BUCKEYE, AZ

PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
NOVEMBER 9, 2021
AGENDA

City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
6:00 PM

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.

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

IMPORTANT INFORMATION REGARDING PUBLIC PARTICIPATION:
This meeting will be open to the public. Adherence to COVID-19 safety measures are recommended. If you would like to make a public comment, either in person or remotely, please review the information on the City's website and complete and submit the comment form found here: https://www.buckeyeaz.gov/government/city-clerk/meeting-agendas-minutes/meetings-agendas-minutes

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Ted Burton	Alan Ladd	Preston Hundley	Deanna Kupcik *Vice Chair*	Anthony DiMascio	Ed Sumner	Charles Trullinger *Chair*
Charles Hester *(Alternate)*	Rebecca Puppe *(Alternate)*	Jennie Ragsdale *(Alternate)*	Vacant *(Alternate)*	Douglas McDonald *(Alternate)*	Larry Draves *(Alternate)*	Nick Hudec *(Alternate)*
Council Liaison: Craig Heustis						

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

2. MINUTES

2.A Approval of minutes from the October 26, 2021 Planning and Zoning Commission workshop

Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov, (623) 349-6211

2.B **Approval of minutes from the October 26, 2021 Planning and Zoning Commission regular meeting**

Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov, (623) 349-6211

3. REGULAR AGENDA

3.A Development Code Amendment - Signage (PLZM-21-00247)
Recommendation to approve a Development Code Amendment pertaining to signage.

Staff Liaison: Hobart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207

3.B Trillium Village 3 Unit 2 - Preliminary Plat (PLZS-21-00113)
Recommendation to approve a Preliminary Plat for 546 lots within the Trillium Community Master Plan (CMP) zoning district overlay and Planned Community (PC) zoning district.

Staff Liaison: Hobart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623)349-6207

3.C Legacy Trails - Preliminary Plat (PLZS-20-00053)
Recommendation to approve a Preliminary Plat for 610 single-family lots in the Planned Residential (PR) Zoning District.

Staff Liaison: Robert Busick, Planner II, rbusick@buckeyeaz.gov, (623) 349-6242

3.D Industrial Buildings at Verrado and Roosevelt - Site Plan (PLZSP-21-00042)
Recommendation to approve a 2-building site plan located at the southeast corner of 215th Avenue and Roosevelt Street.

Staff Liaison: Randy Proch, AICP, Senior Planner, rproch@buckeyeaz.gov, (623) 349-6293

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: 11/09/21	**AGENDA ITEM:** 2.A. October 26, 2021 Workshop Minutes
DATE PREPARED: 11/04/21	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.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 October 26, 2021 Planning and Zoning Commission workshop

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
10.26.2021.PZC.WORKSHOP.MinutesDRAFT.pdf

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
WORKSHOP MINUTES
OCTOBER 26, 2021

Executive Conference Room
530 East Monroe Avenue
Buckeye, AZ 85326
4:45 p.m.

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

Vice Chairperson Kupcik called the meeting to order at 4:45 p.m.

Members present: Commissioner Ted Burton, Commissioner Alan Ladd, Commissioner Preston Hundley, Vice Chairperson Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Alternate Douglas McDonald, Alternate Larry Draves, Alternate Nick Hudec seated for District 6.

Members absent: Chairperson Charles Trullinger, Alternate Rebecca Puppe, Alternate Jennie Ragsdale.

Staff present: Deputy Director of Planning Adam Copeland, Management Assistant Keri Hernandez, Council Liaison Craig Heustis.

2. WORKSHOP ITEMS
2A. LAWS, POLICIES AND DEVELOPMENT PROCESS
Deputy Director of Planning Adam Copeland informed the Commission that City Attorney Shiela Schmidt was not able to attend the workshop. Mr. Copeland presented information and background on workflow within the development processes.

3. ADJOURNMENT
A motion was made by Commissioner Burton and seconded by Commissioner DiMascio to adjourn at 5:45 p.m. Motion carried.

_____
Deanna Kupcik, Vice Chairperson

ATTEST:

_____
Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Workshop held on the 26th day of October 2021. I further certify that a quorum was present.

_____
Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/09/21	**AGENDA ITEM:** 2.B. October 26, 2021 Meeting Minutes
DATE PREPARED: 11/04/21	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.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 October 26, 2021 Planning and Zoning Commission regular meeting

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
10.26.2021.PZC.MinutesDRAFT.pdf

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

Vice Chairperson Kupcik called the meeting to order at 6:00 p.m.

Members present: Commissioner Ted Burton, Commissioner Alan Ladd, Commissioner Preston Hundley, Vice Chairperson Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Alternate Douglas McDonald, Alternate Larry Draves, Alternate Nick Hudec seated for District 6.

Members absent: Chairperson Charles Trullinger, Alternate Rebecca Puppe, Alternate Jennie Ragsdale.

Staff present: Deputy Director of Planning Adam Copeland, Planner II Andrea Marquez, Management Assistant Keri Hernandez, City Attorney Shiela Schmidt, Council Liaison Craig Heustis.

2. APPROVAL OF MINUTES FROM THE OCTOBER 12, 2021 PLANNING AND ZONING COMMISSION REGULAR MEETING.
A motion was made by Commissioner DiMascio and seconded by Alternate Hudec, to approve minutes as presented. Approval 7-0. Motion carried.

3. CONTINUANCE AGENDA
3A. CAREFREE BUCKEYE 29 REZONE (PLZZ-20-00015)
Andrea Marquez, Planner II, presented and was available to answer questions from the Commission. Alternate Hudec inquired of height restrictions. Ms. Marquez indicated that there are not height restrictions in this rezone.
Commissioner Burton asked what type of walls would be built. Ms. Marquez informed the Commission that this case was for a rezone, however, at this time, the walls anticipated, are to be block iron walls. A Public Hearing was opened at 6:13 p.m.
With there being no comments from the public, the Public Hearing was closed at 6:13 p.m.
A motion was made by Commissioner Sumner and seconded by Commissioner Burton to approve with conditions “a-f” as presented. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC
Council Liaison announced the upcoming Halloween Event on October 30, 2021.

5. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS
Adam Copeland introduced Principal Planner Ken Galica and Planner I Jennifer Fostino to the Commission. Mr. Copeland provided information on the upcoming Planning and Zoning Commission workshop on November 9, 2021.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
None

7. ADJOURNMENT
A motion was made by Commissioner Burton and seconded by Commissioner Sumner to adjourn at 6:20 p.m. Motion carried.

_____
Deanna Kupcik, Vice Chairperson

ATTEST:

_____
Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 26th day of October 2021. I further certify that a quorum was present.

_____
Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/09/21	**AGENDA ITEM:** 3.A. Development Code Amendment - Signage (PLZM-21-00247)
DATE PREPARED: 11/09/21	**DISTRICT NO.:** Citywide
STAFF LIAISON: Hobart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Development Code Amendment - Signage (PLZM-21-00247)
Recommendation to approve a Development Code Amendment pertaining to signage.

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

ADDITIONAL RELEVANT GOALS:
GOAL 5: Responsive and Accountable Government and Effective Public Services

SUMMARY

PROJECT DESCRIPTION:
The development code is being amended to allow the city to reach conformance with the United States Supreme Court ruling in Reed v. Town of Gilbert, Arizona. Staff also took this opportunity to introduce Lawful Temporary Event Signage, Model Home Complex Signage, and Neighborhood identity Signage. All internal departments have reviewed and approved the proposal.

BENEFITS:
The proposed development code amendment will allow the city to be in conformance with the United States Supreme Court ruling in Reed v. Town of Gilbert, Arizona.

FUTURE ACTION:
None

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
00 - PLZM-21-00247 - COB Sign Code DCA - Staff Report - PZ 110921.pdf
01 - PLZM-21-00247 - COB Sign Code DCA - Track Changes - PZ 110921.pdf
02 - PLZM-21-00247 - COB Sign Code DCA - Clean Edit - PZ 110921.pdf

DEVELOPMENT CODE AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZM-21-00247**
TITLE:	**Development Code Amendment - Signage**
MEETING DATE:	**November 9, 2021**

Applicant:	City of Buckeye
Owner:	City of Buckeye
Request:	Development Code Amendment (DCA)
District	Citywide
Location:	Citywide
Site size:	N/A
Density:	N/A
Public input:	None received
Recommendation:	**Recommend Approval to the Mayor and City Council**

PROJECT DESCRIPTION

1. In light of the United States Supreme Court ruling in Reed v. Town of Gilbert, Arizona on June 18, 2015, the City has made concerted effort to evaluate the legal footing of the City of Buckeye sign ordinance. The proposed code amendment is a revision of the Buckeye Development Code signage provisions to bring the code into compliance with the Supreme Court decision.
2. The proposed development code amendment to the sign code will remove any content-based regulation not consistent with the Supreme Court's decision. In addition to the legal requirements, the key concepts guiding the revisions include:
    a. Improving content, format, and organization for clarity and ease of use; and
    b. Retaining as much of the existing code as possible and thus limiting creation of non-conformity; and
    c. Preserving our high quality built environment and community appearance; and
    d. Provide a transparent decision making process.

PUBLIC PARTICIPATION SUMMARY:

3. Because of the current COVID-19 health emergency, a community meeting was not held. In lieu of, residents were invited by newspaper advertising to contact the project planner to express opinions, suggestions, and/or concerns.
4. As of the writing of this report, staff received no inquiries regarding the proposal.
5. The legal ad for the proposed Development Code Amendment (DCA) was published in the Arizona Republic on October 20, 2021.

ANALYSIS:

6. The City of Buckeyes approach to the Supreme Court decision is to allow signage by time, place, and manner. The city will be content neutral (signs without regard to the substance or message of the sign) when it comes to sign copy.
7. Staff also took this opportunity to introduce:
    a. Lawful Temporary Event signage – This section provides allowances for temporary signs that are associated with events such as open houses and assembly uses.
    b. Model Home Complex signage – This section provides for assorted signage required at a model home complexes as these requirements were not addressed in current code.
    c. Neighborhood Identity signage – This section clarifies the location requirements for neighborhood identity signage to two (2) per entrance.

MODIFICATIONS:

8. Following are the modifications to the Sign Code. Minor grammatical and numbering changes are not individually listed on this staff report, but are reflected on the proposed Zoning Text Amendment draft.
    A. Section 5.11.1. - Staff proposes a section on “Title and Authority.”
    B. Section 5.11.2. - Changed section from “Purpose” to “Purpose and intent.” Staff expanded upon the intent statements.
    C. Section 5.11.3. - Staff proposes a section on “applicability.”
    D. Section 5.11.4. - Provided a section regarding first amendment interpretation.
    E. Section 5.11.5. - Provided a section regarding Viewpoint Neutrality (Content Neutral).
    F. Section 5.11.6. - Staff proposes to change the title from “Permit Required” to “Exempt Signs.”

G. Section 5.11.6. – While not requiring a permit, Building Safety will check the exempt signs to ensure building permits are not needed due to structural design.

H. Section 5.11.6.A. – "Political Signs and Banners" is modified to "Signs protected by state statute."

I. Section 5.11.6.B. – Staff proposes a section addressing "Governmental Signs."

J. Section 5.11.6.I. – Staff proposes adding a section regarding temporary signage related to a Lawful Temporary Event.

K. Throughout document – Incorrect reference.

L. Throughout document – Incorrect reference.

M. Section 5.11.7. – Removed information regarding the sign display. The City is to be content neutral.

N. Section 5.11.8. – "Standards" revised to "Dimensional Standards."

O. Section 5.11.8.A. - Revised to "Freestanding Sign Dimensions."

P. Section 5.11.8.A., Table 5.11-1 – Added "Residential Neighborhood Identification," "Multi-Tenant Office," and "Assembly Uses." Uses eliminated include "Service Organization" and "Religious Institutions."

Q. Section 5.11.8.B. - Monument and wall signage were separated.

R. Section 5.11.8.B., Table 5.11-2 – "Religious Institutions" and "Service Organizations" were eliminated. "Assembly Uses" category was added.

S. Section 5.11.8.C.4. – Provided sign quantity and location information for neighborhood identity signs.

T. Section 5.11.8.D. – Added language requiring all lighting to be 100 percent cut-off.

U. Section 5.11.9.A.7. – Language added to verify that signs within the rights-of-way require an encroachment permit.

V. Section 5.11.9.A.7. – Language added to ensure signage is located outside of the sight visibility triangle.

W. Section 5.11.9.D. – "Model Home Complex" signage regulations are proposed.

X. Section 5.11.9.E.2.b. – Clarified that A-frame signage is not allowed in the Right-of-Way unless otherwise noted in this section.

Y. Section 5.11.9.E.2.c. - Language added to verify that signs within the rights-of-way require an encroachment permit.

Z. Section 5.11.10.A. – Staff proposes to require kiosk signs to be located outside of the Right-of-Way.

AA. Section 5.11.10.A.1.h. - Language added to ensure signage is located outside of the sight visibility triangle

BB. Section 5.11.10.B.3.b. – In regards to banners, staff proposes to remove the restriction regarding "Religious Messages."

CC. Section 5.11.10.B.9.a. – Staff proposes to eliminate the appearance section of banners as we are proposing to be content neutral.

DD. Section 5.11.12.A.4. – Language to ensure Digital Billboards are located outside of the right-of-way.

EE. Article 7, Section 5.11.8.B.5. – Digital billboard site plans are presented to the Planning and Zoning Commission.

RECOMMENDATION:

9. Staff recommends the Planning and Zoning Commission recommend approval to the City Council for **Case PLZM-21-00247** for the following reasons:

- Conformance with General Plan
- No outstanding issues from the following reviewing departments, Planning and Zoning, Fire, Engineering, Public Works, and Water Resources

ATTACHMENTS:

1. Article 7, Section 5.11 – Buckeye Development Code – Track Changes
2. Article 7, Section 5.11 – Buckeye Development Code – Clean Edit

Prepared By:
Hobart Wingard, Principal Planner

Reviewed By:
Adam Copeland, Deputy Director of Development Services, Planning

PLZM-21-00247 – Buckeye Sign Code DCA – Track Changes

5.11. - SIGNS

5.11.1. Title and Authority.

A. This Section of the Buckeye Municipal Code may hereafter be referred to as the "City of Buckeye Sign Code" or "Sign Code".

B. This section is adopted pursuant to the police power of the City and State Law (A.R.S. § 9-462.01.A.2), and the Development Services Director, or their designee is authorized and directed to administer and enforce this section.

Commented [HW1]: A. - Section 5.11.1. - Staff proposes a section on "Title and Authority."

5.11.2. Purpose and Intent.

A. The purpose of this Section is to provide standards for signs that encourage the development of private property in harmony with the desired character of the City as well as enhance the safety and enjoyment of travel, by the appropriate sizing and placement of signs along public streets. ~~In addition, these regulations are intended to:~~

B. The City intends to allow adequate communication through signage while encouraging aesthetic quality in the design, location, and size of all signs by:

1. Allowing adequate signage for business identification while meeting public and private objectives by establishing limitations on signs in order to ensure they are appropriate to the land, building, or use that is applicable.
2. Promoting the free flow of traffic, while protecting pedestrians and motorists from injury and property damage that may be caused by cluttered or distracting signage;
3. Promoting the use of signs that are well designed, of appropriate scale, structurally sound, and integrated with surrounding buildings and landscape in order to meet the community's desire for quality development;
4. Protecting property values, the local economy, and the quality of life through regulations that are intended to preserve and enhance the appearance of the streetscape that affects the image of the City;
5. Providing for adequate wayfinding through and within the City through regulations that are intended to aid motorists and pedestrians in navigating to local businesses and other points of interest safely; and
6. Promoting the health, safety, and general welfare of the citizens of the City.

~~Ensure that signs are integrated in the architectural design and consistent with the character of the development;~~

~~A. Ensure that signs for multi-tenant or phased developments remain consistent in terms of materials, design features, and scale; and~~

Commented [HW2]: B. - Section 5.11.2. - Changed section from "Purpose" to "Purpose and intent." Staff expanded upon the intent statements.

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~~B. Reduce the visual clutter of numerous signs placed along arterial roadways.~~

5.11.3 Applicability.

The provisions of this section apply to all incorporated areas within the City and shall supersede all previous sign codes and references thereto adopted by the Buckeye City Council as of the effective date of this Ordinance, except that where such land is subject to an approved comprehensive sign program (CSP) existing at the time of the adoption of this chapter, the time, place, and manner provisions of said CSP shall apply. Whenever an approved CSP is silent on a matter relating to signage, the provisions of this chapter shall to the extent that such provisions are not in conflict with the provisions of the approved CSP.

The provisions of this section will not apply to regulatory signage in the rights-of-way.

5.11.4 First Amendment Interpretation and Severability.

This chapter must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this chapter is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this chapter which can be given effect without the invalid provision.

5.11.5 Viewpoint Neutrality

A. Notwithstanding anything in this section to the contrary, no sign or sign structure shall be subject to any limitations based upon the viewpoint of the message contained on such sign or displayed on such sign structure.

B. Notwithstanding anything in this section to the contrary, the City shall regulate signs in a manner that does not favor commercial speech over noncommercial speech and does not regulate protected noncommercial speech by message content.

5.11.~~2~~6. ~~**Permit Required.**~~**Exempt Signs.** The placement of signs, except as listed below, shall require a sign permit issued by the City. The following types of signs are exempt from the planning process and from obtaining a permit unless otherwise noted. All temporary standalone signs will be reviewed by the Building Safety Department to determine if a building permit is required.

A. ~~Political signs and banners;~~ Signs protected by state statute;

B. Governmental signs, including signs erected by the city, for governmental purposes;

C. Directional and traffic signs erected or permitted by the city, county or state to direct and regulate traffic.

~~B. Directional and traffic signs;~~

~~C.~~D. Window signs not exceeding 20 percent of the window area;

~~D.~~E. Signs not visible from off property or business; ~~and~~

Commented [HW3]: C. - Section 5.11.3. - Staff proposes a section on "applicability."

Commented [HW4]: D. - Section 5.11.4. - Provided a section regarding first amendment interpretation.

Commented [HW5]: E. - Section 5.11.5. - Provided a section regarding Viewpoint Neutrality (Content Neutral).

Commented [HW6]: F. - Section 5.11.6. – Staff proposes to change the title from "Permit Required" to "Exempt Signs."

Commented [HW7]: G. - Section 5.11.6. – While not requiring a permit, Building Safety will check the exempt signs to ensure building permits are not needed due to structural design.

Commented [HW8]: H. - Section 5.11.6.A. – "Political Signs and Banners" is modified to "Signs protected by state statute."

Commented [HW9]: I. - Section 5.11.6.B. – Staff proposes a section addressing "Governmental Signs."

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~~E.~~F. Signs pertaining to the lease, sale, or rental of land or buildings, the size of which are six square feet or less for parcels up to five acres and twenty-four square feet or less for parcels more than five acres;~~.~~

G. Temporary signs approved as part of an approved temporary use permit; and~~.~~

H. Lawful Temporary Event Signage:

1. Defined. A Lawful Temporary Event is defined as a use of land that is permitted by and in accordance with section 3.4 of the Buckeye Municipal Code. For purposes of this section, the following uses are also considered lawful temporary events:

   a. Real estate open houses occurring within lands zoned for residential uses.

   b. Assembly uses where events are held on lands zoned for residential uses, but where the primary use established for said land is that of a public school, private school, or charter school, or other community facility, or public meeting hall.

2. Size. A temporary, portable sign generally in the shape of the letter "A" in which the overall height of the sign structure does not exceed 30 inches, the overall width of the sign structure does not exceed 30 inches and which does not exceed eight square feet of aggregate sign area. Riders not exceeding six inches in height and 24 inches in length which are attached to the top of the A-frame shall not be included in the overall height measurement or sign area measurement.

3. Placement.

   a. Lawful Temporary Event signage may be placed in the following locations when in association with a lawful temporary event occurring on land zoned for single-family residential uses:

      i. One (1) sign at the site of the lawful temporary event.

      ii. One (1) sign at each local or collector street intersection leading from the site of the lawful temporary event to the adjacent arterial street grid.

      iii. Two (2) signs at the point where the local or collector street intersects with the arterial street. One sign may be located at the corner of the intersection on the side of the arterial street closest to the lawful temporary event. A second sign may be located on the opposite side of the arterial street.

   b. When allowed, Lawful Temporary Event signage may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle. Signage located within the right-of-way is subject to an encroachment permit as described in Chapter 19, Article 19-2.

   c. The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.

5.11.~~7~~3. **Prohibited Signs.** With the exception of temporary signs as described in Section 5.11.~~9~~5 and sign walkers as regulated by A.R.S. § 9-499.13, the following types of signs are prohibited:

Commented [HW10]: J. - Section 5.11.6.I. – Staff proposes adding a section regarding temporary signage related to a Lawful Temporary Event.

Commented [HW11]: K. – Throughout document – Incorrect reference.

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A. Flashing, moving, animated, coursing, blinker, racer-type, intermittent, rotating, moving or revolving signs and/or devices, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, and other types of attention-getting devices, except for changeable copy signs when in compliance with the applicable regulations in this Section.

B. Pylon or pole-mounted signs, except as provided in Section 5.11.84, ~~*Standards*~~*Dimensional Standards*.

C. Sandwich board signs, portable signs, and outdoor banners ~~displaying product information~~.

D. Roof-mounted signs or signs projecting above the roof line of a building.

E. Signs placed within the public right-of-way, ~~except for those off-site kiosk signs set forth in Section 5.11.6(A)~~.

F. All signs mounted on, or applied to trees, utility poles, or public structures, except as otherwise provided.

G. Any sign determined to be a safety hazard to the flow of traffic.

H. Billboard or off-site advertising signs, except for those signs set forth in Section 5.11.~~6~~10~~(A)~~ and Section 5.11.~~8~~12.

I. Commercial signs remaining at an abandoned or vacant building for a period exceeding 180 days.

J. Vehicle signs or signs mounted, attached, or painted on trailers, boats, or motor vehicles primarily or consistently parked, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes.

5.11.84. **Dimensional Standards.**

A. ~~**Maximum**~~ **Freestanding Sign Dimensions.** Signs shall not exceed the dimensions set forth in Table~~s~~ 5.11-1 ~~and 5.11-2~~:

TABLE 5.11-1: MAXIMUM SIZE ALLOWED FOR FREESTANDING SIGNS

Uses	Maximum Sign Height (Feet)	Maximum Sign Area (Square Feet) [1]
Residential Neighborhood Identification	6	48
Multi-Family Single-Tenant standalone Office [1] ~~Religious Institutions~~ ~~Service Organizations~~	5	20
Multi-Tenant Office	10	40
Single-Tenant Commercial Mixed Use	15	32
Multi-Tenant Commercial	20	72
Assembly Uses	10	48

Commented [HW12]: L. – Throughout document – Incorrect reference.

Commented [HW13]: M. - Section 5.11.7. – Removed information regarding the sign display. The City is to be content neutral.

Commented [HW14]: N. - Section 5.11.3.E. – Off site signs are not to be located within the ROW.

Commented [HW15]: L. – Throughout document – Incorrect reference.

Commented [HW16]: O. - Section 5.11.8. - Revised to "Dimensional Standards."

Commented [HW17]: O - Section 5.11.8.A. - Revised to "Freestanding Sign Dimensions."

Commented [HW18]: P. - Section 5.11.8.A., Table 5.11-1 – Added "Residential Neighborhood Identification," "Multi-Tenant Office," and "Assembly Uses." Uses eliminated include "Service Organization" and "Religious Institutions."

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Freeway-Oriented Identification	65	250
Industrial	20	48

~~[1] Multi-Tenant office complexes may double the allowed maximum sign height and area.~~

B. **Attached Sign Dimensions.** Attached signs shall not exceed the dimensions set forth in Table 5.11-2:

TABLE 5.11-2: MAXIMUM SIZE ALLOWED FOR ATTACHED SIGNS

Uses	Sign area allowed (in square feet) for each lineal foot of building facing the street frontage [1,2,3]
Multi-Family	0.25
Office ~~Religious Institutions~~ ~~Service Organizations~~	0.50
Assembly Uses	1.00
Commercial	1.00
Freeway-Oriented Identification	1.50
Mixed-Use	1.00
Industrial	0.50

NOTE:
[1] Attached signs shall be placed below roof eave line.
[2] Each side of a building having a street frontage, facing a parking area, or facing a designed internal driveway may be counted separately and used to place signs.
[3] The allowed sign area may be doubled when the building is setback at least 300 feet from the adjacent public right-of-way.

C. **Sign Number and Location.**

1. Only one free-standing sign per parcel or one free-standing sign for every 10 acres of development, whichever is less, is allowed. Partial acreage shall be rounded down to the nearest factor of 10 acres.
2. Unless no other practicable alternative is available, all signs with the exception of directional signs, shall be located a minimum of five feet from the front or side property line.
3. Signs shall be located on the same parcel as the use for which they advertise.
4. Residential Neighborhood Identification signs are limited to two (2) per community entrance.

D. **Illumination.** Illuminated signs may be internally 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

Commented [HW19]: Q. - Section 5.11.8.B. - Monument and wall signage were separated.

Commented [HW20]: R. - Section 5.11.8.B., Table 5.11-2 – "Religious Institutions" and "Service Organizations" were eliminated. "Assembly Uses" category was added.

Commented [HW21]: S. - Section 5.11.8.C.4. – Provided sign number and location information for neighborhood identity signs.

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or reflection onto adjacent properties and streets. All illuminated signs shall meet the standards of Section 5.10, *Exterior Lighting* and shall be 100 percent cut-off.

Commented [HW22]: T. – Section 5.11.8.D. – Added language requiring all lighting to be 100 percent cut-off.

E. **Design.**

1. In order to reinforce visual continuity, all on-site signs shall incorporate design elements that are consistent with each other and with the overall architectural character of the development in terms of their materials, height, colors, and lettering style.

2. Electrical service to signs, including raceways and transformers, shall be located to minimize their visibility. When such services are visible on street-facing facades, they shall be painted to match the color of the wall on which they are located.

F. **Signs Along Freeway Frontage.** Freeway-Oriented Identification Signs shall be limited along freeway frontages to one (1) identification sign per property or unified development, except that two (2) signs shall be allowed for properties or unified developments which are 30 acres or larger.

G. **Comprehensive Sign Plan (CSP).**

1. All multi-tenant commercial and mixed-use developments shall submit a Comprehensive Sign Plan (CSP) illustrating a coordinated approach to site signage. CMP~~s~~~~omprehensive Sign Plans~~ shall provide specifications regarding sign:

   a. Type;

   b. Materials;

   c. Illumination;

   d. Colors;

   e. Dimensions; and

   f. Location.

2. Developments utilizing a CSP may propose variations from City signage standards that address sign size and the number of signs allowed. Variations of up to 10 percent from the general requirement may be approved administratively. Variations above 10 percent must be approved by the Planning Commission.

H. **Reserved.**

5.11.~~5~~9. **Temporary Signs.** Temporary signs are intended to be utilized by businesses as a short-term advertisement of special events (e.g., grand opening, going out of business), sales, and new products or services.

A. **General Standards.** Unless otherwise modified by this Section, or as a condition of approval, the following standards apply to all temporary signs:

1. Temporary signs in use prior to the adoption of this ordinance shall be deemed nonconforming and shall not be grandfathered unless said sign was approved with the issuance of a valid sign permit.

2. Temporary signs shall obtain a Temporary Sign Permit (TSP) from the Development Services Director.

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~~2.~~3. Temporary signs located within the rights-of-way are subject to an encroachment permit as described in Chapter 19, Article 19-2.

~~3.~~4. Temporary signs shall display a TSP sticker at all times.

~~4.~~5. With the exception of buildings allowed a 0-foot front setback, temporary signs shall be located on private property outside of City and County right-of-way.

6. Temporary signs shall be spaced at least 10 feet apart.

~~5.~~7. Temporary signs will not interfere with sight distance requirements.

~~6.~~8. Except as otherwise provided in this Section, temporary signs shall not be located off-site.

~~7.~~9. Except as otherwise provided in this Section, temporary signs shall be limited to use for up to 30 consecutive days with at least 15 days between each use and a maximum cumulative display time of 180 days per calendar year.

~~8.~~10. Temporary signs shall be maintained in good condition throughout the duration of use. Failure to maintain a temporary sign in good condition, as determined by the City, shall be grounds for the revocation of any TSP.

B. **Grand Openings.** Grand opening events must comply with all temporary sign standards and a TSP must be issued for each event. In addition to the temporary signage allowed under this Section, a Special Grand Opening TSP may be approved by the Development Services Director allowing for the use of alternative forms of temporary signage otherwise prohibited under the Development Code, subject to any conditions of approval imposed upon the TSP for such signs, for a period not to exceed 2 weeks. If a Special Grand Opening TSP is approved, the remaining 2 weeks of the event must comply with the temporary sign standards without the need for issuance of a new TSP. A Grand Opening TSP may be issued only once per business opening or ownership change.

C. **Special Events and Temporary Uses.** Special events that are approved through the issuance of a City of Buckeye Special Event Permit and temporary uses which are approved through the issuance of a Temporary Use Permit may have alternative temporary sign standards approved as a part of the Special Event Permit or Temporary Use Permit process. If no alternative temporary sign standards are approved, the standards in this Section shall apply.

D. **Model Home Complex.** In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:

1. One (1) temporary sign measuring no more than 30 inches wide and 72 inches tall for each lot within the boundaries of the model home complex. Such signs shall not be illuminated except by ambient lighting.
2. One (1) temporary sign measuring no more than 96 inches wide and 96 inches tall with the aggregate sign area not to exceed 32 square feet. Such signs shall not be illuminated except by ambient lighting.
3. One (1) banner sign not exceeding three feet in height and five feet in length may be attached to the trap fence. Said banner sign shall be equipped with ventilation flaps. Banner signs permitted under this paragraph shall not be illuminated except by ambient lighting.
4. One awning sign or canopy sign provided the awning or canopy is limited to the customer entrance to the sales office associated with the approved model home complex. Awning signs or canopy signs permitted under this paragraph shall not be illuminated except by ambient lighting.

Commented [HW23]: U. – Section 5.11.9.A.3. – Language added to verify that signs within the rights-of-way require an encroachment permit.

Commented [HW24]: V. – Section 5.11.9.A.7. – Language added to ensure signage is located outside of the sight visibility triangle.

Commented [HW25]: W. - Section 5.11.9.D. – "Model Home Complex" signage regulations are proposed.

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5. One building wall sign not exceeding four square feet may be affixed to the front elevation of the model home sales office facing the street from which the model home complex takes access. Said sign may be externally illuminated or back-lit.
6. Model home signs shall be included with the site plan application packet to be reviewed and approved for the model home complex.
7. All model home signs permitted under this section shall be removed upon the conversion of the model homes to a residential use.

E. **Permitted Signage.** The following types of signage shall be permitted pursuant to the issuance of a TSP and compliance with the established standards:

1. **On-Site A-Frame Signs.**
   a. Placement must allow for a minimum 3 foot pedestrian pathway to/from all building entrances and exists.
   b. Shall not exceed 4 feet in height and 3 feet in width.
   c. Shall be constructed of durable materials with a stable, weighted base.
   d. Shall be limited to 1 per business or tenant per public street frontage.
   e. Shall not be illuminated or animated in any way.
   f. Except as otherwise specified in this Section, A-frame signs shall only be displayed during normal business hours of operation.
   g. Shall not be placed upon, affixed or attached to any object, including, but not limited to, light poles, trees, traffic signals, benches, tables, street signs, fencing, or bike racks.
   h. Use of such signs are not subject to the time limitation provided in Section 5.11.~~6~~10.A.7.
   i. Shall obtain an annual TSP.
   j. A-Frame Signs, including Off-Site A-Frame Signs, may be used for the duration of this ordinance with no lapse between each use.
2. **Off-Site A-Frame Signs.** A-frame signs may be placed off-site if all of the following standards are met, in addition to meeting the standards of Section 5.11.~~6~~10.D.1:
   a. Shall only be displayed between the hours of 12:00 p.m. Friday through 7:00 a.m. Monday. Any sign being display off-site between the hours of 7:00 a.m. Monday and 12:00 p.m. Friday may be eligible for removal by the City at the owner's expense.
   b. Must not be located within the Right-of-Way unless otherwise noted in this Section.
   ~~a.~~c. Off-site A-frame signs located within the rights-of-way are subject to an encroachment permit as described in Chapter 19, Article 19-2.
   ~~b.~~d. Must obtain written approval of the property owner of record for the property where the sign is to be located.
   ~~c.~~e. At the time of TSP submittal, a letter stating such approval, along with a site plan depicting the location of the off-site A-frame sign, must be submitted and approved by the City prior to the placement of the sign.
3. **Balloons.**

Commented [HW26]: L. – Throughout document – Incorrect reference.

Commented [HW27]: X. - Section 5.11.9.E.2.b. – Clarified that A-frame signage is not allowed in the Right-of-Way unless otherwise noted in this section.

Commented [HW28]: Y. – Section 5.11.9.E.2.c. - Language added to verify that signs within the rights-of-way require an encroachment permit.

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a. Shall not exceed the allowed building height for the zoning district in which the business is located.

b. Shall not occupy any required parking spaces.

c. Shall be securely tethered or anchored and shall not be affixed or attached to any light poles, traffic signals, street signs, or other public safety device.

d. Shall not be located on the roof of the building.

4. **Banners.**

a. Shall have a maximum area of 32 square feet and a maximum height of six feet.

b. Shall not be located on the roof of the building or above the building roofline.

c. Shall be securely attached to the building in which the business is located.

d. Shall be limited to one banner per street frontage, per business.

5. **Inflatables.**

a. Shall have a maximum height of the building in which the business is located or 30 feet above the adjoining ground, whichever is less.

b. Shall be securely tethered or anchored and shall not be affixed or attached to any light poles, traffic signals, street signs, or other public safety device.

c. Shall be located so as to not interfere with pedestrian and vehicular circulation patterns as approved by the City.

d. Shall not be located on the roof of the building.

6. **Freestanding Pennants.**

a. Shall have a maximum area of 16 square feet and a maximum height of 12 feet.

b. Shall be constructed of durable materials with a stable, weighted base.

c. Shall be located on-site and in an area free of pedestrian or vehicular traffic.

d. Unless no other practical alternative is available, pennants shall not be located adjacent to public right-of-way.

e. Shall not occupy any required parking spaces.

f. Shall be limited to 2 pennants per business.

5.11.10~~6~~. **Special Purpose Signs.**

A. ~~**Off site**~~ **Kiosk Signs.**

1. **Community Kiosk Signs.**

a. Sign panels on City-approved community kiosk signs may be permitted for the purpose of providing directional information to community facilities and attractions and residential development, including mobile home parks and apartment developments.

b. Community kiosk signs shall not exceed 12 feet in height and 5 feet 6 inches in width.

Commented [HW29]: Z. - Section 5.11.10.A. – Staff proposes to require kiosk signs to be located outside of the Right-of-Way.

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~~b.~~c. Community kiosk signs shall be located ~~within~~ outside of the public right-of-way of a minor arterial or higher street classification.~~,~~ T~~t~~he locations subject to the approval of the Development Services Department. ~~Applicant must obtain a right-of-way permit from the City.~~

~~c.~~d. A community kiosk sign plan shall be prepared showing the design and location of each kiosk sign and shall be submitted to and approved by the Development Services Department prior the issuance of a sign permit ~~or right-of-way permit~~.

~~d.~~e. A community Kiosk sign permit shall be effective for one year from the date of approval. Applicant must submit a community kiosk sign plan to the Development Services Department at least 30 days prior to the expiration of the current permit for review and re-approval of the Development Services Department.

~~e.~~f. A minimum of 30 inches at the top of each community kiosk sign shall be reserved for the placement of an approved City logo and a 24-inch clearance shall be provided on the bottom of each community kiosk sign.

g. Sign panels in community kiosk signs shall not exceed 18 inches in height.

~~f.~~h. Community kiosk signs will not be located within a Sight Visibility Triangle.

Commented [HW30]: AA. – Section 5.11.10.A.1.h. - Language added to ensure signage is located outside of the sight visibility triangle.

2. **Neighborhood Kiosk Signs.**

   a. Sign panels on City-approved neighborhood kiosk signs may be permitted for the purpose of providing directional information to community facilities and attractions.

   b. Neighborhood kiosk signs shall not exceed 6 feet in height and 5 feet 6 inches in width.

   c. Neighborhood kiosk signs shall be located ~~within~~ outside of the public right-of-way of a collector or lower street classification, the locations subject to the approval of the Development Services Department. ~~Applicants must obtain a right-of-way permit from the City.~~

   d. A neighborhood kiosk sign plan shall be prepared showing the design and location of each kiosk sign and shall be submitted to and approved by the Development Services Department prior to issuance of a sign permit.

   e. A neighborhood kiosk sign permit shall be effective for one year from the date of approval. Applicants must submit a neighborhood sign plan to the Development Services Department at least 30 days prior to the expiration [of] the current permit for review and re-approval by the Development Services Department.

   f. A minimum of 24 inches at the top of each neighborhood kiosk sign shall be reserved for the placement of an approved City logo and a 12-inch clearance shall be provided on the bottom of each neighborhood kiosk.

   g. Sign panels in neighborhood kiosk signs shall not exceed 12 inches in height.

3. No ~~off-site~~ kiosk signs shall be placed within 300 feet of another ~~off-site~~ kiosk sign on the same side of the street.

B. **Street Banner Program.**

1. **Purpose.** The purpose of this section is to designate the use of certain locations for the display of street banners to benefit the community and the City as a whole by allowing street banners, other than the banners the City displays on its light poles, for the limited purpose of

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encouraging and promoting community identity, community organizations, and community activities and events. In allowing this limited signage in certain designated locations, the City does not intend to create an open public forum, but rather intends to create a limited forum for the purposes set forth herein.

2. **Definitions.**
   a. "Applicant" means any person or community organization that applies for a street banner permit as described herein.
   b. "Street Banner" means a temporary secured banner to be located at the areas designated for such use as provided herein.
   c. "Community Organization" means a City recognized, community-based organization, government entity and/or a local non-profit 501(c)(3) tax exempt status organization.
   d. "Sign" means a sign as defined in Chapter 7, Development Code, Article 10, Definitions, Section 10.4.
   e. "Logo" means a logo as defined in Chapter 7, Development Code, Article 10, Definitions, Section 10.4.
3. **Eligible Participants.**
   a. Only non-commercial banners promoting community events open to the general public and hosted or sponsored by a community organization are permitted.
   b. No requests shall be approved for banners advertising for the following types of events:
      - ~~Religious messages, fundraisers and/or events;~~
      - Political messages, fundraisers and/or events;
      - Commercial business product sales, logos or brand messages and/or events unless sponsors of the community organization's event. In a sponsorship circumstance, only the logo and name of the sponsor may be shown; and
      - Events not held in the City of Buckeye's municipal planning area.
4. **Prioritization.** Applications for street banner use shall be handled in a first come, first serve basis. However, requests for the use of street banners are subject to the following criteria in order of priority for banner space:
   a. Events organized and sponsored by the City of Buckeye.
   b. Events organized and sponsored by community organizations in the City of Buckeye.
   c. Events organized and sponsored by other community organizations not in the City of Buckeye.
5. **Street Banner Location(s).** There are two street banner designated locations: (1) 6th Street and East Monroe Avenue facing east and west, and (2) 6th Street Plaza Main Entry south side of 6th Street and East Monroe Avenue facing south. Only events with activities occurring at the 6th Street Plaza will be authorized to have a banner located at the Main Entry banner location.
6. **Application for Permit.**

Commented [HW31]: BB. - Section 5.11.10.B.3.b. – In regards to banners, staff proposes to remove the restriction regarding "Religious Messages."

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a. Any person or entity who desires to participate in the Street Banner Program shall submit an application to the City. Application forms are available from and must be submitted not more than six (6) months before the date the street banners are proposed to be displayed and must contain the following:

   i. The name, address and telephone number of the applicant, or if an organization, the name, address and telephone number of a contact person;

   ii. A photograph, drawing, or other visual representation of the proposed street banners;

   iii. The proposed number of street banners and the proposed locations requested;

   iv. The proposed dates for placement;

   v. An application fee in an amount as adopted by the City Council; and

   vi. Signed Indemnity and Insurance Letter as required by Public Works Department and City Attorney.

7. **Scheduling.**

   a. Applications must be received at least two (2) months in advance of the proposed installation date; however, the banner itself must be delivered to the City of Buckeye a minimum of five (5) working days prior to the preferred installation date. This will ensure adequate lead time to schedule City staff to install the banner.

   b. If multiple applications are received to have banners installed during the same timeframe, City staff will use the prioritization criteria to determine the organization able to advertise. The City may also contact the higher priority applicant to determine if they are willing to share in the cost of the banner installation by having one side be used for their organization and the other side used for another organization. Additionally, two organizations may opt to share in the cost of the banner production by having their two different events advertised on 1 side of a banner by splitting the ad down the center.

   c. The organization with higher priority may or may not allow the second organization to share either in the installation costs (2 sided banner with 1 different event advertised on each side) and/or banner production costs (2 sided banner with 2 events advertised on each side) for the single banner installed:

      i. City staff will schedule the banner for the requested time, provided there has not been prior submission of written application for the same date;

      ii. If prior application has been made, staff will notify the new applicant of the prior approval, no later than ten (10) working days of receipt of their request; and

      iii. Applications of street banners are accepted up to six months in advance.

8. **Installation.** Banners shall be up for a maximum time of three (3) weeks and a minimum of one (1) week in advance to the date of the event. Installation and removal of the banners shall be the sole responsibility of the City of Buckeye. Arrangements will be made for the installation and removal of the banner by City staff through the application review. City of Buckeye staff has the absolute authority to remove the banner if repair is needed or if a banner becomes a danger to public safety, due to banner deterioration, storms, high winds, etc. The City is not responsible for any consequences resulting from any early banner removal.

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9. **Banner Specifications.** The following banner specifications must be followed, or the banner will be rejected and not displayed:

~~a. **Appearance.** Banner design should be visually pleasing and easily read by pedestrians and motorists. Graphics should be large, bold, colorful and simple. Sponsor logos should be printed in an adequate size to ensure they can be recognized from a distance. Banners should not be dated if they are intended to be used in subsequent years and the event date may change.~~

~~b.~~a. **Material.** Nylon filament core; a minimum of 18 oz. in thickness (thicker if possible), double-sided material. Grommets must be every two feet across the top and bottom of the banner with metal connectors that will snap onto the street banner wire on the top and bottom of the banner. The metal connectors shall be permanently attached to the banner grommet, with an easy snap connector that will affix itself to the banner wire. The connectors shall be not less than four inches long and made of stainless steel. The minimum grommet size shall be ½ inch (inside measurement). For added strength, webbing (usually 1" wide) shall be stitched into the banner on all four edges. D-rings shall be stitched into all four corners with reinforced nylon or heavier material stitching as shown to the right. Approximately twenty large U shaped wind breaks shall be cut into the banner. The minimum size of these wind breaks should be comparable to the diameter of a three-pound coffee can (or six inches in diameter). Mesh banners are permissible. Please have your banner maker contact us should you have any questions or alternative suggestions.

~~c.~~b. **Banner Size.** Banners are only permitted in one size and shall be 30 feet in width and three feet, four inches (3'-4") in height, so as to fit between the four feet spacing between the upper and lower banner wires.

5.11.~~7~~11. **Digital Reader Panels.** The following standards shall apply to all digital reader panels:

A. **Location.** Digital reader panels shall only be permitted in commercial and industrial zoning districts, commercial or industrial mixed-use zoning districts, and within commercial or industrial land use areas or zones identified on an approved Community Master Plan (CMP) or Planned Area Development (PAD) land use plan.

B. **Development Standards.**

1. Shall have a maximum height equal to the maximum height for signs established in Table 5.11-1.
2. Shall not exceed 75% of the overall maximum signs area established in Table 5.11-1.

C. **Design Standards.**

1. **Luminance & Illumination.**
   a. May be illuminated internally or with full cut-off down-lighting. In no instance shall up-lighting be permitted.
   b. The luminance of a digital reader panel shall be no more than 300 nits in full-white mode from sunset through sunrise.
   c. The illuminance of a digital reader panel shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured

Commented [HW32]: CC. - Section 5.11.10.B.9.a. – Staff proposes to eliminate the appearance section of banners as we are proposing to be content neutral.

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with the digital reader panel off, and again with the digital reader panel displaying a white image for a full color capable digital reader panel, or a solid message for a single-color digital reader panel. All measurements shall be taken perpendicular to the face of the digital reader panel at a distance determined by the following formula:

Measurement Distance = √ (Area of Digital Reader Panel in sq. ft. × 100)

d. The difference between the off and solid-message measurement shall not exceed 0.3 foot-candles.

e. All digital reader panels shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, and that can be adjusted to comply with the 0.3 foot-candle measurements.

f. In the event of a conflict between luminance and illuminance as defined above, the most restrictive standard shall prevail.

g. All freeway-oriented identification sign digital reader panel light sources shall be extinguished from 11:00 p.m. until sunrise.

h. Measures must be taken to ensure that the most efficient and modern technology is utilized in order to increase operation efficiency and reduce power consumption.

2. **Messaging.**

a. Sign shall be programmed so that one static message or image is displayed at all times or that multiple static messages or images may be displayed provided the message or image changes no more than once every 8 seconds.

b. There shall be no video, effects of movement, no intermittent or moving light or lights, blinking, animation, scrolling, flashing, or similar effects in the individual static digital message or in the transition between messages, and the transition time shall be instantaneous.

c. Sign shall contain a default design that will freeze the device on a single message or shut down if a malfunction occurs. If the ambient light meter fails, the digital reader panel shall immediately extinguish the display and shut down.

D. **Approval.** All digital reader panels, both new and conversions from existing static signs, require approval of a sign permit as required under the 2010 City of Buckeye Development Code.

5.11.~~8~~12. **Digital Off-Site Signs (Digital Billboards).**

A. **Purpose.** The [To] promote the creation of an attractive visual environment that promotes a healthy local economy by:

1. Permitting businesses to inform, identify, and communicate effectively.

2. Directing the general public through the use of signs while maintaining attractive and harmonious application of signs on-site.

3. Protecting and enhancing the physical appearance of the City in a lawful manner than recognizes the rights of property owners by:

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a. Encouraging the appropriate design, scale, and placement of signs.

b. Assuring that the information displayed on a sign is clearly visible, conspicuous, legible and reasonable so that the sign achieves the intended purpose.

4. Fostering public safety along public streets within the City by assuring that all signs are in safe and appropriate locations outside of the right-of-way.

Commented [HW33]: DD. – Section 5.11.12.A.4. – Language to ensure Digital Billboards are located outside of the right-of-way.

B. **Digital Billboard Standards.** The following standards apply to all digital billboards:

1. **Location.**

a. No more than a total of eight (8) new digital billboard or static billboard to digital billboard conversions shall be approved by the City. Such approvals shall be on a first-come, first-served basis. No new non-digital billboards will be approved by the City; and

b. Shall only be permitted in commercial and industrial zoning districts, including commercial and industrial mixed-use zoning districts, and within commercial or industrial land uses identified on an approved Community Master Plan (CMP) or Planned Area Development (PAD) land use plan; and

c. Must be adjacent to Interstate 10 (I-10) or State Route 85 (SR-85). Placement of the digital billboard shall be within 175 feet of the nearest freeway travel lane or freeway interchange travel lane but no closer than 10-feet from the edge of the freeway right-of-way.

2. **Separation.**

a. All separation requirements shall be irrespective of Buckeye's corporate boundary.

b. 1,320 feet from all residential structures constructed prior to the approval of the digital billboard and as measured from the base of the digital billboard to the nearest portion of the nearest residential structure.

c. 500 feet from all residential (single-family or multi-family) zoning districts established prior to the approval of the digital billboard and as measured from the base of the digital billboard to the property line of the nearest residential zoning district.

d. In the case of Community Master Plans (CMPs) and Planned Area Developments (PADs), the separation shall be 500 feet from any land use area or zone in which residential (single-family or multi-family) uses are permitted uses and as measured from the base of the digital billboard to the nearest property line of the nearest land use area or zone in which residential is a permitted use.

e. 1,320 feet from any other digital billboard or existing static billboard on the same side of the freeway.

f. 500 feet from any new or existing freeway-oriented identification sign on the same side of the freeway.

3. **Development Standards.**

a. Sign shall have a maximum height of 45 feet as measured from the adjacent grade of the freeway roadway to the top of the sign. In no case shall the maximum height exceed 65 feet as measured from the base of the billboard pylon to the top of the sign.

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b. Shall not exceed 672 square feet in area, excluding detailing and embellishments around the sign face, with a maximum vertical facing dimension of 14 feet and a maximum horizontal facing dimension of 48 feet.

c. Shall include no more than two faces, which are not permitted to be vertically or horizontally stacked. Digital billboards that are parallel double-sided or "V" (45-degree maximum angle) shaped shall be considered one structure with each facing subject to the size requirements established above.

4. **Design Standards.**

a. **Luminance & Illumination.**

i. With the exception of amber alerts and emergency messaging, all digital billboard light sources shall be extinguished from 11:00 p.m. until sunrise.

ii. May be illuminated internally. In no instance shall external lighting be permitted.

iii. From sunset to 11:00 p.m., the following illumination standards apply to all digital billboards:

1) **Luminance.** The luminance of all digital billboards shall not exceed 300 nits in full white mode.

2) **Illuminance.**

a) The illuminance of a digital billboard shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured with the digital billboard off, and again with the digital billboard displaying a white image for a full color capable digital billboard, or a solid message for a single-color digital billboard. All measurements shall be taken perpendicular to the face of the digital billboard at a distance determined by the following formula:

Measurement Distance = √ (Area of Digital Billboard in sq. ft. × 100)

b) The difference between the off and solid-message measurement shall not exceed 0.3 foot-candles.

c) Shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements.

3) **Conflict Resolution.** In the event of a conflict between subsections (1) and (2) above, the most restrictive standard shall prevail.

b. **Messaging.**

i. Shall be programmed so that one static message or image is displayed at all times or that multiple static messages or images may be displayed provided the sign changes no more than once every 8 seconds.

ii. There shall be no video, effects of movement, blinking, animation, scrolling, flashing, or similar effects in the individual static digital message or in the

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transition between messages, and the transition time shall be instantaneous between messages.

iii. Shall contain a default design that will freeze the device on a single message or shut down if a malfunction occurs. If the ambient light meter fails, the digital billboard shall immediately shut down.

iv. Shall not simulate or imitate a directional, warning, danger or informational sign if it is likely, at the discretion of the City Engineer, to be mistaken for any such permitted sign or it is intended or likely to be construed as giving warning to traffic, such as by the use of the words "stop" or "slow down".

c. **Architecture.**

i. The billboard pylon shall be clad in high-quality masonry or other durable, quality materials. The pylon shall be designed to a high architectural standard and if located within an existing development, the pylon shall be designed to meet or exceed the architectural standards within the development.

ii. "Buckeye", "Buckeye, AZ" or the City of Buckeye logo shall be integrated into the pylon design. The text/logo shall be constructed of dark-colored metal or other durable, fade-resistant material and halo lit.

5. **Approval.** In addition to the issuance of a sign permit, all digital billboards require site plan approval in accordance with the ~~City Council~~ Planning and Zoning Commission Site Plan Review requirements as outlined in Section 8.9 of the 2010 City of Buckeye Development Code.

Commented [HW34]: EE. - Article 7, Section 5.11.8.B.5. – Digital billboard site plans are presented to the Planning and Zoning Commission.

6. **Integration into New Development.** If the digital billboard is located on an undeveloped parcel, upon issuance of a building permit on that parcel, the digital billboard must be removed or integrated into the overall signage plan for the development. If the digital billboard is integrated into the overall signage plan for the development, the digital billboard sign area shall count against the overall freestanding signage allowed.

7. **Conversion of Existing Billboard to Digital Billboards.** Billboards in existence prior to the adoption of this ordinance shall be permitted to continue in use and may be eligible for conversion to a digital billboard subject to the standards outlined in this section. If an existing billboard is converted to a digital billboard, Arizona Department of Transportation must be notified of the conversion.

DRAFT

PLZM-21-00247 – Buckeye Sign Code DCA – Clean Edit

5.11. - SIGNS

5.11.1. Title and Authority.

A. This Section of the Buckeye Municipal Code may hereafter be referred to as the "City of Buckeye Sign Code" or "Sign Code".

B. This section is adopted pursuant to the police power of the City and State Law (A.R.S. § 9-462.01.A.2), and the Development Services Director, or their designee is authorized and directed to administer and enforce this section.

5.11.2. Purpose and Intent.

A. The purpose of this Section is to provide standards for signs that encourage the development of private property in harmony with the desired character of the City as well as enhance the safety and enjoyment of travel, by the appropriate sizing and placement of signs along public streets.

B. The City intends to allow adequate communication through signage while encouraging aesthetic quality in the design, location, and size of all signs by:

1. Allowing adequate signage for business identification while meeting public and private objectives by establishing limitations on signs in order to ensure they are appropriate to the land, building, or use that is applicable.
2. Promoting the free flow of traffic, while protecting pedestrians and motorists from injury and property damage that may be caused by cluttered or distracting signage;
3. Promoting the use of signs that are well designed, of appropriate scale, structurally sound, and integrated with surrounding buildings and landscape in order to meet the community's desire for quality development;
4. Protecting property values, the local economy, and the quality of life through regulations that are intended to preserve and enhance the appearance of the streetscape that affects the image of the City;
5. Providing for adequate wayfinding through and within the City through regulations that are intended to aid motorists and pedestrians in navigating to local businesses and other points of interest safely; and
6. Promoting the health, safety, and general welfare of the citizens of the City.

5.11.3 Applicability.

The provisions of this section apply to all incorporated areas within the City and shall supersede all previous sign codes and references thereto adopted by the Buckeye City Council as of the

effective date of this Ordinance, except that where such land is subject to an approved comprehensive sign program (CSP) existing at the time of the adoption of this chapter, the time, place, and manner provisions of said CSP shall apply. Whenever an approved CSP is silent on a matter relating to signage, the provisions of this chapter shall to the extent that such provisions are not in conflict with the provisions of the approved CSP.

The provisions of this section will not apply to regulatory signage in the rights-of-way.

5.11.4 First Amendment Interpretation and Severability.

This chapter must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this chapter is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this chapter which can be given effect without the invalid provision.

5.11.5 Viewpoint Neutrality

A. Notwithstanding anything in this section to the contrary, no sign or sign structure shall be subject to any limitations based upon the viewpoint of the message contained on such sign or displayed on such sign structure.

B. Notwithstanding anything in this section to the contrary, the City shall regulate signs in a manner that does not favor commercial speech over noncommercial speech and does not regulate protected noncommercial speech by message content.

5.11.6. **Exempt Signs.** The placement of signs, except as listed below, shall require a sign permit issued by the City. The following types of signs are exempt from the planning process and from obtaining a permit unless otherwise noted. All temporary standalone signs will be reviewed by the Building Safety Department to determine if a building permit is required.

A. Signs protected by state statute;

B. Governmental signs, including signs erected by the city, for governmental purposes;

C. Directional and traffic signs erected or permitted by the city, county or state to direct and regulate traffic;

D. Window signs not exceeding 20 percent of the window area;

E. Signs not visible from off property or business;

F. Signs pertaining to the lease, sale, or rental of land or buildings, the size of which are six square feet or less for parcels up to five acres and twenty-four square feet or less for parcels more than five acres;

G. Temporary signs approved as part of an approved temporary use permit; and

H. Lawful Temporary Event Signage:

1. Defined. A Lawful Temporary Event is defined as a use of land that is permitted by and in accordance with section 3.4 of the Buckeye Municipal Code. For purposes of this section, the following uses are also considered lawful temporary events:

a. Real estate open houses occurring within lands zoned for residential uses.

b. Assembly uses where events are held on lands zoned for residential uses, but where the primary use established for said land is that of a public school, private school, or charter school, or other community facility, or public meeting hall.

2. Size. A temporary, portable sign generally in the shape of the letter "A" in which the overall height of the sign structure does not exceed 30 inches, the overall width of the sign structure does not exceed 30 inches and which does not exceed eight square feet of aggregate sign area. Riders not exceeding six inches in height and 24 inches in length which are attached to the top of the A-frame shall not be included in the overall height measurement or sign area measurement.

3. Placement.

a. Lawful Temporary Event signage may be placed in the following locations when in association with a lawful temporary event occurring on land zoned for single-family residential uses:

i. One (1) sign at the site of the lawful temporary event.

ii. One (1) sign at each local or collector street intersection leading from the site of the lawful temporary event to the adjacent arterial street grid.

iii. Two (2) signs at the point where the local or collector street intersects with the arterial street. One sign may be located at the corner of the intersection on the side of the arterial street closest to the lawful temporary event. A second sign may be located on the opposite side of the arterial street.

b. When allowed, Lawful Temporary Event signage may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle. Signage located within the right-of-way is subject to an encroachment permit as described in Chapter 19, Article 19-2.

c. The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.

5.11.7. **Prohibited Signs.** With the exception of temporary signs as described in Section 5.11.9 and sign walkers as regulated by A.R.S. § 9-499.13, the following types of signs are prohibited:

A. Flashing, moving, animated, coursing, blinker, racer-type, intermittent, rotating, moving or revolving signs and/or devices, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, and other types of attention-getting devices, except for changeable copy signs when in compliance with the applicable regulations in this Section.

B. Pylon or pole-mounted signs, except as provided in Section 5.11.8, *Dimensional Standards.*

C. Sandwich board signs, portable signs, and outdoor banners.

D. Roof-mounted signs or signs projecting above the roof line of a building.

E. Signs placed within the public right-of-way.

F. All signs mounted on, or applied to trees, utility poles, or public structures, except as otherwise provided.

G. Any sign determined to be a safety hazard to the flow of traffic.

H. Billboard or off-site advertising signs, except for those signs set forth in Section 5.11.10 and Section 5.11.12.

I. Commercial signs remaining at an abandoned or vacant building for a period exceeding 180 days.

J. Vehicle signs or signs mounted, attached, or painted on trailers, boats, or motor vehicles primarily or consistently parked, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes.

5.11.8. **Dimensional Standards.**

A. **Freestanding Sign Dimensions.** Signs shall not exceed the dimensions set forth in Table 5.11-1:

TABLE 5.11-1: MAXIMUM SIZE ALLOWED FOR FREESTANDING SIGNS		
Uses	Maximum Sign Height (Feet)	Maximum Sign Area (Square Feet)
Residential Neighborhood Identification	6	48
Multi-Family Single-Tenant standalone Office	5	20
Multi-Tenant Office	10	40
Single-Tenant Commercial Mixed Use	15	32
Multi-Tenant Commercial	20	72
Assembly Uses	10	48
Freeway-Oriented Identification	65	250
Industrial	20	48

B. **Attached Sign Dimensions.** Attached signs shall not exceed the dimensions set forth in Table 5.11-2:

TABLE 5.11-2: MAXIMUM SIZE ALLOWED FOR ATTACHED SIGNS	
Uses	Sign area allowed (in square feet) for each lineal foot of building facing the street frontage [1,2,3]
Multi-Family	0.25

Office	0.50
Assembly Uses	1.00
Commercial	1.00
Freeway-Oriented Identification	1.50
Mixed-Use	1.00
Industrial	0.50

NOTE:

[1] Attached signs shall be placed below roof eave line.

[2] Each side of a building having a street frontage, facing a parking area, or facing a designed internal driveway may be counted separately and used to place signs.

[3] The allowed sign area may be doubled when the building is setback at least 300 feet from the adjacent public right-of-way.

C. **Sign Number and Location.**

1. Only one free-standing sign per parcel or one free-standing sign for every 10 acres of development, whichever is less, is allowed. Partial acreage shall be rounded down to the nearest factor of 10 acres.
2. Unless no other practicable alternative is available, all signs with the exception of directional signs, shall be located a minimum of five feet from the front or side property line.
3. Signs shall be located on the same parcel as the use for which they advertise.
4. Residential Neighborhood Identification signs are limited to two (2) per community entrance.

D. **Illumination.** Illuminated signs may be internally 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 shall meet the standards of Section 5.10, *Exterior Lighting* and shall be 100 percent cut-off.

E. **Design.**

1. In order to reinforce visual continuity, all on-site signs shall incorporate design elements that are consistent with each other and with the overall architectural character of the development in terms of their materials, height, colors, and lettering style.
2. Electrical service to signs, including raceways and transformers, shall be located to minimize their visibility. When such services are visible on street-facing facades, they shall be painted to match the color of the wall on which they are located.

F. **Signs Along Freeway Frontage.** Freeway-Oriented Identification Signs shall be limited along freeway frontages to one (1) identification sign per property or unified development, except that two (2) signs shall be allowed for properties or unified developments which are 30 acres or larger.

G. **Comprehensive Sign Plan (CSP).**

1. All multi-tenant commercial and mixed-use developments shall submit a Comprehensive Sign Plan (CSP) illustrating a coordinated approach to site signage. CMPs shall provide specifications regarding sign:
    a. Type;
    b. Materials;
    c. Illumination;
    d. Colors;
    e. Dimensions; and
    f. Location.
2. Developments utilizing a CSP may propose variations from City signage standards that address sign size and the number of signs allowed. Variations of up to 10 percent from the general requirement may be approved administratively. Variations above 10 percent must be approved by the Planning Commission.

H. **Reserved.**

5.11.9. **Temporary Signs.** Temporary signs are intended to be utilized by businesses as a short-term advertisement of special events (e.g., grand opening, going out of business), sales, and new products or services.

A. **General Standards.** Unless otherwise modified by this Section, or as a condition of approval, the following standards apply to all temporary signs:

1. Temporary signs in use prior to the adoption of this ordinance shall be deemed nonconforming and shall not be grandfathered unless said sign was approved with the issuance of a valid sign permit.
2. Temporary signs shall obtain a Temporary Sign Permit (TSP) from the Development Services Director.
3. Temporary signs located within the rights-of-way are subject to an encroachment permit as described in Chapter 19, Article 19-2.
4. Temporary signs shall display a TSP sticker at all times.
5. With the exception of buildings allowed a 0-foot front setback, temporary signs shall be located on private property outside of City and County right-of-way.
6. Temporary signs shall be spaced at least 10 feet apart.
7. Temporary signs will not interfere with sight distance requirements.
8. Except as otherwise provided in this Section, temporary signs shall not be located off-site.
9. Except as otherwise provided in this Section, temporary signs shall be limited to use for up to 30 consecutive days with at least 15 days between each use and a maximum cumulative display time of 180 days per calendar year.

10. Temporary signs shall be maintained in good condition throughout the duration of use. Failure to maintain a temporary sign in good condition, as determined by the City, shall be grounds for the revocation of any TSP.

B. **Grand Openings.** Grand opening events must comply with all temporary sign standards and a TSP must be issued for each event. In addition to the temporary signage allowed under this Section, a Special Grand Opening TSP may be approved by the Development Services Director allowing for the use of alternative forms of temporary signage otherwise prohibited under the Development Code, subject to any conditions of approval imposed upon the TSP for such signs, for a period not to exceed 2 weeks. If a Special Grand Opening TSP is approved, the remaining 2 weeks of the event must comply with the temporary sign standards without the need for issuance of a new TSP. A Grand Opening TSP may be issued only once per business opening or ownership change.

C. **Special Events and Temporary Uses.** Special events that are approved through the issuance of a City of Buckeye Special Event Permit and temporary uses which are approved through the issuance of a Temporary Use Permit may have alternative temporary sign standards approved as a part of the Special Event Permit or Temporary Use Permit process. If no alternative temporary sign standards are approved, the standards in this Section shall apply.

D. **Model Home Complex.** In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:

1. One (1) temporary sign measuring no more than 30 inches wide and 72 inches tall for each lot within the boundaries of the model home complex. Such signs shall not be illuminated except by ambient lighting.

2. One (1) temporary sign measuring no more than 96 inches wide and 96 inches tall with the aggregate sign area not to exceed 32 square feet. Such signs shall not be illuminated except by ambient lighting.

3. One (1) banner sign not exceeding three feet in height and five feet in length may be attached to the trap fence. Said banner sign shall be equipped with ventilation flaps. Banner signs permitted under this paragraph shall not be illuminated except by ambient lighting.

4. One awning sign or canopy sign provided the awning or canopy is limited to the customer entrance to the sales office associated with the approved model home complex. Awning signs or canopy signs permitted under this paragraph shall not be illuminated except by ambient lighting.

5. One building wall sign not exceeding four square feet may be affixed to the front elevation of the model home sales office facing the street from which the model home complex takes access. Said sign may be externally illuminated or back-lit.

6. Model home signs shall be included with the site plan application packet to be reviewed and approved for the model home complex.

7. All model home signs permitted under this section shall be removed upon the conversion of the model homes to a residential use.

E. **Permitted Signage.** The following types of signage shall be permitted pursuant to the issuance of a TSP and compliance with the established standards:

1. **On-Site A-Frame Signs.**

a. Placement must allow for a minimum 3 foot pedestrian pathway to/from all building entrances and exists.

b. Shall not exceed 4 feet in height and 3 feet in width.

c. Shall be constructed of durable materials with a stable, weighted base.

d. Shall be limited to 1 per business or tenant per public street frontage.

e. Shall not be illuminated or animated in any way.

f. Except as otherwise specified in this Section, A-frame signs shall only be displayed during normal business hours of operation.

g. Shall not be placed upon, affixed or attached to any object, including, but not limited to, light poles, trees, traffic signals, benches, tables, street signs, fencing, or bike racks.

h. Use of such signs are not subject to the time limitation provided in Section 5.11.10.A.7.

i. Shall obtain an annual TSP.

j. A-Frame Signs, including Off-Site A-Frame Signs, may be used for the duration of this ordinance with no lapse between each use.

2. **Off-Site A-Frame Signs.** A-frame signs may be placed off-site if all of the following standards are met, in addition to meeting the standards of Section 5.11.10.D.1:

   a. Shall only be displayed between the hours of 12:00 p.m. Friday through 7:00 a.m. Monday. Any sign being display off-site between the hours of 7:00 a.m. Monday and 12:00 p.m. Friday may be eligible for removal by the City at the owner's expense.

   b. Must not be located within the Right-of-Way unless otherwise noted in this Section.

   c. Off-site A-frame signs located within the rights-of-way are subject to an encroachment permit as described in Chapter 19, Article 19-2.

   d. Must obtain written approval of the property owner of record for the property where the sign is to be located.

   e. At the time of TSP submittal, a letter stating such approval, along with a site plan depicting the location of the off-site A-frame sign, must be submitted and approved by the City prior to the placement of the sign.

3. **Balloons.**

   a. Shall not exceed the allowed building height for the zoning district in which the business is located.

   b. Shall not occupy any required parking spaces.

   c. Shall be securely tethered or anchored and shall not be affixed or attached to any light poles, traffic signals, street signs, or other public safety device.

   d. Shall not be located on the roof of the building.

4. **Banners.**

   a. Shall have a maximum area of 32 square feet and a maximum height of six feet.

   b. Shall not be located on the roof of the building or above the building roofline.

c. Shall be securely attached to the building in which the business is located.

d. Shall be limited to one banner per street frontage, per business.

5. **Inflatables.**

a. Shall have a maximum height of the building in which the business is located or 30 feet above the adjoining ground, whichever is less.

b. Shall be securely tethered or anchored and shall not be affixed or attached to any light poles, traffic signals, street signs, or other public safety device.

c. Shall be located so as to not interfere with pedestrian and vehicular circulation patterns as approved by the City.

d. Shall not be located on the roof of the building.

6. **Freestanding Pennants.**

a. Shall have a maximum area of 16 square feet and a maximum height of 12 feet.

b. Shall be constructed of durable materials with a stable, weighted base.

c. Shall be located on-site and in an area free of pedestrian or vehicular traffic.

d. Unless no other practical alternative is available, pennants shall not be located adjacent to public right-of-way.

e. Shall not occupy any required parking spaces.

f. Shall be limited to 2 pennants per business.

5.11.10. **Special Purpose Signs.**

A. **Kiosk Signs.**

1. **Community Kiosk Signs.**

a. Sign panels on City-approved community kiosk signs may be permitted for the purpose of providing directional information to community facilities and attractions and residential development, including mobile home parks and apartment developments.

b. Community kiosk signs shall not exceed 12 feet in height and 5 feet 6 inches in width.

c. Community kiosk signs shall be located outside of the public right-of-way of a minor arterial or higher street classification. The locations subject to the approval of the Development Services Department.

d. A community kiosk sign plan shall be prepared showing the design and location of each kiosk sign and shall be submitted to and approved by the Development Services Department prior the issuance of a sign permit.

e. A community Kiosk sign permit shall be effective for one year from the date of approval. Applicant must submit a community kiosk sign plan to the Development Services Department at least 30 days prior to the expiration of the current permit for review and re-approval of the Development Services Department.

f. A minimum of 30 inches at the top of each community kiosk sign shall be reserved for the placement of an approved City logo and a 24-inch clearance shall be provided on the bottom of each community kiosk sign.

g. Sign panels in community kiosk signs shall not exceed 18 inches in height.

h. Community kiosk signs will not be located within a Sight Visibility Triangle.

2. **Neighborhood Kiosk Signs.**

a. Sign panels on City-approved neighborhood kiosk signs may be permitted for the purpose of providing directional information to community facilities and attractions.

b. Neighborhood kiosk signs shall not exceed 6 feet in height and 5 feet 6 inches in width.

c. Neighborhood kiosk signs shall be located outside of the public right-of-way of a collector or lower street classification, the locations subject to the approval of the Development Services Department.

d. A neighborhood kiosk sign plan shall be prepared showing the design and location of each kiosk sign and shall be submitted to and approved by the Development Services Department prior to issuance of a sign permit.

e. A neighborhood kiosk sign permit shall be effective for one year from the date of approval. Applicants must submit a neighborhood sign plan to the Development Services Department at least 30 days prior to the expiration [of] the current permit for review and re-approval by the Development Services Department.

f. A minimum of 24 inches at the top of each neighborhood kiosk sign shall be reserved for the placement of an approved City logo and a 12-inch clearance shall be provided on the bottom of each neighborhood kiosk.

g. Sign panels in neighborhood kiosk signs shall not exceed 12 inches in height.

3. No kiosk signs shall be placed within 300 feet of another kiosk sign on the same side of the street.

B. **Street Banner Program.**

1. **Purpose.** The purpose of this section is to designate the use of certain locations for the display of street banners to benefit the community and the City as a whole by allowing street banners, other than the banners the City displays on its light poles, for the limited purpose of encouraging and promoting community identity, community organizations, and community activities and events. In allowing this limited signage in certain designated locations, the City does not intend to create an open public forum, but rather intends to create a limited forum for the purposes set forth herein.

2. **Definitions.**

a. "Applicant" means any person or community organization that applies for a street banner permit as described herein.

b. "Street Banner" means a temporary secured banner to be located at the areas designated for such use as provided herein.

c. "Community Organization" means a City recognized, community-based organization, government entity and/or a local non-profit 501(c)(3) tax exempt status organization.

d. "Sign" means a sign as defined in Chapter 7, Development Code, Article 10, Definitions, Section 10.4.

e. "Logo" means a logo as defined in Chapter 7, Development Code, Article 10, Definitions, Section 10.4.

3. **Eligible Participants.**

   a. Only non-commercial banners promoting community events open to the general public and hosted or sponsored by a community organization are permitted.

   b. No requests shall be approved for banners advertising for the following types of events:

      - Political messages, fundraisers and/or events;
      - Commercial business product sales, logos or brand messages and/or events unless sponsors of the community organization's event. In a sponsorship circumstance, only the logo and name of the sponsor may be shown; and
      - Events not held in the City of Buckeye's municipal planning area.

4. **Prioritization.** Applications for street banner use shall be handled in a first come, first serve basis. However, requests for the use of street banners are subject to the following criteria in order of priority for banner space:

   a. Events organized and sponsored by the City of Buckeye.

   b. Events organized and sponsored by community organizations in the City of Buckeye.

   c. Events organized and sponsored by other community organizations not in the City of Buckeye.

5. **Street Banner Location(s).** There are two street banner designated locations: (1) 6th Street and East Monroe Avenue facing east and west, and (2) 6th Street Plaza Main Entry south side of 6th Street and East Monroe Avenue facing south. Only events with activities occurring at the 6th Street Plaza will be authorized to have a banner located at the Main Entry banner location.

6. **Application for Permit.**

   a. Any person or entity who desires to participate in the Street Banner Program shall submit an application to the City. Application forms are available from and must be submitted not more than six (6) months before the date the street banners are proposed to be displayed and must contain the following:

      i. The name, address and telephone number of the applicant, or if an organization, the name, address and telephone number of a contact person;

      ii. A photograph, drawing, or other visual representation of the proposed street banners;

      iii. The proposed number of street banners and the proposed locations requested;

      iv. The proposed dates for placement;

      v. An application fee in an amount as adopted by the City Council; and

      vi. Signed Indemnity and Insurance Letter as required by Public Works Department and City Attorney.

7. **Scheduling.**

    a. Applications must be received at least two (2) months in advance of the proposed installation date; however, the banner itself must be delivered to the City of Buckeye a minimum of five (5) working days prior to the preferred installation date. This will ensure adequate lead time to schedule City staff to install the banner.

    b. If multiple applications are received to have banners installed during the same timeframe, City staff will use the prioritization criteria to determine the organization able to advertise. The City may also contact the higher priority applicant to determine if they are willing to share in the cost of the banner installation by having one side be used for their organization and the other side used for another organization. Additionally, two organizations may opt to share in the cost of the banner production by having their two different events advertised on 1 side of a banner by splitting the ad down the center.

    c. The organization with higher priority may or may not allow the second organization to share either in the installation costs (2 sided banner with 1 different event advertised on each side) and/or banner production costs (2 sided banner with 2 events advertised on each side) for the single banner installed:

        i. City staff will schedule the banner for the requested time, provided there has not been prior submission of written application for the same date;

        ii. If prior application has been made, staff will notify the new applicant of the prior approval, no later than ten (10) working days of receipt of their request; and

        iii. Applications of street banners are accepted up to six months in advance.

8. **Installation.** Banners shall be up for a maximum time of three (3) weeks and a minimum of one (1) week in advance to the date of the event. Installation and removal of the banners shall be the sole responsibility of the City of Buckeye. Arrangements will be made for the installation and removal of the banner by City staff through the application review. City of Buckeye staff has the absolute authority to remove the banner if repair is needed or if a banner becomes a danger to public safety, due to banner deterioration, storms, high winds, etc. The City is not responsible for any consequences resulting from any early banner removal.

9. **Banner Specifications.** The following banner specifications must be followed, or the banner will be rejected and not displayed:

    a. **Material.** Nylon filament core; a minimum of 18 oz. in thickness (thicker if possible), double-sided material. Grommets must be every two feet across the top and bottom of the banner with metal connectors that will snap onto the street banner wire on the top and bottom of the banner. The metal connectors shall be permanently attached to the banner grommet, with an easy snap connector that will affix itself to the banner wire. The connectors shall be not less than four inches long and made of stainless steel. The minimum grommet size shall be ½ inch (inside measurement). For added strength, webbing (usually 1" wide) shall be stitched into the banner on all four edges. D-rings shall be stitched into all four corners with reinforced nylon or heavier material stitching as shown to the right. Approximately twenty large U shaped wind breaks shall be cut into the banner. The minimum size of these wind breaks should be comparable to the diameter of a three-pound coffee can (or six inches in diameter). Mesh banners are permissible. Please have your banner maker contact us should you have any questions or alternative suggestions.

b. **Banner Size.** Banners are only permitted in one size and shall be 30 feet in width and three feet, four inches (3'-4") in height, so as to fit between the four feet spacing between the upper and lower banner wires.

5.11.11. **Digital Reader Panels.** The following standards shall apply to all digital reader panels:

A. **Location.** Digital reader panels shall only be permitted in commercial and industrial zoning districts, commercial or industrial mixed-use zoning districts, and within commercial or industrial land use areas or zones identified on an approved Community Master Plan (CMP) or Planned Area Development (PAD) land use plan.

B. **Development Standards.**

1. Shall have a maximum height equal to the maximum height for signs established in Table 5.11-1.

2. Shall not exceed 75% of the overall maximum signs area established in Table 5.11-1.

C. **Design Standards.**

1. **Luminance & Illumination.**

a. May be illuminated internally or with full cut-off down-lighting. In no instance shall up-lighting be permitted.

b. The luminance of a digital reader panel shall be no more than 300 nits in full-white mode from sunset through sunrise.

c. The illuminance of a digital reader panel shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured with the digital reader panel off, and again with the digital reader panel displaying a white image for a full color capable digital reader panel, or a solid message for a single-color digital reader panel. All measurements shall be taken perpendicular to the face of the digital reader panel at a distance determined by the following formula:

Measurement Distance = √ (Area of Digital Reader Panel in sq. ft. × 100)

d. The difference between the off and solid-message measurement shall not exceed 0.3 foot-candles.

e. All digital reader panels shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, and that can be adjusted to comply with the 0.3 foot-candle measurements.

f. In the event of a conflict between luminance and illuminance as defined above, the most restrictive standard shall prevail.

g. All freeway-oriented identification sign digital reader panel light sources shall be extinguished from 11:00 p.m. until sunrise.

h. Measures must be taken to ensure that the most efficient and modern technology is utilized in order to increase operation efficiency and reduce power consumption.

2. **Messaging.**

a. Sign shall be programmed so that one static message or image is displayed at all times or that multiple static messages or images may be displayed provided the message or image changes no more than once every 8 seconds.

b. There shall be no video, effects of movement, no intermittent or moving light or lights, blinking, animation, scrolling, flashing, or similar effects in the individual static digital message or in the transition between messages, and the transition time shall be instantaneous.

c. Sign shall contain a default design that will freeze the device on a single message or shut down if a malfunction occurs. If the ambient light meter fails, the digital reader panel shall immediately extinguish the display and shut down.

D. **Approval.** All digital reader panels, both new and conversions from existing static signs, require approval of a sign permit as required under the 2010 City of Buckeye Development Code.

5.11.12. **Digital Off-Site Signs (Digital Billboards).**

A. **Purpose.** The [To] promote the creation of an attractive visual environment that promotes a healthy local economy by:

1. Permitting businesses to inform, identify, and communicate effectively.

2. Directing the general public through the use of signs while maintaining attractive and harmonious application of signs on-site.

3. Protecting and enhancing the physical appearance of the City in a lawful manner than recognizes the rights of property owners by:

a. Encouraging the appropriate design, scale, and placement of signs.

b. Assuring that the information displayed on a sign is clearly visible, conspicuous, legible and reasonable so that the sign achieves the intended purpose.

4. Fostering public safety along public streets within the City by assuring that all signs are in safe and appropriate locations outside of the right-of-way.

B. **Digital Billboard Standards.** The following standards apply to all digital billboards:

1. **Location.**

a. No more than a total of eight (8) new digital billboard or static billboard to digital billboard conversions shall be approved by the City. Such approvals shall be on a first-come, first-served basis. No new non-digital billboards will be approved by the City; and

b. Shall only be permitted in commercial and industrial zoning districts, including commercial and industrial mixed-use zoning districts, and within commercial or industrial land uses identified on an approved Community Master Plan (CMP) or Planned Area Development (PAD) land use plan; and

c. Must be adjacent to Interstate 10 (I-10) or State Route 85 (SR-85). Placement of the digital billboard shall be within 175 feet of the nearest freeway travel lane or freeway interchange travel lane but no closer than 10-feet from the edge of the freeway right-of-way.

2. **Separation.**

a. All separation requirements shall be irrespective of Buckeye's corporate boundary.

b. 1,320 feet from all residential structures constructed prior to the approval of the digital billboard and as measured from the base of the digital billboard to the nearest portion of the nearest residential structure.

c. 500 feet from all residential (single-family or multi-family) zoning districts established prior to the approval of the digital billboard and as measured from the base of the digital billboard to the property line of the nearest residential zoning district.

d. In the case of Community Master Plans (CMPs) and Planned Area Developments (PADs), the separation shall be 500 feet from any land use area or zone in which residential (single-family or multi-family) uses are permitted uses and as measured from the base of the digital billboard to the nearest property line of the nearest land use area or zone in which residential is a permitted use.

e. 1,320 feet from any other digital billboard or existing static billboard on the same side of the freeway.

f. 500 feet from any new or existing freeway-oriented identification sign on the same side of the freeway.

3. **Development Standards.**

a. Sign shall have a maximum height of 45 feet as measured from the adjacent grade of the freeway roadway to the top of the sign. In no case shall the maximum height exceed 65 feet as measured from the base of the billboard pylon to the top of the sign.

b. Shall not exceed 672 square feet in area, excluding detailing and embellishments around the sign face, with a maximum vertical facing dimension of 14 feet and a maximum horizontal facing dimension of 48 feet.

c. Shall include no more than two faces, which are not permitted to be vertically or horizontally stacked. Digital billboards that are parallel double-sided or "V" (45-degree maximum angle) shaped shall be considered one structure with each facing subject to the size requirements established above.

4. **Design Standards.**

a. **Luminance & Illumination.**

i. With the exception of amber alerts and emergency messaging, all digital billboard light sources shall be extinguished from 11:00 p.m. until sunrise.

ii. May be illuminated internally. In no instance shall external lighting be permitted.

iii. From sunset to 11:00 p.m., the following illumination standards apply to all digital billboards:

1) **Luminance.** The luminance of all digital billboards shall not exceed 300 nits in full white mode.

2) **Illuminance.**

a) The illuminance of a digital billboard shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured with the digital billboard off, and

again with the digital billboard displaying a white image for a full color capable digital billboard, or a solid message for a single-color digital billboard. All measurements shall be taken perpendicular to the face of the digital billboard at a distance determined by the following formula:

Measurement Distance = √ (Area of Digital Billboard in sq. ft. × 100)

b) The difference between the off and solid-message measurement shall not exceed 0.3 foot-candles.

c) Shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements.

