

THE QUARTERS AT QUEEN CREEK

PLANNED AREA DEVELOPMENT (PAD)

Submitted to:

Pinal County

1st Submittal: September 25, 2019

2nd Submittal: April 20, 2020

3rd Submittal: September 1, 2020

4th Submittal: November 6, 2020

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PINAL COUNTY

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PLANNED AREA DEVELOPMENT (PAD) NARRATIVE

FOR

The Quarters at Queen Creek

Submitted to

Pinal County, Arizona

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2.0 PURPOSE OF REQUEST

The Quarters at Queen Creek (**"The Quarters"**) is being proposed as a unique single-family community that incorporates significant open space (34.8%), an equestrian trail system, and enhanced design elements. The Project will consist of 254 single-family lots on 88 acres. The purpose of this report is to establish and request the approval of a Planned Area Development (**PAD**) plan for The Quarters, along with the supplemental Open Space & Recreation Plan (**OSRP**) under a separate cover. The development is located north of the northwest corner of Gantzel Rd. and Combs Rd. in Pinal County, Arizona. The Quarters is bound by residential lots on the south & east, Queen Creek wash on the north, and agricultural land to the west. Refer to **Figure 1** below for a **Regional Map** and **Figure 2** on *Page 3* for a **Vicinity Map** of the subject site.

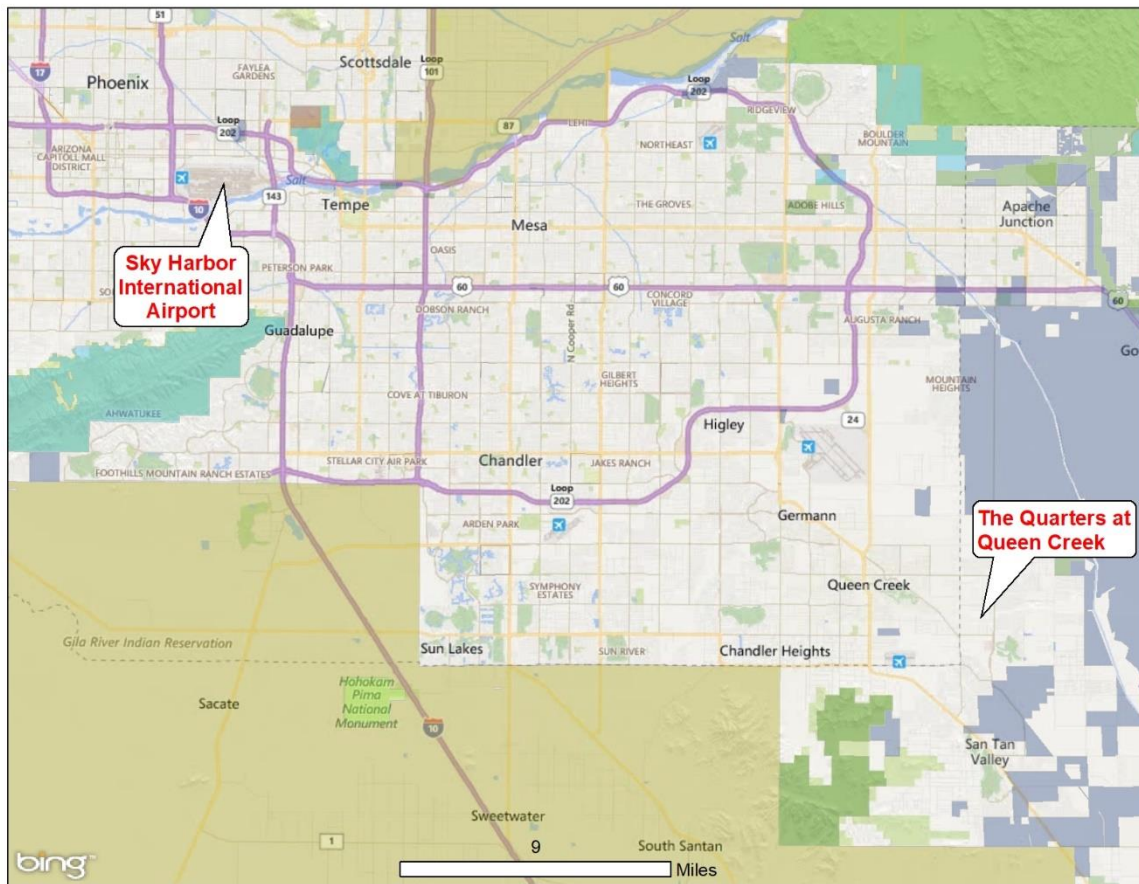


Figure 1 - Regional Map

The PAD for The Quarters lays out the land use characteristics for the property and proposes a master plan development consisting of single-family residential at a density of 2.87 units per acre. A key characteristic of The Quarters is its abundance of open space, with approximately 35% (31 acres) of the site being reserved for open space and landscape tracts, including a centrally located Community Park, two neighborhood parks, an extensive trail system looping the entire boundary of Parcel A, (which will be open to the existing adjacent residents and their horses), and other community amenities.

The community's deep exterior landscape setbacks, complete with horse trail, was designed to create a beautiful community with a strong sense of arrival and place for its future residents. It was also designed in this manner after extensive outreach and communications with the existing adjacent residents. The design has been a critical element of earning their support. We now have the support of the neighborhood association and several adjacent neighbors. They appreciate how this community protects their way of life with large buffers and landscaping, provides them with a horse trail, and does all this while providing them with modern conveniences like a paved road and traffic signal onto Gantzel Road.

The site is currently zoned both Suburban Ranch (SR) (74 ac.) and Single Residence (CR-2) (14 ac.), and we are seeking to rezone the entire 88 acres to R-7 PAD. The San Tan Valley Special Area Use Plan designation for the majority of the property is Rural Living (74 ac.) with a small portion of Suburban Neighborhood (14 ac.). We are requesting a Minor Comprehensive Plan amendment under separate cover to modify the designation of Rural Living to Suburban Neighborhood, which is more consistent with the development pattern and development trajectory of the broader area. It's worth noting that when we started meeting

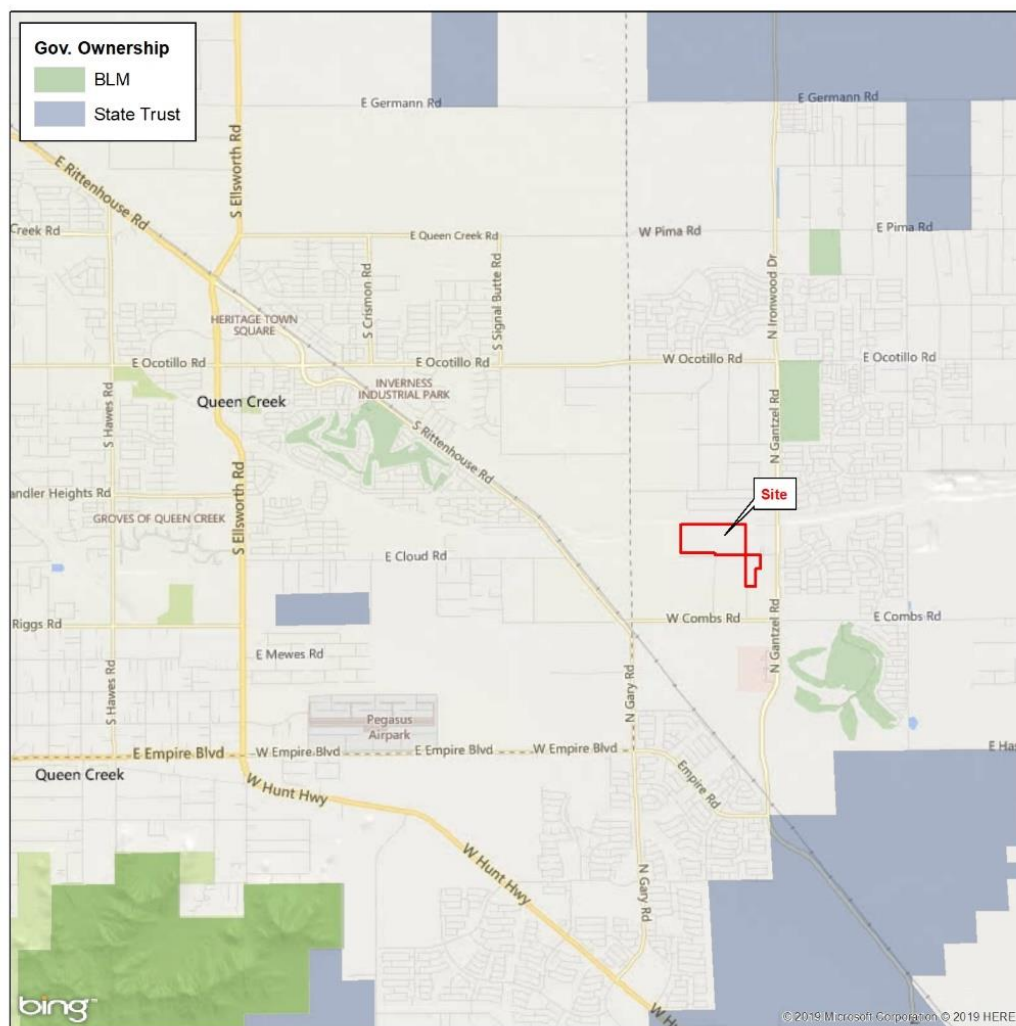


Figure 2 - Vicinity Map

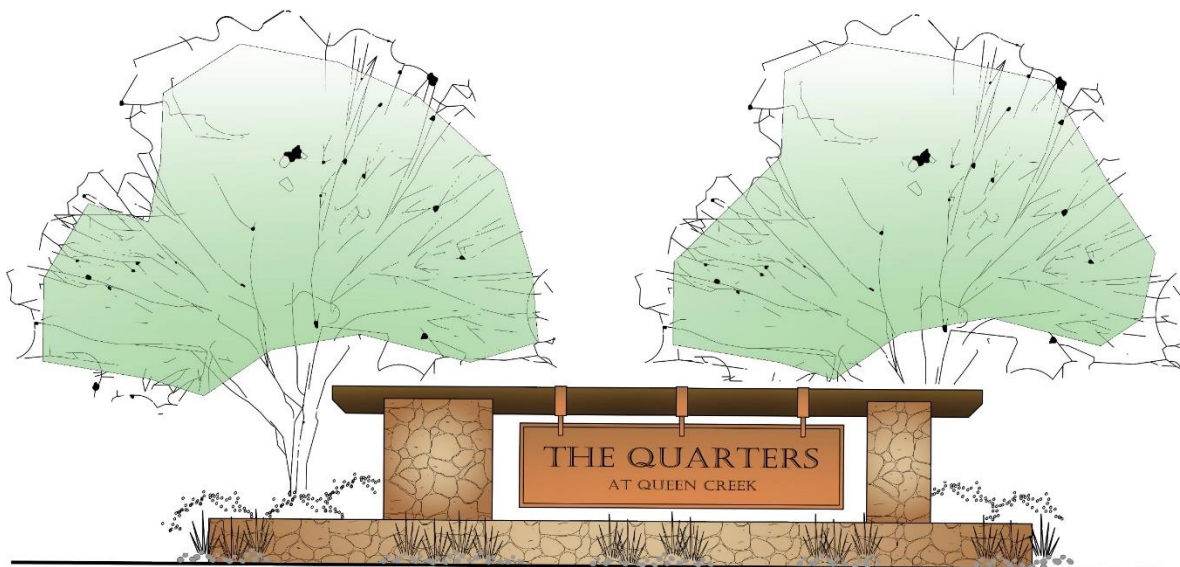
with the County and the neighbors on this case, the comprehensive plan in effect at that time showed the subject property as “Moderate Low Density Residential (1-3.5 du/ac), which is consistent with our request.

This project narrative supplements the Rezoning and PAD applications submitted to the County (a copy of the applications can be found in **Appendix A** and the legal description for the site can be found in **Appendix B**).

3.0 DESCRIPTION OF PROPOSAL

Site Plan Design, Land Use Standards, Densities, and Uses

The Quarters has been designed as an enhanced single-family community that incorporates significant open space, lush landscaping, and an extensive equestrian trail system with connections to Queen Creek wash. In total, an astounding 34.8% of the development will be preserved as open space. This open space will be accented and complemented by neighborhood amenities, theme walls, a sidewalk network, and an enhanced entry (shown below).



The recreation plan for The Quarters will include neighborhood pocket parks that have been centrally located in the Quarters development for the use and benefit of the residents. An extensive trail network will be utilized to connect the park sites and residential neighborhoods. The outside perimeter of the larger 74-acre parcel will provide an equestrian trail set within a massive landscape buffer for the benefit of all property owners within the adjacent Sun Valley Farms Subdivision. Refer to *Section 14.0* for additional detail on the recreational amenities.

In various ways, the project exceeds the County’s design requirements. This elevated design will help create a project that will set a standard for how to buffer existing large lot properties. (See **Site Development Plan (Exhibit A)** and **Conceptual Land Use Plan (Exhibit B)**).

The location of the site is another positive feature of the proposal. Future residents of the project will have convenient access to schools, parks, and transportation corridors. Refer to **Exhibit C** for the **Context Map**.




(Refer to **Appendix C** for the **Preliminary Landscape Plans** for The Quarters, including preliminary details for amenities, master sign & wall plan, sign & wall elevations, open space & recreation plan, conservation plan, and pedestrian path & trails plans.)

The Quarters incorporates three different lot sizes (See **Land Use Summaries (Table A)**). The largest of the three, the 75’-wide lots, have been strategically placed on the eastern border of Parcel A to act as another buffer to the large lots to the east. These lots serve as an *additional* buffer to the primary buffer, which is the expansive and deep open space area.

The overall density for the proposed development will be 2.87 du/acre and will include 254 single-family residential lots of 9,000 square feet, 7,200, square feet and 6,000 square feet. Compared to most subdivisions being constructed in the valley currently, this density is very low. This has been done in consideration and protection of the adjacent large-lot property owners. This too has been a significant point in earning support among those neighbors.




A summary of the **Amended Development Standards** and **Amended Land Uses** are listed in **Table B** and **Table C**, respectively.

Table A - Land Use Summary (Overall)

OVERALL SITE DATA:				
Gross Acreage				88.36 ac
Area of Street R/W				16.86 ac
Area of Lots				39.44 ac
Total Open Space				30.78 ac (34.8%)
Developed Open Space				23.17ac (26.2%)
Recreation Open Space				8.39 ac (9.5%)
Additional Land Scape Tracts				1.12 ac (1.3%)
Total No. of Lots Permitted				254
Total No. of Lots Provided				254
Gross Density				2.87 du/ac
Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	153	60.2%
	7,200 sf	60' x 120'	89	35.0%
	9,000 sf	75' x 120'	12	4.7%
Total			254	100%

PARCEL A SITE DATA:

Gross Acreage	74.35 ac
Area of Street R/W	14.02 ac
Area of Lots	33.55 ac
Total Open Space	26.00 ac (35%)
Developed Open Space	18.67 ac (25.1%)
Recreation Open Space	8.11 ac (10.9%)
Additional Landscape Tracts	0.78 ac (1.0%)
Total No. of Lots Permitted	216
Total No. of Lots Provided	216
Gross Density	2.91 du/ac

Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	120	55.6%
	7,200 sf	60' x 120'	85	39.4%
	9,000 sf	75' x 120'	11	5.1%
Total			216	100%

PARCEL B SITE DATA:

Gross Acreage	14.01 ac
Area of Street R/W	2.84 ac
Area of Lots	5.89 ac
Total Open Space	4.78 ac (34.1%)
Developed Open Space	4.50 ac (32.1%)
Recreation Open Space	0.28 ac (2.0%)
Additional Landscape Tracts	0.34 ac (2.4%)
Total No. of Lots Permitted	38
Total No. of Lots Provided	38
Gross Density	2.71 du/ac




Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	33	86.8%
	7,200 sf	60' x 120'	5	13.2%
	9,000 sf	75' x 120'	0	0.0%
Total			38	100%

Table B - Amended Development Standards							
Min. Lot Area (SF)		Min. Lot Width		Setbacks (Front/Side/Rear)		Max. Bldg. Height of Main Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
7,000	6,000	50'	*50'	20'/ 10'+10'/ 25'	*20'/ 5'+5'/ 20'	30'	30'
Max. Buildable Area		Min. Dist. Between Main Buildings		Min. Dist. Between Main & Detached Accessory Buildings		Max. Bldg. Height of Detached Accessory Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
N/A	*60%	N/A	5'	7'	7'	20'	20'
<p>*Notes:</p> <ol style="list-style-type: none"> 1. Minimum lot widths are measured at the front setback line. 2. The typical front garage setback is 20' from back of sidewalk to the face of garage door. 3. Front patio may extend into front yard setback no more than 5' 4. Side-entry garage and/or casitas (livable space) will have a minimum front yard setback of 15' measured from the front property line. 5. A covered patio is a single-story element and may extend into the rear yard setback no more than 10'. 6. Street side yard setbacks on lots shall include adjacent landscape tracts. In addition to any landscape tract, a 5' wide side yard setback will be required on the lot. 7. Buildable area not to exceed 60 percent of the lot, including all structures, except swimming pools. 							

Table C - Amended Land Uses	
Permitted Uses	<p>All uses under the R-7 base zoning per Pinal County Development Service Code, Sections 2.275.020 or as below.</p> <ul style="list-style-type: none"> A. One dwelling, conventional construction B. Child care (no more than five children from whom compensation is received) C. Church, subject to the requirement set for the in PCDSC 2.150.220 D. Government structures, fire district stations, sheriff's facilities and their accessory use E. Group home, subject to the requirements set forth in PCDSC 2.150.200 F. Guest house/casita, subject to the requirements set forth in PCDSC 2.150.240 G. Home occupation, subject to the requirements set forth in PCDSC 2.150.260 H. Parks I. Public schools J. Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC. Solar energy device shall not be the primary use of the property. Individual homeowner use only shall be permitted. K. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a government entity or governmental agency is performing a governmental function. [Ord. 011812-OZ-PZ-007-10 § 36].
Non-permitted Uses	None

Conformance to Adopted Land Use Plans

The zoning on the property will be rezoned from SR & CR-2 to R-7 PAD. The development is bordered by the Town of Queen Creek (R1-18) zoning to the west, SR zoning on the south and east, and CR-1 zoning on the north (see **Figure 3** below).

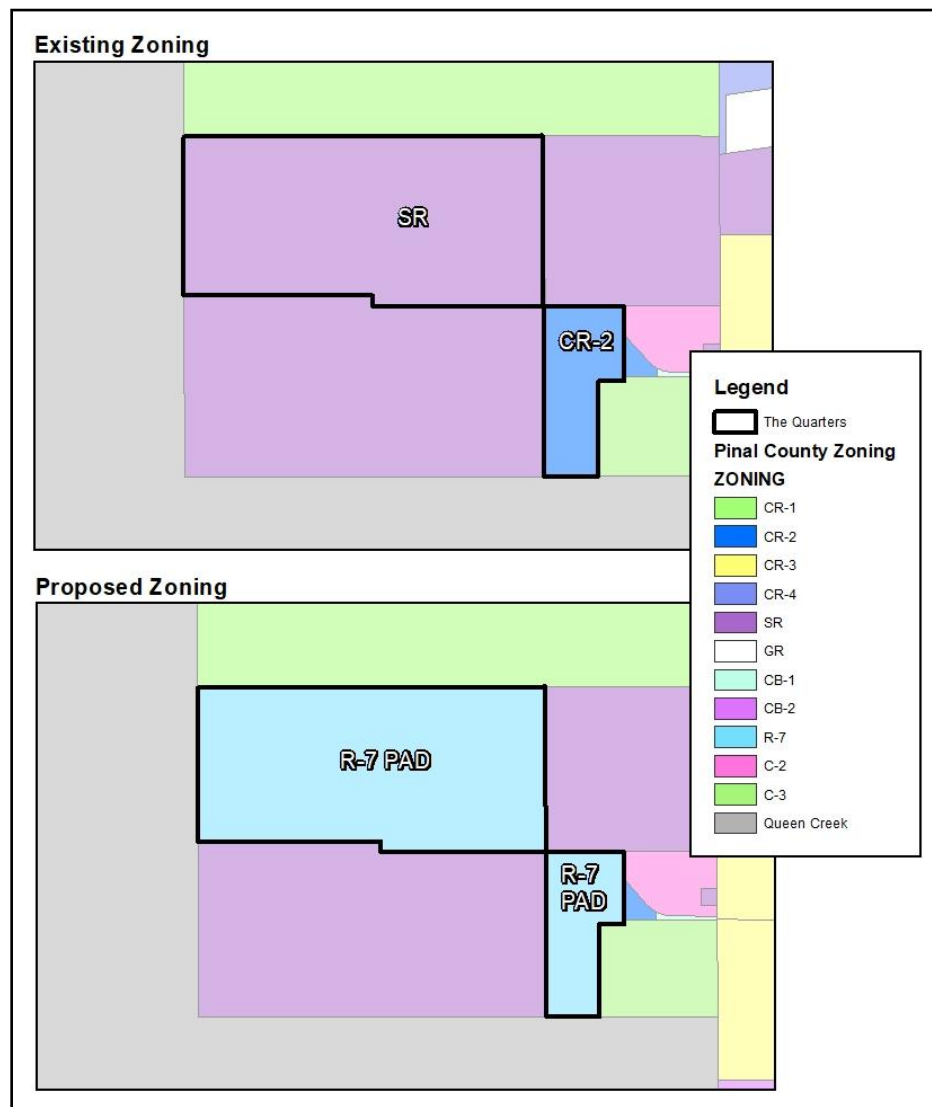


Figure 3 - Pinal County Zoning

The Quarters is located within Tile A of the Pinal County Comprehensive Plan. More specifically, the site is located within the San Tan Valley Special Area Plan. Within the Special Area Plan, the majority of the site (74 acres) is designated as Rural Living, while 14 acres in the southeast corner of the development are designated Suburban Neighborhoods. We are requesting this Suburban Neighborhoods be applied to the entire site through a Non-Major Comprehensive Plan Amendment (CPA) application under a separate cover.

