



Requesting Department:
Development Services

TO: Planning and Zoning Commission

THROUGH: Brett Burningham, Interim Development Services Director

FROM: Sarah Clark, Senior Planner

RE: Discussion and Possible Action on P18-0212 “Shea Homes Gateway Quarter Parcel 5 Residential Design Review”. Shea Homes is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 74 lots of 532 lots in the Gateway Quarter subdivision located at the southeast corner of Germann Road and Ellsworth Road.

DATE: November 14, 2018

STAFF RECOMMENDATION

Staff recommends approval of P18-0212, “Shea Homes Gateway Quarter Parcel 5 Residential Design Review”, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P18-0212, “Shea Homes Gateway Quarter Parcel 5 Residential Design Review”, subject to the Conditions of Approval included in this report.

RELEVANT COUNCIL GOAL(S)



Secure Future

SUMMARY

The proposal consists of a request for approval of four (4) floor plans with three (3) distinct elevations each to be built on 74 lots of 532 lots in the Gateway Quarter subdivision. The four plans are proposed to be constructed on the 70’ x 125’ lots in Parcel 5 of the development. All lots are zoned R1-5 (Urban Development District). Floor plans range in size from 4,178 square feet to 4,757 square feet.

HISTORY

Sept. 16, 2015	Town Council approved the North Specific Area Plan.
Dec. 16, 2015	Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15).
Jan. 11, 2017	The Planning Commission approved the Ellsworth and Germann (Gateway Quarter) Preliminary Plat
July 12, 2017	The Planning Commission approved the Shea at Gateway Quarter RDR for a 40-foot wide home product, a 50-foot wide home product, and a 75-foot wide home product.

DISCUSSION

Subdivision Information	
Project Name	Shea Homes at Gateway Quarter Parcel 5 Residential Design Review
Site Location	Southeast corner of Ellsworth Road and Germann Road
Current Zoning	R1-5 (Urban Development District)
General Plan	Neighborhood
Total Lots/Units	74 lots
Home Product Square Footage	4,178 square feet (total) to 4,757 square feet (total).
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Lot Area	8,400 square feet

Shea Homes is requesting to build four (4) 60-foot wide housing product on the 70' x 120' lots in Parcel 5 of Gateway Quarter. All lots are zoned R1-5 (Urban Development District). In total, Shea Homes is proposing twelve (12) new standard plans with three (3) elevations each and a total of nine (9) different color schemes.

In July 2017, Shea Homes received approval to build a 40-foot-wide housing product on the 50' x 120' lots in Parcel 2 (116 lots), a 50-foot-wide housing product on the 60' x 120' lots in Parcel 4 (126 lots), and a 75-foot-wide housing product on the 85' x 90' lots in Parcel 3 (77 lots). The remaining Parcel in the subdivision, Parcel 1, has been sold to Richmond American Homes who has also submitted an application requesting Residential Design Review approval for their product. All four plans are single story. The proposed home designs complement existing homes within Queen Creek, in the Gateway Quarter subdivision, and in the surrounding neighborhoods in both character and quality. The four (4) standard plans offer consistent architecture and comply with the Town's Zoning Ordinance and Design Guidelines for single-family residences.

Shea Homes offers pavers as standard for all floorplans and all elevations. The proposed floor plans also offer three and four car garages and incorporate interior courtyards.

Shea Home is proposing three (3) elevations, which include:

- **Spanish:** The “Spanish” elevation include chimneys, recessed windows, decorative shutters, decorative tile and iron details, stucco, and S-shaped roof tiles.
- **Adobe Ranch:** The “Adobe Ranch” elevation proposes slump veneer with mortar wash, wrought iron details, exposed rafter tails on all elevations, shutters, decorative shutters, and S-shaped roof tiles.
- **Hill Country:** The “Hill Country” elevation includes 7:12 pitched gable roof massing, composite outlookers, stone veneer, stucco, and flat tile concrete roof tile.

All elevations provide 12” recessed windows at the front elevation and incorporate prominent tower and portal entry features.

The four (4) new standard plan homes range in size from 4,178 square feet (total) to 4,757 square feet (total). The table below summarizes the size of each proposed standard plan.

Plan	Elevation	Livable sqft.	Non-Livable sqft.	Total sqft.	Stories
Plan 1	Spanish	2,814 sqft.	1,364 sqft.	4,178 sqft.	1
	Adobe Ranch	2,814 sqft.	1,364 sqft.	4,178 sqft.	1
	Hill Country	2,814 sqft.	1,364 sqft.	4,176sqft.	1
Plan 2	Spanish	3,169 sqft.	1,284 sqft.	4,453 sqft.	1
	Adobe Ranch	3,169 sqft.	1,342 sqft.	4,411 sqft.	1
	Hill Country	3,169 sqft.	1,284 sqft.	4,453 sqft.	1
Plan 3	Spanish	3,370 sqft.	1,322 sqft.	4,692 sqft.	1
	Adobe Ranch	3,370 sqft.	1,316 sqft.	4,686 sqft.	1
	Hill Country	3,370 sqft.	1,387 sqft.	4,757 sqft.	1
Plan 4	Spanish	3,548 sqft.	1,184 sqft.	4,732 sqft.	1
	Adobe Ranch	3,548 sqft.	1,165 sqft.	4,713 sqft.	1
	Hill Country	3,548 sqft.	1,185 sqft.	4,733 sqft.	1

ANALYSIS

Standard Plans Design Review for New Standard Plans:

The proposed standard plans all comply with *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard plans presented by Shea Homes contain a variety of quality materials and are consistent with approved plans in the Gateway Quarter development and within immediate area.

Lot Fit Analysis:

Staff has reviewed the lot fit analysis for the four (4) new standard plans. All four (4) plans fit on all 74 lots within Parcel 5.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
2. The Developer shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign and shall include the following statement in the waiver agreement: "This property is located in proximity to adjacent to land designated for development as industrial, commercial, and/or multi-family uses and may be subject to potential noise intrusion vibrations dust and all other effects that may be associated with such uses. The owner does release and discharge the Town of Queen Creek, the Developer, and the Homebuilder from any liability from any claims for future damages and complaints of any kind to persons or property that may arise at any time in the future from the development of such uses".
3. The same building elevation shall not be utilized across from, or adjacent to each other.
4. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, shall be screened and designed to appear as an integral part of the building.

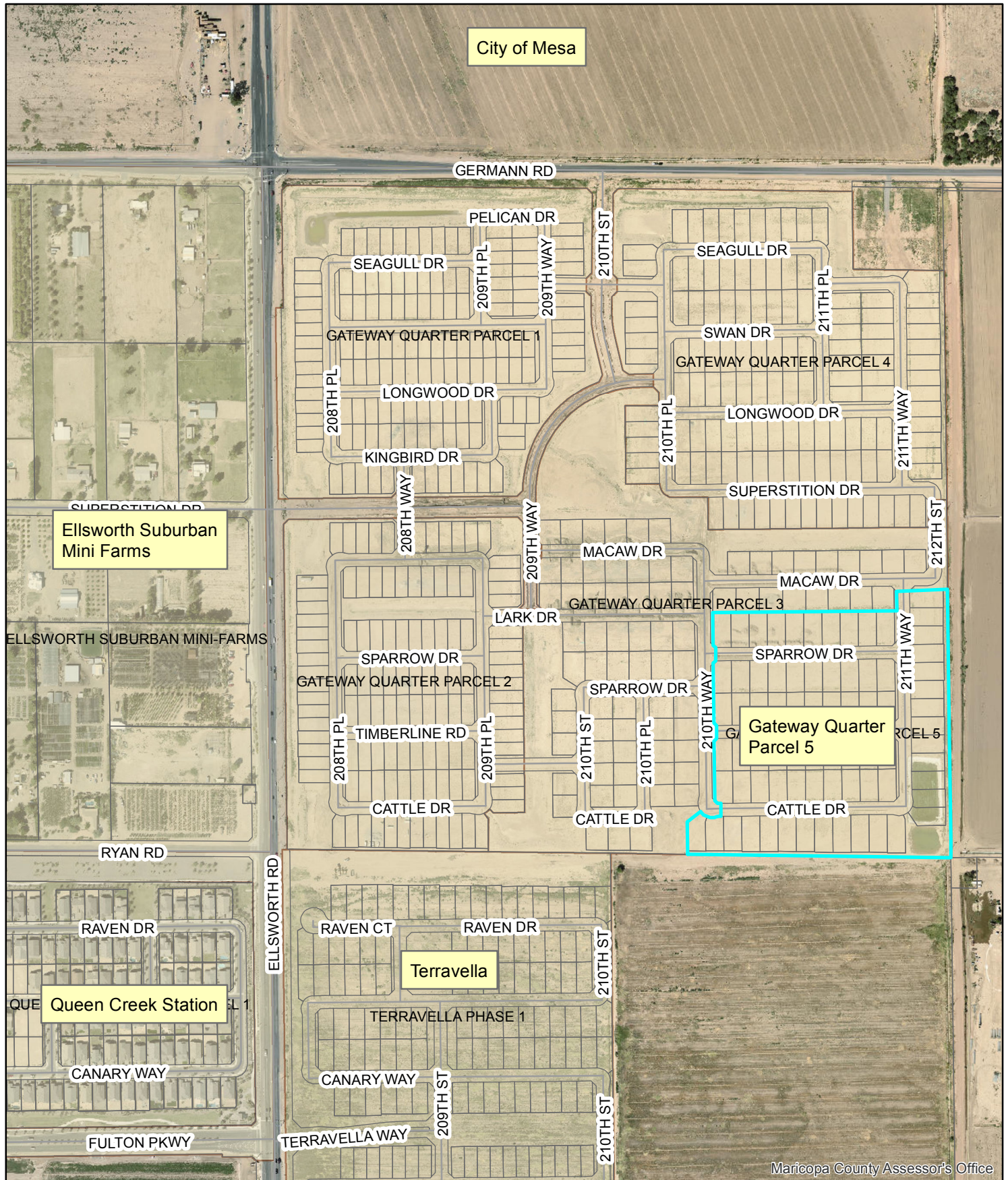
ATTACHMENTS

1. Location Map
2. Gateway Quarter Design Review Submittal

Project Name: Shea at Gateway Quarter Parcel 5 RDR

Case Number: P18-0212

Hearing Date: November 14, 2018 (Planning Commission)





GATEWAY QUARTER 60s

PACKAGES

- * STANDARD PACKAGE
- * UPGRADE BOULDER PACKAGE
- * UPGRADE GRASS PACKAGE

PLANS

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4



GOTHIC LANDSCAPE

DATE: 10/11/18

New Housing Product Narrative for *Ellsworth and Germann (Gateway Quarter)*

Introduction

Shea Homes is proposing a new 60' wide series in our new community "Gateway Quarter" (parcel 5) at Ellsworth and Germann located in Queen Creek, Arizona. The following information in this narrative will describe how we propose to satisfy the requirements of the Queen Creek design standards and the North Area Specific Plan. Gateway Quarter is a unique community with varying lot and plan types with an R1-5 zoning overlay and a residential neighborhood designation.

Site Conditions/General Lot and Plan information:

There are a variety of pedestrian activities and connectivity within the site which will promote community interaction and livability. The initial conceptual site plan exhibit shows an interesting layout of 5 different parcels, well-planned entry and exit points for the community, a central park, and well-placed retention areas throughout the site that may provide secondary, more public gathering spaces for the community residents. We are proposing our new 60-foot wide homes on traditional 70' x 125' home sites in parcel 5 (74 lots). There are 4 floorplans in this new series, with 3 elevation styles for each plan. All homes proposed for this new 60' wide series will be single level homes with varying masses on the front elevations that mitigate garage dominance and create a very pleasing street aesthetic with varying roof plans, color schemes and exterior materials. The tree-lined street with sidewalks separated from the curb will enhance the walkability of this community and the architecture that is being proposed will take advantage of shallower front setbacks, bring the architectural masses closer to the street, while keeping any front-facing garages at the 20' setback or beyond. All four plans will feature four-car garages, but in varying implementations: 4-car front loaded, 3-car front loaded with a fourth as the "tandem", and 2-car front loaded with 3rd car as the tandem and a side-entry, single-bay garage as the fourth. This will promote diversity of arrangement and massing in the series as well as architectural detail, window locations, etc.

Information regarding the architecture and plans are as follows:

- **Fresh, exciting** finishes and architectural elevations. Our goal with the architectural styles is to create market interest by providing a nod toward historic styles, but "transitioning" them in a fresh, crisp, more modern expression. Some examples of the exterior design elements are mentioned below in the section on fundamental design elements.
- **Energy efficiency.** Vinyl window frames, programmable temperature control devices, radiant barrier roof sheathing, and blown cellulose insulation are just a few of the features being offered in these new designs. These are elements in a home that are often 'unseen' yet very important to today's generation of energy conscious home buyers. We are also considering levels of optional energy

upgrades that may add further value to the home, while reducing its impact on the environment, such as optional solar panels and optional tankless water heaters. We will also be utilizing an “Environments for Living” guaranteed energy bill program at this community.

- There are four total plans being proposed in this new 60’ wide product and they range in size as follows: Plan 1 is a single level at 2,814 square feet, plan 2 is a single level at 3,169 square feet, plan 3 is single level at 3,370 square feet, and plan 4 is a single level at 3,548 square feet. As mentioned above, all four plans provide a four-car garage space, but each will be different and have a different impact on the street scene by virtue of varying depths of front porch massing or livable areas of the architecture that project beyond the garage face, and a mixture of front-loaded and side-entry garage masses. Each plan will possess an “outdoor living” area in the front of the home via these generously sized covered front porch areas, entry porticos, and/or courtyard spaces. The maximum footprint areas for this plan series are as follows:
 - Plan 1: 4,178
 - Plan 2: 4,511
 - Plan 3: 4,757
 - Plan 4: 4,733

Fundamental Design Elements

The architectural character found in the proposed housing product by Shea Homes for **Gateway Quarter** seeks to exceed expectations. These new 60’ wide plans achieve a high level of architectural diversity yet will blend nicely in the overall street scene. An itemized discussion of how the proposed floor plans meet these standards is provided below:

- Shea Homes has provided four-sided visual interest to each plan by including a variety of aesthetic elements on each elevation. Color and/or material blocking of various masses, stucco banding, entry porch elements with stone or slump brick veneer are all used to enhance the elevations and will vary by plan and elevation. The covered patios on the rear of the homes are generous spaces that will be able to be furnished as outdoor entertaining spaces and each elevation will attempt to complement the architectural theme present on the front elevation, thus bringing visual interest to the side and rear elevations as well as a great level of diversity. Four-sided visual interest also occurs by creating a variation in rooflines, diversity of details, and distinct themes for each elevation. This is further discussed below under the architectural diversity section. Front facing windows are recessed either 2” or 12” from the wall plane or have a distinct header, sill, and jamb pop out detail, and some of the side

elevation windows that are in front of the fence returns will be treated with similar details. All remaining side and rear windows will utilize various stucco window trim details that coordinate with each elevation style.

- A variety of diverse exterior materials, roof alignments and treatments are used to create distinction in each of the floor plans. A mix of front-to-back common trusses and hipped roof main spans, along with a mix of gable masses, hip roofs, entry porches or porticos/towers, and "Dutch gable" masses (on some 'C' – Hill Country elevations) are all used to avoid the "sameness" look of traditional tract housing and create a fresh aesthetic.
- Each exterior color scheme has a refreshing variety of body, trim, and accent colors as well as slump brick or stone veneers (on Adobe Ranch & Hill Country elevations) and concrete, color-thru roof tiles that complement the innovative designs. The Spanish and Adobe Ranch elevations will have an "S" shaped tile, and the "Hill Country" elevation style will have flat roof tile. All the paint color palettes are complimentary to the three architectural styles and all the primary colors used will be of varying earth or neutral tones. Additional information regarding the exterior treatments is found below in the architectural diversity section.

Architectural Diversity – Themed Elevations

Each elevation of the products proposed will vary and provide a mix of historical and modern detailing creating architecture that "nods" toward the historical roots of the styles but translates into a more contemporary style and technique...thus the term "transitional" used earlier in the narrative. The architectural themes are as follows:

- **Spanish style:** simple styling and details like recessed windows, decorative shutters, S-shaped roof tile, occasional wrought iron details, and clean lines (varies by plan) all will lend authenticity to this historical style while creating a more crisp, transitional appeal. Another feature for this more contemporary expression of this style is sand finished stucco.
- **Adobe Ranch style:** with a mix of hip and gable roof masses, "adobe slump brick" veneer, decorative shutters, exposed rafter tails, and other features, this style will evoke an "Arizona" ranch aesthetic found in some mid-century Phoenix architecture and up through the 1970's, but with a more crisp, contemporary interpretation of the ranch-style living so popular in the Arizona market for many decades. Sand-finished stucco and S-shaped roof tile accentuate this theme.
- **"Hill Country" style:** prominent 7:12 pitched gable roof massing with a mixture of shed and "Dutch" gable masses help define this theme. Color blocking of certain masses or recessed areas and the use of more

contemporary stone veneers provide texture and/or color to certain massing and create a fresh, clean style reminiscent of the Austin Hill Country or even Napa Valley. Sand finish stucco and simple window detailing round out this theme. Flat tile complements this theme.

- Themed Garage Doors:
 - Another distinguishing feature for each elevation style will be themed garage door applications to give further visual interest and variety to the elevations.

The development of these visually diverse homes with their mix of historical and modern massing, materials, and expressive architectural detailing will create a unique and aesthetically pleasing neighborhood street scene.

Durable Materials

Construction Materials will include concrete foundation systems, wood frame construction with stucco exteriors, concrete roof tiles, cultured stone, slump brick veneer materials, and durable roll-up garage doors in varying themes.

Each lot will have a wrought-iron gate with wood slats to provide access to the rear yard. The gate will be a minimum of 42" wide and will provide screening for trash containers and recycling bins that can be stored in the rear or side yard. Home site perimeter walls will be comprised primarily of durable 6-foot tall CMU fence walls, and/or wrought-iron "view" fencing if the home is sited near open space or other view-oriented features as found in the land plan.

Conclusion

These new products proposed for **Gateway Quarter** by Shea Homes will enhance the street scene by providing elegant architecturally themed elevations. This exciting new collection of homes features different, yet creative solutions to the typical garage-dominant architecture found in production housing environments by providing clean, simple lines and various massing elements that draw the eye toward the entry of the home or cause the garage to become a less prominent architectural component of the theme. These unique designs with their architectural variety, energy efficiency components, and flexible, more modern interior spaces will contribute a pleasing, refreshing sense of design and sustainability within Gateway Quarter at Ellsworth and Germann in the Town of Queen Creek, Arizona.

CONVEYANCE AND DEDICATION

STATE OF ARIZONA)
)SS
 COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "GATEWAY QUARTER - PARCEL 5" BEING A REPLAT OF PARCEL NO. 5 OF A "MASTER FINAL PLAT FOR GATEWAY QUARTER" RECORDED AS BOOK _____ OF MAPS, PAGE _____, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "GATEWAY QUARTER - PARCEL 5" DESCRIBED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE TOWN OF QUEEN CREEK FOR USE AS SUCH THE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. OWNER HEREBY DEDICATES TO THE TOWN OF QUEEN CREEK THE RIGHTS-OF-WAY AS SHOWN HEREON FOR THE USE AS PUBLIC STREETS, THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION, OR THE FRONTING PROPERTY OWNER.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HEREBY DECLARES THAT EFFECTIVE AS OF THE DATE OF THE RECORDATION OF THIS PLAT, THE PROPERTY WITHIN "GATEWAY QUARTER - PARCEL 5" SHALL BE HELD, SOLD, CONVEYED, ENCUMBERED, HYPOTHECATED, LEASED, USED, OCCUPIED AND IMPROVED

THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, GRANT GRANT TO THE TOWN OF QUEEN CREEK, AN ARIZONA MUNICIPAL CORPORATION, OF MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER AND/OR SEWER LINE OVER, UNDER, AND ACROSS TRACT "L" SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENTS HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED, ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE OWNER, ITS HEIRS OR ASSIGNS. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, OR A COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED

TRACTS "DD", "EE", "FF" AND "L", ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS' ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HEREBY GRANTS TO THE TOWN AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, RETENTION DRAINAGE FACILITIES AND PIPE STORAGE SYSTEMS, ON TRACTS "DD", "EE", "FF" AND "L", AS APPLICABLE IN THE APPROVED GRADING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXERCISED BY THE CITY AT SUCH TIME AS THE HOMEOWNERS' ASSOCIATION FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES IN SUCH TRACTS. AS LONG AS THE HOMEOWNERS' ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES IN TRACTS "DD", "EE", "FF" AND "L", REGARDLESS OF THE DEDICATION OF THIS EASEMENT.

LANDSCAPING AND OTHER IMPROVEMENTS (OTHER THAN UTILITY IMPROVEMENTS, MAINTENANCE OF WHICH SHALL BE THE RESPONSIBILITY OF THE UTILITY PROVIDER) WITHIN EACH P.U.E. SHALL BE MAINTAINED BY THE OWNER OF THE TRACT ON WHICH SUCH P.U.E. IS LOCATED.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB AND WITHIN MEDIANS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ABUTTING PROPERTY OWNER.

ALL PROPERTY, AMENITIES, AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH PARCEL OWNER.

EASEMENTS ARE GRANTED FOR THE PURPOSES SHOWN HEREON

TRACTS PLATTED HERE ON ARE DEDICATED FOR THE PURPOSES AS NOTED IN THE TRACT TABLE ON THIS FINAL PLAT AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

ALL TRACTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS' ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT.

COVENANTS, CONDITIONS AND RESTRICTIONS FOR "GATEWAY QUARTER" QUEEN CREEK, ARIZONA ARE RECORDED IN DOC # 190, MARICOPA COUNTY/PINAL COUNTY RECORDS.

OWNER HEREBY GRANTS TO THE PUBLIC, A PUBLIC UTILITY EASEMENT (P.U.E.) FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, UNDER, UPON AND ACROSS THE AREAS DESIGNATED AS P.U.E. AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACING AND UTILIZING PUBLIC UTILITIES (PUBLIC AND PRIVATE), INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THE P.U.E. SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF QUEEN CREEK ("THE TOWN"). SUCH PUBLIC OR PRIVATE UTILITIES SHALL BE AND REMAIN RESPONSIBLE OF THE CONSTRUCTION, OPERATION, AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES. EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT.

THE VEHICULAR NON ACCESS EASEMENTS (V.N.A.E.) ARE HEREBY DEDICATED TO THE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND IS INTENDED TO PREVENT VEHICULAR TRAFFIC BETWEEN TRACTS AND LOTS WITH THE EXCEPTION OF PUBLIC UTILITY USES. SAID V.N.A.E. AS DEDICATED HEREON WILL CROSS PUBLIC UTILITY EASEMENTS (P.U.E.) ALSO GRANTED HEREON, IN MULTIPLE LOCATIONS. THESE V.N.A.E. ARE NOT INTENDED TO PREVENT AUTHORIZED AGENTS OF THE PUBLIC UTILITY COMPANIES FROM CROSSING SAID V.N.A.E. DURING THE COURSE OF INSTALLATION, USE, MAINTENANCE AND REPAIR OF THE UTILITIES LOCATED IN SAID PUBLIC UTILITY EASEMENT (P.U.E.).

