



Requesting Department:
Development Services

TO: Planning and Zoning Commission

FROM: Brett Burningham, Planning Administrator; Christine Sheehy, Principal Planner

RE: Discussion and Possible Approval of P17-0135 “Queen Creek Crossing Preliminary Plat”, a request from Sean Lake, Pew and Lake, for approval of a Preliminary Plat for a commercial shopping center on approximately 36 acres located at the northwest corner of Queen Creek and Ellsworth Roads.

DATE: June 13, 2018

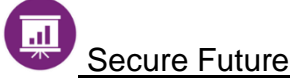
STAFF RECOMMENDATION

Staff recommends approval of P17-0135 “Queen Creek Crossing Preliminary Plat”, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P17-0135 “Queen Creek Crossing Preliminary Plat”, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



SUMMARY

This proposal consists of a request from Sean Lake, Pew and Lake, for approval of a Preliminary Plat for a commercial shopping center on approximately 36 acres located at the northwest corner of Queen Creek and Ellsworth Roads.

HISTORY

- May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43 (1 du/ac).
- May 2, 2018: The Town Council approved Ordinance 663-18, Cases P17-0134 (PAD Rezone), P17-0137 (Site Plan) and P17-0136 (Conditional Use Permit) for a commercial shopping center with three (3) in-vehicle service facilities.

PROJECT INFORMATION

Queen Creek Crossing	
Project Name	Queen Creek Crossing Preliminary Plat
Site Location	NWC of Queen Creek and Ellsworth Roads
Current Zoning	C-2 (General Commercial)/Planned Area Development (PAD)
General Plan Designation	The recently approved 2018 General Plan Update designation is Commercial. The former General Plan designation was Mixed Use (MU).
Surrounding Zoning Designations:	
North	Fulton Parkway and R1-5/PAD (Queen Creek Station master planned community)
South	R1-43 (vacant land)
East	Ellsworth Road and C-1/PAD Shops at Terravella and R1-5/PAD Terravella master planned community.
West	206 th Place and R1-5/PAD (Queen Creek Station master planned community).
Gross Acreage	35.92 Acres
Total Building Area	369,464 s.f. (with Patios 379,089 s.f.)
Floor Area Ratio:	
Max. Allowed	.60
Proposed	.24
Parking Spaces:	
Required	1,681 spaces
Proposed	1,592 spaces with Shared Parking Agreement
Parking Lot Landscaping:	
Required	20% (166,504 s.f.)
Proposed	20.6% (171,499 s.f.)

Queen Creek Crossing	
Landscape/Open Space Acreage:	15% (233,263 s.f.)
Required	17.4% (270,586 s.f.)
Proposed	

DISCUSSION

This proposal consists of a request from Sean Lake, Pew and Lake, for approval of a Preliminary Plat for a commercial shopping center on approximately 36 acres located at the northwest corner of Queen Creek and Ellsworth Roads. On May 2, 2018 the Town Council approved Ordinance 663-18, Cases P17-0134 (PAD Rezone), P17-0137 (Site Plan) and P17-0136 (Conditional Use Permit) for a 370,000 square foot commercial shopping center on this site. The approved plans include a department store anchor (Lowe’s), in-line shops, a two story mixed use building, three (3) in-vehicle service facilities and three (3) shops/pads.

The property is located at the northwest corner of Queen Creek and Ellsworth Roads. The recently approved 2018 General Plan update designates the subject site a Commercial. The former General Plan designation for this Property was Mixed Use (MU). The property was rezoned via Case P17-0134 to PAD/C-2 (General Commercial). The proposed Preliminary Plat is in conformance with both the old and updated General Plan and the current PAD/C-2 commercial zoning.

Queen Creek Crossing provides over 17.4% (270,586 s.f.) of landscape coverage compared to the 15% required (233,263 s.f.) by the Town. Queen Creek Crossing’s proposed landscape materials also consist of lush, drought tolerant landscape plants. The trees include evergreen elm, live oak, red push pistache, ash and palms. Ground covers provide banding and interest at easements. Landscape berms and screen walls provide buffering from vehicular traffic at Ellsworth Road. See attached Landscape Plans dated 3/26/2018.

A parking analysis was completed for Queen Creek Crossing, which demonstrated that the ultimate parking needs at this site are met with the proposed number of parking stalls of 1,592 in lieu of the 1,681 stalls required by code. Two key factors determine adequate parking is provided through the concept and formulas associated with shared parking. The first factor is that the areas with peak demand that would otherwise experience shortages, will have sufficient parking stalls available in adjacent parking fields. The second factor is due to the fact that portions of this type of development will have patrons who will have already parked for work and will not require another parking stall for lunch, because they will have walked to their next destination. Execution of a Shared Parking Agreement in accordance with Article 5.6.A.3.c is required as a Condition of Approval.

Queen Creek Crossing is proposed to be developed in two phases. See attached Phasing Plan. The first phase consists of approximately 28 acres located at the north side of the project and is designed as a traditional shopping center. This phase includes Lowe’s and

the majority of the in-line anchor and junior buildings along the west side of the project (backing 206th Place). A central parking field will split the in-line buildings to the west with shops and pads that front Ellsworth Road to the east. The entrance from Queen Creek Road (approximately two acres) will be built in the first phase with drive aisle connections to the north. All associated offsite improvements will be constructed in the first phase. The second phase consists of approximately eight acres located at the southern third of the project. This phase includes a specialty component with mixed-use office and retail building(s) at the northwest corner of Ellsworth and Queen Creek Roads. One restaurant pad is designed to front the entrance from Queen Creek Road with a future in-line Junior C building to the west. The second phase will be developed as market demands dictate.

GENERAL ANALYSIS

General Plan Review: The current 2018 General Plan Update designation for this Property is Commercial. The former General Plan designated this property as Mixed Use (MU). The proposed Queen Creek Crossing Preliminary Plat project complies with both the Commercial and Mixed Use designations of the former and updated General Plan by providing retail and office uses that are in scale with the adjacent residential community.

Zoning Review: The subject Property is zoned PAD/C-2 General Commercial, which is consistent with the current General Plan Commercial Use and the former General Plan designation of Mixed Use. The proposed Queen Creek Crossing Preliminary Plat meets the dimensional standards for the proposed C-2 (General Commercial) standards of the Zoning Ordinance and the changes to the Outdoor Display Zoning Ordinance Requirements approved via the PAD/C-2 General Commercial rezoning (Case P17-0134).

Parking Analysis: A parking analysis was completed for Queen Creek Crossing, which demonstrated that the ultimate parking needs at this site are met with the proposed number of parking stalls of 1,592 in lieu of the 1,681 stalls required by code. The reduction of 89 parking spaces (approximately 5% of the required spaces) is below 10% and is considered reasonable for a retail center of this size subject to the execution of a Shared Parking Agreement. Execution of a Shared Parking Agreement in accordance with Article 5.6.A.3.c is required as a Condition of Approval.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the Applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project. Appropriate internal circulation and improvements to the existing arterial streets are provided. The Town of Queen Creek will be the potable water and waste water service provider for the property. There is no impact to the Queen Creek Unified School District.

Engineering, Utilities and Transportation Review: The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have

been added to address both Engineering, Utilities and Transportation requirements for this project.

Landscape / Open Space Review: A total of 17.4% landscape/open space is provided (270,586 square feet), when 15% is required (233,263 square feet). The parking lot contains 20.6% of landscaping (171,499 square feet), when 20% is required (166,504 square feet). Open space amenities include a plaza that is located between the 2-Story Mixed Use Building A and Pad C. This transitional area has been designed as a gathering place for patrons and office employees with a gazebo and outdoor seating that could accommodate entertainment, kiosks and public art. This gathering area is also intended for patrons waiting for restaurant reservations. Other amenities include nodes and seating areas that are provided in front of the in-line buildings and in the parking lot area adjacent to walk ways.

Wall/Fencing Plan: Complementary project screening walls are proposed that use similar materials as the building materials. These walls contains smooth stucco walls with stone columns. Steel angled framed panels are staggered in between the stucco walls, which provides additional interest. Along the western property line and a portion of the north property line in front of Lowe's proposed storage areas, the Applicant is proposing six (6) and eight (8) foot walls. See attached Screen Wall Details.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The Applicant shall comply with the Outdoor Display Map attached to this application.
3. The Elevation materials and design for the outdoor storage area to the west of Lowe's shall be compatible with the building materials and shall be approved by the Planning Manager prior to the issuance of building permit.
4. Compliance with the Town's Public Art requirements shall be demonstrated with drawings and support documents. These will be reviewed and approved by the Planning Manager prior to the issuance of a building permit.
5. Unless otherwise modified by the Town, a detached 5-foot wide sidewalk shall be installed along 206th Place. Also, to clarify sidewalk requirements on Ellsworth Road, a 6-foot attached sidewalk is required adjacent to deceleration lanes, and a 6-foot meandering detached sidewalk is required at all other locations along Ellsworth Road that are adjacent to this project that are not being constructed as part of the Town's Capital Improvement Program (CIP).
6. Street trees and shrubs shall be added to the planting areas along 206th Street and Fulton Parkway. Trees shall be planted 30-foot on center with six shrubs per tree in accordance with the Zoning Ordinance requirements. Developer will work with the

Planning Manager to add second row of trees, in alignment from the southern boundary of Junior B to the southwest corner of the property to provide additional screening of the rear of the shopping center.

7. A 12-foot wide unpaved trail shall be added long along the northern side of the entire length of the Maricopa County Flood Control District (MCFCD) easement at the southern border of the property.
8. On both the Site and Landscape Plans, Applicant shall increase the width of the planting area to five (5) feet adjacent to the sides of the 8-foot sidewalk in front of the parking lot landscape island leading to Anchor A. (Planting areas cannot be less than 5-foot wide as per the Zoning Ordinance.)
9. Site and Landscape plans shall be revised to illustrate the three (3) foot offsets for the proposed 6 and 8-foot screen walls to match the Site Amenities Sheet, Screen Wall Detail, which includes a "floor plan" graphic that illustrates the wall offsets. The columns/offsets/undulations shall be provided at minimum of one hundred and fifty feet (150') to meet the Zoning Ordinance requirements.
10. The Developer shall work with the Planning Manager to install as many street trees and shrubs in the area between the edge of the Queen Creek Irrigation District easement and the property screen walls or other improvements.
11. Building mounted lighting on elevations that face residential areas to the west and north shall be mounted no higher than 10'-0" above the adjacent finished grade and shall have full-cut-off shields on all lights, with the exception of fully shielded lights that shall be mounted no higher than 12-feet above the loading docks and fully shielded accent lights mounted up to 22-feet along the north facing wall of Lowe's Garden Center. (Revised by Planning Commission on April 11, 2018).
12. Similar landscape plant materials, such as Red Push Pistache trees, shall be added to the planting areas on the South side of Fulton Parkway and in other areas of the shopping center, where possible, to make the area look more cohesive with Queen Creek Station. (Recommended by the Planning Commission on April 11, 2018.)
13. The elevation materials and design for the pavilion and pedestrian seating detail shall be compatible with the building materials and shall be approved by the Planning Manager prior to the issuance of building permit.
14. No signage shall be allowed on any rear building elevations (west elevations facing the residential neighborhood).
15. If the electrical panels or utility cabinets are placed on the elevation of Shops B and C that face the primary driveway, then the electrical panels should be: a) Located inside a closet and behind a door; or, b) Fully -screened from the driveway with a solid screen wall or screen panel.

16. Architectural elevations and design concepts were not provided for Pad A & B and Shops A, B and C. These buildings are required to match the character of the rest of the center through design, style, philosophy, colors and materials. A Minor Site Plan application is required for approval of Pad A & B and Shops A, B and C. Minor Site Plan applications are processed administratively.
17. Additional landscaping shall be required for screening when site plans are provided for the in-vehicle service facilities (Shops A and B and Pad A.)
18. Execution of a Shared Parking Agreement in accordance with Article 5.6.A.3.c is required with the Final Plat.
19. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. Construction assurance shall be deposited with the Town prior to final plat recordation.
20. The developer shall coordinate and obtain approval from the Queen Creek Irrigation District including any required approvals or relocations from the Federal Bureau of Reclamation for any and all work within the existing 50 foot Bureau of Reclamation Easement.
21. The developer shall coordinate and obtain approval from Kinder Morgan for any and all work within the gas easement.
22. The developer shall coordinate and obtain approval from the Flood Control District of Maricopa County for any and all work within the easement.
23. Subdivision developments (including commercial projects) consisting of 6 parcels or more are required to obtain an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). A copy of the CAWS in the builder/ developer's name, will have to be provided to the Town of Queen Creek Water Division. This may be accomplished by transferring current CAWS, or converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS in the event that one does not currently exist. The Town of Queen Creek Water Division cannot agree to supply water to the subdivision unless this stipulation is met as the Town of Queen Creek does not have a 100 year assured water designation. The Town has however completed a Physical Availability Determination (PAD) study that has evaluated most properties in the area to determine that the groundwater hydrology can support new development in undeveloped portions of the Town. This information was developed as the technical background needed to obtain a CAWS and can be provided upon request.

24. As a part of the CAWS program, the project will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR before the Town of Queen Creek can supply water to the development.
25. A fire flow test, witnessed by the Utility Services Department Senior Inspector, will be required with the final construction plans to confirm pressure assumptions made in the preliminary water model.

ATTACHMENTS

1. Queen Creek Crossing Aerial
2. Queen Creek Crossing General Plan Exhibit
3. Queen Creek Crossing Zoning Map Exhibit
4. Queen Creek Crossing Site Plan (4/2/2018)
5. Amenity Features (plaza and pedestrian rest area)
6. Queen Creek Crossing Landscape Plans (4/3/2018)
7. Queen Creek Crossing Screen Wall Elevations (3/5/2018)
8. Details pedestrian seating 3/5/2018
9. Queen Creek Phasing Plan
10. Preliminary Plat (2/7/2018)

Project Name: Queen Creek Crossing Aerial

Case Number: P17-0135 (Preliminary Plat)

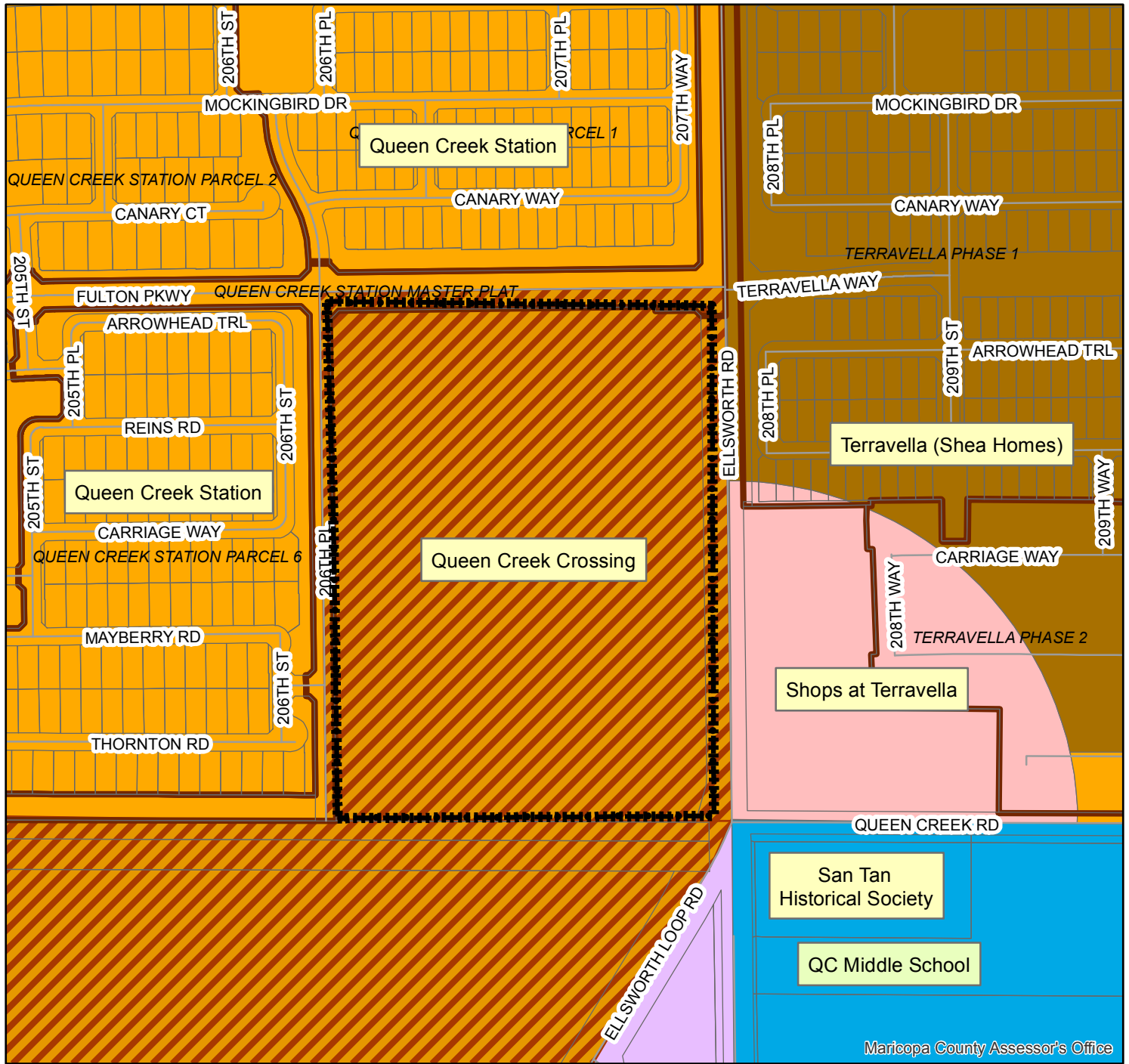
Hearing Date: June 13, 2018 (Planning Commission)





















Project Name: Queen Creek Crossing General Plan Exhibit

Case Number: P17-0135 (Preliminary Plat)

Hearing Date: June 13, 2018 (Planning Commission)



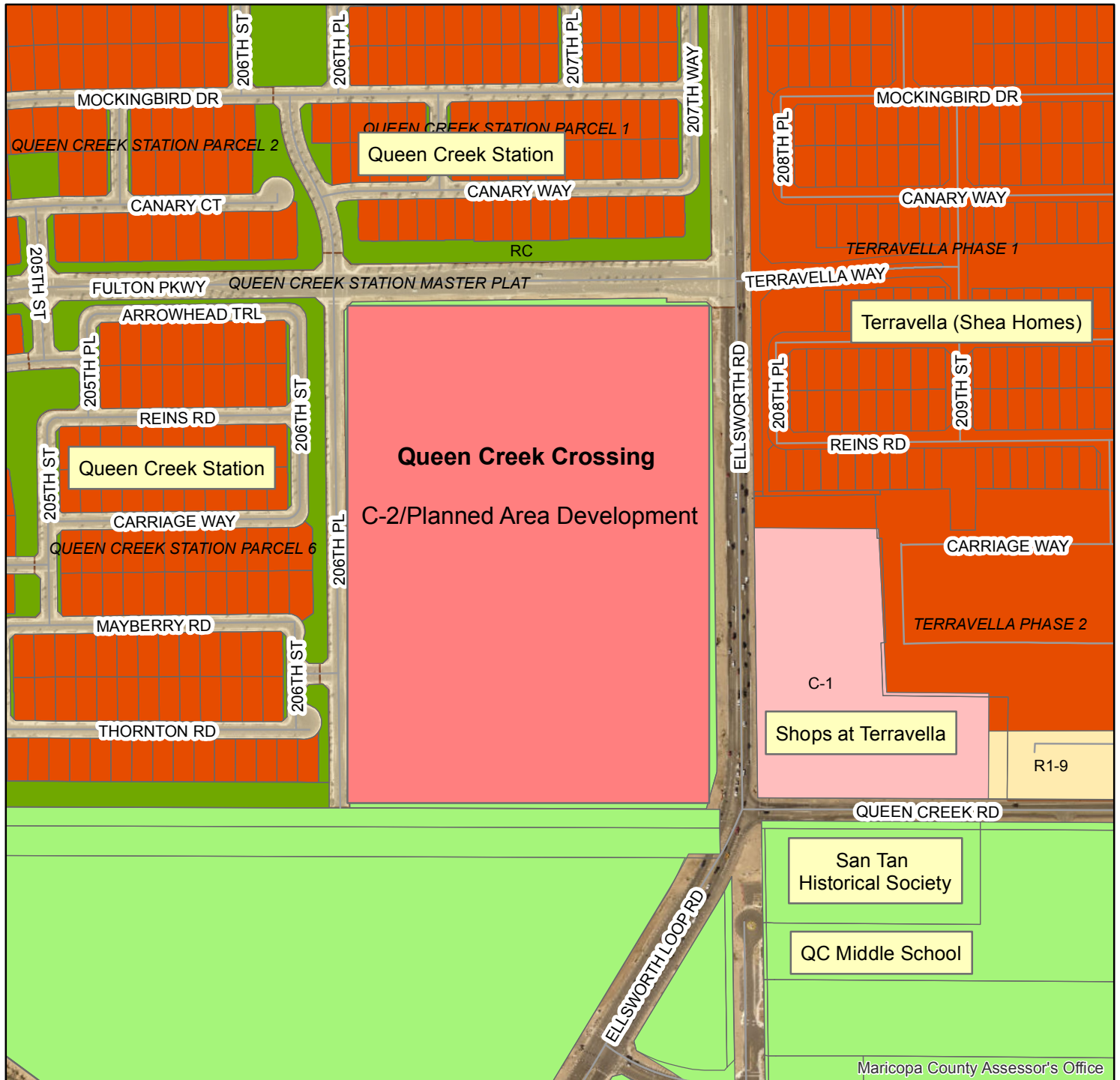
General Plan Land Use

 Very Low Density Residential (0-1 DU/AC)	 Mixed Use	 Regional Commercial Center
 Low Density Residential (0-2 DU/AC)	 Town Center Mixed Use	 Employment Type A
 Medium Density Residential (0-3 DU/AC)	 Neighborhood Commercial	 Employment Type B
 MHDR	 Community Commercial	 Agritainment
 Multi-Family	 Office/Services	 Public/Quasi-Public
 Master Planned Community (0-1.8 DU/AC)	 Commercial	 Open Space

