PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE TAKEN BY THE CITY COUNCIL.**

# CITY OF BUCKEYE
# PLANNING AND ZONING COMMISSION
# MARCH 12, 2024
# AGENDA

**City Council Chambers**
**530 East Monroe Avenue**
**Buckeye, AZ 85326**
**6:00 p.m.**
****Live streaming will be available via YouTube****
**The doors will be open to the public at least 15 minutes prior to the start time of the meeting.**

*Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.*

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*Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.*

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## 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

## 2. MINUTES

**2.A** Approval of minutes from the February 27, Planning and Zoning Commission workshop and the regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyea.gov (623) 349-6211

## 3. REGULAR AGENDA

**3.A** Sundance Station - Site Plan (PLZSP-22-00044) Staff recommends the Planning and Zoning Commission conduct a public meeting and approve a Site Plan located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road, subject to Conditions a - g.
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

**3.B** North Star Ranch - Preliminary Plat (PLZS-21-00134) Conduct a public meeting and approve a Preliminary Plat consisting of 2,184 parcels located approximately two (2) miles north of the intersection of Sun Valley Parkway and Canyon Springs Boulevard, subject to Conditions a - ee.

Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

**3.C** Buckeye Commons West - Comprehensive Sign Plan (PLZDR-23-00016) - Conduct a public meeting and approve a Comprehensive Sign Plan for Buckeye Commons West retail center located at the northwest corner of Roosevelt Street and Verrado Way, subject to conditions a - c.
Staff Liaison: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295

**3.D** Buckeye 10 Logistics Phase II - Site Plan (PLZSP-23-00012) Conduct a public meeting and approve a site plan for a 359,922 square foot industrial warehouse distribution shell building on approximately 22 acres, subject to conditions a - s.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

## 4. COMMENTS FROM THE PUBLIC

*Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.*
***Action Required:*** *None*

## 5. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS

## 6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

*Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events*
***Action Required:*** *None; there will be no discussion, deliberation, proposals, or legal action.*

## 7. ADJOURNMENT

**CITY OF BUCKEYE**
**Regular Planning & Zoning Commission**
**PLANNING ACTION REPORT**

| | |
|---|---|
| **MEETING DATE:** 03/12/24 | **AGENDA ITEM:** 2.A. MINUTES |
| **DATE PREPARED:** 03/06/24 | **DISTRICT NO.:** |
| **STAFF LIAISON:** Keri Hernandez, Management Assistant, khernandez@buckeyea.gov (623) 349-6211 | |
| **DEPARTMENT:** Development Services | **AGENDA ITEM TYPE:** Minutes |

**ACTION/MOTION:** (This language identifies the formal motion to be made by the Voting Members) Approval of minutes from the February 27, Planning and Zoning Commission workshop and the regular meeting.

**SUMMARY**

**Items related to a project or facility location must include an attached vicinity map for Council Review.**
**ATTACHMENTS:**
02.27.2024.PZC.WORKSHOP.Minutes.DRAFT.pdf
02.27.2024.PZC.Minutes.DRAFT.pdf

# CITY OF BUCKEYE
## PLANNING AND ZONING COMMISSION
## WORKSHOP MINUTES
## FEBRUARY 27, 2024

**City Council Chambers**
**530 East Monroe Avenue**
**Buckeye, AZ 85326**
****Recording of this workshop is available via YouTube****

**1. CALL TO ORDER/ROLL CALL**
Chairperson Nick Hudec called the meeting to order at 4:36 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio arrived a few moments after roll call, Commissioner Ed Sumner arrived a few moments after roll call, Chairperson Nick Hudec, Alternate Charles Hester, Alternate Les Manuel, Alternate Ryan Belshee, Alternate Douglas McDonald, Alternate Sebastian Trupiano

Members absent: Alternate Darwin Meighen, Alternate Donald Bassler

Staff present: Deputy Director of Planning Adam Copeland, Principal Planner Ken Galica, Senior Planner of Special Projects Andrea Marquez, Senior Planner Sean Banda, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez

**2. WORKSHOP AGENDA**

**2A. BUCKEYE GATEWAY SPECIFIC AREA PLAN (GSAP).**
Ken Galica Principal Planner welcomed everyone to the workshop and introduced the GSAP.
Ed Boik and Robert Mansolillo, Project Team members from Matrix Design Group presented and discussed with Commission the GSAP project process.

**3. ADJOURNMENT**
With there being no further discussion, Chair Hudec adjourned the meeting at 5:50 p.m.

**Nick Hudec, Chairperson**

**ATTEST:**

**Keri Hernandez, Management Assistant**

I hereby certify that the foregoing is a true a correct copy of the Planning and Zoning Commission Workshop held on the 27th day of February 2024. I further certify that a quorum was present.

_____

**Keri Hernandez, Management Assistant**

**City Council Chambers**
**530 East Monroe Avenue**
**Buckeye, AZ 85326**
****Recording of this meeting is available via YouTube****

**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**
Chairperson Nick Hudec called the meeting to order at 6:00 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Chairperson Nick Hudec, Alternate Charles Hester, Alternate Les Manuel, Alternate Ryan Belshee, Alternate Darwin Meighen participated virtually, Alternate Douglas McDonald, Alternate Sebastian Trupiano

Members absent: Alternate Donald Bassler

Staff present: Deputy Director of Planning Adam Copeland, Principal Planner Ken Galica, Senior Planner of Special Projects Andrea Marquez, Senior Planner Sean Banda, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez

**2. MINUTES**

**2A. APPROVAL OF MINUTES FROM THE FEBRUARY 13, 2024 PLANNING AND ZONING COMMISSION REGULAR MEETING.**
A motion was made by Vice Chair Burton and seconded by Commissioner Puppe to approve minutes as presented. Approval 7-0. Motion carried.

**3. REGULAR AGENDA**

**3A. SPARROW SIENNA HILLS ACTIVE ADULT – SITE PLAN (PLZSP-23-00027)**
Senior Planner of Special Projects Andrea Marquez presented and was available to answer questions from the Commission.
Owner representative Cade Hill presented and was available to answer questions from the Commission.
Commissioner Ragsdale asked if there would be elevators. Mr. Hill confirmed that there are three planned elevators for this facility.
Chair Hudec asked if there is a reason behind the four story structure. Mr. Hill informed the Commission that from a density standpoint, allowed the increase of units with ability to maintain the greenspace on the fairly compact site.
A motion was made by Commissioner Ragsdale and seconded by Commissioner Puppe to approve with conditions ‘a – dd’ as presented. Approval 7-0. Motion carried.

**3B. ENCANTO STORAGE – SITE PLAN (PLZSP-23-00011)**

Senior Planner Sean Banda presented and was available to answer questions from the Commission.
Applicant David Brown presented and was available to answer questions from the Commission.
Commissioner DiMascio asked if the developer would be responsible for adding a turn lane on Jackrabbit Trail during the half street improvements. City Traffic Engineer John Willett was uncertain but indicated that some widening may have to occur in order to provide space for a left turn pocket.
A motion was made by Commissioner Puppe and seconded by Commissioner Kupcik to approve with updated conditions 'a – qq' as presented. Approval 7-0. Motion carried.

**3C. CHAPMAN SELF-STORAGE – SITE PLAN (PLZSP-23-00025)**
Senior Planner Sean Banda presented and was available to answer questions from the Commission.
Vice Chair Burton asked if there would be a traffic light installed on Magnolia Street. Mr. Willett informed the Commission that there would not be a light installed however, a city CIP project will eventually widen Miller Road from Lower Buckeye Road to Pima Street, and that timing will be close to the timing of this project being constructed.
A motion was made by Commissioner Kupcik and seconded by Commissioner Ragsdale to approve with updated conditions 'a – ii' as presented. Approval 7-0. Motion carried.

**3D. KORE POWER – SITE PLAN (PLZSP-22-00030)**
Principal Planner Ken Galica presented and was available to answer question from the Commission.
Resident Gary White, representing the Western State's Regional Council of Carpenters, spoke of support and welcomed KORE Power to Arizona and Buckeye.
Commissioner DiMascio asked if there will be adequate distance for traffic to enter the facility safely. Mr. Willett informed the Commission that a right deceleration lane will be constructed for entry, and an acceleration lane will be constructed for exiting the property.
KORE representative Edward Hernandez presented and was available to answer questions from the Commission.
Chair Hudec asked of the chain link fence location on the north and south sides of the property. Mr. Galica indicated that the fence will be on the outside of the vegetation along the north and south sides of the development.
A motion was made by Commissioner Ragsdale and seconded by Vice Chair Burton to recommend approval to City Council with conditions 'a – uu' as presented. Approval 7-0. Motion carried.

**5. COMMENTS FROM THE PUBLIC**
None

**6. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS**
Deputy Director of Planning Adam Copeland welcomed and congratulated KORE Power and staff for the efforts to get to this point. Mr. Copeland mentioned a few items that would be added to future agendas. Mr. Copeland congratulated Chair and Vice Chair on the elections at the previous meeting.

**7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS**
None

**8. ADJOURNMENT**
With there being no further business, Chair Hudec adjourned the meeting at 7:05 p.m.

**Nick Hudec, Chairperson**

**ATTEST:**

_____

**Keri Hernandez, Management Assistant**

I hereby certify that the foregoing is a true a correct copy of the Planning and Zoning Commission Regular Meeting held on the 27th day of February 2024. I further certify that a quorum was present.

_____

**Keri Hernandez, Management Assistant**

**CITY OF BUCKEYE**
**Regular Planning & Zoning Commission**
**PLANNING ACTION REPORT**

| | |
|---|---|
| **MEETING DATE:** 03/12/24 | **AGENDA ITEM:** 3.A. Sundance Station - Site Plan (PLZSP-22-00044) |
| **DATE PREPARED:** 03/07/24 | **DISTRICT NO.:** Council District 3 |
| **STAFF LIAISON:** Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830 | |
| **DEPARTMENT:** Development Services | **AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business |

**ACTION/MOTION:** (This language identifies the formal motion to be made by the Voting Members) Sundance Station - Site Plan (PLZSP-22-00044) Staff recommends the Planning and Zoning Commission conduct a public meeting and approve a Site Plan located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road, subject to Conditions a - g.

**RELEVANT GOALS:**
GOAL 3: A Well-Planned Urban Community

**ADDITIONAL RELEVANT GOALS:**
GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

## SUMMARY

**PROJECT DESCRIPTION:**
The applicant proposes a 413-unit for rent residential community on a 30.30 acre site immediately south of I-10 Interstate Highway and west of Sundance Towne Center on Watson Road. The project will feature two (2) different styles of living community including 272 garden style apartments on east side of the existing wash, and 141 built-to-rent (BTR) homes on the west.

**BENEFITS:**
The subject project will provide further housing options for the residents in Council District 3.

**Items related to a project or facility location must include an attached vicinity map for Council Review.**
**ATTACHMENTS:**
PLZSP-22-00044 - Sundance Station - Site Plan - Staff Report - 031224.docx
Exhibit A - PLZSP-22-00044 - Sundance Station - Vicinity Map.pdf
Exhibit B - PLZSP-22-00044 - Sundance Station - Narrative.pdf
Exhibit C - PLZSP-22-00044 - Sundance Station - Site Plan.pdf
Exhibit D - PLZSP-22-00044 - Sundance Station - Apartment Elevations.pdf
Exhibit E - PLZSP-22-00044 - Sundance Station - Single and Duplex Elevations.pdf
Exhibit F - PLZSP-22-00044 - Sundance Station - Landscape.pdf

BUCKEYE, AZ

# SITE PLAN

## Report to the Planning and Zoning Commission

| | |
|---|---|
| CASE NUMBER: | PLZSP-22-00044 |
| TITLE: | Sundance Station Site Plan |
| MEETING DATE: | March 12, 2024 |

| | |
|---|---|
| Applicant/Owner: | Jay Hicks of Dig Studios, Inc. on behalf of Ed Gorman of Sundance Village LLC |
| Request: | Site Plan for construction of a 413 unit rental community consisting of garden style apartments, duplexes, and single-family units |
| District | Council District 3 |
| Location: | Generally located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road |
| Site size: | Approximately 30.30 acres |
| Density: | 13.63 dwelling units per acre (du/ac) |
| Public input: | None received |
| Recommendation: | Staff recommends the Planning and Zoning Commission Approve the subject site plan subject to Conditions a) through y). |

## PROJECT DESCRIPTION

1. Jay Hicks of Dig Studios, Inc. on behalf of Ed Gorman of Sundance Village LLC, is requesting a site plan approval on 30.30 acres generally located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road.

2. The applicant proposes a 413-unit for rent residential community on a 30.30 acre site immediately south of I-10 Interstate Highway and west of Sundance Towne Center on Watson Road. The project will feature two (2) different styles of living community including 272 garden style apartments on east side of the existing wash, and 141 built-to-rent (BTR) homes on the west.

3. A plat is also proposed to split the apartments from the BTRs. Access to each community will located central to the project at the internal roundabout.

## AREA CONTEXT

*Table 1: Existing Land Use, General Plan Designation, and Zoning District*

| | LAND USE | GENERAL PLAN | ZONING |
|---|---|---|---|
| Subject Property | Vacant | Master Planned Community | Planned Community (PC) |
| North | Interstate 10 | Open Space | Planned Community (PC) |
| South | Single Family Residential, School, and Commercial | Master Planned Community | Planned Community (PC) |
| East | Commercial | Master Planned Community | Planned Community (PC) |
| West | Single Family Residential | Master Planned Community | Planned Community (PC) |

## PUBLIC PARTICIPATION

4. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. The notice of application was mailed on February 25, 2023. To date, staff has not received any inquiries on the project.

## BACKGROUND

5. June 1, 1990: The Mayor and Town Council approved an annexation of this and surrounding lands under Ordinance 5-90.

6. October 4, 2000: The Mayor and Town Council approved a Rezone for the subject and surrounding properties to Planned Community (PC) under Ordinance 86-00.

7. October 4, 2000: The Mayor and Town Council approved a Community Master Plan (CMP) for Sundance under Ordinance 86-00.

8. January 26, 2024: City Staff administratively approved a CMP amendment for Sundance CMP to modify setbacks for the subject multifamily community under Case PLZZ-22-00028.

## ANALYSIS

9. The Sundance CMP identifies the subject property as being an Employment designation. Multifamily is typically allowed within the Residential designation, but the Employment section of the CMP allows *"All uses permitted in the commercial land use designation."* Additionally, The Commercial designation allows *"All uses permitted in the Residential land use designation."* Through these allowances, multifamily uses are permitted by the CMP in the Employment land use designation."

10. The site developed is greater than 75,000 sq. feet therefore requires a review, discussion and decision at a Planning and Zoning Commission public meeting.

*Circulation*

11. Access to the property is obtained from dual drives from Watson Road. The two (2) drives have access easements from the commercial properties to the east, and will be located on either side of the existing Lowe's Home Improvement Center on Watson Road.

*Open space / Trails*

*12.* An existing wash traverses the site from the north to the south, and has several mature trees and dense vegetation within. The wash will be enhanced, serving as a linear park, as well as retaining the natural drainage corridor. A six (6) foot wide multi-use trail traverses along the existing desert wash and a ten (10) foot wide concrete secondary path along WAPA Easement that will provide regional recreational opportunities for pedestrians and cyclists, and adhere to the Sundance CMP master trails plan. Overall open space totals 12.6 acres (41.6% of site area), including 6.8 acres of active amenities including open space, pool and park amenities, trails, shaded walkways, and shared courtyards.

*Architecture*

13. Modus Development is known around the valley for urban and modern design and this project is no exception. The elevations, as illustrated on Exhibit D, create a cohesive modern-contemporary design with a variety physical and visual articulation throughout.

    The garden style apartment community consists of (6) three-story buildings and (2) four-story buildings with an elevator. The eight apartment buildings will provide (100) 1-bedroom and (156) 2-bedroom and (16) 3-bedroom units. The units range in size from 700 square feet for 1-bedroom, 1,098 square feet for 2-bedroom and to 1,297 square feet for 3-bedrom.

    The BTR residential design is a combination of single-story (24) 1-bedroom duplex units, (47) single-story detached 2-bedroom units, and (70) two-story 3-bedroom duplex units. The units ranging in size from 750 square feet for one-bedroom, 1,050 square feet for two-bedroom and to 1,440 square feet for three-bedroom excluding the one-car garage ready for electric vehicle charging. Three elevations, with three color schemes are provided for each BTR building type. Additionally, no home elevation will be located adjacent to the same home elevation.

*Parking*

14. The BDC requires multifamily parking at the rate of one (1) space for every one (1) bedroom unit, and one and one half (1½) spaces for each two (2) bedroom unit. Additionally one (1) guest space must be provided for each five (5) units. Utilizing these regulations, the Buckeye Village project is required to provide 394 spaces. The applicant is providing 399 spaces, five (5) spaces more than what is minimally required.

*Schools*

15. The developer is working on providing the City a statement from the Buckeye Union High School District and Buckeye Elementary School District regarding adequate facilities for the anticipated student load generated by the development.

*Infrastructure*

16. Water and sewer are provided by the City of Buckeye and to be constructed by the developer as per the terms of the water and sewer reports, adhering to the latest City of Buckeye design standards and conditions. Existing utility lines, with capacity, are located in Watson Road and extend westward to the site.

## RECOMMENDATION

17. Staff recommends the Planning and Zoning Commission approve the subject Site Plan subject to Conditions a) through y) of PLZSP-22-00044 for the following reasons:

- Conformance with General Plan
- Conformance with Development Code
- All outstanding issues from reviewing departments will be addressed at improvement and building plans (Engineering, Fire, Public Works, Water Resources, and Development Services).

a) Development of the property shall be in general conformance with the site plan titled "Modus Companies Sundance Station", consisting of 21 pages, dated December 4, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.

b) Development of the Apartments shall be in general conformance with the elevations titled "Sundance Apartments", consisting of 26 pages, dated August 30, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.

c) Development of the single and duplex units shall be in general conformance with the elevations titled "Sundance Station", consisting of 31 pages, dated September 25, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.

d) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

e) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

f) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

g) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications.

h) This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statute § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. Contact Jennifer

Russo (jrusso@buckeyeaz.gov) with the City's Public Works department to begin establishing these improvement districts.

i) Prior to Final Plat recordation, all final civil construction plans and reports including landscaping, irrigation and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.

j) The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.

k) Prior to Final Plat recordation, the City shall approve all engineering and construction plans and reports for the required infrastructure for the project.

l) At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site, half street and off-site drainage and redistribute it in a like manner and location to existing conditions. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

m) The Owner/Developer shall submit a Traffic Impact Analysis at the time of Preliminary Plat or Site Plan for review and approval by the City. The Site Plan shall make all accommodations to comply with the final approved Traffic Impact Analysis.

n) Prior to permit issuance, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.

o) Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

p) A bi-directional WB-50 truck routing, including wheel paths, is required to be shown for all driveways, drive isles, streets and other access ways. The diagram is required to have a continuous drive path and line segments are not allowed. This includes a 2-foot shy distance to the curbs.

q) At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.

r) Prior to permit issuance, the Property Owner/Developer shall submit to the City for review and approval Water Master Plans.

s) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.

t) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

u) All onsite fire lines servicing multiple sprinklered buildings shall be installed with a double check backflow prevention device where jurisdiction goes from public to private.

v) All comments on the fourth review (4R) of the PLZSP-22-00044 Sundance Station site plan will be fully enforceable.

w) The Property Owner/Developer shall video the Sundance Towne Center private sewer system to determine compliance with approved as-builts and confirm routing of sewage to the public sewer system.

x) Prior to permit issuance, the status of the existing 404 wash as shown on the Site Plan shall be confirmed through coordination with the US Army Corps of Engineers. The Final Drainage Report shall include a discussion on any existing Section 404 wash designations and necessary procedures to modify existing conditions of Section 404 washes.

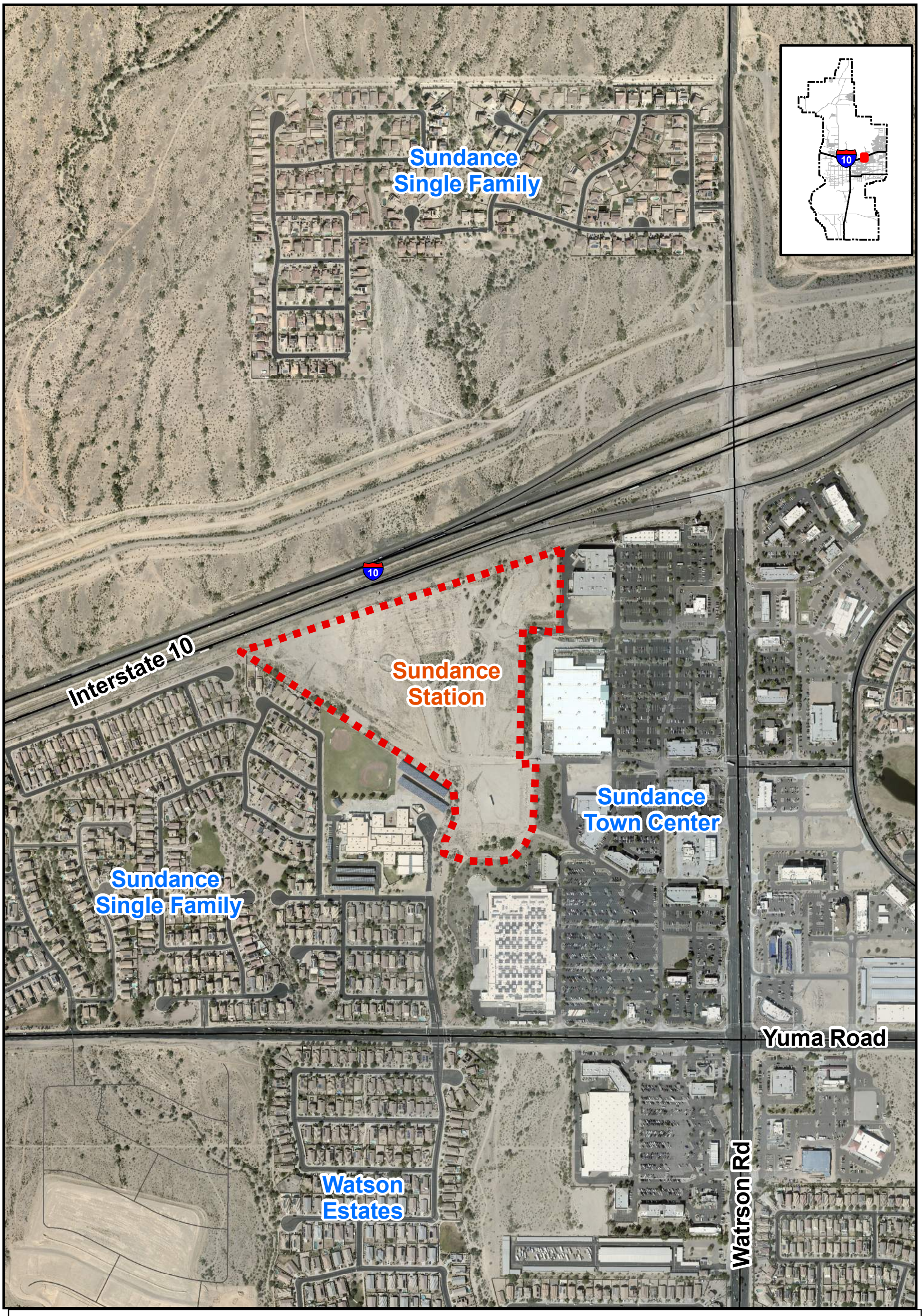
y) The Owner/Developer shall construct a sound wall to the ultimate ADOT sound requirements for current and future freeway lanes. The height of this sound wall shall be determined by recommendation of the Noise Analysis. The sound wall shall be placed on private property unless otherwise determined by ADOT. Coordination with ADOT shall determine ultimate height, location, and aesthetics of the sound wall.

## ATTACHMENTS

Exhibit A – Vicinity Map
Exhibit B – Applicant Narrative
Exhibit C – Site Plan
Exhibit D – Apartment Elevations
Exhibit E – Single and Duplex Elevations
Exhibit F – Conceptual Landscape

Prepared by:
Bart Wingard, Principal Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning




# VICINITY MAP

**PLZSP-22-00044**
Sundance Station Multifamily
City Council District 3

BUCKEYE, AZ

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3R PLZSP-22-00044 RECEIVED SEPT 25 2023 WD



MODUS DEVELOPMENT

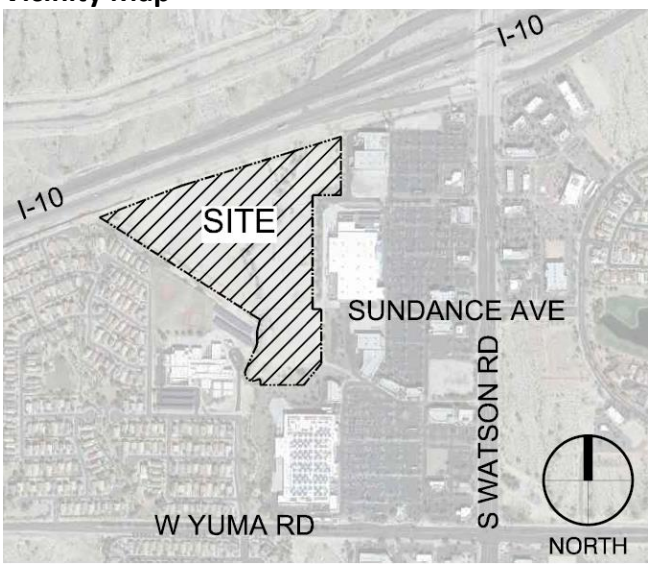
# Sundance Station

## Community Development

**SITE PLAN SUBMITTAL**
**PROJECT NARRATIVE**
**September 6, 2023**


| **Submitted by:** | **Owner** | **Planner/Landscape Architect** |
|---|---|---|
| **Dig Studio, Inc.** | **MODUS Development** | **Dig Studio, Inc.** |
| Contact: Jay Hicks | Ed Gorman | Jay Hicks |
| jay@digstudio.com | ed@moduscompanies.com | jay@digstudio.com |
| 602-363-1890 | 602-421-2221 | 602-363-1890 |


**Project Address:** 700 S Watson Rd, Buckeye, AZ 85326
**APN:** 504-19-007V, 504-19-973, & 504-19-974
**Vicinity Map**

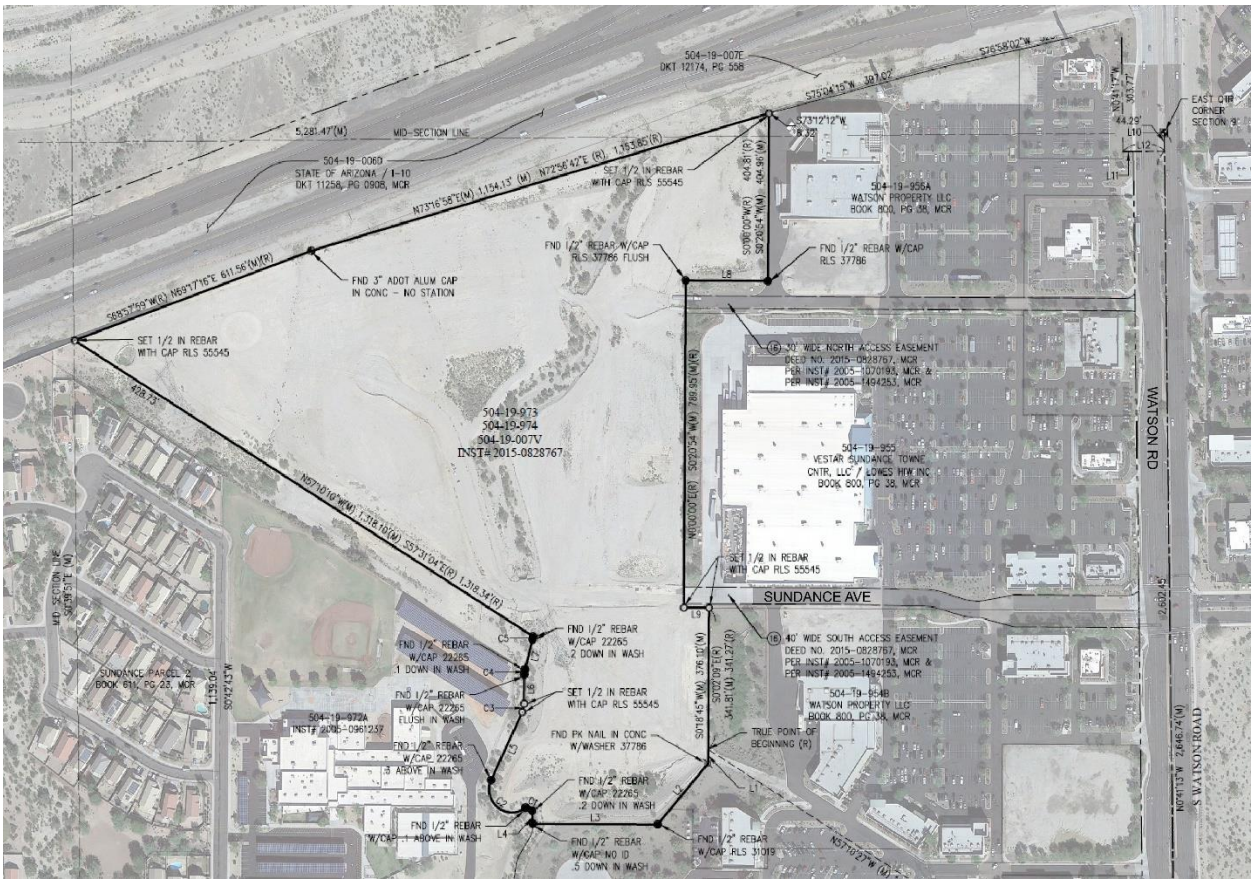



City of Buckeye Case #PLZSP-22-00044

## General

MODUS Development is a Scottsdale-based real estate investment and development company known for award-winning residential projects that are modern, urban, and smart.

MODUS Development is proposing to develop a new 413-unit for rent residential community on a 30.3-acre site immediately south of I-10 Interstate Highway and west of Sundance Towne Center on 700 S Watson Rd. The new project will feature two different styles of living community – garden style apartments on east side of the existing wash, and built-to-rent (BTR) homes on the west.




*Project Site*

## The Site

The property is located within Section 9, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona. The site is approximately 30.3 acres and has an irregular shape which generally slopes from north to south. The estimated acreage of 30.3 includes APN's 504-19-973, 504-19-974 and 504-19-007V. The site is bounded on the north by Interstate I-10, on the east and south by Sundance Towne Center, a commercial development, and on the southwest by Sundance Parcel 2, a single-family subdivision, and Buckeye School District (Sundance Elementary School).

Located in the center of the site is a major wash with two existing box culvert crossings. Pads and roadway subgrades have been graded on both sides of the wash with retention basins constructed throughout the site. The largest of all retention basins is located south of the Western Area Power

Administration (WAPA) Easement. Interstate I-10 abuts the property along the entire north end of the site. An existing wire fence separates the ADOT property and does provide for restricted access to Interstate I-10. Major access to the proposed community will be from W Sundance Ave. The secondary access will be from Watson Road and through the drive immediate north of Lowe's Home Improvement Store. Along the southern portion of the site and traversing in a southeasterly direction is the Western Area Power Administration (WAPA) Easement. This WAPA Easement acts as a buffer between this site and the Buckeye School District. An agreement with WAPA is required for construction within their easement. The agreement will be initiated during the improvement phase of the project.

Sundance Towne Center, located to the east, is a commercial development that fronts Watson Road. This site was started in 2005 with improvements completed sometime thereafter. During 2005 there were two reciprocal easements of importance that were recorded between the Sundance Towne Center development and the owners of the proposed commercial site. These easements are as follows:

- Declaration of Easement, recorded, as 2005-1070191 and recorded 2005-1494253, of Official Records. This perpetual access easement for pedestrian and vehicular ingress and egress purposes was recorded over portions of the Sundance Towne Center. The instrument was recorded on July 28th of 2005. The Grantor was Vestar Sundance Commercial, LLC and the Grantee was Vestar Sundance Towne Center, LLC. The recording of this instrument gave access from Watson Road to the proposed community in two (2) locations.

- Drainage Easement, recorded, as 2005-1614466, of Official Records. This perpetual easement for Storm Drainage and Retention purposes was recorded over a portion of the proposed residential site. The instrument was recorded on October 26th of 2005. The Grantor was Arcadia Ranch, LLC and the Grantee was Vestar Sundance Towne Center, LLC. The recording of this instrument provided the necessary area for drainage and retention of storm water run-off from the Sundance Towne Center development. This recording also gave the Grantor the right to relocate the drainage and retention basin to another location, providing proper notice was given, and within the same property boundary.

As a note to the drainage requirements, the I-10 / Watson TI drains to the south basin. Though no changes in the drainage pattern is proposed, any modification will be coordinated with ADOT.

Due to time constraints not all utility maps were received for this project. Based on surrounding improvements it appears feasible to serve the site with dry utilities. However, final determination cannot be made until all utility maps are accounted for.

The Site is located within a FEMA Zone X, and the site will be designed retain the 100-year 6-hour storm event. A drainage report will be submitted under a separate cover.

City and State Agencies have strict guidelines with regards to plant salvage. The existing site area vegetation will remain in-place or be salvage for use in the general landscaping of the site. Salvage of native plant material will conform to the requirements of the City and Arizona Native Plant Laws.

With regards to zoning and land use designation, the site is currently zoned as Planned Community and is within the Sundance Master Planned Community. According to Sundance Master Planned Community, the land use is currently Employment. Per the CMP, the Employment land use designation permits Residential land use (Sundance Community Master Plan, Page II-8, Approved 01/15/2008).



*Sundance Towne Center*



*Western Area Power Administration (WAPA) Easement*

## The Concept Site Plan

The project features two different styles of living community – 272 garden style apartments and 141 build-to-rent (BTR) units in form of single-family and duplexed home within the 30.3 acres for a total density of 13.6 dwelling units per acre (DU/AC).

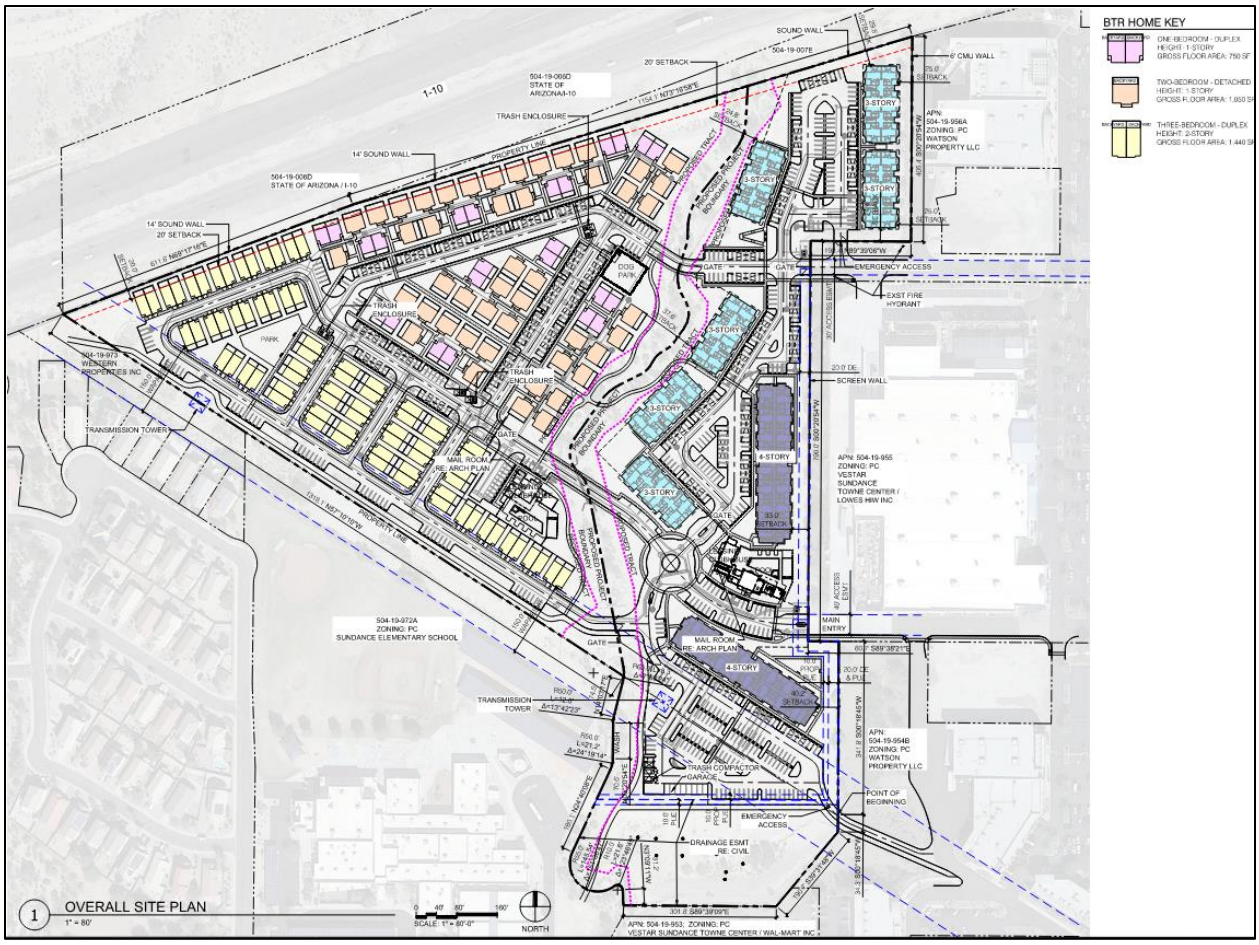
The site will undergo a subdivision to create two separate projects – the Garden Apartments on the east and Build-to-rent (BTR) on the west. The Garden Apartments will cover an area of 15.0 acres and will have a total of 272 units resulting in density of 18.1 dwelling units per acre (DU/AC). The BTR project will occupy 15.3 acres and will have 141 units resulting in density of 9.2 DU/AC.

The access to each community split near the entry round-about and will be gated separately. Upon entry into each community, the pool amenity is the focal point, as well as the community clubhouse and leasing office building.

Parking for the BTR is equally distributed throughout the site. Due to the parcel configuration of the apartment site, and to meet the parking requirements, a large parking area has been located on the

south end of the site. To aid residents, (1) short-term delivery parking space has been identified for the each of the 3-story apartments and (2) short-term delivery parking spaces at the 4-story unit. The south 4-story apartment does not have a delivery space due to its proximity to the south parking lot. The short-term parking is to provide convenience parking close to their units for grocery and furnishings delivery.

The existing wash traverses the site from the north to the south, and has several mature trees and dense vegetation within it. We will evaluate the area vegetation and improve the wash outside of the 404 designation, serving as a linear park, as well as retaining the natural drainage corridor. A 6' multi-use trail traverses along the existing desert wash and a 10' concrete secondary path along WAPA Easement that will provide recreational opportunities for pedestrians and cyclists, and adhere to the Sundance CMP master trails plan. Note, WAPA does not allow trees within their easement. Overall open space totals 12.6 acres (41.6% of site area), including 6.8 acres of active amenities (open space, pool and park amenities, trails, shaded walkways, and shared courtyards).




*Concept Site Plan*

## The Architecture

The garden style apartment community consists of (6) three-story buildings and (2) four-story buildings with an elevator. The eight apartment buildings will provide (100) 1-bedroom and (156) 2-bedroom and

(16) 3-bedroom units. The units range in size from 700 square feet for 1-bedroom, 1,098 square feet for 2-bedroom and to 1,297 square feet for 3-bedrom.

The BTR residential design is a combination of single-story (24) 1-bedroom duplex units, (47) single-story detached 2-bedroom units, and (70) two-story 3-bedroom duplex units. The units ranging in size from 750 square feet for one-bedroom, 1,050 square feet for two-bedroom and to 1,440 square feet for three-bedroom excluding the one-car garage ready for electric vehicle charging. Three elevations, with three color schemes are provided for each BTR building type. Additionally, no home elevation will be located adjacent to the same home elevation.

**Preliminary Water and Sewer Demand Summary**

Residential use is proposed for the entire site. The site will undergo a subdivision to create two separate projects – the Garden Apartments on the east and Build-to-rent (BTR) on the west. The Garden Apartments will cover an area of 15.0 acres and will have a total of 272 units resulting in density of 18.1 dwelling units per acre (DU/AC). The BTR project will occupy 15.3 acres and will have 141 units resulting in density of 9.2 DU/AC.

According to City engineering standards, for High Density Residential use, average day water demand is 283 gallons, and average daily flow of wastewater is 200 gallons per unit. Based on the proposed use and City engineering standards, the proposed daily water demand is 116,879 gallons, and wastewater flow is 82,600 gallons.

Details of home unit summary and City engineering design criteria are shown as below:

Home Unit Summary

| | 1-Bedroom | 2-Bedroom | 3-Bedroom | Total |
|---|---|---|---|---|
| Garden Apartments | 100 | 156 | 16 | 272 |
| Built-to-rent (BTR) | 24 | 47 | 70 | 141 |

*Average Day Water Demand (3-1.202 Design Criteria, Table 1)*

| Land Use | Capita/DU | Use | Total Use | Unit |
|---|---|---|---|---|
| High Density (Greater than 8 DU/AC) | 2.5 | 113 | 283 gallons | Per unit |

*Wastewater Design Flow Criteria (4-1.202 Design Criteria, Table 1)*

| Land Use | | Average Daily Flow |
|---|---|---|
| High Density Residential (8 or more units per acre) | Use 2.5 persons per dwelling unit | 80 Gallons per person per day (200 Gallons/Unit) |

**Project Timing**

Once we receive approval, we will move toward permitted plans and construction. We anticipate start of construction in Spring 2024.

**Street Light Improvement District**

A Streetlight Improvement District (SLID) is required, which will encompass the development and Sundance elementary School (as an exempt property) to the centerlines of S 238th Lane and W Hadley Street.

**Maintenance Improvement District (MID)**

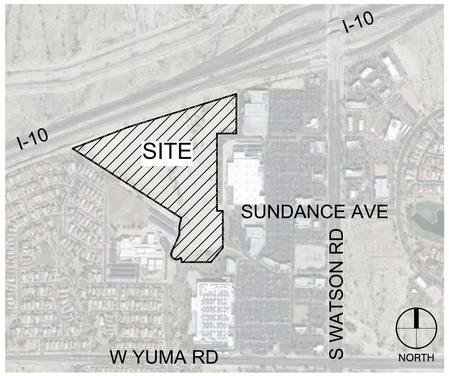
A Maintenance Improvement District is required due to the presence of the planned improved wash through the property.

## End of Narrative

4R PLZSP-22-00044 RECEIVED DEC 05 2023 AL

# SUNDANCE STATION

## VICINITY MAP (NOT TO SCALE)




## TEAM INFORMATION

**OWNER:**
SUNDANCE VILLAGE, LLC
ED GORMAN
7147 E. RANCHO VISTA DR., STE B01
SCOTTSDALE, AZ 85251
P: 602.421.2221
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**DEVELOPER:**
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P: 602.793.8778
E:chris@moduscompanies.com

**PLANNER/LANDSCAPE ARCHITECT:**
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**CIVIL:**
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FELTEN GROUP
ANDREW WHEELER
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PHOENIX, AZ 85054
P: 602.867.2500
E: Andrew.Wheeler@Feltengroup.com

## GENERAL INFORMATION

**PROJECT ADDRESS:**
700 SOUTH WATSON ROAD, BUCKEYE, AZ 85326

**PARCEL NUMBER:**
APN: 504-19-007V, 504-19-973, & 504-19-974

**ZONING:**
PLANNED COMMUNITY (PC) WITH THE SUNDANCE CMP OVERLAY

**SUNDANCE CMP DESIGNATED LAND USE:**
EMPLOYMENT

## SITE DEVELOPMENT INFORMATION

**LOT AREA**
NET AREA: 1,320,252 SF OR 30.309 ACRES (AS SURVEYED)
GROSS AREA: SAME AS NET AREA

**REQUIRED SETBACK**

| PERIMETER SETBACK | MAX. BUILDING HEIGHT |
|---|---|
| 20 FEET | 30 FEET |
| 24 FEET | 35 FEET |
| 28 FEET | 45 FEET |

**LAND USE**
EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL
SURROUNDING USE: INTERSTATE I-10 TO THE NORTH, COMMERCIAL TO THE EAST, AND SINGLE-FAMILY RESIDENTIAL AND SCHOOL DISTRICT TO THE SOUTHWEST.

**PROPOSED DENSITY**
THE SITE WILL UNDERGO A SUBDIVISION TO CREATE TWO SEPARATE PROJECTS - THE GARDEN APARTMENTS ON THE EAST AND BUILD-TO-RENT (BTR) ON THE WEST. THE GARDEN APARTMENTS WILL COVER AN AREA OF 15.0 ACRES AND WILL HAVE A TOTAL OF 272 UNITS RESULTING IN DENSITY OF 18.1 DU/AC. THE BTR PROJECT WILL OCCUPY 15.3 ACRES AND WILL HAVE 141 UNITS RESULTING IN DENSITY OF 9.2 DU/AC.

**BUILDING COVERAGE**
PROPOSED: 247,612 SF (5.7 AC)

**STREET INFORMATION**

| STREET NAME | FUNCTION CLASS |
|---|---|
| WATSON RD | MAJOR ARTERIAL |
| SUNDANCE AVE | LOCAL |

## DEVELOPMENT DATA

**BUILD-TO-RENT**

| SITE DATA | AREA (SF) | PERCENTAGE |
|---|---|---|
| LOT AREA | 665,511 | 100.0% |
| BUILDING COVERAGE | 140,152 | 21.1% |
| VEHICULAR ACCESS | 160,480 | 24.1% |
| PRIVATE YARDS | 40,900 | 6.1% |
| SITE ENHANCEMENT | 323,979 | 48.7% |
| (AMENITIZED OPEN SPACE) | (157,433) | (23.6%) |

| PARKING SUMMARY | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD PARKING | 250 | 231 |
| GARAGE PARKING | - | 70 |
| ADA PARKING | - | 2 |
| EV PARKING | 13 | 14 |
| TOTAL | 263 | 282 |

| BUILDING SUMMARY | BUILDING DATA | | | BUILDING COVERAGE | |
|---|---|---|---|---|---|
| | # OF BUILDING | UNIT/BUILDING | UNIT TOTAL | COVERAGE (SF) | TOTAL COVERAGE (SF) |
| 1-BEDROOM DUPLEX | 12 | 2 | 24 | 1,624 | 19,488 |
| 2-BEDROOM DETACHED | 47 | 1 | 47 | 1,162 | 54,614 |
| 3-BEDROOM DUPLEX | 35 | 2 | 70 | 1,790 | 62,650 |
| LEASING/CLUB HOUSE | 1 | - | | 3,400 | 3,400 |
| **TOTAL** | **95** | | **141** | | **140,152** |

*NOTES:
1. THE SITE PLAN PROVIDED (14) EV PARKING STALLS, PLUS (70) THREE-BEDROOM HOMES WITH GARAGE READY FOR EV CHARGING.
2. GARAGE PARKING SPACES COUNT FOR HALF

**TOTAL PARKING REQUIRED: 263 INCLUDING (5) PERCENT EV PARKING**
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

**APARTMENTS**

| SITE DATA | AREA (SF) | PERCENTAGE |
|---|---|---|
| LOT AREA | 654,736 | 100.0% |
| BUILDING COVERAGE | 107,460 | 16.4% |
| VEHICULAR ACCESS | 195,495 | 29.9% |
| SITE ENHANCEMENT | 351,781 | 53.7% |
| (AMENITIZED OPEN SPACE) | (138,366) | (21.1%) |

| PARKING SUMMARY | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD PARKING | 394 | 399 |
| GARAGE PARKING | - | 8 |
| ADA PARKING | 8 | 10 |
| EV PARKING | 21 | 22 |
| TOTAL | 423 | 435 |

| BUILDING SUMMARY | BUILDING DATA | | | BUILDING COVERAGE | |
|---|---|---|---|---|---|
| | # OF BUILDING | UNIT/BUILDING | UNIT TOTAL | COVERAGE (SF) | TOTAL COVERAGE (SF) |
| 3-STORY APARTMENT | 6 | 24 | 144 | 9,800 | 58,800 |
| 4-STORY APARTMENT | 2 | 64 | 128 | 20,540 | 41,080 |
| LEASING/CLUB HOUSE | 1 | | | 5,320 | 5,320 |
| MAINTENANCE | 1 | | | 400 | 400 |
| GARAGE | 1 | | | 1,860 | 1,860 |
| **TOTAL** | **11** | | **272** | | **107,460** |

*NOTE: GARAGE PARKING SPACES COUNT FOR HALF

**TOTAL PARKING REQUIRED: 423 INCLUDING (5) PERCENT EV PARKING AND (2) PERCENT ADA PARKING**
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

## LEGAL DESCRIPTION

**PARCEL 1:**

THAT CERTAIN PARCEL OF LAND IS LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 1 NORTH RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. THE PARCEL IS BOUNDED AS FOLLOWS:

ON THE NORTH BY INTERSTATE HIGHWAY 10, AS DEDICATED IN DOCKET 10599, PAGE 165, AND IN DOCKET 11258, PAGE 905, AND IN DOCKET 12174, PAGE 558, MARICOPA COUNTY RECORDS.

ON THE EAST AND SOUTH BY SUNDANCE TOWNE CENTER, AS RECORDED IN BOOK 800 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS.

ON THE WEST BY SUNDANCE PARCEL 2, AS RECORDED IN BOOK 611 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS, AND BY THAT PARCEL OF LAND CONVEYED TO BUCKEYE ELEMENTARY SCHOOL DISTRICT IN INSTRUMENT RECORDED DECEMBER 23, 2003, IN RECORDING NO. 2003-1723966, MARICOPA COUNTY RECORDS.

THE PARCEL IS ALL OF THAT CERTAIN PARCEL DESCRIBED AS "PARCEL I - COMMERCIAL SUNDANCE" IN INSTRUMENT RECORDED IN RECORDING NO. 2005-1070191, MARICOPA COUNTY RECORDS, AND BEING ALL OF THAT CERTAIN PARCEL DESCRIBED AS "PARCEL I - COMMERCIAL SUNDANCE" IN INSTRUMENT RECORDED IN RECORDING N. 2005-1070191, MARICOPA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, 2,646.45 FEET.

THENCE NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 429.67 FEET.

THENCE NORTH 57 DEGREES 31 MINUTES 04 SECONDS WEST, 1,342.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE AFORESAID SUNDANCE TOWNE CENTER.

THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, 34.45 FEET.

THENCE SOUTH 39 DEGREES 10 MINUTES 54 SECONDS WEST, 190.92 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID AFORESAID SUNDANCE TOWNE CENTER.

THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE OF LOT 1, 301.61 FEET TO A POINT ON THE EAST LINE OF AFORESAID SUNDANCE PARCEL 2.

THENCE ALONG SAID EAST LINE, THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 03 DEGREES 29 MINUTES 16 SECONDS WEST, 31.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 86 DEGREES 30 MINUTES 44 SECONDS WEST, 10.00 FEET.

THENCE NORTHEASTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 123 DEGREES 46 MINUTES 49 SECONDS, AN ARC DISTANCE OF 21.60 FEET TO THE BEGINNING OF A COMPOUND REVERSE CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 37 DEGREES 16 MINUTES 05 SECONDS WEST, 55.00 FEET.

THENCE SOUTHWESTERLY, WESTERLY, AND NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 151 DEGREES 36 MINUTES 47 SECONDS, AN ARC DISTANCE OF 145.54 FEET TO A POINT OF TANGENCY.

THENCE NORTH 24 DEGREES 20 MINUTES 42 SECONDS EAST, 180.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 65 DEGREES 39 MINUTES 18 SECONDS WEST, 50.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24 DEGREES 19 MINUTES 14 SECONDS, AN ARC DISTANCE OF 21.22 FEET TO A POINT OF TANGENCY.

THENCE NORTH 0 DEGREES 01 MINUTES 28 SECONDS EAST, 70.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 58 MINUTES 32 SECONDS EAST, 50.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 23 SECONDS, AN ARC DISTANCE OF 11.96 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID BUCKEYE ELEMENTARY SCHOOL DISTRICT PARCEL.

THENCE NORTH 13 DEGREES 43 MINUTES 51 SECONDS EAST, 74.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 76 DEGREES 16 MINUTES 09 SECONDS WEST, 50.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 57 MINUTES 26 SECONDS, AN ARC DISTANCE OF 8.33 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID BUCKEYE ELEMENTARY SCHOOL DISTRICT PARCEL.

THENCE NORTH 57 DEGREES 31 MINUTES 04 SECONDS WEST, ALONG SAID NORTH LINE AND THE NORTH LINE OF THE AFORESAID SUNDANCE PARCEL 2, 1,318.34 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;

THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 68 DEGREES 57 MINUTES 59 SECONDS EAST, 611.56 FEET;

THENCE NORTH 72 DEGREES 56 MINUTES 42 SECONDS EAST, 1,153.85 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF LOT 4 OF AFORESAID SUNDANCE TOWNE CENTER;

THENCE ALONG THE WEST LINE OF SAID SUNDANCE TOWNE CENTER, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 404.81 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 198.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 789.95 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 60.66 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, 341.27 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT ALL OF THE OIL AND GAS AS RESERVED IN THE PATENT TO SAID LAND.

**PARCEL 2:**

A PERPETUAL, NON-DELEGABLE, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED JULY 28, 2005, AS 2005-1070191, OF OFFICIAL RECORDS.

## GENERAL NOTE

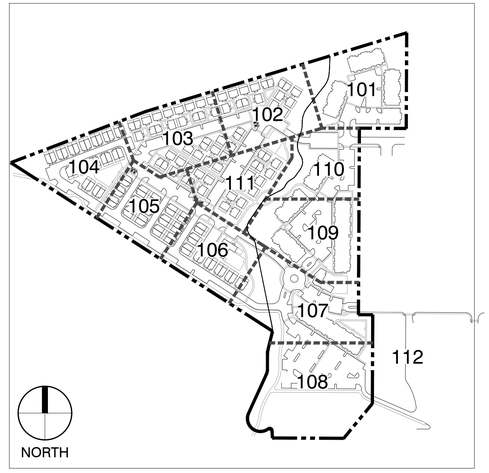
- SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.

## SHEET INDEX

SITE PLAN
SP 001 COVER SHEET
SP 002 OVERALL SITE PLAN
SP 101A SITE PLAN
SP 102A SITE PLAN
SP 103A SITE PLAN
SP 104A SITE PLAN
SP 105A SITE PLAN
SP 106A SITE PLAN
SP 107A SITE PLAN
SP 108A SITE PLAN
SP 109A SITE PLAN
SP 110A SITE PLAN
SP 111A SITE PLAN
SP 112A SITE PLAN
SP 101B SITE PLAN & AERIAL OVERLAY
SP 102B SITE PLAN & AERIAL OVERLAY
SP 103B SITE PLAN & AERIAL OVERLAY
SP 104B SITE PLAN & AERIAL OVERLAY
SP 105B SITE PLAN & AERIAL OVERLAY
SP 106B SITE PLAN & AERIAL OVERLAY
SP 107B SITE PLAN & AERIAL OVERLAY
SP 108B SITE PLAN & AERIAL OVERLAY
SP 109B SITE PLAN & AERIAL OVERLAY
SP 110B SITE PLAN & AERIAL OVERLAY
SP 111B SITE PLAN & AERIAL OVERLAY
SP 112B SITE PLAN & AERIAL OVERLAY
SP 501 SITE PLAN NOTES
SP 502 SITE PLAN NOTES
SP 503 SITE PLAN NOTES
SP 504 SITE PLAN NOTES
SP 505 SITE PLAN NOTES
SP 506 SITE PLAN NOTES
SP 507 SITE PLAN NOTES

CONCEPTUAL LANDSCAPE PLAN
LP 001 PLANTING PLAN COVER SHEET
LP 101 PLANTING PLAN
LP 102 PLANTING PLAN
LP 103 PLANTING PLAN
LP 104 PLANTING PLAN
LP 105 PLANTING PLAN
LP 106 PLANTING PLAN
LP 107 PLANTING PLAN
LP 108 PLANTING PLAN
LP 109 PLANTING PLAN
LP 110 PLANTING PLAN
LP 111 PLANTING PLAN
LP 112 PLANTING PLAN
LP 501 LANDSCAPE NOTE
LP 502 LANDSCAPE NOTE

## KEY PLAN: NTS




PLZSP-22-00044

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MODUSCOMPANIES.COM

MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

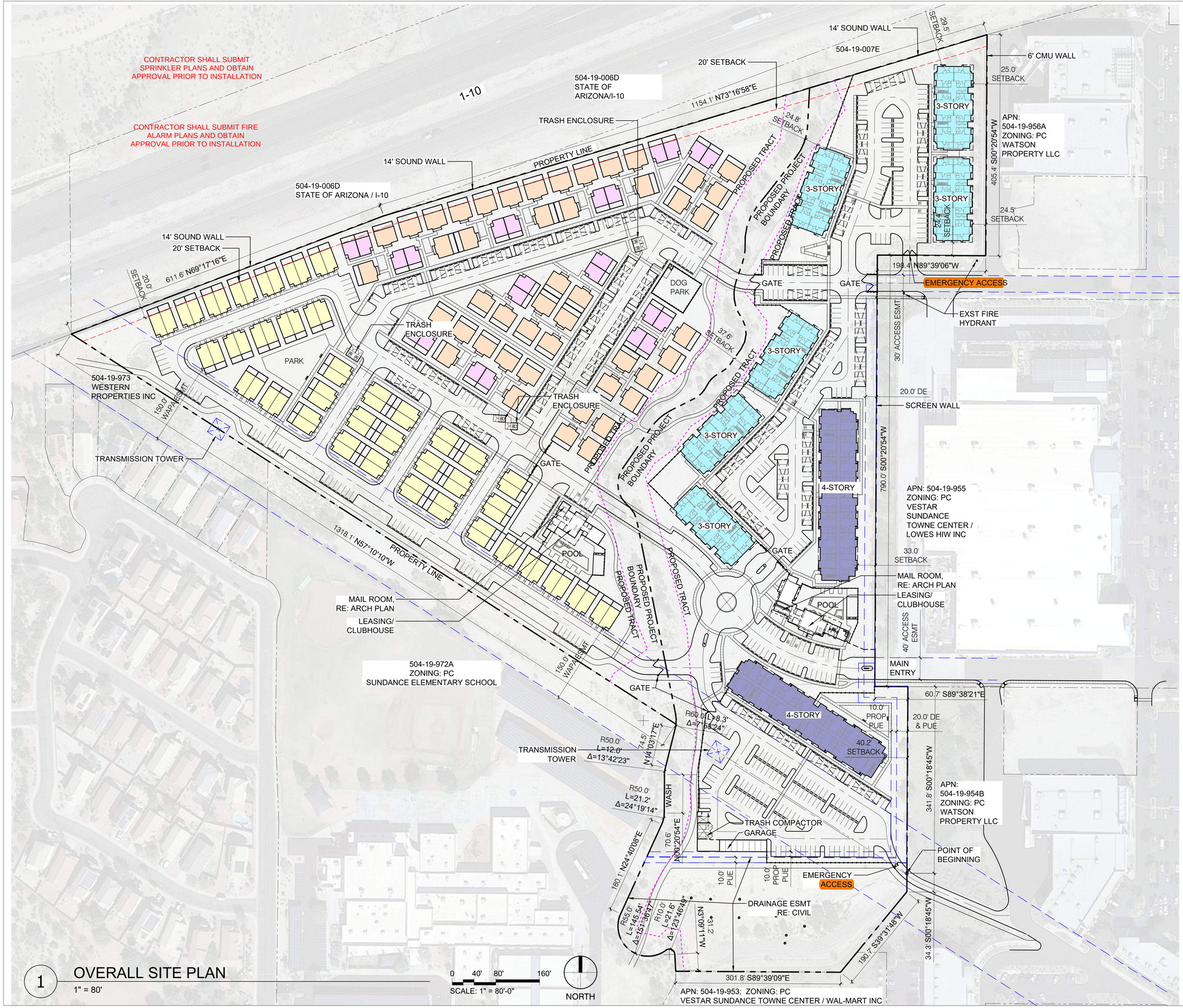



EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**COVER SHEET**

SHEET NUMBER:
**SP001**




1 OVERALL SITE PLAN
1" = 80'

0 40' 80' 160'
SCALE: 1" = 80'-0"

NORTH

## BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

**Buckeye Fire Medical Rescue Department**

- ☐ Approved
- ☑ Approved with Comments
- ☐ Approved with Stipulations
- ☐ Revise & Resubmit

Date: 12/12/2023
Reviewed By: jbaca

**Final approval subject to site inspection**

PLZSP-22-00044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# MODUS COMPANIES
# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

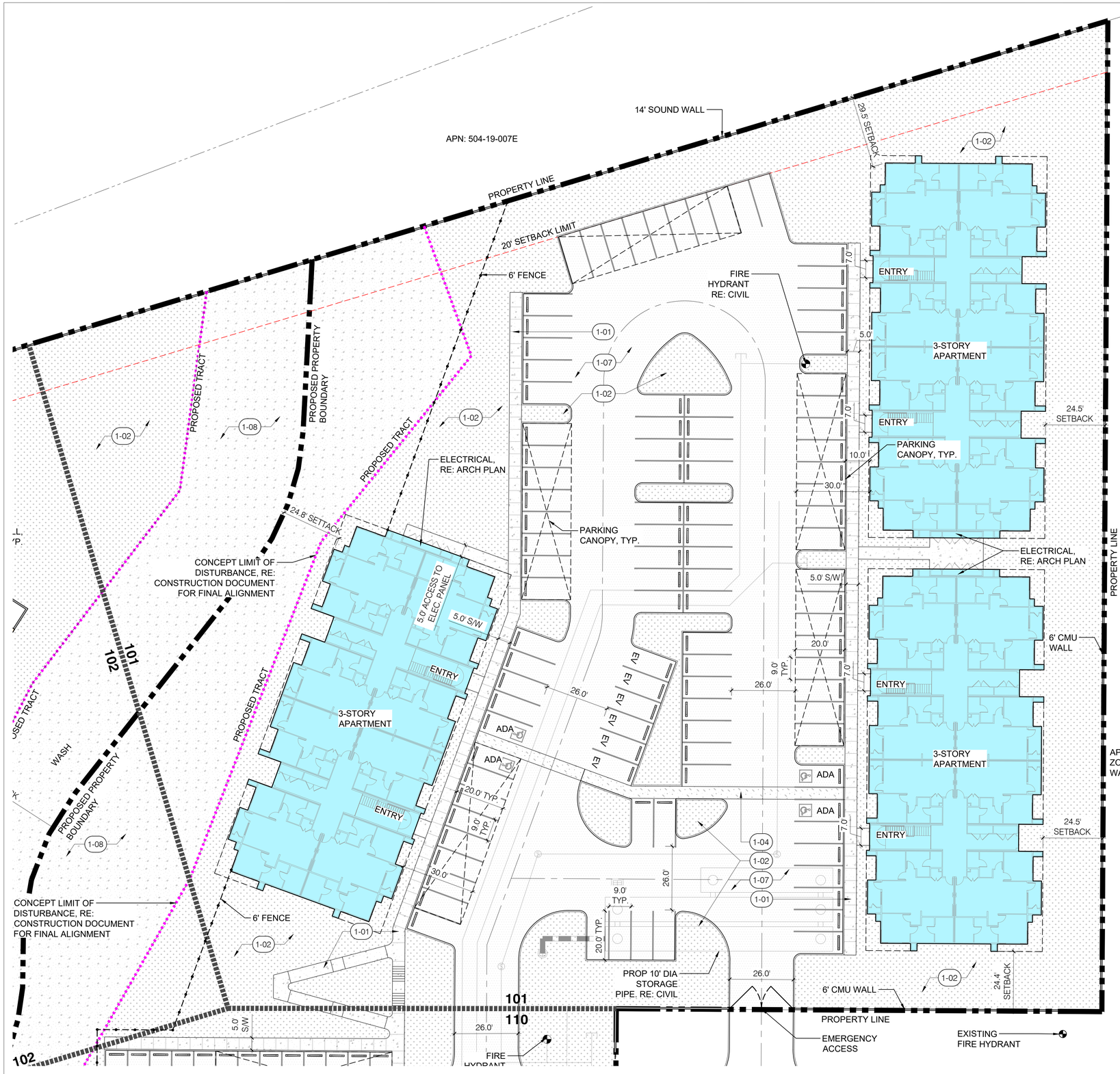
SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**OVERALL SITE PLAN**

SHEET NUMBER:
**SP002**




1 SITE PLAN

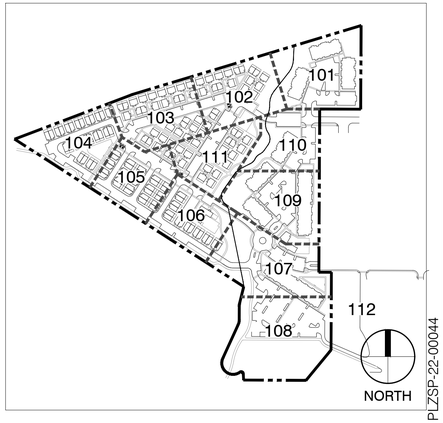
1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

KEY PLAN: NTS

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# SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

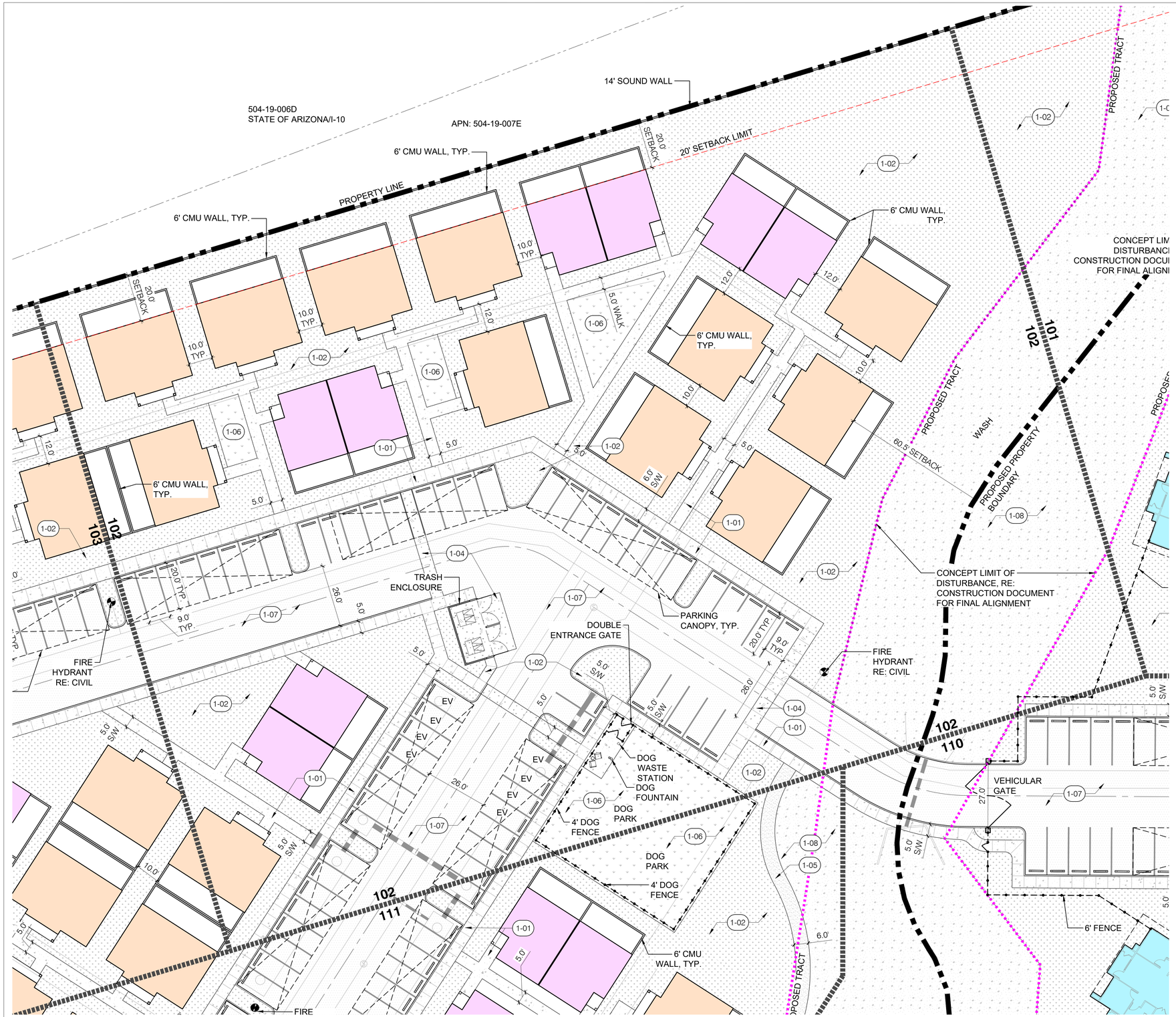
REGISTERED PROFESSIONAL ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**SP101A**

PLZSP-22-00044




1 SITE PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

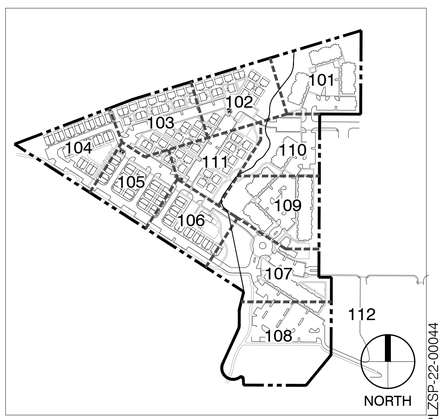
## BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

## KEY PLAN: NTS

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MODUS COMPANIES
# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

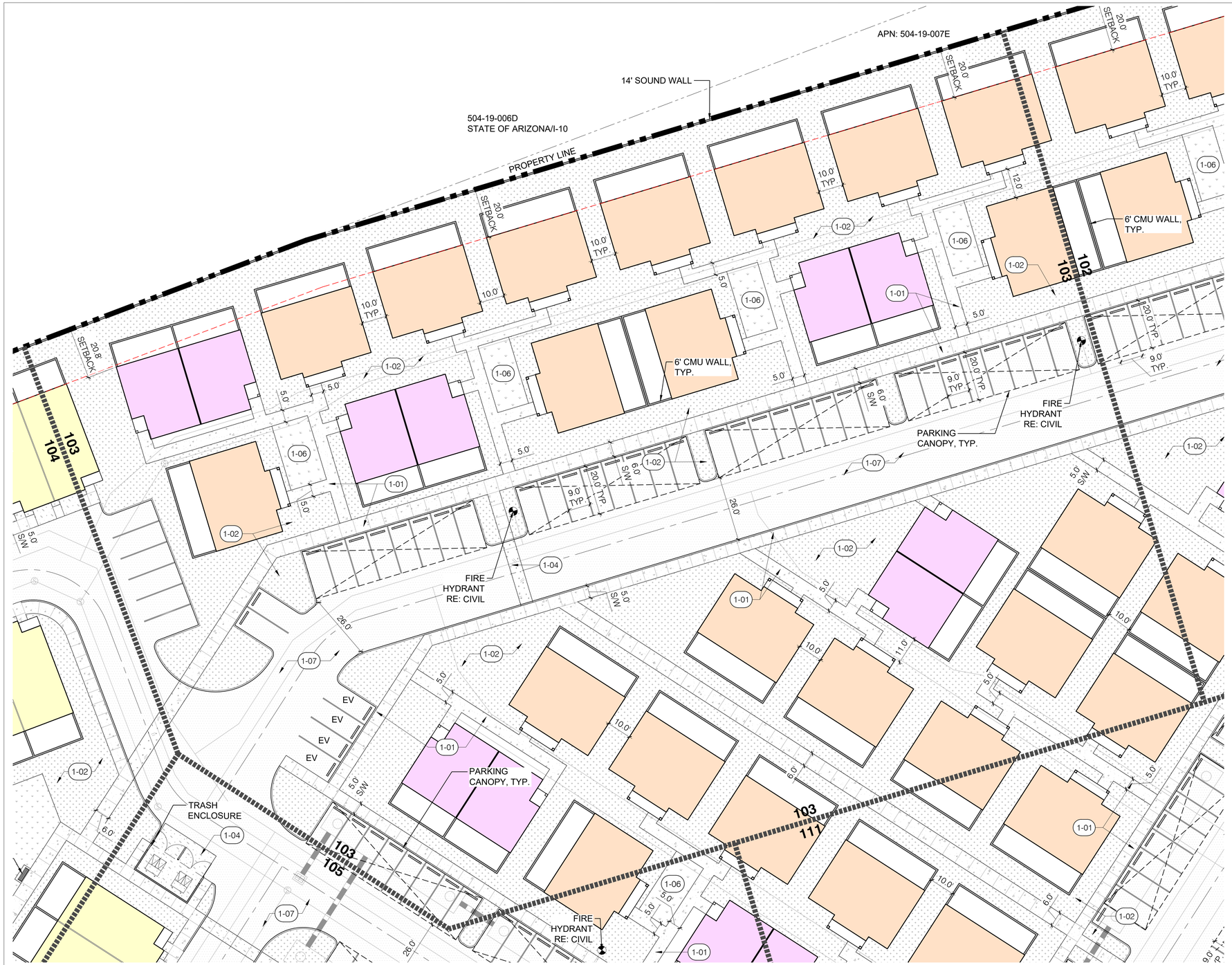
SEAL:

REGISTERED ARCHITECT 27181 JAY Y. HICKS STATE OF ARIZONA 12/4/2023 U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**SP102A**




1 SITE PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

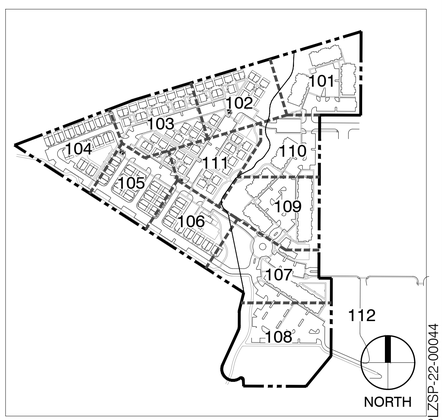
## BTR HOME KEY

BACKYARD | BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD | BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

## KEY PLAN: NTS

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# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

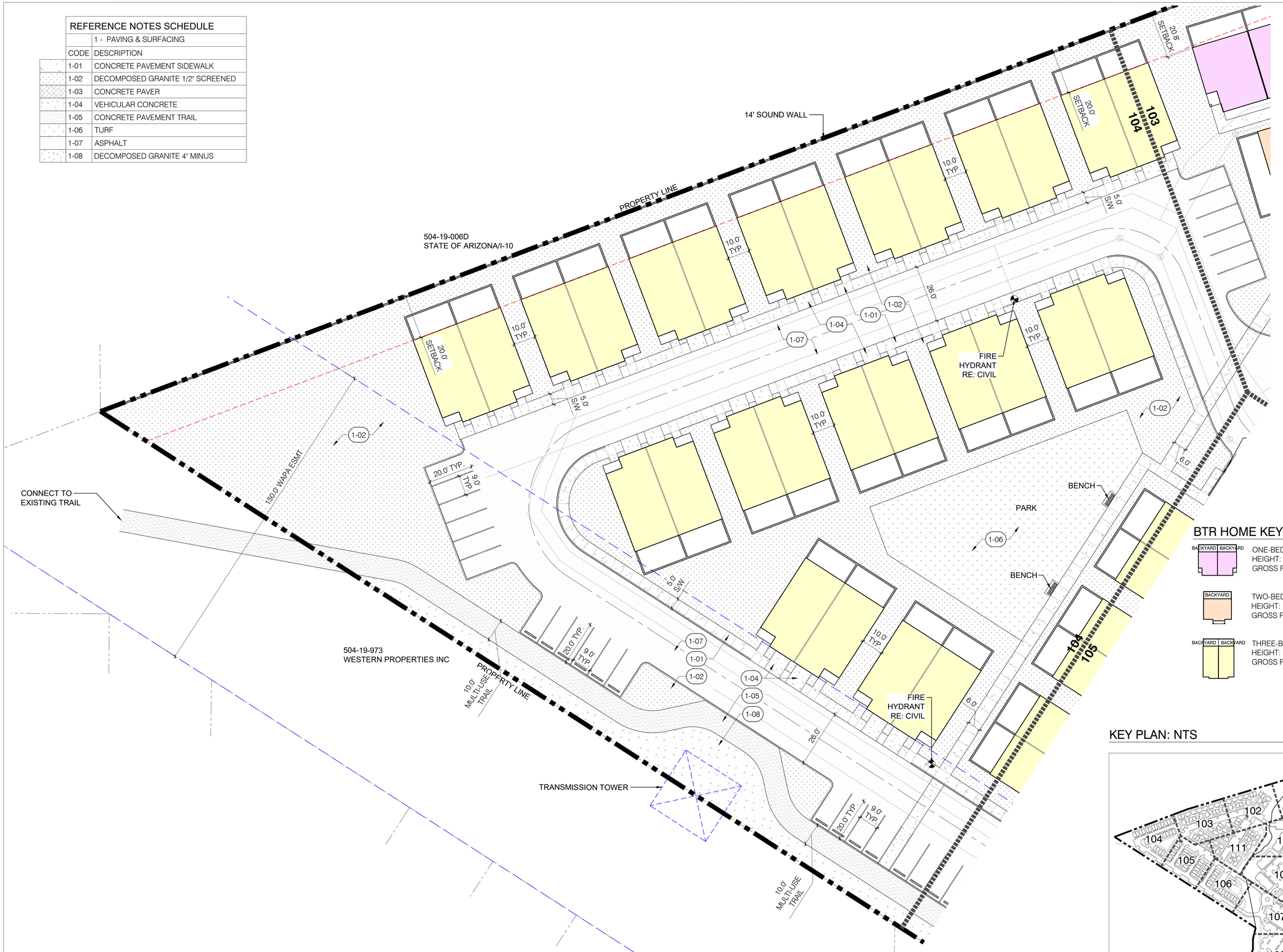
REGISTERED ARCHITECT 27181 JAY V. HICKS 12/4/2023 STATE OF ARIZONA U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**SP103A**

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |




## BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

## KEY PLAN: NTS




1 SITE PLAN
1" = 20'

SCALE: 1" = 20'-0"

NORTH

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# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

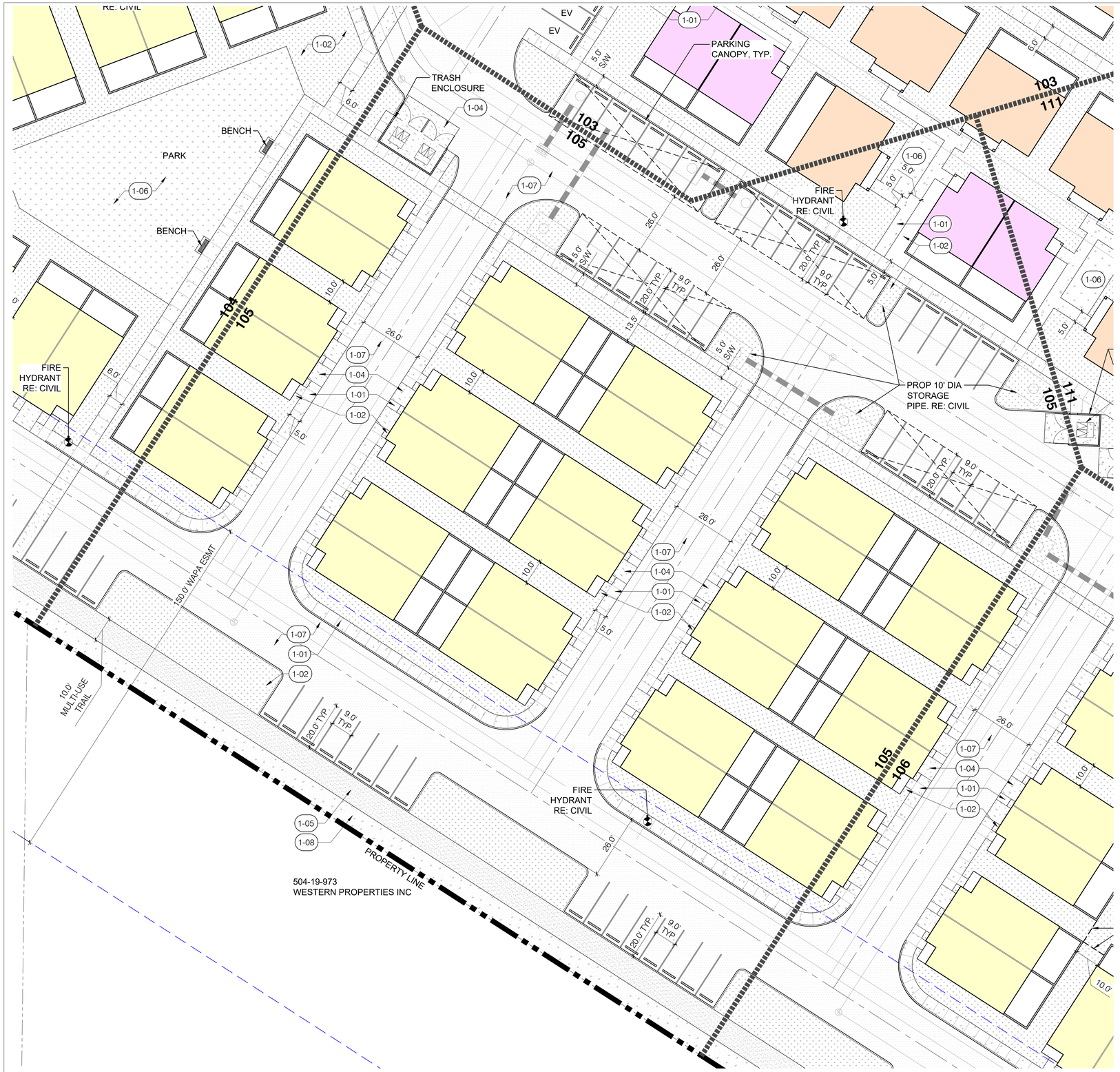
SEAL:

REGISTERED ARCHITECT 27181 JAY V. HICKS STATE OF ARIZONA 12/4/2023 DULY NOTED U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**SP104A**




1 SITE PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

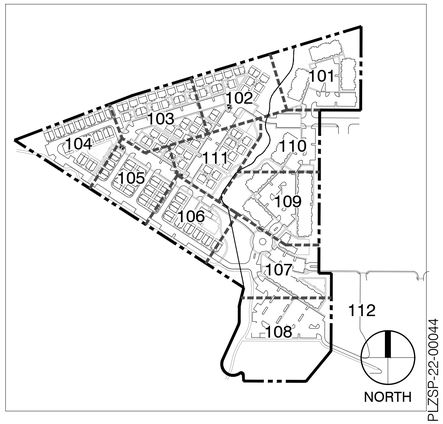
## BTR HOME KEY

BACKYARD | BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD | BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

## KEY PLAN: NTS

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# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

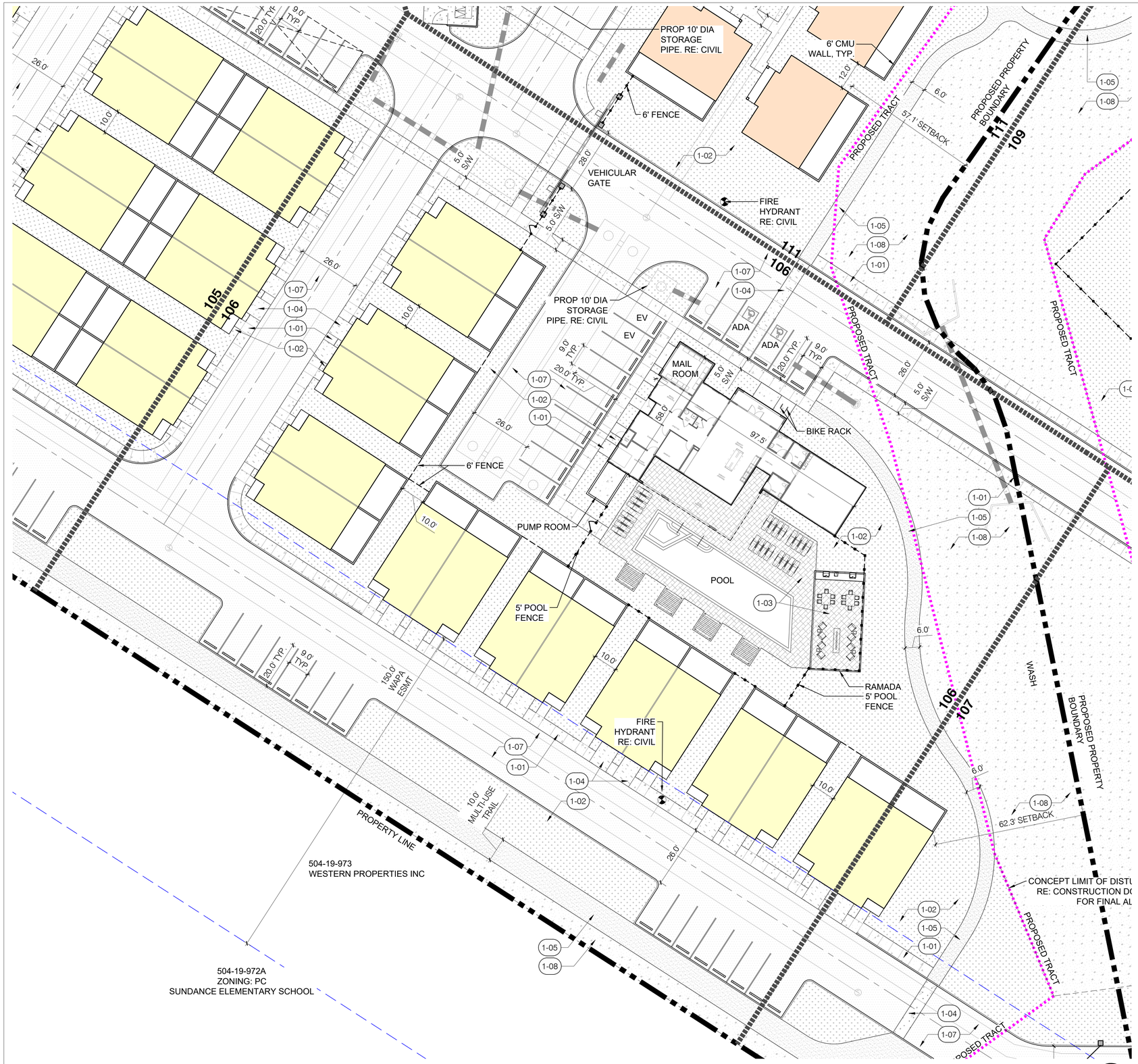
SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
12/4/2023
STATE OF ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**SP105A**




1 SITE PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

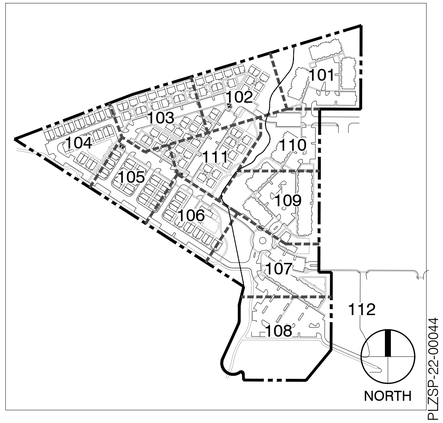
## BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

## KEY PLAN: NTS




PLZSP-22-00044

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MODUS COMPANIES
# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED PROFESSIONAL ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

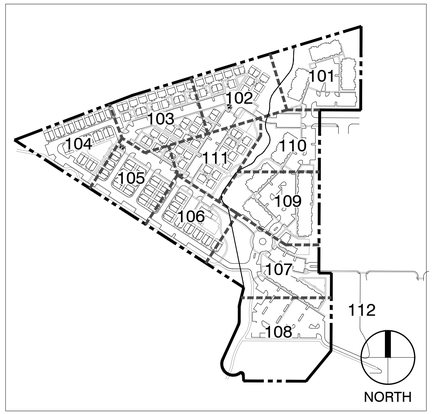
DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**SP106A**

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

KEY PLAN: NTS






1 SITE PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

PLZSP-22-00044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MODUS COMPANIES
# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:




EXP. 6/30/2025

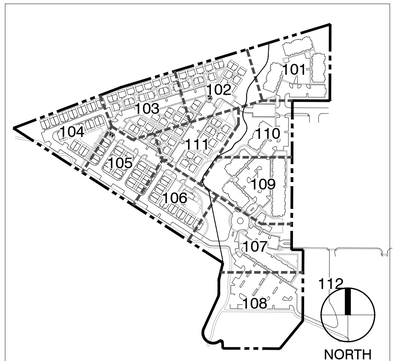
DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

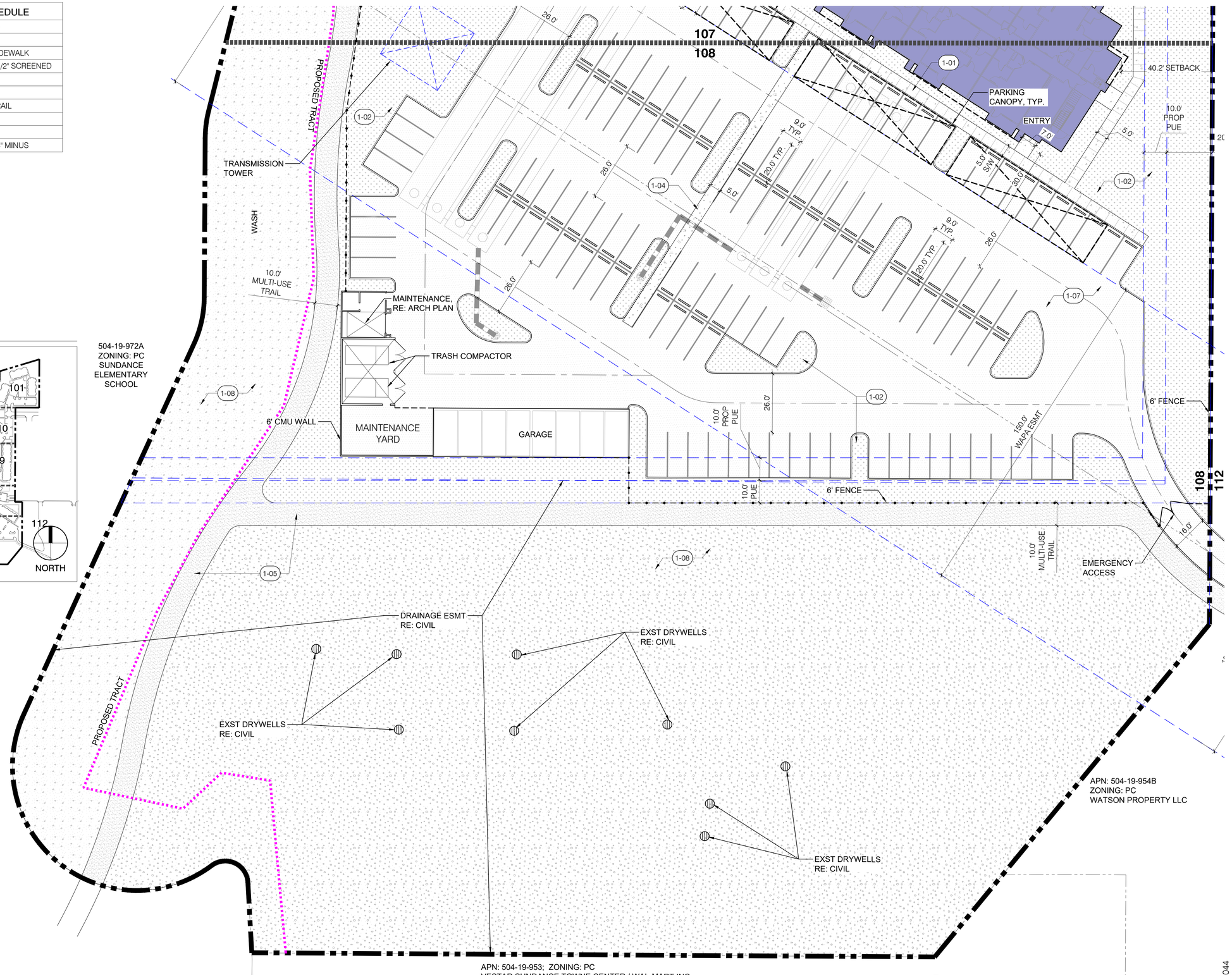
SHEET NUMBER:
# SP107A

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

KEY PLAN: NTS




504-19-972A
ZONING: PC
SUNDANCE
ELEMENTARY
SCHOOL




1 SITE PLAN
1" = 20'

PLZSP-22-00044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# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

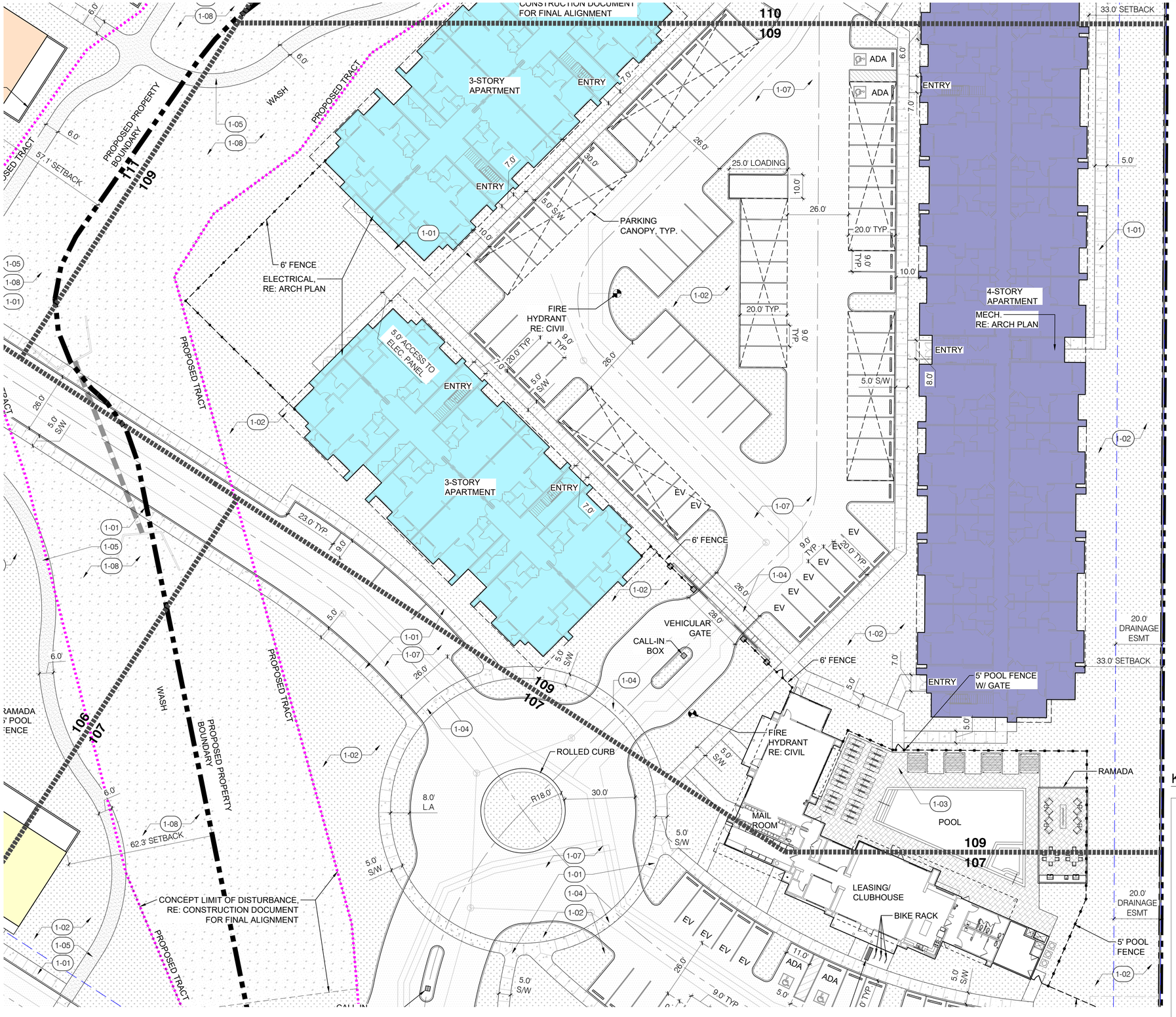



EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
# SP108A



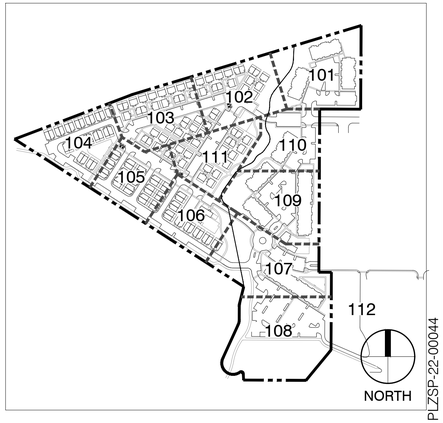

1 SITE PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

KEY PLAN: NTS





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# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

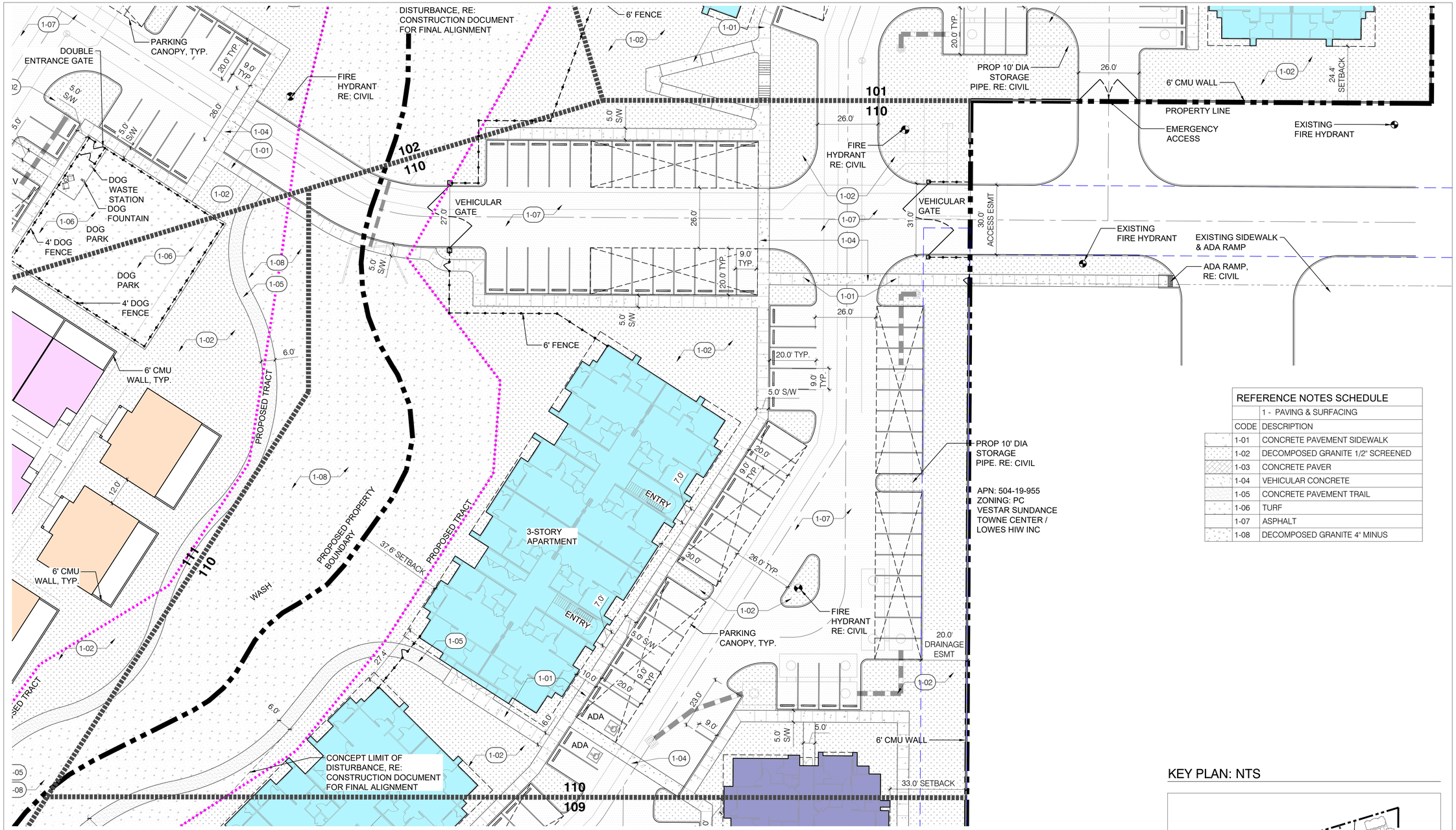
REGISTERED LANDSCAPE ARCHITECT 27181 JAY V. HICKS DATE SIGNED 12/4/2023 ARIZONA, U.S.A. EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**SP109A**

PLZSP-22-00044




1 SITE PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
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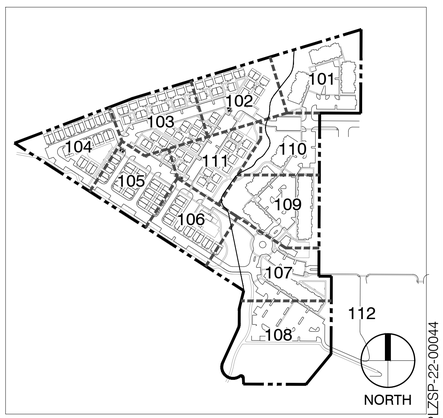
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

KEY PLAN: NTS

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| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

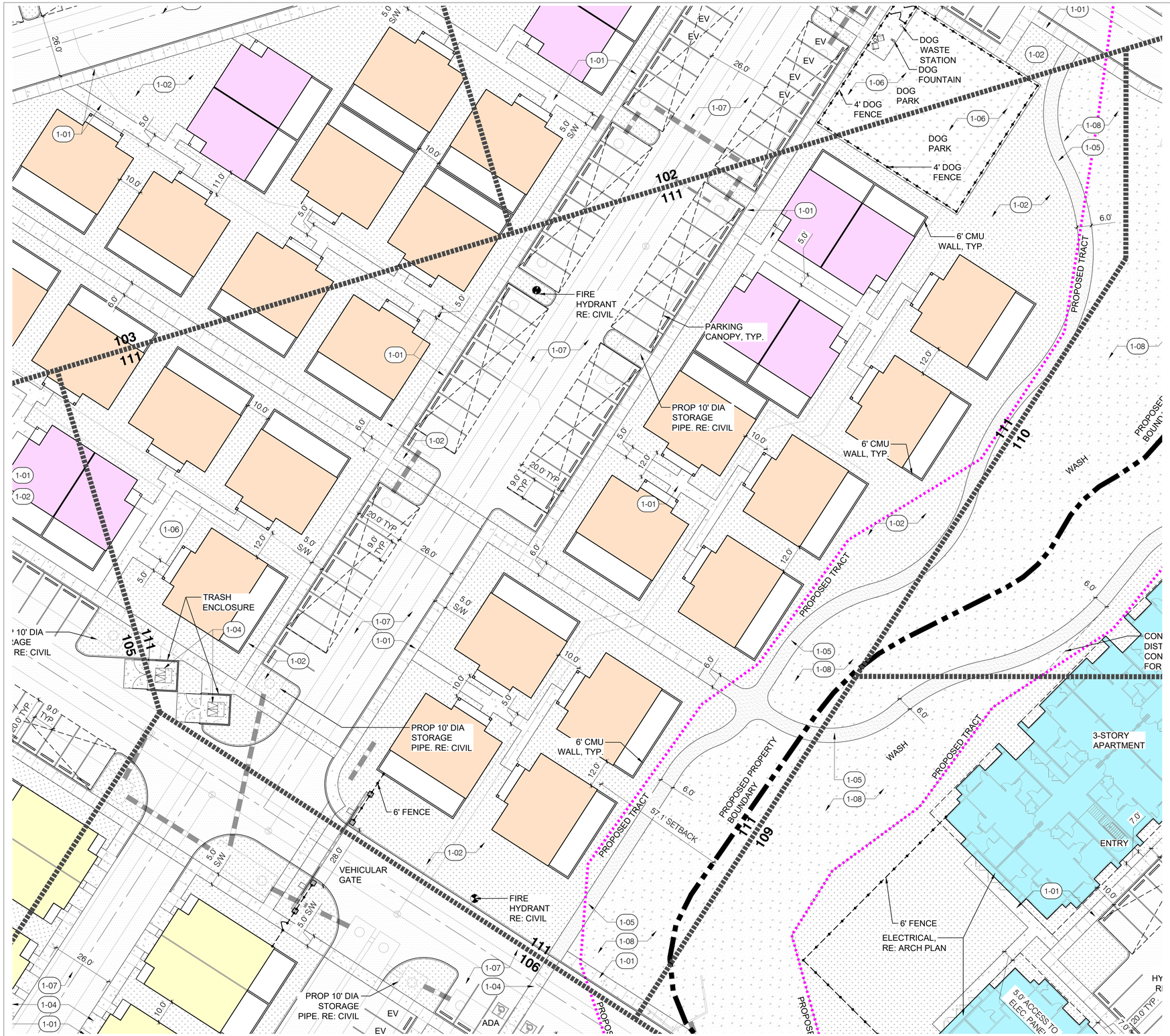



EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**SP110A**




1 SITE PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

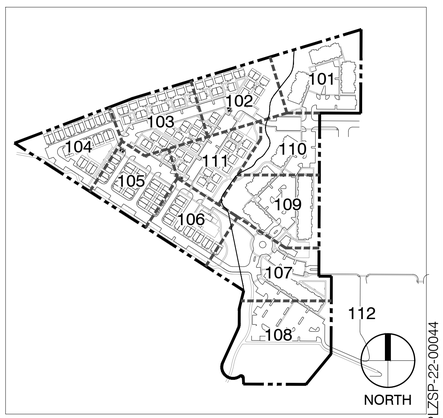
## BTR HOME KEY

ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

## KEY PLAN: NTS

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MODUS COMPANIES
# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