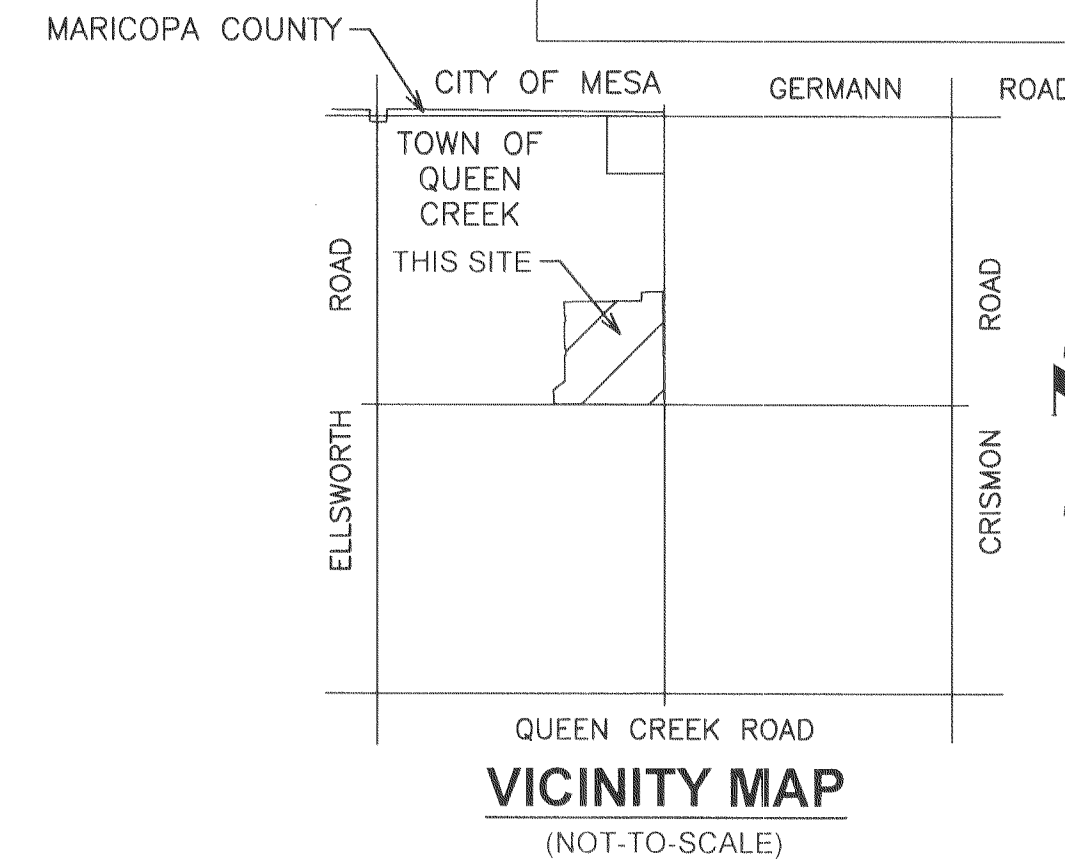
FINAL PLAT FOR

"GATEWAY QUARTER - PARCEL 5"

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER
 OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
 20170727296 10/02/2017 10:24
 BOOK 1345 PAGE 10
 PAPER RECORDING
 20170889662-1
 sarabiam

ICVLC
 CONSULTANTS
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-264-6831
 www.cvlci.com



CONVEYANCE AND DEDICATION (CONTINUED)

THE UNDERSIGNED SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED
 THIS 21st DAY OF August, 2017.

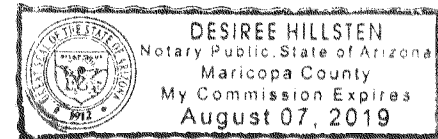
BY: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
 ITS: David Garcia and Brian Murphy
 Assistant Secretary Assistant Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
 COUNTY OF MARICOPA)
 ON THIS, THE 21st DAY OF August, 2017, BEFORE ME PERSONALLY APPEARED David Garcia and Brian Murphy WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: Desi Hillster
 MY COMMISSION EXPIRES: August 01, 2019



GATEWAY QUARTER HOMEOWNERS' ASSOCIATION RATIFICATION

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS PLAT, INCLUDING ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREIN.

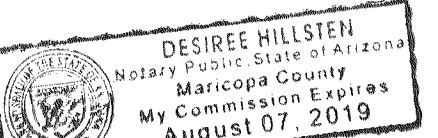
GATEWAY QUARTER HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION
 BY: Bonow
 ITS: Secretary/Treasurer

GATEWAY QUARTER HOMEOWNERS' ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
 COUNTY OF MARICOPA)
 ON THIS, THE 21st DAY OF August, 2017, BEFORE ME PERSONALLY APPEARED Bonow WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: Desi Hillster
 MY COMMISSION EXPIRES: August 01, 2019



DEPARTMENT APPROVALS

THIS PLAT WAS APPROVED AS TO FORM BY THE TOWN ENGINEERING MANAGER AND THE TOWN PLANNING MANAGER.

BY: Ch. a. D. 9-16-17
 TOWN ENGINEERING MANAGER DATE
 BY: Grah B... 9-21-2017
 TOWN PLANNING MANAGER DATE

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A CASH, PERFORMANCE OR SUBDIVISION BOND, IRREVOCABLE LETTER OF CREDIT, OR SIGNED CERTIFICATE OF OCCUPANCY HOLD AGREEMENT HAS BEEN DEPOSITED WITH THE TOWN ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 27-700930.0000.

GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE TOWN OF QUEEN CREEK CODES AND ORDINANCES
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.
- ALL STREETS ARE TO BE CONSTRUCTED TO MINIMUM TOWN STANDARDS DEDICATED TO AND MAINTAINED BY THE TOWN OF QUEEN CREEK. ALL STREETS ARE INTENDED FOR PUBLIC USE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR 2 HOUR STORM WITHIN 36 HOURS. OWNER(S) OF ANY BASIN FAILING THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- THE HOMEOWNERS' ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE COMMON AREAS KNOWN AS TRACTS, INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
- THIS SITE IS NEAR PHOENIX MESA GATEWAY AIRPORT. DUE TO ITS PROXIMITY TO PHOENIX MESA GATEWAY AIRPORT, THE SITE IS LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT TRAFFIC CONSISTS OF CARGO, COMMERCIAL, SCHOOL, CROP DUSTING, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.
- NOISE/SOUND ATTENUATION MEASURES SHALL BE INCLUDED IN THE CONSTRUCTION OF ALL RESIDENTIAL UNITS PROPOSED.
- THIS SITE LIES IN THE VICINITY OF THE UNION PACIFIC RAILWAY LINE. THIS RAILWAY LINE EXPERIENCES AT LEAST 10 TRAINS PER DAY. ALL BUILDERS ARE ENCOURAGED TO USE GENERALLY ACCEPTED NOISE/SOUND ATTENUATION MEASURES IN CONSTRUCTION OF ALL BUILDINGS WITHIN 300' OF THE RAILWAY LINE.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE TOWN OF QUEEN CREEK SHALL NOT BE REQUIRED TO REPAIR OR REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION AND REPAIR.
- THE SITE IS NEAR CROP DUSTING OPERATIONS, GENERAL AGRICULTURE OPERATIONS ALSO EXIST IN THE AREA AND THIS SITE MAY BE SUBJECT TO NOISE, DUST AND POSSIBLY ODORS NORMALLY ASSOCIATED WITH AGRICULTURAL OPERATIONS. ADDITIONALLY, THIS SITE IS LOCATED IN AN AREA WHERE THERE ARE AIRCRAFT OPERATIONS ASSOCIATED WITH AGRICULTURE.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, NOR ANY VEGETATION PLANTED, NOR ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
- THE TOWN OF QUEEN CREEK IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY LANDSCAPED AREAS WITHIN THIS PROJECT. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED ISLANDS AND MEDIANS WITH THE EXCEPTION OF THOSE LOCATED WITHIN ARTERIAL ROADWAYS.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT VISIBILITY TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.

ENGINEER

COE AND VAN LOO L.L.C.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 PHONE: (602) 264-6831
 FAX: (602) 264-0928
 CONTACT: RYAN WEED, P.E.
 EMAIL: RWEEED@CVLCCI.COM

OWNER/DEVELOPER

SHEA HOMES LIMITED PARTNERSHIP
 A CALIFORNIA LIMITED PARTNERSHIP
 8800 N. GAINNEY CENTER DRIVE
 SUITE 350
 SCOTTSDALE, AZ 85258
 PHONE: (480) 348-6158
 CONTACT: DAN BONOW
 EMAIL: DAN.BONOW@SHEAHOMES.COM

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°42'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1143 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDS.

TOWN APPROVAL

APPROVED BY THE TOWN COUNCIL OF QUEEN CREEK, ARIZONA ON THIS 20th DAY OF September, 2017.

BY: David Bonow 9-26-17
 MAYOR DATE
 ATTEST: Jennifer Robinson 9-26-17
 TOWN CLERK DATE

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	678,111	15.567
TOTAL AREA OF TRACTS	54,880	1.260
TOTAL AREA OF RIGHT-OF-WAY	148,423	3.407
TOTAL GROSS AREA	881,414	20.234

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	75
TOTAL NUMBER OF TRACTS	4
GROSS RESIDENTIAL DENSITY	3.71 D.U./A.C.

CERTIFICATION

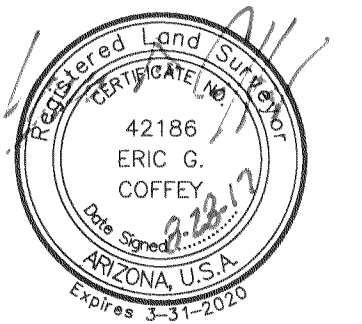
I, ERIC G. COFFEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2016, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: Eric G. Coffey
 ERIC G. COFFEY
 REGISTRATION NUMBER 42186
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVLCCI.COM

DATE
 REVISION
 NO.

FINAL PLAT

GATEWAY QUARTER - PARCEL 5
 QUEEN CREEK, ARIZONA



1 SHEET OF 3

GROSS AREA = 20.234 ACRES
 NET AREA = 16.827 ACRES

SEE SHEET 2 FOR LOT AREA, CURVE AND LINE TABLES AND SEE SHEET 3 FOR LEGAL DESCRIPTION

CVL Contact: BRIAN HENSLEY
 CVL Project #: 07-0283001
 CVL File #:

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE MARICOPA COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 10 BEARS NORTH 89°26'24" WEST, A DISTANCE OF 2,629.30 FEET;

THENCE SOUTH 00°41'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,602.08 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°41'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,031.75 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2001-0934940, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89°26'04" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1,012.82 FEET;

THENCE NORTH 00°43'18" WEST, A DISTANCE OF 123.98 FEET;

THENCE NORTH 52°33'47" EAST, A DISTANCE OF 64.61 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 54°29'55" EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°33'42", A DISTANCE OF 69.65 FEET, TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", A DISTANCE OF 16.65 FEET;

THENCE NORTH 00°43'18" WEST, A DISTANCE OF 50.00 FEET;
 THENCE SOUTH 89°16'42" WEST, A DISTANCE OF 13.01 FEET;
 THENCE NORTH 45°43'18" WEST, A DISTANCE OF 13.82 FEET;
 THENCE NORTH 00°43'18" WEST, A DISTANCE OF 230.45 FEET;
 THENCE NORTH 44°16'42" EAST, A DISTANCE OF 13.82 FEET;
 THENCE NORTH 00°43'18" WEST, A DISTANCE OF 50.00 FEET;
 THENCE NORTH 45°43'18" WEST, A DISTANCE OF 13.82 FEET;
 THENCE NORTH 00°43'18" WEST, A DISTANCE OF 230.45 FEET;
 THENCE NORTH 44°16'42" EAST, A DISTANCE OF 13.82 FEET;
 THENCE NORTH 00°43'18" WEST, A DISTANCE OF 50.00 FEET;
 THENCE NORTH 45°43'18" WEST, A DISTANCE OF 13.82 FEET;
 THENCE NORTH 00°43'18" WEST, A DISTANCE OF 125.22 FEET;
 THENCE NORTH 89°16'42" EAST, A DISTANCE OF 710.00 FEET;
 THENCE NORTH 00°43'18" WEST, A DISTANCE OF 75.00 FEET;
 THENCE NORTH 89°16'42" EAST, A DISTANCE OF 50.00 FEET;
 THENCE NORTH 44°16'42" EAST, A DISTANCE OF 7.10 FEET;

THENCE NORTH 89°16'42" EAST, A DISTANCE OF 140.98 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 881,414 SQUARE FEET OR 20.234 ACRES, MORE OR LESS.

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	16.27'	55.00'	016°57'13"	8.20'	16.21'	N09°11'22"W
C2	120.06'	55.00'	125°04'16"	105.81'	97.60'	N44°05'03"E
C3	16.65'	55.00'	017°20'29"	8.39'	16.58'	N82°03'03"W
C4	16.65'	55.00'	017°20'29"	8.39'	16.58'	N80°36'27"E
C5	69.65'	55.00'	072°33'42"	40.37'	65.09'	S71°46'56"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°16'42"E	7.10'
L2	N44°16'42"E	13.82'
L3	N45°43'18"W	13.82'
L4	N44°16'42"E	13.82'
L5	N45°43'18"W	13.82'
L6	N44°16'42"E	28.28'
L7	N45°43'18"W	28.28'
L8	N44°16'42"E	28.28'
L9	N45°43'18"W	28.28'
L10	N44°16'42"E	28.28'
L11	N45°43'18"W	13.82'
L12	S89°16'42"W	13.01'
L13	N20°20'50"E	20.01'

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'DD'	0.051 ACRES	LANDSCAPE, P.U.E.
TRACT 'EE'	0.051 ACRES	LANDSCAPE, P.U.E.
TRACT 'FF'	0.028 ACRES	LANDSCAPE, P.U.E.
TRACT 'L'	1.131 ACRES	LANDSCAPE, P.U.E., WATER EASEMENT, PED. ACCESS
TOTAL	1.261 ACRES	

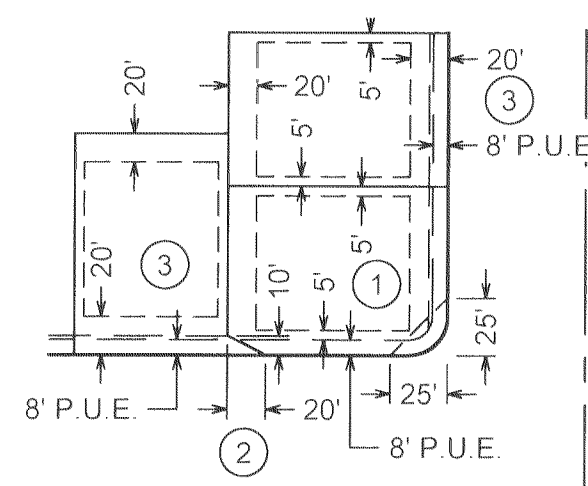
LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
458	9,052
459	8,925
460	8,925
461	9,065
462	9,065
463	8,925
464	8,925
465	9,065
466	9,065
467	8,925
468	8,925
469	8,865
470	9,108
471	10,194
472	10,171
473	10,071
474	10,112
475	10,012
476	9,772
477	9,672
478	9,713
479	9,613
480	9,373
481	9,040
482	9,522

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
483	8,702
484	8,750
485	8,750
486	8,750
487	8,750
488	8,750
489	8,750
490	8,750
491	8,750
492	8,700
493	8,700
494	8,750
495	8,750
496	8,750
497	8,750
498	8,750
499	8,750
500	8,750
501	8,750
502	8,702
503	8,702
504	8,750
505	8,750
506	8,750
507	8,750

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
508	8,750
509	8,750
510	8,750
511	8,750
512	8,700
513	8,700
514	8,750
515	8,750
516	8,750
517	8,750
518	8,750
519	8,750
520	8,750
521	8,750
522	8,702
523	9,402
524	9,450
525	9,450
526	9,450
527	9,450
528	9,450
529	9,450
530	9,450
531	9,450
532	9,400
TOTAL	678,111

LEGEND

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- ① SHEET NUMBER
- ① SITE VISIBILITY TRIANGLE (20' X 20')
- ② 8' P.U.E. PER "GATEWAY QUARTER" MASTER PLAT BOOK ___ OF MAPS, PAGE ___, M.C.R.
- U.E. UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- L1 LINE NUMBER
- C1 CURVE NUMBER
- ** HEADLIGHT INTRUSION
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- EX. EXISTING
- M.C.R. MARICOPA COUNTY RECORDER
- DOC.# DOCUMENT NUMBER
- PED. PEDESTRIAN



FRONT 20'
 REAR 20'
 SIDE 5' & 5'
 CORNER 5' & 10' - UNLESS 8' TRACT

- ① LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 20' X 20' UNOBSTRUCTED VIEW EASEMENT
- NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.
- ② 10' X 20' KEY LOT
- ③ 10' SETBACK FOR LIVING SPACE & SIDE ENTRY GARAGE
- NOTE: CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

50', 60' & 70' TYPICAL LOT LAYOUT AND BUILDING SETBACKS

(NOT-TO-SCALE)

GROSS AREA = 20.234 ACRES
 NET AREA = 16.827 ACRES

SEE SHEET 2 FOR LOT AREA, CURVE AND LINE TABLES AND SEE SHEET 3 FOR LEGAL DESCRIPTION

COUNTY RECORDER
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 ADRIAN FONTES
 20170727296 10/02/2017 10:24
 BOOK 1345 PAGE 10
 PAPER RECORDING
 20170889662-1
 sarabiam

DATE
 REVISION
 NO.

Coe and Van Loo L.L.C.

FINAL PLAT
 GATEWAY QUARTER - PARCEL 5
 QUEEN CREEK, ARIZONA

2 SHEET OF 3
 CVL Contact: BRIAN HENSLEY
 CVL Project #: 07-0283001
 CVL File #:

Printed By: Matts Print Date: August 26, 2017 Filename: N:\070283001\Cadd\Parcel 5\DS_P5_FPLAT 3.dwg



PARCEL NO. 3
GATEWAY QUARTER
MASTER PLAT BOOK ___ OF MAPS, PAGE ___, M.C.R.

PARCEL NO. 3
GATEWAY QUARTER
MASTER PLAT BOOK ___ OF MAPS, PAGE ___, M.C.R.

NORTHWEST CORNER, SECTION 10
TOWNSHIP 2 SOUTH, RANGE 7 EAST
FOUND MARICOPA COUNTY BRASS CAP

P.O.C.
NORTH 1/4 CORNER, SECTION 10
TOWNSHIP 2 SOUTH, RANGE 7 EAST
FOUND MARICOPA COUNTY BRASS CAP

COUNTY RECORDER

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20170727296 10/02/2017 10:24
BOOK 1345 PAGE 10
PAPER RECORDING

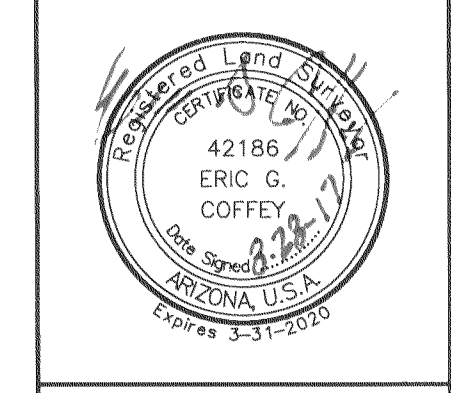
20170889662-1
sarabiam

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

NO.	REVISION	DATE

FINAL PLAT

GATEWAY QUARTER - PARCEL 5
QUEEN CREEK, ARIZONA

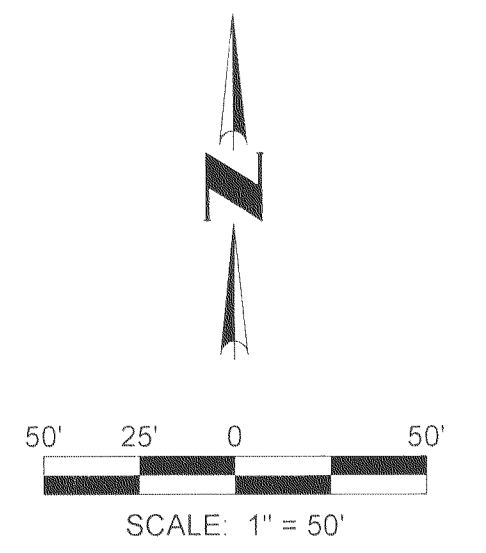


3 SHEET OF 3

CVL Contact: BRIAN HENSLEY
CVL Project # 07-0283001
CVL File #

GROSS AREA = 20.234 ACRES
NET AREA = 16.827 ACRES

SEE SHEET 2 FOR LOT AREA,
CURVE AND LINE TABLES AND
SEE SHEET 3 FOR LEGAL
DESCRIPTION



CENTER OF SECTION 10
TOWNSHIP 2 SOUTH, RANGE 7 EAST
FOUND 1/2" REBAR - NO IDENTIFICATION

UNSUBDIVIDED
APN# 304-62-019T
QCEL 160 LLC
DOC # 2001-0934940

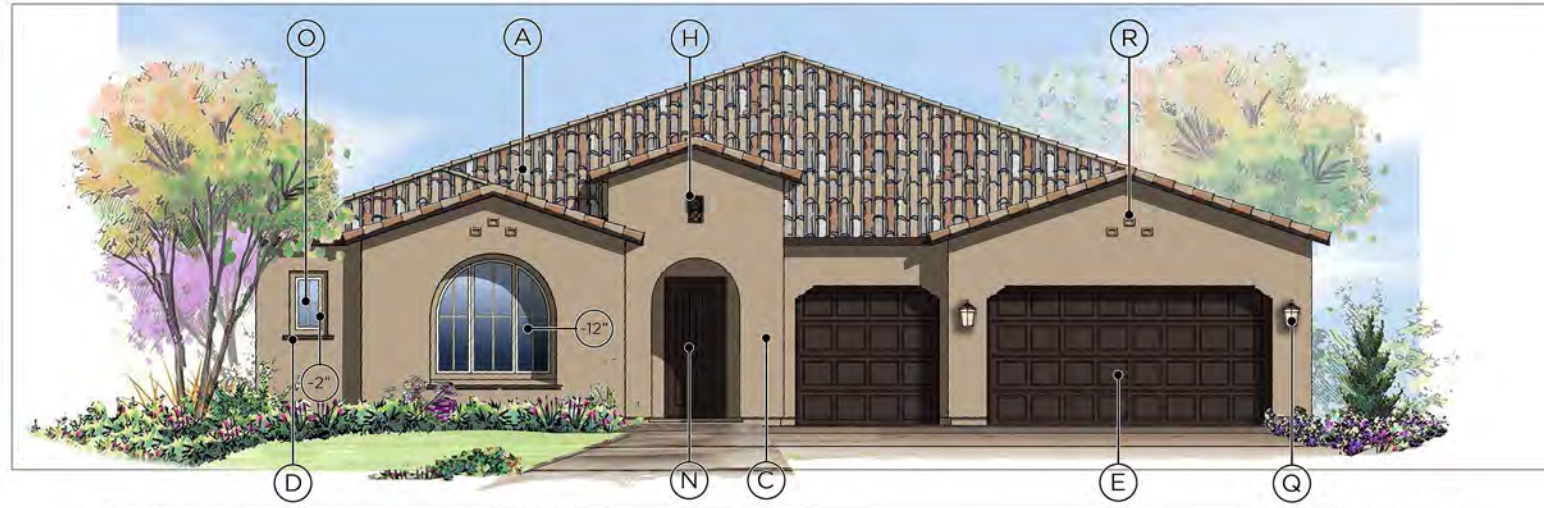
WEST 1/4 CORNER, SECTION 10
TOWNSHIP 2 SOUTH, RANGE 7 EAST
FOUND TOWN OF QUEEN CREEK BRASS CAP

OVERALL HEIGHTS

ELEVATION A: 20'-7"
 ELEVATION B: 21'-3"
 ELEVATION C: 21'-3"

MATERIAL LEGEND

- A. CONCRETE 'S' TILE ROOF
- B. CONCRETE FLAT ROOF TILE
- C. STUCCO
- D. STUCCO WRAPPED FOAM TRIM
- E. GARAGE DOOR - VARIES BY ELEV. STYLE
- F. SLUMP VENEER WITH MORTAR WASH
- G. STONE VENEER
- H. DECORATIVE IRON DETAIL
- I. COMPOSITE OUTLOOKERS
- J. COMPOSITE DECORATIVE BEAM ENDS
- K. EXPOSED TAILS
- L. 8" FASCIA PER ARCHITECTURAL STYLE
- M. COMPOSITE DECORATIVE SHUTTERS
- N. ENTRY DOOR - VARIES BY ELEV. STYLE
- O. RECESSED WINDOW FEATURE
- P. STUCCO OVER FOAM CORBEL FASCIA
- Q. COACH LAMP, VARIES BY ELEVATION STYLE
- R. DECORATIVE TILE DETAIL
- S. GABLE END VENT DETAIL



FRONT ELEVATION A - SPANISH

SCALE: 1/4" = 1'-0"



FRONT ELEVATION B - ADOBE RANCH

SCALE: 1/4" = 1'-0"

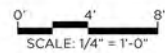


FRONT ELEVATION C - HILL COUNTRY

SCALE: 1/4" = 1'-0"

