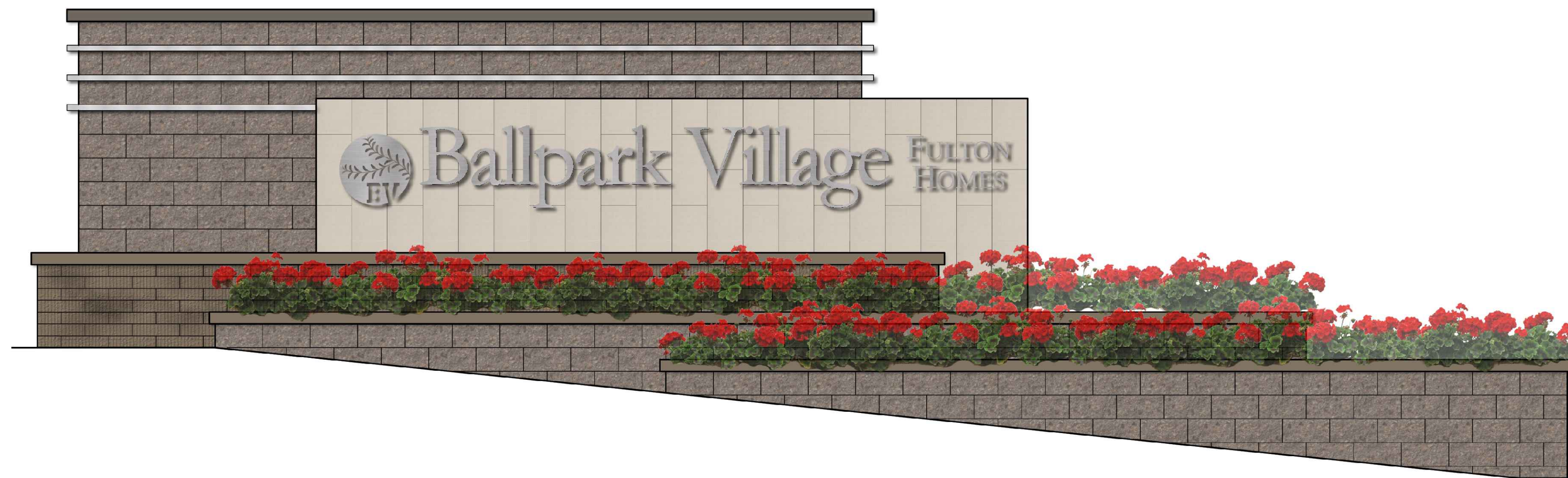


Fulton Homes at Ballpark Village

City of Goodyear, Arizona



Preliminary Landscape Design Package

Submittal: January 19, 2022

Resubmittal: June 03, 2022

August 24, 2022

DEVELOPER:

FULTON HOMES

9140 S. Kyrene Road, Suite 202

Tempe, AZ 85284

(480) 753-6789

Contact: Norm Nicholls

NNicholls@fultonhomes.com

LANDSCAPE ARCHITECT:

EPS GROUP, INC.

1130 N. Alma School Road, Suite 120

Mesa, AZ 85201

(480) 503-2250

Contact: Aliza Sabin, RLA LEED AP

Aliza.Sabin@epsgruoinc.com

PLANNER:

EPS GROUP, INC.

1130 N. Alma School Road, Suite 120

Mesa, AZ 85201

TEL: (480) 503-2250

Contact: Josh Hannon

Josh.Hannon@epsgruoinc.com

CIVIL ENGINEER:

EPS GROUP, INC.

1130 N. Alma School Road, Suite 120

Mesa, AZ 85201

TEL: (480) 503-2250

Contact: Brian Nicholls, PE

Brian.Nicholls@epsgruoinc.com

FULTON HOMES





PROJECT DATA

A.P.N.	500-07-010D, 500-07-011B, 500-07-007G, 500-07-015J
CURRENT LAND USE:	AG
EXISTING GENERAL PLAN:	RESIDENTIAL PAD
EXISTING ZONING:	
GROSS AREA:	± 164.92 ACRES
NET AREA:	± 155.50 ACRES
NET DENSITY:	5.12 DU/AC
NO. OF LOTS:	
(BROWN) 35' x 95'	244
(TAN) 45' x 92'	258
(YELLOW) 52' x 110'	154
(CREAM) 50' x 130'	140
TOTAL	796
MIN. LOT AREA:	3,040 SQ FT
MAX. LOT AREA:	6,580 SQ FT
OPEN SPACE:	± 26.83 ACRES (17% OF NET)

AMENITY LEGEND

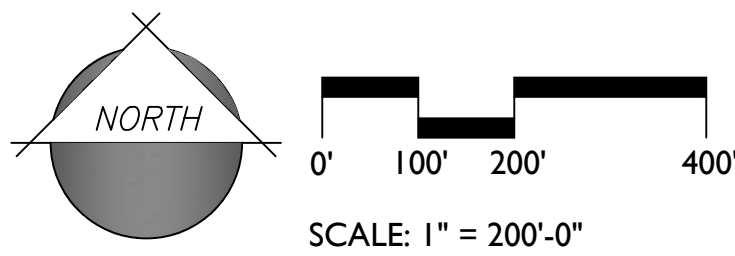
- PARK A - MAIN AMENITY**
- A1** AQUATIC CENTER
 - POOL BUILDING WITH RESTROOM AND RAMADA LOUNGE
 - SHADED KID'S POOL PLAY AREA
 - LAP LANES
 - POOL LOUNGE AREA
 - SHADED LOUNGE SEATING
 - A2** TOT LOT PARK
 - LARGE SHADED TOT LOT
 - 30x30 GATHERING RAMADA WITH PICNIC TABLES, BBQ GRILLS, BENCHES, AND EXPANDED PLAZA
 - BOCCE COURTS
 - CORNHOLE PLAZA
 - TRELLIS GATHERING PLAZA
 - MULTI-USE TURF AREA

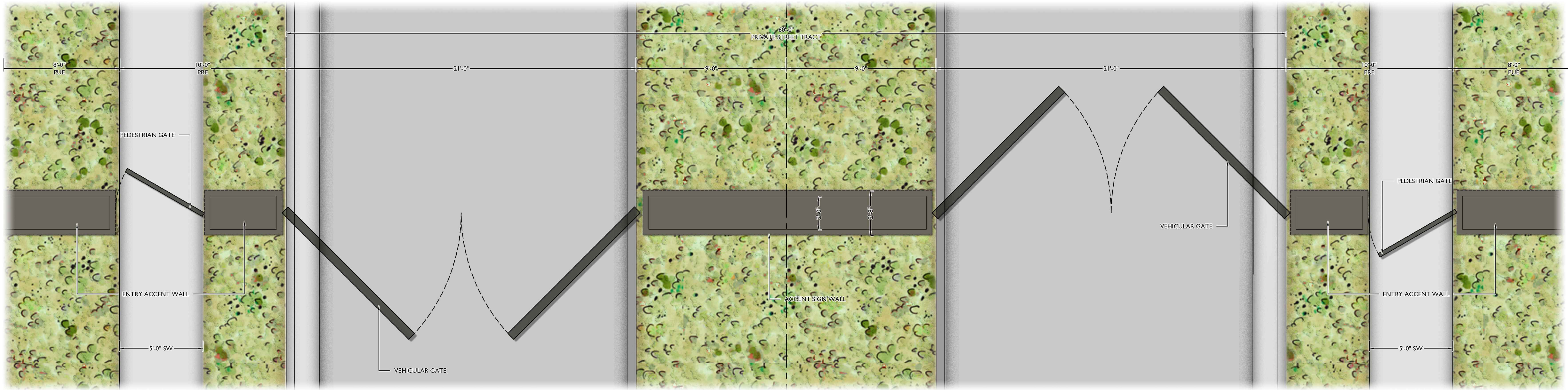
- PARK B - NEIGHBORHOOD PARK**
- B** SPORT COMPLEX
 - (2) 30 x 30 GATHERING RAMADAS WITH PICNIC TABLES, BBQ GRILLS, BENCHES, AND EXPANDED PLAZA
 - CORN HOLE PLAZA
 - BOCCE COURTS
 - SAND VOLLEYBALL COURT
 - (2) PICKLEBALL COURTS
 - FULL BASKETBALL COURT
 - EVENT LAWN
 - MULTI-USE TURF AREA

- PARK C - NEIGHBORHOOD PARK**
- C1** TOT LOT
 - LARGE SHADED TOT LOT
 - 30x30 GATHERING RAMADA WITH EXPANDED PLAZA, PICNIC TABLES, BBQ GRILLS, SEATING
 - CORNHOLE PLAZA
 - C2** ACTIVE RECREATION
 - 20 x 20 GATHERING RAMADA WITH PICNIC AREAS, BBQ GRILLS, BENCHES, AND EXPANDED PLAZA
 - HALF BASKETBALL COURT
 - MULTI-USE TURF AREA

KEYNOTES

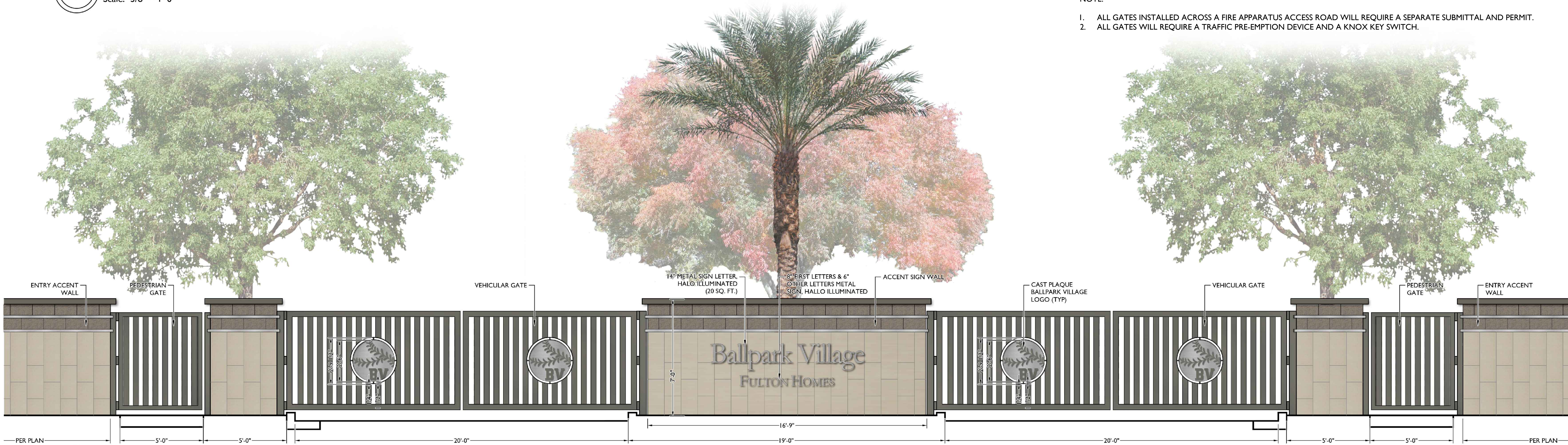
- 1** SUBDIVISION PRIMARY ENTRY MONUMENT
- 2** SUBDIVISION SECONDARY ENTRY MONUMENT
- 3** PRIMARY REGIONAL MONUMENT
- 4** SECONDARY REGIONAL MONUMENT



