



Requesting Department:  
Development Services

**TO: Planning and Zoning Commission**

**THRU: Brett Burningham, Development Services Director**

**FROM: Steven Ester, Planner I**

**RE: Public Hearing and Possible Action on P20-0013 “Orchard Cove Rezone”, a request by Ralph Pew (Pew and Lake, PLC) for a Rezoning of approximately 3.44 acres from R1-43 to R1-5 for the development of a 12-lot subdivision, located north of the northwest corner of Signal Butte Road and Via Del Jardin.**

**DATE: March 11, 2020**


**STAFF RECOMMENDATION**

Staff recommends approval of P20-0013 “Orchard Cove Rezone”, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to approve P20-0013 “Orchard Cove Rezone”, subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOALS**

 Secure Future

 Effective Government

**SUMMARY**

This proposal consists of a request by Ralph Pew (Pew and Lake, PLC) for a Rezoning of approximately 3.44 acres from R1-43 to R1-5 for the development of a 12-lot subdivision, located north of the northwest corner of Signal Butte Road and Via Del Jardin.

## HISTORY

May 31, 1990: The Town annexed the property from Maricopa County and applied the equivalent zoning district R1-43 (1 du/ac).

## PROJECT INFORMATION

Project Name:	Orchard Cove Rezone
Site Location:	N/NWC of Signal Butte Rd & Via Del Jardin
Current Zoning:	R1-43 (Rural Estate District)
Proposed Zoning:	R1-5 (Urban Development District)
General Plan Designation:	Neighborhood (0-20 du/ac)
Surrounding Zoning:	
North	R1-43 (Rural Estate District)
South	R1-9/PAD
East	R1-4/PAD
West	R1-7/PAD
Gross Acreage:	3.44 acres
Net Acreage:	2.57 acres
Total Lots/Units:	12 lots
Density:	3.49 du/ac (gross) 4.67 du/ac (net)
Open Space Acreage:	Required – 20% (0.51 acres) Provided – 20% (0.52 acres)
Minimum Lot Area (Proposed):	7,500 SF (60' x 125')

## DISCUSSION

This proposal consists of a request by Ralph Pew (Pew and Lake, PLC) for a Rezoning of approximately 3.44 acres from R1-43 to R1-5 for the development of a 12-lot subdivision, located north of the northwest corner of Signal Butte Road and Via Del Jardin. In total, the proposed 12-lot development amounts to a net density of 4.67 dwelling units per acre and a gross density of 3.49 du/ac, both of which are consistent with the 2018 General Plan land use designation of Neighborhood (0-20 du/ac).

In terms of surrounding General Plan land use designations, all of the immediate area around the subject site is also designated as Neighborhood (0-20 du/ac) on the current 2018 General Plan. The site is nestled between the existing Ocotillo Heights and Church Farms subdivisions, with an American Leadership Academy located directly north. To the west, there is an open space tract that is considered a part of the Ocotillo Heights development. South of the subject site is a cul-de-sac coming off 223<sup>rd</sup> Place, with three (3) vacant lots on the left side and four (4) vacant lots on the right side of the street. The seven (7) vacant lots are also a part of the Ocotillo Heights subdivision. To the east, the site is bound by Signal Butte Road, with a wide open space tract provided on the east

side of the roadway. Immediately east past the open space, the Church Farm subdivision abuts the tract.

The subject site is currently zoned R1-43. The American Leadership Academy to the north is zoned R1-43, as schools are permitted within all zoning designations. To the west, the adjacent open space tract is zoned RC (Recreation and Conservation), and the existing Ocotillo Heights homes a bit farther are zoned R1-7/PAD. Immediately south of the subject site is an existing ten (10') wide irrigation channel that will remain, in addition to the vacant Ocotillo Heights lots zoned R1-9/PAD. To the east past Signal Butte Road, the open space tract is shown as RC (Recreation and Conservation), and the neighboring Church Farm homes are zoned R1-4/PAD. The proposed R1-5 zoning designation is compatible with the surrounding areas, as the site is an infill parcel that functions as a transitioning buffer between the American Leadership Academy and the Ocotillo Heights subdivision to the south. Further, the proposed lots are more comparable to an R1-7 standard with their minimum lot size of 7,500 square feet. This effectively creates a more appropriate size comparison to the zoning districts around the subject site, strengthening its compatibility and transition in the area.

As outlined in the narrative, the proposed 4.67 du/ac net density of the Orchard Cove request needs the R1-5 zoning designation, because the R1-5 district allows up to 5 du/ac per Table 4.7-1 of the Zoning Ordinance. Where a minimum lot size of 50' x 100' (5,000 SF) is a base requirement in the R1-5 zoning designation, Orchard Cove proposes 60' x 125' (7,500 SF) minimum lot dimensions, which yield 10' wider and 25' deeper lots than the base standard. These large lot sizes help transition the site to the neighboring R1-4, R1-7, and R1-9 zoned communities near the property, while granting the ability to infill appropriately within the overall density of the surrounding area. The project complies with all minimum dimensional standards in the base R1-5 zoning district, in addition to providing an increased lot size.

## ANALYSIS

**General Plan Review:** The current 2018 General Plan designation for this property is Neighborhood. The proposed development yields a net density of 4.67 du/ac, consistent with the General Plan.

**Zoning Review:** The current zoning designation of the property is R1-43. The applicant is requesting R1-5 zoning, as set forth within the Town of Queen Creek Zoning Ordinance. To appropriately blend with the surrounding communities, Orchard Cove will feature increased lot sizes, but remain in compliance with the standard dimensional requirements set for the base R1-5 zoning district. The site is buffered through its combination of 30' landscape buffers at the entrance along Signal Butte Road, an existing open space tract to the west, a 10' wide irrigation channel to the south, and the existing wall of the American Leadership Academy along the north boundary. Because this is an infill development, the R1-5 zoning helps to serve as a transition between the school and the Ocotillo Heights subdivision to the south. Given the 60' x 125' lot sizes, Orchard Cove is more comparable to a standard R1-7 development, which further supports its compatibility.

**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. A letter from the American Leadership Academy was included to address the school's ability to accommodate the proposed lots. The applicant will ensure any school capacity issues in the future are resolved with the Queen Creek Unified School District. Staff's review of those reports indicates that adequate public facilities will be provided by the project.

**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 Engineering and Utilities requirements for this project.

**Landscape / Open Space Review:** For the proposed R1-5 zoning, a total of 20% (0.51 acres) open space is required; 20% (0.52 acres) is provided. Of the overall 20% open space, the Zoning Ordinance requires at least 30% of the total to be considered as active open space. As demonstrated on the landscape plans, an open space amenity with a turf area surrounded by trees, ramada, and BBQ is provided. Chinese Pistache trees are provided along the site's frontage and internal street for an effective visual landscape, in addition to the entrance planting arrangement near the monument sign. The open space areas described above meet the Zoning Ordinance requirements, and further characterize Orchard Cove.

**Wall/Fencing Plan:** All proposed walls and monumentation are in compliance with the requirements as set forth in the Zoning Ordinance. The primary theme walls incorporate a tiered design of brick caps, brick veneer, and brick trim in combination with stucco, split face, and smooth face CMU. The secondary walls feature the same brick cap with smooth face CMU. A view wall is provided for the lot immediately next to the open space amenity. All materials coordinate with the monument sign shown to ensure consistency. Along the north and south property lines, the existing fences will be replaced with the secondary wall to improve its condition and complement the theme.

## PUBLIC PARTICIPATION

A neighborhood meeting was held on December 10, 2019 at the Community Chambers with two (2) residents in attendance. A presentation and general information about the proposed development was given. One of the attendees had a question regarding what the side yard setbacks would be. After discussing further, both residents were generally supportive of the project. A meeting summary is attached.

Staff has received no other public input to date.

## 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. 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.
3. For onsite public improvements, the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed C of O hold agreement 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.
4. Full ½ street improvements shall be required to be designed and constructed for Signal Butte Road for all portions of the Right-of-Way adjacent to the property frontage. Road improvements shall be to the centerline of the improved road and shall include removal and replacement of all asphalt to the centerline. Improvements shall also include all appropriate roadway tapers as required by the Town's Traffic Department.
5. 40' of half street of Right-of-Way for Signal Butte Road shall be dedicated on the Final Plat.
6. Development of this property will require an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). Obtaining a CAWS may be accomplished by transferring a current CAWS, converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS.
7. In conjunction with obtaining a CAWS, the development will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR.
8. A Use-Access agreement to utilize the American Leadership Academy's sewer line will be required prior to Final Plat approval.

## **ATTACHMENTS**

1. Orchard Cove Aerial Exhibit
2. Orchard Cove General Plan Exhibit
3. Orchard Cove Current Zoning Map Exhibit
4. Orchard Cove Proposed Zoning Map Exhibit
5. Orchard Cove Project Narrative
6. Orchard Cove Preliminary Plat

