



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
SEPTEMBER 28, 2021
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
Live streaming of this meeting will be available via YouTube
6:00 PM**

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

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

IMPORTANT INFORMATION REGARDING PUBLIC PARTICIPATION:

This meeting will be open to the public. Adherence to COVID-19 safety measures are recommended. If you would like to make a public comment, either in person or remotely, please review the information on the City's website and complete and submit the comment form found here:

<https://www.buckeyeaz.gov/government/city-clerk/meeting-agendas-minutes/meetings-agendas-minutes>

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Vacant	Alan Ladd	Preston Hundley	Deanna Kupcik <i>Vice Chair</i>	Anothony Dimasico	Ed Sumner	Charles Trunllinger <i>Chair</i>
Ted Burton <i>(Alternate)</i>	Rebecca Puppe <i>(Alternate)</i>	Jennie Ragsdale <i>(Alternate)</i>	Christopher Thurbly <i>(Alternate)</i>	Douglas McDonald <i>(Alternate)</i>	Larry Draves <i>(Alternate)</i>	Nick Hudec <i>(Alternate)</i>

Council Liaison: Craig Heustis

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**
- 2. MINUTES**
- 2.A** [Approval of minutes from the August 24th, 2021 Planning and Zoning Commission regular meeting.](#)
- 3. REGULAR AGENDA**

3.A Legacy Trails Preliminary Plat (PLZS-20-00053)

Recommendation to approve a Preliminary Plat for 610 single-family lots in the Planned Residential (PR) Zoning District.

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

4. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.

Action Required: None

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

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events

Action Required: None; there will be no discussion, deliberation, proposals, or legal action.

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/28/21	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 09/23/21	DISTRICT NO.:
STAFF LIAISON:	
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 August 24th, 2021 Planning and Zoning Commission regular meeting.

SUMMARY

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

ATTACHMENTS:

[08.24.2021.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
AUGUST 24, 2021

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

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

Members present: Vice Chairperson Deanna Kupcik, Commissioner Anthony DiMascio, Chairperson Charles Trullinger, Alternate Ted Burton seated for At Large District, Alternate Douglas McDonald, Alternate Larry Draves seated for District 5, Alternate Nick Hudec

Members absent: Commissioner Thomas Marcinko, Commissioner Alan Ladd, Commissioner Preston Hundley, Commissioner Ed Sumner, Alternate Rebecca Puppe, Alternate Jennie Ragsdale, Alternate Christopher Thurlby

Staff present: Deputy Director of Planning Adam Copeland, Senior Planner Sean Banda, Planner II Robert Busick, City Engineer Scott Zipprich, City Traffic Engineer John Willett, City Attorney Shiela Schmidt, Council Liaison Craig Heustis

Vice Chairperson Kupcik announced news that former Chairperson and longtime Commission member Carol Kempick passed away on August 2, 2021 and services are planned for October 2, 2021 in Mesa, Arizona.

2. APPROVAL OF MINUTES FROM THE JULY 27, 2021 PLANNING AND ZONING COMMISSION REGULAR MEETING.

A motion was made by Vice Chairperson and seconded by Commissioner DiMascio to approve minutes as presented. Approval 5-0. Motion carried.

3. REGULAR AGENDA

3A. SUN CITY FESTIVAL PARCEL AA1 PRELIMINARY PLAT (PLZS-21-00105)

Planner II Robert Busick presented and was available to answer questions from the Commission. Project owner representative Laura Meyers confirmed that all conditions have been agreed upon. A motion was made by Vice Chairperson Kupcik and seconded by Alternate Burton to approve as presented with conditions 'a-xx'. Approval 5-0. Motion carried.

3B. FESTIVAL RANCH PLANNING AREA 3 PARCELS 33 AND 35 PRELIMINARY PLAT (PLZS-20-00093)

Planner II Robert Busick presented and was available to answer questions from the Commission. Project owner representative Laura Meyers confirmed that all conditions have been agreed upon. Chair Trullinger asked for confirmation on the number of lanes proposed for Beardsley Parkway. City Engineer Scott Zipprich informed the Commission that Beardsley Parkway, as planned in the CMP will be constructed as a 4-lane road, with anticipation of 6-lanes as increased traffic demands expansion.

Buckeye resident Gale Homes spoke of her concerns with mixed ages in close proximity and public safety concerns in the area.

Mr. Zipprich indicated that a bike lane is not present on the roads in Sun City Festival because the developers chose to widen the sidewalks to accommodate cyclists. Mr. Zipprich informed the Commission that golf carts are prohibited to legally cross roadways with a posted speed limit over 35mph. City Traffic Engineer John Willett provided background information on Sun Valley Parkway and the posted speed limit and restrictions in place.

Representative Laura Meyers presented and was available to answer questions from the Commission. Alternate Draves inquired how the proposed library would tie into the other libraries in Buckeye. Mr. Busick indicated that the Community Services department is working on the proposal of the library. Buckeye resident Jim Banks spoke of his concerns with safe crossing of golf carts. Ms. Meyers explained the safe route for golf carts to travel through the underpass.

A motion was made by Vice Chairperson Kupcik and seconded by Alternate Draves to approve as presented with conditions 'a-xx'. Approval 5-0. Motion carried.

Chairperson Trullinger recused himself from agenda item 3C due to conflict of interest, and turned the meeting over to Vice Chairperson Deanna Kupcik.

3C. VERRADO MARKETSIDE PB BELL APARTMENTS SITE PLAN (PLZV-21-00030)

Senior Planner Sean Banda presented and was available to answer questions from the Commission. Alternate Burton inquired about the simplicity of elevations and why the product does not appear similar to other products throughout the Verrado community.

Builder representative Ann Healy informed the Commission that the modern southwest architecture product design provides mixed materials for these bungalow style homes.

DMB representative Dave Nilsen informed the Commission that the Verrado vision statement indicates a diversity of neighborhoods and DMB fully supports the presented design. Mr. Burton asked if city staff was present in the design of this product. Mr. Nilsen stated that the governance document in the Verrado CMP allows the design review in such a manner with planning the development of the diverse products and neighborhoods.

Alternate Draves inquired of the timing of the Banner development and the egress for fire equipment. Dave Nilsen indicated that the emergency access that Banner has executed would be available from day one of breaking ground for this neighborhood.

Vice Chairperson Kupcik asked if this is a gated community. Mr. Banda confirmed that there are two access gates in this community.

Council Liaison Heustis asked if these units are equipped with fire sprinklers. Mr. Banda confirmed the product has met the threshold of the fire code and will be equipped with the residential fire sprinklers.

A motion was made by Vice Chairperson Kupcik and seconded by Commissioner DiMascio to approve as presented with conditions 'a-z'. Approval 3-1. Alternate Burton voted nay. Motion carried.

3D. BUCKEYE WILDLIFE CORRIDORS BEST PRACTICES GUIDE

Deputy Director of Planning Adam Copeland introduced the consultant teams working on the project. Logan Simpson consultants Bruce Meighen and Kristina Kachur presented and was available to answer questions from the Commission.

Chairperson Trullinger commended the team working on the guide, a job well done. Mr. Trullinger asked what takes place after approval, if this document will be used in future development. Mr. Copeland confirmed that this guide could be used in the design of future developments coming to the city of Buckeye.

A motion was made by Chairperson Trullinger and seconded by Vice Chairperson Kupcik to approve as presented. Approval 5-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

Resident Randy Kaufman spoke of his concerns with excessive traffic problems in the area of the school campus located at Yuma Road and Verrado Way.

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

Adam Copeland informed the Commission that a workshop is being planned for food trucks and Commission orientation and processes updates.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Chairperson Trullinger and Vice Chairperson Kupcik encouraged Commissioners and Alternates to consider attending the meetings in person.

7. ADJOURNMENT

A motion was made by Chairperson Trullinger and seconded by Vice Chairperson Kupcik to adjourn at 8:13 p.m. Motion carried.

Charles Trullinger, 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 24th day of August 2021. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/28/21	AGENDA ITEM: 3.A. PLZS-20-00053 Legacy Trails Preliminary Plat
DATE PREPARED: 09/23/21	DISTRICT NO.: 3
STAFF LIAISON: Robert Busick, Planner II, rbusick@buckeyeaz.gov, (623) 349-6242	
DEPARTMENT:	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)

Legacy Trails Preliminary Plat (PLZS-20-00053)

Recommendation to approve a Preliminary Plat for 610 single-family lots in the Planned Residential (PR) Zoning District.

SUMMARY

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

ATTACHMENTS:

[PLZS-20-00053 Legacy Trails Pre Plat PZ Staff Report.pdf](#)

[Vicinity Map-REDUCED.pdf](#)

[Narrative.pdf](#)

[Preliminary Plat-REDUCED.pdf](#)

[Conceptual Landscape Plans-REDUCED.pdf](#)



PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZS-20-00053
TITLE: Legacy Trails Preliminary Plat
MEETING DATE: September 28, 2021

Applicant: Goodwin and Marshall, Inc.
Owner: JEN Arizona 39, LLC
Request: A Preliminary Plat for 610 lots in two (2) phases within the Planned Residential (PR) zoning district.
District: District 3
Location: NEC Rainbow Road and Elwood Street
Site size: 199.35 acres
Density: 3.06 dwelling units per acre
Public input: None
Recommendation: **Approve** with conditions

PROJECT DESCRIPTION

1. Goodwin and Marshall, Inc. is requesting a preliminary plat approval for 610 single-family residential lots to be developed in two phases on 199.35 acres generally located north of Elwood Street and east of Rainbow Road within District 3. The project contains three standard lot sizes to accommodate a variety of house plans, spread across six units. Three HOA-maintained parks are proposed throughout the community, as well as a neighborhood trail connecting the various parts of the development.
2. The area within this preliminary plat is adjacent to the Roosevelt Irrigation District (R.I.D.) canal and large-lot residential to the north. Agricultural fields surround the project area on the east, west, and south sides. Also to the south are two existing residences on large lots, which will be adjacent to the development's HOA-maintained landscaped open space.
3. This request is for a preliminary plat only and, if approved, a final plat demonstrating compliance with the Development Code standards will be required for each phase.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Crop Production	Neighborhood	Planned Residential (PR)
North	R.I.D. canal, Large-lot residential, crop production	Neighborhood	Unincorporated
South	Large-lot residential, crop production	Neighborhood	Unincorporated, Planned Residential (PR), Rural Residential (RR)
East	Crop production	Neighborhood	Unincorporated
West	Crop production	Neighborhood	Rural Residential (RR)

PUBLIC PARTICIPATION

4. Legal notice is not required for preliminary plats; however, the applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. The notice of application was mailed on May 20, 2020, and any public input received will be shared at the Planning and Zoning Commission hearing.

Table 2: Public Notice

Notification Element	Date
Mailing to Property Owners w/in 300'	May 20, 2020

BACKGROUND

5. 2002: Annexation 01-14: Approximately 196.5 acres were annexed.
6. 2006: Original preliminary plat for this property, titled Cipolla, approved by Buckeye Community Planning and Development Board.
7. 2007: Cipolla Preliminary Plat approval extended for 24 months by Buckeye Town Council.
8. 2009: Cipolla Preliminary Plat approval expired.

ANALYSIS

Land Use Allocations

9. The preliminary plat contains 610 detached, single-family lots contained in two (2) phases: Phase 1 and Phase 2. The project density (3.06 du/ac) is consistent with the densities throughout the PR zoning district and permitted by the General Plan.

Table 2: Residential Lot Mix

Lot Size (min)	Lot Count	Lot Mix (Percentage)
48' x 120'	322	52.79%
53' x 120'	222	36.39%
58' x 115'	66	10.82%
Total	610	100%

Table 3: Lot Setbacks

Lot Type	Front*	Interior Side / Corner	Rear
48' x 120'	18-ft front-load garage 15-ft side-load garage 10-ft living space	5-ft and 8-ft / N/A	20-ft
53' x 120'	18-ft front-load garage 15-ft side-load garage 10-ft living space	5-ft and 8-ft / N/A	20-ft
58' x 120'	18-ft front-load garage 15-ft side-load garage 10-ft living space	5-ft and 8-ft / N/A	20-ft

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

Schools

10. The project is within the Buckeye Elementary School District (west half), the Liberty Elementary School District (east half), and the Buckeye Union High School District (all) and the developer will submit a letter from each district stating there are adequate school facilities for the proposed development with each final plat submitted for review.

Circulation

11. Primary access to the project site is from both Rainbow Road, an existing arterial that forms the western boundary of the project, and Elwood Street, which connects Rainbow Road to Dean Road along the southern boundary of the parcel. Dean Road, an arterial that forms the eastern boundary of the project, will provide access for the eastern half of the project. Roadways adjacent to the development will be improved per Engineering Department standards to the roadway centerline.

Open Space / Trails

12. HOA-maintained landscaped tracts are proposed throughout the development which provide open space and trails linking amenity areas in different parts of the development. Furthermore, these landscaped tracts are located adjacent to lots along the corners of intersections, providing additional buffering of properties from adjacent right-of-way. Open space landscaped with vegetation and ground cover accounts for 62.52 acres (31.4%) of Legacy Trails; this exceeds the 25% open space required by Development Code for developments of this density.

13. Sidewalks and paths are located throughout the open spaces in the parcel connecting two (2) neighborhood parks in each phase to a larger, centralized neighborhood park to be constructed in Phase 1. Additionally, a dog park will be located along the northern side of the development, ensuring each residence is within walking distance to an amenity.

Site Design Details, Theming

14. The conceptual landscape and wall plan shows the design and location of theme walls, view walls, entry features and other amenities. Specifics will be finalized with the final landscaping plans submitted with each final plat.

Infrastructure

15. Water, Sewer, and effluent will be provided by the City of Buckeye and constructed by the developer to City standards.

Emergency Access

16. The project will utilize existing arterials and planned local streets to provide adequate emergency access. The project is located near existing City of Buckeye police and fire stations.
17. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application for this Preliminary Plat:
 - a. Engineering
 - b. Fire
 - c. Public Works
 - d. Community Services
 - e. Police
 - f. Water Resources
 - g. Development Services (both Planning Division and Building Safety Division)

RECOMMENDATION

18. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a - aaa of **PLZS-20-00053** for the following reasons:
 - Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

- a. Development of the property shall be in general conformance with the Preliminary Plat entitled "Preliminary Plat for Legacy Trails" consisting of 21 pages, dated July 2021, and stamped received July 29, 2021, except as modified by the following conditions.
- b. Development of the site shall be in general conformance with the Conceptual Landscape Plan entitled "Preliminary Plat Landscape Plans for Legacy Trails" consisting of 7 pages, dated July 29, 2021, and stamped received July 29, 2021, except as modified by the following conditions.
- c. Preliminary plat approval is valid for a period of two (2) years. For a preliminary plat that identifies phases, the preliminary plat shall remain valid for a period not to exceed two (2) years from the date of recording of any final plat that conforms to the approved preliminary plat. The Development Services Director or Designee may grant a one-time extension of 12 months, if in the opinion of the Director, satisfactory progress has been made towards completion of the final plat or for the next phase of subdivision development. Additional extensions may be approved through the discretion of the Planning and Zoning Commission.
- d. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
- e. The center of the cul-de-sac on Superior Avenue west of 220th Avenue shall be shifted 40-ft to the west on final plat, with the lot lines of adjacent Lots 494 and 495 modified to maintain access to the cul-de-sac, in order to provide additional buffer between 220th Avenue and the section of Superior Avenue east of 220th Avenue. Final landscape plans shall include berming and a pony wall in this buffer area consistent with fencing and landscaping throughout development in order to reduce the appearance that Superior Avenue connects to 220th Avenue on the west.
- f. This subdivision is subject to a Parkway Maintenance Improvement District (MID) and in accordance with City of Buckeye Ordinance 42-06. The MID shall be established prior to the recordation of the first Final Plat as determined in the MID guidelines.
- g. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of the first Final Plat as determined in the SLID guidelines.
- h. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance

of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

- i. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.
- j. No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.
- k. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".
- l. Landscaping within the public-right-of-way will require:
 - a. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
 - b. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
 - c. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
 - d. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
 - e. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.

- f. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
- g. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
- h. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
- i. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
- j. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.
- m. All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.
- n. Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):
 - a. Male Mulberry Tree (*Morus Alba*).
 - b. Olive Tree (*Olea Europea*).
 - c. Additionally, North Indian Rosewood Trees (*Dalbergia Sissoo*) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure
- o. Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).
- p. On Street Parking: With the passage of ARS 33-1818, the newly formed HOA for this community will not be able to restrict on-street parking; therefore, the City will need to have the streets marked for unobstructed access during regularly schedule trash collection, regularly scheduled recycle collection and for street sweeping.
- q. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- r. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.

- s. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 20-13.
- t. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- u. All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.
- v. Residential developments where the number of dwelling units exceeds 10 shall be provided with two separate and approved fire apparatus access roads.
- w. Additional right of way is required on the north side of Elwood Street at the western approach to the intersection, with Dean Road in support of the realignment of the Elwood Street at the intersection. That additional right of way must be dedicated prior to the first of either the recordation of the final plat, or the issuance of a construction permit.
- x. An interim lift station and force main must be built with this project to the existing sewer line in Watson Road. The minimum dimensions of the lift station property shall be 150' x 150'. The lift station and force main design must be approved by the City Engineer. Once completed and final accepted by the City, the lift station and force main shall be owned, operated, and maintained by the City until such time that the ultimate outfall is in place. At that time the City will decommission the lift station and abandon the force main. At the issuance of the first construction permit for Legacy Trails, the developer will prepay the City for the future cost to decommission and abandon the lift station and force main. Simultaneously or prior to the decommissioning and abandonment of the lift station and force main, the waste water from Legacy Trails will be tied into a 12" gravity sewer main. That 12" gravity sewer main will be installed on Dean Road for future use, and must be designed and built along the Dean Road property frontage for this project per a masterplan developed by this project. All work must be in compliance with the City of Buckeye Engineering Design Standards and the design must be reviewed and approved by the City Engineer.
- y. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
- z. Prior to Final Plat recordation, final landscaping and irrigation plans, including all lighting improvements, shall be reviewed and approved by the City of Buckeye.
- aa. The Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage

Report as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel owners. When required, said easement shall include an acknowledgment by the adjacent parcel owner(s) that historic drainage discharge points may be altered. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the Final Plat for this project.

- bb. Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.
- cc. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- dd. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
- ee. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.
- ff. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements.
- gg. All street names shall be subject to final approval by the City of Buckeye and shall conform to the City of Phoenix grid alignment.
- hh. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.
- ii. Collector streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.
- jj. Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-

- mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City Engineer.
- kk. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City roadway standards and shall be approved by the City Engineer.
 - ll. The paved portion of all cul-de-sacs shall have a minimum radius of 43 feet.
 - mm. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
 - nn. All irrigation ditches to remain on-site shall be installed underground. Irrigation pipe crossings of the streets shall be constructed to the City's standards.
 - oo. All existing irrigation facilities located on the site shall be abandoned, relocated off the property, or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet. Any additional right-of-way for District-owned facilities (not to exceed five feet) can be deducted from the depth of the perimeter landscape tracts.
 - pp. At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.
 - qq. Prior to Final Plat approval, an effluent irrigation pipe (Purple Pipe) system shall be designed by the Property Owner/Developer and approved by the City Engineer in order to service all association maintained landscaping. At such time as an effluent delivery system is designed and developed by the City, the Property Owner/Developer is required to install and bring the development's system into full operation by connecting into the City's system.
 - rr. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project. Notwithstanding any authority of the City to create a special district for purposes of funding infrastructure in the City, to meet its obligations under this Stipulation and under Ordinance No. 86-06, the Property Owner/Developer may participate jointly

with other property owners/developers in the provision of the necessary regional public infrastructure to serve the subject Property and, in such event, shall pay its pro-rata share of the costs of providing such infrastructure and shall provide documentation satisfactory to the City of such participation and payment of its pro-rata share.

- ss. Prior to Final Plat/Site Plan approval, the Property Owner/Developer shall submit to the City for review and approval Water and Wastewater Master Plans. In order to provide for water production and treatment, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Final Plat/Site Plan or at off-site locations.
- tt. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.
- uu. If the property is location with the City's water service area, to the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.
- vv. If the property is located within the City's water service area, the Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.
- ww. If the Development is within the City of Buckeye's Water Service Area, the Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination.
- xx. Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits
- yy. In the event the City has been designated by the Arizona Department of Water Resources (ADWR) as having an assured water supply, the Property Owner/Developer has, prior to Final Plat approval and if requested by the City, reduced the volume of its analysis of assured water supply for the subdivision to allow the City to include the

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

aaa. All utility easements shall meet the applicable City of Buckeye Engineering Design Standards section.

ATTACHMENTS

- Vicinity Map
- Narrative
- Preliminary Plat
- Conceptual Landscape & Wall Plan

Prepared By:
Robert Busick, Planner II

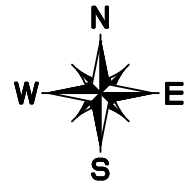
Reviewed By:
Adam Copeland, Deputy Director of Planning

4th Submittal

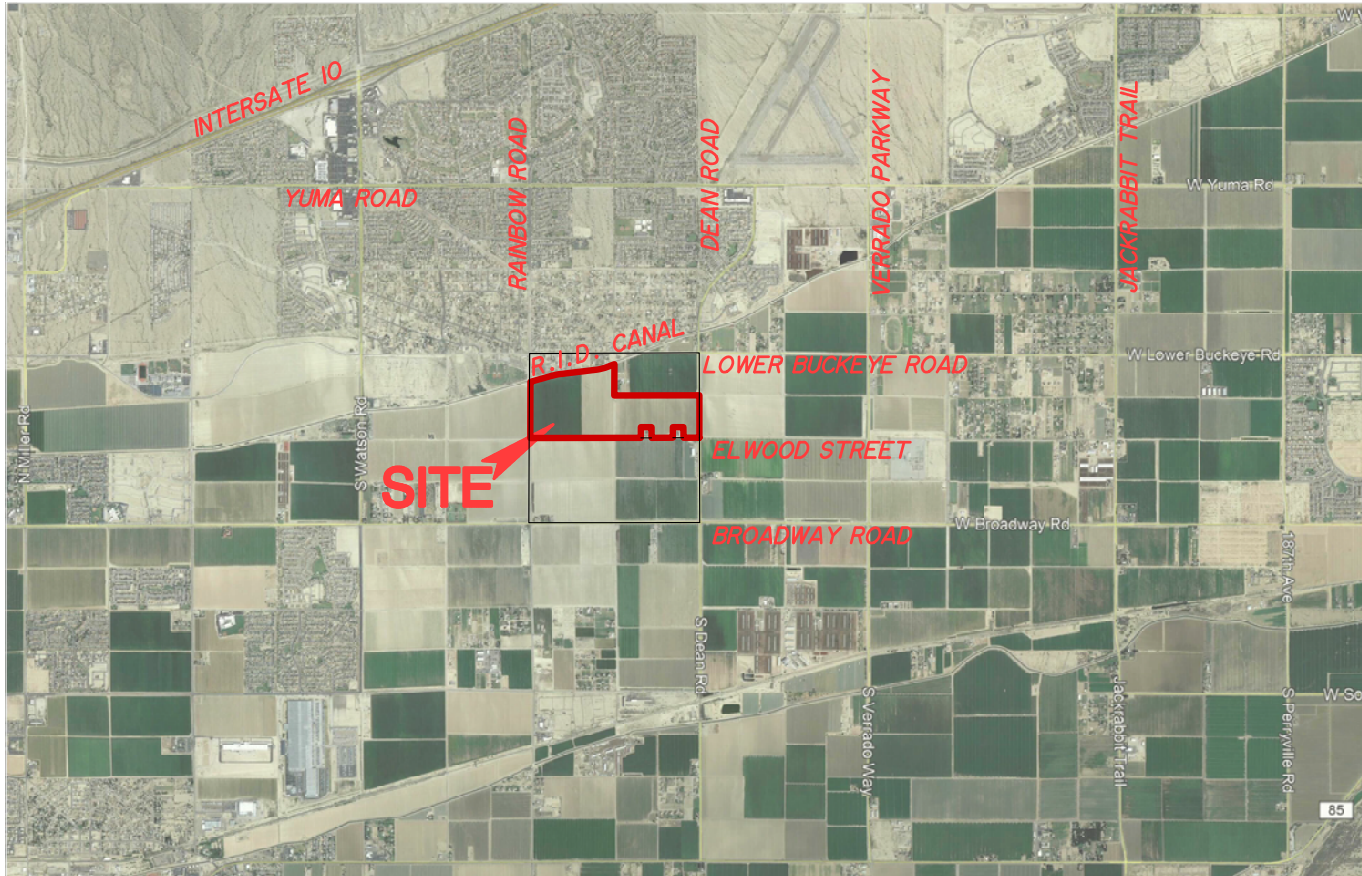
RECEIVED

JUL 29 2021

CITY OF BUCKEYE by:
PC



GRAPHIC SCALE 1"=6000'



GOODWIN & MARSHALL INC.

CIVIL ENGINEERS~PLANNERS~SURVEYORS

2705 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

VICINITY MAP

LEGACY TRAILS
CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA

Scale: 1" = 6,000'
Date: JUNE 2019
Job No.: 10819A
Drafted: JEB
Checked: DMG

PRELIMINARY PLAT NARRATIVE

FOR
LEGACY TRAILS

PLZS 20 00053
4th Submittal

RECEIVED

JUL 29 2021

CITY OF BUCKEYE, ARIZONA

CITY OF BUCKEYE by:
PC

Prepared for:

JEN Arizona 39 LLC

2222 West Pinnacle Peak Road, Suite 140

Phoenix, Arizona 85027

Prepared by:



Property Bounds: RID Canal, Rainbow Road, Dean Road, and Dunlap Road

APN 504-21-019 and 022K

PLZS-20-00053

Firm Map Panel Number: #04013C2120L dated October 16, 2013

1st Submittal: May, 2020

2nd Submittal: October, 2020

3rd Submittal: April, 2021

4th Submittal: July, 2021

PROJECT DESCRIPTION & HISTORY

Legacy Trails (formerly referred to as Cipolla) is an approximately 199.35 acre tract of land located immediately south of the RID Canal and north of Elwood Street between Dean Road and Rainbow Road in the city of Buckeye, Arizona. The property was zoned Planned Residential by case no RZ01-50 and approved on 12/18/01. The property had an approved Preliminary Plat, PP05-25 approved on 3/14/06 with a 2 year extension on 7/21/07.

The property is shown on the General Plan as “Neighborhood” with a density range of residential land uses in excess of 1 du/ac. The project is proposed to develop in two phases, consisting of 610 lots with an overall density of 3.06 DUs per acre. The proposed project is in conformance with the General Plan, Future Land Use Plan and Parks and Recreation Master Plan.

EXISTING CONDITIONS

The subject property is currently undeveloped.

PURPOSE AND PROPOSED LAND USE

As stated above, the project is proposed to consist of 610 single family units having an average lot size of 6,360 sf. The typical lot dimensions are proposed to be 322 - 48'x120', 222 - 53'x120' and 66 - 58'x120'. The setbacks for the lots are as listed: side yard setback = 5'/8', 13' total, rear yard setback = 20', front yard setback = 10' for living area, 18' for front entry garage, and 15' for side entry garage, with a minimum driveway depth of 20' from sidewalk to face of garage. The request is to achieve preliminary plat approval for the residential development of Legacy Trails.

PHASING

The phasing for Legacy Trails consists of 2 phases split into 6 units. Phase 1 will include the 2 units towards the east portion of the site. Phase 2 will include the other 4 units on the west portion of the site. All required offsite infrastructure is expected to be constructed with the adjoining phase/unit's infrastructure and will be sized to accommodate Legacy Trails in its entirety. All right-of-way will be dedicated per the appropriate unit's final plat including the dedication in front of the two out-parcels along Elwood Street.

SITE CIRCULATION

The project proposes to access Dean Road, Rainbow Road, and Elwood Street. An internal residential collector will run from Rainbow Road to the midsection line on Elwood Street.

WATER AND SEWER

Water, Sewer, and Refuse to the project provided by the City of Buckeye. All water and sewer services will be designed in accordance with the latest City of Buckeye Engineering Design Standards, MAG standards and specifications.

FIRE PROTECTION

The nearest fire station is Buckeye Firehouse 702 - Fire station 1911 S Rainbow Rd Buckeye, AZ 85326. The fire station is owned and operated by the City of Buckeye.

POLICE PROTECTION

Legacy Trails is within the City of Buckeye Police Department Service area. The nearest police facility is also located at 100 N Apache Rd # D Buckeye, AZ 85326

LOCAL SCHOOLS

Legacy Trails is in the Buckeye Elementary School District and Buckeye Union High School District. A certificate of adequate school facilities will be submitted with each final plat.

PARKS, OPEN SPACE, AND TRAIL SYSTEM

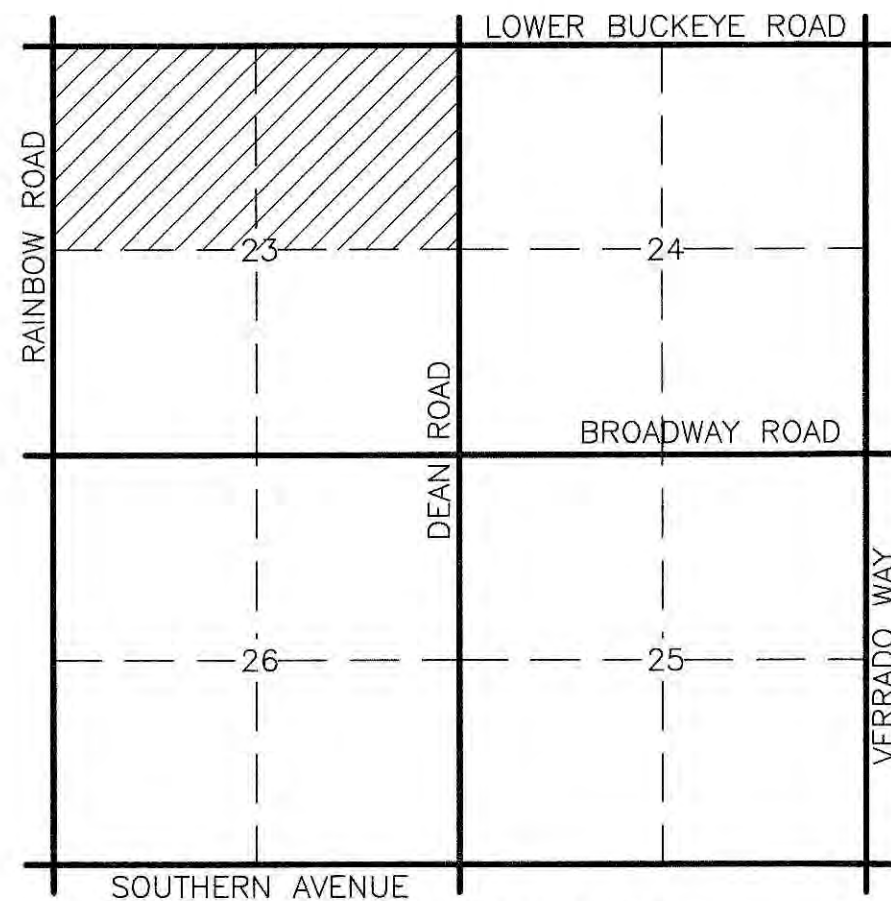
The open space acreage accounts for 33% of the project. Phase 1 will construct the primary Amenity and 1 neighborhood park. Phase 2 will construct a Dog Park and a 2nd neighborhood park. The park programs will include an extensive trail system, ramadas, turf areas, benches, picnic tables, and sport courts, barbeque grilling area among other amenities.

DRAINAGE

The site is located in FEMA Zone X flood designation on the FEMA Map #04013C2120L. The site shall be constructed in accordance with the City of Buckeye Engineering Development Standards. The project includes two regional drainage channels that are proposed to convey storm water flows from north of the RID. The offsite flows which overtop the RID Canal towards the north are established in the Buckeye/Sun Valley Area Drainage Master Study: FCD Contract No. 2002C027 prepared by PBS&J.

R 04 W	6	5	4	3	2	1	T 02 N
	7	8	9	10	11	12	
	18	17	16	15	14	13	
	19	20	21	22	23	24	
	30	29	28	27	26	25	
	31	32	33	34	35	36	T 01 N

VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LAND USE SUMMARY	
48'x120' LOTS	322
53'x120' LOTS	222
58'x120' LOTS	66
TOTAL LOTS	610
GROSS DENSITY	3.06
NET DENSITY	6.92
LOT ACREAGE	88.063 Ac
PUBLIC STREETS	48.766 Ac
OPEN SPACE	62.522 Ac
TOTAL ACREAGE	199.351 Ac

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
04013C	2120	L	10-16-2013	X	

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.

