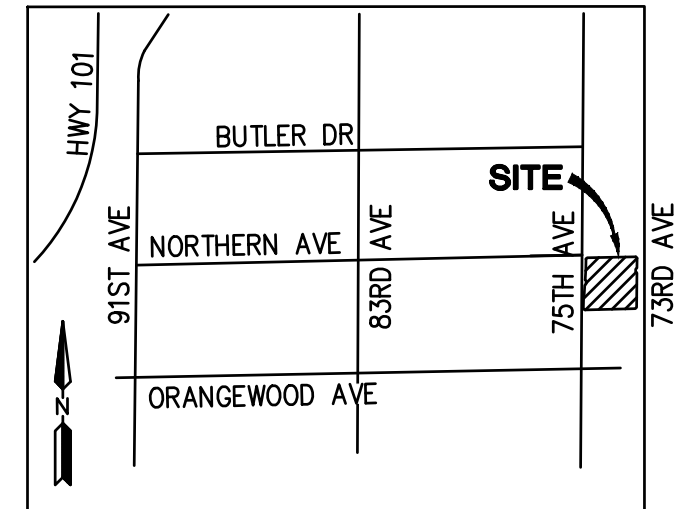


PRELIMINARY PLAT FOR LEGACY PLACE - PHASE 2

GLENDALE, ARIZONA

A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP NOT TO SCALE

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE FIRST AMENDED TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE AGENCY, INC. TITLE NO. 55002287-055-KG2-DW, DATED JUNE 5, 2020.

COLLIERS ENGINEERING & DESIGN HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. AS LISTED HEREON. COLLIERS ENGINEERING & DESIGN AND BRIAN J. BENEDICT (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTH HALF OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 35 FROM WHICH A FOUND 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS NORTH 88°31'05" EAST, 2662.45 FEET;

THENCE NORTH 88°31'05" EAST, 667.53 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°28'55" WEST, 58.12 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°24'24" EAST, 424.38 FEET;

THENCE SOUTH 86°58'44" WEST, 687.36 FEET;

THENCE NORTH 00°28'39" EAST, 853.45 FEET;

THENCE NORTH 88°32'24" EAST, 1350.73 FEET;

THENCE SOUTH 00°23'35" WEST, 1283.93 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID EAST LINE, SOUTH 88°31'05" WEST, 200.11 FEET ALONG A LINE WHICH IS 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID PARALLEL LINE, NORTH 00°23'35" EAST, 12.01 FEET;

THENCE SOUTH 88°31'05" WEST, 37.91 FEET ALONG A LINE WHICH IS 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID PARALLEL LINE, NORTH 00°25'14" EAST, 13.13 FEET;

THENCE SOUTH 88°31'05" WEST, 32.83 FEET ALONG A LINE WHICH IS 58.12 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°25'14" WEST, 13.13 FEET;

THENCE SOUTH 88°31'05" WEST, 64.01 FEET ALONG A LINE WHICH IS 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID PARALLEL LINE, NORTH 00°25'14" EAST, 13.13 FEET;

THENCE SOUTH 88°31'05" WEST, 42.67 FEET ALONG A LINE WHICH IS 58.12 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°25'14" WEST, 13.13 FEET;

THENCE SOUTH 88°31'05" WEST, 52.53 FEET ALONG A LINE WHICH IS 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID PARALLEL LINE, NORTH 00°25'14" EAST, 13.13 FEET;

THENCE SOUTH 88°31'05" WEST, 52.52 FEET ALONG A LINE WHICH IS 58.12 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°25'14" WEST, 13.13 FEET;

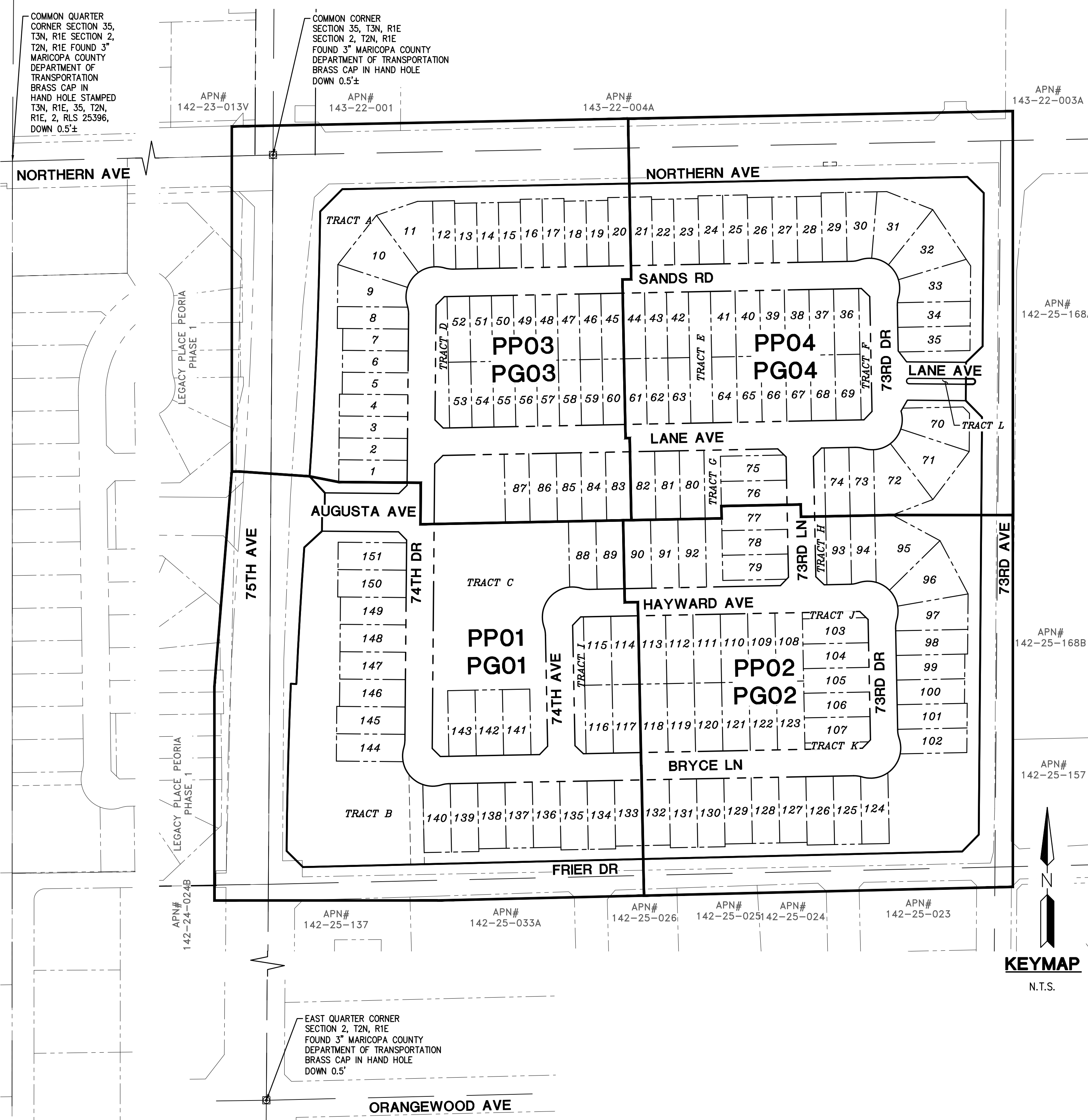
THENCE SOUTH 88°31'05" WEST, 141.16 FEET ALONG A LINE WHICH IS 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE LEAVING SAID PARALLEL LINE, NORTH 00°25'14" EAST, 13.13 FEET;