The Suburban Neighborhoods designation is consistent with both the development pattern and development trajectory of this area. See **Figure 4** below. This area will continue to see more suburban development, whether in the County or in Queen Creek. Nevertheless, we have been mindful of our adjacent neighbors who have larger, rural lots. Indeed, we have been working with the HOA of that

community since June 2018 to modify our plan to meet their requests. With their input, we have designed a community that strongly preserves the lifestyle of the rural properties next to the site. We achieved that balance with large setback buffers, lush landscaping, buffer lots, and an equestrian trail that was designed with them in mind.



Figure 4 – San Tan Valley Special Area Plan

The suburban neighborhood designation allows for densities up to 4 du/acre, but we have not sought to develop up to that limit. Instead, we have pushed and pulled on the site plan to bring our density to 2.87 units per acre, which is a remarkably low-density figure for subdivisions currently being developed.

One of the underlying sentiments among the community is this project, and the development team, are a large improvement from prior proposal(s) that has/have been presented to the community. The

neighbors understand that with the housing crisis in Arizona and the current development pattern in this area, the subject property will receive ongoing pressure to develop with a more traditional subdivision. The neighborhood sentiment is that what we have done with our current proposal is better than the other proposals that could be made on this property, and certainly better than prior proposals. And by listening to them, keeping to our word, and redesigning the project to preserve their lifestyle over approximately a two-year period, we believe we have earned their trust and appreciation. Certainly some would prefer things stay as they are, but others understand development is coming and appreciate the accommodations that have been made.

One concern raised by neighbors was how to keep our future residents from driving onto their private roads in front of their houses on the south. After a great deal of discussion, we agreed to install three vehicular gates for the sole use of those residents. These gates would grant access to those residents but not allow access to the future residents of the project. We have also designed them to be wide enough to accommodate long trailers the neighbors sometimes have. Both the gating and the trailer accommodation was something the neighbors greatly appreciated.

Last year, one adjacent resident tried to sell his house. He found that the dirt road was a hindrance to some would-be buyers. Our subdivision will provide a tree-lined road from Gantzel Road to both our community and to the neighbors' frontage road. Part of this accomplishment required reaching a deal with landowner Mike Peltcs, who owns the easternmost part of our proposed subdivision that is currently zoned CR-2. By incorporating his lot into the project, we were able to pave the roadway all the way to Gantzel Road. Additionally, by incorporating Mr. Peltcs's property, we would be converting commercial zoning next to several of their lots with residential zoning, which reduces intensity.

We have also heard from Supervisor Goodman himself that the intersection of Red Fern Road and Gantzel Road is very dangerous. He said he fears for the safety of his children and grandchildren whenever they leave his house after a visit.

In our experience, developers often like to plan wider lots next to more rural lots as the primary buffering mechanism. And we have followed that concept on the east. But that is not truly the best buffering technique. If new homes are too close to the existing lots, it doesn't make much of a difference whether the existing resident can see two wider homes or 4 narrower homes next to them. What matters is having buildings close to them. That close proximity is the type of condition that causes the new community to change the character of the existing community. That is why we have gone to such lengths to introduce significant and lushly landscaped setback buffers between our new community and the existing lots.

Consider that existing residents are generally not concerned about smaller lots on the opposite side of an arterial road because it doesn't have a direct effect on them. It's a separate community. There isn't a nexus and the influence of the new community isn't on the existing community. What we have done, by introducing open space buffers of 250' to the south and 220' on the east, is separate the two communities to such an extent that the influence of one won't be on the other.

After the proposed subdivision is built, the existing residents will still be able to sit on their properties, walk on their properties, come and go from their properties, and otherwise enjoy their properties without

any substantial change. We are pushing our subdivision so far back and putting in so much screening, that it won't change the lifestyle of the existing residents. The feel of their property will be substantially the same. Only except looking at a dirt field, they will look at lush landscaping and be able to take their horses on a tree-lined equestrian trail.

We could certainly understand an objection if our new homes were within 20' of the neighbors' property lines, it could arguably change the feel of living on their lots. But frankly the same would be true of large homes on quarter-acre lots if they didn't have a large setback and intervening lush landscaping. Similarly, if we were to remove the buffer but drop the homes by 100 units, it would be a greater burden on the existing community.

What we have introduced truly is the best way to buffer and maintain their lifestyle. And we are actually enhancing their lifestyle with a new equestrian trail with lush landscaping and a new paved road that leads to a safe traffic signal. They will have the best of both worlds. They will have lots with a more rural feel but will have the safety and convenience of modern development. We believe our development, because of these features, will increase the value of their properties.

The circumstance of more traditional neighborhoods existing next to more rural communities is not new in Pinal County can be found within **Exhibit E**. Where our proposal stands out is in the depth of our buffer (at 250' and 220') and in the lushness of the landscaping in between. Some of these other instances have a buffer, but they are bleak.

The County notes a concern about losing rural lots. But the County isn't losing rural lots. The County is losing a dirt field. This field has been vacant for many years. If it was viable for these lots to develop along with the rest of the community, it seems to us it would have already occurred at this point.

It is important to note that when the property went into escrow and the initial work was started with Pinal County and the adjacent HOA board over a year ago, the land use designation on the site was Moderate

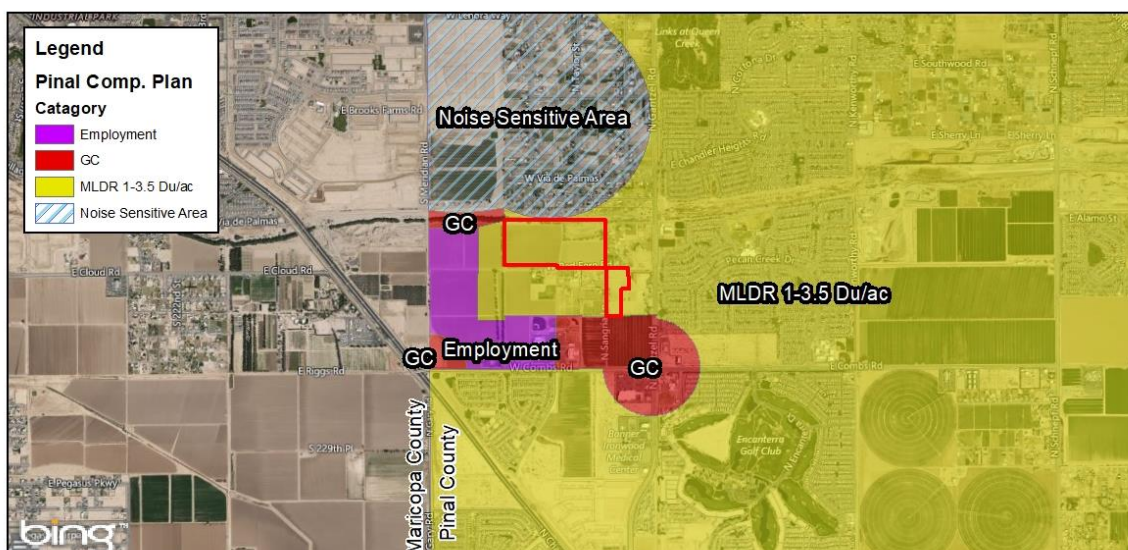


Figure 5 - Pinal County Comprehensive Plan

Low Density Residential (MLDR)(1 – 3.5 du/ac) within the adopted Pinal County Comprehensive Plan (see **figure 5** below). At that time, the project's proposed density fell comfortably within that range, and thus no comprehensive plan amendment was required. But, as work continued with the neighbors and Pinal County, to take the necessary time to modify the plan, the designation was changed to Rural Residential by the implementation of the San Tan Valley Special Area Plan. Knowledge of this change was not known until the pre-application meeting occurred. The zoning request hasn't changed, but the land use designation changed out from underneath us, necessitating this minor comprehensive plan amendment. In a recent City Council meeting in another Arizona jurisdiction, the city attorney said she believed changing the general plan land use designation without the consent of the property would be grounds for a Prop 207 violation. Whether it is or not is something we are not seeking a response to, but it does seem unfair at the very least.

Although an amendment to the land use map is necessary, it's important to note that The Quarters conforms to underlying objectives of the Pinal County Comprehensive Plan. It brings a beautiful, well designed community to the area that is designed with 34.8% open space, lush landscaping, and amenities for future residents and existing neighbors. It also brings rooftops to the area, which will support the existing and planned commercial areas. Yet these rooftops are being introduced in a community that has been designed to protect the lifestyle of the adjacent rural lots. Moreover, the project, and its proposed roadway, will give these rural lot owners access to the traffic signal, which is a huge safety improvement. The residents are currently turning onto Gantzel Road without the benefit of a signal, and multiple neighbors have highlight how unsafe this movement is.

Circulation

The Pecan Creek Rd. alignment will be the primary access for The Quarters at Queen Creek. Pecan Creek Rd. will be improved to current Pinal County standards and connect to Gantzel Rd.

Secondary access will be provided in two different locations. The first thirty-eight (38) lots in phase 1 will utilize an emergency access point located at the end of N. Wagtail St. Wagtail St. is a cul-de-sac in which the second point of temporary access will be provided via an all-weather surface and a crash gate in case that portion of the subdivision be walled.

The second emergency access for the remaining 216 lots will be off a Pecan Creek Rd. An access drive off Pecan Creek Dr. will utilize an existing easement within the Sun Valley Farm subdivision that will traverse west along Red Fern Rd. to an unnamed road along the western boundary of the Sun Valley Farms subdivision, then traverse south to Combs Rd. Refer to **Figure 6** for the location of the secondary access points.

All roadways within the limits of the development as well as Pecan Creek Dr. will be public streets and dedicated to Pinal County upon approval by the Pinal County Public Works Department.

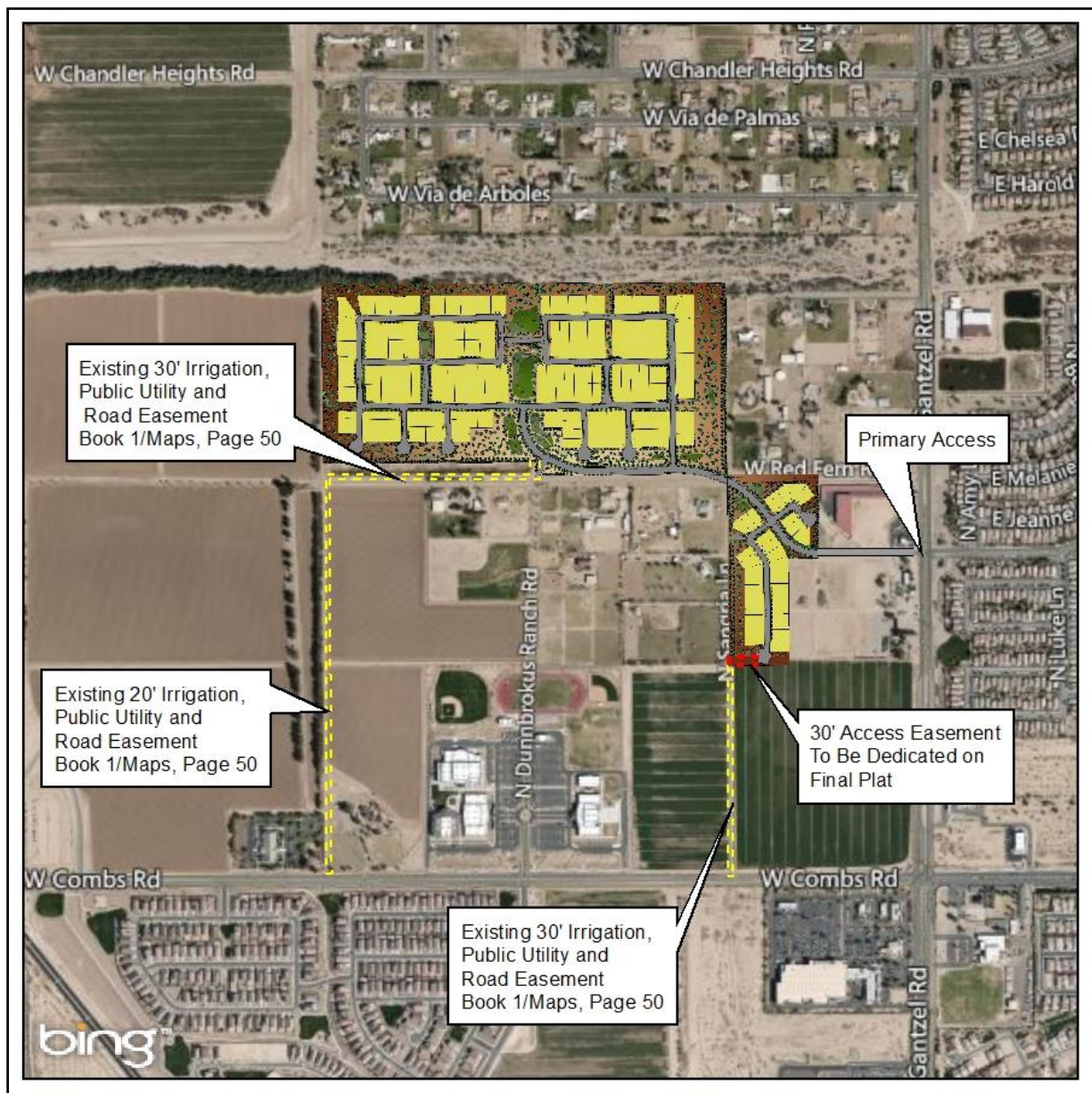


Figure 6 - Secondary Access

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES WITHIN ONE MILE

The Quarters is bordered to the south by the Sun Valley Farms subdivision under SR zoning; the Town of Queen Creek to the west with a zoning designation of Suburban Residential; Queen Creek Wash to the immediate north followed by the Vinwood Estates subdivision under CR-1 zoning; and additional land under the Sun Valley Farms subdivision under the C-3, C-2 and, SR zoning designations. Other land uses,

including MD, CR-3, CR-4, C-1, C-2, C-3, and CB-1, are also located within one mile of the subject site. Refer to **Exhibit D - Surrounding Properties Map** which identifies area properties within one mile of the subject site.

The predominant development pattern in the area is of subdivisions similar to that which we are proposing, only they are often of higher density.

5.0 SCHOOLS

The Quarters at Queen Creek is located within the J.O. Combs Unified School District. Students in grades Kindergarten thru 6th grade will attend the Harmon Elementary School located approximately 1-mile northeast of the subject site. Students in grades 7th and 8th will attend the J.O. Combs Middle School located approximately 1-mile southeast of the site. Students in grades 9th thru 12th will attend the Combs High School located approximately 5 miles northeast of the site.

Officials from the school district were contacted to discuss The Quarters development. Based on the projected growth calculations for the development, a school site is not required on the subject site and the district has the capacity to accommodate the additional students. Correspondence from the J.O. Combs Unified School District can be found in **Appendix C**.

6.0 PUBLIC SERVICES

Public services are located in proximity to The Quarters development. Rural Metro Fire Station #842 is located on Gantzel Rd., approximately 1.2 miles south of the site. A Pinal County Sheriff's Office substation is located at the northeast corner of Ocotillo Rd. and Gantzel Rd., approximately 1.5 miles northwest of the site. The nearest post office is located in San Tan Valley on Hunt Highway and Gary Rd., approximately 5 miles to the south. The Banner Ironwood Hospital on Gantzel Rd. is 0.75 miles to the south.

7.0 COMMUNITY SERVICES

Residents in The Quarters development will utilize nearby and regional community services such as churches, libraries, museums, and community centers – enhancing the draw of the community to families. The Queen Creek Library is located approximately 5 miles to the northwest. Several churches are in close proximity to the site including The Church of Jesus Christ of Latter-day Saints (multiple), New Creation Fellowship, Berean Baptist Church, and Christ's Church Free Will Baptist.

8.0 LOCATION AND ACCESSIBILITY

This site is within close proximity to already established job centers that makes it an ideal location for a development of this caliber because it can fill the increasing demand for people in the area. An added benefit is that the project is a short distance away from the San Tan Mountains, San Tan Regional Park

and Superstition Mountains. Homes within The Quarters have views of the San Tan Mountains to the south, and Superstition Mountains to the north and east.

The subject site is located approximately 0.5 miles from the Combs Rd. and Gantzel Rd. intersection. Residents will access this major commercial intersection via either roadway. The San Tan Freeway is approximately 13 miles northwest of The Quarters and the future north-south freeway planned approximately 4 miles east of the site.

The Quarters Creek is within a relatively short distance from the Central Arizona College (5 miles), Williams Gateway Airport (12 miles), ASU Campus (12 miles) and the Town of Queen Creek (5 miles).

9.0 COMPLIANCE WITH ACCESS MANAGEMENT MANUAL

The proposed development is in compliance with the Pinal County Access Management Manual (October 2017 Update) – Regionally Significant Routes for Safety and Mobility (RSRSM).

10.0 UTILITIES AND SERVICES

Utilities and Services will be provided for The Quarters at Queen Creek as shown in **Table D** below:

Table D - Utilities & Services	
Wastewater	Town of Queen Creek
Water	Town of Queen Creek
Electric	Salt River Project
Telephone	CenturyLink
CATV	Cox Communications
Police	Pinal County Sheriff's Office
Fire	Rural Metro
Schools	J.O. Combs Unified School District
Solid Waste Disposal	Contract Hauling Company

10.1 Wastewater

The property lies within the Town of Queen Creek wastewater service area. Queen Creek will be the wastewater provider for The Quarters at Queen Creek via an offsite wastewater line that will convey onsite wastewater flows by gravity into the Greenfield Water Reclamation Plant. A service agreement between The Town and the developer will be executed prior to development to provide wastewater service to the property.

10.2 Water

The property lies within the Town of Queen Creek water service area. Queen Creek will be the water provider for The Quarters at Queen Creek and has facilities with available

capacity to serve the subject site. A service agreement between Queen Creek and the developer will be executed prior to development to provide water service to the property.

10.3 Electrical Service

The subject site is located within Salt River Project (SRP) electrical service area, and SRP will provide electrical service to the site.

10.4 Telephone

CenturyLink is the provider of telephone service to the site.

10.5 Cable TV

Cox Communications is the provider of cable tv service for this area.

10.6 Police, Fire Protection

Police services will be provided by the Pinal County Sheriff's Department.

Fire protection and ambulance services will be provided by Rural Metro Corporation.

10.7 Solid Waste Handling

Solid waste services will be provided by a contract hauling company.

10.8 Schools and Libraries

The Quarters at Queen Creek is located within the J.O. Combs Unified School District. The nearest library is the Queen Creek Library.

11.0 OWNERSHIP & CONTROL

Covenants, Conditions and Restrictions (CC&R's) will provide for the formation of a homeowners association for The Quarters. Open space common areas within The Quarters at Queen Creek will be maintained by the future homeowners association. All local roads and streets within The Quarters are proposed to be dedicated to Pinal County upon approval by Pinal County Public Works Department and will be constructed in accordance with Pinal County standards. Development and construction of common areas and streets will be the responsibility of the developer.

12.0 TIMING OF DEVELOPMENT

The construction and required improvements for The Quarters are expected to move forward as the County issues project approvals. The Quarters is anticipated to be developed in two phases as shown on the **Conceptual Land Use Plan (Exhibit B)** and **Phasing Summary (Table E)** below.

The anticipated timing of development for the following project benchmarks are listed below:

Table E - Phasing Summary

Phasing Summary

	Parcel	Lot Area	Lot Size	No. of Lots
PHASE I	A 1	6,000 sf	50' x 120'	33
	A 2	7,200 sf	60' x 120'	5
PHASE II	B1	6,000 sf	50' x 120'	120
	B2	7,200 sf	60' x 120'	84
	B3	9,200 sf	75' x 120'	12

	Phase I	Phase II
Submittal of Tentative Plat:	Q3 2020 – Q1 2021	Q2 2020 – Q1 2021
Submittal of Traffic Impact Analysis:	Q3 2020 – Q4 2020	Q3 2020 – Q1 2021
Submittal of Final Plats:	Q2 2021 – Q2 2021	Q4 2021 – Q4 2021
Improvement Plan approval (onsite/offsite):	Q2 2021 – Q2 2021	Q4 2021 – Q4 2021
Dedication of Right-of-Way:	Q2 2021 – Q2 2022	Q2 2021 – Q1 2022
Submittal of Financial Assurances:	Q2 2022 – Q2 2022	Q4 2022 – Q1 2023
Formation of Homeowners Association:	Q3 2022 – Q2 2022	Q1 2022 – Q4 2023
Construction of Required Parks / Open Space:	Q2 2022 – Q2 2022	Q4 2022 – Q4 2023
Improvement of the Property for the Use Approved:	Q2 2021 – Q2 2024	Q2 2021 – Q2 2024

13.0 CONFORMANCE WITH COMPREHENSIVE PLAN

See discussion in Section 3.0

14.0 RECREATIONAL AMENITIES

Recreational amenities at The Quarters at Queen Creek are abundant and a strong selling point of the community. It will have ample usable open space areas including neighborhood pocket parks along with a network of multi-use trails to provide connections between the amenities and residential neighborhoods. Refer to **Appendix D** for the **Preliminary Landscape Plans** for The Quarters at Queen

Creek, including preliminary details for the recreational amenities, open space, and pedestrian & equestrian paths.