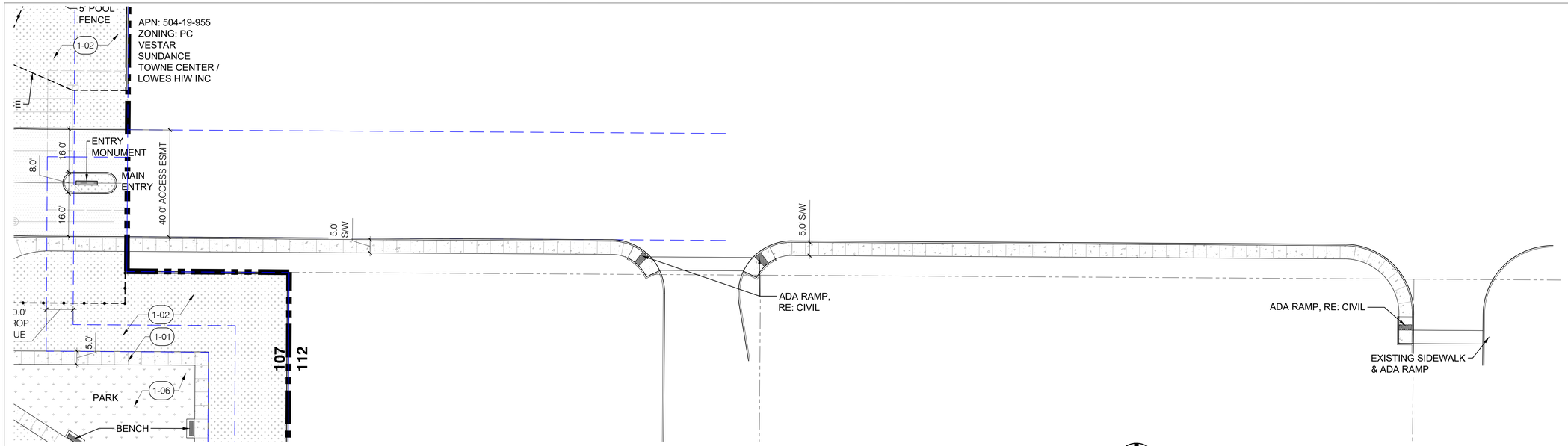
REGISTERED LANDSCAPE ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA, U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
**SP111A**



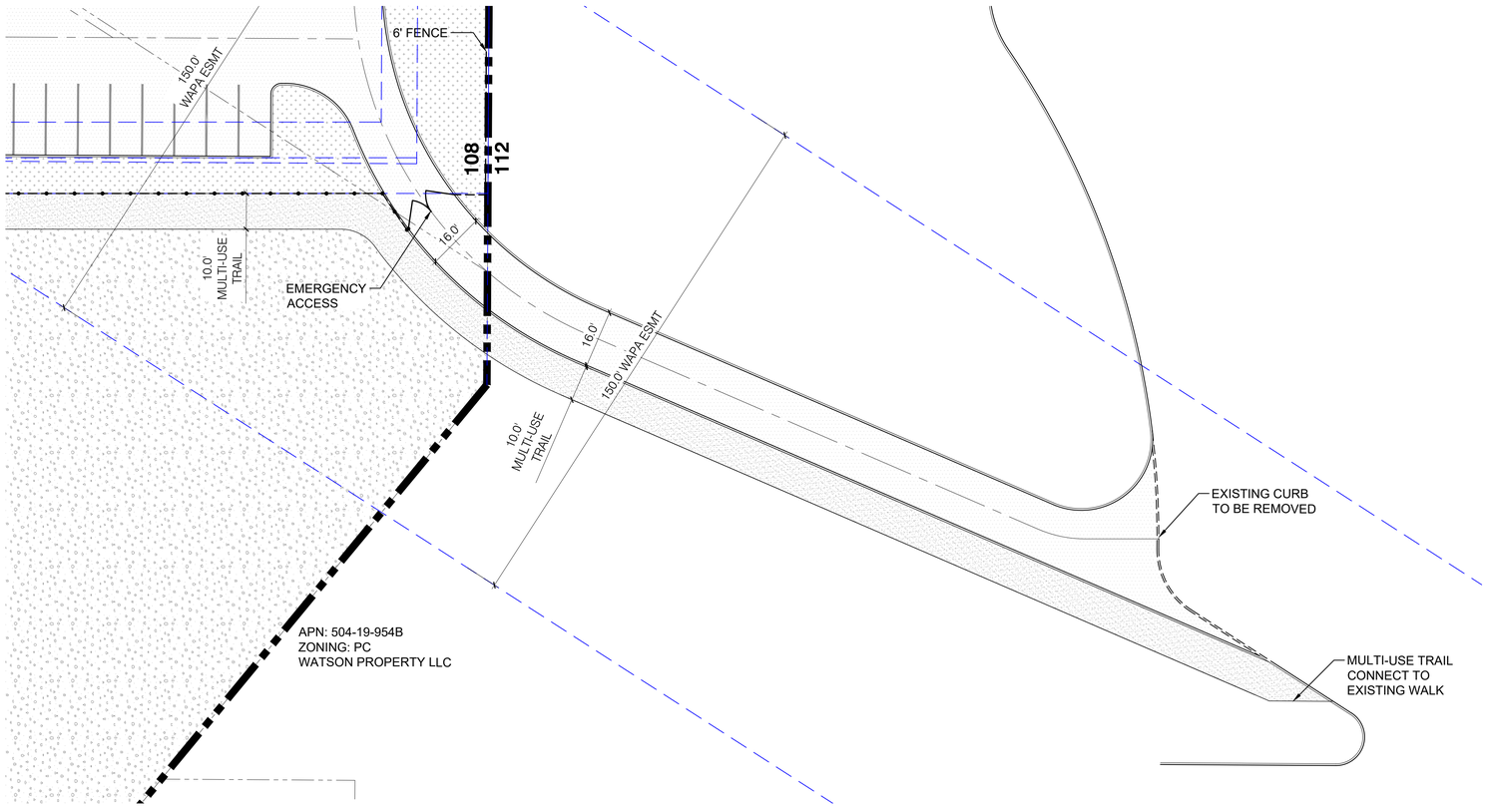

1 SITE PLAN - SIDEWALK CONNECTION AT MAIN ENTRY

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH




2 SITE PLAN - EMERGENCY ACCESS

1" = 20'

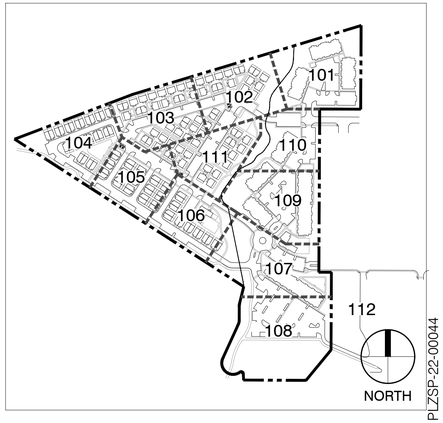
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

| REFERENCE NOTES SCHEDULE | |
|---|---|
| | 1 - PAVING & SURFACING |
| CODE | DESCRIPTION |
| 1-01 | CONCRETE PAVEMENT SIDEWALK |
| 1-02 | DECOMPOSED GRANITE 1/2" SCREENED |
| 1-03 | CONCRETE PAVER |
| 1-04 | VEHICULAR CONCRETE |
| 1-05 | CONCRETE PAVEMENT TRAIL |
| 1-06 | TURF |
| 1-07 | ASPHALT |
| 1-08 | DECOMPOSED GRANITE 4" MINUS |

KEY PLAN: NTS

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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

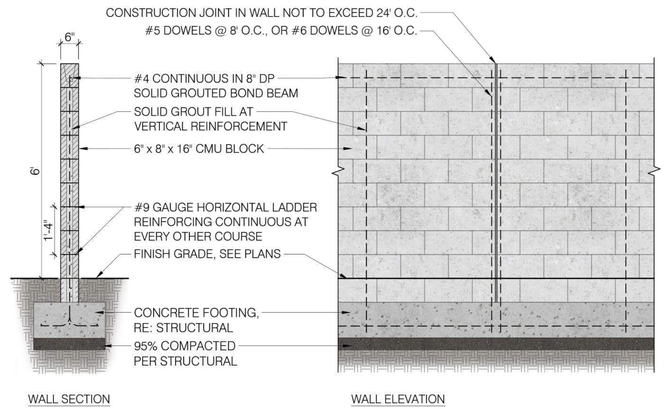
REGISTERED LANDSCAPE ARCHITECT 27181 JAY Y. HICKS DATE: 12/4/2023 ARIZONA, U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

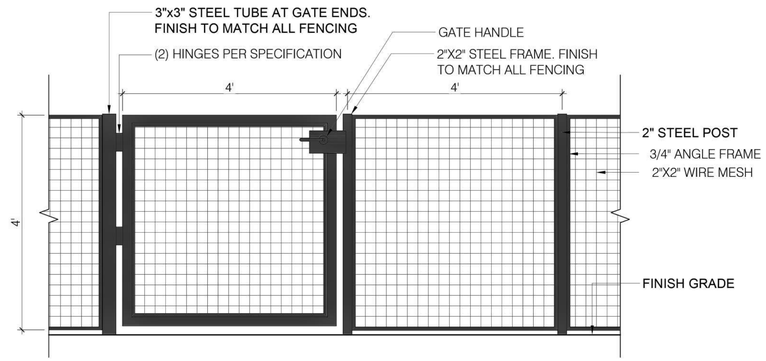
SHEET TITLE:
**SITE PLAN**

SHEET NUMBER:
# SP112A



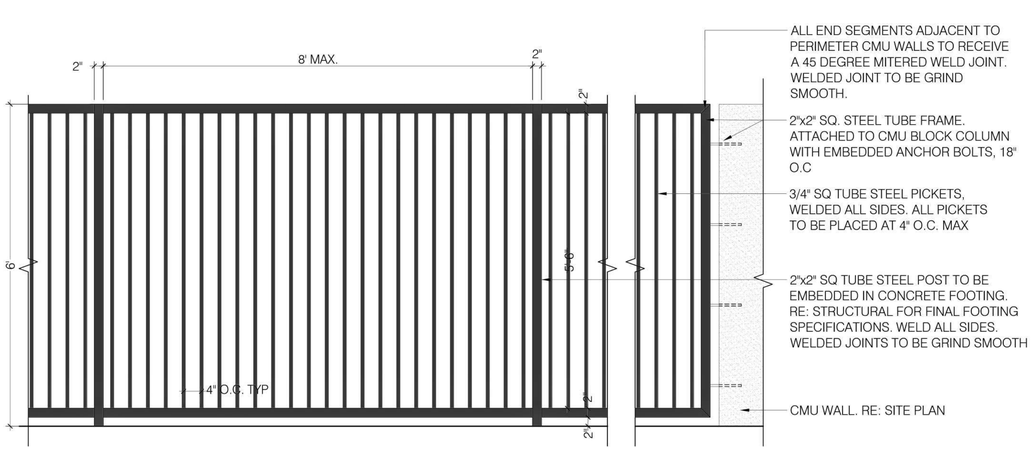

## 1 6' CMU WALL, TYP.

1/2" = 1'-0" P-MD3-59



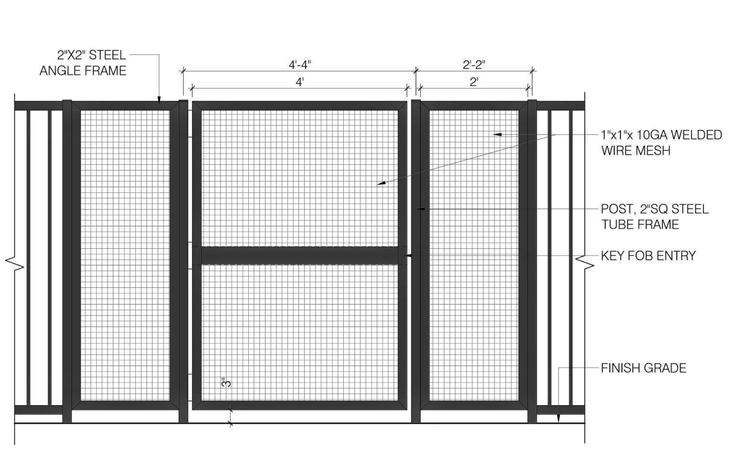

## 2 4' DOG FENCE WITH GATE

3/4" = 1'-0" P-MD3-48



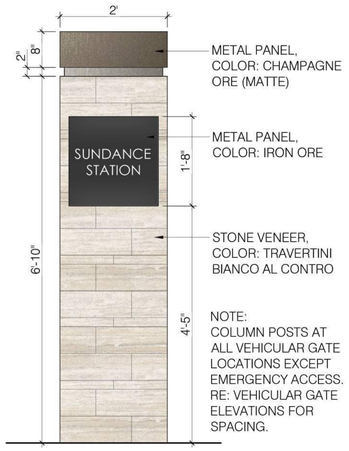

## 3 6' FENCE

3/4" = 1'-0" P-MD3-39



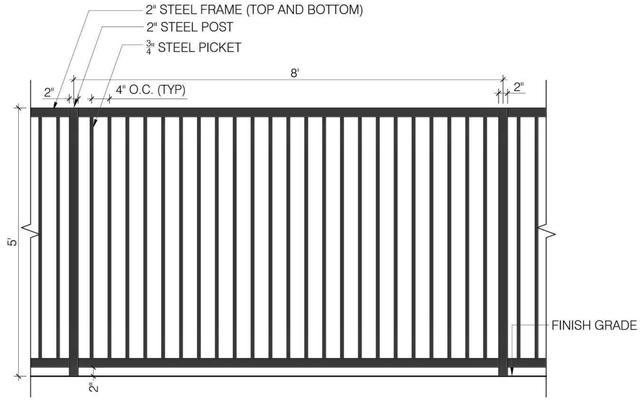

## 4 PEDESTRIAN FENCE GATE

3/4" = 1'-0" P-MD3-40



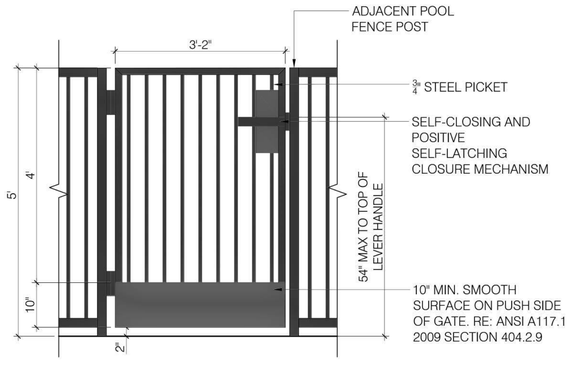

## 5 COLUMN POST

3/4" = 1'-0"



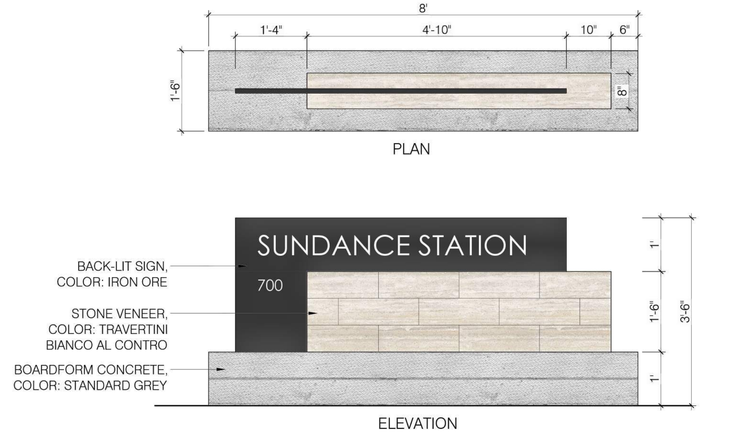

## 6 5' POOL FENCE

3/4" = 1'-0" P-MD3-41




## 7 POOL GATE ELEVATION

3/4" = 1'-0" P-MD3-42




## 8 ENTRY MONUMENT

3/4" = 1'-0" P-MD3-55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# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

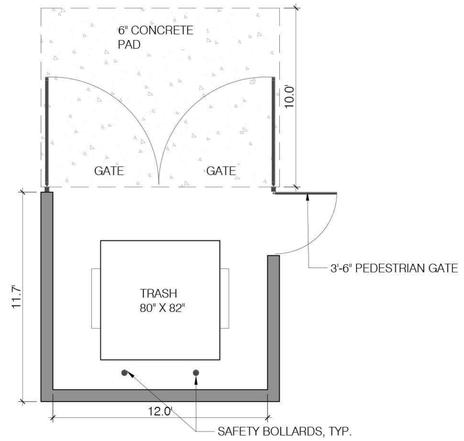
REGISTERED LANDSCAPE ARCHITECT
27181
JAY Y. HICKS
12/4/2023
STATE OF ARIZONA
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN NOTES**

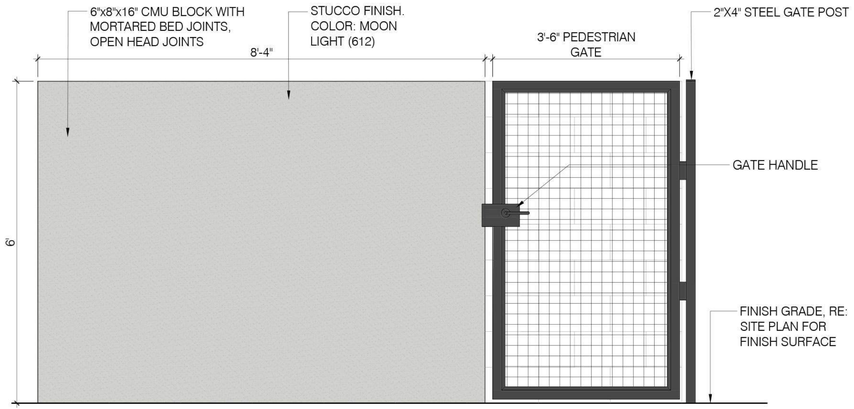
SHEET NUMBER:
# SP501

PLZSP-22-00044

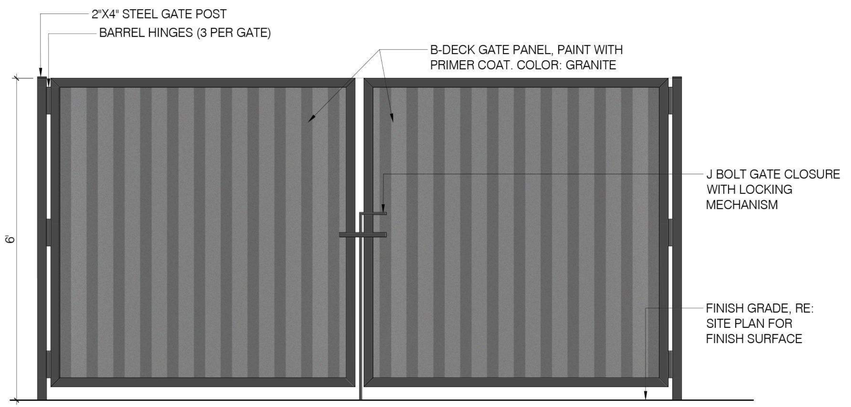



1 SINGLE BIN TRASH ENCLOSURE PLAN

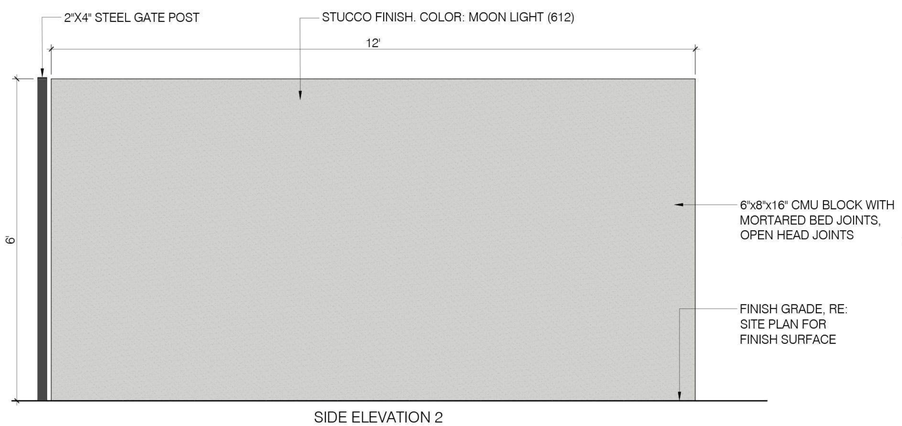
1" = 4'-0"



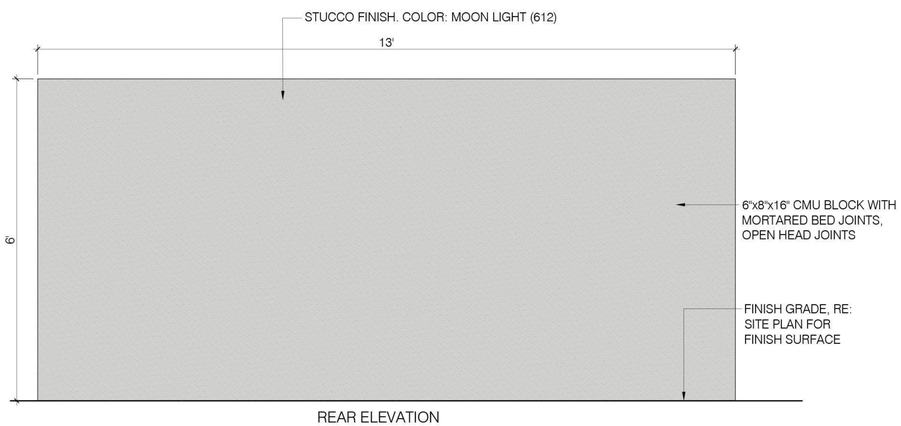

SIDE ELEVATION 1




FRONT ELEVATION




SIDE ELEVATION 2




REAR ELEVATION

2 TRASH ENCLOSURE ELEVATIONS

3/4" = 1'-0"

P-MD3-45

PLZSP-22-00044

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REVISIONS:

| No. | DATE | DESCRIPTION | BY |
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| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

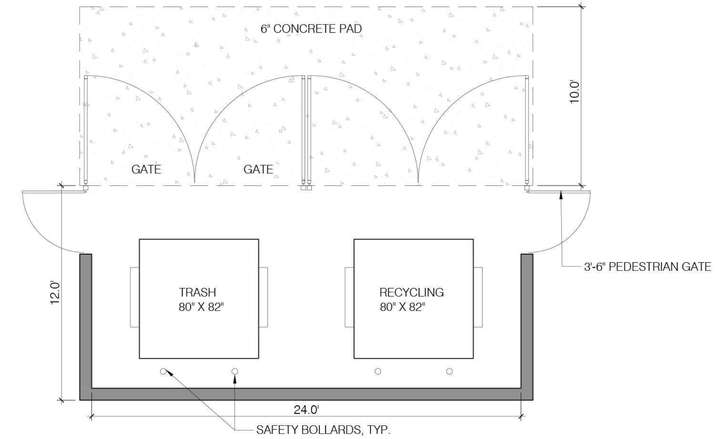



EXP. 6/30/2025

DATE ISSUED:
12/4/2023

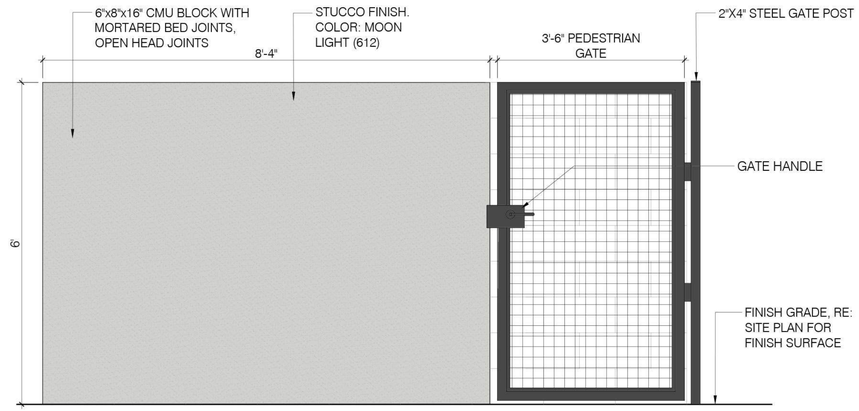
SHEET TITLE:
**SITE PLAN NOTES**

SHEET NUMBER:
**SP502**

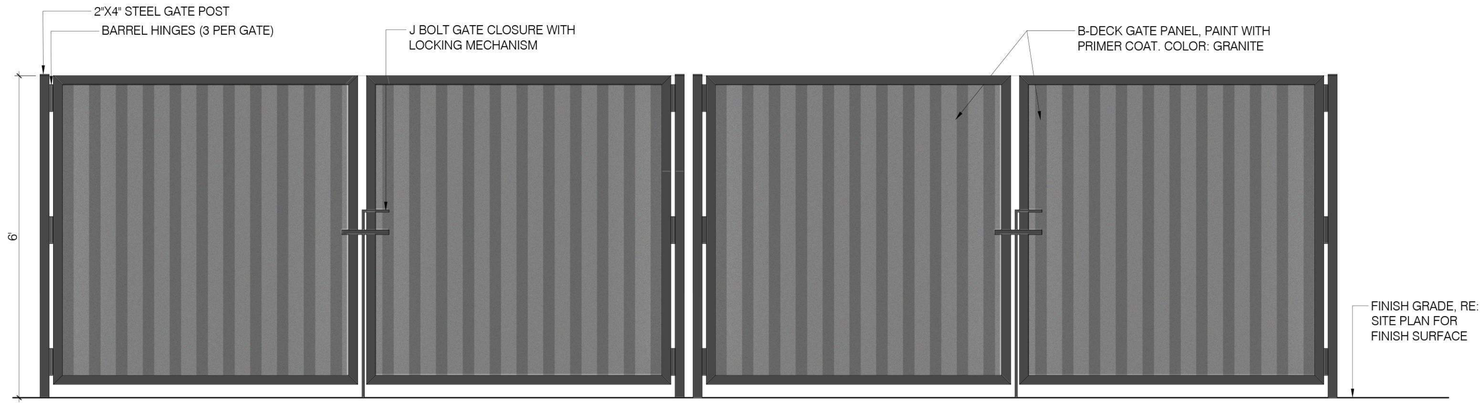



1 DOUBLE BIN TRASH ENCLOSURE PLAN

1" = 4'-0"




SIDE ELEVATION




FRONT ELEVATION




REAR ELEVATION

2 DOUBLE BIN TRASH ENCLOSURE ELEVATIONS

3/4" = 1'-0"

P-MD3-60

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REVISIONS:

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| | | | |

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DRAWN BY: YL
CHECKED BY: JH

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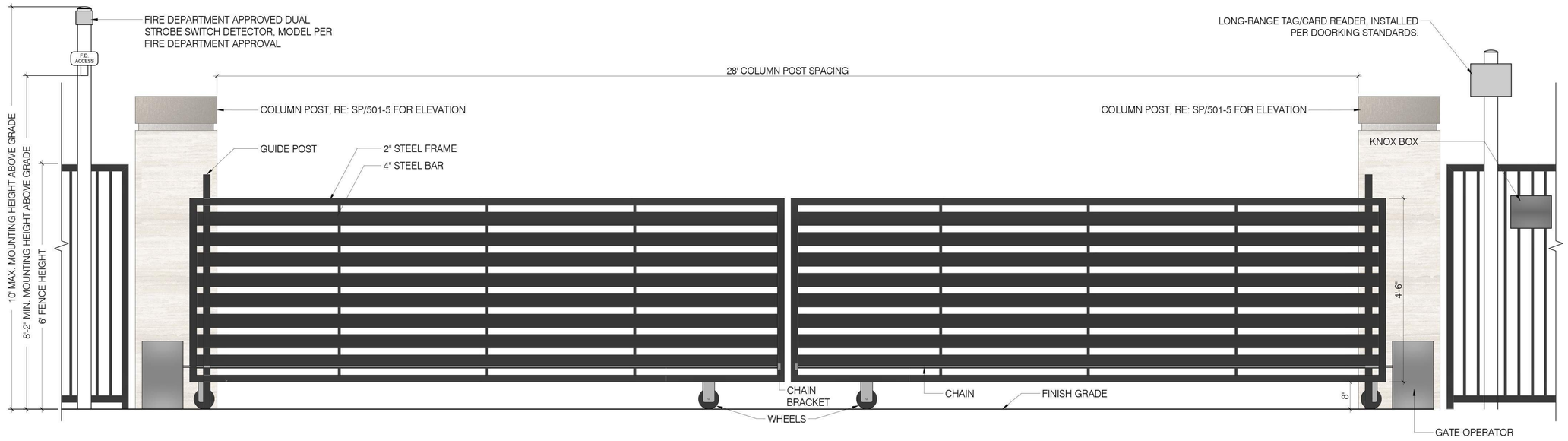
DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN NOTES**

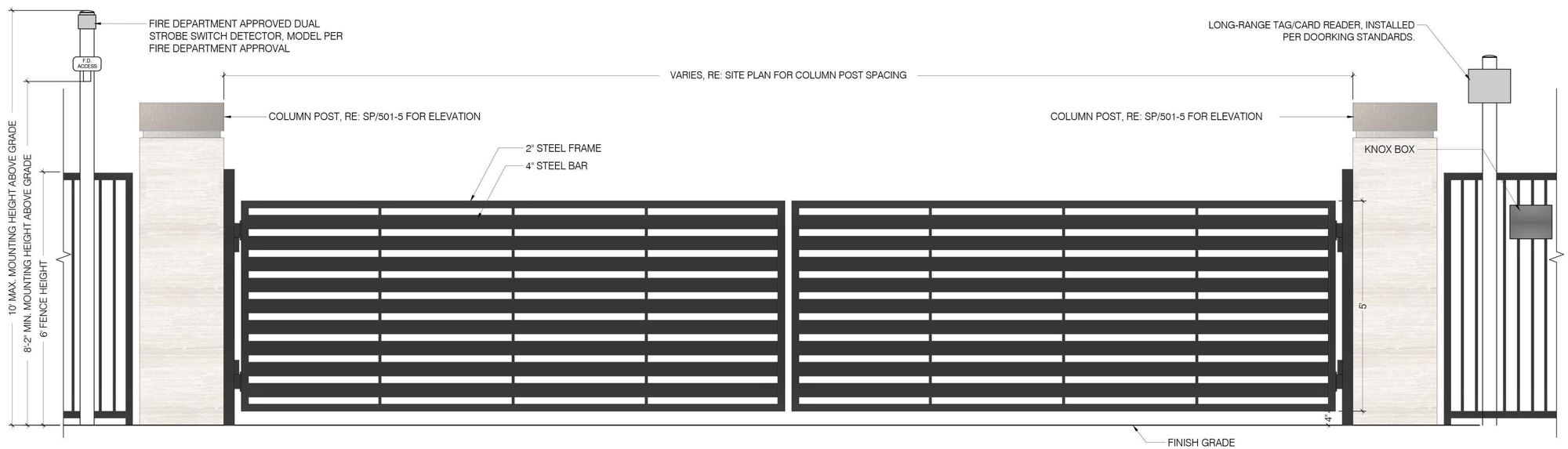
SHEET NUMBER:
**SP503**

PLZSP-22-00044




1 VEHICULAR SLIDING GATE

3/4" = 1'-0"




2 VEHICULAR SWING GATE

3/4" = 1'-0"

P-MD3-51

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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
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| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V.
HICKS
12/4/2023
ARIZONA, U.S.A.

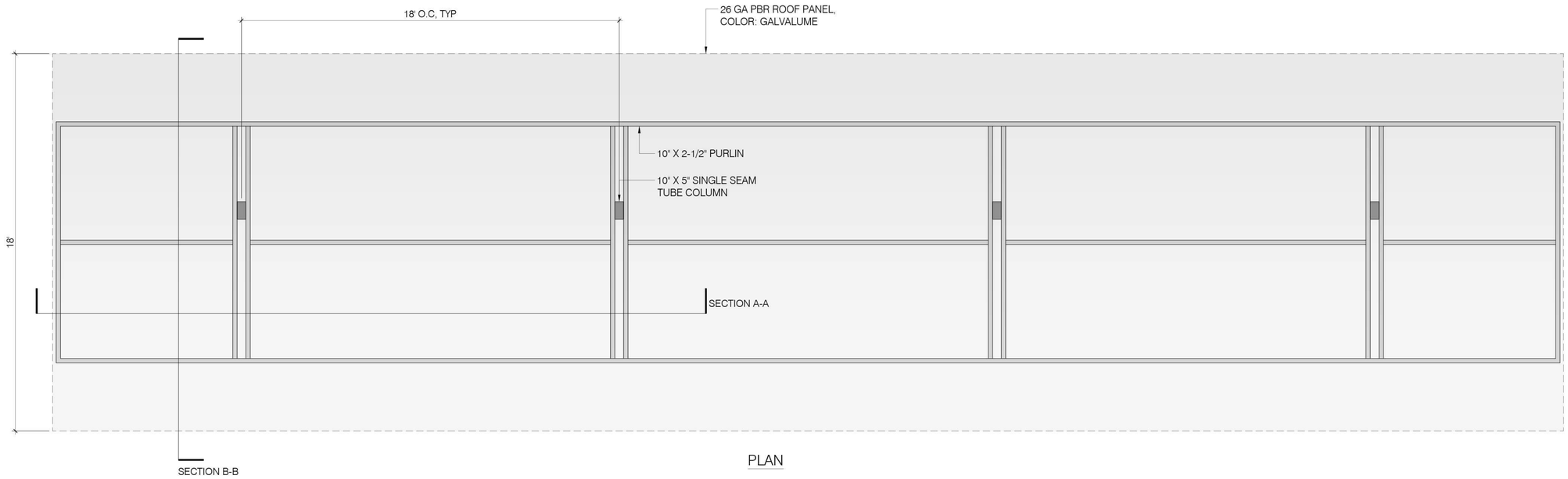
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

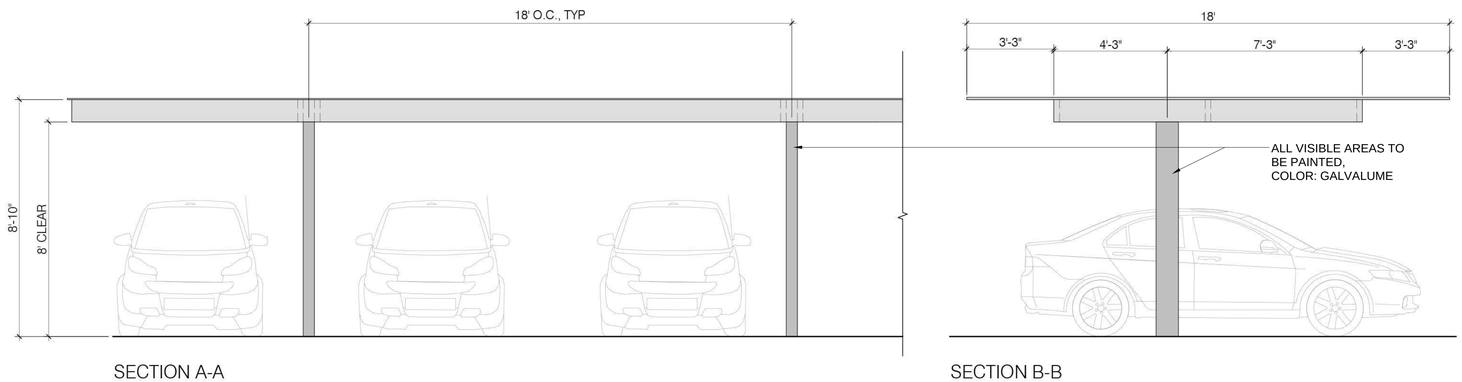
SHEET TITLE:
**SITE PLAN NOTES**

SHEET NUMBER:
**SP504**

PLZSP-22-00044




PLAN




SECTION A-A




SECTION B-B

1 CARPORT CANOPY ELEVATIONS

3/8" = 1'-0"

P-MD3-09

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REVISIONS:

| No. | DATE | DESCRIPTION | BY |
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DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:




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DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN NOTES**

SHEET NUMBER:
# SP505

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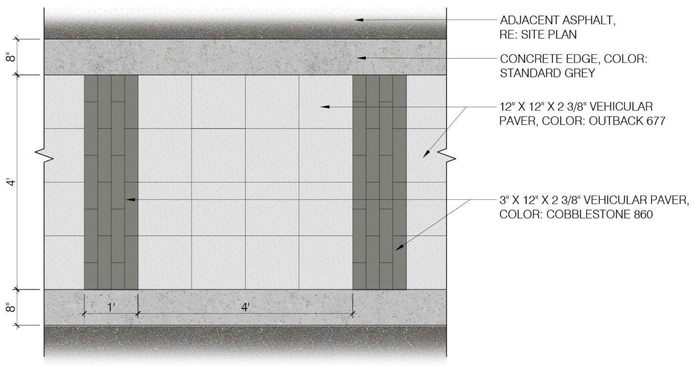
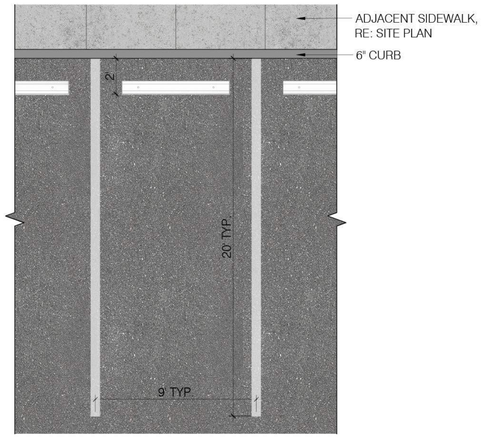


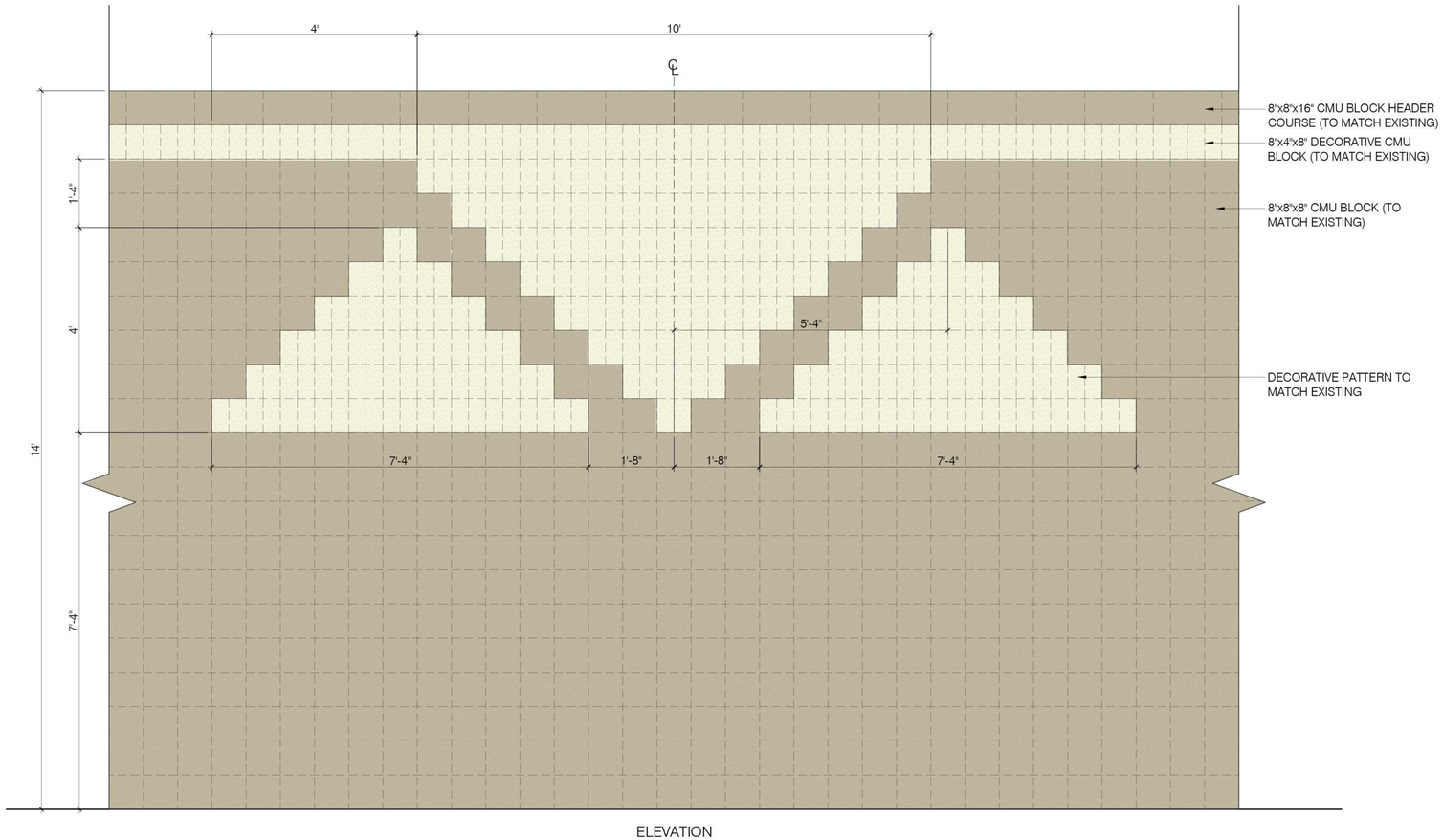

1 VEHICULAR CONCRETE PATTERN

3/4" = 1'-0" P-MD3-57




2 WHEEL STOPPER PLAN

1/4" = 1'-0" P-MD3-61




ELEVATION

3 14' SOUND WALL ELEVATION

3/4" = 1'-0" P-MD3-62

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|---|---|---|---|
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DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



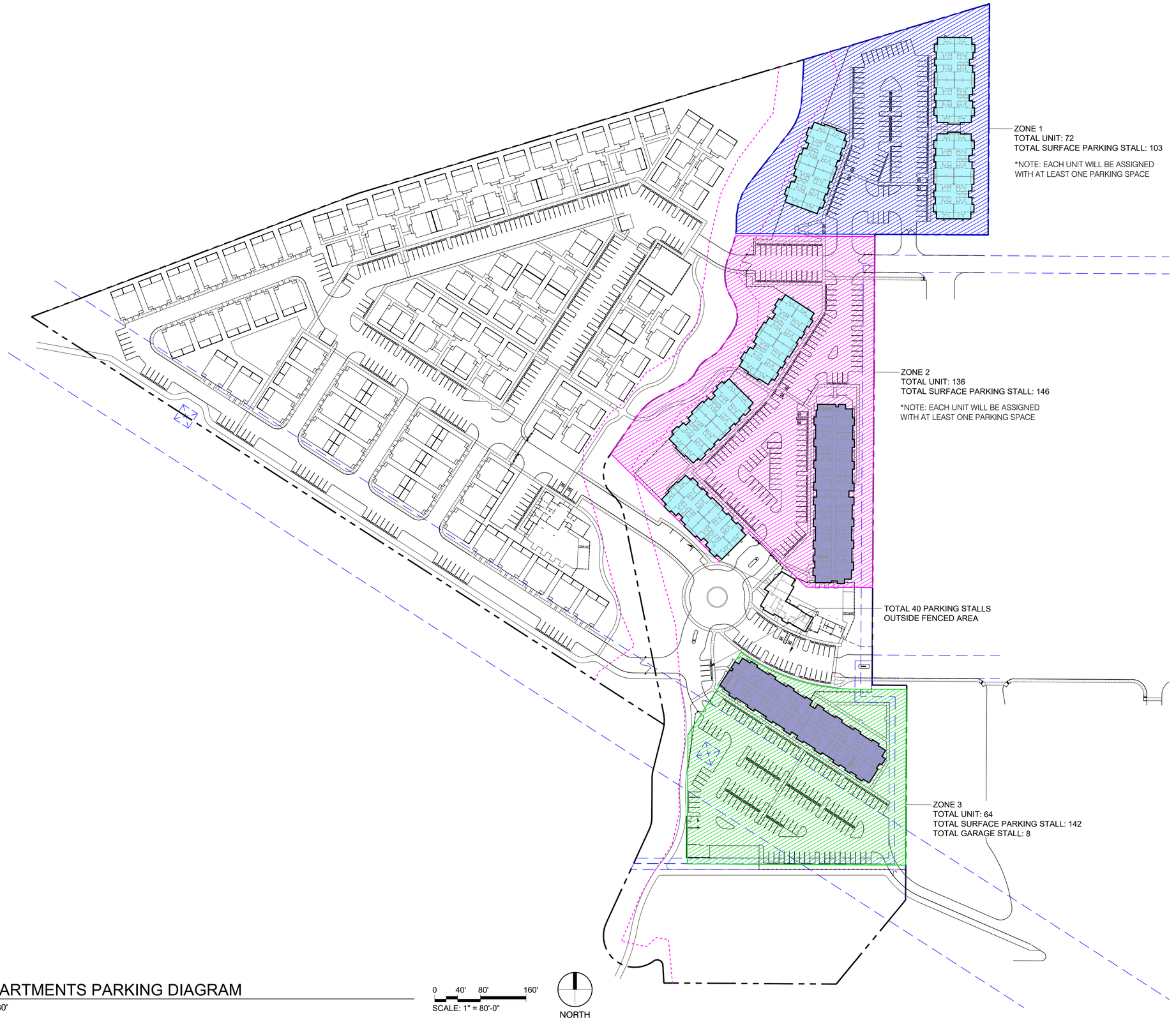

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN NOTES**

SHEET NUMBER:
**SP506**

PLZSP-22-00044




1 APARTMENTS PARKING DIAGRAM
1" = 80'

0 40' 80' 160'
SCALE: 1" = 80'-0"

NORTH

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# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

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| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
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| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**SITE PLAN NOTES**

SHEET NUMBER:
**SP507**

PLZSP-22-00044

3R PLZSP-22-00044 RECEIVED SEPT 25 2023 WD

4R PLZSP-22-00044 RECEIVED DEC 05 2023 AL






# SUNDANCE APARTMENTS
BUCKEYE, ARIZONA
AUG 30, 2023

## SHEET INDEX


| SHEET | DESCRIPTION |
|---|---|
| | ARCHITECTURE |
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| G1.1 | PROJECT INFORMATION |
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| G1.3 | VIEW AT AMENITY AREA |
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| A2.1 | BLDG 7 & 8 TYPE A - 4TH & ROOF LEVEL |
| A2.2 | BLDG 7 & 8 TYPE A - ELEVATIONS COLOR |
| A2.3 | BLDG 7 & 8 TYPE A - ELEVATIONS COLOR |
| A2.4 | BLDG 7 & 8 TYPE A - ELEVATIONS - B&W |
| A2.5 | BLDG 7 & 8 TYPE A - ELEVATIONS - B&W |
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| A4.1 | CLUBHOUSE/ LEASING ELEVATIONS COLOR |
| A4.2 | CLUBHOUSE/ LEASING ELEVATIONS COLOR |
| A4.3 | CLUBHOUSE/ LEASING ELEVATIONS B&W |
| A4.4 | CLUBHOUSE/ LEASING ELEVATIONS B&W |
| A4.5 | TRASH & MAINTENANCE FLOOR & ELEVATIONS COLOR |
| A4.6 | TRASH & MAINTENANCE FLOOR & ELEVATIONS B&W |
| A4.7 | 8 CAR GARAGE FLOOR PLAN & ELEVATIONS COLOR |
| A4.8 | 8 CAR GARAGE FLOOR PLAN & ELEVATIONS B&W |
| A5.0 | UNIT PLANS |
| A6.0 | COLOR MATERIAL BOARD |


## Project Team


APPLICANT / OWNER
SUNDANCE VILLAGE, LLC.
7147 E. RANCHO VISTA DR., SUITE B01
SCOTTSDALE, AZ 85251
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MULTI-FAMILY RESIDENTIAL ARCHITECT
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RESIDENTIAL ARCHITECT
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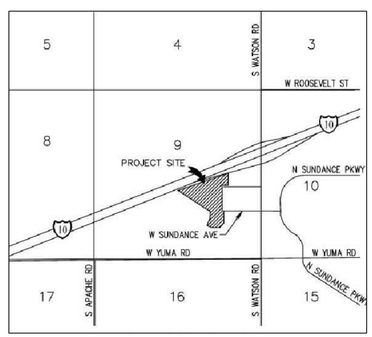
PHOENIX, AZ 85054
(602) 867-2500
Contact: ANDREW WHEELER
Andrew.Wheeler@Feltengroup.com


NORTH
N.T.S.




VICINITY MAP

G1.0

# SUNDANCE APARTMENTS
BUCKEYE, ARIZONA
PLZSP-22-00044
DATE: 09-22-23
JOB NO.: 2022-805


MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860


Architecture.
Design.
Relationships.

Thursday, September 21, 2023 6:24:46 AM
R:\2022\2022-805 MODUS - 700 S WATSON - BUCKEYE, AZ\03 DESIGN\SCHEMATIC\CAD\22-805_G1.0 COVER SHEET.DWG

## PRIVATE OPEN SPACE

| UNIT TYPE | PATIO/ BALCONY | NUMBER OF UNITS | TOTAL SQ. FT. |
|---|---|---|---|
| A1 | 54 | 72 | 3,888 |
| A2 | 65 | 22 | 1,430 |
| A2.1 | 65 | 6 | 390 |
| B1 | 53 | 72 | 3,816 |
| B2 | 66 | 84 | 5,544 |
| C1 | 66 | 16 | 1,056 |
| **TOTAL PROVIDED** | | **272** | **16,124** |

## COMMON OPEN SPACE REQUIRED

| UNIT TYPE | OPEN SPACE | NUMBER OF UNITS | TOTAL SQ. FT. |
|---|---|---|---|
| A1 | 150 | 72 | 10,800 |
| A2 | 150 | 22 | 3,300 |
| A2.1 | 150 | 6 | 900 |
| B1 | 300 | 72 | 21,600 |
| B2 | 300 | 84 | 25,200 |
| C1 | 300 | 16 | 4,800 |
| **TOTAL REQUIRED** | | **272** | **66,600** |

## BUILDINGS GROSS SQFT.

| BUILDING TYPE | LEVEL 1 SQFT. | LEVEL 2 SQFT. | LEVEL 3 SQFT. | LEVEL 4 SQFT. | # OF BLDG | TOTAL SQFT. |
|---|---|---|---|---|---|---|
| A | 20,825 | 20,828 | 20,828 | 20,292 | 2 | 165,546 |
| B | 10,006 | 9,940 | 9,451 | | 6 | 176,382 |
| CLUBHOUSE | 5,221 | | | | 1 | 5,221 |
| TRASH& MAINT | 1,130 | | | | 1 | 1,130 |
| GARAGES | 1,860 | | | | 1 | 1,860 |
| **TOTAL** | **109,897 FOOTPRINTS** | | | | **10** | **350,139** |

## PARKING SUMMARY REQUIRED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

| UNIT TYPE | QUANTITY | CITY REQUIRED PARKING PER UNIT | CITY REQUIRED PARKING PERCENTAGE | TOTAL REQUIRED |
|---|---|---|---|---|
| | | | | |
| 1 BEDROOM | 100 | 1 | | 100 |
| 2 BEDROOMS | 156 | 1.5 | | 234 |
| 3 BEDROOMS | 16 | 2 | | 32 |
| **TOTAL UNITS** | **272** | | | |
| **STALL REQUIRED - RESIDENTIAL** | | | | **366** |
| **STALL REQUIRED - GUEST/20 UNITS** | | | 20% | **55** |
| **OFFICE** | | 2 | | **2** |
| **ACCESIBLE REQUIRED FOR ASSIGNED PARKING INCLUDED IN COUNT** | | | 2% | **8** |
| **TOTAL STALL REQUIRED** | | | | **423** |
| EVCS INCLUDED IN PARKING COUNT FOR RESIDENTS | | 366 | 5% | 18 |
| EVCS INCLUDED IN PARKING COUNT FOR GUESTS | | 55 | 5% | 3 |
| **TOTAL EVCS INCLUDED IN PARKING COUNT** | | | | **21** |

## PARKING SUMMARY PROVIDED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

| TYPE OF PARKING | QUANTITY | | COVERED PARKING | OPEN STALLS | TOTAL PROVIDED |
|---|---|---|---|---|---|
| | | | | | |
| GARAGES | 8 (count .5) | 4 | 172 | | **172** |
| CARPORTS | 168 | | | | |
| OPEN STALLS | STANDARD | 262 | | 262 | 263 |
| | | | | | |
| **STALL FOR USPS INCLUDED IN COUNT** | | | | 1 | |
| **TOTAL STALL PROVIDED** | | | **172** | **263** | **435** |
| | | | **PARKING RATIO** | | **1.60** |
| **ACCESSIBLE PARKING PROVIDED INCLUDED IN COUNT** | | | | | |
| | | | | | |
| CARPORTS | | | | | **3** |
| OPEN SPACES | | | | | **7** |
| **TOTAL INCLUDED 1 VAN** | | | | | **10** |
| **EVCS INCLUDED IN PARKING COUNT** | | | REQUIRED | | |
| | | | | | |
| CARPORTS | | | | | **5** |
| OPEN STALLS | | | | | **17** |
| TOTAL INCLUDED 1 VAN | | | | | **22** |

## SUNDANCE APARTMENTS, BUCKEYE, ARIZONA

## PROJECT DESCRIPTION

A 272 UNIT PROJECT OF A 3-STORY & 4 STORY TYPE V-A RESIDENTIAL BUILDING

PARCEL # APN: 504-17-007V & 504-19-974

SITE AREA: NET = GROSS = 654743 SF. 15.0 ACRES
SITE ADDRESS: 700 S. WATSON ROAD, BUCKEYE, AZ 85326

TOTAL UNITS: 272 UNITS
DENSITY ON NET AREA 18.1 DU/AC
**EXISTING ZONING**: PLANNING COMMUNITY(PC) WITH THE SUNDANCE CMP OVERLAY
**PROPOSE ZONING**: PLANNING COMMUNITY(PC) WITH THE SUNDANCE CMP OVERLAY
**EXISTING LAND USE** VACANT
**PROPOSE LAND USE** RESIDENTIAL

## BUILDING TYPE A (QTY 2) 4-STORY

| UNIT TYPE | UNIT NET SQ. FT. | UNITS PER BUILDING | NUMBER OF BUILDING | TOTAL UNITS | TOTAL NET SQ. FT. | % | UNIT% |
|---|---|---|---|---|---|---|---|
| A2 | 728 | 11 | 2 | 22 | 16,016 | 17% | 22% |
| A2.1 | 880 | 3 | 2 | 6 | 5,280 | 5% | |
| B2 | 1,070 | 42 | 2 | 84 | 89,880 | 66% | 66% |
| C1 | 1,297 | 8 | 2 | 16 | 20,752 | 13% | 13% |
| **TOTAL** | **1031 AVERAGE** | **64** | | **128** | **131,928** | **100%** | |

## BUILDING TYPE B (QTY 6) 3 STORY

| UNIT TYPE | UNIT NET SQ. FT. | UNITS PER BUILDING | NUMBER OF BUILDING | TOTAL UNITS | TOTAL NET SQ. FT. | % | UNIT% |
|---|---|---|---|---|---|---|---|
| A1 | 746 | 12 | 6 | 72 | 53,712 | 50% | 50% |
| B1 | 1,113 | 12 | 6 | 72 | 80,136 | 50% | 50% |
| **TOTAL** | **930 AVERAGE** | **24** | | **144** | **133,848** | **100%** | |

## UNIT SUMMARY

| UNIT TYPE | UNIT NET SQ. FT. | NUMBER OF UNITS | TOTAL NET SQ. FT. | % | UNIT% |
|---|---|---|---|---|---|
| A1 | 746 | 72 | 53,712 | 26% | 37% |
| A2 | 728 | 22 | 16,016 | 8% | |
| A2.1 | 880 | 6 | 5,280 | 2% | |
| B1 | 1,113 | 72 | 80,136 | 26% | 57% |
| B2 | 1,070 | 84 | 89,880 | 31% | |
| C2 | 1,297 | 16 | 20,752 | 6% | 6% |
| **TOTAL** | **977 AVERAGE** | **272** | **265,776** | **100%** | |

## CODE SUMMARY

| CODE | ADOPTED EDITION |
|---|---|
| **A** | 2018 INTERNATIONAL BUILDING CODE |
| **B** | 2018 RESIDENCE CODE |
| **C** | 2018 INTERNATIONAL MECHANICAL CODE |
| **D** | 2018 INTERNATIONAL FUEL & GAS CODE |
| **E** | 2018 INTERNATIONAL PLUMBING CODE |
| **F** | 2018 INTERNATIONAL FIRE CODE |
| **G** | 2018 INTERNATIONAL ENERGY CONSERVATION CODE |
| **H** | 2017 NATIONAL ELECTRIC CODE |
| **I** | ICC A117.1-2009 (FOR ADA) |
| **J** | LOCAL MUNICIPAL CODE AND AMENDMENTS |

PROJECT INFORMATION

G1.1




MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860


DATE: 08-30-23
JOB NO.: 2022-805

Architecture. Design. Relationships.




VIEW CLUBHOUSE AT ROUNDABOUT

VIEW 1

G1.2

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 09-22-23
JOB NO.: 2022-805

MODUS COMPANY
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ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture.
Design.
Relationships.



VIEW AT AMENITY AREA

VIEW 2

G1.3

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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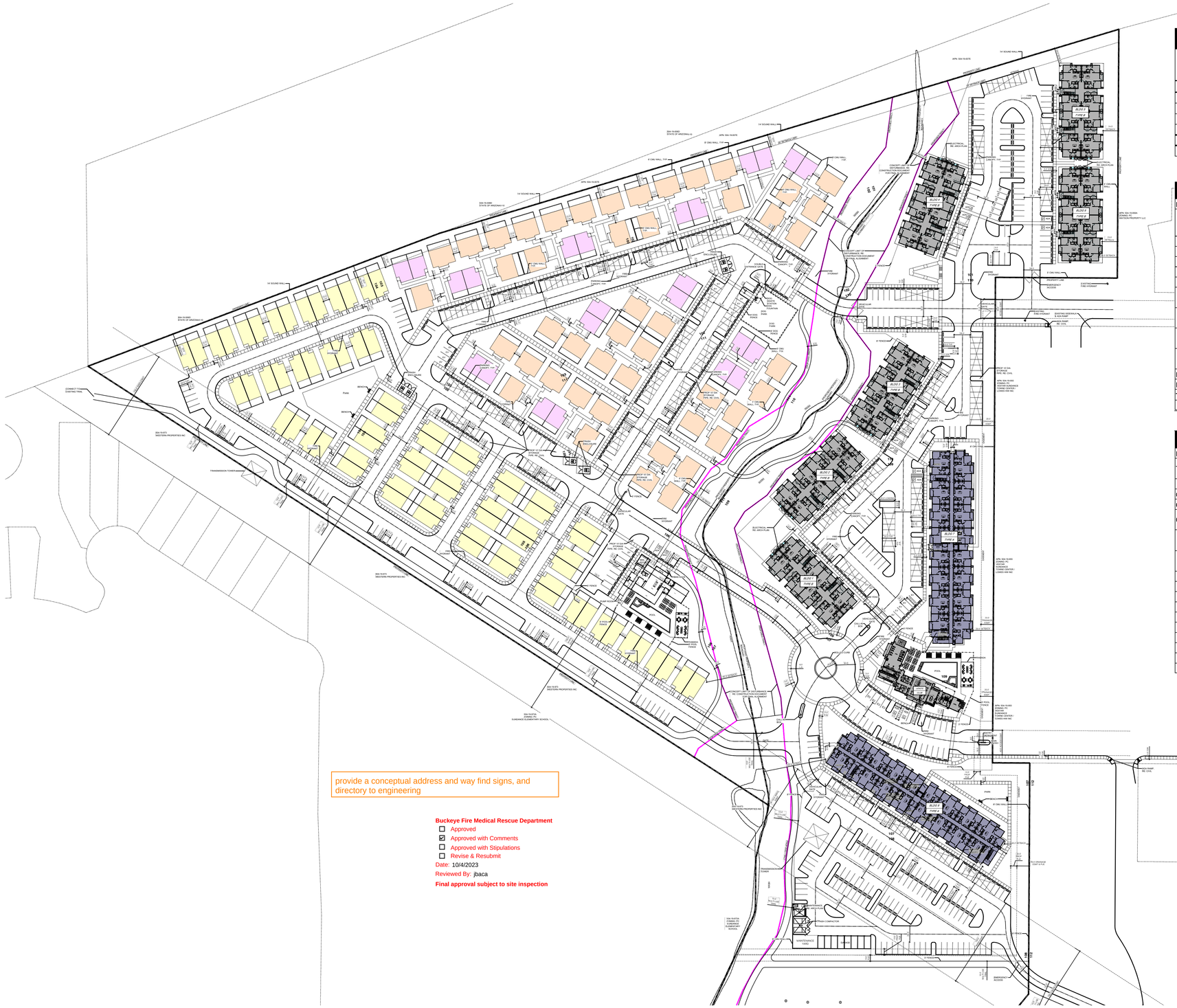
Relationships.




## UNIT SUMMARY

| UNIT TYPE | UNIT NET SQ. FT. | NUMBER OF UNITS | TOTAL NET SQ. FT. | % | UNIT % |
|---|---|---|---|---|---|
| A1 | 746 | 72 | 53,712 | 26% | 37% |
| A2 | 728 | 22 | 16,016 | 8% | |
| A2.1 | 880 | 6 | 5,280 | 2% | |
| B1 | 1,113 | 72 | 80,136 | 26% | 57% |
| B2 | 1,070 | 84 | 89,880 | 31% | |
| C2 | 1,297 | 16 | 20,752 | 6% | 6% |
| **TOTAL** | **977 AVERAGE** | **272** | **265,776** | **100%** | |

## PARKING SUMMARY REQUIRED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

| UNIT TYPE | QUANTITY | CITY | | |
|---|---|---|---|---|
| | | REQUIRED PARKING | | TOTAL REQUIRED |
| | | PER UNIT | PERCENTAGE | |
| 1 BEDROOM | 100 | 1 | | 100 |
| 2 BEDROOMS | 156 | 1.5 | | 234 |
| 3 BEDROOMS | 16 | 2 | | 32 |
| **TOTAL UNITS** | **272** | | | |
| **STALL REQUIRED - RESIDENTIAL** | | | | **366** |
| **STALL REQUIRED - GUEST/20 UNITS** | | | 20% | **55** |
| **OFFICE** | | 2 | | **2** |
| **ACCESIBLE REQUIRED FOR ASSIGNED PARKING INCLUDED IN COUNT** | | | 2% | **8** |
| **TOTAL STALL REQUIRED** | | | | **423** |
| EVCS INCLUDED IN PARKING COUNT FOR RESIDENTS | | 366 | 5% | 18 |
| EVCS INCLUDED IN PARKING COUNT FOR GUESTS | | 55 | 5% | 3 |
| **TOTAL EVCS INCLUDED IN PARKING COUNT** | | | | **21** |

## PARKING SUMMARY PROVIDED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

| TYPE OF PARKING | QUANTITY | COVERED PARKING | OPEN STALLS | TOTAL PROVIDED |
|---|---|---|---|---|
| GARAGES | 8 (count .5) 4 | 172 | | **172** |
| CARPORTS | 168 | | | |
| OPEN STALLS | STANDARD 262 | | 262 | 263 |
| | | | | |
| **STALL FOR USPS INCLUDED IN COUNT** | | | 1 | |
| **TOTAL STALL PROVIDED** | | **172** | **263** | **435** |
| | | **PARKING RATIO** | | **1.60** |
| **ACCESSIBLE PARKING PROVIDED INCLUDED IN COUNT** | | | | |
| CARPORTS | | | | **3** |
| OPEN SPACES | | | | **7** |
| **TOTAL INCLUDED 1 VAN** | | | | **10** |
| **EVCS INCLUDED IN PARKING COUNT** | REQUIRED | | | |
| CARPORTS | | | | **5** |
| OPEN STALLS | | | | **17** |
| TOTAL INCLUDED 1 VAN | | | | **22** |

CONCEPTUAL SITE PLAN

A1.0

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

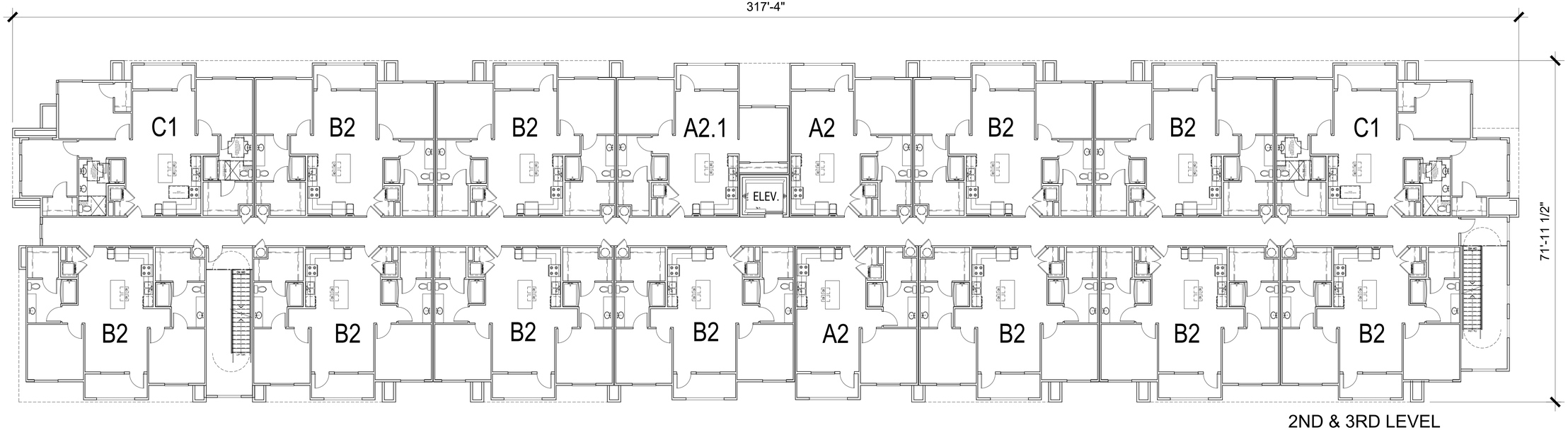
PLZSP-22-00044

DATE: 08-30-23
JOB NO.: 2022-805

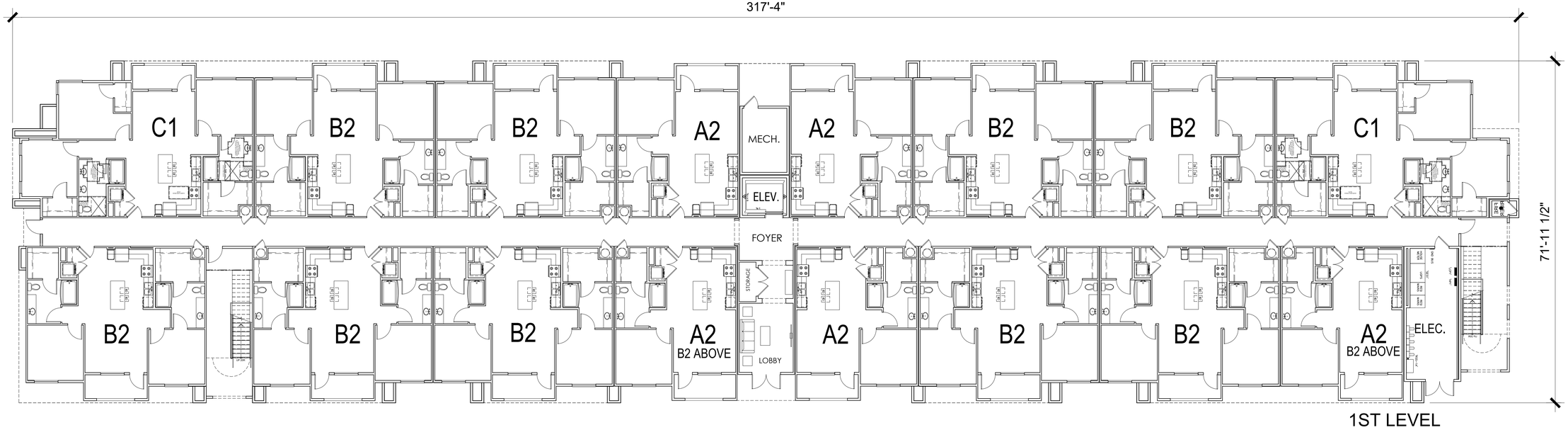
MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture.
Design.
Relationships.




2ND & 3RD LEVEL




1ST LEVEL

BUILDING TYPE A FLOOR PLAN

A2.0

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

3/32"=1'-0" 0 8' 16' 32'

DATE: 08-30-23
JOB NO.: 2022-805

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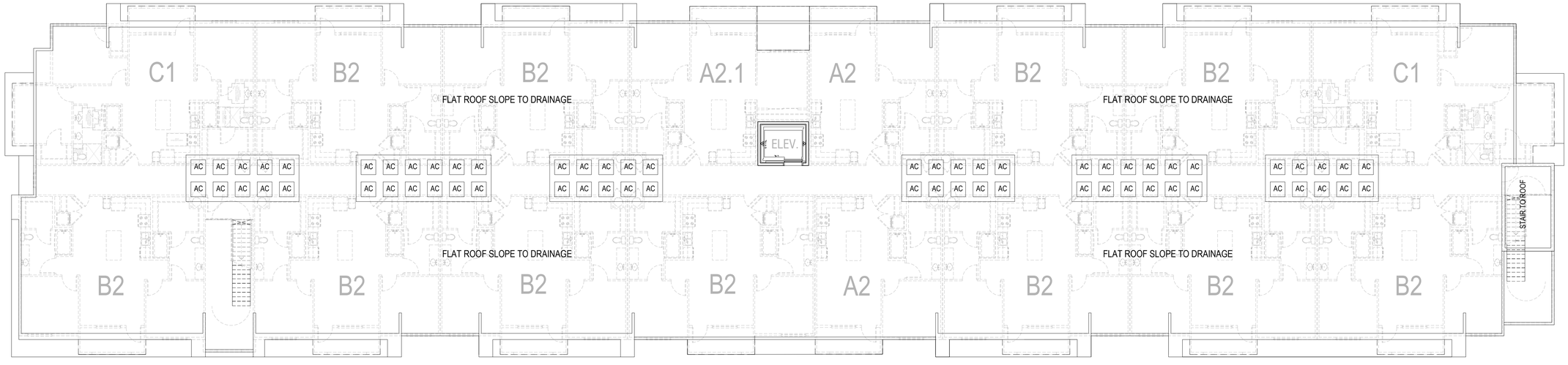
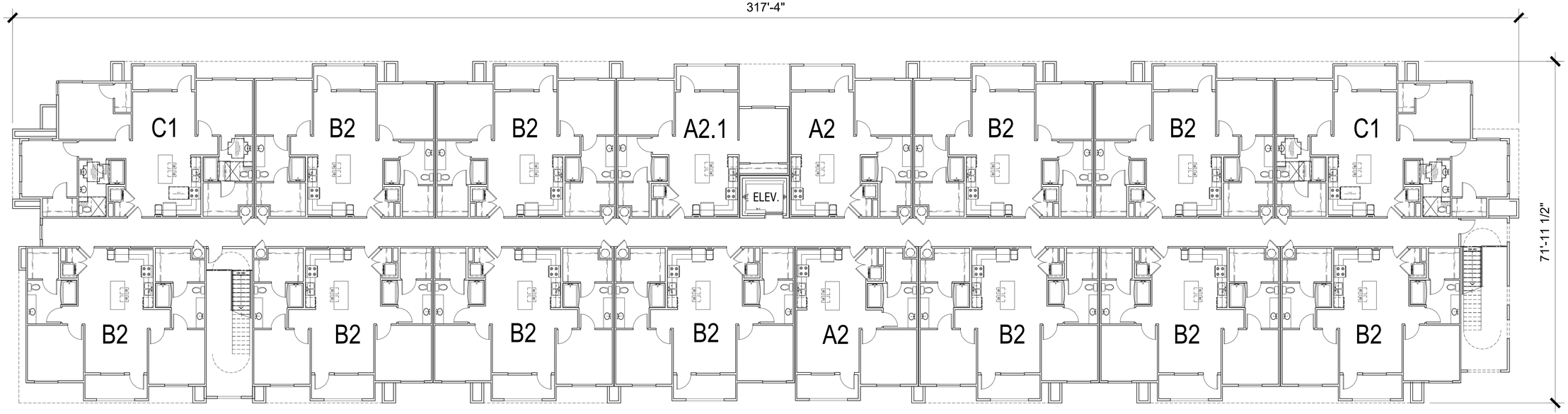
Architecture. Design. Relationships.




ROOF LEVEL




4TH LEVEL

BUILDING TYPE A FLOOR PLAN

A2.1

3/32"=1'-0" 0 8' 16' 32'

DATE: 08-30-23
JOB NO.: 2022-805

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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(714) 639-9860

Architecture.
Design.
Relationships.



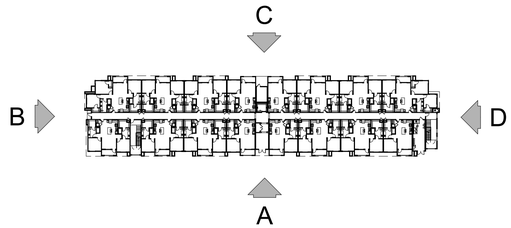

ELEVATION A




ELEVATION B

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




3/32"=1'-0" 0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.2

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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(714) 639-9860

Architecture. Design. Relationships.



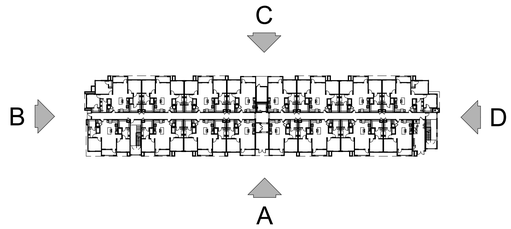

ELEVATION C




ELEVATION D

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




3/32"=1'-0"

0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.3

# SUNDANCE APARTMENTS

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(714) 639-9860

Architecture.
Design.
Relationships.



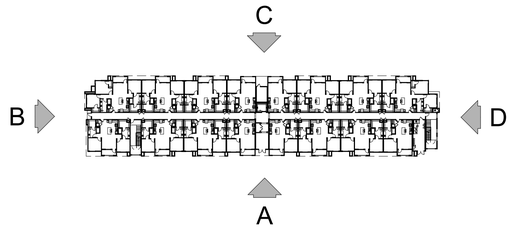

ELEVATION A




ELEVATION B

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




3/32"=1'-0" 0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.4

# SUNDANCE APARTMENTS

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(714) 639-9860

Architecture.
Design.
Relationships.



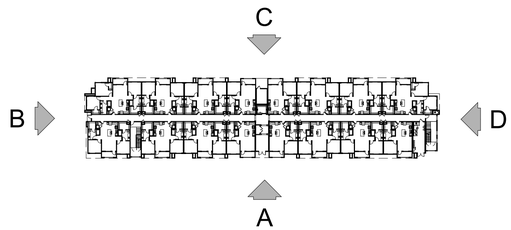

ELEVATION C




ELEVATION D

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




3/32"=1'-0"

0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.5

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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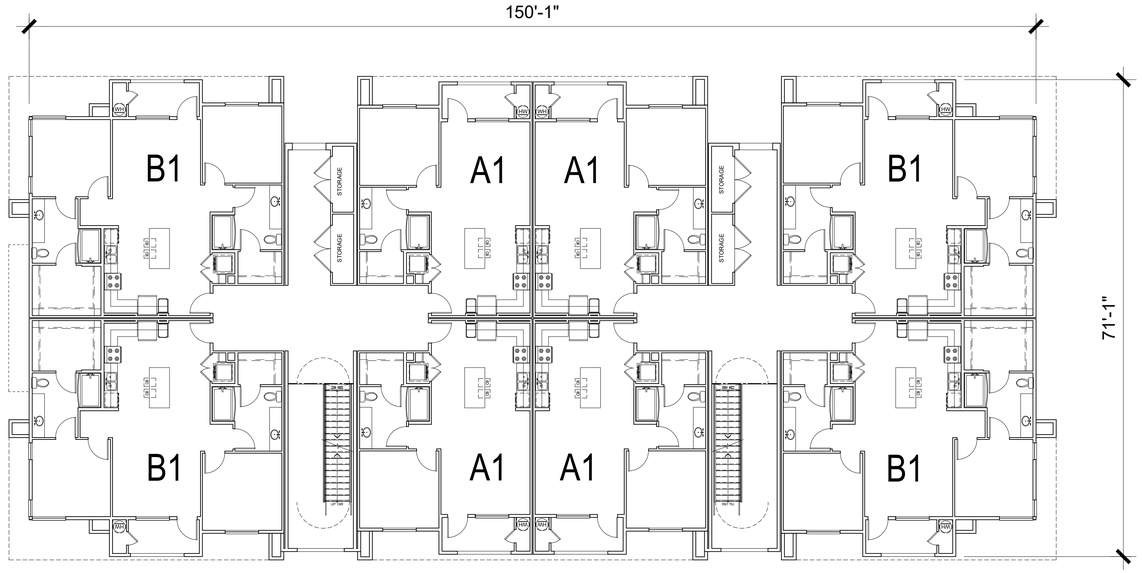


2ND LEVEL

1ST LEVEL

BUILDING TYPE B FLOOR PLAN

A3.0

3/32"=1'-0" 0 8' 16' 32'

DATE: 08-30-23
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# SUNDANCE APARTMENTS

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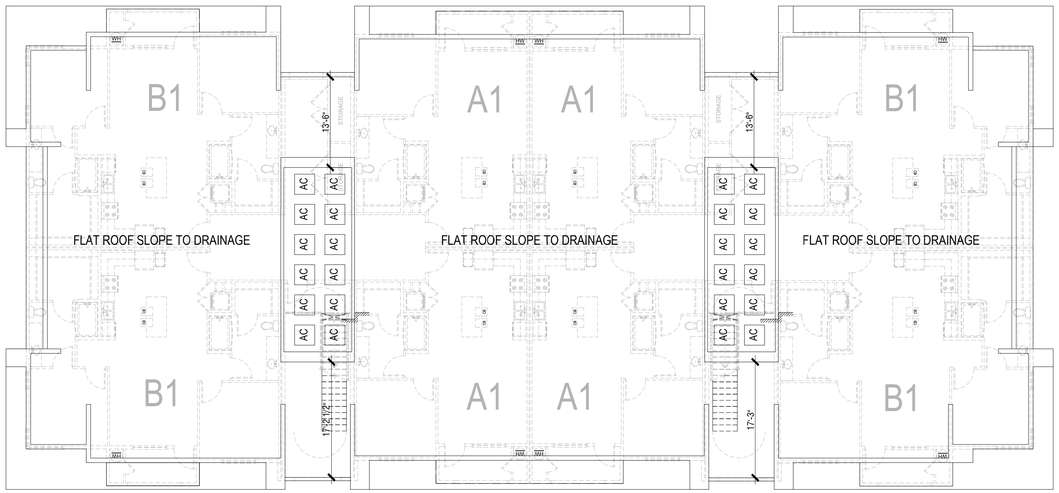
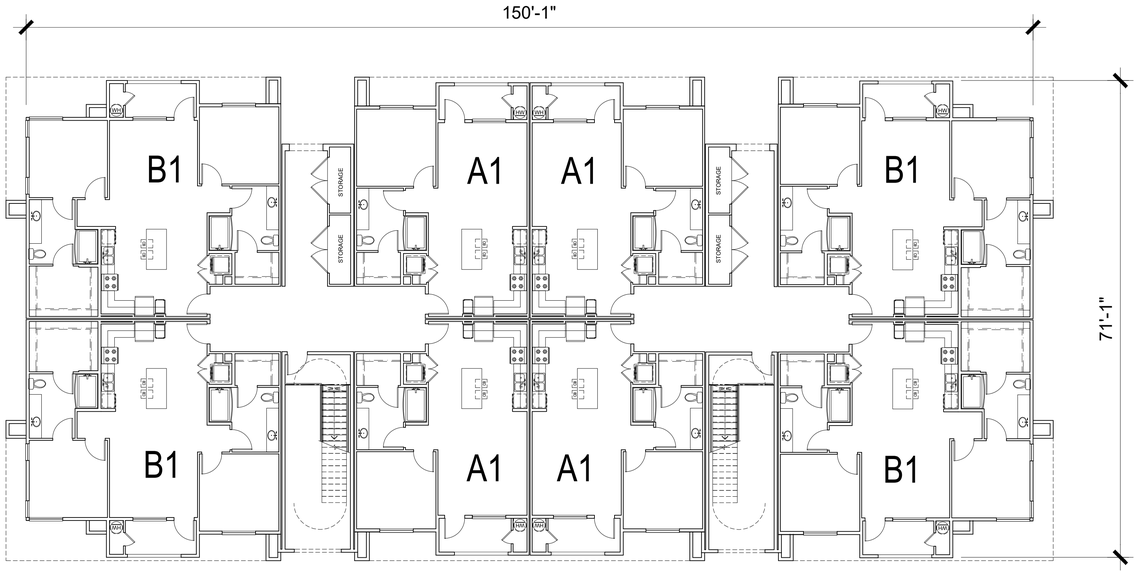
Design.
Relationships.




ROOF LEVEL




3RD LEVEL

BUILDING TYPE B FLOOR PLAN

A3.1

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

3/32"=1'-0" 0 8' 16' 32'

DATE: 08-30-23
JOB NO.: 2022-805

MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture.
Design.
Relationships.




ELEVATION B




ELEVATION A

MATERIALS LEGEND

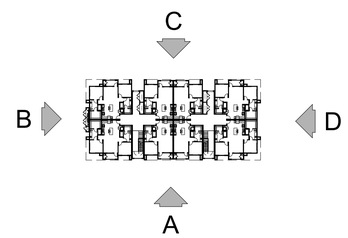
1 STUCCO
2 METAL RAILING
3 VINYL WINDOW
4 STAIR TO ROOF
5 UTILITY DOOR
6 LIGHT FIXTURES
7 RECESSED DOOR
8 DECORATION METAL SHEET
9 METAL LOUVER
10 STEEL COLUMN
11 SECTIONAL WOOD GRAIN GARAGE DOOR
12 CANOPY
13 METAL GATE
14 STUCCO OVER CMU
15 SECTIONAL OVERHEAD DOOR




ELEVATION D




ELEVATION C




3/32"=1'-0" 0 8' 16' 32'

BUILDING 1, 2, 3, 4, 5 & 6 TYPE B ELEVATIONS

A3.2

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 09-22-23
JOB NO.: 2022-805

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Architecture.
Design.
Relationships.




ELEVATION B




ELEVATION A

MATERIALS LEGEND

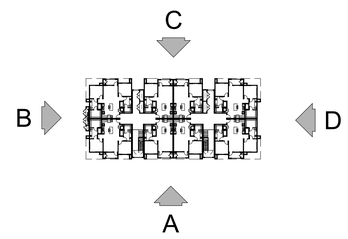
| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




ELEVATION D




ELEVATION C




3/32"=1'-0" 0 8' 16' 32'

BUILDING 1, 2, 3, 4, 5 & 6 TYPE B ELEVATIONS

A3.3

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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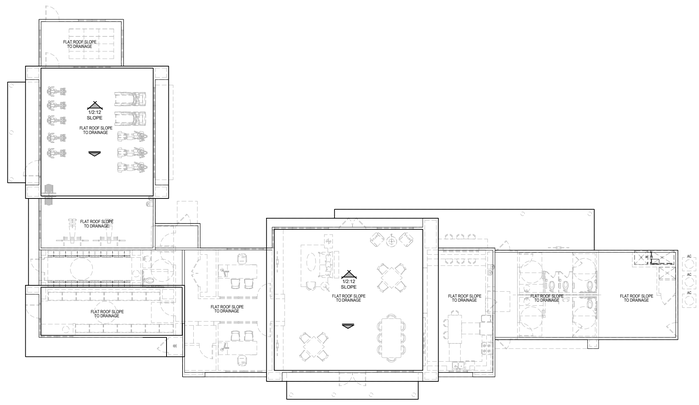
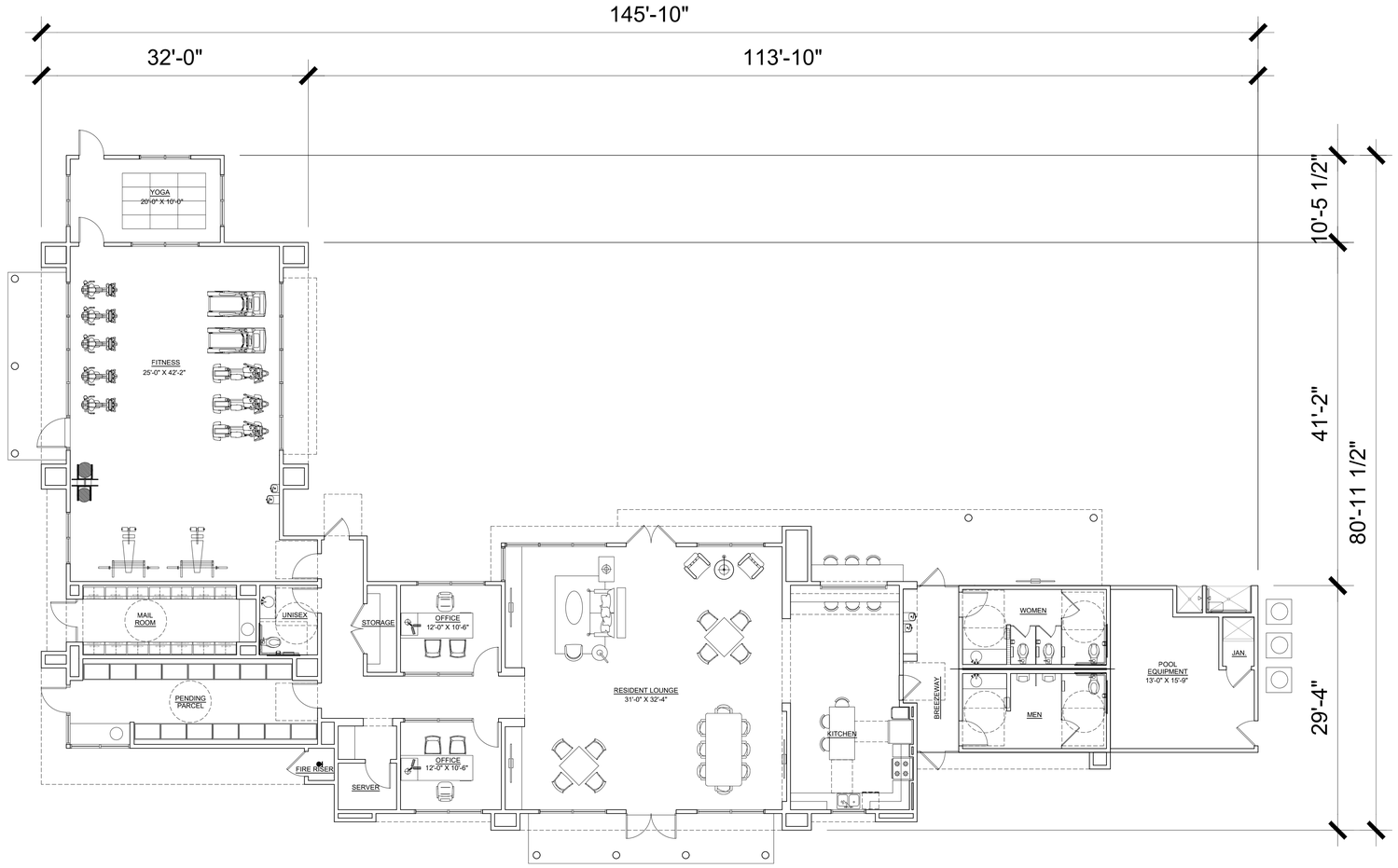
Architecture.
Design.
Relationships.




ROOF PLAN




FLOOR PLAN

| CLUBHOUSE | | |
|---|---|---|
| CONDITIONED AREA: RESIDENT LOUNGE, FITNESS, OFFICE | 3644 | SQ. FT. |
| UNCONDITIONED AREA: MAIL ROOM | 170 | SQ. FT. |
| CONDITIONED AREA: PARCEL PENDING | 292 | SQ. FT. |
| UNCONDITIONED AREA: POOL EQUIPMENT | 270 | SQ. FT. |
| UNCONDITIONED AREA: POOL BATHS & PORCH | 846 | SQ. FT. |
| TOTAL GROSS AREA UNDER COVERED ROOF | 5221 | SQ. FT. |

| CLUBHOUSE (IBC TABLE 1004.1.2) | | | |
|---|---|---|---|
| | SQ. FT. | OCC. FACTOR | OCC. LOAD |
| RESIDENT LOUNGE | 2,106 | 15 | 140 |
| FITNESS | 1,220 | 50 | 24 |
| MAIL ROOM | 170 | 100 | 2 |
| PARCEL PENDING | 292 | 100 | 3 |
| | | | |

NORTH

CLUBHOUSE LEASING FLOOR PLAN

A4.0

1/8"=1'-0" 0 4' 8' 16' 24'

DATE: 08-30-23
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# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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Architecture. Design. Relationships.



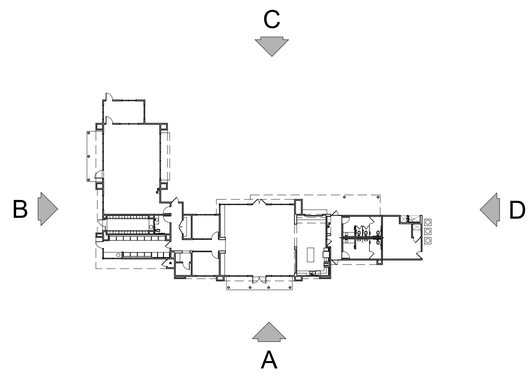

ELEVATION A




ELEVATION C

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




1/8"=1'-0" (0, 4', 8', 16', 24')

CLUBHOUSE ELEVATIONS

A4.1

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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Architecture.
Design.
Relationships.



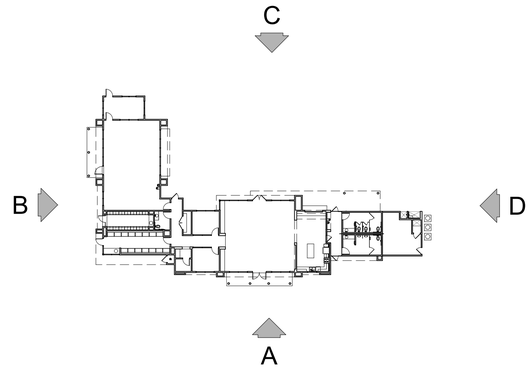

ELEVATION B




ELEVATION D

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE ELEVATIONS

A4.2

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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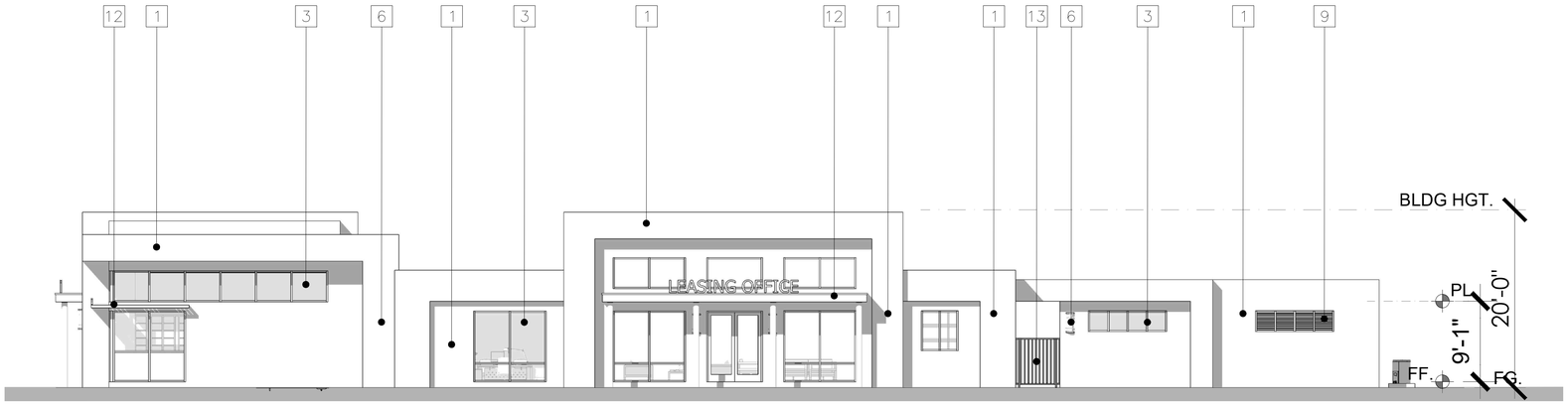


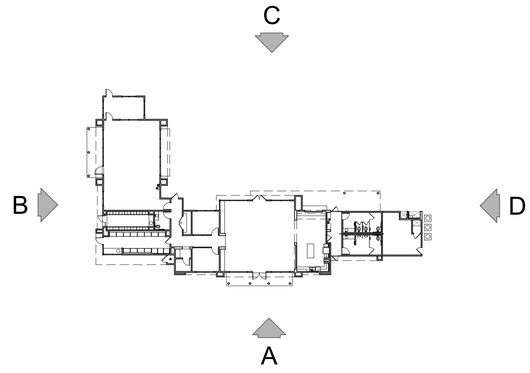

ELEVATION A

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




ELEVATION C




1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE ELEVATIONS

A4.3

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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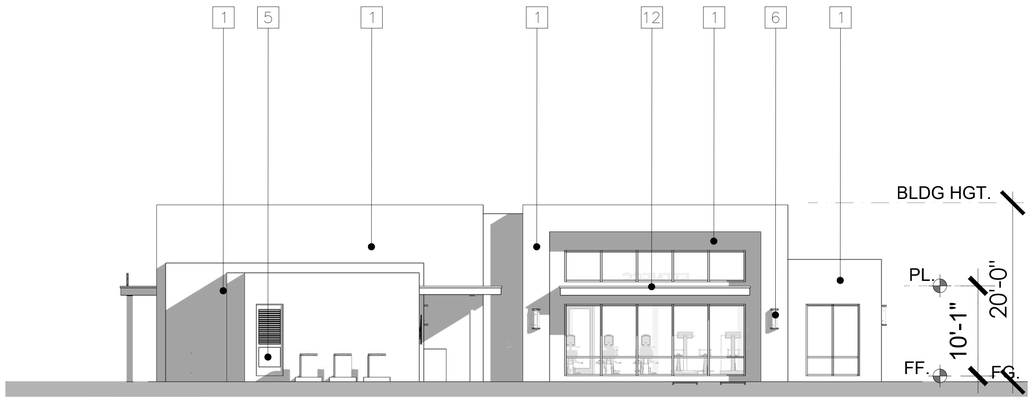
Architecture.
Design.
Relationships.



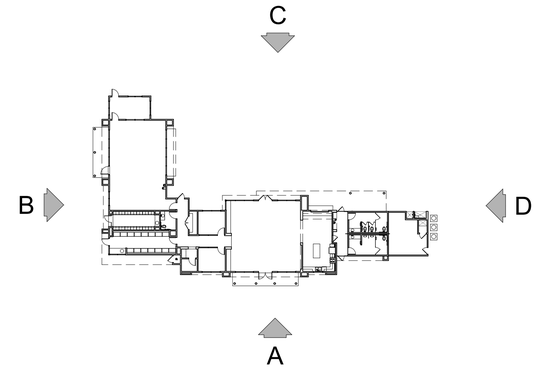

ELEVATION B




ELEVATION D

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




CLUBHOUSE ELEVATIONS

A4.4

# SUNDANCE APARTMENTS

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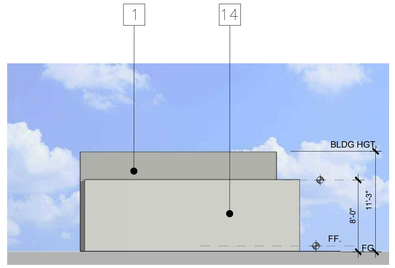
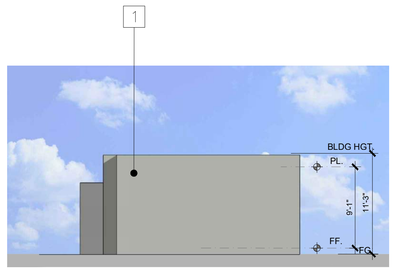
Architecture.
Design.
Relationships.



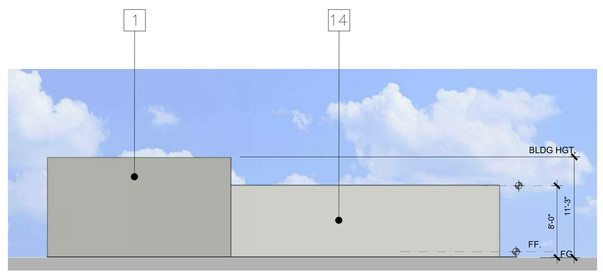

LEFT




FRONT




RIGHT




REAR

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
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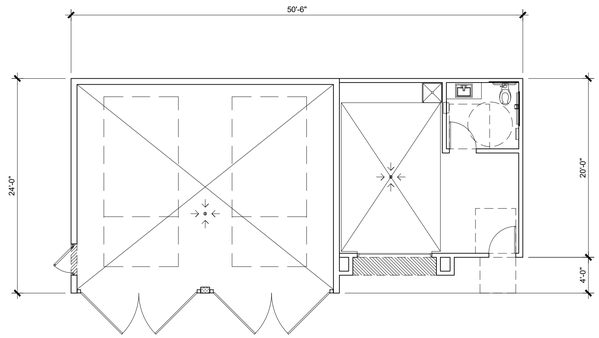
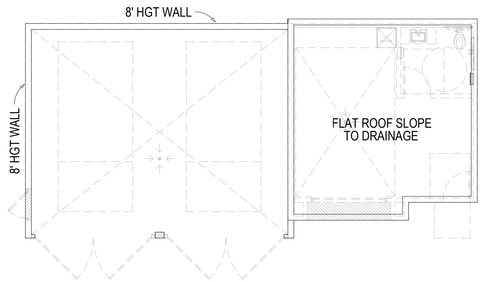
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




| TRASH & MAINTENANCE | U OCC |
|---|---|
| AREA - TRASH | 720 S.F. |
| AREA - MAINTENANCE | 410 S.F. |
| OCCUPANT LOAD = 410/ 100 = | 6 OCC. |

FLOOR PLAN




ROOF PLAN

TRASH & MAINTENANCE FLOOR PLAN & ELEVATIONS

4.5

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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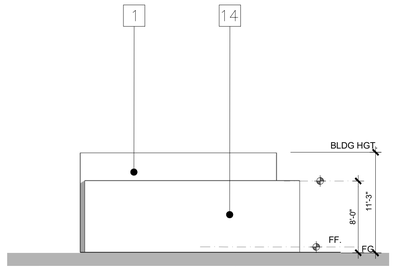
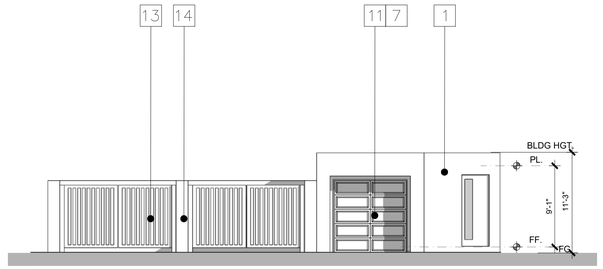



LEFT

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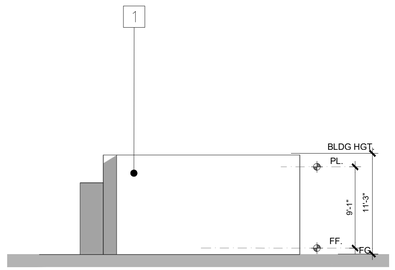
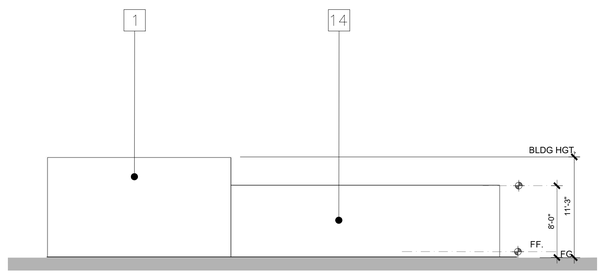



RIGHT




REAR

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
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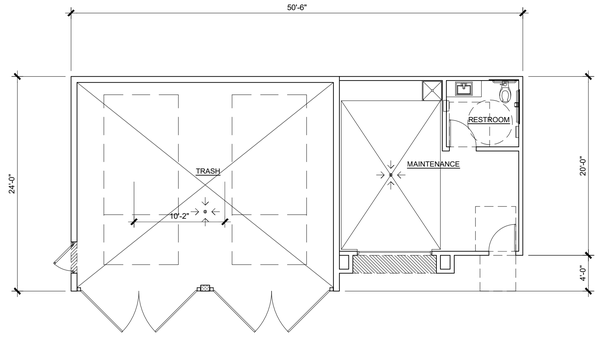
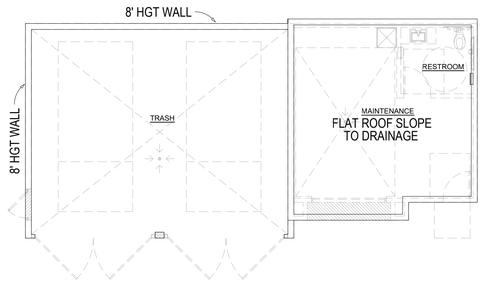
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




| TRASH & MAINTENANCE | U OCC |
|---|---|
| AREA - TRASH | 720 S.F. |
| AREA - MAINTENANCE | 410 S.F. |
| OCCUPANT LOAD = 410/ 100 = | 6 OCC. |

FLOOR PLAN




ROOF PLAN

TRASH & MAINTENANCE FLOOR PLAN & B&W ELEVATIONS

4.6

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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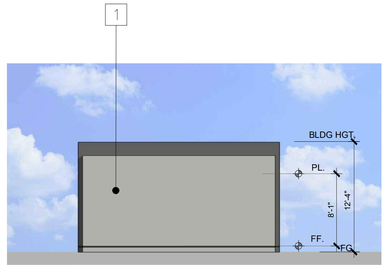
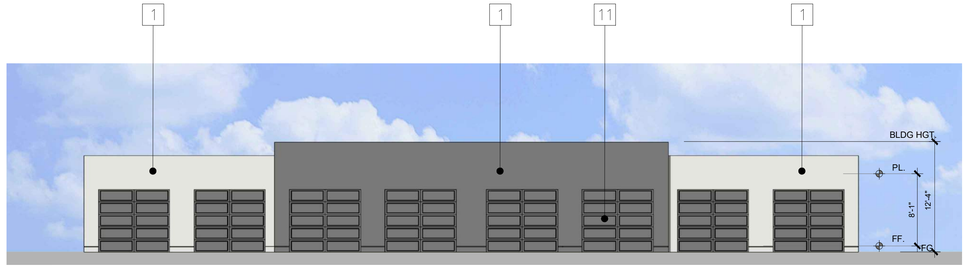
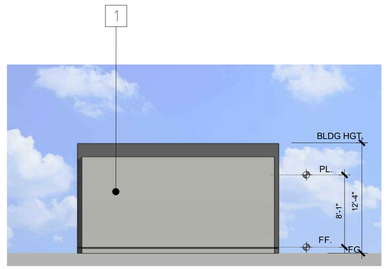
Architecture.
Design.
Relationships.



