



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator
Steven Ester, Planner II

RE: Discussion and Possible Approval of P20-0169 Bridle Creek Preliminary Plat, a request by Michael Brungard (SKG Enterprises) for approval of a new 10-lot subdivision zoned R1-43 on approximately 13 acres, located west of the southwest corner of 196th Street and Chandler Heights Road.

DATE: December 8, 2021

STAFF RECOMMENDATION

Staff recommends approval of P20-0169 Bridle Creek Preliminary Plat, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P20-0169 Bridle Creek Preliminary Plat, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

This proposal consists of a request by Michael Brungard (SKG Enterprises) for approval of a new 10-lot subdivision zoned R1-43 on approximately 13 acres, located west of the southwest corner of 196th Street and Chandler Heights Road.

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:	Bridle Creek Preliminary Plat
Site Location:	W/SWC 196th St & Chandler Heights Rd
Current Zoning:	R1-43 (Rural Estate District)
General Plan Designation:	Rural (0-1 du/ac)
Surrounding Zoning:	
North	R1-43 (Rural Estate District)
South	R1-43 (Rural Estate District)
East	R1-43 (Rural Estate District)
West	R1-43 (Rural Estate District)
Net Acreage:	13.03 acres
Total Lots:	10 lots
Minimum Lot Area:	43,560 SF
Density:	0.77 du/ac (net)

DISCUSSION

This proposal consists of a request by Michael Brungard (SKG Enterprises) for Preliminary Plat approval of a new 10-lot subdivision zoned R1-43 on approximately 13 acres, located west of the southwest corner of 196th Street and Chandler Heights Road. In total, the proposed 10-lot development amounts to a net density of 0.77 dwelling units per acre, which is consistent with the 2018 General Plan land use designation of Rural (0-1 du/ac). With a minimum lot width of 145' feet and a minimum lot size of 43,560 square feet, each proposed lot meets all dimensional standards for the R1-43 zoning district per the Zoning Ordinance.

In terms of surrounding context, the site is bound to the north by Chandler Heights Road, while existing rural residential lots abut the property at its east and west sides. The overall project consists of two (2) separate parcels bisected by the Sonoqui Wash. As such, there are five (5) lots proposed on each side of the wash with access to the neighborhood provided via two (2) entrances off of Chandler Heights Road. Each parcel is given its own access point to ensure adequate ingress and egress for the applicable side of the development. There are no internal connections over or through the Sonoqui Wash linking all of the lots together, as the intent is to leave the wash area undisturbed.

While the R1-43 zoning district has no open space requirement, the proposed community provides 36,913 SF (6.5%) of open space through a series of tracts along the site's arterial road frontage and internal streets with a predominant theme of fan tex ash and cathedral oak trees to be maintained by a home owners' association. A decorative theme wall with

three (3) different materials is planned along the lots adjacent to Chandler Heights Road, with monument signs complimentary in design positioned at each access. It is important to note within the Sonoqui Wash area, there is an existing paved path envisioned to work as a usable feature for residents of this development in the future.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The developer shall create a Home Owners Association for the maintenance of all landscaping within all open spaces, easements, tracts, trails, collector, and arterial rights-of-way as shown on the landscape plans for this project.
3. For the onsite improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed certificate of occupancy hold agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer's estimate during the Final Plat review. Construction assurance shall be deposited with the Town prior recording of the Final Plat.
4. For the offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or bond, to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount will be determined by an engineer's estimate during the Final Plat review. Construction assurance shall be deposited with the Town prior recording of the Final Plat.
5. All remaining ½ street improvements shall be required to be designed and constructed for Chandler Heights Road for all portions of the Right-of-Way adjacent to the property frontage.
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.

ATTACHMENTS

1. Aerial Exhibit
2. General Plan Exhibit

3. Current Zoning Map Exhibit
4. Preliminary Plat
5. Landscape Plan

Project Name: Bridle Creek Aerial Exhibit

Case Numbers: P20-0169

Hearing Date: December 8, 2021 (Planning Commission)



Project Name: Bridle Creek General Plan Exhibit

Case Number: P20-0169

Hearing Date: December 8, 2021 (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: Bridle Creek Current Zoning Exhibit

Case Number: P20-0169

Hearing Date: December 8, 2021 (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
			 MU - Mixed Use

GENERAL NOTES

ALL IMPROVEMENTS SHALL CONFORM TO THE LATEST MAG STANDARDS AND SPECIFICATIONS OR THE LATEST STANDARDS AND SPECIFICATION ADOPTED BY THE TOWN.
 THE TOWN PUBLIC WORKS DIRECTOR SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY CONSTRUCTION ON THE PROJECT SITE.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED WITH THE INSPECTION AND APPROVAL OF THE TOWN PUBLIC WORKS DEPARTMENT AND WILL REQUIRE A TOWN CONSTRUCTION PERMIT. CONSTRUCTION WILL NOT BEGIN UNTIL A PERMIT HAS BEEN ISSUED. IF THE WORK IS DISCONTINUED, IT SHALL NOT RESUME UNTIL AFTER NOTIFYING THE TOWN PUBLIC WORKS DIRECTOR.

UTILITIES MUST BE INSTALLED EITHER IN DEDICATED PUBLIC RIGHT-OF-WAYS OR IN PUBLIC UTILITY EASEMENT DEDICATED BY THE LAND OWNER FOR SUCH USAGE AND MAINTENANCE. THE DEVELOPER/OWNER IS RESPONSIBLE FOR THE COORDINATION OF THE RELOCATION OF UTILITIES ON SITE.

ALL UNDERGROUND UTILITY INSTALLATION IN STREETS OR PUBLIC ACCESS SHALL BE CONSTRUCTED PRIOR TO SURFACING SUCH STREET OR PUBLIC ACCESS WAY.

THE DEVELOPER SHALL PROVIDE FOR AN ARIZONA REGISTERED ENGINEER TO BE PRESENT ON THE SITE FOR SUFFICIENT TIME TO ASSESS COMPLIANCE WITH THE PLANS AND SPECIFICATIONS FOR EACH ELEMENT OF CONSTRUCTION AND NO LESS THAN ONCE A DAY WHEN CONSTRUCTION IS IN PROGRESS.

THE TOWN PUBLIC WORKS DIRECTOR SHALL BE NOTIFIED UPON COMPLETION OF ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHTS-OF-WAYS AND PRIOR TO ANY STREET PREPARATION WORK. INTERIM AS-BUILT PLANS OF THE UTILITIES AND ALL PASSING TEST RESULTS WILL BE SUBMITTED FOR REVIEW. UPON REVIEW AND APPROVAL OF THE SUPPLIED INFORMATION, THE DEVELOPER MAY PROCEED WITH THE INSTALLATION OF STREET IMPROVEMENTS.

THE DEVELOPER'S ENGINEER SHALL REQUEST THE PUBLIC WORKS DIRECTOR PERFORM INSPECTION OF THE SUB-GRADE BASE PRIOR TO PLACEMENT OF ALL OVERLAYING MATERIALS. IN ADDITION, THE TOWN PUBLIC WORKS DIRECTOR SHALL PERFORM PERIODIC INSPECTIONS THROUGHOUT THE COURSE OF CONSTRUCTION. THESE INSPECTIONS OR APPROVALS DO NOT SIGNIFY THAT THE TOWN HAS ACCEPTED ANY OF THE IMPROVEMENTS FOR MAINTENANCE.

THE DEVELOPER'S ENGINEER SHALL SUBMIT WEEKLY PROGRESS REPORTS TO THE TOWN PUBLIC WORKS DIRECTOR THROUGHOUT THE CONSTRUCTION. THE WEEKLY PROGRESS REPORTS WILL INCLUDE THE RESULTS OF ALL TESTS TAKEN DURING THE WEEK.

CONSTRUCTION MATERIALS TESTING SHALL BE PERFORMED AT THE DIRECTION OF THE TOWN PUBLIC WORKS DIRECTOR OR HIS REPRESENTATIVE AND AT THE EXPENSE OF THE OWNER/DEVELOPER.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING INDIVIDUAL UTILITY COMPANIES FOR UTILITY LOCATION, OR FOR CALLING BLUE STAKE TO COORDINATE UTILITY LOCATION, AT LEAST 48-HOURS PRIOR TO EXCAVATION OF ALL UNDERGROUND UTILITIES.

THE ENGINEER CERTIFIES THAT HE HAS CONTACTED ALL APPLICABLE UTILITY COMPANIES AND HAS SHOWN ALL EXISTING AND/OR PROPOSED UTILITY LINES AND PERTINENT INFORMATION TO THESE PLANS, AND HAS PLOTTED CORRECTLY THE EXISTING AND PROPOSED UTILITY RIGHT-OF-WAY AND/OR EASEMENT LINES ON THE PLANS.

BRIDLE CREEK - ON-LOT RETENTION

DRAINAGE DATA

ZONE AE - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ZONE X - AREAS OF A 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE:

THE FLOOD ZONE DESIGNATION FOR THIS PARCEL IS ZONE X (STIPPLED) AND THE SONOQUI WASH IS ZONE AE. MAP NUMBER 04013C3135L, REVISED OCTOBER 16, 2013 (FLOOD INSURANCE RATE MAPS)

NOTES:

1. REQUIRED RETENTION VOLUME EQUATION FROM: FCDMC MANUAL
2. PRECIPITATION VALUES FROM: NOAA ATLAS 14, VOLUME 1, VERSION 5
3. RUNOFF COEFFICIENT FROM: FCDMC MANUAL, VOLUME II HYDRAULICS 100 YEAR, 2-HOUR EVENT (DESIGN STORM)

$V_{retention} = \frac{P}{12} AC$
 REFER TO TABLE, THIS SHEET, FOR REQUIRED AND PROVIDED RETENTION CALCULATIONS.