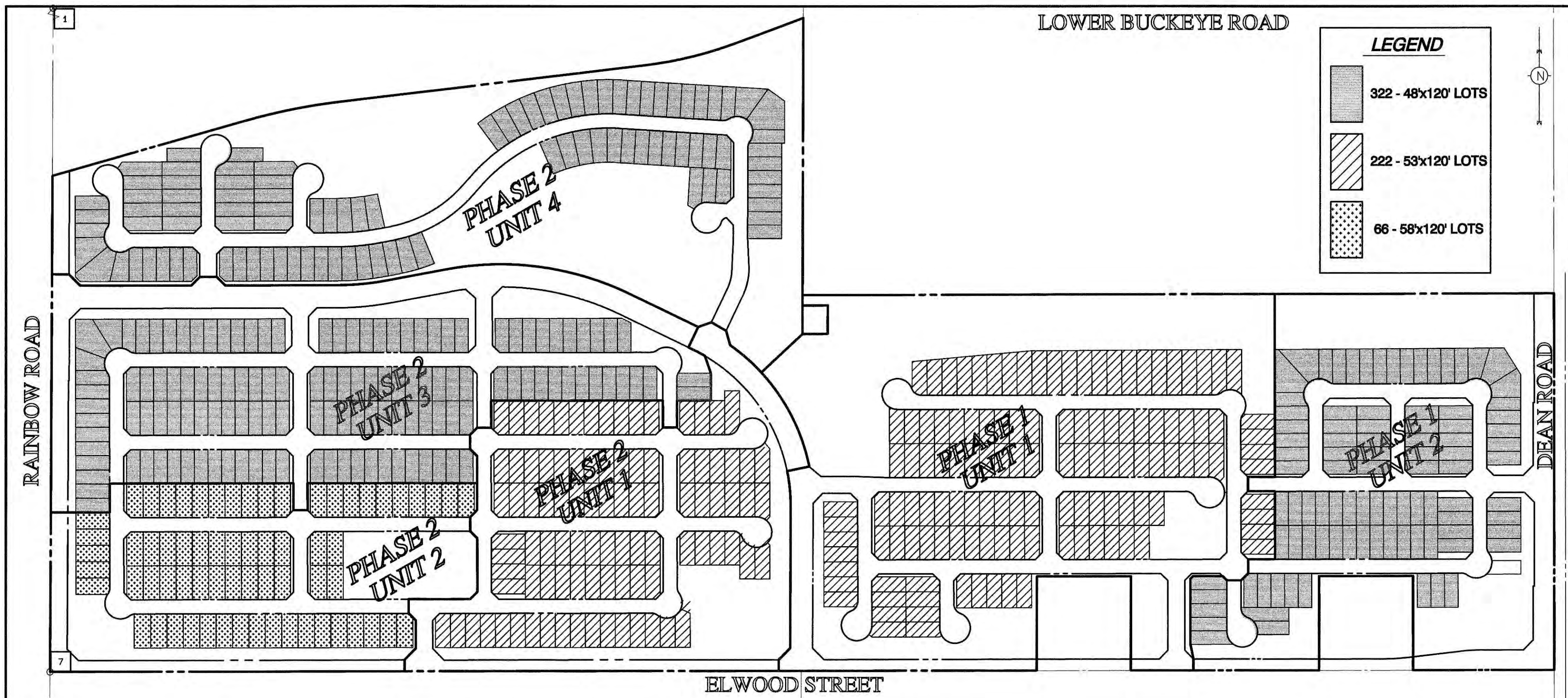
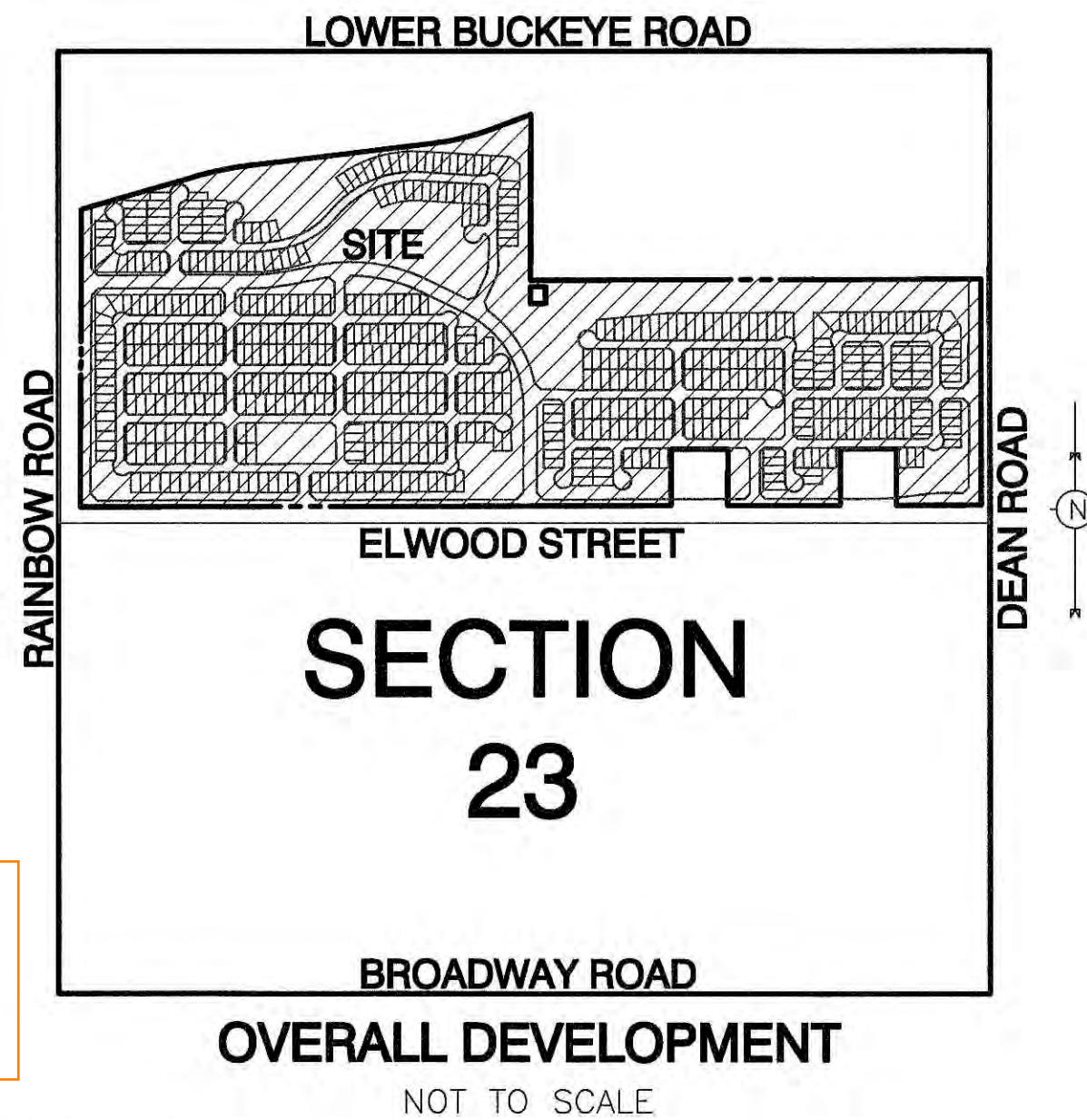
GENERAL PERMITTING NOTES

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF BUCKEYE DESIGN STANDARDS. IF THERE IS A CONFLICT, THE CITY OF BUCKEYE STANDARDS WILL GOVERN.
- THE APPROVAL OF THE PLANS IS VALID FOR ONE (1) YEAR FROM THE DATE OF THE CITY ENGINEER'S SIGNATURE. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN ONE (1) YEAR, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- A CITY OF BUCKEYE INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF BUCKEYE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY THE CITY 24 HOURS PRIOR TO THE INSPECTION BY CALLING (623) 349-6248.
- CITY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A CITY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER ALL FEES HAVE BEEN PAID AND THE PERMIT HAS AN APPROVED MARICOPA COUNTY ENVIRONMENTAL SERVICES DUST PERMIT AND AN APPROVED STORM WATER POLLUTION PREVENTION PLAN ATTACHED. THE SWPPP SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- COPIES OF ALL PERMITS AND MOST RECENT APPROVED PLANS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS AND PLANS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL PROPER PERMIT DOCUMENTATION AND/OR PLANS ARE OBTAINED. ALL OF THESE REQUIREMENTS APPLY TO ONSITE GRADING AND IMPROVEMENT PLANS.

PLZS 20 00053
4th Submittal
RECEIVED
JUL 29 2021
CITY OF BUCKEYE by:
PC

PRELIMINARY PLAT FOR LEGACY TRAILS

A PORTION OF THE NORTH HALF OF SECTION 23,
TOWNSHIP 01 NORTH, RANGE 03 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.
BUCKEYE, ARIZONA



THE EMERGENCY ACCESS ROAD WILL BE FINALIZED DURING FINAL CONSTRUCTION DOCUMENTS TO ENSURE THAT ALL PHASES ABIDE BY THE IFC D107.1B2 REQUIREMENTS.

OVERALL MAP
NOT TO SCALE

OWNER

JEN ARIZONA 39 LLC
CONTACT: MIKE CRONIN
2222 W. PINNACLE PEAK ROAD, SUITE 140
PHOENIX, AZ 85027
602-218-7285
MCRONIN@TERRAWEASTAZ.COM

DEVELOPER

JEN ARIZONA 39 LLC
CONTACT: MIKE CRONIN
2222 W. PINNACLE PEAK ROAD, SUITE 140
PHOENIX, AZ 85027
602-218-7285
MCRONIN@TERRAWEASTAZ.COM

ENGINEER

GOODWIN AND MARSHALL INC.
WARREN RUSSELL
2705 S. ALMA SCHOOL ROAD, SUITE #2
CHANDLER, AZ 85286
602-218-7285
WRUSSELL@GMCIVIL.COM

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY PLAT SHEET INDEX
SHEET 3	PRELIMINARY PLAT DETAILS
SHEET 4-19	PRELIMINARY PLAT SHEETS
SHEET 20	LOT, TRACT & LAND USE SUMMARIES
SHEET 21	ARTERIAL IMPROVEMENTS

BASIS OF BEARING

N00°14'58"E ALONG THE MONUMENT LINE OF
RAINBOW ROAD AS MEASURED BETWEEN
MONUMENTS NUMBERED 7 AND 1

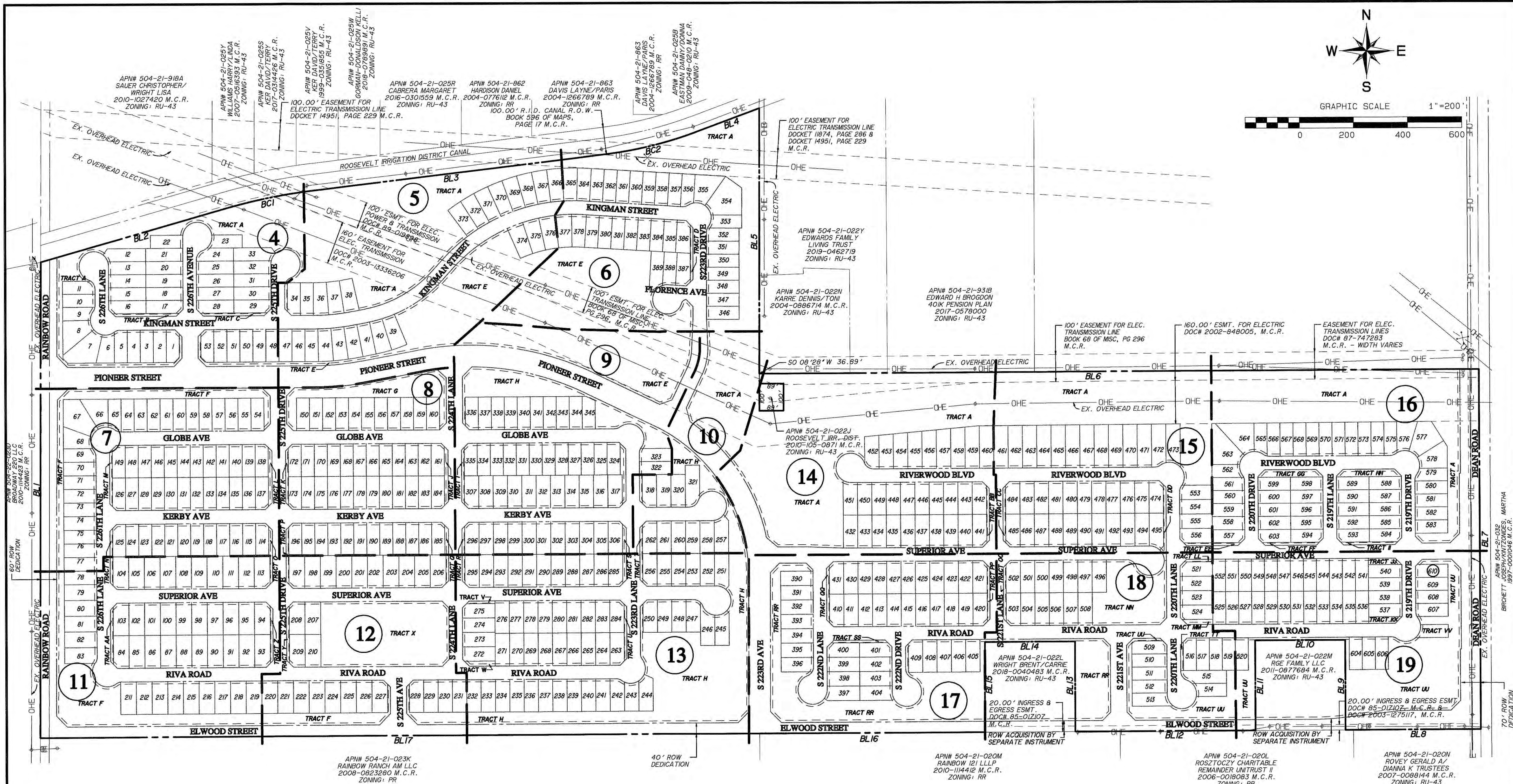
BENCH MARK

MCDOT PL# 50577-2M
WEST QUARTER CORNER SECTION 23, T1N, R3W
MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE
ELEVATION= 981.35' (NAVD 88 DATUM)

MANAGING ENGINEERING / SURVEYOR	WARREN RUSSELL, PE	CHECKED	WCR	CHECKED	
PROJECT COORDINATOR	WARREN RUSSELL, PE	DRAFTED	RAE	DRAFTED	
DESIGN LAYOUT	JEB	FIELD SURVEY			
DRAWING SCALES					

PLAN TYPE	PRELIMINARY PLAT	ENGINEER INFORMATION	GOODWIN AND MARSHALL CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS 2705 S. ALMA SCHOOL ROAD, SUITE 2 CHANDLER, ARIZONA 85286 602-218-7285
PROJECT:	LEGACY TRAILS	COB PROJECT PLAN STICKER	
REVISIONS:			
1			
2			
3			
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE	MAY, 2020	LATEST REVISION DATE	JULY, 2021
PROJECT NUMBER	10819A	SHEET NUMBER	1 of 21
COB PLAN TRACKING #	PLZS 20 00053	COB PERMIT #	





NOTE: THE INTERSECTION OF SUPERIOR AVENUE AND DEAN ROAD IS LOCATED AT THE 1/8 MILE MARK AND SHALL NOT BE FULL ACCESS.

THE EMERGENCY ACCESS ROAD WILL BE FINALIZED DURING FINAL CONSTRUCTION DOCUMENTS TO ENSURE THAT ALL PHASES ABIDE BY THE IFC D107.1B2 REQUIREMENTS.

LEGEND

4 = SHEET NUMBER

NOTE: SEE SHEET 20 FOR LOT & TRACT SIZES.

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
BL1	N00°14'59"E	1748.47'
BL2	N74°06'52"E	701.91'
BL3	N83°09'40"E	1082.87'
BL4	N69°36'30"E	254.24'
BL5	S00°08'28"W	975.59'
BL6	N89°49'19"E	2657.74'
BL7	S00°07'24"E	1325.93'
BL8	S89°52'11"W	499.47'
BL9	N00°04'26"W	331.38'
BL10	S89°51'28"W	332.79'
BL11	S00°02'27"E	331.31'
BL12	S89°52'11"W	665.96'
BL13	N00°01'31"E	331.17'
BL14	S89°51'28"W	332.79'
BL15	S00°03'31"W	331.11'
BL16	S89°52'11"W	832.45'
BL17	S89°51'51"W	2657.60'

BOUNDARY CURVE TABLE				
LINE #	RADIUS	LENGTH	DELTA	CHORD BEARING
BC1	2201.68'	347.61'	9°02'46"	N78°38'15"E
BC2	1424.18'	336.86'	13°33'08"	N76°23'06"E

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER LINE
- GRADE BREAK
- PROPOSED CONTOUR
- EXISTING CONTOUR
- OVERHEAD ELECTRIC LINES
- EASEMENT
- RIGHT OF WAY
- BOUNDARY LINE
- SIDEWALK

ABBREVIATIONS

EX EXISTING
PROP PROPOSED
B-B BACK TO BACK
F-F FACE TO FACE
TP TOP OF PAVEMENT
TC TOP OF CURB
G GUTTER
LF LINEAR FEET
ROW RIGHT OF WAY
HP HIGH POINT
LP LOW POINT
E.O.E. EMERGENCY OVERFLOW ELEVATION
T/P TOP OF PIPE
WL WATER LINE
SS SANITARY SEWER
SSD STOPPING SIGHT DISTANCE
P.U.E. PRIVATE UTILITY EASEMENT
ABC ASPHALT CONCRETE
AC AGGREGATE BASE COURSE

REVISIONS:

1	
2	
3	

PLAN NAME

**LEGACY TRAILS
PRELIMINARY PLAT
SHEET INDEX**

ENGINEER INFORMATION

**GOODWIN
MARSHALL** INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL

Expires: 9/30/2021

ORIGINAL PLAN DATE
MAY 2020

PROJECT NUMBER
10819A

LATEST REVISION DATE
JULY 2021

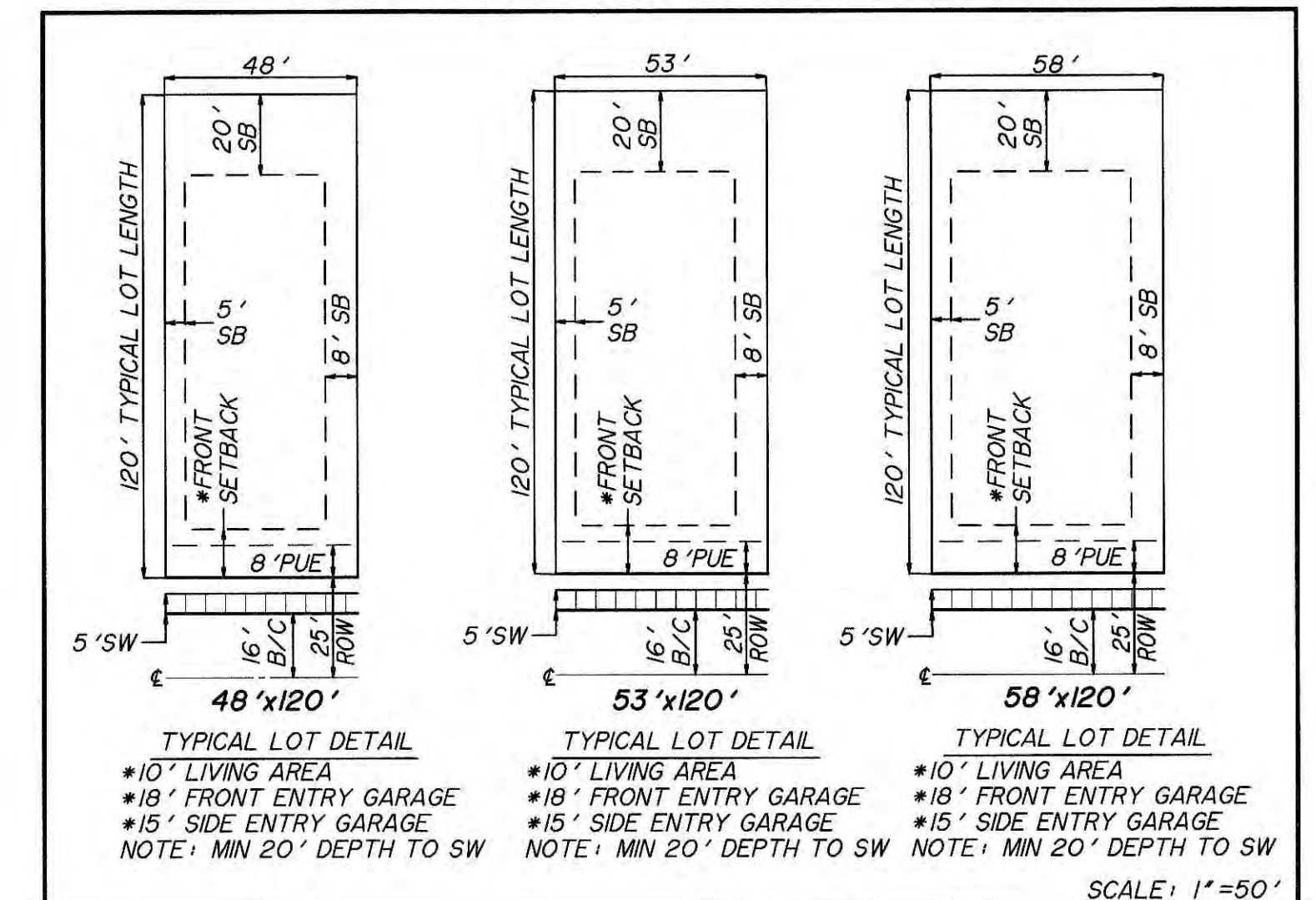
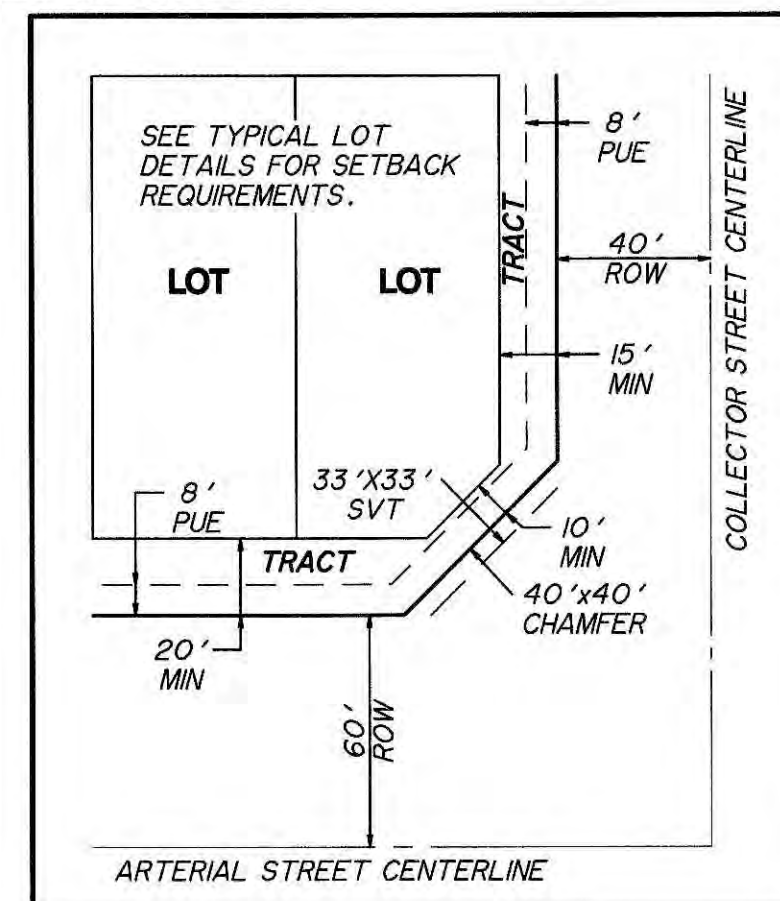
SHEET NUMBER
2 of 21

SUBMITTAL:
4TH SUBMITTAL

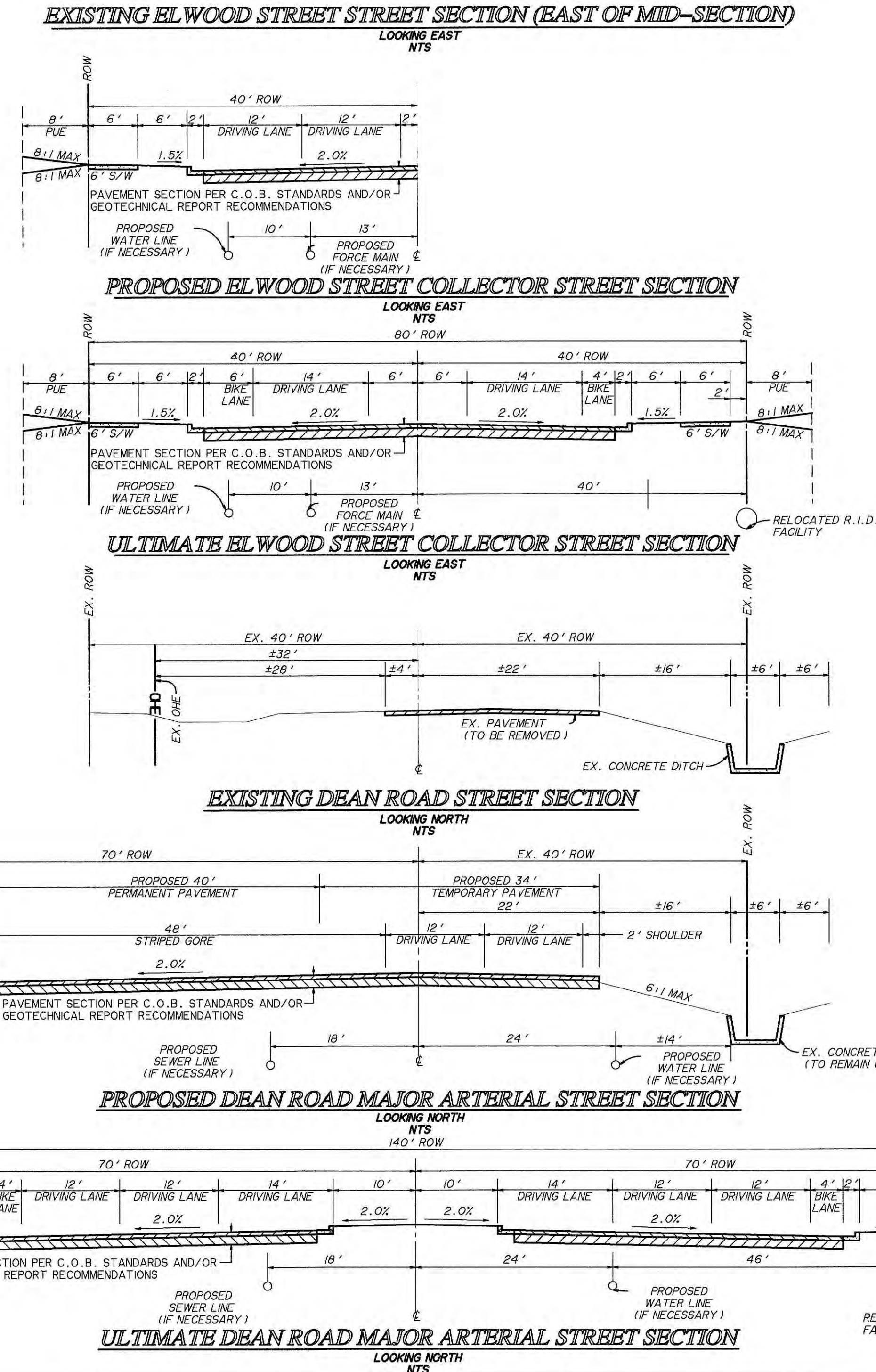
COB PLAN TRACKING #
PL25 20 00053

COB PERMIT #

TYPICAL LOT DETAILS



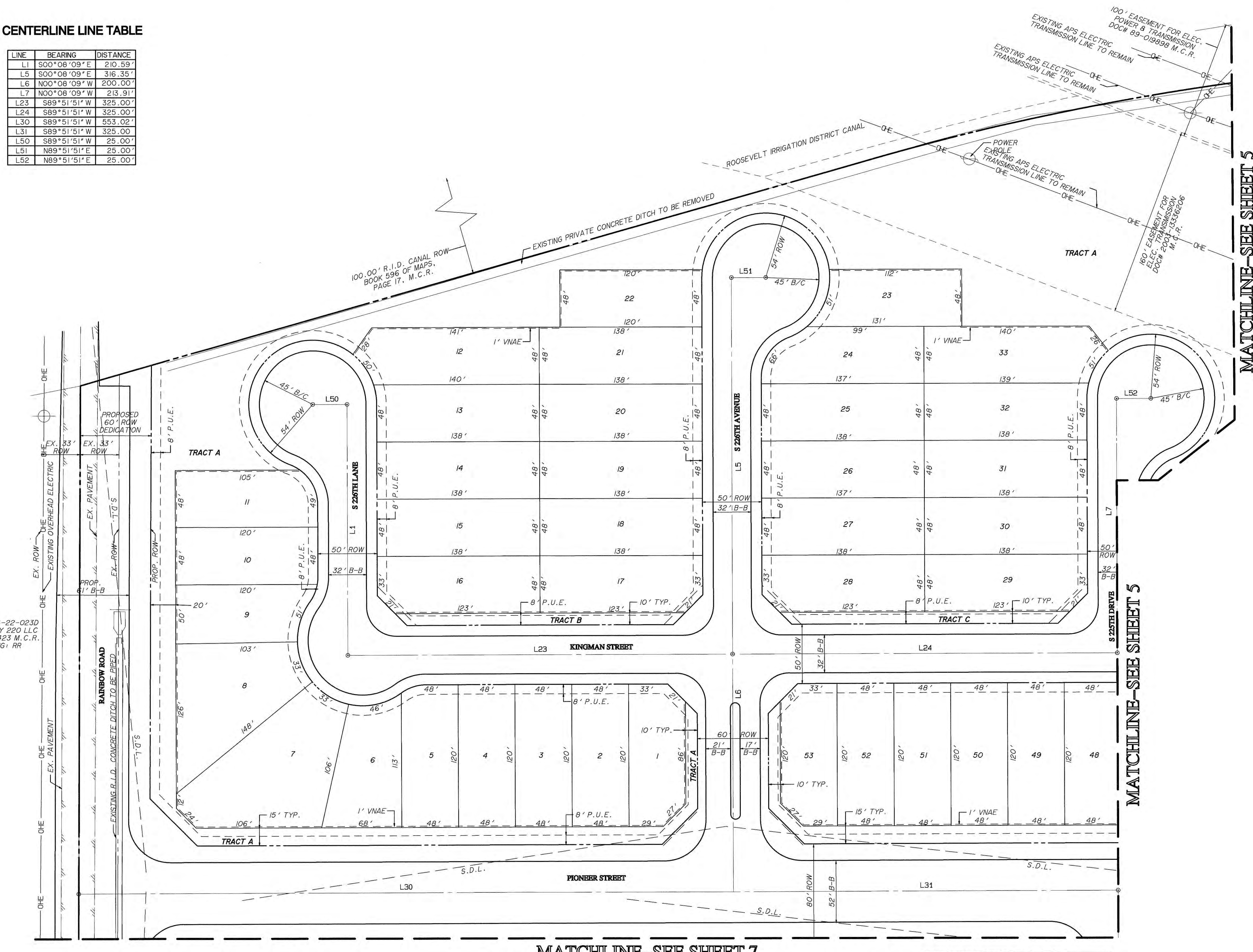
EXISTING EL WOOD STREET STREET SECTION (EAST OF MID-SECTION)