Project Name: Queen Creek Crossing Zoning Exhibit

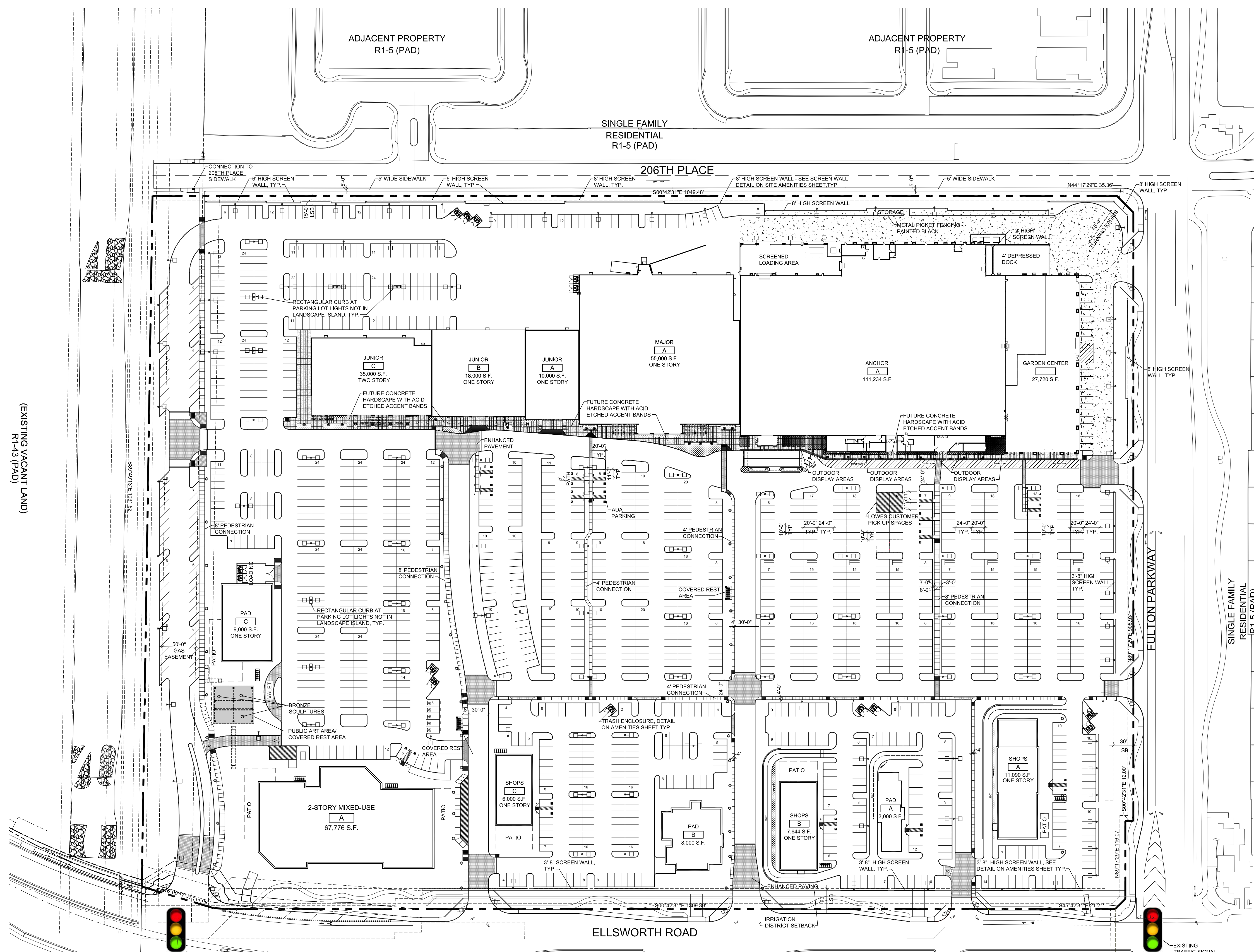
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Zoning Districts

C-1, Commercial	RC, Recreation/Conservation	R1-7, Residential	R1-18, Residential
C-2, Commercial	PCD, Planned Community Development	R1-8, Residential	R1-35, Residential
TC, Commercial	MDR, Multi-Family	R1-9, Residential	R1-43, Residential
EMP A, Heavy Industrial	R1-4, Residential	R1-10, Residential	R1-54, Residential
EMP B, Light Industrial	R1-5, Residential	R1-12, Residential	R1-190, Residential
PQP, Public/Quasi-Public	R1-6, Residential	R1-15, Residential	



PROJECT DESCRIPTION

THIS SUBMITTAL CONTAINS INFORMATION FOR A NEW 35.92-ACRE SHOPPING CENTER. THE CENTER IS LOCATED AT N.W.C. OF ELLSWORTH RD AND QUEEN CREEK RD. BUILDINGS ARE BOTH SINGLE STORY AND (2) 2-STORY BUILDINGS WITH MASONRY AND E.I.F.S. CONSTRUCTION.

LEGAL DESCRIPTION

PARCEL 7, OF MASTER PLAT OF FULTON HOMES @ QUEEN CREEK STATION, ACCORDING TO BOOK 1195 OF MAPS, PAGES 17, RECORDS OF MARICOPA COUNTY, ARIZONA. APN: 314-07-322

A LEGAL DESCRIPTION FOR THE ~5.7 AC WILL BE DEFINED BY AN IGA BETWEEN MCFCD AND TOWN OF QUEEN CREEK AT A LATER DATE.

SITE DATA

EXISTING ZONING	R1-43
PROPOSED ZONING	C-2/PAD
(GENERAL COMMERCIAL/PLANNED AREA DEVELOPMENT)	
EXISTING GENERAL PLAN CLASSIFICATION (MIXED-USE-MU)	
PROPOSED USES	-M MERCANTILE -A-2 RESTAURANT -B OFFICE -MU MIXED USE
SITE AREA: (APN: 314-07-332)	:1,555,092 S.F. (35.70 ACRES)
BUILDING DATA:	
TOTAL BUILDING AREA	369,464 S.F.
TOTAL BUILDING COVERAGE	21.6%
REQUIRED FLOOR AREA RATIO	.60
PROVIDED FLOOR AREA RATIO	.24
TOTAL REQUIRED LANDSCAPE AREA	15% (233,263.8 S.F.)
TOTAL PROVIDED LANDSCAPE AREA	17.4% (270,586 S.F.)
REQUIRED PARKING LOT LANDSCAPING	20% (186,504.38 S.F.)
PROVIDED PARKING LOT LANDSCAPING	20.6% (171,499.51 S.F.)
TOTAL REQUIRED PARKING	1,681 SPACES (4,571,000)
TOTAL PARKING PROVIDED	1,592 SPACES (4,311,000)
BUILDING AREA:	
ANCHOR A	111,234 S.F.
(GARDEN CENTER)	27,720 S.F.
MAJOR A	55,000 S.F.
JUNIOR A	10,000 S.F.
JUNIOR B	18,000 S.F.
JUNIOR C	35,000 S.F.
MIXED-USE A	67,776 S.F.
SHOPS A	11,090 S.F.
SHOPS B	7,644 S.F.
SHOPS C	6,000 S.F.
PAD A	3,000 S.F.
PAD B	8,000 S.F.
PAD C:	9,000 S.F.
TOTAL:	369,464 S.F.
PATIO TOTAL:	9,625 S.F.
BUILDING COVERAGE	21.6%
ANCHOR A PLAZA AREA / OUTDOOR DISPLAY S.F. CALCULATION	
TOTAL PLAZA AREA	7,748 S.F.
MAX. ALLOWED (60% OF 7,748 S.F.) FOR OUTDOOR DISPLAY	4,560 S.F.

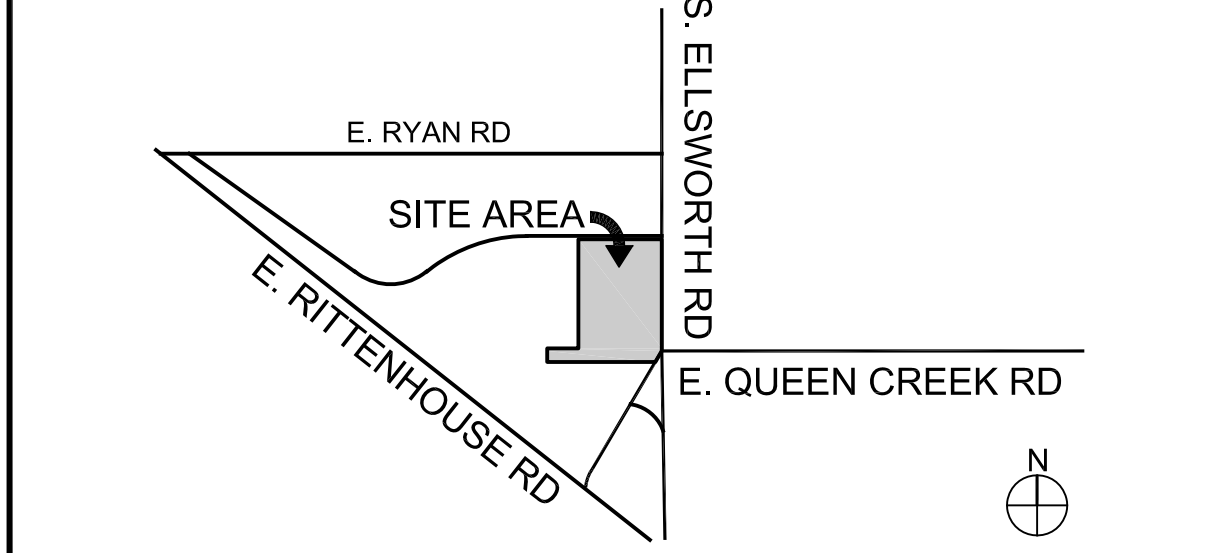
CROSS HATCH INDICATES AREAS OF OUTDOOR DISPLAY

Zone	Land Use	Size	Parking Requirements	Minimum Parking Spaces Needed
1	Anchor A Big Box Store (including garden center)	1E+05 sf	1 space per 300 s.f.	464
	Major A Big Box Store	55000 sf	1 space per 300 s.f.	184
	Junior A Shopping Center (< 50,000 sf)	10000 sf	3 space per 1000 s.f.	30
2	Junior B Shopping Center (< 50,000 sf)	18000 sf	3 space per 1000 s.f.	54
	Junior C Fitness Center	35000 sf	10 spaces for first 1000 s.f. and 1 space per additional 200 s.f.	180
3	PAD C Restaurant	9000 sf	1 space per 75 s.f.	120
	Patio Space	2565 sf	1 space per 400 s.f.	7
	General Office	33888 sf	1 space per 350 s.f.	97
4	Mixed Use General Retail Sales and Service	27888 sf	1 space per 300 s.f.	93
	Restaurant	6000 sf	1 space per 75 s.f.	80
	Patio Space	4628 sf	1 space per 400 s.f.	12
5	PAD B Restaurant	8000 sf	1 space per 75 s.f.	107
	Restaurant	6000 sf	1 space per 75 s.f.	80
	Patio Space	1000 sf	1 space per 400 s.f.	3
6	Shops C Drive-Thru Restaurant**	1500 sf	1 space per 50 s.f.	30
	Drive-Thru Office Prep/Cooking Area**	1500 sf	1 space per 200 s.f.	8
	Shops B Drive-Thru Restaurant**	1100 sf	1 space per 50 s.f.	22
7	Drive-Thru Office Prep/Cooking Area**	1100 sf	1 space per 200 s.f.	6
	General Retail Sales and Service	5444 sf	1 space per 300 s.f.	19
	Patio Space	1000 sf	1 space per 200 s.f.	5
8	Shops A Drive-Thru Restaurant**	2150 sf	1 space per 50 s.f.	43
	Drive-Thru Office Prep/Cooking Area**	2150 sf	1 space per 200 s.f.	11
	General Retail Sales and Service	6790 sf	1 space per 300 s.f.	23
	Patio Space	432 sf	1 space per 200 s.f.	3
Total				1,681

** Assume 1/2 of total restaurant area.

PARKING PROVIDED:	1,592 SPACES
ACCESSIBLE PARKING REQUIRED	26 SPACES
ACCESSIBLE PARKING PROVIDED	31 SPACES
BICYCLE PARKING REQUIRED	155 SPACES
BICYCLE PARKING PROVIDED	115 SPACES

VICINITY MAP



ARCHITECT

VERTICAL
DESIGN STUDIOS

4850 E. Cotton Center Blvd. Ste. 140
Phoenix, Arizona 85040
PH: 602.935.1000 - FAX: 602.935.1005

SEAL

CONSULTANT

OWNER

H AND QC, LLC

DEVELOPER

WADSWORTH
ACCELERATED DEVELOPMENT

PROJECT DESCRIPTION

**Queen Creek Crossing
Planned Area Development Submittal**
N.W.C. Ellsworth Rd & Queen Creek Rd
Queen Creek, Arizona 85142

DATE: REVISIONS

NO.	DATE	ISSUE

SHEET TITLE

SITE PLAN

PROJECT NUMBER
16071.00

A-001

16071.00 - Queen Creek Crossing, PAD 4th City Submittal 04/02/18



QC Plaza W/ Bronze Statues



Public Rest Area



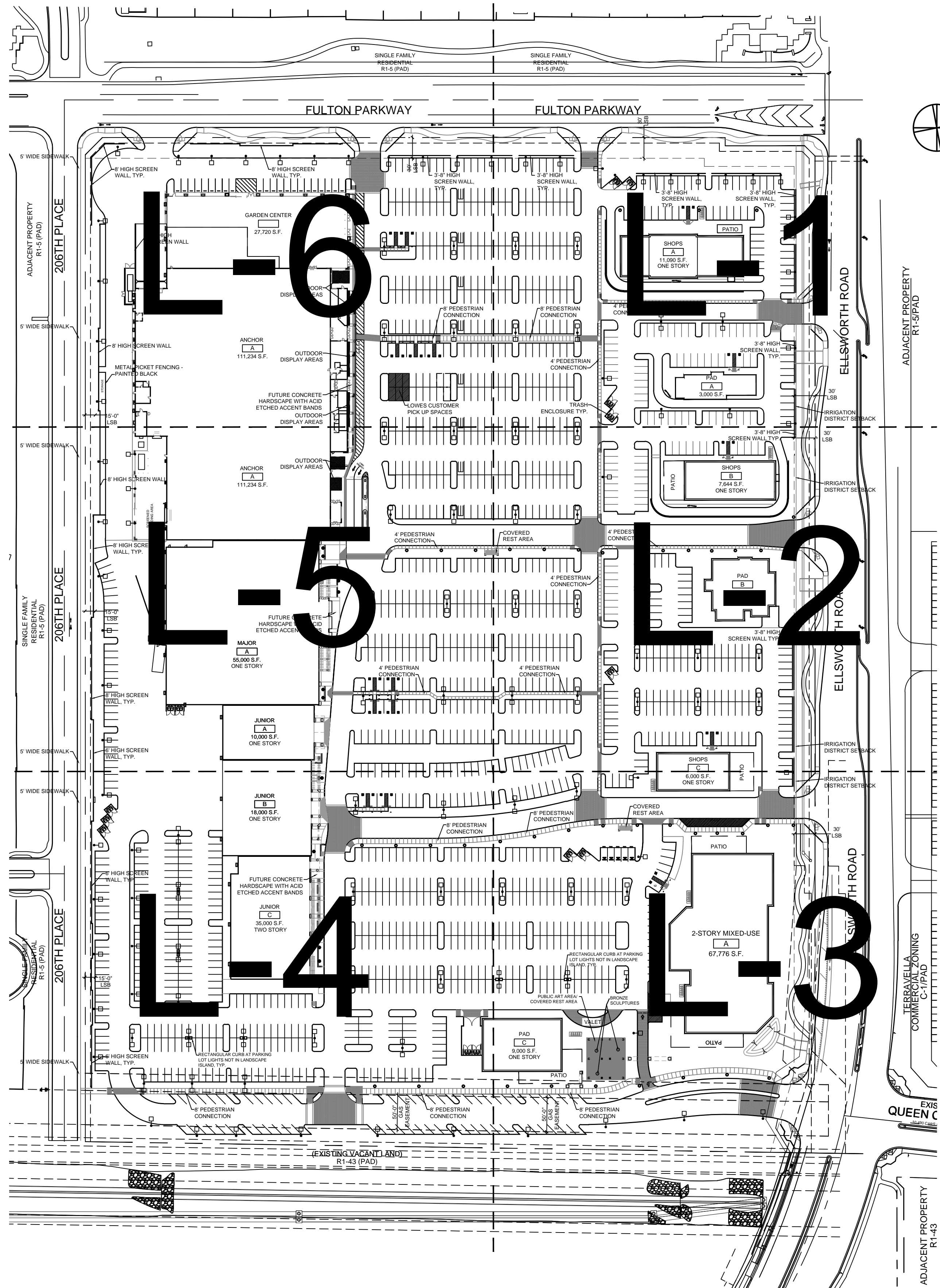
4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com

Queen Creek Crossing

Queen Creek, Arizona

Another Successful Joint Venture From:





LANDSCAPE COVER SHEET

SCALE: NTS Ref. North

MASTER PLANT LIST

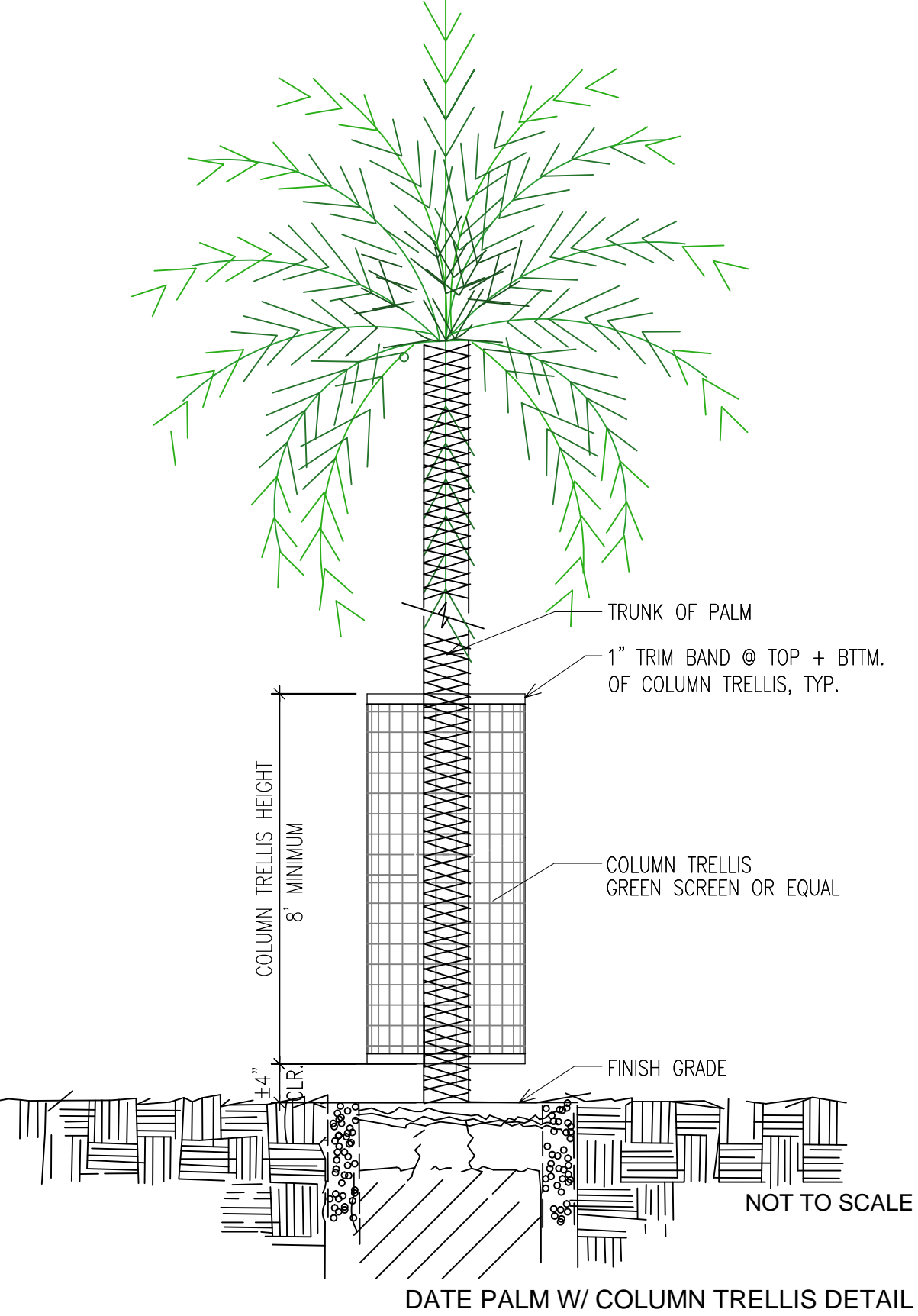
TREES	SIZE/ COMMENTS / QTY
DATE PALM PHOENIX DACTYLIFERA W/ 8" MINIMUM COLUMN TRELLIS W/ 3 QTY, 15 GAL BOUGAINVILLEA	25" HEIGHT, DIAMOND CUT, MATCHED, 62 QTY 15 GALLON BOUGAINVILLEA, 186 QTY
EVERGREEN ELM ULMUS PARVIFOLIA	36" BOX/ 48" BOX LOW BREAKING, MATCHED 36"-246 QTY / 48"-23 QTY
LIVE OAK QUERCUS VIRGINIANA	36" BOX, STANDARD, MATCHED, 29 QTY
CHITALPA CHITALPA TASHKENTENSIS	24" BOX, STANDARD, MATCHED, 11 QTY
RED PUSH PISTACHE PISTACIA 'RED PUSH'	24" BOX, LOW BREAKING, MATCHED, 194 QTY
FAN TEX ASH FRAXINUS 'FAN TEX'	24" BOX, STANDARD, MATCHED, 48 QTY
TECOMA STANS 'ORANGE JUBILEE' TECOMA 'ORANGE JUBILEE'	15 GAL, 70 QTY
SHRUBS	
CAESALPINIA 'SIERRA SUN' SIERRA SUN CASCALOTE	15 GAL, 16 QTY
MYRTIS COMMUNIS COMPACT MYRTLE	5 GAL, 575 QTY
SIMMONDSIA CHINENSIS JOJOBA	5 GAL, 196 QTY
NERIUM OLEANDER 'PETITE SALMON' DWARF OLEANDER	5 GAL, 400 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 244 QTY
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 418 QTY
OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE 'LITTLE OLLIE'	5 GAL, 560 QTY
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL, 280 QTY
RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 181 QTY
NERIUM OLEANDER 'PETITE PINK' DWARF OLEANDER	5 GAL, 301 QTY
LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' SAGE	5 GAL, 551 QTY
BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5 GAL, 37 QTY
GROUNDCOVER	
ERICAMERICA LARICIFOLIA DESERT MOUNTAIN TURPENTINE	1 GAL, 817 QTY
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL @ 3' O.C. 1,300 QTY
ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL @ 3' O.C. 1,207 QTY
CALLISTEMON 'LITTLE JOHN' 'LITTLE JOHN' BOTTLEBRUSH	1 GAL @ 2.5' O.C. 738 QTY
BOUTELOUA GRACILIS 'BLONDE AMBITION' 'BLONDE AMBITION' GRAMA	1 GAL @ 2.5' O.C. 373 QTY
EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 3' O.C. 963 QTY
CARISSA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL @ 2.5' O.C. 1,776 QTY
RUELLIA BRITTONIANA 'KATIE' KATIE DWARF RUELLIA	1 GAL @ 2.5' O.C. 384 QTY
MUHLBERGIA RIGIDA NASHVILLE GRASS	1 GAL @ 3' O.C. 1,103 QTY
LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA	1 GAL @ 3' O.C. 204 QTY
ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL @ 4' O.C. 756 QTY
DECOMPOSED GRANITE GRANITE EXPRESS GOLD	1/2" MINUS 2" DEPTH
DECOMPOSED GRANITE GRANITE EXPRESS BROWN	1/2" SCREENED 2" DEPTH
FRACTURED GRANITE GRANITE EXPRESS GOLD	1" - 3" SCREENED 4" DEPTH
TURF GRASS BERMUDA HYBRID SOD	
ENHANCED PAVING BELGARD MODULINE PAVER	3" X 12", COLOR AS SELECTED

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED EXISTING AT ADJACENT SITE TO THE WEST, 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.
- ALL STEEL HEADER TO BE 1/8" THICK COLD ROLL STEEL 4" DEPTH. STEEL HEADER TO SEPERATE ALL TUFF, DECOMPOSED GRANITE AND FRACTURED GRANITE AREAS.

LANDSCAPE / OPEN SPACE AREA

TOTAL SITE AREA (35.7 AC)=	1,555,092 S.F.
REQUIRED LANDSCAPE AREA (15%)=	233,263.8 S.F.
PROVIDED LANDSCAPE AREA (17.4%)=	270,586 S.F.
REQUIRED PARKING LOT LANDSCAPE (20%)=	166,504.38 S.F.
PROVIDED PARKING LOT LANDSCAPE (20.6%)=	171,499.51 S.F.



DATE PALM W/ COLUMN TRELLIS DETAIL

ARCHITECT

VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd., Ste. 140
Phoenix, Arizona 85040
Ph: 602.395.1000 Fax: 602.395.1005

SEAL

20086
GREGORY K.
FLANAGAN
L.S. No. 03.26.18
AZ-LS-00000000

EXPIRES 12/31/2020

CONSULTANT

G.K. FLANAGAN
ASSOCIATES INC

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PHOENIX, AZ 85018
602.912.5956
602.912.9953 Fax

OWNER

H AND QC, LLC

DEVELOPER

PROJECT DESCRIPTION

**Queen Creek Crossing
Planned Area Development Submittal**
N.W.C. Ellsworth Rd & Queen Creek Rd
Queen Creek, Arizona 85142

REV. 4/3/2018

DATE: 03/26/18

REVISIONS

NO.	DATE	ISSUE

LEGAL NOTES:

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SHEET TITLE

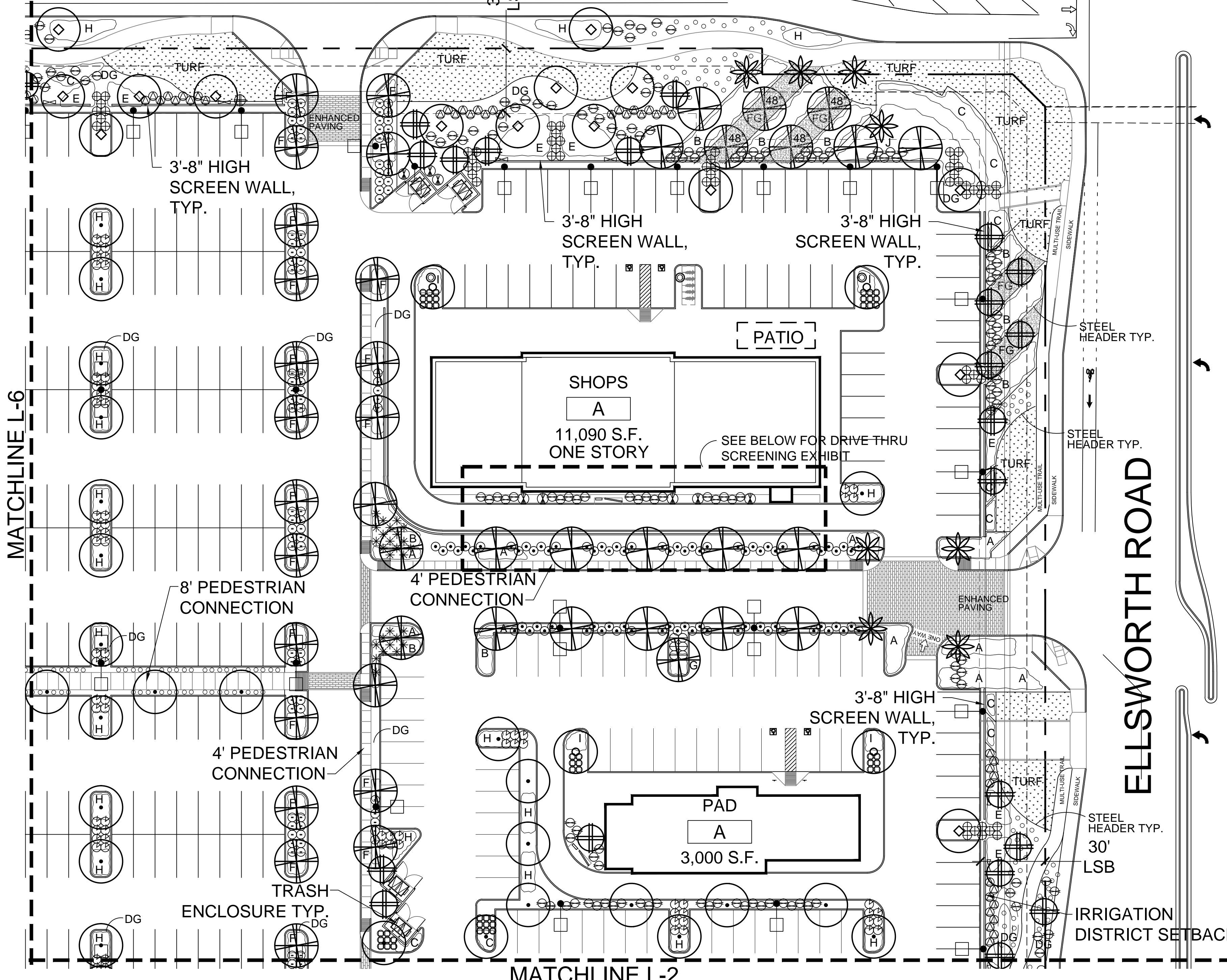
LANDSCAPE COVER SHEET

PROJECT NUMBER
16071.00

L-0

16071.00 - Queen Creek Crossing - PAD Submittal - 03/26/18

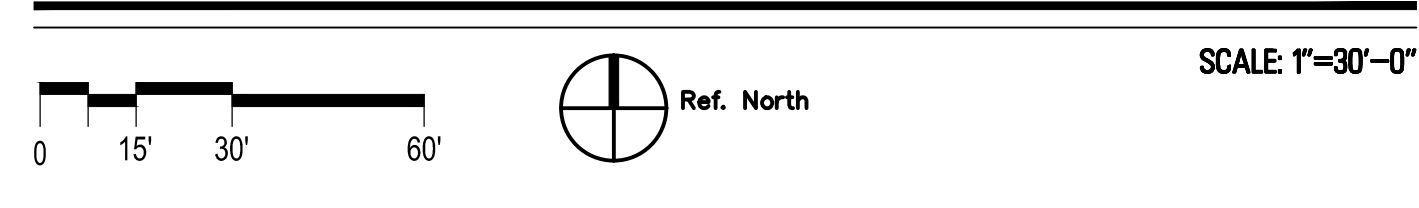
FULTON PARKWAY



MASTER PLANT LIST

TREES	SIZE/ COMMENTS / QTY
DATE PALM PHOENIX DACTYLIFERA W/ 8" MINIMUM COLUMN TRELLIS W/ 3 QTY, 15 GAL BOUGAINVILLEA	25' HEIGHT, DIAMOND CUT, MATCHED, 62 QTY 15 GALLON BOUGAINVILLEA, 186 QTY
EVERGREEN ELM ULMUS PARVIFOLIA	36" BOX/ 48" BOX LOW BREAKING, MATCHED 36"-246 QTY / 48"-23 QTY
LIVE OAK QUERCUS VIRGINIANA	36" BOX, STANDARD, MATCHED, 29 QTY
CHITALPA CHITALPA TASHKENTENSIS	24" BOX, STANDARD, MATCHED, 11 QTY
RED PUSH PISTACHE PISTACIA 'RED PUSH'	24" BOX, LOW BREAKING, MATCHED, 194 QTY
FAN TEX ASH FRAXINUS 'FAN TEX'	24" BOX, STANDARD, MATCHED, 48 QTY
TECOMA STANS 'ORANGE JUBILEE' TECOMA 'ORANGE JUBILEE'	15 GAL, 70 QTY
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CAESALPINIA 'SIERRA SUN' SIERRA SUN CASCALOTE	15 GAL, 16 QTY
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BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5 GAL, 37 QTY
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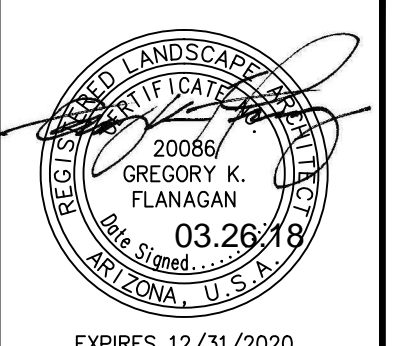
PLANTING PLAN



TYPICAL DRIVE THRU SCREENING EXHIBIT

SCALE: NTS

ARCHITECT



4628 N. 44th STREET
PHOENIX, AZ 85018
602.922.9953
602.922.9953 Fax

OWNER
H AND QC, LLC

DEVELOPER



PROJECT DESCRIPTION

Queen Creek Crossing
Planned Area Development Submittal
N.W.C. Ellsworth Rd & Queen Creek Rd
Queen Creek, Arizona 85142

DATE: 03/26/18

REVISIONS

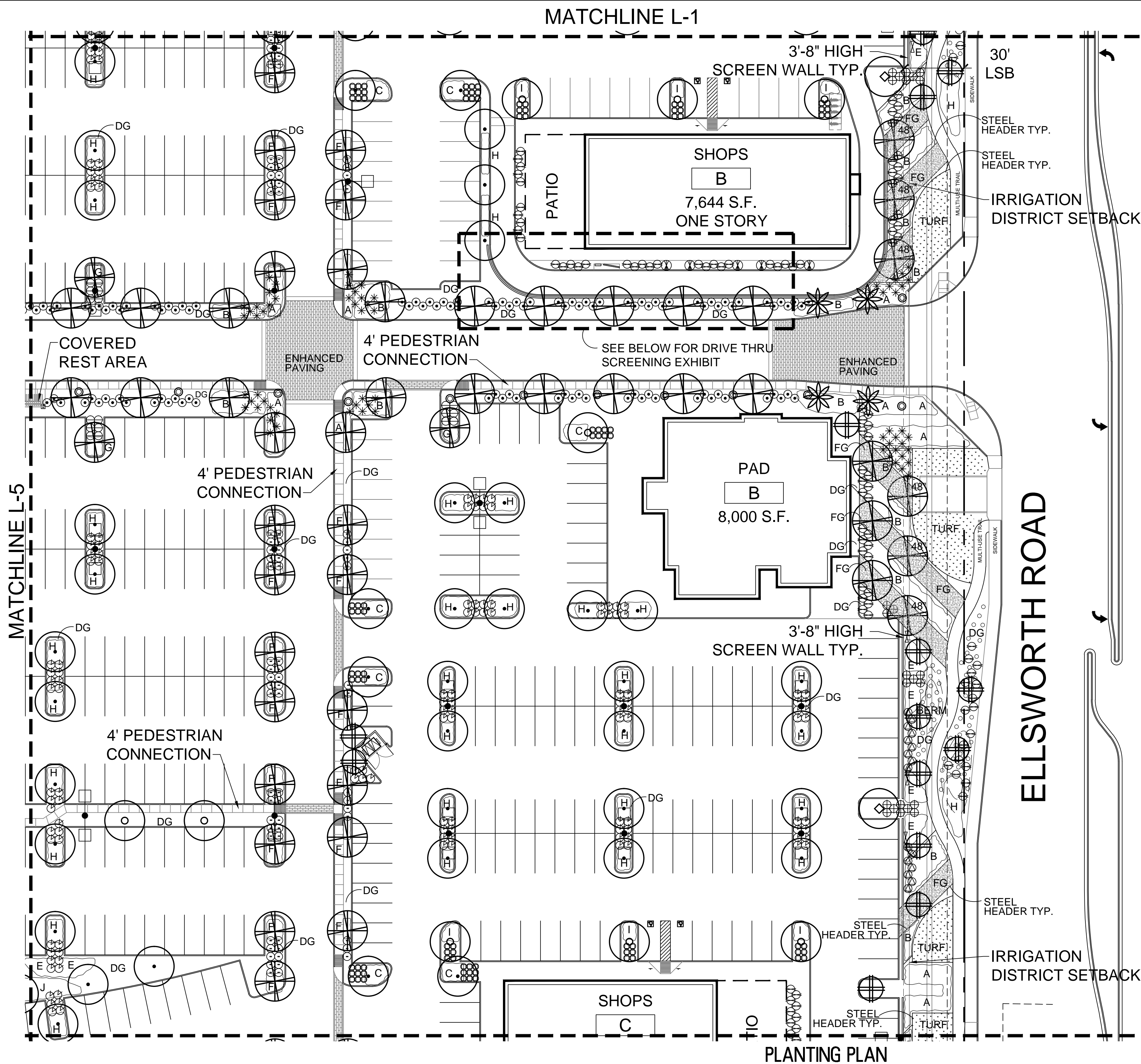
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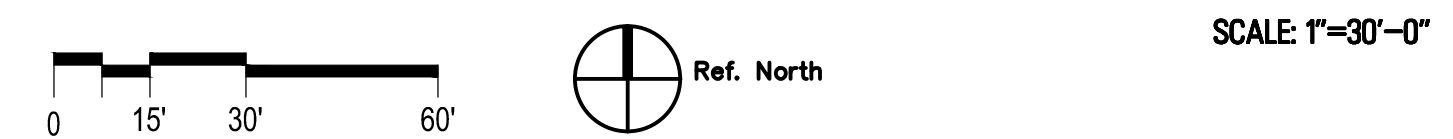
PLANTING PLAN

PROJECT NUMBER
16071.00

L-1



PLANTING PLAN



MASTER PLANT LIST

TREES	SIZE/ COMMENTS / QTY
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LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' SAGE	5 GAL, 551 QTY
BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5 GAL, 37 QTY
GROUNDCOVER ERICAMERICA LARICIFOLIA DESERT MOUNTAIN TURPENTINE	1 GAL, 817 QTY
A LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL @ 3' O.C. 1,300 QTY
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TYPICAL DRIVE THRU SCREENING EXHIBIT

SCALE: NTS

ARCHITECT
VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd., Ste. 140
Phoenix, Arizona 85040
Ph: 602.395.1000 Fax: 602.395.1005

SEAL
GREGORY K. FLANAGAN
03.26.18
Landscape Architect
Arizona, U.S.A.

EXPIRES 12/31/2020
CONSULTANT
G.K. FLANAGAN
ASSOCIATES INC.