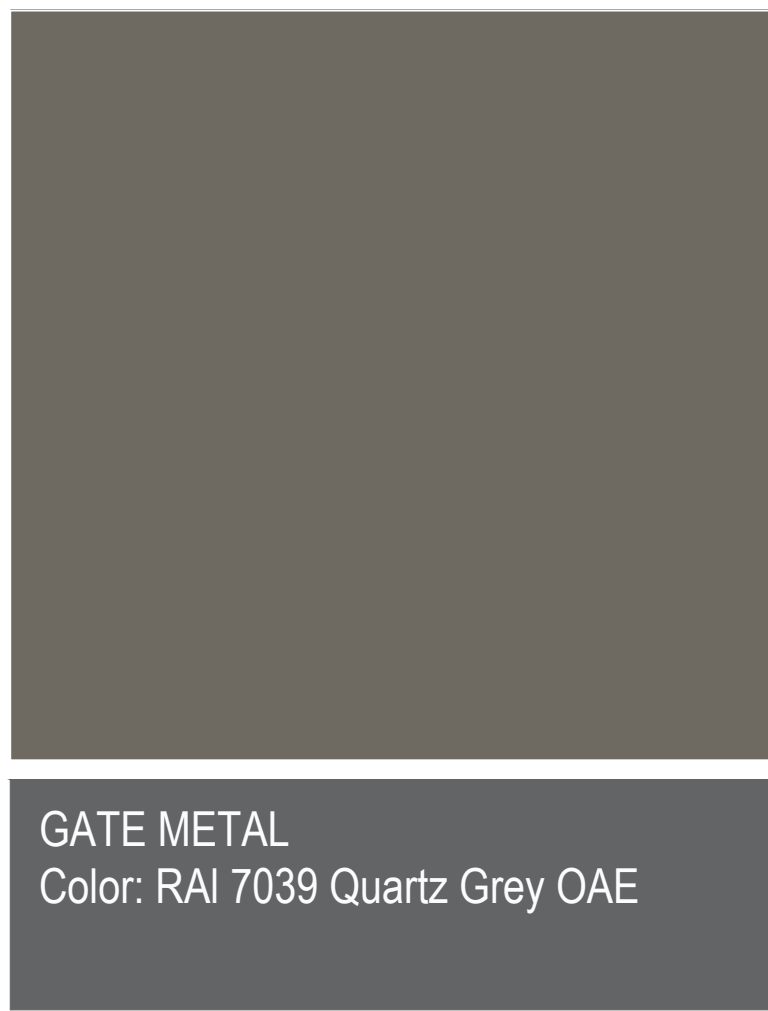


1 SOUTH ENTRY GATE PLAN
Scale: 3/8" = 1'-0"

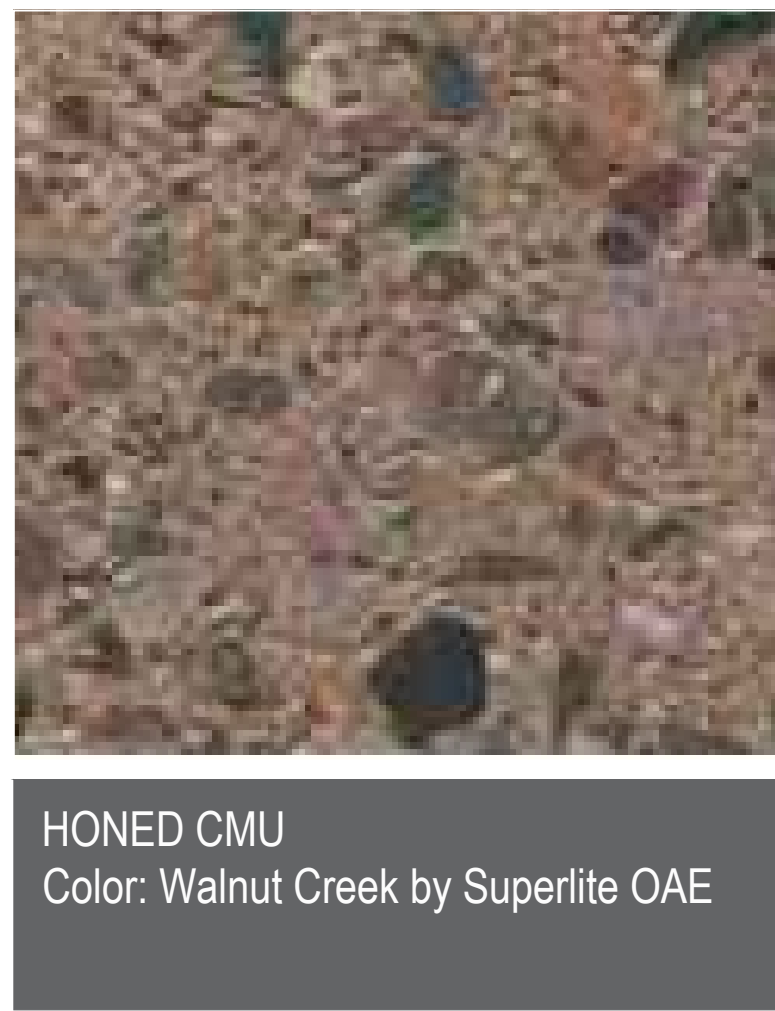
- NOTE:
1. ALL GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
 2. ALL GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE AND A KNOX KEY SWITCH.



2 SOUTH ENTRY GATE ELEVATION
Scale: 3/8" = 1'-0"



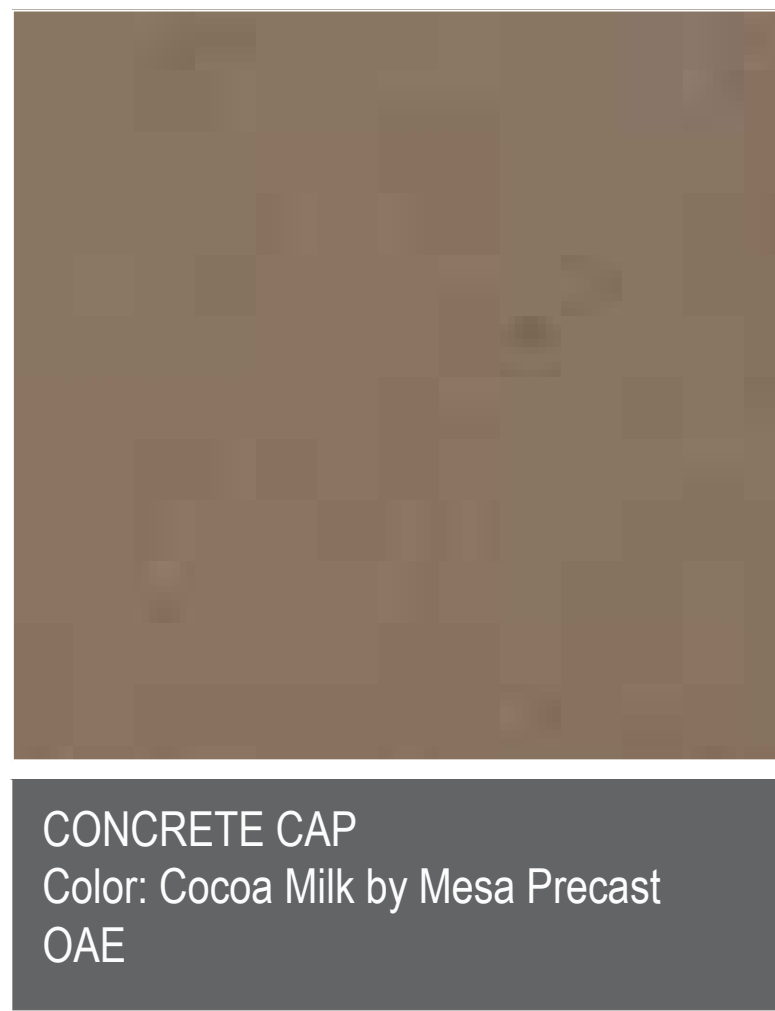
GATE METAL
Color: RAI 7039 Quartz Grey OAE



