

# THE QUARTERS AT QUEEN CREEK

## OPEN SPACE & RECREATION PLAN (OSRP)

Submitted to:

### **Pinal County**

1st Submittal: September 25, 2019

2nd Submittal: April 20, 2020

3rd Submittal: September 1, 2020

4th Submittal: November 6, 2020

### **Property Owner**

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**PINAL COUNTY**



## TABLE OF CONTENTS

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1.0	TITLE PAGE .....	1
2.0	PROPOSED DEVELOPMENT .....	2
3.0	CONTEXT MAP.....	3
4.0	ANTICIPATED TARGET MARKET .....	4
5.0	EXISTING AND PROPOSED OPEN SPACE AREAS WITHIN ONE MILE .....	4
6.0	OPEN SPACE, RECREATION, MULTI-USE PATHS & TRAIL REQUIREMENTS .....	4
6.1	Trail Details .....	5
6.2	Developed Open Space.....	6
6.3	Tree and Shrub Calculations .....	6
7.0	PEDESTRIAN CIRCULATION SYSTEM .....	7
8.0	SITE FURNITURE .....	7
9.0	SLOPE ANALYSIS .....	12
10.0	PRELIMINARY HYDROLOGIC INFORMATION.....	12
11.0	RIPARIAN VEGETATION AND BIOLOGICAL HABITATS .....	12
12.0	VIEW CORRIDORS.....	13
13.0	FLOODPLAIN.....	14
14.0	ARIZONA STATE MUSEUM .....	14
15.0	PRESERVED AREAS AS CONSERVATION OPEN SPACE .....	14
16.0	PRESERVED AREAS AS DEVELOPED OPEN SPACE.....	14

## FIGURES

---

Figure 1 - Regional Map .....	2
Figure 2 - Vicinity Map .....	3
Figure 3 - Trail Section & Detail .....	5
Figure 4 - Play Structure.....	8
Figure 5 - Ramada .....	9
Figure 6 - Bocce Ball Court .....	9
Figure 7 - Typ. Picnic Table.....	10
Figure 8 – Typ. Bench .....	10
Figure 9 - Trash Receptacle .....	11
Figure 10 - Trash Receptacle .....	11
Figure 11 - Typ. Grill.....	11
Figure 12 - Slope Analysis .....	12
Figure 13 - View Corridors .....	13

## EXHIBITS

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Exhibit A - *Site Development Plan*  
Exhibit B - *Conceptual Land Use Plan*  
Exhibit C - *Context Map*

## APPENDIX

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Appendix A - *Site Analysis Plan*  
Appendix B - *Preliminary Landscape Plans*

- *Landscape & Open Space Plan*
- *Recreation Amenity Plan*
- *Master Wall Plan*
- *Entrance and Mailbox Concepts*
- *Master Trail Plan*

Appendix C - *Arizona State Museum Check*

# OPEN SPACE AND RECREATION PLAN (OSRP) NARRATIVE

FOR

## The Quarters at Queen Creek

Submitted to

**Pinal County, Arizona**

**1<sup>st</sup> Submittal – September 25, 2019**

**2<sup>nd</sup> Submittal – April 20, 2020**

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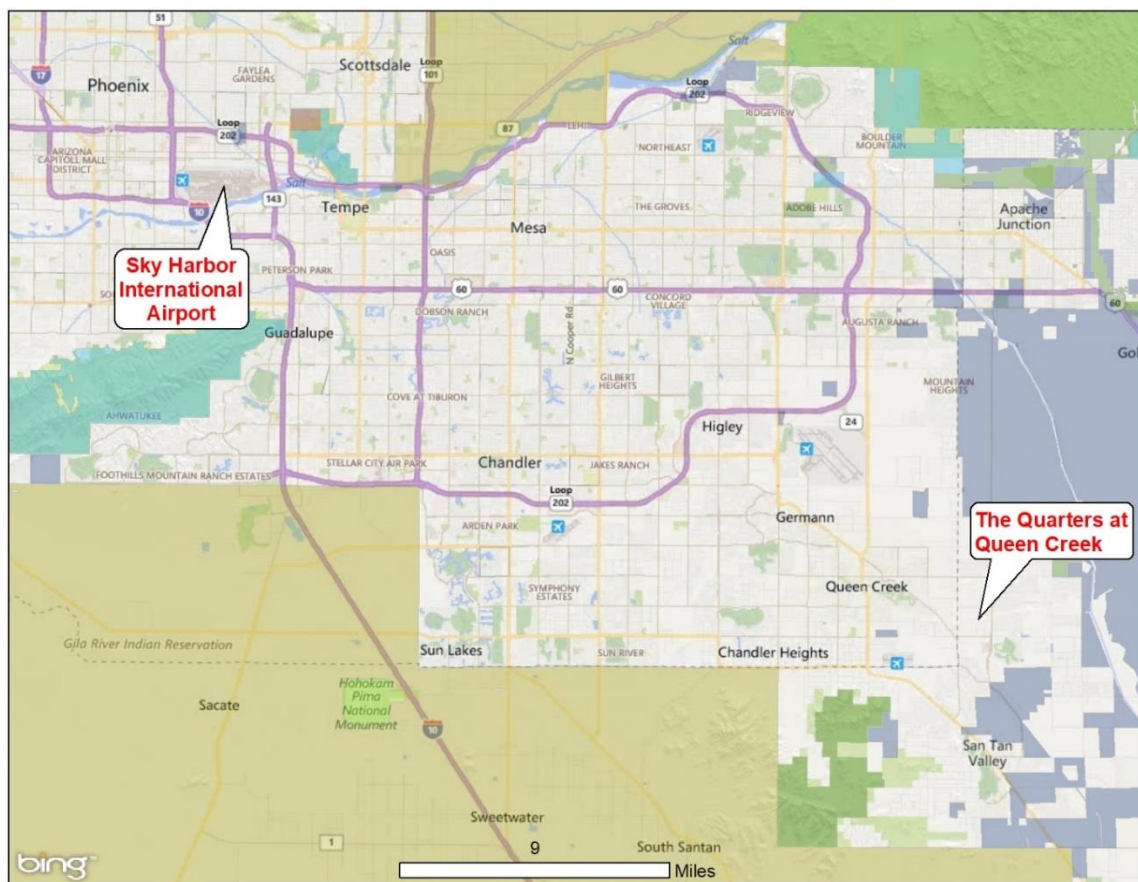
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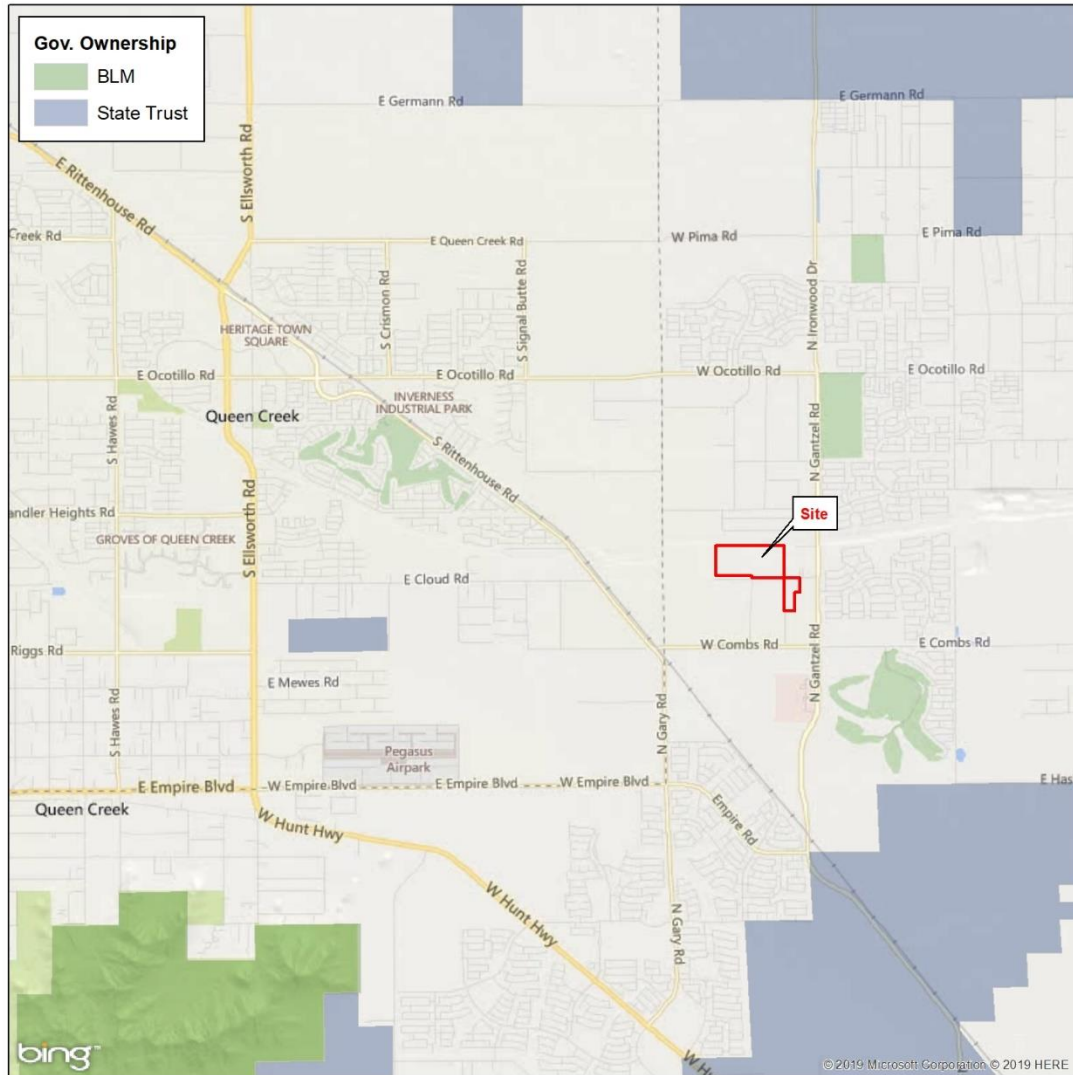
(602) 265-0094





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1. *Journal of Management Studies*, 1997, 34, 1, 1-14.



**Figure 2 - Vicinity Map**

### 3.0 CONTEXT MAP

The Quarters is bordered to the south by the Sun Valley Farms subdivision; agricultural land to the west; queen creek wash followed by the Vinwood Estates subdivision to the north; and the Sun Valley Farms subdivision and commercial land to the east. The subject site is also in close proximity to nearby commercial centers, medical centers, churches, schools, and transit areas. Refer to **Exhibit C** for the **Context Map**.

#### 4.0 ANTICIPATED TARGET MARKET

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The anticipated target market for The Quarters are families who seek to live in such beautiful open space and will include a housing product catering to buyers looking for quality. These families will obviously embrace all the benefits of the growth in the San Tan area including vibrant schools, new shopping and entertainment venues, and an abundance of young, growing families.

#### 5.0 EXISTING AND PROPOSED OPEN SPACE AREAS WITHIN ONE MILE

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The site has the great advantage of being located along the Queen Creek Wash. As such, The Quarters will integrate into the County's overall open space and trail system via the Adopted County Trail Corridor along Queen Creek Wash. The Queen Creek wash corridor is currently proposed from the Pinal-Maricopa boarder to the CAP which is approximately 5 miles. The ultimate proposal for this corridor is to run from Chandler to Superior (or +/- 35 miles). Additional amenities in the area include a 22+ acre park located adjacent to the Ellsworth Elementary School within the Pecan Creek subdivision.

Refer to the **Context Map (Exhibit C)** for additional detail.

#### 6.0 OPEN SPACE, RECREATION, MULTI-USE PATHS & TRAIL REQUIREMENTS

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The Quarters is located in a transitional area of the valley comprising of a rural agrarian feel, natural desert vernacular and suburban areas. The landscape design for this single-family housing development will replicate the same aesthetic of agrarian mixed with desert while still providing a lush feel to the community because of the density of tree plantings. The landscape palette will consist of low water use plants, incorporating a variety of trees and shrubs, all watered by an efficient automatic irrigation system. The landscape design for the development will rely heavily on a rural theme but will have a good portion of traditional plantings found in the neighboring communities. The use of turf will be limited to recreation and focal areas. Planting density will exceed Pinal County requirements. Refer to the **Preliminary Landscape Plan in Appendix B** for specific details.

Entry to the development will be on the east side of the project, off Gantzel Road. There will be a primary and one smaller secondary entry along Pecan Creek Dr at the larger 74 acre parcel. Decorative entry monuments will identify The Quarters at Queen Creek subdivision. Creative use of stone veneers, stucco, pergola and horse fencing offer a contemporary agrarian theme that will complement the existing development in the area. Refer to the **Preliminary Landscape Plan in Appendix B** for specific details.

Four different wall elevations are proposed for the development. These include the project theme wall, secondary theme wall, standard 4-inch builder block wall and a 2' on 4' view wall. All will be



colored in earth tones to blend with the environment. The locations for each wall type are depicted on the Master Wall Plan.

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.

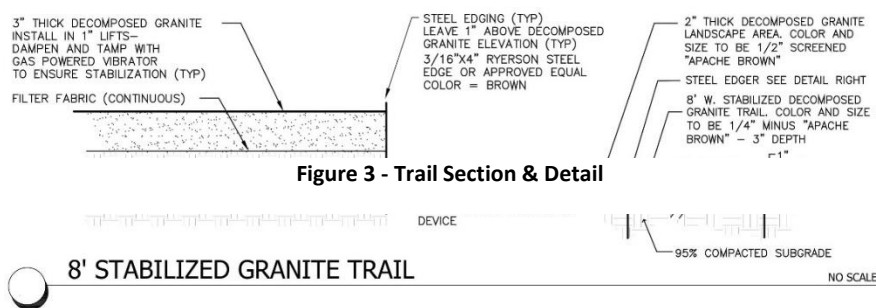
A standard 4-inch builder wall is proposed for portions of the development that are least visible within the community.

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

## 6.1 Trail Details

The trail classification for The Quarters is suburban. The requirements allow paved or unpaved trails within the community. The typical suburban trail users may include pedestrians, bicyclists, and equestrians.

This project will provide an 8-foot-wide, unpaved multi-use trail around the perimeter of Parcel A. This trail concept came out of our work with the adjacent neighbors. An idea arose to provide them with a horse trail within a large setback buffer, and the neighbors have appreciated this proposal. It will provide them with a usable amenity within the project and a beautiful trail for horse rides. This trail is surrounded by beautiful landscaping and a high concentration of trees, which will make for an enhanced trail experience. Refer to **Appendix B - Master Trail Plan** for specific locations. This and other suburban trails within the project are designed to connect recreation areas, open space areas, adjacent community developments, and serve both recreation and transportation needs for this, and the neighboring lot owners. There is a total of 7,300 L.F. (1.4 mi.) of 8-foot unpaved multi-use trails throughout the development, which is a testament to just how focused this project is on open space. Refer to **Figure 3** for a standard **Trail Section** and a typical **8' Granite Trail** detail.





A multi-use path and trail system will be developed as part of the pedestrian circulation system per Chapter 2.176.170 of the PCDSC. The Quarters proposes a network of trails and sidewalks and connections to Queen Creek Wash, recreation areas and neighborhood parcels as shown on the **Master Trail Plan** in **Appendix B & Figure 3** above.

## 6.2 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.

To provide variety to the landscape, the clustering of trees and shrubs will be provided. A natural spacing and placement of trees and shrubs will be used in retention basins to mimic the adjacent, undisturbed areas. Refer to the **Open Space & Recreation Plan** and **Pedestrian Path & Trails Plan** in **Appendix B** for specific details.