7. Orchard Cove Landscape Plans
8. Orchard Cove Neighborhood Meeting Summary

**Project Name: Orchard Cove Rezone Aerial Exhibit**

**Case Number: P20-0013**

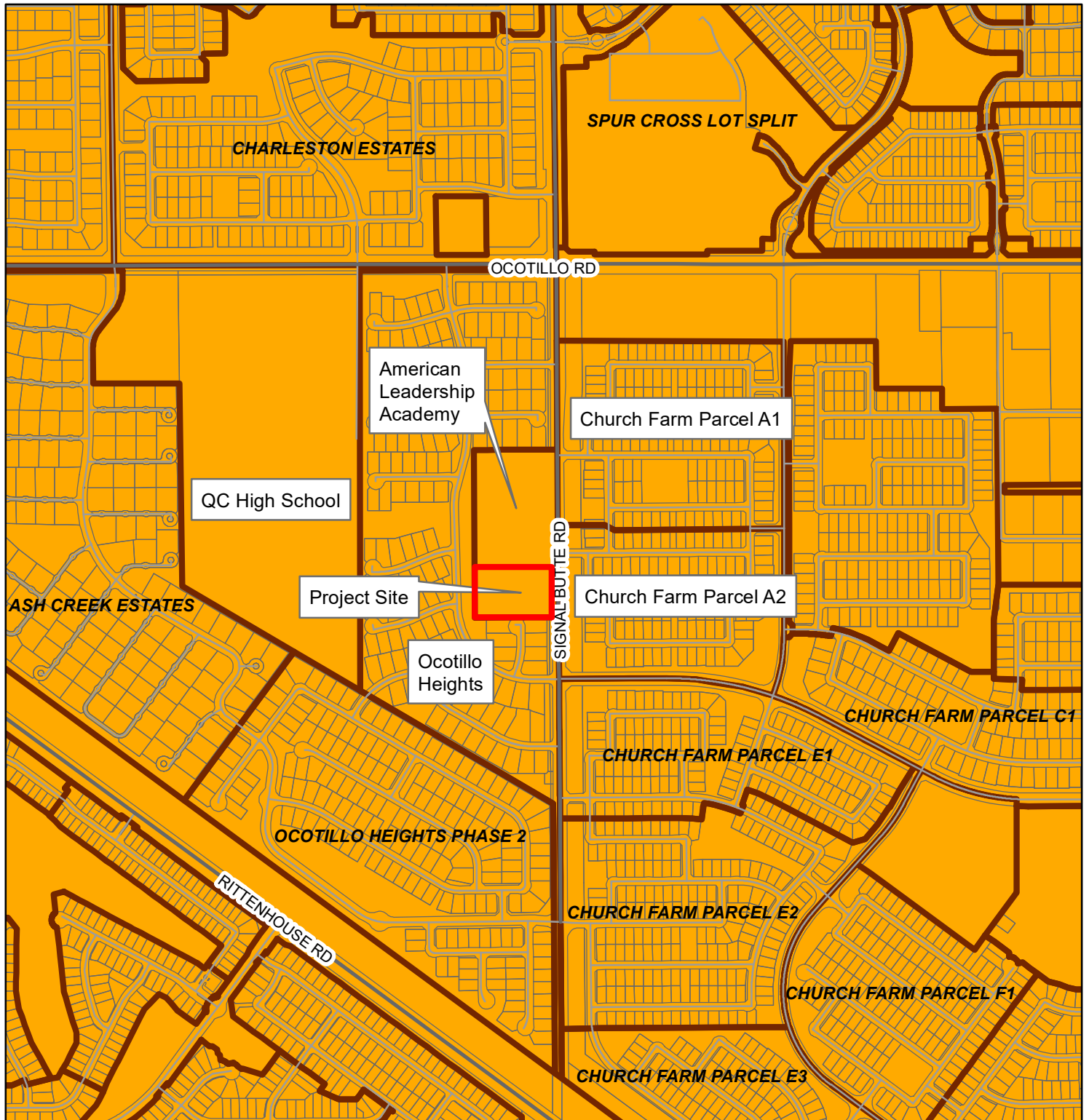
**Hearing Date: March 11, 2020 (Planning Commission)**



# Project Name: Orchard Cove Rezone General Plan Exhibit

Case Number: P20-0013

Hearing Date: March 11, 2020 (Planning Commission)



## General Plan Land Use

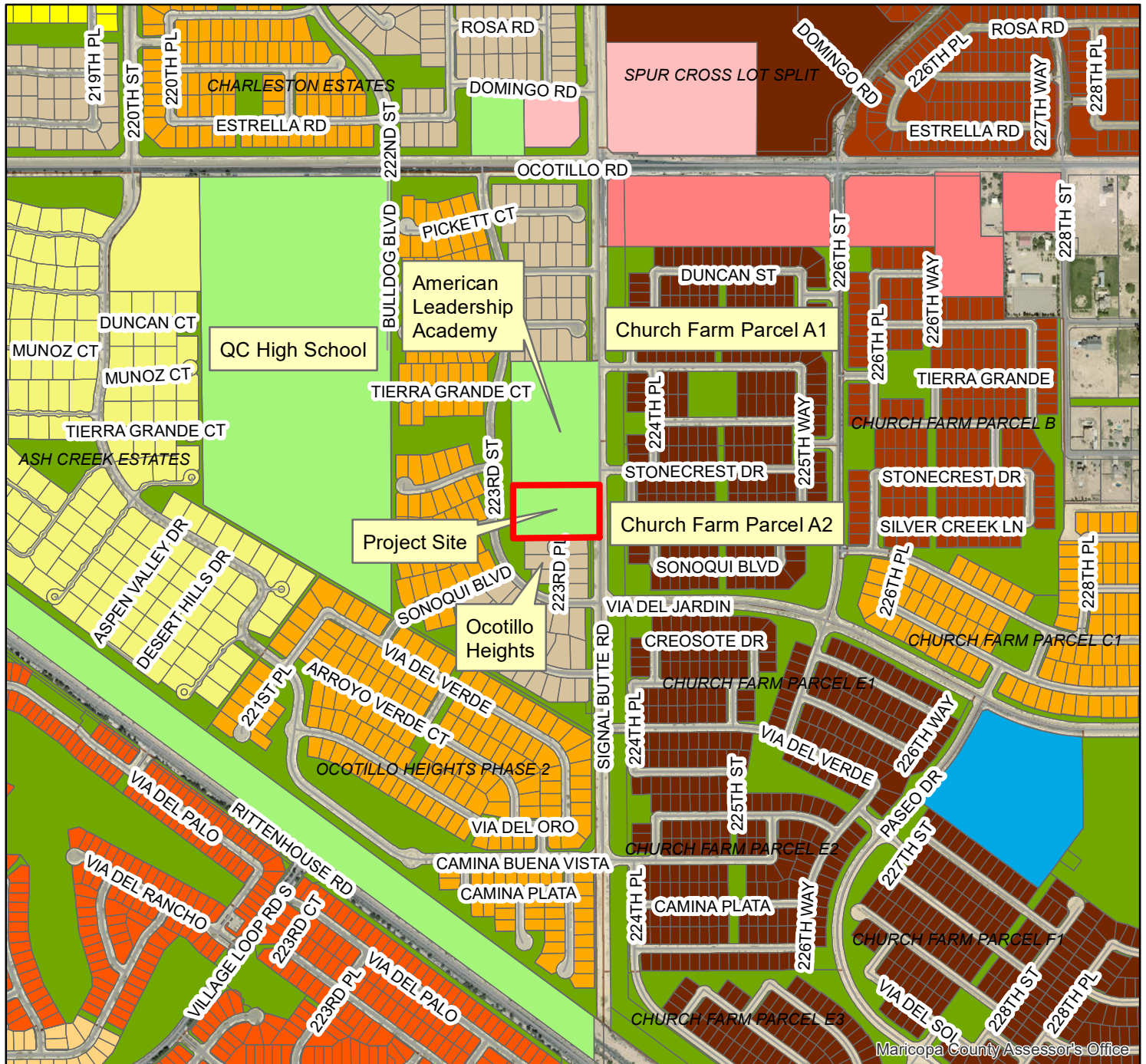
- |              |            |                    |                    |
|--------------|------------|--------------------|--------------------|
| Rural        | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 |                    |
| Urban        | Open Space | Special District 3 |                    |



























# Project Name: Orchard Cove Current Zoning Map Exhibit

Case Numbers: P20-0013

Hearing Date: March 11, 2020 (Planning Commission)



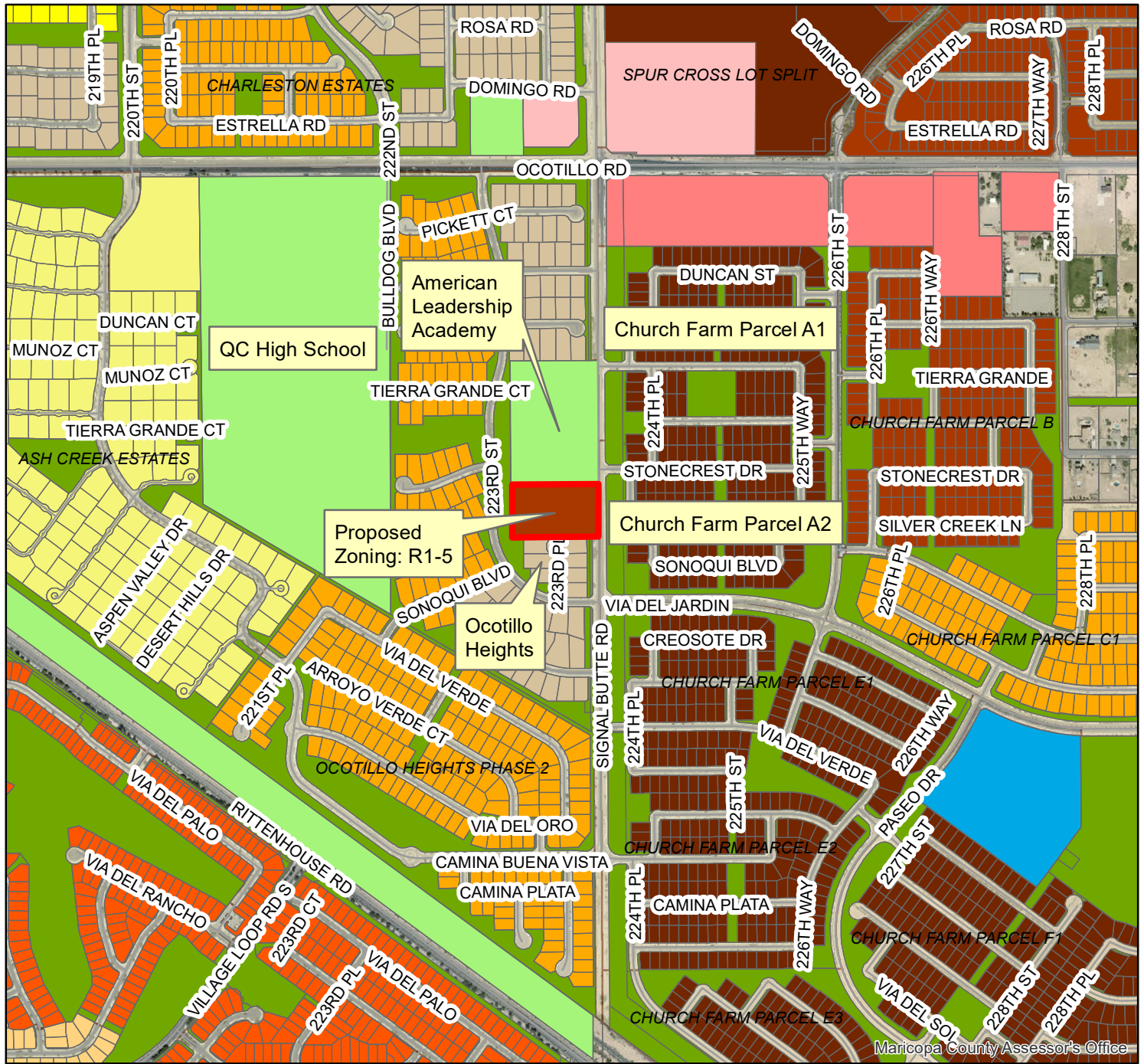
## Zoning Districts

 C-1 - Commercial	 PQP - Public/Quasi-Public	 R1-7 - Residential	 R1-35 - Residential
 C-2 - Commercial	 RC - Recreation/Conservation	 R1-8 - Residential	 R1-43 - Residential
 C-3 - Commercial	 MDR - Residential	 R1-9 - Residential	 R1-54 - Residential
 TC - Commercial	 R1-4 - Residential	 R1-12 - Residential	 R1-190 - Residential
 EMP A - Office/Industrial Park	 R1-5 - Residential	 R1-15 - Residential	 PCD - Planned Community
 EMP B - General Industrial	 R1-6 - Residential	 R1-18 - Residential	 AT - Agritainment