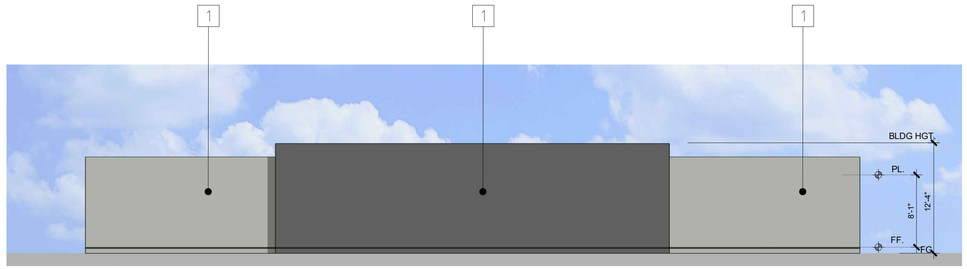

LEFT




FRONT



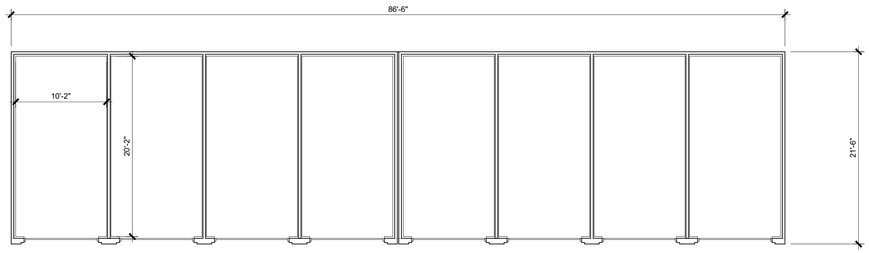

RIGHT




REAR

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




FLOOR PLAN




ROOF PLAN

8 CAR GARAGE FLOOR PLAN & ELEVATIONS

A4.7

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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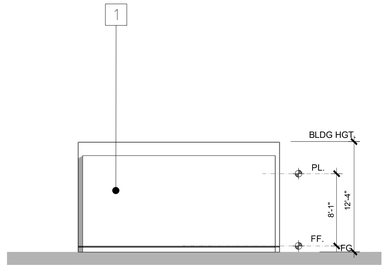
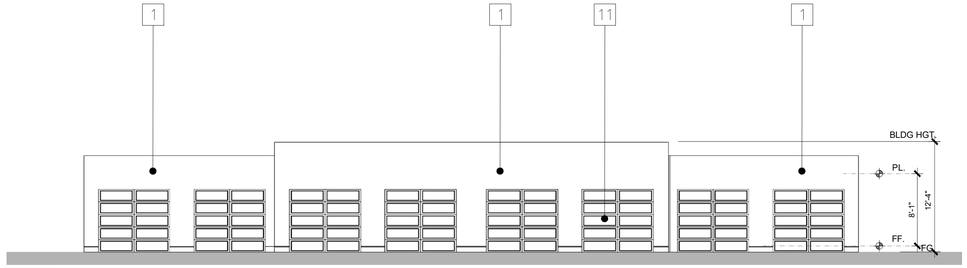
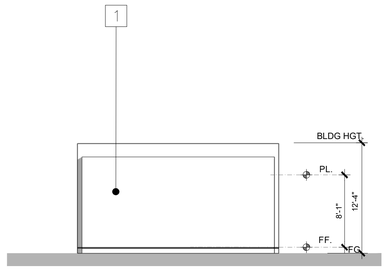



LEFT




FRONT

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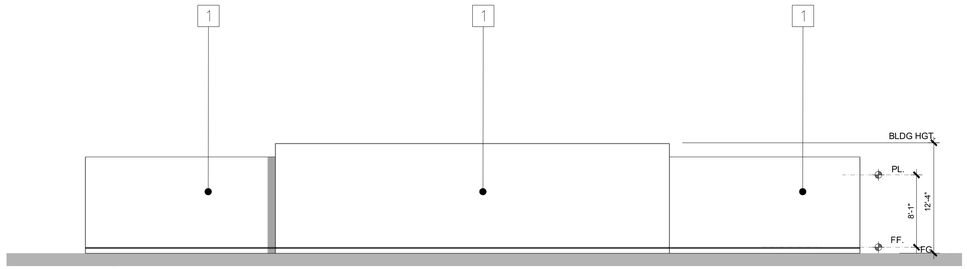
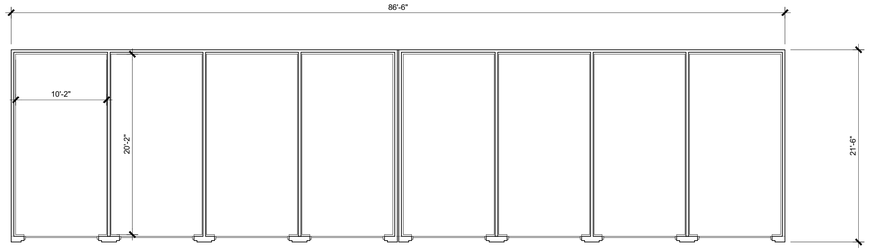



REAR

MATERIALS LEGEND

| | |
|---|---|
| 1 | STUCCO |
| 2 | METAL RAILING |
| 3 | VINYL WINDOW |
| 4 | STAIR TO ROOF |
| 5 | UTILITY DOOR |
| 6 | LIGHT FIXTURES |
| 7 | RECESSED DOOR |
| 8 | DECORATION METAL SHEET |
| 9 | METAL LOUVER |
| 10 | STEEL COLUMN |
| 11 | SECTIONAL WOOD GRAIN GARAGE DOOR |
| 12 | CANOPY |
| 13 | METAL GATE |
| 14 | STUCCO OVER CMU |
| 15 | SECTIONAL OVERHEAD DOOR |




FLOOR PLAN




ROOF PLAN

8 CAR GARAGE FLOOR PLAN AND B&W ELEVATIONS

A4.8

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

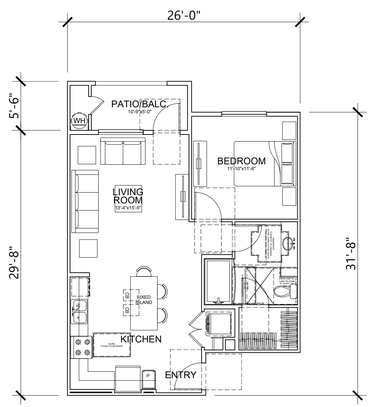
PLZSP-22-00044

DATE: 08-30-23
JOB NO.: 2022-805

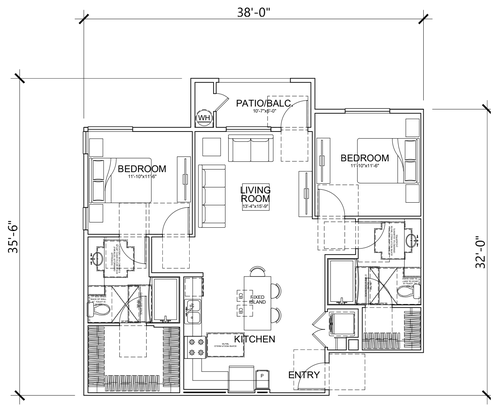
MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture.
Design.
Relationships.

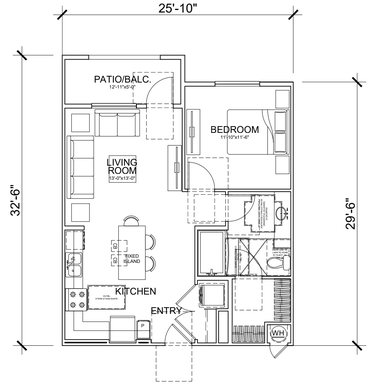



UNIT A1: 1BR / 1BA
LIVABLE AREA: 746 SQ. FT.
PATIO/ BALCONY AREA: 54 SQ. FT.
QUANTITY: 72 = 26%

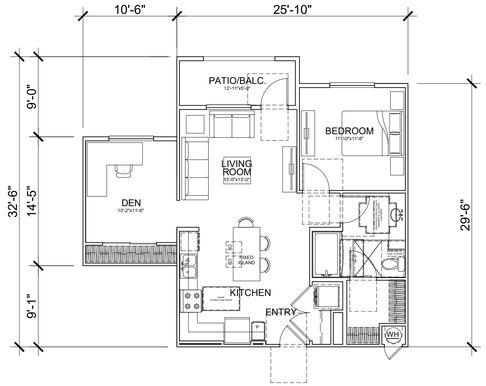



UNIT B1: 2BR / 2BA
LIVABLE AREA: 1113 SQ. FT.
PATIO/ BALCONY AREA: 53 SQ. FT.
QUANTITY: 72 = 26%

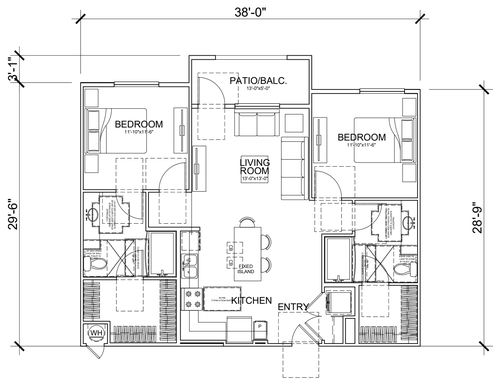
## UNIT PLANS FOR BUILDING TYPE B



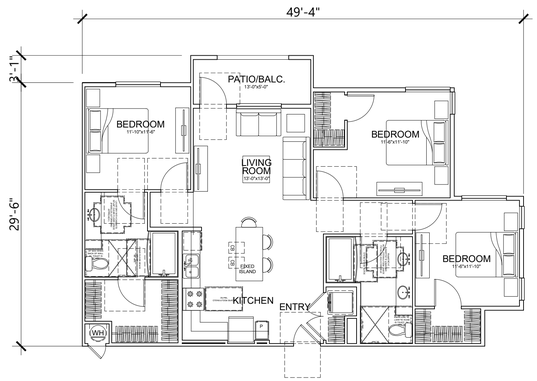

UNIT A2: 1BR / 1BA
LIVABLE AREA: 728 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY: 22 = 8%




UNIT A2.1: 1BR / 1BA
LIVABLE AREA: 880 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY: 6 = 2%




UNIT B2: 2BR / 2BA
LIVABLE AREA: 1070 SQ. FT.
PATIO/ BALCONY AREA: 66 SQ. FT.
QUANTITY: 84 = 31%




UNIT C1: 3BR / 2BA
LIVABLE AREA: 1297 SQ. FT.
PATIO/ BALCONY AREA: 66 SQ. FT.
QUANTITY: 16 = 6%

## UNIT PLANS FOR BUILDING TYPE A

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

1/8"=1'-0" (0, 4', 8', 16', 24')

UNITS PLAN

A5.0

DATE: 08-30-23
JOB NO.: 2022-805

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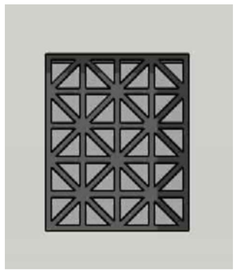
STUCCO 30 / 30
SAND FINISH
A



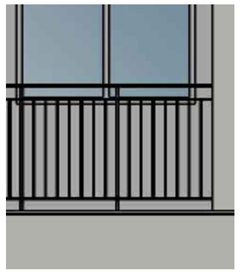
VYNIL WINDOW
WHITE
B



LIGHT FIXTURE
C



DECORATION
PANEL
D



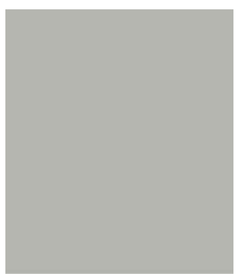
METAL RAILING
E



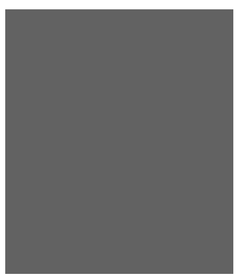
8" CMU WITH
2" CAPBLOCK
F



MOONLIGHT
DRYVIT 612
1



DUNN EDWARDS
CHURCH MOUSE
DET 603
2



DUNN EDWARDS
CHARCOAL SMUDGE
DE 6370
3



DUNN EDWARDS
IRON FIXTURE
DE6384
4

COLOR & MATERIALS

A6.0

# SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 09-22-23
JOB NO.: 2022-805

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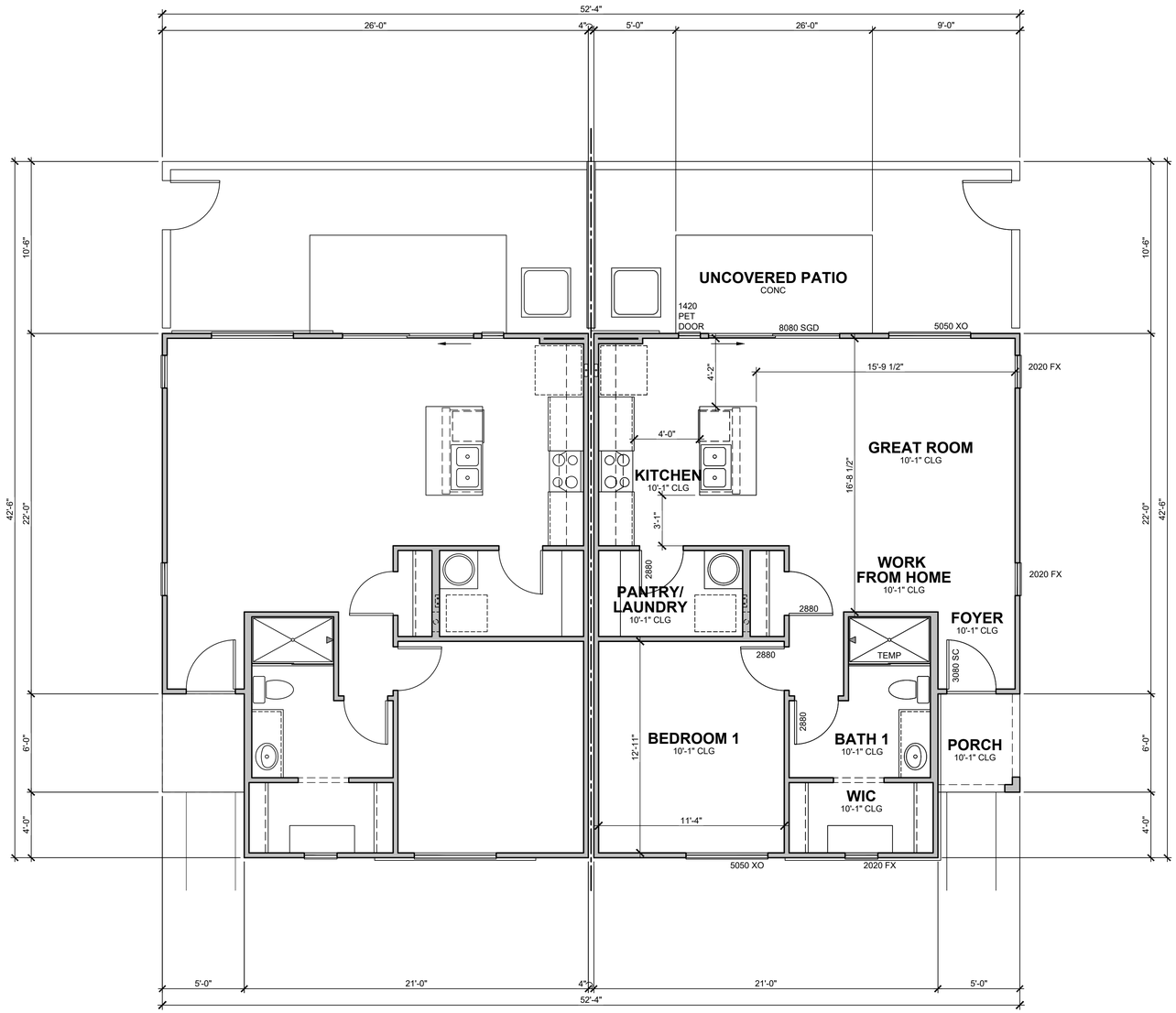


FLOOR PLAN

PLAN 1 ELEVATION A-B 1/4" = 1'-0"

# PLAN 1 - ELEVATION A-B | SUNDANCE STATION | BUCKEYE, ARIZONA

PLZSP-22-00044
4-26-2023

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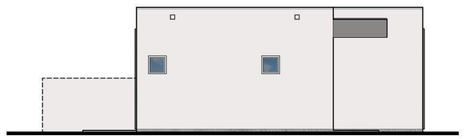
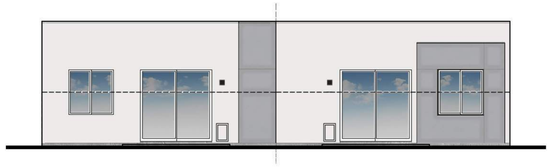
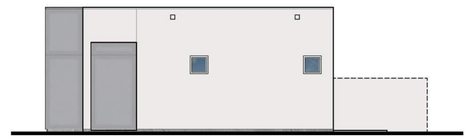


LEFT ELEVATION
ELEVATION A-B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A-B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A-B 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION A-B 1/4" = 1'-0"

COLOR SCHEME 2

# PLAN 1 - ELEVATION A - B | SUNDANCE STATION | BUCKEYE, ARIZONA

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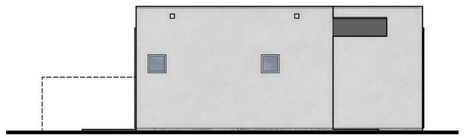
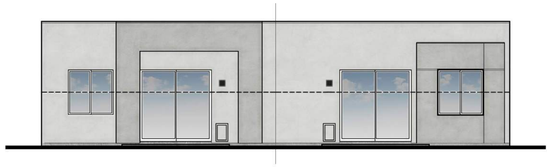
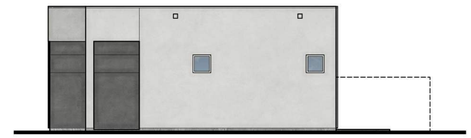


LEFT ELEVATION
ELEVATION A-C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A-C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A-C 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION A-C 1/4" = 1'-0"

COLOR SCHEME 1

# PLAN 1 - ELEVATION A - C | SUNDANCE STATION | BUCKEYE, ARIZONA

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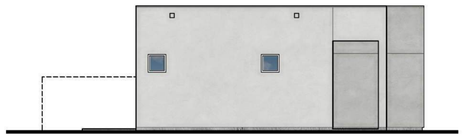
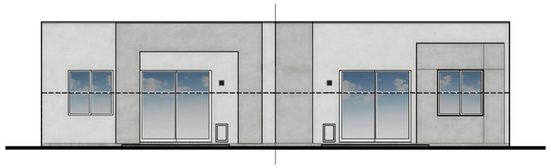
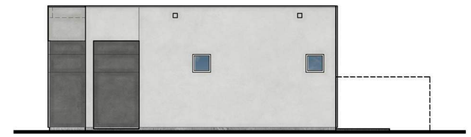


LEFT ELEVATION
ELEVATION B-C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B-C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B-C 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION B-C 1/4" = 1'-0"

COLOR SCHEME 1

# PLAN 1 - ELEVATION B - C | SUNDANCE STATION | BUCKEYE, ARIZONA

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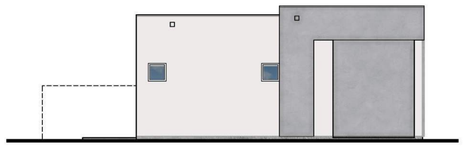
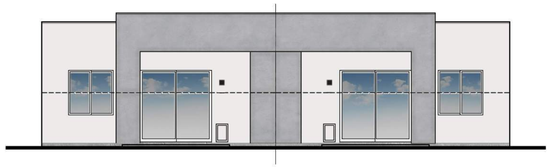
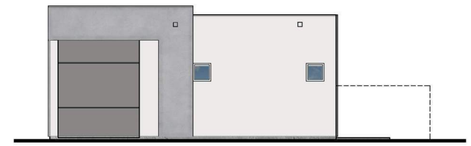


LEFT ELEVATION
ELEVATION E 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D-E 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION E-D 1/4" = 1'-0"

COLOR SCHEME 2

# PLAN 1 - ELEVATION E - D | SUNDANCE STATION | BUCKEYE, ARIZONA

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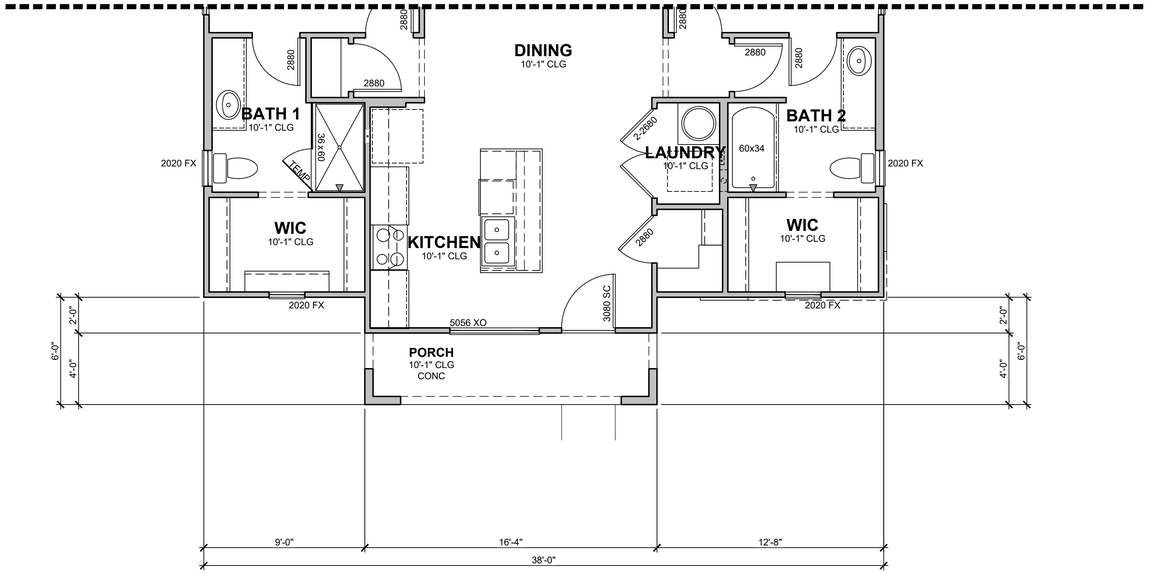
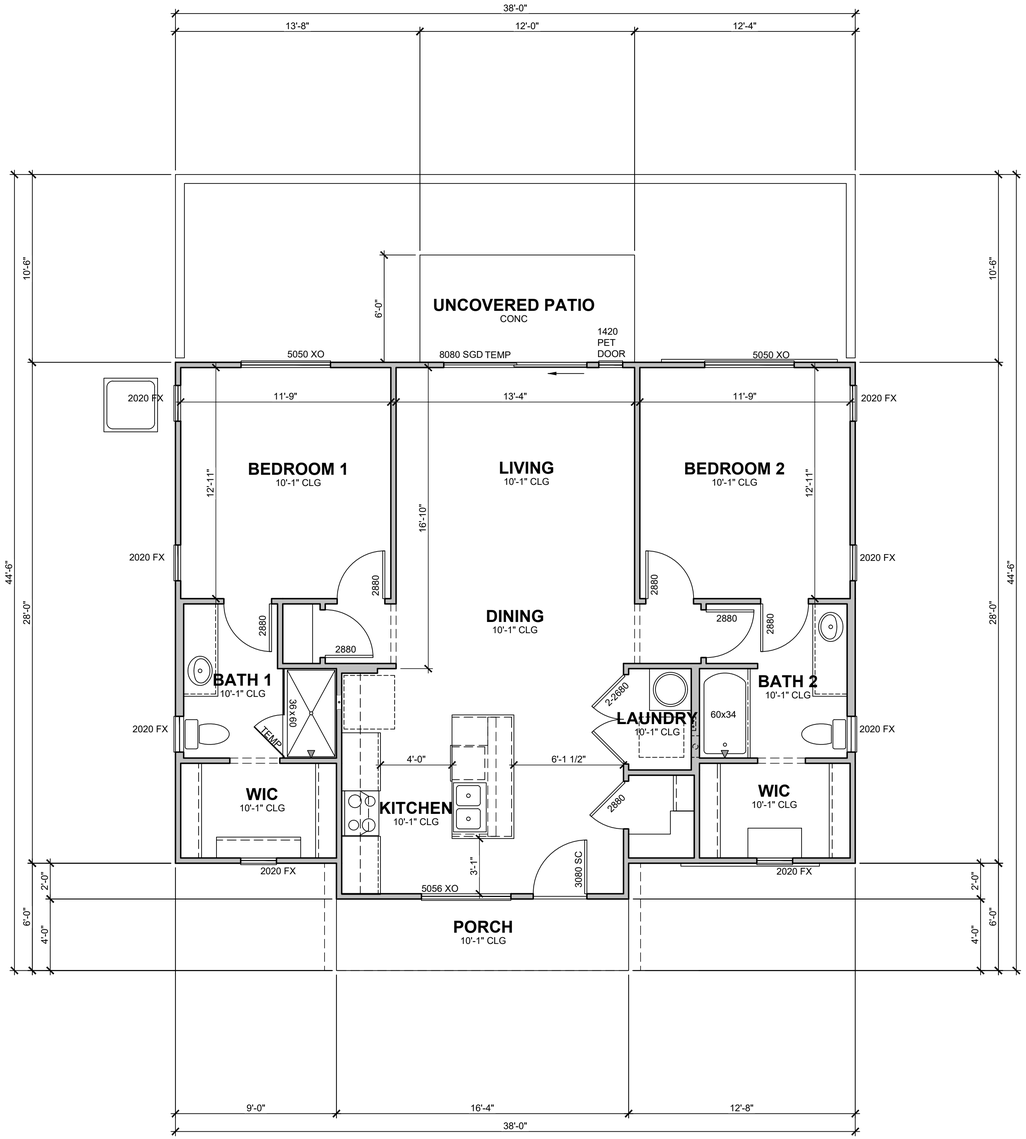



FLOOR PLAN
ELEVATION C 1/4" = 1'-0"




FLOOR PLAN
ELEVATION B 1/4" = 1'-0"

FLOOR PLAN
ELEVATION A 1/4" = 1'-0"

# PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

PLZSP-22-00044
4-26-2023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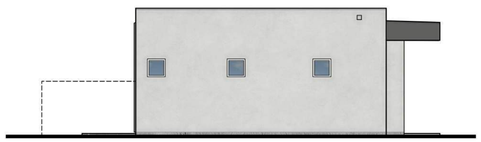
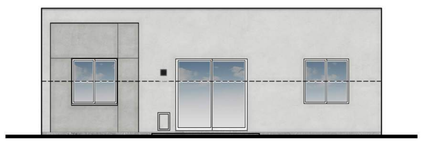
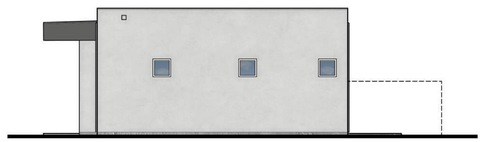


LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"

COLOR SCHEME 1

# PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

PLZSP-22-00044
8-29-2023

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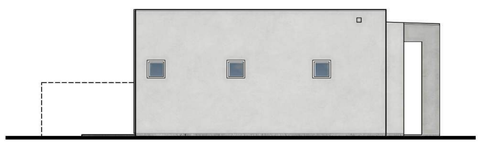
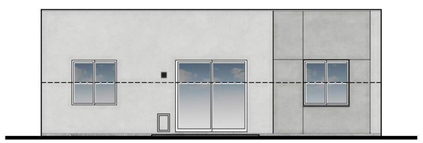


LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
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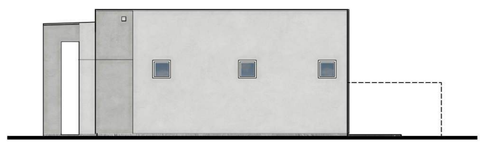

RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

COLOR SCHEME 1

# PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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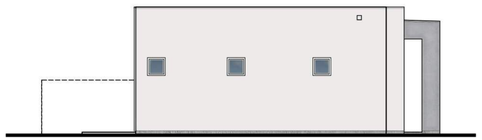
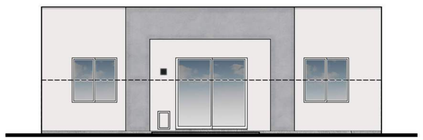
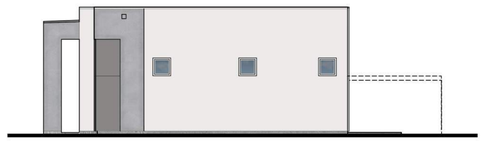


LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"

COLOR SCHEME 2

# PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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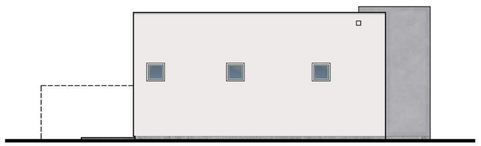
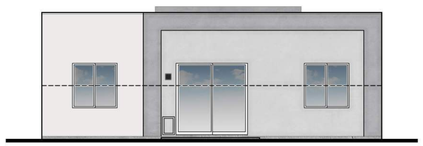
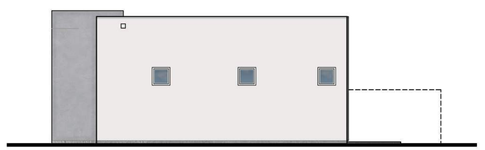


LEFT ELEVATION
ELEVATION D 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION D 1/4" = 1'-0"

COLOR SCHEME 2

# PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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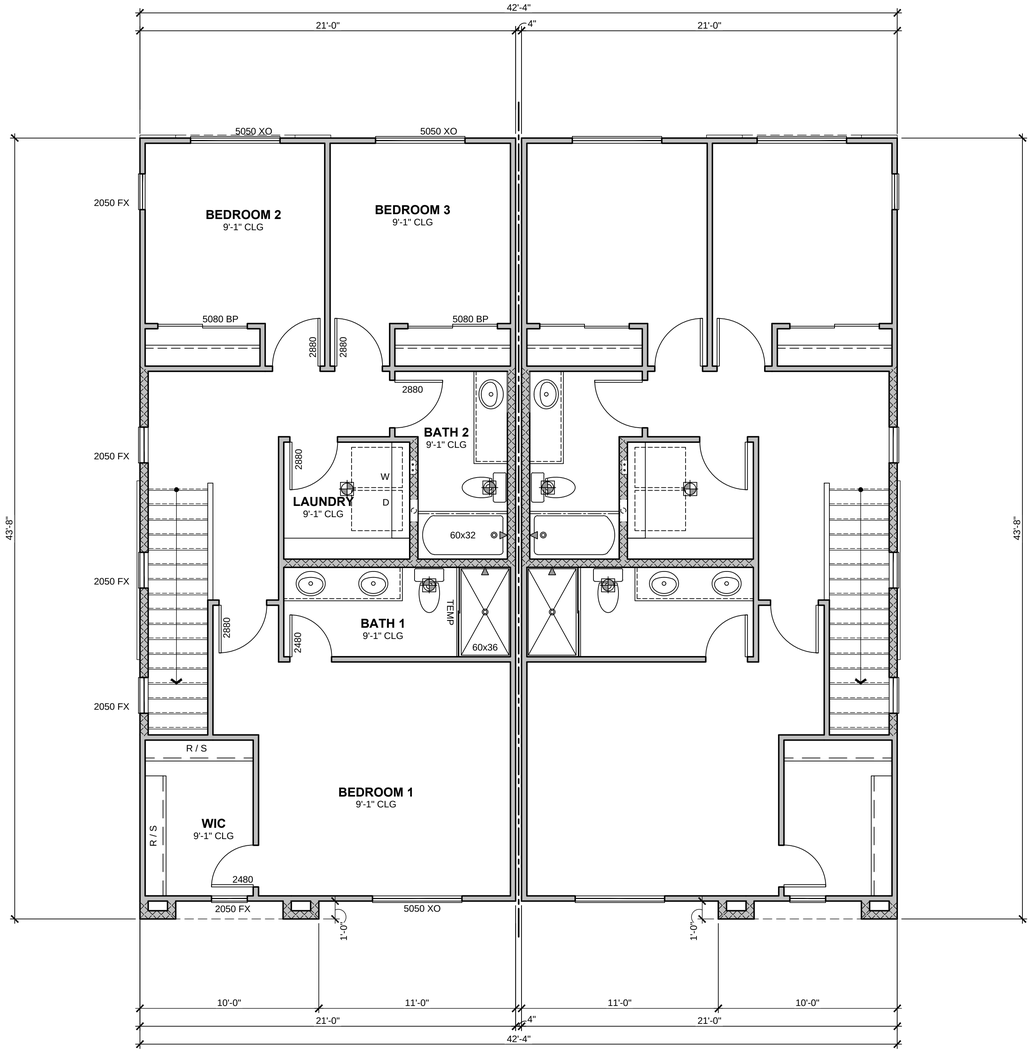
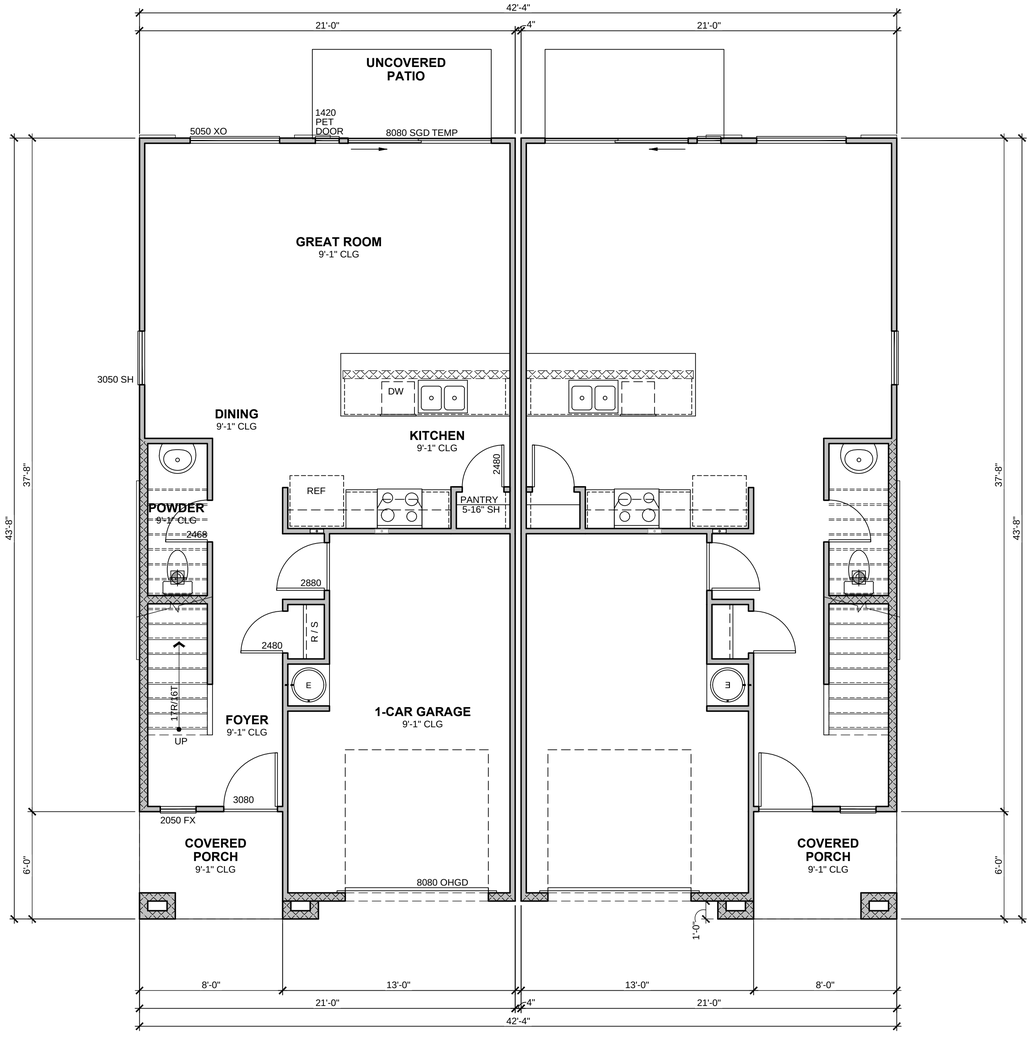



SECOND FLOOR PLAN

ELEVATION A-A 1/4" = 1'-0"




FIRST FLOOR PLAN

ELEVATION A-A 1/4" = 1'-0"

# PLAN 4 - ELEVATION A - A | SUNDANCE STATION | BUCKEYE, ARIZONA

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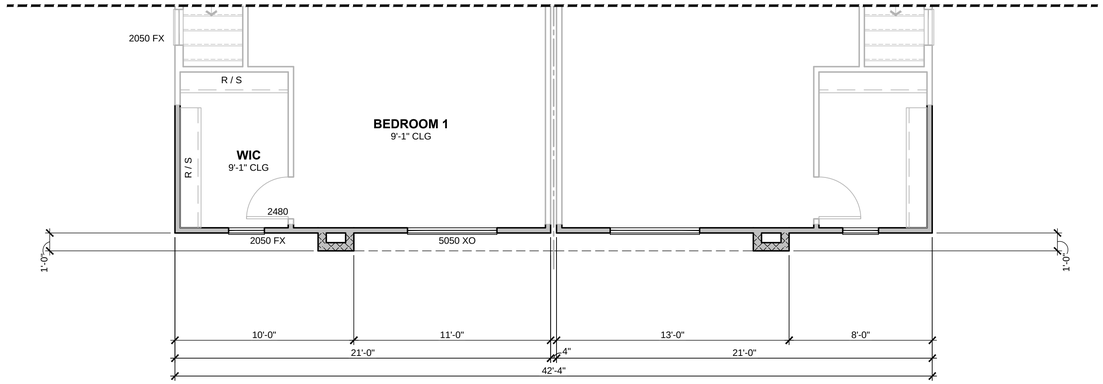
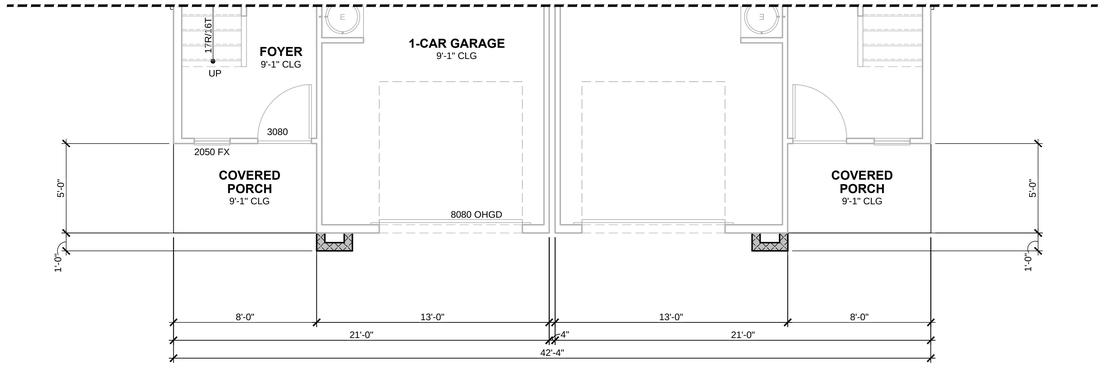
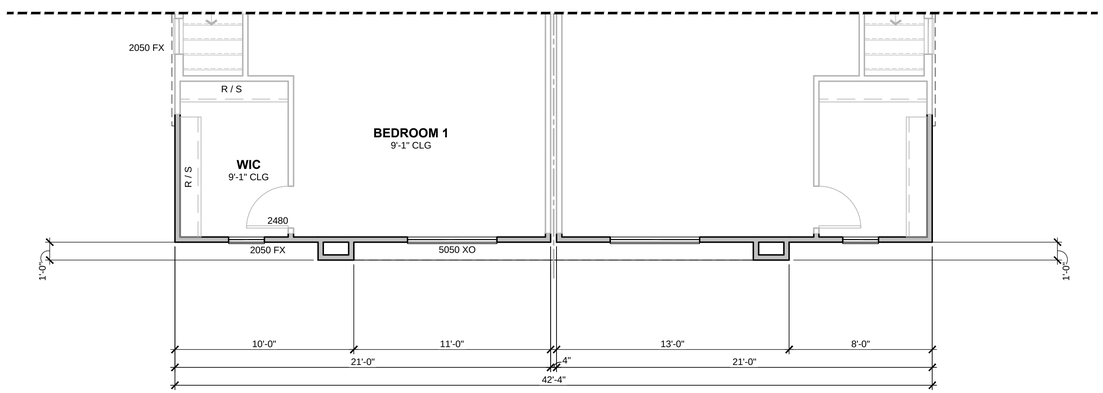


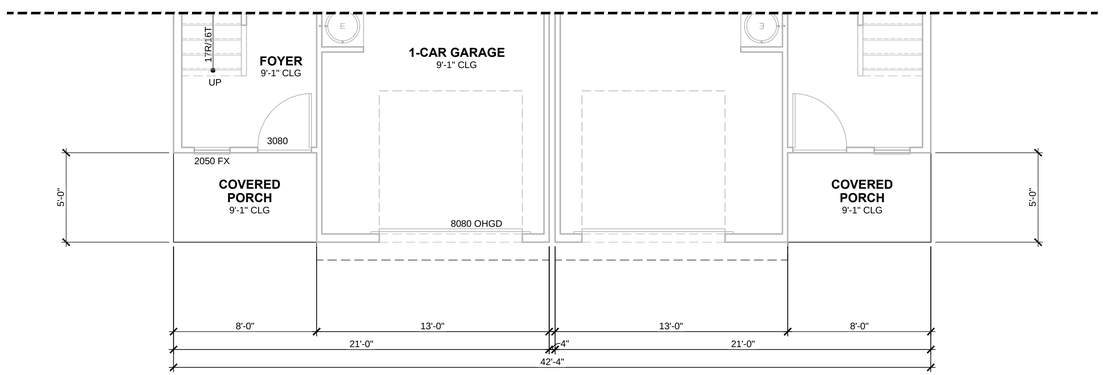

## SECOND FLOOR PLAN
ELEVATION B-B 1/4" = 1'-0"



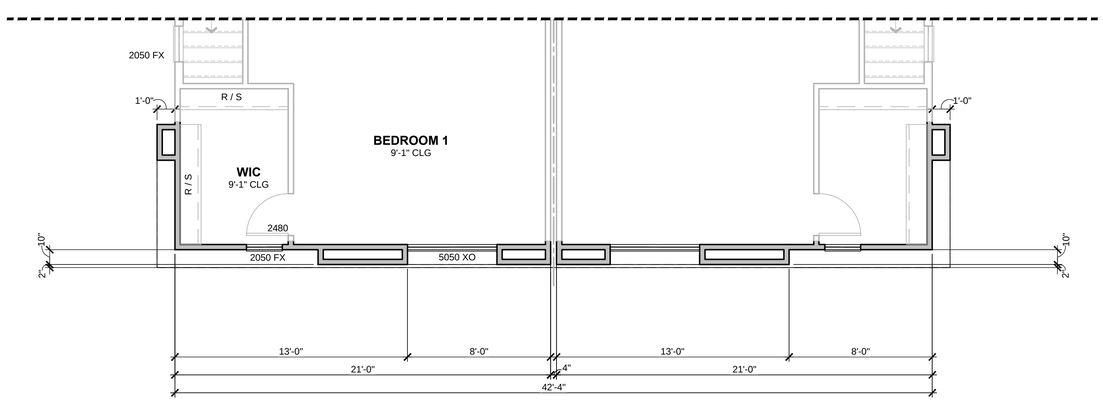

## FIRST FLOOR PLAN
ELEVATION B-B 1/4" = 1'-0"



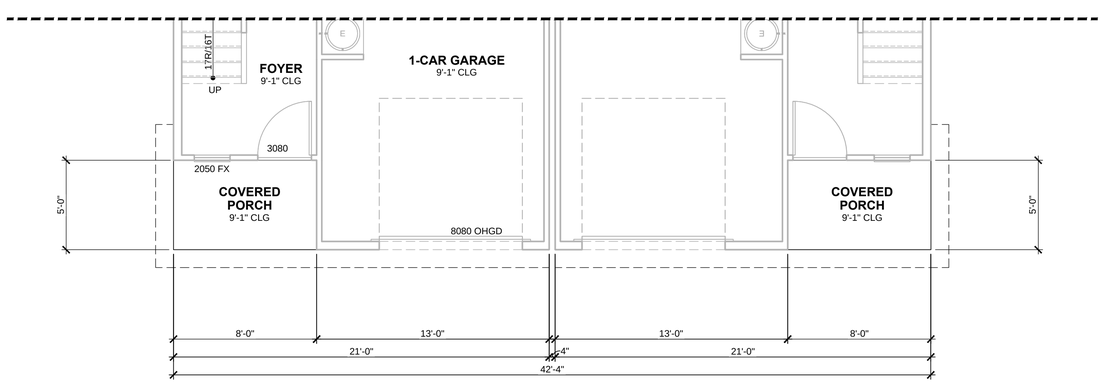

## SECOND FLOOR PLAN
ELEVATION C-C 1/4" = 1'-0"




## FIRST FLOOR PLAN
ELEVATION C-C 1/4" = 1'-0"




## SECOND FLOOR PLAN
ELEVATION D-D 1/4" = 1'-0"




## FIRST FLOOR PLAN
ELEVATION D-D 1/4" = 1'-0"

# PLAN 4 - ELEVATION B,C,D | SUNDANCE STATION | BUCKEYE, ARIZONA

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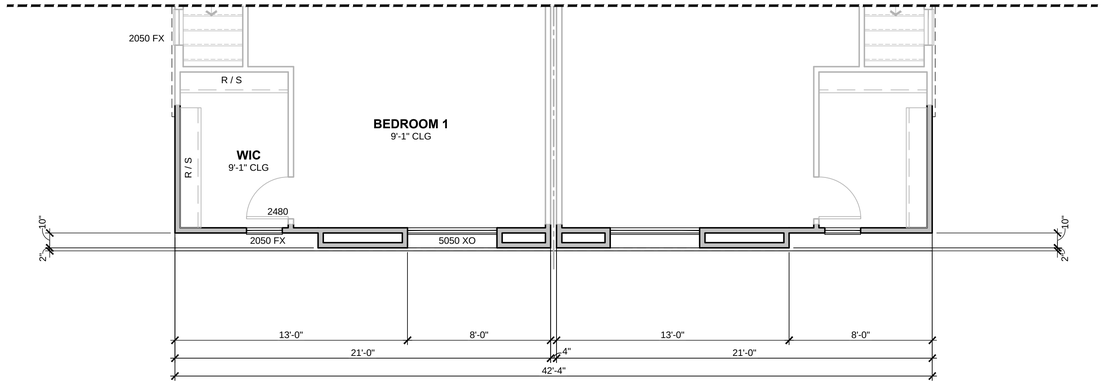
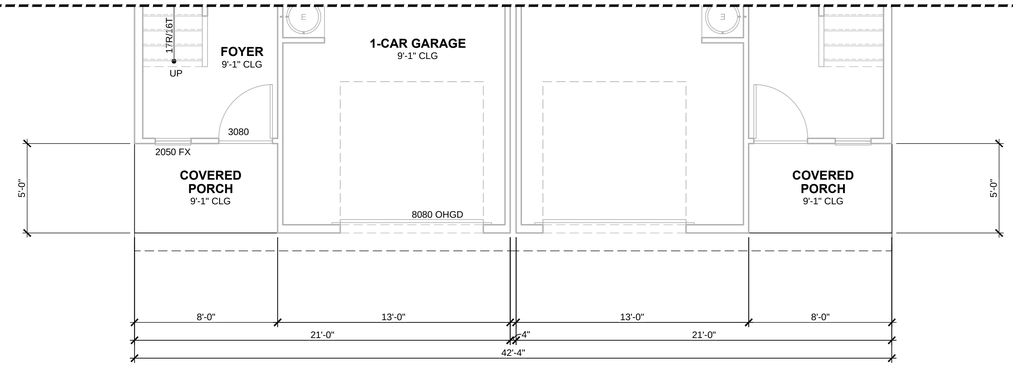


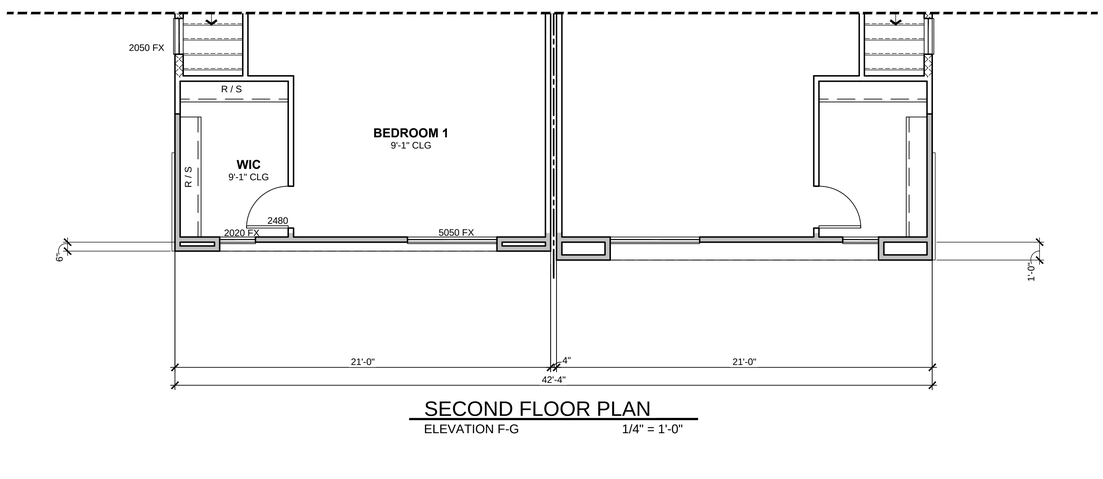

## SECOND FLOOR PLAN

ELEVATION E-E 1/4" = 1'-0"



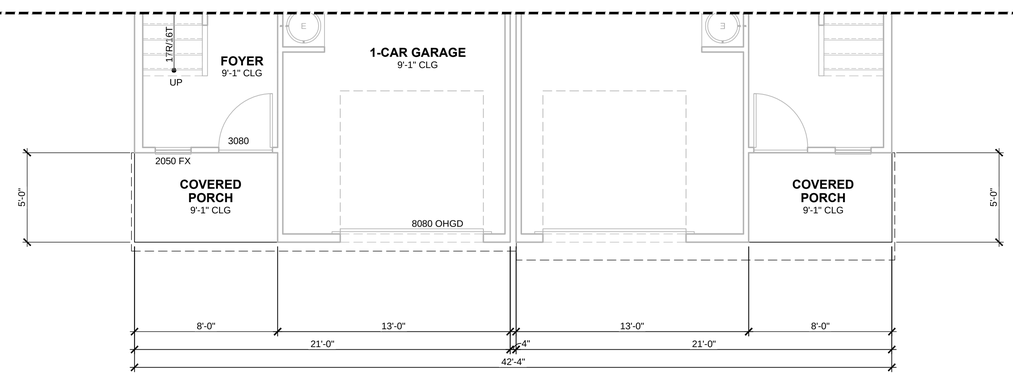

## FIRST FLOOR PLAN

ELEVATION E-E 1/4" = 1'-0"




## SECOND FLOOR PLAN

ELEVATION F-G 1/4" = 1'-0"




## FIRST FLOOR PLAN

ELEVATION F-G 1/4" = 1'-0"

# PLAN 4 - ELEVATION E, F-G | SUNDANCE STATION | BUCKEYE, ARIZONA

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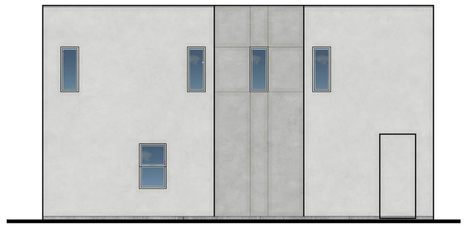

LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A-A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION A-A 1/4" = 1'-0"

COLOR SCHEME 1

# PLAN 4 - ELEVATION A - A | SUNDANCE STATION | BUCKEYE, ARIZONA

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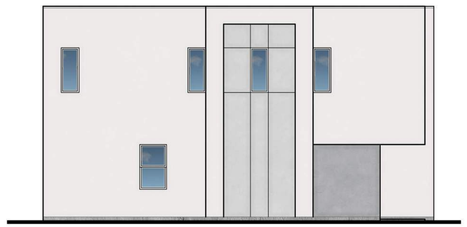
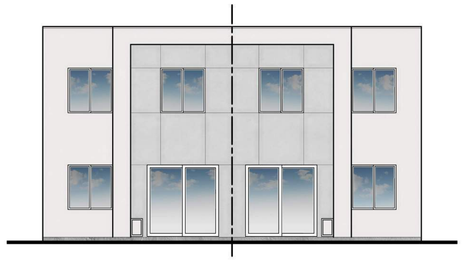


LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B-B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION B-B 1/4" = 1'-0"

COLOR SCHEME 2

# PLAN 4 - ELEVATION B - B | SUNDANCE STATION | BUCKEYE, ARIZONA

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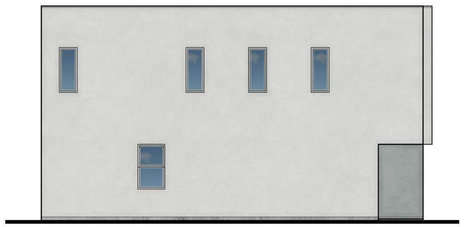
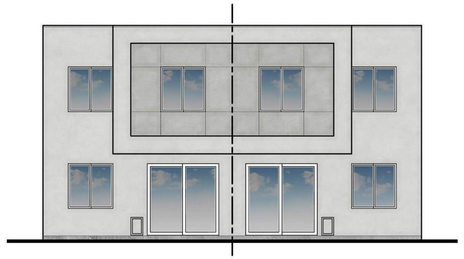
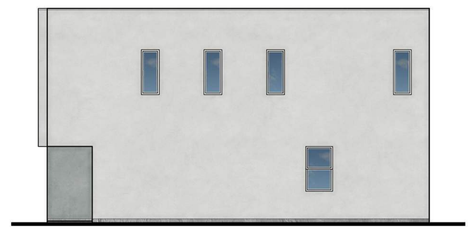


LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION C-C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION C-C 1/4" = 1'-0"

COLOR SCHEME 1

# PLAN 4 - ELEVATION C - C | SUNDANCE STATION | BUCKEYE, ARIZONA

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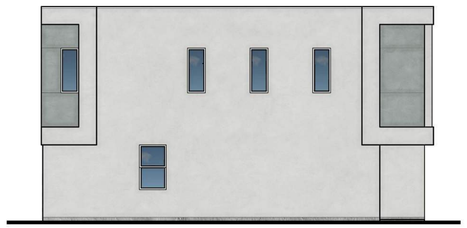
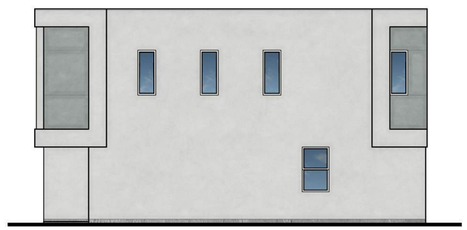


LEFT ELEVATION
ELEVATION D 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D-D 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION D-D 1/4" = 1'-0"

COLOR SCHEME 1

# PLAN 4 - ELEVATION D - D | SUNDANCE STATION | BUCKEYE, ARIZONA

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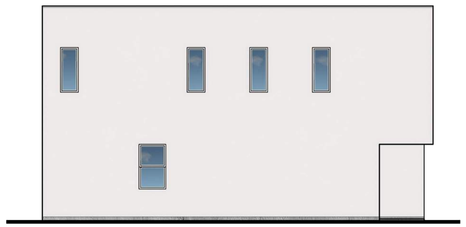
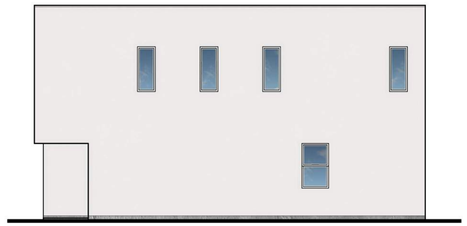


LEFT ELEVATION
ELEVATION E 1/8" = 1'-0"



REAR ELEVATION
ELEVATION E-E 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION E 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION E-E 1/4" = 1'-0"

COLOR SCHEME 2

# PLAN 4 - ELEVATION E - E | SUNDANCE STATION | BUCKEYE, ARIZONA

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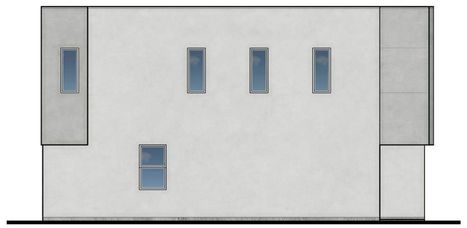
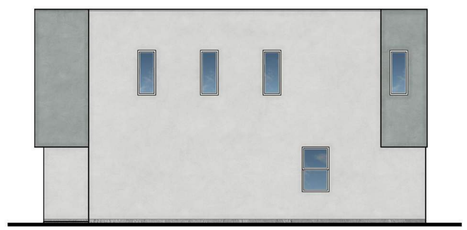


LEFT ELEVATION
ELEVATION F 1/8" = 1'-0"



REAR ELEVATION
ELEVATION F-G 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION G 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION F-G 1/4" = 1'-0"

COLOR SCHEME 1

# PLAN 4 - ELEVATION F-G | SUNDANCE STATION | BUCKEYE, ARIZONA

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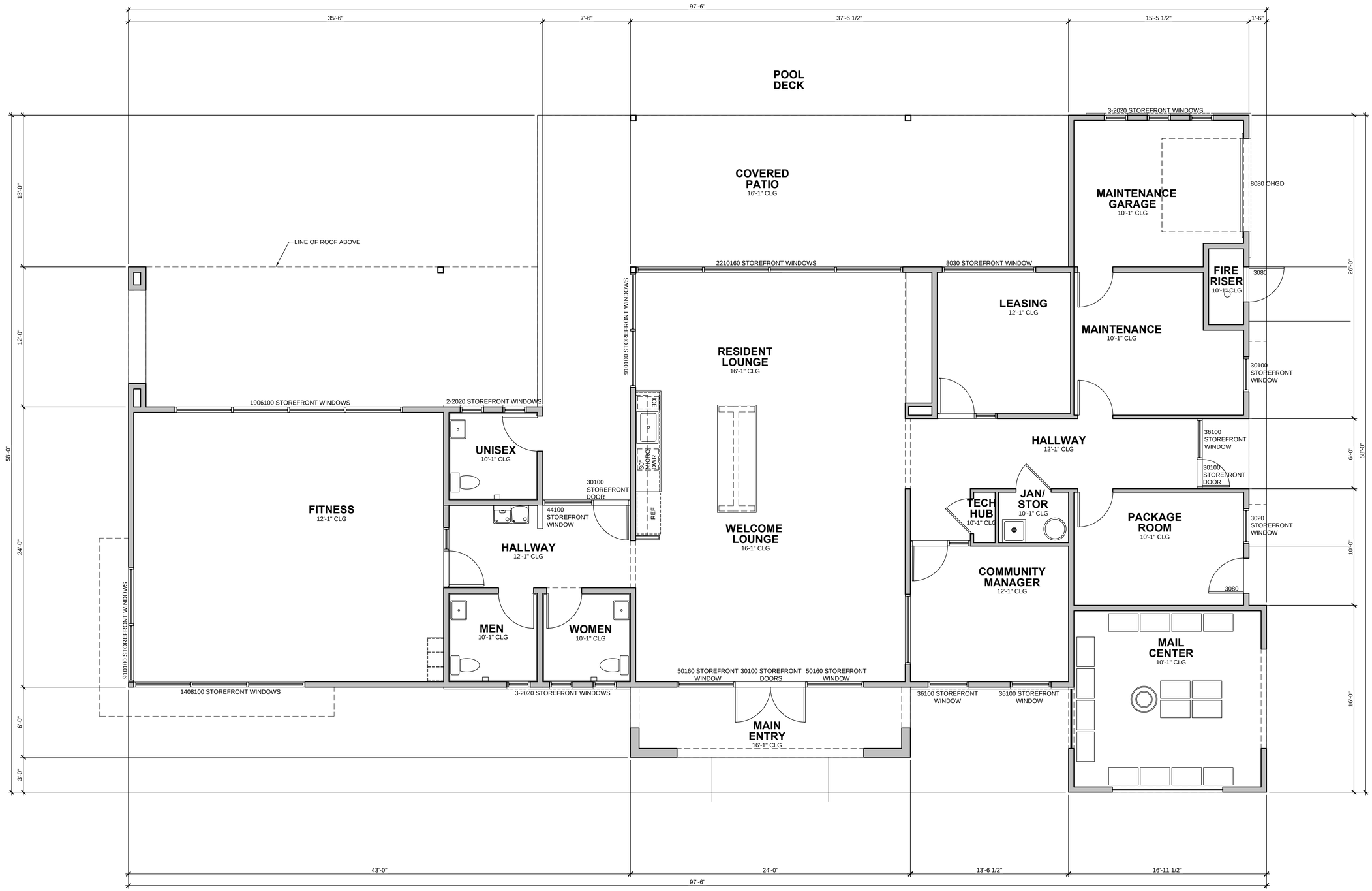


FLOOR PLAN
3/16" = 1'-0"

# CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-24-2023


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RIGHT ELEVATION

1/4" = 1'-0"




FRONT ELEVATION

1/4" = 1'-0"

# CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-29-2023


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REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

# CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-29-2023

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# COLOR SCHEME-1



**Main Body 1 :**
Moon Light (612)
Mfr: Dryvit



**Main Body 2 :**
Church Mouse (DE603)
Mfr: Dunn Edwards



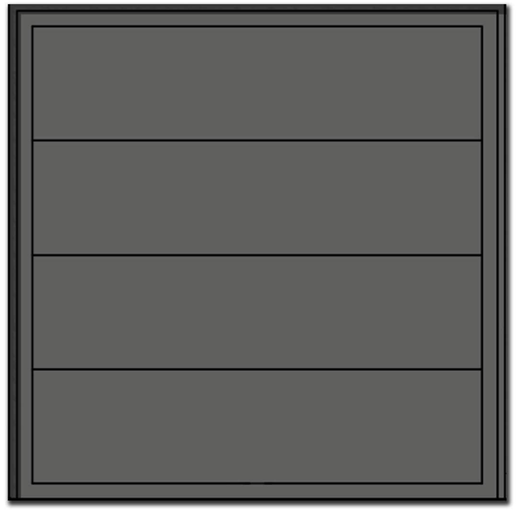
**Accent Body 1:**
Charcoal Smudge (DE6370)
Mfr: Dunn Edwards



**Accent Body 2:**
Light Gray (DEC789)
Mfr: Dunn Edwards



**Front Door:**
Flush Panel Door
Fiber-Classic Oak Collection
Mfr: ThermaTRu



**Garage Door:**
Contemporary
Classic Steel Garage Door
Mfr: Wayne Dalton

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# COLOR SCHEME-2




**Main Body 1 :**
Lace Veil (DE6372)
Mfr: Dryvit

**Main Body 2 :**
Castlerock (DE6375)
Mfr: Dunn Edwards

**Accent Body 1:**
Looking Glass (DE6376)
Mfr: Dunn Edwards

**Accent Body 2:**
Silver Polish (DE6374)
Mfr: Dunn Edwards

**Front Door:**
Flush Panel Door
Fiber-Classic Oak Collection
Mfr: ThermaTRu

**Garage Door:**
Contemporary
Classic Steel Garage Door
Mfr: Wayne Dalton

## BUCKEYE, ARIZONA

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COMPANIES

# SUNDANCE STATION

## BUCKEYE, ARIZONA

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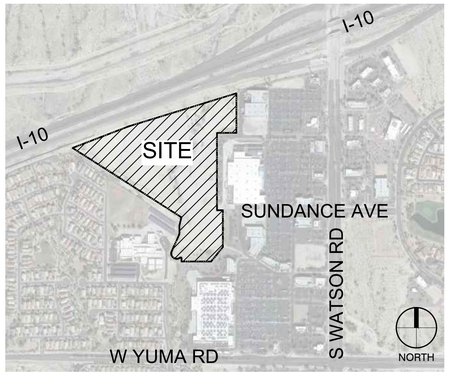
# SUNDANCE STATION

## VICINITY MAP (NOT TO SCALE)




## GENERAL INFORMATION

**PROJECT ADDRESS:**
700 SOUTH WATSON ROAD, BUCKEYE, AZ 85326

**PARCEL NUMBER:**
APN: 504-19-007V, 504-19-973, & 504-19-974

**ZONING:**
PLANNED COMMUNITY (PC) WITH THE SUNDANCE CMP OVERLAY

**LOT AREA:**
NET AREA: 30.31 AC (1,320,252 SF) INCLUDING 3.91 AC (170,135 SF) OF WAPA EASEMENT

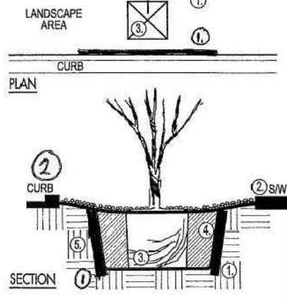
**PROPOSED DENSITY**
THE SITE WILL UNDERGO A SUBDIVISION TO CREATE TWO SEPARATE PROJECTS - THE GARDEN APARTMENTS ON THE EAST AND BUILD-TO-RENT (BTR) ON THE WEST. THE GARDEN APARTMENTS WILL COVER AN AREA OF 15.0 ACRES AND WILL HAVE A TOTAL OF 272 UNITS RESULTING IN DENSITY OF 18.1 DU/AC. THE BTR PROJECT WILL OCCUPY 15.3 ACRES AND WILL HAVE 141 UNITS RESULTING IN DENSITY OF 9.2 DU/AC.

## LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE MINIMUM 2" DEPTH OF 1/2" DECOMPOSED GRANITE MULCH.
2. ALL LANDSCAPE TO BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.

## TREE BARRIER DETAIL: NTS

GENERAL NOTES:
TREE BARRIERS ARE REQUIRED FOR ALL TREES ALONG PARKWAYS, LANDSCAPE ISLANDS, UNDERGROUND UTILITIES AND WHERE TREE CANOPY MAY OVERHANG PUBLIC RIGHT OF WAY



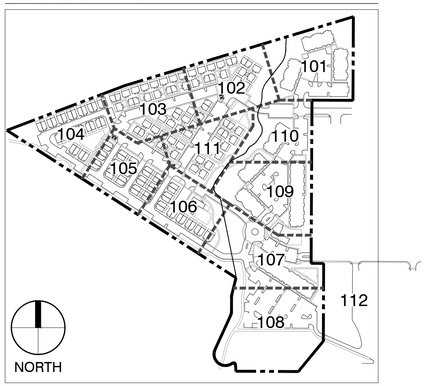

NOTES:
1. 24" DEEP - 8' LONG 'DEEP ROOT' MOLDED PANELS. TOP BURIED 1" BELOW SUB GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. ADJACENT HARDSCAPE TO PROTECT.
3. TREE ROOTBALL TO REST ON UNDISTURBED SOIL.
4. AMENDED BACKFILL. REFER TO DETAIL A FOR TYPE.
5. NATIVE SOIL.




ROOT BARRIER:
MANUFACTURER: DEEP ROOT
MODEL: #UB-24-2
(OR APPROVED EQUAL)
SIZE: 24" DEEP x 24" WIDE

g TREE BARRIER

## KEY PLAN: NTS




## SHRUB LIST

| SHRUBS | SIZE |
|---|---|
| AGAVE DESMETTIANA / DWARF CENTURY PLANT | 5 GAL |
| ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS | 5 GAL |
| EUPHORBIA TIRUCALLI `STICKS ON FIRE` / PENCIL TREE | 5 GAL |
| HESPERALOE FUNIFERA / GIANT HESPERALOE | 5 GAL |
| HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL |
| LANTANA CAMARA `NEW GOLD` / NEW GOLD LANTANA | 5 GAL |
| MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS | 5 GAL |
| MUHLENBERGIA CAPILLARIS `PINK FLAMINGO` / PINK FLAMINGO | 5 GAL |
| MUHLENBERGIA RIGENS / DEER GRASS | 5 GAL |
| MYRTUS COMMUNIS `COMPACTA` / DWARF MYRTLE | 5 GAL |
| PACHYCEREUS MARGINATUS / MEXICAN FENCE POST | 15 GAL |
| PACHYCEREUS MONTROSUS / TOTEM POLE CACTUS | 15 GAL |
| PARTHENOCISSUS QUINQUEFOLIA / HACIENDA CREEPER | 5 GAL |
| PEDILANTHUS MACROCARPUS / SLIPPER | 5 GAL |
| RUELLIA BRITTONIANA / RUELLIA | 5 GAL |
| SPHAGNETICOLA TRILOBATA / CREEPING WEDELIA | 5 GAL |
| YUCCA PALLIDA / PALE LEAF YUCCA | 5 GAL |

## BUILD-TO-RENT (BTR) COMMUNITY

**SITE DATA**

| | AREA (SF) | PERCENTAGE |
|---|---|---|
| LOT AREA | 665,511 | 100.0% |
| BUILDING COVERAGE | 140,152 | 21.1% |
| VEHICULAR ACCESS | 160,480 | 24.1% |
| PRIVATE YARDS | 40,900 | 6.1% |
| SITE ENHANCEMENT | 323,979 | 48.7% |
| (AMENITIZED OPEN SPACE) | (157,433) | (23.6%) |

**BUILDING SUMMARY**

| | BUILDING DATA | | | BUILDING COVERAGE | |
|---|---|---|---|---|---|
| | # OF BUILDING | UNIT/BUILDING | UNIT TOTAL | COVERAGE (SF) | TOTAL COVERAGE (SF) |
| 1-BEDROOM DUPLEX | 12 | 2 | 24 | 1,624 | 19,488 |
| 2-BEDROOM DETACHED | 47 | 1 | 47 | 1,162 | 54,614 |
| 3-BEDROOM DUPLEX | 35 | 2 | 70 | 1,790 | 62,650 |
| LEASING/CLUB HOUSE | 1 | - | | 3,400 | 3,400 |
| **TOTAL** | **95** | | **141** | | **140,152** |

**PARKING SUMMARY**

| | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD PARKING | 250 | 231 |
| GARAGE PARKING | - | 70 |
| ADA PARKING | - | 2 |
| EV PARKING | 13 | 14 |
| TOTAL | 263 | 282 |

**TOTAL PARKING REQUIRED: 263 INCLUDING (5) PERCENT EV PARKING**
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

*NOTES:
1. THE SITE PLAN PROVIDED (14) EV PARKING STALLS, PLUS (70) THREE-BEDROOM HOMES WITH GARAGE READY FOR EV CHARGING.
2. GARAGE PARKING SPACES COUNT FOR HALF

**SITE ENHANCEMENT: 323,979 SF**

| | REQUIRED | | PROVIDED | |
|---|---|---|---|---|
| | SF | PERCENTAGE | SF | PERCENTAGE |
| LANDSCAPED AREA | 80,995 | 25% | 231,038 | 71.3% |
| AMENITIZED OPEN SPACE | 40,497 | 12.5% | 157,433 | 48.6% |

**REQUIRED NUMBER OF TREE AND OTHER PLANTING**

| | | | REQUIRED | |
|---|---|---|---|---|
| | | SITE DATA | TREE | SHURB |
| SITE ENHANCEMENT (SF) | 1 TREE, 5 SHRUBS/600 SF | 80,995 | 135 | 675 |
| SITE PERIMETER (LF) | 1 TREE, 5 SHRUBS/30 LF | 4,068 | 136 | 678 |
| LANDSCAPING INSIDE PARKING AREA | 1 TREE, 3 SHRUBS/ISLAND | 26 | 26 | 78 |
| BUILDING FOUNDATION (LF) | 1 SHRUB/8LF | 15,084 | | 44 |
| TOTAL | | | 297 | 1,475 |

**TOTAL REQUIRED TREES: 297**

| TREE SIZE | REQUIRED | | PROVIDED |
|---|---|---|---|
| | PERCENTAGE | NUMBER OF TREES | NUMBER OF TREES |
| 48" BOX OR LARGER | 5% | 15 | 15 |
| 36" BOX OR LARGER | 35% | 104 | 104 |
| 24" BOX OR LARGER | 60% | 178 | 178 |
| TOTAL | 100% | 297 | 297 |

**PLANT SCHEDULE - BTR**

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|---|---|
| | ACA LRA | 30 | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRA VNT | 92 | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PAR EAY | 15 | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PIS RE3 | 15 | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUE VIR | 22 | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULM PAR | 41 | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULM PA3 | 82 | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| PALM | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | PHO ROE | 4 | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | CYN HYB | 14,441 SF | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYD | 25,969 SF | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

173,071 OF LANDSCAPE AREA TO RECEIVE MINIMUM 2" DEPTH OF 1/2" SCREENED DECOMPOSED GRANITE IN COLOR OF DESERT BROWN.

## GARDEN APARTMENTS

**SITE DATA**

| | AREA (SF) | PERCENTAGE |
|---|---|---|
| LOT AREA | 654,736 | 100.0% |
| BUILDING COVERAGE | 107,460 | 16.4% |
| VEHICULAR ACCESS | 195,495 | 29.9% |
| SITE ENHANCEMENT | 351,781 | 53.7% |
| (AMENITIZED OPEN SPACE) | (138,366) | (21.1%) |

**BUILDING SUMMARY**

| | BUILDING DATA | | | BUILDING COVERAGE | |
|---|---|---|---|---|---|
| | # OF BUILDING | UNIT/BUILDING | UNIT TOTAL | COVERAGE (SF) | TOTAL COVERAGE (SF) |
| 3-STORY APARTMENT | 6 | 24 | 144 | 9,800 | 58,800 |
| 4-STORY APARTMENT | 2 | 64 | 128 | 20,540 | 41,080 |
| LEASING/CLUB HOUSE | 1 | | | 5,320 | 5,320 |
| MAINTENANCE | 1 | | | 400 | 400 |
| GARAGE | 1 | | | 1,860 | 1,860 |
| **TOTAL** | **11** | | **272** | | **107,460** |

**PARKING SUMMARY**

| | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD PARKING | 394 | 399 |
| GARAGE PARKING | - | 8 |
| ADA PARKING | 8 | 10 |
| EV PARKING | 21 | 22 |
| TOTAL | 423 | 435 |

**TOTAL PARKING REQUIRED: 423 INCLUDING (5) PERCENT EV PARKING AND (2) PERCENT ADA PARKING**
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

*NOTE: GARAGE PARKING SPACES COUNT FOR HALF

**SITE ENHANCEMENT: 351,781 SF**

| | REQUIRED | | PROVIDED | |
|---|---|---|---|---|
| | SF | PERCENTAGE | SF | PERCENTAGE |
| LANDSCAPED AREA | 105,534 | 30% | 316,681 | 90.0% |
| AMENITIZED OPEN SPACE | 52,767 | 15.0% | 138,366 | 39.3% |

**REQUIRED NUMBER OF TREE AND OTHER PLANTING**

| | | | REQUIRED | |
|---|---|---|---|---|
| | | SITE DATA | TREE | SHURB |
| SITE ENHANCEMENT (SF) | 1 TREE, 5 SHRUBS/600 SF | 105,534 | 176 | 879 |
| SITE PERIMETER (LF) | 1 TREE, 5 SHRUBS/30 LF | 4,552 | 152 | 759 |
| LANDSCAPING INSIDE PARKING AREA | 1 TREE, 3 SHRUBS/ISLAND | 22 | 22 | 66 |
| BUILDING FOUNDATION (LF) | 1 SHRUB/8LF | 4,908 | | 614 |
| TOTAL | | | 350 | 2,318 |

**TOTAL REQUIRED TREES: 350**

| TREE SIZE | REQUIRED | | PROVIDED |
|---|---|---|---|
| | PERCENTAGE | NUMBER OF TREES | NUMBER OF TREES |
| 48" BOX OR LARGER | 5% | 17 | 18 |
| 36" BOX OR LARGER | 35% | 122 | 133 |
| 24" BOX OR LARGER | 60% | 210 | 211 |
| TOTAL | 100% | 350 | 362 |

**PLANT SCHEDULE - GARDEN APARTMENTS**

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|---|---|
| | ACA LRA | 68 | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRA VNT | 70 | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PAR EAY | 71 | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PIS RE2 | 43 | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PIS RE3 | 18 | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUE VIR | 14 | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULM PA3 | 76 | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | CHI PIN | 2 | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | PHO ROE | 4 | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | CYN HYB | 2,597 SF | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYD | 104,391 SF | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

156,126 OF LANDSCAPE AREA TO RECEIVE MINIMUM 2" DEPTH OF 1/2" SCREENED DECOMPOSED GRANITE IN COLOR OF DESERT BROWN.

PLZSP-22-00044

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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

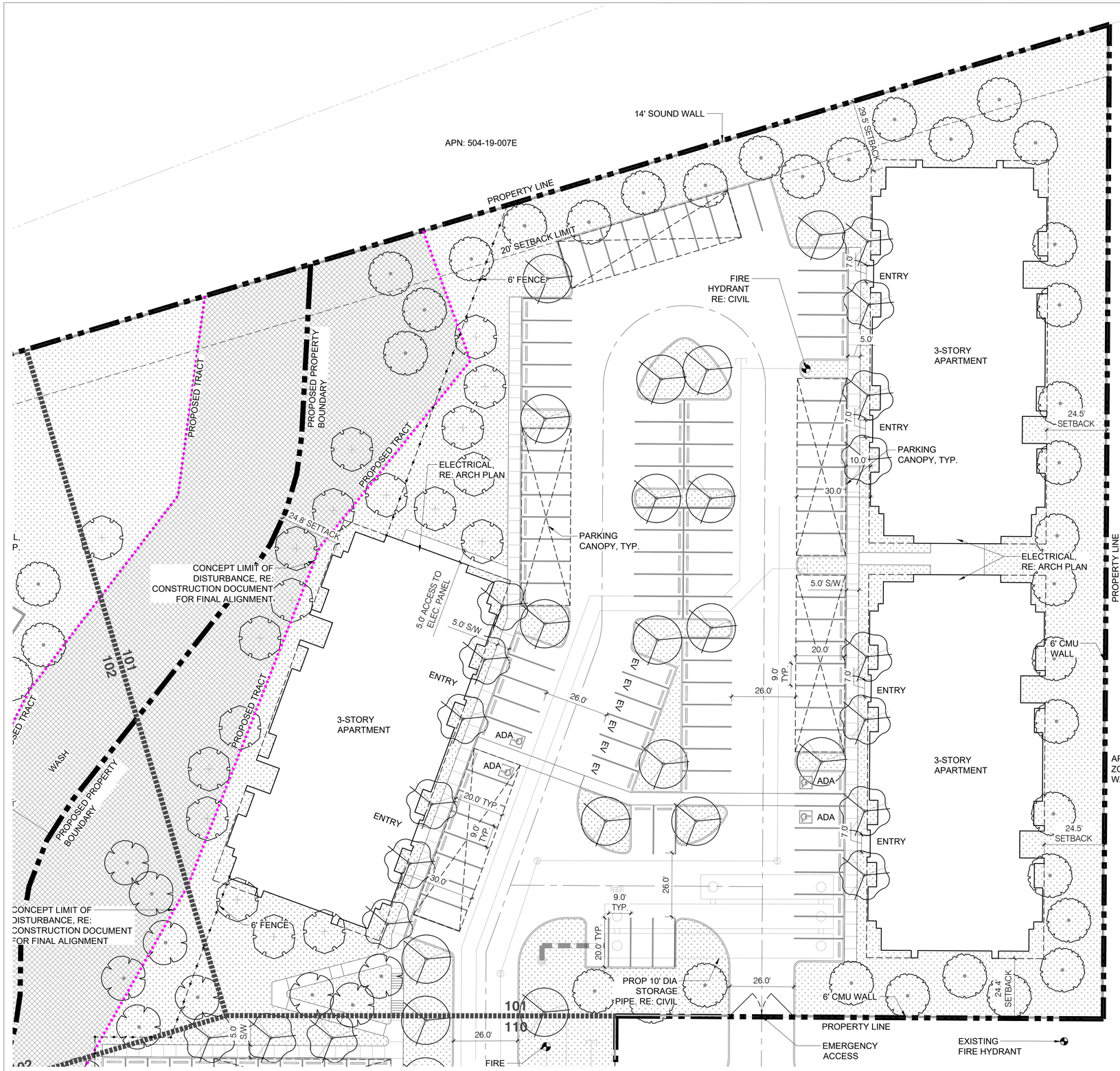



EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN COVER SHEET**

SHEET NUMBER:
**LP 001**




1 PLANTING PLAN

1" = 20'

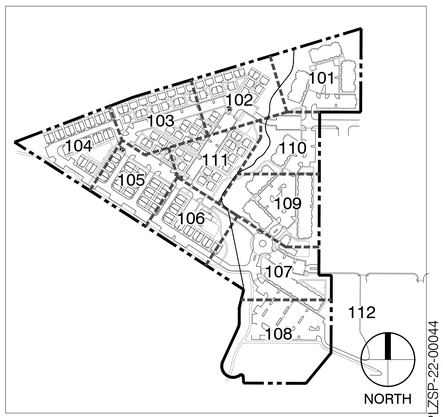
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS

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MODUS COMPANIES

# SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:




EXP. 6/30/2025

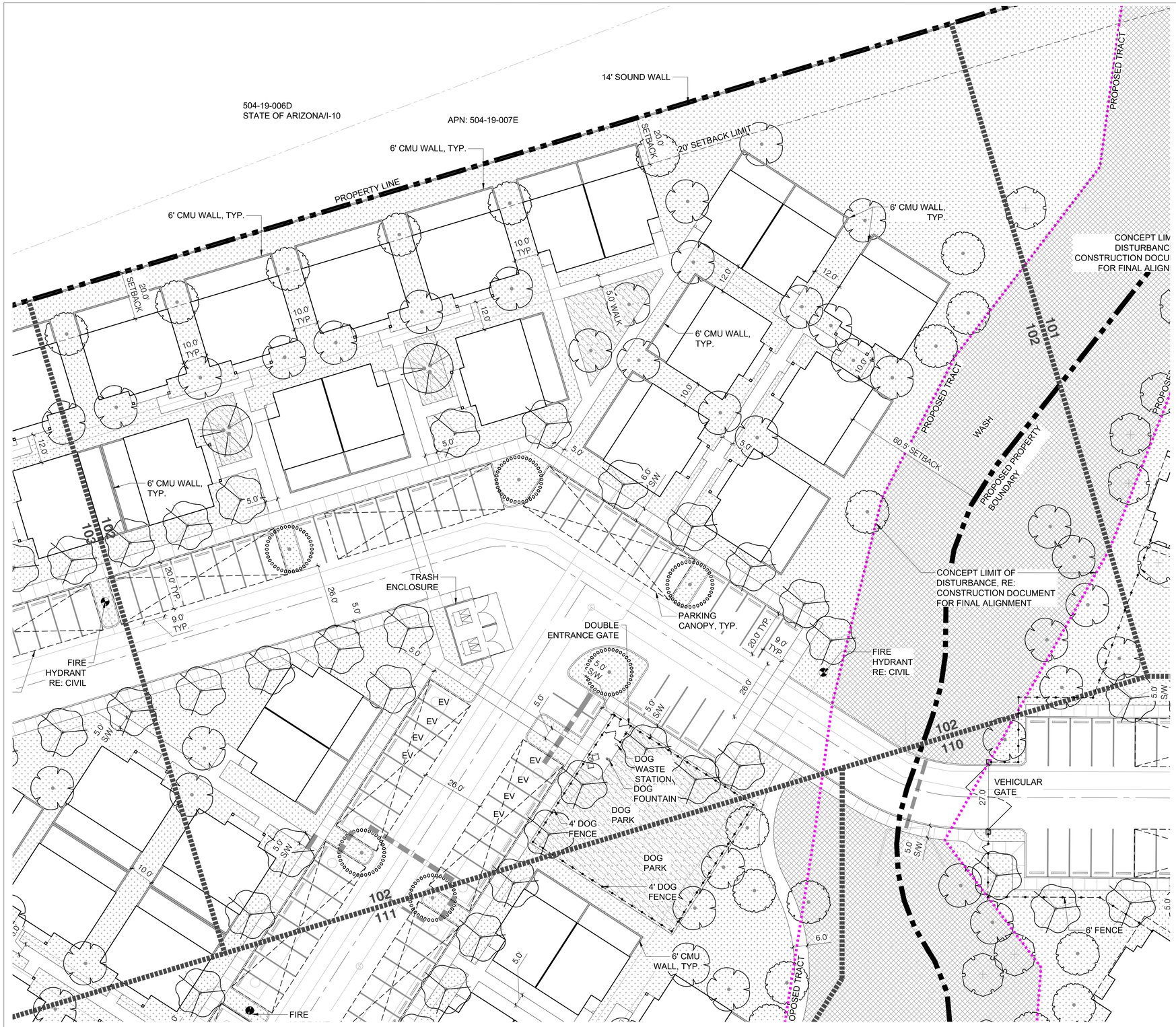
DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:

**LP101**

PLZSP-22-00044




1 PLANTING PLAN

1" = 20'

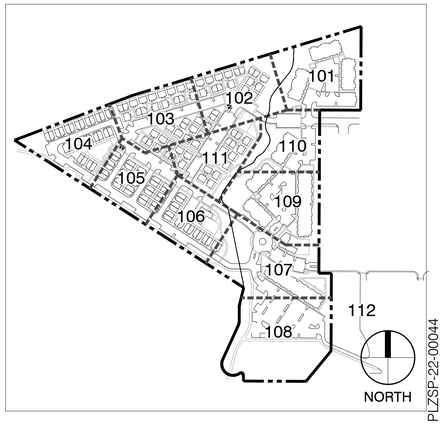
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS

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# MODUS COMPANIES
# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

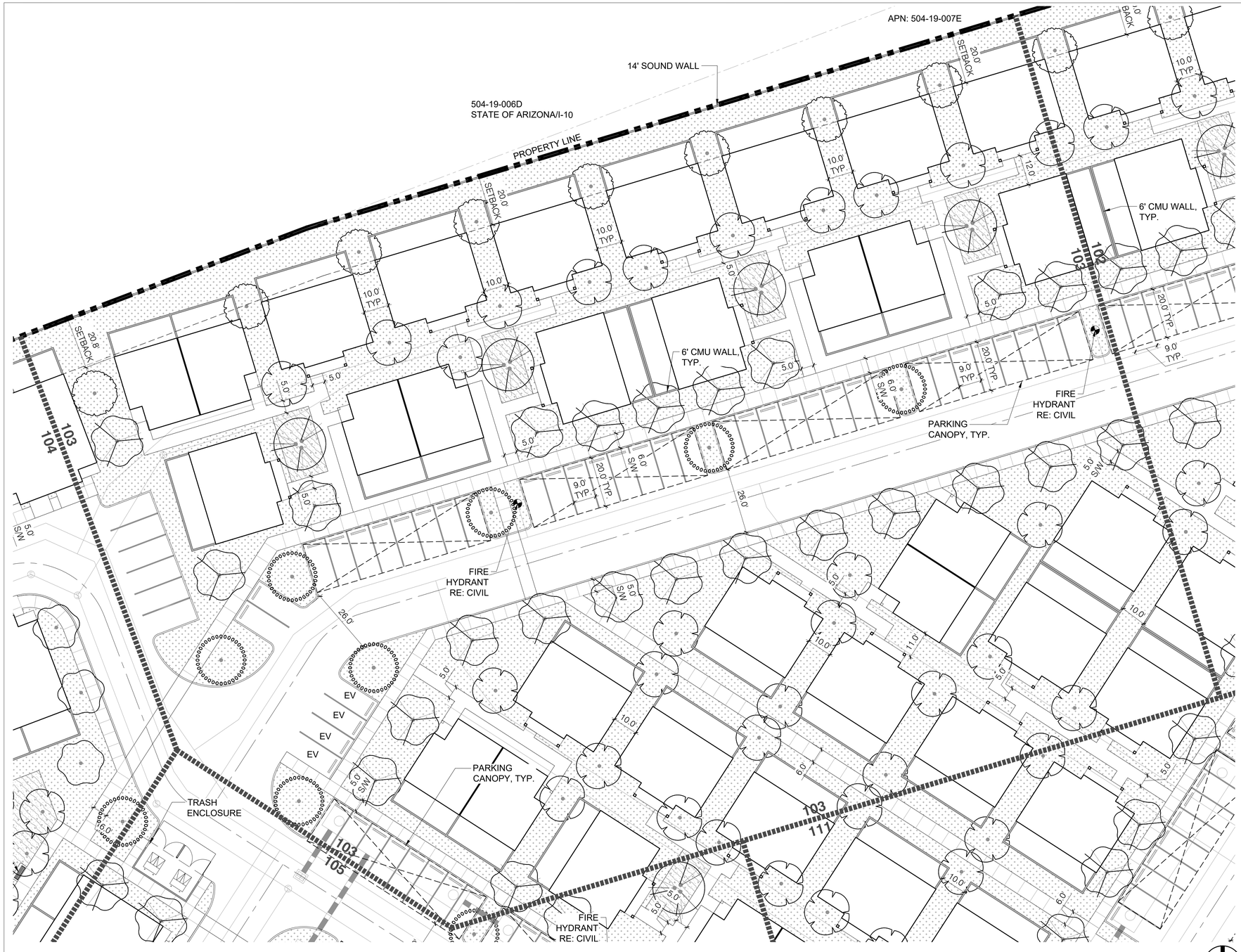
REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
ARIZONA, U.S.A.
12/4/2023
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
**LP102**

PLZSP-22-00044



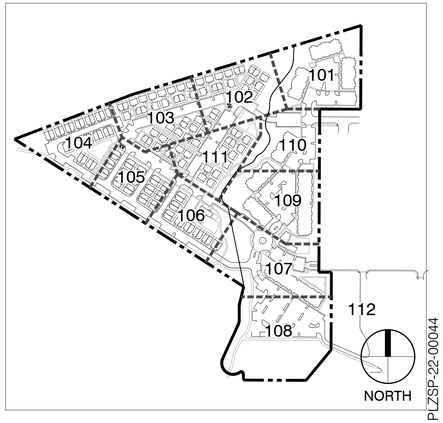

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

1 PLANTING PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

KEY PLAN: NTS

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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
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| | | | |
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| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
12/4/2023
PHOENIX, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
**LP103**

## PLANT_SCHEDULE

| TREES | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
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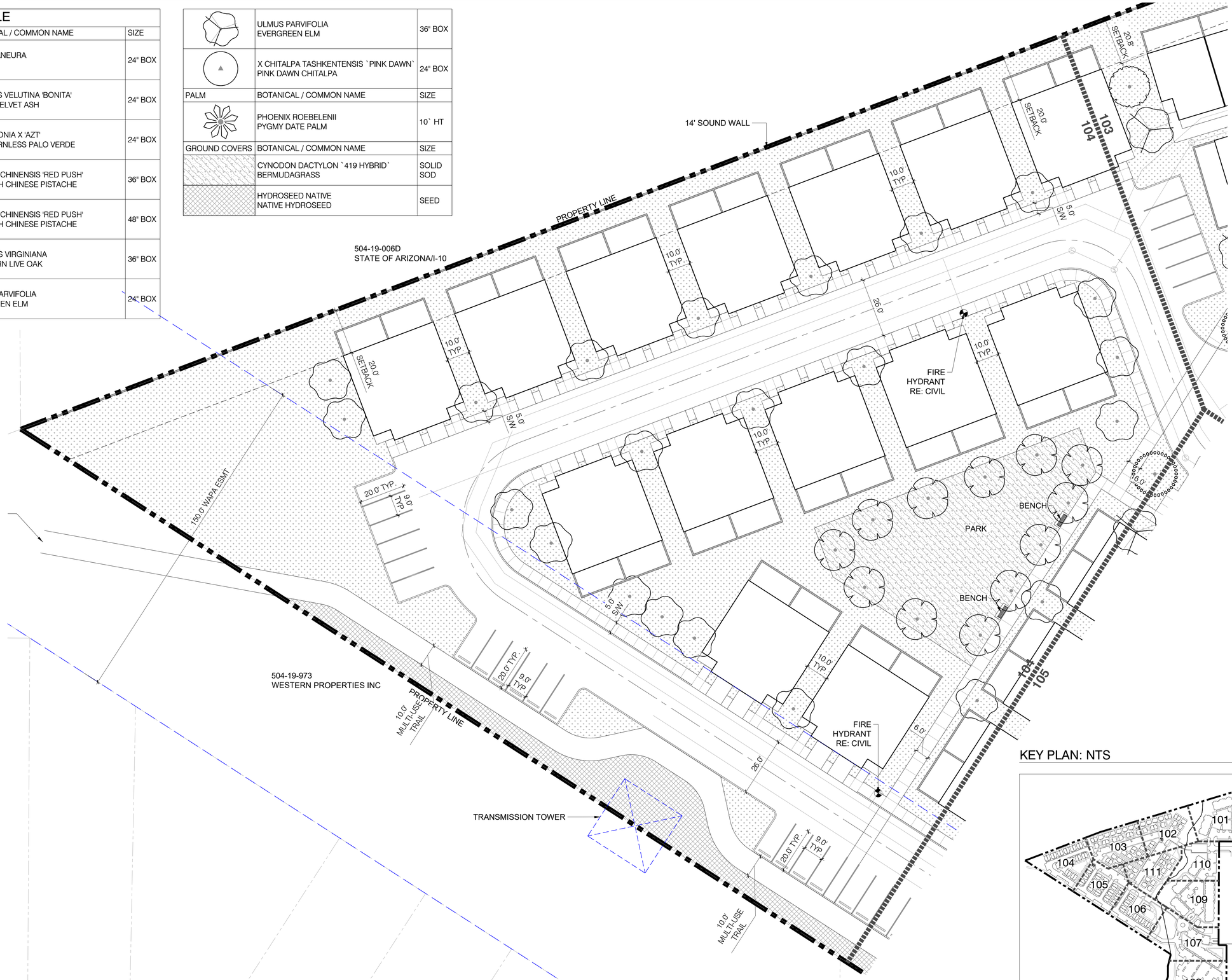
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |




1 PLANTING PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

KEY PLAN: NTS




PLZSP-22-00044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MODUS COMPANIES
# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
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DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

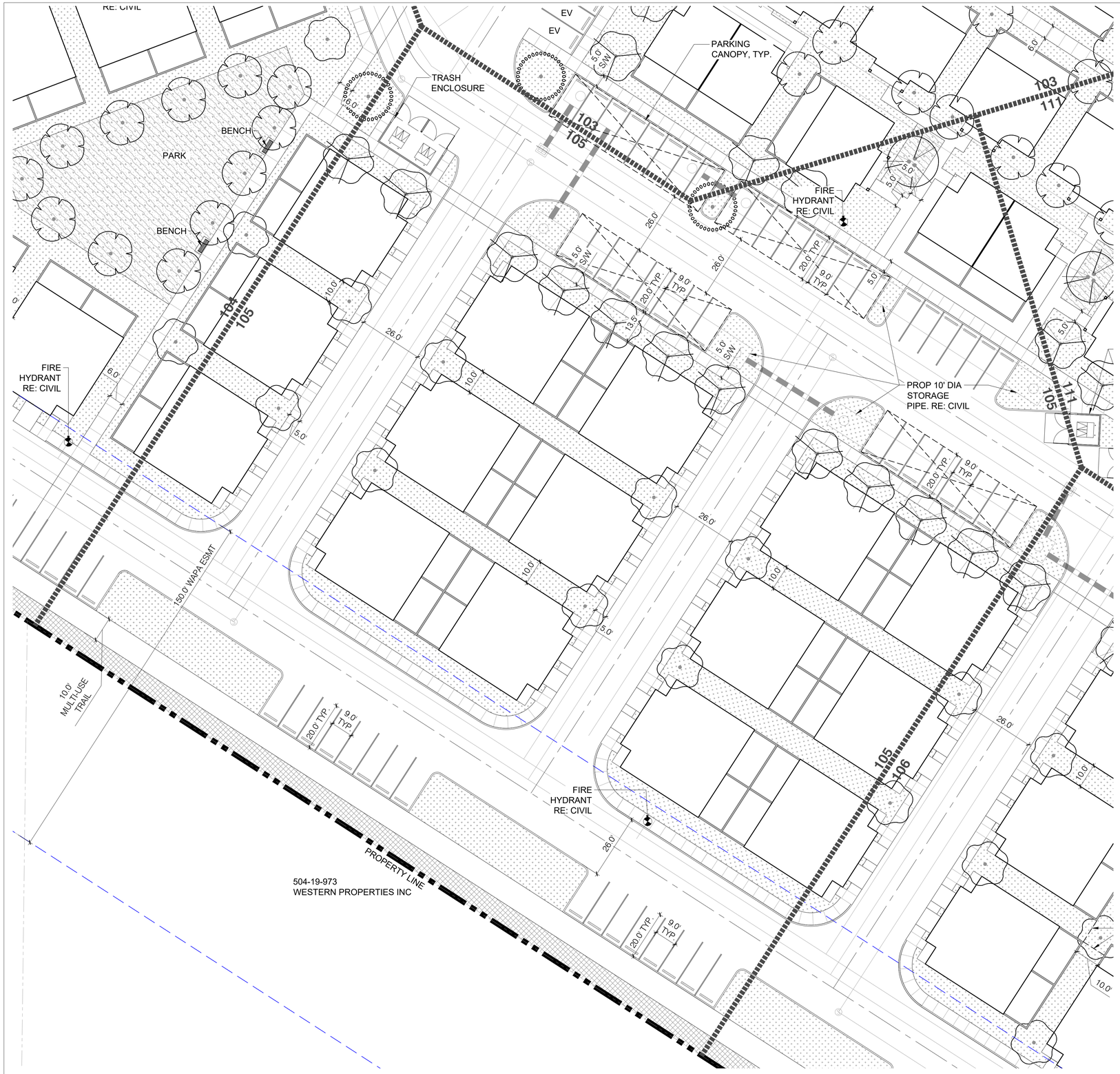



EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
# LP104




1 PLANTING PLAN

1" = 20'

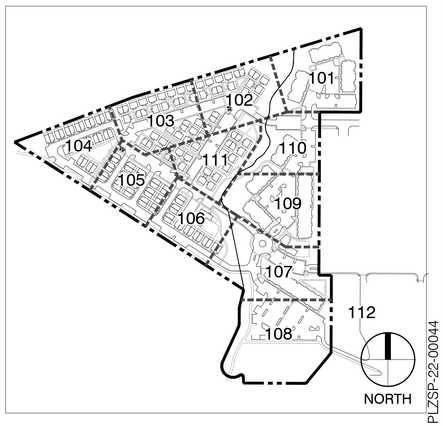
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS

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# SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

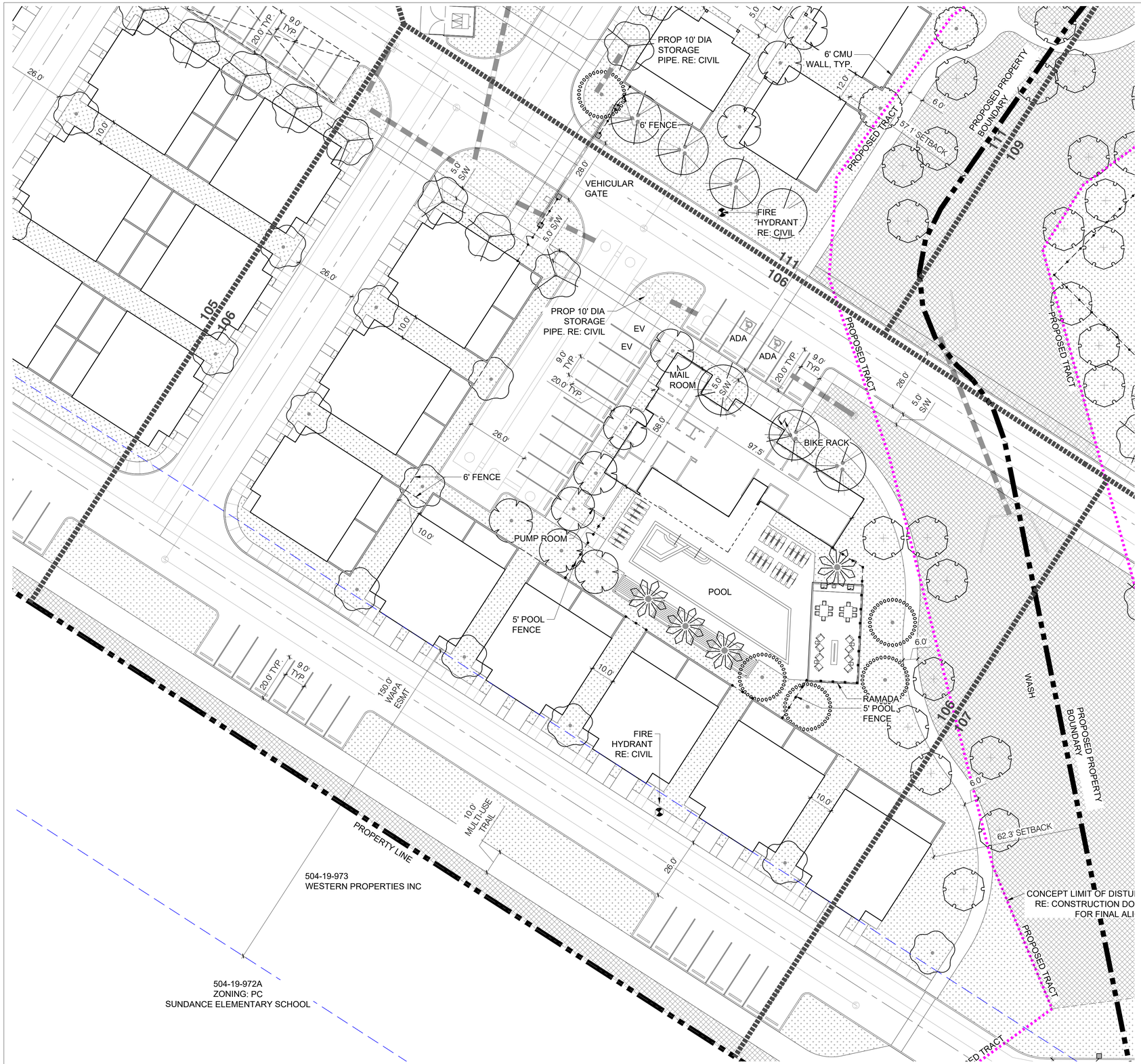



EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
**LP105**

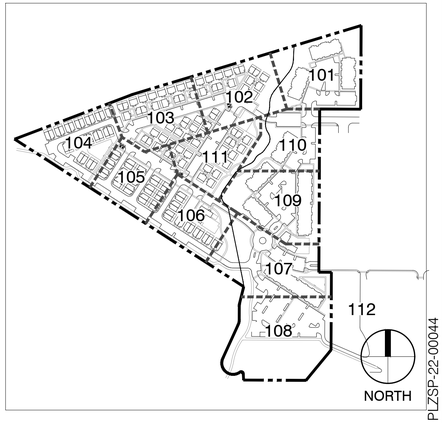



1 PLANTING PLAN

1" = 20'

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS

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# SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

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|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



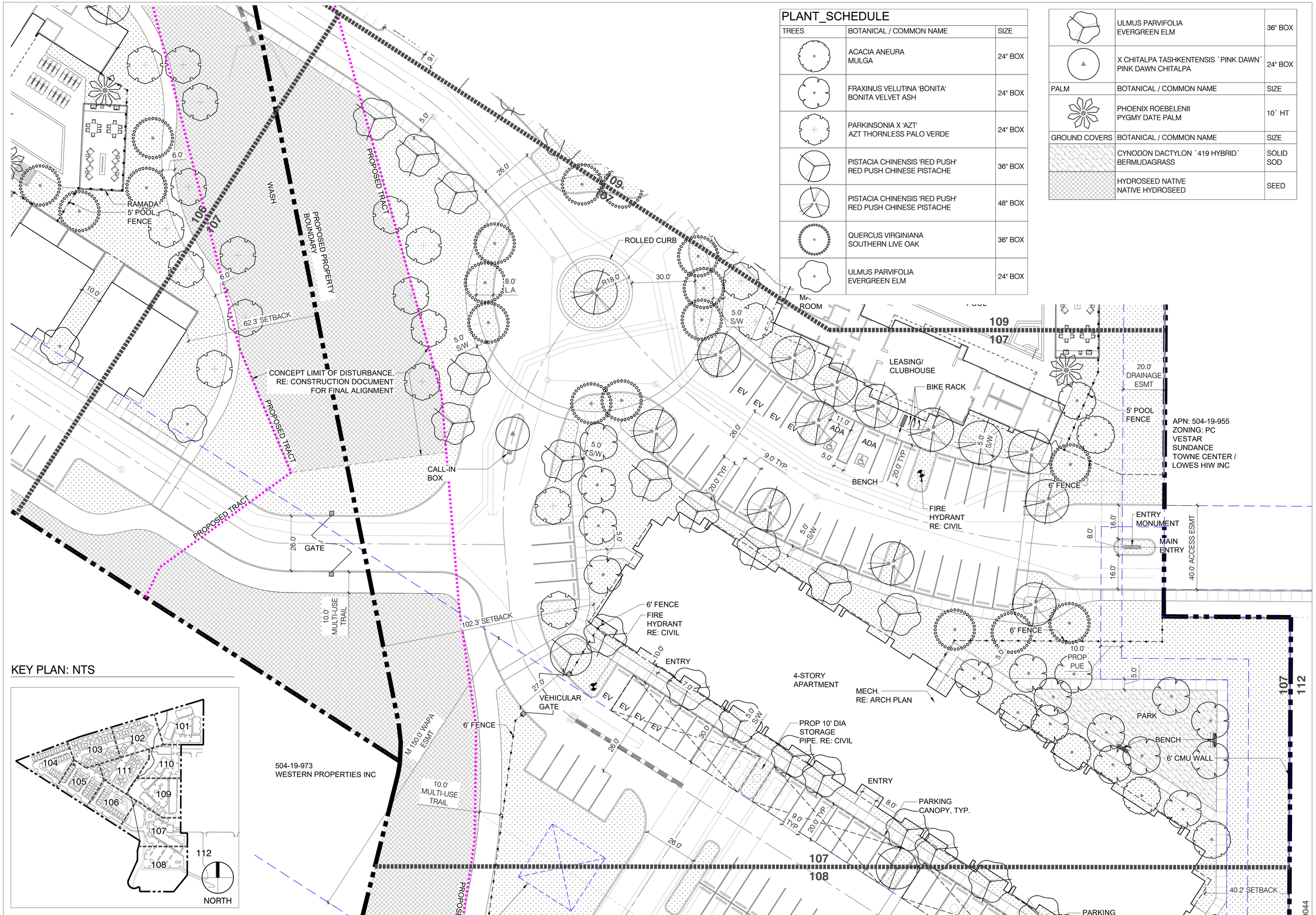

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
**LP106**

PLZSP-22-00044




## PLANT_SCHEDULE

| TREES | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS




1 PLANTING PLAN
1" = 20'

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|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



EXP. 6/30/2025

DATE ISSUED:
12/4/2023

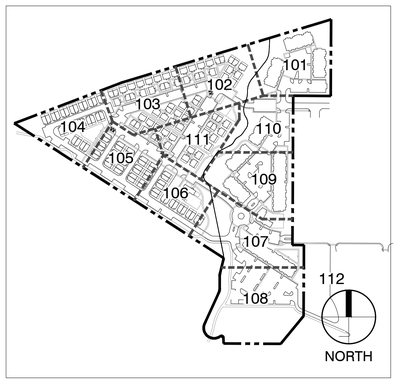
SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
**LP107**