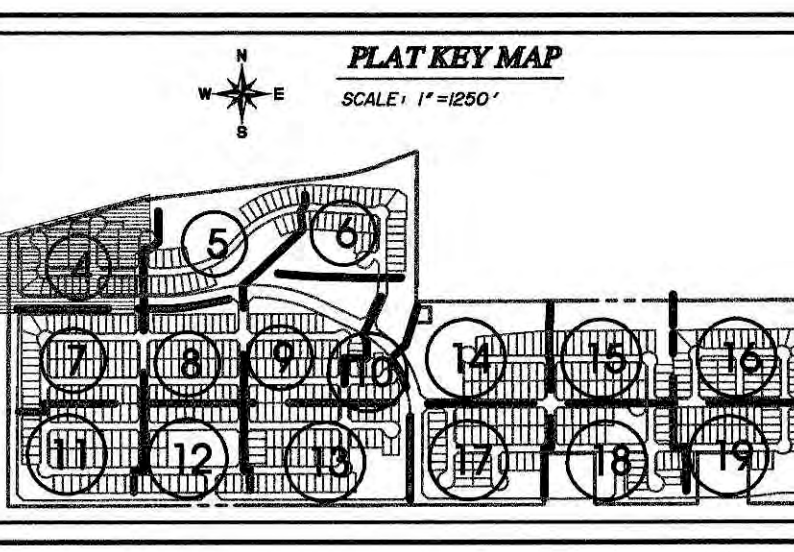
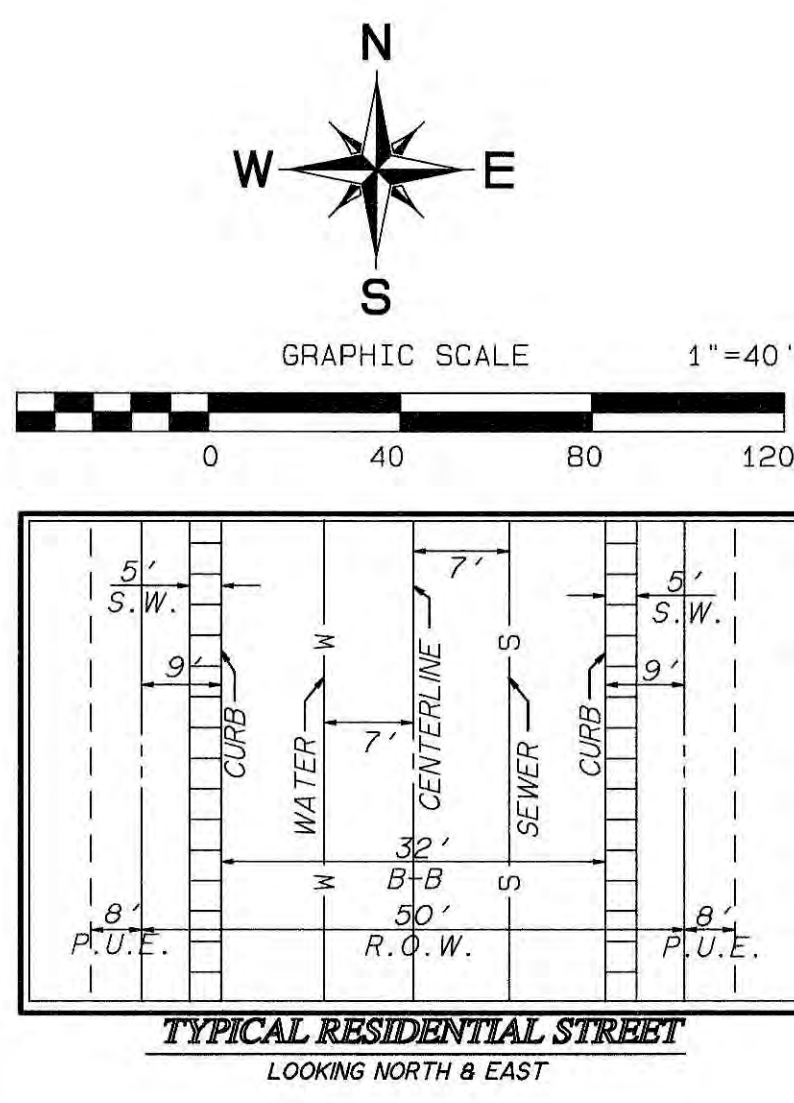
REVISIONS:			
1			
2			
3			
PLAN NAME		LEGACY TRAILS PRELIMINARY PLAT DETAILS	
GOODWIN AND MARSHALL INC. CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS			
ENGINEER INFORMATION			
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL	
AS-BUILT SEAL	 DESIGN SEAL Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE ISSUED 7-18-21 WISCONSIN U.S.A.	COB PLAN TRACKING # PLZS 20 00053 COB PERMIT #	
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	Expires: 9/30/2021	
PROJECT NUMBER 10819A	SHEET NUMBER 3 of 21		

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°08'09"E	210.59'
L5	S00°08'09"E	316.35'
L6	N00°08'09"W	200.00'
L7	N00°08'09"W	213.91'
L23	S89°51'51"W	325.00'
L24	S89°51'51"W	325.00'
L30	S89°51'51"W	553.02'
L31	S89°51'51"W	325.00'
L50	S89°51'51"W	25.00'
L51	N89°51'51"E	25.00'
L52	N89°51'51"E	25.00'



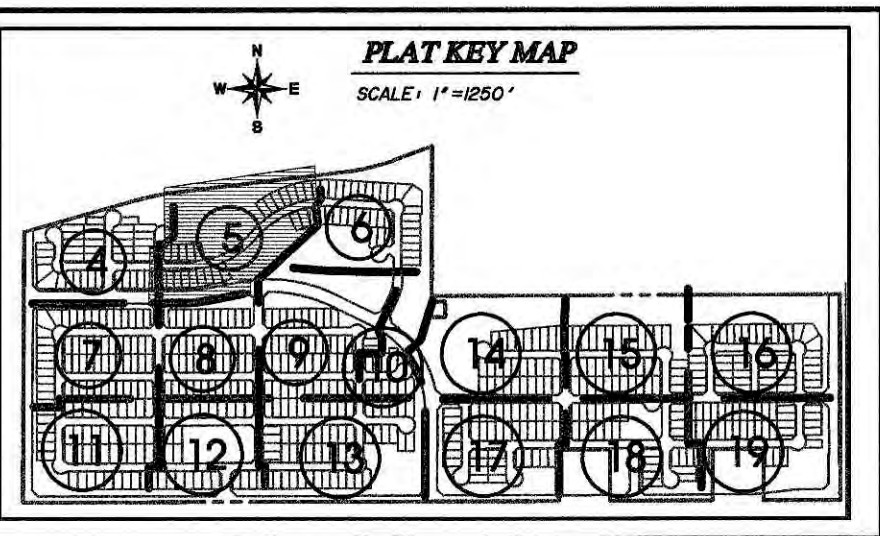
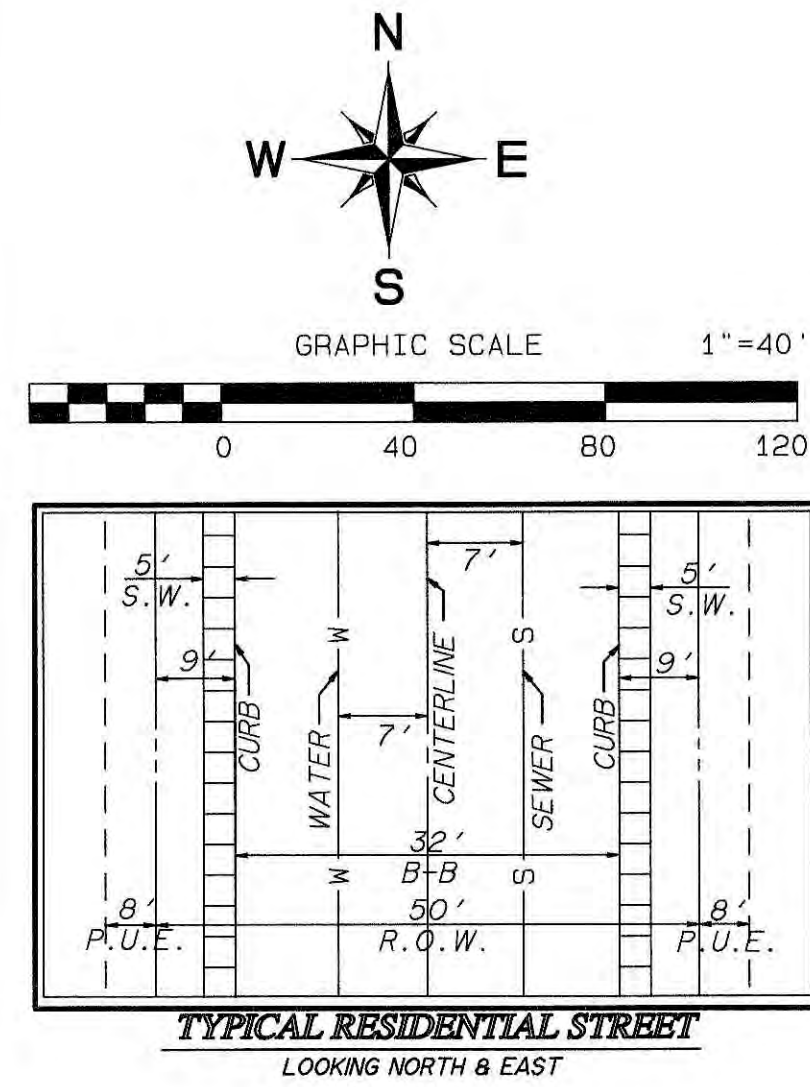
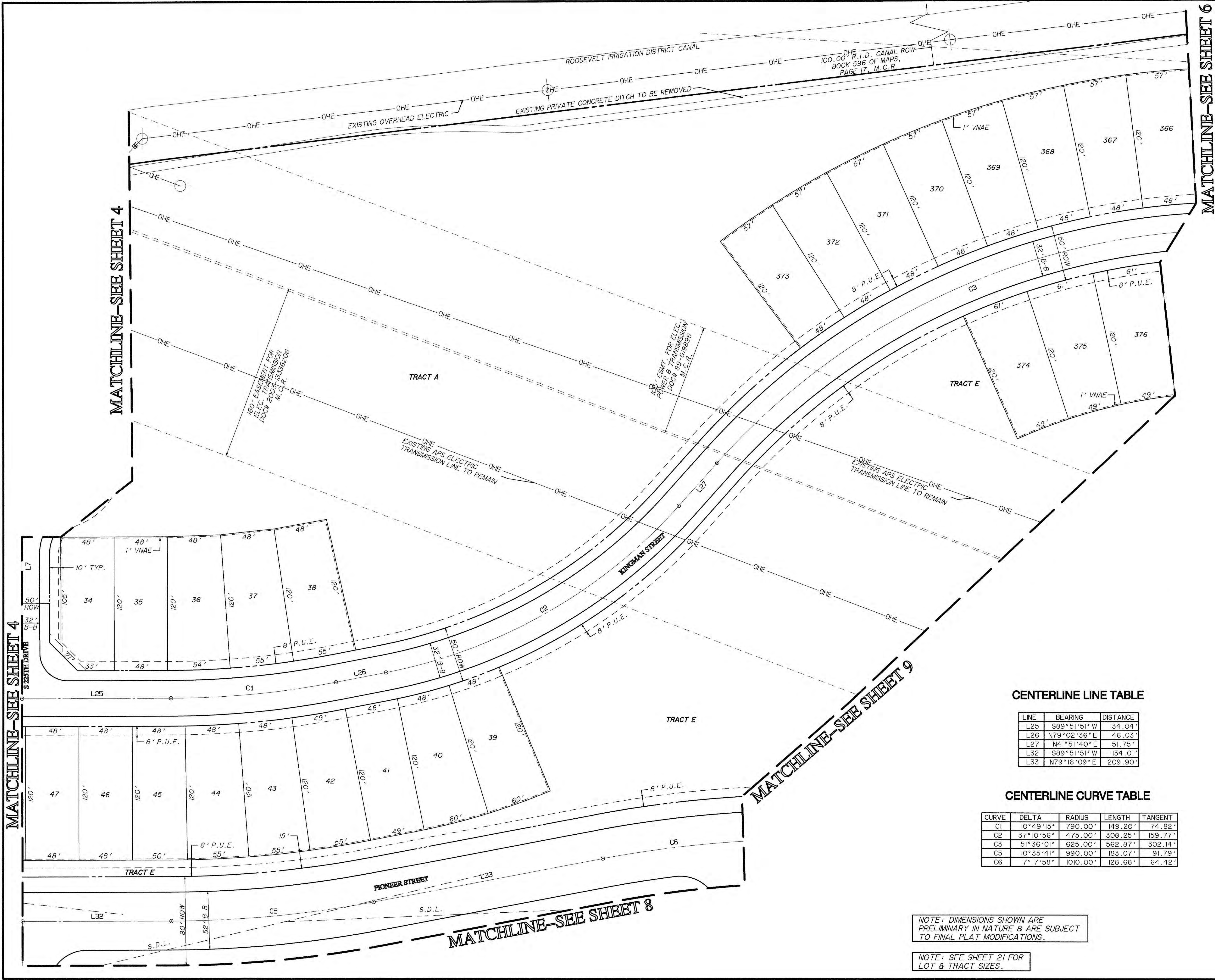
APNH 504-22-023D
BROADWAY 220 LLC
2010-1114423 M.C.R.
ZONING: RR



REVISIONS:	
1	
2	
3	
PLAN NAME LEGACY TRAILS PRELIMINARY PLAT PLAN SHEETS	
ENGINEER INFORMATION GOODWIN AND MARSHALL INC. CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021
PROJECT NUMBER 10819A	SHEET NUMBER 4 of 21
SUBMITTAL: 4TH SUBMITTAL	
COB PLAN TRACKING # PLZS 20 00053	
COB PERMIT #	

NOTE: DIMENSIONS SHOWN ARE
PRELIMINARY IN NATURE & ARE SUBJECT
TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR
LOT & TRACT SIZES.



REVISIONS:

1	
2	
3	

PLAN NAME
**LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS**

ENGINEER INFORMATION
GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L25	S89°51'51"W	134.04'
L26	N79°02'36"E	46.03'
L27	N41°51'40"E	51.75'
L32	S89°51'51"W	134.01'
L33	N79°16'09"E	209.90'

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	10°49'15"	790.00'	149.20'	74.82'
C2	37°10'56"	475.00'	308.25'	159.77'
C3	51°36'01"	625.00'	562.87'	302.14'
C5	10°35'41"	990.00'	183.07'	91.79'
C6	7°17'58"	1010.00'	128.68'	64.42'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL 	
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PLAN TRACKING # PLZS 20 00053
PROJECT NUMBER 10819A	SHEET NUMBER 5 of 21	COB PERMIT #

NOTE: DIMENSIONS SHOWN ARE
PRELIMINARY IN NATURE & ARE SUBJECT
TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR
LOT & TRACT SIZES.

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L17	N00°08'28"E	290.49'
L18	N00°08'28"E	200.56'
L28	N86°32'19"W	431.05'
L29	N86°32'19"W	118.07'
L54	S03°27'41"W	25.00'

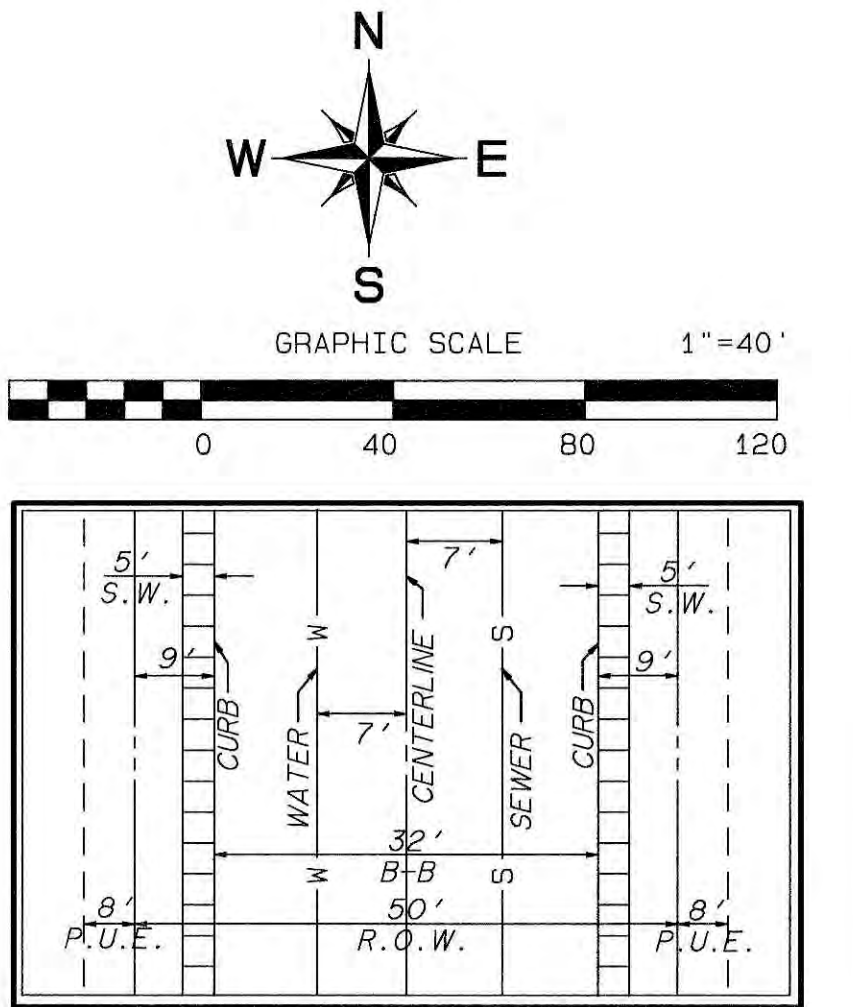
CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C3	51°36'01"	625.00'	562.87'	302.14'

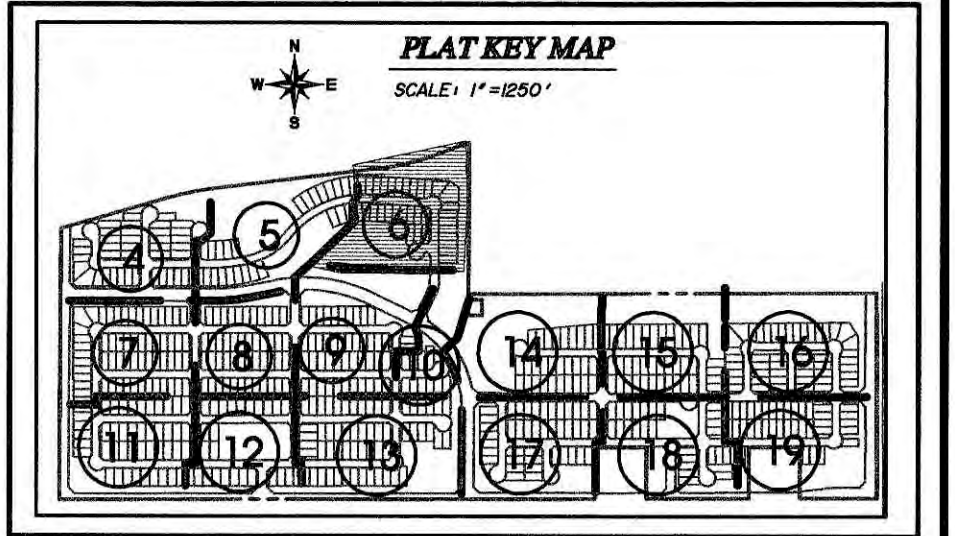
MATCHLINE-SEE SHEET 5

MATCHLINE-SEE SHEET 5

MATCHLINE-SEE SHEET 9



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

- 1
- 2
- 3

PLAN NAME

LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

ORIGINAL PLAN DATE
MAY 2020

LATEST REVISION DATE
JULY 2021

PROJECT NUMBER
10819A

SHEET NUMBER
6 of 21

SUBMITTAL:
4TH SUBMITTAL
COB PLAN TRACKING #
PLZS 20 00053
COB PERMIT #

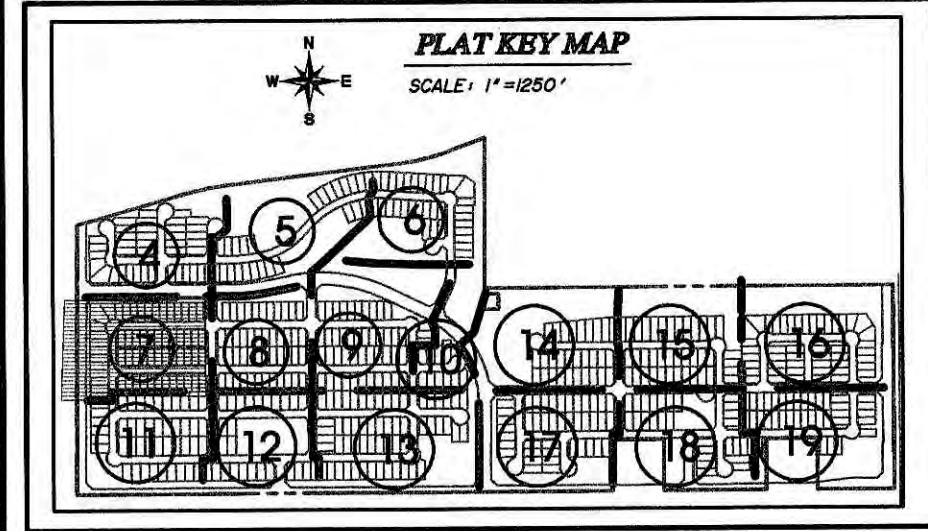
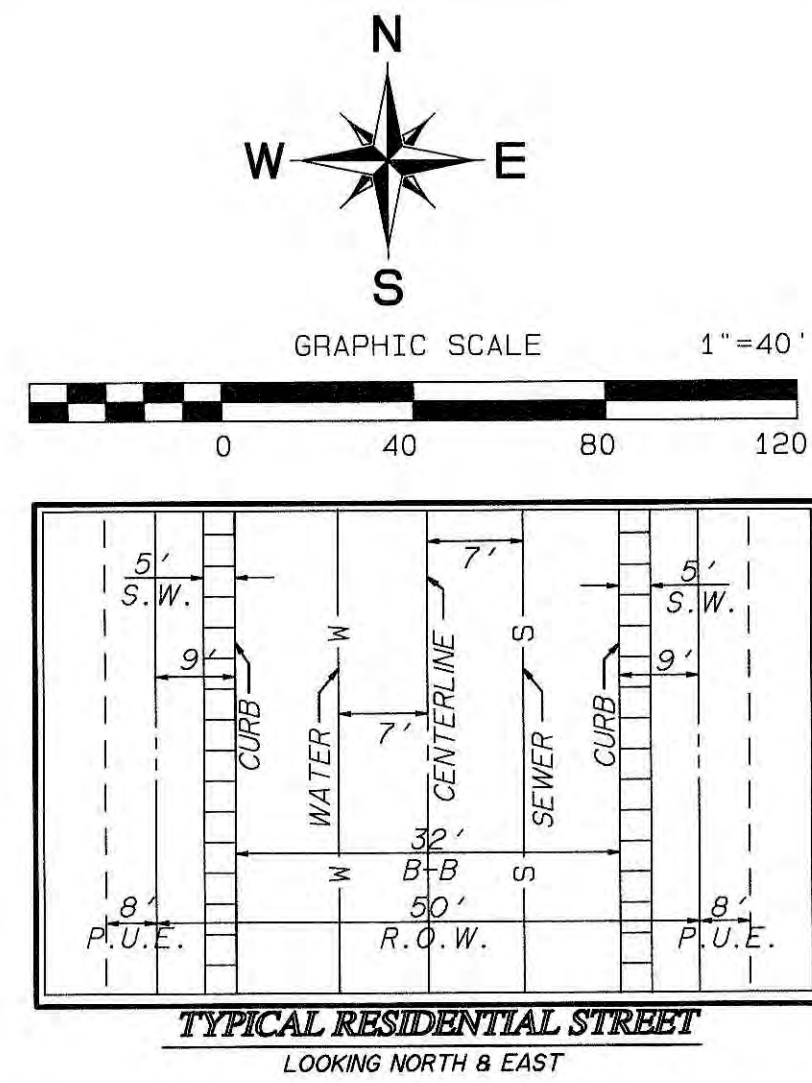


CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L2	S00°08'09"E	290.00'
L3	S00°08'09"E	290.00'
L8	N00°08'09"W	223.00'
L9	S00°08'09"E	290.00'
L10	S00°08'09"E	290.00'
L35	S89°51'51"W	650.00'
L38	N89°51'51"E	650.00'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.



REVISIONS:

1	
2	
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PLAN NAME: LEGACY TRAILS PRELIMINARY PLAT PLAN SHEETS

ENGINEER INFORMATION: GOODWIN AND MARSHALL, INC. CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

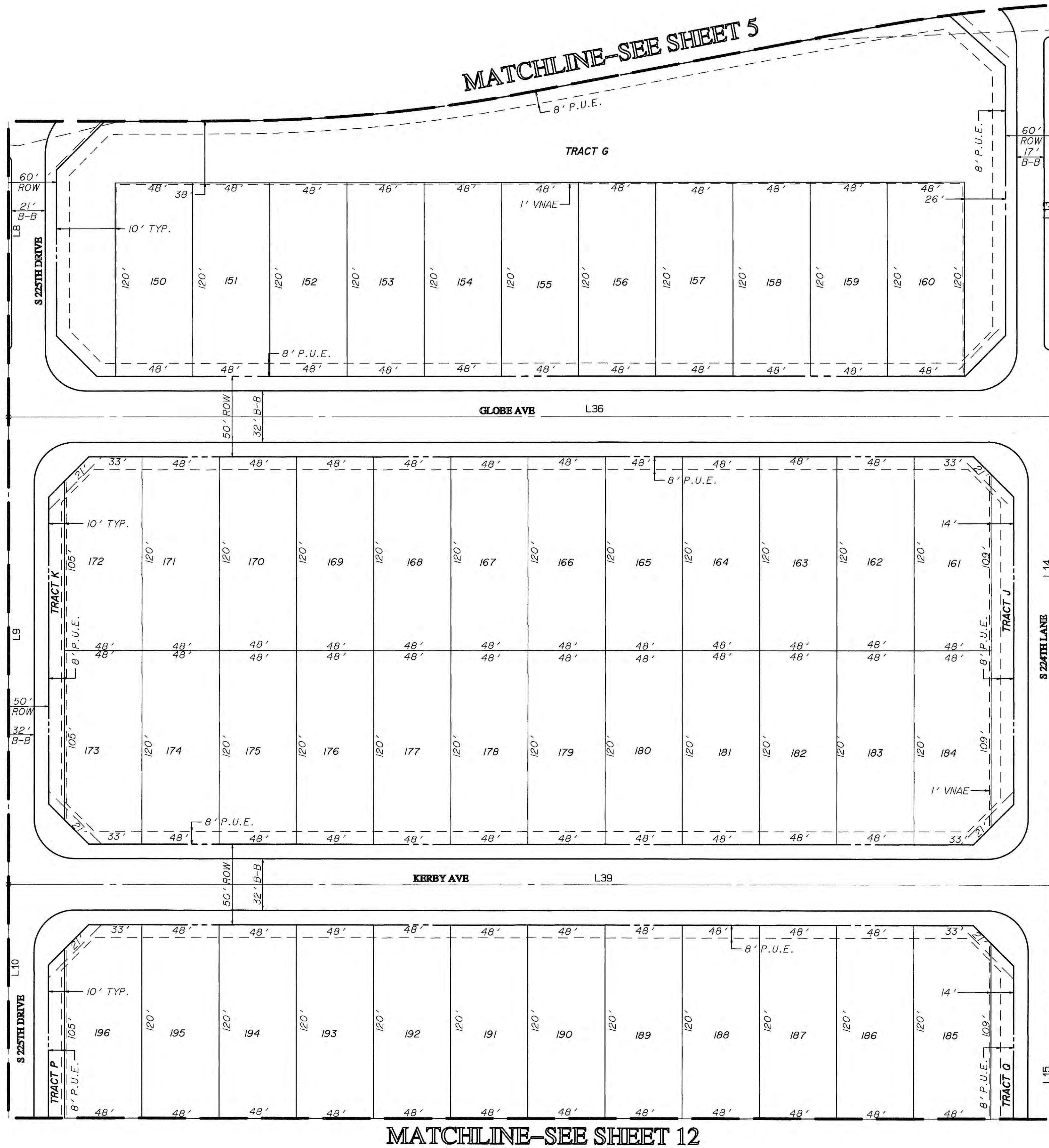
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL	

Stamp: 39620 WARREN C. RUSSELL, LICENSED PROFESSIONAL ENGINEER - CIVIL, STATE OF IOWA, EXPIRES 9/30/2021

ORIGINAL PLAN DATE: MAY 2020, LATEST REVISION DATE: JULY 2021

PROJECT NUMBER: 10819A, SHEET NUMBER: 7 of 21

MATCHLINE-SEE SHEET 7



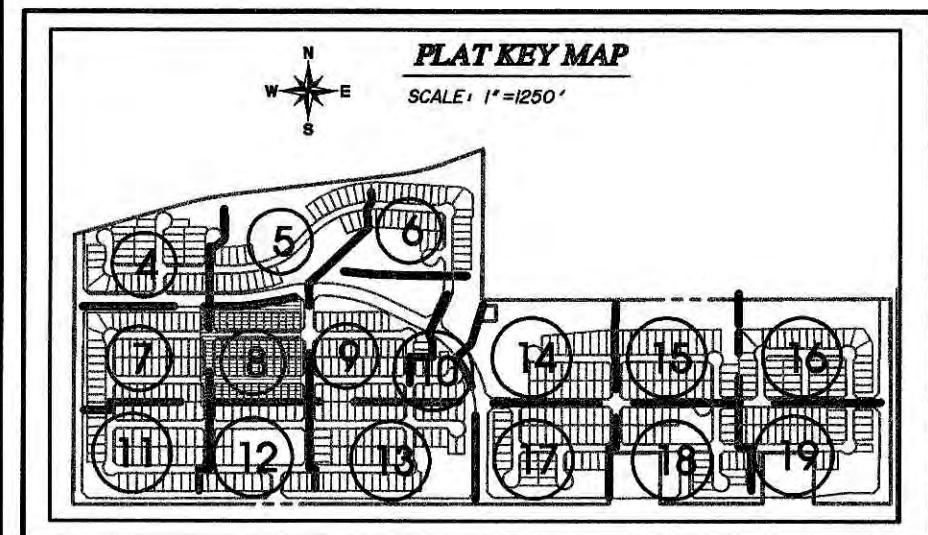
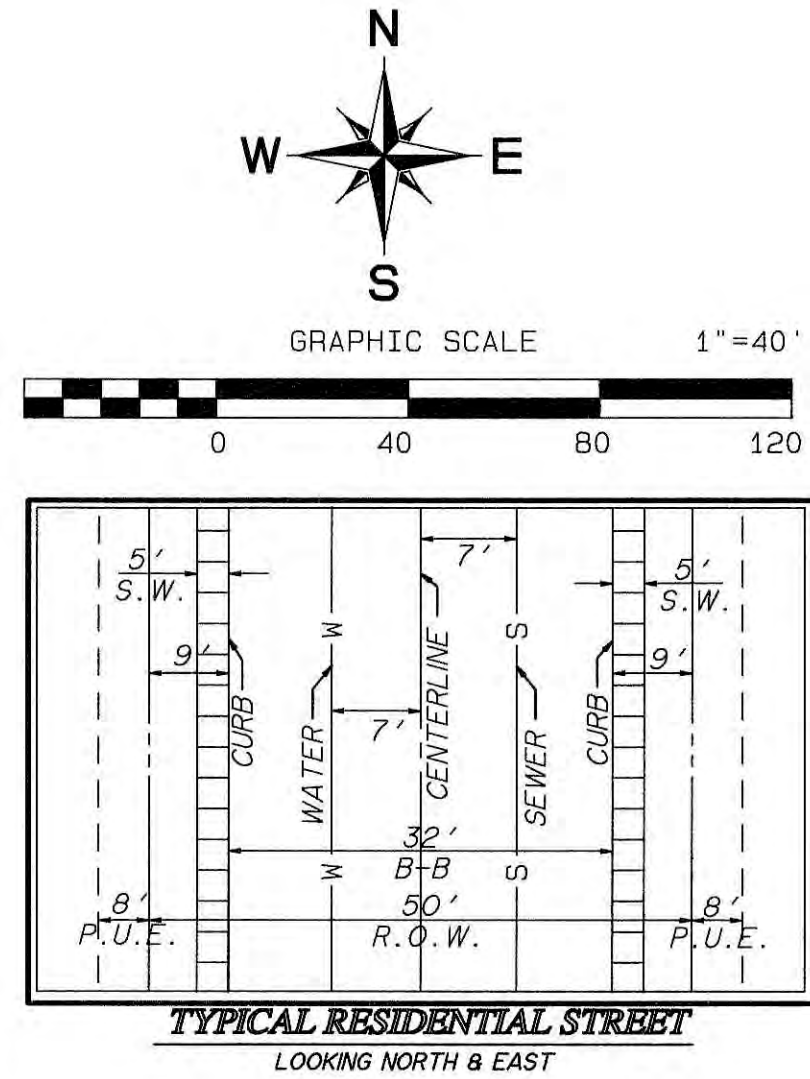
MATCHLINE-SEE SHEET 12

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L8	N00°08'09\"W	223.00'
L9	S00°08'09\"E	290.00'
L10	S00°08'09\"E	290.00'
L13	N00°08'09\"W	294.02'
L14	N00°08'09\"W	290.00'
L15	S00°08'09\"E	290.00'
L36	S89°51'51\"W	650.00'
L39	S89°51'51\"W	650.00'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.



