



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator
Christine Sheehy, Principal Planner

RE: Discussion and Possible Approval of P20-0060 Harvest Station Commercial Preliminary Plat, a request by Sean Lake (Pew & Lake) for approval of a 4-lot commercial plat on approximately 12.33 acres zoned C-2 (General Commercial) located at the southwest corner of Riggs and Gary Roads.

DATE: October 14, 2020

STAFF RECOMMENDATION

Staff recommends approval of case P20-0060 Harvest Station Commercial Preliminary Plat, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve case P20-0060 Harvest Station Commercial Preliminary Plat, subject to the Conditions of Approval outlined in this report.

SUMMARY

This proposal consists of a request by Sean Lake for approval of a new 4-lot commercial plat on approximately 12.33 acres zoned C-2 located at the southwest corner of Riggs and Gary Roads. On September 2, 2020, the Town Council approved the rezoning of this site from R1-5/PAD (Urban Residential District) to C-2 (General Commercial District) for a shopping center development.

HISTORY

Nov. 2, 2016: The Town annexed the property from Pinal County on Nov. 2, 2016 (Ordinance 618-16) and applied the equivalent zoning district Rural Estate District (R1-43 1 du/ac). The same day, the property was rezoned from R1-43 to R1-5/PAD (Ordinance 619-16).

April 18, 2018: The Town amended the R1-5/PAD Harvest Queen Creek Development Plan (Ordinance 658-18).

Sept. 2, 2020: The Town Council approved changing the subject site's zoning from R1-5/PAD to C-2 (Ordinance 737-20).

PROJECT INFORMATION

Project Name:	Harvest Station Commercial Preliminary Plat
Site Location:	Southwest corner of Riggs and Gary Roads
Current Zoning:	C-2 (General Commercial District)
General Plan Designation:	Neighborhood
Surrounding Zoning:	
North	Riggs Road, C-2
South	R1-5/PAD
East	Gary Road, HDR (High Density Residential)
West	R1-5/PAD
Gross Acreage:	14.50 acres
Net Acreage:	12.33 acres
Total Lots/Units:	N/A
Density:	N/A (gross) N/A (net)
Open Space Acreage:	Required – 15% (1.85 acres) Provided – 26% (3.20 acres)
Minimum Lot Area (Proposed):	N/A

DISCUSSION

This proposal consists of a request by Sean Lake for approval of a new 4-lot commercial preliminary plat on approximately 12.33 acres zoned C-2 located at the southwest corner of Riggs and Gary Roads. The four lots will provide for two anchor users flanked by shops on 6.88 acres, a future fuel station on 2.65 acres, shops on 2.65 acres and a pad with a drive-through on 1.92 acres. The proposed 4-lot development is consistent with the 2018 General Plan land use designation of Neighborhood. Each proposed lot meets all dimensional standards for the C-2 zoning district per the Zoning Ordinance.

The Applicant is requesting that the development phasing for Harvest Station be based on market conditions, as approved with the Rezoning Request. The development of individual phases will include site access, drainage and retention, utilities, right-of-way improvements, and common site work for that particular phase, all followed by the development of the buildings. Each phase will be required to stand alone in terms of complying with its percentage share of the proposed open space and landscape densities required by the C-2 development standards. Each project phase will provide for adequate access and circulation, drainage and retention, dust control facilities and open space.

Prior to permitting of each phase, final design will accommodate for the development of efficient infrastructure between phases. All South Specific Area Plan, Zoning Ordinance and Subdivision Standards have been met.

GENERAL ANALYSIS

General Plan Review: The current 2018 General Plan designation for this Property is “Neighborhood” that allows for a range of residential densities along with commercial service uses. The C-2 (General Commercial District) zoning is consistent with the Neighborhood designation on the General Plan.

Zoning Review: The current zoning designation of the property is C-2 (General Commercial District). The subject property was recently zoned C-2 on September 2, 2020. The project is in conformance with the standards set by the Zoning Ordinance. The Applicant is proposing a 4-lot, multi-phased subdivision containing two anchor users flanked by shops on 6.88 acres, a future fuel station on 2.65 acres, shops on 2.65 acres and a pad with a drive-through on 1.92 acres. The proposed project meets both the standards for the SSAP, Zoning Ordinance and Subdivision Standards.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the subject property is within the Town’s water and wastewater service areas. The Applicant has provided information regarding the project’s potential impact on public facilities. Staff’s review of those reports indicates that adequate public facilities will be provided by the project. The Town of Queen Creek will be the potable water and waste water service provider for the property.

Engineering Review: The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have been added to address development requirements for this project.

Landscape/Open Space Review: A total of 15% (1.85 acres) open space is required for the C-2 zoning district. A total of 26% (3.20 acres) is proposed. The landscape palette for the development includes palo verdes, red push pistache, fan-tex ash, desert willows and olive trees. Landscape buffers of 30 feet in depth are provided on the west and southern portions of the project adjacent to the single family homes. In some areas these buffers reach depths of 56 to 90 feet.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case (P20-0060) and all the provisions of the Zoning Ordinance applicable to this case.
2. The development shall meet all conditions of approval as provided in Ordinance 737-20.

