BUCKEYE, AZ

PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
FEBRUARY 11, 2025
AGENDA

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

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

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

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

2. ELECTION OF OFFICERS

Planning and Zoning Commission nomination and appointment of Chairperson.
Planning and Zoning Commission nomination and appointment of Vice Chairperson.

3. MINUTES

3.A Approval of minutes from the January 28, 2025 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

4. REGULAR AGENDA

4.A **Miller and Hazen Multi-Family - Site Plan (PLZSP-23-00013)** - Conduct a public meeting and approve a site plan for a proposed 178-unit multi-family build-to-rent style residential community located at the northwest corner of Miller Road and Hazen Road, subject to conditions a) through v).

Staff Liaison: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, (623) 640-6093

4.B **Floreo at Teravalis Village 2 - Preliminary Plat (PLZS-23-00028)** - Conduct a public meeting and approve a Preliminary Plat establishing 13 parcels with 801 detached single-family lots on parcels 3 through 13 for Floreo at Teravalis Village 2, located at the northwest corner of Sun Valley Parkway and Rosewood Avenue.
Staff Liaison: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295

4.C **Sundance Apartments - Site Plan (PLZSP-23-00024)** - Conduct a public meeting and approve a Site Plan for a proposed 294-unit multi-family residential development located at east of the southeast corner of Yuma Road and Apache Road.
Staff Liaison: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295

4.D **The Mix on Roosevelt Commercial Center - Site Plan (PLZSP-24-0022)** - Conduct a public meeting and approve a site plan for a commercial shopping center featuring five retail/restaurant buildings totaling 48,551 square feet in building area and four future building pads anticipated to be developed with additional commercial buildings totaling 51,987 square feet in building area, located on 12.75 acres at the southeast corner of Verrado Way and Roosevelt Street.
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

5. 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*

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

7. 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.*

8. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/11/25	**AGENDA ITEM:** 3.A. MINUTES
DATE PREPARED: 02/06/25	**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 January 28, 2025 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:
1.28.2025.PZC.MinutesDRAFT.pdf

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

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

Members present: Chair Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Vice Chair Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester, Alternate Les Manuel attended virtually, Alternate Douglas McDonald

Members absent: Alternate Ryan Belshee

Staff present: Planning Manager Ken Galica, Senior Planner Mandy Woods, Senior Planner Sean Banda, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez.

2. MINUTES
2A. APPROVAL OF MINUTES FROM THE DECEMBER 10, 2024 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Commissioner Bassler and seconded by Commissioner Trupiano to approve minutes as presented. Approval 7-0. Motion carried.

CHAIR TED BURTON INDICATED THAT ITEM 3C. WOULD BE PULLED OUT OF ORDER AND BE PRESENTED FIRST.

3. REGULAR AGENDA
3C. DEVELOPMENT CODE AMENDMENT-CMP & PAD MODIFIED PROVISIONS (PLZM-24-0109)
Senior Planner Mandy Woods presented and was available to answer questions from the Commission.
Applicant Bill Lally presented and was available to answer questions from the Commission.
Commissioner Trupiano indicated that he was not in favor of granting carte blanche to a developer.
Planning Manager Ken Galica informed the Commission that this agenda item is a text amendment that reaffirms the ability of CMP's and PAD's to request modifications to the city's code and that major amendments would still be required to go through the board approval process, while minor amendments could be approved administratively.
A Public Hearing opened at 6:14 p.m.
With there being no comments from the public, the Public Hearing closed at 6:14 p.m.
A motion was made by Commissioner Kupcik and seconded by Commissioner Ragsdale to recommend approval to City Council subject to conditions 'a – q' as presented. Approval 7-0. Motion carried.

3A. FLOREO AT TERAVALIS (FORMERLY KNOWN AS TRILLIUM) – MAJOR COMMUNITY MASTER PLAN AMENDMENT (PLZZ-24-0008)

Senior Planner Sean Banda presented and was available to answer questions from the Commission.
Applicant William Lally presented and was available to answer questions from the Commission.
Commissioner Bassler and Vice Chair DiMascio commended the applicant for extending the outreach for input on this amendment.
Commissioner Puppe inquired of the number of homes would be built by the end of 2025. Mr. Lally indicated that the developer would like to have one-hundred homes built by the end of 2025, and anticipate a potential four to five-hundred homes in 2026. Ms. Puppe asked what level of design standards the builders will be required to meet. Mr. Lally informed the Commission that all builders for this community will be required to adhere to three separate levels of design standards.
A Public Hearing opened at 6:49 p.m.
With there being no comments from the public, the Public Hearing closed at 6:49 p.m.
A motion was made by Commissioner Puppe and seconded by Commissioner Bassler to recommend approval to City Council subject to conditions 'a – bb' as presented. Approval 7-0. Motion carried.

3C. WEST FILLMORE HIGHSTREET MULTI-FAMILY – SITE PLAN (PLZSP-24-0017)

Senior Planner Mandy Woods presented and was available to answer questions from the Commission.
Applicant Katie Rounds presented and was available to answer questions from the Commission.
Commissioner Ragsdale inquired if entry and exit point would be adequate. Ms. Rounds indicated that full traffic and queuing studies have been evaluated and are in compliance with regulations.
Chair Burton asked if this was a gated community. Ms. Rounds explained that there is a pull-in area in front of the gates and visitors will have access to the guest parking lot.
Commissioner Bassler asked if Fillmore Street would be extended in the future to provide a second point of entry. Ms. Rounds indicated that due to Tuthill Wash, Fillmore Street will not be extended.
Commissioner Trupiano asked if the EV Charging stations would be spread out. Ms. Rounds presented the exhibit to show that the EV charging stations would be distributed throughout the community to make accessible to all the buildings. Mr. Trupiano asked if the unit entrances were enclosed. Ms. Rounds indicated that there will be corridors to the unit entrances and the design team will review the air circulation.
Chair Burton asked if there will be elevators. Ms. Rounds informed the Commission that no elevators will be included within this development.
A motion was made by Commissioner Kupcik and seconded by Vice Chair DiMascio to approve subject to conditions 'a – qq' as presented. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

None.

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Ken Galica indicated that the Election of Officers will be on the next agenda.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Commissioner Kupcik updated that the Chamber of Commerce will be hosting the Quarterly breakfast with the highlight being Economic Development projects on March 26, 2025.
Commissioner Trupiano informed of the upcoming Air Fair February 14-16, 2025.
Chair Burton thanked those that attended the MLK event at WestMEC on Friday, January 24, 2025.

7. ADJOURNMENT

With there being no further business, Chair Burton adjourned the meeting at 7:20 p.m.

Ted Burton, 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 28th day of January 2025. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/11/25	**AGENDA ITEM:** 4.A. Miller and Hazen Multi-Family - Site Plan - PLZSP-23-00013
DATE PREPARED: 02/06/25	**DISTRICT NO.:** Council District 2
STAFF LIAISON: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, (623) 640-6093	
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) **Miller and Hazen Multi-Family - Site Plan (PLZSP-23-00013)** - Conduct a public meeting and approve a site plan for a proposed 178-unit multi-family build-to-rent style residential community located at the northwest corner of Miller Road and Hazen Road, subject to conditions a) through v).

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

SUMMARY

PROJECT DESCRIPTION:
Julie Vermillion of Coe & Van Loo Consultants, Inc., on behalf of property owner Hazen Rd Nominee LLC, is requesting approval of a site plan for a 178-unit build-to-rent style multi-family residential community on 17.33 gross acres located at the northwest corner of Miller Road and Hazen Road. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:
The proposed project will provide additional housing options for current and prospective Buckeye residents.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZSP-23-00013 - Miller Hazen MF Site Plan - Staff Report - PZ20250211.docx
Exhibit A - PLZSP-23-00013 - Miller & Hazen Site Plan - Vicinity - PZ20250211.pdf
Exhibit B - PLZSP-23-00013 - Miller & Hazen Site Plan - General Plan - PZ20250211.pdf
Exhibit C - PLZSP-23-00013 - Miller & Hazen Site Plan - Zoning - PZ20250211.pdf
Exhibit D - PLZSP-23-00013 - Miller & Hazen Site Plan - Narrative - PZ20250211.pdf
Exhibit E - PLZSP-23-00013 - Miller & Hazen Site Plan - Site Plan - PZ20250211.pdf
Exhibit F - PLZSP-23-00013 - Miller & Hazen Site Plan - Elevations - PZ20250211.pdf
Exhibit G - PLZSP-23-00013 - Miller & Hazen Site Plan - Color Schemes - PZ20250211.pdf
Exhibit H - PLZSP-23-00013 - Miller & Hazen Site Plan - Landscape - PZ20250211.pdf
Exhibit I - PLZSP-23-00013 - Miller & Hazen Site Plan - Hardscape - PZ20250211.pdf

BUCKEYE, AZ

SITE PLAN

Report to the Planning & Zoning Commission

CASE NUMBER:	PLZSP-23-00013
TITLE:	Miller & Hazen Multi-Family Site Plan
MEETING DATE:	February 11, 2025

Applicant/Owner:	Julie Vermillion of Coe & Van Loo Consultants, Inc. on behalf of Hazen Rd Nominee LLC (owner)
Request:	Site Plan approval of Miller & Hazen, 178-unit multi-family build-to-rent style residential community
District:	2
Location:	Northwest Corner of Miller Road and Hazen Road (Exhibits A, B, and C)
Site size:	Approximately 17.33 gross acres
Density:	Proposed: 10.27 du/acre Allowed: 21.78 du/acre per Mixed Residential (MR) zoning
Public input:	No comments have been received to date
Recommendation:	Approval, subject to conditions a) through v)

PROJECT DESCRIPTION:

1. Julie Vermillion of Coe & Van Loo Consultants, Inc., on behalf of property owner Hazen Rd Nominee LLC, is requesting approval of a Site Plan for a 178-unit build-to-rent style multi-family residential community on 17.33 gross acres located at the northwest corner of Miller Road and Hazen Road. The applicant's site plan narrative is included for reference as Exhibit D.

2. The proposed multi-family build-to-rent community will be comprised of 89 one- and two-story duplex residential buildings, one amenity clubhouse building, and one leasing office. The proposed unit mix for the project includes 56 one-bedroom units (31.5%), 80 two-bedroom units (44.9%), and 42 three-bedroom units (23.6%), for a total of 178 dwelling units. See Exhibit E – Site Plan.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood	Mixed Residential (MR)
North	Undeveloped land intended for Phase 2; Multi-family residential (Riverwood Apartments)	Neighborhood	Mixed Residential (MR)
South	Buckeye Equestrian & Events Center and The Tack Room Restaurant	Neighborhood	Special Use (SU) and Community Commercial (C-2)
East	Vacant	Downtown Activity Center	Commercial Center (CC)
West	Vacant	Neighborhood	Planned Residential (PR)

PUBLIC PARTICIPATION SUMMARY:

4. Site Plan applications do not require notification according to Article 8 of the Development Code. No public comment concerning the site plan request has been received to date.

BACKGROUND:

5. *August 1998:* The subject property was annexed as part of a larger annexation and assigned Rural Residential (RR) zoning by Council's adoption of Ordinance No. 05-98.
6. *March 1999:* The subject parcel was rezoned from Rural Residential (RR) to Mixed Residential (MR) by Council's adoption of Ordinance No. 02-99.

ANALYSIS:

Conformance with the General Plan

7. The General Plan land use designation of the property is Neighborhood, intended to denote areas expected to develop with a range of residential development at varying densities. Neighborhood development may include single-family units (attached and detached) and multi-family units (including apartments and condominiums). Other integrated land uses that support neighborhood functions and contribute to neighborhood health and livability (neighborhood scaled shops, parks and recreational facilities, religious institutions, small offices, educational institutions, etc.) may also be included. Circulation in this land use designation should prioritize walkability and bikeability in addition to vehicular access.
8. The proposed multi-family development of the property is compatible with the Neighborhood land use designation. The project will also increase housing options for current and prospective Buckeye residents.
9. The site plan furthers the following General Plan goals and policies:
    a. Policy G-1.4 Residential densities greater than 8 dwelling units per acre in the Neighborhood land use designation may be sited as transitional uses adjacent to major collector streets or higher classification, non-residential uses and single-family residential uses in excess of 6 dwelling units per acre.
    b. Policy G-2.3 Multi-family development should take access from arterial streets.
    c. Policy G-17.1 The City of Buckeye should encourage a variety of housing types that meet the demands and needs of existing and future residents.
    d. Goal G-19 Buckeye has attractive, high quality, and healthy neighborhoods.

Land Use and Zoning

10. The property's Mixed Residential (MR) zoning is intended to accommodate both single- and multiple-family residential development at a density of up to 21.78 dwelling units per acre, historic residential neighborhoods, and compatible commercial uses. The proposed

multi-family use, build-to-rent duplex community with a density of 10.27 dwelling units per acre is consistent with MR zoning.

11. The proposed use is also compatible with the developed parcel to the north, a two-story garden-style multi-family development, which shares the same zoning.

Site Design, Architecture, and Landscaping/Open Space

12. The project complies with the development standards required within the MR district, including front, side, and rear setbacks, and maximum building height.

13. The project features a variety of architectural styles (see Exhibit F) and seven color schemes (see Exhibit G). The clubhouse and leasing office represent a Desert Modern style with contemporary angular rooflines, while the one- and two-story dwelling types (Building Types 1-3) each offer three architectural styles (Spanish, Farmhouse, and Desert Modern). All buildings feature movement (horizontal and vertical articulation) and material variety (including, but not limited to, stucco, scored stucco, masonry veneer, and board and batten) that meet or exceed Development Code requirements.

14. The landscaping design of the project, as shown in Exhibit H, incorporates low water use plants and shade trees. Turf is provided in high visibility and active, open play areas. Each unit is provided a private rear yard at least as wide as the unit width and ten feet in depth, averaging around 300 square feet of private open space per unit. 31% of the site area is open space, and 25% of the site contains usable or amenitized open space (exceeding code requirements).

15. Amenities as indicated on Exhibit E and Exhibit H include, but are not limited to:
    a. Centrally located community clubhouse with pool, spa, picnic area, shade structure, and fire pit
    b. Centrally located dog park
    c. Turf areas of varying sizes dispersed throughout the site
    d. Barbecue areas with grills and picnic tables
    e. Seating areas with decomposed granite and boulders
    f. Other benches and seating areas dispersed throughout the site

16. The location of theme walls, columns, view fences, and gates are indicated on page two of Exhibit H; colored renderings of these hardscape details including conceptual monument signage are provided in Exhibit I. The elevated theme wall design will be adjacent to Miller and Haven, with theme columns placed approximately 100 to 150 feet apart, meeting Development Code requirements for wall articulation.

Access, Circulation, and Parking

17. The proposed primary access will be from Miller Road, with a secondary access provided from Hazen Road at the southwest corner of the site. Both entrances will be gated and allow ample room for queued vehicles to minimize traffic flow issues. The primary entry gates are located so that visitors can access and park at the leasing office without needing gate access.

18. An additional 20-foot-wide decomposed granite emergency access road is provided to the west.

19. The developer will construct the half-street right-of-way and improvements required for Miller Road and Hazen Road. The conditions of approval under "Streets" provide more detail as to the proposed improvements, timing, etc. required for this project. A TIA was submitted and reviewed alongside the Site Plan; all TIA requirements will be reflected on approved construction drawings.

20. The number of parking spaces provided exceed the requirements of the Development Code. 178 spaces of the 328 total provided parking spaces will be covered.

21. All buildings and amenities within the project will be connected by pedestrian pathways.

Utilities & Infrastructure

22. The site is located within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements required to serve the proposed development, as determined by the preliminary water and sewer reports.

23. The project will accommodate drainage in accordance with the preliminary drainage report. Because a portion of the site is also within Flood Zone AE, the project may be subject to additional floodplain regulations and permitting with the County Flood Control District, coordination of which is underway and documented by the applicant.

24. Dumpster enclosures are evenly distributed across the site in a loop pattern for collection trucks, providing convenient waste disposal for residents.

Phasing

25. The project is anticipated to develop in two phases from south to north, as indicated on Exhibit E. This site plan review only includes Phase 1 (17.33 acres on the southern portion

of APN 400-37-005H); Phase 2 (13.85 acres on the northern portion of the same parcel) will require additional site plan review and, ultimately, approval by the Planning and Zoning Commission.

26. A 35-foot utility corridor will span Phase 1 and Phase 2, however, no cross-access between the phases is currently planned. If Phase 2 is unable to provide access in accordance with City requirements, provision of cross-access between Phase 1 and 2 will be required at that time (as indicated in condition of approval i.).

Emergency Services

27. The property will be serviced by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #701 located at the corner of Miller Road and Centre Avenue, approximately 0.6 roadway miles from the subject property. The nearest police station is located in downtown on Apache Road, approximately 2 roadway miles from the site.

School Impact

28. The property is located within the Buckeye Union High School (BUHSD) and Buckeye Elementary School Districts (BESD). Buckeye Union High School is located approximately 2.5 roadway miles to the northeast of the project site. Buckeye Elementary School is located approximately 1.5 roadway miles to the northeast of the project site.

29. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:

    a. Fire
    b. Public Works
    c. Police
    d. Development Services, including Planning, Civil Engineering/Survey, and Building
    e. Engineering (Traffic)

RECOMMENDATION:

30. Staff recommends the Planning & Zoning Commission approve PLZSP-23-00013, a request for Site Plan approval of Miller & Hazen, a 178-unit multi-family build-to-rent style residential community, subject to conditions a) through v), for the following reasons:

    - Furthers goals of the Buckeye General Plan;
    - Conforms to the Buckeye Development Code; and
    - No outstanding issues from reviewing departments.

General

a) Except as modified by the following conditions of approval, development of the property shall be in general conformance with:
   i. Preliminary Site Plan (Sheets 01-04), consisting of four pages, dated December 20, 2024, and stamp received December 23, 2024;
   ii. Building 1 Design Review, consisting of five pages, dated March 2023, and stamp received April 5, 2023;
   iii. Building 2 Design Review, including one embedded condition, consisting of five pages, dated March 2023, and stamp received April 5, 2023;
   iv. Building 3 Design Review, consisting of nine pages, dated March 2023, and stamp received April 5, 2023;
   v. Clubhouse Design Review, consisting of four pages, dated March 2023, and stamp received April 5, 2023;
   vi. Leasing Office Design Review, consisting of four pages, dated March 2023, and stamp received April 5, 2023;
   vii. Preliminary Planting Plan, Preliminary Wall Plan, and Preliminary Hardscape Details, consisting of three pages, dated December 13, 2024, and stamp received December 23, 2024;
   viii. Preliminary Hardscape Details – Color Reference, including one embedded reviewer note, consisting of one page, dated March 27, 2023, and stamp received April 5, 2023; and
   ix. Color Schemes, consisting of seven pages, dated March 2023, and stamp received April 5, 2023.

b) This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06. This will include a legal and exhibit of the ownership parcel. Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN: 400-37-005H.

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

d) All existing irrigation facilities located on the site shall be abandoned, relocated, 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, unless otherwise determined by the City. Any additional easements for District-owned facilities shall be placed outside of the public utilities easement.

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 a result of this approval.
f) 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.

Project Specific

g) This project will be required to be able to route offsite drainage flows of the 100-year 6-hour or 24-hour storm event, should that be warranted through analysis.
h) This project must provide a 24' easement, as defined by BWCDD for their facilities.
i) Cross access to future Phase 2 must be provided if Phase 2 cannot provide its own points of access to meet City requirements.
j) All private lift station equipment shall be fully screened from public view along Miller Road and Hazen Road.
k) At least 15 parking spaces shall be reserved for the exclusive use of hybrid or alternative energy vehicles, compact cars, or carpool vehicles.

Drainage

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

Streets

m) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Hazen Road and Miller Road based on City of Buckeye standards.
n) The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.
o) It has been determined that a portion of the required improvements may not constructed as part of this Development. The Developer shall be responsible to design all of the required improvements, including landscaped medians and/or gateway signage in accordance with the Buckeye Arterial Gateway Guide, if applicable, and then coordinate with the City to define the portion of improvements that will not be constructed as part of the development. A fee-in-lieu agreement will need to be completed to cover the omitted improvements, and the Property Owner/Developer will be required to provide payment to the City to cover the costs prior to Certificate of Occupancy being issued by the City.

p) Prior to approval of Final Civil Plans and Construction Documents and any permitting, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings and site plan.

q) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. 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.

r) All medians required for controlling restricted site access (such as Right-in/right-out or ¾ access) shall be constructed with this development.

s) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

t) ITS conduits (2 7-way micro-ducts) must be installed along Miller Road and Hazen Road per City standards, including any necessary splice boxes.

u) A bus bay must be anticipated for future installation north of the SB right turn lane on Miller Road into the site.

Water / Wastewater

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

ATTACHMENTS:

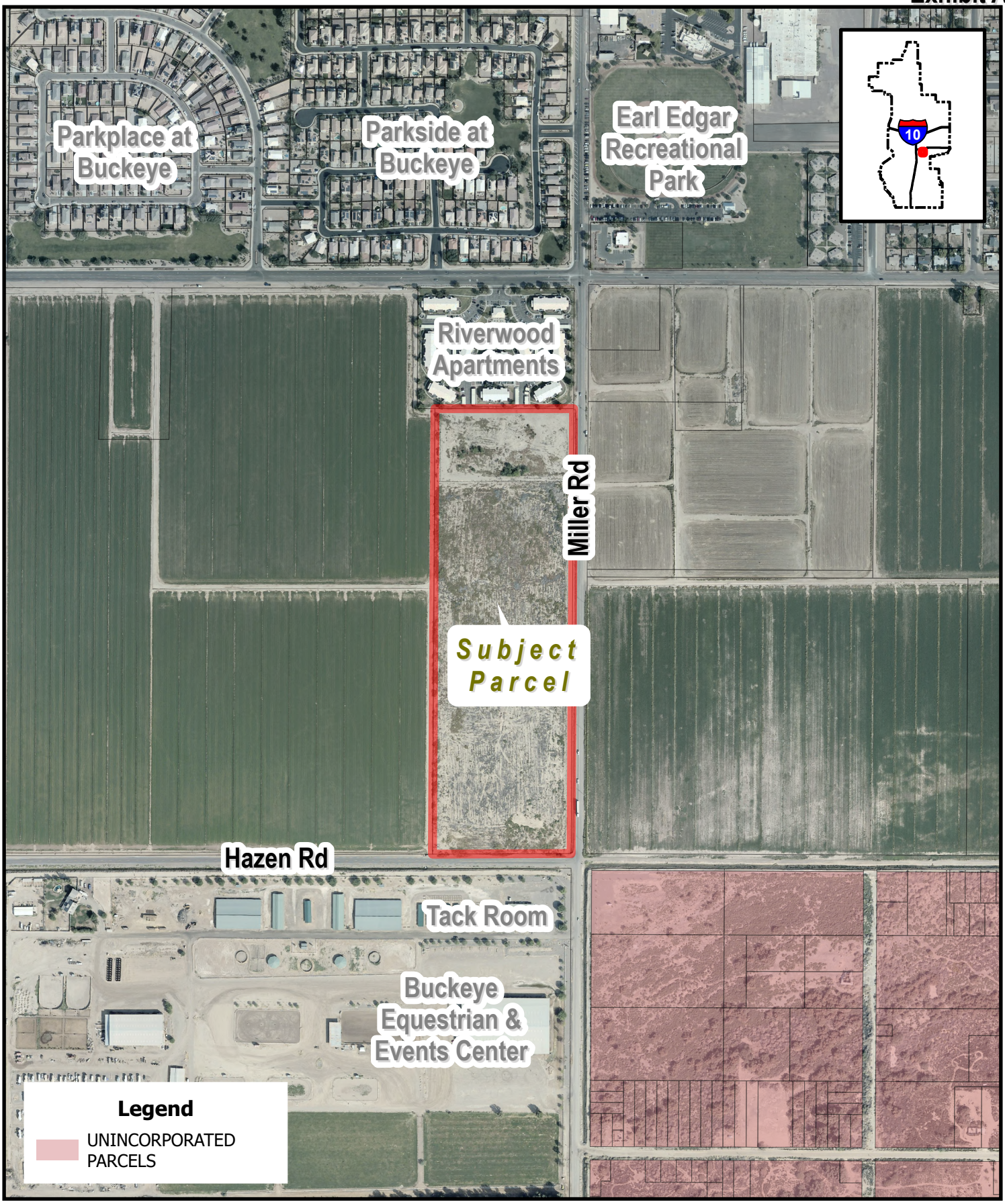
Exhibit A – Vicinity Map
Exhibit B – General Plan Land Use Map
Exhibit C – Zoning Map
Exhibit D – Site Plan Narrative (for reference only)
Exhibit E – Site Plan
Exhibit F – Color Elevations

Exhibit G – Color Schemes
Exhibit H – Preliminary Landscape Plan
Exhibit I – Preliminary Hardscape Details

Prepared By:
Mandy Woods, AICP, CFM, Senior Planner

Reviewed By:
Ken Galica, Planning Manager

Exhibit A



VICINITY MAP

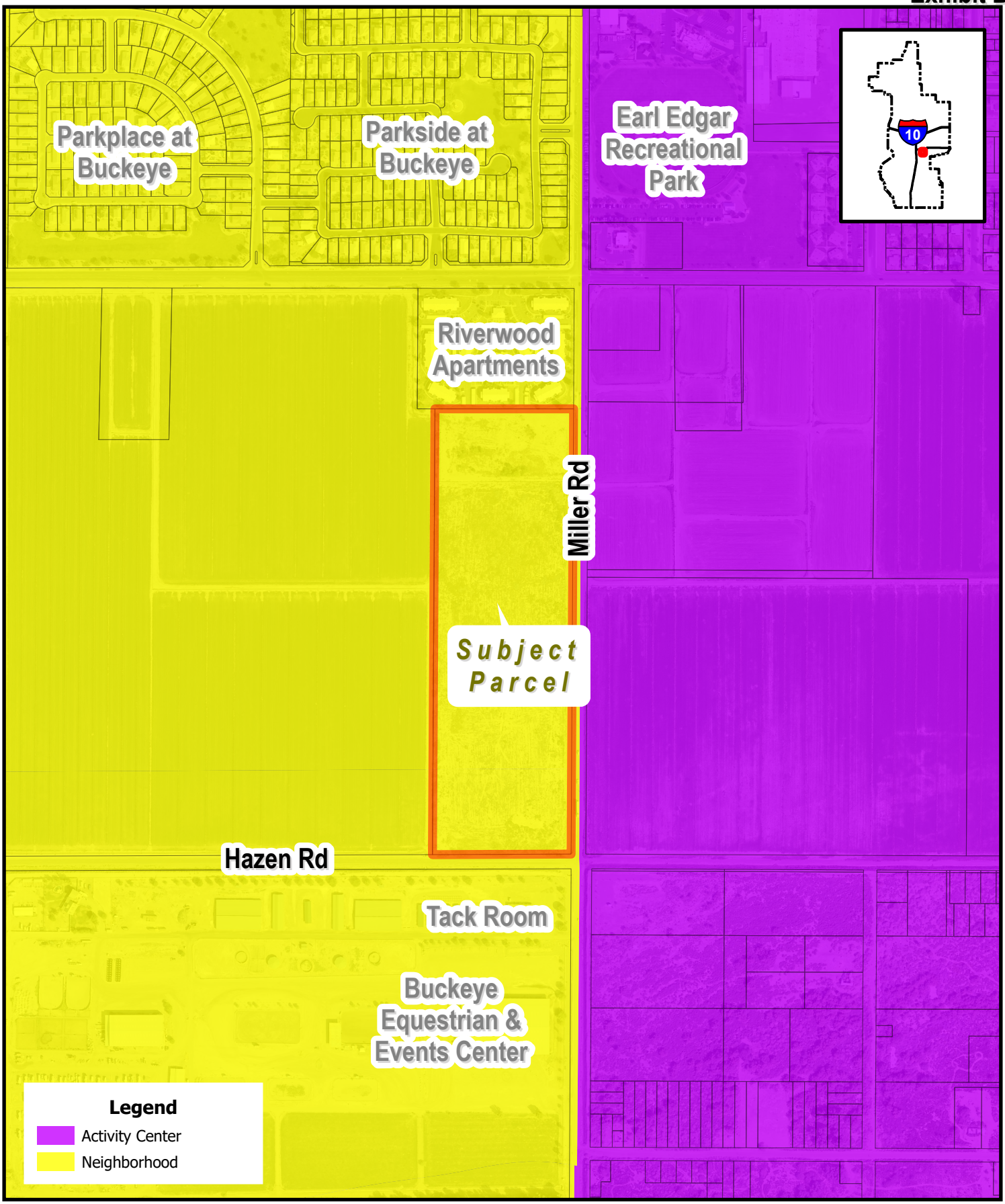
PLZSP-23-00013

Miller & Hazen Multi-Family Site Plan

Council District #2

BUCKEYE, AZ

N W E S



GENERAL PLAN LAND USE MAP

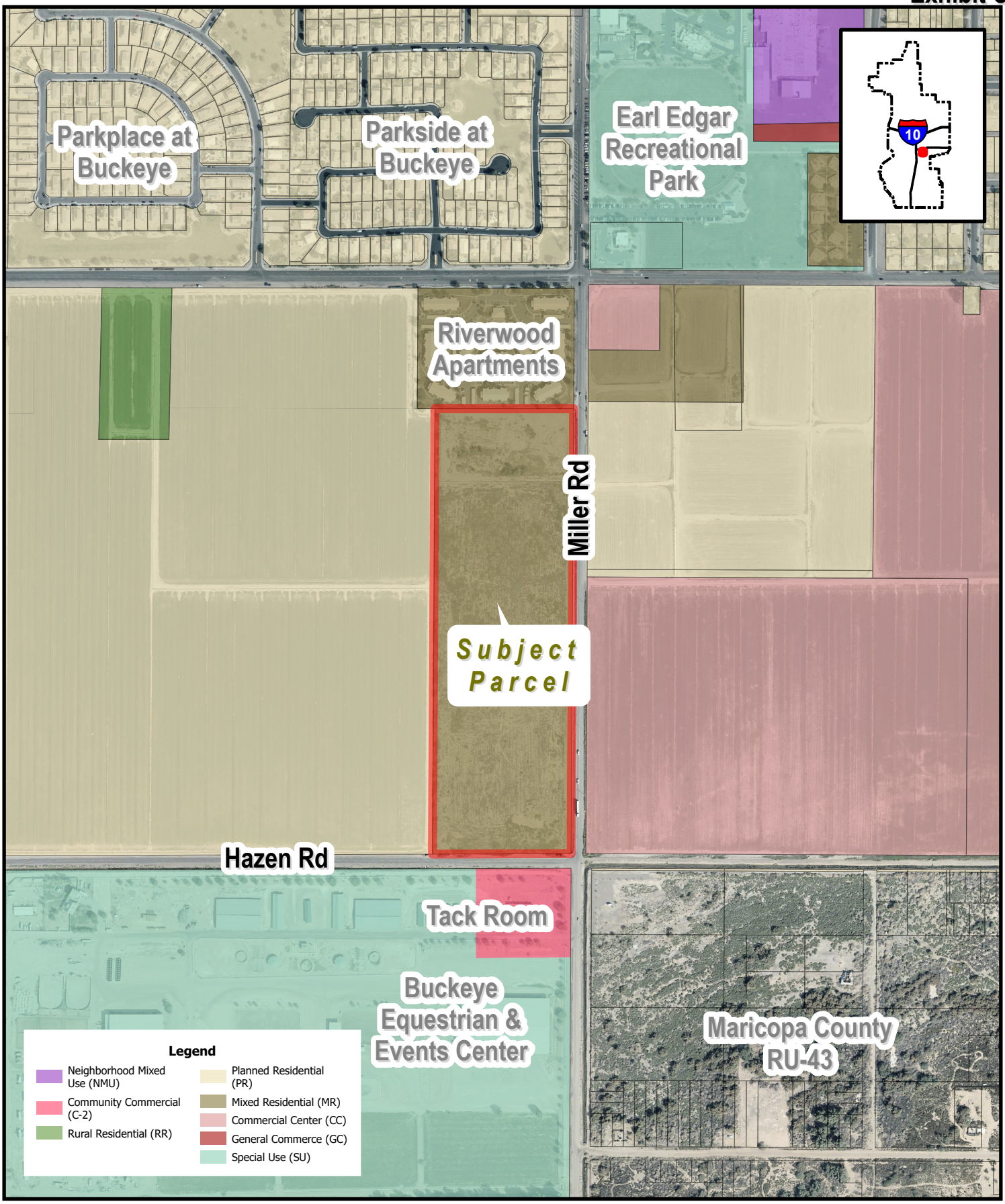
PLZSP-23-00013

Miller & Hazen Multi-Family Site Plan

Council District #2

BUCKEYE, AZ

N W E S



ZONING MAP

PLZSP-23-00013

Miller & Hazen Multi-Family Site Plan

Council District #2

BUCKEYE, AZ

N W E S

2R PLZSP-23-00013 RECEIVED DEC 18 2023 WD

December 14, 2023

Miller & Hazen

Located at the northwest corner of
Miller Road and Hazen Road
Buckeye, Arizona

Preliminary Site Plan
Project Narrative

Case Number: PLZSP-23-00013

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014
CVL Job No.: 1-01-0394901

Preliminary Site Plan
Project Narrative

for

Miller & Hazen

December 14, 2023

Owner/Developer

Hazen Rd Nominee, LLC
6751 North Sunset Boulevard #465 West
Glendale, AZ 85305
Attn: Johannes van Leenan

Planning/Civil Engineering Consultant

CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014-4291
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602-285-4765
jvermillion@cvlci.com

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1. Introduction

CVL Consultants (CVL) is pleased to submit this Preliminary Site Plan for Miller & Hazen, a new residential community on ±17.33 acres located at the northwest corner of Miller Road and Hazen Road in Buckeye, Arizona.

The community contains approximately 17.33 acres on a single undeveloped parcel identified as APN 400-37-005H. This Preliminary Site Plan request is to establish a multi-family residential community consisting of 178 residential units with gated private streets and common open space, featuring multiple BBQ areas and a centrally located open space for recreation amenities including a dog park, clubhouse and pool.

The property is currently zoned Mixed Residential "MR." The general parameters of the community and its design standards currently referenced in this document and proposed on the accompanying Preliminary Site Plan are in compliance with the MR zoning district.

The City's adopted 2040 General Plan Land Use Map designates the site as Neighborhood land use, which is consistent with this request. Approval of this proposal will facilitate development of the property at this appropriate arterial intersection.

2. Description of Request

The Preliminary Site Plan proposes a total yield of 178 units with three buildings plans consisting of one bedroom, two bedroom, and three bedroom units. A density of 10.27 dwelling units per acre (du/ac) is proposed for the community. Access to the community is provided on Hazen Road to the south and Miller Road to the east, with an emergency access planned west to the adjacent property.

With a minimum of 30% of the community planned as open space, the community provides an attractive, centralized common areas planned for recreation amenities, linked via interconnected pedestrian pathways for connectivity throughout the site. The community by design encourages walkability by providing amenities such as shade, seating, and a variety of recreational facilities which provide a place for gathering and social interaction.

The attached Preliminary Site Plan addresses relevant site issues, constraints, and requirements such as site access, vehicular circulation, product mix, drainage and retention, parking, open space and other required site improvements.

3. Development Standards

Miller & Hazen shall adhere to the development standards established for the MR zoning district.

Development Standards - MR	
Front Setback	10’
Side Setback	5’
Street Side Setback	5’
Rear Setback	10’
Building Height	30’
Building Separation	10’
Lot Coverage	30%

4. Open Space and Amenities

The landscape design concept for Miller & Hazen is intended to adhere to City of Buckeye expectations by providing a palette of low water use plants and shade trees. Turf will be included in high visibility and active, open play areas to provide soft surfaces for play and aid in maintaining a low water use approach to landscaping. Pedestrian pathways throughout the community provide efficient pedestrian access to the centralized amenity area, as well as other open space areas under the comfort provided by groupings of shade trees.

The majority of programmed amenities are located in a central amenity area to encourage social gathering within the community. The central amenity area will include useable open space with various amenities including a dog park, pool, and clubhouse. Additional BBQ areas and seating are provided throughout the site. The proposed amenities shall utilize a variety of durable building materials and will be developed to establish a unified and balanced palette of colors and textures.

Landscape buffers are provided along Miller Road and Hazen Road Aesthetically enhanced walls, view fencing, and entry monuments will incorporate a harmonious range of materials, colors, and finishes to complement the community’s architectural style, as identified on the provided renderings.

5. Relationship to Surrounding Properties

The properties surrounding the Miller & Hazen community are identified below.

Direction	Use	Zoning
North	Undeveloped land intended for future Phase 2 of Miller & Hazen. A 35' utility easement is shared between Phase 1 and this future Phase 2 property. This portion of land is anticipated to utilize Miller Road for access.	MR
East	Agricultural land	CC
South	South Buckeye Equestrian Event Center; High Density Agriculture	SU
West	Undeveloped land	PR

6. Utilities and Services

The utility service providers are identified below.

Utility	Provider
Water	City of Buckeye
Wastewater	City of Buckeye
Electric	Arizona Public Service
Gas	Southwest Gas Corporation
Solid Waste	City of Buckeye

7. Fire Protection Services

Miller & Hazen is within the City of Buckeye Fire Medical and Rescue Department service area and will comply with all Fire Department requirements. The nearest fire station is Buckeye Fire Department Station 701 located at 404 South Miller Road, Buckeye, Arizona.

8. Police Services

Miller & Hazen is within the City of Buckeye Police Department service area. The nearest police station is located at 100 North Apache Road #D, Buckeye, Arizona.

9. School Facilities

Miller & Hazen is within the Buckeye Elementary School District boundary and is located within the area served by Buckeye Elementary School. Buckeye Elementary School is located approximately 1.5 miles to the northeast at 210 South 6th Street, Buckeye, Arizona.

Miller & Hazen is also located within the Buckeye Union High School District. Buckeye Union High School is located approximately 2.5 miles to the northeast at 1000 East Narramore Avenue, Buckeye, Arizona.

10. Drainage Summary

The Maricopa County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), map number 04013C2580L, indicates that the site falls within Zone X and Zone AE.

This Zone X is defined by FEMA as an Other Area of Flood Hazard: "Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE is defined by FEMA as: "Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply."

The development is designed to meet City of Buckeye and Maricopa County drainage requirements. Included in the design are underground retention systems with drainage improvements, infrastructure and associated utility infrastructure to service the development. Please refer to the preliminary drainage report for additional information.

11. Water and Wastewater Facilities

The community is within the City of Buckeye water and wastewater service area. City of Buckeye water and wastewater systems exist in the area and are proposed to serve the development with required infrastructure improvements. Please refer to the preliminary water and sewer reports for additional information.

12. Circulation

The proposed interior circulation for the site includes a primary access from Miller Road to the east running west to a central leasing office and community clubhouse. A second entrance is provided from Hazen Road for access to the community from the south. All interior streets are private streets per City standards and requirements. Sidewalks will be constructed amongst residential units as paved pedestrian trails into the amenity areas to promote well integrated access to recreational spaces.

The developer will be responsible for the half street improvements and required auxiliary lanes adjacent to the proposed development per City of Buckeye Engineering Design Standards and Details along Miller Road and Hazen Road. The recommendations listed below are taken from the current Traffic Impact Analysis (TIA) prepared for the project.

- The driveway on Miller Road is anticipated to be limited to left-in, right-in, and right-out only. This driveway is planned to include a 200-foot southbound right turn lane and a 150-foot northbound left turn lane.
- The driveway on Hazen Road is anticipated to be limited to left-in, right-in, and right-out only. This driveway is planned to include a 200-foot westbound right turn lane and a 150-foot eastbound left turn lane.
- A 200-foot southbound right turn lane is planned at the intersection of Miller Road and Hazen Road.

For additional information please refer to the TIA provided. As noted above, an emergency access is planned west to the adjacent property and is illustrated on the Preliminary Site Plan.

13. Conclusion

The Miller & Hazen community upholds the intent of the existing zoning and land use designated for the area while activating this undeveloped property as a new and attractive residential community. This neighborhood provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of the City of Buckeye. The development team believes that this request represents an appropriate and favorable planning of the site that positively contributes to the area. We look forward to our continued coordination with staff in the processing of this new community in the City of Buckeye.

STANDARD NOTES

1. SITE PLAN APPROVAL IS VALID FOR A PERIOD OF TWO (2) YEARS. REQUESTS FOR A SINGLE, ONE (1) YEAR TIME EXTENSION MUST BE IN WRITING TO THE DIRECTOR PRIOR TO THE EXPIRATION.
2. 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.
3. WHERE APPLICABLE, NO STRUCTURES MAY BE BUILT ON SLOPES OF 15% OR GREATER.
4. PHASING OF PUBLIC INFRASTRUCTURE SHALL BE SUBJECT TO A PHASING PLAN AS APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR AND CITY ENGINEER.
5. THE PROPERTY OWNER/DEVELOPER SHALL MAKE PROVISIONS IN THEIR DESIGN TO ACCOMMODATE OFF-SITE STORM WATER, MANAGE THIS FLOW AS PART OF THE PROJECT, AND REDISTRIBUTE IT IN A LIKE MANNER AND LOCATION TO THE EXISTING CONDITIONS. HISTORIC DISCHARGE CONDITIONS AND LOCATIONS CANNOT BE ALTERED.
6. 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 WITHIN THE RIGHT-OF-WAY.
7. 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.
8. COLLECTOR, ARTERIAL, AND PARKWAY STREETS SHALL HAVE A RAISED, LANDSCAPED MEDIAN EXCEPT AT INTERSECTIONS WHERE LEFT-TURN LANES ARE PROVIDED.
9. ANY TRAFFIC SIGNALS THAT ARE REQUIRED DUE TO TRAFFIC GENERATED BY THIS PROJECT SHALL BE INSTALLED BY THE PROPERTY OWNER/DEVELOPER WHEN WARRANTED.
10. 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.
11. 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.
12. THE PROPERTY OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING WATER AT THE PROJECT FOR CONSTRUCTION PURPOSES INCLUDING OBTAINING THE NECESSARY WATER RIGHTS FOR THE WATER SUPPLY TO BE USED FOR CONSTRUCTION PURPOSES. THIS INCLUDES UTILIZING NON-POTABLE WATER FOR CONSTRUCTION BEFORE USING CITY POTABLE WATER.
13. 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.
14. THE PROPERTY OWNER/DEVELOPER SHALL NOTIFY THE CITY'S WATER RESOURCES DEPARTMENT OF THE LOCATION OF ANY REGISTERED AND UNREGISTERED WELLS ON THE PROPERTY AND THE PROPERTY OWNER/DEVELOPER AND THE CITY'S WATER RESOURCES DEPARTMENT SHALL MEET AND CONFER TO DETERMINE IF THE WELLS ARE BENEFICIAL OR WHETHER THEY SHALL BE ABANDONED. WELLS SHALL BE ABANDONED BY THE PROPERTY OWNER/DEVELOPER IF THE CITY'S WATER RESOURCES DEPARTMENT DETERMINES THAT THEY PRESENT A HEALTH AND SAFETY HAZARD OR ARE CONTRIBUTING TO GROUNDWATER CONTAMINATION AND ARE NOT ABLE TO BE REHABILITATED, MODIFIED, OR RE-DRILLED TO PREVENT THE HEALTH AND SAFETY HAZARD OR GROUNDWATER CONTAMINATION. ABANDONMENT OF WELLS SHALL BE PERFORMED PURSUANT TO AND IN COMPLIANCE WITH STATE LAW AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
15. 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.
16. ALL BUILDINGS SHALL BE EQUIPPED WITH A FIRE PROTECTION SYSTEM AS REQUIRED BY CITY OF BUCKEYE ORDINANCE 03-22.
17. RESIDENTIAL DEVELOPMENTS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 10 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
18. WHERE TWO (2) FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF (½)OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE LOT OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
19. THE BUCKEYE FIRE CHIEF AND CITY ENGINEER SHALL DETERMINE THE NUMBER, LOCATION, AND TYPES OF ALL FIRE HYDRANTS.
20. ALL LANDSCAPED AREAS WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE DELEGATED TO THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR OTHER PROPERTY MAINTENANCE ASSOCIATION, AND SHALL BE DESIGNED AND SEALED BY A LANDSCAPE ARCHITECT LICENSED BY THE ARIZONA BOARD OF TECHNICAL REGISTRATION. THE CITY PUBLIC WORKS DEPARTMENT SHALL REVIEW ALL IRRIGATION PLANS FOR MATERIAL SELECTION ONLY WITHIN THE CITY RIGHT OF WAY; 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.
21. 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 TWO (2) FEET ABOVE THE SURFACE.
22. LANDSCAPING WITHIN THE PUBLIC-RIGHT-OF-WAY WILL REQUIRE:
    - ALL LANDSCAPED AREAS, EXCEPT THOSE INTENTIONALLY MAINTAINED WITH NATIVE PLANTS, SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM.
    - ALL NATIVE PLANT LANDSCAPING PLANS SHALL INCLUDE AN ESTABLISHMENT MAINTENANCE PLAN THAT ENSURES LONG TERM GROWTH OF ALL PLANTINGS.
    - 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.
    - 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.
    - 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.
    - 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.
    - LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE (1) SIDE OF A TREE.
    - SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.
    - TREE CANOPIES EXTENDING INTO THE RIGHT OF WAY SHALL BE TRIMMED TO THE FOLLOWING MINIMUM STANDARDS: 18 FEET OVER ANY PUBLIC ROADWAY, SEVEN (7) FEET OVER ANY PUBLIC SIDEWALK.

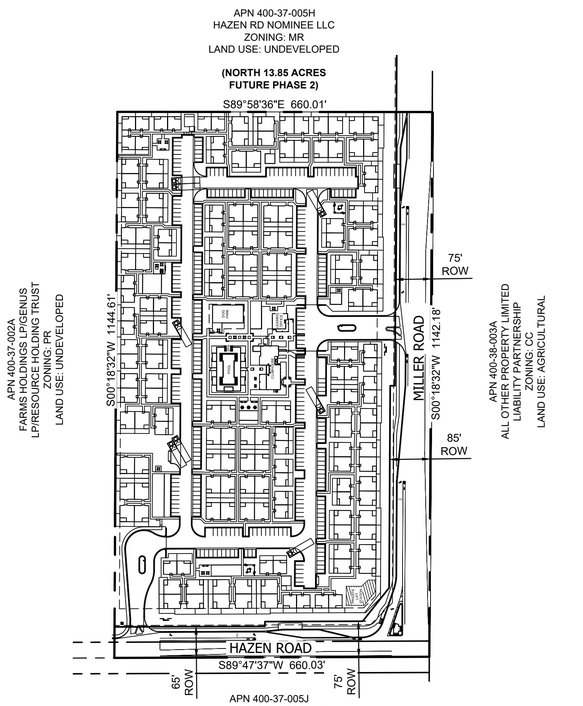
PROJECT DESCRIPTION

THIS PROJECT REFLECTS SITE IMPROVEMENTS FOR A NEW MULTI-FAMILY PROJECT CONSISTING OF 178 UNITS ON 17.33 ACRES FOR A DENSITY OF 10.27 DU/AC. THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF MILLER ROAD AND HAZEN ROAD IN BUCKEYE, ARIZONA.

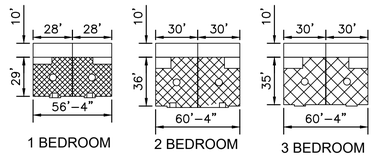
THE NORTHERN 13.85 ACRES OF APN 400-37-005H ARE NOT A PART.

PRELIMINARY SITE PLAN
MILLER & HAZEN

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP SCALE 1" = 150'



UNIT FOOTPRINTS

4R PLZSP-23-00013 RECEIVED DEC 23 2024 WD

PROJECT APN

APN: 400-37-005H

ZONING

MR (MIXED RESIDENTIAL)

DEVELOPMENT STANDARDS

Development Standards - MR	
Front Setback	10'
Side Setback	5'
Street Side Setback	5'
Rear Setback	10'
Building Height	30'
Building Separation	10'
Lot Coverage	30%

SITE DATA

GROSS AREA: 17.33 AC
NET AREA: 14.61 AC
TOTAL NO. OF UNITS: 178 UNITS
GROSS DENSITY: 10.27 DU/AC

GENERAL NOTES

1. SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE
2. ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH THE COMMERCIAL & INDUSTRIAL DESIGN STANDARDS AND GUIDELINES IN THE CITY OF BUCKEYE DEVELOPMENT CODE

SOLID WASTE CALCULATIONS

178 DWELLING UNITS x 0.5 CY/DU = 89 CY
EIGHT SOLID WASTE CONTAINER ENCLOSURE LOCATIONS ARE PROVIDED.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONES "X" AND "AE" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-2580L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

ZONE "AE" AS DEFINED BY FEMA IS:
AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED.

BUILDING CALCULATIONS

BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL	STORY
1 BEDROOM (31.5%)	56	792	44,352	1
2 BEDROOM (44.9%)	80	1,028	82,240	1
3 BEDROOM (23.6%)	42	1,118	46,956	2
TOTAL UNITS	178		173,548	
CLUBHOUSE	1	3,900	3,900	1
OFFICE	1	1,161	1,161	1
ADD'L BUIDLINGS	2		5,061	

PARKING REQUIRED

1 SPACES PER 1 BEDROOM UNIT	56 x 1 =	56 SPACES
1.5 SPACES PER 2 BEDROOM UNIT	82 x 1.5 =	120 SPACES
2 SPACES PER 3 BEDROOM UNIT	40 x 2 =	84 SPACES
1 GUEST SPACE PER 5 UNITS	36 x 1 =	36 SPACES
ACCESSIBLE SPACES REQUIRED		7 SPACES
TOTAL REQUIRED		296 SPACES

PARKING PROVIDED

COVERED	178 SPACES
UNCOVERED	143 SPACES
ADA SPACES	7 SPACES
TOTAL PROVIDED	328 SPACES

OPEN SPACE

OPEN SPACE REQUIRED: 5.20 AC / 30% OF GROSS AREA
OPEN SPACE PROVIDED: 5.40 AC / 31% OF GROSS AREA

USABLE / PARK SPACE REQUIRED: 0.78 AC / 15% OF REQUIRED O.S.
USABLE / PARK SPACE PROVIDED: 1.29 AC / 25% OF REQUIRED O.S.

PRELIMINARY SITE PLAN FOR MILLER & HAZEN

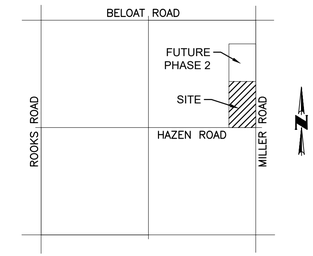
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

HAZEN RD NOMINEE LLC
6751 N SUNSET BLVD. #465 WEST
GLENDALE, AZ. 85305
CONTACT: JOHANNES VAN LEENEN
EMAIL:
JVANLEENEN@FIFTHAVEPROPERTIES.COM

CVL DESIGN TEAM

COE & VAN LOO
CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 285-4765
CONTACT: JULIE VERMILLION
EMAIL: JVERMILLION@CVLCI.COM



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- STORM PIPE
- UNDERGROUND RETENTION TANK
- 4" DOMESTIC WATER PIPE
- 6" FIRE LINE
- 8" WATER PIPE
- PROPOSED FIRE HYDRANT
- SANITARY SEWER PIPE
- 5' SANITARY SEWER MANHOLE

SHEET INDEX

SHEET 01:	COVER SHEET / KEY MAP / NOTES / SITE DATA TABLES
SHEET 02:	STREET SECTION DETAILS
SHEET 03-04:	SITE PLAN

CVL CONSULTANTS
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4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

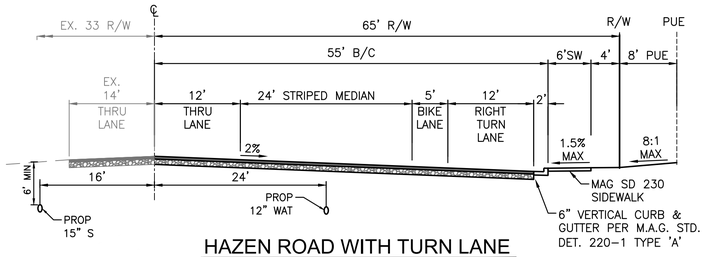
Registered Professional Engineer (Civil)
37325
RYAN
WEED
Date Signed 12/20/24
ARIZONA, U.S.A.
Expires 3-31-2026

SHEET 01 OF 04

PLZSP-23-00013

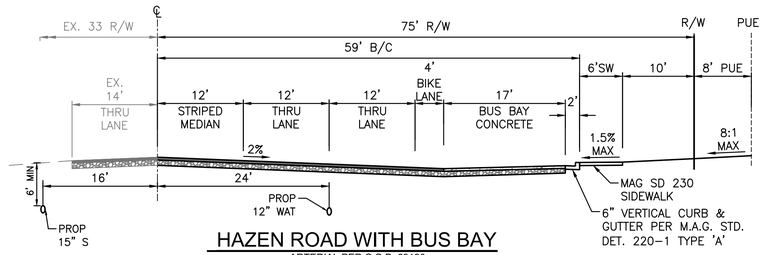
DATE: 12/20/24 CVL#:1-01-0394901

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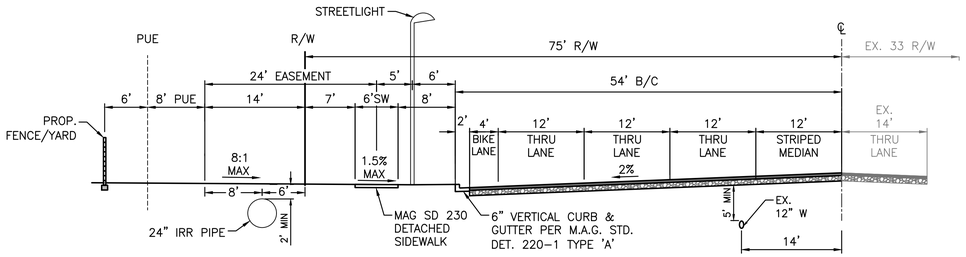
HAZEN ROAD WITH TURN LANE

ARTERIAL PER C.O.B. 63130
LOOKING WEST - N.T.S.



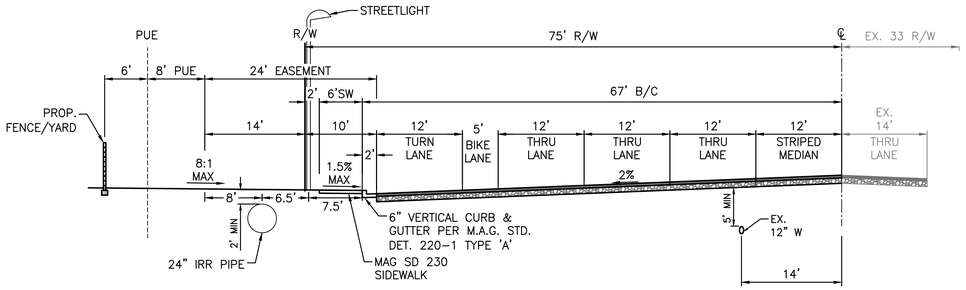
HAZEN ROAD WITH BUS BAY

ARTERIAL PER C.O.B. 63130
LOOKING WEST - N.T.S.



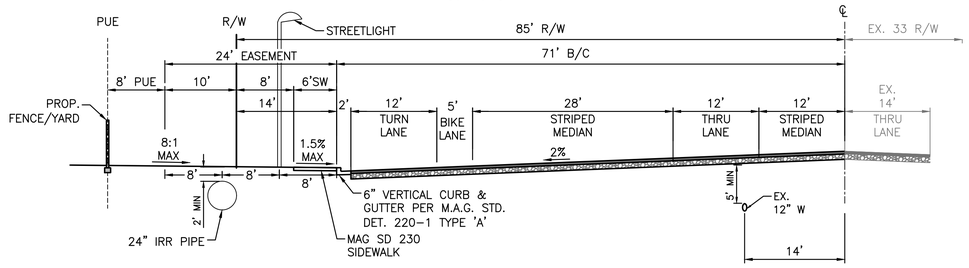
MILLER ROAD

MAJOR ARTERIAL PER C.O.B. 63120
LOOKING NORTH - N.T.S.



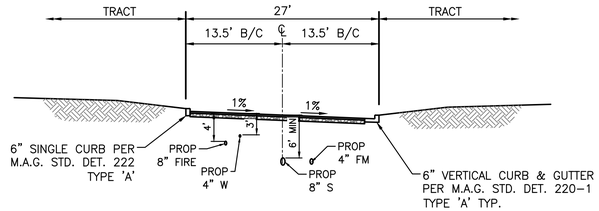
MILLER ROAD WITH TURN LANE

MAJOR ARTERIAL PER C.O.B. 63120
LOOKING NORTH - N.T.S.



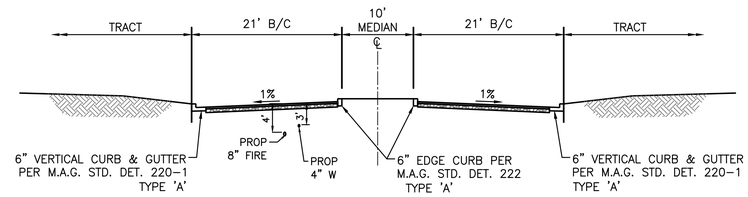
MILLER ROAD WITH SLIP LANE

MAJOR ARTERIAL PER C.O.B. 63120
LOOKING NORTH - N.T.S.



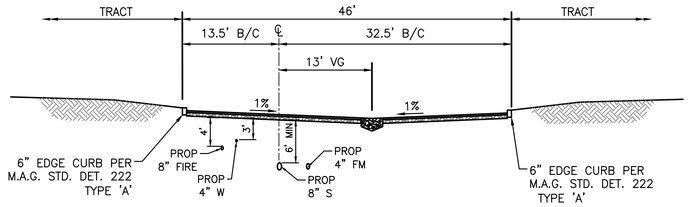
TYP. DRIVE LANE

LOOKING NORTH - N.T.S.



TYP. ENTRANCE WITH MEDIAN

LOOKING NORTH - N.T.S.



TYP. DRIVE LANE WITH PARKING

LOOKING NORTH - N.T.S.

PRELIMINARY SITE PLAN FOR MILLER & HAZEN

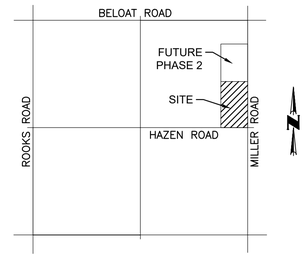
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

HAZEN RD NOMINEE LLC
6751 N SUNSET BLVD. #465 WEST
GLENDALE, AZ, 85305
CONTACT: JOHANNES VAN LEENEN
EMAIL:
JVANLEENEN@FIFTHAVEPROPERTIES.COM

CVL DESIGN TEAM

COE & VAN LOO
CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 285-4765
CONTACT: JULIE VERMILLION
EMAIL: JVERMILLION@CVLCI.COM



VICINITY MAP

(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- 8' P.U.E. — (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- STORM PIPE
- UNDERGROUND RETENTION TANK
- 4" DOMESTIC WATER PIPE
- 6" FIRE LINE
- 8" WATER PIPE
- PROPOSED FIRE HYDRANT
- SANITARY SEWER PIPE
- 5' SANITARY SEWER MANHOLE

SHEET INDEX

SHEET 01:	COVER SHEET / KEY MAP / NOTES / SITE DATA TABLES
SHEET 02:	STREET SECTION DETAILS
SHEET 03-04:	SITE PLAN

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Registered Professional Engineer (Civil) — 37325 RYAN WEED — Date signed 12/20/24 — ARIZONA, U.S.A. — Expires 3-31-2026

SHEET 02 OF 04

PLZSP-23-00013

DATE: 12/20/24 | CVL#:1-01-0394901

N:\01\0394901\CADD\Preliminary\PS SITE.01-04.dwg

PRELIMINARY SITE PLAN FOR MILLER & HAZEN

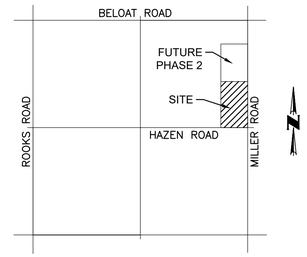
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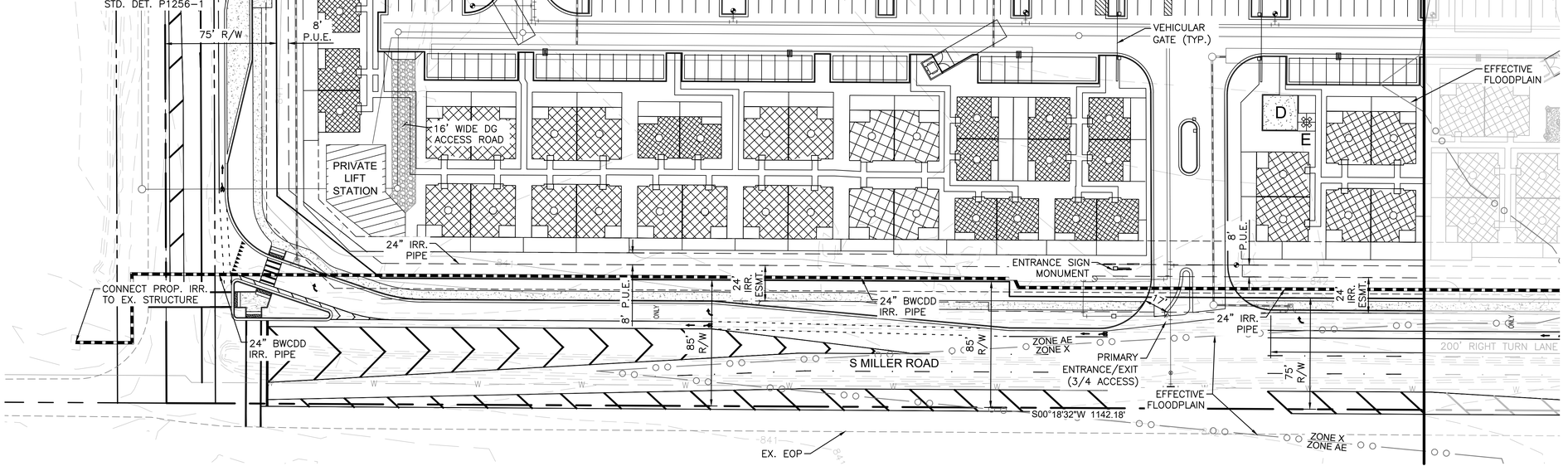
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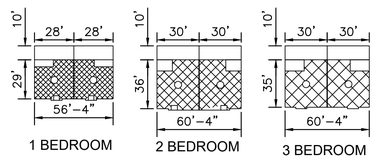
Registered Professional Engineer (Civil)
37325
RYAN
WEED
Date Signed 12/20/24
ARIZONA, U.S.A.
Expires 3-31-2026

SHEET 03 OF 04

PLZSP-23-00013

DATE: 12/20/24 | CVL#:1-01-0394901





UNIT FOOTPRINTS

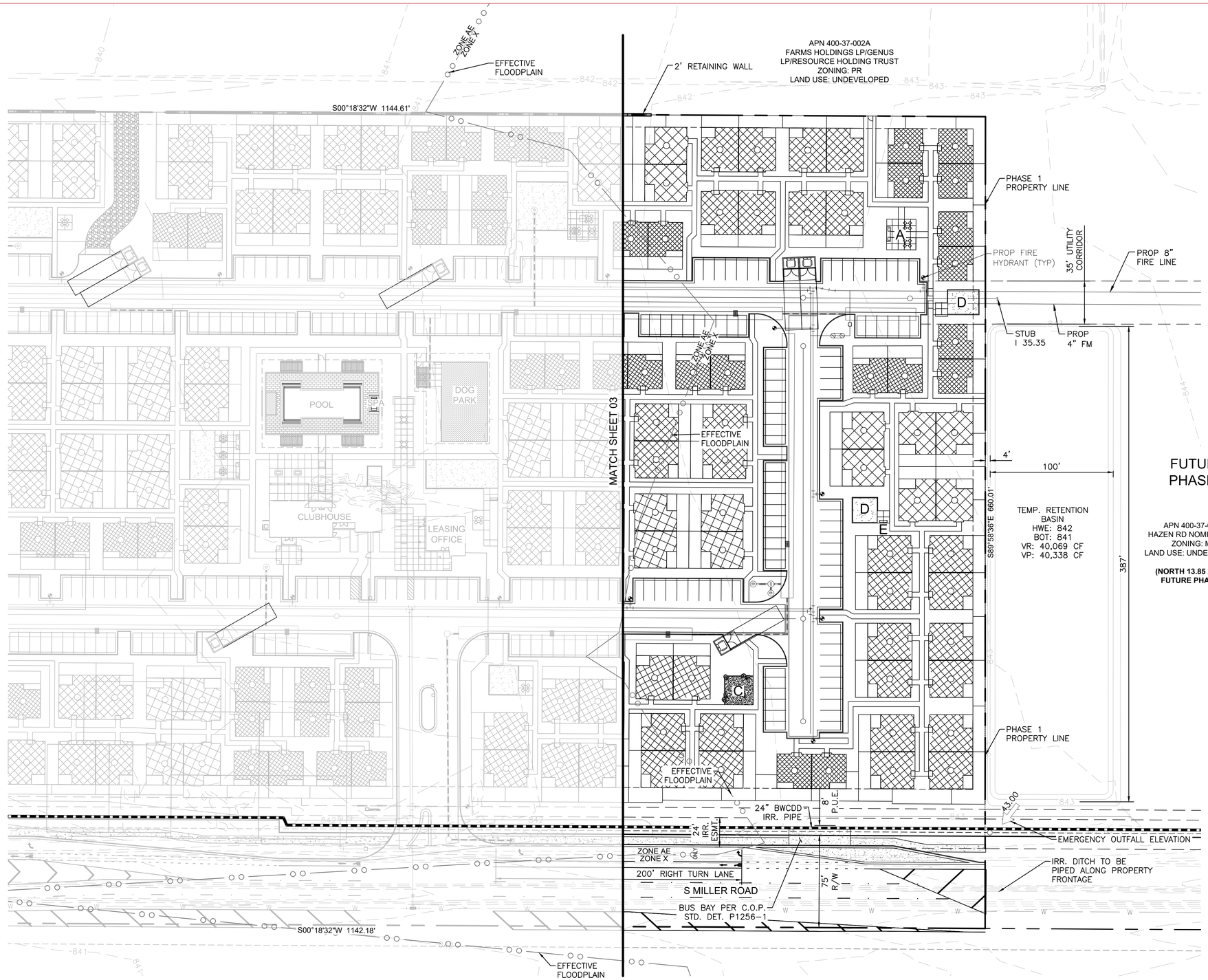
AMENITY KEY

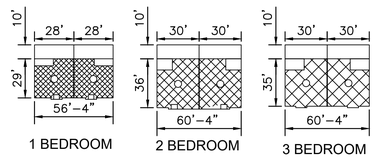
- A. BBQ AREA (BBQ GRILLS, PICNIC TABLE(S)
- B. SEATING AREA (SEAT WALL, PICNIC TABLE(S)
- C. DG SEATING AREA WITH BOULDERS
- D. TURF AREA
- E. BENCH / SEATING NODE
- F. PICNIC TABLE AREA WITH SEATING
- G. FIRE PIT
- H. SHADE STRUCTURE

APN 400-38-003A
ALL OTHER PROPERTY LIMITED LIABILITY PARTNERSHIP
ZONING: CC
LAND USE: AGRICULTURAL

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

N:\01\0394901\CADD\Preliminary\PS_SITE.01-04.dwg





UNIT FOOTPRINTS

AMENITY KEY

A. BBQ AREA (BBQ GRILLS, PICNIC TABLE(S)
B. SEATING AREA (SEAT WALL, PICNIC TABLE(S)
C. DG SEATING AREA WITH BOULDERS
D. TURF AREA
E. BENCH
F. PICNIC TABLE WITH SEATING
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H. SHADE STRUCTURE

PRELIMINARY SITE PLAN FOR MILLER & HAZEN

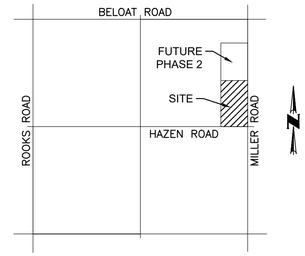
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VICINITY MAP
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RYAN
WEED
Date Signed 12/20/24
ARIZONA, U.S.A.
Expires 3-31-2026

SHEET 04 OF 04

PLZSP-23-00013

DATE: 12/20/24 CVL#:1-01-0394901

N:\01\0394901\CADD\Preliminary\PS SITE 01-04.dwg



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

COLOR SCHEME 7

CLUBHOUSE-FITNESS | WEST HAZEN ROAD & SOUTH MILLER ROAD | BUCKEYE, ARIZONA

3-22-2023

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(250)-764-3738
info@fifthaveproperties.com

FELTENGROUP
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LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

COLOR SCHEME 7

CLUBHOUSE-FITNESS | WEST HAZEN ROAD & SOUTH MILLER ROAD | BUCKEYE, ARIZONA

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RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

COLOR SCHEME 7

LEASING OFFICE | WEST HAZEN ROAD & SOUTH MILLER ROAD | BUCKEYE, ARIZONA

3-22-2023

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LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

COLOR SCHEME 7

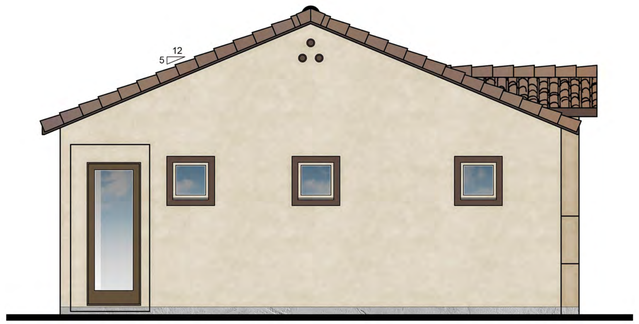
LEASING OFFICE | WEST HAZEN ROAD & SOUTH MILLER ROAD | BUCKEYE, ARIZONA

3-22-2023

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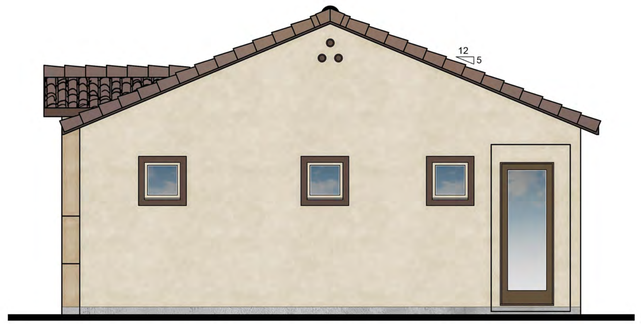
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LEFT ELEVATION
ELEVATION A 1/4" = 1'-0"



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



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

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

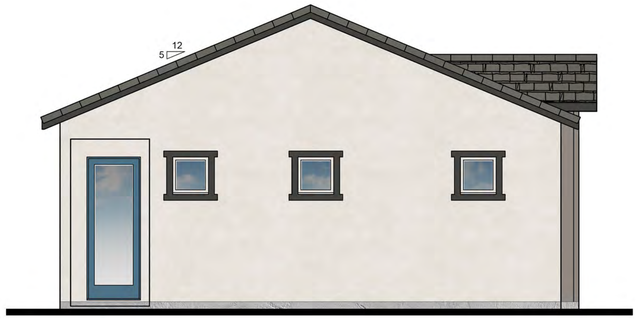
COLOR SCHEME 1

BUILDING 1 | HAZEN ROAD AND MILLER ROAD | BUCKEYE, AZ

3-22-2023

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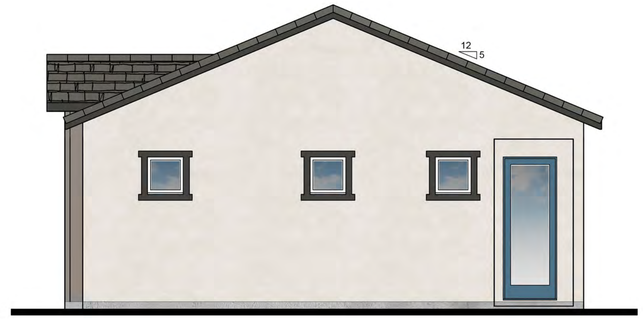
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LEFT ELEVATION
ELEVATION B 1/4" = 1'-0"



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



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



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

COLOR SCHEME 3

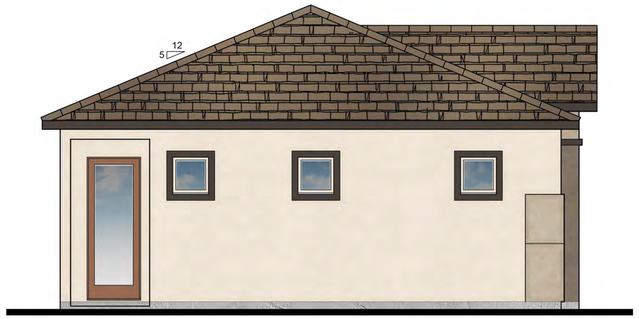
BUILDING 1 | HAZEN ROAD AND MILLER ROAD | BUCKEYE, AZ

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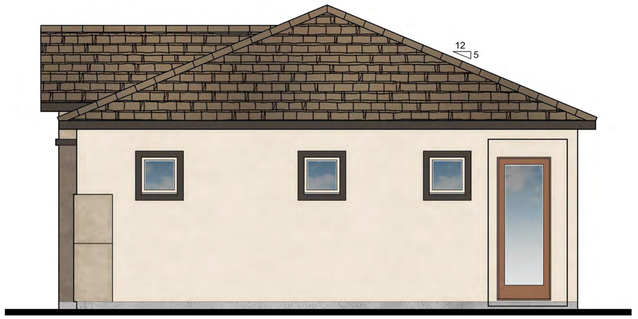
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LEFT ELEVATION
ELEVATION C 1/4" = 1'-0"



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



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



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

COLOR SCHEME 5

BUILDING 1 | HAZEN ROAD AND MILLER ROAD | BUCKEYE, AZ

3-22-2023

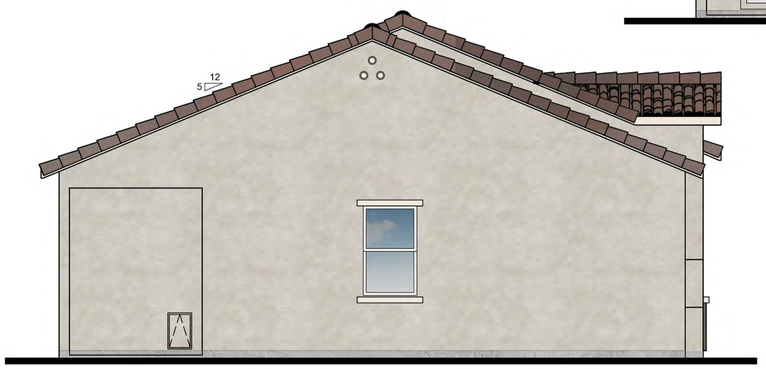
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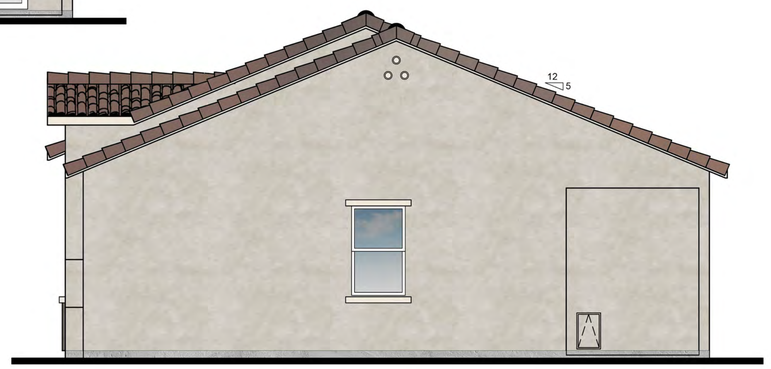
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REAR ELEVATION
ELEVATION A 1/4" = 1'-0"



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



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



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

no shutters on Spanish elevation, please

COLOR SCHEME 2

BUILDING 2 | HAZEN ROAD AND MILLER ROAD| BUCKEYE, AZ

3-22-2023

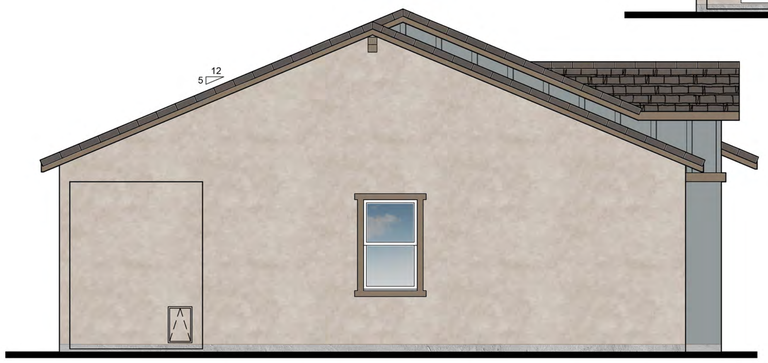
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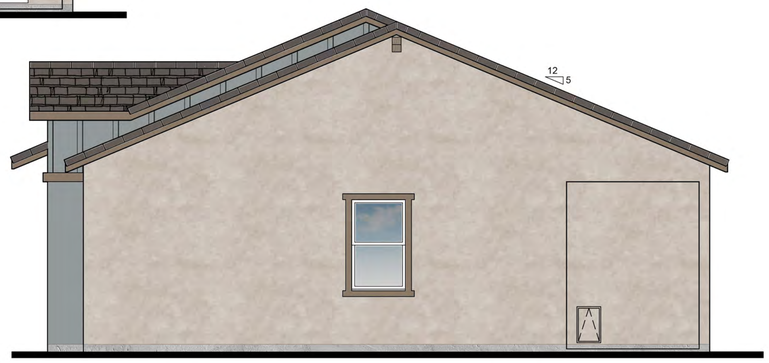
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REAR ELEVATION
ELEVATION B 1/4" = 1'-0"



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



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



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

COLOR SCHEME 4

BUILDING 2 | HAZEN ROAD AND MILLER ROAD| BUCKEYE, AZ

3-22-2023

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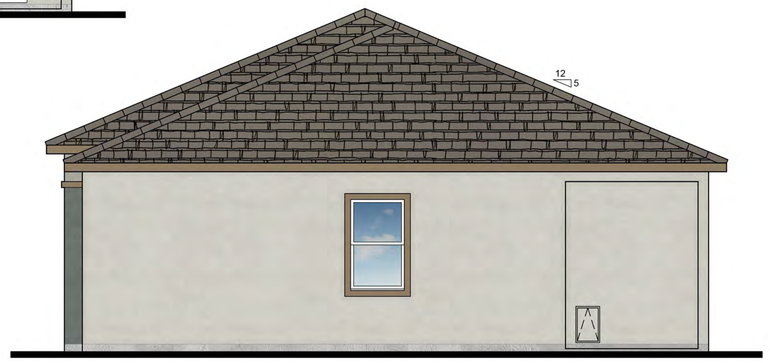
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REAR ELEVATION
ELEVATION C 1/4" = 1'-0"



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



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



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

COLOR SCHEME 6

BUILDING 2 | HAZEN ROAD AND MILLER ROAD| BUCKEYE, AZ

3-22-2023

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LEFT ELEVATION

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



FRONT ELEVATION

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

COLOR SCHEME 2

BUILDING 3 | HAZEN ROAD AND MILLER ROAD | BUCKEYE, AZ

3-21-2023

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



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

COLOR SCHEME 2

BUILDING 3 | HAZEN ROAD AND MILLER ROAD | BUCKEYE, AZ

3-21-2023

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LEFT ELEVATION

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FRONT ELEVATION

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

COLOR SCHEME 3

BUILDING 3 | HAZEN ROAD AND MILLER ROAD | BUCKEYE, AZ

3-20-2023

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RIGHT ELEVATION

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REAR ELEVATION

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

COLOR SCHEME 3

BUILDING 3 | HAZEN ROAD AND MILLER ROAD | BUCKEYE, AZ

3-21-2023

FIFTH AVE PROPERTIES
465 - 6751 N Sunset Boulevard Glendale, AZ 85305
(250)-764-3738
info@fifthaveproperties.com

FELTENGROUP
PHONE: 602.867.2500 WWW.FELTENGROUP.COM
www.feltengroup.com

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LEFT ELEVATION

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



FRONT ELEVATION

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

COLOR SCHEME 6

BUILDING 3 | HAZEN ROAD AND MILLER ROAD | BUCKEYE, AZ

3-21-2023

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



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

COLOR SCHEME 6

BUILDING 3 | HAZEN ROAD AND MILLER ROAD | BUCKEYE, AZ

3-21-2023

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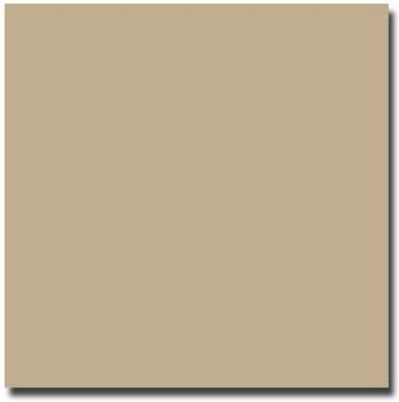
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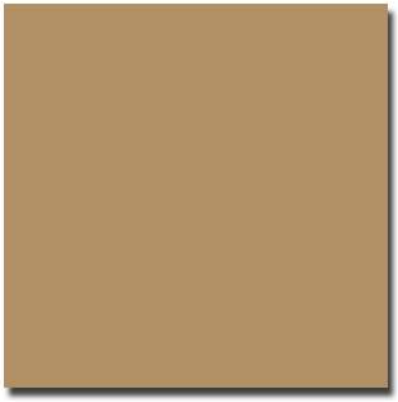
COLOR SCHEME-1 | SPANISH



Main Body:
Wool Skein (SW 6148)
Mfr: Sherwin Williams



Accent Body 1:
Favorite Tan (SW 6157)
Mfr: Sherwin Williams



Accent Body 2:
Baguette (SW 6123)
Mfr: Sherwin Williams



Trim & Fascia:
Rookwood Dark Brown (SW 2808)
Mfr: Sherwin Williams

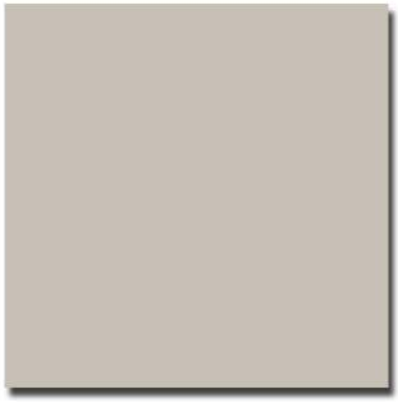


Front Door:
Umber Rust (SW 9100)
Mfr: Sherwin Williams

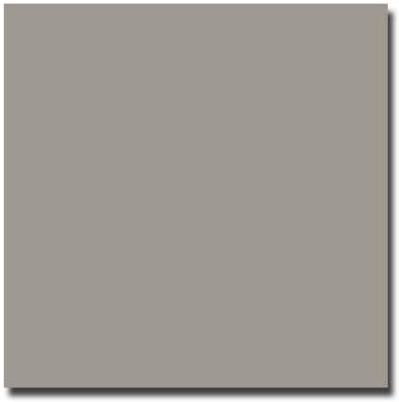


Roof:
3636 Piedmont Blend Capistrano
Mfr: Eagle Roofing

COLOR SCHEME-2 | SPANISH



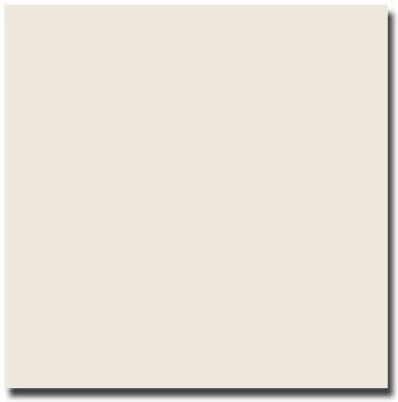
Main Body:
Colonnade Gray (SW 7641)
Mfr: Sherwin Williams



Accent Body 1:
Acier (SW 9170)
Mfr: Sherwin Williams



Accent Body 2:
Porpoise (SW 7047)
Mfr: Sherwin Williams



Trim & Fascia:
Downy (SW 7002)
Mfr: Sherwin Williams

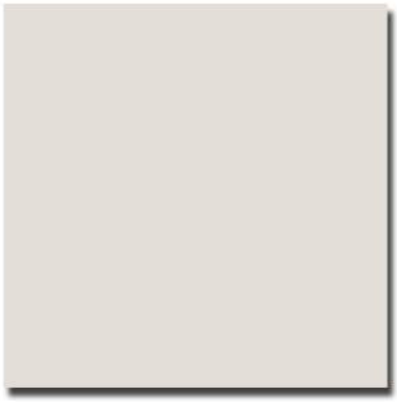


Front Door:
Studio Blue Green (SW 0047)
Mfr: Sherwin Williams

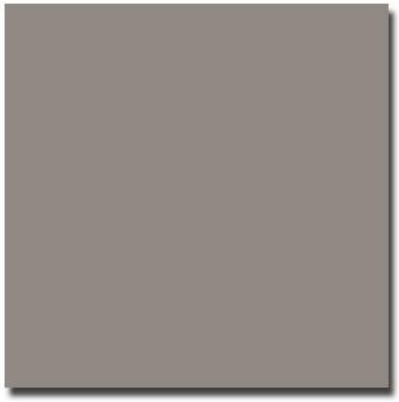


Roof:
8402 Santa Cruz Blend Capistrano
Mfr: Eagle Roofing

COLOR SCHEME-3 | FARMHOUSE



Main Body:
Incredible White (SW 7028)
Mfr: Sherwin Williams



Accent Body 1:
Dovetail (SW 7018)
Mfr: Sherwin Williams



Trim & Fascia:
Iron Ore (SW 7069)
Mfr: Sherwin Williams



Front Door:
Inky Blue (SW 9149)
Mfr: Sherwin Williams

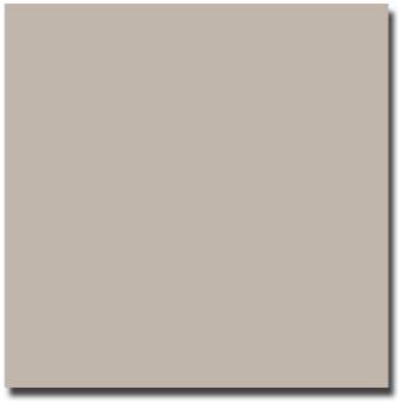


Masonry:
Stacked Stone Koryak Ridge
Mfr: Eldorado Stone

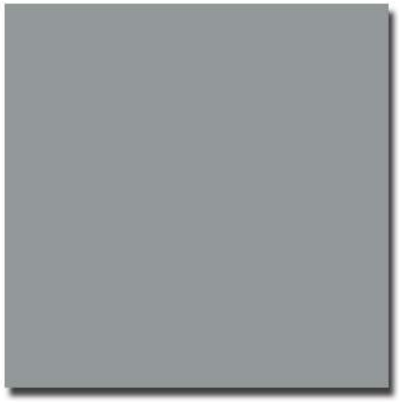


Roof:
5699 Charcoal Range Ponderosa
Mfr: Eagle Roofing

COLOR SCHEME-4 | FARMHOUSE



Main Body:
Versatile Gray (SW 6072)
Mfr: Sherwin Williams



Accent Body 1:
African Gray (SW 9162)
Mfr: Sherwin Williams



Trim & Fascia:
Virtual Taupe (SW 7039)
Mfr: Sherwin Williams



Front Door:
Pier (SW 7545)
Mfr: Sherwin Williams

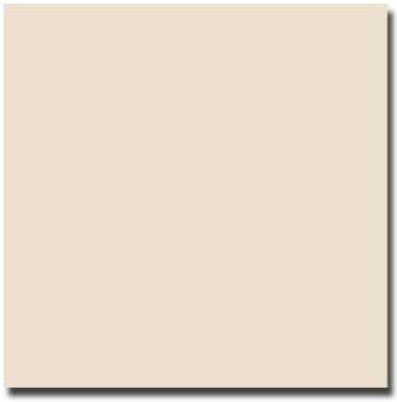


Masonry:
Stacked Stone Nantucket
Mfr: Eldorado Stone



Roof:
5602 Concord Blend Ponderosa
Mfr: Eagle Roofing

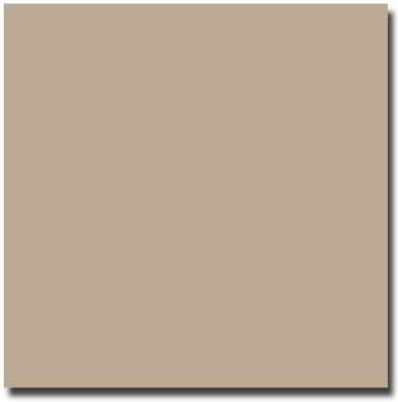
COLOR SCHEME-5 | DESERT MODERN



Main Body:
Steamed Milk (SW 7554)
Mfr: Sherwin Williams



Accent Body 1:
Griffin (SW 7026)
Mfr: Sherwin Williams



Accent Body 2:
Portico (SW 7548)
Mfr: Sherwin Williams



Trim & Fascia:
Sealskin (SW 7675)
Mfr: Sherwin Williams



Front Door:
Wheat Penny (SW 7705)
Mfr: Sherwin Williams

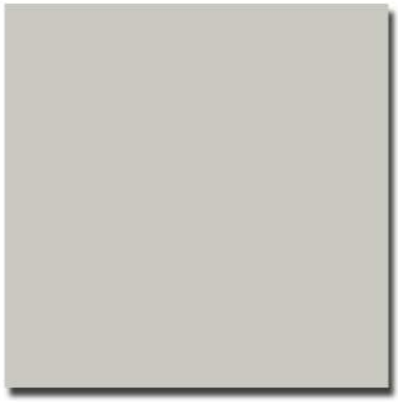


Masonry:
Stacked Stone Santa Fe
Mfr: Eldorado Stone



Roof:
5671 Village Blend Ponderosa
Mfr: Eagle Roofing

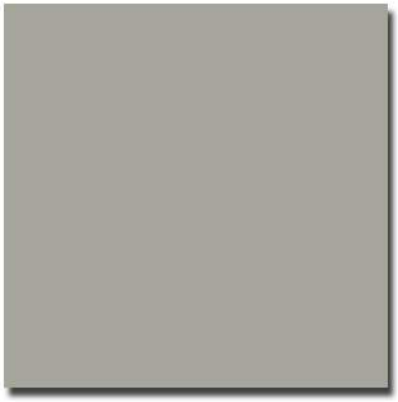
COLOR SCHEME-6 | DESERT MODERN



Main Body:
Aloof Gray (SW 6197)
Mfr: Sherwin Williams



Accent Body 1:
Homburg Gray (SW 7622)
Mfr: Sherwin Williams



Accent Body 2:
Rare Gray (SW 6199)
Mfr: Sherwin Williams



Trim & Fascia:
Resort Tan (SW 7550)
Mfr: Sherwin Williams



Front Door:
Aurora Brown (SW 2837)
Mfr: Sherwin Williams

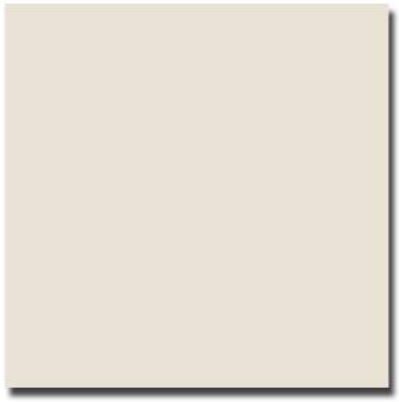


Masonry:
Stacked Stone Alderwood
Mfr: Eldorado Stone

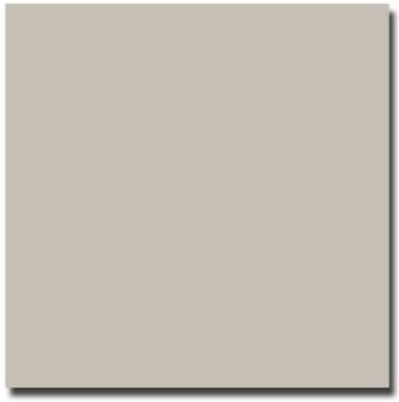


Roof:
5552 Canyon Gray Ponderosa
Mfr: Eagle Roofing

COLOR SCHEME-7 | CLUBHOUSE & LEASING OFFICE



Main Body:
Panda White (SW 6147)
Mfr: Sherwin Williams



Accent Body 1:
Colonnade Gray (SW 7641)
Mfr: Sherwin Williams



Accent Body 2:
Anonymous (SW 7046)
Mfr: Sherwin Williams



Trim & Fascia:
Urbane Bronze (SW 7048)
Mfr: Sherwin Williams



Front Door:
Studio Blue Green (SW 0047)
Mfr: Sherwin Williams

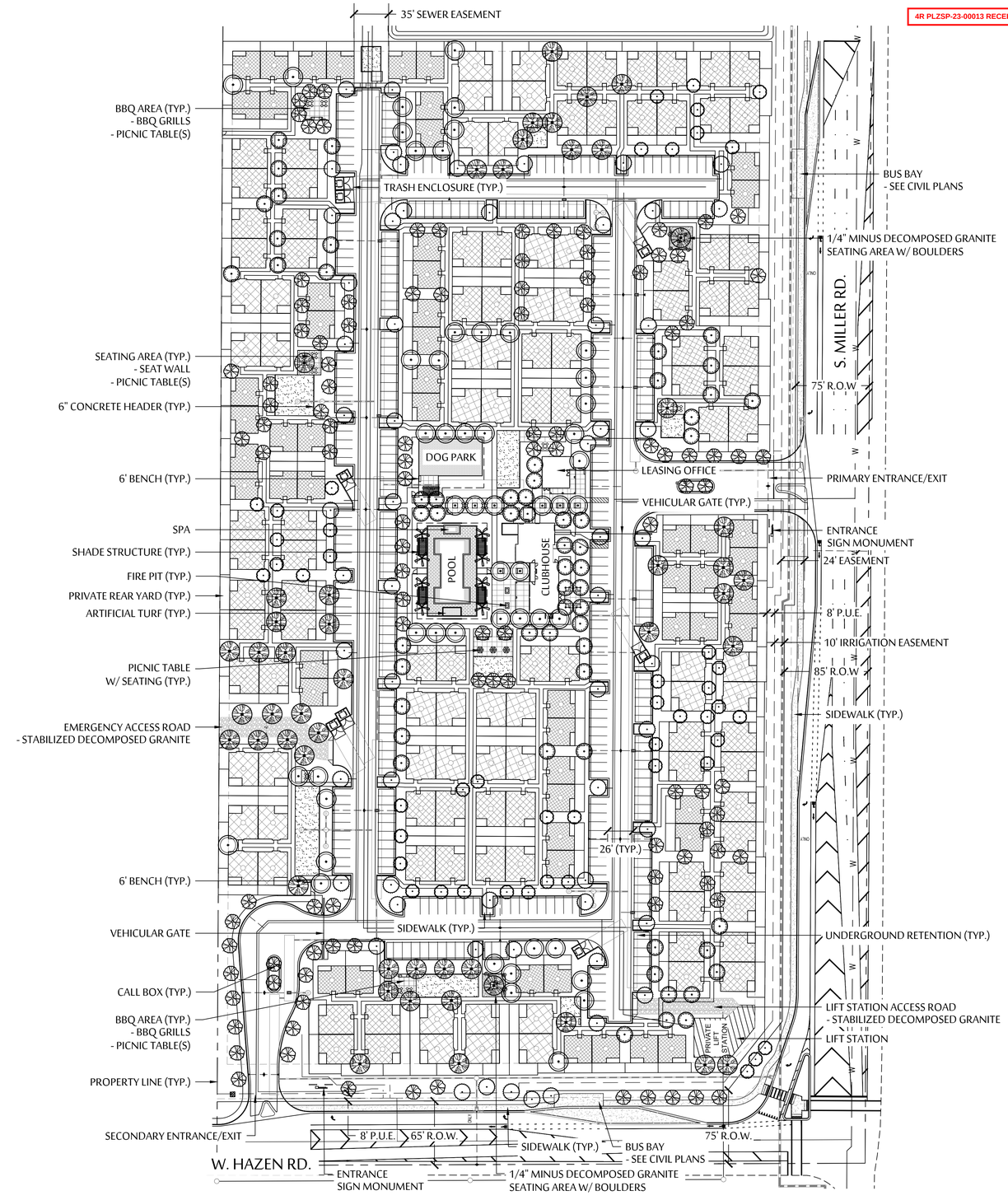


Masonry:
Stacked Stone Santa Fe
Mfr: Eldorado Stone



Roof:
5602 Concord Blend Ponderosa
Mfr: Eagle Roofing

4R PLZSP-23-00013 RECEIVED DEC 23 2024 WD



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	PISTACIA CHINENSIS - CHINESE PISTACHE
	PISTACIA LENTISCUS - MASTIC TREE
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
	ULMUS PARVIFOLIA - EVERGREEN ELM
	CAESALPINIA CACALACO - CASCALOTE 'SMOOTHIE'
	PHOENIX DACTYLIFERA - DATE PALM
SHRUBS	
	BOUGAINVILLEA HYBRID - 'FLAME' BUSH BOUGAINVILLEA
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	EREMOPHILA HYGROPHANA - BLUE BELLS
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE
	LEUCOPHYLLUM SP. 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	MYRTUS COMMUNIS 'COMPACTA' - COMPACT MYRTLE
	RUSSELIA EQUISETIFORMUS - CORAL FOUNTAIN
	TECOMA SP. 'SPARKLETTE' - SPARKLETTE TECOMA
ACCENTS	
	BOUTELOUA GRACILIS - BLONDE AMBITION
	DASYLIRION ACROTRICHUM - GREEN SPOON
	HESPERALOE PARVIFLORA - RED YUCCA
	MUHLENBERGIA CAPILLARIS - REGAL MIST GRASS
GROUND COVERS	
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA
	1/2" SCREENED DECOMPOSED GRANITE COLOR TO BE 'CARMEL' BY ROCK PROS USA D.G. TO BE INSTALLED AT 2" DEPTH MIN.
	MID-IRON BERMUDA TURF

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.

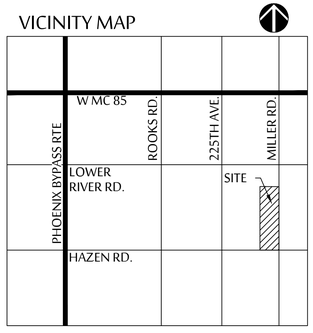
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.

