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PRELIMINARY PLAT NARRATIVE

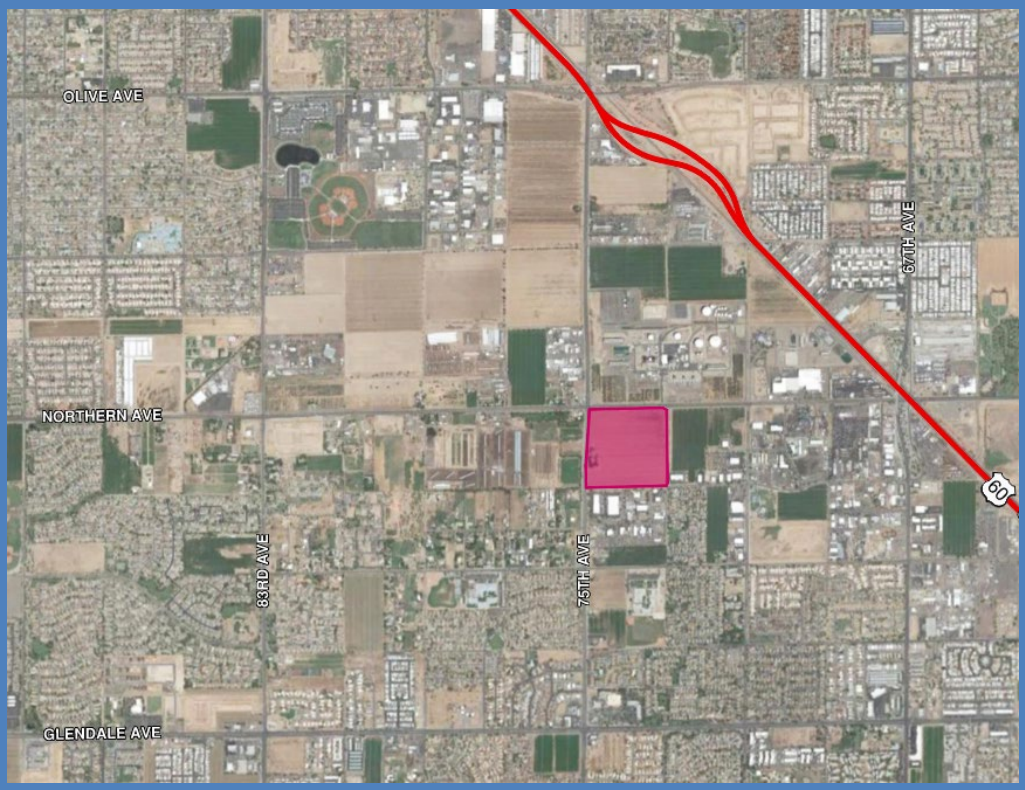
FOR

LEGACY PLACE

PHASE 2

SEC OF NORTHERN AVENUE & 75TH AVENUE

GLENDALE, ARIZONA



Prepared For:
Shea Homes
8800 North Gainey
Center Drive,
Suite 350
Scottsdale, AZ 85258

Prepared by:
Colliers Engineering and Design
2141 E. Highland Ave.
Suite 250
Phoenix, AZ, 85016
Phone: (602) 490-0535

Project Team

Matt Telban
Shea Homes
8800 North Gainey Center Drive
Suite 350
Scottsdale, AZ 85258
602.616.3257

Engineer

Josh Robinson, PE
Colliers Engineering and Design
2141 East Highland Avenue
Suite 250
Phoenix, AZ 85016
Phone: 602.490.0535

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Table 1 Development Standards

1.0 INTRODUCTION

Legacy Place Phase 2 Preliminary Plat is an approximate 41 gross-acre Project ("Project" or "Property") within the City of Glendale ("City"). The Project site is part of the overall approximate 466-acre Legacy Place master planned community located adjacent to Northern Avenue within the Cities of Peoria and Glendale between the Loop 101 and the US 60/Grand Avenue. The Project area is bound by Northern Avenue to the north, 75th Avenue to the west, 73rd Avenue to the east, and Frier Drive to the south. Refer to **Figure 1, Vicinity Map.** Existing electrical facilities and irrigation facilities will be relocated, placed underground, and/or tiled as necessary when the Project is developed.

The Developer, Shea Homes, intends to develop a single-family residential subdivision containing 151 lots with typical sizes of 40'x120', 40'x125', 45'x120', 45'x120', 50'x120', 50'x125', and a typical lot size ranging between 4,800 square feet and 6,250 square feet. The overall gross residential density is 3.68 dwelling units per acre (du/ac).