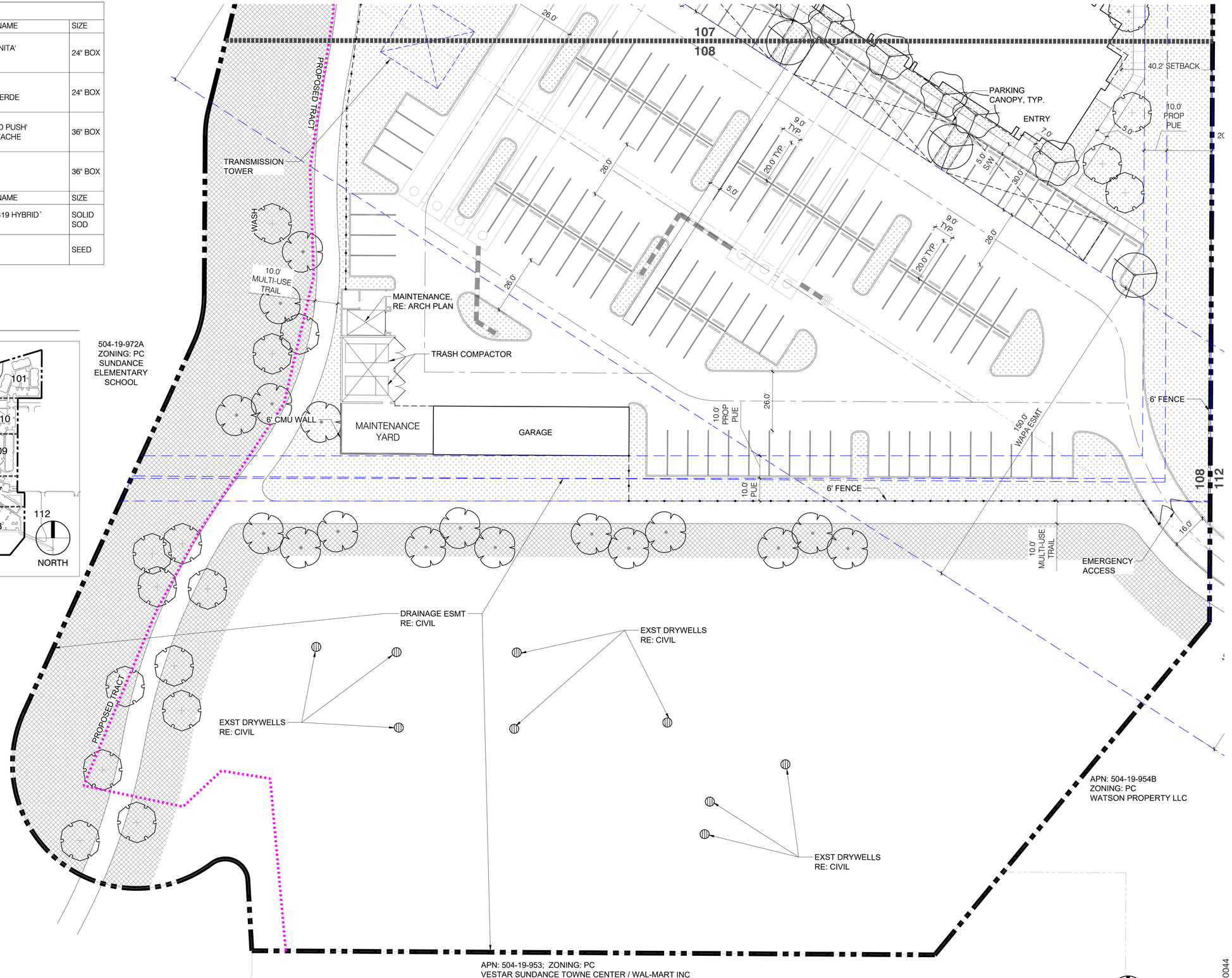
PLZSP-22-00044

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS




504-19-972A
ZONING: PC
SUNDANCE
ELEMENTARY
SCHOOL




1 PLANTING PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH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# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
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| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

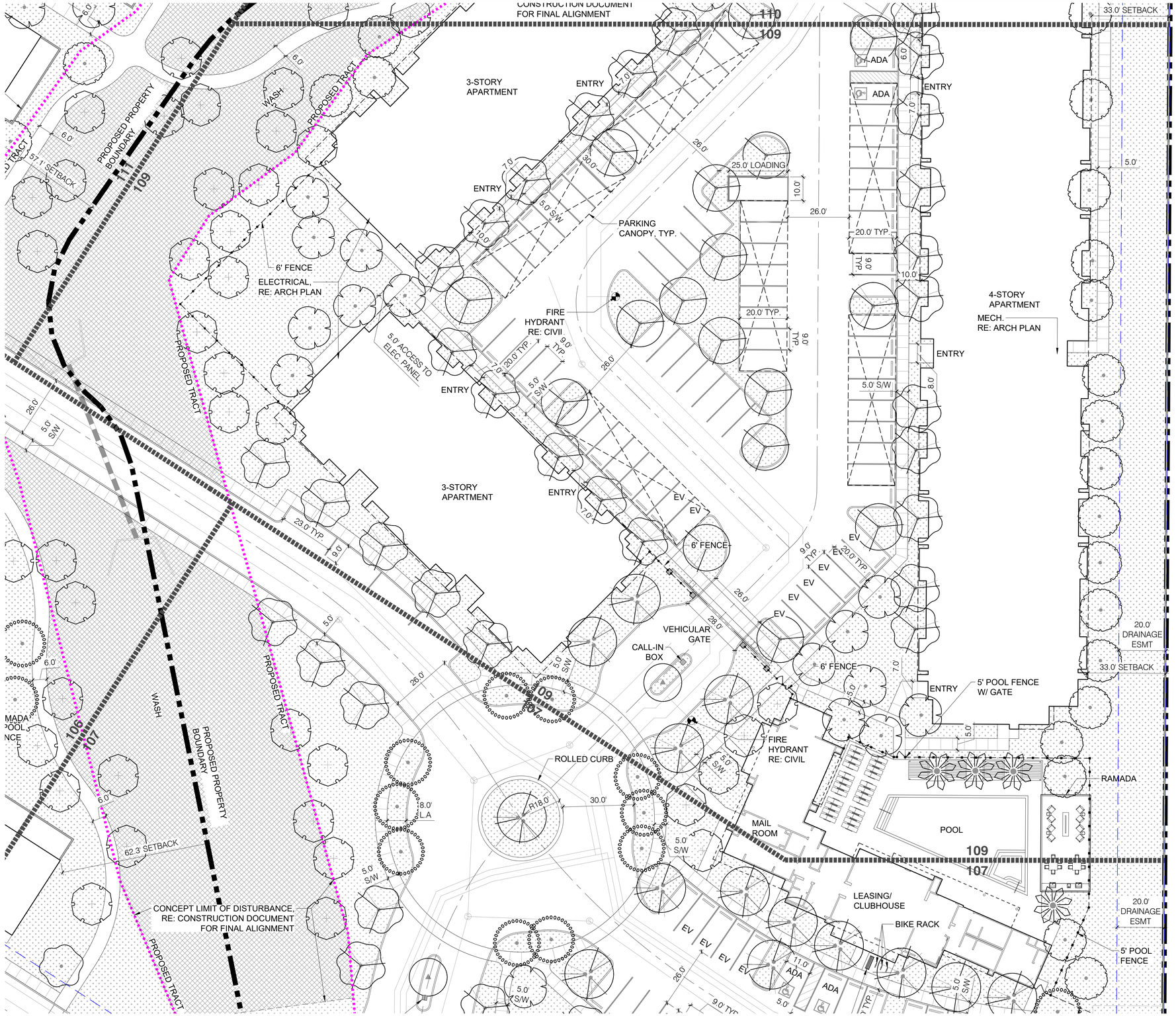
SEAL:




DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
# LP108




1 PLANTING PLAN

1" = 20'

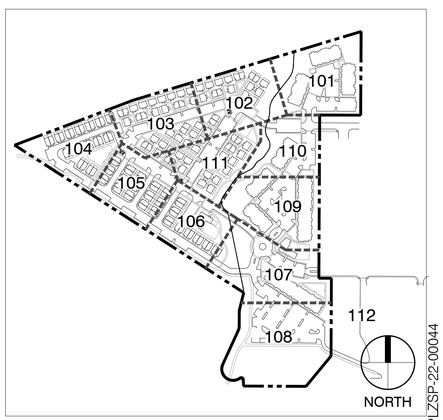
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS

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# SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

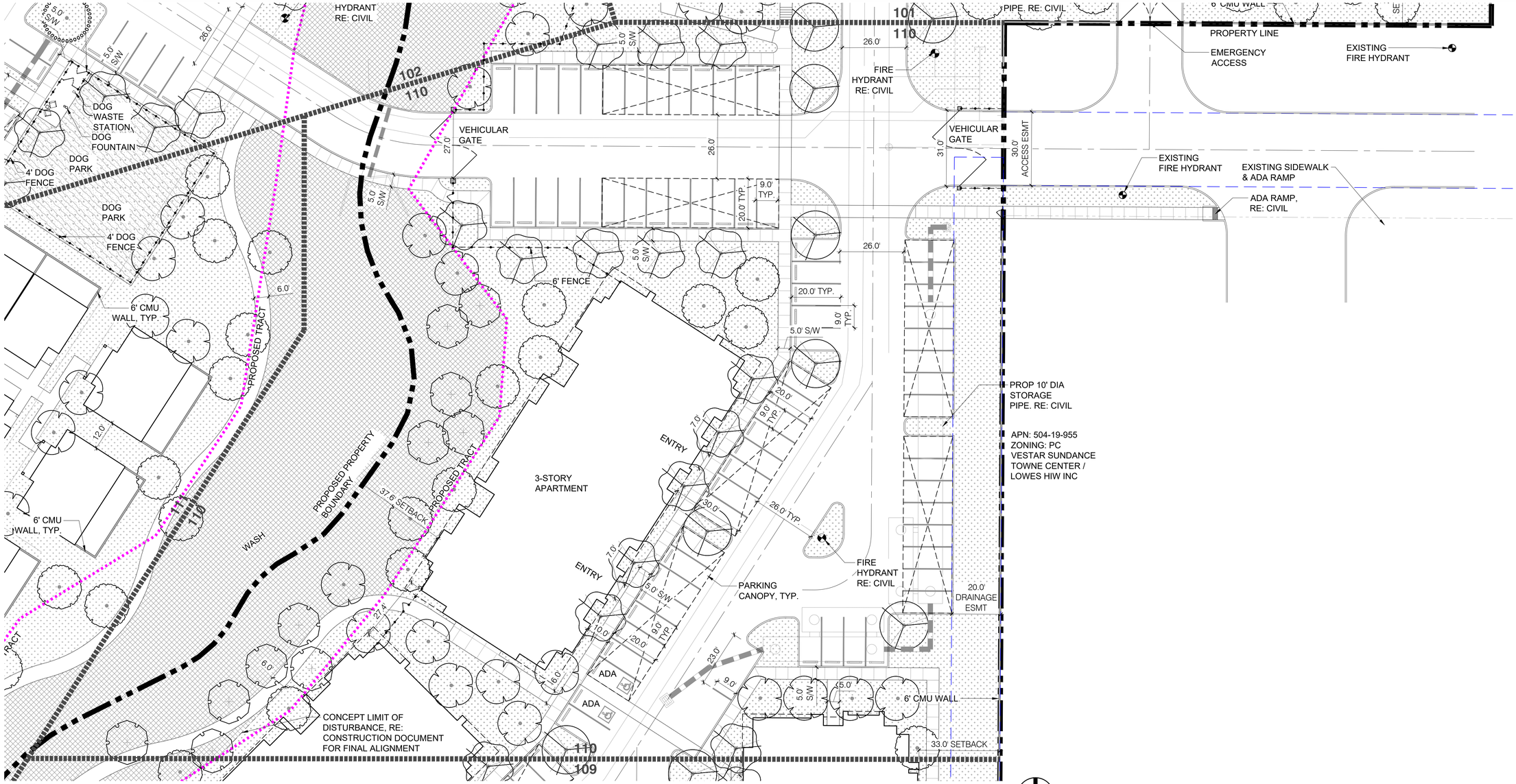
SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V.
HICKS
12/4/2023
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
**LP109**




1 PLANTING PLAN

1" = 20'

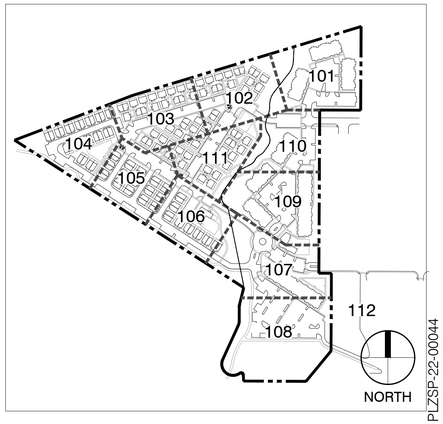
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS

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# SUNDANCE STATION

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DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



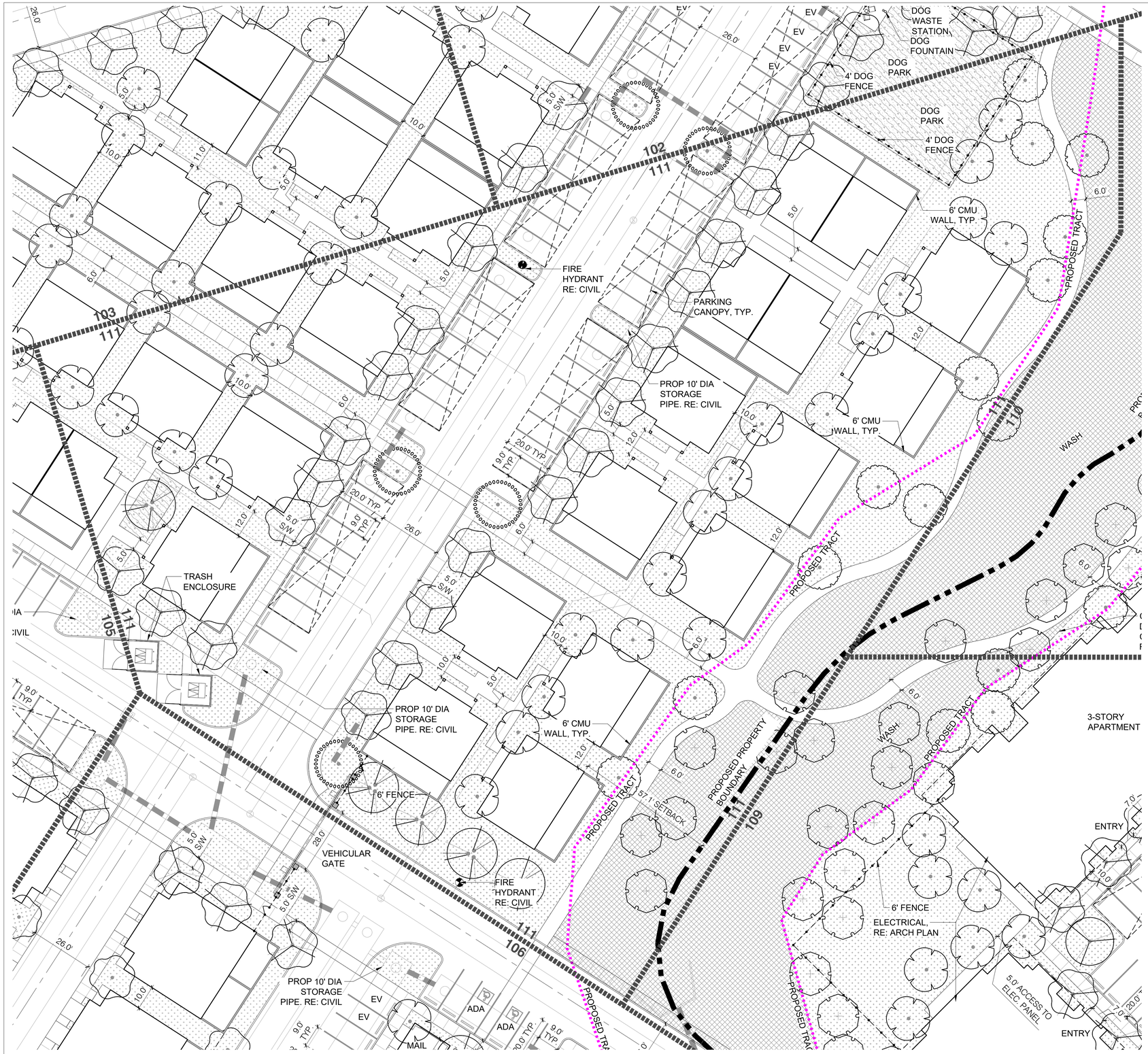

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:

# LP110




1 PLANTING PLAN

1" = 20'

SCALE: 1" = 20'-0"

NORTH

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
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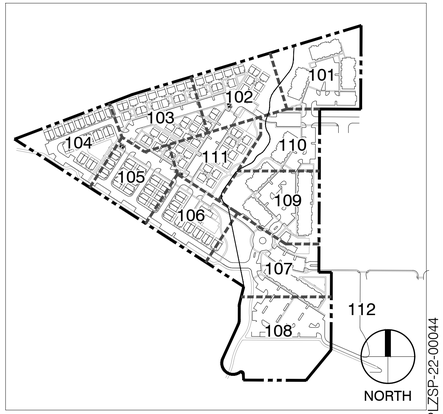
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS

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# SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

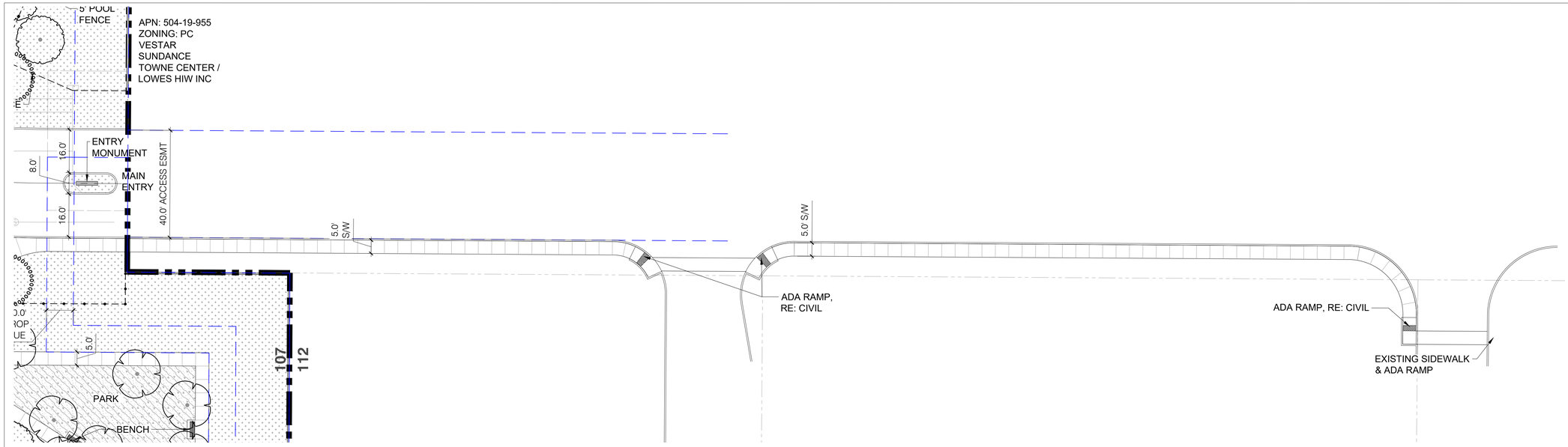



EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
**LP111**




1 PLANTING PLAN

1" = 20'

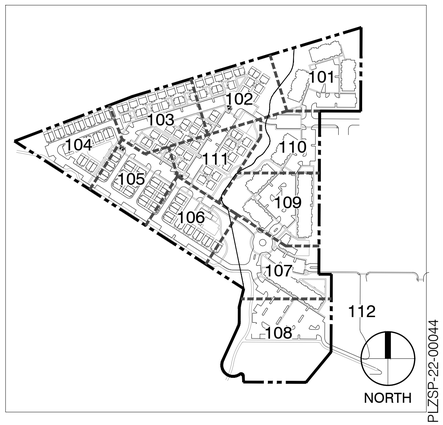
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

| PLANT_SCHEDULE | | |
|---|---|---|
| TREES | BOTANICAL / COMMON NAME | SIZE |
| | ACACIA ANEURA<br>MULGA | 24" BOX |
| | FRAXINUS VELUTINA 'BONITA'<br>BONITA VELVET ASH | 24" BOX |
| | PARKINSONIA X 'AZT'<br>AZT THORNLESS PALO VERDE | 24" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 36" BOX |
| | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE | 48" BOX |
| | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 36" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 24" BOX |
| | ULMUS PARVIFOLIA<br>EVERGREEN ELM | 36" BOX |
| | X CHITALPA TASHKENTENSIS `PINK DAWN`<br>PINK DAWN CHITALPA | 24" BOX |
| PALM | BOTANICAL / COMMON NAME | SIZE |
| | PHOENIX ROEBELENII<br>PYGMY DATE PALM | 10` HT |
| GROUND COVERS | BOTANICAL / COMMON NAME | SIZE |
| | CYNODON DACTYLON `419 HYBRID`<br>BERMUDAGRASS | SOLID SOD |
| | HYDROSEED NATIVE<br>NATIVE HYDROSEED | SEED |

KEY PLAN: NTS

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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
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DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

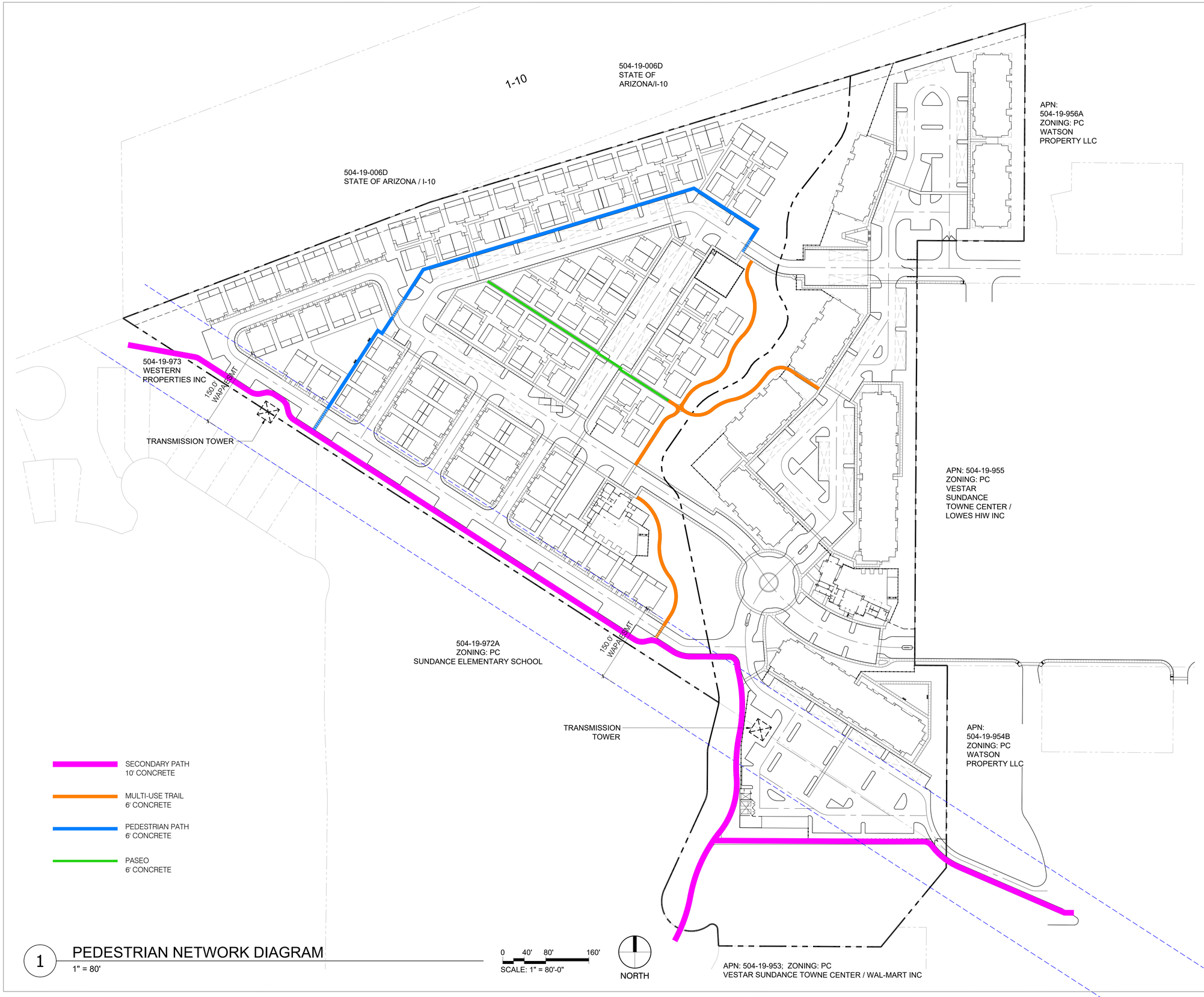
SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
12/4/2023
PHOENIX, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**PLANTING PLAN**

SHEET NUMBER:
**LP112**




1 PEDESTRIAN NETWORK DIAGRAM
1" = 80'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MODUS COMPANIES
# SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

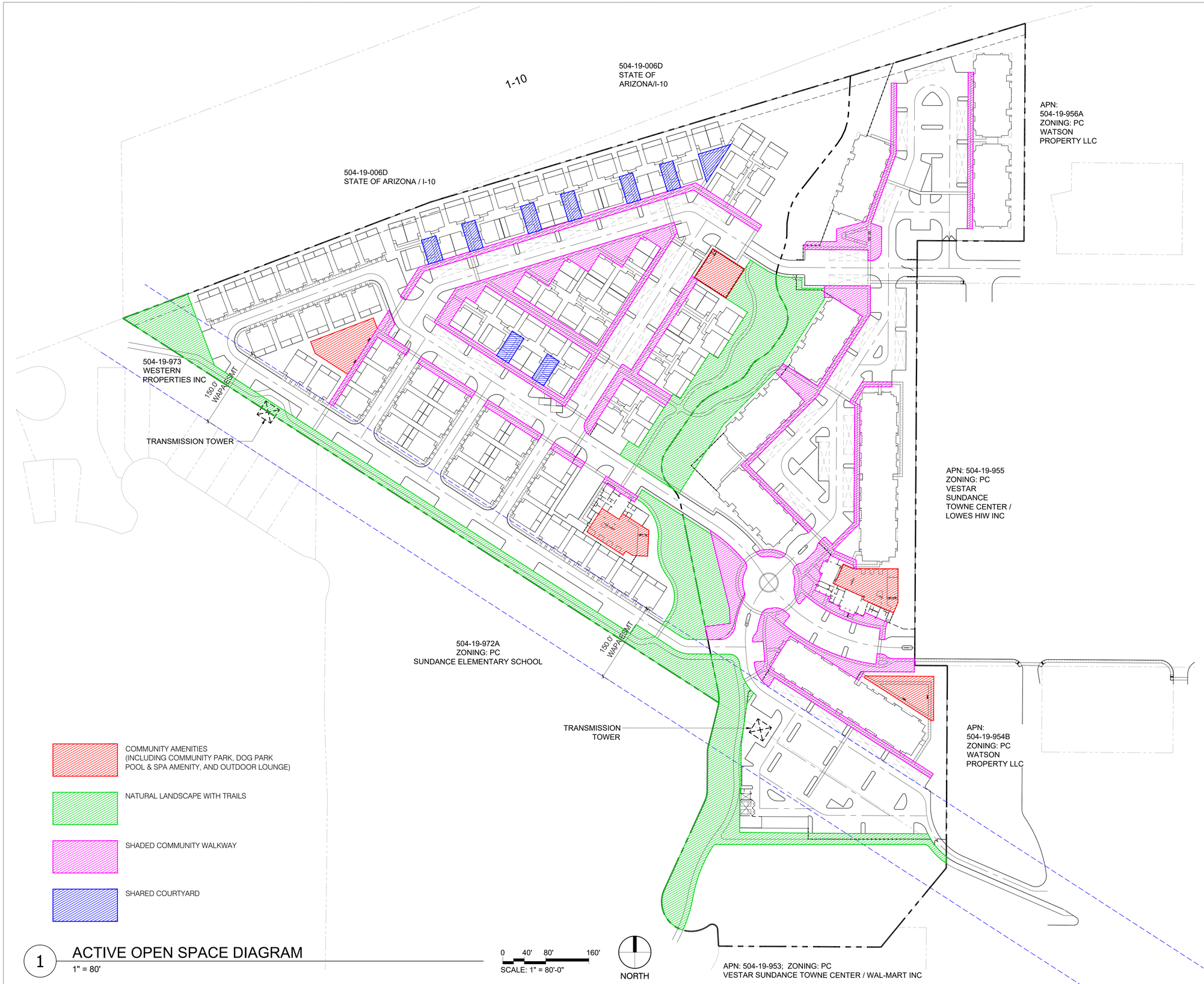
REGISTERED LANDSCAPE ARCHITECT
27181
JAY V.
HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
**LANDSCAPE NOTE**

SHEET NUMBER:
**LP501**

PLZSP-22-00044




1 ACTIVE OPEN SPACE DIAGRAM

1" = 80'

PLZSP-22-00044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MODUS COMPANIES

# SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

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| | | | |

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JAY V.
HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:

12/4/2023

SHEET TITLE:

**LANDSCAPE NOTE**

SHEET NUMBER:

# LP502

**CITY OF BUCKEYE**
**Regular Planning & Zoning Commission**
**PLANNING ACTION REPORT**

| | |
|---|---|
| **MEETING DATE:** 03/12/24 | **AGENDA ITEM:** 3.B. North Star Ranch - Preliminary Plat (PLZS-21-00134) |
| **DATE PREPARED:** 03/06/24 | **DISTRICT NO.:** Council District 4 |
| **STAFF LIAISON:** Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830 | |
| **DEPARTMENT:** Development Services | **AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business |

**ACTION/MOTION:** (This language identifies the formal motion to be made by the Voting Members) North Star Ranch - Preliminary Plat (PLZS-21-00134) Conduct a public meeting and approve a Preliminary Plat consisting of 2,184 parcels located approximately two (2) miles north of the intersection of Sun Valley Parkway and Canyon Springs Boulevard, subject to Conditions a - ee.

**RELEVANT GOALS:**
GOAL 3: A Well-Planned Urban Community

**ADDITIONAL RELEVANT GOALS:**
GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

## SUMMARY

**PROJECT DESCRIPTION:**
The subject Preliminary Plat proposes 2,185 single-family detached lots as well as an 8-acre neighborhood park, 15 acres elementary school site, 1 acre for offsite signage, and 28 acres for Community Mixed-Use (CMU) land uses. Two (2) points of access will be provided over the Central Arizona Project canal. The initial bridge will span the CAP along the Canyon Springs Boulevard alignment. The second point, initially to be for emergency vehicle use, will be located along Desert Oasis Boulevard. The timing of the permanent Desert Oasis Boulevard Bridge will be as agreed to in the North Star Ranch Development Agreement. The 28 acres of CMU, Parcels 2 and 9, will not contain multifamily dwellings as per the North Star Ranch CMP entitlement which states that Parcels 2 and 9, the CMU parcels within Phase 1, will not allow for any multi-family development. More information can be found in the staff report and project narrative.

**BENEFITS:**
The subject Preliminary Plat will provide more housing options for residents while providing increased population that would draw much needed commercial services to the area.

**Items related to a project or facility location must include an attached vicinity map for Council Review.**
**ATTACHMENTS:**
PLZS-21-00134 - NSR Preliminary Plat - PZ Staff Report - 012324.docx
Exhibit A - PLZS-21-00134 - NSR Preliminary Plat - Vicinity Map.pdf
Exhibit B - PLZS-21-00134 - NSR Preliminary Plat - Applicant Narrative.pdf
Exhibit C - PLZS-21-00134 - NSR Preliminary Plat - Preliminary Plat.pdf
Exhibit D - PLZS-21-00134 - NSR Preliminary Plat - Landscape and Open Space.pdf

# PRELIMINARY PLAT

## Report to the Planning and Zoning Commission

| | |
|---|---|
| CASE NUMBER: | PLZS-21-00134 |
| TITLE: | North Star Ranch Phase 1 Preliminary Plat |
| MEETING DATE: | March 12, 2024 |

| | |
|---|---|
| Applicant: | Toni Bonar, AICP of HilgartWilson |
| Owner: | Larry Yount of Festival Ranch North LLC |
| Request: | A Preliminary Plat for 2,184 lots |
| District | City Council District 4 |
| Location: | Approximately two (2) miles north of the intersection of Sun Valley Parkway and Canyon Springs Boulevard |
| Site size: | Approximately 756.17 acres |
| Density: | 2.89 dwelling units per acre |
| Public input: | No comments received |
| Recommendation: | Approve, subject to Conditions a) through ee) |

## PROJECT DESCRIPTION

1. The applicant is requesting a Preliminary Plat approval for the project known as North Star Ranch, located approximately two miles north of the intersection of Sun Valley Parkway and Canyon Springs Boulevard. The project consists of 2,184 single-family home lots with a density of 2.89 dwelling units to the acre.

## AREA CONTEXT

2. The subject property is located north of the Festival Ranch CMP on parcel 503-84-048C, as shown in Exhibit 1. The parcels to the east and north are mostly vacant with future and existing residential neighborhoods to the west and south, as notated in Table 1 below.

*Table 1: Existing Land Use, General Plan Designation, and Zoning District*

| | LAND USE | GENERAL PLAN | ZONING |
|---|---|---|---|
| Subject Property | Undeveloped | Master Planned Community | Planned Community (PC) |
| North | Undeveloped State Trust Land | Neighborhood | Not Applicable to State Lands |
| South | CAP Canal and Developed Festival Ranch CMP | Neighborhood, Open Space, Rural, and Master Planned Community | Planned Community (PC) |
| East | Undeveloped | City of Surprise Neighborhood | Rural Residential (RR) |
| West | Undeveloped | Master Planned Community | Planned Community (PC) |

## BACKGROUND

3. July 20, 1991: The subject property was annexed into the City of Buckeye under Ordinance 7-91.

4. March 15, 2005: The Mayor and City Council approved the Spurlock Ranch CMP for the subject property under Ordinance 16A-05.

5. May 2005: An amendment to the Spurlock Ranch CMP was administratively approved to accommodate a land swap with Festival Ranch.

6. December 3, 2008: A second amendment to the Spurlock Ranch CMP was administratively approved to adjust land uses and circulation regarding a land swap.

7. February 6, 2024: The Mayor and City Council approved the North Star Ranch CMP under Ordinance 52-23.

## ANALYSIS

*North Star Ranch*

8. Phase 1 of North Star Ranch Preliminary Plat contains an approximate 756.17-acre portion of the overall North Star Ranch Community Master Plan (CMP). The entirety of North Star Ranch, previously known as Spurlock Ranch, is a 2,818-acre Community Master Plan (CMP), located north of the CAP Canal between the 275th Avenue alignment and the 255th Avenue alignment.

*Site Layout and Design*

9. The Preliminary Plat, as shown in Exhibit C, is laid out in a traditional manner with several roadway improvements and connections to adjacent development to help overall circulation. This preliminary plat includes 2,185 single-family detached lots as well as an 8 acre neighborhood park, 15 acres elementary school site, 1 acre for offsite signage, and 28 acres for Community Mixed-Use (CMU) land uses.

10. Two (2) points of access will be provided over the Central Arizona Project canal. The initial bridge will span the CAP along the Canyon Springs Boulevard alignment. The second point, initially to be for emergency vehicle use, will be located along Desert Oasis Boulevard. The timing of the permanent Desert Oasis Boulevard Bridge will be as agreed to in the North Star Ranch Development Agreement.

11. The Lot Summary Table located below summarizes the distribution of lots in this initial phase:

*Table 2: Lot Summary Table*

| LOT SIZE | LOT QUANTITY | LOT PERCENTAGE |
|---|---|---|
| 45’ x 120’ | 89 | 4.08 % |
| 48’ x 115’ | 621 | 28.43 % |
| 50’ x 120’ | 69 | 3.16 % |
| 53’ x 115’ | 354 | 16.21 % |
| 55’ x 115’ | 74 | 3.39 % |
| 55’ x 120’ | 138 | 6.32 % |
| 60’ x 120’ | 457 | 20.92 % |
| 65’ x 120’ | 127 | 5.82 % |
| 65’ x 130’ | 255 | 11.68 % |
| TOTAL | 2,184 | 100.00 % |

12. The 28 acres of CMU, Parcels 2 and 9, will not contain multifamily dwellings as per the North Star Ranch CMP entitlement which states that Parcels 2 and 9, the CMU parcels within Phase 1, will not allow for any multi-family development.

13. The subject Preliminary Plat is in conformance with the North Star Ranch CMP.

*Landscaping and Open Space*

14. Phase 1 of North Star Ranch includes approximately 165-acres of open space consisting of active, passive, edge conditions, and landscaped areas. Open space may be improved or unimproved, as appropriate for the intended use. The Phase 1 primary recreation facility is a neighborhood park in concert with an elementary school site centrally located at the northwest corner of Canyon Springs Boulevard and North Star Boulevard. This phase also includes 10 fully amenitized parks with a range of facilities for all ages.

15. As part of the overall pedestrian network, an illuminated 8-foot wide decomposed granite trail adjacent to a proposed drainage channel midway between 272nd Avenue and Canyon Springs Boulevard, and a second illuminated 8-foot wide decomposed granite trail adjacent to a drainage channel in the eastern portion of the plat that runs south from Pinnacle Peak Road to the existing APS easement abutting the CAP Canal where it connects to a 10-foot CAP Canal Concrete Trail within the easement and runs west to the Phase 1 North Star Ranch boundary. These trails provide multi-modal connectivity within and from Phase 1 to future phases of North Star Ranch.

*Water*

16. There is currently no water infrastructure in the vicinity of the project. A series of wells will be constructed to provide raw water to the proposed North Star Ranch Regional Water Campus. The water campus will be constructed as part of the overall project and will include the storage, pumping, and treatment necessary to meet the domestic and fire protection demands of the project.

*Wastewater*

17. The nearest wastewater infrastructure to the project is the existing gravity collection system south of the CAP Canal and the existing Festival Ranch Water Reclamation Facility (WRF) located approximately 3 miles southwest of North Star Ranch. Wastewater flows from the project will generally be routed to the southwest boundary of the project where they will then be conveyed further west and southwest through the adjacent proposed Festival Ranch Planning Unit C community to the Festival Ranch WRF for treatment.

## RECOMMENDATION

1. Staff recommends the Planning and Zoning Commission motion for approval with conditions a) through ee) for PLZS-21-00134 for the following reasons:

    - Conformance with the General Plan
    - Conformance with the Development Code
    - Conformance with the North Star Ranch CMP
    - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

*General*

a) Development of the property shall be in general conformance with the Preliminary Plat titled "Preliminary Plat North Star Ranch – Phase 1", consisting of 39 sheets, dated June 2021, and stamp received January 26, 2023, except as modified by the following conditions/stipulations.

b) This subdivision is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat.

c) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

d) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

e) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

f) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications, with the exception of modified street cross sections as shown on the Preliminary Plat.

g) The Developer shall be required to complete and sign a Public Infrastructure Assurance Agreement prior to the recordation of the first Final Plat. In addition, the Property

Owner/Developers shall be required to build or otherwise provide the required infrastructure necessary to serve this project.

h) Phasing of public infrastructure shall be subject to approval by the Development Services Director and City Engineer.

i) Prior to permit issuance, all final civil construction plans and reports including landscaping, irrigation and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.

j) The Applicant will submit an electronic CAD, GIS, and utility model file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon plan approval in order to maintain current street and utility records and assist in emergency dispatch and response.

k) Prior to permit issuance, the City Engineer shall approve all engineering and construction plans and reports for the required infrastructure for the project.

*Drainage*

l) At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site and off-site drainage requirements and issues. The Property Owner/Developer must accommodate off-site storm water in the project design plans, manage this flow as part of the project, and redistribute it in a like manner and location to the existing conditions. Historic discharge conditions and locations may not be altered unless there are easements or agreements with adjacent downstream landowners that specifically allow altering the discharge conditions, or as approved by the City. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

m) Prior to permit issuance, the Property Owner/Developer shall provide a letter from the Flood Control District of Maricopa County approving the conceptual design of the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District that is affecting this project.

*Streets*

n) Any Site Plan and/or Final Plat(s) shall make all accommodations to comply with the final approved Traffic Impact Analysis, unless otherwise approved by the City Engineer.

o) The Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.

p) All street names shall be subject to final approval by the City of Buckeye and shall conform to the City of Phoenix grid alignment, unless otherwise approved by the City.

q) Any traffic signals that are required by the Traffic Impact Analysis and are due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.

r) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for 272nd Avenue and Pinnacle Peak Road based on City of Buckeye standards.

s) In the event that access to and within a non-residential site located within the project is proven to be a threat to public safety and security, the Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City Engineer and the Development Services Director.

t) The A bi-directional WB-50 truck routing, including wheel paths, is required to be shown for all driveways, drive isles, streets and other access ways. The diagram is required to have a continuous drive path and line segments are not allowed. This includes a 2-foot shy distance to the curbs.

*Public Safety*

u) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.

v) Prior to delivery of any combustible materials to the site for vertical construction, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.

*Wastewater*

w) At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.

x) If applicable, prior to permit issuance, an effluent/non-potable irrigation pipe (Purple Pipe) system shall be designed by the Property Owner/Developer and approved by the City Engineer for groundwater recharge and/or for irrigating association maintained landscaping.

*Water*

y) Prior to permit issuance, the Property Owner/Developer shall submit to the City for review and approval Water Master Plans. In order to provide for water production, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Preliminary/Final Plat/Site Plan or at off-site locations.

z) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water, if reasonably available.

aa) To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.

bb) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

cc) The Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination. Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits.

dd) Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provider prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to

Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

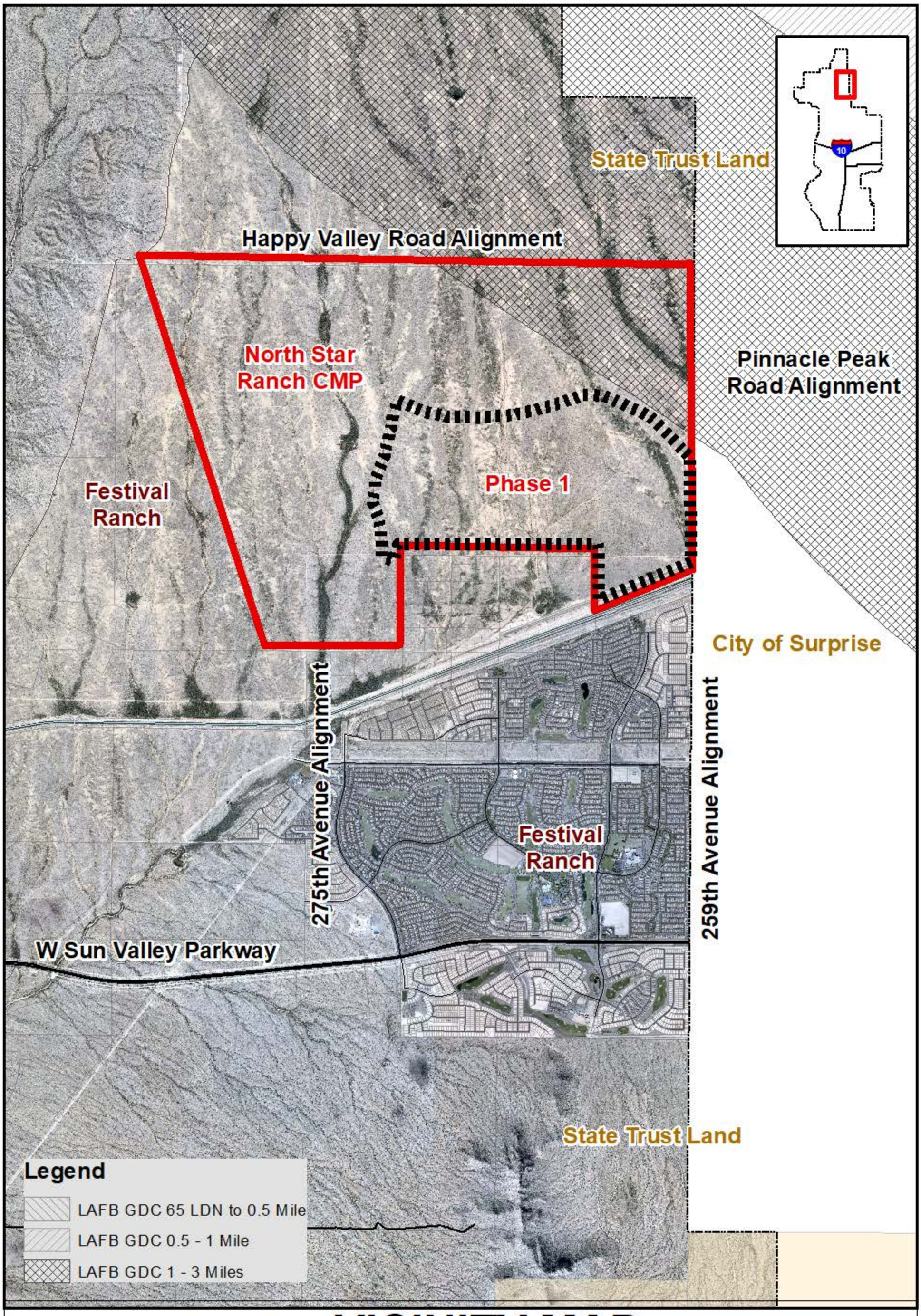
ee) In the event the City has been designated by the Arizona Department of Water Resources (ADWR) as having an assured water supply, the Property Owner/Developer will, prior to Final Plat approval and if requested by the City, reduce the volume of its analysis of assured water supply for the subdivision to allow the City to include the relinquished water supply in the City's designation in order that the City may provide water service to the subdivision; provided, however, the Property Owner/Developer may relinquish a portion(s) of its analysis for assured water supply in connection with water service by the City to a Phase or Phases of development of the subdivision if ADWR approves such partial relinquishment and reduction in the analysis volume without negatively impacting the priority of the remaining reserved groundwater under the Property Owner/Developer's analysis of assured water supply. The Property Owner/Developer acknowledges that the City is preparing to submit to ADWR its application for designation as an assured water provider and the Property Owner/Developer agrees to cooperate with and support the City's efforts in processing its designation application. The Property Owner/Developer further agrees that it shall submit to ADWR its request to reduce its analysis, by the volume required to meet the demand of the development included in the designation, as applicable and as requested by the City, upon (1) ADWR's administrative determination that the City's designation application is complete; and (2) written notice from ADWR to the City that ADWR is prepared to issue its order designating the City as an assured water provider upon submission of any applicable requests to reduce analyses of assured water supply as evidence of physical availability (the foregoing requirements collectively referred to as "Analysis Reduction Requirements"). If prior to the date on which ADWR issues its order designating the City as an assured water provider, the law or ADWR policy and procedure change that affect the above Analysis Reduction Requirements for the Property Owner/Developer, the Property Owner/Developer specifically acknowledges and agrees that the City shall have the right to require the Property Owner/Developer's compliance with the new law or ADWR policy or procedure and the Property Owner/Developer agrees that is shall perform its obligations in such regard at its sole cost and expense.

## EXHIBITS

Exhibit A – Vicinity Map
Exhibit B – Applicant Narrative
Exhibit C – Preliminary Plat
Exhibit D – Conceptual Landscape Plan

Prepared by:
Hobart Wingard, Principal Planner

Reviewed by:
Adam Copeland, Deputy Director of Planning




# VICINITY MAP

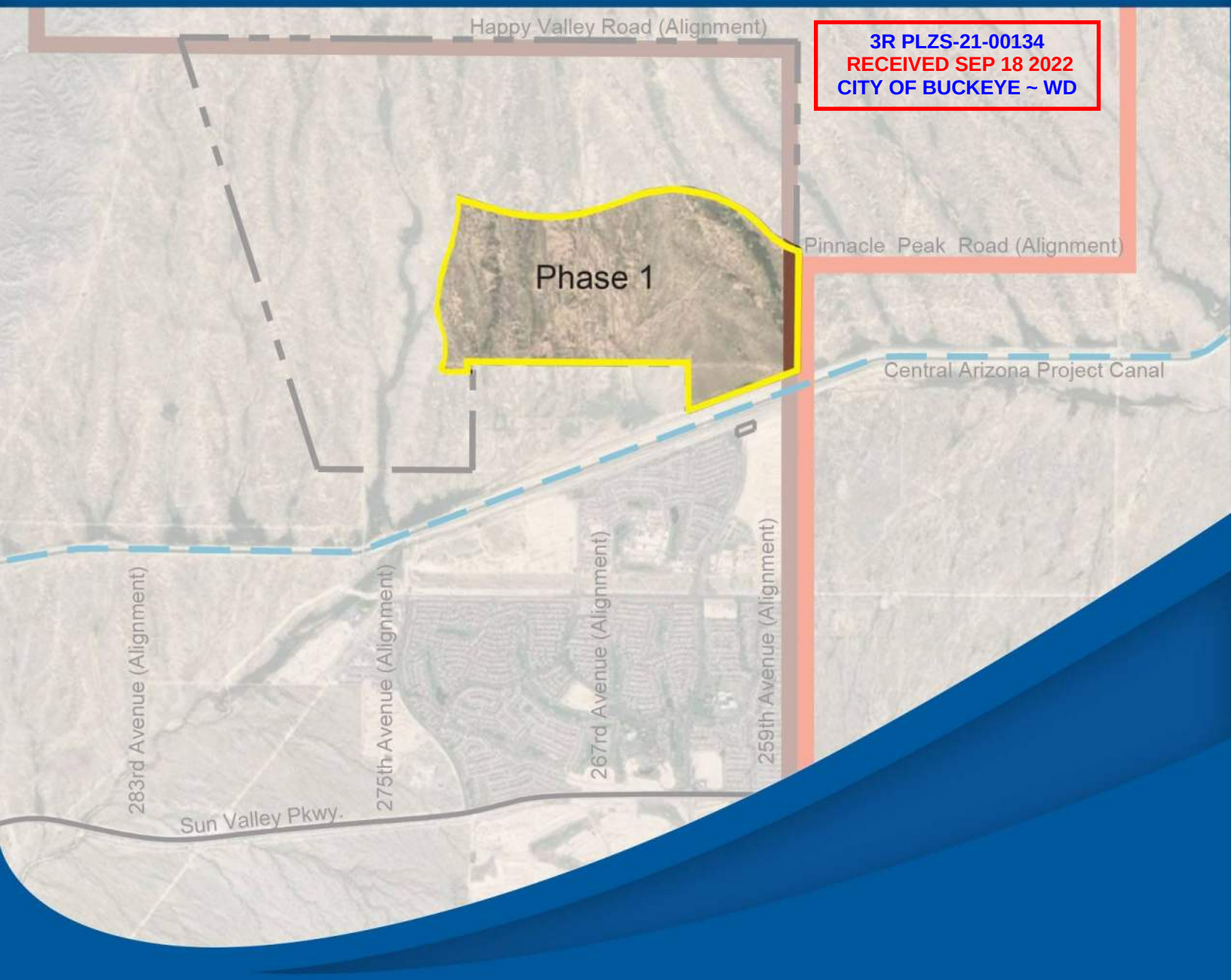
BUCKEYE, AZ

**PLZS-21-00134**

North Star Ranch Phase 1 Preliminary Plat

City Council District #4

N W E S




3R PLZS-21-00134
RECEIVED SEP 18 2022
CITY OF BUCKEYE ~ WD

# North Star Ranch - Phase 1

## Preliminary Plat Narrative

**South of Pinnacle Peak Road (alignment)**
**Between 272nd & 259th Avenue (alignments)**
**Buckeye, AZ**

Case Number:
PLZS-21-00134

**3rd Submittal: August 12, 2022**

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

# North Star Ranch – Phase 1

(Previously known as Spurlock Ranch)

## PRELIMINARY PLAT NARRATIVE

South of Pinnacle Peak Road alignment
Between the 272nd Avenue alignment
& the 259th Avenue alignment
Buckeye, Arizona

**Prepared for:**
Festival Ranch North, LLC
5040 East Shea Boulevard
Suite 254
Scottsdale, Arizona 85254
Telephone: 480.951.1281
Contact: Larry Yount

**Prepared by:**
HILGARTWILSON, LLC
2141 East Highland Avenue
Suite 250
Phoenix, Arizona 85016
Telephone: 602.490.0535
Contact: Zach Hilgart, PE

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# FIGURES


Figure 1 Aerial Vicinity Map

Figure 2 Land Use Master Plan

Figure 3 Parcel Exhibit

# I. Project Overview

North Star Ranch – Phase 1 (Project or Phase 1) is an approximate 775-acre portion of the overall North Star Ranch project site. Phase 1 is located south of the Pinnacle Peak Road alignment, between the 272nd Avenue alignment and the 259th Avenue alignment, and north of the Central Arizona Project (CAP) Canal.

The entirety of North Star Ranch, previously known as Spurlock Ranch, is a 2,818-acre Community Master Plan (CMP), located north of the CAP Canal between the 275th Avenue alignment and the 255th Avenue alignment, in the City of Buckeye (City). The Festival Ranch master planned community is located west and south of North Star Ranch. Refer to **Figure 1 - Aerial Vicinity Map** for Project location.

The preliminary plat for North Star Ranch – Phase 1 consists of Parcels 1-1 through 1-12, 2, 3, 4, 5-1 through 5-5, 6-1 through 6-4, 7-1, 8-1, 10-1 through 10-5, 11-1 through 11-4, and 12. This preliminary plat includes 2,185 single-family detached lots as well as an elementary school site, a neighborhood park parcel, and two Community Mixed-Use parcels. Refer to **Figure 2 – Land Use Master Plan** for a depiction of the overall CMP land uses.

The original Spurlock Ranch Community Master Plan (2005 CMP), including associated supporting engineering reports, and a development agreement (2005 Spurlock DA) were originally approved by the Buckeye Town Council in March 2005 (Ordinances 16a-05 and 16b-05, respectively). Since the original approval multiple amendments have been approved. Below is an overview of the CMP amendments:

**2005 CMP**

The original Spurlock Ranch CMP (2005 CMP) and development agreement (2005 Spurlock DA) were first approved by the Buckeye Town Council in March 2005.

**Amended 2005 CMP**

The first amendment to the Spurlock Ranch CMP (Amended 2005 CMP) was administratively approved in July 2005, documenting a land swap with the Festival Ranch project immediately to the west.

**2008 CMP**

A second amendment (2008 CMP) was approved in December 2008 to adjust the land uses and traffic circulation for the newly defined project. Various supporting engineering reports were also amended and approved with the 2008 CMP. Alongside the 2008 CMP, the Planning Unit Plan (PUP) was approved in November 2008 for Phase 1 of the project. In addition, a Preliminary Plat was processed and approved in March 2009 for the single-family parcels within Phase 1 of the project. The 2005 CMP, Amended 2005 CMP and 2008 CMP are, collectively, referred to as the "Spurlock CMP".

**2014 CMP**

Subsequent to the approval of the 2008 CMP, the City requested the realignment of Turner Parkway within the Project. Spurlock Land, LLC, the previous property owner, agreed to the realignment of Turner Parkway, and in return requested additional single-family residential density and a refinement in the amount of commercial land within the Project. In response to these proposed revisions, revised General Plan

classifications were approved by the City for the Property in 2010. An amendment to the Spurlock CMP (2014 CMP) and a new Phase 1 Preliminary Plat (2014 Pre Plat), were then prepared and submitted to the City in 2014. The 2014 CMP and 2014 Pre Plat were reviewed and processed by City staff, and unanimously recommended for approval by the Buckeye Planning and Zoning Commission. However, these applications were not approved by the City Council due to ongoing negotiations related to proposed amendments to the Spurlock DA.

The North Star Ranch Property was acquired by a new owner, Festival Ranch North, LLC, in 2020. A third CMP amendment to the Spurlock CMP (the North Star CMP) is currently being prepared, proposing strategic modifications to the Spurlock CMP to better align the Project with consumer demands and the current market needs of the homebuilding community.

## II. Current Site Conditions

North Star Ranch is vacant desert situated within a prominent growth area in the City of Buckeye. The Project is located just north of the White Tank Mountains and Sun Valley Parkway, east of the Hassayampa River, and southwest of the Hieroglyphic Mountains. Although the surrounding area is still primarily vacant desert, several large master planned communities are approved for development. Portions of Sun City Festival south of the Project and south of the CAP Canal have been constructed.

The Project and surrounding General Plan land use designations, zoning districts, and land uses are outlined in the table below.

### Site and Surrounding Properties

| | General Plan 2040 | Zoning | Land Use |
|---|---|---|---|
| **Site** | Master Planned Community | Planned Community | Vacant Desert |
| **North** | Neighborhood | Rural-190 (Maricopa County) | Vacant Desert |
| **East** | Neighborhood (City of Surprise) | Rural-190 (Maricopa County)<br>Rural Residential (City of Surprise) | Vacant Desert |
| **South** | Neighborhood<br>Rural<br>Open Space<br>Master Planned Community | Planned Community | Vacant Desert<br>Central Arizona Project Canal<br>Sun City Festival Ranch |
| **West** | Master Planned Community | Planned Community | Vacant Desert |

## III. Description of Request

This request is for preliminary plat approval of North Star Ranch – Phase 1 consisting of Parcels 1-1 through 1-12, 2, 3, 4, 5-1 through 5-5, 6-1 through 6-4, 7-1, 8-1, 10-1 through 10-5, 11-1 through 11-4, and 12. The Project is located south of the Pinnacle Peak Road alignment, between the 272nd Avenue and 259th Avenue alignments. Refer to **Figure 3 – Parcel Exhibit**.

The Project is approximately 756-gross acres. The residential land use includes 2,184 single-family lots on approximately 654-net acres of Neighborhood Residential (NR); inclusive of 21-net acres of pocket parks and other activated open spaces. Lot sizes provided generally vary from 5,400 square feet to 8,450 square feet. This preliminary plat also provides approximately 8-net acres for a neighborhood park, 15-net acres for an elementary school site, 1-net acre for offsite signage, and 28-net acres for Community Mixed-Use (CMU) land uses.

Two points of access will be provided over the Central Arizona Project canal as previously discussed with the City. One point will be over the Canyon Springs Boulevard bridge, which is currently under construction. The second point will initially be for emergency vehicles only and will be over the existing bridge just west of the future Desert Oasis Boulevard bridge. The timing of the permanent Desert Oasis Boulevard bridge will be as agreed to in the Development Agreement, which is currently being drafted by the City.

Major Roadway Improvements include the following

- Pinnacle Peak Road, spanning the northern Project boundary – Full right-of-way
- 272nd Avenue, spanning the western Project boundary – Full right-of-way
- North Star Boulevard – Full right-of way
- Canyon Springs Boulevard – Full right-of-way

## IV. Proposed Open Space/Recreation

North Star Ranch is envisioned as a comprehensive and balanced master planned community that will provide diverse housing and lifestyle opportunities complemented by a connected and cohesive parks and open space system to serve community residents. The parks and open space network within North Star Ranch are intended to be a defining crown jewel of the community with a recreation system that is unique to the project, responsive to the topography, and with unrivaled amenities. This will include significant open spaces, a substantial linear community park and numerous neighborhood parks and pocket parks designed in concert with school sites throughout the community. A comprehensive multi-modal connectivity network, including vehicular, pedestrian and bicycle circulation systems, is paired with a connected system of community-wide parks and open spaces such that residents can walk, drive or bike conveniently and safely throughout the community.

Parks and open space are a key element of North Star Ranch. Phase 1 includes 165-acres of open space consisting of active, passive, edge conditions and landscaped areas. Open space may be improved or unimproved, as appropriate for the intended use.

The Phase 1 primary recreation facility is a neighborhood park in concert with an elementary school site centrally located at the northwest corner of Canyon Springs Boulevard and North Star Boulevard. Phase 1 includes ten fully amenitized parks with a range of facilities for all ages. As part of the overall pedestrian network, Phase 1 includes an illuminated 8-foot wide

decomposed granite trail adjacent to a proposed drainage channel midway between 272nd Avenue and Canyon Springs Boulevard, and a second illuminated 8-foot wide decomposed granite trail adjacent to a drainage channel in the eastern portion of the plat that runs south from Pinnacle Peak Road to the existing APS easement abutting the CAP Canal where it connects to a 10-foot CAP Canal Concrete Trail within the easement and runs west to the Phase 1 North Star Ranch boundary south of Parcel 7-1. These trails provide multi-modal connectivity within Phase 1, and from Phase 1 to future phases of North Star Ranch.

## V. Project Uses and Areas

The Zoning and proposed gross and net areas, open space, number of lots, gross density, and typical lot sizes are summarized in the following tables.

# SITE SUMMARY TABLE

| PARCEL NO | ZONING | GROSS AREA (ACRES)[1] | NET AREA (ACRES)[2] | OPEN SPACE (PROVIDED) (AC) | PROPOSED NUMBER OF LOTS | DENSITY DU/AC (GROSS)[1] |
|---|---|---|---|---|---|---|
| 1-1 | NR/SF-3 | 10.43 | 9.70 | 0.52 | 46 | 4.41 |
| 1-2 | NR/SF-6 | 16.75 | 15.46 | 1.29 | 68 | 4.06 |
| 1-3 | NR/SF-3 | 12.20 | 11.03 | 1.95 | 49 | 4.02 |
| 1-4 | NR/SF-6 | 23.16 | 22.13 | 7.32 | 56 | 2.42 |
| 1-5 | NR/SF-6 | 20.49 | 20.00 | 4.06 | 55 | 2.68 |
| 1-6 | NR/SF-6 | 21.66 | 20.65 | 5.81 | 58 | 2.68 |
| 1-7 | NR/SF-6 | 28.72 | 27.25 | 7.34 | 100 | 3.48 |
| 1-8 | NR/SF-6 | 34.41 | 32.74 | 5.98 | 106 | 3.08 |
| 1-9 | NR/SF-6 | 25.40 | 24.14 | 5.70 | 72 | 2.83 |
| 1-10 | NR/SF-3 | 19.85 | 18.17 | 4.13 | 74 | 3.73 |
| 1-11 | NR/SF-6 | 19.13 | 18.36 | 4.37 | 67 | 3.50 |
| 1-12 | NR/SF-3 | 16.53 | 14.38 | 1.13 | 79 | 4.78 |
| 2 | CMU | 7.96 | 5.91 | | - | |
| 3 | NR-PARK | 9.48 | 7.74 | 7.74 | - | |
| 4 | NR-K-8 | 15.53 | 14.78 | | - | |
| 5-1 | NR/SF-3 | 22.46 | 21.54 | 8.00 | 71 | 3.16 |
| 5-2 | NR/SF-6 | 18.78 | 17.98 | 3.34 | 70 | 3.73 |
| 5-3 | NR/SF-6 | 20.28 | 20.28 | 5.22 | 69 | 3.40 |
| 5-4 | NR/SF-6 | 29.05 | 28.34 | 6.36 | 79 | 2.72 |
| 5-5 | NR/SF-6 | 31.80 | 29.24 | 4.11 | 99 | 3.11 |
| 6-1 | NR/SF-6 | 21.85 | 19.21 | 3.08 | 62 | 2.84 |
| 6-2 | NR/SF-3 | 20.94 | 18.71 | 2.60 | 89 | 4.25 |
| 6-3 | NR/SF-6 | 19.75 | 19.75 | 5.49 | 68 | 3.44 |
| 6-4 | NR/SF-6 | 31.82 | 31.10 | 4.48 | 87 | 2.73 |
| 7-1 | NR/SF-3 | 26.60 | 23.90 | 12.00 | 62 | 2.33 |
| 8-1 | NR-OS | 2.13 | 1.50 | 1.50 | - | |
| 10-1 | NR/SF-6 | 31.46 | 29.71 | 13.12 | 74 | 2.35 |
| 10-2 | NR/SF-3 | 14.27 | 14.27 | 2.38 | 57 | 3.99 |
| 10-3 | NR/SF-6 | 31.64 | 29.53 | 8.73 | 76 | 2.40 |
| 10-4 | NR/SF-3 | 15.25 | 13.34 | 2.53 | 51 | 3.34 |
| 10-5 | NR/SF-6 | 36.28 | 34.51 | 8.86 | 89 | 2.45 |
| 11-1 | NR/SF-6 | 17.21 | 16.44 | 2.05 | 72 | 4.18 |
| 11-2 | NR/SF-3 | 14.13 | 12.11 | 2.48 | 51 | 3.61 |
| 11-3 | NR/SF-6 | 23.59 | 20.74 | 9.19 | 47 | 1.99 |
| 11-4 | NR/SF-3 | 19.71 | 17.92 | 2.54 | 81 | 4.11 |
| 12 | CMU | 25.46 | 21.93 | | - | |
| **TOTAL** | **--** | **756.17** | **704.50** | **165.40** | **2184** | **2.89** |

1. GROSS AREA INCLUDES PARCEL AREA AND PERIMETER COLLECTOR AND ARTERIAL ROADWAYS TO CENTERLINE.
2. NET AREA EXCLUDES PERIMETER ARTERIAL AND COLLECTOR ROADWAYS.

## OPEN SPACE AND PARK ACREAGE SUMMARY

| Pre-Plat Phase | Open Space | | | | Park/Active Open Space | | | |
|---|---|---|---|---|---|---|---|---|
| | SF Res Area (excluding ROW [1]) | Required (%) | Required (ac) | Provided (ac) | SF Res Area (gross ac) | Required [2] (%) | Required [2] (ac) | Provided (ac) |
| Phase 1 | 529.06 | 25% | 132.27 | 165.4 | 722.75 | 5% | 36.14 | 35.83 |
| | | | | | | | | |
| | | | | | | | | |
| Total | 529.06 | | 132.27 | 165.4 | 722.75 | | 36.14 | 35.83 |

(1) Excludes all street right-of-way, including parkways, arterials, collectors, and locals.

(2) Required open space is averaged throughout all single-family parcels and not per parcel or phase.

## LOT SUMMARY TABLE

| Typical | Parcels | No. of Lots | Percentage of |
|---|---|---|---|
| 45' x 120' | 6-2 | 89 | 4.08% |
| 48' x 115' | 1-1, 1-3, 1-10, 1-12, 5-1, 7-1, 10-2, 10-4, 11-2, 11-4 | 621 | 28.43% |
| 50' x 120' | 5-3 | 69 | 3.16% |
| 53' x 115' | 1-2, 1-7, 1-11, 11-1, 11-3 | 354 | 16.21% |
| 55' x 115' | 10-1 | 74 | 3.39% |
| 55' x 120' | 5-2, 6-3 | 138 | 6.32% |
| 60' x 120' | 1-4, 1-6, 1-8, 5-5, 6-1, 10-3 | 457 | 20.92% |
| 65' x 120' | 1-5, 1-9 | 127 | 5.82% |
| 65' x 130' | 5-4, 6-4, 10-5 | 255 | 11.68% |
| **Total** | - | **2,184** | **100.00%** |

# VI. Public Utilities and Services

## A. Water

The water infrastructure serving the Project will be owned and operated by the City of Buckeye. North Star Ranch water infrastructure is anticipated to be developed in phases, but will be sized for the ultimate buildout. Phase 1 of North Star Ranch is located within Pressure Zone 6 of the City of Buckeye water service area.

There is currently no water infrastructure in the vicinity of the Project. A series of wells will be constructed to provide raw water to the proposed North Star Ranch Regional Water Campus. The water campus will be constructed as part of the overall project and will include the storage, pumping, and treatment necessary to meet the domestic and fire protection demands of the project. An analysis is currently underway to explore water infrastructure sharing with adjacent developments.

## B. Wastewater

North Star Ranch is located within the City of Buckeye wastewater service area. The wastewater infrastructure serving the project will be owned and operated by the City of Buckeye. The nearest infrastructure to the project is the existing gravity collection system south of the CAP Canal and the existing Festival Ranch Water Reclamation Facility (WRF) located approximately 3 miles southwest of North Star Ranch.

Wastewater flows from the Project will generally be routed to the southwest boundary of the Project, where they will then be conveyed further west and southwest through the adjacent proposed Festival Ranch Planning Unit C community (Ni Property), to the Festival Ranch WRF for treatment. HILGARTWILSON is working closely with the Ni Property owners to finalize the offsite sewer main alignment and sizing. The wastewater infrastructure is anticipated to be developed in phases, but will be sized for the ultimate buildout.

## C. Reclaimed Water

Landscape irrigation water for common areas, parks and school facilities within North Star Ranch will be supplied through reclaimed water generated by the Festival Ranch WRF. The reclaimed water infrastructure will be owned and operated by the North Star Ranch Home Owners Association and is anticipated to be developed in phases, but will be sized for the ultimate buildout.

The reclaimed water will be pumped through a pipeline from the WRF to North Star Ranch where it will be utilized for landscape irrigation, stored for future landscape irrigation, or directed to a recharge facility. An analysis is currently underway to explore reclaimed and recharge infrastructure sharing with adjacent developments.

## D. Stormwater Management

A storm water management plan will be provided to direct best management practices during construction. This will address items including but not limited to dust control, silt and pollutant control, storm drain inlet protection, stabilized construction entrance location, and washout area designation. An ADEQ Phase 2 Stormwater General Permit will be obtained to ensure the proposed stormwater management is in compliance with ADEQ and City requirements.

## E. Drainage

There are physical constraints associated with the natural drainage patterns within the project area that provide unique challenges related to the ability to design new drainage facilities. A previous Preliminary Jurisdictional Delineation (PJD) confirmed that the only 404 limits onsite are associated with Wagner Wash which traverses the project and is intended to remain largely natural. Impacts to the Section 404 wash will likely be limited to roadway and utility crossings. It is anticipated these impacts will be covered under a Nationwide Permit which will be requested, as appropriate, during the later phases of the development.

Two FEMA floodplains traverse the eastern portion of the property. The Project proposes to channelize the flows conveyed within the water courses and route flows through the property to their respective historical outfalls. Flows referenced from the most recently completed Sun Valley Area Drainage Master Plan Update (ADMPU) will be utilized to size drainage infrastructure and re-delineate the floodplains. A CLOMR/ LOMR will be processed through the City of Buckeye, FCDMC, and FEMA in order to utilize the updated hydrology and hydraulics in the ADMPU in order to delineate these floodplains.

The other, more minor washes impacting the project, will also reference the updated flows from the ADMPU. Under proposed conditions, smaller offsite flows impacting the project will be collected and conveyed through the site via engineered drainage channels. The water surface elevation in the channels will be set to provide requisite freeboard to adjacent properties. These channels will discharge flows at their respective historical outfalls.

There are also numerous other natural washes that impact the property. Offsite flows approaching the Project will continue to be received either in natural washes or in improved channels, and routed to historical outfall points along the downstream limits of the property at their historical outfalls.

100-year, 2-hour storage capacity will be provided for onsite drainage areas so that peak flows and volumes will not be increased as a result of development. Retention basins will be designed so runoff is disposed of within thirty-six (36) hours either by percolation, drywells, or bleed-off connections into approved drainage ways (as required).

The Master Drainage Report submitted with the Phase 1 preliminary plat details the drainage study providing the evaluation and framework for the current and proposed conditions of the property. The results of the study will show that stormwater will effectively drain from the property through onsite drainage corridors as shown in the Master Drainage Plan.

## F. Fire and Police Protection

The City of Buckeye will provide fire and police protection. The nearest joint use facility is at:

Buckeye Fire Department Station 704
Buckeye Police Department - Festival
27360 W. Wagner Complex Dr.
Buckeye, AZ 85396

### G. Improvement Districts

This property is subject to a Streetlight Improvement District (SLID) and will be an expansion of the existing SLID that is part of the Festival Ranch Subdivision.

This property is also subject to a Maintenance Improvement Districts (MID), which will be formed for each Homeowners Association.

### H. Trash/Recycling

All residential trash and recycling will be through the City of Buckeye and will be curbside cart collection. All refuse will be disposed of at the Southwest Regional Landfill.

### I. Impact on Local Schools

The Project is located within the Wickenburg Unified School District boundaries for both elementary and high school students. The school district has confirmed the general location, size, and number of schools needed for the overall North Star Ranch development. Parcel 4 of this preliminary plat provides one of the three elementary schools planned for the overall development. The nearest existing schools are:

Festival Foothills Elementary
26252 W. Desert Vista Blvd.
Buckeye, AZ 85396

Mountainside High School
10909 N. Perryville Rd.
Surprise, AZ 85388
(Dysart School District)

## VII. Development Standards

The proposed residential development standards are outlined on the following page:

# RESIDENTIAL DEVELOPMENT DATA

| Parcel | Proposed Zoning | No. of Lots | Typical Lot Width | Min Lot Area | Minimum Yard Setback | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | Front to Livable/Side-Loaded Garage | Front-Loaded Garage | Rear | Side |
| 1-1 | NR/SF-3 | 46 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 1-2 | NR/SF-6 | 68 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 1-3 | NR/SF-3 | 49 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 1-4 | NR/SF-6 | 56 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 1-5 | NR/SF-6 | 55 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 1-6 | NR/SF-6 | 58 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 1-7 | NR/SF-6 | 100 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 1-8 | NR/SF-6 | 106 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 1-9 | NR/SF-6 | 72 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 1-10 | NR/SF-3 | 74 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 1-11 | NR/SF-6 | 67 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 1-12 | NR/SF-3 | 79 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 2 | CMU | - | - | - | - | - | - | - |
| 3 | NR - Park | - | - | - | - | - | - | - |
| 4 | NR - K-8 | - | - | - | - | - | - | - |
| 5-1 | NR/SF-3 | 71 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 5-2 | NR/SF-6 | 70 | 55' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 5-3 | NR/SF-6 | 69 | 50' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 5-4 | NR/SF-6 | 79 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 5-5 | NR/SF-6 | 99 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 6-1 | NR/SF-6 | 62 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 6-2 | NR/SF-3 | 89 | 45' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 6-3 | NR/SF-6 | 68 | 55' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 6-4 | NR/SF-6 | 87 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 7-1 | NR/SF-3 | 62 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 8-1 | NR-OS | - | - | - | - | - | - | - |
| 10-1 | NR/SF-6 | 74 | 55' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 10-2 | NR/SF-3 | 57 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 10-3 | NR/SF-6 | 76 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 10-4 | NR/SF-3 | 51 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 10-5 | NR/SF-6 | 89 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 11-1 | NR/SF-6 | 72 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 11-2 | NR/SF-3 | 51 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 11-3 | NR/SF-6 | 47 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5' /10'-13' aggregate (2)(5) |
| 11-4 | NR/SF-3 | 81 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 12 | CMU | - | - | - | - | - | - | - |

NOTES:

(1) Lot width is measured at front building line.

(2) An additional 5 feet of setback, or an open space tract a minimum of 8' in width, shall be required for all corner lots adjacent to public right-of-way.

(3) For accessory buildings, a 5-foot minimum setback.

(4) A minimum 20' distance is required from back of sidewalk to the face of garage.

(5) SF-6 Lots less than 58' in width shall have side yard setbacks that total to no less than 10' in width and SF-6 Lots 58' and greater in width shall have side yard setbacks that total 13' in width.

(6) Rear yard setback can be reduced to 3' where garage is not accessed from public street but is accessed from an alley, courtyard, or shared drive.

(7) Patio covers may encroach to within 10' of rear property line.

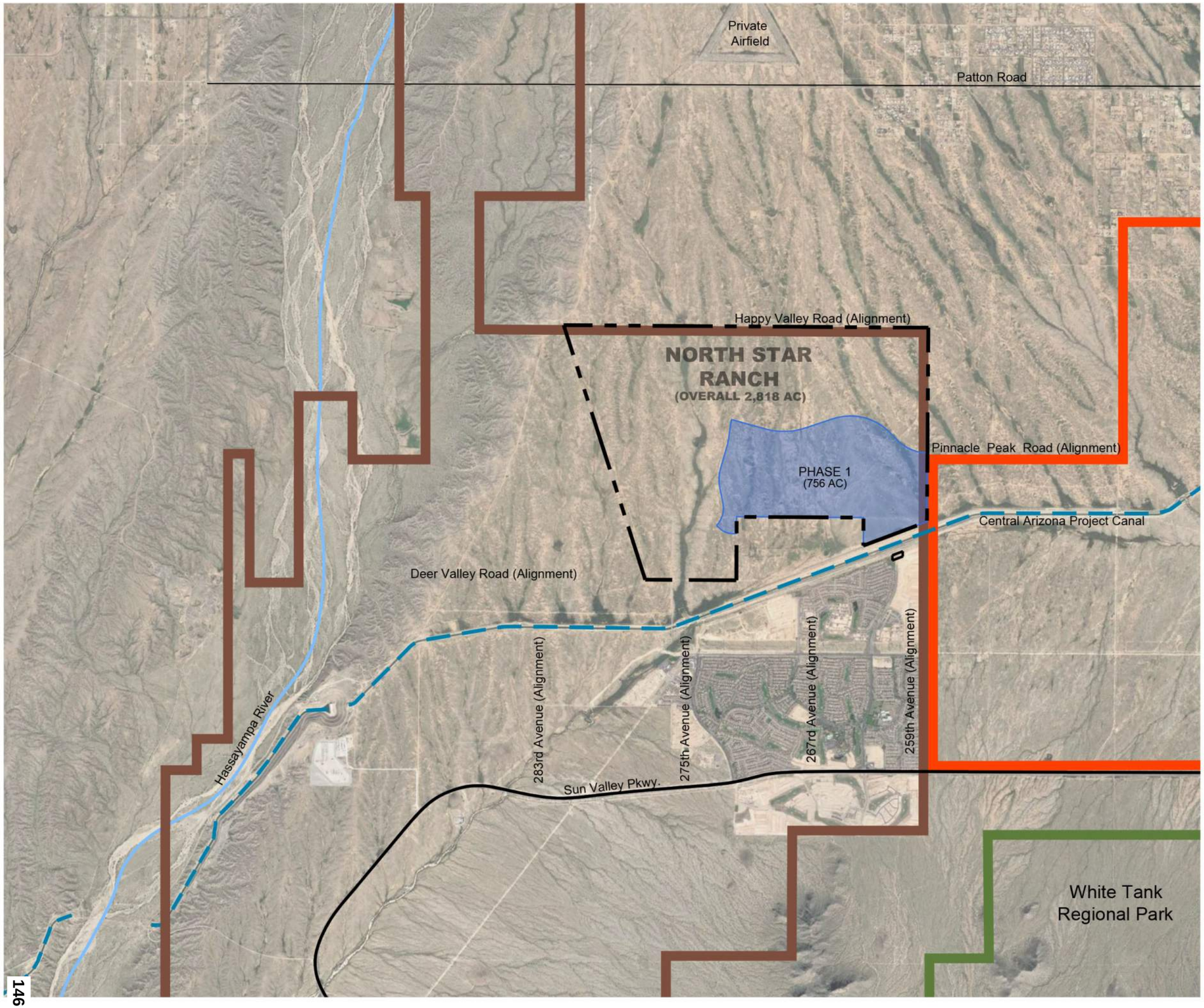
(8) Maximum lot coverage does not apply and lot coverage is controlled by the required yard setbacks.

(9) Lot depth may be reduced by 10' on cul-de-sac and knuckle lots.

# FIGURES

# NORTH STAR RANCH
## PHASE 1
BUCKEYE, ARIZONA
**PRELIMINARY PLAT**
Figure 1

## Aerial Vicinity Map




N

0 1,000' 2,000' 4,000' 8,000'

Scale: 1" = 4,000'

### Legend

- Full Project Boundary
- Phase 1
- City of Buckeye Boundary
- City of Surprise Boundary
- White Tank Regional Park Boundary
- Central Arizona Project Canal
- Hassayampa River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PROJECT MANAGER:
ZACH HILGART P.E.
PROJECT NUMBER: 1048
AUGUST 2022


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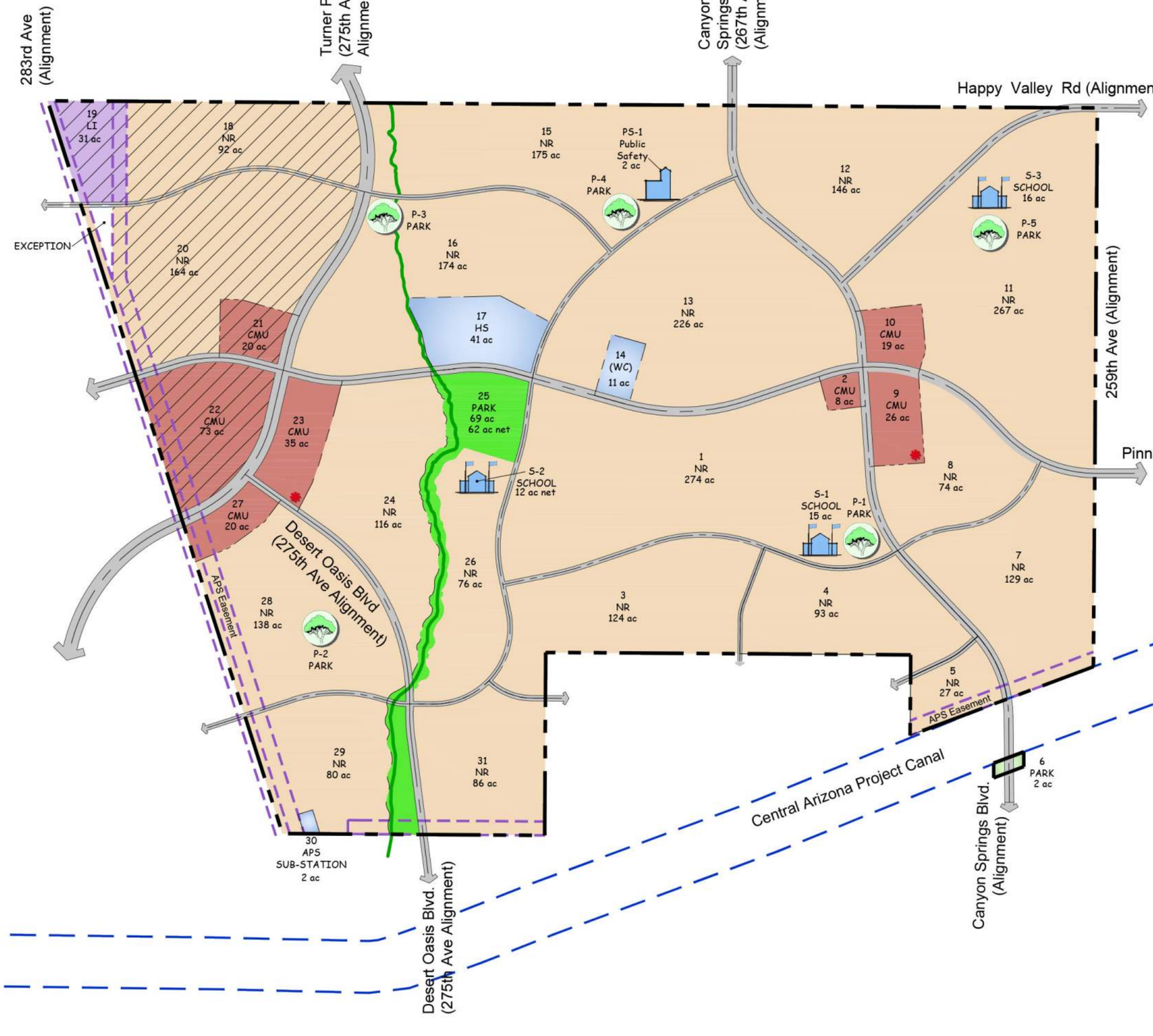
# NORTH STAR RANCH
## PHASE 1
BUCKEYE, ARIZONA
**PRELIMINARY PLAT**

Figure 2

## Land Use Master Plan




0 500' 1,000' 1,500' 3,000'

N

Scale: 1" = 1,500'

### Legend

- Project Boundary
- Parcel Boundary
- Transmission Line Easement
- Central Arizona Project Canal
- Wagner Wash
- "Initial" Cell Tower Location
- Solar / Employment Overlay

### Land Use Categories:

- NR — Neighborhood Residential
- CMU — Community Mixed Use
- LI — Light Industrial
- PF — Public Facility
- PARK — Largest Park
- Neighborhood Park (7-10 acres)
- Elementary School
- Public Safety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PROJECT MANAGER: ZACH HILGART P.E.
PROJECT NUMBER: 1048
AUGUST 2022


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# NORTH STAR RANCH

## PHASE 1

BUCKEYE, ARIZONA

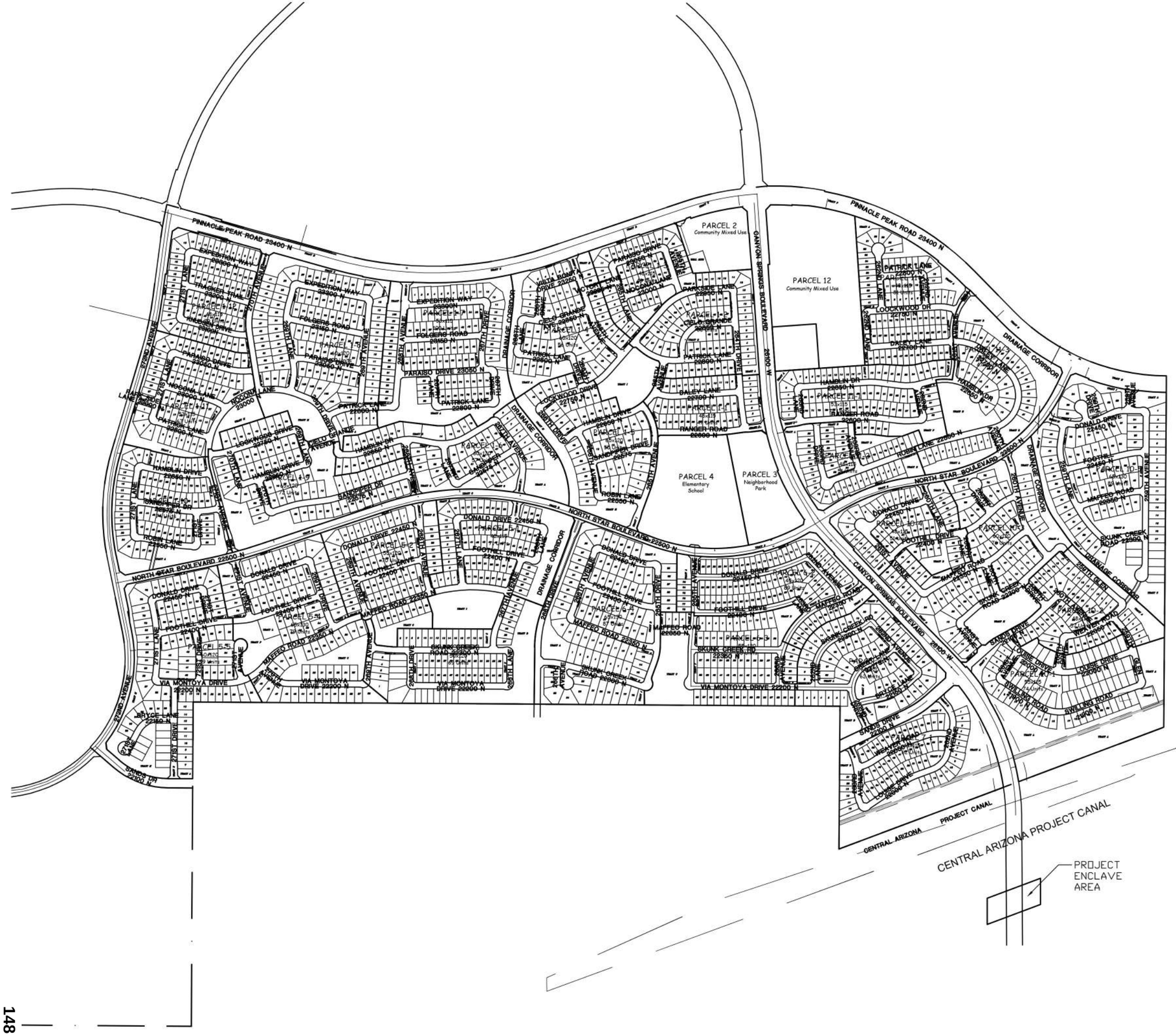
**PRELIMINARY PLAT**

Figure 3

## Parcel Exhibit

N

Not to Scale

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PROJECT MANAGER: ZACH HILGART P.E.
PROJECT NUMBER: 1048
AUGUST 2022

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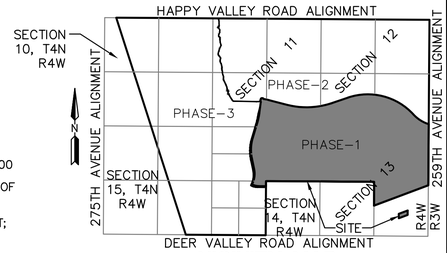
# PRELIMINARY PLAT
# NORTH STAR RANCH - PHASE 1
## BUCKEYE, ARIZONA

A PORTION OF SECTIONS 11, 12, 13 & 14, TOWNSHIP 4 NORTH, RANGE 4 WEST
OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NORTH STAR RANCH PHASE 1
LEGAL DESCRIPTION

**PARCEL 1**
A PORTION OF LAND BEING SITUATED WITHIN SECTIONS 11, 12, 13 & 14, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 2–1/2" GLO BRASS CAP STAMPED "1/4 S13 S18 1915", 1.2' ABOVE GROUND ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 13 FROM WHICH A 3–1/2" GLO BRASS CAP STAMPED "T4N R4W S12 S13 R3W S7 S18 1915", 1.2' ABOVE GROUND ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 13 BEARS NORTH 00°25'40" EAST, 2641.37 FEET;
THENCE SOUTH 00°24'51" WEST, 152.51 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CENTRAL ARIZONA PROJECT CANAL;
THENCE DEPARTING SAID EAST LINE, SOUTH 69°27'46" WEST, 2828.86 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 00°24'09" EAST, 1163.25 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
THENCE NORTH 89°36'15" WEST, 2639.63 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO THE QUARTER CORNER COMMON TO SAID SECTIONS 13 AND 14;
THENCE NORTH 89°38'22" WEST, 2636.45 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14 TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
THENCE SOUTH 00°20'25" WEST, 700.90 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;
THENCE LEAVING SAID EAST LINE, NORTH 89°38'54" WEST, 200.09 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 690.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°29'13", AN ARC LENGTH OF 487.57 FEET TO A TANGENT LINE;
THENCE NORTH 49°09'41" WEST, 249.05 FEET TO A NON–TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1060.00 FEET, THE CENTER OF WHICH BEARS NORTH 46°59'56" WEST;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°34'22", AN ARC LENGTH OF 1009.62 FEET TO A NON–TANGENT LINE;
THENCE NORTH 11°34'18" WEST, 625.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1790.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°13'18", AN ARC LENGTH OF 881.68 FEET TO A TANGENT LINE;
THENCE NORTH 16°39'00" EAST, 829.28 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2960.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°09'07", AN ARC LENGTH OF 472.81 FEET TO A TANGENT LINE;
THENCE NORTH 07°29'53" EAST, 466.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3023.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°17'49", AN ARC LENGTH OF 279.47 FEET TO A NON–TANGENT LINE;
THENCE SOUTH 74°25'45" EAST, 1438.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2930.00 FEET;
THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°08'29", AN ARC LENGTH OF 1745.93 FEET TO A TANGENT LINE;
THENCE NORTH 71°25'46" EAST, 1177.67 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2295.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°12'48", AN ARC LENGTH OF 2572.09 FEET TO A TANGENT LINE;
THENCE SOUTH 44°21'26" EAST, 447.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1763.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°15'15", AN ARC LENGTH OF 1392.48 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;
THENCE SOUTH 00°22'12" WEST, 70.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SECTION 12;
THENCE SOUTH 00°25'40" WEST, 2641.37 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 TO THE POINT OF BEGINNING.

**PARCEL 2**
A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 2–1/2" GLO BRASS CAP STAMPED "1/4 S13 S18 1915", 1.2' ABOVE GROUND ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 13 FROM WHICH A 3–1/2" GLO BRASS CAP STAMPED "T4N R4W S12 S13 R3W S7 S18 1915", 1.2' ABOVE GROUND ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 13 BEARS NORTH 00°25'40" EAST, 2641.37 FEET;
THENCE SOUTH 00°24'51" WEST, 1009.15 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CENTRAL ARIZONA PROJECT CANAL;
THENCE DEPARTING SAID EAST LINE, SOUTH 69°27'46" WEST, 1067.33 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, SOUTH 00°00'00" EAST, 213.57 FEET;
THENCE SOUTH 69°27'46" WEST, 464.53 FEET ALONG A LINE THAT IS 200.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE;
THENCE LEAVING SAID PARALLEL LINE, NORTH 00°00'00" EAST, 213.57 FEET TO SAID SOUTHEASTERLY RIGHT OF WAY LINE;
THENCE NORTH 69°27'46" EAST, 464.53 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.




**VICINITY MAP**
NOT TO SCALE

ZONING
PLANNED COMMUNITY (PC)
NORTH STAR RANCH COMMUNITY MASTER PLAN (CMP)

## DEVELOPER
FESTIVAL RANCH NORTH, L.L.C.
5040 EAST SHEA BOULEVARD
SUITE 254
SCOTTSDALE, ARIZONA 85254
PH: (480) 951–1281
CONTACT: LARRY YOUNT

## ENGINEER
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
CONTACT: ZACH HILGART
EMAIL: ZHILGART@HILGARTWILSON.COM

## FLOOD PLAIN INFORMATION
THE PROPERTY IS LOCATED WITHIN THE 100–YEAR FLOODPLAIN ZONE "X", SHADED ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS 04013C1085J, 04013C1105H, AND 04013C1115H DATED SEPTEMBER 30, 2005.

## BASIS OF BEARING
BASIS OF BEARING IS N38°34'41"E BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS 4HH2 AND 4IG2.

## BENCHMARK
NGS MONUMENT 4HH2, FOUND 3/4" STAINLESS STEEL ROD IN HANDHOLE APPROX. 1,108 FEET NORTH AND 1,046 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 4 WEST G AND SRM. ELEV,=1566.51 FEET NAVD 88

## SHEET INDEX

| | |
|---|---|
| PP01 | COVER SHEET |
| PP01A | KEYMAP |
| PP02–PP03 | DETAILS AND TRACT TABLE |
| PP04–PP17 | PRELIMINARY PLAT |
| PP18 | FIRE ACCESS ROUTES |
| PP19–PP22 | INTERSECTION GEOMETRY |
| PP23 | FIRE HYDRANT MAP & UTILITY PLAN |
| GD04–GD17 | PRELIMINARY GRADING |
| SN01 | STREET NAME MAP |


Preliminary Plat Phasing.

This Preliminary Plat will be phased in sub–phases based on market conditions, required infrastructure improvements, and housing product mix. Sub–phase boundaries and Phased infrastructure improvements will be designed in accordance with the City of Buckeye development guidelines and to the satisfaction of the Buckeye City Engineer to provide looped water mains, adequate sewer service, sufficient emergency and roadway access, and drainage improvements as required for each sub–phase of the Phase 1 Preliminary Plat.

REV.:


HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com


PROFESSIONAL ENGINEER CERTIFICATE NO. 53637 ZACH HILGART 2/21/23 REGISTERED ARIZONA U.S.A.
EXPIRES 6/30/2024

NORTH STAR RANCH
PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

PRELIMINARY PLAT PHASE 1 – COVER SHEET

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: NTS
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO.
PP01
SHT. 1 OF 39
PLZS–21–00134

## Development Data

| Parcel | Proposed Zoning | No. of Lots | Typical Lot Width | Min Lot Area | Minimum Yard Setback: Front to Livable/Side-Loaded Garage | Front-Loaded Garage | Rear | Side |
|---|---|---|---|---|---|---|---|---|
| 1-1 | NR/SF-3 | 46 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 1-2 | NR/SF-6 | 68 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 1-3 | NR/SF-3 | 49 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 1-4 | NR/SF-6 | 56 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 1-5 | NR/SF-6 | 55 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 1-6 | NR/SF-6 | 58 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 1-7 | NR/SF-6 | 100 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 1-8 | NR/SF-6 | 106 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 1-9 | NR/SF-6 | 72 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 1-10 | NR/SF-3 | 74 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 1-11 | NR/SF-6 | 67 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 1-12 | NR/SF-3 | 79 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 2 | CMU | - | - | - | - | - | - | - |
| 3 | NR - Park | - | - | - | - | - | - | - |
| 4 | NR - K-8 | - | - | - | - | - | - | - |
| 5-1 | NR/SF-3 | 71 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 5-2 | NR/SF-6 | 70 | 55' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 5-3 | NR/SF-6 | 69 | 50' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 5-4 | NR/SF-6 | 79 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 5-5 | NR/SF-6 | 99 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 6-1 | NR/SF-6 | 62 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 6-2 | NR/SF-3 | 89 | 45' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 6-3 | NR/SF-6 | 68 | 55' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 6-4 | NR/SF-6 | 87 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 7-1 | NR/SF-3 | 62 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 8-1 | NR-OS | - | - | - | - | - | - | - |
| 10-1 | NR/SF-6 | 74 | 55' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 10-2 | NR/SF-3 | 57 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 10-3 | NR/SF-6 | 76 | 60' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 10-4 | NR/SF-3 | 51 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 10-5 | NR/SF-6 | 89 | 65' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 11-1 | NR/SF-6 | 72 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 11-2 | NR/SF-3 | 51 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 11-3 | NR/SF-6 | 47 | 53' (1) | 5,250 (9) | 10' | 18' (4) | 20' (3)(6)(7) | 5'/10'-13' aggregate (2)(5) |
| 11-4 | NR/SF-3 | 81 | 48' (1) | 4,000 (9) | 10' | 18' (4) | 15' (3)(6)(7) | 5' (2) |
| 12 | CMU | - | - | - | - | - | - | - |

(1) Lot width is measured at front building line.
(2) An additional 5 feet of setback, or an open space tract a minimum of 8' in width, shall be required for all corner lots adjacent to public right-of-way.
(3) For accessory buildings, a 5-foot minimum setback.
(4) A minimum 20' distance is required from back of sidewalk to the face of garage.
(5) SF-6 Lots less than 58' in width shall have side yard setbacks that total to no less than 10' in width and SF-6 Lots 58' and greater in width shall have side yard setbacks that total 13' in width.
(6) Rear yard setback can be reduced to 3' where garage is not accessed from public street but is accessed from an alley, courtyard, or shared drive.
(7) Patio covers may encroach to within 10' of rear property line.
(8) Maximum lot coverage does not apply and lot coverage is controlled by the required yard setbacks.
(9) Lot depth may be reduced by 10' on cul-de-sac and knuckle lots.

*Total Net Area* = 704.50 * All acreage shown is the net
*Total Right-of-Way Area* = 51.67
**Total Gross Area = 756.17**

LOT SUMMARY TABLE

| Typical Lot Size | Parcels | No. of Lots | Percentage of Lots |
|---|---|---|---|
| 45' x 120' | 6-2 | 89 | 4.08% |
| 48' x 115' | 1-1, 1-3, 1-10, 1-12, 5-1, 7-1, 10-2, 10-4, 11-2, 11-4 | 621 | 28.43% |
| 50' x 120' | 5-3 | 69 | 3.16% |
| 53' x 115' | 1-2, 1-7, 1-11, 11-1, 11-3 | 354 | 16.21% |
| 55' x 115' | 10-1 | 74 | 3.39% |
| 55' x 120' | 5-2, 6-3 | 138 | 6.32% |
| 60' x 120' | 1-4, 1-6, 1-8, 5-5, 6-1, 10-3 | 457 | 20.92% |
| 65' x 120' | 1-5, 1-9 | 127 | 5.82% |
| 65' x 130' | 5-4, 6-4, 10-5 | 255 | 11.68% |

LOT TRACKING TABLE

| CMP Parcel No. (1) | Land Use Category | Maximum Lots | Target Lots | Proposed Lots | Difference between Target & Actual |
|---|---|---|---|---|---|
| 1 | NR | 1,234 | 833 | 830 | 3 |
| 2 | CMU | 226 | 52 | | |
| 3 | NR | 557 | 388 | 388 | 0 |
| 4 | NR | 420 | 306 | 306 | 0 |
| 5 | NR | 120 | 62 | 62 | 0 |
| 6 | Park | - | - | - | |
| 7 | NR | 581 | 347 | 347 | 0 |
| 8 | NR | 335 | 251 | 251 | 0 |
| 9 | CMU | 510 | 178 | | |
| 10 | CMU | 371 | 129 | | |
| 11 | NR | 1,200 | 932 | | |
| 12 | NR | 659 | 512 | | |
| 13 | NR | 1,017 | 790 | | |
| 14 | NR | 787 | 610 | | |
| 15 | NR | 784 | 609 | | |
| 16 | PF - High School | - | - | - | |
| 17 | NR | 413 | 321 | | |
| 18 | LI | - | - | - | |
| 19 | NR | 739 | 574 | | |
| 20 | CMU | 400 | 140 | | |
| 21 | CMU | 1,100 | 513 | | |
| 22 | CMU | 709 | 248 | | |
| 23 | NR | 522 | 405 | | |
| 24 | Park | - | - | - | |
| 25 | PF - Water Campus | - | - | - | |
| 26 | NR | 343 | 267 | | |
| 27 | CMU | 399 | 139 | | |
| 28 | NR | 620 | 481 | | |
| 29 | NR | 361 | 280 | | |
| 30 | PF - APS Sub-Station | - | - | - | |
| 31 | NR | 387 | 301 | | |
| | **Total** | **9,668** | **9,668** | **2,184** | **7,484** |

OPEN SPACE AND PARK ACREAGE SUMMARY

| Pre-Plat Phase | SF Res Area (excluding ROW [1]) | Open Space: Required (%) | Open Space: Required (ac) | Open Space: Provided (ac) | Park/Active Open Space: SF Res Area (gross ac) | Park/Active Open Space: Required [2] (%) | Park/Active Open Space: Required [2] (ac) | Park/Active Open Space: Provided (ac) |
|---|---|---|---|---|---|---|---|---|
| Phase 1 | 529.06 | 25% | 132.27 | 165.4 | 722.75 | 5% | 36.14 | 35.83 |
| Phase 2 | | | | | | | | |
| Phase 3 | | | | | | | | |
| Total | 529.06 | | 132.27 | 165.4 | 722.75 | | 36.14 | 35.83 |

(1) Excludes all street right-of-way, including parkways, arterials, collectors, and locals.
(2) Required open space is averaged throughout all single-family parcels and not per parcel or phase.

SITE SUMMARY TABLE

| PARCEL NO | ZONING | GROSS AREA (ACRES) [1] | NET AREA (ACRES) [2] | OPEN SPACE (PROVIDED) (AC) | PROPOSED NUMBER OF LOTS | DENSITY DU/AC (GROSS) [1] |
|---|---|---|---|---|---|---|
| 1-1 | NR/SF-3 | 10.43 | 9.70 | 0.52 | 46 | 4.41 |
| 1-2 | NR/SF-6 | 16.75 | 15.46 | 1.29 | 68 | 4.06 |
| 1-3 | NR/SF-3 | 12.20 | 11.03 | 1.95 | 49 | 4.02 |
| 1-4 | NR/SF-6 | 23.16 | 22.13 | 7.32 | 56 | 2.42 |
| 1-5 | NR/SF-6 | 20.49 | 20.00 | 4.06 | 55 | 2.68 |
| 1-6 | NR/SF-6 | 21.66 | 20.65 | 5.81 | 58 | 2.68 |
| 1-7 | NR/SF-6 | 28.72 | 27.25 | 7.34 | 100 | 3.48 |
| 1-8 | NR/SF-6 | 34.41 | 32.74 | 5.98 | 106 | 3.08 |
| 1-9 | NR/SF-6 | 25.40 | 24.14 | 5.70 | 72 | 2.83 |
| 1-10 | NR/SF-3 | 19.85 | 18.17 | 4.13 | 74 | 3.73 |
| 1-11 | NR/SF-6 | 19.13 | 18.36 | 4.37 | 67 | 3.50 |
| 1-12 | NR/SF-3 | 16.53 | 14.38 | 1.13 | 79 | 4.78 |
| 2 | CMU | 7.96 | 5.91 | | - | |
| 3 | NR-PARK | 9.48 | 7.74 | 7.74 | - | |
| 4 | NR-K-8 | 15.53 | 14.78 | | - | |
| 5-1 | NR/SF-3 | 22.46 | 21.54 | 8.00 | 71 | 3.16 |
| 5-2 | NR/SF-6 | 18.78 | 17.98 | 3.34 | 70 | 3.73 |
| 5-3 | NR/SF-6 | 20.28 | 20.28 | 5.22 | 69 | 3.40 |
| 5-4 | NR/SF-6 | 29.05 | 28.34 | 6.36 | 79 | 2.72 |
| 5-5 | NR/SF-6 | 31.80 | 29.24 | 4.11 | 99 | 3.11 |
| 6-1 | NR/SF-6 | 21.85 | 19.21 | 3.08 | 62 | 2.84 |
| 6-2 | NR/SF-3 | 20.94 | 18.71 | 2.60 | 89 | 4.25 |
| 6-3 | NR/SF-6 | 19.75 | 19.75 | 5.49 | 68 | 3.44 |
| 6-4 | NR/SF-6 | 31.82 | 31.10 | 4.48 | 87 | 2.73 |
| 7-1 | NR/SF-3 | 26.60 | 23.90 | 12.00 | 62 | 2.33 |
| 8-1 | NR-OS | 2.13 | 1.50 | 1.50 | - | |
| 10-1 | NR/SF-6 | 31.46 | 29.71 | 13.12 | 74 | 2.35 |
| 10-2 | NR/SF-3 | 14.27 | 14.27 | 2.38 | 57 | 3.99 |
| 10-3 | NR/SF-6 | 31.64 | 29.53 | 8.73 | 76 | 2.40 |
| 10-4 | NR/SF-3 | 15.25 | 13.34 | 2.53 | 51 | 3.34 |
| 10-5 | NR/SF-6 | 36.28 | 34.51 | 8.86 | 89 | 2.45 |
| 11-1 | NR/SF-6 | 17.21 | 16.44 | 2.05 | 72 | 4.18 |
| 11-2 | NR/SF-3 | 14.13 | 12.11 | 2.48 | 51 | 3.61 |
| 11-3 | NR/SF-6 | 23.59 | 20.74 | 9.19 | 47 | 1.99 |
| 11-4 | NR/SF-3 | 19.71 | 17.92 | 2.54 | 81 | 4.11 |
| 12 | CMU | 25.46 | 21.93 | | - | |
| **TOTAL** | **--** | **756.17** | **704.50** | **165.40** | **2184** | **2.89** |

1. GROSS AREA INCLUDES PARCEL AREA AND PERIMETER COLLECTOR AND ARTERIAL ROADWAYS TO CENTERLINE.
2. NET AREA EXCLUDES PERIMETER ARTERIAL AND COLLECTOR ROADWAYS.