3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

5. ROOT BARRIERS SHALL BE 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.

VICINITY MAP



MCGOUGH ADAMSON

Landscape Architects

Land Planning

Irrigation

MILLER & HAZEN BTR

PRELIMINARY PLANTING PLAN

SHEET 1

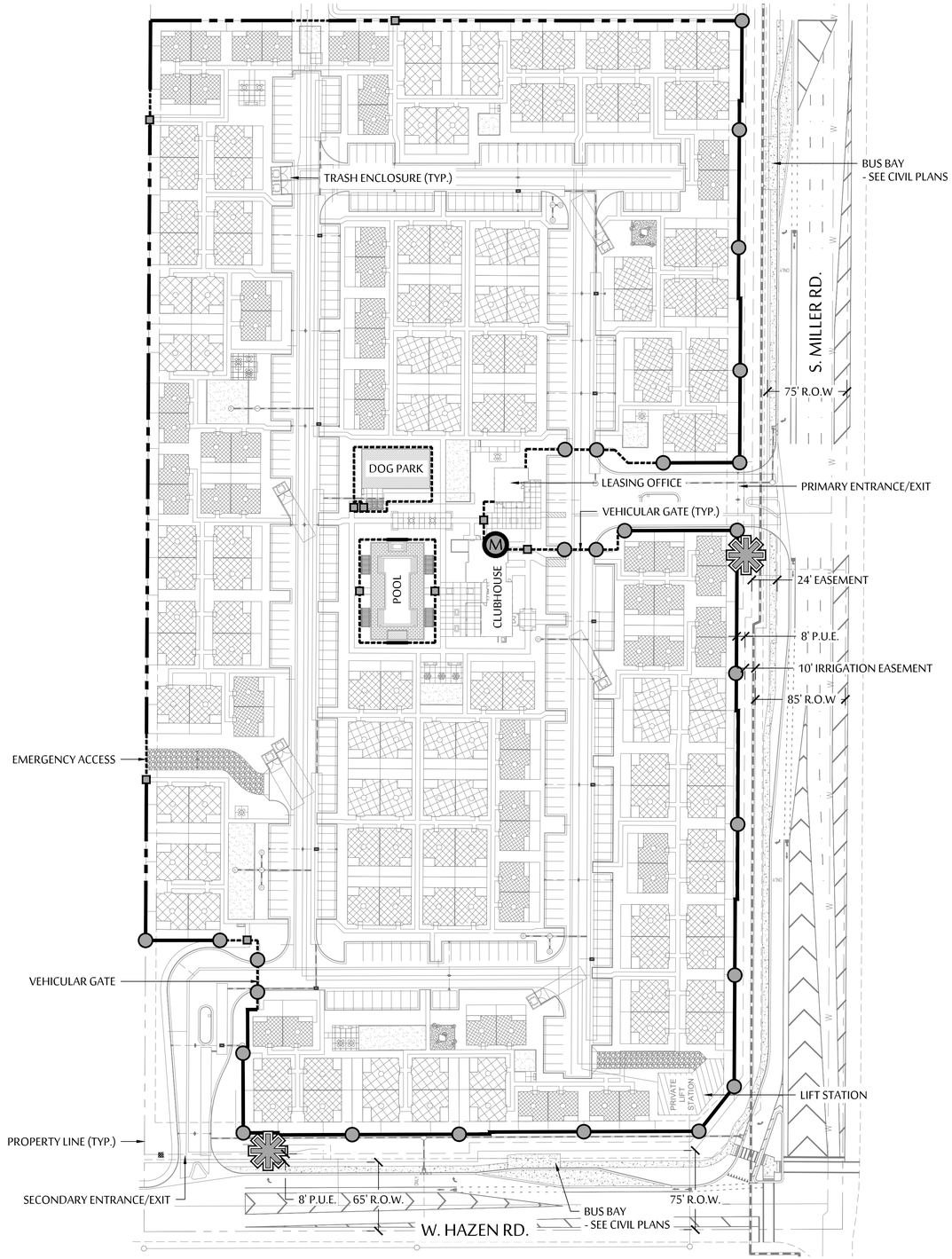
NWC OF MILLER RD. & HAZEN RD. - BUCKEYE, AZ

DECEMBER 13, 2024

SCALE: 1"=60'-0"

0' 30' 60' 120' 180'

NORTH



WALL LEGEND

———	6' HT. COMMUNITY THEME WALL - SEE DETAIL 'C' ON SHEET 3
- - - - -	6' HT. FULL VIEW FENCE - SEE DETAIL 'D' ON SHEET 3
—·—·—	6' HT. BUILDER WALL - SEE DETAIL 'E' ON SHEET 3
	ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE BUILDER WALLS - SEE DETAIL 'E' ON SHEET 3
○	COMMUNITY THEME COLUMN - SEE DETAIL 'C' ON SHEET 3
✱	ENTRANCE SIGN MONUMENT - SEE DETAIL 'A' ON SHEET 3
□	6' HT. PEDESTRIAN ENTRY GATE
Ⓜ	COMMUNITY MAILBOX CLUSTER - SEE ARCHITECTURAL PLANS

- SEE DETAIL 'B' ON SHEET 3 FOR VEHICULAR ENTRANCE GATE DETAIL
- SEE DETAIL 'F' ON SHEET 3 FOR TRASH ENCLOSURE DETAIL

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

MILLER & HAZEN BTR

PRELIMINARY WALL PLAN

SHEET 2

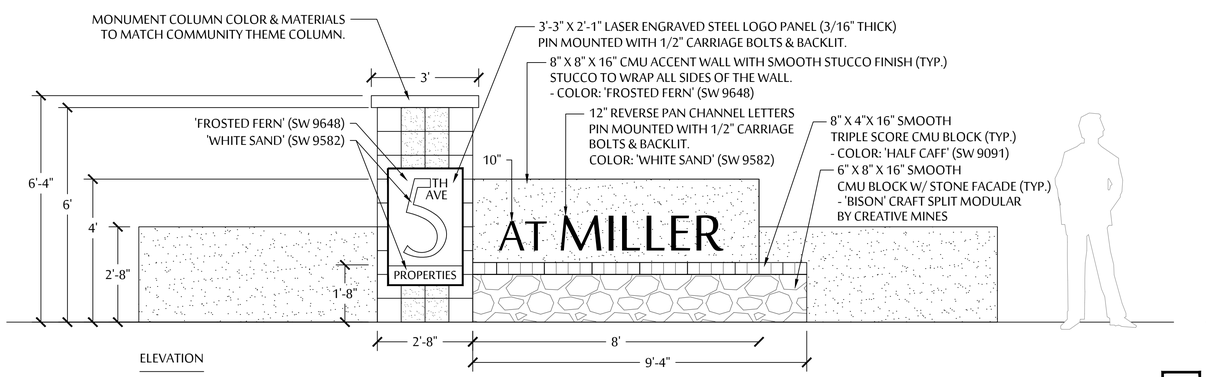
NWC OF MILLER RD. & HAZEN RD. - BUCKEYE, AZ

DECEMBER 13, 2024

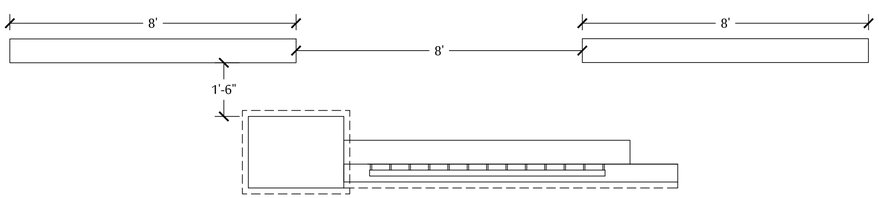
SCALE: 1"=60'-0"

0' 30' 60' 120' 180'

NORTH



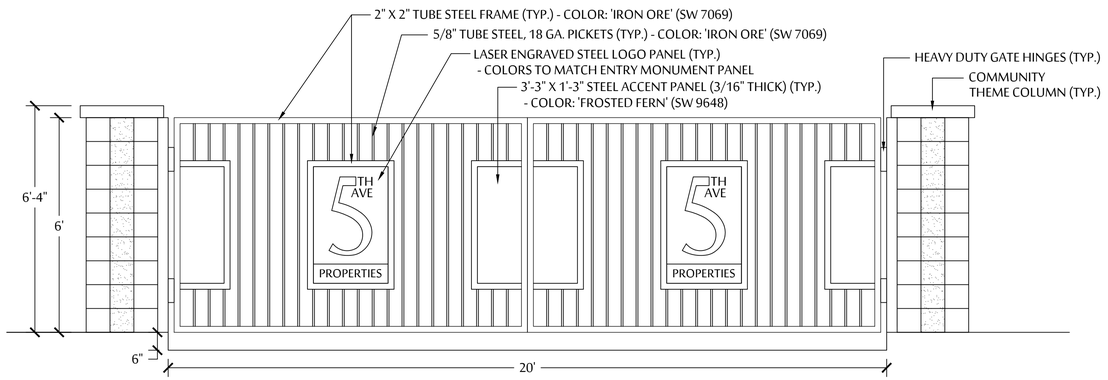
ELEVATION



PLAN VIEW

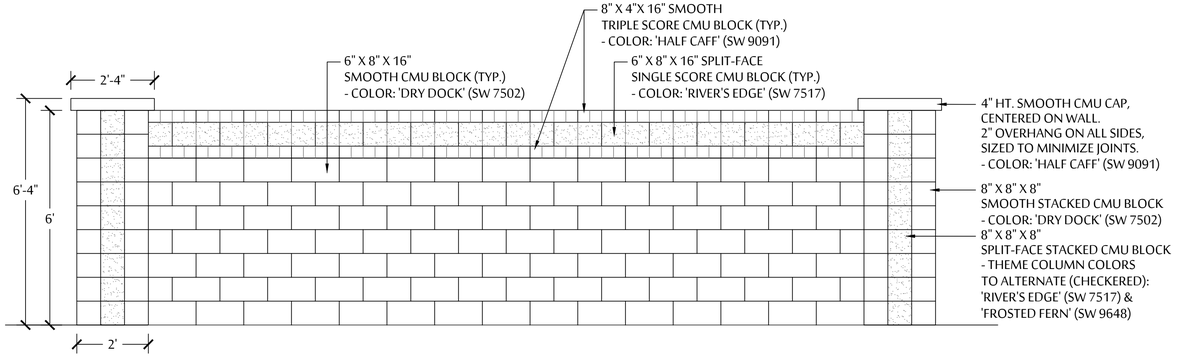
A ENTRANCE SIGN MONUMENT

SCALE: 1/2" = 1'-0"



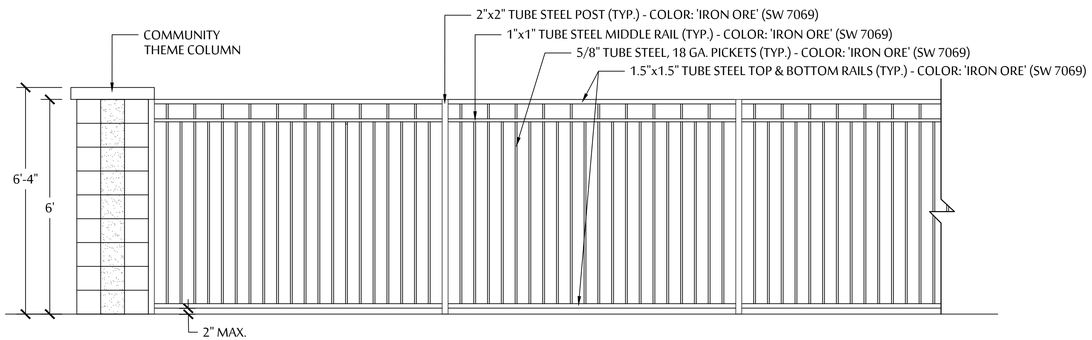
B VEHICULAR ENTRANCE GATE

SCALE: 1/2" = 1'-0"



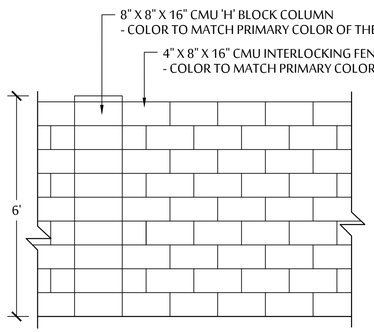
C COMMUNITY THEME WALL & COLUMNS

SCALE: 1/2" = 1'-0"



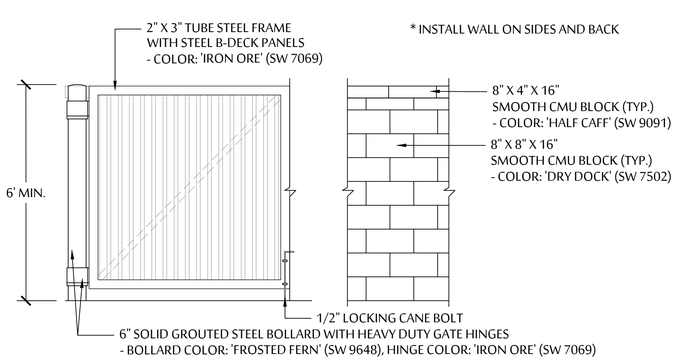
D FULL VIEW FENCE

SCALE: 1/2" = 1'-0"



E BUILDER WALL

SCALE: 1/2" = 1'-0"



F TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"

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MILLER & HAZEN BTR

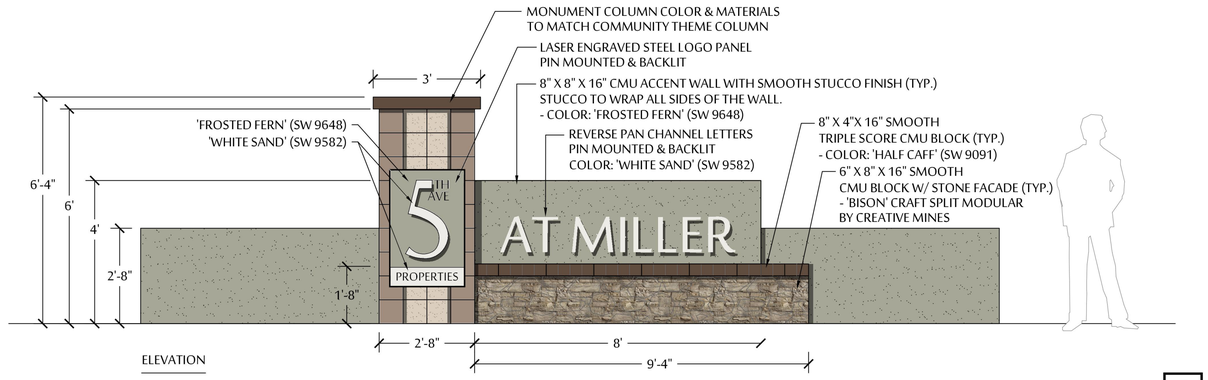
PRELIMINARY HARDSCAPE DETAILS

SHEET 3

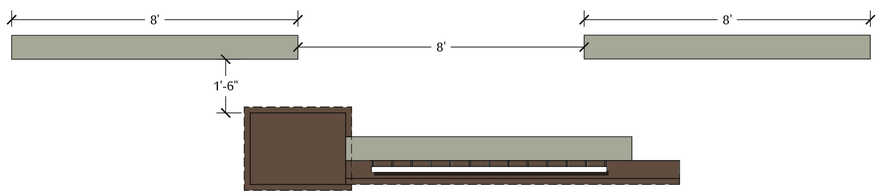
NWC OF MILLER RD. & HAZEN RD. - BUCKEYE, AZ

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ELEVATION

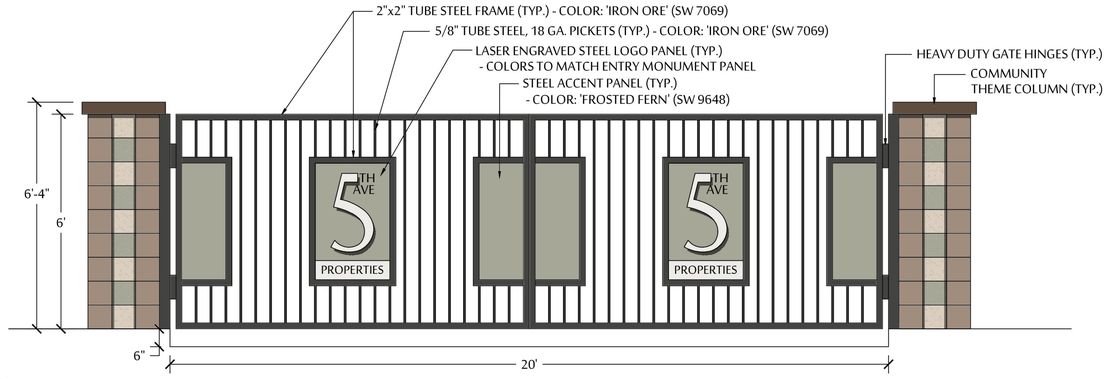


PLAN VIEW

A ENTRANCE SIGN MONUMENT

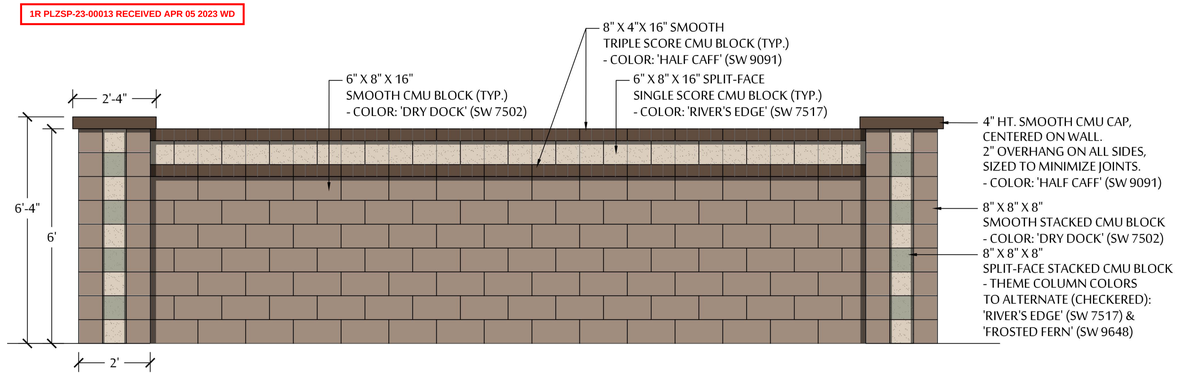
SCALE: 1/2" = 1'-0"

NOTE; PROVIDE A SEPERATED SUBMITTIAL FOR ALL VEHICLE ACCESS GATES WITH TRAFFIC PREEMPTION OPENING DEVICE



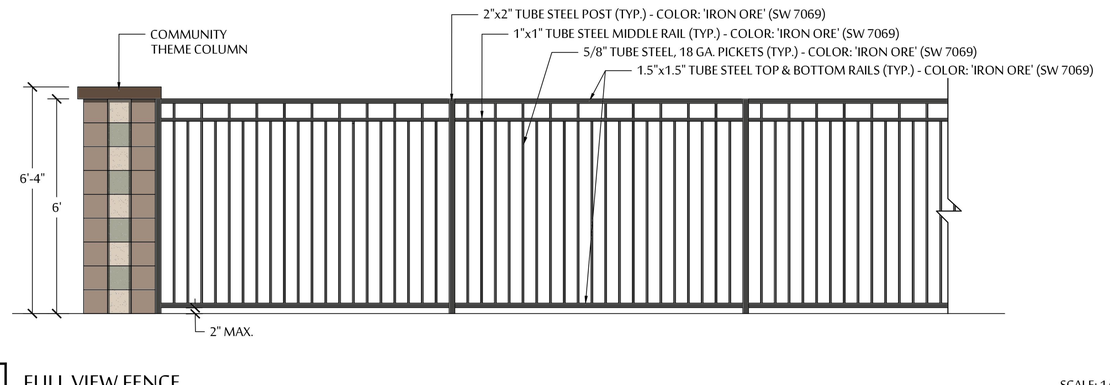
B VEHICULAR ENTRANCE GATE

SCALE: 1/2" = 1'-0"



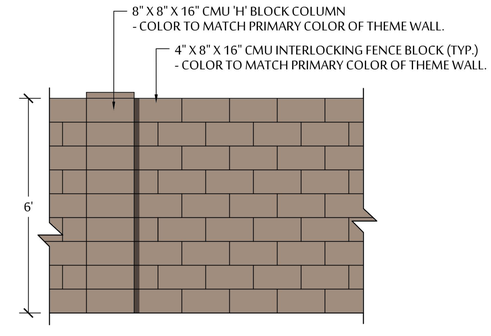
C COMMUNITY THEME WALL & COLUMNS

SCALE: 1/2" = 1'-0"



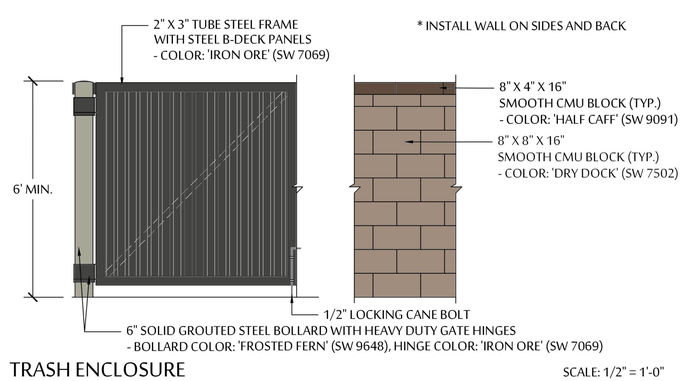
D FULL VIEW FENCE

SCALE: 1/2" = 1'-0"



E BUILDER WALL

SCALE: 1/2" = 1'-0"



F TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"

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Landscape Architects
Land Planning
Irrigation

MILLER & HAZEN BTR

PRELIMINARY HARDSCAPE DETAILS

SHEET 3

NWC OF MILLER RD. & HAZEN RD. - BUCKEYE, AZ

MARCH 27, 2023

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/11/25	**AGENDA ITEM:** 4.B. Floreo at Teravalis Village 2 - Preliminary Plat - PLZS-23-00028
DATE PREPARED: 02/06/25	**DISTRICT NO.:** 4
STAFF LIAISON: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) **Floreo at Teravalis Village 2 - Preliminary Plat (PLZS-23-00028)** - Conduct a public meeting and approve a Preliminary Plat establishing 13 parcels with 801 detached single-family lots on parcels 3 through 13 for Floreo at Teravalis Village 2, located at the northwest corner of Sun Valley Parkway and Rosewood Avenue.

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

ADDITIONAL RELEVANT GOALS:
GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:
Josh Robinson of Colliers Engineering & Design, on behalf of the property owner Trillium Land Company LLC, is requesting approval of a 355.49-acre Preliminary Plat that will establish 13 parcels with 801 detached single-family lots on Parcels 3 through 13 for Floreo at Teravalis Village 2, located at the northwest corner of Sun Valley Parkway and Rosewood Avenue. The preliminary plat designates 230.87 acres for residential development, with a gross density of 3.47 dwelling units per acre (du/ac). Additional site features include an existing 0.54-acre well site, the 12.92-acre Wagner Wash serving as a natural open space amenity, and 111.15 acres on Parcels 1 and 2 reserved for future development, bringing the total site area to 355.49 acres. The plan also includes 10 acres of active open space, contributing to a total of 70.81 acres of open space, which represents 19.91% of the subject preliminary plat.

BENEFITS:
The approval of the Preliminary Plat for Floreo at Teravalis Village 2 will contribute to the City of Buckeye’s continued growth by providing much-needed single-family housing, supporting the city's vision for a well-planned, master-planned community.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

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

ATTACHMENTS:

PLZS-23-00028 Floreo at Teravalis Village 2 Pre-Plat - Staff Report.docx
EXHIBIT A - PLZS-23-00028 Floreo Village 2 - Vicinity Map.pdf
EXHIBIT B - PLZS-23-00028 Floreo Village 2 - Zoning Map.pdf
EXHIBIT C - PLZS-23-0028 Floreo Village 2 - Project Narrative.pdf
EXHIBIT D - PLZS-23-00028 Floreo Village 2 - Preliminary Plat.pdf
EXHIBIT E - PLZS-23-0028 Floreo Village 2 - Conceptual Landscape Plans.pdf

PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZS-23-00028
TITLE:	Floreo at Teravalis - Village 2 Preliminary Plat
MEETING DATE:	February 11, 2025

Applicant:	Josh Robinson of Colliers Engineering & Design
Owner:	Trillium Land Company LLC
Request:	A Preliminary Plat for 801 lots within Village 2 of Floreo at Teravalis
District	Council District 4
Location:	NWC Sun Valley Parkway and Rosewood Avenue
Site size:	Approximately 355.49 gross acres
Gross Density:	3.47 dwelling units per acre
Public input:	No input received
Recommendation:	Approve, subject to Conditions a) through u)

PROJECT DESCRIPTION

1. The applicant, Josh Robinson of Colliers Engineering & Design, is requesting approval of the Preliminary Plat for the project titled 'Floreo at Teravalis Village 2 Preliminary Plat.' The project is generally located at the northwest corner of Sun Valley Parkway and Rosewood Avenue in the northwest quadrant of Buckeye.

2. The preliminary plat includes 801 detached single-family lots across Parcels 3-13, covering 230.87 acres with a gross density of 3.47 dwelling units per acre (du/ac). It also features an existing well site on 0.54-acre, Wagner Wash spanning 12.92 acres, and 111.15 acres reserved for future development on Parcels 1 and 2, bringing the total site area to approximately 355.49 acres.

AREA CONTEXT

3. The area within this preliminary plat is bordered on the north, south, and west by undeveloped sections of Floreo at Teravalis, while to the east lies an undeveloped site zoned Planned Community (PC).

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Master Planned Community (MPC)	Planned Community (PC) Teravalis CMP Overlay	Vacant Desert Floreo Village 2
North	MPC	PC Teravalis CMP Overlay	Vacant Desert Future Floreo Village 1
South	MPC	PC Teravalis CMP Overlay	Vacant Desert Floreo Village 3
East	MPC	PC	Vacant Desert
West	MPC	PC Teravalis CMP Overlay	Vacant Desert Future Floreo Village 4

PUBLIC PARTICIPATION

5. As of February 2024, the code was amended to eliminate notice requirements for preliminary plats. However, because the applicant submitted the application prior to the approval of the code amendment, the applicant has complied with the prior requirement by mailing notices to property owners within 300 feet of the subject site. The notice of application was sent on January 2, 2024, and no official public input was received.

BACKGROUND

4. August 16, 1991: Annexation, Ordinance 9-90, was approved by Town Council.

5. August 3, 2004: CMP03-394 - Trillium CMP - Original CMP encompassing 3,029 acres was approved by Town Council.

6. January 12, 2010: CMPA(M)07-07 – First Trillium CMP amendment regarding land uses was approved by Town Council.

7. November 1, 2016: PLZ-15-00145 – Second Trillium CMP amendment regarding revised circulation was approved by City Council.

8. September 1, 2021: PLZZ-21-00024 – Third Trillium CMP amendment regarding relocating a school site was approved administratively.

9. March 9, 2023: PLZZ-22-00024 – Fourth amendment to the Trillium CMP, renaming the development to *Floreo at Teravalis*, modifying signage for naming conventions, entry monumentation, trails master plan, walls and columns, relocating the neighborhood park from Village 3 to Village 2, permitting the development of an APS Substation, and modifying land use designations to allow mixed-use development in Village 3 was approved administratively.

10. July 11, 2024: PLZZ-24-0008 – A fifth CMP amendment for *Floreo at Teravalis* was submitted. This amendment will replace the existing CMP document. Key elements of this major amendment include a structured hierarchy of planning to guide future development, a shift from a Village framework to a Development Unit-based approach dividing Floreo into six distinct Development Units, and the introduction of a Land Use Budget that allocates residential and non-residential densities flexibly across these units. The amendment also allows for density and intensity transfers, updates submittal and review procedures for administrative approvals, expands permitted uses to include modern trends like ghost kitchens and autonomous vehicle infrastructure, and refines development standards to enhance long-term planning adaptability. Additionally, it establishes a comprehensive park, open space, and trail framework, along with detailed design standards and guidelines for architecture, landscaping, signage, and site planning to ensure cohesive community development. The fifth CMPA received Planning and Zoning Commission's recommendation for approval on January 28, 2025 with Council expected to consider the item on February 18, 2025.

ANALYSIS

CMP

6. Floreo at Teravalis (formerly known as 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 generally located between the Greenway Road and Peoria Avenue roadway alignments. The Floreo at Teravalis CMP designates Village 2 as medium density residential, supporting a range of residential uses within the planned community. The CMP land use budget for Village 2 targets 1,291 residential units, with a maximum allowance of 1,613 units and a target gross density of

3.6 du/ac. The proposed Village 2 preliminary plat includes 801 single-family home lots with a gross density of 3.47 du/ac, which aligns with the CMP's density framework. While this preliminary plat has 13 parcels instead of 14 and accounts for fewer units than the CMP target, Parcels 1 and 2—both of which have increased in acreage—are not yet planned for development. These parcels provide future opportunities for additional residential units, ensuring that Village 2 can still meet the CMP's anticipated unit count as development progresses. Therefore, the proposed preliminary plat remains in general conformance with the approved Floreo at Teravalis CMP for Village 2.

Residential Parcels

7. Development standards applicable to the proposed lots are established within the approved Floreo CMP:

Table 3: Floreo at Teravalis Parcels 3-13 Development Standards

					Minimum Yard Setbacks[2]		
Parcel No.	Acreage	No. of Lots	Lot Dimensions[1]	Lot Area (SF)	Front[3]	Rear	Side
3	21.78	80	45' x 115'	5175	10'/18'	10'	5' & 5', 10' total
4	15.96	74	40' x 110'	4400	10'/18'	10'	5' & 5', 10' total
5	14.98	68	45' x 120'	5400	10'/18'	20'	5' & 5', 10' total
6	12.48	46	45' x 120'	5400	10'/18'	20'	5' & 5', 10' total
7	15.04	52	55' x 120'	6600	10'/18'	20'	5' & 5', 10' total
8	17.91	63	55' x 120'	6600	10'/18'	20'	5' & 5', 10' total
9	18.50	81	45' x 115'	5175	10'/18'	10'	5' & 5', 10' total
10	32.89	81	63' x 125'	7875	10'/18'	20'	5' & 5', 10' total
11	23.37	97	50' x 120'	6000	10'/18'	20'	5' & 5', 10' total
12	24.99	97	50' x 120'	6000	10'/18'	20'	5' & 5', 10' total
13	32.96	62	70' x 125'	8750	10'/18'	20'	5' & 5', 10' total
TOTAL	230.87	801					

[1]Lot depth may be reduced by up to 5 feet at knuckles and cul-de-sacs.

[2]Maximum lot coverage does not apply and lot coverage will be controlled by the required setbacks.

[3]10-ft front setback from front to livable area or to side entry garage. 18-ft front setback from front to front facing garage.

Schools

8. 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. The school district has provided a signed Certificate of Adequate School Facilities related to the overall Floreo development.

Circulation

9. Five points of access will be constructed with the development of Village 2. Access points include one from Sun Valley Parkway via Indigo Way, two from the north (connecting to future Village 1) via 296th Avenue and 301st Avenue, and two from the south (connecting to approved Village 3) via Indigo Way and 296th Avenue. The initial access will be provided by Sun Valley Parkway and Village 3. Major roadway improvements include the following:

    - Indigo Way – Full right-of-way dedication and improvements.
    - 296th Avenue – Full right-of-way dedication and improvements.
    - 301st Avenue – Full right-of-way dedication and improvements.

Open Space / Trails

10. HOA-maintained landscaped tracts are thoughtfully incorporated throughout the development, providing both open space and recreational amenities. These landscaped areas cover approximately 57.89 acres, representing 16.28% of the subject preliminary plat. Additionally, Wagner Wash, located along the western boundary of Village 2, serves as a natural open space feature, spanning 12.92 acres (3.63%). Of the total open space, 10 acres (2.81%) are designated as active open space, further enhancing recreational opportunities for residents. In total, the development includes 70.81 acres of open space, accounting for 19.91% of the subject preliminary plat. While the CMP requires 20% open space for the overall development, the future development of Parcels 1 and 2 will ensure that Village 2 meets this requirement.

11. A comprehensive trail system is planned throughout the development, including routes along the northern boundary adjacent to the drainage channel, the western boundary along Wagner Wash, and the southern boundary following Channel V2-R4. These trails will connect residential areas to key community amenities, including two neighborhood parks in Parcels 10 and 13, which will feature shade structures, fire pit areas, a dog park, a basketball court, and playground equipment. Additionally, a smaller pocket park in Parcel 7 will provide a shaded gathering area and turf. A future neighborhood park is proposed for Parcel 1, and a pocket park is planned for Parcel 2, contingent upon future

residential development. If Parcels 1 and 2 do not develop as residential, the planned parks will be relocated to future development units.

Site Design Details, Theming

12. The CMP establishes the approved thematic design elements for walls and monument signs throughout Floreo at Teravalis. The conceptual landscape and wall plan details the design and placement of theme walls, view walls, entry features, and other community amenities. Final specifications will be determined upon completion of the final landscaping plans.

13. Home elevations will be evaluated by staff to ensure conformance with the approved Floreo design criteria in accordance with the procedures identified within the CMP.

Infrastructure

14. 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

15. 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

RECOMMENDATION

16. Staff recommends the Planning and Zoning Commission approve Case PLZS-23-00028, Floreo at Teravalis Village 2 Preliminary Plat, subject to Conditions a) through u) for the following reasons:
    - Conformance with General Plan
    - Conformance with Development Code
    - Conformance with the Floreo at Teravalis CMP
    - No outstanding issues for reviewing departments including 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 Floreo at Teravalis – Village 2" consisting of 36 pages, dated and stamped received December 17, 2024.

b. Development of the site shall be in general conformance with the Conceptual Landscape Plan entitled "Floreo – Development Unit 2 Landscape Plan" consisting of 9 pages and stamped received December 2, 2024.

c. Preliminary Plat approval is valid for a period of three (3) years, in accordance with the Development Code. The Preliminary Plat approval may be administratively extended an additional one (1) year from the date of expiration if, in the opinion of the director, satisfactory progress has been made towards the completion of the final plat for the next phase of subdivision development.

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. Where applicable, no structures may be built on slopes of 15% or greater.

f. The preliminary plat does not currently depict a phasing plan. However, final construction plans and plats may be phased without requiring an amendment or reapproval of the preliminary plat, provided the following conditions are met:

   1. A minimum of 2 points of access are provided for 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.

g. The Drainage Report includes flows per the 2020 Sun Valley Area Drainage Master Study/Plan Update, dated October 30, 2020, prepared by JE Fuller (Study). The flows have not been approved through the CLOMR/LOMR process by FEMA. Applicant acknowledges that the flows from the Study have not been approved, and the site layout and drainage design associated with the Study flows are at risk and may be subject to change if the Study has not been approved prior to permitting the Civil Improvement plans.

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

i. Prior to any permitting for construction of vertical structures within the existing Floodplain and/or Floodway limits, an approved FEMA CLOMR or Flood Plain Use Permit from Flood Control District of Maricopa County shall be provided to the City.

j. The Preliminary Wastewater Report for Floreo at Teravalis Village 2, dated October 2024, prepared by Hilgart Wilson, includes flows from Village 1. Sizing of infrastructure for Village 2 has been based on contributing flows from Village 1. Applicant acknowledges that changes in use in Village 1 may cause increased flows that may result in insufficient capacity of Village 2 wastewater infrastructure. Insufficient capacity may require additional infrastructure and/or reducing Village 1 wastewater flows.

k. This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06. This will include a legal and exhibit of the ownership parcel.

l. This project is subject to the Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN's: 504-72-029, 504-72-030, 504-72-031, 504-72-032, 504-72-033, 504-72-034, and 504-72-006G.

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

n. 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.

o. The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Sun Valley Parkway based on City of Buckeye standards.

p. The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

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

r. Property Owner/Developer shall verify and complete due diligence if any proposed subdivision of the existing property requires a Certificate of Assured Water Supply based upon Arizona State Law Subdivision requirement. Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said Plat, if the Certificate is required as determined by Property Owner/Developer due diligence. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated as an assured water provider prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an

analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

s. Prior to submitting Final Civil Plans and Construction Documents and any permitting, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected in the approved construction drawings.

t. In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

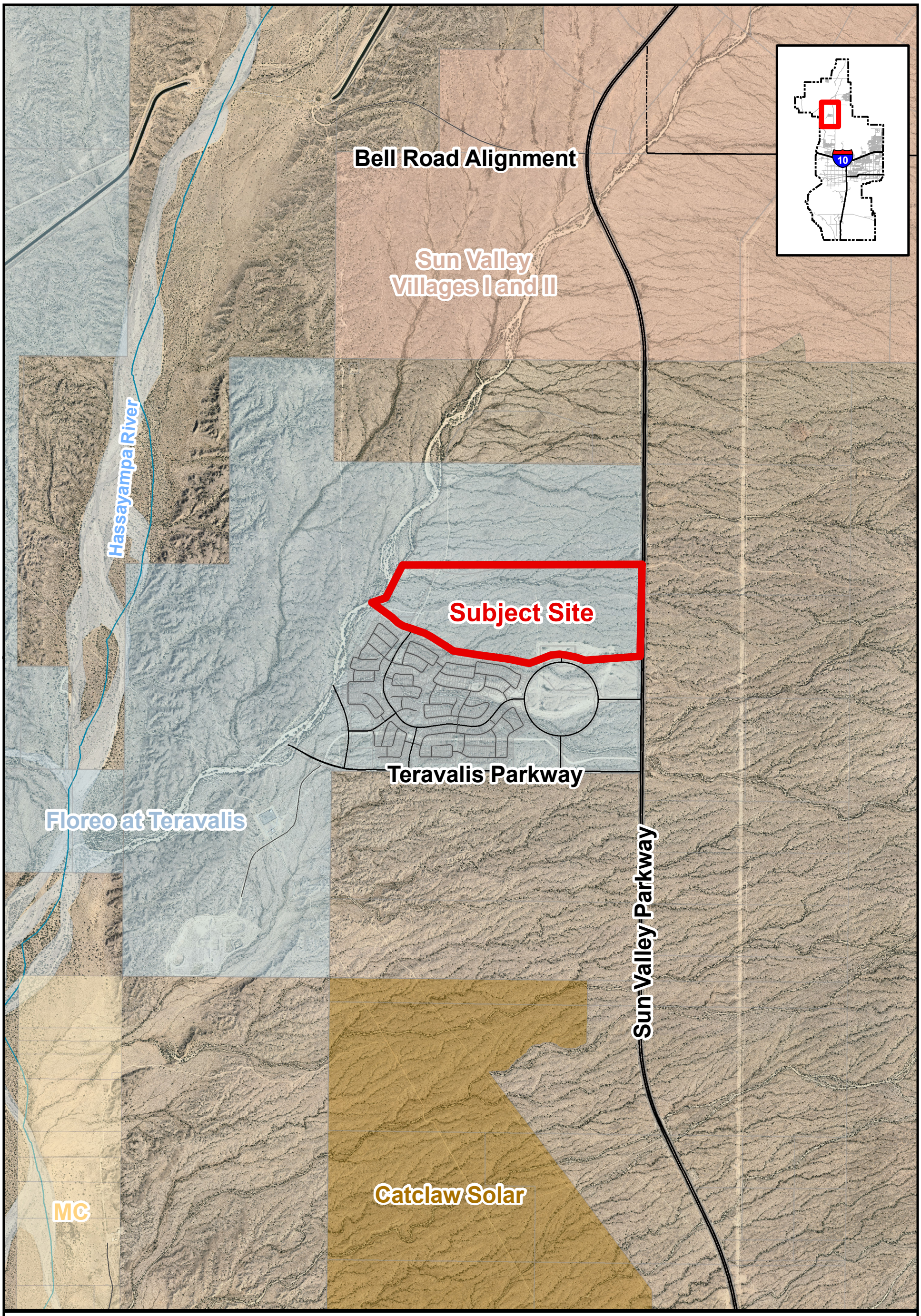
u. Four legged intersections of residential roadways will require two-way stop signs at a minimum and all way stops major local, collector or major collector intersections such as Indigo Way/296th Avenue. Traffic circles or roundabouts may be used as options providing they meet our new requirements in the addendums of COB EDS.

EXHIBITS

Exhibit A - Vicinity Map
Exhibit B – Zoning Map
Exhibit C – Project Narrative
Exhibit D – Preliminary Plat
Exhibit E – Conceptual Landscapes

Prepared by:
Jennifer Roseman, Planner II

Reviewed by:
Adam Copeland, Deputy Director of Planning

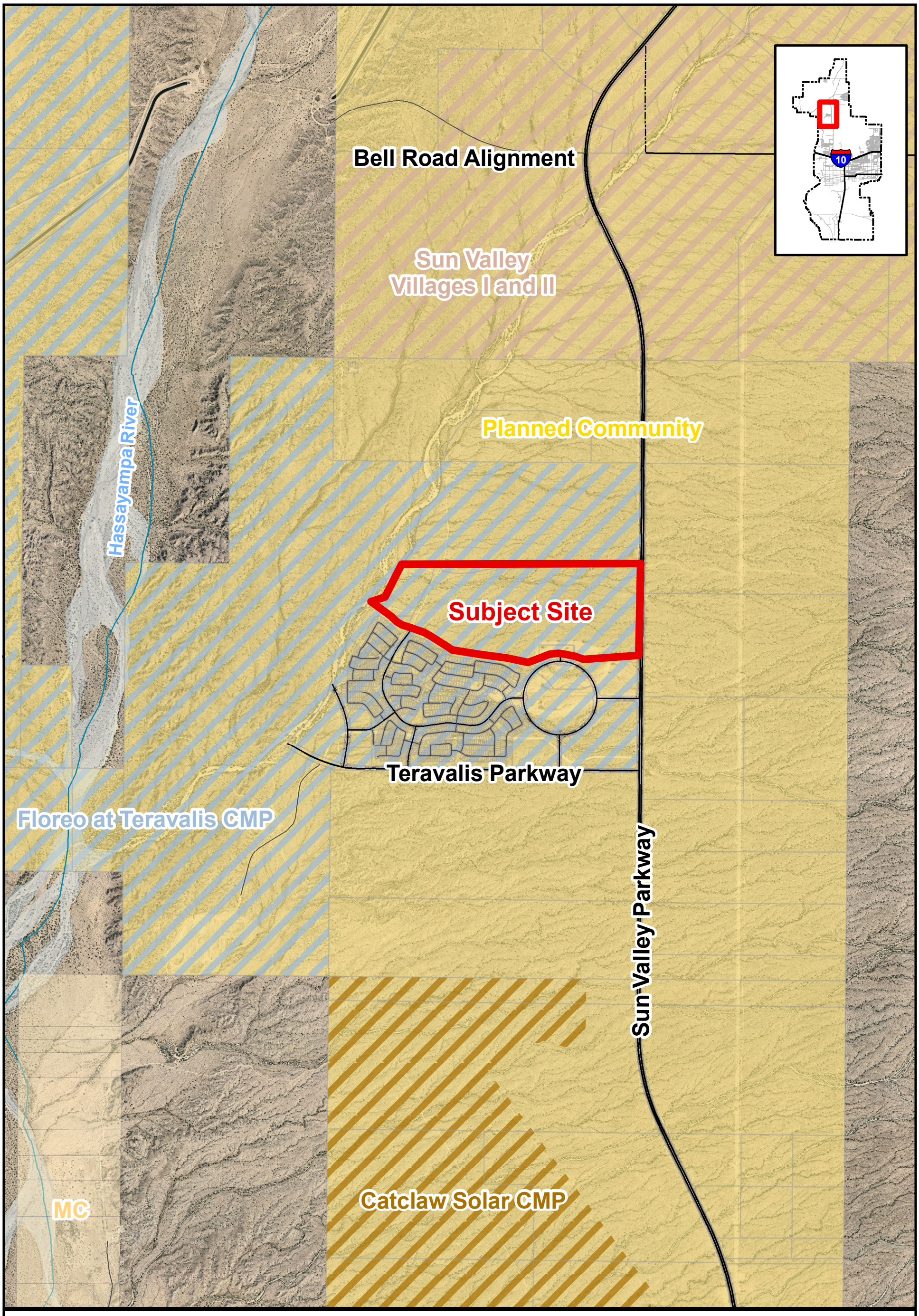


VICINITY MAP

PLZS-23-00028
Floreo at Teravalis Village 2 Preliminary Plat
City Council District 4

BUCKEYE, AZ

N
W E
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ZONING MAP

PLZS-23-00028
Floreo at Teravalis Village 2 Preliminary Plat
City Council District 4

BUCKEYE, AZ

N W E S

EXHIBIT C

FLOREO AT TERAVALIS - VILLAGE 2

Preliminary Plat Narrative



Floreo at Teravalis
Preliminary Plat Narrative

For Village 2

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

Prepared for:
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Date: November 22, 2024

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

HILGARTWILSON Has Joined Colliers Engineering & Design

PROJECT OVERVIEW

Floreo at Teravalis (formerly known as 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 generally located between the Greenway Road and Peoria Avenue roadway alignments. Refer to **Aerial Vicinity Map** for Project location.

A Community Master Plan (CMP) amendment (PLZZ-21-00024) was approved by the Buckeye City Council on September 1, 2021 for Trillium. The CMP divides Trillium into five villages and further refined the villages 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 the **Parcel Exhibit** for a summary of these changes.

This preliminary plat covers the Village 2 portion of Floreo and the approved CMP shows Village 2 with 14 parcels, however, the proposed Village 2 preliminary plat now shows 13 parcels (Parcels 1 through 13). So, an amended CMP has been prepared by ABLA and submitted to the City of Buckeye for processing and approval. The proposed preliminary plat provides 801 single-family detached lots and a well site. Building off the CMPA, parks will be positioned based on the best overall benefit to the community. Careful planning has been incorporated into the CMPA that takes into account the walkability to each park site location within the Floreo development.

CURRENT SITE CONDITIONS

Floreo at Teravalis is vacant desert situated within a prominent growth area in the City of Buckeye. Floreo at Teravalis is located west of the Sun Valley Parkway and on both sides of the proposed Teravalis Parkway. The White Tank Mountains are to the east and the Hassayampa River is to the west of the Floreo at Teravalis 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 (MPC)	Planned Community (PC) Teravalis CMP Overlay	Vacant Desert Floreo Unit 2
North	MPC	PC Teravalis CMP Overlay	Vacant Desert Future Floreo Unit 1
East	MPC	PC	Vacant Desert
South	MPC	PC Teravalis CMP Overlay	Vacant Desert Floreo Unit 3
West	MPC	PC Teravalis CMP Overlay	Vacant Desert Future Floreo Unit 4

The site is currently vacant, undeveloped desert except Village 3, south of the Project, has been mass graded. Village 3 improvement plans are approved and construction of infrastructure improvements are underway.

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, 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 Floreo. 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 Floreo at Teravalis - Village 2 (Project) which includes Parcels 1 through 13. The Project is located west of the Sun Valley Parkway and north of Village 3.

The Project area is approximately 356 acres which includes approximately 112 acres of medium density residential single-family lots (lot sizes generally varying from 4,400 square feet to 8,750 square feet) and approximately 71 acres of total open space. Within that open space are two neighborhood parks (3.4 acres and 3.0 acres) and a pocket park (1.0 acres). Building off the CMPA, parks will be positioned based on the best overall benefit to the community. Careful planning has been incorporated into the CMPA that takes into account the walkability to each park site location within the Floreo development.

Five points of access will be constructed with development of the Project. An access point from Sun Valley Parkway via Indigo Way, two access points from the north (future Village 1) via 296th Avenue and 301st Avenue, and two access points from the south (approved Village 3) via Indigo Way and 296th Avenue. The initial access will be provided by Sun Valley Parkway and Village 3. Major roadway improvements include the following:

- Indigo Way – Full right-of-way dedication & improvements.
- 296th Avenue – Full right-of-way dedication & improvements.
- 301st Avenue – Full right-of-way dedication & improvements.

PROPOSED TRAILS

A system of trails is planned throughout the Project. Trails will traverse the community along major roadways, washes, and throughout other open space areas. See the preliminary landscape plan for more information.

PROJECT USES AND AREAS

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

SITE DATA		
PARCEL NO.	LAND USE CATEGORY	ACREAGE (GROSS AC)
1	MDR (3-4.5 DU/AC)	51.13
2	MDR (3-4.5 DU/AC)	60.02
3-13	MDR (3-4.5 DU/AC)	230.87
WELL SITE		0.54
WAGNER WASH		12.92
TOTAL		355.49

SITE SUMMARY TABLE

PARCEL NO.	ACREAGE (GROSS AC)	OFFSITE R/W (AC)	OPEN SPACE (PROVIDED) (AC)	LOT AREA (AC)	ACTIVE OPEN SPACE (PROVIDED)	DENSITY DU/AC (GROSS)	ACREAGE (NET) [5]	UNBUILDABLE AREA RIGHT-OF-WAY	ZONING	NUMBER OF LOTS
3	21.78	0.57	7.91	10.73	0.61	3.67	21.21	2.57	SF-3	80
4	15.96	0.74	3.68	8.44	0.35	4.64	15.22	3.11	SF-3	74
5	14.98	0.76	2.32	9.47	0.22	4.54	14.22	2.43	SF-3	68
6	12.48	0.00	2.89	6.47	0.45	3.69	12.48	3.11	SF-3	46
7	15.04	0.00	3.99	8.68	1.20	3.46	15.04	2.36	SF-6	52
8	17.91	1.76	1.78	11.08	0.26	3.52	16.15	3.30	SF-6	63
9	18.50	1.99	2.66	10.34	0.25	4.38	16.51	3.51	SF-3	81
10	32.89	1.25	11.64	16.25	3.90	2.46	31.64	3.75	SF-6	81
11	23.37	1.59	3.02	15.70	0.40	4.15	21.78	3.07	SF-6	97
12	24.99	0.65	5.14	14.41	0.86	3.88	24.34	4.79	SF-6	97
13	32.96	1.04	12.87	13.72	1.50	1.88	31.92	5.33	SF-6	62
TOTAL	230.87	10.36	57.89	125.31	10.00	3.47	220.52	37.32	--	801

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

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 Floreo area until such time as the City's system is fully built out.

The Project will be served by 12-inch and 16-inch water distribution mains located within the collector streets, with looped 8-inch water mains located in residential streets serving individual parcels, all within Pressure Zone 5 of the City's system. The water lines shown within Village 3, Johnson Road, and Wintersburg Parkway are shown as existing as these water lines are currently being installed. These water lines were sized in accordance with the Final Water Report for Village 3 (HILGARTWILSON, 2022) and will connect to the proposed Floreo water supply facility (WSF), which will be located within Parcel 50 in southwest corner of Village 3, and is currently being constructed. The first phase of the Floreo WSF will include booster pumps to serve the Project, and a storage tank, which will have sufficient capacity to meet the Project's and offsite parcel's highest fire flow demand plus 25% of the maximum day demand in accordance with City requirements. It should be noted that the water lines shown are for reference only and final alignments and sizing will be determined during final design and will be discussed in greater detail under separate cover.

Water supply for Floreo will be provided by groundwater wells distributed throughout the community, with transmission mains connecting the wells to the WSF. The existing and proposed well site locations and transmission alignments and sizing are discussed in the Master Potable Water Report. Figure 2 shows the location of three existing well site within Villages 2 and 3. The other well sites will be located in areas outside the boundaries of Villages 2 and 3. To serve the Project and offsite parcels, it is anticipated that two wells will initially be developed, one of which will serve as backup.

Additional information about the required well supply, storage, treatment, and booster pumping capacities required to serve the overall Floreo community and the Project area are discussed in greater detail within the approved Well Transmission System Report for Village 3, prepared by HILGARTWILSON. Once constructed, the water infrastructure serving Floreo 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 18-inch gravity sewer lines that will generally route wastewater flows to the southeast corner of Parcel 13. From there, proposed offsite 18-inch sewer mains will route wastewater flows from the Project as well as other offsite flows from the remaining portions of Village 1 to a package WWTP. The package WWTP will be located within Parcel 53 near the intersection of the Johnson Road and Wintersburg Parkway alignments. Wastewater from the Project will be treated at a package WWTP on an interim basis. As the package WWTP is brought online, a permanent WRF will be constructed within Parcel 6.09 along the southern boundary of the Floreo community, to ensure it can treat flows when the package WWTP reaches capacity. At that time the package WWTP will be taken offline and all flows will be conveyed to the permanent WRF located along the southern boundary of the community.

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.

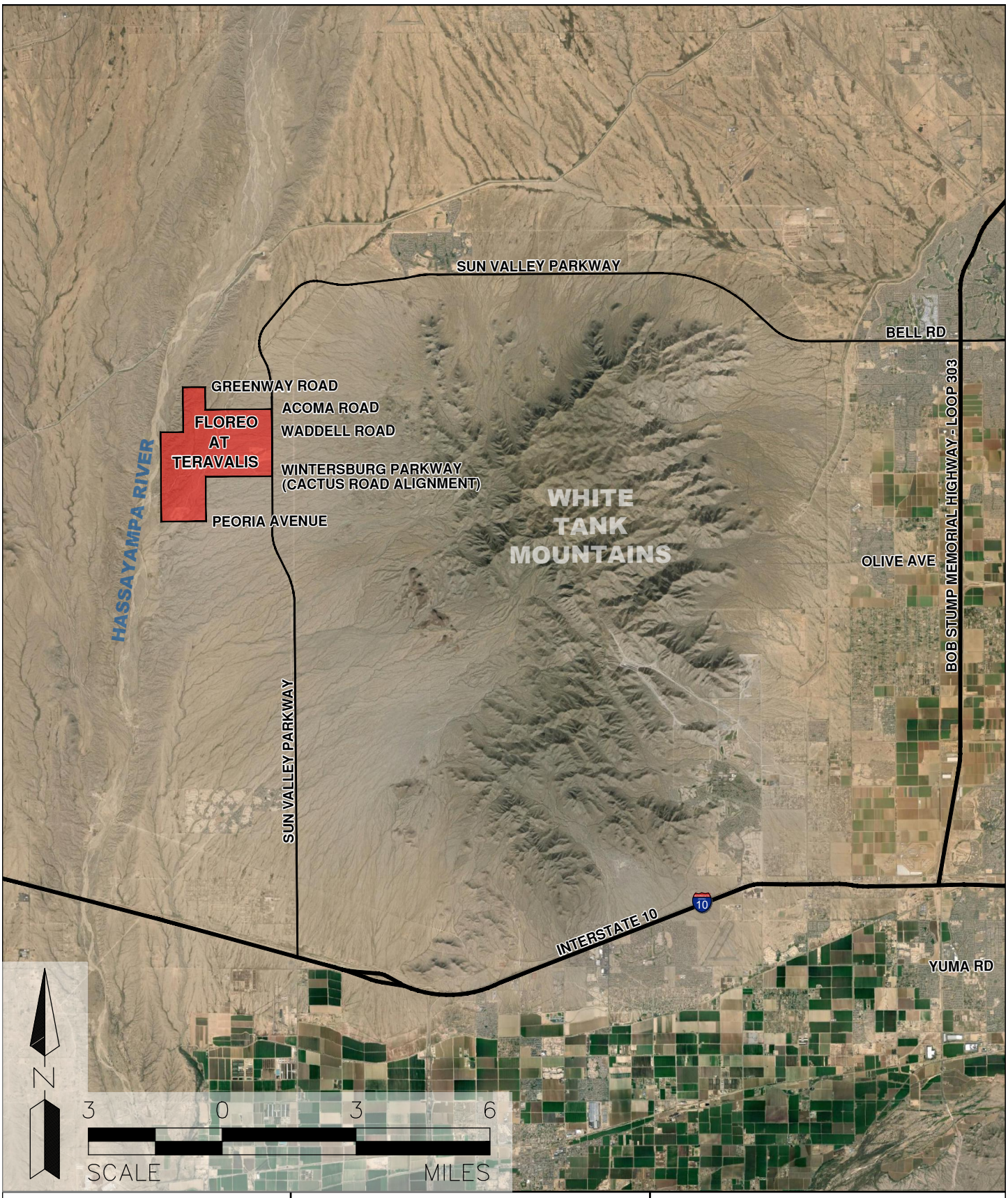
POLICE PROTECTION

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



PROJ.NO.:	1175
DATE:	DEC 2023
SCALE:	1"=3 MILES
DRAWN BY:	HW
CHECKED BY:	HW

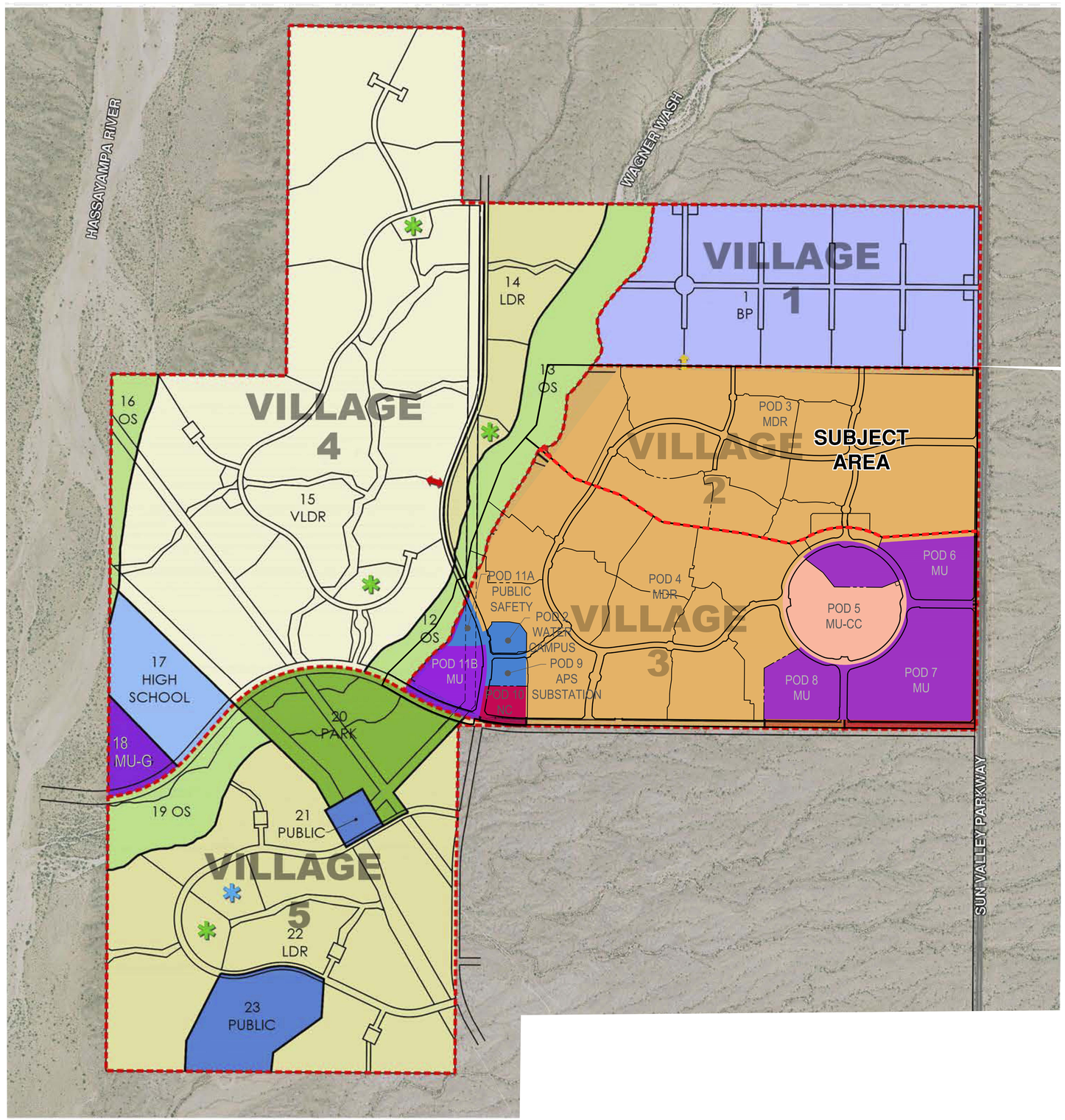
FLOREO AT TERAVALIS

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

U:\1100\1175\REPORTS\NARRATIVES\PRE-PLAT – FLOREO V2\Exhibits\1175 AERIAL VIC MAP.dwg 12/20/2023 3:25 PM



LEGEND

VILLAGE BOUNDARY

PROPOSED LAND USES

- BP (BUSINESS PARK)
- VLDR (1-2.5 DU/AC)
- LDR (2-4 DU/AC)
- MDR (3-4.5 DU/AC)
- M/HDR (6-10 DU/AC)
- HDR (10-30 DU/AC)
- MU-G (MIXED-USE GENERAL)
- MU-CC (MIXED-USE COMMUNITY CORE)
- NC (NEIGHBORHOOD COMMERCIAL)
- RC (REGIONAL COMMERCIAL)
- COMMUNITY PARK
- OS (OPEN SPACE)
- PUBLIC
- HIGH SCHOOL

N

800 400 0 800 1600

SCALE FEET

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016
www.hilgartwilson.com

FLOREO AT TERAVALIS

CMP AMENDMENT

CITY OF BUCKEYE, ARIZONA

VILLAGE LAND USE EXHIBIT

HILGARTWILSON

PROJ NO.: 1175

DATE: JAN 2025

SCALE: 1" = 800'

DRAWN: DD

DESIGNED: HW

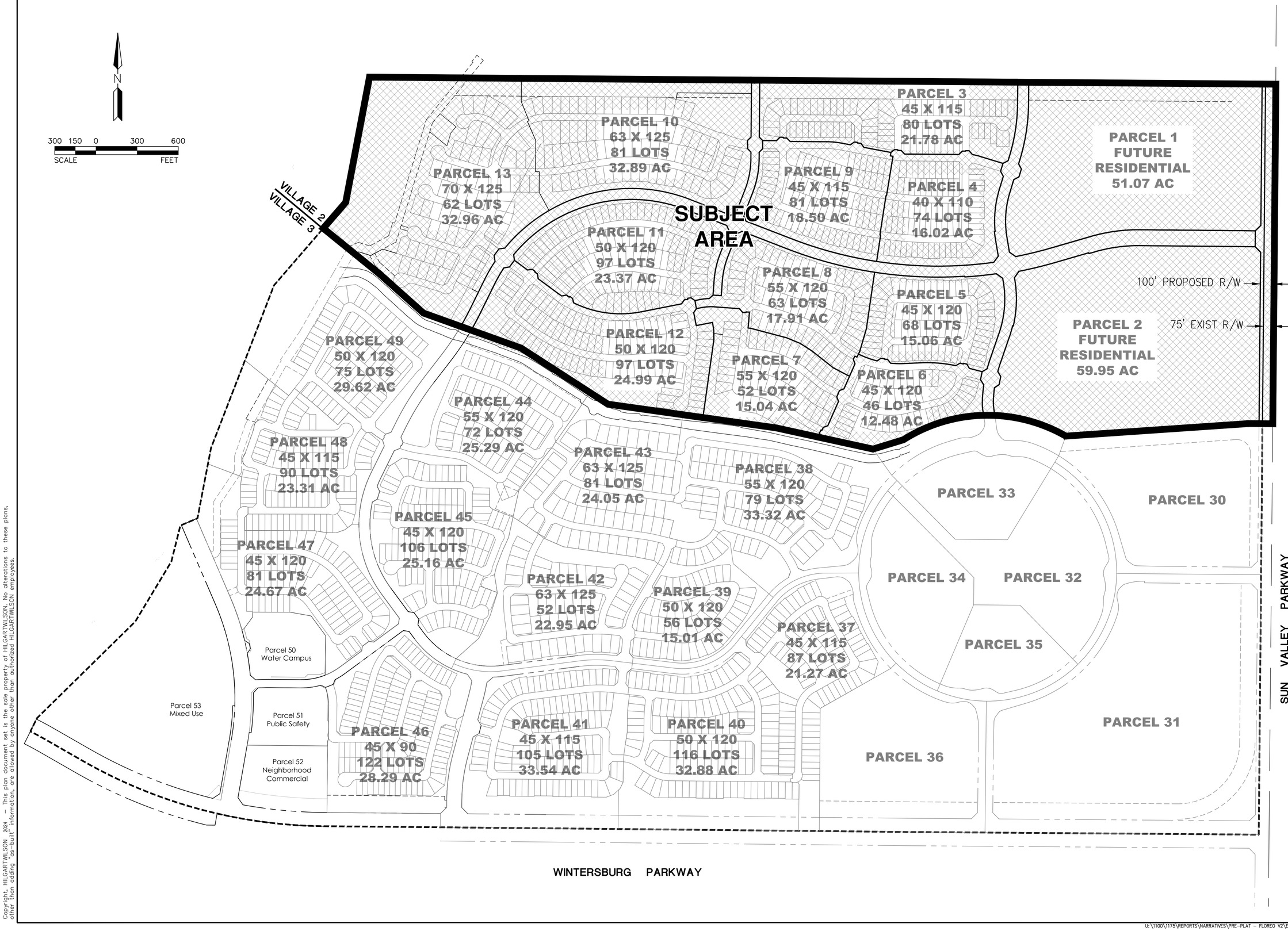
APPROVED:

DWG. NO.

SHT. OF

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REV.:

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PHOENIX, AZ 85016 www.hilgartwilson.com

FLOREO AT TERAVALIS
VILLAGE 2
BUCKEYE, ARIZONA

PARCEL EXHIBIT

HILGARTWILSON	
PROJ NO.:	1175
DATE:	JUL 2024
SCALE:	1" = 300'
DRAWN:	DVW
DESIGNED:	DVW/RVW
APPROVED:	DWG

DWG. NO.
1
SHT. 1 OF 1

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DEVELOPMENT STANDARDS

The proposed development standards are outlined below:

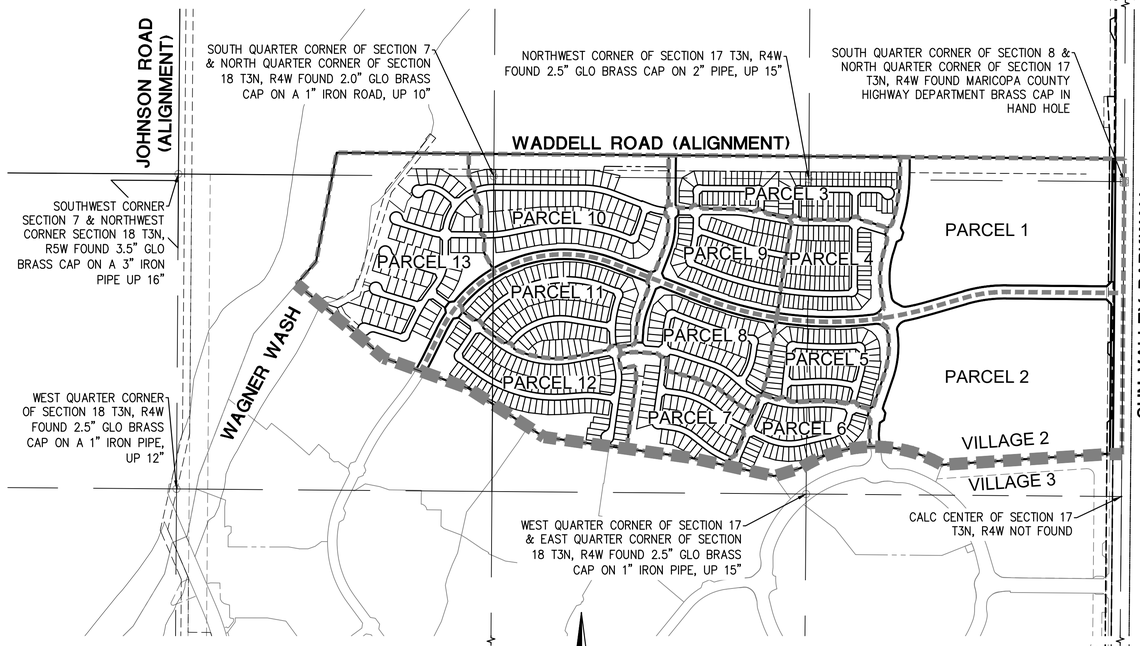
DEVELOPMENT STANDARDS							
PARCEL NO.	NUMBER OF LOTS	TYPICAL LOT SIZE (WIDTHxDEPTH) [2] [3] (FT)	MIMINUM YARD SETBACKS				
			FRONT TO LIVABLE OR TO SIDE ENTRY GARAGE [1] (FT)	FRONT TO FRONT FACING GARAGE (FT)	REAR [6] (FT)	SIDE (FT)	ALLOWABLE LOT COVERAGE [4]
3	80	45' X 115'	10	18	10	5 & 5, 10 TOTAL	N/A
4	74	40' X 110'	10	18	10	5 & 5, 10 TOTAL	N/A
5	68	45' X 120'	10	18	20	5 & 5, 10 TOTAL	N/A
6	46	45' X 120'	10	18	20	5 & 5, 10 TOTAL	N/A
7	52	55' X 120'	10	18	20	5 & 5, 10 TOTAL	N/A
8	63	55' X 120'	10	18	20	5 & 5, 10 TOTAL	N/A
9	81	45' X 115'	10	18	10	5 & 5, 10 TOTAL	N/A
10	81	63' X 125'	10	18	20	5 & 8, 13 TOTAL	N/A
11	97	50' X 120'	10	18	20	5 & 5, 10 TOTAL	N/A
12	97	50' X 120'	10	18	20	5 & 5, 10 TOTAL	N/A
13	62	70' X 125'	10	18	20	5 & 5, 10 TOTAL	N/A
TOTAL	801						

[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
[6] 5' FOR ACCESSORY BUILDINGS
[7] A MAXIMUM 2' PROJECTION IS ALLOWED INTO THE SETBACKS FOR BAY WINDOWS, FIREPLACES, OVERHANGS, ETC., EXCEPT FOR 5' SIDE SETBACKS
[8] MINIMUM DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK TO FACE OF GARAGE IS 20 FEET

PRELIMINARY PLAT
FLOREO AT TERAVALIS - VILLAGE 2
BUCKEYE, ARIZONA

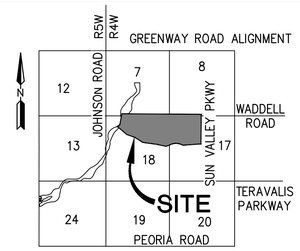
A PORTION OF SECTION 7, SECTION 8, SECTION 17, AND SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

5R PLZS-23-0028 RECEIVED DEC 17 2024 WD



N

LOCATION MAP
NTS



VICINITY MAP
NTS

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATE WITHIN PORTIONS OF THE SOUTH HALF OF SECTION 7, THE SOUTHWEST QUARTER OF SECTION 8, THE NORTHWEST QUARTER OF SECTION 17 AND THE NORTH HALF 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 THE MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 17, FROM WHICH A GENERAL LAND OFFICE BRASS CAP ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 17 BEARS NORTH 89°32'39" WEST, A DISTANCE OF 2645.44 FEET;

THENCE NORTH 89°32'39" WEST ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 75 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°20'16" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 0.03 FEET TO A POINT ON A LINE PARALLEL WITH AND 75 FEET WESTERLY OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 00°31'18" WEST ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 2285.30 FEET TO THE NORTHEASTERLY CORNER OF THE BOUNDARY AS SHOWN ON AND DEFINED BY THE "MASTER PLAT FOR FLOREO AT TERAVALIS" RECORDED AT BOOK 1726 OF MAPS, PAGE 41 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE THE FOLLOWING 10 COURSES ALONG SAID NORTHERLY LINE OF THE MASTER PLAT;

THENCE NORTH 89°28'42" WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 86°05'16" WEST, A DISTANCE OF 1336.18 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1145.00 FEET, THE CENTER OF WHICH BEARS SOUTH 29°50'49" WEST;

THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 62°17'05", AN ARC LENGTH OF 1244.70 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 72°53'59" WEST, A DISTANCE OF 231.62 FEET;

THENCE NORTH 77°38'35" WEST, A DISTANCE OF 722.91 FEET;

THENCE NORTH 81°58'22" WEST, A DISTANCE OF 1237.89 FEET;

THENCE NORTH 57°08'55" WEST, A DISTANCE OF 754.25 FEET;

THENCE NORTH 70°15'07" WEST, A DISTANCE OF 754.98 FEET;

THENCE NORTH 48°18'29" WEST, A DISTANCE OF 432.06 FEET;

THENCE NORTH 50°56'21" WEST, A DISTANCE OF 524.95 FEET TO THE NORTHWESTERLY CORNER OF THE NORTHERLY BOUNDARY OF SAID MASTER PLAT;

THENCE DEPARTING THE NORTHERLY LINE OF SAID MASTER PLAT NORTH 40°49'18" EAST, A DISTANCE OF 249.83 FEET;

THENCE NORTH 10°45'27" EAST, A DISTANCE OF 738.07 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 7, FROM WHICH A GENERAL LAND OFFICE BRASS CAP ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 7 BEARS NORTH 89°34'23" WEST, A DISTANCE OF 1291.44 FEET;

THENCE CONTINUING NORTH 10°45'27" EAST, A DISTANCE OF 191.43 FEET;

THENCE SOUTH 89°33'16" EAST, A DISTANCE OF 3959.68 FEET TO A POINT ON THE SECTION LINE COMMON TO SAID SECTIONS 7 AND 8, FROM WHICH A GENERAL LAND OFFICE BRASS CAP ACCEPTED AS THE CORNER COMMON TO SAID SECTIONS 7, 8, 17 AND 18 BEARS SOUTH 00°19'19" WEST, A DISTANCE OF 190.59 FEET;

THENCE CONTINUING SOUTH 89°33'16" EAST, A DISTANCE OF 2570.49 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 75 FEET OF THE SOUTHWEST QUARTER OF SECTION 8;

THENCE SOUTH 00°20'16" WEST ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 191.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 15,485,182 SQ. FT. (355.4908 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY LAND DIVISION RESTRICTIONS.

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

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

PROJECT DESCRIPTION

THIS SITE IS PROPOSED AS A SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITHIN FLOREO AT TERAVALIS – VILLAGE 2. THE PROPOSED SITE HAS A GROSS DENSITY OF 3.47 DU/AC. TYPICAL LOT AREAS VARY FROM 4,400 SF TO 8,750 SF. TYPICAL LOT SIZES VARY FROM 40 FT WIDE BY 110 FT DEEP TO 70 FT WIDE BY 125 FT DEEP, WITH A TOTAL OF 801 LOTS.

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

ENGINEER

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

OWNER/DEVELOPER

TRILLIUM LAND COMPANY, LLC
4150 NORTH DRINKWATER BLVD., SUITE 100
SCOTTSDALE, AZ 85251
CONTACT: R. STUART BARNEY
PHONE: (602) 834-9100
EMAIL: STUART.BARNEY@HOWARDHUGHES.COM

LANDSCAPE ARCHITECT

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

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE BRASS CAP STAMPED "MC 21782 2001" ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 17, AND THE BRASS CAP STAMPED "31034 2003"ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 17, CONSIDERED TO BEAR SOUTH 89°32'39" EAST, A DISTANCE OF 2645.44 FEET.

BENCHMARK

1/2" STEEL ROD AS NGS 4FH3.
ELEVATION: 1565.486
DATUM: NAVD88

TAX PARCEL NOTE:

THE FLOREO PROPERTY CONSIST OF THE FOLLOWING APN'S:
504-72-029
504-72-030
504-72-031
504-72-032
504-72-033
504-72-034
504-72-006G

SHEET INDEX

SHT 1	CV01	COVER SHEET
SHT 2	CV02	KEYMAP
SHT 3	CV03	SECTIONS
SHT 4-5	CV04-CV05	DETAIL SHEETS
SHT 6	CV06	DEVELOPMENT DATA
SHT 7-19	PP01-PP13	PRELIMINARY PLAT
SHT 20-21	PP14-PP15	LOT AND TRACT TABLES
SHT 22-34	GD01-GD13	CONCEPTUAL GRADING
SHT 35	FH01	FIRE HYDRANT MAP
SHT 36	PH01	PHASING MAP

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

REV.:

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HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE 250 | PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
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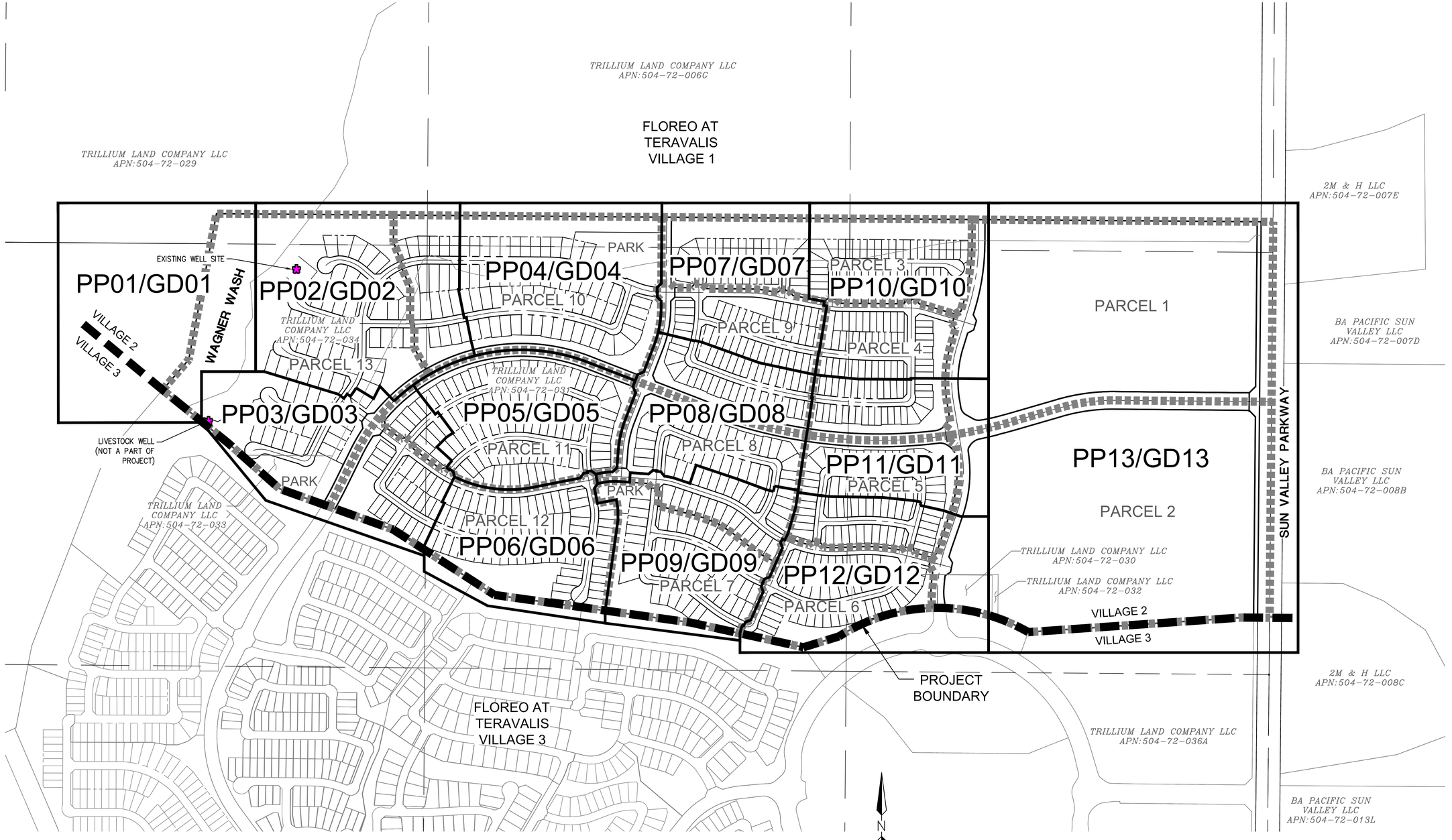
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
23227
DAVID W. GEORGE
Date Signed 11/21/24
ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
COVER SHEET

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
CV01
SHT. 1 OF 36

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LEGEND

- VILLAGE BOUNDARY
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- EASEMENT LINE

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ARIZONA 811
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PHOENIX, AZ 85016 www.hilgartwilson.com

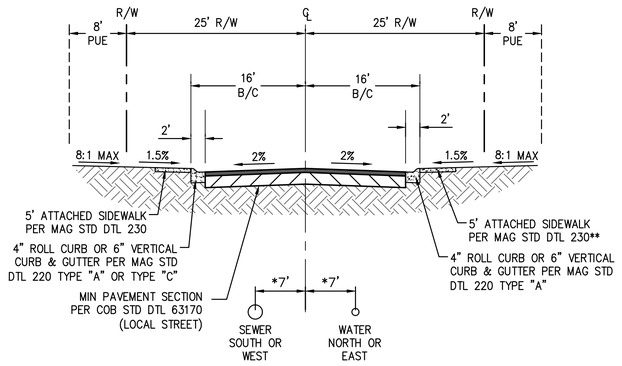
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
23227
DAVID W.
GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/24

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
KEY MAP

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
CV02
SHT. 2 OF 36

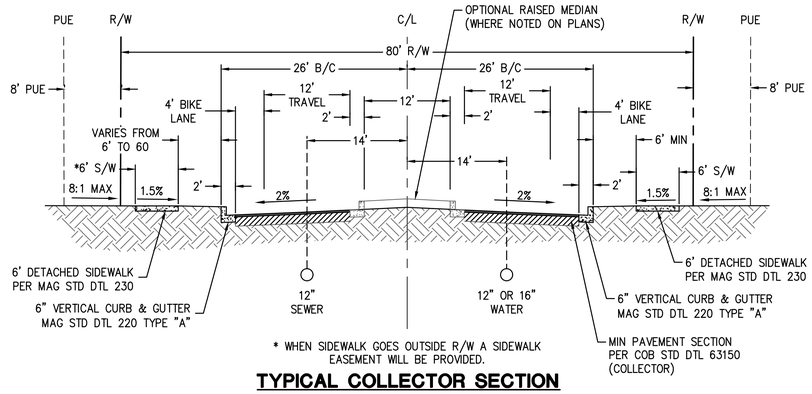
U:\1100\1175\ENGR\VILLAGE 2\PLANS\PRE-PLAT\1175-V2-CV02.dwg 11/21/2024 5:33 PM



* NOTE:
7' OFFSET UNLESS NOTED OTHERWISE ON PLANS.
** SIDEWALK ADJACENT TO ROLL CURB & GUTTER SHALL BE MODIFIED TO BE 5" THICK

TYPICAL LOCAL STREET SECTION

PER COB STD DTL 63170
NTS



* WHEN SIDEWALK GOES OUTSIDE R/W A SIDEWALK EASEMENT WILL BE PROVIDED.

TYPICAL COLLECTOR SECTION

PER COB STD DTL 63150
INDIGO WAY & 296TH AVENUE
(LOOKING NORTH & WEST)
NTS

WATER & SEWER LOCATION NOTE:

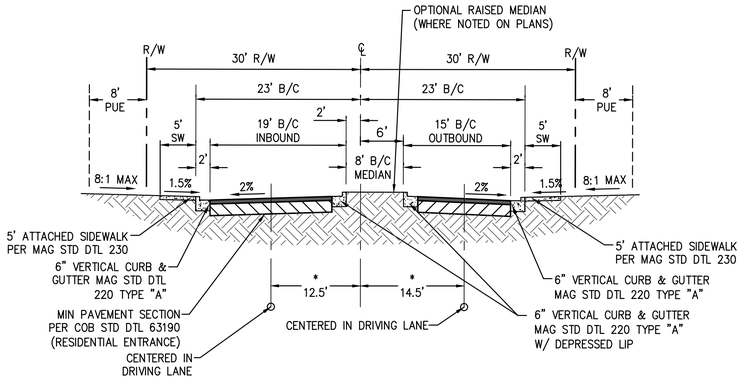
THE PREFERRED LOCATION OF WATER, SEWER AND RECLAIMED WATER LINES ARE SHOWN ON THE TYPICAL STREET SECTIONS. THE LOCATION OF THESE LINES MAY BE MODIFIED AT THE TIME OF FINAL DESIGN, SUBJECT TO THE APPROVAL OF THE CITY OF BUCKEYE. WHERE PRACTICAL THE LINES SHALL BE CENTERED WITHIN A TRAFFIC LANE, IT IS 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.

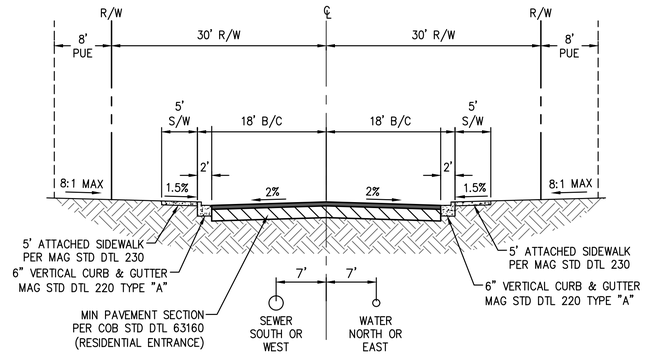
WATER LINE NOTE:

1. DESIGN DEFLECTION SHALL NOT EXCEED HALF OF THE MANUFACTURER'S RECOMMENDATIONS.
2. CURVED WATER MAINS ARE PERMISSIBLE WHERE THE INDIVIDUAL JOINT DEFLECTION DOES NOT EXCEED ONEHALF (½) THE MANUFACTURER'S RECOMMENDATIONS. WHERE WATER MAIN DEFLECTION EXCEEDS THE ABOVE CRITERIA, MJ FITTINGS WILL BE REQUIRED.



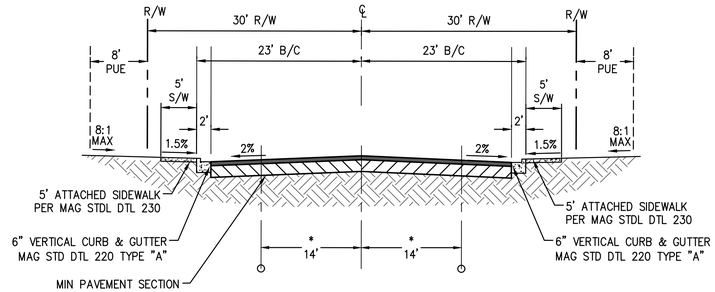
TYPICAL RESIDENTIAL ENTRANCE SECTION

PER COB STD DTL 63190
NTS
* WATER IF ON NORTH OR EAST SIDE OF STREET.
SEWER IF ON SOUTH OR WEST SIDE OF STREET.



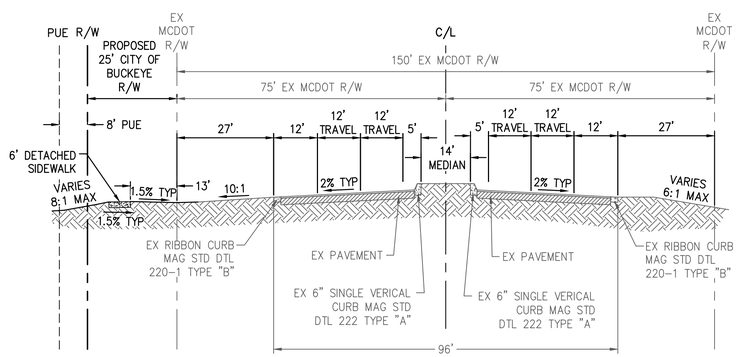
MAJOR LOCAL STREET SECTION

PER COB STD DTL 63160 – MODIFIED WITH 60' ROW AND 32' PAVEMENT WIDTH
301ST AVENUE
NTS



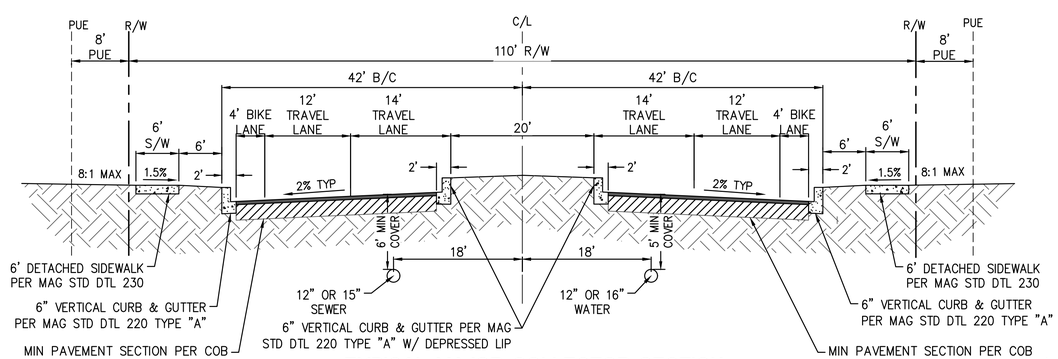
RESIDENTIAL ENTRANCE SECTION WITH LEFT TURN LANE

PER COB STD DTL 63190
301ST AVENUE – AT INTERSECTIONS ONLY
NTS
* WATER IF ON NORTH OR EAST SIDE OF STREET.
SEWER IF ON SOUTH OR WEST SIDE OF STREET



TYPICAL SUN VALLEY PARKWAY SECTION

PARKWAY PER COB 6-3.103
(LOOKING NORTH)
NTS



TYPICAL MAJOR COLLECTOR SECTION

PER COB STD DTL 63140
INDIGO WAY NORTH-BETWEEN 296TH AVENUE AND SUN VALLEY PARKWAY
(LOOKING NORTH)
NTS

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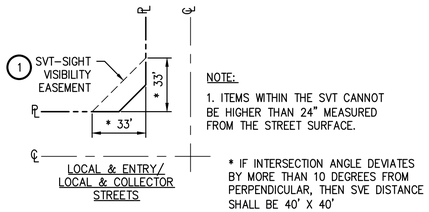
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
23227
DAVID W. GEORGE
Date Signed 11/21/24
ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
TYPICAL SECTIONS

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
CV03
SHT. 3 OF 36

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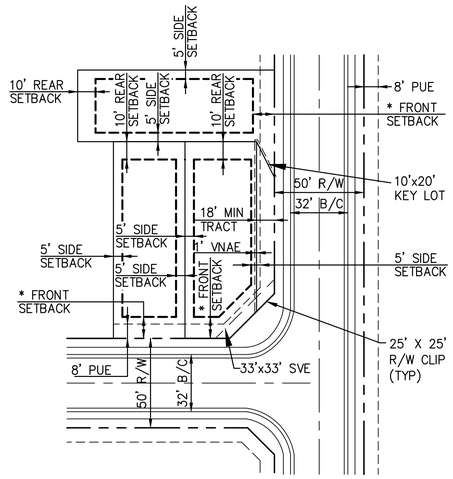
NOTE:

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.

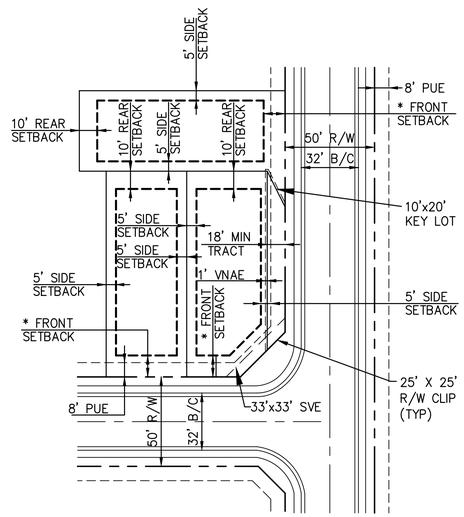


* PER SITE SUMMARY TABLE AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 40'X110' **

SCALE: 1"=40'

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

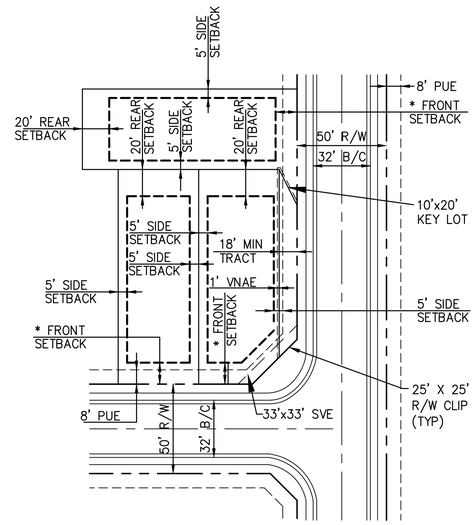


* PER SITE SUMMARY TABLE AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 45'X115' **

SCALE: 1"=40'

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

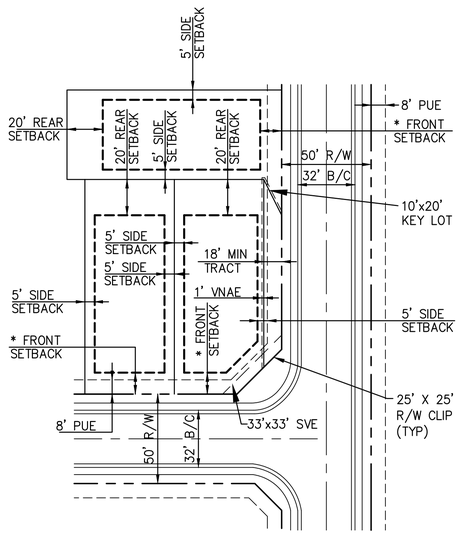


* PER SITE SUMMARY TABLE AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 45'X120' **

SCALE: 1"=40'

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

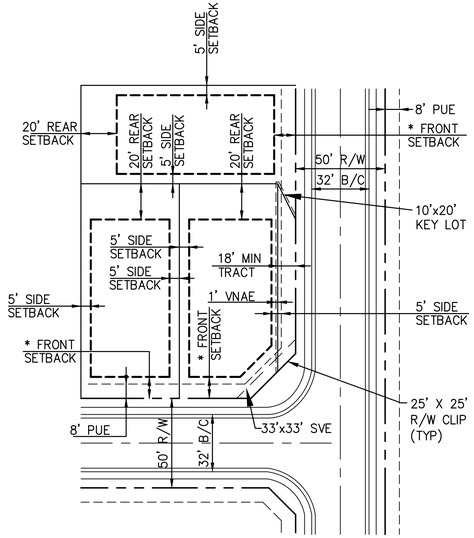


* PER SITE SUMMARY TABLE AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 50'X120' **

SCALE: 1"=40'

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

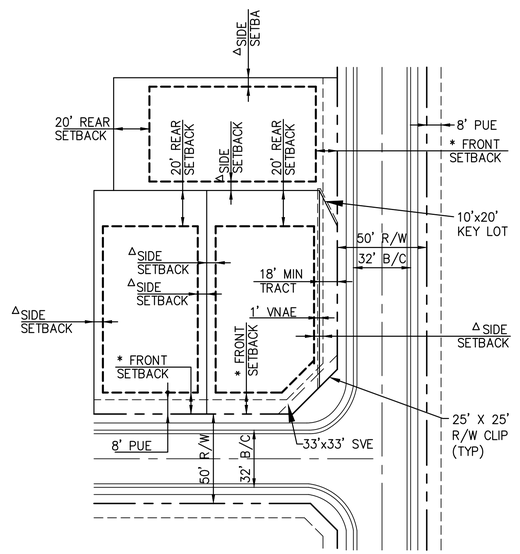


* PER SITE SUMMARY TABLE AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 55'X120' **

SCALE: 1"=40'

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



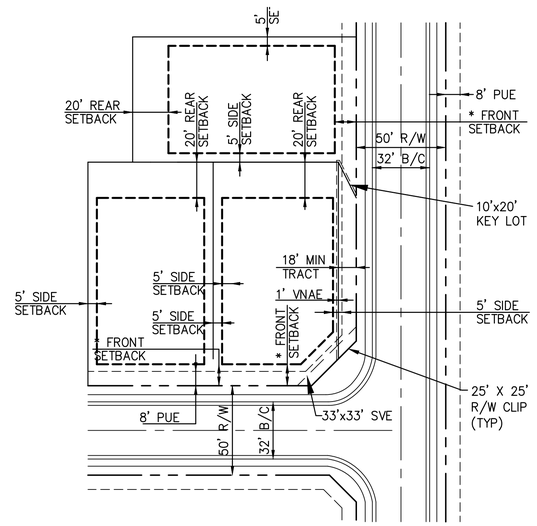
* PER SITE SUMMARY TABLE AS SHOWN ON SHEET CV06

Δ SIDE SETBACK SHALL BE 5' MIN/ 13' TOTAL PER LOT.

TYPICAL LOT LAYOUT 63'X125' **

SCALE: 1"=40'

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



* PER SITE SUMMARY TABLE AS SHOWN ON SHEET CV06

TYPICAL LOT LAYOUT 70'X125' **

SCALE: 1"=40'

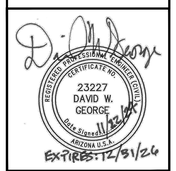
NOTE: DRIVEWAYS TO PROVIDE MINIMUM 20' FROM BACK OF SIDEWALK TO FRONT OF GARAGE

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

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PHOENIX, AZ 85016 www.hilgartwilson.com

REV.:



FLOREO AT TERAVALIS

VILLAGE 2

PRELIMINARY PLAT

DETAIL SHEET

HILGARTWILSON	
PROJ NO.:	1175.0210
DATE:	NOV 2024
SCALE:	AS SHOWN
DRAWN:	AM
DESIGNED:	DVW/RVW
APPROVED:	DWG

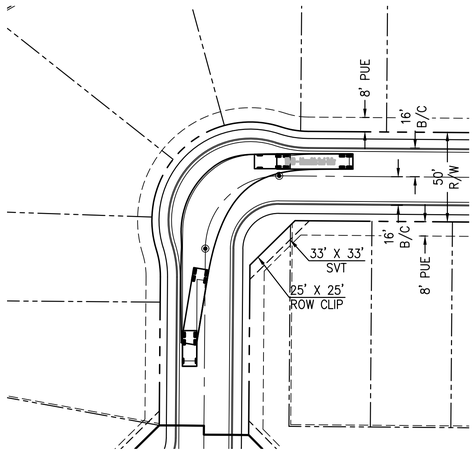
DWG. NO.

CV04

SHT. 4 OF 36

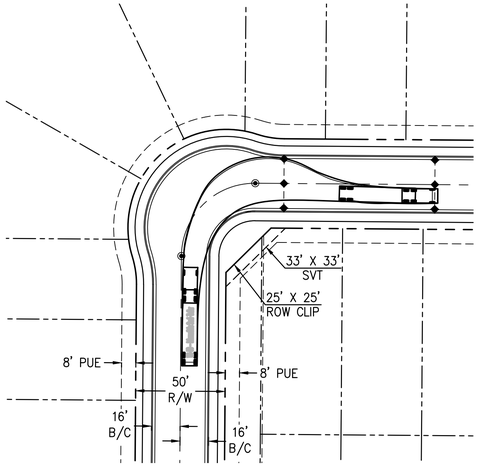
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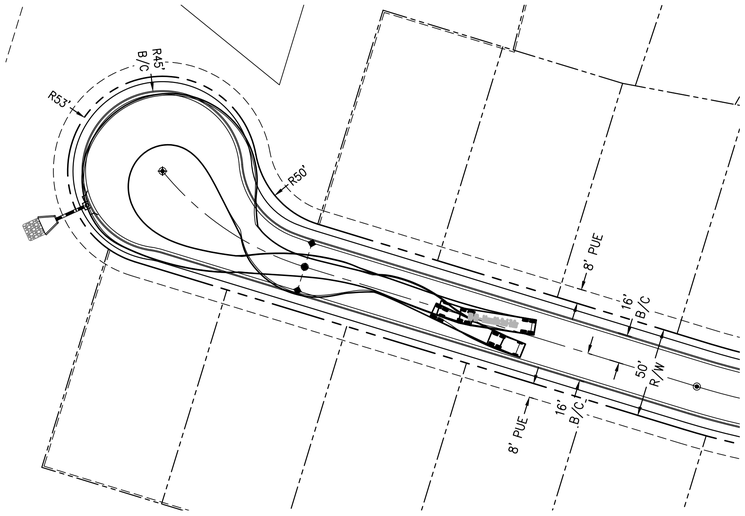
TYPICAL KNUCKLE TURNING MOVEMENT (WB-50) OUTSIDE CURVE

SCALE: 1"=40'



TYPICAL KNUCKLE TURNING MOVEMENT (WB-50) INSIDE CURVE

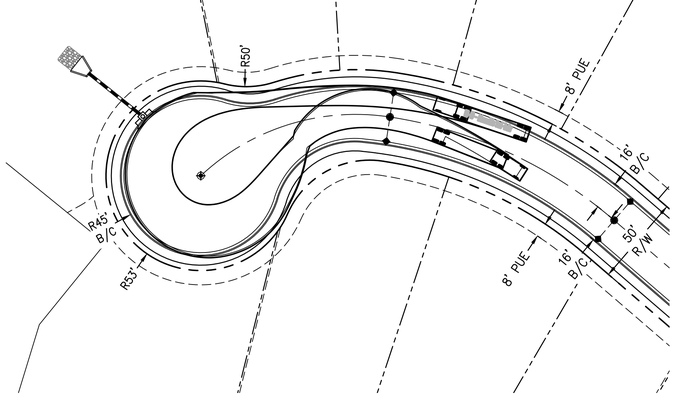
SCALE: 1"=40'



CUL DE SAC - DETAIL 1 TURNING MOVEMENT (WB-50)

SCALE: 1"=40'

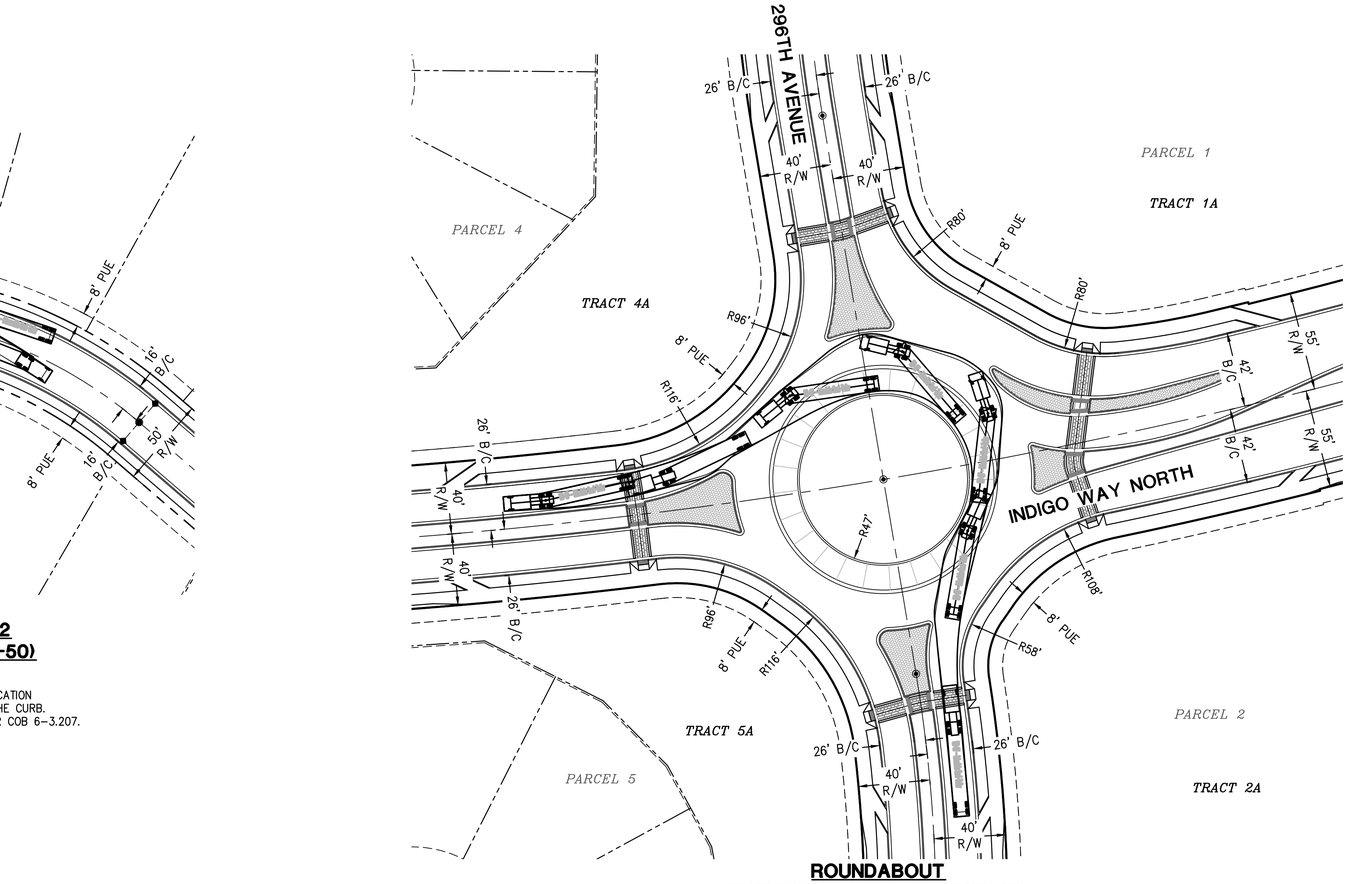
NOTE: ROLL CURBING IS REQUIRED FOR ANY LOCATION WHERE THE VEHICLE CONTACTS OR CROSSES THE CURB. NO ROLL CURB ADJACENT TO OPEN SPACE PER COB 6-3.207.