The Phase 2 Preliminary Plat provides 8.34 acres of open space. A pedestrian network provides connectivity between amenities throughout the development and provides access to Phase 1 across 75th Avenue and the portion of the overall Legacy Place development north of Northern Avenue within the City of Peoria. Legacy Place Phase 2 Plat will support new residential uses in this evolving area of Glendale while also facilitating growth of the existing employment uses located between two regionally significant routes.

2.0 SURROUNDING PROPERTY

The Property is currently used for agricultural purposes with associated fields, livestock areas, and ancillary uses for a dairy operation that will be terminated as the Property is developed. The termination of the dairy will remove a use that has a significant impact on adjacent uses and limits potential nearby development. Similar dairy and agricultural uses lie to the north across Northern Avenue. The dairy operations north of Northern Avenue will be terminated and included within future residential phases of the Legacy Place project within the City of Peoria. Large lot single family homes and agricultural uses within Maricopa County lie to the south and west of the Project.

3.0 ZONING

The Project was rezoned R1-6 Planned Residential Development (PRD) within the City (ZON21-24).

4.0 DEVELOPMENT STANDARDS

The Project will be developed in accordance with the R1-6 PRD development standards established by the Legacy Place PRD as shown below in **Table 1** below.

TABLE 1: RESIDENTIAL DEVELOPMENT STANDARDS	
REGULATION	PROPOSED R1-6 PRD
MIN. NET LOT AREA (sf)	4,800 [1]
MIN. LOT WIDTH (ft)	40
MIN. LOT DEPTH (ft)	120 [2]
MAX. LOT COVERAGE (%)	55
MAX. STRUCTURE HEIGHT (ft)	30
SETBACKS	
FRONT (ft)	10-18 [3]
REAR (ft)	15
SIDE (ft)	5 & 5
STREET SIDE (ft)	10 [4]

[1] 4,600 sf for lots fronting street knuckle or cul-de-sac.

[2] Minimum lot depth may be decreased by 5 feet when fronting a cul-de-sac or street knuckle.

[3] 10 feet to living area or side-entry garage, 18 feet to front-facing garage.

[4] 10' Setback unless a minimum 10' wide landscape tract is provided in which case the street side setback does not apply and the 5' side setback will apply.

5.0 CIRCULATION

Access to the Project is provided primarily by the existing roadway network. Existing streets abut the western and eastern Project boundaries. Primary access to Phase II will be taken from the 75th Avenue at the Augusta Avenue alignment, which has been shifted to align with the entry to Legacy Place Phase I. Northern Avenue will ultimately be upgraded within the existing right-of-way to Northern Parkway, creating a major east/west transportation corridor connecting Grand Avenue/US 60 to the Loop 303. A second access to Phase II is planned on 73rd Avenue in between Northern Avenue and Frier Drive.

Northern Avenue which abuts the northern Project boundary is currently classified as a Parkway within the City of Peoria with an existing Right of Way ("ROW") width of 130-feet. 75th Avenue is currently classified as an Arterial street within the City of Glendale with an existing ROW width of 110-feet and has been previously improved with curb, gutter, street lights and a sidewalk. An extra 10-feet of ROW is required for 500-feet south of Northern. Both 73rd Avenue and Frier Drive will be classified as Collector streets within the City of Glendale. The west side of 73rd Avenue, 30-feet ROW width, will be improved with curb, gutter, street lights, sidewalk, and landscape. Similarly, the north side of Frier Drive, 30-feet ROW width, will also be improved with curb, gutter, street lights, sidewalk, and landscape.

Project circulation will be provided by an internal 60-feet wide collector approved by City staff while serving a street network of 50-feet wide local streets. Local entry streets serving individual parcels will

each be constructed as a 60-foot ROW with landscaped medians. Local streets providing direct access to lots will be constructed with a ROW width of 50-feet. All streets will be public and constructed per City standards or as approved by the City. The Project will construct half-street curb, gutter, sidewalk, street lights and landscaping improvements on Northern Avenue and landscaping improvements on 75th Avenue as necessary. The internal pedestrian circulation network will include 5-foot sidewalks on both sides of all local streets integrated with existing and proposed sidewalks along 75th Avenue, Northern Avenue, 73rd Avenue, and Frier Drive.

6.0 WATER

The Project is located within the City of Glendale Water Service area. Adjacent to the Project, the City has 12-inch water lines along Northern Avenue to the north, 75th Avenue to the west, and 8-inch water lines along 73rd Avenue to the east and Frier Drive to the south. A system of internal looped 8-inch water lines will serve the Project. The proposed water infrastructure to serve the Project will be owned and operated by the City of Glendale. Phase 2 will tie into the existing 12-inch water main along Northern Avenue, the existing 12-inch main along 75th Avenue, and the proposed water lines to be constructed with the Ambra development to the west.