HONED CMU
Color: Walnut Creek by Superlite OAE



TILE (12" x 24")
Color: Modern Text White MT 50 by
Daltile OAE



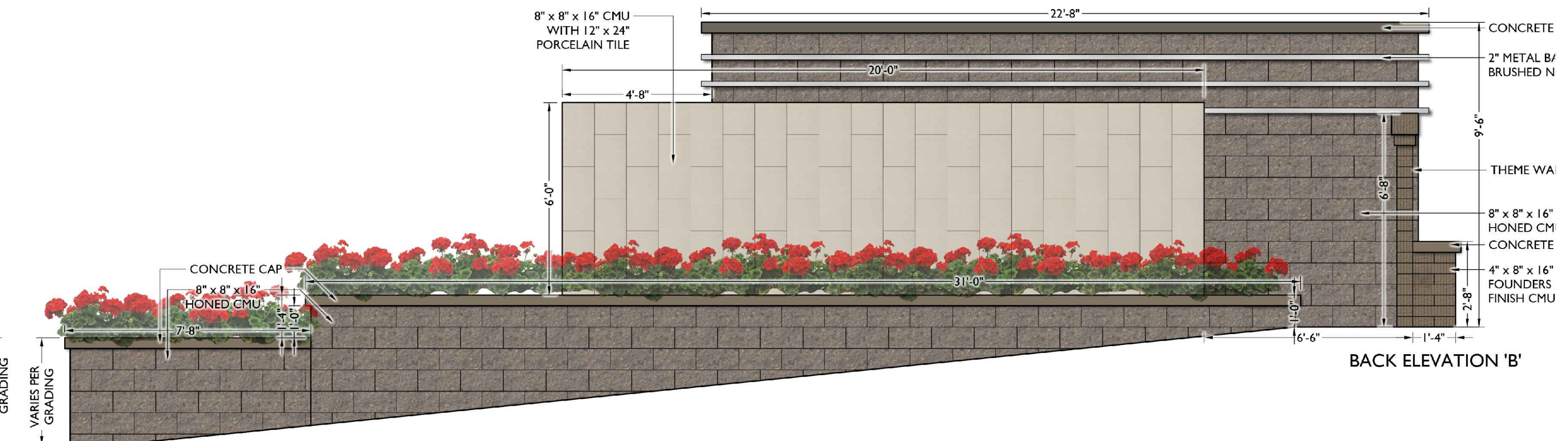
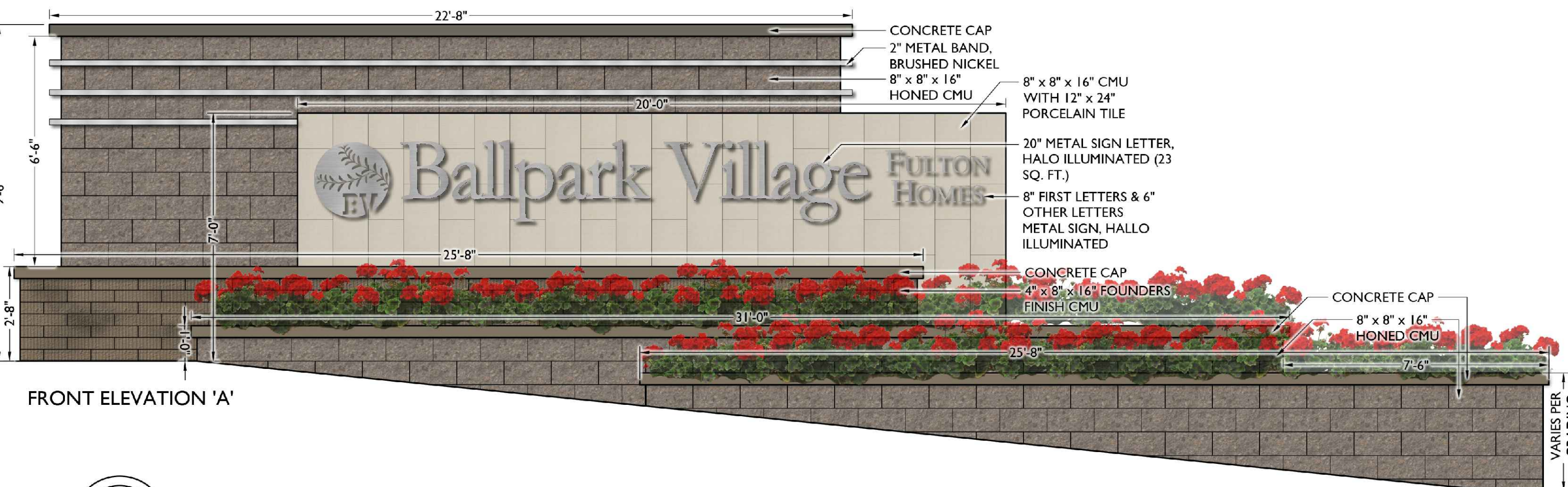
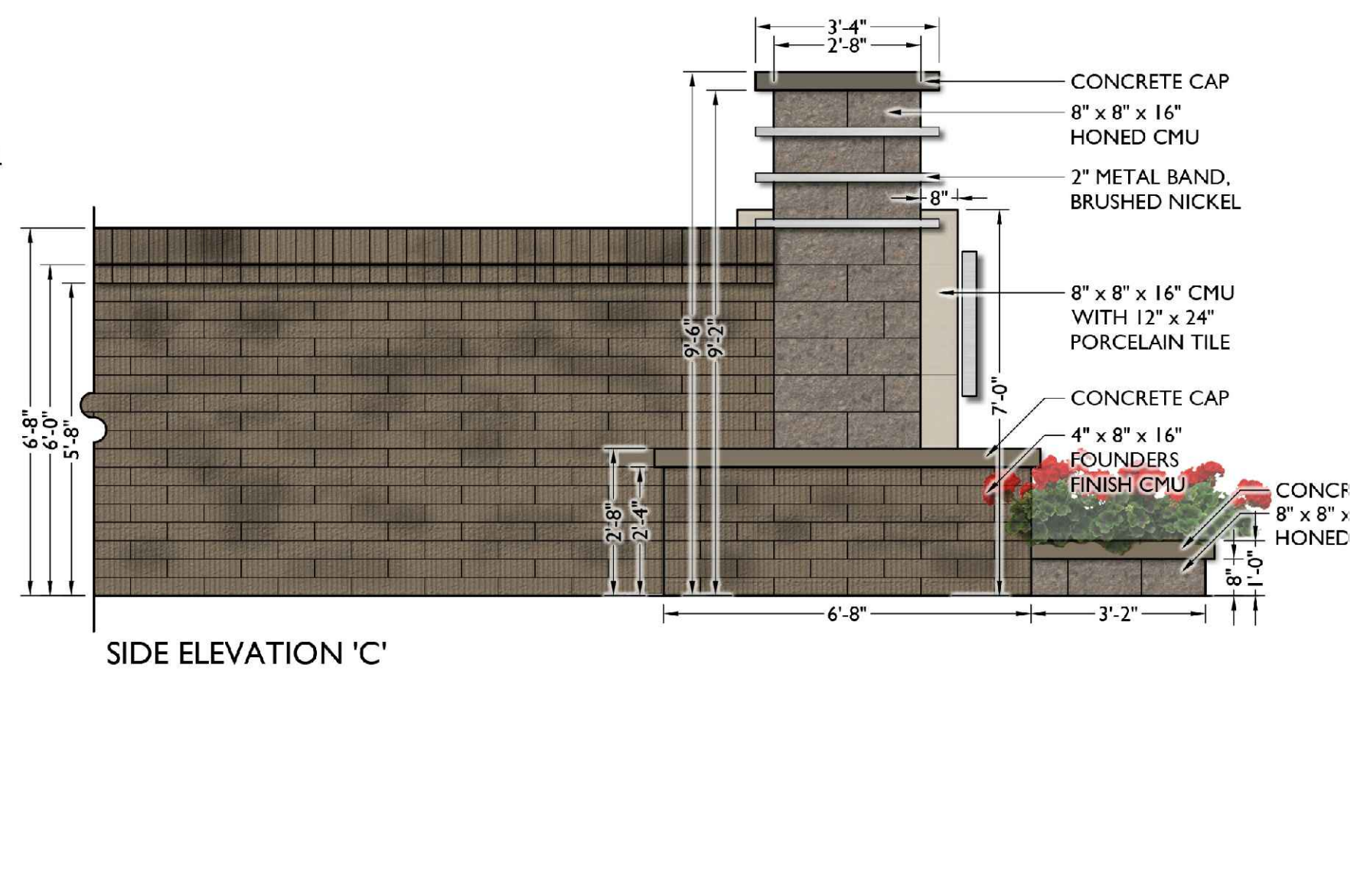
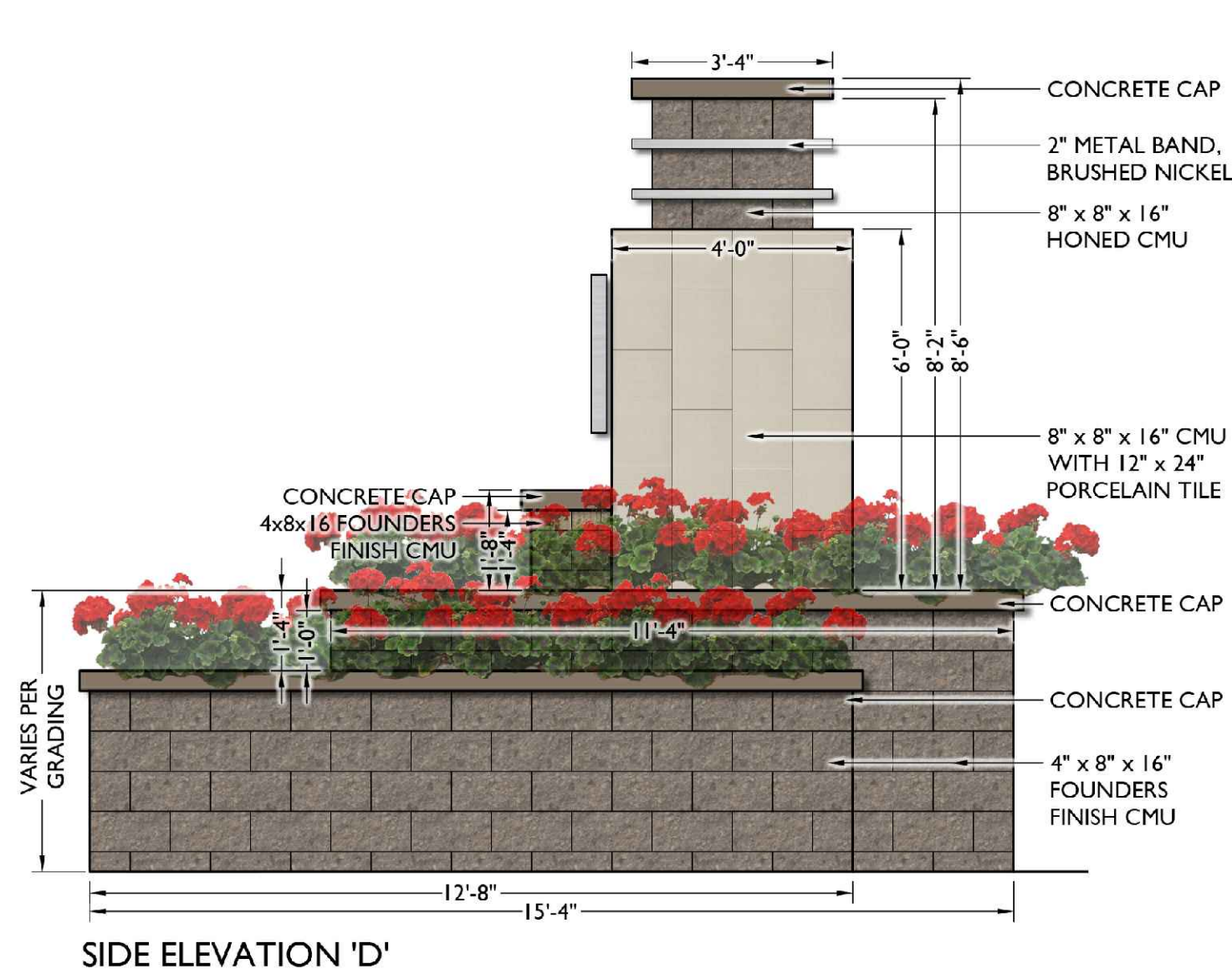
CONCRETE CAP
Color: Cocoa Milk by Mesa Precast
OAE



FOUNDERS FINISH
Color: Desert Blend by Superlite OAE



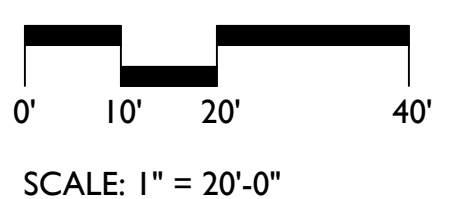
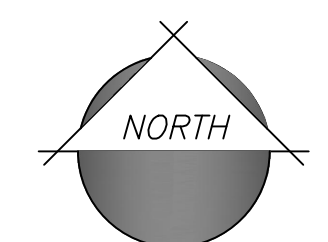
BRUSHED ALUMINUM

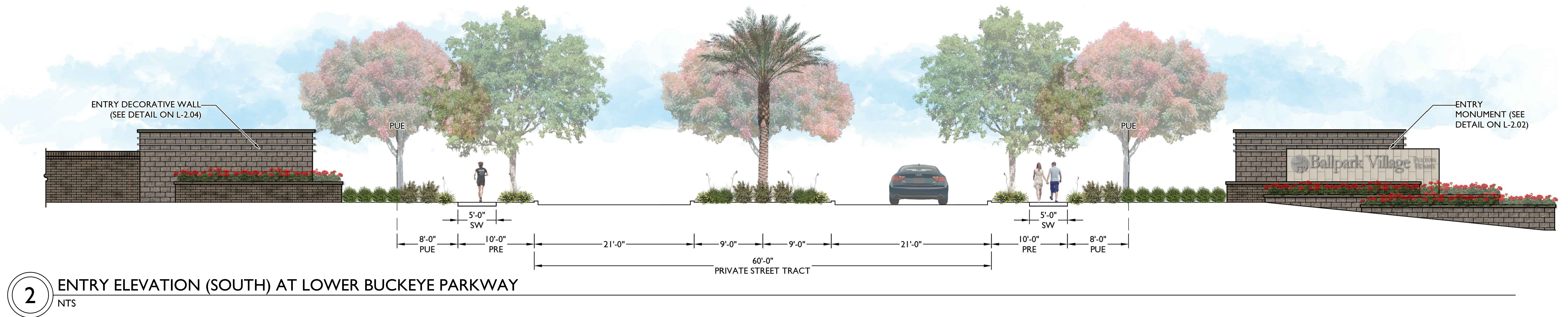
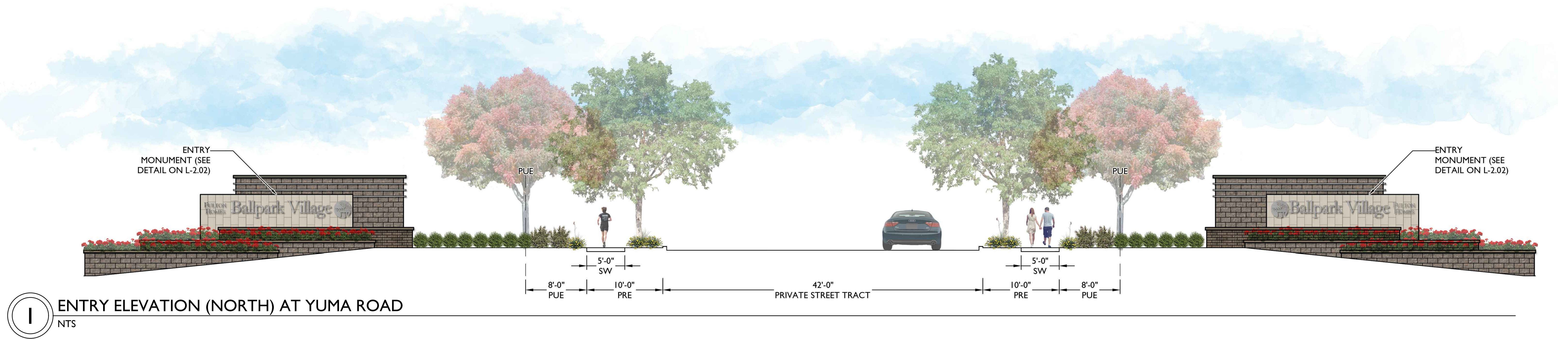