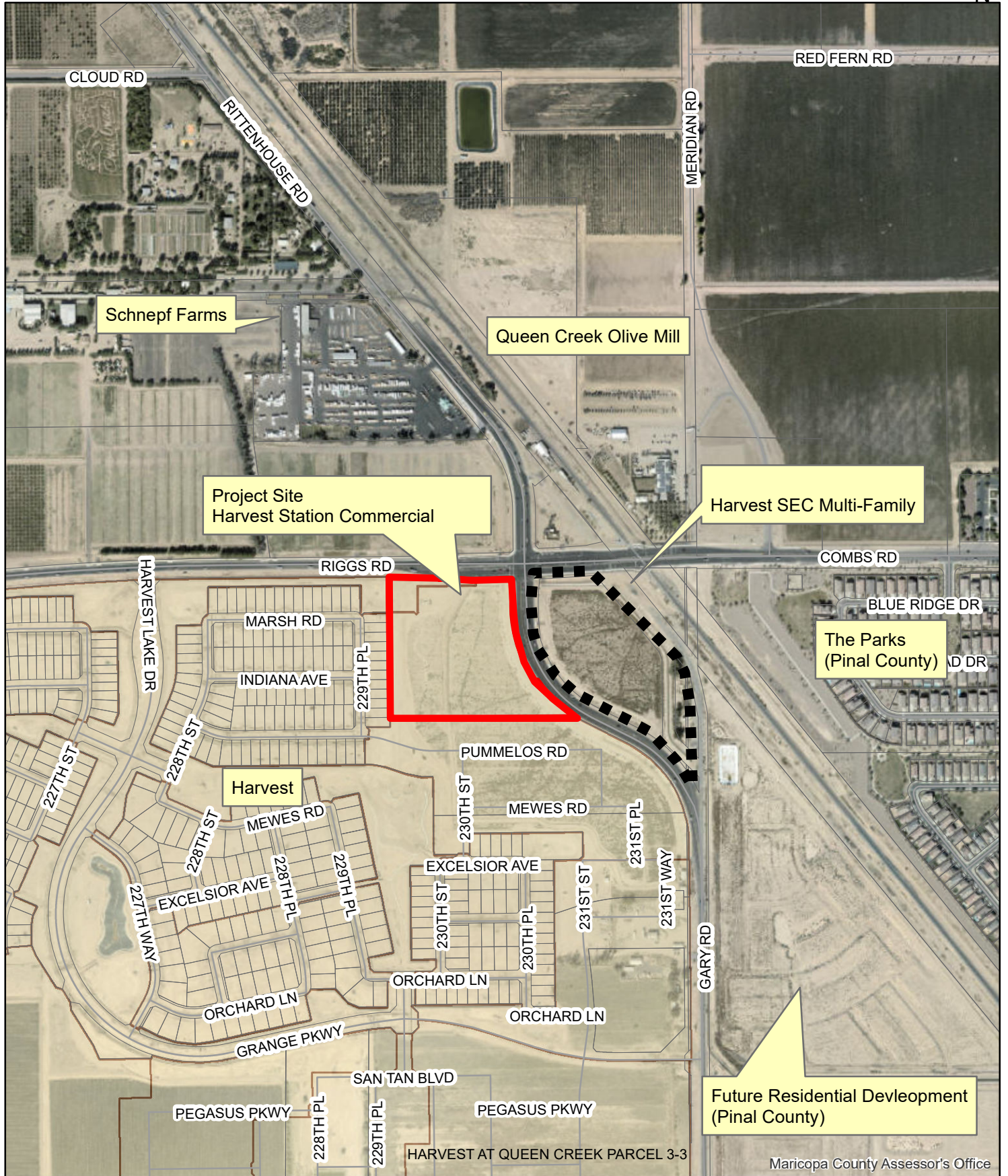
ATTACHMENTS

1. Harvest Station Aerial Exhibit
2. Harvest Station General Plan Exhibit
3. Harvest Station Zoning Map Exhibit
4. Harvest Station Preliminary Plat
5. Harvest Station Landscape Plan
6. Harvest Station Approved Site Plan

Project Name: Harvest Station Commercial Preliminary Plat Aerial Exhibit

Case Numbers: P20-0060 (Preliminary Plat)

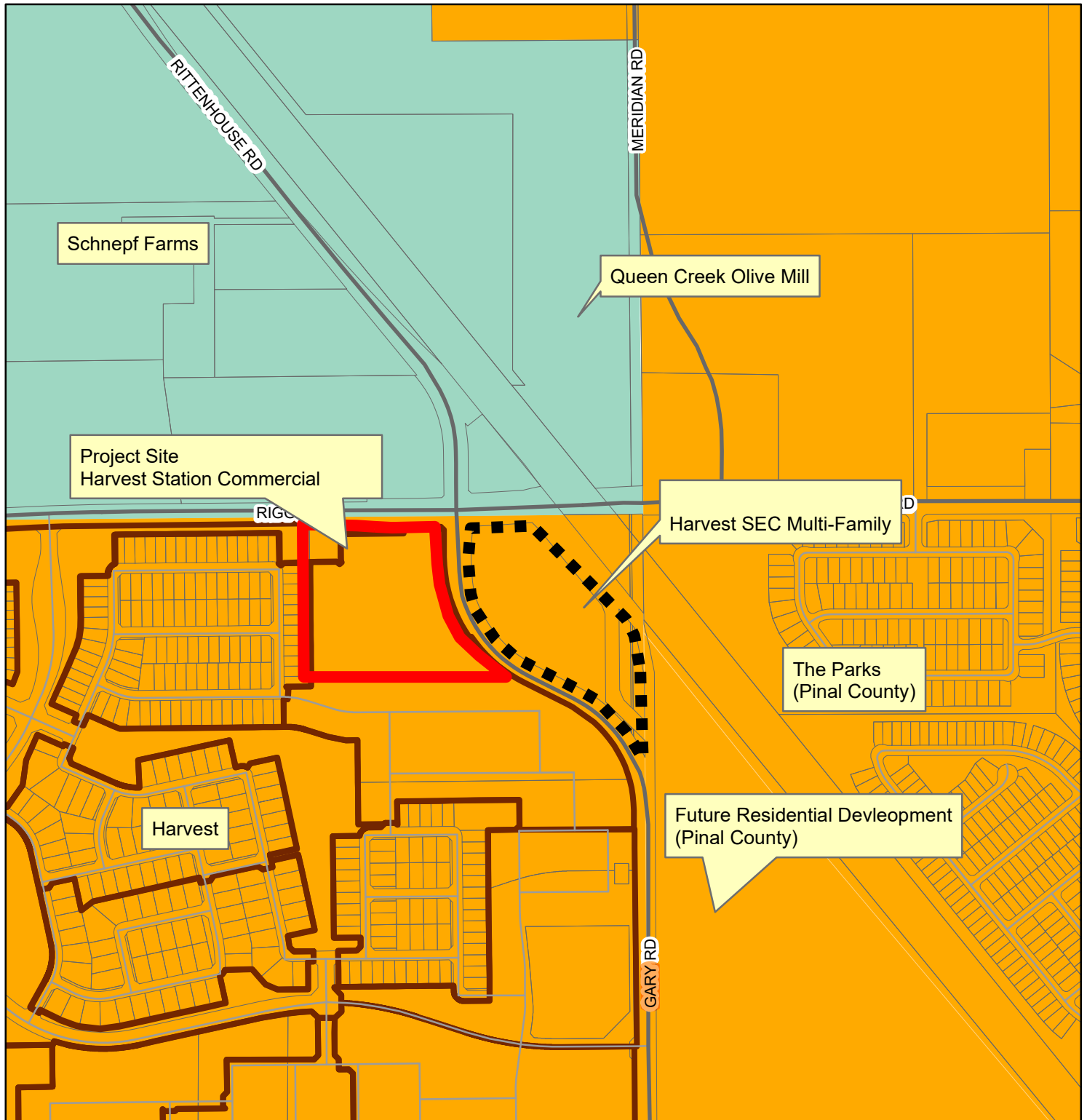
Hearing Date: October 14, 2020 (Planning Commission)



Project Name: Harvest Station Commercial Preliminary Plat General Plan Exhibit

Case Number: P20-0060 (Preliminary Plat)