**Project Name: Orchard Cove Proposed Zoning Map Exhibit**

**Case Numbers: P20-0013**

**Hearing Date: March 11, 2020 (Planning Commission)**



**Zoning Districts**

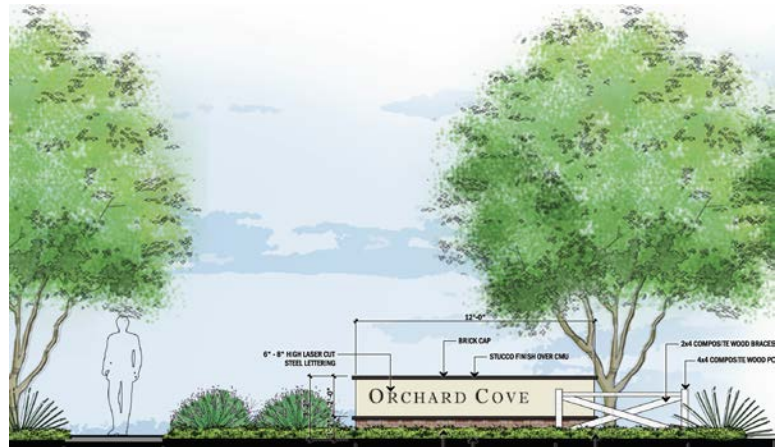
C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

# Orchard Cove

## Rezoning & Subdivision Plat

### Project Narrative

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*Submitted by:*

**Applicant: Pew & Lake, PLC**

W. Ralph Pew  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
Ph: (480) 461-4670

**Engineer: 3 Engineering**

Contact: Matt Mancini  
6370 E. Thomas Road, Suite 200  
Scottsdale, AZ 85251  
Ph: (602) 334-4387

**Owner/Developer: Schoolhouse Signal Butte, LLC**

Contact: Richard Moss  
19935 E. Chandler Heights Rd.  
Queen Creek, AZ 85142  
Ph: (480) 529-1054

January 13, 2020

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# Project Narrative

## 1. Introduction

Pew & Lake, PLC, on behalf of Schoolhouse Signal Butte, LLC, is pleased to submit this project narrative and related exhibits in support of a Rezoning and Preliminary Plat for residential development on the approximately 3.44 gross-acre property located approximately 350 feet north of the NWC Signal Butte Road and Via Del Jardin in Queen Creek (APN 304-64-975). These development requests are for a single-family detached community. The proposed development incorporates a generous landscape and open space plan that will bring about a high-quality development to complement and enhance the area. The site aerial is depicted below:

*Figure 1 – Site Aerial*



## 2. Requests

The Applicant requests Town of Queen Creek approval of the following:

- a. Rezoning from R1-43 to R1-5; and
- b. Preliminary Plat

## 3. General Plan Designation and Zoning Classification

The property is designated on the Town of Queen Creek General Plan as Neighborhood and is zoned R1-43 (see Figures 2 and 3 below for existing and proposed zoning maps).

**Figure 2 – Existing Zoning Map**



**Figure 3 – Proposed Zoning Map**



The proposed development supports the vision, goals, and policies of the Town of Queen Creek General Plan. It encourages a balance of housing types that support future housing demand. The proposed development accomplishes these goals by providing a desirable single-family

residential product with qualities that promote long-term occupancy and investment in the community. It provides an effective transition from the school to the north and R1-4 development to the east across the Signal Butte arterial.

#### 4. Existing Site Conditions and Relationship to Surrounding Properties

The property is vacant and has relatively flat topography. North of the site is an American Leadership Academy Elementary School (ALA). East of the site is Signal Butte Road followed by a retention area and the Church Farm subdivision which is zoned R1-4. Abutting the subject site's west property line is a retention area for the Ocotillo Heights subdivision. West of the retention area and directly south of the site are homes and developing lots subject to R1-7 and R1-9 zoning. A 10 foot irrigation canal borders the southern edge of the property..

The table below summarizes the onsite and surrounding land uses and designations.

**Table 1 – Existing and Surrounding Land Use Context**

Direction	General Plan Land Use	Existing Zoning	Existing Use
Project Site	Neighborhood	R1-43	Vacant
North	Neighborhood	R1-43	American Leadership Academy, Signal Butte (K-6)
East	Neighborhood	R1-4	Single-Family Residential
South	Neighborhood	R1-9	Single-Family Residential
West	Neighborhood	R1-7	Single-Family Residential

#### 5. Project Description

The project is a proposed single-family detached community with 12 lots and a density of approximately 4.67 units per net acre (3.49 gross).

The development has a common open space amenity and retention area with 0.52 acres which is 20% of the net acreage. The open space is located at the northwest corner based on the slope of the land.

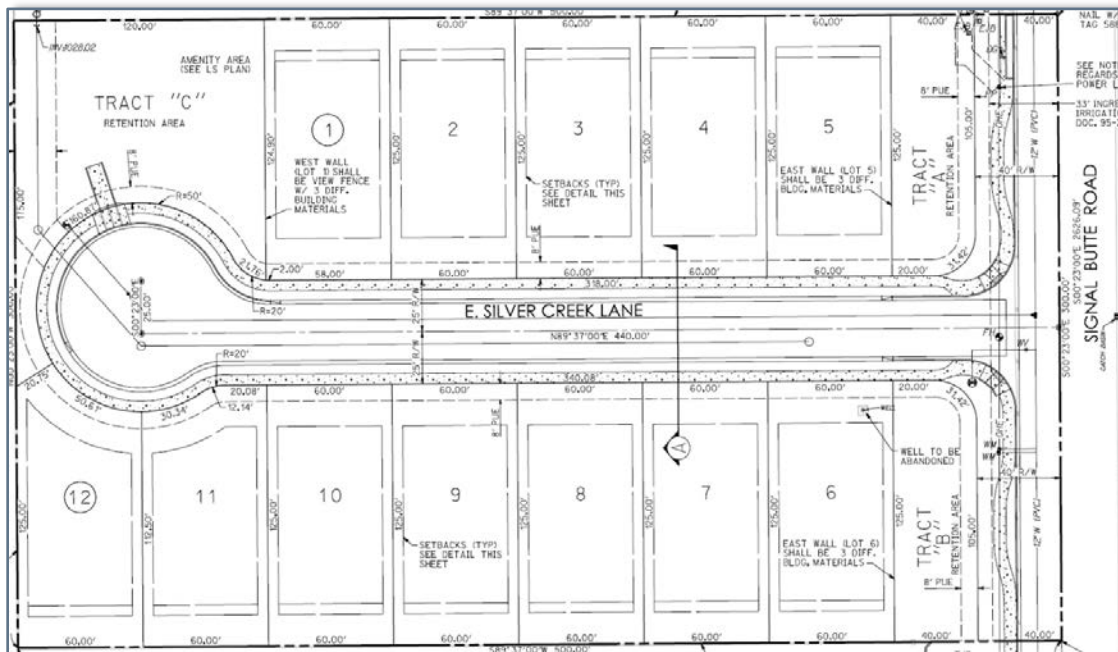
Even though we are requesting R1-5 zoning, the development plan contains 7,500 SF lots which are typically found in R1-7 zoned districts. The large lot sizes help transition the site to the R1-7 and R1-9 zoned community near the site.

The density of the project necessitates an R1-5 zoning designation because the 4.67 du/ac net density is above the 4 du/ac threshold required in R1-7 districts. The net density limits stated in Table 4.7-1 of the Town of Queen Creek Zoning Ordinance (QCZO), allow maximum density of 5 du/ac in R1-5 districts.

The project complies in all respects with R1-7 dimensional standards except for the R1-7 rear yard setback requirements. The site will contain rear setbacks of 15 and 20 feet (depending on whether the parcel owner builds at 1 or 2 stories). Under R1-7 zoning the rear setback would need to be 25 feet. For this reason, and the density calculation cited above, we are seeking R1-5 zoning.

The submitted Preliminary Plat and Landscape Plan are depicted below.

**Figure 4 – Preliminary Plat**



**Figure 5 – Landscape Plan**



The entrance will be located off of Signal Butte Road via a 31 foot wide cul-de-sac road (B/C to B/C) which will facilitate on-street parking. The entrance will be marked with an attractive monument sign and associated landscaping. The landscape tracts at the site entrance will provide a sense of entry and contribute to the project's low-intensity residential character. The site entrance will be complimented with a meandering sidewalk along Signal Butte Road.

Given the large lot size, homes in the development can be built to either one or two stories per the property owners preference. Therefore, a lower-intensity product can create a reasonable transition to surrounding properties.

## **6. Design Intent**

The proposed development's buildings will be designed with upscale architectural themes. They will be punctuated with various design materials, details, and colors consistent with a high-quality appearance and related developments in the area.