THENCE SOUTH 88°31'05" WEST, 41.88 FEET ALONG A LINE WHICH IS 58.12 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 TO THE POINT OF BEGINNING.

UTILITY COMPANIES:

- WATER CITY OF GLENDALE
- SEWER CITY OF GLENDALE
- ELEC. SRP
- GAS SOUTHWEST GAS
- TELEPHONE CENTURY LINK
- CABLE TV COX COMMUNICATIONS
- POLICE GLENDALE POLICE DEPARTMENT
- FIRE GLENDALE FIRE DEPARTMENT
- ELEMENTARY SCHOOL DISTRICT GLENDALE ELEMENTARY SCHOOL DISTRICT
- HIGH SCHOOL DISTRICT GLENDALE UNION HIGH SCHOOL DISTRICT
- REFUSE CITY OF GLENDALE



DEVELOPER

SHEA HOMES
8800 NORTH GAINEY CENTER DRIVE, SUITE 350
SCOTTSDALE, ARIZONA 85258
PH: (480)348-6157
CONTACT: MATT TELBAN
EMAIL: MATT.TELBAN@SHEAHOMES.COM

ENGINEER

COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVENUE, STE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: JOSHUA ROBINSON, PE
EMAIL: JOSHUA.ROBINSON@COLLIERSENG.COM

BASIS OF BEARING

BASIS OF BEARING IS S88°32'46"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

BENCHMARK

BENCHMARK IS A FOUND 3" MARICOPA CO. D.O.T. BRASS CAP IN HAND HOLE (DOWN 0.5") SOUTH 1/4 CORNER OF SECTION 35, T3N, R1E INTERSECTION OF NORTHERN AND 79TH AVENUE. ELEVATION = 1114.256 PER GDACS (NAVD88)

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY RESIDES ENTIRELY WITHIN FLOOD HAZARD ZONE "X" SHADED WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1715L, PANEL NUMBER 1715L OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

SHEET INDEX

- CV01 PRELIMINARY PLAT COVER SHEET
- DT01 PRELIMINARY PLAT SECTIONS DETAILS
- DT02 PRELIMINARY PLAT SITE SUMMARY & NOTES
- PP01-PP04 PRELIMINARY PLAT
- PG01-PG04 PRELIMINARY GRADING & DRAINAGE PLAN

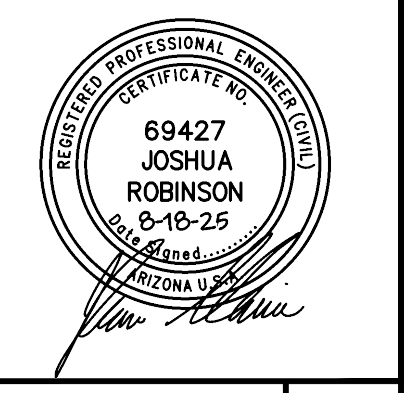
PROJECT DEVELOPMENT TABLE	
ZONING	R1-6 PRD
OVERALL GROSS AREA (ACRES)	37.35 AC
OVERALL NET AREA (ACRES)	34.8745 AC
TOTAL NUMBER OF LOTS	151
TOTAL OPEN SPACE (ACRES)	8.8183 ACRES
TOTAL PERCENTAGE OF OPEN SPACE (NET)	23.61%
TYPICAL LOT SIZE	120'X40'
	125'X45'
	125'X50'
DENSITY (DU/AC): PER GROSS AREA	4.04
(*) NET EXCLUDES HALF NORTHERN AVENUE, & 75TH AVENUE	

DEVELOPMENT STANDARDS TABLE PER PAD	
DEVELOPMENT STANDARD	R1-6 PRD
ZONING	R1-6 PRD
MAX. HEIGHT (FEET)	30
MIN. FRONT SETBACK (FEET)	10-18 ¹
MIN. SIDE SETBACK (FEET)	5 & 5
MIN. STREET-SIDE SETBACK (FEET)	10 ²
MIN. REAR SETBACK (FEET)	15
MIN. LOT AREA (SQ.FT)	4800 ³
MIN. LOT WIDTH (FEET)	40
MIN. LOT DEPTH (FEET)	120 ⁴
MAX. LOT COVERAGE (%)	55
GARAGE PARKING SPACES (MIN)	2

- MINIMUM 10 FEET OF LIVING AREA OR SIDE ENTRY GARAGE, 18 FEET TO FRONT FACING GARAGE.
- MINIMUM 10 FEET SETBACK UNLESS A MINIMUM 10 FEET WIDE LANDSCAPE TRACT IS PROVIDED IN WHICH CASE THE STREET SIDE SETBACK DOES NOT APPLY AND THE 5 FEET SIDE SETBACK WILL APPLY.
- MINIMUM 4600 SQUARE FEET FOR LOTS FRONTING STREET KNUCKLE OR CUL-DE-SAC.
- MINIMUM LOT DEPTH MAY BE DECREASED BY 5 FEET WHEN FRONTING A CUL-DE-SAC OR STREET KNUCKLE.

