

**Open Space & Recreation Plan
(Z-PA-063-20)**

Neon Ranch

Pinal County, Arizona
January 2021

Prepared for:

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1. Open Space & Recreation Plan Overview

Neon Ranch is envisioned as a 518 space (maximum 570 space) luxury RV Resort community complete with State of the Art amenities and recreation areas. Consistent with the goals and vision of the Pinal County Comprehensive Plan and recreation area guidelines, Neon Ranch will feature a network of pathways connecting visitors to centralized open spaces and amenities designed to create a unique sense of community not found in any existing RV Resort. This Open Space and Recreation Plan (the “OSRP”) for Neon Ranch has been crafted to implement this vision. It is intended to enhance the community character, sense of place, and quality of life by providing connectivity and recreational opportunities for visitors of all walks of life.

Neon Ranch will feature a total of 16.07 acres of open space, which is 30.89% of the total project acreage and exceeds the requirements for PADs outlined in PCDSC 2.176.130. Open space has been provided throughout Neon Ranch in the form of retention areas, passive open spaces, perimeter landscape buffers and a large centralized community park area. Each of these spaces and uses offer a destination for visitors. All open space areas will be owned by Neon Ranch.

2. Context

The Neon Ranch PAD consists of approximately 52.03 acres of vacant property (APN 10430007B) located approximately 4,200 feet northwest of the Florence Junction. The property is triangular in shape and is bordered by the U.S Highway 60 on the north and vacant Arizona State Trust Land on the south and west. There is a small SRP substation at the southwest corner of the site.

The greater surrounding area is also vacant with sparse residential communities existing further outwards. A Proposed Multi-Use Trail Corridor exists just outside the northwest corner of the site. (see **Exhibit A – Context Map**). For visitors seeking recreational opportunities outside of Neon Ranch, the Peralta Trail, Lost Goldmine Trailhead, Hieroglyphic Trailhead and a number of other hiking or outdoor activities are available in the nearby vicinity.

3. Development Concept

Neon Ranch is a luxury RV Resort with approximately 518 spaces (up to 570) intended for RV, Park Model and Manufactured Homes on spaces sized 40’ x 50’ (see **Exhibit B – Conceptual Site Plan**). Interspersed between the spaces are a number of pedestrian pathways and open space areas, so that every point of Neon Ranch is easily accessible to recreation opportunities and the various amenity options.

4. Target Market

While Neon Ranch is an RV Resort primarily catered to the 55 forward demographic, the Resort is family-friendly, and is designed to accommodate people of all ages. Abundant active and passive recreational open spaces will be featured throughout the community, and visitor are conveniently located within a short drive of recreation opportunities outside of Neon Ranch as well.

5. Topography and Salvage Plan

The Neon Ranch property is flat, relatively undisturbed land in a rural area, with a high point at 1,905 and low point at 1,887. This is only a 1% drop and should not require a full ToPo. Therefore, development of the property is anticipated to be easy with little disturbance to the natural environment. **Exhibit C – On-Site Photos** provides a representation of the topography and existing natural plant life for the 52.03 acre property. There is one saguaro cactus on the property which, if necessary, will be relocated to a more appropriate location on the future Neon Ranch property. In addition to some small native desert plants, the property has chain fruit cholla which will also be relocated to more appropriate locations on the property.

6. Preliminary Hydrology

As mentioned previously, the site's topography is relatively flat and without any natural drainage courses. It is anticipated that off-site flows will flow through Neon Ranch as they have historically. Neon Ranch contains ample open space and proposes approximately eight retention areas which would exceed its needs to sufficiently manage water flows.

According to the FEMA Flood Map and Pinal County Flood Control Viewer, there are no flood zones or floodplains on the Site. Therefore, there are no natural drainage courses to be obstructed or disturbed, or regulatory natural floodplains to be altered or fitted.