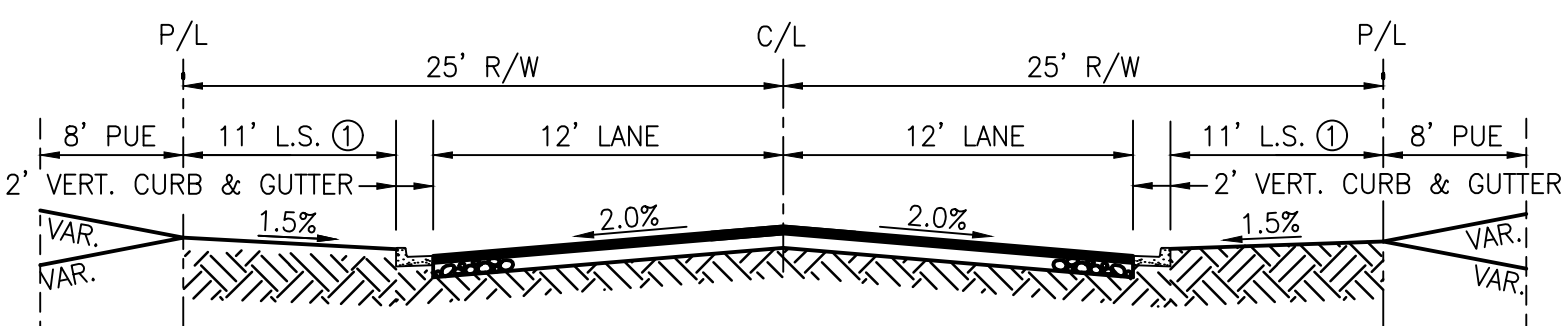
NOTE: THE TOWN OF QUEEN CREEK STANDARD IS TO HAVE 6:1 MAX. SIDE SLOPES FOR ALL RETENTION BASINS.

ESTIMATED EARTHWORK

CUT = (XXXX) CU. YDS. NOTE: EARTHWORK VOLUMES ARE NOT SUPPLIED AT THIS TIME
 FILL = (XXXX) CU. YDS. AND WILL BE PREPARED AT IMPROVEMENT PLANS PHASE.
 NET = (XXXX) CU. YDS.

NOTE:

THE ABOVE NUMBERS DO NOT REFLECT SHRINK/SWELL, PRE-COMPACTION, OR LOSSES DUE TO OVER-EXCAVATION. ALL GRAADING AND CONSTRUCTION ON THIS SITE SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS REPORT (PREPARED BY ATEK GEOTECHNICAL ENGINEERING, DATED JUNE 2020), AND ANY EXCESS MATERIAL SHALL BE USED ON THE PROPOSED SITE. NUMBERS SHOWN ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTORS SHALL PERFORM THEIR OWN, INDEPENDENT EARTHWORK ANALYSIS ON WHICH BIDS SHOULD BE BASED.



1. LANDSCAPE AREA - QUEEN CREEK ZONING ORDINANCE, ARTICLE 5.3, LANDSCAPE SCREENING AND BUFFER YARD STANDARDS".

TOQC STD. DTL. R-108

ROADS A & B

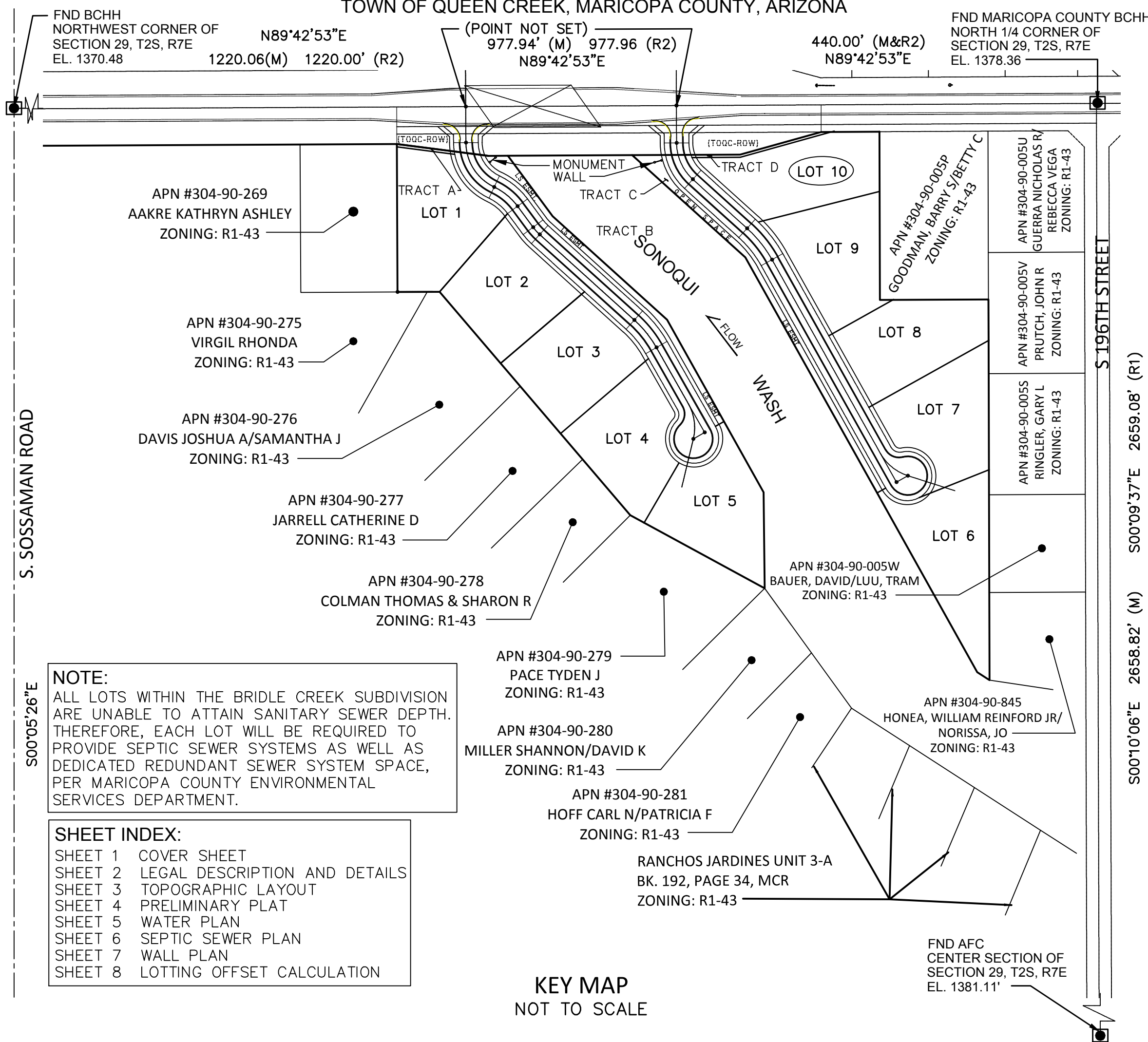
1. SUBDIVISIONS WITH RESIDENTIAL LOTS, 1-ACRE OR LARGER, CAN USE ON-LOT RETENTION TO MEET THE SUBDIVISION REQUIREMENTS .
2. SUBDIVISIONS WITH RESIDENTIAL LOTS, 1-ACRE OR LARGER, CAN UTILIZE ON-SITE SEPTIC SEWER TO MEET THE SUBDIVISION REQUIREMENTS. PERCOLATION RESULTS ARE REQUIRED PER MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT STANDARDS. A REPORT SHALL BE PROVIDED DURING THE PRELIMINARY PLAT PROCESS.