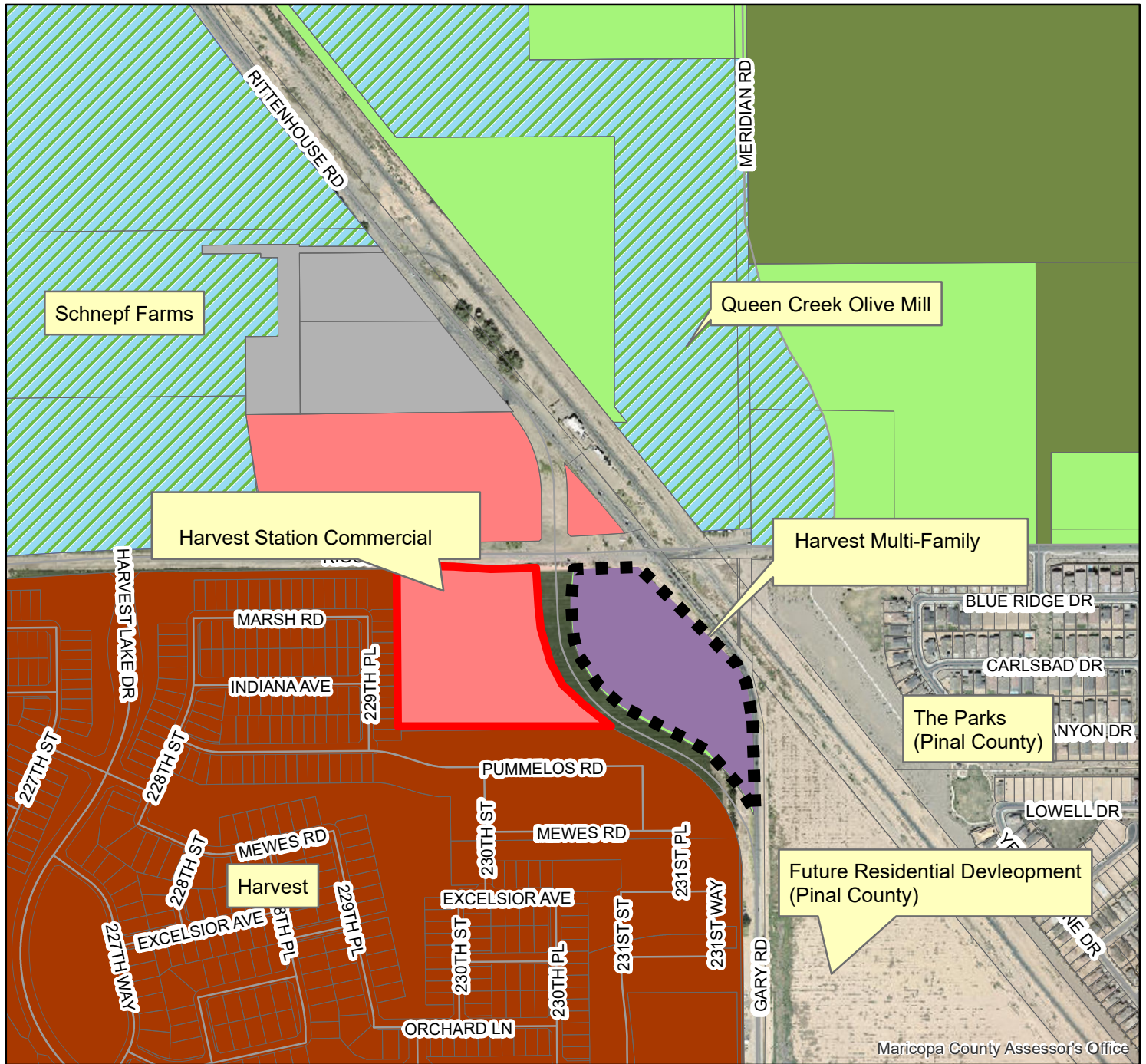
Hearing Date: October 14, 2020 (Planning Commission)



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: Harvest Station Commercial Preliminary Plat Zoning Exhibit
Case Number: P20-0060 (Preliminary Plat)
Hearing Date: October 14, 2020 (Planning Commission)

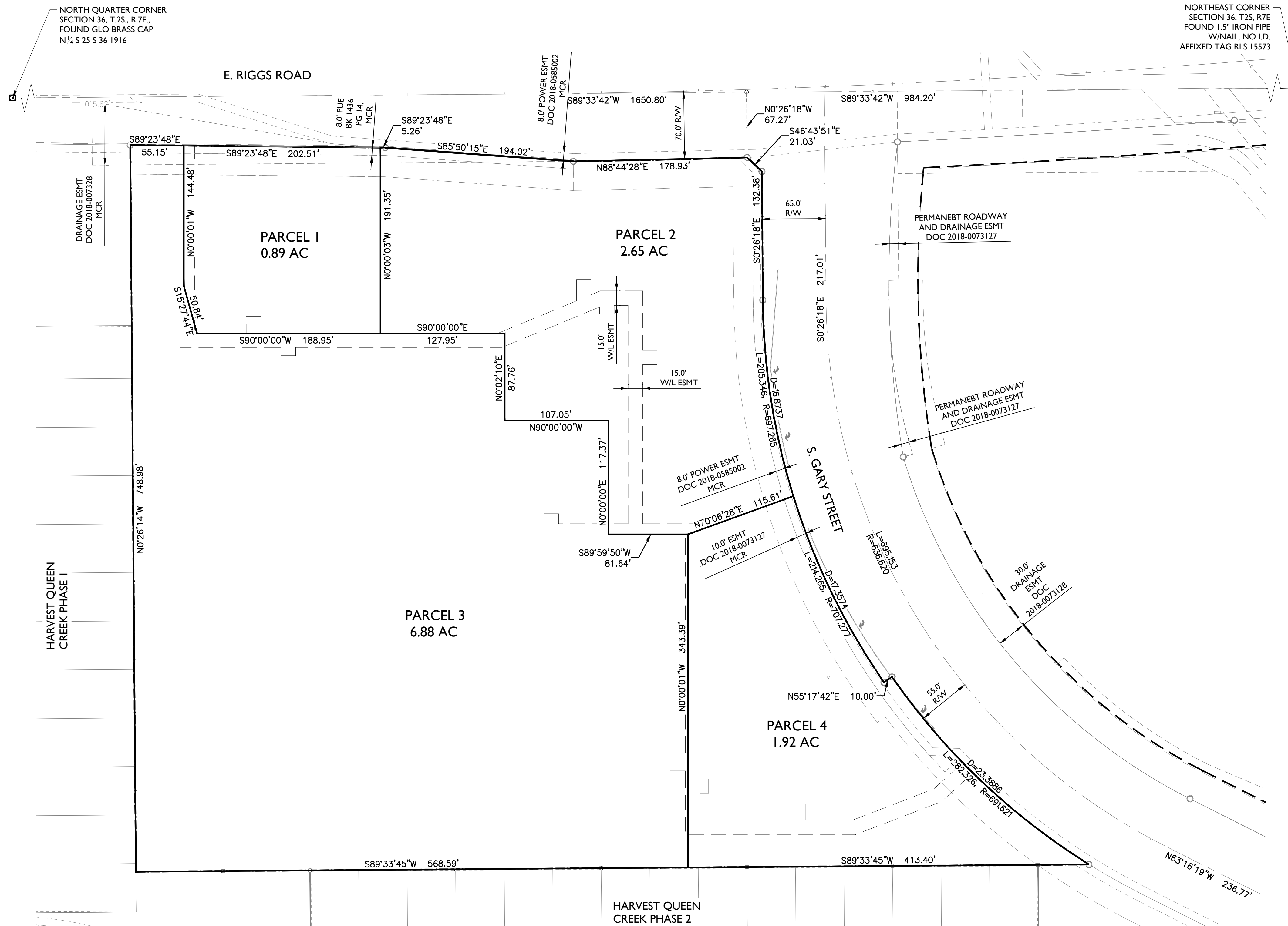
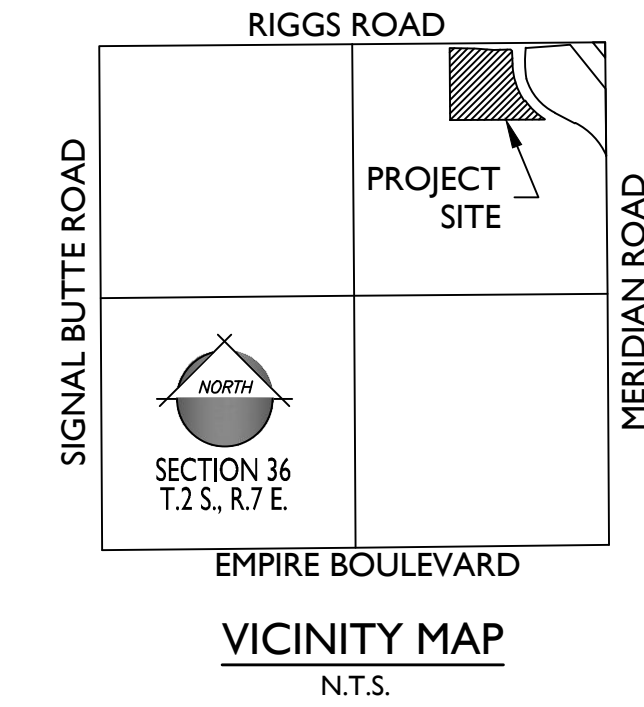


Zoning Districts

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

PRELIMINARY PLAT FOR HARVEST STATION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



PROJECT TEAM

DEVELOPER:
EISENBERG COMPANY
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016
TEL: (602)-468-6133
CELL: (602)-708-3137
CONTACT: JASON R. EISENBERG
JASON@EISENBERGCOMPANY.COM

**PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER
dan.auxier@epsgruoinc.com

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 7 EAST GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID BEARING BEING NORTH 89 DEGREES 33 MINUTES 42 SECONDS EAST, AS SHOWN ON ALTA SURVEY RECORDED IN BOOK 793 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS.