Per Pinal County's minimum requirements for open space (Chapter 2.176.130 of the PCDSC), 18% total open space is required for the subject site while a minimum of 7% is required for recreation open space.

Total open space for the development is proposed at 30.79 acres (34.8%). Developed open space within The Quarters will make up a total of 23.17 acres (26.2%) for the project. Approximately 8.39 acres (9.5%) of the site will be dedicated to recreation open space. Refer to the **Site Development Plan (Exhibit A)** and the **Site Analysis Plan** in **Appendix A** for the site-specific details of the proposed development and an aerial photo of the site.

## 6.3 Tree and Shrub Calculations

The recreation areas for The Quarters at Queen Creek will conform to the requirements in Chapter 2.176.160 of the PCDSC, including:

- 1.) Trees with a minimum size of 15 gallons shall be planted at the rate of 1 tree per 1,000 square feet of surface area provided
- 2.) Minimum of 50% of the required trees shall be 24-inch box tree

- 3.) Trees Height: 6 feet
- 4.) All trees shall be planed and stacked in accordance with the Arizona Nursery Association standards.
- 5.) Shrubs with a minimum size of 5 gallons shall be planted to complement the placement of trees.
- 6.) Shrubs and vegetative groundcovers shall be planted to cover a minimum of 25 percent of the landscape area.
- 7.) Street trees, shrubs, accent plants, and ground covers planted in the right-of-way shall be selected from the Arizona Department of Water Reservice Low Water Use/ Drought Tolerant Plant List for the Phoenix Active Management Area.

Open Space Requirements and Calculations:

- Open Space: 30.78 ac
- Trees: 1 per 1,000 square feet (30.78 AC X 43,560 S.F. / 1,000 = 1,343 Required, 1,375 Provided
- Trees: 1,343 total trees required / 2 = (671) 24" box trees; 690 Provided.

\*Note: All plants within the ROW shall be selected from the AZ Dept. of Water Resources Low water Use/ Drought Tolerant Plant List.

Minimum requirements for storm water retention and detention basins will also be met. The maximum side slope for retention / detention basins within open space areas is 4:1. Refer to Section 2.176.180(A) of the PCDSC.

## 7.0 PEDESTRIAN CIRCULATION SYSTEM

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Sidewalks and an extensive multi-use trail system will be installed onsite to provide connectivity between the residents and open space areas. Tree shaded seating areas and colorful plantings along the trail will make the open spaces enjoyable and useable.

## 8.0 SITE FURNITURE

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Typical amenities within The Quarters will include, "Tot-Lots", Ramada with sitting area, picnic tables, trash receptacles, bocce ball court, trails, and benches. The following are conceptual only and are to be used as a guideline for final product selection.



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



**Figure 4 - 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 5 - Ramada

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



Figure 6 - Bocce Ball Court

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



Figure 7 - Typ. Picnic Table

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



Figure 8 – Typ. Bench



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



**Figure 9 - Trash Receptacle**

**Grill(s)** – 20", Black.



**Figure 11 - Typ. Grill**

## 9.0 SLOPE ANALYSIS

Refer to **Figure 12** below for a depiction of the **Slope Analysis**. A summary of a slope analysis for the site is included below.

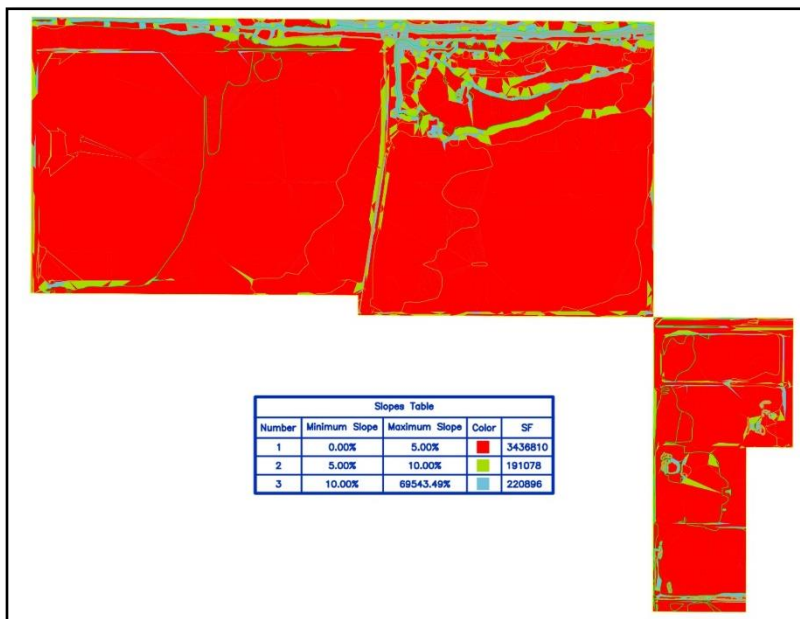


Figure 12 - Slope Analysis

## 10.0 PRELIMINARY HYDROLOGIC INFORMATION

The Quarters is undeveloped farm land consisting of row crops, with varying elevation change across the site. The site topography slopes towards the north and northwest with an average slope around 1%. The flow that originates onsite will flow in the northwesterly direction, empty into Queen Creek wash and continue its historical flow path.

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 north retention basin with an ultimate outfall at the northwest corner of the project site.

## 11.0 RIPARIAN VEGETATION AND BIOLOGICAL HABITATS

A native plant inventory was not completed due to the lack of vegetation on the site. Most of the project is currently being used for row crop farming.

## 12.0 VIEW CORRIDORS

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The Quarters takes advantage of natural view corridors including the San Tan Mountains to the west and the Superstition Mountains to the east. Refer to the ***View Corridors*** for the site in **Figure 13** below.



Figure 13 - View Corridors



### 13.0 FLOODPLAIN

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The subject site is located on FEMA map #04021C0475E dated December 4, 2007. The north portion of the property is in z Zone “A”. The rest of the property is in a FEMA Shaded Zone “X”. A FEMA shades Zone “X” is defined as “an area of 0.2% annual chance flood; area of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual chance flood.

### 14.0 ARIZONA STATE MUSEUM

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A record check through the Arizona State Museum (ASM) for archeological sites and identification of any sites or surveys was conducted. A preliminary search of the records indicates no findings at the site. A copy of the **Arizona State Museum Record Check** can be found in **Appendix C**.

### 15.0 PRESERVED AREAS AS CONSERVATION OPEN SPACE

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Due to the existing use of row crop farming over most of the property, no conservation open space is being provided. Native vegetation was removed prior to the 1960’s. Refer to the ***Site Development Plan (Exhibit A)*** specific details.

### 16.0 PRESERVED AREAS AS DEVELOPED OPEN SPACE

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The developed open space areas, parks and tracts for The Quarters are identified on the ***Site Development Plan (Exhibit A)*** and ***Preliminary Landscape Plans (Appendix B)***. The total developed open space for The Quarters is 23.17 acres (26.2%), while the total open space for the community is 30.78 acres (34.8%). The developed open space areas will be permanently preserved along with the associated recreation areas.

# Exhibits

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3. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE PINAL COUNTY ACCESS MANAGEMENT MANUAL – REGIONALLY SIGNIFICANT ROUTES FOR SAFETY AND MOBILITY (RRSRM). THERE ARE NO REGIONAL SIGNIFICANT ROUTES OR ROADWAYS ADJACENT TO THE QUARTERS AT QUEEN CREEK THAT WILL BE IMPACTED BY THE RRSRM.
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 ST'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 ST'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 OVERTFLOW 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.).

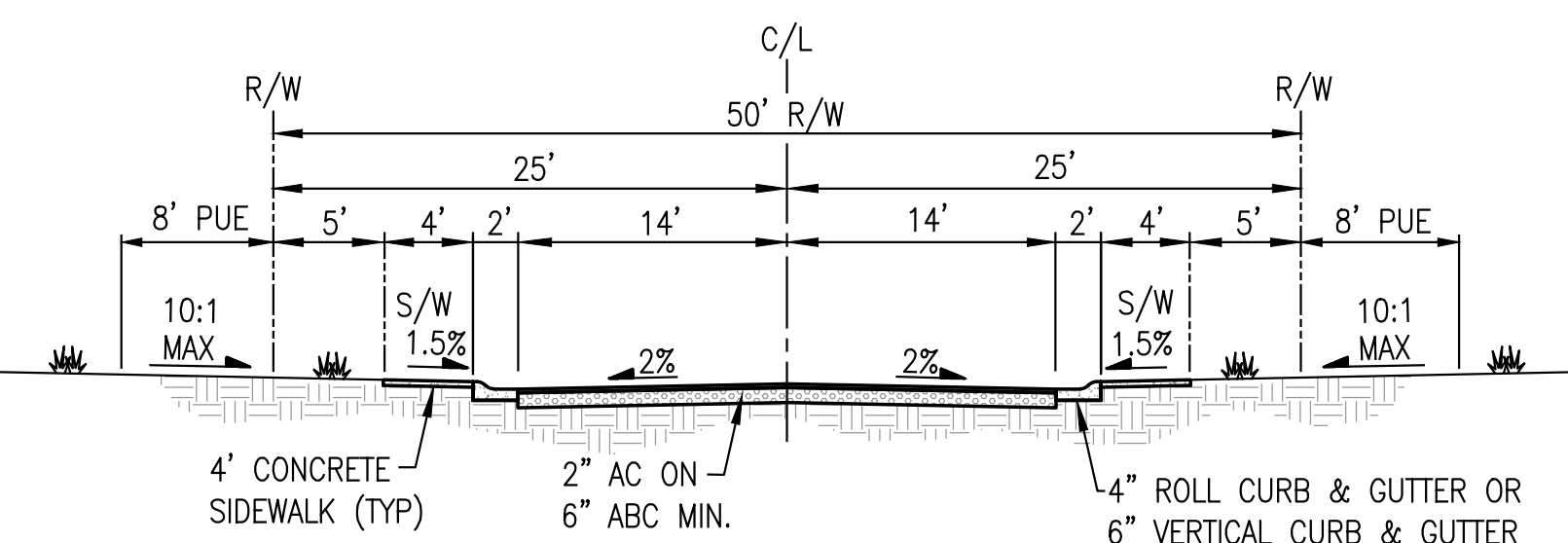
PARCEL A  
A PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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;

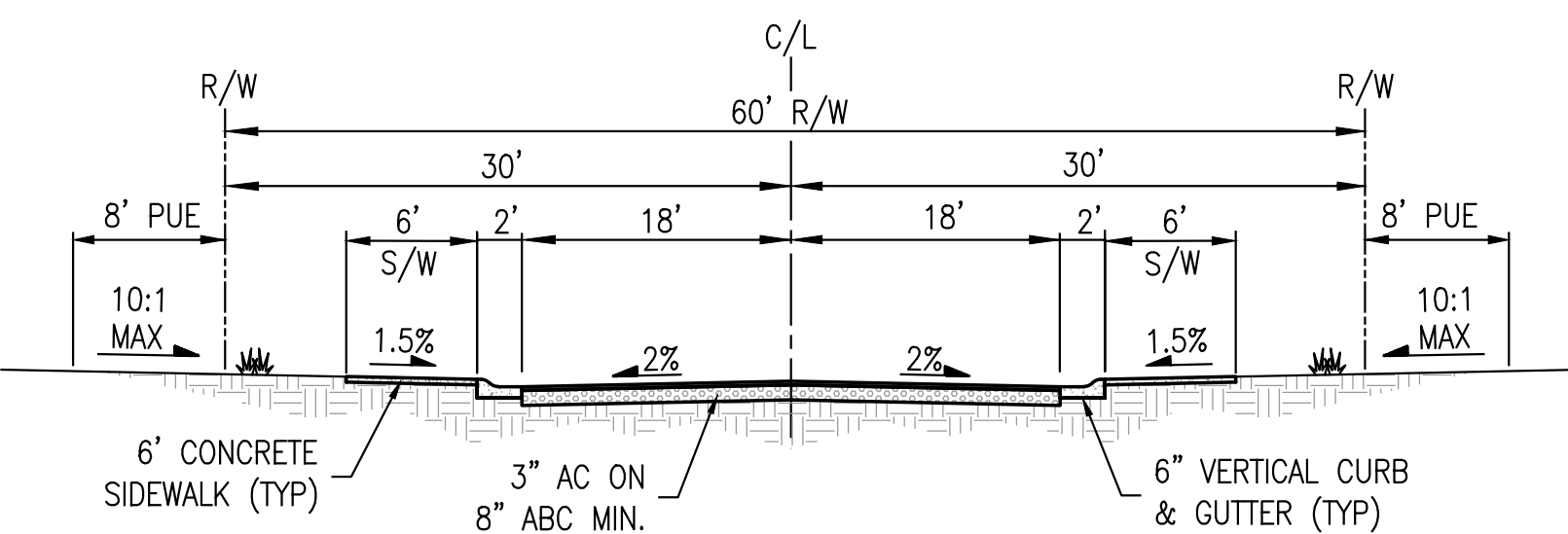
THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 1261.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 85.03 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS WEST A DISTANCE OF 1398.44 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 1100.09 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.

A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT P. M. 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 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 29.00 FEET TO THE POINT OF BEGINNING.

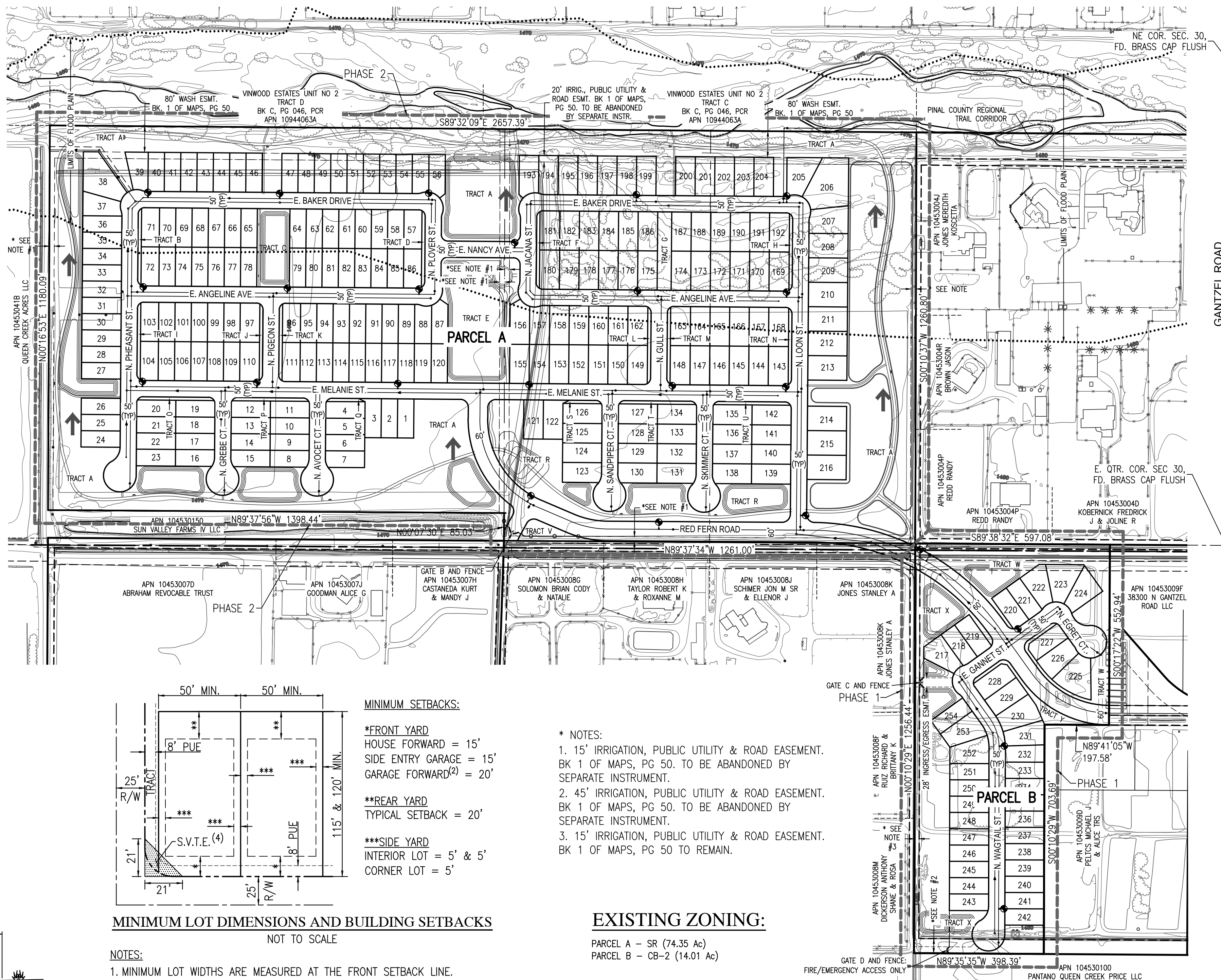


LOCAL STREET SECTION  
NOT TO SCALE



MINOR COLLECTOR ROAD SECTION

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

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.