7. General OSRP Design Guidelines

The following general design guidelines will be implemented in the OSRP for Neon Ranch:

- Open space has been designed to be a community amenity and will be provided in all areas of the site.
- Open space areas have been strategically situated in high visibility locations; near to or at the end of entry roads, adjacent to the perimeter of the project, and/or where sidewalks and pathways can feed into them.
- The space layout for Neon Ranch has been designed around the open space areas, to ensure close proximity, visibility, and interconnectivity of the open space.
- Fragmentation of open space areas has been avoided whenever possible.

8. Archaeological Sites

There are no signs of artifacts on the site and cultural resources at the property are not anticipated. Should any artifacts or remains be uncovered during construction activities, development work will stop until the Arizona State Museum is notified and can investigate.

9. Developed Open Space

Neon Ranch contains approximately 16.07 acres of open space, or 30.89% of the 52.03 acre property. The developed open space at Neon Ranch consists of a balance of both active and passive recreation areas. The following guidelines have been implemented in the developed open space areas:

- Natural and historic drainage patterns in the area have been maintained.
- Storm water retention areas have been designed to appear as natural as possible with meandering edges, gradual grade changes, and varying side slopes.
- Storm water retention areas have been located in visible and accessible areas throughout the community.
- Non-vegetative and vegetative ground covers, trees, and shrubs in open space areas and along street frontages will be installed in conformance with the size, quantity, coverage, and placement requirements of the OSRAM.
- Ample landscape tracts and open space areas (per the OSRAM requirements) have also been located along the perimeter of the project and the main project entries to create a sense of openness for the community.
- Enhanced landscape areas have been provided at the entry into the project.
- Substantial entry monumentation has been provided at entry to the project to further create a distinct sense of arrival.

Neon Ranch meets all requirements for the uses permitted and the uses prohibited within open space areas per the PCDSC.

10. Recreation Area Open Space

Neon Ranch is envisioned as a primarily 55 forward, but also family-friendly luxury RV Resort community with Arizona influences throughout. Consistent with the goals and vision of the Pinal County Comprehensive Plan, Neon Ranch will feature a network of pathways connecting residents to centralized open spaces and amenities designed to create a sense of community that exceeds the County's typical PAD/OSRP requirements.

Neon Ranch provides an abundance of recreational amenities for its visitors, including a large centralized park area and various smaller passive open spaces in other accessible areas of the project. Neon Ranch will also provide an abundance of pedestrian pathway connections leading to the open space areas (see **Exhibit D – Conceptual Illustrative Site Plan** attached hereto). The community will meet or exceed all provisions of the minimum requirements for recreation areas per the PCDSC.

Centralized Community Park Area

Neon Ranch will feature a large centralized community park area allowing for imaginative play directly adjacent to a mini putt putt course and the Neon Light Garden. Also nearby is the Entertainment Pavilion which allows for outdoor event opportunities such as potlucks, birthday parties, farmer's markets, wine/cheese tasting, and other outdoor events. Neon Ranch also features a sports area complete with a number of sports options including basketball, bocce ball and more.

Passive Open Space Areas

Neon Ranch will also include smaller passive open space areas throughout the site. These are illustrated in **Exhibit D – Conceptual Illustrative Site Plan**, and create opportunities for visitors to grill outdoors, sit around fire pits, lounge, or play fetch with their dogs.

Pedestrian Connectivity

Key to the Resort's vision is the integration of pedestrian connectivity into the project via a network of pathways connecting residents to the central community park area and amenities. Neon Ranch provides a high level of connectivity between the visitor spaces and all the open space and amenity areas provided. The goal is to create an enjoyable walking experience throughout Neon Ranch.

11. Landscaping

The landscape theme for Neon Ranch will be developed to provide a natural transition from the nearby desert land uses. The design intent of the landscaping is to utilize a desert plant palette or xeriscape, turf in certain areas, surface treatment and vegetation zones, pavers and decorative concrete, and lots of shade. The landscaping design will also provide visual interest, but will also be compatible with the surrounding natural environment. The landscaping will adhere to the landscape recommendations for open space and recreation areas as outlined in the OSRM and will meet or exceed the requirements for PADs outlined in the Pinal County Development Services Code.