REVISIONS:	
1	
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PLAN NAME LEGACY TRAILS PRELIMINARY PLAT PLAN SHEETS	
ENGINEER INFORMATION GOODWIN AND MARSHALL INC. CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021
PROJECT NUMBER 10819A	SHEET NUMBER 8 of 21
SUBMITTAL: 4TH SUBMITTAL	
COB PLAN TRACKING # PLZS 20 00053	
COB PERMIT #	

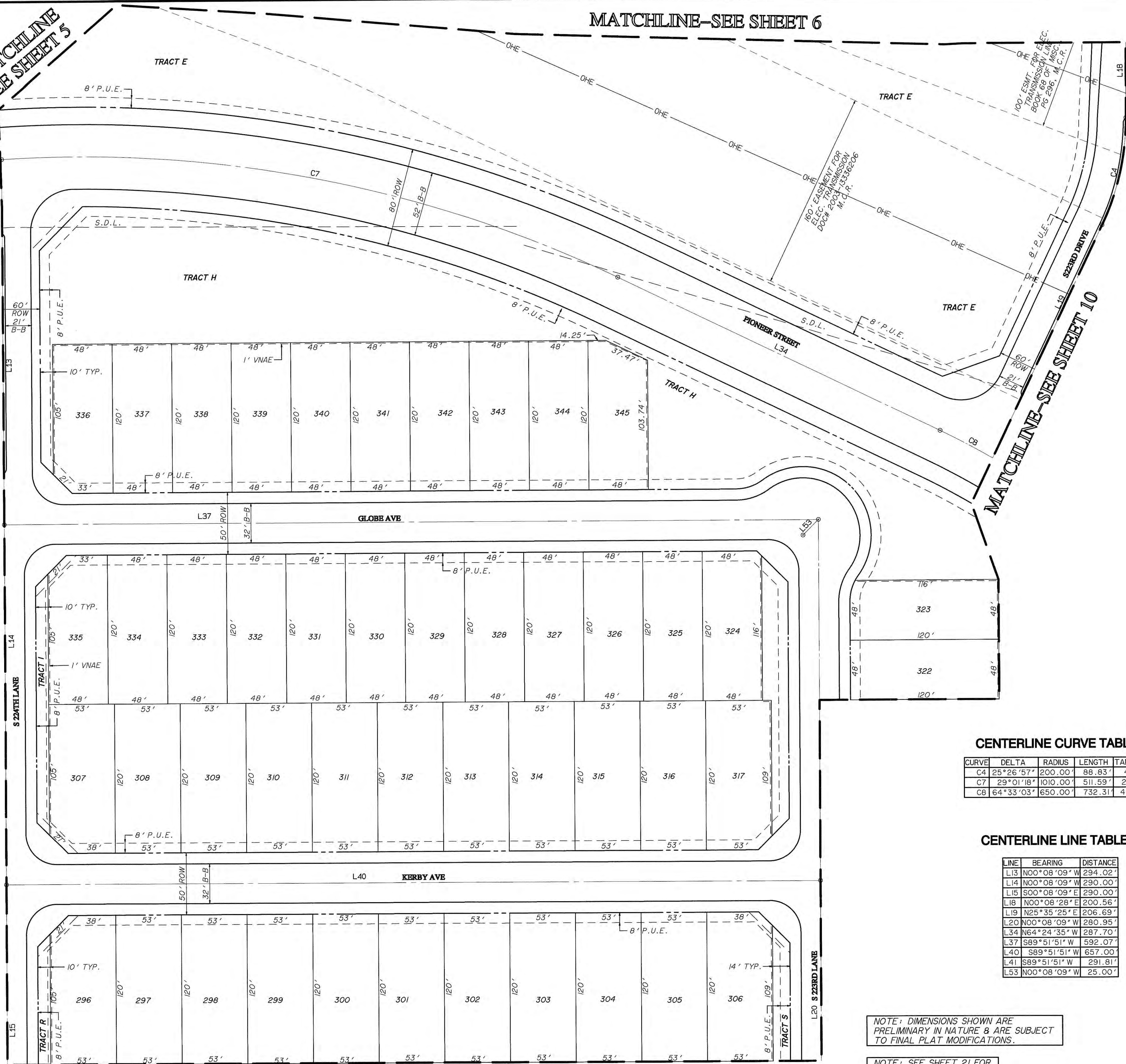
MATCHLINE-SEE SHEET 5

MATCHLINE-SEE SHEET 6

MATCHLINE-SEE SHEET 8

MATCHLINE-SEE SHEET 10

MATCHLINE-SEE SHEET 13



CENTERLINE CURVE TABLE

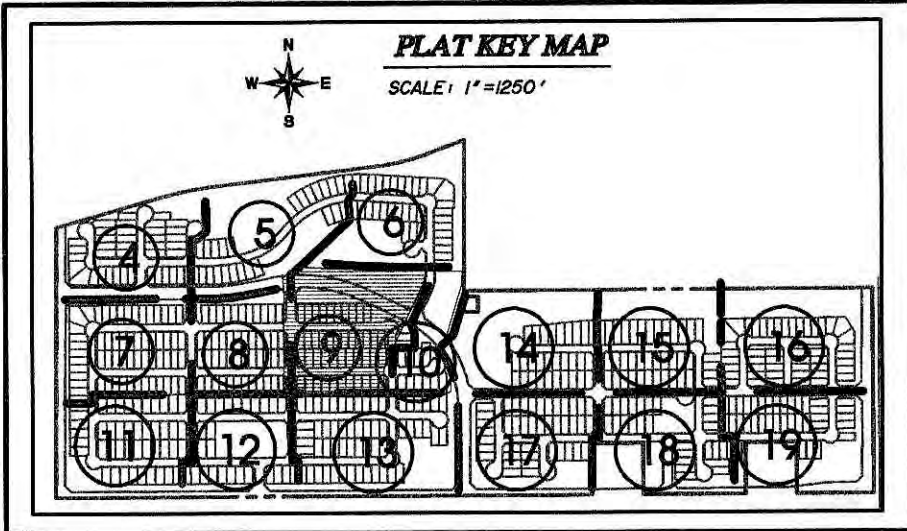
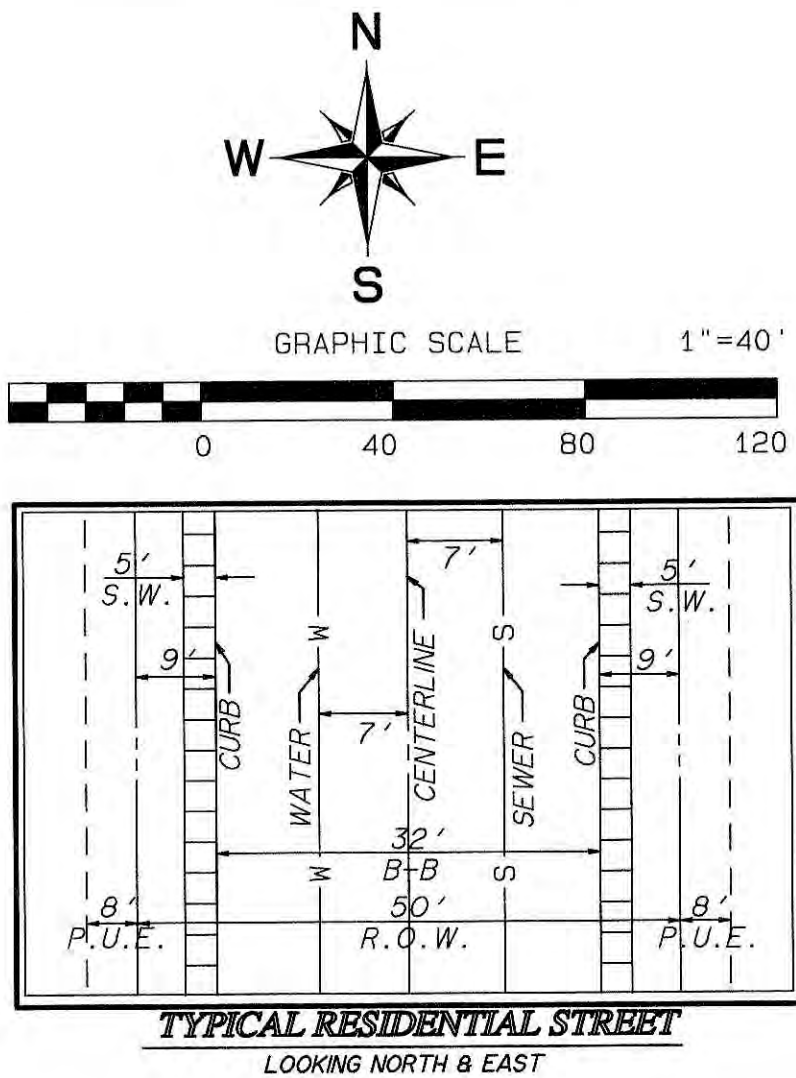
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C4	25°26'57"	200.00'	88.83'	45.16'
C7	29°01'18"	1010.00'	511.59'	261.41'
C8	64°33'03"	650.00'	732.31'	410.52'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L13	N00°08'09"W	294.02'
L14	N00°08'09"W	290.00'
L15	S00°08'09"E	290.00'
L18	N00°08'28"E	200.56'
L19	N25°35'25"E	206.69'
L20	N00°08'09"W	280.95'
L34	N64°24'35"W	287.70'
L37	S89°51'51"W	592.07'
L40	S89°51'51"W	657.00'
L41	S89°51'51"W	291.81'
L53	N00°08'09"W	25.00'

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.



REVISIONS:

- 1
- 2
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PLAN NAME

LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

ORIGINAL PLAN DATE
MAY 2020
PROJECT NUMBER
10819A

LATEST REVISION DATE
JULY 2021
SHEET NUMBER
9 of 21

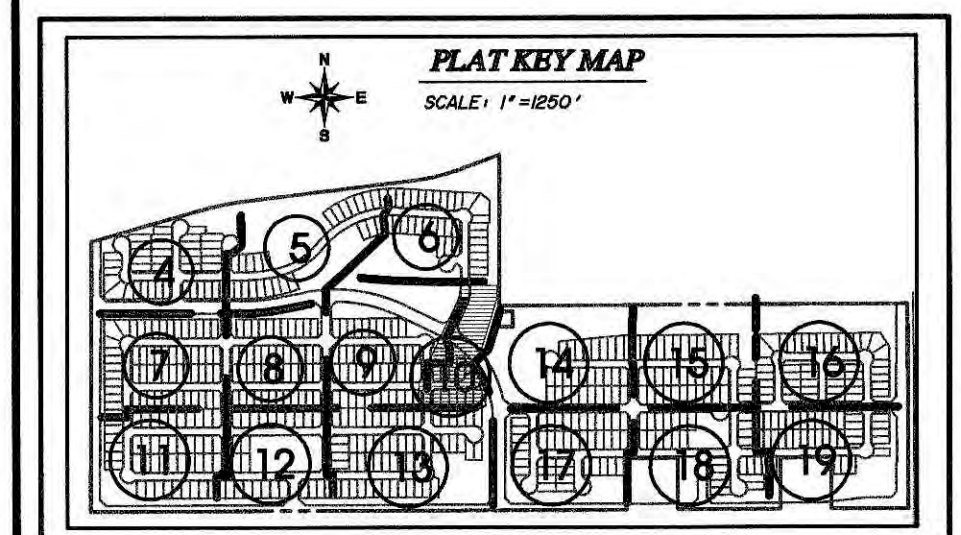
SUBMITTAL:
4TH SUBMITTAL
COB PLAN TRACKING #
PLZS 20 00053
COB PERMIT #



NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C4	25°26'57"	200.00'	88.83'	45.16'
C8	64°33'03"	650.00'	732.31'	410.52'

LINE	BEARING	DISTANCE
L18	N00°08'28"E	200.56'
L19	N25°35'25"E	206.69'
L20	N00°08'09"W	290.00'
L44	N89°51'51"E	657.00'
L55	N00°08'09"W	25.00'



PLAN

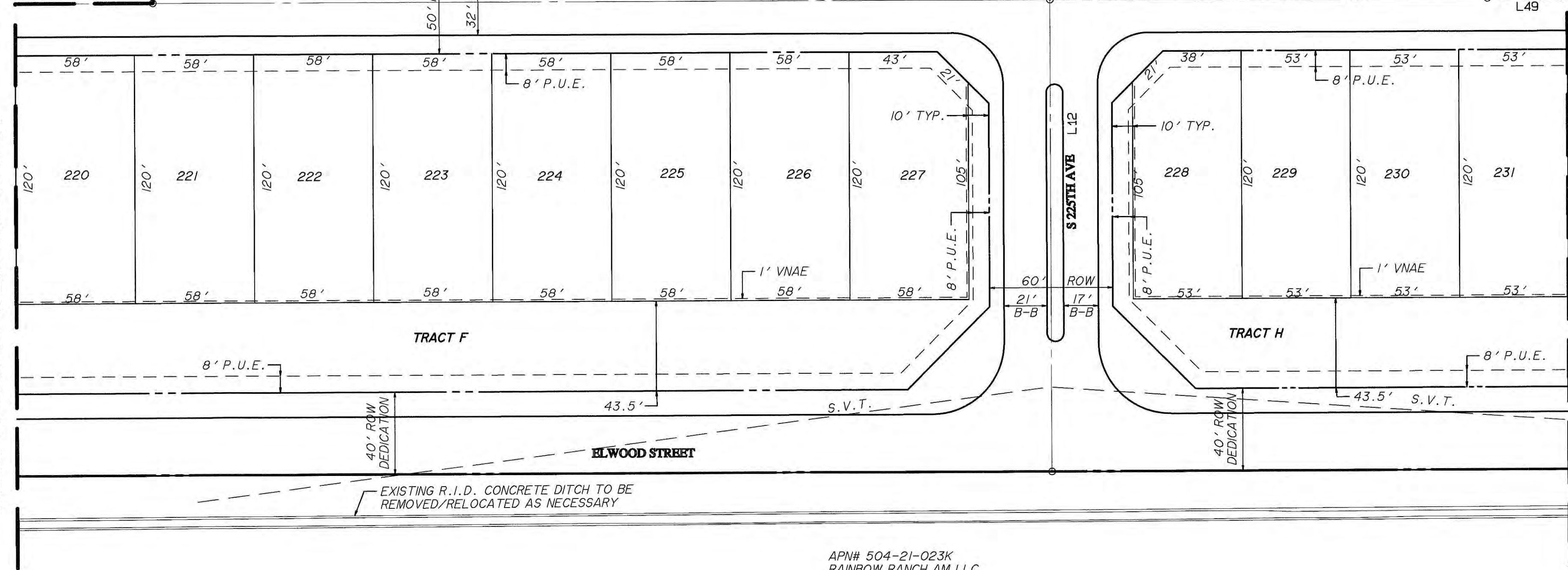
LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

**GOODWIN AND
MARSHALL INC.**

SHEET NUMBER
10 of 21

COB PERMIT #

MATCHLINE-SEE SHEET 11



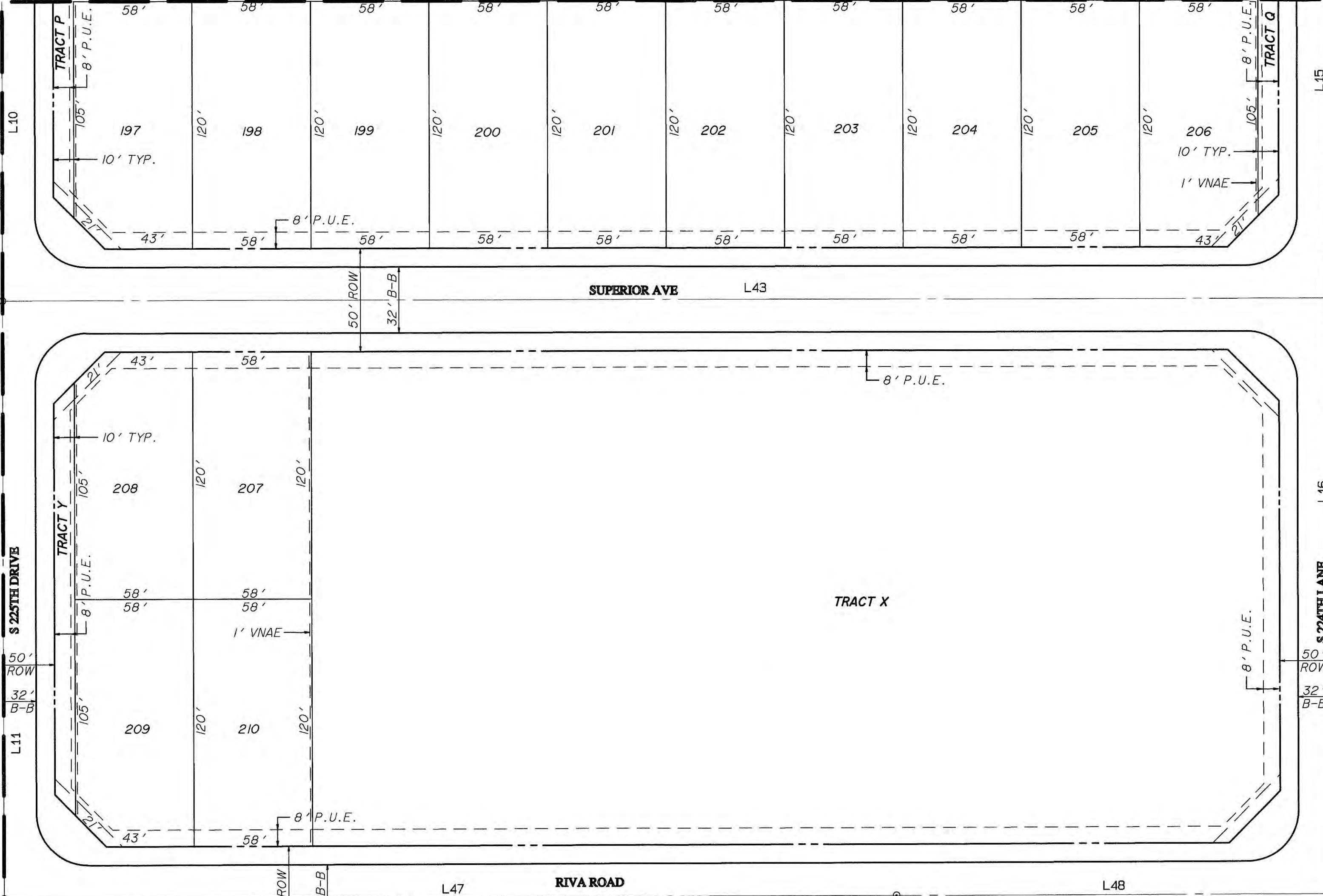
APN# 504-21-023K
RAINBOW RANCH AM LLC
2008-0823280 M.C.R.
ZONING: PR

NOTE: DIMENSIONS SHOWN ARE
PRELIMINARY IN NATURE & ARE SUBJECT
TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR
LOT & TRACT SIZES.

MATCHLINE-SEE SHEET 8

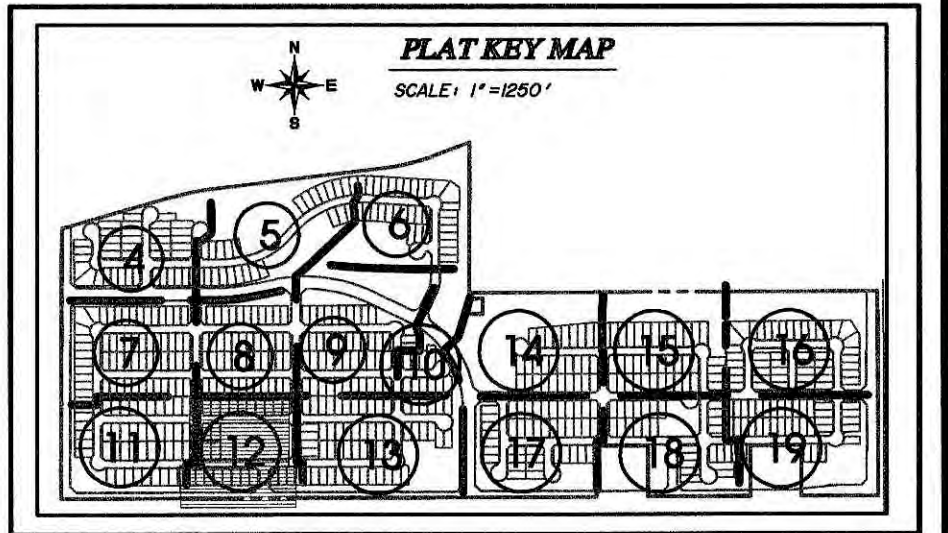
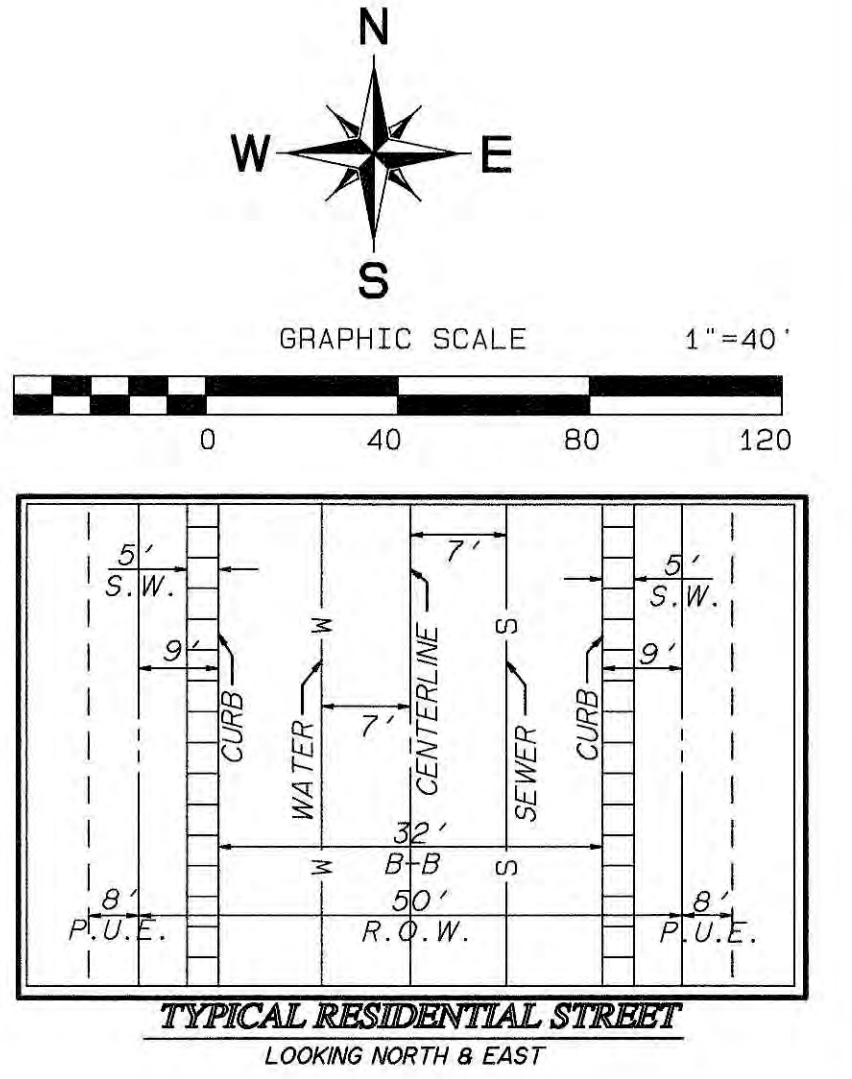
MATCHLINE-SEE SHEET 11



MATCHLINE-SEE SHEET 13

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L10	S00°08'09"E	290.00'
L11	N00°08'09"W	290.00'
L12	S00°08'09"E	228.55'
L15	S00°08'09"E	290.00'
L16	N00°08'09"W	290.00'
L43	S89°51'51"W	650.00'
L47	N89°51'51"E	436.89'
L48	S89°51'51"W	213.11'
L49	N89°51'51"E	657.00'



REVISIONS:	
1	
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PLAN NAME LEGACY TRAILS PRELIMINARY PLAT PLAN SHEETS	
ENGINEER INFORMATION GOODWIN AND MARSHALL INC. CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021
PROJECT NUMBER 10819A	SHEET NUMBER 12 of 21
SUBMITTAL: 4TH SUBMITTAL	
COB PLAN TRACKING # PLZS 20 00053	
COB PERMIT #	

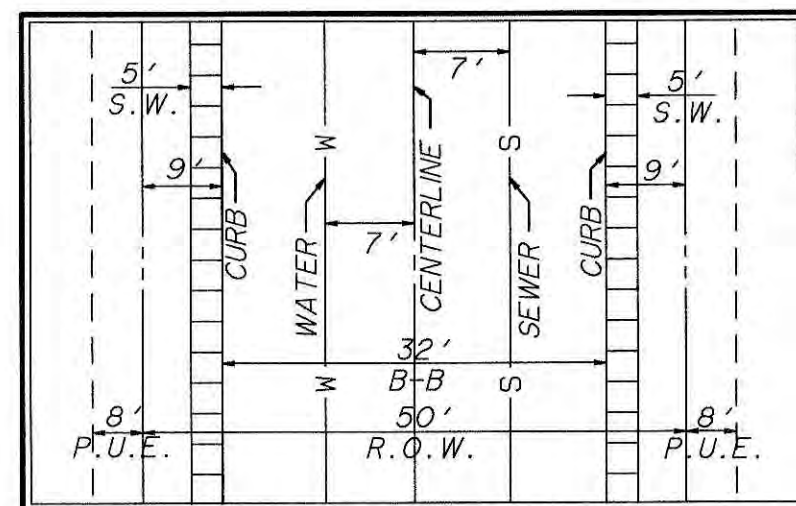
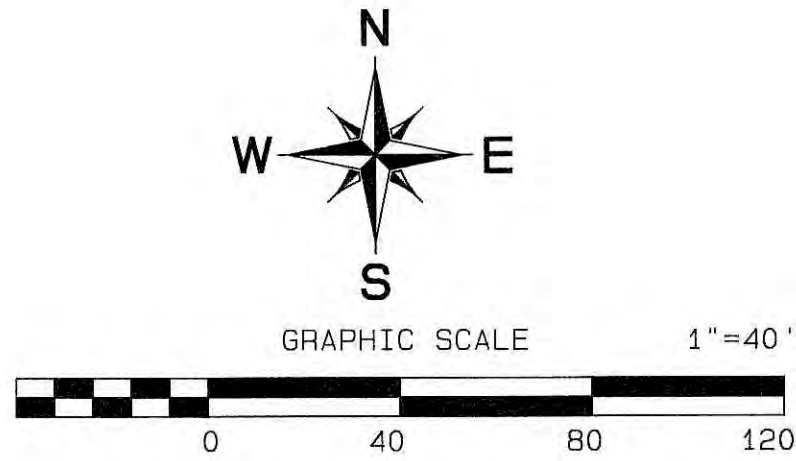
MATCHLINE-SEE SHEET 12

MATCHLINE-SEE SHEET 12

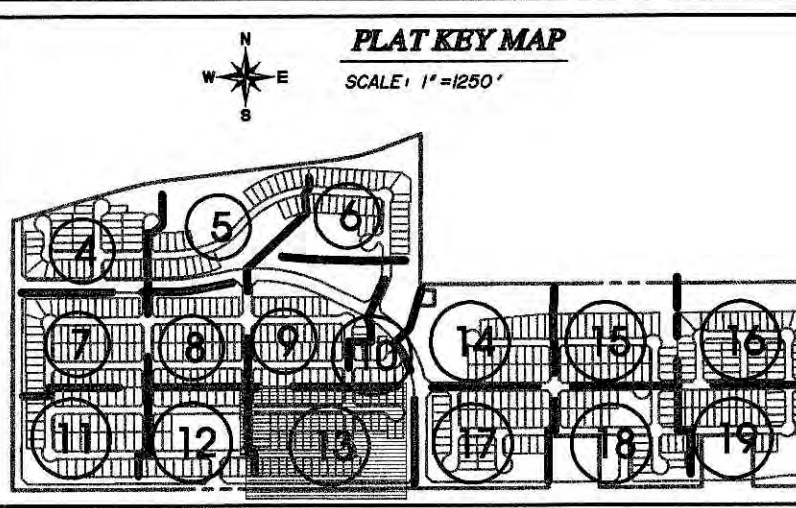
MATCHLINE-SEE SHEET 17

MATCHLINE-SEE SHEET 9

MATCHLINE-SEE SHEET 10



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

- 1
- 2
- 3

PLAN NAME
**LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS**

ENGINEER INFORMATION
**GOODWIN AND
MARSHALL INC.**
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL: 4TH SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL	
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021	COB PLAN TRACKING # PLZS 20 00053
PROJECT NUMBER 10819A	SHEET NUMBER 13 of 21	COB PERMIT #

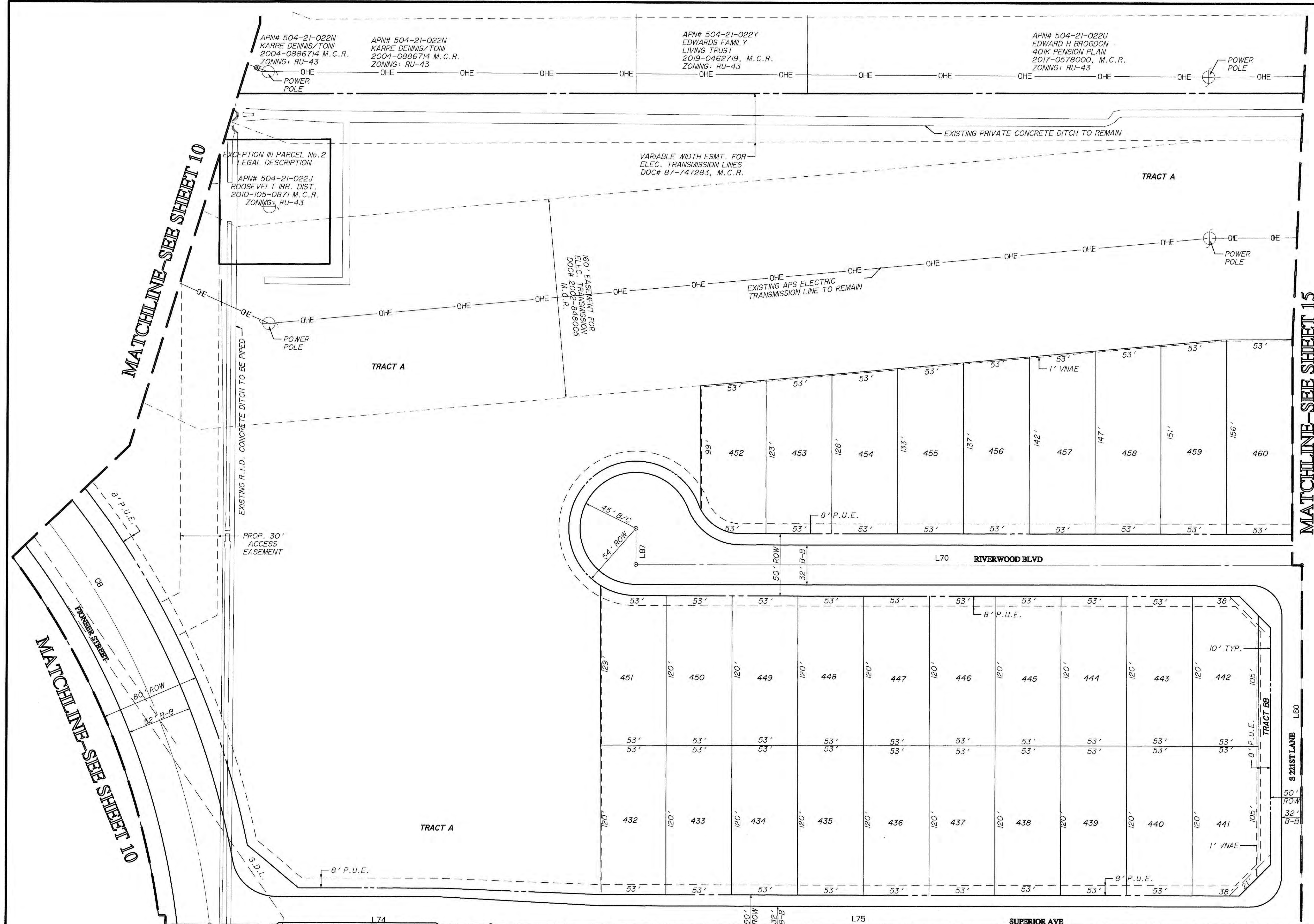
CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L15	S00°08'09"E	290.00'
L16	N00°08'09"W	290.00'
L20	N00°08'09"W	290.00'
L21	S00°08'09"E	290.00'
L44	N89°51'51"E	657.00'
L45	N89°51'51"E	306.08'
L49	N89°51'51"E	657.00'
L56	S00°08'09"E	25.00'

APNH 504-21-023K
RAINBOW RANCH AM LLC
2008-0823280 M.C.R.
ZONING: PR

NOTE: DIMENSIONS SHOWN ARE
PRELIMINARY IN NATURE & ARE SUBJECT
TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR
LOT & TRACT SIZES.