CUL DE SAC - DETAIL 2 TURNING MOVEMENT (WB-50)

SCALE: 1"=40'

NOTE: ROLL CURBING IS REQUIRED FOR ANY LOCATION WHERE THE VEHICLE CONTACTS OR CROSSES THE CURB. NO ROLL CURB ADJACENT TO OPEN SPACE PER COB 6-3.207.



ROUNDABOUT TURNING MOVEMENTS (WB-67)

SCALE: 1"=40'

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PHOENIX, AZ 85016 www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 23227 DAVID W. GEORGE Date Signed 11/21/24 ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
DETAIL SHEET

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
CV05
SHT. 5 OF 36

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SITE DATA		
PARCEL NO.	LAND USE CATEGORY	ACREAGE (GROSS AC)
1	MDR (3-4.5 DU/AC)	51.13
2	MDR (3-4.5 DU/AC)	60.02
3-13	MDR (3-4.5 DU/AC)	230.87
WELL SITE		0.54
WAGNER WASH		12.92
TOTAL		355.49

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 CMP	NUMBER OF LOTS	TYPICAL LOT SIZE (WIDTHxDEPTH) [2] [3] (FT)	TYPICAL LOT AREA (SF)	MIMINUM YARD SETBACKS				ALLOWABLE LOT COVERAGE [4]
													FRONT TO LIVABLE OR TO SIDE ENTRY GARAGE [1] (FT)	FRONT TO FRONT FACING GARAGE (FT)	REAR [6] (FT)	SIDE (FT)	
3	21.78	0.57	7.91	10.73	0.61	3.67	21.21	2.57	SF-3	80	45' X 115'	5175	10	18	10	5 & 5, 10 TOTAL	N/A
4	15.96	0.74	3.68	8.44	0.35	4.64	15.22	3.11	SF-3	74	40' X 110'	4400	10	18	10	5 & 5, 10 TOTAL	N/A
5	14.98	0.76	2.32	9.47	0.22	4.54	14.22	2.43	SF-3	68	45' X 120'	5400	10	18	20	5 & 5, 10 TOTAL	N/A
6	12.48	0.00	2.89	6.47	0.45	3.69	12.48	3.11	SF-3	46	45' X 120'	5400	10	18	20	5 & 5, 10 TOTAL	N/A
7	15.04	0.00	3.99	8.68	1.20	3.46	15.04	2.36	SF-6	52	55' X 120'	6600	10	18	20	5 & 5, 10 TOTAL	N/A
8	17.91	1.76	1.78	11.08	0.26	3.52	16.15	3.30	SF-6	63	55' X 120'	6600	10	18	20	5 & 5, 10 TOTAL	N/A
9	18.50	1.99	2.66	10.34	0.25	4.38	16.51	3.51	SF-3	81	45' X 115'	5175	10	18	10	5 & 5, 10 TOTAL	N/A
10	32.89	1.25	11.64	16.25	3.90	2.46	31.64	3.75	SF-6	81	63' X 125'	7875	10	18	20	5 & 8, 13 TOTAL	N/A
11	23.37	1.59	3.02	15.70	0.40	4.15	21.78	3.07	SF-6	97	50' X 120'	6000	10	18	20	5 & 5, 10 TOTAL	N/A
12	24.99	0.65	5.14	14.41	0.86	3.88	24.34	4.79	SF-6	97	50' X 120'	6000	10	18	20	5 & 5, 10 TOTAL	N/A
13	32.96	1.04	12.87	13.72	1.50	1.88	31.92	5.33	SF-6	62	70' X 125'	8750	10	18	20	5 & 5, 10 TOTAL	N/A
TOTAL	230.87	10.36	57.89	125.31	10.00	3.47	220.52	37.32	--	801							

[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] 5' FOR ACCESSORY BUILDINGS
[7] A MAXIMUM 2' PROJECTION IS ALLOWED INTO THE SETBACKS FOR BAY WINDOWS, FIREPLACES, OVERHANGS, ETC., EXCEPT FOR 5' SIDE SETBACKS
[8] 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 230.87) = 46.17 AC.
- OPEN SPACE PROVIDED = 57.89 AC. (25.07%)
- ACTIVE OPEN SPACE PROVIDED = 10.00 AC. (4.33%)

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	SOUTH CHANNEL	TOTAL
LOTS BACKING WASH (LF)	260	325	608	1,193
OPEN SPACE TO WASH (LF)	1,351	5,303	4,071	10,725
TOTAL WASH FRONTAGE (LF)	1,611	5,628	4,679	11,918
TOTAL WASH PERCENTAGE	83.86%	94.23%	87.01%	89.99%

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
23227
DAVID W. GEORGE
Date Signed 11/21/24
ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
DEVELOPMENT DATA

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
CV06
SHT. 6 OF 36

U:\1100\1175\ENGR\VILLAGE 2\PLANS\PRE-PLAT\1175-V2-CV06.dwg 11/21/2024 5:34 PM

SOUTHWEST CORNER SEC. 7 & NORTHWEST CORNER SEC. 18, T3N, R5W FOUND 3.5" GLO BRASS CAP ON A 3" IRON PIPE UP 16"

WAPA ELECTRICAL TOWER 1-2

S89°34'23"E 2644.61'

S89°33'16"E 6530.17'

SECTION LINE

TRILLIUM LAND COMPANY LLC
APN:504-72-029

TRILLIUM LAND COMPANY LLC
APN:504-72-029

TRILLIUM LAND COMPANY LLC
APN:504-72-034

PROPOSED FLOODPLAIN

PROPOSED FLOODWAY

PROJECT BOUNDARY

N10°45'27"E 929.50'

WAGNER WASH

PARCEL 13

155' TRANSMISSION LINE
R/W PER DOC. 88-111064
AND 2004-837375 M.C.R.

TRACT 13A

PROPOSED FLOODPLAIN

EXISTING PROPERTY LINE

EROSION HAZARD SETBACK

PROPOSED FLOODWAY

50' WATER/SEWER EASEMENT

10' DG ACCESS ROAD

18'

N40°49'18"E 249.82'

N50°56'21"W 524.95'

PROPOSED FLOODWAY

65' WATER/SEWER EASEMENT

8" W

18" S

EX 8" W

EX 18" S

EX 24" W

TRILLIUM LAND COMPANY LLC
APN: 504-73-086

PROPOSED FLOODPLAIN

MATCH SHEET PP02

MATCH SHEET PP03

MATCH SHEET PP03

LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- EROSION HAZARD SETBACK
- MATCH LINE
- WATER SAMPLING STATION
- FIRE HYDRANT
- WATER VALVE
- CL MONUMENT
- SEWER MANHOLE
- SIGHT VISIBILITY EASEMENT SEE DETAIL ON SHEET CV04
- BOUNDARY CORNER MONUMENT

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION
3.) THE MINIMUM WIDTH FOR THE END CAP TRACT IS 18 FT.

N

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

PP01 PP02 PP04 PP07 PP10 PP05 PP03 PP08 PP11 PP13 PP06 PP09 PP12

KEY MAP

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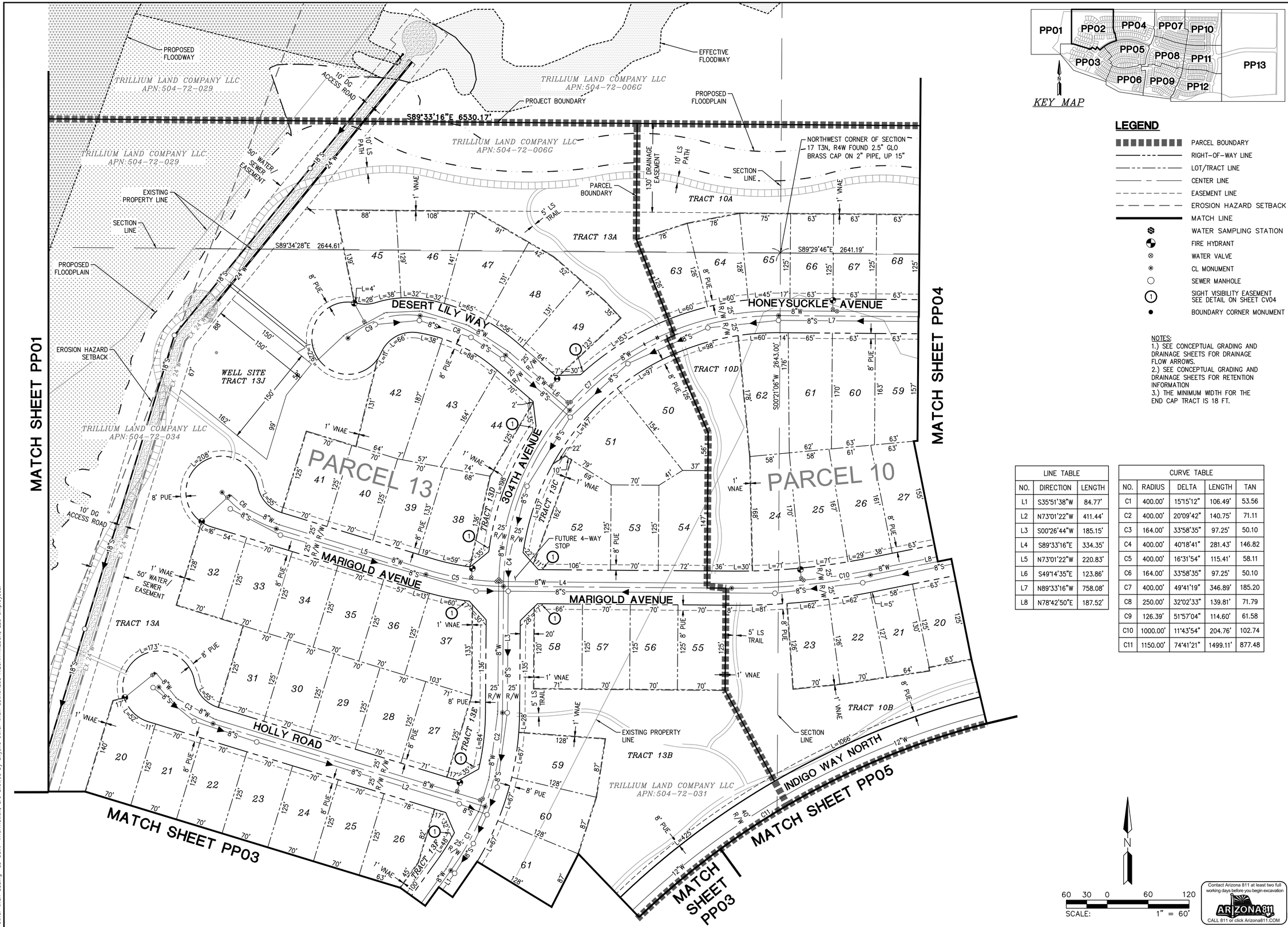
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
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DAVID W. GEORGE
Date Signed 11/21/24
ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
PP01
SHT. 7 OF 36

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LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- EROSION HAZARD SETBACK
- MATCH LINE
- WATER SAMPLING STATION
- FIRE HYDRANT
- WATER VALVE
- CL MONUMENT
- SEWER MANHOLE
- SIGHT VISIBILITY EASEMENT SEE DETAIL ON SHEET CV04
- BOUNDARY CORNER MONUMENT

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION
3.) THE MINIMUM WIDTH FOR THE END CAP TRACT IS 18 FT.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S35°51'38"W	84.77'
L2	N73°01'22"W	411.44'
L3	S00°26'44"W	185.15'
L4	S89°33'16"E	334.35'
L5	N73°01'22"W	220.83'
L6	S49°14'35"E	123.86'
L7	N89°33'16"W	758.08'
L8	N78°42'50"E	187.52'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	400.00'	15°15'12"	106.49'	53.56
C2	400.00'	20°09'42"	140.75'	71.11
C3	164.00'	33°58'35"	97.25'	50.10
C4	400.00'	40°18'41"	281.43'	146.82
C5	400.00'	16°31'54"	115.41'	58.11
C6	164.00'	33°58'35"	97.25'	50.10
C7	400.00'	49°41'19"	346.89'	185.20
C8	250.00'	32°02'33"	139.81'	71.79
C9	126.39'	51°57'04"	114.60'	61.58
C10	1000.00'	11°43'54"	204.76'	102.74
C11	1150.00'	74°41'21"	1499.11'	877.48

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

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REVISIONS

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 23227 DAVID W. GEORGE STATE OF ARIZONA U.S.A.
EXPIRES: 12/31/24

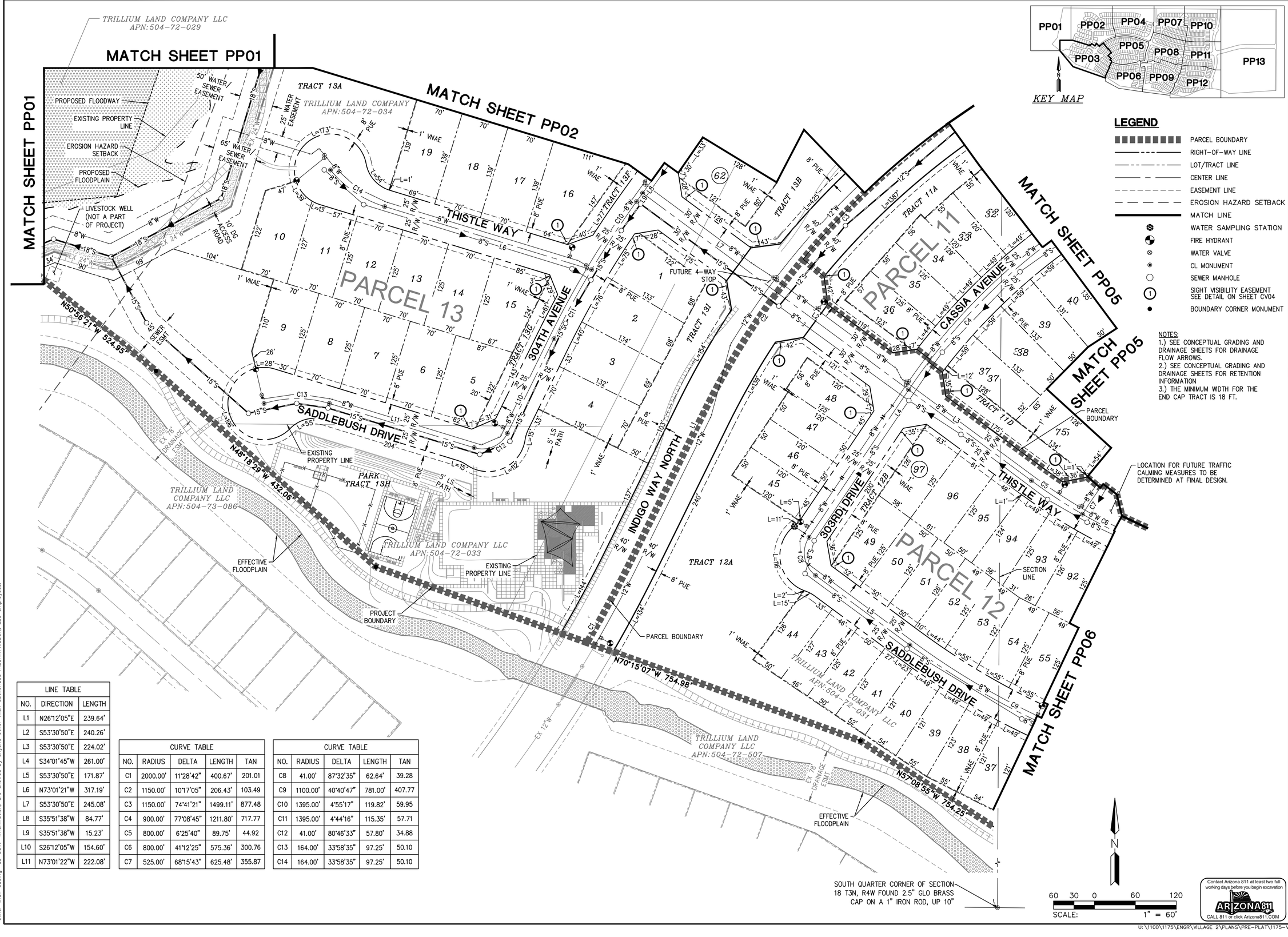
FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
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DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
PP02
SHT. 8 OF 36

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NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION
3.) THE MINIMUM WIDTH FOR THE END CAP TRACT IS 18 FT.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N26°12'05"E	239.64'
L2	S53°30'50"E	240.26'
L3	S53°30'50"E	224.02'
L4	S34°01'45"W	261.00'
L5	S53°30'50"E	171.87'
L6	N73°01'21"W	317.19'
L7	S53°30'50"E	245.08'
L8	S35°51'38"W	84.77'
L9	S35°51'38"W	15.23'
L10	S26°12'05"W	154.60'
L11	N73°01'22"W	222.08'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	2000.00'	11°28'42"	400.67'	201.01
C2	1150.00'	10°17'05"	206.43'	103.49
C3	1150.00'	74°41'21"	1499.11'	877.48
C4	900.00'	77°08'45"	1211.80'	717.77
C5	800.00'	6°25'40"	89.75'	44.92
C6	800.00'	41°12'25"	575.36'	300.76
C7	525.00'	68°15'43"	625.48'	355.87

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C8	41.00'	87°32'35"	62.64'	39.28
C9	1100.00'	40°40'47"	781.00'	407.77
C10	1395.00'	4°55'17"	119.82'	59.95
C11	1395.00'	4°44'16"	115.35'	57.71
C12	41.00'	80°46'33"	57.80'	34.88
C13	164.00'	33°58'35"	97.25'	50.10
C14	164.00'	33°58'35"	97.25'	50.10

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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

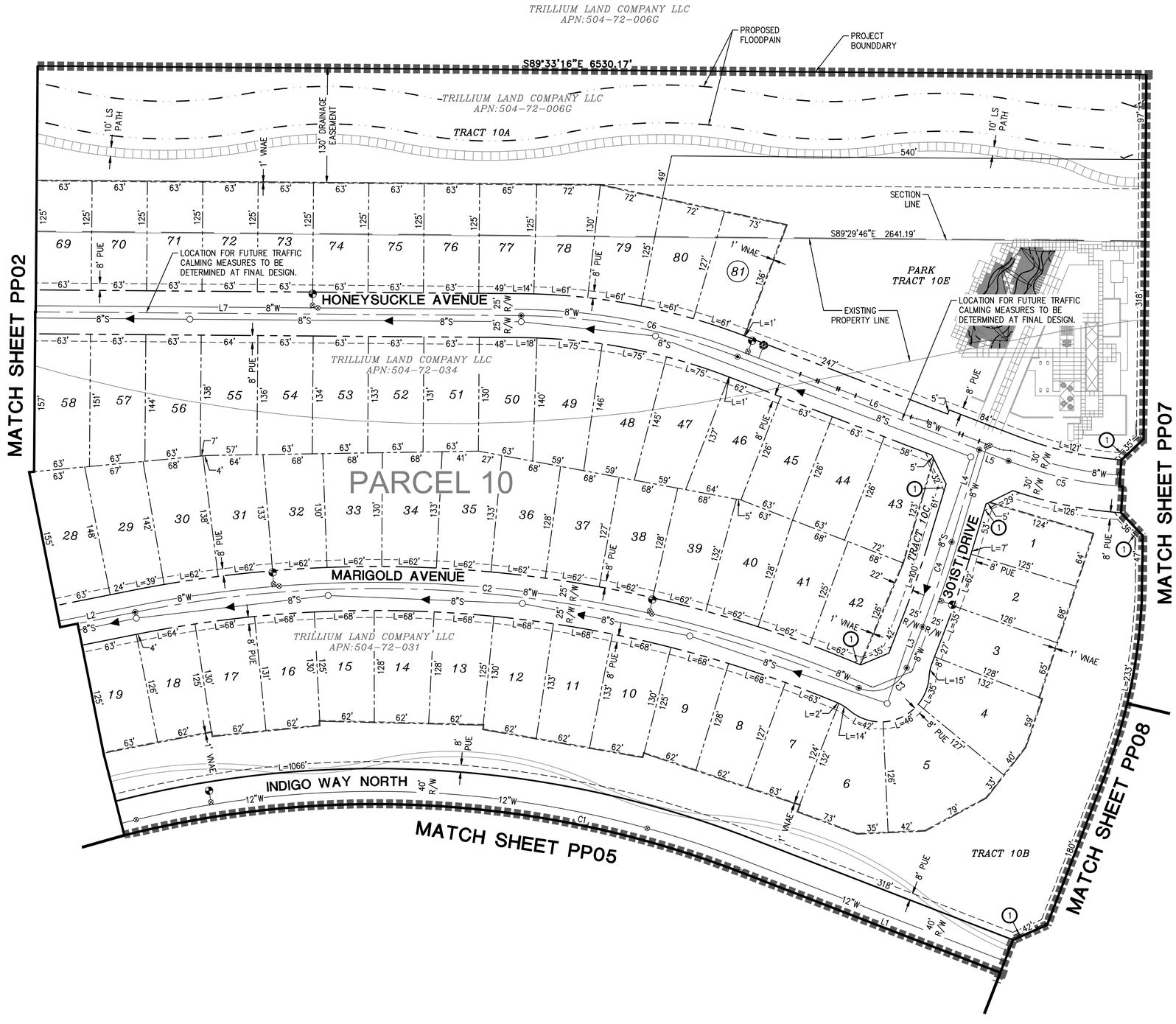
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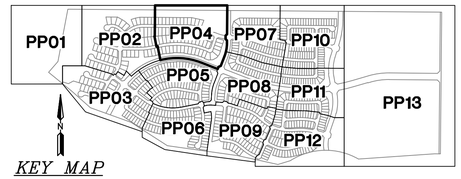
DWG. NO.
PP03
SHT. 9 OF 36

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SCALE: 1" = 60'

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KEY MAP

LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- EROSION HAZARD SETBACK
- MATCH LINE
- WATER SAMPLING STATION
- FIRE HYDRANT
- WATER VALVE
- CL MONUMENT
- SEWER MANHOLE
- SIGHT VISIBILITY EASEMENT SEE DETAIL ON SHEET CV04
- BOUNDARY CORNER MONUMENT

NOTES:
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2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION
3.) THE MINIMUM WIDTH FOR THE END CAP TRACT IS 18 FT.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S68°49'29"E	377.56'
L2	N78°42'50"E	187.52'
L3	S21°10'31"W	50.20'
L4	S16°40'50"W	109.64'
L5	N68°56'16"W	35.62'
L6	N68°56'16"W	294.81'
L7	N89°33'16"W	758.08'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	1150.00'	74°41'21"	1499.11'	877.48
C2	1395.00'	34°31'55"	840.76'	433.58
C3	41.00'	92°04'14"	65.88'	42.51
C4	1300.00'	4°29'41"	101.98'	51.02
C5	450.00'	20°37'00"	161.92'	81.85
C6	700.00'	20°37'00"	251.88'	127.32

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ARIZONA U.S.A.
EXPIRES: 12/31/24

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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

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DESIGNED: DVW/RVW
APPROVED: DWG

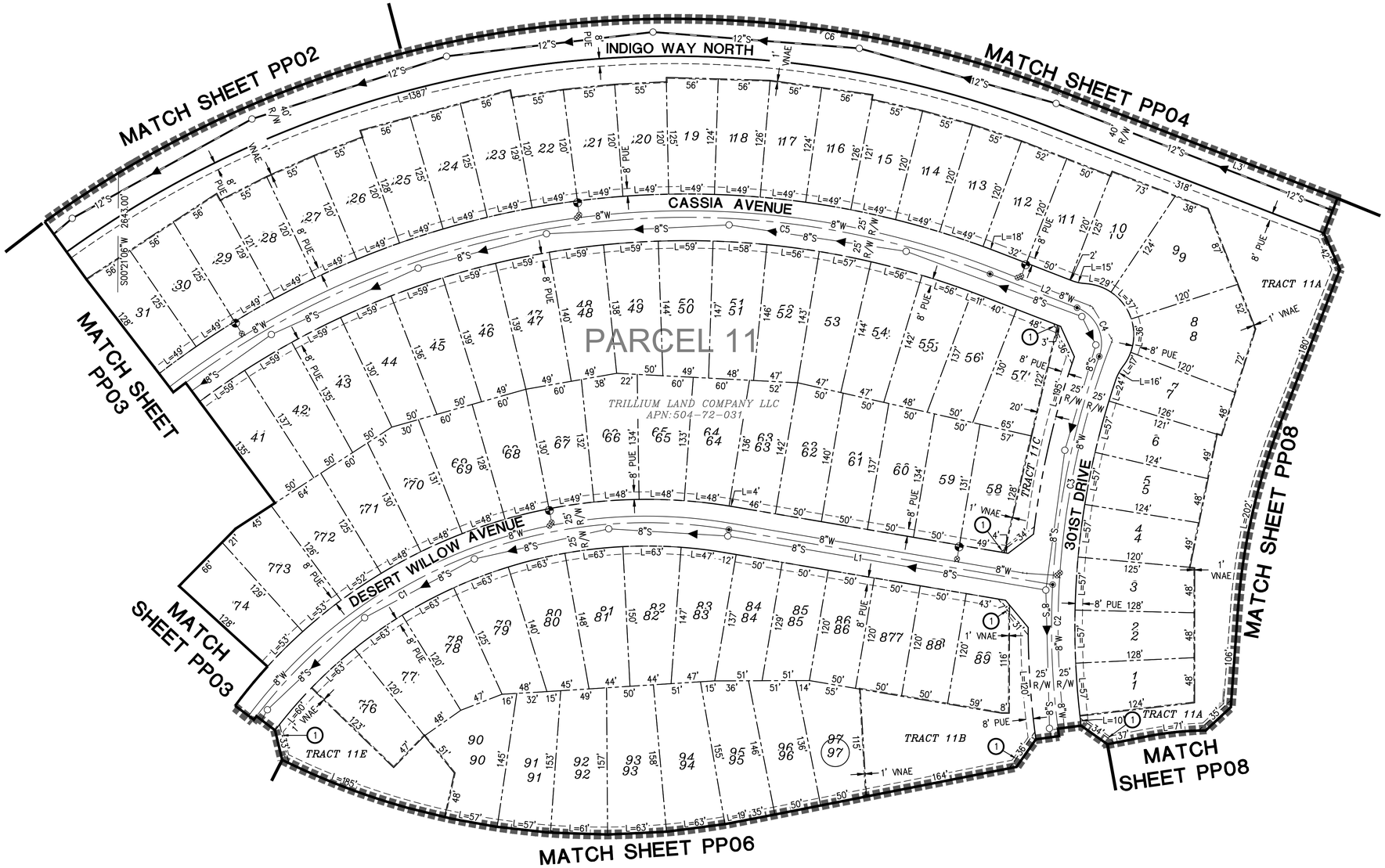
DWG. NO.
PP04
SHT. 10 OF 36

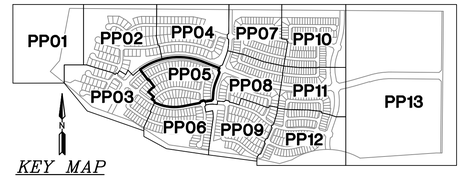
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KEY MAP

LEGEND

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N80°21'07"W	351.72'
L2	S68°49'29"E	99.95'
L3	S68°49'29"E	377.56'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	525.00'	68°15'43"	625.48'	355.87
C2	850.00'	14°14'35"	211.30'	106.20
C3	850.00'	16°52'41"	250.39'	126.11
C4	41.00'	88°47'50"	63.54'	40.15
C5	900.00'	77°08'45"	1211.80'	717.77
C6	1150.00'	74°41'21"	1499.11'	877.48

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Date Signed 11/21/24
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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

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PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

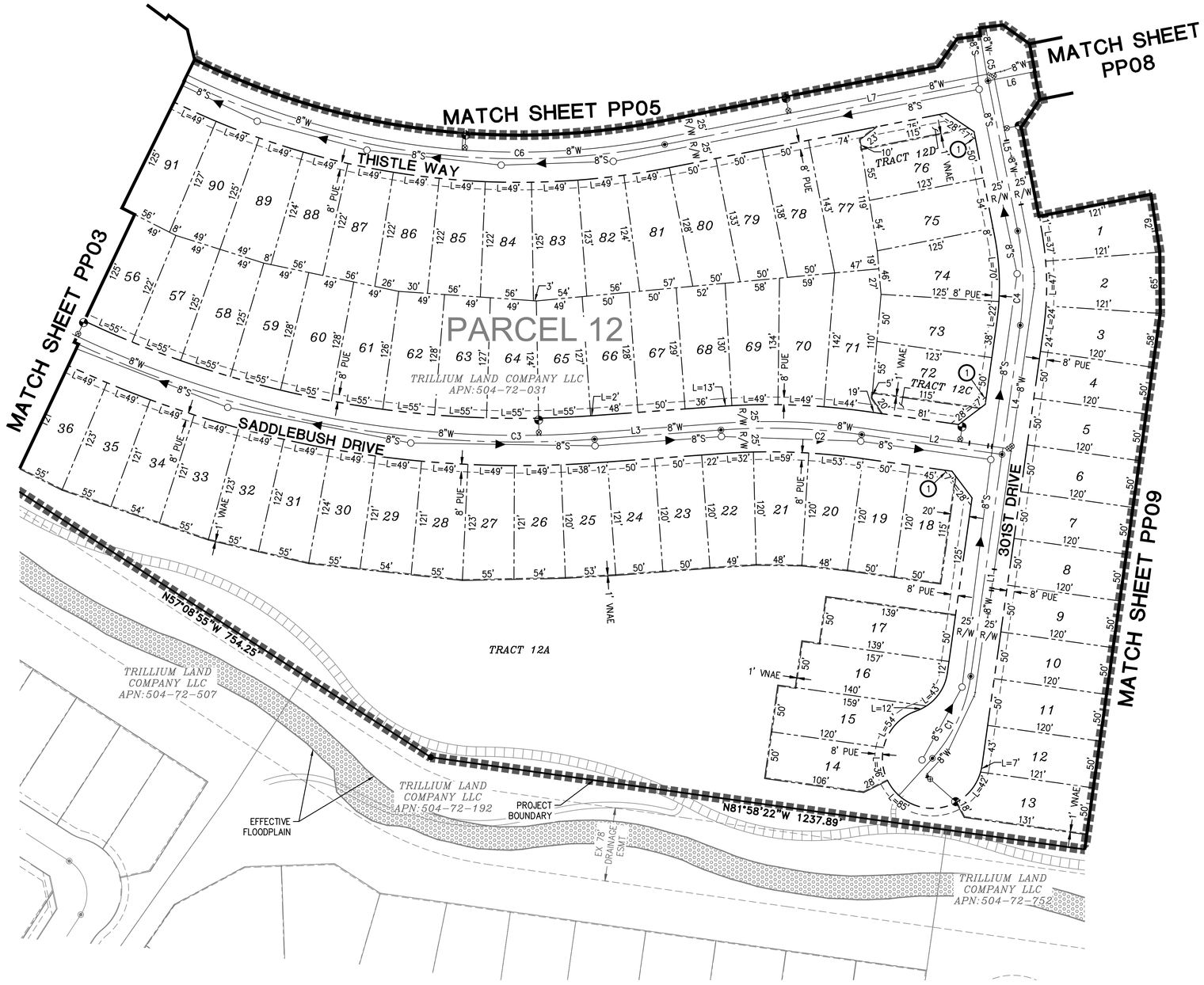
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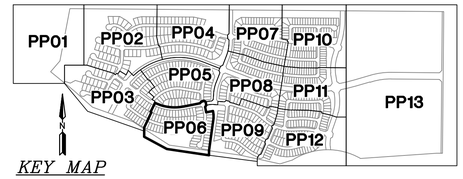
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LEGEND

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S08°01'38"W	237.35'
L2	S81°58'22"E	150.00'
L3	N85°48'22"E	134.22'
L4	S08°01'38"W	138.16'
L5	S11°08'55"E	162.09'
L6	N78°51'05"E	85.90'
L7	N78°51'05"E	348.91'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	164.00'	33°58'35"	97.25'	50.10
C2	700.00'	12°13'15"	149.31'	74.94
C3	1100.00'	40°40'47"	781.00'	407.77
C4	300.00'	19°10'33"	100.40'	50.68
C5	850.00'	14°14'35"	211.30'	106.20
C6	800.00'	41°12'25"	575.36'	300.76

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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

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PP06
SHT. 12 OF 36

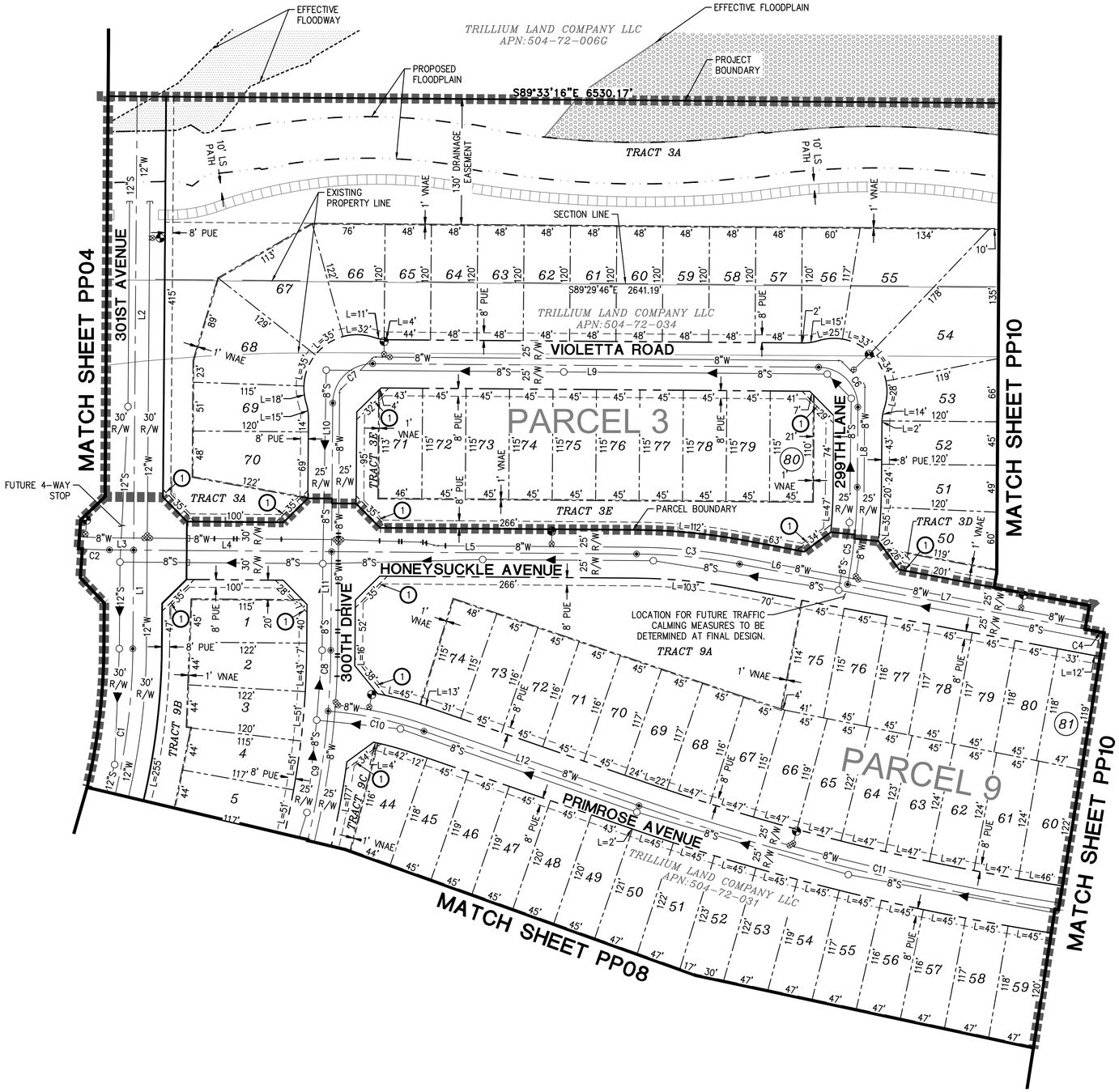
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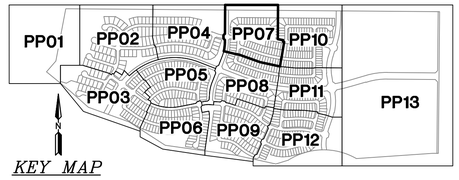
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KEY MAP

LEGEND

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- RIGHT-OF-WAY LINE
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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°26'44"W	102.19'
L2	S00°26'44"W	470.00'
L3	N89°33'16"W	25.00'
L4	N89°33'16"W	205.00'
L5	N89°33'16"W	315.87'
L6	N79°18'22"W	113.76'
L7	N79°18'22"W	259.20'
L8	S00°26'44"W	83.00'
L9	N89°33'16"W	461.88'
L10	N00°26'44"E	154.00'
L11	N00°26'44"E	102.19'
L12	N70°53'12"W	235.77'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	675.00'	20°43'47"	244.21'	123.46
C2	450.00'	20°37'00"	161.92'	81.85
C3	600.00'	10°14'54"	107.32'	53.80
C4	600.00'	4°21'56"	45.71'	22.87
C5	550.00'	10°33'42"	101.39'	50.84
C6	41.00'	90°00'00"	64.40'	41.00
C7	41.00'	90°00'00"	64.40'	41.00
C8	880.00'	4°06'42"	63.15'	31.59
C9	880.00'	15°00'01"	230.39'	115.86
C10	400.00'	14°33'22"	101.62'	51.09
C11	2475.00'	18°40'04"	806.38'	406.80

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ARIZONA U.S.A.
EXPIRES: 12/31/26

REV.:

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

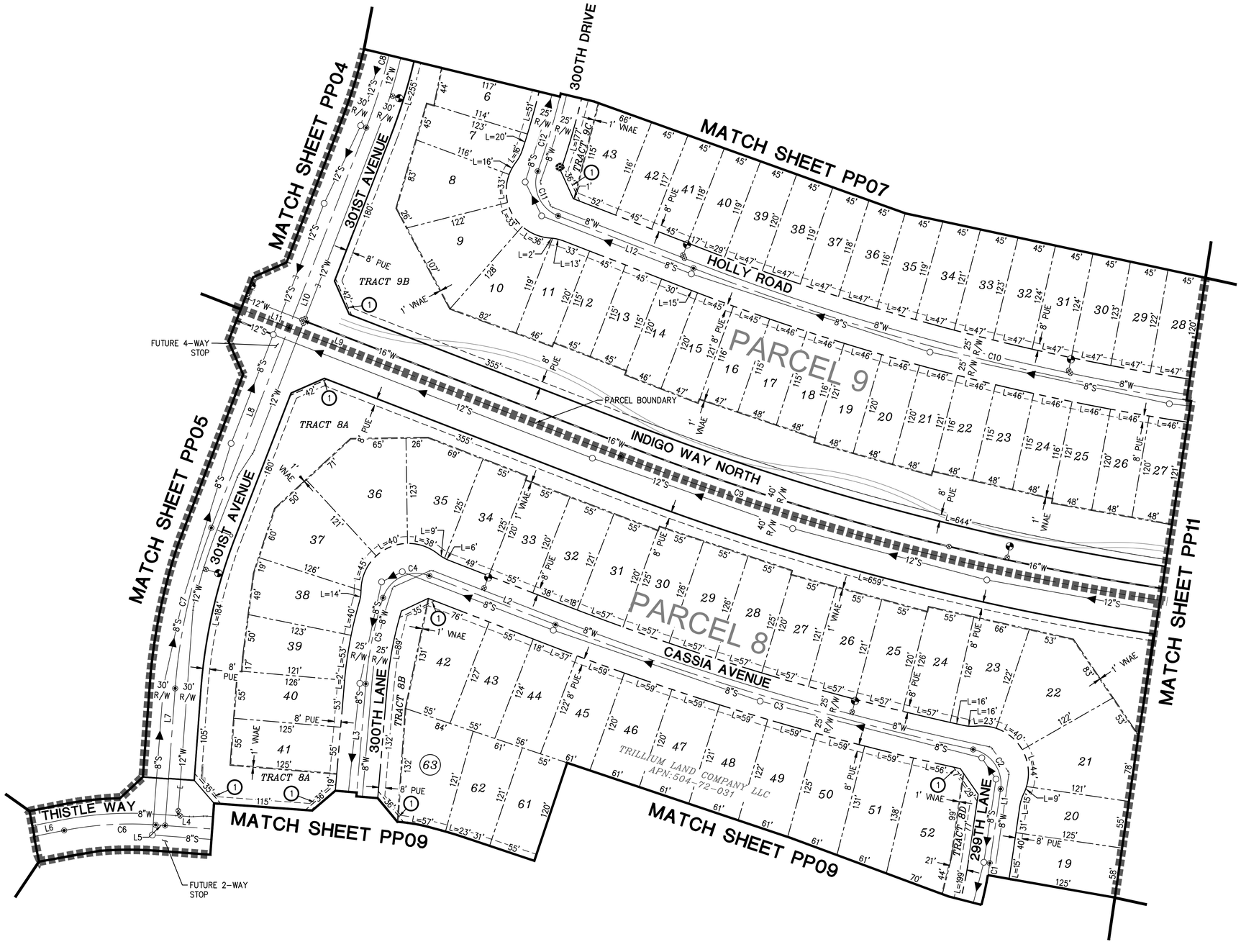
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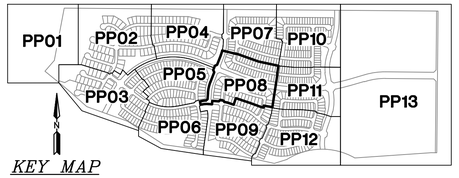
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PP07
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KEY MAP

LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- EROSION HAZARD SETBACK
- MATCH LINE
- WATER SAMPLING STATION
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- CL MONUMENT
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- SIGHT VISIBILITY EASEMENT SEE DETAIL ON SHEET CV04
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NOTES:
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2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION
3.) THE MINIMUM WIDTH FOR THE END CAP TRACT IS 18 FT.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S08°17'18"W	87.44'
L2	S68°49'29"E	157.78'
L3	S04°47'56"W	181.86'
L4	S85°48'21"E	219.31'
L5	S85°48'21"E	11.06'
L6	N78°51'05"E	85.90'
L7	S04°11'39"W	160.24'
L8	S21°10'31"W	250.00'
L9	S68°49'29"E	414.82'
L10	S21°10'31"W	250.00'
L11	S68°49'29"E	377.56'
L12	N68°49'29"W	169.18'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	465.00'	32°21'41"	262.64'	134.93
C2	41.00'	86°11'31"	61.68'	38.36
C3	3210.00'	9°04'44"	508.64'	254.85
C4	41.00'	93°19'28"	66.78'	43.45
C5	450.00'	13°03'07"	102.51'	51.48
C6	400.00'	15°20'34"	107.11'	53.88
C7	650.00'	16°58'52"	192.64'	97.03
C8	675.00'	20°43'47"	244.21'	123.46
C9	3000.00'	30°41'31"	1607.03'	823.30
C10	2765.00'	24°26'21"	1179.39'	598.80
C11	41.00'	88°22'56"	63.25'	39.86
C12	880.00'	15°00'01"	230.39'	115.86

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

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PHOENIX, AZ 85016 www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
23227
DAVID W. GEORGE
Date Signed 11/21/24
ARIZONA U.S.A.
EXPIRES: 12/31/26

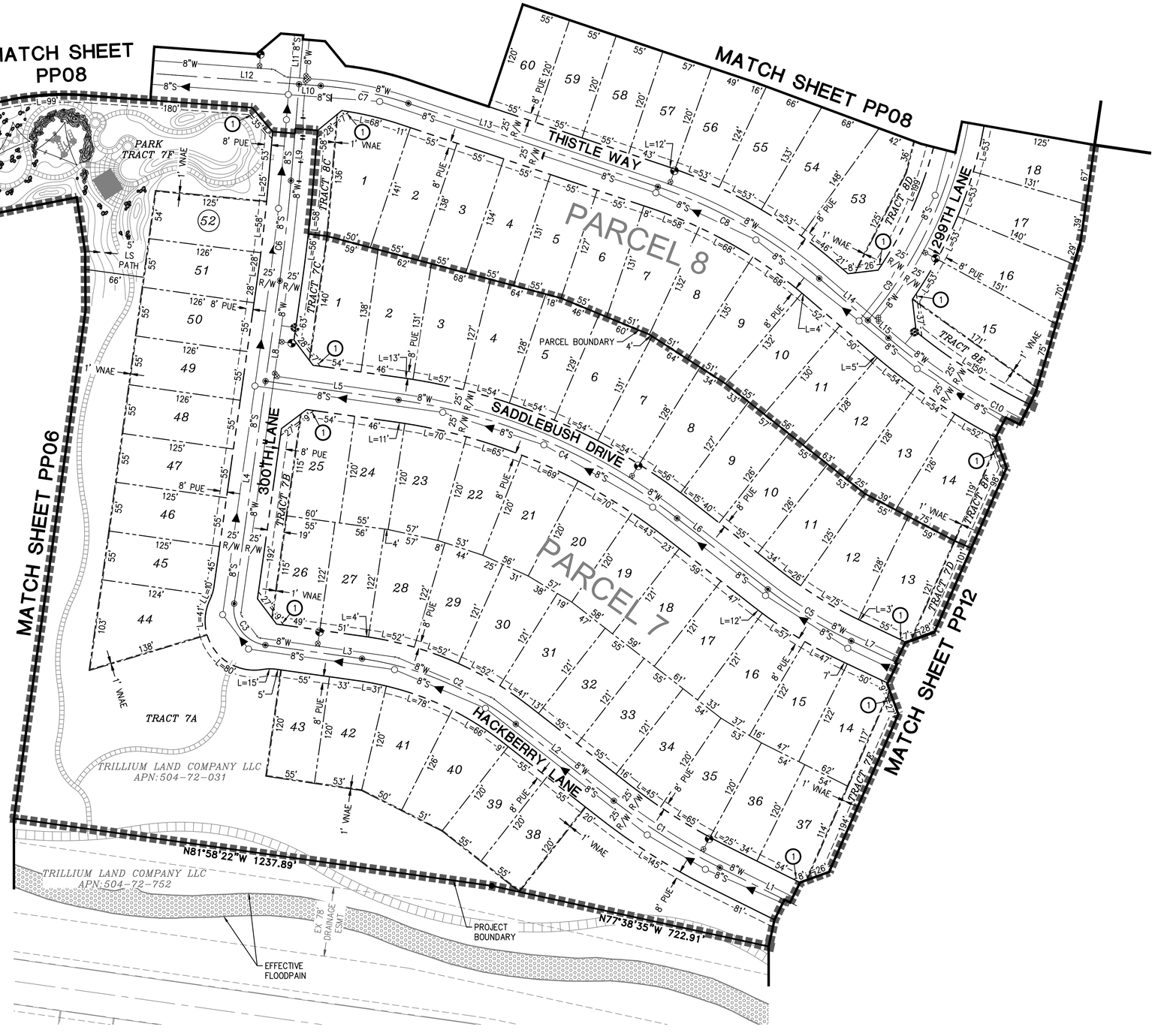
FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

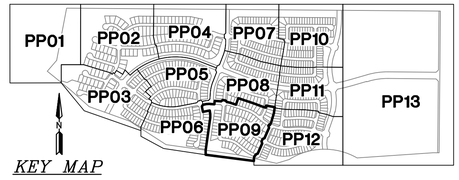
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PROJ NO.: 1175.0210	
DATE: NOV 2024	
SCALE: 1" = 60'	
DRAWN: AM	
DESIGNED: DVW/RVW	
APPROVED: DWG	

DWG. NO.
PP08
SHT. 14 OF 36

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U:\1100\1175\ENGR\VILLAGE 2\PLANS\PRE-PLAT\1175-V2-PP08.dwg 11/21/2024 5:42 PM





LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- EROSION HAZARD SETBACK
- MATCH LINE
- WATER SAMPLING STATION
- FIRE HYDRANT
- WATER VALVE
- CL MONUMENT
- SEWER MANHOLE
- SIGHT VISIBILITY EASEMENT SEE DETAIL ON SHEET CV04
- BOUNDARY CORNER MONUMENT

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION
3.) THE MINIMUM WIDTH FOR THE END CAP TRACT IS 18 FT.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S63°34'39"E	95.78'
L2	S51°56'11"E	138.98'
L3	S81°58'22"E	109.00'
L4	S08°01'38"W	251.00'
L5	S81°58'22"E	150.00'
L6	S51°56'11"E	128.68'
L7	N64°32'53"W	106.09'
L8	S08°01'38"W	113.15'
L9	S04°47'56"W	108.05'
L10	S85°48'21"E	24.35'
L11	S04°47'56"W	181.86'
L12	S85°48'21"E	219.31'
L13	S71°28'55"E	293.67'
L14	S49°21'01"E	71.61'
L15	S49°21'01"E	30.27'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	690.00'	11°38'28"	140.19'	70.34
C2	360.00'	30°02'11"	188.72'	96.58
C3	41.00'	90°00'00"	64.40'	41.00
C4	652.00'	30°02'11"	341.80'	174.93
C5	499.00'	12°36'42"	109.84'	55.14
C6	2000.00'	3°13'42"	112.69'	56.36
C7	400.00'	14°19'26"	100.00'	50.26
C8	540.00'	22°07'55"	208.59'	105.61
C9	465.00'	32°21'41"	262.64'	134.93
C10	700.00'	16°57'05"	207.10'	104.31

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N

60 30 0 60 120

SCALE: 1" = 60'

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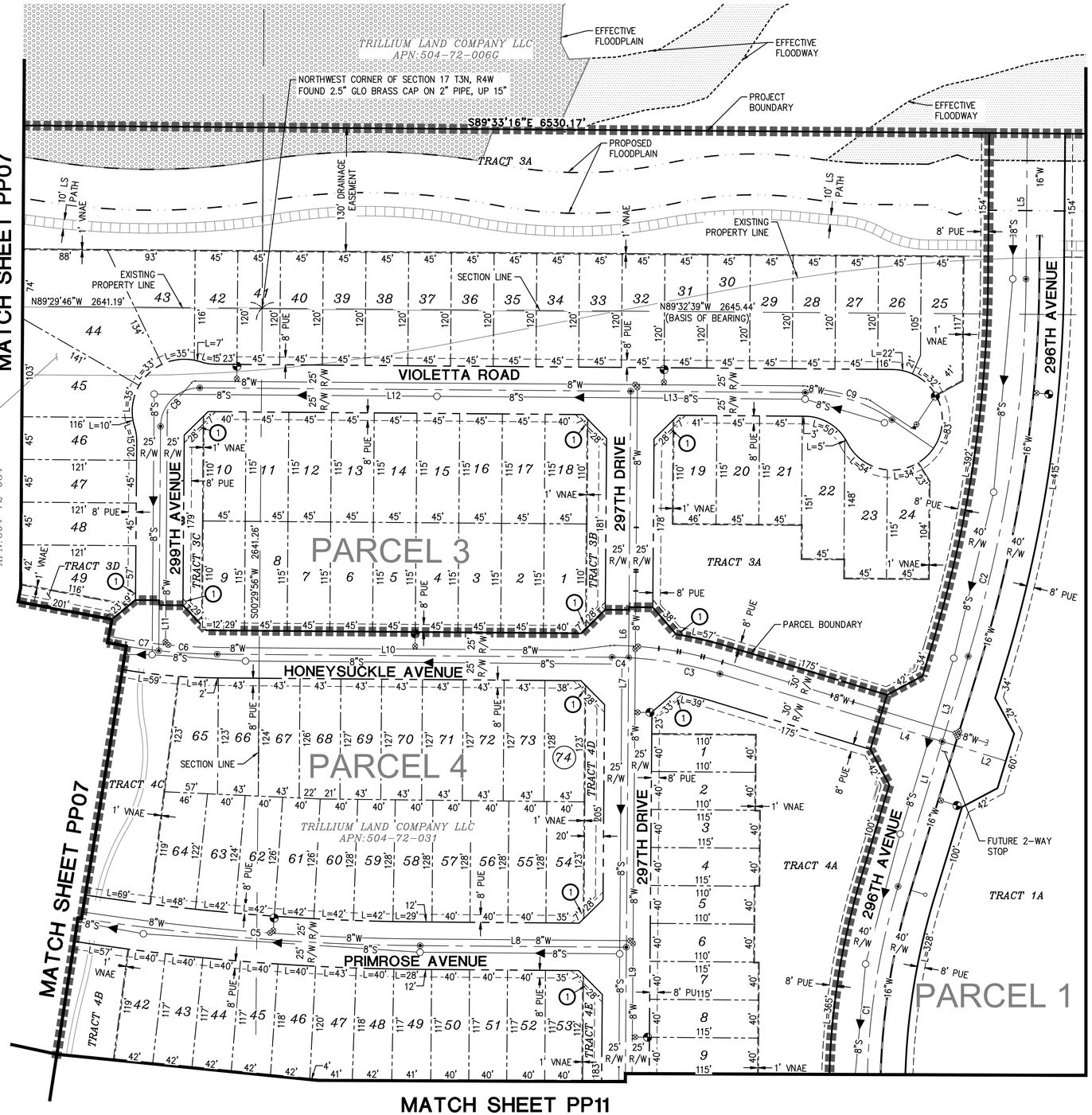
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CERTIFICATE NO.
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DAVID W. GEORGE
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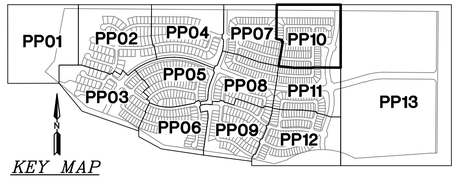
FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
PP09
SHT. 15 OF 36

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KEY MAP

LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- EROSION HAZARD SETBACK
- MATCH LINE
- WATER SAMPLING STATION
- FIRE HYDRANT
- WATER VALVE
- CL MONUMENT
- SEWER MANHOLE
- SIGHT VISIBILITY EASEMENT SEE DETAIL ON SHEET CV04
- BOUNDARY CORNER MONUMENT

NOTES:
1.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION
3.) THE MINIMUM WIDTH FOR THE END CAP TRACT IS 18 FT.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N16°57'45"E	159.62'
L2	S73°02'15"E	70.00'
L3	N16°57'45"E	93.89'
L4	S73°02'15"E	244.83'
L5	N00°26'44"E	153.58'
L6	N00°26'44"E	280.88'
L7	N00°26'44"E	305.10'
L8	N89°33'16"W	217.24'
L9	N00°26'44"E	243.29'
L10	N89°33'16"W	416.17'
L11	S00°26'44"W	236.34'
L12	N89°33'16"W	454.00'
L13	N89°33'16"W	183.85'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	750.00'	26°28'46"	346.61'	176.46
C2	1400.00'	16°31'01"	403.58'	203.20
C3	400.00'	14°01'57"	97.97'	49.23
C4	400.00'	2°29'04"	17.34'	8.67
C5	2475.00'	18°40'04"	806.38'	406.80
C6	600.00'	5°52'58"	61.60'	30.83
C7	600.00'	4°21'56"	45.71'	22.87
C8	41.00'	90°00'00"	64.40'	41.00
C9	164.00'	33°58'35"	97.25'	50.10

N

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

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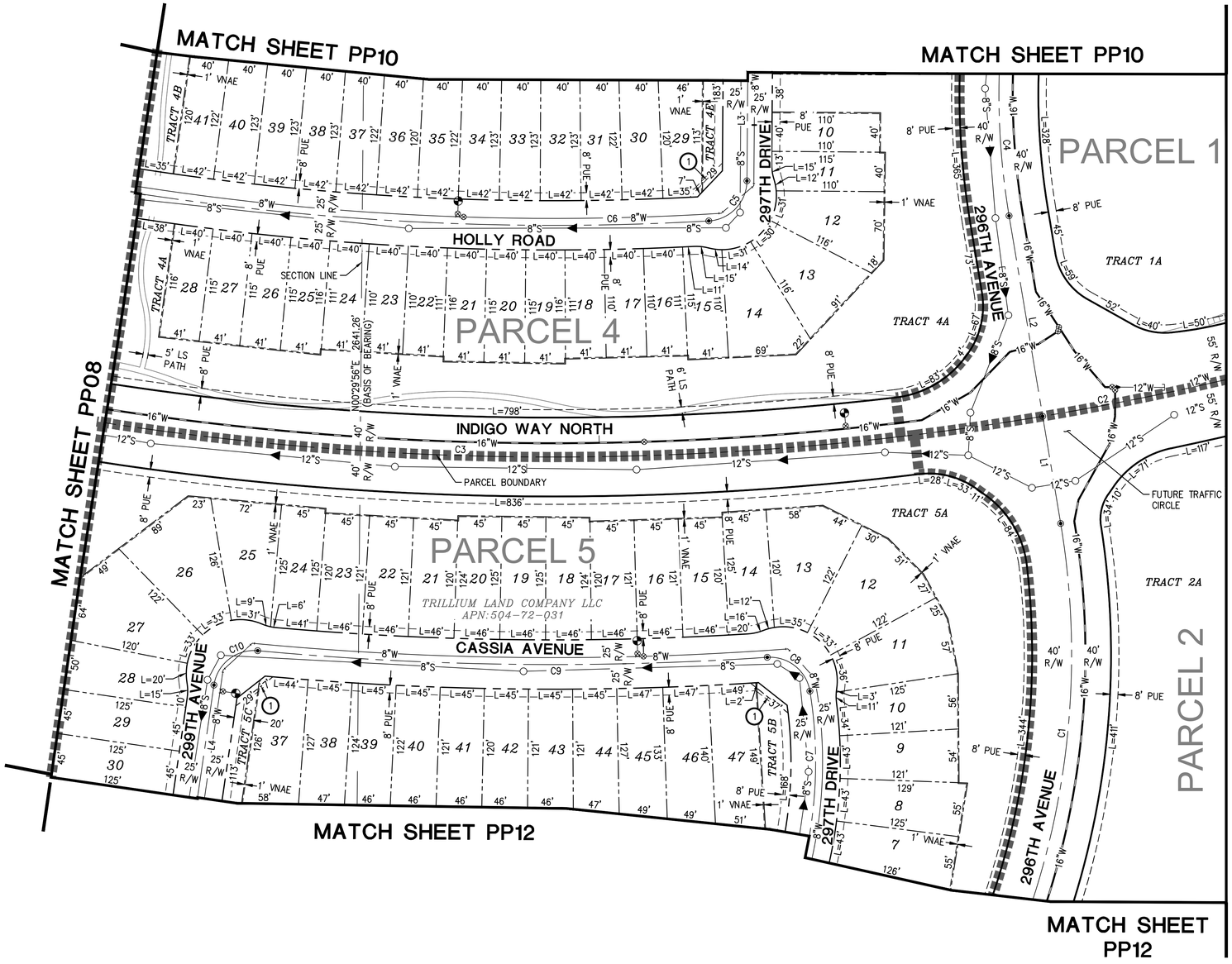
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ARIZONA U.S.A.
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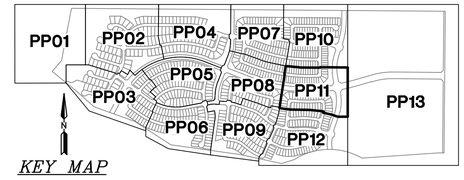
FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
PP10
SHT. 16 OF 36

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LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- EROSION HAZARD SETBACK
- MATCH LINE
- WATER SAMPLING STATION
- FIRE HYDRANT
- WATER VALVE
- CL MONUMENT
- SEWER MANHOLE
- SIGHT VISIBILITY EASEMENT SEE DETAIL ON SHEET CV04
- BOUNDARY CORNER MONUMENT

NOTES:
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2.) SEE CONCEPTUAL GRADING AND DRAINAGE SHEETS FOR RETENTION INFORMATION
3.) THE MINIMUM WIDTH FOR THE END CAP TRACT IS 18 FT.

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S09°31'01"E	110.21'
L2	S09°31'01"E	206.23'
L3	N00°26'44"E	243.29'
L4	S08°17'18"W	122.59'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	805.00'	28°28'31"	400.07'	204.26
C2	3000.00'	6°40'09"	349.20'	174.80
C3	3000.00'	30°41'31"	1607.03'	823.30
C4	750.00'	26°28'46"	346.61'	176.46
C5	41.00'	86°17'26"	61.75'	38.43
C6	2765.00'	24°26'21"	1179.39'	598.80
C7	445.00'	24°16'37"	188.55'	95.71
C8	41.00'	84°34'47"	60.52'	37.29
C9	3210.50'	9°13'57"	517.34'	259.23
C10	41.00'	87°04'25"	62.31'	38.96

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

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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
PP11
SHT. 17 OF 36

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CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	1000.00'	15°34'54"	271.95'	136.82
C2	1000.00'	7°20'12"	128.05'	64.11
C3	805.00'	28°28'31"	400.07'	204.26
C4	200.00'	61°30'00"	214.68'	118.99
C5	450.00'	38°57'58"	306.04'	159.20
C6	41.00'	92°43'06"	66.35'	42.99
C7	700.00'	14°09'11"	172.91'	86.90
C8	700.00'	16°57'05"	207.10'	104.31
C9	700.00'	12°08'56"	148.43'	74.49
C10	1000.00'	17°17'16"	301.73'	152.02
C11	445.00'	24°16'37"	188.55'	95.71
C12	1160.00'	18°27'52"	373.83'	188.55
C13	800.00'	9°11'00"	128.22'	64.25
C14	3050.00'	2°46'29"	147.70'	73.86

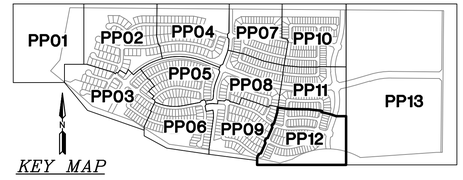
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N18°57'30"E	202.30'
L2	S75°18'57"E	218.19'
L3	N14°59'10"E	91.11'
L4	N76°29'10"E	250.00'

LINE TABLE		
NO.	DIRECTION	LENGTH
L5	N64°32'53"W	158.43'
L6	N64°32'53"W	106.09'
L7	N23°42'15"E	251.21'
L8	S63°34'39"E	95.78'

LINE TABLE		
NO.	DIRECTION	LENGTH
L9	N23°42'15"E	299.52'
L10	S87°23'47"W	122.35'
L11	N14°59'10"E	187.27'
L12	N14°59'10"E	120.30'

LINE TABLE		
NO.	DIRECTION	LENGTH
L13	N86°42'30"E	101.83'
L14	S05°30'49"W	182.28'
L15	S05°30'49"W	5.74'
L16	S08°17'18"W	122.59'

LINE TABLE		
NO.	DIRECTION	LENGTH
L17	S75°18'57"E	62.17'



KEY MAP

LEGEND

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NOTES:
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3.) THE MINIMUM WIDTH FOR THE END CAP TRACT IS 18 FT.

MATCH SHEET PP11

299TH AVENUE

MATCH SHEET PP09

CLOVER AVENUE

THISTLE WAY

SADDLEBUSH DRIVE

297TH DRIVE

296TH AVENUE

299TH DRIVE

FLOREO CIRCLE NORTH

PARCEL 5

PARCEL 6

PARCEL 2

TRACT 5A

TRACT 5B

TRACT 5C

TRACT 5D

TRACT 5E

TRACT 6A

TRACT 6B

TRACT 6C

TRACT 2A

TRILLIUM LAND COMPANY LLC
APN:504-72-031

TRILLIUM LAND COMPANY LLC
APN:504-72-032

TRILLIUM LAND COMPANY LLC
APN:504-72-030

TRILLIUM LAND COMPANY LLC
APN:504-72-058A

TRILLIUM LAND COMPANY LLC
APN:504-72-059A

TRILLIUM LAND COMPANY LLC
APN:504-72-752

TRILLIUM LAND COMPANY LLC
APN:504-72-039A

LOCATION FOR FUTURE TRAFFIC CALMING MEASURES TO BE DETERMINED AT FINAL DESIGN.

PARCEL BOUNDARY

SECTION LINE

FUTURE 2-WAY STOP

EXISTING PROPERTY LINE

PROJECT BOUNDARY

EFFECTIVE FLOODPLAIN

EX. 78' DRAINAGE EASMT

R=1145.00' D=62°17'05" L=1244.70'

N77°38'35"W 722.91'

S72°53'59"W 231.62'

S00°29'56"W 2641.26'

N89°32'02"W 2634.39'

N89°32'58"W 2644.39'

WEST QUARTER CORNER OF SECTION 18 T3N, R4W FOUND 2.5" GLO BRASS CAP ON A 1" IRON PIPE, UP 12"

WEST QUARTER CORNER OF SECTION 17 T3N, R4W FOUND 2.5" GLO BRASS CAP ON 1" IRON PIPE, UP 15"

MATCH SHEET PP13

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

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FLOREO AT TERAVALIS

VILLAGE 2

PRELIMINARY PLAT

PLAT SHEET

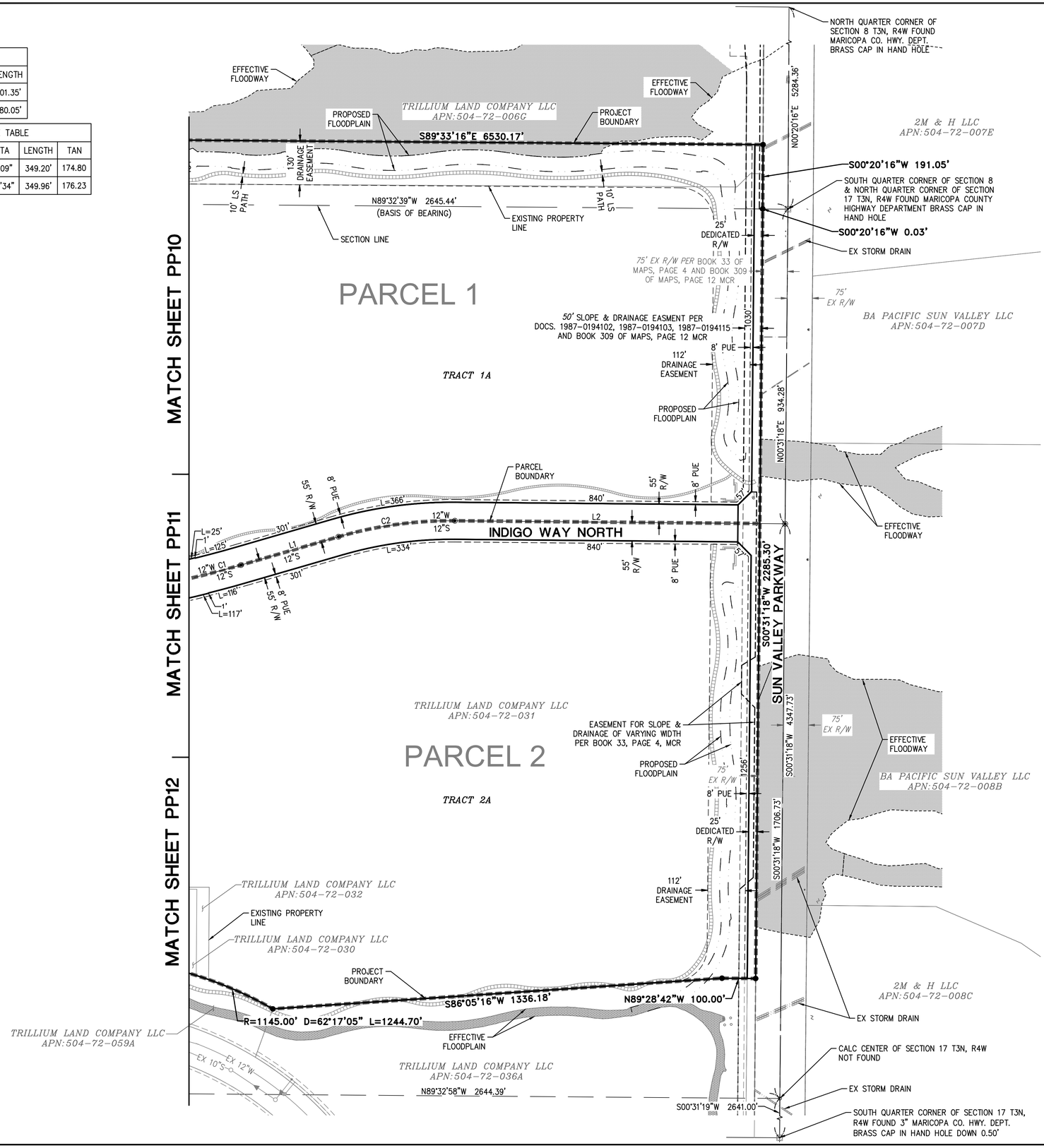
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DATE:	NOV 2024
SCALE:	1" = 60'
DRAWN:	AM
DESIGNED:	DVW/RVW
APPROVED:	DWG

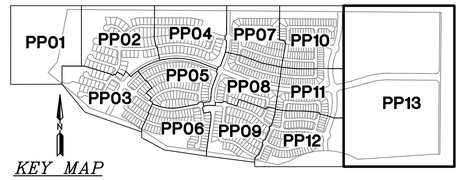
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PP12
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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N73°48'50"E	301.35'
L2	S89°28'36"E	980.05'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	3000.00'	6°40'09"	349.20'	174.80
C2	1200.00'	16°42'34"	349.96'	176.23





LEGEND

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N

150 75 0 150 300
SCALE: 1" = 150'

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CERTIFICATE NO.
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DAVID W. GEORGE
Date Signed 11-21-24
ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PLAT SHEET

HILGARTWILSON
PROJ NO.: 1175.0210
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DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
PP13
SHT. 19 OF 36

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PARCEL 3 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	5183	45.0'
LOT : 2	5185	45.0'
LOT : 3	5185	45.0'
LOT : 4	5185	45.0'
LOT : 5	5185	45.0'
LOT : 6	5185	45.0'
LOT : 7	5185	45.0'
LOT : 8	5185	45.0'
LOT : 9	5182	45.0'
LOT : 10	5186	45.0'
LOT : 11	5188	45.0'
LOT : 12	5188	45.0'
LOT : 13	5188	45.0'
LOT : 14	5188	45.0'
LOT : 15	5188	45.0'
LOT : 16	5188	45.0'
LOT : 17	5188	45.0'
LOT : 18	5186	45.0'
LOT : 19	5278	46.0'
LOT : 20	5175	45.0'
LOT : 21	5175	45.0'
LOT : 22	6503	45.0'
LOT : 23	5636	45.0'
LOT : 24	5229	45.0'
LOT : 25	6070	45.0'
LOT : 26	5386	45.0'
LOT : 27	5400	45.0'
LOT : 28	5400	45.0'
LOT : 29	5400	45.0'
LOT : 30	5400	45.0'
LOT : 31	5400	45.0'
LOT : 32	5400	45.0'
LOT : 33	5400	45.0'
LOT : 34	5400	45.0'
LOT : 35	5400	45.0'
LOT : 36	5400	45.0'
LOT : 37	5400	45.0'
LOT : 38	5400	45.0'
LOT : 39	5400	45.0'
LOT : 40	5400	45.0'
LOT : 41	5400	45.0'
LOT : 42	5366	45.0'
LOT : 43	7508	45.6'
LOT : 44	12870	45.5'
LOT : 45	8269	45.5'
LOT : 46	5397	45.0'
LOT : 47	5445	45.0'
LOT : 48	5445	45.0'
LOT : 49	6396	60.7'
LOT : 50	6235	45.0'
LOT : 51	5582	45.0'
LOT : 52	5400	45.0'
LOT : 53	6231	45.3'
LOT : 54	11365	46.0'
LOT : 55	10485	45.5'
LOT : 56	5986	45.2'
LOT : 57	5760	48.0'
LOT : 58	5760	48.0'
LOT : 59	5760	48.0'
LOT : 60	5760	48.0'

PARCEL 3 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 61	5760	48.0'
LOT : 62	5760	48.0'
LOT : 63	5760	48.0'
LOT : 64	5760	48.0'
LOT : 65	5760	48.0'
LOT : 66	6903	48.3'
LOT : 67	8660	48.0'
LOT : 68	8586	48.0'
LOT : 69	5787	48.0'
LOT : 70	7013	65.8
LOT : 71	5229	45.5'
LOT : 72	5175	45.0'
LOT : 73	5175	45.0'
LOT : 74	5175	45.0'
LOT : 75	5175	45.0'
LOT : 76	5175	45.0'
LOT : 77	5175	45.0'
LOT : 78	5175	45.0'
LOT : 79	5175	45.0'
LOT : 80	5222	45.5'

PARCEL 4 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	4400	40.0'
LOT : 2	4400	40.0'
LOT : 3	4600	40.0'
LOT : 4	4600	40.0'
LOT : 5	4400	40.0'
LOT : 6	4400	40.0'
LOT : 7	4600	40.0'
LOT : 8	4600	40.0'
LOT : 9	4600	40.0'
LOT : 10	4400	40.0'
LOT : 11	4547	40.0'
LOT : 12	6657	40.4'
LOT : 13	6713	40.4'
LOT : 14	6806	40.3'
LOT : 15	4584	40.0'
LOT : 16	4471	40.0'
LOT : 17	4459	40.0'
LOT : 18	4471	40.0'
LOT : 19	4678	40.0'
LOT : 20	4666	40.0'
LOT : 21	4678	40.0'
LOT : 22	4471	40.0'
LOT : 23	4459	40.0'
LOT : 24	4471	40.0'
LOT : 25	4695	40.0'
LOT : 26	4670	40.0'
LOT : 27	4670	40.0'
LOT : 28	4695	40.0'
LOT : 29	5104	41.9'
LOT : 30	4912	41.2'
LOT : 31	4960	41.2'
LOT : 32	4985	41.2'
LOT : 33	4985	41.2'
LOT : 34	4962	41.2'
LOT : 35	4914	41.2'
LOT : 36	4915	41.2'
LOT : 37	4963	41.2'

PARCEL 4 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 38	4988	41.2'
LOT : 39	4989	41.2'
LOT : 40	4965	41.2'
LOT : 41	4919	41.2'
LOT : 42	4795	40.0'
LOT : 43	4763	40.0'
LOT : 44	4757	40.0'
LOT : 45	4779	40.0'
LOT : 46	4829	40.0'
LOT : 47	5203	43.0'
LOT : 48	4785	40.0'
LOT : 49	4738	40.0'
LOT : 50	4680	40.0'
LOT : 51	4676	40.0'
LOT : 52	4672	40.0'
LOT : 53	4655	40.0'
LOT : 54	5102	40.0'
LOT : 55	5120	40.0'
LOT : 56	5126	40.0'
LOT : 57	5131	40.0'
LOT : 58	5189	41.0'
LOT : 59	5200	41.4'
LOT : 60	5160	41.4'
LOT : 61	5121	41.4'
LOT : 62	5083	41.4'
LOT : 63	5018	41.4'
LOT : 64	5696	48.0'
LOT : 65	6030	44.4'
LOT : 66	5306	43.0'
LOT : 67	5377	43.0'
LOT : 68	5440	43.0'
LOT : 69	5455	43.0'
LOT : 70	5461	43.0'
LOT : 71	5468	43.0'
LOT : 72	5474	43.0'
LOT : 73	5480	43.0'
LOT : 74	5474	43.0'

PARCEL 5 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	5625	45.0'
LOT : 2	5625	45.0'
LOT : 3	5400	45.0'
LOT : 4	5400	45.0'
LOT : 5	5400	45.0'
LOT : 6	6019	45.0'
LOT : 7	6151	45.0'
LOT : 8	6242	45.0'
LOT : 9	5887	45.0'
LOT : 10	6175	46.0'
LOT : 11	7306	45.4
LOT : 12	8664	45.5'
LOT : 13	8340	45.5'
LOT : 14	5660	46.3'
LOT : 15	5487	46.2'
LOT : 16	5506	46.2'
LOT : 17	5495	46.2'
LOT : 18	5675	46.2'
LOT : 19	5694	46.2'
LOT : 20	5684	46.2'

PARCEL 5 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 21	5487	46.2'
LOT : 22	5506	46.2'
LOT : 23	5495	46.2'
LOT : 24	5759	46.7
LOT : 25	6829	45.3'
LOT : 26	8886	45.5'
LOT : 27	9010	45.5'
LOT : 28	5812	45.3'
LOT : 29	5625	45.0'
LOT : 30	5625	45.0'
LOT : 31	5698	45.0'
LOT : 32	5736	45.0'
LOT : 33	5951	45.0'
LOT : 34	6294	45.0'
LOT : 35	6638	45.0'
LOT : 36	7795	62.9'
LOT : 37	6814	50.0'
LOT : 38	5716	45.0'
LOT : 39	5614	45.0'
LOT : 40	5543	45.0'
LOT : 41	5501	45.0'
LOT : 42	5489	45.0'
LOT : 43	5507	45.0'
LOT : 44	5651	45.0'
LOT : 45	6184	46.9'
LOT : 46	6514	46.9
LOT : 47	7149	48.8'
LOT : 48	6641	48.6'
LOT : 49	5827	45.0'
LOT : 50	5721	45.0'
LOT : 51	5703	45.0'
LOT : 52	5642	45.0'
LOT : 53	5592	45.0'
LOT : 54	5632	45.0'
LOT : 55	5662	45.0'
LOT : 56	5705	45.0'
LOT : 57	5917	46.1'
LOT : 58	6737	54.3'
LOT : 59	6078	47.6'
LOT : 60	5968	47.1'
LOT : 61	5690	47.0'
LOT : 62	5421	45.1'
LOT : 63	5891	50.7'
LOT : 64	5889	50.7'
LOT : 65	5889	50.7'
LOT : 66	5893	50.7'
LOT : 67	5894	50.7'
LOT : 68	5894	50.7'

PARCEL 6 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	5500	45.0'
LOT : 2	6500	45.0'
LOT : 3	6548	45.0'
LOT : 4	6425	45.0'
LOT : 5	6481	45.0'
LOT : 6	6573	45.0'
LOT : 7	6111	45.0'
LOT : 8	5479	45.0'
LOT : 9	5480	45.0'

PARCEL 6 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 10	5482	45.0'
LOT : 11	5483	45.0'
LOT : 12	5485	45.0'
LOT : 13	5855	45.1'
LOT : 14	5942	45.0'
LOT : 15	5942	45.0'
LOT : 16	5943	45.0'
LOT : 17	5944	45.0'
LOT : 18	5957	45.0'
LOT : 19	5981	45.0'
LOT : 20	5515	40.0'
LOT : 21	5625	45.0'
LOT : 22	5625	45.0'
LOT : 23	5625	45.0'
LOT : 24	5756	47.5'
LOT : 25	5498	45.0'
LOT : 26	5682	45.0'
LOT : 27	6370	48.0'
LOT : 28	8065	64.3'
LOT : 29	7941	62.6'
LOT : 30	7962	62.6'
LOT : 31	7893	62.6'
LOT : 32	6719	51.4'
LOT : 33	6083	45.0'
LOT : 34	6516	50.0'
LOT : 35	6438	45.0'
LOT : 36	6056	45.0'
LOT : 37	6185	45.0'
LOT : 38	6388	45.0'
LOT : 39	6331	45.0'
LOT : 40	6267	45.0'
LOT : 41	6049	45.0'
LOT : 42	5723	45.0'
LOT : 43	5520	45.0'
LOT : 44	5595	48.0'
LOT : 45	5715	49.2'
LOT : 46	5758	49.2'

PARCEL 7 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	8338	59.0'
LOT : 2	8049	59.0'
LOT : 3	8070	59.0'
LOT : 4	7451	55.0'
LOT : 5	7568	55.0'
LOT : 6	7632	55.0'
LOT : 7	7587	55.0'
LOT : 8	7833	57.5'
LOT : 9	7081	55.0'
LOT : 10	6943	55.0'
LOT : 11	7120	59.0'
LOT : 12	8244	71.9'
LOT : 13	7723	62.7'
LOT : 14	7178	56.7'
LOT : 15	7077	55.0'
LOT : 16	7739	59.0'
LOT : 17	7240	59.0'
LOT : 18	7136	59.0'
LOT : 19	7461	64.6'
LOT : 20	7649	68.2'

PARCEL 7 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 21	7517	67.0'
LOT : 22	7127	63.5'
LOT : 23	7651	68.2'
LOT : 24	6694	56.4'
LOT : 25	7234	60.2'
LOT : 26	6661	55.0'
LOT : 27	6746	55.0'
LOT : 28	7382	55.0'
LOT : 29	7384	55.0'
LOT : 30	7379	55.0'
LOT : 31	7239	55.2'
LOT : 32	6656	55.0'
LOT : 33	6665	55.0'
LOT : 34	6985	60.6'
LOT : 35	7098	63.0'
LOT : 36	6798	58.1'
LOT : 37	6817	58.9'
LOT : 38	6600	55.0'
LOT : 39	6600	55.0'
LOT : 40	7744	71.0'
LOT : 41	7919	74.0'
LOT : 42	7089	62.7'
LOT : 43	6611	55.0'
LOT : 44	9060	55.5'
LOT : 45	6871	55.0'
LOT : 46	6881	55.0'
LOT : 47	6894	55.0'
LOT : 48	6907	55.0'
LOT : 49	6919	55.0'
LOT : 50	6932	55.0'
LOT : 51	7009	56.2'
LOT : 52	7048	57.4'

PARCEL 8 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	9511	79.6'
LOT : 2	7672	55.0'
LOT : 3	7478	55.0'
LOT : 4	7285	55.0'
LOT : 5	7091	55.0'
LOT : 6	7097	55.0'
LOT : 7	7768	64.3'
LOT : 8	7971	65.8'
LOT : 9	7980	65.8'
LOT : 10	7252	55.6'
LOT : 11	7132	55.0'
LOT : 12	7444	55.0'
LOT : 13	7466	55.0'
LOT : 14	8204	60.0'
LOT : 15	9988	55.0'
LOT : 16	8813	55.0'
LOT : 17	8211	55.0'
LOT : 18	7639	55.0'
LOT : 19	7045	55.0'
LOT : 20	6832	55.0'
LOT : 21	10732	58.6'
LOT : 22	10817	55.7'
LOT : 23	7444	55.8'
LOT : 24	7024	56.5'
LOT : 25	6712	56.5'

PARCEL 8 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 26	6738	56.5'
LOT : 27	6711	56.5'
LOT : 28	6977	56.5'
LOT : 29	7009	56.5'
LOT : 30	6989	56.5'
LOT : 31	6704	56.5'
LOT : 32	6650	55.5'
LOT : 33	6609	55.5'
LOT : 34	6937	55.5'
LOT : 35	8629	55.2'
LOT : 36	10872	55.7'
LOT : 37	9544	55.9'
LOT : 38	7593	55.6'
LOT : 39	7249	55.0'
LOT : 40	6927	55.0'
LOT : 41	6880	55.0'
LOT : 42	8416	73.3'
LOT : 43	6904	55.0'
LOT : 44	6828	55.0'
LOT : 45	7225	58.9'
LOT : 46	7167	58.9'
LOT : 47	7175	58.9'
LOT : 48	7250	58.9'
LOT : 49	7392	58.9'
LOT : 50	7658	58.9'
LOT : 51	8048	58.9'
LOT : 52	9475	62.4'
LOT : 53	9473	71.0'
LOT : 54	8382	55.0'
LOT : 55	7595	55.0'
LOT : 56	7200	55.0'
LOT : 57	6722	55.0'
LOT : 58	6617	55.0'
LOT : 59	6620	55.0'
LOT : 60	6623	55.0'
LOT : 61	6626	55.0'
LOT : 62	6911	55.0'
LOT : 63	8789	61.1'

PARCEL 9 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	5425	45.0'
LOT : 2	5757	49.4'
LOT : 3	5769	50.2'
LOT : 4	5564	50.2'
LOT : 5	5612	50.2'
LOT : 6	5543	50.2'
LOT : 7	5800	50.7'
LOT : 8	8429	45.5'
LOT : 9	8276	45.5'
LOT : 10	7084	45.4'
LOT : 11	5467	45.5'
LOT : 12	5175	45.0'
LOT : 13	5175	45.0'
LOT : 14	5427	45.0'
LOT : 15	5494	45.0'
LOT : 16	5267	45.0'
LOT : 17	5366	46.0'
LOT : 18	5384	46.0'
LOT : 19	5623	46.0'

PARCEL 9 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 20	5604	46.0'
LOT : 21	5623	46.0'
LOT : 22	5384	46.0'
LOT : 23	5366	46.0'
LOT : 24	5384	46.0'
LOT : 25	5623	46.0'
LOT : 26	5604	46.0'
LOT : 27	5623	46.0'
LOT : 28	5525	46.5'
LOT : 29	5606	46.5'
LOT : 30	5653	46.5'
LOT : 31	5665	46.5'
LOT : 32	5644	46.5'
LOT : 33	5588	46.5'
LOT : 34	5498	46.5'
LOT : 35	5373	46.5'
LOT : 36	5349	46.5'
LOT : 37	5423	46.5'
LOT : 38	5464	46.5'
LOT : 39	5470	46.5'
LOT : 40	5408	45.9'
LOT : 41	5302	45.0'
LOT : 42	5252	45.0'
LOT : 43	6829	54.4'
LOT : 44	5742	52.4'
LOT : 45	5323	45.0'
LOT : 46	5346	45.0'
LOT : 47	5370	45.0'
LOT : 48	5393	45.0'
LOT : 49	5419	45.0'
LOT : 50	5538	45.0'
LOT : 51	5604	45.0'
LOT : 52	5651	45.0'
LOT : 53	5521	45.0'
LOT : 54	5412	45.0'
LOT : 55	5341	45.0'
LOT : 56	5310	45.0'
LOT : 57	5318	45.0'
LOT : 58	5365	45.0'
LOT : 59	5526	45.6'
LOT : 60	5572	45.7'
LOT : 61	5688	46.7'
LOT : 62	5704	46.7'
LOT : 63	5681	46.7'
LOT : 64	5620	46.7'
LOT : 65	5520	46.7'
LOT : 66	5382	46.7'
LOT : 67	5322	46.7'
LOT : 68	5352	46.7'
LOT : 69	5305	45.8'
LOT : 70	5238	45.0'
LOT : 71	5224	45.0'
LOT : 72	5209	45.0'
LOT : 73	5195	45.0'
LOT : 74	5320	45.0'
LOT : 75	5183	45.0'
LOT : 76	5208	45.0'
LOT : 77	5231	45.0'
LOT : 78	5254	45.0'
LOT : 79	5278	45.0'

PARCEL 9 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 80	5301	45.0'
LOT : 81	5438	45.0'

PARCEL 10 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	7979	63.0'
LOT : 2	8149	63.0'
LOT : 3	8062	62.4'
LOT : 4	10113	64.1'
LOT : 5	12757	64.8'
LOT : 6	10417	64.4'
LOT : 7	8058	64.9'
LOT : 8	8311	67.3'
LOT : 9	8222	67.3'
LOT : 10	8534	67.3'
LOT : 11	8629	67.3'
LOT : 12	8534	67.3'
LOT : 13	8225	67.3'
LOT : 14	8320	67.3'
LOT : 15	8225	67.3'
LOT : 16	8495	67.3'
LOT : 17	8495	67.3'
LOT : 18	8156	67.1'
LOT : 19	7911	63.0'
LOT : 20	7887	63.0'
LOT : 21	8131	63.0'
LOT : 22	8298	63.0'
LOT : 23	8268	63.0'
LOT : 24	10903	69.3'
LOT : 25	10896	69.3'
LOT : 26	10480	65.5'
LOT : 27	9967	63.0'
LOT : 28	9555	63.0'
LOT : 29	9353	63.0'
LOT : 30	9135	63.0'
LOT : 31	8824	63.0'
LOT : 32	8519	63.0'
LOT : 33	8416	63.0'
LOT : 34	8515	63.0'
LOT : 35	8746	63.0'
LOT : 36	8493	63.0'
LOT : 37	8276	63.0'
LOT : 38	8260	63.0'
LOT : 39	8446	63.0'
LOT : 40	8466	63.0'
LOT : 41	8199	63.0'
LOT : 42	8132	63.0'
LOT : 43	8428	63.0'
LOT : 44	7992	63.4'
LOT : 45	7931	63.0'
LOT : 46	8301	63.1'
LOT : 47	9470	72.6'
LOT : 48	9718	72.6'
LOT : 49	9584	72.6'
LOT : 50	8629	65.2'
LOT : 51	8212	63.0'
LOT : 52	8307	63.0'
LOT : 53	8402	63.0'
LOT : 54	8497	63.0'
LOT : 55	8793	64.4'

PARCEL 10 LOT TABLE

LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 56	8879	63.0'
LOT : 57	9282	63.0'
LOT : 58	9685	63.0'
LOT : 59	10088	63.0'
LOT : 60	10491	63.0'
LOT : 61	10944	64.4'
LOT : 62	11781	72.3'
LOT : 63	8692	63.0'
LOT : 64	8758	63.0'
LOT : 65	8547	63.3'
LOT : 66	7875	63.0'
LOT : 67	7875	63.0'
LOT : 68	7875	63.0'
LOT : 69	7875	63.0'
LOT : 70	7875	63.0'
LOT : 71	7875	63.0'
LOT : 72	7875	63.0'
LOT : 73	7875	63.0'
LOT : 74	7875	63.0'
LOT : 75	7875	63.0'
LOT : 76	7875	63.0'
LOT : 77	7984	63.0'
LOT : 78	8479	63.0'
LOT : 79	8490	63.0'
LOT : 80	8411	63.0'
LOT : 81	8777	63.0'

NOTES:
(1) TRACT AREA IS BASED ON PRELIMINARY PLAT, THE FINAL PLAT TRACT AREAS MAY VARY FROM THESE NUMBERS.
(2) SEE TABLE ON CV06 FOR OVERALL AREAS.

Contact Arizona 811 at least two full working days before you begin excavation
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CERTIFICATE NO.
23227
DAVID W. GEORGE
Date Signed
ARIZONA U.S.A.
EXPIRES:12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
LOT TABLES

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
PP14
SHT. 20 OF 36

U:\1100\1175\ENGR\VILLAGE 2\PLANS\PRE-PLAT\1175-V2-PP14.dwg 11/21/2024 6:57 PM

PARCEL 11 LOT TABLE		
LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	6617	55.6'
LOT : 2	6726	55.6'
LOT : 3	6675	55.6'
LOT : 4	6455	55.6'
LOT : 5	6552	55.6'
LOT : 6	6487	55.6'
LOT : 7	6578	55.6'
LOT : 8	9705	50.6'
LOT : 9	9921	50.6'
LOT : 10	7234	50.1'
LOT : 11	6003	50.0'
LOT : 12	6109	50.0'
LOT : 13	6280	50.0'
LOT : 14	6280	50.0'
LOT : 15	6282	50.0'
LOT : 16	6523	50.0'
LOT : 17	6523	50.0'
LOT : 18	6517	50.0'
LOT : 19	6504	50.0'
LOT : 20	6280	50.0'
LOT : 21	6280	50.0'
LOT : 22	6278	50.0'
LOT : 23	6647	50.0'
LOT : 24	6551	50.0'
LOT : 25	6620	50.0'
LOT : 26	6280	50.0'
LOT : 27	6280	50.0'
LOT : 28	6282	50.0'
LOT : 29	6647	50.0'
LOT : 30	6551	50.0'
LOT : 31	6620	50.0'
LOT : 32	6280	50.0'
LOT : 33	6279	50.0'
LOT : 34	6647	50.0'
LOT : 35	6551	50.0'
LOT : 36	6679	50.0'
LOT : 37	7204	57.7'
LOT : 38	7228	57.5'
LOT : 39	7180	57.5'
LOT : 40	7233	57.5'
LOT : 41	7386	57.5'
LOT : 42	7374	57.5'
LOT : 43	7195	57.5'
LOT : 44	7223	57.5'
LOT : 45	7458	57.5'
LOT : 46	7526	57.5'
LOT : 47	7553	57.5'
LOT : 48	7541	57.5'
LOT : 49	7642	57.5'
LOT : 50	7852	57.5'
LOT : 51	7790	56.7'
LOT : 52	7493	55.3'
LOT : 53	7457	55.4'
LOT : 54	7427	55.3'
LOT : 55	7273	55.3'
LOT : 56	6745	51.0'
LOT : 57	7042	50.0'
LOT : 58	6862	50.0'
LOT : 59	6637	50.0'
LOT : 60	6776	50.0'

PARCEL 11 LOT TABLE		
LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 61	6914	50.0'
LOT : 62	7053	50.0'
LOT : 63	7075	50.4'
LOT : 64	7279	50.0'
LOT : 65	7204	50.0'
LOT : 66	7282	50.0'
LOT : 67	7124	50.3'
LOT : 68	6961	50.0'
LOT : 69	6976	50.0'
LOT : 70	7165	50.0'
LOT : 71	6859	50.0'
LOT : 72	7210	53.5'
LOT : 73	7633	55.0'
LOT : 74	7600	55.0'
LOT : 75	7759	55.8'
LOT : 76	6679	60.2'
LOT : 77	6609	60.2'
LOT : 78	6743	60.2'
LOT : 79	7212	60.2'
LOT : 80	7714	60.2'
LOT : 81	7935	60.2'
LOT : 82	7910	60.2'
LOT : 83	7507	57.7'
LOT : 84	6650	50.0'
LOT : 85	6217	50.0'
LOT : 86	6000	50.0'
LOT : 87	6000	50.0'
LOT : 88	6000	50.0'
LOT : 89	6828	50.0'
LOT : 90	8580	56.1'
LOT : 91	7723	56.1'
LOT : 92	8552	59.8'
LOT : 93	8961	61.7'
LOT : 94	8898	61.7'
LOT : 95	7933	54.0'
LOT : 96	7061	50.0'
LOT : 97	7391	52.5'

PARCEL 12 LOT TABLE		
LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	6624	50.2'
LOT : 2	6754	50.0'
LOT : 3	6385	50.0'
LOT : 4	6000	50.0'
LOT : 5	6000	50.0'
LOT : 6	6000	50.0'
LOT : 7	6000	50.0'
LOT : 8	6000	50.0'
LOT : 9	6000	50.0'
LOT : 10	6000	50.0'
LOT : 11	6000	50.0'
LOT : 12	6001	50.0'
LOT : 13	6515	50.0'
LOT : 14	6052	50.0'
LOT : 15	6623	50.0'
LOT : 16	7669	50.0'
LOT : 17	6933	50.0'
LOT : 18	5988	50.0'
LOT : 19	6000	50.0'
LOT : 20	6390	56.4'

PARCEL 12 LOT TABLE		
LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 21	6432	57.1'
LOT : 22	6248	53.9'
LOT : 23	6018	50.0'
LOT : 24	6024	50.0'
LOT : 25	6185	50.0'
LOT : 26	6234	50.0'
LOT : 27	6309	50.0'
LOT : 28	6320	50.0'
LOT : 29	6265	50.0'
LOT : 30	6341	50.0'
LOT : 31	6367	50.0'
LOT : 32	6343	50.0'
LOT : 33	6303	50.0'
LOT : 34	6249	50.0'
LOT : 35	6324	50.0'
LOT : 36	6325	50.0'
LOT : 37	6252	50.0'
LOT : 38	6309	50.0'
LOT : 39	6307	50.0'
LOT : 40	6247	50.0'
LOT : 41	6191	50.0'
LOT : 42	6195	50.0'
LOT : 43	5797	46.0'
LOT : 44	6389	50.0'
LOT : 45	6000	50.0'
LOT : 46	6000	50.0'
LOT : 47	6000	50.0'
LOT : 48	6601	51.0'
LOT : 49	6861	53.1'
LOT : 50	6259	50.0'
LOT : 51	6278	50.0'
LOT : 52	6479	53.4'
LOT : 53	6446	54.2'
LOT : 54	6433	54.2'
LOT : 55	6488	54.2'
LOT : 56	6421	54.2'
LOT : 57	6428	54.2'
LOT : 58	6509	54.2'
LOT : 59	6585	54.2'
LOT : 60	6656	54.2'
LOT : 61	6607	54.2'
LOT : 62	6598	54.2'
LOT : 63	6629	54.2'
LOT : 64	6540	54.2'
LOT : 65	6521	54.2'
LOT : 66	6365	50.2'
LOT : 67	6406	50.0'
LOT : 68	6569	50.0'
LOT : 69	7001	50.0'
LOT : 70	7357	50.0'
LOT : 71	7447	50.0'
LOT : 72	6664	55.0'
LOT : 73	6828	58.5'
LOT : 74	7849	73.5'
LOT : 75	6685	54.0'
LOT : 76	6671	55.0'
LOT : 77	7539	53.4'
LOT : 78	7036	50.0'
LOT : 79	6783	50.0'
LOT : 80	6529	50.0'

PARCEL 12 LOT TABLE		
LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 81	6619	50.0'
LOT : 82	6487	50.0'
LOT : 83	6581	50.3'
LOT : 84	6501	50.0'
LOT : 85	6417	50.0'
LOT : 86	6474	50.0'
LOT : 87	6395	50.0'
LOT : 88	6439	50.0'
LOT : 89	6555	50.0'
LOT : 90	6662	50.0'
LOT : 91	6631	50.0'
LOT : 92	6591	50.0'
LOT : 93	6667	50.0'
LOT : 94	6552	50.0'
LOT : 95	6223	50.0'
LOT : 96	7584	60.8'
LOT : 97	7556	62.3'

PARCEL 13 LOT TABLE		
LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 1	9595	78.3'
LOT : 2	9635	74.8'
LOT : 3	9482	72.5'
LOT : 4	9172	70.0'
LOT : 5	9642	70.0'
LOT : 6	8750	70.0'
LOT : 7	8750	70.0'
LOT : 8	8750	70.0'
LOT : 9	8763	70.0'
LOT : 10	9427	70.0'
LOT : 11	8756	70.0'
LOT : 12	8750	70.0'
LOT : 13	8750	70.0'
LOT : 14	8750	70.0'
LOT : 15	9610	84.1'
LOT : 16	12139	70.0'
LOT : 17	9705	70.0'
LOT : 18	9705	70.0'
LOT : 19	9705	70.0'
LOT : 20	9340	70.0'
LOT : 21	8750	70.0'
LOT : 22	8750	70.0'
LOT : 23	8750	70.0'
LOT : 24	8750	70.0'
LOT : 25	8750	70.0'
LOT : 26	9420	77.9'
LOT : 27	8845	70.8'
LOT : 28	8750	70.0'
LOT : 29	8750	70.0'
LOT : 30	8750	70.0'
LOT : 31	8750	70.0'
LOT : 32	8771	70.0'
LOT : 33	8757	70.0'
LOT : 34	8757	70.0'
LOT : 35	8757	70.0'
LOT : 36	8758	70.0'
LOT : 37	10781	71.5'
LOT : 38	9877	76.7'
LOT : 39	9022	70.0'
LOT : 40	8750	70.0'

PARCEL 13 LOT TABLE		
LOT NO.	AREA (SQ.FT)	WIDTH (FT)
LOT : 41	8750	70.0'
LOT : 42	13885	78.8'
LOT : 43	13109	88.4'
LOT : 44	10161	71.2'
LOT : 45	10564	71.6'
LOT : 46	11282	70.6'
LOT : 47	11081	70.1'
LOT : 48	10558	71.0'
LOT : 49	9731	70.0'
LOT : 50	12203	92.3'
LOT : 51	14209	120.5'
LOT : 52	13000	109.8'
LOT : 53	8750	70.0'
LOT : 54	10164	71.7'
LOT : 55	8750	70.0'
LOT : 56	8750	70.0'
LOT : 57	8750	70.0'
LOT : 58	8863	71.0'
LOT : 59	9748	70.0'
LOT : 60	9748	70.0'
LOT : 61	9748	70.0'
LOT : 62	9331	70.0'

PARCEL 3 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 3A	7.1727	312444	LANDSCAPE AND OPEN SPACE AND DRAINAGE
TRACT 3B	0.0916	3988	LANDSCAPE
TRACT 3C	0.0912	3973	LANDSCAPE
TRACT 3D	0.0900	3920	LANDSCAPE
TRACT 3E	0.4692	20437	LANDSCAPE

PARCEL 4 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 4A	2.8711	125065	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 4B	0.2541	11070	LANDSCAPE AND OPEN SPACE
TRACT 4C	0.3549	15460	LANDSCAPE AND OPEN SPACE
TRACT 4D	0.1035	4509	LANDSCAPE
TRACT 4E	0.0936	4079	LANDSCAPE

PARCEL 5 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 5A	1.6221	70658	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 5B	0.1462	6367	LANDSCAPE
TRACT 5C	0.1285	5599	LANDSCAPE
TRACT 5D	0.3305	14395	LANDSCAPE
TRACT 5E	0.0910	3963	LANDSCAPE

PARCEL 6 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 6A	0.7467	32524	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 6B	2.0440	89035	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 6C	0.1017	4431	LANDSCAPE

PARCEL 7 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT)	USE
TRACT 7A	2.6771	116613	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 7B	0.0911	3968	LANDSCAPE
TRACT 7C	0.0600	2613	LANDSCAPE
TRACT 7D	0.0509	2218	LANDSCAPE
TRACT 7E	0.0927	4039	LANDSCAPE
TRACT 7F	1.0204	44447	PARK

PARCEL 8 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SF.FT.)	USE
TRACT 8A	1.2821	55849	LANDSCAPE AND OPEN SPACE
TRACT 8B	0.1428	6221	LANDSCAPE
TRACT 8C	0.0583	2539	LANDSCAPE
TRACT 8D	0.1453	6329	LANDSCAPE
TRACT 8E	0.0967	4212	LANDSCAPE
TRACT 8F	0.0498	2170	LANDSCAPE

PARCEL 9 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 9A	0.8580	37374	LANDSCAPE AND OPEN SPACE
TRACT 9B	1.6973	73932	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 9C	0.1039	4525	LANDSCAPE

PARCEL 10 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SF.FT.)	USE
TRACT 10A	4.6632	203128	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 10B	3.3278	144961	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 10C	0.1138	4956	LANDSCAPE
TRACT 10D	0.5288	23034	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 10E	3.0071	130990	PARK

PARCEL 1 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 1A	45.2822	1972494	MIXED USE

PARCEL 2 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 2A	54.5728	2377190	MIXED USE

PARCEL 11 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 11A	2.0556	89542	LANDSCAPE AND OPEN SPACE
TRACT 11B	0.3908	17025	LANDSCAPE AND OPEN SPACE
TRACT 11C	0.1154	5026	LANDSCAPE
TRACT 11D	0.2740	11936	LANDSCAPE
TRACT 11E	0.1812	7894	LANDSCAPE AND OPEN SPACE

PARCEL 12 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 12A	4.9144	214070	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 12B	0.1291	5626	LANDSCAPE
TRACT 12C	0.0459	1999	LANDSCAPE
TRACT 12D	0.0458	1995	LANDSCAPE

PARCEL 13 TRACT TABLE			
TRACT	AREA (ACRES)	AREA (SQ.FT.)	USE
TRACT 13A	6.7546	294229	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 13B	1.7674	76988	LANDSCAPE, OPEN SPACE AND DRAINAGE
TRACT 13C	0.0892	3883	LANDSCAPE
TRACT 13D	0.1123	4893	LANDSCAPE
TRACT 13E	0.1498	6525	LANDSCAPE
TRACT 13F	0.1391	6059	LANDSCAPE
TRACT 13G	0.1042	4539	LANDSCAPE
TRACT 13H	3.3869	147533	PARK
TRACT 13I	0.3637	15844	LANDSCAPE AND OPEN SPACE
WAGNER WASH	12.9192	562761	WAGNER WASH
WELL SITE	0.5376	23418	DEDICATED CITY OF BUCKEYE WELL SITE

NOTES:
(1) TRACT AREA IS BASED ON PRELIMINARY PLAT, THE FINAL PLAT TRACT AREAS MAY VARY FROM THESE NUMBERS.
(2) SEE TABLE ON CV06 FOR OVERALL AREAS.