FLOOD ZONE INFORMATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP #4013C3155 L, DATED OCT. 16 2013. ZONE X IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK

2-1/2" GLO BC STAMPED "T2S R7E 1/4 S25/S36 1916" AT NORTH QUARTER CORNER OF SECTION 36.
ELEV. = 1448.77 NAVD 88

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN 1.5-INCH IRON PIPE WITH TAG RLS 15573 AT THE NORTHEAST CORNER OF SAID SECTION 36, FROM WHICH A GENERAL LAND MANAGEMENT (GLO) BRASS CAP AT THE NORTH QUARTER CORNER OF SAID SECTION 36, BEARS SOUTH 89 DEGREES 33 MINUTES 42 SECONDS WEST AT A DISTANCE OF 2,635.00 FEET AS SHOWN ON THE MASTER PLAT OF "HARVEST QUEEN CREEK - PHASE 1", RECORDED IN BOOK 1436, PAGE 14 OF MARICOPA COUNTY RECORDS;

THENCE SOUTH 89 DEGREES 33 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, 1619.39 FEET;

THENCE SOUTH 0 DEGREES 26 MINUTES 18 SECONDS EAST, 49.49 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT F OF SAID MASTER PLAT OF "HARVEST QUEEN CREEK - PHASE 1" SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 23 MINUTES 48 SECONDS EAST ALONG SAID NORTHERLY LINE, 262.92 FEET;

THENCE SOUTH 85 DEGREES 50 MINUTES 15 SECONDS EAST, ALONG SAID NORTHERLY LINE, 193.86 FEET TO A POINT ON A NON-TANGENT CURVE, CONVEX NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 46 MINUTES 35 SECONDS WEST A DISTANCE OF 10070.00 FEET SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID TRACT F;

THENCE EASTERLY 179.30 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST RIGGS ROAD AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1 DEGREE 01 MINUTES 13 SECONDS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH GARY ROAD;

THENCE ON A NON-TANGENT LINE SOUTH 46 DEGREES 08 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 20.95 FEET;

THENCE SOUTH 0 DEGREES 26 MINUTES 18 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 132.38 FEET TO THE BEGINNING OF A CURVE, CONVEX NORTHEAST, HAVING A RADIUS OF 701.62 FEET;

THENCE SOUTHEASTERLY, 419.62 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34 DEGREES 16 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 55 DEGREES 17 MINUTES 42 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONVEX NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 55 DEGREES 17 MINUTES 42 SECONDS EAST A DISTANCE OF 691.62 FEET;

THENCE SOUTHEASTERLY, 282.33 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23 DEGREES 23 MINUTES 19 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 89 DEGREES 33 MINUTES 45 SECONDS WEST, 981.99 FEET TO A POINT ON THE EAST LINE OF PARCEL 1-4 AS SHOWN ON SAID MASTER PLAT OF "HARVEST QUEEN CREEK - PHASE 1";

THENCE NORTH 0 DEGREES 26 MINUTES 15 SECONDS WEST, ALONG SAID EAST LINE AND ITS NORTHERLY PROLONGATION, 748.98 FEET TO THE POINT OF BEGINNING.

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

EPS GROUP

Harvest Station
Queen Creek, Arizona

Preliminary Plat

Project:

Revisions:

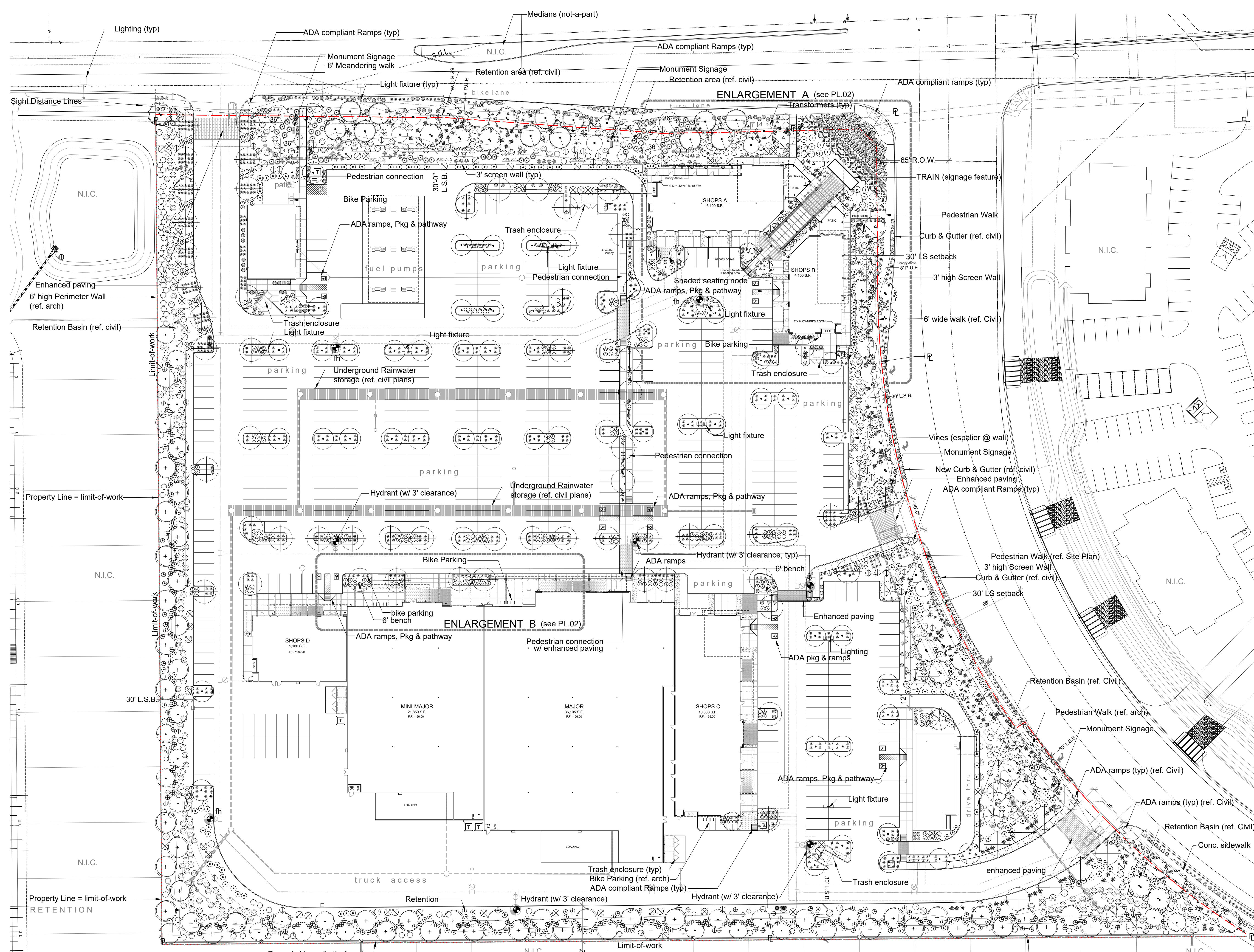
Call at attention that drawing days before you begin construction.