A PRELIMINARY PLAT

FOR BRIDLE CREEK

A PLANNED RESIDENTIAL DEVELOPMENT

A PARCEL LOCATED WITHIN A PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF QUEEN CREEK, MARICOPA COUNTY, ARIZONA



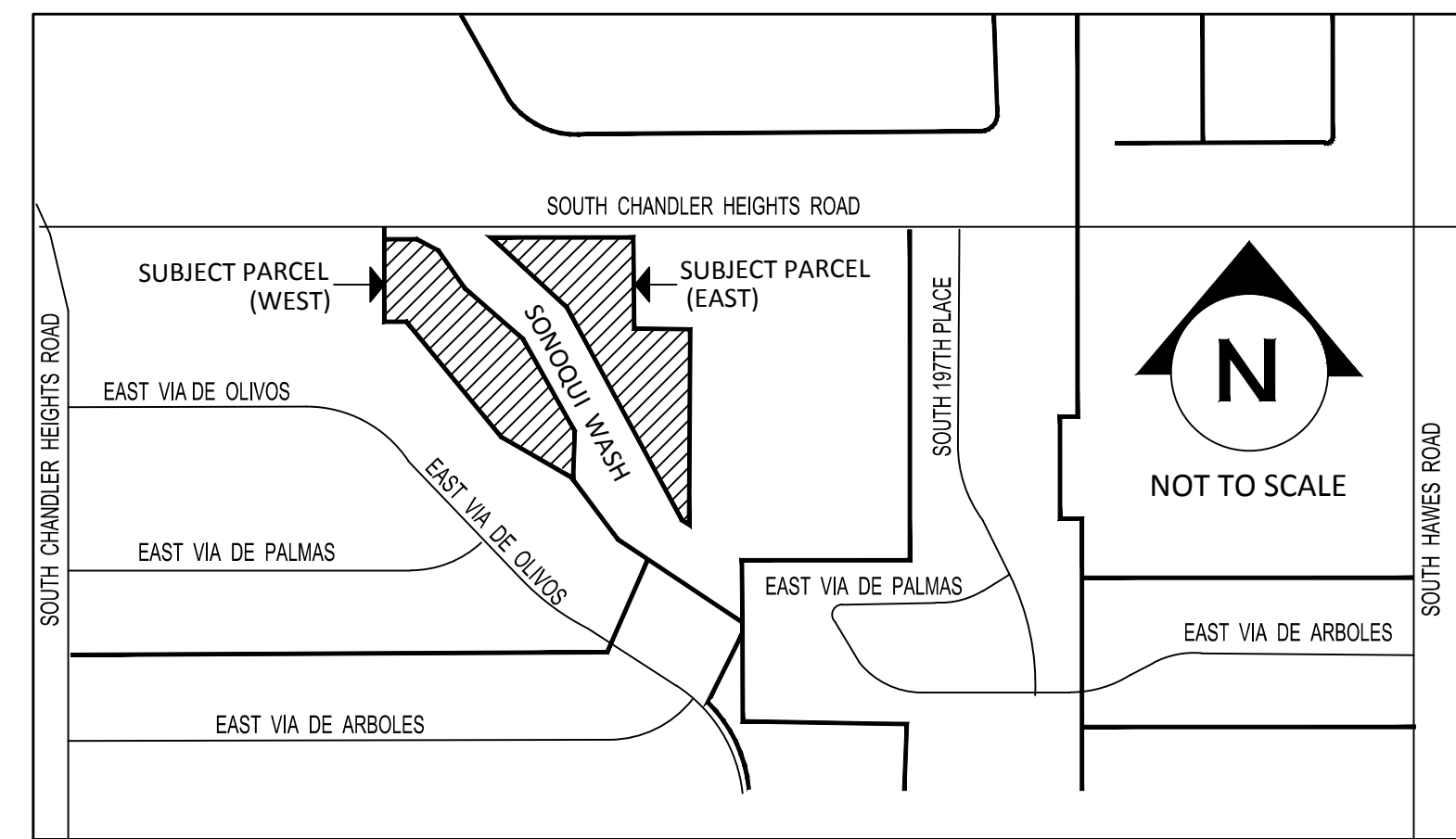
NOTE:
 ALL LOTS WITHIN THE BRIDLE CREEK SUBDIVISION ARE UNABLE TO ATTAIN SANITARY SEWER DEPTH. THEREFORE, EACH LOT WILL BE REQUIRED TO PROVIDE SEPTIC SEWER SYSTEMS AS WELL AS DEDICATED REDUNDANT SEWER SYSTEM SPACE, PER MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

SHEET INDEX:
 SHEET 1 COVER SHEET
 SHEET 2 LEGAL DESCRIPTION AND DETAILS
 SHEET 3 TOPOGRAPHIC LAYOUT
 SHEET 4 PRELIMINARY PLAT
 SHEET 5 WATER PLAN
 SHEET 6 SEPTIC SEWER PLAN
 SHEET 7 WALL PLAN
 SHEET 8 LOTTING OFFSET CALCULATION

KEY MAP
 NOT TO SCALE

BRIDLE CREEK ON-LOT RETENTION CALCULATIONS

Lot Number	Square Feet (S.F.)	Area (Acres)	Precipitation (P=100 YR/ 2-Hour)	Precipitation (P=100 YR/ 24-Hour)	Stage (Interval)	Area (SF)	Area (Af)	Incremental Volume (Af)	Cumulative Volume (Af-Ft)	Calculated Storage (Af-Ft)	Surplus Storage (Af-Ft)
Lot 1	44163.708	1.014	2.22	3.61	0.00	1507	0.0346	0.0000	0.0000		
					1.00	4125	0.0947	0.0646	0.0646		
					1.50	5733	0.1316	0.0566	0.1212	0.1121	0.0092
Lot 2	43610.570	1.001	2.22	3.61	0.00	1507	0.0346	0.0000	0.0000		
					1.00	4125	0.0947	0.0646	0.0646		
					1.50	5733	0.1316	0.0566	0.1212	0.1111	0.0101
Lot 3	43796.369	1.005	2.22	3.61	0.00	1507	0.0346	0.0000	0.0000		
					1.00	4125	0.0947	0.0646	0.0646		
					1.50	5733	0.1316	0.0566	0.1212	0.1116	0.0096
Lot 4	43583.451	1.001	2.22	3.61	0.00	1188	0.0273	0.0000	0.0000		
					1.00	3955	0.0908	0.0590	0.0590		
					1.50	5565	0.1278	0.0546	0.1137	0.1111	0.0026
Lot 5	43610.338	1.001	2.22	3.61	0.00	1569	0.0360	0.0000	0.0000		
					1.00	4130	0.0948	0.0654	0.0654		
					1.50	5742	0.1318	0.0567	0.1221	0.1111	0.0109
Lot 6	47,954.770	1.101	2.22	3.61	0.00	1425	0.0327	0.0000	0.0000		
					1.00	4248	0.0975	0.0651	0.0651		
					1.50	5918	0.1359	0.0583	0.1235	0.1112	0.0123
Lot 7	43,577.133	1.000	2.22	3.61	0.00	1425	0.0327	0.0000	0.0000		
					1.00	4248	0.0975	0.0651	0.0651		
					1.50	5918	0.1359	0.0583	0.1235	0.1111	0.0124
Lot 8	43,566.402	1.000	2.22	3.61	0.00	1430	0.0328	0.0000	0.0000		
					1.00	3898	0.0895	0.0612	0.0612		
					1.50	5425	0.1245	0.0535	0.1147	0.1111	0.0035
Lot 9	43,564.150	1.000	2.22	3.61	0.00	1607	0.0369	0.0000	0.0000		
					1.00	4407	0.1012	0.0690	0.0690		
					1.50	5966	0.1370	0.0595	0.1286	0.1116	0.0170
Lot 10	43,592.778	1.001	2.22	3.61	0.00	1631	0.0374	0.0000	0.0000		
					1.00	4419	0.1014	0.0694	0.0694		
					1.50	6108	0.1402	0.0604	0.1299	0.1263	0.0036
Total Retention Required:						1.1283 ac ft					
Total Retention Provided:						1.2194 ac ft					
Total Surplus:						.0911 ac ft					



VICINITY MAP
 NOT TO SCALE

DESIGN TEAM

OWNER

AUTHENTIC CRAFTED HOMES
 KELLY SHEPHERD
 MICAH SLADE
 5332 EAST MAIN STREET
 MESA, ARIZONA 85205
 PH) 480-591-5151

ARCHITECT

ARIZONA HOUSE PLANS
 DEAN DROSOS
 950 E. ELGIN STREET
 GILBERT, AZ 85295
 PH) 480-899-2250
 M) 602-647-6100

LOT DATA

EXISTING ZONING: R1-43
 PROPOSED ZONING: R1-43
 PROJECT AREA: 567,785.726 SF
 : 13.035 ACRES
 EXISTING SETBACKS: FRONT: 40'
 : SIDE: 20'
 : REAR: 40'
 PROPOSED SETBACKS: FRONT: 40'
 : SIDE: 20'
 : REAR: 40'

OPEN SPACE CALCULATIONS

GROSS AREA (W): 6.411 ACRES
 TRACT A: 824.906 SQ.FT. 0.0189 AC.
 TRACT B: 16,011.811 SQ.FT. 0.3576 AC.
 GROSS OPEN SPACE CALCULATION
 (0.0189 AC + 0.3576 AC) = 17.03 %
 6.411 AC

ENGINEER

SKG ENTERPRISES, INC
 MICHAEL BRUNGARD
 9260 E. RAINTREE DRIVE
 SUITE 140
 SCOTTSDALE, AZ 85260
 PH) 480-766-8513

ENVIRONMENTAL ENGINEER

RECON ENGINEERING
 ROBERT REHM
 6870 HORNED OWL TRAIL
 SCOTTSDALE, ARIZONA 85266
 PH) 602-989-5392

PLANNER/LANDSCAPE ARCHITECT

LASKIN & ASSOCIATES, INC.
 HANS STOLL
 67 EAST WELDON AVENUE
 SUITE 230
 PHOENIX, ARIZONA 85012
 PH) 602-840-7771

GEOTECHNICAL ENGINEER

ATEK GEOTECHNICAL
 ARMANDO ORTEGA
 111 SOUTH WEBER DRIVE
 SUITE 1
 CHANDLER, AZ 85226
 PH) 480-659-8065

SITE DATA

ZONING: R1-43 (EX. ZONING)
 ZONING CASE NUMBER: P20-0169
 GROSS AREA (W): 6.411 ACRES
 GROSS AREA (W): 279,257.033 SF
 GROSS AREA (E): 6.624 ACRES
 GROSS AREA (E): 288,528.693 SF
 NET LOT AREA (W): 5.018 ACRES
 NET LOT AREA (W): 218,575.803 SF
 NET LOT AREA (E): 5.147 ACRES
 NET LOT AREA (E): 224,206.053 SF
 NET ROADWAY AREA (W): 1.084 ACRES
 NET RDWY AREA (W): 47,204.870 SF
 NET RDWY AREA (E): 1.137 ACRES
 NET RDWY AREA (E): 49,534.997 SF
 TOTAL LOTS: 10