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## LEGEND

MATCHLINES

PHASE BOUNDARY

N

300 150 0 300 600

SCALE: 1" = 300'

PINNACLE PEAK ROAD

272ND AVENUE

CANYON SPRINGS BOULEVARD

CHANNEL 1.1

CHANNEL 1.2

CHANNEL 2.1

CHANNEL 2.2

NORTH STAR BOULEVARD

SANDS DRIVE

20' EMERGENCY ACCESS

PARCEL 1-12 48X115 79 UNITS

PARCEL 1-8 60X120 106 UNITS

PARCEL 1-7 53X115 100 UNITS

PARCEL 1-4 60X120 56 UNITS

PARCEL 1-3 48X115 49 UNITS

PARCEL 2 COMMUNITY MIXED USE

PARCEL 1-2 53X115 68 UNITS

PARCEL 1-1 48X115 46 UNITS

PARCEL 1-11 53X115 67 UNITS

PARCEL 1-9 65X120 72 UNITS

PARCEL 1-6 60X120 58 UNITS

PARCEL 1-5 65X120 55 UNITS

PARCEL 1-10 48X115 74 UNITS

PARCEL 3 NEIGHBORHOOD PARK

PARCEL 4 ELEMENTARY SCHOOL

PARCEL 5-1 48X115 71 UNITS

PARCEL 5-2 55X120 70 UNITS

PARCEL 5-4 65X130 79 UNITS

PARCEL 5-5 60X120 99 UNITS

PARCEL 5-3 50X120 69 UNITS

PARCEL 6-4 65X130 87 UNITS

PARCEL 6-2 45X120 89 UNITS

PARCEL 6-3 55X120 68 UNITS

PARCEL 6-1 60X120 62 UNITS

PARCEL 7-1 48X115 62 UNITS

PARCEL 12 COMMUNITY MIXED USE

PROPOSED FIRE STATION

PARCEL 11-4 48X115 81 UNITS

PARCEL 11-1 53X115 72 UNITS

PARCEL 11-3 53X115 47 UNITS

PARCEL 11-2 48X115 51 UNITS

PARCEL 10-4 48X115 51 UNITS

PARCEL 10-3 60X120 76 UNITS

PARCEL 10-5 65X130 89 UNITS

PARCEL 10-2 48X115 57 UNITS

PARCEL 10-1 55X115 74 UNITS

WELL SITE

PP17/ GD17

PP14/ GD14

PP13/ GD13

PP15/ GD15

PP12/ GD12

PP05/ GD05

PP06/ GD06

PP04/ GD04

PP16/ GD16

PP11/ GD11

PP10/ GD10

PP07/ GD07

PP08/ GD08

PP09/ GD09

CENTRAL ARIZONA PROJECT CANAL

PROJECT ENCLAVE AREA "PARCEL 8-1"

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CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
STATE OF ARIZONA

EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

PRELIMINARY PLAT PHASE 1 – KEY MAP

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: NTS
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
PP01A

SHT. 2 OF 39

PLZS-21-00134

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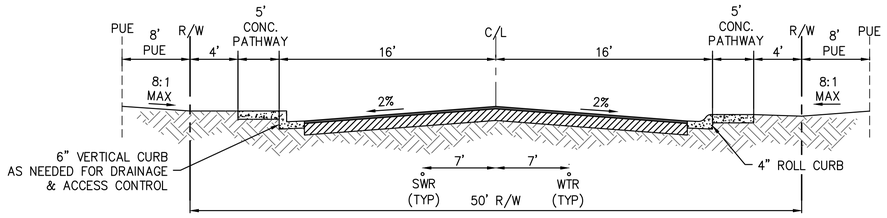
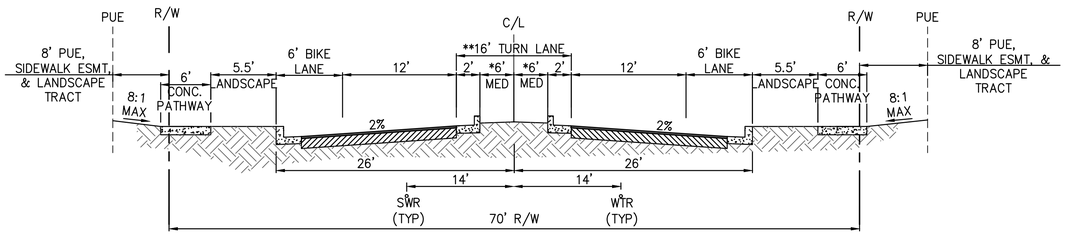


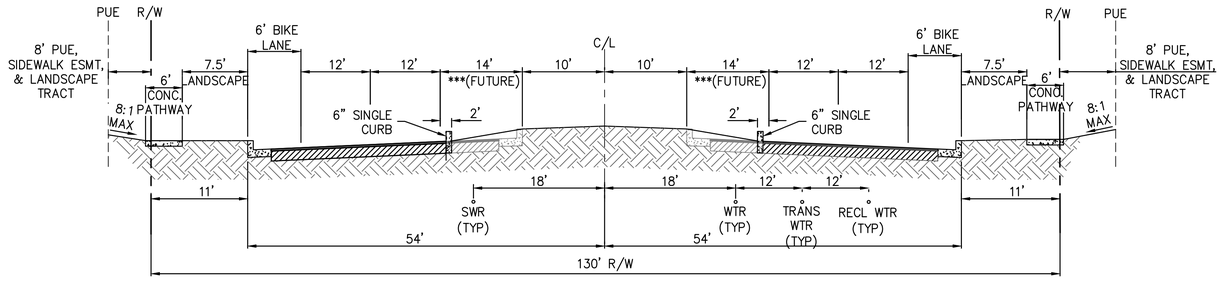

## DETAIL 1

LOCAL STREET
(LOOKING NORTH AND WEST)
SCALE: N.T.S.
**AS NOTED ON PRELIMINARY PLAT



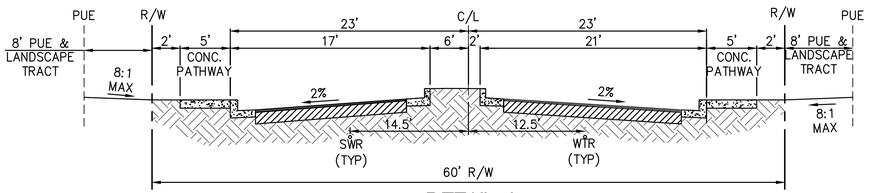

## DETAIL 2

PHASE 1 COLLECTOR STREET
NORTH STAR BOULEVARD & 272ND AVENUE AND SANDS DRIVE
(LOOKING NORTH AND WEST)
SCALE: N.T.S.
*RAISED MEDIAN (OPTIONAL). IF A RAISED MEDIAN IS NOT PROVIDED A 16' WIDE PAVED TURN LANE WILL BE PROVIDED.
**STRIPED TURN LANE AT INTERSECTIONS



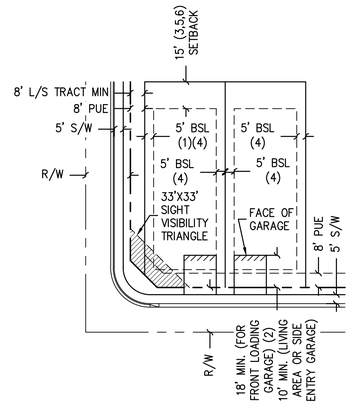

## DETAIL 3

PHASE 1 MAJOR ARTERIAL (INTERIM)
CANYON SPRINGS BOULEVARD, PINNACLE PEAK ROAD
(LOOKING NORTH AND WEST, RESPECTIVELY)
SCALE: N.T.S.
*RAISED MEDIAN; CENTER TURN LANE(S)
***NORTH STAR RESPONSIBLE FOR 2 LANES IN EACH DIRECTION. A FUTURE THIRD LANE IN EACH DIRECTION TO BE ADDED BY PROJECTS OUTSIDE OF NORTH STAR, AS THE NEED ARISES.

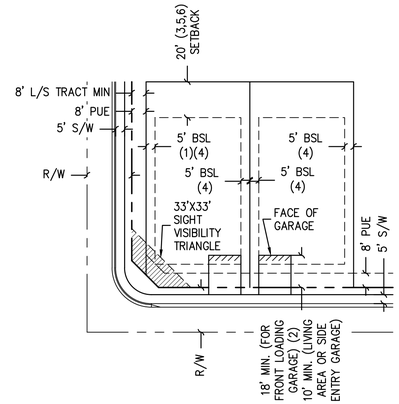



## DETAIL 4

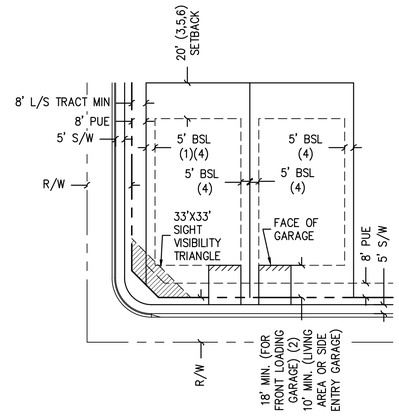
RESIDENTIAL ENTRANCE
(LOOKING IN TO NEIGHBORHOOD)
SCALE: N.T.S.
NO DRIVEWAY ACCESS




TYPICAL SETBACK DETAIL
45' AND 48' WIDE LOTS
N.T.S.




TYPICAL SETBACK DETAIL
50', 53' AND 55' WIDE LOTS
N.T.S.




TYPICAL SETBACK DETAIL
LOTS 58' TO <68' WIDE OR GREATER
N.T.S.

## SETBACK NOTES:

[1] AN ADDITIONAL 5 FEET OF SETBACK, OR AN OPEN SPACE TRACT A MINIMUM OF 8' IN WIDTH, SHALL BE REQUIRED FOR ALL CORNER LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY.
[2] A MINIMUM 20' DISTANCE IS REQUIRED FROM BACK OF SIDEWALK TO THE FACE OF GARAGE.
[3] FOR ACCESSORY BUILDINGS, A 5-FOOT MINIMUM SETBACK.
[4] SF-6 LOTS LESS THAN 58' IN WIDTH SHALL HAVE SIDE YARD SETBACKS THAT TOTAL NO LESS THAN 10' IN WIDTH AND SF-6 LOTS 58' AND GREATER IN WIDTH SHALL HAVE SIDE YARD SETBACKS THAT TOTAL NO LESS THAN 13' IN WIDTH.
[5] REAR YARD SETBACK CAN BE REDUCED TO 3' WHERE GARAGE IS NOT ACCESSED FROM PUBLIC STREET BUT IS ACCESSED FROM AN ALLEY, COURTYARD, OR SHARED DRIVE.
[6] PATIO COVERS MAY ENCROACH TO WITHIN 10' OF REAR PROPERTY LINE.
[7] LOT DEPTH MAY BE DECREASED BY 10' ON CUL-DE-SAC AND KNUCKLE LOTS
[8] LOT WIDTH IS MEASURED AT THE FRONT BUILDING LINE.

SEE PP03 FOR PARCELS 1-1 THROUGH 11-1

PARCEL 11-2

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 1.47 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 0.24 | LANDSCAPE |
| C | 0.04 | LANDSCAPE |
| D | 0.70 | LANDSCAPE/OPEN SPACE/RETENTION |
| E | 0.60 | WELL SITE |
| F | 0.03 | LANDSCAPE |

PARCEL 11-3

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 1.30 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 2.92 | LANDSCAPE/OPEN SPACE/RETENTION/PARK |
| C | 0.09 | LANDSCAPE |
| D | 4.88 | LANDSCAPE/OPEN SPACE/DRAINAGE CORRIDOR/RETENTION |

PARCEL 11-4

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 2.05 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 0.04 | LANDSCAPE |
| C | 0.04 | LANDSCAPE |
| D | 0.22 | LANDSCAPE |
| E | 0.04 | LANDSCAPE |
| F | 0.13 | LANDSCAPE |
| G | 0.02 | LANDSCAPE |

PARCEL 12

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 3.00 | FIRE STATION |

THIS DOCUMENT IS A PRELIMINARY PLAT AND AS SUCH IS INTENDED TO PRESENT THE GENERAL LAYOUT OF THE LOTS, ROADWAYS, OPEN SPACES AND OTHER ELEMENTS OF THE PROPOSED PROJECT. IN ADDITION IT INDICATES THE GENERAL CONFIGURATION OF THE SEWER, WATER AND DRAINAGE SYSTEMS. IT IS ACKNOWLEDGED THE FINAL ALIGNMENTS, LOCATIONS AND DIMENSIONS OF THE LOTS, ROADS, UTILITIES AND OTHER ELEMENTS OF THE PROJECT AS DEPICTED BY THE FINAL PLATS AND CONSTRUCTION DOCUMENTS MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF BUCKEYE'S ORDINANCES.

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ZACH
HILGART
2/21/23
ARIZONA U.S.A.
EXPIRES 6/30/2024

NORTH STAR RANCH
PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

PRELIMINARY PLAT PHASE 1 - DETAIL & TRACT TABLE

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: NTS
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
PP02
SHT. 3 OF 39

PLZS-21-00134

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## PARCEL 1-1

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.21 | LANDSCAPE |
| B | 0.02 | LANDSCAPE |
| C | 0.05 | LANDSCAPE |
| D | 0.19 | LANDSCAPE |
| E | 0.04 | LANDSCAPE |

## PARCEL 1-2

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.73 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 0.04 | LANDSCAPE |
| C | 0.02 | LANDSCAPE |
| D | 0.03 | LANDSCAPE |
| E | 0.37 | LANDSCAPE/OPEN SPACE/RETENTION |
| F | 0.04 | LANDSCAPE |
| G | 0.04 | LANDSCAPE |
| H | 0.02 | LANDSCAPE |

## PARCEL 1-3

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.04 | LANDSCAPE |
| B | 0.03 | LANDSCAPE |
| C | 0.02 | LANDSCAPE |
| D | 0.58 | LANDSCAPE/OPEN SPACE |
| E | 0.37 | LANDSCAPE/OPEN SPACE/ RETENTION |
| F | 0.04 | LANDSCAPE |
| G | 0.04 | LANDSCAPE |
| H | 0.83 | LANDSCAPE/OPEN SPACE/ RETENTION |

## PARCEL 1-4

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 2.81 | LANDSCAPE/OPEN SPACE/RETENTION/DRAINAGE CORRIDOR |
| B | 0.04 | LANDSCAPE |
| C | 0.14 | LANDSCAPE |
| D | 0.11 | LANDSCAPE |
| E | 0.38 | LANDSCAPE |
| F | 0.09 | LANDSCAPE |
| G | 0.05 | LANDSCAPE |
| H | 0.04 | LANDSCAPE |
| I | 3.57 | LANDSCAPE/OPEN SPACE/RETENTION/PARK |
| J | 0.05 | LANDSCAPE |
| K | 0.03 | LANDSCAPE |
| L | 0.02 | LANDSCAPE |

## PARCEL 1-5

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.04 | LANDSCAPE |
| B | 0.03 | LANDSCAPE |
| C | 0.04 | LANDSCAPE |
| D | 0.05 | LANDSCAPE |
| E | 0.22 | LANDSCAPE |
| F | 0.03 | LANDSCAPE |
| G | 0.04 | LANDSCAPE |
| H | 3.57 | LANDSCAPE/OPEN SPACE/RETENTION/DRAINAGE CORRIDOR |
| J | 0.04 | LANDSCAPE |

## PARCEL 1-6

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 3.37 | LANDSCAPE/OPEN SPACE/RETENTION/DRAINAGE CORRIDOR |
| B | 0.07 | LANDSCAPE |
| C | 0.10 | LANDSCAPE |
| D | 0.38 | LANDSCAPE/RETENTION |
| E | 0.04 | LANDSCAPE |
| F | 0.19 | LANDSCAPE |
| G | 1.67 | LANDSCAPE/OPEN SPACE/RETENTION |
| H | 0.52 | LANDSCAPE/WELL SITE |

## PARCEL 1-7

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 6.28 | LANDSCAPE/OPEN SPACE/RETENTION/PARK/DRAINAGE CORRIDOR |
| B | 0.56 | LANDSCAPE/RETENTION |
| C | 0.04 | LANDSCAPE |
| D | 0.13 | LANDSCAPE |
| E | 0.08 | LANDSCAPE |
| F | 0.13 | LANDSCAPE |
| G | 0.04 | LANDSCAPE |
| H | 0.04 | LANDSCAPE |
| I | 0.04 | LANDSCAPE |

## PARCEL 1-8

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.67 | LANDSCAPE/OPEN SPACE |
| B | 0.03 | LANDSCAPE |
| C | 1.39 | LANDSCAPE/RETENTION |
| D | 0.06 | LANDSCAPE |
| E | 0.08 | LANDSCAPE |
| F | 0.12 | LANDSCAPE |
| G | 0.21 | LANDSCAPE |
| H | 0.24 | LANDSCAPE |
| I | 0.15 | LANDSCAPE |
| J | 0.13 | LANDSCAPE |
| K | 0.06 | LANDSCAPE |
| L | 0.14 | LANDSCAPE |
| M | 2.70 | LANDSCAPE/OPEN SPACE/RETENTION/PARK |

## PARCEL 1-9

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.02 | LANDSCAPE |
| B | 1.62 | LANDSCAPE/OPEN SPACE |
| C | 0.04 | LANDSCAPE |
| D | 0.04 | LANDSCAPE |
| E | 3.91 | LANDSCAPE/OPEN SPACE/RETENTION |
| F | 0.03 | LANDSCAPE |
| G | 0.04 | LANDSCAPE |

## PARCEL 1-10

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 3.63 | LANDSCAPE/OPEN SPACE/ RETENTION |
| B | 0.06 | LANDSCAPE |
| C | 0.05 | LANDSCAPE |
| D | 0.05 | LANDSCAPE |
| E | 0.18 | LANDSCAPE |
| F | 0.03 | LANDSCAPE |
| G | 0.13 | LANDSCAPE |

## PARCEL 1-11

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 1.51 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 0.15 | LANDSCAPE |
| C | 0.04 | LANDSCAPE |
| D | 0.42 | LANDSCAPE |
| E | 0.04 | LANDSCAPE |
| F | 0.05 | LANDSCAPE |
| G | 0.52 | LANDSCAPE |
| H | 1.64 | LANDSCAPE/OPEN SPACE/RETENTION/PARK |

## PARCEL 1-12

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.80 | LANDSCAPE/OPEN SPACE |
| B | 0.12 | LANDSCAPE |
| C | 0.04 | LANDSCAPE |
| D | 0.04 | LANDSCAPE |
| E | 0.09 | LANDSCAPE |
| F | 0.04 | LANDSCAPE |

## PARCEL 5-1

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.02 | LANDSCAPE |
| B | 0.45 | LANDSCAPE |
| C | 3.47 | LANDSCAPE/OPEN SPACE/DRAINAGE CORRIDOR |
| D | 0.04 | LANDSCAPE |
| E | 0.02 | LANDSCAPE |
| F | 0.04 | LANDSCAPE |
| G | 0.04 | LANDSCAPE |
| H | 0.04 | LANDSCAPE |
| I | 3.88 | LANDSCAPE/OPEN SPACE/RETENTION PARK |

## PARCEL 5-2

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.61 | LANDSCAPE/OPEN SPACE |
| B | 0.07 | LANDSCAPE |
| C | 1.45 | LANDSCAPE/OPEN SPACE/RETENTION/PARK |
| D | 0.21 | LANDSCAPE |
| E | 0.15 | LANDSCAPE |
| F | 0.14 | LANDSCAPE |
| G | 0.16 | LANDSCAPE |
| H | 0.56 | LANDSCAPE/RETENTION |

## PARCEL 5-3

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.16 | LANDSCAPE/OPEN SPACE |
| B | 0.06 | LANDSCAPE |
| C | 0.21 | LANDSCAPE/OPEN SPACE |
| D | 4.61 | LANDSCAPE/OPEN SPACE/RETENTION/DRAINAGE CORRIDOR |
| E | 0.18 | LANDSCAPE |

## PARCEL 5-4

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.42 | LANDSCAPE |
| B | 0.07 | LANDSCAPE |
| C | 2.56 | LANDSCAPE/OPEN SPACE/RETENTION |
| D | 0.48 | LANDSCAPE/RETENTION |
| E | 0.09 | LANDSCAPE |
| F | 2.17 | LANDSCAPE/OPEN SPACE/RETENTION/PARK |
| G | 0.09 | LANDSCAPE |
| H | 0.05 | LANDSCAPE |
| I | 0.18 | LANDSCAPE |
| J | 0.19 | LANDSCAPE |
| K | 0.07 | LANDSCAPE |
| L | 0.55 | LANDSCAPE/WELL SITE |

## PARCEL 5-5

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 2.00 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 0.03 | LANDSCAPE |
| C | 0.05 | LANDSCAPE |
| D | 0.03 | LANDSCAPE |
| E | 0.04 | LANDSCAPE |
| F | 0.03 | LANDSCAPE |
| G | 0.06 | LANDSCAPE |
| H | 0.02 | LANDSCAPE |
| I | 0.03 | LANDSCAPE |
| J | 0.04 | LANDSCAPE |
| K | 0.07 | LANDSCAPE |
| L | 0.06 | LANDSCAPE |
| M | 1.67 | LANDSCAPE/OPEN SPACE/RETENTION |

## PARCEL 6-1

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.25 | LANDSCAPE |
| B | 0.89 | LANDSCAPE/RETENTION |
| C | 0.54 | WELL SITE |
| D | 0.61 | LANDSCAPE |
| E | 0.05 | LANDSCAPE |
| F | 1.21 | LANDSCAPE |
| G | 0.04 | LANDSCAPE |
| H | 0.03 | LANDSCAPE |

## PARCEL 6-2

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.53 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 0.08 | LANDSCAPE |
| C | 0.16 | LANDSCAPE |
| D | 1.06 | LANDSCAPE |
| E | 0.17 | LANDSCAPE |
| F | 0.59 | LANDSCAPE/OPEN SPACE/RETENTION |

## PARCEL 6-3

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.11 | LANDSCAPE |
| B | 0.10 | LANDSCAPE |
| C | 3.81 | LANDSCAPE/OPEN SPACE/RETENTION |
| D | 0.10 | LANDSCAPE |
| E | 0.93 | LANDSCAPE/OPEN SPACE/RETENTION |
| F | 0.14 | LANDSCAPE |
| G | 0.05 | LANDSCAPE |
| H | 0.24 | LANDSCAPE/OPEN SPACE/RETENTION |

## PARCEL 6-4

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 2.79 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 0.10 | LANDSCAPE |
| C | 0.09 | LANDSCAPE |
| D | 0.47 | LANDSCAPE/OPEN SPACE/RETENTION |
| E | 0.10 | LANDSCAPE |
| F | 0.10 | LANDSCAPE |
| G | 0.12 | LANDSCAPE |
| H | 0.32 | LANDSCAPE |
| I | 0.20 | LANDSCAPE |
| J | 0.18 | LANDSCAPE |

## PARCEL 7-1

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 10.28 | LANDSCAPE/RETENTION/APS EASEMENT/PUBLIC TRAIL ACCESS EASEMENT, TRAIL |
| B | 0.43 | LANDSCAPE/OPEN SPACE/RETENTION |
| C | 0.78 | LANDSCAPE/RETENTION |
| D | 0.31 | LANDSCAPE |
| E | 0.19 | LANDSCAPE |

## PARCEL 10-1

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 12.12 | LANDSCAPE/OPEN SPACE/APS EASEMENT/RETENTION/PUBLIC TRAIL ACCESS EASEMENT, TRAIL |
| B | 0.05 | LANDSCAPE |
| C | 0.10 | LANDSCAPE |
| D | 0.57 | LANDSCAPE/OPEN SPACE/RETENTION |
| E | 0.08 | LANDSCAPE |
| F | 0.08 | LANDSCAPE |
| G | 0.05 | LANDSCAPE |
| H | 0.07 | LANDSCAPE |
| I | 0.54 | WELL SITE |

## PARCEL 10-2

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 2.02 | LANDSCAPE/OPEN SPACE/DRAINAGE CORRIDOR |
| B | 0.05 | LANDSCAPE |
| C | 0.04 | LANDSCAPE |
| D | 0.10 | LANDSCAPE |
| E | 0.06 | LANDSCAPE |
| F | 0.02 | LANDSCAPE |
| G | 0.07 | LANDSCAPE |
| H | 0.02 | LANDSCAPE |

## PARCEL 10-3

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 2.58 | LANDSCAPE/OPEN SPACE/DRAINAGE CORRIDOR/RETENTION |
| B | 0.05 | LANDSCAPE |
| C | 0.04 | LANDSCAPE |
| D | 0.14 | LANDSCAPE |
| E | 0.38 | LANDSCAPE/RETENTION |
| F | 0.06 | LANDSCAPE |
| G | 0.81 | LANDSCAPE/RETENTION |
| H | 3.38 | LANDSCAPE/OPEN SPACE/PARK/RETENTION |
| I | 0.19 | LANDSCAPE |
| J | 0.03 | LANDSCAPE |
| K | 0.95 | LANDSCAPE/RETENTION |
| L | 0.10 | LANDSCAPE |
| M | 0.04 | LANDSCAPE |

## PARCEL 10-4

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 1.03 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 0.04 | LANDSCAPE |
| C | 0.09 | LANDSCAPE |
| D | 0.86 | LANDSCAPE/OPEN SPACE/RETENTION |
| E | 0.02 | LANDSCAPE |
| F | 0.02 | LANDSCAPE |
| G | 0.38 | LANDSCAPE/RETENTION |
| H | 0.09 | LANDSCAPE/RETENTION |

## PARCEL 10-5

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.70 | LANDSCAPE/RETENTION |
| B | 0.05 | LANDSCAPE |
| C | 4.84 | LANDSCAPE/OPEN SPACE/DRAINAGE CORRIDOR |
| D | 1.57 | LANDSCAPE/OPEN SPACE/RETENTION |
| E | 0.21 | LANDSCAPE |
| F | 0.26 | LANDSCAPE |
| G | 0.12 | LANDSCAPE |
| H | 0.04 | LANDSCAPE |
| I | 0.99 | LANDSCAPE/RETENTION |
| J | 0.08 | LANDSCAPE |

## PARCEL 11-1

| TRACT NAME | AREA (ACRES) | USE |
|---|---|---|
| A | 0.36 | LANDSCAPE/OPEN SPACE/RETENTION |
| B | 0.04 | LANDSCAPE |
| C | 0.14 | LANDSCAPE |
| D | 0.04 | LANDSCAPE |
| E | 0.02 | LANDSCAPE |
| F | 1.29 | LANDSCAPE/OPEN SPACE/RETENTION |
| G | 0.06 | LANDSCAPE |
| H | 0.13 | LANDSCAPE |

SEE PP02 FOR PARCELS 11-2 THROUGH 11-4

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REV.:

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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
STATE OF ARIZONA U.S.A.

EXPIRES 6/30/2024

NORTH STAR RANCH
PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

PRELIMINARY PLAT PHASE 1- TRACT TABLE

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: NTS
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
PP03

SHT. 4 OF 39

PLZS-21-00134

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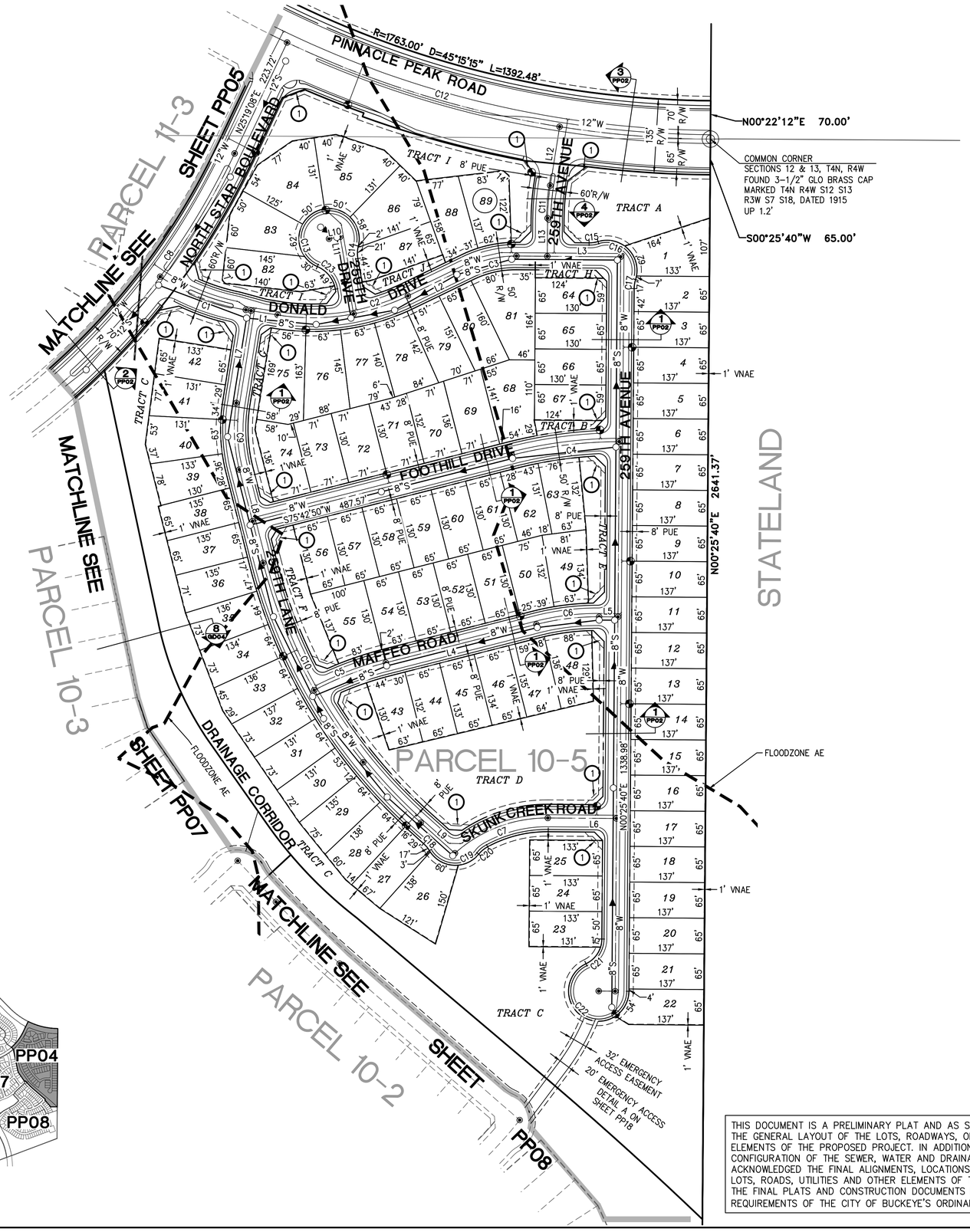



| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 400.00' | 24°09'02" | 168.60' |
| C2 | 400.00' | 34°53'01" | 243.53' |
| C3 | 200.00' | 26°12'56" | 91.51' |
| C4 | 800.00' | 14°10'58" | 198.03' |
| C5 | 600.00' | 13°23'12" | 140.19' |
| C6 | 450.00' | 14°42'51" | 115.56' |
| C7 | 250.00' | 42°26'51" | 185.21' |
| C8 | 1300.00' | 55°50'42" | 1267.08' |
| C9 | 300.00' | 23°22'56" | 122.43' |
| C10 | 950.00' | 33°55'01" | 562.37' |
| C11 | 400.00' | 8°35'20" | 59.96' |
| C12 | 1833.00' | 45°15'18" | 1447.79' |
| C13 | 55.00' | 261°13'50" | 250.76' |
| C14 | 55.00' | 23°57'57" | 23.01' |
| C15 | 55.00' | 17°20'29" | 16.65' |
| C16 | 55.00' | 124°40'58" | 119.69' |
| C17 | 55.00' | 17°20'29" | 16.65' |
| C18 | 55.00' | 17°20'29" | 16.65' |
| C19 | 55.00' | 109°58'14" | 105.56' |
| C20 | 55.00' | 22°12'37" | 21.32' |
| C21 | 50.00' | 64°37'23" | 56.39' |
| C22 | 55.00' | 244°37'23" | 234.82' |
| C23 | 55.00' | 57°15'53" | 54.97' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S80°54'14"E | 58.86' |
| L2 | N64°12'44"E | 121.47' |
| L3 | S89°34'20"E | 189.92' |
| L4 | S75°42'50"W | 283.17' |
| L5 | S89°34'20"E | 34.25' |
| L6 | N89°34'20"W | 125.18' |
| L7 | N09°05'46"E | 170.27' |
| L8 | S14°17'10"E | 175.52' |
| L9 | N48°12'11"W | 83.34' |
| L10 | N80°05'21"E | 20.52' |
| L11 | S09°54'39"E | 142.61' |
| L12 | N09°01'00"E | 108.55' |
| L13 | N00°25'40"E | 69.28' |

NOTES:

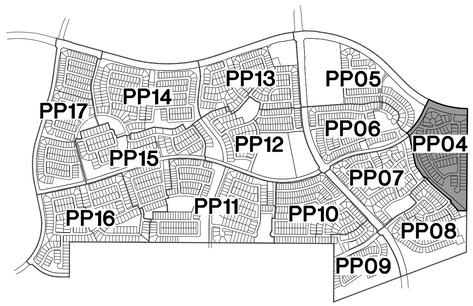
1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

FOR FINAL PLAT, ALL CUT-OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) |
|---|
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL<br>20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR<br>30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL<br>40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

**NOTE 1**

HW WILL COMPLY WITH CORNER CUTOFFS AND CURB RETURN RADII CRITERIA AS STATED IN CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS – SECTION 6-3, AT THE TIME OF FINAL PLAT AND INFRASTRUCTURE PLAN DESIGN. R/W CUTOFFS WILL BE ADJUSTED WHERE POSSIBLE TO MEET THE REQUIREMENTS. SHOULD ADJUSTMENT OF THE CORNER CUTOFF R/W DIMENSIONS AT SPECIFIC LOCATIONS PRESENT A PROBLEM OF IMPACTING MINIMUM LOT AREA AND/OR BUILDING SETBACK ENVELOPE, EASEMENTS WILL BE ESTABLISHED TO ACCOMMODATE THE CURB RETURNS AND OTHER INFRASTRUCTURE NEEDS AT THE INTERSECTION, IN LIEU OF CHANGING THE ACTUAL LOT LINE. HW WILL ACCEPT THIS OBLIGATION AS AN APPROVAL STIPULATION TO THE PRELIMINARY PLAT, AS SUGGESTED BY SCOTT ZIPPRICH.

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N

100 50 0 100 200
SCALE FEET

REV.:

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Registered Expires
ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO.
PP04
SHT. 5 OF 39
PLZS-21-00134

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**NOTE 1**

HW WILL COMPLY WITH CORNER CUTOFFS AND CURB RETURN RADII CRITERIA AS STATED IN CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS – SECTION 6–3, AT THE TIME OF FINAL PLAT AND INFRASTRUCTURE PLAN DESIGN. R/W CUTOFFS WILL BE ADJUSTED WHERE POSSIBLE TO MEET THE REQUIREMENTS. SHOULD ADJUSTMENT OF THE CORNER CUTOFF R/W DIMENSIONS AT SPECIFIC LOCATIONS PRESENT A PROBLEM OF IMPACTING MINIMUM LOT AREA AND/OR BUILDING SETBACK ENVELOPE, EASEMENTS WILL BE ESTABLISHED TO ACCOMMODATE THE CURB RETURNS AND OTHER INFRASTRUCTURE NEEDS AT THE INTERSECTION, IN LIEU OF CHANGING THE ACTUAL LOT LINE. HW WILL ACCEPT THIS OBLIGATION AS AN APPROVAL STIPULATION TO THE PRELIMINARY PLAT, AS SUGGESTED BY SCOTT ZIPPRICH.

FOR FINAL PLAT, ALL CUT–OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) |
|---|
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL |
| 20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
| 30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL |
| 40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 400.00' | 25°37'40" | 178.92' |
| C2 | 400.00' | 43°38'03" | 304.62' |
| C3 | 275.00' | 126°38'56" | 607.87' |
| C4 | 475.00' | 49°33'40" | 410.88' |
| C5 | 300.00' | 12°58'04" | 67.90' |
| C6 | 55.00' | 39°24'02" | 37.82' |
| C7 | 55.00' | 266°24'53" | 255.74' |
| C8 | 55.00' | 47°00'51" | 45.13' |
| C9 | 55.00' | 17°20'29" | 16.65' |
| C10 | 55.00' | 124°40'58" | 119.69' |
| C11 | 55.00' | 17°20'29" | 16.65' |
| C12 | 55.00' | 17°20'29" | 16.65' |
| C13 | 55.00' | 124°40'58" | 119.69' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 17°20'29" | 16.65' |
| C16 | 55.00' | 124°40'58" | 119.69' |
| C17 | 55.00' | 17°20'29" | 16.65' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S86°04'54"W | 5.00' |
| L2 | N45°38'34"E | 65.00' |
| L3 | S03°55'06"E | 290.00' |
| L4 | S86°04'54"W | 358.00' |
| L5 | S03°55'06"E | 280.00' |
| L6 | S03°55'06"E | 184.65' |
| L7 | N50°17'02"W | 214.31' |

NOTES:

① 33'X33' SIGHT VISIBILITY TRIANGLE.

② 40'X40' SIGHT VISIBILITY TRIANGLE.

PARCEL 1-2

PARCEL 2

PARCEL 12

PARCEL 11-4

PARCEL 11-3

PARCEL 11-1

PARCEL 1-1

SHEET PP13

SHEET PP06

SHEET PP04

MATCHLINE SEE

CANYON SPRINGS BOULEVARD

PINNACLE PEAK ROAD

PATRICK LANE

LOCKWOOD DRIVE

DALEY LANE

260TH AVENUE

258TH AVENUE

259TH AVENUE

DRAINAGE CORRIDOR

TRACT A
PROPOSED
FIRE STATION
3.00 AC

TRACT A

TRACT C

TRACT D

BUS BAY TO BE ADDED WITH PINNACLE PEAK ROAD IMPROVEMENT PLANS AND M.O.D.

FLOODZONE AE

COMMON QUARTER CORNER
SECTIONS 12 & 13, T4N, R4W
FOUND 2–1/2" GLO BRASS CAP
MARKED 1/4 S12 S13
DATED 1915, UP 1.5'
COMMON QUARTER CORNER
SECTIONS 12 & 13, T4N, R4W
FOUND 2–1/2

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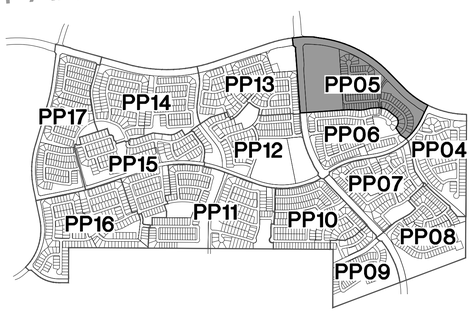


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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Registered
EXPIRES 6/30/2024

NORTH STAR RANCH
PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
PP05

SHT. 6 OF 39

PLZS–21–00134

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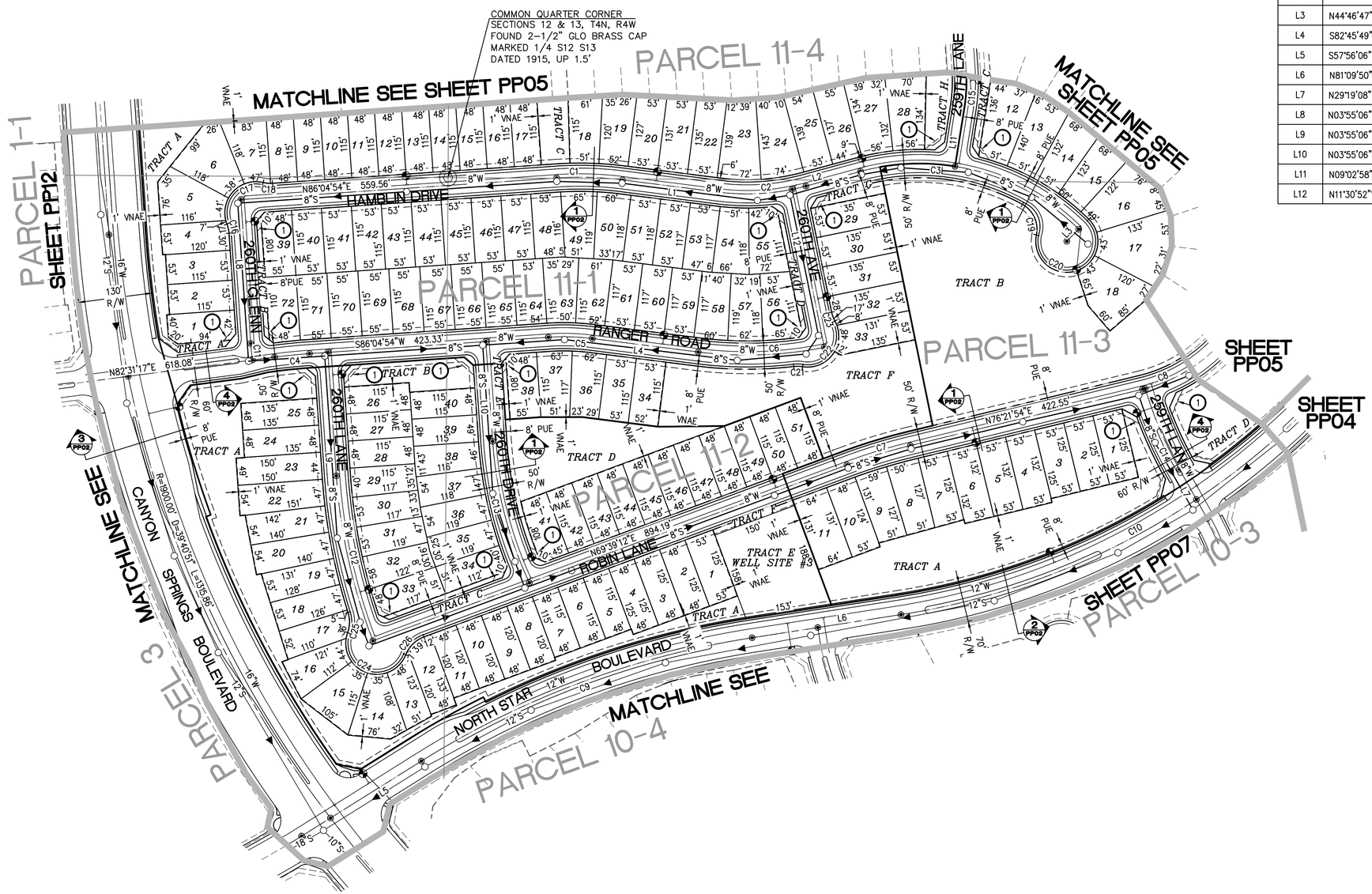
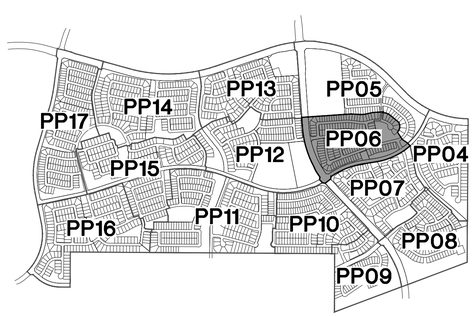
COMMON QUARTER CORNER
SECTIONS 12 & 13, T4N, R4W
FOUND 2-1/2" GLO BRASS CAP
MARKED 1/4 S12 S13
DATED 1915, UP 1.5'




| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S82°45'49"E | 171.18' |
| L2 | N74°54'15"E | 100.00' |
| L3 | N44°46'47"E | 30.00' |
| L4 | S82°45'49"E | 188.72' |
| L5 | S57°56'06"W | 250.00' |
| L6 | N81°09'50"E | 266.32' |
| L7 | N29°19'08"W | 100.00' |
| L8 | N03°55'06"W | 255.00' |
| L9 | N03°55'06"W | 218.71' |
| L10 | N03°55'06"W | 176.87' |
| L11 | N09°02'58"E | 104.92' |
| L12 | N11°30'52"W | 285.00' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 600.00' | 11°09'17" | 116.81' |
| C2 | 400.00' | 22°19'57" | 155.91' |
| C3 | 400.00' | 59°52'32" | 418.01' |
| C4 | 1000.00' | 3°33'37" | 62.14' |
| C5 | 400.00' | 11°09'17" | 77.87' |
| C6 | 685.00' | 18°45'03" | 224.18' |
| C7 | 1000.00' | 6°42'42" | 117.14' |
| C8 | 275.00' | 126°38'56" | 607.87' |
| C9 | 1550.00' | 23°13'44" | 628.40' |
| C10 | 1300.00' | 55°50'42" | 1267.08' |
| C11 | 400.00' | 4°12'44" | 29.41' |
| C12 | 1000.00' | 17°11'03" | 299.92' |
| C13 | 700.00' | 21°15'43" | 259.76' |
| C14 | 700.00' | 12°42'40" | 155.30' |
| C15 | 300.00' | 12°58'04" | 67.90' |
| C16 | 55.00' | 17°20'29" | 16.65' |
| C17 | 55.00' | 124°40'58" | 119.69' |
| C18 | 55.00' | 17°20'29" | 16.65' |
| C19 | 50.00' | 72°44'25" | 63.48' |
| C20 | 55.00' | 237°00'58" | 227.52' |
| C21 | 55.00' | 16°04'06" | 15.42' |
| C22 | 55.00' | 128°13'28" | 123.09' |
| C23 | 55.00' | 17°20'29" | 16.65' |
| C24 | 55.00' | 178°29'52" | 171.35' |
| C25 | 55.00' | 37°36'41" | 36.10' |
| C26 | 55.00' | 48°09'33" | 46.23' |

NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

FOR FINAL PLAT, ALL CUT-OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| |
|---|
| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) |
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL<br>20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR COLLECTOR TO COLLECTOR<br>30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL<br>40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

**NOTE 1**

HW WILL COMPLY WITH CORNER CUTOFFS AND CURB RETURN RADII CRITERIA AS STATED IN CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS – SECTION 6-3, AT THE TIME OF FINAL PLAT AND INFRASTRUCTURE PLAN DESIGN. R/W CUTOFFS WILL BE ADJUSTED WHERE POSSIBLE TO MEET THE REQUIREMENTS. SHOULD ADJUSTMENT OF THE CORNER CUTOFF R/W DIMENSIONS AT SPECIFIC LOCATIONS PRESENT A PROBLEM OF IMPACTING MINIMUM LOT AREA AND/OR BUILDING SETBACK ENVELOPE, EASEMENTS WILL BE ESTABLISHED TO ACCOMMODATE THE CURB RETURNS AND OTHER INFRASTRUCTURE NEEDS AT THE INTERSECTION, IN LIEU OF CHANGING THE ACTUAL LOT LINE. HW WILL ACCEPT THIS OBLIGATION AS AN APPROVAL STIPULATION TO THE PRELIMINARY PLAT, AS SUGGESTED BY SCOTT ZIPPRICH.

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N

100 50 0 100 200
SCALE FEET

REV.:

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Signed
ARIZONA U.S.A.

EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
PP06

SHT. 7 OF 39

PLTS-21-00134

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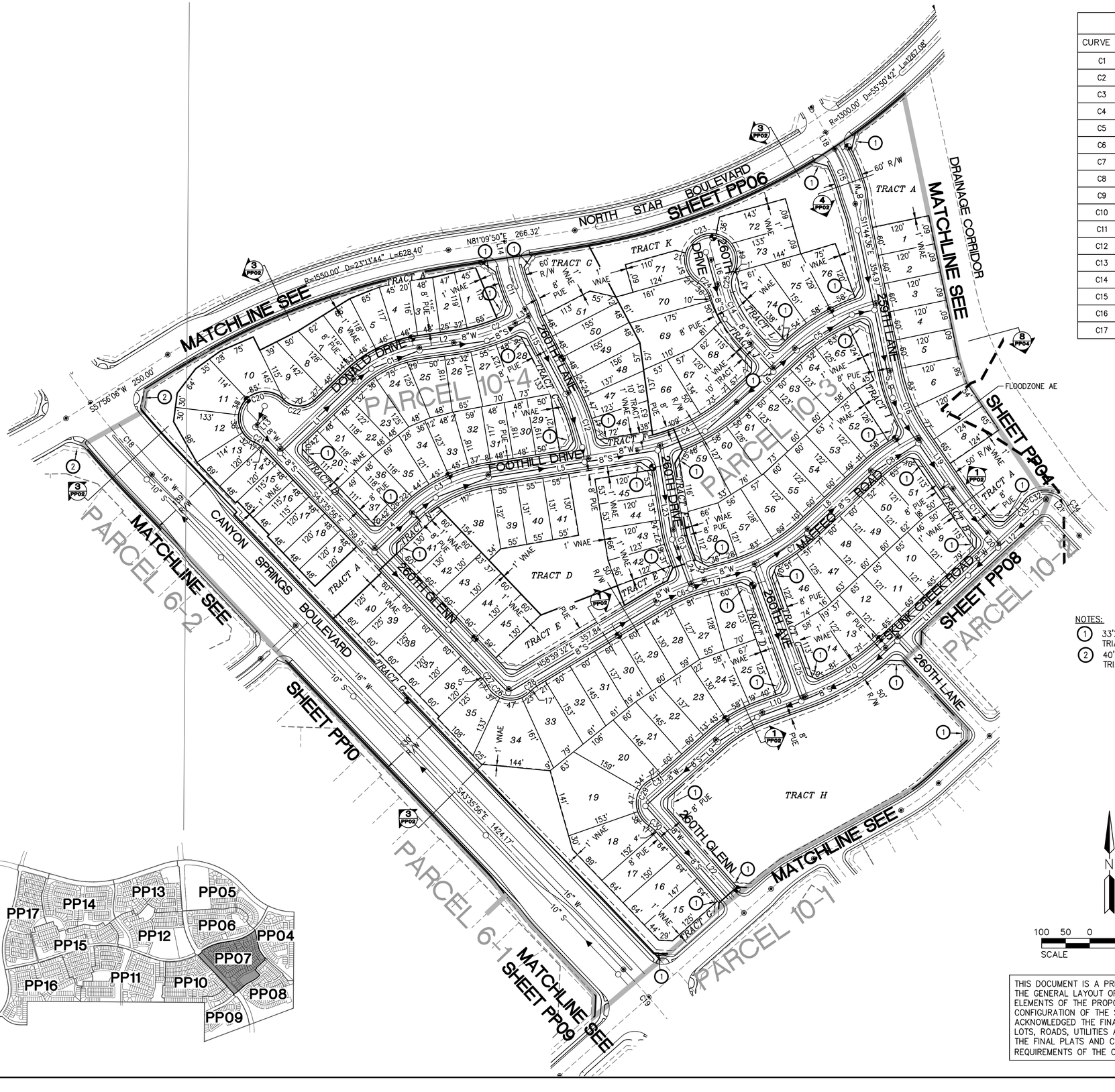


| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 250.00' | 35°33'40" | 155.16' |
| C2 | 400.00' | 19°19'08" | 134.87' |
| C3 | 300.00' | 34°25'07" | 180.21' |
| C4 | 400.00' | 33°38'26" | 234.86' |
| C5 | 400.00' | 27°58'39" | 195.32' |
| C6 | 400.00' | 15°41'20" | 109.53' |
| C7 | 400.00' | 27°30'07" | 192.00' |
| C8 | 400.00' | 17°12'48" | 120.17' |
| C9 | 300.00' | 21°37'02" | 113.19' |
| C10 | 492.00' | 22°55'05" | 196.80' |
| C11 | 400.00' | 18°31'15" | 129.30' |
| C12 | 400.00' | 20°38'22" | 144.09' |
| C13 | 200.00' | 11°05'22" | 38.71' |
| C14 | 300.00' | 27°13'28" | 142.55' |
| C15 | 400.00' | 17°34'32" | 122.70' |
| C16 | 400.00' | 22°42'57" | 158.59' |
| C17 | 800.00' | 8°21'43" | 116.76' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C18 | 1900.00' | 39°40'51" | 1315.86' |
| C19 | 1800.00' | 42°55'51" | 1348.72' |
| C20 | 55.00' | 202°07'04" | 194.02' |
| C21 | 55.00' | 22°49'49" | 21.92' |
| C22 | 45.00' | 89°17'16" | 70.13' |
| C23 | 55.00' | 268°36'51" | 257.85' |
| C24 | 50.00' | 41°36'43" | 36.31' |
| C25 | 50.00' | 48°48'08" | 42.59' |
| C26 | 55.00' | 112°05'30" | 107.60' |
| C27 | 55.00' | 17°20'29" | 16.65' |
| C28 | 55.00' | 17°20'29" | 16.65' |
| C29 | 55.00' | 124°40'58" | 119.69' |
| C30 | 55.00' | 17°20'29" | 16.65' |
| C31 | 55.00' | 17°20'29" | 16.65' |
| C32 | 55.00' | 124°40'58" | 119.69' |
| C33 | 55.00' | 17°20'29" | 16.65' |
| C34 | 55.00' | 17°20'29" | 16.65' |

| LINE TABLE | | | |
|---|---|---|---|
| LINE # | DIRECTION | LENGTH | |
| L1 | S46°24'04"W | 210.19' | |
| L2 | N81°57'43"E | 72.59' | |
| L3 | N62°38'35"E | 31.35' | |
| L4 | S46°24'04"W | 107.54' | |
| L5 | S80°49'10"W | 313.25' | |
| L6 | S47°10'44"W | 164.84' | |
| L7 | N74°40'52"E | 51.06' | |
| L8 | N47°10'44"E | 179.52' | |
| L9 | S48°28'47"W | 195.21' | |
| L10 | N70°05'49"E | 95.73' | |
| L11 | N47°10'44"E | 454.77' | |
| L12 | N47°10'44"E | 454.77' | |
| L13 | S46°24'04"W | 21.38' | |

| LINE TABLE | | | |
|---|---|---|---|
| LINE # | DIRECTION | LENGTH | |
| L14 | S08°50'10"E | 19.04' | |
| L15 | S27°21'25"E | 196.32' | |
| L16 | S15°35'48"E | 52.65' | |
| L17 | S42°49'16"E | 69.50' | |
| L18 | N29°19'08"W | 100.00' | |
| L19 | N34°27'33"W | 122.62' | |
| L20 | S42°49'16"E | 31.63' | |
| L21 | S42°49'16"E | 102.45' | |
| L22 | S41°31'13"E | 308.64' | |
| L23 | S09°10'50"E | 177.46' | |
| L24 | N20°16'11"W | 80.64' | |
| L25 | S19°54'11"E | 296.20' | |

NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

FOR FINAL PLAT, ALL CUT-OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) |
|---|
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL |
| 20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
| 30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL |
| 40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

**NOTE 1**

HW WILL COMPLY WITH CORNER CUTOFFS AND CURB RETURN RADII CRITERIA AS STATED IN CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS – SECTION 6-3, AT THE TIME OF FINAL PLAT AND INFRASTRUCTURE PLAN DESIGN. R/W CUTOFFS WILL BE ADJUSTED WHERE POSSIBLE TO MEET THE REQUIREMENTS. SHOULD ADJUSTMENT OF THE CORNER CUTOFF R/W DIMENSIONS AT SPECIFIC LOCATIONS PRESENT A PROBLEM OF IMPACTING MINIMUM LOT AREA AND/OR BUILDING SETBACK ENVELOPE, EASEMENTS WILL BE ESTABLISHED TO ACCOMMODATE THE CURB RETURNS AND OTHER INFRASTRUCTURE NEEDS AT THE INTERSECTION, IN LIEU OF CHANGING THE ACTUAL LOT LINE. HW WILL ACCEPT THIS OBLIGATION AS AN APPROVAL STIPULATION TO THE PRELIMINARY PLAT, AS SUGGESTED BY SCOTT ZIPPRICH.

N

100 50 0 100 200
SCALE FEET

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Signed
ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
**PP07**

SHT. 8 OF 39

PLZS-21-00134

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**NOTE 1**

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NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

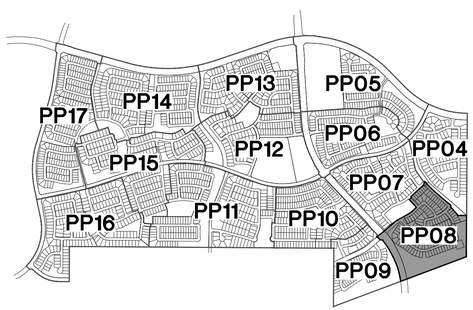
FOR FINAL PLAT, ALL CUT–OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) |
|---|
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL |
| 20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
| 30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL |
| 40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

| CURVE TABLE | | | | CURVE TABLE | | | |
|---|---|---|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 500.00' | 12°31'32" | 109.31' | C16 | 55.00' | 125°00'07" | 119.99' |
| C2 | 400.00' | 13°49'34" | 96.53' | C17 | 55.00' | 17°20'29" | 16.65' |
| C3 | 700.00' | 46°56'52" | 573.58' | C18 | 55.00' | 16°05'37" | 15.45' |
| C4 | 400.00' | 25°02'31" | 174.83' | C19 | 55.00' | 107°24'00" | 103.10' |
| C5 | 400.00' | 54°09'26" | 378.09' | C20 | 55.00' | 17°20'29" | 16.65' |
| C6 | 300.00' | 54°09'26" | 283.57' | C21 | 55.00' | 18°47'50" | 18.04' |
| C7 | 240.73' | 27°41'43" | 116.36' | C22 | 55.00' | 124°40'58" | 119.69' |
| C8 | 500.00' | 26°29'15" | 231.15' | C23 | 55.00' | 17°20'29" | 16.65' |
| C9 | 1500.00' | 6°10'48" | 161.79' | C24 | 55.00' | 17°20'29" | 16.65' |
| C10 | 55.00' | 124°40'58" | 119.69' | C25 | 55.00' | 119°01'47" | 114.26' |
| C11 | 55.00' | 17°20'29" | 16.65' | C26 | 55.00' | 17°20'29" | 16.65' |
| C12 | 55.00' | 17°20'29" | 16.65' | C27 | 55.00' | 17°20'29" | 16.65' |
| C13 | 55.00' | 118°30'11" | 113.75' | | | | |
| C14 | 55.00' | 17°20'29" | 16.65' | | | | |
| C15 | 55.00' | 17°20'29" | 16.65' | | | | |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N61°00'19"E | 208.05' |
| L2 | N47°10'44"E | 294.54' |
| L3 | N34°00'26"E | 280.39' |
| L4 | S55°59'34"E | 185.40' |
| L5 | N69°51'00"E | 444.51' |
| L6 | S55°59'34"E | 397.32' |
| L7 | N69°27'46"E | 1263.43' |
| L8 | S09°18'43"W | 289.80' |
| L9 | S00°25'40"W | 580.05' |
| L10 | S40°59'04"E | 105.59' |
| L11 | N14°29'49"W | 281.37' |
| L12 | N49°00'03"W | 168.78' |
| L13 | S25°27'54"E | 105.57' |
| L14 | S42°49'16"E | 281.79' |
| L15 | S42°49'16"E | 102.45' |

PARCEL 10-3
PARCEL 10-2
PARCEL 10-1
PARCEL 7-1
MATCHLINE SEE SHEET PP04
MATCHLINE SEE SHEET PP07
MATCHLINE SEE SHEET PP09
DRAINAGE CORRIDOR
259TH AVENUE
260TH AVENUE
259TH LANE
260TH LANE
WEAVER ROAD
SWILLING ROAD
SANDS DRIVE
260TH GLENN
LOUISE DRIVE
259TH DRIVE
CANYON SPRINGS BOULEVARD
TRACT A
TRACT B
TRACT C
TRACT D
TRACT I WELL SITE #1A
32' EMERGENCY ACCESS EASEMENT
20' EMERGENCY ACCESS EASEMENT
DETAIL A ON SHEET PP18
OLD WESTBURY LAND AND CATTLE COMPANY LLC APN 503-83-022-D
EXISTING CELL TOWER EASEMENT TO BE REMOVED/RELOCATED
EAST QUARTER CORNER SECTION 13, T4N, R4W FOUND 2-1/2" GLO BRASS CAP MARKED 1/4 S13 S18 DATED 1915, UP 1.2'
FOUND 1/2" REBAR W/ CAP, DRIVEN INTO WOOD FENCE POST, RLS 26404 UP ± 2.0', 0.26 SOUTHWEST (NOT ACCEPTED)
FLOODZONE AE
FLOODDZONE A
SLOPE EASEMENT
72' SLOPE EASEMENT WIDTH VARIES PER FINAL DESIGN
APS EASEMENT 200'
10' CAP CANAL CONCRETE TRAIL
30' TRAIL EASEMENT
CENTRAL ARIZONA PROJECT CANAL
N69°27'46"E 2828.86'
N00°25'40"E 2641.37'
S0°24'51"W 152.51'
580.05'
N69°51'00"E 611.07'
L=18.69'
L=16.65'
9.3'
R=800.00' Δ=42°55'57" L=1048.72'




SCALE 1" = 100' FEET

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Signed
ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO. PP08
SHT. 9 OF 39
PLZS-21-00134

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| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 400.00' | 12°47'26" | 89.29' |
| C2 | 500.00' | 32°40'42" | 285.17' |
| C3 | 670.00' | 16°18'53" | 190.78' |
| C4 | 400.00' | 22°20'29" | 155.97' |
| C5 | 400.00' | 33°11'41" | 231.74' |
| C6 | 405.00' | 14°14'36" | 100.68' |
| C7 | 200.00' | 58°37'49" | 204.66' |
| C8 | 243.52' | 52°21'57" | 222.57' |
| C9 | 400.00' | 25°36'28" | 178.78' |
| C10 | 225.00' | 34°26'39" | 135.26' |
| C11 | 225.00' | 89°36'40" | 351.90' |
| C12 | 55.00' | 124°40'58" | 119.69' |
| C13 | 55.00' | 17°20'29" | 16.65' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 128°16'14" | 123.13' |
| C16 | 55.00' | 13°56'09" | 13.38' |
| C17 | 55.00' | 17°20'29" | 16.65' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N79°04'45"E | 100.00' |
| L2 | N46°24'04"E | 119.06' |
| L3 | N55°57'30"E | 151.61' |
| L4 | N70°12'06"E | 194.96' |
| L5 | N55°57'30"E | 409.77' |
| L6 | N70°12'06"E | 135.13' |
| L7 | N11°34'17"E | 188.96' |
| L8 | N41°31'13"W | 108.66' |
| L9 | N25°12'20"W | 95.44' |
| L10 | N00°24'09"E | 132.05' |
| L11 | S34°02'30"E | 27.16' |
| L12 | S25°12'20"E | 281.64' |
| L13 | S43°35'56"E | 579.88' |
| L14 | S48°28'47"W | 684.92' |
| L15 | S89°36'15"E | 1312.79' |

MATCHLINE SEE SHEET PP07

MATCHLINE SEE SHEET PP08

MATCHLINE SEE SHEET PP10

PARCEL LINE

CANYON SPRINGS BLVD

R=1800.00' D=42°55'51" L=1348.72'

216ST DRIVE

BRIDGE LANE

SANDS DRIVE

261ST LANE

VIA MONTOYA DRIVE

WEAVER ROAD

261ST DRIVE

LOUISE DRIVE

261ST GLENN

PARCEL 6-1

PARCEL 7-1

PARCEL 8-1

TRACT A

TRACT B

TRACT C

TRACT D

TRACT F

TRACT H WELL SITE #2A

76' SLOPE EASEMENT WIDTH VARIES PER FINAL DESIGN

200' APS EASEMENT

30' TRAIL EASEMENT

10' CAP CANAL CONCRETE TRAIL

CENTRAL ARIZONA PROJECT CANAL

FLOODZONE A

PROPERTY CORNER NOTHING FOUND

CENTER OF SECTION
SECTION 13, T4N, R4W
FOUND 3-1/4" BRASS CAP
STAMPED D.O.I. T4N R4W
C1/4 S13, B.L.M.
DATED 1985, UP 0.5'

S89°36'15"E 2639.63'

S00°24'09"W 1163.25'

N69°27'46"E 2828.86'

N71°36'57"W 1273.37'

160.01' N69°27'46"E

S00°00'00"E 213.57'

138.50' N69°27'46"E

158.03' S69°27'46"W

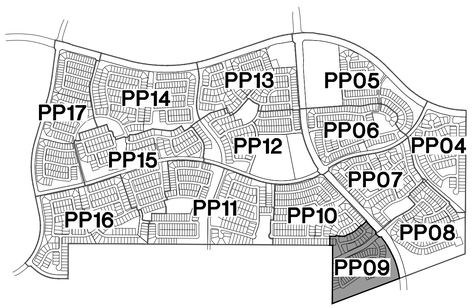
166.02' N69°27'46"E

N00°00'00"E 213.57'

138.46' S69°27'46"W

168.04'

100 50 0 100 200
SCALE FEET

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2. 40'X40' SIGHT VISIBILITY TRIANGLE.

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| 20' X 20' = Δ 28.28' | – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
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| 40' X 40' = Δ 56.56' | – ARTERIAL TO ARTERIAL |

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
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ZACH
HILGART
2/21/23
Date Signed
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

# PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
PP09

SHT. 10 OF 39

PLZS-21-00134

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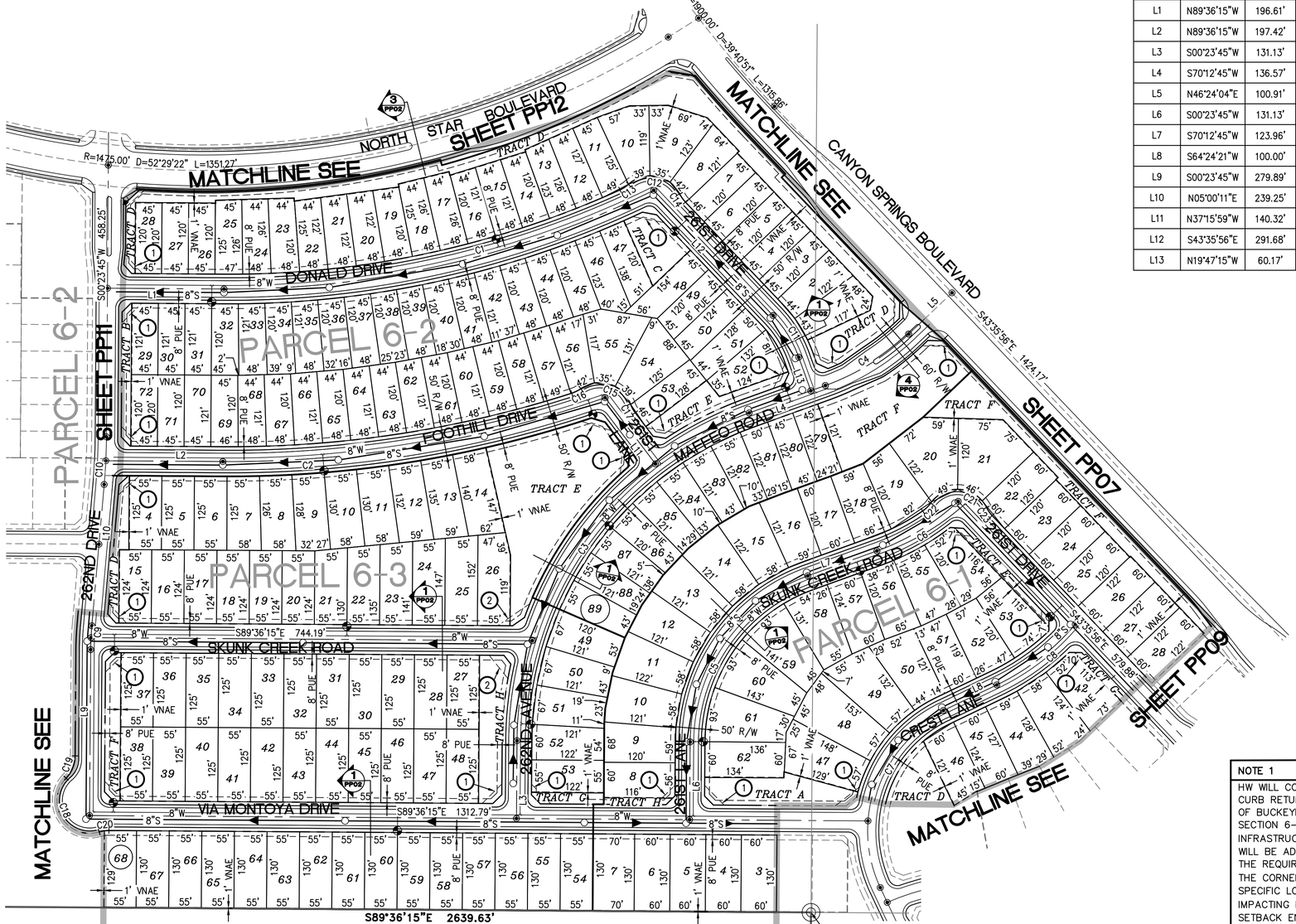
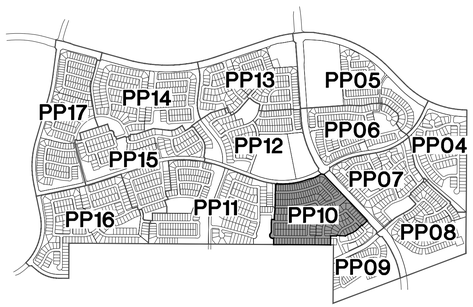
U:\1000\1048\CAD\Plans\PreliminaryPlat\1048-PP-09.dwg 2/22/2023 8:55 AM

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N89°36'15"W | 196.61' |
| L2 | N89°36'15"W | 197.42' |
| L3 | S00°23'45"W | 131.13' |
| L4 | S70°12'45"W | 136.57' |
| L5 | N46°24'04"E | 100.91' |
| L6 | S00°23'45"W | 131.13' |
| L7 | S70°12'45"W | 123.96' |
| L8 | S64°24'21"W | 100.00' |
| L9 | S00°23'45"W | 279.89' |
| L10 | N05°00'11"E | 239.25' |
| L11 | N37°15'59"W | 140.32' |
| L12 | S43°35'56"E | 291.68' |
| L13 | N19°47'15"W | 60.17' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 1612.07' | 26°40'04" | 750.32' |
| C2 | 1903.07' | 19°46'32" | 656.84' |
| C3 | 592.00' | 69°49'00" | 721.37' |
| C4 | 400.00' | 23°48'42" | 166.24' |
| C5 | 300.00' | 69°49'00" | 365.56' |
| C6 | 400.00' | 23°08'37" | 161.57' |
| C7 | 225.00' | 89°36'40" | 351.90' |
| C8 | 400.00' | 24°06'57" | 168.36' |
| C9 | 500.00' | 4°36'27" | 40.21' |
| C10 | 1000.00' | 4°36'26" | 80.41' |
| C11 | 200.00' | 23°48'42" | 83.12' |
| C12 | 55.00' | 106°07'39" | 101.88' |
| C13 | 55.00' | 17°56'40" | 17.23' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 105°45'37" | 101.52' |
| C16 | 55.00' | 17°50'58" | 17.13' |
| C17 | 55.00' | 17°20'29" | 16.65' |
| C18 | 55.00' | 150°41'00" | 144.65' |
| C19 | 55.00' | 43°20'30" | 41.61' |
| C20 | 55.00' | 17°20'29" | 16.65' |
| C21 | 55.00' | 118°18'48" | 113.57' |
| C22 | 55.00' | 20°04'11" | 19.27' |
| C23 | 55.00' | 17°20'29" | 16.65' |

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NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

FOR FINAL PLAT, ALL CUT-OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) |
|---|
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL |
| 20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
| 30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL |
| 40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

**NOTE 1**

HW WILL COMPLY WITH CORNER CUTOFFS AND CURB RETURN RADII CRITERIA AS STATED IN CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS – SECTION 6–3, AT THE TIME OF FINAL PLAT AND INFRASTRUCTURE PLAN DESIGN. R/W CUTOFFS WILL BE ADJUSTED WHERE POSSIBLE TO MEET THE REQUIREMENTS. SHOULD ADJUSTMENT OF THE CORNER CUTOFF R/W DIMENSIONS AT SPECIFIC LOCATIONS PRESENT A PROBLEM OF IMPACTING MINIMUM LOT AREA AND/OR BUILDING SETBACK ENVELOPE, EASEMENTS WILL BE ESTABLISHED TO ACCOMMODATE THE CURB RETURNS AND OTHER INFRASTRUCTURE NEEDS AT THE INTERSECTION, IN LIEU OF CHANGING THE ACTUAL LOT LINE. HW WILL ACCEPT THIS OBLIGATION AS AN APPROVAL STIPULATION TO THE PRELIMINARY PLAT, AS SUGGESTED BY SCOTT ZIPPRICH.

N

100 50 0 100 200
SCALE FEET

REV.:

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
PP10
SHT. 11 OF 39

PLZS-21-00134

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| CURVE TABLE | | | | LINE TABLE | | |
|---|---|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | LINE # | DIRECTION | LENGTH |
| C1 | 1000.00' | 10°33'45" | 184.35' | L1 | S84°29'18"W | 71.08' |
| C2 | 400.00' | 9°22'49" | 65.49' | L2 | N84°56'58"W | 170.83' |
| C3 | 400.00' | 20°01'43" | 139.83' | L3 | S75°34'08"E | 242.52' |
| C4 | 1400.00' | 19°56'34" | 487.30' | L4 | S84°29'18"W | 25.00' |
| C5 | 400.00' | 22°41'34" | 158.43' | L5 | S75°34'08"E | 122.75' |
| C6 | 1175.00' | 33°31'32" | 687.53' | L6 | S69°34'32"E | 314.97' |
| C7 | 400.00' | 20°01'43" | 139.83' | L7 | S89°36'15"E | 71.04' |
| C8 | 55.00' | 43°20'30" | 41.61' | L8 | N89°36'15"W | 35.12' |
| C9 | 300.00' | 6°47'10" | 35.53' | L9 | N89°36'15"W | 288.64' |
| C10 | 500.00' | 14°09'05" | 123.49' | L10 | S09°29'52"W | 385.74' |
| C11 | 2000.00' | 5°37'28" | 196.33' | L11 | S00°00'00"W | 290.01' |
| C12 | 400.00' | 20°38'48" | 144.14' | L12 | S00°00'00"W | 56.29' |
| C13 | 450.00' | 8°05'16" | 63.52' | L13 | S00°00'00"W | 290.01' |
| C14 | 400.00' | 14°24'36" | 100.60' | L14 | N89°21'04"W | 86.21' |
| C15 | 400.00' | 20°01'43" | 139.83' | L15 | S69°34'32"E | 25.00' |
| C16 | 500.00' | 4°36'27" | 40.21' | L16 | S20°25'28"W | 221.85' |
| C17 | 1000.00' | 4°36'26" | 80.41' | L17 | S00°37'08"E | 48.43' |
| C18 | 55.00' | 124°40'58" | 119.69' | L18 | N90°00'00"W | 30.00' |
| C19 | 55.00' | 17°20'29" | 16.65' | L19 | S14°25'52"W | 280.00' |
| C20 | 55.00' | 17°20'29" | 16.65' | | | |
| C21 | 55.00' | 124°40'58" | 119.69' | | | |
| C23 | 55.00' | 17°20'29" | 16.65' | | | |
| C24 | 55.00' | 17°20'29" | 16.65' | | | |
| C25 | 55.00' | 124°40'58" | 119.69' | | | |
| C26 | 55.00' | 17°20'29" | 16.65' | | | |
| C27 | 55.00' | 17°20'29" | 16.65' | | | |
| C28 | 55.00' | 124°27'38" | 119.47' | | | |
| C29 | 55.00' | 17°20'29" | 16.65' | | | |
| C30 | 55.00' | 17°20'29" | 16.65' | | | |
| C31 | 55.00' | 124°40'58" | 119.69' | | | |
| C32 | 55.00' | 17°20'29" | 16.65' | | | |
| C33 | 55.00' | 17°20'29" | 16.65' | | | |
| C34 | 55.00' | 124°54'19" | 119.90' | | | |
| C35 | 55.00' | 17°20'29" | 16.65' | | | |
| C36 | 55.00' | 17°20'29" | 16.65' | | | |
| C37 | 55.00' | 124°19'21" | 119.34' | | | |
| C38 | 55.00' | 17°20'29" | 16.65' | | | |
| C39 | 55.00' | 17°20'29" | 16.65' | | | |
| C40 | 55.00' | 124°19'21" | 119.34' | | | |
| C41 | 55.00' | 17°20'29" | 16.65' | | | |
| C42 | 55.00' | 17°20'29" | 16.65' | | | |
| C43 | 55.00' | 125°02'36" | 120.03' | | | |
| C44 | 55.00' | 17°20'29" | 16.65' | | | |
| C45 | 55.00' | 17°20'29" | 16.65' | | | |
| C46 | 55.00' | 242°45'44" | 233.04' | | | |
| C47 | 50.00' | 70°38'10" | 61.64' | | | |
| C48 | 55.00' | 134°24'55" | 129.03' | | | |
| C49 | 50.00' | 44°24'55" | 38.76' | | | |
| C50 | 55.00' | 150°41'00" | 144.65' | | | |

FOR FINAL PLAT, ALL CUT-OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

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|---|
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL |
| 20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
| 30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL |
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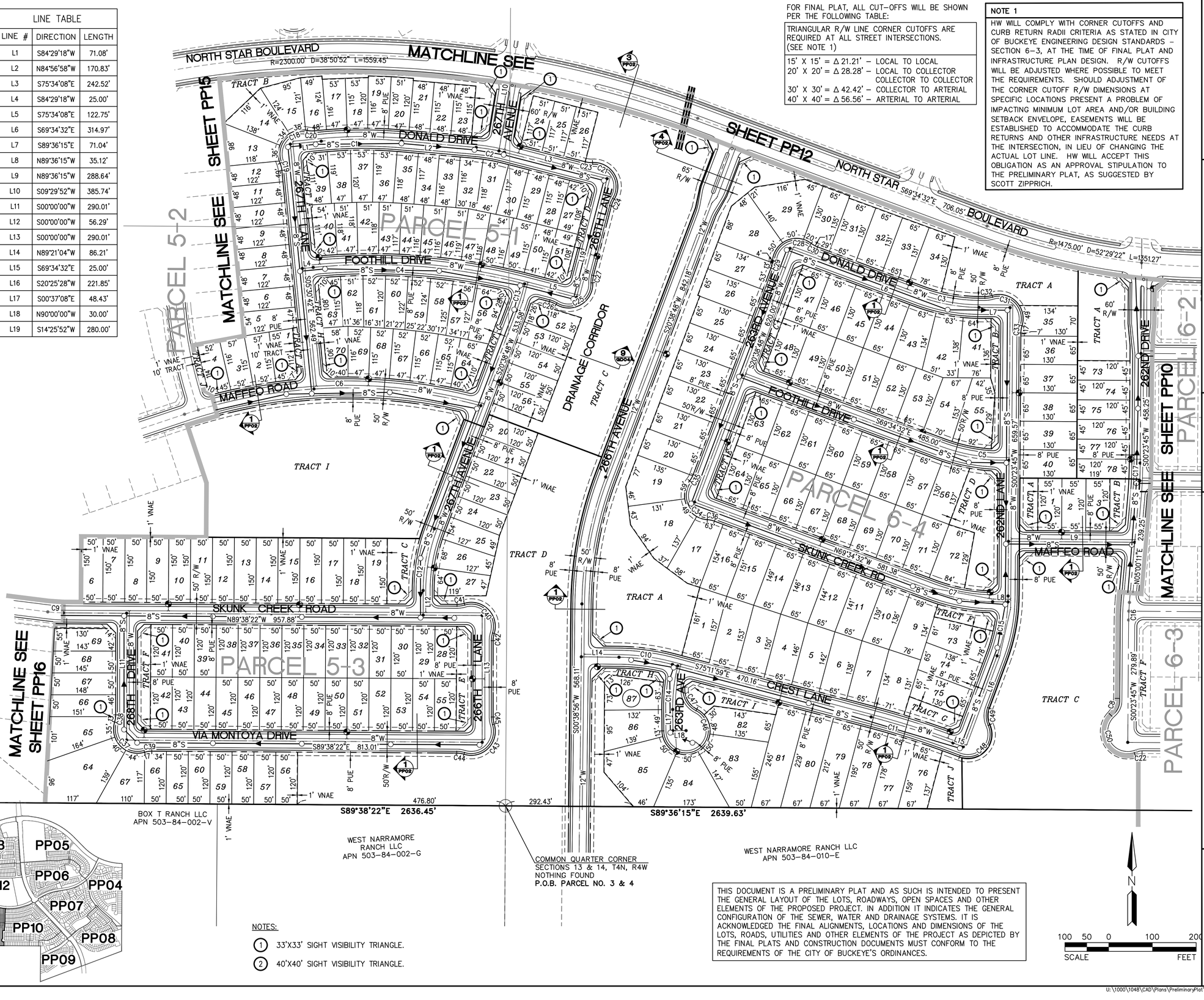


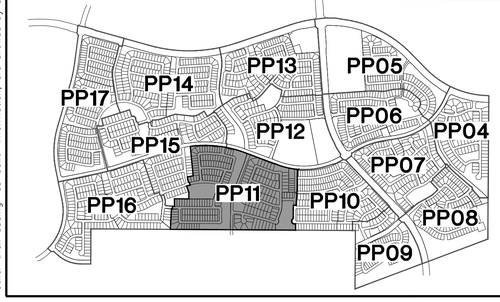


NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

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100 50 0 100 200
SCALE FEET

REV.:

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 53637 ZACH HILGART 2/21/23 Date Registration Expires 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO. PP11
SHT. 12 OF 39
PLZS-21-00134

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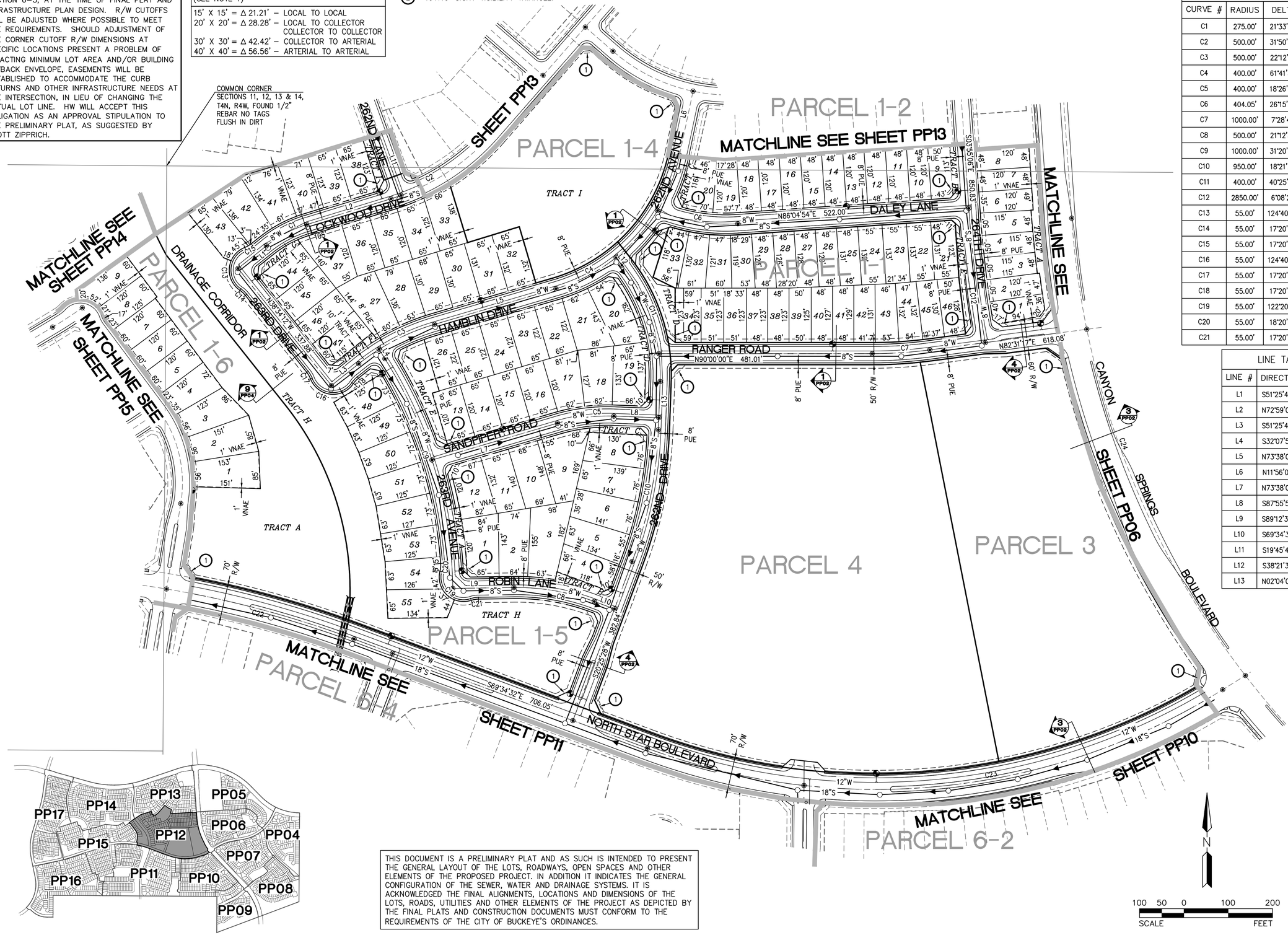
| 20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
| 30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL |
| 40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

COMMON CORNER
SECTIONS 11, 12, 13 & 14, T4N, R4W, FOUND 1/2" REBAR NO TAGS FLUSH IN DIRT




| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 275.00' | 21°33'20" | 103.46' |
| C2 | 500.00' | 31°50'28" | 277.87' |
| C3 | 500.00' | 22°12'17" | 193.77' |
| C4 | 400.00' | 61°41'59" | 430.74' |
| C5 | 400.00' | 18°26'00" | 128.69' |
| C6 | 404.05' | 26°15'28" | 185.17' |
| C7 | 1000.00' | 7°28'43" | 130.53' |
| C8 | 500.00' | 21°12'52" | 185.13' |
| C9 | 1000.00' | 31°20'30" | 547.02' |
| C10 | 950.00' | 18°21'23" | 304.36' |
| C11 | 400.00' | 40°25'42" | 282.24' |
| C12 | 2850.00' | 6°08'24" | 305.41' |
| C13 | 55.00' | 124°40'58" | 119.69' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 17°20'29" | 16.65' |
| C16 | 55.00' | 124°40'58" | 119.69' |
| C17 | 55.00' | 17°20'29" | 16.65' |
| C18 | 55.00' | 17°20'29" | 16.65' |
| C19 | 55.00' | 122°20'39" | 117.44' |
| C20 | 55.00' | 18°20'06" | 17.60' |
| C21 | 55.00' | 17°20'29" | 16.65' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S51°25'48"W | 81.82' |
| L2 | N72°59'08"E | 198.78' |
| L3 | S51°25'48"W | 78.81' |
| L4 | S32°07'54"E | 25.00' |
| L5 | N73°38'05"E | 285.57' |
| L6 | N11°56'06"E | 147.67' |
| L7 | N73°38'05"E | 295.04' |
| L8 | S87°55'55"E | 101.48' |
| L9 | S89°12'36"W | 137.81' |
| L10 | S69°34'32"E | 48.56' |
| L11 | S19°45'49"E | 291.50' |
| L12 | S38°21'38"E | 21.36' |
| L13 | N02°04'05"E | 109.04' |

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100 50 0 100 200
SCALE FEET

REV.:

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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Signed
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO.
PP12
SHT. 13 OF 39
PLZS-21-00134

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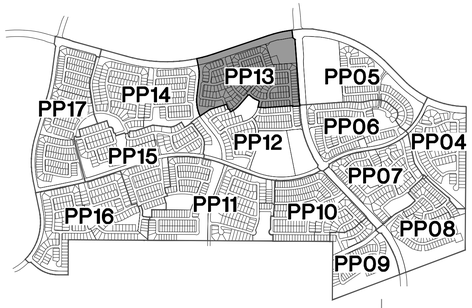





| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 500.00' | 31°50'28" | 277.87' |
| C2 | 450.00' | 44°56'15" | 352.94' |
| C3 | 400.00' | 45°03'45" | 314.60' |
| C4 | 200.00' | 90°00'00" | 314.16' |
| C5 | 250.00' | 26°30'53" | 115.69' |
| C6 | 300.00' | 26°30'53" | 138.83' |
| C7 | 400.00' | 17°15'56" | 120.54' |
| C8 | 3230.00' | 2°50'37" | 160.31' |
| C9 | 300.00' | 30°17'06" | 158.57' |
| C10 | 200.00' | 30°17'06" | 105.71' |
| C11 | 55.00' | 17°20'29" | 16.65' |
| C12 | 55.00' | 123°29'24" | 118.54' |
| C13 | 55.00' | 17°20'29" | 16.65' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 124°40'58" | 119.69' |
| C16 | 55.00' | 17°20'29" | 16.65' |
| C17 | 55.00' | 17°20'29" | 16.65' |
| C18 | 55.00' | 124°40'58" | 119.69' |
| C19 | 55.00' | 17°20'29" | 16.65' |
| C20 | 55.00' | 20°04'11" | 19.27' |
| C21 | 55.00' | 112°13'21" | 107.73' |
| C22 | 55.00' | 17°38'14" | 16.93' |
| C23 | 55.00' | 17°20'29" | 16.65' |
| C24 | 55.00' | 124°40'58" | 119.69' |
| C25 | 55.00' | 17°20'29" | 16.65' |
| C26 | 55.00' | 17°20'29" | 16.65' |
| C27 | 55.00' | 124°40'58" | 119.69' |
| C28 | 55.00' | 17°20'29" | 16.65' |
| C29 | 55.00' | 17°20'29" | 16.65' |
| C30 | 55.00' | 124°40'58" | 119.69' |
| C31 | 55.00' | 17°20'29" | 16.65' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N48°51'20"W | 82.94' |
| L2 | S03°55'06"E | 80.00' |
| L3 | S71°25'46"W | 62.71' |
| L4 | S19°45'49"E | 291.50' |
| L5 | N82°03'21"W | 171.66' |
| L6 | S07°56'39"W | 147.27' |
| L7 | S48°51'20"E | 140.51' |
| L8 | N11°56'06"E | 147.67' |
| L9 | N82°03'21"W | 274.17' |
| L10 | S71°25'46"W | 165.99' |
| L11 | N18°34'14"W | 415.93' |

NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.
* EXACT LOCATION IN FINAL DESIGN

**NOTE 1**

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REV.:

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
3/21/23
ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO.
**PP13**
SHT. 14 OF 39
PLZS-21-00134

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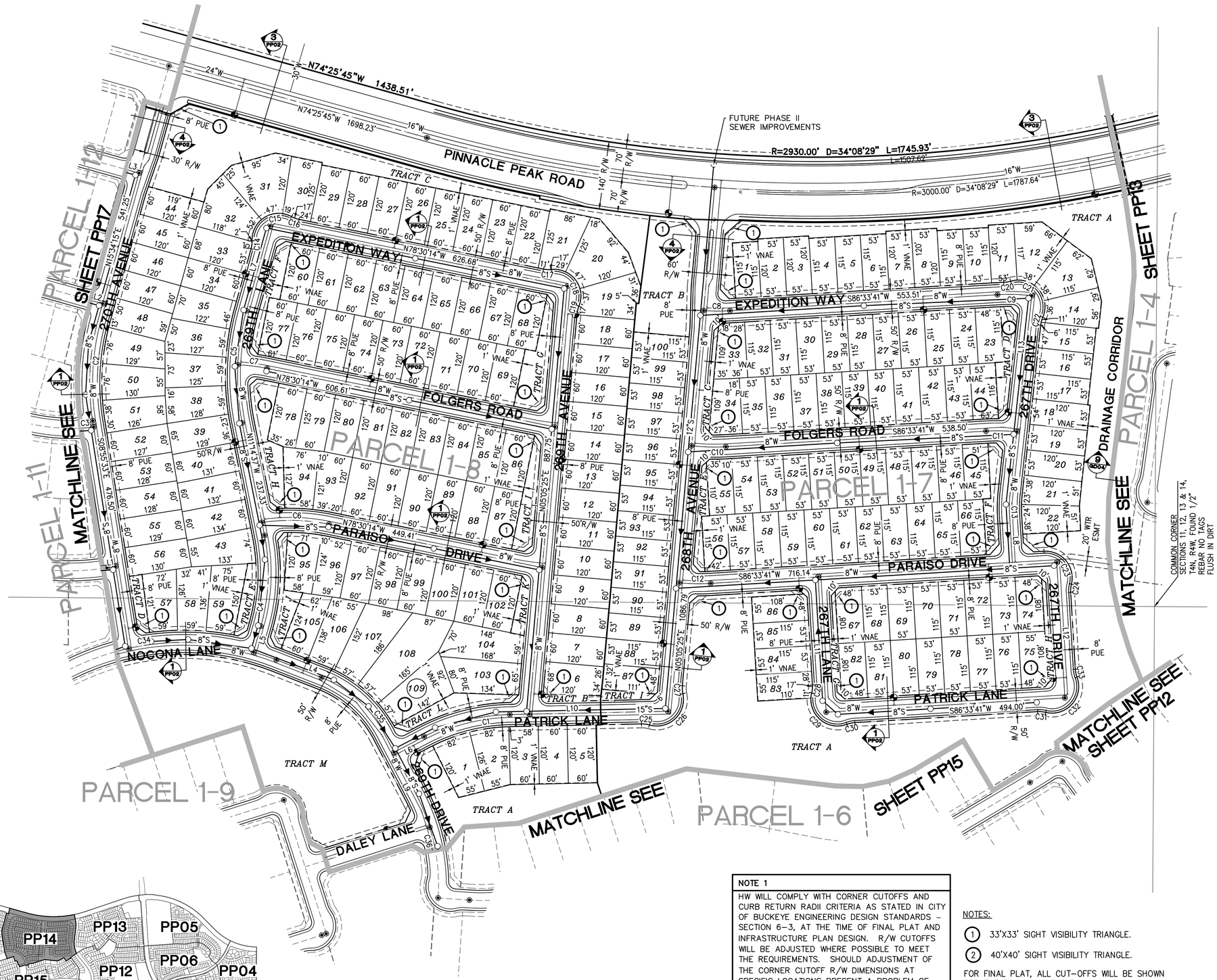


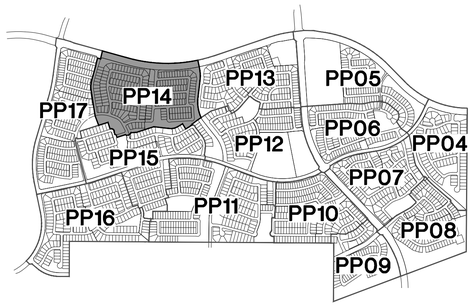


| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 400.00' | 26°23'43" | 184.27' |
| C2 | 500.00' | 24°29'48" | 213.77' |
| C3 | 400.00' | 21°57'22" | 153.28' |
| C4 | 400.00' | 27°10'03" | 189.67' |
| C5 | 500.00' | 26°48'52" | 234.00' |
| C6 | 400.00' | 19°57'44" | 139.36' |
| C7 | 400.00' | 8°44'25" | 61.02' |
| C8 | 400.00' | 7°48'13" | 54.48' |
| C9 | 400.00' | 10°09'31" | 70.92' |
| C10 | 400.00' | 10°08'55" | 70.85' |
| C11 | 400.00' | 9°07'27" | 63.70' |
| C12 | 400.00' | 9°16'28" | 64.75' |
| C13 | 300.00' | 9°40'58" | 50.70' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 120°36'30" | 115.78' |
| C16 | 55.00' | 17°20'29" | 16.65' |
| C17 | 55.00' | 17°20'29" | 16.65' |
| C18 | 55.00' | 118°16'37" | 113.54' |
| C19 | 55.00' | 17°20'29" | 16.65' |
| C20 | 55.00' | 15°15'49" | 14.65' |
| C21 | 55.00' | 130°20'52" | 125.12' |
| C22 | 55.00' | 17°20'29" | 16.65' |
| C23 | 55.00' | 107°20'29" | 103.04' |
| C24 | 55.00' | 17°20'29" | 16.65' |
| C25 | 55.00' | 17°20'29" | 16.65' |
| C26 | 55.00' | 118°23'55" | 113.65' |
| C27 | 55.00' | 17°20'29" | 16.65' |
| C28 | 55.00' | 17°20'29" | 16.65' |
| C29 | 55.00' | 124°40'58" | 119.69' |
| C30 | 55.00' | 17°20'29" | 16.65' |
| C31 | 55.00' | 17°20'29" | 16.65' |
| C32 | 55.00' | 124°40'58" | 119.69' |
| C33 | 55.00' | 17°20'29" | 16.65' |
| C34 | 525.00' | 126°23'34" | 1158.13' |
| C35 | 250.00' | 41°01'40" | 179.02' |
| C36 | 400.00' | 31°30'17" | 219.94' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N81°04'27"E | 18.06' |
| L2 | N74°25'45"W | 450.19' |
| L3 | N74°25'45"W | 450.19' |
| L4 | S68°37'02"E | 100.00' |
| L5 | S15°55'26"W | 55.47' |
| L6 | S62°24'38"W | 70.10' |
| L7 | N15°34'15"E | 182.03' |
| L8 | S03°26'19"E | 100.45' |
| L9 | N27°35'22"W | 142.28' |
| L10 | N88°48'21"E | 326.77' |
| L11 | N03°26'19"W | 280.00' |
| L12 | N03°26'19"W | 280.00' |

THIS DOCUMENT IS A PRELIMINARY PLAT AND AS SUCH IS INTENDED TO PRESENT THE GENERAL LAYOUT OF THE LOTS, ROADWAYS, OPEN SPACES AND OTHER ELEMENTS OF THE PROPOSED PROJECT. IN ADDITION IT INDICATES THE GENERAL CONFIGURATION OF THE SEWER, WATER AND DRAINAGE SYSTEMS. IT IS ACKNOWLEDGED THE FINAL ALIGNMENTS, LOCATIONS AND DIMENSIONS OF THE LOTS, ROADS, UTILITIES AND OTHER ELEMENTS OF THE PROJECT AS DEPICTED BY THE FINAL PLATS AND CONSTRUCTION DOCUMENTS MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF BUCKEYE'S ORDINANCES.

**NOTE 1**

HW WILL COMPLY WITH CORNER CUTOFFS AND CURB RETURN RADII CRITERIA AS STATED IN CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS – SECTION 6–3, AT THE TIME OF FINAL PLAT AND INFRASTRUCTURE PLAN DESIGN. R/W CUTOFFS WILL BE ADJUSTED WHERE POSSIBLE TO MEET THE REQUIREMENTS. SHOULD ADJUSTMENT OF THE CORNER CUTOFF R/W DIMENSIONS AT SPECIFIC LOCATIONS PRESENT A PROBLEM OF IMPACTING MINIMUM LOT AREA AND/OR BUILDING SETBACK ENVELOPE, EASEMENTS WILL BE ESTABLISHED TO ACCOMMODATE THE CURB RETURNS AND OTHER INFRASTRUCTURE NEEDS AT THE INTERSECTION, IN LIEU OF CHANGING THE ACTUAL LOT LINE. HW WILL ACCEPT THIS OBLIGATION AS AN APPROVAL STIPULATION TO THE PRELIMINARY PLAT, AS SUGGESTED BY SCOTT ZIPPRICH.

NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

FOR FINAL PLAT, ALL CUT–OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) | |
|---|---|
| 15' X 15' = Δ 21.21' – | LOCAL TO LOCAL |
| 20' X 20' = Δ 28.28' – | LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
| 30' X 30' = Δ 42.42' – | COLLECTOR TO ARTERIAL |
| 40' X 40' = Δ 56.56' – | ARTERIAL TO ARTERIAL |

N

100 50 0 100 200
SCALE FEET

REV.:

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ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
REGISTERED ENGINEER
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

# PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
PP14

SHT. 15 OF 39

PLTS-21-00134

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| CURVE TABLE | | | | CURVE TABLE | | | |
|---|---|---|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 500.00' | 19°27'57" | 169.87' | C25 | 55.00' | 124°40'58" | 119.69' |
| C2 | 350.00' | 21°53'51" | 133.76' | C26 | 55.00' | 17°20'29" | 16.65' |
| C3 | 400.00' | 28°56'01" | 202.00' | C27 | 55.00' | 17°20'29" | 16.65' |
| C4 | 400.00' | 41°47'31" | 291.76' | C28 | 55.00' | 124°40'58" | 119.69' |
| C5 | 1000.00' | 4°34'36" | 79.88' | C29 | 55.00' | 17°20'29" | 16.65' |
| C6 | 600.00' | 10°19'08" | 108.06' | C30 | 50.00' | 17°45'10" | 15.49' |
| C7 | 600.00' | 10°42'09" | 112.08' | C31 | 55.00' | 125°30'20" | 120.48' |
| C8 | 800.00' | 7°05'00" | 98.90' | C32 | 50.00' | 17°45'10" | 15.49' |
| C9 | 1290.00' | 4°52'21" | 109.70' | C33 | 55.00' | 20°04'11" | 19.27' |
| C10 | 525.00' | 126°23'34" | 1158.13' | C34 | 55.00' | 118°56'36" | 114.18' |
| C11 | 400.00' | 31°30'17" | 219.94' | C35 | 55.00' | 17°20'29" | 16.65' |
| C12 | 500.00' | 9°44'59" | 85.08' | C36 | 55.00' | 15°04'11" | 14.47' |
| C13 | 3000.00' | 8°07'51" | 425.73' | C37 | 55.00' | 118°07'34" | 113.39' |
| C14 | 400.00' | 24°18'39" | 169.72' | C38 | 55.00' | 17°20'29" | 16.65' |
| C15 | 280.00' | 46°14'30" | 225.98' | C39 | 55.00' | 17°20'29" | 16.65' |
| C16 | 4000.00' | 6°51'06" | 478.33' | C40 | 55.00' | 124°40'58" | 119.69' |
| C17 | 2300.00' | 38°50'52" | 1559.45' | C41 | 55.00' | 17°20'29" | 16.65' |
| C18 | 900.00' | 12°32'06" | 196.90' | C42 | 55.00' | 17°20'29" | 16.65' |
| C19 | 500.00' | 15°03'04" | 131.35' | C43 | 55.00' | 124°40'58" | 119.69' |
| C20 | 1175.00' | 33°31'32" | 687.53' | C44 | 55.00' | 17°20'29" | 16.65' |
| C21 | 1000.00' | 13°24'51" | 234.12' | C45 | 55.00' | 17°20'29" | 16.65' |
| C22 | 800.00' | 27°43'37" | 387.14' | C46 | 55.00' | 124°40'58" | 119.69' |
| C23 | 800.00' | 24°49'23" | 346.60' | C47 | 55.00' | 17°20'29" | 16.65' |
| C24 | 55.00' | 17°20'29" | 16.65' | | | | |

| LINE TABLE | | | LINE TABLE | | |
|---|---|---|---|---|---|
| LINE # | DIRECTION | LENGTH | LINE # | DIRECTION | LENGTH |
| L1 | S17°35'54"E | 289.82' | L7 | S13°38'33"E | 100.00' |
| L2 | S86°05'05"E | 64.91' | L8 | N06°31'46"W | 117.25' |
| L3 | S79°02'54"E | 110.89' | L9 | S30°50'26"E | 68.15' |
| L4 | N72°24'06"E | 185.34' | L10 | S36°44'38"E | 284.60' |
| L5 | N82°43'14"E | 168.05' | L11 | N17°35'54"W | 290.00' |
| L6 | N03°53'34"W | 88.51' | | | |

FOR FINAL PLAT, ALL CUT-OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) |
|---|
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL |
| 20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
| 30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL |
| 40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

**NOTE 1**

HW WILL COMPLY WITH CORNER CUTOFFS AND CURB RETURN RADII CRITERIA AS STATED IN CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS – SECTION 6-3, AT THE TIME OF FINAL PLAT AND INFRASTRUCTURE PLAN DESIGN. R/W CUTOFFS WILL BE ADJUSTED WHERE POSSIBLE TO MEET THE REQUIREMENTS. SHOULD ADJUSTMENT OF THE CORNER CUTOFF R/W DIMENSIONS AT SPECIFIC LOCATIONS PRESENT A PROBLEM OF IMPACTING MINIMUM LOT AREA AND/OR BUILDING SETBACK ENVELOPE, EASEMENTS WILL BE ESTABLISHED TO ACCOMMODATE THE CURB RETURNS AND OTHER INFRASTRUCTURE NEEDS AT THE INTERSECTION, IN LIEU OF CHANGING THE ACTUAL LOT LINE. HW WILL ACCEPT THIS OBLIGATION AS AN APPROVAL STIPULATION TO THE PRELIMINARY PLAT, AS SUGGESTED BY SCOTT ZIPPRICH.




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NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

N

100 50 0 100 200
SCALE FEET

REV.:

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
ARIZONA U.S.A.

EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
**PP15**

SHT. 16 OF 39

PLZS-21-00134

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| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N11°34'18"W | 96.21' |
| L2 | S05°03'27"W | 131.57' |
| L3 | N11°34'18"W | 149.50' |
| L4 | N84°56'33"W | 72.77' |
| L5 | N89°38'22"W | 30.00' |
| L6 | S18°35'44"E | 104.52' |
| L7 | S39°36'52"W | 71.47' |
| L8 | N71°34'36"E | 165.78' |
| L9 | S61°01'50"W | 116.28' |
| L10 | N50°23'08"W | 119.66' |
| L11 | N82°51'12"W | 143.73' |
| L13 | S27°51'16"W | 171.69' |
| L14 | S89°38'22"E | 119.66' |
| L15 | S00°21'38"W | 121.39' |
| L16 | S00°21'38"W | 211.46' |
| L17 | S07°08'48"W | 376.42' |
| L18 | N18°25'24"W | 465.00' |




| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 4215.00' | 3°24'33" | 250.79' |
| C2 | 400.00' | 7°20'48" | 51.29' |
| C3 | 400.00' | 14°11'54" | 99.12' |
| C4 | 1400.00' | 4°41'49" | 114.77' |
| C5 | 400.00' | 50°44'45" | 354.27' |
| C6 | 300.00' | 31°57'44" | 167.35' |
| C7 | 1100.00' | 10°32'47" | 202.47' |
| C8 | 600.00' | 10°32'47" | 110.44' |
| C9 | 200.00' | 39°15'15" | 137.02' |
| C10 | 1550.00' | 16°37'45" | 449.86' |
| C11 | 500.00' | 11°55'56" | 104.13' |
| C12 | 200.00' | 18°57'22" | 66.17' |
| C13 | 600.00' | 12°16'41" | 128.58' |
| C14 | 200.00' | 25°34'11" | 89.26' |
| C15 | 200.00' | 62°30'22" | 218.19' |
| C16 | 55.00' | 17°20'29" | 16.65' |
| C17 | 55.00' | 124°40'58" | 119.69' |
| C18 | 55.00' | 17°20'29" | 16.65' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C19 | 55.00' | 17°20'29" | 16.65' |
| C20 | 55.00' | 124°40'58" | 119.69' |
| C21 | 55.00' | 17°20'29" | 16.65' |
| C22 | 55.00' | 17°20'29" | 16.65' |
| C23 | 55.00' | 124°40'58" | 119.69' |
| C24 | 55.00' | 17°20'29" | 16.65' |
| C25 | 55.00' | 17°20'29" | 16.65' |
| C26 | 55.00' | 124°40'58" | 119.69' |
| C27 | 55.00' | 17°20'29" | 16.65' |
| C28 | 55.00' | 17°20'29" | 16.65' |
| C29 | 55.00' | 117°53'48" | 113.17' |
| C30 | 55.00' | 17°20'29" | 16.65' |
| C31 | 55.00' | 242°57'52" | 233.23' |
| C32 | 55.00' | 62°57'52" | 60.44' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N11°34'18"W | 96.21' |
| L2 | S05°03'27"W | 131.57' |
| L3 | N11°34'18"W | 149.50' |
| L4 | N84°56'33"W | 72.77' |
| L5 | N89°38'22"W | 30.00' |
| L6 | S18°35'44"E | 104.52' |
| L7 | S39°36'52"W | 71.47' |
| L8 | N71°34'36"E | 165.78' |
| L9 | S61°01'50"W | 116.28' |
| L10 | N50°23'08"W | 119.66' |
| L11 | N82°51'12"W | 143.73' |
| L12 | N62°08'44"W | 30.00' |
| L13 | S27°51'16"W | 171.69' |
| L14 | S89°38'22"E | 119.66' |
| L15 | S00°21'38"W | 121.39' |
| L16 | S00°21'38"W | 211.46' |
| L17 | S07°08'48"W | 376.42' |
| L18 | N18°25'24"W | 465.00' |

FOR FINAL PLAT, ALL CUT-OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) |
|---|
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL |
| 20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR |
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| 40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

**NOTE 1**

HW WILL COMPLY WITH CORNER CUTOFFS AND CURB RETURN RADII CRITERIA AS STATED IN CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS – SECTION 6-3, AT THE TIME OF FINAL PLAT AND INFRASTRUCTURE PLAN DESIGN. R/W CUTOFFS WILL BE ADJUSTED WHERE POSSIBLE TO MEET THE REQUIREMENTS. SHOULD ADJUSTMENT OF THE CORNER CUTOFF R/W DIMENSIONS AT SPECIFIC LOCATIONS PRESENT A PROBLEM OF IMPACTING MINIMUM LOT AREA AND/OR BUILDING SETBACK ENVELOPE, EASEMENTS WILL BE ESTABLISHED TO ACCOMMODATE THE CURB RETURNS AND OTHER INFRASTRUCTURE NEEDS AT THE INTERSECTION, IN LIEU OF CHANGING THE ACTUAL LOT LINE. HW WILL ACCEPT THIS OBLIGATION AS AN APPROVAL STIPULATION TO THE PRELIMINARY PLAT, AS SUGGESTED BY SCOTT ZIPPRICH.

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REV.:

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Signed
ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
**PP16**

SHT. 17 OF 39

PLTS-21-00134

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| NOTE 1 |
|---|
| HW WILL COMPLY WITH CORNER CUTOFFS AND CURB RETURN RADII CRITERIA AS STATED IN CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS – SECTION 6–3, AT THE TIME OF FINAL PLAT AND INFRASTRUCTURE PLAN DESIGN. R/W CUTOFFS WILL BE ADJUSTED WHERE POSSIBLE TO MEET THE REQUIREMENTS. SHOULD ADJUSTMENT OF THE CORNER CUTOFF R/W DIMENSIONS AT SPECIFIC LOCATIONS PRESENT A PROBLEM OF IMPACTING MINIMUM LOT AREA AND/OR BUILDING SETBACK ENVELOPE, EASEMENTS WILL BE ESTABLISHED TO ACCOMMODATE THE CURB RETURNS AND OTHER INFRASTRUCTURE NEEDS AT THE INTERSECTION, IN LIEU OF CHANGING THE ACTUAL LOT LINE. HW WILL ACCEPT THIS OBLIGATION AS AN APPROVAL STIPULATION TO THE PRELIMINARY PLAT, AS SUGGESTED BY SCOTT ZIPPRICH. |

NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE.
2. 40'X40' SIGHT VISIBILITY TRIANGLE.

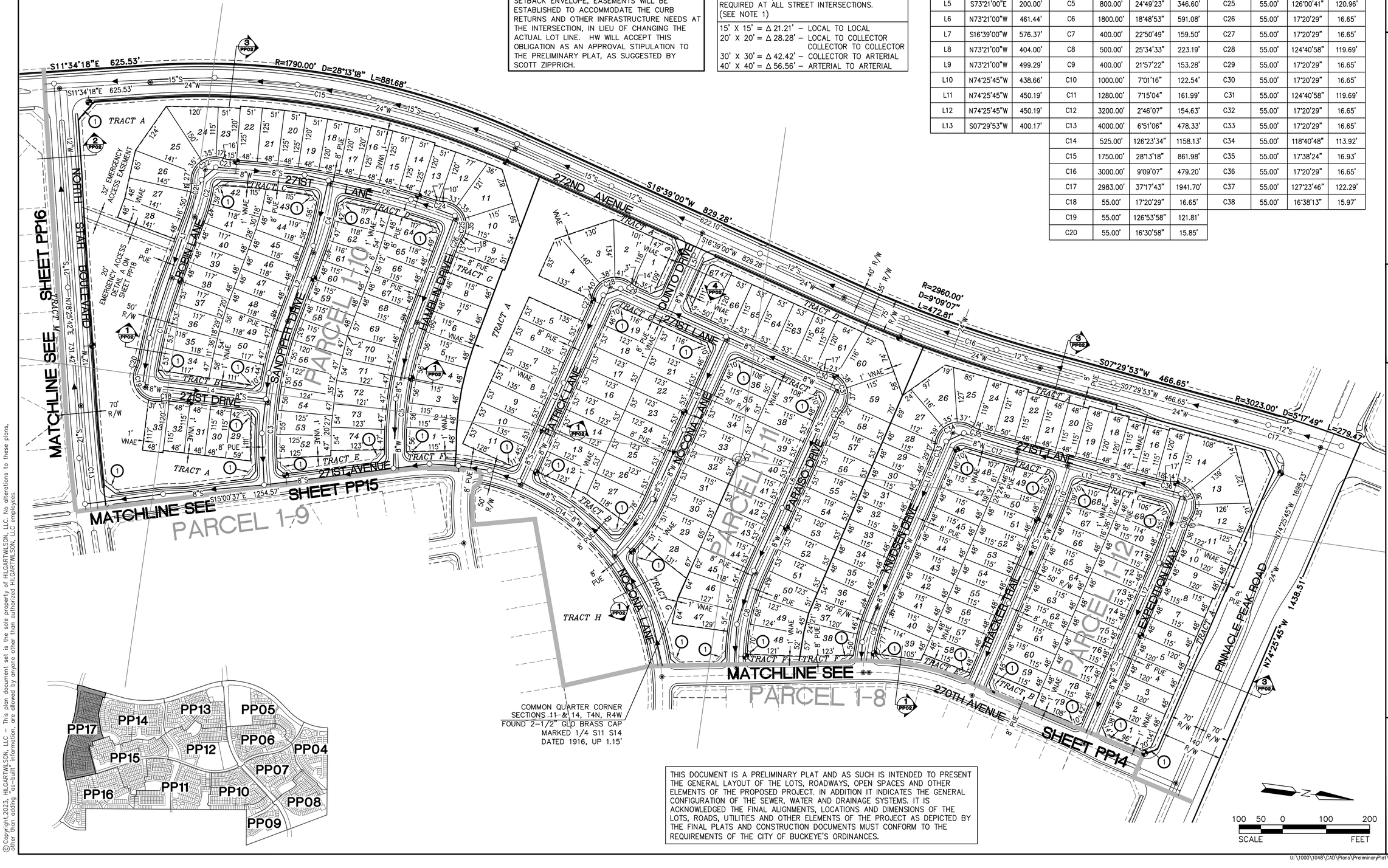
FOR FINAL PLAT, ALL CUT–OFFS WILL BE SHOWN PER THE FOLLOWING TABLE:

| TRIANGULAR R/W LINE CORNER CUTOFFS ARE REQUIRED AT ALL STREET INTERSECTIONS. (SEE NOTE 1) |
|---|
| 15' X 15' = Δ 21.21' – LOCAL TO LOCAL<br>20' X 20' = Δ 28.28' – LOCAL TO COLLECTOR<br>COLLECTOR TO COLLECTOR<br>30' X 30' = Δ 42.42' – COLLECTOR TO ARTERIAL<br>40' X 40' = Δ 56.56' – ARTERIAL TO ARTERIAL |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N77°10'14"W | 150.00' |
| L2 | N77°10'14"W | 168.68' |
| L3 | N77°10'14"W | 254.46' |
| L4 | N00°51'38"W | 285.00' |
| L5 | S73°21'00"E | 200.00' |
| L6 | N73°21'00"W | 461.44' |
| L7 | S16°39'00"W | 576.37' |
| L8 | N73°21'00"W | 404.00' |
| L9 | N73°21'00"W | 499.29' |
| L10 | N74°25'45"W | 438.66' |
| L11 | N74°25'45"W | 450.19' |
| L12 | N74°25'45"W | 450.19' |
| L13 | S07°29'53"W | 400.17' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 1085.00' | 13°41'23" | 259.24' |
| C2 | 400.00' | 16°00'35" | 111.77' |
| C3 | 800.00' | 27°43'37" | 387.14' |
| C4 | 700.00' | 13°26'48" | 164.28' |
| C5 | 800.00' | 24°49'23" | 346.60' |
| C6 | 1800.00' | 18°48'53" | 591.08' |
| C7 | 400.00' | 22°50'49" | 159.50' |
| C8 | 500.00' | 25°34'33" | 223.19' |
| C9 | 400.00' | 21°57'22" | 153.28' |
| C10 | 1000.00' | 7°01'16" | 122.54' |
| C11 | 1280.00' | 7°15'04" | 161.99' |
| C12 | 3200.00' | 2°46'07" | 154.63' |
| C13 | 4000.00' | 6°51'06" | 478.33' |
| C14 | 525.00' | 126°23'34" | 1158.13' |
| C15 | 1750.00' | 28°13'18" | 861.98' |
| C16 | 3000.00' | 9°09'07" | 479.20' |
| C17 | 2983.00' | 37°17'43" | 1941.70' |
| C18 | 55.00' | 17°20'29" | 16.65' |
| C19 | 55.00' | 126°53'58" | 121.81' |
| C20 | 55.00' | 16°30'58" | 15.85' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C21 | 55.00' | 20°04'11" | 19.27' |
| C22 | 55.00' | 117°32'34" | 112.83' |
| C23 | 55.00' | 16°50'05" | 16.16' |
| C24 | 55.00' | 16°50'05" | 16.16' |
| C25 | 55.00' | 126°00'41" | 120.96' |
| C26 | 55.00' | 17°20'29" | 16.65' |
| C27 | 55.00' | 17°20'29" | 16.65' |
| C28 | 55.00' | 124°40'58" | 119.69' |
| C29 | 55.00' | 17°20'29" | 16.65' |
| C30 | 55.00' | 17°20'29" | 16.65' |
| C31 | 55.00' | 124°40'58" | 119.69' |
| C32 | 55.00' | 17°20'29" | 16.65' |
| C33 | 55.00' | 17°20'29" | 16.65' |
| C34 | 55.00' | 118°40'48" | 113.92' |
| C35 | 55.00' | 17°38'24" | 16.93' |
| C36 | 55.00' | 17°20'29" | 16.65' |
| C37 | 55.00' | 127°23'46" | 122.29' |
| C38 | 55.00' | 16°38'13" | 15.97' |







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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (OTHER)
CERTIFICATE NO.
53637
ZACH
HILGART
Date 2/21/23
Registered Engineer
ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## PRELIMINARY PLAT – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO. PP17
SHT. 18 OF 39
PLZS–21–00134

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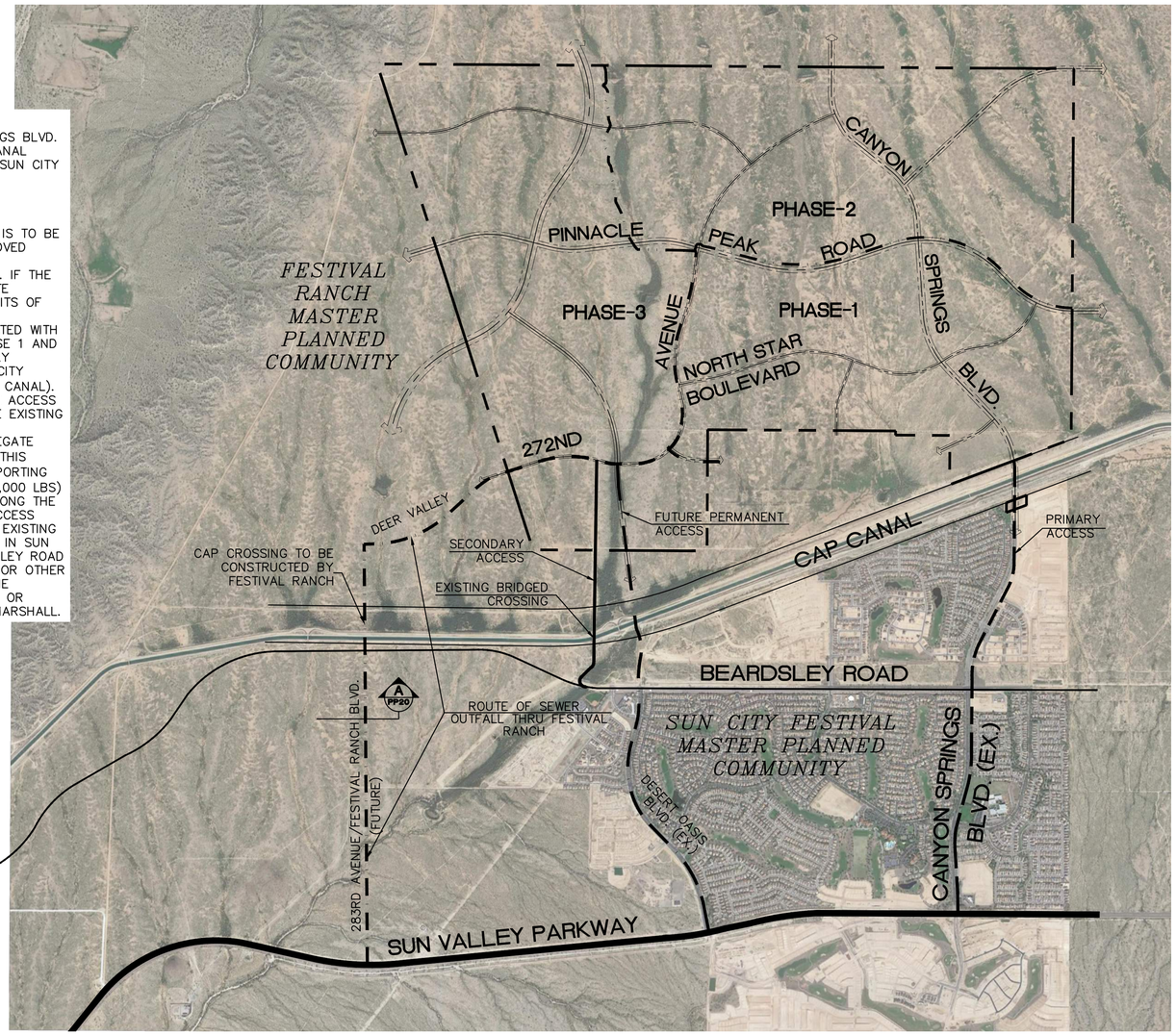
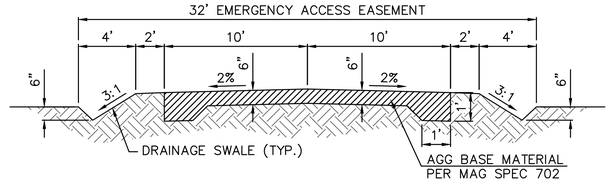
PRIMARY ACCESS
PROPOSED CANYON SPRINGS BLVD. BRIDGE OVER THE CAP CANAL EXISTING ROAD THROUGH SUN CITY AT FESTIVAL RANCH

SECONDARY ACCESS
APPROXIMATE ROUTE FOR SECONDARY FIRE ACCESS IS TO BE CONSTRUCTED AND APPROVED WHEN REQUIRED BY THE DEVELOPMENT AGREEMENT. IF THE SECONDARY ACCESS ROUTE EXTENDS BEYOND THE LIMITS OF THE PROPOSED ROADWAY INFRASTRUCTURE ASSOCIATED WITH NORTH STAR RANCH PHASE 1 AND BEYOND EXISTING ROADWAY IMPROVEMENTS FOR SUN CITY FESTIVAL (SOUTH OF CAP CANAL). FOR THE PORTION OF THE ACCESS ROUTE THAT LIES OUTSIDE EXISTING OR PROPOSED ROADWAY IMPROVEMENTS, AN AGGREGATE ROADWAY (SEE DETAIL A THIS SHEET) CAPABLE OF SUPPORTING EMERGENCY VEHICLES (83,000 LBS) WILL BE CONSTRUCTED ALONG THE PROPOSED SECONDARY ACCESS ROUTE TO CONNECT WITH EXISTING PAVEMENT IMPROVEMENTS IN SUN CITY FESTIVAL AT BEARDSLEY ROAD AND DESERT OASIS BLVD OR OTHER LOCATION ALLOWED BY THE DEVELOPMENT AGREEMENT OR APPROVED BY THE FIRE MARSHALL.




## FIRE ACCESS ROUTES
SCALE: 1"=1500'




*ROADWAY CROSS SECTION AS REQUIRED TO CARRY EMERGENCY VEHICLES – 83,000 LB LOAD

## DETAIL A
CROSS SECTION 20' ACCESS ROAD
SCALE: N.T.S.

## LEGEND
- OVERALL SPURLOCK RANCH BOUNDARY
- PLANNING UNIT PLAN BOUNDARY
- PRIMARY ACCESS ROAD
- SECOND & THIRD ACCESS ROUTE
- CENTERLINE OF ROADWAY
- RIGHT-OF-WAY

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CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Signed
ARIZONA U.S.A.
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# NORTH STAR RANCH
PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

FIRE ACCESS ROUTES

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: SEE SHEET
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO.
PP18
SHT. 19 OF 39

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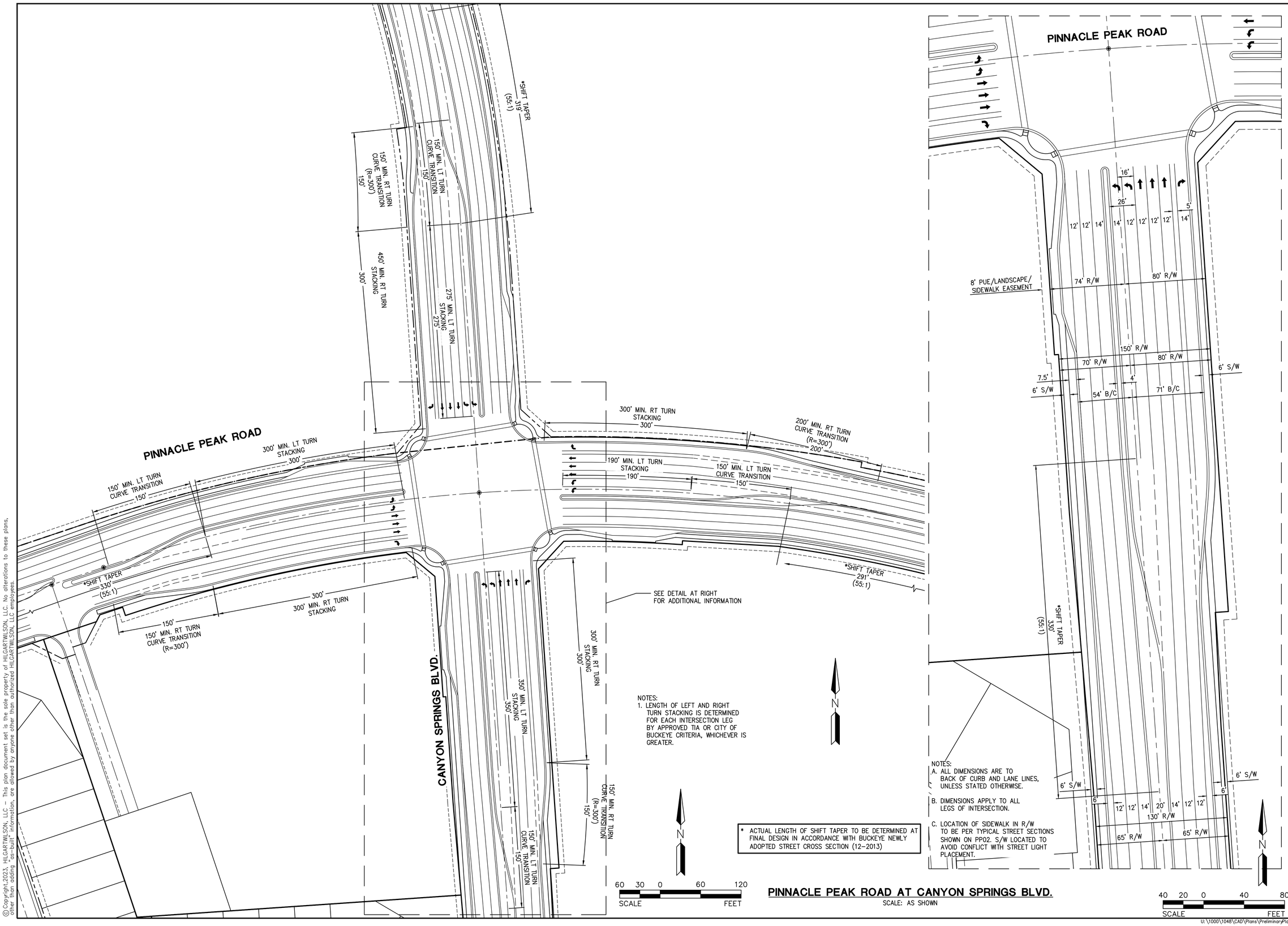


* ACTUAL LENGTH OF SHIFT TAPER TO BE DETERMINED AT FINAL DESIGN IN ACCORDANCE WITH BUCKEYE NEWLY ADOPTED STREET CROSS SECTION (12-2013)

## PINNACLE PEAK ROAD AT CANYON SPRINGS BLVD.

SCALE: AS SHOWN

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HILGART
2/21/23
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# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

INTERSECTION GEOMETRY

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE:
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO. PP19
SHT. 20 OF 39
PLZS-21-00134

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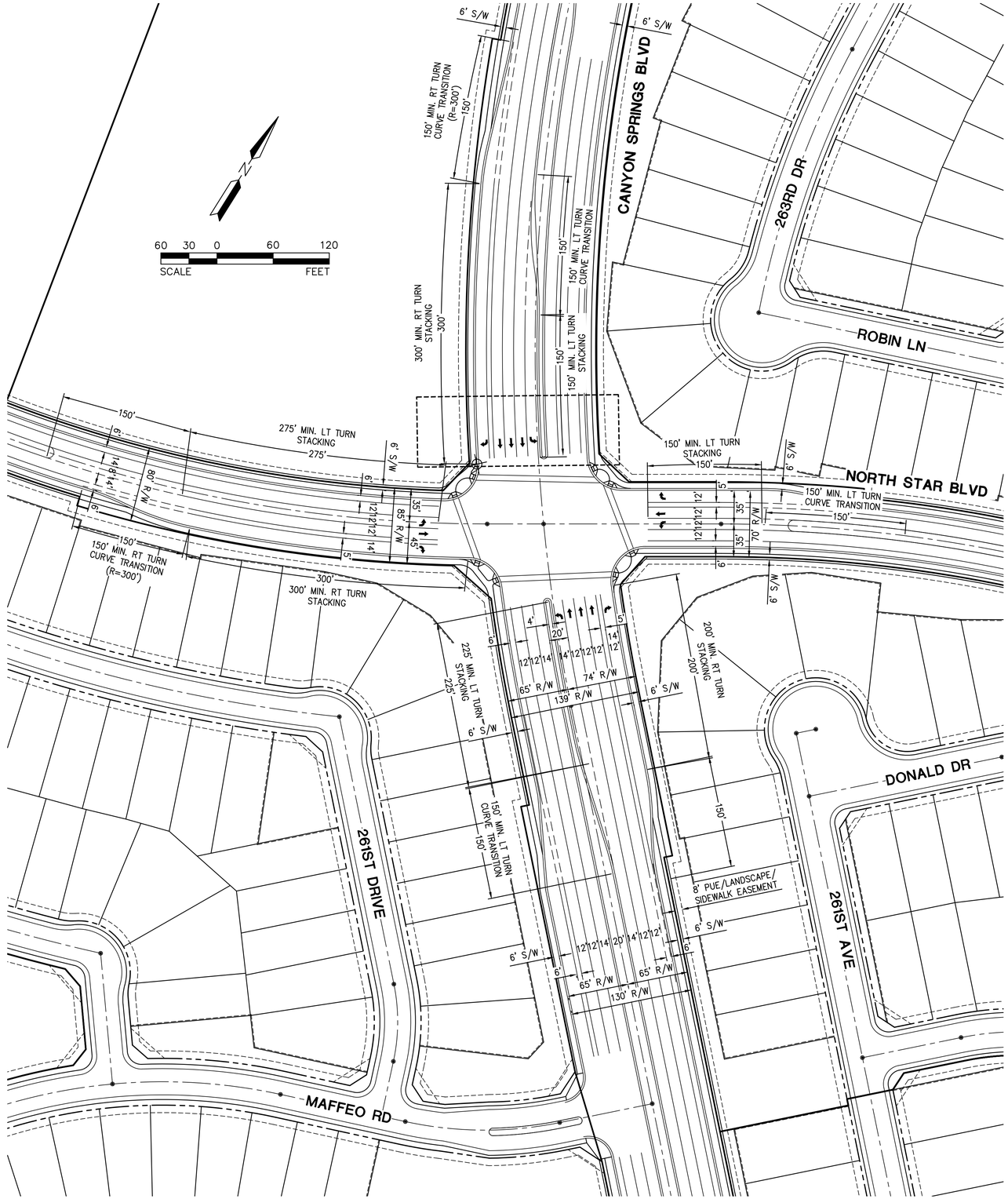


**CANYON SPRINGS BLVD. AT NORTH STAR BLVD.**

SCALE: 1"=60'

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HILGART
2/21/23
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# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

INTERSECTION GEOMETRY

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE:
DRAWN: HW
DESIGNED: HW
APPROVED: RH

DWG. NO.
**PP20**

SHT. 21 OF 39

PLZS-21-00134

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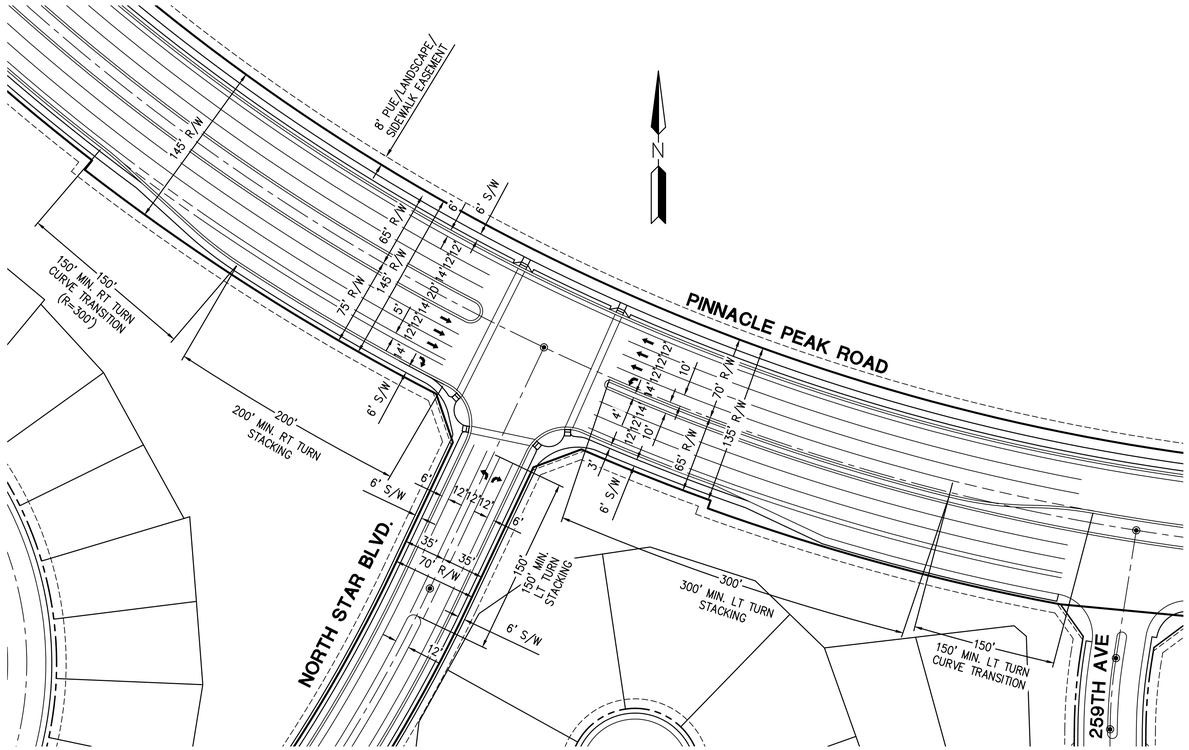


## PINNACLE PEAK ROAD AT NORTH STAR BLVD.

SCALE: 1"=60'




## PINNACLE PEAK ROAD AT 272ND AVE.

SCALE: 1"=60'

* ACTUAL LENGTH OF SHIFT TAPER TO BE DETERMINED AT FINAL DESIGN IN ACCORDANCE WITH BUCKEYE NEWLY ADOPTED STREET CROSS SECTION (12-2013)

60 30 0 60 120
SCALE FEET

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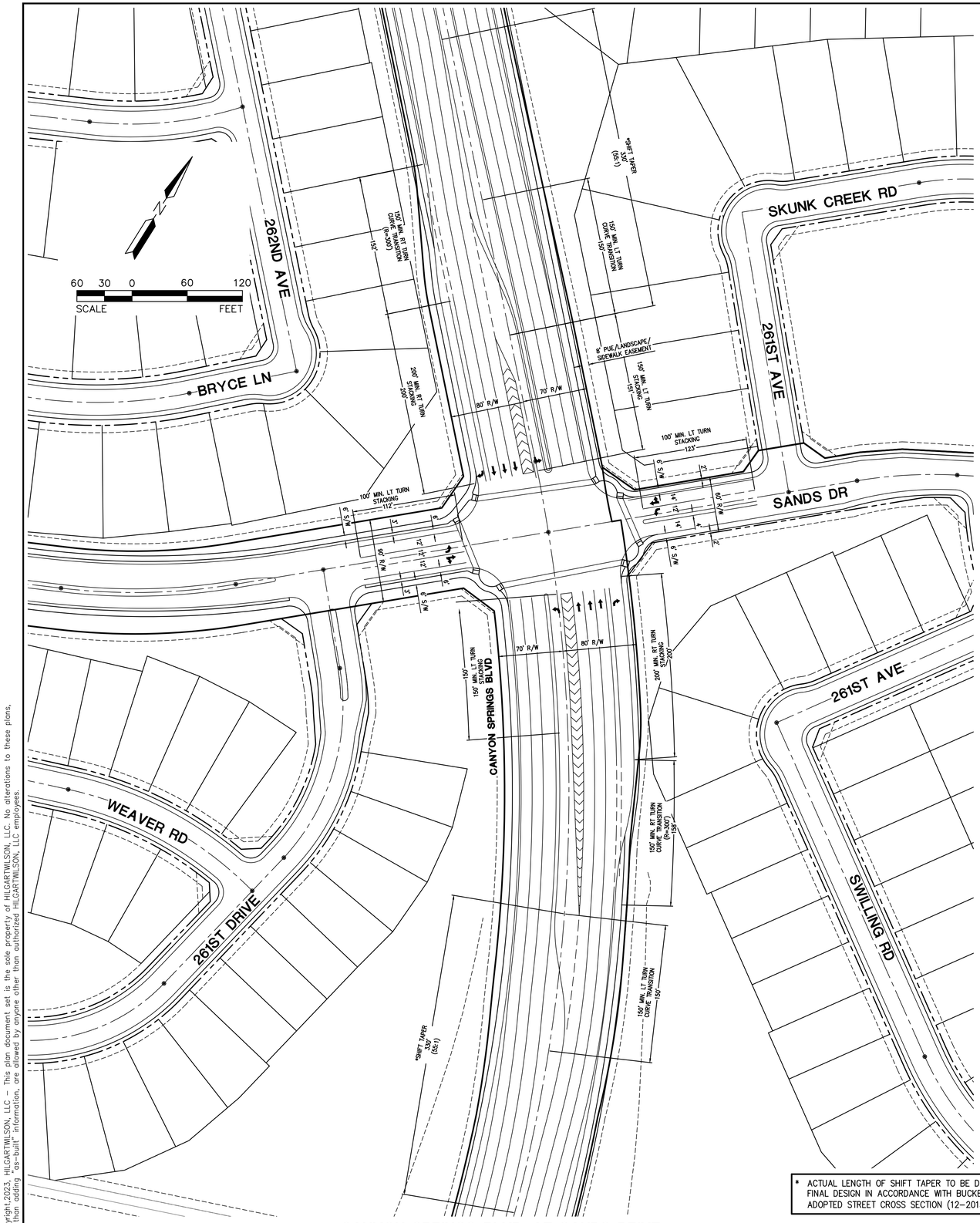
# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

INTERSECTION GEOMETRY

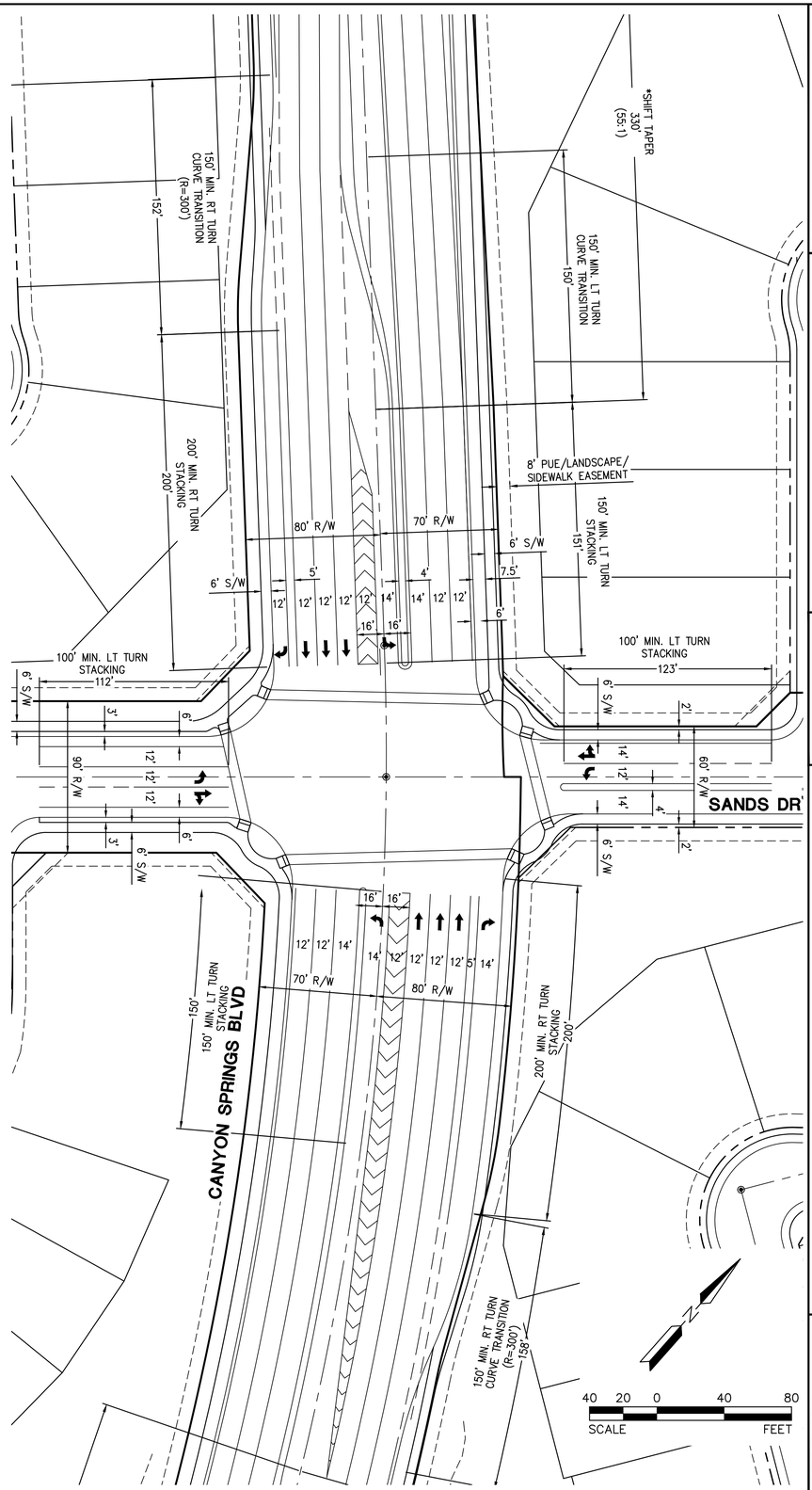
HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE:
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO. PP21
SHT. 22 OF 39

PLZS-21-00134




* ACTUAL LENGTH OF SHIFT TAPER TO BE DETERMINED AT FINAL DESIGN IN ACCORDANCE WITH BUCKEYE NEWLY ADOPTED STREET CROSS SECTION (12-2013)

**CANYON SPRINGS BLVD. AT SANDS DRIVE**
SCALE: 1"=60'




**CANYON SPRINGS BLVD. AT SANDS DRIVE**
SCALE: 1"=40'

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# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

INTERSECTION GEOMETRY

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: NTS
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO.
PP22
SHT. 23 OF 39
PLZS-21-00134

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## LEGEND

- NORTH STAR RANCH BOUNDARY
- UTILITY LINE
- FIRE HYDRANT
- MANHOLE

N

300 150 0 300 600
SCALE FEET

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# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## UTILITY PLAN AND FIRE HYDRANT EXHIBIT

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=300'
DRAWN: HW
DESIGNED: HW
APPROVED: RH
DWG. NO.
PP23
SHT. 24 OF 39
PLZS-21-00134

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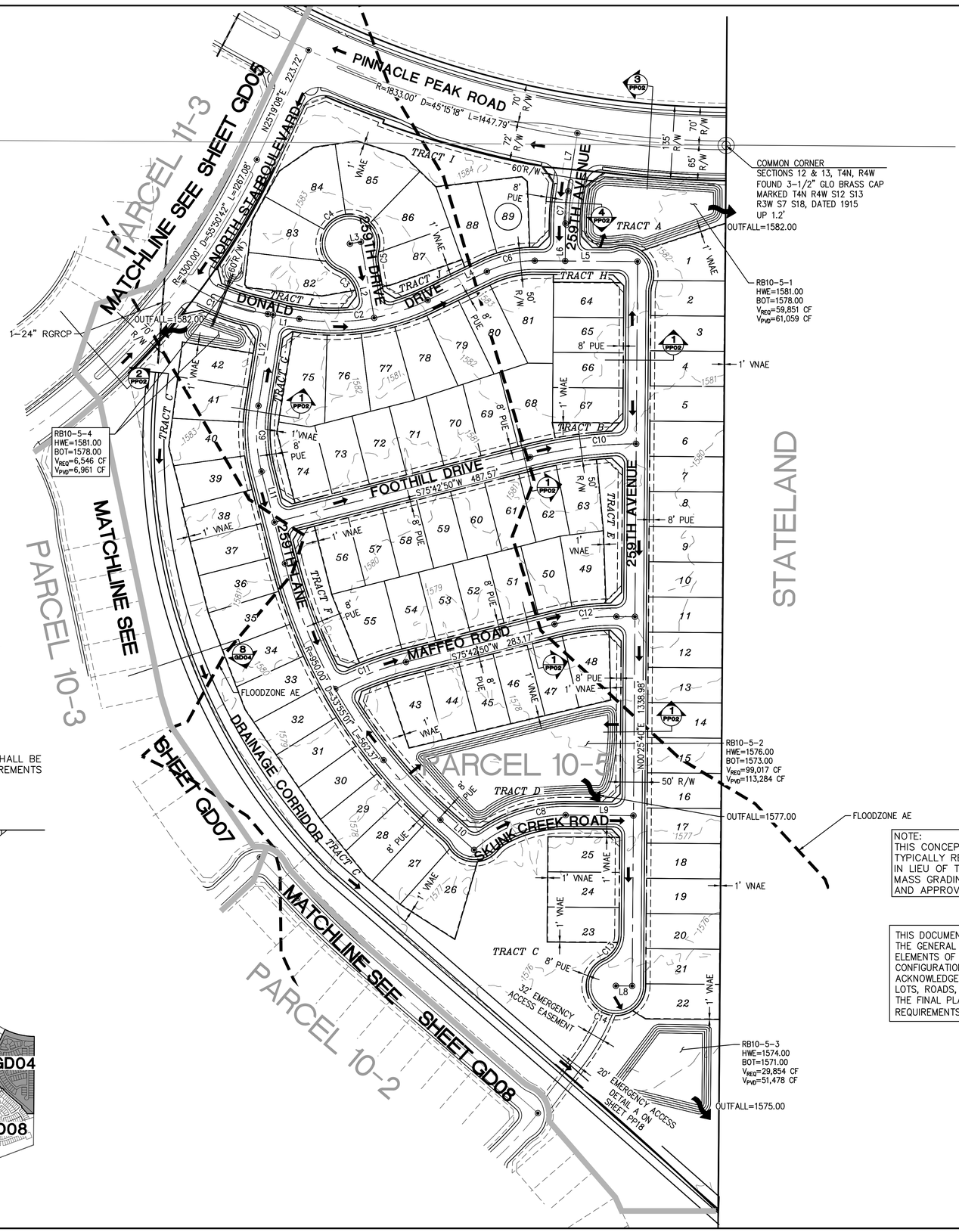
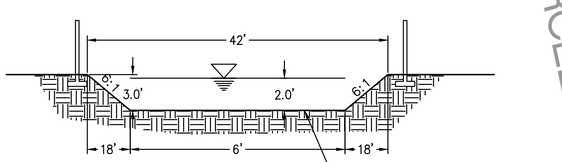


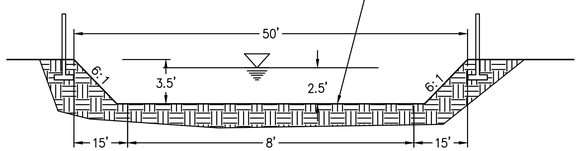

| CURVE TABLE | | | |
|---|---|---|---|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 400.00' | 24°09'02" | 168.60' |
| C2 | 400.00' | 34°53'01" | 243.53' |
| C3 | 55.00' | 57°15'53" | 54.97' |
| C4 | 55.00' | 261°13'50" | 250.76' |
| C5 | 55.00' | 23°57'57" | 23.01' |
| C6 | 200.00' | 26°12'56" | 91.51' |
| C7 | 400.00' | 8°35'20" | 59.96' |
| C8 | 250.00' | 42°26'51" | 185.21' |
| C9 | 300.00' | 23°22'56" | 122.43' |
| C10 | 800.00' | 14°10'58" | 198.03' |
| C11 | 600.00' | 13°23'12" | 140.19' |
| C12 | 450.00' | 14°42'51" | 115.56' |
| C13 | 50.00' | 64°37'23" | 56.39' |
| C14 | 55.00' | 244°37'23" | 234.82' |

| LINE TABLE | | |
|---|---|---|
| NO. | DIRECTION | LENGTH |
| L1 | S80°54'14"E | 58.86' |
| L2 | S09°54'39"E | 142.61' |
| L3 | N80°05'21"E | 20.52' |
| L4 | N64°12'44"E | 121.47' |
| L5 | S89°34'20"E | 189.92' |
| L6 | N00°25'40"E | 69.28' |
| L7 | N09°01'00"E | 108.55' |
| L8 | N89°34'20"W | 30.00' |
| L9 | N89°34'20"W | 125.18' |
| L10 | N48°12'11"W | 83.34' |
| L11 | S14°17'10"E | 175.52' |
| L12 | N09°05'46"E | 170.27' |




**DETAIL 8**
CHANNEL NO. 2
EASTERN PORTION

CHANNEL LINING SHALL BE PER DM500 REQUIREMENTS




**DETAIL 9**
CHANNEL NO. 1
CENTER OF PROJECT




NOTE:
THIS CONCEPTUAL GRADING PLAN DOES NOT INCLUDE ALL OF THE DETAIL TYPICALLY REQUIRED, SUCH AS FINISH FLOOR ELEVATIONS AND GRADES IN LIEU OF THE DETAIL, AND AS AGREED WITH THE CITY ENGINEER. A MASS GRADING PLAN SHALL BE PREPARED AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY FOR EACH PHASE OF DEVELOPMENT.

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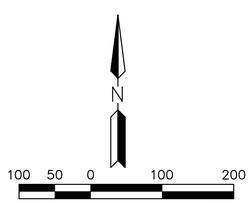


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ZACH
HILGART
2/21/23
DATE SIGNED
ARIZONA U.S.A.

EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO.
GD04
SHT. 25 OF 39
PLZS-21-00134

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| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 400.00' | 25°37'40" | 178.92' |
| C2 | 400.00' | 43°38'03" | 304.62' |
| C3 | 275.00' | 126°38'56" | 607.87' |
| C4 | 475.00' | 49°33'40" | 410.88' |
| C5 | 55.00' | 39°24'02" | 37.82' |
| C6 | 55.00' | 266°24'53" | 255.74' |
| C7 | 55.00' | 47°00'51" | 45.13' |
| C8 | 55.00' | 17°20'29" | 16.65' |
| C9 | 55.00' | 124°40'58" | 119.69' |
| C10 | 55.00' | 17°20'29" | 16.65' |
| C11 | 55.00' | 17°20'29" | 16.65' |
| C12 | 55.00' | 124°40'58" | 119.69' |
| C13 | 55.00' | 17°20'29" | 16.65' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 124°40'58" | 119.69' |
| C16 | 55.00' | 17°20'29" | 16.65' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S86°04'54"W | 5.00' |
| L2 | N45°38'34"E | 65.00' |
| L3 | S03°55'06"E | 184.65' |
| L4 | S03°55'06"E | 290.00' |

PARCEL 1-2

PARCEL 1-1

PARCEL 12

PARCEL 11-4

PARCEL 11-3

PARCEL 11-1

SHEET GD13

SHEET GD06

SHEET GD04

MATCHLINE SEE

CANYON SPRINGS BOULEVARD

PINNACLE PEAK ROAD

R=2225.00' D=49°33'40" L=1924.64

BUS BAY TO BE ADDED WITH PINNACLE PEAK ROAD IMPROVEMENT PLANS AND M.O.D.

FLOODZONE AE

S03°55'06"E 2044.41'

130' R/W

TRACT A

TRACT A PROPOSED FIRE STATION 3.00 AC

RB12-1
HWE=1593.00
BOT=1590.00
$V_{REQ}$=206,369 CF
$V_{PVD}$=212,702 CF

OUTFALL=1594.00

RB11-4-2
HWE=1591.00
BOT=1588.00
$V_{REQ}$=20,816 CF
$V_{PVD}$=29,104 CF

OUTFALL=1592.00

RB11-4-1
HWE=1592.00
BOT=1589.00
$V_{REQ}$=111,012 CF
$V_{PVD}$=54,356 CF
OVERFLOWS TO RB11-3-4

RB11-3-4
HWE=1586.00
BOT=1583.00
$V_{REQ}$=128,701 CF
$V_{PVD}$=130,148 CF

RB11-3-1
HWE=1584.00
BOT=1581.00
$V_{REQ}$=44,812 CF
$V_{PVD}$=56,339 CF

OUTFALL=1585.00

OUTFALL=1587.00

OUTFALL=1593.00

S86°04'54"W 358.00'

PATRICK LANE

260TH AVE

259TH GLEN

S03°55'06"E 498.80'

S03°55'06"E 280.00'

TRACT B

TRACT D

S86°04'54"W 575.38'

LOCKWOOD DRIVE

260TH LANE

TRACT E

S86°04'54"W 684.86'

DALEY LANE

TRACT C

259TH LANE

N51°17'02"W 214.31'

N44°21'26"W 447.40'

259TH AVENUE

DRAINAGE CORRIDOR

1-24" RGRCP

R=1833.00' D=45°15'18" L=1447.79'

142' R/W

72' R/W

70' R/W

50' R/W

60' R/W

65' R/W

35' R/W

COMMON QUARTER CORNER
SECTIONS 12 & 13, T4N, R4W
FOUND 2-1/2" GLO BRASS CAP
MARKED 1/4 S12 S13
DATED 1915, UP 1.5'
COMMON QUARTER CORNER
SECTIONS 12 & 13, T4N, R4W
FOUND 2-1/2




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100 50 0 100 200
SCALE FEET

N

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
EXPIRES 6/30/2024

NORTH STAR RANCH
PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO.
GD05
SHT. 26 OF 39

PLZS-21-00134

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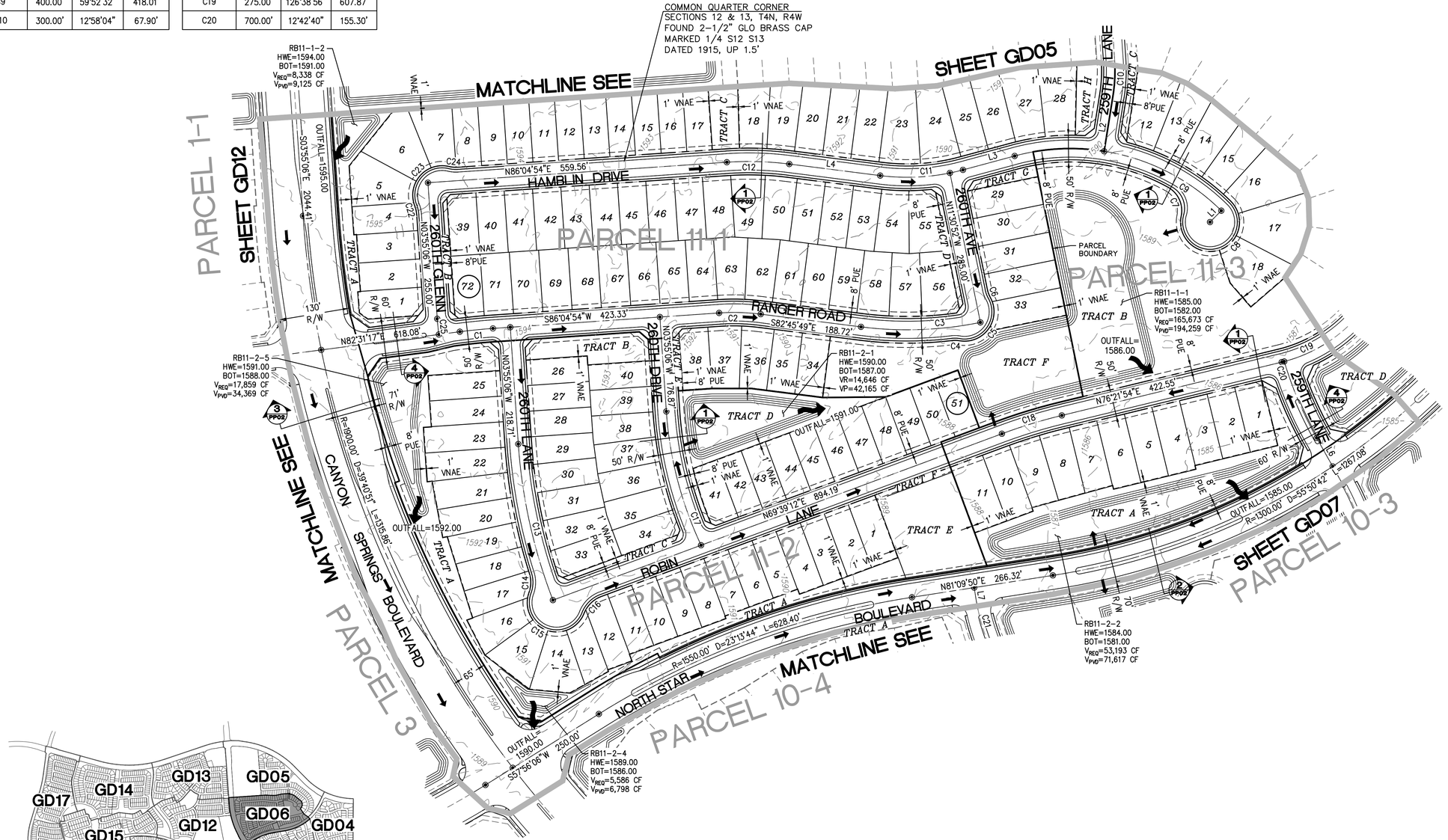
| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 1000.00' | 3°33'37" | 62.14' |
| C2 | 400.00' | 11°09'17" | 77.87' |
| C3 | 685.00' | 18°45'03" | 224.18' |
| C4 | 55.00' | 16°04'06" | 15.42' |
| C5 | 55.00' | 128°13'28" | 123.09' |
| C6 | 55.00' | 17°20'29" | 16.65' |
| C7 | 50.00' | 72°44'25" | 63.48' |
| C8 | 55.00' | 237°00'58" | 227.52' |
| C9 | 400.00' | 59°52'32" | 418.01' |
| C10 | 300.00' | 12°58'04" | 67.90' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C11 | 400.00' | 22°19'57" | 155.91' |
| C12 | 600.00' | 11°09'17" | 116.81' |
| C13 | 1000.00' | 17°11'03" | 299.92' |
| C14 | 55.00' | 37°36'41" | 36.10' |
| C15 | 55.00' | 178°29'52" | 171.35' |
| C16 | 55.00' | 48°09'33" | 46.23' |
| C17 | 700.00' | 21°15'43" | 259.76' |
| C18 | 1000.00' | 6°42'42" | 117.14' |
| C19 | 275.00' | 126°38'56" | 607.87' |
| C20 | 700.00' | 12°42'40" | 155.30' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C21 | 400.00' | 18°31'15" | 129.30' |
| C22 | 55.00' | 17°20'29" | 16.65' |
| C23 | 55.00' | 124°40'58" | 119.69' |
| C24 | 55.00' | 17°20'29" | 16.65' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N44°46'47"E | 30.00' |
| L2 | N09°02'58"E | 104.92' |
| L3 | N74°54'15"E | 100.00' |
| L4 | S82°45'49"E | 171.18' |
| L6 | N29°19'08"W | 100.00' |
| L7 | S08°50'10"E | 19.04' |







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N

100 50 0 100 200
SCALE FEET

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CERTIFICATE NO.
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ZACH
HILGART
2/21/23
Date Signed
ARIZONA U.S.A.

EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
GD06

SHT. 27 OF 39

PLZS-21-00134

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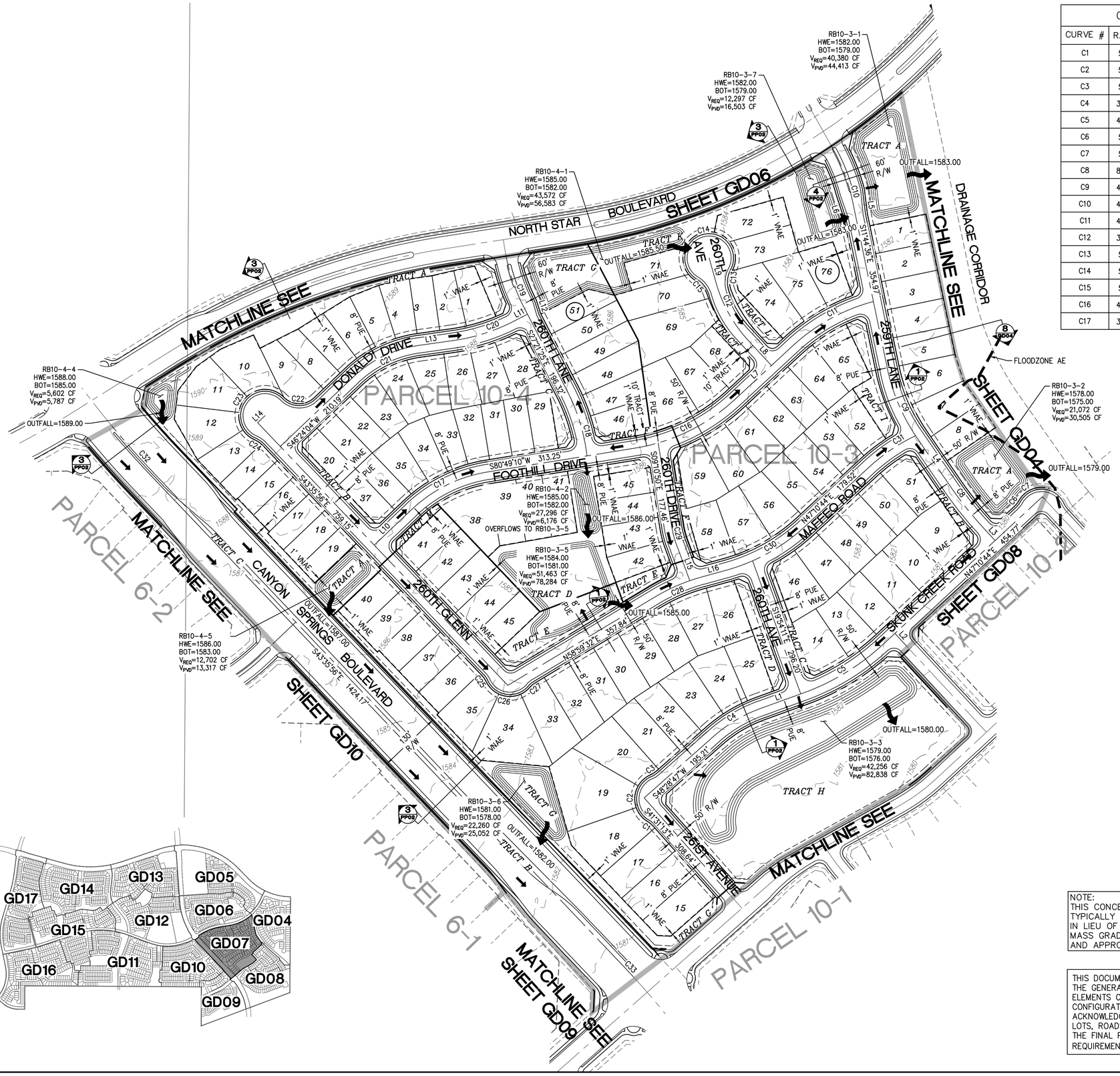





| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 55.00' | 17°20'29" | 16.65' |
| C2 | 55.00' | 124°40'58" | 119.69' |
| C3 | 55.00' | 17°20'29" | 16.65' |
| C4 | 300.00' | 21°37'02" | 113.19' |
| C5 | 492.00' | 22°55'05" | 196.80' |
| C6 | 55.00' | 17°20'29" | 16.65' |
| C7 | 55.00' | 124°40'58" | 119.69' |
| C8 | 800.00' | 8°21'43" | 116.76' |
| C9 | 400.00' | 22°42'57" | 158.59' |
| C10 | 400.00' | 17°34'32" | 122.70' |
| C11 | 400.00' | 27°58'39" | 195.32' |
| C12 | 300.00' | 27°13'28" | 142.55' |
| C13 | 50.00' | 44°24'30" | 38.75' |
| C14 | 50.00' | 262°42'30" | 229.26' |
| C15 | 50.00' | 39°31'20" | 34.49' |
| C16 | 400.00' | 33°38'26" | 234.86' |
| C17 | 300.00' | 34°25'07" | 180.21' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C18 | 400.00' | 20°38'22" | 144.09' |
| C19 | 400.00' | 18°31'15" | 129.30' |
| C20 | 400.00' | 19°19'08" | 134.87' |
| C21 | 250.00' | 35°33'40" | 155.16' |
| C22 | 45.00' | 89°17'16" | 70.13' |
| C23 | 55.00' | 202°07'04" | 194.02' |
| C24 | 55.00' | 22°49'49" | 21.92' |
| C25 | 55.00' | 17°20'29" | 16.65' |
| C26 | 55.00' | 112°05'30" | 107.60' |
| C27 | 55.00' | 17°20'29" | 16.65' |
| C28 | 400.00' | 15°41'20" | 109.53' |
| C29 | 200.00' | 11°05'22" | 38.71' |
| C30 | 400.00' | 27°30'07" | 192.00' |
| C31 | 400.00' | 17°12'48" | 120.17' |
| C32 | 1900.00' | 39°40'51" | 1315.86' |
| C33 | 1800.00' | 42°55'51" | 1348.72' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N70°05'49"E | 95.73' |
| L2 | S42°49'16"E | 281.79' |
| L3 | S42°49'16"E | 31.63' |
| L4 | N34°27'33"W | 122.62' |
| L5 | S06°52'58"E | 51.82' |
| L6 | S18°14'55"E | 48.76' |
| L7 | S47°10'44"W | 164.84' |
| L8 | S42°49'16"E | 69.50' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L9 | S15°35'48"E | 52.65' |
| L10 | S46°24'04"W | 107.54' |
| L11 | N62°38'35"E | 31.35' |
| L12 | N18°01'23"W | 30.83' |
| L13 | N81°57'43"E | 72.59' |
| L14 | S46°24'04"W | 21.38' |
| L15 | N20°16'11"W | 80.64' |
| L16 | N74°40'52"E | 51.06' |

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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
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ZACH
HILGART
2/21/23
Date Signed
ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH
PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
GD07

SHT. 28 OF 39

PLTS-21-001334

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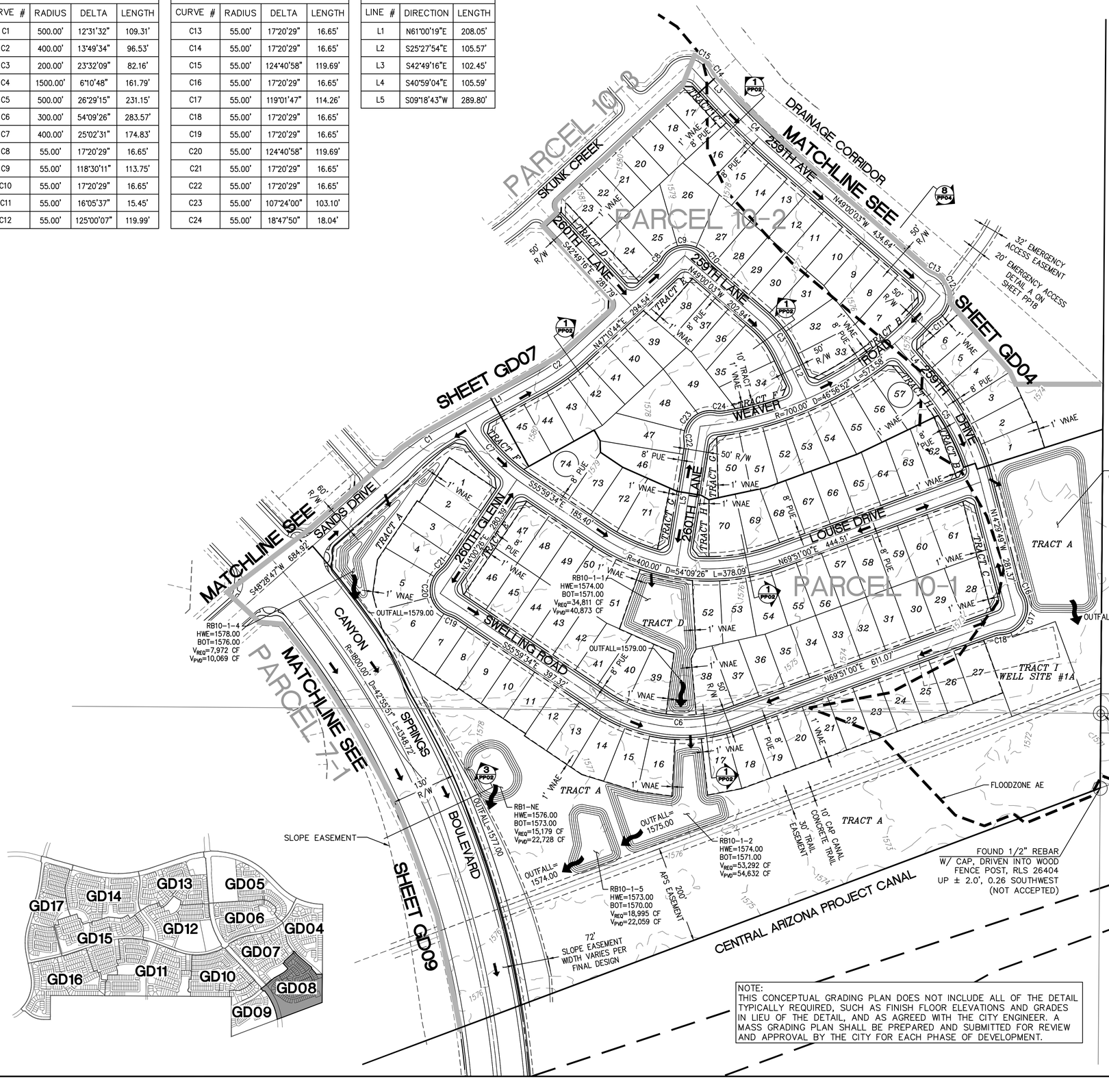
| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 500.00' | 12°31'32" | 109.31' |
| C2 | 400.00' | 13°49'34" | 96.53' |
| C3 | 200.00' | 23°32'09" | 82.16' |
| C4 | 1500.00' | 6°10'48" | 161.79' |
| C5 | 500.00' | 26°29'15" | 231.15' |
| C6 | 300.00' | 54°09'26" | 283.57' |
| C7 | 400.00' | 25°02'31" | 174.83' |
| C8 | 55.00' | 17°20'29" | 16.65' |
| C9 | 55.00' | 118°30'11" | 113.75' |
| C10 | 55.00' | 17°20'29" | 16.65' |
| C11 | 55.00' | 16°05'37" | 15.45' |
| C12 | 55.00' | 125°00'07" | 119.99' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C13 | 55.00' | 17°20'29" | 16.65' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 124°40'58" | 119.69' |
| C16 | 55.00' | 17°20'29" | 16.65' |
| C17 | 55.00' | 119°01'47" | 114.26' |
| C18 | 55.00' | 17°20'29" | 16.65' |
| C19 | 55.00' | 17°20'29" | 16.65' |
| C20 | 55.00' | 124°40'58" | 119.69' |
| C21 | 55.00' | 17°20'29" | 16.65' |
| C22 | 55.00' | 17°20'29" | 16.65' |
| C23 | 55.00' | 107°24'00" | 103.10' |
| C24 | 55.00' | 18°47'50" | 18.04' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N61°00'19"E | 208.05' |
| L2 | S25°27'54"E | 105.57' |
| L3 | S42°49'16"E | 102.45' |
| L4 | S40°59'04"E | 105.59' |
| L5 | S09°18'43"W | 289.80' |

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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART 2/21/23 STATE OF ARIZONA

EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
**GD08**

SHT. 29 OF 39

PLZS-21-00134

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| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C4 | 400.00' | 12°47'26" | 89.29' |
| C5 | 225.00' | 89°36'40" | 351.90' |
| C6 | 400.00' | 25°36'28" | 178.78' |
| C7 | 225.00' | 34°26'39" | 135.26' |
| C8 | 55.00' | 13°56'09" | 13.38' |
| C9 | 55.00' | 128°16'14" | 123.13' |
| C10 | 55.00' | 17°20'29" | 16.65' |
| C11 | 405.00' | 14°14'36" | 100.68' |
| C12 | 200.00' | 58°37'49" | 204.66' |
| C13 | 243.52' | 52°21'57" | 222.57' |
| C14 | 400.00' | 22°20'29" | 155.97' |
| C15 | 400.00' | 14°14'36" | 99.44' |
| C16 | 400.00' | 33°11'41" | 231.74' |
| C17 | 670.00' | 16°18'53" | 190.78' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N46°24'04"E | 119.06' |
| L2 | N79°04'45"E | 100.00' |
| L3 | S25°12'20"E | 281.64' |
| L4 | S30°54'58"E | 41.59' |
| L5 | S19°29'41"E | 50.25' |
| L6 | N25°12'20"W | 95.44' |
| L7 | N00°24'09"E | 132.05' |
| L8 | S34°02'30"E | 27.16' |
| L9 | N70°12'06"E | 135.13' |
| L10 | N11°34'17"E | 188.96' |
| L11 | N41°31'13"W | 108.66' |
| L12 | N55°57'30"E | 151.61' |
| L13 | N70°12'06"E | 194.96' |

MATCHLINE SEE SHEET GD07

MATCHLINE SEE SHEET GD08

MATCHLINE SEE SHEET GD10

MATCHLINE SEE

CANYON SPRINGS BLVD

261ST DRIVE

261ST LANE

261ST GLENN

BRYCE LANE

SANDS DRIVE

WEAVER ROAD

LOUISE DRIVE

VIA MONTOYA DRIVE

PARCEL 6-1

PARCEL 7-1

PARCEL 8-1

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT H

RB6-1-2
HWE=1580.00
BOT=1577.00
$V_{REQ}$=13,464 CF
$V_{PVD}$=21,415 CF

RB7-1-3
HWE=1578.00
BOT=1575.00
$V_{REQ}$=13,079 CF
$V_{PVD}$=15,773 CF

RB1-NW
HWE=1576.00
BOT=1573.00
$V_{REQ}$=14,591 CF
$V_{PVD}$=19,113 CF

RB7-1-4
HWE=1576.00
BOT=1573.00
$V_{REQ}$=21,757 CF
$V_{PVD}$=22,785 CF

RB7-1-1
HWE=1577.00
BOT=1574.00
$V_{REQ}$=49,281 CF
$V_{PVD}$=54,445 CF

RB6-1-1
HWE=1580.00
BOT=1577.00
$V_{REQ}$=111,558 CF
$V_{PVD}$=131,933 CF

RB7-1-2
HWE=1579.00
BOT=1576.00
$V_{REQ}$=29,196 CF
$V_{PVD}$=32,264 CF

OUTFALL=1581.00

OUTFALL=1578.00

OUTFALL=1577.00

OUTFALL=1580.00

76' SLOPE EASEMENT WIDTH VARIES PER FINAL DESIGN

200' APS EASEMENT

10' CAP CANAL CONCRETE TRAIL

30' TRAIL EASEMENT

PROJECT CANAL

CENTRAL ARIZONA

FLOODZONE A

PROJECT ENCLAVE AREA

NOTHING FOUND

CENTER OF SECTION
SECTION 13, T4N, R4W
FOUND 3-1/4" BRASS CAP
STAMPED D.O.I. T4N R4W
C1/4 S13, B.L.M.
DATED 1985, UP 0.5'




100 50 0 100 200
SCALE FEET

NOTE:
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REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Signed
Registered in AZ

EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
GD09

SHT. 30 OF 39

PLZS-21-00134

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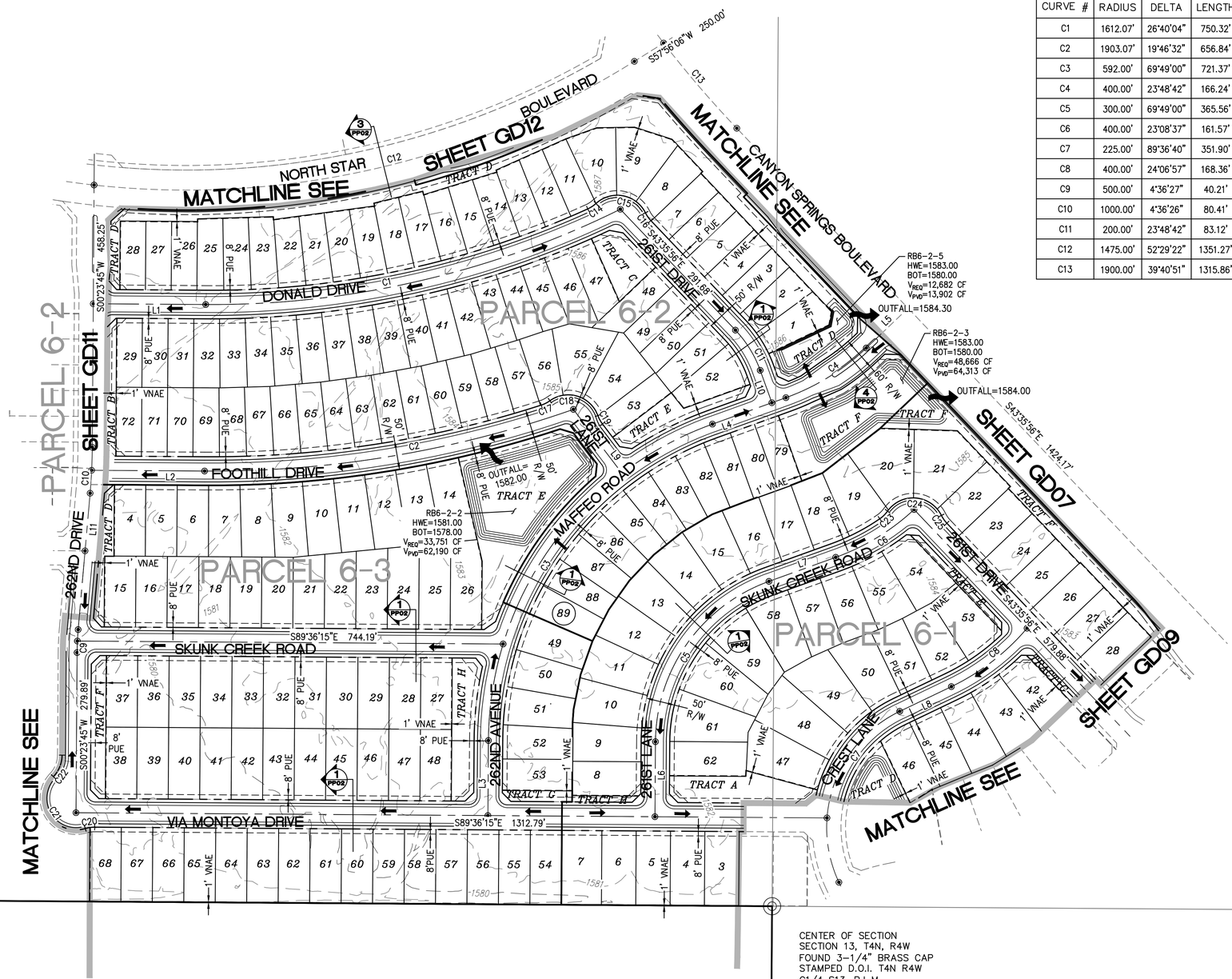


| CURVE TABLE | | | | CURVE TABLE | | | |
|---|---|---|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 1612.07' | 26°40'04" | 750.32' | C14 | 55.00' | 17°56'40" | 17.23' |
| C2 | 1903.07' | 19°46'32" | 656.84' | C15 | 55.00' | 106°07'39" | 101.88' |
| C3 | 592.00' | 69°49'00" | 721.37' | C16 | 55.00' | 17°20'29" | 16.65' |
| C4 | 400.00' | 23°48'42" | 166.24' | C17 | 55.00' | 17°50'58" | 17.13' |
| C5 | 300.00' | 69°49'00" | 365.56' | C18 | 55.00' | 105°45'37" | 101.52' |
| C6 | 400.00' | 23°08'37" | 161.57' | C19 | 55.00' | 17°20'29" | 16.65' |
| C7 | 225.00' | 89°36'40" | 351.90' | C20 | 55.00' | 17°20'29" | 16.65' |
| C8 | 400.00' | 24°06'57" | 168.36' | C21 | 55.00' | 150°41'00" | 144.65' |
| C9 | 500.00' | 4°36'27" | 40.21' | C22 | 55.00' | 43°20'30" | 41.61' |
| C10 | 1000.00' | 4°36'26" | 80.41' | C23 | 55.00' | 20°04'11" | 19.27' |
| C11 | 200.00' | 23°48'42" | 83.12' | C24 | 55.00' | 118°18'48" | 113.57' |
| C12 | 1475.00' | 52°29'22" | 1351.27' | C25 | 55.00' | 17°20'29" | 16.65' |
| C13 | 1900.00' | 39°40'51" | 1315.86' | | | | |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N89°36'15"W | 196.61' |
| L2 | N89°36'15"W | 197.42' |
| L3 | S00°23'45"W | 131.13' |
| L4 | S70°12'45"W | 136.57' |
| L5 | N46°24'04"E | 100.91' |
| L6 | S00°23'45"W | 131.13' |
| L7 | S70°12'45"W | 123.96' |
| L8 | S64°24'21"W | 100.00' |
| L9 | N37°15'59"W | 140.32' |
| L10 | N19°47'15"W | 60.17' |
| L11 | N05°00'11"E | 239.25' |

CENTER OF SECTION
SECTION 13, T4N, R4W
FOUND 3-1/4" BRASS CAP
STAMPED D.O.I. T4N R4W
C1/4 S13, B.L.M.
DATED 1985, UP 0.5'




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N

100 50 0 100 200
SCALE FEET

REV.:

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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Registered
ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO.
GD10
SHT. 31 OF 39

PLZS-21-00134

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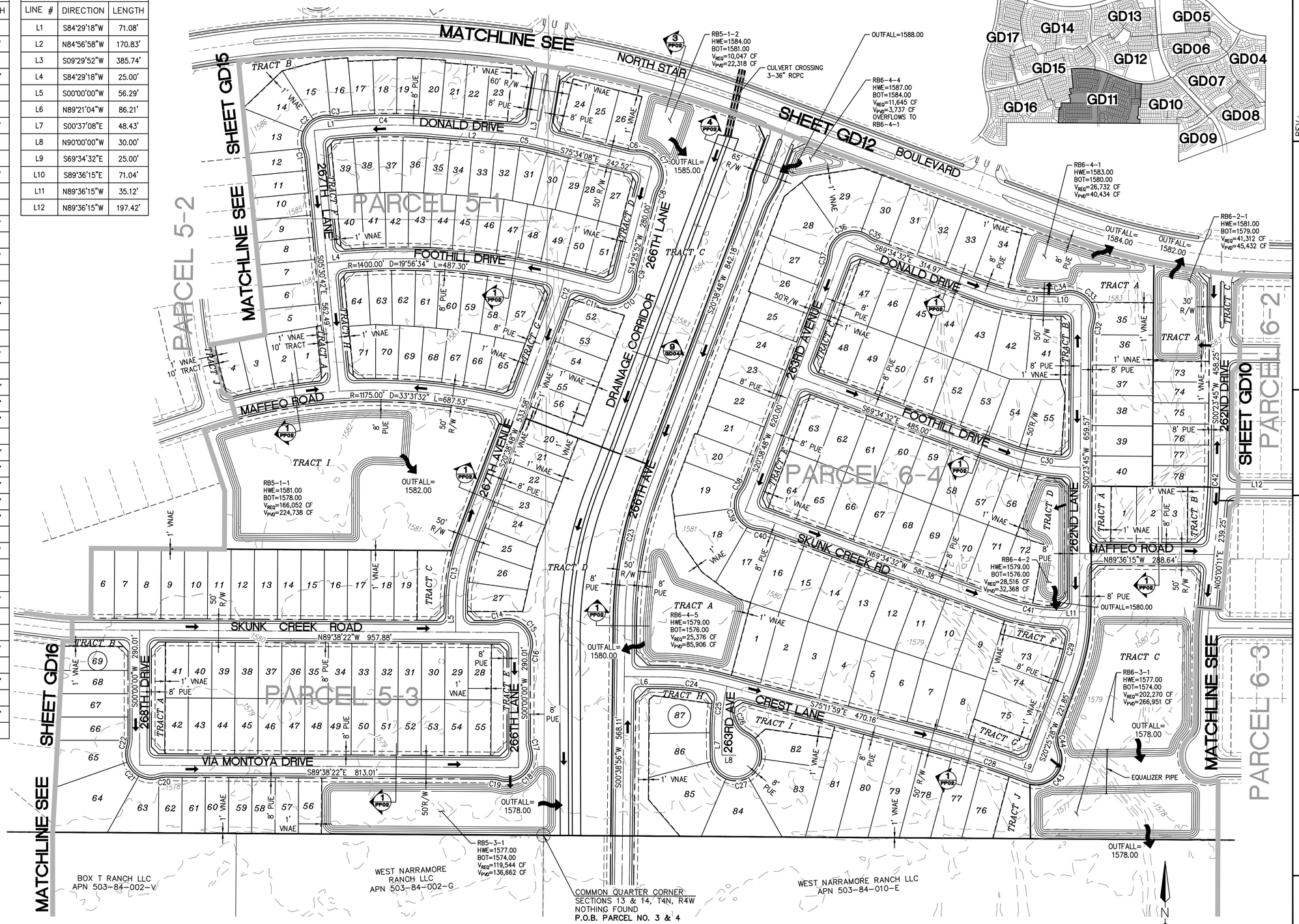
U:\1000\1048\CAD\Plans\PreliminaryPlat\SHEETS PP04-PP17 FOR GRADING\1048-GD-10.dwg 2/22/2023 9:03 AM

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 55.00' | 17°20'29" | 16.65' |
| C2 | 55.00' | 124°40'58" | 119.69' |
| C3 | 55.00' | 17°20'29" | 16.65' |
| C4 | 1000.00' | 10°33'45" | 184.35' |
| C5 | 400.00' | 9°22'49" | 65.49' |
| C6 | 55.00' | 17°20'29" | 16.65' |
| C7 | 55.00' | 124°40'58" | 119.69' |
| C8 | 55.00' | 17°20'29" | 16.65' |
| C9 | 55.00' | 17°20'29" | 16.65' |
| C10 | 55.00' | 124°40'58" | 119.69' |
| C11 | 55.00' | 17°20'29" | 16.65' |
| C12 | 450.00' | 8°05'16" | 63.52' |
| C13 | 400.00' | 20°38'48" | 144.14' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 124°19'21" | 119.34' |
| C16 | 55.00' | 17°20'29" | 16.65' |
| C17 | 55.00' | 17°20'29" | 16.65' |
| C18 | 55.00' | 125°02'36" | 120.03' |
| C19 | 55.00' | 17°20'29" | 16.65' |
| C20 | 55.00' | 17°20'29" | 16.65' |
| C21 | 55.00' | 124°19'21" | 119.34' |
| C22 | 55.00' | 17°20'29" | 16.65' |
| C23 | 850.00' | 19°59'53" | 296.68' |
| C24 | 500.00' | 14°09'05" | 123.49' |
| C25 | 400.00' | 14°24'36" | 100.60' |
| C26 | 50.00' | 70°38'10" | 61.64' |
| C27 | 55.00' | 242°45'44" | 233.04' |
| C28 | 2000.00' | 5°37'28" | 196.33' |
| C29 | 400.00' | 20°01'43" | 139.83' |
| C30 | 400.00' | 22°41'34" | 158.43' |
| C31 | 400.00' | 20°01'43" | 139.83' |
| C32 | 55.00' | 17°20'29" | 16.65' |
| C33 | 55.00' | 124°40'58" | 119.69' |
| C34 | 55.00' | 17°20'29" | 16.65' |
| C35 | 55.00' | 17°20'29" | 16.65' |
| C36 | 55.00' | 124°27'38" | 119.47' |
| C37 | 55.00' | 17°20'29" | 16.65' |
| C38 | 55.00' | 17°20'29" | 16.65' |
| C39 | 55.00' | 124°54'19" | 119.90' |
| C40 | 55.00' | 17°20'29" | 16.65' |
| C41 | 400.00' | 20°01'43" | 139.83' |
| C42 | 1000.00' | 4°36'26" | 80.41' |
| C43 | 55.00' | 134°24'55" | 129.03' |
| C44 | 50.00' | 44°24'55" | 38.76' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S84°29'18"W | 71.08' |
| L2 | N84°56'58"W | 170.83' |
| L3 | S09°29'52"W | 385.74' |
| L4 | S84°29'18"W | 25.00' |
| L5 | S00°00'00"W | 56.29' |
| L6 | N89°21'04"W | 86.21' |
| L7 | S00°37'08"E | 48.43' |
| L8 | N90°00'00"W | 30.00' |
| L9 | S69°34'32"E | 25.00' |
| L10 | S89°36'15"E | 71.04' |
| L11 | N89°36'15"W | 35.12' |
| L12 | N89°36'15"W | 197.42' |

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
GD11

SHT. 32 OF 39

PLZS-21-00134

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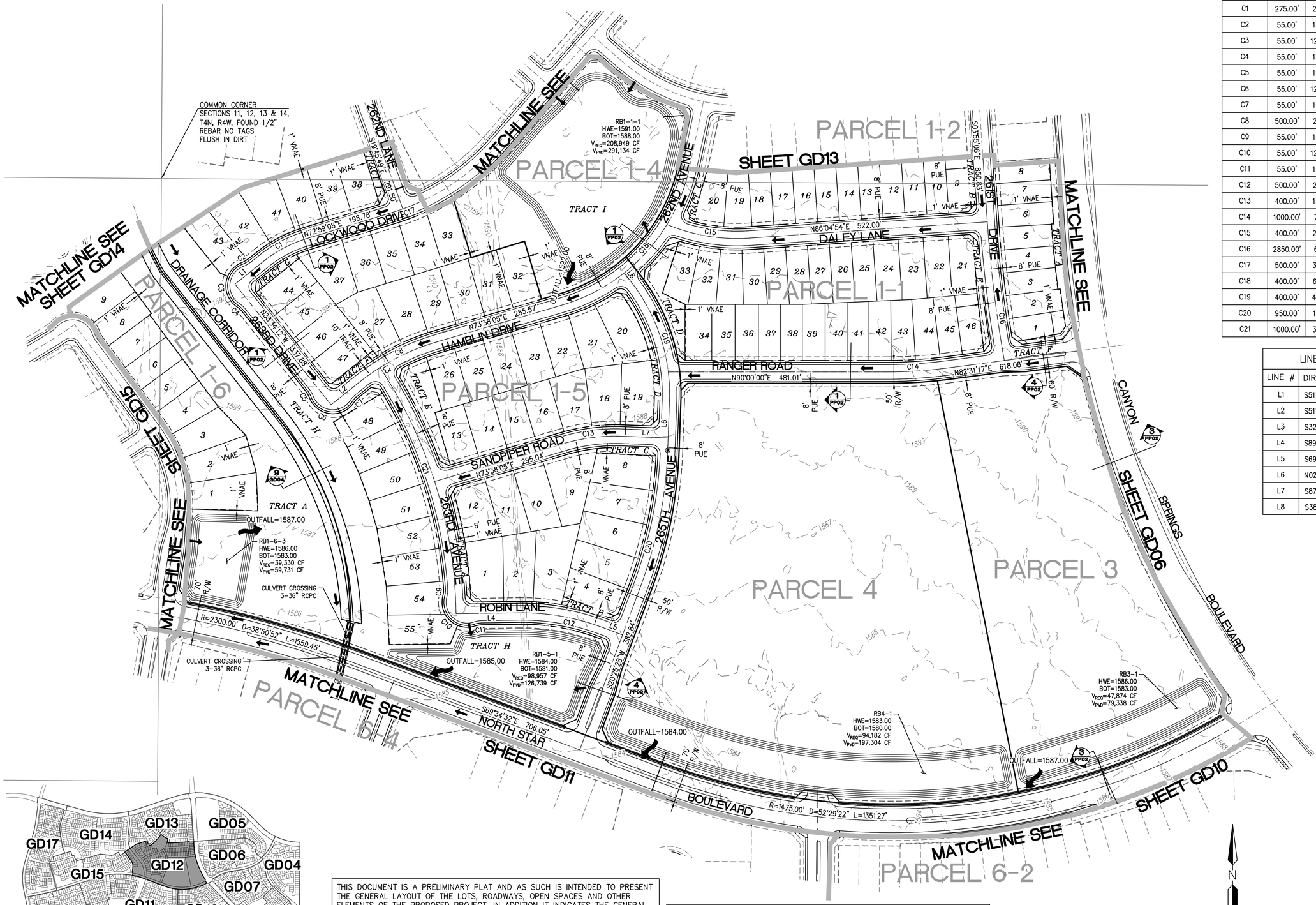
| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 275.00' | 21°33'20" | 103.46' |
| C2 | 55.00' | 17°20'29" | 16.65' |
| C3 | 55.00' | 124°40'58" | 119.69' |
| C4 | 55.00' | 17°20'29" | 16.65' |
| C5 | 55.00' | 17°20'29" | 16.65' |
| C6 | 55.00' | 124°40'58" | 119.69' |
| C7 | 55.00' | 17°20'29" | 16.65' |
| C8 | 500.00' | 22°12'17" | 193.77' |
| C9 | 55.00' | 18°20'06" | 17.60' |
| C10 | 55.00' | 122°20'39" | 117.44' |
| C11 | 55.00' | 17°20'29" | 16.65' |
| C12 | 500.00' | 21°12'52" | 185.13' |
| C13 | 400.00' | 18°26'00" | 128.69' |
| C14 | 1000.00' | 7°28'43" | 130.53' |
| C15 | 400.00' | 26°31'44" | 185.21' |
| C16 | 2850.00' | 6°08'24" | 305.41' |
| C17 | 500.00' | 31°50'28" | 277.87' |
| C18 | 400.00' | 61°41'59" | 430.74' |
| C19 | 400.00' | 40°25'42" | 282.24' |
| C20 | 950.00' | 18°21'23" | 304.36' |
| C21 | 1000.00' | 31°20'30" | 547.02' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S51°25'48"W | 81.82' |
| L2 | S51°25'48"W | 78.81' |
| L3 | S32°07'54"E | 25.00' |
| L4 | S89°12'36"W | 137.81' |
| L5 | S69°34'32"E | 48.56' |
| L6 | N02°04'05"E | 109.04' |
| L7 | S87°55'55"E | 101.48' |
| L8 | S38°21'38"E | 21.36' |







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100 50 0 100 200
SCALE FEET

REV.:

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2141 E. HIGHLAND AVE., STE. 250 |P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO.
GD12
SHT. 33 OF 39
PLZS-21-00134

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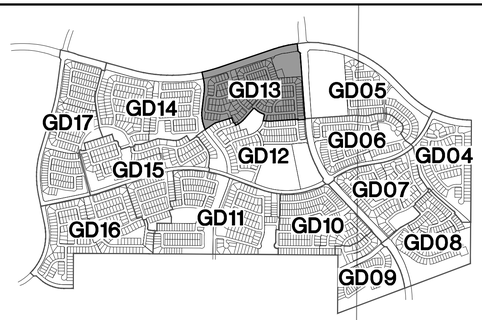


| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 55.00' | 17°20'29" | 16.65' |
| C2 | 55.00' | 123°29'24" | 118.54' |
| C3 | 55.00' | 17°20'29" | 16.65' |
| C4 | 250.00' | 26°30'53" | 115.69' |
| C5 | 55.00' | 17°20'29" | 16.65' |
| C6 | 55.00' | 124°40'58" | 119.69' |
| C7 | 55.00' | 17°20'29" | 16.65' |
| C8 | 55.00' | 17°20'29" | 16.65' |
| C9 | 55.00' | 124°40'58" | 119.69' |
| C10 | 55.00' | 17°20'29" | 16.65' |
| C11 | 300.00' | 26°30'53" | 138.83' |
| C12 | 400.00' | 17°15'56" | 120.54' |
| C13 | 55.00' | 20°04'11" | 19.27' |
| C14 | 55.00' | 112°13'21" | 107.73' |
| C15 | 55.00' | 17°38'14" | 16.93' |
| C16 | 55.00' | 17°20'29" | 16.65' |
| C17 | 55.00' | 124°40'58" | 119.69' |
| C18 | 55.00' | 17°20'29" | 16.65' |
| C19 | 55.00' | 17°20'29" | 16.65' |
| C20 | 55.00' | 124°40'58" | 119.69' |
| C21 | 55.00' | 17°20'29" | 16.65' |
| C22 | 55.00' | 17°20'29" | 16.65' |
| C23 | 55.00' | 124°40'58" | 119.69' |
| C24 | 55.00' | 17°20'29" | 16.65' |
| C25 | 300.00' | 30°17'06" | 158.57' |
| C26 | 200.00' | 30°17'06" | 105.71' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S71°25'46"W | 62.71' |
| L2 | N82°03'21"W | 171.66' |
| L3 | S07°56'39"W | 147.27' |
| L4 | S03°55'06"E | 80.00' |
| L5 | N48°51'20"W | 82.94' |
| L6 | S48°51'20"E | 140.51' |

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Signed
EXPIRES 6/30/2024

REV.:

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

PARCEL 2
PARCEL 1-3
PARCEL 1-4
PARCEL 1-5
PARCEL 1-7
PARCEL 1-2
PARCEL 1-1

PINNACLE PEAK ROAD
R=3000.00' D=34°08'29" L=1787.64'
S71°25'46"W 1177.67'
R=2225.00' D=14°39'08" L=569.00'
70' R/W
65' R/W
CANYON SPRINGS BOULEVARD
MATCHLINE SEE SHEET GD05
MATCHLINE SEE SHEET GD14
SHEET GD12
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT K
TRACT M
PARAISO DRIVE
S71°25'46"W 454.00'
VISTA BONITA DRIVE
S71°25'46"W 165.99'
VICTORY LANE
S71°25'46"W 285.00'
NOCONA LANE
S71°25'46"W 454.00'
QUINTO DRIVE
N86°04'54"E 264.26'
CIELO GRANDE AVENUE
S71°25'46"W 262.12'
N86°04'54"E 250.41'
PATRICK LANE
N82°03'21"W 274.17'
N86°04'54"E 493.31'
LOCKWOOD DRIVE
S41°08'40"W 673.64'
S48°51'20"E 188.85'
N18°34'14"W 642.60'
N18°34'14"W 560.54'
N18°34'14"W 415.93'
S03°55'06"E 850.83'
N11°56'06"E 147.67'
263RD AVENUE
262ND DRIVE
262ND AVENUE
262ND LANE
261ST LANE
261ST DRIVE
25' WTR LINE ESMT*
WELL SITE
20' WATER ESMT
DRAINAGE CORRIDOR
CULVERT CROSSING 3–36" RCPC
COMMON CORNER
SECTIONS 11, 12, 13 & 14, T4N, R4W, FOUND 1/2" REBAR NO TAGS FLUSH IN DIRT
OUTFALL=1598.00
OUTFALL=1596.00
OUTFALL=1595.00
OUTFALL=1594.00
OUTFALL=1585.00
RB1–1–1 HWE=1591.00 BOT=1588.00 $V_{REQ}$=208,949 CF $V_{PVD}$=291,134 CF OVERFLOW FROM RB1–2–2 & RB1–3–1
RB1–2–1 HWE=1595.00 BOT=1592.00 $V_{REQ}$=26,615 CF $V_{PVD}$=28,161 CF
RB1–2–2 HWE=1593.00 BOT=1590.00 $V_{REQ}$=27,662 CF $V_{PVD}$=12,867 CF OVERFLOWS TO RB1–1–1
RB1–2–4 HWE=1593.00 BOT=1590.00 $V_{REQ}$=13,689 CF $V_{PVD}$=15,815 CF
RB1–3–1 HWE=1594.00 BOT=1591.00 $V_{REQ}$=78,788 CF $V_{PVD}$=56,251 CF OVERFLOWS TO RB1–1–1
RB1–4–1 HWE=1584.00 BOT=1581.00 $V_{REQ}$=51,521 CF $V_{PVD}$=92,954 CF
RB2–1 HWE=1597.00 BOT=1594.00 $V_{REQ}$=66,676 CF $V_{PVD}$=91,984 CF
OVERFLOW PIPE
10' TRACT
50' R/W
8' PUE
1' VNAE
SHEET GD14
SHEET GD05
SHEET GD12

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N

100 50 0 100 200
SCALE FEET

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO.
GD13
SHT. 34 OF 39
PLZS-21-00134

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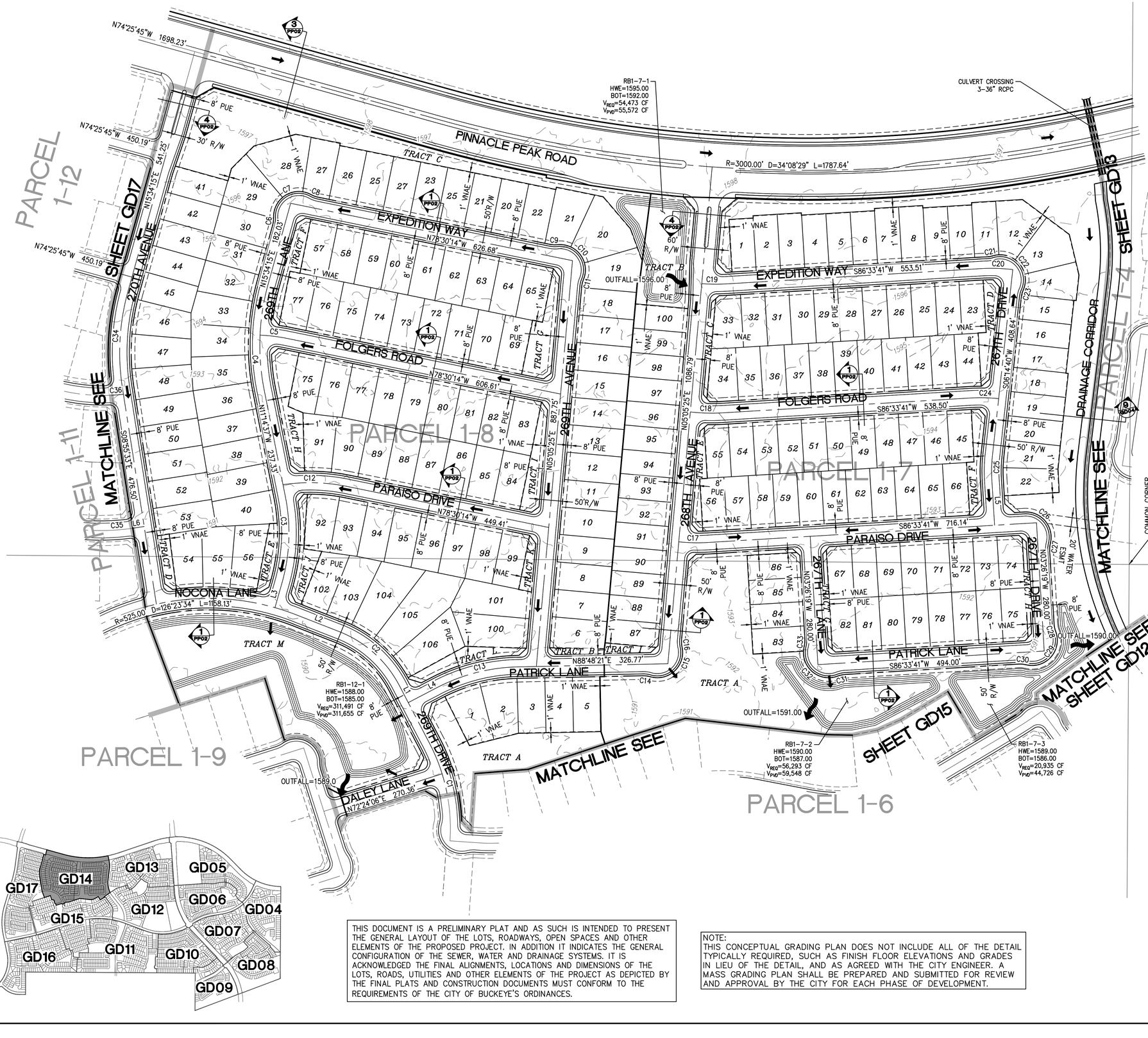
U:\1000\1048\CAD\Plans\PreliminaryPlat\SHEETS PP04–PP17 FOR GRADING\1048–GD–13.dwg 2/22/2023 9:05 AM




| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 400.00' | 31°30'17" | 219.94' |
| C2 | 250.00' | 41°01'40" | 179.02' |
| C3 | 400.00' | 27°10'03" | 189.67' |
| C4 | 500.00' | 26°48'52" | 234.00' |
| C5 | 400.00' | 8°44'25" | 61.02' |
| C6 | 55.00' | 17°20'29" | 16.65' |
| C7 | 55.00' | 120°36'30" | 115.78' |
| C8 | 55.00' | 17°20'29" | 16.65' |
| C9 | 55.00' | 17°20'29" | 16.65' |
| C10 | 55.00' | 118°16'37" | 113.54' |
| C11 | 55.00' | 17°20'29" | 16.65' |
| C12 | 400.00' | 19°57'44" | 139.36' |
| C13 | 400.00' | 26°23'43" | 184.27' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 118°23'55" | 113.65' |
| C16 | 55.00' | 17°20'29" | 16.65' |
| C17 | 400.00' | 9°16'28" | 64.75' |
| C18 | 400.00' | 10°08'55" | 70.85' |
| C19 | 400.00' | 7°48'13" | 54.48' |
| C20 | 400.00' | 10°09'31" | 70.92' |
| C21 | 55.00' | 15°15'49" | 14.65' |
| C22 | 55.00' | 130°20'52" | 125.12' |
| C23 | 55.00' | 17°20'29" | 16.65' |
| C24 | 400.00' | 9°07'27" | 63.70' |
| C25 | 300.00' | 9°40'58" | 50.70' |
| C26 | 55.00' | 107°20'29" | 103.04' |
| C27 | 55.00' | 17°20'29" | 16.65' |
| C28 | 55.00' | 17°20'29" | 16.65' |
| C29 | 55.00' | 124°40'58" | 119.69' |
| C30 | 55.00' | 17°20'29" | 16.65' |
| C31 | 55.00' | 17°20'29" | 16.65' |
| C32 | 55.00' | 124°40'58" | 119.69' |
| C33 | 55.00' | 17°20'29" | 16.65' |
| C34 | 500.00' | 24°29'48" | 213.77' |
| C35 | 500.00' | 25°34'33" | 223.19' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N27°35'22"W | 142.28' |
| L2 | S68°37'02"E | 100.00' |
| L3 | S15°55'26"W | 55.47' |
| L4 | S62°24'38"W | 70.10' |
| L5 | S03°26'19"E | 100.45' |
| L6 | N81°04'27"E | 18.06' |

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N

100 50 0 100 200
SCALE FEET

REV.:

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ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (ARIZONA)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Date Signed
EXPIRES 6/30/2024

NORTH STAR RANCH
PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO.
GD14
SHT. 35 OF 39
PLZS-21-00134

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| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 500.00' | 19°27'57" | 169.87' |
| C2 | 55.00' | 17°20'29" | 16.65' |
| C3 | 55.00' | 124°40'58" | 119.69' |
| C4 | 55.00' | 17°20'29" | 16.65' |
| C5 | 50.00' | 17°45'10" | 15.49' |
| C6 | 55.00' | 125°30'20" | 120.48' |
| C7 | 50.00' | 17°45'10" | 15.49' |
| C8 | 55.00' | 17°20'29" | 16.65' |
| C9 | 55.00' | 124°40'58" | 119.69' |
| C10 | 55.00' | 17°20'29" | 16.65' |
| C11 | 55.00' | 17°20'29" | 16.65' |
| C12 | 55.00' | 124°40'58" | 119.69' |
| C13 | 55.00' | 17°20'29" | 16.65' |
| C14 | 600.00' | 10°19'08" | 108.06' |
| C15 | 600.00' | 10°42'09" | 112.08' |
| C16 | 800.00' | 7°05'00" | 98.90' |
| C17 | 55.00' | 20°04'11" | 19.27' |
| C18 | 55.00' | 118°56'36" | 114.18' |
| C19 | 55.00' | 17°20'29" | 16.65' |
| C20 | 350.00' | 21°53'51" | 133.76' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C21 | 400.00' | 28°56'01" | 202.00' |
| C22 | 1000.00' | 4°34'36" | 79.88' |
| C23 | 55.00' | 15°04'11" | 14.47' |
| C24 | 55.00' | 118°07'34" | 113.39' |
| C25 | 55.00' | 17°20'29" | 16.65' |
| C26 | 280.00' | 46°14'30" | 225.98' |
| C27 | 1290.00' | 4°52'21" | 109.70' |
| C28 | 400.00' | 24°18'39" | 169.72' |
| C29 | 500.00' | 9°44'59" | 85.08' |
| C30 | 3000.00' | 8°07'51" | 425.73' |
| C31 | 1000.00' | 13°24'51" | 234.12' |
| C32 | 500.00' | 15°03'04" | 131.35' |
| C33 | 55.00' | 17°20'29" | 16.65' |
| C34 | 55.00' | 124°40'58" | 119.69' |
| C35 | 55.00' | 17°20'29" | 16.65' |
| C36 | 900.00' | 12°32'06" | 196.90' |
| C37 | 55.00' | 17°20'29" | 16.65' |
| C38 | 55.00' | 124°40'58" | 119.69' |
| C39 | 55.00' | 17°20'29" | 16.65' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N82°43'14"E | 168.05' |
| L2 | S86°05'05"E | 64.91' |
| L3 | S79°02'54"E | 110.89' |
| L4 | S30°50'26"E | 68.15' |
| L5 | N06°31'46"W | 117.25' |
| L6 | N03°53'34"W | 88.51' |
| L7 | S13°38'33"E | 100.00' |
| L8 | N18°11'29"W | 51.96' |
| L9 | S15°00'59"W | 51.99' |