ARIZONA
Professional Engineer
Daniel B. Auxier
No. 50291
Exp. 12/31/2021

Job No.
19-0845

PP01

Sheet No.
1
of **1**



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

TREES	U.O.N (UNLESS OTHERWISE NOTED)	SIZE	QTY
Cercidium 'Hybrid' Desert Museum	36" Box standard	7	
Desert Museum Palo Verde			
Pistache Hybrid 'Red Push' Red Push Pistache Hybrid	36" Box	73	
Chilopsis linearis "Bubba" Bubba Desert Willow	24" Box	51	
Fraxinus velutina 'Fan-Tex' Fan-Tex Ash	36" Box	26	
Acacia salacina Willow Acacia	24" Box standard	50	
Acacia anuera Mulga Tree	24" Box 36" Box standard	8 5	
Olea Europaea 'Wilsonii' Wilson Olive	36" Box high breaking, multi	4	
Quercus virginiana "Heritage" Heritage Live Oak	24" Box	30	
Caesalpinia Mexicana Mexican Bird of Paradise	24" Box multi	8	
Sophora secundiflora Texas Mountain Laurel	24" Box standard	12	
Fouquieria splendens Ocotillo	10' - 8 cane min.	39	
SHRUBS & VINES			
Agave americana 'Variegata' Variegated Century plant	5 Gallon	67	
Hesperaloe parviflora 'Brakelights' Brakelights@ Red Yucca	5 Gallon	899	
Dasyliion wheeleri Desert Spoon	5 Gallon	48	
Dasyliion longissimum Mexican Grass Tree	5 Gallon	68	
Bougainvillea San Diego Red Bush Bougainvillea	5 Gallon	17	
Pyracantha fortuneana Pyracantha (espallier to living screen wall)	5 Gallon	33	
Leucophyllum 'Compacta' Compact Sage	5 Gallon	233	
Muhlenbergia sp 'Nashville' Nashville	5 Gallon	259	
Nerium Oleander 'Petite Pink' Dwarf Pink Oleander	5 Gallon	122	
Caesalpinia mexicana Mexican Bird Of Paradise	5 Gallon	80	
Tecoma stans 'Orange Jubilee' Orange Jubilee	5 Gallon	77	
Eremophila hygrophana Blue Bells Emu	5 Gallon	374	
Dodonaea viscosa Green Hop Bush	5 Gallon	129	
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon	29	
Eremophila maculata 'Valentine' Emu Bush	5 Gallon	41	
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 Gallon	65	
GROUNDCOVER			
Lantana montevidensis Purple / Gold Lantana	1 Gallon	466	
Acacia Redolens Desert Carpet @ Prostrate	50/50 mix 1 Gallon	298	
Rosmarinus officinalis 'prostratum' Prostrate Trailing Rosemary	1 Gallon	69	
Callistemon viminalis 'Little John' Dwarf Bottlebrush	5 Gallon @ Corner features	29	
Boulders Surface Select Bury 1/3 See Detail	3'x3'x3' 2,000 lbs. min		
D.G.: 1/2" Select 'Caramel' Submit sample to L.A.	4'x4'x4' 4,000 lbs. min		
D.G.: 1/4" Minus 'Caramel' Submit sample to L.A. on Pads	2" min depth in all Landscape areas		
Rip-Rap: 1"-4" screened 'Vulcan Black' Submit sample to L.A.	1" min depth in all Landscape areas		
	3" min depth in all Landscape areas		

- ### GENERAL LANDSCAPE NOTES:
- Tree calipers for standard (single) trunk trees shall be measured at the widest point within the first four (4) to six (6) inches above the soil line, for trees with four (4) inch caliper and less; and six (6) to twelve (12) inches for trees greater than four (4) inch caliper. Tree caliper for multi-trunk trees shall be measured at the widest point within the first six (6) inches above origination point of the second largest trunk or six (6) inches above ground if all trunks originate from the soil. Caliper of multiple trunk trees shall be determined by taking the average caliper of its two (2) largest trunks.
 - Tree cal and ht shall govern over any other planting size information provided on the dwgs. Trees specified by container sizes only will not be accepted.
 - The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-Way. All landscaping shall be maintained as approved on the the Landscape Maintenance Schedule (see attached).
 - A three (3) foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.
 - Plantings within any site visibility easement shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within any sight visibility easement shall be no taller than two (2) feet at full growth.
 - The city approves these plans for concept only and accepts no liability for errors or omissions.

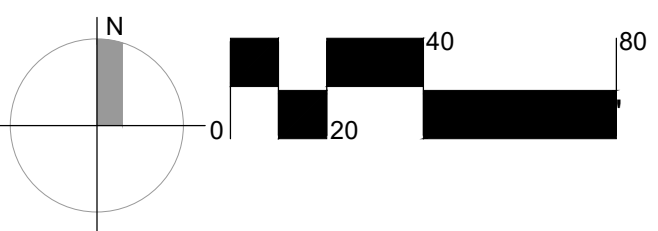
Eisenberg Company
Full service commercial real estate



HARVEST STATION

SWC Riggs Road & Gary Road
Proposed Neighborhood Shopping Center
Queen Creek, Arizona

PRELIMINARY LANDSCAPE
SCALE: 1" = 40'

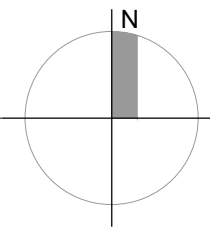


PL.01 sheet 1 of 2



ENLARGEMENT B THE MAJORS

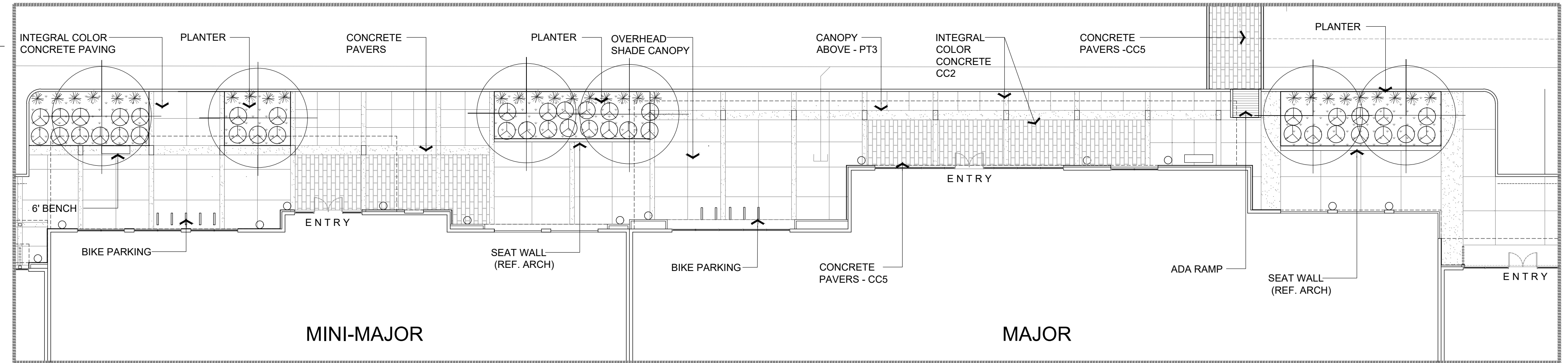
1/16 SCALE



TRASH RECEPTACLE
26" L x 21" W x 38" H Steel Bench
by TreeTop Products - Helena Bench
SKU: 4214114 (refer to Arch. Site Plan)