## **7. Rezoning Request**

The subject parcel is a remnant piece from the ALA charter school to the north. According to Table 4.3-1 of the QCZO, the R1-5 zoning district can be used to facilitate "infill" development for properties that may be difficult due to their size or location. The parcel is a relatively small parcel at only 2.57 net acres and is surrounded by existing or planned construction including the ALA charter school. Despite these constrictions, the site can still achieve the minimum lot area and minimum lot depth standards for the R1-7 zoning district.

## **8. General Plan Compliance**

The rezoning request is consistent with the Town of Queen Creek 2018 General Plan. The rezone specifically accomplishes the following goals, strategies and actions provided in the General Plan.

### **LAND USE ELEMENT GOAL 2: EFFECTIVELY MANAGE THE TOWN'S GROWTH**

**Strategy 2.A: Encourage development patterns that maximize opportunities to use land efficiently.**

*Action 2.A.2: Encourage a variety of residential densities within the Neighborhood and Urban Land Use Categories.*

The 7,500 square foot lots will complement the surrounding parcels while providing a housing option which is in demand in Queen Creek generally.



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**HOUSING ELEMENT GOAL 1: PROVIDE A DIVERSE RANGE OF QUALITY HOUSING OPTIONS FOR CURRENT AND FUTURE RESIDENTS**

**Strategy 1.A: Promote the creation and maintenance of attractive, high-quality neighborhoods to ensure a healthy, safe, and attractive environment today and into the future.**

*Action 1.A.1: Maintain minimum standards for architecture and landscape treatments within neighborhoods thru Town Zoning and Design Standards.*

The project will meet the Town of Queen Creek Architectural Design Standards and provide excellent landscape treatments along Signal Butte Road including a monument sign which isn't always provided for projects of this size.

*Action 1.A.3: When approving new housing development, coordinate with the appropriate school district.*

Adding 12 lots within the jurisdiction of the Queen Creek Unified School District will not have a significant effect on the school district's resources. However, coordination with the Town of Queen Creek Unified School District is being made to ensure the school district can handle the potential additional capacity. Various great schooling options exist in the area including public schools, private schools, and public charter schools.

**Strategy 1.C: Ensure that every person has access to safe and affordable housing.**

*Action 1.E.2: Promote the development of workforce housing for persons working in the community.*

This Orchard Cove community will provide an attractive housing option for working residents in Queen Creek because the lot size and architectural features will provide for an attractive, market-competitive housing choice.

## **9. Benefits to Queen Creek**

This project will have a positive impact on the surrounding area and on Queen Creek as a whole. Some of the benefits include:

- a. Developing a high quality project on a vacant parcel that offers single-family development on a small parcel;
- b. Promoting economic development by bringing potential consumers in closer proximity to developing agritainment and commercial developments, thereby increasing consumer spending in Queen Creek; and
- c. Generating new tax receipts and town fees for construction, ongoing lease taxes, plus state-shared revenues for new residents.

## **10. Conclusion**

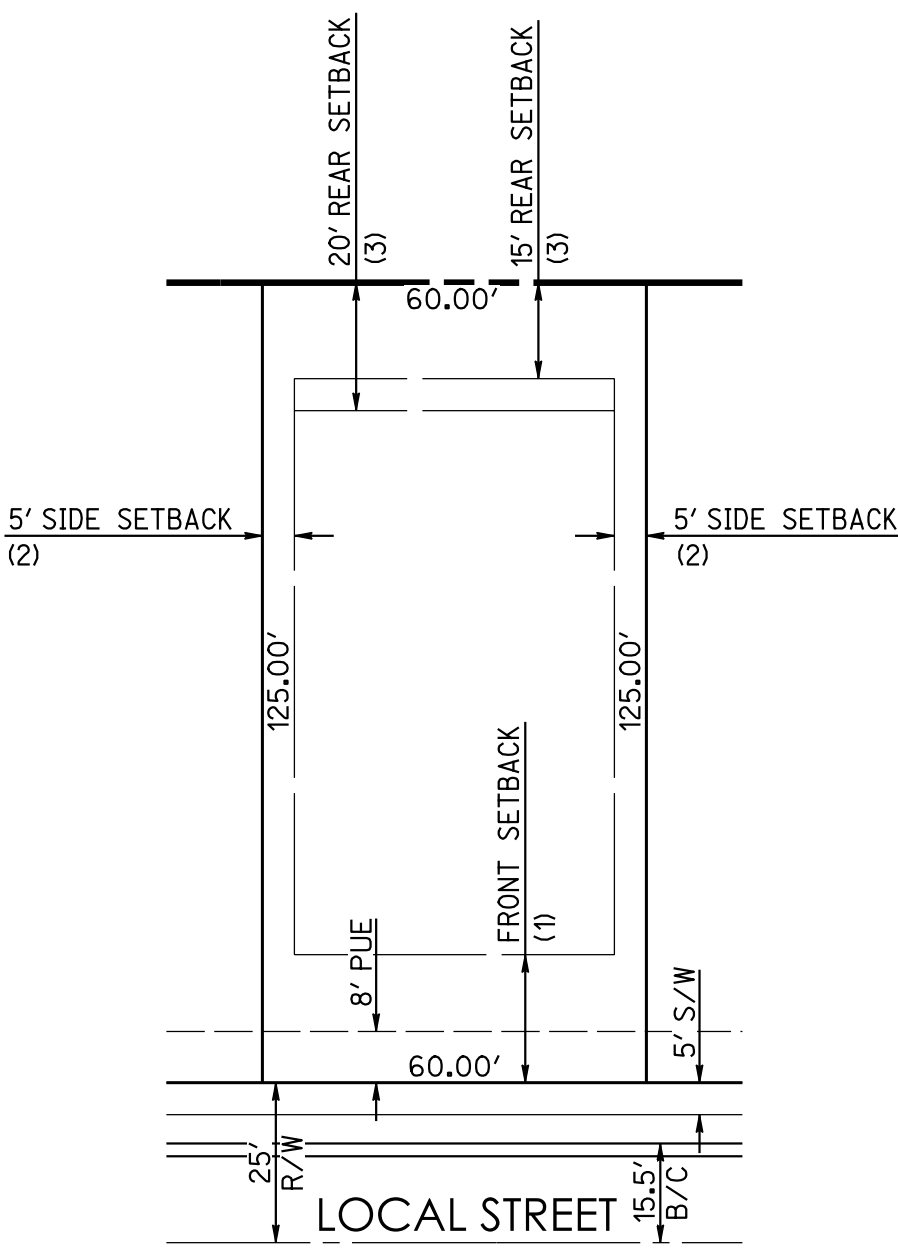
The proposed development is a well-conceived development plan that will establish a high quality land use and transition that is sensitive to the surrounding area. The Applicant looks forward to receiving input on this application and working with Town staff to bring this quality new project to fruition in the Town of Queen Creek.

**NOTES:**

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
2. THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
3. SEE LANDSCAPE PLANS FOR AMENITY DETAILS.
4. SEE LANDSCAPE PLANS FOR MAILBOX DETAILS.
5. SEE LANDSCAPE PLANS FOR ENTRY MONUMENT/SIGN DETAILS.
6. DEVELOPMENT SHALL REQUIRE A CERTIFICATE OF ASSURED WATER SUPPLY FROM ADWR PRIOR TO FINAL PLAT.
7. DEVELOPMENT SHALL ENROLL IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD) PROGRAM WITH ADWR.
8. AT THIS TIME A HOMEBUILDER IS NOT SELECTED. THEREFORE, MODEL HOME SITE IS NOT AVAILABLE. ONLY SELECTED ALL ADJACENT STREET, WATER, SEWER & DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED CONCURRENTLY WITH THE MODEL SITE.
9. SUBDIVISION SHALL MEET THE 100% RETENTION REQUIREMENTS, AS DEFINED BY MARICOPA COUNTY DRAINAGE STANDARDS.

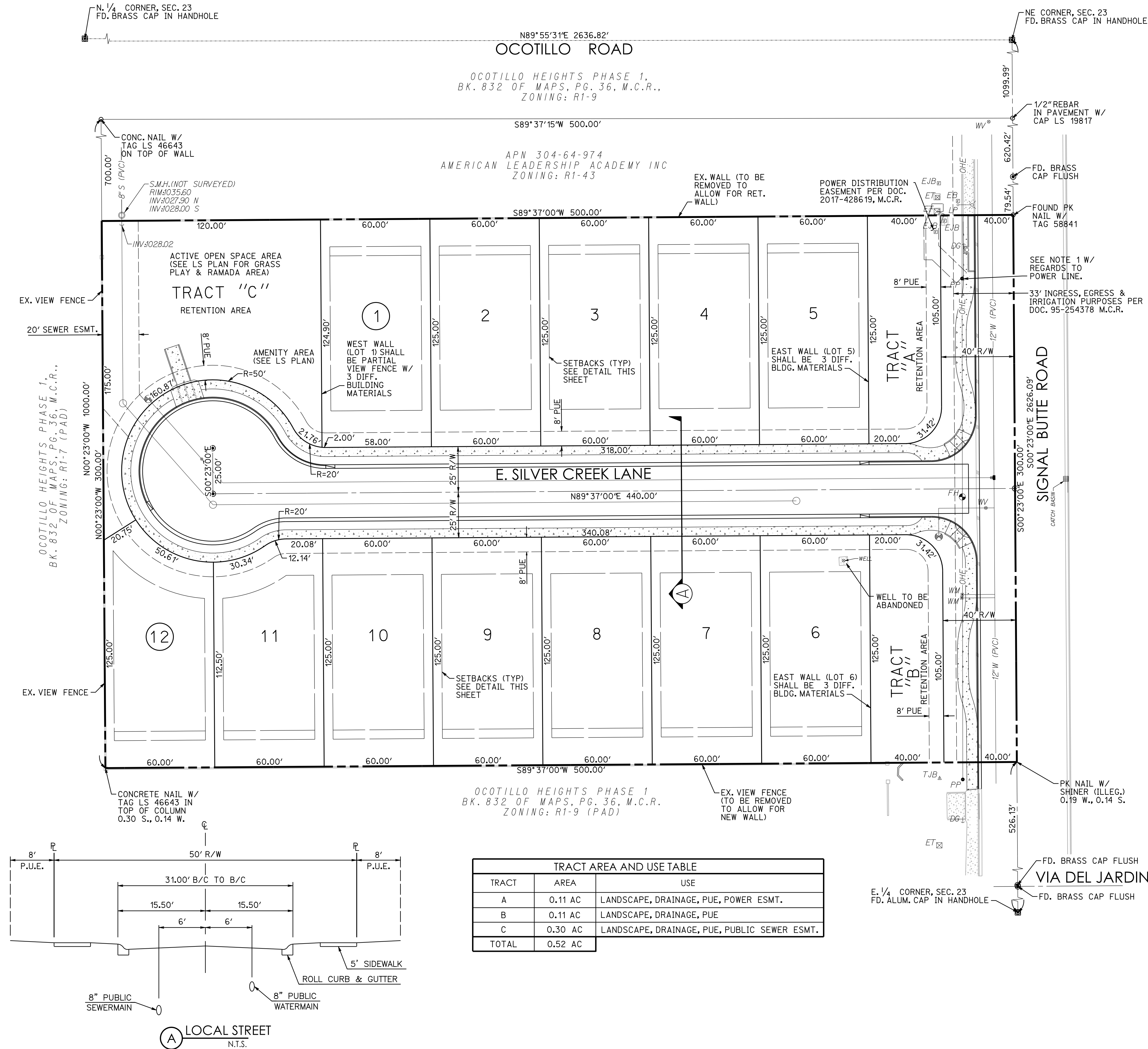
LOT DATA	
AVERAGE LOT SIZE (SQ. FT.)	7,464
MINIMUM LOT SIZE (SQ. FT.)	5,000
MINIMUM LOT WIDTH (FT.)	50
MINIMUM LOT DEPTH (FT.)	100
MAXIMUM LOT COVERAGE ALLOWED (%)	50% <sup>(1)</sup>
MAXIMUM BUILDING HEIGHT (FT.)	30
(1) 55% FOR SINGLE STORY HOMES	