7.0 WASTEWATER

The Project is located within the City of Glendale Wastewater Service area. Existing infrastructure within the vicinity of the Project includes a 15-inch sewer line along Northern Avenue east of 75th Avenue, flowing west to 75th Avenue. The 15-inch sewer line then flows south along 75th Avenue. There is an existing 8-inch sewer lines within Frier Drive and 73rd Avenue.

The proposed wastewater infrastructure to serve the Project will be owned and operated by the City of Glendale. At buildout, the Project will be served by a system of looped 8-inch sewer lines. A portion of the site will flow west and outfalls to 75th Avenue, and another portion will flow south through an exclusive 25-foot wide easement to Frier Drive. The flow will then extends west and outfalls to 75th Avenue.

8.0 DRAINAGE

The area surrounding the Property generally slopes to the west and southwest. The area is not subject to any regulatory floodplains and the Property is not affected by any sources of offsite drainage. Northern Avenue is fully improved and there is an existing storm drain that captures the runoff generated within the road. Half-street runoffs generated within 73rd Avenue and Frier Drive are anticipated to be captured and stored onsite. The onsite flows are generally conveyed via sheet flow and exit Project boundaries at the southwest corner of the Project.

The proposed onsite stormwater management concept for the Project consists of grading the lots to drain from the back of the lot toward the street and the streets to drain toward a series of surface retention basins. Street conveyance shall occur as either surface flow within the right-of-way or in a system of underground storm drains. The retention basins will have sufficient capacity to retain runoff from the 100-year 2-hour storm event.

The 100-year post development runoff, at locations where flows exit the Project, will not exceed the pre-developed runoff; thus, preventing adverse impacts downstream of the Property. The ultimate outfall for the Project will exit the site at the southwestern corner. All finished floor elevations will be set a minimum of 12-inches above the high adjacent 100-year water surface elevation and 14-inches above the emergency overflow elevation of any adjacent retention basin. Drainage design will be conducted in accordance with all applicable City of Glendale and Maricopa County Drainage standards and regulations.

9.0 PROPOSED AMENITIES

Phase 2 contains primary and secondary amenity areas that will be located within walking distance of all homes for residents to enjoy. The primary amenity areas located in Tract C will provide a community ramada, outdoor kitchen, playground, and a turf field. Open space for Phase 2 will also feature multiple pedestrian trails that provide connectivity to neighboring phases of Legacy Place within Glendale and Peoria. Open space and amenities will be maintained by the Homeowner Association.

10.0 LANDSCAPING

The Project shall comply with the requirements of Chapter 19 of the City of Glendale Zoning Ordinance and the City of Glendale Residential Design and Development Manual, except as modified in the Legacy Place PRD. A diverse array of native vegetation, lush and desert appropriate plants, will be utilized. Use of native vegetation and low water plants shall conform to the Phoenix Active Management Areas Low Water Using Plant List, and be planted in conjunction with an efficient water system. The Project landscaping, walls and entry features will be consistent with the Legacy Place Glendale property for maintenance of a cohesive identity.

Enhanced landscaping is provided at the primary access points located on 75th Avenue and Augusta Avenue, and on 73rd Avenue. Local entry streets will also contain landscaped medians as a focal point highlighting each parcel. Landscaping and open space will be provided along Northern Avenue, 75th Avenue, 73rd Avenue, and Frier Drive to promote walkability and create separation between homes and the street. Pedestrian trails and sidewalks will provide connectivity between amenities and open space areas throughout the community. Landscaping in parks, open spaces and pedestrian trail areas and community edges shall include a diversity of desert appropriate plant materials and a strategic use of trees to create nodes of shade. Refer to the Conceptual Landscape Plan for full Project landscaping details.

Residential entry signage/monumentation will be provided for all parcel entrances. The entry monument design will establish a distinct identity for the Project that will also be compatible with surrounding neighborhoods. Monumentation will be placed at Phase 2 entry points on Northern Avenue and 75th Avenue/Augusta Avenue. The perimeter walls along Northern Avenue and 75th Avenue will provide an attractive buffer from adjacent vehicular traffic while establishing the character of the new residential community.

11.0 SUMMARY

Legacy Place Phase 2 preliminary plat is an opportunity to commence the next development in Glendale of this exciting master planned community that spans two jurisdictions - the cities of Glendale and Peoria. It will introduce new residential opportunities to a strategic area within the City of Glendale.