	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

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

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'

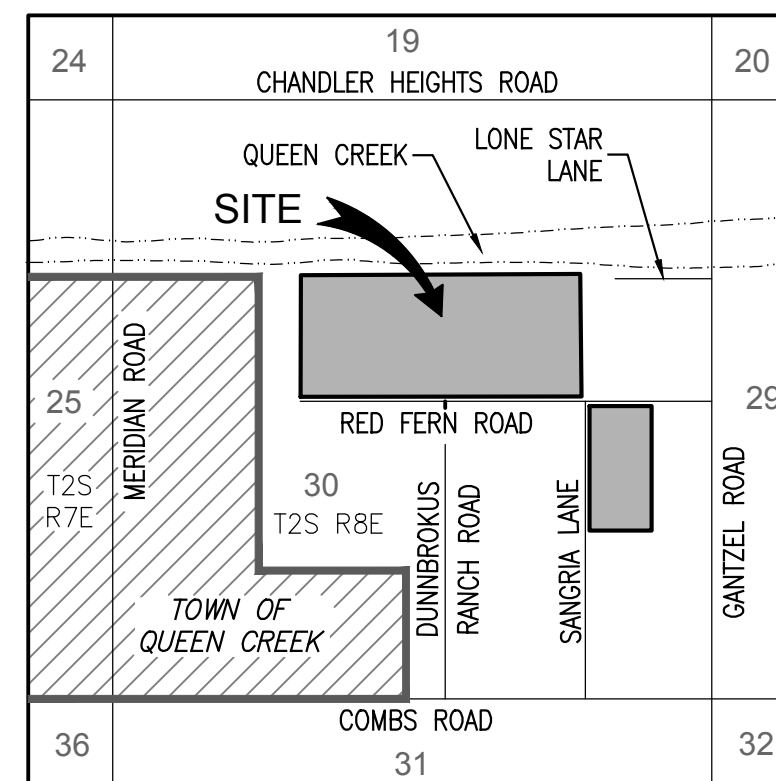
MAX. BUILDABLE AREA		MIN. DIST. BETWEEN MAIN BUILDINGS		MIN. DIST. BETWEEN MAIN & DETACHED ACCESSORY BUILDINGS		MAX. BLDG. HEIGHT OF DETACHED ACCESSORY BUILDING	
R-7 BASE ZONING	PROPOSED PAD	R-7 BASE ZONING	PROPOSED PAD	R-7 BASE ZONING	PROPOSED PAD	R-7 BASE ZONING	PROPOSED PAD
N/A	*60%	N/A	10'	7'	7'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

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

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%)
RECREATIONAL 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	

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



VICINITY MAP   
N.T.S.

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

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.

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

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%)

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%)

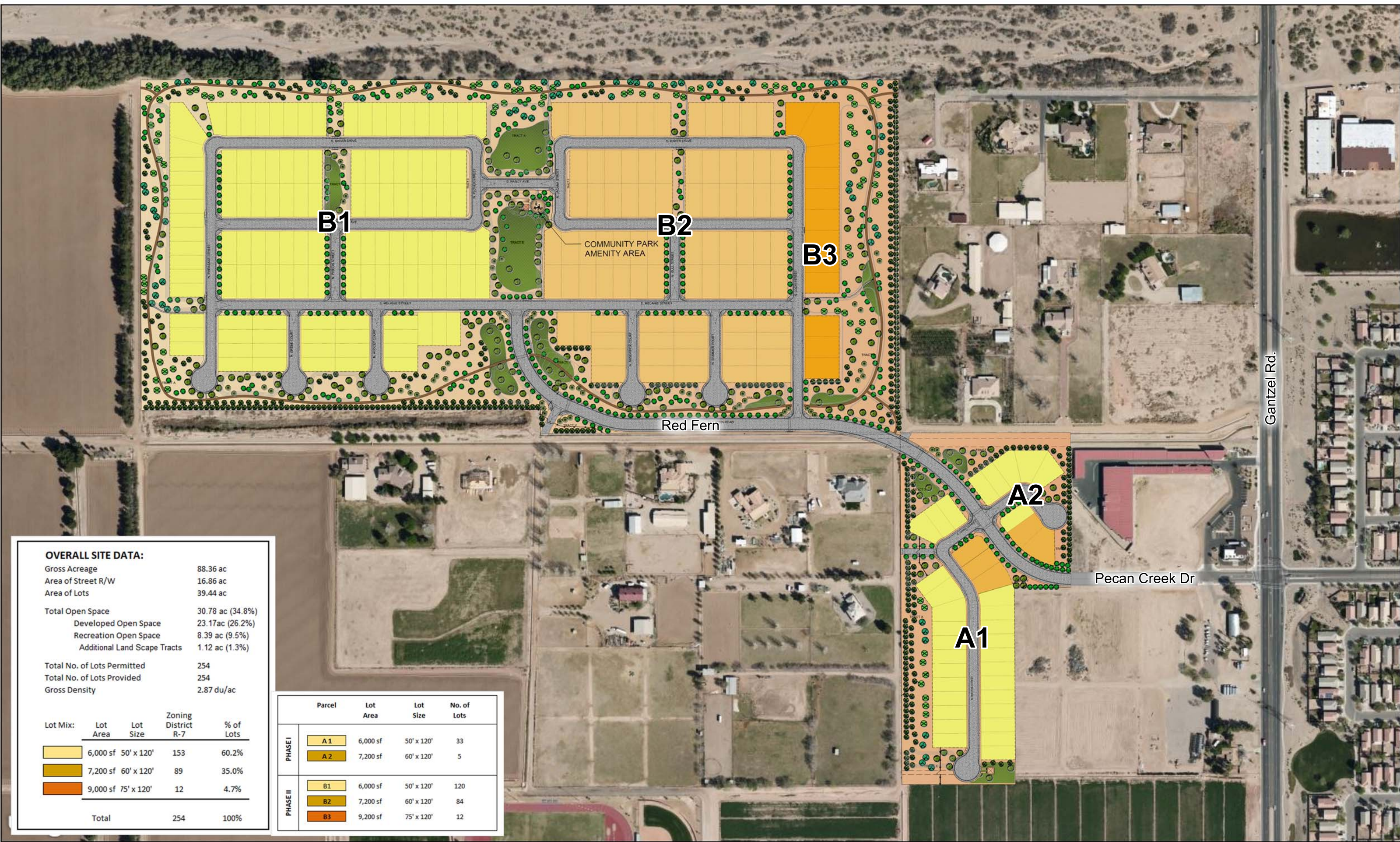
TOTAL OPEN SPACE .....	26.00 AC (35.0%)
DEVELOPED OPEN SPACE .....	18.67 AC (25.1%)
RECREATION OPEN SPACE .....	8.11 AC (10.9%)
ADD'L LANDSCAPE TRACTS .....	0.78 AC (1.0%)
TOTAL OPEN SPACE & LS TRACTS .....	26.78 AC (36.0%)

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%)
RECREATIONAL 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%)




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





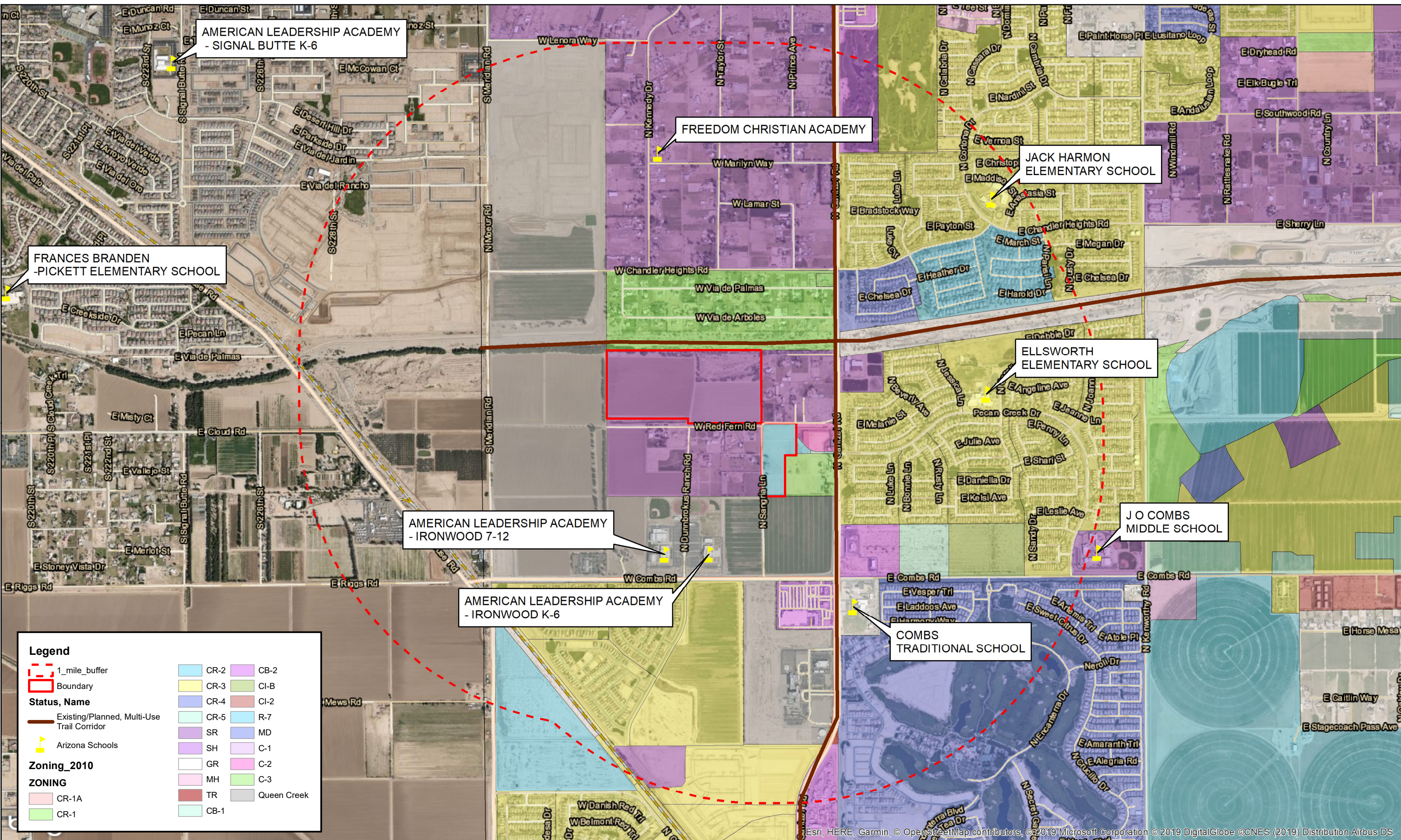
**OVERALL SITE DATA:**

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

0 1,250 Feet



Exhibit C - Context Map



# Appendix A

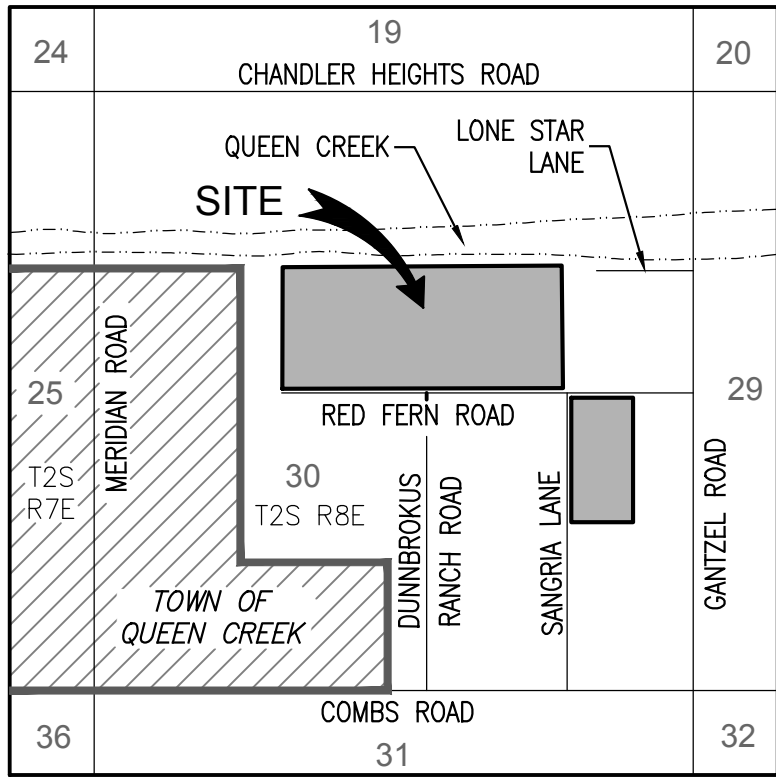
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## Site Analysis Plan



SITE ANALYSIS 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



VICINITY MAP  
N.T.S.