MATCHLINE-SEE SHEET 10

MATCHLINE-SEE SHEET 15

MATCHLINE-SEE SHEET 10

CENTERLINE LINE TABLE

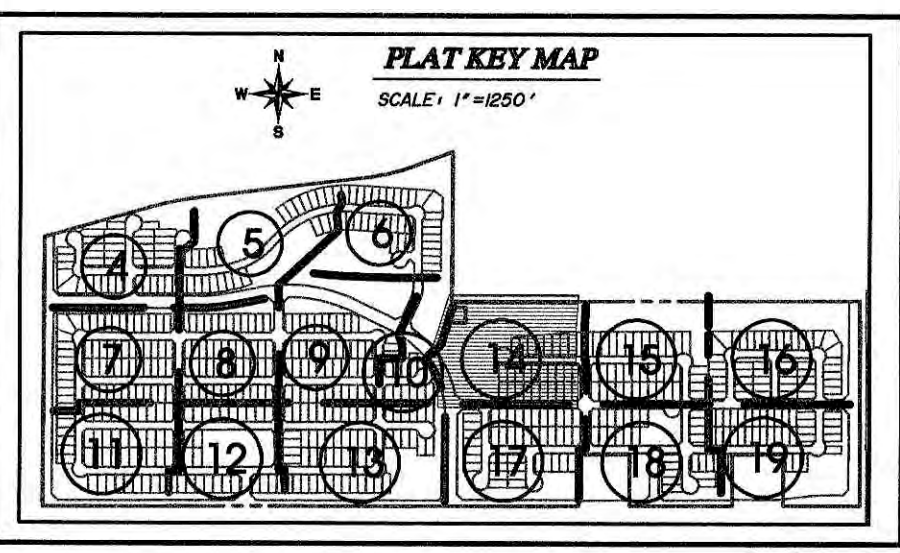
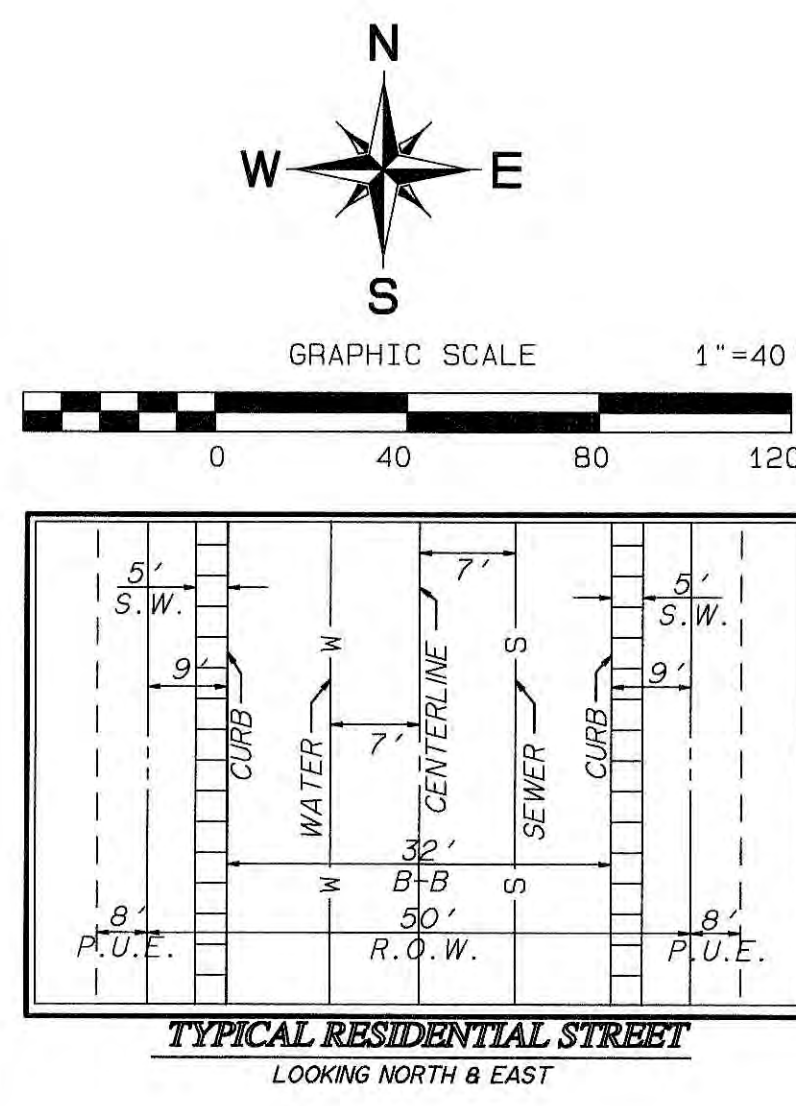
LINE	BEARING	DISTANCE
L60	N00°08'32"W	290.00
L70	N89°51'28"E	536.57'
L74	N89°51'28"E	226.43'
L75	N89°51'28"E	653.00'
L87	N00°08'32"W	25.00'

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C8	64°33'03"	650.00'	732.31'	410.52'

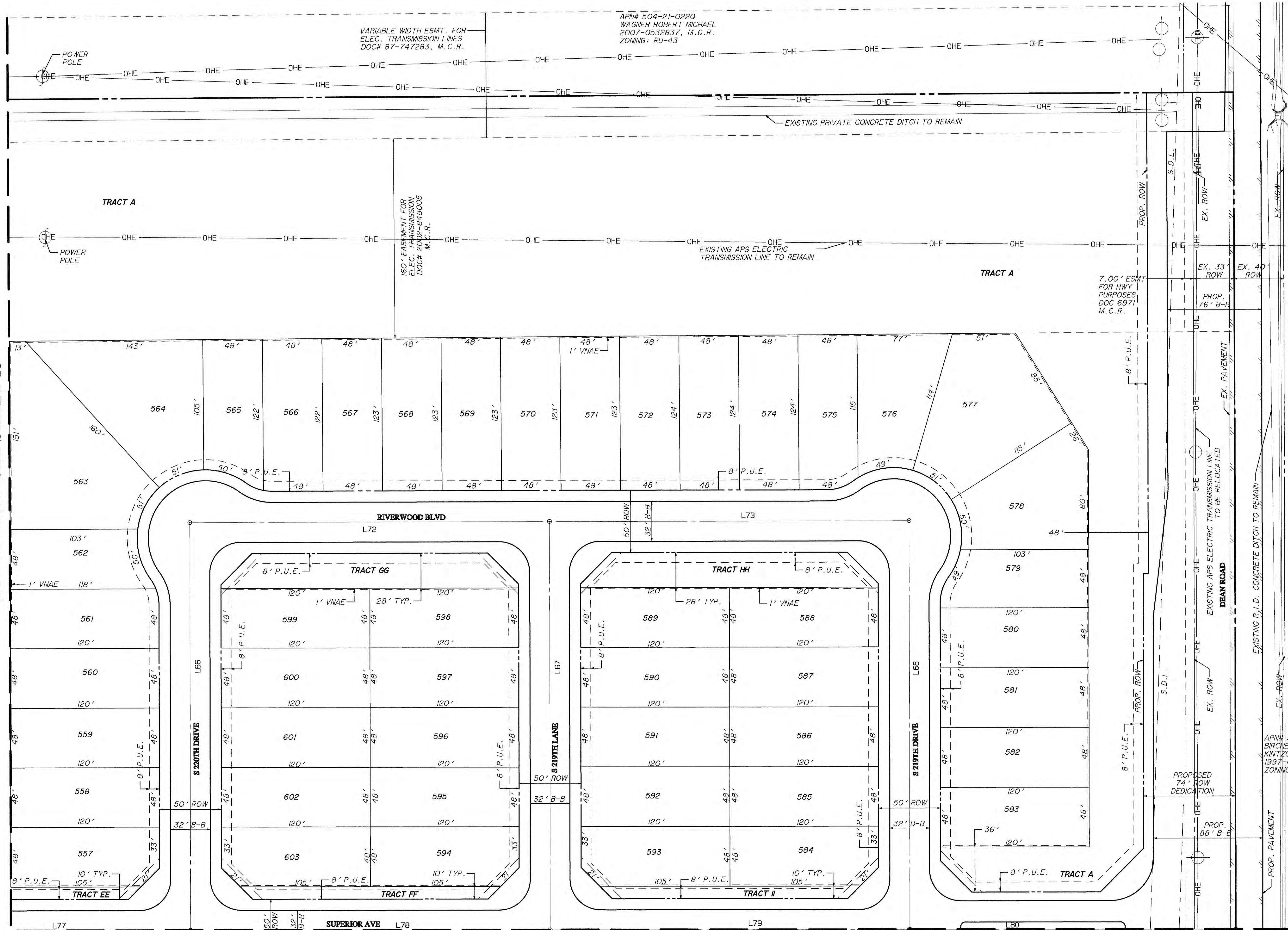
NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.



REVISIONS:	
1	
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PLAN NAME LEGACY TRAILS PRELIMINARY PLAT PLAN SHEETS	
ENGINEER INFORMATION GOODWIN AND MARSHALL INC. CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE MAY 2020	LATEST REVISION DATE JULY 2021
PROJECT NUMBER 10819A	SHEET NUMBER 14 of 21
SUBMITTAL: 4TH SUBMITTAL	
COB PLAN TRACKING # PLZS 20 00053	
COB PERMIT #	

MATCHLINE-SEE SHEET 15



CENTERLINE LINE TABLE

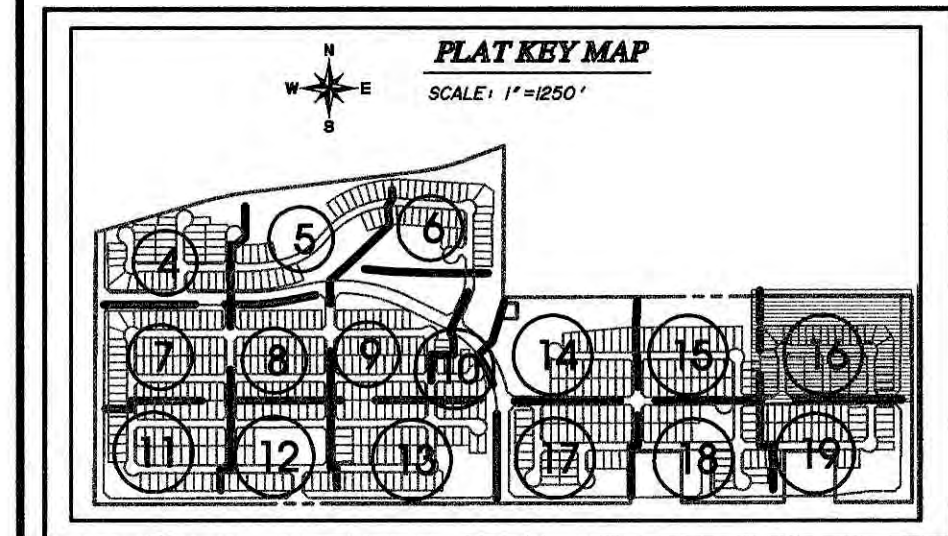
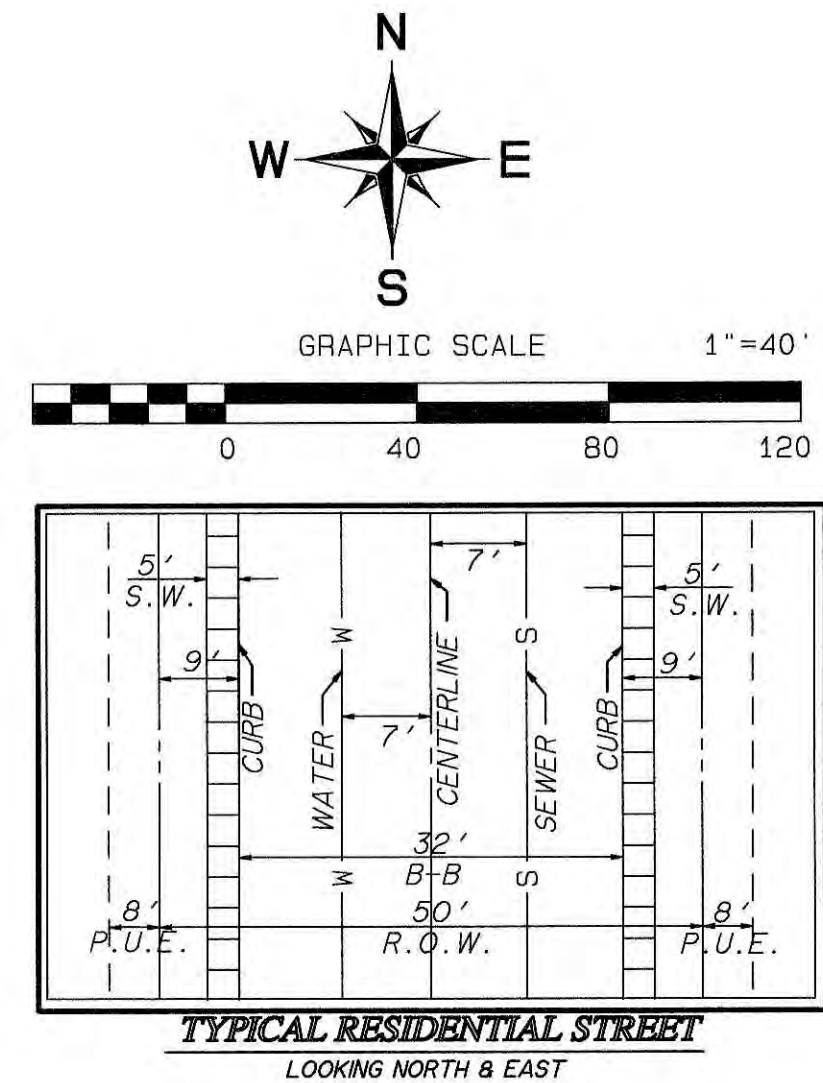
LINE	BEARING	DISTANCE
L66	S00°08'32"E	328.00'
L67	S00°08'32"E	328.00'
L68	S00°08'32"E	328.00'
L72	S89°51'28"W	290.00'
L73	N89°51'28"E	290.00'
L77	N89°51'28"E	290.00'
L78	N89°51'28"E	290.00'
L79	N89°51'28"E	290.00'
L80	S89°51'28"W	262.78'

MATCHLINE-SEE SHEET 19

NOTE: THE INTERSECTION OF SUPERIOR AVENUE AND DEAN ROAD IS LOCATED AT THE 1/8 MILE MARK AND SHALL NOT BE FULL ACCESS.

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.



REVISIONS:

- 1
- 2
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PLAN NAME

LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL



ORIGINAL PLAN DATE
MAY 2020

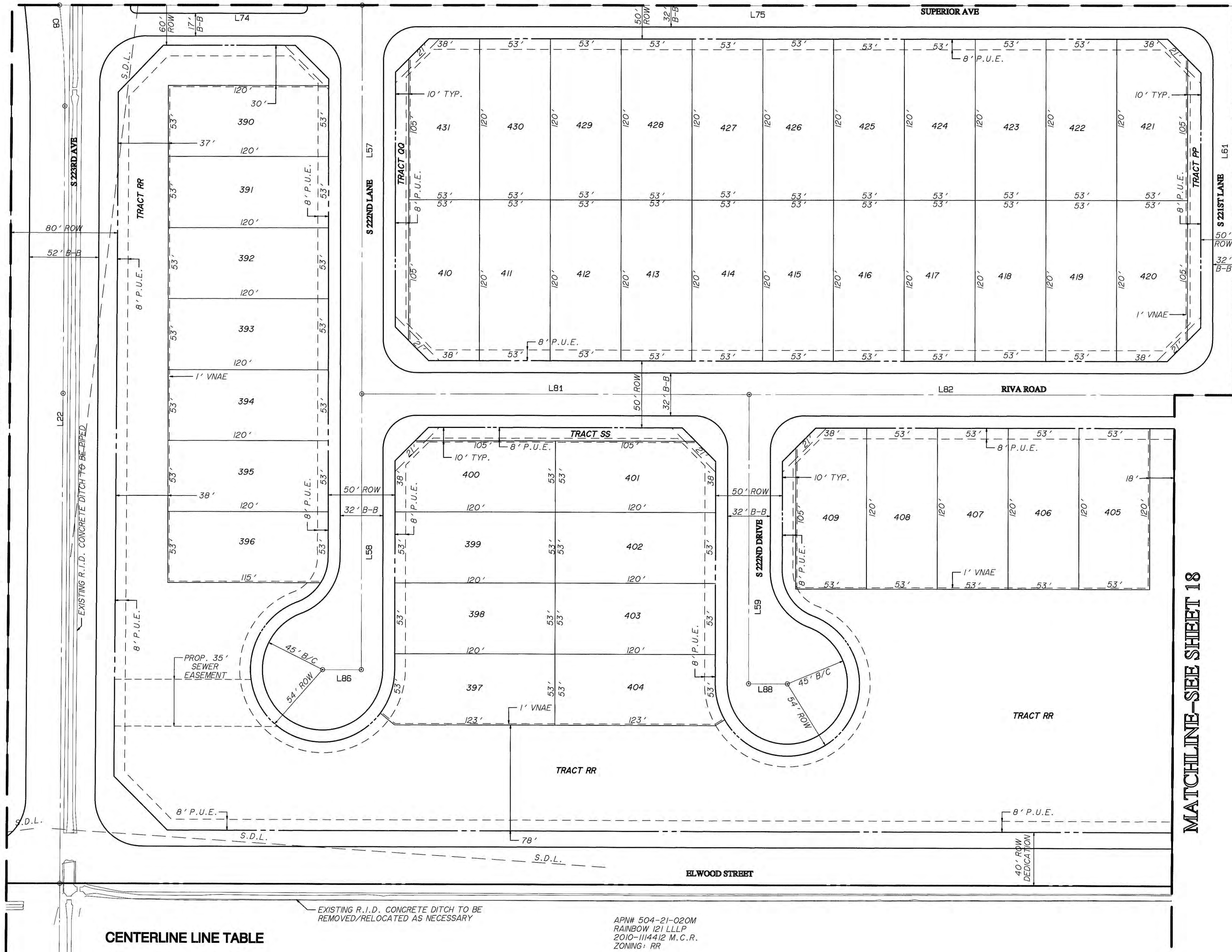
LATEST REVISION DATE
JULY 2021

PROJECT NUMBER
10819A

SHEET NUMBER
16 of 21

SUBMITTAL:
4TH SUBMITTAL
COB PLAN TRACKING #
PLZS 20 00053
COB PERMIT #

MATCHLINE-SEE SHEET 13



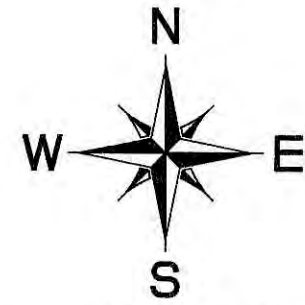
CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L22	N00°08'28"E	580.54'
L57	S00°08'32"E	290.00'
L58	N00°08'32"W	206.00'
L59	N00°08'32"W	215.71'
L61	N00°08'32"W	290.00'
L74	S89°51'28"W	226.43'
L75	S89°51'28"W	653.00'
L81	S89°51'28"W	653.00'
L82	N89°51'28"E	363.00'
L86	S89°51'28"W	25.00'
L88	N89°51'28"E	25.00'

APN# 504-21-020M
RAINBOW 121 LLLP
2010-111412 M.C.R.
ZONING: RR

NOTE: DIMENSIONS SHOWN ARE
PRELIMINARY IN NATURE & ARE SUBJECT
TO FINAL PLAT MODIFICATIONS.

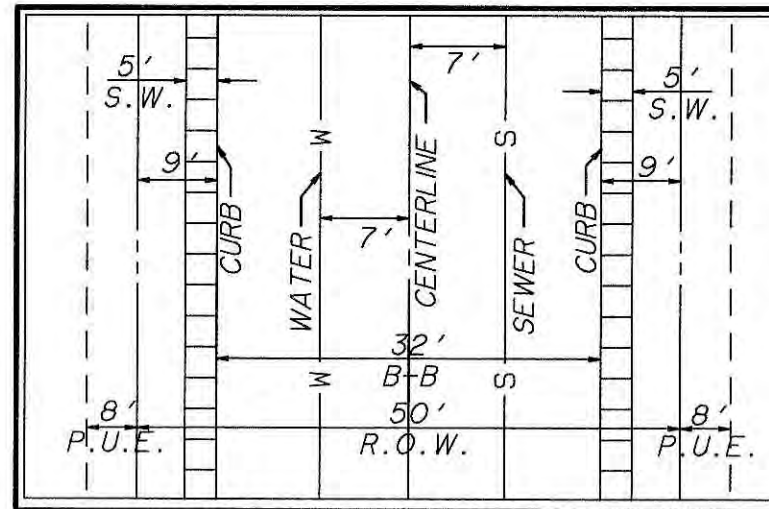
NOTE: SEE SHEET 21 FOR
LOT & TRACT SIZES.



GRAPHIC SCALE

1"=40'

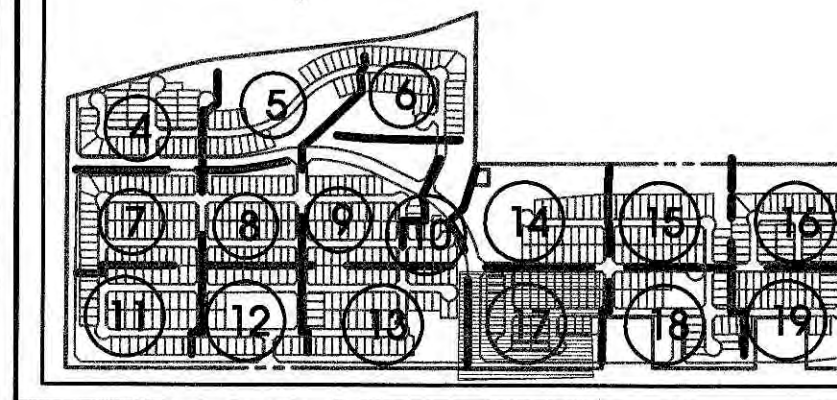
0 40 80 120



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST

PLAT KEY MAP

SCALE: 1"=850'



REVISIONS:

1

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PLAN NAME

LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION

**GOODWIN
AND
MARSHALL**
INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

ORIGINAL PLAN DATE
MAY 2020

LATEST REVISION DATE
JULY 2021

PROJECT NUMBER
10819A

SHEET NUMBER
17 of 21

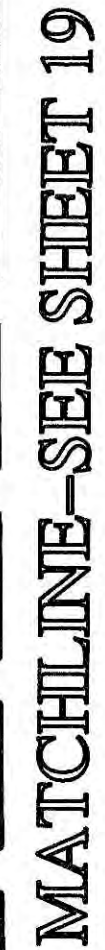
SUBMITTAL:
4TH SUBMITTAL

COB PLAN TRACKING #
PLZS 20 00053
COB PERMIT #

MATCHLINE-SEE SHEET 17

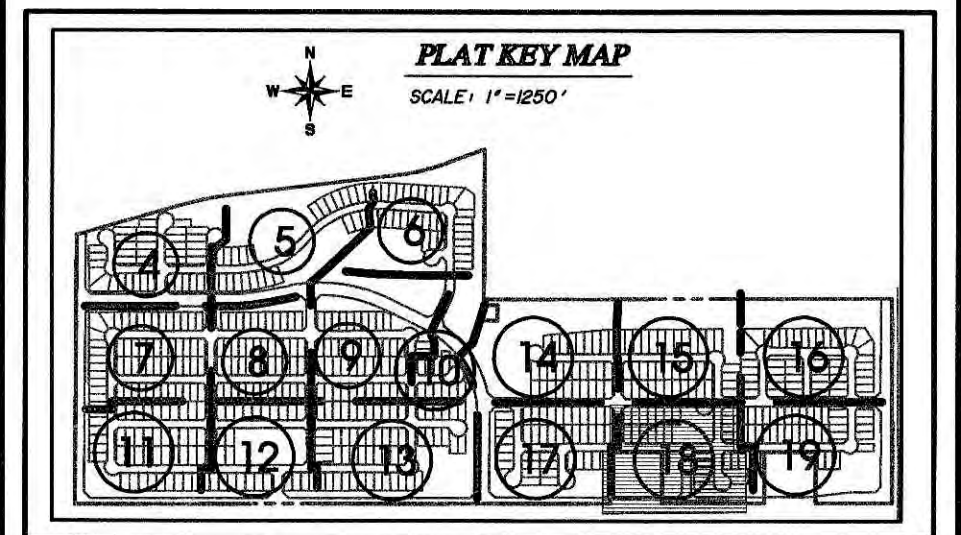


MATCHLINE-SEE SHEET 17



LINE	BEARING	DISTANCE
L61	N00°08'32" W	290.00
L62	N00°08'32" W	366.21
L64	N00°08'32" W	290.00
L65	S00°08'32" E	231.25
L76	S89°51'28" W	653.00
L77	N89°51'28" E	290.00
L83	S89°51'28" W	448.64
L84	N89°51'28" E	204.36
L85	S89°51'28" W	870.00
L89	N89°51'28" E	25.00

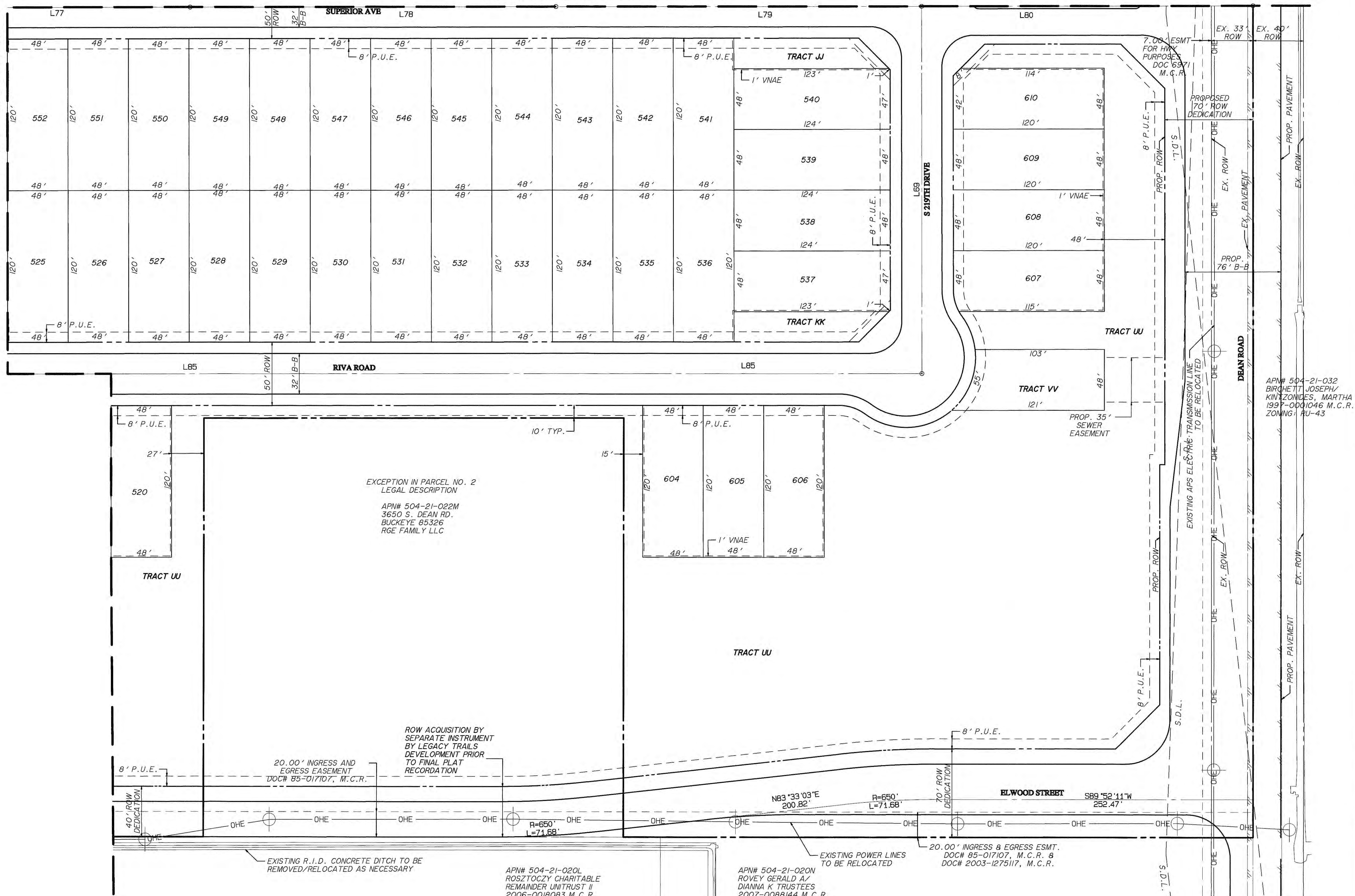
NOTE: SEE SHEET 21 FOR
LOT & TRACT SIZES.



COB PLAN TRACKING #	4TH SUBMITTAL
PLZS 20 00053	
COB PERMIT #	

MATCHLINE-SEE SHEET 18

MATCHLINE-SEE SHEET 16



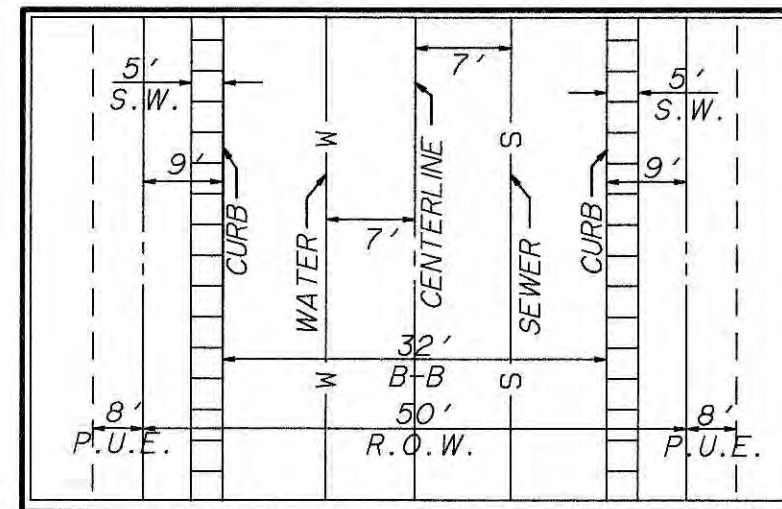
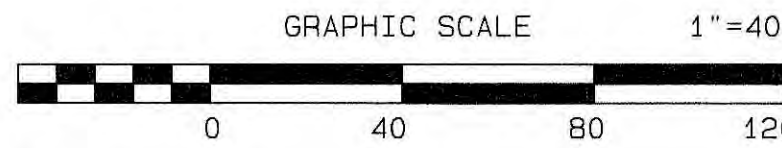
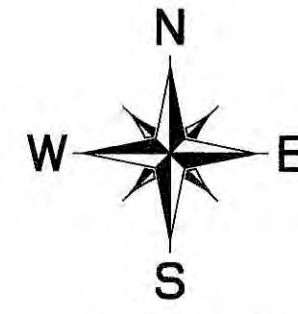
CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L69	S00°08'32"E	290.00'
L77	N89°51'28"E	290.00'
L78	N89°51'28"E	290.00'
L79	S89°51'28"W	290.00'
L80	S89°51'28"W	262.78'
L85	S89°51'28"W	870.00'

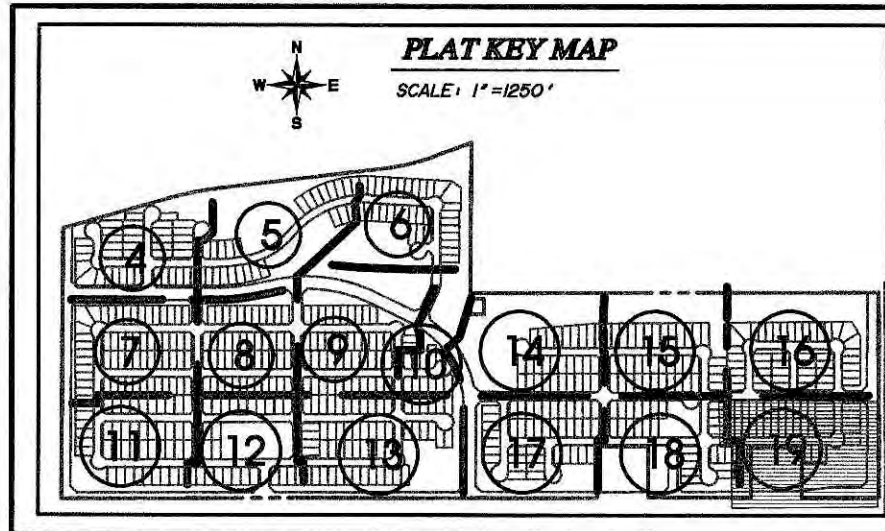
NOTE: THE INTERSECTION OF SUPERIOR AVENUE AND DEAN ROAD IS LOCATED AT THE 1/8 MILE MARK AND SHALL NOT BE FULL ACCESS.