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
23227
DAVID W. GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
LOT AND TRACT TABLES

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
PP15
SHT. 21 OF 36

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WAPA ELECTRICAL TOWER 1-2

155' TRANSMISSION LINE R/W PER DOC. 88-111064 AND 2004-837375 M.C.R.

TRILLIUM LAND COMPANY LLC
APN:504-72-029

TRILLIUM LAND COMPANY LLC
APN:504-72-034

TRILLIUM LAND COMPANY LLC
APN:504-73-086

PARCEL 13

TRACT 13A

PROJECT BOUNDARY

SECTION LINE

PROPOSED FLOODPLAIN

PROPOSED FLOODWAY

EXISTING TRAIL

EXISTING PROPERTY LINE

EROSION HAZARD SETBACK

50' WATER/SEWER EASEMENT

10' DG ACCESS ROAD

65' WATER/SEWER EASEMENT

EX WIRE FENCE

WAGNER WASH

FP=1368.06
FW=1368.77

FP=1363.24
FW=1363.45

FP=1361.67
FW=1361.69

FP=1359.64
FW=1359.3

FP=1358.32
FW=1358.32

FP=1356.76
FW=1356.83

MATCH SHEET GD02

MATCH SHEET GD03

MATCH SHEET GD03

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- RIGHT-OF-WAY LINE
- LOT/TRACT 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
- DUAL CHAMBER DRYWELL

N

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

KEY MAP
NTS

GD01 GD02 GD03 GD04 GD05 GD06 GD07 GD08 GD09 GD10 GD11 GD12 GD13

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
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DAVID W. GEORGE
Date Signed 11/21/24
ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
GD01
SHT. 22 OF 36

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S35°51'38"W	84.77'
L2	N73°01'22"W	411.44'
L3	S00°26'44"W	185.15'
L4	S89°33'16"E	334.35'
L5	N73°01'22"W	220.83'
L6	S49°14'35"E	123.86'
L7	N89°33'16"W	758.08'
L8	N78°42'50"E	187.52'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	400.00'	15°15'12"	106.49'	53.56
C2	400.00'	20°09'42"	140.75'	71.11
C3	164.00'	33°58'35"	97.25'	50.10
C4	400.00'	40°18'41"	281.43'	146.82
C5	400.00'	16°31'54"	115.41'	58.11
C6	164.00'	33°58'35"	97.25'	50.10
C7	400.00'	49°41'19"	346.89'	185.20
C8	250.00'	32°02'33"	139.81'	71.79
C9	126.39'	51°57'04"	114.60'	61.58
C10	1000.00'	11°43'54"	204.76'	102.74
C11	1150.00'	74°41'21"	1499.11'	877.48

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23227
DAVID W. GEORGE
EXPIRES: 12/31/26

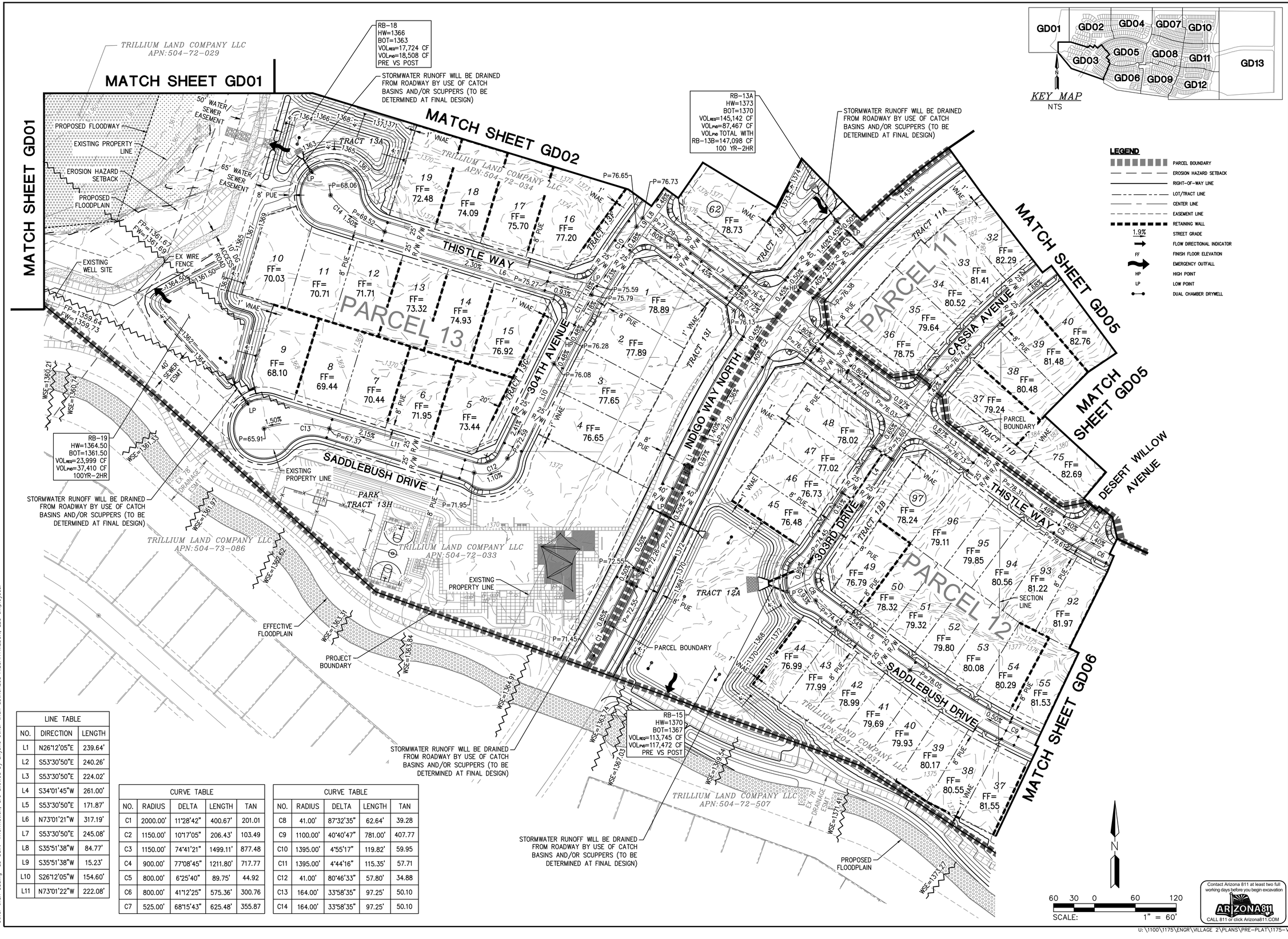
FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
GD02
SHT. 23 OF 36

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U:\1100\1175\ENGR\VILLAGE 2\PLANS\PRE-PLAT\1175-V2-GD02.dwg 11/21/2024 5:53 PM



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N26°12'05"E	239.64'
L2	S53°30'50"E	240.26'
L3	S53°30'50"E	224.02'
L4	S34°01'45"W	261.00'
L5	S53°30'50"E	171.87'
L6	N73°01'21"W	317.19'
L7	S53°30'50"E	245.08'
L8	S35°51'38"W	84.77'
L9	S35°51'38"W	15.23'
L10	S26°12'05"W	154.60'
L11	N73°01'22"W	222.08'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	2000.00'	11°28'42"	400.67'	201.01
C2	1150.00'	10°17'05"	206.43'	103.49
C3	1150.00'	74°41'21"	1499.11'	877.48
C4	900.00'	77°08'45"	1211.80'	717.77
C5	800.00'	6°25'40"	89.75'	44.92
C6	800.00'	41°12'25"	575.36'	300.76
C7	525.00'	68°15'43"	625.48'	355.87

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C8	41.00'	87°32'35"	62.64'	39.28
C9	1100.00'	40°40'47"	781.00'	407.77
C10	1395.00'	4°55'17"	119.82'	59.95
C11	1395.00'	4°44'16"	115.35'	57.71
C12	41.00'	80°46'33"	57.80'	34.88
C13	164.00'	33°58'35"	97.25'	50.10
C14	164.00'	33°58'35"	97.25'	50.10

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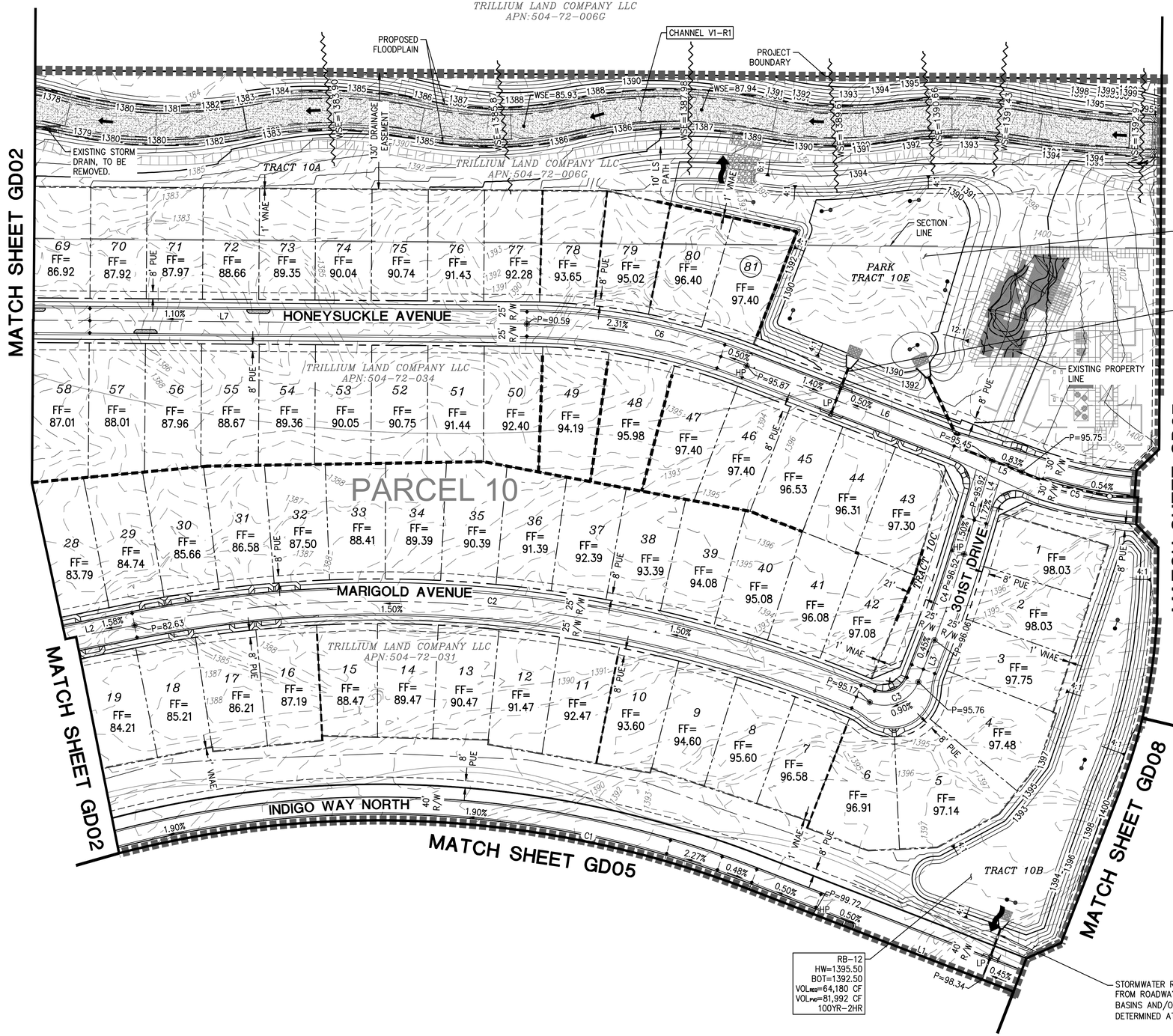
FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

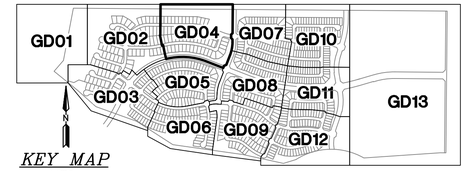
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DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
GD03
SHT. 24 OF 36

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KEY MAP
NTS

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- RIGHT-OF-WAY LINE
- LOT/TRACT 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
- DUAL CHAMBER DRYWELL

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S68°49'29"E	377.56'
L2	N78°42'50"E	187.52'
L3	S21°10'31"W	50.20'
L4	S16°40'50"W	109.64'
L5	N68°56'16"W	35.62'
L6	N68°56'16"W	294.81'
L7	N89°33'16"W	758.08'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	1150.00'	74°41'21"	1499.11'	877.48
C2	1395.00'	34°31'55"	840.76'	433.58
C3	41.00'	92°04'14"	65.88'	42.51
C4	1300.00'	4°29'41"	101.98'	51.02
C5	450.00'	20°37'00"	161.92'	81.85
C6	700.00'	20°37'00"	251.88'	127.32

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DAVID W. GEORGE
Date Signed 11/21/24
ARIZONA U.S.A.
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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

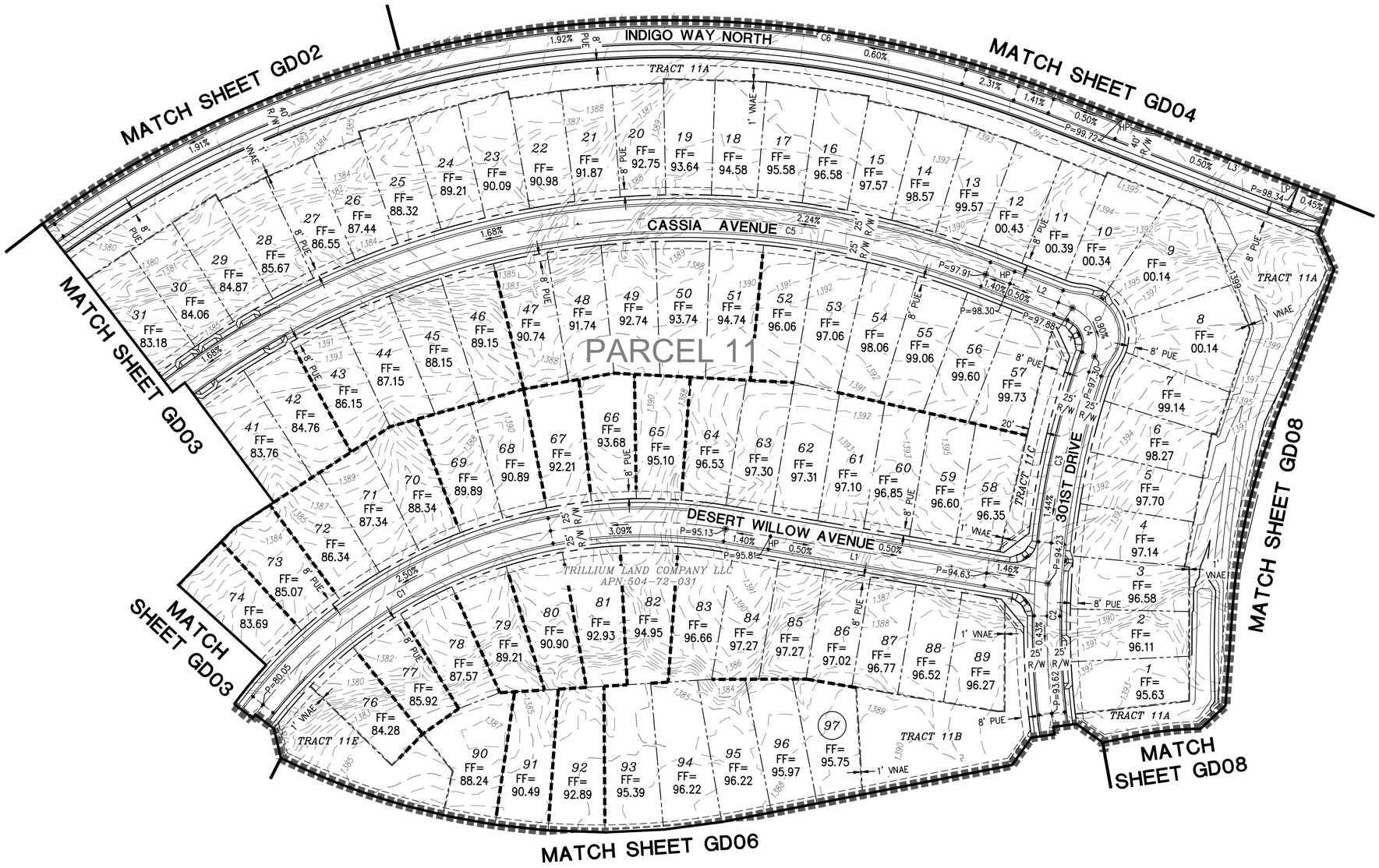
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APPROVED: DWG

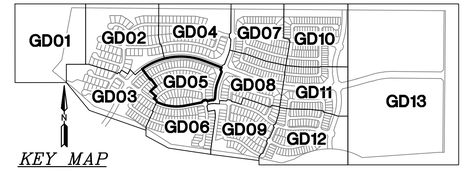
DWG. NO.
GD04
SHT. 25 OF 36

N
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LEGEND

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- LP LOW POINT
- DUAL CHAMBER DRYWELL

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N80°21'07"W	351.72'
L2	S68°49'29"E	99.95'
L3	S68°49'29"E	377.56'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	525.00'	68°15'43"	625.48'	355.87
C2	850.00'	14°14'35"	211.30'	106.20
C3	850.00'	16°52'41"	250.39'	126.11
C4	41.00'	88°47'50"	63.54'	40.15
C5	900.00'	77°08'45"	1211.80'	717.77
C6	1150.00'	74°41'21"	1499.11'	877.48

N

60 30 0 60 120

SCALE: 1" = 60'

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FLOREO AT TERAVALIS

VILLAGE 2

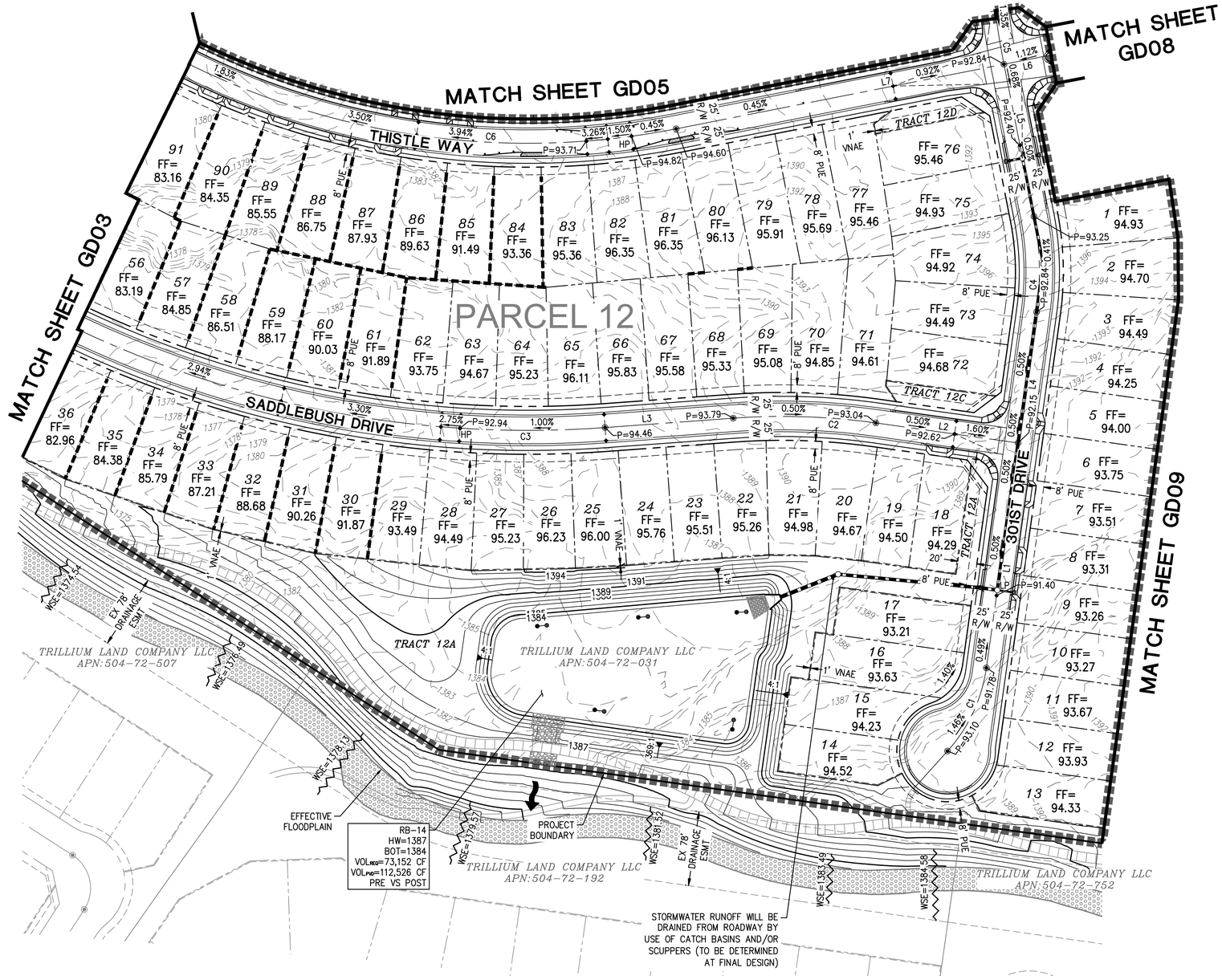
PRELIMINARY PLAT

CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175.0210
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SCALE: 1" = 60'
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APPROVED: DWG

DWG. NO.
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SHT. 26 OF 36

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KEY MAP
NTS

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- EMERGENCY OUTFALL
- HP HIGH POINT
- LP LOW POINT
- DUAL CHAMBER DRYWELL

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S08°01'38"W	237.35'
L2	S81°58'22"E	150.00'
L3	N85°48'22"E	134.22'
L4	S08°01'38"W	138.16'
L5	S11°08'55"E	162.09'
L6	N78°51'05"E	85.90'
L7	N78°51'05"E	348.91'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	164.00'	33°58'35"	97.25'	50.10
C2	700.00'	12°13'15"	149.31'	74.94
C3	1100.00'	40°40'47"	781.00'	407.77
C4	300.00'	19°10'33"	100.40'	50.68
C5	850.00'	14°14'35"	211.30'	106.20
C6	800.00'	41°12'25"	575.36'	300.76

N

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

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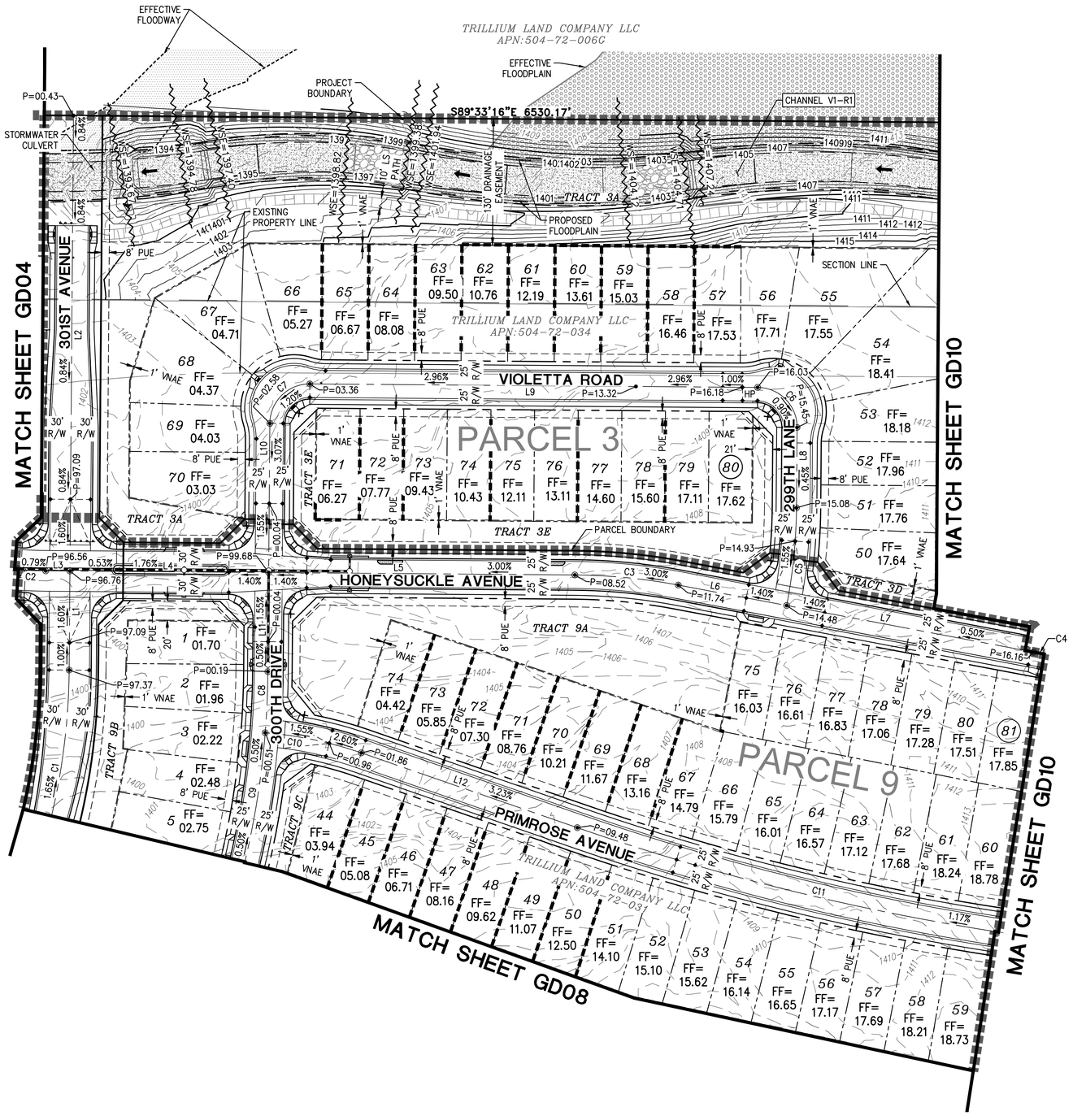
FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

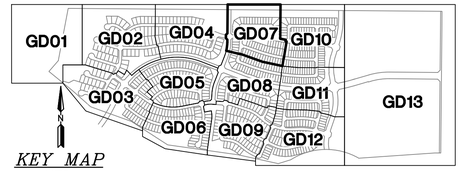
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PROJ NO.: 1175.0210
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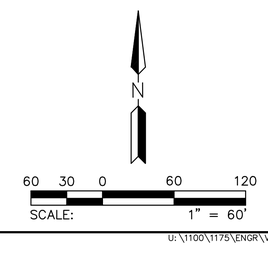


LEGEND

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- LP LOW POINT
- DUAL CHAMBER DRYWELL

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°26'44"W	102.19'
L2	S00°26'44"W	470.00'
L3	N89°33'16"W	25.00'
L4	N89°33'16"W	205.00'
L5	N89°33'16"W	315.87'
L6	N79°18'22"W	113.76'
L7	N79°18'22"W	259.20'
L8	S00°26'44"W	83.00'
L9	N89°33'16"W	461.88'
L10	N00°26'44"E	154.00'
L11	N00°26'44"E	102.19'
L12	N70°53'12"W	235.77'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	675.00'	20°43'47"	244.21'	123.46
C2	450.00'	20°37'00"	161.92'	81.85
C3	600.00'	10°14'54"	107.32'	53.80
C4	600.00'	4°21'56"	45.71'	22.87
C5	550.00'	10°33'42"	101.39'	50.84
C6	41.00'	90°00'00"	64.40'	41.00
C7	41.00'	90°00'00"	64.40'	41.00
C8	880.00'	4°06'42"	63.15'	31.59
C9	880.00'	15°00'01"	230.39'	115.86
C10	400.00'	14°33'22"	101.62'	51.09
C11	2475.00'	18°40'04"	806.38'	406.80



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DAVID W. GEORGE
STATE OF ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS

VILLAGE 2

PRELIMINARY PLAT

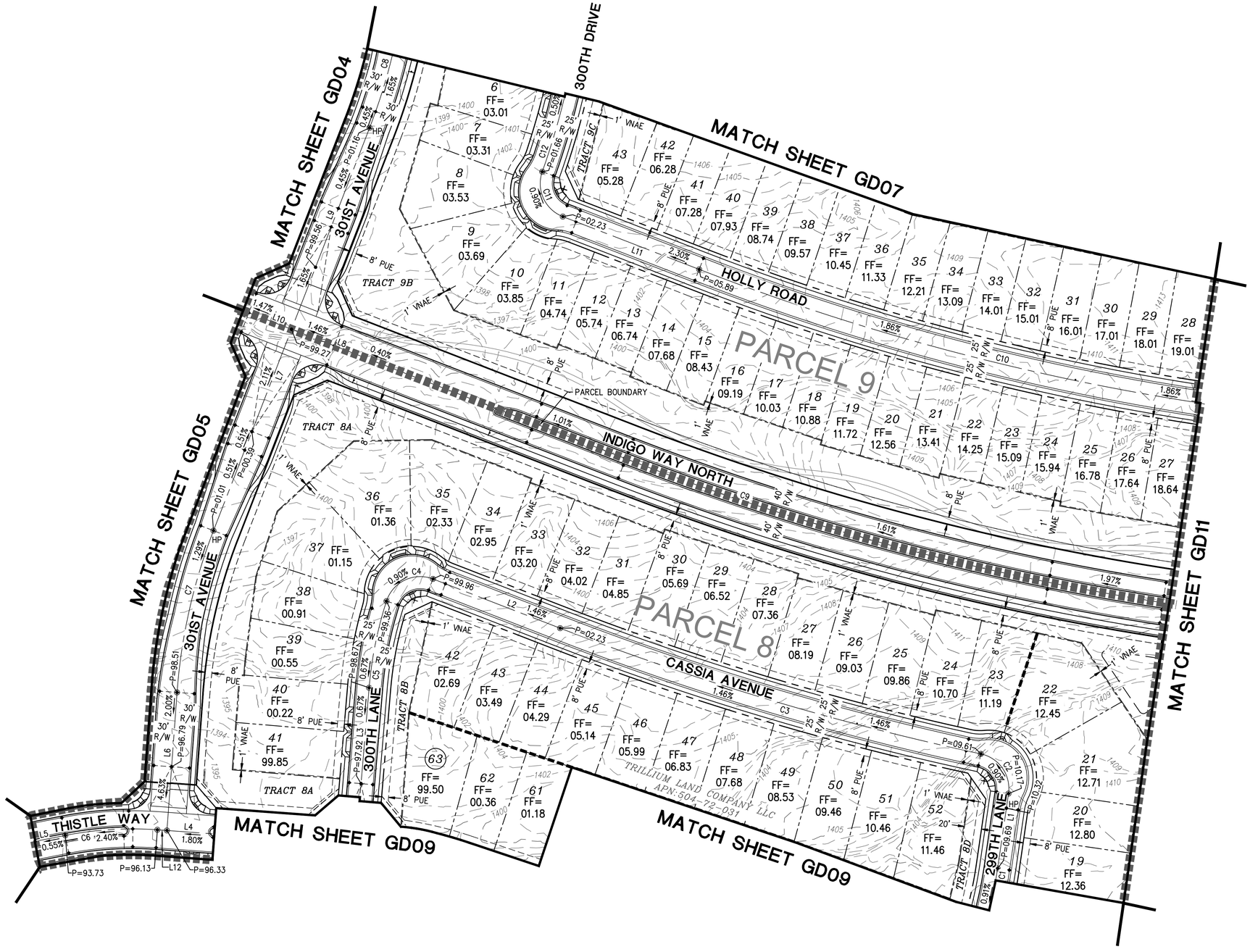
CONCEPTUAL GRADING

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DWG. NO.
GD07
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LEGEND

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- EMERGENCY OUTFALL
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- LP LOW POINT
- DUAL CHAMBER DRYWELL

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S08°17'18"W	87.44'
L2	S68°49'29"E	157.78'
L3	S04°47'56"W	181.86'
L4	S85°48'21"E	219.31'
L5	N78°51'05"E	85.90'
L6	S04°11'39"W	160.24'
L7	S21°10'31"W	250.00'
L8	S68°49'29"E	414.82'
L9	S21°10'31"W	250.00'
L10	S68°49'29"E	377.56'
L11	N68°49'29"W	169.18'
L12	S85°48'21"E	11.06'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	465.00'	32°21'41"	262.64'	134.93
C2	41.00'	86°11'31"	61.68'	38.36
C3	3210.00'	9°04'44"	508.64'	254.85
C4	41.00'	93°19'28"	66.78'	43.45
C5	450.00'	13°03'07"	102.51'	51.48
C6	400.00'	15°20'34"	107.11'	53.88
C7	650.00'	16°58'52"	192.64'	97.03
C8	675.00'	20°43'47"	244.21'	123.46
C9	3000.00'	30°41'31"	1607.03'	823.30
C10	2765.00'	24°26'21"	1179.39'	598.80
C11	41.00'	88°22'56"	63.25'	39.86
C12	880.00'	15°00'01"	230.39'	115.86

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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

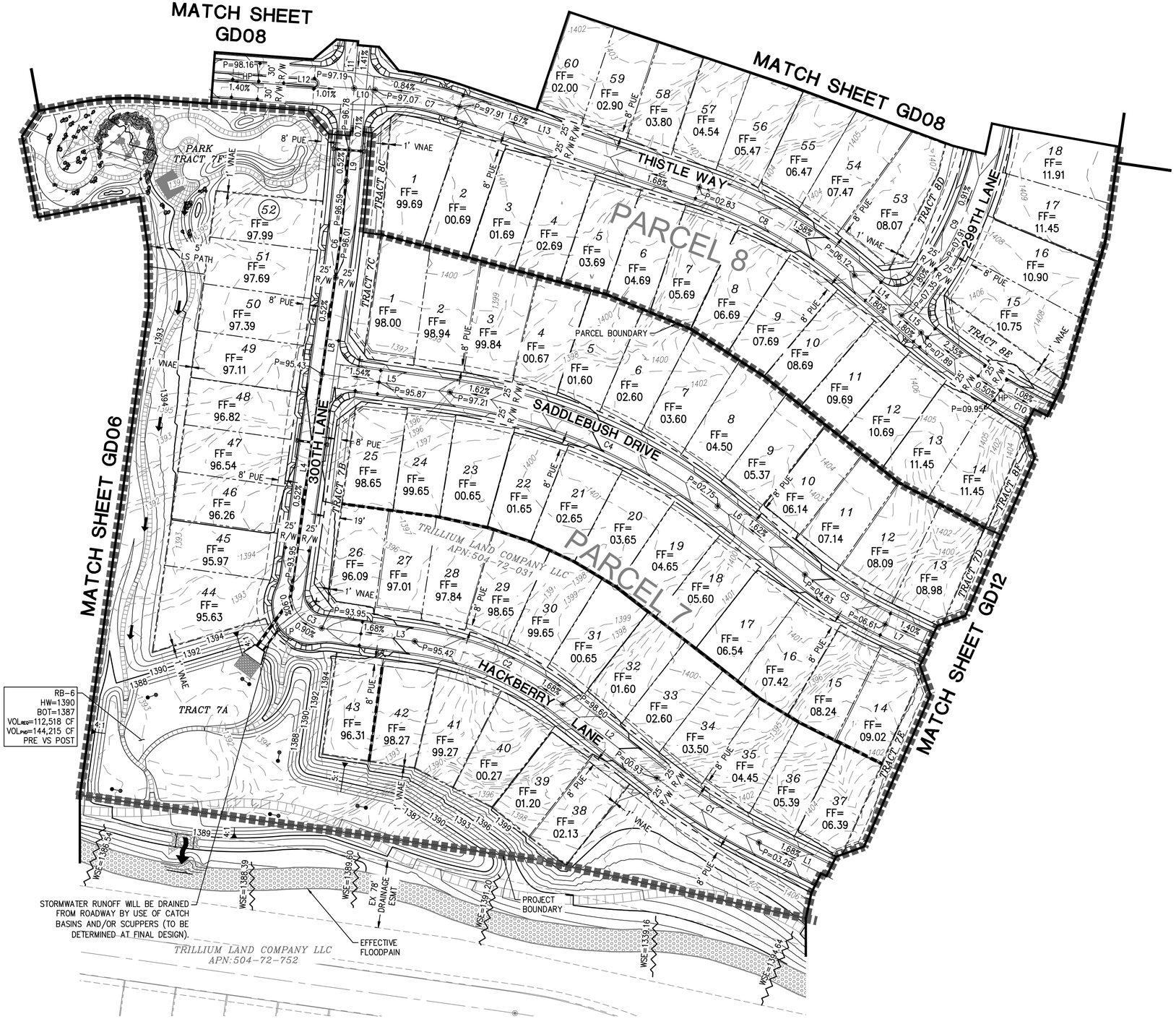
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APPROVED: DWG

DWG. NO.
GD08
SHT. 29 OF 36

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

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KEY MAP
NTS

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
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- LP LOW POINT
- DUAL CHAMBER DRYWELL

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S63°34'39"E	95.78'
L2	S51°56'11"E	138.98'
L3	S81°58'22"E	109.00'
L4	S08°01'38"W	251.00'
L5	S81°58'22"E	150.00'
L6	S51°56'11"E	128.68'
L7	N64°32'53"W	106.09'
L8	S08°01'38"W	113.15'
L9	S04°47'56"W	108.05'
L10	S85°48'21"E	24.35'
L11	S04°47'56"W	181.86'
L12	S85°48'21"E	219.31'
L13	S71°28'55"E	293.67'
L14	S49°21'01"E	71.61'
L15	S49°21'01"E	30.27'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	690.00'	11°38'28"	140.19'	70.34
C2	360.00'	30°02'11"	188.72'	96.58
C3	41.00'	90°00'00"	64.40'	41.00
C4	652.00'	30°02'11"	341.80'	174.93
C5	499.00'	12°36'42"	109.84'	55.14
C6	2000.00'	3°13'42"	112.69'	56.36
C7	400.00'	14°19'26"	100.00'	50.26
C8	540.00'	22°07'55"	208.59'	105.61
C9	465.00'	32°21'41"	262.64'	134.93
C10	700.00'	16°57'05"	207.10'	104.31

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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

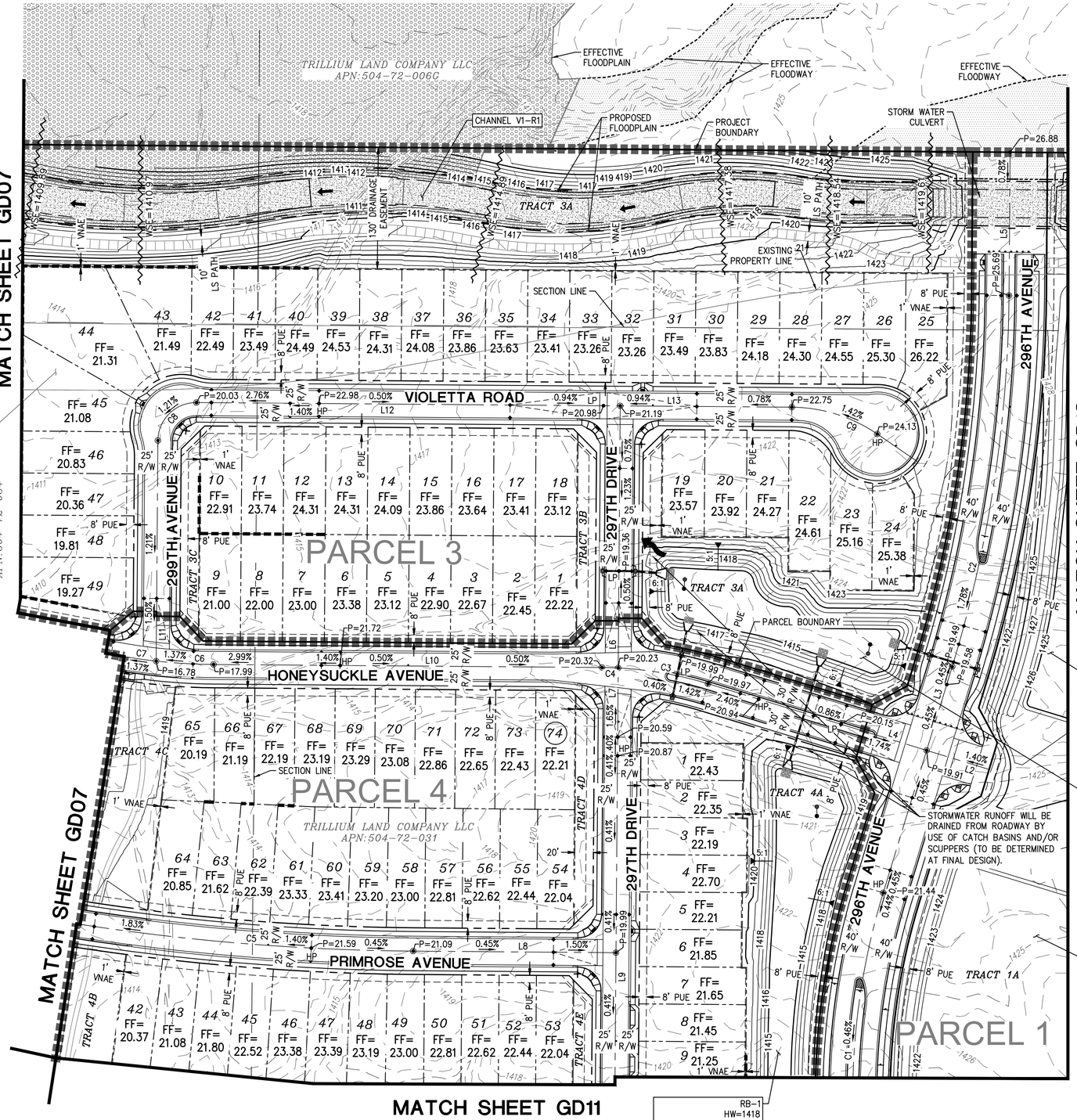
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APPROVED: DWG

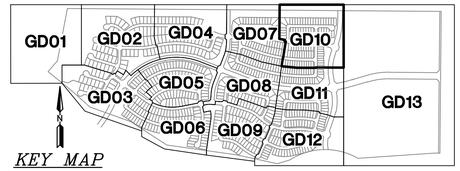
DWG. NO.
GD09
SHT. 30 OF 36

SCALE: 60 30 0 60 120 — 1" = 60'

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N16°57'45"E	159.62'
L2	S73°02'15"E	70.00'
L3	N16°57'45"E	93.89'
L4	S73°02'15"E	244.83'
L5	N00°26'44"E	153.58'
L6	N00°26'44"E	280.88'
L7	N00°26'44"E	305.10'
L8	N89°33'16"W	217.24'
L9	N00°26'44"E	243.29'
L10	N89°33'16"W	416.17'
L11	S00°26'44"W	236.34'
L12	N89°33'16"W	454.00'
L13	N89°33'16"W	183.85'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	750.00'	26°28'46"	346.61'	176.46
C2	1400.00'	16°31'01"	403.58'	203.20
C3	400.00'	14°01'57"	97.97'	49.23
C4	400.00'	2°29'04"	17.34'	8.67
C5	2475.00'	18°40'04"	806.38'	406.80
C6	600.00'	5°52'58"	61.60'	30.83
C7	600.00'	4°21'56"	45.71'	22.87
C8	41.00'	90°00'00"	64.40'	41.00
C9	164.00'	33°58'35"	97.25'	50.10

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CERTIFICATE NO.
23227
DAVID W. GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

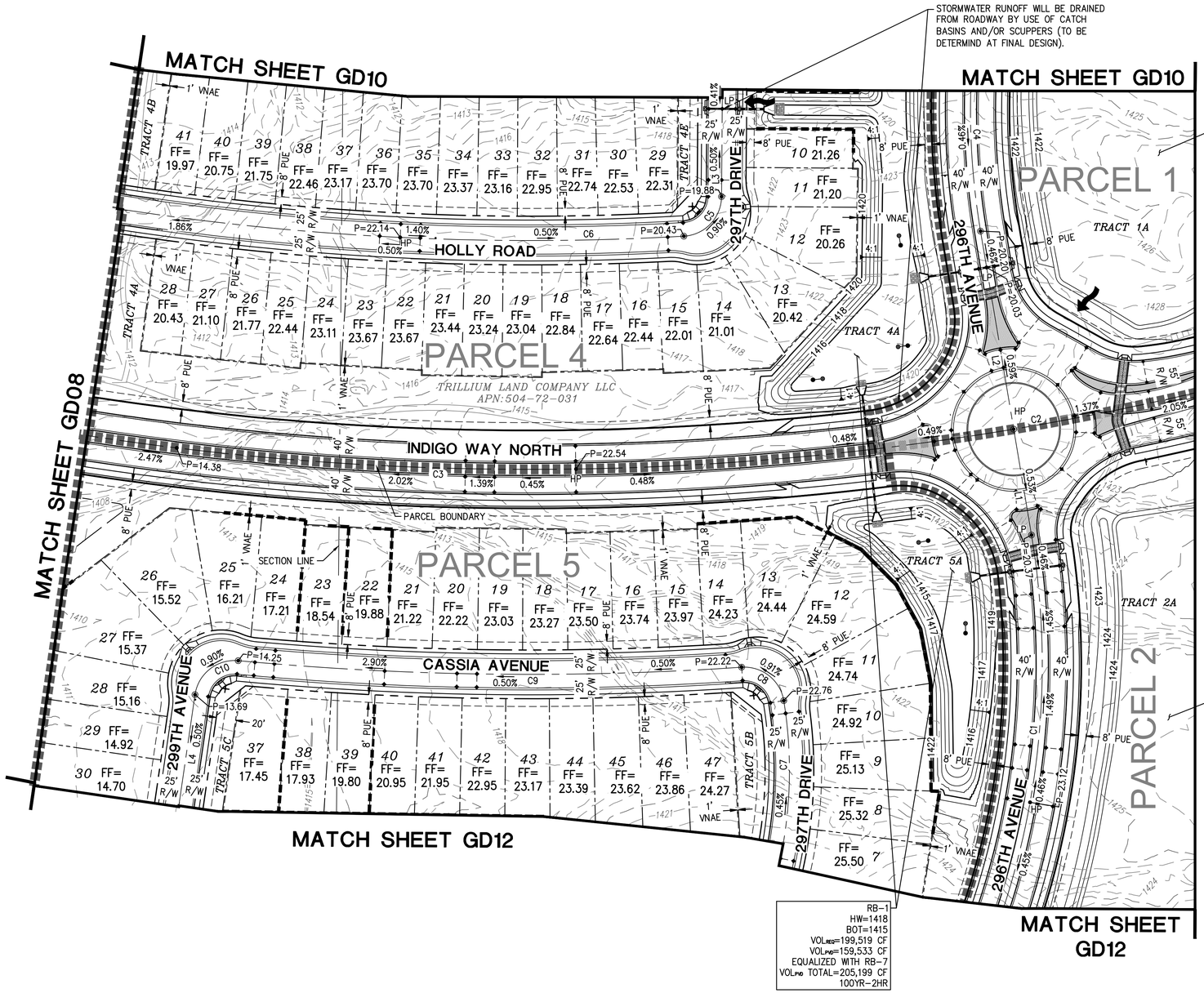
DWG. NO.
GD10
SHT. 31 OF 36

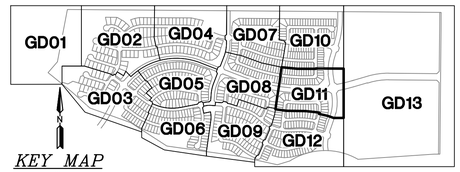
N
60 30 0 60 120
SCALE: 1" = 60'

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KEY MAP
NTS

LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- RIGHT-OF-WAY LINE
- LOT/TRACT 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
- DUAL CHAMBER DRYWELL

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S09°31'01"E	110.21'
L2	N09°31'01"W	206.23'
L3	N00°26'44"E	243.29'
L4	S08°17'18"W	116.33'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	805.00'	28°28'31"	400.07'	204.26
C2	3000.00'	6°40'09"	349.20'	174.80
C3	3000.00'	30°41'31"	1607.03'	823.30
C4	750.00'	26°28'46"	346.61'	176.46
C5	41.00'	86°17'26"	61.75'	38.43
C6	2765.00'	24°26'21"	1179.39'	598.80
C7	445.00'	24°16'37"	188.55'	95.71
C8	41.00'	84°34'47"	60.52'	37.29
C9	3210.50'	9°13'57"	517.34'	259.23
C10	41.00'	87°04'25"	62.31'	38.96

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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
GD11
SHT. 32 OF 36

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

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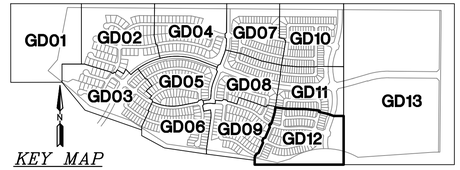
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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N18°57'30"E	202.30'
L2	S75°18'57"E	218.19'
L3	N14°59'10"E	91.11'
L4	N76°29'10"E	250.00'
L5	N64°32'53"W	158.43'
L6	N64°32'53"W	106.09'
L7	N23°42'15"E	251.21'
L8	S63°34'39"E	95.78'
L9	N23°42'15"E	299.52'

LINE TABLE		
NO.	DIRECTION	LENGTH
L10	S87°23'47"W	122.35'
L11	N14°59'10"E	187.27'
L12	N14°59'10"E	120.30'
L13	N86°42'30"E	101.83'
L14	S05°30'49"W	182.28'
L15	S05°30'49"W	5.74'
L16	S08°17'18"W	122.59'
L17	S75°18'57"E	62.17'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	1000.00'	15°34'54"	271.95'	136.82
C2	1000.00'	7°20'12"	128.05'	64.11
C3	805.00'	28°28'31"	400.07'	204.26
C4	200.00'	61°30'00"	214.68'	118.99
C5	450.00'	38°57'58"	306.04'	159.20
C6	41.00'	92°43'06"	66.35'	42.99
C7	700.00'	14°09'11"	172.91'	86.90
C8	700.00'	16°57'05"	207.10'	104.31

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C9	700.00'	12°08'56"	148.43'	74.49
C10	1000.00'	17°17'16"	301.73'	152.02
C11	445.00'	24°16'37"	188.55'	95.71
C12	1160.00'	18°27'52"	373.83'	188.55
C13	800.00'	9°11'00"	128.22'	64.25
C14	3050.00'	2°46'29"	147.70'	73.86



LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- RIGHT-OF-WAY LINE
- LOT/TRACT 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
- DUAL CHAMBER DRYWELL

MATCH SHEET GD11

MATCH SHEET GD09

MATCH SHEET GD13

299TH AVENUE

296TH AVENUE

CLOVER AVENUE

THISTLE WAY

SADDLEBUSH DRIVE

297TH DRIVE

FLOREO CIRCLE NORTH

PARCEL 5

PARCEL 6

PARCEL 2

TRACT 5A

TRACT 5B

TRACT 5C

TRACT 5D

TRACT 5E

TRACT 6A

TRACT 6B

TRACT 2A

TRILLIUM LAND COMPANY LLC
APN:504-72-031

TRILLIUM LAND COMPANY LLC
APN:504-72-032

TRILLIUM LAND COMPANY LLC
APN:504-72-030

TRILLIUM LAND COMPANY LLC
APN:504-72-059A

TRILLIUM LAND COMPANY LLC
APN:504-72-058A

TRILLIUM LAND COMPANY LLC
APN:504-72-039A

FLOREO AT TERAVALIS
VILLAGE 3 – PARCEL 38
APN:504-72-752

PARCEL BOUNDARY

SECTION LINE

PROJECT BOUNDARY

EXISTING PROPERTY LINE

EFFECTIVE FLOODPLAIN

EX 78' DRAINAGE ESMT

STORMWATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS (TO BE DETERMINED AT FINAL DESIGN).

RB-TEMP 4
HW=1423
BOT=1422
VOL100=128,609 CF
VOL2=141,163 CF
PRE VS POST
OVERFLOWS TO
RB-TEMP 5

RB-TEMP 5
HW=1421.50
BOT=1420.50
VOL100=9,568 CF
VOL2=29,418 CF
PRE VS POST

RB-2
HW=1416
BOT=1413
VOL100=8,095 CF
VOL2=9,091 CF
PRE VS POST

RB-3
HW=1415
BOT=1412
VOL100=35,337 CF
VOL2=40,178 CF
100YR-2HR

RB-4
HW=1404
BOT=1401
VOL100=70,786 CF
VOL2=87,566 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).

N

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

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CERTIFICATE NO.
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DAVID W. GEORGE
ARIZONA U.S.A.
EXPIRES: 12/31/24

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 60'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

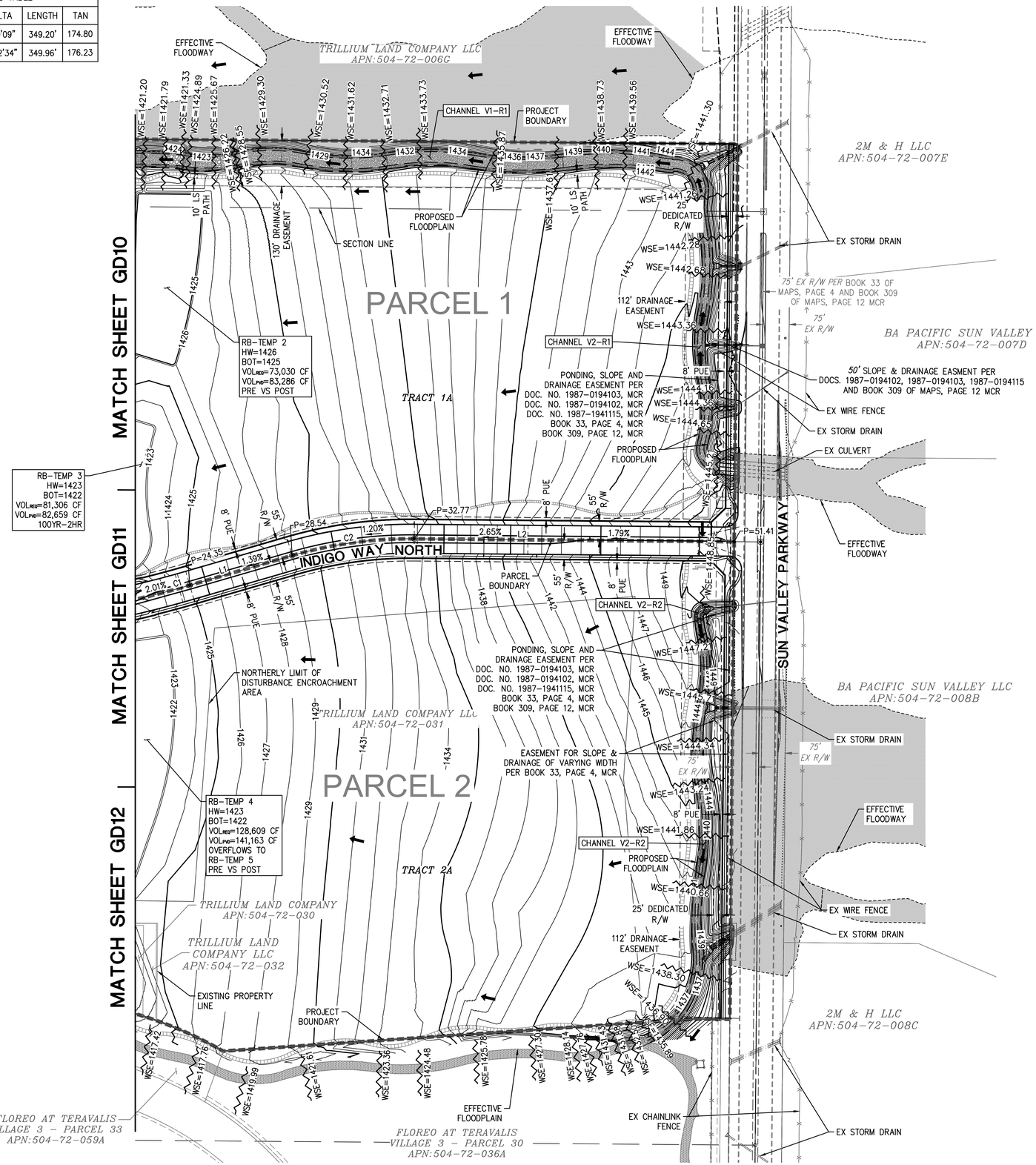
DWG. NO.
GD12
SHT. 33 OF 36

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N73°48'50"E	301.35'
L2	S89°28'36"E	980.05'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	TAN
C1	3000.00'	6°40'09"	349.20'	174.80
C2	1200.00'	16°42'34"	349.96'	176.23





LEGEND

- PARCEL BOUNDARY
- EROSION HAZARD SETBACK
- RIGHT-OF-WAY LINE
- LOT/TRACT 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
- DUAL CHAMBER DRYWELL

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ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
CONCEPTUAL GRADING

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: 1" = 150'
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

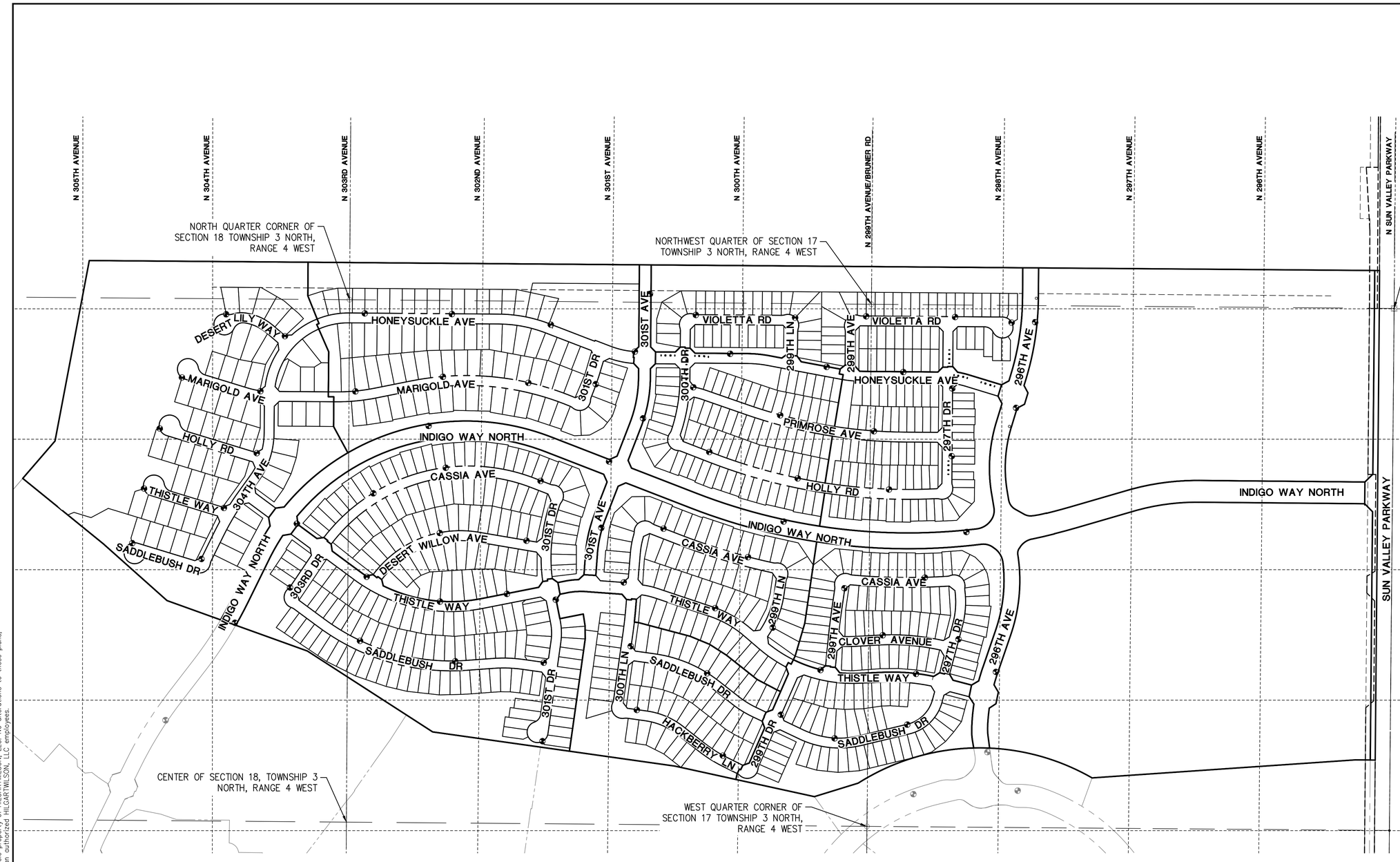
DWG. NO.
GD13
SHT. 34 OF 36

SCALE: 150 75 0 150 300 — 1" = 150'

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LEGEND

- RIGHT-OF-WAY LINE
- LOT/TRACT LINE
- FIRE HYDRANT
- EXISTING FIRE HYDRANT

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N

250 0 250 500
SCALE: 1" = 250'

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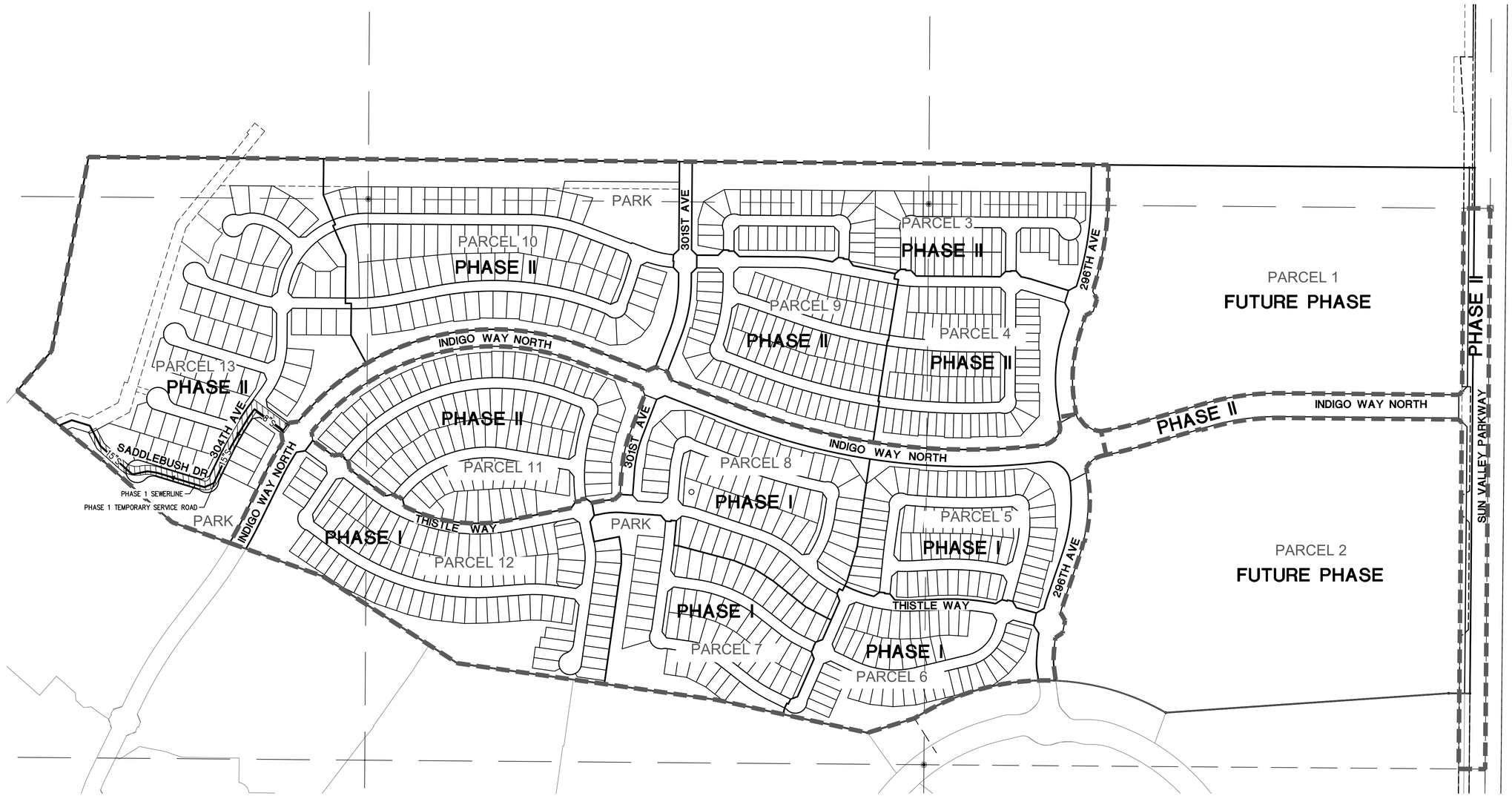
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FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
FIRE HYDRANT MAP

HILGARTWILSON
PROJ NO.: 1175.0210
DATE: NOV 2024
SCALE: AS SHOWN
DRAWN: AM
DESIGNED: DVW/RVW
APPROVED: DWG

DWG. NO.
FH01
SHT. 35 OF 36

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LEGEND

- PHASE LINE
- TEMP SERVICE ROAD
- 8"S PROPOSED SEWERLINE

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N

250 0 250 500
SCALE: 1" = 250'

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DAVID W. GEORGE
Date Signed 11/21/24
ARIZONA U.S.A.
EXPIRES: 12/31/26

FLOREO AT TERAVALIS
VILLAGE 2
PRELIMINARY PLAT
PHASING MAP

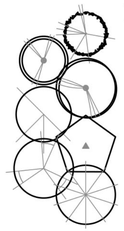
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DATE:	NOV 2024
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DRAWN:	AM
DESIGNED:	DVW/RVW
APPROVED:	DWG

DWG. NO.
PH01
SHT. 36 OF 36

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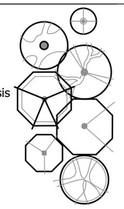
EXHIBIT E

PLANT MATERIALS LEGEND



Tree

Acacia aneura
Mulga Acacia
Acacia willardiana
Palo Blanco
Chilopsis linearis
Desert Willow
Chitalpa tashkentensis
Chitalpa
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
Quercus virginiana
Southern Live Oak
Sophora secundiflora
Texas Mountain Laurel
Vitex agnus-castus
Chaste Tree

NOTE:
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.

TYPICAL NOTES:

- DRAINAGE CHANNEL PROPOSED TREATMENT: SOIL CEMENT 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.

ROOT BARRIER NOTES:

- 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.
- LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
- SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

5R PLZS-23-00028 RECEIVED DEC 2 2024 WD

PARCEL SITE DATA

DESCRIPTION	ACREAGE (GROSS AC)	OPEN SPACE	ACTIVE OPEN SPACE (PROVIDED)
PARCEL 1	51.13 AC.		
PARCEL 2	60.02 AC.		
PARCEL 3	21.78 AC.	7.91 AC.	0.61 AC.
PARCEL 4	15.96 AC.	3.68 AC.	0.35 AC.
PARCEL 5	14.98 AC.	2.32 AC.	0.22 AC.
PARCEL 6	12.48 AC.	2.89 AC.	0.45 AC.
PARCEL 7	15.04 AC.	3.99 AC.	1.20 AC.
PARCEL 8	17.91 AC.	1.78 AC.	0.26 AC.
PARCEL 9	18.50 AC.	2.66 AC.	0.25 AC.
PARCEL 10	32.89 AC.	11.64 AC.	3.90 AC.
PARCEL 11	23.37 AC.	3.02 AC.	0.40 AC.
PARCEL 12	24.99 AC.	5.14 AC.	0.86 AC.
PARCEL 13	32.96 AC.	12.87 AC.	1.50 AC.
WAGNER WASH	12.92 AC.		
WELL SITE	.54 AC.		
TOTAL	355.49 AC.	57.89 AC.	10.00 AC.

PARCEL BOUNDARY

DEVELOPMENT UNIT 1 (FUTURE DEVELOPMENT)

DRAINAGE CHANNEL
WELL SITE
WAGNER WASH
65' ACCESS ROAD
PARCEL 10
63'x125'
81 D.U.
PARCEL 13
70'x125'
61 D.U.
PARCEL 11
50'x120'
98 D.U.
PARCEL 12
50'x120'
95 D.U.
INDIGO WAY NORTH
PARCEL 3
45'x115'
78 D.U.
PARCEL 9
45'x115'
81 D.U.
PARCEL 4
40'x110'
74 D.U.
PARCEL 8
55'x120'
57 D.U.
PARCEL 7
55'x120'
56 D.U.
PARCEL 5
45'x120'
57 D.U.
PARCEL 6
45'x120'
56 D.U.
296TH AVENUE
PARCEL 1
FUTURE
RESIDENTIAL
40.15 AC.
PARCEL 2
FUTURE
RESIDENTIAL
51.46 AC.
SUN VALLEY PARKWAY
DEVELOPMENT UNIT 3
FLOREO CIRCLE NORTH

Howard Hughes

FLOREO - DEVELOPMENT UNIT 2

Landscape Plan

Plan Scale 1:200 Date:01-30-2025

200' 400' 600'

SHEET: 1 OF 9 ABLASTUDIO.COM

ABLA

WALL LEGEND

SYMBOL	DESCRIPTION
	THEME WALL
	8' THEME WALL
	THEME VIEW FENCE 2' SOLID / 4' VIEW
	THEME COLUMN
	THEME VIEW FENCE 4' SOLID / 2' VIEW
	BUILDER WALL RETURN

PARCEL BOUNDARY

DEVELOPMENT UNIT 1 (FUTURE DEVELOPMENT)

DRAINAGE CHANNEL

WELL SITE

WAGNER WASH

65' ACCESS ROAD

INDIGO WAY NORTH

296TH AVENUE

SUN VALLEY PARKWAY

PARCEL 10
63'x125'
81 D.U.

PARCEL 13
70'x125'
61 D.U.

PARCEL 11
50'x120'
98 D.U.

PARCEL 12
50'x120'
95 D.U.

PARCEL 3
45'x115'
78 D.U.

PARCEL 9
45'x115'
81 D.U.

PARCEL 4
40'x110'
74 D.U.

PARCEL 8
55'x120'
57 D.U.

PARCEL 5
45'x120'
57 D.U.

PARCEL 7
55'x120'
56 D.U.

PARCEL 6
45'x120'
56 D.U.

PARCEL 1
FUTURE
RESIDENTIAL
40.15 AC.

PARCEL 2
FUTURE
RESIDENTIAL
51.46 AC.

DEVELOPMENT UNIT 3

FLOREO CIRCLE NORTH

Howard Hughes

FLOREO - DEVELOPMENT UNIT 2

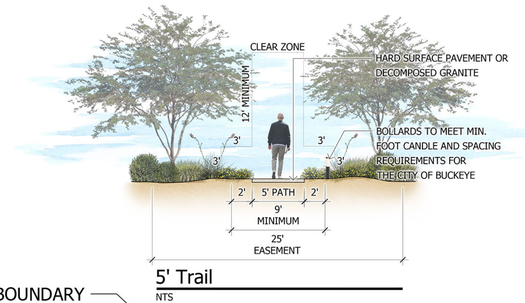
Wall Plan

200' 400' 600'

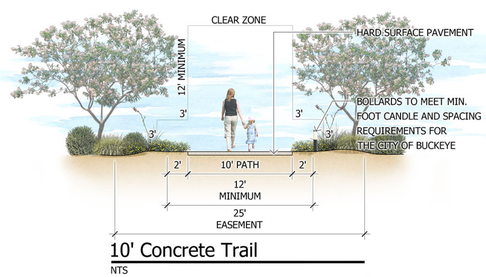
Plan Scale 1:200 Date:11-25-2024

SHEET: 2 OF 9 ABLASTUDIO.COM

AB LA



5' Trail
NTS



10' Concrete Trail
NTS

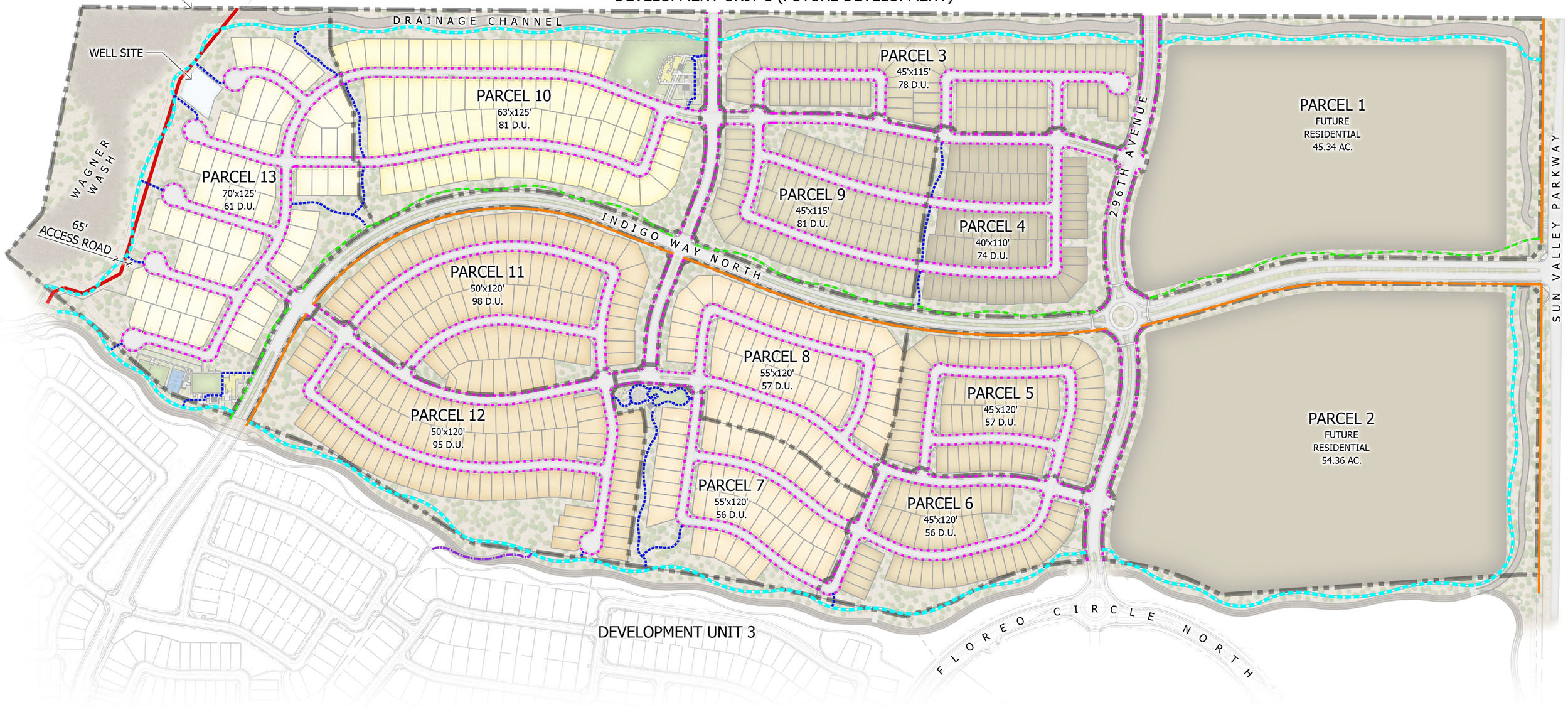
TRAILS LEGEND

SYMBOL	DESCRIPTION
	10'-0" CONCRETE TRAIL
	5'-0" ATTACHED CONCRETE TRAIL
	5'-0" OPEN SPACE DETACHED CONCRETE TRAIL
	6'-0" OPEN SPACE DETACHED CONCRETE TRAIL
	6'-0" MINOR COLLECTOR DETACHED CONCRETE TRAIL
	6'-0" MINOR COLLECTOR MEANDERING CONCRETE TRAIL
	10'-0" ACCESS ROAD PER CIVIL

NOTE: TRAIL LIGHTING BEING PROVIDED WILL BE BY SEPARATE PERMIT.

PARCEL BOUNDARY

DEVELOPMENT UNIT 1 (FUTURE DEVELOPMENT)



Howard Hughes

FLOREO - DEVELOPMENT UNIT 2

Circulation Plan

Plan Scale 1:200 Date:11-25-2024

200' 400' 600'

SHEET: 3 OF 9 ABLASTUDIO.COM

ABLA

LEGEND

NEIGHBORHOOD PARK
(½ MILE RADIUS)

POCKET PARK
(¼ MILE RADIUS)

FUTURE PARKS

FUTURE NEIGHBORHOOD PARK

FUTURE POCKET PARK

NOTE: FUTURE PARK LOCATION TO SERVE RESIDENTIAL DEVELOPMENT PARCELS. DEFINED LEVELS OF SERVICE AND PROGRAM WILL BE INCLUDED WITH FUTURE SUBMITTALS. THE PARKS WILL REMAIN IN DEVELOPMENT UNIT 2 IF PARCELS 1 AND 2 ARE DEVELOPED AS RESIDENTIAL. IF PARCELS 1 AND 2 ARE NOT DEVELOPED AS RESIDENTIAL, THE PARKS WILL BE RELOCATED TO FUTURE DEVELOPMENT UNITS.



NEIGHBORHOOD PARK
- SHADE STRUCTURE
- MEGA CHESS SET
- FIRE PIT AREA
- PICNIC AREA WITH MARKET LIGHTS
- PLAY STRUCTURES
- TURF

TYPICAL NOTES:
- DRAINAGE CHANNEL PROPOSED TREATMENT: SOIL CEMENT 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.
- LIGHTING WILL BE PROVIDED AT EACH ACTIVE AMENITY WITHIN EACH PARK
- AMENITY PROGRAMS PROVIDED WILL BE INCLUDED WITH MINIMAL CHANGES PROPOSED WITH FINAL LANDSCAPE PLAN DEVELOPMENT

PARCEL SITE DATA

DESCRIPTION	ACREAGE (GROSS AC)	OPEN SPACE	ACTIVE OPEN SPACE (PROVIDED)
PARCEL 1	51.13 AC.		
PARCEL 2	60.02 AC.		
PARCEL 3	21.78 AC.	7.91 AC.	0.61 AC.
PARCEL 4	15.96 AC.	3.68 AC.	0.35 AC.
PARCEL 5	14.98 AC.	2.32 AC.	0.22 AC.
PARCEL 6	12.48 AC.	2.89 AC.	0.45 AC.
PARCEL 7	15.04 AC.	3.99 AC.	1.20 AC.
PARCEL 8	17.91 AC.	1.78 AC.	0.26 AC.
PARCEL 9	18.50 AC.	2.66 AC.	0.25 AC.
PARCEL 10	32.89 AC.	11.64 AC.	3.90 AC.
PARCEL 11	23.37 AC.	3.02 AC.	0.40 AC.
PARCEL 12	24.99 AC.	5.14 AC.	0.86 AC.
PARCEL 13	32.96 AC.	12.87 AC.	1.50 AC.
WAGNER WASH	12.92 AC.		
WELL SITE	.54 AC.		
TOTAL	355.49 AC.	57.89 AC.	10.00 AC.

DEVELOPMENT UNIT 1
(FUTURE DEVELOPMENT)

DRAINAGE CHANNEL

WELL SITE

PARCEL BOUNDARY

PARCEL 10
63'x125'
81 D.U.

PARCEL 13
70'x125'
61 D.U.

WAGNER WASH

65' ACCESS ROAD

PARCEL 11
50'x120'
98 D.U.

INDIGO WAY NORTH

PARCEL 3
45'x115'
78 D.U.

PARCEL 9
45'x115'
81 D.U.

PARCEL 4
40'x110'
74 D.U.

296TH AVENUE

PARCEL 1
FUTURE
RESIDENTIAL
(UNDER SEPARATE SUBMITTAL)

SUN VALLEY PARKWAY

PARCEL 8
55'x120'
57 D.U.

PARCEL 5
45'x120'
57 D.U.

PARCEL 2
FUTURE
RESIDENTIAL
(UNDER SEPARATE SUBMITTAL)

PARCEL 12
50'x120'
95 D.U.

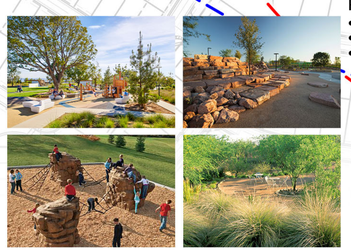
PARCEL 7
55'x120'
56 D.U.

PARCEL 6
45'x120'
56 D.U.

NEIGHBORHOOD PARK
- SHADE STRUCTURE
- DOG PARK
- BASKETBALL COURT
- PLAY STRUCTURES
- TURF



POCKET PARK
- SHADE STRUCTURE
- NATURE PLAY
- TURF



DEVELOPMENT UNIT 3

FLOREO CIRCLE NORTH

Howard Hughes

FLOREO - DEVELOPMENT UNIT 2

Open Space Plan

200' 400' 600'
Plan Scale 1:200 Date:01-30-2025

SHEET: 4 OF 9 ABLASTUDIO.COM

ABLA

LEGEND

- NEIGHBORHOOD ENTRY MONUMENT
- PARCEL ENTRY MONUMENT - ONE SIDE ONLY
  **OPTIONAL AT THE DISCRETION OF HOWARD HUGHES*

PARCEL BOUNDARY

DEVELOPMENT UNIT 1 (FUTURE DEVELOPMENT)

DRAINAGE CHANNEL

WELL SITE

WAGNER WASH

65' ACCESS ROAD

PARCEL 10
63'x125'
81 D.U.

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70'x125'
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INDIGO WAY NORTH

296TH AVENUE

SUN VALLEY PARKWAY

PARCEL 1
FUTURE
RESIDENTIAL
40.15 AC.

PARCEL 2
FUTURE
RESIDENTIAL
51.46 AC.

FLOREO CIRCLE NORTH

DEVELOPMENT UNIT 3

Howard Hughes®

FLOREO - DEVELOPMENT UNIT 2

Monument Plan

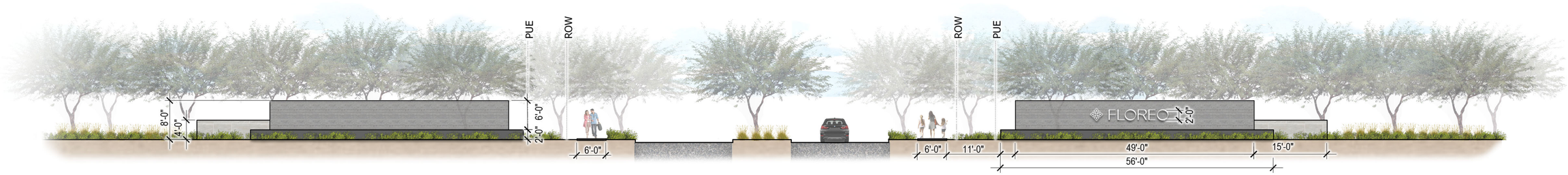
Plan Scale 1:200 Date:11-25-2024

200' 400' 600'

SHEET: 5 OF 9 ABLASTUDIO.COM

ABLA





TYPICAL ROADWAY ELEVATION
1:10

Howard Hughes®

FLOREO - DEVELOPMENT UNIT 2

Neighborhood Entry Monument

Plan Scale 1:20 Date:11-25-2024

SHEET: 6 OF 9 ABLASTUDIO.COM

ABLA





TYPICAL PARCEL ENTRY ELEVATION
1:10

Howard Hughes®

FLOREO - DEVELOPMENT UNIT 2

Parcel Entry Monument

Plan Scale 1:20 20' 40' 60' Date:11-25-2024

SHEET: 7 OF 9 ABLASTUDIO.COM

ABLA

Wall Materials



WALL CMU
MESASTONE
PEBBLE BEACH



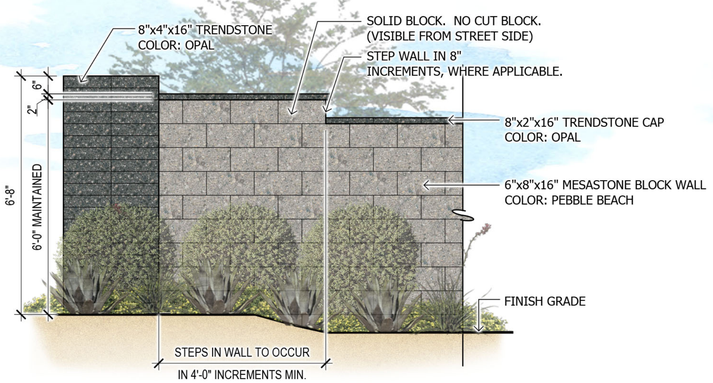
WALL CAP
TRENDSTONE
OPAL



SMOOTH TROWEL
STUCCO FINISH
STANDARD GRAY
DET600 RL#897

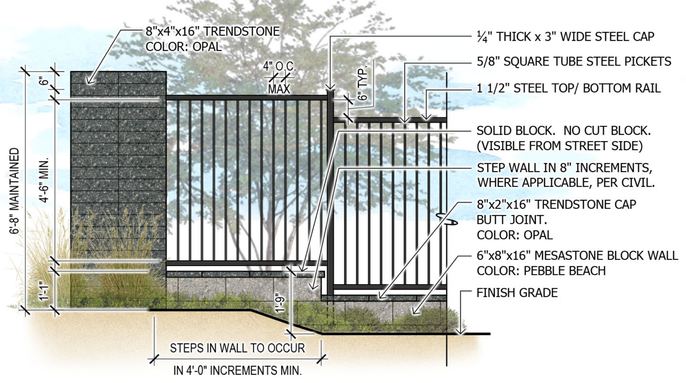


CHARCOAL SKETCH
DET628 RL#925



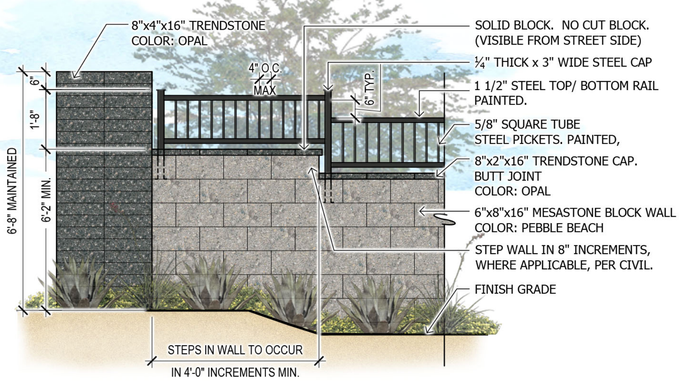
Theme Wall & Column

SCALE: 1/2" = 1'-0"



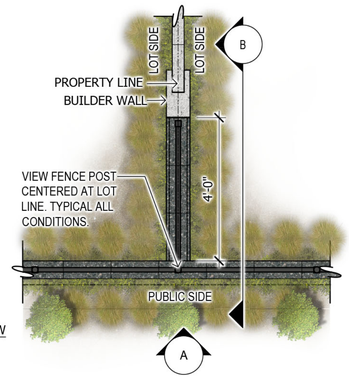
Theme View Fence 2' Solid 4' View

SCALE: 1/2" = 1'-0"



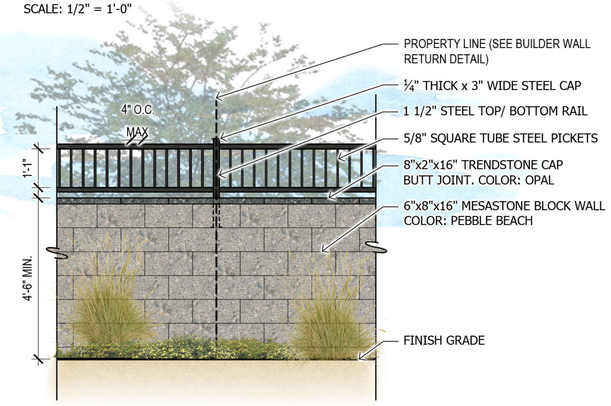
Theme View Fence 4' Solid 2' View

SCALE: 1/2" = 1'-0"



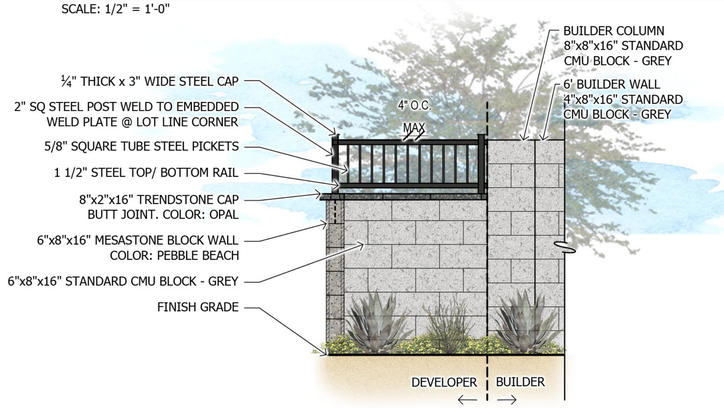
Builder Wall Return 4' Solid / 2' View - Plan View

SCALE: 1/2" = 1'-0"



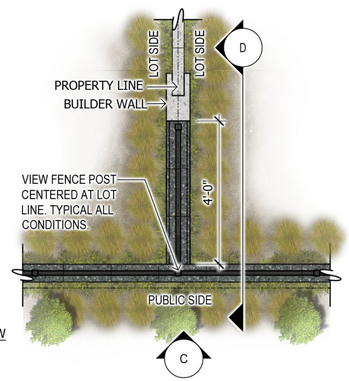
Theme View Fence 4' Solid / 2' View - Elevation 'A'

SCALE: 1/2" = 1'-0"



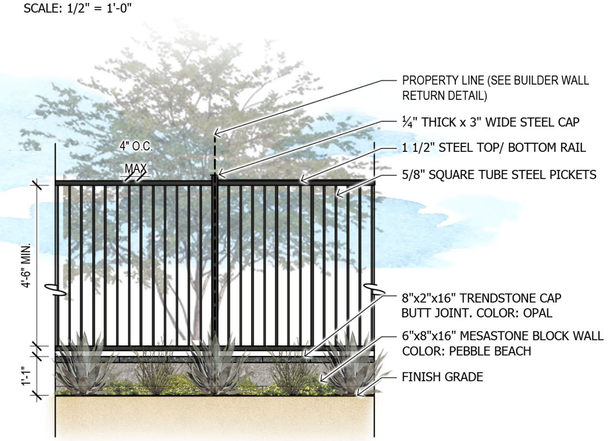
Builder Wall Return 4' Solid / 2' View - Section 'B'

SCALE: 1/2" = 1'-0"



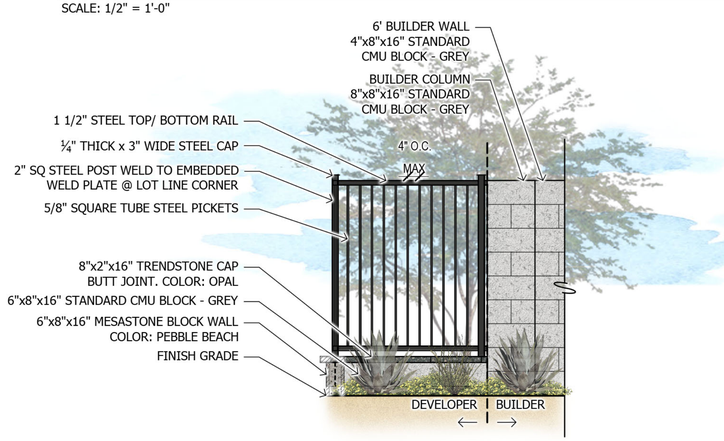
Builder Wall Return 2' Solid / 4' View - Plan View

SCALE: 1/2" = 1'-0"



Theme View Fence 2' Solid / 4' View - Elevation 'C'

SCALE: 1/2" = 1'-0"



Builder Wall Return 2' Solid / 4' View - Section 'D'

SCALE: 1/2" = 1'-0"

Howard Hughes®

FLOREO - DEVELOPMENT UNIT 2

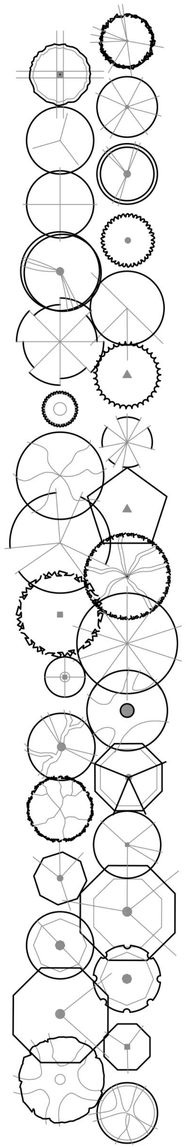
Wall Details

Date:11-25-2024

SHEET: 8 OF 9 ABLASTUDIO.COM

ABLA

PLANT MATERIALS LEGEND



Trees	Size	Quantity
Acacia aneura Mulga Acacia	24" Box	
Acacia salicina Willow Acacia	24" Box	
Acacia greggii Catclaw Acacia	24" Box	
Acacia smallii Sweet Acacia	24" Box	
Acacia willardiana Palo Blanco	24" Box	
Caeselpinia cacalaco Cascalote 'Smoothie'	24" Box	
Celtis pallida Desert Hackberry	24" Box	
Chilopsis linearis Desert Willow	24" Box	
Chitalpa tashkinensis Chitalpa	24" Box	
Fraxinus velutina Raywood Ash	24" Box	
Fraxinus velutina Arizona Ash	24" Box	
Ligustrum texanum Waxleaf Privet	24" Box	
Lysiloma microphylla Desert Fern	24" Box	
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	
Olneya tesota Ironwood	24" Box	
Parkinsonia florida Blue Palo Verde	24" Box	
Parkinsonia hyb. 'Desert Museum' Palo Verde	24" Box	
Parkinsonia microphylla 'Foothills' Palo Verde	24" Box	
Parkinsonia praecox Palo Brea	24" Box	
Pistacia lentiscus Mastic Tree	24" Box	
Pistacia x 'Red Push' Red Push Pistache	24" Box	
Pithecellobium flexicaule Texas Ebony	24"Box	
Prosopis glandulosa 'Maverick' Thornless Texas Honey Mesquite	24" Box	
Prosopis pubescens Screwbean Mesquite	24" Box	
Prosopis velutina Velvet Mesquite	24" Box	
Pyrus calleryana 'Bradford' Bradford Callery Pear	24" Box	
Quercus virginiana " Joann Leonetti' Cathedral	24" Box	
Quercus virginiana " Joann Leonetti' Joan Leonetti Live Oak	24" Box	
Quercus virginiana Empire	24" Box	
Quercus virginiana Southern Live Oak	24" Box	
Sophora secundiflora Texas Mountain Laurel	24" Box	
Ulmus parvifolia 'Allee' Elm	24" Box	
Vitex agnus-castus Chaste Tree	24" Box	

Extra Large Shrubs	Size	Quantity
Acacia greggii Catclaw Acacia	15 gal.	-
Buddleia davidii Butterfly Bush	5 gal.	-
Buddleia marrubifolia Wooley Butterfly Bush	5 gal.	-
Bougainvillea sp. Bougainvillea	5 gal.	-
Bougainvillea 'San Diego Red' Bougainvillea	5 gal.	-
Caeselpinia gillesii Yellow Bird of Paradise	5 gal.	-
Caeselpinia mexicana Mexican Bird of Paradise	5 gal.	-
Callistemon citrinus Lemon Bottlebrush	15 gal.	-
Celtis pallida Desert Hackberry	15 gal.	-
Caeselpinia pulcherrima Red Bird of Paradise	5 gal.	-
Cordia Boissieri Anachuita	5 gal.	-
Cordia parvifolia Little Leaf Cordia	5 gal.	-
Dodonea viscosa Hopbush	5 gal.	-
Hyptis emoryii Desert Lavendar	15 gal.	-
Rosa banksiae 'Alba Plena' White Lady Bank's Rose	5 Gal.	-
Tecoma sp. Orange Jubilee	15 gal.	-
Tecoma sp. 'Sparky' Sparky	5 gal.	-
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Tecoma x 'Sunrise' Sunrise	15 gal.	-
Vaquelina californica Arizona Rosewood	15 gal.	-

Large Shrubs	Size	Quantity
Calliandra californica Red Fairy Duster	5 gal.	-
Cassia artemesoides 'Silver' Silver Cassia	5 gal.	-
Cassia nempohila Desert Cassia	5 gal.	-
Justicia californica Red Chuparosa	5 gal.	-
Justicia californica Yellow Chuparosa	5 gal.	-
Larrea tridentata Creosote	5 gal.	-
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	-
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	-
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	-
Osmanthus fragrans Sweet Olive	15 gal.	-
Salvia clevlandii Chaparral Sage	5 gal.	-
Salvia chamaedryoides Mexican Blue Sage	5 gal.	-
Simmondsia Chinensis Jojoba	15 gal.	-
Viguira deltoidea Goldeneye	1 gal.	-

Medium Shrubs	Size	Quantity
Dalea frutescens 'Sierra Negra' Sierra Negra Dalea	5 gal.	-
Encelia farinosa Brittlebush	1 gal.	-
Eremophila glabra spp. caranosa-Winter Blaze Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Ericameria larcifolia Turpentine Bush	1 gal.	-
Justicia candicans Red Justicia	5 gal.	-
Justicia spicigera Mexican Honeysuckle	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nerium oleander 'Little Red' Oleander 'Little Red'	5 gal.	-
Nerium oleander 'Petite Pink' Oleander 'Petite Pink'	5 gal.	-
Rosmarinus officinalis Rosemary	5 gal.	-
Rosmarinus officinalis 'Tuscan Blue' Rosemary	5 gal.	-
Ruellia brittoniana Ruellia	5 gal.	-
Ruellia peninsularis Desert Ruellia	5 gal.	-
Ruellia peninsularis Desert Ruellia	5 gal.	-
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	-
Teucrium fruticans Bush Germander	5 gal.	-
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	-

Small Shrubs	Size	Quantity
Ambrosia deltoidea Triangle Leaf Bursage	1 gal.	-
Aniscanthus quadrifidus v. brevilobus Mountain Flame	5 gal.	-
Calliandra eriophylla Pink Fairy Duster	5 gal.	-
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Russellia equistiformis Coral Fountain	5 gal.	-
Guara lindheimeri Pink Guara	1 gal.	-
Guara lindheimeri White Guara	5 gal.	-
Salvia leucantha Mexican Bush Sage	1 gal.	-
Sphaeralcea ambigua Desert Mallow	1 gal.	-
Tagetes lucida Mount Vernon Marigold	1 gal.	-
Teucrium chamaedrys Germander	1 gal.	-
Zinnia acerosa Desert Zinnia	1 gal.	-

Cacti/ Accents	Size	Quantity
Agave americana 'Marginata' Century Plant	5 gal.	-
Agave angustifolia 'variegata' Variegated Agave	5 gal.	-
Agave bovicornuta Cow's Horn	5 gal.	-
Agave deserti Desert Agave	5 gal.	-
Agave geminiflora Twin Flowered Agave	5 gal.	-
Agave havardiana Havard's Agave	5 gal.	-
Agave murpheyi Murphey's Agave	5 gal.	-
Agave ovatifolia Whale's Tongue Agave	5 gal.	-
Agave schidgera Duango Delight Agave	5 gal.	-
Agave parryii 'truncata' Parry's Agave	5 gal.	-
Agave salmiana x ferox Large Leaf Agave	5 gal.	-
Agave sisalana Sisal Agave	5 gal.	-
Agave toumeyana Toumey's Agave	5 gal.	-
Agave victoriae-reginae Queen Victoria Agave	15 gal.	-
Agave weberi Weber's Agave	15 gal.	-
Aloe barbadensis Medicinal Aloe	5 Gal.	-
Aloe ferox Tree Aloe	5 gal.	-
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Aloe saponaria Soap Aloe	5 gal.	-
Aloe striata Coral Aloe	5 Gal.	-
Asclepias subulata Desert Milkweed	5 gal.	-
Bouteloua gracilis Blond Ambition	1 gal	-
Bulbine frutescens Shrubby Bulbine	1 gal	-
Carnegeia gigantea Sauguaro	6' spear	-
Dasylirion acrotrichum Green Desert Spoon	5 gal.	-
Dasylirion quadrangulatum Mexican Grass Tree	5 gal.	-
Dasylirion wheeleri Desert Spoon	5 gal.	-
Echinocereus engelmanii Hedge Hog Cactus	5 gal.	-
Echinocereus grusonii Golden Barrel	5 gal.	-
Euphorbia myrsinites Creeping Spurge	1 gal.	-
Euphorbia antisyphilitica Candelilla	1 gal	-
Euphorbia rigida Gopher Plant	5 gal.	-
Festuca ovinia Blue Fescue	1 gal.	-
Ferocactus acanthodes Fire Barrel Cactus	2' High	-
Ferocactus wislizenii Fish Hook Barrel	2' High	-
Fouquieria splendens Ocotillo	8 cane min.	-
Hesperaloe funifera Giant Hesperaloe	5 gal	-
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	-
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	-
Hesperaloe parviflora Yellow Yucca	5 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	-
Muhlenbergia rigens Deer Grass	1 gal.	-
Muhlenbergia rigens 'Nashville' Purple Muhly	1 gal.	-
Nassella tenuissima Mexican Feather Grass	5 gal.	-
Nolina bigelovii Beargrass	5 gal.	-
Nolina matapensis Beargrass	5 gal.	-
Opuntia acanthocarpa Buckthorn Cholla	5 gal.	-
Opuntia basilaris Bevertail Prickly Pear	5 gal.	-
Opuntia bigelovii Teddy Bear Cholla	5 gal.	-
Opuntia englemannii Engelmann's Prickly Pear	5 gal.	-
Opuntia ficus indica Indian Fig Prickly Pear	8 Pad Min.	-
Opuntia fulgida Chainfruit Cholla	5 gal.	-
Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.	-
Opuntia santa rita Purple Prickly Pear	5 gal	-
Opuntia violacea 'Santa-Rita' Purple Prickly Pear	5 gal.	-
Pedilanthus macrocarpus Slipper Plant	5 gal.	-
Penstemon eatonii Firecracker Penstemon	1 gal.	-
Penstemon parryi Parry's Penstemon	1 gal.	-
Penstemon pseudospactabilis Canyon Penstemon	1 gal.	-
Portulacaria afra Elephant Food	5 gal.	-
Stenocereus thurberi Organ Pipe Cactus	1 gal.	-
Yucca elata Soaptree Yucca	5 Gal.	-
Yucca baccata Banana Yucca	5 Gal.	-
Yucca pallida Pale Leaf Yucca	5 gal	-
Yucca recurvifolia Soft Leaf Yucca	15 gal.	-
Yucca rupicola Twisted Leaf Yucca	5 Gal.	-
Yucca shidigera Mojave Yuca	5 Gal.	-
Yucca thompsoniae Thompson's Yucca	20 gal.	-

Vines	Size	Quantity
Bougainvillea 'Barbara Karst' Bougainvillea	5 gal	-
Bougainvillea 'California Gold' Orange Bougainvillea	5 gal	-
Bougainvillea 'San Diego Red' Bougainvillea	5 gal	-
Ficus pumila Creeping Fig	5 gal	-
Gelsemium sempevirens Carolina Jessamine	5 gal	-
Hardebergia violacea Purple Lilac Vine	5 gal	-
Rosa banksiae Lady Bank's Rose	5 Gal.	-
Wisteria floribunda Wisteria	5 gal	-

Groundcovers	Size	Quantity
Acacia redolens Prostrate Acacia	1 gal.	-
Baileya multiradiata Desert Marigold	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Dalea capitata 'Sierra Gold' Sierra Gold Dalea	1 gal.	-
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal	-
Gazania rigens 'Sun Gold' Trailing Yellow Gazania	1 gal.	-
Hymenoxys acaulis Angelita Daisy	1 gal.	-
Lantana montevidensis Purple Trailing Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Melampodium leucanthum Blackfoot Daisy	1 gal.	-
Oenthera berlandieri Mexican Evening Primrose	1 gal.	-
Penstemon Sp. Penstemon	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	-
Trachleospermum jasminoides Asiatic Jasmine	1 gal.	-
Verbena goodingii Gooding's Verbena	1 gal.	-

Howard Hughes®

FLOREO - DEVELOPMENT UNIT 2

Landscape Plan

N 200' 400' 600'

Plan Scale 1:200 Date:11-25-2024

SHEET: 9 OF 9 ABLASTUDIO.COM

ABLA

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/11/25	**AGENDA ITEM:** 4.C. Sundance Apartments - Site Plan - PLZSP-23-00024
DATE PREPARED: 02/06/25	**DISTRICT NO.:** 3
STAFF LIAISON: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) **Sundance Apartments - Site Plan (PLZSP-23-00024)** - Conduct a public meeting and approve a Site Plan for a proposed 294-unit multi-family residential development located at east of the southeast corner of Yuma Road and Apache Road.