OWNER
H AND QC, LLC

DEVELOPER
WADSWORTH Accelerated
PERFORMANCE SERVICES

PROJECT DESCRIPTION
**Queen Creek Crossing
Planned Area Development Submittal**
N.W.C. Ellsworth Rd & Queen Creek Rd
Queen Creek, Arizona 85142

DATE: 03/26/18
REVISIONS

NO. DATE ISSUE

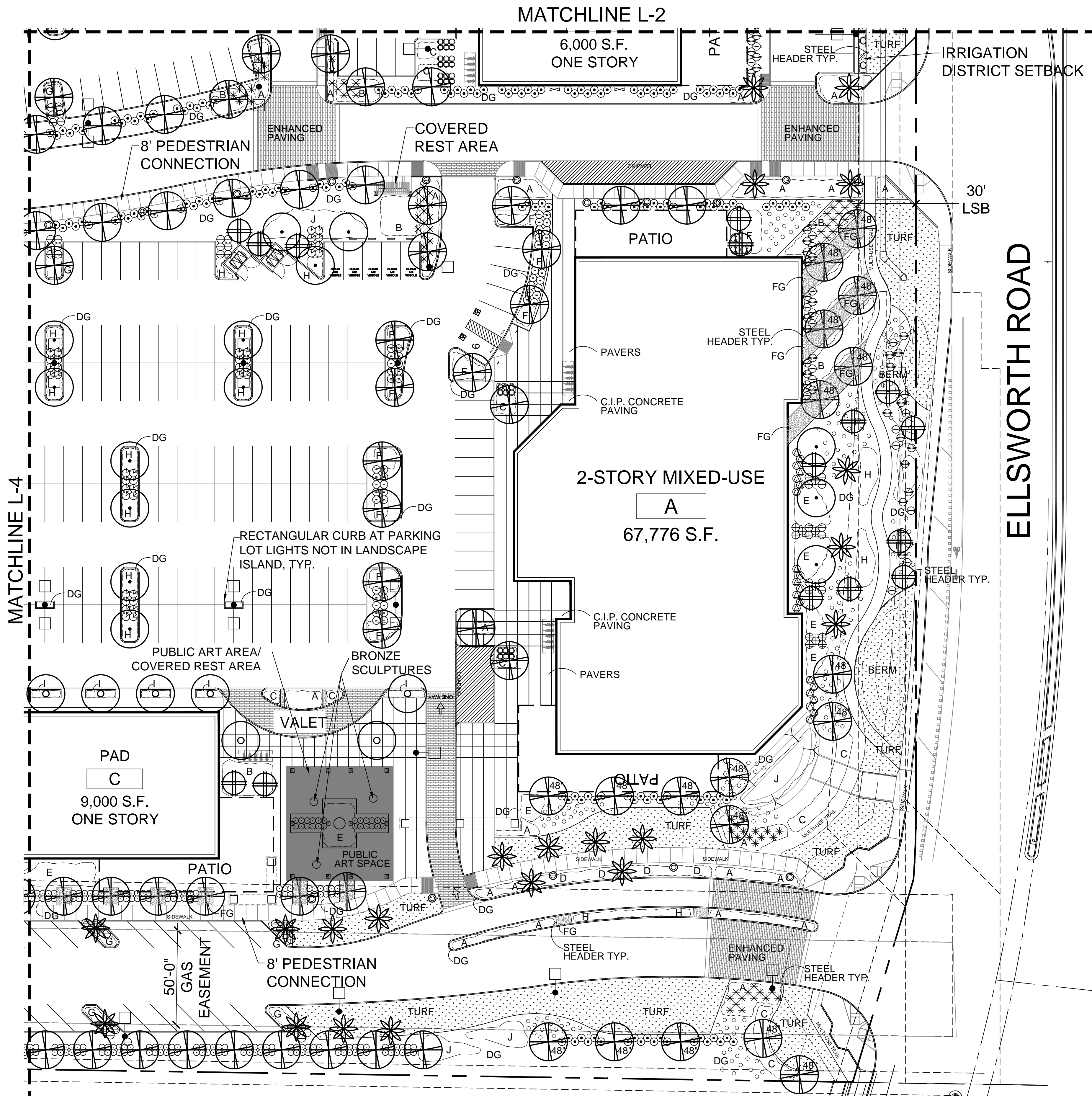
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SHEET TITLE
PLANTING PLAN

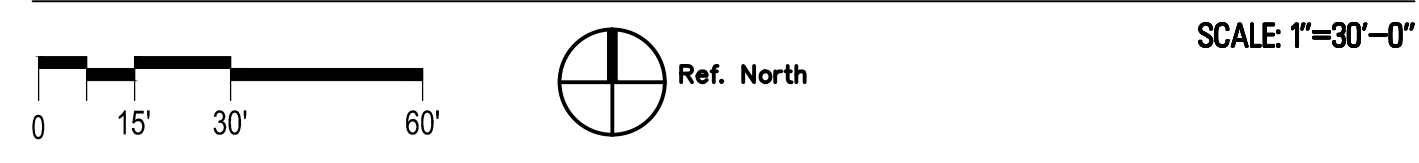
PROJECT NUMBER
16071.00

L-2

16071.00 - Queen Creek Crossing - PAD and City Submittal - 03/26/18



PLANTING PLAN



MASTER PLANT LIST

TREES	SIZE/ COMMENTS / QTY
DATE PALM PHOENIX DACTYLIFERA W/ 8" MINIMUM COLUMN TRELLIS W/ 3 QTY, 15 GAL BOUGAINVILLEA	25' HEIGHT, DIAMOND CUT, MATCHED, 62 QTY 15 GALLON BOUGAINVILLEA, 186 QTY
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TECOMA STANS 'ORANGE JUBILEE' TECOMA 'ORANGE JUBILEE'	15 GAL, 70 QTY
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CAESALPINIA 'SIERRA SUN' SIERRA SUN CASCALOTE	15 GAL, 16 QTY
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ENHANCED PAVING BELGARD MODULINE PAVER	

ARCHITECT
VERTICAL
 DESIGN STUDIOS
 4650 E. Cotton Center Blvd., Ste. 140
 Phoenix, Arizona 85040
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SEAL

 EXPIRES 12/31/2020

CONSULTANT
G.K. FLANAGAN
 ASSOCIATES INC.
 4628 N. 44th STREET
 PHOENIX, AZ 85018
 602.392.9966
 602.392.9963 Fax

OWNER
 H AND QC, LLC

DEVELOPER

 Accelerated Development Services

PROJECT DESCRIPTION
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 Planned Area Development Submittal
 N.W.C. Ellsworth Rd & Queen Creek Rd
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LEGAL NOTES:
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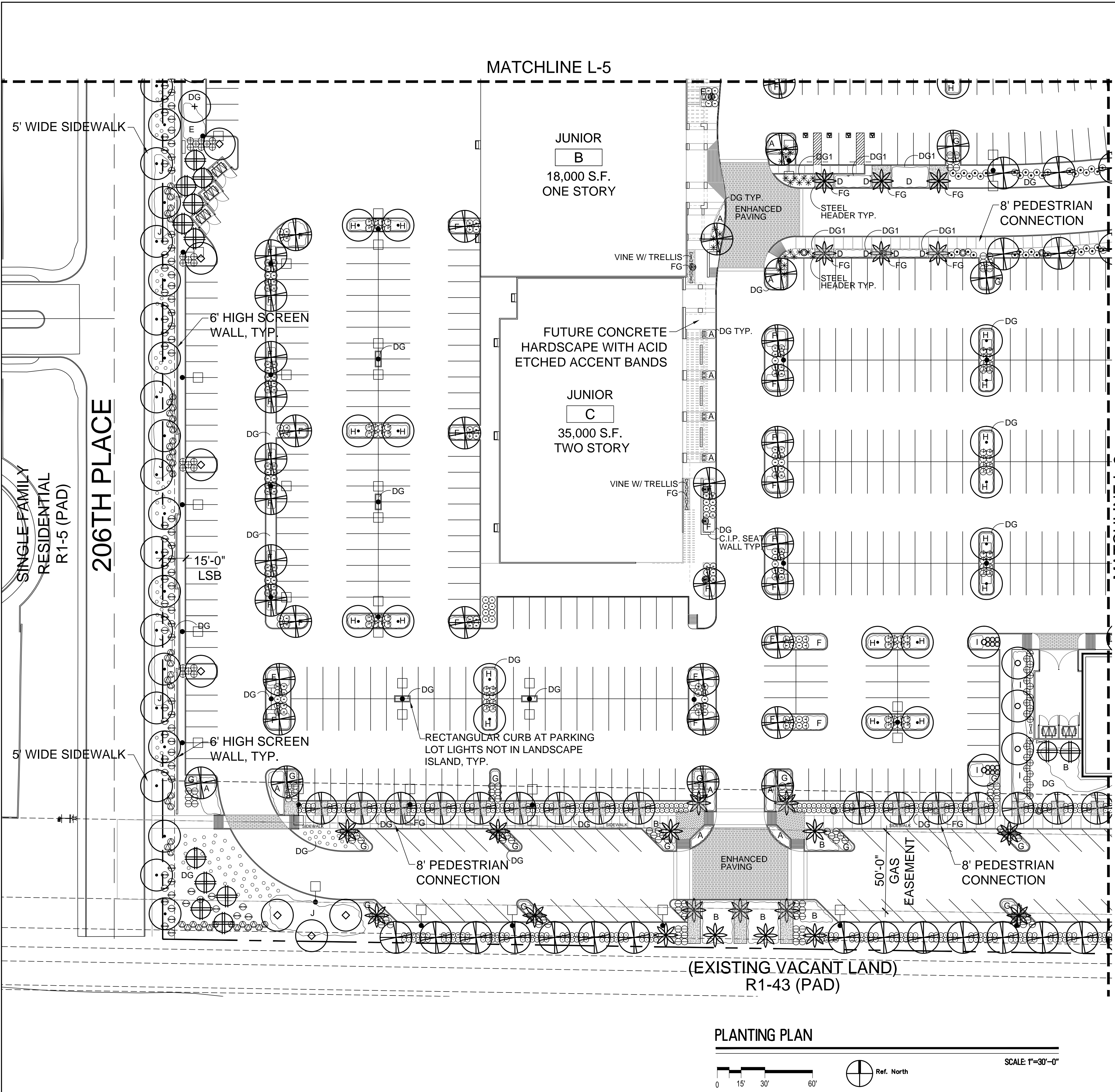
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SHEET TITLE
 PLANTING PLAN

PROJECT NUMBER
 16071.00

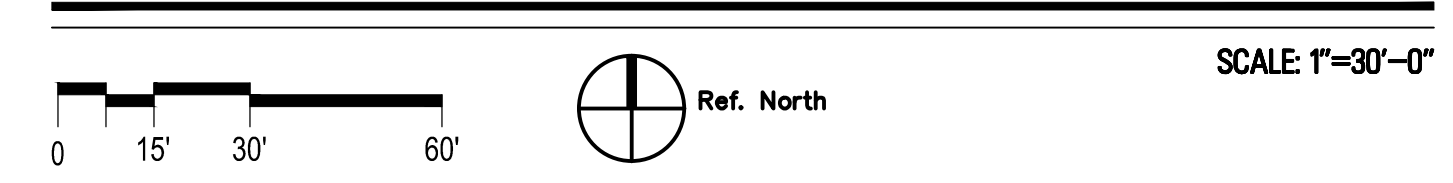
L-3



MASTER PLANT LIST

TREES	SIZE/ COMMENTS / QTY
DATE PALM PHOENIX DACTYLIFERA W/ 8" MINIMUM COLUMN TRELLIS W/ 3 QTY, 15 GAL BOUGAINVILLEA	25' HEIGHT, DIAMOND CUT, MATCHED, 62 QTY 15 GALLON BOUGAINVILLEA, 186 QTY
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I LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA	1 GAL @ 3' O.C. 204 QTY
J ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL @ 4' O.C. 756 QTY
DG DECOMPOSED GRANITE GRANITE EXPRESS GOLD	1/2" MINUS 2" DEPTH
DG1 DECOMPOSED GRANITE GRANITE EXPRESS BROWN	1/2" SCREENED 2" DEPTH
FG FRACTURED GRANITE GRANITE EXPRESS GOLD	1" - 3" SCREENED 4" DEPTH
TURF GRASS BERMUDA HYBRID SOD	
ENHANCED PAVING BELGARD MODULINE PAVER	3' X 12", COLOR AS SELECTED

PLANTING PLAN



ARCHITECT
VERTICAL
 DESIGN STUDIOS
 4650 E. Cotton Center Blvd., Ste. 140
 Phoenix, Arizona 85040
 Ph 602.395.1000 Fax 602.395.1005

SEAL

CONSULTANT
G.K. FLANAGAN
 ASSOCIATES INC.
 4628 N. 44th STREET
 PHOENIX, AZ 85018
 602.395.1000
 602.395.1005 Fax

OWNER
 H AND QC, LLC

DEVELOPER

PROJECT DESCRIPTION
Queen Creek Crossing
 Planned Area Development Submittal
 N.W.C. Ellsworth Rd & Queen Creek Rd
 Queen Creek, Arizona 85142

DATE: 03/26/18
 REVISIONS
 NO. DATE ISSUE

LEGAL NOTES:
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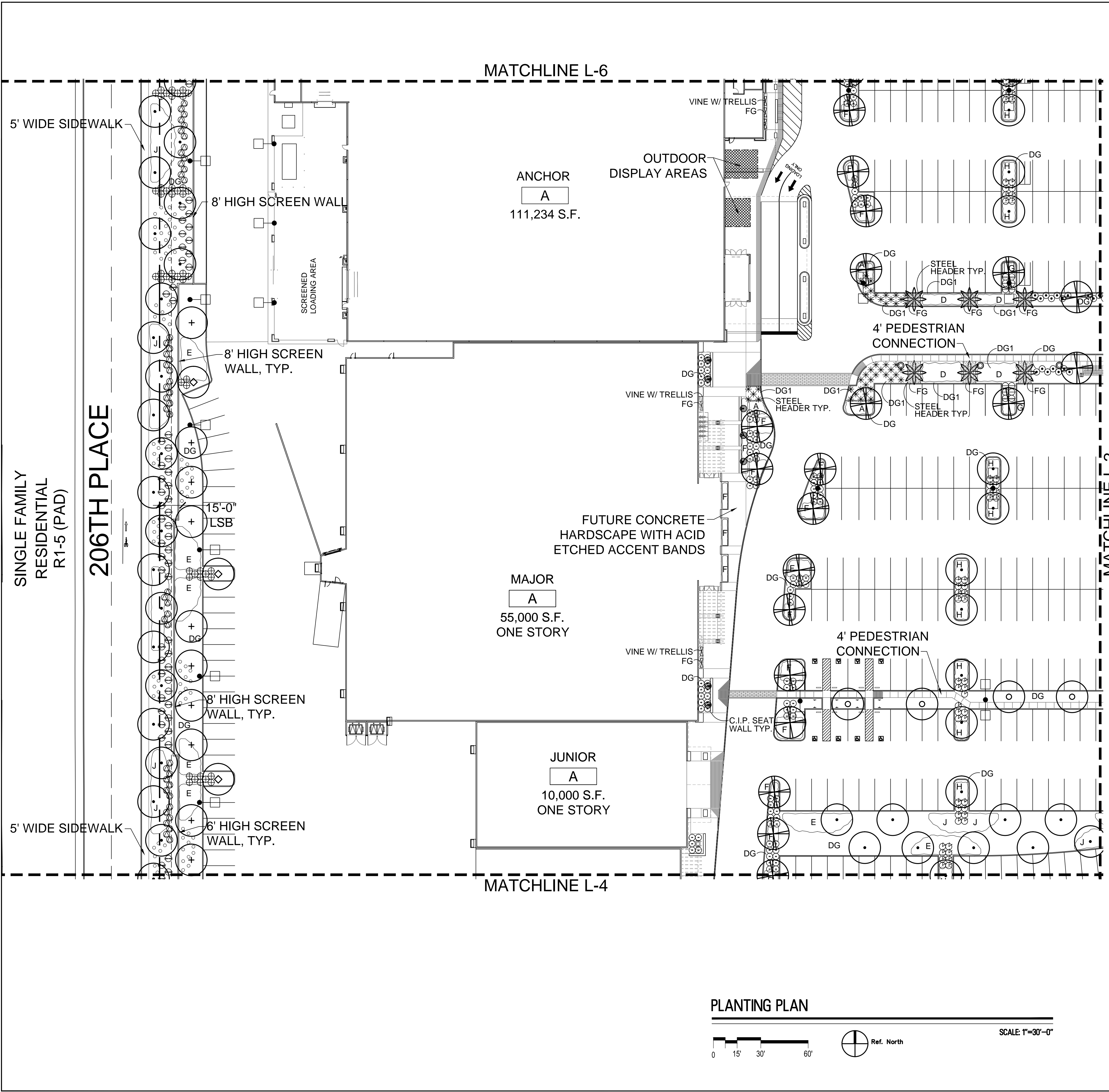
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SHEET TITLE
PLANTING PLAN

PROJECT NUMBER
 16071.00

L-4

16071.00 - Queen Creek Crossing - PAD and City Submittal - 03/27/18



MASTER PLANT LIST

TREES	SIZE/ COMMENTS / QTY
DATE PALM PHOENIX DACTYLIFERA W/ 8" MINIMUM COLUMN TRELLIS W/ 3 QTY, 15 GAL BOUGAINVILLEA	25' HEIGHT, DIAMOND CUT, MATCHED, 62 QTY 15 GALLON BOUGAINVILLEA, 186 QTY
48" EVERGREEN ELM ULMUS PARVIFOLIA	36" BOX/ 48" BOX LOW BREAKING, MATCHED 36"-246 QTY / 48"-23 QTY
LIVE OAK QUERCUS VIRGINIANA	36" BOX, STANDARD, MATCHED, 29 QTY
CHITALPA CHITALPA TASHKENTENSIS	24" BOX, STANDARD, MATCHED, 11 QTY
RED PUSH PISTACHE PISTACIA 'RED PUSH'	24" BOX, LOW BREAKING, MATCHED, 194 QTY
FAN TEX ASH FRAXINUS 'FAN TEX'	24" BOX, STANDARD, MATCHED, 48 QTY
TECOMA STANS 'ORANGE JUBILEE' TECOMA 'ORANGE JUBILEE'	15 GAL, 70 QTY
SHRUBS	
CAESALPINIA 'SIERRA SUN' SIERRA SUN CASCALOTE	15 GAL, 16 QTY
MYRTIS COMMUNIS COMPACT MYRTLE	5 GAL, 575 QTY
SIMMONDSIA CHINENSIS JOJOBA	5 GAL, 196 QTY
NERIUM OLEANDER 'PETITE SALMON' DWARF OLEANDER	5 GAL, 400 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 244 QTY
RUPELLIA PENINSULARIS BAJA RUPELLIA	5 GAL, 418 QTY
OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE 'LITTLE OLLIE'	5 GAL, 560 QTY
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL, 280 QTY
RUPELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 181 QTY
NERIUM OLEANDER 'PETITE PINK' DWARF OLEANDER	5 GAL, 301 QTY
LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' SAGE	5 GAL, 551 QTY
BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5 GAL, 37 QTY
GROUNDCOVER	
ERICAMERICA LARICIFOLIA DESERT MOUNTAIN TURPENTINE	1 GAL, 817 QTY
A LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL @ 3' O.C. 1,300 QTY
B ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL @ 3' O.C. 1,207 QTY
C CALLISTEMON 'LITTLE JOHN' 'LITTLE JOHN' BOTTLEBRUSH	1 GAL @ 2.5' O.C. 738 QTY
D BOUTELOUA GRACILIS 'BLONDE AMBITION' 'BLONDE AMBITION' GRAMA	1 GAL @ 2.5' O.C. 373 QTY
E EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 3' O.C. 963 QTY
F CARISSA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL @ 2.5' O.C. 1,776 QTY
G RUPELLIA BRITTONIANA 'KATIE' KATIE DWARF RUPELLIA	1 GAL @ 2.5' O.C. 384 QTY
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ENHANCED PAVING BELGARD MODULINE PAVER	3" X 12", COLOR AS SELECTED