NOTE: DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE & ARE SUBJECT TO FINAL PLAT MODIFICATIONS.

NOTE: SEE SHEET 21 FOR LOT & TRACT SIZES.



TYPICAL RESIDENTIAL STREET
LOOKING NORTH & EAST



REVISIONS:

- 1
- 2
- 3

PLAN NAME

LEGACY TRAILS
PRELIMINARY PLAT
PLAN SHEETS

ENGINEER INFORMATION

GOODWIN AND MARSHALL
INC.

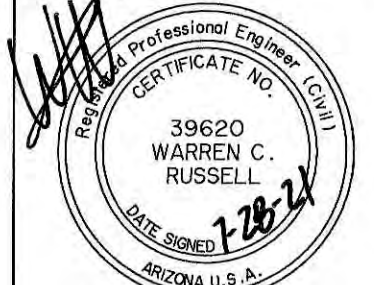
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL



ORIGINAL PLAN DATE

MAY 2020

LATEST REVISION DATE

JULY 2021

PROJECT NUMBER

10819A

SHEET NUMBER

19 of 21

SUBMITTAL:
4TH SUBMITTAL

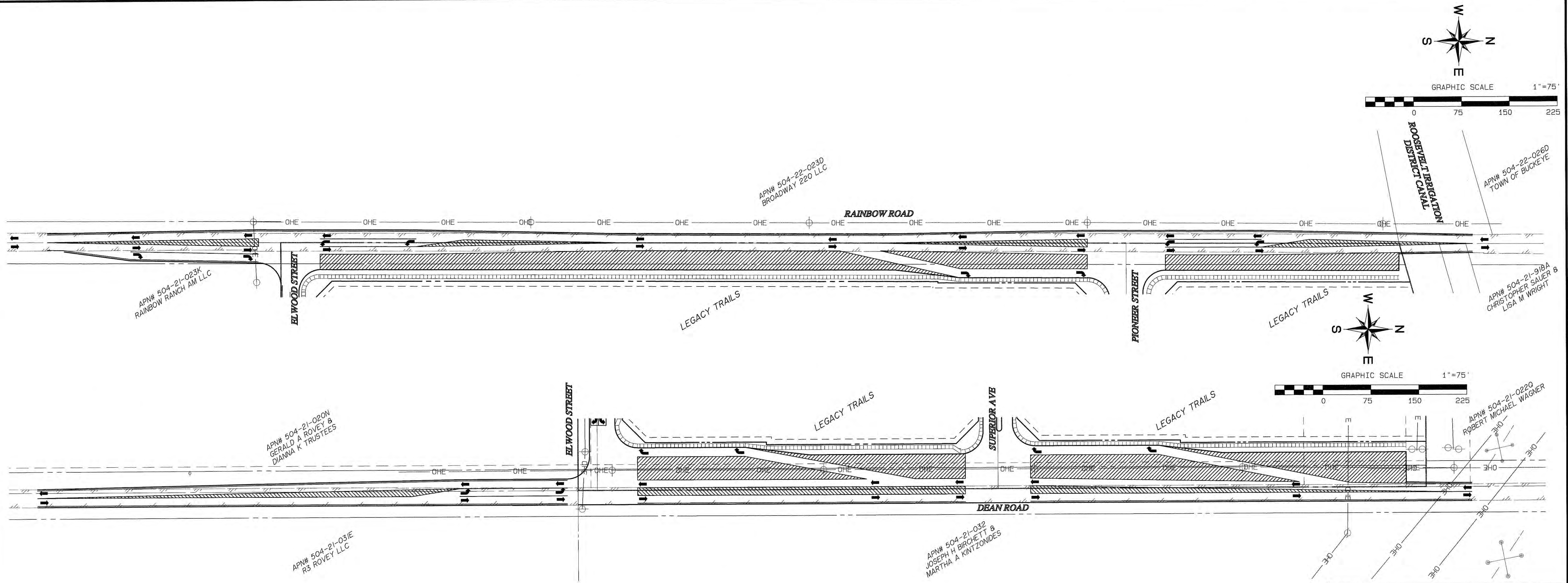
COB PLAN TRACKING #
PLZS 20 00053
COB PERMIT #

LOT AREA TABLE

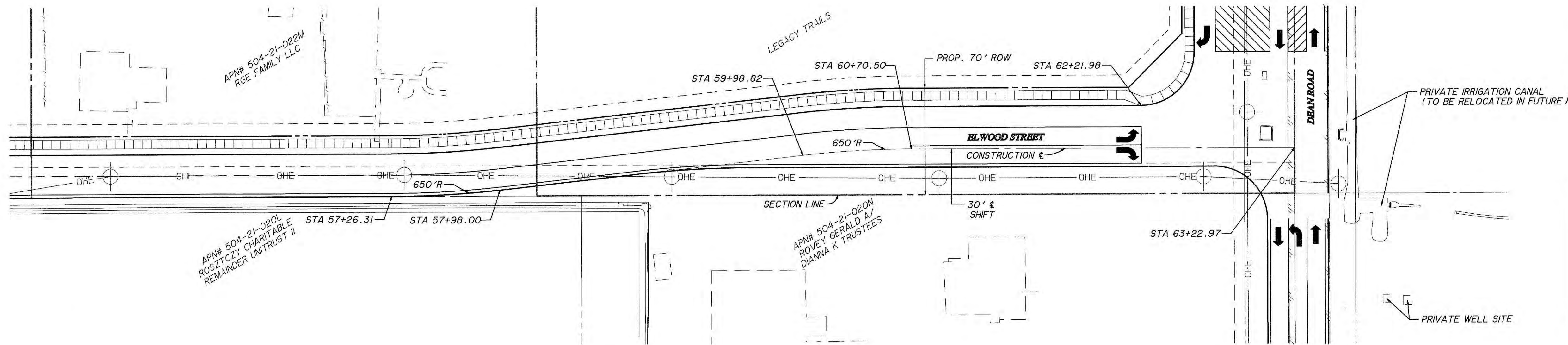
LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	5,464	48.0	103	6,848	58.0	205	6,960	58.0	307	6,248	53.0
2	5,760	48.0	104	6,848	58.0	206	6,848	58.0	308	6,360	53.0
3	5,760	48.0	105	6,960	58.0	207	6,960	58.0	309	6,360	53.0
4	5,760	48.0	106	6,860	58.0	208	6,848	58.0	310	6,360	53.0
5	5,713	48.0	107	6,960	58.0	209	6,848	58.0	311	6,360	53.0
6	5,880	48.0	108	6,960	58.0	210	6,960	58.0	312	6,360	53.0
7	10,801	48.0	109	6,960	58.0	211	6,960	58.0	313	6,360	53.0
8	8,919	48.0	110	6,960	58.0	212	6,960	58.0	314	6,360	53.0
9	5,388	48.0	111	6,960	58.0	213	6,960	58.0	315	6,360	53.0
10	5,768	48.0	112	6,960	58.0	214	6,960	58.0	316	6,360	53.0
11	5,737	48.0	113	6,848	58.0	215	6,960	58.0	317	6,300	53.0
12	7,109	48.0	114	5,760	48.0	216	6,960	58.0	318	6,248	53.0
13	6,613	48.0	115	5,760	48.0	217	6,960	58.0	319	6,360	53.0
14	6,600	48.0	116	5,760	48.0	218	6,960	58.0	320	6,360	53.0
15	6,600	48.0	117	5,760	48.0	219	6,960	58.0	321	7,790	53.0
16	6,487	48.0	118	5,760	48.0	220	6,960	58.0	322	5,760	48.0
17	6,487	48.0	119	5,760	48.0	221	6,960	58.0	323	5,735	48.0
18	6,600	48.0	120	5,760	48.0	222	6,960	58.0	324	5,752	48.0
19	6,600	48.0	121	5,760	48.0	223	6,960	58.0	325	5,760	48.0
20	6,600	48.0	122	5,760	48.0	224	6,960	58.0	326	5,760	48.0
21	6,600	48.0	123	5,760	48.0	225	6,960	58.0	327	5,760	48.0
22	5,760	48.0	124	5,760	48.0	226	6,960	58.0	328	5,760	48.0
23	5,598	48.0	125	5,647	48.0	227	6,847	58.0	329	5,760	48.0
24	6,094	48.0	126	5,647	48.0	228	6,248	53.0	330	5,760	48.0
25	6,600	48.0	127	5,760	48.0	229	6,360	53.0	331	5,760	48.0
26	6,600	48.0	128	5,760	48.0	230	6,360	53.0	332	5,760	48.0
27	6,600	48.0	129	5,760	48.0	231	6,360	53.0	333	5,760	48.0
28	6,487	48.0	130	5,760	48.0	232	6,360	53.0	334	5,760	48.0
29	6,487	48.0	131	5,760	48.0	233	6,360	53.0	335	5,648	48.0
30	6,600	48.0	132	5,760	48.0	234	6,360	53.0	336	5,648	48.0
31	6,600	48.0	133	5,760	48.0	235	6,360	53.0	337	5,760	48.0
32	6,606	48.0	134	5,760	48.0	236	6,360	53.0	338	5,760	48.0
33	7,028	48.0	135	5,760	48.0	237	6,360	53.0	339	5,760	48.0
34	5,648	48.0	136	5,760	48.0	238	6,360	53.0	340	5,760	48.0
35	5,760	48.0	137	5,760	48.0	239	6,360	53.0	341	5,760	48.0
36	6,269	48.0	138	5,700	48.0	240	6,360	53.0	342	5,760	48.0
37	6,349	48.0	139	5,760	48.0	241	6,360	53.0	343	5,760	48.0
38	6,304	48.0	140	5,760	48.0	242	6,214	53.0	344	5,760	48.0
39	6,453	48.0	141	5,760	48.0	243	5,557	53.0	345	5,486	48.0
40	6,453	48.0	142	5,760	48.0	244	6,629	53.0	346	5,760	48.0
41	5,813	48.0	143	5,760	48.0	245	6,217	53.0	347	5,760	48.0
42	6,237	48.0	144	5,760	48.0	246	6,761	53.0	348	5,760	48.0
43	6,208	48.0	145	5,760	48.0	247	6,280	53.0	349	5,760	48.0
44	6,208	48.0	146	5,760	48.0	248	6,360	53.0	350	5,760	48.0
45	5,834	48.0	147	5,760	48.0	249	6,360	53.0	351	5,760	48.0
46	5,760	48.0	148	5,760	48.0	250	6,248	53.0	352	5,742	48.0
47	5,760	48.0	149	5,648	48.0	251	5,678	53.0	353	5,585	48.0
48	5,760	48.0	150	5,760	48.0	252	6,360	53.0	354	13,388	48.0
49	5,760	48.0	151	5,760	48.0	253	6,360	53.0	355	8,354	48.0
50	5,760	48.0	152	5,760	48.0	254	6,360	53.0	356	5,760	48.0
51	5,760	48.0	153	5,760	48.0	255	6,360	53.0	357	5,760	48.0
52	5,760	48.0	154	5,760	48.0	256	6,248	53.0	358	5,760	48.0
53	5,464	48.0	155	5,760	48.0	257	6,835	53.0	359	5,760	48.0
54	5,758	48.0	156	5,760	48.0	258	6,362	53.0	360	5,760	48.0
55	5,760	48.0	157	5,760	48.0	259	6,360	53.0	361	5,760	48.0
56	5,760	48.0	158	5,760	48.0	260	6,360	53.0	362	5,760	48.0
57	5,760	48.0	159	5,760	48.0	261	6,360	53.0	363	5,760	48.0
58	5,760	48.0	160	5,760	48.0	262	6,248	53.0	364	5,948	48.0
59	5,760	48.0	161	5,700	48.0	263	6,248	53.0	365	6,302	48.0
60	5,760	48.0	162	5,760	48.0	264	6,360	53.0	366	6,302	48.0
61	5,760	48.0	163	5,760	48.0	265	6,360	53.0	367	6,302	48.0
62	5,760	48.0	164	5,760	48.0	266	6,360	53.0	368	6,302	48.0
63	5,760	48.0	165	5,760	48.0	267	6,360	53.0	369	6,302	48.0
64	5,760	48.0	166	5,760	48.0	268	6,360	53.0	370	6,302	48.0
65	5,394	48.0	167	5,760	48.0	269	6,360	53.0	371	6,302	48.0
66	7,642	48.0	168	5,760	48.0	270	6,360	53.0	372	6,302	48.0
67	11,617	48.0	169	5,760	48.0	271	6,360	53.0	373	6,302	48.0
68	6,500	48.0	170	5,760	48.0	272	6,336	53.0	374	6,634	48.0
69	5,871	48.0	171	5,760	48.0	273	6,360	53.0	375	6,634	48.0
70	6,000	48.0	172	5,648	48.0	274	6,360	53.0	376	6,634	48.0
71	6,000	48.0	173	5,648	48.0	275	6,248	53.0	377	6,634	48.0
72	6,000	48.0	174	5,760	48.0	276	6,360	53.0	378	6,096	48.0
73	6,000	48.0	175	5,760	48.0	277	6,360	53.0	379	5,760	48.0
74	6,000	48.0	176	5,760	48.0	278	6,360	53.0	380	5,760	48.0
75	6,000	48.0	177	5,760	48.0	279	6,360	53.0	381	5,760	48.0
76	6,000	48.0	178	5,760	48.0	280	6,360	53.0	382	5,760	48.0
77	6,000	48.0	179	5,760	48.0	281	6,360	53.0	383	5,760	48.0
78	6,000	48.0	180	5,760	48.0	282	6,360	53.0	384	5,760	48.0
79	6,960	58.0	181	5,760	48.0	283	6,360	53.0	385	5,760	48.0
80	6,960	58.0	182	5,760	48.0	284	6,248	53.0	386	6,075	48.0
81	6,960	58.0	183	5,760	48.0	285	6,300	53.0	387	6,075	48.0
82	6,960	58.0	184	5,700	48.0	286	6,360	53.0	388	5,791	48.0
83	6,902	58.0	185	5,700	48.0	287	6,360	53.0	389	5,561	48.0
84	6,847	58.0	186	5,760	48.0	288	6,360	53.0	390	6,360	53.0
85	6,960	58.0	187	5,760	48.0	289	6,360	53.0	391	6,360	53.0
86	6,960	58.0	188	5,760	48.0	290	6,360	53.0	392	6,360	53.0
87	6,960	58.0	189	5,760	48.0	291	6,360	53.0	393	6,360	53.0
88	6,960	58.0	190	5,760	48.0	292	6,360	53.0	394	6,360	53.0
89	6,960	58.0	191	5,760	48.0	293	6,360	53.0	395	6,360	53.0
90	6,960	58.0	192	5,760	48.0	294	6,360	53.0	396	6,326	53.0
91	6,960	58.0	193	5,760	48.0	295	6,248	53.0	397	6,516	53.0
92	6,960	58.0	194	5,760	48.0	296	6,248	53.0	398	6,360	53.0
93	6,848	58.0	195	5,760	48.0	297	6,360	53.0	399	6,360	53.0
94	6,848	58.0	196	5,648	48.0	298	6,360	53.0	400	6,248	53.0
95	6,960	58.0	197	6,848	58.0	299	6,360	53.0	401	6,248	53.0
96	6,960	58.0	198	6,960	58.0	300	6,360	53.0	402	6,360	53.0
97	6,960	58.0	199	6,960	58.0	301	6,360	53.0	403	6,360	53.0
98	6,960	58.0	200	6,960	58.0	302	6,360	53.0	404	6,438	53.0
99	6,960	58.0	201	6,960	58.0	303	6,360	53.0	405	6,360	53.0
100	6,960	58.0	202	6,960	58.0	304	6,360	53.0	406	6,360	53.0
101	6,960	58.0	203	6,960	58.0	305	6,360	53.0	407	6,360	53.0
102	6,960	58.0	204	6,960	58.0	306	6,300	53.0	408	6,360	53.0

TRACT USE TABLE

TRACT NAME	AREA (AC.)	USE
TRACT A	29.218	EXISTING UTILITY EASMENTS, DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT B	0.054	LANDSCAPE/OPEN SPACE
TRACT C	0.054	LANDSCAPE/OPEN SPACE
TRACT D	0.046	LANDSCAPE/OPEN SPACE
TRACT E	9.337	EXISTING UTILITY EASMENTS, DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT F	3.367	DRAINAGE, LANDSCAPE/OPEN SPACE
TRACT G	0.978	DRAINAGE, LANDSCAPE/OPEN SPACE
TRACT H	6.055	DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT I	0.046	LANDSCAPE/OPEN SPACE
TRACT J	0.066	LANDSCAPE/OPEN SPACE
TRACT K	0.046	LANDSCAPE/OPEN SPACE
TRACT L	0.066	LANDSCAPE/OPEN SPACE
TRACT M	0.046	LANDSCAPE/OPEN SPACE
TRACT N	0.046	LANDSCAPE/OPEN SPACE
TRACT O	0.056	LANDSCAPE/OPEN SPACE
TRACT P	0.046	LANDSCAPE/OPEN SPACE
TRACT Q	0.056	LANDSCAPE/OPEN SPACE
TRACT R	0.046	LANDSCAPE/OPEN SPACE
TRACT S	0.066	LANDSCAPE/OPEN SPACE
TRACT T	0.046	LANDSCAPE/OPEN SPACE
TRACT U	0.046	LANDSCAPE/OPEN SPACE
TRACT V	0.023	LANDSCAPE/OPEN SPACE
TRACT W	0.043	LANDSCAPE/OPEN SPACE
TRACT X	2.597	DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT Y	0.046	LANDSCAPE/OPEN SPACE
TRACT Z	0.046	LANDSCAPE/OPEN SPACE
TRACT AA	0.046	LANDSCAPE/OPEN SPACE
TRACT BB	0.046	LANDSCAPE/OPEN SPACE
TRACT CC	0.046	LANDSCAPE/OPEN SPACE
TRACT DD	0.068	LANDSCAPE/OPEN SPACE
TRACT EE	0.046	LANDSCAPE/OPEN SPACE
TRACT FF	0.046	LANDSCAPE/OPEN SPACE
TRACT GG	0.14	LANDSCAPE/OPEN SPACE
TRACT HH	0.14	LANDSCAPE/OPEN SPACE
TRACT II	0.046	LANDSCAPE/OPEN SPACE
TRACT JJ	0.061	LANDSCAPE/OPEN SPACE
TRACT KK	0.061	LANDSCAPE/OPEN SPACE
TRACT LL	0.023	LANDSCAPE/OPEN SPACE
TRACT MM	0.043	LANDSCAPE/OPEN SPACE
TRACT NN	1.243	DRAINAGE, LANDSCAPE/OPEN SPACE, TRAIL
TRACT OO	0.046	LANDSCAPE/OPEN SPACE
TRACT PP	0.046	LANDSCAPE/OPEN SPACE
TRACT QQ	0.046	LANDSCAPE/OPEN SPACE
TRACT RR	3.689	DRAINAGE, LANDSCAPE/OPEN SPACE
TRACT SS	0.046	LANDSCAPE/OPEN SPACE
TRACT TT	0.023	LANDSCAPE/OPEN SPACE
TRACT UU	3.911	DRAINAGE, LANDSCAPE/OPEN SPACE
TRACT VV	0.118	PUBLIC LIFT STATION



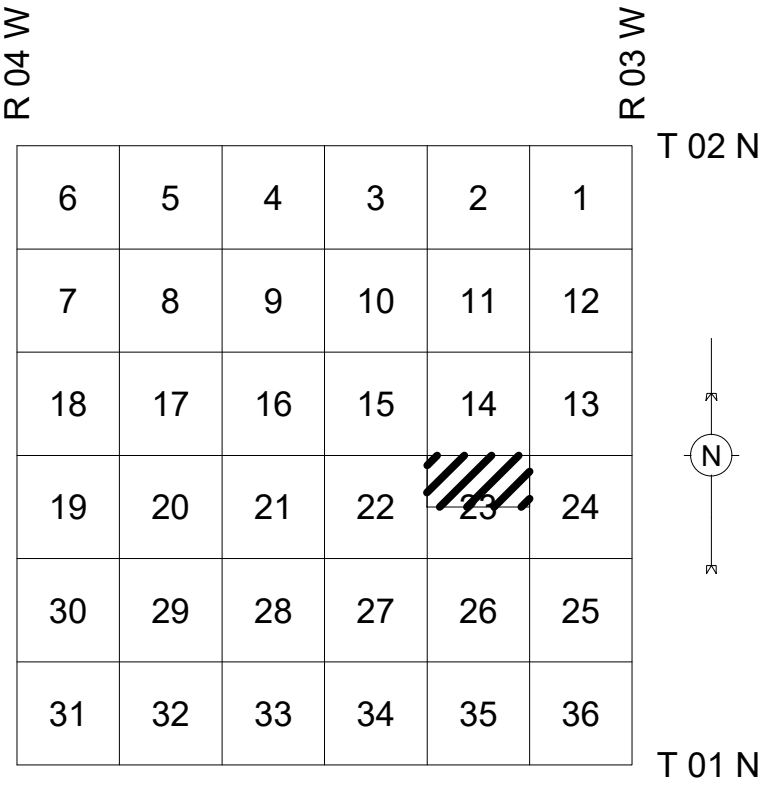
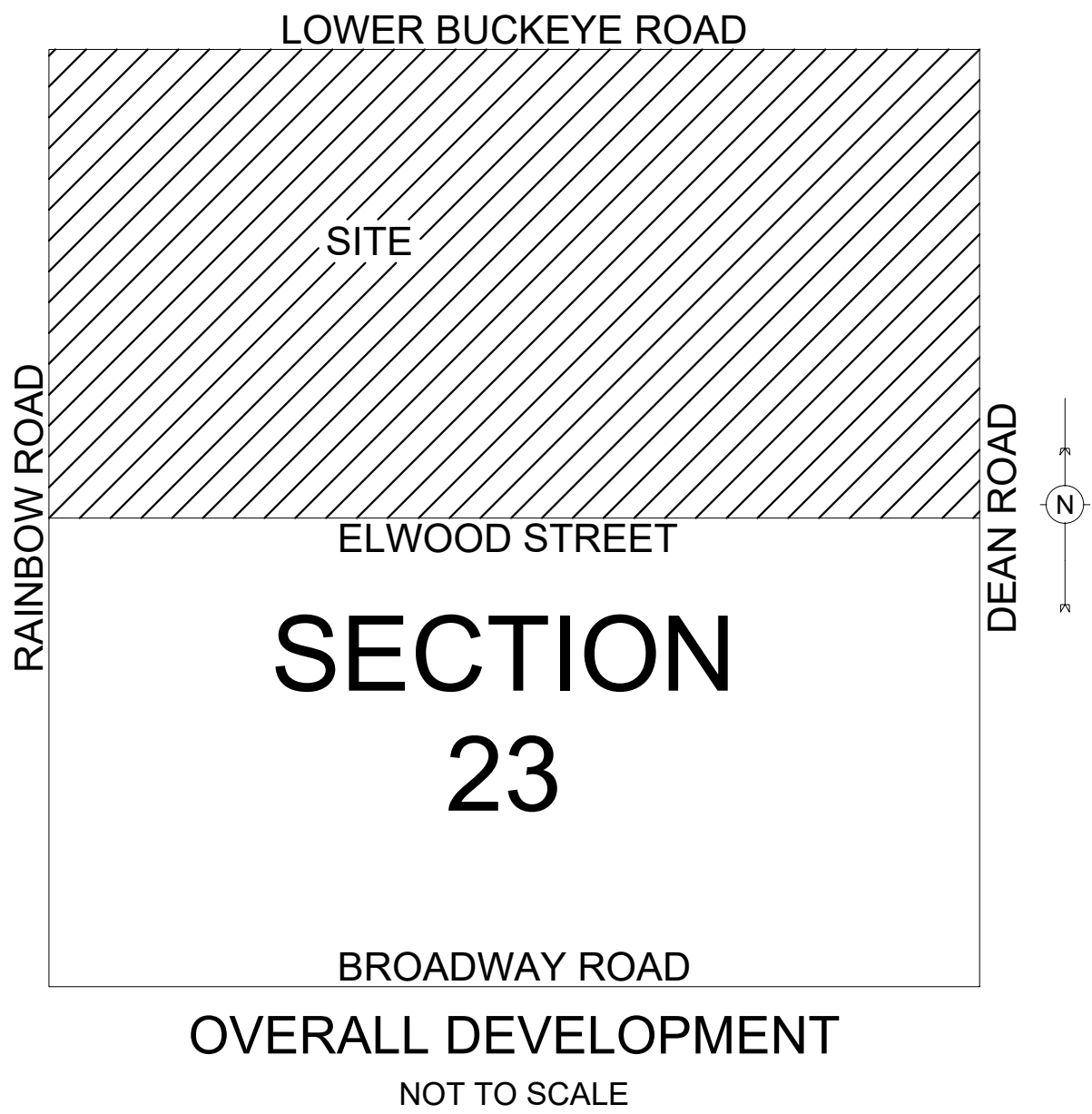
NOTE: THE INTERSECTION OF SUPERIOR AVENUE AND DEAN ROAD IS LOCATED AT THE 1/8 MILE MARK AND SHALL NOT BE FULL ACCESS.



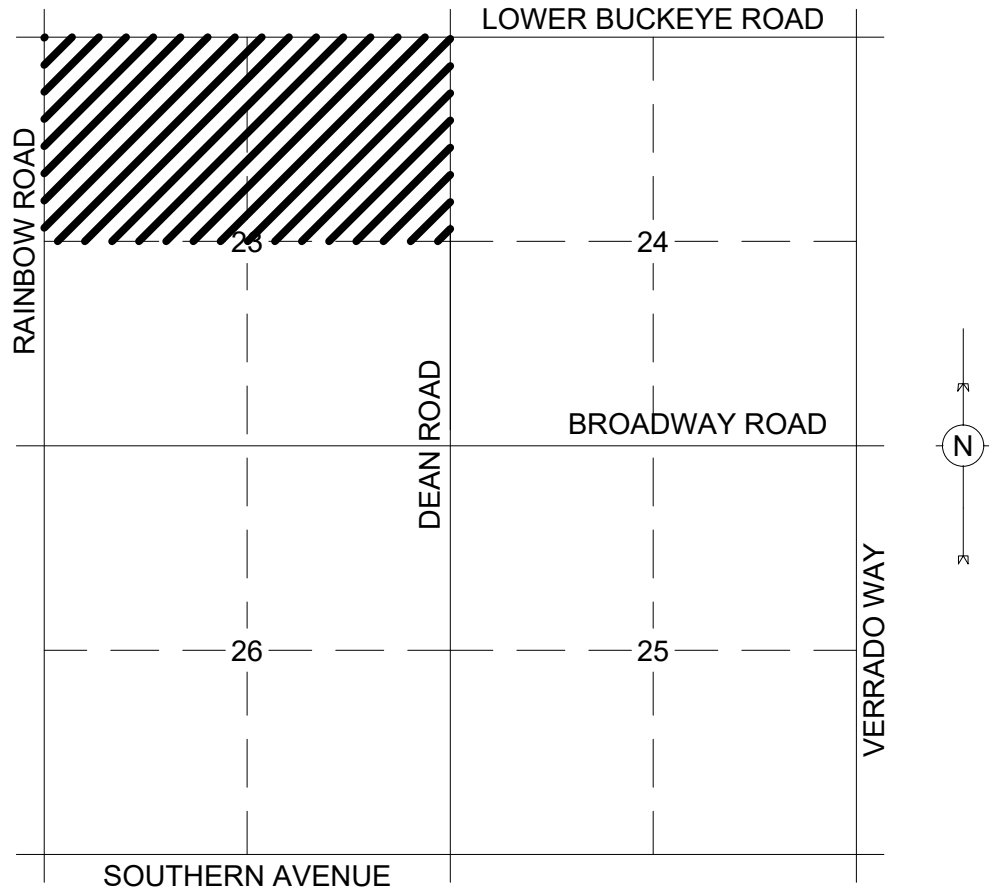
REVISIONS:			
1			
2			
3			
PLAN NAME			
LEGACY TRAILS PRELIMINARY PLAT ARTERIAL IMPROVEMENTS			
ENGINEER INFORMATION			
GOODWIN AND MARSHALL INC. CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS			
COB PERMITTING APPROVED SEAL		COB ENGINEERING APPROVED SEAL	
AS-BUILT SEAL		DESIGN SEAL	
		 Expires: 9/30/2021	
ORIGINAL PLAN DATE MAY 2020		LATEST REVISION DATE JULY 2021	
PROJECT NUMBER 10819A		SHEET NUMBER 21 of 21	
		SUBMITTAL: 4TH SUBMITTAL	
		COB PLAN TRACKING # PLZS 20 00053	
		COB PERMIT #	

PRELIMINARY PLAT LANDSCAPE PLANS FOR LEGACY TRAILS

A PORTION OF THE NORTH HALF OF SECTION 23,
TOWNSHIP 01 NORTH, RANGE 03 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.
BUCKEYE, ARIZONA



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
04013C	2120	L	10-16-2013	X	

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.

GENERAL PERMITTING NOTES

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF BUCKEYE DESIGN STANDARDS. IF THERE IS A CONFLICT, THE CITY OF BUCKEYE STANDARDS WILL GOVERN.
- THE APPROVAL OF THE PLANS IS VALID FOR ONE (1) YEAR FROM THE DATE OF THE CITY ENGINEER'S SIGNATURE. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN ONE (1) YEAR, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- A CITY OF BUCKEYE INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF BUCKEYE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY THE CITY 24 HOURS PRIOR TO THE INSPECTION BY CALLING (623) 349-6248.
- CITY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A CITY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER ALL FEES HAVE BEEN PAID AND THE PERMIT HAS AN APPROVED MARICOPA COUNTY ENVIRONMENTAL SERVICES DUST PERMIT AND AN APPROVED STORM WATER POLLUTION PREVENTION PLAN ATTACHED. THE SWPPP SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- COPIES OF ALL PERMITS AND MOST RECENT APPROVED PLANS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS AND PLANS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL PROPER PERMIT DOCUMENTATION AND/OR PLANS ARE OBTAINED. ALL OF THESE REQUIREMENTS APPLY TO ONSITE GRADING AND IMPROVEMENT PLANS.

UTILITY COMPANIES

DATE SUBMITTED

ELECTRIC	ARIZONA PUBLIC SERVICE	00/00/2012
TELEPHONE	CENTURY LINKS	00/00/2012
CATV	COX COMMUNICATIONS	00/00/2012
WATER	CITY OF BUCKEYE	00/00/2012
SEWER	CITY OF BUCKEYE	00/00/2012
GAS	SOUTHWEST GAS	00/00/2012

STORM WATER DRAINAGE CERTIFICATE

- THE DEVELOPMENT WILL PROVIDE FOR ON-SITE RETENTION FOR THE RUNOFF FROM A 100-YEAR 2-HOUR STORM.
- ALL FLOWS FROM THE 10-YEAR STORM WILL BE CONTAINED WITHIN THE STREET (FROM CURB TO CURB).
- ALL STORM WATER RETENTION WILL BE DRAINED WITHIN 36-HOURS. IF BASINS DO NOT DRAIN WITHIN 36-HOURS, DEVELOPER/OWNER SHALL ENACT MEASURES TO CORRECT.
- ALL DRAINAGE DESIGN WILL COMPLY WITH THE CITY OF BUCKEYE CURRENT GRADING AND DRAINAGE DESIGN STANDARDS.
- FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 14-INCHES ABOVE THE OUTFALL TOP OF CURB ELEVATION AND 12-INCHES ABOVE THE COMPUTED 100-YEAR WATER ELEVATIONS AND 1-FOOT ABOVE THE EMERGENCY OUTFALL ELEVATIONS AT ANY ADJACENT RETENTION BASIN, WHICH EVER IS GREATER.
- ALL RETENTION BASINS SHALL HAVE A MINIMUM OF 1-FOOT OF FREEBOARD.