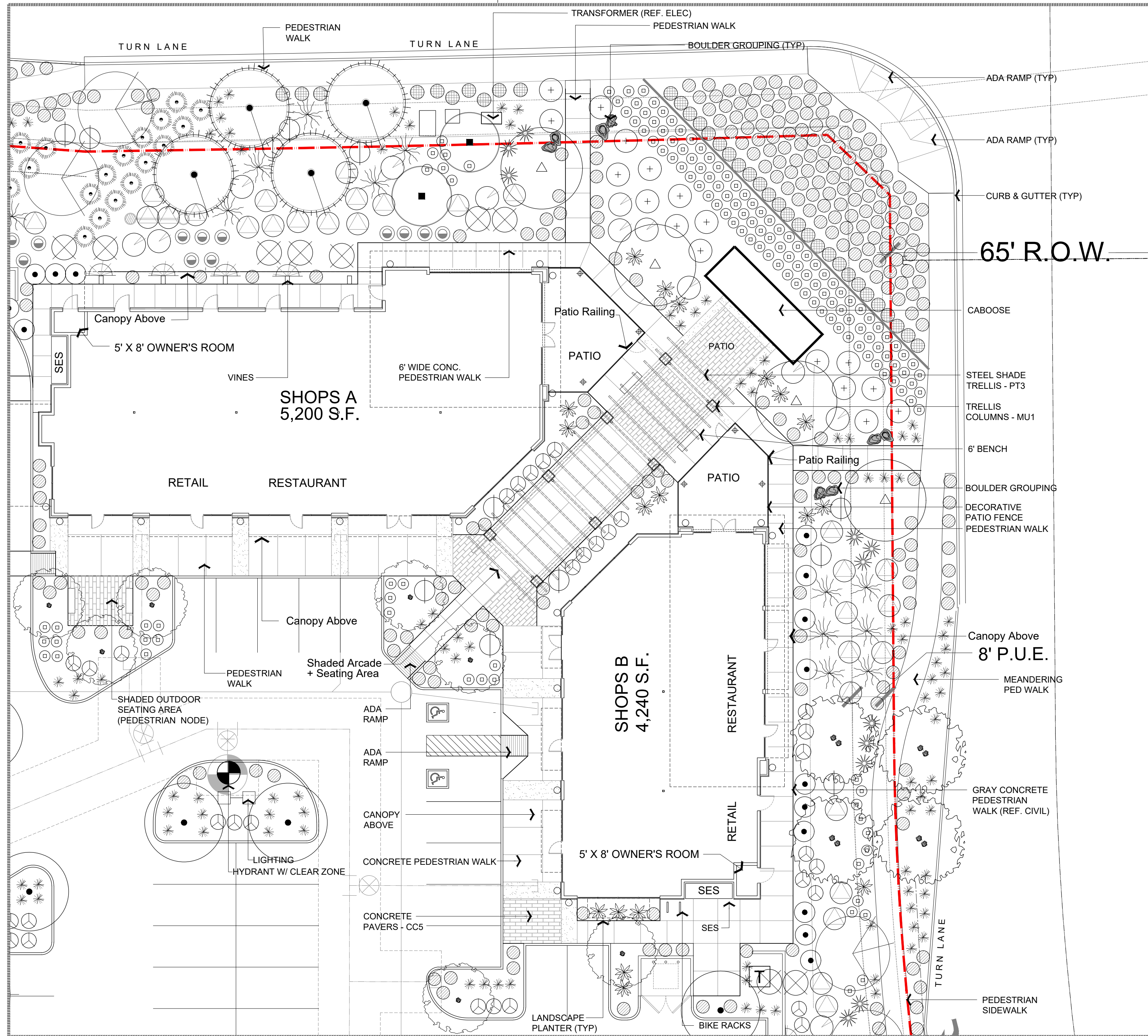
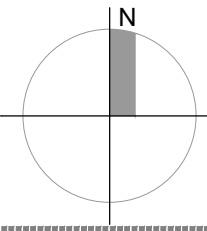


6' BENCH
70" L x 18" W x 19" H Steel Bench
by TreeTop Products - Helena Bench
SKU: 2214116 (refer to Arch. Site Plan)



ENLARGEMENT A THE SHOPS

1/16 SCALE



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS U.O.N. (UNLESS OTHERWISE NOTED)