PLANTING PLAN



ARCHITECT
VERTICAL
 DESIGN STUDIOS
 4650 E. Cotton Center Blvd., Ste. 140
 Phoenix, Arizona 85040
 Ph 602.395.1000 Fax 602.395.1005

SEAL

 EXPIRES 12/31/2020

CONSULTANT
G.K. FLANAGAN
 ASSOCIATES INC.
 4628 N. 44th STREET
 PHOENIX, AZ 85018
 602.972.9966
 602.972.9963 Fax

OWNER
 H AND QC, LLC

DEVELOPER

 Accelerated Development Services

PROJECT DESCRIPTION
Queen Creek Crossing
 Planned Area Development Submittal
 N.W.C. Ellsworth Rd & Queen Creek Rd
 Queen Creek, Arizona 85142

LEGAL NOTES:
 DATE: 03/26/18
 REVISIONS
 NO. DATE ISSUE

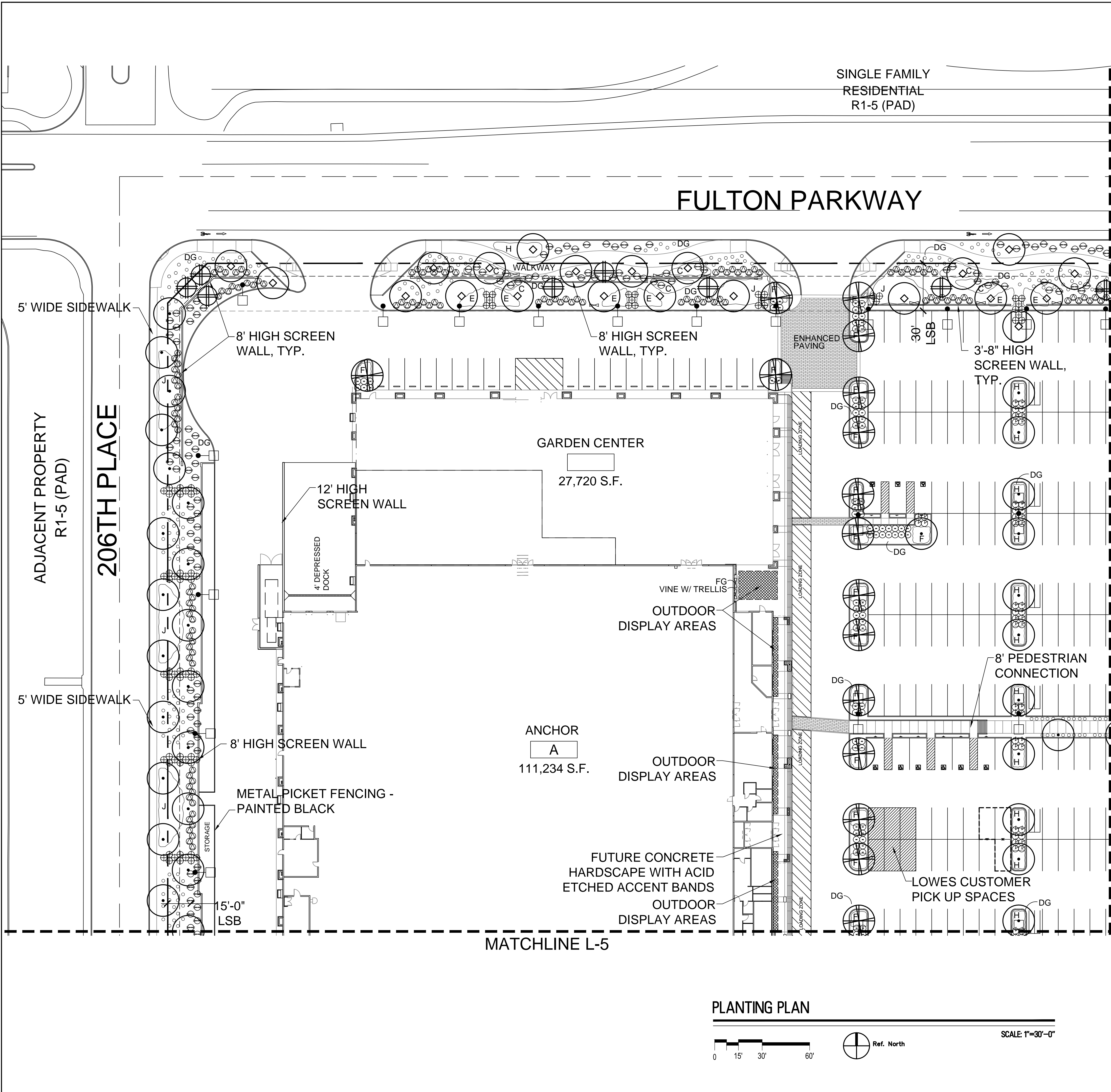
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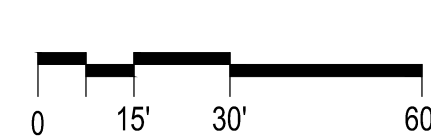
SHEET TITLE
PLANTING PLAN

PROJECT NUMBER
 16071.00

L-5



PLANTING PLAN



SCALE: 1"=30'-0"

MASTER PLANT LIST

TREES	SIZE/ COMMENTS / QTY
DATE PALM PHOENIX DACTYLIFERA W/ 8' MINIMUM COLUMN TRELLIS W/ 3 QTY, 15 GAL BOUGAINVILLEA	25' HEIGHT, DIAMOND CUT, MATCHED, 62 QTY 15 GALLON BOUGAINVILLEA, 186 QTY
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ENHANCED PAVING BELGARD MODULINE PAVER	

ARCHITECT
VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd., Ste. 140
Phoenix, Arizona 85040
Ph: 602.395.1000 Fax: 602.395.1005

SEAL
GREGORY K. FLANAGAN
20086
03.26.18
REGISTERED LANDSCAPE ARCHITECT
ARIZONA, U.S.A.

EXPIRES 12/31/2020
CONSULTANT
G.K. FLANAGAN
ASSOCIATES INC.
4628 N. 44th STREET
PHOENIX, AZ 85018
602.392.9868
602.392.9863 Fax

OWNER
H AND QC, LLC

DEVELOPER
WADSWORTH Accelerated
DEVELOPMENT SERVICES

PROJECT DESCRIPTION
Queen Creek Crossing
Planned Area Development Submittal
N.W.C. Ellsworth Rd & Queen Creek Rd
Queen Creek, Arizona 85142

LEGAL NOTES:
DATE: 03/26/18
REVISIONS
NO. DATE ISSUE

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SHEET TITLE
PLANTING PLAN

PROJECT NUMBER
16071.00

L-6

16071.00 - Queen Creek Crossing - PAD and City Submittal - 03/27/18

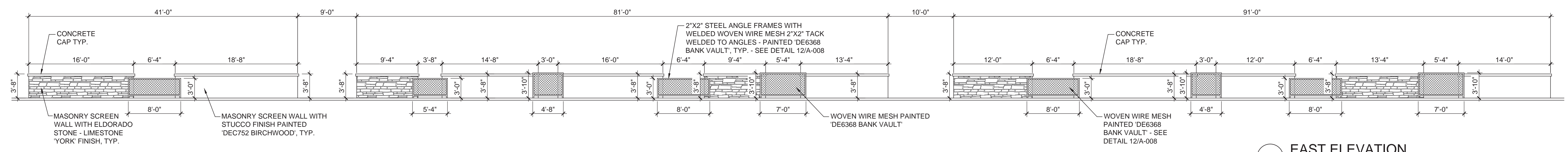


Queen Creek Crossing
Site Improvements Permit Submittal
N.W.C. Ellsworth Rd & Queen Creek Rd
Queen Creek, Arizona 85142

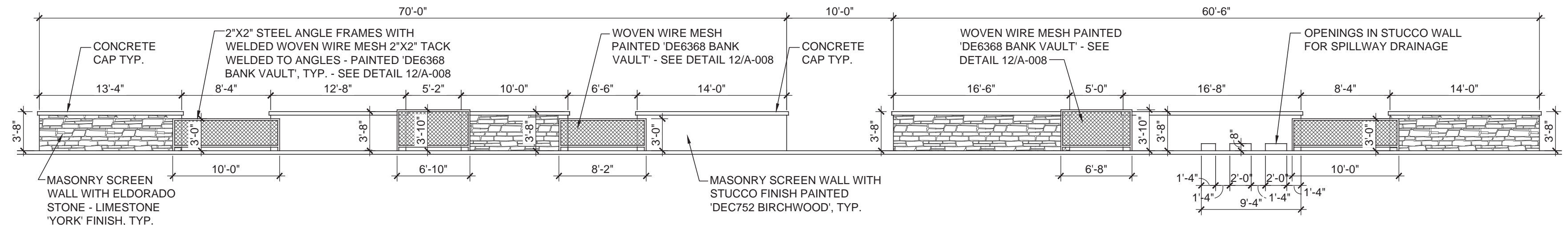
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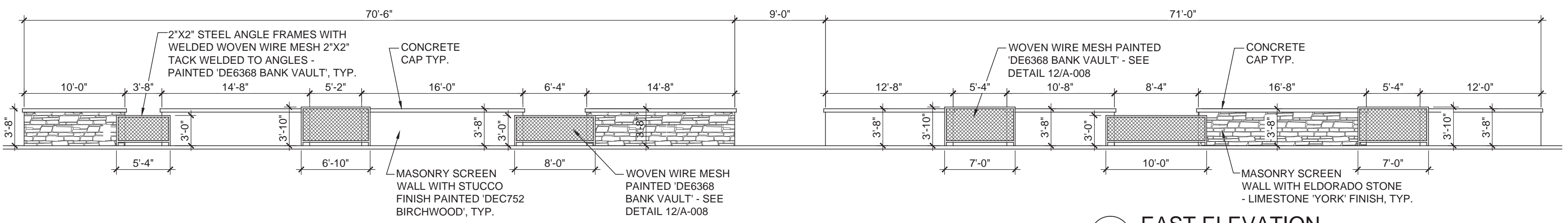
SCREEN WALL ELEVATIONS



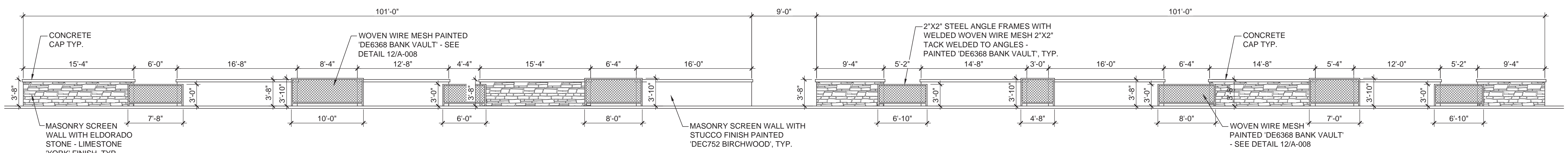
1 EAST ELEVATION
SCALE: 1/8"=1'-0" SHOPS 'C' ALONG ELLSWORTH RD.



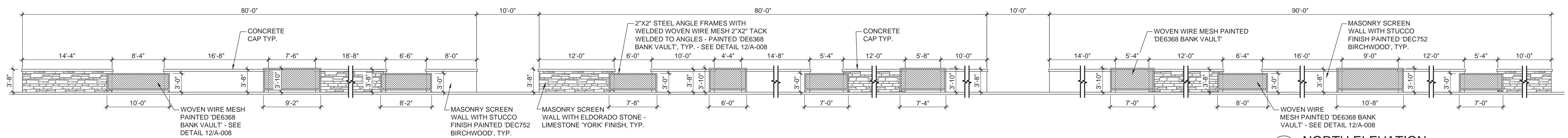
2 EAST ELEVATION
SCALE: 1/8"=1'-0" PAD 'A' ALONG ELLSWORTH RD.



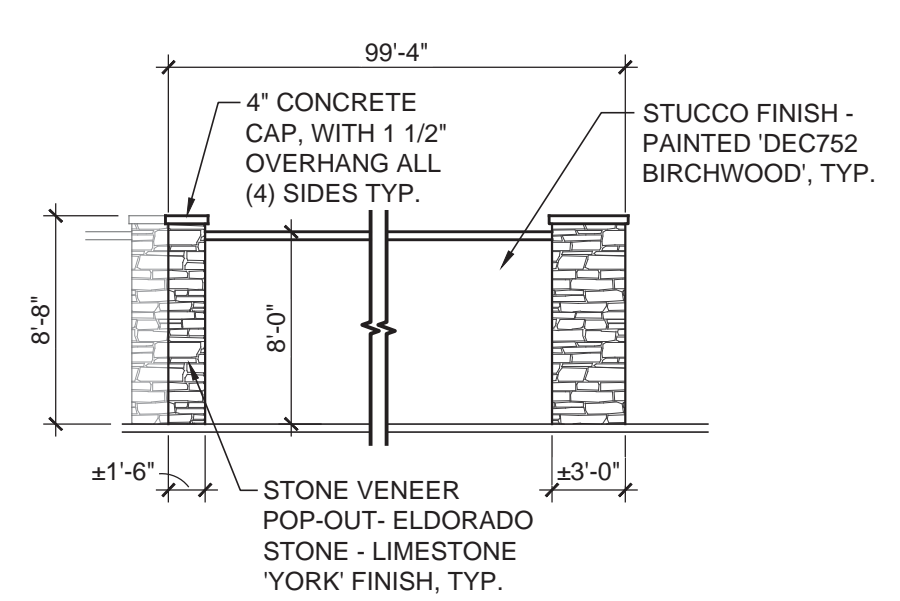
3 EAST ELEVATION
SCALE: 1/8"=1'-0" SHOPS 'A' ALONG ELLSWORTH RD.



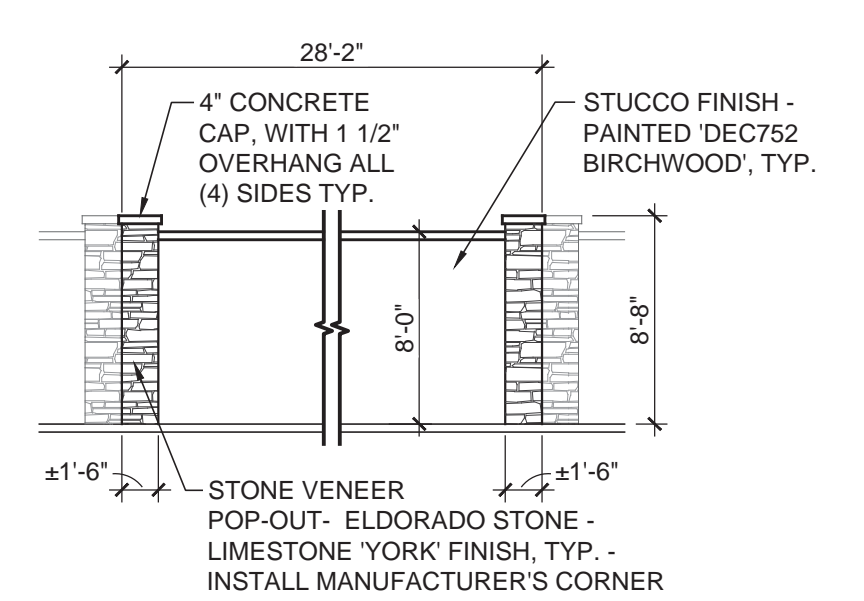
4 NORTH ELEVATION
SCALE: 1/8"=1'-0" SHOPS 'A' ALONG FULTON PKWY.



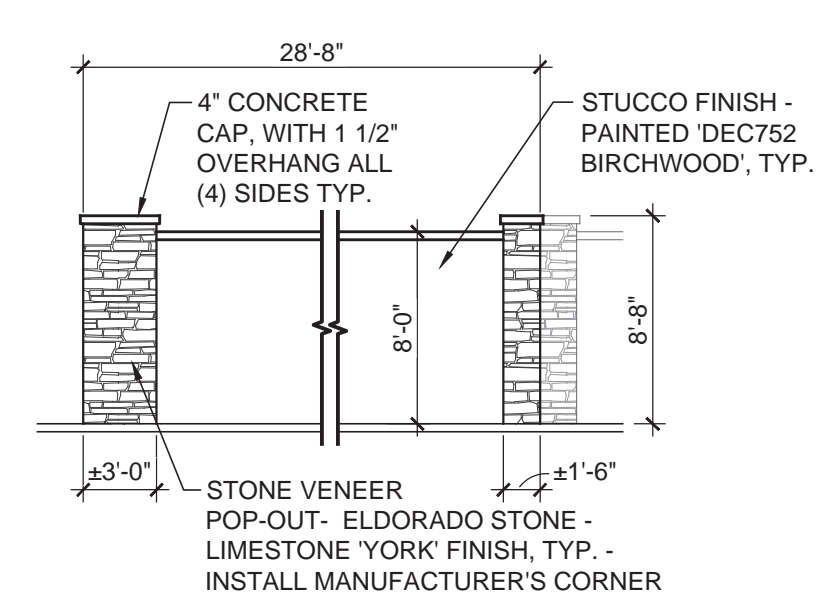
5 NORTH ELEVATION
SCALE: 1/8"=1'-0" LOWES PARKING ALONG FULTON PKWY.



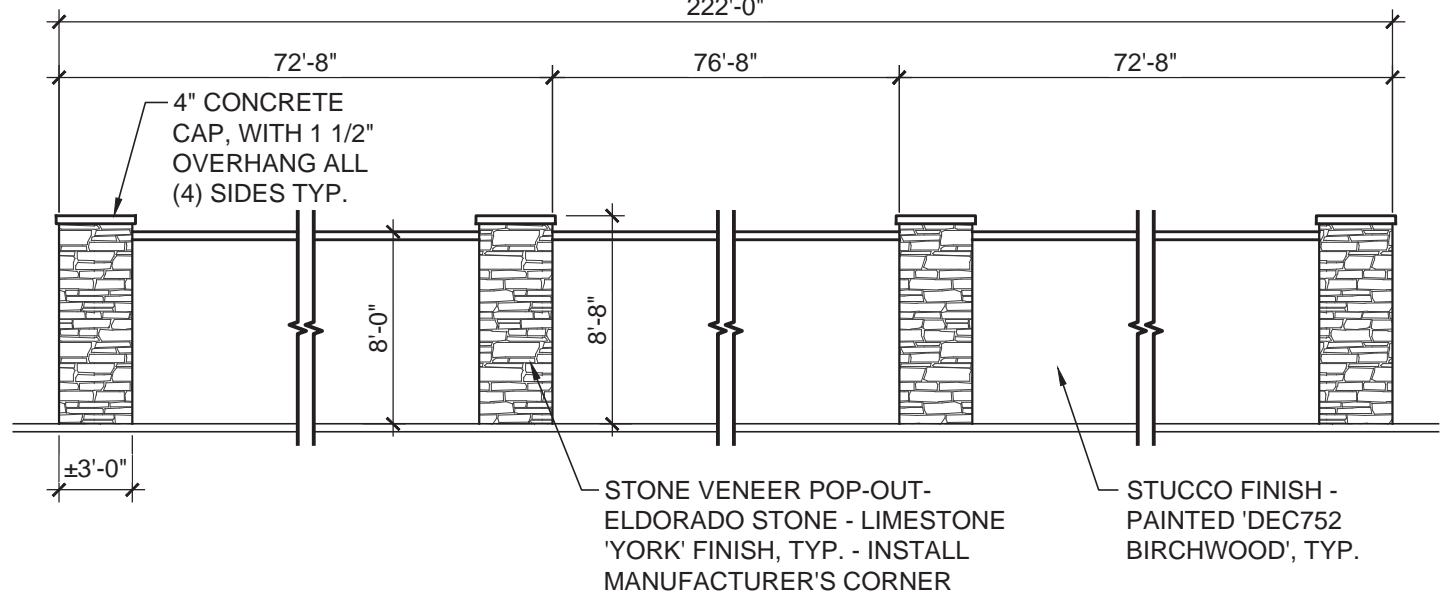
9 WEST ELEVATION
SCALE: 1/8"=1'-0" LOWES ALONG 206TH PL.