BY: _____
REGISTERED CIVIL ENGINEER DATE
(REQUIRED ON GRADING AND DRAINAGE PLANS)

OWNER

JEN ARIZONA 39 LLC
CONTACT: MIKE CRONIN
2222 W. PINNACLE PEAK ROAD, SUITE
140 PHOENIX, AZ 85027 602-218-7285
MCRONIN@TERRAWESTAZ.COM

DEVELOPER

JEN ARIZONA 39 LLC
CONTACT: MIKE CRONIN
2222 W. PINNACLE PEAK ROAD, SUITE
140 PHOENIX, AZ 85027 602-218-7285
MCRONIN@TERRAWESTAZ.COM

LANDSCAPE ARCHITECT

RVI PLANNING & LANDSCAPE
ARCHITECTURE
CONTACT: KATIE LABELLE
120 S. ASH AVENUE
TEMPE, AZ 85281
480-994-0994
KLABELLE@RVIPLANNING.COM

SHEET INDEX

C-0	COVER SHEET
L-0	ILLUSTRATIVE MASTERPLAN
L-1 - L-3	PRELIMINARY PLANTING PLANS
L-4	WALL DETAIL
L-5	PRELIMINARY LIGHTING PLAN

BASIS OF BEARING

N00°14'58"W ALONG THE MONUMENT LINE OF
RAINBOW ROAD AS MEASURED BETWEEN
MONUMENTS NUMBERED 7 AND 1

BENCH MARK

MCDOT P# 50577-2M
WEST QUARTER CORNER SECTION 23, T1N, R3W
MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE
ELEVATION= 981.35' (NAVD 88 DATUM)

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS - BUILT" INFORMATION SHOWN
HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS
CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND
BELIEF.

ARIZONA REGISTERED LAND SURVEYOR DATE

ARIZONA REGISTRATION NUMBER

TELEPHONE NUMBER

LANDSCAPE ARCHITECT	BRITTANY GEIST, PLA	PROJECT COORDINATOR	KATIE LABELLE	CHECKED	BAG	CHECKED	
				DRAFTED	KLL		
DESIGN LAYOUT	KLL	FIELD SURVEY					DRAWING SCALES
PLAN TYPE	PRELIMINARY PLAT LANDSCAPE PLANS		LANDSCAPE ARCHITECT INFORMATION				
PROJECT:	LEGACY TRAILS		COB PROJECT PLAN STICKER				
REVISIONS:							
1							
2							
3							
COB PERMITTING APPROVED SEAL		COB ENGINEERING APPROVED SEAL		SUBMITTAL: 4th SUBMITTAL			
AS-BUILT SEAL		DESIGN SEAL		NOT FOR CONSTRUCTION			
ORIGINAL PLAN DATE 05/12/2020		LATEST REVISION DATE 07/29/2021		COB PLAN TRACKING # ENG-20-			
PROJECT NUMBER 19004448		SHEET NUMBER 01 of 07		COB PERMIT # PLZ# 20-00053			



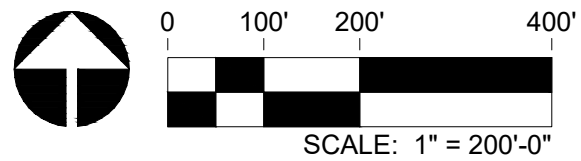


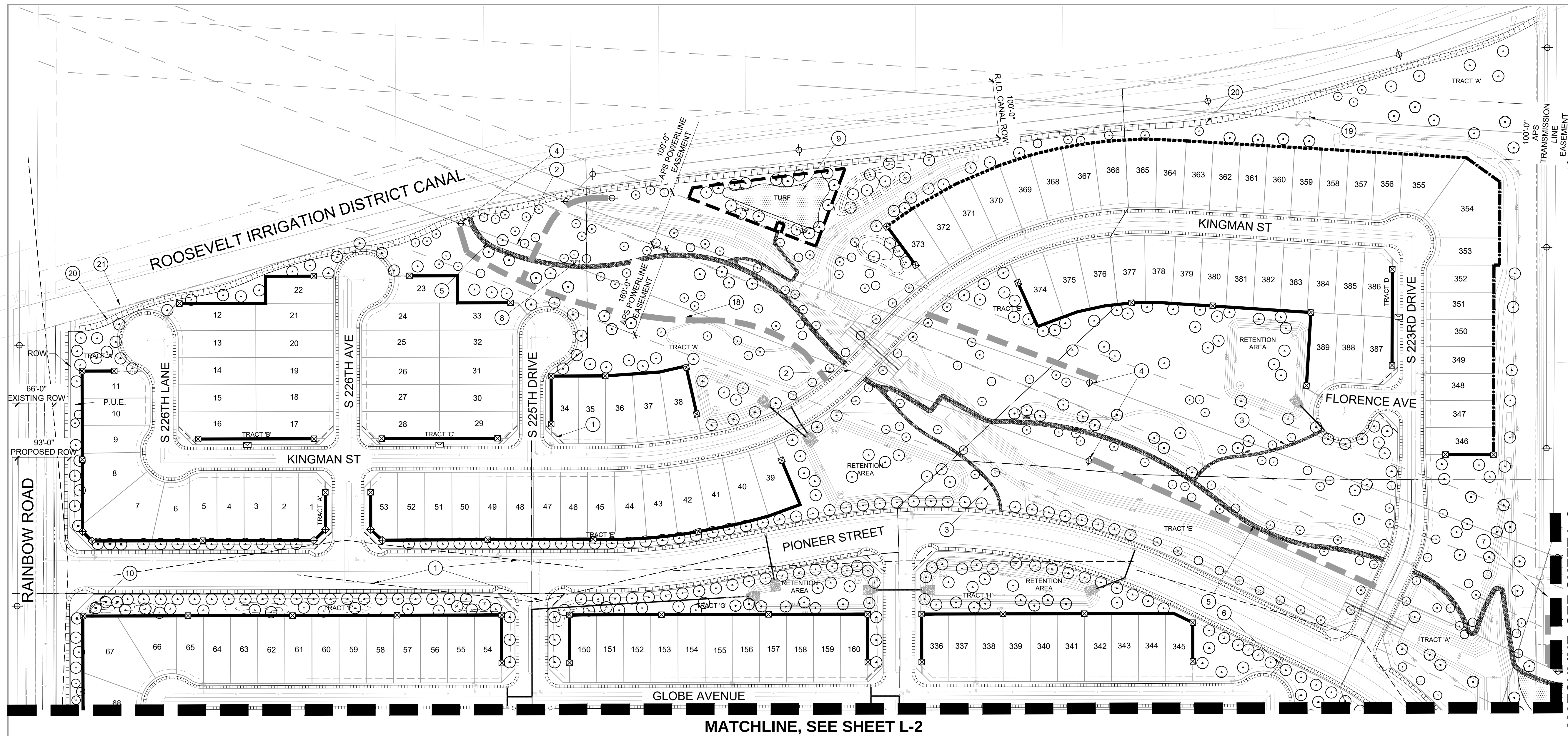
SITE DATA

48'X120' LOTS	322 UNITS
53'X120' LOTS	222 UNITS
58' x 120' LOTS	66 UNITS
TOTAL UNITS	610 UNITS

GROSS AREA	199.35 AC
ARTERIAL R/W	8.74 AC
TOTAL NET AREA	190.61 AC

REVISIONS	
PLAN NAME	
L-0	
LEGACY TRAILS ILLUSTRATIVE MASTERPLAN	
LANDSCAPE ARCHITECT INFORMATION	
Rvi	
120 S. Ash Avenue Tempe, Arizona 85281 Tel: 480.384.0594 www.rviplanning.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
NOT FOR CONSTRUCTION	
ORIGINAL PLAN DATE	LATEST REVISION DATE
PROJECT NUMBER	SHEET NUMBER
05/12/2020	07/29/2021
19004448	02 of 07
COB PLAN TRACKING #	ENG-20-
COB PERMIT #	PLZ# 20-00053
SUBMITTAL: 4th CITY SUBMITTAL	





NOTE:

- All plants and turf grass shall be watered by an efficient drip and sprinkler system.
- All non-turf areas will receive a minimum 2" depth of decomposed granite.
- All earthwork will be done to drain away from sidewalks, structures, and will not impede natural drainage easements.
- Amenities layout may change due to final grading changes. Plant types and quantities shall conform to the city of buckeye landscape ordinance:
5% of trees will be 48" box
35% of trees will be 36" box
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*a 15 gallon tree can take the place of a 24" box tree in areas that do not have high pedestrian activity and are located at least 120 feet away from back of curb
- Maintenance of all common areas, tracts and landscaping in all rights-of-ways on local, arterial and collector roadways is the responsibility of the home owner's association.
- Tree canopies overhanging in the easement or triangles, or within public right-of-way shall be kept trimmed to a height of no less than 7'; if tree canopies overhang the roadway, trim the trees to no less than 18' above the roadway. To be maintained by HOA.
- All trees in right-of-way shall be planted with root barriers to protect public hardscape, root barriers are required on the right-of-way side of any tree adjacent to the sidewalk, roadway or lot line.
- Visibility restrictions: any object, wall, structure, mound or landscaping over 24" in height is not allowed within sight visibility triangles or easements. Landscaping within the public right-of-way shall be a maximum height of 2'.
- Fire hydrant note: trees /shrubs are not to be installed within 6' of any fire hydrant
- Boulder note: no boulders are to be installed in the pue, row or within 6' of the back of curb
- Drainage restriction note: no structure or vegetation of any kind that would impede the flow of storm water may be constructed, planted, or allowed to grow within drainage easements or drainage conveyance ways

LEGEND

- Theme wall, refer to detail 3 / L-4
- Partial view wall, refer to detail 5 / L-4
- 100% view fence, refer to detail 4 / L-4
- Builder wall, refer to detail 6 / L-4
- Theme wall column, refer to detail 3 / L-4
- Mailbox location. Mailbox to be accessible from sidewalk. Locations to be approved by usps.

KEYNOTES

- Visibility Easement / Triangle, Typ., no material may exceed 24" in height
- Existing overhead powerline
- 5' compacted and stabilized DG trail
- Existing power pole
- 8' compacted and stabilized DG trail
- 5' concrete trail, typ.
- R.I.D. well
- Bench and trash, typ.
- Fenced dog park with turf
- Secondary entry monument, see detail 2 / L-4
- Main entry monument with sign wall, see detail 1 / L-4
- Berming, typ.
- Low accent walls
- Concrete header, typ.
- Play structure
- Artificial turf
- Shade ramada
- APS access
- Transmission Tower
- 10' concrete multi-use trail
- 10' APS clear access zone to power poles
- Lift station site
- Swingset
- Climbing play structure
- Sunken seating area with specimen tree
- Pickle ball
- Basketball
- Boulder climbing structure
- Circular overhead trellis
- Paver / artificial turf 'labyrinth'

LANDSCAPE PALETTE

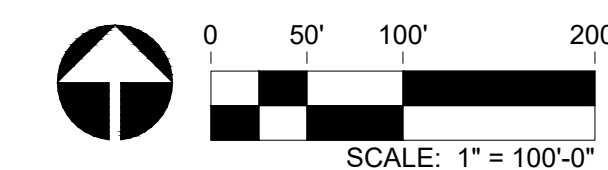
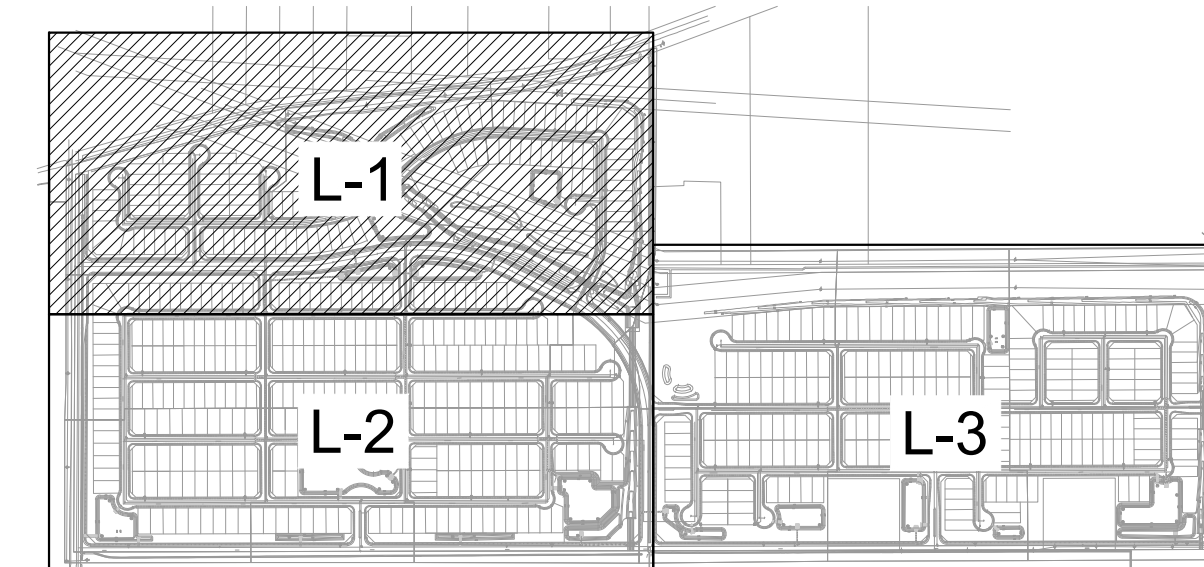
TREES	BOTANICAL / COMMON NAME	SIZE
⊙	Acacia aneura Mulga	15 gal, 24" box, 36" box, 48" box
⊙	Acacia aneura Mulga	15 gal, 24" box, 36" box, 48" box
⊙	Caesalpinia cacalaco 'Smoothie' Cascalote	15 gal, 24" box, 36" box, 48" box
⊙	Caesalpinia cacalaco 'Smoothie' Cascalote	15 gal, 24" box, 36" box, 48" box
⊙	Chilopsis linearis Desert Willow	15 gal, 24" box, 36" box, 48" box
⊙	Chilopsis linearis Desert Willow	15 gal, 24" box, 36" box, 48" box
⊙	Olneya tesota Desert Ironwood	15 gal, 24" box, 36" box, 48" box
⊙	Olneya tesota Desert Ironwood	15 gal, 24" box, 36" box, 48" box
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⊙	Parkinsonia florida Palo Verde	15 gal, 24" box, 36" box, 48" box

⊙	Parkinsonia florida Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis glandulosa 'Maverick' Thornless Honey Mesquite	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis glandulosa 'Maverick' Thornless Honey Mesquite	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis x 'Phoenix' Thornless Hybrid Mesquite	15 gal, 24" box, 36" box, 48" box
⊙	Prosopis x 'Phoenix' Thornless Hybrid Mesquite	15 gal, 24" box, 36" box, 48" box
GROUND COVER		SIZE
⊙	Acacia redolens 'Desert Carpet' TM Desert Carpet Bank Catclaw	1 gal
⊙	Dalea capitata 'Sierra Gold' TM Sierra Gold Dalea	1 gal
⊙	Dalea greggii Trailing Indigo Bush	5 gal.
⊙	Portulacaria afra minima Dwarf Elephant Food	5 gal.

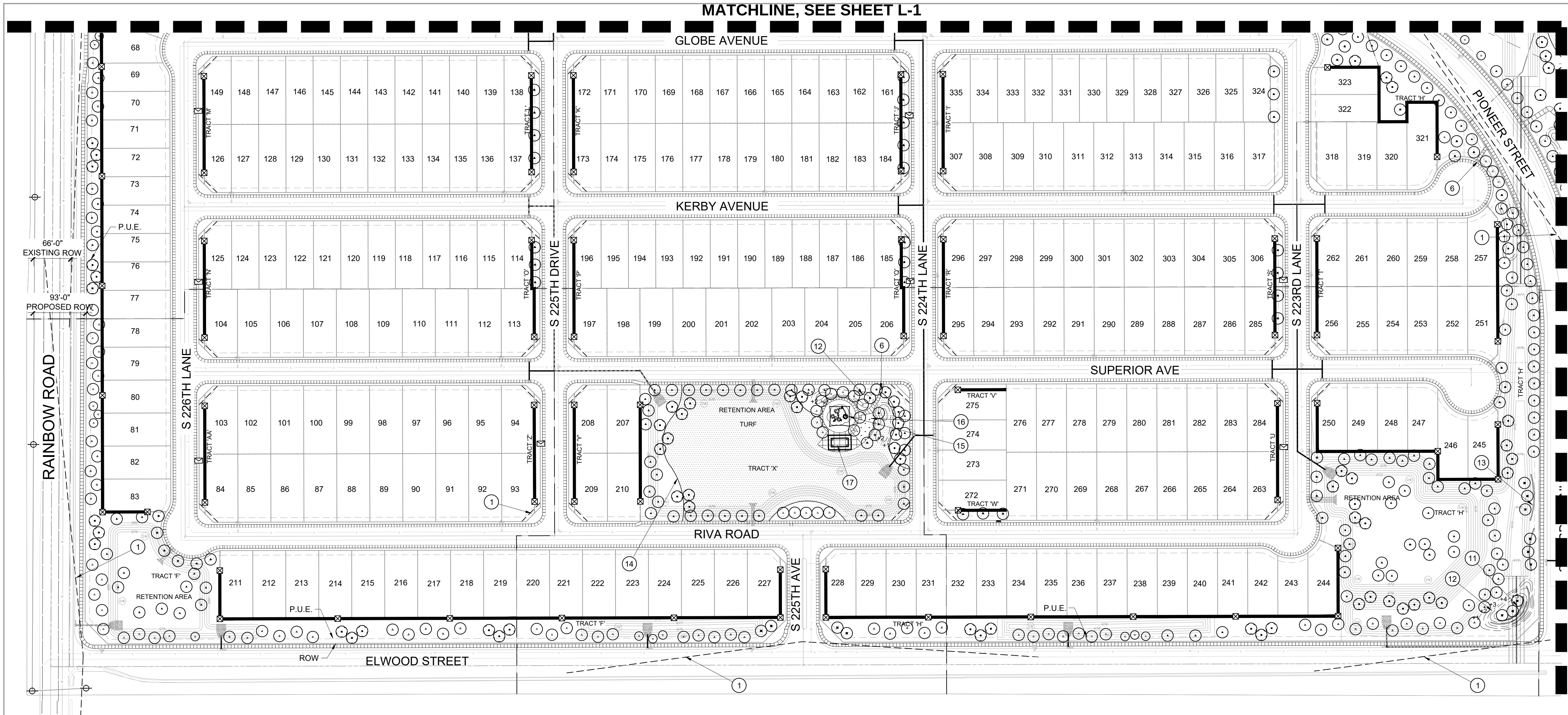
SHRUBS & ACCENTS	SIZE
Agave desmettiana Smooth Agave	5 gal
Agave geminiflora Twin Flowered Agave	5 gal
Bouteloua gracilis 'Blonde Ambition' Blue Grama	5 gal
Caesalpinia pulcherrima Red Bird of Paradise	5 gal
Calliandra eriophylla Pink Fairy Duster	5 gal
Dasyliroton wheeleri Grey Desert Spoon	5 gal
Encella farinosa Brittle Bush	5 gal.
Ericameria laricifolia Turpentine Bush	5 gal.
Hesperaloe parviflora 'Brakelights' Red Yucca	5 gal
Larrea tridentata Creosote Bush	5 gal.
Leucophyllum langmaniae 'Rio Bravo' Texas Ranger	5 gal.
Leucophyllum zygomphylum 'Cimarron' Blue Ranger	5 gal.
Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 gal
Opuntia santa-rita 'Tubac' Santa Rita Pricklypear	5 gal
Simmondsia chinensis Jojoba	5 gal.

GRAVEL	BOTANICAL / COMMON NAME	SIZE
	Decomposed Granite Color: Mahogany	1/2" SCREENED
	Stabilized Decomposed Granite Trail Color: Mahogany	1/4" MINUS
MISCELLANEOUS	BOTANICAL / COMMON NAME	SIZE
	Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	SOD

KEY MAP



REVISIONS 		PLAN NAME L-1 LEGACY TRAILS PLANTING PLAN	
LANDSCAPE ARCHITECT INFORMATION Rvi 120 S. Ash Avenue Tempe, Arizona 85281 Tel: 480.384.0994 www.rviplanning.com		SUBMITTAL 4th CITY SUBMITTAL	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	NOT FOR CONSTRUCTION	
AS-BUILT SEAL	DESIGN SEAL		
ORIGINAL PLAN DATE 05/12/2020		LATEST REVISION DATE 07/29/2021	
PROJECT NUMBER: 19004448		SHEET NUMBER 03 of 07	
COB PLAN TRACKING # ENG-20-		COB PERMIT # PLZ# 20-0053	



- NOTE:**
- All plants and turf grass shall be watered by an efficient drip and sprinkler system.
 - All non-turf areas will receive a minimum 2" depth of decomposed granite.
 - All earthwork will be done to drain away from sidewalks, structures, and will not impede natural drainage easements.
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 - All trees in right-of-way shall be planted with root barriers to protect public hardscape, root barriers are required on the right-of-way side of any tree adjacent to the sidewalk, roadway or lot line.
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- LEGEND**
- Therme wall, refer to detail 3 / L-4
 - Partial view wall, refer to detail 5 / L-4
 - 100% view fence, refer to detail 4 / L-4
 - Builder wall, refer to detail 6 / L-4
 - Therme wall column, refer to detail 3 / L-4
 - Mailbox location. Mailbox to be accessible from sidewalk. Locations to be approved by usps.

- KEYNOTES**
- | | | | |
|----|--|----|--|
| 1 | Visibility Easement / Triangle, Typ., no material may exceed 24" in height | 16 | Artificial turf |
| 2 | Existing overhead powerline | 17 | Shade ramada |
| 3 | 5' compacted and stabilized DG trail | 18 | APS access |
| 4 | Existing power pole | 19 | Transmission Tower |
| 5 | 8' compacted and stabilized DG trail | 20 | 10' concrete multi-use trail |
| 6 | 5' concrete trail, typ. | 21 | 10' APS clear access zone to power poles |
| 7 | R.I.D. well | 22 | Lift station site |
| 8 | Bench and trash, typ. | 23 | Swingset |
| 9 | Fenced dog park with turf | 24 | Climbing play structure |
| 10 | Secondary entry monument, see detail 2 / L-4 | 25 | Sunken seating area with specimen tree |
| 11 | Main entry monument with sign wall, see detail 1 / L-4 | 26 | Pickle ball |
| 12 | Berming, typ. | 27 | Basketball |
| 13 | Low accent walls | 28 | Boulder climbing structurer |
| 14 | Concrete header, typ. | 29 | Circular overhead trellis |
| 15 | Play structure | 30 | Paver / artificial turf 'labyrinth' |

LANDSCAPE PALETTE

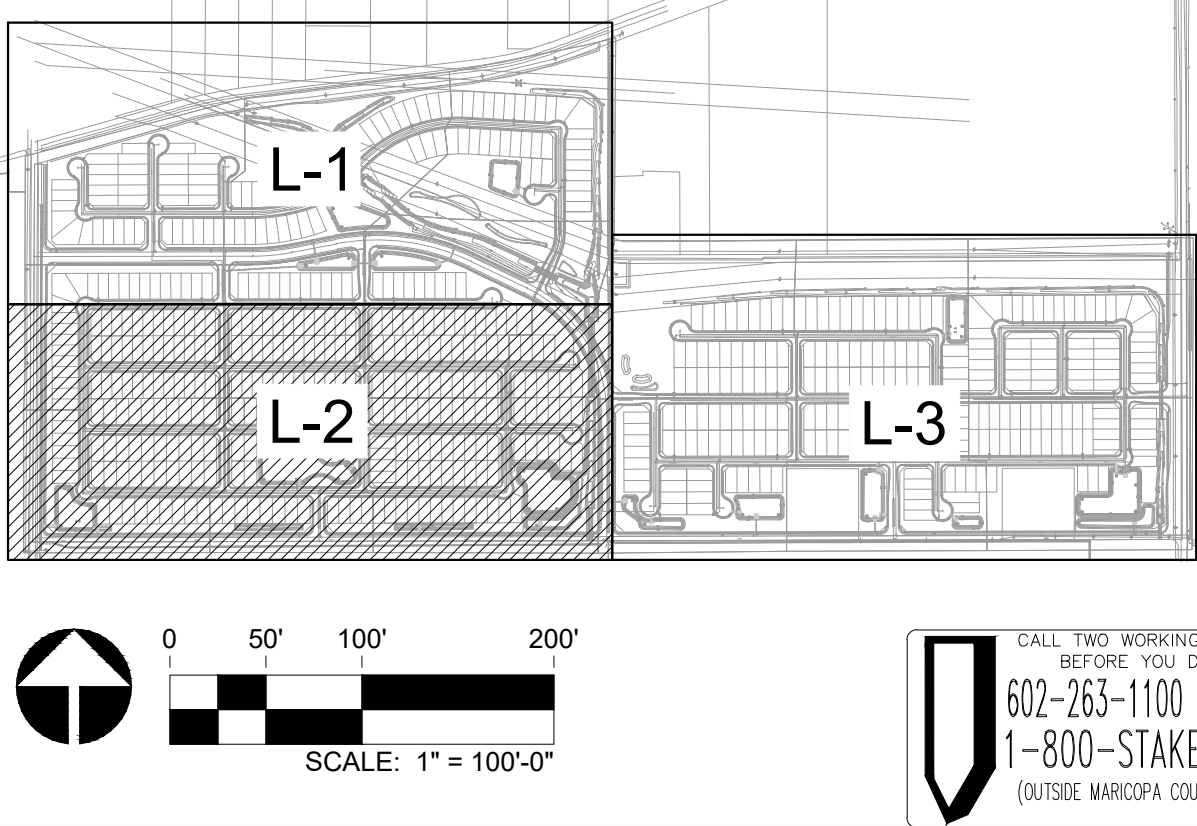
TREES	BOTANICAL / COMMON NAME	SIZE
⊙	Acacia aneura Mulga	15 gal, 24" box, 36" box, 48" box
⊙	Acacia aneura Mulga	15 gal, 24" box, 36" box, 48" box
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GRAVEL	BOTANICAL / COMMON NAME	SIZE
	Decomposed Granite Color: Mahogany	1/2" SCREENED
	Stabilized Decomposed Granite Trail Color: Mahogany	1/4" MINUS
MISCELLANEOUS	BOTANICAL / COMMON NAME	SIZE
	Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	SOD

KEY MAP



REVISIONS

⚠	
⚠	
⚠	

PLAN NAME

L-2

LEGACY TRAILS

PLANTING PLAN

LANDSCAPE ARCHITECT INFORMATION

Rvi

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.384.0594
www.rviplanning.com

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

ORIGINAL PLAN DATE: 05/12/2020

LATEST REVISION DATE: 07/29/2021

PROJECT NUMBER: 19004448

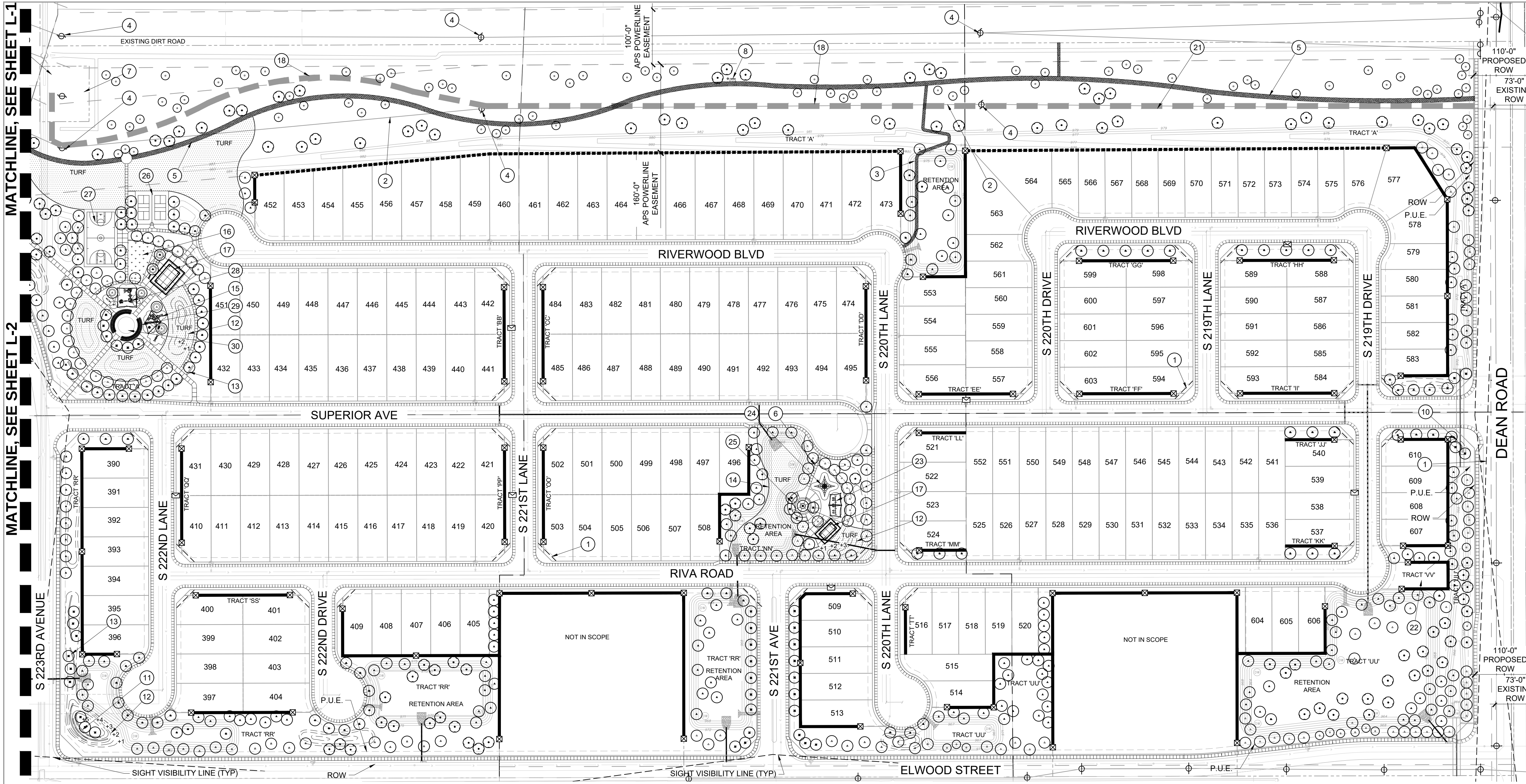
SHEET NUMBER: 04 of 07

4th CITY SUBMITTAL

ENG-20-

PLZ# 20-0053

NOT FOR CONSTRUCTION



- NOTE:**
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 - Existing power pole
 - 8' compacted and stabilized DG trail
 - 5' concrete trail, typ.
 - R.I.D. well
 - Bench and trash, typ.
 - Fenced dog park with turf
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 - Berming, typ.
 - Low accent walls
 - Concrete header, typ.
 - Play structure
 - Artificial turf
 - Shade ramada
 - APS access
 - Transmission Tower
 - 10' concrete multi-use trail
 - 10' APS clear access zone to power poles
 - Lift station site
 - Swingset
 - Climbing play structure
 - Sunken seating area with specimen tree
 - Pickle ball
 - Basketball
 - Boulder climbing structure
 - Circular overhead trellis
 - Paver / artificial turf 'babyrinth'