TOTAL  
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:

ZONING	SR
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:

ZONING	CB-2
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

LOTTING TABLE:

LOT AREA	LOT SIZE	ZONING DISTRICT R-7	% OF LOTS
6,000 sf	50'x120'	153	60%
7,200 SF	60'x120'	90	36%
9,000 SF	75'x120'	11	4%
TOTALS		254	100%

SLOPE TABLE:

SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	SQUARE FEET
1	0.00%	5.00%	3,436,810
2	5.00%	10.00%	191,078
3	10.00%	69543.00%	220,896

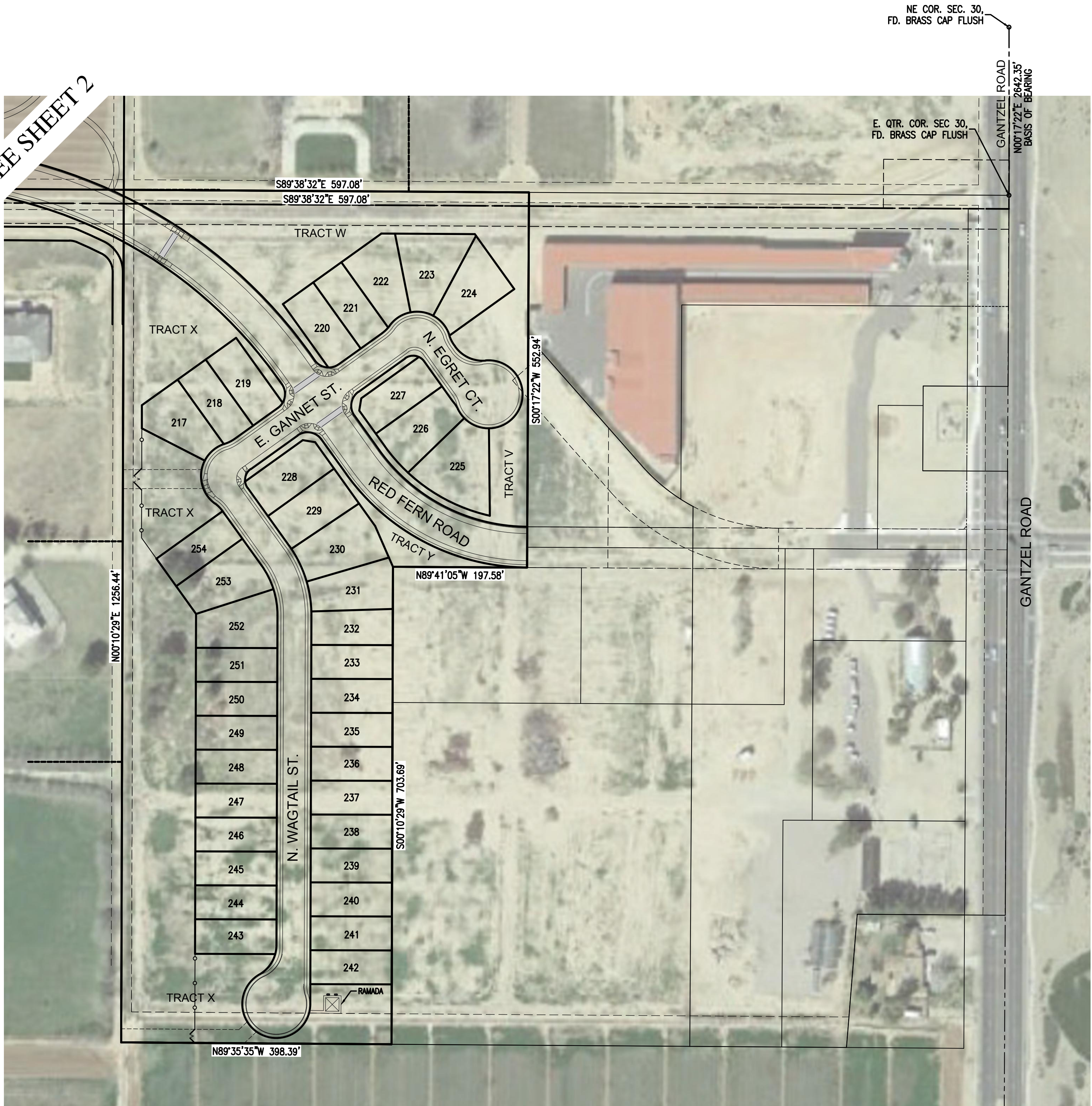
GENERAL NOTES:

- FOR PEDESTRIAN CIRCULATION, THIS PROPOSED DEVELOPMENT IS PROPOSING TO CONSTRUCT NUMEROUS 8-FOOT WIDE CONCRETE/DECOMPOSED GRANITE TRAILS THROUGHOUT THE DEVELOPMENT AND TO CONSTRUCT VARIOUS WIDTH ATTACHED AND DETACHED SIDEWALKS ALONG ALL ROADWAYS.
- A COPY OF THIS PROPOSED DEVELOPMENT'S "PRELIMINARY DRAINAGE REPORT" WAS SUBMITTED WITH THE DEVELOPMENT PLAN.
- THIS DEVELOPMENT IS PROVIDING DEVELOPED OPEN SPACE THROUGHOUT THE ENTIRE SITE. SEE PLAN AND SITE DATA FOR LOCATION, SIZE AND PERCENTAGE OF SAID OPEN SPACE.
- TARGET MARKET = FAMILY

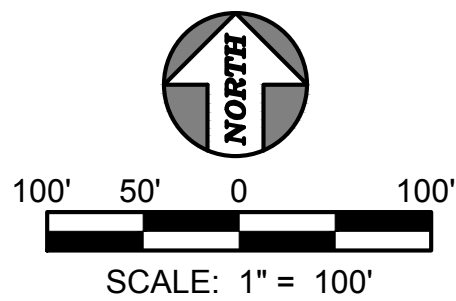
FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0475E, DATED DECEMBER 4 2007, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES "A" AND "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".

SEE SHEET 2



PHASE 1 - PARCEL B



3205 W. Ray Road  
Phoenix, AZ 85026  
Phone: 480.705.5372  
Fax: 480.705.5376  
www.unitedeng.com

**ueq**

united engineering group

NO.	REVISIONS DESCRIPTION	DATE

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

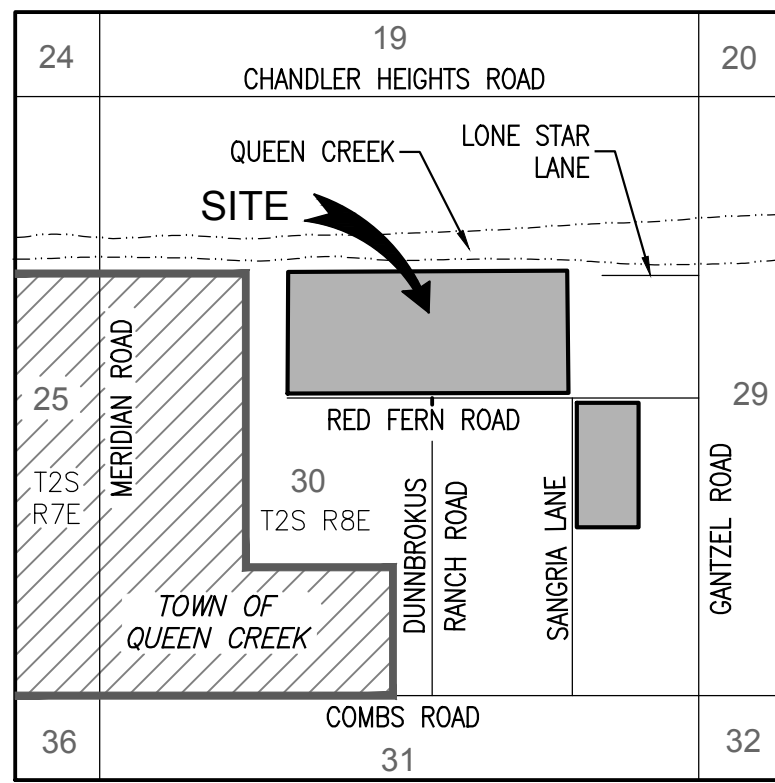
SUBMITTALS:	
DESIGNED BY:	BLM
DRAWN BY:	BLM
CHECKED BY:	DJM

NOTICE: THESE PLANS ARE  
PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING  
ARE. NO. OF TECH REGISTRATION 84-30-304  
THIS NOTE TO BE REMOVED AT THE TIME OF  
MUNICIPAL AGENCY APPROVAL.



SITE ANALYSIS PLAN  
"PLANNED AREA DEVELOPMENT"

FOR  
THE QUARTERS AT QUEEN CREEK  
A PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF  
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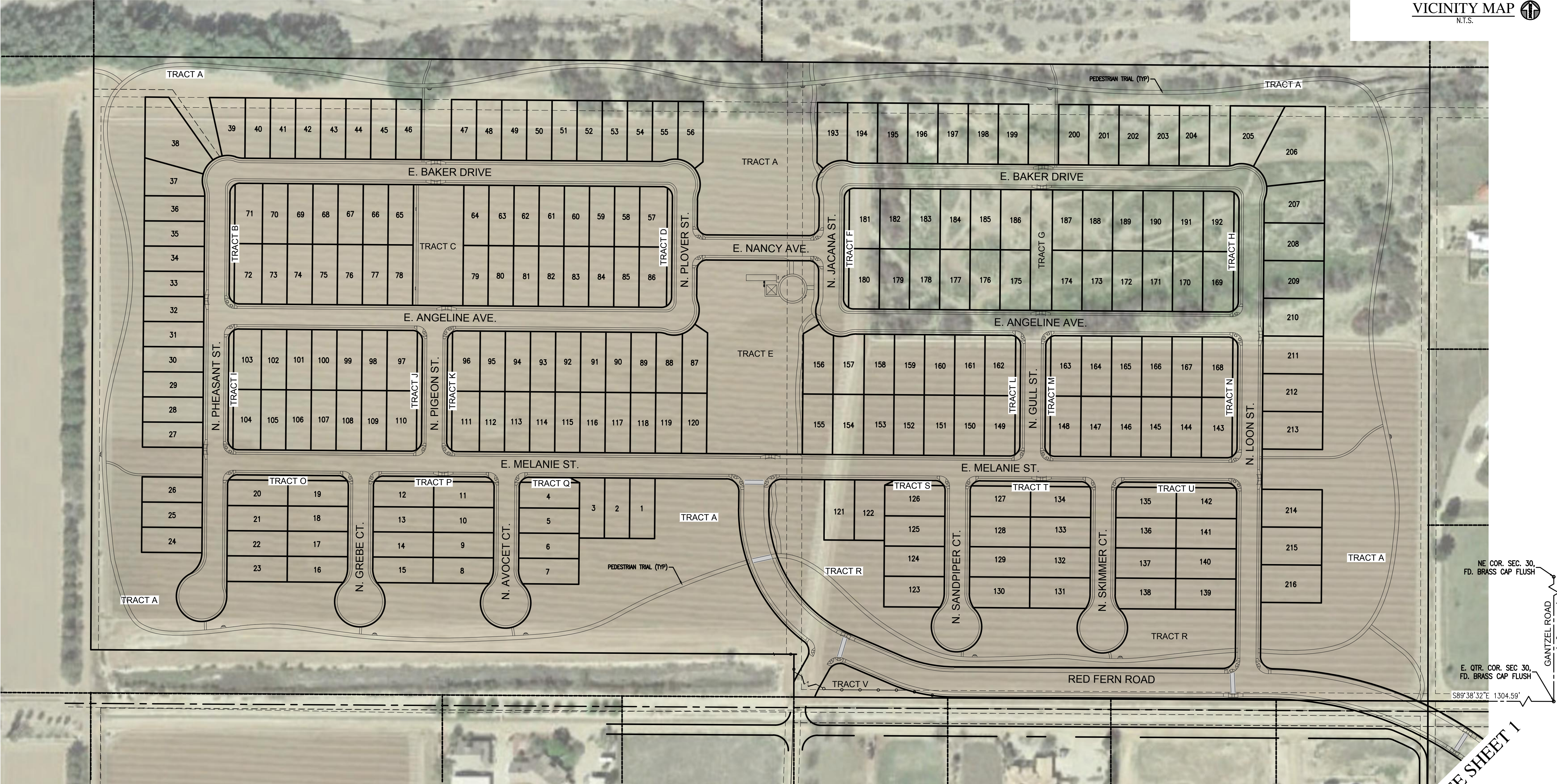


VICINITY MAP  
N.T.S.

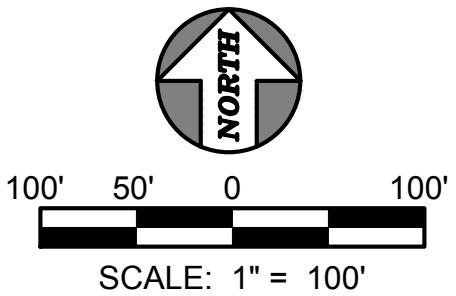
3005 W. Ray Road  
Oro Valley, AZ 85726  
Phone: 480.705.5372  
Fax: 480.705.5376  
www.unitedeng.com

**ueq**

united engineering group



PHASE 2 - PARCEL A



REVISIONS		DATE
NO.	DESCRIPTION	

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

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

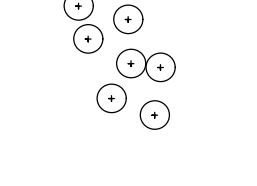

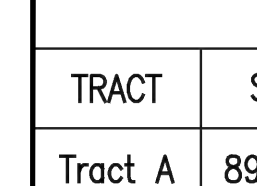
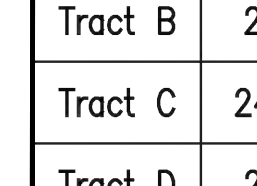
NOTICE: THESE PLANS ARE  
PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING  
ARIZ. REG. OF TECH. REGISTRATION 84-30-304  
THIS NOTE TO BE PLACED AT THE END OF  
MUNICIPAL AGENCY APPROVAL



# Appendix B

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## 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

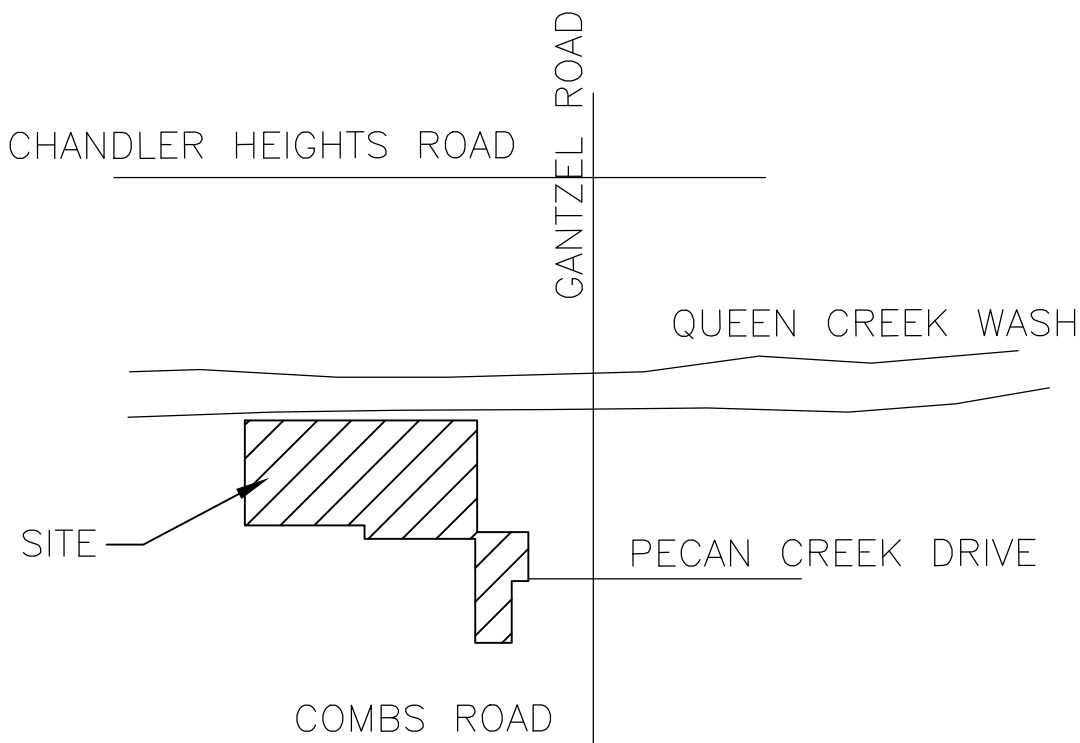
GROSS ACREAGE .....	88.36 AC
NET ACREAGE .....	88.36 AC
AREA OF LOCAL STREET R/W .....	17.23 AC (19.5%)
AREA OF LOTS .....	39.45 AC (44.7%)