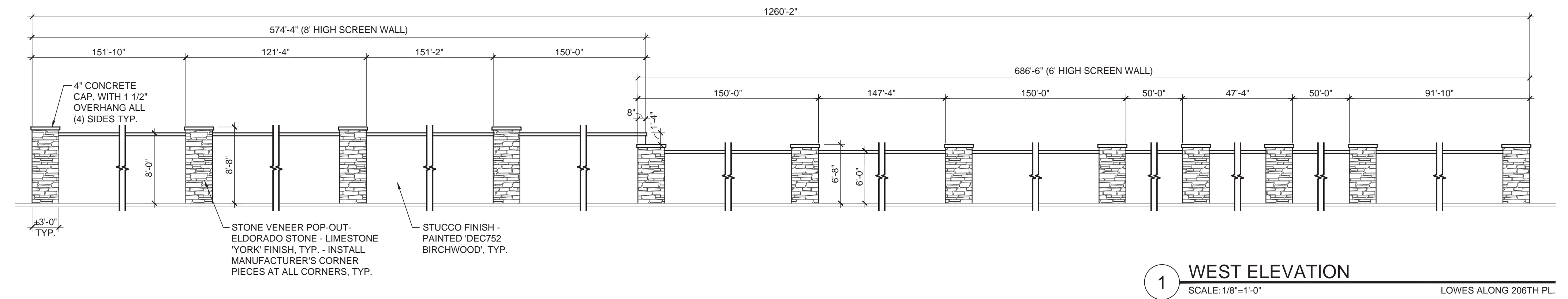
8 NORTHWEST ELEVATION
SCALE: 1/8"=1'-0" LOWES AT CORNER OF FULTON PKWY. & 206TH PL.



7 NORTH ELEVATION
SCALE: 1/8"=1'-0" LOWES PARKING ALONG FULTON PKWY.



6 NORTH ELEVATION
SCALE: 1/8"=1'-0" LOWES PARKING ALONG FULTON PKWY.



ARCHITECT



SEAL



CONSULTANT

OWNER

H AND QC, LLC

DEVELOPER



PROJECT DESCRIPTION

**Queen Creek Crossing
Site Improvements Permit Submittal**

N.W. C. Ellsworth Rd & Queen Creek Rd
Queen Creek, Arizona 85142

DATE:
REVISIONS

NO.	DATE	ISSUE

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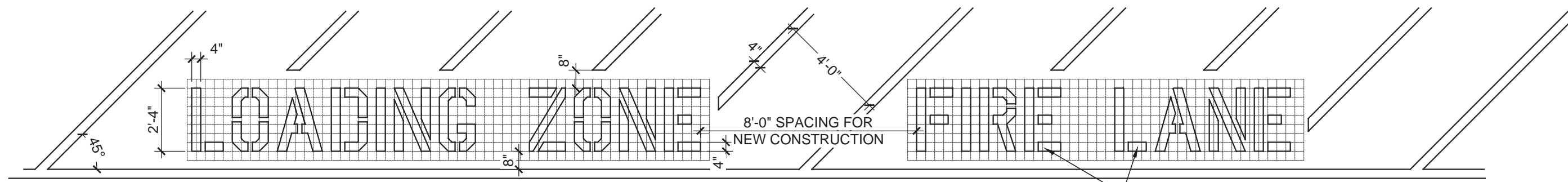
SHEET TITLE

SCREEN WALL ELEVATIONS

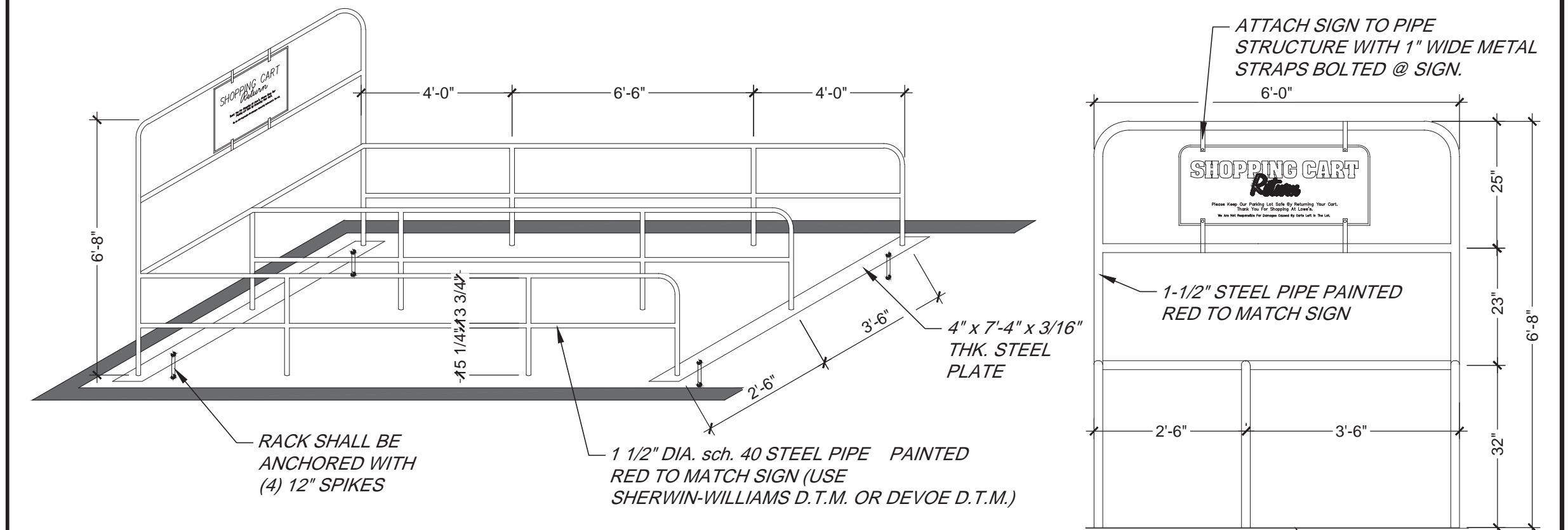
PROJECT NUMBER
16071.00

A-201

16071.00 - Queen Creek Crossing, CD First City Submittal 3/5/18



LOADING ZONE PAVEMENT MARKINGS

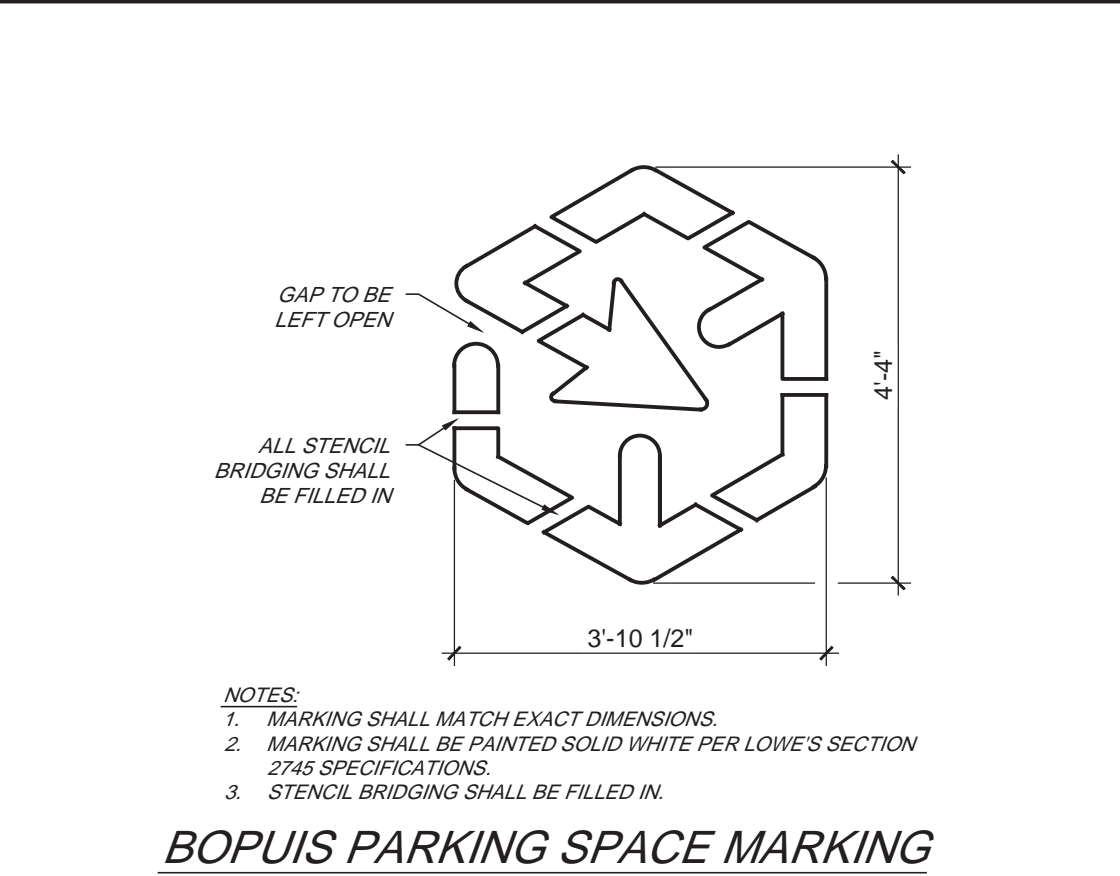


2 STALL CART RETURN RACK DETAIL

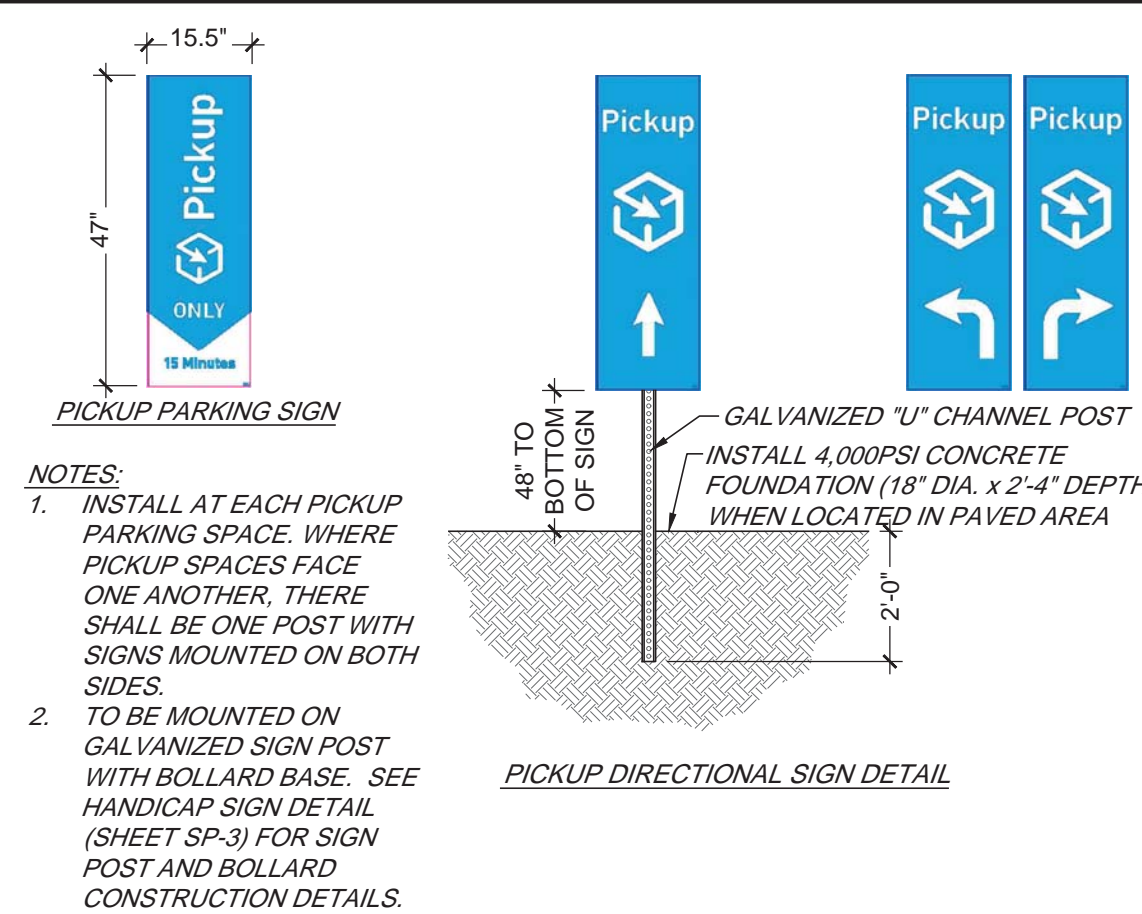
3 ANCHOR 'A' LOADING ZONE PAVEMENT MARKING
SCALE: 1/4" = 1'-0"



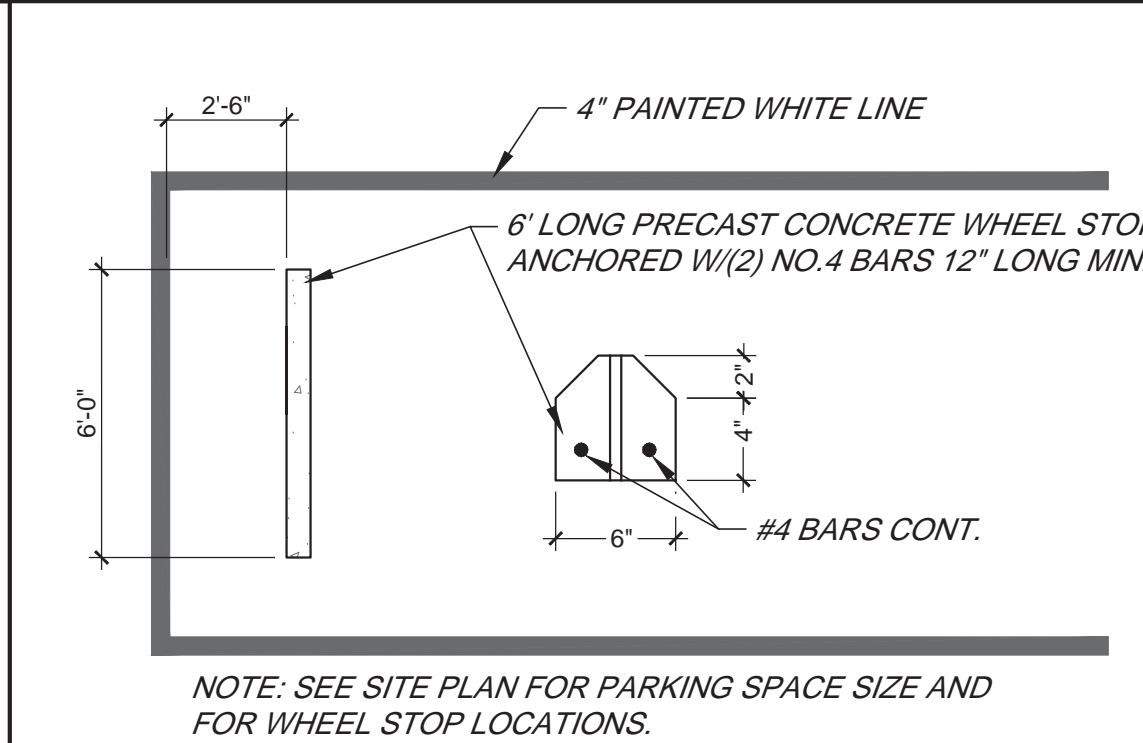
CART RETURN SIGN DETAIL



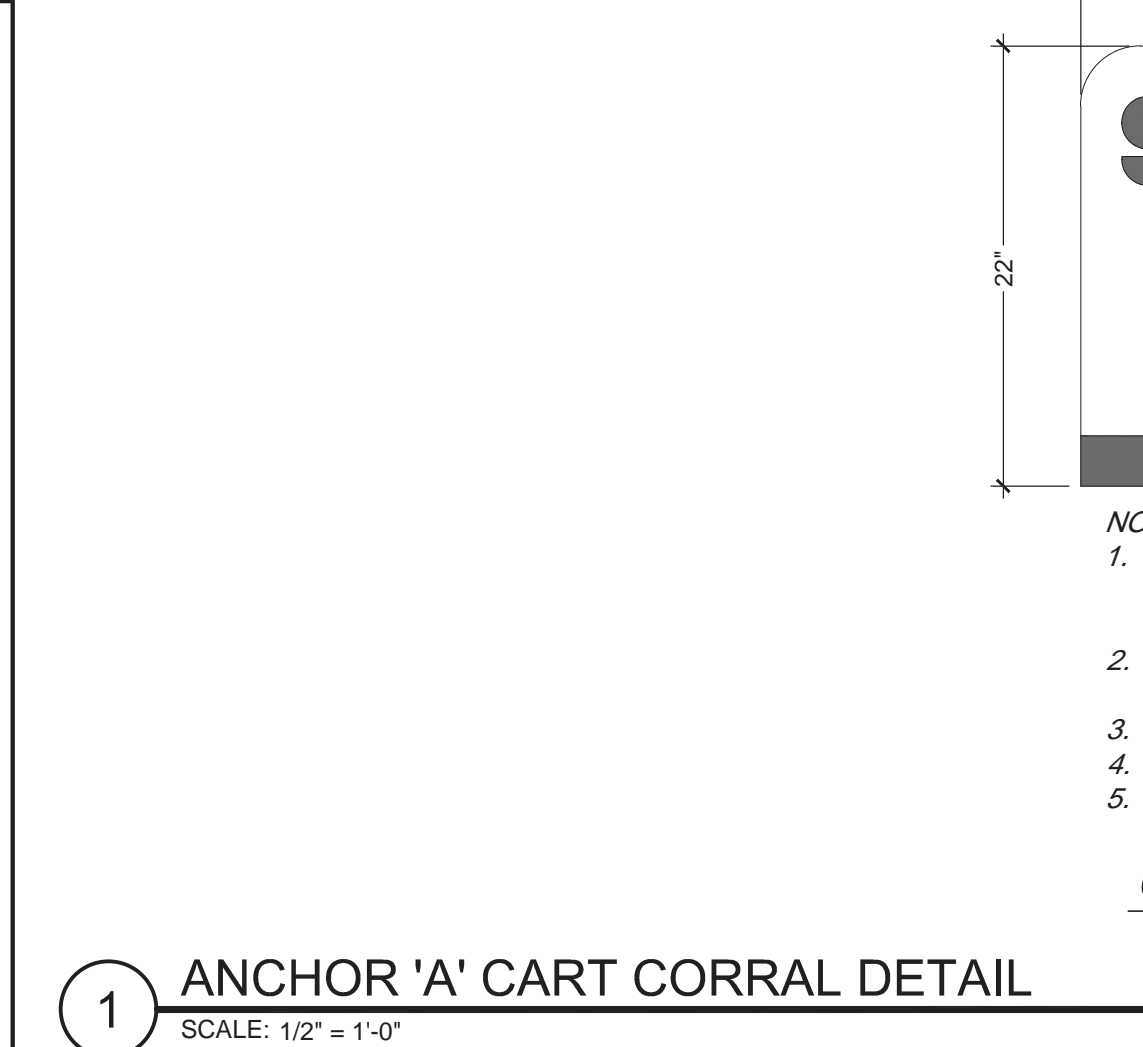
6 ANCHOR 'A' BOPUIS SPACE MARKING
SCALE: 1/2" = 1'-0"