ENTRY MONUMENT

Scale: 3/8" = 1'-0"

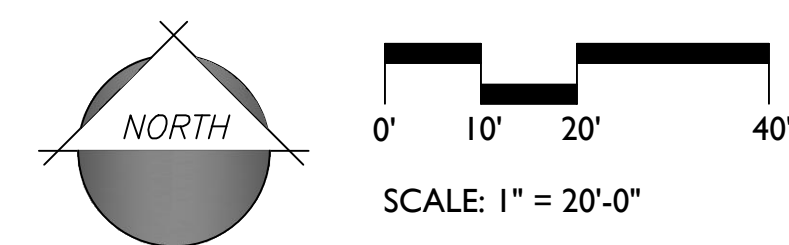
- 1 PRIMARY ENTRY MONUMENT
- 2 ENTRY ACCENT WALL
- 3 VEHICULAR GATE
- 4 PEDESTRIAN GATE
- 5 ENTRY MEDIAN
- 6 VEHICULAR GATE OPERATOR
- 7 PRIMARY WALL
- 8 SECONDARY WALL
- 9 TURF



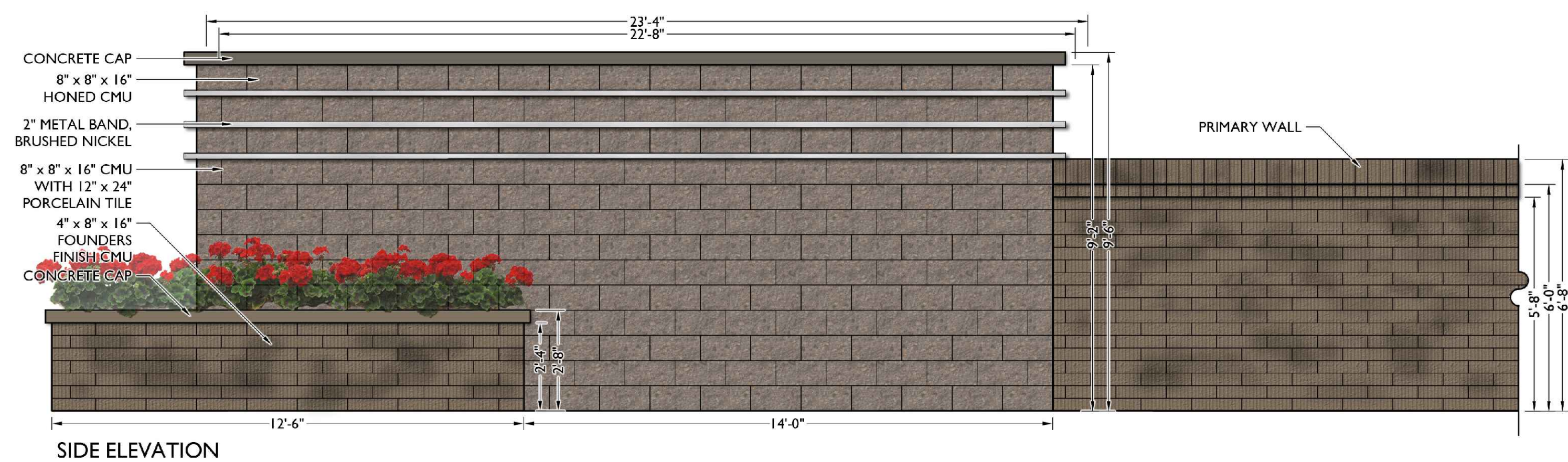
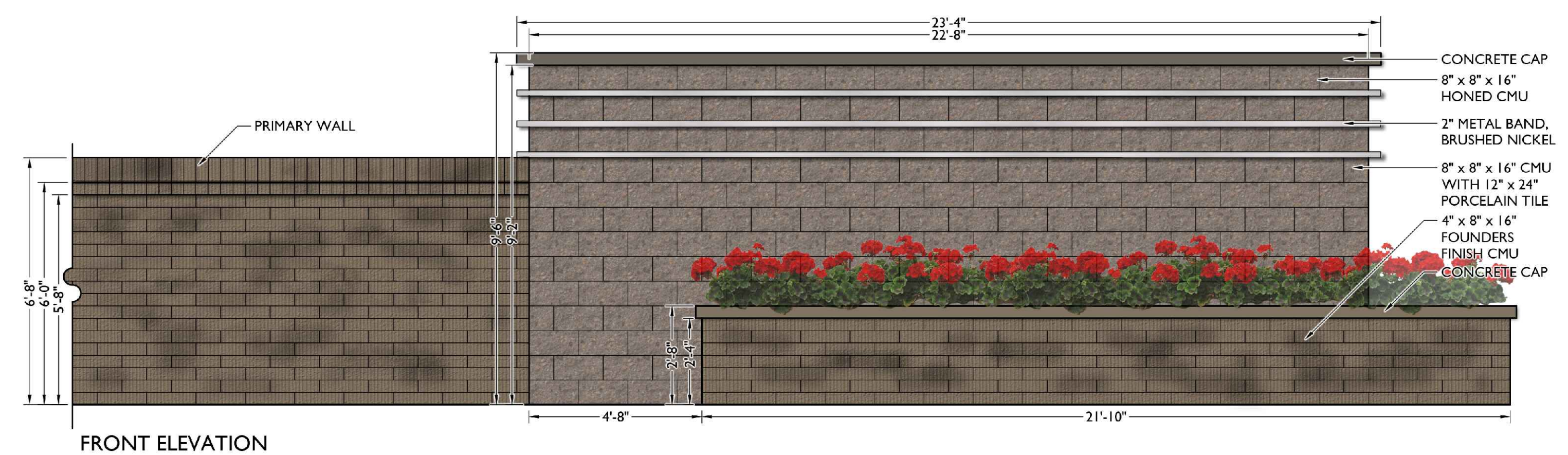




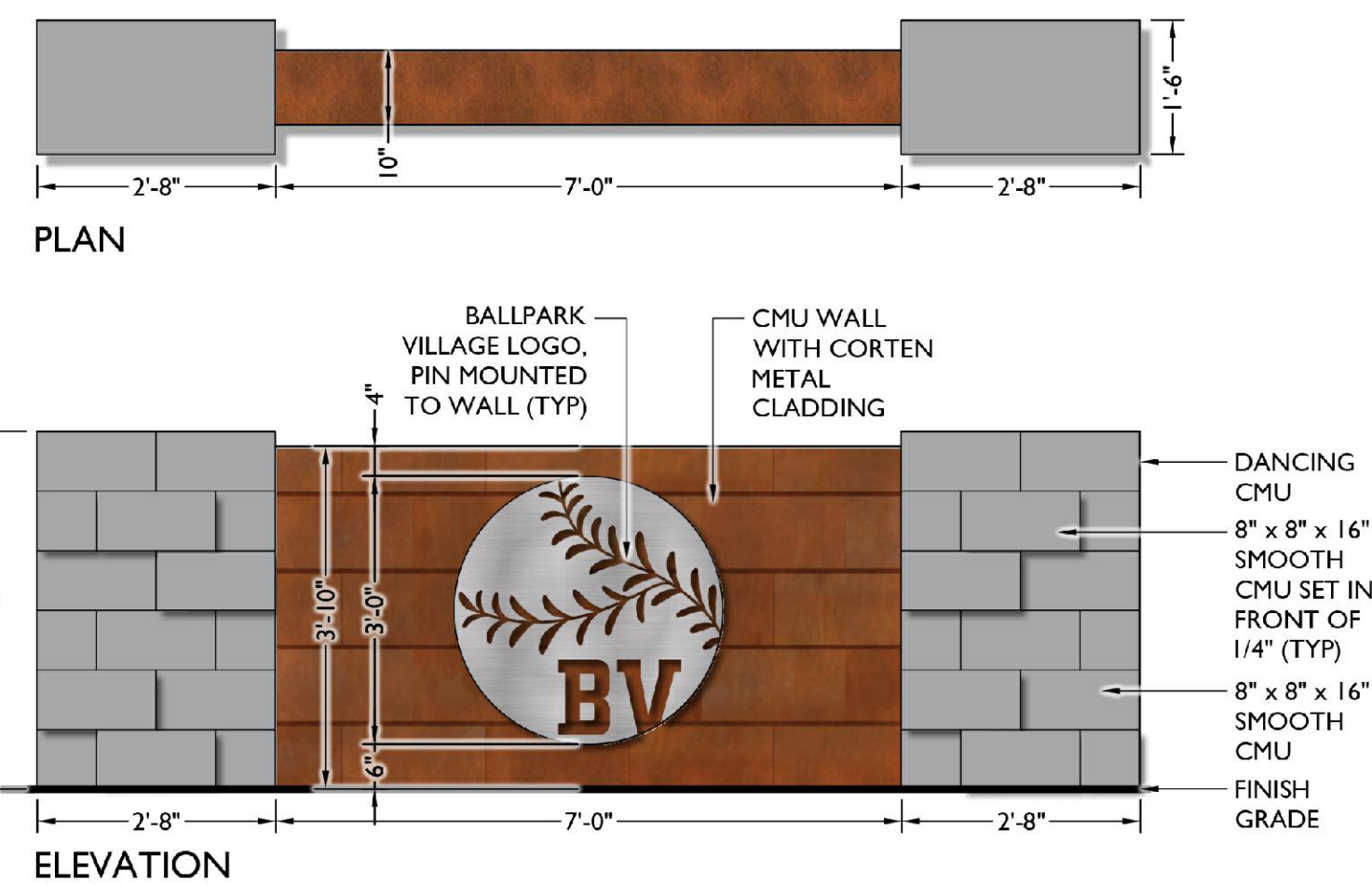
1 SOUTH ENTRY ENLARGEMENT
Scale: 1" = 20'-0"