REV: _____

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PHOENIX, AZ 85016
www.hilgartwilson.com

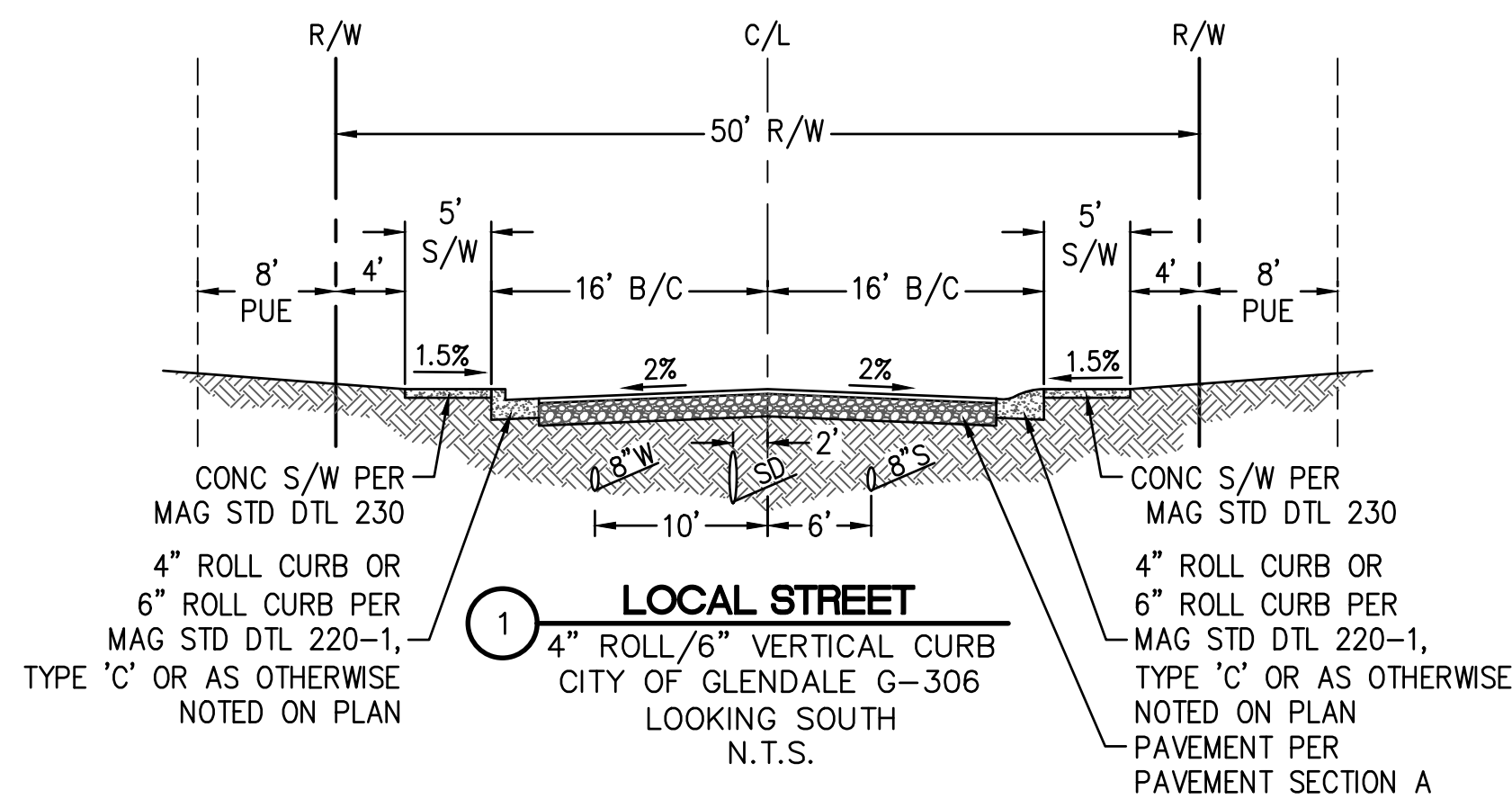


LEGACY PLACE - PHASE 2
NORTHERN AVENUE & 75TH AVENUE
GLENDALE, ARIZONA
PRELIMINARY PLAT - COVER SHEET

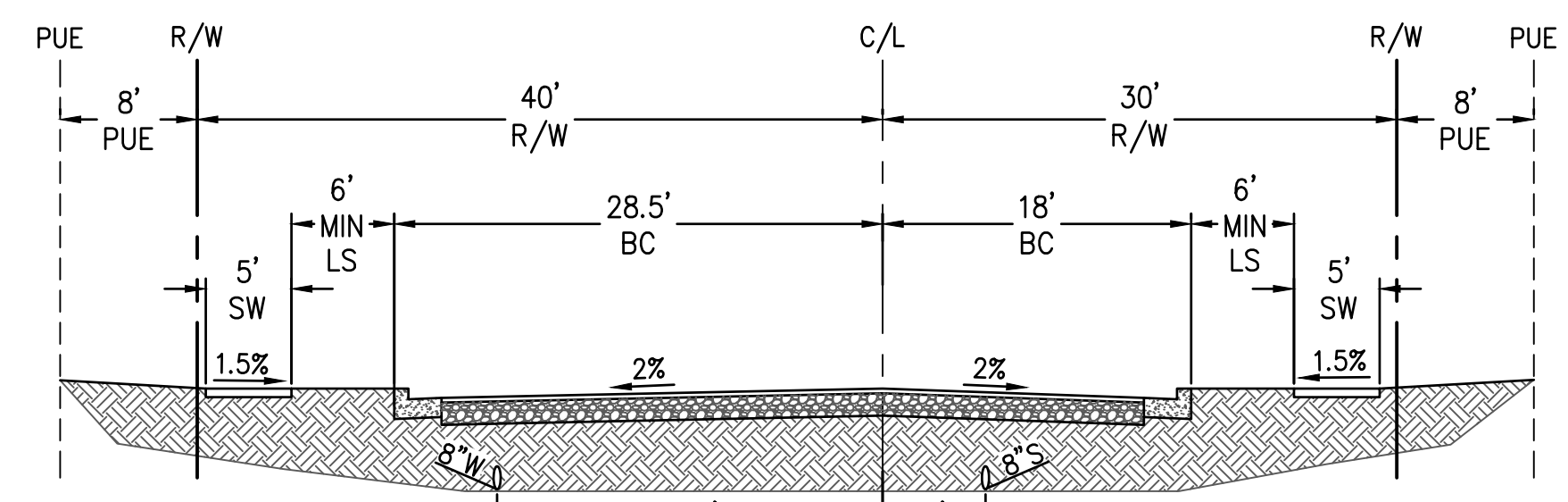
HILGARTWILSON
PROJ NO.: 2143
DATE: Aug-25
SCALE: N.T.S.
DRAWN: UA, YG
DESIGNED: DR, UA
APPROVED: JR
DWG. NO. **CV01**
SHT. 1 OF 11