LANDSCAPE PALETTE

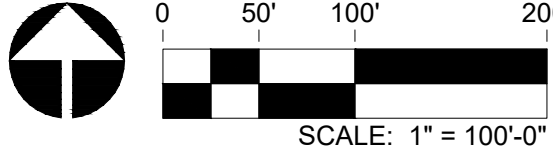
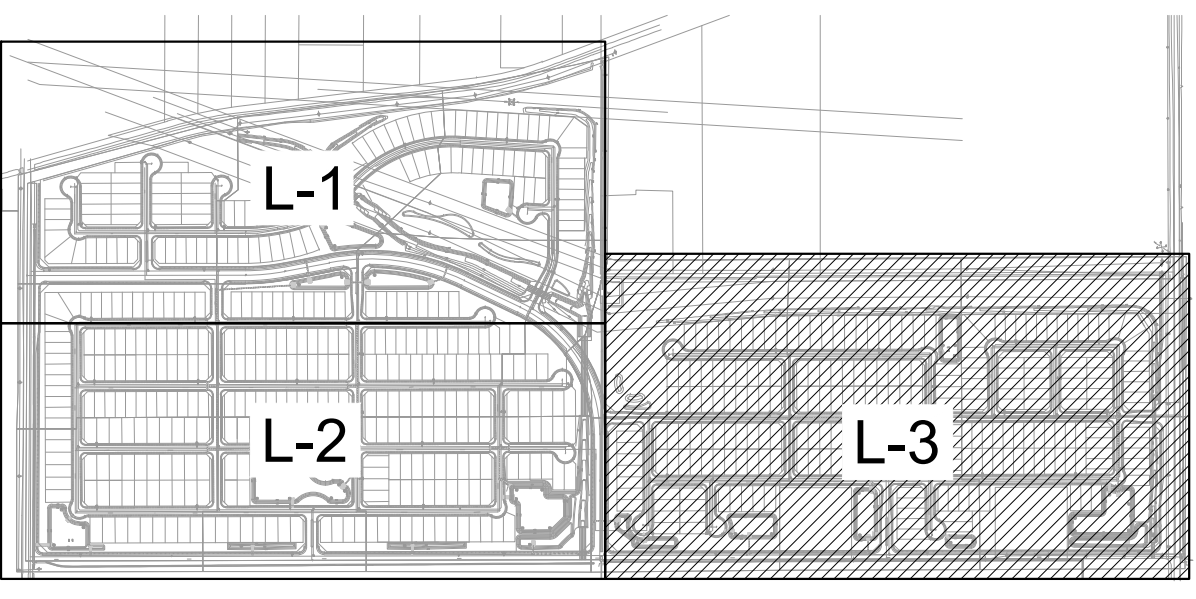
TREES	BOTANICAL / COMMON NAME	SIZE
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⊙	Acacia redolens 'Desert Carpet' TM Desert Carpet Bank Catclaw	1 gal
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GRAVEL	BOTANICAL / COMMON NAME	SIZE
	Decomposed Granite Color: Mahogany	1/2" SCREENED
	Stabilized Decomposed Granite Trail Color: Mahogany	1/4" MINUS
MISCELLANEOUS	BOTANICAL / COMMON NAME	SIZE
	Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	SOD

KEY MAP



CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REVISIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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PLAN NAME

L-3 **LEGACY TRAILS**
PLANTING PLAN

LANDSCAPE ARCHITECT INFORMATION

Rvi

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.894.0994
www.rviplanning.com

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

NOT FOR CONSTRUCTION

ORIGINAL PLAN DATE
05/12/2020

LATEST REVISION DATE
07/29/2021

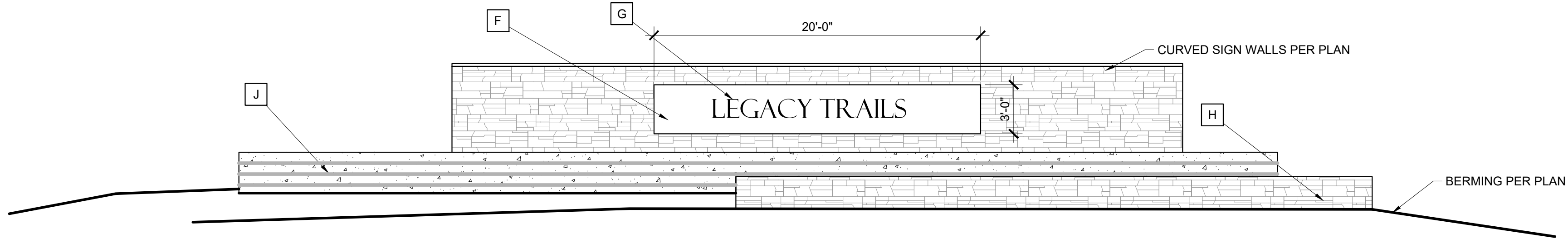
PROJECT NUMBER:
19004448

SHEET NUMBER
05 of 07

SUBMITTAL:
4th CITY SUBMITTAL

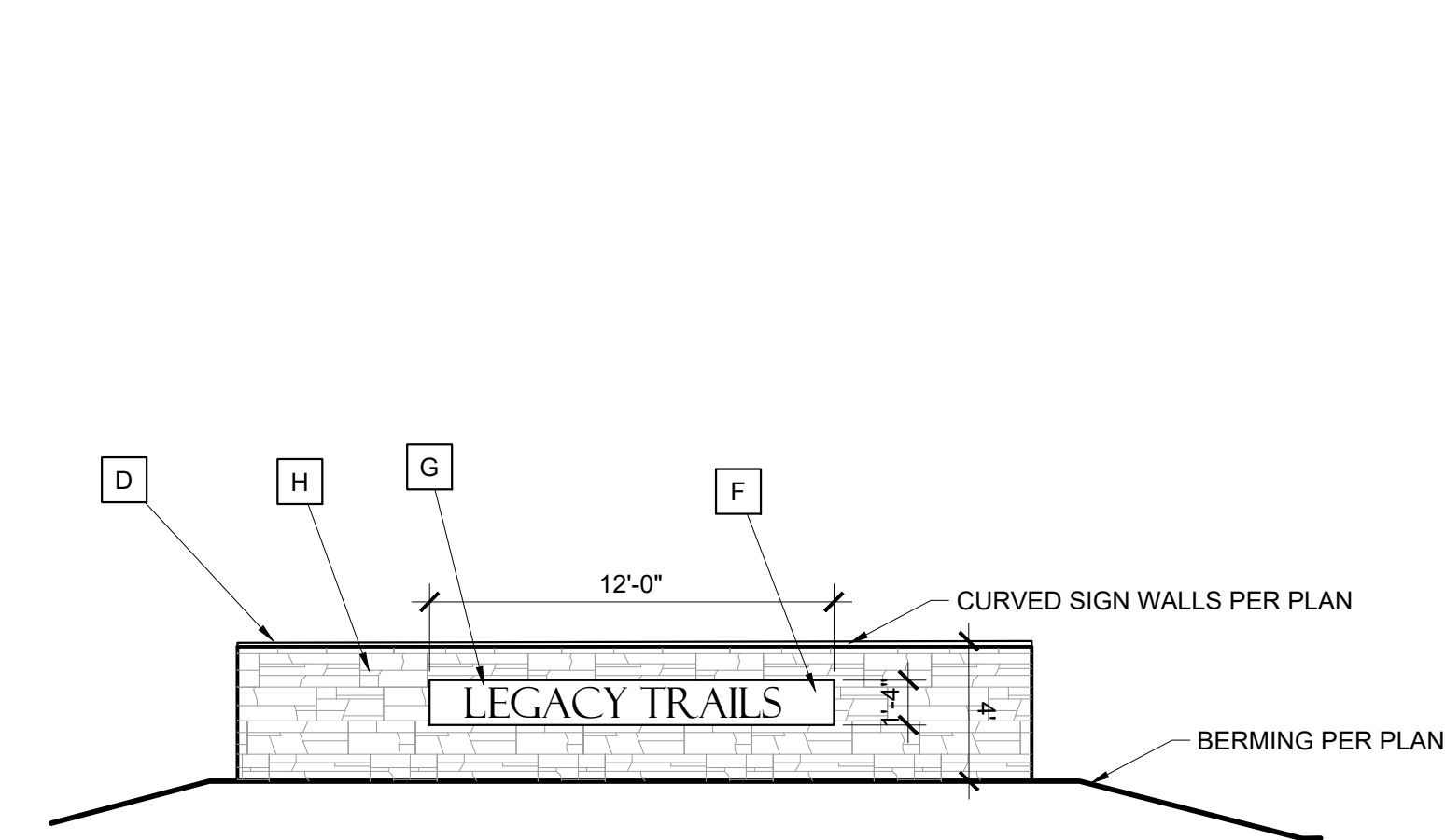
COB PLAN TRACKING #
ENG-20-

COB PERMIT #
PLZ# 20-0053



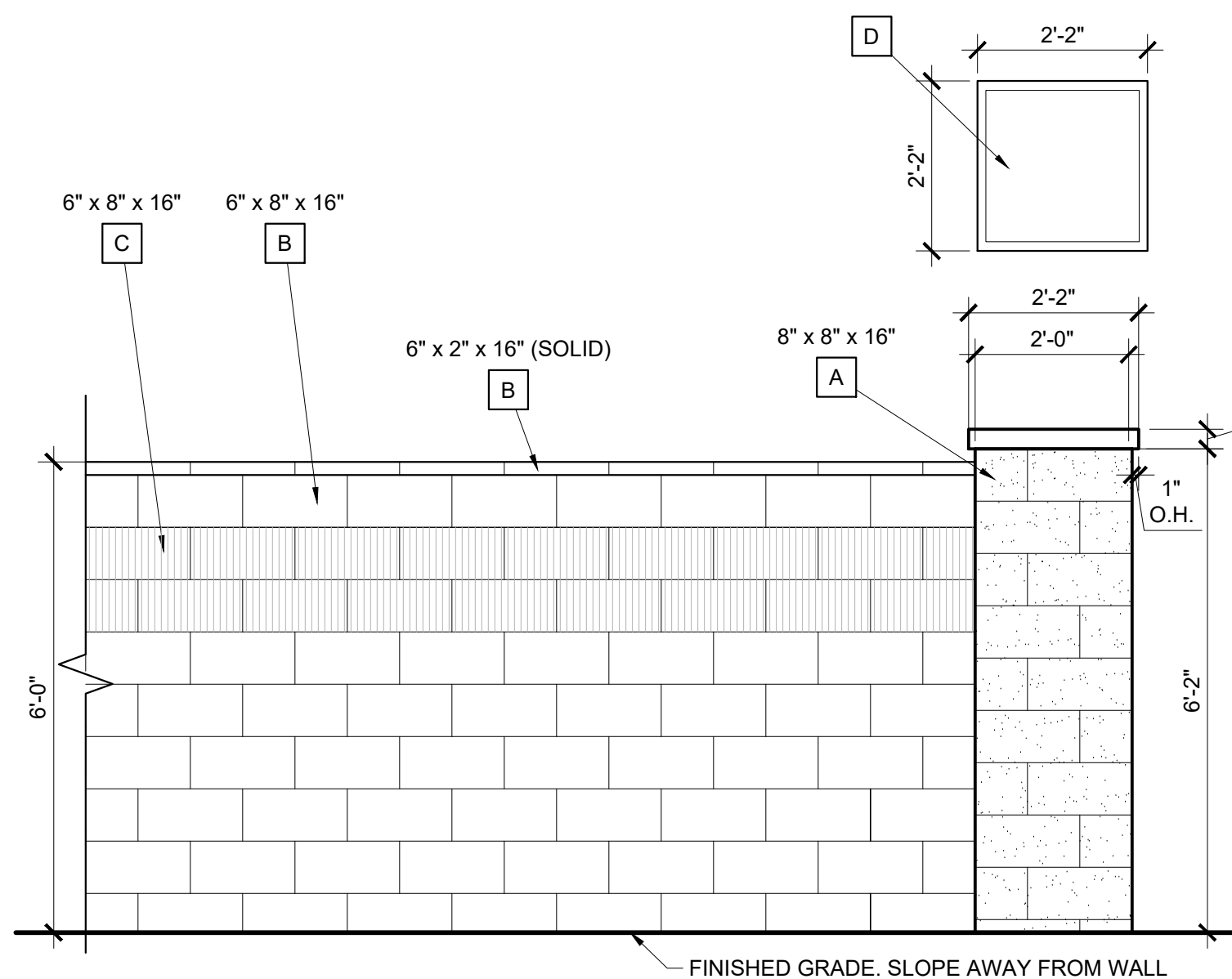
1 Primary Entry Sign Elevation

SCALE: 3/16" = 1'-0"



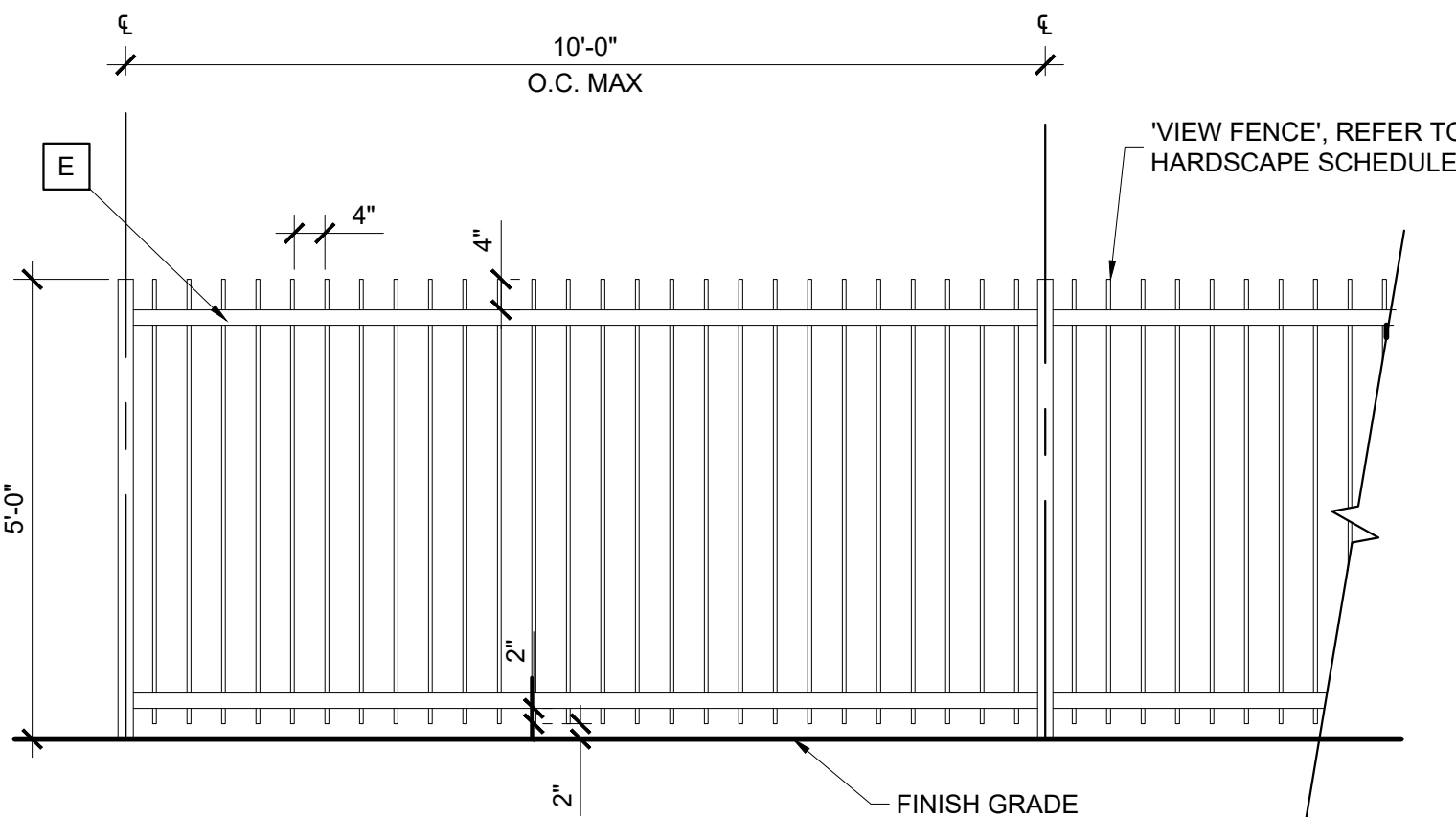
2 Secondary Entry Sign Elevation

SCALE: 3/16" = 1'-0"



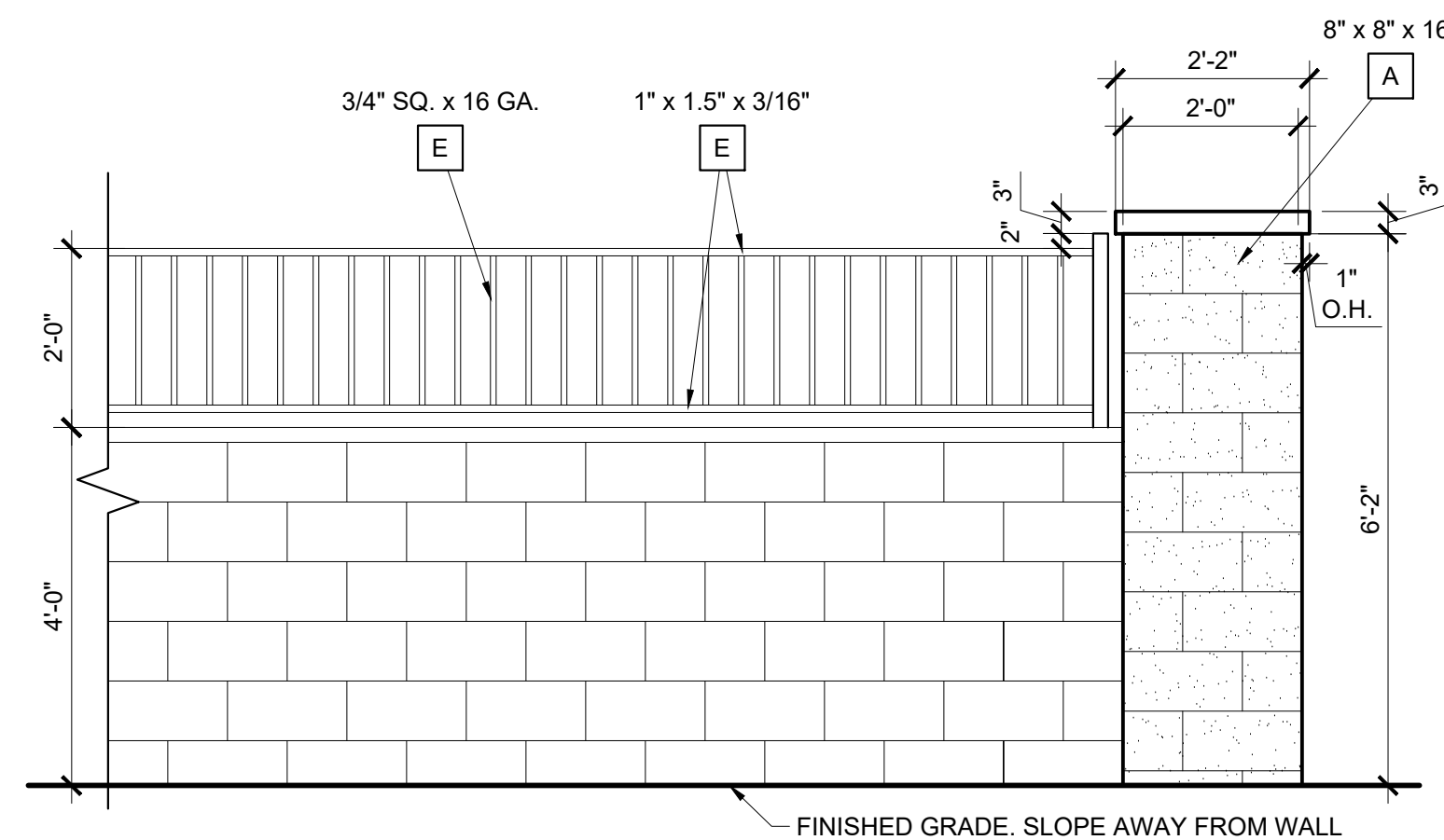
3 Theme Wall

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



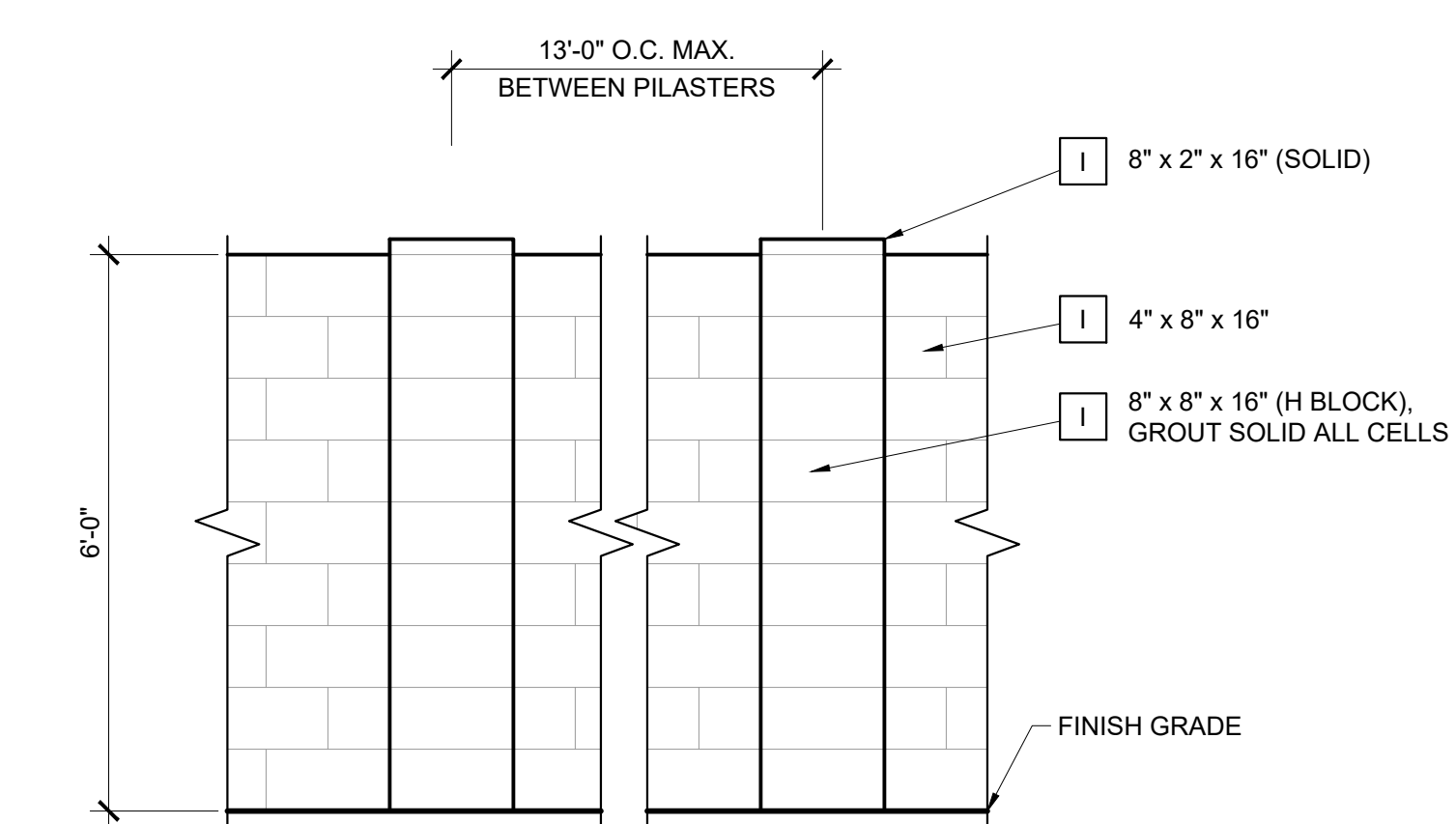
4 Full View Fence

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



5 Partial View Wall

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



6 Builder Wall

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

HARDSCAPE SCHEDULE

A	ITEM COLOR FINISH SPECIFICATIONS	SPLIT FACE BLOCK PAINT COLOR TBD SPLIT FACE FINISH ON STANDARD GRAY BLOCK ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RAKED. BLOCK SHALL BE PRIMED w/ SMOOTH BLOCFIL PREMIUM (or equal) AND PAINTED PER MFR'S SPEC'S.
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877) DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280
B	ITEM COLOR FINISH SPECIFICATIONS	SMOOTH FACE BLOCK PAINT COLOR TBD STANDARD GRAY BLOCK ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RAKED. BLOCK SHALL BE PRIMED w/ SMOOTH BLOCFIL PREMIUM (or equal) AND PAINTED PER MFR'S SPEC'S.
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877) DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280
C	ITEM COLOR FINISH SPECIFICATIONS	FOUNDERS FINISH BLOCK SUPERLITE 'DESERT' BLEND WITH FLASHING FOUNDERS FINISH ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RAKED. BLOCK SHALL BE PRIMED w/ SMOOTH BLOCFIL PREMIUM (or equal) AND PAINTED PER MFR'S SPEC'S.
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877) DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280
D	ITEM COLOR FINISH SPECIFICATIONS	PRE-CAST CONCRETE CAP TBD SMOOTH CAP SIZES PER PLANS & DETAILS.
	MANUFACTURER	N/A DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280

E	ITEM COLOR FINISH SPECIFICATIONS	TUBULAR STEEL DET '697 NOMAD' BARE STEEL / LOW SHEEN PAINT ALL SIZES PER PLANS & DETAILS. ALL TUBULAR STEEL ENDS SHALL BE CAPPED. ALL WELDS & SHARP EDGES/ CORNERS SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER PAINT MFR'S SPEC'S. LOCALLY SOURCED
	MANUFACTURER	DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT) CONTACT LOCAL D.E. REP: TIM GARVER 602.714.7280
F	ITEM COLOR FINISH SPECIFICATIONS	NATURAL RUST EVERBRITE CLEAR COAT SEALER 3/8" CORTEN STEEL PANEL. ACCELERATE THE RUSTING PROCESS W/ SALINE OR ACID SOLUTION. ONCE DESIRED LEVEL OF RUSTING IS APPROVED (BY OWNER AND/OR LA) APPLY EVERBRITE SEALER PER MFR. SPEC'S
	MANUFACTURER	LOCAL SUPPLIER / EVERBRITE (www.everbritecoatings.com, 1.800.304.0566)
G	ITEM COLOR FINISH SPECIFICATIONS	LETTERING BRUSHED ALUMINUM BRUSHED REVERSE PAN CHANNEL LETTERING, PIN MOUNTED TO SIGN FACE. FONT TO MATCH PHASE 1 SIGN LETTERING. CONTRACTOR TO SUBMIT PRODUCT DATA PRIOR TO APPROVAL. NAMING COPY TO BE DETERMINED BY OWNER PRIOR TO FABRICATION.
	MANUFACTURER	LOCAL SUPPLIER
H	ITEM COLOR FINISH SPECIFICATIONS	STONE VENEER SIERRA MOUNTAIN LEDGE INSTALL PER MANUFACTURER'S SPECIFICATIONS
	MANUFACTURER	EL DORADO STONE (eldoradostone.com, 800-925-1491)
I	ITEM COLOR FINISH SPECIFICATIONS	INTERLOCKING CMU FENCE BLOCK STANDARD GRAY STANDARD GRAY BLOCK ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE RAKED.
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877)
J	ITEM COLOR FINISH SPECIFICATIONS	BOARD FORMED CONCRETE STANDARD GRAY SMOOTH
	MANUFACTURER	LOCAL SUPPLIER

REVISIONS



PLAN NAME

L-4 LEGACY TRAILS WALL DETAILS

LANDSCAPE ARCHITECT INFORMATION



COB PERMITTING
APPROVED SEAL

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.384.0994
www.rviplanning.com

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

NOT FOR
CONSTRUCTION

ORIGINAL PLAN DATE

05/12/2020

PROJECT NUMBER:

19004448

LATEST REVISION DATE

07/29/2021

SHEET NUMBER

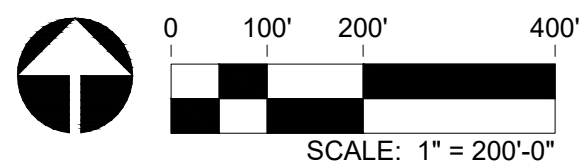
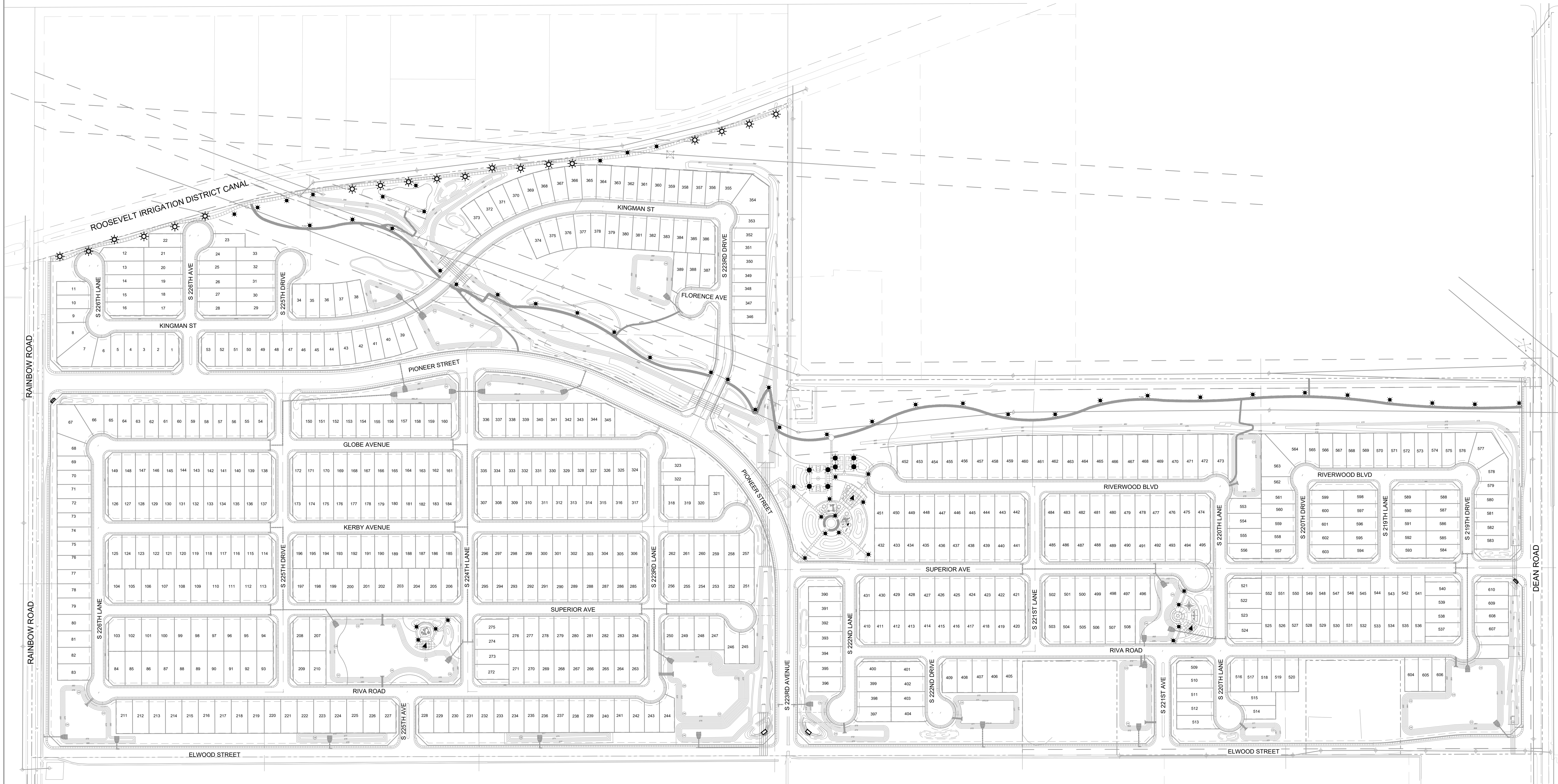
05 of 07

SUBMITTAL: 4th CITY SUBMITTAL

COB PLAN TRACKING # ENG-20-

COB PERMIT # PLZ# 20-00053





LIGHTING SCHEDULE

	ITEM COLOR FINISH	SPORT COURT LIGHTING TBD FINISH TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM COLOR FINISH	PEDESTRIAN POLE LIGHT - 16' HT TBD FINISH TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM COLOR FINISH	BOLLARD LIGHT TBD TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM COLOR FINISH	RAMADA LIGHT TBD TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM COLOR FINISH	SIGN LETTER BACKLIGHTING TBD TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	ITEM COLOR FINISH	SIGN LETTER UPLIGHT TBD TBD
	SPECIFICATIONS	FULLY SHIELDED
	MANUFACTURER	TBD
	NOTES	ALL LIGHTING TO BE 3000K OR WARMER ALL LIGHT FIXTURES TO HAVE A DARK BRONZE FINISH OR SIMILAR

REVISIONS

PLAN NAME

L-5 LEGACY TRAILS LIGHTING PLAN

LANDSCAPE ARCHITECT INFORMATION

RVI

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.384.0994
www.rviplanning.com

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