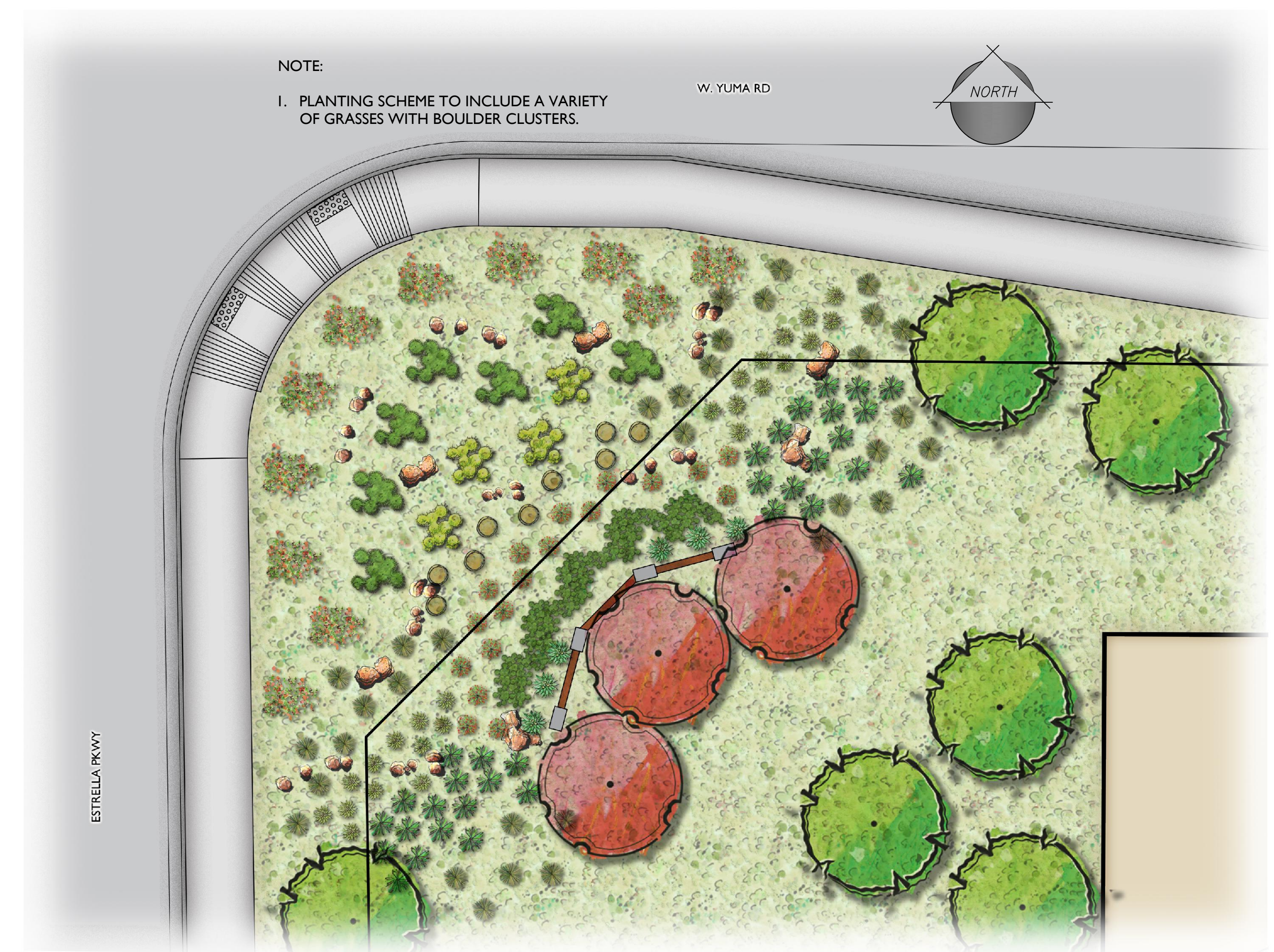
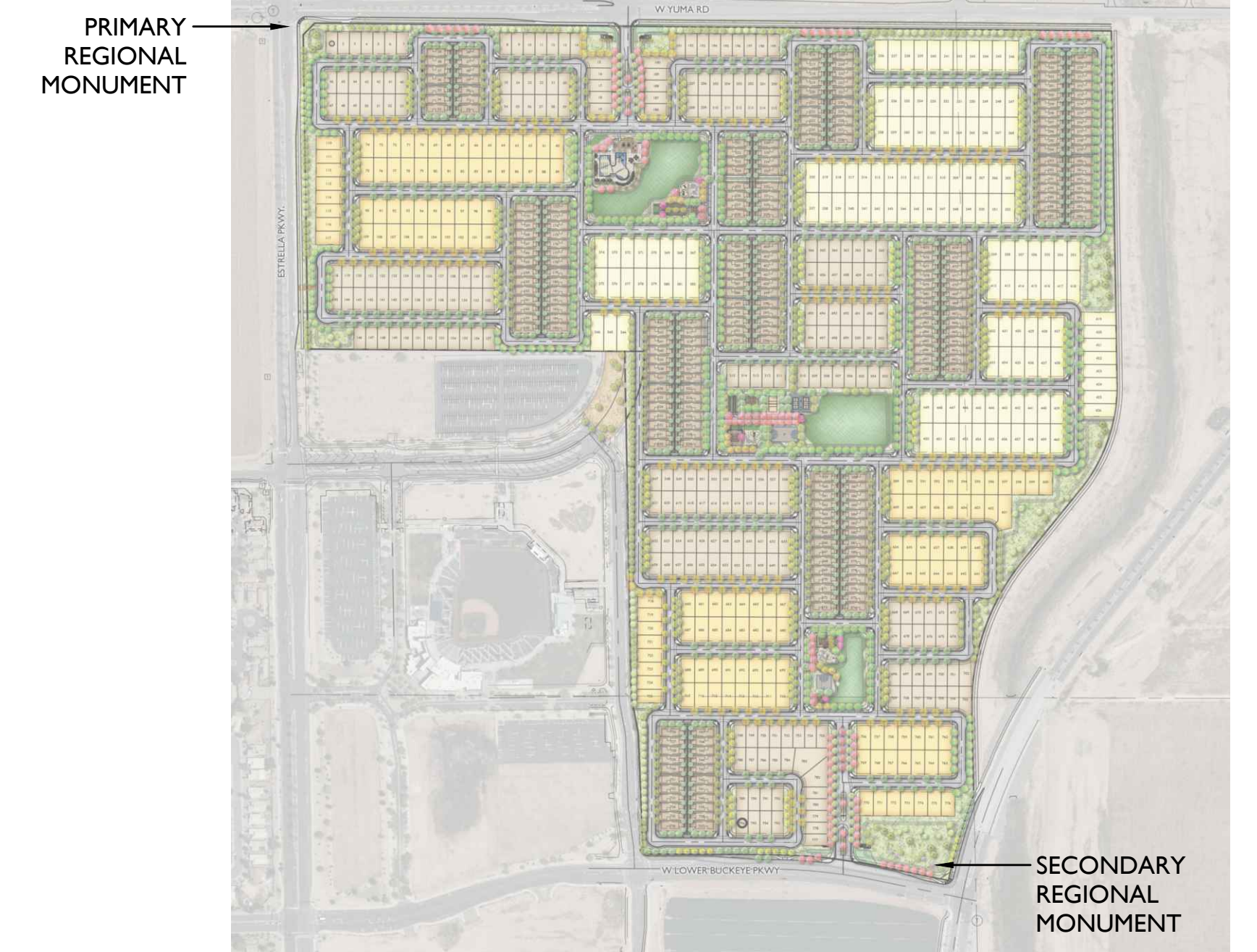
- KEYNOTES**
- 1 PRIMARY ENTRY MONUMENT
 - 2 ENTRY DECORATIVE WALL WITH PLANTER
 - 3 VEHICULAR GATE
 - 4 PEDESTRIAN GATE
 - 5 ENTRY MEDIAN
 - 6 VEHICULAR GATE OPERATOR
 - 7 ENTRY ACCENT WALL
 - 8 ENTRY ACCENT SIGN WALL
 - 9 PRIMARY WALL
 - 10 TURF



2 ENTRY DECORATIVE WALL WITH PLANTER
Scale: 3/8" = 1'-0"



KEYMAP

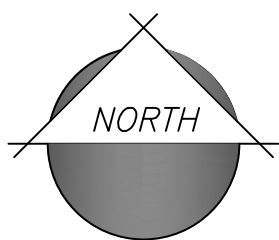


KEYNOTES

- 1 POOL AMENITY
- 2 POOL BUILDING
- 3 POOL EQUIPMENT
- 4 POOL RAMADA
- 5 KID POOL
- 6 LEISURE POOL
- 7 LAP POOL
- 8 POOL SHADE STRUCTURE
- 9 POOL FURNISHING
- 10 AQUATIC CENTER MONUMENT
- 11 SHADED TOT LOT
- 12 30 x 30 RAMADA
- 13 TRELLIS
- 14 BOCCIE BALL
- 15 CORNHOLE
- 16 GARDEN WALL
- 17 BIKE RACK
- 18 LANDSCAPE BENCH
- 19 BARBEQUE GRILL
- 20 TURF

NOTE:

- 1. ALL NEW BUILDINGS WILL BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED.
- 2. AUTOMATIC FIRE SPRINKLERS CAN BE EXEMPTED FROM THE FOLLOWING LOCATIONS PER SECTION 903.3.1.1.2



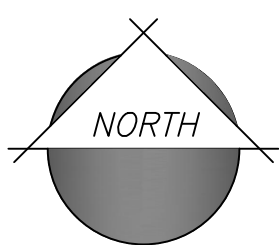
KEYNOTES

- 1 30' x 30' RAMADA
- 2 FULL BASKETBALL COURT
- 3 SAND VOLLEY BALL COURT
- 4 PICKLEBALL COURT
- 5 BOCCE BALL COURT
- 6 CORNHOLE
- 7 LANDSCAPE BENCH
- 8 GARDEN WALL
- 9 SEATWALL
- 10 BBQ GRILL
- 11 BIKE RACK
- 12 CONCRETE PAVER
- 13 ACTIVE TURF
- 14 SHADED TOT LOT
- 15 EVENT LAWN



KEYNOTES

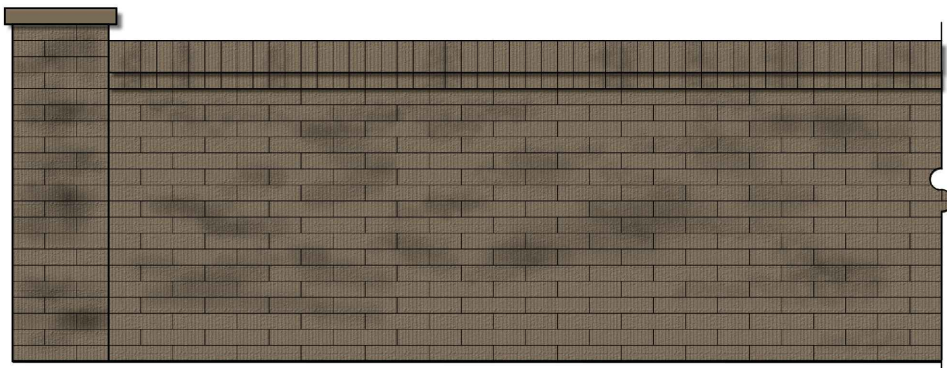
- 1 30' x 30' RAMADA
- 2 20' x 20' RAMADA
- 3 SHADED TOT LOT
- 4 CORNHOLE
- 5 HALF BASKETBALL COURT
- 6 LANDSCAPE BENCH
- 7 GARDEN WALL
- 8 BBQ GRILL
- 9 BIKE RACK
- 10 GARDEN WALL
- 11 TURF