PLAN 1 - FRONT ELEVATION CONCEPTS

10.11.18



**NEW 60' WIDE SERIES | GATEWAY QUARTER
 QUEEN CREEK, ARIZONA**

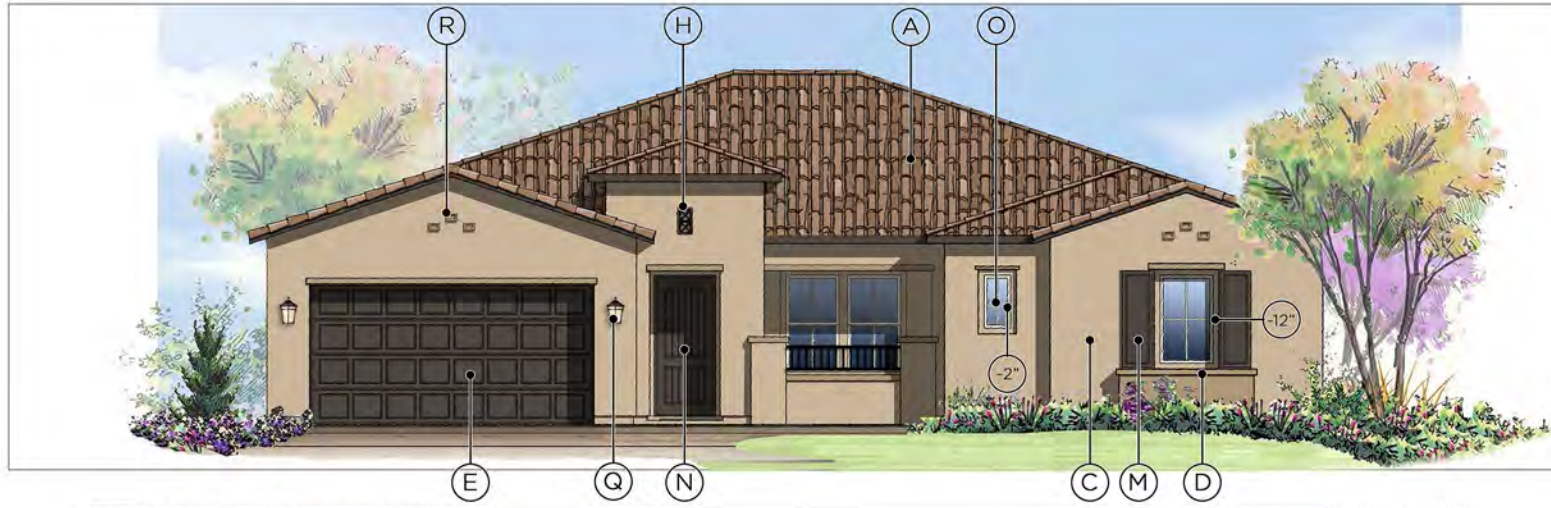
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

OVERALL HEIGHTS

ELEVATION A: 19'-5"
 ELEVATION B: 19'-5"
 ELEVATION C: 19'-5"

MATERIAL LEGEND

- A. CONCRETE 'S' TILE ROOF
- B. CONCRETE FLAT ROOF TILE
- C. STUCCO
- D. STUCCO WRAPPED FOAM TRIM
- E. GARAGE DOOR - VARIES BY ELEV. STYLE
- F. SLUMP VENEER WITH MORTAR WASH
- G. STONE VENEER
- H. DECORATIVE IRON DETAIL
- I. COMPOSITE OUTLOOKERS
- J. COMPOSITE DECORATIVE BEAM ENDS
- K. EXPOSED TAILS
- L. 8" FASCIA PER ARCHITECTURAL STYLE
- M. COMPOSITE DECORATIVE SHUTTERS
- N. ENTRY DOOR - VARIES BY ELEV. STYLE
- O. RECESSED WINDOW FEATURE
- P. STUCCO OVER FOAM CORBEL FASCIA
- Q. COACH LAMP, VARIES BY ELEVATION STYLE
- R. DECORATIVE TILE DETAIL
- S. GABLE END VENT DETAIL



FRONT ELEVATION A - SPANISH



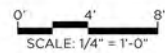
FRONT ELEVATION B - ADOBE RANCH



FRONT ELEVATION C - HILL COUNTRY

PLAN 2 - FRONT ELEVATION CONCEPTS

10.31.18



**NEW 60' WIDE SERIES | GATEWAY QUARTER
 QUEEN CREEK, ARIZONA**

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

OVERALL HEIGHTS

ELEVATION A: 19'-5"
 ELEVATION B: 19'-5"
 ELEVATION C: 19'-5"

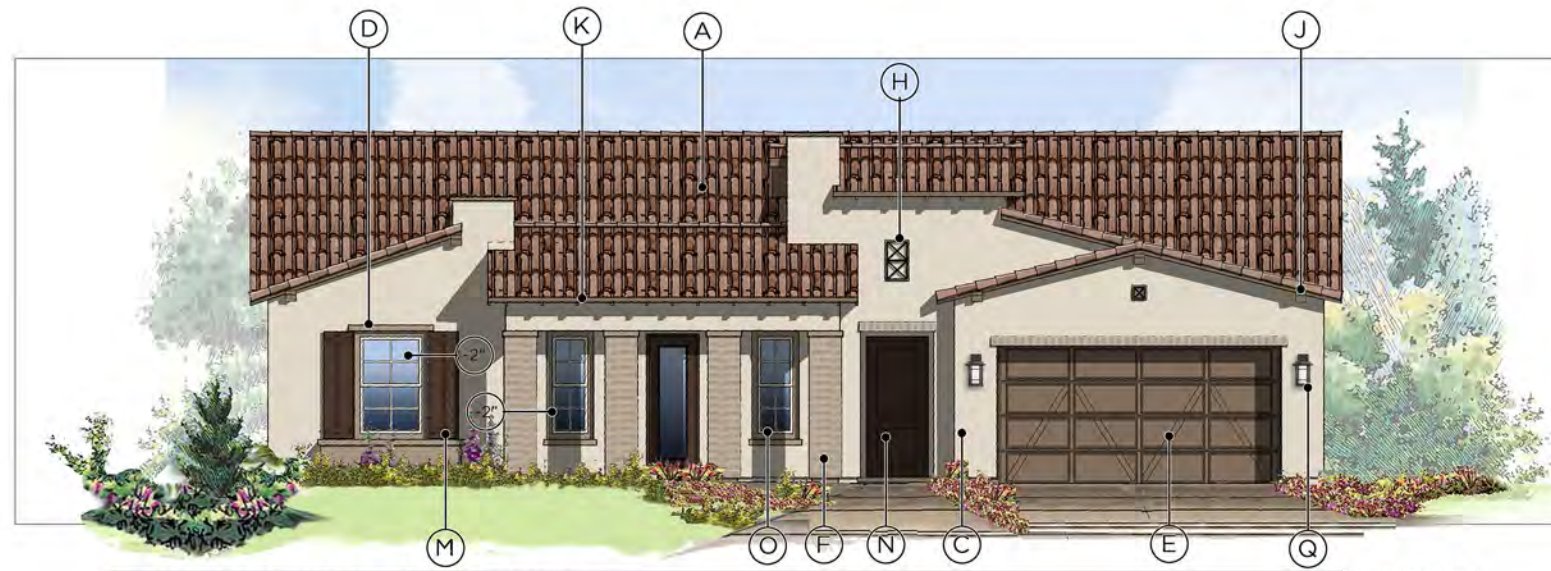
MATERIAL LEGEND

- A. CONCRETE 'S' TILE ROOF
- B. CONCRETE FLAT ROOF TILE
- C. STUCCO
- D. STUCCO WRAPPED FOAM TRIM
- E. GARAGE DOOR - VARIES BY ELEV. STYLE
- F. SLUMP VENEER WITH MORTAR WASH
- G. STONE VENEER
- H. DECORATIVE IRON DETAIL
- I. COMPOSITE OUTLOOKERS
- J. COMPOSITE DECORATIVE BEAM ENDS
- K. EXPOSED TAILS
- L. 8" FASCIA PER ARCHITECTURAL STYLE
- M. COMPOSITE DECORATIVE SHUTTERS
- N. ENTRY DOOR - VARIES BY ELEV. STYLE
- O. RECESSED WINDOW FEATURE
- P. STUCCO OVER FOAM CORBEL FASCIA
- Q. COACH LAMP, VARIES BY ELEVATION STYLE
- R. DECORATIVE TILE DETAIL
- S. GABLE END VENT DETAIL



FRONT ELEVATION A - SPANISH

SCALE: 1/4" = 1'-0"



FRONT ELEVATION B - ADOBE RANCH

SCALE: 1/4" = 1'-0"



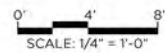
FRONT ELEVATION C - HILL COUNTRY

SCALE: 1/4" = 1'-0"

10.11.18

PLAN 3 - FRONT ELEVATION CONCEPTS

NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA



NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

OVERALL HEIGHTS

ELEVATION A: 19'-11"
 ELEVATION B: 19'-11"
 ELEVATION C: 19'-11"

MATERIAL LEGEND

- A. CONCRETE 'S' TILE ROOF
- B. CONCRETE FLAT ROOF TILE
- C. STUCCO
- D. STUCCO WRAPPED FOAM TRIM
- E. GARAGE DOOR - VARIES BY ELEV. STYLE
- F. SLUMP VENEER WITH MORTAR WASH
- G. STONE VENEER
- H. DECORATIVE IRON DETAIL
- I. COMPOSITE OUTLOOKERS
- J. COMPOSITE DECORATIVE BEAM ENDS
- K. EXPOSED TAILS
- L. 8" FASCIA PER ARCHITECTURAL STYLE
- M. COMPOSITE DECORATIVE SHUTTERS
- N. ENTRY DOOR - VARIES BY ELEV. STYLE
- O. RECESSED WINDOW FEATURE
- P. STUCCO OVER FOAM CORBEL FASCIA
- Q. COACH LAMP, VARIES BY ELEVATION STYLE
- R. DECORATIVE TILE DETAIL
- S. GABLE END VENT DETAIL



FRONT ELEVATION A - SPANISH

SCALE: 1/4" = 1'-0"



FRONT ELEVATION B - ADOBE RANCH

SCALE: 1/4" = 1'-0"

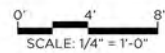


FRONT ELEVATION C - HILL COUNTRY

SCALE: 1/4" = 1'-0"

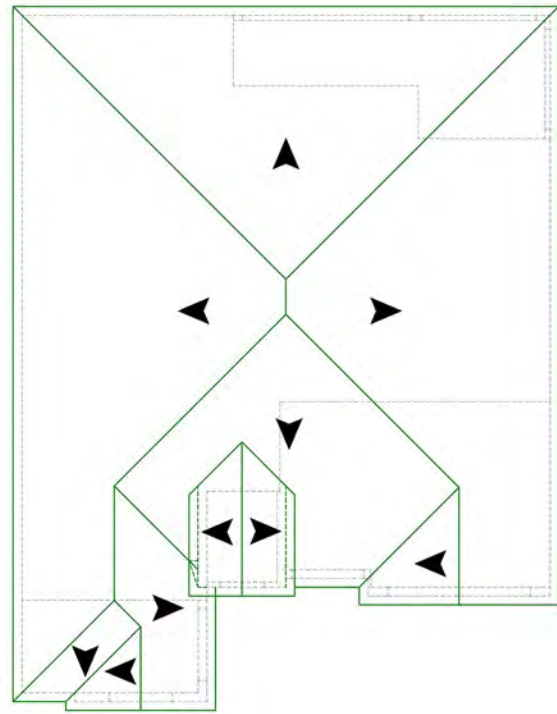
PLAN 4 - FRONT ELEVATION CONCEPTS

10.11.18



**NEW 60' WIDE SERIES | GATEWAY QUARTER
 QUEEN CREEK, ARIZONA**

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

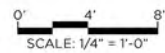
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

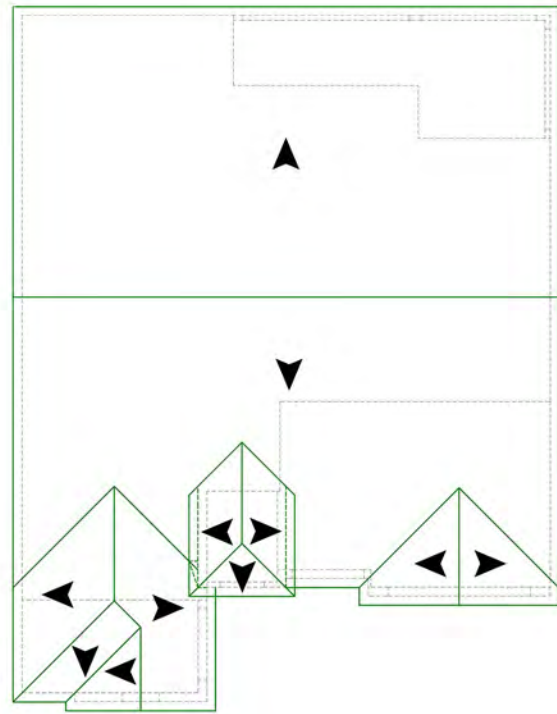
10.11.18



PLAN 1 - ELEVATION A - SPANISH

NEW 60' WIDE SERIES | GATEWAY QUARTER
 QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

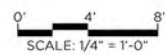


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

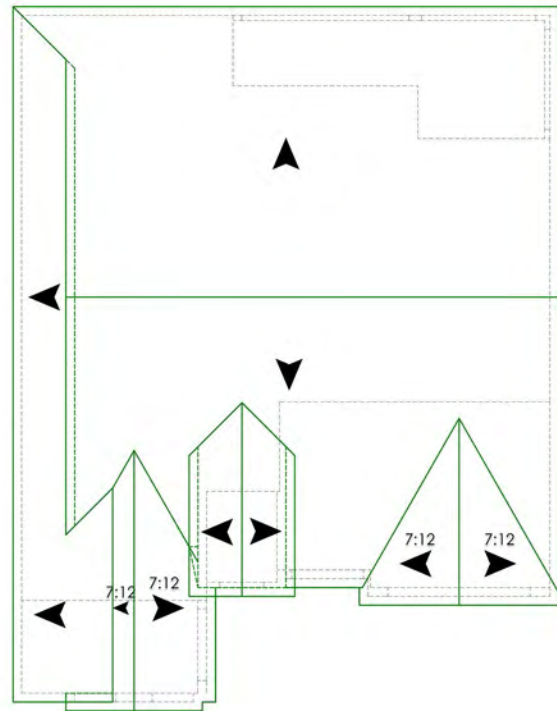
10.11.18

PLAN 1 - ELEVATION B - ADOBE RANCH



NEW 60' WIDE SERIES | GATEWAY QUARTER
 QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

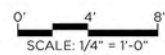


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

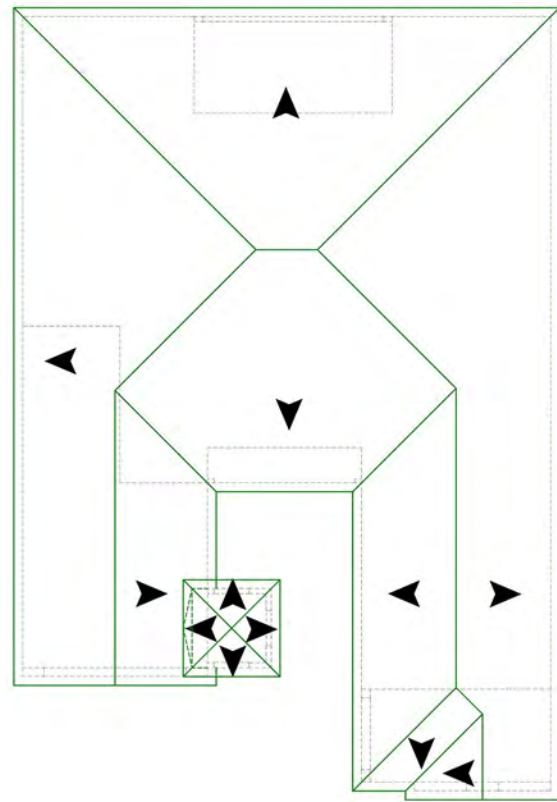
10.11.18

PLAN 1 - ELEVATION C - HILL COUNTRY



NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

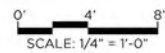
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

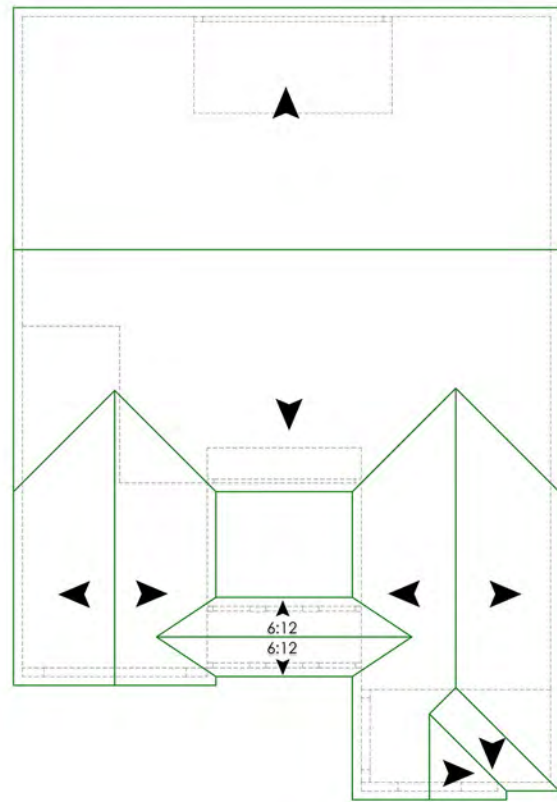
10.31.18



PLAN 2 - ELEVATION A - SPANISH

NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



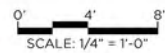
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

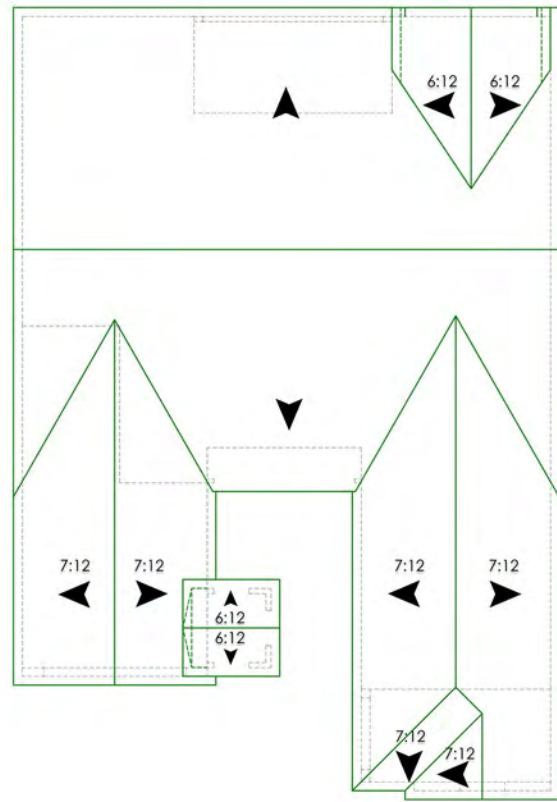
10.31.18

PLAN 2 - ELEVATION B - ADOBE RANCH

NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA



THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



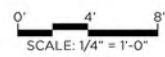
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

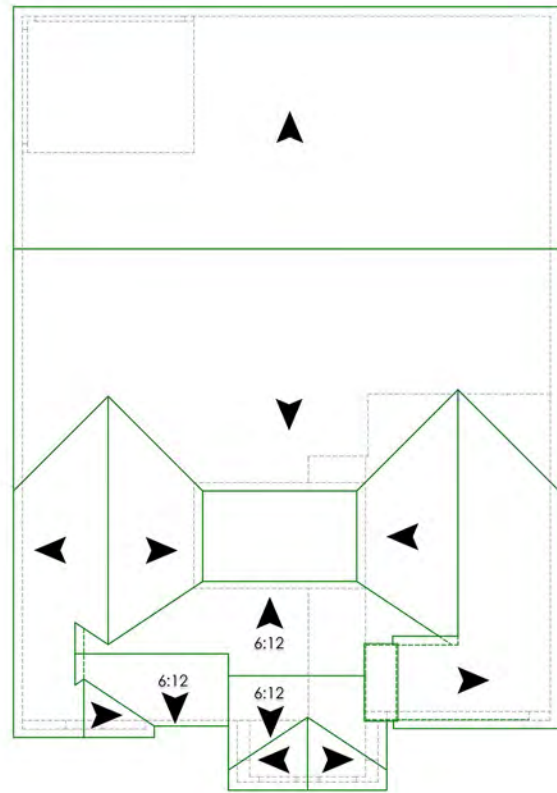
10.31.18

PLAN 2 - ELEVATION C - HILL COUNTRY

NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA



THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

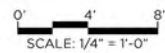
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

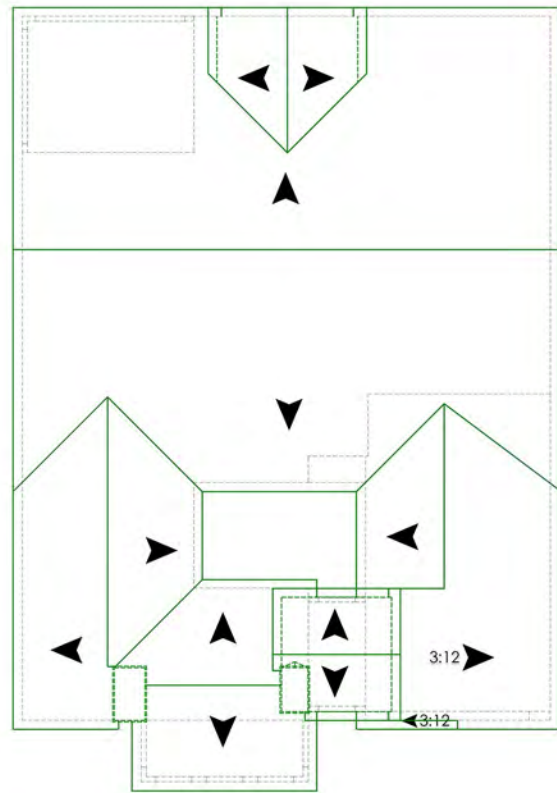
10.11.18



PLAN 3 - ELEVATION A - SPANISH

NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

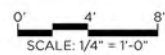


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

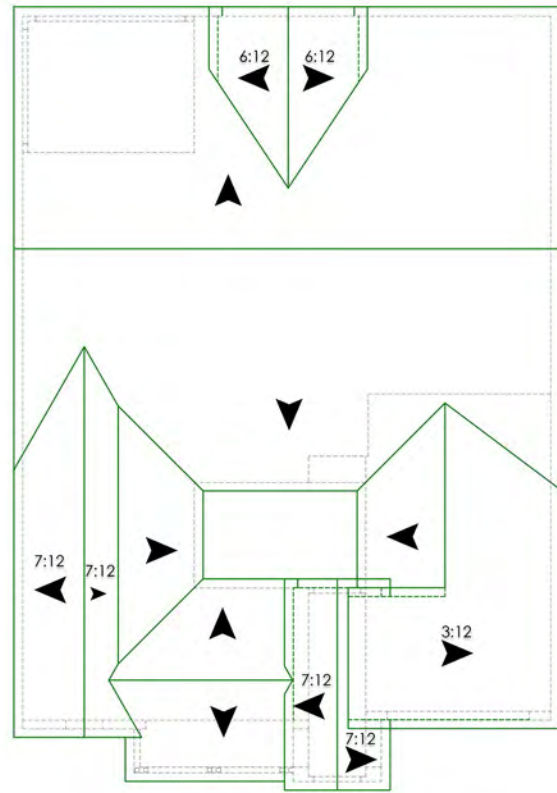
10.11.18

PLAN 3 - ELEVATION B - ADOBE RANCH



NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



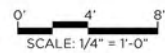
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.11.18

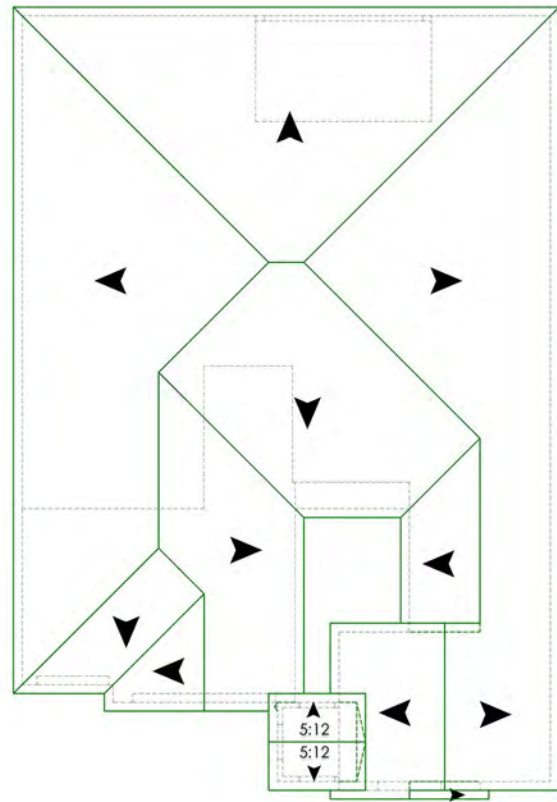
PLAN 3 - ELEVATION C - HILL COUNTRY

NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA



SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

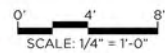
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

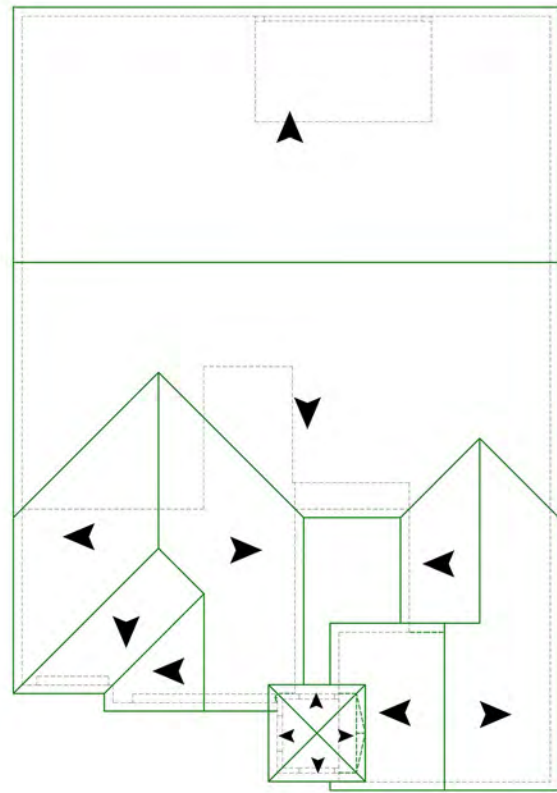
10.11.18



PLAN 4 - ELEVATION A - SPANISH

NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

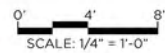


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.11.18

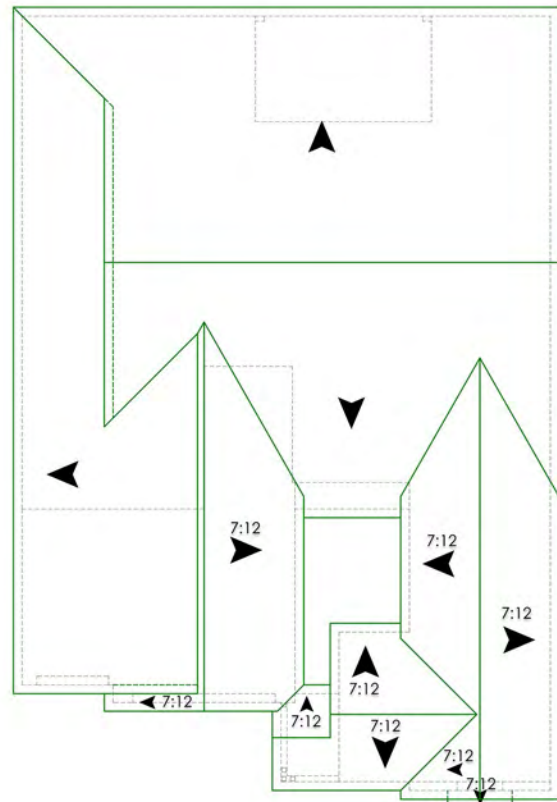
PLAN 4 - ELEVATION B - ADOBE RANCH



SCALE: 1/4" = 1'-0"

NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



ROOF PLAN (ALL 4:12 U.N.O.)