14.1 Conservation Open Space:

There are no conservation areas on this site given it is being actively farmed.

14.2 Recreation Open Space:

Significant effort has been given to the design and programming of the recreational amenities for the project. three (3) amenity areas are strategically located for easy access to all residents via the 8-foot wide, paved and/or unpaved multi-use trail or project sidewalks. The Recreation Open Space area is comprised of the three separate amenity areas including the 30-foot trail corridors surrounding all paved and/or unpaved multi-use trails throughout the site.

All amenity areas exceed the minimum requirement of 10,000 square feet each and are designed to target users of all ages. The amenity areas include large turf areas for open play, shade structures with picnic furniture and shaded play structures.

Visually pleasing landscaping will enhance the amenity areas and will include shrubs with a minimum size of 5 gallons. A minimum 2-inch depth of ½-inch minus, or larger, decomposed granite will be specified on the landscape plans for all planted areas. To provide variety to the landscape, the clustering of trees and shrubs is provided.

Trees are strategically located to buffer the street frontage and surrounding residential lots, to organize and define use areas on the recreation area site, to provide protection from wind and sun, and as a visual amenity to the recreation area.

14.3 Developed Open Space:

Developed Open Space is characterized as a passive amenity that provides an enhanced aesthetic to the community in the form of landscaping in the common area tracts of the community.

Live, drought tolerant, vegetative plant material will consist of: a) a minimum of 50% vegetative groundcover that does not exceed 18-inches in height, and b) no more than 50% trees and shrubs. Shrubs with a minimum size of 5 gallons. To provide variety to the landscape, the clustering of trees and shrubs will be provided. Regular on-center spacing or linear placement of trees and shrubs in retention/detention basins will be limited in favor of natural spacing to mimic the adjacent, undisturbed areas.

14.4 Amenity Details:

The below amenities are conceptual and are to be used only as a guideline for final product selection.

Play Structure(s) – Capacity: 40-50, Age: 2-12, Size: 17'x23', Protective Area: 33'x35', ADA compliant. Colors, TBD



Figure 7 - Typ. Play Structure

Ramada(s) – Size: 16' min., square or rectangular, monitor style roof, powder coated steel frame, aluminum roof, Color: TBD. Architecture of ramadas indicative of rural nature of area.



Figure 8 - Ramada

Bocce Ball Court – Size: Approx. 60' x 12'; Surface: synthetic turf or compacted gravel.



Figure 9 - Bocce Ball Court

Picnic Bench(s) – Shape: rectangle, Seats: 4+, Material: coated metal with synthetic wood. Colors: TBD



Figure 11 - Typ. Picnic Table

Bench(s) – Length: 6' or 8', Material: coated metal with synthetic wood, Color: TBD.



Figure 12 - Typ. Bench

Trash Receptacle(s) - Size: 55-Gallon, Material: coated metal with synthetic wood.
Ground mounted. Color: TBD



Figure 13 - Trash Receptacle

Grill(s) – 20", Black.



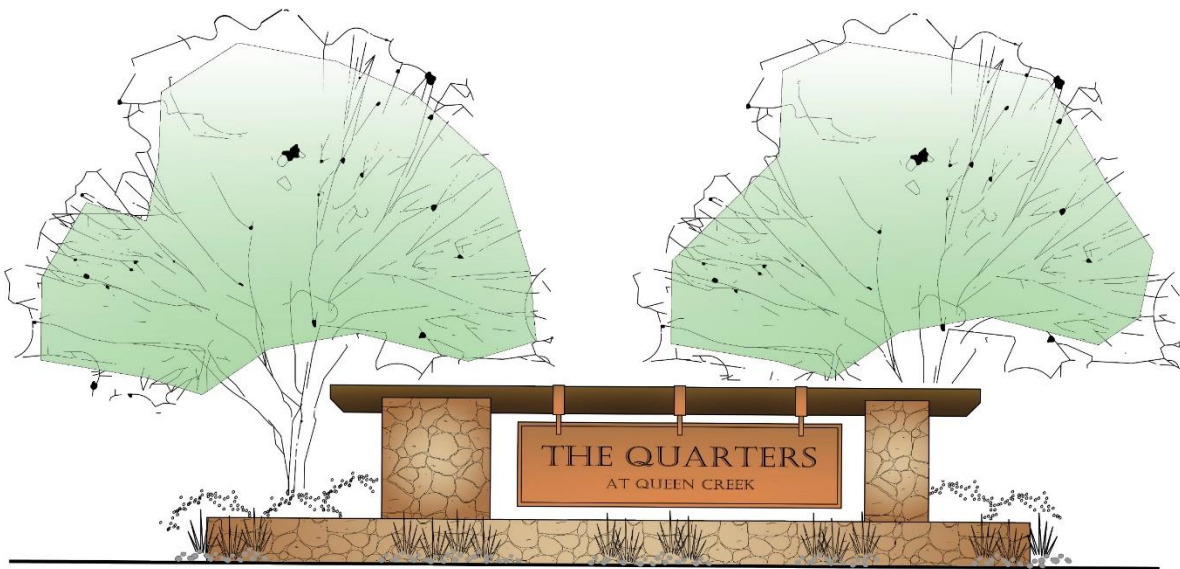
Figure 14 - Typ. Grill

Refer to the ***Open Space & Recreation Plan*** and ***Pedestrian Path & Trails Plan*** in **Appendix D** for specific details.

15.0 FENCES, WALLS & SCREENING

At the entry of the subdivision will be an enhanced entry monument that will feature wood, stone, plants, and trees. The theming will be contemporary agrarian.

Our enhancement of the entry monument was specifically done to signal and underscore that this is a quality community with quality finishes. We also wanted to honor the agrarian heritage of the site as well the more rural lifestyle of the lots nearby. We believe our entry achieves those ends.



Four wall elevations are proposed for the development. These include the project theme wall, secondary project theme wall, standard 4-inch builder block wall and 2' on 4' view wall. All walls will be colored in earth tones to blend with the environment. The locations for each wall type are depicted on the **Master Wall Plan** in **Appendix D**.

The project theme wall will be located along the more visible routes as well as the sides of lots that face local streets within the development. The wall features a combination of smooth and split face blocks of varying depths along the top of and within the wall to provide relief.

The project view fence is provided in areas of the development where lots side or back to open space areas. The wall detail compliments the theme wall detail with 4-foot of smooth block and 2-feet of tubular steel view fence on top, and smooth block CMU columns.

A standard 4-inch builder wall is proposed for portions of the development that are least visible within the community.

Extensive efforts have been put forth to screen the proposed homes from the views of the surrounding rural lot neighbors. The effect of those efforts can be seen in the attached renderings, which have been

produced in conjunction with the landscape architect to provide maximum accuracy. The renderings show a tightly configured, double row of evergreen trees along the property line that provides a solid tree canopy hedge. See **figures 14 – 16** below for conceptual renderings, which are rendered at approximately 5 years of growth from time of planting. A key map is attached to this application along with full sized images of the renderings. A few are pasted below for convenience.



Figure 15 - East side of Property, Looking North



Figure 16 - Adjacent Property to East, Looking West

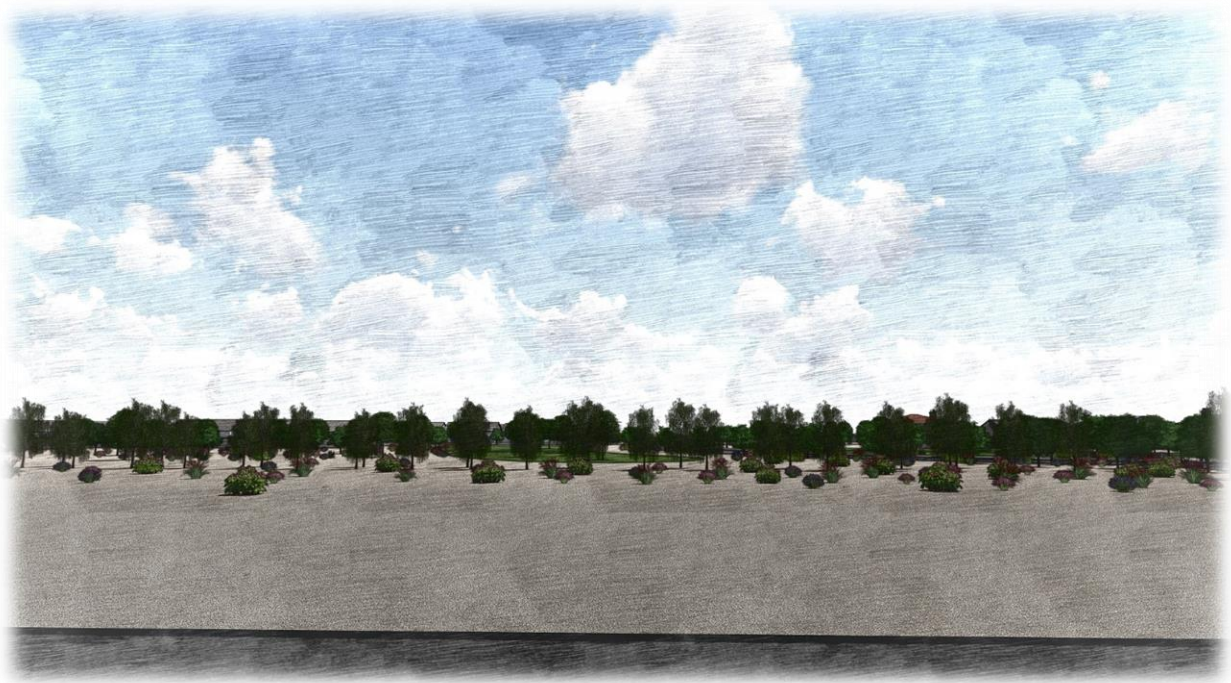


Figure 17 - Adjacent Property to South, Looking North

Refer to the **Master Sign & Wall Plan** in **Appendix D** for specific details.

16.0 TOTAL NUMBER OF DWELLING UNITS

A total of 254 single-family residential lots are proposed for The Quarters at Queen Creek development.

17.0 MAXIMUM RESIDENTIAL DENSITY OF EACH PLANNING UNIT

The proposed Quarters at Queen Creek development will consist of 254 single-family residential lots on 88 acres. The overall maximum residential density for the development is 2.87 du/acre. It is very uncommon for modern subdivisions to be able to afford all the required infrastructure and still be able to maintain a density less than 3 du/ac. Nevertheless, this was provided as an important accommodation to the larger lot homeowners, and those homeowners have been grateful for it.

The Quarters at Queen Creek is anticipated to be constructed in two phases as shown on the ***Conceptual Land Use Plan (Exhibit B)*** and ***Phasing Summary (Table E)***.

18.0 TOTAL NUMBER OF PARKING SPACES FOR RECREATIONAL FACILITIES

Dedicated parking spaces will not be provided for the open space areas at The Quarters at Queen Creek. Parking along the internal public streets will be allowed for residents and guests. Residents of the community will be encouraged to walk to the open space areas via the sidewalks and open space trails.

19.0 TYPE OF LANDSCAPING

The Quarters has been designed with distinctive character through the creative use of open space areas, parks, trails, theme walls, and landscaping. The landscape plan includes a diverse plant palette that features lush looking, but low water use, desert tolerant plant materials.

In our work with the adjacent homeowners, they asked us to not plant anything that would be poisonous to horses. We agreed and revised our landscaping plan to remove certain species that might be harmful to horses. The trail around the community will serve as an equestrian trail for those larger lot owners. Our residents are not expected to bring horses onto the trail, as we are not having horse rights within our individual lots. Providing a walking trail that could also double as an equestrian trail was specifically done to be a benefit to those adjacent neighbors and, again, to protect their way of life.

Shade trees, screening shrubs and colorful accent groundcover materials are used throughout the project to enhance the community aesthetic and pedestrian experience. The design intent of the landscaping is to utilize a variety of water efficient trees, shrubs, and groundcovers that will provide shade, visual interest, buffering, and aesthetic value to the project. Careful selection and massing of plant materials and turf will provide colorful and appropriate transition from the surrounding rural areas. Turf will be used strategically at certain locations along the equestrian trail and adjacent to the community entry drive

to enhance the design aesthetic while not unnecessarily lowering the sustainability of the project. The landscape design will adhere to the landscape recommendations for open space and recreation areas as outlined in the OSRM and will meet the requirements for PAD's outlined in the Pinal County Development Services Code.

Trees and shrubs will be planted in sizes and quantities that meet the requirements of the OSRM and Chapter 2.176.160(C) of the Pinal County Development Services Code. While every tree and shrub to be planted is not depicted with the OSRP, the documentation provided identifies the landscape palette and general planting areas. ½-inch screened decomposed granite will be used as an inorganic groundcover in all recreation and development open space areas that are not identified as turf.

An existing tree Salvage and Inventory Plan **will not** be provided due to the existing row crop nature of the site.

All proposed landscape areas will be irrigated with a water efficient system that utilizes drip irrigation in all non-turf areas. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans.

Refer to the ***Preliminary Landscape Plan*** in **Appendix C** for specific details.

20.0 PRELIMINARY HYDROLOGIC DATA

The Quarters at Queen Creek site is currently agricultural land consisting of farm fields and desert shrubs, with the Queen Creek wash on the northern property boundary. The site topography generally slopes northwesterly towards Queen Creek Wash. Based on the existing topography, there are minimal offsite flows that impact the project site. The flow that originates offsite will flow in a northwesterly direction, ending up in Queen Creek Wash and continuing its historical flow path westerly.

The development will be designed to retain the 100-year, 2-hour storm event. Drainage patterns will be based on existing topography, proposed street patterns and grading conditions. Street capacities will be designed to convey flows within the top of curbs and the right-of-way for the 10-year and 100-year storm event, respectively. In an event larger than the 100-year, 2-hour storm, emergency overflow will be released along the public streets to the central and western retention basins with an ultimate outfall at the northwest corner of the project site.

21.0 CONCLUSION

The Quarters at Queen Creek will be a premiere family community in the San Tan Valley that is in line with development patterns in the area, but also protects and even enhances the rural lifestyle of adjacent rural lot owners. Through The Quarters' emphasis on open space and a direct connection to the Queen Creek wash trail system, plus its proximity to the hospital, college, churches, and good schools, The Quarters at Queen Creek will attract families to contribute to the continued success of Pinal County. Because of the increase in demand for new housing in this very area, we anticipate the development can begin construction in the short-term future. The Quarters at Queen Creek looks forward to becoming a Pinal County point of pride.

Exhibits

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE PINAL COUNTY ACCESS MANAGEMENT MANUAL. REGIONALLY SIGNIFICANT ROUTES FOR SAFETY AND MOBILITY (RSRSM), THERE ARE NO REGIONAL SIGNIFICANT ROUTES OR ROADWAYS ADJACENT TO THE QUARTERS AT QUEEN CREEK THAT WILL BE IMPACTED BY THE RSRSM.
2. PER THE PINAL COUNTY OPEN SPACE AND TRAILS MASTER PLAN THERE IS AN EXISTING ADOPTED COUNTY TRAIL CORRIDOR ALONG THE NORTHERN BOUNDARY OF THE SITE.
3. COVENANTS, CONDITIONS AND RESTRICTIONS (CC & R'S) WILL PROVIDE FOR THE FORMATION OF A HOMEOWNER'S ASSOCIATION FOR "THE QUARTERS AT QUEEN CREEK". OPEN SPACE COMMON AREAS WITHIN "THE QUARTERS AT QUEEN CREEK" WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL S.T.S. WITHIN "THE QUARTERS AT QUEEN CREEK" ARE BEING PROPOSED TO BE DEDICATED TO PINAL COUNTY UPON APPROVAL BY PINAL COUNTY PUBLIC WORKS DEPARTMENT AND WILL BE CONSTRUCTED IN ACCORDANCE WITH PINAL COUNTY STANDARDS. DEVELOPMENT AND CONSTRUCTION OF COMMON AREAS AND S.T.S. WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
4. THE DESIGNATED FLOOD ZONE IS "A" & "X".
ZONE "A" IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED".
ZONE "X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD".
5. THIS SITE PLAN IS CONCEPTUAL AND THE ENGINEERING WILL BE DETERMINED THROUGH THE TENTATIVE PLAT PROCESS.
6. EXISTING DRAINAGE - DRAINAGE ON THE PROPERTY IS GENERALLY NORTHWESTERLY TOWARDS QUEEN CREEK WASH. QUEEN CREEK WASH FLOWS WESTERLY ALONG THE NORTH PROPERTY LINE OF THE SITE. THE OFFSITE FLOWS WILL BE DRAINED INTO QUEEN CREEK WASH AT BREAKS IN THE BERM. THE BERM OPENINGS ARE LOCATED WHERE WATER SURFACE IN QUEEN CREEK WASH WILL NOT RESULT IN FLOODING ON THIS PROPERTY OR ADJACENT PARCELS.
- PROPOSED DRAINAGE - THE SITE HAS BEEN DESIGNED SO THAT INDIVIDUAL LOTS WILL DRAIN ONTO PUBLIC STREETS AND CONVEY STORM WATER TO THE PROPOSED RETENTION BASINS LOCATED THROUGHOUT THE PROPERTY VIA CATCH BASINS AND STORM DRAIN PIPES. THE PROPOSED RETENTION BASINS WILL RETAIN THE 100-YEAR, 2-HOUR RAINFALL EVENT ONSITE PER THE REQUIREMENTS IN THE PINAL COUNTY DRAINAGE MANUAL. IN AN EVENT GREATER THAN THE 100-YEAR, 2-HOUR STORM, EMERGENCY OVERFLOW WILL BE RELEASED ALONG THE PUBLIC STREETS AND CONVEY TO THE NORTHWESTERLY RETENTION BASIN. THIS ULTIMATELY OUTFALLS INTO QUEEN CREEK WASH, AS WOULD OCCUR IN THE EXISTING CONDITIONS.
7. SEE PRELIMINARY LANDSCAPE PLANS FOR THE MASTER SIGN AND WALL PLAN.
8. SECONDARY/EMERGENCY ACCESS WILL BE PROVIDED VIA 30' ROAD EASEMENTS IDENTIFIED WITHIN THE SUN VALLEY FARMS UNIT IV RESULTS OF SURVEY (BOOK 1 OF SURVEYS, PAGE 50 OF P.C.R.).

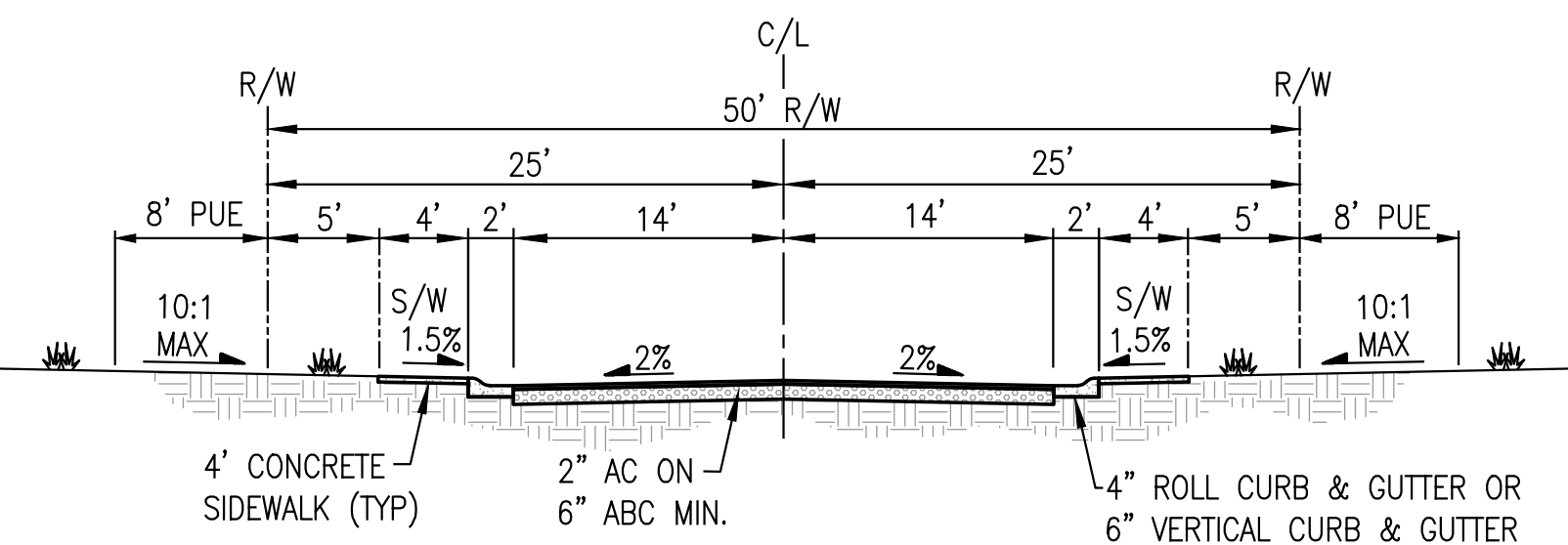
LEGAL DESCRIPTION:

PARCEL A
A PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 17 MINUTES 23 SECONDS EAST A DISTANCE OF 2642.35 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST A DISTANCE OF 1304.40 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 29 SECONDS EAST A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 1261.00 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 85.03 FEET;
THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS WEST A DISTANCE OF 1398.44 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 1100.09 FEET;
THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 80.00 FEET;
THENCE SOUTH 89 DEGREES 32 MINUTES 09 SECONDS EAST A DISTANCE OF 2657.39 FEET;
THENCE SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 80.00 FEET;
THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 1180.80 FEET TO THE POINT OF BEGINNING.