GROSS AREA (E): 6.624 ACRES
 TRACT C: 18,098.659 SQ.FT. 0.4155 AC.
 TRACT D: 1,978.156 SQ.FT. 0.0454 AC.
 GROSS OPEN SPACE CALCULATION
 (0.4155 AC + 0.0454 AC) = 14.37 %
 6.624 AC

LEGEND

- Boundary Line
- Right of Way Line
- Centerline
- Easement Line
- Property Line
- Telephone Line (Buried)
- Vert. Curb & Gutter
- 6" Concrete Curb
- Indicates Driveway
- Concrete Surface
- Dirt Road
- Fence
- Wall
- Sawcut (pavement)
- Overhead Electric Line
- 12" Water Line
- Light Pole
- Mail Box
- Sewer Clean Out
- Brass Cap in Handhole (BCHH)
- Sewer Manhole
- Telephone Riser
- Traffic Signal Box
- TV Junction Box
- Water Meter
- Water Pump
- Water Valve
- Power Pole
- Power Pole W/UGE
- Overhead Electric Line
- Down Guy Wire
- Electric Box
- Fire Hydrant
- Gas Meter
- Gas Stub
- Gas Valve
- ROW Monumentation
- Property Line Monumentation

LOT AREA CALCULATION

LOT NO.	AREA (S.F.)	AREA (ACRES)
LOT 1:	44,163,708 SQ.FT.	1.0140 AC.
LOT 2:	43,610,570 SQ.FT.	1.0012 AC.
LOT 3:	43,796,369 SQ.FT.	1.0054 AC.
LOT 4:	43,583,451 SQ.FT.	1.0005 AC.
LOT 5:	43,610,338 SQ.FT.	1.0012 AC.
LOT 6:	47,969,276 SQ.FT.	1.1012 AC.
LOT 7:	43,577,134 SQ.FT.	1.0004 AC.
LOT 8:	43,566,402 SQ.FT.	1.0001 AC.
LOT 9:	43,564,150 SQ.FT.	1.0001 AC.
LOT 10:	43,592,778 SQ.FT.	1.0008 AC.

TRACT CALCULATIONS

TRACT A: 824.906 SQ.FT. 0.0189 AC.
 TRACT B: 16,011.811 SQ.FT. 0.3576 AC.
 TRACT C: 18,098.659 SQ.FT. 0.4155 AC.
 TRACT D: 1,978.156 SQ.FT. 0.0454 AC.

NOTE: ALL TRACTS SHALL BE MAINTAINED BY THE BRIDLE CREEK HOMEOWNERS ASSOCIATION, FOLLOWING THE FORMATION OF SAID ASSOCIATION.

TOWN OF QUEEN CREEK	
TOWN ENGINEER	TOWN UTILITIES DEPARTMENT
NAME _____ DATE _____	NAME _____ DATE _____
TOWN PLANNING ADMINISTRATOR	TOWN TRAFFIC DIVISION
NAME _____ DATE _____	NAME _____ DATE _____
TOWN FIRE MARSHAL	
NAME _____ DATE _____	



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 Scottsdale, AZ 85260
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 F) 480.998.5603
 www.skgaz.com



25970
 MICHAEL BRUNGARD
 PROFESSIONAL ENGINEER
 STATE OF ARIZONA
 EXPIRES 03/31/22

602-263-1100
 1-800-STAKE-IT
 OUTSIDE MARICOPA COUNTY

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR FOR RECORDING

BRIDLE CREEK
 BETWEEN SOSSAMAN ROAD AND HAWES ROAD
 TOWN OF QUEEN CREEK, ARIZONA MARICOPA COUNTY, ARIZONA

job no. 251-1
 drawn MB
 approved SKG
 date 10/09/20

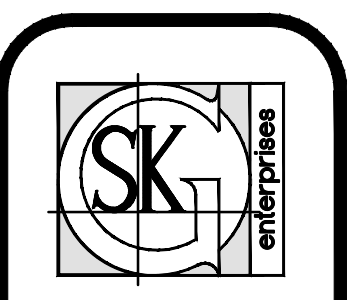
revisions
 PP REV - 5/14/21
 PP REV - 8/23/21
 PP REV - 10/7/21

sheet

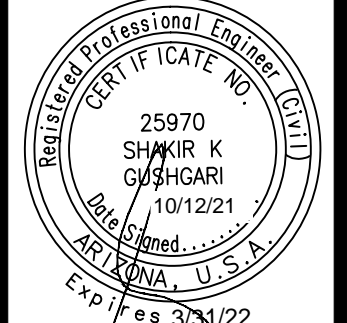
1 of 8

FILE: C:\Projects\2020\202005 Bridle Creek\CAD Files\Sheets\Bridle Creek_Sht_1_10-7-21.dwg
 DATE: Oct 11, 2021

P20-0169 BRIDLE CREEK PRELIMINARY PLAT



SKG Enterprises, Inc.
9260 East Rainier Drive
Suite 140
Scottsdale, AZ 85260
P) 480.998.5600
F) 480.998.5603
www.skgaz.com



602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

PRELIMINARY
NOT FOR CONSTRUCTION
OR FOR RECORDING

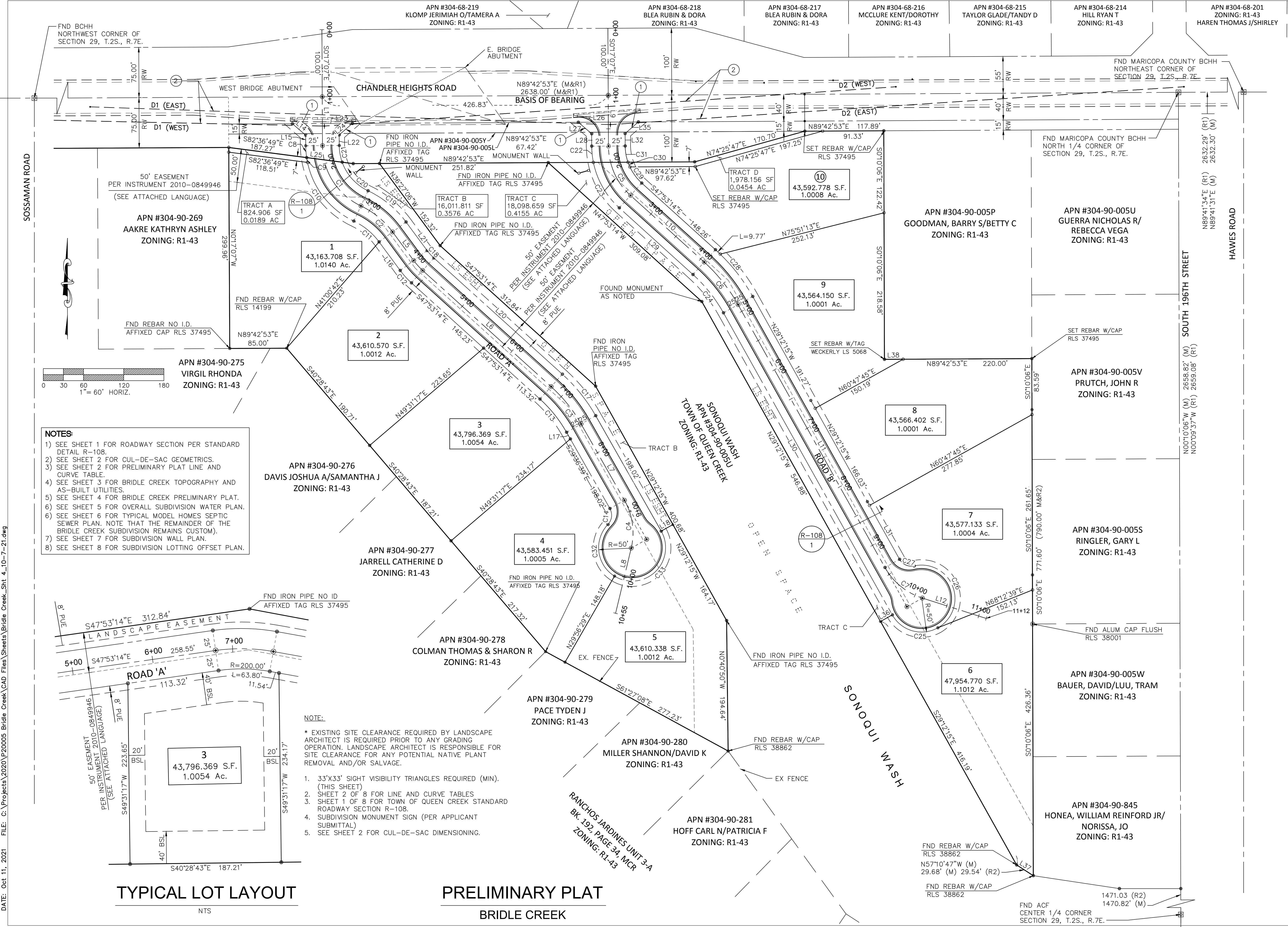
BRIDLE CREEK
BETWEEN SOSSAMAN ROAD AND HAWEES ROAD
TOWN OF QUEEN CREEK, ARIZONA MARICOPA COUNTY, ARIZONA

job no.	251-1
drawn	MB
approved	SKG/MB
date	10/09/20
revisions	
PP REV-5/14/21	
PP REV-8/23/21	
PP REV-10/7/21	