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

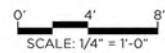


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.11.18

PLAN 4 - ELEVATION C - HILL COUNTRY



NEW 60' WIDE SERIES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

Typical Plot Plan - detached sidewalk

Max. Coverage Allowed: 55% (single level)
50% (two-stories)

Max. Height Allowed: 30'

Req'd Setbacks Residential Zoning Districts

Zoning District: R1-5

Front:*

20'/10'

Sides:

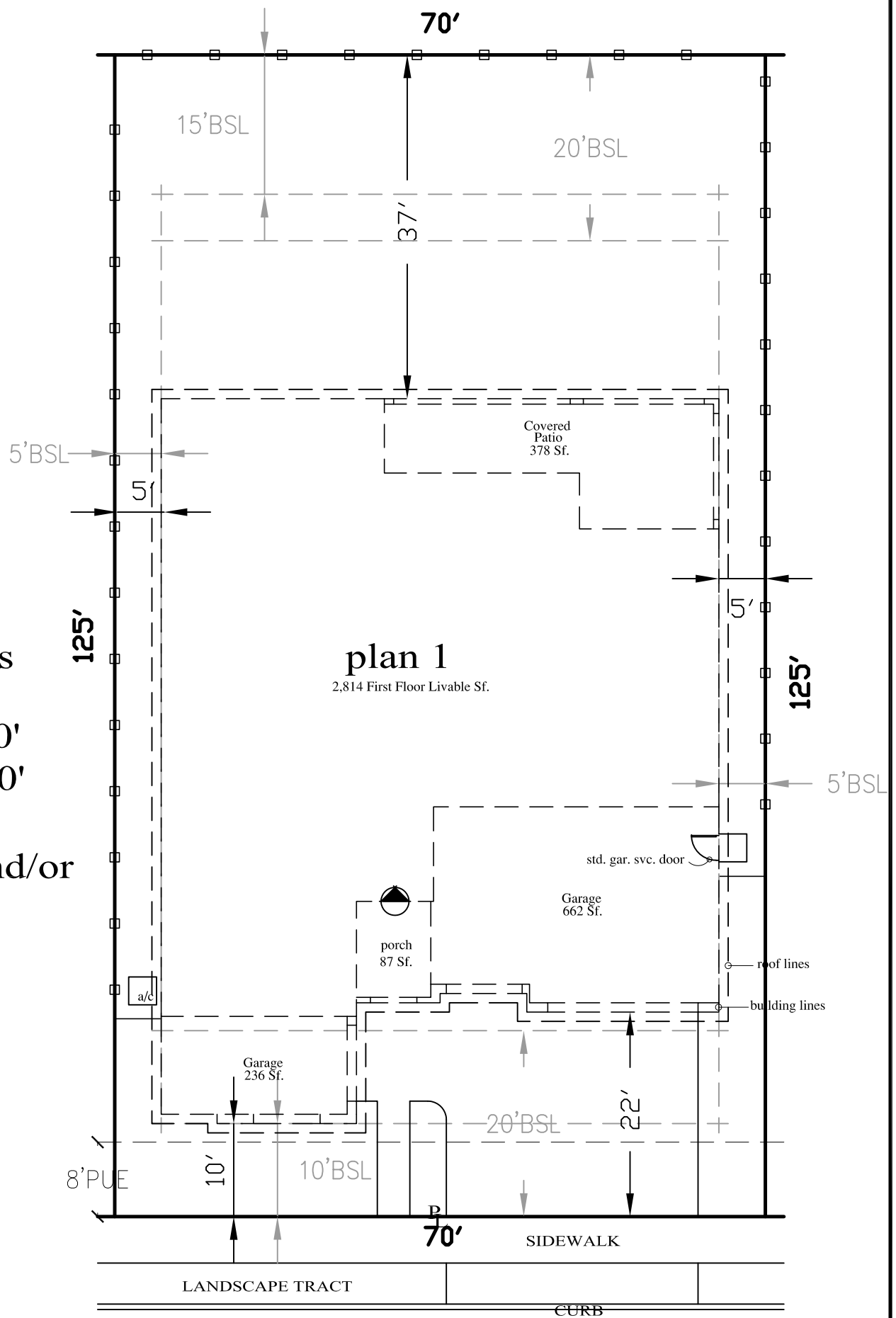
5'/5'

Rear:**

15'/20'

*Note: front facing garage must be 5' minimum offset behind porch or livable masses & min. 20' from property line
- livable & porches may be 10'
- side entry garages may be 10'

**Note: single level homes and/or covered patios may be at 15'



SCALE 1" = 20'

DATE:
10/11
2018

REVISION
1

LOT SF
8,750
HOUSE SF
4,178
LOT COVER
47.74%

Plan # & Elevation
1 A
DRAWN BY:
-MR-

Subdivision
60 wide series
at Ellsworth & Germann
(Gateway Quarter, pcl. 5)

Shea Homes

8800 NORTH GAINNEY CENTER DRIVE SUITE # 350
SCOTTSDALE, ARIZONA 85258
(480) 348-6000

Typical Plot Plan - detached sidewalk

Max. Coverage Allowed: 55% (single level)
50% (two-stories)

Max. Height Allowed: 30'

Req'd Setbacks Residential Zoning Districts

Zoning District: R1-5

Front:*

20'/10'

Sides:

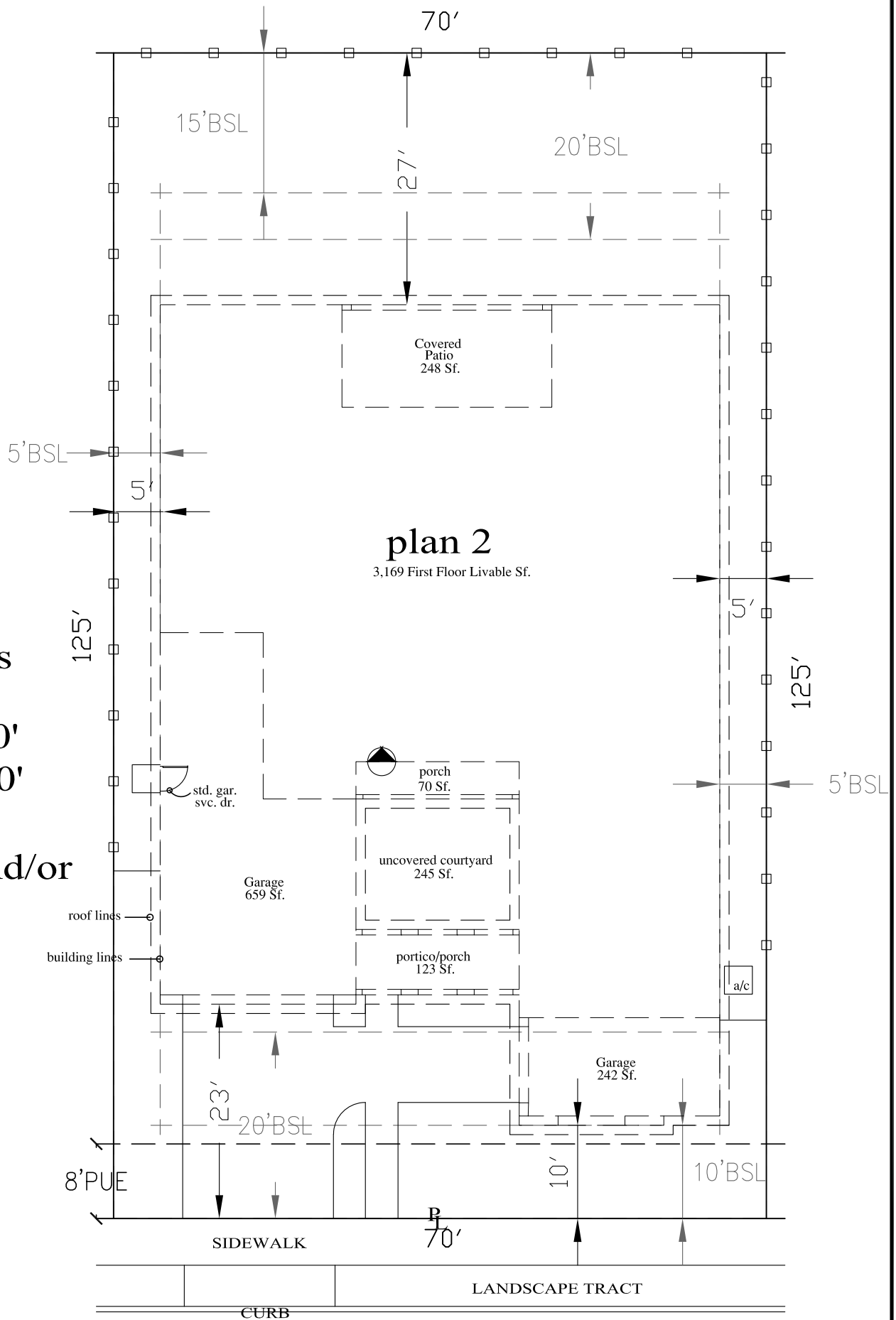
5'/5'

Rear:**

15'/20'

*Note: front facing garage must be 5' minimum offset behind porch or livable masses & min. 20' from property line
- livable & porches may be 10'
- side entry garages may be 10'

**Note: single level homes and/or covered patios may be at 15'



SCALE 1" = 20'

DATE:
10/31
2018

REVISION
2

LOT SF
8,750
HOUSE SF
4,511
LOT COVER
51.55%

Plan # & Elevation
2 B
DRAWN BY:
-MR-

Subdivision
60 wide series
at Ellsworth & Germann
(Gateway Quarter, pcl. 5)

SheaHomes

8800 NORTH GAINES CENTER DRIVE SUITE # 350
SCOTTSDALE, ARIZONA 85258
(480) 348-6000

Typical Plot Plan - detached sidewalk

Max. Coverage Allowed: 55% (single level)
50% (two-stories)

Max. Height Allowed: 30'

Req'd Setbacks Residential Zoning Districts

Zoning District: R1-5

Front:*

20'/10'

Sides:

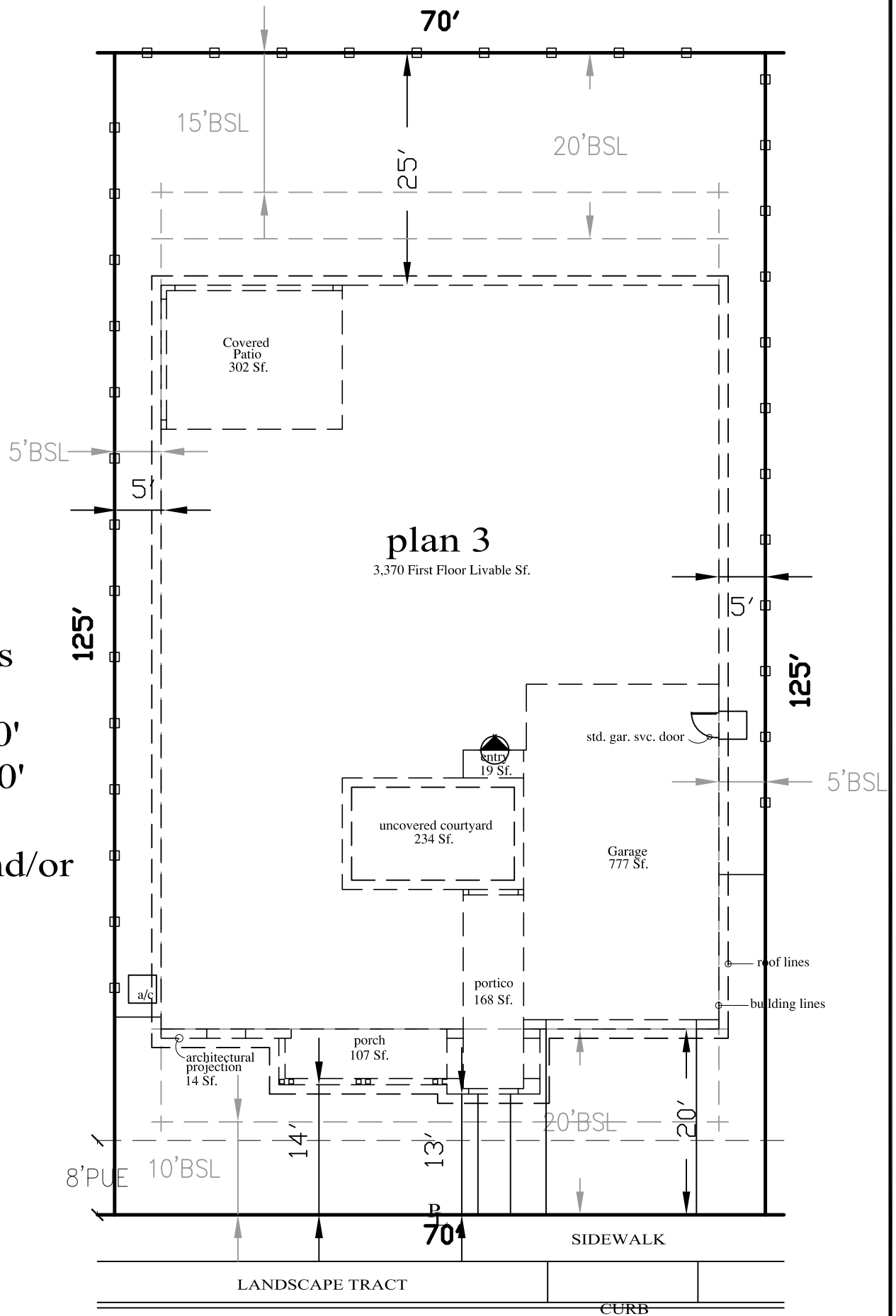
5'/5'

Rear:**

15'/20'

*Note: front facing garage must be 5' minimum offset behind porch or livable masses & min. 20' from property line
- livable & porches may be 10'
- side entry garages may be 10'

**Note: single level homes and/or covered patios may be at 15'



SCALE 1" = 20'

DATE:
10/11
2018

REVISION
1

LOT SF
8,750
HOUSE SF
4,757
LOT COVER
54.36%

Plan # & Elevation
3 C
DRAWN BY:
-MR-

Subdivision
60 wide series
at Ellsworth & Germann
(Gateway Quarter, pcl. 5)

Shea Homes

8800 NORTH GAINES CENTER DRIVE SUITE # 350
SCOTTSDALE, ARIZONA 85258
(480) 348-6000

Typical Plot Plan - detached sidewalk

Max. Coverage Allowed: 55% (single level)
50% (two-stories)

Max. Height Allowed: 30'

Req'd Setbacks Residential Zoning Districts

Zoning District: R1-5

Front:*

20'/10'

Sides:

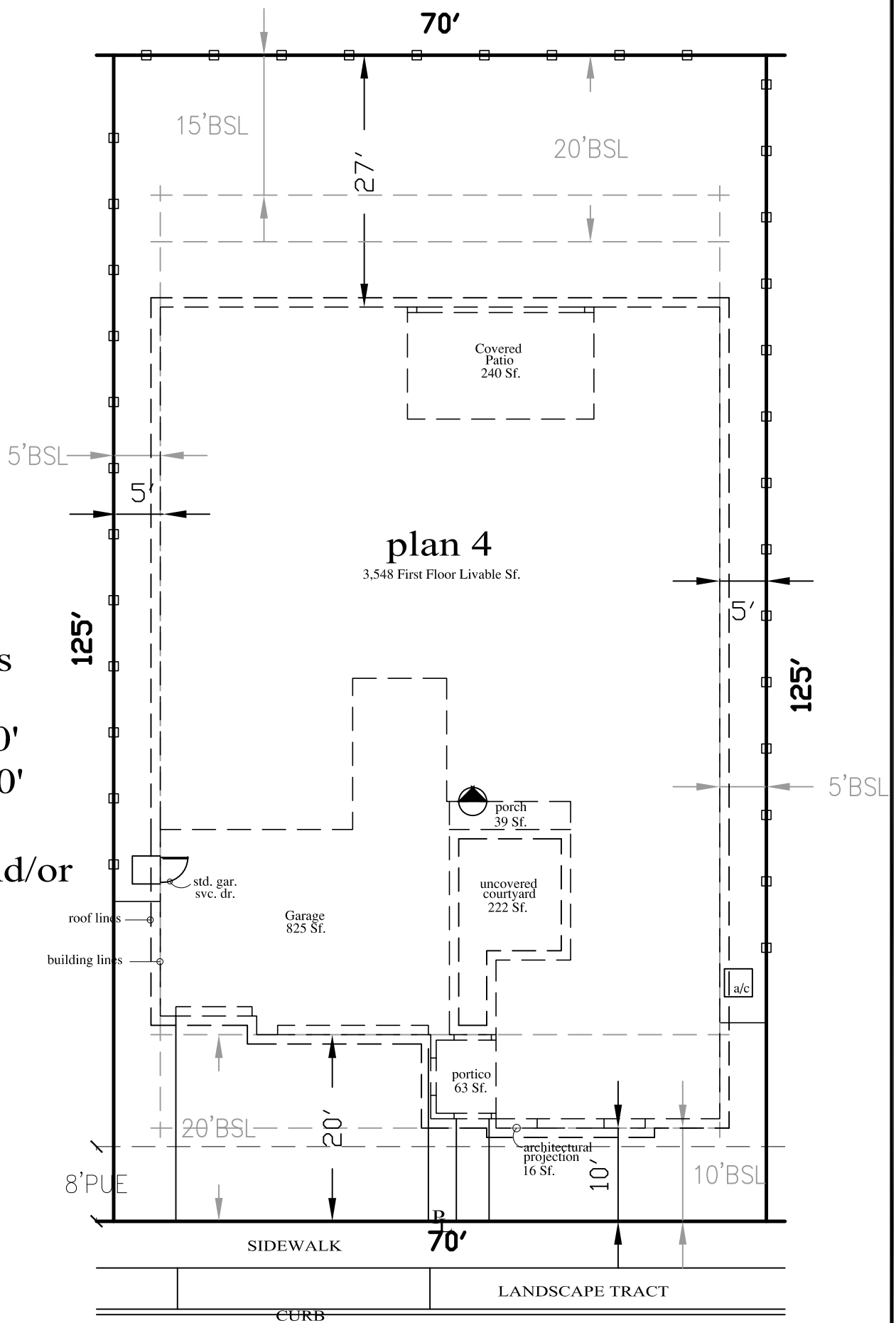
5'/5'

Rear:**

15'/20'

*Note: front facing garage must be 5' minimum offset behind porch or livable masses & min. 20' from property line
- livable & porches may be 10'
- side entry garages may be 10'

**Note: single level homes and/or covered patios may be at 15'



SCALE 1" = 20'

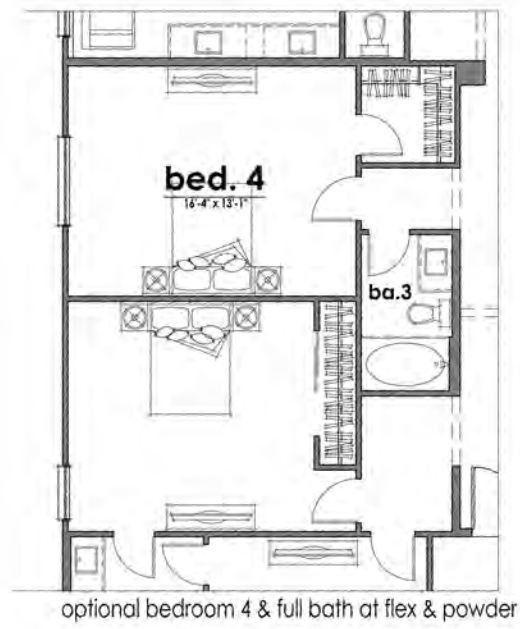
DATE:	10/11 2018
REVISION	1

LOT SF	8,750
HOUSE SF	4,732
LOT COVER	54.08%

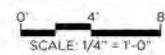
Plan # & Elevation	4 A
DRAWN BY:	-MR-

Subdivision	60 wide series at Ellsworth & Germann (Gateway Quarter, pcl. 5)
-------------	---

Shea Homes
8800 NORTH GAINES CENTER DRIVE SUITE # 350
SCOTTSDALE, ARIZONA 85258
(480) 348-6000



10.11.18



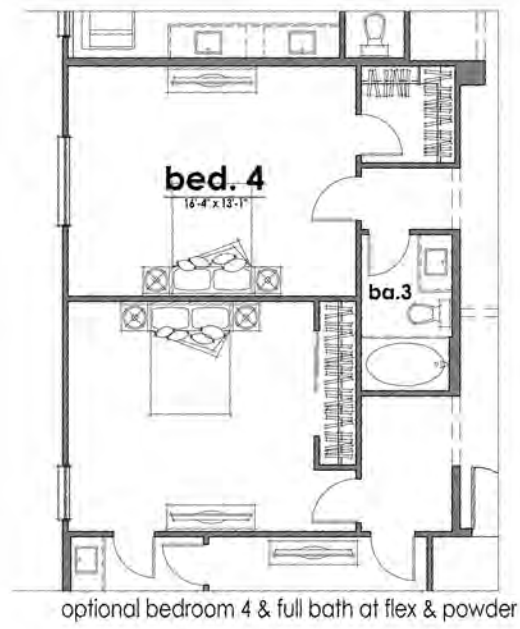
PLAN 1 - FLOOR PLAN - REFLECTS ELEVATION A

NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

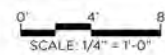
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

TOTAL LIVABLE: 2,814 SQ. FT.