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

SUMMARY

PROJECT DESCRIPTION:
John Stafford of Harris Kocher Smith, on behalf of Carlton-Behr Capital, is requesting Site Plan approval for a gated multi-family rental community with 294 units on a 19.42-acre site located east of the southeast corner of Yuma Road and Apache Road, with an overall density of 15.14 dwelling units per acre. The development includes a mix of one, two, and three-bedroom units within 15 three-story buildings (40 feet tall) and seven two-story carriage buildings (30 feet tall) that feature garages on the first floor. Approximately 6.84 acres (35.79%) of the site is designated as usable open space, providing a variety of recreational amenities such as a pool, spa, barbecue areas, a fitness center, a clubhouse with an outdoor kitchen and shade structure, a fire pit, a playground, a dog park, lawn games, a sports court, turf areas, and walking paths. Please see attached staff report and exhibits for additional information and analysis.

BENEFITS:
The proposed project will provide additional housing options for current and prospective Buckeye residents.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZSP-23-00024 Sundance Apartments - PZ Staff Report.docx

EXHIBIT A - PLZSP-23-00024 Sundance Apts - Vicinity Map.pdf
EXHIBIT B - PLZSP-23-00024 Sundance Apts - Zoning Map.pdf
EXHIBIT C - PLZSP-23-00024 Sundance Apts - Project Narrative.pdf
EXHIBIT D - PLZSP-23-00024 Sundance Apts - Site Plan.pdf
EXHIBIT E - PLZSP-23-00024 Sundance Apts - Color Elevations.pdf
EXHIBIT F - PLZSP-23-00024 Sundance Apts - Color Details.pdf
EXHIBIT G - PLZSP-23-00024 Sundance Apts - Color and Material Palette.pdf
EXHIBIT H - PLZSP-23-00024 Sundance Apts - Conceptual Landscape Plans.pdf
EXHIBIT I - PLZSP-23-00024 Sundance Apts - Open Space Plan.pdf
EXHIBIT J - PLZSP-23-00024 Sundance Apts - Photometric Plan-Exterior Lighting Cut Sheets.pdf
EXHIBIT K - PLZSP-23-00024 Sundance Apts - Floor Plans.pdf

BUCKEYE, AZ

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-23-00024
TITLE:	Sundance Apartments Site Plan
MEETING DATE:	February 11, 2025

Applicant:	John Stafford of Harris Kocher Smith
Owner:	Sola Communities LLC, a subsidiary of Carlton-Behr Capital
Request:	A Site Plan for a 294-unit multi-family residential community
District	District 3
Location:	East of the southeast corner of Yuma Rd and Apache Rd
Site size:	19.67 acres
Density:	14.94 dwelling units per acre
Public input:	Two residents have reached out for additional information concerning the proposed use.
Recommendation:	Approve, subject to Conditions a) through ll)

PROJECT DESCRIPTION

1. The applicant John Stafford of Harris Kocher Smith, on behalf of Carlton-Behr-Capital, is requesting Site Plan approval for a gated multi-family rental community with 294-units on a 19.67-acre site located east of the southeast corner Yuma Rd and Apache Rd with an overall density of 14.94 dwelling units per acre.

2. The project includes 294 residential units in a mix of one, two, and three-bedroom layouts. It consists of 15 three-story buildings (40 feet tall) and seven two-story carriage buildings (30 feet tall) with garages on the first floor.

3. A total of 6.84 acres, representing 35.79% of the development, is designated as usable open space. Community amenities include a pool, spa, barbecue areas, fitness center, clubhouse with an outdoor kitchen and shade structure, fire pit, playground, dog park, lawn games, sports court, turf areas, and walking paths.

AREA CONTEXT

4. The subject property is situated east of the southeast corner of Yuma Road and Apache Road. The land immediately to the west is currently undeveloped; however, a site plan is under review for a separate 254-unit multi-family development. To the south and east, the property borders the single-family residential community of Desert Moon Estates, with rear yards of homes directly abutting the site. To the north, across Yuma Road, lies the Acacia Crossing single-family residential community.

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood	Commercial Center
North	Acacia Crossing	Neighborhood	Planned Residential
South	Desert Moon Estates	Neighborhood	Planned Residential
East	Desert Moon Estates	Neighborhood	Planned Residential
West	Vacant Future Multi-Family	Neighborhood	Commercial Center

PUBLIC PARTICIPATION

6. In February 2024, the code was amended to eliminate notice requirements for site plan applications. However, because the applicant submitted the application prior to the approval of the code amendment, the applicant provided a notice of application with site plan and building elevation attachments to all property owners within 300 feet of the subject site, in accordance with the prior code amendment, on November 19, 2023.

7. A neighborhood meeting is not required for Site Plan applications by the Buckeye Development Code.

8. Two residents from Desert Moon Estates, located south of the proposed development, contacted staff with questions about the project. They asked whether the planned use is allowed under the current zoning and how far the nearest building will be from their properties and indicated that they were previously told by their builder that the adjacent property would be developed with additional single-family residential homes.

BACKGROUND

9. *January 2003:* The subject property was annexed into the City of Buckeye by Ordinance No. 59-02 and rezoned to Commercial Center (CC) by Ordinance 60-02

ANALYSIS

General Plan

10. The project site has a General Plan land use designation of Neighborhood, which is intended to accommodate a diverse range of residential development along with complementary land uses that enhance neighborhood functionality, including small-scale retail, recreational facilities, and offices. The proposed multifamily residential development aligns with this designation by introducing a broader range of housing options to an area predominantly surrounded by single-family homes, thereby promoting housing diversity and accessibility. Additionally, the subject property is located approximately 0.75 miles west of established regional commercial areas at Watson Road and Yuma Road, with easy access to I-10, providing residents with nearby shopping and dining options.

Development Code

11. The subject property is zoned Commercial Center (CC), as shown in Exhibit 2, an obsolete zoning district intended to support a mix of commercial, retail, restaurant, and service-oriented uses. While primarily designed for commercial development, the CC zoning district also permits multifamily residential as an allowable use, permitting a maximum density of 15 dwelling units per acre. The proposed site plan, along with the landscape plan, building elevations, and photometric plan, adhere to all applicable development standards, including building height, parking requirements, lighting and noise mitigation, landscape buffers, and architectural detailing.

Site Design and Building Placement

12. The project comprises a total of 294 residential units, including 116 one-bedroom, 146 two-bedroom, and 32 three-bedroom units. The development features 15 three-story buildings, each reaching a height of 40 feet, and seven carriage buildings, which are two stories (30 feet in height). These carriage buildings include a garage on the first floor with

the residential unit situated on the second floor and are positioned along the eastern and western boundaries of the property.

13. Care has been taken to minimize visual and privacy impacts on the adjacent Desert Moon Estates neighborhood. A landscaped buffer of over 200 feet is provided from the south property line to the nearest building on this site, well exceeding minimum requirements for separation of single-family and multi-family uses. Along the eastern boundary, at the back of a 20-foot landscape buffer, two-story carriage units with no rear facing windows are proposed, ensuring a transition in scale very typical for single-family lots and preserving privacy of existing residents within Desert Moon Estates. On the western boundary, where future multi-family development is planned, no landscape buffer is required, allowing for a more cohesive connection between the two multi-family residential projects.

Landscaping

14. The development includes 6.84 acres (35.79%) of landscaped area throughout the site, featuring a 25-foot landscape buffer along Yuma Road and a 20-foot buffer along the eastern boundary adjacent to single-family homes in Desert Moon Estates. Additionally, a large retention area in the southern portion of the site provides over 150 feet of separation between buildings and the neighboring residences to the south, further enhancing privacy and buffering the development from adjacent homes.

Amenities

15. The proposed amenities for this development are designed to provide a variety of recreational and social opportunities for residents. Features include a trail around the retention area, a dog park, a pool and spa, a clubhouse with an outdoor kitchen, a fitness center, multiple barbecue areas, a fire pit, shaded picnic spaces, a sports court, a playground, and lawn games.

16. Most active amenities are positioned at the center of the development, enclosed by the three-story apartment buildings. This design ensures convenient access for all residents while also acting as a buffer to minimize light and noise impacts on the adjacent single-family residences to the east and south. By centralizing these amenities, the development maintains a thoughtful separation between higher-intensity activity areas and neighboring homes, enhancing overall compatibility with the surrounding residential environment.

Architecture

17. The proposed development features a modern architectural style with clean lines, varied rooflines, and a mix of materials, including stucco, masonry veneer, and wood-look accents, to create visual interest and depth. The color palette consists of neutral earth tones with contrasting elements to enhance the overall aesthetic while ensuring compatibility with existing single-family homes near the site. Horizontal and vertical

articulation is incorporated throughout the buildings to break up massing and ensure compliance with Development Code standards. The design maintains consistency between the carriage buildings and three-story structures while providing a balanced streetscape and a smooth transition to adjacent residential areas. Additionally, the clubhouse and amenity spaces reflect the overall architectural theme, integrating contemporary materials and finishes to create a cohesive and visually appealing community.

18. All stairwells adjacent to Yuma Road will be screened from public view using architecturally integrated features such as metal mesh or other approved methods that are consistent with the building's design.

Access and Parking

19. The site's primary and sole access point is from Yuma Road. Vehicles exiting the development will be limited to right turns only, while entry into the site will accommodate both right and left turns. A secondary access is required for emergency purposes and is provided at the southwest corner of the development, extending across the adjacent property to the west and connecting to Apache Road. A recorded ingress/egress easement is already established to accommodate this access.

20. The development meets the required parking standards as outlined in the development code, providing a total of 492 parking spaces. This includes 202 covered parking spaces, 152 uncovered spaces, 127 garage parking spaces, and 1 designated loading space.

Infrastructure and Utilities

21. The site is located within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements required to serve the proposed development, as determined by the preliminary water and sewer reports.

22. The City and the applicant are aware of existing capacity issues in a section of the downstream trunk sewer line. To assess the impact of this development, the applicant conducted a sewer analysis following City of Buckeye Engineering Design Standards, which identified a capacity constraint affecting approximately 1,211 linear feet of pipe. As a result, the developer will contribute a fair share of the costs needed to upgrade this section of the sewer system. These improvements may include replacing or upgrading sewer mains, installing new manholes, and restoring pavement, ensuring the infrastructure can adequately support both this development and the surrounding area.

23. Offsite improvements will include the half-street construction of Yuma Road, along with the installation of a median from 241st Drive to the main entrance of the development.

24. The development includes a single trash compactor area serving the entire community. To accommodate residents who do not live near the compactor, the applicant has committed to providing doorstep valet trash service twice a week.

Schools

25. The project is located within the Buckeye Elementary School District and the Buckeye Union High School District. Elementary students will attend Inca Elementary School, while high school students will attend Youngker High School.

RECOMMENDATION

26. Staff recommends the Planning and Zoning Commission approve the Site Plan for Sundance Apartments, Application PLZSP-23-00024, subject to conditions (a) through (ll), for the following reasons:

    - Conformance with General Plan
    - Conformance with Development Code
    - No outstanding issues for reviewing departments including Engineering, Fire, Public Works, Police, and Development Services.

a) Except as modified by these conditions of approval, development of the site shall conform to the following plans:

    1. Site Plan, three pages, received July 18, 2024;
    2. Preliminary Landscape Plans, two pages, received July 18, 2024;
    3. Color Elevations, ten pages, received May 6, 2024;
    4. Color Details, three pages, received July 18, 2024;
    5. Color and Material Palette, one page, received May 6, 2024;
    6. Photometric Plan-Exterior Lighting Cut Sheets, five pages, received July 18, 2024;
    7. Floor Plans, seven pages, received May 6, 2024;
    8. Fire Access Plan, one page, received July 18, 2024.

b) 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.

c) 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.

d) Due to only having one trash compactor onsite for the entire development, the property management company shall be responsible to provide door side valet trash services two days a week.

e) All stairwells adjacent to Yuma Road shall be screened from public view using architecturally integrated features such as metal mesh or other approved methods that are consistent with the building's design.

f) All plantings associated with the radial vine trellis shall be maintained in a living condition at all times. Dead or diseased plants shall be promptly replaced to ensure the continuous vitality and aesthetic quality of the trellis.

g) The City and the Applicant are aware of constraints within the downstream trunk sewer line. The applicant has analyzed the downstream sewer by metering flows at various locations and computer modeling as per the City of Buckeye (COB) Engineering Design Standards (EDS) Section 4-1.101.P. The Final Sewer Report: Sundance Apartments prepared by HKS Engineering has identified a capacity issue consisting of approximately 1,211 lineal feet of pipe between Nodes 2 and 3 of the City of Buckeye Public Wastewater System. The developer will be responsible for an equitable portion of the costs associated with the design and construction of the required improvements necessary to accommodate the impact of the development. This may include, but not be limited to, sewer main lines, sewer manholes, pavement restoration, related infrastructure required to meet local and regional standards.

h) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN 504-22-013F.

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

j) All existing irrigation facilities located on the site shall be abandoned, relocated, 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, unless otherwise determined by the City. Any additional easements for District-owned facilities shall be placed outside of the right-of-way and the public utilities easement.

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

l) 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.

m) The Property Owner/Developer shall be responsible for any coordination with adjacent property owners on any improvements that may be required and obtain approval as necessary.

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

o) The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

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

q) Property Owner/Developer shall verify and complete due diligence if any proposed subdivision of the existing property requires a Certificate of Assured Water Supply based upon Arizona State Law Subdivision requirement. Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said Plat, if the Certificate is required as determined by Property Owner/Developer due diligence. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provider prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

r) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. 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.

s) All medians required for controlling site access shall be constructed with this development.

t) In the event that access to and within the project is deemed a threat to public safety and security by the City, depending on the severity, the City could temporarily close the access until such time and Property Owner/Developer eliminates the safety concerns. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such

changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

u) Installation of ITS conduit per the City standards shall be installed along Yuma Road.

v) Construct the median from 241st Dr to the main entrance that provides left turn pockets for Acacia Crossings and the Sundance apartments. The west end of the median will be constructed per the COB Detail 63211.

w) This project shall construct the East half of a shared driveway with the property to the west. The driveway shall be constructed to the COB detail 63452.

x) A cross-access easement for the property to the west shall be recorded over the shared driveway portion of the entrance.

y) Accommodate the remainder of the Desert Moon RH turn lane at the east end of this project. Coordinate with the Desert Moon approved plans for Yuma Road.

z) Restripe the south side of Yuma to 241st Ave to accommodate two lanes of traffic.

aa) Relocate the pork chop out of the permanent through lanes.

bb) Signing and striping is reviewed in concept only and will be reviewed at the time of final construction drawings.

cc) All landscaped areas within the public rights of way shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. 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.

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) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.

ff) The following requirements apply to landscaping within public right-of-way:

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) The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):

- Male Mulberry Tree (Morus Alba)
- Olive Tree (Olea Europea)
- 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

hh) 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).

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

jj) 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.

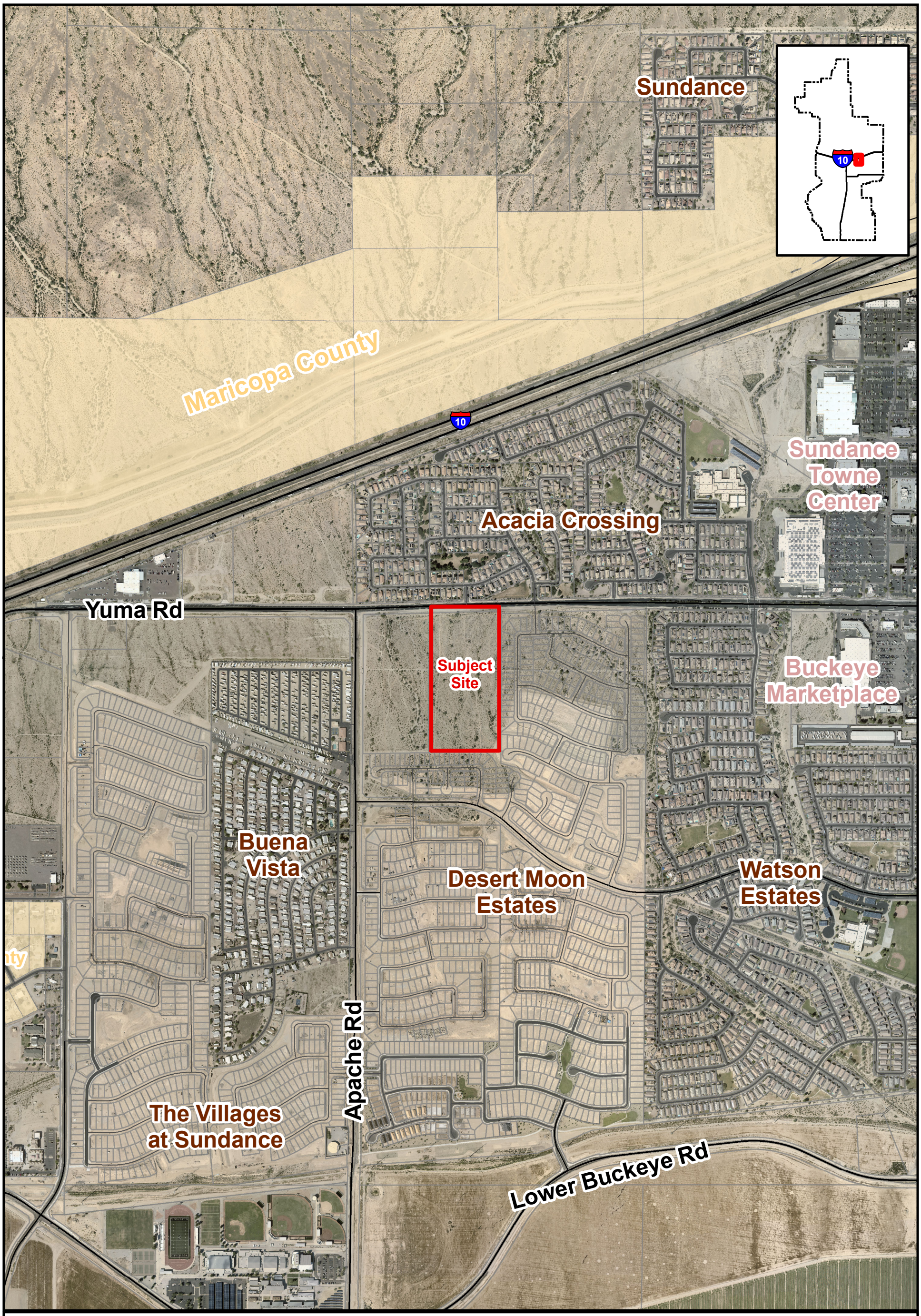
kk) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.

ll) 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.

ATTACHMENTS

Exhibit A – Vicinity Map
Exhibit B – Zoning Map
Exhibit C – Project Narrative
Exhibit D – Site Plan
Exhibit E – Color Elevations
Exhibit F – Color Details
Exhibit G – Color and Material Palette
Exhibit H – Conceptual Landscape Plan
Exhibit I – Open Space Plan
Exhibit J –Photometric Plan-Exterior Lighting Cut Sheets
Exhibit K – Floor Plans

Prepared by:
Jennifer Fostino, Planner II



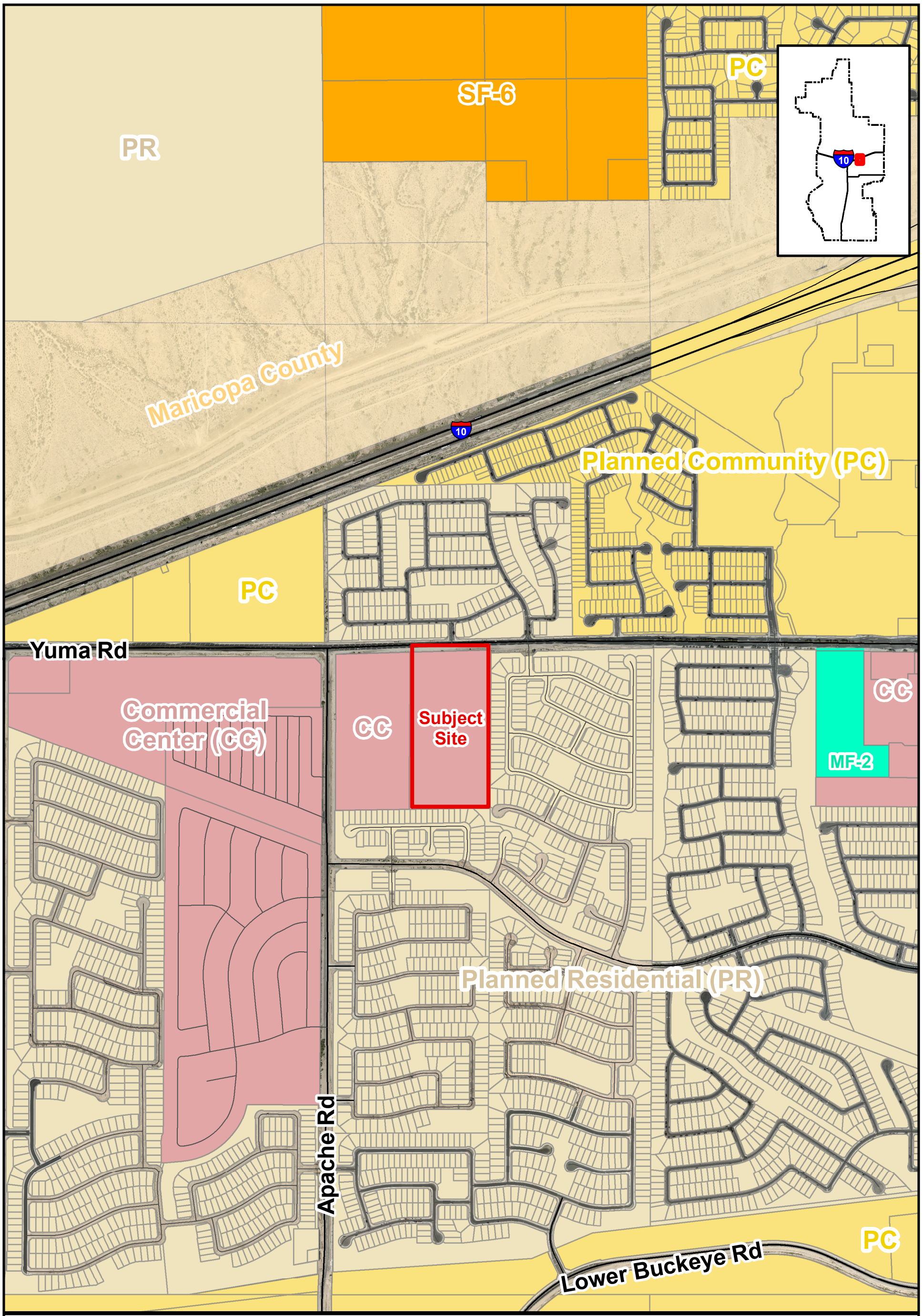
VICINITY MAP

PLZSP-23-00024

Sundance Apartments Site Plan
City Council District #3

BUCKEYE, AZ

N
W E
S



ZONING MAP

PLZSP-23-00024

Sundance Apartments Site Plan
City Council District #3

BUCKEYE, AZ

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2R PLZSP-23-00024 RECEIVED OCT 16 2023 WD

HARRIS KOCHER SMITH
DENVER • DALLAS/FORT WORTH

June 30, 2023
Revised: October 10, 2023

Attention: Development Services Department
City of Buckeye
530 East Monroe Avenue
Buckeye, Arizona, 85326

Sundance Apartments

Site Plan Narrative

HKS Project No. 230330

The Sundance Apartments property is approximately 19.67 gross acres and is located at the southern side of W. Yuma between S. Apache Rd. and S. Watson Rd. (APN 504-22-013F). The parcel is currently zoned CC and is in a Planned Residential (PR) zone. The existing parcel does not have any structures, the entire site is undeveloped desert with few trees scattered throughout the property. The site is relatively flat, but topography shows that runoff on the site would flow to the Southeast as the property slopes approximately 1% away from W. Yuma Road.

The proposed development for this site is 294-unit multifamily development with attached garages on the first level. Parking will consist of a 20' front facing driveway and 1 car garage for various units across the site. 380 off street parking spaces will be provided. Proposed ingress and egress will consist of one driveway at the northeast corner connecting to W. Yuma Road. This main access will be ¾ access, meaning no left turns out of the site are permitted. Additionally, an all-weather fire access road will be extended from the southwest corner of the site to Apache Rd. to provide a fire access connection per the existing agreement with the reception number 20211110821.

The project will include half street improvements for W. Yuma Rd. per Town of Buckeye Standard Detail 63130.

Thank you for your consideration in reviewing this Site Plan Application. We look forward to your input and moving forward on a great project in Buckeye.

Please contact me if you have any questions or require additional information at jstafford@hkseng.com or 303-623-6300.

Sincerely,

HARRIS KOCHER SMITH

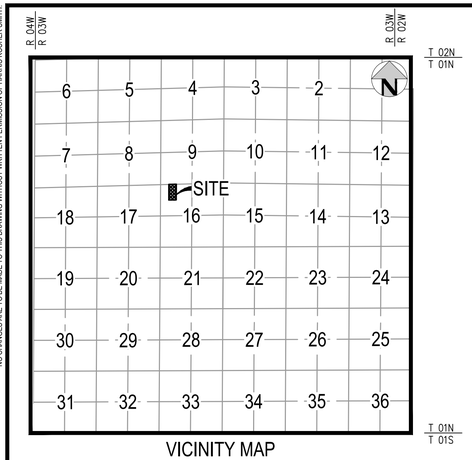
John Stafford
Vice President

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

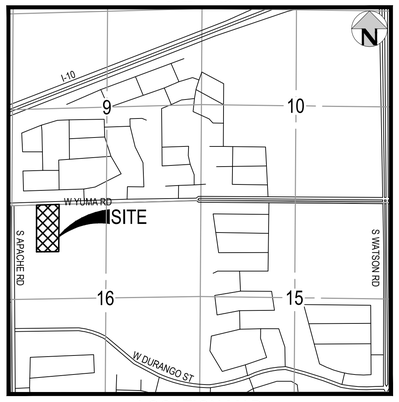
SUNDANCE APARTMENTS AT W. YUMA RD & S. APACHE RD
FOR
SITE PLAN

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

5R PLZSP-23-00024 RECEIVED JUL 18 2024 WD



VICINITY MAP
SCALE: 1" = 3000'



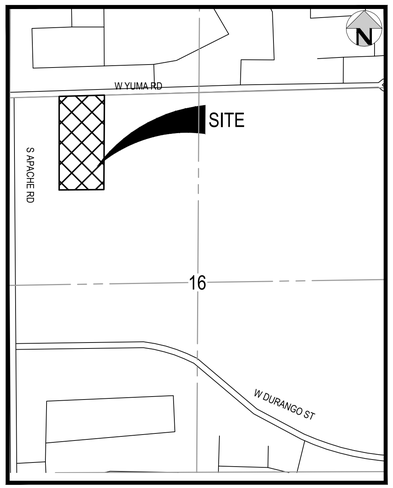
LOCATION MAP
SCALE: 1" = 1000'

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)
040037 040039	2115 10/16/2013	L	4/15/1988	X	N/A
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.					

ABBREVIATIONS

APPROX	APPROXIMATE
B/W	BACK OF WALK
BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
C&G	CURB & GUTTER
CONC	CONCRETE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PHS	PHASE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
WAT	WATER



OVERALL DEVELOPMENT
SCALE: 1" = 500'

PROJECT INFORMATION

SITE ADDRESS:	YUMA ROAD, BUCKEYE, AZ. 85326
A.P.N.:	504-22-013F
GROSS AREA	856,815 FT²: 19.67 ACRES
NET AREA (MINUS R.O.W.)	833,407.89 FT²: 19.13 ACRES
EXISTING ZONING:	COMMERCIAL CENTER
PROPOSED USE:	MULTI-FAMILY
BUILDING AREA:	481,252±
BUILDING HEIGHT:	37'-2" (50'-0" MAX)
CONSTRUCTION TYPE:	VA & VB
SPRINKLER SYSTEM TYPE:	NFPA 13R
LOT COVERAGE:	214,894 / 840,299 = 25.57%
OPEN SPACE:	451,249 FT²: 10.36 ACRES
DWELLING UNITS:	294
ALLOWED DENSITY:	15 DU/AC
PROVIDED DENSITY:	14.94 DU/AC

Sheet List Table

1 COVER
2 NOTES
3 SITE PLAN
4 UTILITY PLAN
5 FIRE ACCESS PLAN
6 CONCEPTUAL GRADING & DRAINAGE PLAN
7 OPEN SPACE PLAN
8 CONCEPTUAL LANDSCAPE PLAN
9 CONCEPTUAL LANDSCAPE PLAN
10 MATERIAL AND COLOR BOARD
11 COLOR SITE AERIAL
12 BUILDING TYPE 1 FLOOR PLANS
13 BUILDING TYPE 1 COLORED ELEVATIONS
14 BUILDING TYPE 2 FLOOR PLANS
15 BUILDING TYPE 2 COLORED ELEVATIONS
16 BUILDING TYPE 2A COLORED ELEVATIONS
17 BUILDING TYPE 3 FLOOR PLANS
18 BUILDING TYPE 3 COLORED ELEVATIONS
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22 BUILDING TYPE 4 COLORED ELEVATIONS
23 BUILDING TYPE 6 FLOOR PLANS
24 BUILDING TYPE 6 COLORED ELEVATIONS
25 LEASING & CLUBHOUSE FLOOR PLAN
26 LEASING & CLUBHOUSE COLORED ELEVATIONS
27 COMPACTOR FLOOR PLAN, COLORED ELEVATIONS
28 COVERED PARKING COLORED ELEVATIONS
29 PRELIMINARY SITE WALL ELEVATIONS
30 PRELIMINARY SITE WALL ELEVATIONS
31 PRELIMINARY LANDSCAPE SELECTIONS AND MATERIALS
32 ELECTRICAL SITE LIGHTING PLAN
33 ELECTRICAL SITE PHOTOMETRIC PLAN
34 ELECTRICAL SITE LIGHTING CUT-SHEETS
35 ELECTRICAL SITE LIGHTING CUT-SHEETS
36 ELECTRICAL SITE LIGHTING CUT-SHEETS

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THE NORTH 33 FEET THEREOF;
AND EXCEPT ANY PORTION THEREOF LYING WITHIN W. YUMA. ROAD.

BASIS OF BEARINGS

THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011), EPOCH 2010.00. NO ROTATION APPLIED.

TWO-POINT METHOD:
THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. BEARING = NORTH 88 DEGREES 27 MINUTES 30 SECONDS EAST

BENCHMARK

APACHE ROAD (GDACS PT# 50555-3M)
MARICOPA COUNTY BRASS CAP FLUSH STAMPED "¼ COR S17 RLS 29891"
WEST QUARTER CORNER SECTION 16, T1N, R3W
ELEVATION= 1052.452 (NAVD-88 DATUM)

LOWER BUCKEYE ROAD (GDACS PT # 50567-1M)
MARICOPA COUNTY BRASS CAP FLUSH STAMPED "¼ COR S16 S21 RLS 29891"
SOUTH QUARTER CORNER SECTION 16, T1N, R3W
ELEVATION= 1052.452 (NAVD-88 DATUM)

WATSON ROAD (GDACS PT# 50536-Z1)
MARICOPA COUNTY BRASS CAP FLUSH STAMPED "¼ COR S9 S10"
EAST QUARTER CORNER SECTION 9, T1N, R3W
ELEVATION= 1114.754 (NAVD-88 DATUM)

NORTH OF 1-10, NO ROAD ACCESS (GDACS PT# 50535-1M)
MARICOPA COUNTY ALUMINUM CAP STAMPED "¼ COR S8 S9 RLS 29891"
WEST QUARTER CORNER SECTION 9, T1N, R3W
ELEVATION= 1112.522 (NAVD-88 DATUM)

NOTE:

PROPERTY MANAGEMENT SHALL BE RESPONSIBLE TO PROVIDE DOORSIDE VALET TRASH SERVICES TWO DAYS A WEEK.

DEVELOPER
CARLTON-BEHR CAPITAL
4600 E. WASHINGTON ST. SUITE 300
PHOENIX, AZ 85034
602-781-7361

ARCHITECT
BMA ARCHITECTS
2915 E. BASELINE RD. SUITE 120
GILBERT, AZ 85234
480-659-1524

LANDSCAPE ARCHITECT
COLLECTIVE LANDSCAPE ARCHITECTS
1426 N. 2ND ST.
PHOENIX, AZ 85004
602-358-7711

OWNER
CARLTON-BEHR CAPITAL
365 NY 59. SUITE 110
AIRMONT, NY 10952
602-390-3401

CIVIL ENGINEER
HARRIS KOCHER SMITH
901 E. Madison Street
Phoenix, Arizona 85034
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

MANAGING ENGINEER/SURVEY
PROJECT COORDINATOR
DRAFTED / CHECKED
DESIGN LAYOUT / DRAWING SCALES
PLAN TYPE
ENGINEER INFORMATION
HARRIS KOCHER SMITH
901 E. Madison Street
Phoenix, Arizona 85034
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com
PROJECT: SUNDANCE APARTMENTS AT W. YUMA RD & S. APACHE RD
COB PROJECT PLAN STICKER
REVISIONS:
1
2
3
COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL:
AS-BUILT SEAL
DESIGN SEAL
COB PLAN TRACKING #
COB PERMIT #
ORIGINAL PLAN DATE: 07-13-2023
LATEST REVISION DATE
PROJECT NUMBER
SHEET NUMBER: 1 OF 36

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

File path: P:\2023\2303\ENGINEERING\SDP\SDP - COVER.DWG Layout: COVER
Xrefs: XREF-SITE.DWG
Plotted: WED 07/17/2024 4:02:13P By: Jake Allen

CITY OF BUCKEYE NOTES:

ALL CITY OF BUCKEYE GENERAL NOTES AND UTILITY NOTES ARE ACCESSIBLE ON THE CITY'S WEBSITE AT WWW.BUCKEYEAZ.GOV, UNLESS OTHERWISE ATTACHED.

GENERAL NOTES:

1. CALL BEFORE YOU DIG: ARIZONA UTILITY LOCATION SERVICE 811.
2. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
3. ALL WORK SHALL CONFORM TO CITY PLAN STANDARDS.
4. ALL CURB/ADA RAMP DESIGNS SHALL CONFORM TO ADA, STATE ACCESSIBILITY CODE OR CITY OF BUCKEYE STANDARDS, WHICHEVER IS MORE STRINGENT.
5. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.
6. THE CONTRACTOR SHALL INCLUDE IN THEIR CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THEY DETERMINE IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION. THE CONTRACTOR MUST ALSO BRING IN ANY TOPSOIL NECESSARY TO PERFORM LANDSCAPING IF NONE IS AVAILABLE
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATIONS MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. HARRIS KOCHER SMITH ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
8. THE CONTRACTOR SHALL VERIFY THE SIZE, INVERT, ETC. OF ALL EXISTING STORM DRAINS AND OTHER FEATURES PRIOR TO START OF WORK. NO PIPE SHALL BE INSTALLED UNTIL INFORMATION CONCERNING EXISTING SITE FEATURES HAS BEEN FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANGER OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
9. THE CONTRACTOR SHALL HIRE A SURVEYOR FOR ANY GOVERNMENTAL AGENCY REQUIRED AS-BUILT SURVEYS.
10. THE CONTRACTOR SHALL REFER TO AND ABIDE BY ALL PERMIT DOCUMENTS AND GOVERNMENT AGENCY INSPECTIONS/REPRESENTATIVES DIRECTIONS FOR ANY ADDITIONAL REQUIREMENTS OF SAID AGENCIES.
11. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, AS-BUILTS, TESTING RESULTS, ETC., TO THE ENGINEER IN TIME TO OBTAIN CERTIFICATIONS AS NEEDED FROM ALL STATE AND LOCAL OFFICIALS AT A MINIMUM OF 3 WEEKS PRIOR TO NEEDING CERTIFICATE OF OCCUPANCY.

ENGINEER'S GENERAL NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS AND SIZES OF ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER HAS NOT FIELD VERIFIED THE EXISTING UTILITIES. THE UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORDS AND UTILITY MAPS MADE AVAILABLE TO THE ENGINEER AND THE LOCATIONS AND SIZES SHALL BE CONSIDERED APPROXIMATE ONLY. OTHER UTILITIES, NOT SHOWN ON THIS PLAN, MAY EXIST ON OR NEAR THE SITE.
2. ALL ACCESSIBLE PARKING STRIPING AND SYMBOLS TO BE PAINTED BLUE IN COLOR.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY THE CITY OF BUCKEYE, AZ.
4. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING, EROSION CONTROL SHALL NOT BE LIMITED TO WHAT IS SHOWN ON THE PLAN. WHATEVER MEANS NECESSARY SHALL BE TAKEN TO PREVENT SILTATION AND EROSION FROM ENTERING NATURAL STREAMS AND ADJACENT ROADWAYS, PROPERTIES, AND DITCHES.
5. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
6. GRADING CONTRACTOR SHALL INSTALL SITATION CONTROL PRIOR TO STARTING THE GRADING, ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED AS DIRECTED BY THE CITY OF BUCKEYE, AZ. OR THE DEVELOPER.
7. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONTRY, ROCK, FORZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
8. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS. CONTRACTOR TO GRADE ALL AREAS TO REQUIRED SUBGRADE.
9. ALL FILL PLACED FOR PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, AND FOR DRAINAGE BERMS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL TEST SHALL BE VERIFIED BY A SOILS ENGINEERING CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
10. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE.
11. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM-WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF BUCKEYE, AZ. STANDARDS.
12. ALL STORM-WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
13. ALL PROPOSED UTILITIES ON THIS SITE MUST BE LOCATED UNDERGROUND.
14. THE GENERAL CONTRACTOR SHALL FLAG ALL SANITARY AND STORM SEWER STRUCTURES WITH A 2X4 PAINTED ORANGE AND MARKED TO READ "STORM SEWER STRUCTURE OR SANITARY SEWER STRUCTURE DO NOT BURY".
15. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.
16. NO MONUMENT SIGNS OR THEIR PROPOSED LOCATIONS CAN BE APPROVED WITH THESE DOCUMENTS. A SEPARATE SIGN APPLICATION MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RAZING AND REMOVAL OF THE EXISTING STRUCTURES, INCLUDING FOUNDATIONS, RELATED UTILITIES, PAVING, UNDERGROUND FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS.
18. CONTRACTOR IS TO REMOVE AND DISPOSE OF, OFF SITE, ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
19. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING ALL PHASES OF THE DEMOLITION PLAN.
20. DISPOSAL OF MATERIAL ON-SITE WILL ONLY BE ALLOWED AS DIRECTED BY THE OWNER AND GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF BUCKEYE, AZ. PUBLIC WORKS DEPARTMENT.

ENGINEER'S GENERAL NOTES (CONT'D.):

21. THE SITE IMPROVEMENT PLANS APPROVED BY THE CITY OF BUCKEYE, AZ. DOES NOT ALLOW THE REMOVAL OR CONSTRUCTION OF ANY SANITARY OR STORM SEWER LINES WITHOUT THE PRIOR APPROVAL OR CONSENT OF THE CITY OF BUCKEYE, AZ.
22. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF WORK.
23. ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33 PERCENT). STEEPER GRADES MAY BE APPROVED BY THE DESIGNATED OFFICIAL IF THE EXCAVATION IS THROUGH ROCK OR THE EXCAVATION OR THE FILL IS ADEQUATELY PROTECTED (A DESIGNED HEAD WALL OR TOE WALL MAY BE REQUIRED). RETAINING WALLS THAT EXCEED A HEIGHT OF FOUR (4) FEET SHALL REQUIRE THE CONSTRUCTION OF SAFETY GUARDS AS IDENTIFIED IN THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES AND MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT. PERMANENT SAFETY GUARDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES.
24. ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. A SOIL'S ENGINEER SHALL VERIFY ALL TESTS CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. A SEALED COPY OF THE RESULT REPORTS SHALL BE GIVEN TO THE CITY OF BUCKEYE, AZ. CONSTRUCTION INSPECTOR.
25. ALL PUBLIC ROADS MUST BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CITY TO SUSPEND WORK.
26. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION. A PERMANENT SOD SHALL BE ESTABLISHED AS SOON AS POSSIBLE.
27. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE DESIGNATED OFFICIAL'S RECOMMENDATION.
28. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (5:1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEEDED.
29. RUNOFF WATER FROM DEVELOPED AREAS (PARKING LOTS, PAVED SITES, AND BUILDINGS) ABOVE THE AREA TO DEVELOP SHALL BE DIRECTED TO DIVERSIONS, DETENTION BASINS, CONCRETE GUTTERS AND/OR UNDERGROUND OUTLET SYSTEMS. SUFFICIENTLY ANCHORED STRAW BALES MAY BE TEMPORARILY SUBSTITUTED WITH THE APPROVAL OF THE DESIGNATED OFFICIAL.
30. ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
31. ANY RETAINING WALLS REFERRED TO IN THESE PLANS ARE SHOWN FOR REFERENCE ONLY ARE NOT TO BE INTERPRETED AS DESIGN OF THE WALL SYSTEM. CONTRACTOR SHALL REFER TO STRUCTURAL PLANS PREPARED BY OTHERS FOR DETAILS OF THE WALL DESIGN AND CONSTRUCTION SALES.
32. CONTRACTOR SHALL BID THESE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY (COMPLETE SETS).

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

REVISIONS:
1
2
3

PLAN NAME
NOTES

ENGINEER INFORMATION
HKS HARRIS KOCHER SMITH
901 E. Madison Street
Phoenix, Arizona 85034
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

COB PERMITTING APPROVAL SEAL

COB ENGINEERING APPROVAL SEAL

AS-BUILT SEAL

DESIGN SEAL

ORIGINAL PLAN DATE
07-13-2023

LATEST REVISION DATE

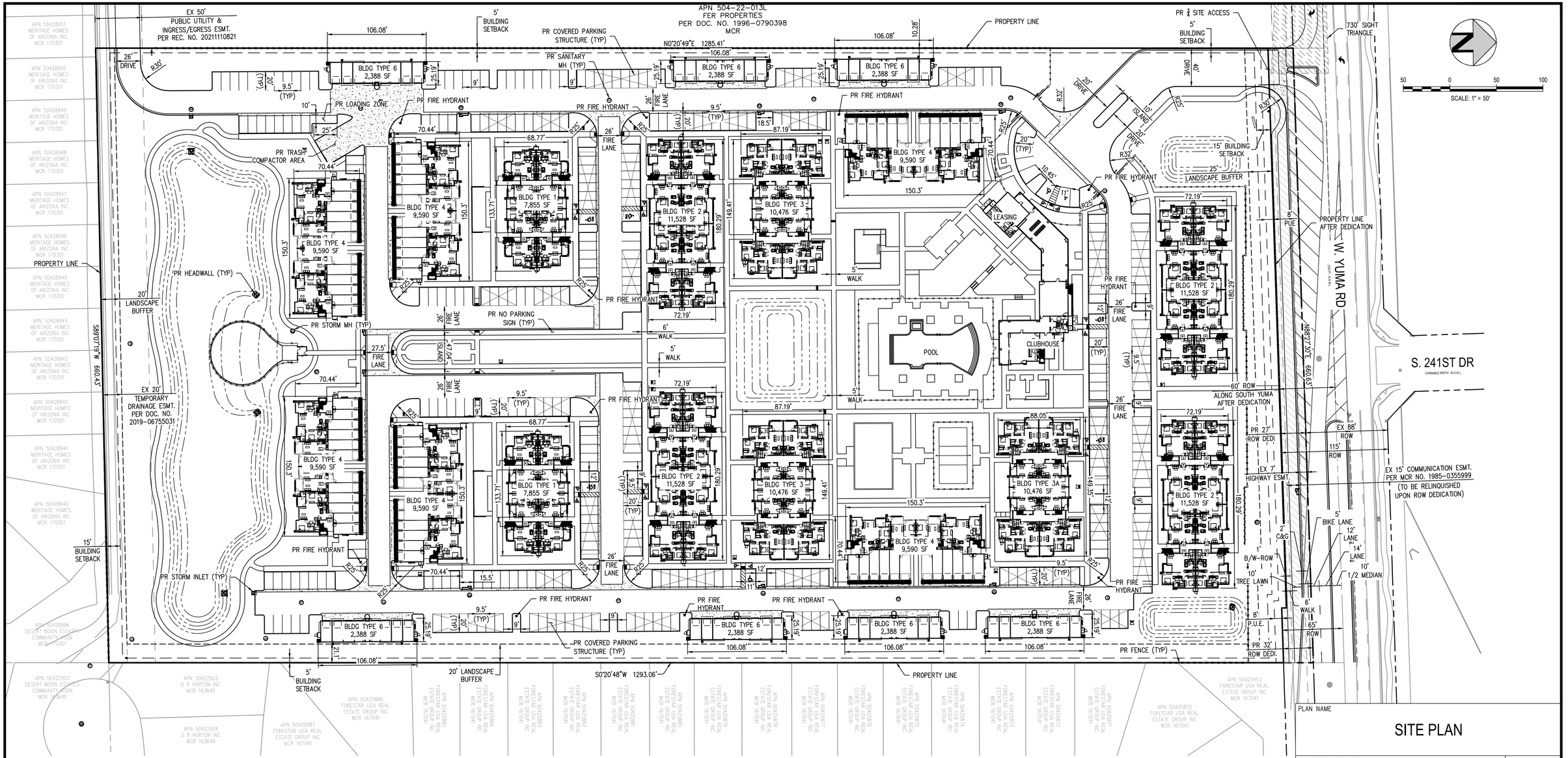
PROJECT NUMBER

SHEET NUMBER
2 OF 36

SUBMITTAL:

COB PLAN TRACKING #:

COB PERMIT #:



GROSS UNIT MIX

UNIT TYPE	NO. BEDROOMS	# OF UNITS	# OF UNITS
A1	1 BEDROOM	24 UNITS	8.2%
A2	1 BEDROOM	68 UNITS	23.1%
A3	1 BEDROOM	12 UNITS	4.1%
A3G	1 BEDROOM	12 UNITS	4.1%
B1	2 BEDROOM	48 UNITS	16.3%
B2	2 BEDROOM	12 UNITS	4.1%
B2G	2 BEDROOM	12 UNITS	4.1%
B3	2 BEDROOM	60 UNITS	20.4%
L2	2 BEDROOM	14 UNITS	4.8%
C1	3 BEDROOM	32 UNITS	10.8%
TOTAL		294 UNITS	100%

BUILDING TYPE	BUILDING FOOTPRINT AREA	GROSS BUILDING AREA	QTY.	GROSS BUILDING AREA	USE	SPRINKLER TYPE	CONST. TYPE
BUILDING 1	7,855	22,732	2	45,464	R2	NFPA 13R	VA
BUILDING 2	11,528	34,659	4	138,636	R2	NFPA 13R	VA
BUILDING 3	10,476	31,224	2	62,448	R2	NFPA 13R	VA
BUILDING 3A	10,476	20,816	1	20,816	R2	NFPA 13R	VA
BUILDING 4	9,590	19,281	6	115,686	R2	NFPA 13R	VA
BUILDING 6	2,388	4,817	7	33,719	R2	NFPA 13R	VB
LEASING/CLUBHOUSE	6,673	11,450	1	11,450	B/A2	NFPA 13	VB
GROSS AREA:			23	428,219±			

GROSS PARKING

REQUIRED:	# UNITS	SPACES REQ'D
1 BEDROOM UNITS	116 x 1.0 =	116 P.S.
2 BEDROOM UNITS	146 x 1.5 =	219 P.S.
3 BEDROOM UNITS	32 x 2.0 =	64 P.S.
GUEST (1 PARKING SPACE PER 5 UNITS)	294 TOTAL UNITS / 5 =	59 P.S.
OFFICE (1 PARKING SPACE PER 350 SF)	1,241 OFFICE SF / 350 SF =	4 P.S.
REQUIRED TOTAL:		462 P.S.
ADA PARKING		SPACES REQ'D
REQUIRED:	492 x 2% =	10 P.S.
PROVIDED:		
OPEN		152 P.S.
COVERED		202 P.S.
GARAGE		127 P.S.
ADA OPEN		3 P.S.
ADA COVERED		6 P.S.
ADA GARAGE		1 P.S
LOADING		1 P.S.
PROVIDED TOTAL:	(1.7:1)	492 P.S.

LOT COVERAGE

BUILDING TYPE	BUILDING FOOTPRINT AREA (SF)	QTY.	TOTAL FOOTPRINT AREA (SF)
BUILDING TYPE 1	7,855	2	15,710
BUILDING TYPE 2	11,528	4	46,112
BUILDING TYPE 3	10,476	2	20,952
BUILDING TYPE 3A	10,476	1	10,476
BUILDING TYPE 4	9,590	6	57,540
BUILDING TYPE 6	2,388	7	16,716
LEASING OFFICE	1,241	1	1,241
CLUBHOUSE	2,956	1	2,956
CLUBHOUSE RAMADAS	2,538 + 1,103	1	3,641
CARPORTS	39,550	1	39,550
TOTAL			214,894
LOT COVERAGE	214,894 / 840,299 (SITE AREA) =		25.57%

LEGEND:

- PROPOSED PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING 8" WATER LINE
- EXISTING 16" WATER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELECOM
- EXISTING SANITARY SEWER
- EXISTING STORM LINE W/ MANHOLE
- PR 12" WATER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR STORM LINE W/ MANHOLE, INLET, & FES
- PR SANITARY LINE W/ MANHOLE
- PR SANITARY SERVICE
- PR FENCE
- PR SETBACK LINE
- PR FIRE HYDRANT
- PR ROW DEDICATION

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

REVISIONS:
1
2
3

PLAN NAME

SITE PLAN

ENGINEER INFORMATION
HKS HARRIS KOCHER SMITH
1120 E. Missouri, 85014
Phone: Maddison, 85034
P: 303.623.4300 F: 303.623.4311
HarrisKocherSmith.com

COB PERMITTING APPROVAL SEAL

COB ENGINEERING APPROVAL SEAL

AS-BUILT SEAL

DESIGN SEAL

SUBMITTAL:

ORIGINAL PLAN DATE: 07-13-2023

LATEST REVISION DATE

PROJECT NUMBER

SHEET NUMBER: 3 OF 36

COB PLAN TRACKING #:

COB PERMIT #:

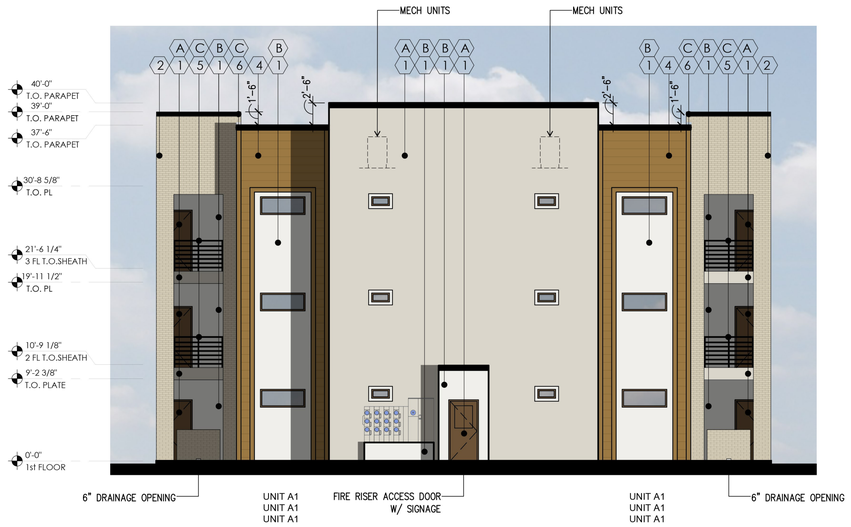
4R PLZSP-23-00024 RECEIVED MAY 06 2024 WD

EXHIBIT E



BLD TYPE 1 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 1 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
Ⓐ	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS
Ⓑ	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS
Ⓒ	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING
Ⓓ	DUNN-EDWARDS	DE6161 (BRONZED BRASS)	WINDOW, DOOR FRAMES SLIDING GLASS DOORS

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
①	1 COAT STUCCO SYSTEM			
②	CMU VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
③	PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	ACCENT
④	PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	ACCENT
⑤	METAL GUARD RAILING		BLACK (DEA002)	OR EQUAL
⑥	METAL SIDING		BLACK (DEA002)	OR EQUAL
⑦	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
⑧	METAL GARAGE DOOR			

BMA ARCHITECTURE
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p: 480.659.1524 | www. BMAarchitecure.com

CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: BUILDING TYPE 1 COLORED ELEVATIONS
dwg no: 13
date: 01-23-2024
job no: 2023.02 log no:



BLD TYPE 2 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 2 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS
B	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS
C	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING
D	DUNN-EDWARDS	DE6161 (BRONZED BRASS)	WINDOW, DOOR FRAMES SLIDING GLASS DOORS

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM			
2	CMU VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
3	PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	ACCENT
4	PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	ACCENT
5	METAL GUARD RAILING		BLACK (DEA002)	OR EQUAL
6	METAL SIDING		BLACK (DEA002)	OR EQUAL
7	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
8	METAL GARAGE DOOR			

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CARLTON BEHR CAPITAL

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CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: BUILDING TYPE 2 COLORED ELEVATIONS
dwg no: 15
date: 01-23-2024
job no: 2023.02 log no:



EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
(A)	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS CARPORT COLUMN
(B)	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS, LIDS, CARPORT
(C)	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
(3)	6" PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	CEMENTIOUS SIDING
(4)	6" PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	CEMENTIOUS SIDING
(5)	METAL GUARD RAILING			
(6)	FOAM BAND			STUCCO FINISH
(7)	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
(8)	4" TRIM BOARD	HARDIE PLANK		COLOR TO MATCH SURROUNDING

BLD TYPE 2 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 2 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDINGS 22 AND 23 ONLY

BLD TYPE 2 - SIDE ELEVATION

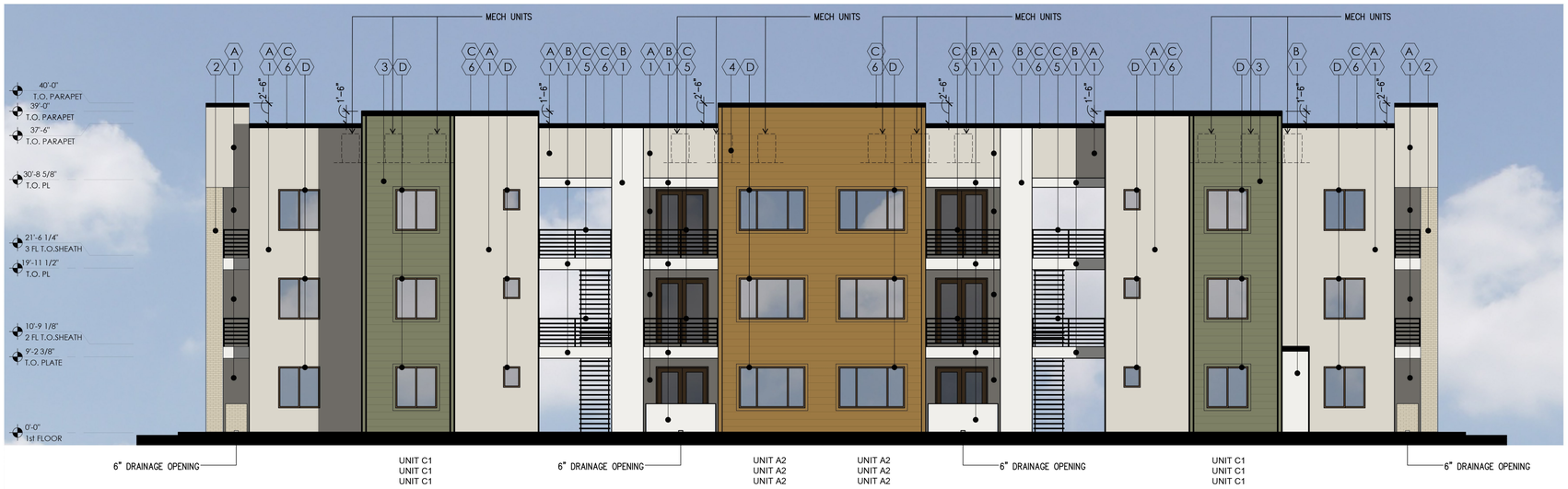
SCALE: 1/8" = 1'-0"

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CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: BUILDING TYPE 2 COLORED ELEVATIONS
dwg no: 16
date: 04-05-2024
job no: 2023.02 log no:



BLD TYPE 3 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 3 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS
B	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS
C	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING
D	DUNN-EDWARDS	DE6161 (BRONZED BRASS)	WINDOW, DOOR FRAMES SLIDING GLASS DOORS

EXTERIOR MATERIAL SCHEDULE

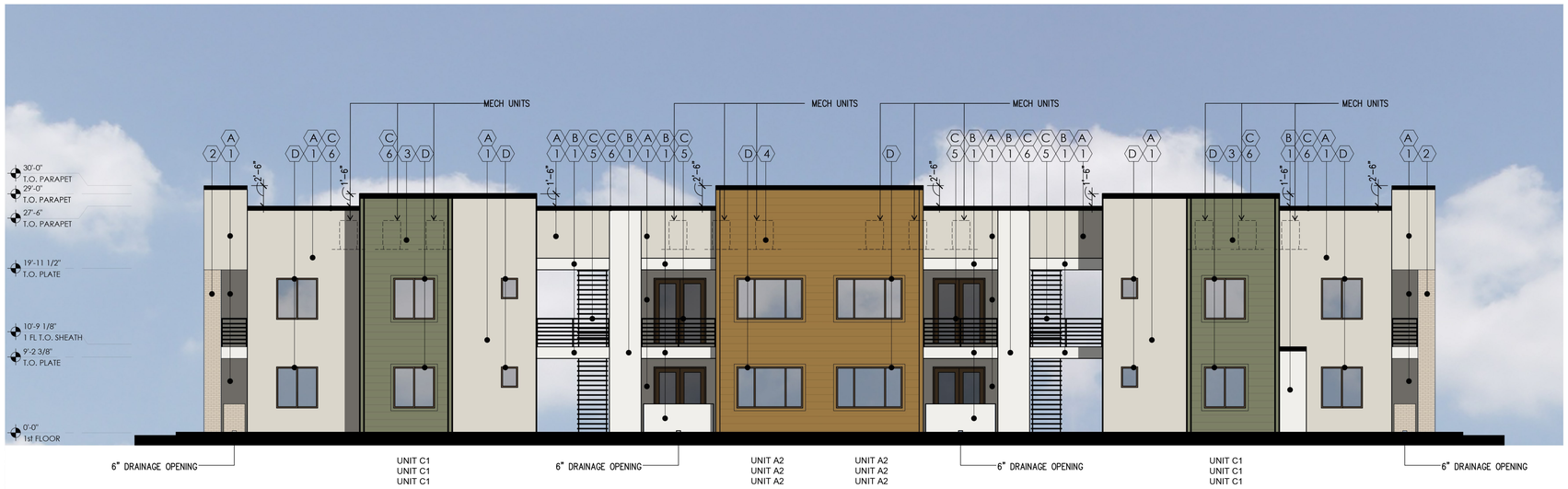
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM			
2	CMU VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
3	PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	ACCENT
4	PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	ACCENT
5	METAL GUARD RAILING		BLACK (DEA002)	OR EQUAL
6	METAL SIDING		BLACK (DEA002)	OR EQUAL
7	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
8	METAL GARAGE DOOR			

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CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: BUILDING TYPE 3 COLORED ELEVATIONS
dwg no: 18
date: 01-23-2024
job no: 2023.02 log no:



BLD TYPE 3A - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 3A - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS
B	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS
C	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING
D	DUNN-EDWARDS	DE6161 (BRONZED BRASS)	WINDOW, DOOR FRAMES SLIDING GLASS DOORS

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM			
2	CMU VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
3	PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	ACCENT
4	PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	ACCENT
5	METAL GUARD RAILING		BLACK (DEA002)	OR EQUAL
6	METAL SIDING		BLACK (DEA002)	OR EQUAL
7	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
8	METAL GARAGE DOOR			

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CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: BUILDING TYPE 3A COLORED ELEVATIONS
dwg no: 20
date: 01-23-2024
job no: 2023.02 log no:



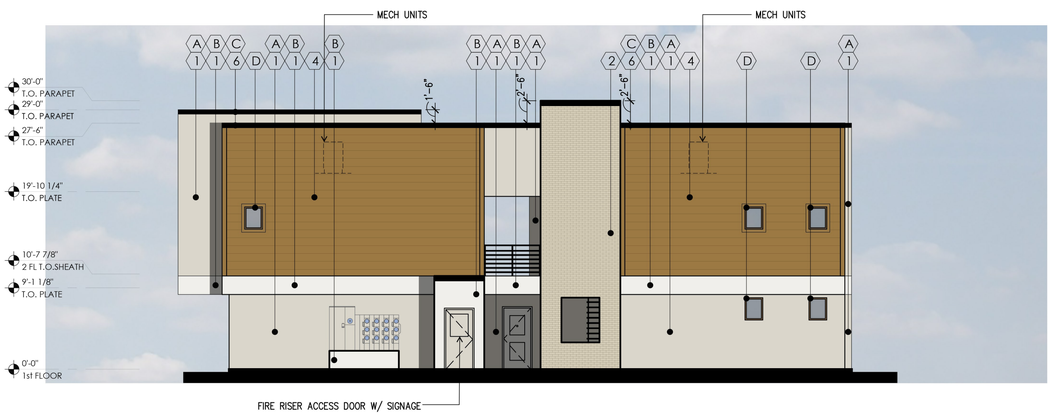
BLD TYPE 4 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 4 - BACK ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 4 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS
B	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS
C	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING
D	DUNN-EDWARDS	DE6161 (BRONZED BRASS)	WINDOW, DOOR FRAMES SLIDING GLASS DOORS

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM			
2	CMU VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
3	PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	ACCENT
4	PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	ACCENT
5	METAL GUARD RAILING		BLACK (DEA002)	OR EQUAL
6	METAL SIDING		BLACK (DEA002)	OR EQUAL
7	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
8	METAL GARAGE DOOR			

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CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: BUILDING TYPE 4 COLORED ELEVATIONS
dwg no: 22
date: 01-23-2024
job no: 2023.02 log no:

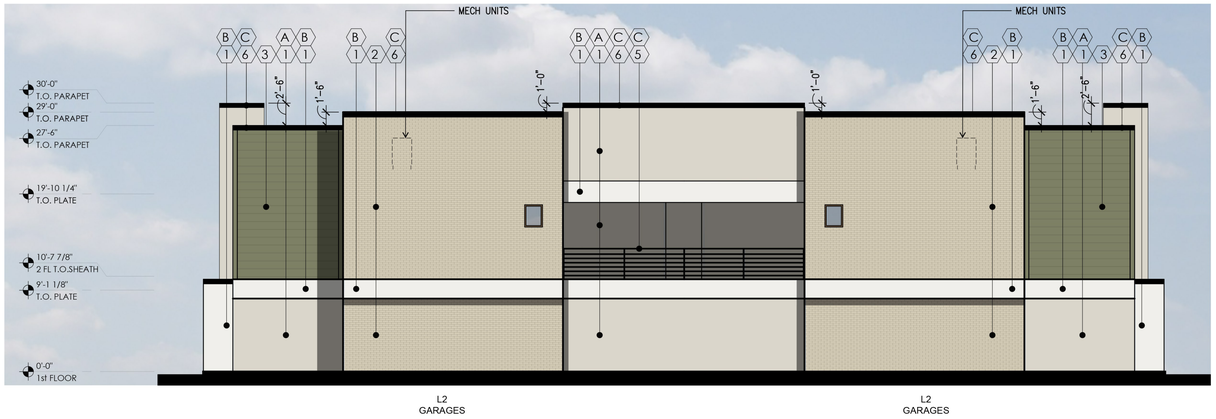


BLD TYPE 6 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BLD TYPE 6 SIDE ELEVATION

SCALE: 1/8" = 1'-0"



BLD TYPE 6 REAR ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS
B	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS
C	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING
D	DUNN-EDWARDS	DE6161 (BRONZED BRASS)	WINDOW, DOOR FRAMES SLIDING GLASS DOORS

EXTERIOR MATERIAL SCHEDULE

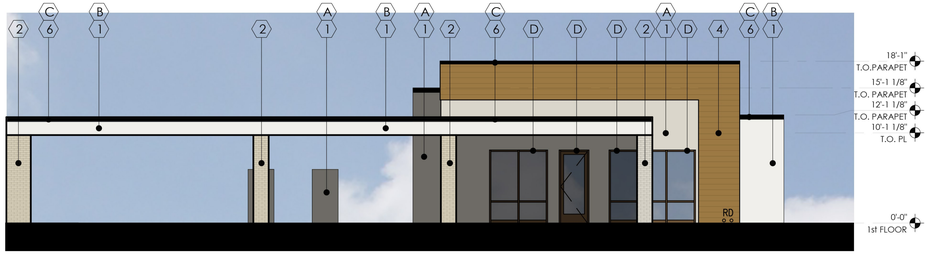
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM			
2	CMU VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
3	PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	ACCENT
4	PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	ACCENT
5	METAL GUARD RAILING		BLACK (DEA002)	OR EQUAL
6	METAL SIDING		BLACK (DEA002)	OR EQUAL
7	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
8	METAL GARAGE DOOR			

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CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: BUILDING TYPE 6 COLORED ELEVATIONS
dwg no: 24
date: 01-23-2024
job no: 2023.02 log no:



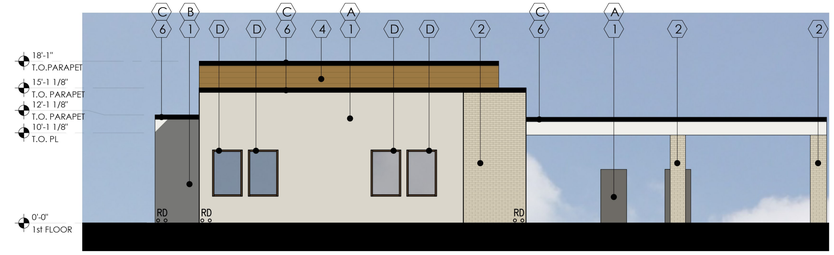
LEASING OFFICE - ELEVATION A

SCALE: 1/8" = 1'-0"



LEASING OFFICE - ELEVATION B

SCALE: 1/8" = 1'-0"



LEASING OFFICE - ELEVATION C

SCALE: 1/8" = 1'-0"



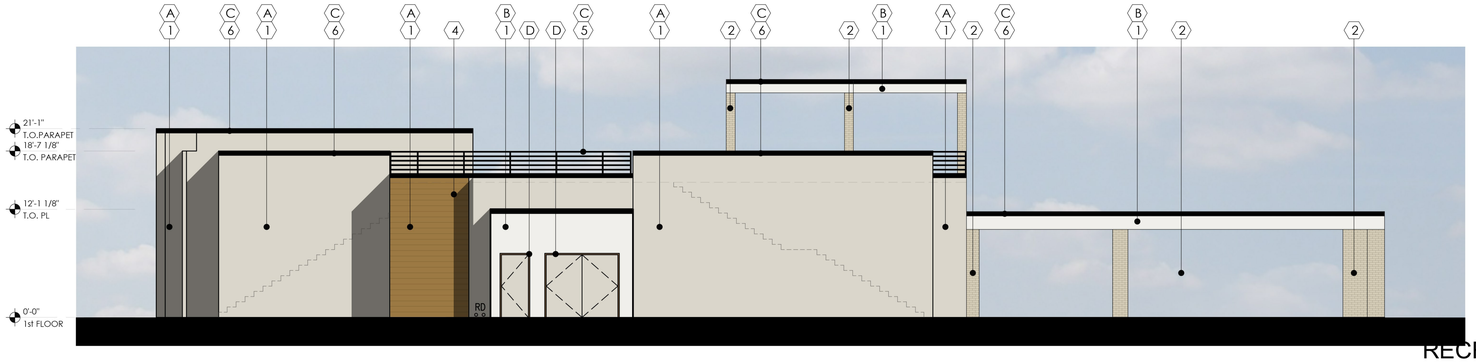
RECREATION - ELEVATION D

SCALE: 1/8" = 1'-0"



RECREATION - ELEVATION E

SCALE: 1/8" = 1'-0"



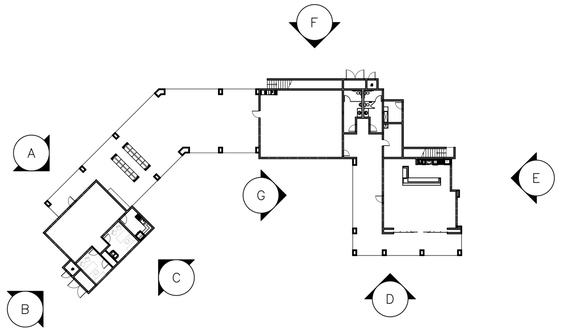
RECREATION - ELEVATION F

SCALE: 1/8" = 1'-0"



RECREATION - ELEVATION G

SCALE: 1/8" = 1'-0"



EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS
B	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS
C	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING
D	DUNN-EDWARDS	DE6161 (BRONZED BRASS)	WINDOW, DOOR FRAMES SLIDING GLASS DOORS

EXTERIOR MATERIAL SCHEDULE

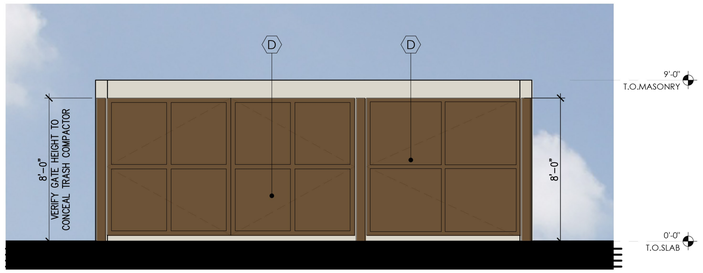
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM			
2	CMU VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
3	PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	ACCENT
4	PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	ACCENT
5	METAL GUARD RAILING		BLACK (DEA002)	OR EQUAL
6	METAL SIDING		BLACK (DEA002)	OR EQUAL
7	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
8	METAL GARAGE DOOR			

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CARLTON BEHR CAPITAL

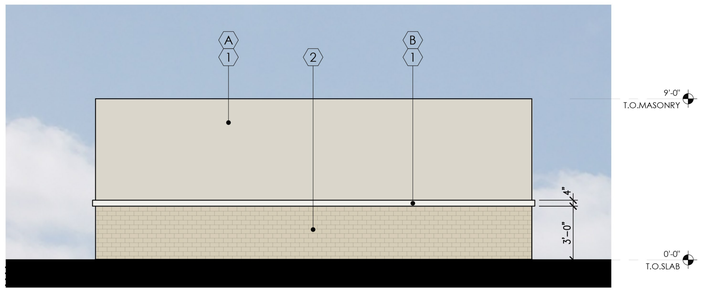
PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: LEASING AND CLUBHOUSE COLORED ELEVATIONS
dwg no: 26
date: 01-23-2024
job no: 2023.02 log no:



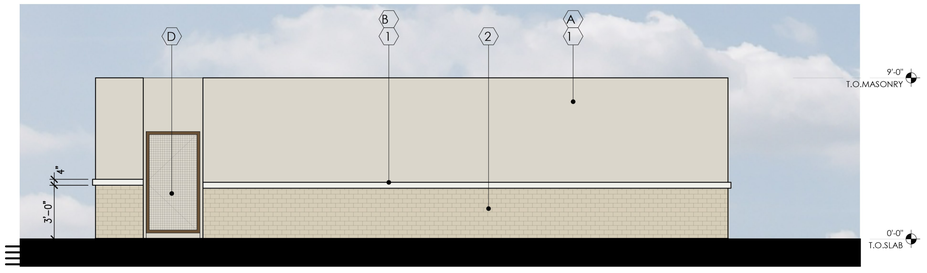
FRONT ELEVATION - COMPACTOR

SCALE: 1/4" = 1'-0"



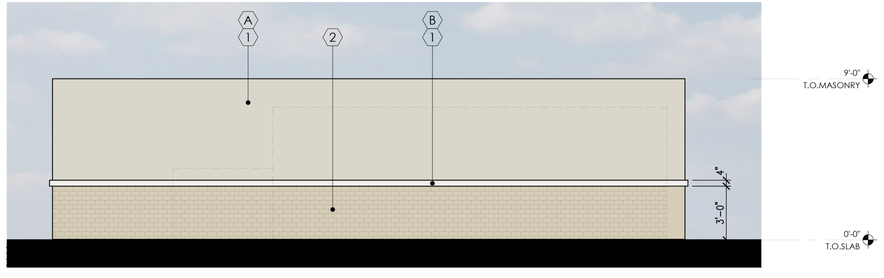
REAR ELEVATION - COMPACTOR

SCALE: 1/4" = 1'-0"



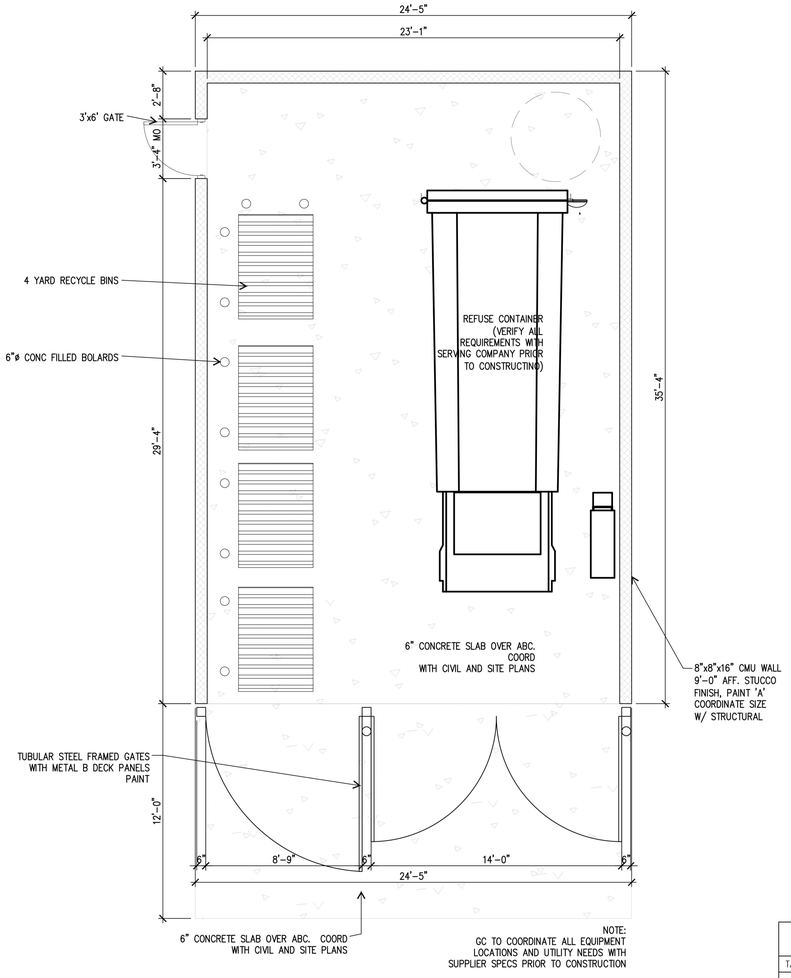
LEFT ELEVATION - COMPACTOR

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - COMPACTOR

SCALE: 1/4" = 1'-0"



FLOOR PLAN - COMPACTOR

SCALE: 1/4" = 1'-0"

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS
B	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS
C	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING
D	DUNN-EDWARDS	DE6161 (BRONZED BRASS)	WINDOW, DOOR FRAMES SLIDING GLASS DOORS

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM			
2	CMU VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
3	PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	ACCENT
4	PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	ACCENT
5	METAL GUARD RAILING		BLACK (DEA002)	OR EQUAL
6	METAL SIDING		BLACK (DEA002)	OR EQUAL
7	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
8	METAL GARAGE DOOR			

BMA ARCHITECTURE
2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
p: 480.659.1524 | www. BMAarchitecure.com

CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

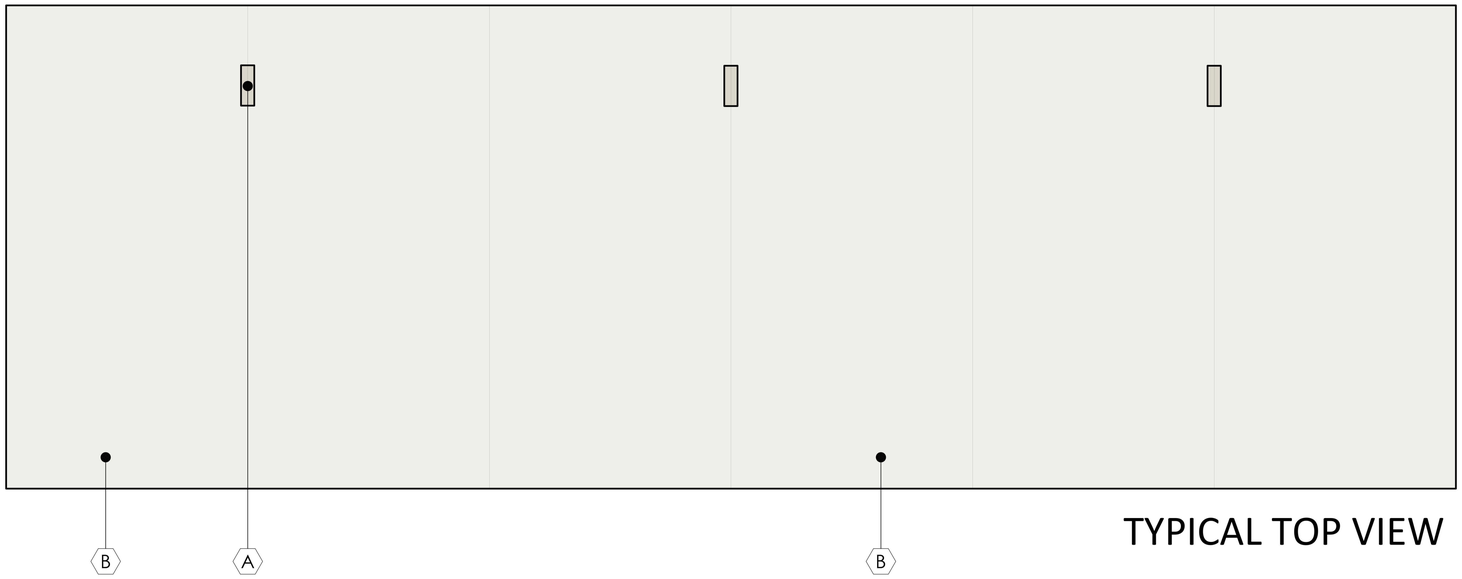
dwg name: COMPACTOR FLOOR PLAN AND COLORED ELEVATIONS
dwg no: 27
date: 01-23-2024
job no: 2023.02 log no:

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS CARPORT COLUMN
B	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS, LIDS, CARPORT
C	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING

EXTERIOR MATERIAL SCHEDULE

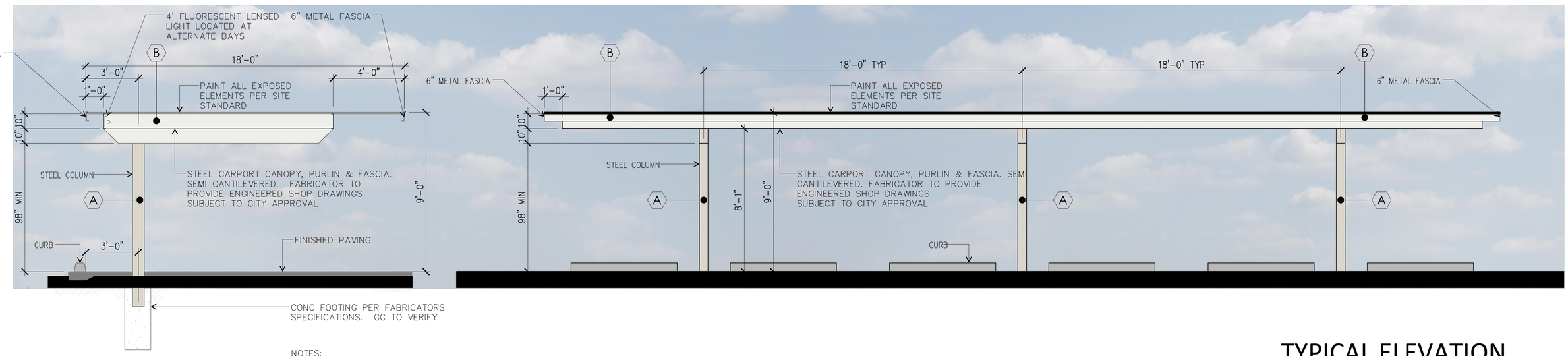
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM			
2	BRICK VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
3	6" PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	CEMENTIOUS SIDING
4	6" PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	CEMENTIOUS SIDING
5	METAL GUARD RAILING			
6	FOAM BAND			STUCCO FINISH
7	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
8	4" TRIM BOARD	HARDIE PLANK		COLOR TO MATCH SURROUNDING



TYPICAL TOP VIEW

TOP ELEVATION - CARPORT

SCALE: 3/8" = 1'-0"



TYPICAL ELEVATION

NOTES:
DETAIL FOR REFERENCE ONLY. CARPORTS UNDER SEPARATE PERMIT VIA DEFERRED SUBMITTAL.
SEMI-GLOSS PAINT ('A' SEE EXTERIOR FINISH SCH).
PURLINS, BEAMS & COLUMNS DECKING BAKED ENAMEL IN PRE-FINISH COLOR.
PROVIDE ARCHITECT SAMPLES TO CHOOSE, WHITE SHALL NOT BE ACCEPTABLE.

PROFILE ELEVATION - CARPORT

SCALE: 3/8" = 1'-0"

FRONT ELEVATION - CARPORT

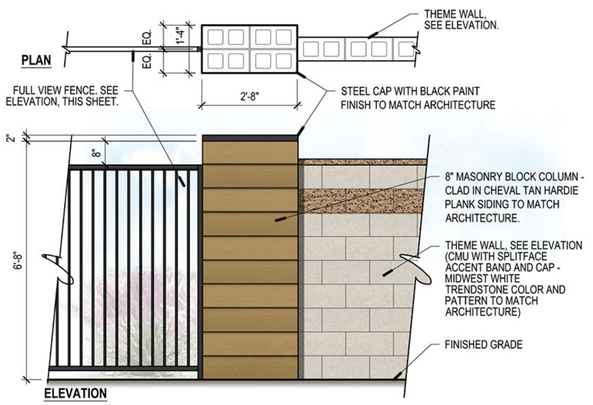
SCALE: 3/8" = 1'-0"

BMA ARCHITECTURE
2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
p: 480.659.1524 | www. BMAarchitecure.com

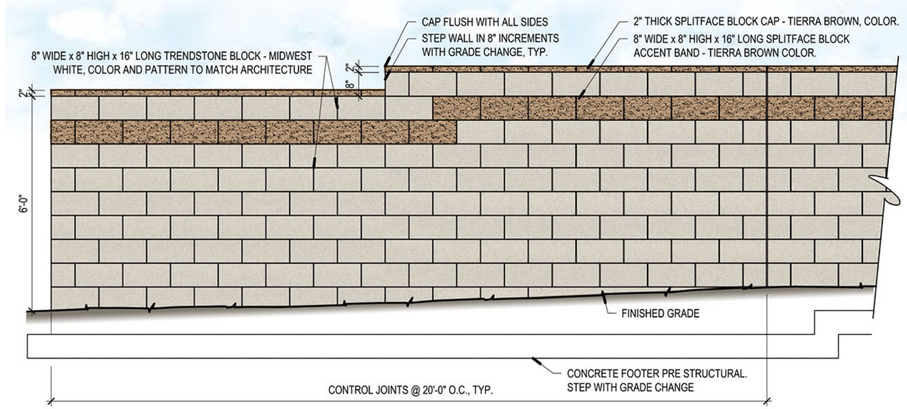
CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: COVERED PARKING COLORED ELEVATIONS
dwg no: 28
date: 04-05-2024
job no: 2023.02 log no:

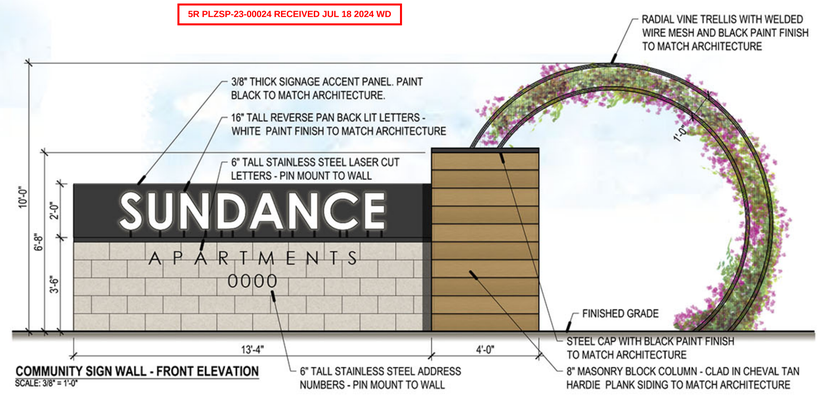


A FENCE COLUMN
scale: 1/2" = 1'-0"



B THEME WALL / POOL ENCLOSURE WALL
scale: 1/2" = 1'-0"

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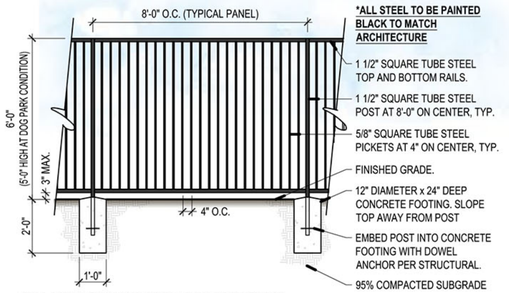


COMMUNITY SIGN WALL - FRONT ELEVATION
SCALE: 3/8" = 1'-0"

C COMMUNITY SIGN WALL
scale: 3/8" = 1'-0"

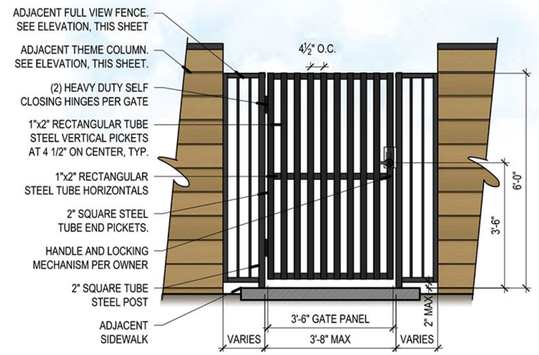
PROPOSED COLORS AND MATERIALS

COLOR SAMPLE IMAGE	MANUFR.	COLOR/FINISH	NOTES AND USE:
	ECHELON - TRENDSTONE	MIDWEST WHITE	THEME WALL, PARTIAL VIEW FENCE, SIGN WALL, CALL BOX DIRECTORY, STRUCTURE COLUMNS
	HARDIE PLANK - CEDARMILL	CHEVAL TAN - PLANK LAP SIDING	FENCE COLUMNS, ENTRY SIGN COLUMN, CALL BOX COLUMN, BBQ CLADDING
	ECHELON SPLITFACE -	TIERRA BROWN	THEME WALL CAP AND ACCENT BAND
	DUNN EDWARDS	DEA002 - BLACK	FENCING AND GATES, STRUCTURE FASCIA BEAM, COLUMN CAPS
	DUNN EDWARDS	DE6161 - BRONZED BRASS	ACCENT SCREEN AT SHADE STRUCTURES
	DUNN EDWARDS	DEHW02 - WHITE DAISY	STRUCTURE FACIA BEAM AND ENTRY SIGN LETTERS

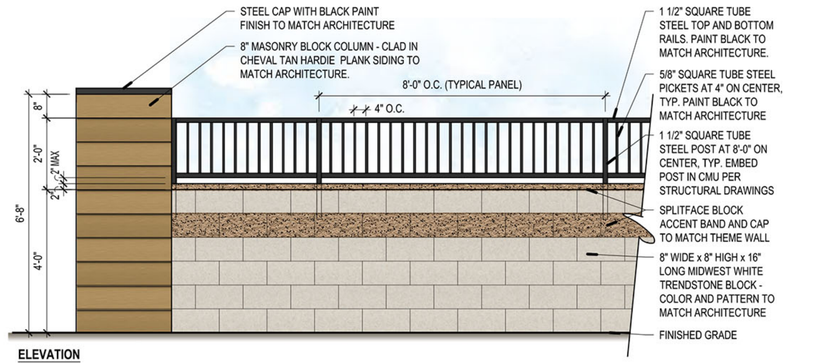


FULL VIEW / POOL CONTROL / DOG PARK FENCE
SCALE: 3/8" = 1'-0"

D FULL VIEW FENCE/DOG PARK FENCE
scale: 3/8" = 1'-0"

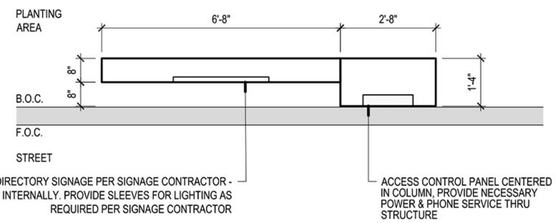


E PEDESTRIAN ACCESS GATE
scale: 1/2" = 1'-0"

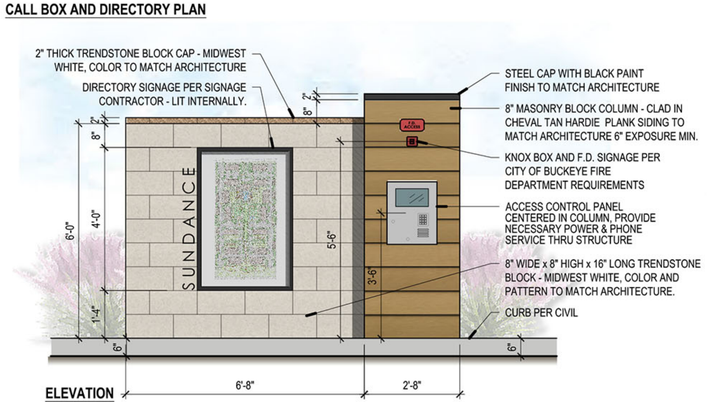


ELEVATION

F PARTIAL VIEW FENCE
scale: 1/2" = 1'-0"

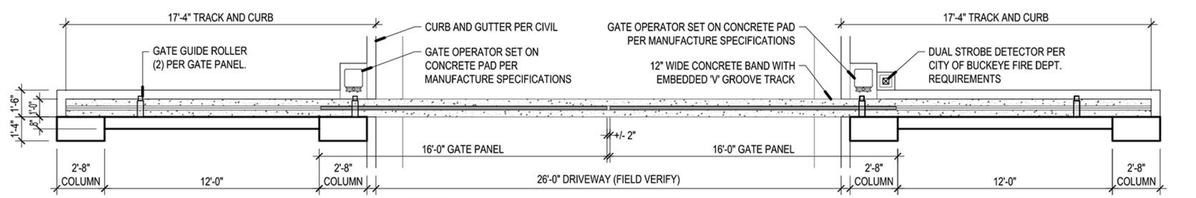


CALL BOX AND DIRECTORY PLAN

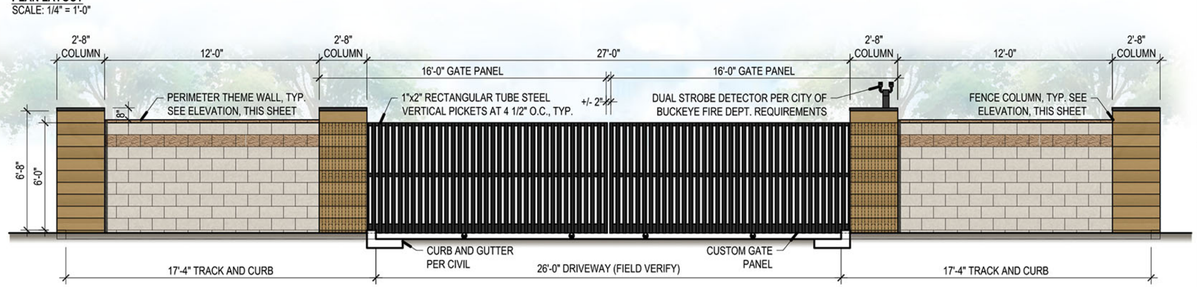


ELEVATION

G CALL BOX / COMMUNITY DIRECTORY
scale: 3/8" = 1'-0"



PLAN LAYOUT
SCALE: 1/4" = 1'-0"



ELEVATION
SCALE: 1/4" = 1'-0"

H PARTIAL VIEW FENCE
scale: 1/4" = 1'-0"

REVISIONS:
1
2
3

PLAN NAME
PRELIMINARY SITE WALL ELEVATIONS

ENGINEER INFORMATION
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

COB PERMITTING APPROVAL SEAL

COB ENGINEERING APPROVAL SEAL

AS-BUILT SEAL

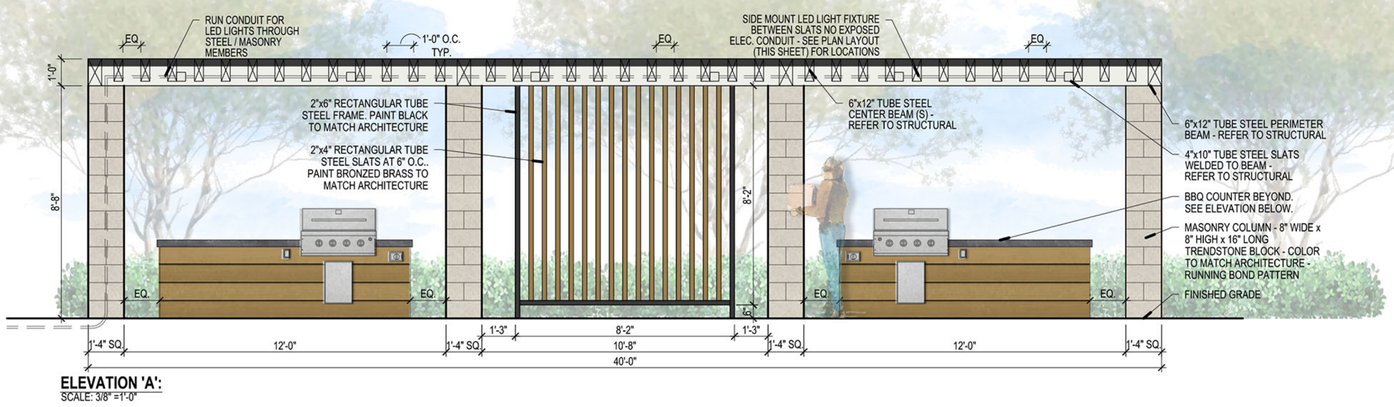
DESIGN SEAL
REGISTERED LANDSCAPE ARCHITECT
36932
JIM SMITH
07/05/24
Date Signed
ARIZONA, U.S.A.
EXPIRES 12.31.25

ORIGINAL PLAN DATE: 07/05/2024
LATEST REVISION DATE:
PROJECT NUMBER: CLA: 180.01
SHEET NUMBER: 29 OF 36

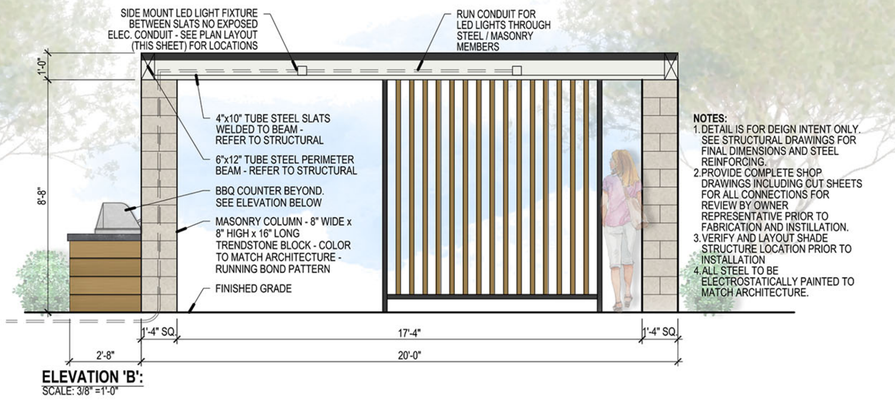
SUBMITTAL:
COB PLAN TRACKING #
COB PERMIT #

collectiV LANDSCAPE ARCHITECTS

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ELEVATION 'A':
SCALE: 3/8" =1'-0"



NOTES:
1. DETAIL IS FOR DEIGN INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR FINAL DIMENSIONS AND STEEL REINFORCING.
2. PROVIDE COMPLETE SHOP DRAWINGS INCLUDING CUT SHEETS FOR ALL CONNECTIONS FOR REVIEW BY OWNER REPRESENTATIVE PRIOR TO FABRICATION AND INSTILLATION.
3. VERIFY AND LAYOUT SHADE STRUCTURE LOCATION PRIOR TO INSTALLATION
4. ALL STEEL TO BE ELECTROSTATICALLY PAINTED TO MATCH ARCHITECTURE.