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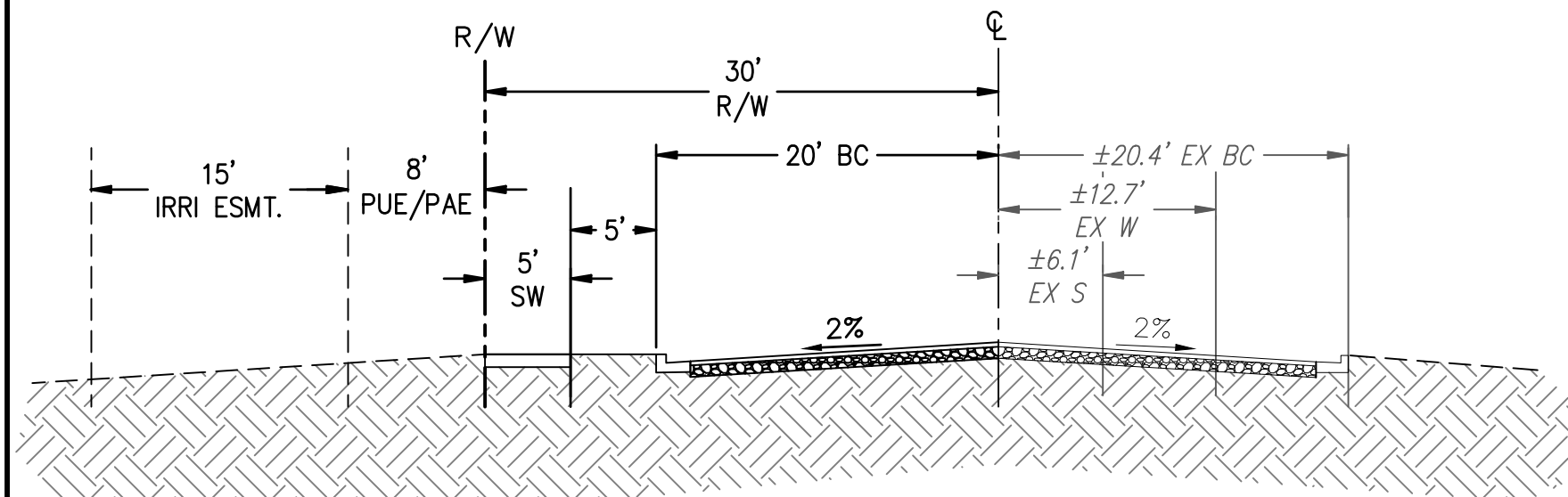
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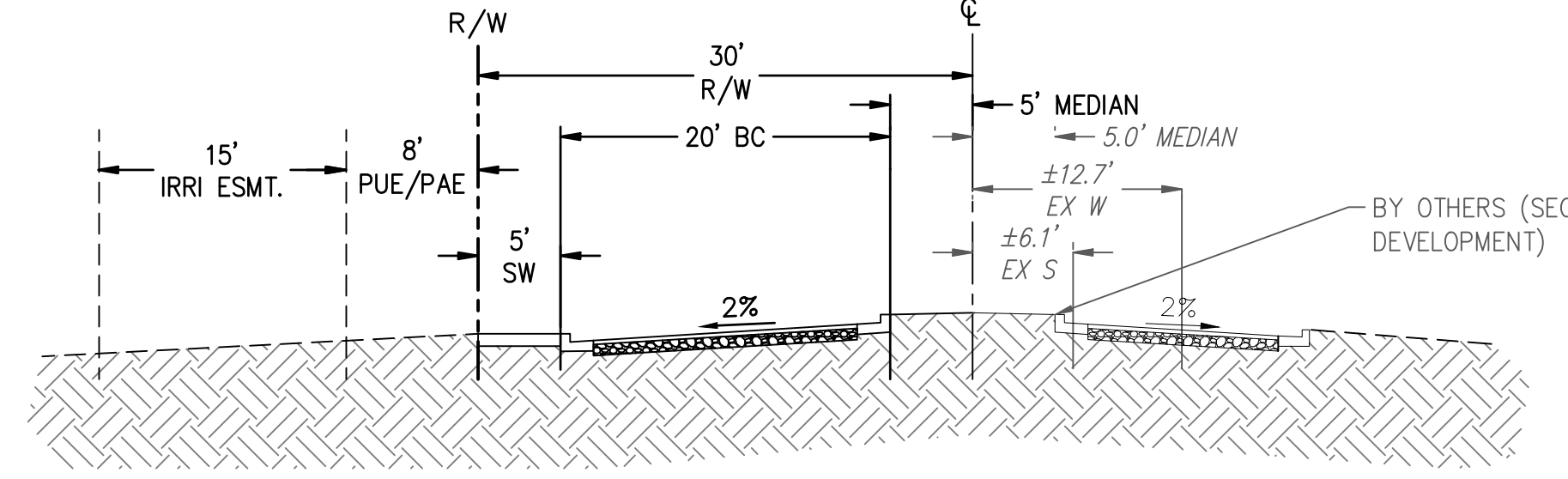
2 PROPOSED CROSS SECTION - LOCAL ENTRY STREET - LANE AVE