Trees and shrubs will be planted in the species, sizes and quantities that meet or exceed the requirements of the OSRM and PCDSC. Where possible, existing saguaro and other plant life on the site will be preserved and relocated to more appropriate locations on the site during construction. While every tree and shrub to be planted is not depicted with the OSRP, the documentation provided identifies the landscape and general planting areas (see **Exhibit D – Conceptual Illustrative Site Plan**). Turf and decomposed granite areas are also identified. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans.

Exhibit A
Context Map

US HWY 60

Queen Creek

**Proposed Multi-Use
Trail Corridor**



Site

**Florence
Junction**

Exhibit B
Conceptual Site Plan

- Highway US60
- Proposed Pylon Sign 40'-0" tall
- Existing Property Line
- Proposed 15'-0" Setback
- Proposed Fencing on PL

Proposed Zoning Detail
 MHP
 PMRVP
 PAD OVERLAY

Proposed Setback Detail
 Highway 60 Front setback 15'-0"
 West Property Line 10'-0"
 South Property Line 10'-0"

Total Unit Spaces - 518
 Units are 40'x50' (2000 sf)
 Corner Units meet 2000+ sf)

RV Storage Spaces - 33
 10'x40' Covered

ATV Storage Unit - 100
 8'x10' Secured Unit

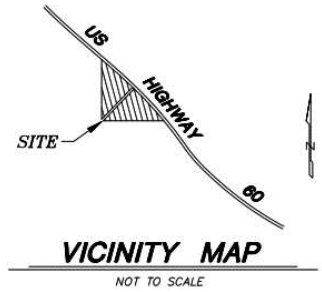
Typical Parking Spaces - 80
 10'x20'

Site Information
 Project Area 52,028 acre
 Open Space Requirement 408,000 sf
 * includes 7% ADA accessible areas - 163,200 sf
 Provided Open Space - 700,228 sf

Proposed On-site Roadway Detail
 Roadway Surface Area Estimate- 669,864 sf
 Roadway Specification :
 Roadway Minimum 24'-0"
 One Way Roads 14'-0"
 Inside Radius of Roadways-typical UON 18'-0"

LINE TABLE		
LINE	BEARINGS	DISTANCE
L1	S 01°07'32" E	21.98'
L2	S 01°07'32" E	139.58'
L3	S 49°24'17" E	363.09'
L4	S 49°23'55" E	100.25'
L5	S 49°23'55" E	234.24'
L6	N 89°10'26" E	15.72'
L7	S 01°10'18" E	18.42'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	11,559.13'	00°07'13"	24.29'



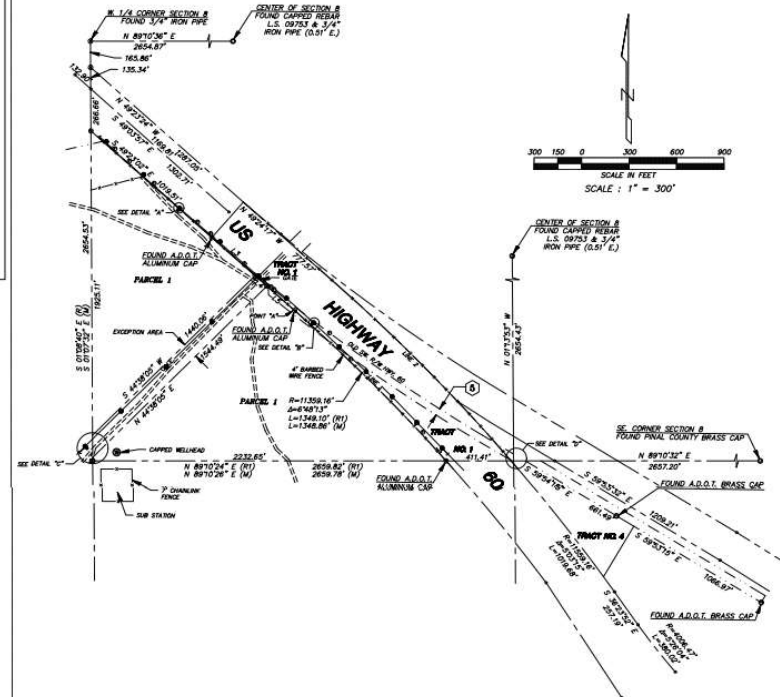
- New ADOT Required Deceleration Lane 700'-0" in length and 14'-0" wide
- Proposed Pylon Sign 40'-0" tall
- Proposed Divided Boulevards (14'-0" One Directional Lanes
- Proposed Monument Sign/ Wall Mounted Project Identification