ELEVATION 'B':
SCALE: 3/8" =1'-0"

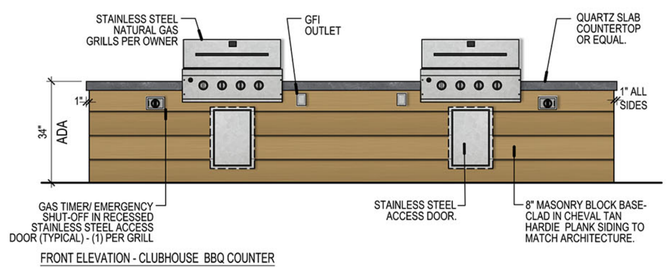
A SHADE TRELLIS AT GAME LAWN
scale: 3/8" = 1'-0"

ELEVATION 'A':
SCALE: 3/8" =1'-0"

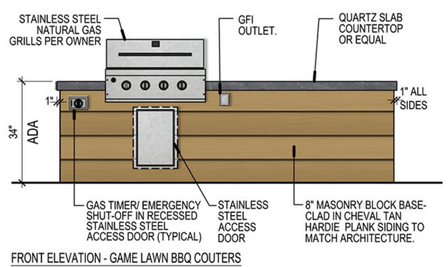
ELEVATION 'B':
SCALE: 3/8" =1'-0"

NOTES:
1. DETAIL IS FOR DEIGN INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR FINAL DIMENSIONS AND STEEL REINFORCING.
2. PROVIDE COMPLETE SHOP DRAWINGS INCLUDING CUT SHEETS FOR ALL CONNECTIONS FOR REVIEW BY OWNER REPRESENTATIVE PRIOR TO FABRICATION AND INSTILLATION.
3. VERIFY AND LAYOUT SHADE STRUCTURE LOCATION PRIOR TO INSTALLATION
4. ALL STEEL TO BE ELECTROSTATICALLY PAINTED.

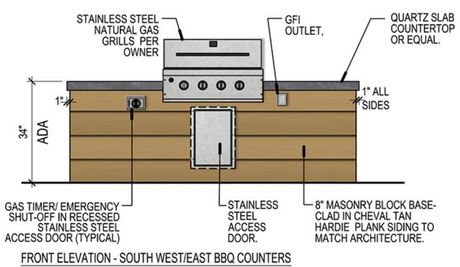
B SHADE TRELLIS AND ENTERTAINMENT WALL
scale: 3/8" = 1'-0"



FRONT ELEVATION - CLUBHOUSE BBQ COUNTER



FRONT ELEVATION - GAME LAWN BBQ COUTERS



FRONT ELEVATION - SOUTH WEST/EAST BBQ COUNTERS

C BBQ COUNTER(S)
scale: 1/2" = 1'-0"

PROPOSED COLORS AND MATERIALS

COLOR SAMPLE IMAGE	MANUFR.	COLOR/FINISH	NOTES AND USE:
	ECHELON - TRENDSTONE	MIDWEST WHITE	THEME WALL, PARTIAL VIEW FENCE, SIGN WALL, CALL BOX DIRECTORY, STRUCTURE COLUMNS
	HARDIE PLANK - CEDARMILL	CHEVAL TAN - PLANK LAP SIDING	FENCE COLUMNS, ENTRY SIGN COLUMN, CALL BOX COLUMN, BBQ CLADDING
	ECHELON SPLITFACE -	TIERRA BROWN	THEME WALL CAP AND ACCENT BAND
	DUNN EDWARDS	DEA002 - BLACK	FENCING AND GATES, STRUCTURE FASCIA BEAM, COLUMN CAPS
	DUNN EDWARDS	DE6161 - BRONZED BRASS	ACCENT SCREEN AT SHADE STRUCTURES
	DUNN EDWARDS	DEHW02 - WHITE DAISY	STRUCTURE FACIA BEAM AND ENTRY SIGN LETTERS

collectiV LANDSCAPE ARCHITECTS

REVISIONS:
1
2
3

PLAN NAME
PRELIMINARY SITE WALL ELEVATIONS

ENGINEER INFORMATION
HKS HARRIS KOCHER SMITH
1120 Lincoln Street Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

COB PERMITTING APPROVAL SEAL
COB ENGINEERING APPROVAL SEAL
AS-BUILT SEAL
DESIGN SEAL
36932
JIM SMITH
07/05/24
REGISTERED LANDSCAPE ARCHITECT
ARIZONA, U.S.A.
EXPIRES 12.31.25

ORIGINAL PLAN DATE: 07/05/2024
LATEST REVISION DATE:
PROJECT NUMBER: CLA: 180.01
SHEET NUMBER: 30 OF 36

SUBMITTAL:
COB PLAN TRACKING #
COB PERMIT #

5R PLZSP-23-00024 RECEIVED JUL 18 2024 WD



VENDOR: ANOVA FURNISHINGS
MODEL: LATITUDE 40 GALLON RECEPTACLE
MODEL NO.: #L1439
FINISH: TEXTURED BRONZE LID WITH TEXTURED SANDSTONE RECEPTACLE
(OR EQUAL)

A TRASH RECEPTACLE
scale: N/A



VENDOR: ANOVA FURNISHINGS
MODEL: 6' RECTANGULAR SLOTTED STEEL TABLE
MODEL NO.: #L2003
FINISH: TEXTURED BRONZE FRAME WITH TEXTURED SANDSTONE TABLETOP AND SEATS
(OR EQUAL)

B PICNIC TABLE
scale: N/A



VENDOR: ANOVA FURNISHINGS
MODEL: ARI LEAF 6' CONTOUR BENCH
MODEL NO.: #AE2680LF
FINISH: TEXTURED BRONZE FRAME WITH TEXTURED SANDSTONE SEAT
(OR EQUAL)

C PARK BENCH
scale: N/A



VENDOR: ANOVA FURNISHINGS
MODEL: MARQUEE BIKE POST, INGROUND MOUNT
MODEL NO.: #LBRCPING
FINISH: TEXTURED BRONZE
(OR EQUAL)

D BIKE RACK
scale: N/A



VENDOR: THE OUTDOOR PLUS
MODEL: CATALINA FIREPIT (28" W x 24" H x 120" L)
MODEL NO.: #OPT-CTL120FSEN-OAK-NG
FINISH: GFRC WOOD GRAIN - OAK COLOR
(OR EQUAL)

E FIREPIT
scale: N/A



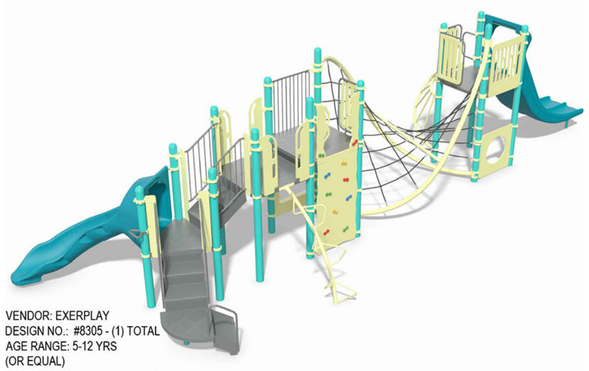
VENDOR: PETPICKUPS.COM
MODEL: MODERN DOG KIT
MODEL NO.: #MD-KIT
FINISH: GREEN
(OR EQUAL)

F PET WASTE STATION
scale: N/A



VENDOR: DOG-ON-IT PARKS
MODEL: DELUX DOG WATERING STATION
MODEL NO.: #7214
FINISH: TEXTURED FAIRWAY GREEN EG-27
(OR EQUAL)

G DOG FOUNTAIN
scale: N/A



VENDOR: EXERPLAY
DESIGN NO.: #8305 - (1) TOTAL
AGE RANGE: 5-12 YRS
(OR EQUAL)

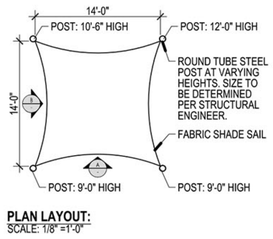


VENDOR: EXERPLAY
MODEL: (1) HEDRA SWING FRAME WITH (2) BELT SEATS
MODEL NO.: #278557
AGE RANGE: 5-12 YEARS
(OR EQUAL)

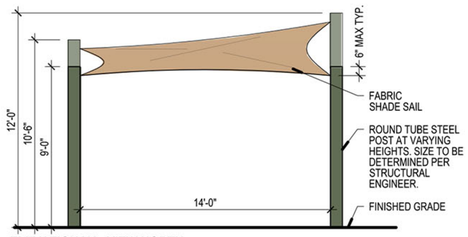


VENDOR: EXERPLAY
MODEL: (1) WEE PLANET CLIMBER
MODEL NO.: #200677
AGE RANGE: 2-5 YEARS
(OR EQUAL)

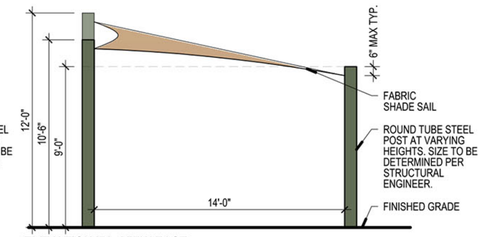
H PLAY EQUIPMENT
scale: N/A



PLAN LAYOUT:
SCALE: 1/8" =1'-0"



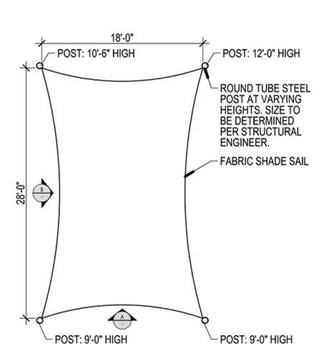
ELEVATION 'A' - VIEW NORTH
SCALE: 1/4" =1'-0"



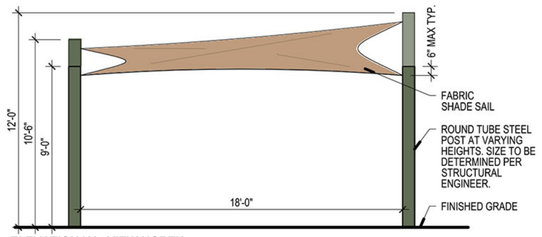
ELEVATION 'B' - VIEW EAST
SCALE: 1/4" =1'-0"

NOTES:
1. DETAIL IS FOR DEIGN INTENT ONLY. FINAL SHOP DRAWINGS AND STRUCTURAL ENGINEERING TO BE PROVIDED BY STRUCTURE MANUFACTURER. INCLUDING CUT SHEETS FOR ALL CONNECTIONS FOR REVIEW BY OWNER REPRESENTATIVE PRIOR TO FABRICATION AND INSTILLATION.
2. VERIFY AND LAYOUT SHADE STRUCTURE LOCATION PRIOR TO INSTALLATION
3. ALL STEEL TO BE ELECTROSTATICALLY PAINTED

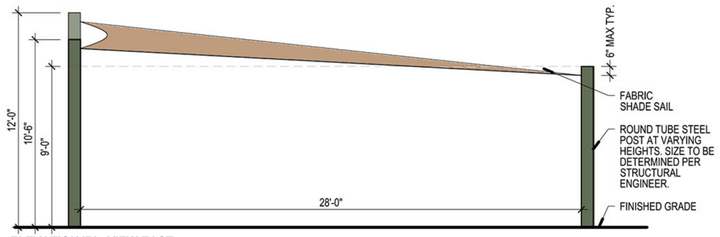
I SHADE SAIL AT DOG PARK
scale: 1/4" = 1'-0"



PLAN LAYOUT:
SCALE: 1/8" =1'-0"

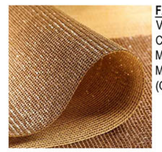


ELEVATION 'A' - VIEW NORTH
SCALE: 1/4" =1'-0"



ELEVATION 'B' - VIEW EAST
SCALE: 1/4" =1'-0"

NOTES:
1. DETAIL IS FOR DEIGN INTENT ONLY. FINAL SHOP DRAWINGS AND STRUCTURAL ENGINEERING TO BE PROVIDED BY STRUCTURE MANUFACTURER. INCLUDING CUT SHEETS FOR ALL CONNECTIONS FOR REVIEW BY OWNER REPRESENTATIVE PRIOR TO FABRICATION AND INSTILLATION.
2. VERIFY AND LAYOUT SHADE STRUCTURE LOCATION PRIOR TO INSTALLATION
3. ALL STEEL TO BE ELECTROSTATICALLY PAINTED



FABRIC COLOR:
VENDOR: GALE PACIFIC
COLOR: GOLD RUSH
MODEL: DUAL SHADE 350 FR
MODEL NO.: #496012
(OR EQUAL)



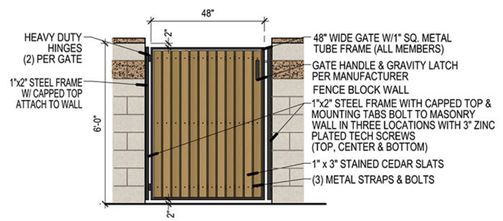
POST COLOR:
VENDOR: SHADE-N-NET
COLOR: FS 34094 OD GREEN FLAT
FINISH: POWDERCOAT
NO.: #P000-GN264
(OR EQUAL)

J SHADE SAIL AT PLAY PLAY AREA/SPORTS COURT
scale: 1/4" = 1'-0"



VENDOR: BELGARD PAVERS
MODEL: HOLLAND STONE
SIZE: 4"W x 8"L x 80MM THK.
COLOR: RIO (PICTURED)
PATTERN: 1/3 RUNNING BOND(PICTURED)
(OR EQUAL)

K CONCRETE PAVERS AT ENTRY DRIVE
scale: 1/4" = 1'-0"



L POOL EQUIPMENT GATE
scale: 3/8" = 1'-0"

PROPOSED COLORS AND MATERIALS

COLOR SAMPLE IMAGE	MANUFR.	COLOR/FINISH	NOTES AND USE:
	ECHELON - TRENDSTONE	MIDWEST WHITE	THEME WALL, PARTIAL VIEW FENCE, SIGN WALL, CALL BOX DIRECTORY, STRUCTURE COLUMNS
	HARDIE PLANK - CEDARMILL	CHEVAL TAN - PLANK LAP SIDING	FENCE COLUMNS, ENTRY SIGN COLUMN, CALL BOX COLUMN, BBQ CLADDING
	ECHELON SPLITFACE -	TIERRA BROWN	THEME WALL CAP AND ACCENT BAND
	DUNN EDWARDS	DEHW02 - WHITE DAISY	STRUCTURE FACIA BEAM AND ENTRY SIGN LETTERS

COLOR SAMPLE IMAGE	MANUFR.	COLOR/FINISH	NOTES AND USE:
	DUNN EDWARDS	DEA002 - BLACK	FENCING AND GATES, STRUCTURE FASCIA BEAM, COLUMN CAPS
	DUNN EDWARDS	DE6161 - BRONZED BRASS	ACCENT SCREEN AT SHADE STRUCTURES

collectiV LANDSCAPE ARCHITECTS

REVISIONS:
1
2
3

PLAN NAME
PRELIMINARY LANDSCAPE SELECTIONS AND MATERIALS

ENGINEER INFORMATION
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

COB PERMITTING APPROVAL SEAL

COB ENGINEERING APPROVAL SEAL

SUBMITTAL:

AS-BUILT SEAL

DESIGN SEAL
REGISTERED LANDSCAPE ARCHITECT
36932
JIM
SMITH
07/05/24
ARIZONA, U.S.A.
EXPIRES 12.31.25

ORIGINAL PLAN DATE
07/05/2024

LATEST REVISION DATE

PROJECT NUMBER
CLA: 180.01

SHEET NUMBER
31 OF 36

COB PLAN TRACKING #

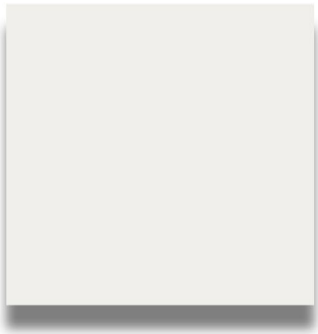
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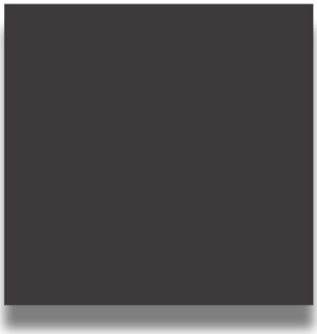
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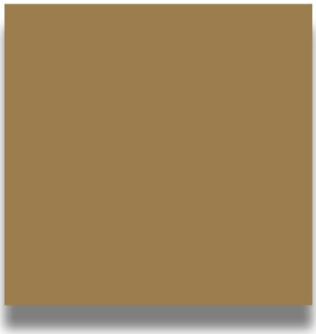
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B



C



D



2



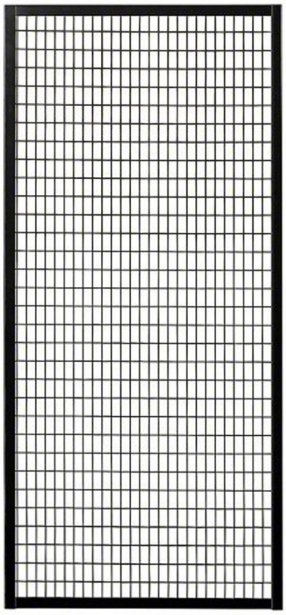
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4



6



7



8

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
A	DUNN-EDWARDS	DEC774 (SHADY)	ACCENT, DOORS, ELECTRIC PANELS
B	DUNN-EDWARDS	DEHW02 (WHITE DAISY)	ACCENT, GARAGE DOORS
C	DUNN-EDWARDS	DEA002 (BLACK)	RAILING, STAIRS, SIDING
D	DUNN-EDWARDS	DE6161 (BRONZED BRASS)	WINDOW, DOOR FRAMES SLIDING GLASS DOORS

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
1	1 COAT STUCCO SYSTEM			
2	CMU VENEER	ECHELON - TRENDSTONE	COLOR: MIDWEST WHITE	PATTERN: STACK BOND SIZE: MONUMENTAL UNITS 416F
3	PLANK LAP SIDING	HARDIE PLANK - CEDARMILL	COLOR: NEIGHBORHOOD PARK	ACCENT
4	PLANK LAP SIDING	HARDIE PLANK - CEDAR MILL	COLOR: CHEVAL TAN	ACCENT
5	METAL GUARD RAILING		BLACK (DEA002)	OR EQUAL
6	METAL SIDING		BLACK (DEA002)	OR EQUAL
7	METAL MESH SCREEN WALL	MCNICHOLS	WIRE MESH	MESH TYPE: SQUARE-WELDED MATERIAL: ALUMINUM
8	METAL GARAGE DOOR			

BMA ARCHITECTURE
207 n gilbert rd | suite 001 | gilbert az 85234
p: 480.659.1524 | www.BMAarchitecure.com

CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: MATERIAL AND COLOR BOARD
dwg no: 10
date: 01-23-2024
job no: 2023.02
log no:

5R PLZSP-23-00024 RECEIVED JUL 18 2024 WD

EXHIBIT H



PRELIMINARY PLANT LEGEND

TREES

CHINESE EVERGREEN ELM / ULMUS PARVIFOLIA
SOUTHERN LIVE OAK / QUERCUS VIRGINIANA
EVERGREEN ELM / ULMUS PARVIFOLIA
CHINESE PISTACHE / PISTACIA CHINENSIS
DESERT IRONWOOD / OLNEYA TESOTA
MULGA / ACACIA ANEURA
CASCALOTE / CASCALOTE CACALACO 'SMOOTHIE'
CHASTE TREE / VITEX AGNUS-CASTUS

SHRUBS - 5 GAL. MIN.

LA JOLLA BOUGAINVILLEA	BOUGAINVILLEA X LA JOLLA
WINTER BLAZE EREMOPHILA	EREMOPHILA CARNOSA
BLUE BELLS	EREMOPHILA HYGROPHANA
LYNN'S LEGACY SAGE	LEUCOPHYLLUM SP.
REGAL MIST GRASS	MUHLENBERGIA CAPILLARIS
LITTLE OLLIE	OLEA EUROPAEA 'MONTRA'
BRITISH RUELLIA	RUELLIA BRITTONIANA
DESERT RUELLIA	RUELLIA PENINSULARIS
CORAL FOUNTAIN	RUSELLIA EQUISETIFORMIS
OUTBACK CASSIA	CASSIA OUOGOHYLLA
SIERRA APRICOT ESPERANZA	TECOMA X SIERRA APRICOT
YELLOW BELLS	TECOMA STANS
PINK OLEANDER	NERIUM OLEANDER 'PETITE PINK'

ACCENT - 5 GAL. MIN.

TROPICAL AGAVE	AGAVE DESMETTIANA
WHALE'S TONGUE AGAVE	AGAVE OVATIFOLIA
YELLOW BLOOMING ALOE	EREMOPHILA HYGROPHANA
YELLOW FLOWER HESPERALOE	HESPERLAOE PARVIFOLIA
PINE MUHLY GRASS	MUHLENBERGIA DUBIA
TALL SLIPPER PLANT	PEDILANTHUS BRACTEATUS
MEXICAN FENCE POST	LOPHOCEREUS MARGINATUS
PALE LEAF YUCCA	YUCCA PALLIDA

GROUNDCOVERS & VINES - 5 GAL. MIN.

COMPACT BOUGAINVILLEA	BOUGAINVILLEA 'HELEN JOHNSON'
BARBARA KARST BOUGAINVILLEA	BOUGAINVILLEA 'BARBARA KARST'
OUTBACK SUNRISE EMU BUSH	EREMOPHILA GLABRA
GOLD MOUND LANTANA	LANTANA CAMARA
UPRIGHT BLUE ROSEMARY	ROSMARINUS OFFICINALIS

NOTES:

1. PLANTING DESIGN WILL MEET OR EXCEED MINIMUM PLANTING STANDARDS AS OUTLINED IN SECTION 5.4 OF THE BUCKEYE DEVELOPMENT CODE.
2. ALL PLANTING AREA TO BE TOP-DRESSED WITH 1/2" SCREENED DECOMPOSED.
3. ANY OBJECTS, WALL, STRUCTURE, MOUND OR LANDSCAPE (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. TREE CANOPIES OVERHANGING THE EASEMENT SHALL BE KEPT TRIMMED TO A HEIGHT NO LESS THAN 7'-0". TREE CANOPIES OVERHANGING THE ROADWAY SHALL BE TRIMMED TO A MINIMUM ON 18'-0" ABOVE THE ROADWAY. NO TREES ARE TO BE INSTALLED WITHIN 6'-0" OF ANY FIRE HYDRANT. NO BOULDERS TO BE INSTALLED IN THE WMAE, PUE, ROW OR WITHIN 6'-0" OF THE BACK OF CURB. ANY VEGETATION INCLUDING TREES, SHRUBS, BUSHES OR GROUNDCOVERS MAY BE REMOVED FOR ANY REASON DEEMED NECESSARY BY THE TOWN OF BUCKEYE.
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PLANTING AREA CALCULATIONS

	REQUIRED	REQ. TREES	REQ. SHRUBS	LANDSCAPE AREA TOTAL
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OVERALL TOTAL:		580	2,780	329,874 SF.
TOTAL LANDSCAPE AREA: (EXCLUDES PARKING AND ARTERIAL BUFFER)		35.79% NET SITE AREA		298,354 SF. (6.84 A.C.)

1. TREES TO BE 60% 24" BOX, 35% 36" BOX AND 5% 48" BOX
2. SHRUBS TO BE 5 GALLON MINIMUM AND GROUNDCOVER TO BE 1 GALLON
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WALL SYMBOL LEGEND

- 6'-0" HIGH PARTIAL VIEW FENCE (2'-0" HIGH VIEW FENCE OVER 4'-0" HIGH INTEGRAL COLOR MASONRY BLOCK WALL WITH ACCENT SPLITFACE BLOCK BAND)
- 6'-0" HIGH VIEW FENCE.
- 6'-0" HIGH GLASS VIEW FENCE (AT POOL ONLY)
- 6'-0" HIGH THEME WALL (INTEGRAL COLOR MASONRY BLOCK WALL WITH ACCENT SPLITFACE BLOCK BAND/CAP)
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- *EXISTING/FUTURE WALL BY OTHER(S) TO REMAIN - PROTECT IN PLACE. (INTERIOR SIDE OF WALL TO BE PAINTED TO MATCH DEVELOPMENT)

(*) INTERIOR OF EXISTING/FUTURE WALLS TO BE PAINTED TO MATCH DEVELOPMENT.

NORTH

0 30' 60' 90' feet

SCALE: 1"=30'

CARLTON BEHR CAPITAL

collectiV LANDSCAPE ARCHITECTS

KEYNOTES (NOT ALL NOTES PERTAIN TO THIS SHEET)

1. COMMUNITY SIGN WALL
2. GATED ENTRY
3. PARTIAL VIEW FENCE ALONG W. YUMA ROAD
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6. OPEN RETENTION COMPOSED OF MIDIRON SOD.
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31. VEHICULAR GRADE CONCRETE PAVERS AT ENTRY DRIVE.
32. BIKE RACKS.

SOD AND TURF

	TOTAL QTY.	PERCENT OF SITE AREA
SOD	17,770 SQ.FT.	2.13 %
SYN. TURF	23,100 SQ.FT	2.77 %

REVISIONS:

1

2

3

PLAN NAME

CONCEPTUAL LANDSCAPE PLAN

ENGINEER INFORMATION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

COB PERMITTING APPROVAL SEAL

COB ENGINEERING APPROVAL SEAL

AS-BUILT SEAL

DESIGN SEAL

REGISTERED LANDSCAPE ARCHITECT
36932
JIM SMITH
07/05/24
ARIZONA, U.S.A.
EXPIRES 12.31.25

ORIGINAL PLAN DATE: 07/05/2024

LATEST REVISION DATE:

PROJECT NUMBER: CLA: 180.01

SHEET NUMBER: 8 OF 36

SUBMITTAL:

COB PLAN TRACKING #

COB PERMIT #

5R PLZSP-23-00024 RECEIVED JUL 18 2024 WD



PRELIMINARY PLANT LEGEND

TREES

CHINESE EVERGREEN ELM / ULMUS PARVIFOLIA
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NORTH

0 30' 60' 90' feet

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CARLTON BEHR CAPITAL

collectiV LANDSCAPE ARCHITECTS

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	TOTAL QTY.	PERCENT OF SITE AREA
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REVISIONS:

1
2
3

PLAN NAME

CONCEPTUAL LANDSCAPE PLAN

ENGINEER INFORMATION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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REGISTERED LANDSCAPE ARCHITECT
36932
JIM SMITH
07/05/24
Date Signed
ARIZONA, U.S.A.

EXPIRES 12.31.25

ORIGINAL PLAN DATE: 07/05/2024

LATEST REVISION DATE:

PROJECT NUMBER: CLA: 180.01

SHEET NUMBER: 9 OF 36

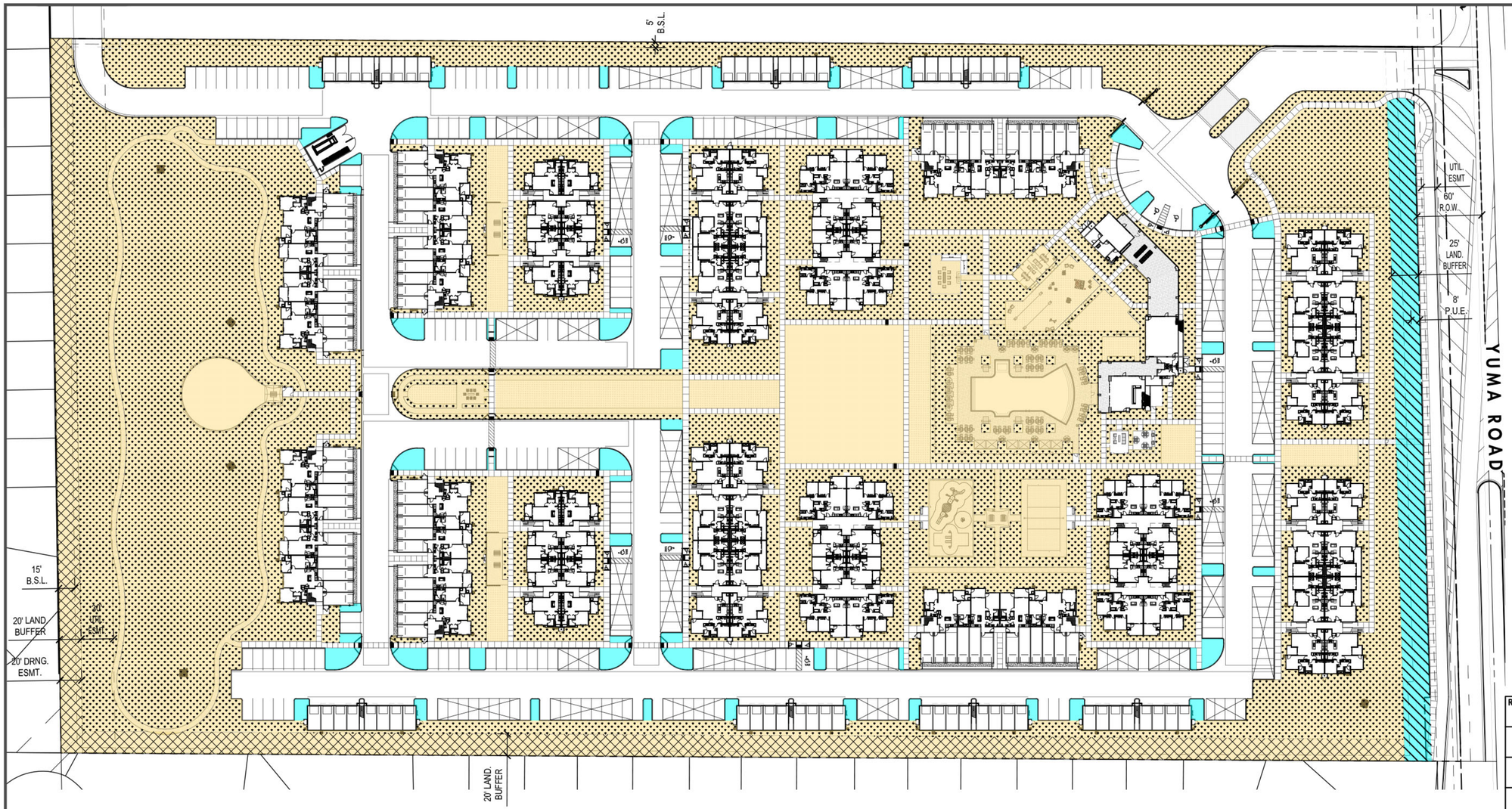
SUBMITTAL:

COB PLAN TRACKING #

COB PERMIT #

EXHIBIT I

5R PLZSP-23-00024 RECEIVED JUL 18 2024 WD



OPEN SPACE AND LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIREMENT: 30% - MORE THAN 10.0 DU/AC UP TO 15.0 DU/AC

MINIMUM LANDSCAPE AREA REQUIRED = 30%
833,407.89 SQFT (19.13 AC) x .30 = 250,022.36 SQFT (5.73 AC)

MINIMUM USABLE OPEN SPACE REQUIRED = 15%
833,407.89 SQFT (19.13 AC) x .15 = 125,011.18 SQFT (2.87 AC)

OPEN SPACE CALCULATIONS

	TYPE	SQFT / AC.	NET SITE AREA %
	PERIMETER OPEN SPACE/LANDSCAPE (25' FRONTAGE LANDSCAPE BUFFER)	15,300 SQFT .35 AC	1.83%
	COMMON OPEN SPACE/LANDSCAPE (PARKING ISLAND PLANTING)	16,220 SQFT .37 AC	1.94%
	USABLE OPEN SPACE (20' LANDSCAPE PLANTING BUFFERS)	37,627 SQFT .86 AC	4.51%
	USABLE OPEN SPACE (LANDSCAPE PLANTING AREAS)	260,727 SQFT 5.98 AC	31.28%
	USABLE OPEN SPACE (SITE AMENITIES)	73,468 SQFT 1.69 AC	8.81 %
OVERALL TOTAL OPEN SPACE:		403,342 SQFT 9.25 AC	54.10%
LANDSCAPE AREA PROVIDED: (USABLE PLANTING AREAS AND 20' LANDSCAPE BUFFER)		298,354 SQFT 6.84 AC	35.79%

NOTES:
1. PROPERTY BOUNDARY IS MEASURED TO THE R.O.W
2. TOTAL LANDSCAPE REQUIRED DOES NOT INCLUDE PARKING LANDSCAPE AREA OR 25' FRONTAGE BUFFER

PROJECT INFORMATION

SITE ADDRESS: YUMA ROAD, BUCKEYE AZ, 85326

A.P.N.: 504-22-013F

GROSS SITE AREA: 856,815 SQFT (19.67 AC)

NET SITE AREA: 833,407.89 SQFT (19.13 AC)

NORTH

0 50' 100' 150' feet

SCALE: 1"=50'

CARLTON BEHR CAPITAL

collectiV LANDSCAPE ARCHITECTS

REVISIONS:
1
2
3

PLAN NAME
OPEN SPACE PLAN

ENGINEER INFORMATION
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.3300 F: 303.623.0311
HarrisKocherSmith.com

COB PERMITTING APPROVAL SEAL

COB ENGINEERING APPROVAL SEAL

AS-BUILT SEAL

DESIGN SEAL
REGISTERED LANDSCAPE ARCHITECT
36932
JIM SMITH
07/05/24
ARIZONA, U.S.A.
EXPIRES 12.31.25

ORIGINAL PLAN DATE: 07/05/2024

LATEST REVISION DATE:

PROJECT NUMBER: CLA: 180.01

SHEET NUMBER: 7 OF 36

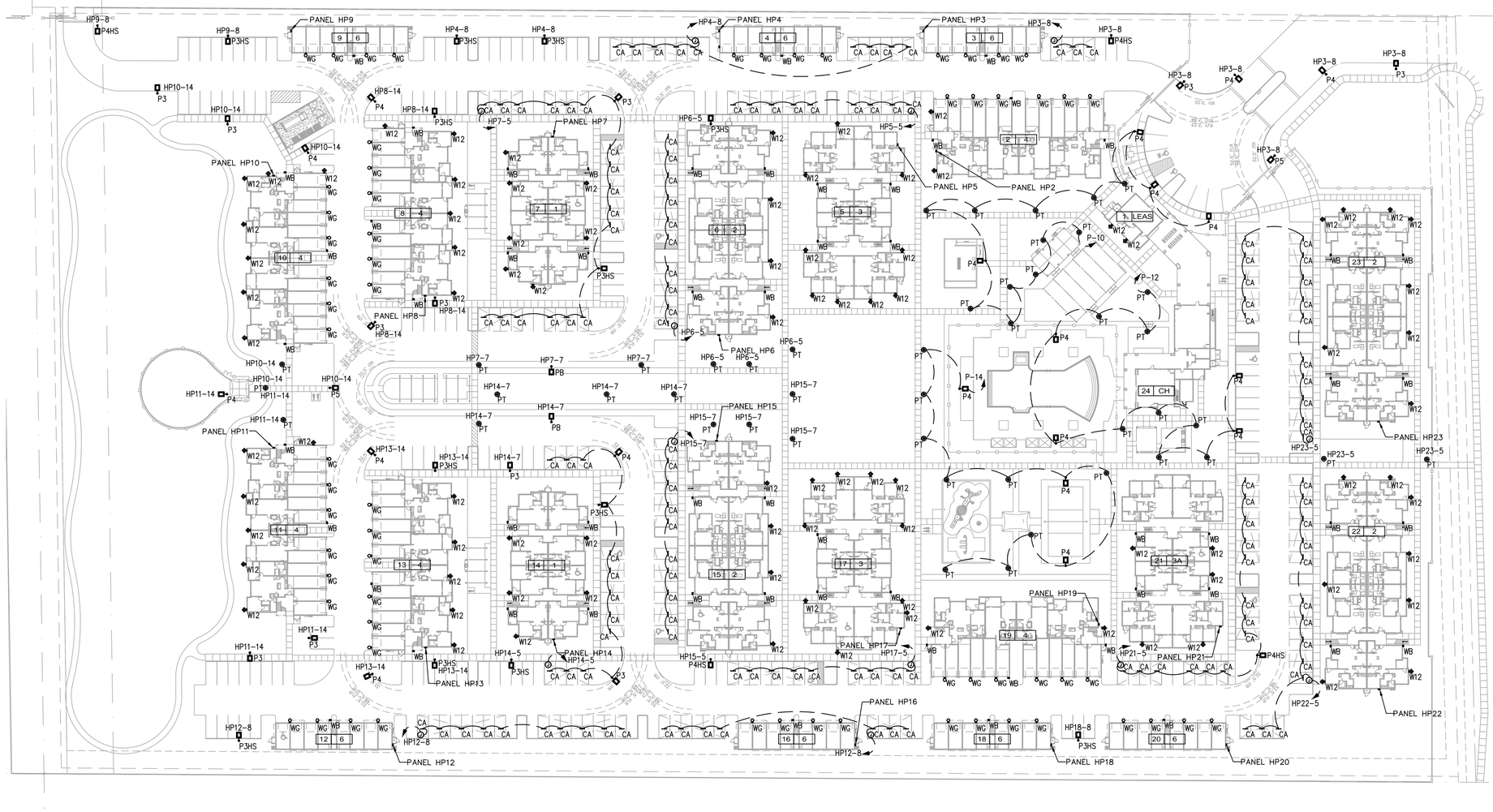
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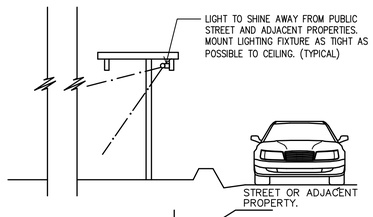
COB PLAN TRACKING #

COB PERMIT #

EXHIBIT J

5R PLZSP-23-00024 RECEIVED JUL 18 2024 WD





CARPORT MOUNTING DETAIL
N.T.S.

SITE PLAN LEGEND:

BUILDING NUMBER & BUILDING TYPE
1 | R2
OCCUPANCY GROUP

NOTE!!

COORDINATE AND VERIFY EXACT LOCATION AND QUANTITIES OF ALL GROUND MOUNTED LTG. FIXTURES WITH LANDSCAPE ARCHITECT BEFORE ROUGH-IN. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE U.L. LISTED FOR WET LOCATIONS.

GENERAL NOTES: UTILITIES DISTRIBUTION

1. APARTMENT BUILDING TYPES 1, 2, 3 & 5, ARE THREE STORY BUILDINGS, TYPE 4 IS A TWO STORY BUILDING. CLUBHOUSE IS A SINGLE STORY BUILDING.
2. SEE LANSCAPE ARCHITECT DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES INDICATED ON THIS SHEET.
3. MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 3/4"C.
4. ALL UNDERGROUND RUNS FOR OUTDOOR LIGHTING SHALL BE CIRCUITED WITH #10 AWG, THWN CU. IN PVC CONDUIT UNLESS NOTED OTHERWISE. PROVIDE BOND WIRE PER 2005 N.E.C.
5. ALL HOUSE LIGHTING, THIS SHEET, ROUTED WITHIN BUILDING STRUCTURES AND NOT BELOW GRADE IN PVC CONDUIT SHALL BE ROUTED IN EMT, FLEX OR MC CABLE.
6. ALL PENETRATIONS OF FIRE RATED WALLS & CEILINGS SHALL BE EXECUTED PER LOCAL AND ALL APPLICABLE CODES.
7. CABLE TELEVISION, TELEPHONE AND SECURITY SYSTEM SHALL BE PREWIRED BY ELECTRICAL CONTRACTOR.
8. ALL ELECTRICAL EQUIPMENT WIRING, LIGHTING, ETC., IN AND ADJACENT TO THE SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN SHALL COMPLY WITH N.E.C. ARTICLE 680.

FIRE ALARM NOTES:

ELECTRICAL CONTRACTOR SHALL PROVIDE A DESIGN/BUILD FIRE ALARM SYSTEM FOR THIS PROJECT. COMPLY WITH ALL APPLICABLE NATIONAL, STATE & LOCAL FIRE AND BLDG. CODES. SUBMIT DRAWINGS TO AUTHORITIES HAVING JURISDICTION FOR APPROVAL.

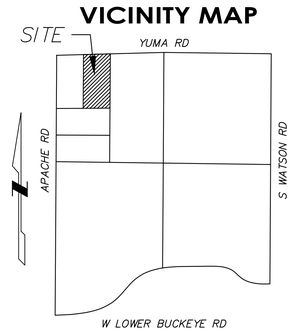
FIXTURE LEGEND:

SYMBOL	LABEL	DESCRIPTION
	P3	POLE LIGHT FIXTURE MOUNT TOP OF FIXTURE AT 15'-0" A.F.G.
	P3HS	POLE LIGHT FIXTURE MOUNT TOP OF FIXTURE AT 15'-0" A.F.G. WITH HOUSE SIDE SHILED.
	P4	POLE LIGHT FIXTURE MOUNT TOP OF FIXTURE AT 15'-0" A.F.G.
	P4HS	POLE LIGHT FIXTURE MOUNT TOP OF FIXTURE AT 15'-0" A.F.G. WITH HOUSE SIDE SHILED.
	P5	POLE LIGHT FIXTURE MOUNT TOP OF FIXTURE AT 15'-0" A.F.G.
	PT	POLE LIGHT FIXTURE MOUNT TOP OF FIXTURE AT 12'-0" A.F.G.
	CA	CARPORT LIGHT MOUNTED AT 9'-0" A.F.G. NB EFS 001 30W
	WB	BUILDING ENTRY WALL SCONCE MOUNT AT 6'-0". ADA APPROVED.
	W12	BUILDING EXTERIOR WALL PACK MOUNTED AT 12'-0" A.F.G.
	WG	GARAGE BUILDING EXTERIOR MINI-WALL PACK MOUNTED AT 6'-0" A.F.G. ADA APPROVED.

ELECTRICAL SITE LIGHTING PLAN

SCALE: 1" = 50'-0"

VICINITY MAP



CONTR. BEFORE PROCEEDING WITH THIS WORK, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY THE DESIGN PROFESSIONAL (DP) AND THE DP'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. THE DP AND THE DP'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY ANYONE FOR FUTURE ADDITIONS, ALTERATIONS, COMPLETION OF TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF THE DP. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO THE DP AND THE DP'S CONSULTANTS.
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Registered Engineer (Electrical) CERTIFICATE NO. 10867 ANDREW C. PANOPIO Date Signed 07-05-24 ARIZONA, U.S.A. EXPIRES: 12/31/2024

BMA ARCHITECTURE
2915 e baseline rd. | suite 120 | gilbert, az 85234 | 480-659-1524

client:

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2023.041

consultant:

PROPOSED NEW MULTI-FAMILY DEVELOPMENT:
SUNDANCE AT BUCKEYE
S.E.C. OF YUMA RD & APACHE RD
BUCKEYE, AZ

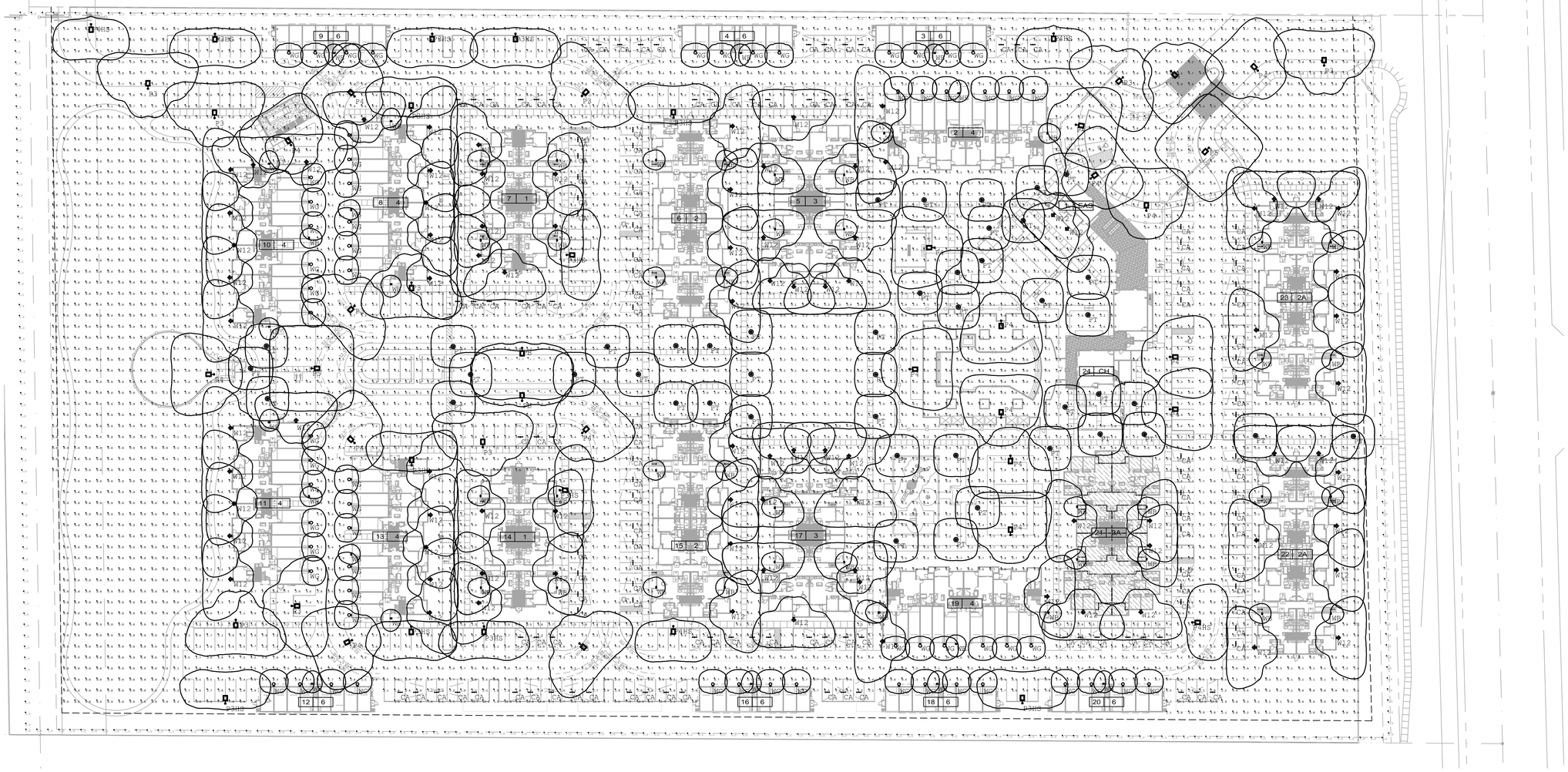
ELECTRICAL SITE LIGHTING PLAN

rev	date - comment

date:
project no. 2023.02
scale: 1"-50'-0"
drawn by: NG/JE
checked by: NG/NPE

drawing number:

E1.10



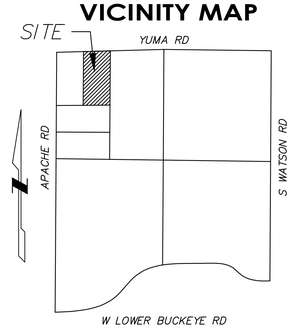
Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	137	CA	Single	SIGNIFY DAYBRITE FSSE2440L830		0.950	3881	30.5	4307.7	10
	11	P3	Single	LSI MRS-LED-12L-SIL-3-30-70CRI		0.950	12333	89	946	15
	13	P3HS	Single	LSI MRS-LED-12L-SIL-3-30-70CRI-TL		0.950	8263	86	1118	15
	16	P4	Single	LSI MRS-LED-12L-SIL-FT-30-70CRI		0.950	11935	86	1204	15
	4	P4HS	Single	LSI MRS-LED-12L-SIL-FT-30-70CRI-TL		0.950	7724	86	344	15
	2	P5	Single	LSI MRS-LED-12L-SIL-SW-30-70CRI		0.950	11664	86	172	15
	2	P6	Single	LSI ZWP-36L-FT-30-TL	PICKLEBALL	0.950	24242	288	576	10
	48	P7	Single	LSI SPS-PT-03L-SQ-30K		0.950	2829	28	1848	10
	48	W12	Single	LSI WPX-LED-12L-SIL-30-70CRI		0.950	1192	12.5	1848	10
	58	WG	Single	LUMENCTA LI-6406-ISLED-BLK		0.950	770	14.9	964.3	7
	64	W5	Single	FSC LTG WF-3-3L-AD-30K (10W)		0.950	2119	15	960	7

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pickleball Court	Illuminance	Fc	33.89	38.6	4.5	7.53	8.58
Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Site	Illuminance	Fc	2.00	20.4	0.0	N.A.	N.A.

ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 50'-0"

VICINITY MAP



CONTRACTOR MUST VERIFY ALL DIMENSIONS AT PROJECT BEFORE PROCEEDING WITH THIS WORK.
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY THE DESIGN PROFESSIONAL (DP) AND THE DP'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. THE DP AND THE DP'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY ANYONE FOR FUTURE ADDITIONS, ALTERATIONS, COMPLETION OF TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF THE DP. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO THE DP AND THE DP'S CONSULTANTS.
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Registered Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO Date Signed ARIZONA, U.S.A. EXPIRES: 12 / 31 / 2024

BMA ARCHITECTURE
2915 e baseline rd. | suite 120 | gilbert, az 85234 | 480-659-1524

client:

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2023.041

consultant:

PROPOSED NEW MULTI-FAMILY DEVELOPMENT:
SUNDANCE AT BUCKEYE
S.E.C. OF YUMA RD & APACHE RD
BUCKEYE, AZ

ELECTRICAL SITE PHOTOMETRIC PLAN

rev	date - comment
1	
2	
3	
4	
5	
6	

date:
project no. 2023.02
scale: 1"-50'-0"
drawn by: NG/JE
checked by: NG/NPE

drawing number:

E1.30

Catalog # : MRS-LED-12L-SIL-5W-30-70CRI Project : SUNDANCE

TYPE : P5 Date :

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via IOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 me-chanical impact code
- DesignLights Consortium® Listings in progress.

Mirada Small Area Light (MRS)

Type: _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRS - Mirada Small Area Light	**LED**	**6L** - 6,000 lms **9L** - 9,000 lms **12L** - 12,000 lms **15L** - 15,000 lms **18L** - 18,000 lms **21L** - 21,000 lms **24L** - 24,000 lms Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw	**(blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT	**70CRI** - 70 CRI	**(Blank)** - None **Wireless Controls System** **ALSC1** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor **ALSCS4** - AirLink Synapse Control System with 20-40' MH Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH) **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CKTP** - 7 Pin Control Receptacle ANSI C136.41 [3] **IMSBT1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4] **IMSBT2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4]	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SWG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[5] **IL** - Integral Louver (Sharp Spill Light Cutoff)[5]

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

Accessory Ordering Information[6]

CONTROLS ACCESSORIES		MOUNTING ACCESSORIES	
Description	**Order Number**	**Description**	**Order Number[4]**
Twist Lock Photocell (120V) for use with CKTP	12514	Universal Mounting Bracket	6840BSCB
Twist Lock Photocell (208-277) for use with CKTP	12515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	6808TAB
Twist Lock Photocell (347V) for use with CKTP	12516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	6527AGB
Twist Lock Photocell (480V) for use with CKTP	12580	Quick Mount Pole Bracket (Square Pole)	6870TAB
AirLink 5 Pin Twist Lock Controller	66409	Quick Mount Pole Bracket (4-5" Round Pole)	6898DDLB
AirLink 7 Pin Twist Lock Controller	66410	6.5ft Quick Mount Pole Bracket (Square Pole)	6880DDLB
Pole-Mounted Occupancy Sensor (24V)	66328MLCP	6.5ft Quick Mount Pole Bracket (4-5" Round Pole)	6898DDCB
Shorting Cap for use with CKTP	94928	Wall Mount Bracket	3625DLB

FUSING OPTIONS[7]		SHIELDING OPTIONS		SHIELDING & MISCELLANEOUS ACCESSORIES	
Description	**Order Number**			**Description**	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide	Mirada Small	See Shielding Guide	Field Install Integral Louver (Sharp Spill Light Cutoff)	6909B
Single Fusing (277V)		Mirada Medium		Field Install Integral Half Louver (Moderate Spill Light Cutoff)	7434S
Double Fusing (120V, 240V)		Mirada Large		10' Linear Bird Spike Kit (2' Recommended per Luminaire)	7506Z
Double Fusing (480V)		Zone Medium			
Double Fusing (347V)		Zone Large			
		Slice Medium			

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type SW" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CSB" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

Catalog # : MRS-LED-12L-SIL-FT-30-70CRI Project : SUNDANCE

TYPE : P4 Date :

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via IOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 me-chanical impact code
- DesignLights Consortium® Listings in progress.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
(513) 372-3200 • ©2022 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.
Page 1/7 Rev. 10/11/22
SPEC.1045.A.0620

Mirada Small Area Light (MRS)

Type: _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
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Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT	**70CRI** - 70 CRI	**(Blank)** - None **Wireless Controls System** **ALSC1** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor **ALSCS4** - AirLink Synapse Control System with 20-40' MH Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH) **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CKTP** - 7 Pin Control Receptacle ANSI C136.41 [3] **IMSBT1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4] **IMSBT2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4]	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SWG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[5] **IL** - Integral Louver (Sharp Spill Light Cutoff)[5]

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Accessory Ordering Information[6]

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Twist Lock Photocell (208-277) for use with CKTP	12515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	6808TAB
Twist Lock Photocell (347V) for use with CKTP	12516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	6527AGB
Twist Lock Photocell (480V) for use with CKTP	12580	Quick Mount Pole Bracket (Square Pole)	6870TAB
AirLink 5 Pin Twist Lock Controller	66409	Quick Mount Pole Bracket (4-5" Round Pole)	6898DDLB
AirLink 7 Pin Twist Lock Controller	66410	6.5ft Quick Mount Pole Bracket (Square Pole)	6880DDLB
Pole-Mounted Occupancy Sensor (24V)	66328MLCP	6.5ft Quick Mount Pole Bracket (4-5" Round Pole)	6898DDCB
Shorting Cap for use with CKTP	94928	Wall Mount Bracket	3625DLB

FUSING OPTIONS[7]		SHIELDING OPTIONS		SHIELDING & MISCELLANEOUS ACCESSORIES	
Description	**Order Number**			**Description**	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide	Mirada Small	See Shielding Guide	Field Install Integral Louver (Sharp Spill Light Cutoff)	6909B
Single Fusing (277V)		Mirada Medium		Field Install Integral Half Louver (Moderate Spill Light Cutoff)	7434S
Double Fusing (120V, 240V)		Mirada Large		10' Linear Bird Spike Kit (2' Recommended per Luminaire)	7506Z
Double Fusing (480V)		Zone Medium			
Double Fusing (347V)		Zone Large			
		Slice Medium			

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type SW" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CSB" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

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Catalog # : MRS-LED-12L-SIL-3-30-70CRI Project : SUNDANCE

TYPE : P3 Date :

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via IOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 me-chanical impact code
- DesignLights Consortium® Listings in progress.

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Mirada Small Area Light (MRS)

Type: _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRS - Mirada Small Area Light	**LED**	**6L** - 6,000 lms **9L** - 9,000 lms **12L** - 12,000 lms **15L** - 15,000 lms **18L** - 18,000 lms **21L** - 21,000 lms **24L** - 24,000 lms Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw	**(blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT	**70CRI** - 70 CRI	**(Blank)** - None **Wireless Controls System** **ALSC1** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor **ALSCS4** - AirLink Synapse Control System with 20-40' MH Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH) **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CKTP** - 7 Pin Control Receptacle ANSI C136.41 [3] **IMSBT1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4] **IMSBT2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4]	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SWG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[5] **IL** - Integral Louver (Sharp Spill Light Cutoff)[5]

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

Accessory Ordering Information[6]

CONTROLS ACCESSORIES		MOUNTING ACCESSORIES	
Description	**Order Number**	**Description**	**Order Number[4]**
Twist Lock Photocell (120V) for use with CKTP	12514	Universal Mounting Bracket	6840BSCB
Twist Lock Photocell (208-277) for use with CKTP	12515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	6808TAB
Twist Lock Photocell (347V) for use with CKTP	12516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	6527AGB
Twist Lock Photocell (480V) for use with CKTP	12580	Quick Mount Pole Bracket (Square Pole)	6870TAB
AirLink 5 Pin Twist Lock Controller	66409	Quick Mount Pole Bracket (4-5" Round Pole)	6898DDLB
AirLink 7 Pin Twist Lock Controller	66410	6.5ft Quick Mount Pole Bracket (Square Pole)	6880DDLB
Pole-Mounted Occupancy Sensor (24V)	66328MLCP	6.5ft Quick Mount Pole Bracket (4-5" Round Pole)	6898DDCB
Shorting Cap for use with CKTP	94928	Wall Mount Bracket	3625DLB

FUSING OPTIONS[7]		SHIELDING OPTIONS		SHIELDING & MISCELLANEOUS ACCESSORIES	
Description	**Order Number**			**Description**	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide	Mirada Small	See Shielding Guide	Field Install Integral Louver (Sharp Spill Light Cutoff)	6909B
Single Fusing (277V)		Mirada Medium		Field Install Integral Half Louver (Moderate Spill Light Cutoff)	7434S
Double Fusing (120V, 240V)		Mirada Large		10' Linear Bird Spike Kit (2' Recommended per Luminaire)	7506Z
Double Fusing (480V)		Zone Medium			
Double Fusing (347V)		Zone Large			
		Slice Medium			

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type SW" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CSB" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

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(602) 265-1559

PROJECT NO. 2023.041

consultant:

PROPOSED NEW MULTI-FAMILY DEVELOPMENT:

SUNDANCE AT BUCKEYE

S.E.C. OF YUMA RD & APACHE RD

BUCKEYE, AZ

ELECTRICAL SITE LIGHTING CUT-SHEETS

rev	date - comment
1	
2	
3	
4	
5	
6	

date:

project no. 2023.02

scale: N.T.S.

drawn by: NG/JE

checked by: NG/NPE

drawing number:

E1.4

Catalog #: XWS-LED-06L-SIL-3-30-70CRI Project: SUNDANCE Type: W12

Prepared By: Date:

Mirada Small Wall Sconce Silicone (XWS SIL)

Outdoor LED Wall Light

IP65



OVERVIEW	
Lumen Package (lm)	2,000 - 8,000
Wattage Range (W)	13 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

Optical System
- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70

Electrical
- High-performance driver features over-voltage under-voltage, short-circuit, and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0°C to 50°C with cold weather battery rated for -20°C to 50°C (40°C max for 8L). 120-277V Only.

Controls
- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- Optional button photocell turns fixtures on and off based on ambient light levels for dusk to dawn lighting.
- LSI's AirLink Blue wireless control system options allow for fixture and motion sensor grouping while reducing energy and maintenance costs.

Installation
- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Small Wall Sconce Silicone (XWS SIL)

Have questions? Call us at (800) 436-7800

Type :

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWS LED 6L SIL FT UNV DIM 40 70CRI ALBCS1 BLK CWBB

Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver
XWS - Mirada Small Wall Sconce	**LED**	**2L** - 2,000 **3L** - 3,000 **5L** - 5,000 **6L** - 6,000 **8L** - 8,000 **Custom Lumen Packages**[1]	**SIL** - Silicone	**2** - Type 2 **5** - Type 5 **FT** - Forward Throw	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10v Dimming (0-10%)

Color Temperature	Color Rendering	Controls	Finish	Options
50 - 5000K **40** - 4000K **30** - 3000K	**70CRI** - 70 CRI	**Blank** - None **Wireless Controls** **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[2] **Standalone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **IMSBTLL** - Integral Bluetooth™ Motion Sensor 8-24' MH[1,2] **Button Type Photocells** **PC120** - 120V **PC208-277** - 208 -277V **PC347** - 347V	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **BB** - 10w Battery Back-up (0°C)[4] **CWBB** - 10w Cold Weather Battery Backup (-20°C)[4] **BB20** - 20W Battery Back-up (0°C)[4] **EH** - Extended Housing[5] **SPL** - 10kV Surge Protection Device

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION*

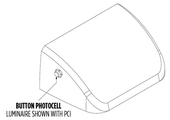
Part Number	Description
758274CLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box

*Accessories are shipped separately and field installed.

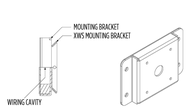
Battery Backup
- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 10w battery delivers ~1,500 lumens during emergency mode.
- 20w battery delivers ~3,000 lumens during emergency mode.



Luminaire shown with sensor & battery backup



BUTTON PHOTOCELL
LUMINAIRE SHOWN WITH (PC)



1 Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2 When high voltage (HV) is specified, IMSBT and ALBCS control options are limited to 8L and 8L lumen packages.
3 IMSBTxL is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
4 Universal Voltage Only (120-277V). 20W Battery Backup only available 2L - 6L.
5 For applications with surface conduit.

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Catalog #: OPS-PT-03L-5Q-30K8 Project: SUNDANCE

Prepared By: Date: Type: PT

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66



OVERVIEW	
Lumen Output Range	3,000 - 14,000
Wattage	20 - 100
Efficacy Range (LPW)	114 - 148
Fixture Weight lbs (kg)	25.0 (11.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System
- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation
- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Type:

Opulence Small Post Top

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: OPS PT 8L 5Q UNV 40K8 BLK ALBCS1

Prefix	Mounting	Lumen Package*	Distribution
OPS - Opulance Small	**PT** - Post Top (2 3/8" 3" Tennon)	**3L** - 3,000 Lumens **5L** - 5,000 Lumens **6L** - 6,000 Lumens **8L** - 8,000 Lumens **10L** - 10,000 Lumens **12L** - 12,000 Lumens **14L** - 14,000 Lumens	**5Q** - Type 5 Square **5C** - Type 5 Concentrated **5R** - Type 5 Rectangular **3W** - Type 3 (Wide Throw) **4F** - Type 4 (Forward Throw) **5D** - Type 5 Diffused **AD** - Asymmetric Diffused

Voltage	Color Temp	Finish	Controls
UNV - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**50K8** - 5,000K CCT - 80 CRI **40K8** - 4,000K CCT - 80 CRI **35K8** - 3,500K CCT - 80 CRI **30K8** - 3,000K CCT - 80 CRI **27K8** - 2,700K CCT - 80 CRI	**BRZ** - Dark Bronze **BLK** - Black **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **WHT** - White	**(Blank)** - None **Wireless Controls System** **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH) **Stand-Alone Controls** **CR7P** - 7 Pin Control Receptacle ANSI C136.41 [1] **IMSBT1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) [1,3] **IMSBT2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) [1,3] **EXT** - 0-10v Dimming leads extended to housing exterior

Accessory Ordering Information

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	122S180
AirLink 5 Pin Twist Lock Controller	661409
AirLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	149328

FUSING ACCESSORIES[5]	
Description	**Order Number**
Single Fusing (120V)	FK120
Single Fusing (277V)	FK277
Double Fusing (480V)	DFK480
Double Fusing (347V)	DFK347

MOUNTING ACCESSORIES[5]	
Description	**Order Number**
Internal Flush Mount Adapter for 4" OD Round Pole	764420CLR
Post Top Wall Mount Bracket	761681CLR
D180 Post Top Arm Bracket	761588CLR
Internal Tenon Adapter for 4" Square Pole	694638CLR
Internal Tenon Adapter for 5" Square Pole	694641CLR
Internal Tenon Adapter for 6" Square Pole	694642CLR
Decorative Base Cover (4 / 5" Round Poles)	483896CLR
12" Linear Bird Spike Kit (4" Recommended per Luminaire)	751652
EHS - External Shield (Black Finish Only)	781340

FOOTNOTES:
1 - 120-277V Only. Not available with 14L Lumen Package.
2 - Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
3 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
4 - Accessories are shipped separately and field installed.
5 - Fusing must be located in hand hole of pole.
6 - "CLR" denotes finish. See Finish options.

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Catalog #: ZNM-36L-FT-30-IL Project: SUNDANCE Type: PB

Prepared By: Date:

ZONE™ Medium (ZNM)

Outdoor Sports Light

IP66 IK08



ZONE

OVERVIEW	
Lumen Package (lm)	24,000 - 55,000
Wattage Range (W)	176 - 401
Efficacy Range (LPW)	122 - 150
Weight lbs (kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types CT and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L90 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L, 48L lumen packages rated to +40C. 55L lumen package rated to +35C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ programmable motion and photocell sensor. Fixtures operate idependently and can be commmissioned via iOS or Android configuration app.
- LSI's AirLink wireless control system options allow for programming and group control while reducing energy and maintenance costs and optimizing light quality (see controls section for more details).

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire) and 5' dimming and power leads extended to the housing exterior.
- Utilizes LSI's B3 drill pattern for easy fastening of LSI products.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applicationsapplicationsare qualified.
- IK08 rated luminiare per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2) product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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ZONE™ Medium (ZNM) Outdoor Sports Light

Type :

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: ZNM 48L CT UNV 50 ALBCS1 BLK IH

Prefix	Output	Distributions	Orientation	Voltage	Color Temperature
ZNM - Zone Medium	**24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms **48L** - 48,000 lms **55L** - 55,000 lms Custom Lumen Packages[1]	**CT** - Court Optic **FT** - Forward Throw	**(Blank)** - Standard (no rotation) **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**50** - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT

Controls	Finish	Options
(Blank) - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor **ALSC B** - AirLink Synapse Integral Controller and Dynamic Behaviors Drivers **ALSC UNV TL7** - AirLink Synapse 7 Pin Twist Lock Controller 120V-277V **ALSC HV TL7** - AirLink Synapse 7 Pin Twist Lock Controller 347V-480V **ALSSN WIFI-VER-CEL** - AirLink Synapse Control Base Station **ALS RMT ACCESS** - AirLink Synapse Remote Access 12 month subscription **ALS DYN SCENE** - AirLink Synapse Dynamic Behavior Software **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41[2] **IMSBT1** - Integral Bluetooth™ Motion and Photocell Sensor mar 8-24' mounting height[3,4] **IMSBT2** - Integral Bluetooth Motion and Photocell Sensor mar 25-40' mounting height[3,4]	**BLK** - Black **BRZ** - Dark Bronze **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **GRN** - Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff **IL** - Integral Louver (Sharp Spill Light Cutoff)

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

Accessory Ordering Information[6]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277V) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	225180
Shorting Cap for use with CR7P[7]	149328

FUSING OPTIONS[5]	
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Zone Medium	See Shielding Guide
Zone Large	

1 Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2 Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
3 Consult Facotry for 347-480V.
4 IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5 Accessories are shipped separately and field installed.
6 Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
7 "CLR" denotes finish. See Finish options.

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EXPIRES: 12 / 31 / 2024

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PROJECT NO. 2023.041

consultant:

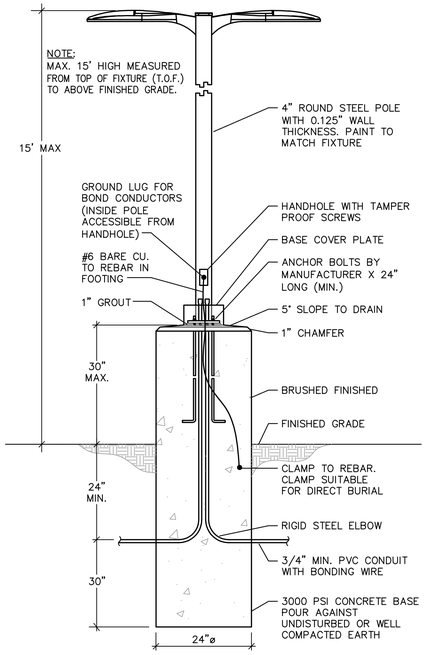
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ELECTRICAL SITE LIGHTING CUT-SHEETS

rev	date - comment

date:
project no. 2023.02
scale: N.T.S.
drawn by: NG/JE
checked by: NG/NPE

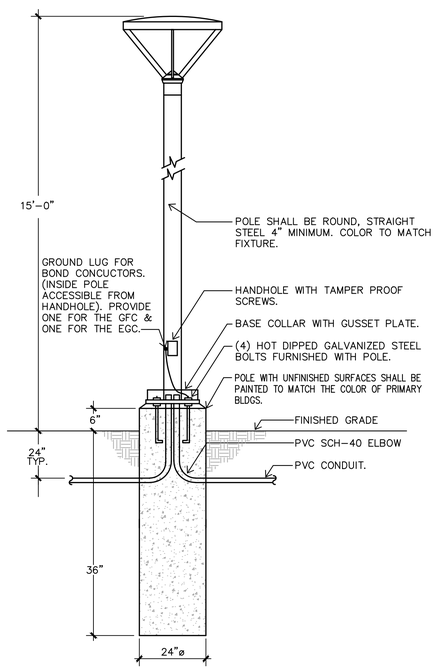
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TYPICAL POLE LIGHT MOUNTING DETAIL

TYPE "S1", "S2" & "S3" N.T.S.

NOTES:
1. E.P.A. RATINGS AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED STRUCTURAL ENGINEER. REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAIL.



POST TOP LIGHT MOUNTING DETAIL

TYPE "S4" & S5" N.T.S.

NOTES:
1. E.P.A. RATINGS AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED STRUCTURAL ENGINEER. REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAIL.

fsc lighting

EXTERIOR LED SOLUTIONS

Date:	Project:	Type:	Notes:	Catalog #:
	SUNDANCE	WG		WF-AO(15/2118/3K)

WF-AO SERIES Adjustable LED Full Cut-off Wall Pack

Rev: 12-2022

The WP-AO Series is great for commercial and industrial applications. Adjustable output options makes the WP-AO the ideal choice for illuminating building perimeters where control of spill light is important.



Applications
Ideal for use in exterior commercial and industrial building perimeters.

Construction
Housing made from die-cast aluminum. Tempered glass lens.

Mounting
Wall Mount.

Electrical
Utilizes high-efficiency LED power supply and circuit boards.
120-277V & 0-10V dimming standard. 50/60HZ input frequency.
5KV Surge Protection.

Operating Temperature
Suitable for -40°C ~ 40°C Ambient

CRI
70+

Finish
Standard in dark bronze.

Lumen Maintenance
L70 rating of 54,000

Warranty
Five-year warranty. Terms and Conditions Apply. See warranty documentation for more information.

Certification
UL Wet Listed. Adheres to LM79, LM80 and TM21 industry standards.
DesignLights Consortium® (DLC) 5.1 Premium listed¹. IP65 Rated.

Specifications subject to change without notice. Contact factory for updates.
© 2022 FSC Lighting 9120 Center Avenue, Rancho Cucamonga, CA 91730 P: 800-255-8990 www.fsclighting.com

Lumencia
Multi-Unit Residential Lighting

Job Name: SUNDANCE
Type: WB
Part #: LL4406-15LED-BLK
Notes:

LL4406-15LED

Outdoor wall sconce in 3 finishes with integrated photocell.

Construction: Steel construction with Acrylic Lens

Dimensions: 7.00"W x 9.875"H x 3.375"D

Finishes: Brushed Aluminum (BA), Oil Rubbed Bronze (ORB) and Black (BLK)

Light Source: 120V/15W/800lm/30K/80CRI/Non-Dimming

Notes/Certifications/Warranty:
- 120V
- Operating temperature: -4ºF (-20ºC) to 104ºF (40ºC)
- Integrated Photocell- Can be Field Disabled
- Energy Star Listed
- ADA Compliant
- cETLus listed for wet location
- 50K Life Hours
- 5 Year Limited Warranty



PART #	FINISH
LL4406-15LED	BA ORB BLK

2023.03

Office: 267-438-3000 Fax: 267-288-5604
www.Lumencia.com

Specifications subject to change without prior notice.
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fsc lighting

EXTERIOR LED SOLUTIONS

Catalog Ordering Sample Part #WF-S-3L-AO-40K

Series	Size & Lumens	Type	Color Temp (CCT)	Finish	Controls
WF					
WF	S-3L (Small / 15W-22W-28W)	AO (Adjustable Output)	30K (3000 Kelvin Temp) 40K (4000 Kelvin Temp) 50K (5000 Kelvin Temp)	Blank (Standard Dark Bronze)	OSW (Wet Location Occupancy Sensor)

Performance Data

FSC Part #	Form Factor	Rated Wattage	Kelvin Temp	Delivered Lumens	Efficacy	CRI	Replaces
WF-S-3L-AO	Small	15	3000	2118	141	>70	
		15	4000	2162	145	>70	2 x 13W Compact Fluorescent
		15	5000	2184	145	>70	
		22	3000	2918	132	>70	
		22	4000	2980	138	>70	2 x 18W Compact Fluorescent
		22	5000	3009	136	>70	
		28	3000	3289	121	>70	
		28	4000	3602	133	>70	50W High Pressure Sodium
		28	5000	3568	132	>70	

Electrical Data

Drivers: 120-277V
WF (Small)
15W: 120V: 0.1245A, 277V: 0.0733A
22W: 120V: 0.1804A, 277V: 0.0954A
28W: 120V: 0.2264A, 277V: 0.1039A

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PROJECT NO. 2023.041

consultant:

PROPOSED NEW MULTI-FAMILY DEVELOPMENT:
SUNDANCE AT BUCKEYE
S.E.C. OF YUMA RD & APACHE RD
BUCKEYE, AZ

ELECTRICAL SITE LIGHTING CUT-SHEETS

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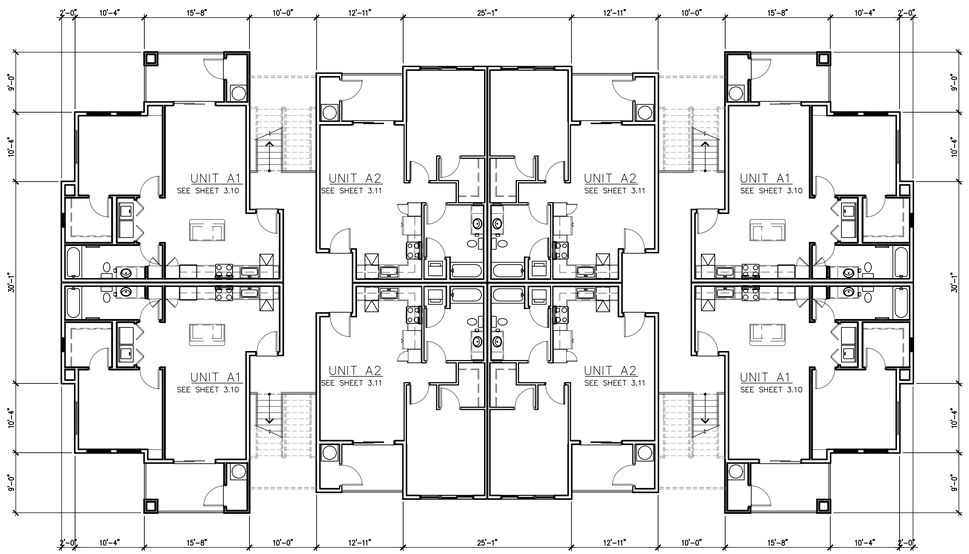
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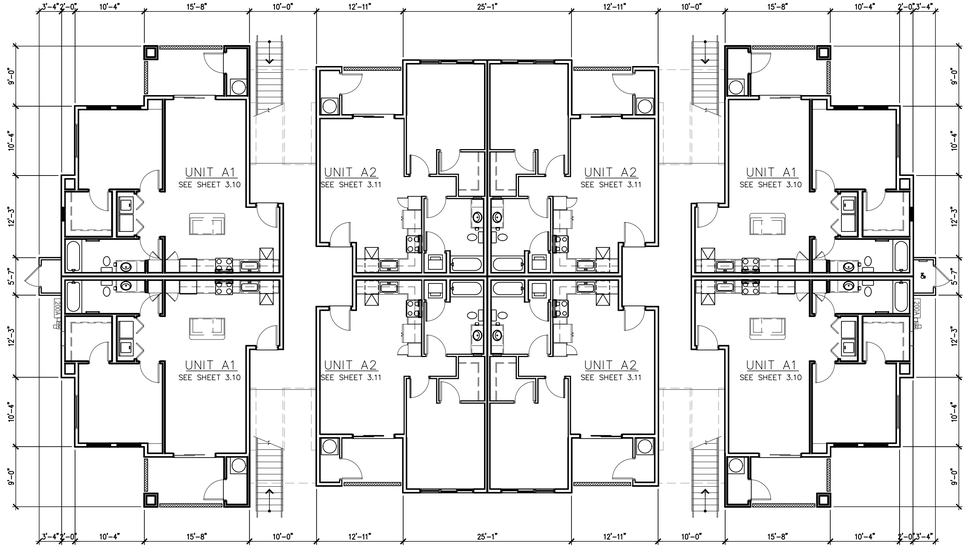
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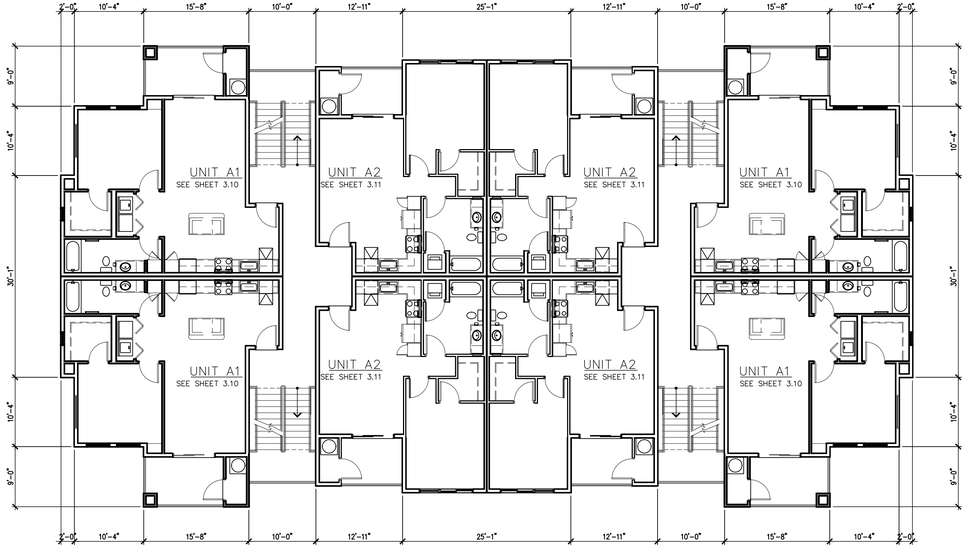
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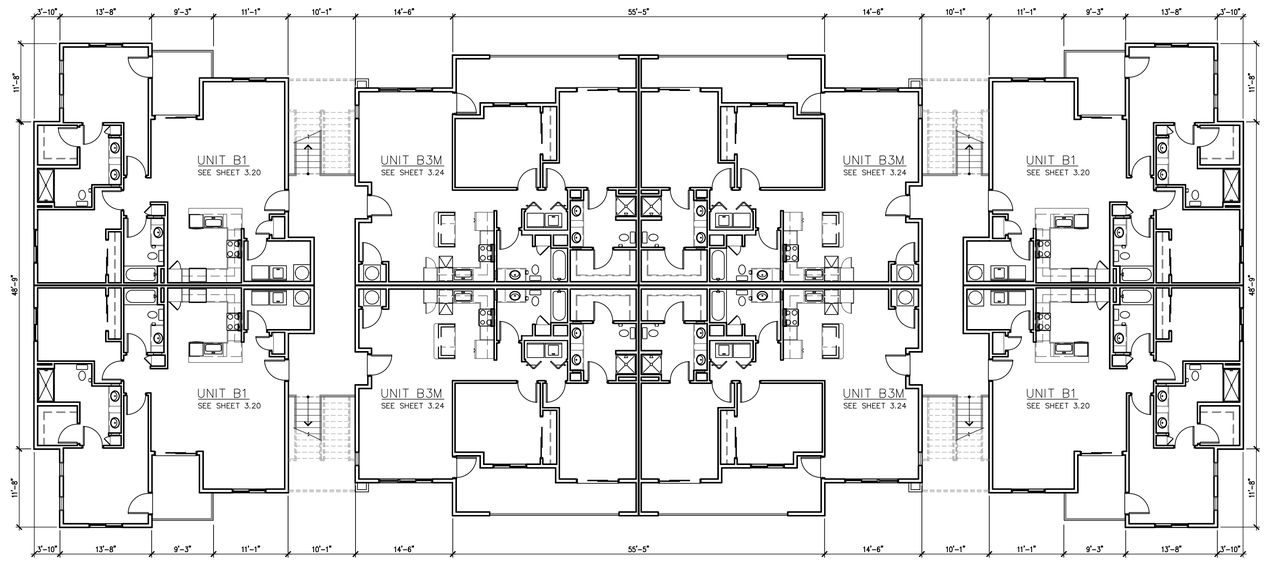
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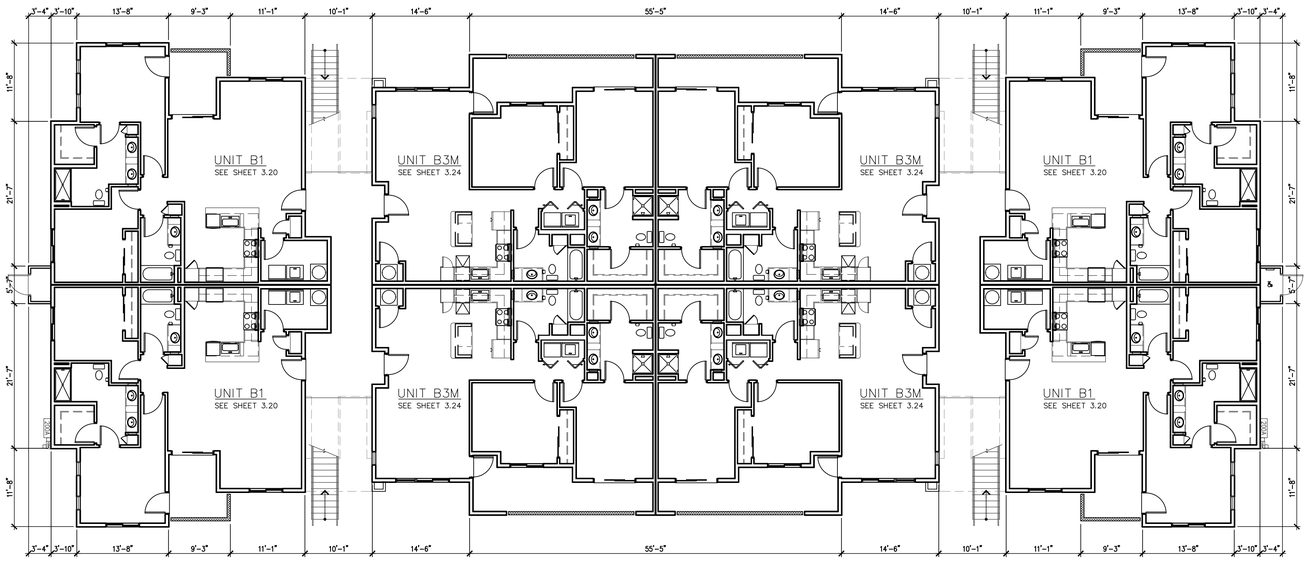
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SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

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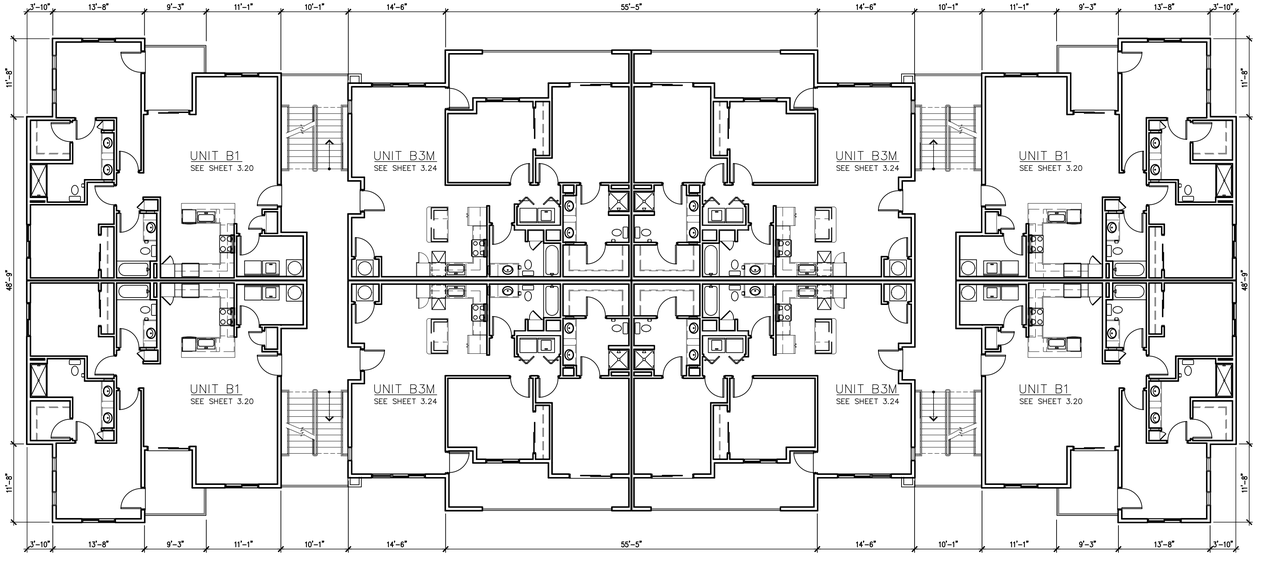
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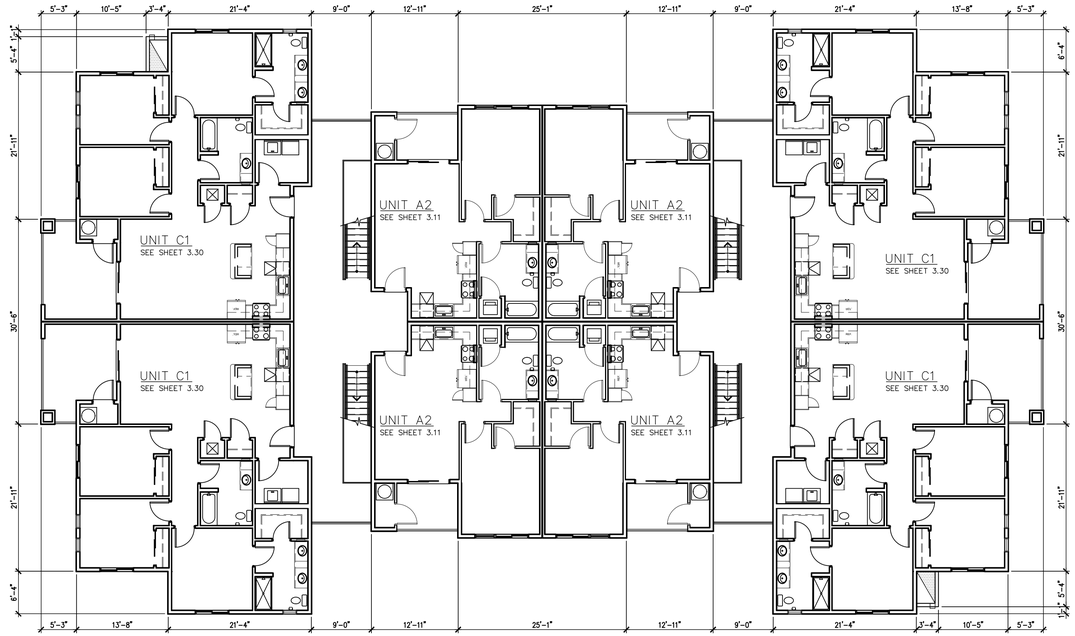
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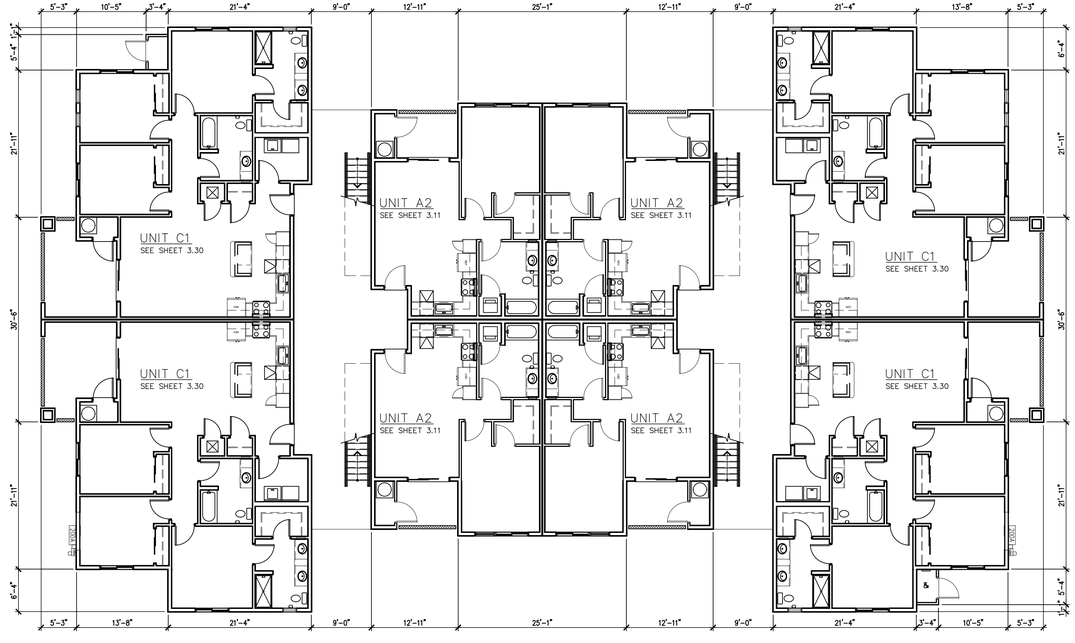
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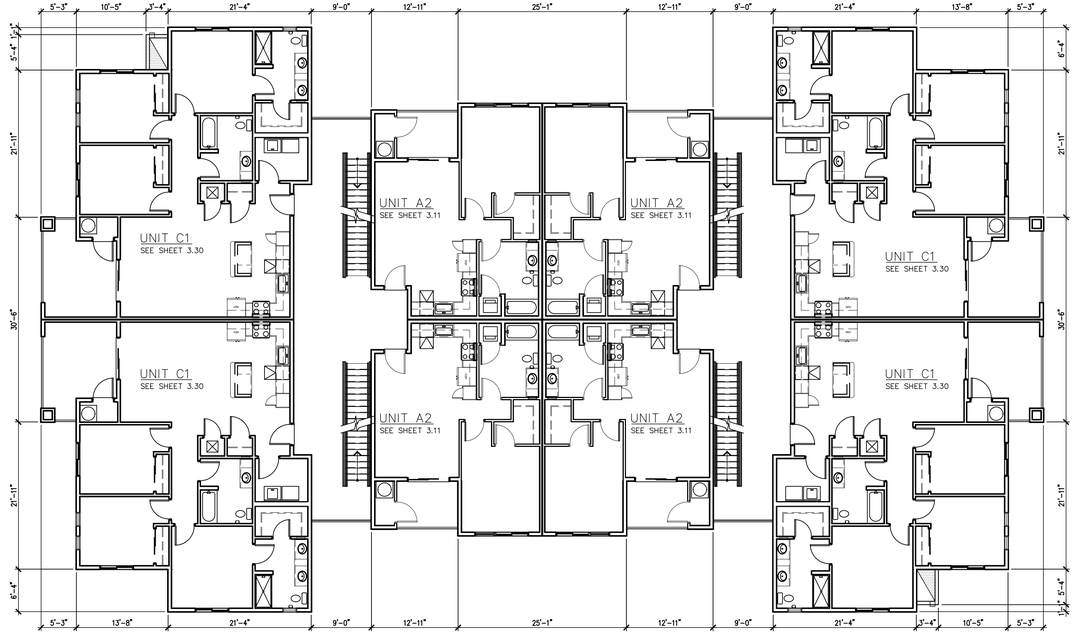
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BLD TYPE 3 FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



BLD TYPE 3 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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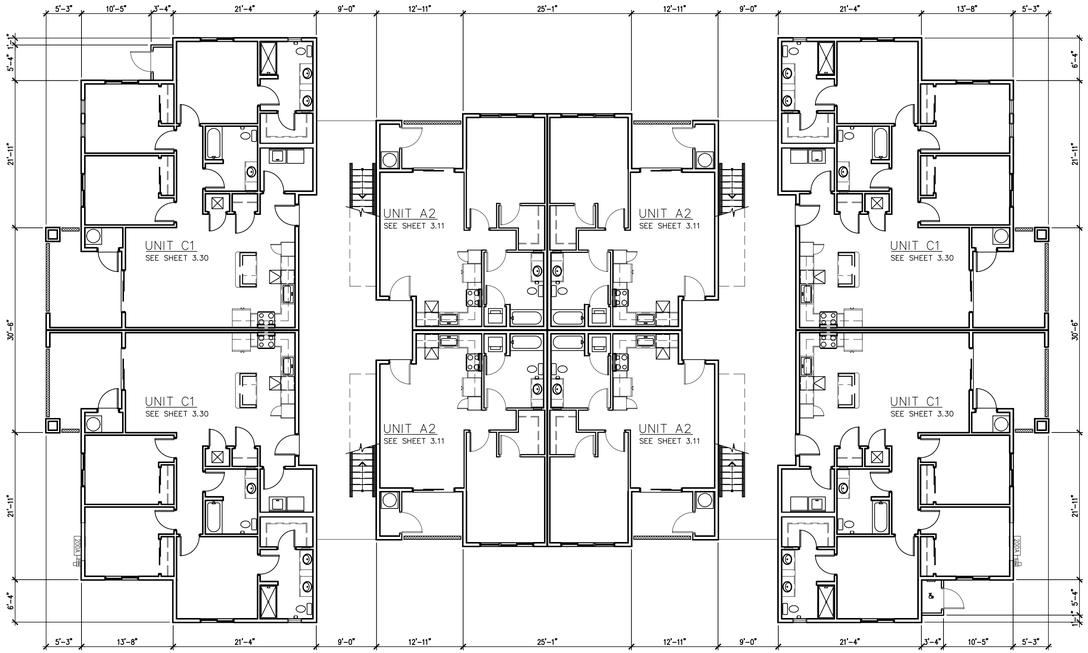
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SUNDANCE- @ BUCKEYE

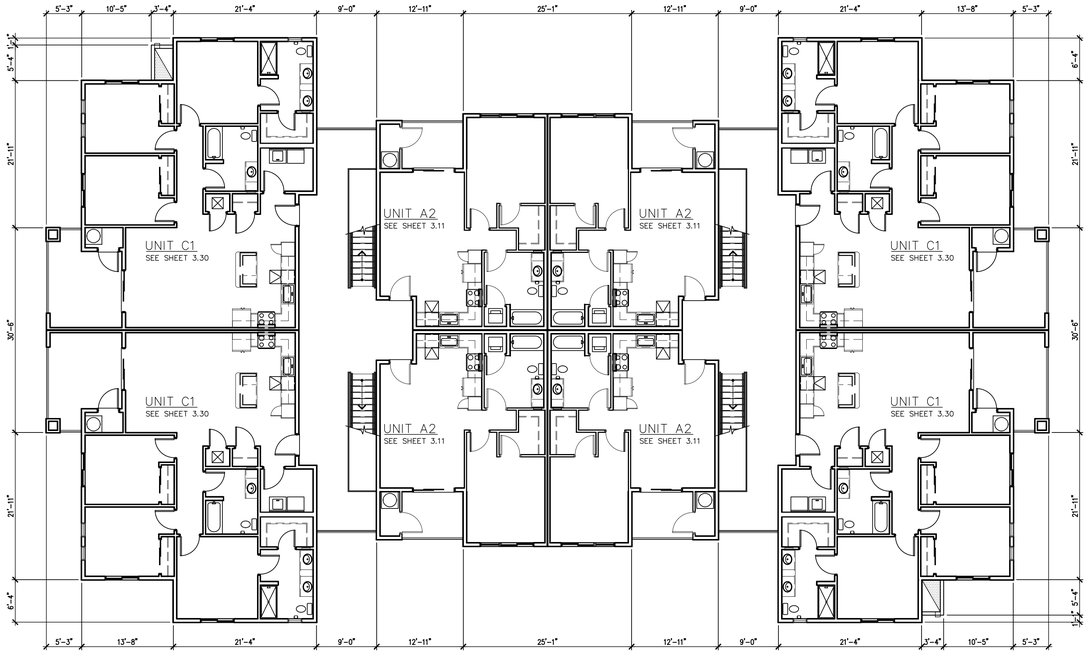
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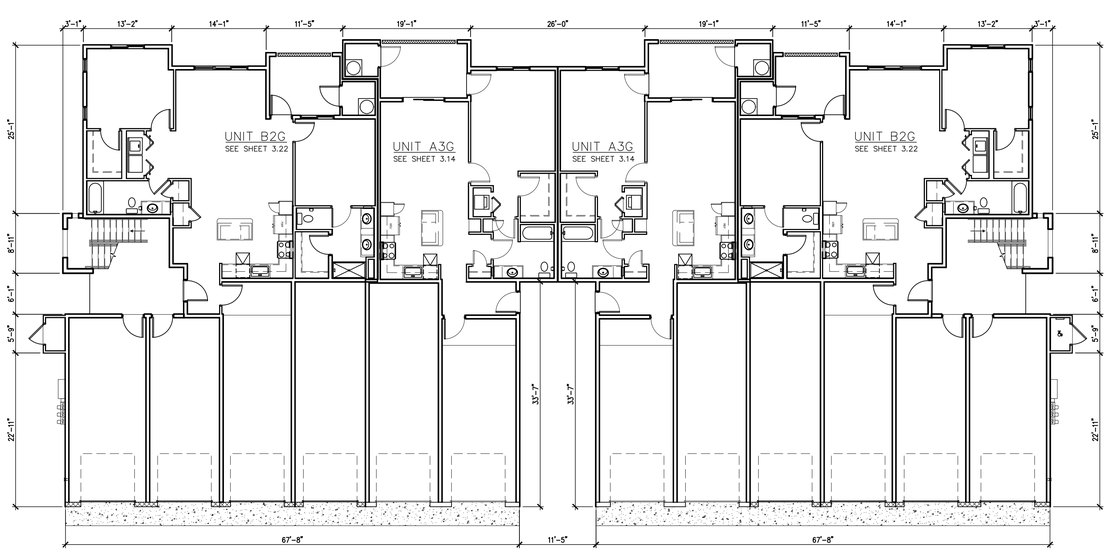
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CARLTON BEHR CAPITAL

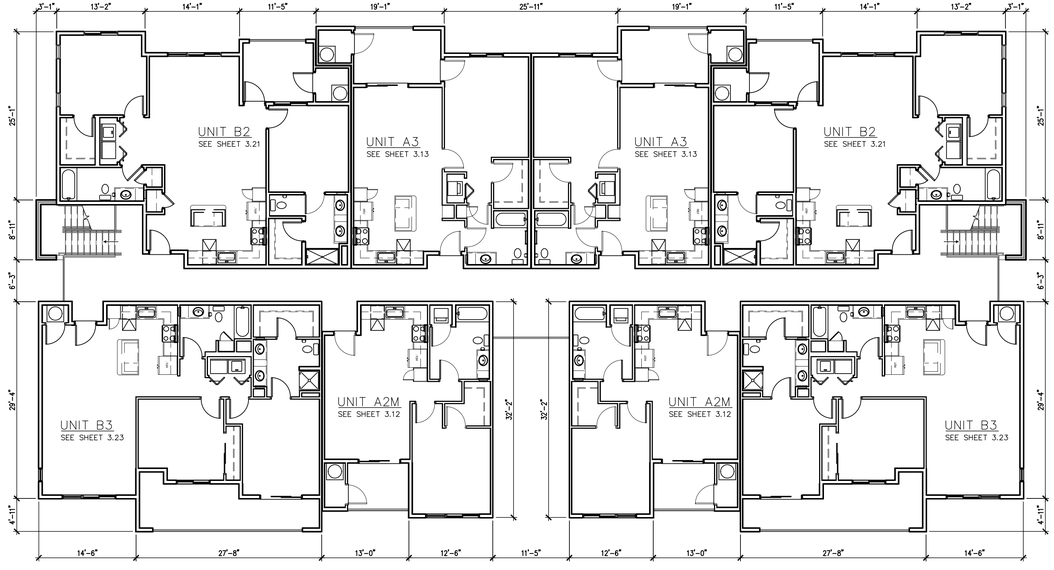
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SCALE: 3/32" = 1'-0"



BLD TYPE 4 SECOND FLOOR PLAN

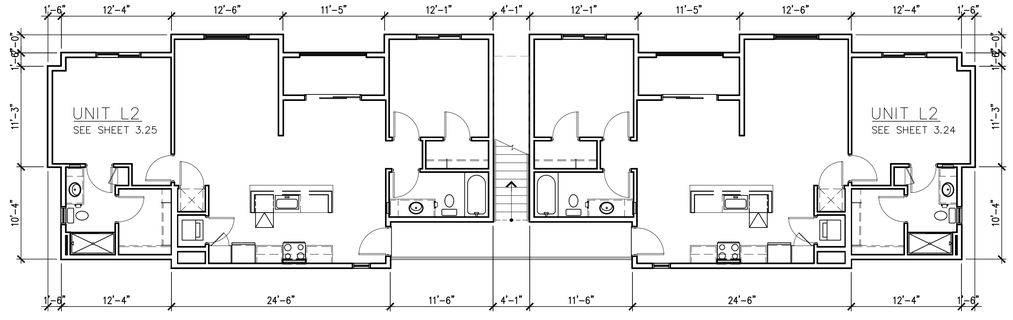
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CARLTON BEHR CAPITAL

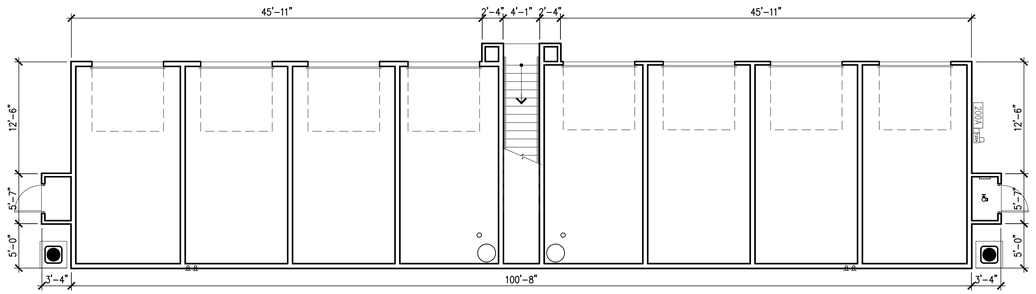
PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: BUILDING TYPE 4 FLOOR PLANS
dwg no: 21
date: 04-05-2024
job no: 2023.02 log no:



BLD TYPE 6 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



BLD TYPE 6 FIRST FLOOR PLAN

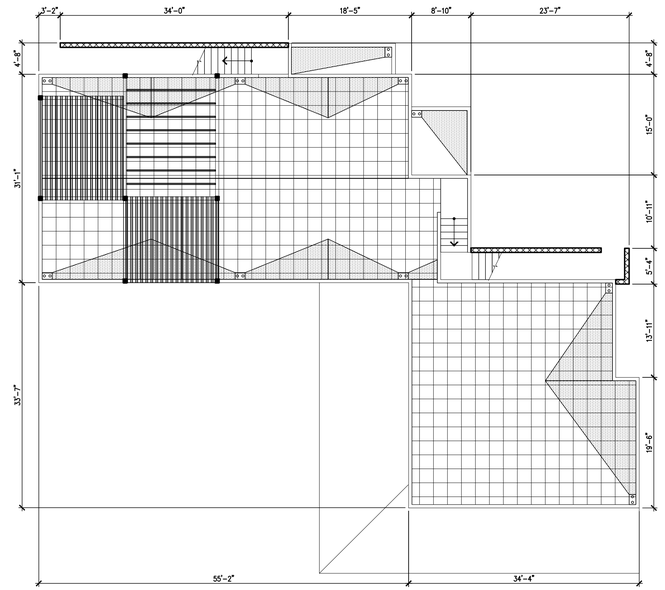
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BMA ARCHITECTURE
2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
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CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
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SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

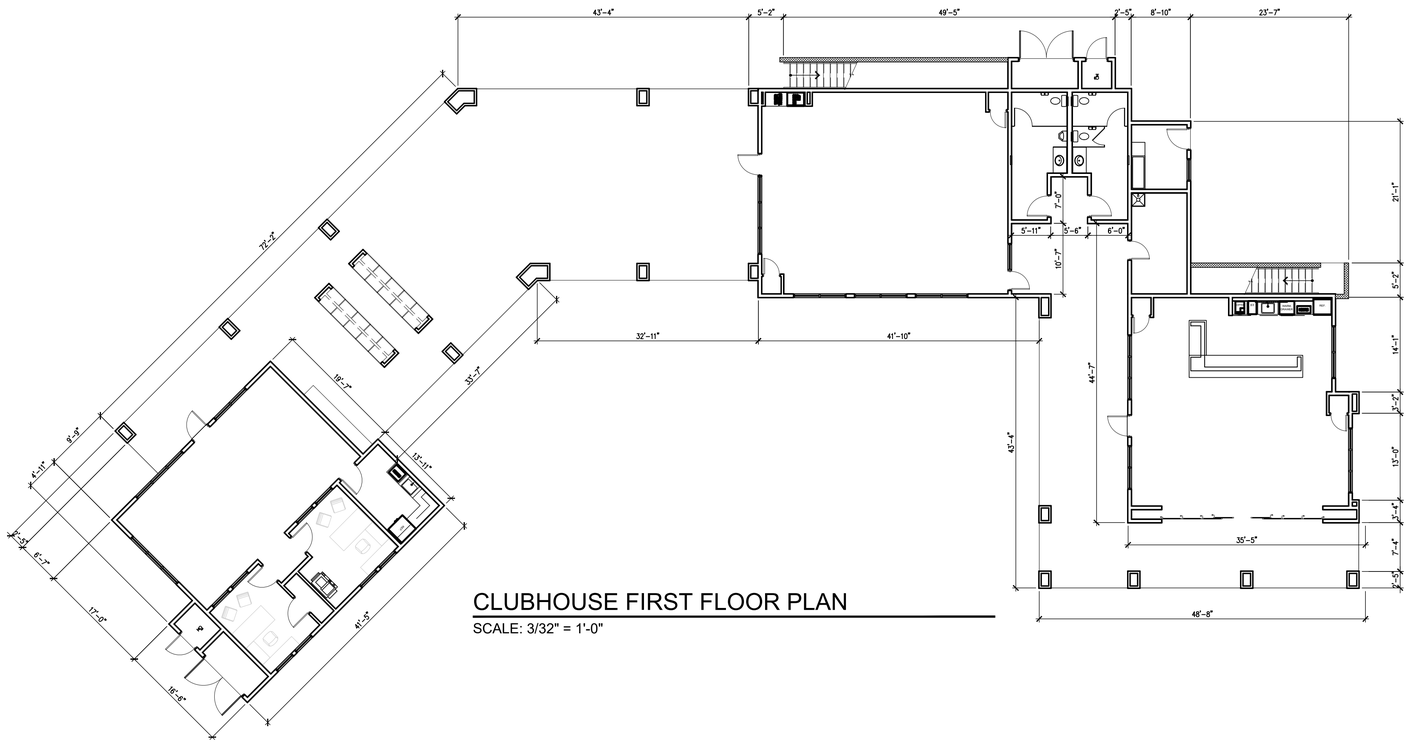
dwg name: BUILDING TYPE 6 FLOOR PLANS
dwg no: 23
date: 04-05-2024
job no: 2023.02 log no:



CLUBHOUSE ROOF DECK PLAN

SCALE: 3/32" = 1'-0"

ROOF DECK AREA	2,892 S.F.
TOTAL	2,892 S.F.