TOTAL FOOTPRINT AREA-ELEV. 'A': 4,178 SQ. FT.
LOT AREA COVERAGE: 47.74%



10.11.18



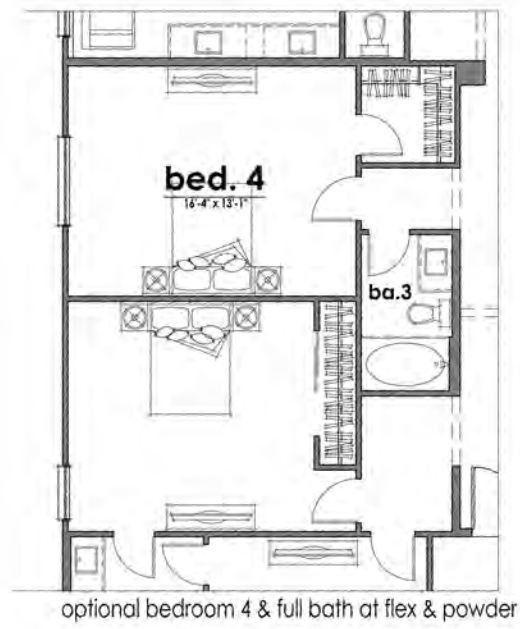
PLAN 1 - FLOOR PLAN - REFLECTS ELEVATION B

NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

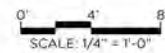
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

TOTAL LIVABLE: 2,814 SQ. FT.

TOTAL FOOTPRINT AREA-ELEV. 'B': 4,178 SQ. FT.
LOT AREA COVERAGE: 47.74%



10.11.18



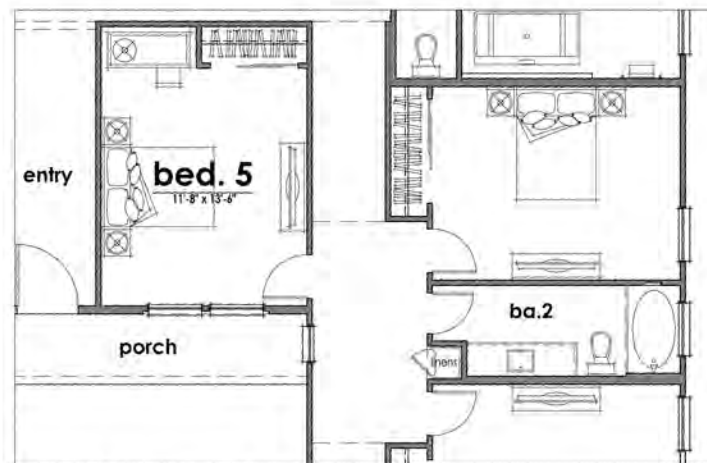
PLAN 1 - FLOOR PLAN - REFLECTS ELEVATION C

NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

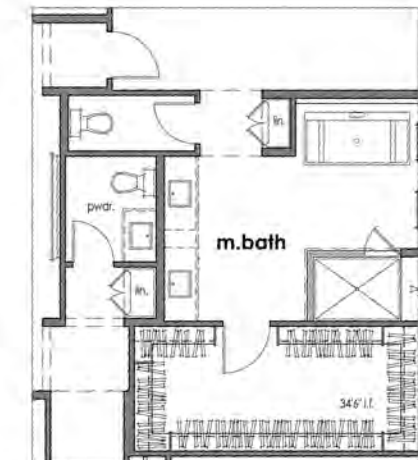
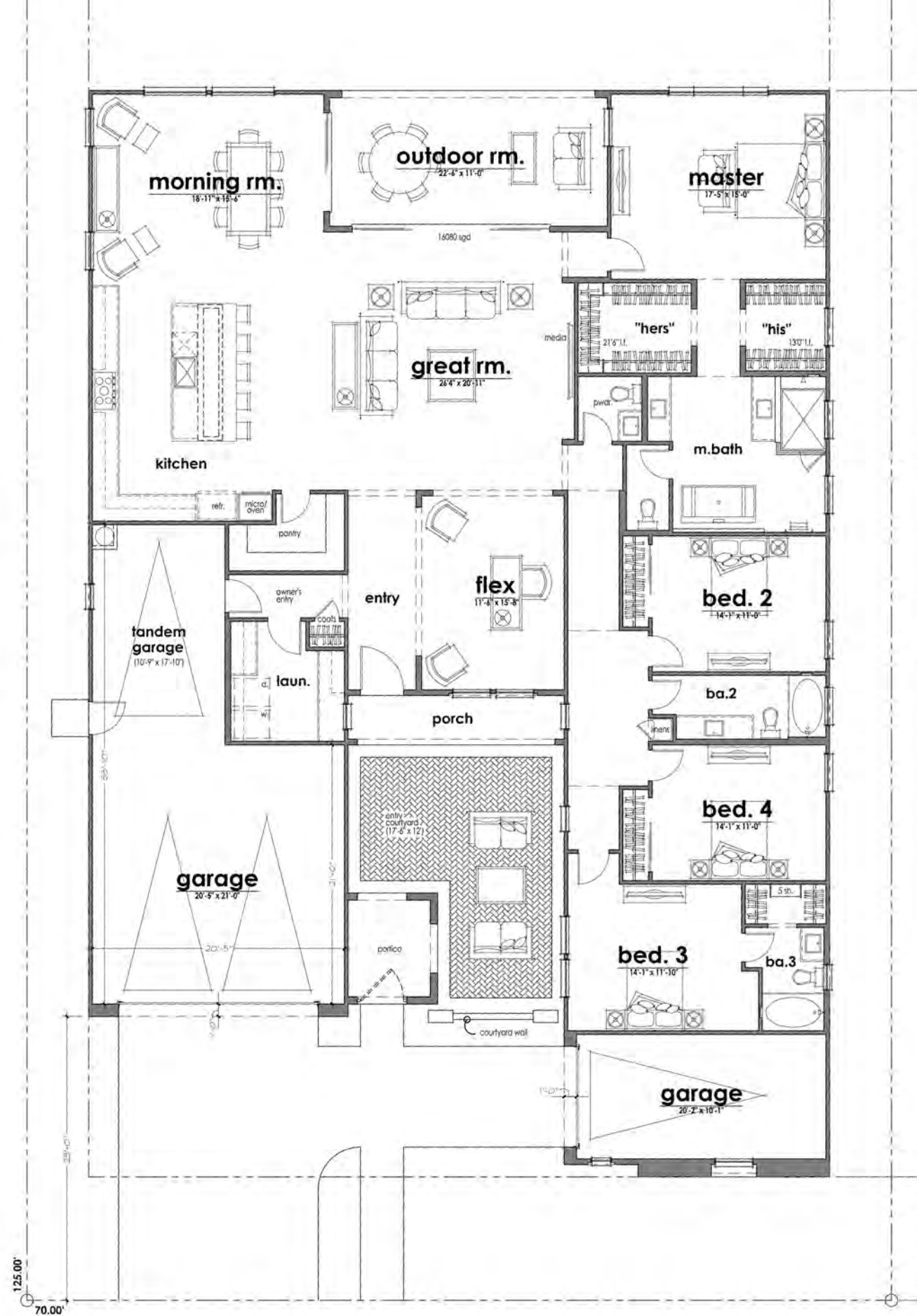
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

TOTAL LIVABLE: 2,814 SQ. FT.

TOTAL FOOTPRINT AREA-ELEV. 'C': 4,176 SQ. FT.
LOT AREA COVERAGE: 47.72%



optional bedroom 5 at flex

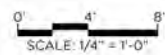


alternate master bath layout

PLAN 2 - FLOOR PLAN - REFLECTS ELEVATION A

TOTAL LIVABLE: 3,169 SQ. FT.

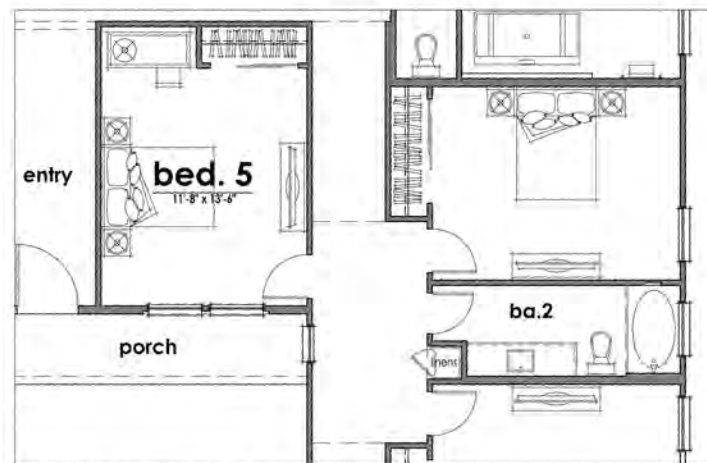
10.31.18



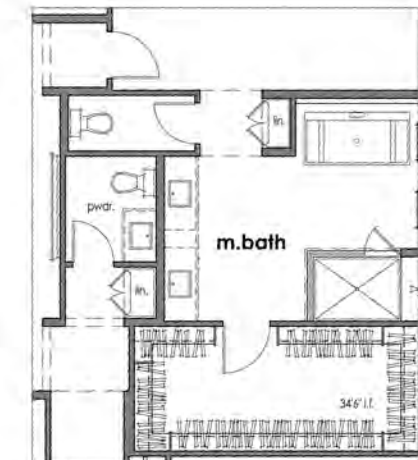
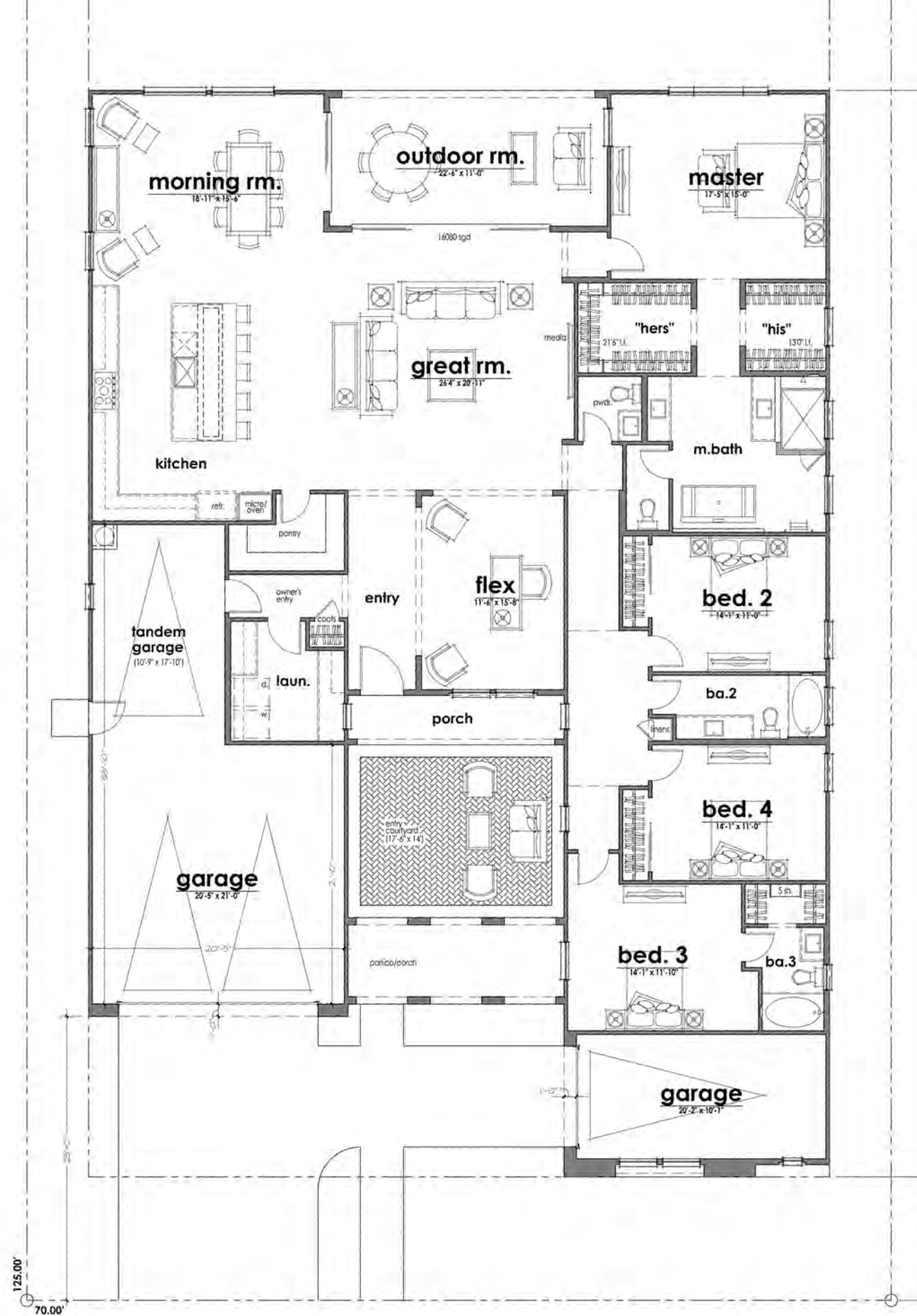
NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

TOTAL FOOTPRINT AREA-ELEV. 'A': 4,453 SQ. FT.
LOT AREA COVERAGE: 50.89%

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



optional bedroom 5 at flex

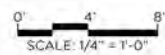


alternate master bath layout

PLAN 2 - FLOOR PLAN - REFLECTS ELEVATION B

TOTAL LIVABLE: 3,169 SQ. FT.

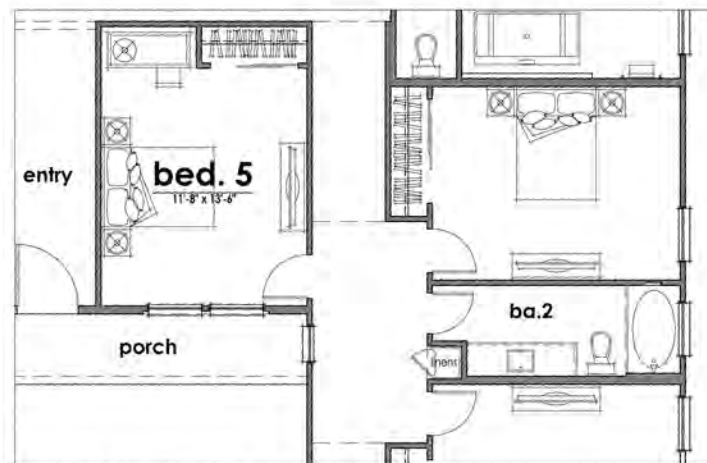
10.31.18



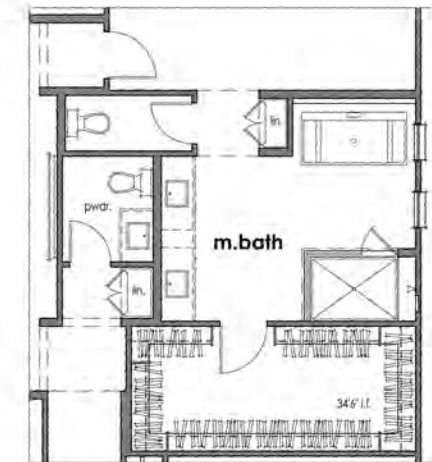
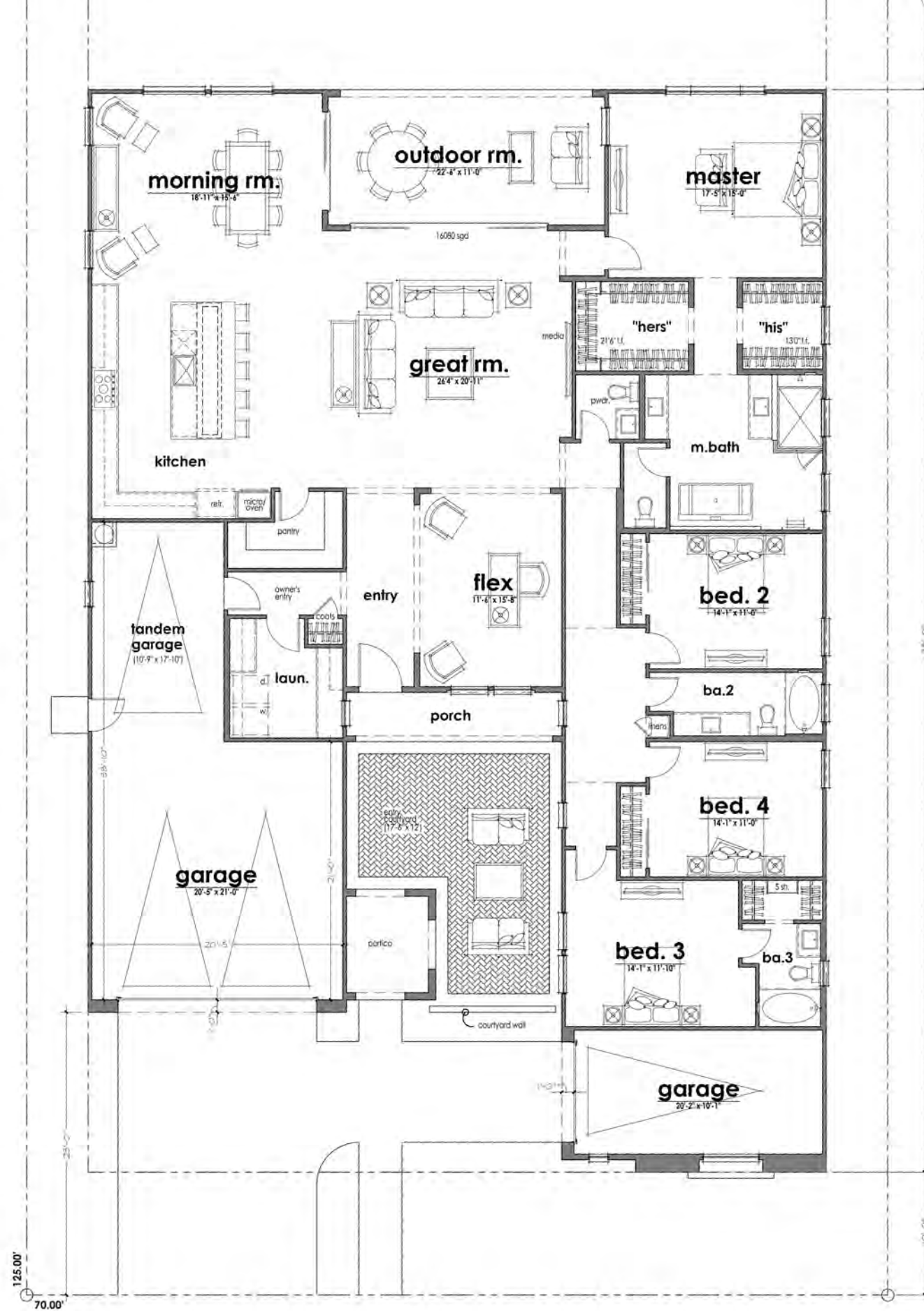
NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

TOTAL FOOTPRINT AREA-ELEV. 'B': 4,511 SQ. FT.
LOT AREA COVERAGE: 51.55%

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

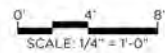


optional bedroom 5 at flex



alternate master bath layout

10.31.18



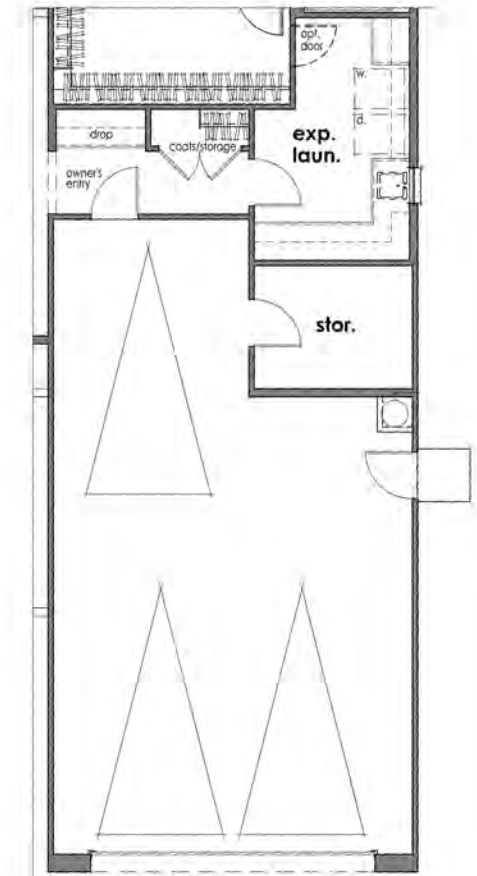
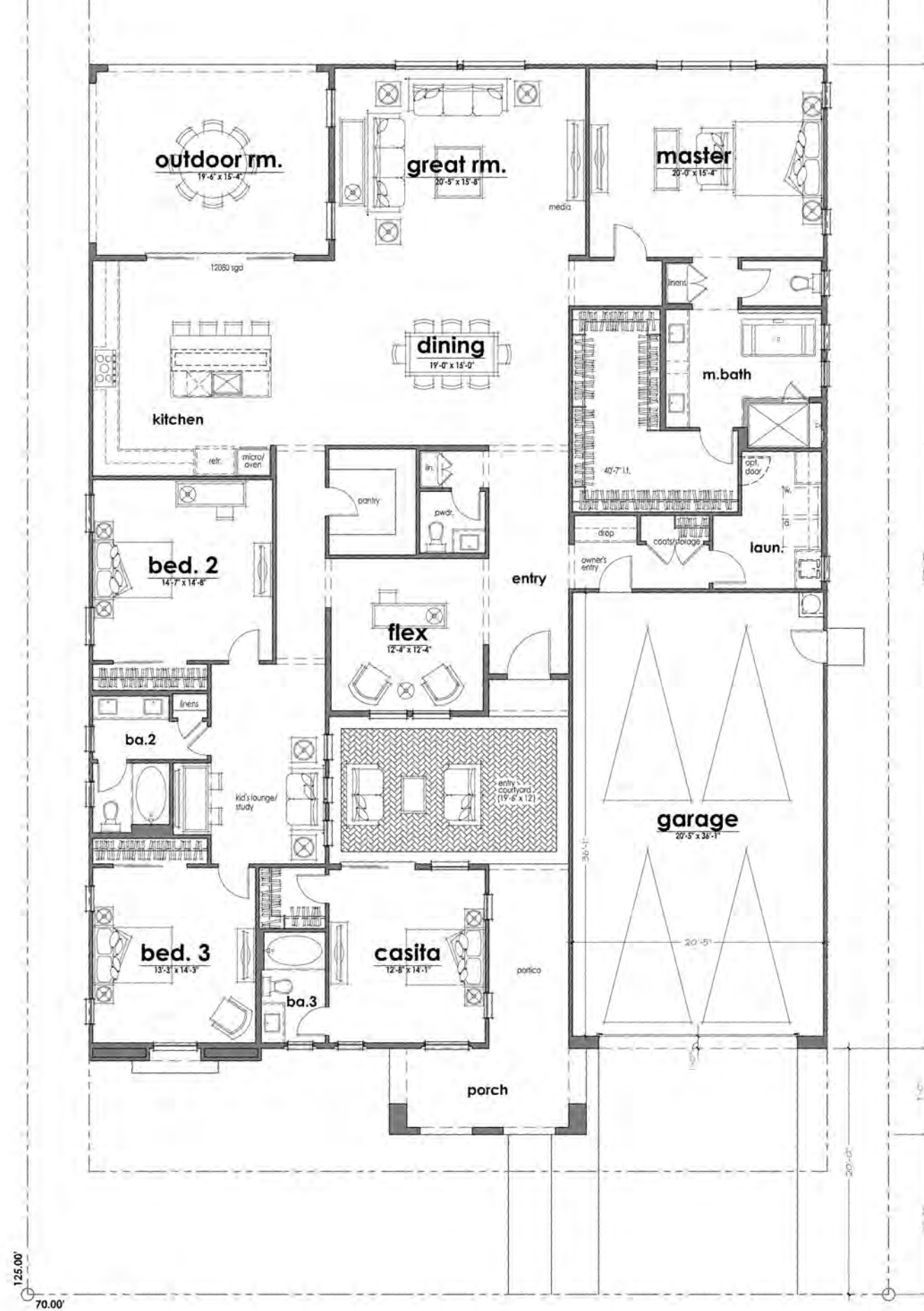
PLAN 2 - FLOOR PLAN - REFLECTS ELEVATION C

NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

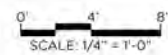
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

TOTAL LIVABLE: 3,169 SQ. FT.