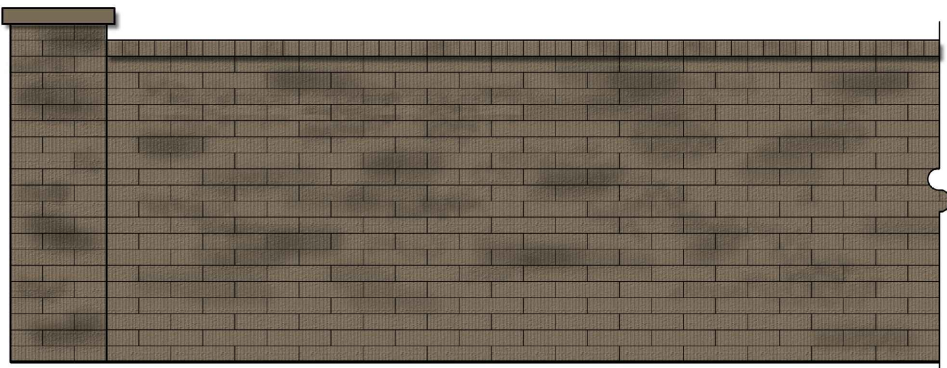


LEGEND

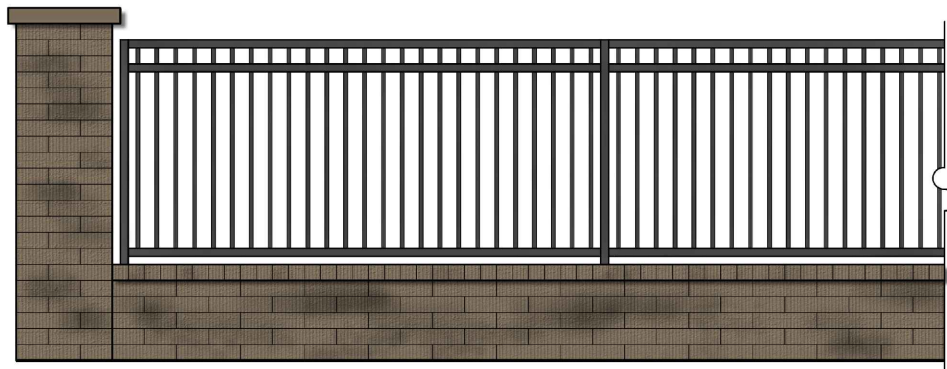
- PRIMARY WALL
- SECONDARY WALL
- PARTIAL VIEW WALL
- GARDEN WALL
- DRAINAGE FENCE
- ENTRY MONUMENT / GATE WALL
- GATED ENTRY
- ENTRY MONUMENT
- DECORATIVE COLUMN
- GARDEN WALL COLUMN
- MID-WALL ACCENT



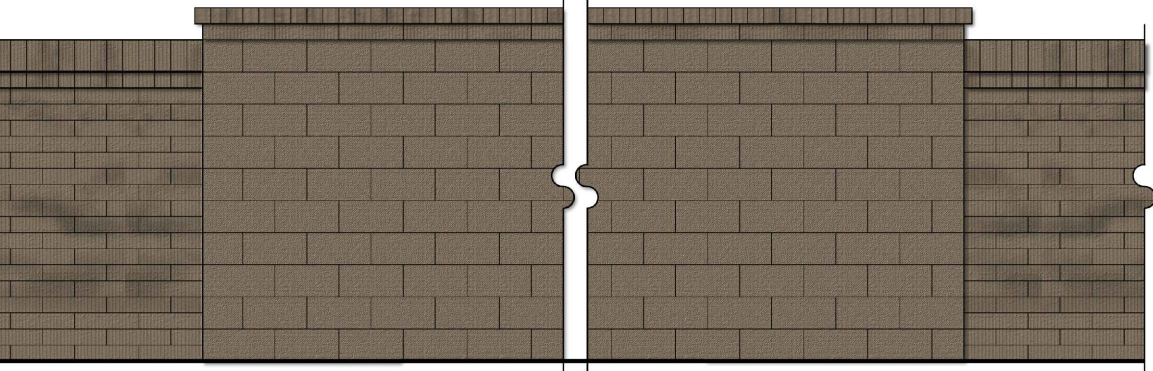
PRIMARY WALL



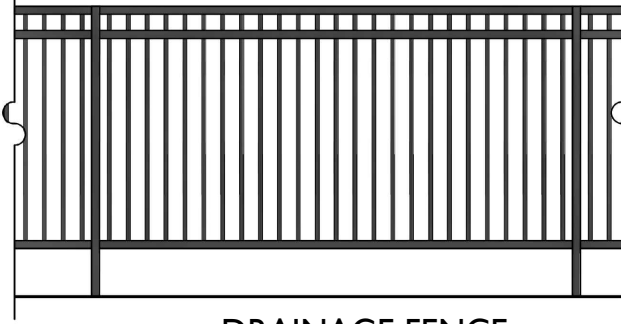
SECONDARY WALL



PARTIAL VIEW WALL



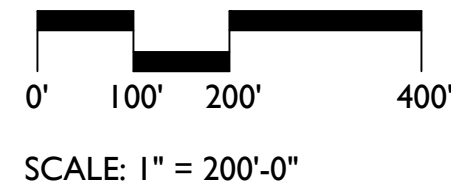
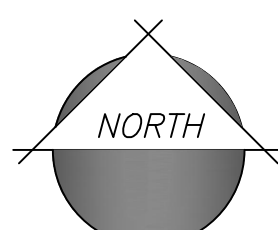
MID-WALL ACCENT

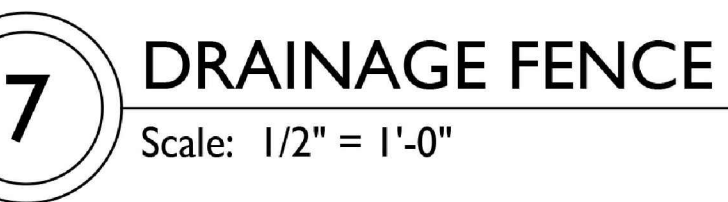
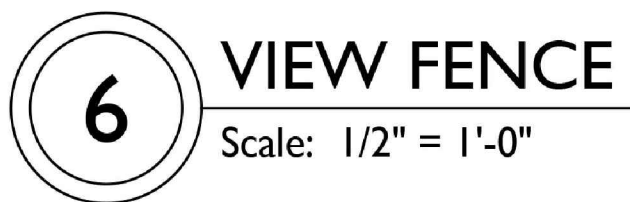
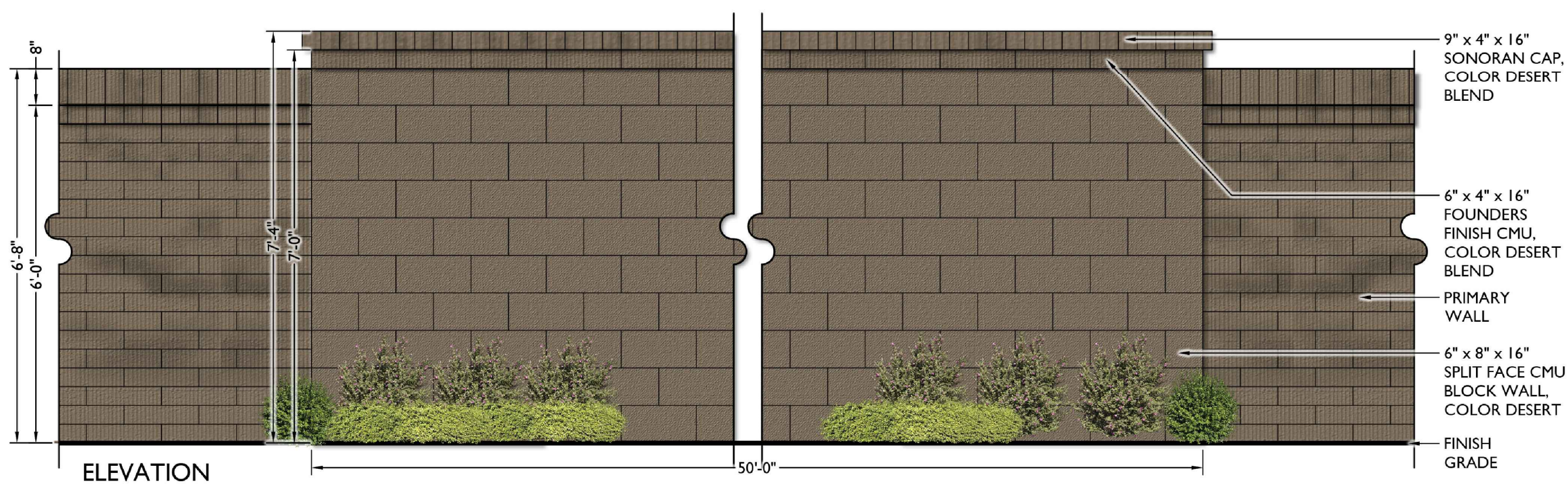
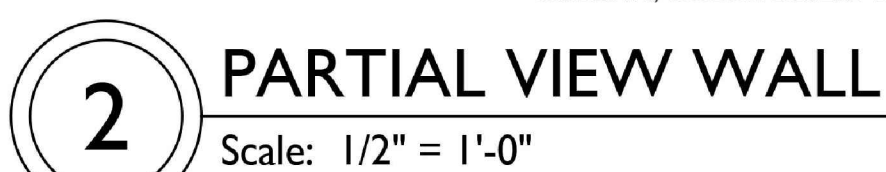
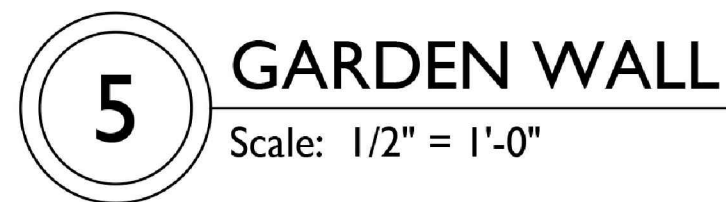
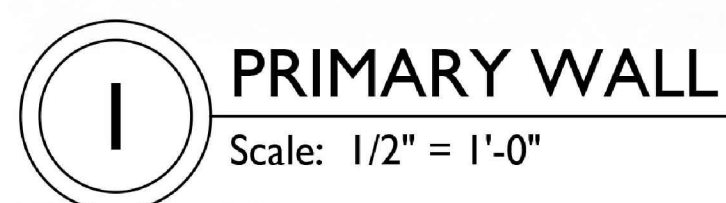