CLUBHOUSE FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

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CARLTON BEHR CAPITAL

PROPOSED NEW MULTI-FAMILY PROJECT FOR:
CARLTON BEHR CAPITAL
SUNDANCE- @ BUCKEYE
S.E.C OF YUMA RD & APACHE RD
BUCKEYE, AZ

dwg name: LEASING AND CLUBHOUSE FLOOR PLAN
dwg no: 25
date: 04-05-2024
job no: 2023.02 log no:

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/11/25	**AGENDA ITEM:** 4.D. The Mix on Roosevelt Commercial Center - Site Plan - PLZSP-24-0022
DATE PREPARED: 02/06/25	**DISTRICT NO.:** No. 5
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
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)
The Mix on Roosevelt Commercial Center - Site Plan (PLZSP-24-0022) - Conduct a public meeting and approve a site plan for a commercial shopping center featuring five retail/restaurant buildings totaling 48,551 square feet in building area and four future building pads anticipated to be developed with additional commercial buildings totaling 51,987 square feet in building area, located on 12.75 acres at the southeast corner of Verrado Way and Roosevelt Street.

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

ADDITIONAL RELEVANT GOALS:
GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:
The applicant, Ben Squires, Butler Design Group, on behalf of property owner Eisenberg Company is requesting Site Plan approval for a commercial shopping center called The Mix on Roosevelt, approximately 12.75 net acres located at the southeast corner of Verrado Way and Roosevelt Street. The proposed site plan provides for five retail/restaurant buildings totaling 48,551 square feet in building area and four future building pads anticipated to be developed with additional commercial buildings totaling 51,987 square feet in building area, for a total floor area of 100,538 square feet.

Proposed uses include a 23,256 square foot grocery store, four multi-tenant retail/restaurant buildings ranging in area from 4,080 square feet to 8,400 square feet, a pad reserved for future development of a 40,000 square foot fitness center, two future drive-through pads adjacent to Roosevelt Street (Pads P1 and P2), and a future retail/restaurant pad adjacent to Verrado Way (Pad P3). Uses permitted within the multi-tenant retail/restaurant buildings are identified within The Mix at Roosevelt Planned Area Development (PAD), which included a customized use list tailored to uses that would be most appropriate within a vibrant, walkable shopping environment.

Please review attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed site plan aligns with the Buckeye General Plan's goals for development that contributes to a vibrant Buckeye Gateway Activity Center (aka The Landing), will create shopping opportunities for both nearby and regional residents, and create an attractive urban aesthetic along Verrado Way.

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

ATTACHMENTS:

PLZSP-24-0022 The Mix on Roosevelt Site Plan - PZ Staff Report 2-11-25.docx
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Site Plan Project Narrative.pdf
Exhibit E - Site Plan.pdf
Exhibit F - Floor Plans.pdf
Exhibit G - Landscape Plan.pdf
Exhibit H - Building Elevations and Material Palette.pdf
Exhibit I - Hardscape and Site Details.pdf
Exhibit J - Site Lighting and Photometric Plans.pdf
Exhibit K - Pedestrian Connectivity Plan.pdf

BUCKEYE, AZ

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-24-0022
TITLE:	The Mix on Roosevelt Commercial Center
MEETING DATE:	February 11, 2025

Applicant/Owner:	Ben Squires, Butler Design Group, on behalf of property owner Eisenberg Company
Request:	Approval of a Site Plan for a commercial shopping center featuring five retail/restaurant buildings totaling 48,551 square feet in building area and four future building pads anticipated to be developed with additional commercial buildings totaling 51,987 square feet in building area within The Mix on Roosevelt Planned Area Development (PAD) zoning district.
District	District 5
Location:	Southeast corner of Verrado Way and Roosevelt Street (Exhibits A, B, and C)
Site size:	12.75 net acres
Public input:	No input received
Recommendation:	Approve subject to conditions (a) through (ff)

PROJECT DESCRIPTION

1. The applicant, Ben Squires, Butler Design Group, on behalf of property owner Eisenberg Company is requesting (Exhibit D) Site Plan approval for a commercial shopping center called The Mix on Roosevelt, approximately 12.75 net acres located at the southeast corner of Verrado Way and Roosevelt Street. The proposed site plan (Exhibit E) provides for five retail/restaurant buildings totaling 48,551 square feet in building area and four future building pads anticipated to be developed with additional commercial buildings totaling 51,987 square feet in building area, for a total floor area of 100,538 square feet.

2. Proposed uses include a 23,256 square foot grocery store, four multi-tenant retail/restaurant buildings ranging in area from 4,080 square feet to 8,400 square feet (Shops A, B, C, and D), a pad reserved for future development of a 40,000 square foot fitness center, two future drive-through pads adjacent to Roosevelt Street (Pads P1 and P2), and a future retail/restaurant pad adjacent to Verrado Way (Pad P3). Uses permitted within the multi-tenant retail/restaurant buildings are identified within The Mix at Roosevelt Planned Area Development (PAD), which included a customized use list tailored to uses that would be most appropriate within a vibrant, walkable shopping environment.

3. The grocery anchor, Shops A, B, C, and D, and parking to serve those uses will be constructed in the project's initial phase. The first phase will also include improvements to Verrado Way and Roosevelt Street adjacent to the site, all perimeter landscaping along both frontages, and landscaping within the parking areas developed in Phase 1. Development of pads P1, P2, P3, and the pad reserved for a fitness user will occur in a future phase; site plan applications for those future buildings, to be approved administratively, will be required in order to identify specific building footprints and establish architectural designs complementary to the remainder of the center.

4. Per the Buckeye Development Code, a center of this size with the proposed mix of uses noted above is required to provide 405 parking spaces. The proposed site plan provides for 561 spaces including 27 ADA parking stalls.

5. There will be a total of four vehicular access points to the site, two from Verrado Way and two from Roosevelt Street. Only the easternmost entrance off of Roosevelt Street, opposite the primary entrance to the Buckeye Commons (Costco) shopping center to the north, will allow for full four-way turning movements; a future signal is anticipated at that intersection to enhance ease of access to both commercial sites. The southernmost Verrado Way driveway will permit three-way turning movements (excluding left-out movements), while the western Roosevelt Street driveway and northern Verrado Way driveway will be restricted to right-in/right-out movements only.

6. A comprehensive network of on-site pedestrian sidewalks (Exhibit K) is provided to safely connect buildings, parking areas, and the Roosevelt Street and Verrado Way public sidewalks (to be constructed by the developer). The pedestrian network also includes three separate gated pedestrian connections to the planned "Prose" multi-family

residential project directly to the south, which are provided in locations intended to minimize pedestrian/vehicle conflicts. Prose residents will also have vehicular cross-connectivity between their community and the shopping center at two future gated locations. A site plan for the Prose portion of this PAD will be brought forward for Planning and Zoning Commission's consideration in the upcoming months.

7. Approximately 112,820 square feet of landscape area, or 20.1 percent of the net site area, is provided (Exhibit F), exceeding requirements within the approved PAD. In total, 281 trees and 1,427 shrubs/accents will be provided to enhance the Verrado Way and Roosevelt Street streetscapes, provide shade and beauty in parking areas, and screen and buffer the future residential to the south from the service area of the primary retail buildings. All plants have been selected for their drought tolerant, low water usage characteristics.

8. The proposed building architecture (Exhibit H) is contemporary, the desired style for new development within The Landing. The buildings feature a variety of earth tone colors with strategically located aqua accents, fiber cement paneling to provide both horizontal and vertical lines, two distinct varieties of concrete block, and multiple metal accent materials with differing textures and finishes. The site also features widespread use of decorative pavements distinguishing pedestrian spaces from areas intended for vehicular use (Exhibit I). Furthermore, the project will feature dark sky compliant exterior lighting, such as parking lot lights, wall sconces, and pedestrian bollard lamps, all in keeping with the proposed architectural style (Exhibit J).

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Natural Desert	Buckeye Gateway Activity Center (e.g. The Landing)	The Mix on Roosevelt Planned Area Development (PAD) – Commercial Subarea
North	Buckeye Commons East Shopping Center	Buckeye Gateway Activity Center	Commercial Center (CC)
East	Summit Church, Natural Desert	Buckeye Gateway Activity Center	Commercial Center (CC)
South	Natural Desert	Buckeye Gateway Activity Center	The Mix on Roosevelt Planned Area Development (PAD) – Residential Subarea
West	Roosevelt Commons Shopping Center (under construction), Palo Verde Energy Education Center	Buckeye Gateway Activity Center	Commercial Center (CC) and Business Park (BP)

PUBLIC PARTICIPATION

10. The Buckeye Development Code does not require notice of applications or neighborhood meetings for site plan applications. No public comment has been received to date.

BACKGROUND

11. *March 1985:* The subject property was annexed as part of a larger annexation covering a total of 593 acres by City Council's adoption of Ordinance 2-85.

12. *November 2024*: The subject property and parcel immediately to the south were rezoned from Planned Residential (PR) to "The Mix on Roosevelt" Planned Area Development by City Council's approval of Ordinance 28-24. The approved PAD facilitates development of the site with a horizontal mixed-use project consisting of separate but integrated retail and multi-family residential components. The property subject to this site plan application is the approved PAD's commercial subarea.

ANALYSIS

General Plan

13. The site features a General Plan land use designation of Activity Center. The proposed development site is prominently located near the northern gateway into the Buckeye Gateway Activity Center, now more commonly known as The Landing. Located south of I-10 near the City's eastern boundary, development within this activity center is expected to capitalize on existing area assets such as the West-MEC education center and a number of master planned communities, including Verrado to the north. It is anticipated that this activity center area will be a commercial, employment, educational, and entertainment hub serving the greater west valley region. Development in this activity center is also held to higher regard to architecture and site design, with importance placed on creating a walkable environment that is more urban than the development occurring elsewhere within the City.

14. The proposed site plan will result in development that achieves the objectives for The Landing area. With The Landing poised to become an employment, educational, and entertainment center, this commercial center will provide a mix of retail, restaurant, and other commercial uses that will both serve residents in The Landing but also the much larger regional population.

Development Code

15. The subject property is zoned The Mix on Roosevelt Planned Area Development (PAD). The approved PAD, which applies to the subject property as well as the separately owned parcel directly to the south (extending to Fillmore Street), was created to guide development of a horizontal mixed-use project consisting of separate but integrated retail (on the subject property) and multi-family residential (on the property directly to the south) components. The proposed use of the property as a commercial center and conforms to the approved PAD zoning.

16. The proposed site plan and accompanying landscape plan, building elevations, hardscape plans, and photometric plans meet all development and design standards within the PAD, including, but not limited to, building height, required parking, landscape improvements, and architectural detailing. The plans are also in conformance with the conceptual site plan and elevations included within the PAD narrative document.

Site Design, Landscape, and Architecture

17. The proposed site plan is designed to create an urban feel and aesthetic along Verrado Way, differentiating it from a more suburban form. This is achieved through the placement of commercial buildings along the street frontage, creating a consistent and active street edge. The integration of pedestrian-friendly elements such as connected sidewalks, shaded seating areas, and storefronts that front pedestrian areas encourages foot traffic and interaction.

18. With regard to architectural design, the consistent use of multiple high-quality materials, varied rooflines, canopy elements, and facade articulation further promotes an urban aesthetic, making the development feel integrated and dynamic rather than isolated and suburban. The proposed designs also provide for great planar movement through frequent use of projecting and recessed wall sections and architectural elements. As required within the PAD, taller buildings ranging from 21 feet to 30 feet in height also contribute to the more urban scale desired for this site.

19. Landscaping and public plazas along the frontage add to the vibrancy, encouraging both residents and visitors to engage with the street-level environment. The corner of Verrado Way and Roosevelt Street includes an outdoor patio/dining area for use by tenants in Shops A and B and its visual importance will be further heightened through provision of enhanced landscaping and unique signage identifying the center.

20. Proposed site lighting is compliant with the City's development code and dark sky best practices.

Infrastructure, Improvements, City Services, and Schools:

21. Vehicular access and circulation has been reviewed and approved by the City's Traffic Engineering and Fire Departments. Vehicular access to the project site will be provided

via multiple points along Verrado Way and Roosevelt Street more thoroughly described earlier in this report.

22. Trail and sidewalk connectivity is a key component of this project, with pedestrian pathways linking the commercial buildings and parking areas to the future residential directly to the south. Sidewalks along Verrado Way and Roosevelt Street will be enhanced with landscaping, creating an interconnected system of trails, sidewalks, and public spaces that further the Development Code and General Plan goals of providing accessible, safe, and appealing public realms

23. Per standard City policy, the developer will complete all half-street improvements to Verrado Way and Roosevelt Street adjacent to the site.

24. The site is located within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development.

25. The property will be served by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #703 located in Verrado, approximately 1.3 miles from the subject property. The nearest police station is located in the City complex at Yuma Road and Dean Road, approximately 1.7 miles from the site.

26. The property is located within the Buckeye Union High School (BUHSD) and Liberty Elementary School (LESD) Districts. The commercial use of this property will have little to no impact on district operations.

RECOMMENDATION

27. Staff recommends the Planning and Zoning Commission approve the Site Plan for The Mix on Roosevelt, Application PLZSP-24-0022, subject to conditions (a) through (ff), for the following reasons:

- The site plan aligns with the Buckeye General Plan's goals for development that contributes to a vibrant Buckeye Gateway Activity Center (aka The Landing).
- The site will create an attractive urban aesthetic along Verrado Way.
- The Site Plan conforms to all requirements of the Buckeye Development Code and The Mix on Roosevelt PAD.
- There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

Planning Division Conditions – Standard/General

a) Except as modified by these conditions of approval, development of the site shall conform to the following plans:
   1. Site Plan (Sheet SP-02), received on February 6, 2025
   2. Floor Plans (Sheets FP-01 through FP-05, inclusive), received on January 3, 2025
   3. Preliminary Landscape Plan (Sheets PL.01 through PL.05, inclusive), received on January 30, 2025
   4. Building Elevations (Sheets ELE-01 through ELE-06, inclusive), received on January 3, 2025 (Sheets ELE-05 and ELE-06) and on January 30, 2025 (Sheets ELE-01 through ELE-04)
   5. Hardscape and Site Details (Sheets SP-03 through SP-05, inclusive), received on January 16, 2025 (Sheets SP-03 and SP-04) and on January 3, 2025 (Sheet SP-06)
   6. Site Lighting and Photometric Plans (Sheets PH-01 and PH-02), received on January 3, 2025 (Sheet PH-01) and January 30, 2025 (Sheet PH-02)
   7. Pedestrian Connectivity Plan (Sheet SP-01), received on January 3, 2025
   8. Preliminary Grading and Drainage Plan (Sheet PG1), received on February 3, 2025
   9. Preliminary Utility Plan (Sheet PU1), received on February 3, 2025

b) The approved site plan will expire on February 11, 2027, two years from the date of approval, if a building permit has not been issued for the project.

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

Planning Division Conditions - Project Specific

d) Prior to permit issuance, approval of a Minor Subdivision dedica?ng addi?onal right-of-way for site driveway and decelera?on/turn lanes along with any easements needed in support of the proposed site plan and final engineering documents will be required.

e) Future individual Site Plan applica?ons shall be required for the por?ons of the site labeled as P1, P2, P3, and Fitness, to be administra?vely approved. Any conceptual pad layouts for these areas are not approved. Said applica?ons shall include an update to the master site plan depic?ng the future buildings on those pads in the context of the full shopping center. Any future drive-through uses shall provide raised pedestrian crossings featuring decora?ve pavement (e.g. speed tables) and signage in all loca?ons where the center's internal sidewalk network crosses a drive-through lane.

f) All perimeter landscaping adjacent to Roosevelt Street and Verrado Way, the full length of the overall project boundaries, shall be completed in the ini?al phase of development prior to issuance of a cer?ficate of occupancy or cer?ficate of comple?on for any building within the center.

g) All transformers and similar u?lity boxes shall be painted to match the nearest building wall.

Engineering Conditions – Project Specific

h) Final turn lane lengths for adjacent roadway improvements and the site shall be determined by the City approved Traffic Impact Analysis and coordination with the City.

i) Project shall install required improvements determined by the City approved Traffic Impact Analysis, including but not limited to the traffic signal at main entrance of development along Roosevelt Street.

j) Water allotment and demands for site shall be coordinated with City of Buckeye Water Resources Department. If current water allotment allocated for development is not sufficient, the required water allocation to be obtained by this site shall be based on the water demands determined by the final water report.

k) Sewer allocations and demands for site shall be coordinated with the City of Buckeye Water Resources Department. If current sewer allotment allocated for development is not sufficient, the required sewer allocation to be obtained by the site shall be based on the sewer demands determined by the final sewer report.

l) Proposed development is subject to obtaining a sewer capacity letter from the Water Resources Department to confirm capacity is available to support proposed development. If sewer capacity is not available, coordination with the City is required to determine the required improvements to provide capacity.

Engineering Conditions – Standard/General

m) Development construction documents shall comply with the City of Buckeye adopted Engineering Design Standards at the time of 1st submittal for final construction documents.

n) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN's 502-35-003F.

Engineering Conditions – Standard Street Conditions

o) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Verrado Way and Roosevelt Street based on City of Buckeye standards.

Engineering Conditions – Standard Water/Wastewater Conditions

p) Property Owner/Developer shall verify and complete due diligence if any proposed subdivision of the existing property requires a Certificate of Assured Water Supply based upon Arizona State Law Subdivision requirement. Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said Plat, if the Certificate is required as determined by Property Owner/Developer due diligence. The certificate must be consistent with all

Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provider prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

Transportation/Traffic – Standard and Site Specific Conditions

q) Prior to submittal of Final Civil Plans and Construction Documents and any permitting, a Traffic Impact Analysis (TIA) is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings. Given the TIA is not approved, the turn lane lengths may change and may require the site plan updated as well.

r) The TIA shows only general concepts of uses (shopping center). Each pad will have to submit a TIS that may need analysis since the master TIA is identifying general use. It is recommended that the master TIA identify all known uses. This will be a simpler approval of a TIS as they will not have trip generation differences.

s) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. 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.

t) All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O. A share of the Verrado Way/Fillmore traffic signal shall be required prior to permitting of this project unless the TIA is revised to study only The Mix commercial site, evaluating the adjacent Prose residential project as background traffic only.

u) All regional traffic signals required by this project shall be constructed by this project prior to C of O. This may have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval.

v) All medians required for controlling restricted site access (such as right-in/right-out or ¾ access) shall be constructed with this development.

w) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

x) If the queue from the drive thru lanes for P1 extend into the main drive aisle or create traffic issues the northern most access off the main drive aisle may be required to be closed during peak times.

y) Turn lanes into the development are accepted in concept only until the TIA is approved.

Fire Department Conditions – Standard/General

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

aa) 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.

bb) 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.

Public Works Conditions – Standard/General

cc) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.

dd) The following requirements apply to landscaping within public right-of-way:

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.

ee) 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.

ff) 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).

ATTACHMENTS

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C – General Plan Land Use Map
Exhibit D – Site Plan Project Narrative
Exhibit E – Site Plan
Exhibit F – Floor Plans
Exhibit G – Landscape Plans
Exhibit H – Building Elevations and Color/Material Palette
Exhibit I – Hardscape and Site Details
Exhibit J – Site Lighting and Photometric Plans
Exhibit K – Pedestrian Circulation Plan

Prepared by:
Ken Galica, Planning Manager



VICINITY MAP

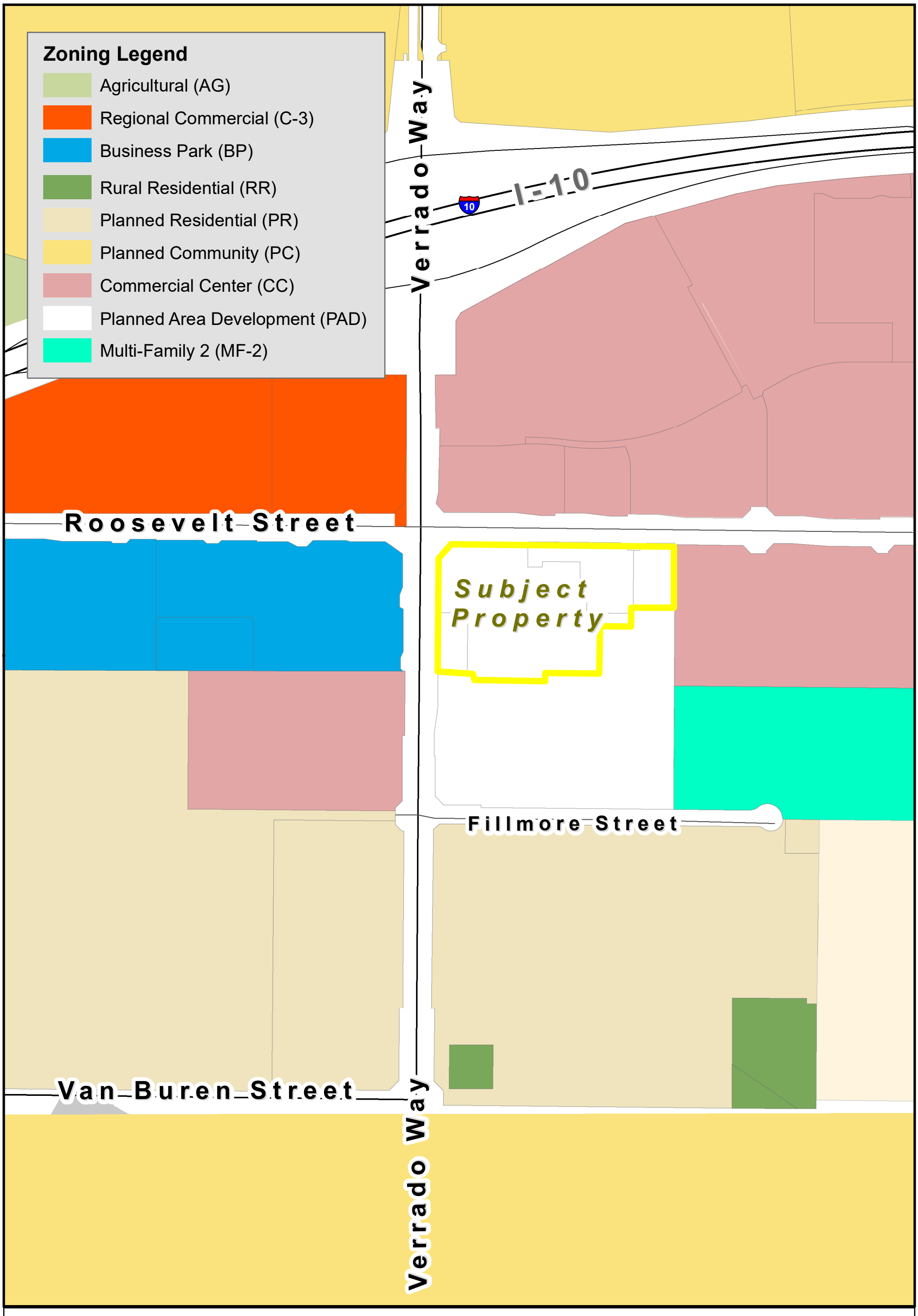
PLZSP-24-0022

The Mix on Roosevelt - Site Plan

Council District #5

BUCKEYE, AZ

N W E S



ZONING MAP

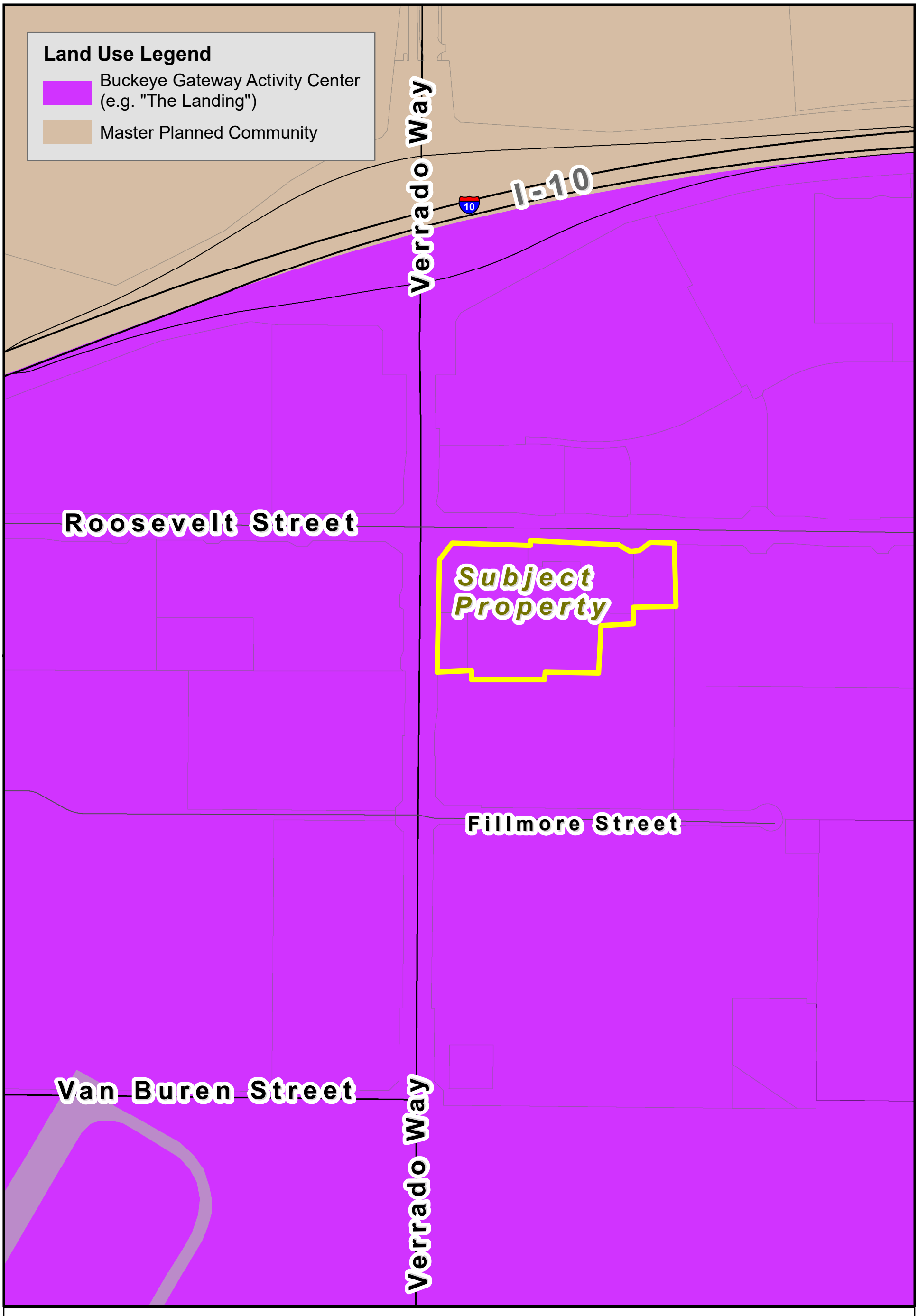
PLZZ-24-0022

The Mix on Roosevelt - Site Plan

Council District #5

BUCKEYE, AZ

N W E S



GENERAL PLAN LAND USE

PLZZ-24-0022

The Mix on Roosevelt - Site Plan

Council District #5

BUCKEYE, AZ

N W E S

3R PLZSP-24-0022 RECEIVED JAN 30 2025 AL

The Mix on Roosevelt

Southeast Corner of Verrado Way and Roosevelt Street

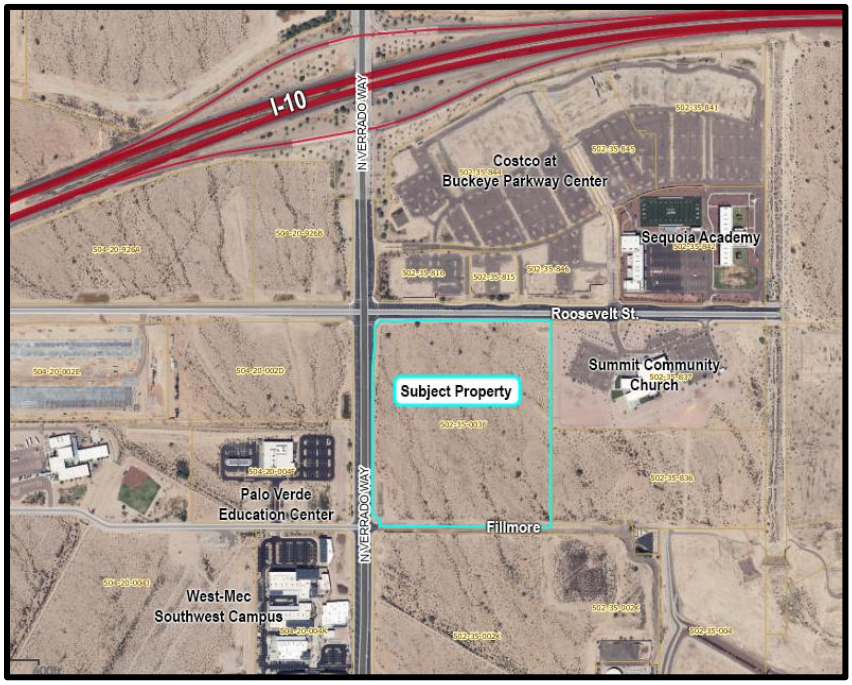
Project Narrative



Submitted to:
City of Buckeye
530 E. Monroe Ave.
Buckeye, AZ 85326

Case Number:
PLZZ-23-00018

Figure 1: Vicinity Map



Proposal / Request

This project is for the development of a horizontally mixed-use project consisting of approximately 17.5 acres of apartment-style residential units and 13.1 acres of commercial development on the southeast corner of Roosevelt and Verrado. The commercial center will be constructed on the northwest corner of the Property to maximize both access and visibility. The multi-family portion will be developed separately from the commercial portion.

Design

Architectural features and colors will be coordinated through the site planning process to ensure a complementary and cohesive design between the residential and commercial buildings on the site. In addition to the standards set forth, the PAD will incorporate elements that will enhance the site and provide a more cohesive and urbanized feel to the Project. The commercial frontage along Verrado will be designed to be complementary to the residential frontage and, importantly, the larger Verrado corridor. This may be accomplished through common landscaping, wall materials, and screening features to visually tie together the uses. The commercial portion of the PAD will be designed with modern styling and theming and will include varying materials and colors and articulated facades to provide visual interest when viewed from the street as well as internally to the site. Glazing will be focused on the customer facing entries from the parking interior to the site. The corner of Roosevelt and Verrado is envisioned as a statement area where that will include outdoor amenities for the businesses located on the corner to occupy to enhance the streetscape at an important intersection to the city. Each façade greater than 50 feet in length, measured horizontally, shall incorporate wall plane projections or recesses

having a depth of at least 3 percent of the length of the façade, and extending at least 20 percent of the length of the façade. This will allow for the planned 4' to 6' projections and recesses on the 120' buildings depicted within the conceptual site plan.

Landscaping

The streetscape landscaping will be coordinated between commercial and residential uses to create a cohesive street-view along the site perimeter. Specific attention will be paid to the Verrado frontage where the residential and commercial uses comingle. Materials used in landscaping will be arranged in distinct patterns to highlight important entry points, walkway intersections, or areas designated for leisure and recreation. This strategic placement not only enhances the visual appeal but also guides visitors to focal points within the space, creating an intuitive flow and enriching the overall experience of the environment.

Relationship to Surrounding Properties

The Project is located approximately 1,100 feet from Interstate 10 ("I-10"), with a significant arterial frontage on Verrado Way making it a highly visible site and ideal for commercial development. There is currently significant and complimentary commercial growth adjacent to the site north of Roosevelt Street within the Buckeye Parkway Center. A Costco is located along the I-10 at the rear of the commercial center, and site plans have been filed with the city for various retail uses along the Roosevelt Street frontage. Further east of the site on Roosevelt is the Sierra Pathfinder Academy. Just to the east of the Property is the Summit Community Church. The church also owns the vacant property to the south of their developed site, which borders the Property on the east. The property to the south of the site across the Filmore Street alignment is vacant, as is the property to the northwest. Additional vacant land is located west of Verrado Way across the street from the Property. The Palo Verde Educational Center is located across Verrado Way on the west of the Property, and Western Maricopa Education Center's Buckeye campus ("West-MEC") is located just to the south of that. Further west of these is another educational use; the BUHSD Learning Center.

Accessibility

The site's location provides prime visibility to the commercial portion of the property and additionally provides housing adjacent to significant transportation infrastructure. The Project anticipates two entrances on Verrado Way, and two entrances on Roosevelt Street. Secondary residential entrances will be provided internally on the northwest and northeast corner of residential/commercial boundary.

Circulation

Additionally, bus bays have been included on Verrado Way and Roosevelt Street. While the city has requested a 75' right of way ("ROW") where Roosevelt Street is adjacent to the northwest corner of the Property, the North half of Roosevelt ROW was platted as 67 feet wide. The PAD proposes a slightly wider width of 70 feet to accommodate a bus bay. This is 3 feet wider than what the city has accepted and maintained for over 15 years and provides precedence for the south half of ROW. All city required improvements fit within 70 feet of ROW; therefore, requiring an additional 5 feet of ROW just provides

more open space for the city to maintain. A traffic impact analysis submitted with this application was prepared by SWTE. The recommendations of that analysis have been incorporated into the conceptual site plan where possible. Turning land storage has been maximized to fit within the constraints of the site.

The Project will feature a minimum of three pedestrian connections between the commercial and residential uses. The primary pedestrian connection will be oriented at a midway point of the Project to best connect residents to the adjacent commercial uses. The two additional connections will be aligned with the secondary vehicular access points on the northeast and northwest of the multi-family portion of the Property. Perimeter sidewalks will be provided on the street frontages of the Project.

Phasing

The site plans submittals for commercial and residential portions will proceed separately under separate permit.

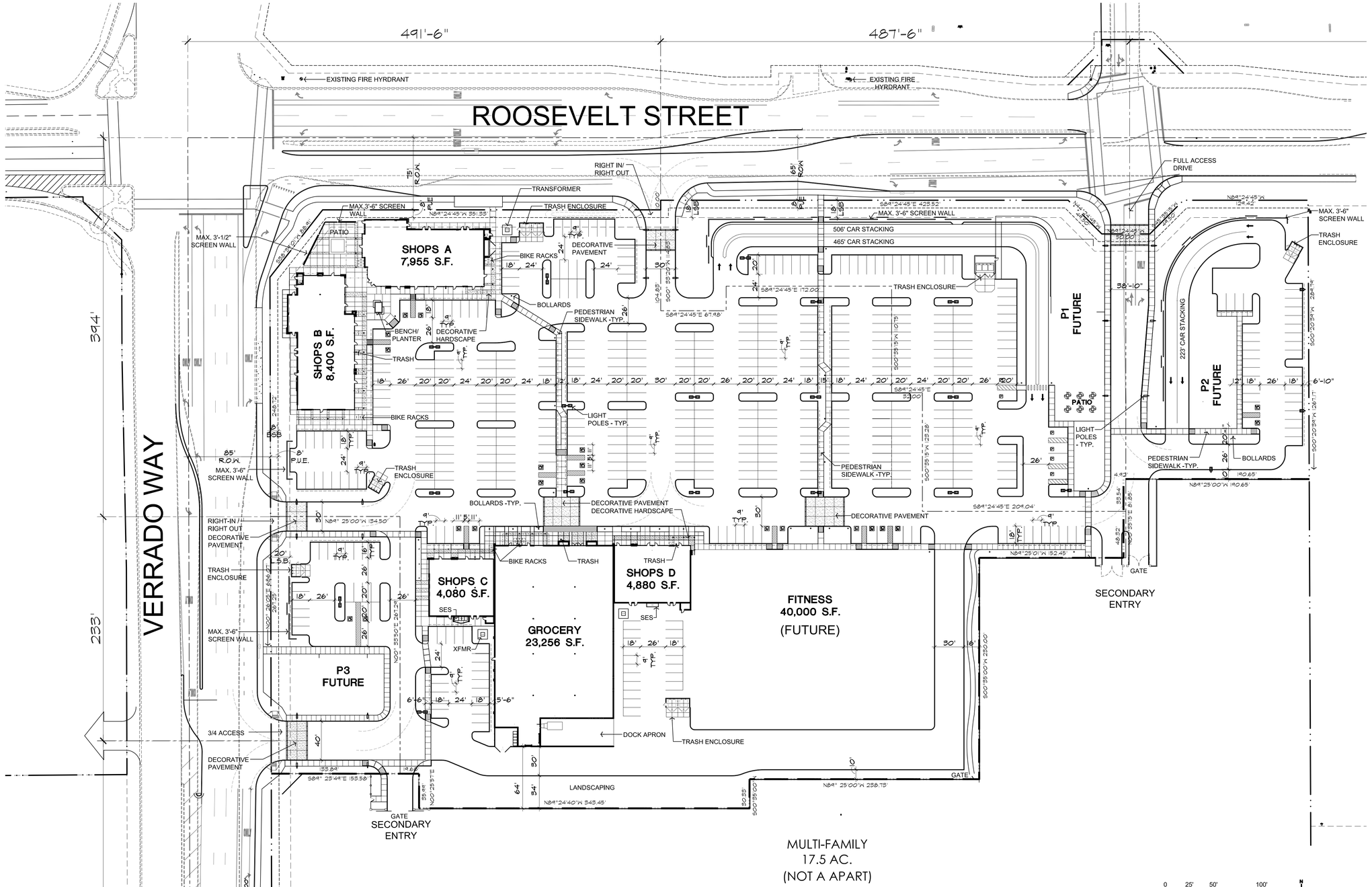
Fire & Police

The Project is located within the jurisdiction of the City of Buckeye Fire Medical and Rescue Department, as well as the Buckeye Police department.

Utilities & Drainage

The Project is within the City of Buckeye water and sewer service area. A conceptual Water Report and Conceptual Wastewater Report will be submitted with the Site Plan submittal, and Final Reports will be submitted with the construction documents submittal. The development will provide retention for the 100-year, 6-hour storm event which is the city design standard. Due to the commercial nature of this development, most retention will be underground in an underground retention facility. The type of structure will be determined during preliminary design. All on site drainage will be designed to flow to a series of catch basins and underground storm drainpipes to channel stormwater flows to the retention facilities. The off-site flow affecting this site is deemed negligible and will not require on-site conveyance. A Preliminary Drainage Report will be submitted with the Site Plan submittal, and a Final Drainage Report will be submitted with the construction documents submittal.

3R PLZSP-24-0022 RECEIVED FEB 06 2025 AL



0 25' 50' 100'
SCALE: 1" = 50'

SITE DATA

Existing Zoning:		PR
Proposed Zoning:		PAD
APN #:		502-35-003F
Gross Site Area:	+/-	1,386,507 S.F. (31.84 AC.)
Site Area:	+/-	1,311,059 S.F. (30.10 AC.)
MF Net Site Area:		756,114 S.F. (17.36 AC.)
Commercial Net Site Area:		555,520 S.F. (12.75 AC.)
Filmore ROW Dedication:		44,100 S.F. (1.01 AC.)

COMMERCIAL SITE DATA:

Commercial Net Site Area:		555,520 S.F. (12.75 AC.)
Total Building Area:		100,538 S.F.
Building Coverage:		18.10%
Total Landscape Area:		112,820 S.F. (2.59 AC.)
Landscape Coverage:		20.31%
Building Setback	Required	Provided
Verrado Way:	20' (Adj. to Residential)	8'
Roosevelt Street:	20' (Adj. to Residential)	8'
Filmore Street:	20' (Adj. to Residential)	N/A
Building Height:		Unlimited

PARKING REQUIRED:

1/100 SF + Stacking (12,097 SF):	121 Spaces
1/300 SF Retail (25,292 SF):	84 Spaces
1/300 SF Gym (40,000 SF):	133 Spaces
1/350 SF Grocer/Large Retail (23,256 SF):	67 Spaces
TOTAL PARKING REQUIRED:	405 SPACES REQ.
TOTAL PARKING PROVIDED:	561 SPACES PROVIDED
ADA TOTAL PARKING REQUIRED:	12 SPACES
ADA REQUIRED CAR ACCESSIBLE PARKING:	10 SPACES
ADA REQUIRED VAN ACCESSIBLE PARKING:	2 SPACES
ADA PARKING PROVIDED (ALL - 11' WIDE W/ 60" AISLE):	27 SPACES

LEGAL DESCRIPTION

LOTS 1, 2, 3, & 4 OF MINOR SUBDIVISION AS RECORDED IN BOOK 1835 PAGE 23 MCR.

PROJECT TEAM

Developer / Owner
Eisenberg Company
2710 E. Camelback Rd. Suite 210
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Contact: Ryan Amato
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ryan@ramatopc.com

Architect
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Phoenix, Arizona 85034
Contact: Toby Rogers
Ph: (602) 957-1800
trogers@bdgaz.com

Landscape Architect
Laskin and Associates Inc.
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Contact: Daniel Dodson
Ph: (602) 840-771
daniel@laskindesign.com

Civil Engineering
Colliers Engineering & Design
2141 E. Highland Ave. Ste 250
Phoenix, Arizona 85016
Contact: Ted B. Luther, PE
Ph: (602) 730-3832
tluther@hilgartwilson.com

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 IN THE CITY OF BUCKEYE DEVELOPMENT CODE.

Eisenberg Company
Full service commercial real estate

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT 22417 RICHARD R. BUTLER 12.16.24 ARIZONA, U.S.A.

PLZSP-24-022

PROJECT No.: 23008

ISSUE DATE: 01/30/2025

TITLE
CONCEPTUAL SITE PLAN

SP-02

23008_ST30

Butler Design Group, Inc
architects & planners

2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD



1 **FLOOR PLAN - SHOPS A**
SCALE: 1/8" = 1'-0"

Eisenberg Company
Full service commercial real estate

The Mix

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT 22417 RICHARD R. BUTLER 12.16.24 ARIZONA, U.S.A.

PLZSP-24-0022

Project No.: 23008

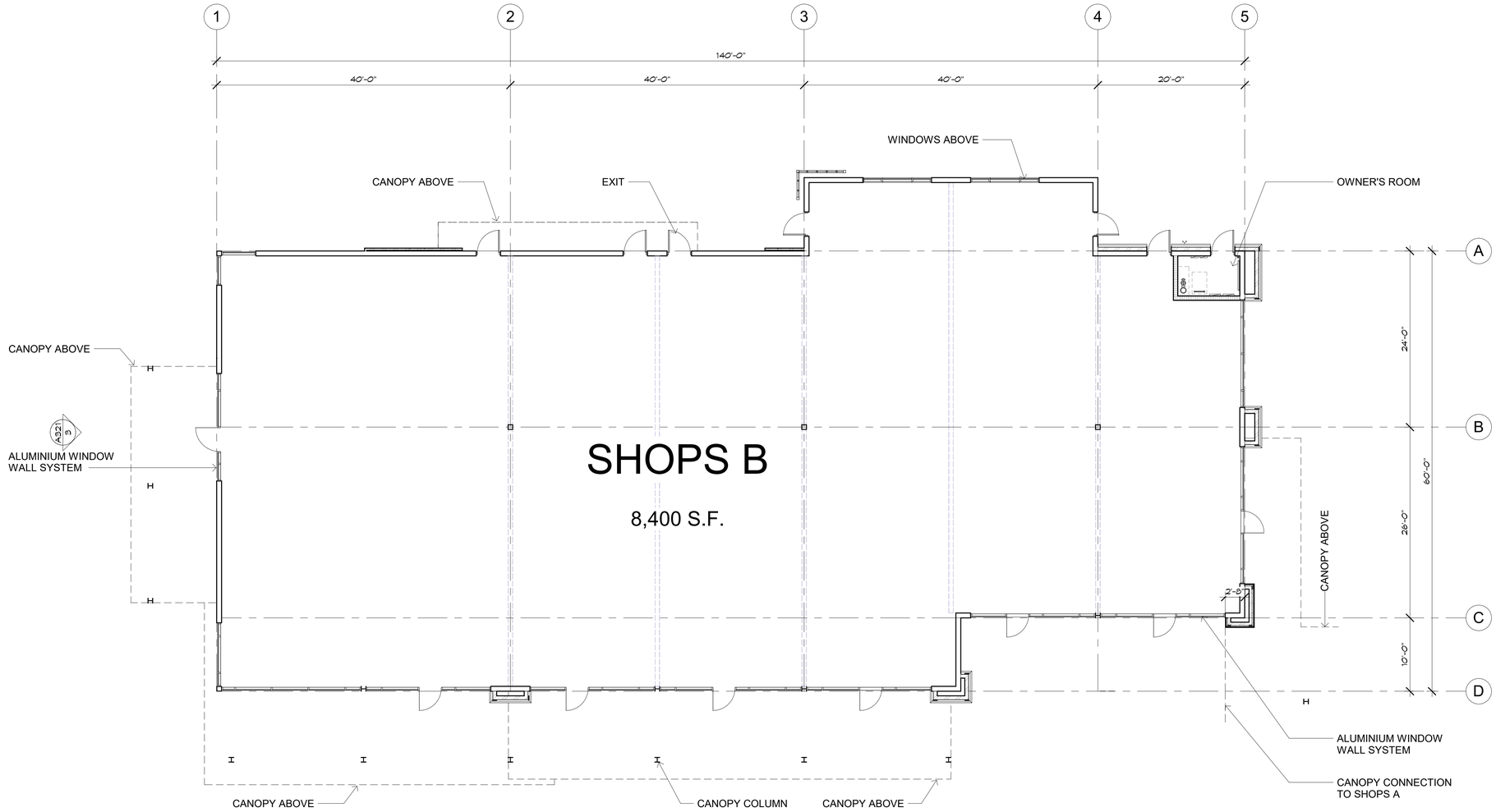
Issue Date: 12/16/2024

Title: FLOOR PLAN - SHOPS A

FP-01

Butler Design Group, Inc
architects & planners

2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD



1 **FLOOR PLAN - SHOPS B**
SCALE: 1/8" = 1'-0"

Eisenberg Company
Full service commercial real estate

The Mix

SEC Roosevelt Street & Verrado Way
Buckeye, Arizona

REGISTERED ARCHITECT
22417
RICHARD R. BUTLER
12.16.24
ARIZONA U.S.A.

PLZSP-24-0022

Project No.: 23008
Issue Date: 12/16/2024

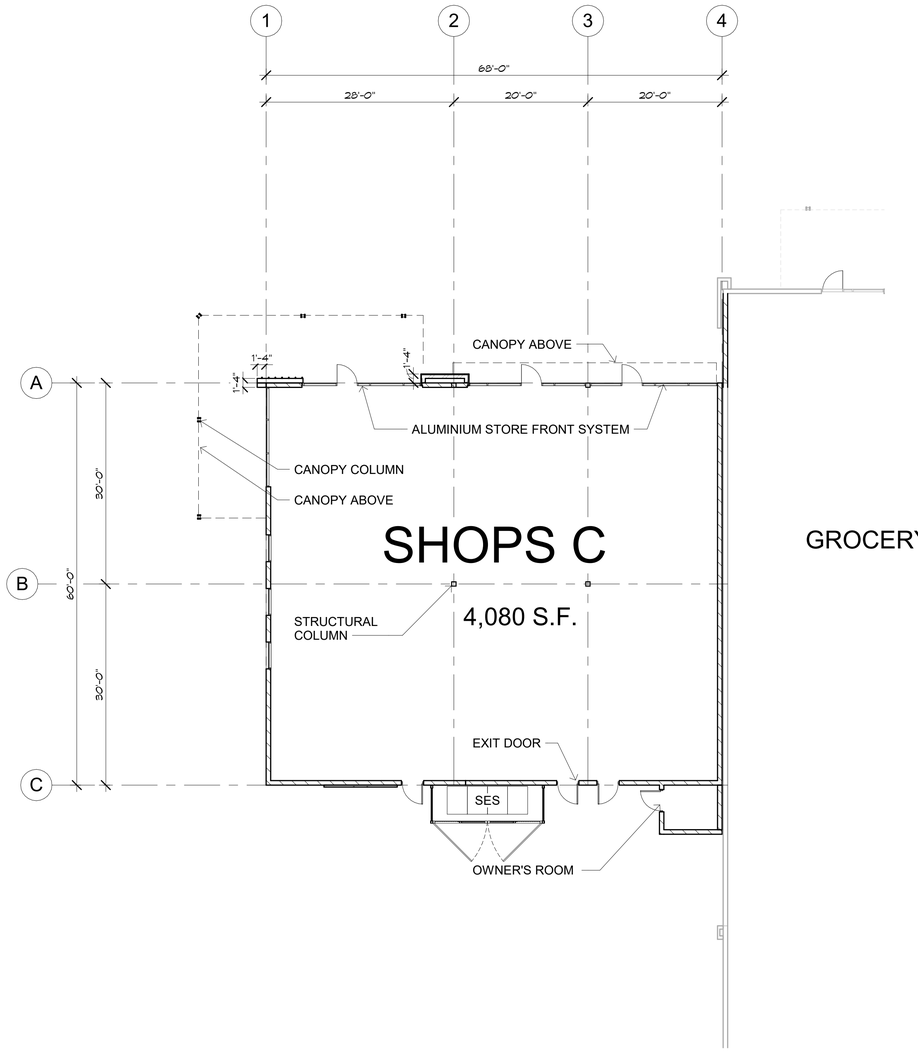
Title:
FLOOR PLAN - SHOPS B

FP-02

Butler Design Group, Inc
architects & planners

201

2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD



1 **FLOOR PLAN - SHOPS C**
SCALE: 3/32" = 1'-0"

THE MIX

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

Eisenberg Company
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REGISTERED ARCHITECT 22417 RICHARD R. BUTLER 12.16.24 ARIZONA, U.S.A.

PLZSP-24-0022

Project No.: 23008

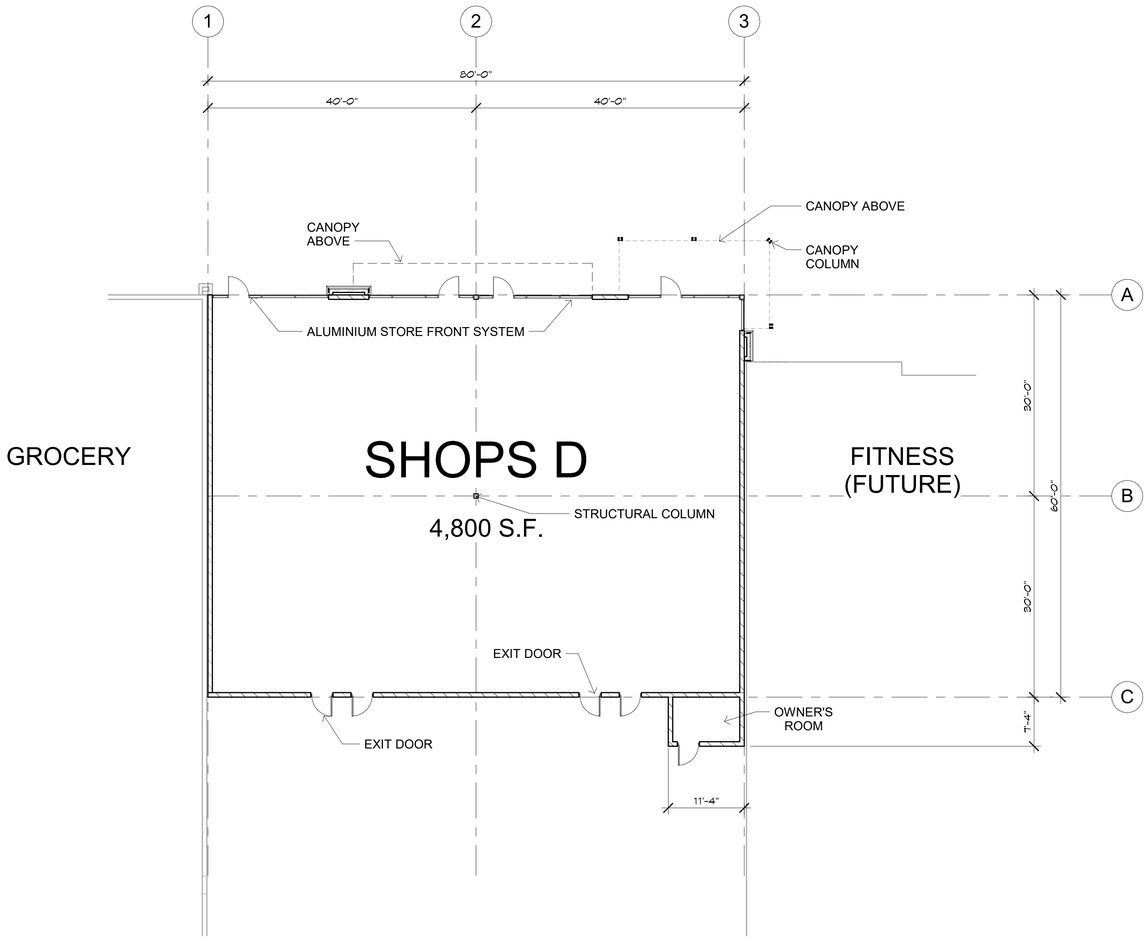
Issue Date: 12/16/2024

Title: FLOOR PLAN - SHOPS C

FP-03

Butler Design Group, Inc
architects & planners

2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD



1 **FLOOR PLAN - SHOPS D**
SCALE: 3/32" = 1'-0"

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Full service commercial real estate

THE MIX

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT 22417 RICHARD R. BUTLER 12.16.24 ARIZONA, U.S.A.

PLZSP-24-0022

Project No.: 23008

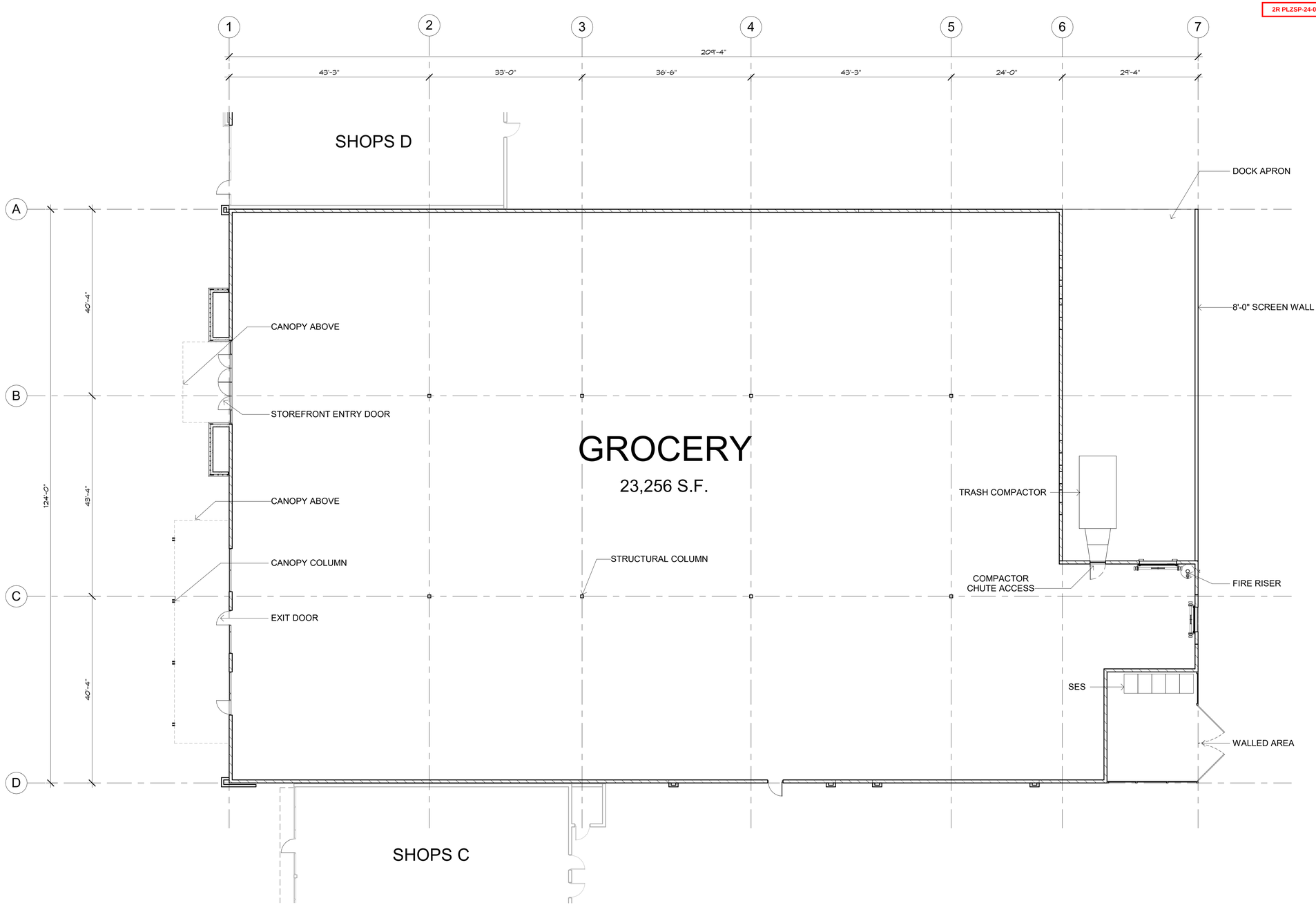
Issue Date: 12/16/2024

Title: FLOOR PLAN - SHOPS D

FP-04

Butler Design Group, Inc
architects & planners

2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD



1 FLOOR PLAN - GROCERY
SCALE: 3/32" = 1'-0"

THE MIX

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

Eisenberg Company
Full service commercial real estate

REGISTERED ARCHITECT
22417
RICHARD R. BUTLER
12.16.24
ARIZONA, U.S.A.

PLZSP-24-0022

Project No.: 23008

Issue Date: 12/16/2024

Title:
FLOOR PLAN - GROCERY

FP-05

Butler Design Group, Inc
architects & planners

SITE DATA--

Existing Zoning:		PR
Proposed Zoning:		PAD
APN #:		502-35-003F
Gross Site Area:	+/-	1,386,507 S.F. (31.84 AC.)
Site Area:	+/-	1,311,059 S.F. (30.10 AC.)
MF Net Site Area:		756,114 S.F. (17.36 AC.)
Commercial Net Site Area:		554,945 S.F. (12.74 AC.)
Filmore ROW Dedication:		44,100 S.F. (1.01 AC.)

COMMERCIAL SITE DATA:

Commercial Net Site Area:	554,915 S.F. (12.74 AC.)
Total Building Area:	100,538 S.F.
Building Coverage:	18.12%
Total Landscape Area:	112,820 S.F. (2.59 AC.)
Landscape Coverage:	20.1%

LANDSCAPE DATA - - RETAIL / MIXED USE - N O R T H (only)

- Public (ROW, STREET FRONTAGE) LS areas: 6,057 S.F. (.14 AC.)
- Private (ON-SITE non ROW) Landscape areas: 106,763 S.F. (2.45 AC.)

TOTAL Landscape Area (all landscapable areas above) 112,820 S.F. (2.59 AC.)

Coverage** (as % of Site Area above) : 20.01%
(required Landscape Area = 110,983 s.f. (AKA 20%), Provided 20.1%

- Public (Newly added MEDIANS @ W & N) LS areas: 6,356 S.F. (.15 AC.)
  Note; above includes PAVER area s.f. of: 2,024 S.F. (2.45 AC.)

LANDSCAPE CALCULATIONS:

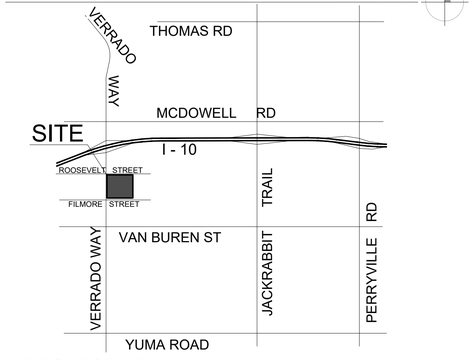
Required Landscape Area (20% of net site area) :	110,983 S.F. (2.54 AC.)
Provided Landscape Area:	112,820 S.F. (2.59 AC.)
Trees required (1 tree for every 400 s.f.):	281 trees reqd
does not include Median LS area which is :	6,281 trees provided
* 5% (14) to be 48" box or large (ie salvage):	24 provided
* 35% (98) to be 36" box or large :	94 provided
* 60% (169) to be 24" box or large:	163 provided
Shrubs & Accent required (5 gal +)(5 for every 400 s.f.)	1,406 plants reqd
(no groundcover included in this number):	1,427 shrubs provided

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

LANDSCAPE DATA

SCALE: N.T.S



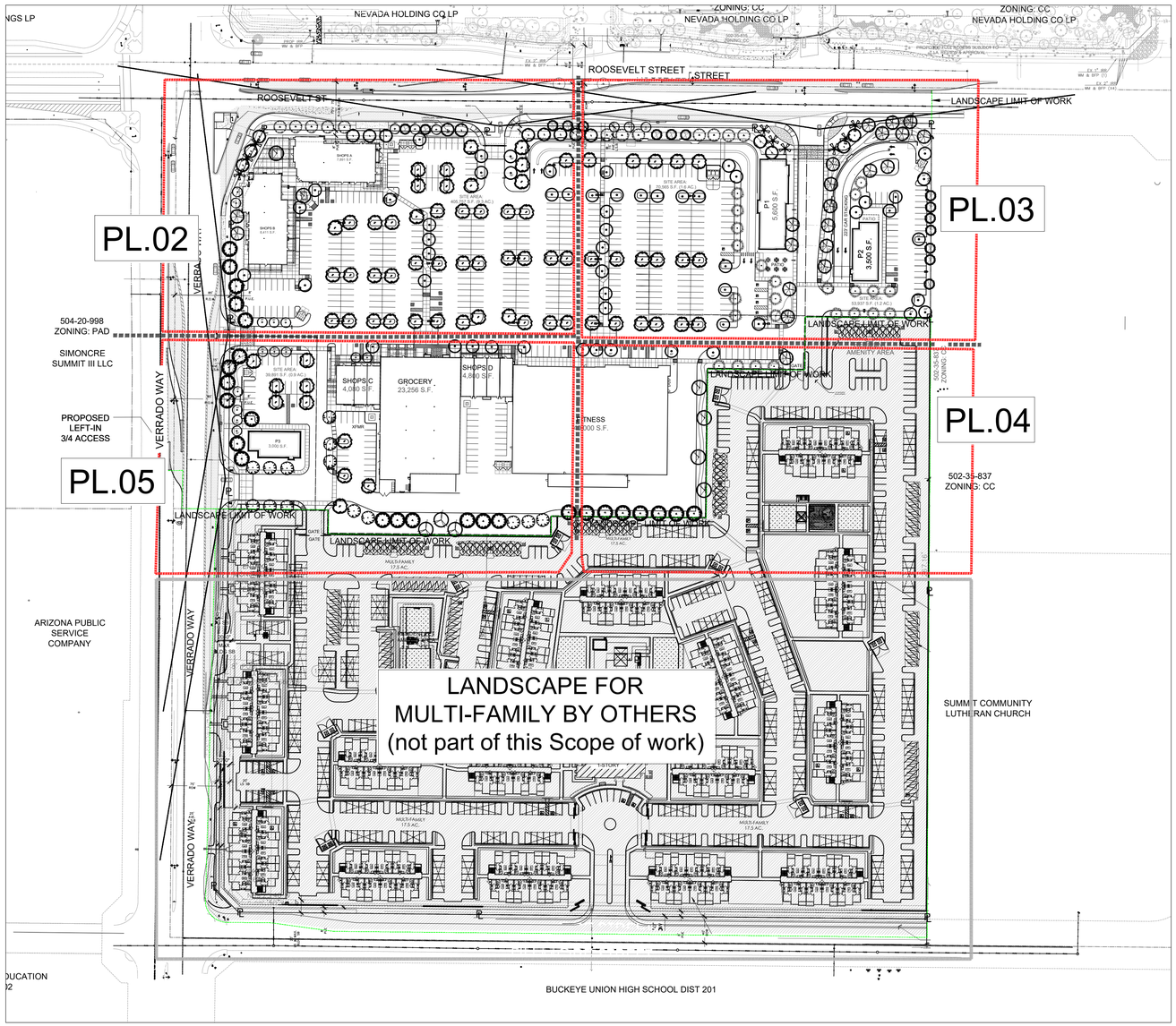
PROJECT TEAM

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tluther@hilgartwilson.com
Ph: (602) 730-3832



Preliminary Over-all Landscape Plan

NOTE: TREES SHOWN ON THIS SHEET, SHRUBS, GROUND-COVER AND ACCENT PLANTS SHOWN ON FULL-SIZED SHEETS FOLLOWING THIS OVERALL PLAN

0 40 80 160
1" = 80'

NORTH

LANDSCAPE LEGEND

TREES		SIZE	QTY:
	Parkinsonia hybrid Desert Museum	24" Box Matching High Breaker	21
	Parkinsonia florida Blue Palo Verde	36" Box High Break Multi	17
	Olneya tesota Ironwood	s a l v a g e d Multi - Trunk	6 avail 6 used
	Chilopsis linearis "Bubba" Seedless Desert Willow	24" Box u.o.n. 36" Box High Break Multi Trunk	2 18
	Acacia Aneura Mulga	36" Box Matching Standard	24
	Prosopis Alba (thornless) Thornless Argentine mesquite	24" Box Matching High Break Std.	26
	Quercus Virginiana Cathedral Oaks (Other Oak Substitutions Not Allowed)	48" Box 36" Box UON 24" Box	9 45 3

TREES		SIZE	QTY:
	Ulmus parvifolia 'Drake var' Drake Elm Tree (Other Elm Substitutions Not Allowed)	24" Box Standard	71
	Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	14
	Ebenopsis ebano Texas Ebony	24" Box	14
	Acacia salicina Willow Acacia	24" Box Standard	3
	Washintonia filibusta Hybrid Filifera / Robusta	18' trunk ft. straight skinned, matching	9

RB = ROOT BARRIER

NOTE: RB SHALL BE DESIGNED AND CORPORATED FOR ALL TREES IN THE PUBLIC-ROW TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS. LINEAR ROOT BARRIERS TO BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF THE TREE. SURROUND ROOT BARRIERS TO BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN

281 T R E E S T O T A L

48" Box Required: 14 (5%)	Provided: 24 (8%)**
36" Box Required: 98 (35%)	Provided: 94 (34%)
24" Box max: 169 (60%)	Provided: 163 (58%)

** Salvage & Palms qualified as 48" box count

NOTE: TREES SHOWN ON THIS SHEET, SHRUBS, GROUND-COVER AND ACCENT PLANTS SHOWN ON FULL-SIZED SHEETS FOLLOWING THIS SHEET

CITY OF BUCKEYE LANDSCAPE NOTES

1. All lighting, signs, walls, and ramadas and other structures require separate building approval and permits.
2. All plant material is in compliance with the Arizona Department of Water Resources Low Water Use Plant List for the Phoenix Active Management Area.
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 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. 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. No 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.
14. Visibility restrictions: Any object, wall, structure, mound or landscaping over 24" in height (shrubs) is not allowed within sight visibility triangles or easements or sight distance line areas. 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'. Landscaping within the public right-of-way shall be a maximum height of 2' (shrubs).
15. The homeowner's association, property owners associate, property owner, or property maintenance company shall have the responsibility of maintaining all landscaped areas, including within all adjacent rights-of-way.
16. Indicate method of dust, weed, and debris control on the undeveloped portions of the site.
17. City of Buckeye is the supplier/source of water for the irrigation system and the supply is (potable).
18. Any pads within phase 1 that are not developed in Phase 1, and any portions of the site within Phase 2 that are disturbed during construction of Phase 1, shall be covered with decomposed granite for dust control.

LANDSCAPE GENERAL NOTES : (NOTES ARE NOT INFORCED BY CITY OF BUCKEYE)

1. THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE, RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. (SEE SPECIFICATIONS).
2. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
3. PLANT LIST PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
4. DOUBLE STAKE ALL 15 GALLON, 24", AND 36" BOX TREES AS REQUIRED.
5. SPRINKLER CONTRACTOR MUST GUARANTEE 100% COVERAGE. ALL NEW AND EXISTING PLANT MATERIAL.
6. EXPOSED SOIL IN PLANTERS SHALL BE RAKED + FREE FROM ROCKS, ROOTS, WEEDS, ETC.
7. FINISHED GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1.5" BELOW 100% COVERAGE IN ALL LANDSCAPE AREAS, ADJACENT HEADER, PAVING, CURBING, ETC.
8. PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY, AND FREE FROM INSECTS AND INJURY.
9. GROUNDCOVER AND/OR DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
10. AFTER ALL WORK IS COMPLETED, THE CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INCORPORATED IN THE SCOPE OF WORK FROM THE JOB SITE.
11. GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLAN. (ONCE GENERAL CONTRACTOR HAS PROVIDED FINISH GRADE WITHIN 1/10 OF 1').
12. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
13. A PRE-EMERGENT HERBICIDE IS TO BE APPLIED TO ALL GRANITE AREAS AFTER THE GRANITE HAS BEEN LAID. INCLUDE ALL RIVER ROCK AREAS, IF APPLICABLE.
14. ALL UNDERGROUND CONDUITS ARE TO BE LOCATED BEFORE DIGGING. IF DOUBT EXISTS CALL BLUE STAKE AT (602) 263-1100.
15. ALL MATERIAL TO BE GUARANTEED FOR A PERIOD OF AFTER FINAL ACCEPTANCE. (1) ONE CALENDAR YEAR..
16. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.

PRELIMINARY LANDSCAPE PLAN 8-02-24

2R PLZSP-24-0022 (RECEIVED JAN 3 2025 WD) 23008_ST08 SUB

Eisenberg Company
Full service commercial real estate

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN 01/27/25 Date Signed

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E. Washington St.
Suite 110
Phoenix, Arizona 85034
p (602) 840-7771
www.laskindesign.com

Butler Design Group, Inc
architects & planners

1R PLZSP-24-0022, RECEIVED AUG 12, 2024 AL

LANDSCAPE LEGEND

TREES

	SIZE	QTY:
Parkinsonia hybrid Desert Museum	24" Box Matching High Breaker	21
Parkinsonia florida Blue Palo Verde	36" Box High Break Multi	17
Olneya tesota Ironwood	s a l v a g e d Multi - Trunk	6 avail 6 used
Chilopsis linearis "Bubba" Seedless Desert Willow	24" Box u.o.n. 36" Box High Break Multi Trunk	2 18
Acacia Aneura Mulga	36" Box Matching Standard	24
Prosopis Alba (thornless) Thornless Argentine mesquite	24" Box Matching High Break Std.	26
Quercus Virginiana Cathedral Oaks (Other Oak Substitutions Not Allowed)	48" Box 36" Box UON 24" Box	9 45 3
Ulmus parvifolia 'Drake var' Drake Elm Tree (Other Elm Substitutions Not Allowed)	24" Box Standard	71
Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	14
Ebenopsis ebano Texas Ebony	24" Box	14
Acacia salicina Willow Acacia	24" Box Standard	3
Washintonia filibusta Hybrid Filifera / Robusta	18' trunk ft. straight skinned, matching	9

RB = ROOT BARRIER

NOTE: RB SHALL BE DESIGNED AND COROPORATED FOR ALL TREES IN THE PUBLIC ROW TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS. LINEAR ROOT BARRIERS TO BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF THE TREE. SURROUND ROOT BARRIERS TO BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN

281 T R E E S T O T A L

48" Box Required: 14 (5%) Provided: 24 (8%)**
36" Box Required: 98 (35%) Provided: 94 (34%)
24" Box max: 169 (60%) Provided: 163 (58%)

** Salvage & Palms qualified as 48" box count

SHRUBS/ ACCENTS

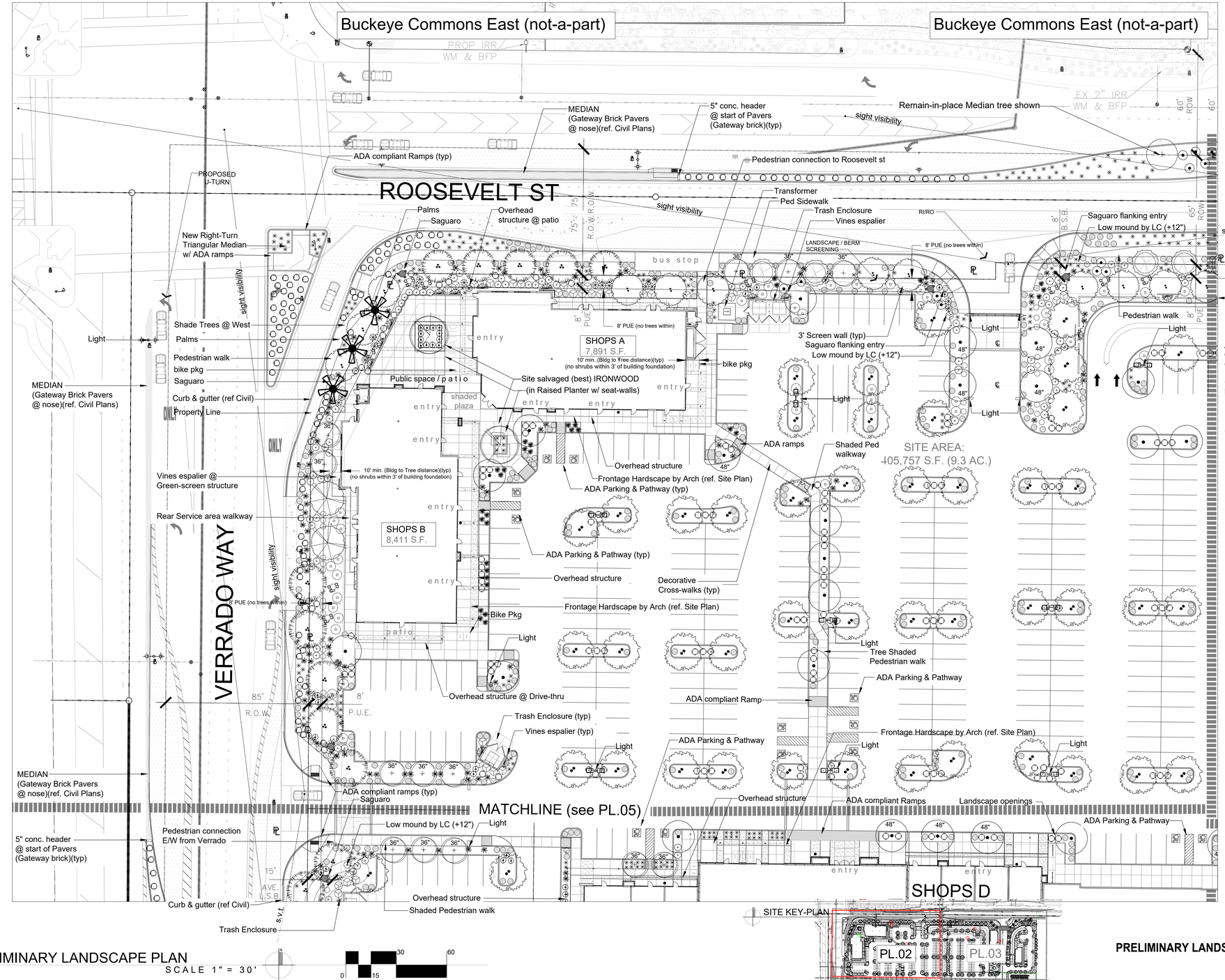
	SIZE	QTY:
Calliandra californica Baja Fairy Duster	5 Gallon	99
Caesalpinia mexicana Mexican Bird of Paradise	15 Gallon	88
Hesperaloe parviflora 'Perpa' Brakelights Red Yucca	3 Gallon	341
Senna phyllodinea Desert Cassia	5 Gallon	78
Ericameria laricifolia Turpentine Bush	5 Gallon	28
Dasylirion wheeleri Desert Spoon	5 Gallon	138
Hesperaloe funifera Giant Hesperaloe	5 Gallon	127
Tecoma Stans Yellow Bells	5 Gallon	144
Lantana X New Gold New Gold Lantana	1 Gallon	764
Desert Carpet (low boy var) Acacia Redolens	1 Gallon	74
Yucca rupicola x pallida Blue Twistleaf Yucca	5 Gallon	57
Hesperaloe parviflora Yellow Yucca	5 Gallon	274
Leucophyllum frutescens 'Heavenly Cloud'	5 Gallon	70
Eremophila glabra Emu Bush	1 Gallon	149
Leucophyllum langmaniae Rio Bravo Sage	5 Gallon	116
Agave desmettiana Agave desmettiana	5 Gallon	24
Dalea greggii Trailing Dalea	5 Gallon	68
Bougainvillea `Barbara Karst` Barbara Karst Bougainvillea	5 gal.	34

CACTI

	SIZE	QTY:
Carnegiea Gigantea Saguaro 'ALL MATCHING'	8' tall NO HOLES / NO SCARS	7
Opuntia violacea var. 'Santa Rita' Prickley Pear	3 pad min.	18

INERT MATERIALS

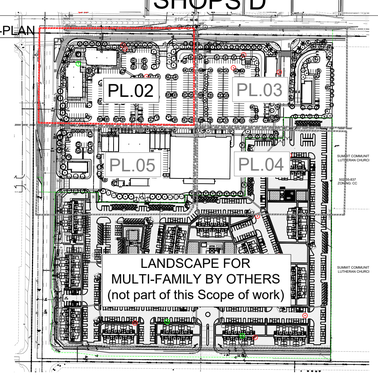
- Decomposed Granite 1/2" Select Desert Vista Brown 2" min. thickness in all LS area(s) unless noted otherwise
- 2" to 4" Fractured Granite Rip Rap, (Desert Vista Brown) Place filter fabric under rock, & roll up edges to prevent erosion.
- Decomposed Granite 1" Select Desert Tan 3" min. thickness noted on plans. 111,440 s.f. (on-site)
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- Steel Header 'Rusted' (distressed) 6" x 1/4" Secure every 4'



PRELIMINARY LANDSCAPE PLAN
PL.02
SCALE 1" = 30'

0 15 30 60

SITE KEY-PLAN



Eisenberg Company
Full service commercial real estate

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN 01/27/25 Date Signed

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

PRELIMINARY LANDSCAPE PLAN 12-23-24
23008_ST08 SUB

LASKIN & ASSOCIATES, INC.
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p (602) 840-7771
www.laskindesign.com

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PL.02 OF 5

LANDSCAPE LEGEND

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

TREES		SIZE	QTY:
	Parkinsonia hybrid Desert Museum	24" Box Matching High Breaker	21
	Parkinsonia florida Blue Palo Verde	36" Box High Break Multi	17
	Olneya tesota Ironwood	s a l v a g e d Multi - Trunk	6 avail 6 used
	Chilopsis linearis "Bubba" Seedless Desert Willow	24" Box u.o.n. 36" Box High Break Multi Trunk	2 18
	Acacia Aneura Mulga	36" Box Matching Standard	24
	Prosopis Alba (thornless) Thornless Argentine mesquite	24" Box Matching High Break Std.	26
	Quercus Virginiana Cathedral Oaks (Other Oak Substitutions Not Allowed)	48" Box 36" Box UON 24" Box	9 45 3
	Ulmus parvifolia 'Drake var' Drake Elm Tree (Other Elm Substitutions Not Allowed)	24" Box Standard	71
	Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	14
	Ebenopsis ebano Texas Ebony	24" Box	14
	Acacia salicina Willow Acacia	24" Box Standard	3
	Washintonia filibusta Hybrid Filifera / Robusta	18' trunk ft. straight skinned; matching	9

RB = ROOT BARRIER

NOTE: RB SHALL BE DESIGNED AND COROPORATED FOR ALL TREES IN THE PUBLIC ROW TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS. LINEAR ROOT BARRIERS TO BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF THE TREE. SURROUND ROOT BARRIERS TO BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN

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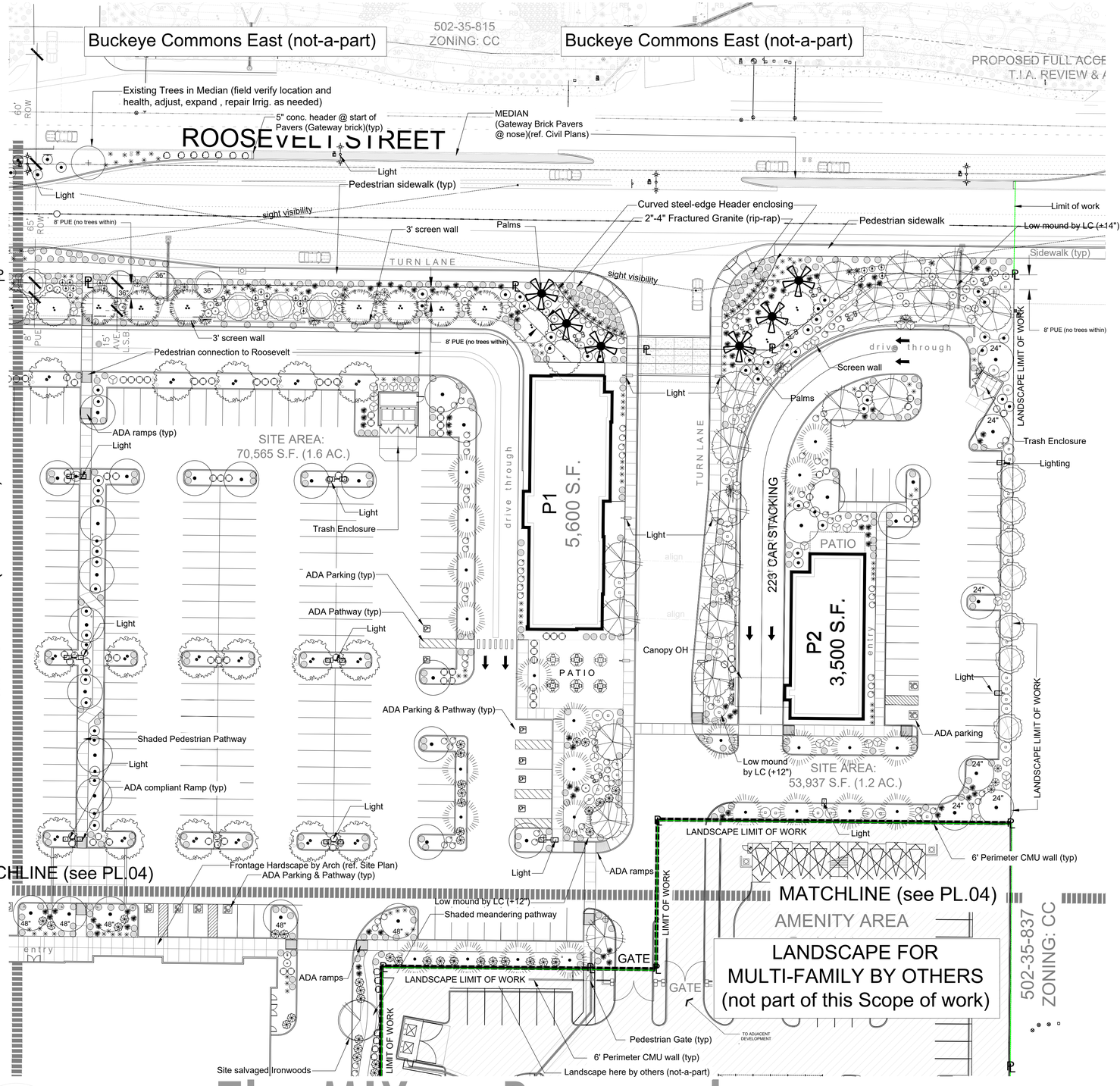
** Salvage & Palms qualified as 48" box count

SHRUBS/ ACCENTS		SIZE	QTY:
	Calliandra californica Baja Fairy Duster	5 Gallon	99
	Caesalpinia mexicana Mexican Bird of Paradise	15 Gallon	88
	Hesperaloe parviflora 'Perpa' Brakelights Red Yucca	3 Gallon	341
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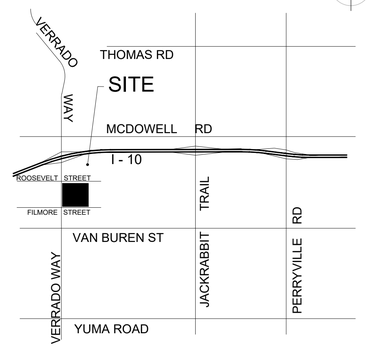
CACTI		SIZE	QTY:
	Carnegiea Gigantea Saguaro 'ALL MATCHING'	8' tall NO HOLES / NO SCARS	7
	Opuntia violacea var. 'Santa Rita' Prickley Pear	3 pad min.	18

INERT MATERIALS

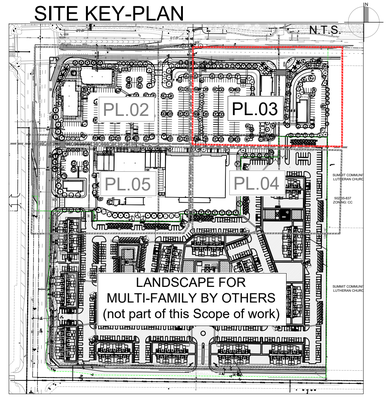
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VICINITY MAP



SITE KEY-PLAN



The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

Eisenberg Company
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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN 01/27/25

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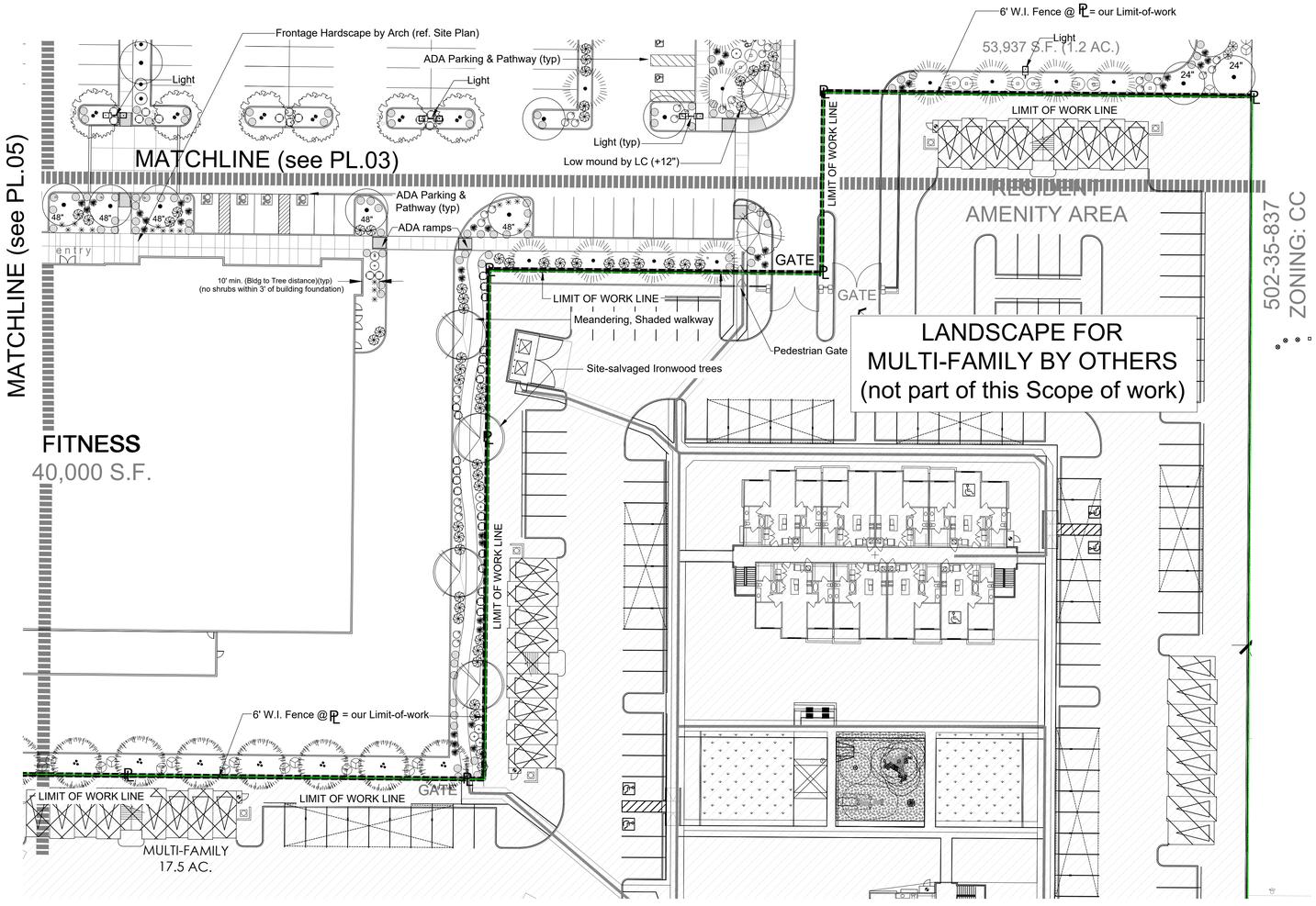
PRELIMINARY LANDSCAPE PLAN
PL.03 SCALE 1" = 30'

PRELIMINARY LANDSCAPE PLAN 8-02-24
23008_ST08 SUB

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LANDSCAPE LEGEND

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TREES	SIZE	QTY:
Parkinsonia hybrid Desert Museum	24" Box Matching High Breaker	21
Parkinsonia florida Blue Palo Verde	36" Box High Break Multi	17
Olneya tesota Ironwood	salvaged Multi - Trunk	6 avail 6 used
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INERT MATERIALS

Decomposed Granite 1/2" Select Desert Vista Brown
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MAINTENANCE NOTES

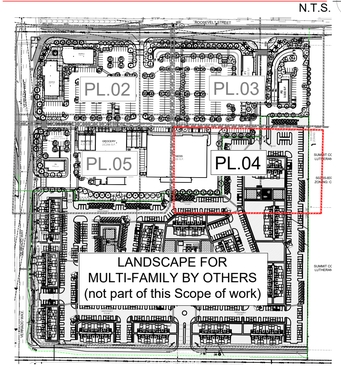
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GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

SHEET KEY

N.T.S.