NOTE:
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REV.:

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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
Registered Engineer
STATE OF ARIZONA U.S.A.
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO.
GD15
SHT. 36 OF 39

PLZS-21-00134

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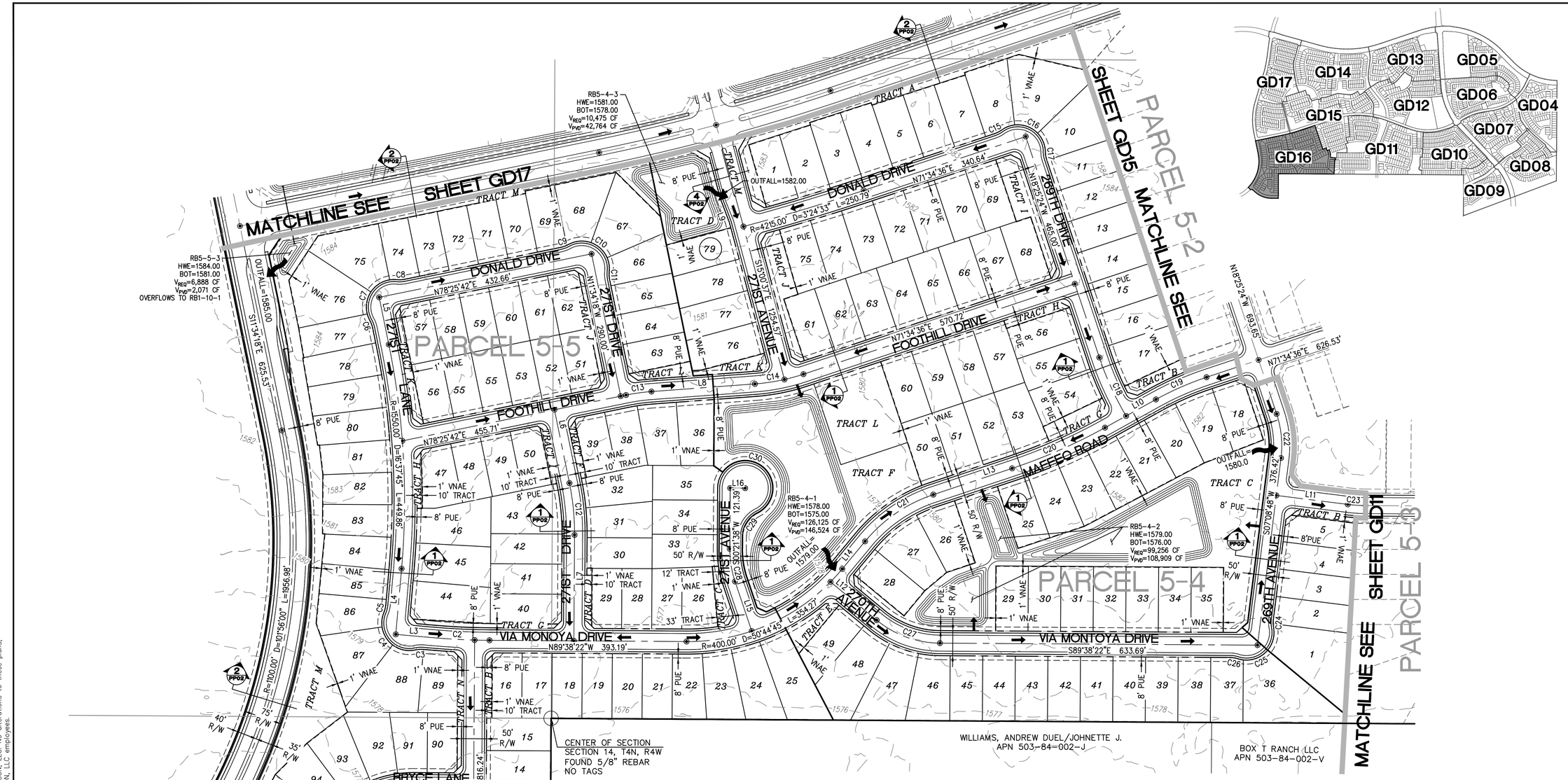


| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 200.00' | 62°30'22" | 218.19' |
| C2 | 1400.00' | 4°41'49" | 114.77' |
| C3 | 55.00' | 17°20'29" | 16.65' |
| C4 | 55.00' | 124°40'58" | 119.69' |
| C5 | 55.00' | 17°20'29" | 16.65' |
| C6 | 55.00' | 17°20'29" | 16.65' |
| C7 | 55.00' | 124°40'58" | 119.69' |
| C8 | 55.00' | 17°20'29" | 16.65' |
| C9 | 55.00' | 17°20'29" | 16.65' |
| C10 | 55.00' | 124°40'58" | 119.69' |
| C11 | 55.00' | 17°20'29" | 16.65' |
| C12 | 500.00' | 11°55'56" | 104.13' |
| C13 | 400.00' | 7°20'48" | 51.29' |
| C14 | 400.00' | 14°11'54" | 99.12' |
| C15 | 55.00' | 17°20'29" | 16.65' |
| C16 | 55.00' | 124°40'58" | 119.69' |
| C17 | 55.00' | 17°20'29" | 16.65' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C18 | 600.00' | 12°16'41" | 128.58' |
| C19 | 600.00' | 10°32'47" | 110.44' |
| C20 | 1100.00' | 10°32'47" | 202.47' |
| C21 | 300.00' | 31°57'44" | 167.35' |
| C22 | 200.00' | 25°34'11" | 89.26' |
| C23 | 300.00' | 6°47'10" | 35.53' |
| C24 | 55.00' | 17°20'29" | 16.65' |
| C25 | 55.00' | 117°53'48" | 113.17' |
| C26 | 55.00' | 17°20'29" | 16.65' |
| C27 | 200.00' | 39°15'15" | 137.02' |
| C28 | 200.00' | 18°57'22" | 66.17' |
| C29 | 55.00' | 62°57'52" | 60.44' |
| C30 | 55.00' | 242°57'52" | 233.23' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S62°08'44"E | 30.00' |
| L2 | S89°38'22"E | 119.66' |
| L3 | N84°56'33"W | 72.77' |
| L4 | S05°03'27"W | 131.57' |
| L5 | N11°34'18"W | 96.21' |
| L6 | N11°34'18"W | 149.50' |
| L7 | S00°21'38"W | 211.46' |
| L8 | N85°46'30"E | 206.91' |
| L9 | N20°43'15"W | 50.25' |
| L10 | S61°01'50"W | 116.28' |
| L11 | N82°51'12"W | 143.73' |
| L12 | N50°23'08"W | 119.66' |
| L13 | N71°34'36"E | 165.78' |
| L14 | S39°36'52"W | 71.47' |
| L15 | S18°35'44"E | 104.52' |
| L16 | N89°38'22"W | 30.00' |

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N
SCALE: 1" = 100'

REV.:

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2141 E. HIGHLAND AVE., STE. 250 |P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53637
ZACH
HILGART
2/21/23
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

## CONCEPTUAL GRADING – PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO.
GD16
SHT. 37 OF 39
PLZS-21-00134

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| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 55.00' | 17°20'29" | 16.65' |
| C2 | 55.00' | 126°53'58" | 121.81' |
| C3 | 55.00' | 16°30'58" | 15.85' |
| C4 | 400.00' | 16°00'35" | 111.77' |
| C5 | 55.00' | 20°04'11" | 19.27' |
| C6 | 55.00' | 117°32'34" | 112.83' |
| C7 | 55.00' | 16°50'05" | 16.16' |
| C8 | 700.00' | 13°26'48" | 164.28' |
| C9 | 55.00' | 16°50'05" | 16.16' |
| C10 | 55.00' | 126°00'41" | 120.96' |
| C11 | 55.00' | 17°20'29" | 16.65' |
| C12 | 55.00' | 17°20'29" | 16.65' |
| C13 | 55.00' | 124°40'58" | 119.69' |
| C14 | 55.00' | 17°20'29" | 16.65' |
| C15 | 55.00' | 17°20'29" | 16.65' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C16 | 55.00' | 124°40'58" | 119.69' |
| C17 | 55.00' | 17°20'29" | 16.65' |
| C18 | 500.00' | 25°34'33" | 223.19' |
| C19 | 400.00' | 21°57'22" | 153.28' |
| C20 | 55.00' | 17°20'29" | 16.65' |
| C21 | 55.00' | 118°40'48" | 113.92' |
| C22 | 55.00' | 17°38'24" | 16.93' |
| C23 | 3200.00' | 2°46'07" | 154.63' |
| C24 | 55.00' | 17°20'29" | 16.65' |
| C25 | 55.00' | 127°23'46" | 122.29' |
| C26 | 55.00' | 16°38'13" | 15.97' |
| C27 | 1280.00' | 7°15'04" | 161.99' |
| C28 | 1000.00' | 7°01'16" | 122.54' |
| C29 | 400.00' | 22°50'49" | 159.50' |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S73°21'00"E | 200.00' |
| L2 | N15°34'15"E | 541.25' |

RB1-10-1
HWE=1583.00
BOT=1580.00
$V_{REQ}$=149,455 CF
$V_{PVD}$=178,812 CF

RB1-11-3
HWE=1586.00
BOT=1583.00
$V_{REQ}$=72,603 CF
$V_{PVD}$=72,614 CF

RB1-12-1
HWE=1588.00
BOT=1585.00
$V_{REQ}$=311,491 CF
$V_{PVD}$=311,655 CF

COMMON QUARTER CORNER
SECTIONS 11 & 14, T4N, R4W
FOUND 2-1/2" GLO BRASS CAP
MARKED 1/4 S11 S14
DATED 1916, UP 1.15'




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100 50 0 100 200
SCALE FEET

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
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HILGART
2/21/23
Date Signed
EXPIRES 6/30/2024

# NORTH STAR RANCH

PRELIMINARY PLAT PHASE 1
BUCKEYE, ARIZONA

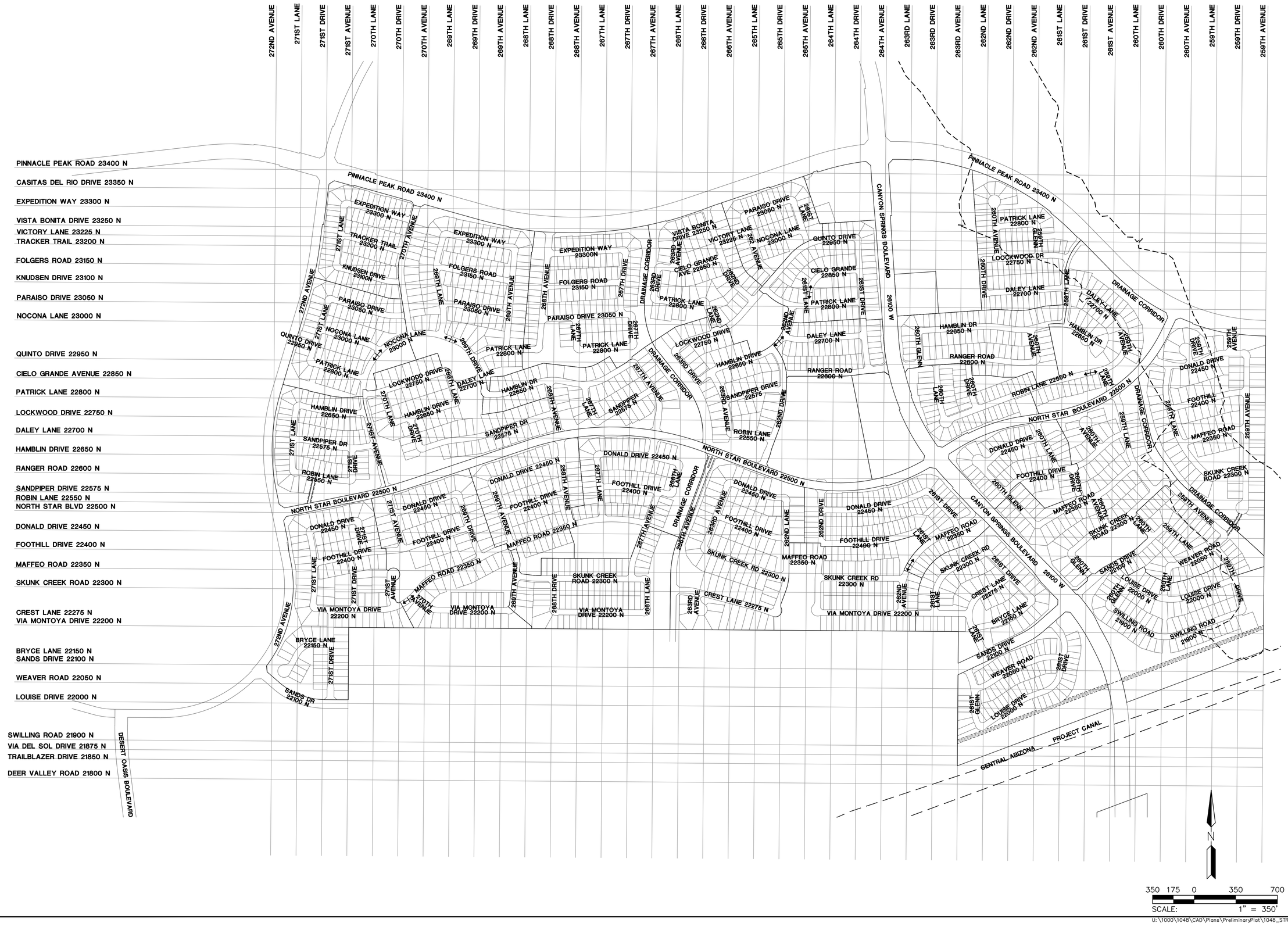
## CONCEPTUAL GRADING - PHASE 1

HILGARTWILSON
PROJ NO.: 1048
DATE: MARCH 2021
SCALE: 1"=100'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH
DWG. NO.
GD17
SHT. 38 OF 39

PLZS-21-00134

U:\1000\1048\CAD\Plans\PreliminaryPlat\SHEETS PP04-PP17 FOR GRADING\1048-GD-17.dwg 2/22/2023 9:06 AM

PINNACLE PEAK ROAD 23400 N
CASITAS DEL RIO DRIVE 23350 N
EXPEDITION WAY 23300 N
VISTA BONITA DRIVE 23250 N
VICTORY LANE 23225 N
TRACKER TRAIL 23200 N
FOLGERS ROAD 23150 N
KNUDSEN DRIVE 23100 N
PARAISO DRIVE 23050 N
NOCONA LANE 23000 N
QUINTO DRIVE 22950 N
CIELO GRANDE AVENUE 22850 N
PATRICK LANE 22800 N
LOCKWOOD DRIVE 22750 N
DALEY LANE 22700 N
HAMBLIN DRIVE 22650 N
RANGER ROAD 22600 N
SANDPIPER DRIVE 22575 N
ROBIN LANE 22550 N
NORTH STAR BLVD 22500 N
DONALD DRIVE 22450 N
FOOTHILL DRIVE 22400 N
MAFFEO ROAD 22350 N
SKUNK CREEK ROAD 22300 N
CREST LANE 22275 N
VIA MONTOYA DRIVE 22200 N
BRYCE LANE 22150 N
SANDS DRIVE 22100 N
WEAVER ROAD 22050 N
LOUISE DRIVE 22000 N
SWILLING ROAD 21900 N
VIA DEL SOL DRIVE 21875 N
TRAILBLAZER DRIVE 21850 N
DEER VALLEY ROAD 21800 N




REV.:

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
7/29/22
Date Signed Expires
ARIZONA U.S.A.

# NORTH STAR RANCH

BUCKEYE, ARIZONA

## STREET NAME MAP

HILGARTWILSON
PROJ NO.: 1048
DATE: JUNE 2021
SCALE: 1" = 400'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
**SN01**
SHT. 39 OF 39

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U:\1000\1048\CAD\Plans\PreliminaryPlat\1048_STREET NAME.dwg 2/22/2023 9:06 AM

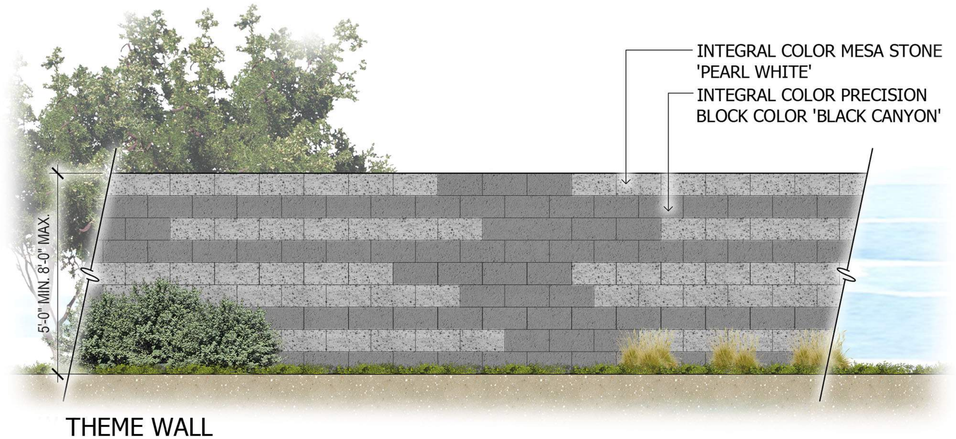



## WALL LEGEND

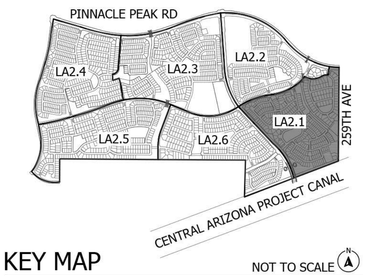
| SYMBOL | DESCRIPTION |
|---|---|
| | THEME WALL |
| | SECONDARY THEME WALL |
| | VIEW FENCE |
| | PARTIAL VIEW FENCE |
| | DECORATIVE COLUMNS WITH INSET ACCENT WALL |
| | PRIMARY ENTRY MONUMENT |
| | PARCEL ENTRY MONUMENT |

## SHEET INDEX

| PG # | SHEET LABEL | DESCRIPTION |
|---|---|---|
| 1-6 | LA2.1 - LA2.6 | WALL PLANS |
| 7-12 | LA3.1 - LA3.6 | PLANTING PLANS |
| 13-18 | LA4.1 - LA4.6 | CIRCULATION |
| 19-22 | LA6.1 - LA6.4 | CHARACTER IMAGES |
| 23-25 | LA7.1-LA7.3 | PARK MASTER PLAN & ENLARGEMENTS |




THEME WALL




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

## Wall Plan - LA2.1

Plan Scale 1:150 Date:02-27-2023

SHEET 1 OF 25 ABLASTUDIO.COM

AB LA



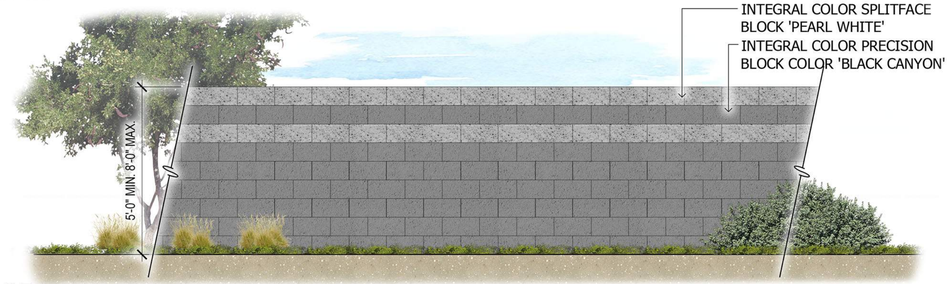




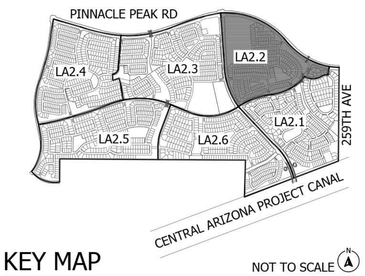
PRIMARY ENTRY MONUMENT

## WALL LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | THEME WALL |
| | SECONDARY THEME WALL |
| | VIEW FENCE |
| | PARTIAL VIEW FENCE |
| | DECORATIVE COLUMNS WITH INSET ACCENT WALL |
| | PRIMARY ENTRY MONUMENT |
| | PARCEL ENTRY MONUMENT |




SECONDARY THEME WALL




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

Wall Plan - LA2.2

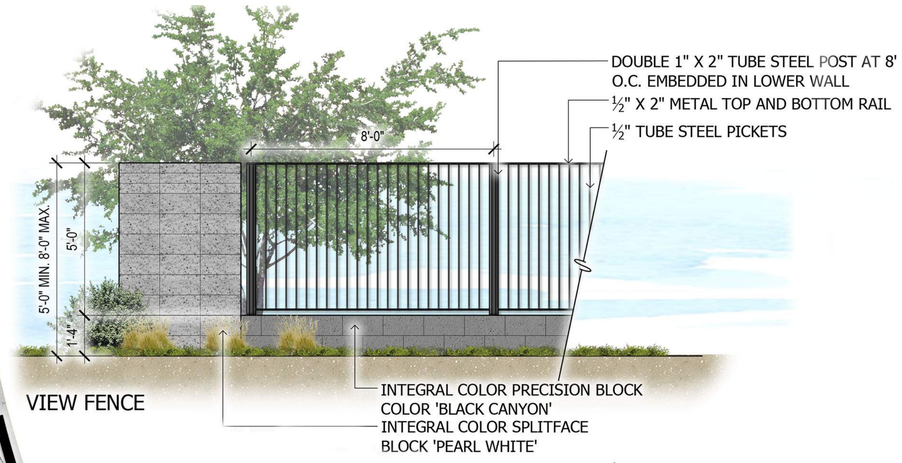
Plan Scale 1:150 Date:02-27-2023

SHEET 2 OF 25 ABLASTUDIO.COM

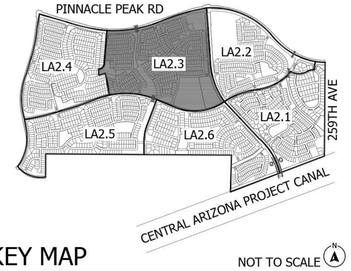



## WALL LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | PRIMARY THEME WALL |
| | SECONDARY THEME WALL |
| | FULL VIEW FENCE |
| | PARTIAL VIEW FENCE |
| | DECORATIVE COLUMNS WITH INSET ACCENT WALL |
| | PARCEL ENTRY MONUMENT |
| | PARCEL ENTRY MONUMENT |




VIEW FENCE




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

Wall Plan - LA2.3

Plan Scale 1:150 Date:02-27-2023

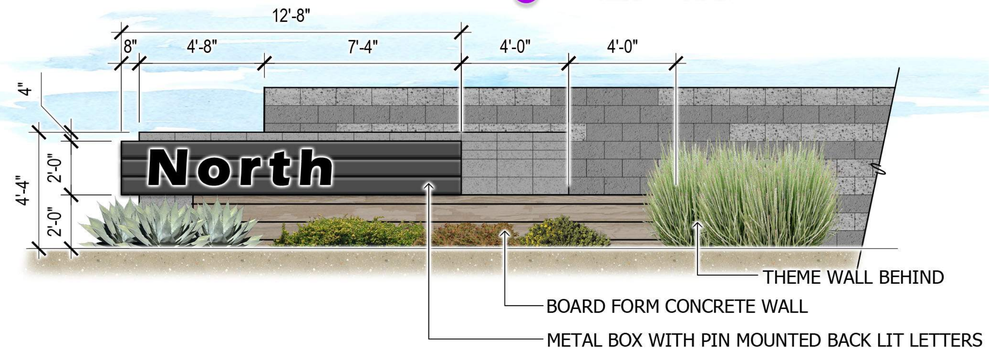
SHEET 3 OF 25 ABLASTUDIO.COM

ABLA

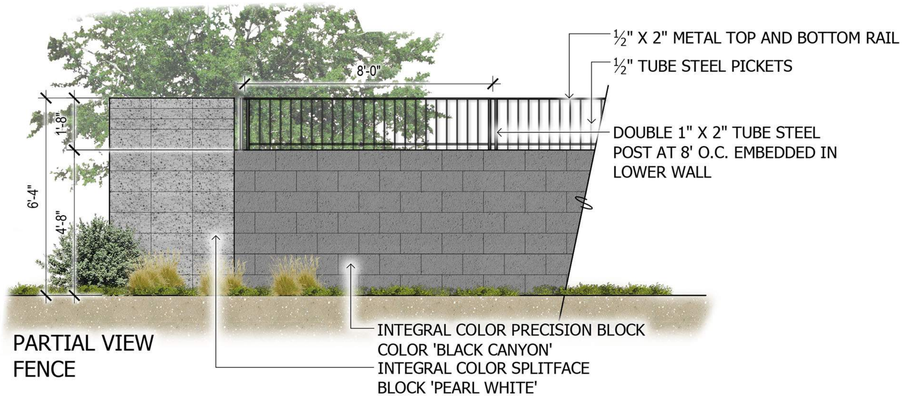



## WALL LEGEND

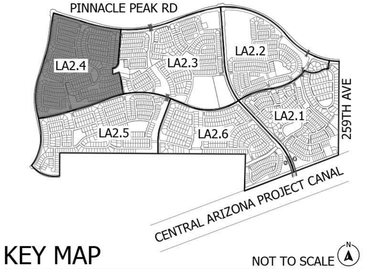
| SYMBOL | DESCRIPTION |
|---|---|
| | THEME WALL |
| | SECONDARY THEME WALL |
| | VIEW FENCE |
| | PARTIAL VIEW FENCE |
| | DECORATIVE COLUMNS WITH INSET ACCENT WALL |
| | PRIMARY ENTRY MONUMENT |
| | PARCEL ENTRY MONUMENT |




PARCEL ENTRY FEATURE (FREESTANDING)




PARTIAL VIEW FENCE




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

## Wall Plan - LA2.4

Plan Scale 1:150 Date:02-27-2023

SHEET 4 OF 25 ABLASTUDIO.COM

## WALL LEGEND

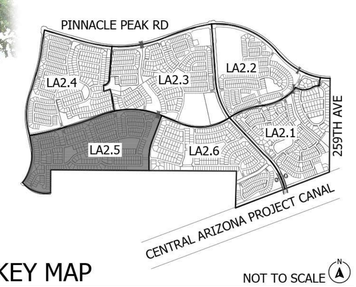
| SYMBOL | DESCRIPTION |
|---|---|
| | THEME WALL |
| | SECONDARY THEME WALL |
| | VIEW FENCE |
| | PARTIAL VIEW FENCE |
| | DECORATIVE COLUMNS WITH INSET ACCENT WALL |
| | PRIMARY ENTRY MONUMENT |
| | PARCEL ENTRY MONUMENT |







DECORATIVE COLUMNS WITH INSET ACCENT WALL




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

## Wall Plan - LA2.5

Plan Scale 1:150 Date:02-27-2023

150' 300' 450'

SHEET 5 OF 25 ABLASTUDIO.COM

AB LA

## WALL LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | THEME WALL |
| | SECONDARY THEME WALL |
| | VIEW FENCE |
| | PARTIAL VIEW FENCE |
| | DECORATIVE COLUMNS WITH INSET ACCENT WALL |
| | PRIMARY ENTRY MONUMENT |
| | PARCEL ENTRY MONUMENT |

MATCHLINE - SEE SHEET LA2.3

MATCHLINE - SEE SHEET LA2.5

MATCHLINE - SEE SHEET LA2.1

NORTH STAR BLVD.

CANYON SPRINGS BLVD.

267TH AVE.

PARCEL 6-2

PARCEL 6-4

PARCEL 6-3

PARCEL 6-1

PARCEL 7-1

DONALD DRIVE 22450 N

FOOTHILL DRIVE 22400 N

SKUNK CREEK RD 22300 N

MAFFEO ROAD 22350 N

CREST LANE 22275 N

VIA MONTOYA DRIVE 22200 N

BRYCE LANE 22150 N

SANDS DRIVE 22100 N

WEAVER ROAD 22050 N

LOUISE DRIVE 22000 N

267TH AVENUE

263RD AVENUE

262ND AVENUE

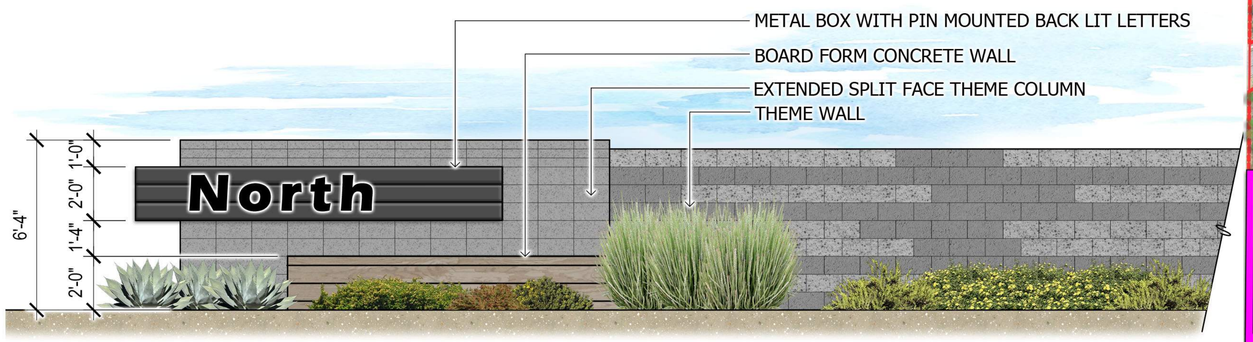
262ND DRIVE

262ND LANE

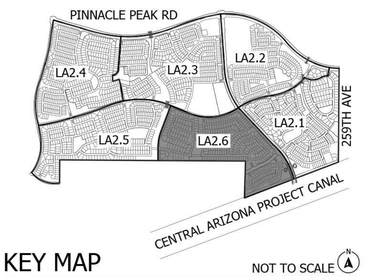
261ST LANE

261ST DRIVE

261ST GLENN




PARCEL ENTRY FEATURE (WALL MOUNTED)




KEY MAP

NOT TO SCALE

# NORTH STAR RANCH

Wall Plan - LA2.6

Plan Scale 1:150 Date:02-27-2023

150' 300' 450'

SHEET 6 OF 25

ABLASTUDIO.COM

AB LA

KEYNOTES:

(A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL




## PLANT MATERIALS LEGEND



| Tree | Size |
|---|---|
| Acacia smallii<br>Sweet Acacia | 24" Box |
| Caeselpinia cacalaco<br>Cascalote | 24" Box |
| Chitalpa tashkentensis<br>Chitalpa | 24" Box |
| Ebenopsis ebano<br>Texas Ebony | 24" Box |
| Olea europaea 'Swan Hill'<br>Swan Hill Olive | 48" Box |
| Parkinsonia praecox<br>Palo Brea | 24" Box |
| Pistacia chinensis<br>Chinese Pistache | 24" Box |
| Pistacia lentiscus<br>Mastic Tree | 24" Box |
| Prosopis glandulosa<br>Honey Mesquite | 24" Box |
| Prosopis velutina<br>Velvet Mesquite | 24" Box |
| Quercus virginiana 'Cathedral'<br>Cathedral Live Oak | 36" Box |
| Ulmus parvifolia 'Bosque'<br>Bosque Elm | 24" Box |

| Extra Large Shrubs | Size |
|---|---|
| Bougainvillea 'Rosenka'<br>Rosenka Bougainvillea | 5 gal. |
| Larrea tridentata<br>Creosote | 5 gal. |
| Caesalpinia pulcherrima<br>Red Bird of Paradise | 5 gal. |
| Dodonaea viscosa<br>Hopbush | 5 gal. |
| Vauquelinia californica<br>Arizona Rosewood | 5 gal. |

| Large Shrubs | Size |
|---|---|
| Cassia nemophila<br>Desert Cassia | 5 gal. |
| Leucophyllum langmaniae 'Lynn's Legacy'<br>Lynn's Legacy Sage | 5 gal. |
| Simmondsia Chinensis<br>Jojoba | 15 gal. |

| Medium Shrubs | Size |
|---|---|
| Eremophila x Summertime Blue<br>Summertime Blue | 5 gal. |
| Eremophila glabra spp. carnosa<br>Winter Blaze | 5 gal. |
| Leucophyllum frutescens 'Compacta'<br>Compact Texas Sage | 5 gal. |
| Perovskia atriplicifolia<br>Russian Sage | 5 gal. |
| Ruellia peninsularis<br>Desert Ruellia | 5 gal. |

| Small Shrubs | Size |
|---|---|
| Callistemon viminalis 'Little John'<br>Little John Bottle Brush | 5 gal. |
| Russelia equisetiformis<br>Coral Fountain | 5 gal. |
| Teucrium chamaedrys<br>Germander | 5 gal. |

| Groundcovers | Size |
|---|---|
| Acacia redolens<br>Prostrate Acacia | 1 gal. |
| Eremophila prostrata<br>Outback Sunrise Eremophila | 1 gal |
| Hymenoxys acaulis<br>Angelita Daisy | 1 gal. |

| Cacti/ Accents | Size |
|---|---|
| Agave sisalana<br>Sisal Agave | 5 gal. |
| Aloe hyb. 'Blue Elf'<br>Blue Elf Aloe | 5 gal. |
| Asclepias subulata<br>Desert Milkweed | 5 gal. |
| Bouteloua gracilis<br>Blonde Ambition | 1 gal |
| Dasylirion acrotrichum<br>Green Desert Spoon | 5 gal. |
| Dasylirion wheeleri<br>Desert Spoon | 5 gal. |
| Hesperaloe funifera<br>Giant Hesperaloe | 5 gal |
| Hesperaloe parviflora 'Brakelights'<br>Brakelights Red Yucca | 3 gal. |
| Muhlenbergia lindheimeri<br>'Autumn Glow' | 5 gal. |
| Opuntia santa rita<br>Purple Prickly Pear | 5 gal |
| Yucca pallida<br>Pale Leaf Yucca | 5 gal |
| Yucca rupicola<br>Twisted Leaf Yucca | 5 gal. |

Inerts

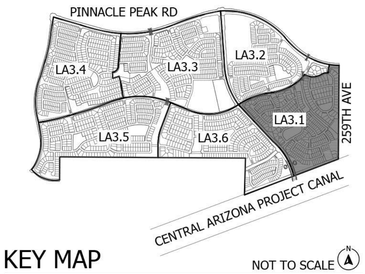
| | |
|---|---|
| No Symbol | Decomposed Granite 3" Minus<br>Mountain Vista Brown 2" Min. Depth |

LOW LEVEL BOLLARD LIGHTING ALONG PATHS AND SIDEWALK.

NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
2. ADDITIONAL SHRUBS, GROUNDCOVERS, CACTI, AND ACCENTS MAY BE ADDED FROM ON THE ADWR LOW WATER USE PLANT LIST BASED ON CURRENT AVAILABILITY AND SPECIES CULTIVATION.
3. ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES TO BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS.
4. LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS.
5. ALL HARDSCAPE IN OPEN SPACE TO BE MAINTAINED BY A PRIVATE HOME OWNER'S ASSOCIATION (ESTABLISHED BY THE DEVELOPER).
6. ALL LANDSCAPE TO BE WATERED BY AN AUTOMATIC, BELOW GROUND IRRIGATION SYSTEM.

TREE SIZE REQUIREMENTS:
36" BOX TREES REQUIRED: 35%
48" BOX TREES REQUIRED: 5%




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

## Planting Plan - LA3.1

Plan Scale 1:150 Date:02-27-2023

SHEET 7 OF 25 ABLASTUDIO.COM

ABLA

KEYNOTES:

(A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL




## PLANT MATERIALS LEGEND



| Tree | Size |
|---|---|
| Acacia smallii<br>Sweet Acacia | 24" Box |
| Caeselpinia cacalaco<br>Cascalote | 24" Box |
| Chitalpa tashkentensis<br>Chitalpa | 24" Box |
| Ebenopsis ebano<br>Texas Ebony | 24" Box |
| Olea europaea 'Swan Hill'<br>Swan Hill Olive | 48" Box |
| Parkinsonia praecox<br>Palo Brea | 24" Box |
| Pistacia chinensis<br>Chinese Pistache | 24" Box |
| Pistacia lentiscus<br>Mastic Tree | 24" Box |
| Prosopis glandulosa<br>Honey Mesquite | 24" Box |
| Prosopis velutina<br>Velvet Mesquite | 24" Box |
| Quercus virginiana 'Cathedral'<br>Cathedral Live Oak | 36" Box |
| Ulmus parvifolia 'Bosque'<br>Bosque Elm | 24" Box |

| Extra Large Shrubs | Size |
|---|---|
| Bougainvillea 'Rosenka'<br>Rosenka Bougainvillea | 5 gal. |
| Larrea tridentata<br>Creosote | 5 gal. |
| Caesalpinia pulcherrima<br>Red Bird of Paradise | 5 gal. |
| Dodonaea viscosa<br>Hopbush | 5 gal. |
| Vauquelinia californica<br>Arizona Rosewood | 5 gal. |

| Large Shrubs | Size |
|---|---|
| Cassia nemophila<br>Desert Cassia | 5 gal. |
| Leucophyllum langmaniae 'Lynn's Legacy'<br>Lynn's Legacy Sage | 5 gal. |
| Simmondsia Chinensis<br>Jojoba | 15 gal. |

| Medium Shrubs | Size |
|---|---|
| Eremophila x Summertime Blue<br>Summertime Blue | 5 gal. |
| Eremophila glabra spp. carnosa<br>Winter Blaze | 5 gal. |
| Leucophyllum frutescens 'Compacta'<br>Compact Texas Sage | 5 gal. |
| Perovskia atriplicifolia<br>Russian Sage | 5 gal. |
| Ruellia peninsularis<br>Desert Ruellia | 5 gal. |

| Small Shrubs | Size |
|---|---|
| Callistemon viminalis 'Little John'<br>Little John Bottle Brush | 5 gal. |
| Russelia equisetiformis<br>Coral Fountain | 5 gal. |
| Teucrium chamaedrys<br>Germander | 5 gal. |

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|---|---|
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| Asclepias subulata<br>Desert Milkweed | 5 gal. |
| Bouteloua gracilis<br>Blonde Ambition | 1 gal |
| Dasylirion acrotrichum<br>Green Desert Spoon | 5 gal. |
| Dasylirion wheeleri<br>Desert Spoon | 5 gal. |
| Hesperaloe funifera<br>Giant Hesperaloe | 5 gal |
| Hesperaloe parviflora 'Brakelights'<br>Brakelights Red Yucca | 3 gal. |
| Muhlenbergia lindheimeri<br>'Autumn Glow' | 5 gal. |
| Opuntia santa rita<br>Purple Prickly Pear | 5 gal |
| Yucca pallida<br>Pale Leaf Yucca | 5 gal |
| Yucca rupicola<br>Twisted Leaf Yucca | 5 gal. |

Inerts

| Symbol | |
|---|---|
| No Symbol | Decomposed Granite 3" Minus<br>Mountain Vista Brown 2" Min. Depth |

LOW LEVEL BOLLARD LIGHTING ALONG PATHS AND SIDEWALK.

NOTES:
1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
2. ADDITIONAL SHRUBS, GROUNDCOVERS, CACTI, AND ACCENTS MAY BE ADDED FROM ON THE ADWR LOW WATER USE PLANT LIST BASED ON CURRENT AVAILABILITY AND SPECIES CULTIVATION.
3. ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES TO BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS.
4. LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS.
5. ALL HARDSCAPE IN OPEN SPACE TO BE MAINTAINED BY A PRIVATE HOME OWNER'S ASSOCIATION (ESTABLISHED BY THE DEVELOPER).
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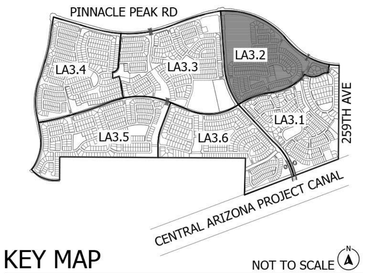
TREE SIZE REQUIREMENTS:
36" BOX TREES REQUIRED: 35%
48" BOX TREES REQUIRED: 5%




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

Planting Plan - LA3.2

Plan Scale 1:150 Date:02-27-2023

SHEET 8 OF 25 ABLASTUDIO.COM

ABLA

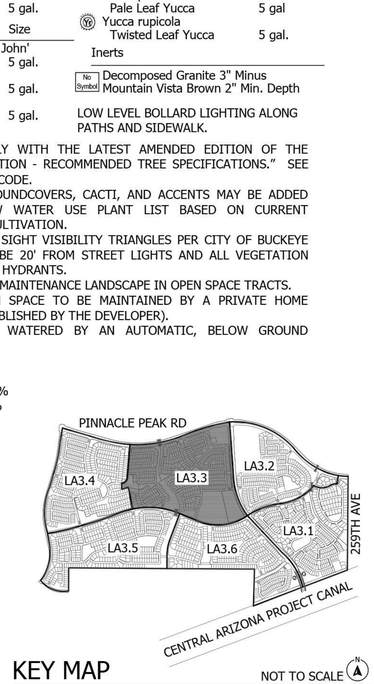
KEYNOTES:

(A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

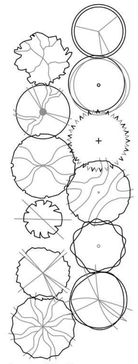
(C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL




KEY MAP NOT TO SCALE

## PLANT MATERIALS LEGEND



| Tree | Size |
|---|---|
| Acacia smallii Sweet Acacia | 24" Box |
| Caeselpinia cacalaco Cascalote | 24" Box |
| Chitalpa tashkentensis Chitalpa | 24" Box |
| Ebenopsis ebano Texas Ebony | 24" Box |
| Olea europaea 'Swan Hill' Swan Hill Olive | 48" Box |
| Parkinsonia praecox Palo Brea | 24" Box |
| Pistacia chinensis Chinese Pistache | 24" Box |
| Pistacia lentiscus Mastic Tree | 24" Box |
| Prosopis glandulosa Honey Mesquite | 24" Box |
| Prosopis velutina Velvet Mesquite | 24" Box |
| Quercus virginiana 'Cathedral' Cathedral Live Oak | 36" Box |
| Ulmus parvifolia 'Bosque' Bosque Elm | 24" Box |

| Extra Large Shrubs | Size |
|---|---|
| Bougainvillea 'Rosenka' Rosenka Bougainvillea | 5 gal. |
| Larrea tridentata Creosote | 5 gal. |
| Caesalpinia pulcherrima Red Bird of Paradise | 5 gal. |
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| Vauquelinia californica Arizona Rosewood | 5 gal. |

| Large Shrubs | Size |
|---|---|
| Cassia nemophila Desert Cassia | 5 gal. |
| Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage | 5 gal. |
| Simmondsia Chinensis Jojoba | 15 gal. |

| Medium Shrubs | Size |
|---|---|
| Eremophila x Summertime Blue Summertime Blue | 5 gal. |
| Eremophila glabra spp. carnosa Winter Blaze | 5 gal. |
| Leucophyllum frutescens 'Compacta' Compact Texas Sage | 5 gal. |
| Perovskia atriplicifolia Russian Sage | 5 gal. |
| Ruellia peninsularis Desert Ruellia | 5 gal. |

| Small Shrubs | Size |
|---|---|
| Callistemon viminalis 'Little John' Little John Bottle Brush | 5 gal. |
| Russelia equisetiformis Coral Fountain | 5 gal. |
| Teucrium chamaedrys Germander | 5 gal. |

| Groundcovers | Size |
|---|---|
| Acacia redolens Prostrate Acacia | 1 gal. |
| Eremophila prostrata Outback Sunrise Eremophila | 1 gal |
| Hymenoxys acaulis Angelita Daisy | 1 gal. |

| Cacti/ Accents | Size |
|---|---|
| Agave sisalana Sisal Agave | 5 gal. |
| Aloe hyb. 'Blue Elf' Blue Elf Aloe | 5 gal. |
| Asclepias subulata Desert Milkweed | 5 gal. |
| Bouteloua gracilis Blonde Ambition | 1 gal |
| Dasylirion acrotrichum Green Desert Spoon | 5 gal. |
| Dasylirion wheeleri Desert Spoon | 5 gal. |
| Hesperaloe funifera Giant Hesperaloe | 5 gal |
| Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca | 3 gal. |
| Muhlenbergia lindheimeri 'Autumn Glow' | 5 gal. |
| Opuntia santa rita Purple Prickly Pear | 5 gal |
| Yucca pallida Pale Leaf Yucca | 5 gal |
| Yucca rupicola Twisted Leaf Yucca | 5 gal. |

Inerts

| | |
|---|---|
| No Symbol | Decomposed Granite 3" Minus Mountain Vista Brown 2" Min. Depth |

LOW LEVEL BOLLARD LIGHTING ALONG PATHS AND SIDEWALK.

NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
2. ADDITIONAL SHRUBS, GROUNDCOVERS, CACTI, AND ACCENTS MAY BE ADDED FROM ON THE ADWR LOW WATER USE PLANT LIST BASED ON CURRENT AVAILABILITY AND SPECIES CULTIVATION.
3. ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES TO BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS.
4. LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS.
5. ALL HARDSCAPE IN OPEN SPACE TO BE MAINTAINED BY A PRIVATE HOME OWNER'S ASSOCIATION (ESTABLISHED BY THE DEVELOPER).
6. ALL LANDSCAPE TO BE WATERED BY AN AUTOMATIC, BELOW GROUND IRRIGATION SYSTEM.

TREE SIZE REQUIREMENTS:
36" BOX TREES REQUIRED: 35%
48" BOX TREES REQUIRED: 5%

# NORTH STAR RANCH

## Planting Plan - LA3.3

150' 300' 450'

Plan Scale 1:150 Date:02-27-2023

SHEET 9 OF 25 ABLASTUDIO.COM

AB LA

KEYNOTES:

(A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL




## PLANT MATERIALS LEGEND



| Tree | Size |
|---|---|
| Acacia smallii<br>Sweet Acacia | 24" Box |
| Caeselpinia cacalaco<br>Cascalote | 24" Box |
| Chitalpa tashkentensis<br>Chitalpa | 24" Box |
| Ebenopsis ebano<br>Texas Ebony | 24" Box |
| Olea europaea 'Swan Hill'<br>Swan Hill Olive | 48" Box |
| Parkinsonia praecox<br>Palo Brea | 24" Box |
| Pistacia chinensis<br>Chinese Pistache | 24" Box |
| Pistacia lentiscus<br>Mastic Tree | 24" Box |
| Prosopis glandulosa<br>Honey Mesquite | 24" Box |
| Prosopis velutina<br>Velvet Mesquite | 24" Box |
| Quercus virginiana 'Cathedral'<br>Cathedral Live Oak | 36" Box |
| Ulmus parvifolia 'Bosque'<br>Bosque Elm | 24" Box |

| Extra Large Shrubs | Size |
|---|---|
| Bougainvillea 'Rosenka'<br>Rosenka Bougainvillea | 5 gal. |
| Larrea tridentata<br>Creosote | 5 gal. |
| Caesalpinia pulcherrima<br>Red Bird of Paradise | 5 gal. |
| Dodonaea viscosa<br>Hopbush | 5 gal. |
| Vauquelinia californica<br>Arizona Rosewood | 5 gal. |

| Large Shrubs | Size |
|---|---|
| Cassia nemophila<br>Desert Cassia | 5 gal. |
| Leucophyllum langmaniae 'Lynn's Legacy'<br>Lynn's Legacy Sage | 5 gal. |
| Simmondsia Chinensis<br>Jojoba | 15 gal. |

| Medium Shrubs | Size |
|---|---|
| Eremophila x Summertime Blue<br>Summertime Blue | 5 gal. |
| Eremophila glabra spp. carnosa<br>Winter Blaze | 5 gal. |
| Leucophyllum frutescens 'Compacta'<br>Compact Texas Sage | 5 gal. |
| Perovskia atriplicifolia<br>Russian Sage | 5 gal. |
| Ruellia peninsularis<br>Desert Ruellia | 5 gal. |

| Small Shrubs | Size |
|---|---|
| Callistemon viminalis 'Little John'<br>Little John Bottle Brush | 5 gal. |
| Russelia equisetiformis<br>Coral Fountain | 5 gal. |
| Teucrium chamaedrys<br>Germander | 5 gal. |

| Groundcovers | Size |
|---|---|
| Acacia redolens<br>Prostrate Acacia | 1 gal. |
| Eremophila prostrata<br>Outback Sunrise Eremophila | 1 gal |
| Hymenoxys acaulis<br>Angelita Daisy | 1 gal. |

| Cacti/ Accents | Size |
|---|---|
| Agave sisalana<br>Sisal Agave | 5 gal. |
| Aloe hyb. 'Blue Elf'<br>Blue Elf Aloe | 5 gal. |
| Asclepias subulata<br>Desert Milkweed | 5 gal. |
| Bouteloua gracilis<br>Blonde Ambition | 1 gal |
| Dasylirion acrotrichum<br>Green Desert Spoon | 5 gal. |
| Dasylirion wheeleri<br>Desert Spoon | 5 gal. |
| Hesperaloe funifera<br>Giant Hesperaloe | 5 gal |
| Hesperaloe parviflora 'Brakelights'<br>Brakelights Red Yucca | 3 gal. |
| Muhlenbergia lindheimeri<br>'Autumn Glow' | 5 gal. |
| Opuntia santa rita<br>Purple Prickly Pear | 5 gal |
| Yucca pallida<br>Pale Leaf Yucca | 5 gal |
| Yucca rupicola<br>Twisted Leaf Yucca | 5 gal. |

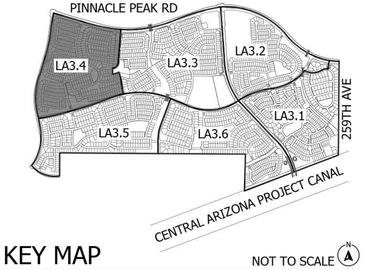
| Inerts | |
|---|---|
| No Symbol | Decomposed Granite 3" Minus<br>Mountain Vista Brown 2" Min. Depth |

LOW LEVEL BOLLARD LIGHTING ALONG PATHS AND SIDEWALK.

NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
2. ADDITIONAL SHRUBS, GROUNDCOVERS, CACTI, AND ACCENTS MAY BE ADDED FROM ON THE ADWR LOW WATER USE PLANT LIST BASED ON CURRENT AVAILABILITY AND SPECIES CULTIVATION.
3. ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES TO BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS.
4. LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS.
5. ALL HARDSCAPE IN OPEN SPACE TO BE MAINTAINED BY A PRIVATE HOME OWNER'S ASSOCIATION (ESTABLISHED BY THE DEVELOPER).
6. ALL LANDSCAPE TO BE WATERED BY AN AUTOMATIC, BELOW GROUND IRRIGATION SYSTEM.

TREE SIZE REQUIREMENTS:
36" BOX TREES REQUIRED: 35%
48" BOX TREES REQUIRED: 5%




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

## Planting Plan - LA3.4

Plan Scale 1:150 Date:02-27-2023

SHEET 10 OF 25 ABLASTUDIO.COM

KEYNOTES:

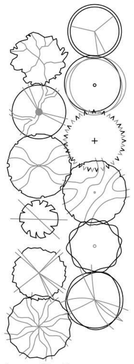
(A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL




## PLANT MATERIALS LEGEND



| Tree | Size |
|---|---|
| Acacia smallii<br>Sweet Acacia | 24" Box |
| Caeselpinia cacalaco<br>Cascalote | 24" Box |
| Chitalpa tashkentensis<br>Chitalpa | 24" Box |
| Ebenopsis ebano<br>Texas Ebony | 24" Box |
| Olea europaea 'Swan Hill'<br>Swan Hill Olive | 48" Box |
| Parkinsonia praecox<br>Palo Brea | 24" Box |
| Pistacia chinensis<br>Chinese Pistache | 24" Box |
| Pistacia lentiscus<br>Mastic Tree | 24" Box |
| Prosopis glandulosa<br>Honey Mesquite | 24" Box |
| Prosopis velutina<br>Velvet Mesquite | 24" Box |
| Quercus virginiana 'Cathedral'<br>Cathedral Live Oak | 36" Box |
| Ulmus parvifolia 'Bosque'<br>Bosque Elm | 24" Box |

| Extra Large Shrubs | Size |
|---|---|
| Bougainvillea 'Rosenka'<br>Rosenka Bougainvillea | 5 gal. |
| Larrea tridentata<br>Creosote | 5 gal. |
| Caesalpinia pulcherrima<br>Red Bird of Paradise | 5 gal. |
| Dodonaea viscosa<br>Hopbush | 5 gal. |
| Vauquelinia californica<br>Arizona Rosewood | 5 gal. |

| Large Shrubs | Size |
|---|---|
| Cassia nemophila<br>Desert Cassia | 5 gal. |
| Leucophyllum langmaniae 'Lynn's Legacy'<br>Lynn's Legacy Sage | 5 gal. |
| Simmondsia Chinensis<br>Jojoba | 15 gal. |

| Medium Shrubs | Size |
|---|---|
| Eremophila x Summertime Blue<br>Summertime Blue | 5 gal. |
| Eremophila glabra spp. carnosa<br>Winter Blaze | 5 gal. |
| Leucophyllum frutescens 'Compacta'<br>Compact Texas Sage | 5 gal. |
| Perovskia atriplicifolia<br>Russian Sage | 5 gal. |
| Ruellia peninsularis<br>Desert Ruellia | 5 gal. |

| Small Shrubs | Size |
|---|---|
| Callistemon viminalis 'Little John'<br>Little John Bottle Brush | 5 gal. |
| Russelia equisetiformis<br>Coral Fountain | 5 gal. |
| Teucrium chamaedrys<br>Germander | 5 gal. |

| Groundcovers | Size |
|---|---|
| Acacia redolens<br>Prostrate Acacia | 1 gal. |
| Eremophila prostrata<br>Outback Sunrise Eremophila | 1 gal |
| Hymenoxys acaulis<br>Angelita Daisy | 1 gal. |

| Cacti/ Accents | Size |
|---|---|
| Agave sisalana<br>Sisal Agave | 5 gal. |
| Aloe hyb. 'Blue Elf'<br>Blue Elf Aloe | 5 gal. |
| Asclepias subulata<br>Desert Milkweed | 5 gal. |
| Bouteloua gracilis<br>Blonde Ambition | 1 gal |
| Dasylirion acrotrichum<br>Green Desert Spoon | 5 gal. |
| Dasylirion wheeleri<br>Desert Spoon | 5 gal. |
| Hesperaloe funifera<br>Giant Hesperaloe | 5 gal |
| Hesperaloe parviflora 'Brakelights'<br>Brakelights Red Yucca | 3 gal. |
| Muhlenbergia lindheimeri<br>'Autumn Glow' | 5 gal. |
| Opuntia santa rita<br>Purple Prickly Pear | 5 gal |
| Yucca pallida<br>Pale Leaf Yucca | 5 gal |
| Yucca rupicola<br>Twisted Leaf Yucca | 5 gal. |

Inerts

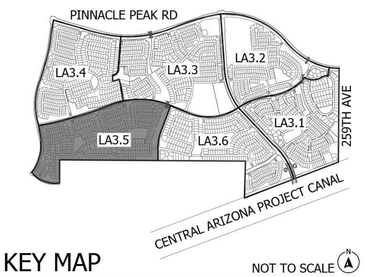
| No Symbol | Decomposed Granite 3" Minus<br>Mountain Vista Brown 2" Min. Depth |
|---|---|

LOW LEVEL BOLLARD LIGHTING ALONG PATHS AND SIDEWALK.

NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
2. ADDITIONAL SHRUBS, GROUNDCOVERS, CACTI, AND ACCENTS MAY BE ADDED FROM ON THE ADWR LOW WATER USE PLANT LIST BASED ON CURRENT AVAILABILITY AND SPECIES CULTIVATION.
3. ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES TO BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS.
4. LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS.
5. ALL HARDSCAPE IN OPEN SPACE TO BE MAINTAINED BY A PRIVATE HOME OWNER'S ASSOCIATION (ESTABLISHED BY THE DEVELOPER).
6. ALL LANDSCAPE TO BE WATERED BY AN AUTOMATIC, BELOW GROUND IRRIGATION SYSTEM.

TREE SIZE REQUIREMENTS:
36" BOX TREES REQUIRED: 35%
48" BOX TREES REQUIRED: 5%




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

## Planting Plan - LA3.5

Plan Scale 1:150 Date:02-27-2023

150' 300' 450'

SHEET 11 OF 25 ABLASTUDIO.COM

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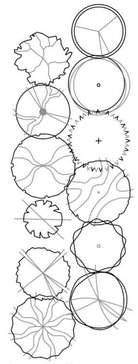
## KEYNOTES:

- (A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL

## PLANT MATERIALS LEGEND



| Tree | Size |
|---|---|
| Acacia smallii<br>Sweet Acacia | 24" Box |
| Caeselpinia cacalaco<br>Cascalote | 24" Box |
| Chitalpa tashkentensis<br>Chitalpa | 24" Box |
| Ebenopsis ebano<br>Texas Ebony | 24" Box |
| Olea europaea 'Swan Hill'<br>Swan Hill Olive | 48" Box |
| Parkinsonia praecox<br>Palo Brea | 24" Box |
| Pistacia chinensis<br>Chinese Pistache | 24" Box |
| Pistacia lentiscus<br>Mastic Tree | 24" Box |
| Prosopis glandulosa<br>Honey Mesquite | 24" Box |
| Prosopis velutina<br>Velvet Mesquite | 24" Box |
| Quercus virginiana 'Cathedral'<br>Cathedral Live Oak | 36" Box |
| Ulmus parvifolia 'Bosque'<br>Bosque Elm | 24" Box |

| Extra Large Shrubs | Size |
|---|---|
| Bougainvillea 'Rosenka'<br>Rosenka Bougainvillea | 5 gal. |
| Larrea tridentata<br>Creosote | 5 gal. |
| Caesalpinia pulcherrima<br>Red Bird of Paradise | 5 gal. |
| Dodonaea viscosa<br>Hopbush | 5 gal. |
| Vauquelinia californica<br>Arizona Rosewood | 5 gal. |

| Large Shrubs | Size |
|---|---|
| Cassia nemophila<br>Desert Cassia | 5 gal. |
| Leucophyllum langmaniae 'Lynn's Legacy'<br>Lynn's Legacy Sage | 5 gal. |
| Simmondsia Chinensis<br>Jojoba | 15 gal. |

| Medium Shrubs | Size |
|---|---|
| Eremophila x Summertime Blue<br>Summertime Blue | 5 gal. |
| Eremophila glabra spp. carnosa<br>Winter Blaze | 5 gal. |
| Leucophyllum frutescens 'Compacta'<br>Compact Texas Sage | 5 gal. |
| Perovskia atriplicifolia<br>Russian Sage | 5 gal. |
| Ruellia peninsularis<br>Desert Ruellia | 5 gal. |

| Small Shrubs | Size |
|---|---|
| Callistemon viminalis 'Little John'<br>Little John Bottle Brush | 5 gal. |
| Russelia equisetiformis<br>Coral Fountain | 5 gal. |
| Teucrium chamaedrys<br>Germander | 5 gal. |

| Groundcovers | Size |
|---|---|
| Acacia redolens<br>Prostrate Acacia | 1 gal. |
| Eremophila prostrata<br>Outback Sunrise Eremophila | 1 gal |
| Hymenoxys acaulis<br>Angelita Daisy | 1 gal. |

| Cacti/ Accents | Size |
|---|---|
| Agave sisalana<br>Sisal Agave | 5 gal. |
| Aloe hyb. 'Blue Elf'<br>Blue Elf Aloe | 5 gal. |
| Asclepias subulata<br>Desert Milkweed | 5 gal. |
| Bouteloua gracilis<br>Blonde Ambition | 1 gal |
| Dasylirion acrotrichum<br>Green Desert Spoon | 5 gal. |
| Dasylirion wheeleri<br>Desert Spoon | 5 gal. |
| Hesperaloe funifera<br>Giant Hesperaloe | 5 gal |
| Hesperaloe parviflora 'Brakelights'<br>Brakelights Red Yucca | 3 gal. |
| Muhlenbergia lindheimeri<br>'Autumn Glow' | 5 gal. |
| Opuntia santa rita<br>Purple Prickly Pear | 5 gal |
| Yucca pallida<br>Pale Leaf Yucca | 5 gal |
| Yucca rupicola<br>Twisted Leaf Yucca | 5 gal. |

Inerts

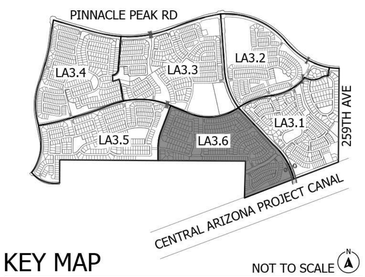
| | |
|---|---|
| No Symbol | Decomposed Granite 3" Minus<br>Mountain Vista Brown 2" Min. Depth |

LOW LEVEL BOLLARD LIGHTING ALONG PATHS AND SIDEWALK.

NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
2. ADDITIONAL SHRUBS, GROUNDCOVERS, CACTI, AND ACCENTS MAY BE ADDED FROM ON THE ADWR LOW WATER USE PLANT LIST BASED ON CURRENT AVAILABILITY AND SPECIES CULTIVATION.
3. ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES TO BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS.
4. LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS.
5. ALL HARDSCAPE IN OPEN SPACE TO BE MAINTAINED BY A PRIVATE HOME OWNER'S ASSOCIATION (ESTABLISHED BY THE DEVELOPER).
6. ALL LANDSCAPE TO BE WATERED BY AN AUTOMATIC, BELOW GROUND IRRIGATION SYSTEM.

TREE SIZE REQUIREMENTS:
36" BOX TREES REQUIRED: 35%
48" BOX TREES REQUIRED: 5%




KEY MAP

NOT TO SCALE

# NORTH STAR RANCH

## Planting Plan - LA3.6

Plan Scale 1:150 Date: 02-27-2023

150' 300' 450'

SHEET 12 OF 25

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KEYNOTES:

- (A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL




## CIRCULATION LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | 6'-0" CONCRETE WALK |
| | 8'-0 DECOMPOSED GRANITE TRAIL (LIT) |
| | 5'-0" CONCRETE TRAIL |
| | 10'-0" CAP CANAL CONCRETE TRAIL |

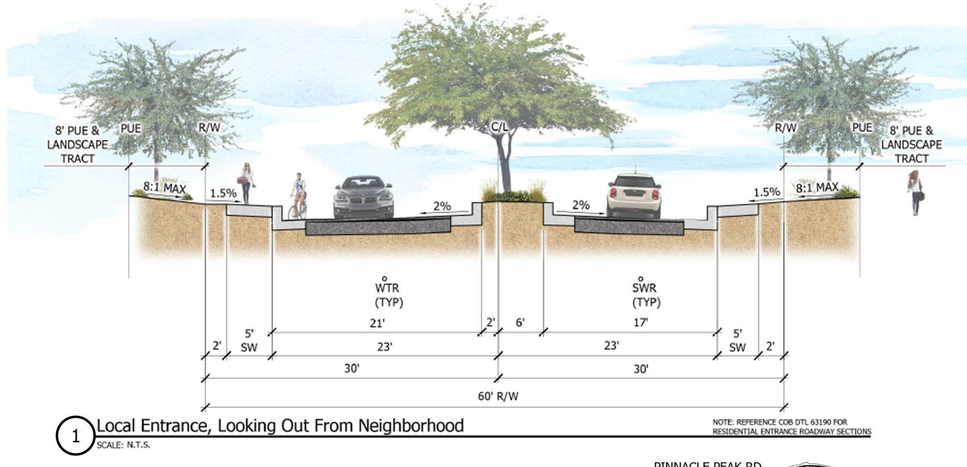
TYPICAL NOTES:

- ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES SHALL BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS
- LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS
- ALL LANDSCAPE FEATURES TO BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION (ESTABLISHED BY THE DEVELOPER)
- 2" DEEP GRANITE TO BE APPLIED TO ALL LANDSCAPE AREAS
- ALL LANDSCAPE TO BE WATERED BY BELOW-GRADE AUTOMATED IRRIGATION SYSTEM.
- ALL TRAILS AND SIDEWALKS SHOWN WITHIN OPEN SPACE AND ALONG THE CAP CANAL TO BE LIGHTED WITH LOW LEVEL BOLLARDS AND/OR PEDESTRIAN PATH LIGHTING PER LOCAL CODE AND REQUIREMENTS. LIGHTING WILL BE SHOWN ON FINAL CONSTRUCTION DOCUMENTS.

DISCLAIMER:
THIS GRAPHIC IS A CONCEPTUAL ILUSTRATION FOR PRE-PLAT SUBMITTAL PURPOSES ONLY. AMENITY AREAS AND TRAILS LOCATIONS MAY CHANGE TO FIT FINAL PLAT FROM THE CIVIL ENGINEERS.

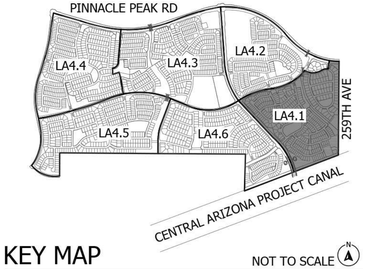
| Phase 1 Open Space | | | | |
|---|---|---|---|---|
| Gross Area | 756.16 Ac. | | | |
| | Required Acreage | Provided Acreage | Required Precentage | Provided Percentage |
| Open Space | 151.23 Ac. | 166.03 Ac. | 20.00% | 22% |
| *Active Open Space | *36.41 | 35.83 Ac. | *5% | 5% |
| **Open Space Total** | **187.642** | **201.86 Ac.** | | |

* - Required active open space acreage and percentage is calculated from the required Passive Open Space acreage not project gross acreage.




1 Local Entrance, Looking Out From Neighborhood
SCALE: N.T.S.

NOTE: REFERENCE COB DTL 63190 FOR RESIDENTIAL ENTRANCE ROADWAY SECTIONS




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

Circulation - LA4.1

Plan Scale 1:150 Date:02-27-2023

SHEET 13 OF 25 ABLASTUDIO.COM

ABLA




KEYNOTES:

- (A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL

CIRCULATION LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | 6'-0" CONCRETE WALK |
| | 8'-0 DECOMPOSED GRANITE TRAIL (LIT) |
| | 5'-0" CONCRETE TRAIL |
| | 10'-0" CAP CANAL CONCRETE TRAIL |

TYPICAL NOTES:

- ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES SHALL BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS
- LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS
- ALL LANDSCAPE FEATURES TO BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION (ESTABLISHED BY THE DEVELOPER)
- 2" DEEP GRANITE TO BE APPLIED TO ALL LANDSCAPE AREAS
- ALL LANDSCAPE TO BE WATERED BY BELOW-GRADE AUTOMATED IRRIGATION SYSTEM.
- ALL TRAILS AND SIDEWALKS SHOWN WITHIN OPEN SPACE AND ALONG THE CAP CANAL TO BE LIGHTED WITH LOW LEVEL BOLLARDS AND/OR PEDESTRIAN PATH LIGHTING PER LOCAL CODE AND REQUIREMENTS. LIGHTING WILL BE SHOWN ON FINAL CONSTRUCTION DOCUMENTS.

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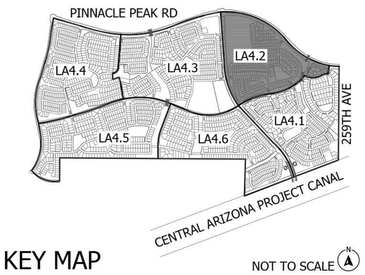
**Phase 1 Open Space**

| Gross Area | 756.16 Ac. | | | |
|---|---|---|---|---|
| | Required Acreage | Provided Acreage | Required Precentage | Provided Percentage |
| Open Space | 151.23 Ac. | 166.03 Ac. | 20.00% | 22% |
| *Active Open Space | *36.41 | 35.83 Ac. | *5% | 5% |
| **Open Space Total** | **187.642** | **201.86 Ac.** | | |

* - Required active open space acreage and percentage is calculated from the required Passive Open Space acreage not project gross acreage.




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

Circulation Plan - LA4.2

Plan Scale 1:150 Date:02-27-2023

SHEET 14 OF 25 ABLASTUDIO.COM

KEYNOTES:

(A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL

(C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL




## CIRCULATION LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | 6'-0" CONCRETE WALK |
| | 8'-0 DECOMPOSED GRANITE TRAIL (LIT) |
| | 5'-0" CONCRETE TRAIL |
| | 10'-0" CAP CANAL CONCRETE TRAIL |

TYPICAL NOTES:

- ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES SHALL BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS
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- ALL LANDSCAPE FEATURES TO BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION (ESTABLISHED BY THE DEVELOPER)
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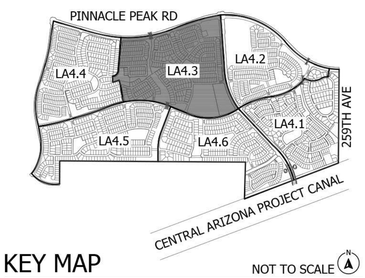


KEY MAP NOT TO SCALE

# NORTH STAR RANCH

Circulation Plan - LA4.3

Plan Scale 1:150 Date:02-27-2023

SHEET 15 OF 25 ABLASTUDIO.COM

ABLA

KEYNOTES:

- (A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL

CIRCULATION LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | 6'-0" CONCRETE WALK |
| | 8'-0 DECOMPOSED GRANITE TRAIL (LIT) |
| | 5'-0" CONCRETE TRAIL |
| | 10'-0" CAP CANAL CONCRETE TRAIL |

TYPICAL NOTES:

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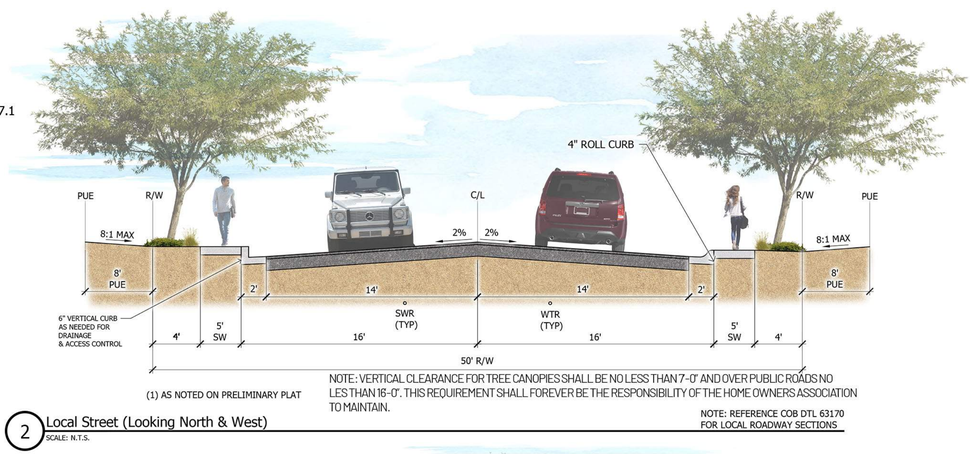



(1) AS NOTED ON PRELIMINARY PLAT

NOTE: VERTICAL CLEARANCE FOR TREE CANOPIES SHALL BE NO LESS THAN 7'-0" AND OVER PUBLIC ROADS NO LES THAN 16'-0". THIS REQUIREMENT SHALL FOREVER BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO MAINTAIN.

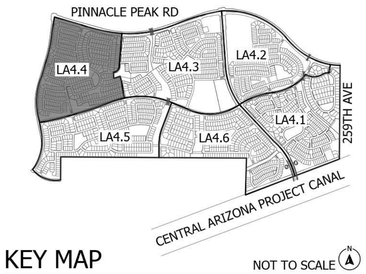
NOTE: REFERENCE COB DTL 63170 FOR LOCAL ROADWAY SECTIONS

(2) Local Street (Looking North & West)
SCALE: N.T.S.

PARK "H"
REFER TO SHEET LA7.1
PARK MASTER PLAN

MATCHLINE - SEE SHEET LA4.3

MATCHLINE - SEE SHEET LA4.5




KEY MAP

NOT TO SCALE

# NORTH STAR RANCH

## Circulation Plan - LA4.4

Plan Scale 1:150 Date:02-27-2023



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AB LA

## WALL LEGEND

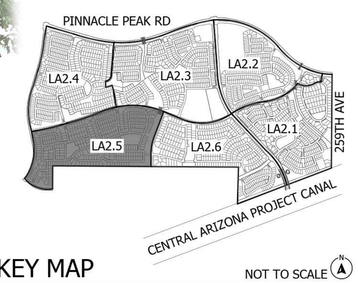
| SYMBOL | DESCRIPTION |
|---|---|
| | THEME WALL |
| | SECONDARY THEME WALL |
| | VIEW FENCE |
| | PARTIAL VIEW FENCE |
| | DECORATIVE COLUMNS WITH INSET ACCENT WALL |
| | PRIMARY ENTRY MONUMENT |
| | PARCEL ENTRY MONUMENT |







DECORATIVE COLUMNS WITH INSET ACCENT WALL




KEY MAP NOT TO SCALE

# NORTH STAR RANCH

## Wall Plan - LA2.5

Plan Scale 1:150 Date:02-27-2023

150' 300' 450'

SHEET 5 OF 25 ABLASTUDIO.COM

AB LA

KEYNOTES:

- (A) 33'X33' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (B) 40'X40' SIGHT VISIBILITY TRIANGLE TYPICAL - PER CIVIL
- (C) SIGHT DISTANCE LINE PER COB - (FIG 8, SECTION 6-3.306) - PER CIVIL

CIRCULATION LEGEND

| SYMBOL | DESCRIPTION |
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| | 8'-0 DECOMPOSED GRANITE TRAIL (LIT) |
| | 5'-0" CONCRETE TRAIL |
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MATCHLINE - SEE SHEET LA4.3

MATCHLINE - SEE SHEET LA4.5

MATCHLINE - SEE SHEET LA4.1

NORTH STAR BLVD.

CANYON SPRINGS BLVD.

267TH AVE.

PARCEL 6-2

PARCEL 6-4

PARCEL 6-3

PARCEL 6-1

PARCEL 7-1

DONALD DRIVE 22450 N

FOOTHILL DRIVE 22400 N

SKUNK CREEK RD 22300 N

MAFFEO ROAD 22350 N

CREST LANE 22275 N

VIA MONTOYA DRIVE 22200 N

BRYCE LANE 22150 N

SANDS DRIVE 21900 N

WEAVER ROAD 22050 N

LOUISE DRIVE 21900 N

26TH AVENUE

262ND LANE

262ND DRIVE

261ST LANE

261ST DRIVE

261ST GLENN

| Phase 1 Open Space | | | | |
|---|---|---|---|---|
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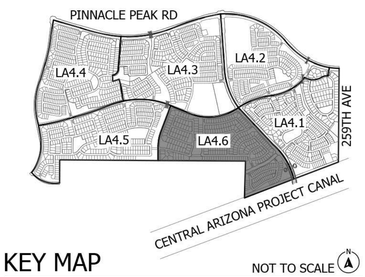


KEY MAP NOT TO SCALE

# NORTH STAR RANCH

## Circulation Plan - LA4.6

Plan Scale 1:150 Date:02-27-2023

SHEET 18 OF 25 ABLASTUDIO.COM

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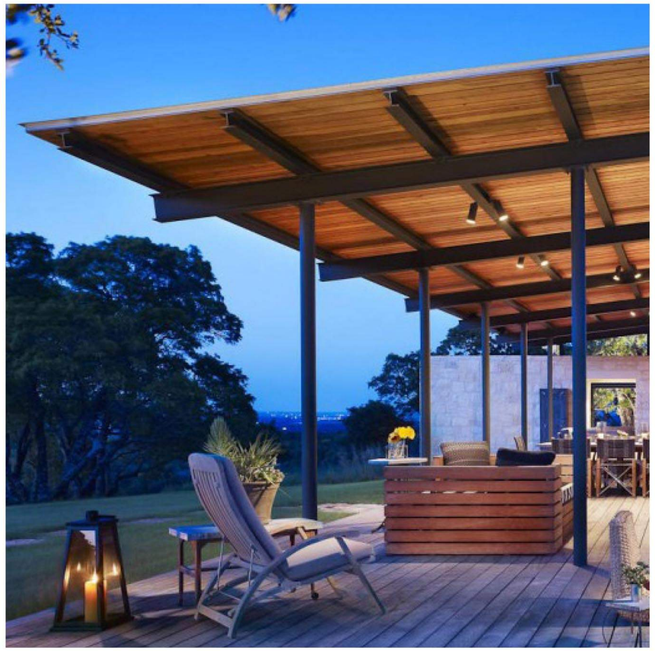
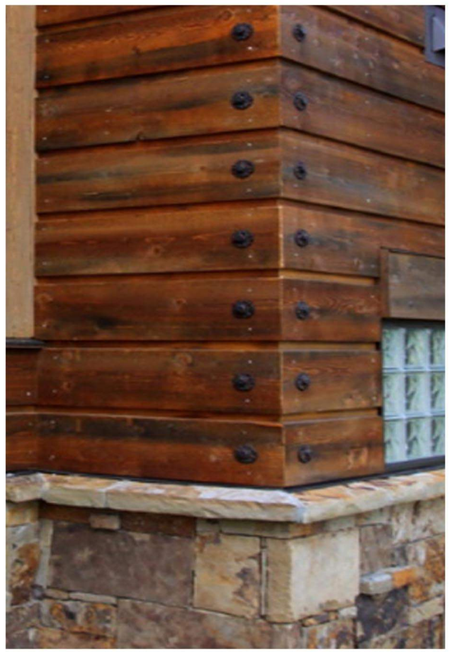





Starkey
RANCH







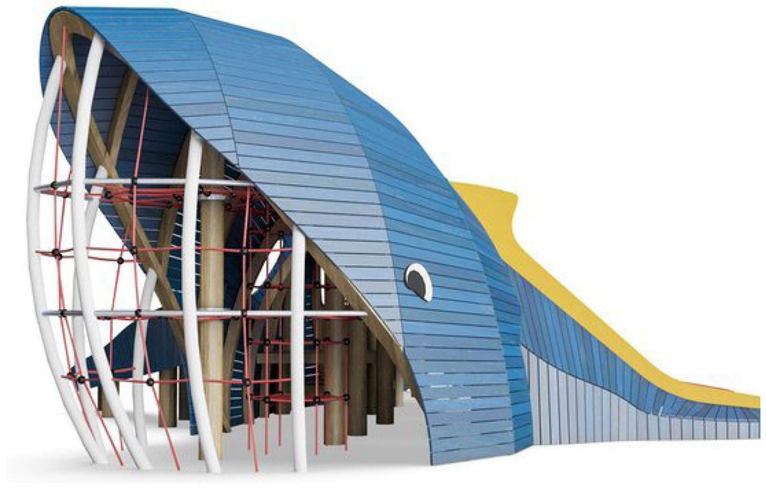












# NORTH STAR RANCH

Park and Open Space Character Images - LA6.2














# NORTH STAR RANCH

Park and Open Space Character Images - LA6.3

Date:05-24-2021



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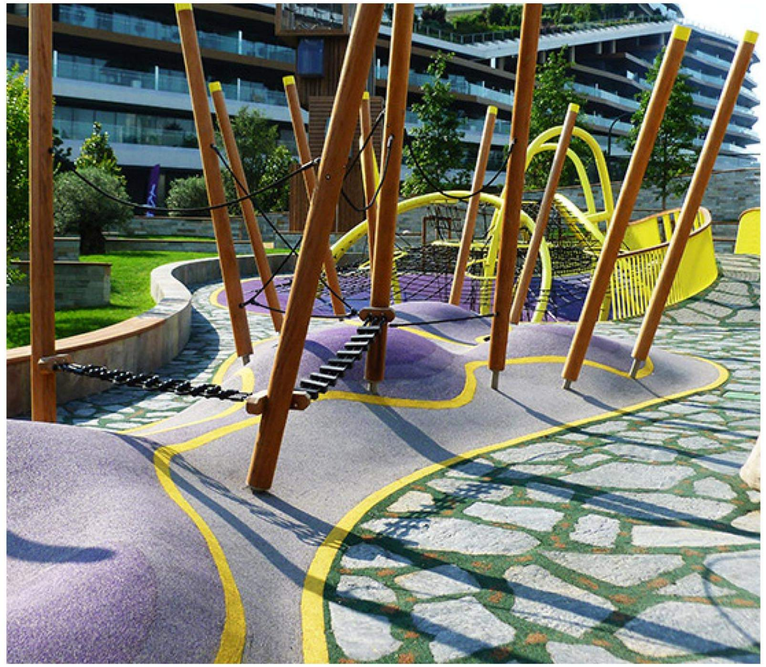


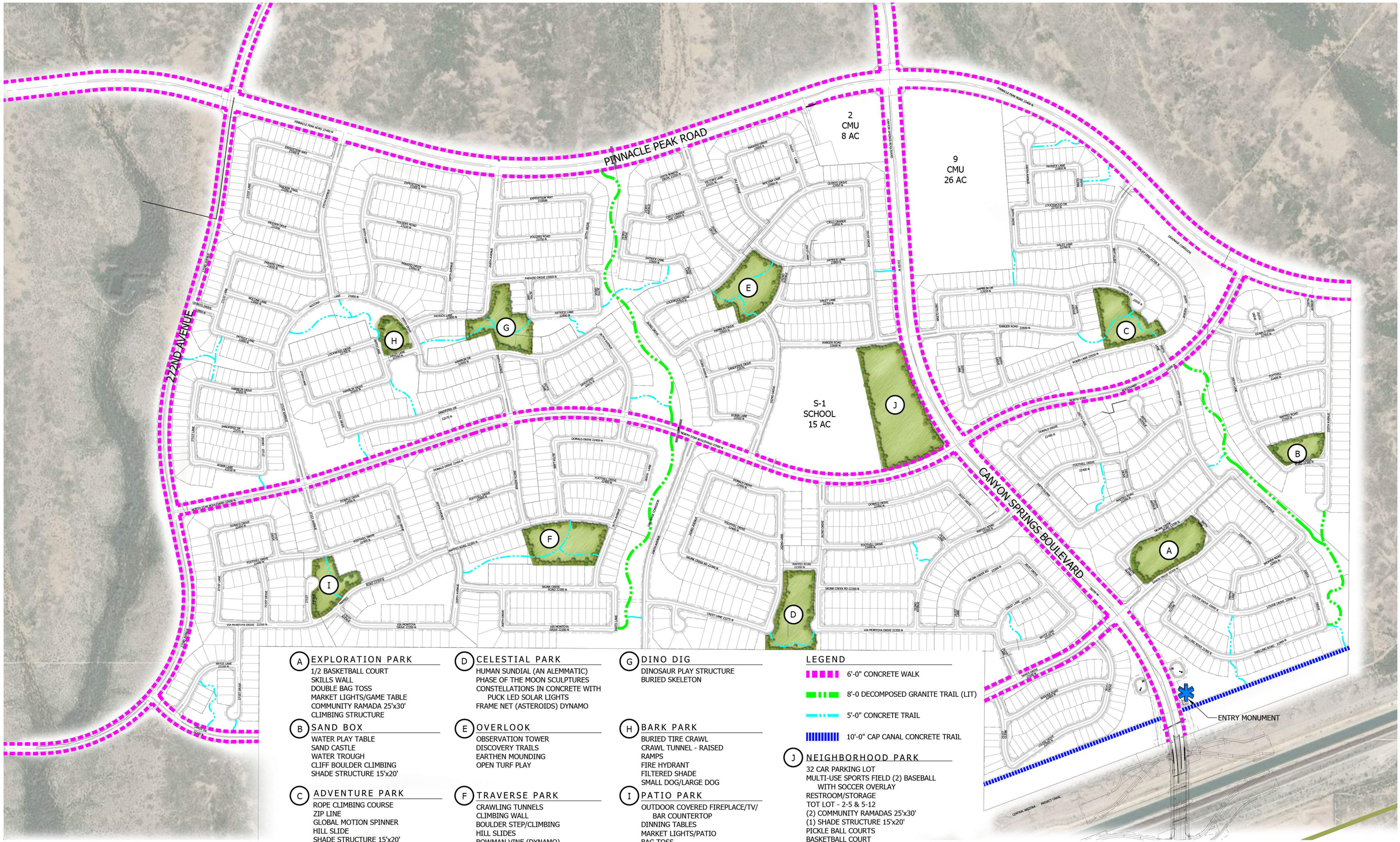






# NORTH STAR RANCH

Park and Open Space Character Images - LA6.4




## A EXPLORATION PARK
- 1/2 BASKETBALL COURT
- SKILLS WALL
- DOUBLE BAG TOSS
- MARKET LIGHTS/GAME TABLE
- COMMUNITY RAMADA 25'x30'
- CLIMBING STRUCTURE

## B SAND BOX
- WATER PLAY TABLE
- SAND CASTLE
- WATER TROUGH
- CLIFF BOULDER CLIMBING
- SHADE STRUCTURE 15'x20'

## C ADVENTURE PARK
- ROPE CLIMBING COURSE
- ZIP LINE
- GLOBAL MOTION SPINNER
- HILL SLIDE
- SHADE STRUCTURE 15'x20'
- BLOQX4 - KOMPAN CLIMBER

## D CELESTIAL PARK
- HUMAN SUNDIAL (AN ALEMMATIC)
- PHASE OF THE MOON SCULPTURES
- CONSTELLATIONS IN CONCRETE WITH PUCK LED SOLAR LIGHTS
- FRAME NET (ASTEROIDS) DYNAMO

## E OVERLOOK
- OBSERVATION TOWER
- DISCOVERY TRAILS
- EARTHEN MOUNDING
- OPEN TURF PLAY

## F TRAVERSE PARK
- CRAWLING TUNNELS
- CLIMBING WALL
- BOULDER STEP/CLIMBING
- HILL SLIDES
- BOWMAN VINE (DYNAMO)
- SPEED TUNNEL (DYNAMO)

## G DINO DIG
- DINOSAUR PLAY STRUCTURE
- BURIED SKELETON

## H BARK PARK
- BURIED TIRE CRAWL
- CRAWL TUNNEL - RAISED
- RAMPS
- FIRE HYDRANT
- FILTERED SHADE
- SMALL DOG/LARGE DOG

## I PATIO PARK
- OUTDOOR COVERED FIREPLACE/TV/ BAR COUNTERTOP
- DINNING TABLES
- MARKET LIGHTS/PATIO
- BAG TOSS

## LEGEND
- 6'-0" CONCRETE WALK
- 8'-0 DECOMPOSED GRANITE TRAIL (LIT)
- 5'-0" CONCRETE TRAIL
- 10'-0" CAP CANAL CONCRETE TRAIL

## J NEIGHBORHOOD PARK
- 32 CAR PARKING LOT
- MULTI-USE SPORTS FIELD (2) BASEBALL WITH SOCCER OVERLAY
- RESTROOM/STORAGE
- TOT LOT - 2-5 & 5-12
- (2) COMMUNITY RAMADAS 25'x30'
- (1) SHADE STRUCTURE 15'x20'
- PICKLE BALL COURTS
- BASKETBALL COURT

PARKS AND SIDEWALKS/TRAILS TO BE LIGHTED WITH BOLLARD AND/OR PEDESTRIAN SCALE LIGHTING AS REQUIRED PER LOCAL CODES AND REQUIREMENTS. LIGHTING WILL BE SHOWN ON FINAL CONSTRUCTION DOCUMENTS FOR APPROVAL.

# NORTH STAR RANCH
## Park Master Plan - LA7.1

Plan Scale 1:300' Date:02-27-2023

300' 600' 900'

SHEET 23 OF 25

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## LEGEND

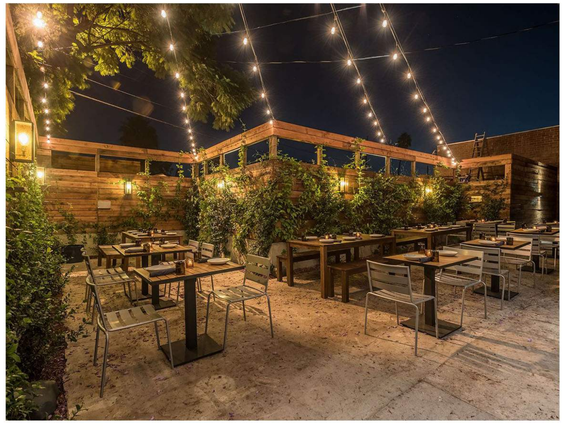
1. RETENTION BASIN
2. SKILLS FIELD
3. PLAY STRUCTURE
4. GAME LAWN
5. RAMADA
6. SEATING AREA
7. BASKETBALL COURT
8. BOSQUE
9. 33'X33' SIGHT VISIBILITY TRIANGLE

## CHARACTER IMAGES







# NORTH STAR RANCH

Park A Enlargement - LA7.2

Plan Scale 1:30' Date:02-27-2023

SHEET 24 OF 25 ABLASTUDIO.COM




## LEGEND

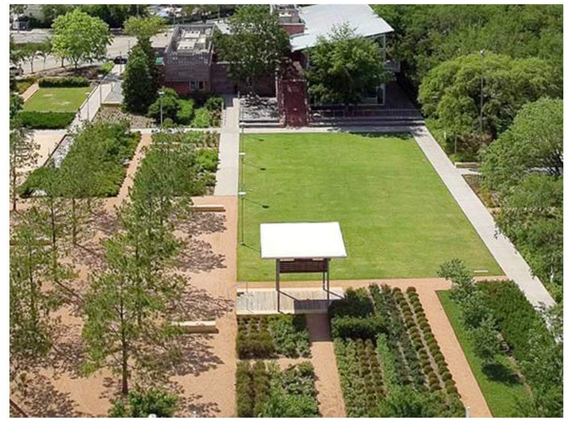
1. BAG TOSS
2. OUTDOOR DINING
3. SHADE STRUCTURE
4. GAME LAWN
5. RETENTION BASIN
6. COVERED SEATING AREA
7. FIRE PIT
8. COMMUNITY TRAIL
9. 33’X33’ SIGHT VISIBILITY TRIANGLE

## CHARACTER IMAGES









# NORTH STAR RANCH

Park I Enlargement - LA7.3

Plan Scale 1:30’ 30’ 60’ 90’ Date:02-27-2023

SHEET 25 OF 25 ABLASTUDIO.COM

AB LA

**CITY OF BUCKEYE**
**Regular Planning & Zoning Commission**
**PLANNING ACTION REPORT**

| | |
|---|---|
| **MEETING DATE:** 03/12/24 | **AGENDA ITEM:** 3.C. Buckeye Commons West - Comprehensive Sign Plan (PLZDR-23-00016) |
| **DATE PREPARED:** 03/07/24 | **DISTRICT NO.:** 5 |
| **STAFF LIAISON:** Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295 | |
| **DEPARTMENT:** Development Services | **AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business |

**ACTION/MOTION:** (This language identifies the formal motion to be made by the Voting Members) Buckeye Commons West - Comprehensive Sign Plan (PLZDR-23-00016) - Conduct a public meeting and approve a Comprehensive Sign Plan for Buckeye Commons West retail center located at the northwest corner of Roosevelt Street and Verrado Way, subject to conditions a - c.

**RELEVANT GOALS:**
GOAL 2: Enhanced Economic Well-Being and Vitality

## SUMMARY

**PROJECT DESCRIPTION:**
Jim Bacher with Trademark Visual is requesting approval of a Comprehensive Sign Plan for Buckeye Commons West, located at the northwest corner of Roosevelt Street and Verrado Way. The retail center received Site Plan approval on December 21, 2023. The proposed comprehensive sign plan increases allowable number of freestanding monument signs, increases the sign area of wall signs, and will allow murals.

**Items related to a project or facility location must include an attached vicinity map for Council Review.**
**ATTACHMENTS:**
PLZDR-23-00016 Buckeye Commons West CSP - Staff Report.docx
PLZDR-23-00016 Buckeye Commons West CSP - Vicinity Map.pdf
PLZDR-23-00016 Buckeye Commons West CSP - Comprehensive Sign Plan.pdf

# COMPREHENSIVE SIGN PLAN

Report to the Planning and Zoning Commission

| | |
|---|---|
| CASE NUMBER: | PLZDR-23-00016 |
| TITLE: | Buckeye Commons West Comprehensive Sign Plan |
| MEETING DATE: | March 12, 2024 |

| | |
|---|---|
| Applicant/Owner: | Trademark Visual on behalf of Sunbelt Investment Holdings Inc. |
| Request: | Comprehensive Sign Plan for Buckeye Commons West Retail Center |
| District | 5 |
| Location: | Northwest Corner of Roosevelt Street and Verrado Way |
| Site size: | 11.48 acres |
| Density: | N/A |
| Public input: | None |
| Recommendation: | Approve with conditions |

## PROJECT DESCRIPTION

1. Jim Bacher with Trademark Visual, on behalf of the developer Sunbelt Investment Holdings Inc, is requesting Comprehensive Sign Plan (CSP) approval for Buckeye Commons West, an 11.48-acre commercial development consisting of seven individual pads.

## AREA CONTEXT

2. The subject property is located at the northwest corner of Roosevelt Street and Verrado Way, as shown in Exhibit A. Along with Interstate 10, north of the subject property consists of Banner Health Center. The property directly adjacent to the west is undeveloped with an approved site plan for Abrazo Medical Center. The property to the south is also undeveloped with an approved site plan for Roosevelt Commons commercial center. The property to the east is an existing commercial development known as Buckeye Commons East.

*Table 1: Existing Land Use, General Plan Designation, and Zoning District*

| | LAND USE | GENERAL PLAN | ZONING |
|---|---|---|---|
| Subject Property | Vacant | Buckeye Gateway Activity Center | Planned Community (PC) Regional Commercial |
| North | I-10<br>Banner Health Center | Master Planned Community | Planned Community (PC) |
| South | Vacant | Buckeye Gateway Activity Center | Business Park (BP) |
| East | Buckeye Commons East | Buckeye Gateway Activity Center | Commercial Center (CC) |
| West | Vacant | Buckeye Gateway Activity Center | Regional Commercial (C-3) |

## PUBLIC PARTICIPATION

3. The agenda was made available prior to the meeting on the City website and posted in public locations in accordance with Open Meeting Law.

## BACKGROUND

4. The applicant for Buckeye Commons West is proposing a Comprehensive Sign Plan to modify standards for wall and monument signage.

5. The current City of Buckeye Sign Code for wall signage for commercial development allows for one (1.0) square foot of sign area for each linear foot of building facing the street frontage. The applicant is proposing:

    a. Two (2) square feet of signage for each linear foot of building frontage for the primary building frontage and 1.5 square feet for other frontages for Anchor tenants occupying 25,000 square feet of leased floor area or greater; and

    b. One in a half (1.5) square feet of signage for each linear foot of building frontage for the primary frontage and one square foot for other frontages for Major tenants occupying 10,000-25,000 square feet of leased floor area; and

6. The current City of Buckeye Sign Code for monument signage allows for only one (1) freestanding sign per parcel or one freestanding sign for every ten (10) acres of development, whichever is less. Multi-tenant commercial monument signs are permitted to have a maximum height of 20 feet and maximum sign area of 72 square feet. Freeway-oriented identification monument signs are permitted to have a maximum height of 65 feet and a maximum sign area 250 square feet. The applicant is proposing:

    a. One (1) Freeway Pylon Sign 75 feet in height maximum and 756.27 square feet in area located at the northwest corner of the development, directly adjacent to I-10; and

    b. Two (2) Monument Signs 30-ft in height maximum and 97.93 square feet in area located along Verrado Way and Roosevelt Street.

7. The current City of Buckeye Sign Code only permits murals within the Downtown Overaly. The applicant is proposing murals be allowed on all tenant types. Murals are defined in the Comprehensive Sign Plan as a painting or pictorial representation applied to or incorporated into a structure or wall, which can be viewed from public places, service lanes and right of way. Tenants may apply on leased space near entry doors or in a secondary location as directed and approved by the landlord/owner.

8. The request exceeds the 10 percent sign code variation, therefore is subject to Planning and Zoning Commission approval.

## ANALYSIS

9. The City of Buckeye Sign Code (Article 5.11) describes the specific standard sign regulations for all signage in the City. The code also allows for comprehensive sign plans (CSPs). CSPs allow residential, commercial, and industrial developments to develop specific sign programs for which may not comply with the strict application of the sign code so that sign type, size, location, design, materials, and other aspects are coordinated throughout the development.

10. The Buckeye Commons West commercial center has an approved site plan and is a continuation of Buckeye Commons East, where Costco is located. Both developments will

be utilizing the same color and material palette, architectural embellishments, and very similar comprehensive sign plans.

11. The location and spacing of the monument signage is appropriate for the shopping center setting. The Buckeye Commons East CSP allows the exact same freeway pylon and multi-tenant monument signs, which will provide cohesion and set the standard for future developments within this area.

12. In regards to wall signage, planning staff has no concerns with the increase in signage ratio from 1:1 to 2 and 1:1.5. These ratios are similar to those approved in the Buckeye Commons East CSP.

13. The use of murals within Buckeye Commons West will enhance the overall aesthetic appeal, attract more visitors, and create a vibrant atmosphere.

14. With these considerations, staff feels the proposed CSP would be appropriately placed in this location and would no negative impacts to the area.

## RECOMMENDATION

15. Staff recommends the Planning and Zoning Commission motion for approval with conditions a. through c. of Case PLZDR-23-00016 for the following reasons:
    - Conformance with the General Plan
    - Conformance with Development Code
    - No outstanding issues from reviewing departments

    a. Development of the property signage shall be in general conformance to the Comprehensive Sign Plan entitled, "Buckeye Commons West Comprehensive Sign Plan", consisting of twenty-three pages, dated and received October 18, 2023, except as modified by the following conditions.

    b. The property owner(s) and their successor(s) waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

    c. Final placement of freestanding signs shall be placed outside of required right-of-way, public utility easement, and sigh visibility triangles.

## EXHIBITS

A. Vicinity Map
B. Comprehensive Sign Plan

Prepared by:

Jennifer Fostino, Planner II

# EXHIBIT A




# VICINITY MAP

**PLZDR-23-00016**
Buckeye Commons West CSP
City Council District #5

BUCKEYE, AZ

N W E S

2R PLZDR-23-00016 RECEIVED OCT 18 2023 WD

# BUCKEYE

## COMMONS WEST

SWC of I-10 Freeway & N Verrado Way
Buckeye, AZ 85326

COMPREHENSIVE SIGN PLAN

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## Project Description

**PROJECT**

BUCKEYE COMMONS WEST
SWC I-10 Freeway & N. Verrado Way
Buckeye, AZ 85326

**DEVELOPER**

Sunbelt Investment Holdings, Inc.
1437 N. 1st Street, Suite 201
Phoenix, AZ 85004

Tyler Smith
(602) 926-9680
tsmith@sunbeltinv.com

**ARCHITECTS**

Butler Design Group, Inc
5017 E Washington St #107
Phoenix, AZ 85034

Lanny Shaw
(602) 957-1800
lshaw@butlerdesigngroup.com

**SIGNAGE CONSULTANT**

Trademark Visual
3825 S 36th Street
Phoenix, AZ 85040
602 272-5055

Jim Bacher
(602) 792 3120
jbacher@trademarkvisual.com

**PARCEL INFORMATION**

ZONING
C3

PARCEL NO.
504-20-926B

NET SITE AREA
±11.5 Acres

**OCCUPANCY**

TYPE: Multi-Tenant Commercial Center
Retail Development
- Anchor
- Major
- Mini-Major
- Shop/Pad

**JURISDICTION**

City of Buckeye - Planning & Zoning Division
- Development Code
  - Article 5: Development and Design Standards and Guidelines

## Introduction

Sunbelt Investment Holding is expanding their plans from Buckeye Commons to Buckeye Commons West. This exciting new development is just West (across Verrado Way) and will complement the large 60 acre development. There will be similar architecture implemented and the Pylon and Multi-tenant Monument Signs will match and complement what is proposed for Buckeye Commons. This new development will also be designed as a unique retail development offering a variety of shopping experiences.

## Landlord Approval Process

**Signage Proposal**
Each tenant must submit to the owner's representative three (3) sets of detailed shop drawings (or a PDF Electronic Copy) showing locations (on buildings and/or property), dimensions, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed freestanding, wall, window, and rear door signs.

**Sign Contractor's Responsibilities**
Prior to preparation of signage drawings and specifications, the tenant's sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed signage location. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and to verify all dimensions.

Sign faces, sign cabinets and method of attaching signs to their support structure shall be designed and constructed to be in compliance with provisions of City of Buckeye code.

**Sign Shop Drawings**
Sign shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design, installation and appearance. Sign shop drawings shall:

1) provide an elevation, in scale, of the storefront façade illustrating each sign's location and size.
2) provide a section or sections through the sign.
3) identify the materials and construction.
4) provide complete information on installation.
5) provide electrical specifications for signage.

**Tenant Responsibilities For Other Regulations**
The owner's representative's approval of a tenant's signage plan does not constitute an implication, representation, or certification by the owner's representative that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the tenant for all work performed on the premises by, or for the tenant.

No signs, advertisements, notices or other lettering shall be exhibited, inscribed painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Landlord.

**Owner's Representative Review**
After review of the signage proposal, the owner's representative will return back to the tenant within five (5) business days one of the three sets of drawings (or a PDF Copy) to the Tenant, marked either "Approved," "Approved as Noted," or "Revise and Resubmit."

**"Approved"**
If drawings are marked "Approved," the Tenant is allowed to proceed with sign permitting through the City of Buckeye. Upon permit approval, construction and installation in accordance with the drawings may commence.

**"Approved as Noted"**
If drawings are marked "Approved as Noted," the tenant is allowed to proceed with sign permitting through the City of Buckeye and then construction and installation, provided that any modifications noted are incorporated into the design. An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.

**"Revise and Resubmit"**
If drawings are marked "Revise and Resubmit," the plans will be returned to the tenant with comments. The drawings must be revised and resubmitted for owner's representative approval.

For owner's representative review, send signage drawings to:

Owner's Representatives:

Nevada Land Holdings
1437 N. 1st Street, Suite 201
Phoenix, AZ 85004

Tyler Smith
(602) 926-9680
tsmith@sunbeltinv.com

## General Signage Standards

**Installation/ Sealing Of Building Wall Penetrations**
All mounting is to be performed by the tenant's sign company. Tenant's building signage must be mounted directly to the building façade or canopy as shown on the elevations. Façade penetrations should be kept to a minimum. All penetrations of the building wall structure required for sign installation shall be neatly sealed in a watertight fashion. No roof penetrations are allowed. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.

**Openings In Building Walls**
Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings. All penetrations made shall be sealed during the sign installation to prevent damage to the building walls/ materials.

**Electrical Requirements**
No exposed tubing or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed. All electrical signs shall bear the UL label and shall conform to National Electrical Code Standards.

**Damage Caused By Or During Installation**
The sign contractor and/or tenant will pay for any damage to a building's fascia, canopy, structure, roof, building elements or flashing caused by sign installation.

**Upkeep And Maintenance**
Each Tenant is fully responsible for the upkeep and maintenance of its sign(s), including any individual pylon or monument signage, and tenants are to repair any sign defects within five (5) days of notification. If a tenant does not repair said sign(s), the owner, at the tenant's sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the owner's cost to repair said signage, in addition to the cost of the repair, may be assessed to the tenant if the landlord or building owner is required to provide the necessary maintenance due to the tenant's non compliance following notification.

**Owner's Right To Modify Requirements**
The owner's representative has the right to modify the sign design standards and requirements for any Tenant.

**Required Insurance For Sign Contractors**
All sign contractors must carry workers' compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars ($2,000,000.00) per occurrence. Every sign contractor must hold a current contractor's license in the State of Arizona. Landlord or building owner must be named as additionally insured in the workers' compensation and commercial liability insurance. Contact the owner's representative for this information.

**Sign Identification Tags**
No labels shall be permitted on the exposed surface of signs, except those required by local ordinance & labels complying with UL and/or National Electrical Code requirements.

**General Construction Requirements**
All signs shall be fabricated using full welded construction. All exposed fasteners shall be painted to render them inconspicuous. All signs shall conform to International Building Code Standards. Flashing, moving, or audible signs will not be permitted.

**Illuminated Signs**
Illuminated signs may be internally or externally lighted in commercial and industrial districts. The source of illumination of any sign is to be shielded so that it is not visible from or causes glare or reflection onto adjacent properties and streets. All illuminated signs must comply with the City of Buckeye Development Code.

**Illumination Timer**
Power to illuminate the tenant's sign is to be from tenant's electrical meter, switched through a time clock and photo cell, set in accordance with schedules determined by the owner and shopping center manager.

**BANNER**

A temporary sign composed of flexible material, attached to two brackets/posts or affixed to an exterior wall or column of a building.

**BLADE SIGN**

A pedestrian-oriented sign, adjacent to a pedestrian walkway or sidewalk, attached to a building wall or arcade with the exposed face(s) of the sign in a plane that is perpendicular to an outside wall of a building.

**CANOPY SIGN**

A sign attached to/constructed on the face of a canopy so that the display surface is parallel to an outside wall of a building.

**DIRECTIONAL SIGN**

A permanent sign that designates a functional aspect of a site such as the entrance or exit from a parking area, a loading area, a fire lane, or any similar feature approved by the Zoning Administrator.

**GRAPHICS**

Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).

**FREESTANDING SIGN**

A sign supported permanently upon the ground by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as "ground signs," "pole signs," "pylon signs," and "monument signs."