TOTAL FOOTPRINT AREA-ELEV. 'C': 4,453 SQ. FT.
LOT AREA COVERAGE: 50.89%



10.11.18



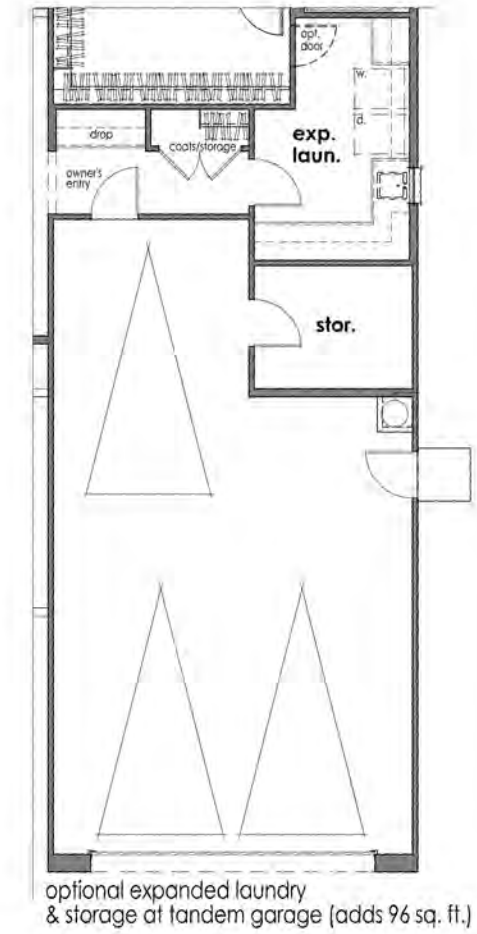
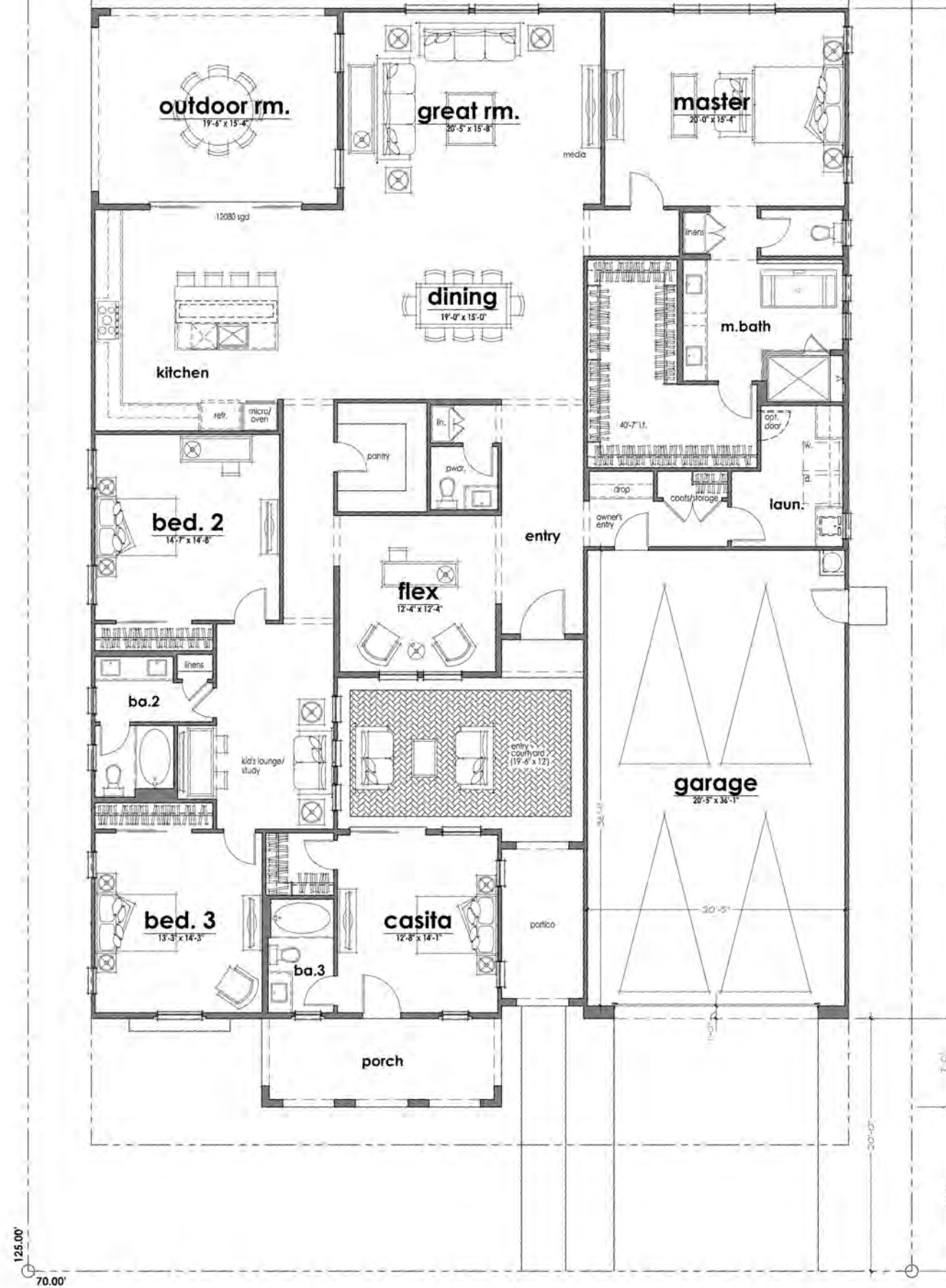
PLAN 3 - FLOOR PLAN - REFLECTS ELEVATION A

NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

TOTAL LIVABLE: 3,370 SQ. FT.

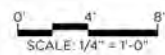
TOTAL FOOTPRINT AREA-ELEV. 'A': 4,692 SQ. FT.
LOT AREA COVERAGE: 53.62%



10.11.18

PLAN 3 - FLOOR PLAN - REFLECTS ELEVATION B

TOTAL LIVABLE: 3,370 SQ. FT.



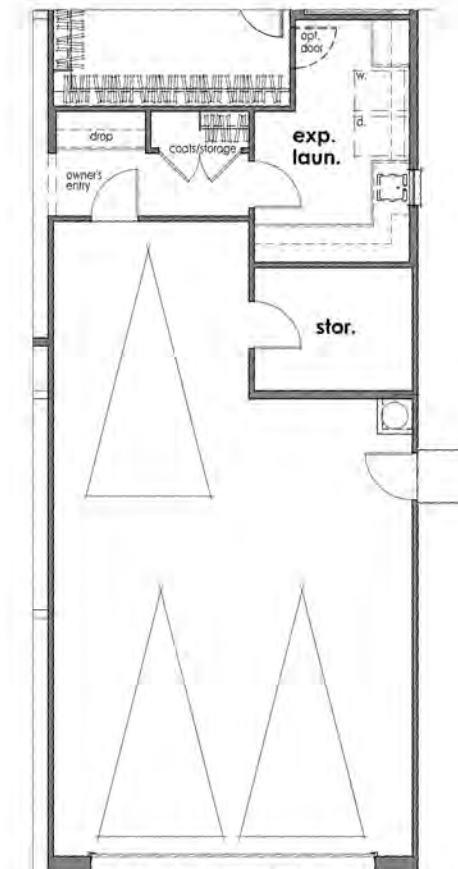
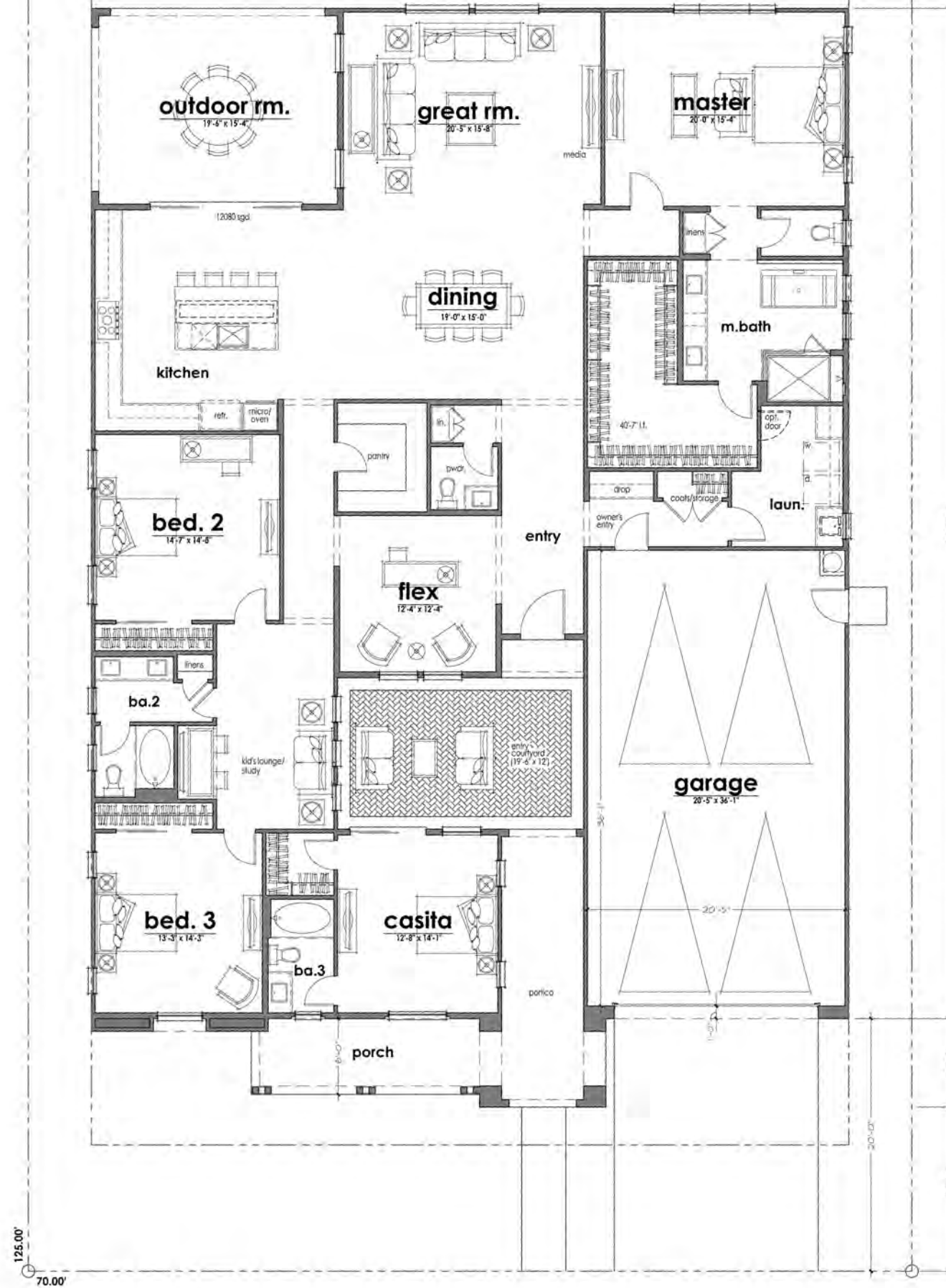
NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

TOTAL FOOTPRINT AREA-ELEV. 'B': 4,686 SQ. FT.
LOT AREA COVERAGE: 53.55%

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



optional bedroom 5 at flex

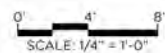


optional expanded laundry & storage at tandem garage (adds 96 sq. ft.)

10.11.18

PLAN 3 - FLOOR PLAN - REFLECTS ELEVATION C

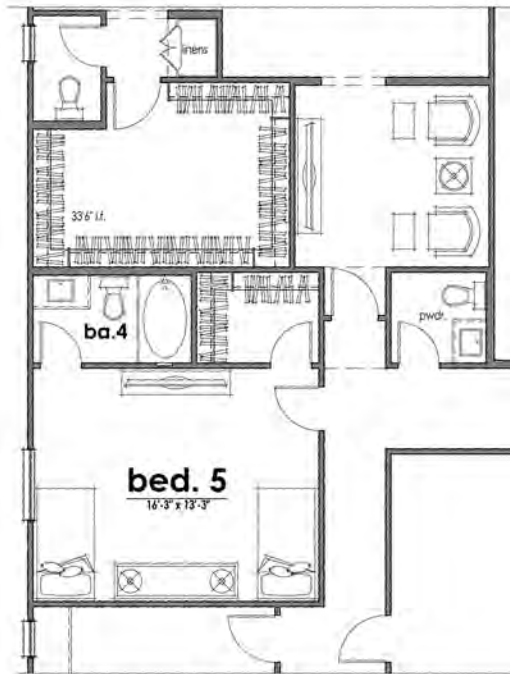
TOTAL LIVABLE: 3,370 SQ. FT.



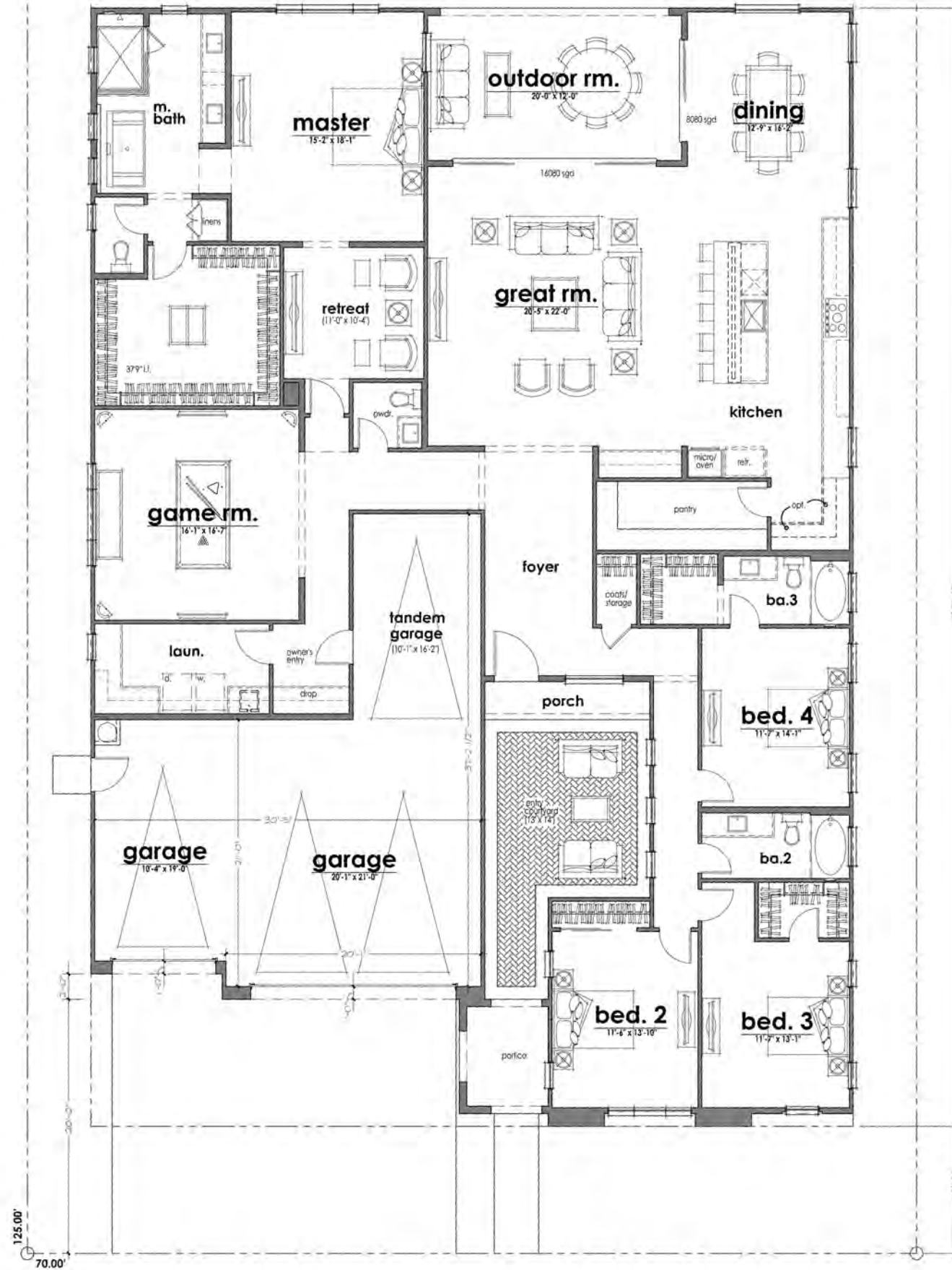
NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

TOTAL FOOTPRINT AREA-ELEV. 'C': 4,757 SQ. FT.
LOT AREA COVERAGE: 54.36%

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



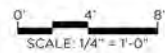
optional bedroom 5 & bath 4 at game room



PLAN 4 - FLOOR PLAN - REFLECTS ELEVATION A

TOTAL LIVABLE: 3,548 SQ. FT.

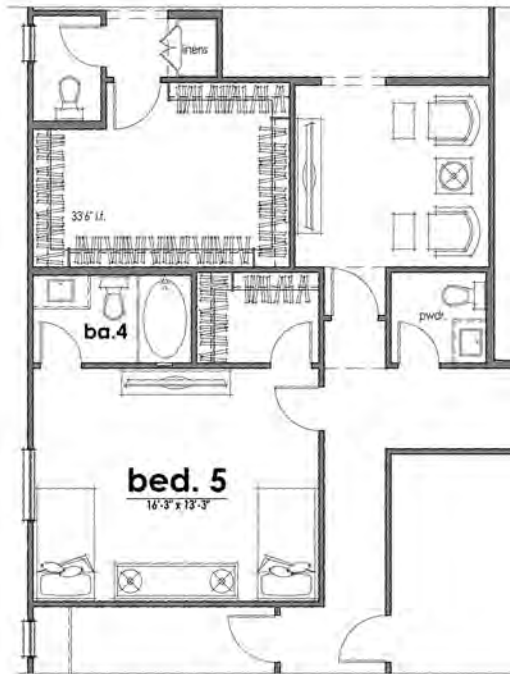
10.11.18



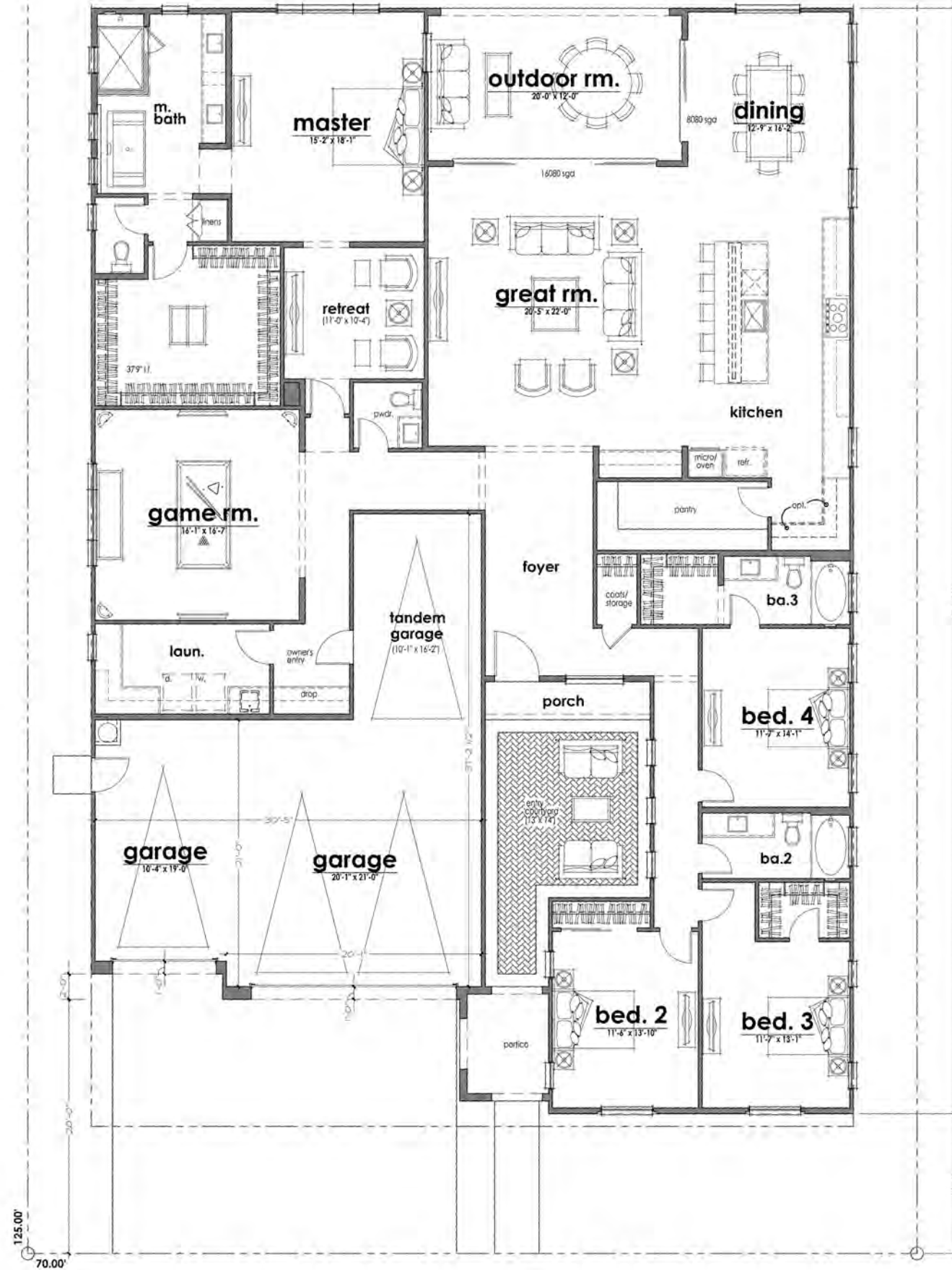
NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

TOTAL FOOTPRINT AREA-ELEV. 'A': 4,732 SQ. FT.
LOT AREA COVERAGE: 54.08%

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



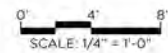
optional bedroom 5
& bath 4 at game room



PLAN 4 - FLOOR PLAN - REFLECTS ELEVATION B

TOTAL LIVABLE: 3,548 SQ. FT.

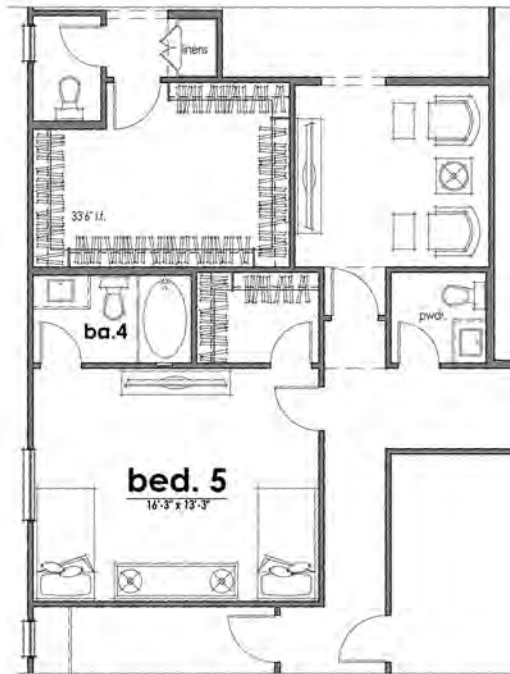
10.11.18



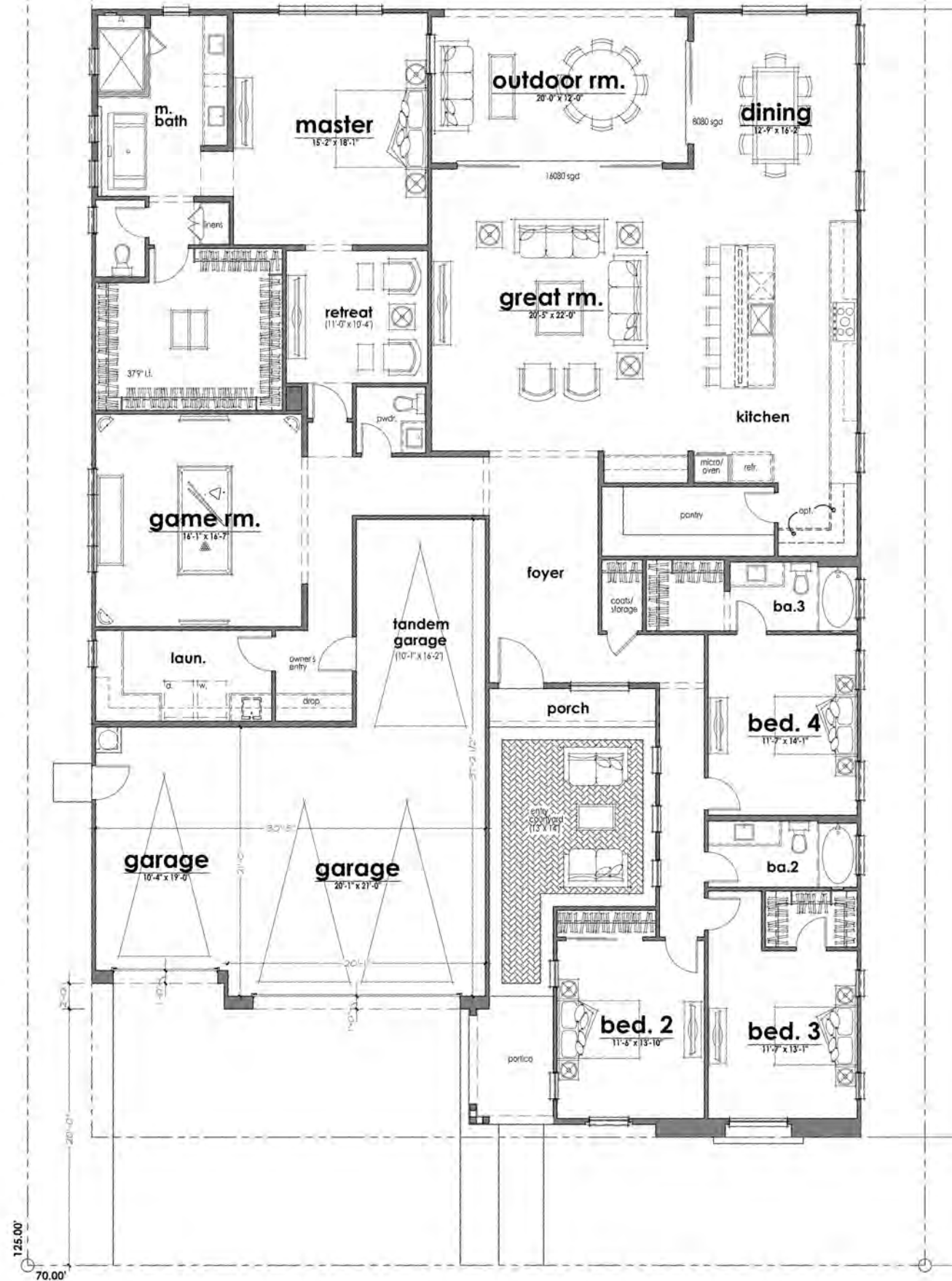
NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA

TOTAL FOOTPRINT AREA-ELEV. 'B': 4,713 SQ. FT.
LOT AREA COVERAGE: 53.86%

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



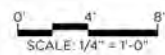
optional bedroom 5 & bath 4 at game room



PLAN 4 - FLOOR PLAN - REFLECTS ELEVATION C

TOTAL LIVABLE: 3,548 SQ. FT.