3) **Conflict Resolution.** In the event of a conflict between subsections (1) and (2) above, the most restrictive standard shall prevail.

b. **Messaging.**

i. Shall be programmed so that one static message or image is displayed at all times or that multiple static messages or images may be displayed provided the sign changes no more than once every 8 seconds.

ii. There shall be no video, effects of movement, blinking, animation, scrolling, flashing, or similar effects in the individual static digital message or in the transition between messages, and the transition time shall be instantaneous between messages.

iii. Shall contain a default design that will freeze the device on a single message or shut down if a malfunction occurs. If the ambient light meter fails, the digital billboard shall immediately shut down.

iv. Shall not simulate or imitate a directional, warning, danger or informational sign if it is likely, at the discretion of the City Engineer, to be mistaken for any such permitted sign or it is intended or likely to be construed as giving warning to traffic, such as by the use of the words "stop" or "slow down".

c. **Architecture.**

i. The billboard pylon shall be clad in high-quality masonry or other durable, quality materials. The pylon shall be designed to a high architectural standard and if located within an existing development, the pylon shall be designed to meet or exceed the architectural standards within the development.

ii. "Buckeye", "Buckeye, AZ" or the City of Buckeye logo shall be integrated into the pylon design. The text/logo shall be constructed of dark-colored metal or other durable, fade-resistant material and halo lit.

5. **Approval.** In addition to the issuance of a sign permit, all digital billboards require site plan approval in accordance with the Planning and Zoning Commission Site Plan Review requirements as outlined in Section 8.9 of the 2010 City of Buckeye Development Code.

6. **Integration into New Development.** If the digital billboard is located on an undeveloped parcel, upon issuance of a building permit on that parcel, the digital billboard must be

removed or integrated into the overall signage plan for the development. If the digital billboard is integrated into the overall signage plan for the development, the digital billboard sign area shall count against the overall freestanding signage allowed.

7. **Conversion of Existing Billboard to Digital Billboards.** Billboards in existence prior to the adoption of this ordinance shall be permitted to continue in use and may be eligible for conversion to a digital billboard subject to the standards outlined in this section. If an existing billboard is converted to a digital billboard, Arizona Department of Transportation must be notified of the conversion.

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/09/21	**AGENDA ITEM:** 3.B. Trillium Village 3 Unit 2 - Preliminary Plat (PLZS-21-00113)
DATE PREPARED: 11/04/21	**DISTRICT NO.:** 4
STAFF LIAISON: Hobart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623)349-6207	
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)
Trillium Village 3 Unit 2 - Preliminary Plat (PLZS-21-00113)
Recommendation to approve a Preliminary Plat for 546 lots within the Trillium Community Master Plan (CMP) zoning district overlay and Planned Community (PC) zoning district.

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:
A Preliminary Plat for 546 lots within the Trillium Community Master Plan (CMP) zoning district overlay and Planned Community (PC) zoning district.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:
00 - PLZS-21-00113 - Trillium V3 U2 PP - Staff Report - PZ 110921.pdf
01 - PLZS-21-00113 - Trillium V3 U2 PP - Vicinity - PZ 110921.pdf
02 - PLZS-21-00113 - Trillium V3 U2 PP - Narrative - PZ 110921.pdf
03 - PLZS-21-00113 - Trillium V3 U2 PP - Preplat - PZ 110921.pdf
04 - PLZS-21-00113 - Trillium V3 U2 PP - Landscape - PZ 110921.pdf

PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZS-21-00113**
TITLE:	**Trillium Village 3 Unit 2 Preliminary Plat**
MEETING DATE:	**November 9, 2021**

Applicant:	Hilgart Wilson, LLC
Owner:	JF Purchase, LLC
Request:	A Preliminary Plat for 546 lots within the Trillium Community Master Plan (CMP) zoning district overlay and Planned Community (PC) zoning district.
District	District 4
Location:	NWC Sun Valley Parkway and Wintersburg Parkway alignment
Site size:	149.56 acres
Density:	3.49 dwelling units per acre
Public input:	None received
Recommendation:	**Approve** with conditions

PROJECT DESCRIPTION

1. Hilgart Wilson is requesting a preliminary plat approval for 546 single-family residential lots to be developed in phases on 149.56 acres generally located west of the northwest corner of Sun Valley Parkway and Wintersburg Parkway alignment.

2. The area within this preliminary plat is surrounded on the north, east, and west by undeveloped portions of Trillium CMP. To the south is undeveloped Planned Community (PC).

3. This request is for a preliminary plat only and, if approved, a final plat demonstrating compliance with the Development Code standards will be required.

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), Trillium CMP**
North	Vacant	Master Planned Community	Planned Community (PC), Trillium CMP
South	Vacant	Master Planned Community	Planned Community (PC)
East	Vacant	Master Planned Community	Planned Community (PC), Trillium CMP
West	Vacant	Master Planned Community	Planned Community (PC), Trillium CMP

PUBLIC PARTICIPATION

4. Legal notice is not required for preliminary plats; however, 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 April 19, 2021, and any public input received will be shared at this project's Planning and Zoning Commission hearing.

Table 2: *Public Notice*

Notification Element	Date
Mailing to Property Owners w/in 300'	April 19, 2021

BACKGROUND

5. **August 16, 1991:** Annexation, Ordinance 9-90, was approved by Town Council.
6. **August 3, 2004:** CMP03-394 - Trillium CMP - Original CMP encompassing 3,029 acres was approved by Town Council.
7. **January 12, 2010:** CMPA(M)07-07 - First Trillium CMP amendment regarding land uses was approved by Town Council.
8. **November 1, 2016:** PLZ-15-00145 - Second Trillium CMP amendment regarding revised circulation was approved by City Council.
9. **September 1, 2021:** PLZZ-21-00024 - Third Trillium CMP amendment regarding relocating a school site was approved administratively.

ANALYSIS

Land Use Allocations

10. The preliminary plat contains 546 detached single-family lots contained in six (6) parcels: Parcels 44 through 49. The plat will also create lots for a water campus (Parcel 50 - 5.50 acres), Public safety facility (Parcel 51 - 5.49 acres), Neighborhood Commercial (Parcel 52 - 6.67 acres), and Mixed Use (Parcel 53 - 33.20 acres). The project density (3.49 du/ac) is consistent with the densities provided in the Trillium approved CMP.

Table 2: *Residential Lot Mix*

Lot Size (min)	Lot Count	Lot Mix (Percentage)
55’ x 120’	72	13.19%
50’ x 120’	75	13.74%
45’ x 120’	187	34.25%
45’ x 115’	90	22.34%
45’ x 90’	122	16.48%
Total	**546**	**100%**

Table 3: *Lot Setbacks*

Lot Type	Development Option	Front*	Interior Side / Corner	Rear
55’ x 120’	SF-6	18-ft garage 10-ft living space or side-load garage	5’ and 5’ / 10’ total	20’
50’ x 120’	SF-6	18-ft garage 10-ft living space or side-load garage	5’ and 5’ / 10’ total	20’
45’ x 120’	SF-3	18-ft garage 10-ft living space or side-load garage	5’ and 5’ / 10’ total	20’
45’ x 115’	SF-3	18-ft garage 10-ft living space or side-load garage	5’ and 5’ / 10’ total	10’
45’ x 90’	SF-3	18-ft garage 10-ft living space or side-load garage	5’ and 5’ / 10’ total	10’

**Setback to the front face of a garage to the nearest sidewalk edge is 20-feet.*

Schools

11. The project is located within the Saddle Mountain Unified School District boundaries for both elementary and high school students. Elementary students will attend Tartesso Elementary School (until the Trillium Village 3 Unit 1 school is open at which time the students will attend the Trillium School) while high school students will attend Tonopah Valley High School.

Circulation

12. Primary access from Sun Valley Parkway to the project site is obtained from Wintersburg Parkway a proposed arterial that forms the southern boundary of the subject preliminary plat. Access into the neighborhoods can be obtained via 304th Avenue or Johnson Road from Wintersburg Parkway. Access from the east (Unit 1) is provided with Rosewood Avenue and Bloomfield Road.

Open Space / Trails

13. HOA maintained landscaped tracts are proposed throughout the development which provide open space and recreation opportunities. The landscaped open space accounts for 49.66 acres (31.8%) of the subject preliminary plat. Active open space comprises 10.10 acres (6.5%) of the subject plat.

14. A system of trails is planned throughout the Project. Trails will be provided along the entire western edge of the Project just east of Wagner Wash. Another trail will be provided along

the entire northern edge of the Project just south of Channel V2-R4. Another trail will be provided along the eastern edge of the Project that runs from Channel V2-R4 southerly to Park "B". Access to Park "C" will be provided by paths that traverse the site from the northern, western, and eastern boundaries of the Project. Additional trails are located within the community providing a link between the major trail corridors and select parcels.

Site Design Details, Theming

15. The CMP outline the wall, site, and other theme details that will be used throughout Trillium Village 3, Unit 2. The conceptual landscape and wall plan shows the design and location of theme walls, view walls, entry features and other amenities. Specifics will be finalized with the final landscaping plans.

Infrastructure

16. Water, Sewer, and effluent will be provided by the City and constructed by the developer as per the terms of the CMP, master reports, and development agreement.

Emergency Access

17. The project will utilize planned local streets to provide adequate emergency access. The Fire Department will continue to work with the developer to ensure that any non-street emergency access meets minimum safety standards

18. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application for this Preliminary Plat:

    a. Engineering
    b. Fire
    c. Public Works
    d. Community Services
    e. Police
    f. Water Resources
    g. Development Services (both Planning Division and Building Safety Division)

RECOMMENDATION

19. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a - nn of **PLZS-21-00113** for the following reasons:
    - Conformance with General Plan
    - Conformance with Development Code
    - Conformance with Community Master Plan

- No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. Development of the property shall be in general conformance with the Preliminary Plat entitled "Preliminary Plat Trillium Village 3 – Unit 2" consisting of 26 pages, dated September 7, 2021, and stamped received September 9, 2021.
b. Development of the property shall be in general conformance to the project narrative report entitled "Trillium - Village 3 – Unit 2 Preliminary Plat Narrative" consisting of ten (10) pages, dated September 7, 2021, and stamped received September 9, 2021, except as modified by the following conditions.
    1. The Project Uses and Areas Table on Page four (4) will be modified to match the figures provided on the Preliminary Plat.
    2. The tables located on Page five (5) will be modified to match the figures provided on the Preliminary Plat.
    3. The space between Notes three (3) and four (4) on Page nine (9) will be removed.
    4. The parcel figures located on Page 12 will be modified to match the figures provided on the Preliminary Plat.
    5. The Park information on Page 12 will be modified to match the figures provided on the Preliminary Plat.
    6. The parcel figures located on Page 13 will be modified to match the figures provided on the Preliminary Plat.
c. Development of the site shall be in general conformance with the Conceptual Landscape Plan entitled "Trillium – Unit 2 Conceptual Landscape Plan" consisting of 11 pages, dated September 8, 2021, and stamped received September 9, 2021.
d. Preliminary plat approval is valid for a period of two (2) years. For a preliminary plat that identifies phases, the preliminary plat shall remain valid for a period not to exceed two (2) years from the date of recording of any final plat that conforms to the approved preliminary plat. The Development Services Director or Designee may grant a one-time extension of 12 months, if in the opinion of the Director, satisfactory progress has been made towards completion of the final plat or for the next phase of subdivision development. Additional extensions may be approved through the discretion of the Planning and Zoning Commission.
e. 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 result of this approval.
f. Prior to Final Plat approval, the Property Owner/Developer shall provide a letter from the appropriate school district(s) that certifies the Developer and the school

district(s) have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner.

g. The preliminary plat does not depict any phasing. Phasing of final construction plans and plats will be allowed without the need to amend and reapprove the preliminary plat as long as the following criteria are met:
    1. A minimum of 2 points of access are provided to any phase. The points of access shall meet the requirements of the fire department.
    2. Waterlines are looped with a minimum of 2 connections to any phase.
    3. Temporary upstream and downstream drainage provisions are provided for any phase to the satisfaction of the City Engineer.
    4. Each phase includes a reasonable amount of open space and amenities, as determined and approved by the Planning Division.
h. This subdivision is subject to a Parkway Maintenance Improvement District (MID) and in accordance with City of Buckeye Ordinance 42-06. The MID shall be established prior to the recordation of the first Final Plat as determined in the MID guidelines and submitted with the first final plat or before.
i. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of the first Final Plat as determined in the SLID guidelines and submitted with the first final plat or before.
j. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.
k. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used.

The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.

l. No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.

m. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".

n. Landscaping within the public-right-of-way will require:

    1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
    2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
    3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
    4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
    5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
    6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
    7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
    8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
    9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
    10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

o. 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.
p. Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):
    1. Male Mulberry Tree (Morus Alba).
    2. Olive Tree (Olea Europea).
    3. Additionally, North Indian Rosewood Trees (Dalbergia Sissoo) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure.
q. Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).
r. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
s. 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 and City Engineer.
t. Fire protection systems shall be as required by City of Buckeye Ordinance 20-13.
u. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
v. All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.
w. Residential developments where the number of dwelling units exceeds 10 shall be provided with two separate and approved fire apparatus access roads.
x. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
y. Prior to Final Plat recordation, final landscaping and irrigation plans, including all lighting improvements, shall be reviewed and approved by the City of Buckeye.
z. The Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage Report as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the

Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel owners. When required, said easement shall include an acknowledgment by the adjacent parcel owner(s) that historic drainage discharge points may be altered. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the Final Plat for this project.

aa. Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.

bb. 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 Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

cc. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.

dd. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.

ee. 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.

ff. Prior to Final Plat approval, an effluent irrigation pipe (Purple Pipe) system shall be designed by the Property Owner/Developer and approved by the City Engineer in order to service all association maintained landscaping. At such time as an effluent delivery system is designed and developed by the City, the Property Owner/Developer is required to install and bring the development's system into full operation by connecting into the City's system.

gg. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project. Notwithstanding any authority of the City to create a special district for purposes of funding infrastructure in the City, to meet its obligations under this Stipulation and under Ordinance No. 86-06, the Property Owner/Developer may participate jointly with other property owners/developers in the provision of the necessary regional

public infrastructure to serve the subject Property and, in such event, shall pay its pro-rata share of the costs of providing such infrastructure and shall provide documentation satisfactory to the City of such participation and payment of its pro rata share.

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

ii. If the property is location with the City's water service area, 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.

jj. If the property is located within the City's water service area, the Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

kk. If the Development is within the City of Buckeye's Water Service Area, 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.

ll. 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.

mm. 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 has, prior to Final Plat approval and if requested by the City, reduced 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.

nn. Prior to Final Plat approval, the Development Services Director shall require the Property Owner/Developer to 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 provided 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.

ATTACHMENTS

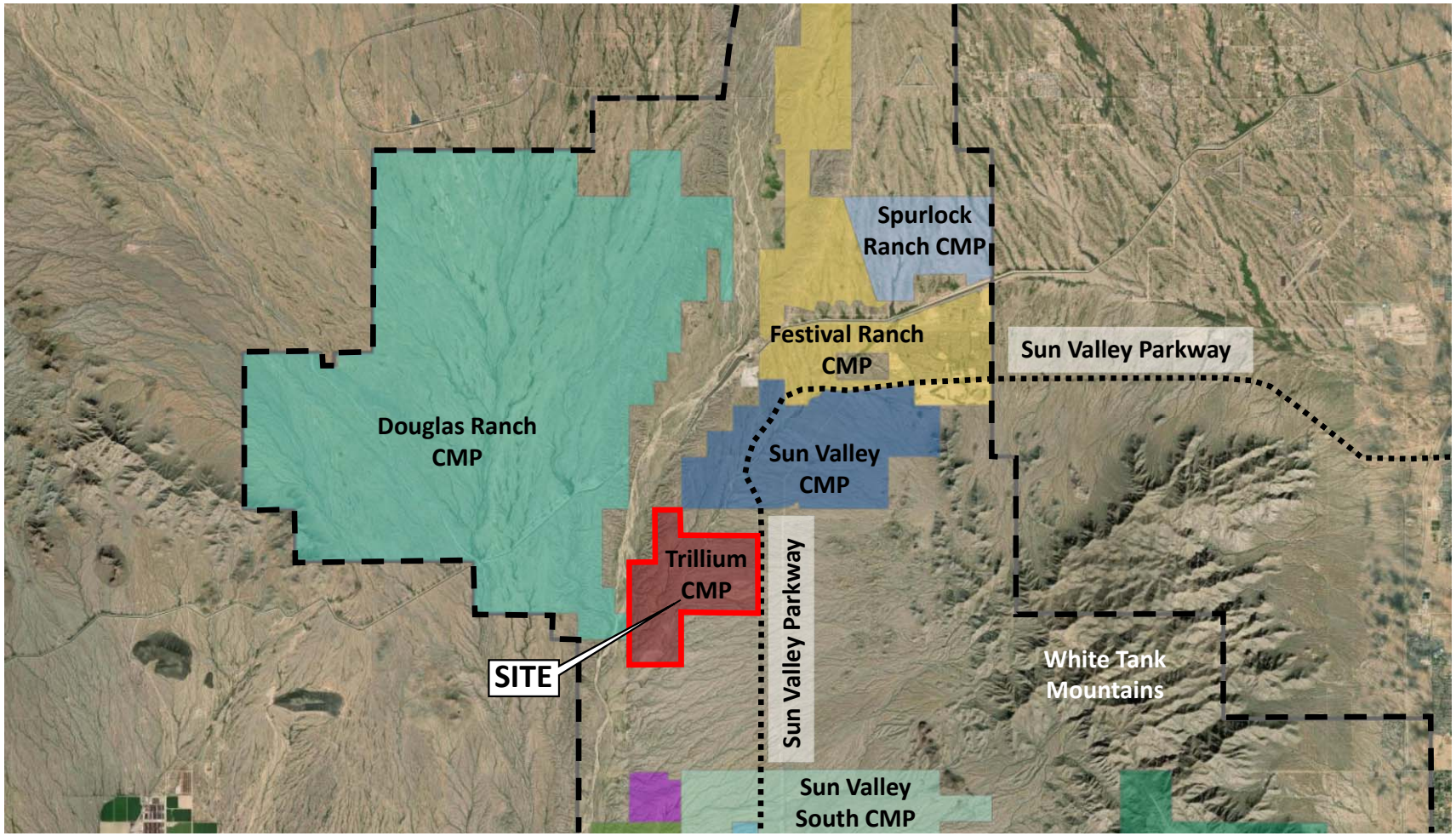
1. Vicinity Map
2. Narrative
3. Preliminary Plat
4. Conceptual Landscape & Wall Plan

Prepared By:
Hobart Wingard, Principal Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning

Location Map

NTS



BUCKEYE, AZ

TRILLIUM - VILLAGE 3 – UNIT 2

Preliminary Plat Narrative

3rd Submittal

PLZS-21-00113

RECEIVED

SEPT 9 2021

CITY OF BUCKEYE by:
WD

Trillium Preliminary Plat Narrative

For Village 3
Unit 2
Conventional Family

Sun Valley Parkway and Wintersburg Parkway alignment
City of Buckeye, Arizona

Prepared for:
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TW Purchase, LLC
8501 N Scottsdale Road, Suite 120
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Contact: Brad Hinton

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Telephone: 602.490.0535
Fax: 602.368.2436
Contact: David W. George, PE

Date: September 7, 2021

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

PROJECT OVERVIEW

Trillium is a 3,029-acre master planned community located in the northern area of the City of Buckeye, adjacent and west of the Sun Valley Parkway, east of the Hassayampa River, and adjacent to the proposed Wintersburg Parkway. Refer to **Aerial Vicinity Map** for Project location.

A Community Master Plan (CMP) amendment was approved by the Buckeye City Council on November 1, 2016. Trillium is segmented into four villages and further refined into Pods. Each of the Pods may be further split into smaller development parcels. Refer to **Land Use Master Plan** for Village and Pod areas.

Since the time of The CMP, the names and naming convention of Villages, PODS, & Parcels have changed. These changes have been approved by the City of Buckeye. Refer to **Unit & Parcel Exhibit** for a summary of these changes.

This preliminary plat is for Village 3 Unit 2 – Conventional Family, consisting of Parcels 44 through 49 (formally known as a portion of Village 2 – POD 4) and Parcels 50, 51, 52, & 53 (formally known as Village 2 – PODS 2, 9, 10, & 11). This preliminary plat provides 546 single-family detach lots and a variety of additional uses including medium density residential, a public water campus, neighborhood commercial, and a mixed use site.

CURRENT SITE CONDITIONS

Trillium is vacant desert situated within a prominent growth area in the City of Buckeye. Trillium is located west of the Sun Valley Parkway and adjacent to the proposed Wintersburg Parkway. The White Tank Mountains are to the east and the Hassayampa River is to the west of the Trillium property. Although the surrounding area is still primarily vacant desert, several large master planned communities are approved for development.

The Project and surrounding area General Plan designations, Zoning Districts, and land uses are outlined in the table below.

SITE AND SURROUNDING PROPERTIES

	General Plan	Zoning	Land Use
Site	Master Planned Community	Planned Community	Vacant Desert Partial grading for 1st phase of development
North	LDR, 0.01-3.0 du/ac MDR, 3.01-6.0 du/ac HDR, 10.01-15.0 du/ac Community Commercial	Planned Community/ No zoning (west 1/2)	Vacant Desert Arizona State Trust Land
East	MDR, 3.01-6.0 du/ac HDR, 10.01-15.0 du/ac Regional Commercial	Planned Community	Sun Valley Parkway Vacant Desert
South	LDR, 1.01-3.0 du/ac MDR, 3.01-6.0 du/ac Regional Commercial	Planned Community/ No zoning (west 1/3)	Vacant Desert BLM
West	LDR, 1.01-3.0 du/ac Floodway Transitional Area	Planned Community No zoning (BLM & Arizona State Trust Land)	Hassayampa River BLM Arizona State Trust Land

The site is currently vacant, undeveloped desert with the exception of some grading completed for an earlier planned phase of development, grading for the wastewater treatment plant, and a dirt road to provide access to the plant. Transmission power lines also traverse the site with a substation located in the south-central portion of the site.

There are physical constraints associated with the natural drainage patterns within this area that provide unique challenges related to the ability to design new drainage facilities. The primary physical constraints include 1) the Hassayampa River, 2) Wagner Wash, which has been identified as a Jurisdictional Water of the United States, and 3) culverts beneath Sun Valley Parkway.

There are also numerous natural washes that convey on- and offsite stormwater runoff across the site. Some of the existing washes may be kept natural to pass these flows through Trillium. Offsite flows approaching the site 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 site.

DESCRIPTION OF REQUEST

This preliminary plat submittal is for Unit 2 of Trillium – Village 3 (Project) which includes Parcels 44 through 49. The Project is located west of the Sun Valley Parkway and north of Wintersburg Parkway.

The Project area is approximately 384 acres which includes 156 acres medium density residential single-family lots (lot sizes generally varying from 4,050 square feet to 6,600 square feet) and 50 acres of open space. This preliminary plat also provides approximately 6 acres for a public water campus, 7 acres for a public safety site, 9 acres for neighborhood commercial, and 40 acres for mixed use land.

Four points of access will be constructed with development of the Project. One from Rosewood Avenue, one from Wintersburg Parkway (via 304th Avenue), and one from Sweetwater Avenue which provides access into Parcel 43 of Unit 1. Since construction will not be phased, all access points will be provided concurrently. Major roadway improvements include the following:

- Wintersburg Parkway - Dedication of the north half of Wintersburg Parkway and construction of the northern outside travel lanes (a min. of 24 feet of pavement width).
- Johnson Road – Dedication of the east half of Johnson Road and construction of the eastern outside travel lanes (a min. of 24 feet of pavement width).
- Rosewood Avenue – Full right-of-way dedication & improvements.
- 304th Avenue from Wintersburg Parkway – Full right-of-way dedication & improvements.

PROPOSED TRAILS

A system of trails is planned throughout the Project. A trails will be provided along the entire western edge of the Project just east of Wagner Wash. Another trail will be provided along the entire northern edge of the Project just south of Channel V2-R4. Another trail will be provided along the eastern edge of the Project that runs from Channel V2-R4 southerly to Park "B". Access to Park "C" will be provided by paths that traverse the site from the northern, western, and eastern boundaries of the Project. Additional trails are located within the community providing a link between the major trail corridors and select parcels.

PROJECT USES AND AREAS

The proposed areas, density, and uses are outlined below:

SITE SUMMARY TABLE

PARCEL NO	ACREAGE (GROSS)	OPEN SPACE (PROVIDED) (AC)	ACTIVE OPEN SPACE	DENSITY DU/AC (GROSS)	ACREAGE (NET) [5]	UNBUILDABLE AREA RIGHT-OF-WAY	ZONING	NUMBER OF LOTS
44	25.29	9.33	2.84	2.85	25.29	4.44	SF-6	72
45	25.16	4.19	3.76	4.21	23.37	4.78	SF-3	106
46	28.29	6.44	0.00	4.31	25.84	6.53	SF-3	122
47	24.65	8.13	1.01	3.29	22.68	3.57	SF-3	81
48	23.31	6.78	0.46	3.86	22.76	4.29	SF-3	90
49	29.62	14.79	2.03	2.53	29.62	3.81	SF-6	75
TOTAL	156.31	49.66	10.10	3.49	149.56	27.41	--	546

[5] NET ACREAGE IS THE DIFFERENCE OF GROSS ACREAGE AND PERIMETER STREET ACREAGE

Parcel # (1) Unit 2	Land Use Category	Gross Area (Acres) (1)			
		CMP	Pre-plat		
			UNIT 1 Pre-plat	UNIT 2 Pre-plat	Total (5)
37-43	MDR (3-4.5 du/ac)	318	183.03	--	183.03
32-35	CC (Community Core) (4)	64	70.33	--	70.33
30	HDR (10-30 du/ac)	28	30.25	--	30.25
31	RC (Regional Commercial)	71	70.88	--	70.88
36	M/HDR (4.5-10 du/ac)	29	29.10	--	29.10
44-49	MDR (3-4.5 du/ac)	359	--	156.31	156.31
50	Public (Water Campus)	7	--	5.50	5.50
51	Public (Public Safety Site)	6	--	6.91	6.91
52	NC (Neighborhood Commercial)	10	--	8.96	8.96
53	MU (Mixed Use)	29	--	39.68	39.68
	Total	**918**	**383.59**	**217.35**	**600.94**

Residential										
Parcel # (1)	Minimum No. of Units Allowed (2)	Maximum No. of Units Allowed (2)	Total Proposed Units (Target Units)				Gross Density (DU/Ac)			
			CMP (2) (3) Total	Pre-plat			Target Density CMP (2) (3)	Pre-plat		
				UNIT 1 Pre-plat	UNIT 2 Pre-plat	Total		UNIT 1 Pre-plat	UNIT 2 Pre-plat	Total
37-43	954	1,432	1,145	576		576	3.6	3.1	--	3.1
32-35	0	350	152	152	--	152	2.4	2.2	--	2.2
30	277	833	416	416	--	416	15.0	13.8	--	13.8
31	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
36	130	291	203	203	--	203	7.0	7.0	--	7.0
44-49	1,075	1,613	1,291	--	546	546	3.6	--	3.5	3.5
50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
51	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
52	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
53	0	157	75	--	75	75	2.6	--		1.9
	2,436	**4,676**	**3,282**	**1,347**	**621**	**1,968**	**3.6**	**3.5**	**2.9**	**3.3**

Note:

(1) All acreage is approximate. Subtotals and totals may not exactly add up due to rounding errors.

(2) Minimum, Maximum, and Target density are based on the CMP Pod as defined in **Exhibit 8, Land Use Master Plan**. As the Project develops, the Pods may be divided into individual parcels. The Minimum, Maximum, and Target density will be determined by the overall CMP Pod and not the individual stand-alone parcel.

(3) Target units and densities may be exceeded if dwelling units are transferred from another Pod and the maximum number of units for the Pod and overall project is not exceeded.

(4) Community Core is permitted a variety of uses, including neighborhood park, elementary school, and recreation center. Retail uses, multifamily residential, and other mixed uses may be incorporated into the Community Core, but shall not exceed 30% of the Community Core acreage.

(5) There are some area differences between the CMP and the Pre-plat. The CMP boundary along the north channel followed the centerline of the channel whereas the north boundary within the pre-plat envelopes the entire north channel. The CMP boundary along the east side (Sun Valley Pkwy) was to the west right-of-way line whereas this east boundary line within the pre-plat is to the centerline of Sun Valley Pkwy.

PUBLIC UTILITIES AND SERVICES

WATER SOURCE

The proposed water system for the Project has been designed to function both as a part of the larger City of Buckeye system at full build-out of the City's system and as a stand-alone system for serving the Trillium area until such time as the City's system is fully built out.

The Trillium WSF is anticipated to be developed prior to or concurrent with the development of the Project. The first phase of the Trillium WSF is anticipated to include treatment facilities (if needed), the initial booster pumps, and a 2.0 MG storage tank which will have sufficient capacity to meet the Project's highest fire flow demand plus 25% maximum day demand for a storage requirement of approximately 0.90 MG. The booster pumps will be sized to meet the Project's water demands with the largest booster pump out of service. It should be noted that the 16-inch water lines shown along Johnson Road and Wintersburg Parkway that will serve Parcel 53 are shown for reference only since it is anticipated that this parcel will be served by Pressure Zone 5 water improvements on an interim basis as Trillium further develops and Pressure Zone 4 improvements are constructed within the water campus in Parcel 50.

Water supply for Trillium will be provided by groundwater wells distributed throughout the community, with transmission mains connecting the wells to the WSF. One of the proposed well sites is located in the southwest corner of Parcel 42 within Village 3, Unit 1. The other well sites will be located in areas outside the boundary of the Project. To serve the Project, it is anticipated that two wells will initially be developed, one of which will serve as backup. The water treatment (if needed), storage, and pumping facilities required to serve the Project demands will be constructed at the time the Project develops. As potable wells are designed and brought online, they will be sized to meet the Project's demands. The ADWR permitted volume will also be evaluated to confirm the wells that are brought online can be pumped to meet said demands. As each well is designed, an area will be identified to allow the well to pump for 48 hours of full well volume for initial pump testing, and to also allow for maintenance and mechanical failures.

Additional information about the required well supply, storage, treatment, and booster pumping capacities required to serve the overall Trillium community and the Project area are discussed in greater detail within the Master Report (HILGARTWILSON, 2016). Once constructed, the water infrastructure serving Trillium will be owned and operated by the City of Buckeye.

WASTEWATER MANAGEMENT

The Project will be served by an onsite network of 8-inch to 24-inch gravity sewer lines that will generally route wastewater flows to the southeast corner of Parcel 53. From there, proposed offsite 24-inch sewer mains will route wastewater flows from the Project as well as other offsite flows from the remaining portions of Village 1, Village 2, and Village 3, Unit 1 to a package wastewater treatment plant (WWTP), which will be located near the southwest corner of the Johnson Road and Wintersburg Parkway alignments.

The offsite sewer mains will be sized to ensure they have sufficient capacity to convey the anticipated build-out flows. The alignment of the offsite sewer trunk main and the final sizing for the package WWTP will be refined during final design, and will be discussed in detail in future design reports for said facilities. The package WWTP will be sufficiently sized to handle the flows from the Project, as well as from other surrounding parcels that may develop in the near-term future. The package WWTP will treat wastewater flows on an interim basis until sufficient development has occurred within Trillium to support the construction of a permanent water reclamation facility (WRF). At such time, the package WWTP will be taken offline and all flows will be routed to the permanent WWTP near the southern boundary of Trillium. It is anticipated that the wastewater infrastructure serving Trillium will be owned and operated by the City of Buckeye.

RECLAIMED WATER

The reclaimed water system will provide water for irrigation use to various parks and developed open space areas within the Project, including community parks and neighborhood parks. Other significantly-sized landscaped areas may also be served by the reclaimed system where deemed appropriate. Depending on size and proximity to the reclaimed water mains, these may include landscaped areas along arterials and collector streets, community entrances and trails, and other landscaped tracts.

Ultimately, the reclaimed water system will be supplied by treated effluent generated at the future Trillium Water Reclamation Facility (WRF), located along Trillium's southern boundary. Until such time as the WRF is constructed and produces sufficient effluent to meet the reclaimed water demands, effluent from a package wastewater treatment plant will be used. Raw groundwater and/or potable water may also be used on a short-term basis until sufficient effluent is available from the package wastewater treatment plant.

STORM WATER 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.

FIRE PROTECTION

Buckeye Fire Department will provide service to the community through a temporary fire station to be located within the Project.

POLICE PROTECTION

Buckeye Police Department will provide service. The nearest police station is located at 100 North Apache Road #D, Buckeye, Arizona 85326.

IMPACT ON LOCAL SCHOOLS

The Project is located within Saddle Mountain Unified School District boundaries for both elementary and high school students. The developer has been in discussion with Dr. Paul Tighe, Superintendent for the school district with the last communication occurring on July 15, 2021. Existing schools within the vicinity of the Project are listed below:

- Tartesso Elementary School
  29677 W. Indianola Rd.
  Buckeye, AZ 85326
  623.474.5400
- Tonopah Valley High School
  38201 W. Indian School Rd.
  Tonopah, AZ 85354
  623.474.5200

DEVELOPMENT STANDARDS

The proposed development standards are outlined below:

DEVELOPMENT STANDARDS							
			MIMINUM YARD SETBACKS				
PARCEL NO	NUMBER OF LOTS	TYPICAL LOT SIZE (WIDTHxDEPTH) [2] [3] (FT)	FRONT TO LIVABLE OR TO SIDE ENTRY GARAGE [1] (FT)	FRONT TO FRONT FACING GARAGE (FT)	REAR [7] (FT)	SIDE (FT)	ALLOWABLE LOT COVERAGE [4]
44	72	55 X 120	10	18	20	5 & 5, 10 TOTAL	N/A
45	106	45 X 120	10	18 [6]	20	5 & 5, 10 TOTAL	N/A
46	122	45 X 90	10	18 [6]	10	5 & 5, 10 TOTAL	N/A
47	81	45 X 120	10	18 [6]	20	5 & 5, 10 TOTAL	N/A
48	90	45 X 115	10	18 [6]	10	5 & 5, 10 TOTAL	N/A
49	75	50 X 120	10	18	20	5 & 5, 10 TOTAL	N/A
TOTAL	546						

[1] MEASURED TO LIVEABLE IF SIDE ENTRY GARAGE IS RECESSED
[2] LOT WIDTH IS MEASURED AT THE "FRONT GARAGE" FRONT YARD BUILDING SETBACK
[3] TYPICAL LOT DEPTH MAY BE REDUCED BY UP TO 5 FEET AT KNUCKLES AND CUL-DE-SACS
[4] MAXIMUM LOT COVERAGE DOES NOT APPLY AND LOT COVERAGE WILL BE CONTROLLED BY THE REQUIRED SETBACKS
[5] NET ACREAGE IS THE DIFFERENCE OF GROSS ACREAGE AND PERIMETER STREET ACREAGE
[6] 10' ALLOWED PER CMP BUT INCREASE TO 18' BY THIS PRELIMINARY PLAT FOR PARCELS 45, 46, 47, & 48
[7] 5' FOR ACCESSORY BUILDINGS
[8] A MAXIMUM 2' PROJECTION IS ALLOWED INTO THE SETBACKS FOR BAY WINDOWS, FIREPLACES, OVERHANGS, ETC., EXCEPT FOR 5' SIDE SETBACKS
[9] MINIMUM DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK TO FACE OF GARAGE IS 20 FEET

TRILLIUM - VILLAGE 3 – UNIT 2

Preliminary Plat Narrative

Trillium Preliminary Plat Narrative

For Village 3
Unit 2
Conventional Family

Sun Valley Parkway and Wintersburg Parkway alignment
City of Buckeye, Arizona

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Contact: David W. George, PE

Date: July 21, 2021

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ENGINEER | PLAN | SURVEY | MANAGE

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			UNIT 1 Pre-plat	UNIT 2 Pre-plat	Total [5]
37-43	MDR (3-4.5 du/ac)	318	183.03	--	183.03
32-35	CC (Community Core) [4]	64	70.33	--	70.33
30	HDR (10-30 du/ac)	28	30.25	--	30.25
31	RC (Regional Commercial)	71	70.88	--	70.88
36	M/HDR (4.5-10 du/ac)	29	29.10	--	29.10
44-49	MDR (3-4.5 du/ac)	359	--	156.33	156.33
50	Public (Water Campus)	7	--	5.86	5.86
51	Public (Public Safety Site)	6	--	6.91	6.91
52	NC (Neighborhood Commercial)	10	--	8.96	8.96
53	MU (Mixed Use)	29	--	39.68	39.68
	Total	**918**	**383.59**	**217.74**	**601.33**

Residential											
Parcel # [1]	Minimum No. of Units Allowed [2]	Maximum No. of Units Allowed [2]	Total Proposed Units (Target Units)				Gross Density (DU/Ac)				
			CMP [2] [3] Total	Pre-plat			Target Density CMP [2] [3]	Pre-plat			
				UNIT 1 Pre-plat	UNIT 2 Pre-plat	Total		UNIT 1 Pre-plat	UNIT 2 Pre-plat	Total
37-43	954	1,432	1,145	576		576	3.6	3.1	--	3.1
32-35	0	350	152	152	--	152	2.4	2.2	--	2.2
30	277	833	416	416	--	416	15.0	13.8	--	13.8
31	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
36	130	291	203	203	--	203	7.0	7.0	--	7.0
44-49	1,075	1,613	1,291	--	546	546	3.6	--	3.5	3.5
50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
51	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
52	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
53	0	157	75	--	75	75	2.6	--		1.9
	2,436	**4,676**	**3,282**	**1,347**	**621**	**1,968**	**3.6**	**3.5**	**2.9**	**3.3**

Note:

(1) All acreage is approximate. Subtotals and totals may not exactly add up due to rounding errors.

(2) Minimum, Maximum, and Target density are based on the CMP Pod as defined in **Exhibit 8, Land Use Master Plan**. As the Project develops, the Pods may be divided into individual parcels. The Minimum, Maximum, and Target density will be determined by the overall CMP Pod and not the individual stand-alone parcel.

(3) Target units and densities may be exceeded if dwelling units are transferred from another Pod and the maximum number of units for the Pod and overall project is not exceeded.

(4) Community Core is permitted a variety of uses, including neighborhood park, elementary school, and recreation center. Retail uses, multifamily residential, and other mixed uses may be incorporated into the Community Core, but shall not exceed 30% of the Community Core acreage.

(5) There are some area differences between the CMP and the Pre-plat. The CMP boundary along the north channel followed the centerline of the channel whereas the north boundary within the pre-plat envelopes the entire north channel. The CMP boundary along the east side (Sun Valley Pkwy) was to the west right-of-way line whereas this east boundary line within the pre-plat is to the centerline of Sun Valley Pkwy.

PUBLIC UTILITIES AND SERVICES

WATER SOURCE

The proposed water system for the Project has been designed to function both as a part of the larger City of Buckeye system at full build-out of the City's system and as a stand-alone system for serving the Trillium area until such time as the City's system is fully built out.

The Trillium WSF is anticipated to be developed prior to or concurrent with the development of the Project. The first phase of the Trillium WSF is anticipated to include treatment facilities (if needed), the initial booster pumps, and a 2.0 MG storage tank which will have sufficient capacity to meet the Project's highest fire flow demand plus 25% maximum day demand for a storage requirement of approximately 0.90 MG. The booster pumps will be sized to meet the Project's water demands with the largest booster pump out of service. It should be noted that the 16-inch water lines shown along Johnson Road and Wintersburg Parkway that will serve Parcel 53 are shown for reference only since it is anticipated that this parcel will be served by Pressure Zone 5 water improvements on an interim basis as Trillium further develops and Pressure Zone 4 improvements are constructed within the water campus in Parcel 50.

Water supply for Trillium will be provided by groundwater wells distributed throughout the community, with transmission mains connecting the wells to the WSF. One of the proposed well sites is located in the southwest corner of Parcel 42 within Village 3, Unit 1. The other well sites will be located in areas outside the boundary of the Project. To serve the Project, it is anticipated that two wells will initially be developed, one of which will serve as backup. The water treatment (if needed), storage, and pumping facilities required to serve the Project demands will be constructed at the time the Project develops. As potable wells are designed and brought online, they will be sized to meet the Project's demands. The ADWR permitted volume will also be evaluated to confirm the wells that are brought online can be pumped to meet said demands. As each well is designed, an area will be identified to allow the well to pump for 48 hours of full well volume for initial pump testing, and to also allow for maintenance and mechanical failures.

Additional information about the required well supply, storage, treatment, and booster pumping capacities required to serve the overall Trillium community and the Project area are discussed in greater detail within the Master Report (HILGARTWILSON, 2016). Once constructed, the water infrastructure serving Trillium will be owned and operated by the City of Buckeye.

WASTEWATER MANAGEMENT

The Project will be served by an onsite network of 8-inch to 24-inch gravity sewer lines that will generally route wastewater flows to the southeast corner of Parcel 53. From there, proposed offsite 24-inch sewer mains will route wastewater flows from the Project as well as other offsite flows from the remaining portions of Village 1, Village 2, and Village 3, Unit 1 to a package wastewater treatment plant (WWTP), which will be located near the southwest corner of the Johnson Road and Wintersburg Parkway alignments.

The offsite sewer mains will be sized to ensure they have sufficient capacity to convey the anticipated build-out flows. The alignment of the offsite sewer trunk main and the final sizing for the package WWTP will be refined during final design, and will be discussed in detail in future design reports for said facilities. The package WWTP will be sufficiently sized to handle the flows from the Project, as well as from other surrounding parcels that may develop in the near-term future. The package WWTP will treat wastewater flows on an interim basis until sufficient development has occurred within Trillium to support the construction of a permanent water reclamation facility (WRF). At such time, the package WWTP will be taken offline and all flows will be routed to the permanent WWTP near the southern boundary of Trillium. It is anticipated that the wastewater infrastructure serving Trillium will be owned and operated by the City of Buckeye.

RECLAIMED WATER

The reclaimed water system will provide water for irrigation use to various parks and developed open space areas within the Project, including community parks and neighborhood parks. Other significantly-sized landscaped areas may also be served by the reclaimed system where deemed appropriate. Depending on size and proximity to the reclaimed water mains, these may include landscaped areas along arterials and collector streets, community entrances and trails, and other landscaped tracts.

Ultimately, the reclaimed water system will be supplied by treated effluent generated at the future Trillium Water Reclamation Facility (WRF), located along Trillium's southern boundary. Until such time as the WRF is constructed and produces sufficient effluent to meet the reclaimed water demands, effluent from a package wastewater treatment plant will be used. Raw groundwater and/or potable water may also be used on a short-term basis until sufficient effluent is available from the package wastewater treatment plant.

STORM WATER 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.

FIRE PROTECTION

Buckeye Fire Department will provide service to the community through a temporary fire station to be located within the Project.

POLICE PROTECTION

Buckeye Police Department will provide service. The nearest police station is located at 100 North Apache Road #D, Buckeye, Arizona 85326.

IMPACT ON LOCAL SCHOOLS

The Project is located within Saddle Mountain Unified School District boundaries for both elementary and high school students. The developer has been in discussion with Dr. Paul Tighe, Superintendent for the school district with the last communication occurring on July 15, 2021. Existing schools within the vicinity of the Project are listed below:

- Tartesso Elementary School
  29677 W. Indianola Rd.
  Buckeye, AZ 85326
  623.474.5400
- Tonopah Valley High School
  38201 W. Indian School Rd.
  Tonopah, AZ 85354
  623.474.5200

DEVELOPMENT STANDARDS

The proposed development standards are outlined below:

DEVELOPMENT STANDARDS							
			MIMINUM YARD SETBACKS				
PARCEL NO	NUMBER OF LOTS	TYPICAL LOT SIZE (WIDTHxDEPTH) [2] [3] (FT)	FRONT TO LIVABLE OR TO SIDE ENTRY GARAGE [1] (FT)	FRONT TO FRONT FACING GARAGE (FT)	REAR [7] (FT)	SIDE (FT)	ALLOWABLE LOT COVERAGE [4]
44	72	55 X 120	10	18	20	5 & 5, 10 TOTAL	N/A
45	106	45 X 120	10	18 [6]	20	5 & 5, 10 TOTAL	N/A
46	122	45 X 90	10	18 [6]	10	5 & 5, 10 TOTAL	N/A
47	81	45 X 120	10	18 [6]	20	5 & 5, 10 TOTAL	N/A
48	90	45 X 115	10	18 [6]	10	5 & 5, 10 TOTAL	N/A
49	75	50 X 120	10	18	20	5 & 5, 10 TOTAL	N/A
TOTAL	546						

[1] MEASURED TO LIVEABLE IF SIDE ENTRY GARAGE IS RECESSED

[2] LOT WIDTH IS MEASURED AT THE "FRONT GARAGE" FRONT YARD BUILDING SETBACK

[3] TYPICAL LOT DEPTH MAY BE REDUCED BY UP TO 5 FEET AT KNUCKLES AND CUL-DE-SACS

[4] MAXIMUM LOT COVERAGE DOES NOT APPLY AND LOT COVERAGE WILL BE CONTROLLED BY THE REQUIRED SETBACKS

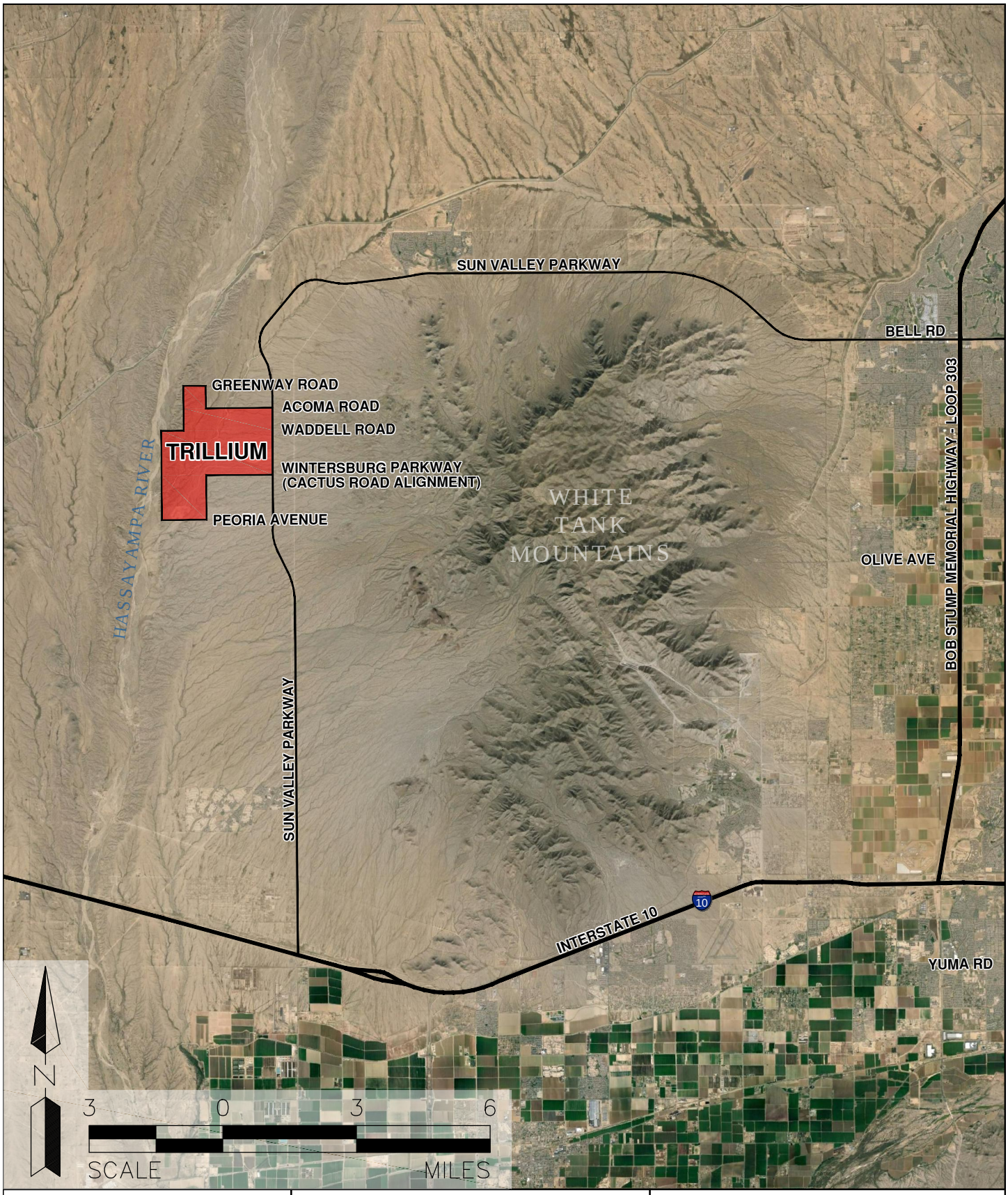
[5] NET ACREAGE IS THE DIFFERENCE OF GROSS ACREAGE AND PERIMETER STREET ACREAGE

[6] 10' ALLOWED PER CMP BUT INCREASE TO 18' BY THIS PRELIMINARY PLAT FOR PARCELS 45, 46, 47, & 48

[7] 5' FOR ACCESSORY BUILDINGS

[8] A MAXIMUM 2' PROJECTION IS ALLOWED INTO THE SETBACKS FOR BAY WINDOWS, FIREPLACES, OVERHANGS, ETC., EXCEPT FOR 5' SIDE SETBACKS

[9] MINIMUM DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK TO FACE OF GARAGE IS 20 FEET



PROJ.NO.:	1175
DATE:	10/30/17
SCALE:	1"=3 MILES
DRAWN BY:	HW
CHECKED BY:	HW

TRILLIUM

SUN VALLEY PARKWAY
BUCKEYE, AZ

AERIAL VICINITY MAP

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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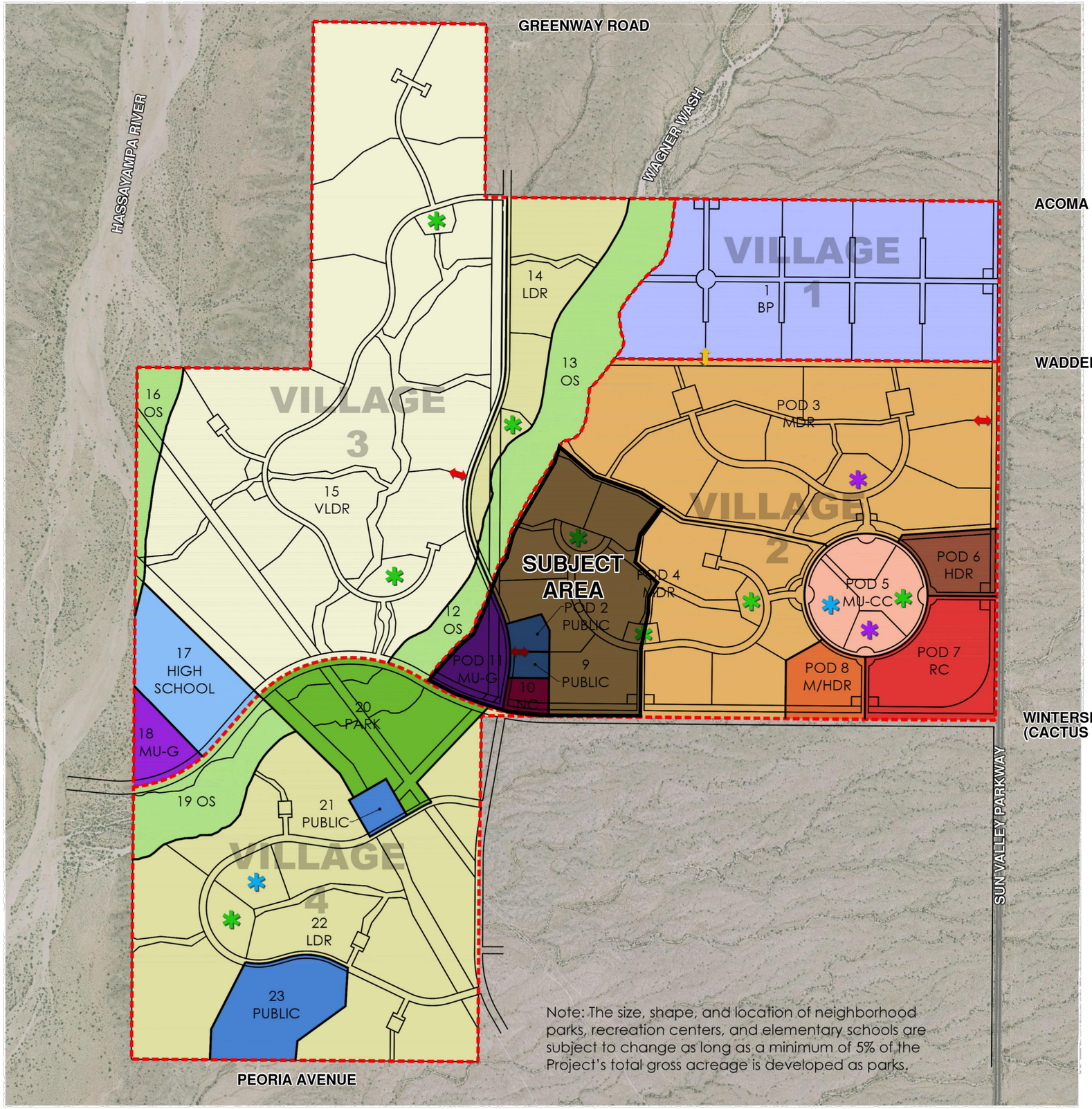


Trillium

BUCKEYE, ARIZONA

Land Use Master Plan
Exhibit 8

Legend

- Village Boundary
- POD Boundary
- BP (Business Park)
- VLDR (0-2.5 DU/Ac.)
- LDR (2.01-4.0 DU/Ac.)
- MDR (3.01-4.5 DU/Ac.)
- M/HDR (6.01-10.0 DU/Ac.)
- HDR (10.01-30.0 DU/Ac.)
- MU (Mixed-Use)
- CC (Community Core)
- RC (Regional Commercial)
- NC (Neighborhood Commercial)
- Community Park
- OS (Open Space)
- Public
- High School
- Elementary School
- Neighborhood Park
- Club / Recreation
- Non-loaded Local Residential Access
- Secondary Emergency Access

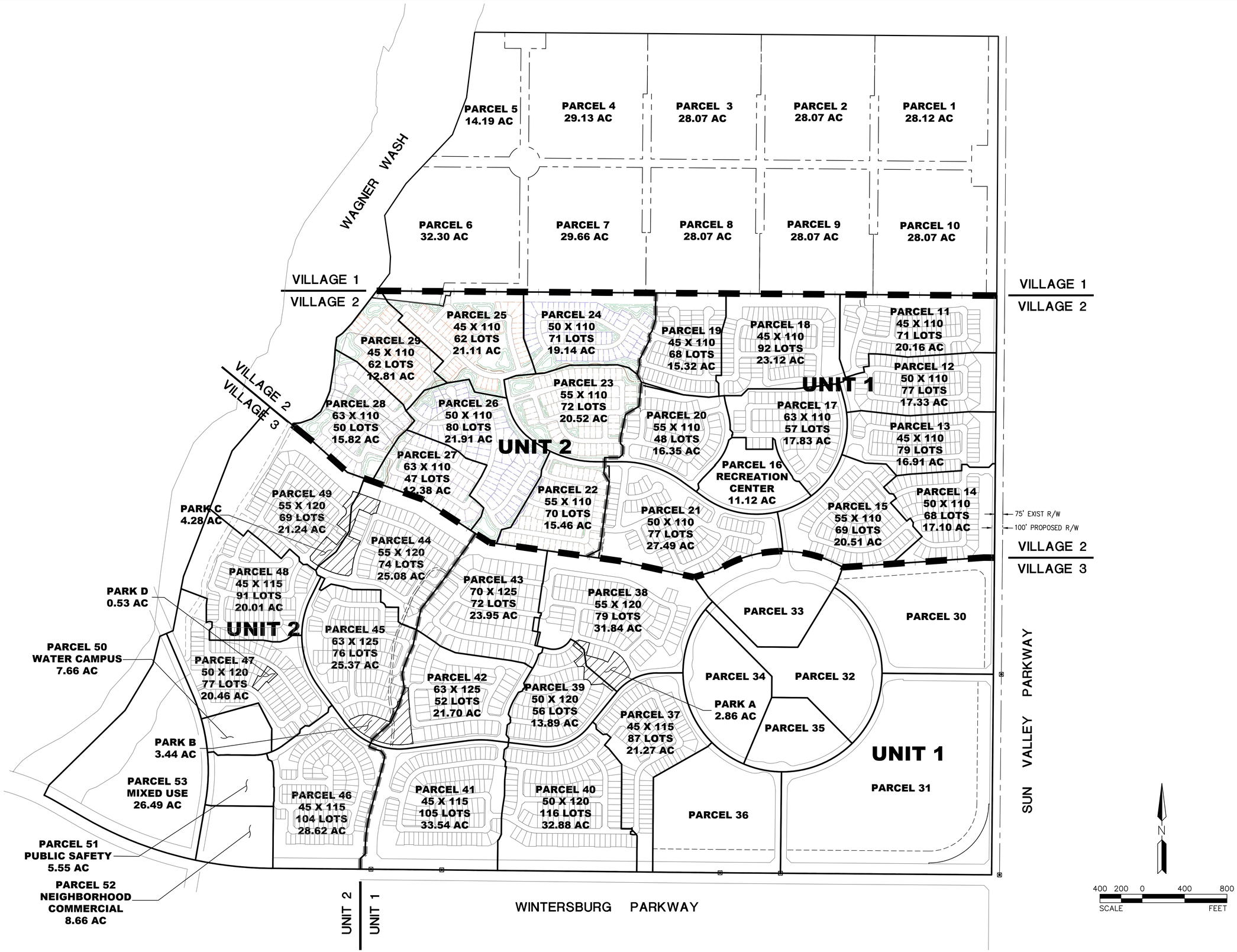
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



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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

TRILLIUM - VILLAGES 1, 2, & 3

BUCKEYE, ARIZONA

UNIT & PARCEL EXHIBIT

HILGARTWILSON
PROJ NO.: 1175
DATE: 9/7/2021
SCALE: 1" = 400'
DRAWN: RVW
DESIGNED: DVW
APPROVED: DWG'

DWG. NO.
1

SHT. 1 OF 1

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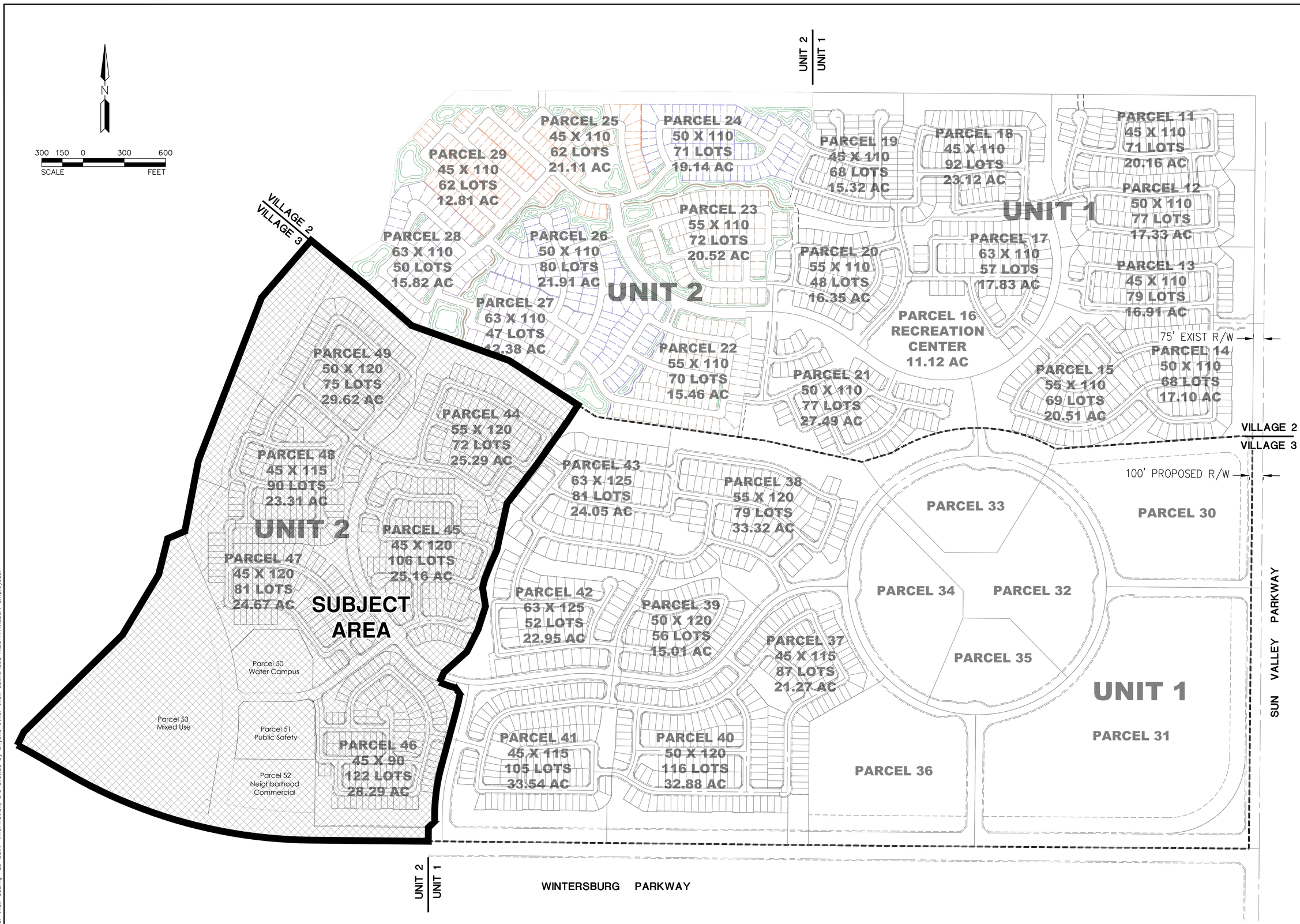

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REV.:

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

TRILLIUM

TRILLIUM – VILLAGE 3 – UNIT 2
BUCKEYE, ARIZONA

PARCEL EXHIBIT

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 3, 2021
SCALE:	1" = 300'
DRAWN:	RVW
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
1
SHT. 1 OF 1

U:\1100\1175\REPORTS\NARRATIVES\PRE-PLAT V3-CONV FAM\Unit 2\Exhibits\1175-parcel areas.dwg 9/7/2021 1:51 PM

PRELIMINARY PLAT
TRILLIUM
VILLAGE 3 - UNIT 2
BUCKEYE, ARIZONA

A PORTION OF LAND BEING SITUATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 5 WEST AND SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

3rd Submittal
PLZS-21-00113
RECEIVED
SEPT 9 2021
CITY OF BUCKEYE by: WD

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF 13, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND PORTIONS OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GLO BRASS CAP ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 18 FROM WHICH A FOUND GLO BRASS CAP ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS NORTH 89°27'49" EAST, 2645.65 FEET;

THENCE NORTH 89°27'49" EAST, 769.12 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°27'49" WEST, 849.64 FEET CONTINUING ALONG SAID SOUTH LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3600.00 FEET;

THENCE LEAVING SAID SOUTH LINE AND NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°17'29", AN ARC LENGTH OF 1840.43 FEET TO A TANGENT LINE;

THENCE NORTH 60°10'20" WEST, 316.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°27'47", AN ARC LENGTH OF 120.88 FEET TO A NON-TANGENT LINE;

THENCE NORTH 26°21'53" EAST, 108.00 FEET

THENCE NORTH 45°29'18" EAST, 1005.16 FEET

THENCE NORTH 30°59'26" EAST, 510.67 FEET

THENCE NORTH 14°00'43" EAST, 269.88 FEET

THENCE NORTH 66°44'33" EAST, 136.00 FEET

THENCE NORTH 10°53'18" EAST, 520.91 FEET

THENCE NORTH 21°09'39" EAST, 1272.94 FEET

THENCE NORTH 40°49'18" EAST, 549.04 FEET

THENCE SOUTH 50°56'21" EAST, 524.95 FEET

THENCE SOUTH 48°18'29" EAST, 432.06 FEET

THENCE SOUTH 70°15'07" EAST, 754.98 FEET

THENCE SOUTH 57°08'55" EAST, 595.84 FEET

THENCE SOUTH 32°51'05" WEST, 150.00 FEET

THENCE SOUTH 35°41'39" WEST, 130.37 FEET

THENCE SOUTH 35°27'42" WEST, 251.17 FEET

THENCE SOUTH 37°27'47" WEST, 349.90 FEET

THENCE SOUTH 12°17'32" WEST, 351.31 FEET

THENCE SOUTH 24°23'45" WEST, 106.57 FEET

THENCE SOUTH 21°11'20" WEST, 122.56 FEET

THENCE SOUTH 13°41'31" WEST, 62.25 FEET

THENCE SOUTH 08°57'02" EAST, 135.96 FEET

THENCE SOUTH 17°47'26" WEST, 177.24 FEET

THENCE SOUTH 26°46'12" WEST, 179.57 FEET

THENCE SOUTH 48°04'23" WEST, 223.51 FEET

THENCE SOUTH 24°25'38" WEST, 80.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 690.00 FEET, THE CENTER OF WHICH BEARS NORTH 24°25'38" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°10'44", AN ARC LENGTH OF 122.58 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 34°13'15" EAST, 58.32 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1245.00 FEET, THE CENTER OF WHICH BEARS NORTH 80°06'50" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°06'40", AN ARC LENGTH OF 111.06 FEET TO A TANGENT LINE;

THENCE SOUTH 14°59'49" WEST, 436.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1355.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°07'55", AN ARC LENGTH OF 97.71 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1390.58 FEET, THE CENTER OF WHICH BEARS SOUTH 79°04'55" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°20'03", AN ARC LENGTH OF 299.35 FEET TO A NON-TANGENT LINE;

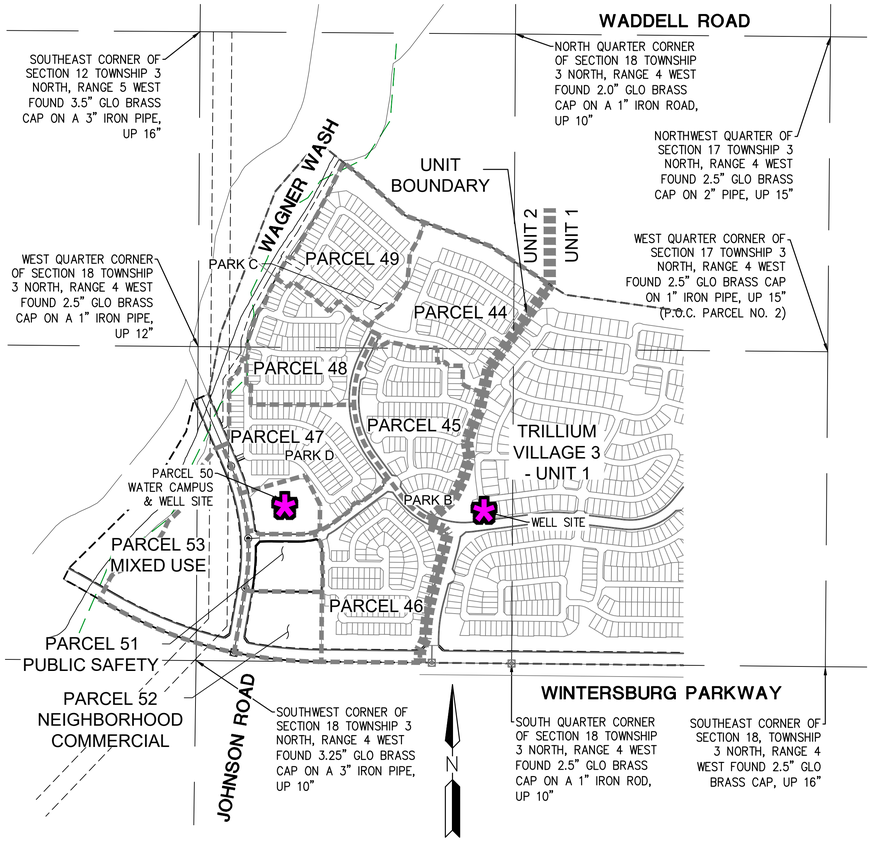
THENCE SOUTH 45°32'11" WEST, 63.64 FEET

THENCE SOUTH 00°32'11" WEST, 100.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 9,484,563 SQ. FT. (217.736 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

UTILITY COMPANIES

WATER	CITY OF BUCKEYE
SEWER	CITY OF BUCKEYE
ELEC.	APS
GAS	SOUTHWEST GAS COMPANY
TELEPHONE	CENTURY LINK (QWEST)
CABLE TV	CENTURY LINK (DIRECT TV)
POLICE	BUCKEYE POLICE DEPARTMENT
FIRE	BUCKEYE FIRE DEPARTMENT
SCHOOL DISTRICT	SADDLE MOUNTAIN UNIFIED SCHOOL DISTRICT



LOCATION MAP
1" = 600'

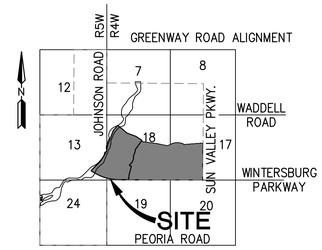
LEGEND

(1600)	EXISTING CONTOURS	PUE	PUBLIC UTILITY EASEMENT
8"W	WATERLINE AND VALVE	R/W	RIGHTS-OF-WAY
	FIRE HYDRANT	VNAE	VEHICULAR NON-ACCESS EASEMENT
8"S	SEWER LINE & MANHOLE	APN	ASSESSOR PARCEL NUMBER
	WATER SAMPLING STATION LOCATION PER COB STD DET 31375	MAG	MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS

PROJECT DESCRIPTION

THIS SITE IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITHIN TRILLIUM MASTER-PLANNED COMMUNITY. THE PROPOSED SITE HAS A GROSS DENSITY OF 3.49 DU/AC. TYPICAL LOT AREAS VARY FROM 4,050 SF TO 6,600 SF. TYPICAL LOT SIZES VARY FROM 45 FT WIDE BY 90 FT DEEP TO 55 FT WIDE BY 120 FT DEEP, WITH A TOTAL OF 546 LOTS.

NOTE:
5' MIN SIDE YARD SHALL BE MAINTAINED OR HOME SHALL REQUIRE AN AUTOMATIC SPRINKLER SYSTEM BY CITY OF BUCKEYE ORDINANCE.



VICINITY MAP
NTS

ENGINEER/PLANNER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE SUITE 250
PHOENIX, AZ 85016
PHONE: (602)490-0535
FAX: (602)368-2436
CONTACT: DAVID GEORGE
EMAIL: DGEORGE@HILGARTWILSON.COM

OWNER/DEVELOPER

JF PURCHASE, LLC.
8501 N. SCOTTSDALE RD, SUITE 120
SCOTTSDALE, ARIZONA 85253
PH: (602) 955-2424
AND
TW PURCHASE, LLC
8501 N. SCOTTSDALE RD, SUITE 120
SCOTTSDALE, ARIZONA 85253
PH: (602) 955-2424
EMAIL: BHINTON@ELDORADOHOLDINGS.NET

MANAGING MEMBER FOR OWNERS

EL DORADO HOLDINGS, LLC
8501 N. SCOTTSDALE RD, SUITE 120
SCOTTSDALE, ARIZONA 85253
PH: (602) 955-2424
CONTACT: BRAD HINTON
EMAIL: BHINTON@ELDORADOHOLDINGS.NET

LANDSCAPE ARCHITECT

ABLA
310 E. RIO SALADO PKWY
TEMPE, AZ 85281
PHONE: (480)530-0077
CONTACT: BRIAN ROGERS
EMAIL: BRIAN.ROGERS@ABLASTUDIO.COM

BENCHMARK

FOUND 1/2" STEEL ROD STAMPED "NGS 4FH3"
ELEVATION: 1565.786
DATUM: NAVD88

BASIS OF BEARING

S89°33'53"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

TAX PARCEL NOTE:

THE TRILLIUM PROPERTY CONSIST OF THE FOLLOWING APN'S:
504-01-006D
504-72-011D
504-72-010P
504-72-010S
504-72-010U

SHEET INDEX

SHT 1	CV01	COVER SHEET
SHT 2	CV02	KEYMAP
SHT 3-5	CV03-CV05	SECTIONS AND DETAILS
SHT 6	CV06	DEVELOPMENT DATA
SHT 7-14	PP01-PP08	PRELIMINARY PLAT
SHT 15-16	PP09-PP10	LOT AND TRACT TABLES
SHT 17-24	GD01-GD08	CONCEPT GRADING
SHT 25	FH01	FIRE HYDRANT MAP
SHT 26	SN01	STREET NAME MAP

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
CALL 811 or click Arizona811.COM

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
23227
DAVID W. GEORGE
9/7/21
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 - UNIT 2
PRELIMINARY PLAT
COVER SHEET

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
CV01
SHT. 1 OF 26

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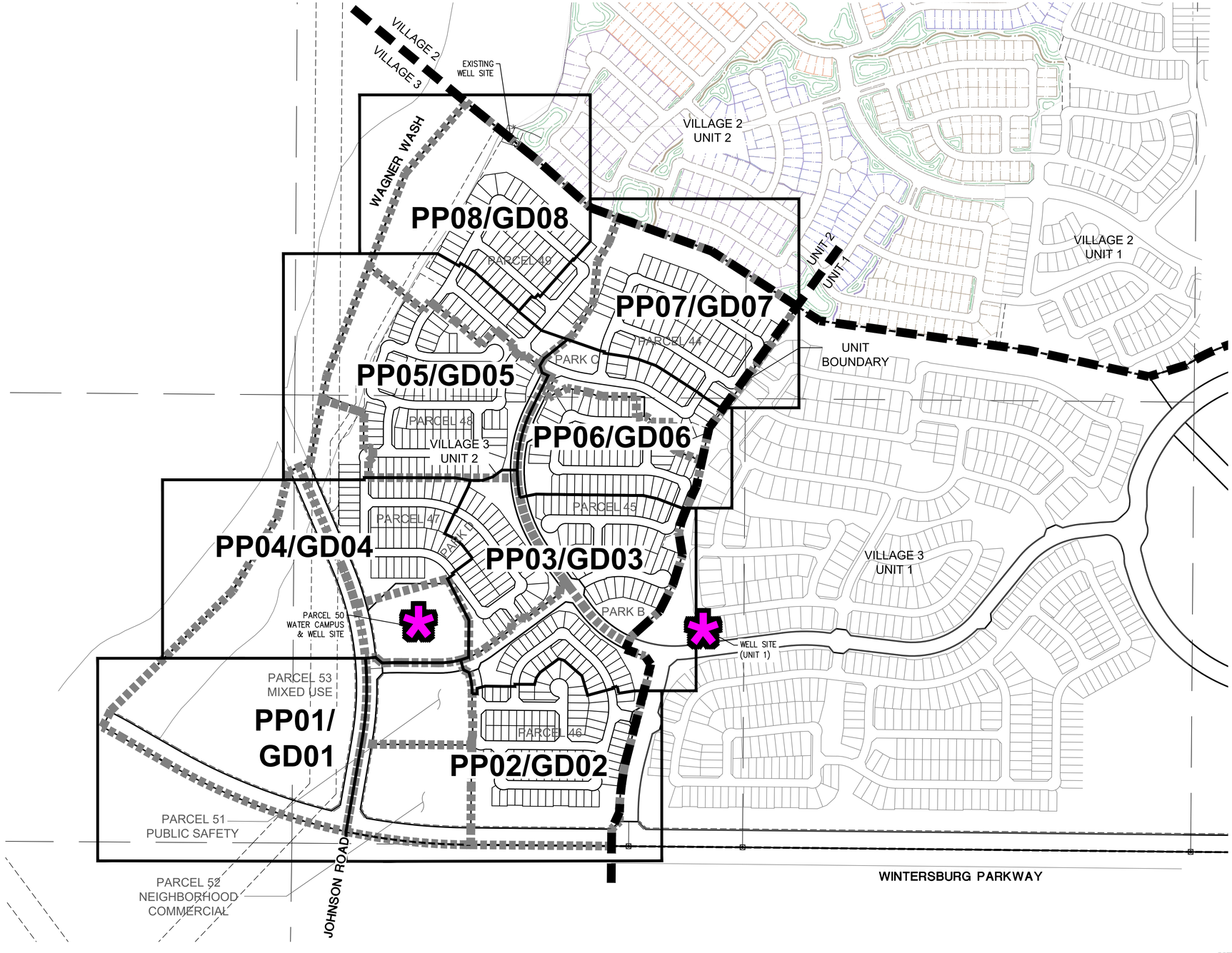

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DAVID W.
GEORGE
DATE SIGNED 9/7/21
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM

VILLAGE 3 – UNIT 2

PRELIMINARY PLAT

KEY MAP

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	AS SHOWN
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
CV02

SHT. 2 OF 26

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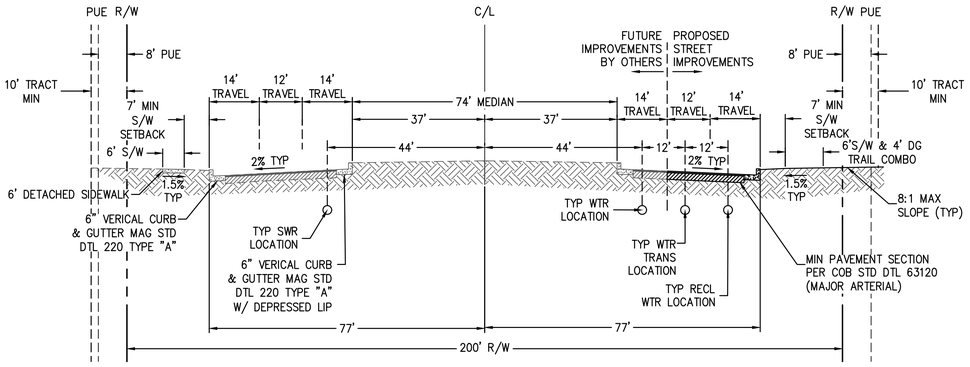
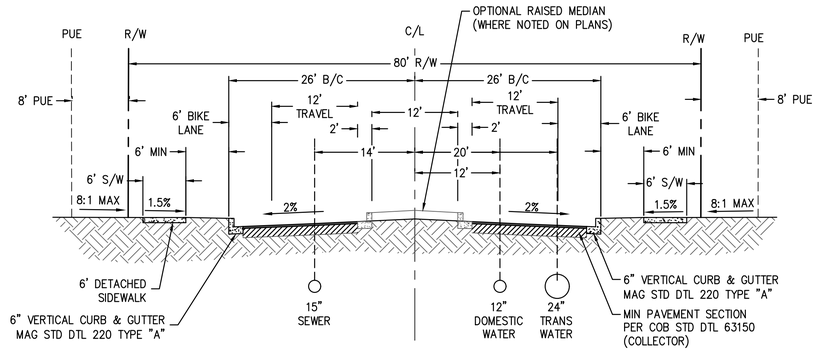


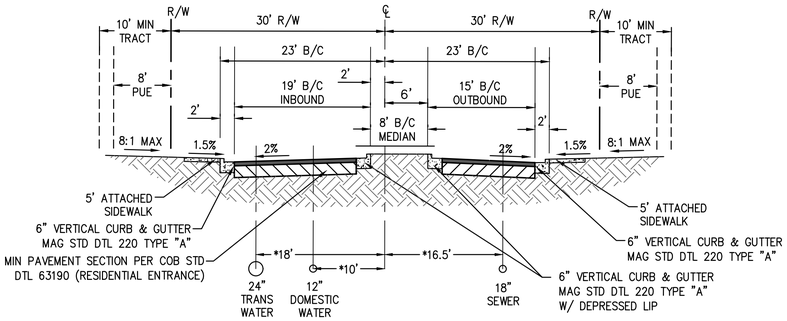
TYPICAL MAJOR ARTERIAL SECTION

PER COB STD DTL 63120
WINTERSBURG PARKWAY
(LOOKING WEST) SCALE: N.T.S.



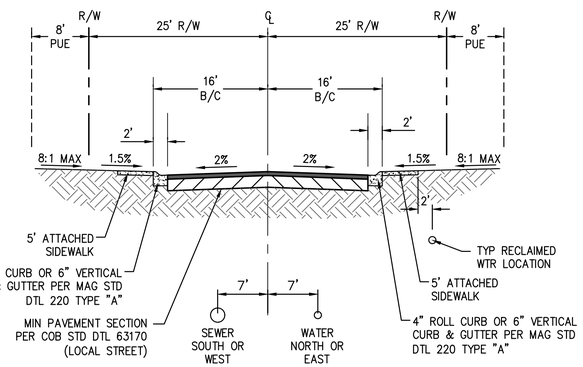
TYPICAL COLLECTOR SECTION

PER COB STD DTL 63150
ROSEWOOD AVE (WEST OF TRILLIUM CIRCLE)
(LOOKING NORTH & WEST)
SCALE: NTS



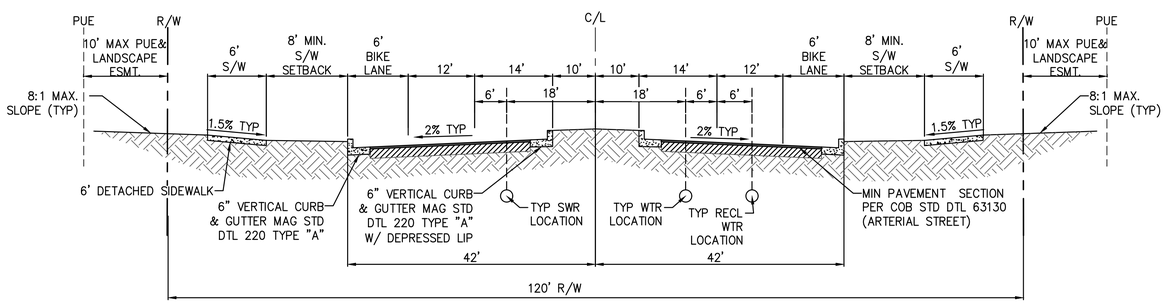
TYPICAL RESIDENTIAL ENTRANCE SECTION

PER COB STD DTL 63190
LARKSPUR DRIVE – AT INTERSECTIONS ONLY
FROM STA:11+71.13 TO STA:12+71.13
FROM STA:22+91.06 TO STA:23+91.06
(LOOKING EAST)
SCALE: N.T.S.
* WATER IF ON NORTH OR EAST SIDE OF STREET.
TRANSITION WATER IF ON NORTH OR EAST SIDE OF STREET.
SEWER IF ON SOUTH OR WEST SIDE OF STREET.