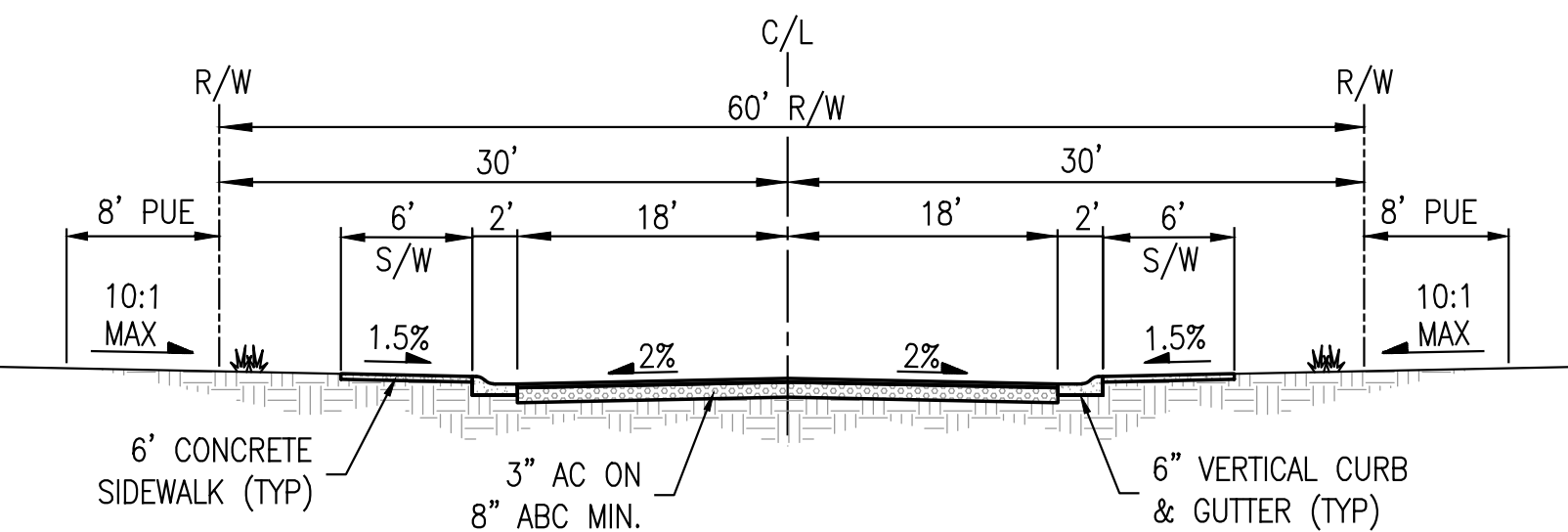
PARCEL B
A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 13 MINUTES 09 SECONDS WEST A DISTANCE OF 2642.66 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 707.52 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST A DISTANCE OF 532.95 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 28 SECONDS WEST A DISTANCE OF 197.58 FEET;
THENCE SOUTH 00 DEGREES 11 MINUTES 33 SECONDS EAST A DISTANCE OF 703.68 FEET;
THENCE SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST A DISTANCE OF 396.68 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 1256.44 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS EAST A DISTANCE OF 597.08 FEET;
THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.



LOCAL STREET SECTION

NOT TO SCALE



MINOR COLLECTOR ROAD SECTION

NOT TO SCALE

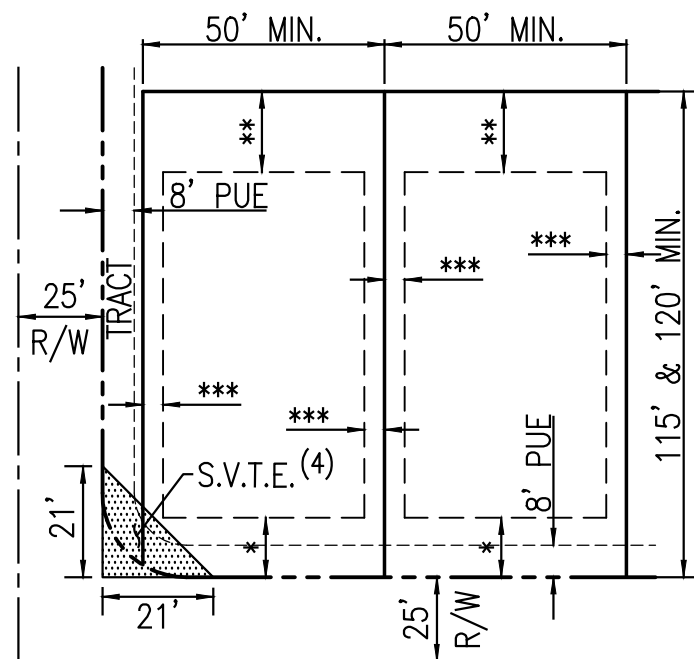
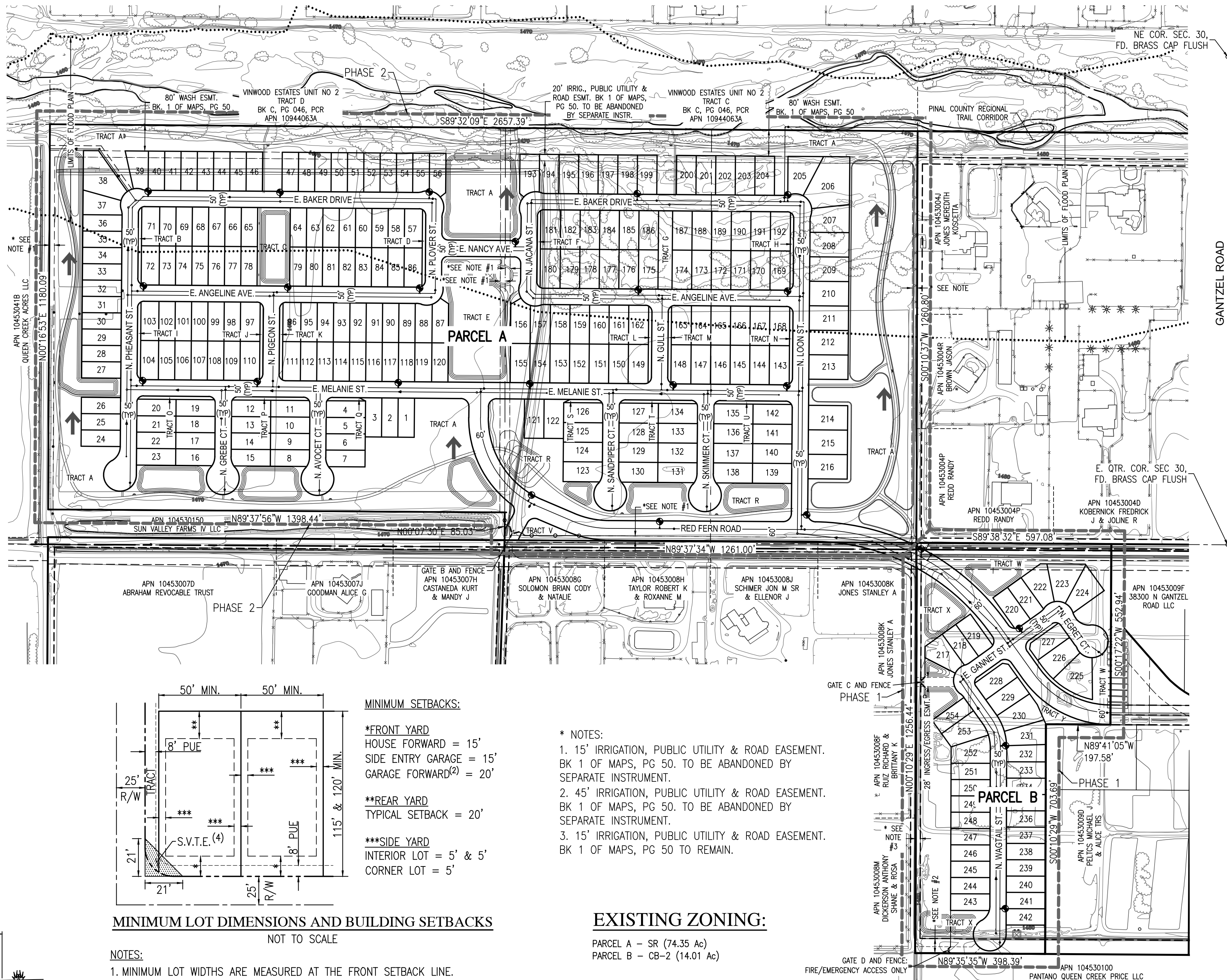
SITE DEVELOPMENT PLAN

"PLANNED AREA DEVELOPMENT"

FOR

THE QUARTERS AT QUEEN CREEK

A PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF
THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



MINIMUM LOT DIMENSIONS AND BUILDING SETBACKS

NOT TO SCALE

NOTES:

1. MINIMUM LOT WIDTHS ARE MEASURED AT THE FRONT SETBACK LINE.
2. THE TYPICAL FRONT GARAGE SETBACK IS 20' FROM BACK OF SIDEWALK TO THE FACE OF GARAGE DOOR.
3. FRONT PATIO MAY EXTEND INTO FRONT YARD SETBACK NO MORE THAN 5'.
4. SIDE-ENTRY GARAGE AND/OR CASITAS (LIVABLE SPACE) WILL HAVE A MINIMUM FRONT YARD SETBACK OF 15' MEASURED FROM STREET RIGHT-OF-WAY.
5. A COVERED PATIO IS A SINGLE-STORY ELEMENT AND MAY EXTEND INTO THE REAR YARD SETBACK NO MORE THAN 10'.
6. STREET SIDE YARD SETBACKS ON LOTS SHALL INCLUDE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO ANY LANDSCAPE TRACT, A 5' WIDE SIDE YARD SETBACK WILL BE REQUIRED ON THE LOT.
7. BUILDABLE AREA NOT TO EXCEED 60 PERCENT OF THE LOT, INCLUDING ALL STRUCTURES, EXCEPT SWIMMING POOLS.

LOTGING TABLE:

	LOT AREA	LOT SIZE	# LOTS	%
PHASE 1	6000 SF	50 x 120	33	87
	7200 SF	60 x 120	5	13
PHASE 2	6000 SF	50 x 120	120	56
	7200 SF	60 x 120	85	39
	9000 SF	75 x 120	11	5

MINIMUM SETBACKS:

***FRONT YARD**
HOUSE FORWARD = 15'
SIDE ENTRY GARAGE = 15'
GARAGE FORWARD⁽²⁾ = 20'

****REAR YARD**
TYPICAL SETBACK = 20'

*****SIDE YARD**
INTERIOR LOT = 5' & 5'
CORNER LOT = 5'

* NOTES:

1. 15' IRRIGATION, PUBLIC UTILITY & ROAD EASEMENT. BK 1 OF MAPS, PG 50. TO BE ABANDONED BY SEPARATE INSTRUMENT.
2. 45' IRRIGATION, PUBLIC UTILITY & ROAD EASEMENT. BK 1 OF MAPS, PG 50. TO BE ABANDONED BY SEPARATE INSTRUMENT.
3. 15' IRRIGATION, PUBLIC UTILITY & ROAD EASEMENT. BK 1 OF MAPS, PG 50 TO REMAIN.

EXISTING ZONING:

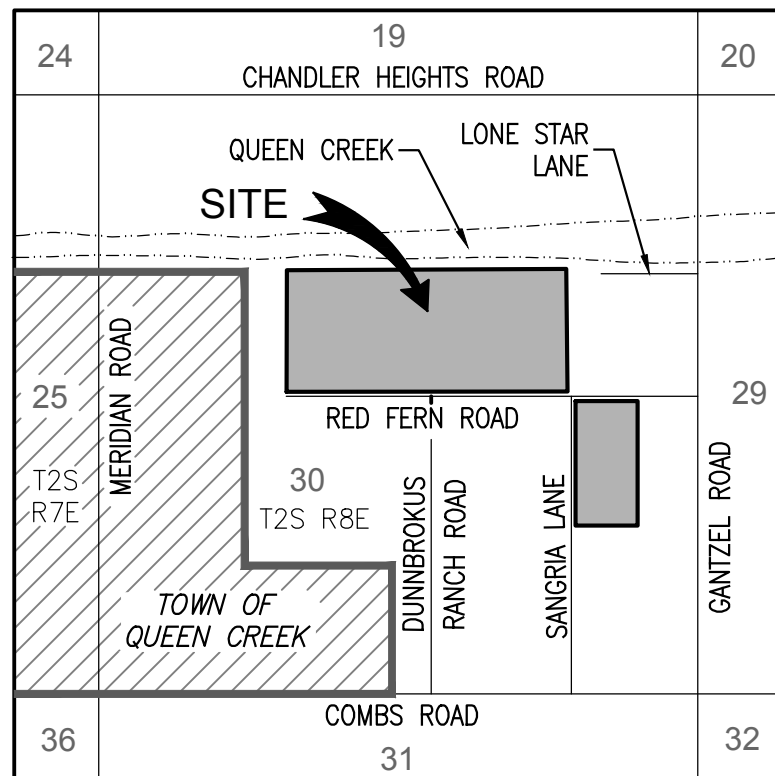
PARCEL A - SR (74.35 AC)
PARCEL B - CB-2 (14.01 AC)

AMENDED DEVELOPMENT STANDARDS:

MIN. LOT AREA (SF)	MIN. LOT WIDTH	SETBACKS (FRONT/SIDE/REAR)	MAX. BLDG. HEIGHT OF MAIN BUILDING
R-7 BASE ZONING	PROPOSED PAD	R-7 BASE ZONING	PROPOSED PAD
7,000	6,000	50'	50'
		20'/10'+10'/25'	*20'/5'+5'/20'
		30'	30'

MAX. BUILDABLE AREA	MIN. DIST. BETWEEN MAIN BUILDINGS	MIN. DIST. BETWEEN MAIN & DETACHED ACCESSORY BUILDINGS	MAX. BLDG. HEIGHT OF DETACHED ACCESSORY BUILDING
R-7 BASE ZONING	PROPOSED PAD	R-7 BASE ZONING	PROPOSED PAD
N/A	*60%	N/A	10'
		7'	7'
		20'	20'

* SEE MINIMUM LOT DIMENSIONS AND BUILDING SETBACK DETAIL THIS SHEET.



VICINITY MAP

N.T.S.

OWNER/DEVELOPER:

GANTZEL PARTNERS, LLC
3219 E. CAMELBACK ROAD, #535
PHOENIX, AZ 85018
PHONE: (480) 346-9600
FAX: (480) 346-9696
CONTACT: TIM KEENAN

ENGINEER/APPLICANT:

UNITED ENGINEERING GROUP
3205 WEST RAY ROAD, SUITE 1
CHANDLER, ARIZONA 85226
PHONE: (480) 705-5372
FAX: (480) 705-5376
CONTACT: CHRISTOPHER F. LENZ, P.E.

UTILITIES/SERVICES:

WATER TOWN OF QUEEN CREEK
SANITARY SEWER TOWN OF QUEEN CREEK
ELECTRICAL ARIZONA PUBLIC SERVICE (APS)
TELEPHONE CENTURYLINK
CABLE TV COX COMMUNICATIONS
FIRE PROTECTION PINAL COUNTY SHERIFF'S OFFICE
SCHOOLS FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE DISPOSAL BY PRIVATE CONTRACT

OVERALL SITE DATA:

GROSS ACREAGE 88.36 AC
NET ACREAGE 88.36 AC
AREA OF LOCAL STREET R/W 16.86 AC (19.1%)
AREA OF LOTS 39.44 AC (44.6%)
AREA OF EASEMENTS 0.17 AC (0.2%)

TOTAL OPEN SPACE 30.78 AC (34.8%)
DEVELOPED OPEN SPACE 23.17 AC (26.2%)
RECREATION OPEN SPACE 8.39 AC (9.5%)
ADD'L LANDSCAPE TRACTS 1.12 AC (1.3%)
TOTAL OPEN SPACE & LS TRACTS 31.90 AC (36.1%)

TOTAL NUMBER OF SINGLE FAMILY LOTS 254 LOTS
GROSS DENSITY 2.87 DU/AC
AVERAGE AREA PER LOT 6766 SF

PARCEL A SITE DATA:

GROSS ACREAGE 74.35 AC
NET ACREAGE 74.35 AC
AREA OF LOCAL STREET R/W 14.02 AC (18.9%)
AREA OF LOTS 33.55 AC (45.1%)

TOTAL OPEN SPACE 26.00 AC (35.0%)
DEVELOPED OPEN SPACE 18.67 AC (25.1%)
RECREATION OPEN SPACE 8.11 AC (10.9%)
ADD'L LANDSCAPE TRACTS 0.78 AC (1.0%)
TOTAL OPEN SPACE & LS TRACTS 26.78 AC (36.0%)

TOTAL NUMBER OF SINGLE FAMILY LOTS 216 LOTS
GROSS DENSITY 2.91 DU/AC
AVERAGE AREA PER LOT 6769 SF

PARCEL B SITE DATA:

GROSS ACREAGE 14.01 AC
NET ACREAGE 14.01 AC
AREA OF LOCAL STREET R/W 2.84 AC (20.3%)
AREA OF LOTS 5.89 AC (42.0%)
AREA OF EASEMENTS 0.17 AC (1.2%)

TOTAL OPEN SPACE 4.78 AC (34.1%)
DEVELOPED OPEN SPACE 4.50 AC (32.1%)
RECREATION OPEN SPACE 0.28 AC (2.0%)
ADD'L LANDSCAPE TRACTS 0.34 AC (2.4%)
TOTAL OPEN SPACE & LS TRACTS 5.12 AC (36.5%)

TOTAL NUMBER OF SINGLE FAMILY LOTS 38 LOTS
GROSS DENSITY 2.71 DU/AC
AVERAGE AREA PER LOT 6749 SF

AMENDED USES TABLE:

PERMITTED USES	ALL USES UNDER THE R-7 BASE ZONING PER PINAL COUNTY DEVELOPMENT SERVICES CODE, SECTIONS 2.70.010 AND 2.275.020
NON-PERMITTED USES	NONE

SITE DEVELOPMENT PLAN
PLANNED AREA DEVELOPMENT FOR
THE QUARTERS AT QUEEN CREEK
PINAL COUNTY, ARIZONA

SUBMITTALS:

- 1 AUGUST 2019
- 2 APRIL 2020
- 3 NOVEMBER 2020

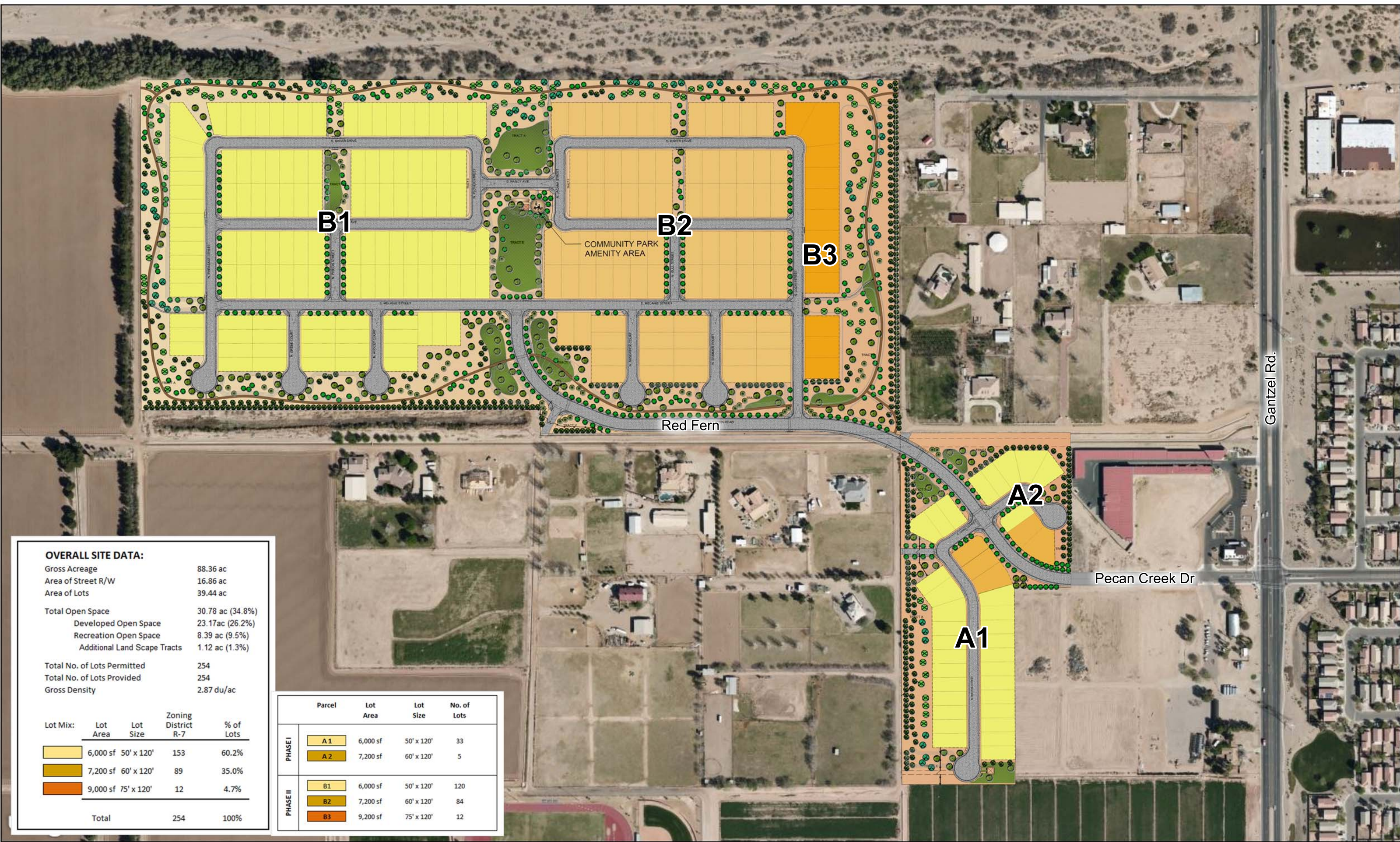
DESIGNED BY: BLM
DRAWN BY: BLM
CHECKED BY: DJM