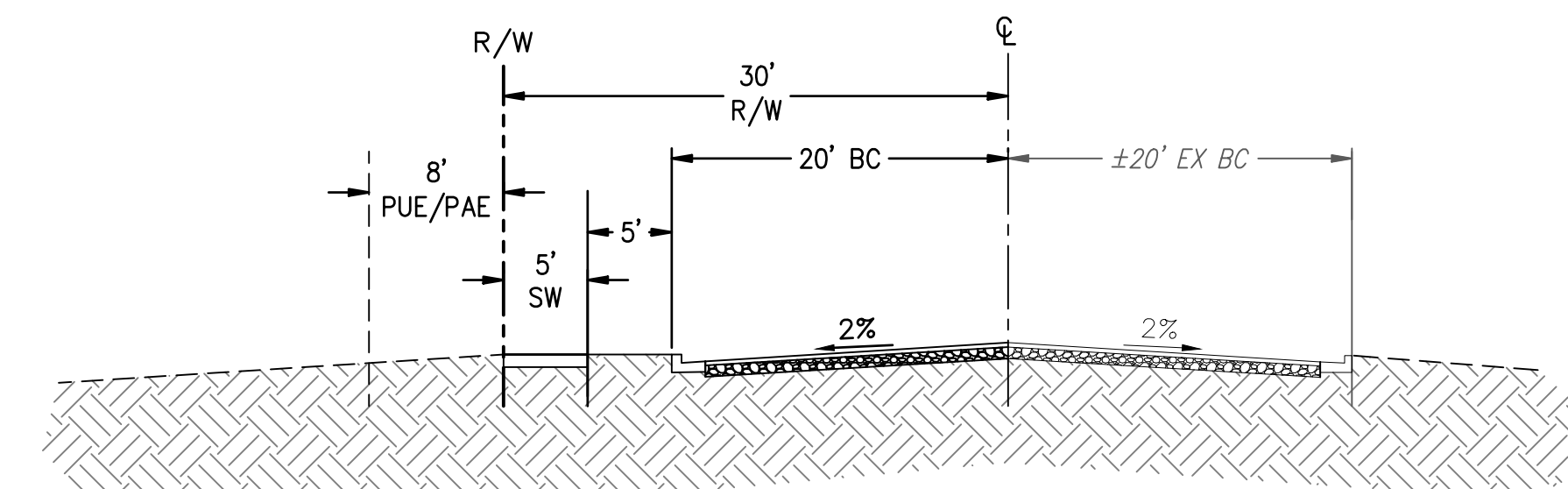
3 PROPOSED STREET SECTION - LOCAL ENTRY STREET AUGUSTA AVENUE



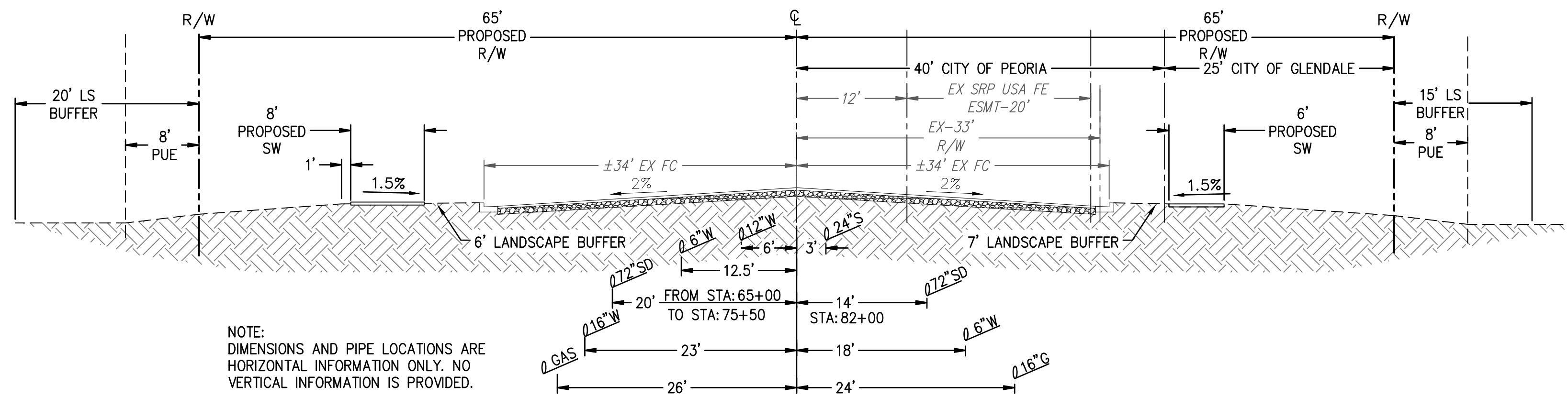
73RD AVE CROSS SECTION
LOOKING NORTH
N.T.S.



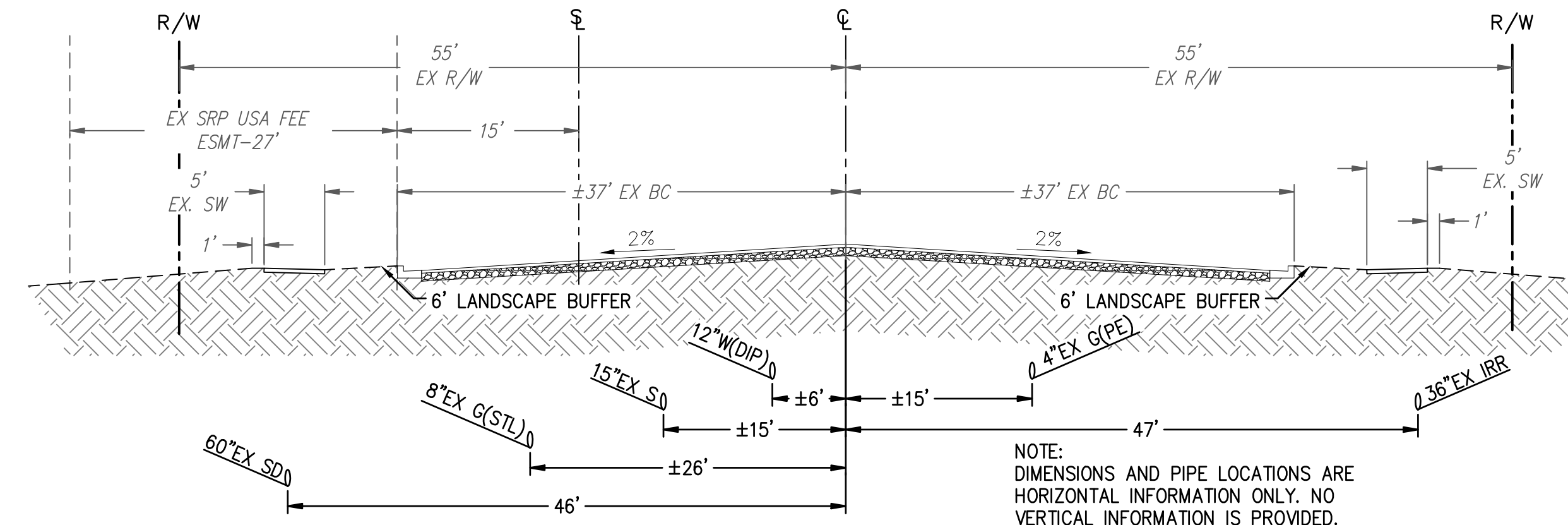
73RD AVE W/ MEDIAN CROSS SECTION
LOOKING NORTH
N.T.S.



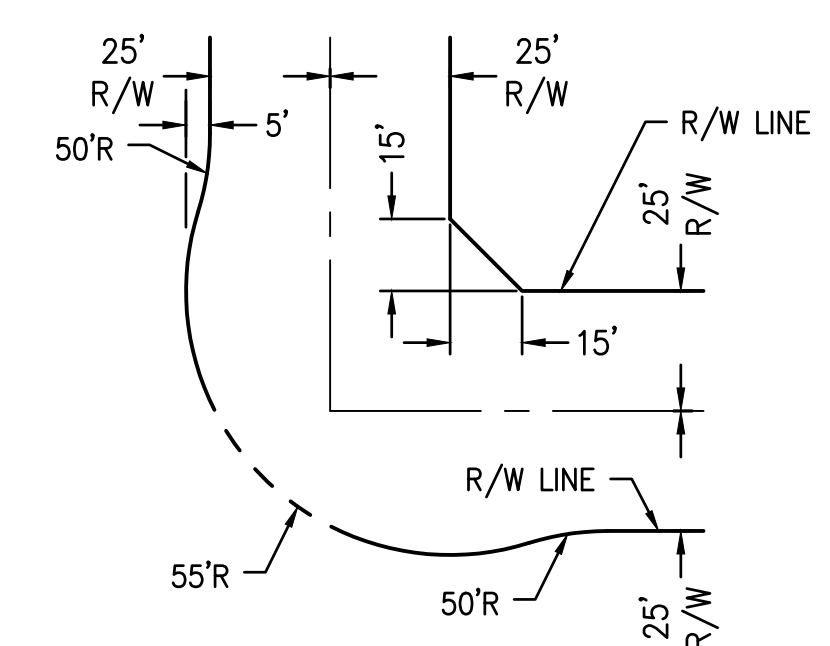
FRIER DRIVE CROSS SECTION
LOOKING EAST
N.T.S.