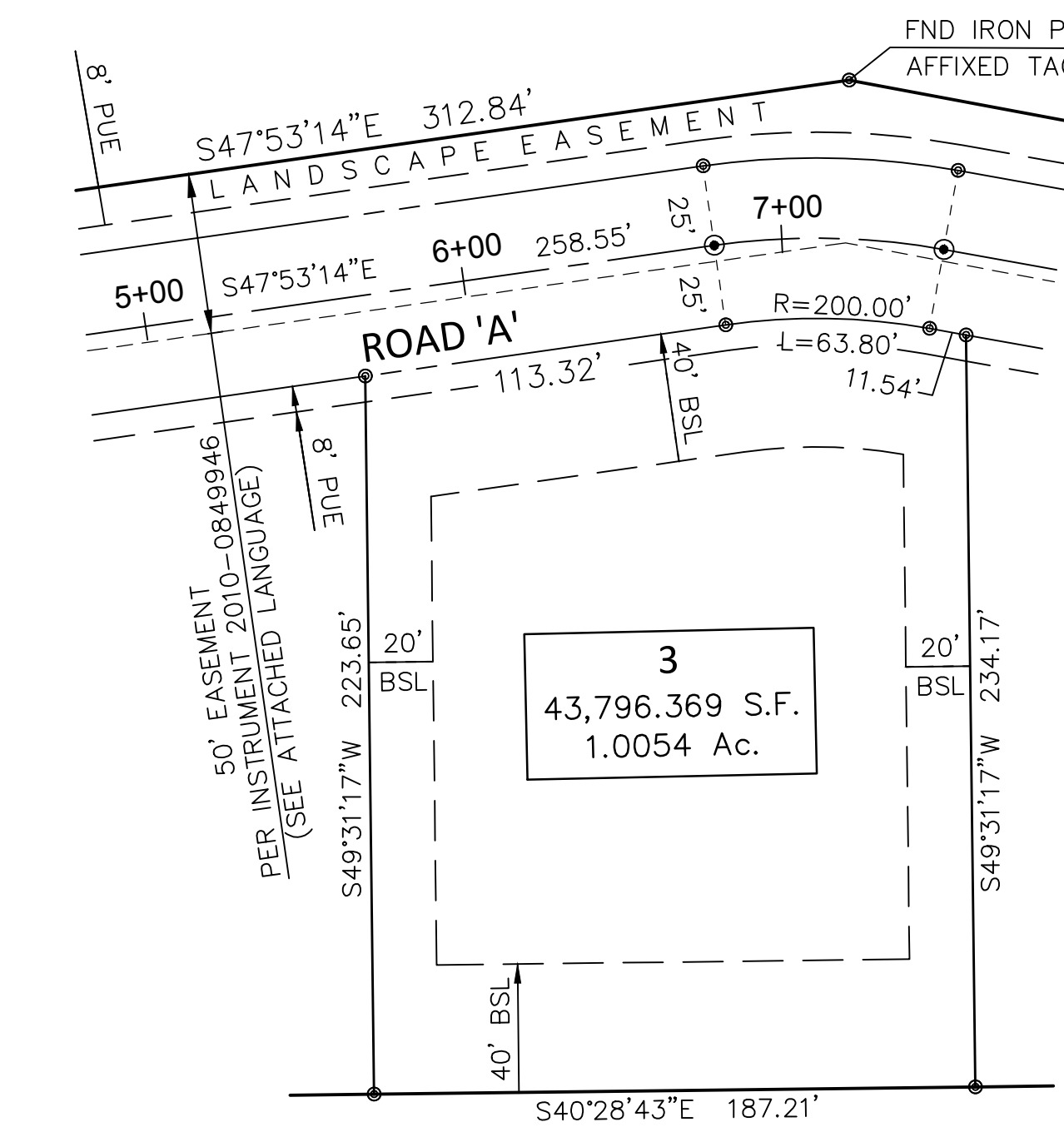
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4 of 8

PRELIMINARY PLAT

P20-0169 BRIDLE CREEK



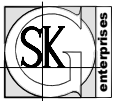
- NOTES:**
- 1) SEE SHEET 1 FOR ROADWAY SECTION PER STANDARD DETAIL R-108.
 - 2) SEE SHEET 2 FOR CUL-DE-SAC GEOMETRICS.
 - 3) SEE SHEET 2 FOR PRELIMINARY PLAT LINE AND CURVE TABLE.
 - 4) SEE SHEET 3 FOR BRIDLE CREEK TOPOGRAPHY AND AS-BUILT UTILITIES.
 - 5) SEE SHEET 4 FOR BRIDLE CREEK PRELIMINARY PLAT.
 - 6) SEE SHEET 5 FOR OVERALL SUBDIVISION WATER PLAN.
 - 7) SEE SHEET 6 FOR TYPICAL MODEL HOMES SEPTIC SEWER PLAN. NOTE THAT THE REMAINDER OF THE BRIDLE CREEK SUBDIVISION REMAINS CUSTOM.
 - 8) SEE SHEET 7 FOR SUBDIVISION WALL PLAN.
 - 9) SEE SHEET 8 FOR SUBDIVISION LOTTING OFFSET PLAN.



- NOTE:**
- * EXISTING SITE CLEARANCE REQUIRED BY LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO ANY GRADING OPERATION. LANDSCAPE ARCHITECT IS RESPONSIBLE FOR SITE CLEARANCE FOR ANY POTENTIAL NATIVE PLANT REMOVAL AND/OR SALVAGE.
1. 33'x33' SIGHT VISIBILITY TRIANGLES REQUIRED (MIN). (THIS SHEET)
 2. SHEET 2 OF 8 FOR LINE AND CURVE TABLES
 3. SHEET 1 OF 8 FOR TOWN OF QUEEN CREEK STANDARD ROADWAY SECTION R-108.
 4. SUBDIVISION MONUMENT SIGN (PER APPLICANT SUBMITTAL)
 5. SEE SHEET 2 FOR CUL-DE-SAC DIMENSIONING.

TYPICAL LOT LAYOUT
NTS

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BRIDLE CREEK



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BRIDLE CREEK
BETWEEN SOSSAMAN ROAD AND HAWEES ROAD
TOWN OF QUEEN CREEK, ARIZONA MARICOPA COUNTY, ARIZONA

job no. 251-1
drawn MB
approved SKG/MB
date 10/09/20

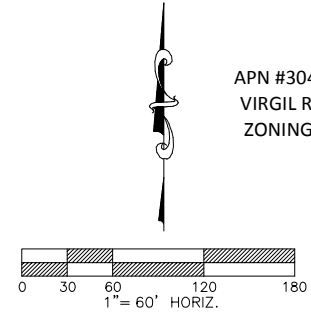
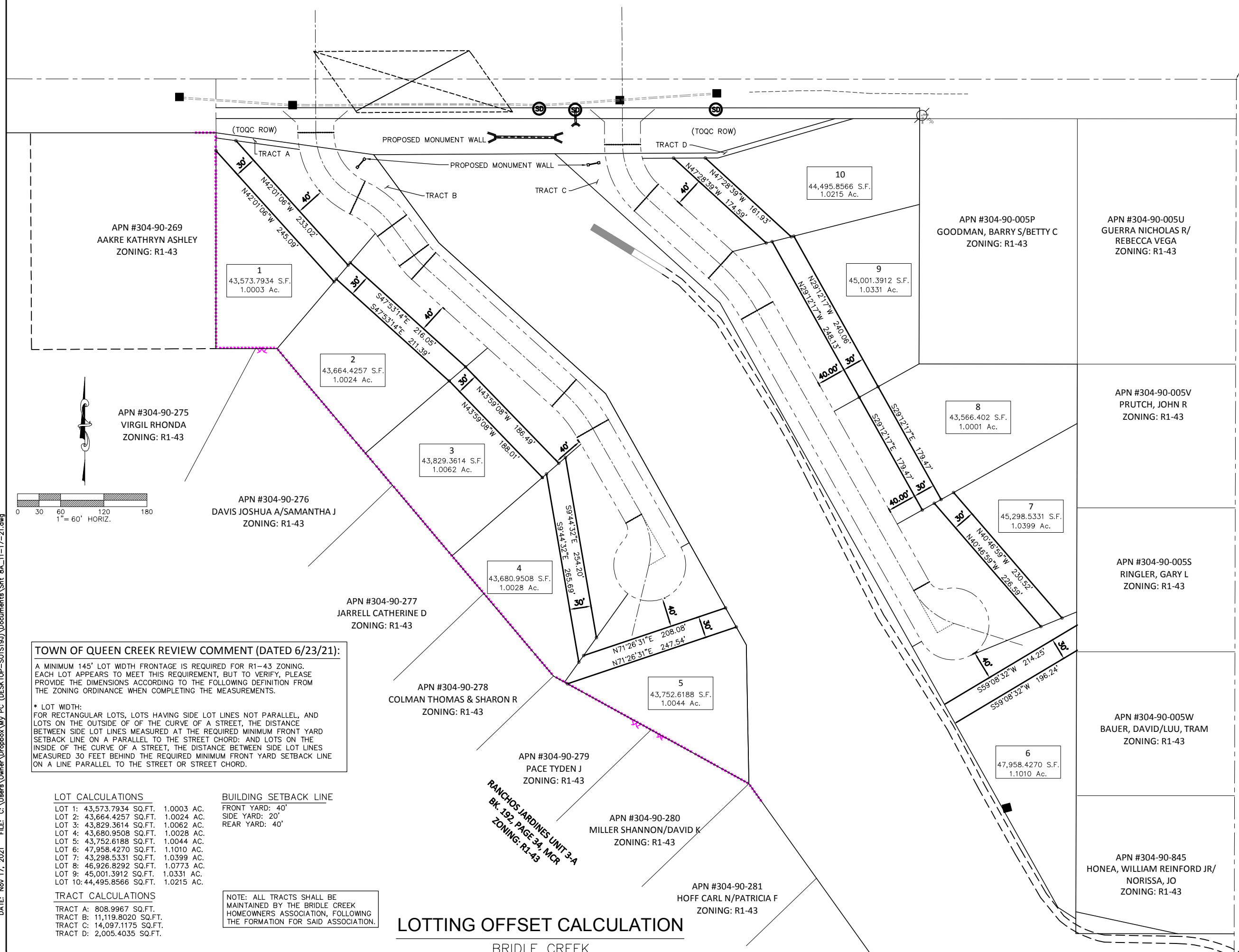
revisions
PP REV-5/14/21
PP REV-8/23/21
PP REV-10/7/21