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



NOT TO SCALE

## 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**

**PINNACLE  
DESIGN  
INC**

1048 N. 44th St. #200  
Phoenix, AZ 85008  
602.952.8585  
www.pdi-az.com



THE QUARTERS AT QUEEN CREEK

PINAL COUNTY, AZ

PRELIMINARY LANDSCAPE PLAN

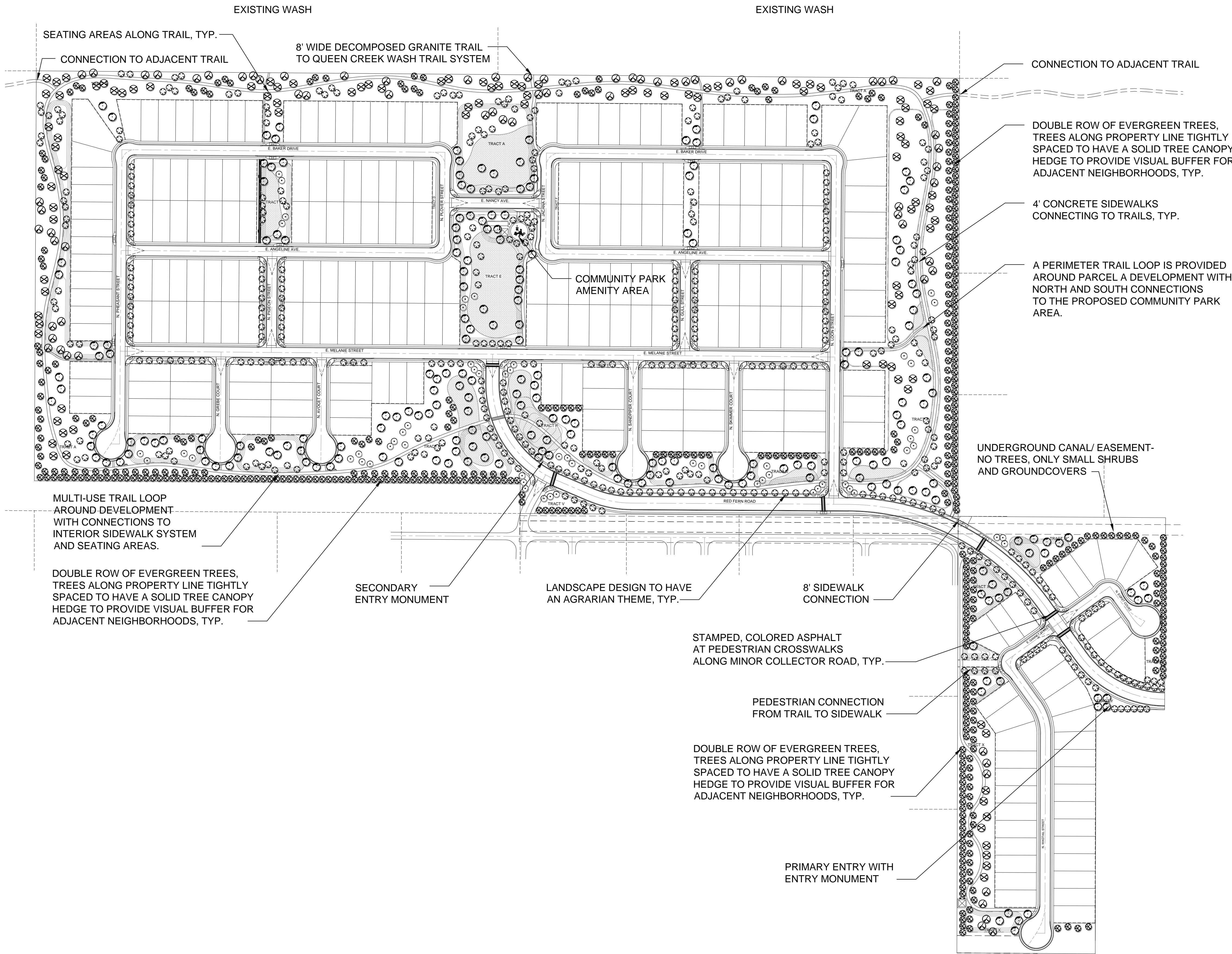
COVER SHEET

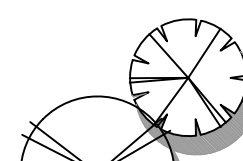

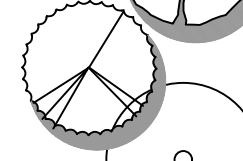
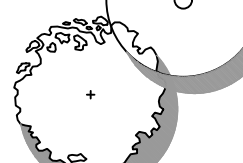
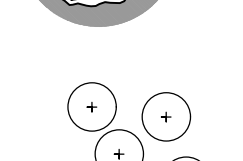
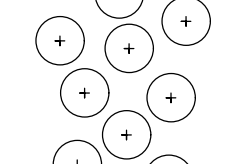
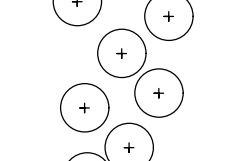
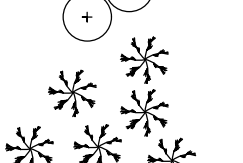
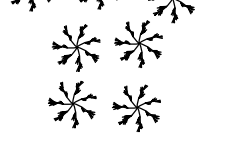
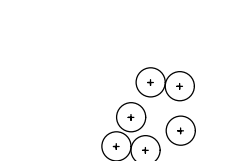
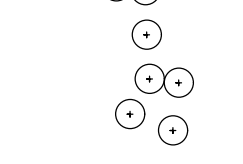

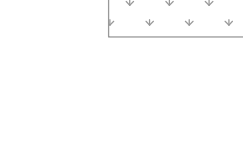



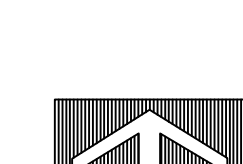
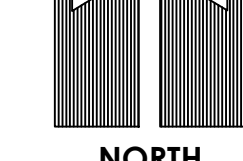
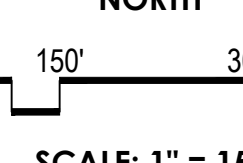
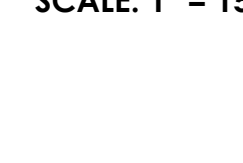
PROJECT #: 19013  
DATE: 4.23.20  
DRAWN BY: EM  
REV # DATE  
8.24.20 (COUNTY COMMENTS)

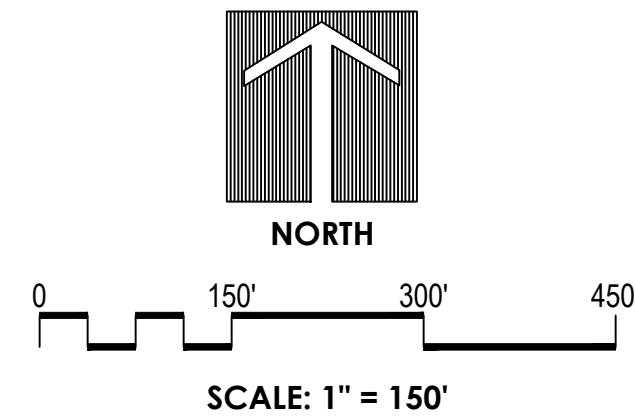
SHEET

**PL-1**  
PLEASE RECYCLE

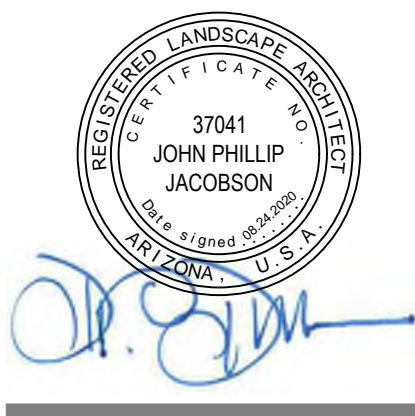




PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL./ 24" BOX
	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM	15 GAL.
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	15 GAL./ 24" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	15 GAL.
	QUERCUS VIRGINIANA	SOUTHERN 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	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



PRELIMINARY  
NOT FOR  
CONSTRUCTION



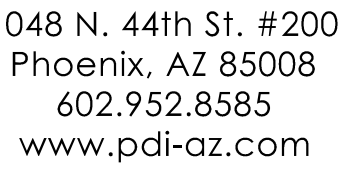
THE QUARTERS AT QUEEN CREEK  
PINAL COUNTY, AZ.

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY LANDSCAPE PLAN

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





# THE QUARTERS AT QUEEN CREEK

**PINAL COUNTY, AZ.**

# PRELIMINARY LANDSCAPE PLAN

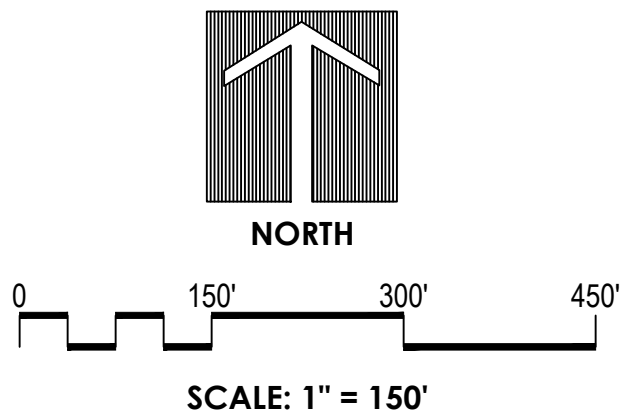
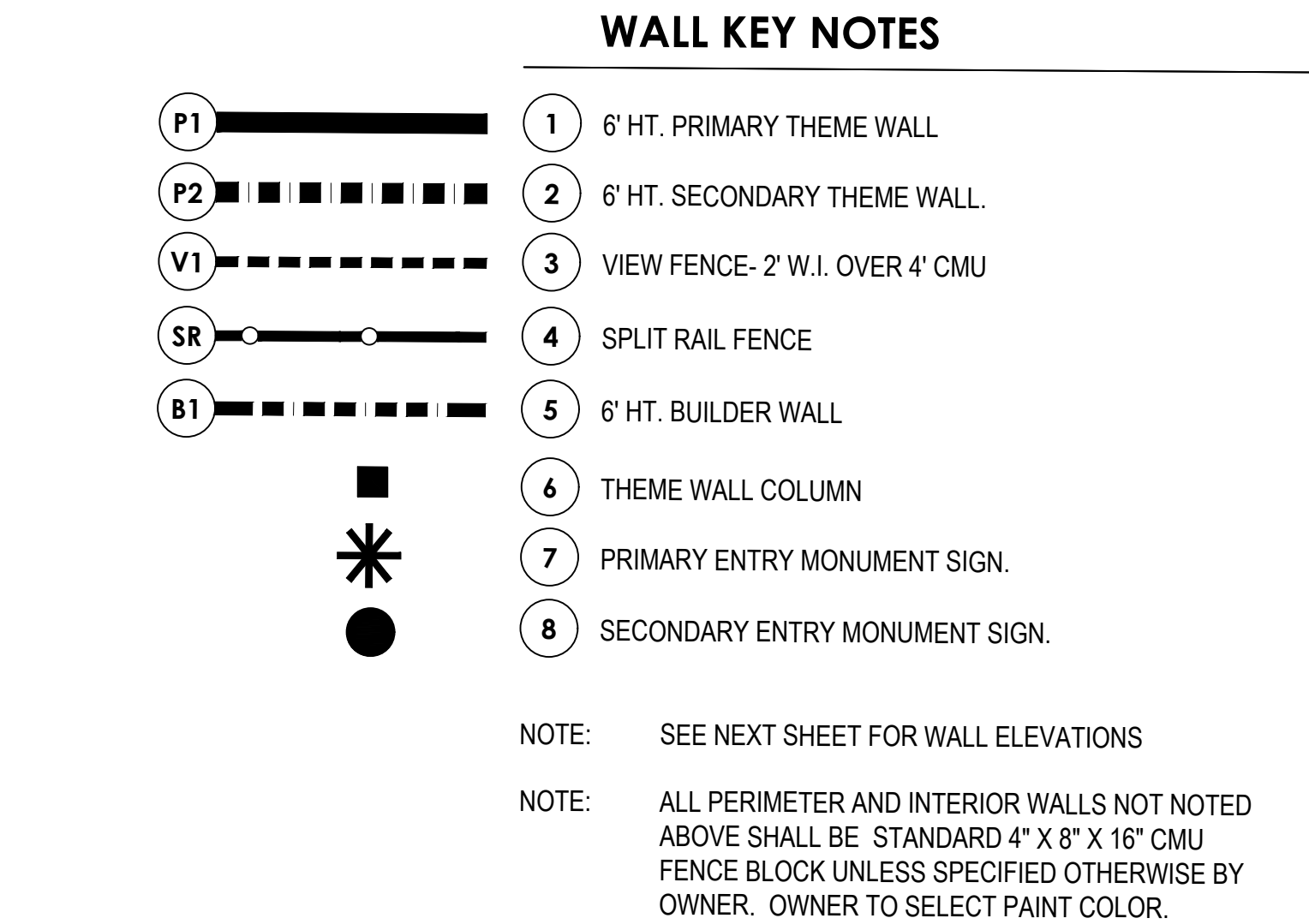
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DATE: 4.23.20  
DRAWN BY: EM  
REV # DATE  
8.24.20 (COUNTY COMMENTS)