10.11.18



**NEW 60' WIDES | GATEWAY QUARTER
QUEEN CREEK, ARIZONA**

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

TOTAL FOOTPRINT AREA-ELEV. 'C': 4,733 SQ. FT.
LOT AREA COVERAGE: 54.09%



Ellsworth and Germann - Plan and Elevation Matrix

Plan #	Single Level (1) or Two-Story (2)	Plan Name	Livable Sq. Ft.	Home Width	Maximum Home Depth	Maximum Footprint Area	Typical Lot Coverage	Elevation/Style:			
								Spanish (A elevation)	Adobe Ranch (B elevation)	Hill Country (C elevation)	
60' wide series											
1	1	TBD	2814	60'	78'	4178	47.75%	X	X	X	
2	1	TBD	3169	60'	88'	4511	51.55%	X	X	X	
3	1	TBD	3370	60'	87'	4757	54.37%	X	X	X	
4	1	TBD	3548	60'	88'	4733	54.09%	X	X	X	

Shea Homes Gateway Quarter PCL 5 - 60' wide product								Lot Fit Analysis								
Lot #	C	Minimum Front S/B	Lot Area	Lot Width	Curb Cut	Wtr Mtr	Elec Svc	Field Conditions	Plan 1	Max. % Coverage	Plan 2	Max. % Coverage	Plan 3	Max. % Coverage	Plan 4	Max. % Coverage
458		10' / 20'	9,052	70'	R	R			R	46.16%	R	49.83%	R	52.55%	R	52.29%
459		10' / 20'	8,925	70'	L	L			L	46.81%	L	50.54%	L	53.30%	L	53.03%
460		10' / 20'	8,925	70'	R	R			R	46.81%	R	50.54%	R	53.30%	R	53.03%
461		10' / 20'	9,065	70'	R	L		ADA Ramp Left	R	46.09%	R	49.76%	R	52.48%	R	52.21%
462		10' / 20'	9,065	70'	R	R			R	46.09%	R	49.76%	R	52.48%	R	52.21%
463		10' / 20'	8,925	70'	L	L			L	46.81%	L	50.54%	L	53.30%	L	53.03%
464		10' / 20'	8,925	70'	R	R			R	46.81%	R	50.54%	R	53.30%	R	53.03%
465		10' / 20'	9,065	70'	L	L			L	46.09%	L	49.76%	L	52.48%	L	52.21%
466		10' / 20'	9,065	70'	R	R			R	46.09%	R	49.76%	R	52.48%	R	52.21%
467		10' / 20'	8,925	70'	L	L			L	46.81%	L	50.54%	L	53.30%	L	53.03%
468		10' / 20'	8,925	70'	R	R			R	46.81%	R	50.54%	R	53.30%	R	53.03%
469		10' / 20'	8,865	70'	L	L			L	47.13%	L	50.89%	L	53.66%	L	53.39%
470		10' / 20'	9,108	70'	L	L			L	45.87%	L	49.53%	L	52.23%	L	51.97%
471		10' / 20'	10,194	70'	R	R			R	40.98%	R	44.25%	R	46.66%	R	46.43%
472		10' / 20'	10,171	70'	R	R			R	41.08%	R	44.35%	R	46.77%	R	46.53%
473		10' / 20'	10,071	70'	L	L			L	41.49%	L	44.79%	L	47.23%	L	47.00%
474		10' / 20'	10,112	70'	R	R			R	41.32%	R	44.61%	R	47.04%	R	46.81%
475		10' / 20'	10,012	70'	L	L			L	41.73%	L	45.06%	L	47.51%	L	47.27%
476		10' / 20'	9,772	70'	R	R			R	42.75%	R	46.16%	R	48.68%	R	48.43%
477		10' / 20'	9,682	70'	L	L			L	43.15%	L	46.59%	L	49.13%	L	48.88%
478		10' / 20'	9,713	70'	R	R			R	43.01%	R	46.44%	R	48.98%	R	48.73%
479		10' / 20'	9,613	70'	L	L			L	43.46%	L	46.93%	L	49.49%	L	49.24%
480		10' / 20'	9,373	70'	R	R			R	44.57%	R	48.13%	R	50.75%	R	50.50%
481		10' / 20'	9,040	70'	L	L			L	46.22%	L	49.90%	L	52.62%	L	52.36%
482		10' / 20'	9,522	70'	L	R			L	43.88%	L	47.37%	L	49.96%	L	49.71%
483		10' / 20'	9,802	70'	R	R			R	42.62%	R	46.02%	R	48.53%	R	48.29%
484		10' / 20'	9,750	70'	L	L			L	42.85%	L	46.27%	L	48.79%	L	48.54%
485		10' / 20'	9,750	70'	R	R			R	42.85%	R	46.27%	R	48.79%	R	48.54%
486		10' / 20'	8,750	70'	L	L			L	47.75%	L	51.55%	L	54.37%	L	54.09%
487		10' / 20'	8,750	70'	R	R			R	47.75%	R	51.55%	R	54.37%	R	54.09%
488		10' / 20'	8,750	70'	L	L			L	47.75%	L	51.55%	L	54.37%	L	54.09%
489		10' / 20'	8,750	70'	R	R			R	47.75%	R	51.55%	R	54.37%	R	54.09%
490		10' / 20'	8,750	70'	L	L			L	47.75%	L	51.55%	L	54.37%	L	54.09%
491		10' / 20'	8,750	70'	R	R			R	47.75%	R	51.55%	R	54.37%	R	54.09%
492	X	10' / 20'	8,700	70'	L	L			L	48.02%	L	51.85%	L	54.68%	L	54.40%
493	X	10' / 20'	8,700	70'	R	R			R	48.02%	R	51.85%	R	54.68%	R	54.40%
494		10' / 20'	8,750	70'	R	R			R	47.75%	R	51.55%	R	54.37%	R	54.09%
495		10' / 20'	8,750	70'	L	L			L	47.75%	L	51.55%	L	54.37%	L	54.09%
496		10' / 20'	8,750	70'	R	R			R	47.75%	R	51.55%	R	54.37%	R	54.09%
497		10' / 20'	8,750	70'	L	L			L	47.75%	L	51.55%	L	54.37%	L	54.09%
498		10' / 20'	8,750	70'	R	R			R	47.75%	R	51.55%	R	54.37%	R	54.09%
499		10' / 20'	8,750	70'	L	L			L	47.75%	L	51.55%	L	54.37%	L	54.09%
500		10' / 20'	8,750	70'	R	R			R	47.75%	R	51.55%	R	54.37%	R	54.09%
501		10' / 20'	8,750	70'	L	L			L	47.75%	L	51.55%	L	54.37%	L	54.09%
502		10' / 20'	8,702	70'	L	L			L	48.01%	L	51.84%	L	54.67%	L	54.39%



GATEWAY QUARTER 60s

PACKAGES

- * STANDARD PACKAGE
- * UPGRADE BOULDER PACKAGE
- * UPGRADE GRASS PACKAGE

PLANS

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4



GOTHIC LANDSCAPE

DATE: 10/11/18






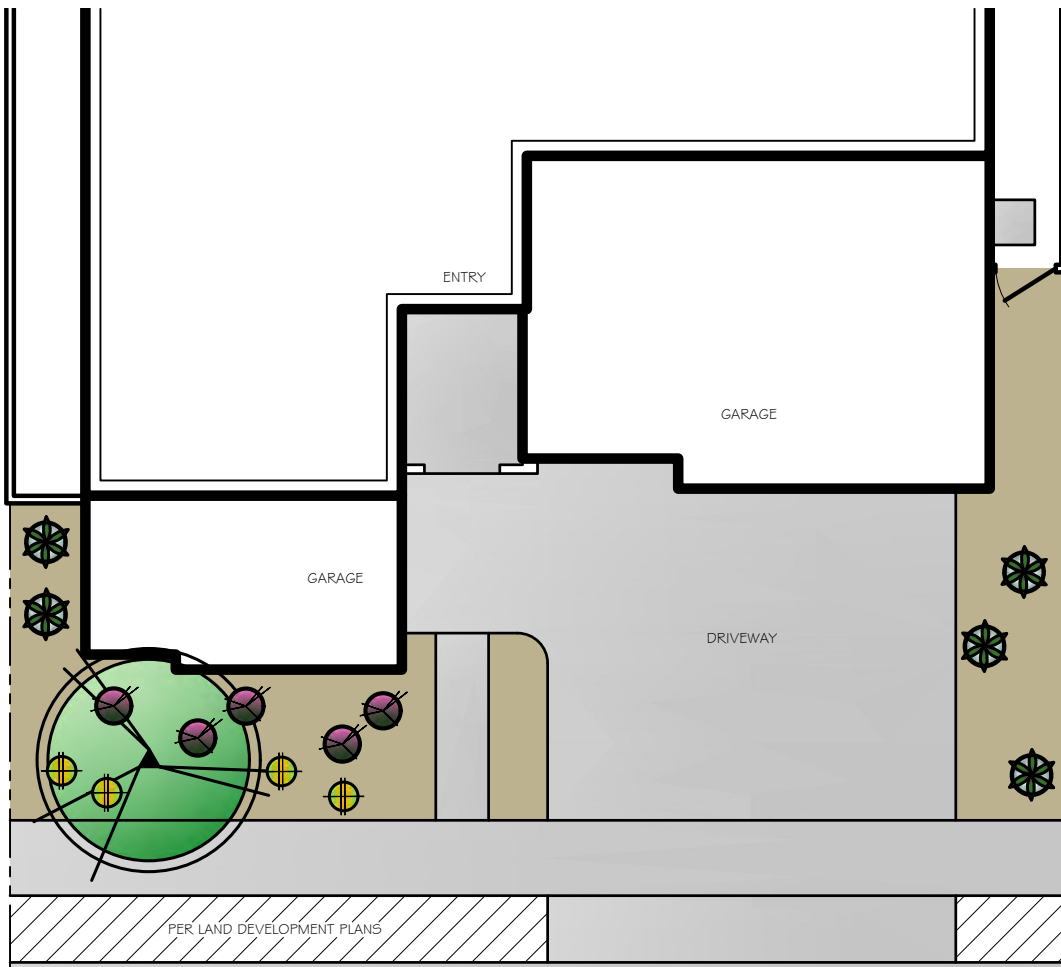
Live the difference.™

GATEWAY QUARTER 60s

Standard Package

Plan 1

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.









GOTHIC LANDSCAPE

DATE: 10/11/18

GATEWAY QUARTER 60s

Upgrade Boulder Package Plan 1

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
-  (5): ACCENTS @ 5 GALLON
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  (3): 1/4 TON SURFACE SELECT BOULDERS
-  MOUNDING
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.



GOTHIC LANDSCAPE





DATE: 10/11/18

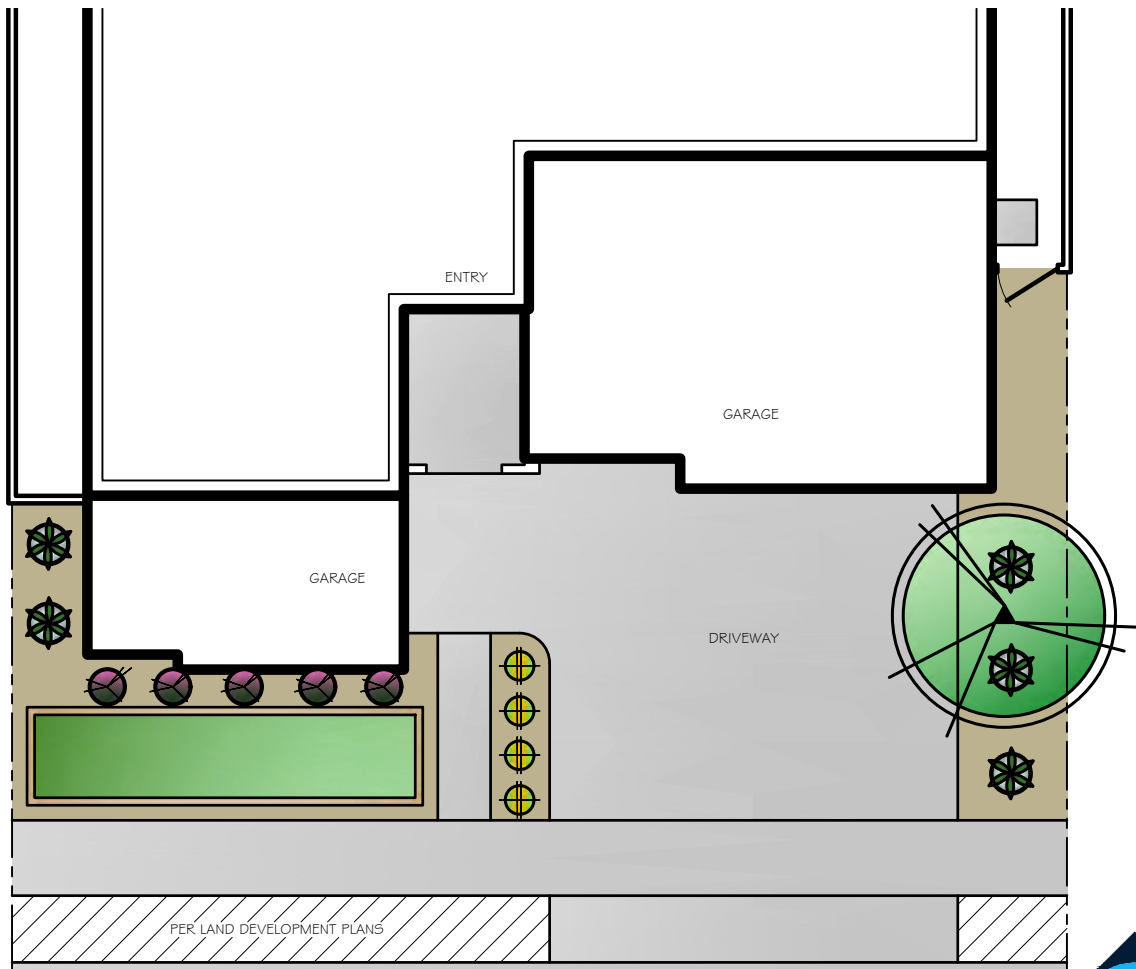


Live the difference.™

GATEWAY QUARTER 60s

Upgrade Grass Package Plan 1

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
-  MIDIRON SOD LAWN
PAVER BORDER
UP TO 500 SQ. FT.
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.






GOTHIC LANDSCAPE

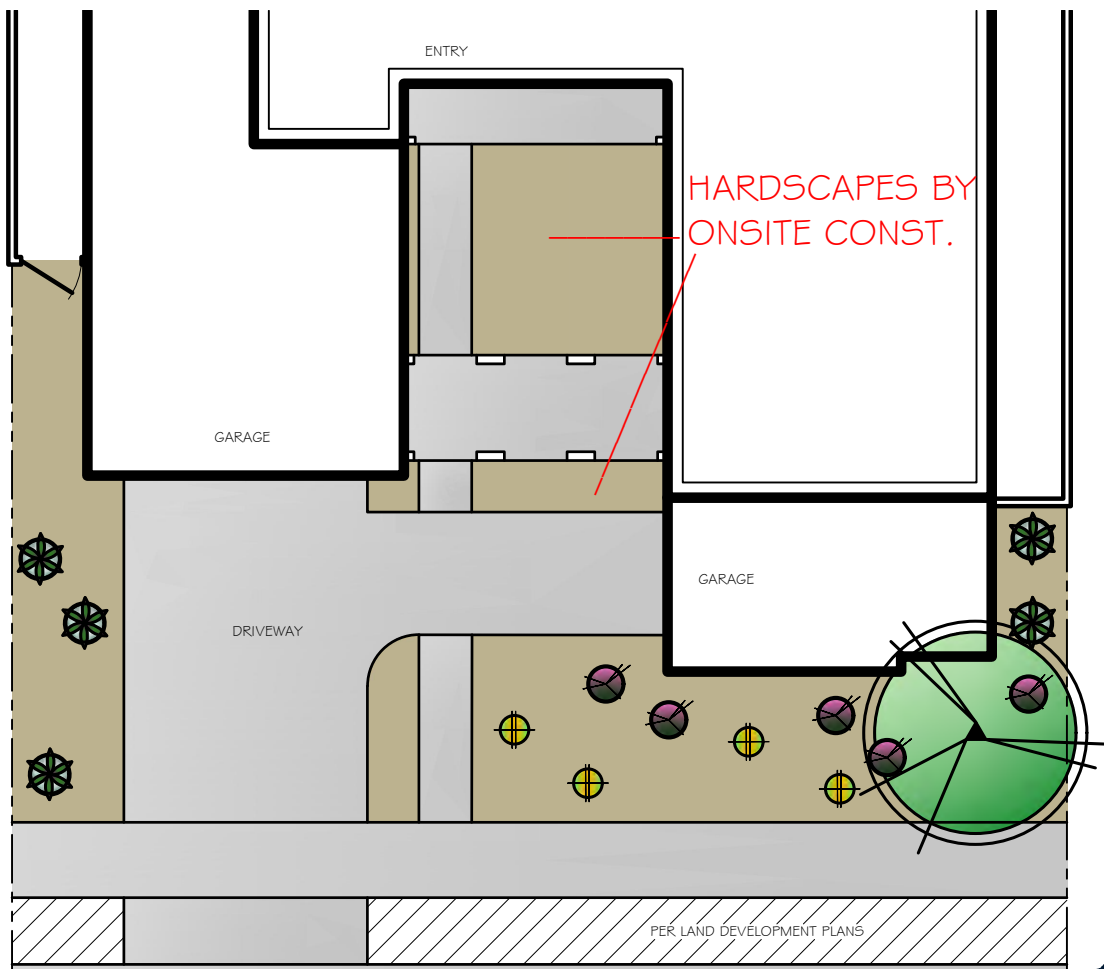
DATE: 10/11/18

GATEWAY QUARTER 60s

Standard Package

Plan 2

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.









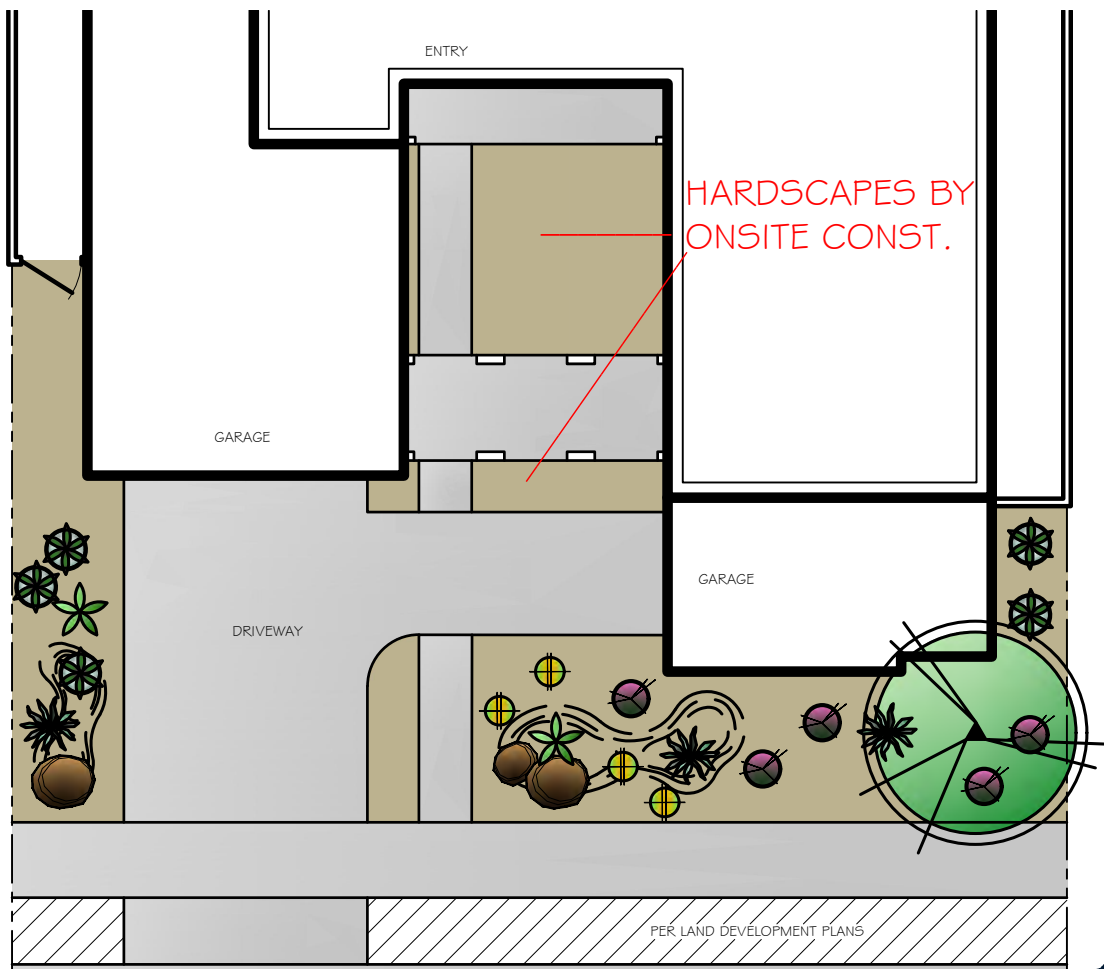
GOTHIC LANDSCAPE

DATE: 10/11/18

GATEWAY QUARTER 60s

Upgrade Boulder Package Plan 2

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
-  (5): ACCENTS @ 5 GALLON
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  (3): 1/4 TON SURFACE SELECT BOULDERS
-  MOUNDING
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.