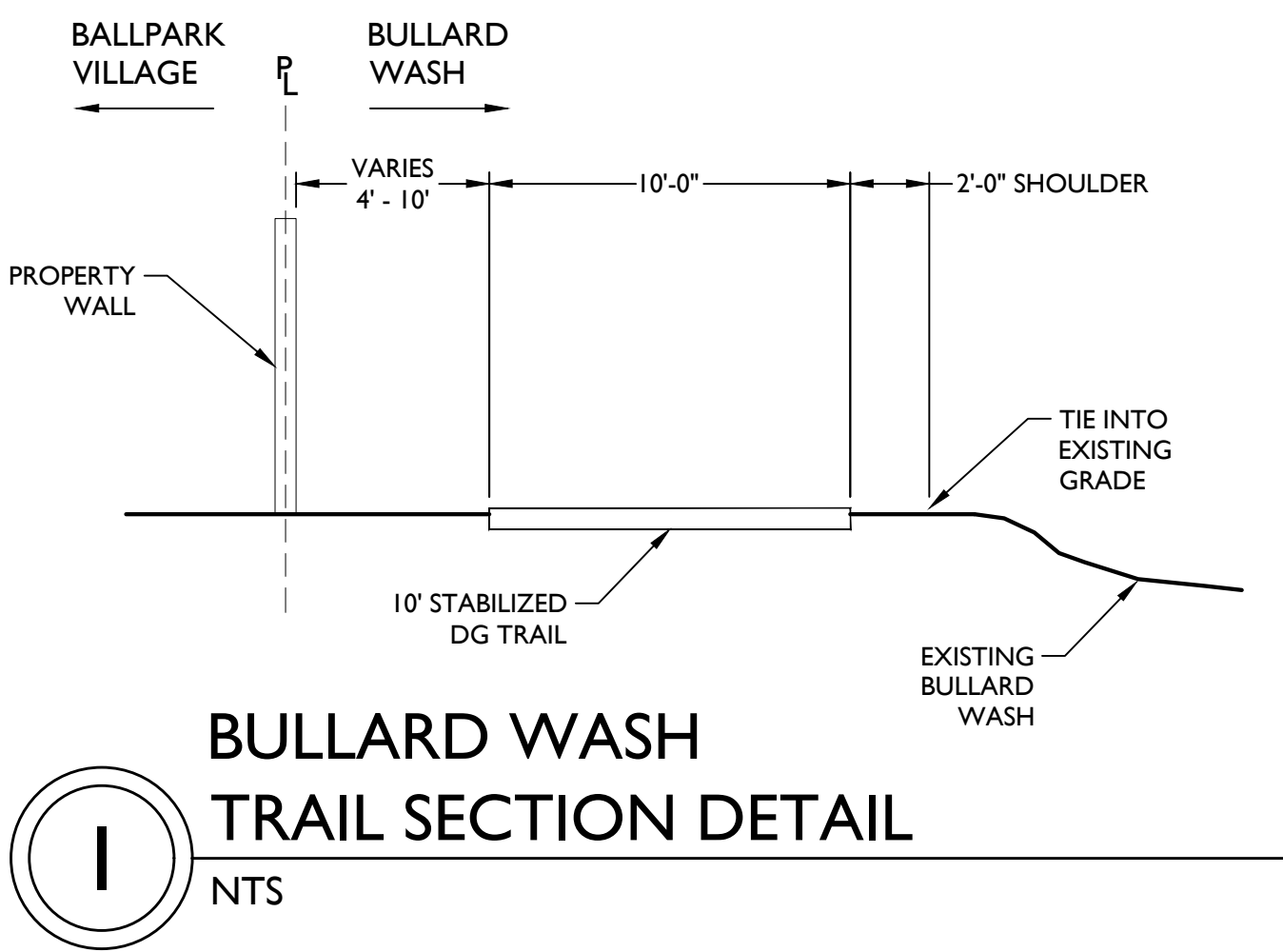
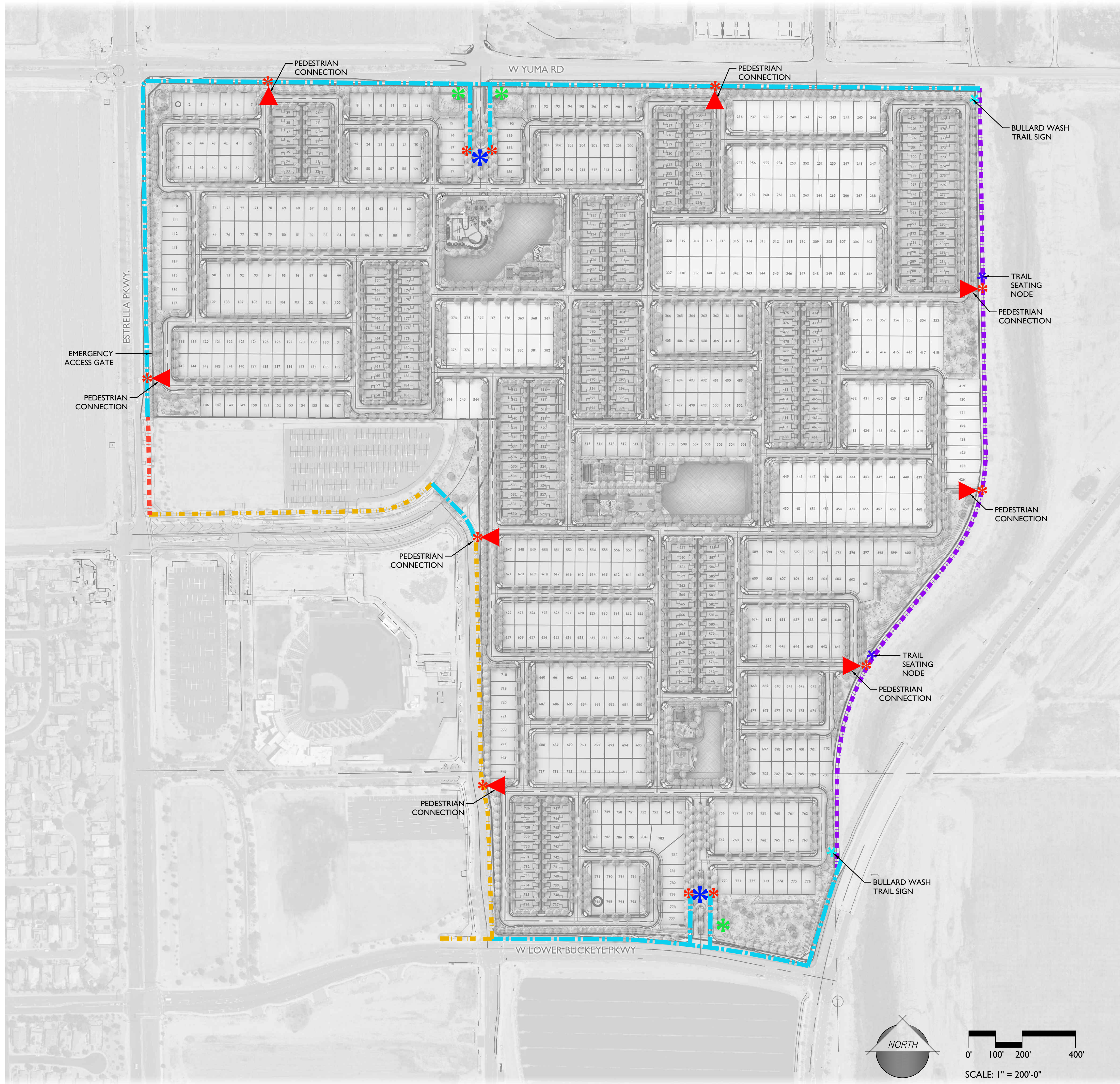
DRAINAGE FENCE



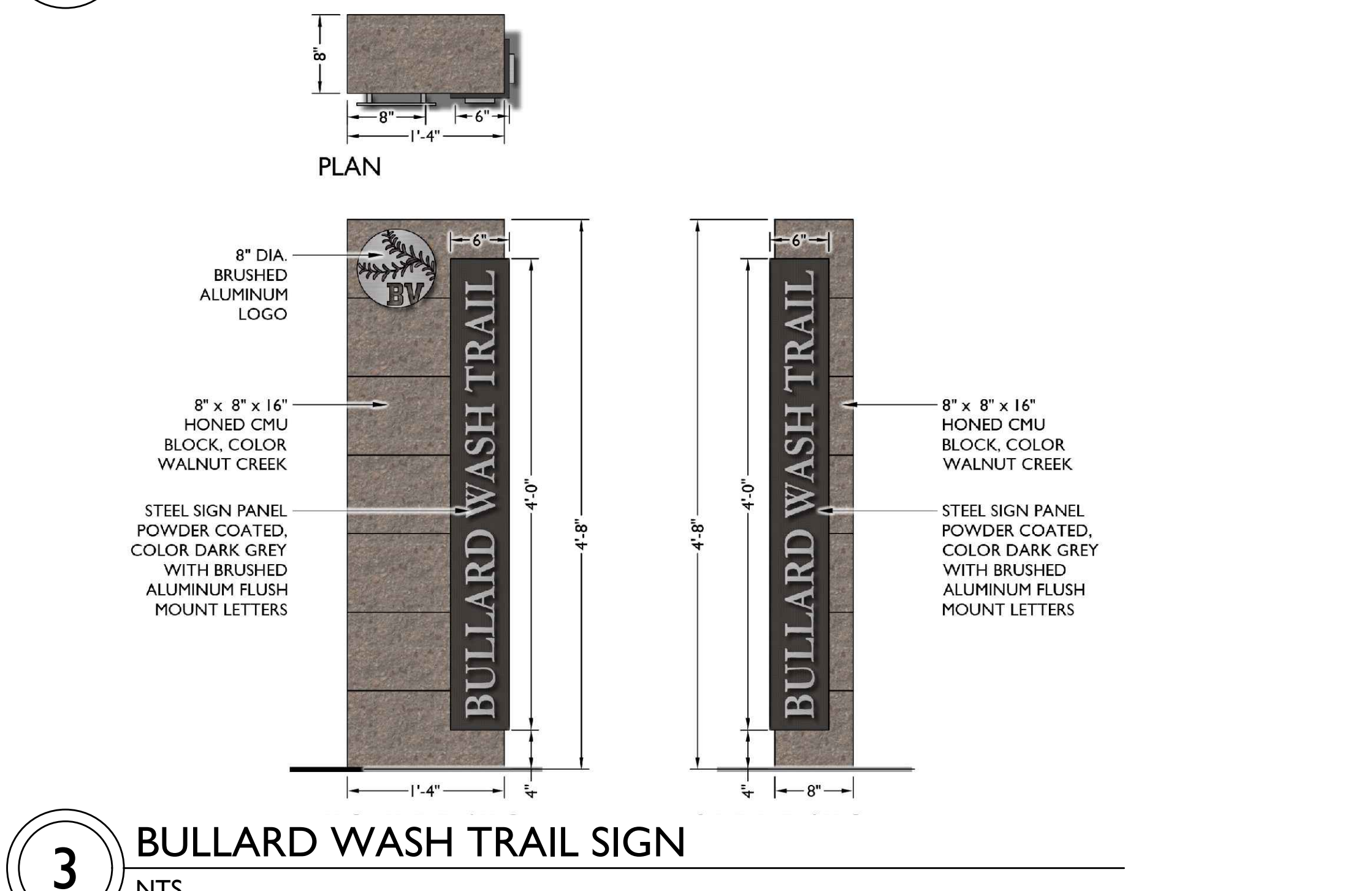
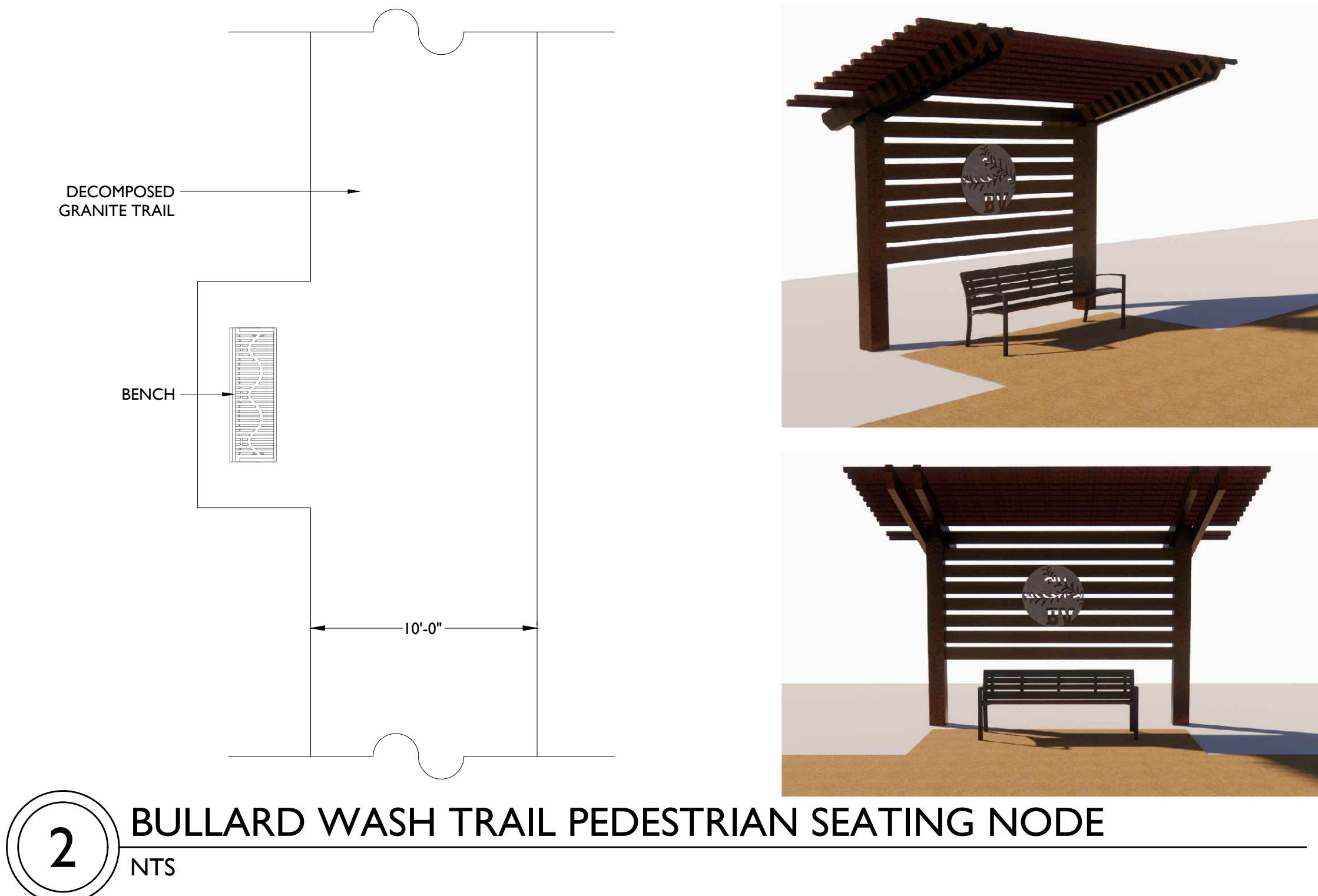
GARDEN WALL