SHEET

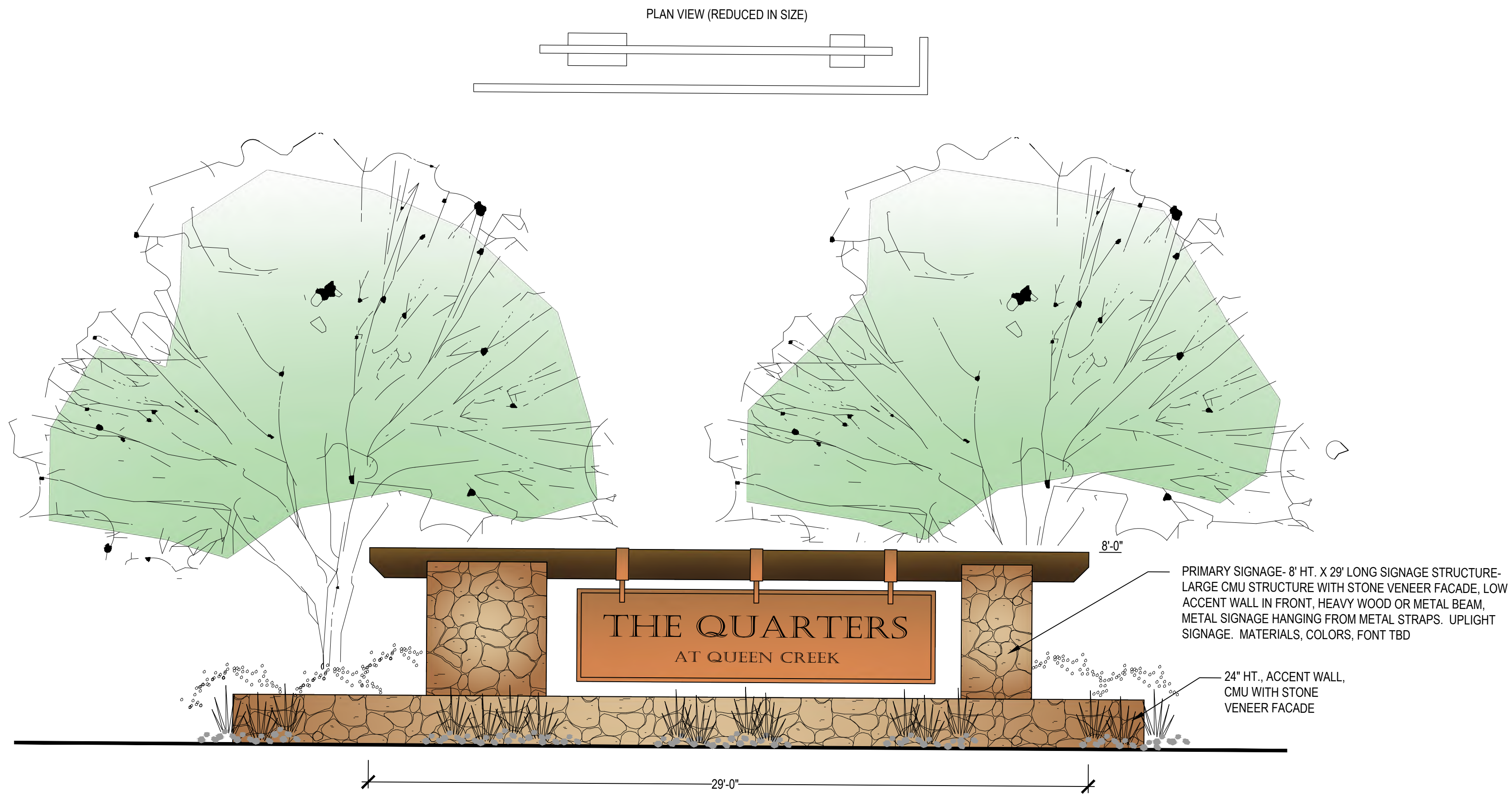
## PL-3

**EASE RECYCLE**



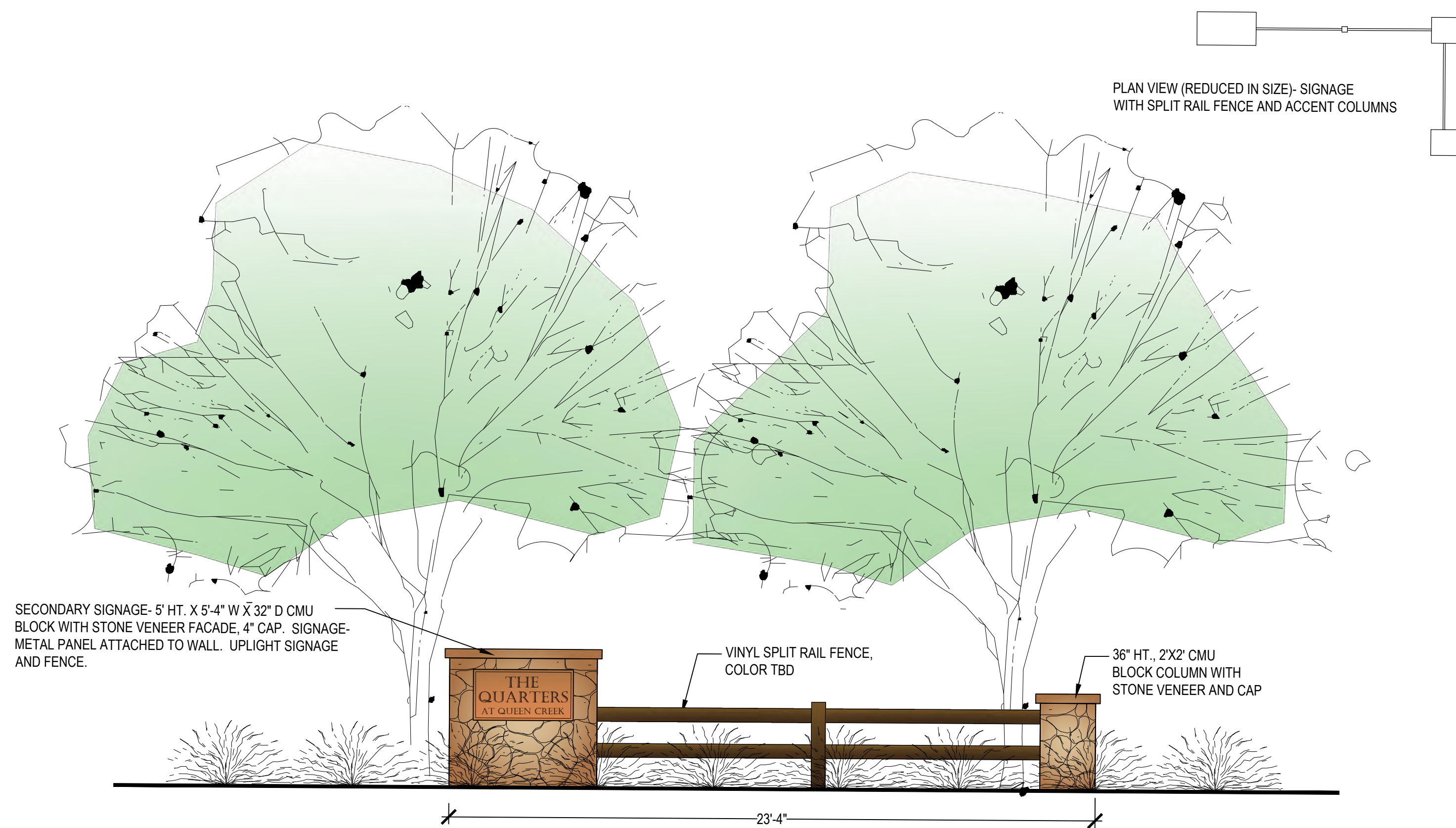
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**