sheet
8 of 8

PRELIMINARY PLAT

P20-0169 BRIDLE CREEK

FOUND BCHH
N1/4 CORNER SEC 29
T-2-S, R-7-E



TOWN OF QUEEN CREEK REVIEW COMMENT (DATED 6/23/21):
A MINIMUM 145' LOT WIDTH FRONTAGE IS REQUIRED FOR R1-43 ZONING. EACH LOT APPEARS TO MEET THIS REQUIREMENT, BUT TO VERIFY, PLEASE PROVIDE THE DIMENSIONS ACCORDING TO THE FOLLOWING DEFINITION FROM THE ZONING ORDINANCE WHEN COMPLETING THE MEASUREMENTS.
* LOT WIDTH:
FOR RECTANGULAR LOTS, LOTS HAVING SIDE LOT LINES NOT PARALLEL, AND LOTS ON THE OUTSIDE OF THE CURVE OF A STREET, THE DISTANCE BETWEEN SIDE LOT LINES MEASURED AT THE REQUIRED MINIMUM FRONT YARD SETBACK LINE ON A PARALLEL TO THE STREET CHORD; AND LOTS ON THE INSIDE OF THE CURVE OF A STREET, THE DISTANCE BETWEEN SIDE LOT LINES MEASURED 30 FEET BEHIND THE REQUIRED MINIMUM FRONT YARD SETBACK LINE ON A LINE PARALLEL TO THE STREET OR STREET CHORD.

LOT CALCULATIONS

LOT 1:	43,573.7934	SQ.FT.	1.0003	AC.
LOT 2:	43,664.4257	SQ.FT.	1.0024	AC.
LOT 3:	43,829.3614	SQ.FT.	1.0062	AC.
LOT 4:	43,680.9508	SQ.FT.	1.0028	AC.
LOT 5:	43,752.6188	SQ.FT.	1.0044	AC.
LOT 6:	47,958.4270	SQ.FT.	1.1010	AC.
LOT 7:	43,298.5331	SQ.FT.	1.0399	AC.
LOT 8:	46,926.8292	SQ.FT.	1.0773	AC.
LOT 9:	45,001.3912	SQ.FT.	1.0331	AC.
LOT 10:	44,495.8566	SQ.FT.	1.0215	AC.

BUILDING SETBACK LINE
FRONT YARD: 40'
SIDE YARD: 20'
REAR YARD: 40'

TRACT CALCULATIONS

TRACT A:	808.9967	SQ.FT.
TRACT B:	11,119.8020	SQ.FT.
TRACT C:	14,097.1175	SQ.FT.
TRACT D:	2,005.4035	SQ.FT.

NOTE: ALL TRACTS SHALL BE MAINTAINED BY THE BRIDLE CREEK HOMEOWNERS ASSOCIATION, FOLLOWING THE FORMATION FOR SAID ASSOCIATION.

LOTING OFFSET CALCULATION

BRIDLE CREEK

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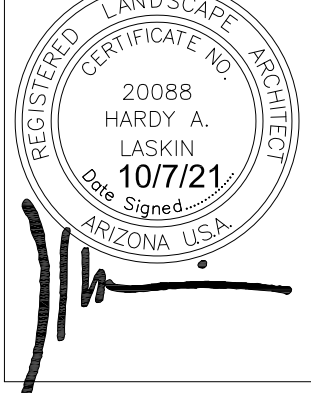
BRIDLE CREEK
BETWEEN SOSSAMAN ROAD AND HAWEES ROAD
TOWN OF QUEEN CREEK, ARIZONA MARICOPA COUNTY, ARIZONA

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LANDSCAPE LEGEND
(U.O.N. = unless otherwise noted, LOW = limit of work)

TREES	SIZE	QTY
Fraxinus vultina 'Fan Tex' Fan Tex Ash tree	24" Box (U.O.N) standard 36" Box	102 6
Quercus virginiana Cathedral var. Cathedral Oak	24" Box multi	15
Existing Tree, outside our limit-of-work line to remain and be protected	Selectively trim to 7' canopy	
SHRUBS & VINES	SIZE	QTY
Yucca rupicola	5 Gallon	19
Twisted leaf yucca	5 Gallon	18
Hesperaloe parviflora - Red Red Yucca	5 Gallon	23
Penstemon eatoni	5 Gallon	31
Firecracker Penstemon	5 Gallon	2
Bougainvillea spp.	5 Gallon	20
WHITE Bougainvillea	5 Gallon	2
Nerium Oleander	5 Gallon	20
White Oleander shrub	5 Gallon	20
Russelia equisetiformis Firecracker plant	5 Gallon	4
Ruellia peninsularis	5 Gallon	7
Desert Ruellia	5 Gallon	7
Penstemon eatoni	5 Gallon	25
Firecracker Penstemon	5 Gallon	25
Callistemon 'Little John'	5 Gallon	25
Little John Dwarf Bottlebrush	5 Gallon	25
GROUND COVER	SIZE	QTY
Melampodium leucanthum Black Foot Daisy	1 Gallon	86
Boulders, bury 1/3rd (min. 3x3)		
Mulch = 'chocolate' colored recycled Tires	2" min depth in all Landscape areas	

LOT AREAS (ref. Site Plan for details)

- LOT 1: 44,163.708 SQ.FT. 1.0140 AC.
- LOT 2: 43,610.570 SQ.FT. 1.0012 AC.
- LOT 3: 43,796.369 SQ.FT. 1.0054 AC.
- LOT 4: 43,583.451 SQ.FT. 1.0005 AC.
- LOT 5: 43,610.338 SQ.FT. 1.0012 AC.
- LOT 6: 47,969.276 SQ.FT. 1.1012 AC.
- LOT 7: 43,577.134 SQ.FT. 1.0004 AC.
- LOT 8: 43,566.402 SQ.FT. 1.0001 AC.
- LOT 9: 43,564.150 SQ.FT. 1.0001 AC.
- LOT 10: 43,592.778 SQ.FT. 1.0008 AC.

TRACT CALCULATIONS (ref. Site Plan)

- TRACT A: 824,906 SQ.FT. 0.0189 AC.
- TRACT B: 16,011,811 SQ.FT. 0.3576 AC.
- TRACT C: 18,098,659 SQ.FT. 0.4155 AC.
- TRACT D: 1,978,156 SQ.FT. 0.0454 AC.

NOTE: TRACTS TO BE MAINTAINED BY THE BRIDLE CREEK HOMEOWNERS ASSOCIATION (once established).

TEAM:

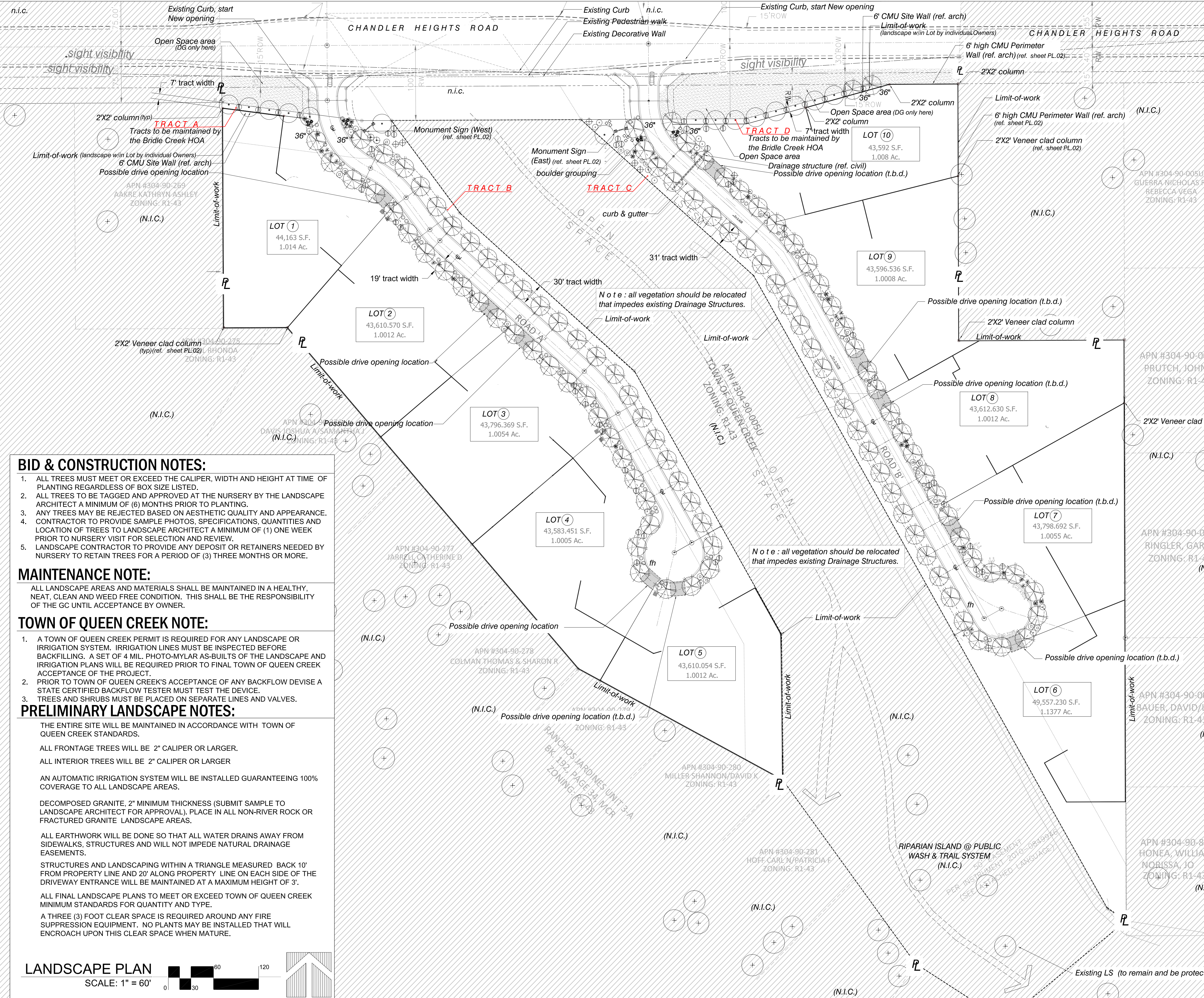
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Hans@laskindesign.com