1

SHEET 1 OF 1




PROJECT NUMBER

14403

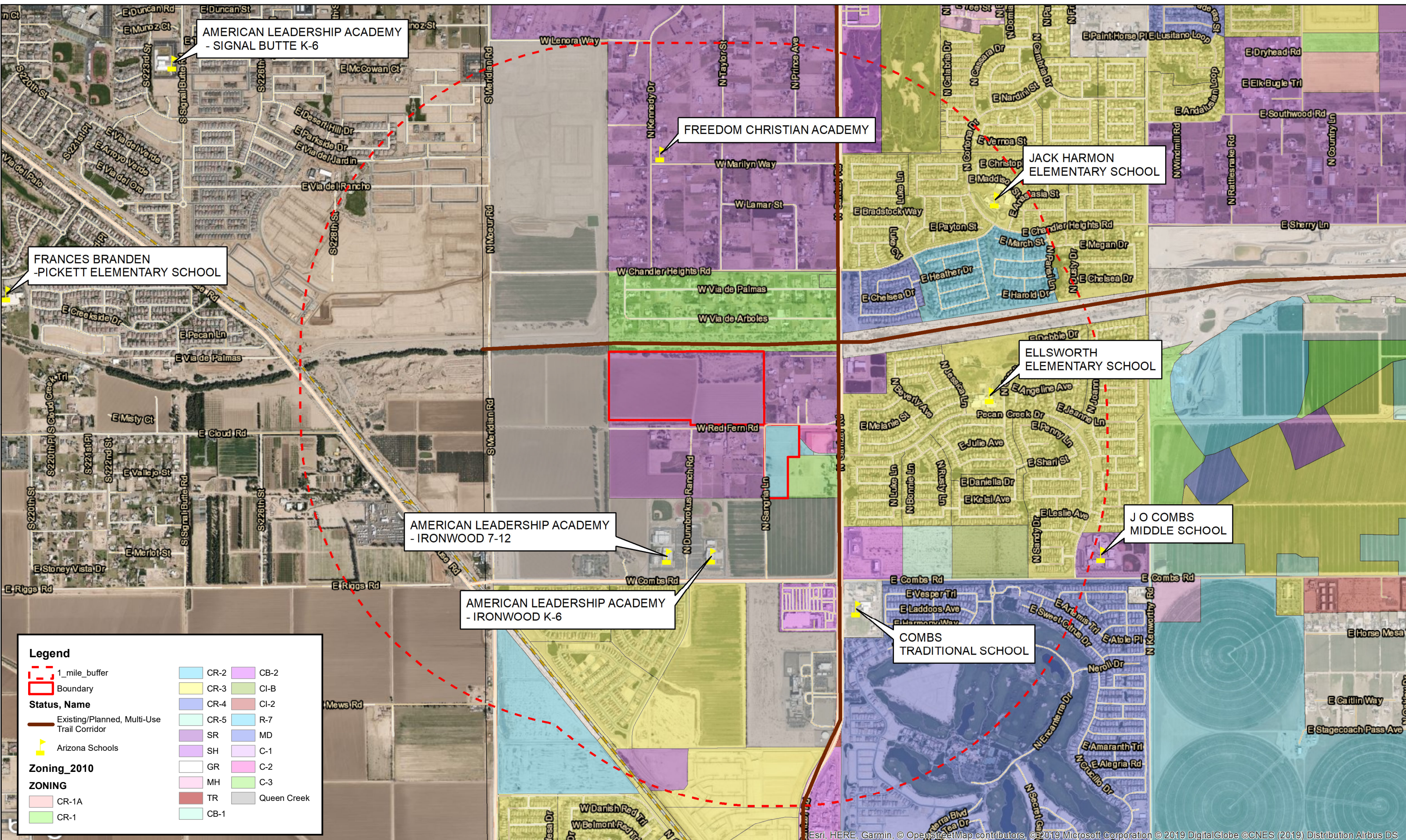


OVERALL SITE DATA:

Gross Acreage	88.36 ac
Area of Street R/W	16.86 ac
Area of Lots	39.44 ac
Total Open Space	30.78 ac (34.8%)
Developed Open Space	23.17ac (26.2%)
Recreation Open Space	8.39 ac (9.5%)
Additional Land Landscape Tracts	1.12 ac (1.3%)
Total No. of Lots Permitted	254
Total No. of Lots Provided	254
Gross Density	2.87 du/ac

Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	153	60.2%
	7,200 sf	60' x 120'	89	35.0%
	9,000 sf	75' x 120'	12	4.7%
Total			254	100%

	Parcel	Lot Area	Lot Size	No. of Lots
PHASE I	A1	6,000 sf	50' x 120'	33
	A2	7,200 sf	60' x 120'	5
PHASE II	B1	6,000 sf	50' x 120'	120
	B2	7,200 sf	60' x 120'	84
	B3	9,200 sf	75' x 120'	12

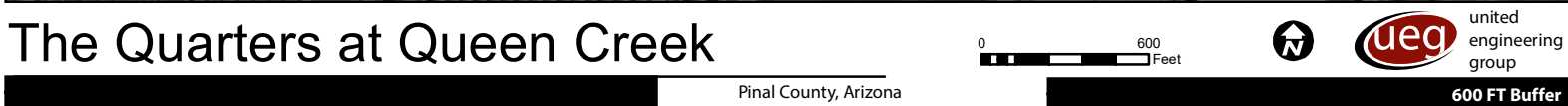


The Quarters at Queen Creek

Pinal County, Arizona



Exhibit C - Context Map



A horizontal scale bar with a black background and white markings. It is labeled '0' at the left end and '600' at the right end. The word 'Feet' is written to the right of the bar. The bar is divided into segments by white vertical lines.



600 FT Buffer

Appendix A

Rezone, PAD & CPA Applications

**APPLICATION FOR CHANGE OF ZONING REGULATIONS
IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

*(All applications **must** be typed or written in ink.)*

1. Pinal County Staff Coordinator: _____
2. Date of Concept Review: ____ / ____ / ____ Concept Review No.: CR - ____ - ____
3. The Legal Description of the Property: _____

4. Tax Assessor Parcel No(s): _____
5. Current Zoning *(Please provide Acreage Breakdown)*: _____
Requested Zoning *(Please provide Acreage Breakdown)*: _____
6. Parcel Size(s): _____
7. The existing use of the property is as follows: _____

8. The exact use proposed under this request: _____

9. Is the property located within three (3) miles of an incorporated community?
☐ YES ☐ NO
10. Is an annexation into a municipality currently in progress?
☐ YES ☐ NO
11. Is there a zoning violation on the property for which the owner has been cited?
☐ YES ☐ NO

If yes, zoning violation # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____

13. Explain why the proposed development is needed and necessary at this time. _____

RECEIPT #:

AMT:

DATE:

CASE:

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

5. What type of landscaping are you proposing to screen this use from your neighbors?

6. What type of signage are you proposing for the activity? Where will the signs be located?

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? ☐ YES ☐ NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☐ YES ☐ NO

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.


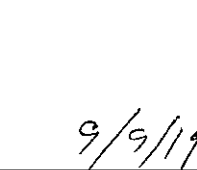
Name of Landowner (Applicant)	Address	Phone Number
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Signature of Landowner (Applicant)	E-Mail Address
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Sean Hamill

3205 W Ray Rd, Ste 1, Chandler AZ 85226 480-705-5372 x 114

Name of Agent	Address	Phone Number
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 Signature of Agent	<div style="display: flex; align-items: center;"><div style="flex: 1;"></div><div style="margin-left: 10px; text-align: center;">9/9/11</div></div> Signature of Agent	shamill@unitedeng.com E-Mail Address
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The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

**APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT
IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

*(All applications **must** be typed or written in ink.)*

1. Pinal County Staff Coordinator: _____
2. Date of Concept Review: ____ / ____ / ____ Concept Review No.: CR - ____ - ____
3. The Legal Description of the Property: _____

4. Tax Assessor Parcel No(s): _____
5. Current Zoning *(Please provide Acreage Breakdown)*: _____
Requested PAD Overlay District *(Please provide Acreage Breakdown)*: _____
6. Parcel Size(s): _____
7. The existing use of the property is as follows: _____

8. The exact use proposed under this request: _____

9. Is the property located within three (3) miles of an incorporated community?
☐ YES ☐ NO
10. Is an annexation into a municipality currently in progress?
☐ YES ☐ NO
11. Is there a zoning violation on the property for which the owner has been cited?
☐ YES ☐ NO

If yes, zoning violation # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____

13. Explain why the proposed development is needed and necessary at this time. _____

RECEIPT #:

AMT:

DATE:

CASE:

NAME OF PROJECT: _____ PLANNED AREA DEVELOPMENT

AMENDED DEVELOPMENT STANDARDS

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that will <u>NOT</u> be permitted in this Planned Area Development

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that <u>WILL BE</u> permitted in this Planned Area Development

See Attached
PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 / 1,200 (Circle One) feet of the subject parcel boundary.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
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Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

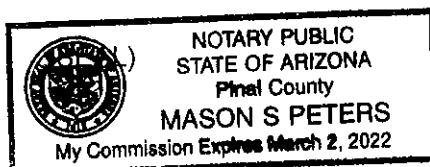
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 6 day of Sept, 2019,
at the office of United Engineering, and is accurate and complete to the best of my
knowledge.

[Signature]
Signature

9/6/19
Date

Acknowledged before me by Sean Hanqill, on this 6th
day of September, 2019.



[Signature]
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.


Name of Landowner (Applicant)	Address	Phone Number
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Signature of Landowner (Applicant)	E-Mail Address
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Sean Hamill

3205 W Ray Rd, Ste 1, Chandler AZ 85226 480-705-5372 x 114

Name of Agent	Address	Phone Number
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	9/9/11	shamill@unitedeng.com
Signature of Agent		E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

APPLICATION CHECKLIST

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY



A. Check the appropriate item:



This PAD is being submitted without a zone change request



This PAD is being submitted in conjunction with a zone change request.
The applicant must complete a zone change application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*



B. Hold a Neighborhood/Community Meeting:



1. Notify all property owners within 1200' (feet)



2. Hold the meeting within five (5) miles of the subject property



3. Hold the meeting between 5:00 pm – 9:00 pm



4. Include with the application the following:



a. Copy of Notice of Neighborhood/Community Meeting



b. List of property owners notified - *(Use page 6 of this application)*



c. Minutes of the meeting



d. Attendance sign-in sheet with names & addresses



C. Submit a completed “Agency Authorization” form *(if applicable)*.



D. Submit a “PAD Book” (written narrative) concerning the proposed development to include the following sections – *Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral Binding):*



1. Title Page



2. Purpose of Request



3. Description of Proposal



Nature of the Project



Proposed Land Uses



Building Types & Densities



Conformance to adopted Land Use Plans



Circulation and Recreation Systems

- ☒ 4. Relationship to surrounding properties within one mile
- ☒ 5. Schools
- ☒ 6. Public Services
- ☒ 7. Community Services and how will the need for these services be addressed
- ☒ 8. Location & Accessibility
- ☒ 9. Compliance with RSRS, Access Management Manual, October 2008
- ☒ 10. Utilities & Services
- ☒ 11. Ownership & Control – [See Section 2.176.240 (B)11]
- ☒ 12. Timing of Development (Phasing Schedule)
- ☒ 13. Conformance with the Comprehensive Plan
- ☒ 14. Recreational Amenities
- ☒ 15. Fences, Walls & Screening
- ☒ 16. Total number of dwelling units
- ☒ 17. Maximum Residential Density of each planning unit
- ☒ 18. Total number of parking spaces for recreational facilities
- ☒ 19. Type of landscaping
- ☒ 20. Preliminary hydrologic data and a statement on drainage
- ☒ 21. Additional Information for Commercial & Industrial Uses *(if applicable)*:
 - ☐ Total Area in acres proposed *(Commercial & Industrial Separated)*
 - ☐ Approximate retail sales floor area *(Commercial)*
 - ☐ The uses proposed based on permitted uses in the base zone.
 - ☐ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- ☒ 23. Tables:
 - ☒ a. Land Use Table(s) to include the following:
 - 1) Total Acreage of the site
 - 2) Total Area of arterial & collector streets
 - 3) Total Area & Percent of Open Space
 - 4) Total Number of each type of dwelling unit

- 5) Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- 6) The Overall proposed Density

- ☒ b. Amended Development Standards Table comparing proposed and current zoning code standards for:
- 1) Minimum Lot Area
 - 2) Minimum Lot Width
 - 3) Minimum Building Setbacks
 - 4) Maximum Building Height
 - 5) Minimum Distance between main & detached accessory buildings
 - 6) Buildable Area

- ☒ c. Amended Use Tables:
- 1) Permitted Uses
 - 2) Non-Permitted Uses

- ☒ d. Utilities & Services Table of type and source:
- 1) Sewer
 - 2) Water
 - 3) Electric
 - 4) Telephone
 - 5) Police
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal

- ☒ 24. Appendix, as applicable



- E. **Submit a map** that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- ☒ 1. Zoning Boundaries
- ☒ 2. Street Alignment
- ☒ 3. Open Space
- ☒ 4. Trails



- F. **Submit a current preliminary Title Report** (*dated within 60 days prior to application*)



- G. **Submit a Development Plan.** The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:



1. Site Plan:

- ☒ a. Title of project as shown in the narrative report, such as ***"Planned Area Development for (insert name of Development)"*** in bold letters.
- ☒ b. Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ☒ c. North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
- ☒ d. Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
- ☒ e. Existing Zone designation & requested zone change (*as applicable*)
- ☒ f. Legal Description of total site
- ☒ g. Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ☒ h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ☒ i. Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ☒ j. Location of all existing structures and significant natural features.
- ☒ k. Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- ☒ l. All points of ingress and egress.
- ☒ ~~m. Parking Areas.~~
- ☒ n. Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ☒ o. Indicate and/or label (*as applicable*):
 - 1) Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - 2) Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
 - 3) Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - 4) Phase Lines (*as applicable*).
- ☒ p. Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - 1) Each type of dwelling unit
 - 2) Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).

- ☒ q. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ☒ r. Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ☒ s. Location and types of existing and proposed landscaping.
- ☒ t. Designated Flood Zone

☒ **2. Quantitative Development Data Tables**

- ☒ a. Land Use table to include:
 - 1) Total Gross Acreage of site
 - 2) Total Area of Streets (Public & Private)
 - 3) Total Area of Public Open Space
 - 4) Total Net Area of all intended uses
 - 5) Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
 - 6) Total Dwelling Units permitted under base zoning district
 - 7) Total number of each dwelling type including range and mixture of lot sizes within each base zone
 - 8) Grand Total of Dwelling Units
 - 9) Overall Density proposed
- ☒ b. Zoning Comparison Table of Existing & Proposed to include:
 - 1) Lot area per dwelling unit
 - 2) Setbacks
 - 3) Minimum Lot Widths
 - 4) Maximum Building Heights
 - 5) Parking
- ☒ c. Utility & Services Table indicating type and source:
 - 1) Sewer
 - 2) Electric
 - 3) Telephone
 - 4) Water
 - 5) Police/Security
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal
- ☒ d. Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.



H. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176.250 (B) (25) of the PCDSC for further clarification:

- ☒ **1. Reviewed the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM).**

☒ **2. Site Analysis**

- ☒ **a. Aerial Photo**
 - 1) Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
 - 2) Site Analysis should be produced in an **8½" X 11" format for text**
 - 3) Site Analysis should be produced in an **24" X 36" format for plans**
- ☒ **b. Total acreage of proposed development**
- ☒ **c. Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.**
- ☒ **d. A concept drawing of the proposed development including:**
 - 1) Gross Site Area
 - 2) Number of proposed lots
 - 3) Proposed Arterial & Collector street circulation system
 - 4) Proposed lot size(s),
 - 5) Proposed Retention/detention areas
 - 6) Proposed Development Phasing
- ☒ **e. The Target Market of the proposed development – (*See OSRAM Guideline Manual*)**
- ☒ **f. Existing and proposed developed or conservation open space areas and multi-use path and trail corridors within proximity to the proposed development:**
 - 1) within one (1) mile in proximity of the proposed development of less than 800 gross acres
 - 2) within three (3) miles in proximity of the proposed development of 800 gross acres or more.
- ☒ **g. Narrative Describing:**
 - 1) How the proposed development will integrate into the County's overall open space and trail system as depicted in the plan
 - 2) How the requirements for Developed and/or Conservation Open Space, recreation areas and multi-use path and trails are met.
- ☒ **h. A pedestrian circulation system**
- ☒ **i. A Slope Analysis identifying the following slope categories:**
 - 1) 0% - 5%
 - 2) 5% - 10%
 - 3) 10% and greater
- ☒ **j. Identification of wash corridors and preliminary hydrologic information for the contributing watershed.**
- ☒ **k. Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.**
- ☒ **l. Identification of potential view corridors.**

- ☒ m. Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ☒ n. A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys.
- ☒ o. The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions.
- ☒ p. The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.



I. **Submit a Landscape Plan** that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC for further clarification:*

☐ ~~1. A Vegetation Salvage Plan~~

- ☒ 2. Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- ☒ 3. Extent and location of all plant materials and other landscape features.
- ☒ 4. Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ☒ 5. Location of Water Outlets.



J. **Reviewed, Met, and/or Addressed** the following in Chapter 2.176 of the PCDSC:

- ☒ 1. Minimum requirements for Open Space – (*Section 130*)
- ☒ 2. Uses permitted within open space areas – (*Section 140*)
- ☒ 3. Uses prohibited within open space areas – (*Section 150*)
- ☒ 4. Minimum requirements for recreation areas – (*Section 160*)
- ☒ 5. Minimum requirements for multi-use paths and trails – (*Section 170*)
- ☒ 6. Minimum requirements for storm water retention & detention basins – (*Section 180*)
- ☒ 7. Minimum requirements for streetscapes & entryways – (*Section 190*)
- ☒ 8. Minimum requirements for conservation open space – (*Section 200*)



K. **Submit a Master Sign Plan** detailing the location and type of all proposed signage for the project.



L. **Submit a Preliminary Drainage Report**



M. **Submit a Preliminary Traffic Impact Assessment (TIA)**



N. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of the PAD boundary.



O. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.



P. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).



Q. **Submit** separate preliminary reports or master plans for:

- ☒ 1. Storm water drainage
- ☒ 2. Wastewater
- ☒ 3. Domestic water service.



R. **Submit** additional materials required for specific types of commercial and industrial uses as follows (*as applicable*):

☐ **1. Commercial Uses:**

- ☐ a. Retail sales floor area and total area proposed for commercial development
- ☐ b. Type of uses proposed

☐ **2. Industrial Uses**

- ☐ a. Total Area proposed for industrial uses
- ☐ b. Types of uses proposed
- ☐ c. Anticipated employment for development per major phases

☐ **3. Standards of:**

- ☐ a. Height
- ☐ b. Open Space
- ☐ c. Buffering
- ☐ d. Landscaping
- ☐ e. Pedestrian & Vehicular circulation
- ☒ f. Off-street parking & Loading

☐ ~~g. Signs~~

☐ ~~h. Nuisance Controls~~



S. **Complete and Submit the "Comprehensive Plan Compliance Checklist"**



T. Non-Refundable \$1,000.00 filing fee for a Planned Area Development



U. **Submit one (1) hard copy** of all documentation outlined in the PAD application and one (1) **digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.



V. **Submit one (1) CD** which contains:

- ☒ 1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

- ☐ 2. An AutoCAD (.dwg file), which includes the following layers:

- ☐ a. Parcel
- ☐ b. Right-of-way
- ☐ c. Sub-perimeter
- ☐ d. Centerlines
- ☐ e. Section Lines
- ☐ f. Street names
- ☐ g. Lot-numbers
- ☐ h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.
(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).



W. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 13 of this application for illustrative details).*



X. Signature at the end of the "**Checklist**" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Signature

Date

Appendix B

Legal Description & Assessor Map

EXHIBIT "A"
GANTZEL & COMBS (PARCEL A) - LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 17 MINUTES 23 SECONDS EAST A DISTANCE OF 2642.35 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST A DISTANCE OF 1304.40 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 29 SECONDS EAST A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 1261.00 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 85.03 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS WEST A DISTANCE OF 1398.44 FEET;

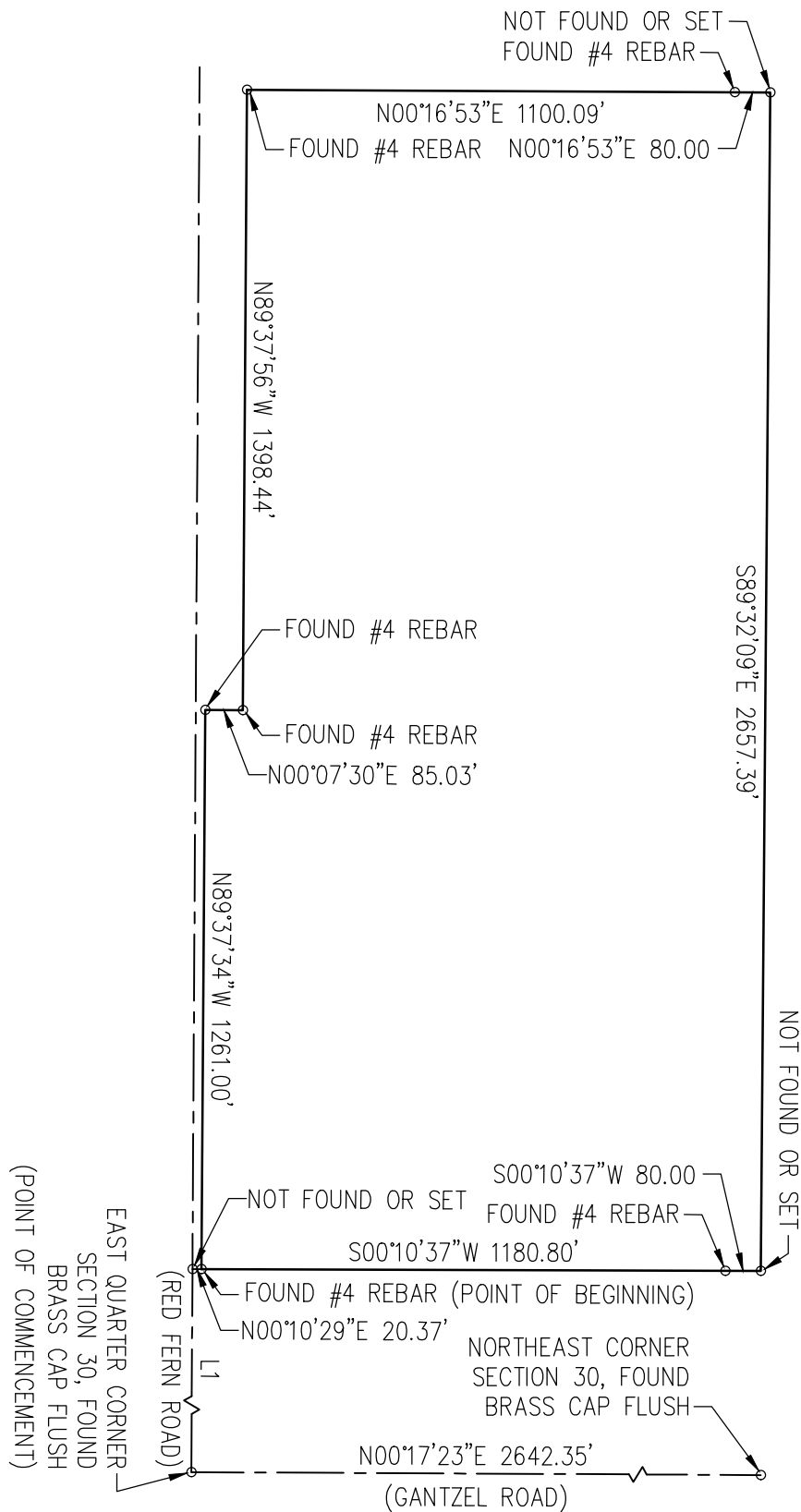
THENCE NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 1100.09 FEET;

THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 09 SECONDS EAST A DISTANCE OF 2657.39 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 80.00 FEET;

THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 1180.80 FEET TO THE POINT OF BEGINNING.



LINE TABLE		
LINE #	LENGTH	BEARING
L1	1304.40'	N89°39'32"W

EXHIBIT B

GANTZEL & COMBS - PARCEL A
PINAL COUNTY, ARIZONA



united engineering group

3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5376
www.unitedeng.com

EXHIBIT "A"
GANTZEL & COMBS (PARCEL B) - LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 13 MINUTES 09 SECONDS WEST A DISTANCE OF 2642.66 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 707.52 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST A DISTANCE OF 532.95 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 28 SECONDS WEST A DISTANCE OF 197.58 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 33 SECONDS EAST A DISTANCE OF 703.68 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST A DISTANCE OF 396.68 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 1256.44 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS EAST A DISTANCE OF 597.08 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	707.52'	S89°51'00"W
L2	532.95'	S00°13'11"E
L3	197.58'	S89°48'28"W
L4	396.68'	S89°53'57"W
L5	20.00'	S00°13'11"E

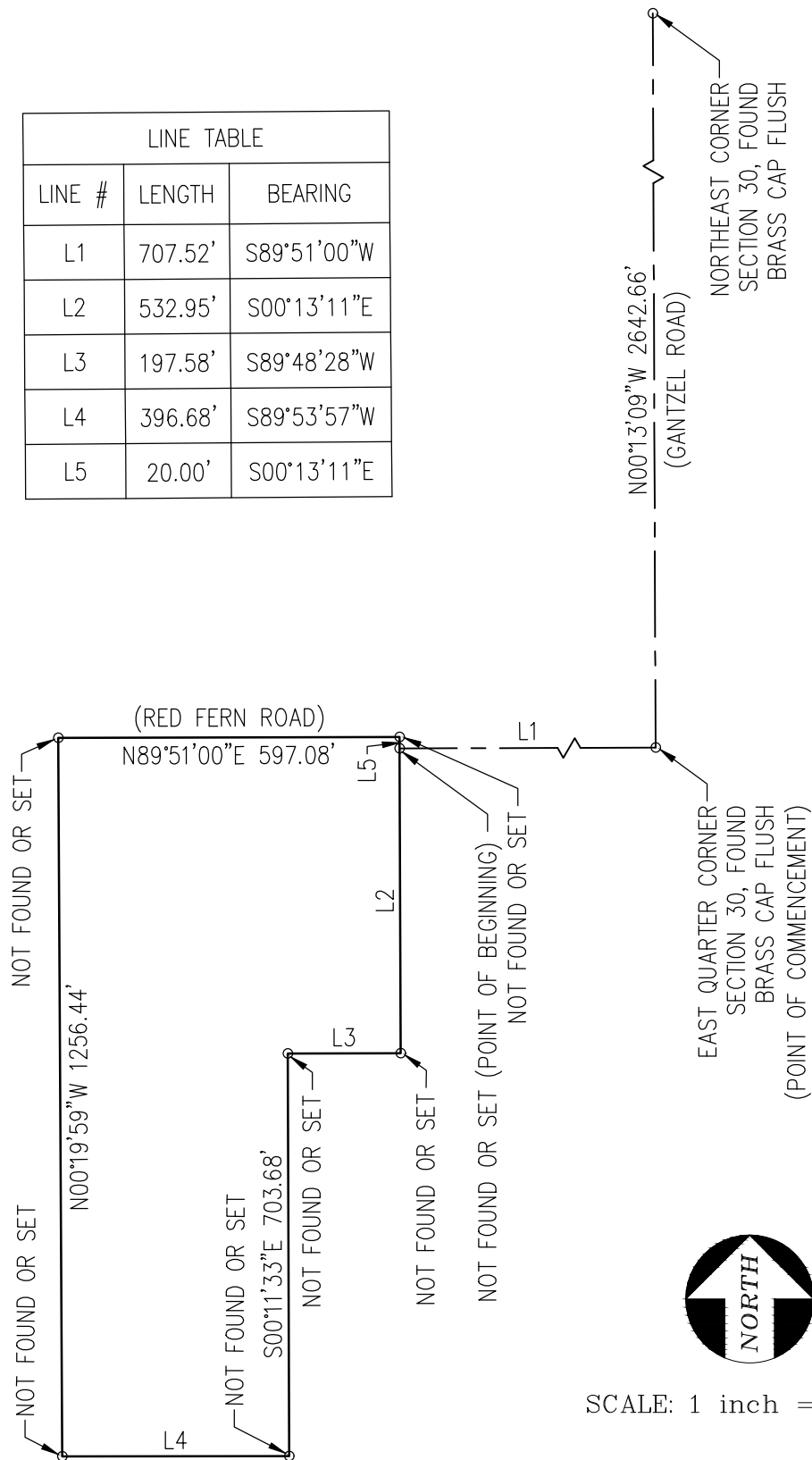


EXHIBIT B

GANTZEL & COMBS - PARCEL B
PINAL COUNTY, ARIZONA



united engineering group

3205 W. Ray Road
Chandler, AZ 85226
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Fax: 480.705.5376
www.unitedeng.com

Appendix C

School District Correspondence

Sean M. Hamill

From: Blanchard, Gayle <gblanchard@jocombs.org>
Sent: Wednesday, June 12, 2019 11:18 AM
To: Sean M. Hamill
Cc: Karla Slovisky; Greg Wyman
Subject: Re: New Development - Gantzel & Combs.

Good Morning Mr. Hamill,

Thank you for the information on the proposed development within the J.O. Combs Unified School District. This email will serve as notification that the district has the capacity to accommodate the demand generated by this new development.

You will need to reach out to Pinal County Planning and Zoning as they will send the district a written document/questionnaire that will assist them in their approval process. This document will also help in the creation of a developer's agreement which will outline rooftop fees.

I am retiring at the end of this month, so moving forward, will you please send any correspondence to the following individuals:

Dr. Greg Wyman-Superintendent
gwyman@jocombs.org

Karla Slovisky-Business Manager
kslovitsky@jocombs.org

Thank you.
Gayle

*Gayle A. Blanchard, Ed.D.
Superintendent
J.O. Combs Unified School District
301 E. Combs Rd.
San Tan Valley, AZ 85140
480-987-5300*



On Tue, Jun 11, 2019 at 11:45 AM Sean M. Hamill <shamill@unitedeng.com> wrote:

Superintendent Blanchard,

Hello, my name is Sean Hamill and I'm with United Engineering Group. I'm reaching out to inform you of our plan to entitle a 254 lot subdivision within the J.O. Combs Unified School District. The property is located northwest of the intersection of Gantzel and Combs Rd. Please find the attached site plan for your review. As part of our entitlement efforts, we must reach out to your school district and inquire about your capacity to accommodate the demand generated by this new development. If you could please provide such information, we would greatly appreciate it.

Should you have any comments or concerns, please feel free to reach out.

Sean M. Hamill

Project Manager | GIS



3205 W. Ray Road | Chandler, Arizona 85226

480.705.5372 x 114 | 602.570.8704 cell

www.unitedeng.com | shamill@unitedeng.com | [QR](#)

 Please consider the environment before printing this email.

Appendix D

Preliminary Landscape Plans



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL./ 24" BOX
	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM	15 GAL.
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	15 GAL./ 24" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	15 GAL.
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL./ 24" BOX
SHRUBS/ VINES			
	DODONAEA VISCOSA 'PURPUREA'	HOP BUSH	5 GAL.
	EREMOPHILA GLABRA SPP. CARNOSA	WINTER BLAZE	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.
	LEUCOPHYLLUM ZYGOPHYLLUM	CIMARRON SAGE	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	RUELLIA BRITTONIANA	BRITISH RUELLIA	5 GAL.
	SENNA ARTEMISIOIDES	CASSIA	5 GAL.
	TECOMA STANS	'GOLD STAR' YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE DESMETTIANA	AGAVE	5 GAL.
	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	1 GAL.
	MUHLENBERGIA RIGENS 'NASHVILLE'	NASHVILLE MUHLY GRASS	1 GAL.
	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL.
GROUND COVER			
	ACACIA REDOLENS	DESERT CARPET	1 GAL.
	EREMOPHILA GLABRA	OUTBACK SUNRISE EMU	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	MELAMPodium LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
	PENSTEMON PARRYI	PARRY'S PENSTEMON	1 GAL.
	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY	1 GAL.
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.
	TURF	HYDROSEED BERMUDA	
INERT GROUND COVER			
	DECOMPOSED GRANITE	TBD	1/2" SCREENED (2" MIN. DEPTH)
	DECOMPOSED GRANITE TRAIL	TBD	1/4" MINUS (3" MIN. DEPTH)
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	12" DEPTH 8" DEPTH

SITE DATA

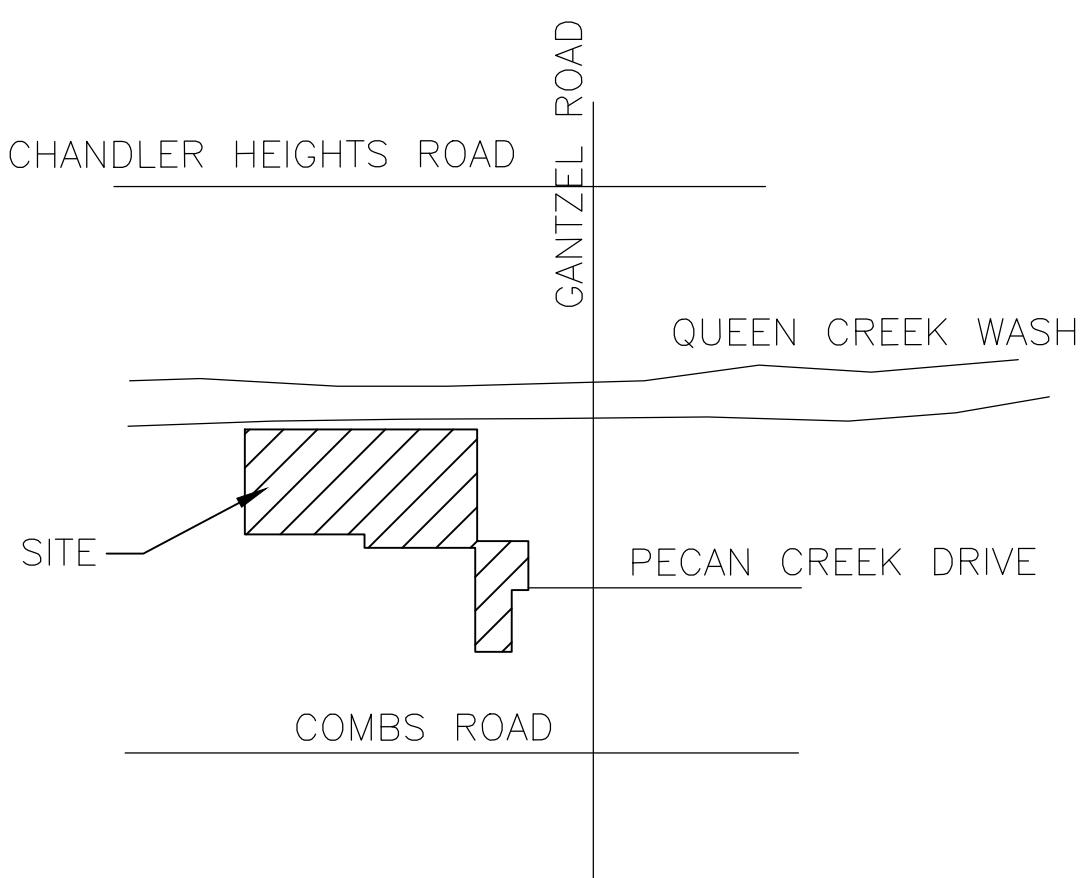
GROSS ACREAGE	88.36 AC
NET ACREAGE	88.36 AC
AREA OF LOCAL STREET R/W	17.23 AC (19.5%)
AREA OF LOTS	39.45 AC (44.7%)

TOTAL OPEN SPACE	30.91 AC (35.0%)
DEVELOPED OPEN SPACE	22.91 AC (25.9%)
RECREATION OPEN SPACE	8.00 AC (9.1%)
ADDITIONAL LANDSCAPE TRACTS	0.77 AC (1.0%)
TOTAL OPEN SPACE & LS TRACTS	31.68 AC (35.9%)

TOTAL NUMBER OF SINGLE FAMILY LOTS	254 LOTS
GROSS DENSITY	2.87 DU/AC
AVERAGE AREA PER LOT	6,739 SF

SHEET INDEX

SHEET	TITLE
PL-1	COVER SHEET
PL-2	PRELIMINARY LANDSCAPE PLAN
PL-3	MASTER SIGN AND WALL PLAN
PL-4	SIGN AND WALL ELEVATIONS
PL-5	OPEN SPACE AND RECREATION PLAN/ CONSERVATION PLAN/ PEDESTRIAN PATH AND TRAILS PLAN
PL-6	STREET/ PERIMETER BUFFER CROSS SECTIONS
PL-7	COLORS RENDERING
	NO NATIVE PLANT INVENTORY- NO EXISTING TREES, CURRENTLY EXISTING FARM FIELDS.



VICINITY MAP



PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH PINAL COUNTY STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY PINAL COUNTY. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

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

GRADING

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

OPEN SPACE REQ.

OPEN SPACE:	30.91 AC
TREES: 1 PER 1,000 S.F.	1,346 REQ./ 1,375 PROVIDED
(30.91 AC X 43,560 S.F./ 1,000)	
TREES: 15 GALLON, 50% MUST BE 24" BOX MIN.	673- 24" BOX REQ./ 690 PROVIDED

CHAPTER 2.176.160-200 MIN. REQUIREMENTS HAVE BEEN MET.

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL PLACED IN PUBLIC RIGHTS-OF-WAY SHALL BE ON AN ACTIVE MANAGEMENT AREA LOW WATER USE PLANT LIST AND APPROVED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- AVOID HIDDEN BASINS, WHICH DO NOT PROVIDE VISIBILITY AND MAY CREATE SAFETY CONCERNS.
- ALL TREES PLACED IN PUBLIC RIGHTS-OF-WAY SHALL BE PRUNED UP AND MAINTAINED AT A SEVEN (7) FOOT MINIMUM CANOPY HEIGHT.
- WITHIN BASINS, A MINIMUM TWO INCH DEPTH OF ½-INCH MINUS, OR LARGER, DECOMPOSED GRANITE SHOULD BE SPECIFIED ON LANDSCAPE PLANS FOR ALL PLANTED AREAS WITHIN RETENTION/DETENTION BASINS.
- THE MINIMUM WIDTH OF THE LANDSCAPE AREA BETWEEN THE TOP OF SLOPE OF RETENTION/DETENTION BASINS AND ANY EXISTING OR PROPOSED PROPERTY LINE, INTERNAL LOT LINE, OR STREET RIGHT-OF-WAYS SHOULD BE FIVE (5) FEET.
- WITHIN BASINS, LIVE VEGETATIVE PLANT MATERIAL SHOULD CONSIST OF: A) A MINIMUM OF FIFTY PERCENT (50%) VEGETATIVE GROUND COVER THAT DOES NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT, AND B) NO MORE THAN FIFTY PERCENT (50%) TREES AND SHRUBS. TREE AND SHRUB COVERAGE AREA WILL BE DETERMINED BY CALCULATING TWO THIRDS (2/3) THE MATURE CANOPY SIZE OF THE TREE AND/OR SHRUB.
- WHERE THE SIZE OF THE BRIDGES OVER RETENTION/DETENTION AREAS AND DRAINAGE-WAYS MUST BE A MINIMUM OF 12 FEET HIGH AND 12 FEET WIDE IN ORDER TO ACCOMMODATE WATER FLOWS, GRADE SEPARATED CROSSINGS SHOULD BE USED AT PARKWAY, ARTERIAL AND MAJOR COLLECTOR ROADWAY CROSSINGS OF THE COUNTY TRAILS AND MULTI-USE TRAILS THAT ARE DEPICTED IN THE COMPREHENSIVE PLAN.
- CLUSTERING OF TREES AND SHRUBS IS ENCOURAGED TO ACCENT FOCAL POINTS OR LANDMARKS AND TO PROVIDE VARIETY TO THE STREETScape. CONTOURING OF THE GROUND AND PLACEMENT OF MOUNDS AND EARTH BERMS ALONG STREETS IS RECOMMENDED.
- A MINIMUM OF TWENTY-FIVE (25) PERCENT OF ALL FRONTAGE LANDSCAPED AREAS SHOULD BE COVERED WITH VEGETATIVE OR ORGANIC GROUND COVER CONSISTING OF LIVING PLANT MATERIALS CHARACTERIZED BY HORIZONTAL GROWTH WHICH GENERALLY DOES NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT.
- A MINIMUM TWO INCH DEPTH OF ½-INCH MINUS, OR LARGER, DECOMPOSED GRANITE SHOULD BE SPECIFIED ON LANDSCAPE PLANS FOR ALL PLANTED AREAS.
- ALL RECREATION AREAS WITHIN THE DEVELOPMENT SHOULD BE CONNECTED THROUGH A MULTI-USE PATH OR TRAIL SYSTEM. THE MULTI-USE PATH OR TRAIL SYSTEM SHOULD PROVIDE LINKAGES TO OPEN SPACE, RECREATION AREAS, TRAILS, PATHS, BIKEWAYS, SCHOOLS AND COMMERCIAL PARCELS WITHIN THE PROPOSED DEVELOPMENT AS WELL AS TO ADJACENT NEIGHBORHOODS AND COMMUNITIES, AND THE COUNTY'S TRAIL SYSTEM, IF APPLICABLE.