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PRELIMINARY LANDSCAPE PLAN
PL.04
SCALE 1" = 30'
0 15 30 60

Eisenberg Company
Full service commercial real estate

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
20088
HARDY A. LASKIN
01/27/25
Date Signed

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

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23008_ST08 SUB

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1R PLZSP-24-0022, RECEIVED AUG 12, 2024 AL

LANDSCAPE LEGEND

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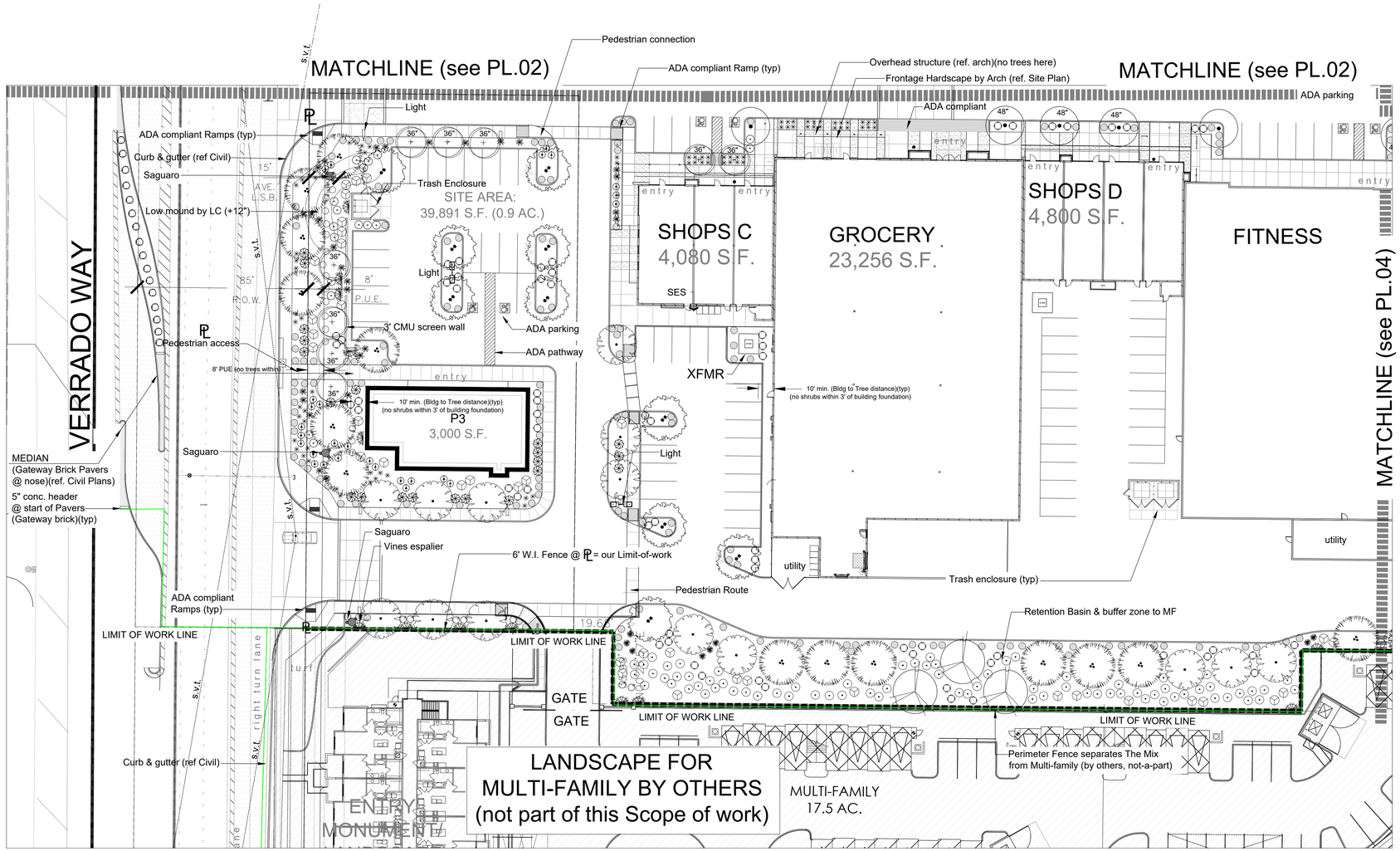
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0 15 30 60

PRELIMINARY LANDSCAPE PLAN
PL.05 SCALE 1" = 30'

N

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

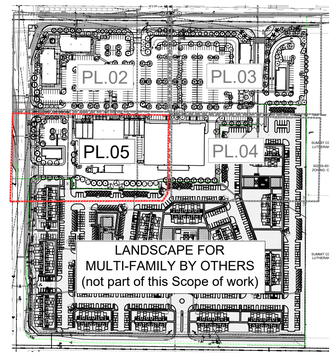
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23008_ST08 SUB

1R PLZSP-24-0022, RECEIVED AUG 12, 2024 AL

3R PLZSP-24-0022 RECEIVED JAN 30 2025 AL



1 SOUTH ELEVATION - BLDG A
SCALE: 1" = 10'-0"



2 WEST ELEVATION - BLDG A
SCALE: 1" = 10'-0"



3 EAST ELEVATION - BLDG A
SCALE: 1" = 10'-0"



4 NORTH ELEVATION - BLDG A
SCALE: 1" = 10'-0"

MATERIAL FINISH SCHEDULE

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC02	CAST IN PLACE CONCRETE	COBLESTONE	860	DAVIS COLORS	
GL01	CLEAR GLAZING	CLEAR	TBD	TBD	
MT01	BOX RIBBED METAL PANEL	GALVALUME	-	WESTERN STATES METAL ROOFING	
MT02	METAL PANEL	VINTAGE	-	WESTERN STATES METAL ROOFING	
MT03	ALUMINUM STOREFRONT SYSTEM	BLACK ANODIZED	-	ARCADIA	
MU01	8X8X16 STACKED BOND CMU	BONE	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
MU02	8X8X16 STACKED BOND CMU	PEBBLE BEACH	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
PT01	PAINTED FIBER CEMENT	TUNDRA FROST - PPG1099-1	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 74
PT06	PAINTED EIFS	CAVE OF THE WINDS	DE6040	DUNN EDWARDS	LRV: 18
PT07	PAINTED METAL	RENWICK BROWN	DET630	DUNN EDWARDS	LRV: 8
PT08	PAINTED FIBER CEMENT	JERICHO JADE PPG - 1142-6	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 20

Eisenberg Company
Full service commercial real estate

The Mix

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

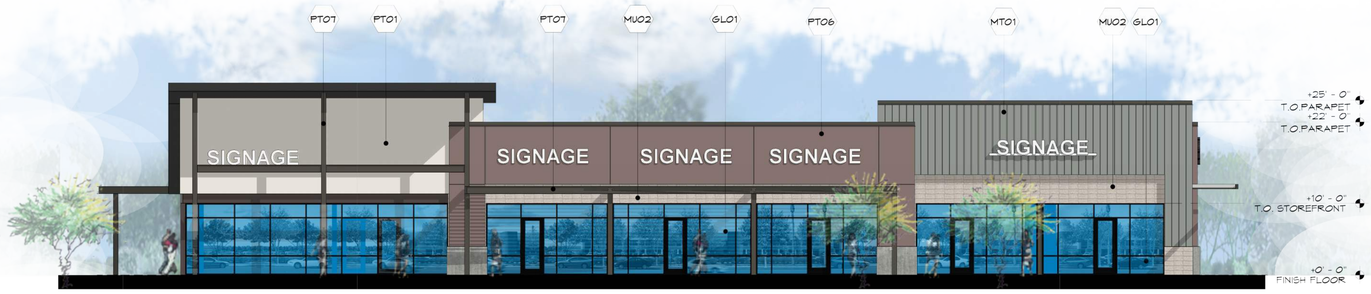
REGISTERED ARCHITECT
22417
RICHARD R. BUTLER
12.16.24
ARIZONA, U.S.A.

Project No.: 23008
Issue Date: 01/25/2025
Title: SHOPS A

ELE-01

Butler Design Group, Inc
architects & planners

3R PLZSP-24-0022 RECEIVED JAN 30 2025 AL



1 EAST ELEVATION - BLDG B
SCALE: 1" = 10'-0"



2 SOUTH ELEVATION - BLDG B
SCALE: 1" = 10'-0"



3 NORTH ELEVATION - BLDG B
SCALE: 1" = 10'-0"



4 WEST ELEVATION - BLDG B
SCALE: 1" = 10'-0"

MATERIAL FINISH SCHEDULE

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC02	CAST IN PLACE CONCRETE	COBLESTONE	860	DAVIS COLORS	
GL01	CLEAR GLAZING	CLEAR	TBD	TBD	
MT01	BOX RIBBED METAL PANEL	GALVALUME	-	WESTERN STATES METAL ROOFING	
MT02	METAL PANEL	VINTAGE	-	WESTERN STATES METAL ROOFING	
MT03	ALUMINUM STOREFRONT SYSTEM	BLACK ANODIZED	-	ARCADIA	
MU01	8X8X16 STACKED BOND CMU	BONE	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
MU02	8X8X16 STACKED BOND CMU	PEBBLE BEACH	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
PT01	PAINTED FIBER CEMENT	TUNDRA FROST - PPG1099-1	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 74
PT06	PAINTED EIFS	CAVE OF THE WINDS	DE6040	DUNN EDWARDS	LRV: 18
PT07	PAINTED METAL	RENWICK BROWN	DET630	DUNN EDWARDS	LRV: 8
PT08	PAINTED FIBER CEMENT	JERICHO JADE PPG - 1142-6	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 20

Eisenberg Company
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SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT
22417
RICHARD R. BUTLER
12.16.24
ARIZONA, U.S.A.

Project No.: 23008
Issue Date: 01/25/2025
Title: SHOPS B

ELE-02

Butler Design Group, Inc
architects & planners

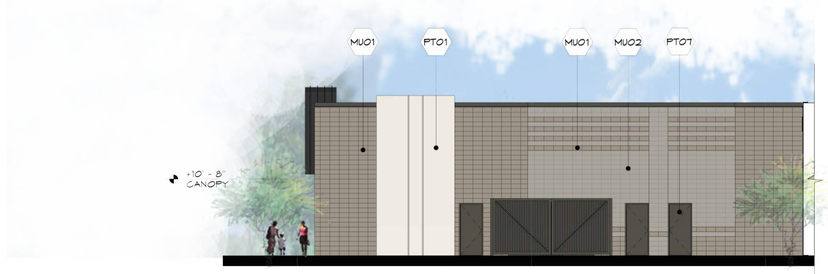
3R PLZSP-24-0022 RECEIVED JAN 30 2025 AL



1 NORTH ELEVATION - SHOPS C
SCALE: 1" = 10'-0"



2 WEST ELEVATION SHOPS C
SCALE: 1" = 10'-0"



3 SOUTH ELEVATION - SHOPS C
SCALE: 1" = 10'-0"

MATERIAL FINISH SCHEDULE

M	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC01	PRECAST CONCRETE ACCENT		TBD	TBD	
CC02	CAST IN PLACE CONCRETE	COBBLESTONE	860	DAVIS COLORS	
GL01	CLEAR GLAZING	CLEAR	TBD	TBD	
MT02	METAL PANEL	VINTAGE	-	WESTERN STATES METAL ROOFING	
MT03	ALUMINUM STOREFRONT SYSTEM	BLACK ANODIZED	-	ARCADIA	
MU01	8X8X16 STACKED BOND CMU	BONE	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
MU02	8X8X16 STACKED BOND CMU	PEBBLE BEACH	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
PT01	PAINTED FIBER CEMENT	TUNDRA FROST - PPG1099-1	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 74
PT02	PAINTED EIFS	MUSLIN	DE6227	DUNN EDWARDS	LRV: 59
PT03	PAINTED FIBER CEMENT	FLINTSTONE - DE6221	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 43
PT04	PAINTED FIBER CEMENT	TUSCAN MOSAIC - DE6208	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 26
PT05	PAINTED EIFS	CRACKLED LEATHER	DET684	DUNN EDWARDS	LRV: 22
PT06	PAINTED EIFS	CAVE OF THE WINDS	DE6040	DUNN EDWARDS	LRV: 18
PT07	PAINTED METAL	RENWICK BROWN	DET630	DUNN EDWARDS	LRV: 8
PT08	PAINTED FIBER CEMENT	JERICHO JADE - PPG1142-6	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 20

Eisenberg Company
Full service commercial real estate

THE MIX

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT
CERTIFICATE NO.
22417
RICHARD R. BUTLER
12.16.24
STATE OF ARIZONA, U.S.A.

Project No.: 23008
Issue Date: 01/25/2025
Title: SHOPS C

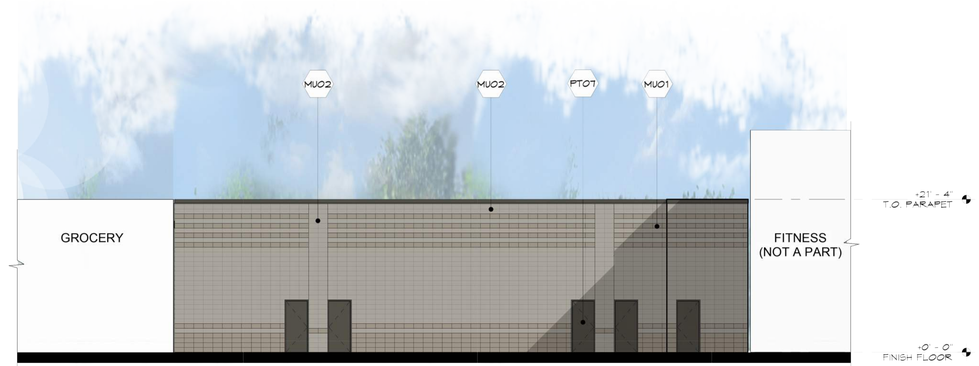
ELE-03

Butler Design Group, Inc
architects & planners

3R PLZSP-24-0022 RECEIVED JAN 30 2025 AL



1 **NORTH ELEVATION - SHOPS D**
SCALE: 1" = 10'-0"



2 **SOUTH ELEVATION - SHOPS D**
SCALE: 1" = 10'-0"

MATERIAL FINISH SCHEDULE

M	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC01	PRECAST CONCRETE ACCENT		TBD	TBD	
CC02	CAST IN PLACE CONCRETE	COBBLESTONE	860	DAVIS COLORS	
GL01	CLEAR GLAZING	CLEAR	TBD	TBD	
MT02	METAL PANEL	VINTAGE	-	WESTERN STATES METAL ROOFING	
MT03	ALUMINUM STOREFRONT SYSTEM	BLACK ANODIZED	-	ARCADIA	
MU01	8X8X16 STACKED BOND CMU	BONE	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
MU02	8X8X16 STACKED BOND CMU	PEBBLE BEACH	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
PT01	PAINTED FIBER CEMENT	TUNDRA FROST - PPG1099-1	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 74
PT02	PAINTED EIFS	MUSLIN	DE6227	DUNN EDWARDS	LRV: 59
PT03	PAINTED FIBER CEMENT	FLINTSTONE - DE6221	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 43
PT04	PAINTED FIBER CEMENT	TUSCAN MOSAIC - DE6208	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 26
PT05	PAINTED EIFS	CRACKLED LEATHER	DET684	DUNN EDWARDS	LRV: 22
PT06	PAINTED EIFS	CAVE OF THE WINDS	DE6040	DUNN EDWARDS	LRV: 18
PT07	PAINTED METAL	RENWICK BROWN	DET630	DUNN EDWARDS	LRV: 8
PT08	PAINTED FIBER CEMENT	JERICHO JADE - PPG1142-6	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 20

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THE MIX

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

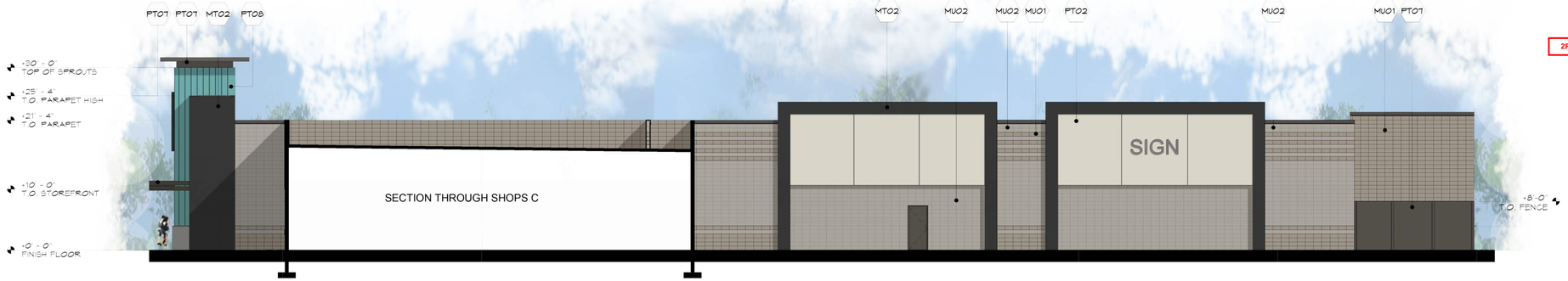
REGISTERED ARCHITECT
CERTIFICATE NO.
22417
RICHARD R. BUTLER
12.16.24
DATE SIGNED
ARIZONA, U.S.A.

Project No.: 23008
Issue Date: 01/25/2025
Title: SHOPS D

ELE-04

Butler Design Group, Inc
architects & planners

2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD



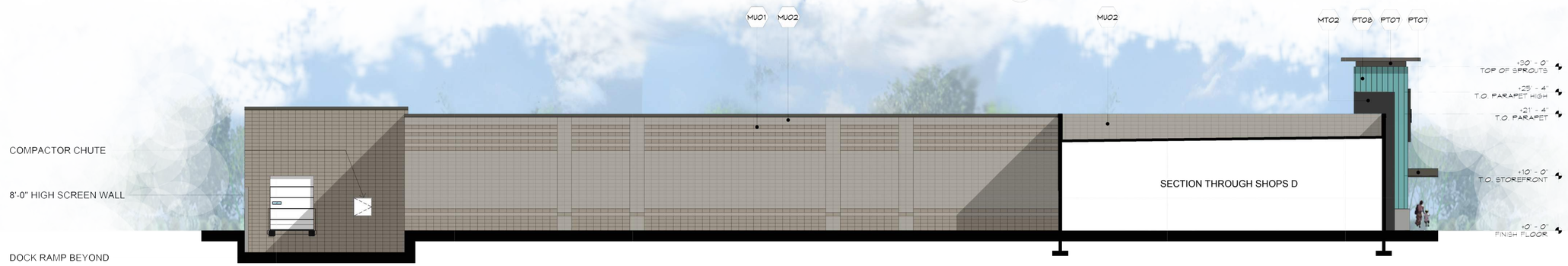
1 WEST ELEVATION - GROCERY
SCALE: 1" = 10'-0"



2 NORTH ELEVATION - GROCERY
SCALE: 1" = 10'-0"



3 SOUTH ELEVATION - GROCERY
SCALE: 1" = 10'-0"



4 EAST ELEVATION - GROCERY
SCALE: 1" = 10'-0"

MATERIAL FINISH SCHEDULE

M	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC01	PRECAST CONCRETE ACCENT		TBD	TBD	
CC02	CAST IN PLACE CONCRETE	COBBLESTONE	860	DAVIS COLORS	
GL01	CLEAR GLAZING	CLEAR	TBD	TBD	
MT02	METAL PANEL	VINTAGE	-	WESTERN STATES METAL ROOFING	
MT03	ALUMINUM STOREFRONT SYSTEM	BLACK ANODIZED	-	ARCADIA	
MU01	8X8X16 STACKED BOND CMU	BONE	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
MU02	8X8X16 STACKED BOND CMU	PEBBLE BEACH	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
PT01	PAINTED FIBER CEMENT	TUNDRA FROST - PPG1098-1	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 74
PT02	PAINTED EIFS	MUSLIN	DE6227	DUNN EDWARDS	LRV: 59
PT03	PAINTED FIBER CEMENT	FLINTSTONE - DE6221	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 43
PT04	PAINTED FIBER CEMENT	TUSCAN MOSAIC - DE6208	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 26
PT05	PAINTED EIFS	CRACKLED LEATHER	DET684	DUNN EDWARDS	LRV: 22
PT06	PAINTED EIFS	CAVE OF THE WINDS	DE6040	DUNN EDWARDS	LRV: 18
PT07	PAINTED METAL	RENWICK BROWN	DET690	DUNN EDWARDS	LRV: 8
PT08	PAINTED FIBER CEMENT	JERICHO JADE - PPG1142-6	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 20

THE MIX

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

Eisenberg Company
Full service commercial real estate

REGISTERED ARCHITECT 22417 RICHARD R. BUTLER 12.16.24 ARIZONA, U.S.A.

PLZSP-24-0022

Project No.: 23008

Issue Date: 12/16/2024

Title: GROCERY

ELE-05

Butler Design Group, Inc
architects & planners

2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD



1 IN-LINE ELEVATION
SCALE: 1" = 10'-0"

MATERIAL FINISH SCHEDULE

M	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC01	PRECAST CONCRETE ACCENT		TBD	TBD	
CC02	CAST IN PLACE CONCRETE	COBBLESTONE	860	DAVIS COLORS	
GL01	CLEAR GLAZING	CLEAR	TBD	TBD	
MT02	METAL PANEL	VINTAGE	-	WESTERN STATES METAL ROOFING	
MT03	ALUMINUM STOREFRONT SYSTEM	BLACK ANODIZED	-	ARCADIA	
MU01	8X8X16 STACKED BOND CMU	BONE	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
MU02	8X8X16 STACKED BOND CMU	PEBBLE BEACH	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
PT01	PAINTED FIBER CEMENT	TUNDRA FROST - PPG1099-1	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 74
PT02	PAINTED EIFS	MUSLIN	DE6227	DUNN EDWARDS	LRV: 59
PT03	PAINTED FIBER CEMENT	FLINTSTONE - DE6221	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 43
PT04	PAINTED FIBER CEMENT	TUSCAN MOSAIC - DE6208	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	LRV: 26
PT05	PAINTED EIFS	CRACKLED LEATHER	DET684	DUNN EDWARDS	LRV: 22
PT06	PAINTED EIFS	CAVE OF THE WINDS	DE6240	DUNN EDWARDS	LRV: 18
PT07	PAINTED METAL	RENWICK BROWN	DET630	DUNN EDWARDS	LRV: 8
PT08	PAINTED FIBER CEMENT	JERICHO JADE - PPG1142-6	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / PPG (PAINT)	LRV: 20

Eisenberg Company
Full service commercial real estate

THE MIX

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT
22417
RICHARD R. BUTLER
12.16.24
ARIZONA, U.S.A.

PLZSP-24-0022

Project No.: 23008

Issue Date: 12/16/2024

Title: GROCERY ELEVATION

ELE-06

Butler Design Group, Inc
architects & planners

2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD

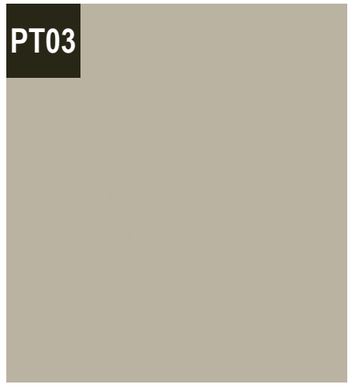
PAINT COLOR PALETTE
by Dunn Edwards & PPG Paints



TUNDRA FROST
PPG 1099-1



MUSLIN
DE6227



FLINTSTONE
DE6221



TUSCAN MOSAIC
DE6208



CRACKLED LEATHER
DET684



CAVE OF THE WINDS
DE6040

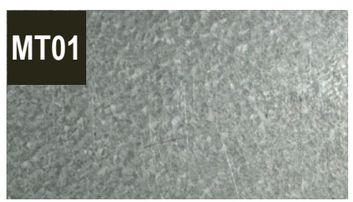


RENWICK BROWN
DET630

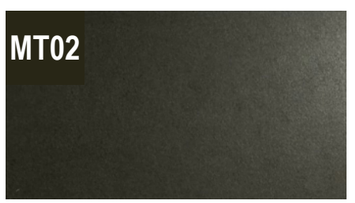


JERICHO JADE
PPG 1142-6

METAL
by Western States Metal Roofing

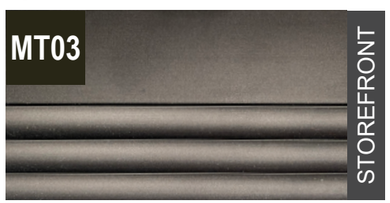


GALVALUME



VINTAGE

by Arcadia



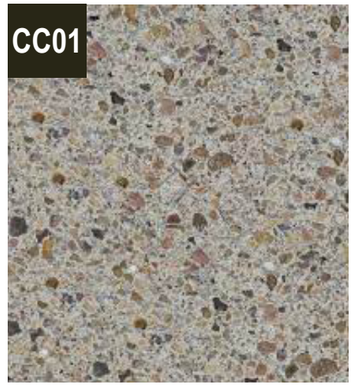
BLACK ANODIZED

GLASS
by TBD



CLEAR

CONCRETE
by TBD



EXPOSED AGGREGATE CONCRETE - GRAY

by Davis Colors



COBBLESTONE
860

MASONRY
by Oldcastle Superlite



BONE
Integral Color - Smooth Face



PEBBLE BEACH
Integral Color - Smooth Face

COLOR AND MATERIAL PALETTE

09 AUG 2024
23008

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THE MIX

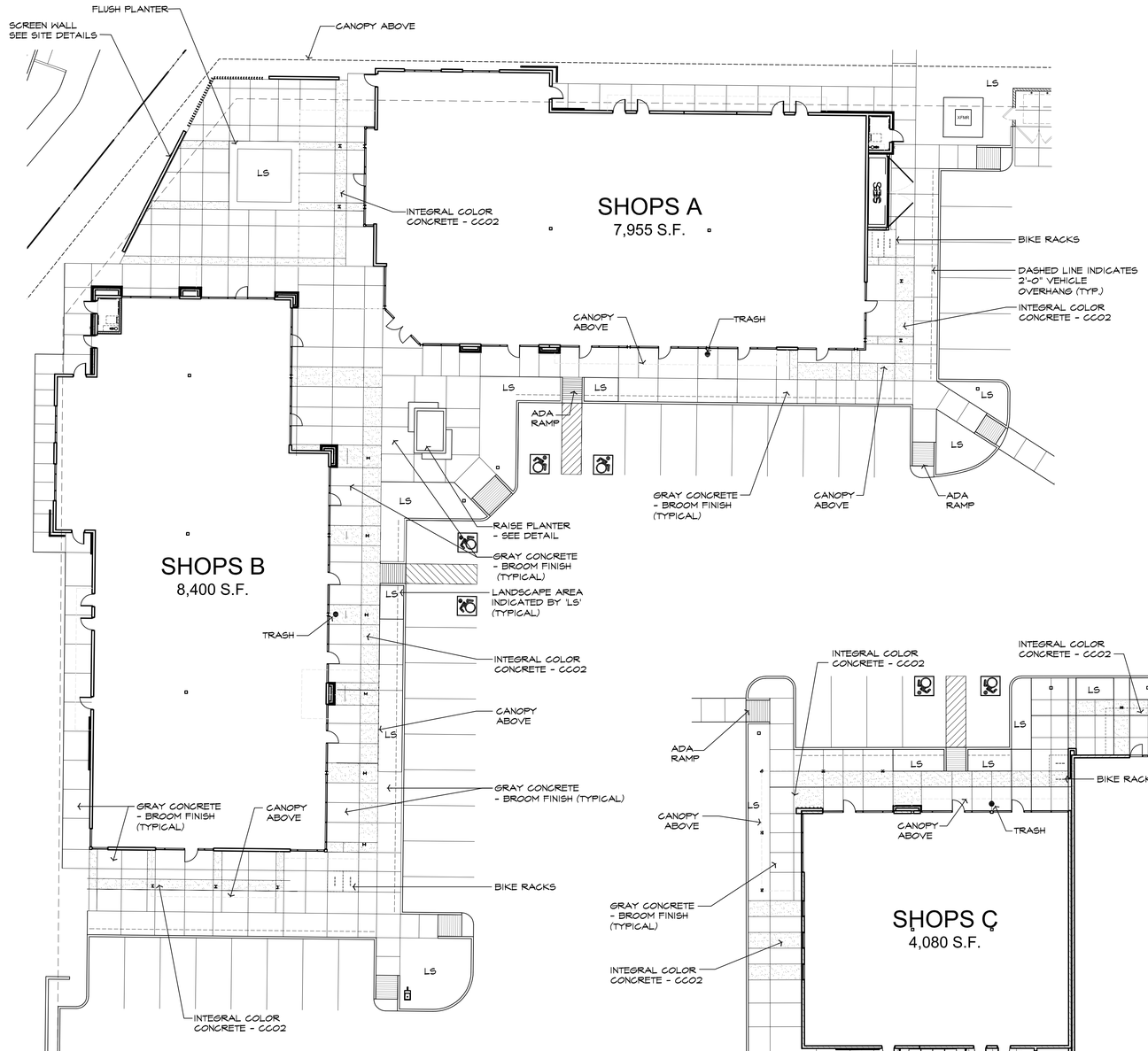
SEC Roosevelt Ave & Verrado Way

Buckeye, Arizona

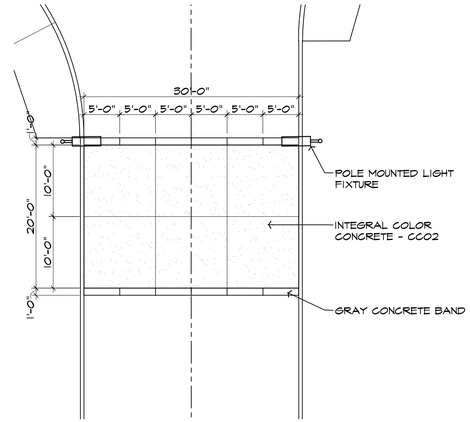


Butler Design Group, Inc
architects & planners

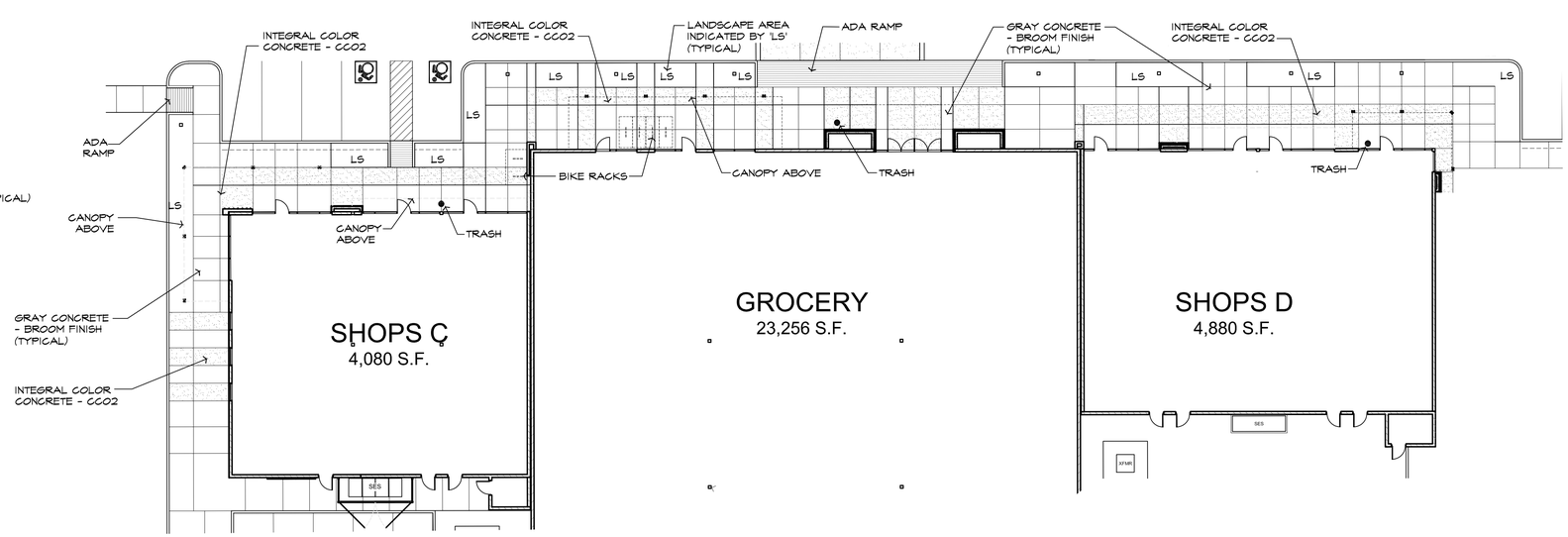
2R PLZSP-24-0022 RECEIVED JAN 16 2025 WD



1 **HARDSCAPE DESIGN - SHOPS A & B**
SCALE: 1/16" = 1'-0"



2 **TYP. DECORATIVE PAVEMENT**
SCALE: 1" = 10'-0"



2 **HARDSCAPE DESIGN - SHOPS C & D**
SCALE: 1/16" = 1'-0"

Eisenberg Company
Full service commercial real estate

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT
22417
RICHARD R. BUTLER
12.16.24
ARIZONA U.S.A.

23008_ST29

PLZSP-24-022

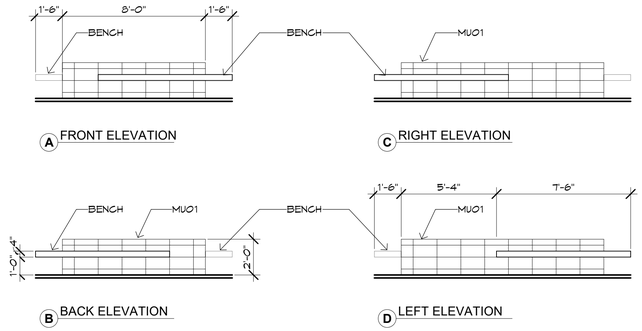
PROJECT No.: 23008

ISSUE DATE: 12/16/2024

TITLE
HARDSCAPE PLAN

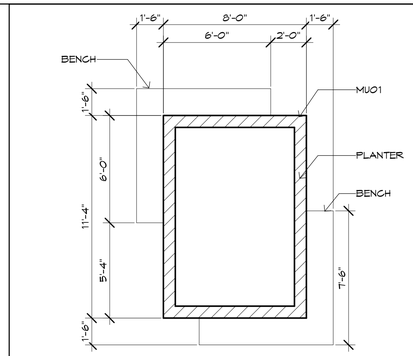
SP-03

Butler Design Group, Inc
architects & planners



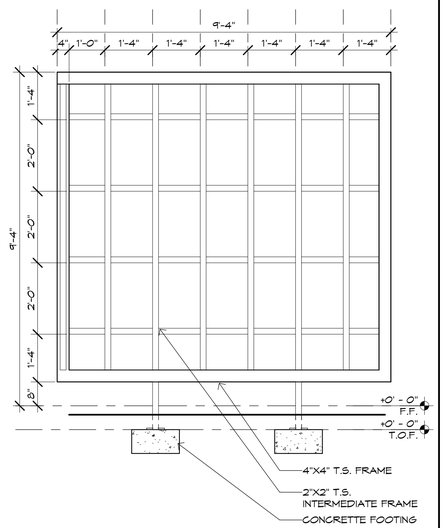
2 BENCH / PLANTER ELEVATIONS

SCALE: 1/4" = 1'-0"



3 BENCH / PLANTER PLAN

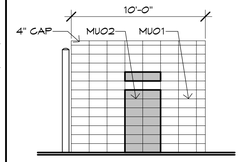
SCALE: 1/4" = 1'-0"

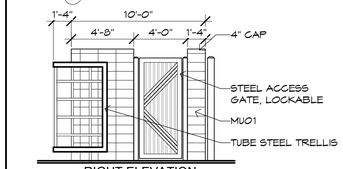


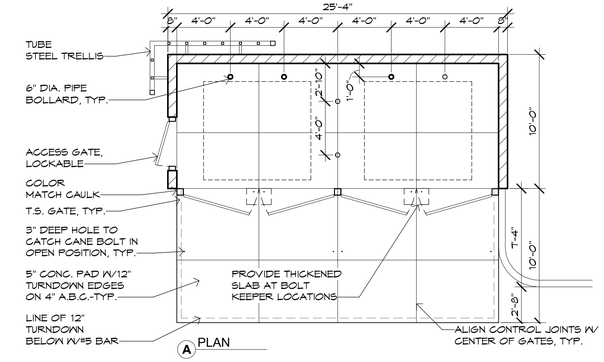
5 TUBE STEEL TRELLIS

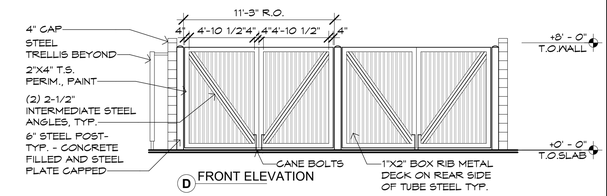
SCALE: 1/2" = 1'-0"

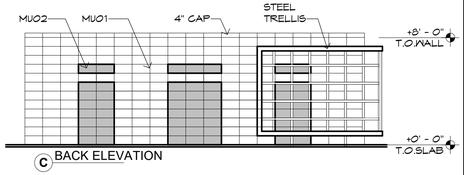
NOTE:
PAINT ALL METAL TO MATCH
BLDG. STEEL COLOR





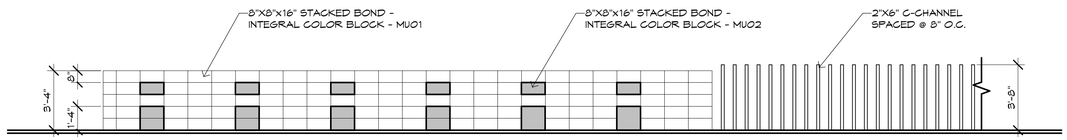






1 TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



4 SCREEN WALL

SCALE: 1/4" = 1'-0"

Eisenberg Company
Full service commercial real estate

2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD

The Mix

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT
22417
RICHARD R.
BUTLER
12.16.24
ARIZONA, U.S.A.

PLZSP-24-0022

Project No.: 23008

Issue Date: 12/16/2024

Title:
SITE DETAILS

SP-04

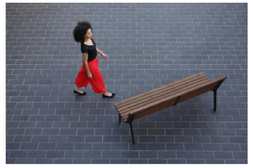
Butler Design Group, Inc
architects & planners

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Generation 50

landscapeforms

Product Data Sheet



The Generation 50 line of benches and litter receptacles is a modern interpretation of several of the company's classic designs. "Generation 50 pays homage to the design, culture, and craft that is at the heart of the company but also takes advantage of the manufacturing expertise and new technologies that characterize Landscape Forms now and into the future," says Generation 50 designer Robert Chipman. Angular, diamond-shaped detailing is the shared visual character across the line's pieces. Generation 50's many options and broad application fit multiple site designs and uses. Benches can be specified with or without backs; in traditional, cantilevered, top-of-wall mounted, and wall mounted styles; with curved or straight face boards; and with three arm options or without arms. A litter receptacle in two styles rounds out the line. The elements are made of cast aluminum, steel, and wood, including thermally modified ash, a domestically sourced, sustainable material.

Bench

- Generation 50 benches are available backed or backless.
- The bench has aluminum casting supports with a powdercoat finish, and a wood seating surface.
- Bench is available in four different styles – traditional, cantilever, top of wall, and wall mount.
- Generation 50 bench styles include a variety of mounting options:
  - Generation 50 traditional is available freestanding, surface mount, or embedded
  - Generation 50 cantilever is available embedded or surface mounted.
  - Generation 50 top of wall is available embedded or surface mounted.
  - Generation 50 wall mounting – hardware to anchor to wall not included.
- Benches are 72" in length
- The backed and backless benches are available with either no arms, end arms, or end and center arms.
- The backed bench is offered with two arm styles - angle or loop arms.
- The backless bench is only available with angle arms.
- Available in ipe, jarrah, and domestically sourced thermally modified ash (DSTMA) for exterior use.
- Available in jarrah, domestically sourced thermally modified ash (DSTMA), oak, and maple with LF-80 for interior use.
- The face boards of the bench can either be curved or straight-cut.
- Most styles of Generation 50 benches ship fully assembled.

	Style	Depth	Width / Length	Height	Weight
	Traditional Backless	23.5"	72"	17.25"	88 lbs
	Traditional Backless with (2) Arms	23.5"	72"	21.5"	95 lbs
	Traditional Backless with (3) Arms	23.5"	72"	21.5"	98 lbs
	Traditional Backed	26"	72"	33"	130 lbs
	Traditional Backed with (2) Arms	26"	72"	33"	139 lbs
	Traditional Backed with (3) Arms	26"	72"	33"	144 lbs

Note: Weights and dimensions based on jarrah wood (straight-cut faceboards) and angle arms

	Faceboard Style
	Straight Cut
	Curved

Concord Collection

landscapeforms

Product Data Sheet



Poe Litter Receptacle

- Heavy duty construction (Cast and extruded aluminum).
- Litter base is cast iron for stability.
- All units are 34 gallon capacity.
- Side opening style may be specified with signage to designate collection of recyclables or waste. Choose slot, 5" diameter or standard opening.
- Black polyethylene liner ships with each unit.
- Units feature hinged side door for easy emptying.
- With or without lock.
- Shipped with freestanding glides.
- Surface mount holes provided in base.
- Recycling litter signage is available with standard wording options, available on landscapeforms.com Custom wording available for an upcharge.
- Poe ships fully assembled.

	Style	Depth	Length	Height	Product Weight
	side opening	29"	29"	44"	189 lb
	side opening 5" hole	29"	29"	44"	195 lb
	side opening slot	29"	29"	44"	196 lb
	top opening	29"	29"	39"	181 lb

Emerson Bike Rack

- Cast aluminum frame.
- Cast aluminum cover plate.
- Cover plate conceals anchoring hardware and leveling glide adjustment screws.
- Surface mount or embedded.
- Attachment method guards against theft.
- 4 stainless steel leveling glides are preinstalled for easy field adjustment.
- Emerson ships fully assembled.
- Bike racks must be placed 30" apart, and 24" from wall.
- Meets APBP guidelines.

	Style	Depth	Length	Height	Product Weight
	bike rack	4"	20"	30"	25 lb

Generation 50

landscapeforms

Product Data Sheet



Litter Receptacle

- Generation 50 litter is available with a top-open or side-open lid.
- Capacity: 30 Gallon
- Litters are comprised of wood panel sides, powdercoated carbon steel panels and an inner carbon steel frame, with a black polyethylene base.
- The black polyethylene base is prefilled with concrete and then plugged. This allows the unit to be freestanding. There is also a slot in the base to allow for the unit to be surface mounted.
- The litters are available freestanding or surface mount.
- Litter lids and side panels are finished with Pangard II polyester powdercoat.
- 30 GL liner is black roto-molded polyethylene.
- Generation 50 litter ships fully assembled.

	Style	Diameter	Height	Weight
	Top Open	23.25"	39.5"	111 lbs
	Side Open	23.25"	41"	110 lbs

Note: Weights based on jarrah wood

Finishes

- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.

To Specify

Bench:

- Specify Generation 50 bench, backed or backless, select mounting style (if applicable), powdercoat color and wood type. Choose faceboard (curved or straight) and select optional arms.

Litter:

- Specify Generation 50 litter, powdercoat color and wood type. Select side-open and top-open, and mounting style.

Designed by Robert Chipman

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

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Eisenberg Company
Full service commercial real estate

The Mix

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT 22417 RICHARD R. BUTLER 12.16.24 ARIZONA, U.S.A.

PLZSP-24-0022

Project No.: 23008

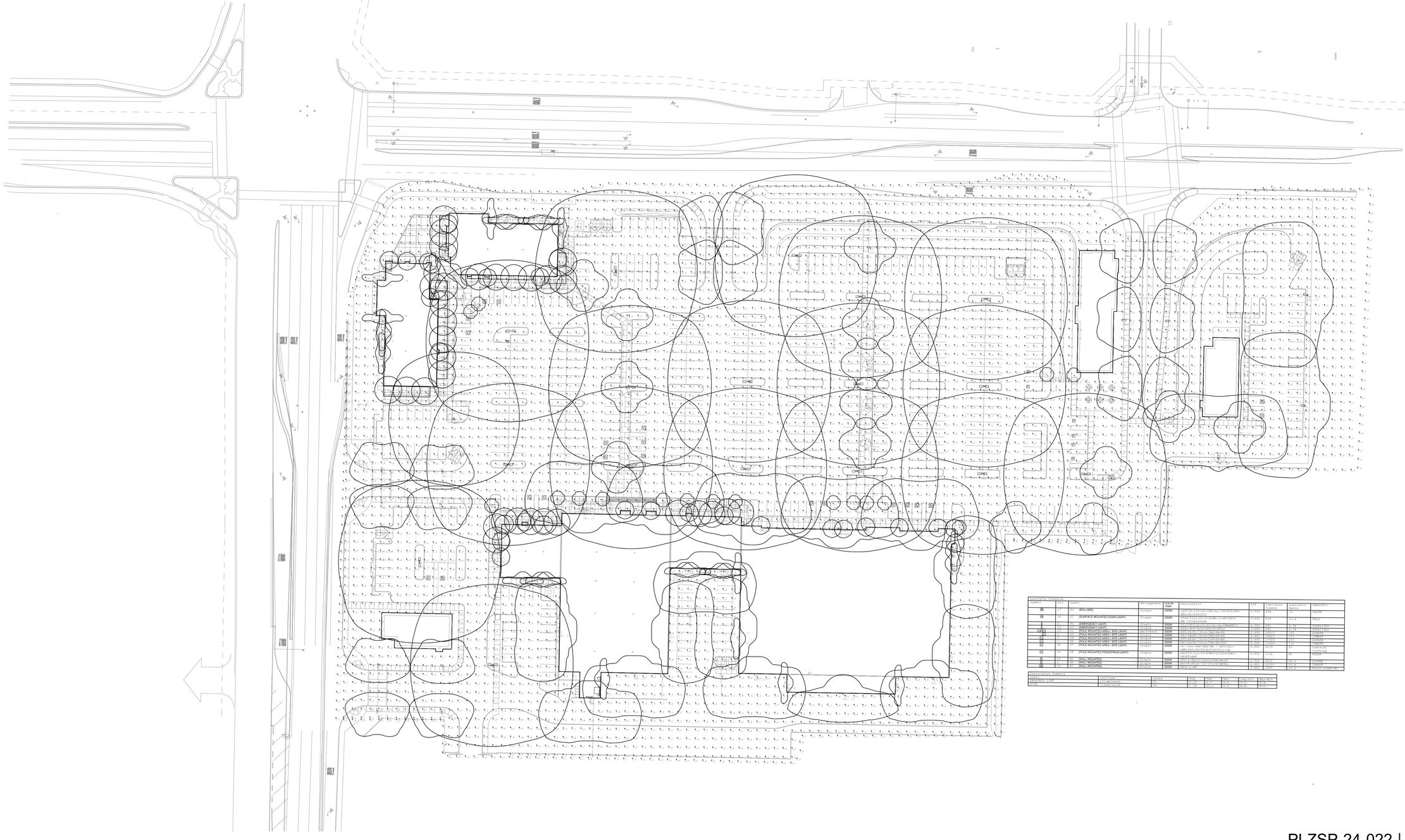
Issue Date: 12/16/2024

Title: SITE DETAILS CUTSHEETS

SP-05

Bdg
Butler Design Group, Inc
architects & planners

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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Color Temperature	Description	Mounting Height	Lamp Lumens	Manufacturer Catalog Number	Remarks
	17	B1	BOLLARD	Single	5000K				
	12	D1	SURFACE MOUNTED DOWN LIGHT	Single	5000K				
	1	E1	EMERGENCY LIGHT	Single	5000K				
	1	E2	EMERGENCY LIGHT	Single	5000K				
	12	S1	POLE MOUNTED AREA LIGHT	Backback	5000K				
	4	S2	POLE MOUNTED AREA LIGHT	Single	5000K				
	4	S4	POLE MOUNTED AREA LIGHT	Single	5000K				
	14	S5	POLE MOUNTED AREA LIGHT	Single	5000K				
	23	S6	POLE MOUNTED PEDESTRIAN LIGHT	Single	5000K				
	15	W1	WALL MOUNTED	Single	5000K				
	2	W2	WALL MOUNTED	Single	5000K				
	20	W3	WALL MOUNTED	Single	5000K				

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	fc	0.26	0.7	0.0	N.A.	N.A.
Site	Illuminance	fc	5.36	23.7	0.0	N.A.	N.A.

12-16-2024
23008_ST29

Eisenberg Company
Full service commercial real estate

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

PLZSP-24-022

PROJECT No.: 23008

ISSUE DATE: 12/16/2024

TITLE

PHOTOMETRIC PLAN

PH-01

Butler Design Group, Inc
architects & planners

3R PLZSP-24-0022 RECEIVED JAN 30 2025 AL



BLADE BLD

Vandal Resistant

BLD LED

WALL MOUNT / MULLION MOUNT LED

Fixture Type | Date
Job Name | Approved By
Catalog Number

SPECIFICATIONS

Description	The Blade BLDcombines a sleek, patent pending design shaped with high performance, full cut off optics to achieve unobtrusive illumination of a space or path of egress. When mounted over a doorway or mullion, the fixture is perceived as an element of the building structure, and, additionally, provides water protection in the form of a drip cap over the entranceway. Multiple lengths are available to match a given door opening and our quick-mount system facilitates installation and maintenance.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Wall Mount	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
Lens Frame	Marine grade heat treated extruded aluminum. Secured to fixture (4) captive stainless steel TORX® head screws.
Lens	Extruded UV stabilized opal polycarbonate with integral prisms. Maximum wall thickness 0.160". Secured to housing with die cast aluminum clamps and stainless steel TORX® head screws.
End Plate	Die-cast marine grade aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Drivers	Dimming to 1%, 10% or Programable Lumen Output driver options. Non-Dimming Driver is also available.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L70 projected life of over 130,000 hours at 50 C.
Gaskets	Closed cell self-adhesive neoprene to provide watertight seal between fixture and mounting surface.
UL Listing	U.L., C.UL. Wet Location Listing standard.
Government Procurement	**BAA – Buy American(s) Act:** Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations **BABA – Build America Buy America:** Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.
Warranty	**Lifetime** warranty, Luminaire LED incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. **10-year** warranty on LED boards against operational defects. Tested in accordance with LM-80. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.
Note	Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. The product images shown are for illustration purposes only and may not be an exact representation of the product. Specifications subject to change without notice.

DIMENSIONAL DATA

	A	B	C
BLD12	20.0"	5.6"	2.4"
BLD24	30.8"	5.6"	2.4"
BLD36	41.6"	5.6"	2.4"
BLD48	52.4"	5.6"	2.4"
BLD72	74.0"	5.6"	2.4"



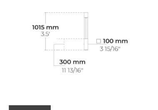
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B1

NORMA S

LB6054.693-US







Configurations

Light distribution	[SYM-4L] 120°
Delivered lumens flux	199 - 391 lm
Rated input power	6.5 - 10 W
Color temperature	2700 K CRI 80, 3000 K CRI 80, 4000 K CRI 80
BUG rating	B0-U1-G0
Lifetime L90 (hour)	>72, 600
Lifetime L80 (hour)	>72, 600

Options

Control	On/Off, 0-10V
Product colors	
Height	3.3',

Extras

Luminaire body options	Double powder coating

Technical information

Mounting	Surface mountable
Housing	Corrosion resistant, extruded, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners	Stainless steel (AISI 304 / EN 1.4301 grade)
Gasket	Liquid silicone
Lens / Reflector	PMMA lens with high optical efficiency
Glass / Diffuser	Tempered safety glass
Impact protection	IK05
Ingress protection	IP65
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	7.7 lbs
LED module	Multi-chip high power LEDs on metal-core PCB
Driver	Integral LED driver
Driver surge protection	4/2 kV
Power factor	> 0.90
Through wiring	Single power cord entry
Operating temperature	-40...50°C
Power cord	20" of outdoor use rated flexible power cord

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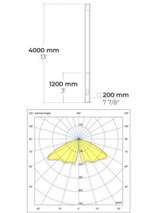
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We reserve the right to change specifications without prior written notice. Edition: 27.12.2023. For current version visit heperlighting.com. All flux (±%7 tolerance) and power values (±%10 tolerance) are derived following appropriate IES, CIE, and applicable standards.

NORMA L S8

IK05 IP65

LB6056.510-US-SYM-4L-1050-840-DPC





Configuration

Light distribution	[SYM-4L] 120°
Delivered lumens flux	3273 lm
Rated input power	56 W
Color temperature	3000K CRI 80
Luminaire efficacy	54 lm/W
Lamp	4 LED
Color Deviation	3 SDCM
BUG rating	B1-U0-G1
Lifetime L90 (hour)	>72,600

Options

Extras

Luminaire body options	Double powder coating

Technical information

Listings and Ratings	Product is NRTL listed suitable for wet locations in US and Canada in accordance with UL1598. Luminaire performance tests have been conducted in accordance with IES LM-79-08 standards.
Housing	Corrosion resistant, extruded, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners	Stainless steel (AISI 304 / EN 1.4301 grade)
Gasket	Liquid silicone
Lens / Reflector	PMMA lens with high optical efficiency
Glass / Diffusor	Tempered safety glass
Impact protection	IK05
Ingress protection	IP65
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	7.7 lbs
LED module	Multi-chip high power LEDs on metal-core PCB
Driver	Integral LED driver
Driver surge protection	6/4 kV
Power factor	> 0.95
Through wiring	Single power cord entry
Operating temperature	-40...50°C
Power cord	20" of outdoor use rated flexible power cord

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Project	The MIX	Catalog #	PRV-PA2B-730-U-5WQ-SA-BZ	Type	S1, S3, S4, S6
Prepared by	Illumination Systems	Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

Accessible Technology | BAA | DLC Premium

Product Certifications

ETL | cULus | DLC | DLC Premium | FC | Intertek | RoHS | IP66 | MSL | 5 YEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

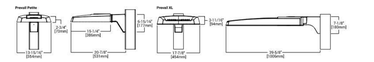
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
1. See http://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DA Certified for 3000K CCT and warmer only.

Project	The MIX	Catalog #	SELD-W-T-A50-PS-SD-SELDWAMKI T	Type	E1, E2
Prepared by	Illumination Systems	Notes		Date	



Sure-Lites

SELDWA Emergency Light

LED Emergency Light
Wet Location
AccuLED Optic
Self Diagnostics

Typical Applications

Office • Education • Healthcare • Hospitality • Retail • Industrial

Product Certification

T20 Certified to California Title 20 Appliance Database | cULus | NFPA

Product Features

Relocatable

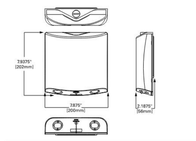
Interactive Menu

- Order Information page 2
- Photometric Data page 2
- Product Warranty

Top Product Features

- Long life LED source with rotatable optics
- Labor-saving automatic self-diagnostic for NFPA testing
- 29 feet to 50 feet of emergency egress coverage
- UL924 listed for wet location; NYC and Chicago Compliant
- Multi-voltage input 120/240/277 VAC
- Mullion-mount option

Dimensional Details



additional product diagrams

Project	The MIX	Catalog #	PR4S-FS12-D010-PR4M-12-WD-8FS-MW 1000LM3000k	Type	D1
Prepared by	Illumination Systems	Notes		Date	



HALO Commercial

PR4S | PR4M

4-inch LED surface mounting lensed downlight and wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional

Product Certification

ENERGY STAR | T24 Certified to California Title 20 Appliance Database | FC | RoHS | cULus

Product Features

Accessible Technology | Flexible Light

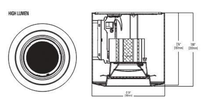
Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Photometric Data page 4
- Energy & Performance Data page 6
- Product Warranty

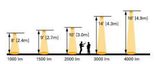
Top Product Features

- Selectable lumens 1000/1500/2000 and 2000/3000/4000
- SelecTable color temperature 3000K/2500K/4000K
- Available in 80 CRI or 90 CRI
- Medium /Wide beam distribution reversible "flip" lens
- Wall wash accessory kit

Dimensional and Mounting Details



Scale



Nominal values for 15 - 20 footcandles at nadir.

additional product diagrams

CASTALDI

S7

Data Sheet

D67/CE2-LWN-4AS-GR

TEMA D67 / D67 TEMA CITY / TEMA CITY CL2 AS 83W / D67/CE2-LWN-4AS-GR

Product Info

3000K

Item code	TEMA D67 / D67/CE2-LWN-4AS-GR
Category	Street light, Pole mounted, Wall mounted
Environments	urban landscape, street lighting
Mounting type	surface
Mounting note	Installation with quick connector IP67 integrated. Pole and pole mounting joint are accessories to be ordered separately.
Body	Housing made of extruded aluminium powder coated. Die-Cast aluminium end caps painted in the same colour as the housing.
Painting	Polyester powder coating, with a pluri-processed against corrosion (passed the exposure of over 1500 hours in a saline mist environment).
Screws	AISI 304 stainless steel screws.
Standard Colour	GR (graphite satin finish



Dimensions

Total device height (mm)	52
Total device width (mm)	200
Total device length (mm)	760



Optical System

Optical System	SLED optical system with secondary lenses in PMMA, PC protection diffuser with surface treatment scratch-resistant and anti-aging UV rays.
Beam	asymmetrical
Emission	direct
Adjustable	No



Photometrics

LUND
EW3212
WALL

PROJECT

W3



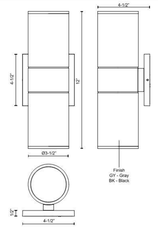
DESCRIPTION

High powered LED exterior two light wall mount fixture, die-cast aluminum housing molded into a cylinder shape in powder coated gray or black finish. Concealed inside is our 120V AC LED technology with a tempered glass diffusers radiating light upward and downward against the wall where installed. Certified ETL wet location listed and is available in different sizes and one light options (see Nordic family for details).

SPECIFICATION DETAILS

Fixture Dimensions	ID: 5.0" x H12" x D4.5/2"
Light Source	AC LED Module
Wattage	31W
Total Lumens	2200lm
Delivered Lumens	BK: 1629lm - GY: 1853lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Peralytic Aluminum Reflector
Glass Details	Clear Glass
Location	Wet
Illumination Direction	Up and Down
Canopy Dimensions	W4-1/2" x H4-1/2" x 4.5/2"
Paint Finish	BASIC EPOT.

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty



KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT

Project	The MIX	Catalog #	PRV-PA1D-730-U-T4W-SM-BZ	Type	W1 . W2
Prepared by	Illumination Systems	Notes		Date	



Lumark

Prevail Petite Discrete Wall

Wall Mount Luminaire

Product Features

BAA | DLC Premium

Product Certifications

ETL | cULus | DLC | DLC Premium | FC | Intertek | RoHS | IP66 | MSL | 5 YEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

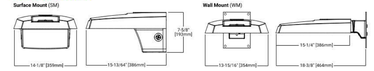
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 11,300 lumens (30W - 90W)
- Replaces 70W up to 250W HID equivalents
- Efficacies up to 147 lumens per watt
- Surface mount configuration with standard conduit entry

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
1. See https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DA Certified for 3000K CCT and warmer only.

LUMINAIRE FINISH
COLOR: BLACK, TYP.

The Mix

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

Eisenberg Company
Full service commercial real estate

REGISTERED ARCHITECT
22417
RICHARD R. BUTLER
12.16.24
ARIZONA, U.S.A.

PLZSP-24-0022

Project No.: 23008

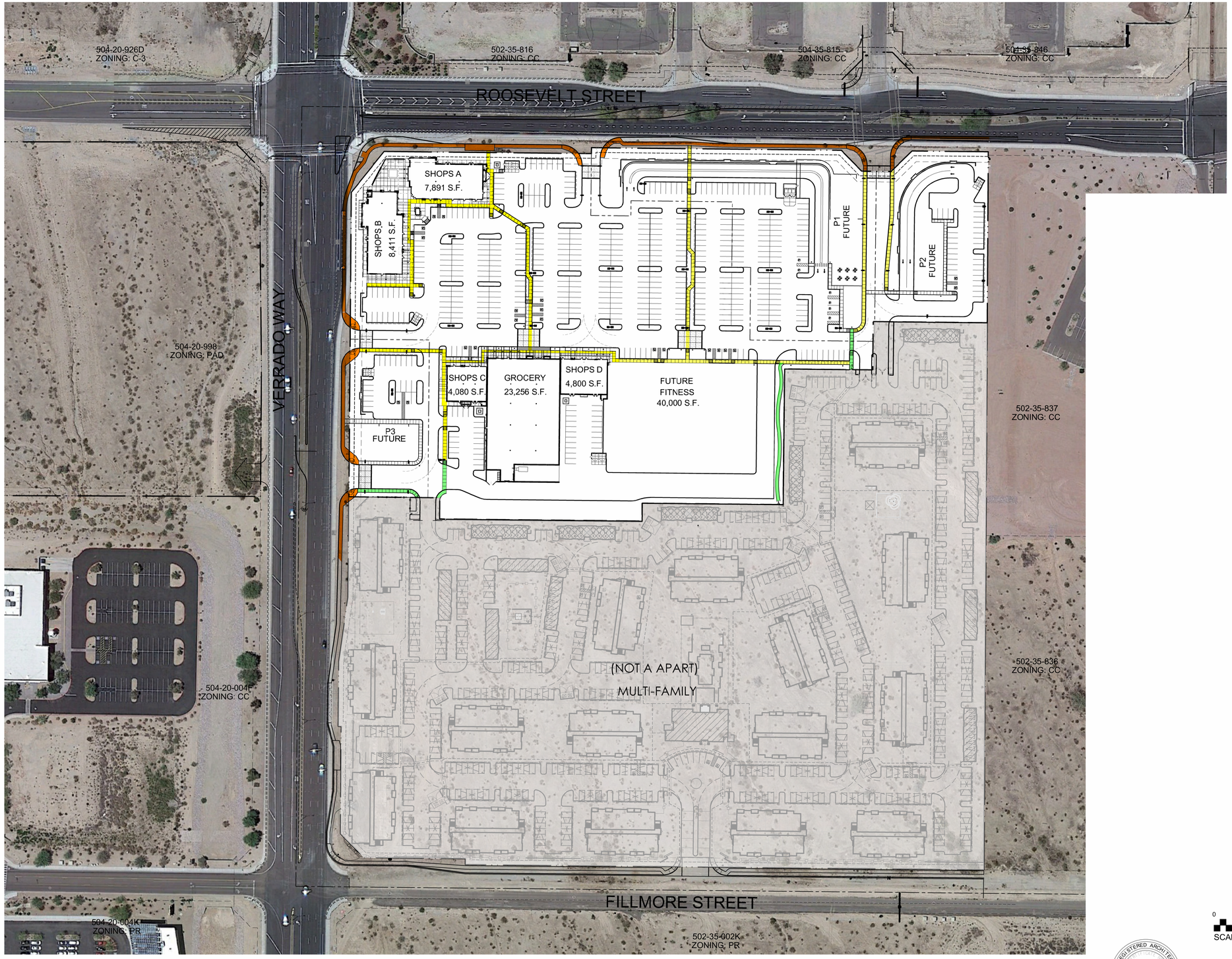
Issue Date: 01/30/2025

Title: PHOTOMETRIC CUT SHEETS

PH-02

Butler Design Group, Inc
architects & planners

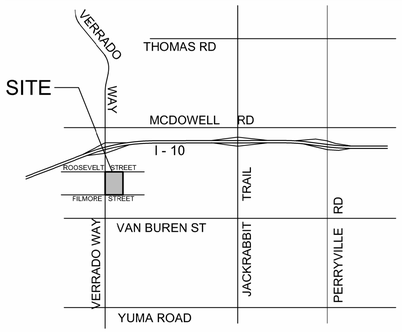
2R PLZSP-24-0022 RECEIVED JAN 3 2025 WD



LEGEND

- INTERNAL SIDEWALKS
- PUBLIC SIDWALKS
- PLANNED RESIDENTIAL CONNECTIONS

VICINITY MAP



Eisenberg Company
Full service commercial real estate

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

REGISTERED ARCHITECT
22417
RICHARD R. BUTLER
12.16.24
ARIZONA, U.S.A.

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

23008_ST29

PROJECT No.: 23008
ISSUE DATE: 12/16/2024

TITLE
AERIAL SITE PLAN
SP-01

Butler Design Group, Inc
architects & planners

SITE DATA--

Existing Zoning:		PR
Proposed Zoning:		PAD
APN #:		502-35-003F
Gross Site Area:	+/-	1,386,507 S.F. (31.84 AC.)
Site Area:	+/-	1,311,059 S.F. (30.10 AC.)
MF Net Site Area:		756,114 S.F. (17.36 AC.)
Commercial Net Site Area:		554,945 S.F. (12.74 AC.)
Filmore ROW Dedication:		44,100 S.F. (1.01 AC.)

COMMERCIAL SITE DATA:

Commercial Net Site Area:	554,915 S.F. (12.74 AC.)
Total Building Area:	100,538 S.F.
Building Coverage:	18.12%
Total Landscape Area:	112,820 S.F. (2.59 AC.)
Landscape Coverage:	20.1%

LANDSCAPE DATA - - RETAIL / MIXED USE - N O R T H (only)

- Public (ROW, STREET FRONTAGE) LS areas: 6,057 S.F. (.14 AC.)
- Private (ON-SITE non ROW) Landscape areas: 106,763 S.F. (2.45 AC.)

TOTAL Landscape Area (all landscapable areas above) 112,820 S.F. (2.59 AC.)

Coverage** (as % of Site Area above) : 20.01%
(required Landscape Area = 110,983 s.f. (AKA 20%), Provided 20.1%

- Public (Newly added MEDIANS @ W & N) LS areas: 6,356 S.F. (.15 AC.)
  Note; above includes PAVER area s.f. of: 2,024 S.F. (2.45 AC.)

LANDSCAPE CALCULATIONS:

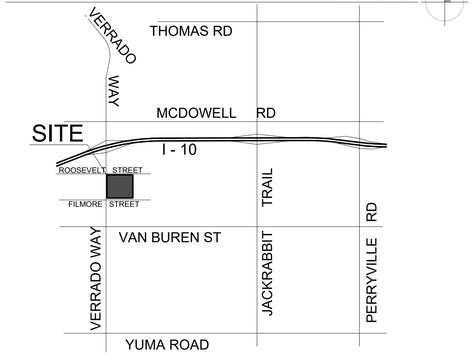
Required Landscape Area (20% of net site area) :	110,983 S.F. (2.54 AC.)
Provided Landscape Area:	112,820 S.F. (2.59 AC.)
Trees required (1 tree for every 400 s.f.):	281 trees reqd
does not include Median LS area which is :	6,281 trees provided
* 5% (14) to be 48" box or large (ie salvage):	24 provided
* 35% (98) to be 36" box or large :	94 provided
* 60% (169) to be 24" box or large:	163 provided
Shrubs & Accent required (5 gal +)(5 for every 400 s.f.)	1,406 plants reqd
(no groundcover included in this number):	1,427 shrubs provided

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

LANDSCAPE DATA

SCALE: N.T.S



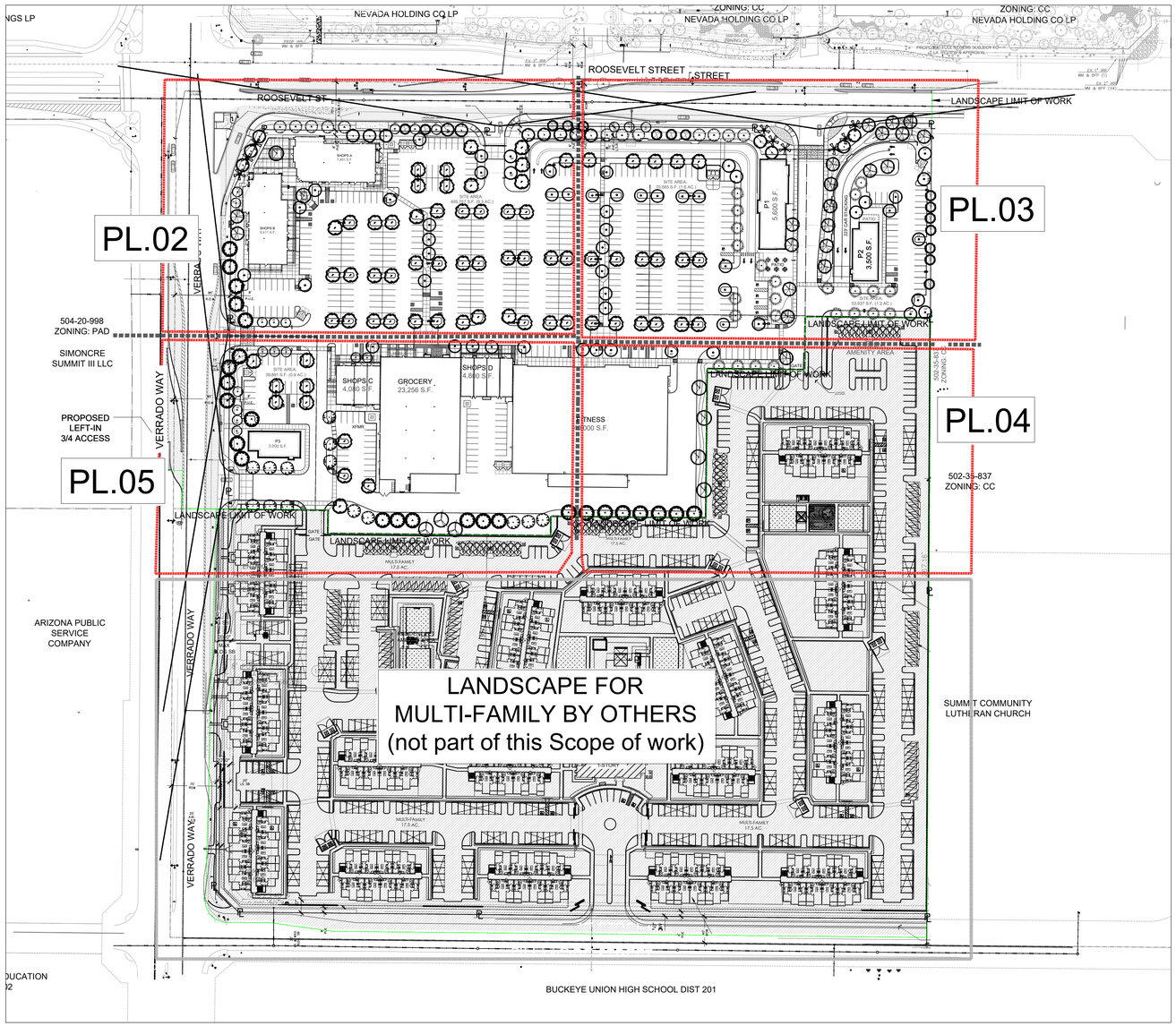
PROJECT TEAM

Landscape Architect
Laskin and Associates Inc.
5013 E. Washington St., Ste 110
Phoenix, Arizona 85034
Contact: Hans Stoll, RLA
hans@laskindesign.com
Ph: (602) 840-7771

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Owner
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Contact: Jason R. Eisenberg
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Civil Engineer
Hilgart Wilson Engineering
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016
Contact: Mr. Ted Luther, PE
tluther@hilgartwilson.com
Ph: (602) 730-3832



Preliminary Over-all Landscape Plan

NOTE: TREES SHOWN ON THIS SHEET, SHRUBS, GROUND-COVER AND ACCENT PLANTS SHOWN ON FULL-SIZED SHEETS FOLLOWING THIS OVERALL PLAN

0 40 80 160
1" = 80'

NORTH

Eisenberg Company
Full service commercial real estate

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN 01/27/25 Date Signed

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

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	Acacia Aneura Mulga	36" Box Matching Standard	24
	Prosopis Alba (thornless) Thornless Argentine mesquite	24" Box Matching High Break Std.	26
	Quercus Virginiana Cathedral Oaks (Other Oak Substitutions Not Allowed)	48" Box 36" Box UON 24" Box	9 45 3

TREES		SIZE	QTY:
	Ulmus parvifolia 'Drake var' Drake Elm Tree (Other Elm Substitutions Not Allowed)	24" Box Standard	71
	Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	14
	Ebenopsis ebano Texas Ebony	24" Box	14
	Acacia salicina Willow Acacia	24" Box Standard	3
	Washintonia filibusta Hybrid Filifera / Robusta	18' trunk ft. straight skinned, matching	9

RB = ROOT BARRIER

NOTE: RB SHALL BE DESIGNED AND CORPORATED FOR ALL TREES IN THE PUBLIC-ROW TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS. LINEAR ROOT BARRIERS TO BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF THE TREE. SURROUND ROOT BARRIERS TO BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN

281 T R E E S T O T A L

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24" Box max: 169 (60%)	Provided: 163 (58%)

** Salvage & Palms qualified as 48" box count

NOTE: TREES SHOWN ON THIS SHEET, SHRUBS, GROUND-COVER AND ACCENT PLANTS SHOWN ON FULL-SIZED SHEETS FOLLOWING THIS SHEET

CITY OF BUCKEYE LANDSCAPE NOTES

1. All lighting, signs, walls, and ramadas and other structures require separate building approval and permits.
2. All plant material is in compliance with the Arizona Department of Water Resources Low Water Use Plant List for the Phoenix Active Management Area.
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 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. 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. No 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.
14. Visibility restrictions: Any object, wall, structure, mound or landscaping over 24" in height (shrubs) is not allowed within sight visibility triangles or easements or sight distance line areas. 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'. Landscaping within the public right-of-way shall be a maximum height of 2' (shrubs).
15. The homeowner's association, property owners associate, property owner, or property maintenance company shall have the responsibility of maintaining all landscaped areas, including within all adjacent rights-of-way.
16. Indicate method of dust, weed, and debris control on the undeveloped portions of the site.
17. City of Buckeye is the supplier/source of water for the irrigation system and the supply is (potable).
18. Any pads within phase 1 that are not developed in Phase 1, and any portions of the site within Phase 2 that are disturbed during construction of Phase 1, shall be covered with decomposed granite for dust control.

LANDSCAPE GENERAL NOTES : (NOTES ARE NOT INFORCED BY CITY OF BUCKEYE)

1. THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE, RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. (SEE SPECIFICATIONS).
2. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
3. PLANT LIST PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
4. DOUBLE STAKE ALL 15 GALLON, 24", AND 36" BOX TREES AS REQUIRED.
5. SPRINKLER CONTRACTOR MUST GUARANTEE 100% COVERAGE. ALL NEW AND EXISTING PLANT MATERIAL.
6. EXPOSED SOIL IN PLANTERS SHALL BE RAKED + FREE FROM ROCKS, ROOTS, WEEDS, ETC.
7. FINISHED GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1.5" BELOW 100% COVERAGE IN ALL LANDSCAPE AREAS, ADJACENT HEADER, PAVING, CURBING, ETC.
8. PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY, AND FREE FROM INSECTS AND INJURY.
9. GROUNDCOVER AND/OR DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
10. AFTER ALL WORK IS COMPLETED, THE CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INCORPORATED IN THE SCOPE OF WORK FROM THE JOB SITE.
11. GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLAN. (ONCE GENERAL CONTRACTOR HAS PROVIDED FINISH GRADE WITHIN 1/10 OF 1').
12. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
13. A PRE-EMERGENT HERBICIDE IS TO BE APPLIED TO ALL GRANITE AREAS AFTER THE GRANITE HAS BEEN LAID. INCLUDE ALL RIVER ROCK AREAS, IF APPLICABLE.
14. ALL UNDERGROUND CONDUITS ARE TO BE LOCATED BEFORE DIGGING. IF DOUBT EXISTS CALL BLUE STAKE AT (602) 263-1100.
15. ALL MATERIAL TO BE GUARANTEED FOR A PERIOD OF AFTER FINAL ACCEPTANCE. (1) ONE CALENDAR YEAR..
16. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.

PRELIMINARY LANDSCAPE PLAN 8-02-24

2R PLZSP-24-0022 (RECEIVED JAN 3 2025 WD) 23008_ST08 SUB

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5013 E. Washington St.
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architects & planners

1R PLZSP-24-0022, RECEIVED AUG 12, 2024 AL

LANDSCAPE LEGEND

TREES

	SIZE	QTY:
Parkinsonia hybrid Desert Museum	24" Box Matching High Breaker	21
Parkinsonia florida Blue Palo Verde	36" Box High Break Multi	17
Olneya tesota Ironwood	s a l v a g e d Multi - Trunk	6 avail 6 used
Chilopsis linearis "Bubba" Seedless Desert Willow	24" Box u.o.n. 36" Box High Break Multi Trunk	2 18
Acacia Aneura Mulga	36" Box Matching Standard	24
Prosopis Alba (thornless) Thornless Argentine mesquite	24" Box Matching High Break Std.	26
Quercus Virginiana Cathedral Oaks (Other Oak Substitutions Not Allowed)	48" Box 36" Box UON 24" Box	9 45 3
Ulmus parvifolia 'Drake var' Drake Elm Tree (Other Elm Substitutions Not Allowed)	24" Box Standard	71
Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	14
Ebenopsis ebano Texas Ebony	24" Box	14
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Washintonia filibusta Hybrid Filifera / Robusta	18' trunk ft. straight skinned, matching	9

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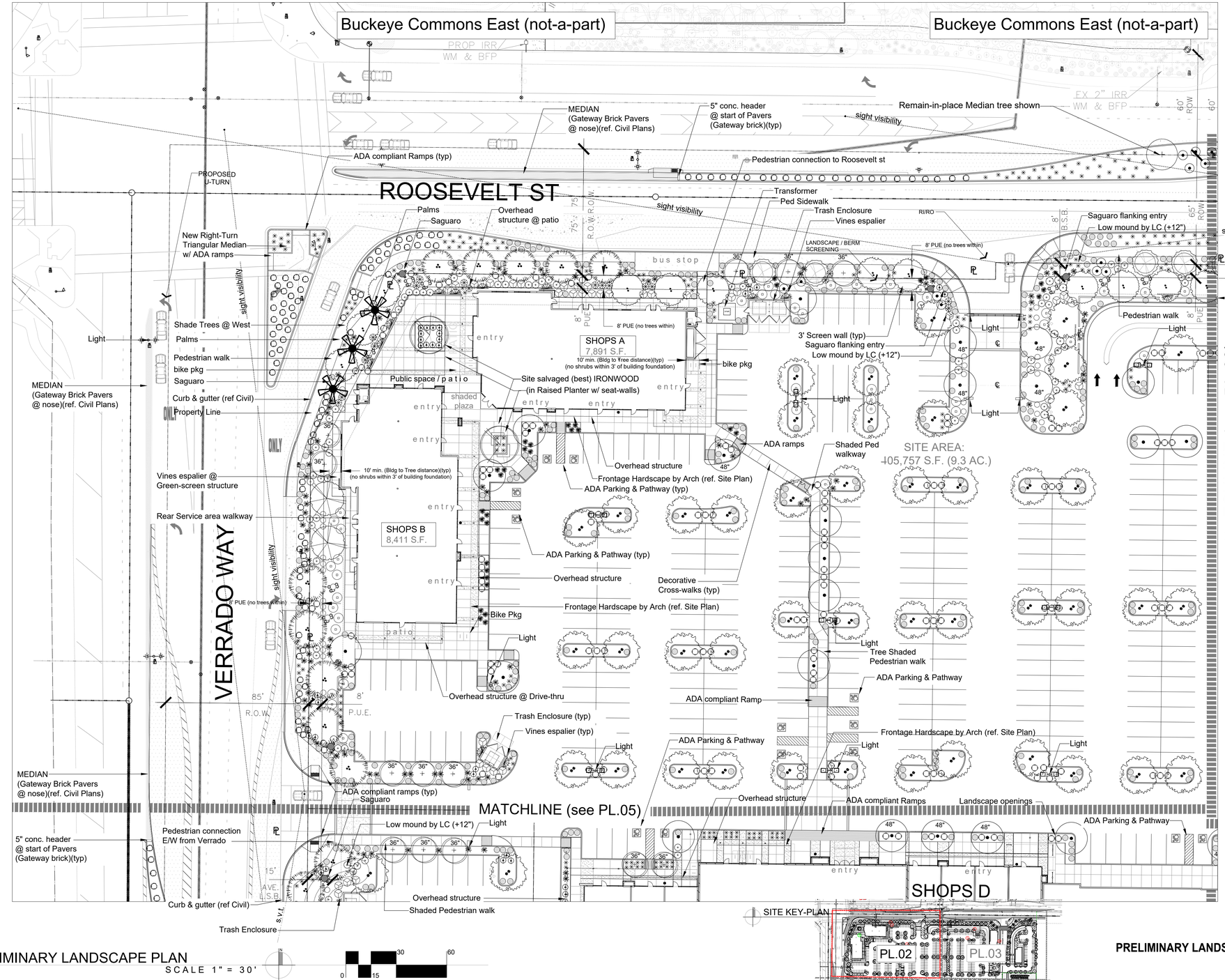
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Caesalpinia mexicana Mexican Bird of Paradise	15 Gallon	88
Hesperaloe parviflora 'Perpa' Brakelights Red Yucca	3 Gallon	341
Senna phyllodinea Desert Cassia	5 Gallon	78
Ericameria laricifolia Turpentine Bush	5 Gallon	28
Dasylirion wheeleri Desert Spoon	5 Gallon	138
Hesperaloe funifera Giant Hesperaloe	5 Gallon	127
Tecoma Stans Yellow Bells	5 Gallon	144
Lantana X New Gold New Gold Lantana	1 Gallon	764
Desert Carpet (low boy var) Acacia Redolens	1 Gallon	74
Yucca rupicola x pallida Blue Twistleaf Yucca	5 Gallon	57
Hesperaloe parviflora Yellow Yucca	5 Gallon	274
Leucophyllum frutescens 'Heavenly Cloud'	5 Gallon	70
Eremophila glabra Emu Bush	1 Gallon	149
Leucophyllum langmaniae Rio Bravo Sage	5 Gallon	116
Agave desmettiana Agave desmettiana	5 Gallon	24
Dalea greggii Trailing Dalea	5 Gallon	68
Bougainvillea `Barbara Karst` Barbara Karst Bougainvillea	5 gal.	34

CACTI

	SIZE	QTY:
Carnegiea Gigantea Saguaro 'ALL MATCHING'	8' tall NO HOLES / NO SCARS	7
Opuntia violacea var. 'Santa Rita' Prickley Pear	3 pad min.	18

INERT MATERIALS

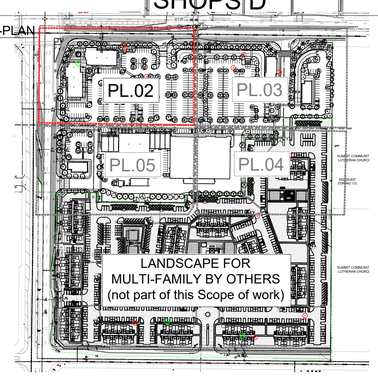
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- Steel Header 'Rusted' (distressed) 6" x 1/4" Secure every 4'



PRELIMINARY LANDSCAPE PLAN
PL.02
SCALE 1" = 30'

0 15 30 60

SITE KEY-PLAN



PRELIMINARY LANDSCAPE PLAN 12-23-24
23008_ST08 SUB

Eisenberg Company
Full service commercial real estate

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN 04/27/25 Date Signed Arizona U.S.A.

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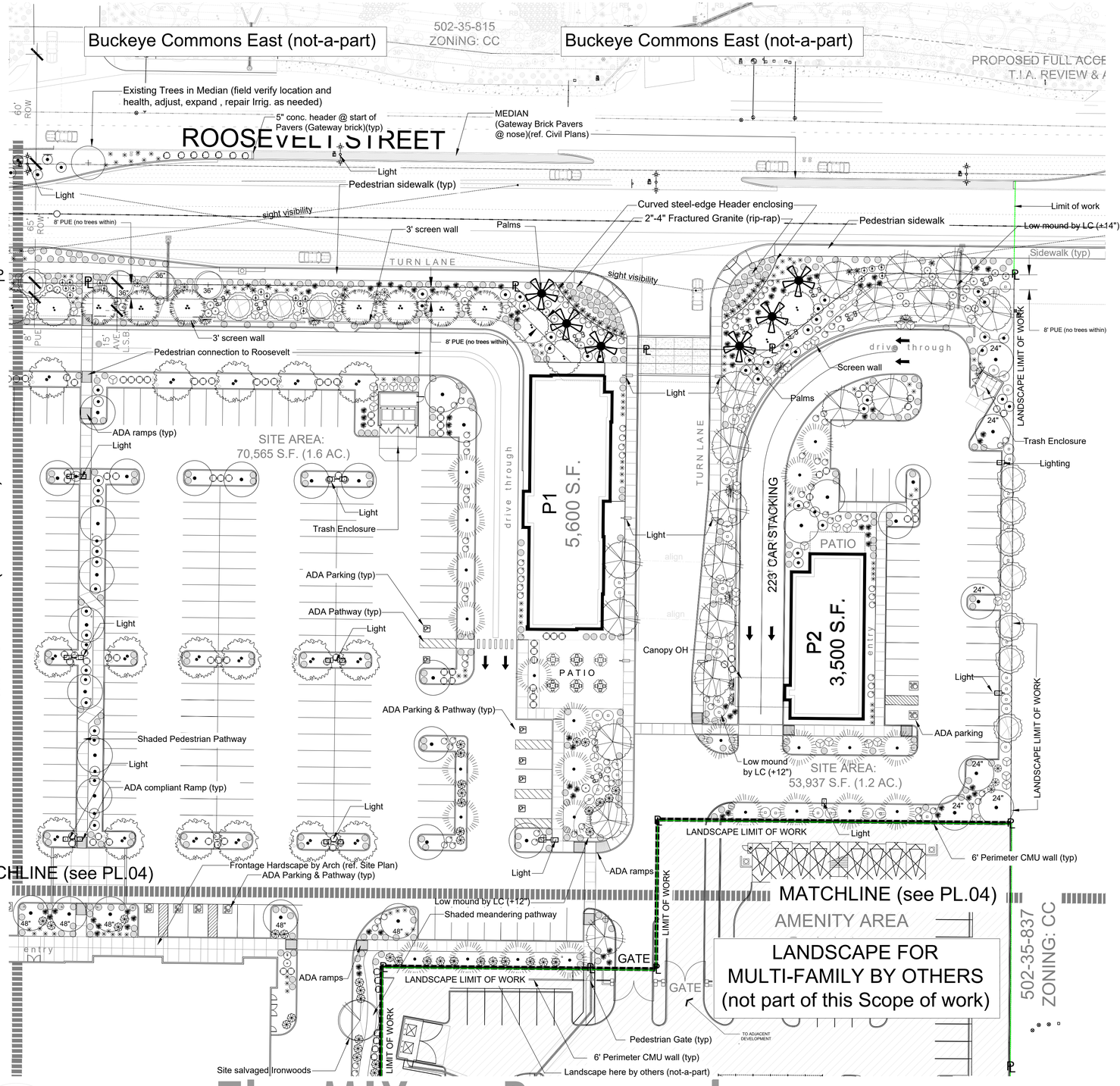
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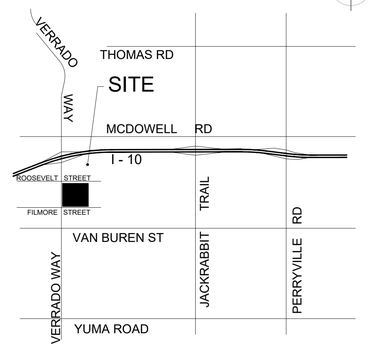
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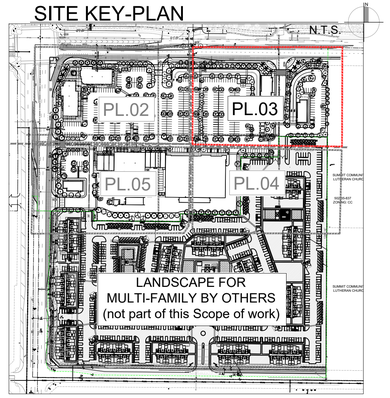
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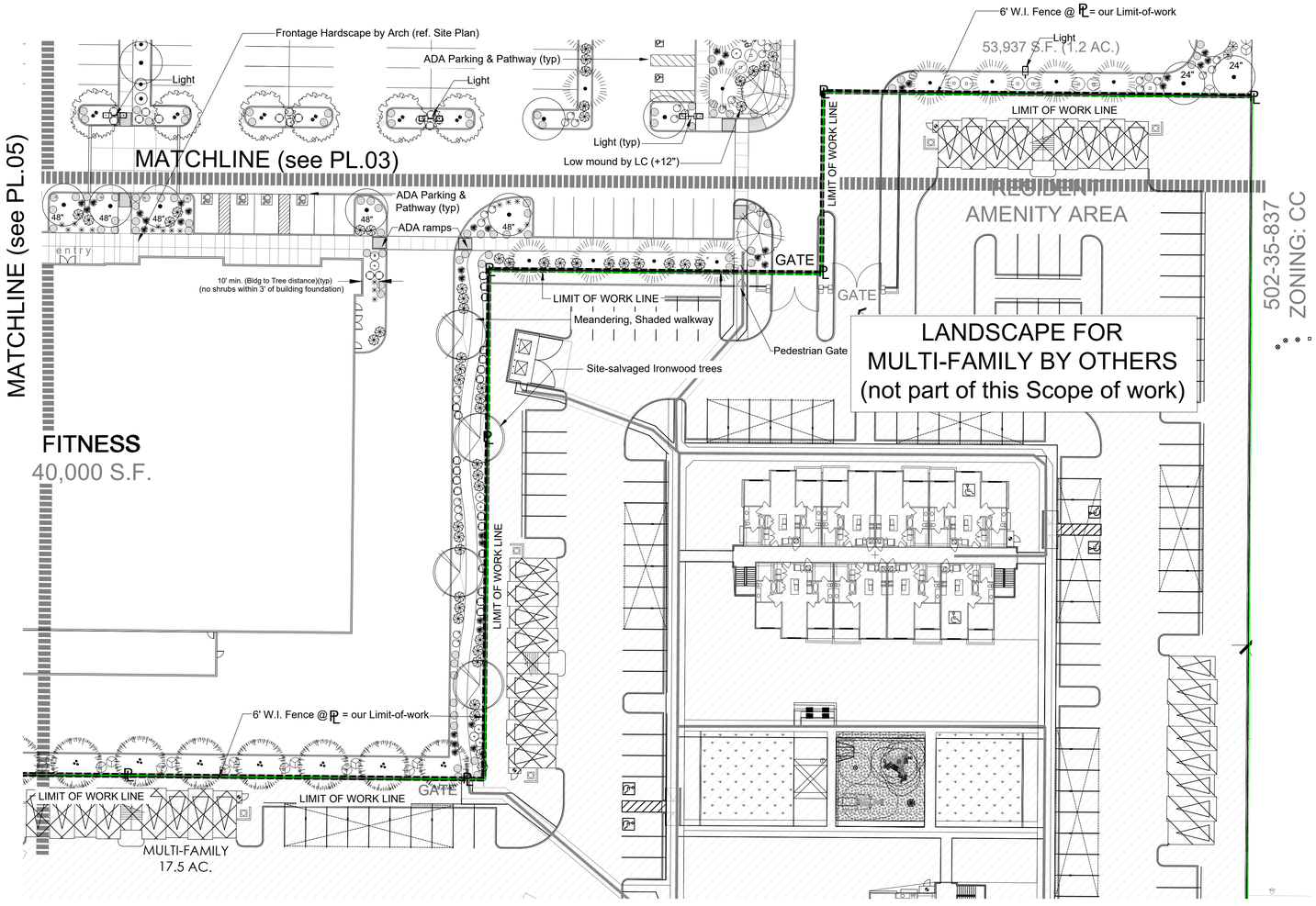
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Prosopis Alba (thornless) Thornless Argentine mesquite	24" Box Matching High Break Std.	26
Quercus Virginiana Cathedral Oaks (Other Oak Substitutions Not Allowed)	48" Box 36" Box UON 24" Box	9 45 3
Ulmus parvifolia 'Drake var' Drake Elm Tree (Other Elm Substitutions Not Allowed)	24" Box Standard	71
Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	14
Ebenopsis ebano Texas Ebony	24" Box	14
Acacia salicina Willow Acacia	24" Box Standard	3
Washintonia filibusta Hybrid Filifera / Robusta	18' trunk ft. straight skinned, matching	9

RB = ROOT BARRIER

NOTE: RB SHALL BE DESIGNED AND COROPORATED FOR ALL TREES IN THE PUBLIC ROW TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS. LINEAR ROOT BARRIERS TO BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF THE TREE. SURROUND ROOT BARRIERS TO BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN

281 TREES TOTAL

48" Box Required: 14 (5%) Provided: 24 (8%)**
36" Box Required: 98 (35%) Provided: 94 (34%)
24" Box max: 169 (60%) Provided: 163 (58%)

** Salvage & Palms qualified as 48" box count

SHRUBS/ ACCENTS	SIZE	QTY:
Calliandra californica Baja Fairy Duster	5 Gallon	99
Caesalpinia mexicana Mexican Bird of Paradise	15 Gallon	88
Hesperaloe parviflora 'Perpa' Brakelights Red Yucca	3 Gallon	341
Senna phyllodinea Desert Cassia	5 Gallon	78
Ericameria laricifolia Turpentine Bush	5 Gallon	28
Dasylirion wheeleri Desert Spoon	5 Gallon	138
Hesperaloe funifera Giant Hesperaloe	5 Gallon	127
Tecoma Stans Yellow Bells	5 Gallon	144
Lantana X New Gold New Gold Lantana	1 Gallon	764
Desert Carpet (low boy var) Acacia Redolens	1 Gallon	74
Yucca rupicola x pallida Blue Twistleaf Yucca	5 Gallon	57
Hesperaloe parviflora Yellow Yucca	5 Gallon	274
Leucophyllum frutescens 'Heavenly Cloud'	5 Gallon	70
Eremophila glabra Emu Bush	1 Gallon	149
Leucophyllum langmaniae Rio Bravo Sage	5 Gallon	116
Agave desmettiana Agave desmettiana	5 Gallon	24
Dalea greggii Trailing Dalea	5 Gallon	68
Bougainvillea `Barbara Karst` Barbara Karst Bougainvillea	5 gal.	34

CACTI	SIZE	QTY:
Carnegiea Gigantea Saguaro 'ALL MATCHING'	8' tall NO HOLES / NO SCARS	7
Opuntia violacea var. 'Santa Rita' Prickley Pear	3 pad min.	18

INERT MATERIALS

Decomposed Granite 1/2" Select Desert Vista Brown
2" min. thickness in all LS area(s) unless noted otherwise

2" to 4" Fractured Granite Rip Rap, (Desert Vista Brown)
Place filter fabric under rock, & roll up edges to prevent erosion.

Decomposed Granite 1" Select Desert Tan
3" min. thickness noted on plans. 111,440 s.f. (on-site)

1-1/4" Decomposed Granite (Sundance Blend)
3" min. thickness noted on plans. 1,380 s.f. (in off-site Medians)

Steel Header 'Rusted' (distressed) 6" x 1/4" Secure every 4'

MAINTENANCE NOTES

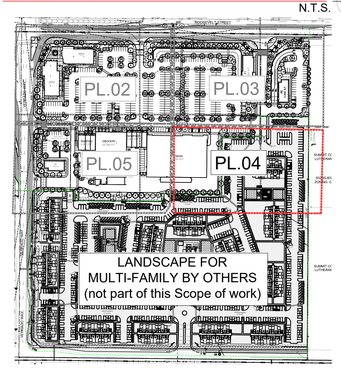
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GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

SHEET KEY

N.T.S.



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PRELIMINARY LANDSCAPE PLAN
PL.04
SCALE 1" = 30'
0 15 30 60

Eisenberg Company
Full service commercial real estate

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
20088
HARDY A. LASKIN
01/27/25
Date Signed

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

PRELIMINARY LANDSCAPE PLAN 8-02-24
23008_ST08 SUB

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E. Washington St.
Suite 110
Phoenix, Arizona 85034
p (602) 840-7771
www.laskindesign.com

Butler Design Group, Inc
architects & planners

1R PLZSP-24-0022, RECEIVED AUG 12, 2024 AL

LANDSCAPE LEGEND

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

TREES		SIZE	QTY:
	Parkinsonia hybrid Desert Museum	24" Box Matching High Breaker	21
	Parkinsonia florida Blue Palo Verde	36" Box High Break Multi	17
	Olneya tesota Ironwood	s a l v a g e d Multi - Trunk	6 avail 6 used
	Chilopsis linearis "Bubba" Seedless Desert Willow	24" Box u.o.n. 36" Box High Break Multi Trunk	2 18
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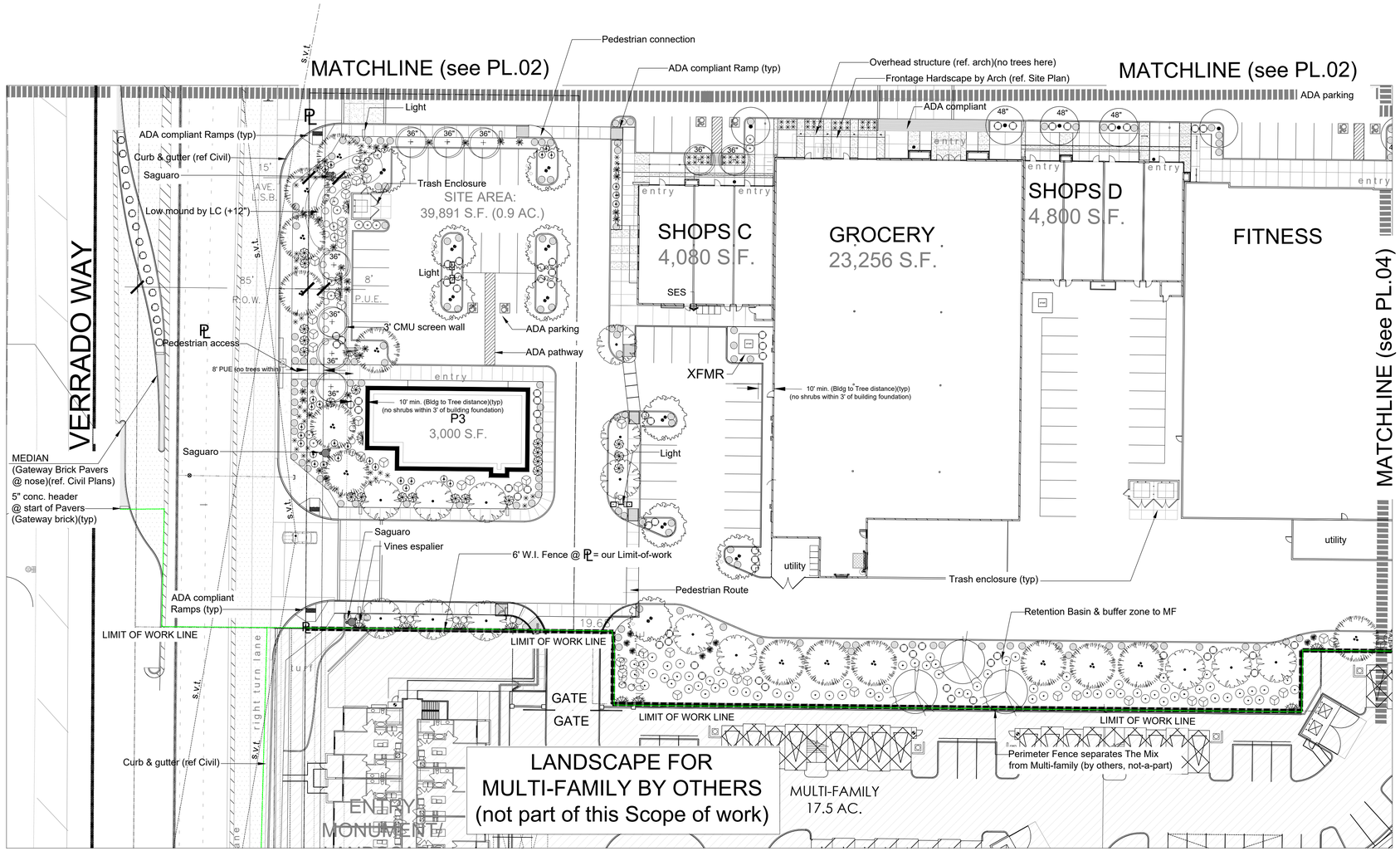
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PRELIMINARY LANDSCAPE PLAN
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N

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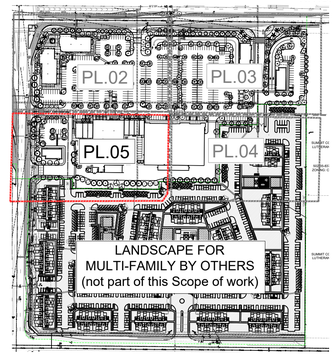
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