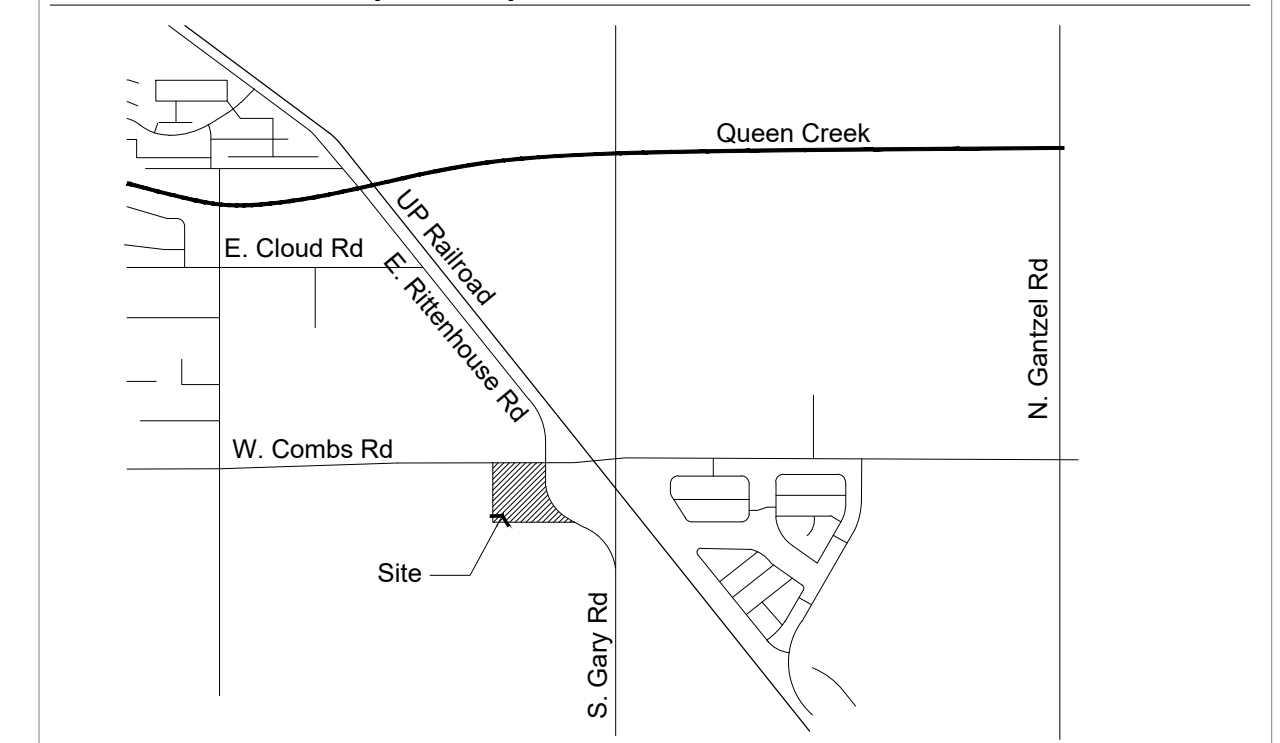
TREES	SIZE
Cercidium 'Hybrid' Desert Museum	36" Box standard
Desert Museum Palo Verde	36" Box standard
Pistache Hybrid 'Red Push' Red Push Pistache Hybrid	36" Box
Chilopsis linearis 'Bubba' Bubba Desert Willow	24" Box
Fraxinus velutina 'Fan-Tex' Fan-Tex Ash	36" Box
Acacia salacina Willow Acacia	24" Box standard
Acacia anuera Mulga Tree	24" Box 36" Box standard
Olea Europaea 'Wilsonii' Wilson Olive	36" Box high breaking, multi
Quercus virginiana 'Heritage' Heritage Live Oak	24" Box
Caesalpinia Mexicana Mexican Bird of Paradise	24" Box multi
Sophora secundiflora Texas Mountain Laurel	24" Box standard
Fouquieria splendens Ocotillo	10' - 8 cane min.
SHRUBS & VINES	SIZE
Agave americana 'Variegata' Variegated Century plant	5 Gallon
Hesperaloe parviflora 'Brakelights' Brakelights® Red Yucca	5 Gallon
Dasylium longissimum Desert Spoon	5 Gallon
Dasylium longissimum Mexican Grass Tree	5 Gallon
Bougainvillea San Diego Red Bush Bougainvillea	5 Gallon
Pyracantha fortuneana Pyracantha (espallier to living screen wall)	5 Gallon
Leucophyllum 'Compacta' Compact Sage	5 Gallon
Muhlenbergia sp 'Nashville' Nashville	5 Gallon
Nerium Oleander 'Petite Pink' Dwarf Pink Oleander	5 Gallon
Caesalpinia mexicana Mexican Bird Of Paradise	5 Gallon
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Eremophila hygrophana Blue Bells Emu	5 Gallon
Dodonaea viscosa Green Hop Bush	5 Gallon
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
Eremophila maculata 'Valentine' Emu Bush	5 Gallon
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 Gallon
GROUNDCOVER	SIZE
Lantana montevidensis Purple / Gold Lantana	1 Gallon 50/50 mix
Acacia Redolens Desert Carpet @ Prostrate	1 Gallon
Rosmarinus officinalis 'prostratum' Prostrate Trailing Rosemary	1 Gallon @ Corner features
Callistemon viminalis 'Little John' Dwarf Bottlebrush	5 Gallon
Boulders Surface Select Bury 1/3 See Detail	3'x3'x3' 2,000 lbs. min
D.G.: 1/2" Select 'Caramel' Submit sample to L.A.	4'x4'x4' 4,000 lbs. min 2" min depth in all Landscape areas

PROJECT DATA

Existing Zoning:	R1-5 PAD
Proposed Zoning:	C-2
Gross Site Area:	+/- 631,454 SF (14.50 AC.)
Net Site Area:	+/- 537,274 SF (12.33 AC.)
Gross Building Area:	87,235 S.F.
Building Coverage:	16.2%
Floor Area Ratio: Allowed in C-2:	0.6
Proposed:	0.14
Landscape Area: Requ.: 15% (80,591 SF)	Prov.: 26% (139,225 SF)
Total Parking Required:	430 Spaces
Parking Provided:	437 Spaces
ADA Parking: Required: 9 spaces	Provided: 14 spaces
Bicycle Parking: Required: 36 spaces	Provided: 36 spaces (18 Racks)

Owner/Developer EVT Riggs Gary Investments LLC 2710 E. Camelback Rd, Suite 210 Phoenix, Arizona 85016 Contact: Jason Eisenberg E: jason@eisenbergcompany.com P: (602) 468-6100	Civil Engineer EPS Group 1130 N. Alma School Rd Suite 120 Mesa, Arizona 85201 Contact: Daniel Auxier E: dan.auxier@epsgruoinc.com P: (480) 352-3431
Architect Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Tatiana Valdivia E: tvaldivia@butlerdesigngroup.com P: (602) 218-4781	Landscape Architect Laskin & Associates, Inc. 67 E. Weldon Avenue, Suite 230 Phoenix, Arizona 85012 Contact: Hans Stoll E: hans@laskindesign.com P: (602) 840-7771

VICINITY MAP (N.T.S.)



BUILDING FOUNDATION PLANTING & IRRIGATION NOTE:

- Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'.
- NO irrigated plant materials are to be planted in the first 3' next to Building. Between 3' and 5', only landscape materials that can be irrigated with a MAXIMUM of 1 GPH. NO emitters are to be located between the Buildings and the Plant material. Any Plant Material requiring greater than 1 GPH irrigation, including turf and annuals, shall be at least 5' from outside of face of building.
- ALL irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to Building.
- NO large trees are to be planted within a minimum of 10' from Buildings. Small patio trees with canopies of 10' or less may be planted at least 5 feet away from Buildings. Tree roots are to be discouraged to grow under Building Foundations.