TYPICAL LOCAL STREET SECTION

PER COB STD DTL 63170
NTS



TYPICAL ARTERIAL SECTION

PER COB STD DTL 63130
JOHNSON ROAD (LOOKING NORTH)
SCALE: N.T.S.

WATER & SEWER LOCATION NOTE:

THE PREFERRED LOCATION OF WATER, SEWER AND RECLAIMED WATER LINES ARE SHOWN ON THE TYPICAL STREET SECTIONS. THE LOCATION OF THESE LINES MAY BE MODIFIED AT THE TIME OF FINAL DESIGN, SUBJECT TO THE APPROVAL OF THE CITY OF BUCKEYE. WHERE PRACTICAL THE LINES SHALL BE CENTERED WITHIN A TRAFFIC LANE, IT IS UNDERSTOOD THAT SANITARY SEWER LINES WILL BE INSTALLED WITH STRAIGHT RUNS BETWEEN MANHOLES AND AS A RESULT WILL NOT BE AT A CONSISTENT OFFSET ON STREET CURVES. THE SANITARY SEWER LINES SHALL BE DESIGNED SUCH THAT MANHOLES ARE LOCATED OUTSIDE OF VEHICULAR WHEEL PATHS.

PAVEMENT SECTION NOTE

PAVEMENT SECTION SHALL BE THE GREATER OF THE APPLICABLE CITY OF BUCKEYE REQUIREMENTS PER COB EDS SECTION 6-3 OR THE APPROVED GEOTECHNICAL REPORT.

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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NUMBER 23227 DAVID W. GEORGE ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
TYPICAL SECTIONS

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	AS SHOWN
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
CV03
SHT. 3 OF 26

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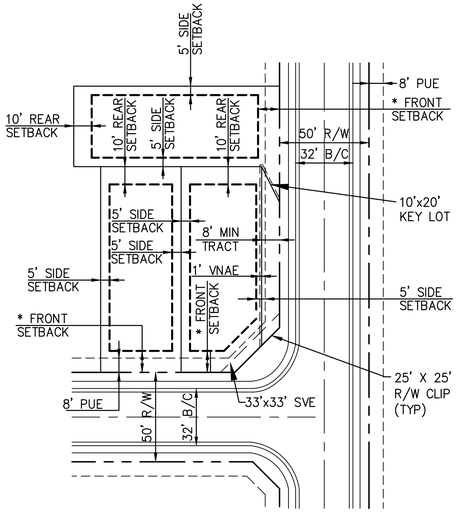
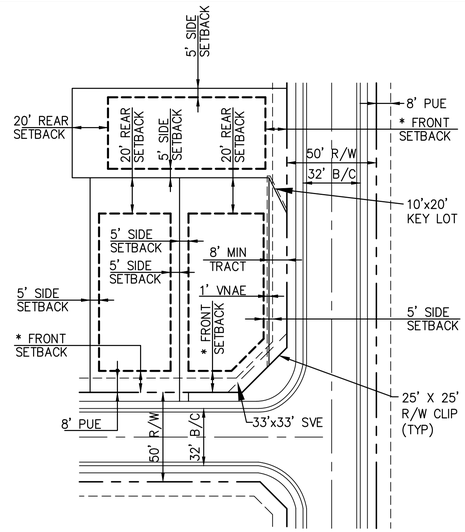


* PER DEVELOPMENT DATA CHART
AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 45'X115' **

SCALE: 1"=40'

NOTE: DRIVEWAYS TO PROVIDE MINIMUM 20' FROM BACK OF SIDEWALK TO FRONT OF GARAGE

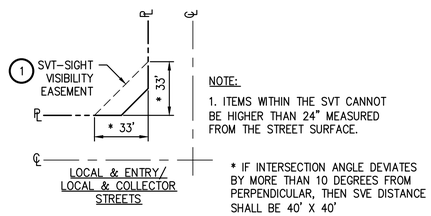


* PER DEVELOPMENT DATA CHART
AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 50'X120' **

SCALE: 1"=40'

NOTE: DRIVEWAYS TO PROVIDE MINIMUM 20' FROM BACK OF SIDEWALK TO FRONT OF GARAGE



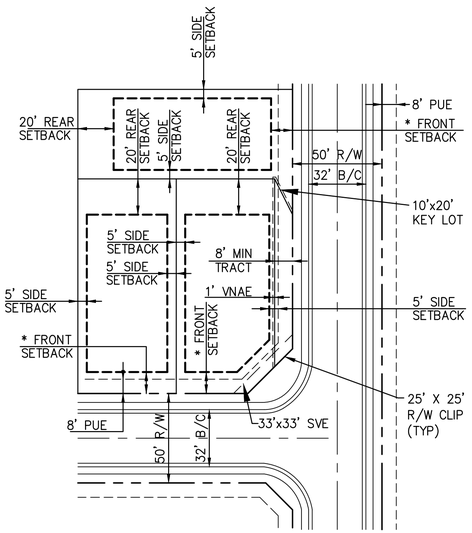
NOTE:

1. ITEMS WITHIN THE SVT CANNOT BE HIGHER THAN 24" MEASURED FROM THE STREET SURFACE.

* IF INTERSECTION ANGLE DEVIATES BY MORE THAN 10 DEGREES FROM PERPENDICULAR, THEN SVE DISTANCE SHALL BE 40' X 40'

SIGHT VISIBILITY EASEMENT DETAIL

N.T.S.

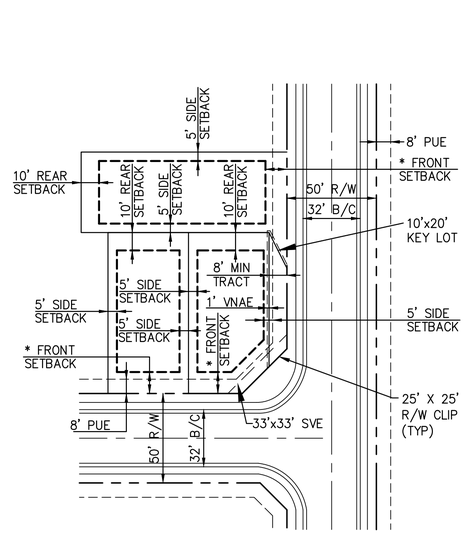


* PER DEVELOPMENT DATA CHART
AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 55'X120' **

SCALE: 1"=40'

NOTE: DRIVEWAYS TO PROVIDE MINIMUM 20' FROM BACK OF SIDEWALK TO FRONT OF GARAGE

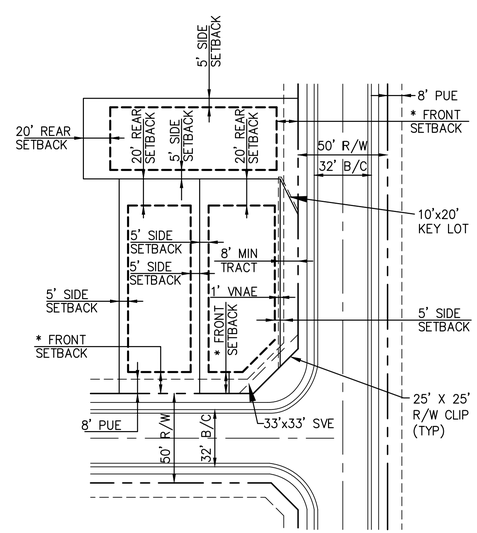


* PER DEVELOPMENT DATA CHART
AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 45'X90' **

SCALE: 1"=40'

NOTE: DRIVEWAYS TO PROVIDE MINIMUM 20' FROM BACK OF SIDEWALK TO FRONT OF GARAGE



* PER DEVELOPMENT DATA CHART
AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 45'X120' **

SCALE: 1"=40'

NOTE: DRIVEWAYS TO PROVIDE MINIMUM 20' FROM BACK OF SIDEWALK TO FRONT OF GARAGE

LOT DEPTHS MAY BE REDUCED BY 10' AS LONG AS MINIMUM AREA IS MET.

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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 23227 DAVID W. GEORGE DATE SIGNED 12/31/21 ARIZONA U.S.A.

EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
DETAIL SHEET

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
CV04
SHT. 4 OF 26

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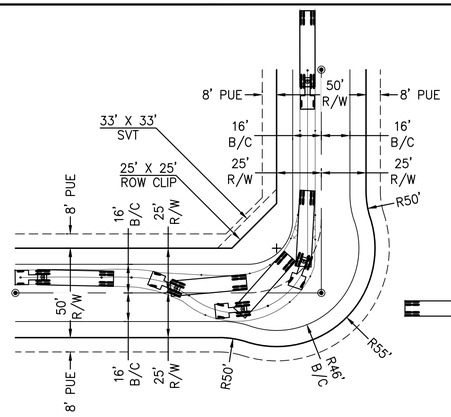
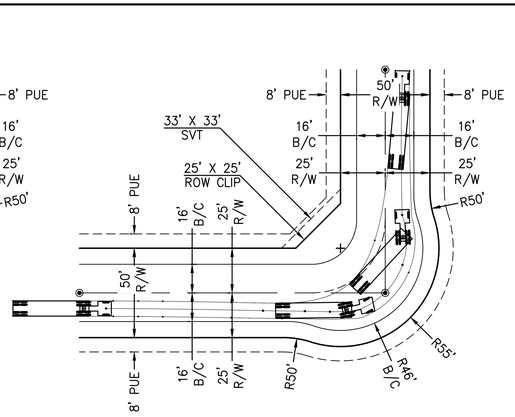


TYPICAL KNUCKLE TURNING MOVEMENT (WB-50) INSIDE CURVE

SCALE: 1"=40'

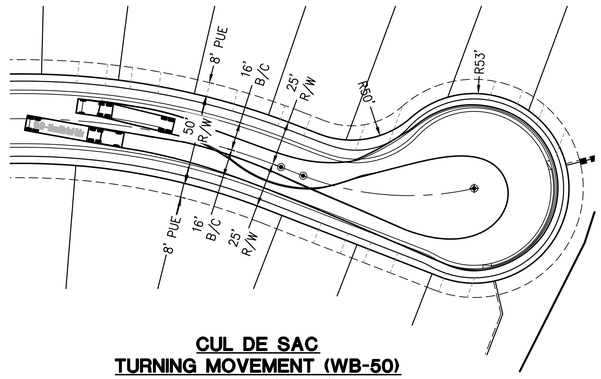
NOTE: ROLL CURBING IS REQUIRED FOR ANY LOCATION WHERE THE VEHICLE CONTACTS OR CROSSES THE CURB.



TYPICAL KNUCKLE TURNING MOVEMENT (WB-50) OUTSIDE CURVE

SCALE: 1"=40'

NOTE: ROLL CURBING IS REQUIRED FOR ANY LOCATION WHERE THE VEHICLE CONTACTS OR CROSSES THE CURB.

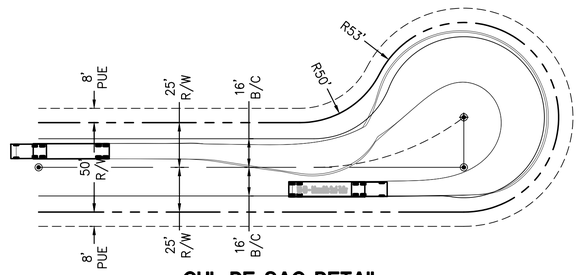


CUL DE SAC TURNING MOVEMENT (WB-50)

LARKSPUR DRIVE (SEE PP03)

SCALE: 1"=40'

NOTE: ROLL CURBING IS REQUIRED FOR ANY LOCATION WHERE THE VEHICLE CONTACTS OR CROSSES THE CURB.

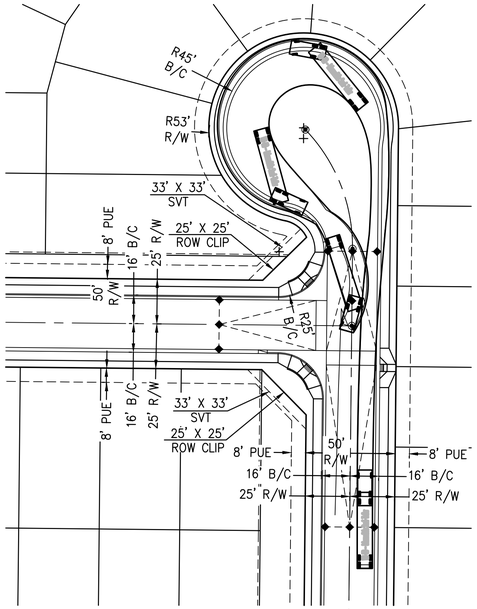


CUL DE SAC DETAIL TURNING MOVEMENT (WB-50)

WINDROSE DRIVE & OAKMONT DRIVE (SHEET PP03 & PP05)

SCALE: 1"=40'

NOTE: ROLL CURBING IS REQUIRED FOR ANY LOCATION WHERE THE VEHICLE CONTACTS OR CROSSES THE CURB.

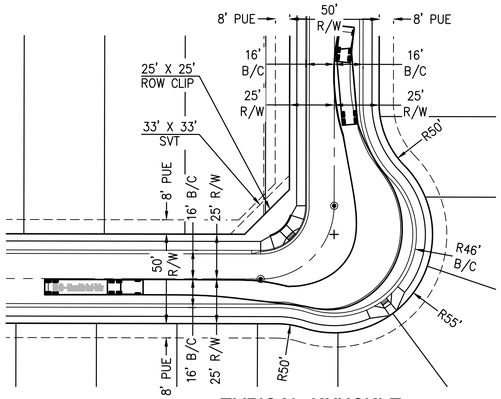


CUL DE SAC TURNING MOVEMENT (WB-50)

304TH LANE & BLOOMFIELD ROAD (SEE SHEET PP02)

SCALE: 1"=40'

NOTE: ROLL CURBING IS REQUIRED FOR ANY LOCATION WHERE THE VEHICLE CONTACTS OR CROSSES THE CURB.



TYPICAL KNUCKLE TURNING MOVEMENT (WB-50)

OPEN SKY DRIVE & 305TH DRIVE (SEE PP05)

SCALE: 1"=40'

NOTE: ROLL CURBING IS REQUIRED FOR ANY LOCATION WHERE THE VEHICLE CONTACTS OR CROSSES THE CURB.

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23227
DAVID W. GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
DETAIL SHEET

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	AS SHOWN
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
CV05
SHT. 5 OF 26

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SITE SUMMARY TABLE

PARCEL NO	ACREAGE (GROSS AC)	OFFSITE R/W (AC)	OPEN SPACE (PROVIDED) (AC)	LOT AREA (AC)	ACTIVE OPEN SPACE (PROVIDED) (AC)	DENSITY DU/AC (GROSS)	ACREAGE (NET) [5]	UNBUILDABLE AREA RIGHT-OF-WAY EXCLUDING PERIMETER STREETS	ZONING	NUMBER OF LOTS	TYPICAL LOT SIZE (WIDTHxDEPTH) [2] [3] (FT)	MIMINUM YARD SETBACKS: FRONT TO LIVABLE OR TO SIDE ENTRY GARAGE [1] (FT)	MIMINUM YARD SETBACKS: FRONT TO FRONT FACING GARAGE (FT)	MIMINUM YARD SETBACKS: REAR [7] (FT)	MIMINUM YARD SETBACKS: SIDE (FT)	ALLOWABLE LOT COVERAGE [4]
44	25.29	0	9.33	11.52	2.84	2.85	25.29	4.44	SF-6	72	55 X 120	10	18	20	5 & 5, 10 TOTAL	N/A
45	25.16	1.79	4.19	14.40	3.76	4.21	23.37	4.78	SF-3	106	45 X 120	10	18 [6]	20	5 & 5, 10 TOTAL	N/A
46	28.29	2.45	6.44	12.87	0.00	4.31	25.84	6.53	SF-3	122	45 X 90	10	18 [6]	10	5 & 5, 10 TOTAL	N/A
47	24.65	1.97	8.13	10.99	1.01	3.29	22.68	3.57	SF-3	81	45 X 120	10	18 [6]	20	5 & 5, 10 TOTAL	N/A
48	23.31	0.55	6.78	11.69	0.46	3.86	22.76	4.29	SF-3	90	45 X 115	10	18 [6]	10	5 & 5, 10 TOTAL	N/A
49	29.62	0	14.79	11.03	2.03	2.53	29.62	3.81	SF-6	75	50 X 120	10	18	20	5 & 5, 10 TOTAL	N/A
TOTAL	156.31	6.75	49.66	72.49	10.10	3.49	149.56	27.413	--	546						

[1] MEASURED TO LIVEABLE IF SIDE ENTRY GARAGE IS RECESSED

[2] LOT WIDTH IS MEASURED AT THE "FRONT GARAGE" FRONT YARD BUILDING SETBACK

[3] TYPICAL LOT DEPTH MAY BE REDUCED BY UP TO 5 FEET AT KNUCKLES AND CUL-DE-SACS

[4] MAXIMUM LOT COVERAGE DOES NOT APPLY AND LOT COVERAGE WILL BE CONTROLLED BY THE REQUIRED SETBACKS

[5] NET ACREAGE IS THE DIFFERENCE OF GROSS ACREAGE AND PERIMETER STREET ACREAGE

[6] 10' ALLOWED PER CMP BUT INCREASE TO 18' BY THIS PRELIMINARY PLAT FOR PARCELS 45, 46, 47, & 48

[7] 5' FOR ACCESSORY BUILDINGS

[8] A MAXIMUM 2' PROJECTION IS ALLOWED INTO THE SETBACKS FOR BAY WINDOWS, FIREPLACES, OVERHANGS, ETC., EXCEPT FOR 5' SIDE SETBACKS

[9] MINIMUM DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK TO FACE OF GARAGE IS 20 FEET

OPEN SPACE DATA

- MINIMUM OPEN SPACE (O.S.) REQUIRED = 20% OF GROSS ACREAGE.
- MINIMUM OPEN SPACE REQUIRED = (0.20 X 156.33) = 31.27 AC.
- OPEN SPACE PROVIDED = 49.66 AC. (31.8%)
- ACTIVE OPEN SPACE PROVIDED = 10.10 AC. (6.5%)

NOTE:

WITH PRIOR APPROVAL BY CITY OF BUCKEYE FIRE MARSHALL, TWO PERMANENT POINTS OF ACCESS OR A SINGLE POINT OF PERMANENT ACCESS WITH A SECOND TEMPORARY POINT OF ACCESS WILL BE PROVIDED TO EACH PARCEL. AT THE TIME OF IMPROVEMENT PLAN PREPARATION, THE ACCESS POINTS (BOTH PERMANENT AND TEMPORARY) SHALL BE ESTABLISHED AS APPROPRIATE PER CITY REQUIREMENTS AND FIRE MARSHALL APPROVAL.

WASH FRONTAGE TABLE

	WAGNER WASH	NORTH CHANNEL	TOTAL
LOTS BACKING WASH (LF)	1,310	1,713	3,023
OPEN SPACE TO WASH (LF)	1,248	307	1,555
TOTAL WASH FRONTAGE (LF)	2,558	2,020	4,578
TOTAL WASH PERCENTAGE	48.79%	15.19%	33.97%

OVERALL SITE SUMMARY TABLE

Parcel # (1) Unit 2	Land Use Category	Gross Area (Acres) (1)				Residential										
						Parcel # (1)	Minimum No. of Units Allowed (2)	Maximum No. of Units Allowed (2)	Total Proposed Units (Target Units)				Gross Density (DU/Ac)			
		CMP	Pre-plat						CMP (2) (3) Total	Pre-plat			Target Density CMP (2) (3)	Pre-plat		
			UNIT 1 Pre-plat	UNIT 2 Pre-plat	Total (5)					UNIT 1 Pre-plat	UNIT 2 Pre-plat	Total		UNIT 1 Pre-plat	UNIT 2 Pre-plat	Total
37-43	MDR (3-4.5 du/ac)	318	183.03	--	183.03	37-43	954	1,432	1,145	576		576	3.6	3.1	--	3.1
32-35	CC (Community Core) (4)	64	70.33	--	70.33	32-35	0	350	152	152	--	152	2.4	2.2	--	2.2
30	HDR (10-30 du/ac)	28	30.25	--	30.25	30	277	833	416	416	--	416	15.0	13.8	--	13.8
31	RC (Regional Commercial)	71	70.88	--	70.88	31	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
36	M/HDR (4.5-10 du/ac)	29	29.10	--	29.10	36	130	291	203	203	--	203	7.0	7.0	--	7.0
44-49	MDR (3-4.5 du/ac)	359	--	156.31	156.31	44-49	1,075	1,613	1,291	--	546	546	3.6	--	3.5	3.5
50	Public (Water Campus)	7	--	5.50	5.50	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
51	Public (Public Safety Site)	6	--	6.91	6.91	51	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
52	NC (Neighborhood Commercial)	10	--	8.96	8.96	52	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
53	MU (Mixed Use)	29	--	39.68	39.68	53	0	157	75	--	75	75	2.6	--		1.9
	Total	**918**	**383.59**	**217.35**	**600.94**		**2,436**	**4,676**	**3,282**	**1,347**	**621**	**1,968**	**3.6**	**3.5**	**2.9**	**3.3**

Note:

(1) All acreage is approximate. Subtotals and totals may not exactly add up due to rounding errors.

(2) Minimum, Maximum, and Target density are based on the CMP Pod as defined in **Exhibit 8, Land Use Master Plan**. As the Project develops, the Pods may be divided into individual parcels. The Minimum, Maximum, and Target density will be determined by the overall CMP Pod and not the individual stand-alone parcel.

(3) Target units and densities may be exceeded if dwelling units are transferred from another Pod and the maximum number of units for the Pod and overall project is not exceeded.

(4) Community Core is permitted a variety of uses, including neighborhood park, elementary school, and recreation center. Retail uses, multifamily residential, and other mixed uses may be incorporated into the Community Core, but shall not exceed 30% of the Community Core acreage.

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 23227 DAVID W. GEORGE DATE SIGNED 9/7/21 ARIZONA U.S.A.

EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
DEVELOPMENT DATA

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: NTS
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
CV06
SHT. 6 OF 26

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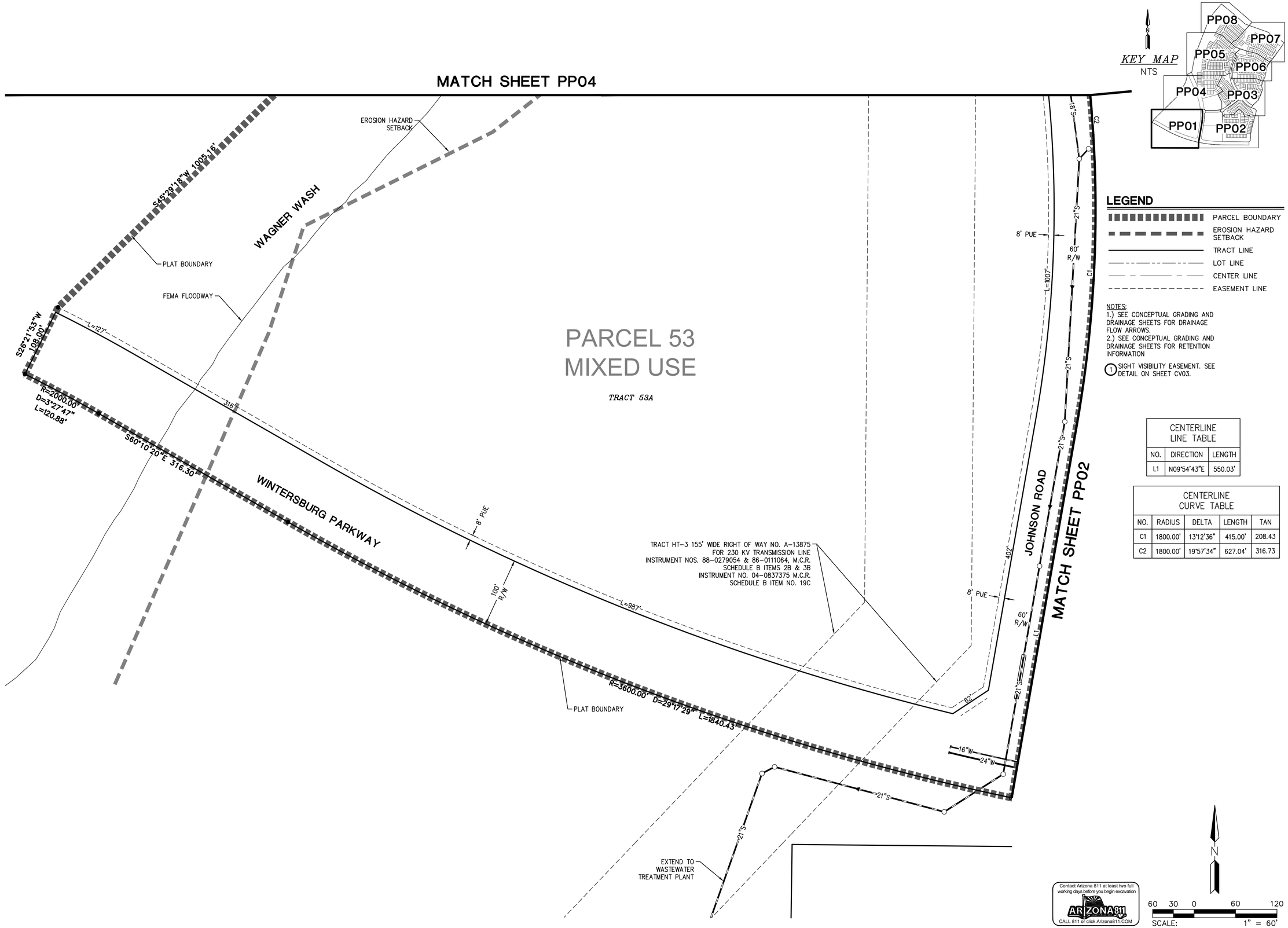
MATCH SHEET PP04



PARCEL 53
MIXED USE

TRACT 53A

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION

(1) SIGHT VISIBILITY EASEMENT. SEE DETAIL ON SHEET CV03.

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N09°54'43"E	550.03'

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	1800.00'	13°12'36"	415.00'	208.43
C2	1800.00'	19°57'34"	627.04'	316.73

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N

60 30 0 60 120
SCALE: 1" = 60'

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CERTIFICATE NUMBER
23227
DAVID W. GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 - UNIT 2
PRELIMINARY PLAT

PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
PP01
SHT. 7 OF 26

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CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	1800.00'	13°12'36"	415.00'	208.43
C2	1600.00'	3°50'01"	107.05'	53.55
C3	500.00'	22°01'12"	192.16'	97.28

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C4	400.00'	14°24'40"	100.61'	50.57
C5	95.00'	44°18'02"	73.45'	38.67
C6	400.00'	9°14'21"	64.50'	32.32

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C7	850.00'	9°10'50"	136.20'	68.24
C8	400.00'	62°40'38"	437.57'	243.57
C9	1800.00'	19°57'34"	627.04'	316.73

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C10	425.00'	22°04'14"	163.71'	82.88
C11	41.00'	90°00'00"	64.40'	41.00
C12	41.00'	84°49'41"	60.70'	37.46
C13	41.00'	90°00'00"	64.40'	41.00

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N09°54'43"E	550.03'
L2	S86°42'07"W	98.68'
L3	N89°27'52"W	218.32'
L4	N00°35'10"E	69.78'
L5	N00°35'10"E	189.00'
L6	N89°24'50"W	220.73'
L7	N89°24'50"W	286.87'
L8	S00°35'10"W	132.73'
L9	N89°24'50"W	94.00'
L10	N89°24'50"W	372.60'

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L11	N89°24'50"W	117.80'
L12	S75°00'11"E	23.56'
L13	S00°35'10"W	230.00'
L14	S00°35'10"W	43.08'
L15	N00°35'10"E	191.50'
L16	N89°24'50"W	490.88'

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L17	N14°59'49"E	116.93'
L18	N14°59'49"E	147.93'
L19	N75°00'11"W	65.00'

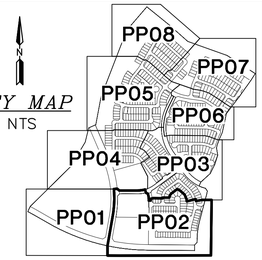
LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION

(1) SIGHT VISIBILITY EASEMENT. SEE DETAIL ON SHEET CV03.

KEY MAP NTS



MATCH SHEET PP04

MATCH SHEET PP03

MATCH SHEET PP01

PARCEL 51
PUBLIC SAFETY SITE
TRACT 51A

PARCEL 46

PARCEL 52
NEIGHBORHOOD COMMERCIAL
TRACT 52A

LARKSPUR DRIVE

BLOOMFIELD ROAD

CHARTER OAK ROAD

WETHERSFIELD ROAD

WINTERSBURG PARKWAY

JOHNSON ROAD

305TH DR

305TH AVE

304TH LANE

304TH DR

304TH AVENUE

BLOOMFIELD ROAD

TRACT 46A

TRACT 46B

TRACT 46C

TRACT 46D

TRACT 46E

TRACT 46F

TRACT 46G

TRACT 46H

UNIT 1

UNIT 2

PLAT BOUNDARY

S89°27'49"E 849.64'

N45°32'11"E 63.64'

N0°32'11"E 100.00'

N14°59'49"E 436.66'

R=1390.58' D=12°20'03" L=299.35'

R=1355.00' D=4°07'55" L=97.71'

L=1840.43' R=3600.00' D=29°17'29"

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SCALE: 1" = 60

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
23227
DAVID W. GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 - UNIT 2
PRELIMINARY PLAT

PLAT SHEET

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	1"=60'
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
PP02
SHT. 8 OF 26

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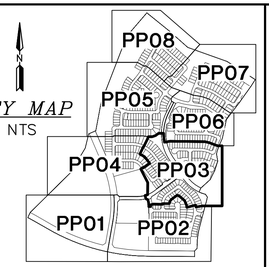

REV.:

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION

(1) SIGHT VISIBILITY EASEMENT. SEE DETAIL ON SHEET CV03.

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	500.00'	53°30'50"	467.00'	252.10
C2	815.00'	53°12'33"	756.87'	408.20
C3	500.00'	22°01'12"	192.16'	97.28
C4	500.00'	14°53'02"	129.89'	65.31
C5	400.00'	20°49'08"	145.34'	73.48
C6	400.00'	36°46'12"	256.70'	132.95
C7	164.00'	33°58'35"	97.25'	50.10
C8	400.00'	16°17'58"	113.79'	57.28
C9	164.00'	33°58'35"	97.25'	50.10
C10	500.00'	20°09'23"	175.90'	88.87
C11	425.00'	22°04'14"	163.71'	82.88
C12	200.00'	53°02'45"	185.16'	99.82
C13	41.00'	90°00'00"	64.40'	41.00
C14	41.00'	90°00'00"	64.40'	41.00
C15	41.00'	78°41'17"	56.31'	33.61
C16	650.00'	29°12'16"	331.31'	169.34
C17	400.00'	53°03'58"	370.47'	199.72

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S36°22'06"E	314.74'
L2	S36°22'06"E	275.68'
L3	N53°37'54"E	94.00'
L4	N53°37'54"E	116.00'
L5	S36°22'06"E	303.68'
L6	S36°22'06"E	191.00'
L7	N53°37'54"E	252.87'
L8	N53°37'54"E	348.08'
L9	N53°37'54"E	50.98'
L10	N68°46'47"W	13.25'
L11	S15°32'58"E	25.55'
L12	N00°45'00"E	186.58'
L13	S89°15'00"E	188.86'
L14	S89°15'00"E	169.38'
L15	N69°05'37"W	79.30'
L16	N20°54'23"E	300.00'
L17	S21°29'04"E	28.78'
L18	N53°37'54"E	213.02'
L19	N47°40'49"W	188.65'
L20	S36°22'06"E	125.47'

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DAVID W.
GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
PP03
SHT. 9 OF 26

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CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N23°15'27"W	936.26'
L2	S89°52'56"E	275.42'
L3	S36°22'06"E	344.68'
L4	N00°07'04"E	253.00'
L5	N00°07'04"E	291.00'
L6	S89°52'56"E	323.51'

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	1800.00'	33°10'10"	1042.05'	536.08
C2	225.00'	53°30'50"	210.15'	113.44
C3	500.00'	39°42'57"	346.59'	180.58
C4	41.00'	90°00'00"	64.40'	41.00

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION
3.) EMERGENCY ACCESS ROAD CONSISTS OF COMPACTED GRAVEL AND WILL ACCOMMODATE WB-50 VEHICLE AND SUPPORT 75,000 LB LOAD. ALSO 2 BOLLARDS AND CHAIN WITH A SIGN AT THE LOCAL STREET WILL BE PROVIDED.
(1) SIGHT VISIBILITY EASEMENT. SEE DETAIL ON SHEET CV03.

LEGEND
- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE

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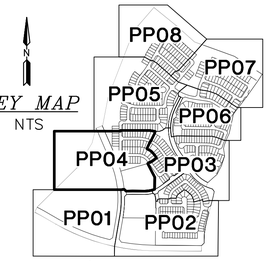
KEY MAP NTS



60 30 0 60 120
SCALE: 1" = 60'

WHERE THE COMPACTED DG SERVICE ROAD AND THE CONCRETE TRAIL COINCIDE THE DG ROAD WILL SUPPLEMENT.

MATCH SHEET PP05

MATCH SHEET PP03

MATCH SHEET PP01

MATCH SHEET PP02

S14°00'43"W 269.88'

S30°59'26"W 510.67'

S15°29'18"W 1005.16'

WAGNER WASH

JOHNSON ROAD

306TH DR

VALLEY VISTA DR

WINDROSE DRIVE

TRACT 47A

TRACT 47B

TRACT 47C

TRACT 47D

TRACT 47E

TRACT 47F

TRACT 47G

TRACT 47H

TRACT 47I

TRACT 47J

TRACT 47K

TRACT 47L

TRACT 47M

TRACT 47N

TRACT 47O

TRACT 47P

TRACT 47Q

TRACT 47R

TRACT 47S

TRACT 47T

TRACT 47U

TRACT 47V

TRACT 47W

TRACT 47X

TRACT 47Y

TRACT 47Z

TRACT 47AA

TRACT 47AB

TRACT 47AC

TRACT 47AD

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TRACT 47AI

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TRACT 47AL

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TRACT 47AR

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TRACT 47AU

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TRACT 47AY

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TRACT 47BY

TRACT 47BZ

TRACT 47CA

TRACT 47CB

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TRACT 47CD

TRACT 47CE

TRACT 47CF

TRACT 47CG

TRACT 47CH

TRACT 47CI

TRACT 47CJ

TRACT 47CK

TRACT 47CL

TRACT 47CM

TRACT 47CN

TRACT 47CO

TRACT 47CP

TRACT 47CQ

TRACT 47CR

TRACT 47CS

TRACT 47CT

TRACT 47CU

TRACT 47CV

TRACT 47CW

TRACT 47CX

TRACT 47CY

TRACT 47CZ

TRACT 47DA

TRACT 47DB

TRACT 47DC

TRACT 47DD

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TRACT 47DF

TRACT 47DG

TRACT 47DH

TRACT 47DI

TRACT 47DJ

TRACT 47DK

TRACT 47DL

TRACT 47DM

TRACT 47DN

TRACT 47DO

TRACT 47DP

TRACT 47DQ

TRACT 47DR

TRACT 47DS

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TRACT 47DU

TRACT 47DV

TRACT 47DW

TRACT 47DX

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TRACT 47DZ

TRACT 47EA

TRACT 47EB

TRACT 47EC

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TRACT 47EI

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TRACT 47JL

TRACT 47JM

TRACT 47JN

TRACT 47JO

TRACT 47JP

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TRACT 47JR

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TRACT 47NX

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CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N23°15'27"W	936.26'
L2	N00°07'04"E	250.00'
L3	S89°52'56"E	95.30'
L4	S89°52'56"E	488.80'
L5	N00°07'04"E	155.89'
L6	N19°19'10"E	22.34'
L7	N00°07'04"E	240.00'
L8	S70°40'50"E	99.00'
L9	S89°52'56"E	353.42'
L10	S89°52'56"E	94.00'
L11	S00°07'04"W	9.00'
L12	N19°19'10"E	219.80'
L13	N70°40'50"W	94.00'
L14	N70°40'50"W	47.18'
L15	S89°52'56"E	271.15'
L16	N19°19'10"E	133.31'
L17	N38°33'15"E	147.12'
L18	N29°46'37"E	266.43'
L19	S57°57'42"E	40.96'
L20	S48°34'09"E	445.39'

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L21	S48°34'09"E	20.05'
L22	S39°43'51"W	292.13'
L23	N26°13'14"E	274.43'
L24	S39°43'51"W	50.14'
L25	S70°40'50"E	16.11'

TRACT HT-4 155' WIDE RIGHT OF WAY NO. A-13875
FOR 230 KV TRANSMISSION LINE
INSTRUMENT NOS. 88-0279054 & 86-0111064 M.C.R.
SCHEDULE B ITEMS 2B & 3B
TRACT HT-4
INSTRUMENT NO. 04-0837375 M.C.R.
SCHEDULE B ITEM NO. 19D

WHERE THE COMPACTED DG SERVICE ROAD AND THE CONCRETE TRAIL COINCIDE THE DG ROAD WILL SUPPLEMENT.

S21°09'39"W 1272.84'

S10°53'18"W 520.91'

S14°00'43"W 269.88'

S65°44'33"W 136.00'

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION

(1) SIGHT VISIBILITY EASEMENT. SEE DETAIL ON SHEET CV03.

KEY MAP NTS

PP08 PP07 PP05 PP06 PP04 PP03 PP01 PP02

MATCH SHEET PP08

MATCH SHEET PP07

MATCH SHEET PP04

MATCH SHEET PP03

MATCH SHEET PP06

PARCEL 49

PARCEL 48

PARCEL 47

PARK C

TRACT 49A

TRACT 49B

TRACT 49C

TRACT 48B

TRACT 48J

TRACT 48K

TRACT 48H

TRACT 48G

TRACT 48F

TRACT 48E

TRACT 48D

TRACT 48C

TRACT 47A

TRACT 48I

306TH AVENUE

ASTER DRIVE

OAKMONT DRIVE

306TH DRIVE

WINDSOR DRIVE

306TH AVE

OPEN SKY DRIVE

305TH DRIVE

305TH AVENUE

ROSEWOOD AVENUE

WAGNER WASH

JOHNSON ROAD

PLAT BOUNDARY

EROSION HAZARD SETBACK

FEMA FLOODWAY

10' DG ACCESS ROAD

10' LS PATH

5' LS PATH

50' SWR ESMT

65' SWR/WTR ESMT

50' SWR/WTR ESMT

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	400.00'	19°12'06"	134.05'	67.66
C2	400.00'	19°12'06"	134.05'	67.66
C3	400.00'	39°36'47"	276.55'	144.06
C4	300.00'	19°12'06"	100.54'	50.75
C5	180.00'	29°32'12"	92.79'	47.45
C6	300.00'	19°14'05"	100.71'	50.83
C7	700.00'	6°30'57"	79.61'	39.85
C8	700.00'	2°15'40"	27.63'	13.81
C9	500.00'	9°23'33"	81.97'	41.08
C10	700.00'	15°56'22"	194.74'	98.00
C11	815.00'	53°12'33"	756.87'	408.20
C12	41.00'	90°00'00"	64.40'	41.00
C13	41.00'	90°00'00"	64.40'	41.00
C14	41.00'	90°00'00"	64.40'	41.00
C15	41.00'	90°00'00"	64.40'	41.00
C16	41.00'	90°00'00"	64.40'	41.00

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60 30 0 60 120
SCALE: 1" = 60'

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 23227 DAVID W. GEORGE 9/7/21 ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 - UNIT 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
PP05
SHT. 11 OF 26

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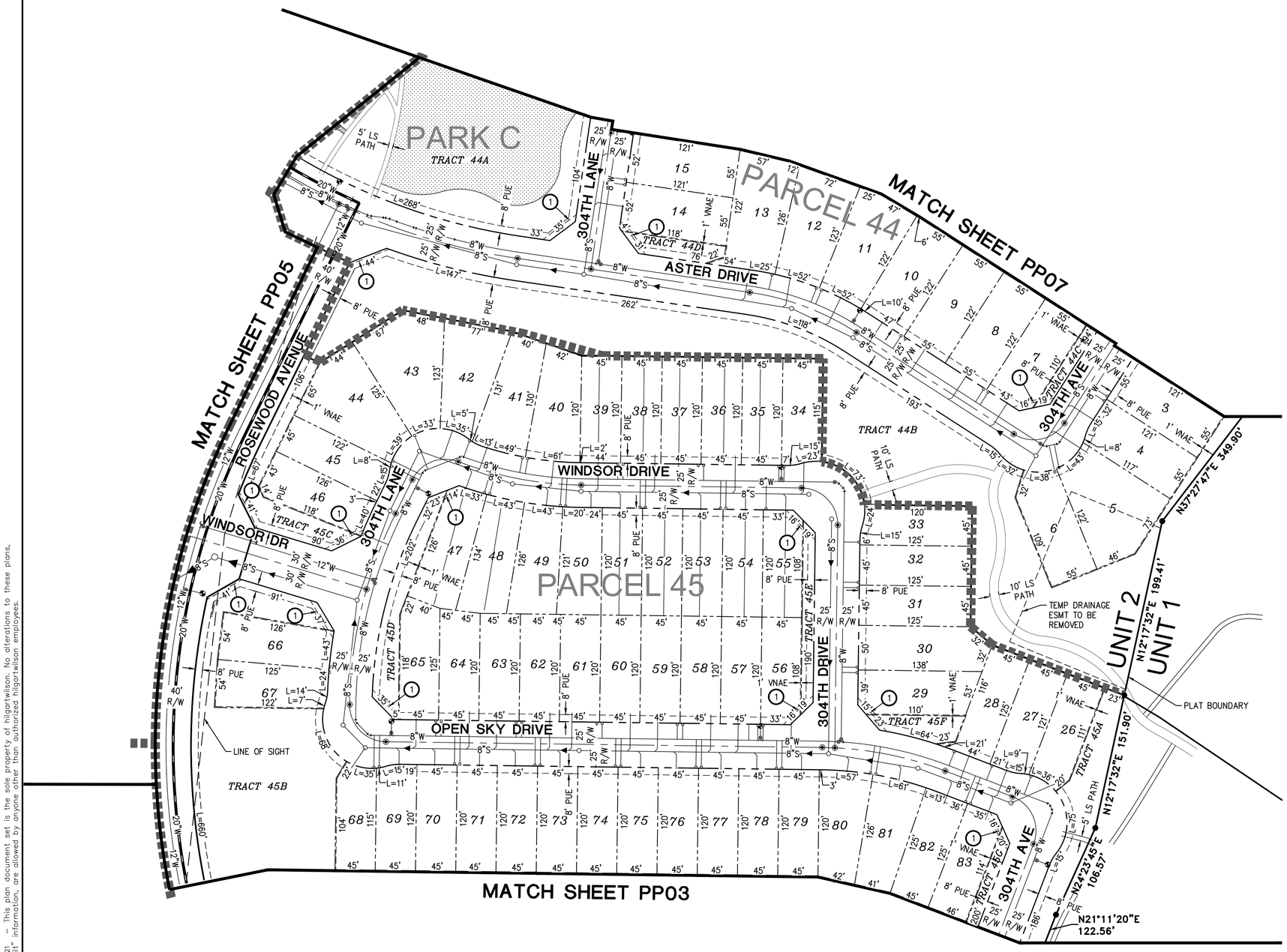

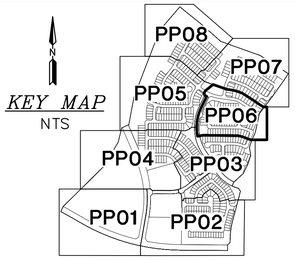

REV.:

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION

(1) SIGHT VISIBILITY EASEMENT. SEE DETAIL ON SHEET CV03.

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EXPIRES: 12/31/23

TRILLIUM

VILLAGE 3 - UNIT 2

PRELIMINARY PLAT

PLAT SHEET

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	1"=60'
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
PP06
SHT. 12 OF 26

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SCALE: 1" = 60'

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CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S48°34'09"E	464.07'
L2	S39°43'51"W	252.33'
L3	S48°34'09"E	482.74'
L4	S39°43'51"W	292.13'
L5	S22°41'22"W	75.05'
L6	S22°41'22"W	255.44'
L7	S70°15'07"E	249.39'
L8	S57°08'55"E	400.59'
L9	S70°15'07"E	269.67'
L10	S57°08'55"E	272.82'
L11	N32°51'05"E	294.00'
L12	S57°08'55"E	135.00'
L13	N32°51'05"E	132.84'
L14	N32°51'05"E	122.75'
L15	S54°44'14"E	47.60'

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	450.00'	14°21'43"	112.80'	56.70
C2	500.00'	13°06'11"	114.35'	57.42
C3	500.00'	13°06'11"	114.35'	57.42
C4	41.00'	87°03'31"	62.30'	38.95
C5	41.00'	90°00'00"	64.40'	41.00
C6	41.00'	88°18'00"	63.19'	39.80

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE

KEY MAP
NTS

PP08 PP07 PP05 PP06 PP04 PP03 PP01 PP02

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
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(1) SIGHT VISIBILITY EASEMENT. SEE DETAIL ON SHEET CV03.

VILLAGE 2
UNIT 2

N70°15'07"W 585.54'

N57°08'55"W 595.84'

PLAT BOUNDARY

TRACT 44A

SURREY AVENUE

DAHLIA DRIVE

305TH AVENUE

304TH LANE

304TH AVENUE

PARCEL 49

PARCEL 44

PARK C

TRACT 49A

TRACT 49B

TRACT 49C

TRACT 44B

TRACT 44C

TRACT 44E

5' LS PATH

10' LS PATH

MATCH SHEET PP08

MATCH SHEET PP05

MATCH SHEET PP06

UNIT 2
UNIT 1

N32°51'05"E 150.00'

N35°41'39"E 130.37'

N35°27'42"E 253.17'

N37°27'47"E 349.90'

PLAT BOUNDARY

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SCALE: 1" = 60'

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CERTIFICATE NO.
23227
DAVID W. GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 - UNIT 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	1"=60'
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
PP07
SHT. 13 OF 26

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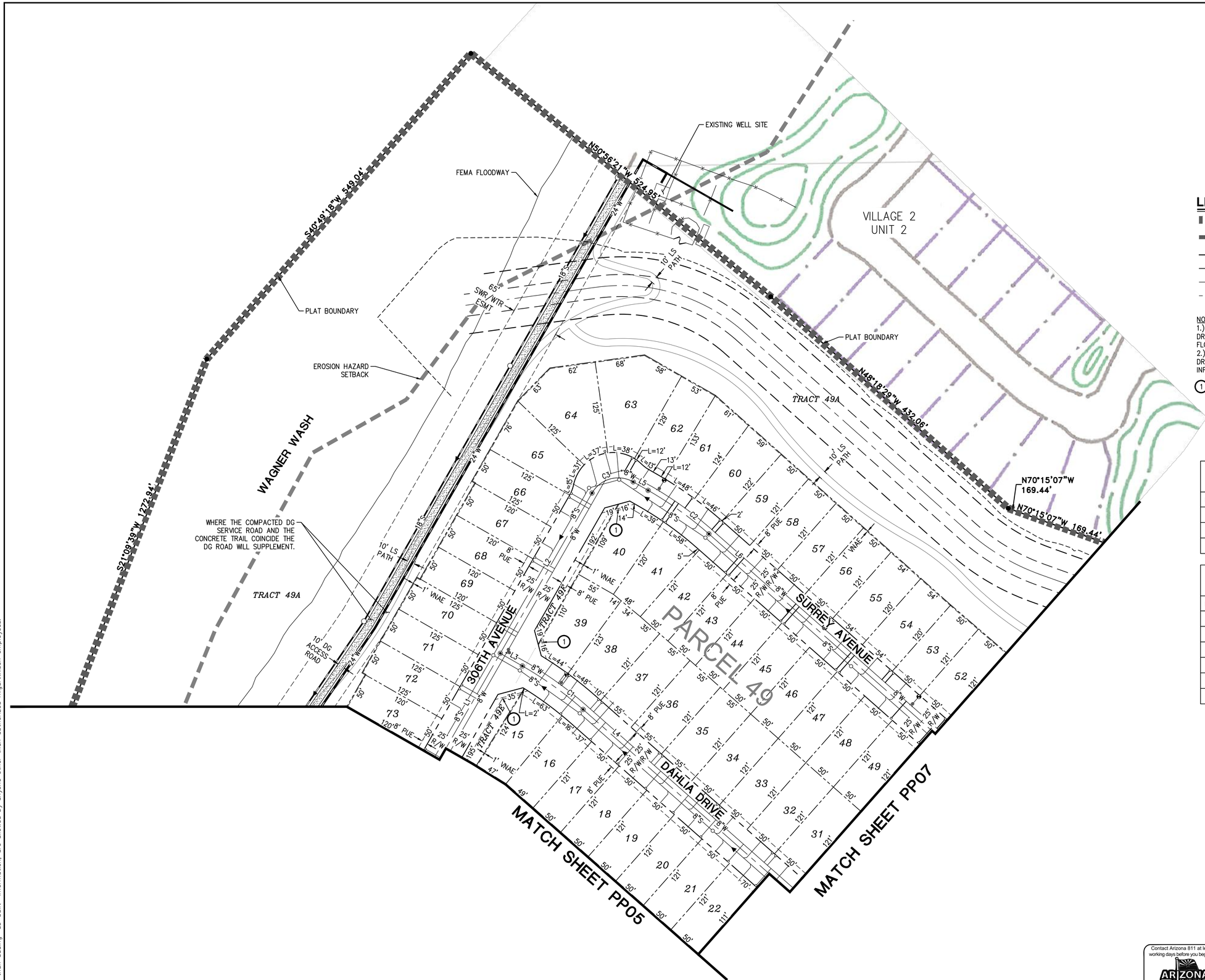

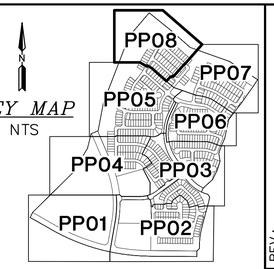

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION

(1) SIGHT VISIBILITY EASEMENT. SEE DETAIL ON SHEET CV03.

CENTERLINE CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TAN
C1	500.00'	11°39'14"	101.70'	51.03
C2	500.00'	11°39'14"	101.70'	51.03
C3	41.00'	90°00'00"	64.40'	41.00

CENTERLINE LINE TABLE

NO.	DIRECTION	LENGTH
L1	N29°46'37"E	266.43'
L2	N29°46'37"E	251.00'
L3	N60°13'23"W	34.57'
L4	S48°34'09"E	482.74'
L5	N60°13'23"W	23.37'
L6	S48°34'09"E	503.87'

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N
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SCALE: 1" = 60'

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DAVID W. GEORGE
DATE SIGNED 12/31/21
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
PP08
SHT. 14 OF 26

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PARCEL 44 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 1	6,605	55' X 120'
LOT : 2	6,655	55' X 120'
LOT : 3	6,655	55' X 120'
LOT : 4	6,616	55' X 120'
LOT : 5	9,672	55' X 120'
LOT : 6	6,832	55' X 120'
LOT : 7	6,643	55' X 120'
LOT : 8	6,710	55' X 120'
LOT : 9	6,710	55' X 120'
LOT : 10	7,194	55' X 120'
LOT : 11	7,610	55' X 120'
LOT : 12	7,629	55' X 120'
LOT : 13	8,305	55' X 120'
LOT : 14	6,630	55' X 120'
LOT : 15	6,678	55' X 120'
LOT : 16	7,622	55' X 120'
LOT : 17	7,227	55' X 120'
LOT : 18	7,322	55' X 120'
LOT : 19	7,020	55' X 120'
LOT : 20	7,366	55' X 120'
LOT : 21	7,246	55' X 120'
LOT : 22	6,710	55' X 120'
LOT : 23	6,710	55' X 120'
LOT : 24	6,710	55' X 120'
LOT : 25	6,643	55' X 120'
LOT : 26	6,643	55' X 120'
LOT : 27	6,710	55' X 120'
LOT : 28	6,710	55' X 120'
LOT : 29	6,710	55' X 120'
LOT : 30	6,710	55' X 120'
LOT : 31	6,710	55' X 120'
LOT : 32	6,901	55' X 120'
LOT : 33	7,112	55' X 120'
LOT : 34	7,180	55' X 120'
LOT : 35	6,710	55' X 120'
LOT : 36	6,710	55' X 120'
LOT : 37	6,710	55' X 120'
LOT : 38	6,768	55' X 120'
LOT : 39	7,737	55' X 120'
LOT : 40	6,710	55' X 120'
LOT : 41	7,320	55' X 120'
LOT : 42	6,710	55' X 120'
LOT : 43	7,865	55' X 120'
LOT : 44	7,410	55' X 120'
LOT : 45	7,168	55' X 120'
LOT : 46	6,710	55' X 120'
LOT : 47	6,710	55' X 120'
LOT : 48	6,710	55' X 120'
LOT : 49	6,710	55' X 120'
LOT : 50	6,710	55' X 120'
LOT : 51	6,643	55' X 120'
LOT : 52	6,890	55' X 120'
LOT : 53	6,762	55' X 120'
LOT : 54	6,875	55' X 120'
LOT : 55	6,875	55' X 120'
LOT : 56	6,875	55' X 120'
LOT : 57	6,875	55' X 120'
LOT : 58	6,875	55' X 120'
LOT : 59	6,875	55' X 120'
LOT : 60	7,051	55' X 120'
LOT : 61	7,580	55' X 120'

PARCEL 44 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 62	7,486	55' X 120'
LOT : 63	6,875	55' X 120'
LOT : 64	6,875	55' X 120'
LOT : 65	6,875	55' X 120'
LOT : 66	6,875	55' X 120'
LOT : 67	6,709	55' X 120'
LOT : 68	6,644	55' X 120'
LOT : 69	6,875	55' X 120'
LOT : 70	6,600	55' X 120'
LOT : 71	6,600	55' X 120'
LOT : 72	6,600	55' X 120'
TOTAL	501,664	SQ FT
TOTAL	11.5166	ACRES

PARCEL 45 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 1	6,296	45' X 120'
LOT : 2	6,296	45' X 120'
LOT : 3	6,485	45' X 120'
LOT : 4	6,333	45' X 120'
LOT : 5	6,280	45' X 120'
LOT : 6	6,100	45' X 120'
LOT : 7	5,400	45' X 120'
LOT : 8	5,400	45' X 120'
LOT : 9	5,499	45' X 120'
LOT : 10	5,958	45' X 120'
LOT : 11	5,513	45' X 120'
LOT : 12	6,973	45' X 120'
LOT : 13	6,006	45' X 120'
LOT : 14	6,444	45' X 120'
LOT : 15	6,647	45' X 120'
LOT : 16	6,472	45' X 120'
LOT : 17	6,432	45' X 120'
LOT : 18	6,342	45' X 120'
LOT : 19	5,876	45' X 120'
LOT : 20	5,785	45' X 120'
LOT : 21	5,867	45' X 120'
LOT : 22	6,284	45' X 120'
LOT : 23	6,704	45' X 120'
LOT : 24	7,153	45' X 120'
LOT : 25	6,018	45' X 120'
LOT : 26	5,478	45' X 120'
LOT : 27	5,603	45' X 120'
LOT : 28	5,746	45' X 120'
LOT : 29	6,411	45' X 120'
LOT : 30	7,064	45' X 120'
LOT : 31	5,625	45' X 120'
LOT : 32	5,625	45' X 120'
LOT : 33	5,509	45' X 120'
LOT : 34	5,288	45' X 120'
LOT : 35	5,400	45' X 120'
LOT : 36	5,400	45' X 120'
LOT : 37	5,400	45' X 120'
LOT : 38	5,400	45' X 120'
LOT : 39	5,422	45' X 120'
LOT : 40	6,411	45' X 120'
LOT : 41	6,724	45' X 120'
LOT : 42	7,150	45' X 120'
LOT : 43	9,276	45' X 120'
LOT : 44	9,094	45' X 120'

PARCEL 45 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 45	5,629	45' X 120'
LOT : 46	6,083	45' X 120'
LOT : 47	6,756	45' X 120'
LOT : 48	6,497	45' X 120'
LOT : 49	6,068	45' X 120'
LOT : 50	5,642	45' X 120'
LOT : 51	5,400	45' X 120'
LOT : 52	5,400	45' X 120'
LOT : 53	5,400	45' X 120'
LOT : 54	5,400	45' X 120'
LOT : 55	5,333	45' X 120'
LOT : 56	5,333	45' X 120'
LOT : 57	5,400	45' X 120'
LOT : 58	5,400	45' X 120'
LOT : 59	5,400	45' X 120'
LOT : 60	5,400	45' X 120'
LOT : 61	5,400	45' X 120'
LOT : 62	5,400	45' X 120'
LOT : 63	5,400	45' X 120'
LOT : 64	5,513	45' X 120'
LOT : 65	5,904	45' X 120'
LOT : 66	6,095	45' X 120'
LOT : 67	6,125	45' X 120'
LOT : 68	5,222	45' X 120'
LOT : 69	5,348	45' X 120'
LOT : 70	5,400	45' X 120'
LOT : 71	5,400	45' X 120'
LOT : 72	5,400	45' X 120'
LOT : 73	5,400	45' X 120'
LOT : 74	5,400	45' X 120'
LOT : 75	5,400	45' X 120'
LOT : 76	5,400	45' X 120'
LOT : 77	5,400	45' X 120'
LOT : 78	5,400	45' X 120'
LOT : 79	5,400	45' X 120'
LOT : 80	6,280	45' X 120'
LOT : 81	6,429	45' X 120'
LOT : 82	5,930	45' X 120'
LOT : 83	5,680	45' X 120'
LOT : 84	5,613	45' X 120'
LOT : 85	6,269	45' X 120'
LOT : 86	6,132	45' X 120'
LOT : 87	6,103	45' X 120'
LOT : 88	5,921	45' X 120'
LOT : 89	5,400	45' X 120'
LOT : 90	5,400	45' X 120'
LOT : 91	5,400	45' X 120'
LOT : 92	5,400	45' X 120'
LOT : 93	5,400	45' X 120'
LOT : 94	5,400	45' X 120'
LOT : 95	5,400	45' X 120'
LOT : 96	5,400	45' X 120'
LOT : 97	5,400	45' X 120'
LOT : 98	5,400	45' X 120'
LOT : 99	5,433	45' X 120'
LOT : 100	6,706	45' X 120'
LOT : 101	6,977	45' X 120'
LOT : 102	5,738	45' X 120'
LOT : 103	5,400	45' X 120'
LOT : 104	5,350	45' X 120'

PARCEL 45 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 105	7,859	45' X 120'
LOT : 106	7,839	45' X 120'
TOTAL	627,196	SQ FT
TOTAL	14.3984	ACRES

PARCEL 46 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 1	4,598	45' X 90'
LOT : 2	4,275	45' X 90'
LOT : 3	4,275	45' X 90'
LOT : 4	4,050	45' X 90'
LOT : 5	4,050	45' X 90'
LOT : 6	4,050	45' X 90'
LOT : 7	4,735	45' X 90'
LOT : 8	4,650	45' X 90'
LOT : 9	4,393	45' X 90'
LOT : 10	4,439	45' X 90'
LOT : 11	4,500	45' X 90'
LOT : 12	4,500	45' X 90'
LOT : 13	4,275	45' X 90'
LOT : 14	4,275	45' X 90'
LOT : 15	4,500	45' X 90'
LOT : 16	4,500	45' X 90'
LOT : 17	4,500	45' X 90'
LOT : 18	4,500	45' X 90'
LOT : 19	4,275	45' X 90'
LOT : 20	4,272	45' X 90'
LOT : 21	4,313	45' X 90'
LOT : 22	4,999	45' X 90'
LOT : 23	3,983	45' X 90'
LOT : 24	4,050	45' X 90'
LOT : 25	4,050	45' X 90'
LOT : 26	4,050	45' X 90'
LOT : 27	4,050	45' X 90'
LOT : 28	4,050	45' X 90'
LOT : 29	4,050	45' X 90'
LOT : 30	4,050	45' X 90'
LOT : 31	4,050	45' X 90'
LOT : 32	4,050	45' X 90'
LOT : 33	3,988	45' X 90'
LOT : 34	4,576	45' X 90'
LOT : 35	4,163	45' X 90'
LOT : 36	4,163	45' X 90'
LOT : 37	4,163	45' X 90'
LOT : 38	4,163	45' X 90'
LOT : 39	4,163	45' X 90'
LOT : 40	4,162	45' X 90'
LOT : 41	4,163	45' X 90'
LOT : 42	4,163	45' X 90'
LOT : 43	4,163	45' X 90'
LOT : 44	4,095	45' X 90'
LOT : 45	4,258	45' X 90'
LOT : 46	4,146	45' X 90'
LOT : 47	4,050	45' X 90'
LOT : 48	4,050	45' X 90'
LOT : 49	4,050	45' X 90'
LOT : 50	4,050	45' X 90'
LOT : 51	4,050	45' X 90'
LOT : 52	4,050	45' X 90'
LOT : 53	4,050	45' X 90'

PARCEL 46 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 54	4,050	45' X 90'
LOT : 55	4,050	45' X 90'
LOT : 56	5,735	45' X 90'
LOT : 57	5,319	45' X 90'
LOT : 58	6,696	45' X 90'
LOT : 59	6,460	45' X 90'
LOT : 60	5,708	45' X 90'
LOT : 61	5,331	45' X 90'
LOT : 62	5,096	45' X 90'
LOT : 63	4,788	45' X 90'
LOT : 64	4,552	45' X 90'
LOT : 65	4,203	45' X 90'
LOT : 66	4,246	45' X 90'
LOT : 67	4,680	45' X 90'
LOT : 68	5,144	45' X 90'
LOT : 69	4,150	45' X 90'
LOT : 70	4,050	45' X 90'
LOT : 71	4,120	45' X 90'
LOT : 72	5,645	45' X 90'
LOT : 73	5,510	45' X 90'
LOT : 74	4,059	45' X 90'
LOT : 75	3,992	45' X 90'
LOT : 77	4,757	45' X 90'
LOT : 77	5,582	45' X 90'
LOT : 78	5,898	45' X 90'
LOT : 79	7,030	45' X 90'
LOT : 80	6,913	45' X 90'
LOT : 81	7,178	45' X 90'
LOT : 82	5,566	45' X 90'
LOT : 83	5,448	45' X 90'
LOT : 84	5,481	45' X 90'
LOT : 85	5,218	45' X 90'
LOT : 86	4,956	45' X 90'
LOT : 87	5,399	45' X 90'
LOT : 88	4,050	45' X 90'
LOT : 89	4,050	45' X 90'
LOT : 90	4,050	45' X 90'
LOT : 91	4,050	45' X 90'
LOT : 92	4,050	45' X 90'
LOT : 93	4,050	45' X 90'
LOT : 94	4,050	45' X 90'
LOT : 95	4,050	45' X 90'
LOT : 96	4,050	45' X 90'
LOT : 97	4,007	45' X 90'
LOT : 98	4,050	45' X 90'
LOT : 99	4,000	45' X 90'
LOT : 100	4,636	45' X 90'
LOT : 101	4,636	45' X 90'
LOT : 102	4,772	45' X 90'
LOT : 103	4,727	45' X 90'
LOT : 104	4,275	45' X 90'
LOT : 105	4,050	45' X 90'
LOT : 106	4,050	45' X 90'
LOT : 107	4,275	45' X 90'
LOT : 108	4,510	45' X 90'
LOT : 109	6,119	45' X 90'
LOT : 110	6,038	45' X 90'
LOT : 111	4,378	45' X 90'
LOT : 112	4,323	45' X 90'
LOT : 113	4,050	45' X 90'

PARCEL 46 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 114	4,050	45' X 90'
LOT : 115	4,578	45' X 90'
LOT : 116	5,259	45' X 90'
LOT : 117	5,450	45' X 90'
LOT : 118	5,283	45' X 90'
LOT : 119	5,416	45' X 90'
LOT : 120	5,460	45' X 90'
LOT : 121	5,413	45' X 90'
LOT : 122	5,142	45' X 90'
TOTAL	560,642	SQ FT
TOTAL	12.8706	ACRES

PARCEL 47 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 1	5,546	45' X 120'
LOT : 2	7,540	45' X 120'
LOT : 3	8,954	45' X 120'
LOT : 4	8,655	45' X 120'
LOT : 5	5,559	45' X 120'
LOT : 6	5,625	45' X 120'
LOT : 7	5,625	45' X 120'
LOT : 8	5,625	45' X 120'
LOT : 9	5,625	45' X 120'
LOT : 10	5,625	45' X 120'
LOT : 11	5,625	45' X 120'
LOT : 12	5,978	45' X 120'
LOT : 13	6,274	45' X 120'
LOT : 14	6,400	45' X 120'
LOT : 15	6,515	45' X 120'
LOT : 16	7,247	45' X 120'
LOT : 17	10,917	45' X 120'
LOT : 18	9,356	45' X 120'
LOT : 19	7,745	45' X 120'
LOT : 20	6,041	45' X 120'
LOT : 21	5,746	45' X 120'
LOT : 22	5,445	45' X 120'
LOT : 23	5,445	45' X 120'
LOT : 24	5,445	45' X 120'
LOT : 25	5,445	45' X 120'
LOT : 26	5,445	45' X 120'
LOT : 27	5,378	45' X 120'
LOT : 28	5,535	45' X 120'
LOT : 29	5,535	45' X 120'
LOT : 30	5,535	45' X 120'
LOT : 31	5,535	45' X 120'
LOT : 32	5,535	45' X 120'
LOT : 33	5,535	45' X 120'
LOT : 34	5,535	45' X 120'
LOT : 35	5,503	45' X 120'
LOT : 36	5,423	45' X 120'
LOT : 37	5,490	45' X 120'
LOT : 38	5,490	45' X 120'
LOT : 39	5,490	45' X 120'
LOT : 40	5,490	45' X 120'
LOT : 41	5,490	45' X 120'
LOT : 42	5,859	45' X 120'
LOT : 43	6,081	45' X 120'
LOT : 44	6,073	45' X 120'
LOT : 45	6,081	45' X 120'
LOT : 46	6,083	45' X 120'

PARCEL 47 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 47	6,002	45' X 120'
LOT : 48	5,448	45' X 120'
LOT : 49	5,445	45' X 120'
LOT : 50	5,445	45' X 120'
LOT : 51	5,445	45' X 120'
LOT : 52	5,445	45' X 120'
LOT : 53	5,445	45' X 120'
LOT : 54	5,378	45' X 120'
LOT : 55	5,378	45' X 120'
LOT : 56	5,445	45' X 120'
LOT : 57	5,445	45' X 120'
LOT : 58	5,445	45' X 120'
LOT : 59	5,445	45' X 120'
LOT : 60	5,445	45' X 120'
LOT : 61	5,442	45' X 120'
LOT : 62	6,535	45' X 120'
LOT : 63	6,402	45' X 120'
LOT : 64	6,384	45' X 120'
LOT : 65	6,282	45' X 120'
LOT : 66	5,490	45' X 120'
LOT : 67	5,490	45' X 120'
LOT : 68	5,490	45' X 120'
LOT : 69	5,490	45' X 120'
LOT : 70	5,490	45' X 120'
LOT : 71	5,423	45' X 120'
LOT : 72	5,610	45' X 120'
LOT : 73	5,625	45' X 120'
LOT : 74	5,625	45' X 120'
LOT : 75	5,625	45' X 120'
LOT : 76	5,625	45' X 120'
LOT : 77	5,625	45' X 120'
LOT : 78	5,574	45' X 120'
LOT : 79	5,683	45' X 120'
LOT : 80	5,514	45' X 120'
LOT : 81	5,551	45' X 120'
TOTAL	478,755	SQ FT
TOTAL	10.9907	ACRES

PARCEL 48 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 1	6,079	45' X 115'
LOT : 2	6,545	45' X 115'
LOT : 3	6,434	45' X 115'
LOT : 4	6,302	45' X 115'
LOT : 5	5,893	45' X 115'
LOT : 6	5,467	45' X 115'
LOT : 7	5,021	45' X 115'
LOT : 8	5,107	45' X 115'
LOT : 9	7,519	45' X 115'
LOT : 10	6,091	45' X 115'
LOT : 11	6,735	45' X 115'
LOT : 12	8,911	45' X 115'
LOT : 13	9,720	45' X 115'
LOT : 14	5,982	45' X 115'
LOT : 15	5,906	45' X 115'
LOT : 16	5,569	45' X 115'
LOT : 17	5,400	45' X 115'
LOT : 18	5,400	45' X 115'
LOT : 19	5,400	45' X 115'
LOT : 20	5,400	45' X 115'
LOT : 21	5,400	45' X 115'
LOT : 22	5,400	45' X 115'
LOT : 23	5,400	45' X 115'
LOT : 24	5,400	45' X 115'
LOT : 25	5,400	45' X 115'
LOT : 26	5,400	45' X 115'
LOT : 27	5,333	45' X 115'
LOT : 28	5,266	45' X 115'
LOT : 29	5,198	45' X 115'
LOT : 30	5,518	45' X 115'
LOT : 31	5,674	45' X 115'
LOT : 32	5,646	45' X 115'
LOT : 33	5,517	45' X 115'
LOT : 34	5,301	45' X 115'
LOT : 35	5,175	45' X 115'
LOT : 36	5,175	45' X 115'
LOT : 37	5,175	45' X 115'
LOT : 38	5,175	45' X 115'
LOT : 39	5,175	45' X 115'
LOT : 40	5,175	45' X 115'
LOT : 41	5,175	45' X 115'
LOT : 42	5,108	45' X 115'
LOT : 43	5,153	45' X 115'
LOT : 44	5,220	45' X 115'
LOT : 45	5,220	45' X 115'
LOT : 46	5,220	45' X 115'
LOT : 47	5,220	45' X 115'
LOT : 48	5,220	45' X 115'
LOT : 49	5,599	45' X 115'
LOT : 50	6,708	45' X 115'
LOT : 51	7,149	45' X 115'
LOT : 52	6,404	45' X 115'
LOT : 53	6,625	45' X 115'
LOT : 54	5,816	45' X 115'
LOT : 55	5,220	45' X 115'
LOT : 56	5,220	45' X 115'
LOT : 57	5,220	45' X 115'
LOT : 58	5,220	45' X 115'
LOT : 59	5,220	45' X 115'
LOT : 60	5,220	45' X 115'
LOT : 61	5,220	45' X 115'

PARCEL 48 LOT TABLE

NO.	AREA (SQ.FT)	SIZE (1)
LOT : 62	5,204	45' X 115'
LOT : 63	5,189	45' X 115'
LOT : 64	5,244	45' X 115'
LOT : 65	5,236	45' X 115'
LOT : 66	5,220	45' X 115'
LOT : 67	5,220	45' X 115'
LOT : 68	5,220	45' X 115'
LOT : 69	5,220	45' X 115'
LOT : 70	5,220	45' X 115'
LOT : 71	5,456	45' X 115'
LOT : 72	5,977	45' X 115'
LOT : 73	6,012	45' X 115'
LOT : 74	6,390	45' X 115'
LOT : 75	5,108	45' X 115'
LOT : 76	5,175	45' X 115'
LOT : 77	5,175	45' X 115'
LOT : 78	5,175	45' X 115'
LOT : 79	5,108	45' X 115'
LOT : 80	5,188	45' X 115'
LOT : 81	5,220	45' X 115'
LOT : 82	5,814	45' X 115'
LOT : 83	5,825	45' X 115'
LOT : 84	5,586	45' X 115'
LOT : 85	5,536	45' X 115'
LOT : 86	6,805	45' X 115'
LOT : 87	5,523	45' X 115'
LOT : 88	5,220	45' X 115'
LOT : 89	8,433	45' X 115'
LOT : 90	5,175	45' X 115'
TOTAL	509,035	SQ FT
TOTAL	11.6858	ACRES

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

REGISTERED PROFESSIONAL ENGINEER (CERTIFICATE NO.)
23227
DAVID W. GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
DEVELOPMENT DATA

NOTES:
(1) APPROXIMATE LOT SIZES. ACTUAL LOT SIZES MAY VARY ON FINAL PLAT.
(2) TRACT AREA IS BASED ON PRELIMINARY PLAT, THE FINAL PLAT TRACT AREAS MAY VARY FROM THESE NUMBERS.
(3) SEE TABLE ON CV06 FOR OVERALL AREAS.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
CALL 811 or click Arizona811.COM

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG
DWG. NO.
PP09
SHT. 15 OF 26

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PARCEL 49 LOT TABLE		
NO.	AREA (SQ.FT)	SIZE (1)
LOT : 1	6,458	50' X 120'
LOT : 2	6,405	50' X 120'
LOT : 3	6,029	50' X 120'
LOT : 4	6,000	50' X 120'
LOT : 5	6,000	50' X 120'
LOT : 6	6,000	50' X 120'
LOT : 7	6,000	50' X 120'
LOT : 8	7,239	50' X 120'
LOT : 9	6,413	50' X 120'
LOT : 10	6,413	50' X 120'
LOT : 11	6,413	50' X 120'
LOT : 12	6,413	50' X 120'
LOT : 13	6,744	50' X 120'
LOT : 14	7,261	50' X 120'
LOT : 15	6,778	50' X 120'
LOT : 16	6,209	50' X 120'
LOT : 17	6,050	50' X 120'
LOT : 18	6,050	50' X 120'
LOT : 19	6,050	50' X 120'
LOT : 20	6,050	50' X 120'
LOT : 21	6,050	50' X 120'
LOT : 22	6,150	50' X 120'
LOT : 23	6,336	50' X 120'
LOT : 24	6,269	50' X 120'
LOT : 25	6,195	50' X 120'
LOT : 26	6,113	50' X 120'
LOT : 27	6,000	50' X 120'
LOT : 28	6,000	50' X 120'
LOT : 29	5,975	50' X 120'
LOT : 30	6,050	50' X 120'
LOT : 31	6,050	50' X 120'
LOT : 32	6,050	50' X 120'
LOT : 33	6,050	50' X 120'
LOT : 34	6,050	50' X 120'
LOT : 35	6,655	50' X 120'
LOT : 36	6,655	50' X 120'
LOT : 37	6,655	50' X 120'
LOT : 38	7,679	50' X 120'
LOT : 39	7,505	50' X 120'
LOT : 40	7,194	50' X 120'
LOT : 41	6,626	50' X 120'
LOT : 42	6,050	50' X 120'
LOT : 43	6,050	50' X 120'
LOT : 44	6,050	50' X 120'
LOT : 45	6,050	50' X 120'
LOT : 46	6,050	50' X 120'
LOT : 47	6,050	50' X 120'
LOT : 48	6,050	50' X 120'
LOT : 49	6,050	50' X 120'
LOT : 50	6,050	50' X 120'
LOT : 51	6,082	50' X 120'
LOT : 52	6,056	50' X 120'
LOT : 53	6,023	50' X 120'
LOT : 54	6,522	50' X 120'
LOT : 55	6,507	50' X 120'
LOT : 56	6,037	50' X 120'
LOT : 57	6,048	50' X 120'
LOT : 58	6,059	50' X 120'
LOT : 59	6,071	50' X 120'
LOT : 60	6,587	50' X 120'

PARCEL 49 LOT TABLE		
NO.	AREA (SQ.FT)	SIZE (1)
LOT : 61	6,941	50' X 120'
LOT : 62	6,769	50' X 120'
LOT : 63	10,532	50' X 120'
LOT : 64	10,239	50' X 120'
LOT : 65	7,380	50' X 120'
LOT : 66	6,250	50' X 120'
LOT : 67	6,000	50' X 120'
LOT : 68	6,000	50' X 120'
LOT : 69	6,000	50' X 120'
LOT : 70	6,250	50' X 120'
LOT : 71	6,250	50' X 120'
LOT : 72	6,250	50' X 120'
LOT : 73	6,000	50' X 120'
LOT : 74	6,000	50' X 120'
LOT : 75	6,000	50' X 120'
TOTAL	480,585	SQ FT
TOTAL	11.0327	ACRES

PARCEL 44 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 44A	6.9016	300,634	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPE PATH AND PARK
TRACT 44B	2.1002	91,486	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPE PATH
TRACT 44C	0.0638	2,779	LANDSCAPE AND OPEN SPACE
TRACT 44D	0.0513	2,234	LANDSCAPE AND OPEN SPACE
TRACT 44E	0.0559	2,433	LANDSCAPE AND OPEN SPACE
TRACT 44F	0.0946	4,120	LANDSCAPE AND OPEN SPACE
TRACT 44G	0.0638	2,779	LANDSCAPE AND OPEN SPACE
TOTAL	0.3294	14,345	

PARCEL 45 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 45A	1.9137	83,362	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPE PATH AND PARK
TRACT 45B	1.7202	74,934	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPE PATH
TRACT 45C	0.1583	6,896	LANDSCAPE AND OPEN SPACE
TRACT 45D	0.1301	5,668	LANDSCAPE AND OPEN SPACE
TRACT 45E	0.0626	2,726	LANDSCAPE AND OPEN SPACE
TRACT 45F	0.0553	2,408	LANDSCAPE AND OPEN SPACE
TRACT 45G	0.0688	2,996	LANDSCAPE AND OPEN SPACE
TRACT 45H	0.0817	3,558	LANDSCAPE AND OPEN SPACE
TOTAL	4.1907	182,548	

PARCEL 46 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 46A	3.9967	174,096	LANDSCAPE, DRAINGE, OPEN SPACE AND PEDESTRIAN ACCESS.
TRACT 46B	1.8521	80,677	LANDSCAPE, DRAINGE, OPEN SPACE AND PEDESTRIAN ACCESS.
TRACT 46C	0.0250	1,087	LANDSCAPE AND OPEN SPACE
TRACT 46D	0.0616	2,684	LANDSCAPE AND OPEN SPACE
TRACT 46E	0.0236	1,029	LANDSCAPE AND OPEN SPACE
TRACT 46F	0.1541	6,711	LANDSCAPE AND OPEN SPACE
TRACT 46G	0.0890	3,875	LANDSCAPE AND OPEN SPACE
TRACT 46H	0.0997	4,343	LANDSCAPE AND OPEN SPACE
TRACT 46I	0.0449	1,955	LANDSCAPE AND OPEN SPACE
TRACT 46J	0.0936	4,079	LANDSCAPE AND OPEN SPACE
TOTAL	6.4403	280,536	

PARCEL 47 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 47A	5.7518	250,549	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPE PATH
TRACT 47B	1.6901	73,620	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPE PATH
TRACT 47C	0.0632	2,752	LANDSCAPE AND OPEN SPACE
TRACT 47D	0.5286	23,025	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPE PATH AND PARK
TRACT 47E	0.0638	2,779	LANDSCAPE AND OPEN SPACE
TRACT 47F	0.0316	1,376	LANDSCAPE AND OPEN SPACE
TOTAL	8.1291	354,101	

PARCEL 48 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 48A	4.5130	196,586	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPE PATH
TRACT 48B	1.1235	48,939	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPE PATH
TRACT 48C	0.7525	32,778	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPE PATH
TRACT 48D	0.0275	1,196	LANDSCAPE AND OPEN SPACE
TRACT 48E	0.0598	2,605	LANDSCAPE AND OPEN SPACE
TRACT 48F	0.1065	4,639	LANDSCAPE AND OPEN SPACE
TRACT 48G	0.0313	1,363	LANDSCAPE AND OPEN SPACE
TRACT 48H	0.0557	2,426	LANDSCAPE AND OPEN SPACE
TRACT 48I	0.0275	1,196	LANDSCAPE AND OPEN SPACE
TRACT 48J	0.0275	1,196	LANDSCAPE AND OPEN SPACE
TRACT 48K	0.0529	2,302	LANDSCAPE AND OPEN SPACE
TOTAL	6.7777	295,226	

PARCEL 49 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 49A	14.3418	624,730	LANDSCAPE, DRAINAGE, OPEN SPACE, PEDESTRIAN ACCESS, LANDSCAPE PATH AND PARK
TRACT 49B	0.0231	1,007	LANDSCAPE AND OPEN SPACE
TRACT 49C	0.0469	2,045	LANDSCAPE AND OPEN SPACE
TRACT 49D	0.0544	2,368	LANDSCAPE AND OPEN SPACE
TRACT 49E	0.1128	4,914	LANDSCAPE AND OPEN SPACE
TRACT 49F	0.0632	2,754	LANDSCAPE AND OPEN SPACE
TRACT 49G	0.1445	6,294	LANDSCAPE AND OPEN SPACE
TOTAL	14.7867	644,112	

PARCEL 50 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 50A	5.4958	239,397	CITY OF BUCKEYE WATER CAMPUS AND WELL SITE

PARCEL 51 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 51A	5.4893	239,115	PUBLIC SAFETY

PARCEL 52 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 52A	6.6729	290,672	NEIGHBORHOOD COMMERCIAL

PARCEL 53 TRACT TABLE			
TRACT	AREA (ACRES)	TRACT (SQ.FT.) (2)	USE
TRACT 53A	33.1986	1,446,133	MIXED USE

NOTES:
(1) APPROXIMATE LOT SIZES. ACTUAL LOT SIZES MAY VARY ON FINAL PLAT.
(2) TRACT AREA IS BASED ON PRELIMINARY PLAT, THE FINAL PLAT TRACT AREAS MAY VARY FROM THESE NUMBERS.
(3) SEE TABLE ON CV06 FOR OVERALL AREAS.