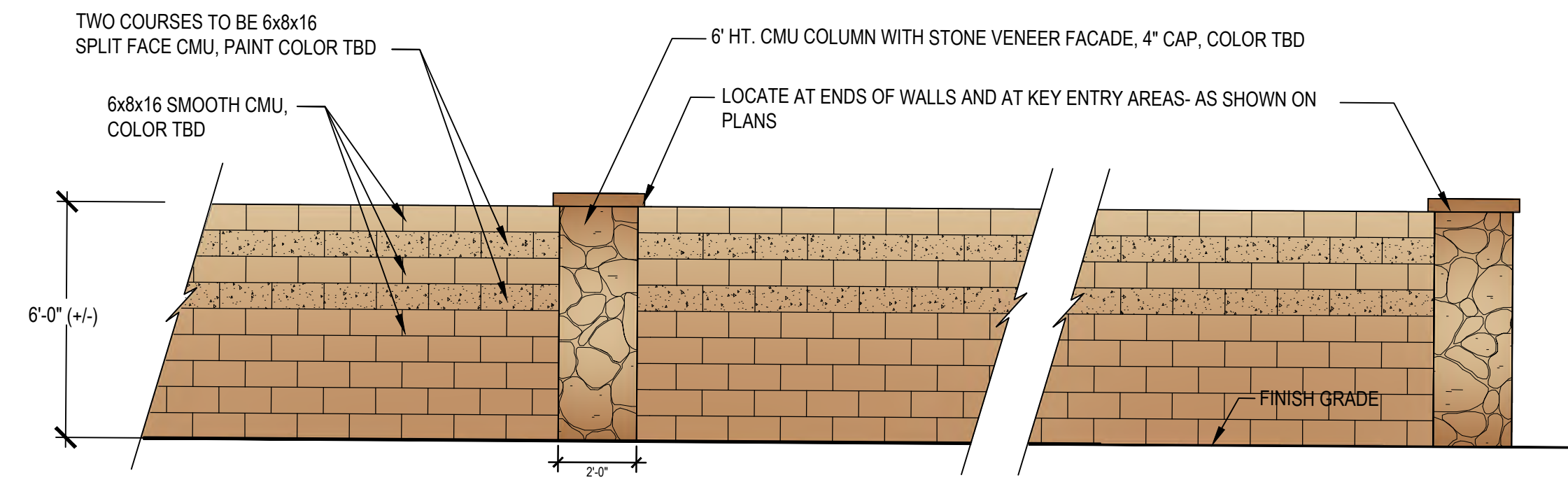
7 PRIMARY ENTRY MONUMENTATION

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



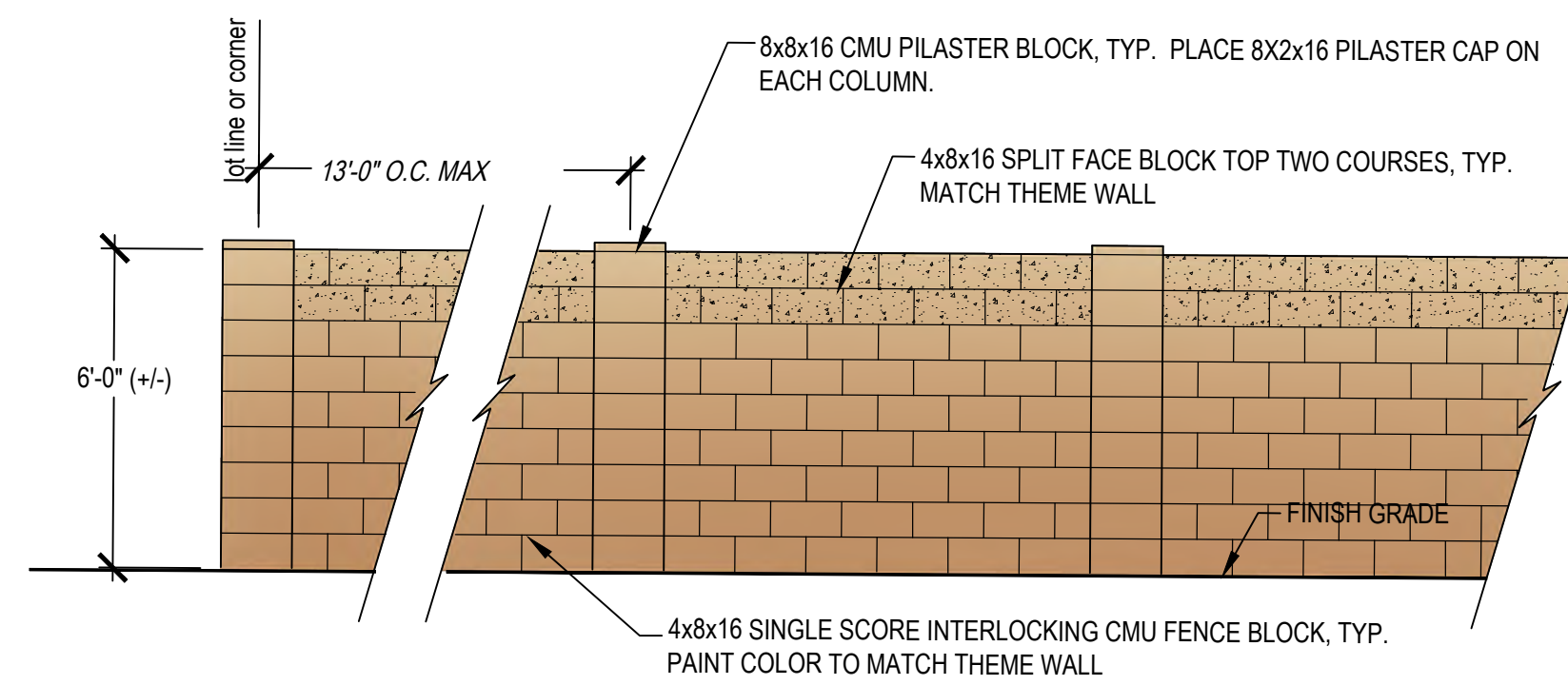
8 SECONDARY ENTRY MONUMENTATION

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



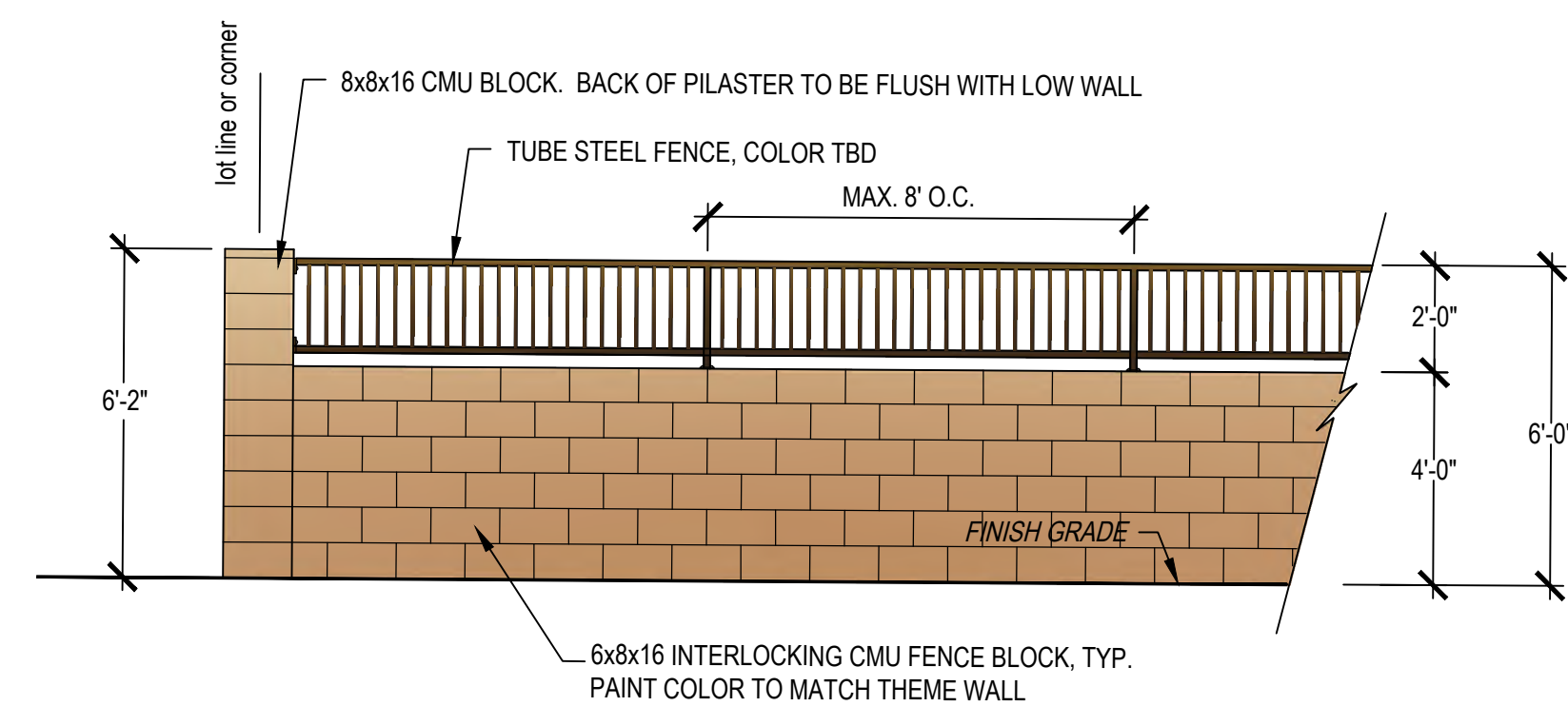
P1 PRIMARY THEME WALL

NTS



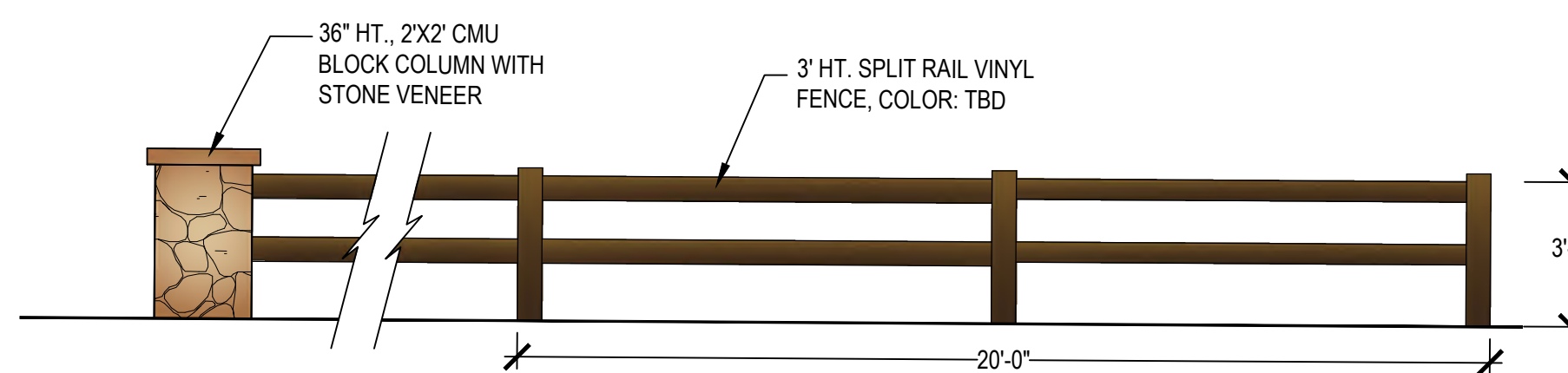
P2 SECONDARY THEME WALL

NTS



V1 SECONDARY VIEW FENCE

NTS



SR SPLIT RAIL FENCE

NTS

PRELIMINARY  
NOT FOR  
CONSTRUCTION





**THE QUARTERS AT QUEEN CREEK**  
PINAL COUNTY, AZ.

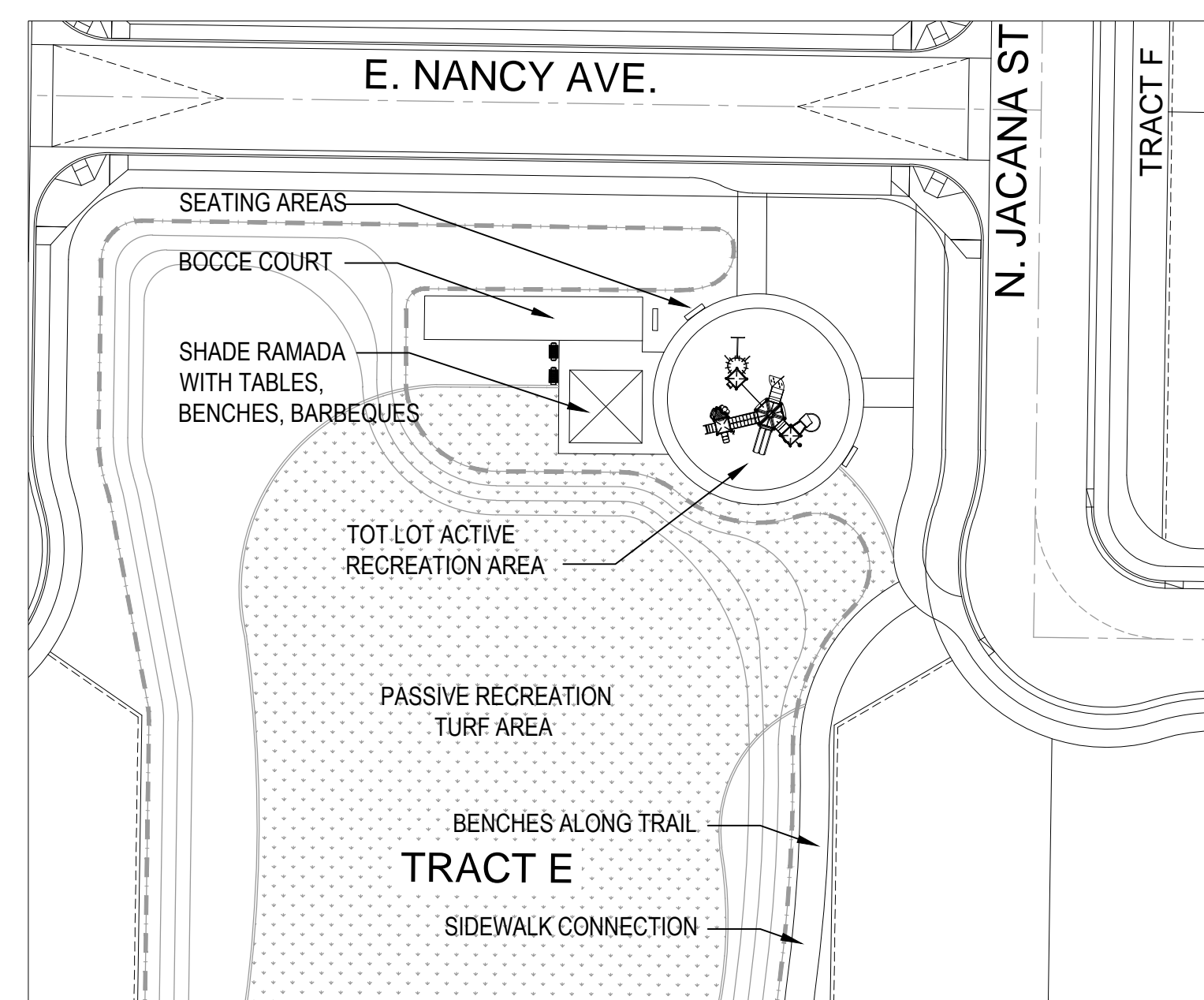
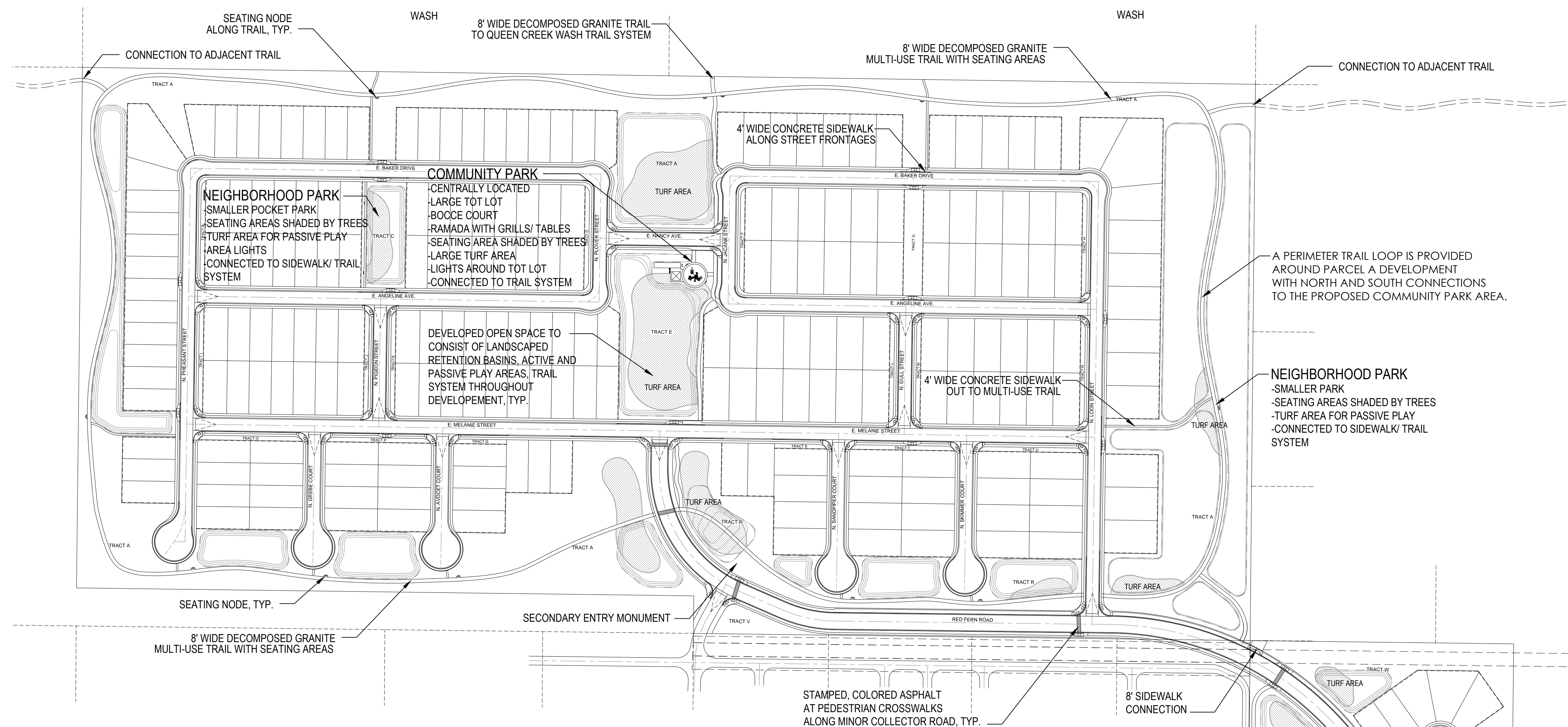
# PRELIMINARY LANDSCAPE PLAN

## 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



## COMMUNITY PARK ENLARGEMENT



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 $1'' = 40$ 

RAMADA AT COMMUNITY PARK



BOCCE COURT- COMMUNITY PARK



## PLAY STRUCTURE



### PICNIC TABLE- FAUX WOOD SLATS



BENCH- FAUX WOOD SLATS



TRASH CAN- FAUX WOOD SLATS



STANDARD BBQ GRILL

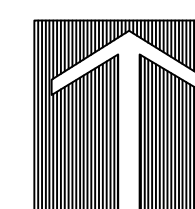


OPEN SPACE:

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, BARBEQUES, 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.

A TREE SHADED 8' WIDE STABILIZED DECOMPOSED GRANITE MULTI-USE TRAIL WILL MEANDER THROUGH THE WIDE OPEN NEIGHBORHOOD BUFFER AREA THAT SURROUNDS THE DEVELOPMENT. THE WIDE TRAIL WILL ALLOW BOTH PEDESTRIAN AND BICYCLES TO USE THE PATHWAY AND HAVE SEATING AREAS PLACED ALONG THE TRAIL AT VARIOUS LOCATIONS.

THE TRAIL IS CONNECTED TO THE HOMES VIA CONCRETE SIDEWALKS THAT TRAVEL DOWN STREET FRONTS 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.



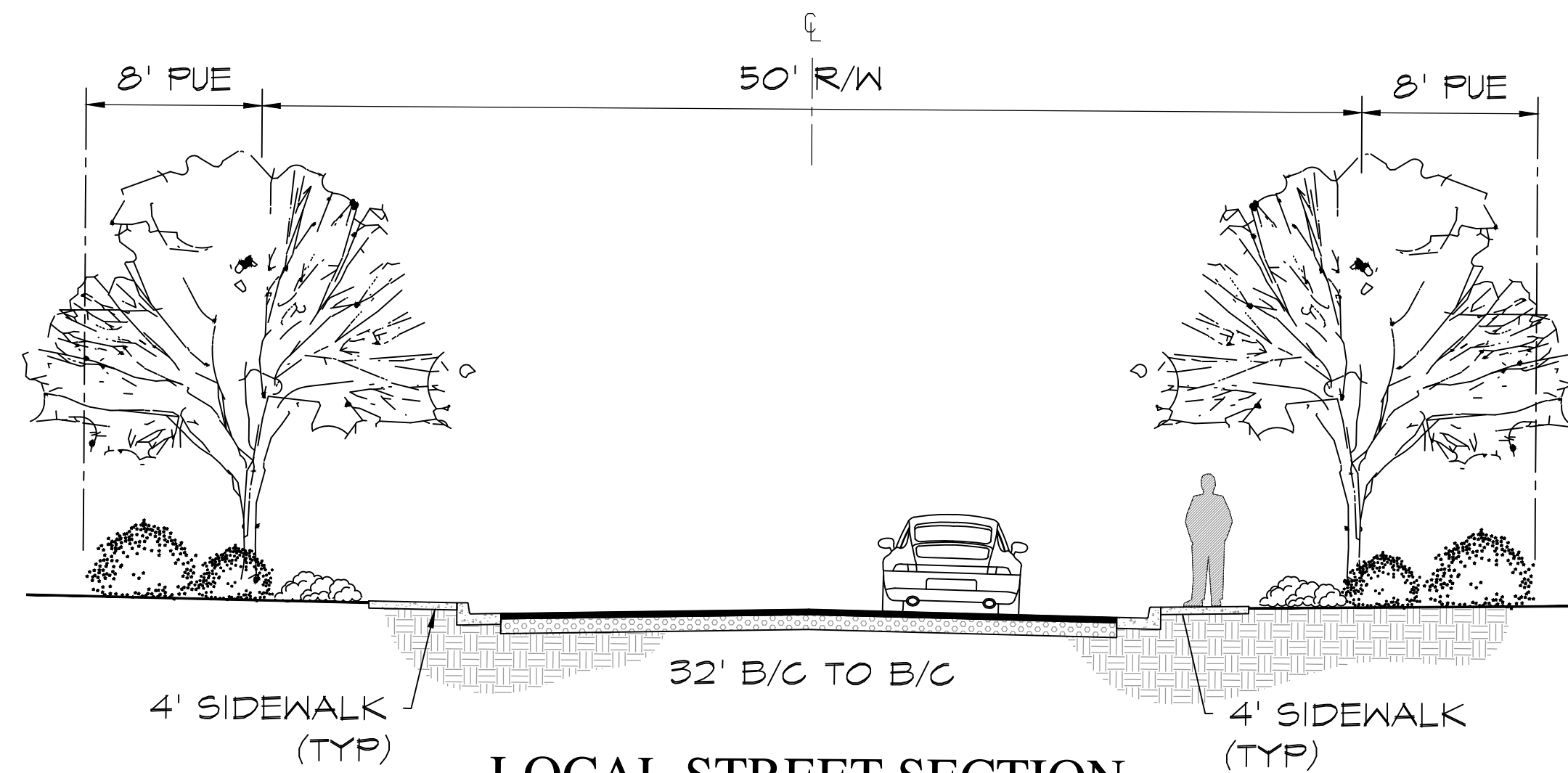
NORTHERN

0                      150'                      300'                      450'