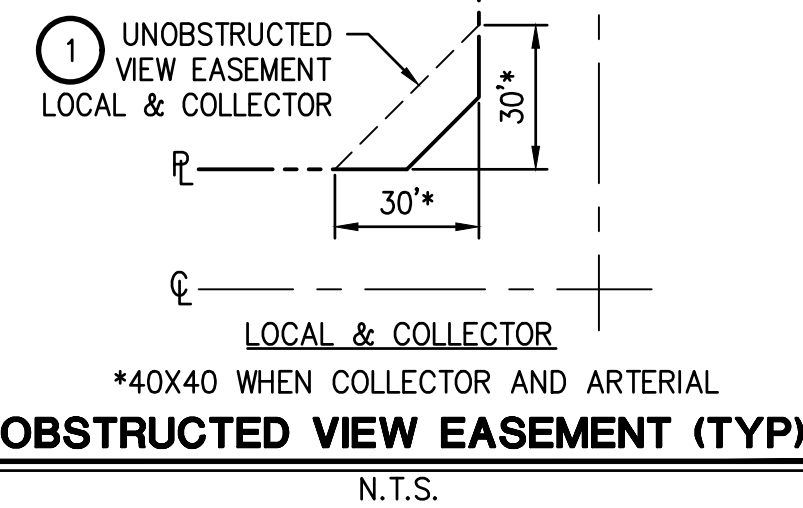
NORTHERN AVE
PROPOSED CROSS SECTION - 75TH AVE TO 73RD AVE
LOOKING EAST
N.T.S.



75TH AVE CROSS SECTION
LOOKING NORTH

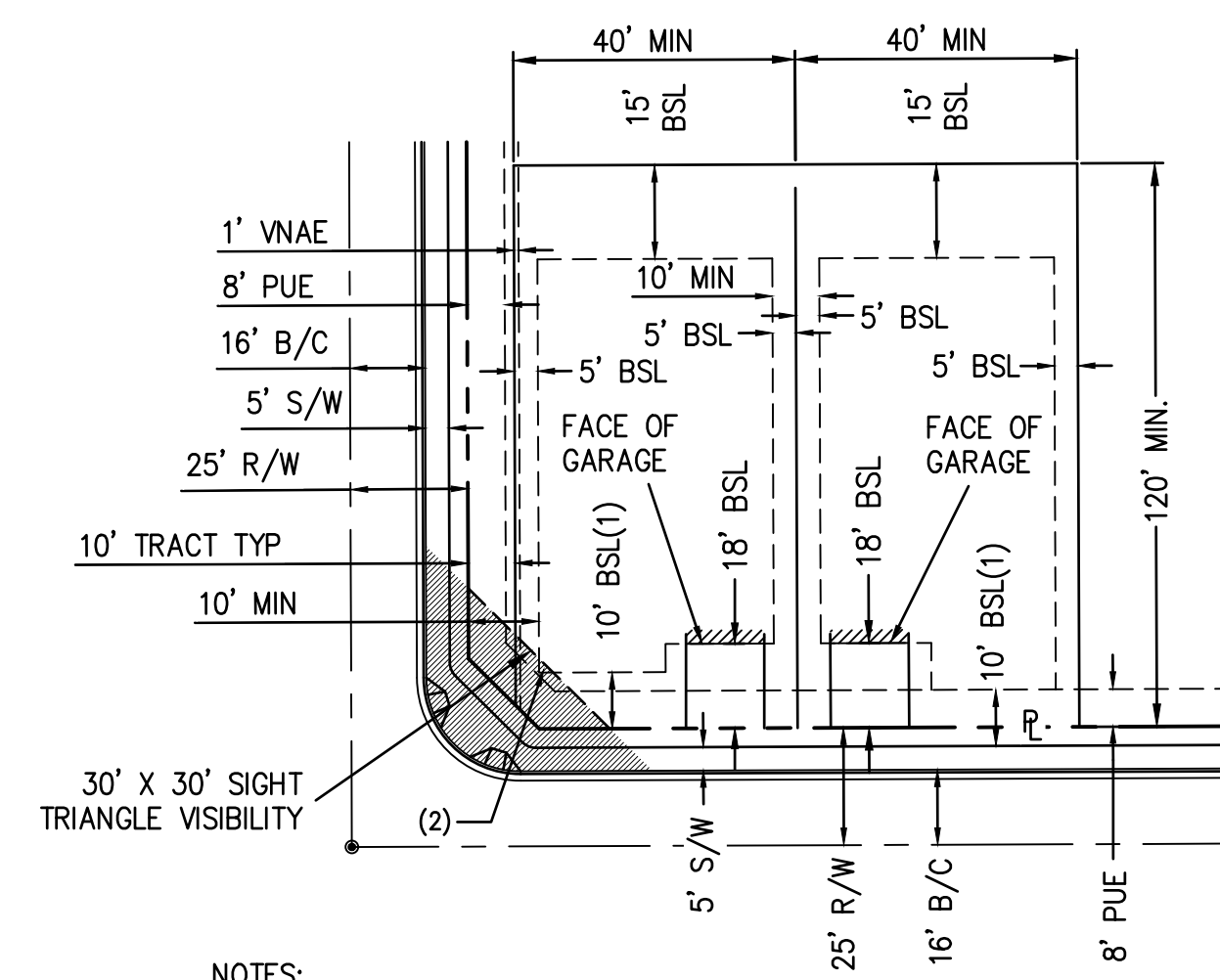


TYPICAL KNUCKLE DETAIL 1
N.T.S.



UNOBSTRUCTED VIEW EASEMENT (TYP)
N.T.S.

- NOTES:
- NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES OVER 30 INCHES IN HEIGHT) SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS. EXCEPT AS APPROVED BY THE CITY TRANSPORTATION DIRECTOR.
 - TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
 - NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
 - TREES ARE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.



TYPICAL LOT DETAIL - R1-6 PRD
SCALE: N.T.S.

- NOTES:
- SIDE ENTRY GARAGE OR LIVABLE AREA
 - CORNER LOTS WITH <20' OF SIDE SETBACK CANNOT BUILD LIVABLE AREA WITHIN SVT. SEE GLENDALE DTL G-447 FOR MORE INFO.
 - 18' FRONT SETBACK IS FOR FRONT-FACING GARAGES.
 - 10' STREET SIDE SETBACK IS REQUIRED IF NOT ADJACENT TO 10' WIDE LANDSCAPE TRACT.