PRELIMINARY
NOT FOR
CONSTRUCTION

TRACT TABLE				TRACT TABLE			
TRACT	SQ. FT.	ACRES	USAGE	TRACT	SQ. FT.	ACRES	USAGE
Tract A	897167.10	20.5961	OPEN SPACE, LANDSCAPE, DRAINAGE, TRAIL	Tract N	7200.00	0.1653	OPEN SPACE, LANDSCAPE
Tract B	2245.67	0.0516	OPEN SPACE, LANDSCAPE	Tract O	2245.67	0.0516	OPEN SPACE, LANDSCAPE
Tract C	24000.00	0.5510	OPEN SPACE, LANDSCAPE, DRAINAGE, TRAIL	Tract P	2245.67	0.0516	OPEN SPACE, LANDSCAPE
Tract D	2245.67	0.0516	OPEN SPACE, LANDSCAPE	Tract Q	1122.84	0.0258	OPEN SPACE, LANDSCAPE
Tract E	79951.94	1.8354	OPEN SPACE, LANDSCAPE, DRAINAGE, TRAIL	Tract R	111430.60	2.5581	OPEN SPACE, LANDSCAPE, DRAINAGE, TRAIL
Tract F	2245.67	0.0516	OPEN SPACE, LANDSCAPE	Tract S	1122.84	0.0258	OPEN SPACE, LANDSCAPE
Tract G	10320.00	0.2369	OPEN SPACE, LANDSCAPE, DRAINAGE, TRAIL	Tract T	2245.67	0.0516	OPEN SPACE, LANDSCAPE
Tract H	2245.67	0.0516	OPEN SPACE, LANDSCAPE	Tract U	2245.67	0.0516	OPEN SPACE, LANDSCAPE
Tract I	2245.67	0.0516	OPEN SPACE, LANDSCAPE	Tract V	9835.77	0.2258	OPEN SPACE, LANDSCAPE
Tract J	2245.67	0.0516	OPEN SPACE, LANDSCAPE	Tract W	61532.10	1.4126	OPEN SPACE, LANDSCAPE, DRAINAGE
Tract K	2245.67	0.0516	OPEN SPACE, LANDSCAPE	Tract X	31468.41	0.7224	OPEN SPACE, LANDSCAPE, DRAINAGE
Tract L	2245.67	0.0516	OPEN SPACE, LANDSCAPE	Tract Y	110158.84	2.5289	OPEN SPACE, LANDSCAPE, DRAINAGE
Tract M	2245.67	0.0516	OPEN SPACE, LANDSCAPE	Tract Z	8287.99	0.1903	OPEN SPACE, LANDSCAPE



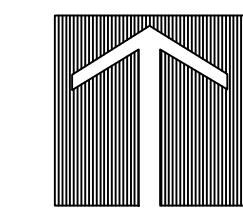
JUDICIAL COUNCIL, AZ.

PRELIMINARY LANDSCAPE PLAN

PROJECT #: 19013
DATE: 4.23.20
DRAWN BY: EM
REV # DATE
8.24.20 (COUNTY COMMENTS)

MEET

PL-2
PLEASE RECYCLE





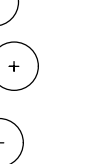

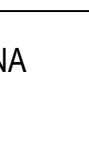
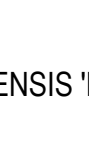


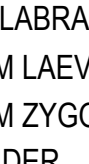
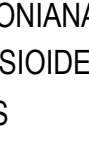




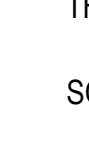
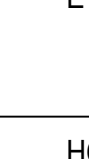
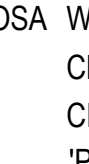
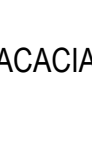
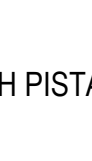


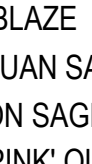
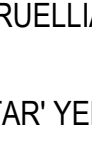





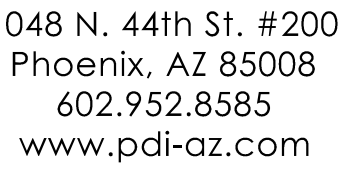
NORTH



SCALE: 1" = 150'

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL./ 24" BOX
	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM	15 GAL.
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	15 GAL./ 24" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	15 GAL.
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL./ 24" BOX
SHRUBS/ VINES			
	DODONAEA VISCOSA 'PURPUREA'	HOP BUSH	5 GAL.
	EREMOPHILA GLABRA SPP. CARNOSA	WINTER BLAZE	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.
	LEUCOPHYLLUM ZYGOPHYLLUM	CHIMARRON SAGE	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	RUELLIA BRITTONIANA	BRITISH RUELLIA	5 GAL.
	SENNA ARTEMISIOIDES	CASSIA	5 GAL.
	TECOMA STANS	'GOLD STAR' YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE DESMETTIANA	AGAVE	5 GAL.
	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	1 GAL.
	MUHLENBERGIA RIGENS 'NASHVILLE'	NASHVILLE MUHLY GRASS	1 GAL.
	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL.
GROUND COVER			
	ACACIA REDOLENS	DESERT CARPET	1 GAL.
	EREMOPHILA GLABRA	OUTBACK SUNRISE EMU	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	MELAMPodium LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
	PENSTEMON PARRYI	PARRY'S PENSTEMON	1 GAL.
	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY	1 GAL.
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.
	TURF	HYDROSEED BERMUDA	
INERT GROUND COVER			
	DECOMPOSED GRANITE	COLOR TBD	1/2" SCREENED (2" MIN. DEPTH)
	DECOMPOSED GRANITE TRAIL	COLOR TBD	1/4" MINUS (3" MIN. DEPTH)
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	12" DEPTH 8" DEPTH



THE QUARTERS AT QUEEN CREEK
PINAL COUNTY, AZ.

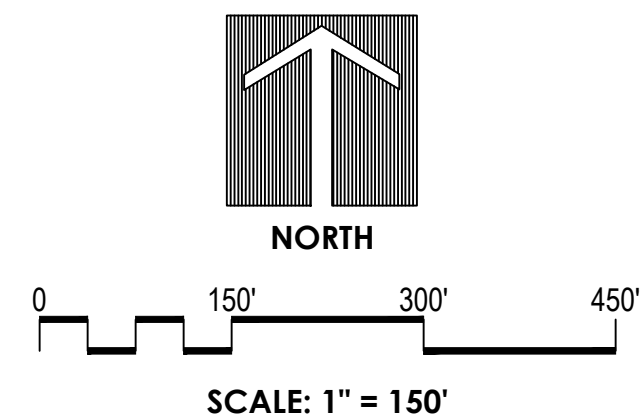
PRELIMINARY LANDSCAPE PLAN

PRELIMINARY WALL PLAN

PROJECT #: 19013
DATE: 4.23.20
DRAWN BY: EM
REV # DATE
8.24.20 (COUNTY COMMENTS)

















SHEET

PL-3



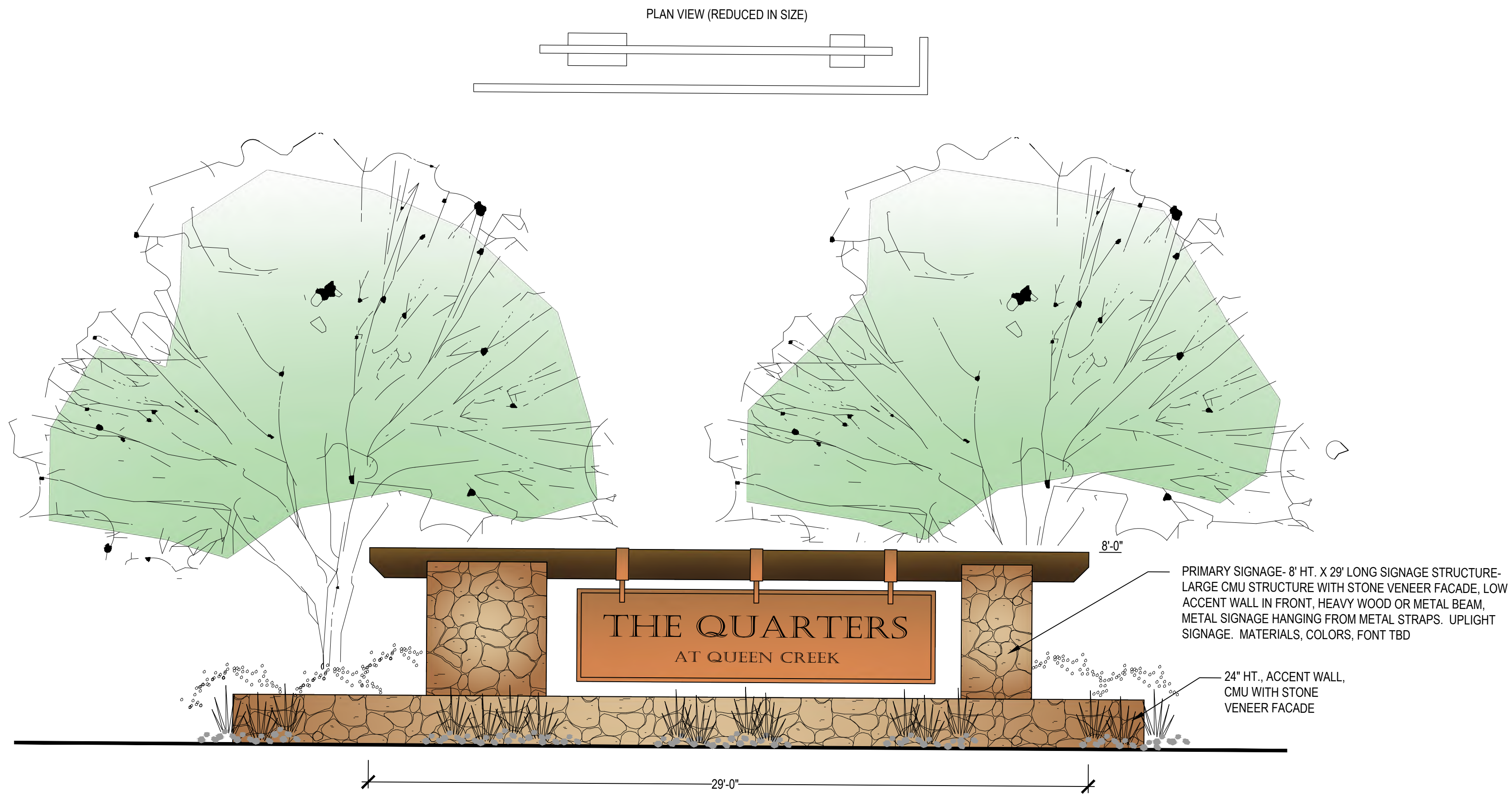
**PRELIMINARY
NOT FOR
CONSTRUCTION**

WALL KEY NOTES

 P1	 1	6' HT. PRIMARY THEME WALL
 P2	 2	6' HT. SECONDARY THEME WALL.
 V1	 3	VIEW FENCE- 2' W.I. OVER 4' CMU
 SR	 4	SPLIT RAIL FENCE
 B1	 5	6' HT. BUILDER WALL
	 6	THEME WALL COLUMN
	 7	PRIMARY ENTRY MONUMENT SIGN.
	 8	SECONDARY ENTRY MONUMENT SIGN.

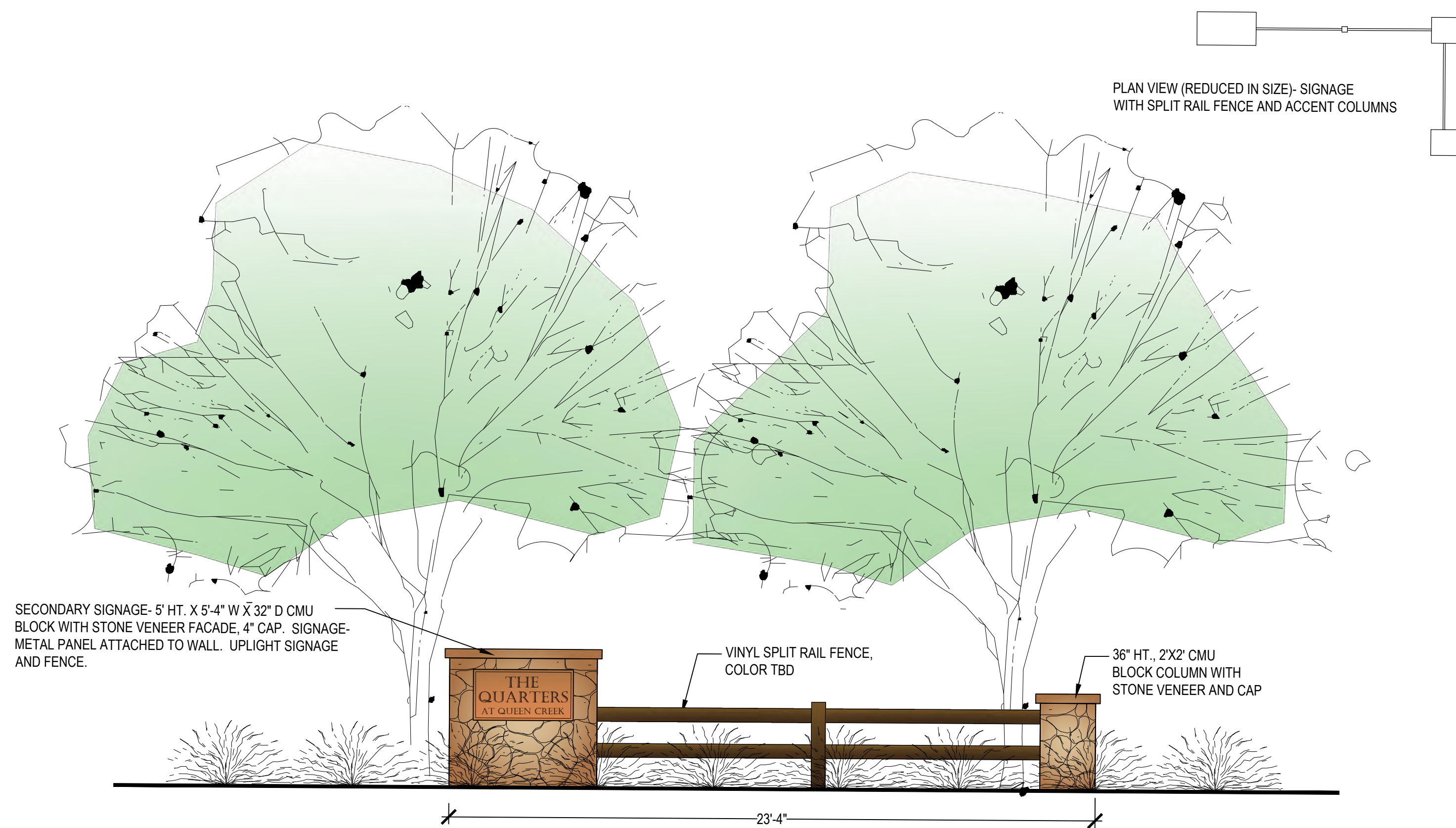
NOTE: SEE NEXT SHEET FOR WALL ELEVATIONS

NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.



