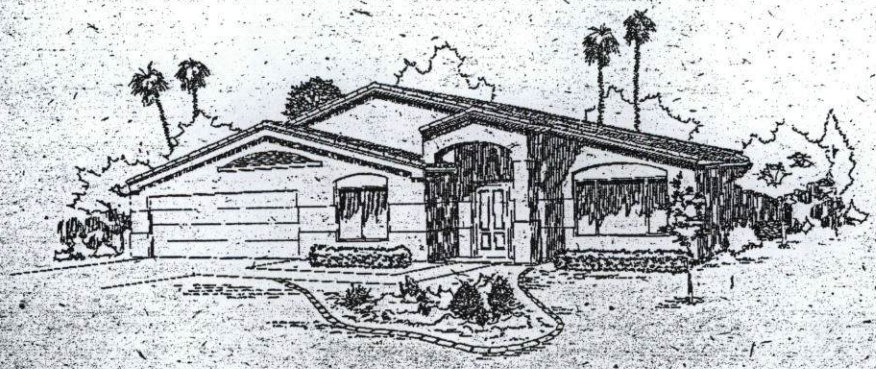

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REMMINGTON

600 Series

660

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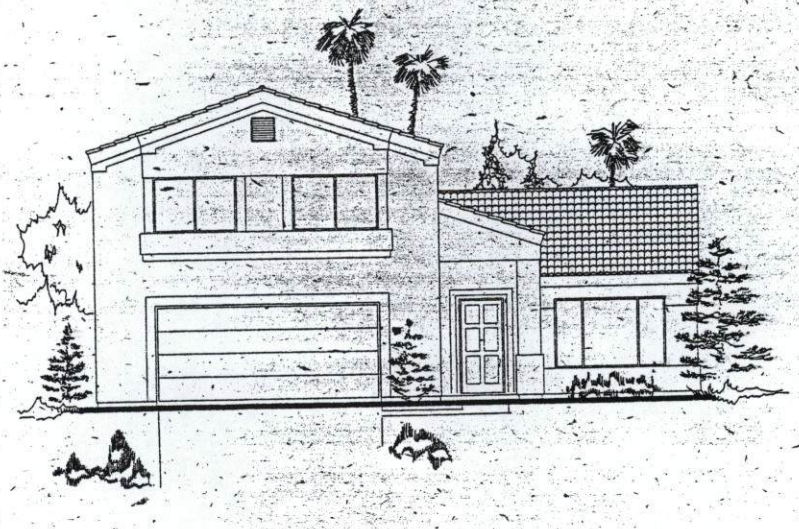

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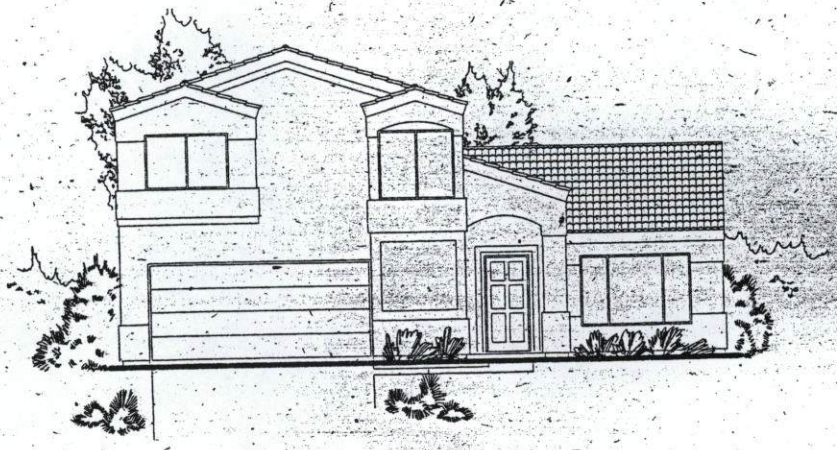

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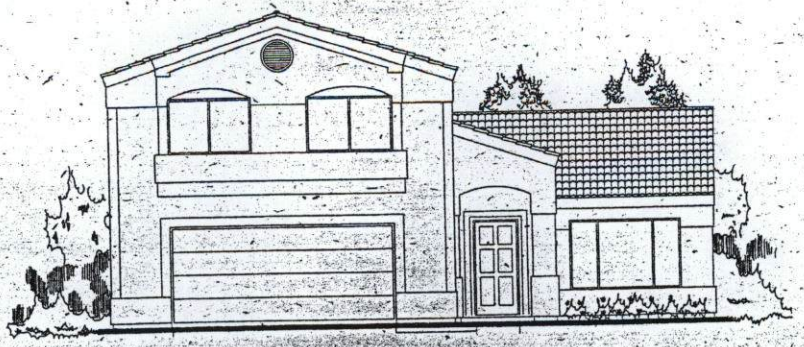

HOMES BY

ESTES

EQUAL HOUSING

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