REV: _____

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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER
69427
JOSHUA
ROBINSON
9-16-25
PHOENIX, ARIZONA

LEGACY PLACE - PHASE 2
NORTHERN AVENUE & 75TH AVENUE
GLENDALE, ARIZONA
PRELIMINARY PLAT - DETAILS

HILGARTWILSON
PROJ NO.: 2143
DATE: Aug-25
SCALE: N.T.S.
DRAWN: UA, YG
DESIGNED: DR, UA
APPROVED: JR

DWG. NO.
DT01
SHT. 2 OF 11

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PARCEL AREA TABLE		
NO.	AREA (AC)	AREA (SF)
1	0.1167	5081.93
2	0.1148	5000.00
3	0.1148	5000.00
4	0.1148	5000.00
5	0.1102	4800.00
6	0.1102	4800.00
7	0.1102	4800.00
8	0.1192	5193.11
9	0.1640	7142.40
10	0.2113	9206.28
11	0.1919	8358.48
12	0.1126	4904.08
13	0.1103	4804.00
14	0.1103	4804.00
15	0.1103	4804.00
16	0.1149	5004.00
17	0.1149	5004.00
18	0.1103	4804.00
19	0.1103	4804.00
20	0.1149	5004.00

PARCEL AREA TABLE		
NO.	AREA (AC)	AREA (SF)
21	0.1149	5004.00
22	0.1103	4804.00
23	0.1241	5404.50
24	0.1292	5629.50
25	0.1292	5629.50
26	0.1241	5404.50
27	0.1241	5404.50
28	0.1241	5404.50
29	0.1303	5674.50
30	0.1449	6309.94
31	0.1979	8621.09
32	0.2005	8734.55
33	0.1809	7881.93
34	0.1374	5985.00
35	0.1361	5928.29
36	0.1267	5520.00
37	0.1240	5400.00
38	0.1240	5400.00
39	0.1240	5400.00
40	0.1240	5400.00

PARCEL AREA TABLE		
NO.	AREA (AC)	AREA (SF)
41	0.1240	5400.00
42	0.1102	4800.00
43	0.1102	4800.00
44	0.1102	4800.00
45	0.1102	4800.00
46	0.1102	4800.00
47	0.1102	4800.00
48	0.1102	4800.00
49	0.1102	4800.00
50	0.1102	4800.00
51	0.1102	4800.00
52	0.1129	4920.00
53	0.1129	4920.00
54	0.1102	4800.00
55	0.1102	4800.00
56	0.1102	4800.00
57	0.1102	4800.00
58	0.1102	4800.00
59	0.1102	4800.00
60	0.1102	4800.00

PARCEL AREA TABLE		
NO.	AREA (AC)	AREA (SF)
61	0.1102	4800.00
62	0.1102	4800.00
63	0.1102	4800.00
64	0.1240	5400.00
65	0.1240	5400.00
66	0.1240	5400.00
67	0.1240	5400.00
68	0.1240	5400.00
69	0.1267	5520.00
70	0.1692	7371.28
71	0.2020	8798.09
72	0.2013	8768.53
73	0.1271	5536.62
74	0.1291	5625.00
75	0.1266	5513.87
76	0.1240	5400.00
77	0.1240	5400.00
78	0.1240	5400.00
79	0.1266	5513.88
80	0.1291	5625.00

PARCEL AREA TABLE		
NO.	AREA (AC)	AREA (SF)
81	0.1291	5625.00
82	0.1291	5625.00
83	0.1291	5625.00
84	0.1291	5625.00
85	0.1291	5625.00
86	0.1435	6250.00
87	0.1291	5625.00
88	0.1412	6148.86
89	0.1435	6250.00
90	0.1435	6250.00
91	0.1435	6250.00
92	0.1435	6250.00
93	0.1291	5624.91
94	0.1257	5476.33
95	0.2234	9732.49
96	0.2021	8805.39
97	0.1632	7110.59
98	0.1355	5901.74
99	0.1290	5621.08
100	0.1278	5565.52

PARCEL AREA TABLE		
NO.	AREA (AC)	AREA (SF)
101	0.1317	5735.03
102	0.1273	5544.66
103	0.1266	5513.87
104	0.1240	5400.00
105	0.1240	5400.00
106	0.1240	5400.00
107	0.1266	5513.88
108	0.1435	6250.00
109	0.1435	6250.00
110	0.1435	6250.00
111	0.1435	6250.00
112	0.1435	6250.00
113	0.1435	6250.00
114	0.1435	6250.00
115	0.1435	6250.00
116	0.1435	6250.00
117	0.1435	6250.00
118	0.1435	6250.00
119	0.1435	6250.00
120	0.1435	6250.00

PARCEL AREA TABLE		
NO.	AREA (AC)	AREA (SF)
121	0.1435	6250.00
122	0.1435	6250.00
123	0.1435	6250.00
124	0.1404	6113.94
125	0.1433	6243.21
126	0.1435	6250.00
127	0.1377	6000.00
128	0.1377	6000.00
129	0.1377	6000.00
130	0.1435	6250.00
131	0.1435	6250.00
132	0.1377	6000.00
133	0.1377	6000.00
134	0.1435	6250.00
135	0.1435	6250.00
136	0.1377	6000.00
137	0.1377	6000.00
138	0.1377	6000.00
139	0.1435	6250.00
140	0.1409	6137.48

PARCEL AREA TABLE		
NO.	AREA (AC)	AREA (SF)
141	0.1377	6000.00
142	0.1377	6000.00
143	0.1377	6000.00
144	0.1413	6153.16
145	0.1435	6250.00
146	0.1377	6000.00
147	0.1377	6000.00
148	0.1377	6000.00
149	0.1377	6000.00
150	0.1435	6250.00
151	0.1435	6250.00

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	1.7879	COMMON AREA, DRAINAGE, PUE
TRACT B	3.5995	COMMON AREA, DRAINAGE, PUE, SEWER
TRACT C	2.0855	COMMON AREA, DRAINAGE, PUE
TRACT D	0.1237	COMMON AREA, PUE
TRACT E	0.2218	COMMON AREA, PUE
TRACT F	0.1050	COMMON AREA, PUE
TRACT G	0.2307	COMMON AREA, PUE
TRACT H	0.1096	COMMON AREA, PUE
TRACT I	0.1096	COMMON AREA, PUE
TRACT J	0.0292	COMMON AREA, PUE
TRACT K	0.0292	COMMON AREA, PUE
TRACT L	0.0283	COMMON AREA

*COMMON AREA MAY INCLUDE OPEN SPACE, LANDSCAPE PEDESTRIAN PATHS, AND/OR AMENITIES.
 **PUE AND SEWER EASEMENTS IN DESIGNATED AREAS ONLY, NOT TO BE INTENDED OVER ENTIRE TRACT.