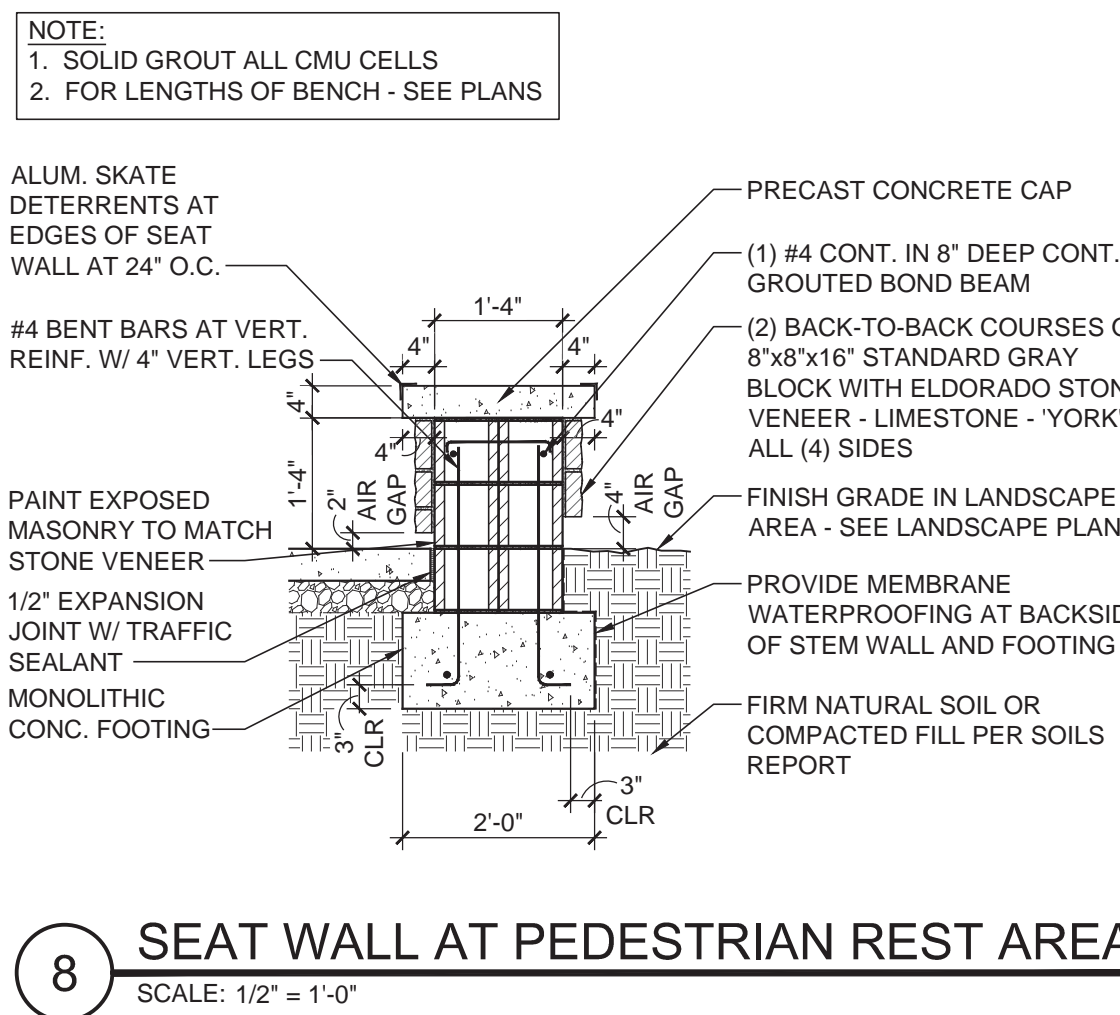
5 ANCHOR 'A' PICK UP SIGNAGE
SCALE: 3/4" = 1'-0"



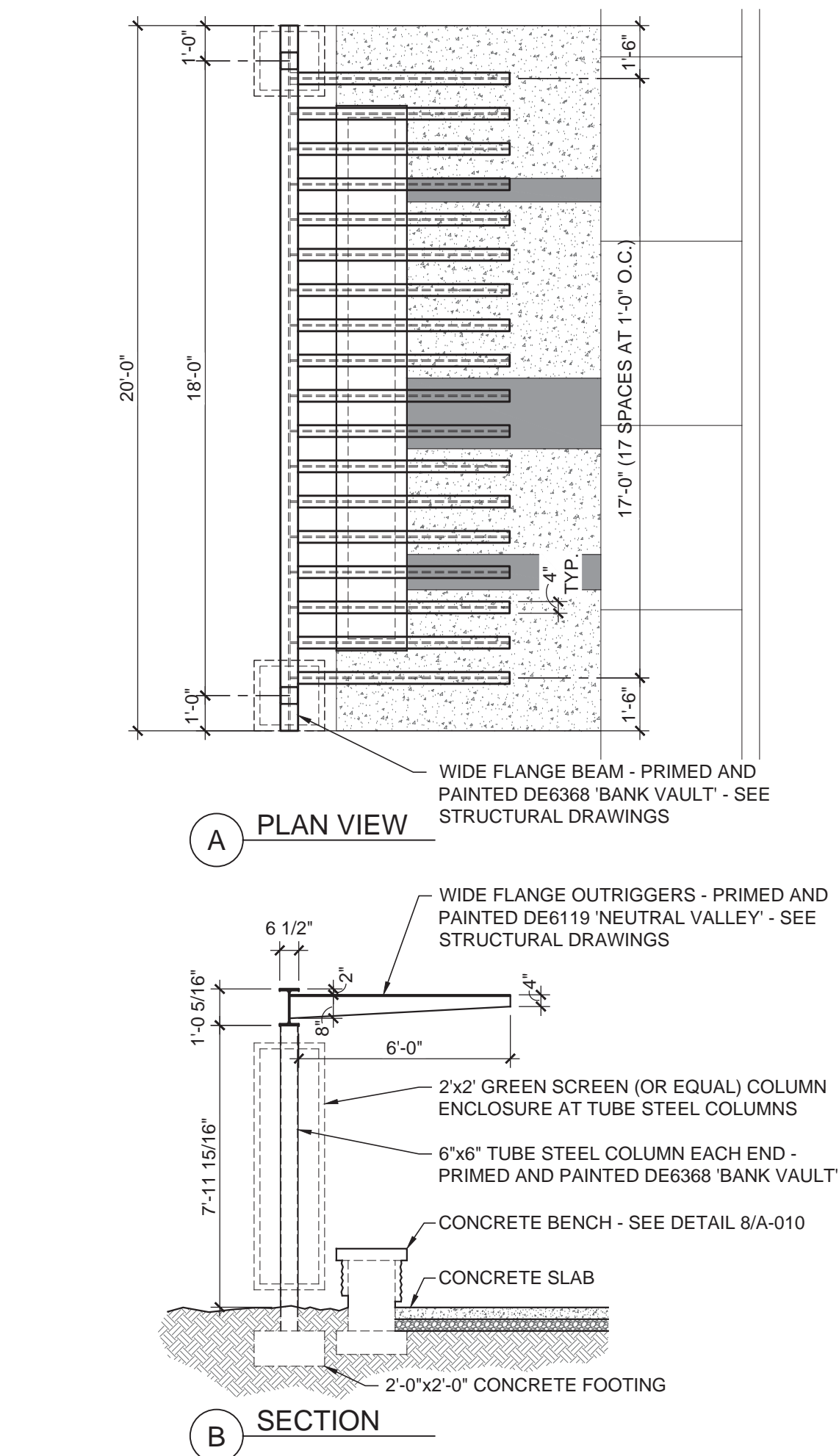
4 CONCRETE WHEEL STOP DETAIL
SCALE: 1/4" = 1'-0"



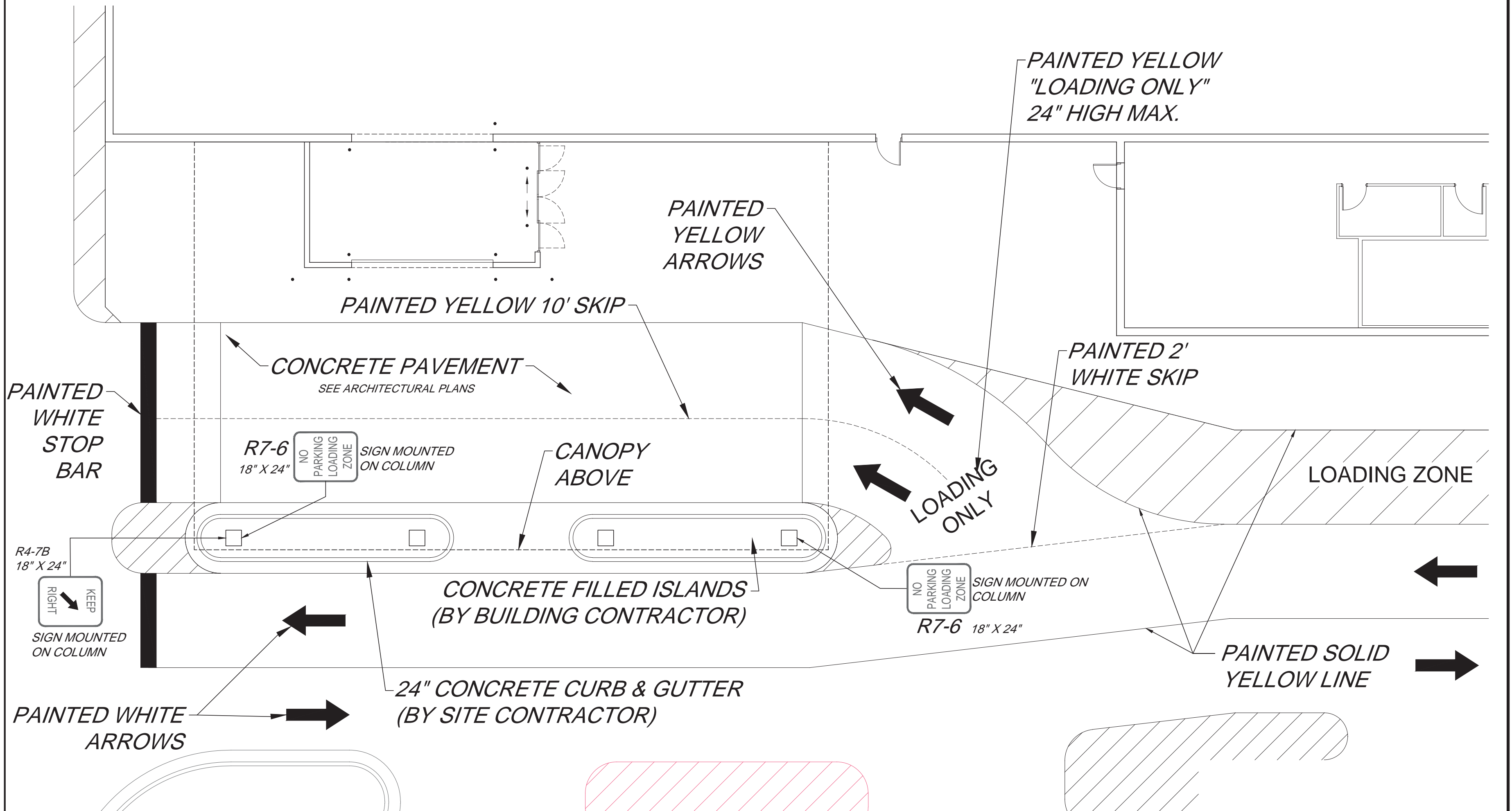
1 ANCHOR 'A' CART CORRAL DETAIL
SCALE: 1/2" = 1'-0"



8 SEAT WALL AT PEDESTRIAN REST AREA
SCALE: 1/2" = 1'-0"








7 PEDESTRIAN REST AREA
SCALE: 1/4" = 1'-0"



2 ENLARGED CUSTOMER LOADING CANOPY
SCALE: 1" = 10'-0"

PHASING IMPROVEMENTS DESCRIPTION

-  PHASE 1 IMPROVEMENT (INCLUSIVE).
-  ALL OFFSITE IMPROVEMENTS ON ELLSWORTH ROAD I.E. MEDIAN EXTENSION, RIGHT TURN LANES ETC. WILL BE BY THE TOWN OF QUEEN CREEK AS PART OF THE ELLSWORTH ROAD IMPROVEMENTS PROJECT, PREPARED BY TY-LIN, CIP #10010 VIA DEVELOPMENT AGREEMENT. REMOVAL OF EXISTING MEDIANS WITH A CONTINUOUS LEFT TURN ON FULTON PARKWAY AS SHOWN, WILL BE COMPLETED UNDER PHASE 1 BY DEVELOPER.
-  FUTURE PHASE 2 SURFACE IMPROVEMENTS ONLY (ROUGH GRADING AND ALL UNDERGROUND UTILITIES INCLUDING UG RETENTION SYSTEM SHALL BE INSTALLED IN PHASE 1).
-  ROUGH GRADING ONLY (PHASE 1).
-  ELLSWORTH ROAD "SILVER" DEDICATION (≈ 9,141 S.F. 0.21 ACRES).

NOTE: THE ENTITLEMENT PACKAGE I.E. REZONING/DR/SITE PLAN/PRELIM. PLAT IS HEREBY SUBMITTED FOR THE ENTIRE DEVELOPMENT INCLUDING PHASE 1 & 2. HOWEVER FINAL SITE CONSTRUCTION DOCUMENTS WILL ONLY BE SUBMITTED FOR REVIEW AND APPROVAL FOR THE PHASE 1 SITE PORTION ONLY, PLUS UNDERGROUND IMPROVEMENTS IN PHASE 2 AS NOTED ON THIS SHEET.

PHASING AREA TABLE:

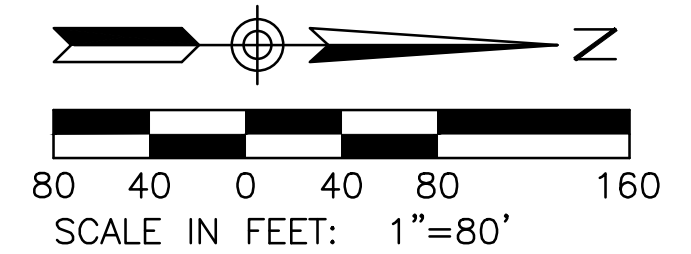
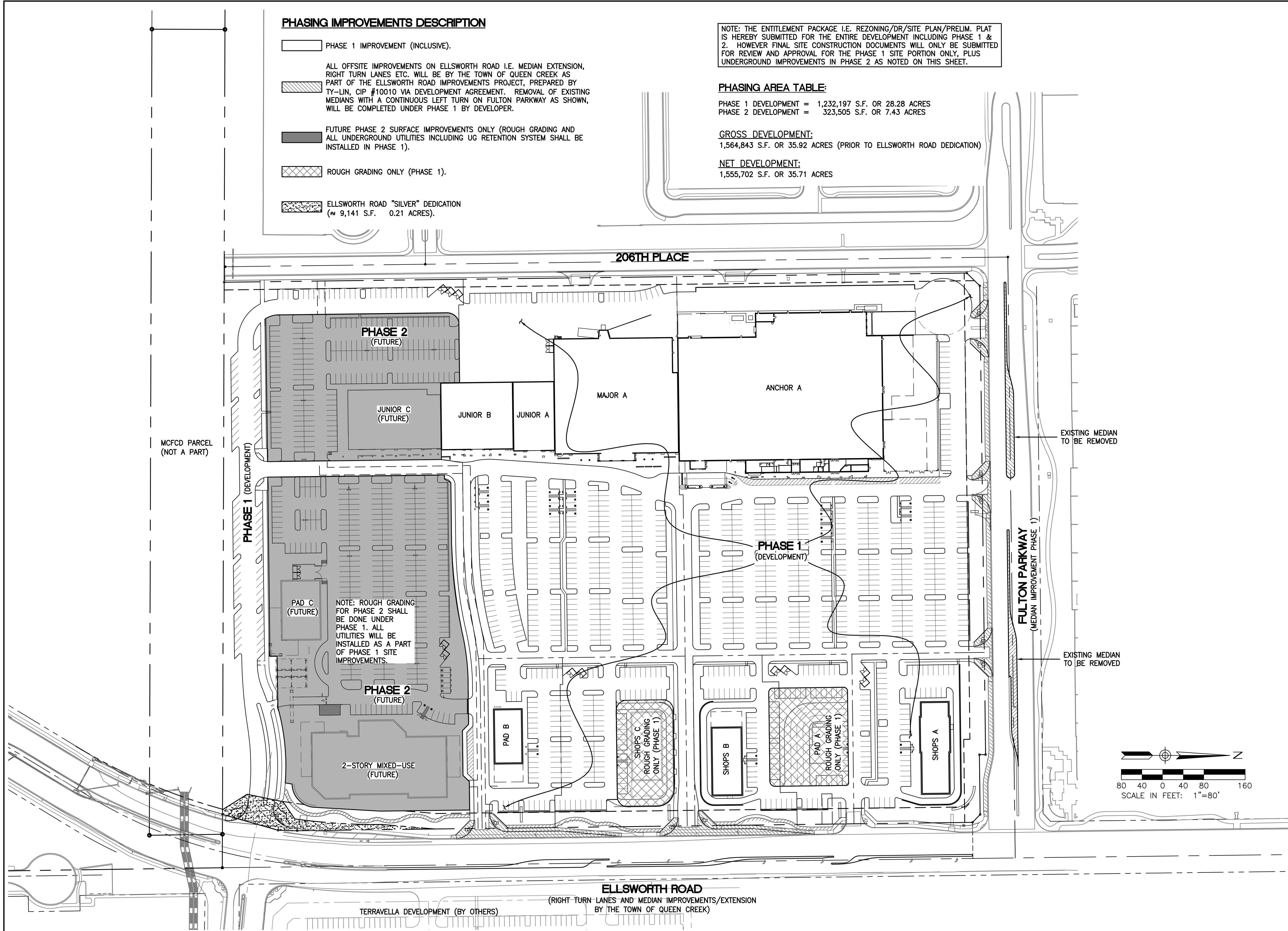
PHASE 1 DEVELOPMENT = 1,232,197 S.F. OR 28.28 ACRES
 PHASE 2 DEVELOPMENT = 323,505 S.F. OR 7.43 ACRES

GROSS DEVELOPMENT:

1,564,843 S.F. OR 35.92 ACRES (PRIOR TO ELLSWORTH ROAD DEDICATION)

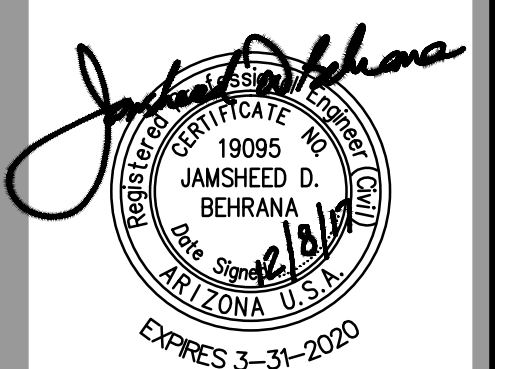
NET DEVELOPMENT:

1,555,702 S.F. OR 35.71 ACRES



**QUEEN CREEK CROSSING
 SITE PHASING PLAN**

LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA & SALT RIVER, MERIDIAN,
 QUEEN CREEK, MARICOPA COUNTY, ARIZONA



OPTIMUS CIVIL DESIGN GROUP
 4650 E. COTTON CENTER BLVD.
 PHOENIX, AZ 85040
 PH: (602) 284-9300 FAX: (602) 284-9400

DESIGNED:	AJR
DRAWN:	JS
CHECKED:	JDB
DATE:	12/2017
JOB NO.:	171270

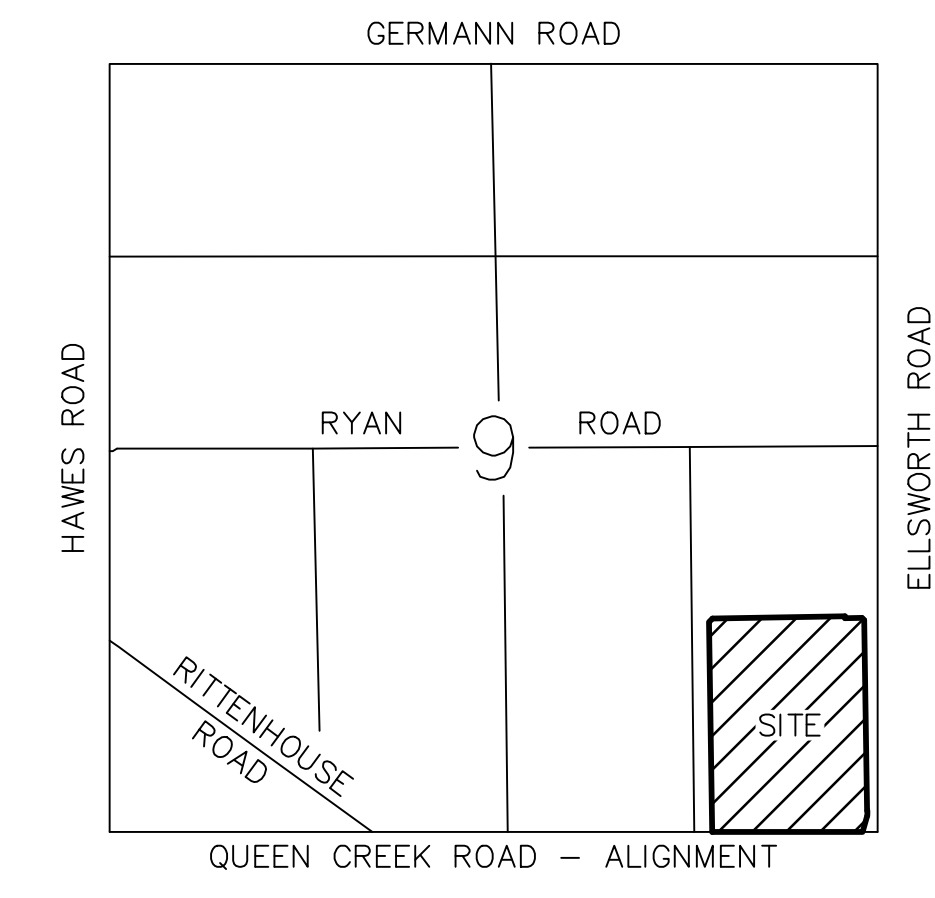
DRAWING NO	C-15
15	OF 15

NO.	REVISION	DATE

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PRELIMINARY PLAT FOR QUEEN CREEK CROSSING QUEEN CREEK, ARIZONA

PARCEL 7 OF THE MASTER OF FULTON HOMES AT QUEEN CREEK STATION
RECORDED IN BOOK 1195, PAGE 17, MARICOPA COUNTY RECORDS
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF
THE GILA AND SALT RIVER MERIDIAN,
QUEEN CREEK, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SEC 9, T. 2 S., R. 7 E.