Contact Arizona 811 at least two full working days before you begin excavation
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REV.:

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ENGINEER | PLAN | SURVEY | MANAGE
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. 23227 DAVID W. GEORGE ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
DEVELOPMENT DATA

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
PP10
SHT. 16 OF 26

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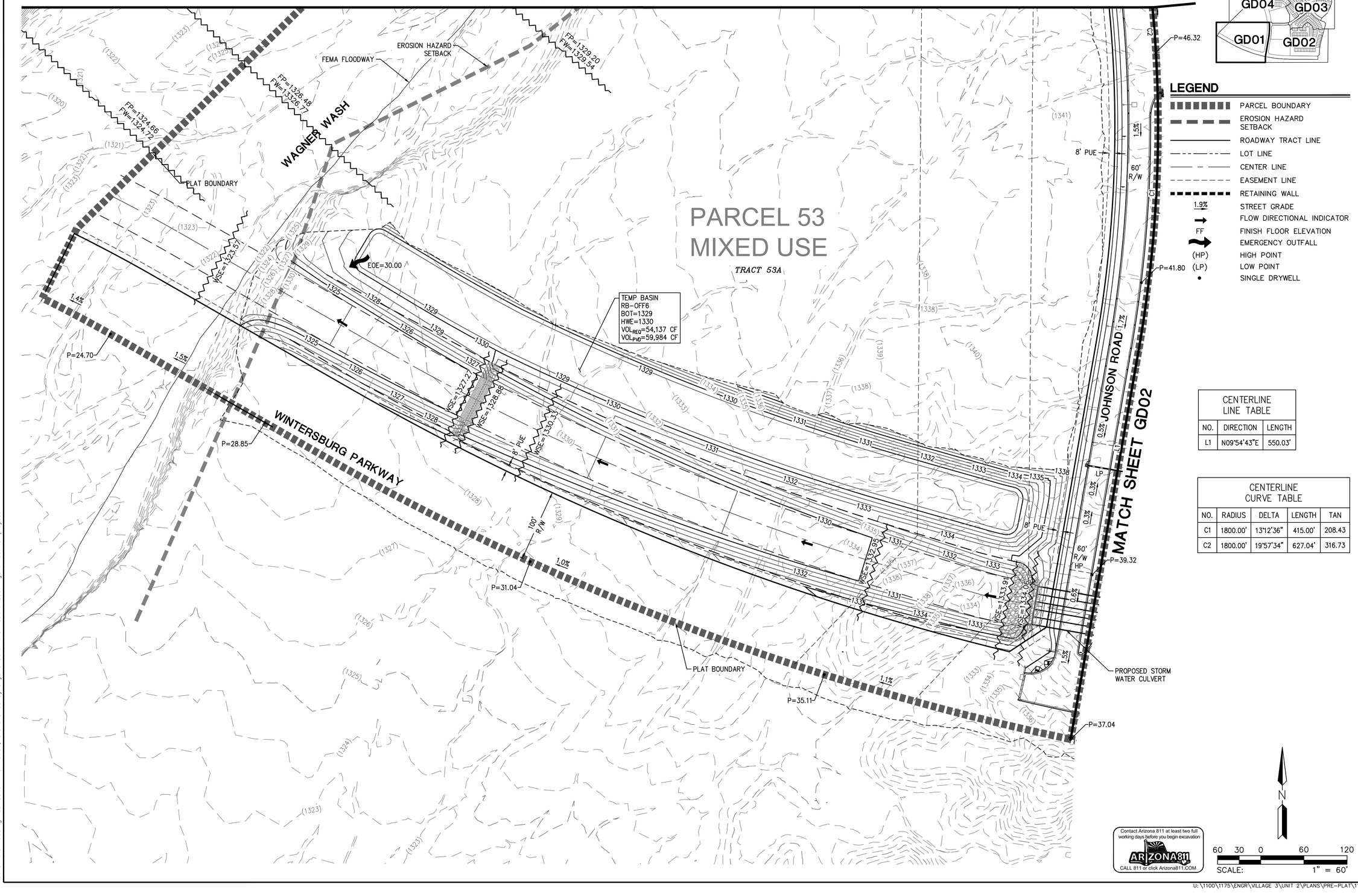
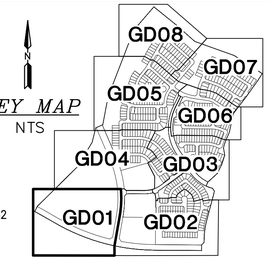
MATCH SHEET GD04





LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- ROADWAY TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- RETAINING WALL
- 1.9% STREET GRADE
- FLOW DIRECTIONAL INDICATOR
- FF FINISH FLOOR ELEVATION
- EMERGENCY OUTFALL
- (HP) HIGH POINT
- (LP) LOW POINT
- SINGLE DRYWELL

CENTERLINE LINE TABLE

NO.	DIRECTION	LENGTH
L1	N09°54'43"E	550.03'

CENTERLINE CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TAN
C1	1800.00'	13°12'36"	415.00'	208.43
C2	1800.00'	19°57'34"	627.04'	316.73

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
CALL 811 or click Arizona811.COM

60 30 0 60 120
SCALE: 1" = 60'

REV.:

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NUMBER
23227
DAVID W. GEORGE
DATE SIGNED 12-31-21
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	1"=60'
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
GD01
SHT. 17 OF 26

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CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	1800.00'	13°12'36"	415.00'	208.43
C2	1600.00'	3°50'01"	107.05'	53.55
C3	500.00'	22°01'12"	192.16'	97.28

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C4	400.00'	14°24'40"	100.61'	50.57
C5	95.00'	44°18'02"	73.45'	38.67
C6	400.00'	9°14'21"	64.50'	32.32

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C7	400.00'	9°36'40"	67.10'	33.63
C8	400.00'	62°40'38"	437.57'	243.57
C9	1800.00'	19°57'34"	627.04'	316.73

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C10	425.00'	22°04'14"	163.71'	82.88
C11	41.00'	90°00'00"	64.40'	41.00
C12	41.00'	84°49'41"	60.70'	37.46
C13	41.00'	90°00'00"	64.40'	41.00

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N09°54'43"E	550.03'
L2	S86°42'07"W	98.68'
L3	N89°27'52"W	218.32'
L4	N00°35'10"E	69.78'
L5	N00°35'10"E	189.00'
L6	N89°24'50"W	220.73'
L7	N89°24'50"W	286.87'
L8	S00°35'10"W	132.73'
L9	N89°24'50"W	94.00'
L10	N89°24'50"W	372.60'

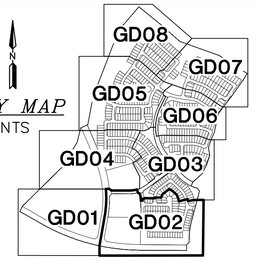
CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L11	N89°24'50"W	117.80'
L12	S75°00'11"E	23.56'
L13	S00°35'10"W	230.00'
L14	S00°35'10"W	43.08'
L15	N00°35'10"E	191.50'
L16	N89°24'50"W	490.88'

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L17	N14°59'49"E	116.93'
L18	N14°59'49"E	147.93'

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- ROADWAY TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- RETAINING WALL
- 1.9% STREET GRADE
- FLOW DIRECTIONAL INDICATOR
- FF FINISH FLOOR ELEVATION
- (HP) EMERGENCY OUTFALL
- (LP) HIGH POINT
- LOW POINT
- SINGLE DRYWELL

KEY MAP NTS



RETAINING WALL NOTE:

THE ENDS OF PROPOSED RETAINING WALLS WILL BE REQUIRED STEP DOWN TO ONE FOOT OR LESS.

MATCH SHEET GD04

MATCH SHEET GD03

MATCH SHEET GD01

PARCEL 51
PUBLIC SAFETY SITE

PARCEL 52
NEIGHBORHOOD
COMMERCIAL

PARCEL 46

LARKSPUR DRIVE

BLOOMFIELD ROAD

CHARTER OAK ROAD

WETHERSFIELD ROAD

WINTERSBURG PARKWAY

JOHNSON ROAD

305TH AVE

304TH LANE

304TH AVENUE

TRACT 46A

TRACT 46B

TRACT 46C

TRACT 46D

TRACT 46F

TRACT 46G

TRACT 46H

TRACT 46I

TRACT 46J

TRACT 51A

TRACT 52A

UNIT 1

UNIT 2

TEMP BASIN
RB-OFF5
BOT=1335
HWE=1336
VOL_{REQ}=26,879 CF
VOL_{PVD}=30,198 CF

BASIN RB-12
BOT=1345
HWE=1348
VOL_{REQ}=57,762 CF
VOL_{PVD}=58,137 CF

BASIN RB-OFF4
BOT=1333
HWE=1336
VOL_{REQ}=12,078 CF
VOL_{PVD}=17,865 CF

BASIN RB-3.1
& RB-3.2
BOT=1358.00
HWE=1361.00
VOL_{REQ}=211,746 CF
VOL_{PVD}=221,328 CF
EQUALIZED

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

PROPOSED STORM WATER CULVERT

PLAT BOUNDARY

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
CALL 811 or dial Arizona811.COM

60 30 0 60 120
SCALE: 1" = 60'

REV.:

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ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	1"=60'
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DVW

DWG. NO.
GD02
SHT. 18 OF 26

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MATCH SHEET GD05

MATCH SHEET GD04

MATCH SHEET GD06

MATCH SHEET GD02

BASIN RB-4A.1 & RB-4A.2
BOT=1352
HWE=1355
VOL_{REQ}=108,232 CF
VOL_{PVD}=116,387 CF

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

TRAIL CROSSING DETAILS TO BE WORKED OUT WITH FINAL DESIGN

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

BASIN RB-7.1
BOT=1356
HWE=1359
VOL_{REQ}=17,717 CF
VOL_{PVD}=18,415 CF

BASIN RB-9.1 & 9.2
BOT=1348
HWE=1351
VOL_{REQ}=17,465 CF
VOL_{PVD}=34,149 CF

BASIN RB-8
BOT=1350
HWE=1353
VOL_{REQ}=19,454 CF
VOL_{PVD}=38,852 CF

BASIN RB-11
BOT=1350
HWE=1353
VOL_{REQ}=21,782 CF
VOL_{PVD}=34,410 CF

BASIN RB-3.1 & RB-3.2
BOT=1358.00
HWE=1361.00
VOL_{REQ}=211,746 CF
VOL_{PVD}=221,328 CF
EQUALIZED

BASIN RB-3.1 & RB-3.2
BOT=1357.00
HWE=1360.00
VOL_{REQ}=211,746 CF
VOL_{PVD}=221,328 CF
EQUALIZED

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

TRAIL CROSSING DETAILS TO BE WORKED OUT WITH FINAL DESIGN

THIS BASIN IN UNIT 1 HAS BEEN MODIFIED AND HAS BEEN MERGED WITH A RETENTION BASIN IN UNIT 2 TO PROVIDE A MORE EFFICIENT BASIN DESIGN FOR SATISFYING VOLUME REQUIREMENTS.

PARCEL 47

PARCEL 45

PARCEL 46

UNIT 2

UNIT 1

PARK B

TRACT 47B

TRACT 47D

TRACT 47C

TRACT 45B

TRACT 45H

TRACT 45A

TRACT 50A

TRACT 46B

WINDROSE DRIVE

VALLEY VISTA DR

305TH AVE

305TH DRIVE

305TH DR

CORRINE DRIVE

ROSEWOOD AVE

LARKSPUR DRIVE

304TH LANE

304TH DRIVE

304TH AVE

PLAT BOUNDARY

RETAINING WALL NOTE:

THE ENDS OF PROPOSED RETAINING WALLS WILL BE REQUIRED STEP DOWN TO ONE FOOT OR LESS.

KEY MAP
NTS

GD08 GD07 GD05 GD06 GD04 GD03 GD01 GD02

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- ROADWAY TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- RETAINING WALL
- 1.9% STREET GRADE
- FLOW DIRECTIONAL INDICATOR
- FF FINISH FLOOR ELEVATION
- EMERGENCY OUTFALL
- (HP) HIGH POINT
- (LP) LOW POINT
- SINGLE DRYWELL

CENTERLINE CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TAN
C1	500.00'	53°30'50"	467.00'	252.10
C2	815.00'	53°12'33"	756.87'	408.20
C3	500.00'	22°01'12"	192.16'	97.28
C4	500.00'	14°53'02"	129.89'	65.31
C5	400.00'	20°49'08"	145.34'	73.48
C6	400.00'	36°46'12"	256.70'	132.95
C7	164.00'	33°58'35"	97.25'	50.10
C8	400.00'	16°17'58"	113.79'	57.28
C9	164.00'	33°58'35"	97.25'	50.10
C10	500.00'	20°09'23"	175.90'	88.87
C11	425.00'	22°04'14"	163.71'	82.88
C12	200.00'	53°02'45"	185.16'	99.82
C13	41.00'	90°00'00"	64.40'	41.00
C14	41.00'	90°00'00"	64.40'	41.00
C15	41.00'	78°41'17"	56.31'	33.61
C16	650.00'	29°12'16"	331.31'	169.34
C17	400.00'	62°40'38"	437.57'	243.57

CENTERLINE LINE TABLE

NO.	DIRECTION	LENGTH
L1	S36°22'06"E	314.74'
L2	S36°22'06"E	275.68'
L3	N53°37'54"E	94.00'
L4	N53°37'54"E	116.00'
L5	S36°22'06"E	303.68'
L6	S36°22'06"E	191.00'
L7	N53°37'54"E	252.87'
L8	N53°37'54"E	348.08'
L9	N53°37'54"E	50.98'
L10	N68°46'47"W	13.25'
L11	S15°32'58"E	25.55'
L12	N00°45'00"E	186.58'
L13	S89°15'00"E	188.86'
L14	S89°15'00"E	169.38'
L15	N69°05'37"W	79.30'
L16	N20°54'23"E	300.00'
L17	S21°29'04"E	28.78'
L18	N53°37'54"E	213.02'
L19	S47°40'49"E	188.65'
L20	S36°22'06"E	125.47'

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SCALE: 1" = 60'

REV.:

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CERTIFICATE NUMBER
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DAVID W. GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
GD03
SHT. 19 OF 26

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LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- ROADWAY TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- RETAINING WALL
- 1.9% STREET GRADE
- FLOW DIRECTIONAL INDICATOR
- FF FINISH FLOOR ELEVATION
- EMERGENCY OUTFALL
- (HP) HIGH POINT
- (LP) LOW POINT
- SINGLE DRYWELL

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N23°15'27"W	936.26'
L2	S89°52'56"E	275.42'
L3	S36°22'06"E	344.68'
L4	N00°07'04"E	253.00'
L5	N00°07'04"E	291.00'
L6	S89°52'56"E	323.51'

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	1800.00'	33°10'10"	1042.05'	536.08
C2	225.00'	53°30'50"	210.15'	113.44
C3	500.00'	39°42'57"	346.59'	180.58
C4	41.00'	90°00'00"	64.40'	41.00

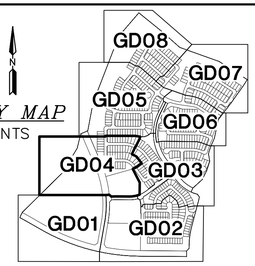
N

60 30 0 60 120

SCALE: 1" = 60'

RETAINING WALL NOTE:
THE ENDS OF PROPOSED RETAINING WALLS WILL BE REQUIRED STEP DOWN TO ONE FOOT OR LESS.

KEY MAP NTS



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ARIZONA811
CALL 811 or click Arizona811.COM

WHERE THE COMPACTED DG SERVICE ROAD AND THE CONCRETE TRAIL COINCIDE THE DG ROAD WILL SUPPLEMENT.

MATCH SHEET GD05

MATCH SHEET GD03

MATCH SHEET GD01

MATCH SHEET GD02

VALLEY VISTA DRIVE

306TH DRIVE

JOHNSON ROAD

WINDROSE DRIVE

WAGNER WASH

PLAT BOUNDARY

FEMA FLOODWAY

EROSION HAZARD SETBACK

TRACT 47A

TRACT 47D

TRACT 53A

TRACT 50A

PARCEL 47

PARCEL 53

PARCEL 50
WATER CAMPUS
AND WELL SITE

BASIN RB-10
BOT=1338
HWE=1341
VOL_{REQ}=65,939 CF
VOL_{PVD}=75,037 CF

BASIN RB-10
BOT=1339
HWE=1341
VOL_{REQ}=65,939 CF
VOL_{PVD}=75,037 CF

BASIN RB-9.1
& RB-9.2
BOT=1348
HWE=1351
VOL_{REQ}=17,465 CF
VOL_{PVD}=34,149 CF

TEMP BASIN
RB-OFF3
BOT=1342
HWE=1343
VOL_{REQ}=14,491 CF
VOL_{PVD}=18,321 CF

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

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TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	1"=60'
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
GD04
SHT. 20 OF 26

U:\1100\1175\ENGR\VILLAGE 3\UNIT 2\PLANS\PRE-PLAT\1175-GD04.dwg 9/7/2021 12:51 PM

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N23°15'27"W	936.26'
L2	N00°07'04"E	250.00'
L3	S89°52'56"E	95.30'
L4	S89°52'56"E	488.80'
L5	N00°07'04"E	155.89'
L6	N19°19'10"E	22.34'
L7	N00°07'04"E	240.00'
L8	S70°40'50"E	99.00'
L9	S89°52'56"E	353.42'
L10	S89°52'56"E	94.00'
L11	S00°07'04"W	9.00'
L12	N19°19'10"E	219.80'
L13	N70°40'50"W	94.00'
L14	N70°40'50"W	47.18'
L15	S89°52'56"E	271.15'
L16	N19°19'10"E	133.31'
L17	N38°33'15"E	147.12'
L18	N29°46'37"E	266.43'
L19	S57°57'42"E	40.96'
L20	S48°34'09"E	445.39'
L21	S48°34'09"E	20.05'

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L22	S39°43'51"W	292.13'
L23	N26°13'14"E	274.43'
L24	S39°43'51"W	50.14'
L25	S70°40'50"E	16.11'

RETAINING WALL NOTE:
THE ENDS OF PROPOSED RETAINING WALLS WILL BE REQUIRED STEP DOWN TO ONE FOOT OR LESS.

LEGEND
- PARCEL BOUNDARY
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- ROADWAY TRACT LINE
- LOT LINE
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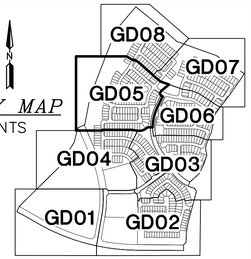
- 1.9% STREET GRADE
- FLOW DIRECTIONAL INDICATOR
- FF FINISH FLOOR ELEVATION
- (HP) EMERGENCY OUTFALL HIGH POINT
- (LP) LOW POINT
- SINGLE DRYWELL

KEY MAP NTS



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EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	1"=60'
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
GD05
SHT. 21 OF 26

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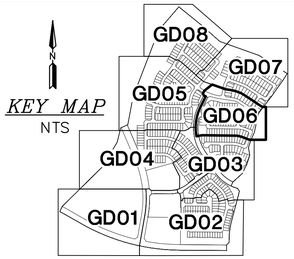
RETAINING WALL NOTE:

THE ENDS OF PROPOSED RETAINING WALLS WILL BE REQUIRED STEP DOWN TO ONE FOOT OR LESS.



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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
23227
DAVID W. GEORGE
ARIZONA U.S.A.

EXPIRES: 12/31/23

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- ROADWAY TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- RETAINING WALL
- 1.9% STREET GRADE
- FLOW DIRECTIONAL INDICATOR
- FF FINISH FLOOR ELEVATION
- EMERGENCY OUTFALL
- (HP) HIGH POINT
- (LP) LOW POINT
- SINGLE DRYWELL

CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N81°40'21"W	82.97'
L2	N08°19'39"E	153.97'
L3	N81°40'21"W	179.32'
L4	S57°08'55"E	209.48'
L5	N32°51'05"E	253.00'
L6	N26°13'14"E	274.43'
L7	N73°09'33"W	210.18'
L8	N20°54'23"E	259.00'
L9	N26°13'14"E	42.23'
L10	N89°15'00"W	246.45'
L11	S00°45'00"W	249.25'
L12	S89°15'00"E	487.98'
L13	N69°05'37"W	80.37'

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	700.00'	15°56'22"	194.74'	98.00
C2	700.00'	17°09'50"	209.70'	105.64
C3	450.00'	14°21'43"	112.80'	56.70
C4	300.00'	24°31'26"	128.41'	65.20
C5	815.00'	9°22'48"	133.42'	66.86
C6	815.00'	53°12'33"	756.87'	408.20
C7	500.00'	15°02'19"	131.24'	66.00
C8	500.00'	10°25'55"	91.04'	45.64
C9	400.00'	20°08'10"	140.58'	71.02
C10	400.00'	2°00'54"	14.07'	7.03
C11	400.00'	18°08'29"	126.65'	63.86
C12	41.00'	84°39'56"	60.59'	37.35
C13	41.00'	90°00'00"	64.40'	41.00
C14	41.00'	90°00'00"	64.40'	41.00
C15	41.00'	90°04'13"	64.45'	41.05
C16	41.00'	90°00'00"	64.40'	41.00

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ARIZONA811
CALL 811 or click Arizona811.COM

N

60 30 0 60 120
SCALE: 1" = 60'

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
GD06
SHT. 22 OF 26

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CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S48°34'09"E	464.07'
L2	S39°43'51"W	252.33'
L3	S48°34'09"E	482.74'
L4	S39°43'51"W	292.13'
L5	S22°41'22"W	75.05'
L6	S22°41'22"W	255.44'
L7	S70°15'07"E	249.39'
L8	S57°08'55"E	400.59'
L9	S70°15'07"E	269.67'
L10	S57°08'55"E	272.82'
L11	N32°51'05"E	294.00'
L12	S57°08'55"E	94.00'
L13	N32°51'05"E	91.84'
L14	N32°51'05"E	120.16'
L15	S54°44'14"E	47.60'

CENTERLINE CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	450.00'	14°21'43"	112.80'	56.70
C2	500.00'	13°06'11"	114.35'	57.42
C3	500.00'	13°06'11"	114.35'	57.42
C4	41.00'	87°03'31"	62.30'	38.95
C5	41.00'	90°00'00"	64.40'	41.00
C6	41.00'	88°18'00"	63.19'	39.80
C7	41.00'	90°00'00"	64.40'	41.00

RETAINING WALL NOTE:
THE ENDS OF PROPOSED RETAINING WALLS WILL BE REQUIRED STEP DOWN TO ONE FOOT OR LESS.

LEGEND
- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- ROADWAY TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- RETAINING WALL
- 1.9% STREET GRADE
- FLOW DIRECTIONAL INDICATOR
- FF FINISH FLOOR ELEVATION
- EMERGENCY OUTFALL
- (HP) HIGH POINT
- (LP) LOW POINT
- SINGLE DRYWELL

KEY MAP NTS
GD08, GD07, GD05, GD06, GD04, GD03, GD01, GD02

BASIN RB-2
BOT=1360
HWE=1363
VOL_{REQ}=73,312 CF
VOL_{PVD}=108,568 CF

TRAIL CROSSING DETAILS TO BE WORKED OUT WITH FINAL DESIGN

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

BASINS RB-1.1 & RB-1.2
BOT=1355
HWE=1358
VOL_{REQ}=133,564 CF
VOL_{PVD}=156,062 CF

VILLAGE 2 UNIT 2

CHANEL V2-R4

PLAT BOUNDARY

TRACT 44A

SURREY AVENUE

DAHLIA DRIVE

305TH AVENUE

304TH LANE

304TH AVENUE

TRACT 49A, TRACT 49C, TRACT 49D, TRACT 44C, TRACT 44E

PARCEL 49

PARCEL 44

MATCH SHEET GD08

MATCH SHEET GD05

MATCH SHEET GD06

UNIT 2 UNIT 1

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60 30 0 60 120
SCALE: 1" = 60'

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www.hilgartwilson.com

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EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 - UNIT 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
GD07
SHT. 23 OF 26

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RETAINING WALL NOTE:

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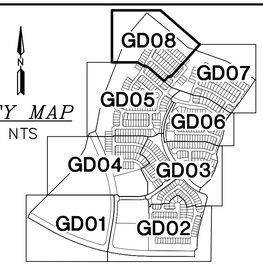

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23227
DAVID W.
GEORGE
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
DAVID W. GEORGE
9/7/2021
ARIZONA U.S.A.

EXPIRES: 12/31/23

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- ROADWAY TRACT LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- RETAINING WALL
- 1.9% STREET GRADE
- FLOW DIRECTIONAL INDICATOR
- FF FINISH FLOOR ELEVATION
- EMERGENCY OUTFALL
- (HP) HIGH POINT
- (LP) LOW POINT
- SINGLE DRYWELL

CENTERLINE CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TAN
C1	500.00'	11°39'14"	101.70'	51.03
C2	500.00'	11°39'14"	101.70'	51.03
C3	41.00'	90°00'00"	64.40'	41.00

CENTERLINE LINE TABLE

NO.	DIRECTION	LENGTH
L1	N29°46'37"E	266.43'
L2	N29°46'37"E	251.00'
L3	N60°13'23"W	34.57'
L4	S48°34'09"E	482.74'
L5	N60°13'23"W	23.37'
L6	S48°34'09"E	503.87'

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=60'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
GD08
SHT. 24 OF 26

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SCALE: 1" = 60'

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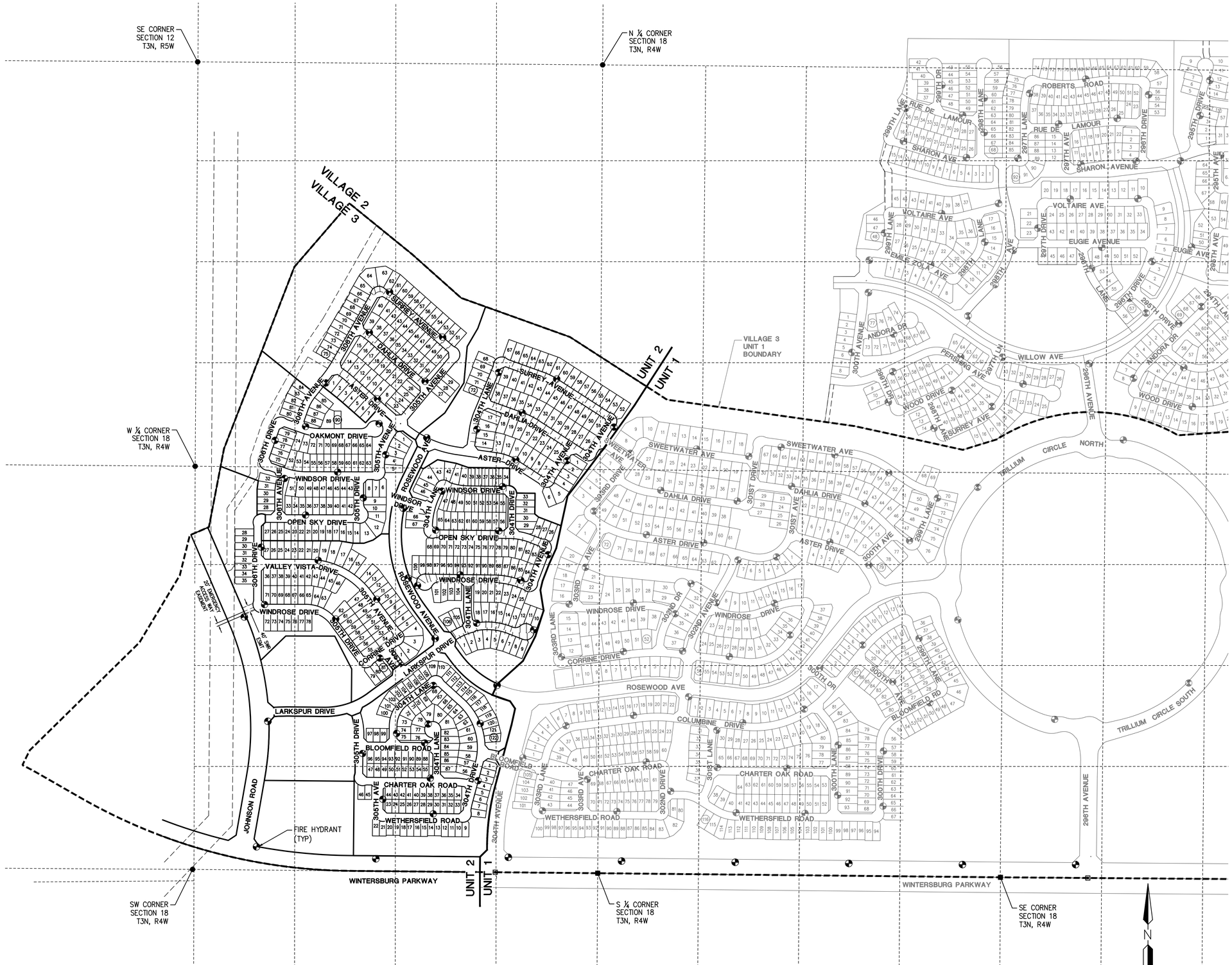

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EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
FIRE HYDRANT MAP

HILGARTWILSON	
PROJ NO.:	1175
DATE:	SEPT 2021
SCALE:	1"=300'
DRAWN:	AM
DESIGNED:	DVW
APPROVED:	DWG

DWG. NO.
FH01
SHT. 25 OF 26

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N ¼ CORNER
SECTION 13
T3N, R5W

SE CORNER
SECTION 12
T3N, R5W

N ¼ CORNER
SECTION 18
T3N, R4W

13800 N W THUNDERBIRD/ROBERTS ROAD

13725 N W RUE DE LAMOUR
13700 N W SHARON AVENUE

13650 N W VOLTAIRE AVENUE
13625 N W MOON MOUNTAIN TRAIL
13600 N W JOAN DE ARC AVENUE
13575 N W EUGIE AVENUE
13550 N W SOUTHERN HILLS ROAD

13400 N W EMILE ZOLA AVENUE

13350 N W WILLOW AVENUE

13300 N W ANDORA DRIVE

13250 N W PERSHING AVENUE

13200 N W WOOD DRIVE

13150 N W SURREY AVENUE

CENTER OF
SECTION 13
T3N, R5W
13050 N W DREYFUS STREET

13000 N W SWEETWATER AVENUE

12900 N W DAHLIA DRIVE
12875 N OAKMONT DR
12850 N W ASTER DRIVE
12825 N W WINDSOR DRIVE
12800 N W OPEN SKY DRIVE

12725 N W VALLEY VISTA ROAD
12700 N W WINDROSE DRIVE
12675 N W CORRINE DRIVE

12625 N W ROSEWOOD AVENUE
12600 N W LARKSPUR DRIVE
12575 N W COLUMBINE DRIVE

12450 N W BLOOMFIELD ROAD

12400 N W CHARTER OAK /RONALD ROAD

12300 N W WETHERSFIELD ROAD

12200 N W CACTUS ROAD

S ¼ QTR CORNER
SECTION 13
T3N, R5W

W ¼ CORNER
SECTION 18
T3N, R4W

SW CORNER
SECTION 18
T3N, R4W

S ¼ CORNER
SECTION 18
T3N, R4W

SE CORNER
SECTION 18
T3N, R4W

JOHNSON ROAD

VILLAGE 2
VILLAGE 3

UNIT 2
UNIT 1

VILLAGE 3
UNIT 1
BOUNDARY

WINTERSBURG PARKWAY

FIRE HYDRANT
(TYP)

ROBERTS ROAD
RUE DE LAMOUR
SHARON AVE
VOLTAIRE AVE
EUGIE AVENUE
EMILE ZOLA AVE
ANDORA DR
PERSHING AVE
WILLOW AVE
WOOD DRIVE
SURREY AVENUE
SWEETWATER AVE
DAHLIA DRIVE
ASTER DRIVE
OAKMONT DRIVE
WINDSOR DRIVE
OPEN SKY DRIVE
VALLEY VISTA DRIVE
WINDROSE DRIVE
CORRINE DRIVE
ROSEWOOD AVENUE
LARKSPUR DRIVE
COLUMBINE DRIVE
BLOOMFIELD ROAD
CHARTER OAK ROAD
WETHERSFIELD ROAD
TRILLIUM CIRCLE NORTH
TRILLIUM CIRCLE SOUTH
BLOOMFIELD RD

N 307ND AVENUE
N 308TH AVENUE
N 305TH AVENUE
N 304TH AVENUE
N 303RD AVENUE
N 302ND AVENUE
N 301ST AVENUE
N 300TH AVENUE
N 299TH AVENUE
N 297TH AVENUE
N 295TH AVENUE
296TH AVENUE

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300 150 0 300 600
SCALE: 1" = 300'

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EXPIRES: 12/31/23

TRILLIUM
VILLAGE 3 – UNIT 2
PRELIMINARY PLAT
STREET NAME MAP

HILGARTWILSON
PROJ NO.: 1175
DATE: SEPT 2021
SCALE: 1"=300'
DRAWN: AM
DESIGNED: DVW
APPROVED: DWG

DWG. NO.
SN01
SHT. 26 OF 26

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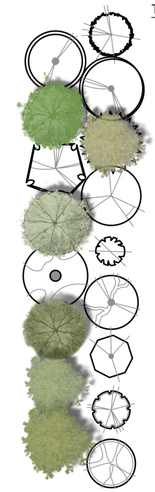
3rd Submittal
PLZS-21-00113
RECEIVED
SEPT 9 2021
CITY OF BUCKEYE by: MD

PLANT MATERIALS LEGEND



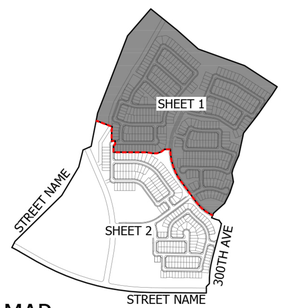
Tree

- Acacia aneura
  Mulga Acacia
- Acacia willardiana
  Palo Blanco
- Chilopsis linearis
  Desert Willow
- Chitalpa tashkentensis
  Chitalpa
- Olea europaea 'Swan Hill'
  Swan Hill Olive
- Olneya tesota
  Desert Ironwood
- Parkinsonia florida
  Blue Palo Verde
- Parkinsonia praecox
  Palo Brea
- Pistacia lentiscus
  Mastic Tree
- Pistacia x 'Red Push'
  Red Push Pistache
- Pithecellobium flexicaule
  Texas Ebony
- Prosopis glandulosa 'Maverick'
  Thornless Texas Honey Mesquite
- Pyrus calleryana 'Bradford'
  Bradford Callery Pear
- Quercus virginiana
  Southern Live Oak
- Sophora secundiflora
  Texas Mountain Laurel
- Ulmus parvifolia 'Allee'
  Allee Elm
- Vitex agnus-castus
  Chaste Tree

TYPICAL NOTES:

- DRAINAGE CHANNEL PROPOSED TREATMENT: RIP RAP & DG WITH RIPARIAN PLANTING AND TREES AS APPROVED BY CIVIL ENGINEER TO MEET DRAINAGE AND FLOW REQUIREMENTS
- 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
- SIGHT DISTANCE LINES ARE SHOWN ON THE COLLECTOR PER CITY OF BUCKEYE EDS 6-3.06, ALL TREES WITHIN THE SDL SHALL MEET THE REQUIREMENTS SET BY THE CITY OF BUCKEYE
- 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

*ADDITIONAL PLANT MATERIAL SELECTIONS MAY BE ADDED TO FUTURE CONSTRUCTION PLANS AS SELECTED FROM THE ADWR LOW WATER PLANT LIST OR THE APPROVED PUP E AMENDMENT AREA PLANT PALETTE.



KEY MAP NOT TO SCALE

El Dorado Holdings, Inc. | JDM PARTNERS

TRILLIUM - UNIT 2

Conceptual Landscape Plan

Plan Scale 1:120 Date: 09-08-2021

Sheet 1 of 11

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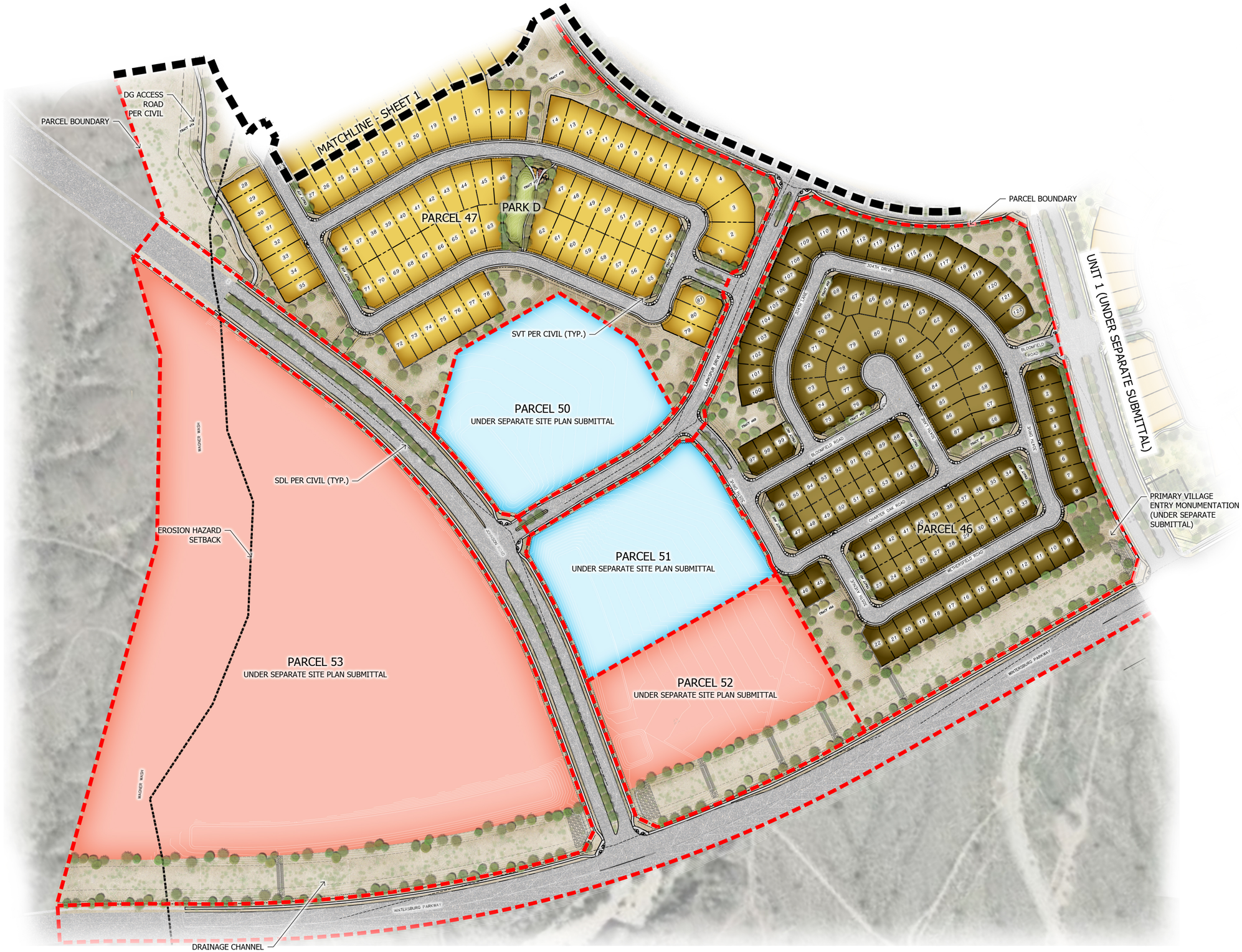

PLANT MATERIALS LEGEND

Tree

- Acacia aneura — Mulga Acacia
- Acacia willardiana — Palo Blanco
- Chilopsis linearis — Desert Willow
- Chitalpa tashkentensis — Chitalpa
- Olea europaea 'Swan Hill' — Swan Hill Olive
- Olneya tesota — Desert Ironwood
- Parkinsonia florida — Blue Palo Verde
- Parkinsonia praecox — Palo Brea
- Pistacia lentiscus — Mastic Tree
- Pistacia x 'Red Push' — Red Push Pistache
- Pithecellobium flexicaule — Texas Ebony
- Prosopis glandulosa 'Maverick' — Thornless Texas Honey Mesquite
- Pyrus calleryana 'Bradford' — Bradford Callery Pear
- Quercus virginiana — Southern Live Oak
- Sophora secundiflora — Texas Mountain Laurel
- Ulmus parvifolia 'Allee' — Allee Elm
- Vitex agnus-castus — Chaste Tree

TYPICAL NOTES:

- DRAINAGE CHANNEL PROPOSED TREATMENT: RIP RAP & DG WITH RIPARIAN PLANTING AND TREES AS APPROVED BY CIVIL ENGINEER TO MEET DRAINAGE AND FLOW REQUIREMENTS
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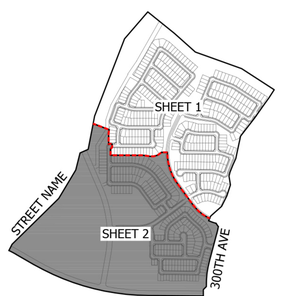

KEY MAP — NOT TO SCALE

El Dorado Holdings, Inc. | JDM PARTNERS

TRILLIUM - UNIT 2

Conceptual Landscape Plan

Plan Scale 1:120 Date:09-08-2021

Sheet 2 of 11

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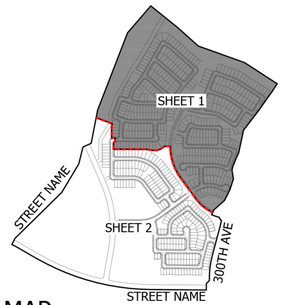
ABLA

WALL LEGEND

SYMBOL	DESCRIPTION
	THEME WALL
	SECONDARY THEME WALL
	VIEW FENCE 2' SOLID/4' VIEW
	THEME WALL PILASTER
	SECONDARY THEME WALL PILASTER



KEY MAP — NOT TO SCALE

El Dorado Holdings, Inc. | JDM PARTNERS

TRILLIUM - UNIT 2

Wall Plan

Plan Scale 1:120 Date:09-08-2021

Sheet 3 of 11

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AB LA

WALL LEGEND

SYMBOL	DESCRIPTION
	THEME WALL
	VIEW FENCE 2' SOLID/4' VIEW
	THEME WALL PILASTER
	SECONDARY THEME WALL PILASTER

MATCHLINE - SHEET 1

WALL RETURN TYPICAL

DG ACCESS ROAD PER CIVIL

PARCEL BOUNDARY

PARCEL 47

SVT PER CIVIL (TYP.)

PARCEL BOUNDARY

UNIT 1 (UNDER SEPARATE SUBMITTAL)

PARCEL 50
UNDER SEPARATE SITE PLAN SUBMITTAL

SDL PER CIVIL (TYP.)

PRIMARY VILLAGE ENTRY MONUMENTATION (UNDER SEPARATE SUBMITTAL)

EROSION HAZARD SETBACK

PARCEL 46

PARCEL 51
UNDER SEPARATE SITE PLAN SUBMITTAL

PARCEL 53
UNDER SEPARATE SITE PLAN SUBMITTAL

PARCEL 52
UNDER SEPARATE SITE PLAN SUBMITTAL

DRAINAGE CHANNEL

WAGNER WASH

JOSHUA TREE BOULEVARD

LARKSPUR DRIVE

304TH DRIVE

SOUTH LANE

SOUTH DRIVE

BLOOMFIELD ROAD

CHARTER OAK ROAD

METHERSFIELD ROAD

SOUTH AVENUE

WINTERSBURG PARKWAY

JOHNSON ROAD

TRACT 458

TRACT 459

TRACT 460

TRACT 461

TRACT 462

TRACT 463

TRACT 464

TRACT 465

TRACT 466

TRACT 467

TRACT 468

TRACT 469

TRACT 470

TRACT 471

TRACT 472

TRACT 473

TRACT 474

TRACT 475

TRACT 476

TRACT 477

TRACT

PARCEL BOUNDARY

DRAINAGE CHANNEL

EROSION HAZARD SETBACK

DG ACCESS ROAD PER CIVIL

PARCEL BOUNDARY

SVT PER CIVIL (TYP.)

SDL PER CIVIL (TYP.)

UNIT 1 (UNDER SEPARATE SUBMITTAL)

PARCEL 44

PARCEL 49

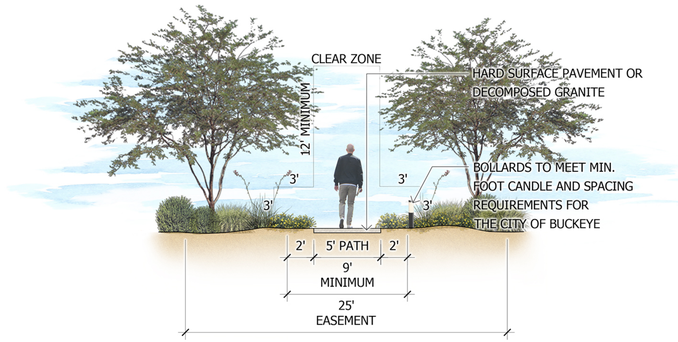
PARCEL 48

PARCEL 45

MATCHLINE - SHEET 2

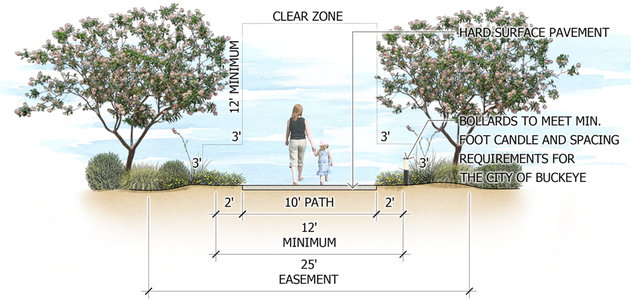
TRAIL/SIDEWALK LEGEND

SYMBOL	DESCRIPTION
	UNIT 1 PATH CONNECTION
	10'-0" CONCRETE TRAIL
	5'-0" CONCRETE TRAIL
	5'-0" DECOMPOSED GRANITE TRAIL



5' Trail

NTS



10' Concrete Trail

NTS

KEY MAP

NOT TO SCALE

El Dorado Holdings, Inc.

JDM PARTNERS

TRILLIUM - UNIT 2

Circulation Plan

Plan Scale 1:120 Date:09-08-2021

Sheet 5 of 11

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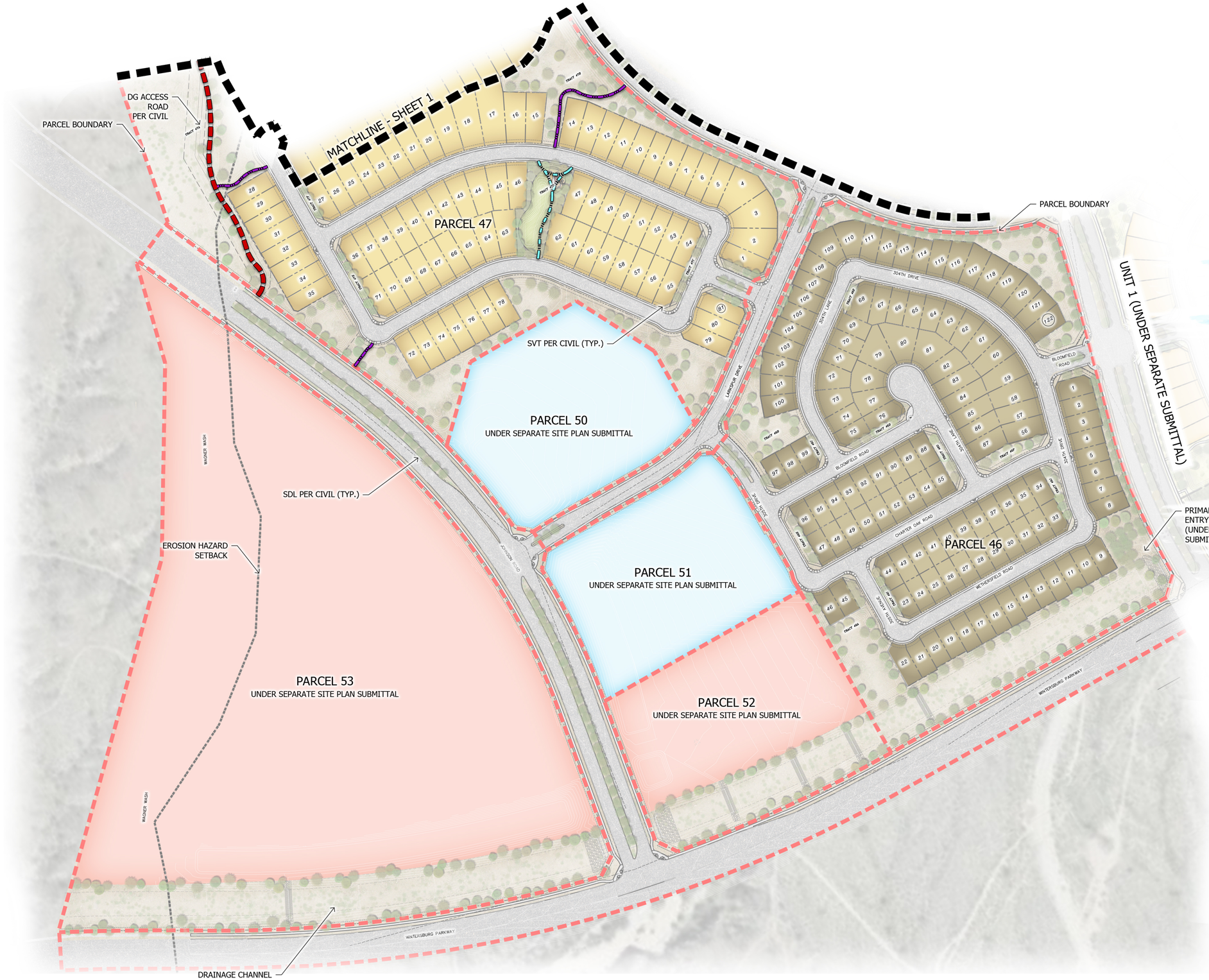
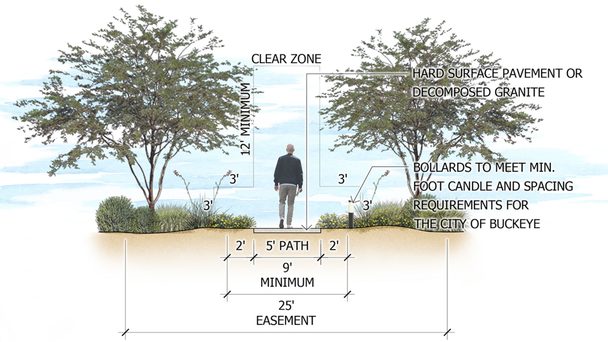


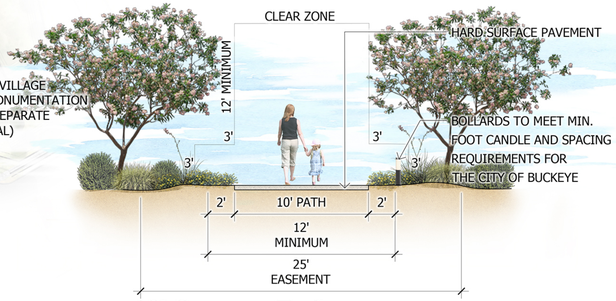
TRAIL/SIDEWALK LEGEND

SYMBOL	DESCRIPTION
	10'-0" CONCRETE TRAIL
	5'-0" CONCRETE TRAIL
	5'-0" DECOMPOSED GRANITE TRAIL



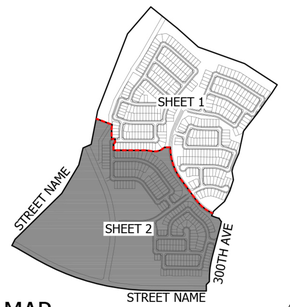
5' Trail

NTS



10' Concrete Trail

NTS



KEY MAP

NOT TO SCALE

El Dorado Holdings, Inc.

JDM PARTNERS

TRILLIUM - UNIT 2

Circulation Plan

Plan Scale 1:120 Date:09-08-2021

Sheet 6 of 11

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Open Space Data		
	Area	Percent
Gross Acreage	156.33 Ac.	100.0%
Open Space Required	31.27 Ac.	20.0%
Open Space Provided	50.09 Ac.	32.0%
Total Active Open Space	10.10 Ac.*	6.5%

*Trails are included as the width x length of the trail.
Active open space includes recreation site.

Active Open Space by Parcel			
Residential Parcel	Area	Active Open Space	Percent
Parcel 44	9.33 Ac.	2.84 Ac.*	30.4%
Parcel 45	4.19 Ac.	3.76 Ac.*	89.7%
Parcel 46	6.78 Ac.	0.00 Ac.*	0.0%
Parcel 47	8.22 Ac.	1.01 Ac.*	12.3%
Parcel 48	6.78 Ac.	0.46 Ac.*	6.8%
Parcel 49	14.79 Ac.	2.03 Ac.*	13.7%

*Trails are included as the width x length of the trail.

PARCEL BOUNDARY
DRAINAGE CHANNEL
EROSION HAZARD SETBACK
DG ACCESS ROAD PER CIVIL
PARCEL BOUNDARY
SVT PER CIVIL (TYP.)
SDL PER CIVIL (TYP.)
MATCHLINE - SHEET 2
WAGNER WASH
PARCEL 49
PARCEL 48
PARCEL 44
PARCEL 45
PARK C 2.68 AC.
PARK B 3.52 AC.
UNIT 1 (UNDER SEPARATE SUBMITTAL)
SURREY AVENUE
DAHLIA DRIVE
ASTER DRIVE
DIAMONT DRIVE
WINDSOR DRIVE
OPEN SKY DRIVE
WINDROSE DRIVE
LARKSPUR DRIVE
305TH AVENUE
304TH AVENUE
304TH LANE
306TH AVENUE
307TH AVENUE
ROSEWOOD AVENUE
NORTH DRIVE
SOUTH DRIVE
NORTH AVENUE
SOUTH AVENUE

EXPLORE
NEIGHBORHOOD PARK
- NATURE TRAIL
- SHADE STRUCTURE
- PLAY STRUCTURE
- LOG CLIMBERS

MOVEMENT
NEIGHBORHOOD PARK
- BASKETBALL COURT
- SHADE STRUCTURE
- PLAY STRUCTURES
- PICNIC AREA
- TURF

KEY MAP
NOT TO SCALE

El Dorado Holdings, Inc.
JDM PARTNERS

TRILLIUM - UNIT 2

Open Space Plan

Plan Scale 1:120 Date:09-08-2021

Sheet 7 of 11

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REPRIEVE POCKET PARK
- SHADE SAIL
- NATURE PLAY
- BAG TOSS
- TURF

DG ACCESS ROAD PER CIVIL

PARCEL BOUNDARY

MATCHLINE - SHEET 1

PARK D
0.53 AC.

PARCEL 47

SVT PER CIVIL (TYP.)

PARCEL 50
UNDER SEPARATE SITE PLAN SUBMITTAL

SDL PER CIVIL (TYP.)

EROSION HAZARD SETBACK

PARCEL 51
UNDER SEPARATE SITE PLAN SUBMITTAL

PARCEL 53
UNDER SEPARATE SITE PLAN SUBMITTAL

PARCEL 52
UNDER SEPARATE SITE PLAN SUBMITTAL

DRAINAGE CHANNEL

PARCEL BOUNDARY

UNIT 1 (UNDER SEPARATE SUBMITTAL)

PRIMARY VILLAGE ENTRY MONUMENTATION (UNDER SEPARATE SUBMITTAL)

PARCEL 46

304TH DRIVE
LARKSPUR DRIVE
SOUTH LANE
BLOOMFIELD ROAD
SAGE DRIVE
SAGE AVENUE
SAGE LANE
SAGE PLACE
SAGE COURT
CHARTER OAK ROAD
SOUTH AVENUE
METHERSFIELD ROAD
WINTERSBURG PARKWAY
WAGNER WASH
JOHNSON ROAD

Open Space Data		
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Gross Acreage	156.33 Ac.	100.0%
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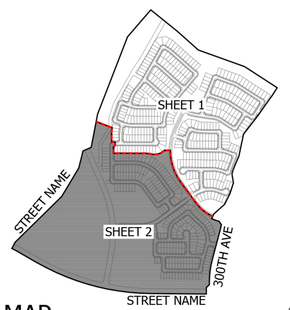
*Trails are included as the width x length of the trail.



KEY MAP

NOT TO SCALE

El Dorado Holdings, Inc.

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TRILLIUM - UNIT 2

Open Space Plan

N 120' 240' 360'
Plan Scale 1:120 Date:09-08-2021

Sheet 8 of 11

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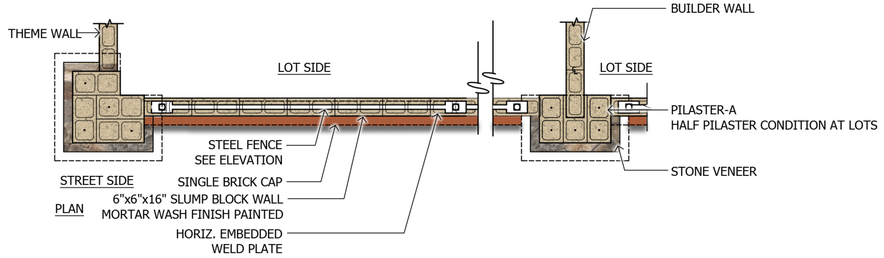
Conceptual Wall Materials

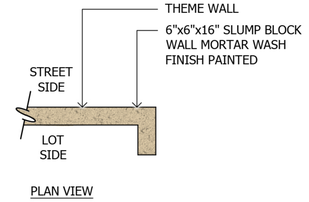


STONE VENEER

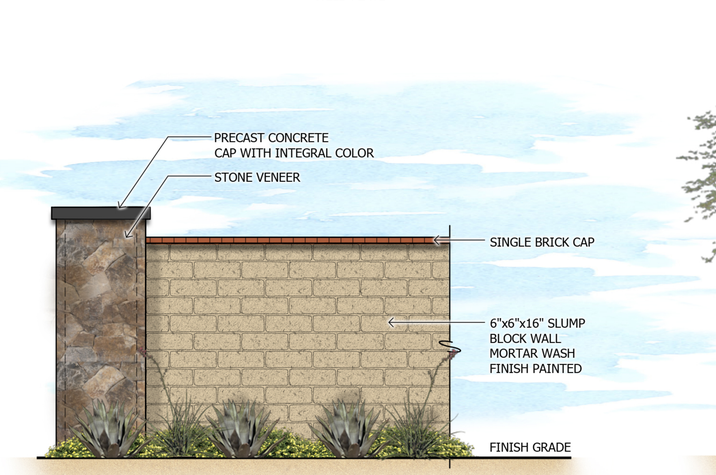
SLUMP BLOCK
MORTAR WASH
PAINTED

CONCRETE CAP
DAVIS COLORS
GRAPHITE

DARK BRONZE
RAL 8022

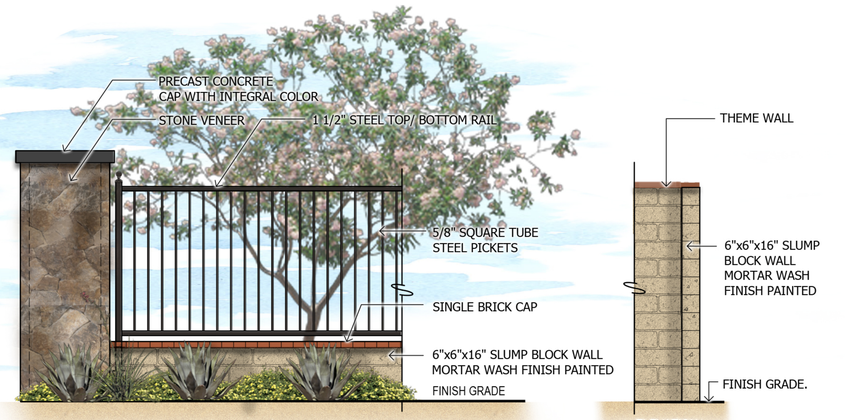


PLAN VIEW



1 Theme Wall
SCALE: 1/2"=1'-0"

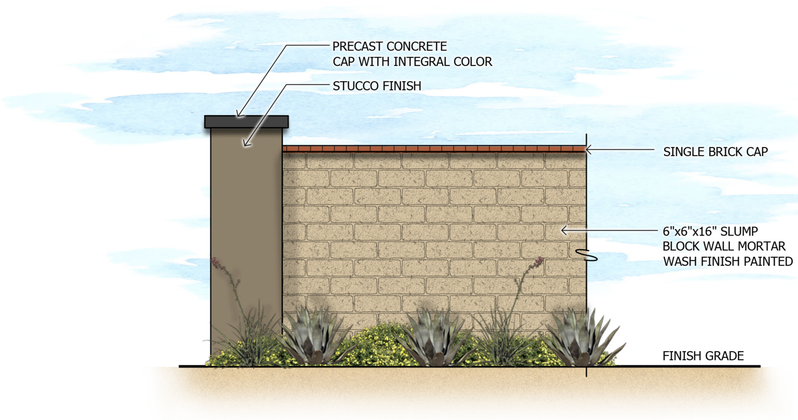
2 Theme View Fence - 4' Solid/2' View
SCALE: 1/2"=1'-0"



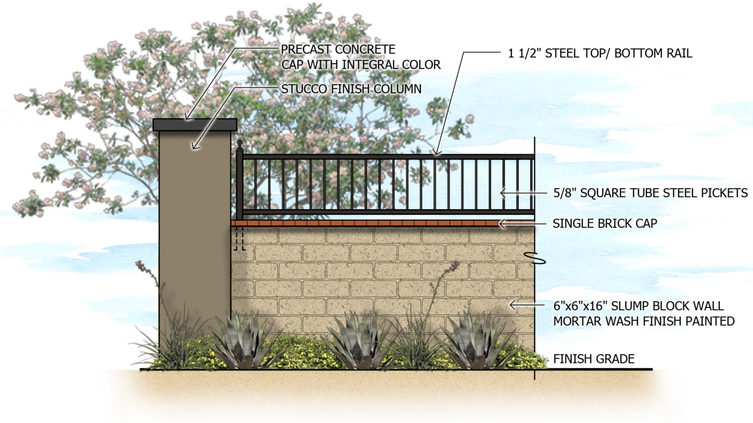
ELEVATION

3 Theme View Fence - 2' Solid/4' View
SCALE: 1/2"=1'-0"

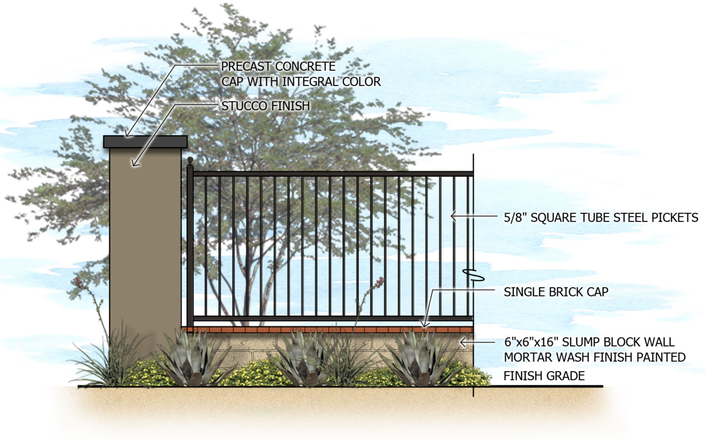
4 Wall Return
SCALE: 1/2"=1'-0"



5 Secondary Theme Wall - Slump Block
SCALE: 1/2"=1'-0"



6 Secondary View Fence - 4' Solid/2' View
SCALE: 1/2"=1'-0"



7 Secondary View Fence - 2'Solid/4'View
SCALE: 1/2"=1'-0"

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TRILLIUM - UNIT 2

Wall Details

Date:09-08-2021

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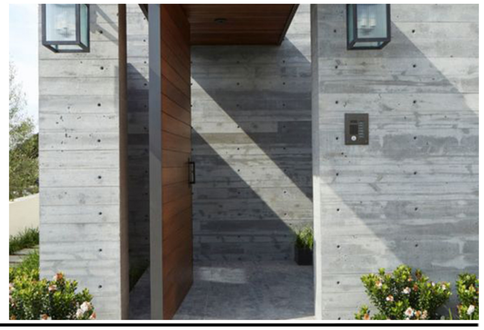
VILLAGE CORNER MONUMENT - UNDER SEPARATE SUBMITTAL

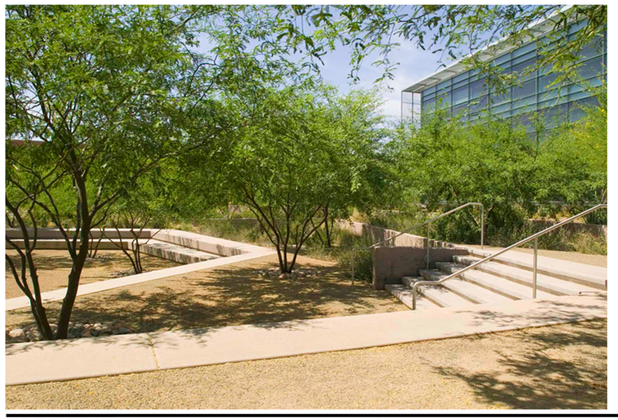


BOARDFORM CONCRETE

WASH AREA

SLUMP BLOCK / STONE VENEER

GENERAL AMENITIES



TREE PATTERN AT ENTRY MONUMENTS

STREETSCAPES

El Dorado Holdings, Inc. | JDM PARTNERS

TRILLIUM - UNIT 2

Character Image Board

Date:09-08-2021

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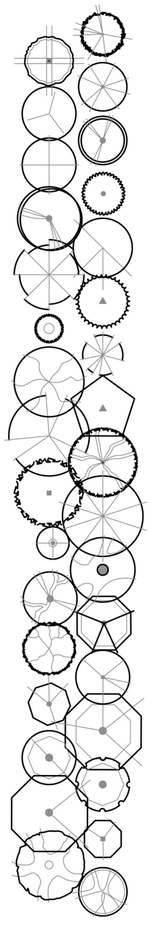
PLANT MATERIALS LEGEND



Trees

Acacia aneura
Mulga Acacia

Acacia salicina
Willow Acacia

Acacia greggii
Catclaw Acacia

Acacia smallii
Sweet Acacia

Acacia willardiana
Palo Blanco

Caeselpinia cacalaco
Cascalote 'Smoothie'

Celtis pallida
Desert Hackberry

Chilopsis linearis
Desert Willow

Chitalpa tashkinensis
Chitalpa

Fraxinus velutina
Raywood Ash

Fraxinus velutina
Arizona Ash

Ligustrum texanum
Waxleaf Privet

Lysiloma microphylla
Desert Fern

Olea europaea 'Swan Hill'
Swan Hill Olive

Olneya tesota
Ironwood

Parkinsonia florida
Blue Palo Verde

Parkinsonia hyb.
'Desert Museum' Palo Verde

Parkinsonia microphylla
'Foothills' Palo Verde

Parkinsonia praecox
Palo Brea

Pistacia lentiscus
Mastic Tree

Pistacia x 'Red Push'
Red Push Pistache

Pithecellobium flexicaule
Texas Ebony

Prosopis glandulosa 'Maverick'
Thornless Texas Honey Mesquite

Prosopis pubescens
Screwbean Mesquite

Prosopis velutina
Velvet Mesquite

Pyrus calleryana 'Bradford'
Bradford Callery Pear

Quercus virginiana " Joann Leonetti"
Cathedral

Quercus virginiana " Joann Leonetti"
Joan Leonetti Live Oak

Quercus virginiana
Empire

Quercus virginiana
Southern Live Oak

Sophora secundiflora
Texas Mountain Laurel

Ulmus parvifolia
'Allee' Elm

Vitex agnus-castus
Chaste Tree

Extra Large Shrubs

Acacia greggii
Catclaw Acacia

Buddleia davidii
Butterfly Bush

Buddleia marrubifolia
Wooley Butterfly Bush

Bougainvillea sp.
Bougainvillea

Bougainvillea 'San Diego Red'
Bougainvillea

Caeselpinia gilliesii
Yellow Bird of Paradise

Caeselpinia mexicana
Mexican Bird of Paradise

Callistemon citrinus
Lemon Bottlebrush

Celtis pallida
Desert Hackberry

Caeselpinia pulcherrima
Red Bird of Paradise

Cordia Boissieri
Anachuita

Cordia parvifolia
Little Leaf Cordia

Dodonea viscosa
Hopbush

Hyptis emoryii
Desert Lavendar

Rosa banksiae 'Alba Plena'
White Lady Bank's Rose

Tecoma sp.
Orange Jubilee

Tecoma sp. 'Sparky'
Sparky

Tecoma Stans
Yellow Bells

Tecoma x 'Bells of Fire'
Bells of Fire

Tecoma x 'Sunrise'
Sunrise

Vaquelina californica
Anzona Rosewood

Large Shrubs

Calliandra californica
Red Fairy Duster

Cassia artemesoides 'Silver'
Silver Cassia

Cassia nempohila
Desert Cassia

Justicia californica
Red Chuparosa

Justicia californica
Yellow Chuparosa

Larrea tridentata
Creosote

Leucophyllum frutescens 'Green Cloud'
Green Cloud Sage

Leucophyllum langmaniae 'Lynn's Legacy'
Lynn's Legacy Sage

Leucophyllum langmaniae 'Rio Bravo'
Rio Bravo Sage

Osmanthus fragrans
Sweet Olive

Salvia clevlandii
Chaparral Sage

Salvia chamaedryoides
Mexican Blue Sage

Simmondsia Chinensis
Jojoba

Viguira deltoidea
Goldeneye

Medium Shrubs

Dalea frutescens 'Sierra Negra'
Sierra Negra Dalea

Encelia farinosa
Brittlebush

Eremophila glabra spp. caranosa-Winter Blaze
Winter Blaze

Eremophila hygrophana Blue Bells
Blue Bells

Eremophila maculata 'Valentine'
Valentine Bush

Encarneria larcifolia
Turpentine Bush

Justicia candicans
Red Justicia

Justicia spicigera
Mexican Honeysuckle

Leucophyllum candidum 'Thunder Cloud'
Thunder Cloud Sage

Leucophyllum frutescens 'compacta'
Compact Texas Sage

Leucophyllum zygophyllum
Cimarron Sage

Nerium oleander 'Little Red'
Oleander 'Little Red'

Nerium oleander 'Petite Pink'
Oleander 'Petite Pink'

Rosmaninus officinalis
Rosemary

Rosmaninus officinalis
'Tuscan Blue' Rosemary

Ruellia brittoniana
Ruellia

Ruellia peninsularis
Desert Ruellia

Ruellia peninsularis
Desert Ruellia

Simmondsia Chinensis 'Vista'
Compact Jojoba

Teucrium fruticans
Bush Germander

Xylosma congestum 'Compactum'
Dwarf Shiny Xylosma

Small Shrubs

Ambrosia deltoidea
Triangle Leaf Bursage

Aniscanthus quadrifidus v. brevilobus
Mountain Flame

Calliandra enophylla
Pink Fairy Duster

Callistemon viminalis 'Little John'
Little John Bottle Brush

Russellia equistiformis
Coral Fountain

Guara lindheimeri
Pink Guara

Guara lindheimeri
White Guara

Salvia leucantha
Mexican Bush Sage

Sphaeralcea ambigua
Desert Mallow

Tagetes lucida
Mount Vernon Mangold

Teucrium chamaedrys
Germander

Zinnia acerosa
Desert Zinnia

Cacti/ Accents

Agave americana 'Marginata'
Century Plant

Agave angustifolia 'variegata'
Variegated Agave

Agave bovicornuta
Cow's Horn

Agave deserti
Desert Agave

Agave geminiflora
Twin Flowered Agave

Agave havardiana
Havard's Agave

Agave murpheyi
Murphey's Agave

Agave ovatifolia
Whale's Tongue Agave

Agave schidgera
Duango Delight Agave

Agave parryi 'truncata'
Parry's Agave

Agave salmiana x ferox
Large Leaf Agave

Agave sisalana
Sisal Agave

Agave toumeyana
Tourney's Agave

Agave victoriae-reginae
Queen Victoria Agave

Agave weberi
Weber's Agave

Aloe barbadensis
Medicinal Aloe

Aloe ferox
Tree Aloe

Aloe hyb. 'Blue Elf'
Blue Elf Aloe

Aloe saponaria
Soap Aloe

Aloe striata
Coral Aloe

Asclepias subulata
Desert Milkweed

Bouteloua gracilis
Blond Ambition

Bulbine frutescens
Shrubby Bulbine

Carnegeia gigantea
Sauguaro

Dasylirion acrotrichum
Green Desert Spoon

Dasylirion quadrangulatum
Mexican Grass Tree

Dasylirion wheeleri
Desert Spoon

Echinocereus engelmanii
Hedge Hog Cactus

Echinocereus grusonii
Golden Barrel

Euphorbia myrsinites
Creeping Spurge

Euphorbia antisyphilitica
Candelilla

Euphorbia rigida
Gopher Plant

Festuca ovinia
Blue Fescue

Ferocactus acanthodes
Fire Barrel Cactus

Ferocactus wislizenii
Fish Hook Barrel

Fouquieria splendens
Ocotillo

Hesperaloe funifera
Giant Hesperaloe

Hesperaloe sp. Pink Parade
Pink Parade Hesperaloe

Hesperaloe parviflora
'Brakelights' Red Yucca

Hesperaloe parviflora
Yellow Yucca

Muhlenbergia capillaris
'Regal Mist'

Muhlenbergia lindheimeri
'Autumn Glow'

Muhlenbergia rigens
Deer Grass

Muhlenbergia rigens 'Nashville'
Purple Muhly

Nassella tenuissima
Mexican Feather Grass

Nolina bigelovii
Beargrass

Nolina matapensis
Beargrass

Opuntia acanthocarpa
Buckthorn Cholla

Opuntia basilaris
Bevertail Prickly Pear

Opuntia bigelovii
Teddy Bear Cholla

Opuntia englemannii
Engelmann's Prickly Pear

Opuntia ficus indica
Indian Fig Prickly Pear

Opuntia fulgida
Chainfruit Cholla

Opuntia sp. Kelly's Choice
Kelly's Choice Prickly Pear

Opuntia santa rita
Purple Prickly Pear

Opuntia violacea 'Santa-Rita'
Purple Prickly Pear

Pedilanthus macrocarpus
Slipper Plant

Penstemon eatonii
Firecracker Penstemon

Penstemon parryi
Parry's Penstemon

Penstemon pseudospactabilis
Canyon Penstemon

Portulacaria afra
Elephant Food

Stenocereus thurberi
Organ Pipe Cactus

Yucca elata
Soaptree Yucca

Yucca baccata
Banana Yucca

Yucca pallida
Pale Leaf Yucca

Yucca recurvifolia
Soft Leaf Yucca

Yucca rupicola
Twisted Leaf Yucca

Yucca shidigera
Mojave Yucca

Yucca thompsoniae
Thompson's Yucca

Vines

Bougainvillea 'Barbara Karst'
Bougainvillea

Bougainvillea 'California Gold'
Orange Bougainvillea

Bougainvillea 'San Diego Red'
Bougainvillea

Ficus pumila
Creeping Fig

Gelsemium sempevirens
Carolina Jessamine

Hardebergia violacea
Purple Lilac Vine

Rosa banksiae
Lady Bank's Rose

Wisteria floribunda
Wisteria

Groundcovers

Acacia redolens
Prostrate Acacia

Baileya multiradiata
Desert Marigold

Chrysactinia mexicana
Damianita

Dalea capitata 'Sierra Gold'
Sierra Gold Dalea

Eremophila prostrata 'Outback Sunrise'
Outback Sunrise Eremophila

Gazania rigens 'Sun Gold'
Trailing Yellow Gazania

Hymenoxys acaulis
Angelita Daisy

Lantana montevidensis
Purple Trailing Lantana

Lantana sp.
'New Red' Lantana

Lantana sp.
'New Gold' Lantana

Melampodium leucanthum
Blackfoot Daisy

Oenthera berlandieri
Mexican Evening Primrose

Penstemon Sp.
Penstemon

Rosmarinus officinalis 'Prostratus'
Trailing Rosemary

Teucrium chamaedrys 'prostratum'
Prostrate Germander

Trachleospermum jasminoides
Asiatic Jasmine

Verbena goodingii
Gooding's Verbena

El Dorado Holdings, Inc.

JDM PARTNERS

TRILLIUM - UNIT 2

Master Plant List

Date:09-08-2021

Sheet 11 of 11

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ABLA

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/09/21	**AGENDA ITEM:** 3.C. Legacy Trails - Preliminary Plat (PLZS-20-00053)
DATE PREPARED: 11/04/21	**DISTRICT NO.:** 3
STAFF LIAISON: Robert Busick, Planner II, rbusick@buckeyeaz.gov, (623) 349-6242	
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)
Legacy Trails - Preliminary Plat (PLZS-20-00053)
Recommendation to approve a Preliminary Plat for 610 single-family lots in the Planned Residential (PR) Zoning District.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

PLZS-20-00053 Legacy Trails Pre Plat PZ Staff Report.pdf
Vicinity Map-REDUCED.pdf
Narrative.pdf
Preliminary Plat-REDUCED.pdf
Conceptual Landscape Plans-REDUCED.pdf

PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZS-20-00053**
TITLE:	**Legacy Trails Preliminary Plat**
MEETING DATE:	**November 9, 2021**

Applicant:	Goodwin and Marshall, Inc.
Owner:	JEN Arizona 39, LLC
Request:	A Preliminary Plat for 610 lots in two (2) phases within the Planned Residential (PR) zoning district.
District	District 3
Location:	NEC Rainbow Road and Elwood Street
Site size:	199.35 acres
Density:	3.06 dwelling units per acre
Public input:	None
Recommendation:	**Approve** with conditions

PROJECT DESCRIPTION

1. Goodwin and Marshall, Inc. is requesting a preliminary plat approval for 610 single-family residential lots to be developed in two phases on 199.35 acres generally located north of Elwood Street and east of Rainbow Road within District 3. The project contains three standard lot sizes to accommodate a variety of house plans, spread across six units. Three HOA-maintained parks are proposed throughout the community, as well as a neighborhood trail connecting the various parts of the development.

2. The area within this preliminary plat is adjacent to the Roosevelt Irrigation District (R.I.D.) canal and large-lot residential to the north. Agricultural fields surround the project area on the east, west, and south sides. Also to the south are two existing residences on large lots, which will be adjacent to the development's HOA-maintained landscaped open space.

3. This request is for a preliminary plat only and, if approved, a final plat demonstrating compliance with the Development Code standards will be required for each phase.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Crop Production**	**Neighborhood**	**Planned Residential (PR)**
North	R.I.D. canal, Large-lot residential, crop production	Neighborhood	Unincorporated
South	Large-lot residential, crop production	Neighborhood	Unincorporated, Planned Residential (PR), Rural Residential (RR)
East	Crop production	Neighborhood	Unincorporated
West	Crop production	Neighborhood	Rural Residential (RR)

PUBLIC PARTICIPATION

4. Legal notice is not required for preliminary plats; however, 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 May 20, 2020, and any public input received will be shared at the Planning and Zoning Commission hearing.

Table 2: *Public Notice*

Notification Element	Date
Mailing to Property Owners w/in 300'	May 20, 2020

BACKGROUND

5. 2002: Annexation 01-14: Approximately 196.5 acres were annexed.
6. 2006: Original preliminary plat for this property, titled Cipolla, approved by Buckeye Community Planning and Development Board.
7. 2007: Cipolla Preliminary Plat approval extended for 24 months by Buckeye Town Council.
8. 2009: Cipolla Prelminary Plat approval expired.
9. September 28, 2021: Legacy Trails Preliminary Plat continued to October 12, 2021 Planning and Zoning Commission to allow more time for applicant to review conditions.
10. October 12, 2021: Legacy Trails Preliminary Plat continued indefinitely to allow more time for applicant to review conditions.

ANALYSIS

Land Use Allocations

11. The preliminary plat contains 610 detached, single-family lots contained in two (2) phases: Phase 1 and Phase 2. The project density (3.06 du/ac) is consistent with the densities throughout the PR zoning district and permitted by the General Plan.

Table 2: *Residential Lot Mix*

Lot Size (min)	Lot Count	Lot Mix (Percentage)
48' x 120'	322	52.79%
53' x 120'	222	36.39%
58' x 115'	66	10.82%
Total	**610**	**100%**

Table 3: *Lot Setbacks*

Lot Type	Front*	Interior Side / Corner	Rear
48' x 120'	18-ft front-load garage 15-ft side-load garage 10-ft living space	5-ft and 8-ft / N/A	20-ft
53' x 120'	18-ft front-load garage 15-ft side-load garage 10-ft living space	5-ft and 8-ft / N/A	20-ft
58' x 120'	18-ft front-load garage 15-ft side-load garage 10-ft living space	5-ft and 8-ft / N/A	20-ft

**Setback to the front face of a garage to the nearest sidewalk edge is 20-feet.*

Schools

12. The project is within the Buckeye Elementary School District (west half), the Liberty Elementary School District (east half), and the Buckeye Union High School District (all) and the developer will submit a letter from each district stating there are adequate school facilities for the proposed development with each final plat submitted for review.

Circulation

13. Primary access to the project site is from both Rainbow Road, an existing arterial that forms the western boundary of the project, and Elwood Street, which connects Rainbow Road to Dean Road along the southern boundary of the parcel. Dean Road, an arterial that forms the eastern boundary of the project, will provide access for the eastern half of the project. Roadways adjacent to the development will be improved per Engineering Department standards to the roadway centerline.

Open Space / Trails

14. HOA-maintained landscaped tracts are proposed throughout the development which provide open space and trails linking amenity areas in different parts of the development. Furthermore, these landscaped tracts are located adjacent to lots along the corners of intersections, providing additional buffering of properties from adjacent right-of-way. Open space landscaped with vegetation and ground cover accounts for 62.52 acres (31.4%)

of Legacy Trails; this exceeds the 25% open space required by Development Code for developments of this density.

15. Sidewalks and paths are located throughout the open spaces in the parcel connecting two (2) neighborhood parks in each phase to a larger, centralized neighborhood park to be constructed in Phase 1. Additionally, a dog park will be located along the northern side of the development, ensuring each residence is within walking distance to an amenity.

Site Design Details, Theming

16. The conceptual landscape and wall plan shows the design and location of theme walls, view walls, entry features and other amenities. Specifics will be finalized with the final landscaping plans submitted with each final plat.

Infrastructure

17. Water, Sewer, and effluent will be provided by the City of Buckeye and constructed by the developer to City standards.

Emergency Access

18. The project will utilize existing arterials and planned local streets to provide adequate emergency access. The project is located near existing City of Buckeye police and fire stations.

19. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application for this Preliminary Plat:
    a. Engineering
    b. Fire
    c. Public Works
    d. Community Services
    e. Police
    f. Water Resources
    g. Development Services (both Planning Division and Building Safety Division)

RECOMMENDATION

20. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a - aaa of **PLZS-20-00053** for the following reasons:

    - Conformance with General Plan

- Conformance with Development Code
- No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. Development of the property shall be in general conformance with the Preliminary Plat entitled "Preliminary Plat for Legacy Trails" consisting of 21 pages, dated July 2021, and stamped received July 29, 2021, except as modified by the following conditions.
b. Development of the site shall be in general conformance with the Conceptual Landscape Plan entitled "Preliminary Plat Landscape Plans for Legacy Trails" consisting of 7 pages, dated July 29, 2021, and stamped received July 29, 2021, except as modified by the following conditions.
c. Preliminary plat approval is valid for a period of two (2) years. For a preliminary plat that identifies phases, the preliminary plat shall remain valid for a period not to exceed two (2) years from the date of recording of any final plat that conforms to the approved preliminary plat. The Development Services Director or Designee may grant a one-time extension of 12 months, if in the opinion of the Director, satisfactory progress has been made towards completion of the final plat or for the next phase of subdivision development. Additional extensions may be approved through the discretion of the Planning and Zoning Commission.
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 result of this approval.
e. The center of the cul-de-sac on Superior Avenue west of 220th Avenue shall be shifted 40-ft to the west on final plat, with the lot lines of adjacent Lots 494 and 495 modified to maintain access to the cul-de-sac, in order to provide additional buffer between 220th Avenue and the section of Superior Avenue east of 220th Avenue. Final landscape plans shall include berming and a pony wall in this buffer area consistent with fencing and landscaping throughout development in order to reduce the appearance that Superior Avenue connects to 220th Avenue on the west.
f. This subdivision is subject to a Parkway Maintenance Improvement District (MID) and in accordance with City of Buckeye Ordinance 42-06. The MID shall be established prior to the recordation of the first Final Plat as determined in the MID guidelines.
g. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of the first Final Plat as determined in the SLID guidelines.
h. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners'

association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

i. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.
j. No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.
k. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2’-0”.
l. Landscaping within the public-right-of-way will require:
    a. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
    b. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
    c. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
    d. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
    e. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape

treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.

f. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
g. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
h. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
i. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
j. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

m. 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.
n. Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):
    a. Male Mulberry Tree (Morus Alba).
    b. Olive Tree (Olea Europea).
    c. Additionally, North Indian Rosewood Trees (Dalbergia Sissoo) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure
o. Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).
p. On Street Parking: With the passage of ARS 33-1818, the newly formed HOA for this community will not be able to restrict on-street parking; therefore, the City will need to have the streets marked for unobstructed access during regularly schedule trash collection, regularly scheduled recycle collection and for street sweeping.
q. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.

r. 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 and City Engineer.

s. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 20-13.

t. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

u. All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.

v. Residential developments where the number of dwelling units exceeds 10 shall be provided with two separate and approved fire apparatus access roads.

w. Additional right of way is required on the north side of Elwood Street at the western approach to the intersection, with Dean Road in support of the realignment of the Elwood Street at the intersection as shown on the preliminary plat and in conformance with the City of Buckeye engineering design standards. That additional right of way must be dedicated prior to the first of either the recordation of the final plat, or the issuance of a construction permit.

x. An interim lift station and force main must be built with this project to the existing sewer line in Watson Road. The minimum dimensions of the lift station property shall be 150’ x 150’ or as approved by the City Engineer. The lift station and force main design must be approved by the City Engineer. Once completed and final accepted by the City, the lift station and force main shall be owned, operated, and maintained by the City until such time that the ultimate outfall is in place. At that time the City will decommission the lift station and abandon the force main. At the issuance of the first construction permit for Legacy Trails, the developer will prepay the City for the future cost to decommission and abandon the lift station and force main. Simultaneously or prior to the decommissioning and abandonment of the lift station and force main, the waste water from Legacy Trails will be tied into a 12" gravity sewer main. That 12" gravity sewer main will be installed on Dean Road for future use, and must be designed and built along the Dean Road property frontage for this project per a masterplan developed by this project. All work must be in compliance with the City of Buckeye Engineering Design Standards and the design must be reviewed and approved by the City Engineer. Upon completion of the decommissioning of the lift station, the City will transfer ownership of the lift station tract to the HOA.

y. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.

z. Prior to Final Plat recordation, final landscaping and irrigation plans, including all lighting improvements, shall be reviewed and approved by the City of Buckeye.

aa. The Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage Report as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel owners. When required, said easement shall include an acknowledgment by the adjacent parcel owner(s) that historic drainage discharge points may be altered. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the Final Plat for this project.

bb. Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.

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

dd. 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 and City Engineer.

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

ff. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements.

gg. All street names shall be subject to final approval by the City of Buckeye and shall conform to the City of Phoenix grid alignment.

hh. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.

ii. Collector streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.

jj. 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.

kk. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City roadway standards and shall be approved by the City Engineer.

ll. The paved portion of all cul-de-sacs shall have a minimum radius of 43 feet.

mm. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.

nn. All irrigation ditches to remain on-site shall be installed underground. Irrigation pipe crossings of the streets shall be constructed to the City's standards.

oo. All existing irrigation facilities located on the site shall be abandoned, relocated off the property, or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet. Any additional right-of-way for District-owned facilities (not to exceed five feet) can be deducted from the depth of the perimeter landscape tracts.

pp. 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.

qq. Prior to Final Plat approval, an effluent irrigation pipe (Purple Pipe) system shall be designed by the Property Owner/Developer and approved by the City Engineer in order to service all association maintained landscaping. At such time as an effluent delivery system is designed and developed by the City, the Property Owner/Developer is required to install and bring the development's system into full operation by connecting into the City's system.

rr. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without

limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project. Notwithstanding any authority of the City to create a special district for purposes of funding infrastructure in the City, to meet its obligations under this Stipulation and under Ordinance No. 86-06, the Property Owner/Developer may participate jointly with other property owners/developers in the provision of the necessary regional public infrastructure to serve the subject Property and, in such event, shall pay its pro-rata share of the costs of providing such infrastructure and shall provide documentation satisfactory to the City of such participation and payment of its pro rata share.

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

tt. 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.

uu. If the property is location with the City's water service area, 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.

vv. If the property is located within the City's water service area, the Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

ww. If the Development is within the City of Buckeye's Water Service Area, 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.

xx. 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

yy. 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 has, prior to Final Plat approval and if requested by the City, reduced 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.

zz. Prior to Final Plat approval, the Development Services Director shall require the Property Owner/Developer to 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 provided 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.

aaa. All utility easements shall meet the applicable City of Buckeye Engineering Design Standards section.

ATTACHMENTS

- Vicinity Map
- Narrative
- Preliminary Plat
- Conceptual Landscape & Wall Plan

Prepared By:
Robert Busick, Planner II

Reviewed By:
Adam Copeland, Deputy Director of Planning

PLZS 20 00053

4th Submittal

RECEIVED

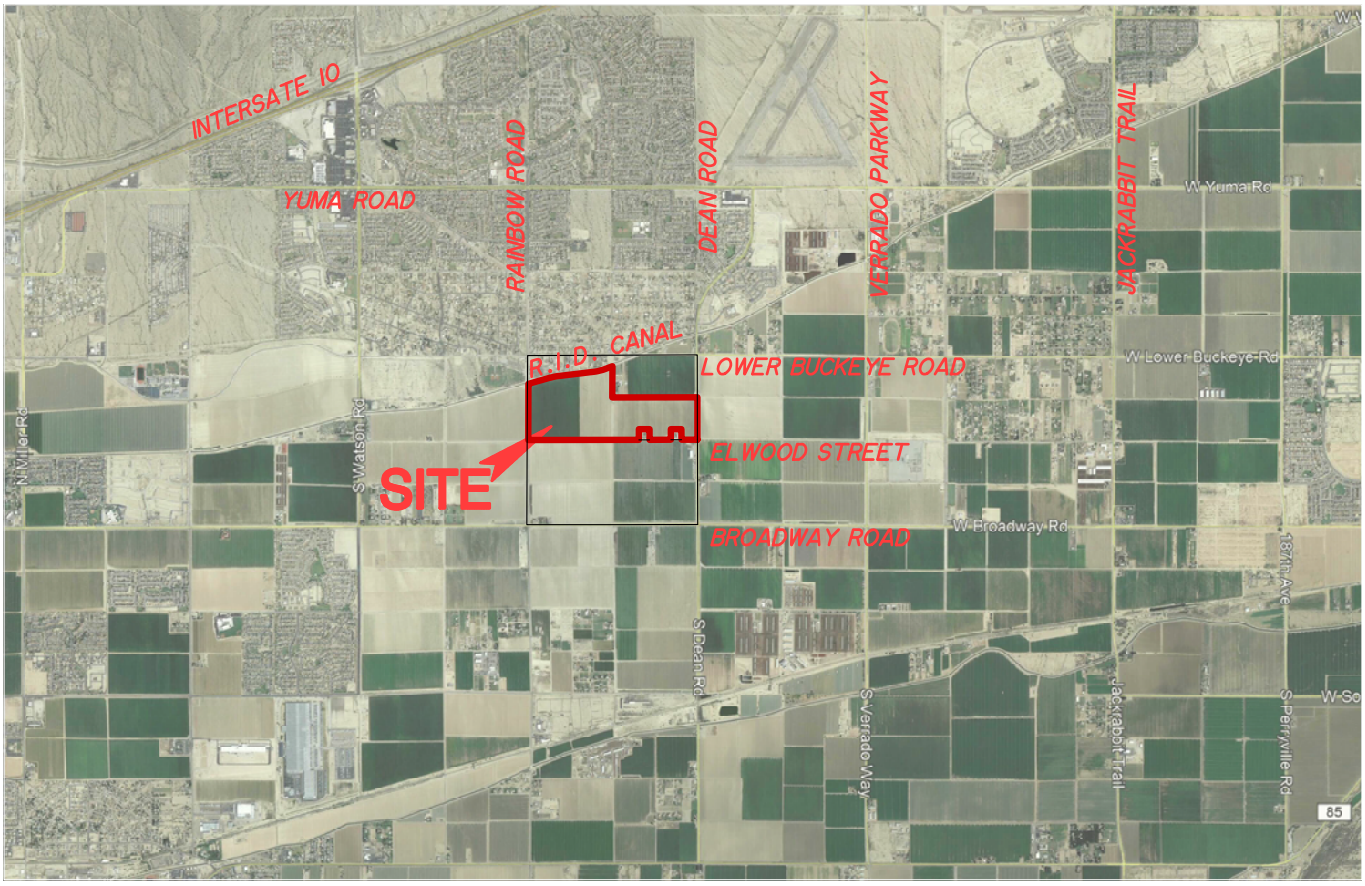
JUL 29 2021

CITY OF BUCKEYE by:
PC

N
W E
S

GRAPHIC SCALE 1"=6000'

0 6000



GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS~PLANNERS~SURVEYORS
2705 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

VICINITY MAP

LEGACY TRAILS
CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA

Scale:	1" = 6,000'
Date:	JUNE 2019
Job No.:	10819A
Drafted:	JEB
Checked:	DMG

W:\10819A - Legacy Trails\Prelim\OLD\OLD Legacy Trails Prelim Plat.pro Oct 28, 2020 8:

PRELIMINARY PLAT NARRATIVE

FOR

LEGACY TRAILS

PLZS 20 00053
4th Submittal

RECEIVED

JUL 29 2021

CITY OF BUCKEYE by:
PC

CITY OF BUCKEYE, ARIZONA

Prepared for:

JEN Arizona 39 LLC

2222 West Pinnacle Peak Road, Suite 140

Phoenix, Arizona 85027

Prepared by:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Road, #2
Chandler, Arizona 85286
(602) 218-7285
Contact: Warren C. Russell, P.E.

Property Bounds: RID Canal, Rainbow Road, Dean Road, and Dunlap Road

APN 504-21-019 and 022K

PLZS-20-00053

Firm Map Panel Number: #04013C2120L dated October 16, 2013

1st Submittal: May, 2020

2nd Submittal: October, 2020

3rd Submittal: April, 2021

4th Submittal: July, 2021

PROJECT DESCRIPTION & HISTORY

Legacy Trails (formerly referred to as Cipolla) is an approximately 199.35 acre tract of land located immediately south of the RID Canal and north of Elwood Street between Dean Road and Rainbow Road in the city of Buckeye, Arizona. The property was zoned Planned Residential by case no RZ01-50 and approved on 12/18/01. The property had and approved Preliminary Plat, PP05-25 approved on 3/14/06 with a 2 year extension on 7/21/07.

The property is shown on the General Plan as "Neighborhood" with a density range of residential land uses in excess of 1 du/ac. The project is proposed to develop in two phases, consisting of 610 lots with an overall density of 3.06 DUs per acre. The proposed project is in conformance with the General Plan, Future Land Use Plan and Parks and Recreation Master Plan.

EXISTING CONDITIONS

The subject property is currently undeveloped.

PURPOSE AND PROPOSED LAND USE

As stated above, the project is proposed to consist of 610 single family units having an average lot size of 6,360 sf. The typical lot dimensions are proposed to be 322 - 48'x120', 222 - 53'x120' and 66 - 58'x120'. The setbacks for the lots are as listed: side yard setback = 5'/8', 13' total, rear yard setback = 20', front yard setback = 10' for living area, 18' for front entry garage, and 15' for side entry garage, with a minimum driveway depth of 20' from sidewalk to face of garage. The request is to achieve preliminary plat approval for the residential development of Legacy Trails.

PHASING

The phasing for Legacy Trails consists of 2 phases split into 6 units. Phase 1 will include the 2 units towards the east portion of the site. Phase 2 will include the other 4 units on the west portion of the site. All required offsite infrastructure is expected to be constructed with the adjoining phase/unit's infrastructure and will be sized to accommodate Legacy Trails in its entirety. All right-of-way will be dedicated per the appropriate unit's final plat including the dedication in front of the two out-parcels along Elwood Street.

SITE CIRCULATION

The project proposes to access Dean Road, Rainbow Road, and Elwood Street. An internal residential collector will run from Rainbow Road to the midsection line on Elwood Street.

WATER AND SEWER

Water, Sewer, and Refuse to the project provided by the City of Buckeye. All water and sewer services will be designed in accordance with the latest City of Buckeye Engineering Design Standards, MAG standards and specifications.

FIRE PROTECTION

The nearest fire station is Buckeye Firehouse 702 - Fire station 1911 S Rainbow Rd Buckeye, AZ 85326. The fire station is owned and operated by the City of Buckeye.

POLICE PROTECTION

Legacy Trails is within the City of Buckeye Police Department Service area. The nearest police facility is also located at 100 N Apache Rd # D Buckeye, AZ 85326

LOCAL SCHOOLS

Legacy Trails is in the Buckeye Elementary School District and Buckeye Union High School District. A certificate of adequate school facilities will be submitted with each final plat.

PARKS, OPEN SPACE, AND TRAIL SYSTEM

The open space acreage accounts for 33% of the project. Phase 1 will construct the primary Amenity and 1 neighborhood park. Phase 2 will construct a Dog Park and a 2nd neighborhood park. The park programs will include an extensive trail system, ramadas, turf areas, benches, picnic tables, and sport courts, barbeque grilling area among other amenities.

DRAINAGE

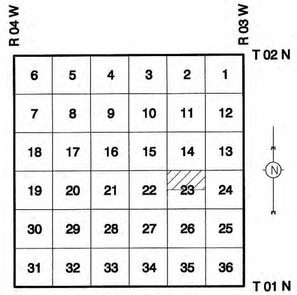
The site is located in FEMA Zone X flood designation on the FEMA Map #04013C2120L. The site shall be constructed in accordance with the City of Buckeye Engineering Development Standards. The project includes two regional drainage channels that are proposed to convey storm water flows from north of the RID. The offsite flows which overtop the RID Canal towards the north are established in the Buckeye/Sun Valley Area Drainage Master Study: FCD Contract No. 2002C027 prepared by PBS&J.

PLZS 20 00053
4th Submittal
RECEIVED
JUL 29 2021
CITY OF BUCKEYE by: PC

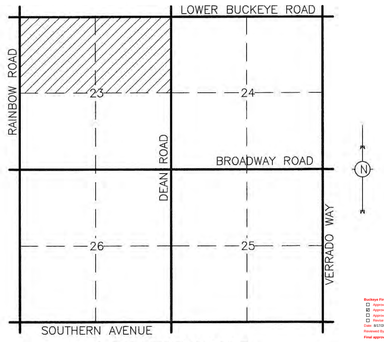
PRELIMINARY PLAT
FOR
LEGACY TRAILS

**A PORTION OF THE NORTH HALF OF SECTION 23,
TOWNSHIP 01 NORTH, RANGE 03 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.**

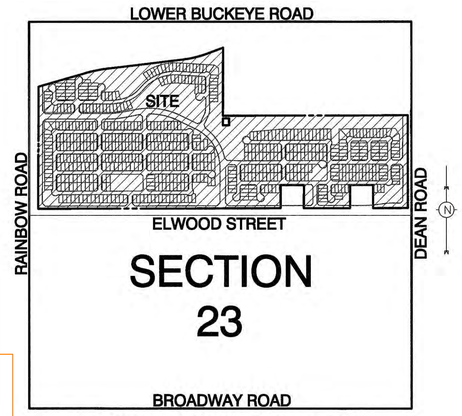
BUCKEYE, ARIZONA



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



OVERALL DEVELOPMENT
NOT TO SCALE

Two fire apparatus access roads are required and they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. Each Phase will be require to meet the COB adopted fire code section D104.3 requirement.

LAND USE SUMMARY

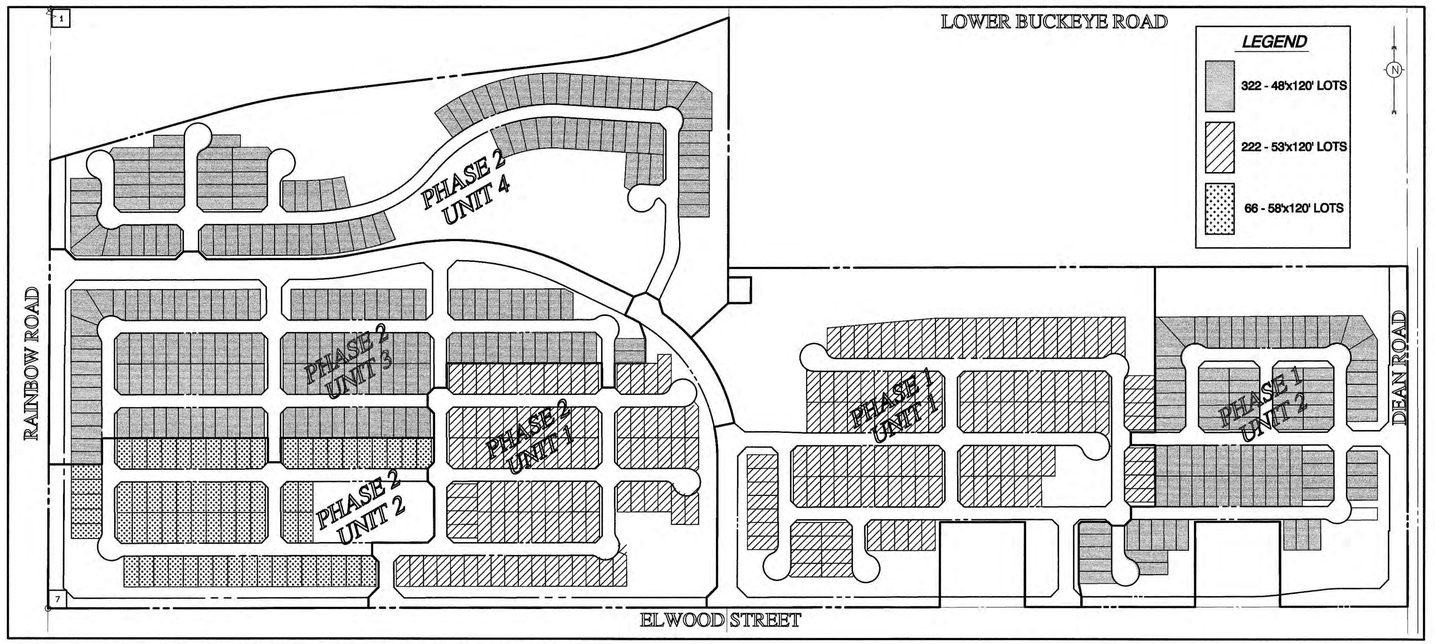
48'x120' LOTS	322
53'x120' LOTS	222
58'x120' LOTS	66
TOTAL LOTS	610
GROSS DENSITY	3.06
NET DENSITY	6.92
LOT ACREAGE	88.063 Ac
PUBLIC STREETS	48.766 Ac
OPEN SPACE	62.522 Ac
TOTAL ACREAGE	199.351 Ac

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
04013C	2120	L	10-16-2013	X	
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.					

GENERAL PERMITTING NOTES

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF BUCKEYE DESIGN STANDARDS. IF THERE IS A CONFLICT, THE CITY OF BUCKEYE STANDARDS WILL GOVERN.
2. THE APPROVAL OF THE PLANS IS VALID FOR ONE (1) YEAR FROM THE DATE OF THE CITY ENGINEER'S SIGNATURE. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN ONE (1) YEAR, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
3. A CITY OF BUCKEYE INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF BUCKEYE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY THE CITY 24 HOURS PRIOR TO THE INSPECTION BY CALLING (623) 349-6248.
4. CITY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A CITY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER ALL FEES HAVE BEEN PAID AND THE PERMIT HAS AN APPROVED MARICOPA COUNTY ENVIRONMENTAL SERVICES DUST PERMIT AND AN APPROVED STORM WATER POLLUTION PREVENTION PLAN ATTACHED. THE SWPPP SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
5. COPIES OF ALL PERMITS AND MOST RECENT APPROVED PLANS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS AND PLANS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL PROPER PERMIT DOCUMENTATION AND/OR PLANS ARE OBTAINED. ALL OF THESE REQUIREMENTS APPLY TO ONSITE GRADING AND IMPROVEMENT PLANS.



THE EMERGENCY ACCESS ROAD WILL BE FINALIZED DURING FINAL CONSTRUCTION DOCUMENTS TO ENSURE THAT ALL PHASES ABIDE BY THE IFC D107.1&2 REQUIREMENTS.

OVERALL MAP
NOT TO SCALE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

OWNER
JEN ARIZONA 39 LLC
CONTACT: MIKE CRONIN
2222 W. PINNACLE PEAK ROAD, SUITE 140
PHOENIX, AZ 85027
602-218-7285
MCRONIN@TERRAWESTAZ.COM

DEVELOPER
JEN ARIZONA 39 LLC
CONTACT: MIKE CRONIN
2222 W. PINNACLE PEAK ROAD, SUITE 140
PHOENIX, AZ 85027
602-218-7285
MCRONIN@TERRAWESTAZ.COM

ENGINEER
GOODWIN AND MARSHALL INC.
WARREN RUSSELL
2705 S. ALMA SCHOOL ROAD, SUITE #2
CHANDLER, AZ 85286
602-218-7285
WRUSSELL@GMCIVIL.COM

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY PLAT SHEET INDEX
SHEET 3	PRELIMINARY PLAT DETAILS
SHEET 4-19	PRELIMINARY PLAT SHEETS
SHEET 20	LOT, TRACT & LAND USE SUMMARIES
SHEET 21	ARTERIAL IMPROVEMENTS

BASIS OF BEARING
N00°14'58"E ALONG THE MONUMENT LINE OF RAINBOW ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED 7 AND 1

BENCH MARK
MCDOT Pt# 50577-2M
WEST QUARTER CORNER SECTION 23, T1N, R3W
MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE
ELEVATION= 981.35' (NAVD 88 DATUM)

MANAGING ENGINEERING / SURVEYOR: WARREN RUSSELL, PE
PROJECT COORDINATOR: WARREN RUSSELL, PE
DESIGN LAYOUT: JEB | DRAFTED: RAE | CHECKED: WCR
FIELD SURVEY: | DRAFTED: | CHECKED:
DRAWING SCALES:

PLAN TYPE: PRELIMINARY PLAT

ENGINEER INFORMATION:
GOODWIN MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. ALMA SCHOOL ROAD, SUITE 2
CHANDLER, ARIZONA 85286
602-218-7285

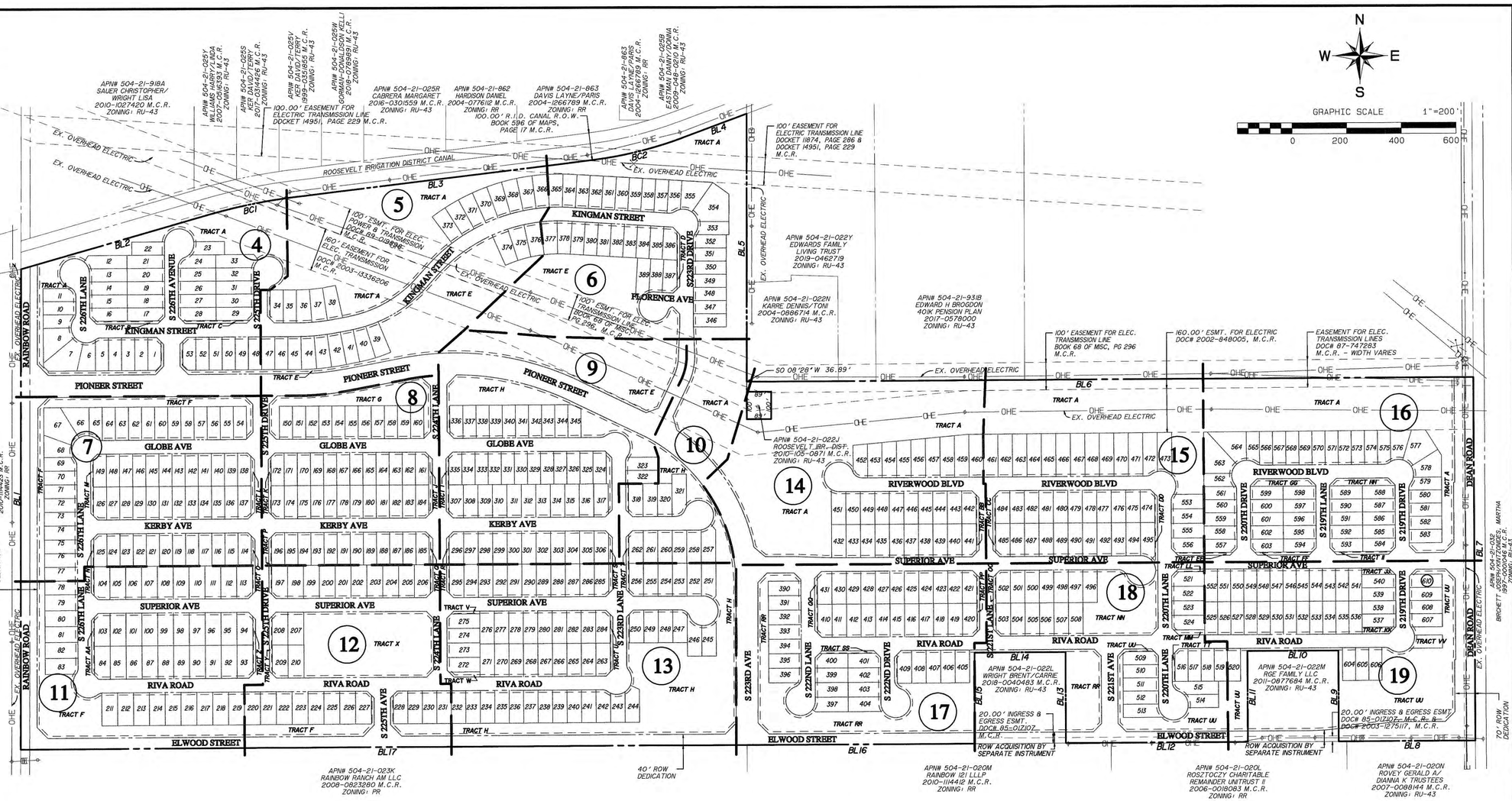
PROJECT: LEGACY TRAILS
COB PROJECT PLAN STICKER

REVISIONS:
1
2
3

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL: 4TH SUBMITTAL

AS-BUILT SEAL
DESIGN SEAL
STATE OF ARIZONA Registered Professional Engineer
CERTIFICATE NO. 39620
WARREN C. RUSSELL
DATE SIGNED 1-28-21
ARIZONA U.S.A.
Expires: 9/30/2021

ORIGINAL PLAN DATE: MAY, 2020
LATEST REVISION DATE: JULY, 2021
PROJECT NUMBER: 10819A
SHEET NUMBER: 1 of 21
COB PLAN TRACKING #: PLZS 20 00053
COB PERMIT #:



NOTE: THE INTERSECTION OF SUPERIOR AVENUE AND DEAN ROAD IS LOCATED AT THE I/8 MILE MARK AND SHALL NOT BE FULL ACCESS.

THE EMERGENCY ACCESS ROAD WILL BE FINALIZED DURING FINAL CONSTRUCTION DOCUMENTS TO ENSURE THAT ALL PHASES ABIDE BY THE IFC DIO7.I82 REQUIREMENTS.

LEGEND

4 = SHEET NUMBER

NOTE: SEE SHEET 20 FOR LOT & TRACT SIZES.

BOUNDARY LINE TABLE

LINE #	BEARING	DISTANCE
BL1	N00°14'58"E	1748.47
BL2	N74°06'52"E	701.91
BL3	N83°09'40"E	1082.87
BL4	N69°36'30"E	254.24
BL5	S00°08'28"W	975.59
BL6	N89°49'19"E	2657.74
BL7	S00°07'24"E	1325.93
BL8	S89°52'11"W	499.47
BL9	N00°04'26"W	331.38
BL10	S89°51'28"W	332.79
BL11	S00°02'27"E	331.31
BL12	S89°52'11"W	665.96
BL13	N00°01'31"E	331.17
BL14	S89°51'28"W	332.79
BL15	S00°03'31"W	331.11
BL16	S89°52'11"W	832.45
BL17	S89°51'51"W	2657.60

BOUNDARY CURVE TABLE

LINE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
BC1	2201.68	347.61	9°02'46"	N78°38'15"E	347.25
BC2	1424.18	336.86	13°33'08"	N76°23'06"E	336.06

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER LINE
- GRADE BREAK
- 1500 PROPOSED CONTOUR
- 1500 EXISTING CONTOUR
- OHE OVERHEAD ELECTRIC LINES
- EASEMENT
- RIGHT OF WAY
- BOUNDARY LINE
- SIDEWALK

ABBREVIATIONS

EX	EXISTING
PROP	PROPOSED
B-B	BACK TO BACK
F-F	FACE TO FACE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
G	GUTTER
LF	LINEAR FEET
ROW	RIGHT OF WAY
HP	HIGH POINT
LP	LOW POINT
E.O.E.	EMERGENCY OVERFLOW ELEVATION
T/P	TOP OF PIPE
WL	WATER LINE
SS	SANITARY SEWER
SSD	STOPPING SIGHT DISTANCE
P.U.E.	PRIVATE UTILITY EASEMENT
ABC	ASPHALT CONCRETE
AC	AGGREGATE BASE COURSE

REVISIONS:

1

2

3

PLAN NAME

LEGACY TRAILS PRELIMINARY PLAT SHEET INDEX

ENGINEER INFORMATION

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL STATE OF ARIZONA U.S.A.

Expires: 9/30/2021

SUBMITTAL: 4TH SUBMITTAL

ORIGINAL PLAN DATE: MAY 2020

LATEST REVISION DATE: JULY 2021

PROJECT NUMBER: 10819A

SHEET NUMBER: 2 of 21

COB PLAN TRACKING #: PLZS 20 00053

COB PERMIT #:

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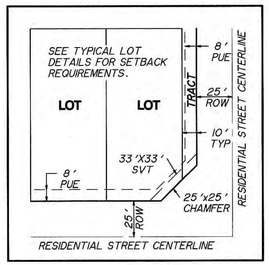
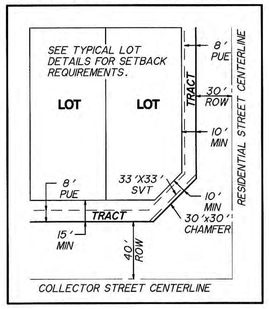
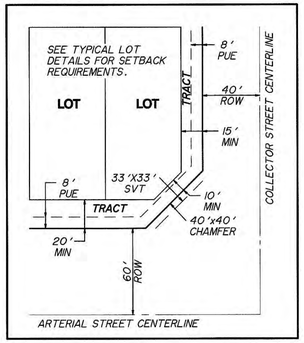
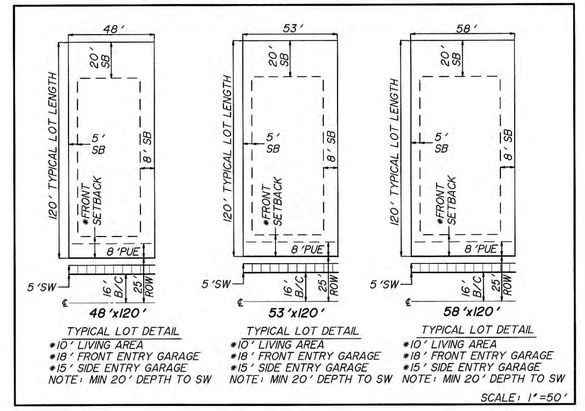
TYPICAL CORNER CLIP DETAILS







TYPICAL LOT DETAILS



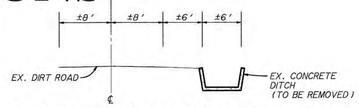
TYPICAL LOT DETAIL
*10' LIVING AREA
*18' FRONT ENTRY GARAGE
*15' SIDE ENTRY GARAGE
NOTE: MIN 20' DEPTH TO SW

TYPICAL LOT DETAIL
*10' LIVING AREA
*18' FRONT ENTRY GARAGE
*15' SIDE ENTRY GARAGE
NOTE: MIN 20' DEPTH TO SW

TYPICAL LOT DETAIL
*10' LIVING AREA
*18' FRONT ENTRY GARAGE
*15' SIDE ENTRY GARAGE
NOTE: MIN 20' DEPTH TO SW

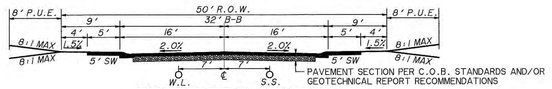
SCALE: 1"=50'

TYPICAL STREET CROSS SECTIONS



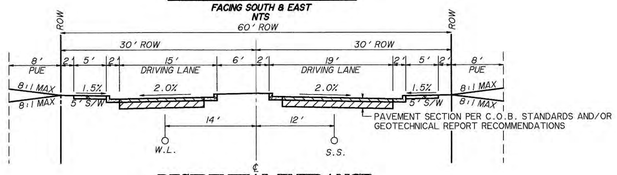
EXISTING ELWOOD STREET STREET SECTION (WEST OF MID-SECTION)

LOOKING EAST
NTS



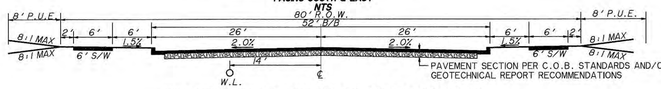
RESIDENTIAL STREET

FACING SOUTH & EAST
NTS



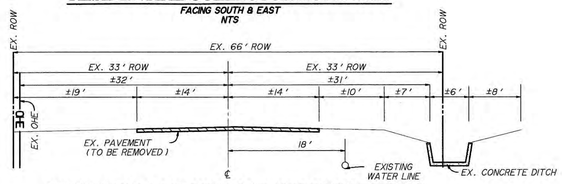
RESIDENTIAL ENTRANCE

FACING SOUTH & EAST
NTS



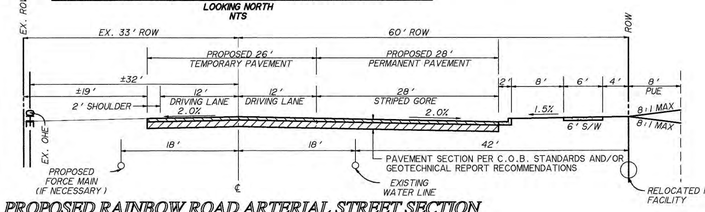
RESIDENTIAL COLLECTOR ROADWAY

FACING SOUTH & EAST
NTS



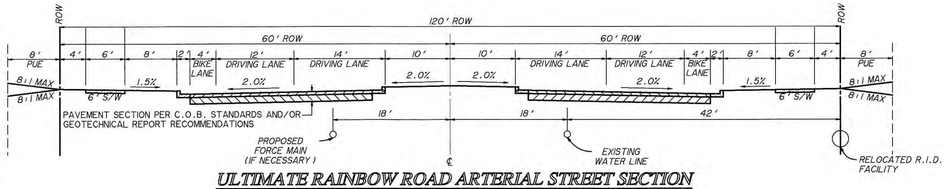
EXISTING RAINBOW ROAD STREET SECTION

LOOKING NORTH
NTS



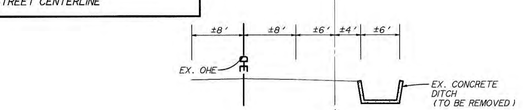
PROPOSED RAINBOW ROAD ARTERIAL STREET SECTION

LOOKING NORTH
NTS



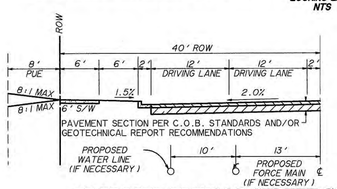
ULTIMATE RAINBOW ROAD ARTERIAL STREET SECTION

LOOKING NORTH
NTS



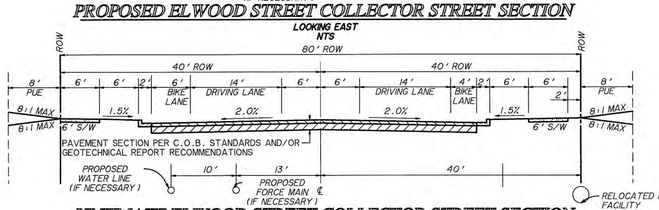
EXISTING ELWOOD STREET STREET SECTION (EAST OF MID-SECTION)

LOOKING EAST
NTS



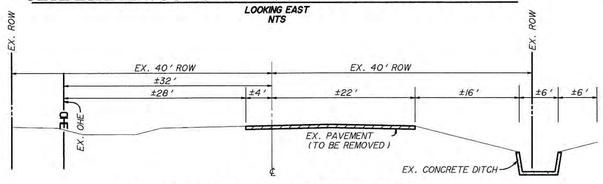
PROPOSED ELWOOD STREET COLLECTOR STREET SECTION

LOOKING EAST
NTS



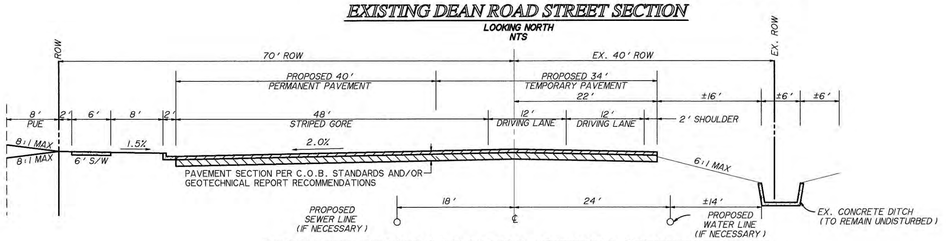
ULTIMATE ELWOOD STREET COLLECTOR STREET SECTION

LOOKING EAST
NTS



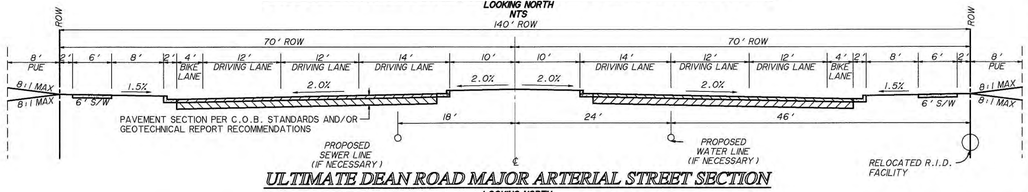
EXISTING DEAN ROAD STREET SECTION

LOOKING NORTH
NTS



PROPOSED DEAN ROAD MAJOR ARTERIAL STREET SECTION

LOOKING NORTH
NTS



ULTIMATE DEAN ROAD MAJOR ARTERIAL STREET SECTION

LOOKING NORTH
NTS

REVISIONS:
1
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PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
DETAILS

ENGINEER INFORMATION
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL: Registered Professional Engineer (Civil), CERTIFICATE NO. 39620, WARREN C. RUSSELL, DATE SIGNED 1-28-21, ARIZONA U.S.A., Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PERMIT #
PROJECT NUMBER 10819A	SHEET NUMBER 3 of 21	

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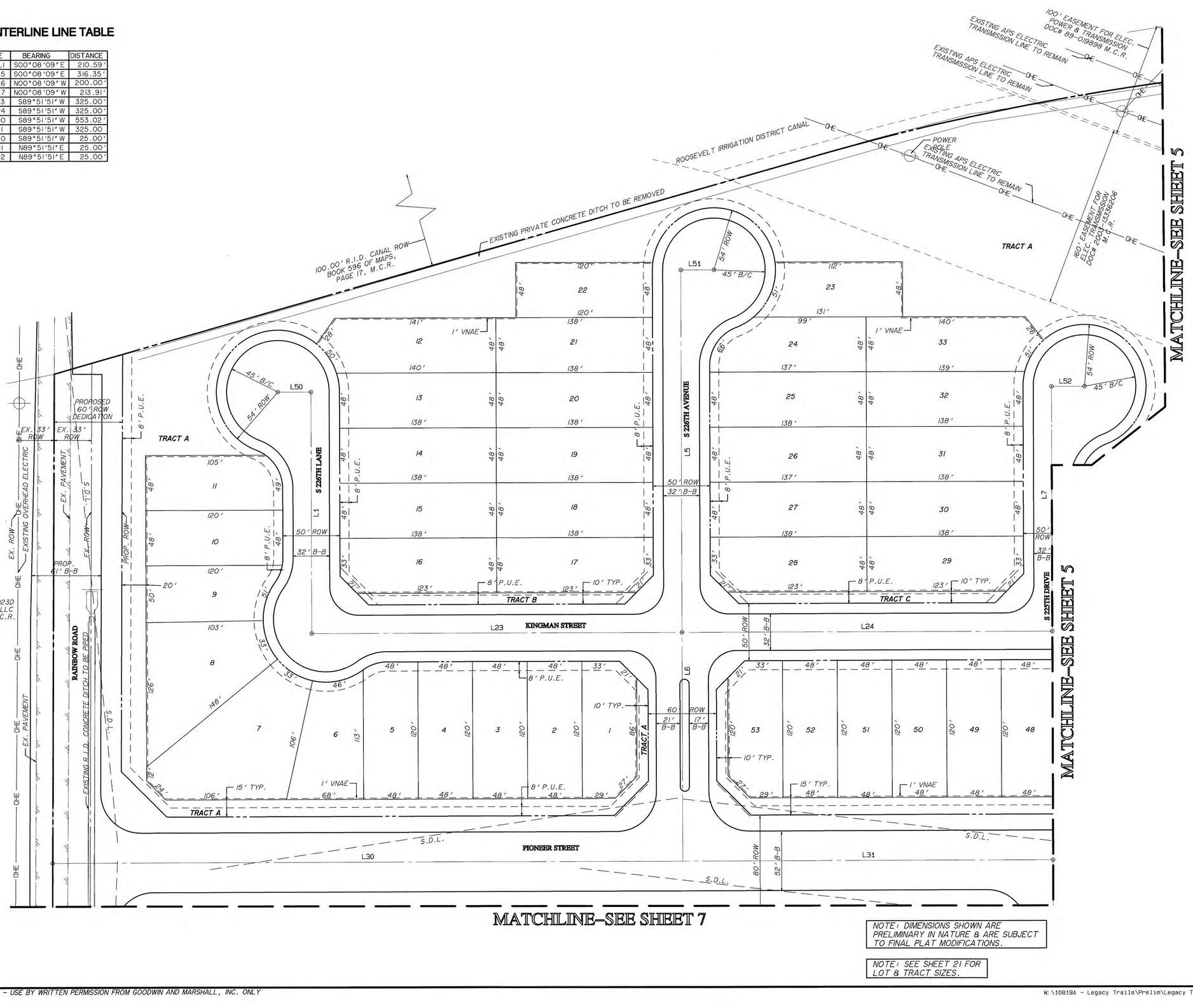
W: \10819A - Legacy Trails\Prelim\Legacy Trails PPlat.pro Wed Jul 28 08:04:29 2021

CENTERLINE LINE TABLE

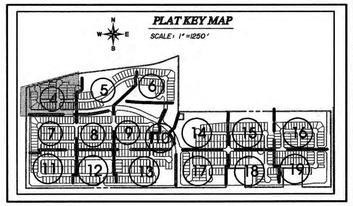
LINE	BEARING	DISTANCE
L1	S00°08'09"E	210.59'
L5	S00°08'09"E	316.35'
L6	N00°08'09"W	200.00'
L7	N00°08'09"W	213.91'
L23	S89°51'51"W	325.00'
L24	S89°51'51"W	325.00'
L30	S89°51'51"W	553.02'
L31	S89°51'51"W	325.00
L50	S89°51'51"W	25.00'
L51	N89°51'51"E	25.00'
L52	N89°51'51"E	25.00'



NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

2

3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 1-28-21 ARIZONA U.S.A. Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053 COB PERMIT #
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	
PROJECT NUMBER 10819A	SHEET NUMBER 4 of 21	

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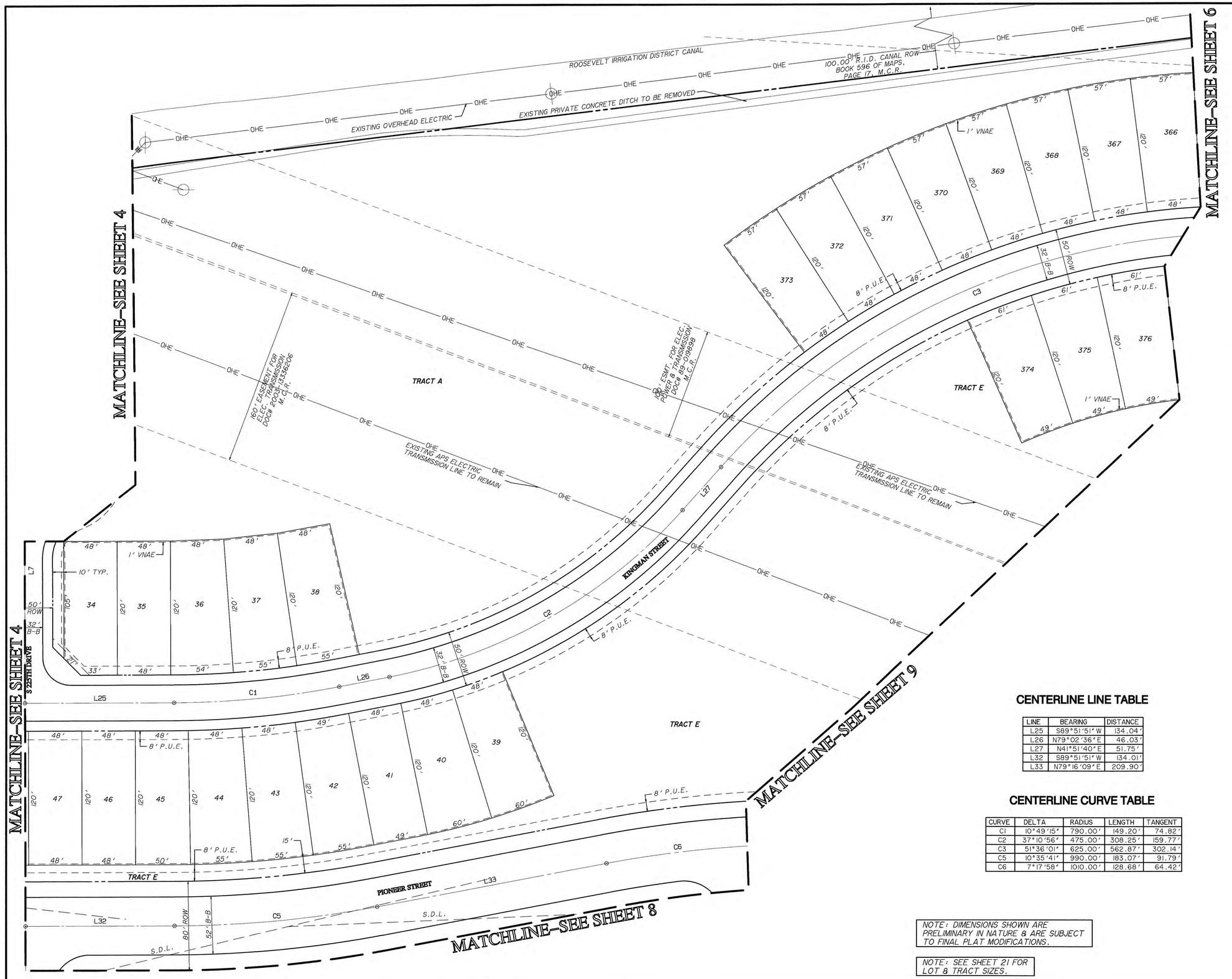

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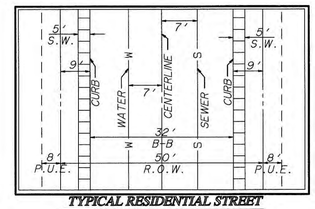
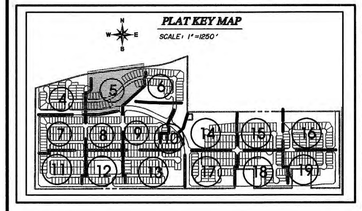
GRAPHIC SCALE 1"=40'

0 40 80 120



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

2

3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: 4TH SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL
Registered Professional Engineer (Civil)
CERTIFICATE NO.
39620
WARREN C.
RUSSELL
Date Signed 7-28-21
ARIZONA U.S.A.
Expires: 9/30/2021

ORIGINAL PLAN DATE
MAY 2020

LATEST REVISION DATE
JULY 2021

PROJECT NUMBER
10819A

SHEET NUMBER
5 of 21

COB PLAN TRACKING #
PLZS 20 00053

COB PERMIT #

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L25	S89°51'51"W	134.04'
L26	N79°02'36"E	46.03'
L27	N41°51'40"E	51.75'
L32	S89°51'51"W	134.01'
L33	N79°16'09"E	209.90'

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	10°49'15"	790.00'	149.20'	74.82'
C2	37°10'56"	475.00'	308.25'	159.77'
C3	51°36'01"	625.00'	562.87'	302.14'
C5	10°35'41"	990.00'	183.07'	91.79'
C6	7°17'58"	1010.00'	128.68'	64.42'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

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NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

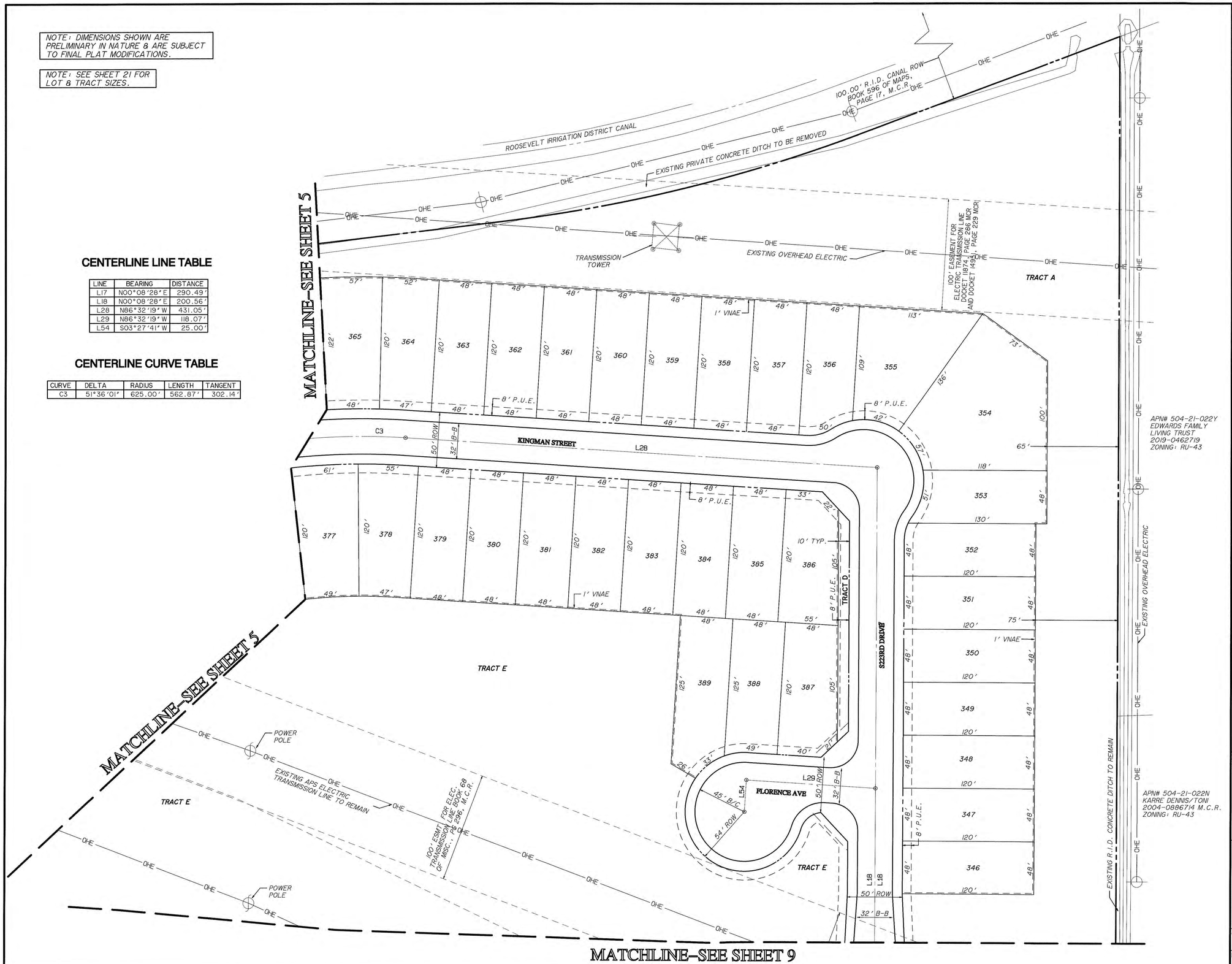
NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

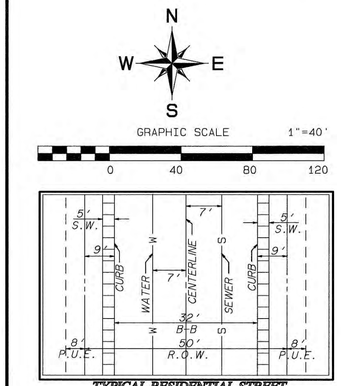
CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L17	N00°08'28"E	290.49'
L18	N00°08'28"E	200.56'
L28	N86°32'19"W	431.05'
L29	N86°32'19"W	118.07'
L54	S03°27'41"W	25.00'

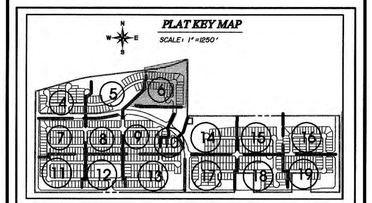
CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C3	51°36'01"	625.00'	562.87'	302.14'





TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

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3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL, INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL Date Signed 7-28-21 Arizona U.S.A. Expires: 9/30/2021	COB PLAN TRACKING #: PLZS 20 00053
ORIGINAL PLAN DATE: MAY 2020	LATEST REVISION DATE: JULY 2021	COB PERMIT #:
PROJECT NUMBER: 10819A	SHEET NUMBER: 6 of 21	

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MATCHLINE–SEE SHEET 4

MATCHLINE–SEE SHEET 8

MATCHLINE–SEE SHEET 11

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L2	S00°08'09"E	290.00'
L3	S00°08'09"E	290.00'
L8	N00°08'09"W	223.00'
L9	S00°08'09"E	290.00'
L10	S00°08'09"E	290.00'
L35	S89°51'51"W	650.00'
L38	N89°51'51"E	650.00'

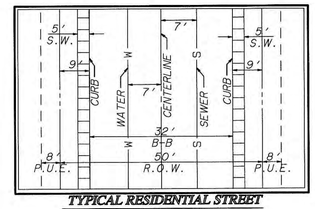
NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

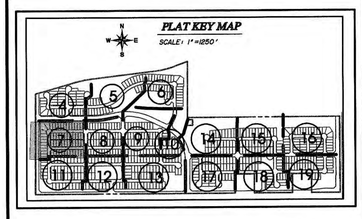
N
W E
S

GRAPHIC SCALE 1"=40'

0 40 80 120



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

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3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL: Registered Professional Engineer, CERTIFICATE NO. 39620, WARREN C. RUSSELL, STATE OF ARIZONA U.S.A., DATE SIGNED 7-28-21, Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PERMIT #
PROJECT NUMBER 10819A	SHEET NUMBER 7 of 21	

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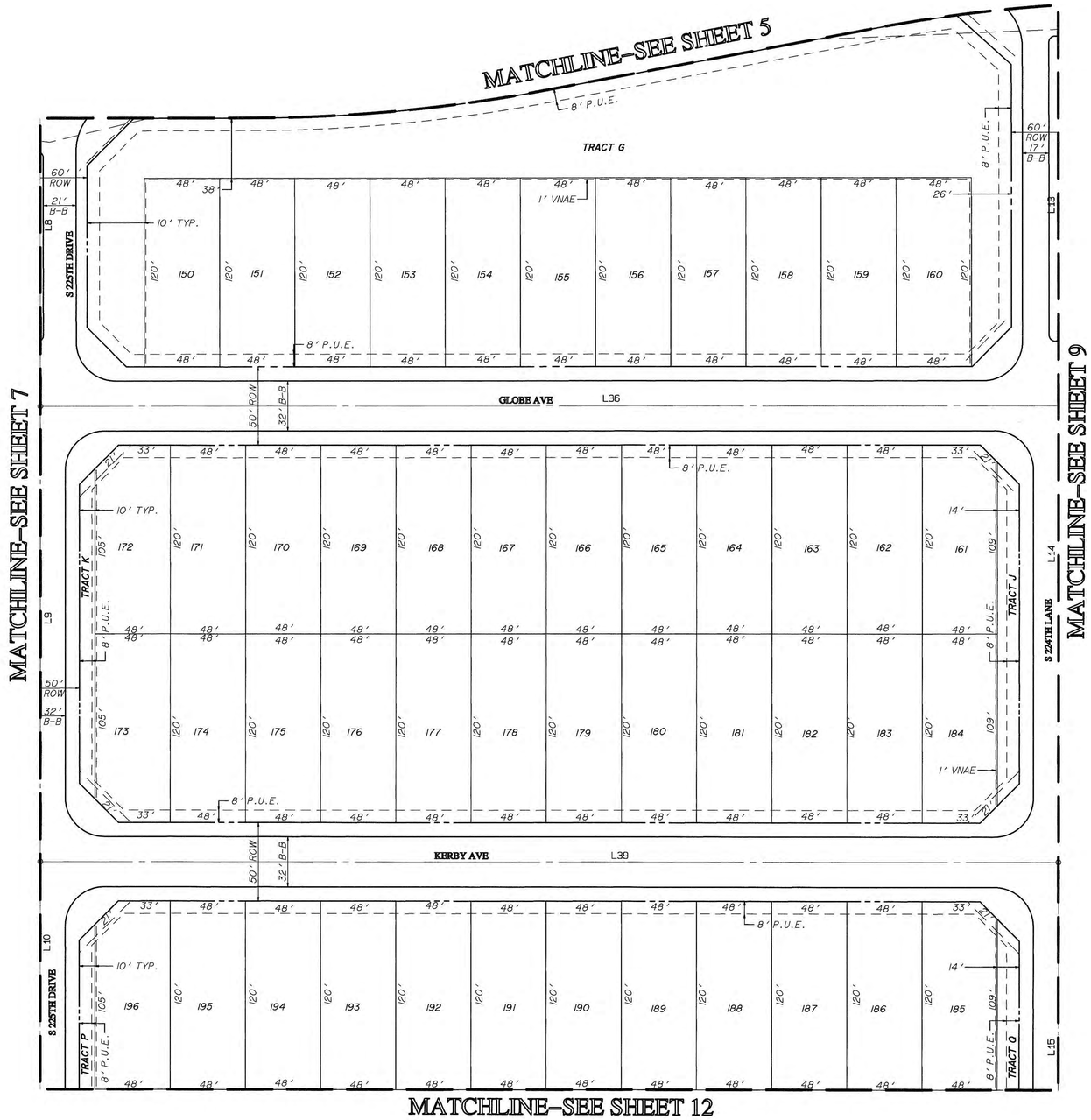


CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L8	N00°08'09"W	223.00'
L9	S00°08'09"E	290.00'
L10	S00°08'09"E	290.00'
L13	N00°08'09"W	294.02'
L14	N00°08'09"W	290.00'
L15	S00°08'09"E	290.00'
L36	S89°51'51"W	650.00'
L39	S89°51'51"W	650.00'

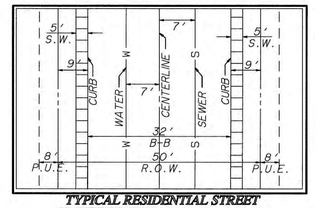
NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

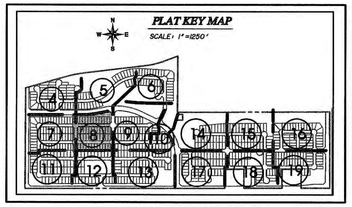
N W E S

GRAPHIC SCALE 1"=40'

0 40 80 120



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

2

3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL — Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 7-28-21 ARIZONA U.S.A. Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PERMIT #
PROJECT NUMBER 10819A	SHEET NUMBER 8 of 21	

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MATCHLINE SEE SHEET 5

MATCHLINE–SEE SHEET 6

MATCHLINE–SEE SHEET 8

MATCHLINE–SEE SHEET 10

MATCHLINE–SEE SHEET 13

TRACT E

TRACT H

TRACT I

TRACT R

TRACT S

8' P.U.E.

S.D.L.

C7

80' ROW

52' B-B

60' EASEMENT FOR ELEC. TRANSMISSION DOC# 2003-1336206 M.C.R.

100' ESMT. FOR ELEC. TRANSMISSION LINE BOOK 68 OF MISC. PG 296, M.C.R.

C4

L18

L19

L34

PIONEER STREET

S 223RD DRIVE

60' ROW 21' B-B

L13

14.25'

37.47'

1' VNAE

10' TYP.

336 337 338 339 340 341 342 343 344 345

105' 120' 103.74'

48' 33' 21'

L37

50' ROW 32' B-B

GLOBE AVE

L53

335 334 333 332 331 330 329 328 327 326 325 324

106' 116'

L14

S 224TH LANE

307 308 309 310 311 312 313 314 315 316 317

109' 38' 53'

L40

KERBY AVE

296 297 298 299 300 301 302 303 304 305 306

14' TYP.

L15

L20

S 223RD LANE

323 322

116' 120'

C8

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C4	25°26'57"	200.00'	88.83'	45.16'
C7	29°01'18"	1010.00'	511.59'	261.41'
C8	64°33'03"	650.00'	732.31'	410.52'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L13	N00°08'09"W	294.02'
L14	N00°08'09"W	290.00'
L15	S00°08'09"E	290.00'
L18	N00°08'28"E	200.56'
L19	N25°35'25"E	206.69'
L20	N00°08'09"W	280.95'
L34	N64°24'35"W	287.70'
L37	S89°51'51"W	592.07'
L40	S89°51'51"W	657.00'
L41	S89°51'51"W	291.81'
L53	N00°08'09"W	25.00'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

N W E S

GRAPHIC SCALE 1"=40'

0 40 80 120

5' S.W. 9' CURB 7' WATER W 7' CENTERLINE S 7' SEWER S 5' S.W. 9' CURB 8' P.U.E. 32' B-B 50' R.O.W. 8' P.U.E.

TYPICAL RESIDENTIAL STREET

LOOKING NORTH & EAST

PLAT KEY MAP

SCALE: 1"=1250'

REVISIONS:

1

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PLAN NAME

LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION

GOODWIN & MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: 4TH SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL

Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL STATE OF ARIZONA U.S.A. 7-28-21

Expires: 9/30/2021

ORIGINAL PLAN DATE: MAY 2020

LATEST REVISION DATE: JULY 2021

PROJECT NUMBER: 10819A

SHEET NUMBER: 9 of 21

COB PLAN TRACKING # PLZS 20 00053

COB PERMIT #

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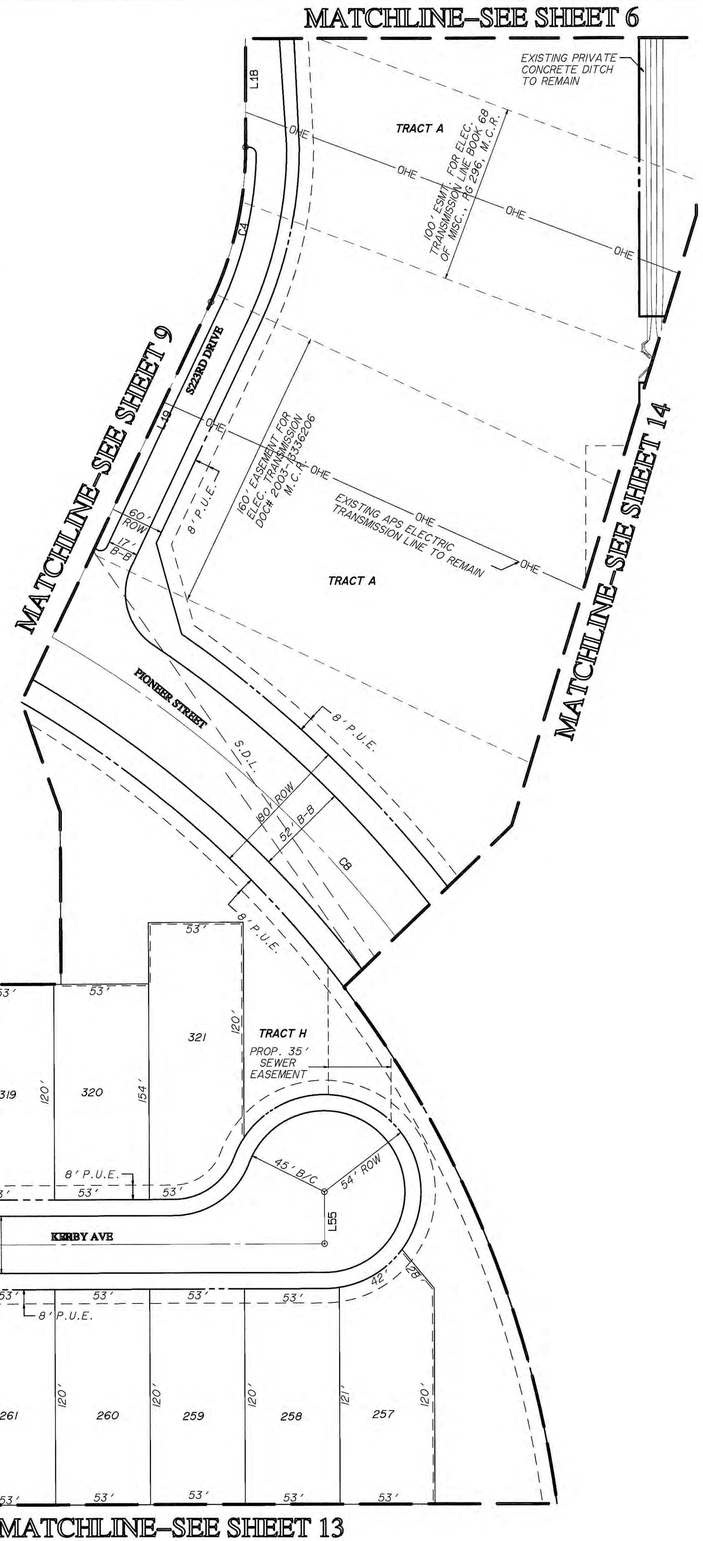

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C4	25°26'57"	200.00'	88.83'	45.16'
C8	64°33'03"	650.00'	732.31'	410.52'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L18	N00°08'28"E	200.56'
L19	N25°35'25"E	206.69'
L20	N00°08'09"W	290.00'
L44	N89°51'51"E	657.00'
L55	N00°08'09"W	25.00'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

N
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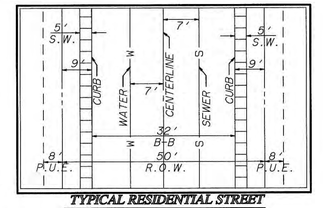
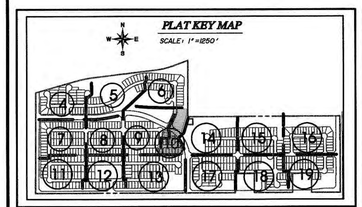
GRAPHIC SCALE 1"=40'

0 40 80 120



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

2

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PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL STATE OF ARIZONA U.S.A. 7-28-21 Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE: MAY 2020	LATEST REVISION DATE: JULY 2021	COB PERMIT #
PROJECT NUMBER: 10819A	SHEET NUMBER: 10 of 21	

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MATCHLINE–SEE SHEET 7

MATCHLINE–SEE SHEET 12

MATCHLINE–SEE SHEET 12

RAINBOW ROAD

S 226TH LANE

S 225TH DRIVE

SUPERIOR AVE

RIVA ROAD

ELWOOD STREET

TRACT F

TRACT N

TRACT O

TRACT AA

TRACT Z

EX. ROW

PROP. ROW

EXISTING OVERHEAD ELECTRIC

OHE

EX. 33' ROW

PROPOSED 60' ROW DEDICATION

EX. PAVEMENT

EXISTING R.I.D. CONCRETE DITCH TO BE PIPED

EXISTING R.I.D. CONCRETE DITCH TO BE REMOVED/RELOCATED AS NECESSARY

S.V.T.

8' P.U.E.

10' TYP.

1' VNAE

50' ROW

32' B-B

40' ROW DEDICATION

APN# 504-22-023D
BROADWAY 220 LLC
2010-111423 M.C.R.
ZONING: RR

APN# 504-21-023K
RAINBOW RANCH AM LLC
2008-0823280 M.C.R.
ZONING: PR

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L3	N00°08'09"W	290.00'
L4	N00°08'09"W	290.00'
L10	S00°08'09"E	290.00'
L11	N00°08'09"W	290.00'
L42	S89°51'51"W	650.00'
L46	N89°51'51"E	650.00'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

GRAPHIC SCALE 1"=40'

0 40 80 120

TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST

PLAT KEY MAP
SCALE: 1"=1250'

REVISIONS:

1

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PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: 4TH SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL
Registered Professional Engineer (Civil)
CERTIFICATE NO.
39620
WARREN C. RUSSELL
STATE OF ARIZONA U.S.A.
DATE SIGNED 7-28-21
Expires: 9/30/2021

ORIGINAL PLAN DATE
MAY 2020

LATEST REVISION DATE
JULY 2021

PROJECT NUMBER
10819A

SHEET NUMBER
11 of 21

COB PLAN TRACKING # PLZS 20 00053

COB PERMIT #

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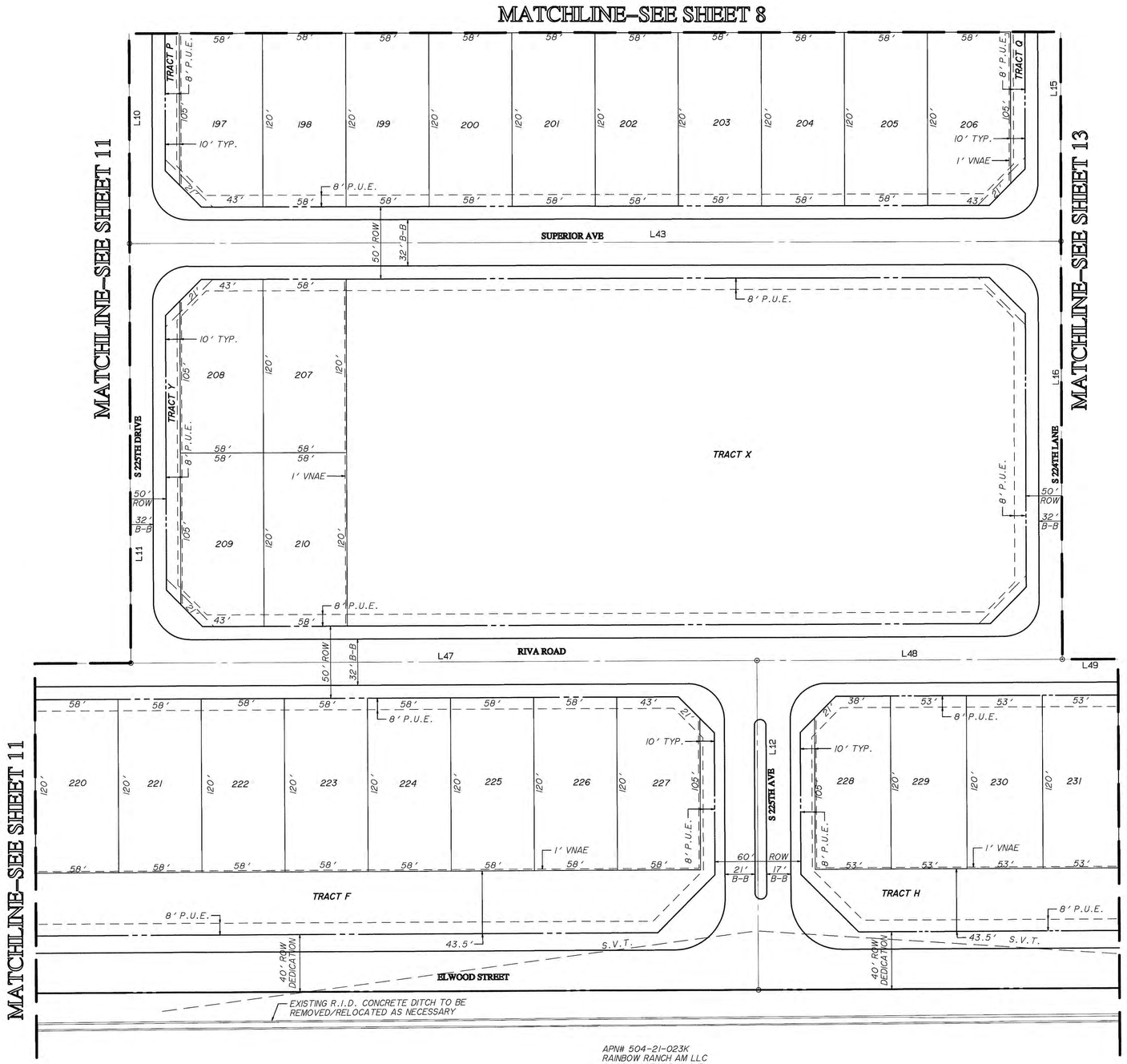


APN# 504-21-023K
RAINBOW RANCH AM LLC
2006-0823280 M.C.R.
ZONING: PR

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L10	S00°08'09"E	290.00'
L11	N00°08'09"W	290.00'
L12	S00°08'09"E	228.55'
L15	S00°08'09"E	290.00'
L16	N00°08'09"W	290.00'
L43	S89°51'51"W	650.00'
L47	N89°51'51"E	436.89
L48	S89°51'51"W	213.11'
L49	N89°51'51"E	657.00'

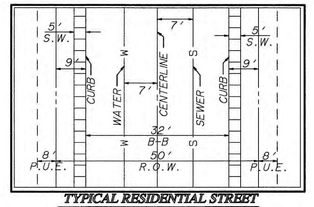
NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

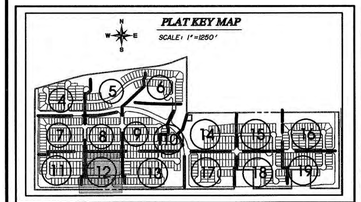
N
W E
S

GRAPHIC SCALE 1"=40'

0 40 80 120



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

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3

PLAN NAME
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PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AMBD MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 7/28/21 ARIZONA U.S.A. Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PERMIT #
PROJECT NUMBER 10819A	SHEET NUMBER 12 of 21	

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MATCHLINE–SEE SHEET 9

MATCHLINE–SEE SHEET 10

MATCHLINE–SEE SHEET 12

MATCHLINE–SEE SHEET 17

MATCHLINE–SEE SHIEET 12

SUPERIOR AVE

RIVA ROAD

S 224TH LANE

S 223RD LANE

ELWOOD STREET

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT H

PROP. 35' SEWER EASEMENT

8' P.U.E.

10' TYP.

14' TYP.

1' VNAE

50' ROW

32' B-B

54' ROW

45' R/C

43.5'

40' ROW DEDICATION

S.V.T.

S.D.L.

EXISTING R.I.D. CONCRETE DITCH TO BE REMOVED/RELOCATED AS NECESSARY

APN# 504-21-023K
RAINBOW RANCH AM LLC
2008-0823280 M.C.R.
ZONING: PR

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L15	S00°08'09"E	290.00'
L16	N00°08'09"W	290.00'
L20	N00°08'09"W	290.00'
L21	S00°08'09"E	290.00'
L44	N89°51'51"E	657.00'
L45	N89°51'51"E	306.08'
L49	N89°51'51"E	657.00'
L56	S00°08'09"E	25.00'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

GRAPHIC SCALE 1"=40'

0 40 80 120

5' S.W. 9' CURB 7' WATER W 7' CENTERLINE S 9' SEWER CURB 5' S.W. 32' B-B 50' R.O.W. 8' P.U.E. 8' P.U.E.

TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST

PLAT KEY MAP
SCALE: 1"=1250'

REVISIONS:

1

2

3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: 4TH SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL
Registered Professional Engineer (Civil)
CERTIFICATE NO.
39620
WARREN C. RUSSELL
DATE SIGNED 7-28-21
ARIZONA U.S.A.
Expires: 9/30/2021

COB PLAN TRACKING # PLZS 20 00053

COB PERMIT #

ORIGINAL PLAN DATE
MAY 2020

LATEST REVISION DATE
JULY 2021

PROJECT NUMBER
10819A

SHEET NUMBER
13 of 21

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APN# 504-21-022N
KARRE DENNIS/TONI
2004-0886714 M.C.R.
ZONING: RU-43

APN# 504-21-022N
KARRE DENNIS/TONI
2004-0886714 M.C.R.
ZONING: RU-43

APN# 504-21-022Y
EDWARDS FAMILY
LIVING TRUST
2019-0462719, M.C.R.
ZONING: RU-43

APN# 504-21-022U
EDWARD H BROGDON
401K PENSION PLAN
2017-0578000, M.C.R.
ZONING: RU-43

POWER POLE

OHE

EXISTING PRIVATE CONCRETE DITCH TO REMAIN

EXCEPTION IN PARCEL No.2
LEGAL DESCRIPTION

APN# 504-21-022J
ROOSEVELT IRR. DIST.
2010-105-0871 M.C.R.
ZONING: RU-43

VARIABLE WIDTH ESMT. FOR
ELEC. TRANSMISSION LINES
DOC# 87-747283, M.C.R.

TRACT A

160' EASEMENT FOR
ELEC. TRANSMISSION
DOC# 2002-848005
M.C.R.

EXISTING APS ELECTRIC
TRANSMISSION LINE TO REMAIN

OE

EXISTING R.I.D. CONCRETE DITCH TO BE PIPED

PROP. 30' ACCESS EASEMENT

8' P.U.E.

MATCHLINE-SEE SHEET 10

MATCHLINE-SEE SHEET 15

C8

PIONEER STREET

160' ROW

42' B-B

S.D.L.

45' R/C

54' ROW

L87

50' ROW

32' B-B

L70 RIVERWOOD BLVD

1' VNAE

452 453 454 455 456 457 458 459 460

451 450 449 448 447 446 445 444 443 442

432 433 434 435 436 437 438 439 440 441

10' TYP.

TRACT BB

S 221ST LANE

L60

50' ROW

L74

L75

SUPERIOR AVE

MATCHLINE-SEE SHEET 17

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L60	N00°08'32"W	290.00'
L70	N89°51'28"E	536.57'
L74	N89°51'28"E	226.43'
L75	N89°51'28"E	653.00'
L87	N00°08'32"W	25.00'

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C8	64°33'03"	650.00'	732.31'	410.52'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

N
W E
S

GRAPHIC SCALE 1"=40'
0 40 80 120

5' S.W. 9' CURB 7' WATER 7' CENTERLINE SEWER 9' CURB 5' S.W.
8' P.U.E. 32' B-B 50' R.O.W. 8' P.U.E.

TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST

PLAT KEY MAP
SCALE: 1"=1250'

REVISIONS:
1
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3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL
Registered Professional Engineer (Civil)
CERTIFICATE NO.
39620
WARREN C.
RUSSELL
DATE SIGNED 7-28-21
ARIZONA U.S.A.
Expires: 9/30/2021

SUBMITTAL: 4TH SUBMITTAL

ORIGINAL PLAN DATE: MAY 2020
LATEST REVISION DATE: JULY 2021
PROJECT NUMBER: 10819A
SHEET NUMBER: 14 of 21
COB PLAN TRACKING #: PLZS 20 00053
COB PERMIT #:

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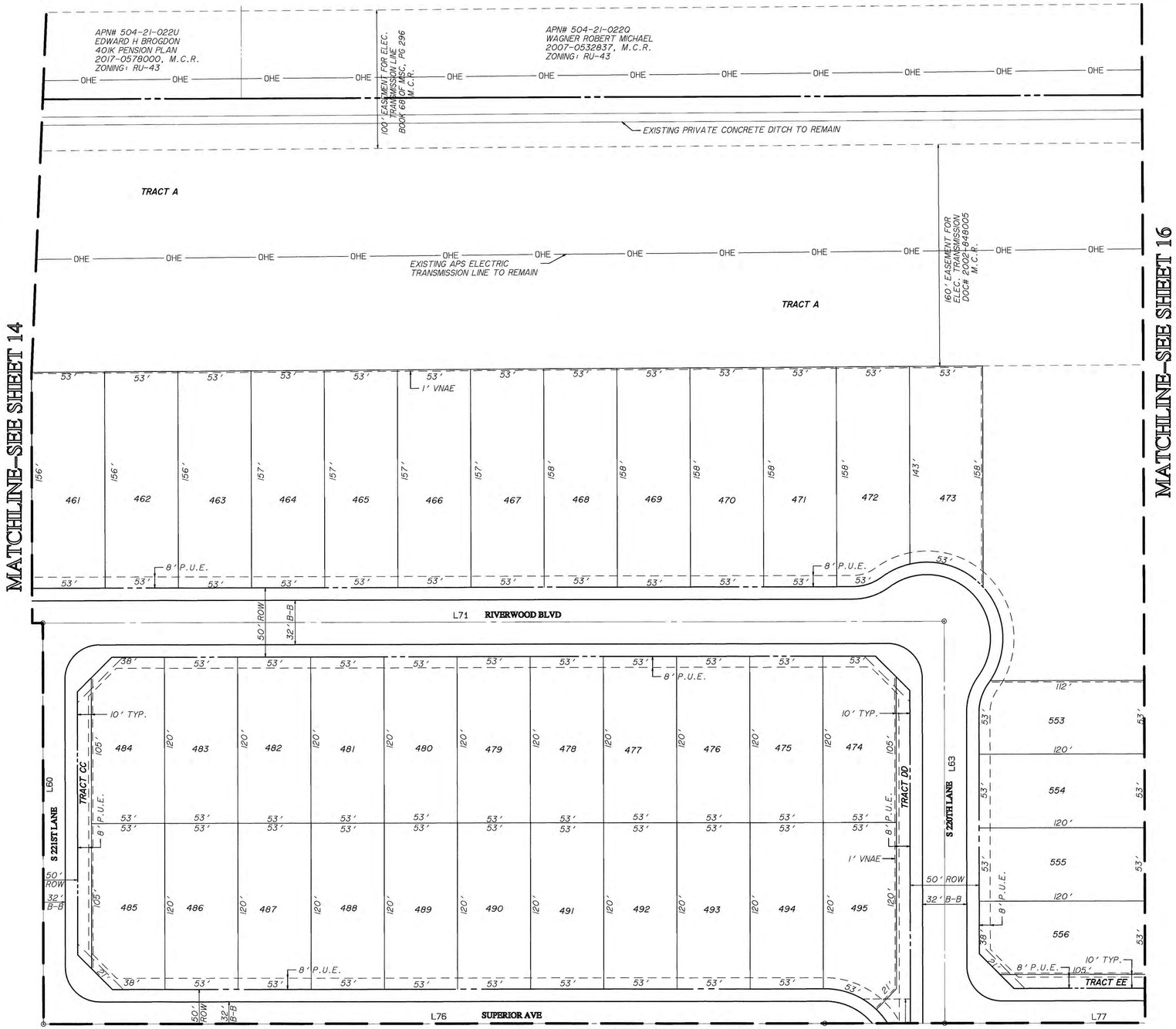
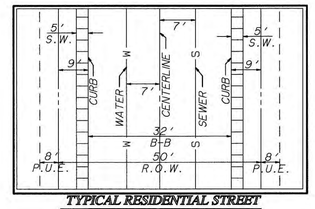


CENTERLINE LINE TABLE

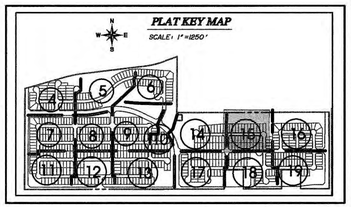
LINE	BEARING	DISTANCE
L66	S00°08'32"E	328.00'
L69	S00°08'32"E	290.00'
L77	S89°51'28"W	290.00'
L82	N89°51'28"E	363.00'
L83	S89°51'28"W	448.64'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

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3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 7-18-21 ARIZONA U.S.A. Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PERMIT #
PROJECT NUMBER 10819A	SHEET NUMBER 15 of 21	

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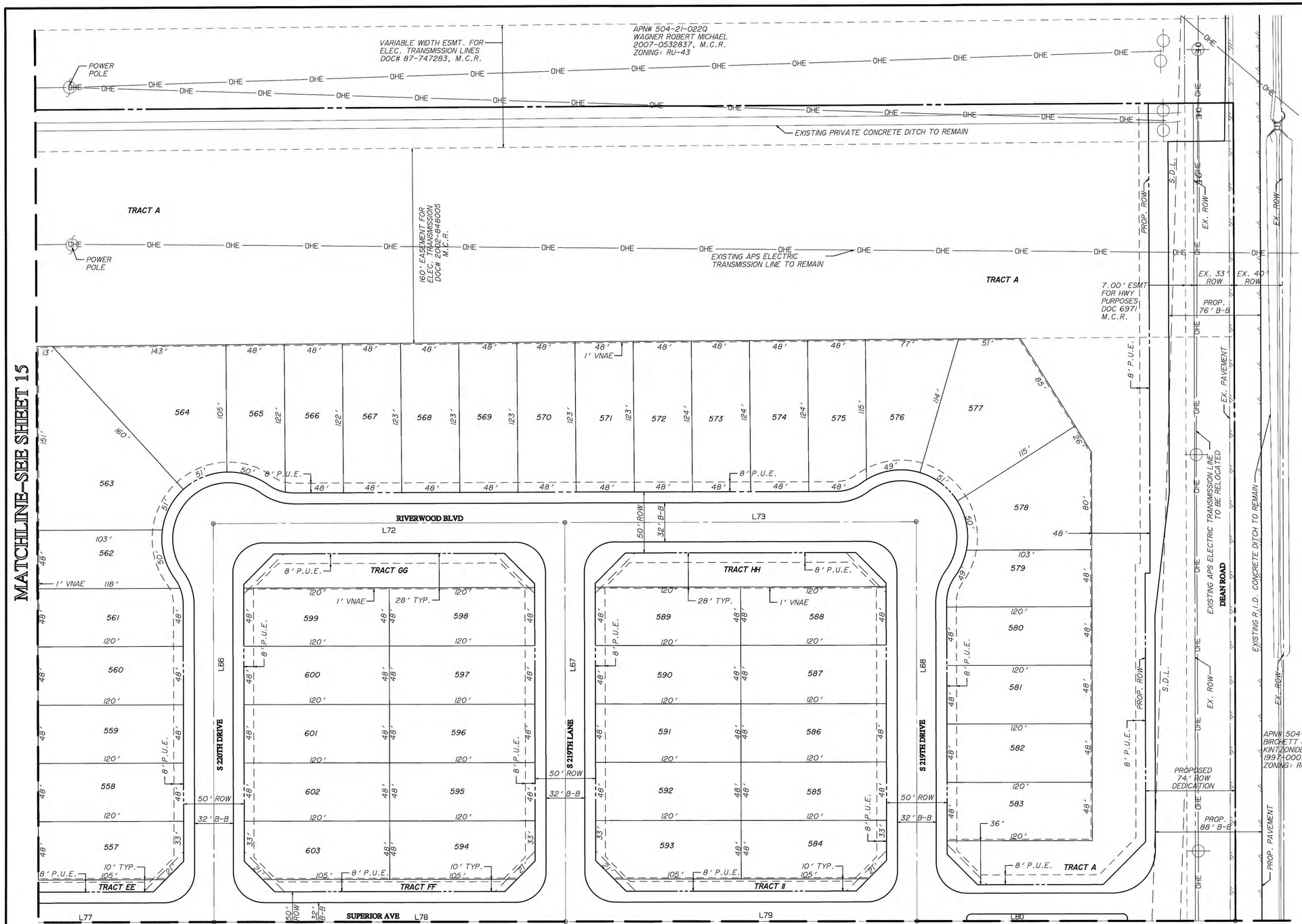


CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L66	S00°08'32"E	328.00'
L67	S00°08'32"E	328.00'
L68	S00°08'32"E	328.00'
L72	S89°51'28"W	290.00'
L73	N89°51'28"E	290.00'
L77	N89°51'28"E	290.00'
L78	N89°51'28"E	290.00'
L79	N89°51'28"E	290.00'
L80	S89°51'28"W	262.78'

NOTE: THE INTERSECTION OF SUPERIOR AVENUE AND DEAN ROAD IS LOCATED AT THE 1/8 MILE MARK AND SHALL NOT BE FULL ACCESS.

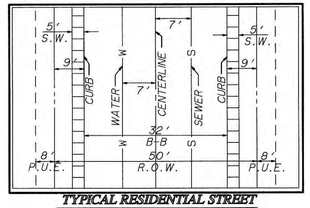
NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

N
W E
S

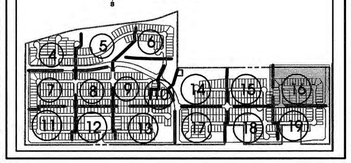
GRAPHIC SCALE 1"=40'

0 40 80 120



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST

PLAT KEY MAP
SCALE: 1"=1250'



REVISIONS:
1
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PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 1-28-21 ARIZONA U.S.A. Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE: MAY 2020	LATEST REVISION DATE: JULY 2021	
PROJECT NUMBER: 10819A	SHEET NUMBER: 16 of 21	COB PERMIT #

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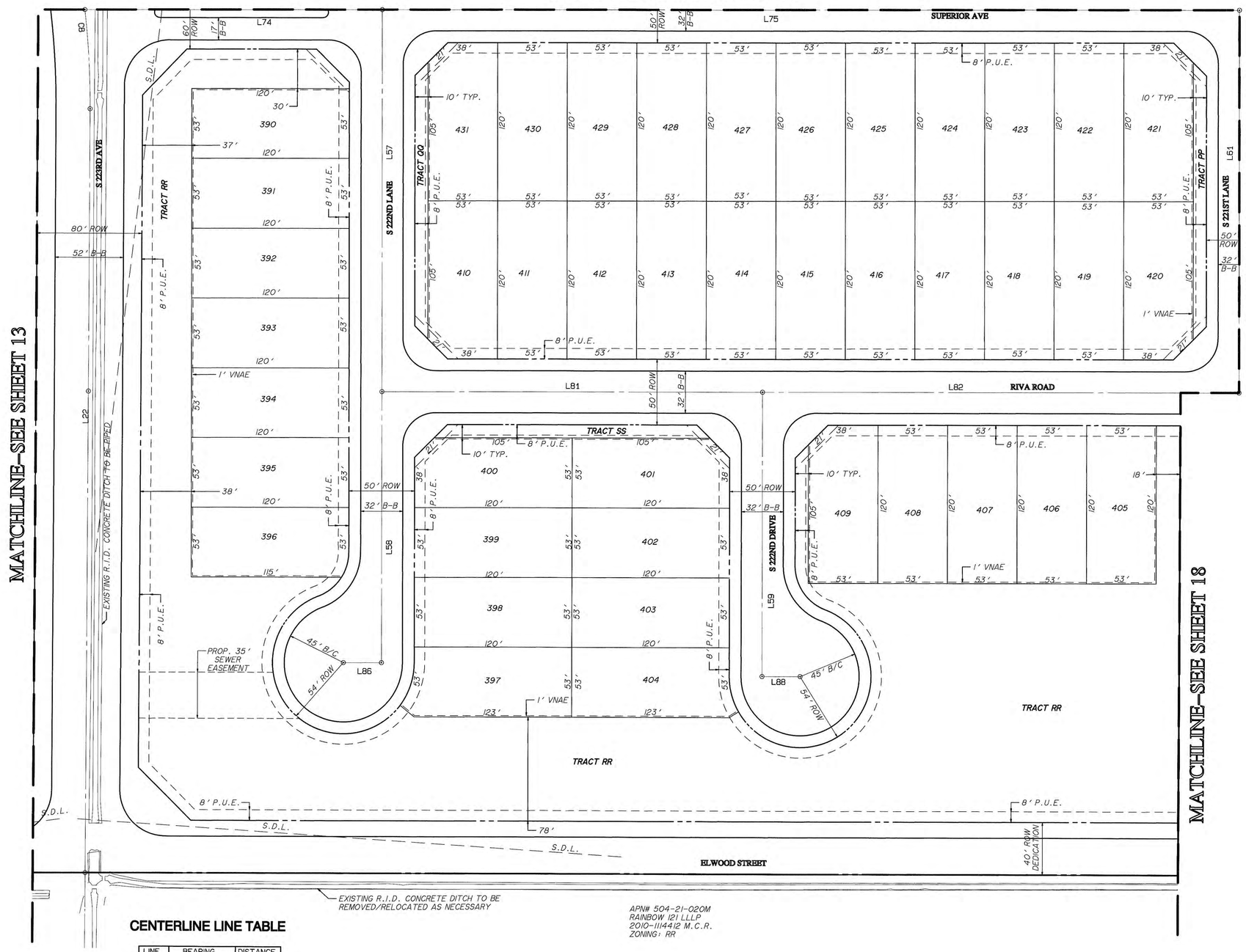
MATCHLINE–SEE SHEET 14

MATCHLINE–SEE SHEET 13

MATCHLINE–SEE SHEET 18

MATCHLINE–SEE SHEET 18



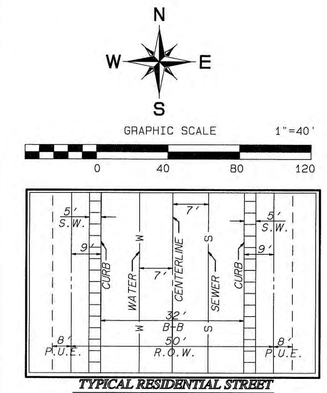
CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L22	N00°08'28"E	580.54'
L57	S00°08'32"E	290.00'
L58	N00°08'32"W	206.00'
L59	N00°08'32"W	215.71'
L61	N00°08'32"W	290.00'
L74	S89°51'28"W	226.43'
L75	S89°51'28"W	653.00'
L81	S89°51'28"W	653.00'
L82	N89°51'28"E	363.00'
L86	S89°51'28"W	25.00'
L88	N89°51'28"E	25.00'

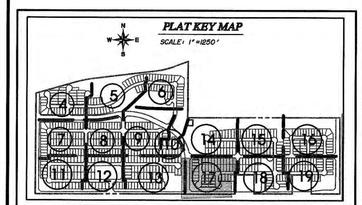
APN# 504-21-020M
RAINBOW 121 LLLP
2010-111412 M.C.R.
ZONING: RR

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

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PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 7.28.21 ARIZONA U.S.A. Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PERMIT #
PROJECT NUMBER 10819A	SHEET NUMBER 17 of 21	

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MATCHLINE–SEE SHEET 15

MATCHLINE–SEE SHEET 17

MATCHLINE–SEE SHEET 19

SUPERIOR AVE

RIVA ROAD

ELWOOD STREET

S 221ST LANE

S 220TH LANE

S 221ST AVE

TRACT 00

TRACT NN

TRACT LL

TRACT MM

TRACT RR

TRACT UU

TRACT TT

502 501 500 499 498 497 496

503 504 505 506 507 508

521 522 523 524

509 510 511 512 513

516 517 518 519

515 514

EXCEPTION IN PARCEL NO. 2
LEGAL DESCRIPTION

APN# 504-21-022L
3448 S. DEAN RD.
BUCKEYE 85326
WRIGHT BRENT L/CARRIE L

ROW ACQUISITION BY SEPARATE INSTRUMENT BY LEGACY TRAILS DEVELOPMENT PRIOR TO FINAL PLAT RECORDATION

20.00' INGRESS AND EGRESS EASEMENT DOC# 85-017107, M.C.R.

APN# 504-21-020M
RAINBOW 121 LLLP
2010-111412 M.C.R.
ZONING: RR

APN# 504-21-020L
ROSZTOCZY CHARITABLE REMAINDER UNITRUST II
2006-0018083 M.C.R.
ZONING: RR

EXISTING R.I.D. CONCRETE DITCH TO BE REMOVED/RELOCATED AS NECESSARY

EXISTING POWER LINES TO BE RELOCATED

EXISTING R.I.D. CONCRETE DITCH TO BE REMOVED/RELOCATED AS NECESSARY

45' B/C

54' ROW

PROP. 35' WATER/SEWER EASEMENT

8' P.U.E.

10' TYP.

1' VNAE

OHE

S.D.L.

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L61	N00°08'32"W	290.00'
L62	N00°08'32"W	366.21'
L64	N00°08'32"W	290.00'
L65	S00°08'32"E	231.25'
L76	S89°51'28"W	653.00'
L77	N89°51'28"E	290.00'
L83	S89°51'28"W	448.64'
L84	N89°51'28"E	204.36'
L85	S89°51'28"W	870.00'
L89	N89°51'28"E	25.00'

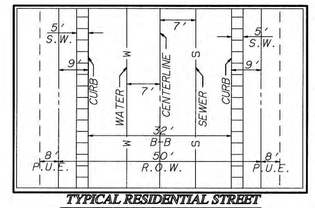
NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

N W E S

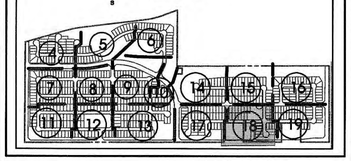
GRAPHIC SCALE 1"=40'

0 40 80 120



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST

PLAT KEY MAP
SCALE: 1"=1250'



REVISIONS:

1

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3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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COB ENGINEERING APPROVED SEAL

SUBMITTAL: 4TH SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL
Registered Professional Engineer (Civil)
CERTIFICATE NO.
39620
WARREN C. RUSSELL
DATE SIGNED 7/28/21
ARIZONA U.S.A.
Expires: 9/30/2021

ORIGINAL PLAN DATE
MAY 2020

LATEST REVISION DATE
JULY 2021

PROJECT NUMBER
10819A

SHEET NUMBER
18 of 21

COB PLAN TRACKING #
PLZS 20 00053

COB PERMIT #

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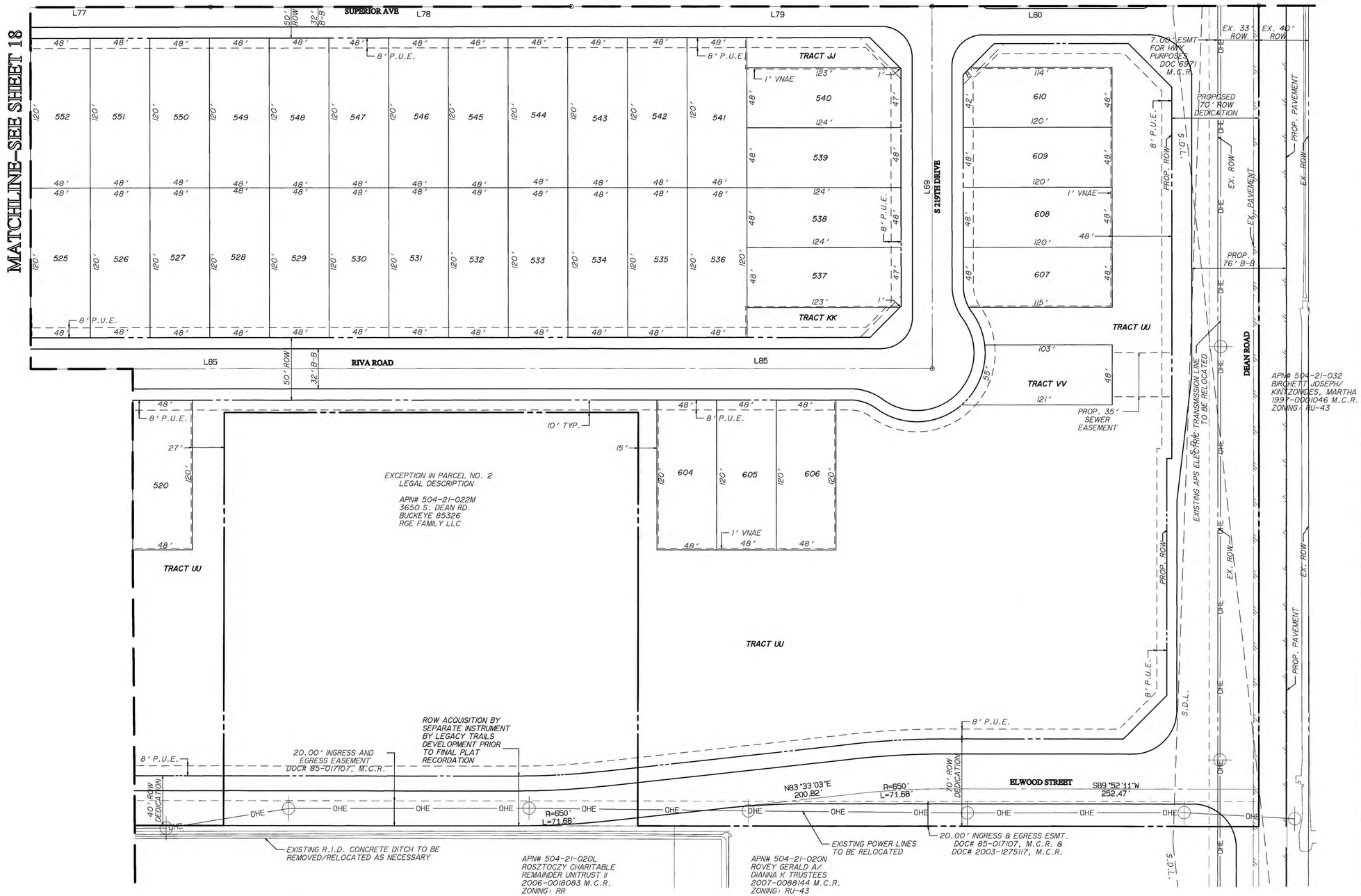

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L69	S00°08'32"E	290.00'
L77	N89°51'28"E	290.00'
L78	N89°51'28"E	290.00'
L79	S89°51'28"W	290.00'
L80	S89°51'28"W	262.78'
L85	S89°51'28"W	870.00'

NOTE: THE INTERSECTION OF SUPERIOR AVENUE AND DEAN ROAD IS LOCATED AT THE 1/8 MILE MARK AND SHALL NOT BE FULL ACCESS.

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NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

N

W E

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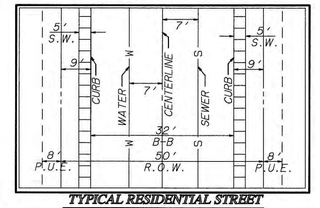
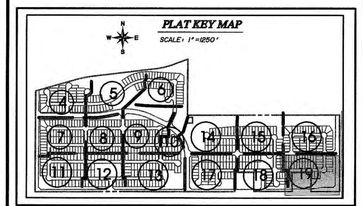
GRAPHIC SCALE 1"=40'

0 40 80 120



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

1

2

3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL: Registered Professional Engineer (Civil), CERTIFICATE NO. 39620, WARREN C. RUSSELL, DATE SIGNED 7-28-21, ARIZONA U.S.A. Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PERMIT #
PROJECT NUMBER 10819A	SHEET NUMBER 19 of 21	

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LOT AREA TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	5,464	48.0
2	5,760	48.0
3	5,760	48.0
4	5,760	48.0
5	5,713	48.0
6	5,880	48.0
7	10,801	48.0
8	8,919	48.0
9	5,388	48.0
10	5,768	48.0
11	5,737	48.0
12	7,109	48.0
13	6,613	48.0
14	6,600	48.0
15	6,600	48.0
16	6,487	48.0
17	6,487	48.0
18	6,600	48.0
19	6,600	48.0
20	6,600	48.0
21	6,600	48.0
22	5,760	48.0
23	5,598	48.0
24	6,094	48.0
25	6,600	48.0
26	6,600	48.0
27	6,600	48.0
28	6,487	48.0
29	6,487	48.0
30	6,600	48.0
31	6,600	48.0
32	6,606	48.0
33	7,028	48.0
34	5,648	48.0
35	5,760	48.0
36	6,269	48.0
37	6,349	48.0
38	6,304	48.0
39	6,453	48.0
40	6,453	48.0
41	5,813	48.0
42	6,237	48.0
43	6,208	48.0
44	6,208	48.0
45	5,834	48.0
46	5,760	48.0
47	5,760	48.0
48	5,760	48.0
49	5,760	48.0
50	5,760	48.0
51	5,760	48.0
52	5,760	48.0
53	5,464	48.0
54	5,758	48.0
55	5,760	48.0
56	5,760	48.0
57	5,760	48.0
58	5,760	48.0
59	5,760	48.0
60	5,760	48.0
61	5,760	48.0
62	5,760	48.0
63	5,760	48.0
64	5,760	48.0
65	5,394	48.0
66	7,642	48.0
67	11,617	48.0
68	6,500	48.0
69	5,871	48.0
70	6,000	48.0
71	6,000	48.0
72	6,000	48.0
73	6,000	48.0
74	6,000	48.0
75	6,000	48.0
76	6,000	48.0
77	6,000	48.0
78	6,000	48.0
79	6,960	58.0
80	6,960	58.0
81	6,960	58.0
82	6,960	58.0
83	6,902	58.0
84	6,847	58.0
85	6,960	58.0
86	6,960	58.0
87	6,960	58.0
88	6,960	58.0
89	6,960	58.0
90	6,960	58.0
91	6,960	58.0
92	6,960	58.0
93	6,848	58.0
94	6,848	58.0
95	6,960	58.0
96	6,960	58.0
97	6,960	58.0
98	6,960	58.0
99	6,960	58.0
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109	6,960	58.0
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111	6,960	58.0
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146	5,760	48.0
147	5,760	48.0
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178	5,760	48.0
179	5,760	48.0
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185	5,700	48.0
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187	5,760	48.0
188	5,760	48.0
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226	6,960	58.0
227	6,847	58.0
228	6,248	53.0
229	6,360	53.0
230	6,360	53.0
231	6,360	53.0
232	6,360	53.0
233	6,360	53.0
234	6,360	53.0
235	6,360	53.0
236	6,360	53.0
237	6,360	53.0
238	6,360	53.0
239	6,360	53.0
240	6,360	53.0
241	6,360	53.0
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243	5,557	53.0
244	6,629	53.0
245	6,217	53.0
246	6,761	53.0
247	6,280	53.0
248	6,360	53.0
249	6,360	53.0
250	6,248	53.0
251	6,578	53.0
252	6,360	53.0
253	6,360	53.0
254	6,360	53.0
255	6,360	53.0
256	6,248	53.0
257	6,835	53.0
258	6,362	53.0
259	6,360	53.0
260	6,360	53.0
261	6,360	53.0
262	6,248	53.0
263	6,248	53.0
264	6,360	53.0
265	6,360	53.0
266	6,360	53.0
267	6,360	53.0
268	6,360	53.0
269	6,360	53.0
270	6,360	53.0
271	6,360	53.0
272	6,336	53.0
273	6,360	53.0
274	6,360	53.0
275	6,248	53.0
276	6,360	53.0
277	6,360	53.0
278	6,360	53.0
279	6,360	53.0
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291	6,360	53.0
292	6,360	53.0
293	6,360	53.0
294	6,360	53.0
295	6,248	53.0
296	6,248	53.0
297	6,360	53.0
298	6,360	53.0
299	6,360	53.0
300	6,360	53.0
301	6,360	53.0
302	6,360	53.0
303	6,360	53.0
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305	6,360	53.0
306	6,300	53.0
307	6,248	53.0
308	6,360	53.0
309	6,360	53.0
310	6,360	53.0
311	6,360	53.0
312	6,360	53.0
313	6,360	53.0
314	6,360	53.0
315	6,360	53.0
316	6,360	53.0
317	6,300	53.0
318	6,248	53.0
319	6,360	53.0
320	6,360	53.0
321	7,790	53.0
322	5,760	48.0
323	5,735	48.0
324	5,752	48.0
325	5,760	48.0
326	5,760	48.0
327	5,760	48.0
328	5,760	48.0
329	5,760	48.0
330	5,760	48.0
331	5,760	48.0
332	5,760	48.0
333	5,760	48.0
334	5,760	48.0
335	5,648	48.0
336	5,648	48.0
337	5,760	48.0
338	5,760	48.0
339	5,760	48.0
340	5,760	48.0
341	5,760	48.0
342	5,760	48.0
343	5,760	48.0
344	5,760	48.0
345	5,486	48.0
346	5,760	48.0
347	5,760	48.0
348	5,760	48.0
349	5,760	48.0
350	5,760	48.0
351	5,760	48.0
352	5,742	48.0
353	5,585	48.0
354	13,388	48.0
355	8,354	48.0
356	5,760	48.0
357	5,760	48.0
358	5,760	48.0
359	5,760	48.0
360	5,760	48.0
361	5,760	48.0
362	5,760	48.0
363	5,760	48.0
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366	6,302	48.0
367	6,302	48.0
368	6,302	48.0
369	6,302	48.0
370	6,302	48.0
371	6,302	48.0
372	6,302	48.0
373	6,302	48.0
374	6,634	48.0
375	6,634	48.0
376	6,634	48.0
377	6,634	48.0
378	6,096	48.0
379	5,760	48.0
380	5,760	48.0
381	5,760	48.0
382	5,760	48.0
383	5,760	48.0
384	5,760	48.0
385	5,760	48.0
386	6,075	48.0
387	6,075	48.0
388	5,791	48.0
389	6,561	48.0
390	6,360	53.0
391	6,360	53.0
392	6,360	53.0
393	6,360	53.0
394	6,360	53.0
395	6,360	53.0
396	6,326	53.0
397	6,516	53.0
398	6,360	53.0
399	6,360	53.0
400	6,248	53.0
401	6,248	53.0
402	6,360	53.0
403	6,360	53.0
404	6,438	53.0
405	6,360	53.0
406	6,360	53.0
407	6,360	53.0
408	6,360	53.0
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[illegible]2	6,360	53.0
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[illegible]7	6,360	53.0
[illegible]8	6,360	53.0
[illegible]9	6,360	53.0
[illegible]0	6,360	53.0
[illegible]1	6,248	53.0
[illegible]2	6,360	53.0
[illegible]3	6,360	53.0
[illegible]4	6,360	53.0
[illegible]5	6,360	53.0
[illegible]6	6,360	53.0
[illegible]7	6,360	53.0
[illegible]8	6,360	53.0
[illegible]9	6,360	53.0
[illegible]0	6,360	53.0
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[illegible]2	6,248	53.0
[illegible]3	6,248	53.0
[illegible]4	6,360	53.0
[illegible]5	6,360	53.0
[illegible]6	6,360	53.0
[illegible]7	6,360	53.0
[illegible]8	6,360	53.0
[illegible]9	6,080	48.0
510	6,240	48.0
511	6,240	48.0
512	6,240	48.0
513	6,533	48.0
514	5,522	48.0
515	7,483	48.0
516	5,648	48.0
517	5,760	48.0
518	5,760	48.0
519	5,760	48.0
520	5,760	48.0
521	6,248	48.0
522	6,360	48.0
523	6,360	48.0
524	6,335	48.0
525	5,760	48.0
526	5,760	48.0
527	5,760	48.0
528	5,760	48.0
529	5,760	48.0
530	5,760	48.0
531	5,760	53.0
532	5,760	53.0
533	5,760	53.0
534	5,760	53.0
535	5,760	48.0
536	5,760	48.0
537	5,952	48.0
538	5,952	48.0
539	5,952	48.0
540	5,952	48.0
541	5,760	48.0
542	5,760	48.0
543	5,760	53.0
544	5,760	53.0
545	5,760	53.0
546	5,760	53.0
547	5,760	53.0
548	5,760	48.0
549	5,760	48.0
550	5,760	48.0
551	5,760	48.0
552	5,760	48.0
553	6,298	48.0
554	6,360	48.0
555	6,360	48.0
556	6,248	48.0
557	5,648	48.0
558	5,760	48.0
559	5,760	48.0
560	5,760	48.0
561	5,750	48.0
562	5,135	48.0
563	11,498	48.0
564	10,292	48.0
565	5,340	48.0
566	5,870	48.0
567	5,882	48.0
568	5,892	48.0
569	5,901	48.0
570	5,911	48.0
571	5,920	48.0
572	5,930	48.0
573	5,939	48.0
574	5,949	48.0
575	5,831	48.0
576	6,595	48.0
577	10,224	48.0
578	7,851	48.0
579	5,263	48.0
580	5,752	48.0
581	5,752	48.0
582	5,751	48.0
583	5,751	48.0
584	5,648	48.0
585	5,760	48.0
586	5,760	48.0
587	5,760	48.0
588	5,760	48.0
589	5,760	48.0
590	5,760	48.0
591	5,760	48.0
592	5,760	48.0
593	5,648	48.0
594	5,648	48.0
595	5,760	48.0
596	5,760	48.0
597	5,760	48.0
598	5,760	48.0
599	5,760	48.0
600	5,760	48.0
601	5,760	48.0
602	5,760	48.0
603	5,648	48.0
604	5,760	48.0
605	5,760	48.0
606	5,760	48.0
607	5,722	48.0
608	5,747	48.0
609	5,748	48.0
610	5,730	48.0

TRACT USE TABLE

TRACT NAME	AREA (AC.)	USE
TRACT A	29.218	EXISTING UTILITY EASMENTS, DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT B	0.054	LANDSCAPE/OPEN SPACE
TRACT C	0.054	LANDSCAPE/OPEN SPACE
TRACT D	0.046	LANDSCAPE/OPEN SPACE
TRACT E	9.337	EXISTING UTILITY EASMENTS, DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT F	3.367	DRAINAGE, LANDSCAPE/OPEN SPACE
TRACT G	0.978	DRAINAGE, LANDSCAPE/OPEN SPACE
TRACT H	6.055	DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT I	0.046	LANDSCAPE/OPEN SPACE
TRACT J	0.066	LANDSCAPE/OPEN SPACE
TRACT K	0.046	LANDSCAPE/OPEN SPACE
TRACT L	0.066	LANDSCAPE/OPEN SPACE
TRACT M	0.046	LANDSCAPE/OPEN SPACE
TRACT N	0.046	LANDSCAPE/OPEN SPACE
TRACT O	0.056	LANDSCAPE/OPEN SPACE
TRACT P	0.046	LANDSCAPE/OPEN SPACE
TRACT Q	0.056	LANDSCAPE/OPEN SPACE
TRACT R	0.046	LANDSCAPE/OPEN SPACE
TRACT S	0.066	LANDSCAPE/OPEN SPACE
TRACT T	0.046	LANDSCAPE/OPEN SPACE
TRACT U	0.046	LANDSCAPE/OPEN SPACE
TRACT V	0.023	LANDSCAPE/OPEN SPACE
TRACT W	0.043	LANDSCAPE/OPEN SPACE
TRACT X	2.597	DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT Y	0.046	LANDSCAPE/OPEN SPACE
TRACT Z	0.046	LANDSCAPE/OPEN SPACE
TRACT AA	0.046	LANDSCAPE/OPEN SPACE
TRACT BB	0.046	LANDSCAPE/OPEN SPACE
TRACT CC	0.046	LANDSCAPE/OPEN SPACE
TRACT DD	0.068	LANDSCAPE/OPEN SPACE
TRACT EE	0.046	LANDSCAPE/OPEN SPACE
TRACT FF	0.046	LANDSCAPE/OPEN SPACE
TRACT GG	0.14	LANDSCAPE/OPEN SPACE
TRACT HH	0.14	LANDSCAPE/OPEN SPACE
TRACT II	0.046	LANDSCAPE/OPEN SPACE
TRACT JJ	0.061	LANDSCAPE/OPEN SPACE
TRACT KK	0.061	LANDSCAPE/OPEN SPACE
TRACT LL	0.023	LANDSCAPE/OPEN SPACE
TRACT MM	0.043	LANDSCAPE/OPEN SPACE
TRACT NN	1.243	DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT OO	0.046	LANDSCAPE/OPEN SPACE
TRACT PP	0.046	LANDSCAPE/OPEN SPACE
TRACT QQ	0.046	LANDSCAPE/OPEN SPACE
TRACT RR	3.689	DRAINAGE, LANDSCAPE/OPEN SPACE
TRACT SS	0.046	LANDSCAPE/OPEN SPACE
TRACT TT	0.023	LANDSCAPE/OPEN SPACE
TRACT UU	3.911	DRAINAGE, LANDSCAPE/OPEN SPACE
TRACT VV	0.118	PUBLIC LIFT STATION

CENTERLINE LINE TABLE

LINE#	BEARING	DISTANCE
L1	S00°08'09"E	210.59'
L2	N00°08'09"W	290.00'
L3	N00°08'09"W	290.00'
L4	N00°08'09"W	290.00'
L5	S00°08'09"E	316.35'
L6	N00°08'09"W	200.00'
L7	N00°08'09"W	213.91'
L8	N00°08'09"W	223.00'
L9	S00°08'09"E	290.00'
L10	S00°08'09"E	290.00'
L11	N00°08'09"W	290.00'
L12	S00°08'09"E	228.55'
L13	N00°08'09"W	294.02'
L14	N00°08'09"W	290.00'
L15	S00°08'09"E	290.00'
L16	N00°08'09"W	290.00'
L17	N00°08'28"E	290.49'
L18	N00°08'28"E	200.56'
L19	N25°35'25"E	206.69'
L20	N00°08'09"W	290.00'
L21	S00°08'09"E	290.00'
L22	N00°08'28"E	580.54'
L23	S89°51'51"W	325.00'
L24	S89°51'51"W	325.00'
L25	S89°51'51"W	134.04'
L26	S79°02'36"W	46.03'
L27	S41°51'40"W	51.75'
L28	N86°32'19"W	431.05'
L29	S86°32'19"E	118.07'
L30	S89°51'51"W	553.02'
L31	S89°51'51"W	325.00'
L32	S89°51'51"W	134.01'
L33	N79°16'09"E	209.90'
L34	N64°24'35"W	287.70'
L35	S89°51'51"W	650.00'
L36	S89°51'51"W	650.00'
L37	S89°51'51"W	657.00'
L38	N89°51'51"E	650.00'
L39	S89°51'51"W	650.00'
L40	S89°51'51"W	657.00'
L41	S89°51'51"W	291.81'
L42	S89°51'51"W	650.00'
L43	S89°51'51"W	650.00'
L44	N89°51'51"E	657.00'
L45	N89°51'51"E	306.08'
L46	N89°51'51"E	650.00'
L47	N89°51'51"E	436.89'
L48	S89°51'51"W	213.11'
L49	N89°51'51"E	657.00'
L50	S89°51'51"W	29.00'
L51	N89°51'51"E	29.00'
L52	N89°51'51"E	29.00'
L53	S44°51'51"W	17.68'
L54	N03°27'41"E	29.00'
L55	N00°08'09"W	29.00'
L56	S00°08'09"E	29.00'
L57	S00°08'32"E	290.00'
L58	N00°08'32"W	206.00'
L59	N00°08'32"W	215.71'
L60	N00°08'32"W	290.00'
L61	N00°08'32"W	290.00'
L62	N00°08'32"W	366.21'
L63	N00°08'32"W	290.00'
L64	N00°08'32"W	290.00'
L65	S00°08'32"E	231.25'
L66	S00°08'32"E	328.00'
L67	S00°08'32"E	328.00'
L68	S00°08'32"E	328.00'
L69	S00°08'32"E	290.00'
L70	N89°51'28"E	536.57'
L71	N89°51'28"E	653.00'
L72	S89°51'28"W	290.00'
L73	N89°51'28"E	290.00'
L74	S89°51'28"W	226.43'
L75	S89°51'28"W	653.00'
L76	S89°51'28"W	653.00'
L77	N89°51'28"E	290.00'
L78	N89°51'28"E	290.00'
L79	N89°51'28"E	290.00'
L80	S89°51'28"W	262.78'
L81	S89°51'28"W	290.00'
L82	N89°51'28"E	363.00'
L83	S89°51'28"W	448.64'
L84	N89°51'28"E	204.36'
L85	S89°51'28"W	870.00'
L86	S89°51'28"W	29.00'
L87	N00°08'32"W	29.00'
L88	N89°51'28"E	29.00'
L89	N89°51'28"E	29.00'

BOUNDARY LINE TABLE

LINE #	BEARING	DISTANCE
BL1	N00°14'58"E	1748.47'
BL2	N74°06'52"E	701.91'
BL3	N83°09'40"E	1082.87'
BL4	N69°36'30"E	254.24'
BL5	S00°08'28"W	975.59'
BL6	N89°49'19"E	2657.74'
BL7	S00°07'24"E	1325.93'
BL8	S89°52'11"W	499.47'
BL9	N00°04'26"W	331.38'
BL10	S89°51'28"W	332.79'
BL11	S00°02'27"E	331.31'
BL12	S89°52'11"W	665.96'
BL13	N00°01'31"E	331.17'
BL14	S89°51'28"W	332.79'
BL15	S00°03'31"W	331.11'
BL16	S89°52'11"W	832.45'
BL17	S89°51'51"W	2657.60'

BOUNDARY CURVE TABLE

LINE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
BC1	2201.68'	347.61'	9°02'46"	N78°38'15"E	347.25'
BC2	1424.18'	336.86'	13°33'08"	N76°23'06"E	336.08'

LAND USE SUMMARY

48'x120' LOTS	322
53'x120' LOTS	222
58'x120' LOTS	66
TOTAL LOTS	610
GROSS DENSITY	3.06
NET DENSITY	6.92
LOT ACREAGE	88.063 Ac
PUBLIC STREETS	48.766 Ac
OPEN SPACE	62.522 Ac
TOTAL ACREAGE	199.351 Ac

CENTERLINE CURVE TABLE

CURVE#	DELTA	RADIUS	LENGTH	TANGENT
C1	10°49'15"	790.00'	149.20'	74.82'
C2	37°10'56"	475.00'	308.25'	159.77'
C3	51°36'01"	625.00'	562.87'	302.14'
C4	25°26'57"	200.00'	88.83'	45.16'
C5	10°35'41"	990.00'	183.07'	91.79'
C6	7°17'58"	1010.00'	128.68'	64.42'
C7	29°01'18"	1010.00'	511.59'	261.41'
C8	64°33'03"	650.00'	732.31'	410.52'

REVISIONS:

1

2

3

PLAN NAME

ENGINEER INFORMATION

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: 4TH SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL

Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL STATE OF ARIZONA U.S.A. 7-28-21

Expires: 9/30/2021

ORIGINAL PLAN DATE: MAY 2020

LATEST REVISION DATE: JULY 2021

PROJECT NUMBER: 10819A

SHEET NUMBER: 20 of 21

COB PLAN TRACKING #: PLZS 20 00053

COB PERMIT #:

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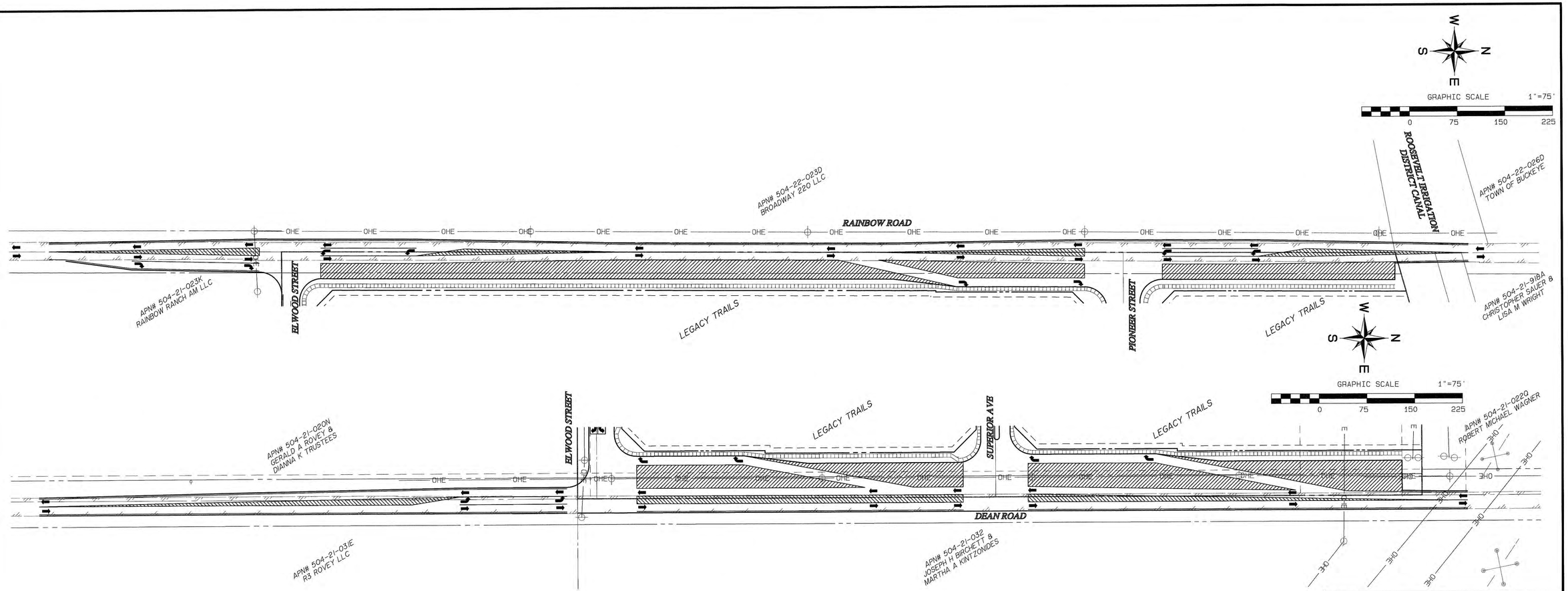
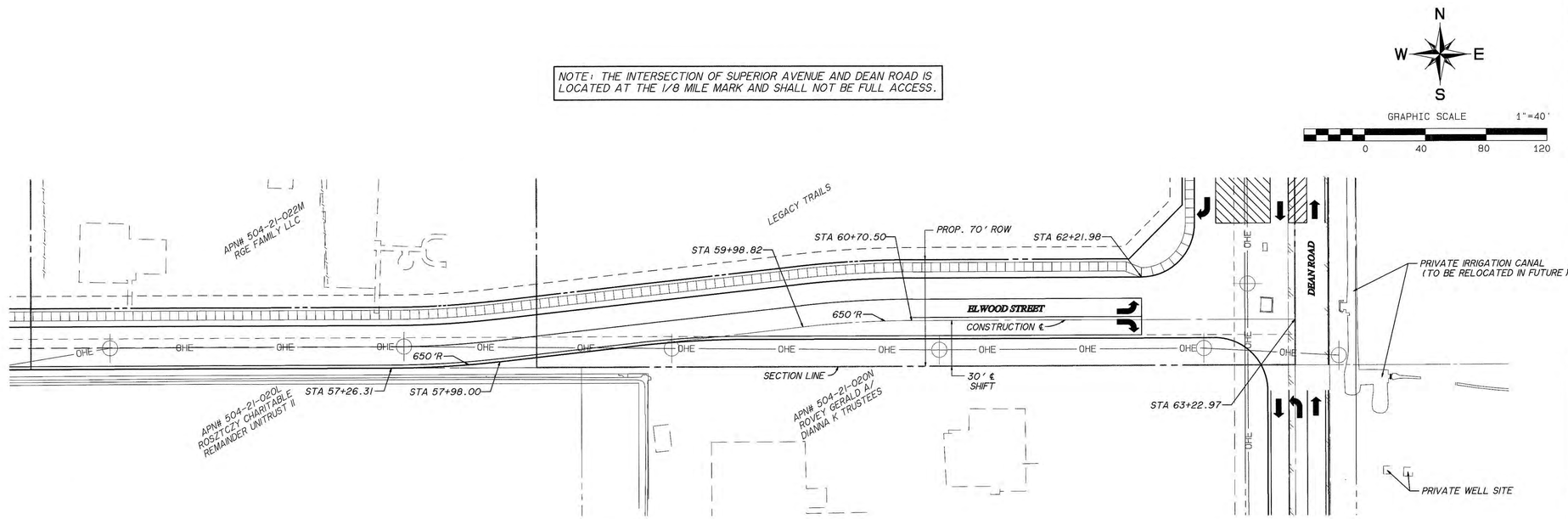


NOTE: THE INTERSECTION OF SUPERIOR AVENUE AND DEAN ROAD IS LOCATED AT THE 1/8 MILE MARK AND SHALL NOT BE FULL ACCESS.



REVISIONS:

1

2

3

PLAN NAME
LEGACY TRAILS
PRELIMINARY PLAT
ARTERIAL IMPROVEMENTS

ENGINEER INFORMATION
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 7-28-21 ARIZONA U.S.A. Expires: 9/30/2021	COB PLAN TRACKING # PLZS 20 00053
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PERMIT #
PROJECT NUMBER 10819A	SHEET NUMBER 21 of 21	

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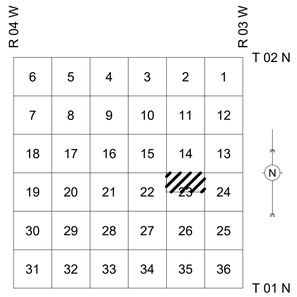
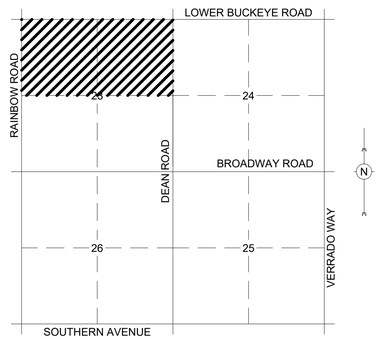
W:\10819A - Legacy Trails\Prelim\Legacy Trails PPlat.pro Wed Jul 28 08:05:29 2021

PRELIMINARY PLAT
LANDSCAPE PLANS
FOR
LEGACY TRAILS

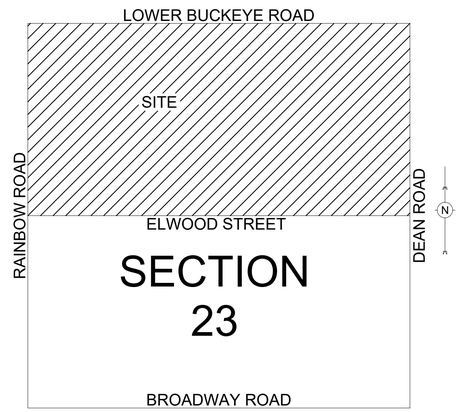
A PORTION OF THE NORTH HALF OF SECTION 23,
TOWNSHIP 01 NORTH, RANGE 03 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.
BUCKEYE, ARIZONA



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



OVERALL DEVELOPMENT
NOT TO SCALE

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
04013C	2120	L	10-16-2013	X	
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.					

GENERAL PERMITTING NOTES

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF BUCKEYE DESIGN STANDARDS. IF THERE IS A CONFLICT, THE CITY OF BUCKEYE STANDARDS WILL GOVERN.
2. THE APPROVAL OF THE PLANS IS VALID FOR ONE (1) YEAR FROM THE DATE OF THE CITY ENGINEER'S SIGNATURE. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN ONE (1) YEAR, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
3. A CITY OF BUCKEYE INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF BUCKEYE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY THE CITY 24 HOURS PRIOR TO THE INSPECTION BY CALLING (623) 349-6248.
4. CITY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A CITY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER ALL FEES HAVE BEEN PAID AND THE PERMIT HAS AN APPROVED MARICOPA COUNTY ENVIRONMENTAL SERVICES DUST PERMIT AND AN APPROVED STORM WATER POLLUTION PREVENTION PLAN ATTACHED. THE SWPPP SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
5. COPIES OF ALL PERMITS AND MOST RECENT APPROVED PLANS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS AND PLANS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL PROPER PERMIT DOCUMENTATION AND/OR PLANS ARE OBTAINED. ALL OF THESE REQUIREMENTS APPLY TO ONSITE GRADING AND IMPROVEMENT PLANS.

UTILITY COMPANIES — DATE SUBMITTED

ELECTRIC	ARIZONA PUBLIC SERVICE	00/00/2012
TELEPHONE	CENTURY LINKS	00/00/2012
CATV	COX COMMUNICATIONS	00/00/2012
WATER	CITY OF BUCKEYE	00/00/2012
SEWER	CITY OF BUCKEYE	00/00/2012
GAS	SOUTHWEST GAS	00/00/2012

STORM WATER DRAINAGE CERTIFICATE

1. THE DEVELOPMENT WILL PROVIDE FOR ON-SITE RETENTION FOR THE RUNOFF FROM A 100-YEAR 2-HOUR STORM.
2. ALL FLOWS FROM THE 10-YEAR STORM WILL BE CONTAINED WITHIN THE STREET (FROM CURB TO CURB).
3. ALL STORM WATER RETENTION WILL BE DRAINED WITHIN 36-HOURS. IF BASINS DO NOT DRAIN WITHIN 36-HOURS, DEVELOPER/OWNER SHALL ENACT MEASURES TO CORRECT.
4. ALL DRAINAGE DESIGN WILL COMPLY WITH THE CITY OF BUCKEYE CURRENT GRADING AND DRAINAGE DESIGN STANDARDS.
5. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 14-INCHES ABOVE THE OUTFALL TOP OF CURB ELEVATION AND 12-INCHES ABOVE THE COMPUTED 100-YEAR WATER ELEVATIONS AND 1-FOOT ABOVE THE EMERGENCY OUTFALL ELEVATIONS AT ANY ADJACENT RETENTION BASIN, WHICH EVER IS GREATER.
6. ALL RETENTION BASINS SHALL HAVE A MINIMUM OF 1-FOOT OF FREEBOARD.

BY: _____
REGISTERED CIVIL ENGINEER DATE
(REQUIRED ON GRADING AND DRAINAGE PLANS)

OWNER
JEN ARIZONA 39 LLC
CONTACT: MIKE CRONIN
2222 W. PINNACLE PEAK ROAD, SUITE 140 PHOENIX, AZ 85027 602-218-7285
MCRONIN@TERRAWESTAZ.COM

DEVELOPER
JEN ARIZONA 39 LLC
CONTACT: MIKE CRONIN
2222 W. PINNACLE PEAK ROAD, SUITE 140 PHOENIX, AZ 85027 602-218-7285
MCRONIN@TERRAWESTAZ.COM

LANDSCAPE ARCHITECT
RVI PLANNING & LANDSCAPE ARCHITECTURE
CONTACT: KATIE LABELLE
120 S. ASH AVENUE
TEMPE, AZ 85281
480-994-0994
KLABELLE@RVIPLANNING.COM

SHEET INDEX

C-0	COVER SHEET
L-0	ILLUSTRATIVE MASTERPLAN
L-1 - L-3	PRELIMINARY PLANTING PLANS
L-4	WALL DETAIL
L-5	PRELIMINARY LIGHTING PLAN

BASIS OF BEARING
N00°14'58"W ALONG THE MONUMENT LINE OF RAINBOW ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED 7 AND 1

BENCH MARK
MCDOT Pt# 50577-2M
WEST QUARTER CORNER SECTION 23, T1N, R3W
MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE
ELEVATION= 981.35' (NAVD 88 DATUM)

AS-BUILT CERTIFICATION
I HEREBY CERTIFY THAT THE "AS - BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
ARIZONA REGISTERED LAND SURVEYOR DATE

_____
ARIZONA REGISTRATION NUMBER

_____
TELEPHONE NUMBER

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

LANDSCAPE ARCHITECT: BRITTANY GEIST, PLA
PROJECT COORDINATOR: KATIE LABELLE
DESIGN LAYOUT: KLL | DRAFTED: KLL | CHECKED: BAG
FIELD SURVEY: | DRAFTED: | CHECKED:
DRAWING SCALES:

PLAN TYPE: PRELIMINARY PLAT LANDSCAPE PLANS

LANDSCAPE ARCHITECT INFORMATION
RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

PROJECT: LEGACY TRAILS

COB PROJECT PLAN STICKER

REVISIONS:
1
2
3

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL: NOT FOR CONSTRUCTION

SUBMITTAL: 4th SUBMITTAL

ORIGINAL PLAN DATE: 05/12/2020	LATEST REVISION DATE: 07/29/2021
PROJECT NUMBER: 19004448	SHEET NUMBER: 01 of 07

COB PLAN TRACKING # ENG-20-
COB PERMIT # PLZ# 20-00053

SITE DATA

	48'X120' LOTS	322 UNITS
	53'X120' LOTS	222 UNITS
	58' x 120' LOTS	66 UNITS
	TOTAL UNITS	610 UNITS

GROSS AREA	199.35 AC
ARTERIAL R/W	8.74 AC
TOTAL NET AREA	190.61 AC

0 100' 200' 400'

SCALE: 1" = 200'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REVISIONS
1
2
3

PLAN NAME

L-0

LEGACY TRAILS ILLUSTRATIVE MASTERPLAN

LANDSCAPE ARCHITECT INFORMATION
RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: 4th CITY SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL

NOT FOR CONSTRUCTION

COB PLAN TRACKING # ENG-20-

COB PERMIT # PLZ# 20-00053

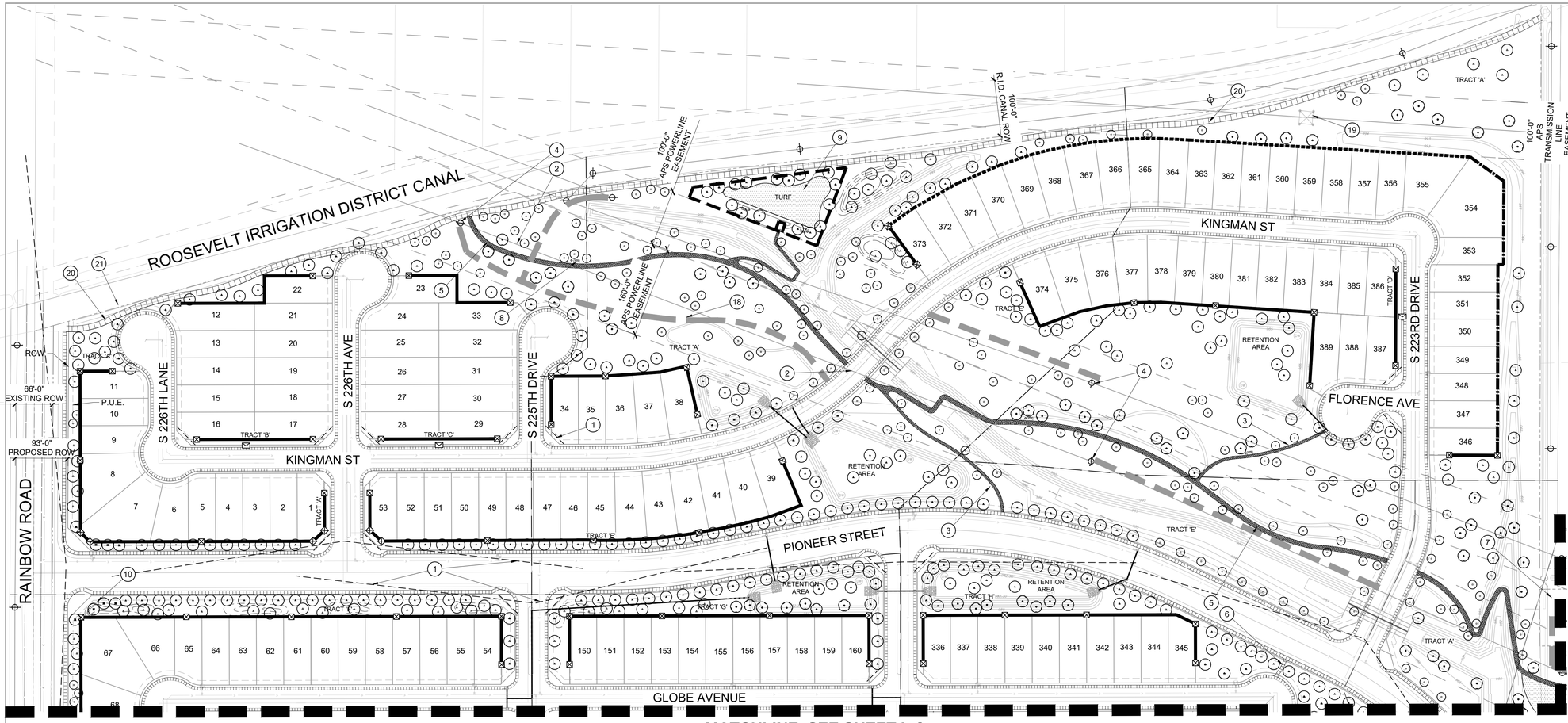
ORIGINAL PLAN DATE 05/12/2020

LATEST REVISION DATE 07/29/2021

PROJECT NUMBER: 19004448

SHEET NUMBER 02 of 07

L:\19004448-LEGACY TRAILS\9-19004448-LANDSCAPE\2-DD\0-PRELIM LANDSCAPE SUBMITTAL\3-SHEETS\Legacy Trails Overall Masterplan.dwg 7/28/2021 katie labelle



NOTE:

1. All plants and turf grass shall be watered by an efficient drip and sprinkler system.
2. All non-turf areas will receive a minimum 2" depth of decomposed granite.
3. All earthwork will be done to drain away from sidewalks, structures, and will not impede natural drainage easements.
4. Amenities layout may change due to final grading changes.
5. Plant types and quantities shall conform to the city of buckeye landscape ordinance:
   5% of trees will be 48" box
   35% of trees will be 36" box
   60% of trees will be 24" box*
   *a 15 gallon tree can take the place of a 24" box tree in areas that do not have high pedestrian activity and are located at least 120 feet away from back of curb
6. Maintenance of all common areas, tracts and landscaping in all rights-of-ways on local, arterial and collector roadways is the responsibility of the home owner's association.
7. Tree canopies overhanging in the easement or triangles, or within public right-of-way shall be kept trimmed to a height of no less than 7'; if tree canopies overhang the roadway, trim the trees to no less than 18' above the roadway. To be maintained by HOA.
8. All trees in right-of-way shall be planted with root barriers to protect public hardscape, root barriers are required on the right-of-way side of any tree adjacent to the sidewalk, roadway or lot line.
9. Visibility restrictions: any object, wall, structure, mound or landscaping over 24" in height is not allowed within sight visibility triangles or easements. Landscaping within the public right-of-way shall be a maximum height of 2'.
10. Fire hydrant note: trees /shrubs are not to be installed within 6' of any fire hydrant
11. Boulder note: no boulders are to be installed in the pue, row or within 6' of the back of curb
12. Drainage restriction note: no structure or vegetation of any kind that would impede the flow of storm water may be constructed, planted, or allowed to grow within drainage easements or drainage conveyance ways

LEGEND

- Theme wall, refer to detail 3 / L-4
- Partial view wall, refer to detail 5 / L-4
- 100% view fence, refer to detail 4 / L-4
- Builder wall, refer to detail 6 / L-4
- ⊠ Theme wall column, refer to detail 3 / L-4
- ✉ Mailbox location. Mailbox to be accessible from sidewalk. Locations to be approved by usps.

KEYNOTES

1. Visibility Easement / Triangle. Typ., no material may exceed 24" in height
2. Existing overhead powerline
3. 5' compacted and stabilized DG trail
4. Existing power pole
5. 8' compacted and stabilized DG trail
6. 5' concrete trail, typ.
7. R.I.D. well
8. Bench and trash, typ.
9. Fenced dog park with turf
10. Secondary entry monument, see detail 2 / L-4
11. Main entry monument with sign wall, see detail 1 / L-4
12. Berming, typ.
13. Low accent walls
14. Concrete header, typ.
15. Play structure
16. Artificial turf
17. Shade ramada
18. APS access
19. Transmission Tower
20. 10' concrete multi-use trail
21. 10' APS clear access zone to power poles
22. Lift station site
23. Swingset
24. Climbing play structure
25. Sunken seating area with specimen tree
26. Pickle ball
27. Basketball
28. Boulder climbing structuer
29. Circular overhead trellis
30. Paver / artificial turf 'labyrinth'

LANDSCAPE PALETTE

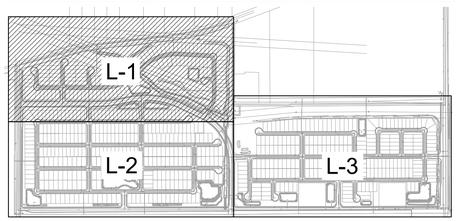
TREES	BOTANICAL / COMMON NAME	SIZE
⊙	Acacia aneura Mulga	15 gal, 24" box, 36" box, 48" box
⊙	Acacia aneura Mulga	15 gal, 24" box, 36" box, 48" box
⊙	Caesalpinia cacalaco `Smoothie` Cascalote	15 gal, 24" box, 36" box, 48" box
⊙	Caesalpinia cacalaco `Smoothie` Cascalote	15 gal, 24" box, 36" box, 48" box
⊙	Chilopsis linearis Desert Willow	15 gal, 24" box, 36" box, 48" box
⊙	Chilopsis linearis Desert Willow	15 gal, 24" box, 36" box, 48" box
⊙	Olneya tesota Desert Ironwood	15 gal, 24" box, 36" box, 48" box
⊙	Olneya tesota Desert Ironwood	15 gal, 24" box, 36" box, 48" box
⊙	Olneya tesota Desert Ironwood	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia florida Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia florida Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia x `Desert Museum` Desert Museum Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia x `Desert Museum` Desert Museum Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis glandulosa `Maverick` Thornless Honey Mesquite	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis glandulosa `Maverick` Thornless Honey Mesquite	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis x `Phoenix` Thornless Hybrid Mesquite	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis x `Phoenix` Thornless Hybrid Mesquite	15 gal, 24" box, 36" box, 48" box

GROUNDCOVER	SIZE
Acacia redolens `Desert Carpet` TM Desert Carpet Bank Catclaw	1 gal
Dalea capitata `Sierra Gold` TM Sierra Gold Dalea	1 gal
Dalea greggii Trailing Indigo Bush	5 gal.
Portulacaria afra minima Dwarf Elephant Food	5 gal.

SHRUBS & ACCENTS	SIZE
Agave desmettiana Smooth Agave	5 gal
Agave geminiflora Twin Flowered Agave	5 gal
Bouteloua gracilis `Blonde Ambition` Blue Grama	5 gal
Caesalpinia pulcherrima Red Bird of Paradise	5 gal
Calliandra eriophylla Pink Fairy Duster	5 gal
Dasylirion wheeleri Grey Desert Spoon	5 gal
Encelia farinosa Brittle Bush	5 gal.
Ericameria laricifolia Turpentine Bush	5 gal.
Hesperaloe parviflora `Brakelights` Red Yucca	5 gal
Larrea tridentata Creosote Bush	5 gal.
Leucophyllum langmaniae `Rio Bravo` Texas Ranger	5 gal.
Leucophyllum zygophyllum `Cimarron` Blue Ranger	5 gal.
Muhlenbergia capillaris `Regal Mist` Regal Mist Muhly	5 gal
Opuntia santa-rita `Tubac` Santa Rita Pricklypear	5 gal
Simmondsia chinensis Jojoba	5 gal.

GRAVEL	BOTANICAL / COMMON NAME	SIZE
	Decomposed Granite Color: Mahogany	1/2" SCREENED
	Stabilized Decomposed Granite Trail Color: Mahogany	1/4" MINUS
MISCELLANEOUS	BOTANICAL / COMMON NAME	SIZE
	Cynodon dactylon `E-Z Turf Midiron` Midiron Bermuda	SOD

KEY MAP



0 50' 100' 200'

SCALE: 1" = 100'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REVISIONS
1
2
3

PLAN NAME

L-1 LEGACY TRAILS PLANTING PLAN

LANDSCAPE ARCHITECT INFORMATION
RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: 4th CITY SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL

NOT FOR CONSTRUCTION

ORIGINAL PLAN DATE 05/12/2020

LATEST REVISION DATE 07/29/2021

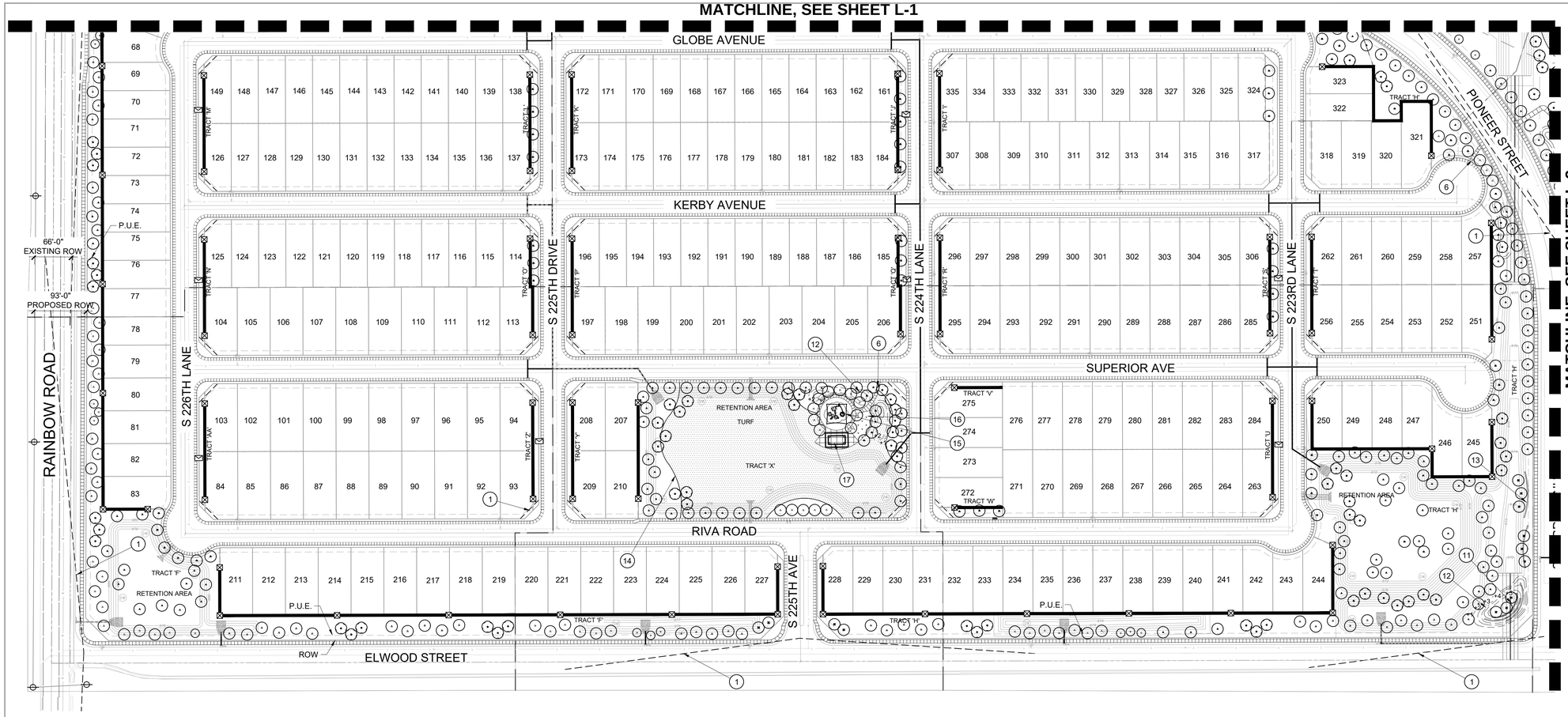
PROJECT NUMBER: 19004448

SHEET NUMBER 03 of 07

COB PLAN TRACKING # ENG-20-

COB PERMIT # PLZ# 20-00053

L:\19004448-LEGACY TRAILS\6-19004448-LANDSCAPE\2-DD\0-PRELIM LANDSCAPE SUBMITTAL\3-SHEETS\Legacy Trails Prelim Planting Plan.dwg 7/28/2021 katie labelle



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   35% of trees will be 36" box
   60% of trees will be 24" box*
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KEYNOTES

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19. Transmission Tower
20. 10' concrete multi-use trail
21. 10' APS clear access zone to power poles
22. Lift station site
23. Swingset
24. Climbing play structure
25. Sunken seating area with specimen tree
26. Pickle ball
27. Basketball
28. Boulder climbing structuer
29. Circular overhead trellis
30. Paver / artificial turf 'labyrinth'

LANDSCAPE PALETTE

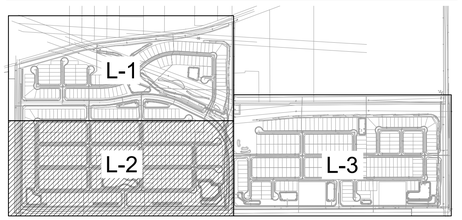
TREES	BOTANICAL / COMMON NAME	SIZE
⊙	Acacia aneura Mulga	15 gal, 24" box, 36" box, 48" box
⊙	Acacia aneura Mulga	15 gal, 24" box, 36" box, 48" box
⊙	Caesalpinia cacalaco `Smoothie` Cascalote	15 gal, 24" box, 36" box, 48" box
⊙	Caesalpinia cacalaco `Smoothie` Cascalote	15 gal, 24" box, 36" box, 48" box
⊙	Chilopsis linearis Desert Willow	15 gal, 24" box, 36" box, 48" box
⊙	Chilopsis linearis Desert Willow	15 gal, 24" box, 36" box, 48" box
⊙	Olneya tesota Desert Ironwood	15 gal, 24" box, 36" box, 48" box
⊙	Olneya tesota Desert Ironwood	15 gal, 24" box, 36" box, 48" box
⊙	Olneya tesota Desert Ironwood	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia florida Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia florida Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia x `Desert Museum` Desert Museum Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia x `Desert Museum` Desert Museum Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis glandulosa `Maverick` Thornless Honey Mesquite	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis glandulosa `Maverick` Thornless Honey Mesquite	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis x `Phoenix` Thornless Hybrid Mesquite	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis x `Phoenix` Thornless Hybrid Mesquite	15 gal, 24" box, 36" box, 48" box

GROUNDCOVER	SIZE
Acacia redolens `Desert Carpet` TM Desert Carpet Bank Catclaw	1 gal
Dalea capitata `Sierra Gold` TM Sierra Gold Dalea	1 gal
Dalea greggii Trailing Indigo Bush	5 gal.
Portulacaria afra minima Dwarf Elephant Food	5 gal.

SHRUBS & ACCENTS	SIZE
Agave desmettiana Smooth Agave	5 gal
Agave geminiflora Twin Flowered Agave	5 gal
Bouteloua gracilis `Blonde Ambition` Blue Grama	5 gal
Caesalpinia pulcherrima Red Bird of Paradise	5 gal
Calliandra eriophylla Pink Fairy Duster	5 gal
Dasylirion wheeleri Grey Desert Spoon	5 gal
Encelia farinosa Brittle Bush	5 gal.
Ericameria laricifolia Turpentine Bush	5 gal.
Hesperaloe parviflora `Brakelights` Red Yucca	5 gal
Larrea tridentata Creosote Bush	5 gal.
Leucophyllum langmaniae `Rio Bravo` Texas Ranger	5 gal.
Leucophyllum zygophyllum `Cimarron` Blue Ranger	5 gal.
Muhlenbergia capillaris `Regal Mist` Regal Mist Muhly	5 gal
Opuntia santa-rita `Tubac` Santa Rita Pricklypear	5 gal
Simmondsia chinensis Jojoba	5 gal.

GRAVEL	BOTANICAL / COMMON NAME	SIZE
	Decomposed Granite Color: Mahogany	1/2" SCREENED
	Stabilized Decomposed Granite Trail Color: Mahogany	1/4" MINUS
MISCELLANEOUS	BOTANICAL / COMMON NAME	SIZE
	Cynodon dactylon `E-Z Turf Midiron` Midiron Bermuda	SOD

KEY MAP



0 50' 100' 200'
SCALE: 1" = 100'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REVISIONS
1.
2.
3.

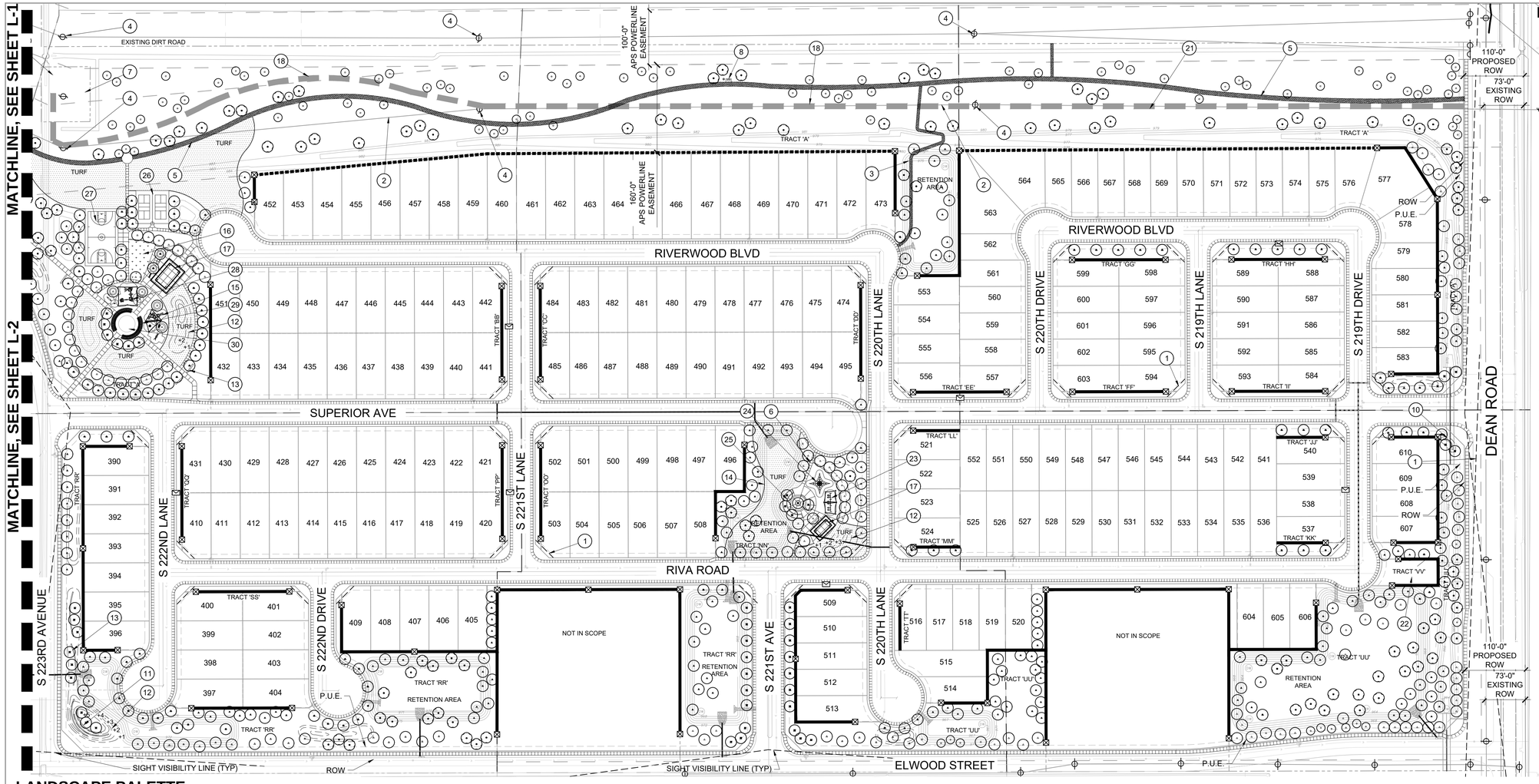
PLAN NAME
L-2 LEGACY TRAILS PLANTING PLAN

LANDSCAPE ARCHITECT INFORMATION
RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL: 4th CITY SUBMITTAL
AS-BUILT SEAL
DESIGN SEAL
NOT FOR CONSTRUCTION
COB PLAN TRACKING # ENG-20-
COB PERMIT # PLZ# 20-00053

ORIGINAL PLAN DATE 05/12/2020
LATEST REVISION DATE 07/29/2021
PROJECT NUMBER: 19004448
SHEET NUMBER 04 of 07

L:\19004448-LEGACY TRAILS\6-19004448-LANDSCAPE\2-DD\0-PRELIM LANDSCAPE SUBMITTAL\3-SHEETS\Legacy Trails Prelim Planting Plan.dwg 7/28/2021 katie labelle



NOTE:

1. All plants and turf grass shall be watered by an efficient drip and sprinkler system.
2. All non-turf areas will receive a minimum 2" depth of decomposed granite.
3. All earthwork will be done to drain away from sidewalks, structures, and will not impede natural drainage easements.
4. Amenities layout may change due to final grading changes.
5. Plant types and quantities shall conform to the city of buckeye landscape ordinance:
   5% of trees will be 48" box
   35% of trees will be 36" box
   60% of trees will be 24" box*
   *a 15 gallon tree can take the place of a 24" box tree in areas that do not have high pedestrian activity and are located at least 120 feet away from back of curb
6. Maintenance of all common areas, tracts and landscaping in all rights-of-ways on local, arterial and collector roadways is the responsibility of the home owner's association.
7. Tree canopies overhanging in the easement or triangles, or within public right-of-way shall be kept trimmed to a height of no less than 7'; if tree canopies overhang the roadway, trim the trees to no less than 18' above the roadway. To be maintained by HOA.
8. All trees in right-of-way shall be planted with root barriers to protect public hardscape, root barriers are required on the right-of-way side of any tree adjacent to the sidewalk, roadway or lot line.
9. Visibility restrictions: any object, wall, structure, mound or landscaping over 24" in height is not allowed within sight visibility triangles or easements. Landscaping within the public right-of-way shall be a maximum height of 2'.
10. Fire hydrant note: trees /shrubs are not to be installed within 6' of any fire hydrant
11. Boulder note: no boulders are to be installed in the pue, row or within 6' of the back of curb
12. Drainage restriction note: no structure or vegetation of any kind that would impede the flow of storm water may be constructed, planted, or allowed to grow within drainage easements or drainage conveyance ways

LEGEND

- Theme wall, refer to detail 3 / L-4
- Partial view wall, refer to detail 5 / L-4
- 100% view fence, refer to detail 4 / L-4
- Builder wall, refer to detail 6 / L-4
- ⊠ Theme wall column, refer to detail 3 / L-4
- ✉ Mailbox location. Mailbox to be accessible from sidewalk. Locations to be approved by usps.