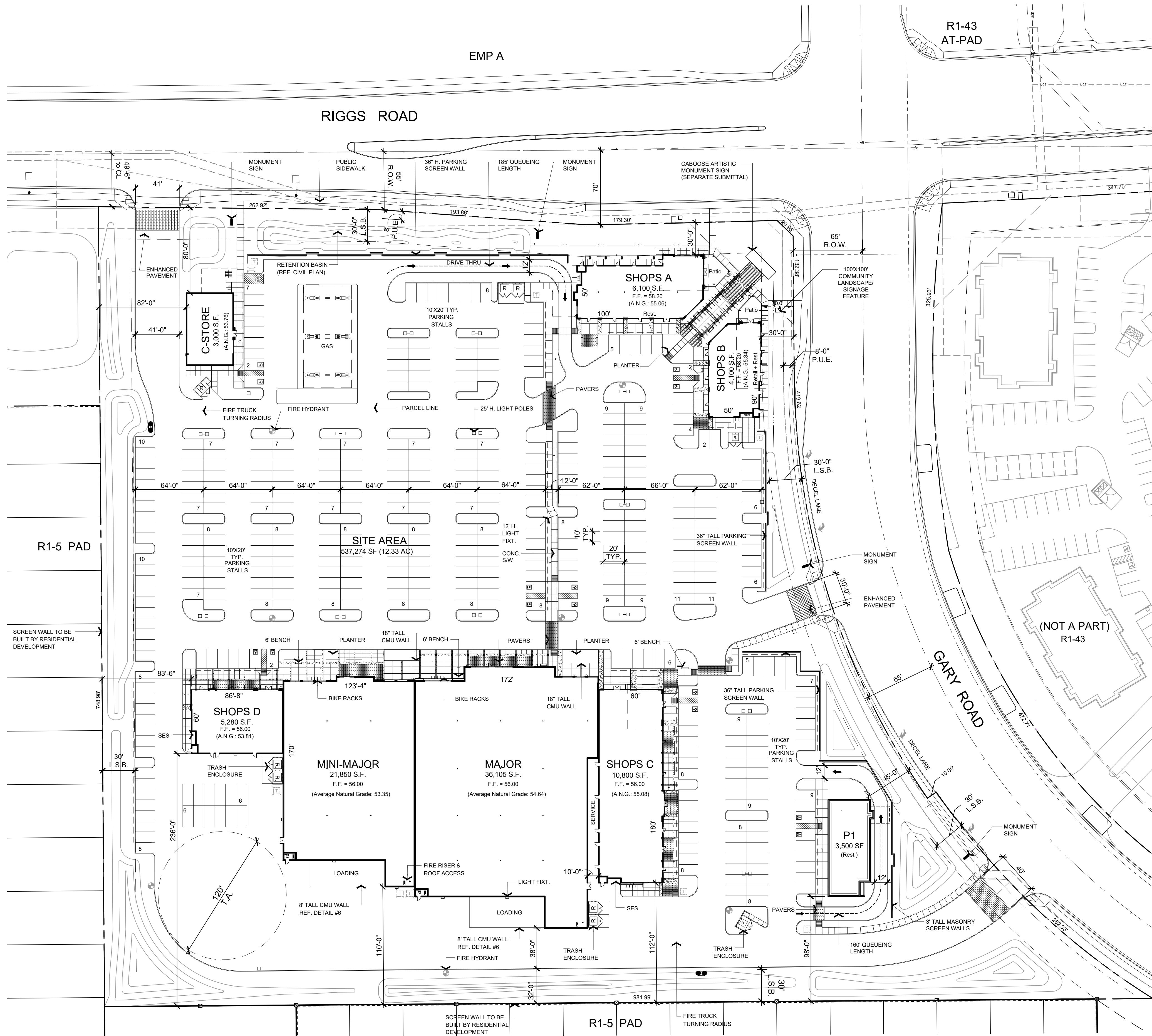


HARVEST STATION

SWC Riggs Road & Gary Road
Proposed Neighborhood Shopping Center
Queen Creek, Arizona

PL.02 sheet 2 of 2





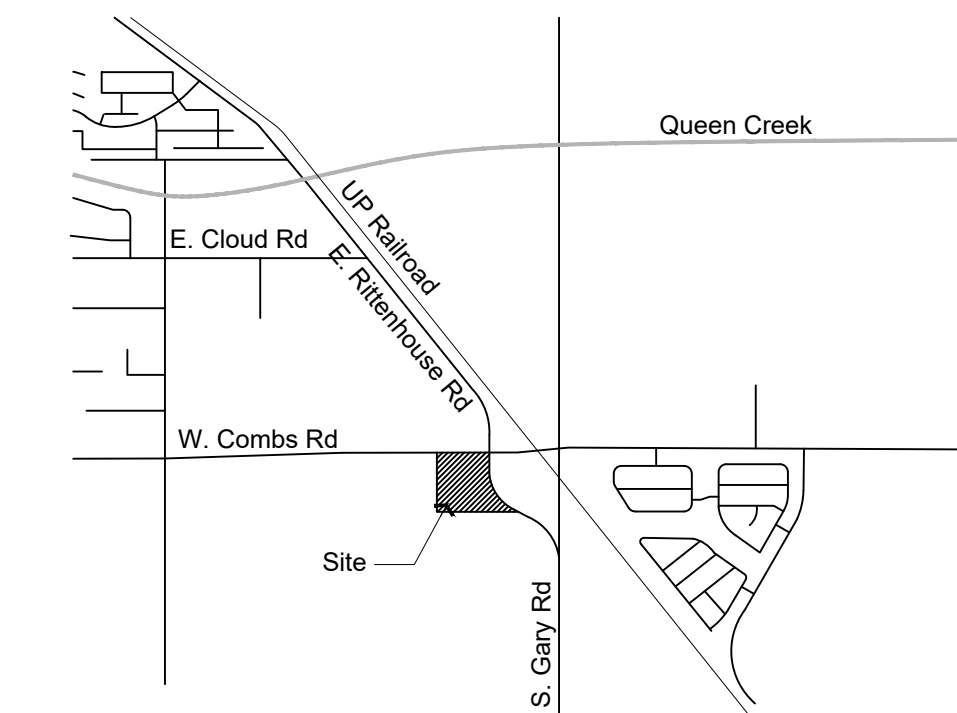
Site Data

Existing Zoning:	R1-5 PAD
Proposed Zoning:	C-2
Gross Site Area:	+/- 631,454 SF (14.50 AC.)
Net Site Area:	+/- 537,274 SF (12.33 AC.)
Gross Building Area:	87,235 S.F.
Building Coverage:	16.2%
Floor Area Ratio:	Allowed in C-2: 0.6 Proposed: 0.14
Landscape Area:	Requ.: 15% (80,591 SF) Prov.: 26% (139,225 SF)

Parking Required:

Majors:	57,955 SF @ 1sp/300 SF =	194 Spaces
Retail Shops:	18,432 SF @ 1sp/300 SF =	62 Spaces
C-Store:	3,000 SF @ 6sp/1000 SF =	18 Spaces
Pad 1:	2,000 SF Seating @ 1sp/50 GFA =	40 Spaces
	1,500 SF Kitchen @ 1sp/200 SF =	8 Spaces
Restaurants:		
in Shops A -	6,100 SF @ 1 sp/75 SF =	82 Spaces
in Shops B -	1,748 SF @ 1 sp/75 SF =	24 Spaces
Outdoor Patios -	800 SF @ 1sp/400 SF =	2 Spaces
Total Restaurant Parking =		89 Spaces
Total Parking Required:		430 Spaces
Parking Provided:		437 Spaces
ADA Parking:	Required: 9 spaces	Provided: 14 spaces
Bicycle Parking:	Required: 36 spaces	Provided: 36 spaces (18 Racks)

Vicinity Map (N.T.S.)



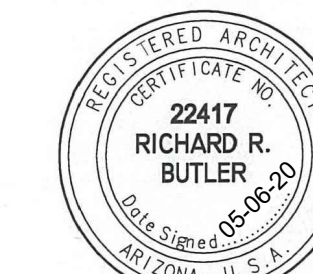
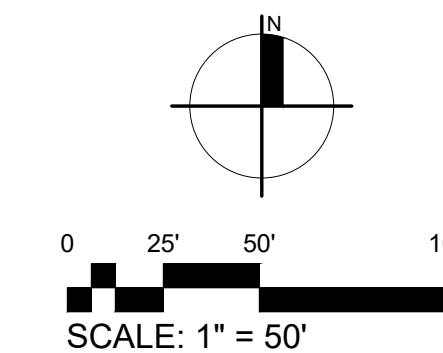
Notes:

- All signage is illustrative only. A comprehensive sign package will be submitted separately.
- All roof mounted equipment will be fully screened per Q.C. Zoning Ordinance requirements.
- All ground mounted equipment will be discretely placed & screened, when applicable, and painted to complement the overall color palette.
- Per Q.C. Zoning Ordinance, outdoor display of retail goods shall be limited to the plaza area and/or building front sidewalk. A maximum of 60% of the plaza area may be utilized for outdoor display. No individual item or stack of items may exceed 8' in height. The minimum clear walking area shall be maintained consistent with Article 6.17C.
- Per Q.C. Zoning Ordinance, no delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00pm and 7:00am unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 dB, as measured at the lot line of any adjoining property.

Site Plan

SCALE: 1"= 50'-0"

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HARVEST STATION
SWC Riggs Road & Gary Road
Proposed Neighborhood Shopping Center
Queen Creek, Arizona

Rev. 05-06-20
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