LEGAL DESCRIPTION

PARCEL 7, OF MASTER PLAT OF FULTON HOMES @ QUEEN CREEK STATION, ACCORDING TO BOOK 1195 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

GROSS ACREAGE = 35.92 ACRES

FLOOD ZONE

THE SUBJECT PROPERTY LIES ENTIRELY IN ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF MARICOPA, COMMUNITY PANEL NO. 04013C2770L, EFFECTIVE DATE OCTOBER 16, 2013.

DRAINAGE NOTE:

SEE SEPARATE PRELIMINARY DRAINAGE REPORT PREPARED FOR THE DEVELOPMENT FOR DRAINAGE AREA DELINEATIONS AND CALCULATIONS.

LOT AREA TABLE:

LOT	S.F.	ACRES
LOT 1	434,556	9.98
LOT 2	315,237	7.24
LOT 3	82,841	1.90
LOT 4	46,500	1.07
LOT 5	54,975	1.26
LOT 6	80,539	1.85
LOT 7	50,491	1.16
LOT 8	489,905	11.24
TOTAL:	1,555,044	35.70

ELLSWORTH ROAD DEDICATED TO TOWN OF QUEEN CREEK
9,798 S.F. OR 0.22 ACRES

GROSS AREA:

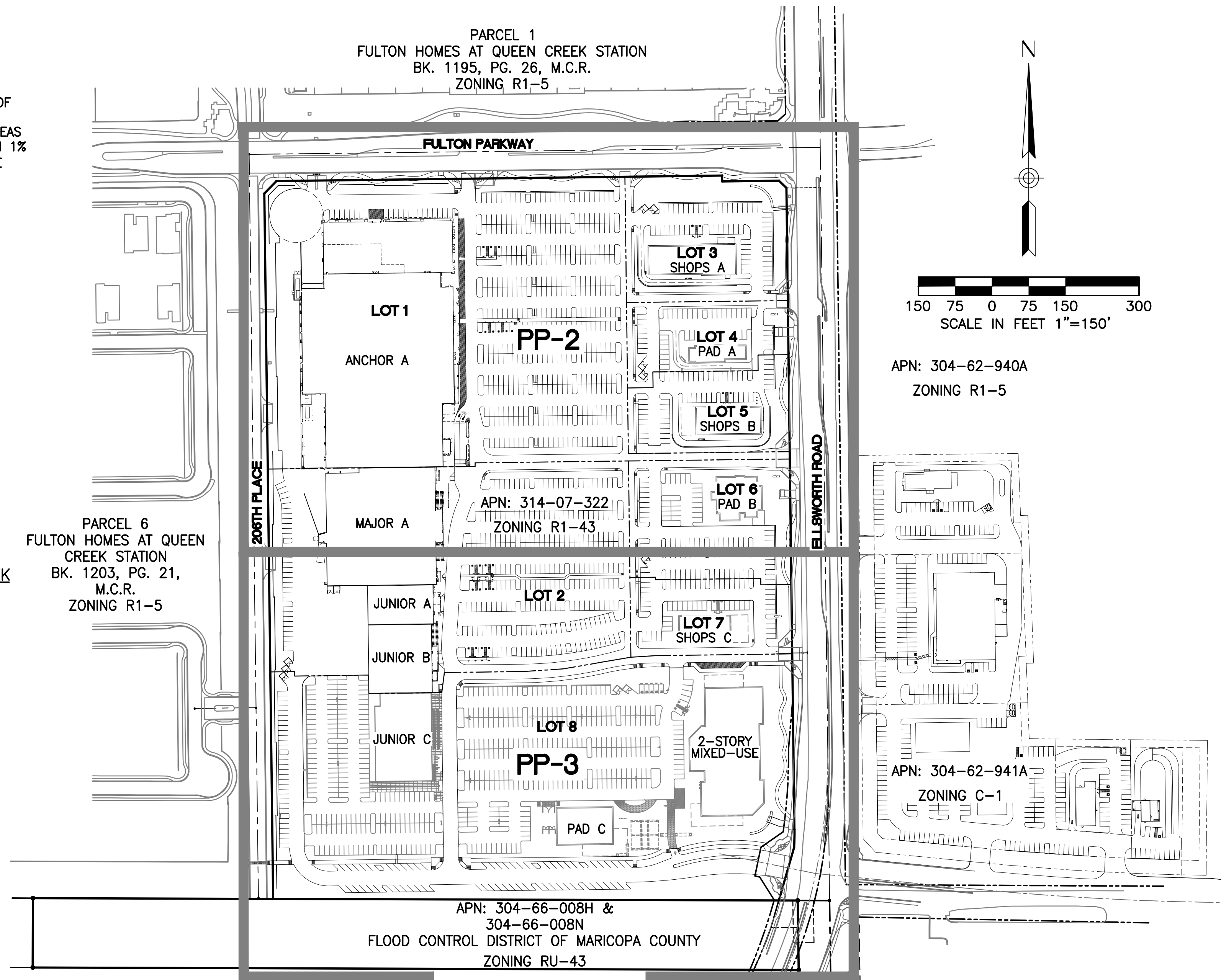
1,564,842 S.F. OR 35.92 ACRES

NET AREA:

1,555,044 S.F. OR 35.70 ACRES

PHASING AREA TABLE:

PHASE 1 DEVELOPMENT =	1,232,196.77 S.F. OR 28.28 ACRES
PHASE 2 DEVELOPMENT =	332,645.89 S.F. OR 7.64 ACRES



KEY MAP

LEGEND

	FOUND BRASS CAP		EXISTING GUY WIRE		GUTTER ELEVATION
	FOUND REBAR		EXISTING POST POLE		PAVEMENT ELEVATION
	FOUND REBAR W/ 2" ALUM CAP		EXISTING ELECTRIC JUNCTION BOX		GRATE ELEVATION
	BOUNDARY LINE		EXISTING TELEPHONE PEDESTAL		CONCRETE ELEVATION
	EASEMENT LINE		EXISTING ELECTRIC TRANSFORMER		CURB OPENING
	PROPERTY LINE		EXISTING ELECTRIC BOX		FLOW ARROW
	EXISTING OVERHEAD ELECTRIC		EXISTING POWER POLE		PROPOSED GROUDED RIPRAP
	EXISTING SEWER LINE		EXISTING FIRE HYDRANT		PROPOSED SLOPE AT 4:1 MAX.
	EXISTING ELECTRIC LINE		EXISTING WATER METER		PROPOSED SCREEN WALL
	EXISTING GAS LINE		EXISTING WATER MANHOLE		DRAINAGE AREA BOUNDARY
	EXISTING FIBER OPTIC LINE		EXISTING WATER VALVE		RETENTION BASIN AREA DESIGNATOR
	EXISTING WATER LINE		EXISTING IRRIGATION MANHOLE		
	EXISTING TELEPHONE LINE		EXISTING GAS VALVE		
	EXISTING FENCE		EXISTING SIGN		
	EXISTING STORM DRAIN		EXISTING TELEPHONE MANHOLE		
	EXISTING CONTOURS		EXISTING TRAFFIC SIGNAL BOX		
			EXISTING TRAFFIC SIGNAL/LIGHT		
			EXISTING STREET LIGHT		
			PROPOSED FIRE HYDRANT		
			PROPOSED WATER METER		
			PROPOSED WATER VALVE		
			PROPOSED WATER BACKFLOW PREVENTER		
			PROPOSED SEWER MANHOLE		
			PROPOSED SEWER CLEANOUT		
			PROPOSED STORM DRAIN MANHOLE		
			PROPOSED CATCH BASIN		
			PROPOSED STORM DRAIN		
			PROPOSED WATER LINE		
			PROPOSED SEWER LINE		
			PROPOSED STREET LIGHTNING		

OWNER/DEVELOPER

Another Successful Joint Venture From:

WADSWORTH DEVELOPMENT GROUP
CONTACT: CRAIG ESSLINGER. (801) 417-0280
C/O ACCELERATED DEVELOPMENT SERVICES
2415 E. CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016
CONTACT: TREY EAKIN (602) 682-8188

ENGINEER

OPTIMUS CIVIL DESIGN GROUP
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ARCHITECT:

VERTICAL DESIGN STUDIOS
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SUITE 200
PHOENIX, ARIZONA 85040
PH: (602) 395-1000
CONTACT: JUSTIN GREGONIS

BENCHMARKS:

VERTICAL
NAVD88 (GEOID 12)

PRIMARY BENCHMARK:

NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
FOUND 3" TOWN OF QUEEN CREEK BRASS CAP IN HANDHOLE.
ELEVATION = 1396.56' (NAVD 88)

SECONDARY BENCHMARK:

WEST QUARTER CORNER SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
FOUND 3" TOWN OF QUEEN CREEK BRASS CAP IN HANDHOLE.
ELEVATION = 1393.76' (NAVD 88)

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, T. 2 S., R. 7 E., G&SRM, WHICH BEARS N 00°42'31" W, AS SHOWN ON MASTER PLAT FOR FULTON HOMES AT QUEEN CREEK STATION RECORDED IN BOOK 1195, PAGE 17, MARICOPA COUNTY RECORDS.

INDEX OF PLAN SHEETS

(1 OF 3)	PP-1	COVER SHEET
(2 OF 3)	PP-2	PRELIMINARY PLAT SHEET
(3 OF 3)	PP-3	PRELIMINARY PLAT SHEET

NOTE:

THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENT.

QUEEN CREEK CROSSING
COVER SHEET

LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA & SALT RIVER, MERIDIAN,
QUEEN CREEK, MARICOPA COUNTY, ARIZONA



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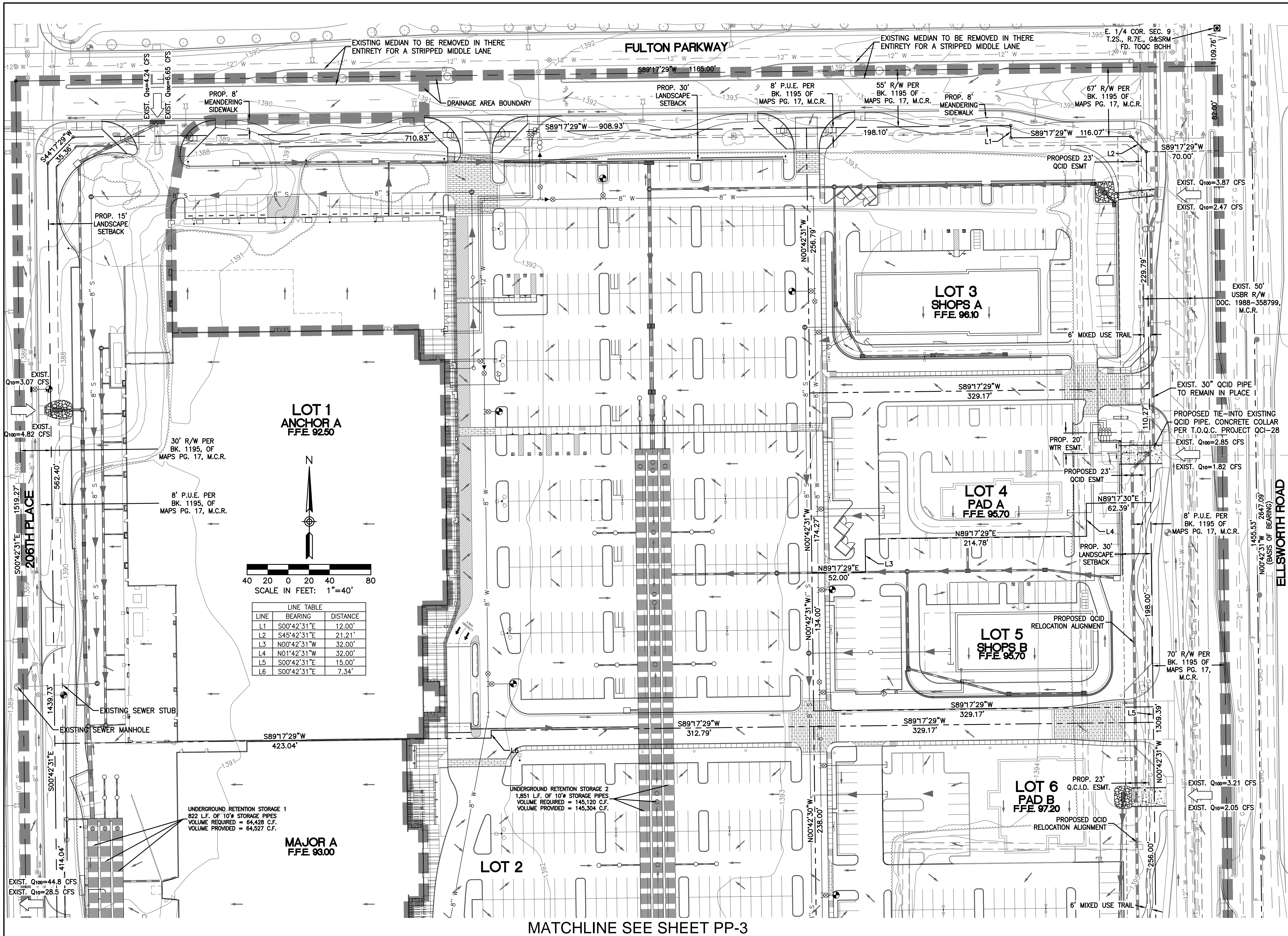
DESIGNED: AJR
DRAWN: DEB
CHECKED: JDB
DATE: 2/2018
JOB NO.: 171270

DRAWING NO

PP-1

1 of 3

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**LOT 1
ANCHOR A
FFE 92.50**



40 20 0 20 40 80
SCALE IN FEET: 1"=40'

LINE	BEARING	DISTANCE
L1	S00°42'31"E	12.00'
L2	S45°42'31"E	21.21'
L3	N00°42'31"W	32.00'
L4	N01°42'31"W	32.00'
L5	S00°42'31"E	15.00'
L6	S00°42'31"E	7.34'

**MAJOR A
FFE 93.00**

LOT 2

**LOT 3
SHOPS A
FFE 96.10**

**LOT 4
PAD A
FFE 95.70**

**LOT 5
SHOPS B
FFE 95.70**

**LOT 6
PAD B
FFE 97.20**

MATCHLINE SEE SHEET PP-3

DATE

NO. REVISION

QUEEN CREEK CROSSING

PRELIMINARY PLAT SHEET

LYING WITHIN THE SOUTHQUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA & SALT RIVER, MERIDIAN,
QUEEN CREEK, MARICOPA COUNTY, ARIZONA

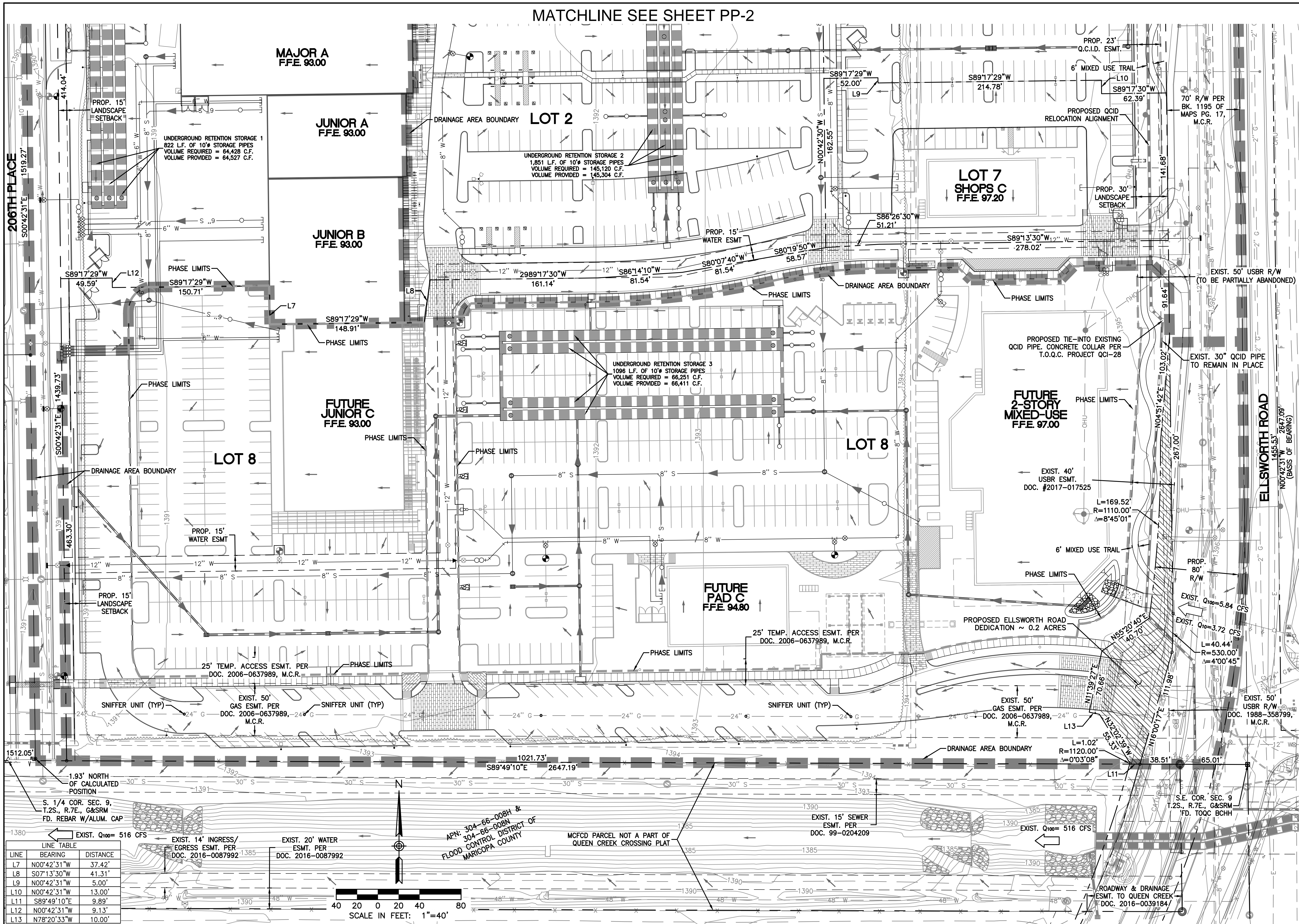
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DRAWING NO
PP-2
2 OF 3

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MATCHLINE SEE SHEET PP-2



LINE	BEARING	DISTANCE
L7	N00°42'31"W	37.42'
L8	S07°13'30"W	41.31'
L9	N00°42'31"W	5.00'
L10	N00°42'31"W	13.00'
L11	S89°49'10"E	9.89'
L12	N00°42'31"W	9.13'
L13	N78°20'33"W	10.00'

QUEEN CREEK CROSSING
PRELIMINARY PLAT SHEET

LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA & SALT RIVER, MERIDIAN,
 QUEEN CREEK, MARICOPA COUNTY, ARIZONA

Jahid Behran
 REGISTERED PROFESSIONAL ENGINEER
 NO. 19095
 JAMSHED D. BEHRAN
 ARIZONA U.S.A.
 EXPIRES 3-31-2020

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DRAWING NO
PP-3
 3 OF 3

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