ORCHARD COVE LOT AREA TABLE	
LOT NO.	AREA (SF)
1	7,500
2	7,500
3	7,500
4	7,500
5	7,500
6	7,500
7	7,500
8	7,500
9	7,500
10	7,500
11	7,212
12	7,360



**TYPICAL LOT LAYOUT**

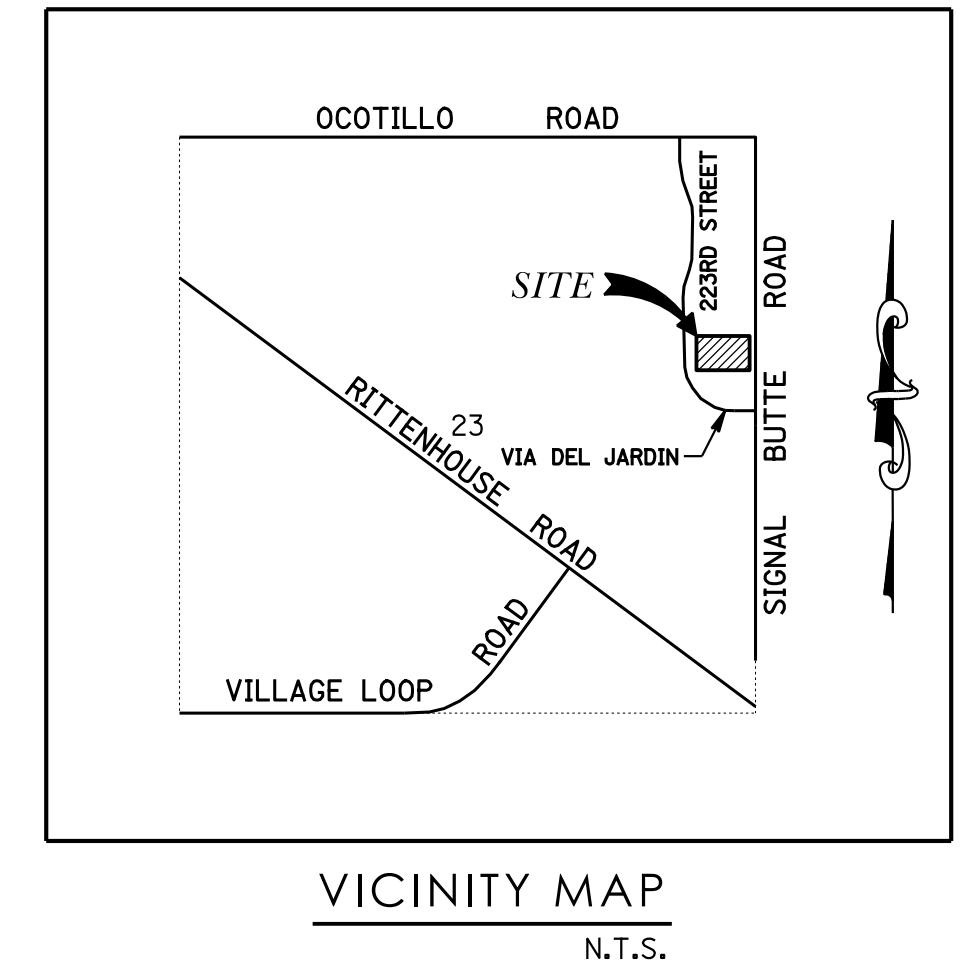
- (1) 20' TO FRONT OF GARAGE (FRONT ENTRY)/10' TO FRONT OF GARAGE (SIDE ENTRY) AND LIVING AREA/10' TO COVERED FRONT PORCH.
- (2) SIDE YARD SETBACKS MAY BE 0' FOR ATTACHED HOUSING PRODUCTS.
- (3) 20' FOR TWO-STORY HOMES/15' FOR SINGLE-STORY HOMES AND/OR COVERED PATIOS.



TRACT AREA AND USE TABLE		
TRACT	AREA	USE
A	0.11 AC	LANDSCAPE, DRAINAGE, PUE, POWER ESMT.
B	0.11 AC	LANDSCAPE, DRAINAGE, PUE
C	0.30 AC	LANDSCAPE, DRAINAGE, PUE, PUBLIC SEWER ESMT.
TOTAL	0.52 AC	

# PRELIMINARY PLAT FOR ORCHARD COVE QUEEN CREEK, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**OWNER/DEVELOPER:**  
SCHOOLHOUSE SIGNAL BUTTE, LLC  
19335 E. CHANDLER HEIGHTS RD.  
QUEEN CREEK, ARIZONA 85142  
CONTACT: RICHARD MOSS  
PHONE: (480) 529-1054

**ENGINEER:**  
3 ENGINEERING  
6370 E. THOMAS ROAD, SUITE 200  
SCOTTSDALE, ARIZONA 85251  
CONTACT: MATTHEW J. MANCINI, P.E.  
PHONE: (602) 334-4387  
EMAIL: MATT@3ENGINEERING.COM

**BENCHMARK:**  
NGS BRASS SURVEY DISC  
DESIGNATION - G 68  
PID - DU1573  
ELEVATION: 1426.92  
DATUM: NAVD88

**BASIS OF BEARING:**  
THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, BEARS SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST, PER BOOK 1326 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

**LEGAL DESCRIPTION:**  
LOT 2A OF TOWN OF QUEEN CREEK  
LOT SPLIT AS RECORDED IN BK. 1326  
PG. 4 M.C.R.

**APN NUMBER:**  
304-64-975

**SITE DATA:**

PARCEL #	304-64-975
GENERAL PLAN DESIGNATION	NEIGHBORHOOD
TOTAL LOTS	12
TOTAL TRACTS	3
GROSS AREA (INC. R/W)	3.44 ACRES
GROSS DENSITY	3.49 DU/AC
NET AREA	2.57 ACRES
NET DENSITY	4.67 DU/AC
MAX. BLDG. HEIGHT	30' (2-STORY)
AREA OF LOTS	2.05 ACRES
OPEN SPACE REQ. (20% NET)	0.52 ACRES
OPEN SPACE PROV.	(15.12% GROSS) (20.23% NET)

ACTIVE OPEN SPACE REQ. (30% OF TOTAL OPEN SPACE) 0.16 ACRES  
ACTIVE OPEN SPACE PROV. 0.18 ACRES  
AREA OF PUBLIC R/W 0.87 ACRES  
LOT SALES PROPOSED YES  
ZONING (EXISTING/PROPOSED) R1-43/R1-5  
EX. LAND USE VACANT LAND  
PROPOSED LAND USE SINGLE-FAMILY RESIDENTIAL

**FLOODPLAIN INFORMATION:**  
FIRM: 04013C3155L  
PANEL NUMBER: 3155  
PANEL DATE: 10/16/2013  
SUFFIX: L  
FIRM DATE: 10/16/2013  
FIRM ZONE: X-SHADED  
BASE FLOOD ELEV.: N/A

**LEGEND**

--- INDICATES PROPERTY / BOUNDARY LINE

① INDICATES FIRST & LAST LOT NUMBER

② INDICATES LOT NUMBER

SCALE: 1"=30'  
0' 15' 30' 60'