- LEGEND**
- CONNECTIVITY - PEDESTRIAN ACCESS (Red triangle)
 - CONNECTIVITY - OFFSITE PEDESTRIAN (Blue dashed line)
 - CONNECTIVITY - EXISTING OFFSITE PEDESTRIAN (Yellow dashed line)
 - CONNECTIVITY - BULLARD WASH TRAIL (Purple dashed line)
 - CONNECTIVITY - BULLARD WASH TRAIL (BY OTHERS) (Red dashed line)
 - VEHICULAR GATE (Orange star)
 - ENTRY MONUMENT (Green star)
 - PEDESTRIAN GATE (Red star)
 - PEDESTRIAN NODE (Blue star)
 - BULLARD WASH TRAIL SIGN (Blue star)



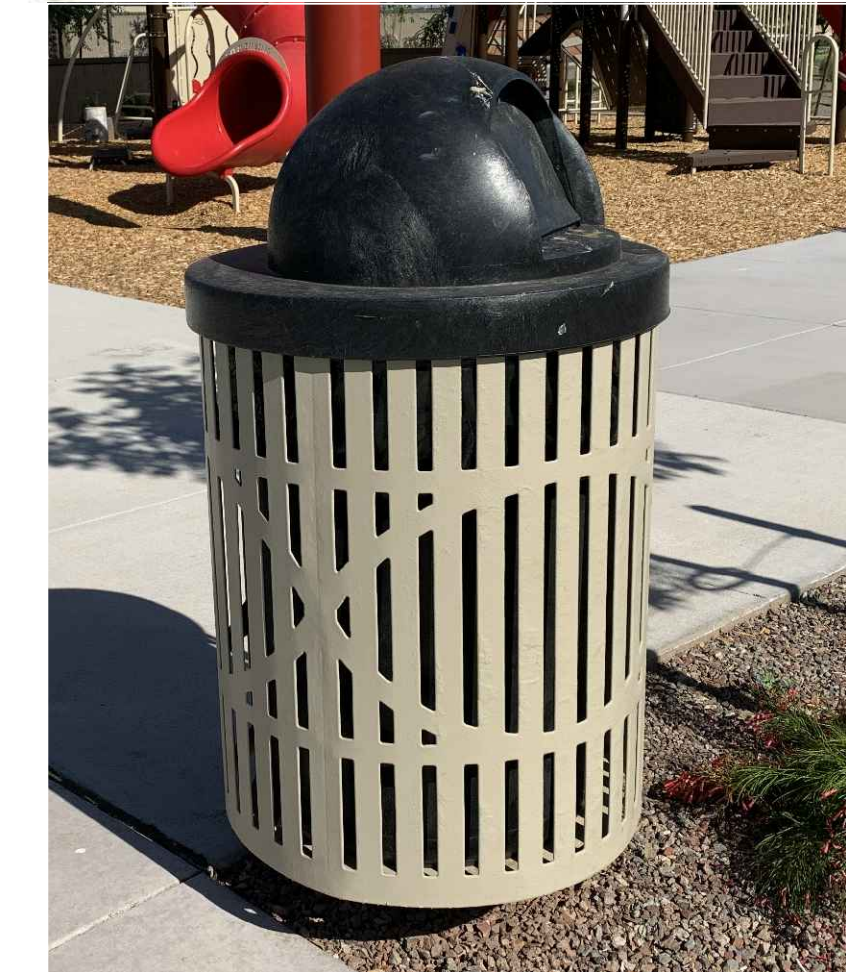
MATERIALS & COLOR BOARD



PET STATION
JJB204 BY Zero Waste USA
Color Green OAE



LANDSCAPE BENCH
By Webcoat, Model B6WBWINGLINES,
Color: Seat: Clay; Frame: Patrician Bronze OAE



TRASH RECEPTACLE
By Webcoat, Model TR32CLASSIC
Color: Can Clay; Lid: Brown OAE



PICNIC TABLE
By Wabash Valley, DS201T Surface Mount
Color: Seat & Frame: Dark Bronze, OAE



BIKE RACK
By Webcoat, Model MSBR, In-Ground Mount
Color: Bronze OAE



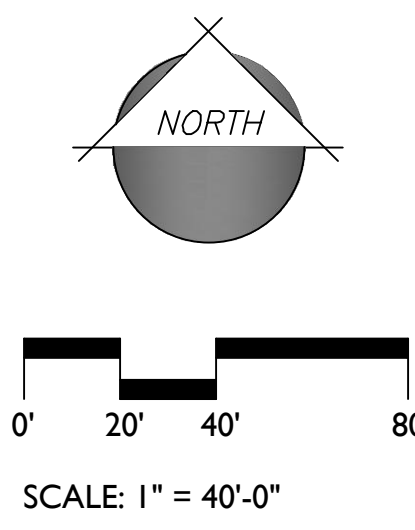
BBQ GRILL
By Wabash Valley, Model GR105N
Color: Black OAE

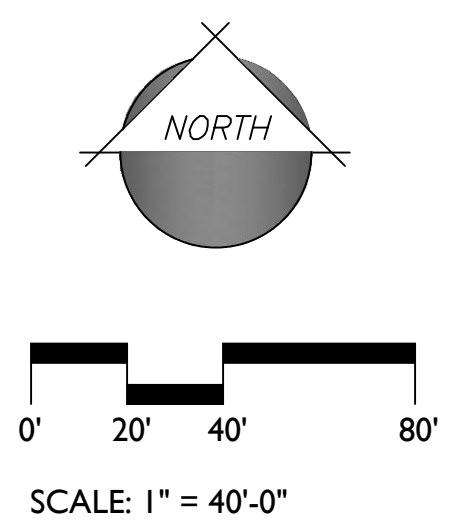


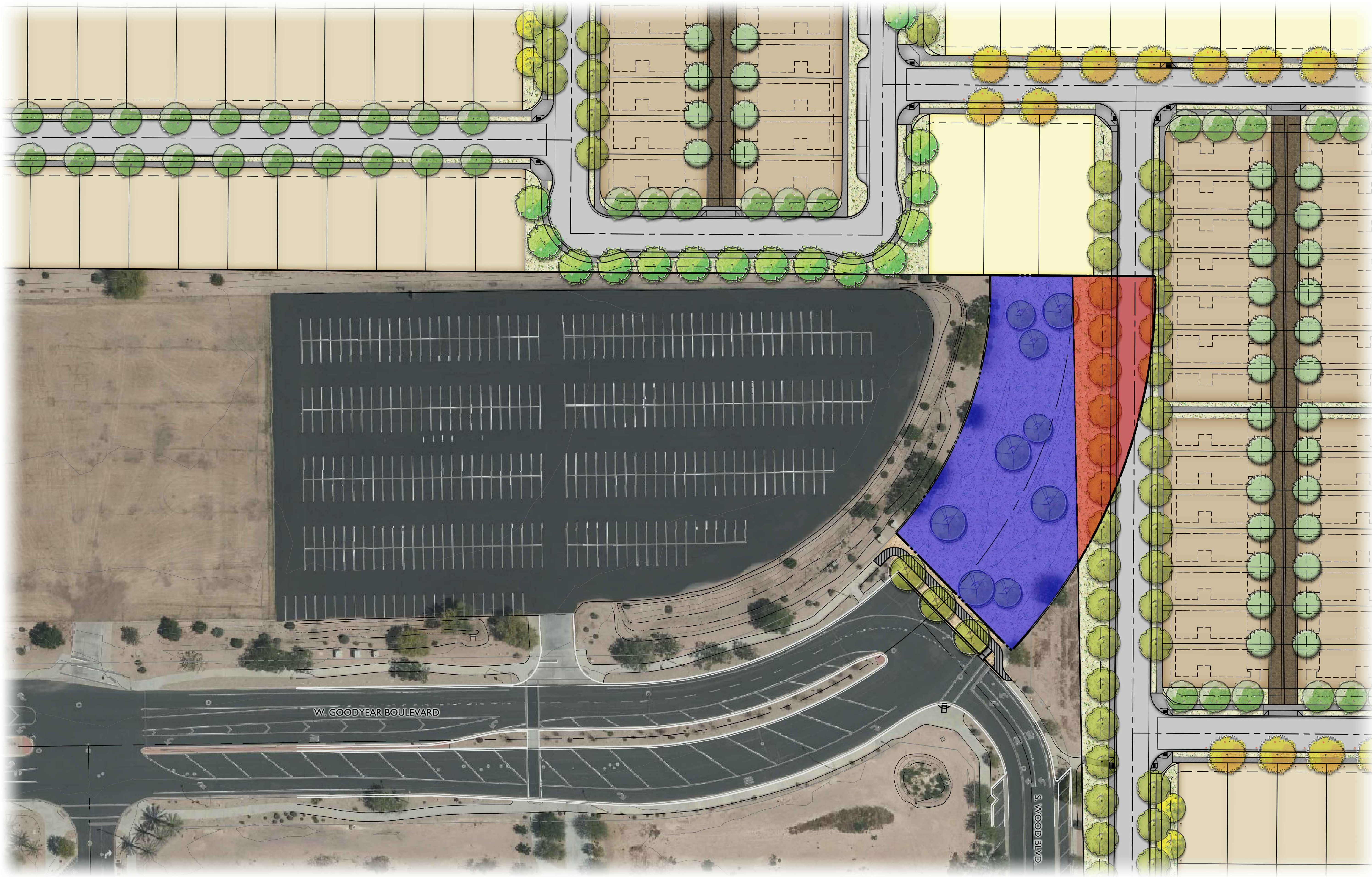
METAL COLOR
Grey Beige RAL-1019



DECOMPOSED GRANITE
Apache Brown: 3/4" Screened OAE

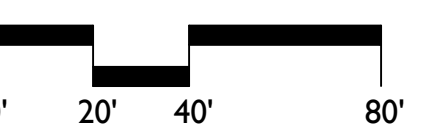
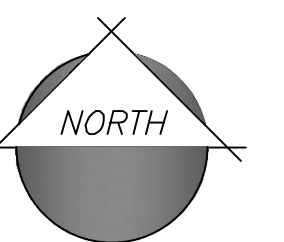






LEGEND

- LIMITS OF RIGHT OF WAY TO BE ABANDONED
- RIGHT OF WAY RETURNED TO CITY 33,875 SF +/-
- RIGHT OF WAY RETURNED TO FULTON 13,265 SF +/-



SCALE: 1" = 40'-0"