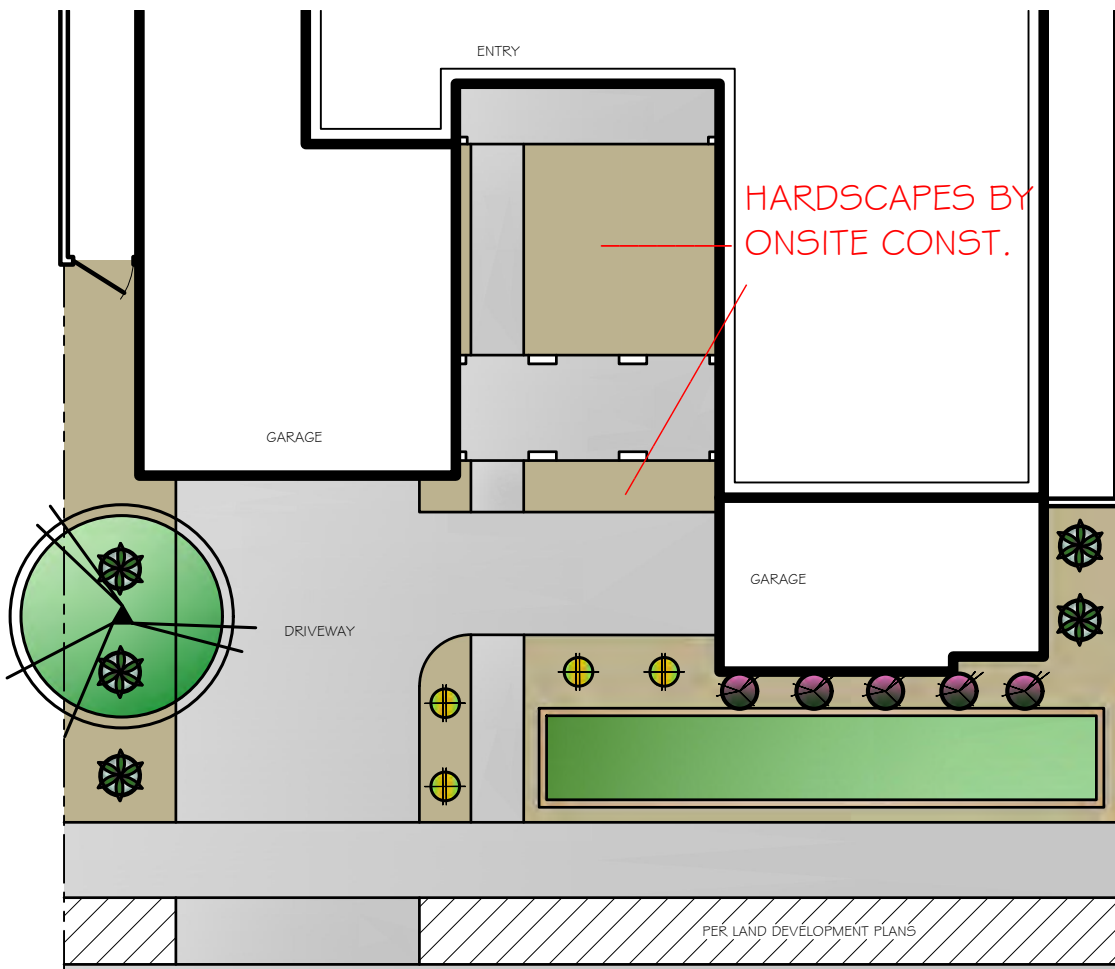
GOTHIC LANDSCAPE

DATE: 10/11/18

GATEWAY QUARTER 60s

Upgrade Grass Package Plan 2

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
-  MIDIRON SOD LAWN
PAVER BORDER
UP TO 500 SQ. FT.
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.



GOTHIC LANDSCAPE

DATE: 10/11/18






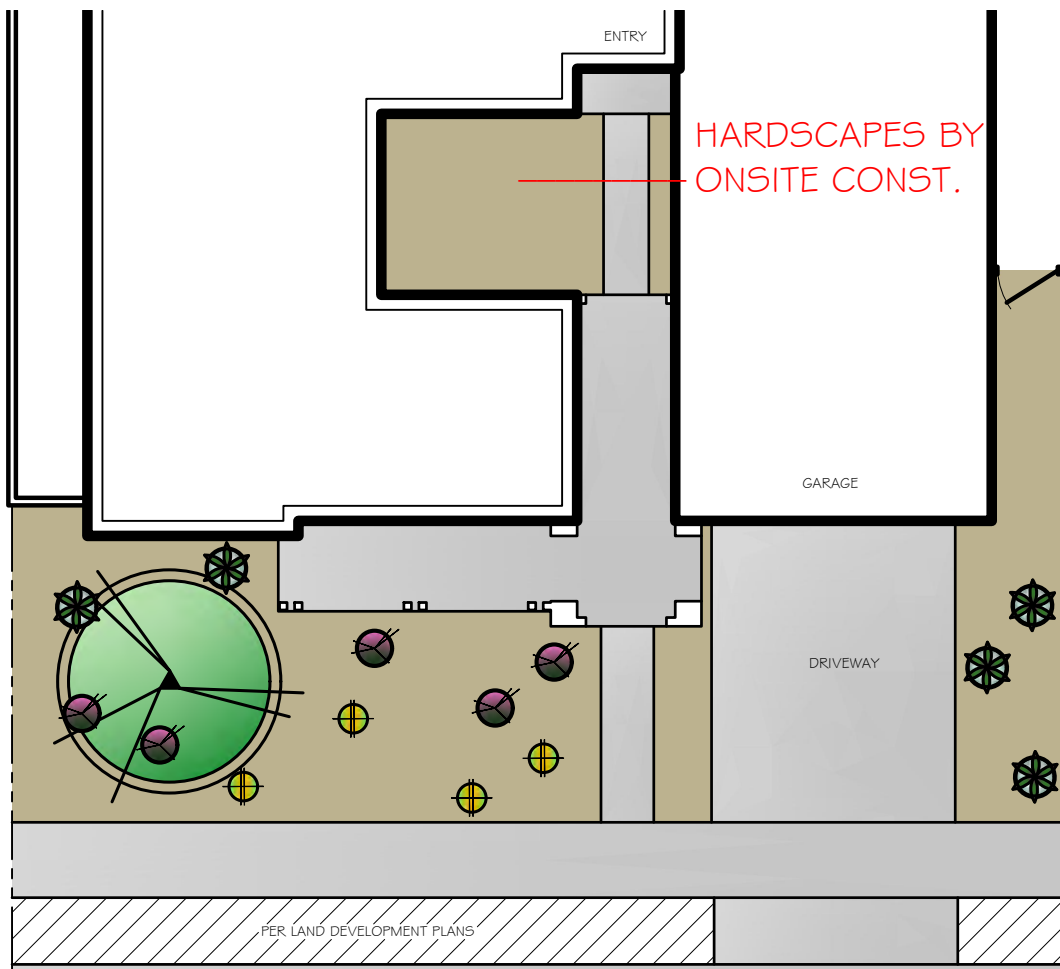
Live the difference.™

GATEWAY QUARTER 60s

Standard Package

Plan 3

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.









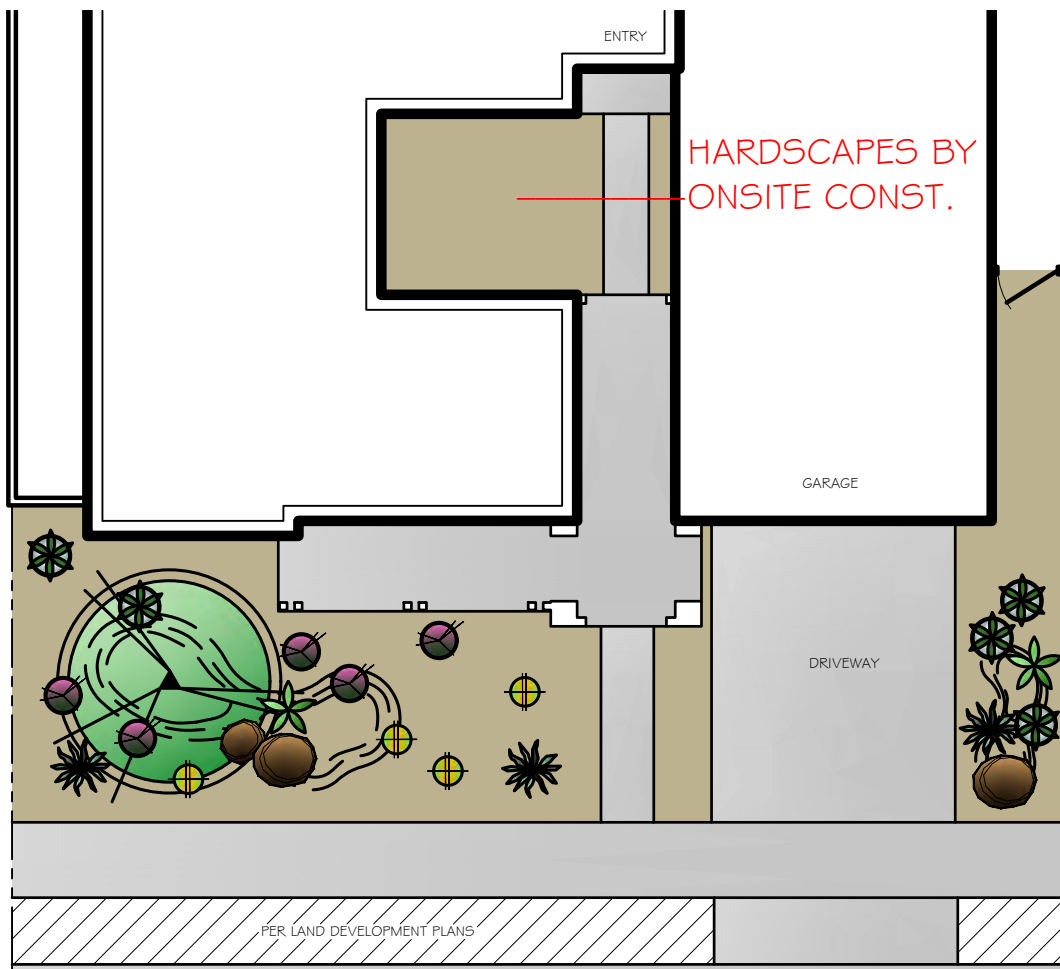
GOTHIC LANDSCAPE

DATE: 10/11/18

GATEWAY QUARTER 60s

Upgrade Boulder Package Plan 3

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
-  (5): ACCENTS @ 5 GALLON
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  (3): 1/4 TON SURFACE SELECT BOULDERS
-  MOUNDING
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.







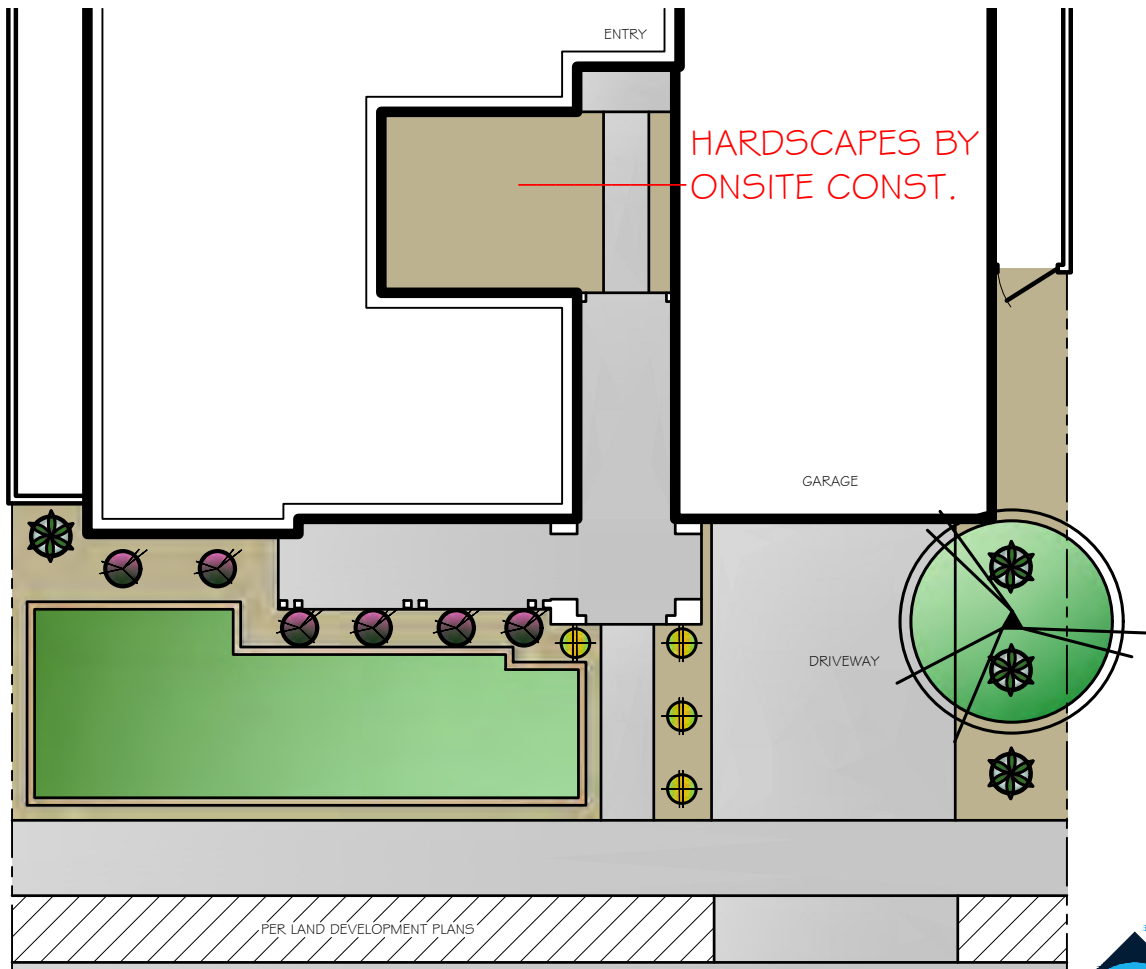
GOTHIC LANDSCAPE

DATE: 10/11/18

GATEWAY QUARTER 60s

Upgrade Grass Package Plan 3

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
-  MIDIRON SOD LAWN
PAVER BORDER
UP TO 500 SQ. FT.
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.



GOTHIC LANDSCAPE

DATE: 10/11/18






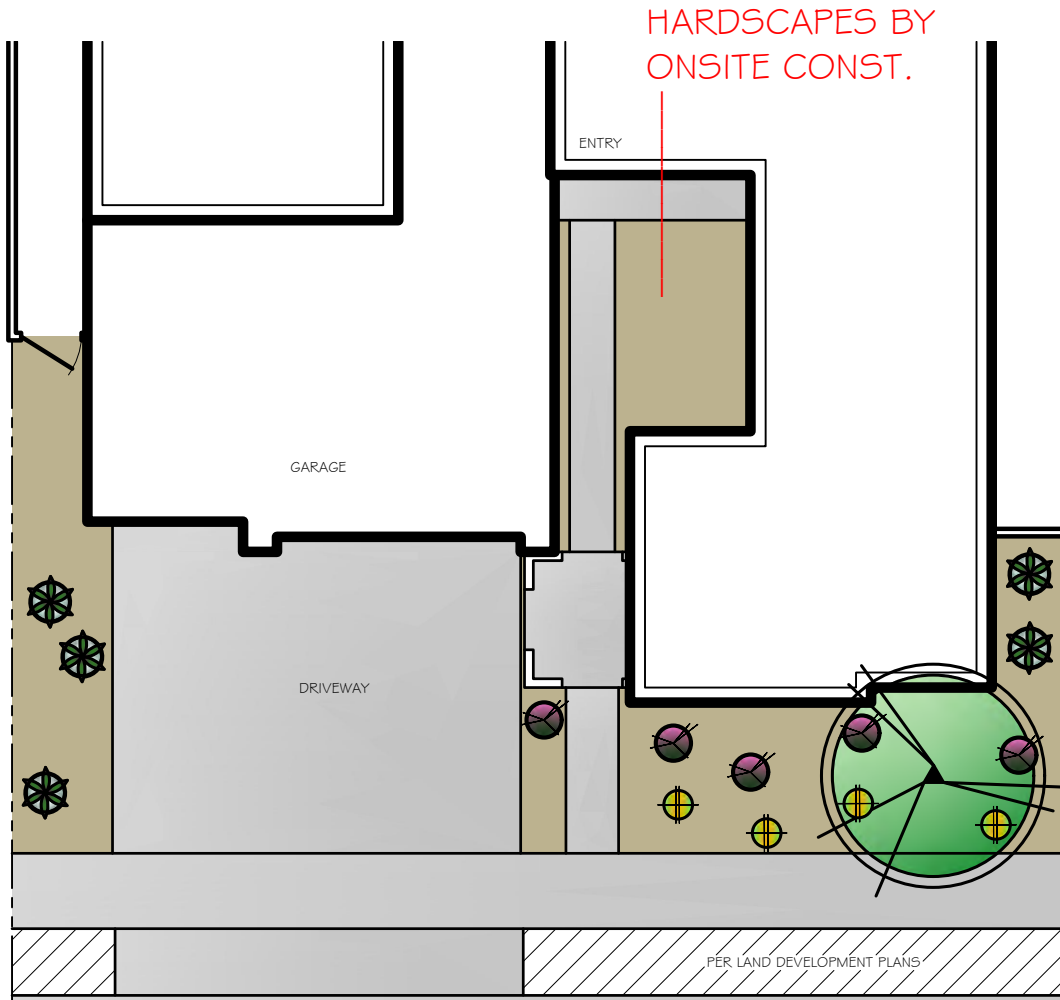
Live the difference.™

GATEWAY QUARTER 60s

Standard Package

Plan 4

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.









GOTHIC LANDSCAPE

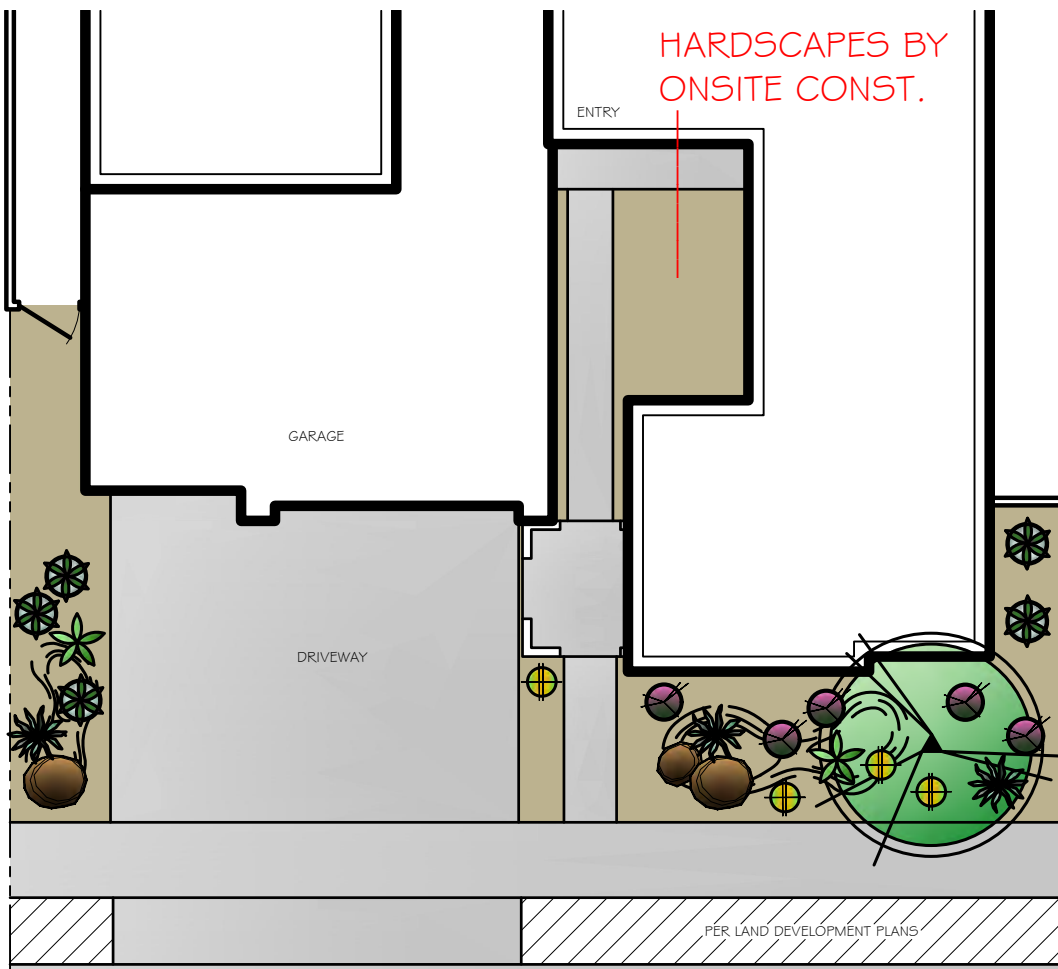
DATE: 10/11/18

GATEWAY QUARTER 60s

Upgrade Boulder Package

Plan 4

-  (1): TREES @ 24" BOX
-  (14): SHRUBS @ 5 GALLON
-  (5): ACCENTS @ 5 GALLON
- AUTOMATIC IRRIGATION SYSTEM
- PRE-EMERGENT
-  (3): 1/4 TON SURFACE SELECT BOULDERS
-  MOUNDING
-  1/2" SCREENED EXPRESS BROWN GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.



GOTHIC LANDSCAPE

DATE: 10/11/18




Live the difference.™

GATEWAY QUARTER 60s

Upgrade Grass Package Plan 4

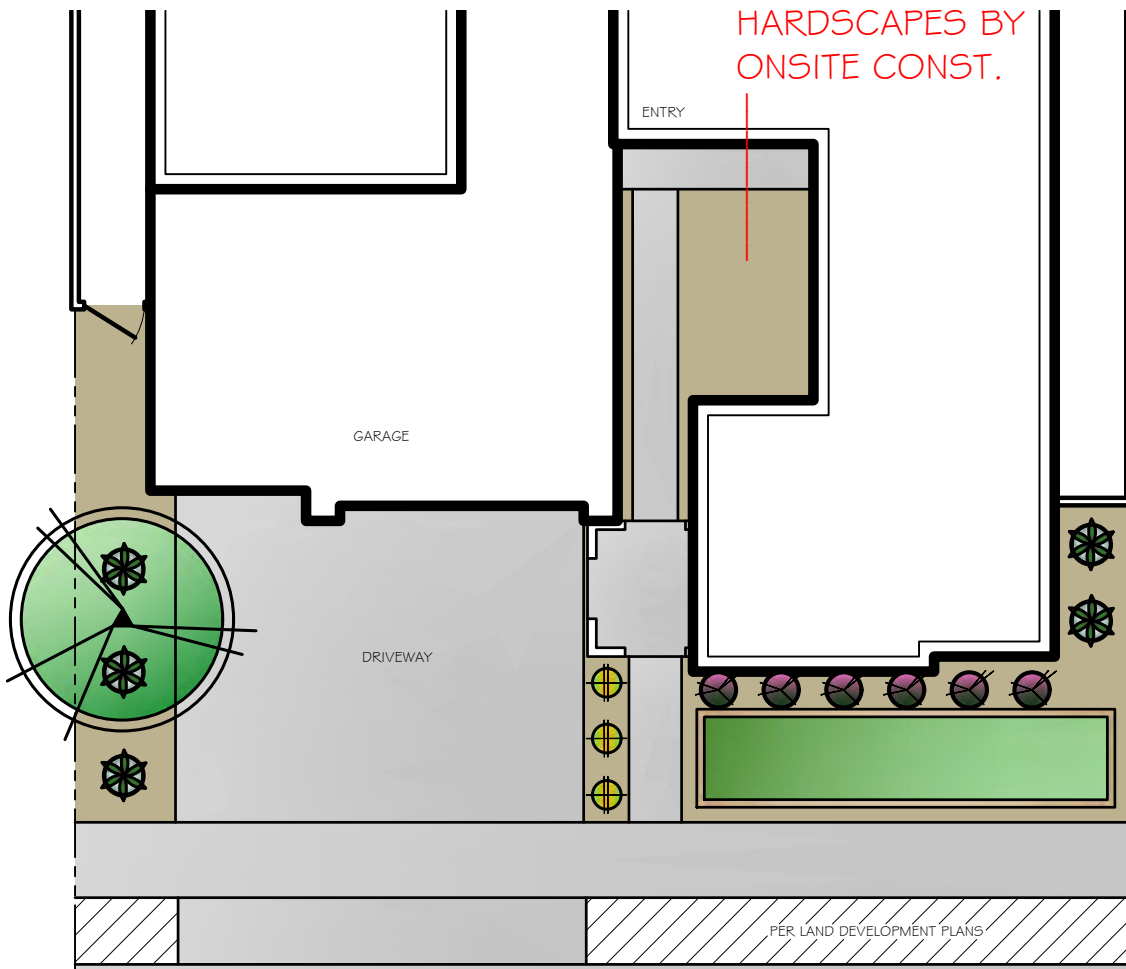
- (1): TREES @ 24" BOX
- (14): SHRUBS @ 5 GALLON

 MIDIRON SOD LAWN
PAVER BORDER
UP TO 500 SQ. FT.

AUTOMATIC IRRIGATION SYSTEM

PRE-EMERGENT

 1/2" SCREENED EXPRESS BROWN
GRANITE



Homeowner: _____

Lot #: _____ Date: _____

SCALE: N.T.S.

Note: These Plans are diagrammatic in nature only and are a general representation of the completed product. They will vary due to site conditions, plans adjacent, ect. in order to keep an aesthetically pleasing and varied site scene. Plants are to be selected by the landscape contractor and may vary due to season, availability, ect.



GOTHIC LANDSCAPE

DATE: 10/11/18