- Site Notes**
- A. Increased Inside Turn Radius
 - B. Security Checkpoint with Bypass Lane
 - C. Internal Landscape and Site Way-finding
 - D. Clubhouse Building 1 - 15,000 sf
 - E. Food Truck Pavilion
 - F. RV Storage Structure

Proposed Retention Areas (Estimate)

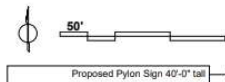
Retention Area 1 = 15,400 sf
 Retention Area 2 = 13,100 sf
 Retention Area 3 = 5,400 sf
 Retention Area 4 = 5,700 sf
 Retention Area 5 = 19,200 sf
 Retention Area 6 = 14,800 sf
 Retention Area 7 = 19,620 sf
 Retention Area 8 = 18,000 sf

Note-
 Civil Engineer will need to provide final calculations on capacity of all retention areas. zones are illustrated for conceptual purposes only



- Proposed ATV Storage Units
- Proposed RV Storage Canopy
- Proposed Water Treatment Area
- Existing Well Location
- Proposed Water Tank Location
- Existing Off-Site Substation

- 100'-0" Electrical Utilities Easement
- Amenities Area
- Overhead Utilities Line



Neon Ranch



Gensler
 January 18, 2021

Exhibit C
On-Site Photos

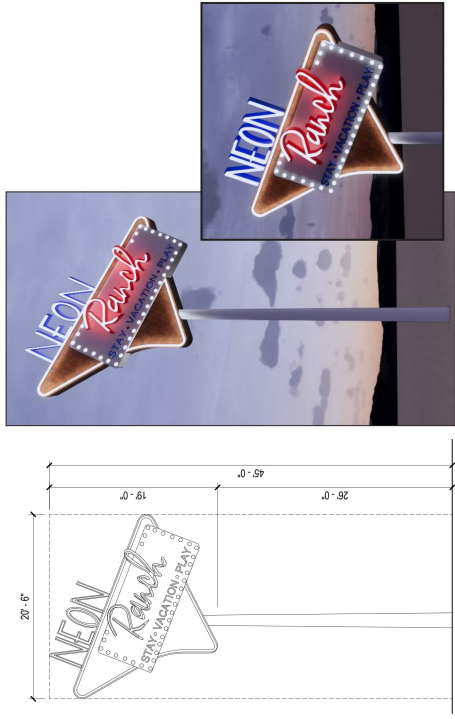




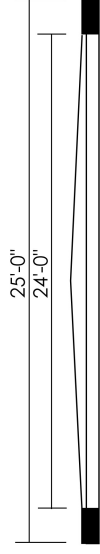




Exhibit D
Conceptual Illustrative Site Plan









Conceptual Pylon Sign

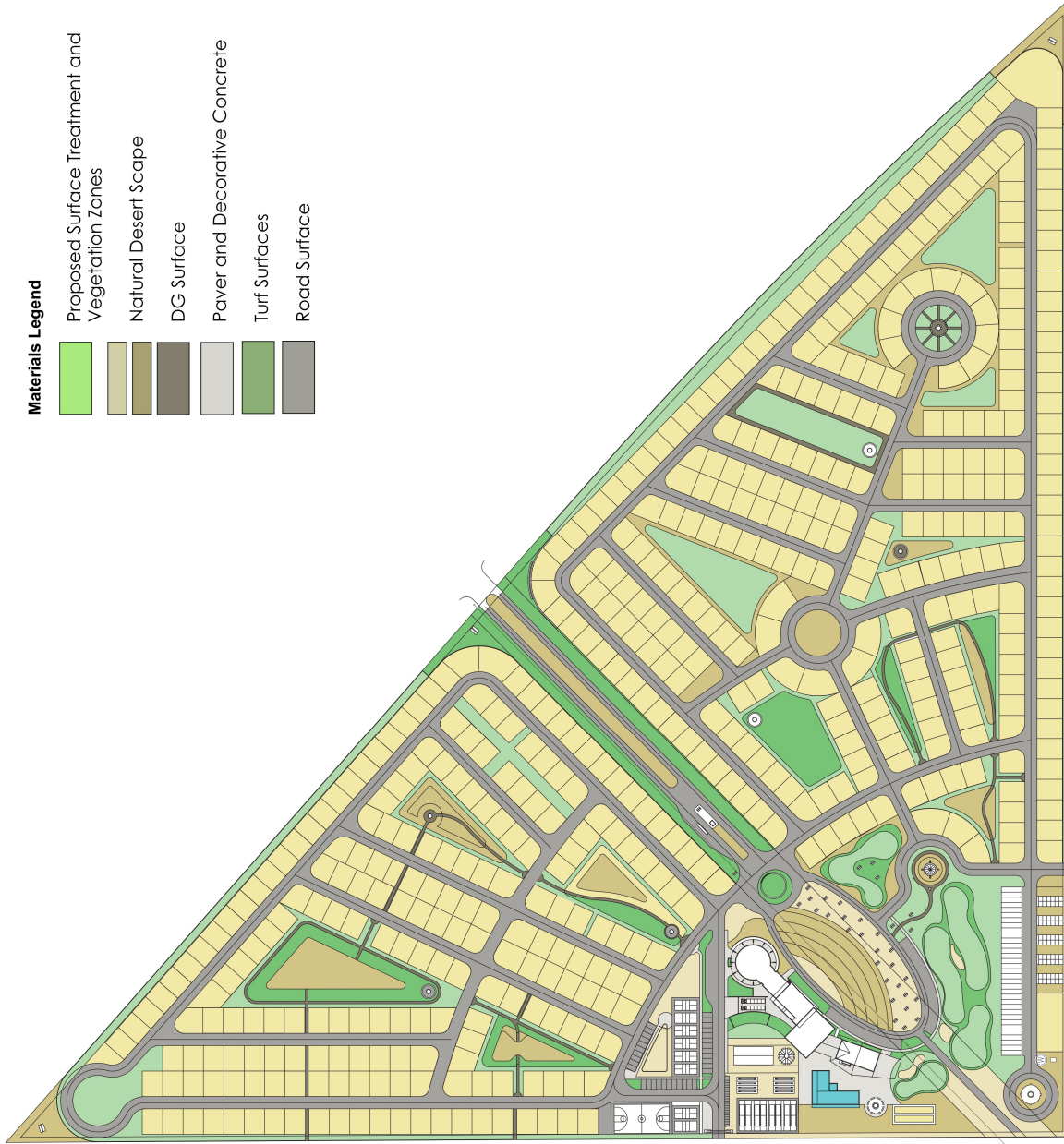


25'-0" Asphalt on 4'-6" compacted gravel base
6" Concrete Ribbon on both sides

Typical Road Section

Materials Legend

-  Proposed Surface Treatment and Vegetation Zones
-  Natural Desert Scape
-  DG Surface
-  Paver and Decorative Concrete
-  Turf Surfaces
-  Road Surface



Illustrative Site Plan

Neon Ranch



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January 18, 2021