300engineering

planning

surveying

civil engineering

REGISTERED PROFESSIONAL ENGINEER  
ARIZONA, U.S.A.  
MATT J. MANCINI  
212/20  
45652  
45652

EXPIRES: 12/31/2021

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DATE: 2/12/20

PROJECT NO. 5151

SHEET NO. PP01 1 of 1

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### LANDSCAPE LEGEND

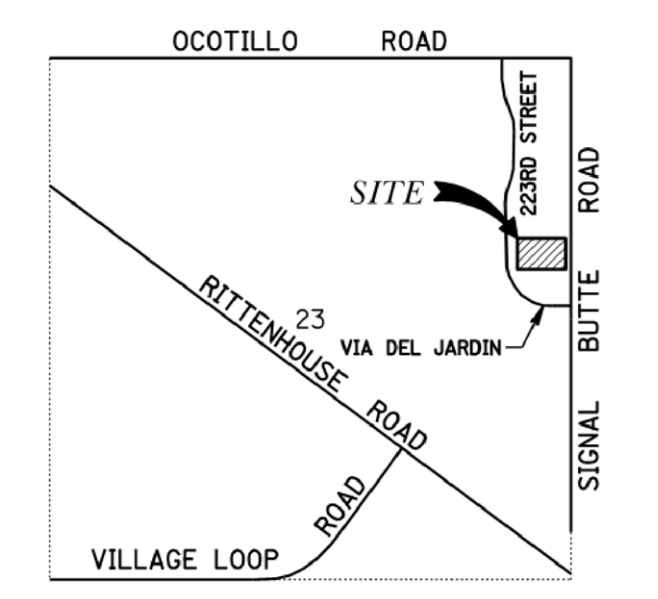
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
<b>TREES</b>			
	<i>PISTACHIA CHINENSIS</i> 'RED PUSH' RED PUSH CHINESE PISTACHE	24" BOX	40
	<i>FRAXINUS VELUTINA</i> 'FAN TEX' FAN TEX ASH	24" BOX	24
<b>SHRUBS</b>			
	<i>NERIUM OLEANDER</i> 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	66
	<i>LECOPHYLLUM LANGMANIAE</i> 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	54
	<i>MYRTUS COMMUNIS</i> COMPACTA DWARF MYRTLE	5 GAL.	71
<b>ACCENTS &amp; VINES</b>			
	<i>MUHLENBERGIA CAPILLARIS</i> 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL.	49
	<i>TECOMA X 'ORANGE JUBILEE'</i> ORANGE JUBILEE	5 GAL.	42
<b>GROUND COVER</b>			
	<i>LANTANA X 'NEW GOLD'</i> NEW GOLD LANTANA	1 GAL.	122
	<i>LANTANA MONTIVENDESIS</i> PURPLE TRAILING LANTANA	1 GAL.	67
<b>TURF</b>			
	<b>TURF GRASS</b> CYNODON DACTYLON 'MIDIRON' (SOD) HYBRID BERMUDA GRASS		5,770 S.F.
<b>TOP DRESSING</b>			
	<b>DECOMPOSED GRANITE</b> SIZE: 1/2" SCREENED COLOR: APACHE BROWN		21,735 S.F.
	<b>ANGULAR RIP RAP</b> SIZE: 3"-6" COLOR: PALOMINO GOLD		1,338 S.F.

### RETENTION

RETENTION BASINS CANNOT EXCEED 50% OF FRONTAGE  
FRONTAGE LENGTH = 300' L.F.  
L.F. OF RETENTION PROVIDED IN FRONTAGE = 140' L.F.  
140/300 = 46.7%

### KEYED NOTES

- C.X CIVIL
- C.1 NEW CURB, SEE PLANS BY CIVIL ENGINEER
- C.2 CONCRETE SIDEWALK, SEE CIVIL ENG. PLANS
- C.3 RAMP, SEE CIVIL ENG. PLANS
- C.4 STORM DRAIN PIPE, SEE CIVIL ENG. PLANS
- C.5 HEADWALL, SEE CIVIL ENG. PLANS
- C.6 DRYWELL, SEE CIVIL ENG. PLANS
- C.7 SCUPPER, SEE CIVIL ENG. PLANS
- L.X LANDSCAPE
- L.1 ENTRY MONUMENT, SEE DETAIL 1, SHEET L2
- L.2 RAMADA, SEE DETAIL 2, SHEET L2
- L.3 MAILBOX, SEE DETAIL 3, SHEET L2
- L.4 CONCRETE HEADER



VICINITY MAP  
PLAN N.T.S.

### LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE

### PROJECT TEAM

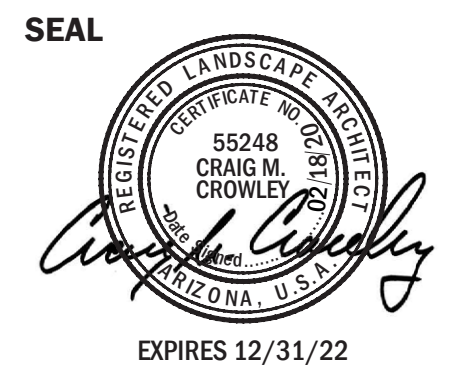
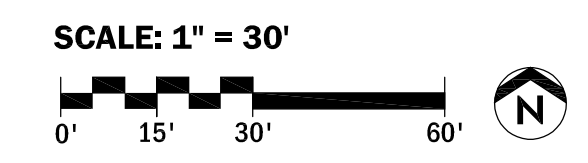
<b>OWNER / DEVELOPER</b> SCHOOLHOUSE SIGNAL BUTTE, LLC 19935 E. CHANDLER HEIGHTS RD. QUEEN CREEK, AZ 85296 PH: (480) 529.1054 CONTACT: RICHARD MOSS	<b>CIVIL ENGINEER</b> 3 ENGINEERING 6370 E. THOMAS ROAD, SUITE 200 SCOTTSDALE, AZ 85251 PH: (602) 334.4387 CONTACT: MATTHEW J. MANCINI, P.E. EMAIL: MATT@3ENGINEERING.COM	<b>LANDSCAPE ARCHITECT</b> THOMAS + CROWLEY LLC 126 E. CONSTITUTION COURT GILBERT, AZ 85296 P: (480) 878.4708 CONTACT: CRAIG CROWLEY, RLA EMAIL: CRAIG@THOMAS-CROWLEY.COM
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### SITE DATA

ZONING:	MF/L
SITE AREA:	3.44 AC GROSS 2.57 AC NET
TOTAL LOTS:	12
DENSITY:	2.57 DU/AC GROSS 4.67 DU/AC NET
OPEN SPACE REQUIRED:	.51 AC (20% OF NET)
OPEN SPACE PROVIDED:	.52 AC (15.12 % GROSS) (20.23 % NET)
ACTIVE OPEN SPACE REQUIRED:	.16 AC (30% OF O.S.)
ACTIVE OPEN SPACE PROVIDED:	.18 AC (34.6% OF O.S.)