KEYNOTES

1. Visibility Easement / Triangle. Typ., no material may exceed 24" in height
2. Existing overhead powerline
3. 5' compacted and stabilized DG trail
4. Existing power pole
5. 8' compacted and stabilized DG trail
6. 5' concrete trail, typ.
7. R.I.D. well
8. Bench and trash, typ.
9. Fenced dog park with turf
10. Secondary entry monument, see detail 2 / L-4
11. Main entry monument with sign wall, see detail 1 / L-4
12. Berming, typ.
13. Low accent walls
14. Concrete header, typ.
15. Play structure
16. Artificial turf
17. Shade ramada
18. APS access
19. Transmission Tower
20. 10' concrete multi-use trail
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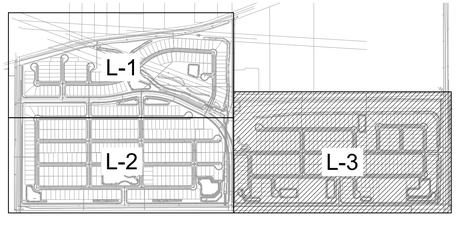

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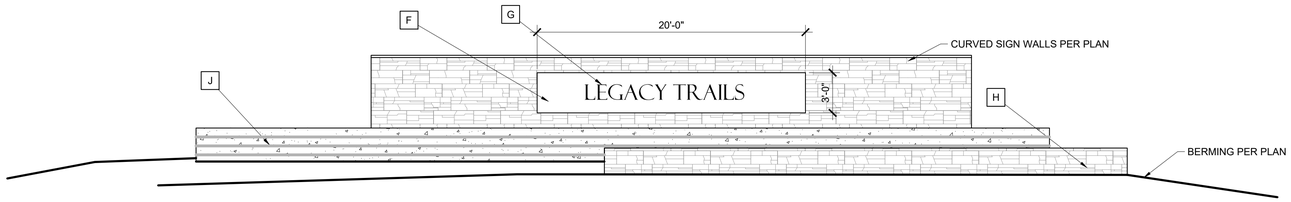
REVISIONS
1
2
3

PLAN NAME
L-3 LEGACY TRAILS PLANTING PLAN

LANDSCAPE ARCHITECT INFORMATION
RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL: 4th CITY SUBMITTAL
AS-BUILT SEAL
DESIGN SEAL
NOT FOR CONSTRUCTION
COB PLAN TRACKING # ENG-20-
COB PERMIT # PLZ# 20-00653
ORIGINAL PLAN DATE 05/12/2020
LATEST REVISION DATE 07/29/2021
PROJECT NUMBER: 19004448
SHEET NUMBER 05 of 07

L:\19004448-LEGACY TRAILS\0-19004448-LANDSCAPE\2-DD\0-PRELIM LANDSCAPE SUBMITTAL\3-SHEETS\Legacy Trails Prelim Planting Plan.dwg 7/28/2021 kathe labelle



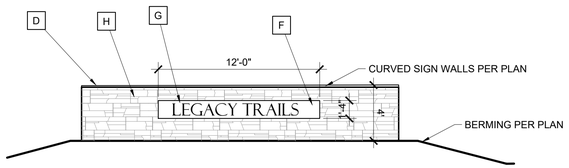
1 Primary Entry Sign Elevation

SCALE: 3/16" = 1'-0"

HARDSCAPE SCHEDULE

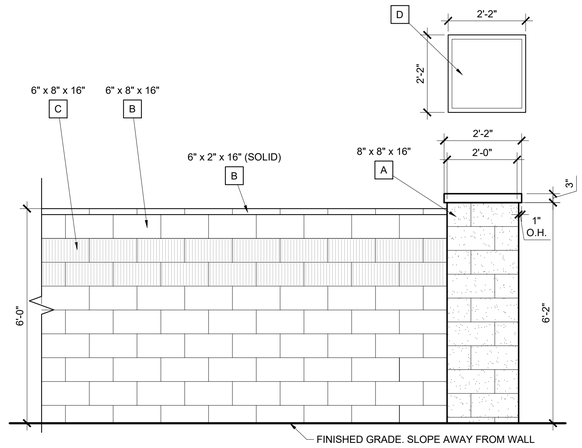
A	ITEM	SPLIT FACE BLOCK
	COLOR	PAINT COLOR TBD
	FINISH	SPLIT FACE FINISH ON STANDARD GRAY BLOCK
	SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RAKED. BLOCK SHALL BE PRIMED w/ SMOOTH BLOCFIL PREMIUM (or equal) AND PAINTED PER MFR'S SPEC'S.
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877) DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280
B	ITEM	SMOOTH FACE BLOCK
	COLOR	PAINT COLOR TBD
	FINISH	STANDARD GRAY BLOCK
	SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RAKED. BLOCK SHALL BE PRIMED w/ SMOOTH BLOCFIL PREMIUM (or equal) AND PAINTED PER MFR'S SPEC'S.
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877) DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280
C	ITEM	FOUNDERS FINISH BLOCK
	COLOR	SUPERLITE 'DESERT' BLEND WITH FLASHING
	FINISH	FOUNDERS FINISH
	SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RAKED. BLOCK SHALL BE PRIMED w/ SMOOTH BLOCFIL PREMIUM (or equal) AND PAINTED PER MFR'S SPEC'S.
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877) DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280
D	ITEM	PRE-CAST CONCRETE CAP
	COLOR	TBD
	FINISH	SMOOTH
	SPECIFICATIONS	CAP SIZES PER PLANS & DETAILS.
	MANUFACTURER	N/A DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280

E	ITEM	TUBULAR STEEL
	COLOR	DET '697 NOMAD'
	FINISH	BARE STEEL / LOW SHEEN PAINT
	SPECIFICATIONS	ALL SIZES PER PLANS & DETAILS. ALL TUBULAR STEEL ENDS SHALL BE CAPPED. ALL WELDS & SHARP EDGES/ CORNERS SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER PAINT MFR'S SPEC'S.
	MANUFACTURER	LOCALLY SOURCED DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280
F	ITEM	WEATHERED STEEL
	COLOR	NATURAL RUST
	FINISH	EVERBRITE CLEAR COAT SEALER
	SPECIFICATIONS	¾" CORTEN STEEL PANEL. ACCELLERATE THE RUSTING PROCESS W/ SALINE OR ACID SOLUTION. ONCE DESIRED LEVEL OF RUSTING IS APPROVED (BY OWNER AND/OR LA) APPLY EVERBRITE SEALER PER MFR. SPEC'S
	MANUFACTURER	LOCAL SUPPLIER / EVERBRITE (www.everbritecoatings.com, 1.800.304.0566)
G	ITEM	LETTERING
	COLOR	BRUSHED ALUMINUM
	FINISH	BRUSHED
	SPECIFICATIONS	REVERSE PAN CHANNEL LETTERING, PIN MOUNTED TO SIGN FACE. FONT TO MATCH PHASE 1 SIGN LETTERING. CONTRACTOR TO SUBMIT PRODUCT DATA PRIOR TO APPROVAL. NAMING COPY TO BE DETERMINED BY OWNER PRIOR TO FABRICATION.
	MANUFACTURER	LOCAL SUPPLIER
H	ITEM	STONE VENEER
	COLOR	SIERRA
	FINISH	MOUNTAIN LEDGE
	SPECIFICATIONS	INSTALL PER MANUFACTURER'S SPECIFICATIONS
	MANUFACTURER	EL DORADO STONE (eldoradostone.com, 800-925-1491)
I	ITEM	INTERLOCKING CMU FENCE BLOCK
	COLOR	STANDARD GRAY
	FINISH	STANDARD GRAY BLOCK
	SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RAKED.
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877)
J	ITEM	BOARD FORMED CONCRETE
	COLOR	STANDARD GRAY
	FINISH	SMOOTH
	SPECIFICATIONS	
	MANUFACTURER	LOCAL SUPPLIER



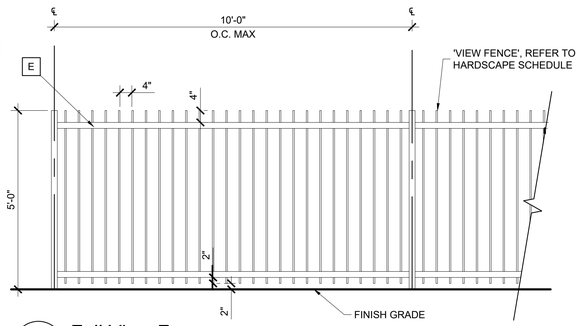
2 Secondary Entry Sign Elevation

SCALE: 3/16" = 1'-0"



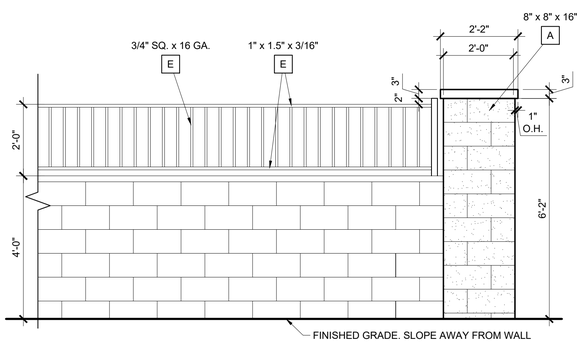
3 Theme Wall

SCALE: 1/2" = 1'-0"



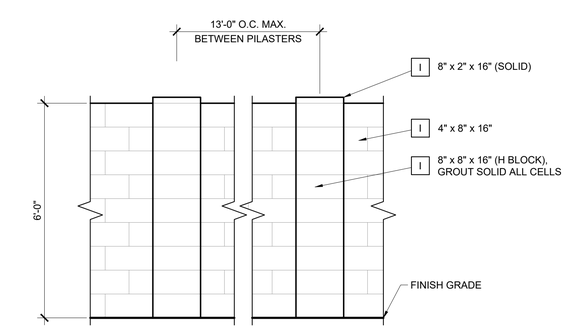
4 Full View Fence

SCALE: 1/2" = 1'-0"



5 Partial View Wall

SCALE: 1/2" = 1'-0"



6 Builder Wall

SCALE: 1/2" = 1'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REVISIONS
1
2
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PLAN NAME

L-4 LEGACY TRAILS WALL DETAILS

LANDSCAPE ARCHITECT INFORMATION
RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: 4th CITY SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL

NOT FOR CONSTRUCTION

ORIGINAL PLAN DATE 05/12/2020

LATEST REVISION DATE 07/29/2021

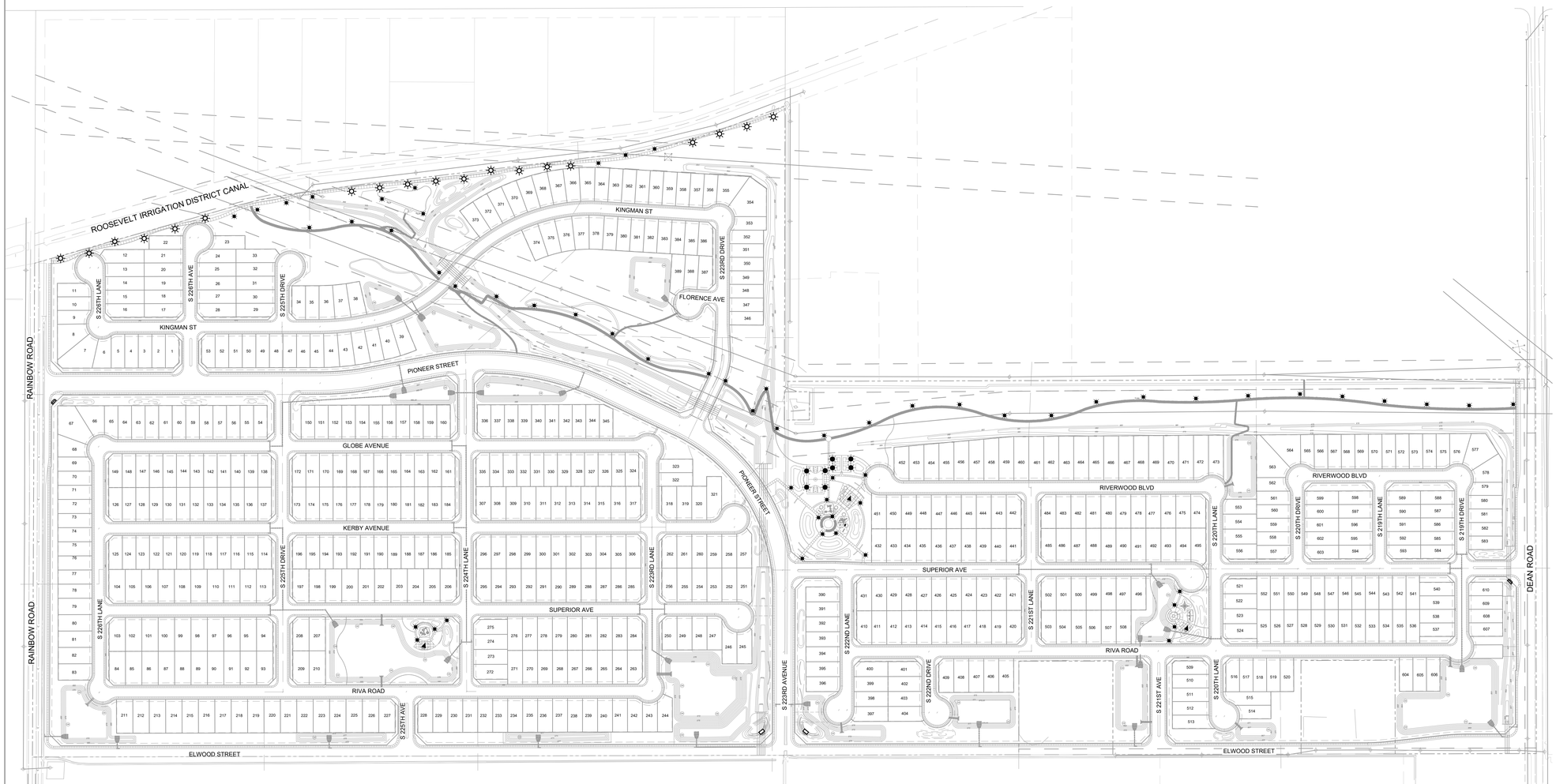
PROJECT NUMBER: 19004448

SHEET NUMBER 05 of 07

COB PLAN TRACKING # ENG-20-

COB PERMIT # PLN# 20-00053

L:\19004448-LEGACY TRAILS\6-19004448-LANDSCAPE\2-CD\0-PRELIM LANDSCAPE SUBMITTAL\3-SHEETS\Legacy Trails Prelim Wall Plan.dwg 7/28/2021 katie labelle



LIGHTING SCHEDULE

	ITEM	SPORT COURT LIGHTING
	COLOR	COLOR TBD
	FINISH	FINISH TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM	PEDESTRIAN POLE LIGHT - 16' HT
	COLOR	COLOR TBD
	FINISH	FINISH TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM	BOLLARD LIGHT
	COLOR	TBD
	FINISH	TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM	RAMADA LIGHT
	COLOR	TBD
	FINISH	TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM	SIGN LETTER BACKLIGHTING
	COLOR	TBD
	FINISH	TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM	SIGN LETTER UPLIGHT
	COLOR	TBD
	FINISH	TBD
	SPECIFICATIONS	FULLY SHEILDED
	MANUFACTURER	TBD
	NOTES	ALL LIGHTING TO BE 3000K OR WARMER ALL LIGHT FIXTURES TO HAVE A DARK BRONZE FINISH OR SIMILAR

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
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REVISIONS
1
2
3

PLAN NAME

L-5 LEGACY TRAILS LIGHTING PLAN

LANDSCAPE ARCHITECT INFORMATION
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COB PERMITTING APPROVED SEAL

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SUBMITTAL: 4th CITY SUBMITTAL

AS-BUILT SEAL

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CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/09/21	**AGENDA ITEM:** 3.D. Industrial Buildings at Verrado and Roosevelt - Site Plan (PLZSP-21-00042)
DATE PREPARED: 11/04/21	**DISTRICT NO.:** 6
STAFF LIAISON: Randy Proch, AICP, Senior Planner, rproch@buckeyeaz.gov, (623) 349-6293	
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)
Industrial Buildings at Verrado and Roosevelt - Site Plan (PLZSP-21-00042)
Recommendation to approve a 2-building site plan located at the southeast corner of 215th Avenue and Roosevelt Street.

SUMMARY

PROJECT DESCRIPTION:
Nick Maxwell, on behalf of CVL Consulting, Inc., is requesting a Site Plan approval for a project known as Industrial Buildings at Verrado and Roosevelt, located on a 20-acre site at the southeast corner of 215th Avenue and Roosevelt Street. The site will include two tilt-up industrial flex buildings, 115,000 square feet, and 134,400 square feet, respectively, and associated site improvements.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:
PLZSP-21-00042 Verrado and Roosevelt Site Plan - Staff Report.pdf
1. Vicinity Map.pdf
2. A1720 Site Plan Packet
3. A1720 Preliminary Landsacpe.pdf

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZSP-21-00042**
TITLE:	**Industrial Buildings at Verrado and Roosevelt Site Plan**
MEETING DATE:	**November 9, 2021**

Applicant/Owner:	Nicholas Maxwell, Coe & Van Loo Consultants, Inc.
Request:	Site Plan for future construction of a two building commercial business park
District	District 6
Location:	The southeast corner of 215th Avenue and Roosevelt Street
Site size:	20 acres
Density:	N/A
Public input:	None
Recommendation:	**Approve** with conditions

PROJECT DESCRIPTION

1. Nick Maxwell, on behalf of CVL Consulting, Inc., is requesting a Site Plan approval for a project known as Industrial Buildings at Verrado and Roosevelt, located on a 20-acre site at the southeast corner of 215th Avenue and Roosevelt Street. The undeveloped site was recently rezoned from Single-Family 43 (SF-43) to Business Park District (BP).

2. The site will include tilt-up industrial flex buildings with screened recessed and above-grade docks. The two buildings, 115,000 square feet, and 134,400 square feet, respectively, are located along the northern and southern property frontages and screen the loading zone docks from public view by containing them between the two buildings. The proposed development will meet or exceed all minimum standards of the Buckeye Development Code and will construct required off-site improvements.

AREA CONTEXT

3. The subject property is located at the southeast corner of 215th Avenue and Roosevelt Street, Maricopa County APN 504-20-002C, as shown in Attachment 1. The property is rectangular in shape and located south of Interstate 10, and west of Verrado Way. The surrounding parcels are mostly vacant, with some educational uses to the 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	**Vacant**	**Activity Center**	**Single-Family 43 (SF-43)**
North	Vacant	Activity Center	Regional Commercial (C-3)
South	Buckeye Union High School District Learning Center	Activity Center	Planned Residential (PR)
East	Vacant	Activity Center	Single-Family 43 (SF-43), Planned Residential (PR)
West	Vacant	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 required notifications are further notated in Table 2 below.

5. In addition, due to the COVID-19 pandemic the neighborhood meeting was not required in accordance with Section 8.2.2. of the Buckeye Development Code and therefore not conducted in accordance with the City's emergency guidelines and policies.

Table 2: *Public Notice*

Notification Element	**Date**
Notice of Application Mailing to Property Owners w/in 300'	12/28/2020
Neighborhood Meeting/Notice	N/A

BACKGROUND

6. 2016: Annexed and zoned Single-Family 43 (SF-43) District: Ord. 01-16; Approved 2/16/2016
7. 2021: Rezone to Business Park (BP) District: Ord. 15-21; Approved 8/17/2021

ANALYSIS

8. The Business Park (BP) zoning district permits an appropriate assortment of potential uses that do not cause any undue burden on the surrounding area.
9. No semi-truck use is proposed or designed with this site layout. The proposed uses would not include any heavy truck traffic.
10. The proposed flex industrial contributes to the surrounding mix of uses and is ideally situated right off of Interstate 10 and Verrado Way.
11. 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

12. Primary access to the site will be off Roosevelt Street, the northern frontage, and 215th Avenue, the western frontage. This site has also provided additional cross-access easements and driveway designs to the adjacent property to the east, as shown in Attachment 2. Connections to the south were not possible with the existing uses.
13. The intersection of Verrado Way and Roosevelt Street contains a traffic signal, which will be the main point of entry to this site.
14. The site provides ample parking to attract the various permitted uses, and screens the box truck loading areas between the two buildings.

Site Design Details and Theming

15. The proposed building architecture is contemporary and is contextually appropriate with the existing educational uses south of the site.
16. Site perimeter walls will be architecturally treated and have a consistent design and color theme between solid walls, view fence with the proposed complex.
17. The landscape palette, shown in Attachment 3, is an extension of existing thematic elements found along Verrado Way.

Infrastructure

18. 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.

RECOMMENDATION

19. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a.-ss. of **PLZSP-21-00042** for the following reasons:

- Conformance with General Plan
- Conformance with Development Code

a. Development of the property shall be in general conformance to the Site Plan entitled, "A1720 Site Plan Packet", consisting of twenty-four (24) pages, dated and received September 27, 2021, except as modified by the following conditions.

b. Development of the site shall be in general conformance with the Landscape Plan entitled "A1720 Preliminary Landscape", consisting of four (4) pages, dated September 22, 2021, and stamped received September 27, 2021.

c. Site Plan approval is valid for a period of two (2) years, in accordance with the Development Code. All requests for time extensions must be in writing to the Director prior to the expiration.

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 result of this approval.

e. Prior to issuance of first construction permit, final landscaping and irrigation plans, including all site lighting improvements, shall be reviewed and approved by the City of Buckeye.

f. Phasing of public infrastructure shall be approved by the City Engineer.

g. Prior to the issuance of the final civil permit, final landscaping and irrigation plans, including all site lighting improvements, shall be reviewed and approved by the City of Buckeye.

h. The Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage Report as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel owners. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the final civil permit for this project.

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

j. At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Plan or Report, which addresses all on-site and off-site drainage requirements and issues. The Drainage Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

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

l. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements.

m. Pavement sections for all streets shall be determined in accordance with an approved geotechnical analysis by the City Engineer, but shall not be less than the City's adopted Engineering Design Standards.

n. 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.

o. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted by a Traffic Impact Analysis approved by the City Engineer.

p. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City of Buckeye Engineering Design Standards.

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

r. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project. Notwithstanding any authority of the City to create a special district for purposes of funding infrastructure in the City, to meet its obligations under this Stipulation and under Ordinance No. 86-06, the Property Owner/Developer may participate jointly with other property owners/developers in the provision of the necessary regional public infrastructure to serve the subject Property and, in such event, shall pay its pro-rata share of the costs of providing such infrastructure and shall provide documentation satisfactory to the City of such participation and payment of its pro rata share.

s. Prior to Site Plan approval, the Property Owner/Developer shall submit to the City for review and approval Water and Wastewater Plans. In order to provide for water production and treatment, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Site Plan or at off-site locations.

t. 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.

u. If the property is location with the City's water service area, 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.

v. If the property is located within the City's water service area, the Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

w. If the Development is within the City of Buckeye's Water Service Area, 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.

x. 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.

y. Retaining walls within basins shall not be utilized adjacent to the right-of-way.

z. The turn lane lengths into the site shall be per the minimum required lengths as identified in the Traffic Impact Analysis (TIA) approved by the City.

aa. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of the first final civil permit as determined in the SLID guidelines and submitted with the first final civil permit or before.

bb. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

cc. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.

dd. No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.

ee. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".

ff. Landscaping within the public-right-of-way will require:

1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.

5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.

6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.

7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.

8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.

9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.

10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

gg. 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.

hh. Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):

1. Male Mulberry Tree (Morus Alba).

2. Olive Tree (Olea Europea).

3. Additionally, North Indian Rosewood Trees (Dalbergia Sissoo) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure

ii. Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

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

kk. 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 and City Engineer.

ll. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 20-13.

mm. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

nn. All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.

oo. Residential developments where the number of dwelling units exceeds 10 shall be provided with two separate and approved fire apparatus access roads.

pp. 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 and City Engineer.

qq. All buildings and structures will require fire sprinklers, fire alarm and offsite monitoring. An automatic sprinkler system shall be installed throughout all occupancies in accordance with NFPA 13 and NFPA72 Installation of Sprinkler Systems and Fire Alarms Systems and Fire Department Interpretation and Applications Manual.903.2.1.

rr. Knox Boxes are required for each front door, and Fire Riser Room.503.6.6 Keyed access. The lock box, padlock or key switch, must be an approved model utilized by the Buckeye Fire Department. Lock Box ordering can be obtained at www.knoxbox.com any electric gates, will require a separate FD permit.

ss. 3310.3 Access road and signage. During construction, approved signs shall be located to direct emergency responders into and through the construction site as required by the Fire Code Official.

ATTACHMENTS

1. Vicinity Map
2. A1720 Site Plan Packet
3. A1720 Preliminary Landscape

Prepared by:
Randy Proch, AICP, Senior Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning

Attachment 1: Vicinity Map

Subject Property

Attachment 2.
A1720-DR

3rd Submittal

PLZSP-21-00042

RECEIVED

SEPT 27 2021

CITY OF BUCKEYE by:
WD

LEGAL DESCRIPTION

N2 N2 SE4 SEC 1 EX RD DAF BEG E4 COR SD SEC 1 TH S 661.22F TH W 65F TH N 216.36F TH N 219.80F TH N 119.91F TH N 44D W 56.38F TH N 65F TH E 109.44F TO POB P/F 08-0610083 & EX ANY POR LY WI/IN MOD 1300/29 & EX ANY POR LY WI/IN MOD 1300/29

GENERAL NOTES

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

ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH THE COMMERCIAL & INDUSTRIAL DESIGN STANDARDS AND GUIDELINES.

PROJECT DATA:

PROJECT LOCATION:	SEC N. 211TH AVE. & W. ROOSEVELT ST.
OWNER:	GEDDES CAPITAL RESOURCES, LLC
PARCEL:	APN 504-20-002C
PROPOSED NET LOT AREA:	813,968 S.F. (±18.68 ACRES)
CURRENT ZONING:	SF-43
PROPOSED RE-ZONING:	BP (FOR FLEX INDUSTRIAL USE)

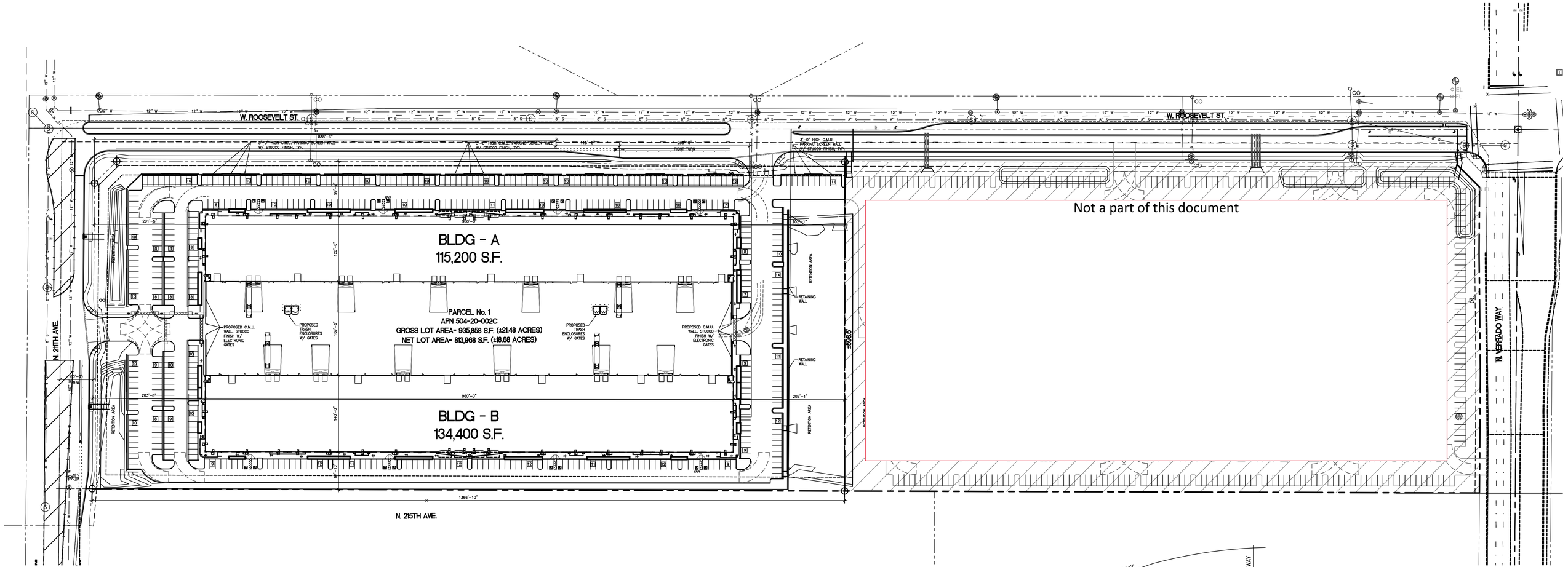
BUILDING AREA:

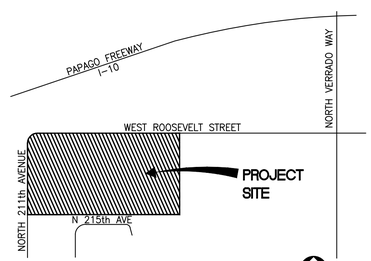
BUILDING-A	115,200 S.F.
BUILDING-B	134,400 S.F.
TOTAL BUILDING AREA	249,600 S.F.

PARKING CALCULATIONS:

FLEX INDUSTRIAL:	224,600 / 1,500 =	150 P.S.
POTENTIAL OFFICE:	25,000 / 300 =	71 P.S.
TOTAL:	249,600	221 P.S.

PARKING REQUIRED:	221 P.S.
PARKING PROVIDED:	535 P.S. (INCLUDING 16 ACCESSIBLE SPACES) (INCLUDING 2 VAN SPACES)





PRELIMINARY OVERALL SITE PLAN
SCALE: 1" = 80'-0"

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

ADG A1720

REGISTERED ARCHITECT
CERTIFICATE NO.
35448
DONALD A. ANDREWS JR.
Date Signed (w/seal)
ARIZONA, USA
Expires 0.30.23

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 211th AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No:	DATE:	REVISIONS:
1		
2		
3		

SP1

DATE: 09/27/2021

3rd Submittal

PLZSP-21-00042

RECEIVED

SEPT 27 2021

CITY OF BUCKEYE by: WD

LEGAL DESCRIPTION

N2 N2 SE4 SEC 1 EX RD DAF BEG E4 COR SD SEC 1 TH S 661.22F TH W 65F TH N 216.36F TH N 219.80F TH N 119.91F TH N 44D W 56.38F TH N 65F TH E 109.44F TO POB P/F 08-0610083 & EX ANY POR LY W/IN MOD 1300/29 & EX ANY POR LY W/IN MOD 1300/29

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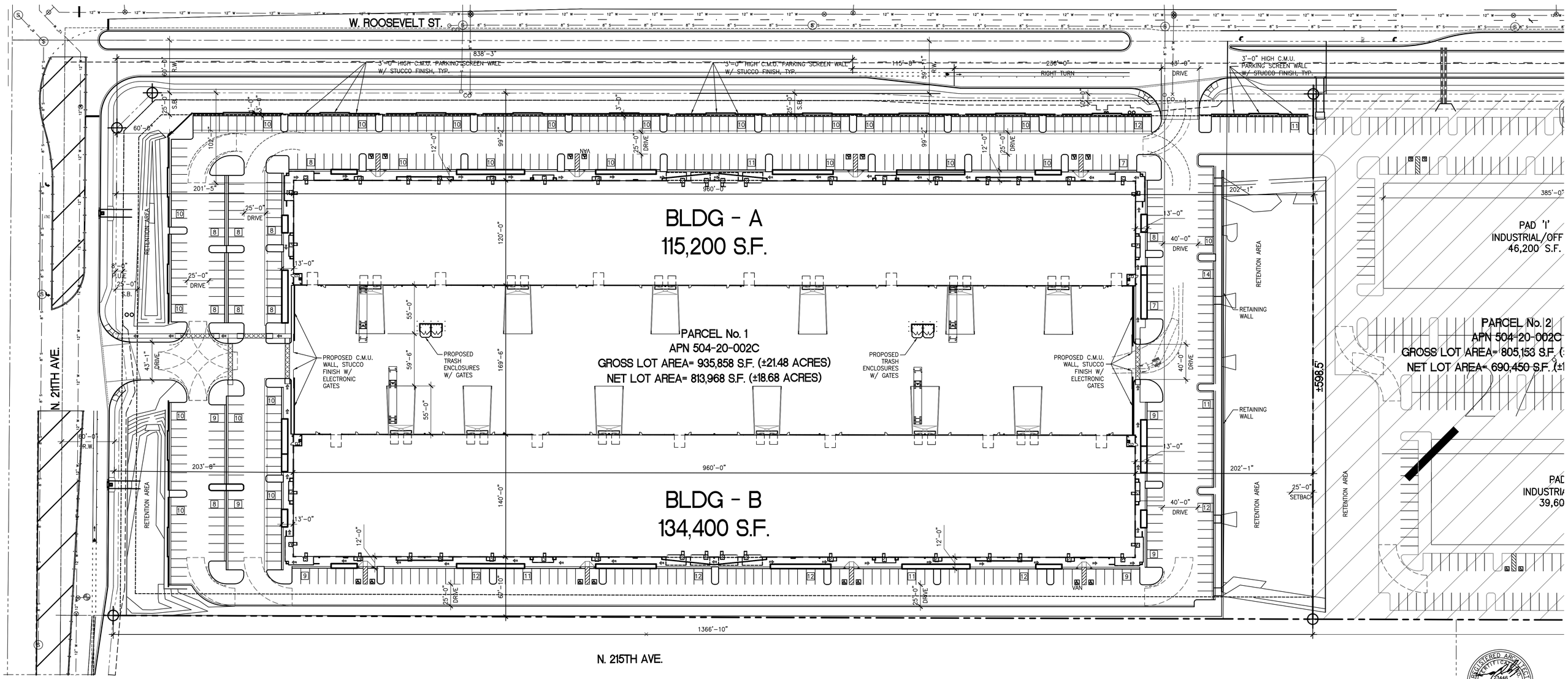
		(INCLUDING 16 ACCESSIBLE SPACES)
		(INCLUDING 2 VAN SPACES)



ENLARGED SITE PLAN
SCALE: 1" = 50'-0"

1"=50'-0"
50' 25' 0 50' 100'

ADG A1720

REGISTERED ARCHITECT CERTIFICATE NO. 23446 DONALD A. ANDREWS JR. Date Signed 9/27/2021 ARIZONA, U.S.A. Expires 03/31/23

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

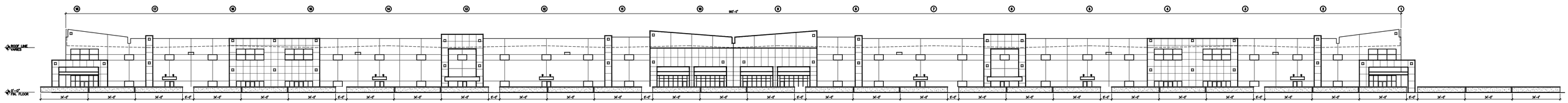
1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 211th AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

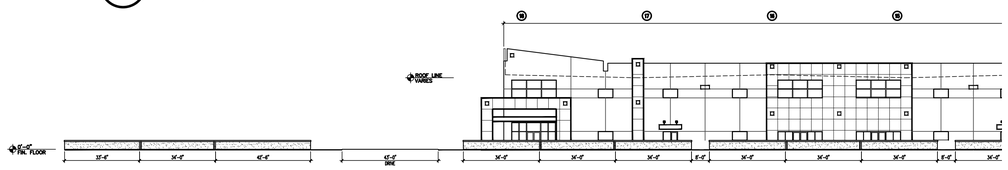
No:	DATE:	REVISIONS:
1		
2		
3		

SP2

DATE: 09/27/2021



1 NORTH ELEVATION - BUILDING A - OVERALL
SCALE: 1/32" = 1'-0"



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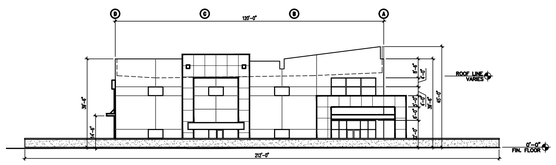

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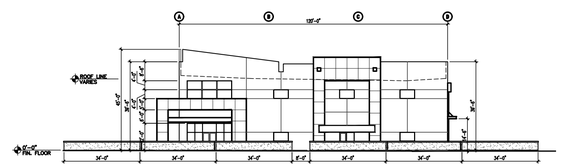

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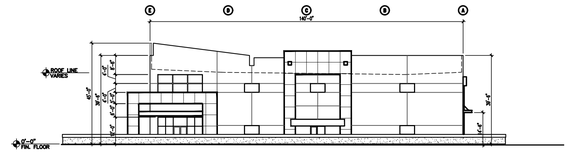
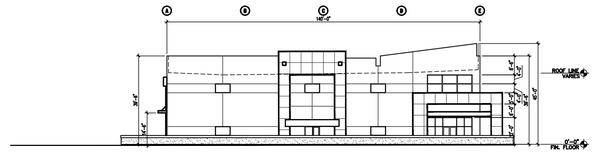
SCALE: 1/32" = 1'-0"



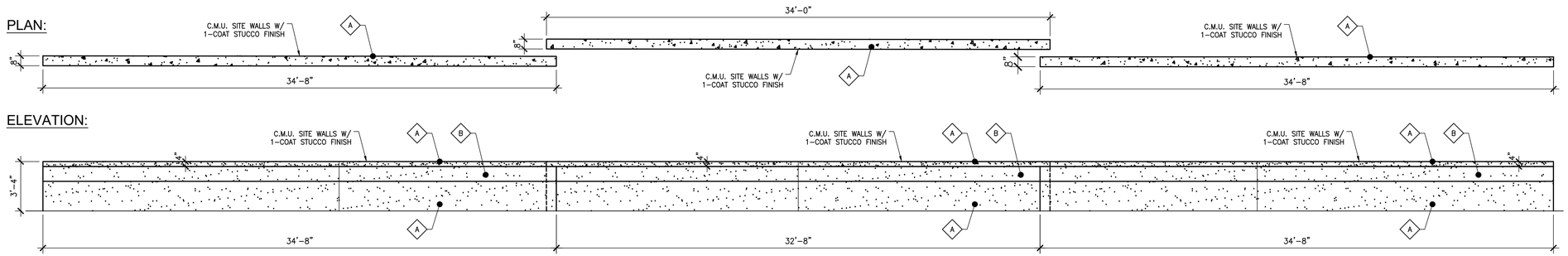
4 EAST ELEVATION - BUILDING B
SCALE: 1/32" = 1'-0"

FINISH SCHEDULE:

A	PAINT SHERWIN-WILLIAMS SW 7079- "PONDER"
B	PAINT SHERWIN-WILLIAMS SW 7078- "MINUTE MAUVE"



5 WEST ELEVATION - BUILDING B
SCALE: 1/32" = 1'-0"



6 SITE WALLS
1/4"=1'-0"

REGISTERED ARCHITECT
CERTIFICATE NO.
33446
DONALD A. ANDREWS JR.
Date Signed or Issued
ARIZONA, U.S.A.
Expires 03/31/23

ADG A1720

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

INDUSTRIAL BUSINESS PARK
SEC N. 211th AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No:	DATE:	REVISIONS:
1		
2		
3		

DR1

DATE: 07/22/2021

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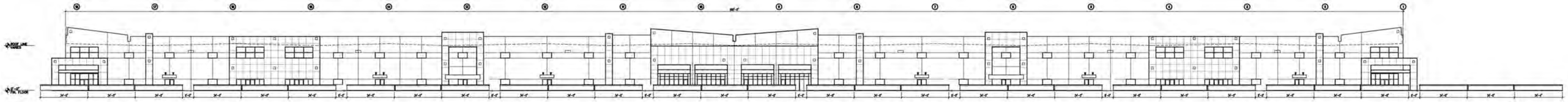
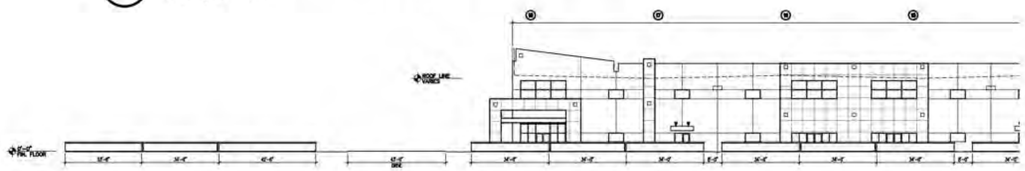
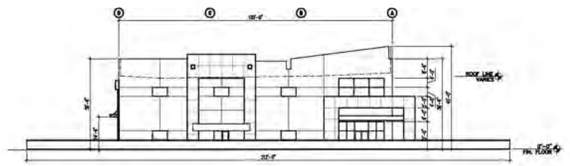


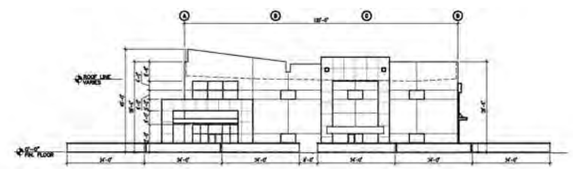
1 NORTH ELEVATION - BUILDING A - OVERALL
SCALE: 1/32" = 1'-0"



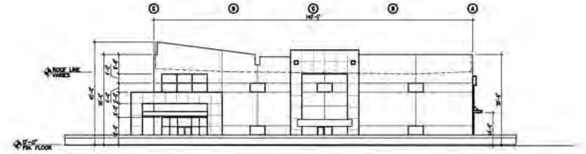
1 NORTH ELEVATION - BUILDING A - OVERALL CONT.
SCALE: 1/32" = 1'-0"



2 EAST ELEVATION - BUILDING A
SCALE: 1/32" = 1'-0"



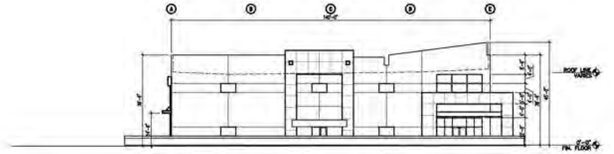
3 WEST ELEVATION - BUILDING A
SCALE: 1/32" = 1'-0"



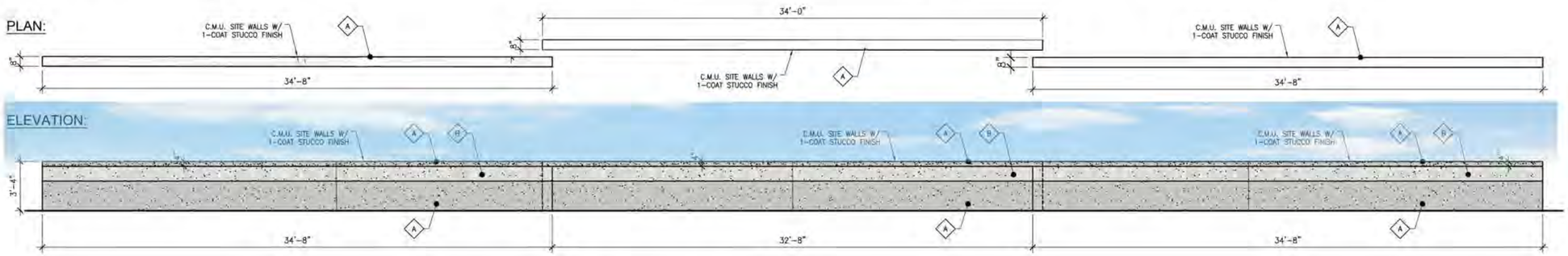
4 EAST ELEVATION - BUILDING B
SCALE: 1/32" = 1'-0"

FINISH SCHEDULE:

- A — PAINT SHERWIN-WILLIAMS SW 7079- "PONDER"
- B — PAINT SHERWIN-WILLIAMS SW 7078- "MINUTE MAUVE"



5 WEST ELEVATION - BUILDING B
SCALE: 1/32" = 1'-0"



6 SITE WALLS
1/4"=1'-0"

REGISTERED ARCHITECT CERTIFICATE NO. 15446 DONALD A. ANDREWS JR. Date Signed or Printed: ARIZONA, U.S.A. Expires 03/31/23

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Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 211th AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No:	DATE:	REVISIONS:
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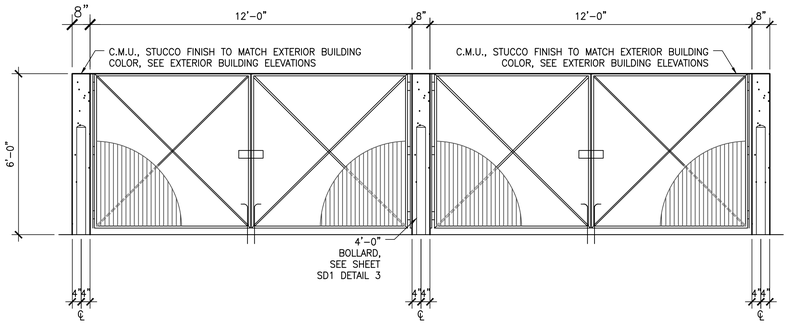
DR1

DATE: 07/22/2021



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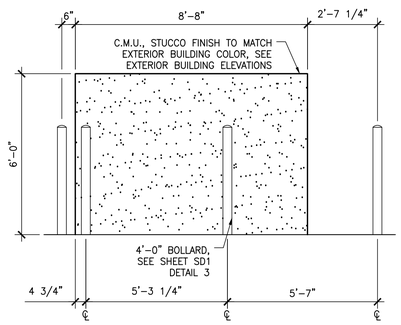

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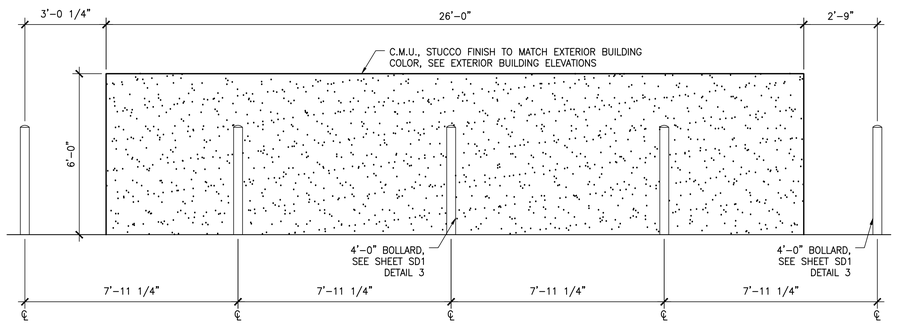
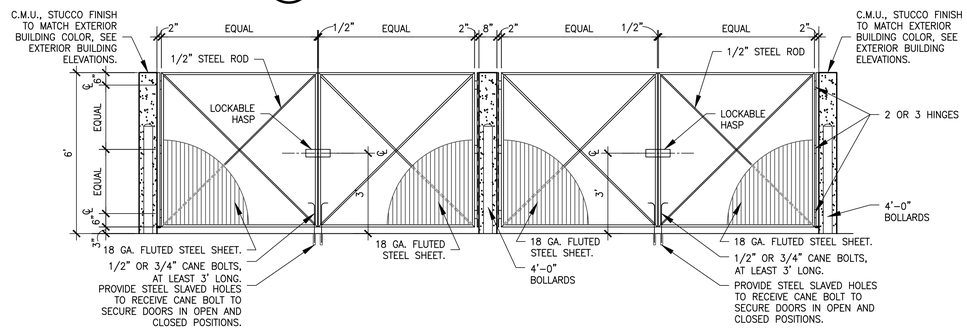


C

1 ENCLOSURE ELEVATIONS

3/8"=1'-0"

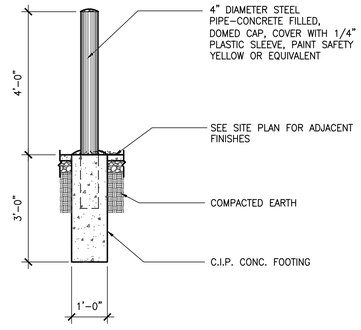


NOTE:

1. THE CITY OF BUCKEYE SANITATION DIVISION, PER CITY ORDINANCE, WILL PROVIDE REFUSE CONTAINERS FOR ALL SINGLE FAMILY AND MULTI-FAMILY DEVELOPMENTS WITHIN THE CITY LIMITS OF BUCKEYE BUSINESS AND INDUSTRIAL DEVELOPMENTS HAVE A CHOICE OF BEING SERVED BY THE CITY OR A PRIVATE REFUSE DISPOSAL COMPANY.
2. MULTIPLE REFUSE CONTAINERS MUST BE PLACED ON RIGHT SIDE OF THE DRIVE IN RELATION TO THE TRAFFIC FLOW SO COLLECTION TRUCKS MAY BE ROUTED THROUGH THE SITE IN ONE DIRECTION.
3. ENCLOSURES IN INDUSTRIAL AREAS SHALL BE PLACED IN THE BACK OF THE LOT IN LINE W/ THE DRIVE THROUGH SO THE DRIVER CAN HAVE A DIRECT APPROACH TO THE REFUSE BIN, SERVICE IT, AND EXIT THE FACILITY.
4. THE ENCLOSURE SHOULD NOT BE PLACED AT THE END OF A DEAD END STREET UNLESS THERE IS A TURNING RADIUS OF 52.5 FEET. A DEAD END IS CONSIDERED BACKING FURTHER THAN 55 FEET.
5. THE ENCLOSURE SHALL BE FREE OF ANY OVERHEAD OBSTRUCTIONS WHICH MAY INTERFERE IN THE SERVICING OF THE CONTAINER.
6. GATES ARE REQUIRED ON ALL ENCLOSURES FOR COMMERCIAL PROJECTS IN LOCATIONS VISIBLE TO THE PUBLIC. THE GATES MUST CLEAR THE DRIVEWAY AND BE ABLE TO BE LOCKED IN AN OPEN POSITION AT OR PAST 90 DEGREES SO AS NOT TO INTERFERE W/ THE OPERATION OF THE COLLECTION TRUCK.
7. MINIMUM HEIGHT OF ENCLOSURE WALL SHALL BE 6 FEET.
8. ALL PROJECTS SHALL FOLLOW THIS DETAIL REGARDLESS OF WHO PROVIDES TRASH SERVICE.
9. DETAIL G-934 MUST BE SHOWN COMPLETELY ON ALL SITE PLANS SUBMITTED.

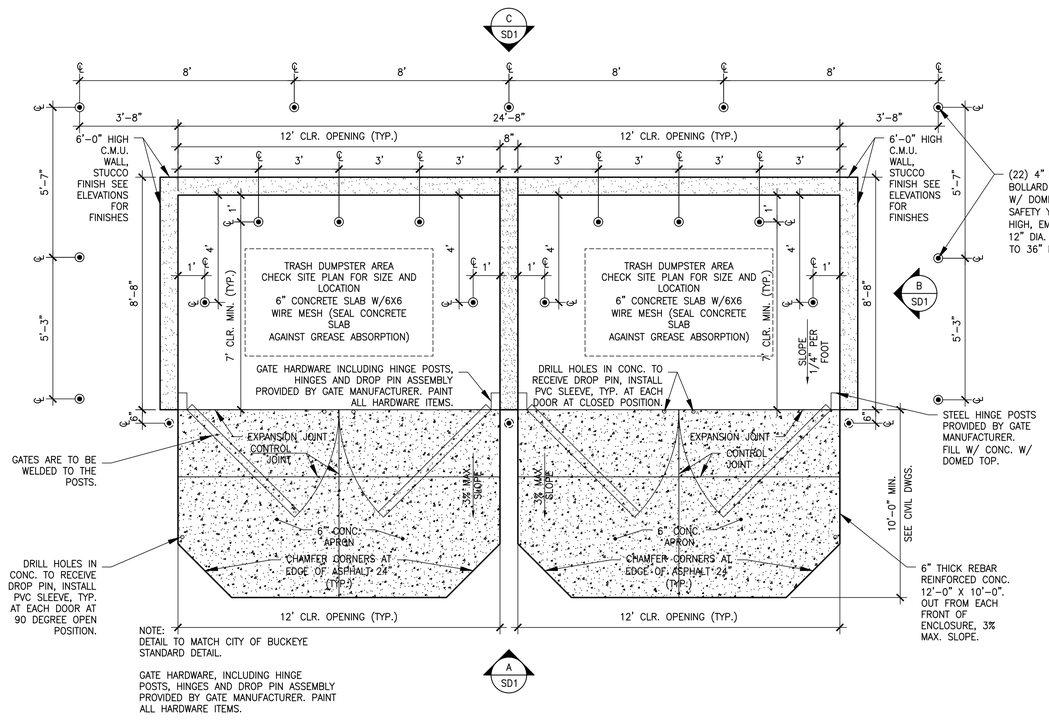
2 ENCLOSURE GATE ELEVATION

3/8"=1'-0"



3 STEEL PIPE BOLLARD

1/2"=1'-0"

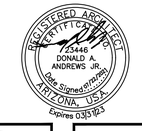


NOTE:
DETAIL TO MATCH CITY OF BUCKEYE STANDARD DETAIL.

GATE HARDWARE, INCLUDING HINGE POSTS, HINGES AND DROP PIN ASSEMBLY PROVIDED BY GATE MANUFACTURER. PAINT ALL HARDWARE ITEMS.

4 TRASH ENCLOSURE

3/8"=1'-0"



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INDUSTRIAL BUSINESS PARK
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BUCKEYE, ARIZONA

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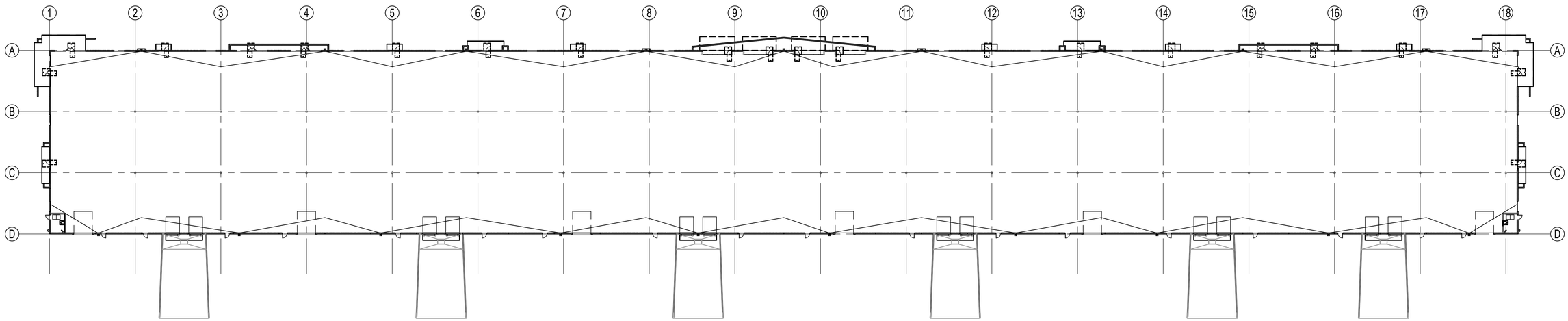
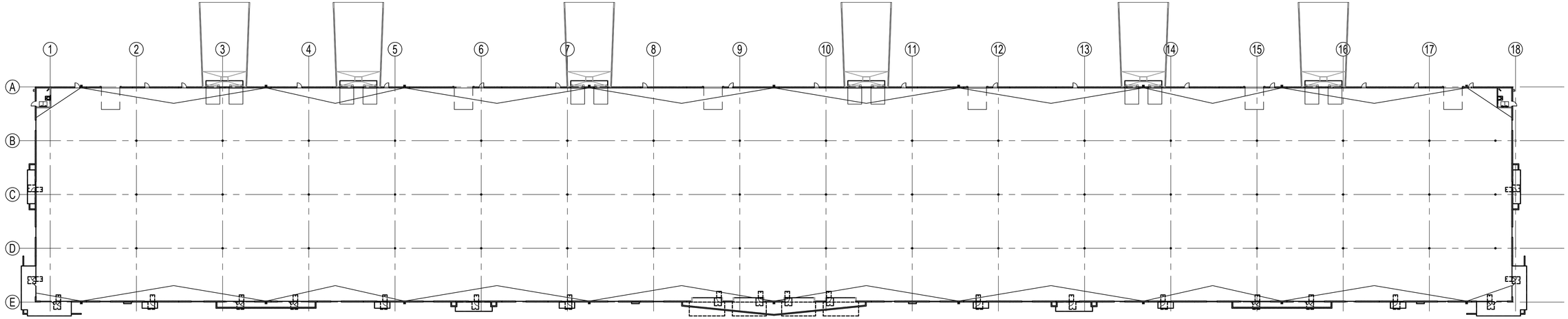
DATE: 07/22/2021



BUILDING 'A' FLOOR PLAN
SCALE: 1/32" = 1'-0"



BUILDING 'B' FLOOR PLAN
SCALE: 1/32" = 1'-0"

REGISTERED ARCHITECT
CERTIFICATE NO.
35448
DONALD A. ANDREWS JR.
Date Signed or Issued
ARIZONA, USA
Expires 03/31/23

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ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT
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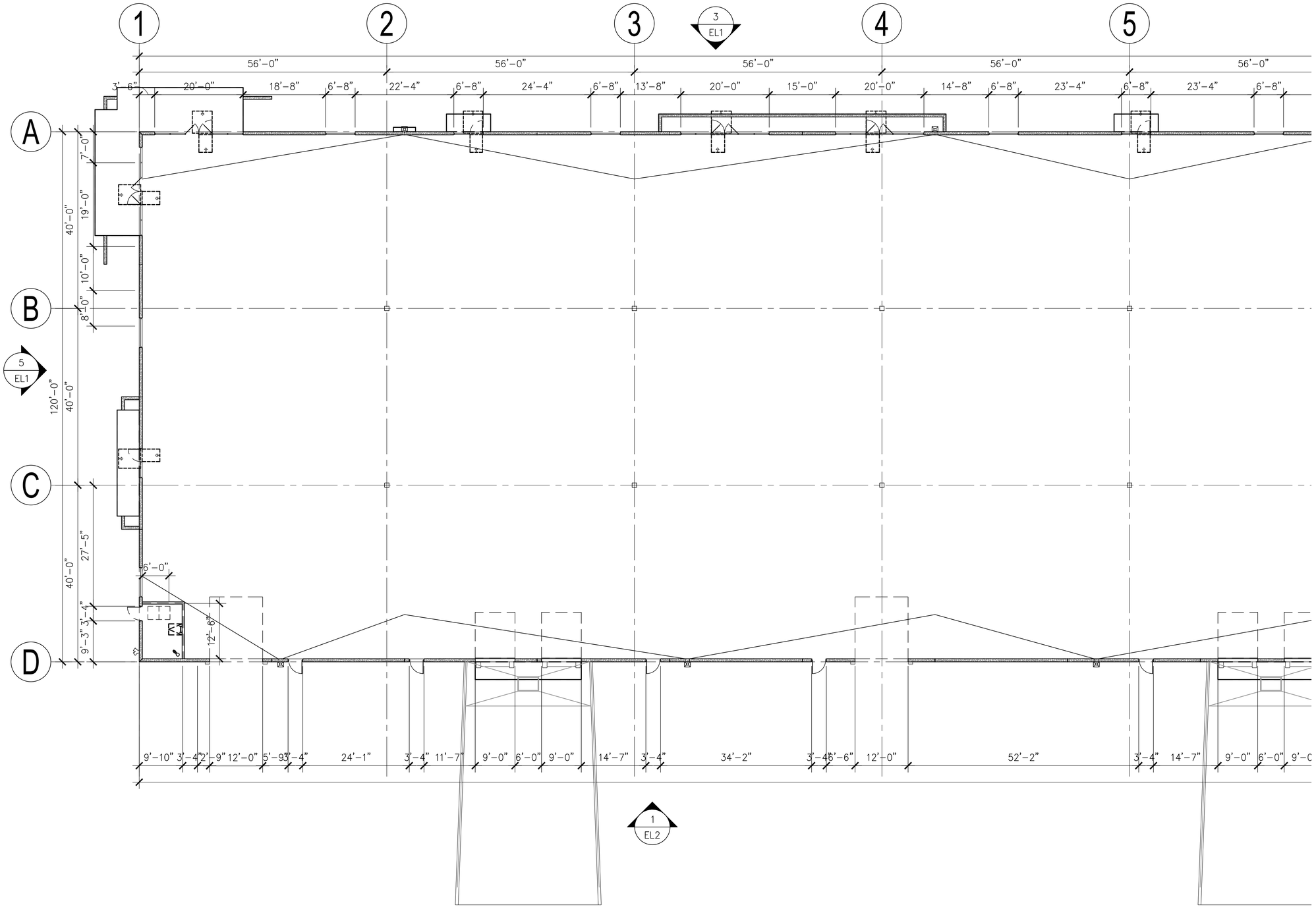
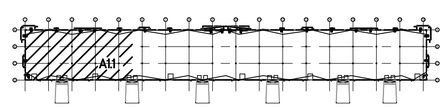
DATE: 07/22/2021



FLOOR PLAN - BUILDING 'A'
SCALE: 3/32" = 1'-0"



KEY PLAN - BUILDING 'A'
SCALE: N.T.S

REGISTERED ARCHITECT
CERTIFICATE NO.
23446
DONALD A. ANDREWS JR.
Date Signed (original)
ARIZONA, USA
Expires 03/31/23

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Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

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SEC N. 21ith AVE AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

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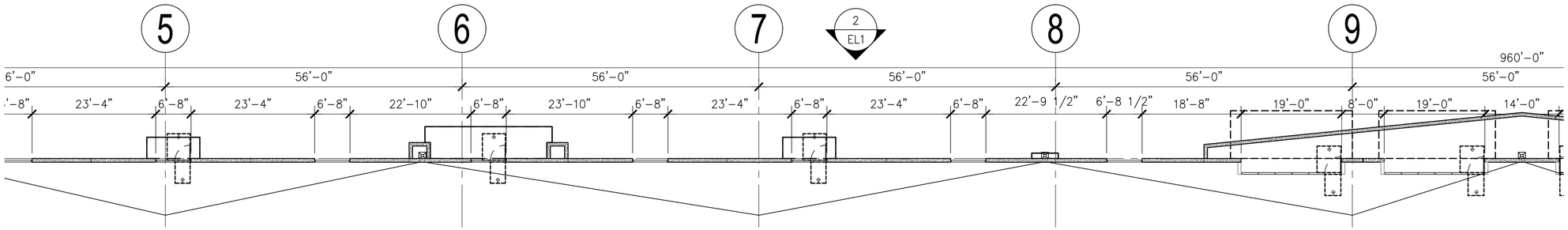

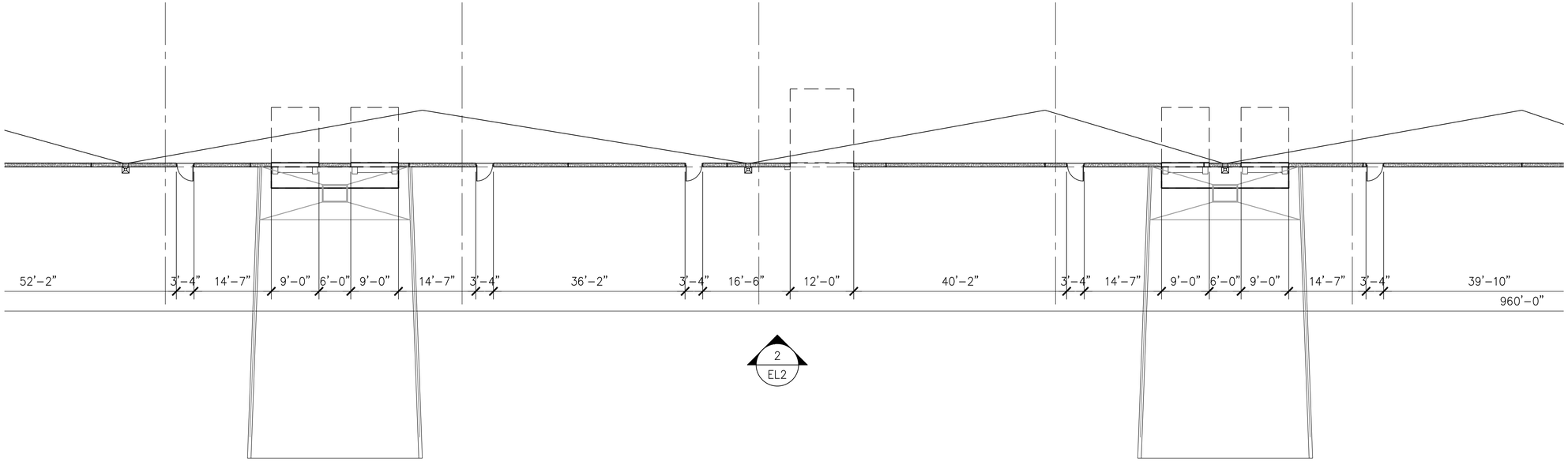

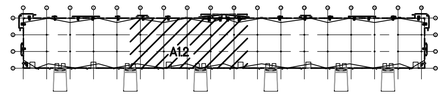

KEY PLAN - BUILDING 'A'
SCALE: N.T.S

FLOOR PLAN - BLDG 'A'
SCALE: 3/32" = 1'-0"

REGISTERED ARCHITECT
CERTIFICATE NO.
25446
DONALD A. ANDREWS JR.
State Standard Plan
ARIZONA, U.S.A.
Expires 03/31/23

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INDUSTRIAL BUSINESS PARK
SEC N. 211th AVE AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

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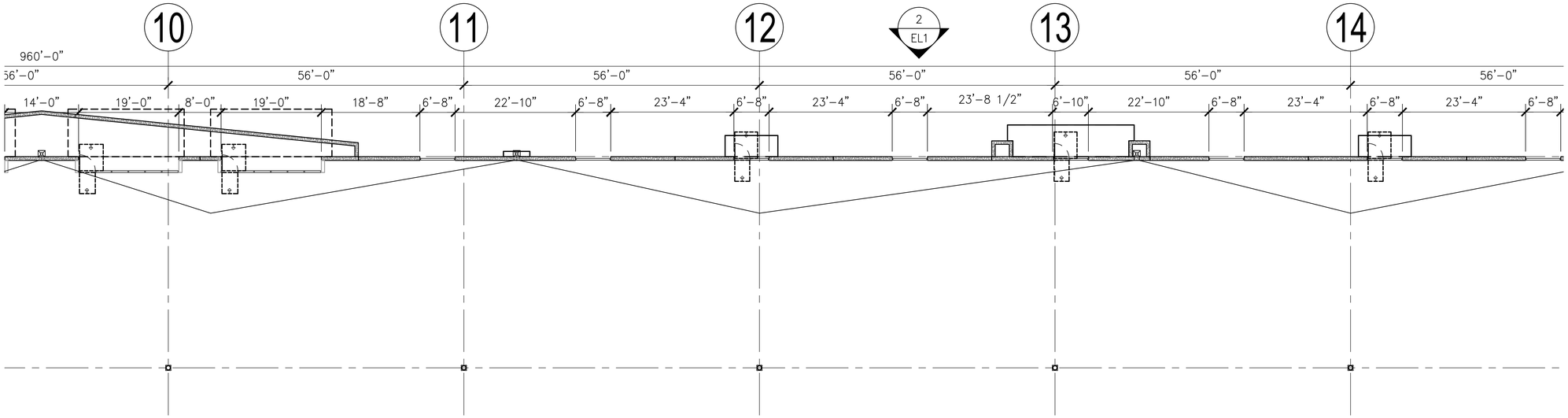
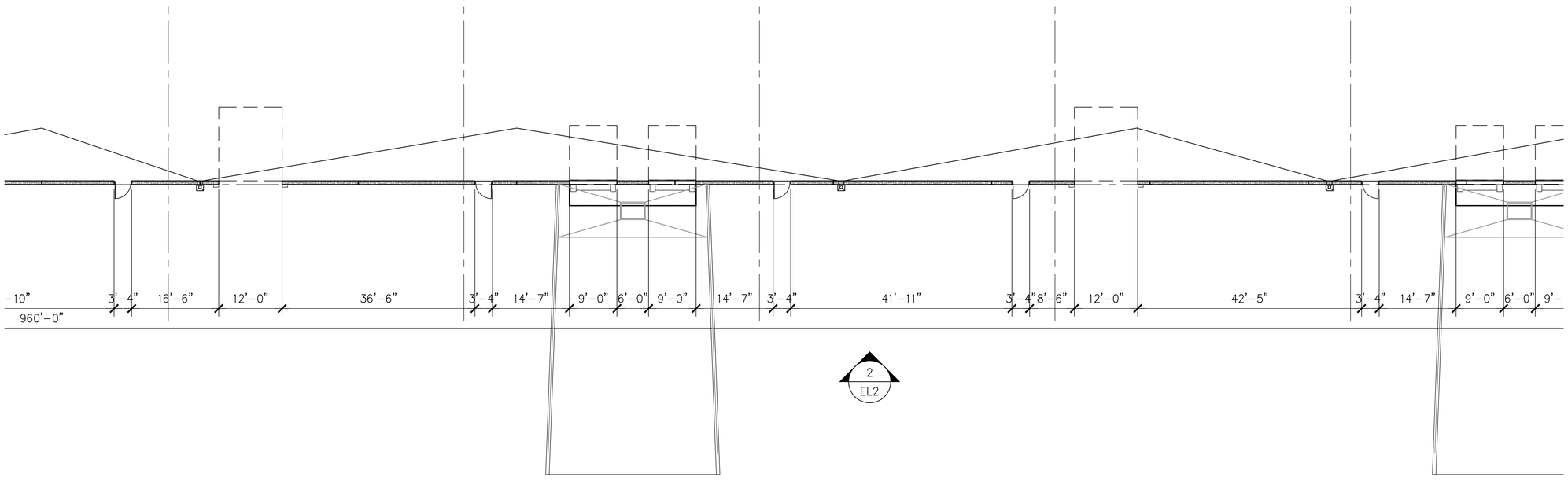
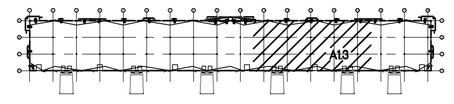
FP2

DATE: 07/22/2021





FLOOR PLAN - BLDG 'A'
SCALE: 3/32" = 1'-0"



KEY PLAN - BUILDING 'A'
SCALE: N.T.S

REGISTERED ARCHITECT
CERTIFICATE NO.
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DONALD A. ANDREWS JR.
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ARIZONA, USA
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INDUSTRIAL BUSINESS PARK
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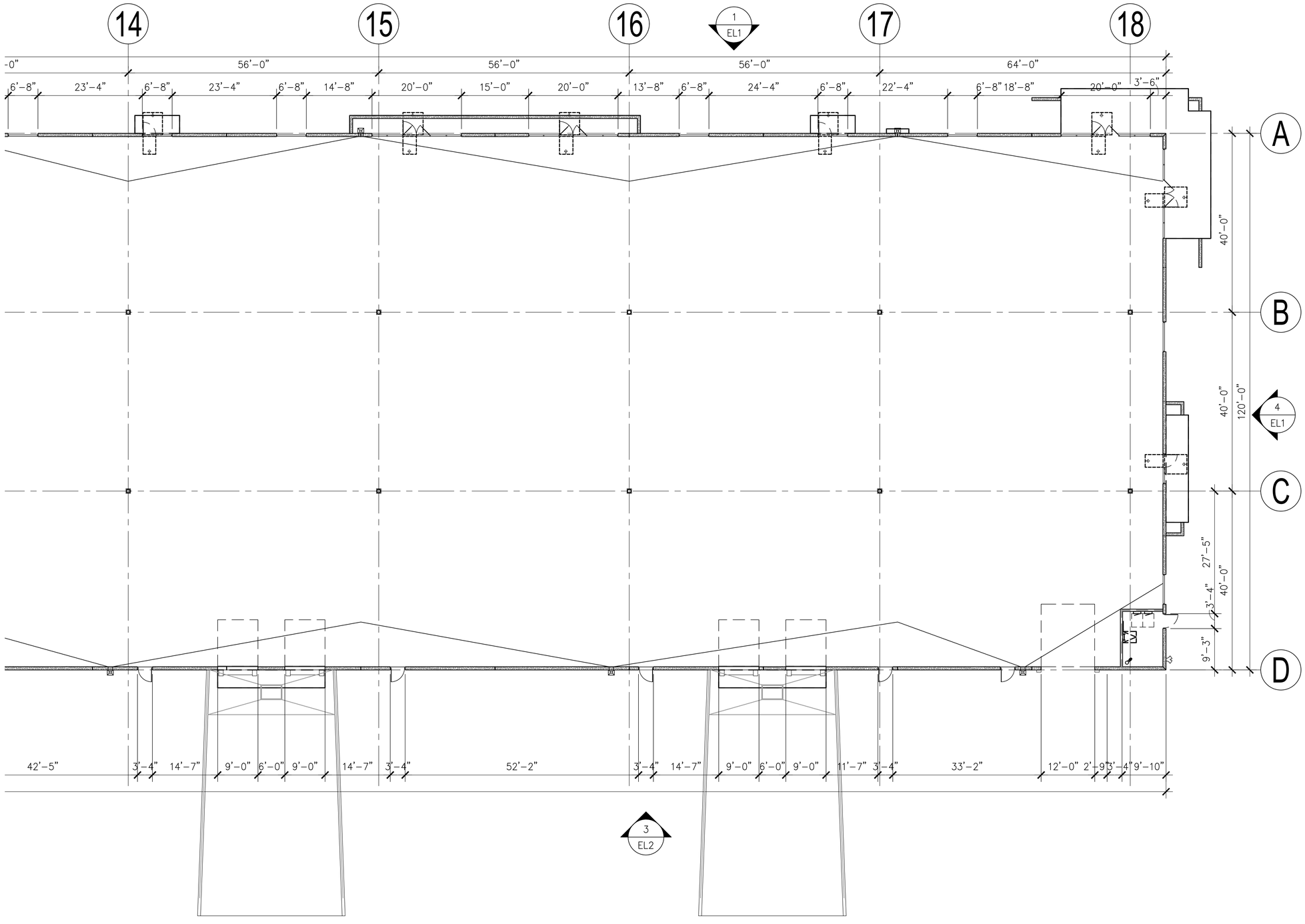

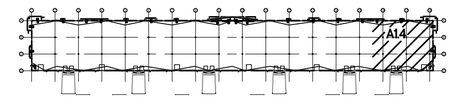

KEY PLAN - BUILDING 'A'
SCALE: N.T.S

FLOOR PLAN - BLDG 'A'
SCALE: 3/32" = 1'-0"

REGISTERED ARCHITECT
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DONALD A. ANDREWS JR.
Date Signed/Sealed
ARIZONA, USA
Expires 03/31/23

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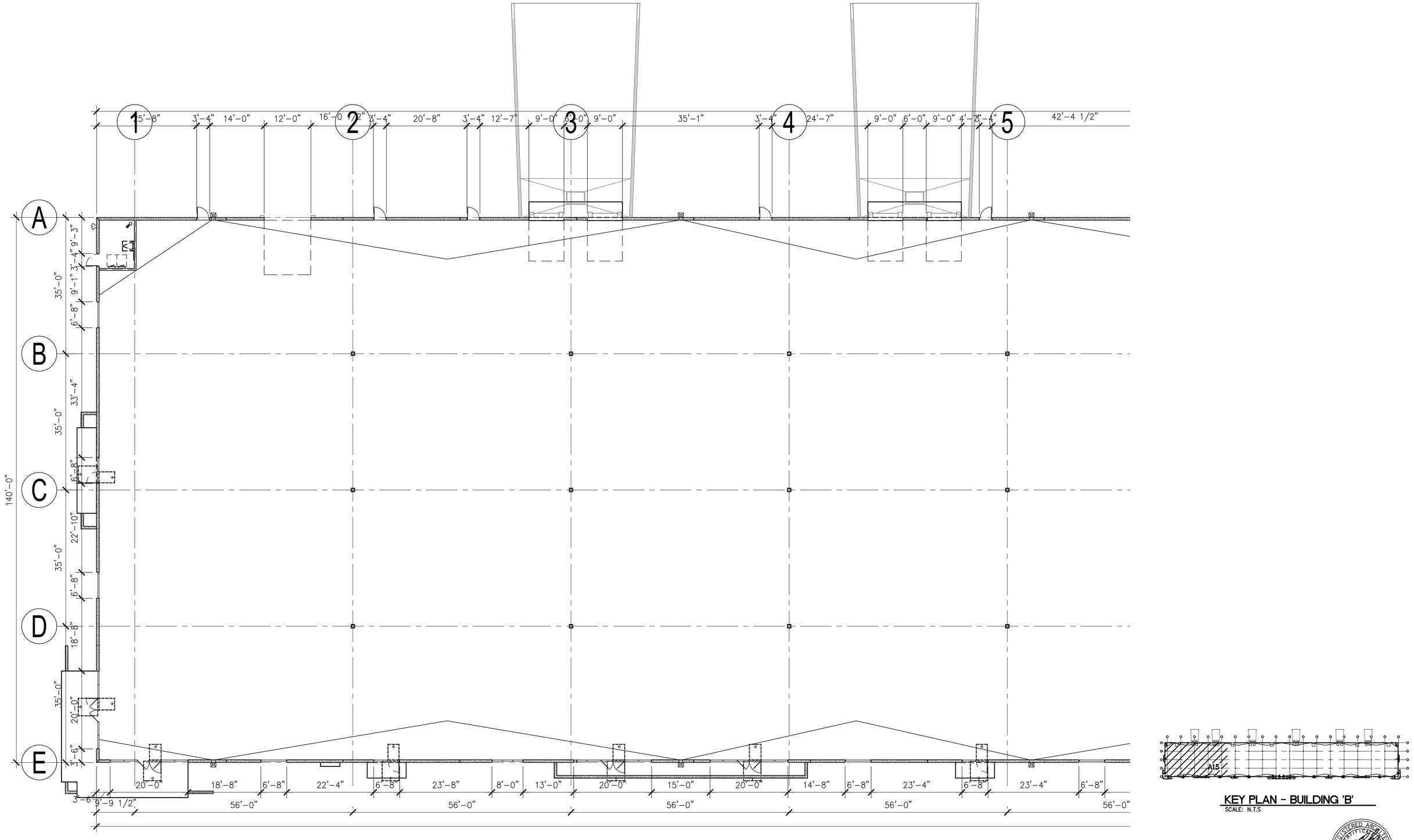
DATE: 07/22/2021



FLOOR PLAN - BLDG 'B'
SCALE: 3/32" = 1'-0"

KEY PLAN - BUILDING 'B'
SCALE: N.T.S

REGISTERED ARCHITECT
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DONALD A. ANDREWS JR.
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ARIZONA, U.S.A.
Expires 03/31/23

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BUCKEYE, ARIZONA

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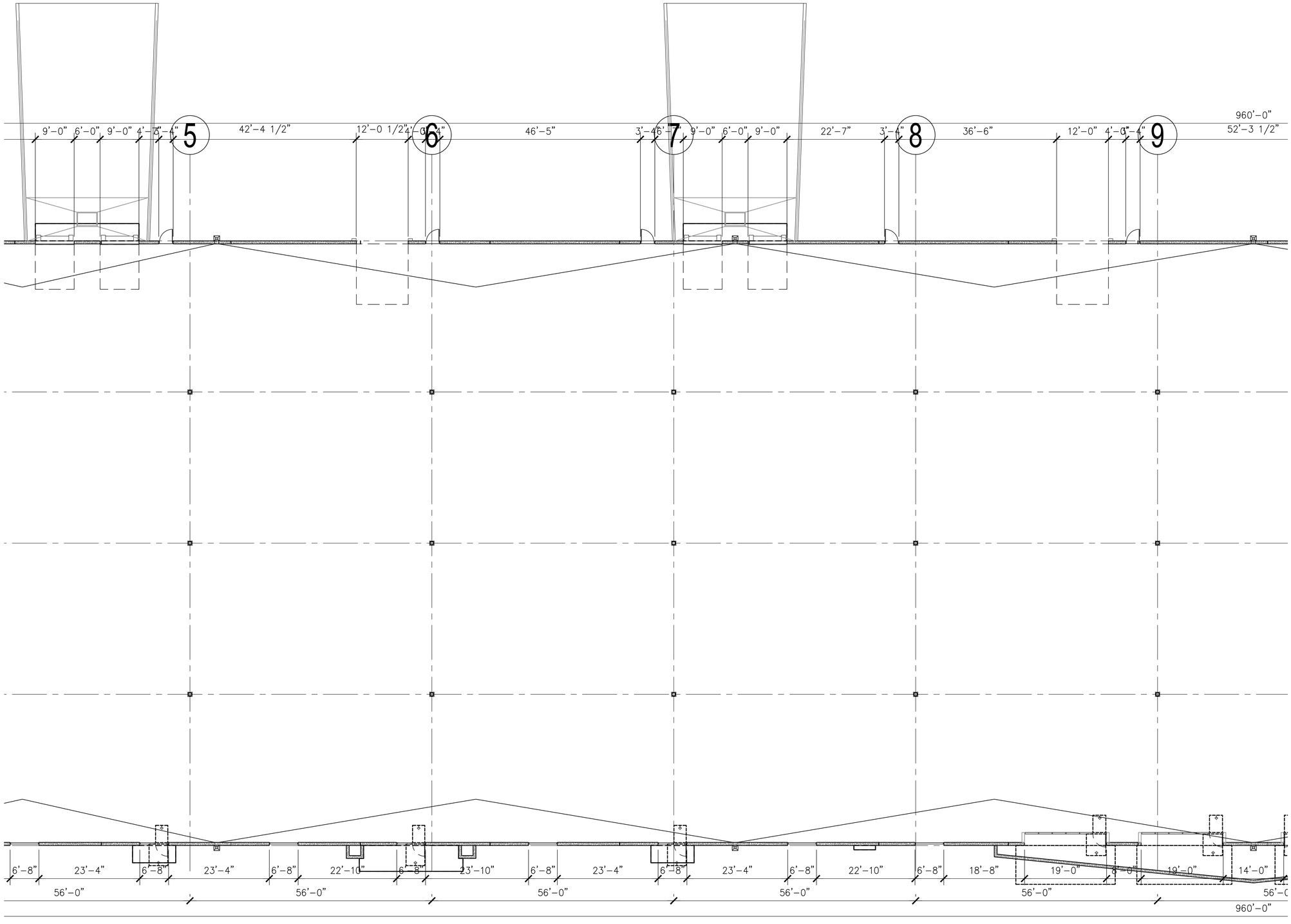
DATE: 07/22/2021



FLOOR PLAN - BLDG 'B'
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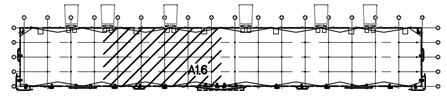

KEY PLAN - BUILDING 'B'
SCALE: N.T.S

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DONALD A. ANDREWS JR.
Date Signed during Renewal
ARIZONA, U.S.A.
Expires 03.31.23