FIGURES

LEGACY PLACE

GLENDALE, ARIZONA

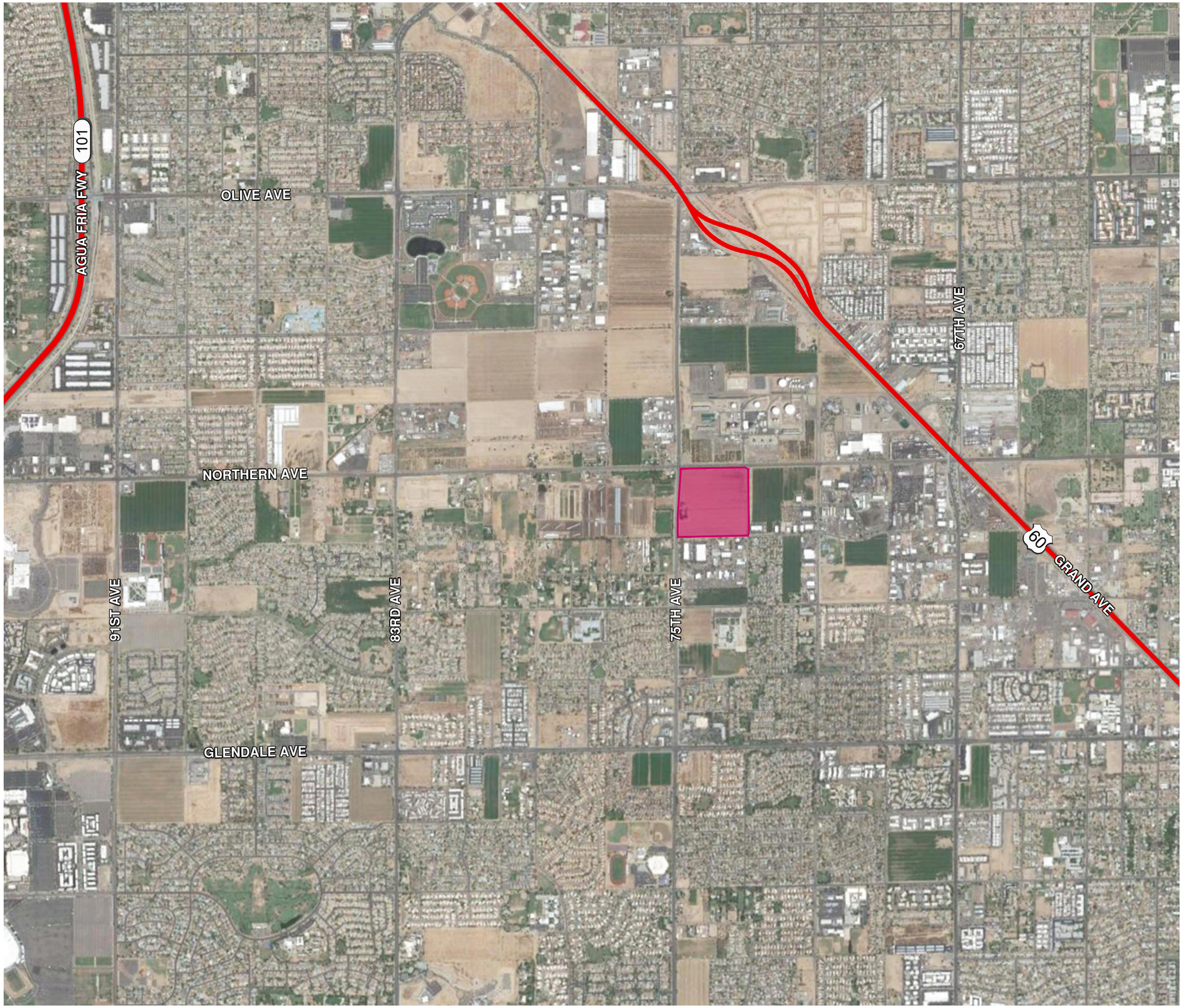

FIGURE 1

PRELIMINARY PLAT VICINITY MAP

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NOT TO SCALE

LEGEND

Project Boundary

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

PROJECT MANAGER:
C. PADDOCK, AICP
PROJECT NUMBER: 2143
JUNE 2022

U:\2100\2143\2143.01 - Shea Homes\REPORTS\NARRATIVE\PRE PLAT\GLENDALE\EXHIBITS\2143 - FIG_01 - VICINITY MAP.dwg 9/6/2024 9:56:40 AM