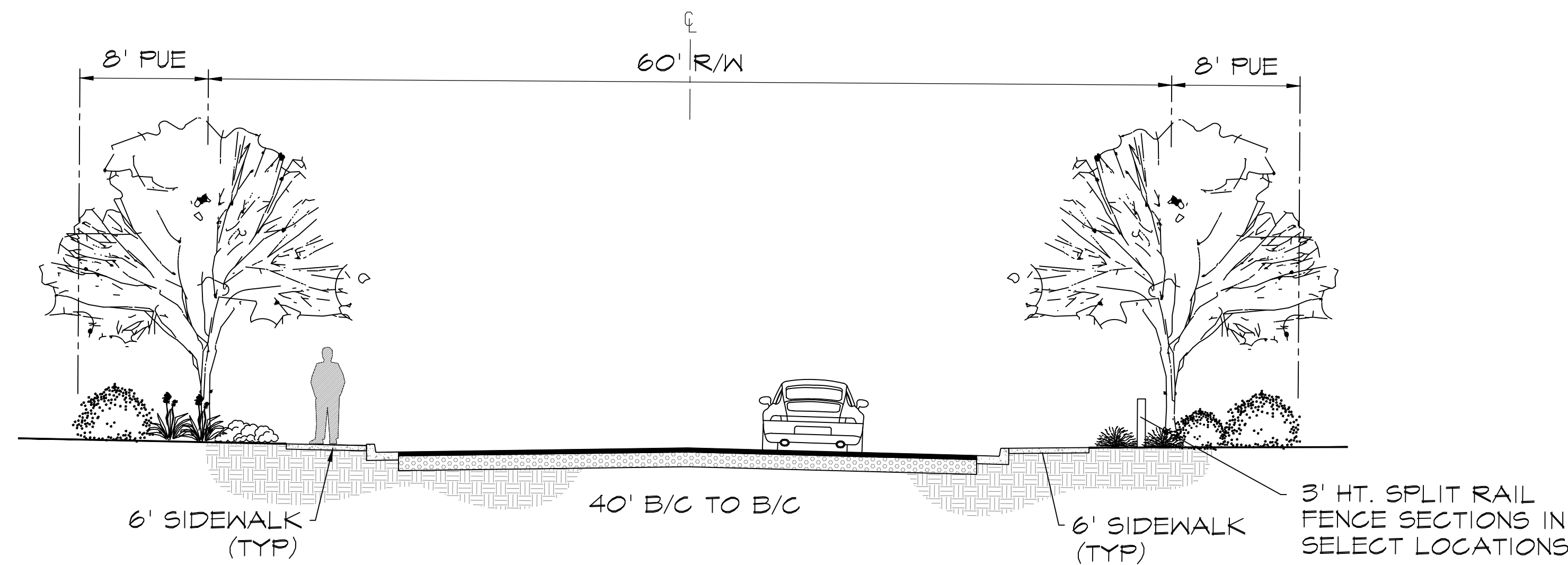
**SCALE: 1" = 150'**

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

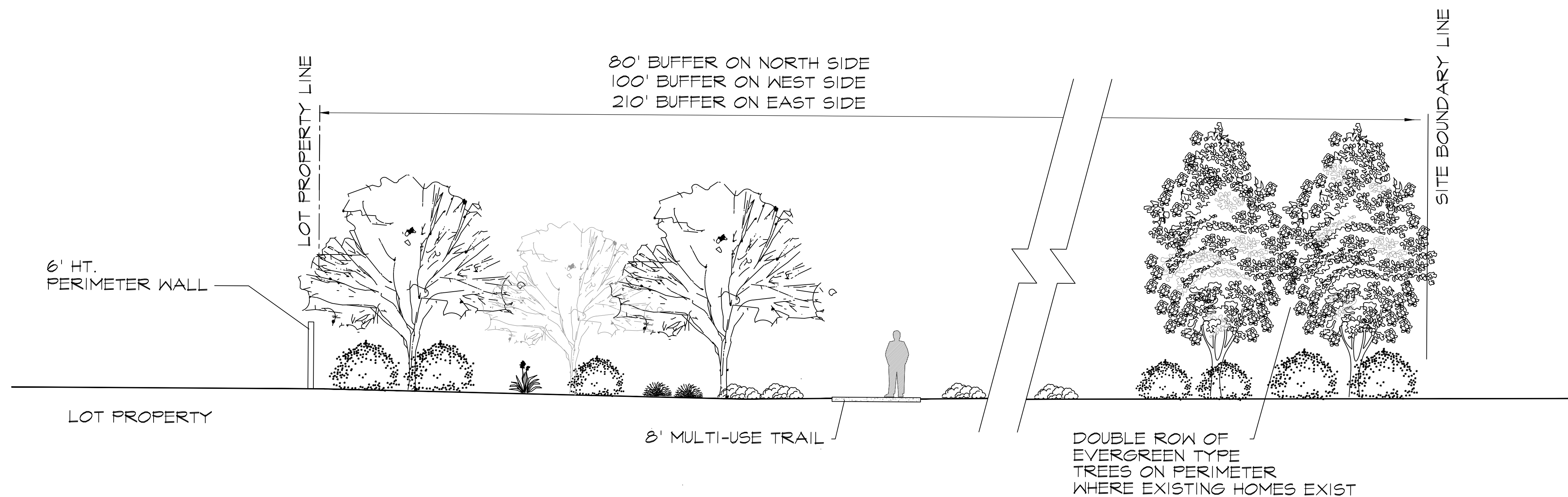




**LOCAL STREET SECTION**  
NOT TO SCALE

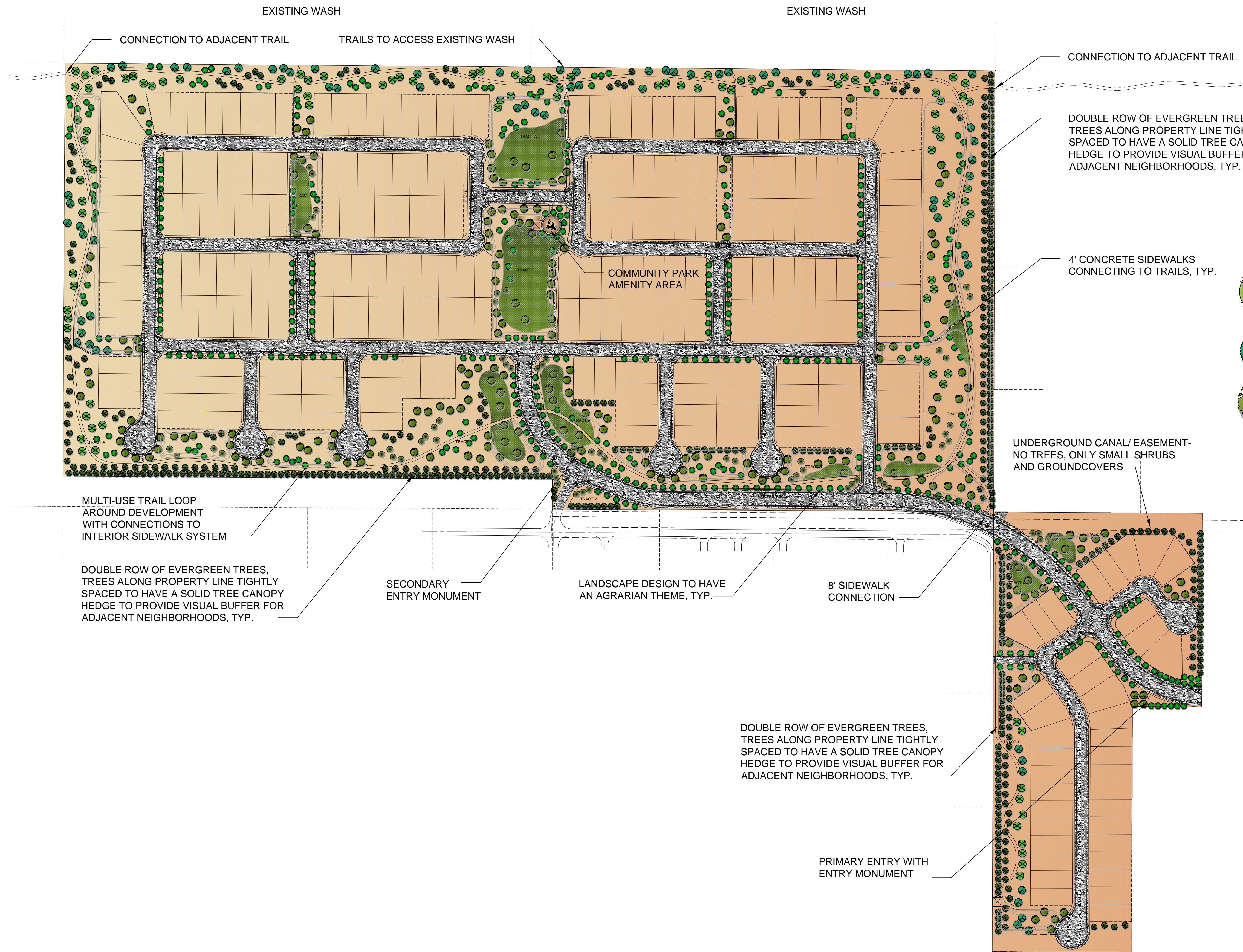


**MINOR COLLECTOR STREET SECTION**  
NOT TO SCALE

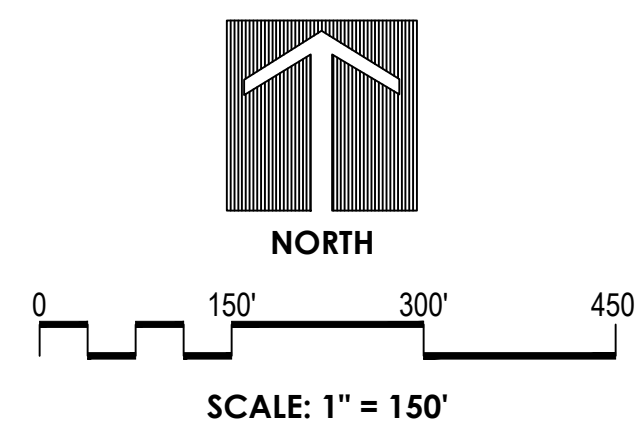


**PERIMETER BUFFER SECTION**  
NOT TO SCALE





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



PRELIMINARY  
NOT FOR  
CONSTRUCTION



# Appendix C

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## Arizona State Museum Record Check



THE UNIVERSITY OF ARIZONA

# ARIZONA STATE MUSEUM

Arizona State Museum

PO Box 210026

Tucson AZ 85721-0026

(520) 621-6281

[www.statemuseum.arizona.edu](http://www.statemuseum.arizona.edu)

21 August 2019

Sean Hamill  
United Engineering Group  
3205 W. Ray Rd., Ste. 1  
Chandler, AZ 85226

**RE:** Project: Gantzel & Combs  
Proj. No.: 14403

Dear Sean:

Arizona State Museum (ASM) has reviewed archaeological project and site records in support of United Engineering Group's project: Gantzel & Combs (Figure 1). Correspondence indicates this project will involve the development of a subdivision located on privately-owned land near the intersection of N. Gantzel Rd. and W. Combs Rd. in Pinal County, Arizona. The project area encompasses all of parcels 104-53-005A, 104-53-005B, and 104-53-006C, as well as part of parcel 104-53-009D within Section 30 of Township 02 South, Range 08 East. Below are the results of ASM's research.

## **Search Results:**

According to a search of the archaeological records retained at ASM, 13 archaeological survey projects were conducted within a one-mile radius of the project area between 1985 and 2011. Previous survey work was conducted in support of canal installation; road construction and maintenance; agricultural development; school construction; residential development; pavement preservation; and the installation and maintenance of sub-surface irrigation, telecommunications, fiber-optic, and natural gas lines. The project area has not been previously surveyed.

Two archaeological sites have been identified within a one-mile radius of the project area, neither of which are within the current project area.

## **Recommendations and Responsibilities:**

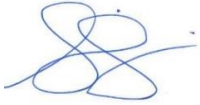
1. No portion of the proposed project area has been subject to an archaeological survey and there is a possibility for unidentified archaeological properties in the area. ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground-disturbance begins. A list of archaeological contractors is available on the ASM website at: <https://statemuseum.arizona.edu/crm>

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are discovered during project work, all work will stop within the area of the remains and Dr. Claire Barker, ASM repatriation coordinator, will be contacted at 520-626-0320.

3. City, county, or municipal governments may have requirements; therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

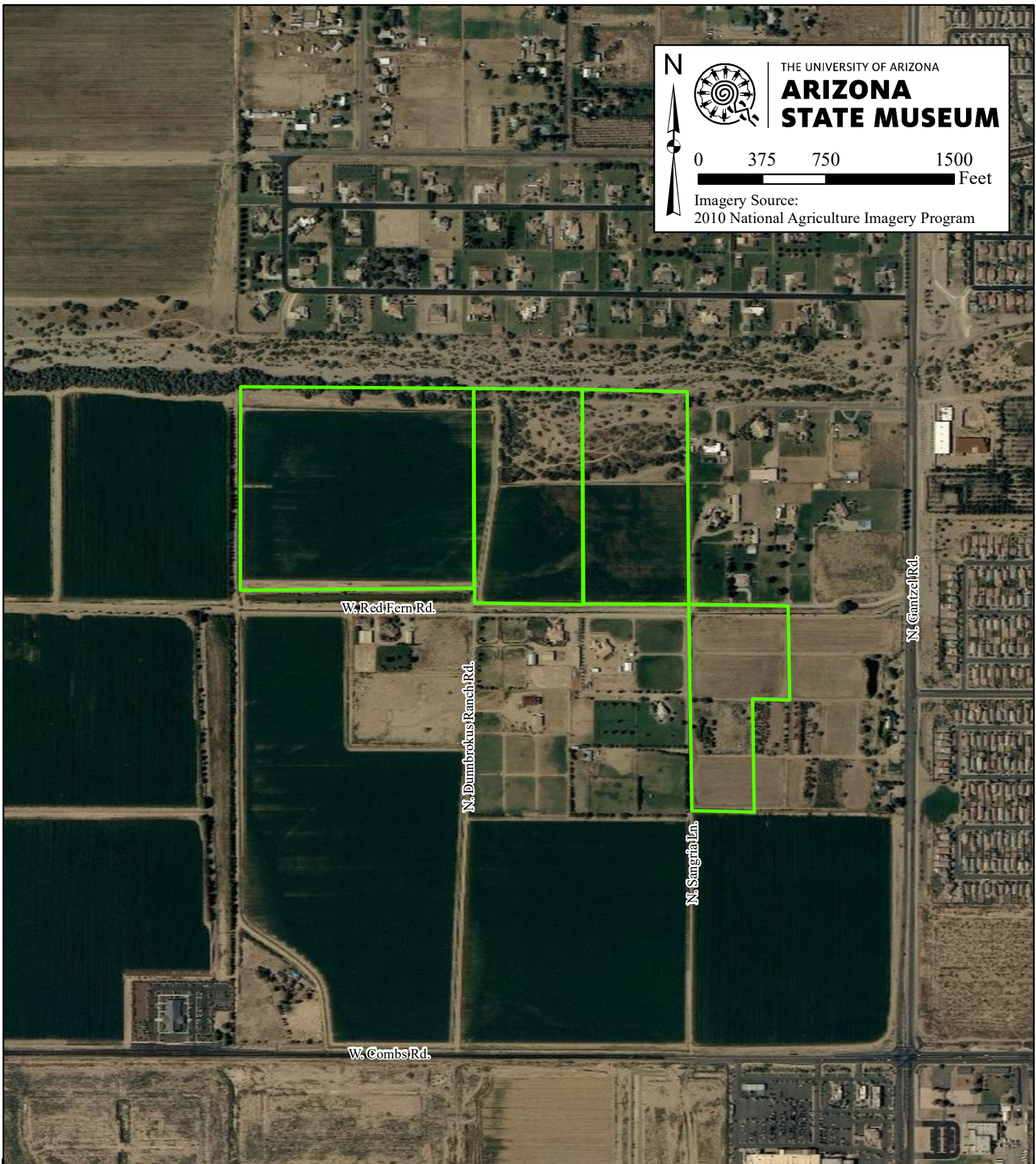
If you have any questions about the results of this records search, please contact me at [twilling@email.arizona.edu](mailto:twilling@email.arizona.edu) or 520-621-2096.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Shannon Twilling', with a stylized, cursive script.

Shannon Twilling, M.A.  
Research Specialist  
Arizona Antiquities Act Permits Office





N

THE UNIVERSITY OF ARIZONA

**ARIZONA STATE MUSEUM**

0

375

750

1500

Feet

Imagery Source:  
 2010 National Agriculture Imagery Program

Company: United Engineering Group

Project: Gantzel & Combs

Project No.: 14403

Parcels:

104-53-005A, 104-53-005B,  
104-53-006C, 104-53-009D

T02S, R08E, S30

 Project Area

Generated 8/21/2019

Figure 1: Project area.