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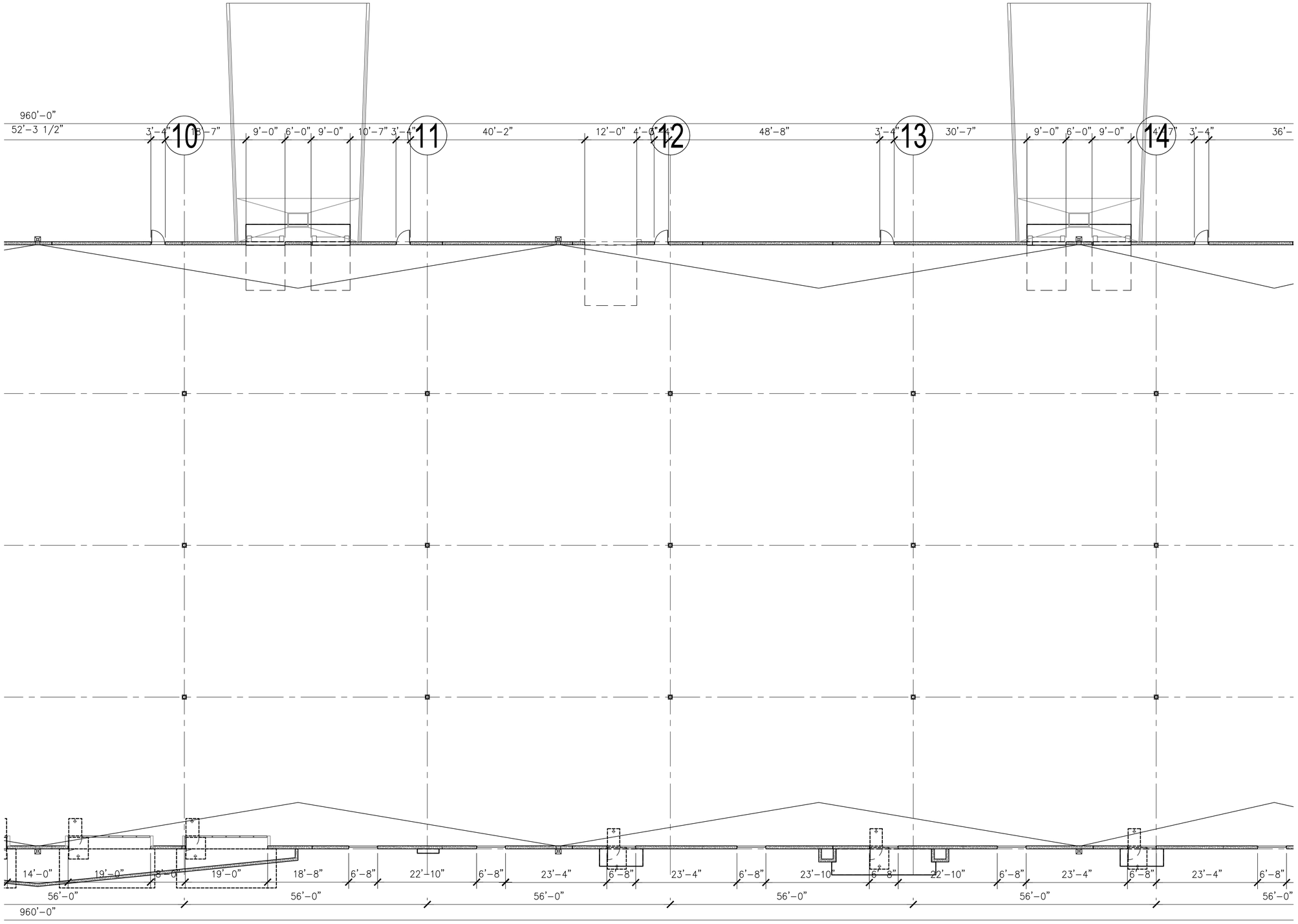
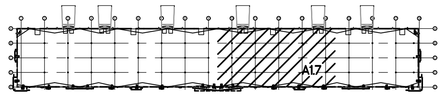


FLOOR PLAN - BLDG 'B'
SCALE: 3/32" = 1'-0"



KEY PLAN - BUILDING 'B'
SCALE: N.T.S

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ARIZONA, USA
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DATE: 07/22/2021

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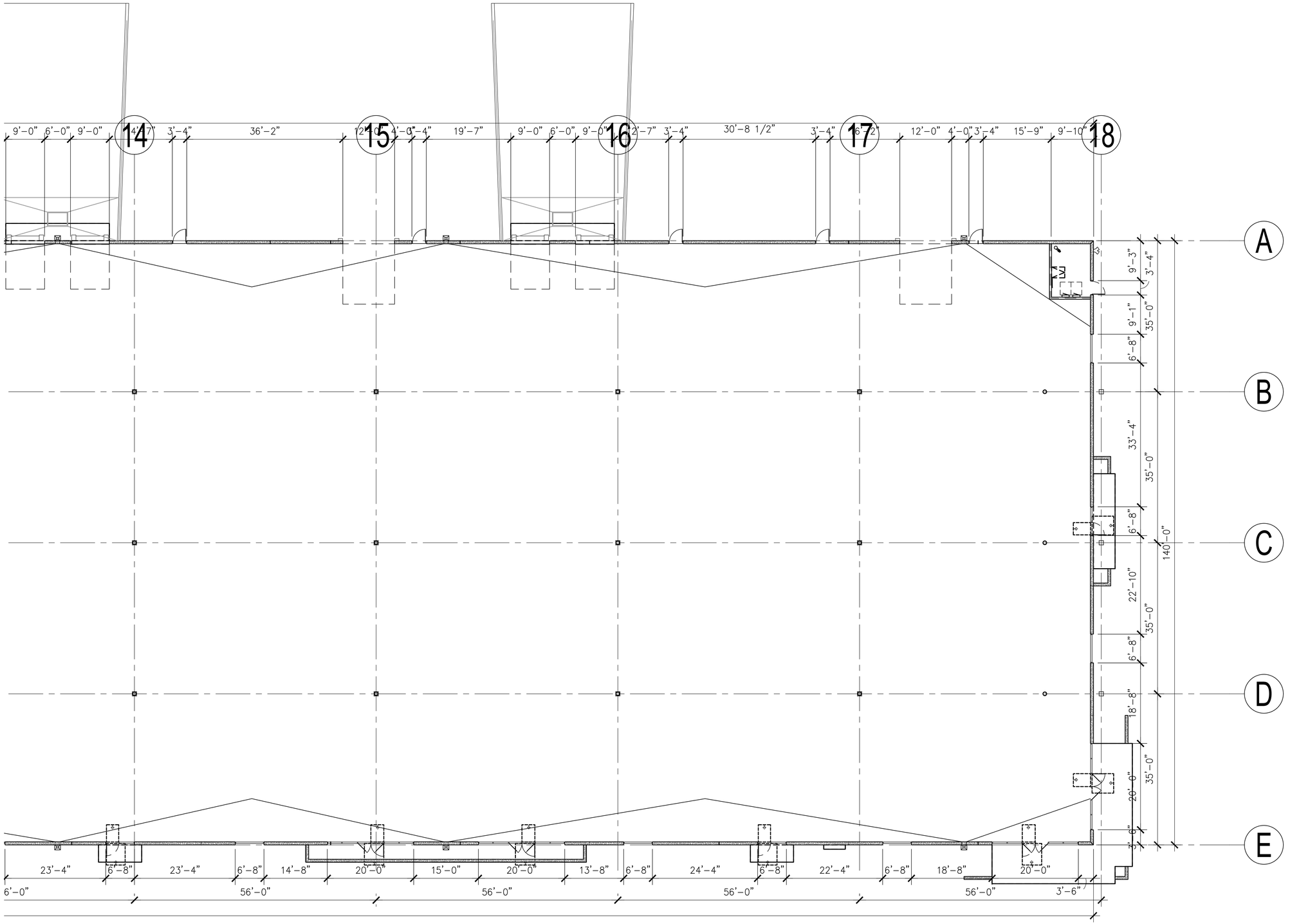
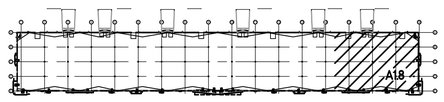


FLOOR PLAN - BLDG 'B'
SCALE: 3/32" = 1'–0"



KEY PLAN - BUILDING 'B'
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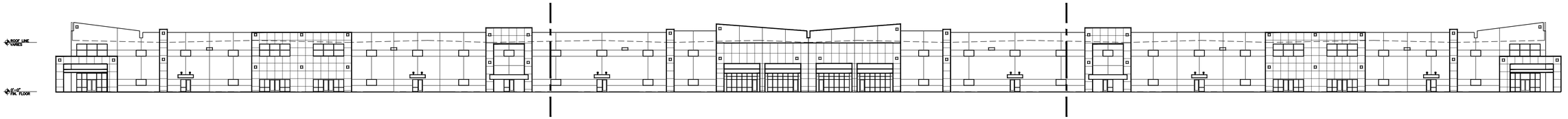
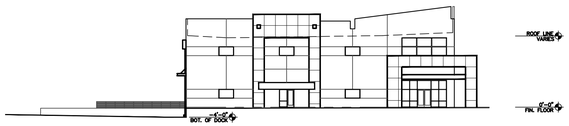
FP8

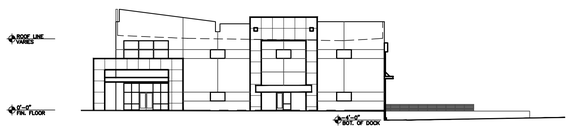
DATE: 07/22/2021



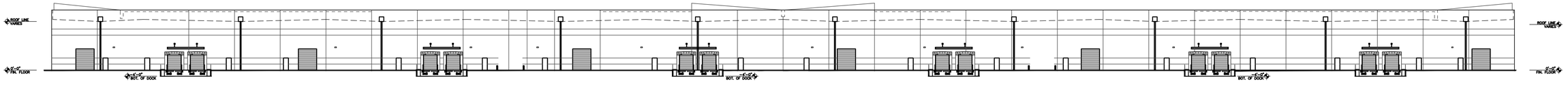
1 NORTH ELEVATION - BUILDING A - OVERALL
SCALE: 1/32" = 1'-0"



2 WEST ELEVATION - BUILDING A
SCALE: 1/32" = 1'-0"

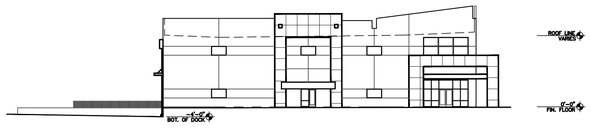


3 EAST ELEVATION - BUILDING A
SCALE: 1/32" = 1'-0"

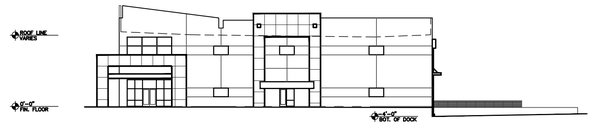


4 SOUTH ELEVATION - BUILDING A - OVERALL
SCALE: 1/32" = 1'-0"

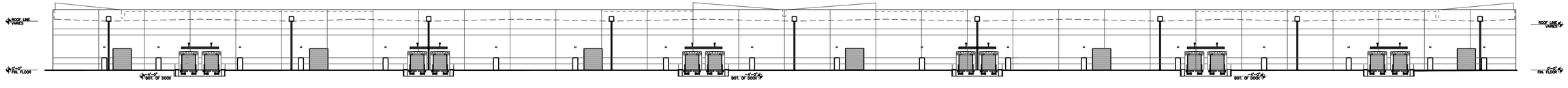
5 SOUTH ELEVATION - BUILDING B - OVERALL
SCALE: 1/32" = 1'-0"



6 EAST ELEVATION - BUILDING B
SCALE: 1/32" = 1'-0"



7 WEST ELEVATION - BUILDING B
SCALE: 1/32" = 1'-0"



8 NORTH ELEVATION - BUILDING B - OVERALL
SCALE: 1/32" = 1'-0"

ADG A1720

REGISTERED ARCHITECT
CERTIFICATE NO.
25446
DONALD A. ANDREWS JR.
Date Signed 07/22/2021
ARIZONA, U.S.A.
Expires 03/31/23

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 211th AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No:	DATE:	REVISIONS:
1		
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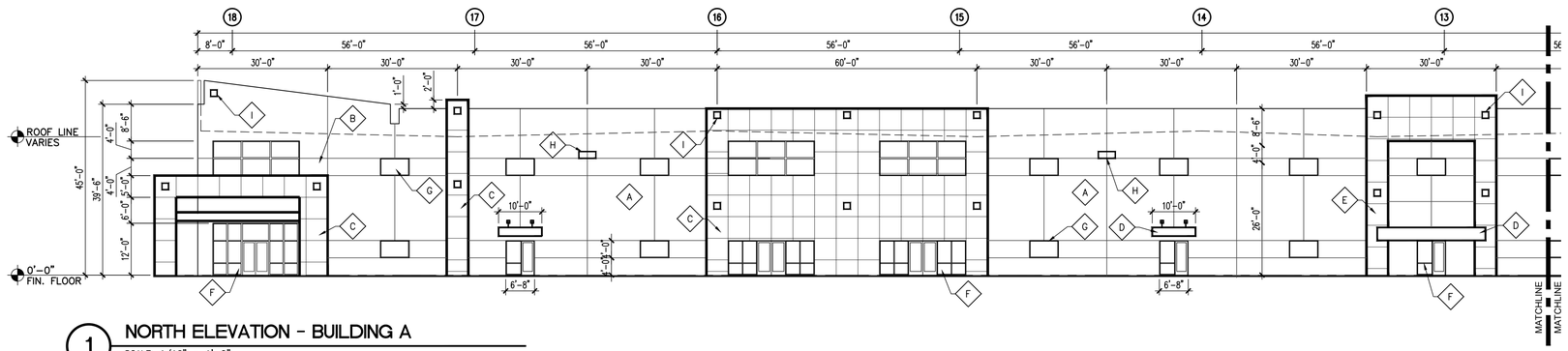
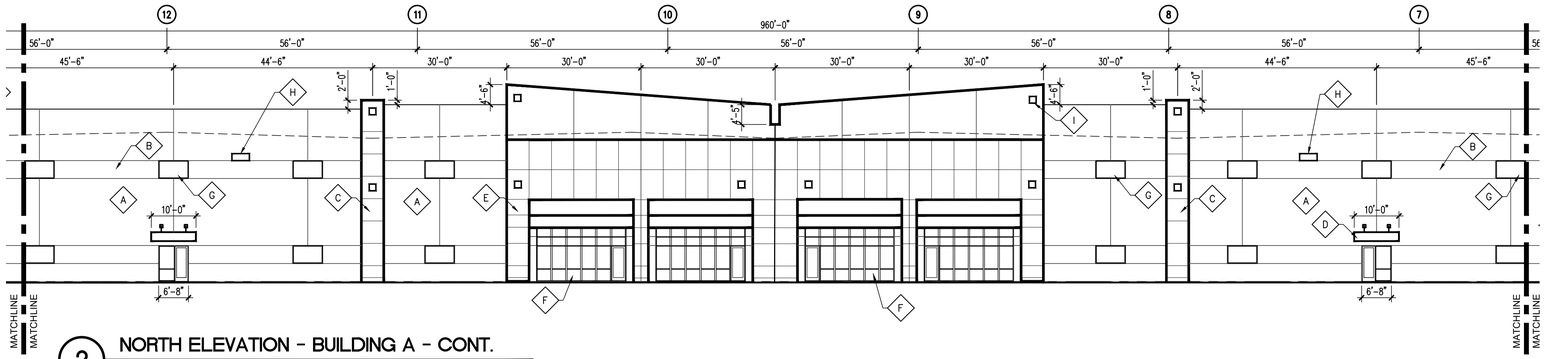
EL0

DATE: 07/22/2021



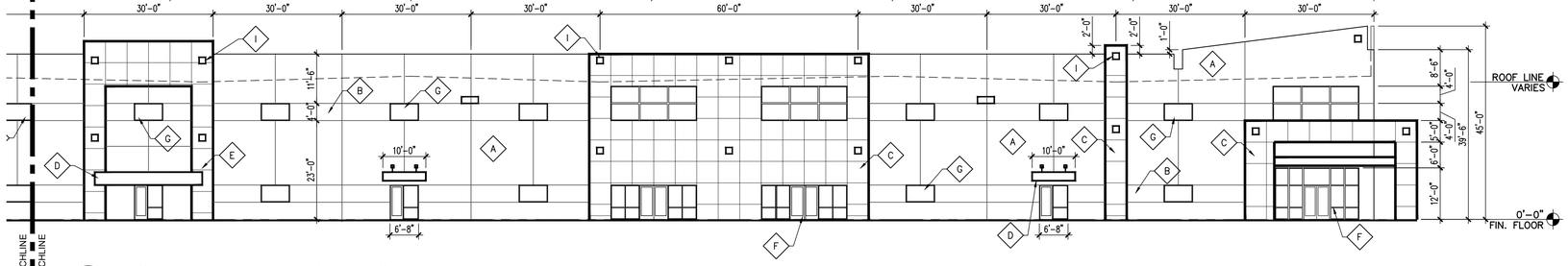
1 NORTH ELEVATION - BUILDING A

SCALE: 1/16" = 1'-0"



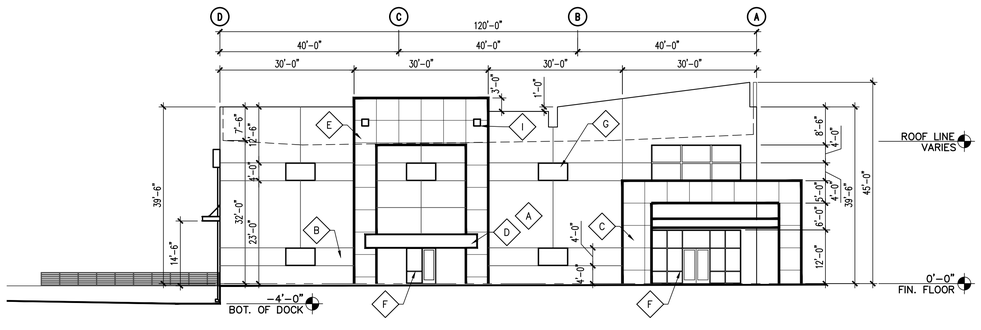
2 NORTH ELEVATION - BUILDING A - CONT.

SCALE: 1/16" = 1'-0"



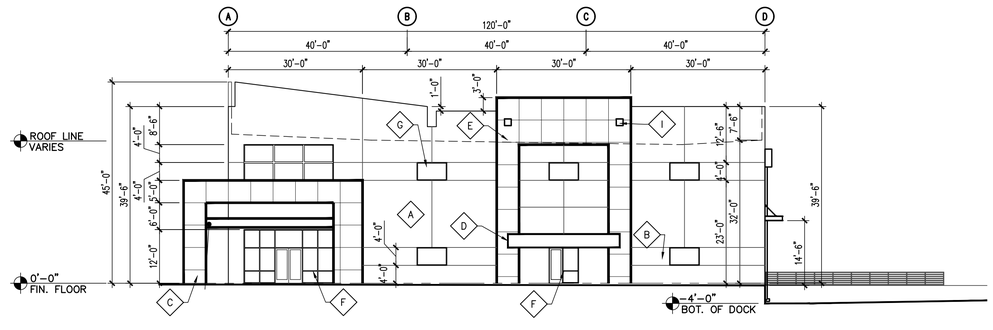
3 NORTH ELEVATION - BUILDING A

SCALE: 1/16" = 1'-0"



4 EAST ELEVATION - BUILDING A

SCALE: 1/16" = 1'-0"



5 WEST ELEVATION - BUILDING A

SCALE: 1/16" = 1'-0"

FINISH SCHEDULE:

A	PAINT SHERWIN-WILLIAMS SW 7079- "PONDER"
B	PAINT SHERWIN-WILLIAMS SW 7078- "MINUTE MAUVE"
C	PAINT SHERWIN-WILLIAMS SW 6529- "SCANDA"
D	METAL CANOPY US ALUMINUM "SILVER METALLIC"
E	EIFS PAINT SHERWIN-WILLIAMS SW 6061 - "TANBARK"
F	STOREFRONT US ALUMINUM "SILVER METALLIC"
G	FROSTED GLAZED PANELS
H	ACCENT LIGHTS
I	ACCENT DECORATIVE FITTINGS

199

REGISTERED ARCHITECT
CERTIFICATE NO.
25446
DONALD A. ANDREWS JR.
Date Signed 07/22/21
ARIZONA, U.S.A.
Expires 03/31/23

ADG A1720

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 21ith AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No:	DATE:	REVISIONS:
1		
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EL1

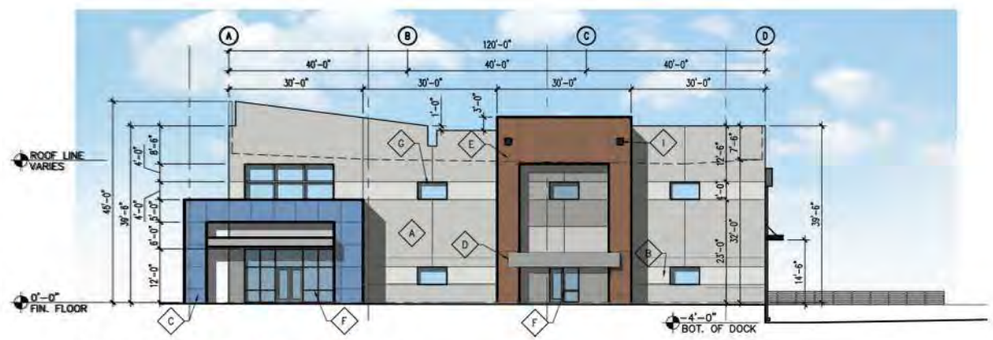
DATE: 07/22/2021

1 NORTH ELEVATION - BUILDING A
SCALE: 1/16" = 1'-0"

2 NORTH ELEVATION - BUILDING A - CONT.
SCALE: 1/16" = 1'-0"

3 NORTH ELEVATION - BUILDING A
SCALE: 1/16" = 1'-0"

4 EAST ELEVATION - BUILDING A
SCALE: 1/16" = 1'-0"



5 WEST ELEVATION - BUILDING A
SCALE: 1/16" = 1'-0"

FINISH SCHEDULE:

A	PAINT SHERWIN-WILLIAMS SW 7079- "PONDER"
B	PAINT SHERWIN-WILLIAMS SW 7078- "MINUTE MAUVE"
C	PAINT SHERWIN-WILLIAMS SW 6529- "SCANDA"
D	METAL CANOPY US ALUMINUM "SILVER METALLIC"
E	EIFS PAINT SHERWIN-WILLIAMS SW 6061 - "TANBARK"
F	STOREFRONT US ALUMINUM "SILVER METALLIC"
G	FROSTED GLAZED PANELS
H	ACCENT LIGHTS
I	ACCENT DECORATIVE FITTINGS

REGISTERED ARCHITECT CERTIFICATE 23446 DONALD A. ANDREWS JR. Date Signed in Arizona ARIZONA, U.S.A. Expires 03/31/23

ADG A1720

Andrews Design Group, Inc.
ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT
1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 21ith AVE AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No:	DATE:	REVISIONS:
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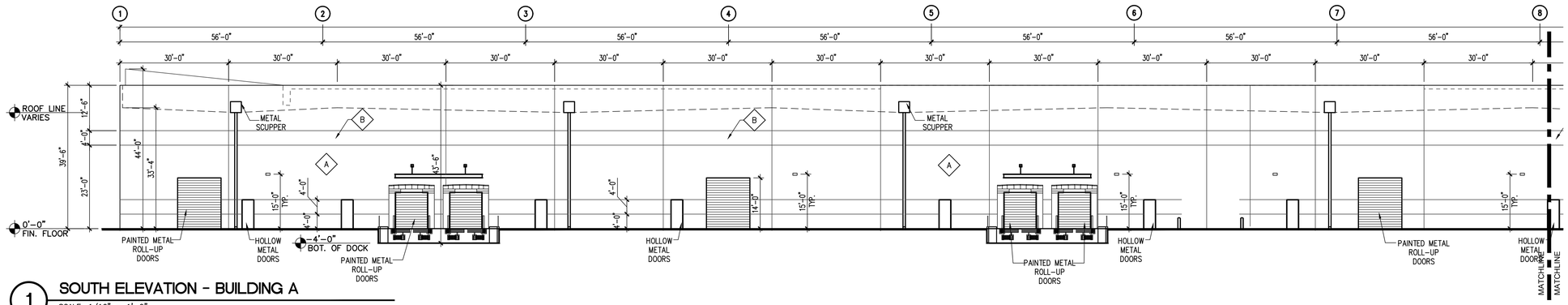
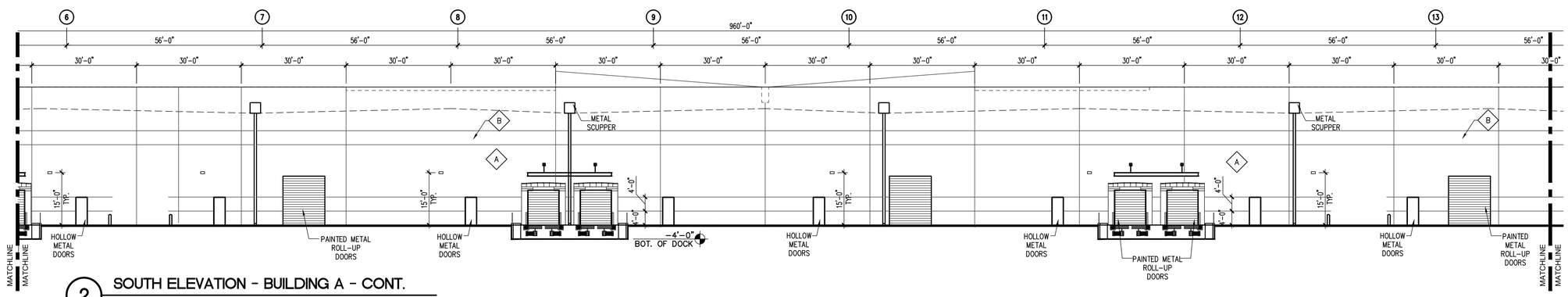
EL1

DAT 200 021



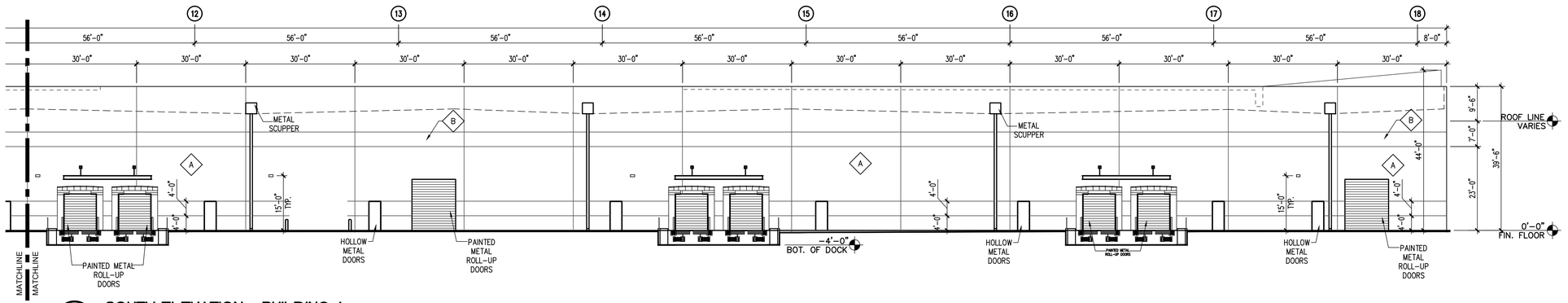
1 SOUTH ELEVATION - BUILDING A

SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION - BUILDING A - CONT.

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION - BUILDING A

SCALE: 1/16" = 1'-0"

FINISH SCHEDULE:

A	PAINT SHERWIN-WILLIAMS SW 7079- "PONDER"
B	PAINT SHERWIN-WILLIAMS SW 7078- "MINUTE MAUVE"
C	PAINT SHERWIN-WILLIAMS SW 6529- "SCANDA"
D	METAL CANOPY US ALUMINUM "SILVER METALLIC"
E	EIFS PAINT SHERWIN-WILLIAMS SW 6061 - "TANBARK"
F	STOREFRONT US ALUMINUM "SILVER METALLIC"
G	FROSTED GLAZED PANELS
H	ACCENT LIGHTS
I	ACCENT DECORATIVE FITTINGS

201

REGISTERED ARCHITECT
CERTIFICATE NO.
23446
DONALD A. ANDREWS JR.
Date Signed 8/27/2021
ARIZONA, USA
Expires 03/31/23

ADG A1720

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 211th AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No:	DATE:	REVISIONS:
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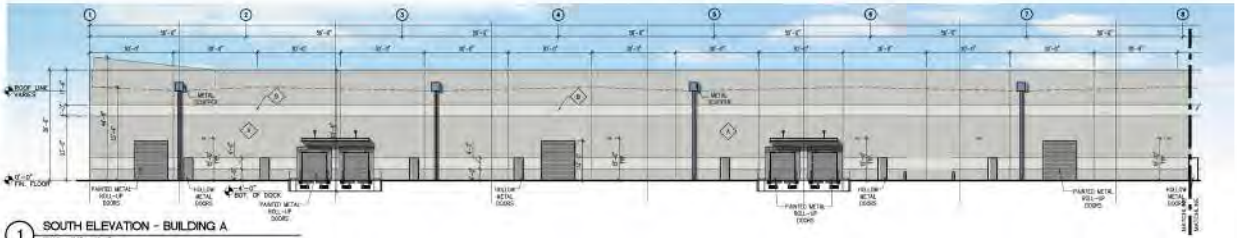
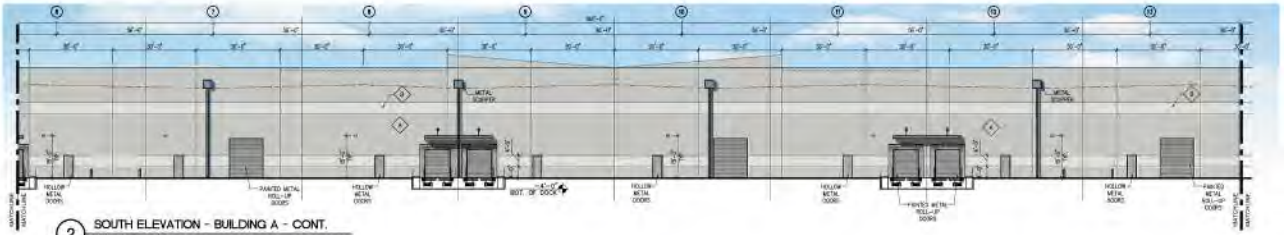
EL2

DATE: 07/22/2021



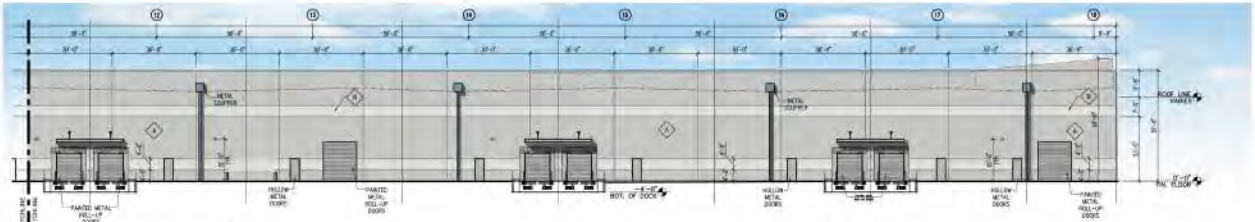
1 SOUTH ELEVATION - BUILDING A

SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION - BUILDING A - CONT.

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION - BUILDING A

SCALE: 1/16" = 1'-0"

FINISH SCHEDULE

- A — PAINT SHERWIN-WILLIAMS SW 7076- "CYCLONE"
- B — PAINT SHERWIN-WILLIAMS SW 7078- "WALRUS ARMOR"
- C — PAINT SHERWIN-WILLIAMS SW 6529- "SONORA"
- D — METAL CANOPY US ALUMINUM "SILVER METALLIC"
- E — EIFS PAINT SHERWIN-WILLIAMS SW 6041 - "THRIVING"
- F — STOREFRONT US ALUMINUM "SILVER METALLIC"
- G — FROSTED GLAZED PANELS
- H — ACCENT LIGHTS
- I — ACCENT DECORATIVE FITTINGS

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Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 21th AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No	DATE	REVISIONS
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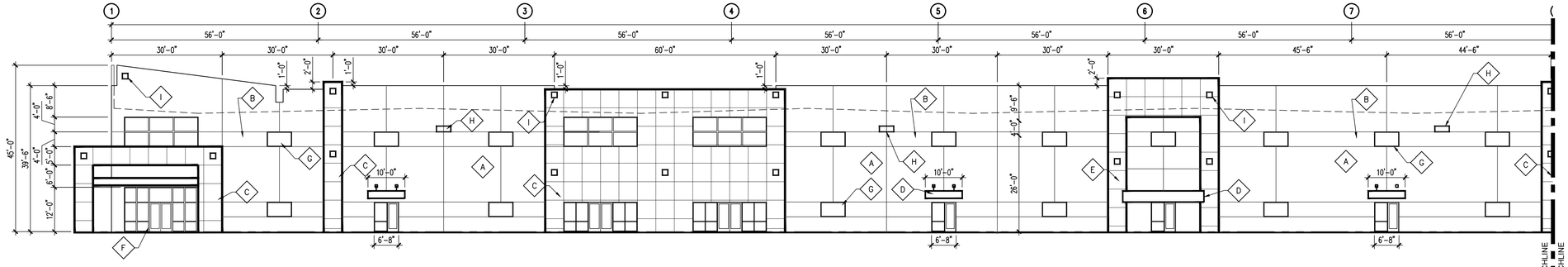
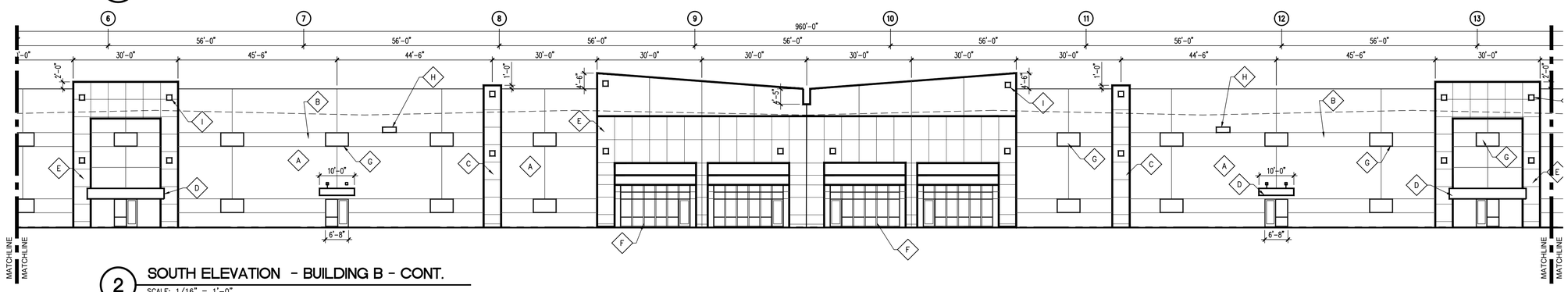
202.2

DATE: 07/22/2021



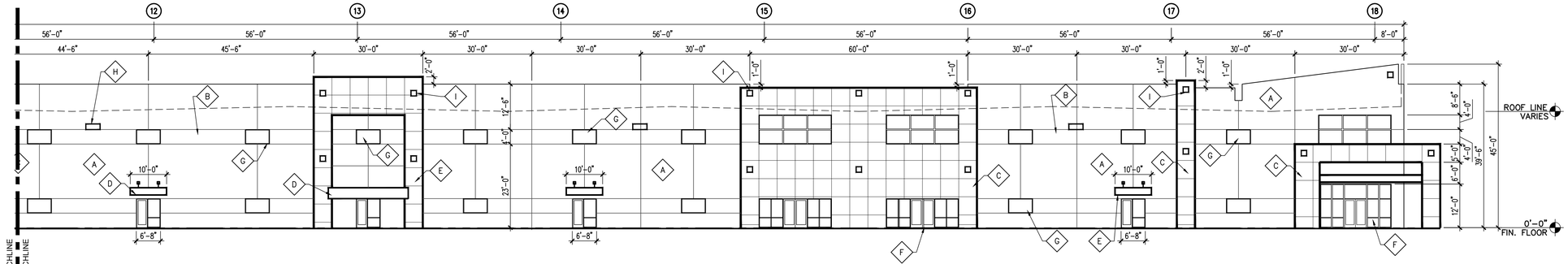
1 SOUTH ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"



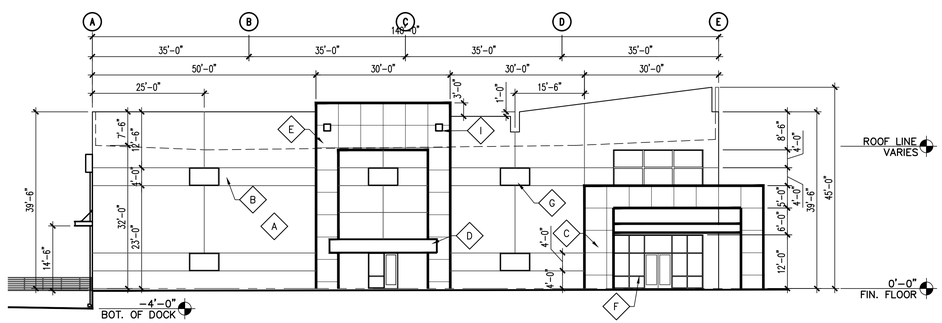
2 SOUTH ELEVATION - BUILDING B - CONT.

SCALE: 1/16" = 1'-0"



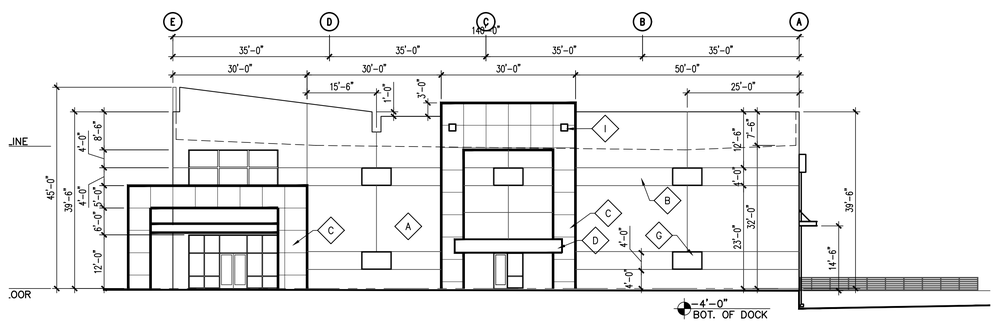
3 SOUTH ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"



4 WEST ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"



5 EAST ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"

FINISH SCHEDULE:

A	PAINT SHERWIN-WILLIAMS SW 7079- "PONDER"
B	PAINT SHERWIN-WILLIAMS SW 7078- "MINUTE MAUVE"
C	PAINT SHERWIN-WILLIAMS SW 6529- "SCANDA"
D	METAL CANOPY US ALUMINUM "SILVER METALLIC"
E	EIFS PAINT SHERWIN-WILLIAMS SW 6061 - "TANBARK"
F	STOREFRONT US ALUMINUM "SILVER METALLIC"
G	FROSTED GLAZED PANELS
H	ACCENT LIGHTS
I	ACCENT DECORATIVE FITTINGS

ADG A1720

REGISTERED ARCHITECT
CERTIFICATE NO.
25446
DONALD A. ANDREWS JR.
Date Signed or Sealed
ARIZONA, USA
Expires 0.30.19.23

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 21ith AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No:	DATE:	REVISIONS:
1		
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EL3

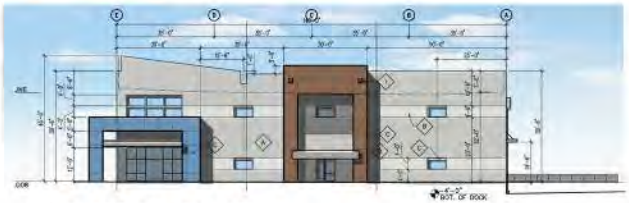
DATE: 07/22/2021

1 SOUTH ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION - BUILDING B - CONT.
SCALE: 1/16" = 1'-0"

3 SOUTH ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"

4 WEST ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"



5 EAST ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"

FINISH SCHEDULE

- A — PAINT SHERWIN-WILLIAMS SW 7076- "CYBERSPACE"
- B — PAINT SHERWIN-WILLIAMS SW 7078- "NAVAL"
- C — PAINT SHERWIN-WILLIAMS SW 6228- "SCANDA"
- D — METAL CANOPY US ALUMINUM "SILVER METALLIC"
- E — EIFS PAINT SHERWIN-WILLIAMS SW 6081 - "TANSWN"
- F — STOREFRONT US ALUMINUM "SILVER METALLIC"
- G — FROSTED GLAZED PANELS
- H — ACCENT (PAINT)
- I — ACCENT DECORATIVE FITTINGS

ADG A1720

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 211th AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No	DATE	REVISIONS
1		
2		
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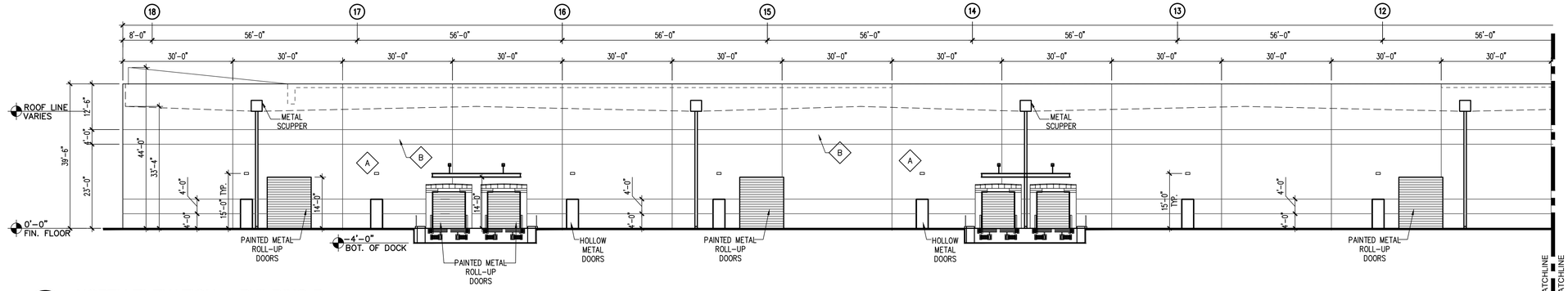
204 3

DATE 01/22/2021

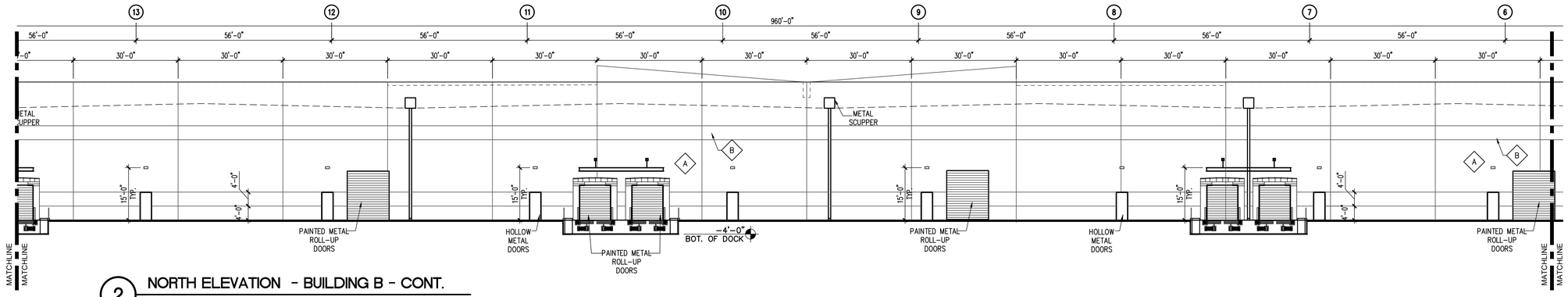
FINISH SCHEDULE:

- A — PAINT SHERWIN-WILLIAMS SW 7079- "PONDER"
- B — PAINT SHERWIN-WILLIAMS SW 7078- "MINUTE MAUVE"
- C — PAINT SHERWIN-WILLIAMS SW 6529- "SCANDA"
- D — METAL CANOPY US ALUMINUM "SILVER METALLIC"
- E — EIFS PAINT SHERWIN-WILLIAMS SW 6061 - "TANBARK"
- F — STOREFRONT US ALUMINUM "SILVER METALLIC"
- G — FROSTED GLAZED PANELS
- H — ACCENT LIGHTS
- I — ACCENT DECORATIVE FITTINGS



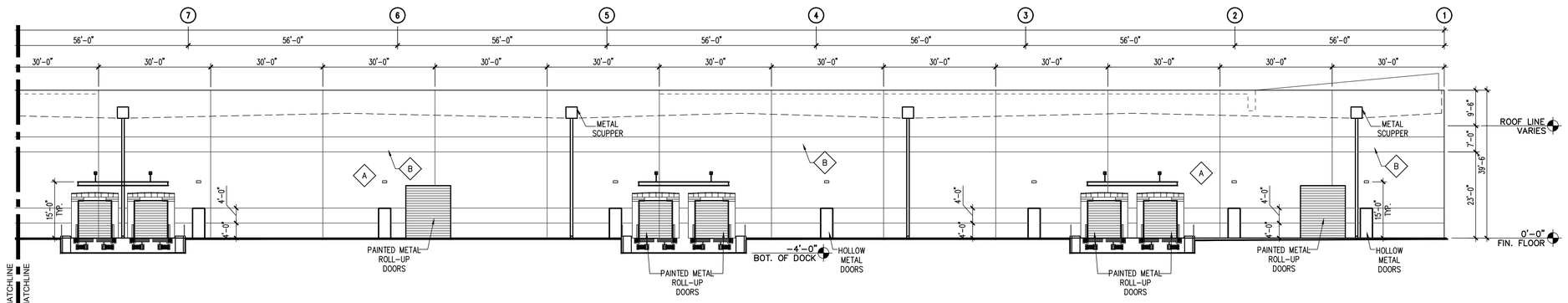
1 NORTH ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - BUILDING B - CONT.

SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION - BUILDING B

SCALE: 1/16" = 1'-0"

REGISTERED ARCHITECT
25446
DONALD A. ANDREWS JR.
Date Signed or Sealed
ARIZONA, USA
Expires 0.30.923

ADG A1720

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

INDUSTRIAL BUSINESS PARK
SEC N. 21ith AVE. AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

No:	DATE:	REVISIONS:
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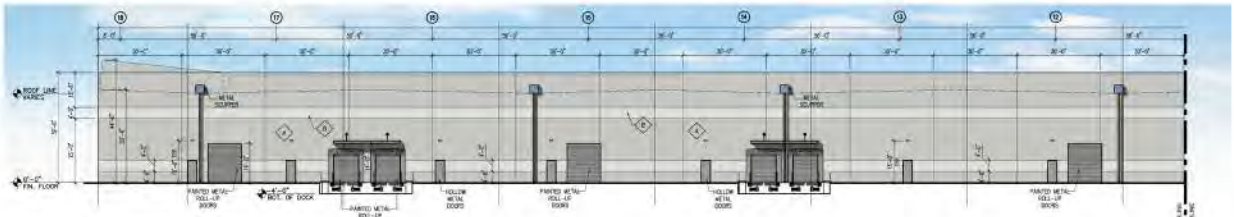
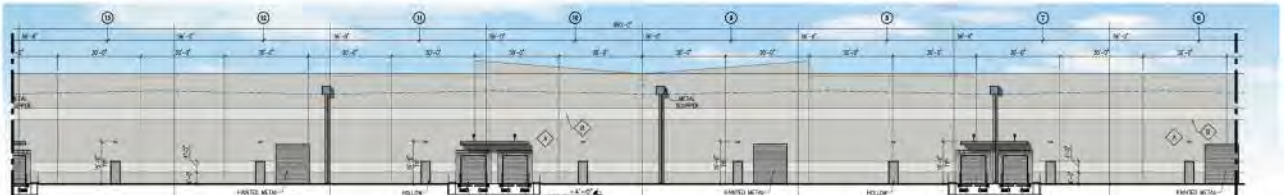
EL4

DATE: 07/22/2021



1 NORTH ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - BUILDING B - CONT.
SCALE: 1/16" = 1'-0"

3 NORTH ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"

FINISH SCHEDULE

- A PAINT SHERWIN-WILLIAMS SW 7076- "RODEO"
- B PAINT SHERWIN-WILLIAMS SW 7570- "WHITE MAVEC"
- C PAINT SHERWIN-WILLIAMS SW 6229- "SOMBRE"
- D METAL CANOPY US ALUMINUM "SILVER METALLIC"
- E DFS PAINT SHERWIN-WILLIAMS SW 6061 - "Hasbro"
- F STOREFRONT US ALUMINUM "SILVER METALLIC"
- G FROSTED GLASS PANELS
- H ACCENT LIGHTS
- I ACCENT DECORATIVE FIXTURES

ADG A1720

Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

INDUSTRIAL BUSINESS PARK
SEC N. 211th AVE AND W. ROOSEVELT ST.
BUCKEYE, ARIZONA

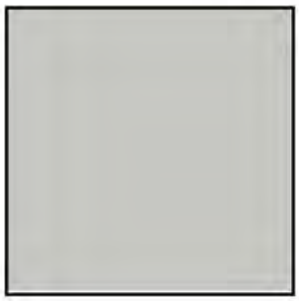
No	DATE	REVISIONS
1		
2		
3		

206 4

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

BUCKEYE INDUSTRIAL
SEC N. 211th AVE. & W. ROOSEVELT ST.
BUCKEYE, ARIZONA

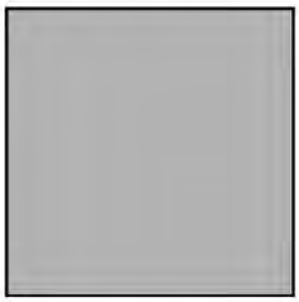
MATERIAL & COLOR SELECTIONS



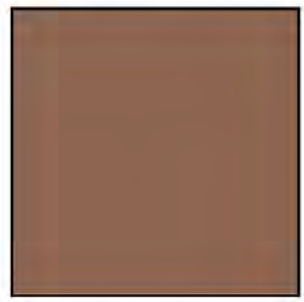
A SHERWIN–WILLIAMS
SW 7079 – "PONDER"

B SHERWIN–WILLIAMS
SW 7078 – "MINUTE MAUVE"

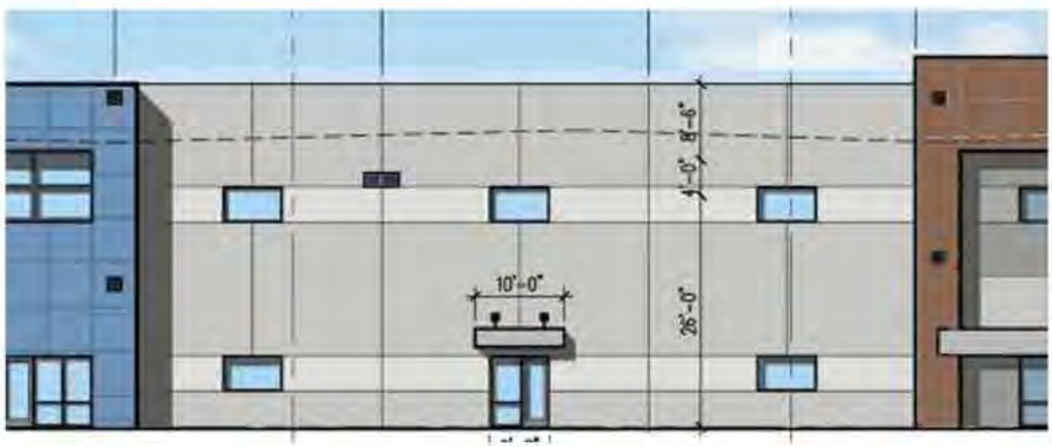
C SHERWIN–WILLIAMS
SW 6529 – "SCANDA"



D US ALUMINUM
"SILVER METALLIC"



E SHERWIN–WILLIAMS
SW 6061– "TANBARK'



Andrews Design Group, Inc.

ADG PROJECT No: A1720
DATE: 07/22/2021

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT
1095 W. RIO SALADO PKWY. #203, TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

PRELIMINARY LANDSCAPE PLAN

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

3rd Submittal
PLZSP-21-00042
RECEIVED
SEPT 27 2021
CITY OF BUCKEYE by: WD

CITY OF BUCKEYE GENERAL NOTES:

1. ALL PLANT MATERIAL IS IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
2. ALL SIGNS, WALLS, MONUMENT WALLS AND RAMADAS REQUIRE SEPARATE BUILDING APPROVAL AND PERMITS.
3. ALL PLANT MATERIAL AND SPECIFICATIONS ARE TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.
4. ALL PLANT MATERIAL WILL BE GUARANTEED FOR A MINIMUM OF 60 DAYS FROM THE DATE OF FINAL APPROVAL. ANY PLANT MATERIAL THAT HAS TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
5. ALL PAVING WILL MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SIDEWALKS ARE TO BE CONSTRUCTED PER MAG STANDARD DETAILS.
6. A MARICOPA COUNTY DUST CONTROL PERMIT AND A CITY OF BUCKEYE LANDSCAPE PERMIT IS REQUIRED FOR ALL LANDSCAPE WORK IN RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SUBDIVISIONS.
7. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, IT MUST BE TESTED BY A STATE CERTIFIED TESTER.
8. ALL BACKFLOW DEVICES SHALL BE RECERTIFIED YEARLY.
9. CONTRACTOR SHALL ENSURE A 24 INCH CLEARANCE BETWEEN SIDEWALKS AND PLANT MATERIAL.
10. SPRINKLER CONTRACTOR MUST GUARANTEE 100% COVERAGE IN ALL LANDSCAPE AREAS.
11. EROSION CONTROL SHALL BE REQUIRED AT ALL INLET/OUTLET LOCATIONS.
12. PER ARIZONA HOUSE BILL 2256, AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES, 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
13. TREES SHALL BE PLANTED NO CLOSER THAN 20 FEET FROM STREET LIGHT POLES.
14. THERE SHALL BE 6 (SIX) FOOT CLEARANCE FROM ALL FIRE HYDRANTS IN ALL DIRECTIONS TO NEW OR EXISTING LANDSCAPING. NO PLANT MATERIAL SHALL BE PLACED BETWEEN FIRE HYDRANTS AND CURB. TREE TRUNKS SHALL BE PLANTED 6 FEET AWAY FROM FIRE HYDRANTS.
15. NO SUBSTANTIAL VEGETATION SHALL BE PLANTED WITHIN DRAINAGE EASEMENTS OR TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE DRAINAGE EASEMENTS OR TRACTS.
16. IN EASEMENTS FOR EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUNDCOVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES OR BOULDERS ARE ALLOWED.
17. VISIBILITY RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING OVER 24" IN HEIGHT (SHRUBS) IS NOT ALLOWED WITHIN SIGHT VISIBILITY TRIANGLES OR EASEMENTS. TREE CANOPIES OVERHANGING IN THE EASEMENT OR TRIANGLES, OR WITHIN PUBLIC RIGHT-OF-WAY SHALL BE KEPT TRIMMED TO A HEIGHT OF NO LESS THAN 6'. LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE A MAXIMUM HEIGHT OF 3' (SHRUBS). ALL TREES WHOSE CANOPY OVERHANGS PUBLIC ROADWAYS SHALL BE FOREVER TRIMMED TO 18'-0" CLEAR.
18. THE HOMEOWNER'S ASSOCIATION OR PROPERTY MAINTENANCE COMPANY SHALL HAVE THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPED AREAS, INCLUDING WITHIN ALL ADJACENT RIGHTS OF WAY.
19. INDICATE METHOD OF DUST, WEED, AND DEBRIS CONTROL ON THE UNDEVELOPED PORTIONS OF THE SITE.
20. THE CITY OF BUCKEYE IS THE SUPPLIER/SOURCE OF WATER FOR THE IRRIGATION SYSTEM AND THE SUPPLY IS POTABLE OR NON-POTABLE.
21. ALL TREES PLANTED WITHIN OR ADJACENT TO ROW SHALL HAVE ROOT BARRIERS INSTALLED.

BENCHMARKS:

MARICOPA COUNTY ALUMINUM CAP AT THE SOUTHWEST CORNER, SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ELEVATION= 1117.40' (NAVD 88 DATUM, M.C.D.O.T. DATUM)

BASIS OF BEARINGS:

SOUTH 00°26'05" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1100 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS.

ZONING:

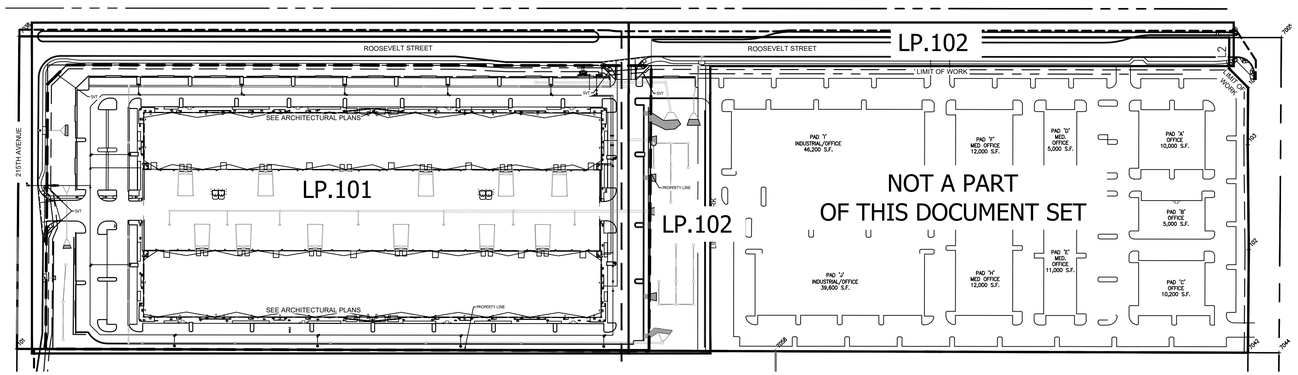
SF - 43

TOTAL LANDSCAPE AREA

106,800 LANDSCAPE GROSS LOT AREA

SHEET INDEX

SHEET 1	LC.001	COVER SHEET
SHEET 2	LP.101	LANDSCAPE PLAN
SHEET 3	LP.102	LANDSCAPE PLAN
SHEET 4	LP.103	LANDSCAPE DETAILS



SHEET KEY MAP
1" = 150'-0"

CITY OF BUCKEYE CONSTRUCTION NOTES:

1. SUBSTITUTIONS IN TYPE AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THIS LANDSCAPE & IRRIGATION PLAN SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF BUCKEYE (CONTACT THE DESIGNATED PLANNER/PROJECT COORDINATOR REGARDING PLANT SUBSTITUTIONS 623-349-6200.)
2. ALL EXISTING LANDSCAPE INCLUDING TREES, SHRUBS AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN IN THE APPROVED LANDSCAPE PLANS, AND ARE DAMAGED OR DESTROYED DURING CONSTRUCTION, WILL BE REPLACED IN KIND BY THE CONTRACTOR.
3. THE CITY SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS (623-349-6200).
4. ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST MAG STANDARD DETAILS AND SPECIFICATIONS AND THE CITY'S SUPPLEMENTAL DETAILS AND SPECIFICATIONS.
5. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
6. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.
7. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
8. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS-BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY (SEE AS-BUILT REQUIREMENTS).
9. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
10. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.
11. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.
12. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. WHEN REQUIRED BY THE CITY, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
14. THE CONTRACTOR MAY REQUEST A FIRE HYDRANT METER FOR CONSTRUCTION WATER FROM THE PUBLIC WORKS DEPARTMENT (623-349-6800). THIS METER SHOULD BE ORDERED TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
15. PRIVATE ON-SITE WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, N.F.P.A. AND THE INTERNATIONAL FIRE CODE 2006 (WITH CITY AMENDMENTS) AS ADOPTED BY THE CITY OF BUCKEYE.
16. IRRIGATION LINES SERVING LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT (623-349-6800) BEFORE BACKFILLING.
17. LANDSCAPE AS-BUILT PLANS SHALL BE PLACED ONTO A DISC

PLANTING PLAN NOTES:

1. ALL VEGETATION WITHIN SVT AND SVL TO BE 24" MAX HEIGHT.
2. ALL TREE CANOPY THAT ENCROACHES SVT AND SVL TO BE TRIMMED TO MAINTAIN 7'-0" MINIMUM CLEAR HEIGHT.
3. TREES TO BE LOCATED 2'-0" MINIMUM FROM SIDEWALK AND 4'-0" MINIMUM FROM BACK OF CURB ON COLLECTORS, 6'-0" MINIMUM FROM BACK OF CURB AT ARTERIALS
4. ALL VEGETATION TO REMAIN 3' MINIMUM FROM ON-SITE FIRE HYDRANTS

DEVELOPMENT CODE CHAPTER 7 REFERENCE ITEMS:

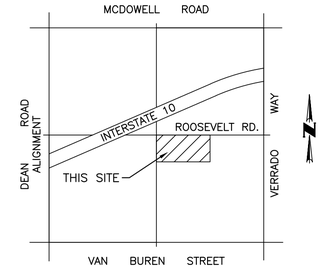
5.4.4.GENERAL REQUIREMENTS FOR ALL LANDSCAPING

A.LANDSCAPE MATERIALS LIST. LOW-WATER, DROUGHT-TOLERANT, PLANTS SHALL BE USED FOR ALL NEW LANDSCAPING. PLANT MATERIALS SHALL BE SELECTED FROM THE PLANT LIST OF THE ARIZONA DEPARTMENT OF WATER RESOURCES.

B.MINIMUM PLANT SPECIFICATIONS. LANDSCAPING MIXTURE SHALL BE IN CONFORMANCE WITH SECTION 5.4.4.A, LANDSCAPE MATERIALS LIST. ALL TREES SHALL BE REQUIRED TO MEET THE FOLLOWING BOX SIZES AND CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS FOR TREE SPECIES CONTAINER SIZE, HEIGHT, WIDTH AND CALIPER:1.SIXTY PERCENT SHALL BE 24-INCH BOX OR LARGER. A 15-GALLON TREE CAN TAKE THE PLACE OF A 24-INCH BOX TREE IN AREAS THAT DO NOT HAVE HIGH PEDESTRIAN ACTIVITY AND ARE LOCATED AT LEAST 120 FEET AWAY FROM THE BACK OF A CURB.2.THIRTY-FIVE PERCENT SHALL BE 36-INCH BOX OR LARGER. THIRTY-SIX INCH (36-INCH) BOX TREES SHALL BE PLANTED PRIMARILY ALONG MAIN ARTERIAL AND COLLECTOR STREETS.3.FIVE PERCENT SHALL BE 48-INCH BOX OR LARGER. A 48-INCH BOX TREE SHALL BE PRIMARILY PLANTED AT MAIN ENTRY MONUMENTS AND/OR FOCAL POINTS. A 15-FOOT TALL OR LARGER SAGUARO CAN TAKE THE PLACE OF A 48" BOX TREE.

D.BUILDING FOUNDATION PLANTINGS. IN ALL COMMERCIAL, MIXED-USE, AND INDUSTRIAL ZONING DISTRICTS, ALL DEVELOPMENT SHALL PROVIDE A MINIMUM OF ONE SHRUB FOR EACH EIGHT LINEAL FEET OF BUILDING FACADE ALONG ALL BUILDING FACADES THAT ARE ADJACENT TO PUBLIC STREETS OR PARKING AREAS, UNLESS THE BUILDING HAS NO SETBACK FROM THE PROPERTY LINE. SHRUBS SHALL BE PLACED IN-GROUND WITHIN 15 FEET OF THE BUILDING FACADE. WHERE IN-GROUND PLANTS WOULD BE INCOMPATIBLE WITH EXISTING SOIL CONDITIONS AND/OR THE PROTECTION OF A BUILDING FOUNDATION, USE RAISED PLANTERS OR POTS LOCATED WITHIN FIVE FEET OF THE BUILDING FACADE.

F. GUIDELINES. AN UNDERGROUND DRIP IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS.



VICINITY MAP

CITY OF BUCKEYE PLANNING APPROVAL	
DISCLAIMER: THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS	
Development Services Manager	Date:
City Engineer (S.V.T./S.D.L. Approval Only)	Date:

Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

MANAGING ENGINEERING / SURVEYOR
PROJECT COORDINATOR
DESIGN LAYOUT: CVL | DRAFTED: CVL | CHECKED: CVL
FIELD SURVEY | DRAFTED | CHECKED
DRAWING SCALES: AS NOTED

PLAN TYPE
PRELIMINARY LANDSCAPE I PLANS

COVER SHEET

ENGINEER INFORMATION
LANDSCAPE ARCHITECT INFORMATION
COE AND VAN LOO CONSULTANTS, INC.
TIMOTHY STARKEY
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602-264-6831
EMAIL: TSTARKEY@CVLCI.COM

CVL CONSULTANTS

PROJECT:
ROOSEVELT ROAD
ROOSEVELT STREET & 215TH AVENUE
BUCKEYE, AZ

COB PROJECT PLAN STICKER

REVISIONS:
1
2
3

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL:
AS-BUILT SEAL
DESIGN SEAL

REGISTERED LANDSCAPE ARCHITECT 21411 EARL J. SWETLAND 09.22.2021 Date Signed ARIZONA, U.S.A.
EXP. DATE 06.31.22

ORIGINAL PLAN DATE	LATEST REVISION DATE
02-02-2021	
PROJECT NUMBER	SHEET NUMBER LC001
01-0119415	01 OF 4

COB PLAN TRACKING # PLZZ-21-00016
COB PERMIT # ENG - XX - XXXXX

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME
	MULGA / ACACIA ANEURA STD. TRUNK, STAKE AS REQUIRED
	SMOOTHIE THORNLESS CASCALOTE / CAESALPINIA CACALACO `SMOOTHIE` TM
	MEXICAN BIRD OF PARADISE / CAESALPINIA MEXICANA
	BUBBA DESERT WILLOW / CHILOPSIS LINEARIS `BUBBA` MAINTENANCE: PRUNE TO TREE FORM WITH STRONG CENTRAL LEADER. STAKE SLENDER LEADERS AS NEEDED TO ESTABLISH.
	GHOST GUM / CORYMBIA APARRERINJA
	HYBRID MESQUITE / PROSOPIS X `PHOENIX` TM

SHRUBS	COMMON / BOTANICAL NAME
	RED BAJA FAIRY DUSTER / CALLIANDRA CALIFORNICA
	DWARF WEEPING BOTTLEBRUSH / CALLISTEMON VIMINALIS `LITTLE JOHN`
	EMU BUSH / EREMOPHILA GLABRA `MINGENEW GOLD`
	GOLD MOUND LANTANA / LANTANA X `GOLD MOUND`
	CHIHUAHUAN SAGE / LEUCOPHYLLUM LAEVIGATUM
	PETITE RED OLEANDER / NERIUM OLEANDER `PETITE RED`
	BLUE RUELLIA / RUELLIA BRITTONIANA
	SIERRA APRICOT YELLOW BELLS / TECOMA X `SIERRA APRICOT`

SHRUBS AND GROUND COVER NOT SHOWN FOR CLAIRITY

INERT MATERIAL

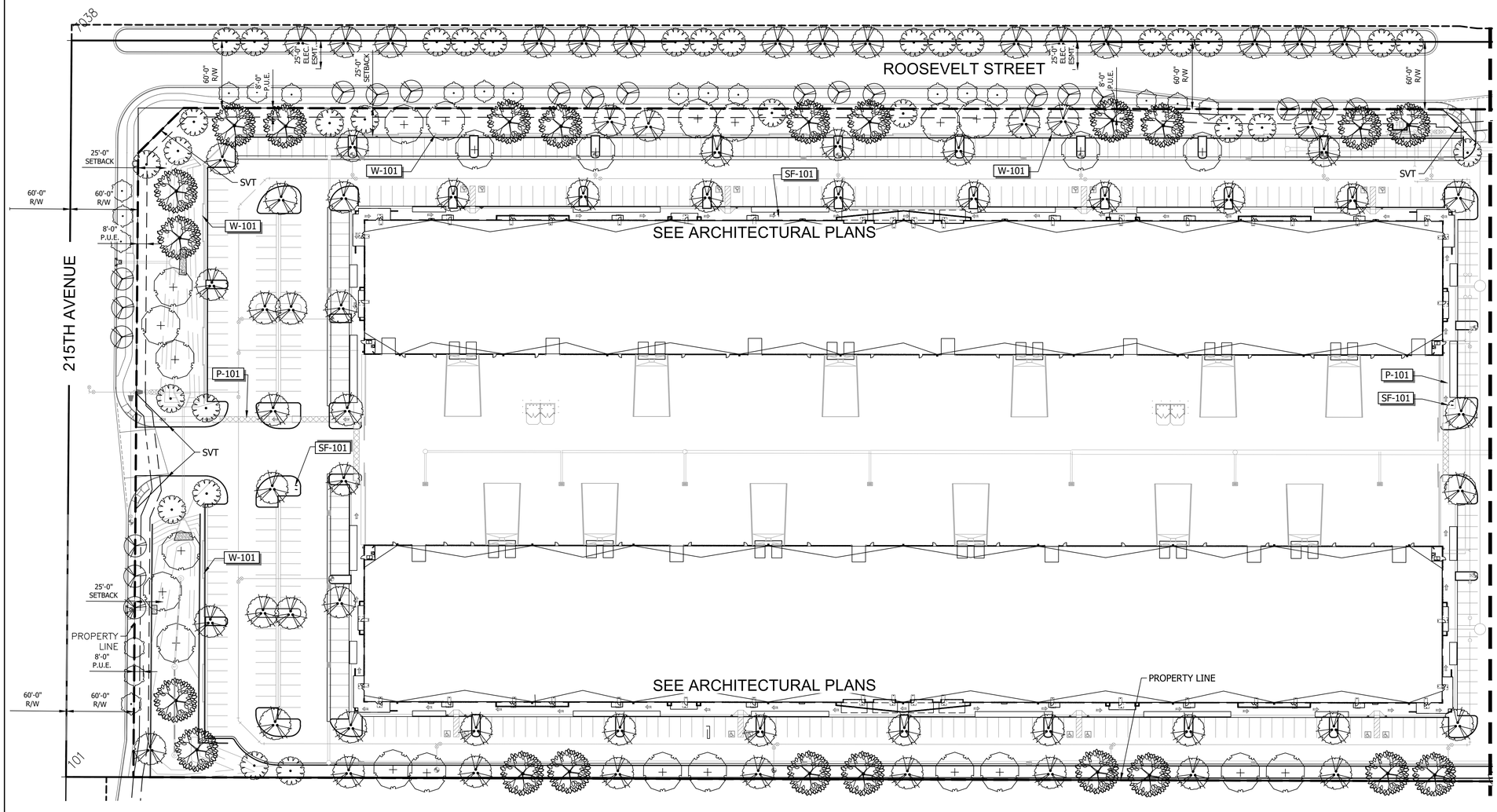
DECOMPOSED GRANITE (NOT SHOWN ON PLANS) SHALL BE APPLIED TO ALL LANDSCAPE AREAS. COLOR "EXPRESS BROWN" OR APPROVED EQUAL. 1/2" SCREENED. 2" MIN. DEPTH THROUGHOUT.

REFERENCE NOTES SCHEDULE

SYMBOL	PAVING DESCRIPTION
P-101	STAMPED ASPHALT - COLOR AND PATTERN TO BE DETERMINED AT A LATER DATE

SYMBOL	SITE FURNISHINGS DESCRIPTION
SF-101	BIKE RACK

SYMBOL	WALL DESCRIPTION
W-101	3` - 6" SCREEN WALL



0 50 100 150 feet

SCALE: 1" = 50'-0"

NORTH

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ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REVISIONS:	
1	
2	
3	

PLAN NAME

LANDSCAPE PLAN

LANDSCAPE ARCHITECT INFORMATION
COE AND VAN LOO CONSULTANTS, INC.
TIMOTHY STARKEY
4550 N 12TH STREET
PHONE: 602-264-6831
EMAIL: TSTARKEY@CVLCI.COM

CVL CONSULTANTS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL: 21411, EARL J. SWETLAND, 09.22.2021, Date Signed, REGISTERED LANDSCAPE ARCHITECT, ARIZONA, U.S.A., EXP. DATE 06.31.22
ORIGINAL PLAN DATE: 02-02-2021	LATEST REVISION DATE
PROJECT NUMBER: 01-0119415	SHEET NUMBER: LP101, 02 OF 4

SUBMITTAL: 1ST SUBMITTAL

COB PLAN TRACKING #: PLZZ-21-00016

COB PERMIT #: ENG - XX - XXXXX

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME
	MULGA / ACACIA ANEURA STD. TRUNK, STAKE AS REQUIRED
	SMOOTHIE THORNLESS CASCALOTE / CAESALPINIA CACALACO `SMOOTHIE` TM
	MEXICAN BIRD OF PARADISE / CAESALPINIA MEXICANA
	BUBBA DESERT WILLOW / CHILOPSIS LINEARIS `BUBBA` MAINTENANCE: PRUNE TO TREE FORM WITH STRONG CENTRAL LEADER. STAKE SLENDER LEADERS AS NEEDED TO ESTABLISH.
	GHOST GUM / CORYMBIA APARRERINJA
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	EMU BUSH / EREMOPHILA GLABRA `MINGENEW GOLD`
	GOLD MOUND LANTANA / LANTANA X `GOLD MOUND`
	CHIHUAHUAN SAGE / LEUCOPHYLLUM LAEVIGATUM
	PETITE RED OLEANDER / NERIUM OLEANDER `PETITE RED`
	BLUE RUELLIA / RUELLIA BRITTONIANA
	SIERRA APRICOT YELLOW BELLS / TECOMA X `SIERRA APRICOT`

SHRUBS AND GROUND COVER NOT SHOWN FOR CLAIRITY

INERT MATERIAL

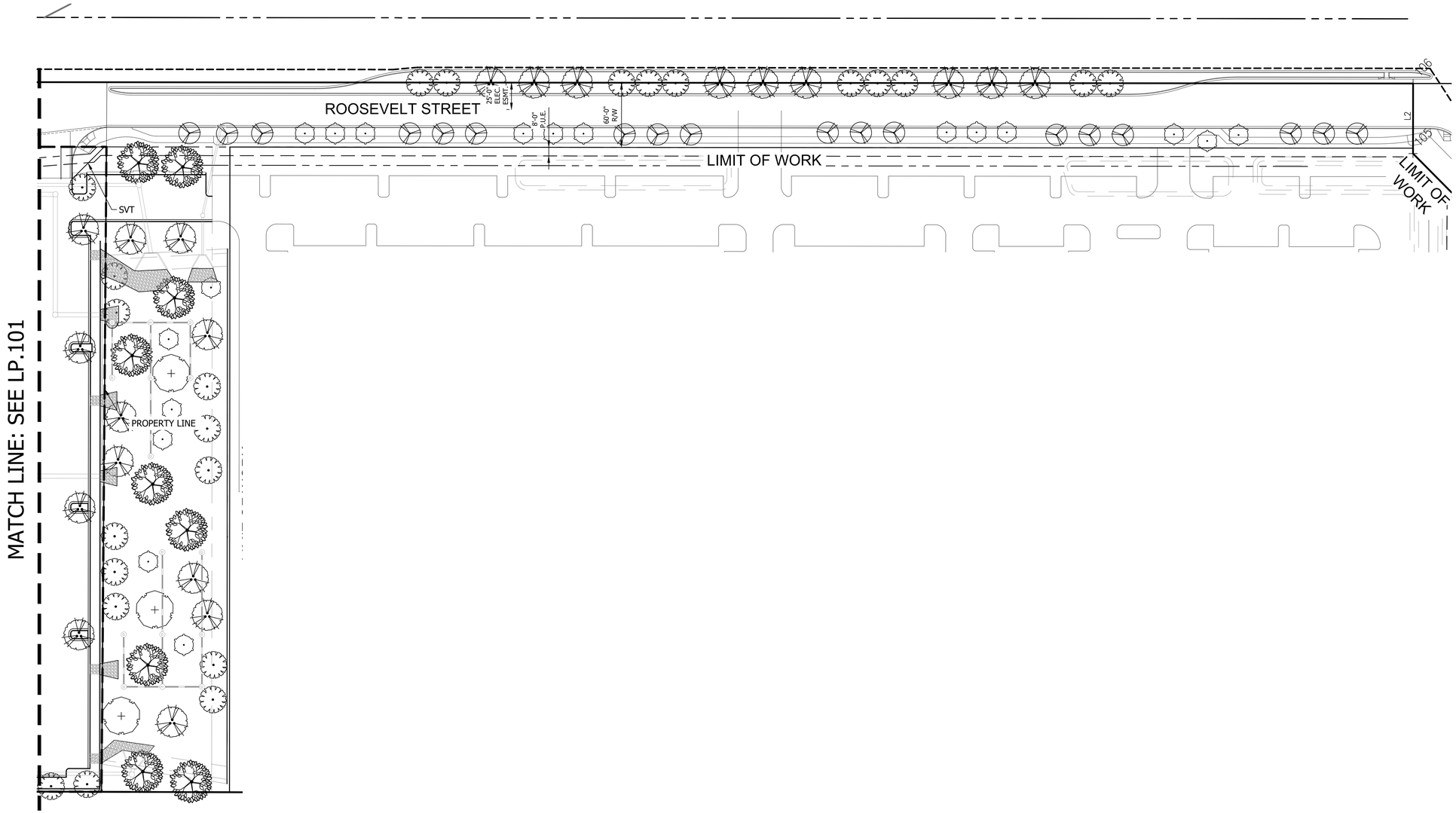
DECOMPOSED GRANITE (NOT SHOWN ON PLANS) SHALL BE APPLIED TO ALL LANDSCAPE AREAS. COLOR "EXPRESS BROWN" OR APPROVED EQUAL. 1/2" SCREENED. 2" MIN. DEPTH THROUGHOUT.

REFERENCE NOTES SCHEDULE

SYMBOL	PAVING DESCRIPTION
P-101	STAMPED ASPHALT - COLOR AND PATTERN TO BE DETERMINED AT A LATER DATE

SYMBOL	SITE FURNISHINGS DESCRIPTION
SF-101	BIKE RACK

SYMBOL	WALL DESCRIPTION
W-101	3` - 6" SCREEN WALL



0 50 100 150 feet

SCALE: 1" = 50'-0"

NORTH

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In Maricopa County: (602) 263-1100

REVISIONS:

1

2

3

PLAN NAME

LANDSCAPE PLAN

LANDSCAPE ARCHITECT INFORMATION
COE AND VAN LOO CONSULTANTS, INC.
TIMOTHY STARKEY
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602-264-6831
EMAIL: TSTARKEY@CVLCI.COM

CVL CONSULTANTS

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: 1ST SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL

Registered Landscape Architect
21411
EARL J. SWETLAND
09.22.2021
Date Signed
ARIZONA, U.S.A.

EXP. DATE 06.31.22

COB PLAN TRACKING # PLZZ-21-00016

COB PERMIT # ENG - XX - XXXXX

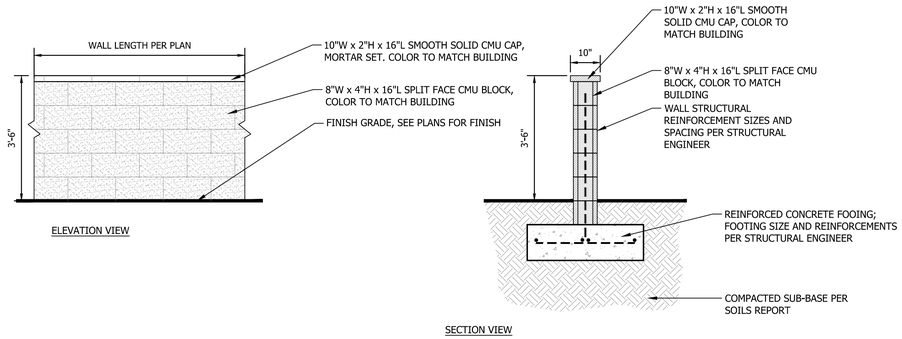
ORIGINAL PLAN DATE 02-02-2021

LATEST REVISION DATE

PROJECT NUMBER 01-0119415

SHEET NUMBER LP102

3 OF 4



1 3'-6" H. CMU WALL

1/2" = 1'-0" P-RE-ROO-01

MANUFACTURER: ETHOS ENTERPRISES OR EQUAL
PATTERN: TBD
FINISH AND COLOR: TBD

2 STAMPED ASPHALT PATTERN

1/2" = 1'-0" P-RE-ROO-03

OLYMPIA BIKE RACK
FORMS AND SURFACES
COOL GREY POWDERCOAT TEXTURE (OR APPROVED EQUAL)
ANTI GRAFFITI FINISH

3 BIKE RACK

1/2" = 1'-0" P-RE-ROO-02

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REVISIONS:

1

2

3

PLAN NAME

LANDSCAPE DETAILS

LANDSCAPE ARCHITECT INFORMATION
COE AND VAN LOO CONSULTANTS, INC.
TIMOTHY STARKEY
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602-264-6831
EMAIL: TSTARKEY@CVLCI.COM

CVL CONSULTANTS

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

REGISTERED LANDSCAPE ARCHITECT
21411
EARL J. SWETLAND
09.22.2021
Date Signed
ARIZONA, U.S.A.
EXP. DATE 06.31.22

ORIGINAL PLAN DATE
02-02-2021

LATEST REVISION DATE

PROJECT NUMBER
01-0119415

SHEET NUMBER LP103
04 OF 4

SUBMITTAL: 1ST SUBMITTAL

COB PLAN TRACKING # PLZZ-21-00016

COB PERMIT # ENG - XX - XXXXX