### WALL LEGEND

KEY	SYMBOL	DESCRIPTION
A		PRIMARY THEME WALL
B		SECONDARY THEME WALL
C		VIEW WALL
D		EXISTING WALL, DO NOT DISTURB



# ORCHARD COVE

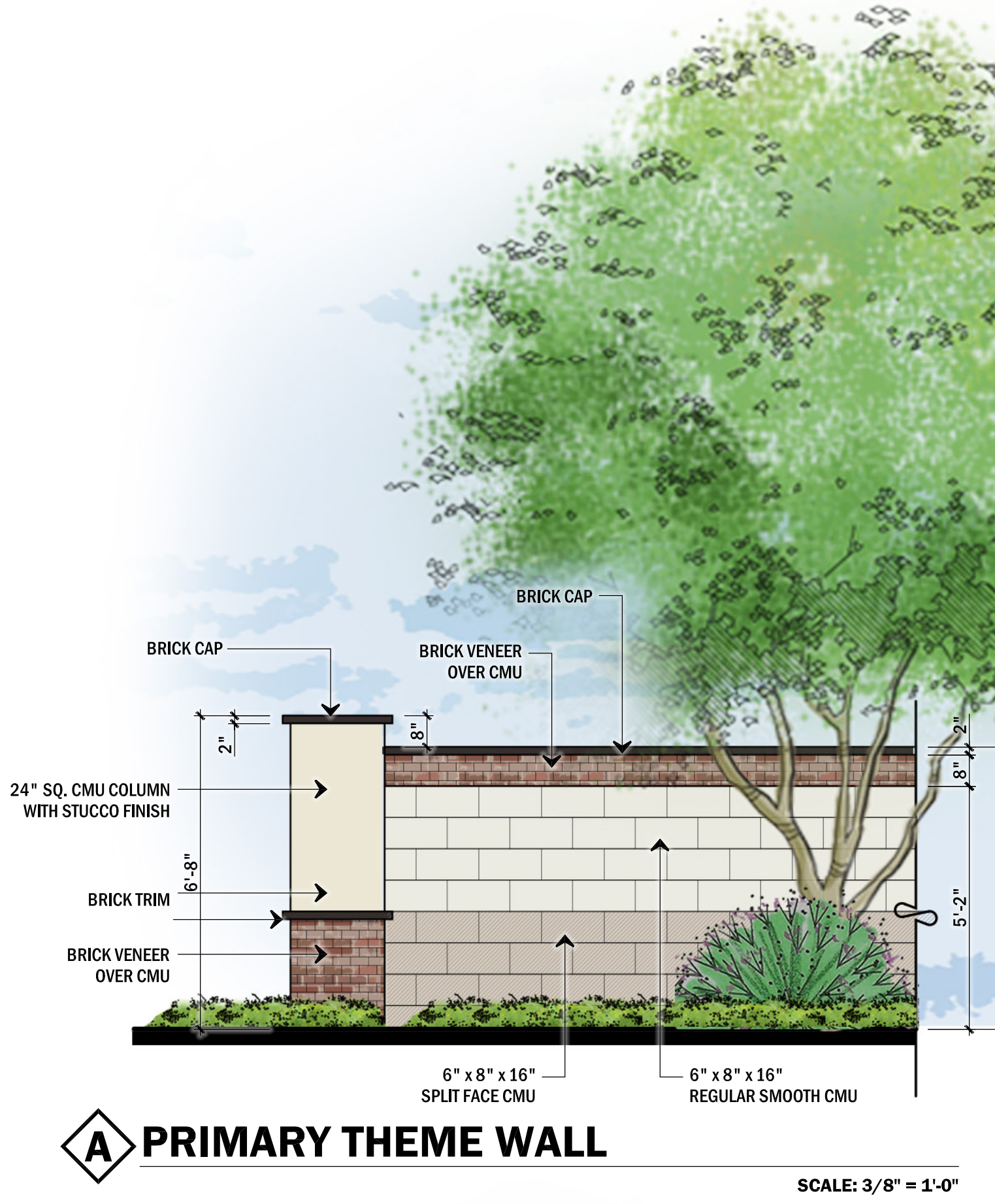
QUEEN CREEK, ARIZONA

EXHIBIT #

## PRELIMINARY LANDSCAPE PLAN / WALL PLAN

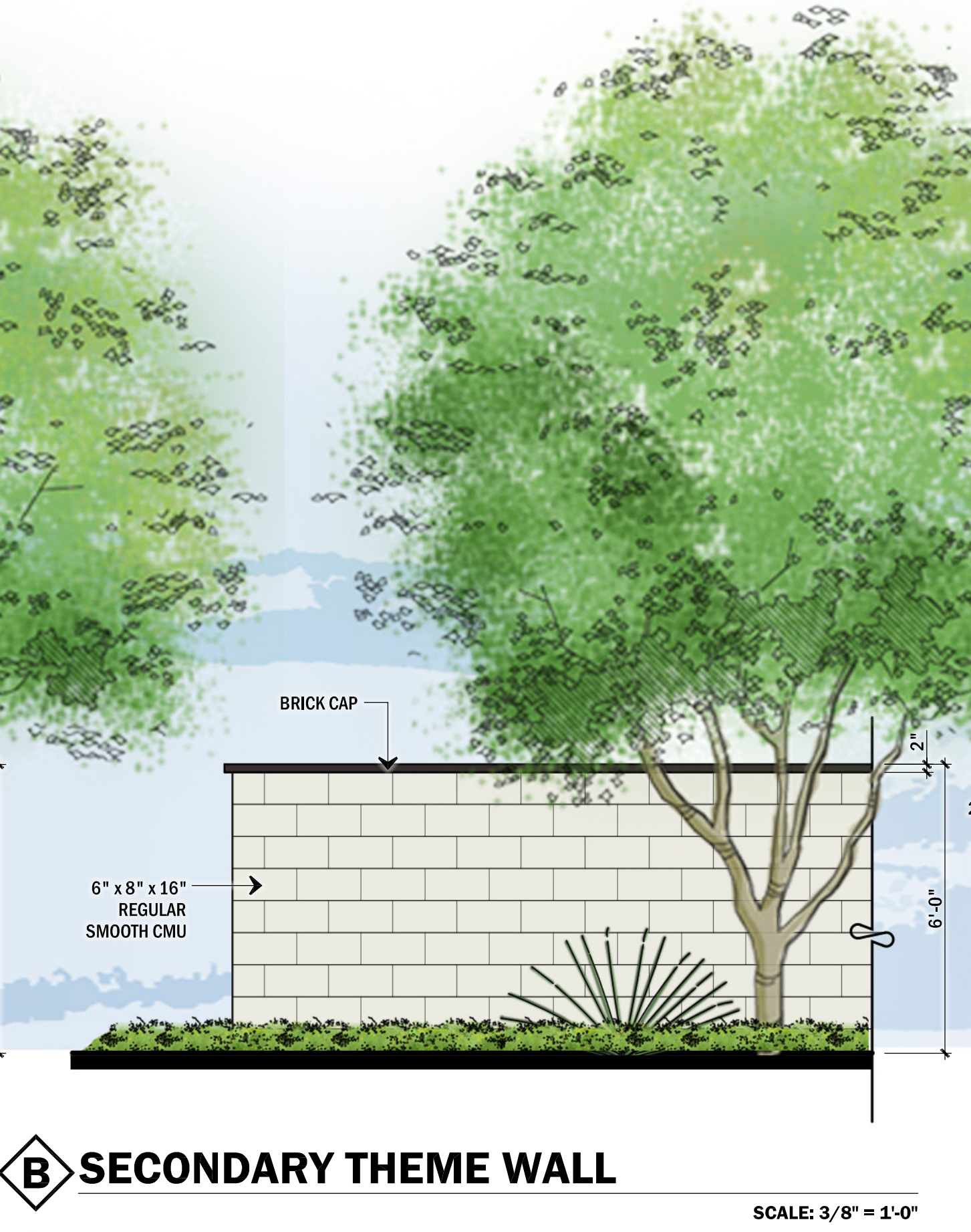
# L1

EXHIBIT #



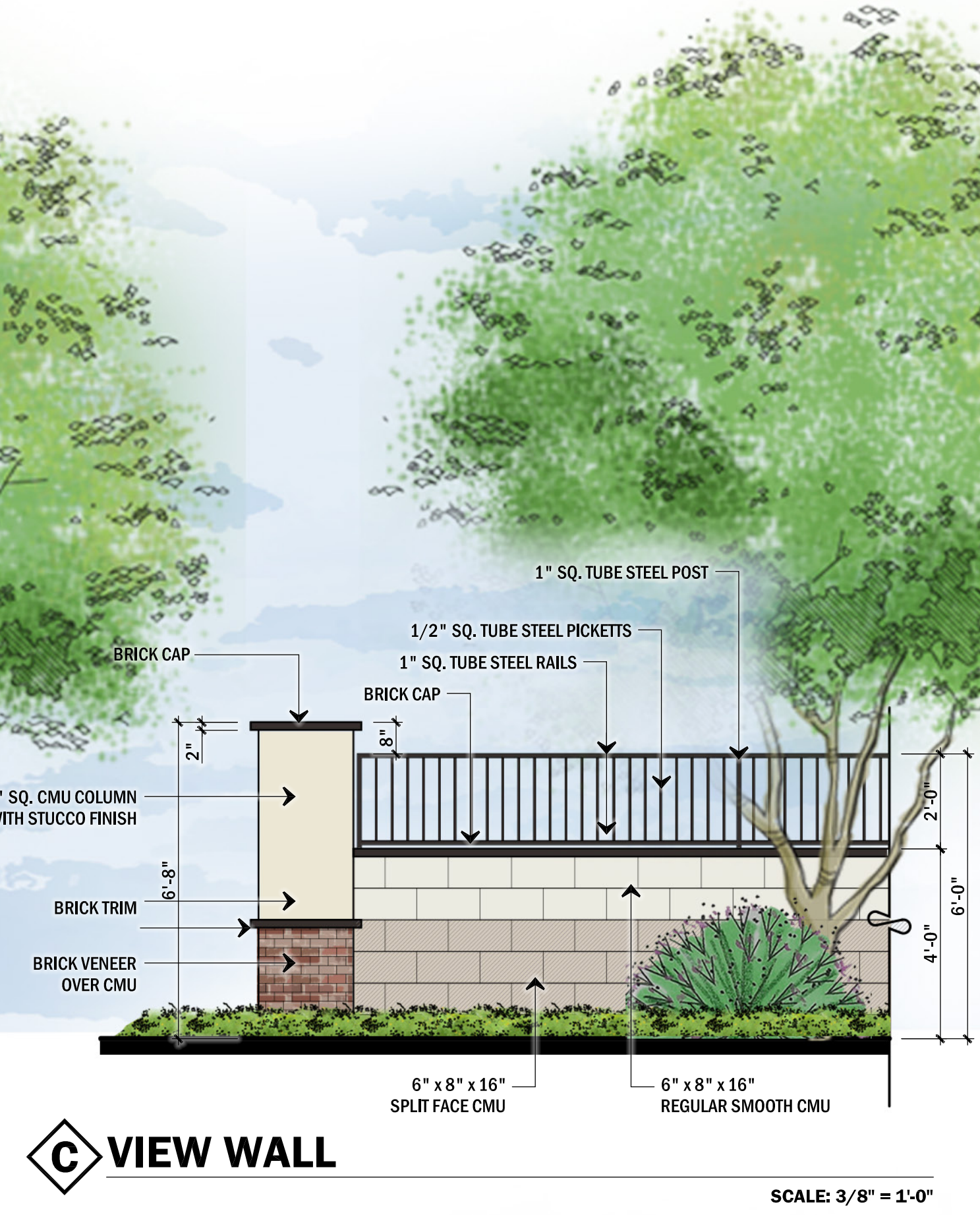
**A PRIMARY THEME WALL**

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



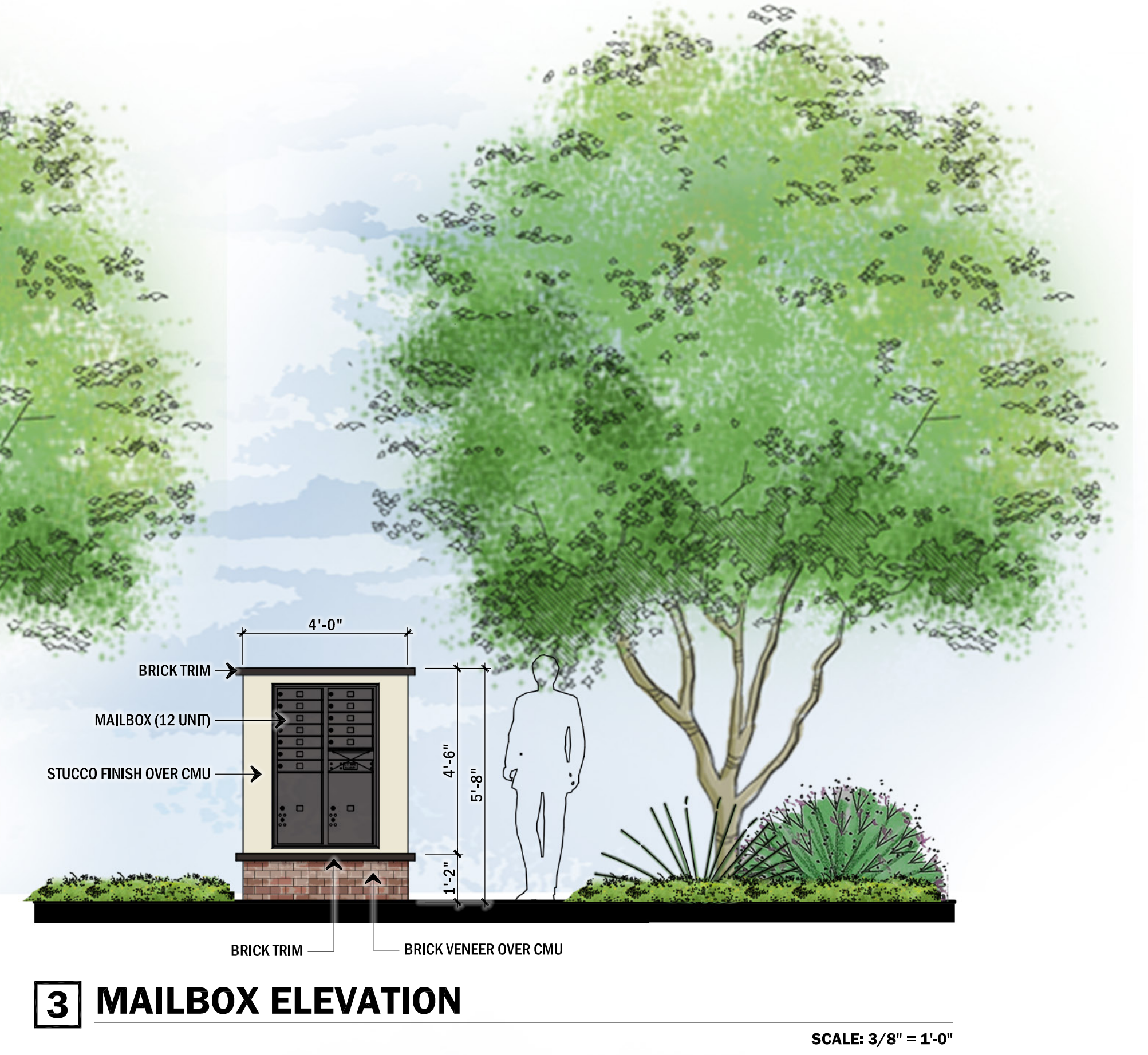
**B SECONDARY THEME WALL**

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



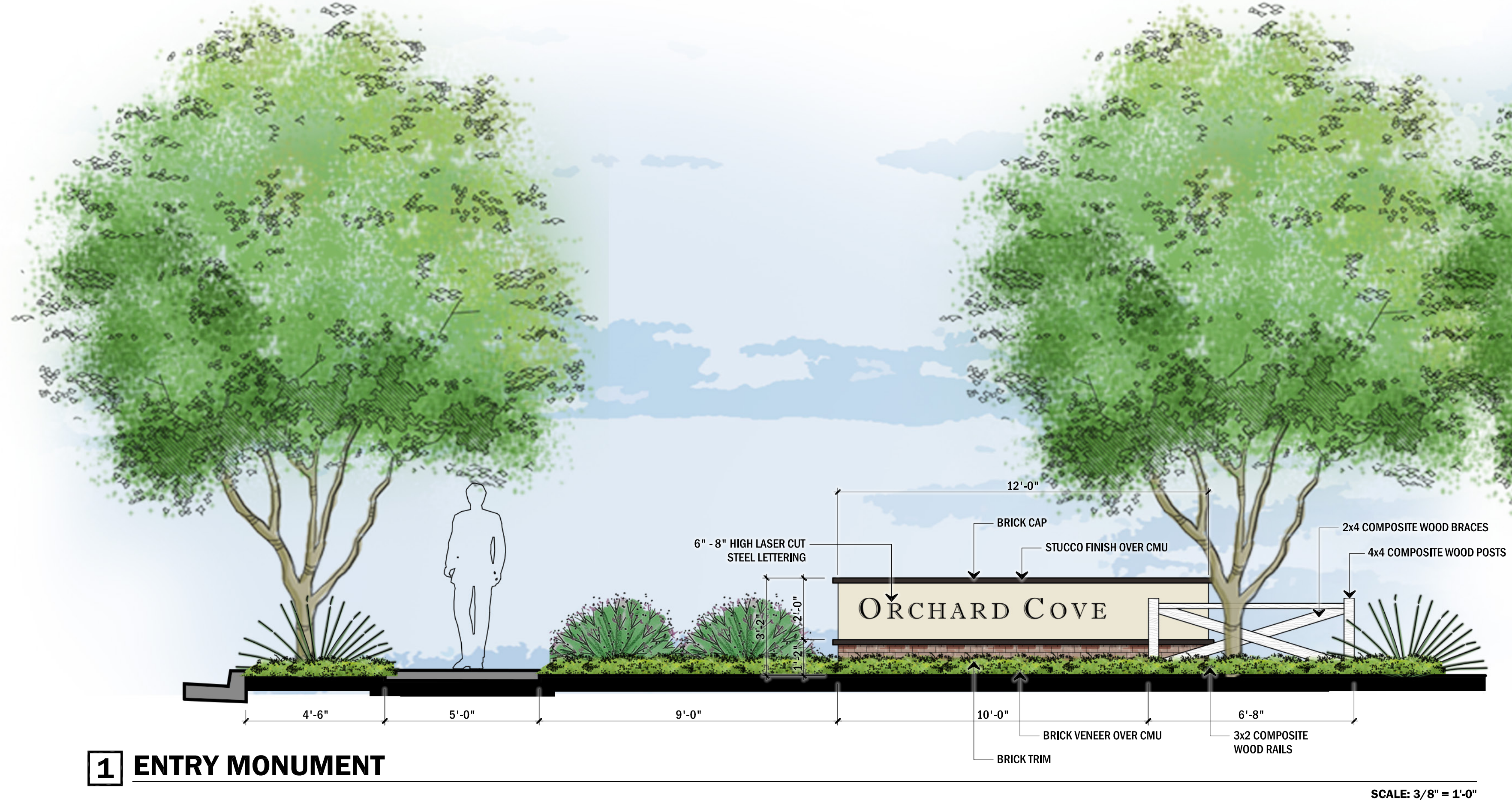
**C VIEW WALL**

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



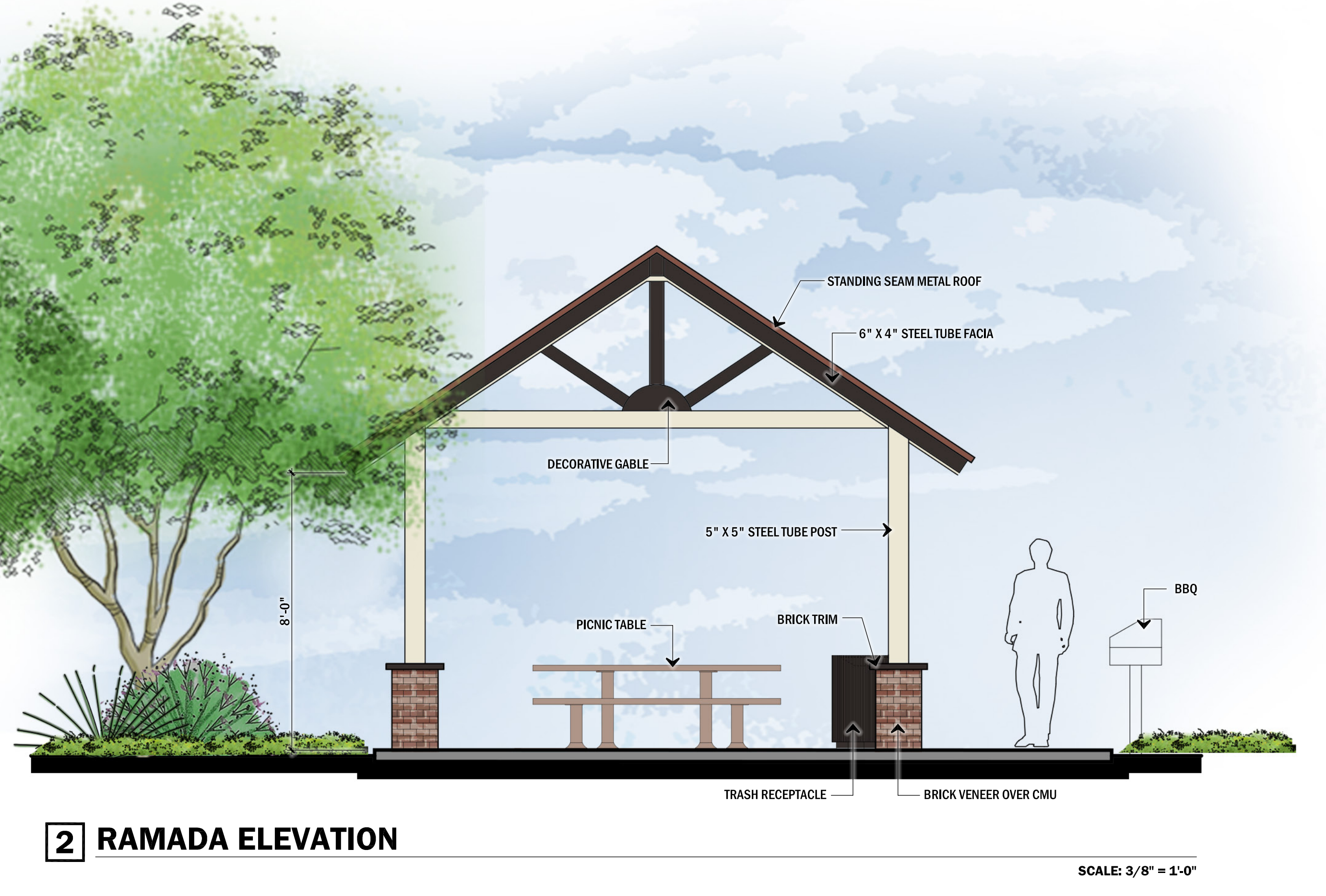
**3 MAILBOX ELEVATION**

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



**1 ENTRY MONUMENT**

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



**2 RAMADA ELEVATION**

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

## Orchard Cove Neighborhood Meeting Summary

December 10, 2019 at 6 pm

Queen Creek Community Chamber  
20727 Civic Parkway Queen Creek, AZ 85142

A PowerPoint presentation was prepared for use and Sean Lake (Attorney, Pew & Lake, PLC), Jon Gillespie (Attorney, Pew & Lake, PLC), Matt Mancini (Engineer, 3 Engineering), and Richard Moss (Ownership Group, Schoolhouse Signal Butte, LLC) were available to answer questions. Steven Ester (Planner, Town of Queen Creek) was also present and available to provide information on the project.

Around 6:10, Jeremy and Tiffani Benson arrived and asked questions about the project. The Benson's live near the site. After hearing about the project including lot size, setback, and density information, Jeremy expressed his support for the project. Tiffani was also supportive except she expressed reservations about the proposed side setbacks. She is in favor of a side setback which exceeds 5 feet.

The meeting was concluded at 6:30 pm.

Summary Prepared by Jon Gillespie on January 14, 2019