CIVIL ENGINEER
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OWNERSHIP REP
AUTHENTIC CRAFTED HOMES.
PH: 480.213.0423
CONTACT: BRITTANY MASON
INFO@AUTENTICCRAFTEDHOMES.COM
KELLY SHEPHERD
KELLY@ROCKPROSUSA.COM
MICHAEL SLADE
MICHAHSLADE@GMAIL.COM

TREE NOTE:

Plants shall exceed ANA specifications. During bid it shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. In case of discrepancy, plan shall govern.



BID & CONSTRUCTION NOTES:

- ALL TREES MUST MEET OR EXCEED THE CALIPER, WIDTH AND HEIGHT AT TIME OF PLANTING REGARDLESS OF BOX SIZE LISTED.
- ALL TREES TO BE TAGGED AND APPROVED AT THE NURSERY BY THE LANDSCAPE ARCHITECT A MINIMUM OF (6) MONTHS PRIOR TO PLANTING.
- ANY TREES MAY BE REJECTED BASED ON AESTHETIC QUALITY AND APPEARANCE. CONTRACTOR TO PROVIDE SAMPLE PHOTOS, SPECIFICATIONS, QUANTITIES AND LOCATION OF TREES TO LANDSCAPE ARCHITECT A MINIMUM OF (1) ONE WEEK PRIOR TO NURSERY VISIT FOR SELECTION AND REVIEW.
- LANDSCAPE CONTRACTOR TO PROVIDE ANY DEPOSIT OR RETAINERS NEEDED BY NURSERY TO RETAIN TREES FOR A PERIOD OF (3) THREE MONTHS OR MORE.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE GC UNTIL ACCEPTANCE BY OWNER.

TOWN OF QUEEN CREEK NOTE:

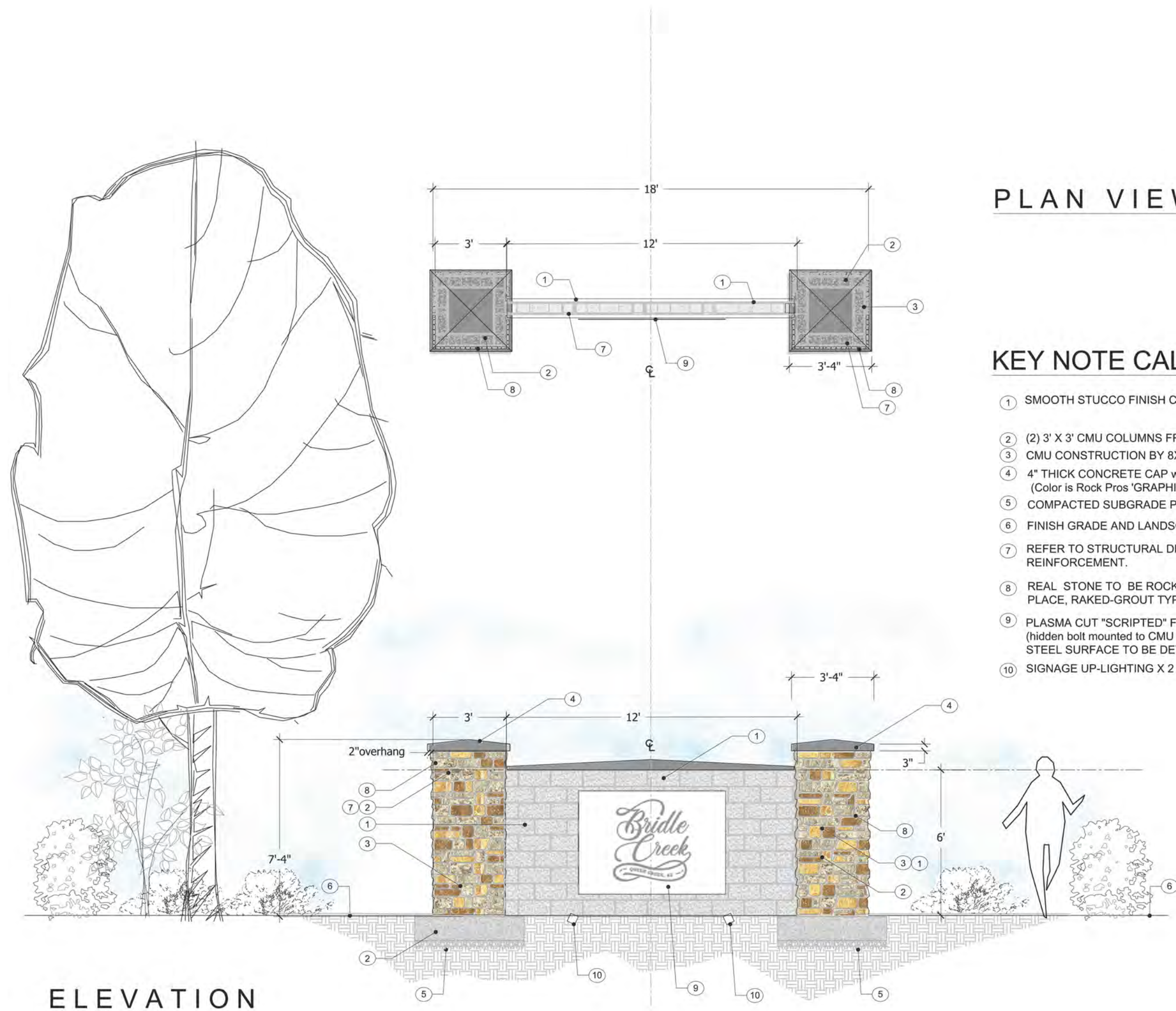
- A TOWN OF QUEEN CREEK PERMIT IS REQUIRED FOR ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A SET OF 4 MIL. PHOTO-MYLAR AS-BUILTS OF THE LANDSCAPE AND IRRIGATION PLANS WILL BE REQUIRED PRIOR TO FINAL TOWN OF QUEEN CREEK ACCEPTANCE OF THE PROJECT.
- PRIOR TO TOWN OF QUEEN CREEK'S ACCEPTANCE OF ANY BACKFLOW DEVISE A STATE CERTIFIED BACKFLOW TESTER MUST TEST THE DEVICE.
- TREES AND SHRUBS MUST BE PLACED ON SEPARATE LINES AND VALVES.

PRELIMINARY LANDSCAPE NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TOWN OF QUEEN CREEK STANDARDS.
- ALL FRONTAGE TREES WILL BE 2" CALIPER OR LARGER.
- ALL INTERIOR TREES WILL BE 2" CALIPER OR LARGER
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEERING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS (SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL). PLACE IN ALL NON-RIVER ROCK OR FRACTURED GRANITE LANDSCAPE AREAS.
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM PROPERTY LINE AND 20' ALONG PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ALL FINAL LANDSCAPE PLANS TO MEET OR EXCEED TOWN OF QUEEN CREEK MINIMUM STANDARDS FOR QUANTITY AND TYPE.
- A THREE (3) FOOT CLEAR SPACE IS REQUIRED AROUND ANY FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.

LANDSCAPE PLAN
SCALE: 1" = 60'

NORTH



PLAN VIEW

KEY NOTE CALL-OUTS:

- 1 SMOOTH STUCCO FINISH CMU, COLOR TO BE 'SW 7042 Shoji White'
- 2 (2) 3' X 3' CMU COLUMNS FRAMING SIGNAGE WALL
- 3 CMU CONSTRUCTION BY 8X8X16 CMU W/ REINFORCEMENT
- 4 4" THICK CONCRETE CAP W/ 3" OVERHANG (Color is Rock Pros 'GRAPHITE')
- 5 COMPACTED SUBGRADE PER SOILS REPORT.
- 6 FINISH GRADE AND LANDSCAPE AREA
- 7 REFER TO STRUCTURAL DRAWINGS FOR FOOTINGS, AND REINFORCEMENT.
- 8 REAL STONE TO BE ROCK PROS FLATHEAD COBBLE, GROUTED IN PLACE, RAKED-GROUT TYPICAL.
- 9 PLASMA CUT "SCRIPTED" FONT STYLE LOGO ON 1/2" THICK STEEL PLATE (hidden bolt mounted to CMU wall behind w/ 1" gap). STEEL SURFACE TO BE DETERMINED BY OWNER.
- 10 SIGNAGE UP-LIGHTING X 2 @ FINISHED-GRADE

ENTRY MONUMENT SIGNAGE

DESIGN INTENT:

- SIGNAGE ANNOUNCING THE ENTRY (BOTH WEST AND EAST) OF THE COMMUNITY. WILL BE UP-LIT WITH LIGHTING, HEIGHT AND MATERIALS AS SHOWN.
- LOCATION WILL BE FAR ENOUGH FROM THE ROADWAY AND OUTSIDE THE SIGHT VISIBILITY LINES AS TO NOT OBSTRUCT THE VIEW TO TRAFFIC ON EITHER SIDE.
- MATERIALS ARE MEANT TO BE CONSISTENT WITH OTHER SITE MATERIALS INCLUDING THE PERIMETER WALL.