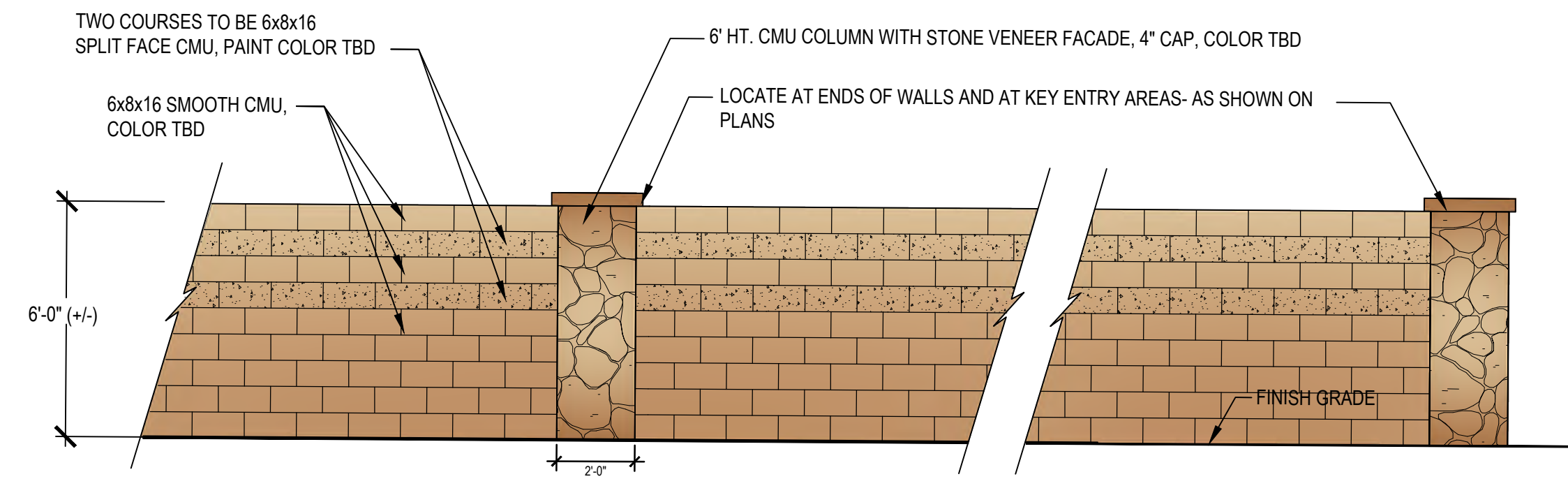
7 PRIMARY ENTRY MONUMENTATION

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



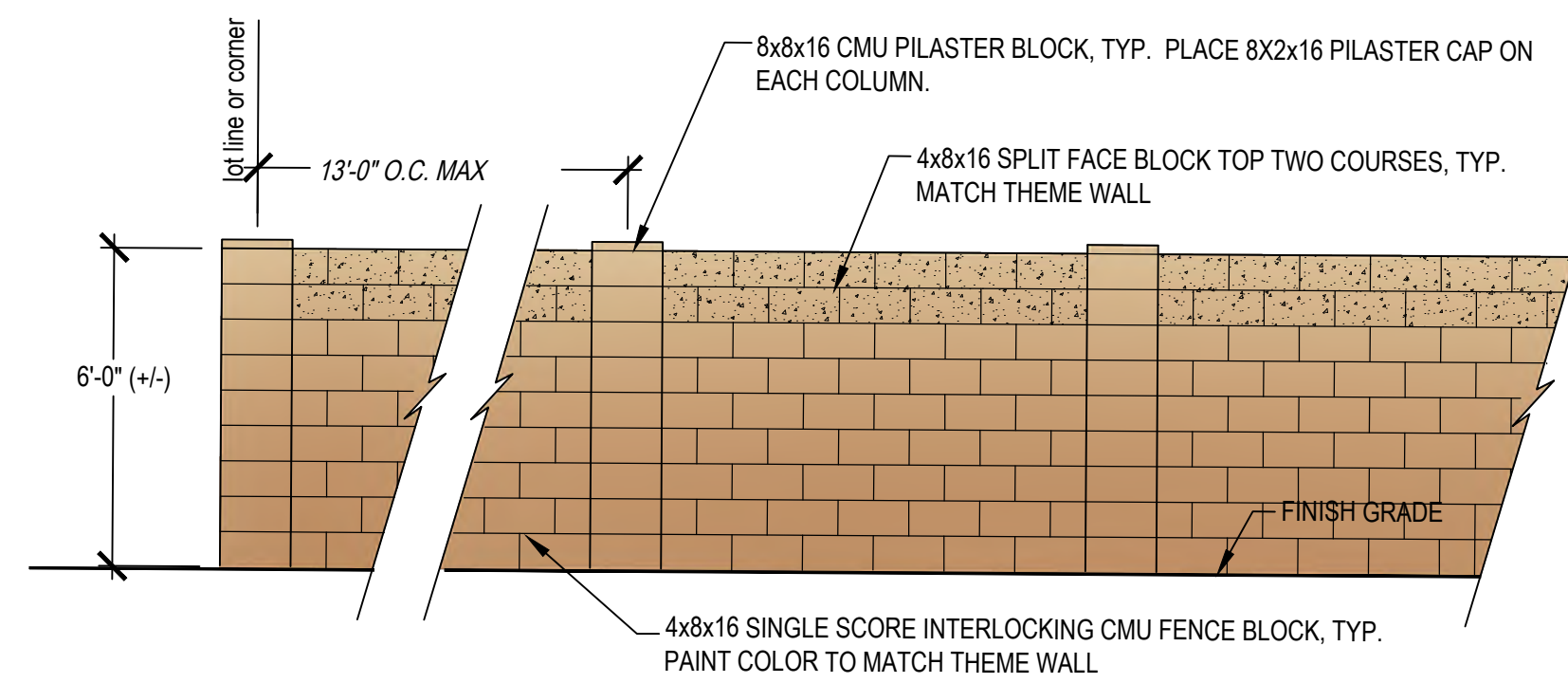
8 SECONDARY ENTRY MONUMENTATION

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



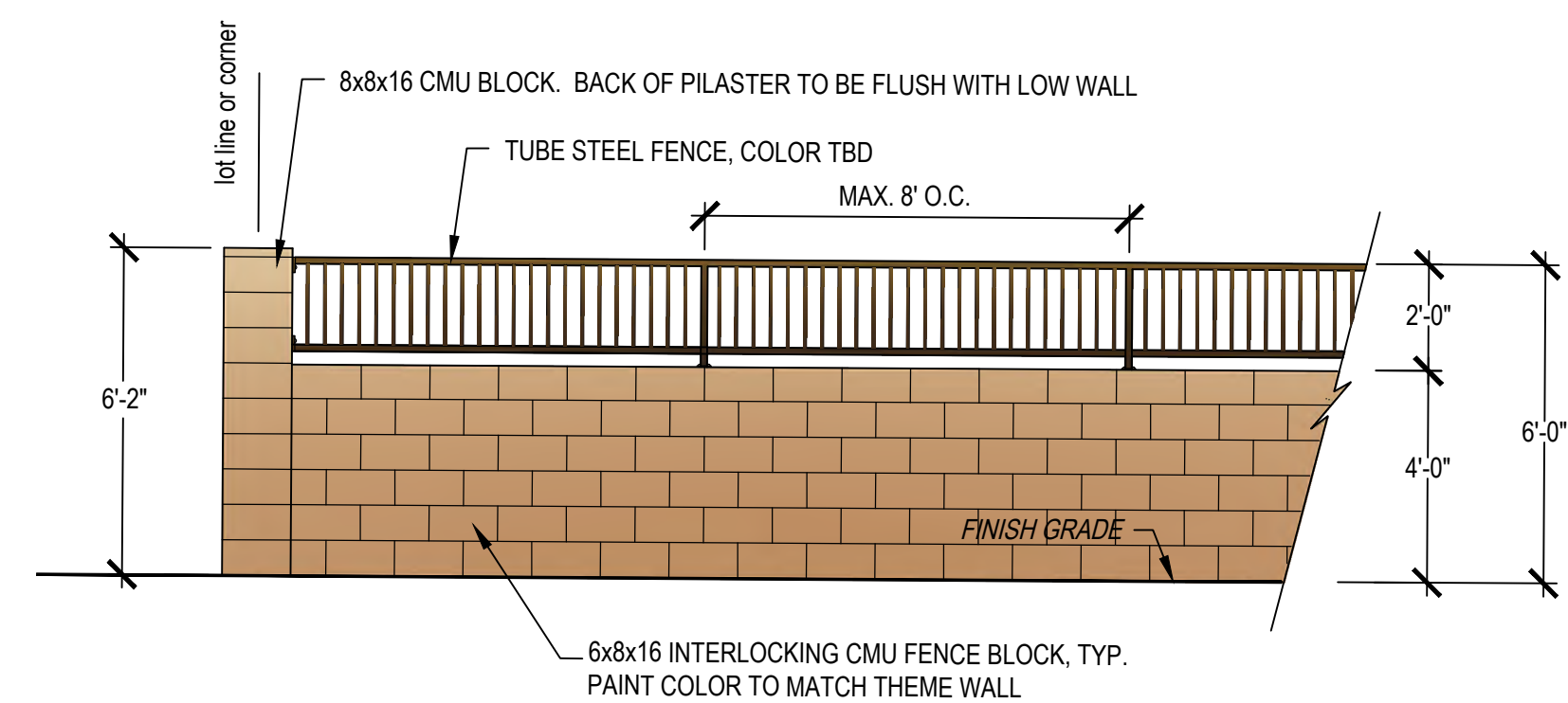
P1 PRIMARY THEME WALL

NTS



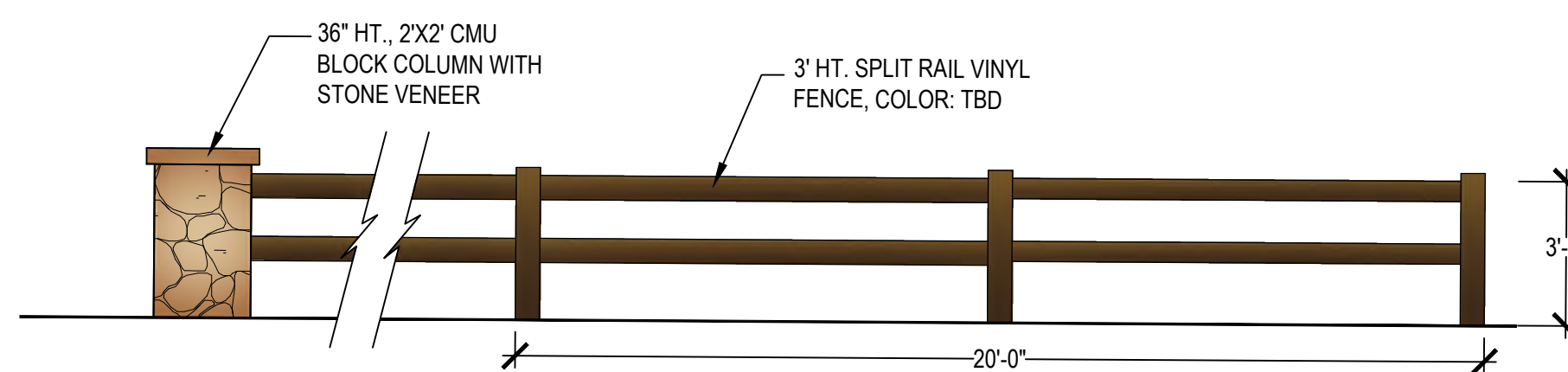
P2 SECONDARY THEME WALL

NTS



V1 SECONDARY VIEW FENCE

NTS



SR SPLIT RAIL FENCE

NTS

PRELIMINARY
NOT FOR
CONSTRUCTION



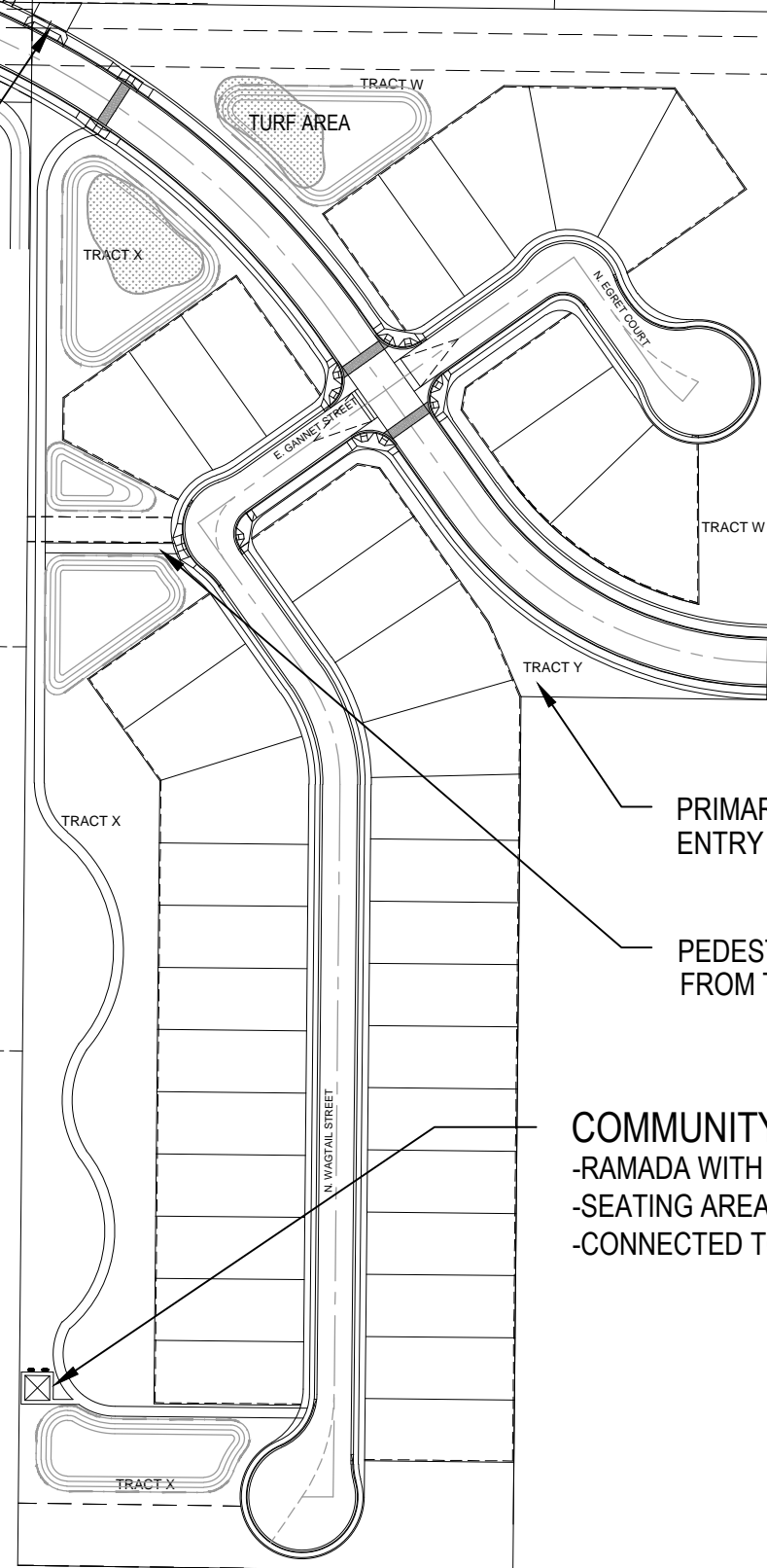
PINAL COUNTY, AZ.

OPEN SPACE AND RECREATION/ TRAILS PLAN

PROJECT #: 19013
DATE: 4.23.20
DRAWN BY: EM
REV # DATE
8.24.20 (COUNTY COMMENTS)

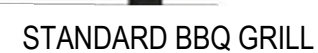
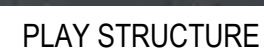
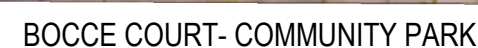
SHEET

PL-5
PLEASE RECYCLE



OPEN SPACE RECREATIONAL AMENITIES FOR THE DEVELOPMENT WILL CONSIST OF NUMEROUS OPEN SPACES FOR DIFFERENT TYPES OF ACTIVITIES FROM ACTIVE AREAS TO PASSIVE RECREATION AREAS. PATHWAYS THROUGHOUT THE INTERNAL AREAS OF THE DEVELOPMENT TO BE 4' WIDE CONCRETE SIDEWALKS RUNNING ALONG THE STREET FRONTS AND MEANDERING THROUGH THE OPEN SPACES. THE LARGE CENTRAL OPEN SPACE WILL HAVE THE MAIN AMENITY AREA WHICH WILL CONSIST OF A LARGE SHADE RAMADA, BARBECUES, SEATING AREAS, TOT LOT PLAY AREA AND A BOCCIE PLAY COURT. SIDEWALKS RADIATE OUT FROM THIS AREA FOR EASY CONNECTION TO SURROUNDING HOMES. A LARGE TURF AREA FOR PASSIVE RECREATION WILL BE INSTALLED IN THE CENTRAL OPEN AREA ADJACENT TO THE RAMADA AS WELL AS IN SEVERAL OTHER AREAS OF THE SITE.

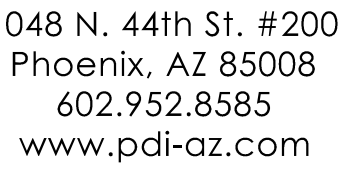
THE TRAIL IS CONNECTED TO THE HOMES VIA CONCRETE SIDEWALKS THAT TRAVEL DOWN STREET FRONTAGES AND THROUGH VARIOUS OPEN SPACES OUT TO THE OPEN SPACE BUFFER AREA. THIS WILL ALLOW EASY ACCESS FOR USERS. THERE ARE ALSO SEVERAL TRAILS LEADING TO THE LARGE WASH AREA ON THE NORTHERN EDGE OF THE SITE, ALLOWING CONNECTION TO A LARGER FUTURE TRAIL SYSTEM ALONG THE WASH.



0 150' 300' 450'

SCALE: 1" = 150'

**PRELIMINARY
NOT FOR
CONSTRUCTION**



THE QUARTERS AT QUEEN CREEK

PINAL COUNTY, AZ.

PINAL COUNTY, AZ.

PRELIMINARY LANDSCAPE PLAN

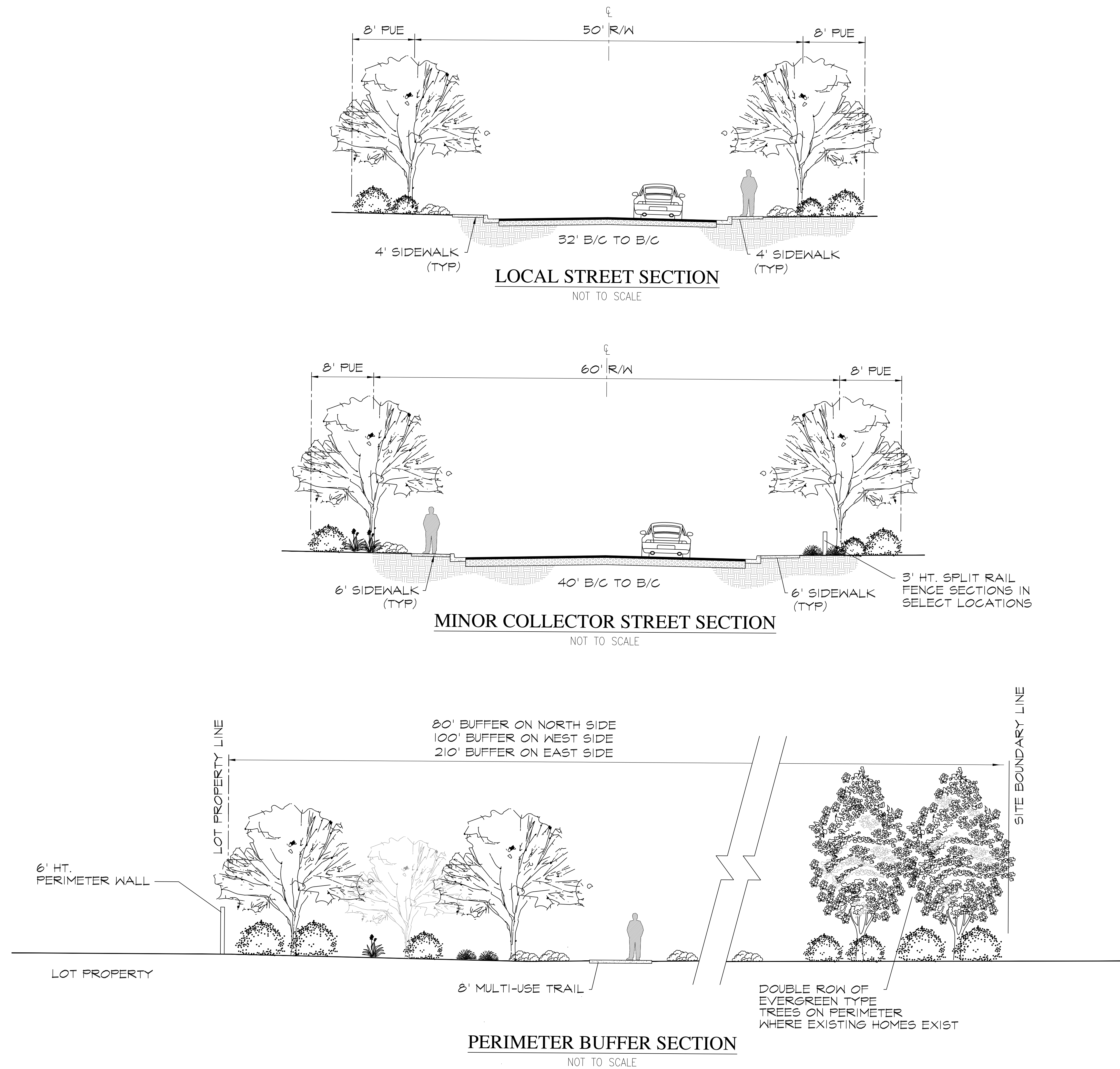
STREET/ BUFFER CROSS SECTIONS

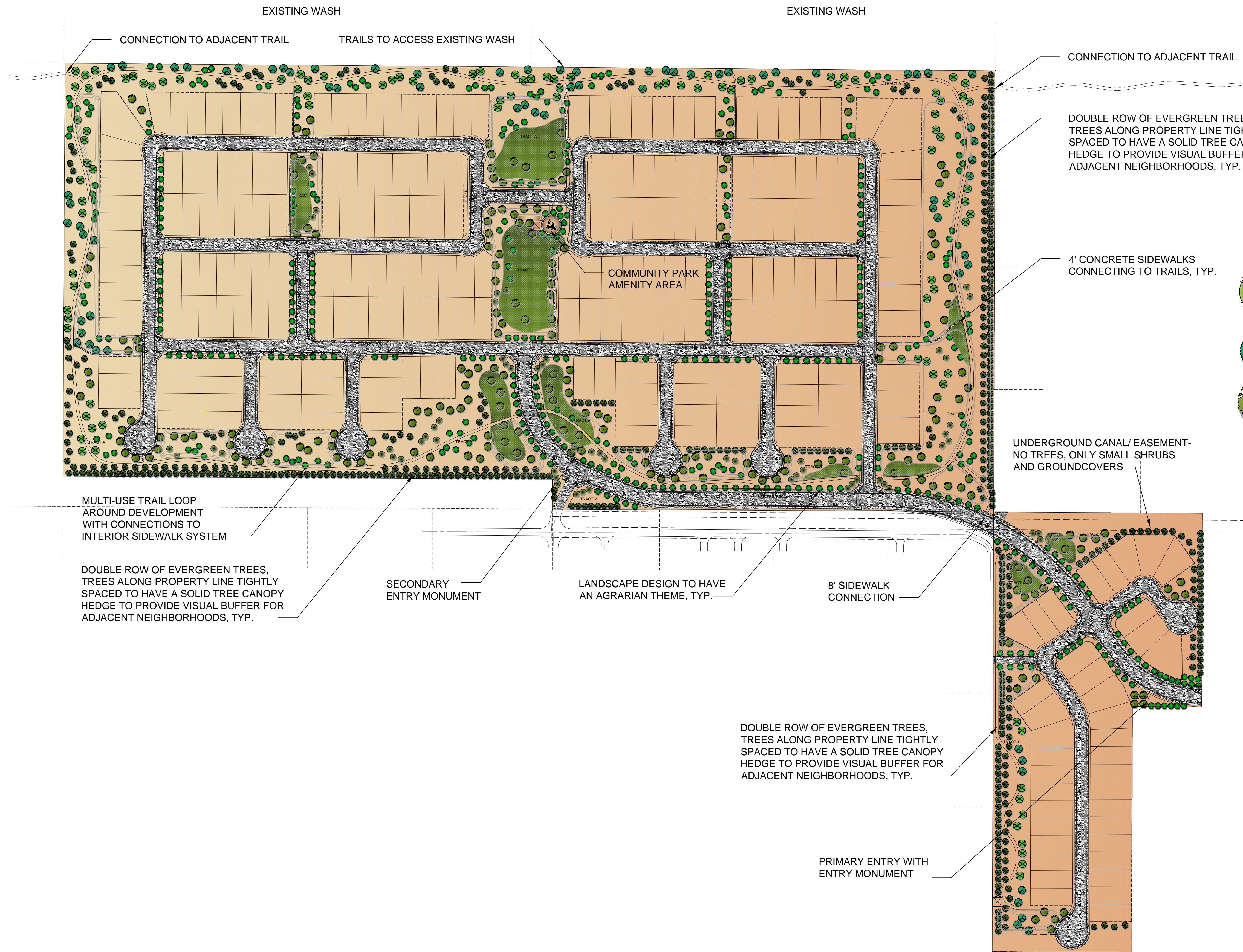
PROJECT #: 19013
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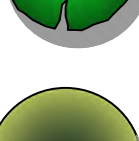


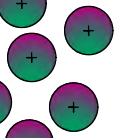
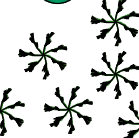
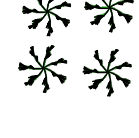
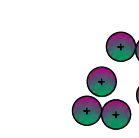




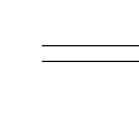
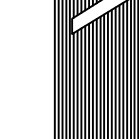
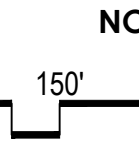


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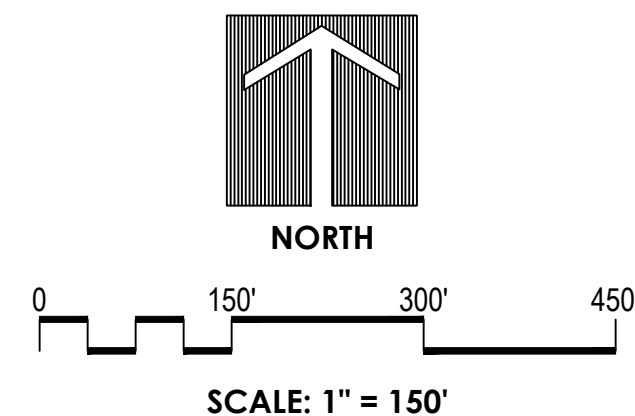
MEET

L-6

 PLEASE RECYCLE



PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL./ 24" BOX
	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM	15 GAL.
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	15 GAL./ 24" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	15 GAL.
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL./ 24" BOX
SHRUBS/ VINES			
	DODONAEA VISCOSA 'PURPUREA'	HOP BUSH	5 GAL.
	EREMOPHILA GLABRA SPP. CARNOSA	WINTER BLAZE	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.
	LEUCOPHYLLUM ZYGOPHYLLUM	CIMARRON SAGE	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	RUELLIA BRITTONIANA	BRITISH RUELLIA	5 GAL.
	SENNA ARTEMISIOIDES	CASSIA	5 GAL.
	TECOMA STANS	'GOLD STAR' YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE DESMETTIANA	AGAVE	5 GAL.
	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	1 GAL.
	MUHLENBERGIA RIGENS 'NASHVILLE'	NASHVILLE MUHLY GRASS	1 GAL.
	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL.
GROUNDCOVER			
	ACACIA REDOLENS	DESERT CARPET	1 GAL.
	EREMOPHILA GLABRA	OUTBACK SUNRISE EMU	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
	PENSTEMON PARRYI	PARRY'S PENSTEMON	1 GAL.
	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY	1 GAL.
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.
	TURF	HYDROSEED BERMUDA	
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	TBD	1/2" SCREENED (2" MIN. DEPTH)
	DECOMPOSED GRANITE TRAIL	TBD	1/4" MINUS (3" MIN. DEPTH)
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	12" DEPTH 8" DEPTH



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