**MENU BOARD SIGN**

A permanent freestanding or wall-mounted sign displaying the menu of a restaurant or other food/beverage related industry.

**MONUMENT SIGN**

A permanent sign that displays the name of a multi-tenant complex, tenants within the subject complex, and the physical address of the complex. A monument sign is placed along a street frontage and is attached to one or two sides of a freestanding wall or other ground structure separate from a building.

**PERMANENT SIGN**

A sign displayed for an unrestricted period of time.

**SHINGLE SIGN**

A small sign that is suspended from a roof overhang of a covered porch or walkway and perpendicular to a building wall. These signs will maintain a minimum overhead clearance of ninety inches (90"), as required by the City of Buckeye's Building Code.

**SIDEWALK SIGN**

A temporary sign, placed on the property of a business to which it is associated, including but not limited to an A-frame or sandwich board sign.

**SIGN AREA**

The area contained within the outer limits of the text, emblem, logo, or other display together with the material or color forming the background for the text, emblem, logo, or other display but not including the supporting structure or wall to which it is attached. Actual sign area allowed will correspond to a tenant's leased frontage. See Figures 1 & 2 on this sheet for examples.

**SIGN BAND**

A physical architectural feature on a building surface, often above building entrances, designed to accommodate wall signage. See Figure 3 on this sheet for example.

**SIGN ENVELOPE**

Located within a sign band, the sign envelope is the designated area that defines the overall height and length allowances for sign area designated for tenant sign placement on a building elevation. For this project, the area of a sign envelope is ascribed as eighty percent (80%) of available horizontal and vertical wall space. A sign envelope does not necessarily define the allowable sign area for a sign. See Figure 3 on this sheet for example.

**TEMPORARY SIGN**

Any sign displayed for a restricted period of time. Please see the City of Buckeye Development Code for details.

**WALL SIGN**

A permanent sign with only one sign surface that is attached parallel to an outside wall of a building. A wall sign shall be of separate construction extending no more than ten inches (10") from the wall surface. Exposed raceways are prohibited.

**WINDOW GRAPHICS**

A permanent or temporary sign attached directly to the surface of the windows, facing toward the exterior of the tenant space.




**FIGURE 1**




**FIGURE 2**

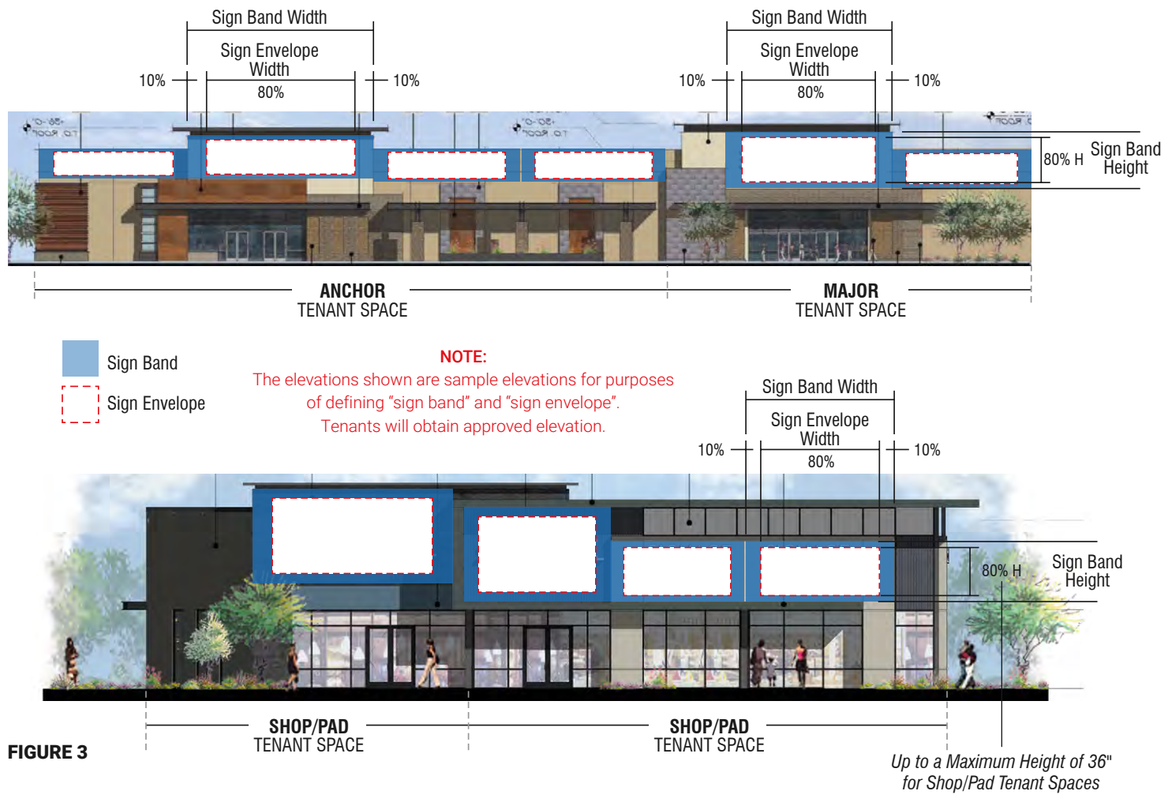



**FIGURE 3**

# Property Sign Matrix

| SIGN TYPE | FUNCTION | SIZES | SIGN LOCATION | SIGN CONSTRUCTION | ILLUMINATION | MATERIALS |
|---|---|---|---|---|---|---|
| **A**<br>Freeway Pylon | Property & Tenant Identification near the interstate | **A** Height of 75'0"<br>Max. sign area of 756.27 per side<br>**A(ALT)** Height of 60'0"<br>Max. sign area of 649.11 per side<br>**NOTE:** Smaller 60'0" A(ALT) Pylon can be used in place of 75'0" A | Alongside the I-10 Freeway: Installed NW corner of Property Development | Aluminum framing construction, aluminum & corten steel skin<br>Aluminum RPC Project ID over frosted glass light box<br>Aluminum tenant panels with acrylic push-thru | Project ID - back-lit by internally illuminated frosted glass panels<br>Tenant Panels - Face-illuminated; white LED | Acrylic or Lexan, Painted Aluminum/Metal, corten steel, frosted glass panels, Various Vinyls (Typ) |
| **B**<br>Multi-tenant Monument | Property & Tenant Identification | **B** Height of 30' 0"<br>Max. sign area of 135.05 SF per side<br>**B(ALT)** Height of 20' 0"<br>Max. sign area of 97.93 SF per side<br>**NOTE:** Smaller 20'0" B(ALT) Monument can be used in place of 30'0" B Monument in either location | Qty (2); placed along Verrado Way and Roosevelt Street | Aluminum framing construction, aluminum & corten steel skin<br>Aluminum RPC Project ID over frosted glass light box<br>Aluminum tenant panels with acrylic push-thru<br>FCO aluminum address numerals | Project ID - back-lit by internally illuminated frosted glass panels<br>Tenant Panels - Face-illuminated; white LED<br>Address numerals - Non-illuminated | Acrylic or Lexan, Painted Aluminum/Metal, corten steel, frosted glass panels, Various Vinyls (Typ) |
| **D1** Single-Sided<br>**D2** Double-Sided<br>Onsite Directional | Traffic Direction | Height of 8' 0"<br>Max sign area of 35 SF per side | Placed along various internal roadways and intersections; See Sign Location Plan. | Aluminum framing construction & skin<br>Aluminum panels with applied vinyl directional arrow, wayfinding information, and tenant names | Non-illuminated or ground illumination | Aluminum, Painted Metal, Various Vinyls (Typical) |
| **D3** Single-Sided<br>Central Directional | Property Identification & Traffic Direction | Height of 8' 0"<br>Max sign area of 35 SF per side | Placed at the NWC of the main central intersection of internal roads/drives within the property; See Sign Location Plan. | Aluminum framing construction & skin<br>Aluminum panels with applied vinyl directional arrow, wayfinding information, and tenant names | Non-illuminated or ground illumination | Aluminum, Painted Metal, Various Vinyls (Typical) |
| **E**<br>Regulatory Signage<br>Regulatory signage will be in accordance with City of Buckeye Engineering Standards and the Manual of Uniform Traffic Control Devices. (These are not subject to the Sign Code) | Traffic Regulatory | Per code | As required | Freestanding aluminum post and panel with applied vinyl graphics | Indirect or none<br>Reflective vinyl when required by code | Aluminum, Painted Metal, Various Vinyls (Typical) |

**NOTES:**

In the event that a billboard is approved by the City of Buckeye (in a separate, site plan amendment process), that sign will not count towards the alloted sign square footage permitted by this CSP.

# Tenant Sign Matrix

| SIGN TYPE | FUNCTION | SIZES | SIGN LOCATION | SIGN CONSTRUCTION | ILLUMINATION | MATERIALS |
|---|---|---|---|---|---|---|
| **T**<br>Tenant Signs<br>**T1** Tenant Wall Signs<br>**T2** Tenant Custom Cabinet Signs<br>**T3** Tenant Custom Blade Signs<br>**T4** Tenant Custom Canopy Signs | Tenant Identification | Tenant shall only install 1 sign per sign band<br>Not to exceed eighty percent (80%) of the horizontal and vertical area of the sign band (architectural background); ten percent (10%) clearance on all 4 edges<br>Minimum illuminated letter height of 1'-0"<br>Anchor tenant signage maximum height shall be limited to eighty percent (80%) of fascia height<br>Shop/Pad Tenant signage maximum height shall be limited to thirty-six inches (36") tall | All elevations that offer readability<br>• Major & Shop/Pad are limited to (4) total elevations<br>• All Anchor & Major tenants with freeway building frontage shall be allowed signage facing/oriented to the freeway<br>• Only Anchor tenants may use department/modifier signage in addition to their name signage and shall be located on the frontage of said areas | Pan-channel, reverse pan-channel letters and logos, and/or "custom" cabinets.<br>Flat cut-out aluminum letters for secondary copy only | Interior, backlit, or a combination thereof<br>Exterior illumination with wall wash down lights | Aluminum, acrylic or lexan, painted metal, various vinyls (typical) |
| **T5**<br>Tenant Under-Canopy Shingle Sign | Tenant Identification | Not to exceed 8 SF<br>Minimum OH clearance of 7'-6" | Arcade - under canopy sign (not available to all tenants) | Aluminum framing construction & skin | Non-illuminated | Aluminum, acrylic, painted metal, various vinyls (typical) |
| **T6**<br>Tenant Menu/Order Board Sign | Tenant food product selection and ordering | Height of 8' 0"<br>Max sign area of 32 SF | On freestanding pad locations within drive-thru<br>Maximum of two (2) per drive-through user | Digital screen or back-lit translucent graphic in decorative freestanding cabinets | Internal illumination | Masonry, stucco, aluminum, acrylic, painted metal, various vinyls (typical) |
| **T7**<br>Tenant Window Graphics | Tenant Identification | Maximum 20% of window/storefront area | Applied to tenant storefront | RTA vinyl | Non-illuminated | No paper-printed graphics<br>Various vinyls (typical) |
| **T8**<br>Tenant Wall Mural | Tenant & Services Identification | See Tenant Wall Mural Criteria page of this CSP (Page 23) for specific sizing restrictions<br>Tenant sign area allotment per tenant (above) will apply | Applied on tenant's leased space near tenant's entry doors or in a secondary location as directed and approved by the Landlord/Owner | Painted graphics, vinyl graphics, illuminated or non-illuminated dimensional letters | Internal illumination, exterior illumination with wall wash down lights, or a combination thereof | Aluminum, acrylic, painted metals/materials, various vinyls (typical) |

**TENANT SIGN AREA ALLOTMENT PER TENANT**

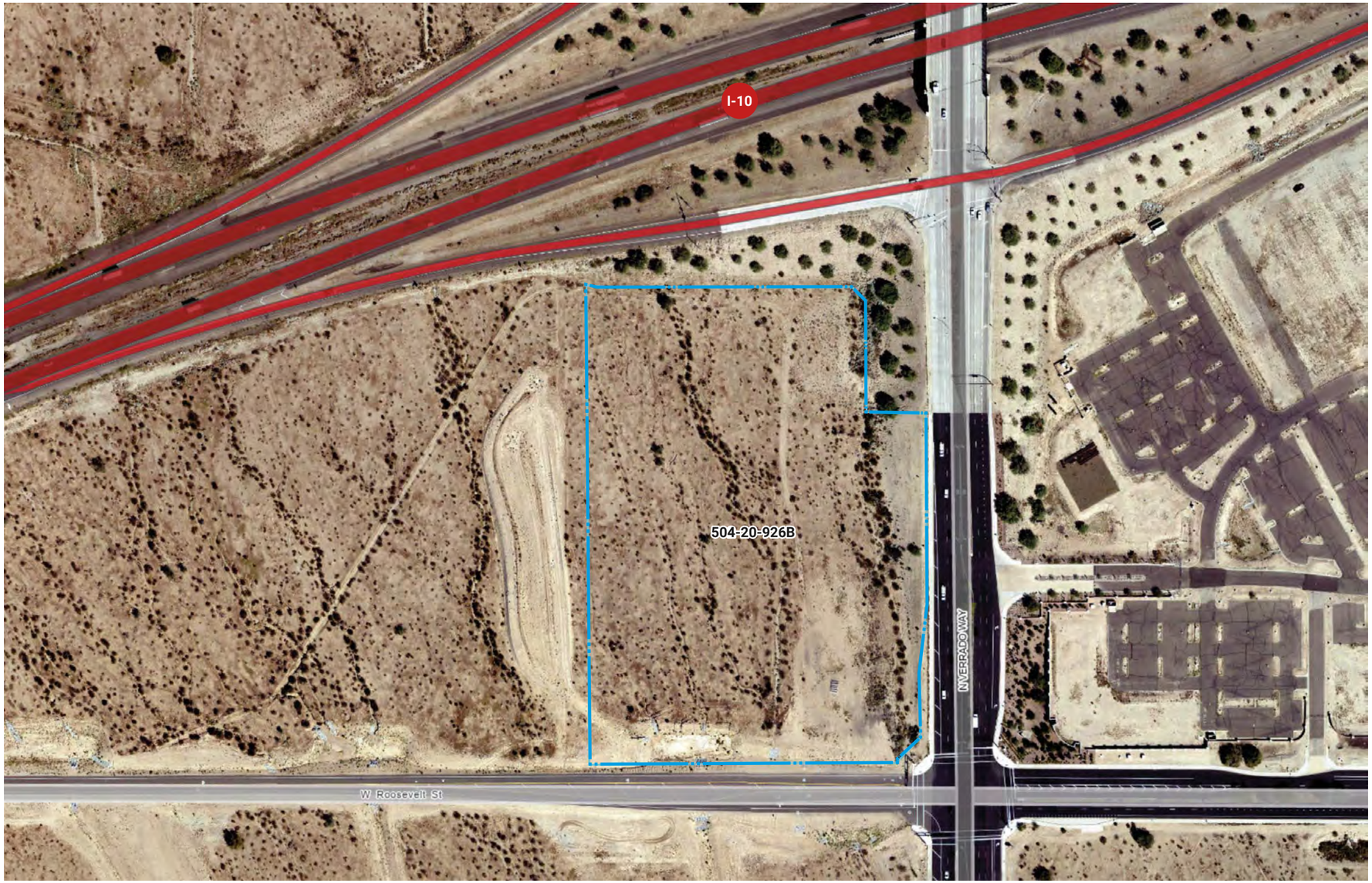
| Tenant Type | Primary Frontage | Other Frontage |
|---|---|---|
| Anchor (25,000+ SF) | 2 SF per LF | 1.5 SF per LF |
| Major (10,000 - 25,000 SF) | 1.5 SF per LF | 1 SF per LF |
| Shop/Pad | 1 SF per LF | 1/2 SF per LF |

NOTE: Retail Tenant Shingle Signs, Tenant Panels, and Tenant Window Graphics are not counted against tenants aggregate signage area

**MATERIAL DETAILS**

Neon illumination is not allowed.
External, visible raceways are not allowed.
Background cabinets are only allowed if they are custom, dimensional, & non-rectangular in shape.
Secondary copy, if required, may be fabricated as flat cut-out finished aluminum.

## Parcel Map

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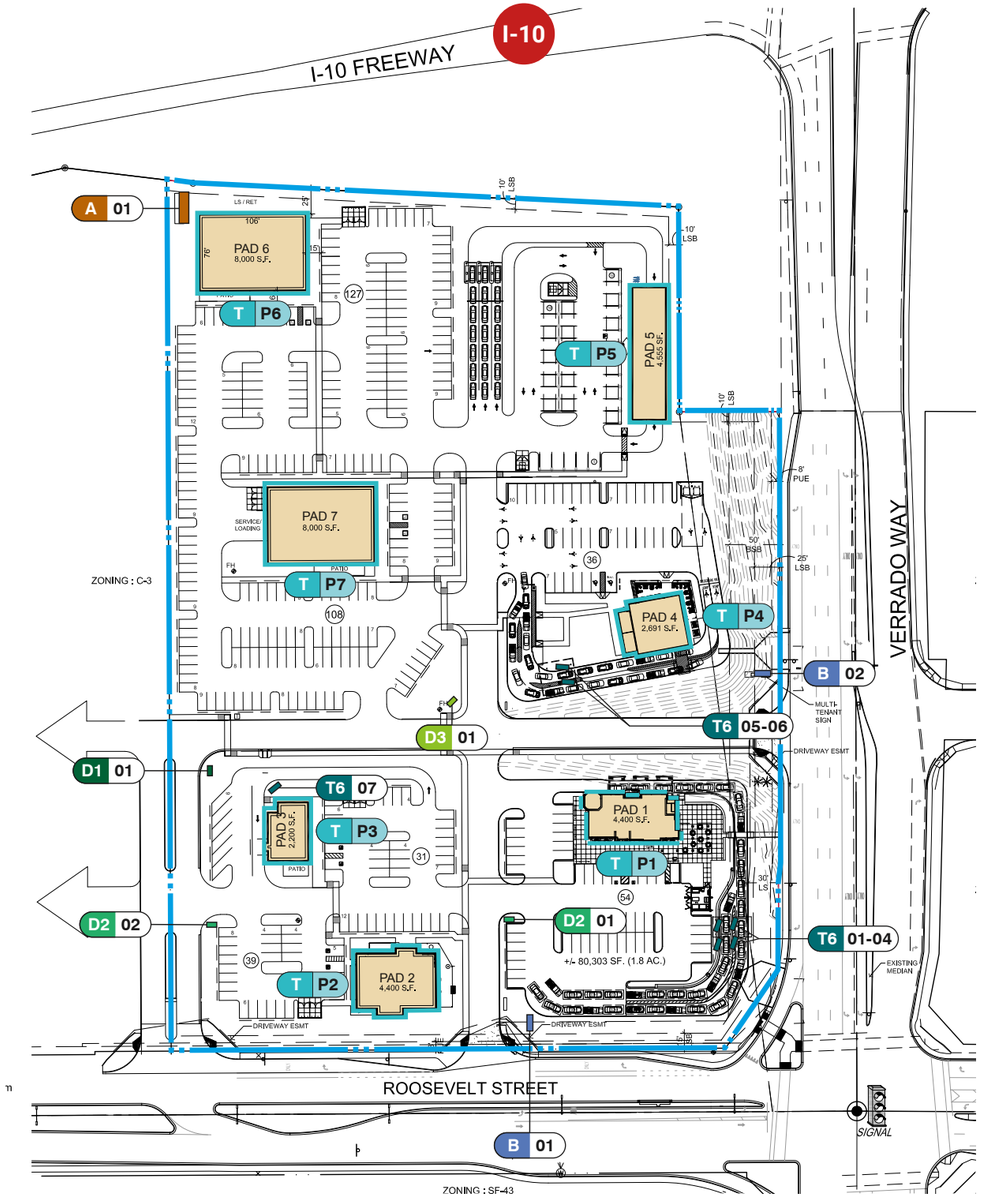



N

**SITE MAP LEGEND**

0ft 150ft 125ft

Property Line

Building Footprints

**PROPERTY SIGN CRITERIA**

- A 00 Freeway Pylon
- B 00 Multi-tenant Monument

**INFORMATION/DIRECTIONAL SIGN CRITERIA**

- D1 00 Single Sided Onsite Directional
- D2 00 Double Sided Onsite Directional
- D3 00 Single Sided Central Directional
- E 00 Regulatory Signage*

**TENANT SIGN CRITERIA**

- T XX Tenant Signage
- T6 00 Tenant Menu/Order Board Sign*

* Not Shown on Plan

** General placements & Quantities Shown

T XX — BUILDING ID / SIGN TYPE

XX 00 — SIGN TYPE / LOCATION #

## A Freeway Pylon - 75 ft.

### Location

Only one (1) Freeway Pylon is located within the site. This sign has the option of a 75' height or an alternate 60' height. Tenant panel location/usage is to be directed by the Owner.

### Construction

Custom fabrication with internal aluminum framing and aluminum & corten steel skin. Includes tenant cabinet with nine (9) removable face-lit tenant panels. Tenant panels are routed aluminum backed with 3/4" push-thru acrylic. Project ID is non-illuminated RPC letters mounted to an internally illuminated frosted glass light-box.

### Appearance

Corporate letter styles, colors, logotypes and logos may be used with permission of Owner for individual tenant copy/logo. Overall panel color to be consistent between tenants.

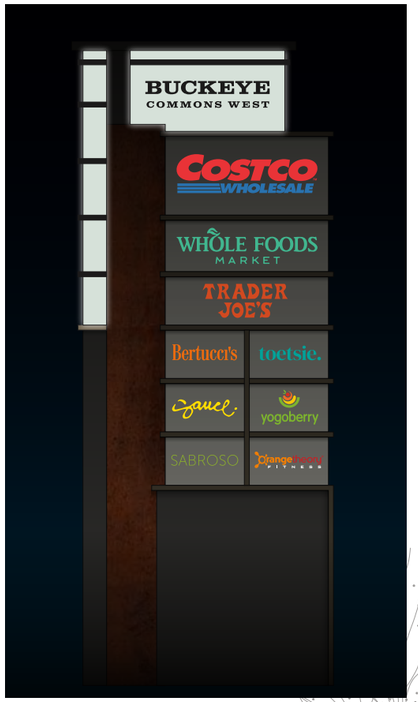
### Approval

All tenant sign panels must be approved by the owner prior to proceeding with the city of Buckeye permit process.

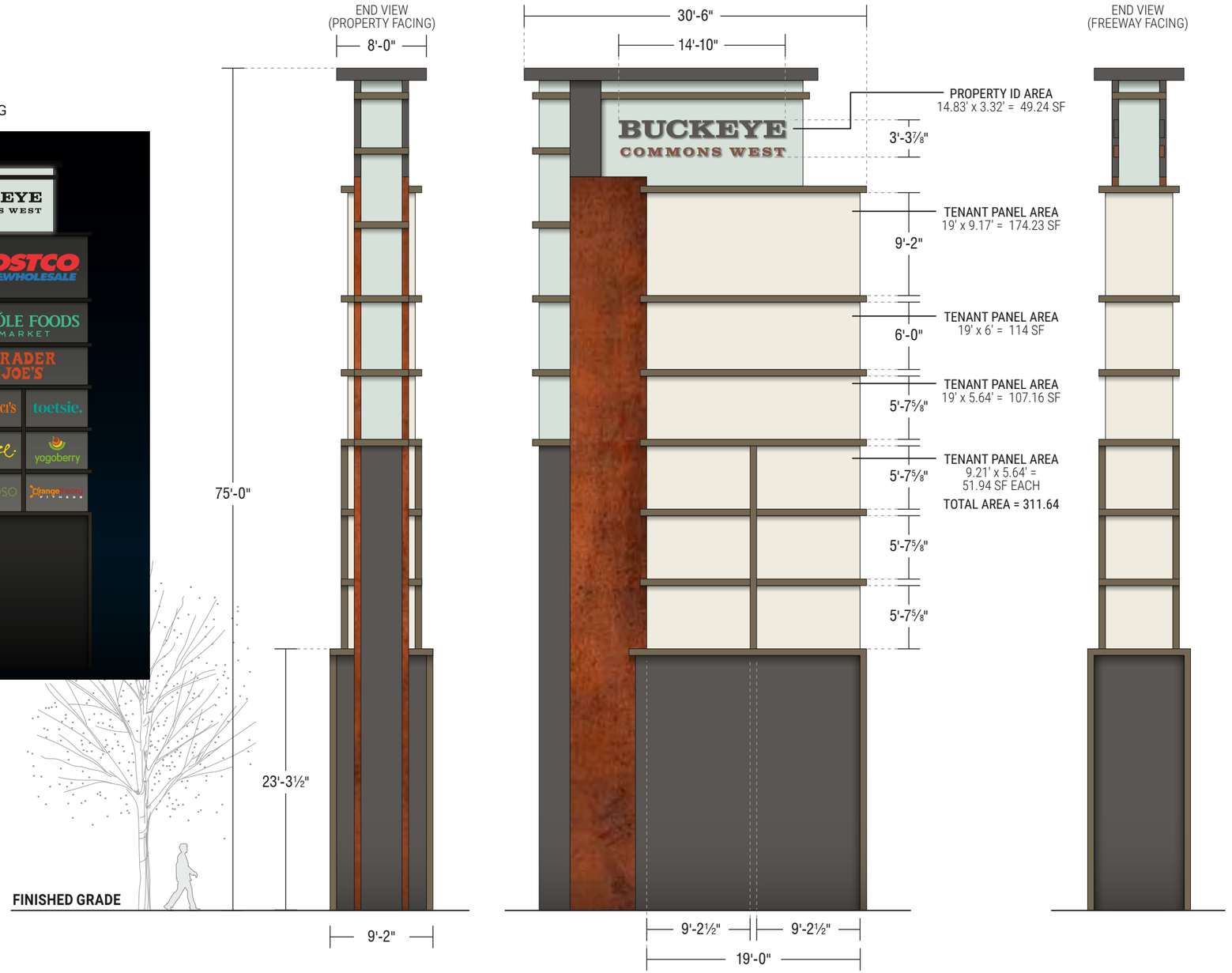
SCALE: 3/32" = 1'0"

| | |
|---|---|
| PROPERTY ID | 49.24 SF |
| TENANT PANEL | 707.03 SF |
| TOTAL SIGN AREA | 756.27 SF |

ILLUMINATION RENDERING




Tenants shown above are for example only




## Color Palette

*As per approved design guidelines*

**EXTERIOR PAINT**
Matthews Paint to Match Jet DE6378

**EXTERIOR PAINT**
Matthews Paint to Match Roxy Brown DE6084

**EXTERIOR PAINT**
Matthews Paint to Match Abstract White DE6232

**FROSTED GLASS**
Type to Match Building Architecture

**EXTERIOR PAINT**
Matthews Paint to Match Treasure Chest DE6224

**CORTEN STEEL**
Weathered Steel for Exterior Architecture

## A(ALT) Freeway Pylon - 60 ft.

### Location

Only one (1) Freeway Pylon is located within the site. This sign has the option of a 75' height or an alternate 60' height. Tenant panel location/usage is to be directed by the Owner.

### Construction

Custom fabrication with internal aluminum framing and aluminum & corten steel skin. Includes tenant cabinet with eight (8) removable face-lit tenant panels. Tenant panels are routed aluminum backed with 3/4" push-thru acrylic. Project ID is non-illuminated RPC letters mounted to an internally illuminated frosted glass light-box.

### Appearance

Corporate letter styles, colors, logotypes and logos may be used with permission of Owner for individual tenant copy/logo. Overall panel color to be consistent between tenants.

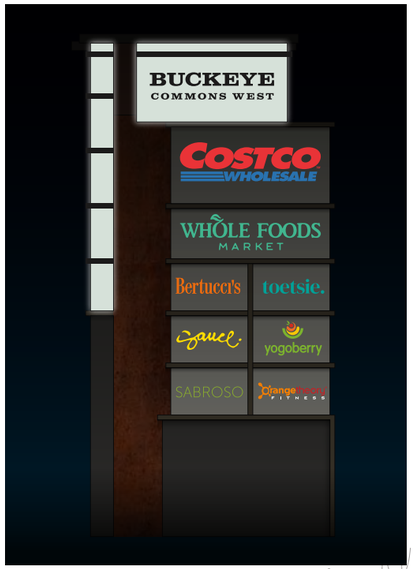
### Approval

All tenant sign panels must be approved by the owner prior to proceeding with the city of Buckeye permit process.

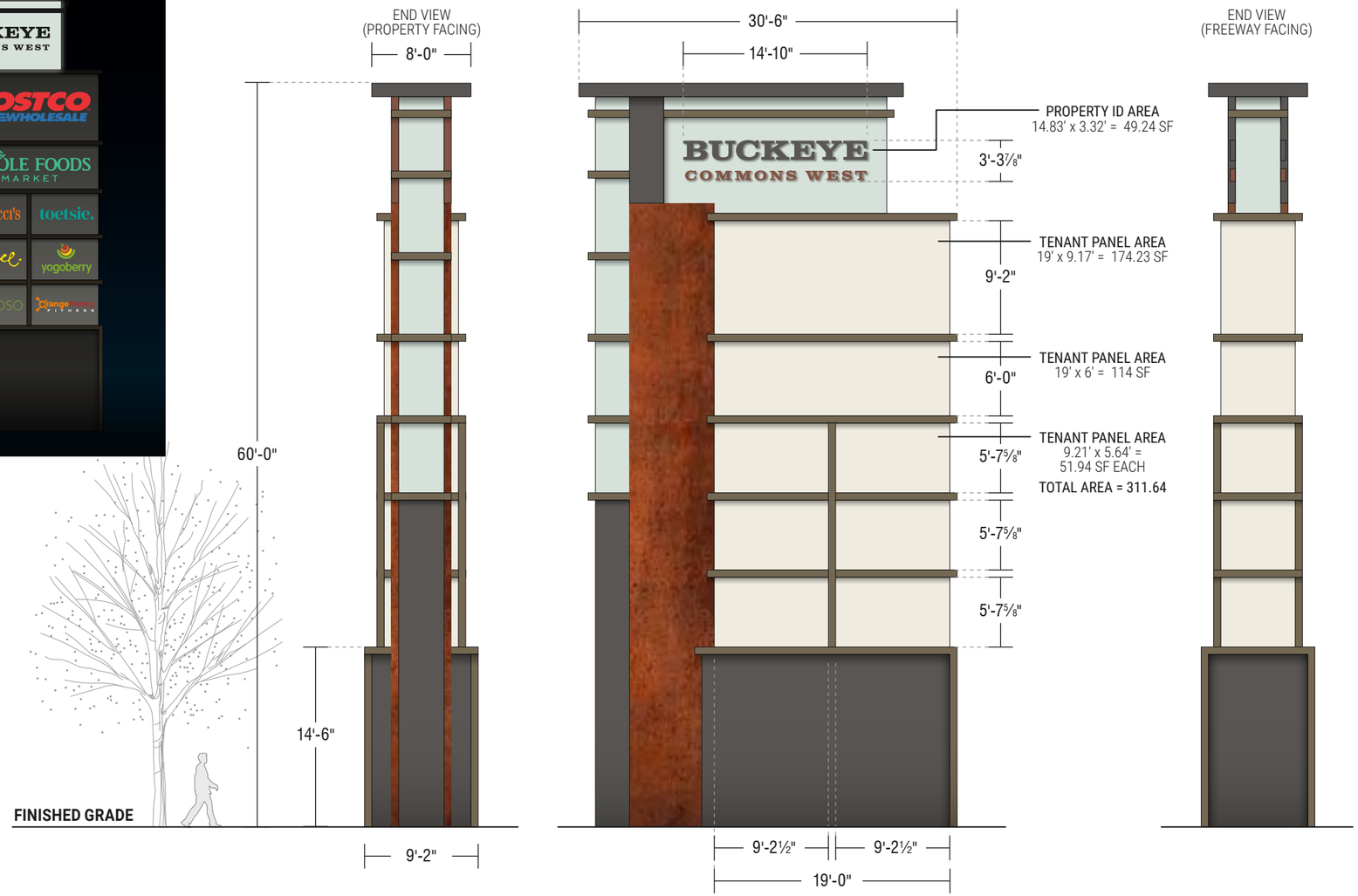
SCALE: 3/32" = 1'0"

| | |
|---|---|
| PROPERTY ID | 49.24 SF |
| TENANT PANEL | 599.87 SF |
| TOTAL SIGN AREA | 649.11 SF |

ILLUMINATION RENDERING




Tenants shown above are for example only




## Color Palette

*As per approved design guidelines*

**EXTERIOR PAINT**
Matthews Paint to Match Jet DE6378

**EXTERIOR PAINT**
Matthews Paint to Match Roxy Brown DE6084

**EXTERIOR PAINT**
Matthews Paint to Match Abstract White DE6232

**FROSTED GLASS**
Type to Match Building Architecture

**EXTERIOR PAINT**
Matthews Paint to Match Treasure Chest DE6224

**CORTEN STEEL**
Weathered Steel for Exterior Architecture

## B Multi-Tenant Monument - 30 Ft.

### Location

Two (2) Multi-Tenant Monument Signs are located within the site. These signs have the option of a 30' height or an alternate 20' height. Tenant panel location/usage is to be directed by the Owner.

### Construction

Custom fabrication with internal aluminum framing and aluminum & corten steel skin. Includes tenant cabinet with six (6) removable face-lit tenant panels. Tenant panels are routed aluminum backed with 3/4" push-thru acrylic. Project ID is non-illuminated RPC letters mounted to an internally illuminated frosted glass light-box. Address numerals are 1/4" FCO aluminum.

### Appearance

Corporate letter styles, colors, logotypes and logos may be used with permission of Owner for individual tenant copy/logo. Overall panel color to be consistent between tenants.

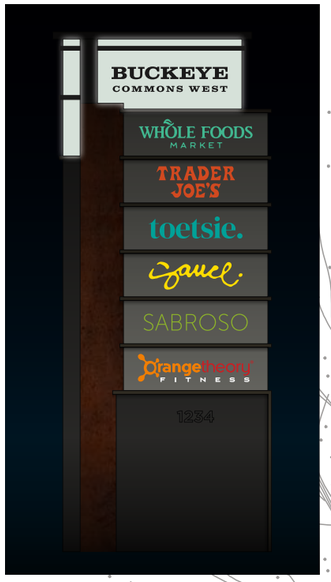
### Approval

All tenant sign panels must be approved by the owner prior to proceeding with the city of Buckeye permit process.

SCALE: 3/16" = 1'0"

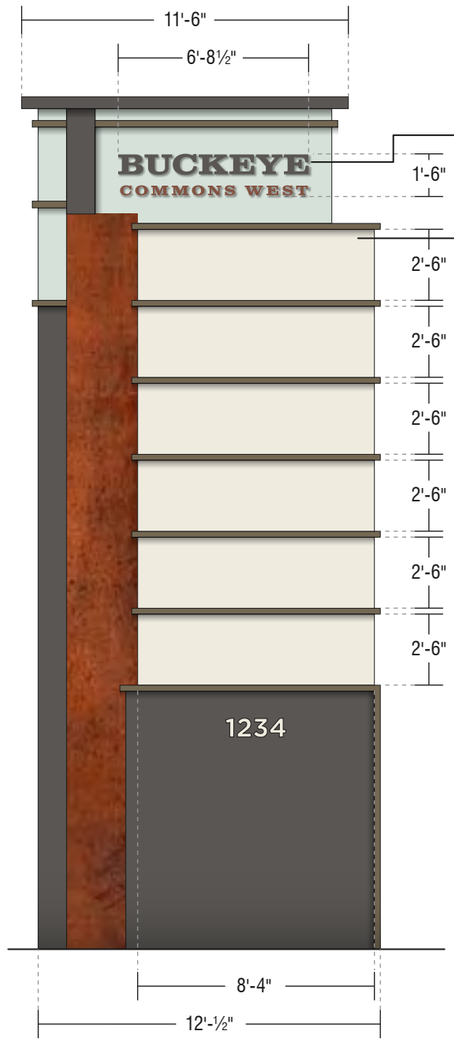
| | |
|---|---|
| PROPERTY ID | 10.07 SF |
| TENANT PANEL | 124.98 SF |
| TOTAL SIGN AREA | 135.05 SF |

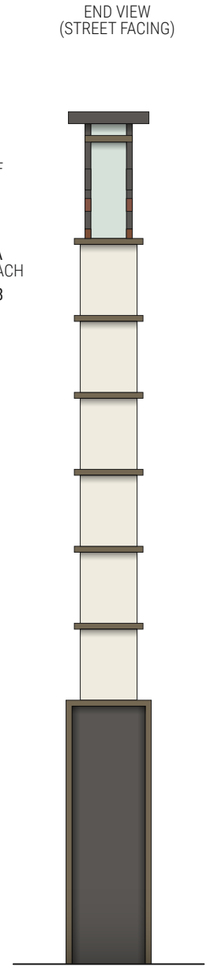
ILLUMINATION RENDERING




Tenants shown above are for example only




## Color Palette

*As per approved design guidelines*

**EXTERIOR PAINT**
Matthews Paint to Match Jet DE6378

**EXTERIOR PAINT**
Matthews Paint to Match Roxy Brown DE6084

**EXTERIOR PAINT**
Matthews Paint to Match Abstract White DE6232

**FROSTED GLASS**
Type to Match Building Architecture

**EXTERIOR PAINT**
Matthews Paint to Match Treasure Chest DE6224

**CORTEN STEEL**
Weathered Steel for Exterior Architecture

## B(ALT) Multi-Tenant Monument - 20 Ft.

### Location

Two (2) Multi-Tenant Monument Signs are located within the site. These signs have the option of a 30' height or an alternate 20' height. Tenant panel location/usage is to be directed by the Owner.

### Construction

Custom fabrication with internal aluminum framing and aluminum & corten steel skin. Includes tenant cabinet with six (6) removable face-lit tenant panels. Tenant panels are routed aluminum backed with 3/4" push-thru acrylic. Project ID is non-illuminated RPC letters mounted to an internally illuminated frosted glass light-box. Address numerals are 1/4" FCO aluminum.

### Appearance

Corporate letter styles, colors, logotypes and logos may be used with permission of Owner for individual tenant copy/logo. Overall panel color to be consistent between tenants.

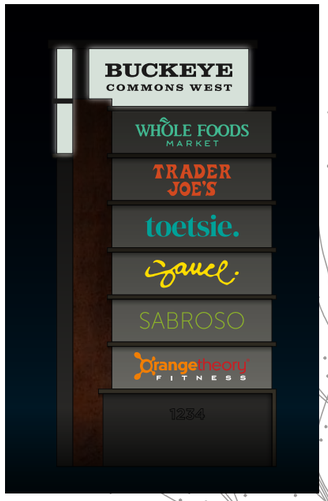
### Approval

All tenant sign panels must be approved by the owner prior to proceeding with the city of Buckeye permit process.

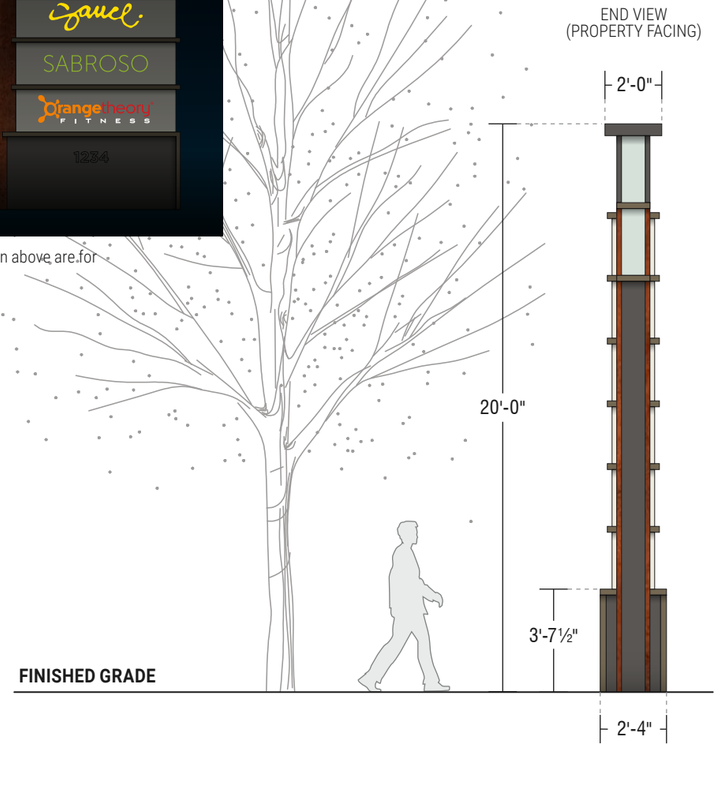
SCALE: 3/16" = 1'0"

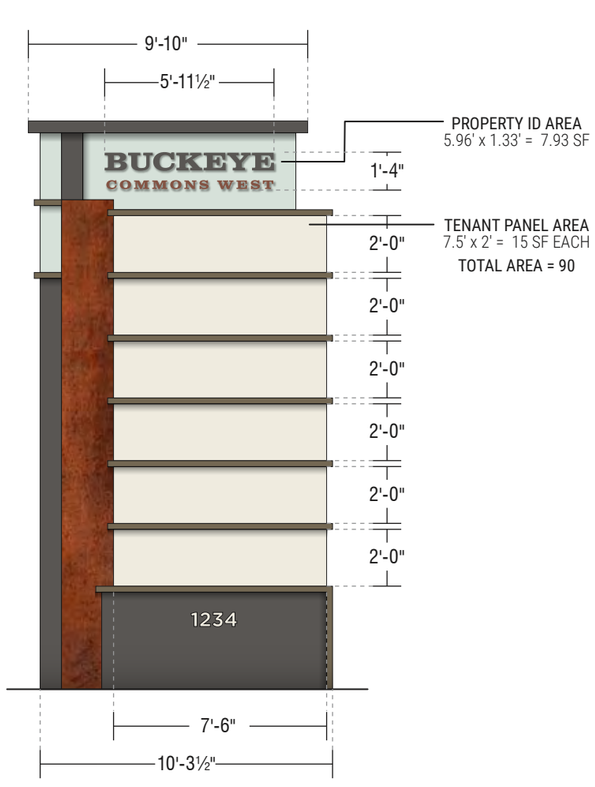
| | |
|---|---|
| PROPERTY ID | 7.93 SF |
| TENANT PANEL | 90.00 SF |
| TOTAL SIGN AREA | 97.93 SF |

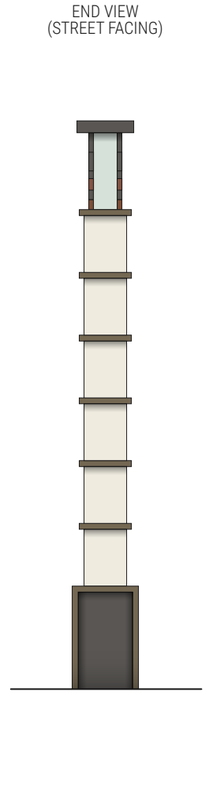
ILLUMINATION RENDERING




Tenants shown above are for example only




## Color Palette

*As per approved design guidelines*

**EXTERIOR PAINT**
Matthews Paint to Match Jet DE6378

**EXTERIOR PAINT**
Matthews Paint to Match Roxy Brown DE6084

**EXTERIOR PAINT**
Matthews Paint to Match Abstract White DE6232

**FROSTED GLASS**
Type to Match Building Architecture

**EXTERIOR PAINT**
Matthews Paint to Match Treasure Chest DE6224

**CORTEN STEEL**
Weathered Steel for Exterior Architecture

## **D1** Single Sided Onsite Directional & **D2** Double Sided Onsite Directional

**Location**

Three (3) Non-Illuminated Freestanding Vehicular Directionals are located within the site to provide wayfinding information to patrons. Directional panel location/usage is to be directed by the Owner.

**Construction**

Custom Aluminum Fabrication freestanding cabinet with two (2) directional panels. Three inch (3") tall tenant names with a maximum of ten (10) tenant names per panel. Project ID is 1/4" FCO aluminum, & tenant copy/arrows are cut vinyl applied 1st surface to panel.

**Appearance**

Tenant copy not to exceed the tenant panel max sign area as indicated by the red dashed rectangle.

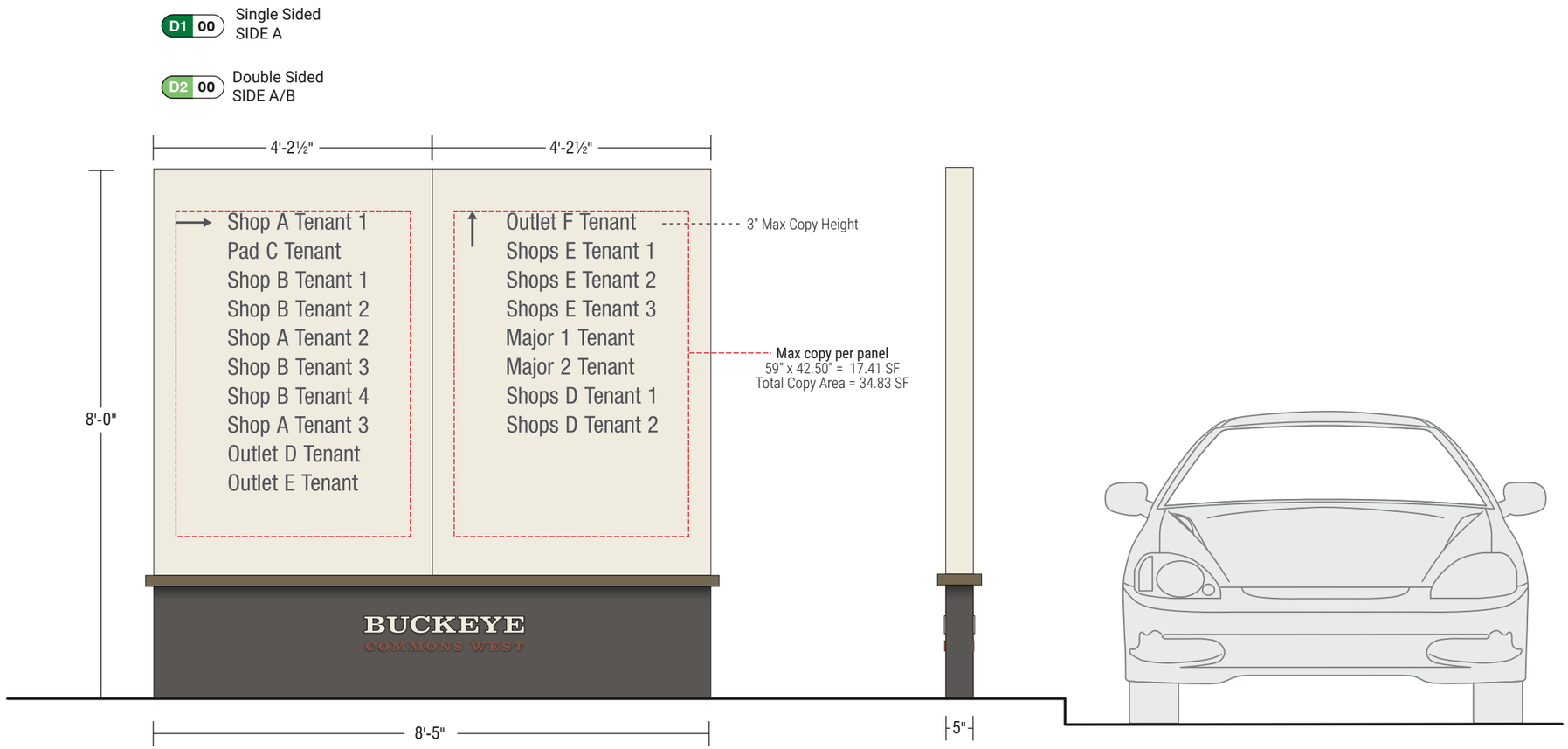
Font:

Helvetica Neue LT Std - 57 Condensed

**Approval**

All tenant sign panels must be approved by the Owner.

SCALE: 1/2" = 1'0"




### Color Palette

*As per approved design guidelines*

**EXTERIOR PAINT**
Matthews Paint to Match
Jet DE6378

**EXTERIOR PAINT**
Matthews Paint to Match
Roxy Brown DE6084

**EXTERIOR PAINT**
Matthews Paint to Match
Abstract White DE6232

**EXTERIOR PAINT**
Matthews Paint to Match
Treasure Chest DE6224

## D3 Single Sided Central Directional

**Location**

One (1) Non-Illuminated Freestanding Central Vehicular Directional is located within the site to provide wayfinding information to patrons as well as property identification. Directional panel location/usage is to be directed by the Owner.

**Construction**

Custom Aluminum Fabrication freestanding cabinet with two (2) directional panels. Three inch (3") tall tenant names with a maximum of five (5) tenant names per panel. Project ID is 1/4" FCO aluminum, & tenant copy/arrows are cut vinyl applied 1st surface to panel.

**Appearance**

Tenant copy not to exceed the tenant panel max sign area as indicated by the red dashed rectangle.

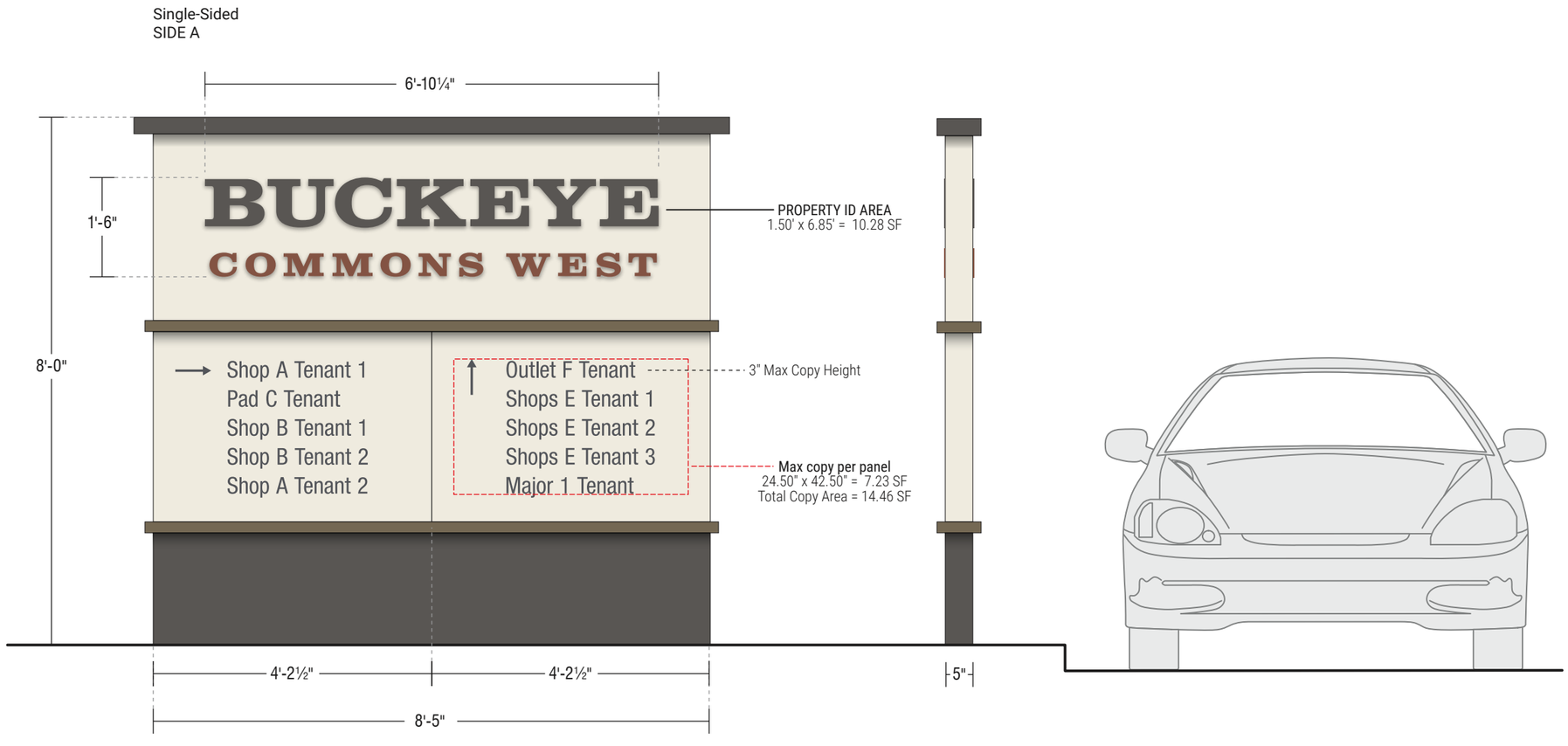
Font:

Helvetica Neue LT Std - 57 Condensed

**Approval**

All tenant sign panels must be approved by the Owner.

SCALE: 1/2" = 1'0"




### Color Palette

*As per approved design guidelines*

**EXTERIOR PAINT**
Matthews Paint to Match
Jet DE6378

**EXTERIOR PAINT**
Matthews Paint to Match
Roxy Brown DE6084

**EXTERIOR PAINT**
Matthews Paint to Match
Abstract White DE6232

**EXTERIOR PAINT**
Matthews Paint to Match
Treasure Chest DE6224

## E Regulatory Parking - Typical

**Location**

Regulatory Parking and Traffic Signage is located throughout the property. Location and quantity of these sign types is at the discretion of the Owner.

**Construction**

Slim painted aluminum cabinet 3" deep. Direct burial, set in concrete.

**Appearance**

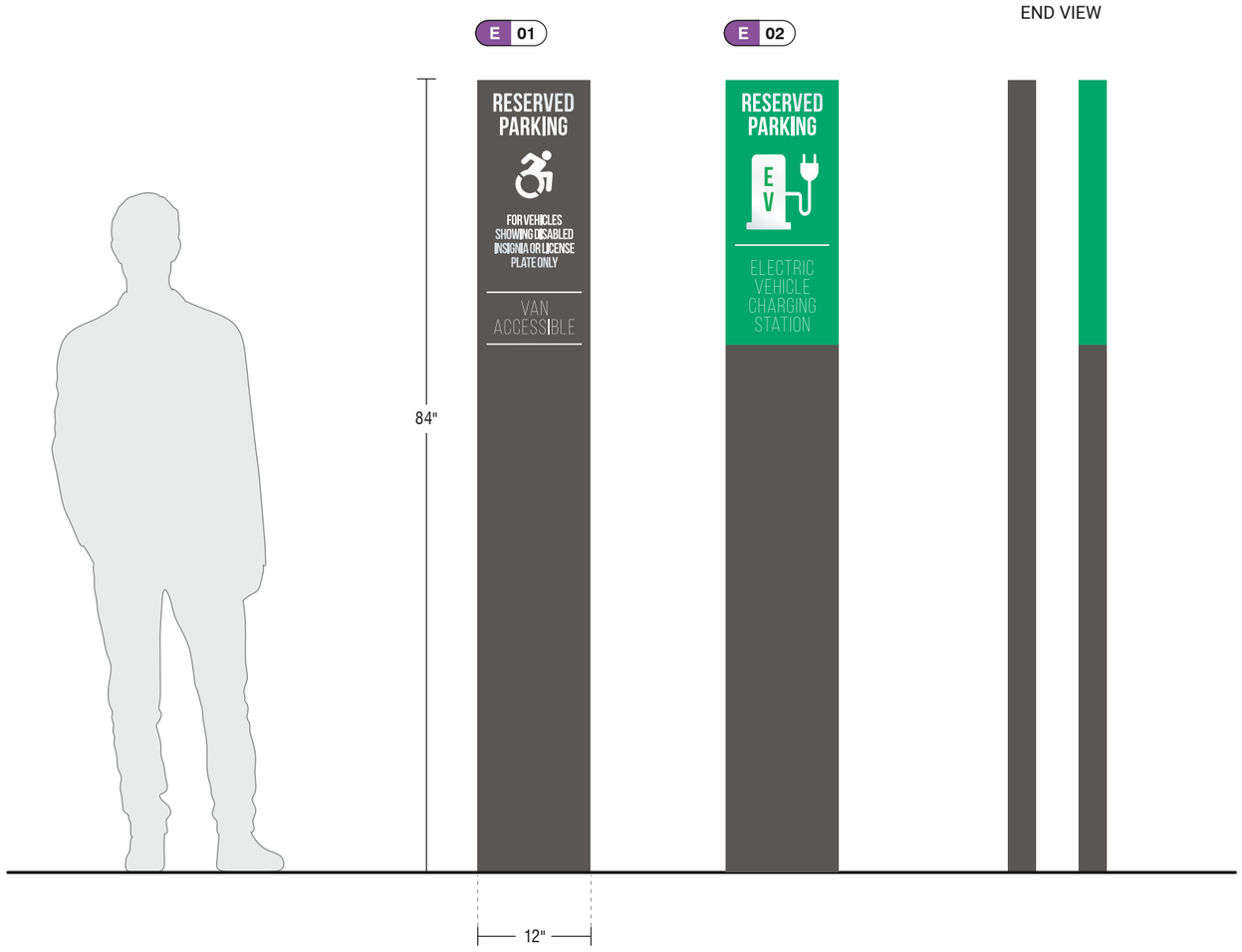
Copy to be RTA cut vinyl applied 1st surface.

Fonts:

BEBAS NEUE REGULAR

BEBAS NEUE LIGHT

SCALE: 3/4" = 1'0"




### Color Palette

*As per approved design guidelines*

**EXTERIOR PAINT**
Matthews Paint to Match
Jet DE6378

**CUT VINYL**
3M Reflective White Vinyl

**EXTERIOR PAINT**
Matthews Paint to Match
PMS 7480 C

## **T1** Wall Signs **T2** Custom Cabinet Signs

**Description**

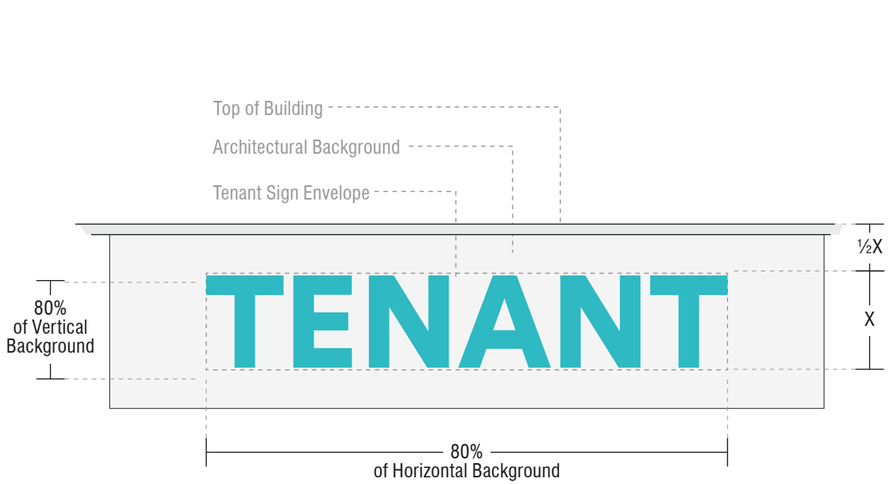
Wall Signs are any sign mounted flat against and projecting less than ten inches (10") from the wall of a building with the exposed face of the sign in a plan parallel to the face of the wall. This does not include window signs. A cabinet only sign may be used, as long as the cabinet shape in non-rectangular.

In all cases, the Tenant's signage shall be proportional to the scale of the overall building façade. Overall sign lengths shall not be greater than eighty percent (80%) of the lineal footage of the retailer's space as measured from the centerline of the adjacent tenant(s) demising wall(s). Anchor and Major tenant signage maximum height shall be limited to eighty percent (80%) of fascia height. Shop/Pad Tenant signage maximum height shall be limited to thirty-six inches (36") tall.

Wall signs are subject to the City of Buckeye review and approval.

**Landlord Approval**

Regardless of the design of the sign and its compliance with the general guidelines, all Wall-Mounted Signs must be approved by the Landlord prior to being submitted to the City of Buckeye for permit application. The Landlord reserves the right to disallow any proposed sign at its sole discretion. Landlord approval does not guarantee Permit approval by the City of Buckeye.

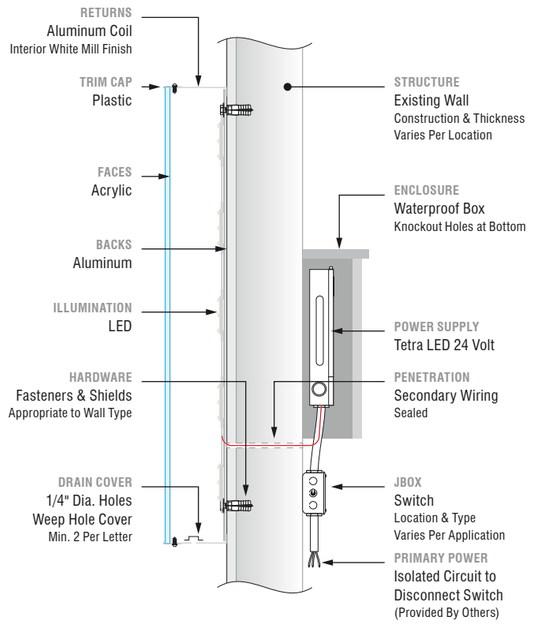




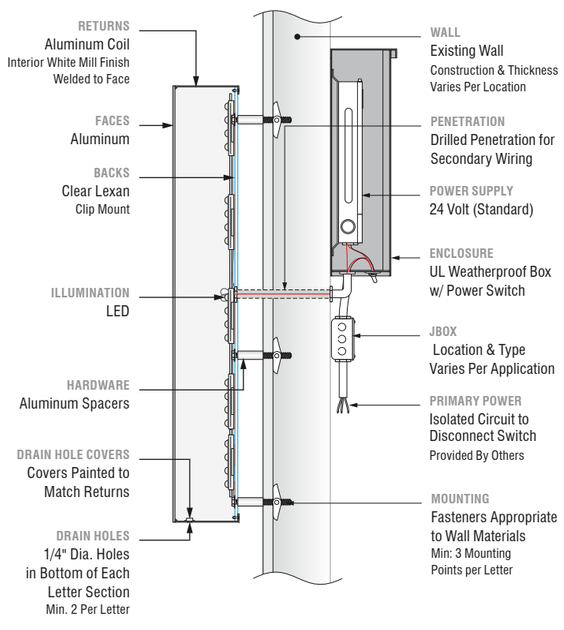

Allowable Sign Type Construction Details - Typical

FCOs - FOR SECONDARY & DEPARTMENTAL COPY ONLY

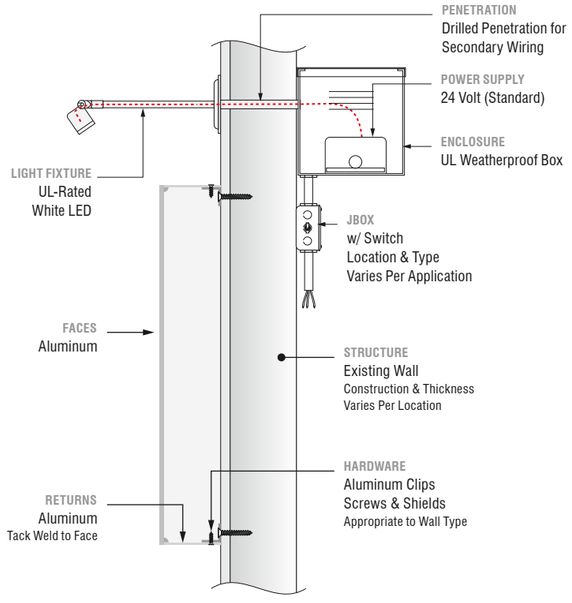
**Section Detail - Typical Exterior**
Pan Channel / Front-Illuminated / Flush Mounted



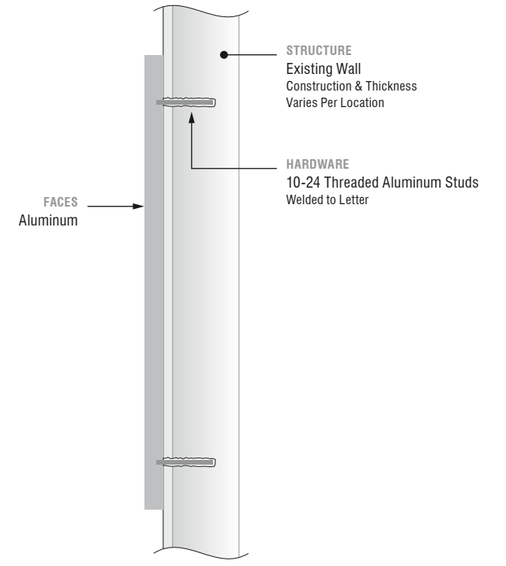

**Section Detail - Typical Exterior**
Reverse Pan Channel / Halo-Illuminated / Mounted with Spacers




**Section Detail - Typical Exterior**
Reverse Pan Channel / Externally-Illuminated / Mounted Flush
*NOTE: Light Fixture(s) may vary; Subject to Landlord Approval




**Section Detail - Typical Exterior**
Flat Cut-Out / Non-Illuminated / Stud Mount Flush
*FOR SECONDARY & DEPARTMENTAL COPY ONLY



## **T3** Tenant Custom Blade Signs

**Description**

A projecting blade sign shall be a sign attached to a building or other structure. Projecting blade sign faces require a minimum spacing from the building of six inches (6") and a maximum spacing from the building of twelve inches (12"). Mounting brackets must be decorative elements, compatible with the architecture of the base building. The projecting blade sign must be at least eight (8) feet above any walkway surfaces. Maximum projection shall not exceed three (3) feet.

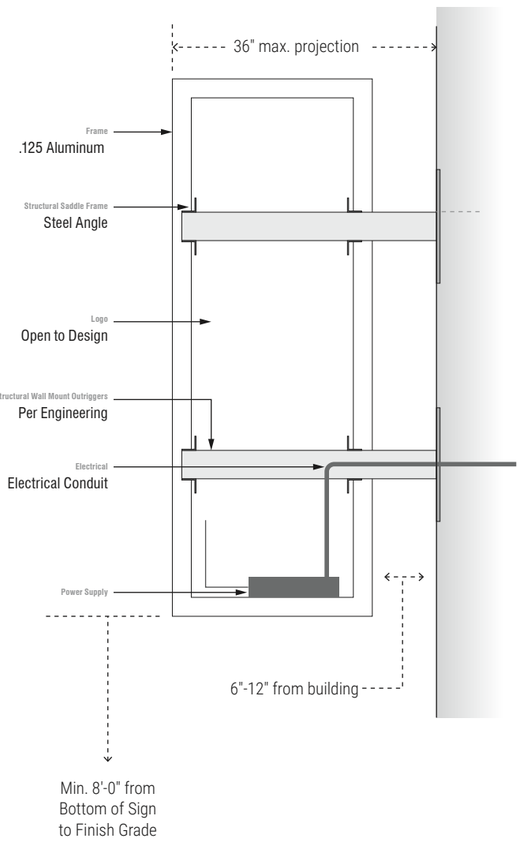
The sign may be illuminated , externally illuminated, or non-illuminated.

**Landlord Approval**

Regardless of the design of the sign and its compliance with the general guidelines, all Blade Signs must be approved by the Landlord prior to being submitted to the City of Buckeye for permit application. The Landlord reserves the right to disallow any proposed sign at its sole discretion. Landlord approval does not guarantee Permit approval by the City of Buckeye.

**Section Detail - Typical Exterior**

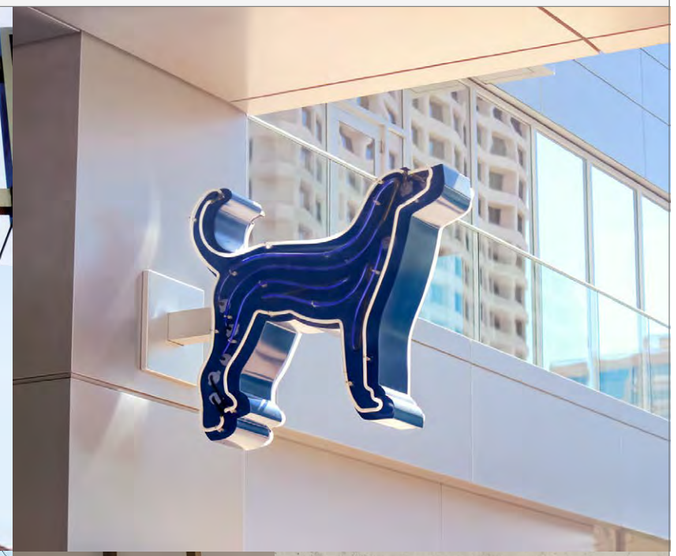
Blade Sign / Front-Illuminated / Armature Mounted























## **T4** Tenant Custom Canopy Signs

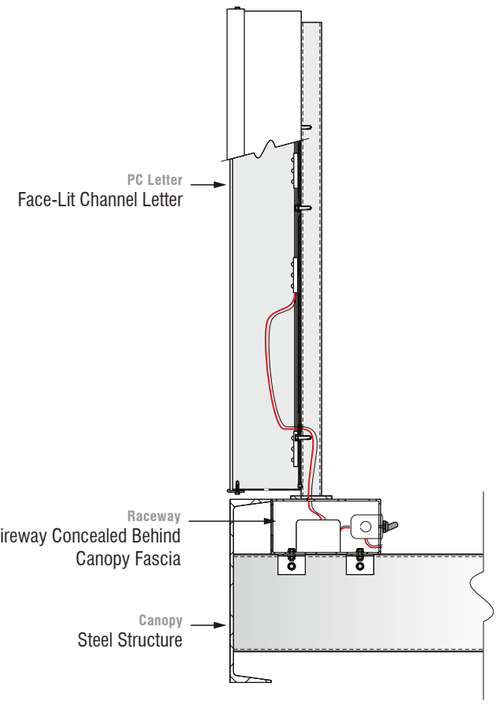
### Description

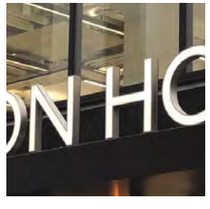
A sign placed on, affixed to, or incorporated into the surface of a canopy (typically rigid structures, or structures with vertical supports) or similar device. Signage may be mounted over, suspended under or face-mounted to the front edge or sides of a canopy. The canopy and associated signage must be at least eight (8) feet above any walkway surfaces. Canopies over four (4) feet deep may be required to provide indirect illumination of the walkway below, this shall not be considered signage illumination. Refer to the section detail on this sheet. Exposed raceways are prohibited - no Raceway can be visible from the front view of the sign.

### Landlord Approval

Regardless of the design of the sign and its compliance with the general guidelines, all Canopy Signs must be approved by the Landlord prior to being submitted to the City of Buckeye for permit application. The Landlord reserves the right to disallow any proposed sign at its sole discretion. Landlord approval does not guarantee Permit approval by the City of Buckeye.

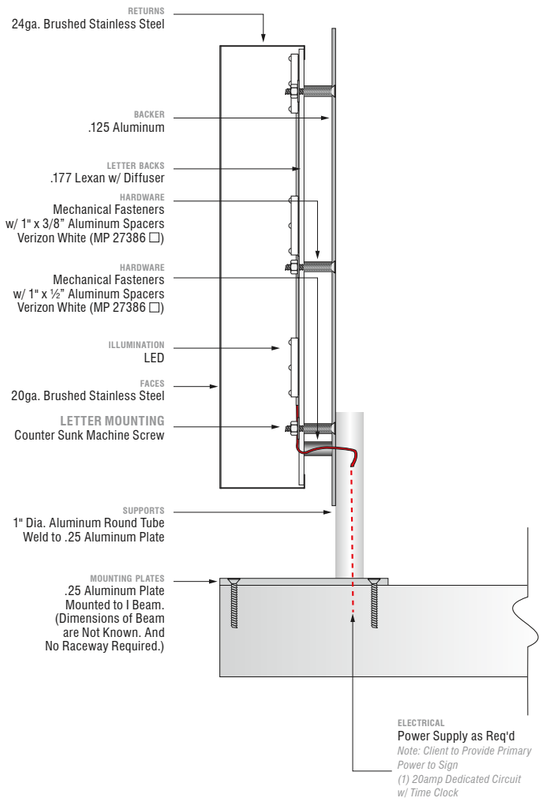
**Section Detail - Preferred Typical Exterior**
Canopy Sign / Front-Illuminated / Concealed Wireway



Channel Letter Mounted on Canopy
Face with Hidden Raceway

**Section Detail - Preferred Typical Exterior**
Canopy Sign / Halo-Illuminated / Upright Mounted w/ Backsplash











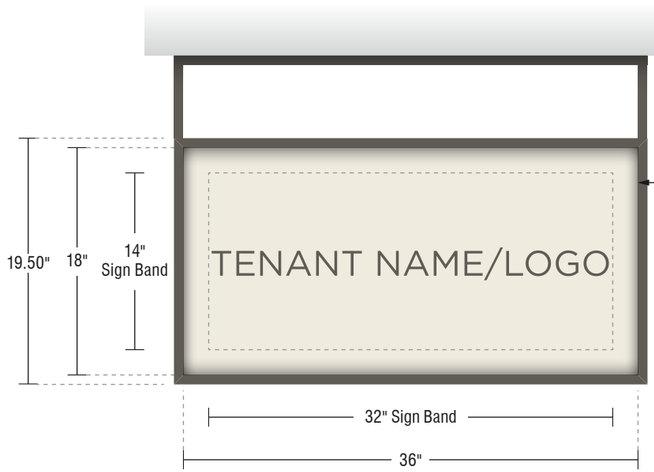

## **T5** Tenant Under Canopy Shingle Signs

**Description**

Shingle Signs are any sign installed suspended under a covered walkway or porch and is installed perpendicular to the building wall. These will be a standardized sign type, creating unity throughout the development. All shingle signs must allow for a minimum overhead clearance of ninety inches (90").

This non-illuminated double-faced sign will have tenant identity copy applied as either FCO or RTA vinyl, or a combination of the two. Signage area will be deducted from the tenant's allowable sign area. Shingle signs are subject to the City of Buckeye review and approval.

SCALE: 1" = 1'0"




**D/S OVERHEAD SIGN**
.125 Aluminum Faces
Painted; Satin Finish

**TENANT COPY/LOGOS**
RTA Cut Vinyl
Applied 1st Surface
Copy & Logo Color Open for Landlord Approval

**INSTALLATION**
Screw to Underside of Canopy

## **T6** Menu/Order Board Signs

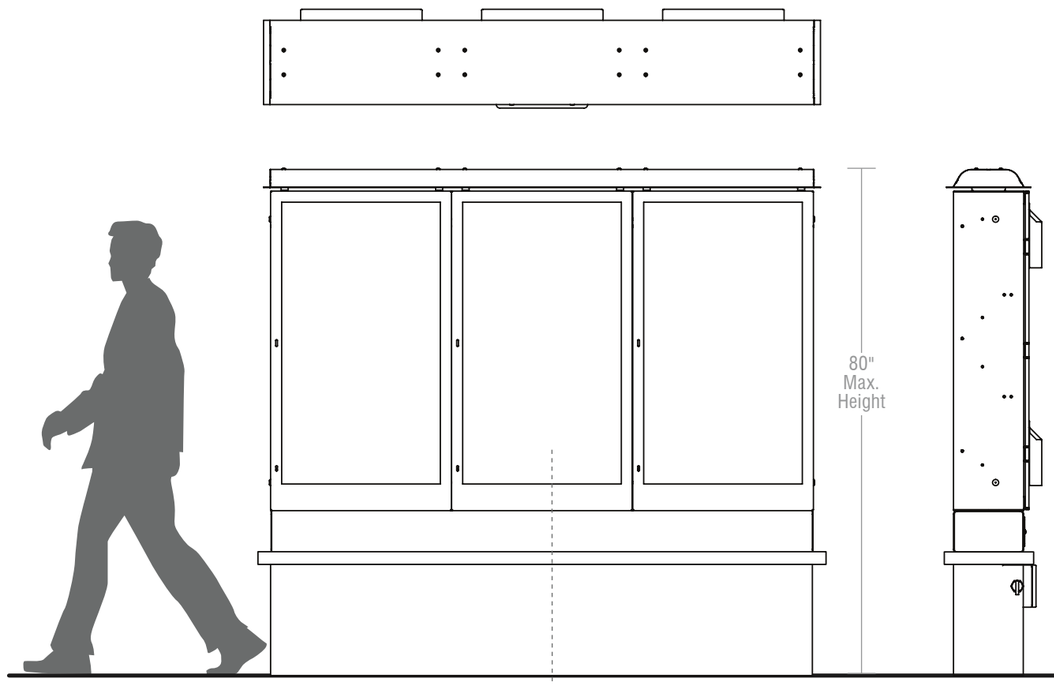
**Restaurant Menu Signs**

A menu sign is a sign used to inform the public of the list of entrees, dishes, foods and entertainment available. A menu board is permanently mounted external sign displaying the bill of fare. A menu cabinet is a permanently mounted cabinet with front of glass or other glazing in which a menu sign may be displayed and changed often. Digital menu screens may be used in drive-thrus with permission of the Landlord.

Corporate letterstyles, logotype and logo graphics may be used. Logotype and logo graphics may be used, but not to exceed twenty-five percent (25%) of the sign area. This menu sign counts towards tenant's sign area allotment and maximum sign height is eighty inches (80") from finished grade.

Restaurant Menu Signs are required to have a monument-style base.

TYPICAL DETAIL












## **T7** Window Graphics

**Description**

Window Graphics or applied graphics shall be any sign placed on or affixed to within the casement or sill area of a mineral glass window or other glazing. Dimensional letters attached to the glazing must have matching dimensional letters on each side of the glazing or a consistent and permanent opaque finish. Window graphics sign area shall not exceed twenty percent (20%) of each window area. Window Graphics do not require a permit from the City of Buckeye and do not count towards tenant's total sign area allotment.












## **T8** Wall Murals

**Description**

A mural is painting or pictorial representation applied to or incorporated into a structure or wall, which can be viewed from public places, service lanes and ROW. Murals are to be used where appropriate and are subject to Owner approval. Murals suggestive of a user's brand will be considered branding/signage and will count toward the user's signage area. Sign area for murals will be counted in one of three ways:

1. If mural is shown as artwork only, and does not include logos or advertising copy, it will not count towards a tenant's alloted signage area.
2. If mural has background artwork with logos and advertising copy, then only the area of the of the logos/advertising copy will count towards a tenant's alloted signage area. This will be calculated by drawing a rectangle around the logos/advertising copy and counting that area as signage. See Figure 4 below.
3. If a mural has background artwork with the addition of dimensional lettering, then only the area of the dimensional lettering will count towards a tenant's alloted signage area. This will be calculated by drawing a rectangle around the dimensional lettering and counting that area as signage. See Figure 4 below.

Acceptable types of dimensional lettering include Halo-Illuminated reverse pan channel letters, Face-Illuminated pan channel letters, dual-lit channel letters, non-illuminated reverse pan channel letters, non-illuminated FCO letters, or exposed neon lettering. Creativity, uniqueness, and quality designs are encouraged.




**FIGURE 4**









**CITY OF BUCKEYE**
**Regular Planning & Zoning Commission**
**PLANNING ACTION REPORT**

| | |
|---|---|
| **MEETING DATE:** 03/12/24 | **AGENDA ITEM:** 3.D. Buckeye 10 Logistics Phase II - Site Plan (PLZSP-23-00012) |
| **DATE PREPARED:** 03/06/24 | **DISTRICT NO.:** 5 |
| **STAFF LIAISON:** Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215 | |
| **DEPARTMENT:** Development Services | **AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business |

**ACTION/MOTION:** (This language identifies the formal motion to be made by the Voting Members) Buckeye 10 Logistics Phase II - Site Plan (PLZSP-23-00012) Conduct a public meeting and approve a site plan for a 359,922 square foot industrial warehouse distribution shell building on approximately 22 acres, subject to conditions a - s.

**RELEVANT GOALS:**
GOAL 2: Enhanced Economic Well-Being and Vitality

## SUMMARY

**PROJECT DESCRIPTION:**
Butler Design Group on behalf of BET Investments, Inc., is requesting a site plan approval for a 359,922 square foot speculative industrial warehouse distribution shell building on approximately 22 acres zoned Planned Community (PC) with a PAD Overlay. See attached staff report for additional details and analysis.

**Items related to a project or facility location must include an attached vicinity map for Council Review.**
**ATTACHMENTS:**
PLZSP-23-00012-Buckeye 10 Logistics Phase II-Site Plan Staff Report-Final.docx
PLZSP-23-00012 Vicinity Map.pdf
PLZSP-23-00012 Site Plan
PLZSP-23-00012 Elevations

# SITE PLAN

## Report to the Planning and Zoning Commission

| | |
|---|---|
| CASE NUMBER: | PLZSP-23-00012 |
| TITLE: | Buckeye 10 Logistics – Phase II |
| MEETING DATE: | February 27, 2024 |

| | |
|---|---|
| Applicant: | Toby Rogers – Butler Design Group |
| Owner: | BET Investments, Inc. |
| Request: | A site plan for a 359,922 square foot speculative industrial shell building on property zoned Planned Community (PC) with a CMP Overlay (Mountain View Business Center) |
| District | District 5 |
| Location: | Located on the northeast corner of Van Buren Street and Dean Road Alignment |
| Site size: | Approximately 21.97 acres |
| Public input: | None |
| Recommendation: | Approve subject to conditions (a) through (s) |

## PROJECT DESCRIPTION

1. BET Investments is requesting a site plan approval for a 359,922 square foot speculative industrial shell building to be developed on approximately 22 acres generally located on the northeast corner Van Buren Street and Dean Road Alignment.

2. Loading docks (cross-docks) are proposed on the north and south sides of the site which will be screened from public view from adjacent streets with extensive amounts of enhanced landscaping and an articulated screen wall. The building will be screened from I-10 by its sister building, the one million square foot Buckeye 10 Logistics Phase 3 distribution center. The intent of having dock access on both sides is to allow the maximum amount of flexibility for potential industrial uses from warehousing to light manufacturing.

## AREA CONTEXT

*Table 1: Existing Land Use, General Plan Designation, and Zoning District*

| | LAND USE | GENERAL PLAN | ZONING |
|---|---|---|---|
| Subject Property | Vacant | Master Planned Community | Planned Community (PC) with Mountain View Business Center CMP Overlay |
| North | Buckeye Logistics Phase III | Master Planned Community | Planned Community (PC) with Mountain View Business Center CMP Overlay |
| South | Vacant<br>State Land | Buckeye Gateway Activity Center | Planned Community (PC) |
| East | Buckeye 10 Logistics - Phase I; Flex industrial, West-MEC and APS OC | Buckeye Gateway Activity Center | Planned Community (PC)<br>Commercial Center (CC)<br>Business Park (BP)<br>Planned Residential (PR) |
| West | Vacant, Sundance | Neighborhood, Master Planned Community | Special Use (SU), Planned Community (PC) |

## PUBLIC PARTICIPATION

4. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. Only three other ownerships fell within the required notification radius. The notice of application was mailed February 10, 2024

## BACKGROUND

5. 2001: Annexed and zoned Planned Community (PC) District: Ord. 27-01; *Approved September 2001*
6. 2009: Mountain View Business Center Community Master Plan: Ord. 02-09; *Approved January 2009*
7. 2019: Mountain View Business Center Community Master Plan was amended: Ord. 26-19; *Approved December 2019*
8. 2021: Verrado Logistics Center Site Plan (Since renamed Buckeye 10 Logistics – Phase I); Approved by Planning and Zoning Commission on June 8 , 2021
9. 2023: Buckeye 10 Logistics Phase III Site Plan – Approved by Planning and Zoning Commission on September 26, 2023

## ANALYSIS

10. Article 8 of the Development Code requires that the Planning and Zoning Commission review any site plan application in which the building exceeds 75,000 square feet in area. The Planning and Zoning Commission is the final decision making body for site plans.

*Use / Structures*

11. Light industrial use is permissible in the Mountain View Business Center Community Master Plan (CMP) in the Warehouse Distribution District (WD). According to the CMP it is "intended to provide regional low to medium intensity industrial development. Accommodate storage, production and distribution uses." The specific use(s) that will occur within this building are not yet known but will be limited to those uses permitted in the approved CMP.

12. The site plan shows that the building setbacks/height, parking lots, access drives, and landscaping perimeter buffers all comply with the development code and CMP requirements.

*Circulation and Parking*

13. Primary visitor/employee access to the project site is obtained from Van Buren Street on the south side of the project, however, when all phases are completed there will be access from the other two phases. Commercial vehicle and consumer vehicle ingress will be from two (2) different access points on 215$^{th}$ Avenue and from Van Buren Street.

14. The alternative compliance section 5.1.4 of the Development Code allows for Alternative Equivalent Compliance for Off-Street Parking. Similar approved site plans have shown that the City's minimum parking requirement for warehouse and manufacturing uses (1 per

1,250 s.f.) is far in excess of what would be required if the use was developed in other metro area cities. With this knowledge, the most recently approved warehouse distribution projects were constructed 40 to 50 percent of the code specified parking. The applicant is providing 396 spaces of the 924 spaces required. In the event additional parking is determined to be needed, this site plan has a condition to create extra parking if necessary since no end-users have been identified.

*Site Design Details, Landscaping, Theming*

15. The building will be clad in tilt-up concrete panels with reveals, windows, form-liner (creating texture), and coloring used to help create variation in the building façade. The main office area is located in the east side of the building and will be enhanced with additional glass, a metal façade, canopies and off-set wall planes to enhance and highlight the entrance.

16. The loading and dock areas are limited to horizontal articulation only since changing the wall plane for the loading docks is not preferred. The loading area on the south will also have an 8' perimeter wall and a larger landscape buffer to assist in screening the use from Interstate 10. All fence/wall screening will be designed to be coordinated with the building architecture and colors. Ground level and roof top units and ground level utilities are screened from view by parapets and walls/fencing/landscaping respectively.

17. Lighting will be designed to comply with Dark Sky requirements. This means that taller fixtures will be kept further from residential property and all lights will down-facing, flat-lensed and full cut-off. Photometric plans will be submitted with construction plans.

*Infrastructure*

18. Water and Sewer will be provided by the City and constructed by the developer as per the approved water and sewer plans. A 16" water line exists in Van Buren Street and a 12" water line exists in 215th Ave to service the property. Also a 15" sewer line exists in Van Buren Road and 215th Avenue that connects to the 15" sewer in Verrado Way.

19. Developer will be responsible for construction of ultimate half-street improvements to Van Buren Street adjacent to this project. The developer will not construct Dean Road adjacent to this site, but is responsible for dedicating the necessary right-of-way to allow for future construction of Dean Road when it becomes warranted.

*Fire*

20. There are two fire stations that provide fire service to the property, Fire Station #702 located at Rainbow Road and Durango Street, approximately three (3) miles southwest of the property, and Fire Station #703 is located at Thomas Road and Verrado Way, approximately two (2) miles northeast of the property.

*Department Review*

21. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
    a. Engineering
    b. Fire
    c. Public Works
    d. Community Services
    e. Police
    f. Water Resources
    g. Development Services

## RECOMMENDATION

22. Staff recommends the Planning and Zoning Commission motion for approval with conditions (a) through (s) of PLZSP-23-00012 for the following reasons:
    - Conformance with General Plan
    - Conformance with Development Code and the Mountain View Business Center CMP governing development of the property.
    - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. Development of the site shall be in general conformance with the Site Plan entitled "Buckeye 10 –Phase II", consisting of one (1) page, dated received 12/8/23, except as modified by the following conditions.
b. Development of the site shall be in general conformance with the Elevations entitled "Buckeye 10 – Phase II", consisting of one (1) page, dated received 12/8/23, except as modified by the following conditions.
c. A more intense use than warehousing/distribution may require additional parking. Modifying this plan will be required prior to tenant improvement approval.
d. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
e. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
f. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief.
g. All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

h. Phasing of public infrastructure shall be subject to a phasing plan as approved by the City.

i. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.

j. At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site and off-site drainage and redistribute it in a like manner and location to existing conditions. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

k. Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City Engineer.

l. Any traffic signals that are required by the Traffic Impact Analysis or due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.

m. The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Van Buren Street based on City of Buckeye standards. Construction for the Van Buren / Dean intersection shall consist of extending the right turn curb line and then tapering back to the north Van Buren curb line through what would be the Dean intersection. This includes ROW dedication for the full buildout of the NE corner of the intersection of Van Buren Street and Dean Road with a standard right turn lane.

n. In the event that access to and within the project is proven to be a threat to public safety and security, the Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City Engineer and the Development Services Director.

o. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water

supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.

p. To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.

q. The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

r. All gated entry locations from public streets shall provide turn around locations for vehicles not allowed to access the property.

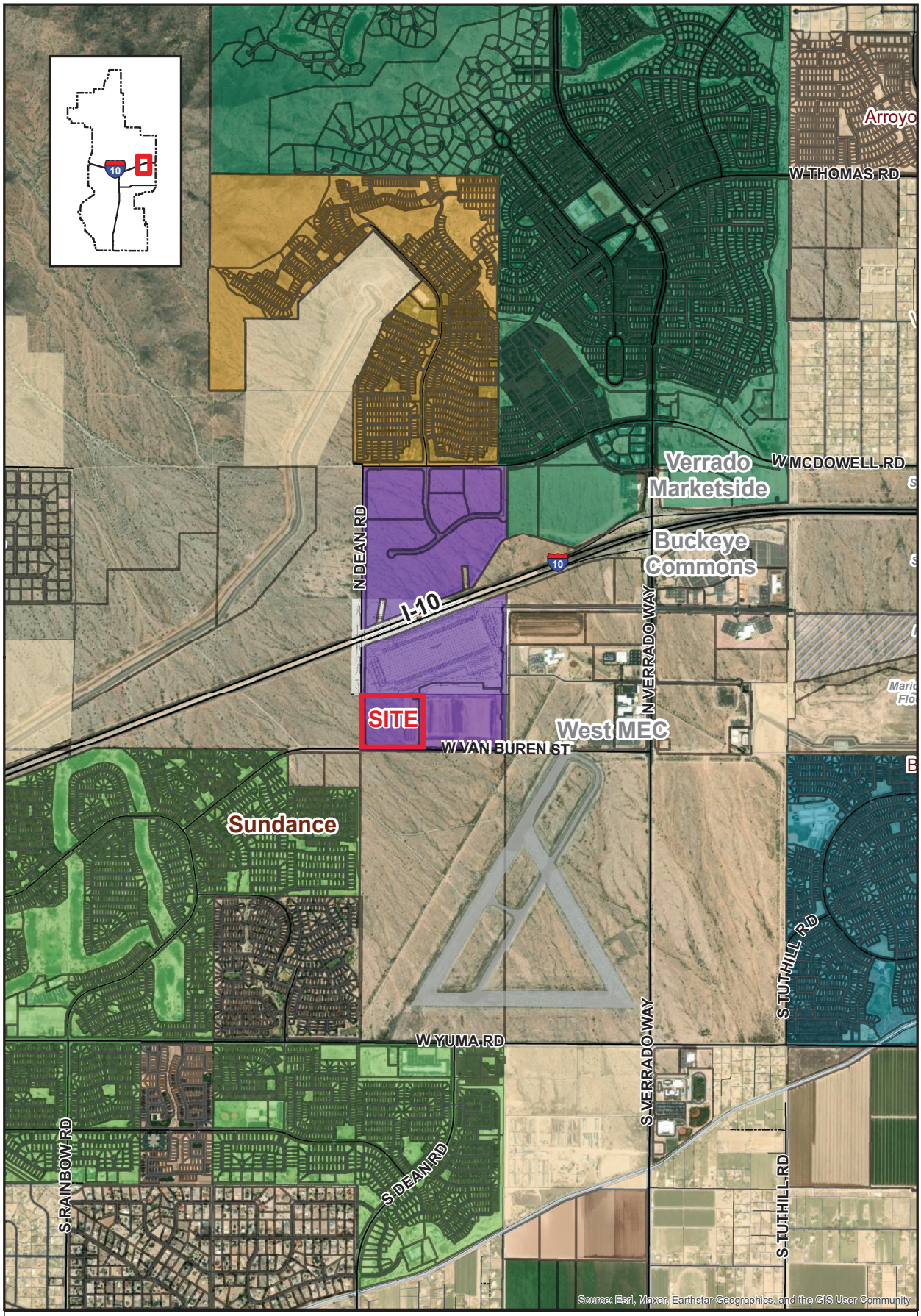
s. All remaining redlines shall be addressed.

ATTACHMENTS

- Vicinity Map
- Narrative
- Site Plan
- Conceptual Landscape Plans
- Building Elevations

Prepared By:
Sean Banda, Senior Planner

Reviewed By:
Ken Galica, Principal Planner



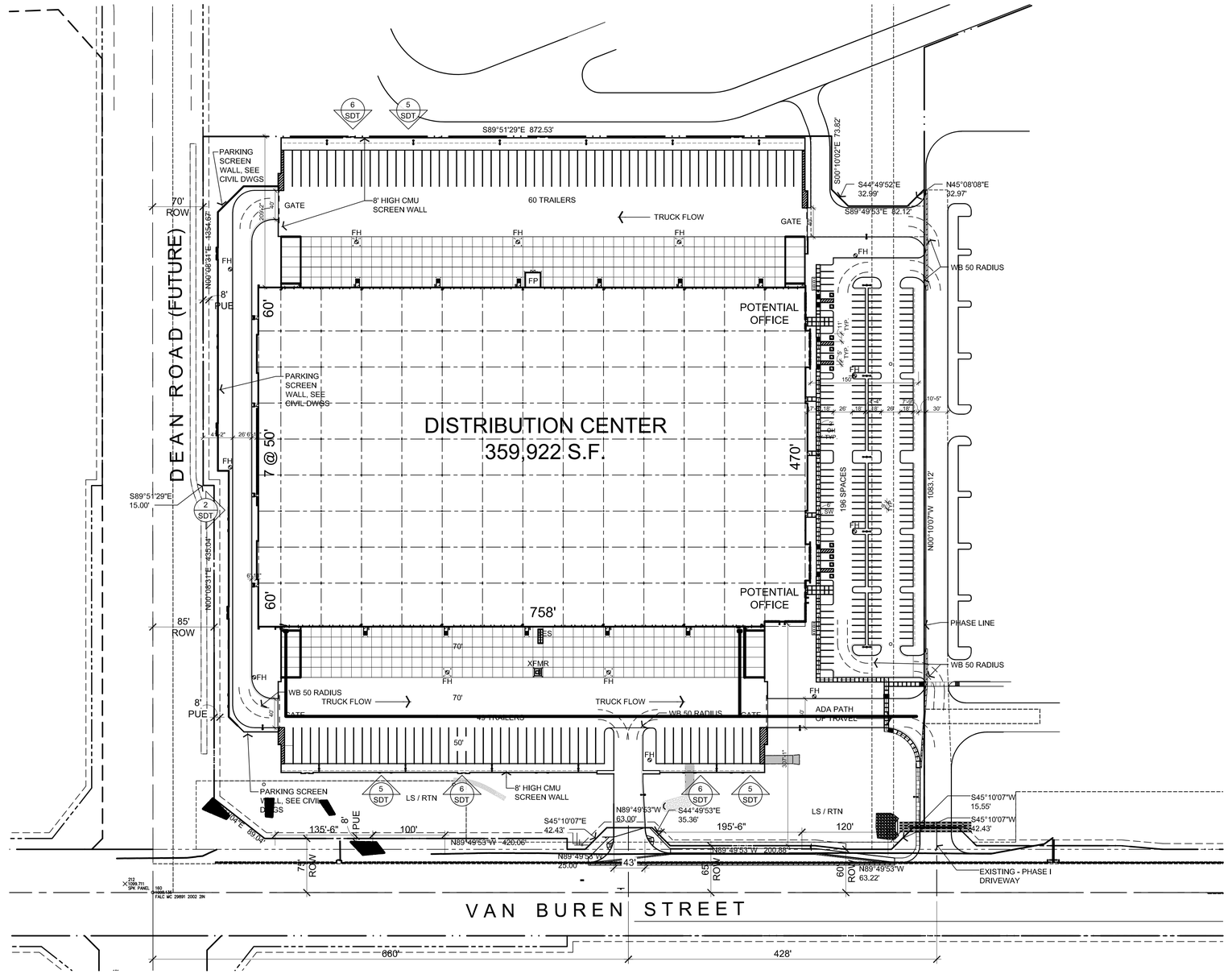

# VICINITY MAP

**PLZSP-23-00012**
Buckeye 10 Logistics Phase II Site Plan
City Council District #5

BUCKEYE, AZ

## LEGAL DESCRIPTION

Lot 2 of Buckeye-10 Logistics, a minor subdivision located in the west half of Section 1, Township 1 North, Range 3 West, of the Gila & Salt River Meridian, Maricopa County, Arizona.




## PROJECT DATA

| | |
|---|---|
| ZONING: | PC (I-1 PROPOSED) |
| APN NO.: | 504-20-003F |
| SECTION: | 1 |
| TOWNSHIP: | 1N |
| RANGE: | 3W |
| BUILDING HEIGHT (ROOF RIDGE): | 48'-0" |
| BUILDING AREA: | 359,922 S.F. |
| NUMBER OF BUILDINGS: | 1 |
| GROSS SITE AREA: | 957,139 S.F. (21.97 AC) |
| LOT COVERAGE: | 37.6% |
| CONSTRUCTION TYPE: | V-B (UNLIMITED) |
| OCCUPANCY TYPE: | S1 |
| SETBACKS | |
| FRONT: | 30'-0" |
| SIDE: | 50'-0" |
| REAR: | 50'-0" |
| *SEE PLAN FOR PROVIDED SETBACKS | |
| PARKING REQUIREMENTS: | |
| WAREHOUSE | 1 PER 1,250 S.F. |
| (1) SP / 1,250 S.F. | 359,922 S.F. / 1,250 = 288 SP |
| REQUIRED: | 288 SP |
| PROVIDED: | 196 SP |
| ADA SP REQUIRED: | 10 SP |
| ADA SP PROVIDED: | 10 SP |
| STALL SIZE: | 9'x18' W/ 2' O.H. = 9'x20' |
| TRAILER PARKING: | 109 SP |
| LOADING SP REQUIRED: | 2 SP |
| LOADING SP PROVIDED: | 2 SP |

## PROJECT NARRATIVE

THE PROJECT IS LOCATED AT THE WEST PORTION OF THE SITE, WEST OF THE PHASE I VERRADO LOGISTICS CENTER LOCATED AT THE NORTHWEST CORNER OF 215TH AVENUE AND VAN BUREN STREET IN BUCKEYE, ARIZONA. THE SITE AREA IS APPROXIMATEY 10 ACRES OF THE CURRENT 125 ACRE PARCEL. THE PROJECT WILL BE DEVELOPED BY BET INVESTMENT, LLC, BASED IN SCOTTSDALE, AZ.

THE DEVELOPER REQUEST SITE PLAN APPROVAL FOR A SINGLE-STORY SPECULATIVE INDUSTRIAL SHELL BUILDING OF 358,969 SF, AND ASSOCIATED TRUCK COURT AREAS. THE ANTICIPATED USES INCLUDE LIGHT MANUFACTURING AND WAREHOUSE DISTRIBUTION WITH SUPPORTING OFFICE COMPONENTS. WHEN AND UNTIL THE ACTUAL TENANTS HAVE BEEN IDENTIFIED, THE NUMBER OF EMPLOYEES AND HOURS OF OPERATION WILL BE SUBJECT TO CITY APPROVAL, UNDER SEPARATE TENANT IMPROVEMENT PERMITS.

SITE ACCESS WILL BE FROM THE TWO EWEST DRIVES ON DEAN ROAD AND ONE SOUTH DRIVE AS PART OF VERRADO LOGISTICS CENTER - PHASE I. A FIRE LANE WILL SURROUND THE BUILDING, PROVIDING CODE REQUIRED ACCESS AND FIRE-HYDRANT SPACING. ON-SITE STORM WATER SURFACE RETENTION WILL BE PROVIDED PRIMARILY ALONG THE SOUTHERN EDGE OF THE SITE. ORDINANCE REQUIRED LANDSCAPING WILL BE PROVIDED ALONG THE PROJECT FRONTAGE AND PARKING AREAS.

## PROJECT TEAM


**Developer/Owner**
BET Investments
5506 E. San Miguel Ave
Paradise Valley, Arizona 85253
Contact: Scott Moore
Smore@betinvestments.com
Ph: (480) 563-3891

**Architect**
Butler Design Group
5017 E. Washington St. Ste 107
Phoenix, Arizona 85034
Contact: Toby Rogers
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Ph: (602) 957-1800

**Civil Engineer**
Hilgartwilson
2141 E. Highland Ave., Ste 250
Phoenix, Arizona 85016
Contact: Julie DiMaria
JDiMaria@hilgartwilson.com
Ph: (602) 490-0535

**Landscape Architect**
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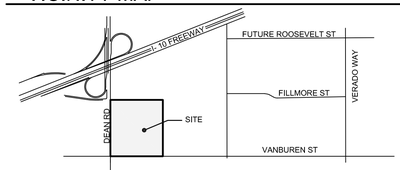
5013 E. Washington St., Ste 110
Phoenix, Arizona 85034
Contact: Daniel Dodson
daniel@laskindesign.com
Ph: (602) 840-7771


## VICINITY MAP




SYMBOLS LEGEND:

- FH — FIRE HYDRANT SEE DETAIL 7
- LIGHT POLE (DOUBLE HEAD) SEE DETAIL 5
- LIGHT POLE (SINGLE HEAD) SEE DETAIL 5
- BUILDING AND LANDSCAPE LIGHTS
- PAVING DIRECTIONAL ARROWS
- FIRE TURNING RADIUS, TYP ALL
- PROPERTY / RIGHT OF WAY (R/W) LINE
- EASEMENT LINE AS LABELED
- SIDEWALK EASEMENT
- ROAD CENTERLINE
- SEWER LINE
- 150' ADJACENT PROPERTY DISTANCE
- ELECTRICAL EASEMENT
- DIMENSION CENTERLINE

# Buckeye 10 - Phase II

## NWC VAN BUREN ST & 215TH STREET

Buckeye, Arizona

| DATE | SUBMISSION |
|---|---|
| 10-25-2021 | PAC SUBMITTAL |
| 10-24-2022 | PAC SUBMITTAL |
| 02-24-2023 | PSP SUBMITTAL |
| 06-06-2023 | 2nd PSP SUBMITTAL |
| 08-28-2023 | 3rd PSP SUBMITTAL |
| 12-07-2023 | 4th PSP SUBMITTAL |

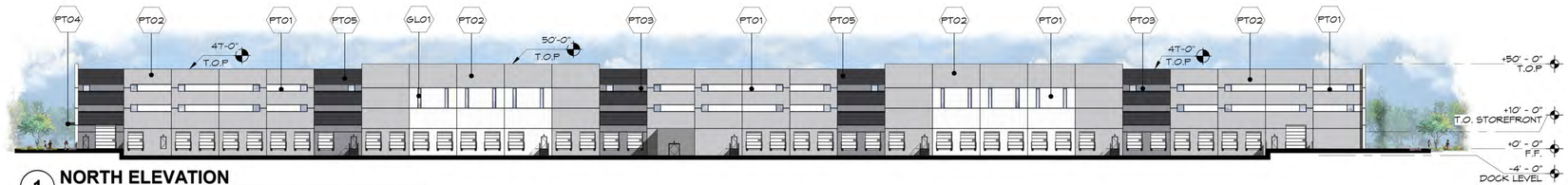
REGISTERED ARCHITECT — CERTIFICATE NO. 22417 — RICHARD R. BUTLER — Date Signed 12-07-23 — STATE OF ARIZONA, U.S.A.

Butler Design Group, Inc
architects & planners

17063-ST28_Phase II-PSP 08-28-23

# PSP.1

PRELIMINARY SITE PLAN



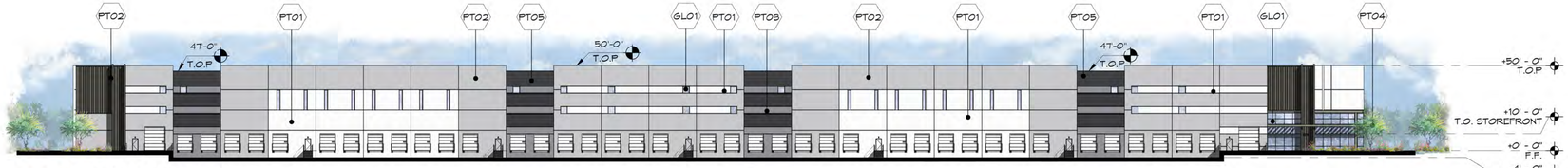

**1 NORTH ELEVATION**
SCALE: 1" = 40'-0"




**2 EAST ELEVATION**
SCALE: 1" = 40'-0"




**3 WEST ELEVATION**
SCALE: 1" = 40'-0"




**4 SOUTH ELEVATION**
SCALE: 1" = 40'-0"

## MATERIAL / COLOR SCHEDULE

| MARK | DESCRIPTION | FINISH/COLOR | MODEL | MANUFACTURER | COMMENTS |
|---|---|---|---|---|---|
| GL01 | LOW-E GLAZING | CLEAR | TBD | TBD | |
| PT01 | CONC. TILT PANEL - PAINTED | WHITE | DEN380 | DUNN EDWARDS | - |
| PT02 | CONC. TILT PANEL - PAINTED | CLOUDED VISION | DE6380 | DUNN EDWARDS | - |
| PT03 | CONC. TILT PANEL - PAINTED | FORMAL GRAY | DE6382 | DUNN EDWARDS | - |
| PT04 | CONC. TILT PANEL - PAINTED | DAPPLE GRAY | DET511 | DUNN EDWARDS | - |
| PT05 | BOARD FORMED CONC. TILT PANEL | FORMAL GRAY | DE6382 | DUNN EDWARDS | FORM LINER FINISH - SEE SPECIFICATIONS |
| ST01 | RIBBED METAL PANEL | CHARCOAL GREY | - | METAL SALES | |

bet investments®
*Building Better Lifestyles*

# Buckeye 10 - Building C

## NWC Van Buren Street & 215th Avenue
## Buckeye, Arizona

**CLE**
**COLOR ELEVATIONS**

22417
RICHARD R. BUTLER
12/01/2023
REGISTERED ARCHITECT
CERTIFICATE NO.
ARIZONA, U.S.A.

17063.050

Butler Design Group, Inc
architects & planners