GRAPHITE (by Rock Pros)



FLATHEAD COBBLE STONE (by Rock Pros)

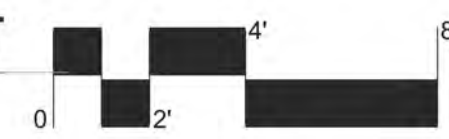


SMOOTH STUCCO PAINTED W/ SW 7042 SHOJI WHITE



ENTRY MONUMENT SIGNAGE CONCEPT

SCALE: 1/4" = 1'

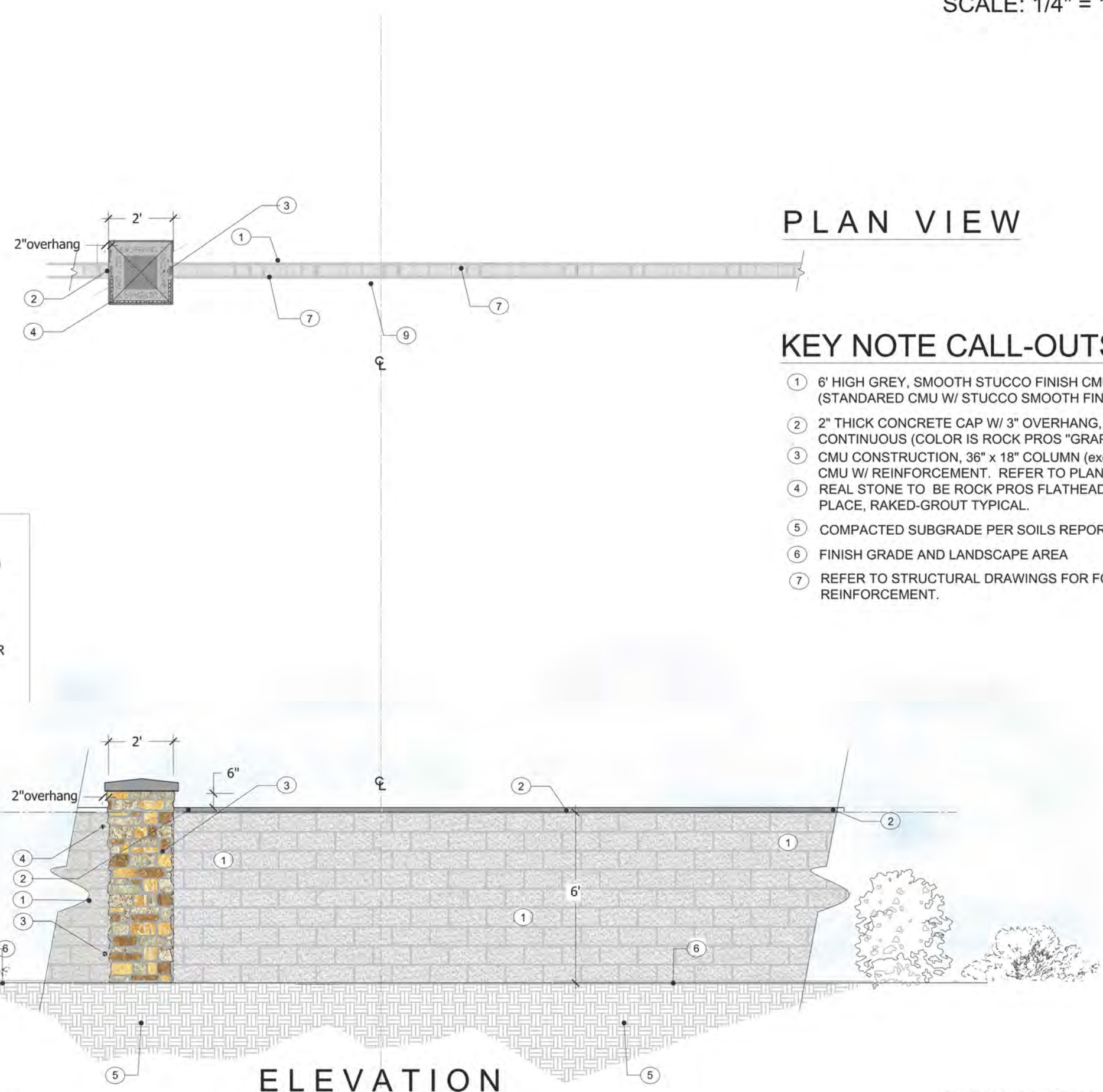


WALL SECTION NOTES:

- 1. CONCRETE FOOTING-SEE RETAINING WALL NOTE RW2 (BY OTHERS)
- 2. FINISHED GRADE
- 3. 8" CMU WALL-SOLID GROUT BELOW GRADE (PER ARCH & STRUCTURAL)
- 4. 1-#4 CONTINUOUS IN 6" DEEP GROUTED BOND BEAM (PER ARCH & STRUCTURAL)
- 5. #9 GAGE LADDER JOINT REINFORCING AT 16" O.C. VERTICALLY (PER ARCH & STRUCTURAL)
- 6. ALTERNATIVE BOND (PER ARCH & STRUCTURAL)
- 7. #4 VERTICAL DOWELS (PER ARCH & STRUCTURAL)
- 8. #4 VERTICAL BARS CENTERED IN WALL, AT 48" O.C. (PER ARCH & STRUCTURAL)
- 9. 3-#4 LONGITUDINAL BARS (PER ARCH & STRUCTURAL)

WALL SECTION

PER ARCHITECT, PROVIDED HERE FOR REFERENCE AND CONTEXT ONLY



PLAN VIEW

KEY NOTE CALL-OUTS:

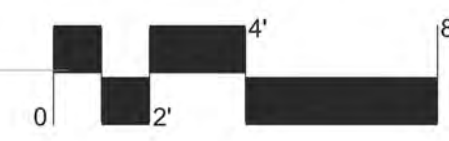
- 1 6' HIGH GREY SMOOTH STUCCO FINISH CMU WALL (STANDARD CMU W/ STUCCO SMOOTH FINISH, PAINTED SW 7042 SHOJI WHITE)
- 2 2" THICK CONCRETE CAP W/ 3" OVERHANG, MORTARED IN PLACE, CONTINUOUS (COLOR IS ROCK PROS 'GRAPHITE')
- 3 CMU CONSTRUCTION, 36" X 18" COLUMN (excluding Stone) (SIMILAR TO COLUMNS AT SIGNAGE) CMU W/ REINFORCEMENT. REFER TO PLAN VIEW FOR LOCATIONS (w/ Rock Pros Flathead Cobble)
- 4 REAL STONE TO BE ROCK PROS FLATHEAD COBBLE, GROUTED IN PLACE, RAKED-GROUT TYPICAL.
- 5 COMPACTED SUBGRADE PER SOILS REPORT.
- 6 FINISH GRADE AND LANDSCAPE AREA
- 7 REFER TO STRUCTURAL DRAWINGS FOR FOOTINGS, AND REINFORCEMENT.

PERIMETER SITE WALLS DESIGN INTENT:

- 6' HIGH PERIMETER CABCO CMU CONSTRUCTION SMOOTH STUCCO FINISH SITE WALLS WILL SEPARATE THE OPEN SPACE AREA AT THE RIGHT-OF-WAY & STREET FRONTAGE FROM THE LOTS AND INTERNAL COMMUNITY ITSELF.
- WALL WILL BE VISUALLY BROKEN-UP BY WAY OF COLUMNS PUNCTUATING WALL (locations per plan), COLUMNS WILL BE 36" X 18" VERSIONS OF THE VENEER CLAD COLUMNS AT SIGNAGE.
- (Color to be Rock Pros Flathead Cobble)
- INTENDED TO BE ATTRACTIVE AND FUNCTIONAL THEY SHALL MATCH THE COLORS AND MATERIALS CONSISTENT WITH THE MONUMENT SIGNAGE AND OTHER ARCHITECTURAL ELEMENTS WITHIN.
- WALL SHALL ALSO ACT TO SEPARATE INDIVIDUAL LOTS (SAME CONSTRUCTION AND HEIGHT AND MATERIALS).
- WALL TOP WILL FEATURE A 3" THICK CONTINUOUS CONCRETE CAP FEATURE (Rock Pros 'GRAPHITE')
- REINFORCEMENT AND FOOTING BY STRUCTURAL ENGINEER.

PERIMETER SITE WALL CONCEPT

SCALE: 1/4" = 1'



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PL.02
SIGNAGE AND
WALL EXHIBIT
2 OF 2

PRELIMINARY PLAT

P20-0169 BRIDLE CREEK