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- RIGHT-OF-WAY
- VEHICULAR NON-ACCESS EASEMENT
- PARCEL BOUNDARY
- UNOBSTRUCTED VIEW EASEMENT
- 8"W NEW WATER LINE AND VALVE
- EX 8"W EXISTING WATER LINE AND VALVE
- FIRE HYDRANT
- 8"S NEW SEWER LINE AND MANHOLE
- EXISTING CONTOURS
- CROSS SECTION
- DRAINAGE FLOW ARROW
- CATCH BASIN
- STORMDRAIN
- SCUPPER
- RETAINING WALL
- JURISDICTION LIMITS
- BRASS CAP SET PER M.A.G. DET 120-1.
- CABLE TELEVISION MANHOLE
- ELECTRIC PANEL
- WELL
- POWER POLE
- GUY ANCHOR
- TELEPHONE JUNCTION BOX
- IRRIGATION CONTROL VALVE
- SIGN
- CABLE TV
- BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- R/W RIGHT OF WAY
- L/S LANDSCAPE
- S/W SIDEWALK
- C1 CURVE NUMBER
- L1 LINE NUMBER
- EX EXISTING
- L= LENGTH OF A CURVE
- WSE WATER SURFACE ELEVATION
- BSE BASE ELEVATION
- DRYWELL

ABBREVIATIONS

- ABC AGGREGATE BASE COURSE
- AC ASPHALTIC CEMENT OR CONCRETE/ACRE
- AHD AHEAD SEWER STATION
- B/C BACK OF CURB
- BFW BOTTOM OF FLOOD WALL
- BK BACK SEWER STATION
- BOT BOTTOM OF RETENTION BASIN
- BSL BLDG SETBACK LINE
- BVCE BEGIN VERTICAL CURVE ELEVATION
- BVCS BEGIN VERTICAL CURVE STATION
- BRW BOTTOM OF RETAINING WALL
- C&G CURB AND GUTTER
- C/L or CL CENTERLINE
- CB CATCH BASIN
- CD CONDUIT
- CR CURB RETURN
- DE DRAINAGE EASEMENT
- DIA DIAMETER
- DIP DUCTILE IRON PIPE
- DTL DETAIL
- DW FORCED DRIVEWAY LOCATION
- E EAST or EASTING
- EA EACH
- ESMT EASEMENT
- EVCE END VERTICAL CURVE ELEVATION
- EVCS END VERTICAL CURVE STATION
- EX EXISTING
- FF FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FP FINISH PAD ELEVATION
- FS FINISH SURFACE
- FT FOOT or FEET
- FW FLOOD WALL
- G GUTTER
- GB GRADE BREAK
- GFF GARAGE FINISH FLOOR
- HDPE HIGH DENSITY POLYETHYLENE
- HGL HYDRAULIC GRADE LINE
- HORIZ HORIZONTAL
- HP HIGH POINT
- HTW HIGH TOP OF WALL
- HWE HIGH WATER LINE ELEVATION
- INV INVERT or INVERSE
- IRR IRRIGATION
- LF LINEAR FEET
- LP LOW POINT
- L/S LANDSCAPE
- LSE LANDSCAPE EASEMENT
- LT or L LEFT
- LTW LOW TOP OF WALL
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- MH MANHOLE
- ML or M/L MONUMENT LINE
- MIN MINIMUM
- MIN.WH MINIMUM WALL HEIGHT
- MUTE MULTI-USE TRAIL EASEMENT
- MWH MAX WALL HEIGHT
- N NORTH or NORTHING
- N NOT TO SCALE
- P PAVEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- PC POINT OF CURVE
- PCC POINT OF COMPOUND CURVE
- PI PACE
- PI POINT OF INTERSECTION
- PRC POINT OF REVERSE CURVE
- PT POINT OF TANGENCY
- PROP PROPOSED
- PUE PUBLIC UTILITY EASEMENT
- PVC POLYVINYL CHLORIDE
- PVI POINT OF VERTICAL INTERSECTION
- PVMT PAVEMENT
- R/W or ROW RIGHT OF WAY
- RGRCP RUBBER GASKET REINFORCED CONCRETE PIPE
- RT or R RIGHT
- RY REAR YARD ELEVATION
- S SOUTH, SLOPE or SEWER LINE
- S/W or SW SIDEWALK
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SPEC SPECIFICATIONS
- STA STATION
- STD STANDARD
- SWE SIDEWALK EASEMENT
- TC TOP OF CURB
- TRANS TRANSITION
- TF TOP OF FOOTING
- TFW TOP OF FLOOD WALL
- TL TRUE LENGTH
- TRW TOP OF RETAINING WALL
- TS TRUE SLOPE
- TSW TOP OF SOUND WALL
- TW TOP OF WALL
- TWM TOP OF WALL MAX
- TYP TYPICAL
- VC VERTICAL CURVE
- VERT VERTICAL
- VG VALLEY GUTTER
- VNAE VEHICLE NO ACCESS EASEMENT
- VP VOLUME PROVIDED
- VR VOLUME REQUIRED
- V.P. VISIBILITY TRIANGLE
- W WATERLINE or WEST
- W/ WITH
- WH WALL HEIGHT (EXPOSED)
- PUFE PUBLIC UTILITIES AND FACILITIES EASEMENT

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REGISTERED PROFESSIONAL ENGINEER
 69427
 JOSHUA ROBINSON
 9-16-25
 STATE OF ARIZONA

LEGACY PLACE - PHASE 2
 NORTHERN AVENUE & 75TH AVENUE
 GLENDALE, ARIZONA

PRELIMINARY PLAT - PARCEL SUMMARY TABLES & NOTES & DETAILS

HILGARTWILSON

PROJ NO.: 2143
 DATE: Aug-25
 SCALE: N.T.S.
 DRAWN: UA, YG
 DESIGNED: DR, UA
 APPROVED: JR

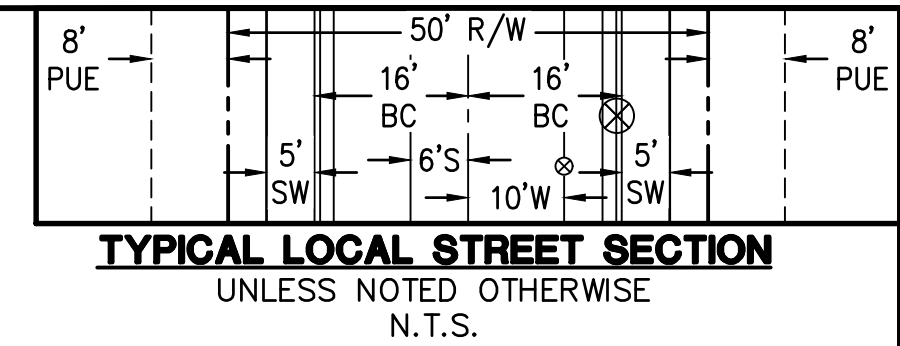
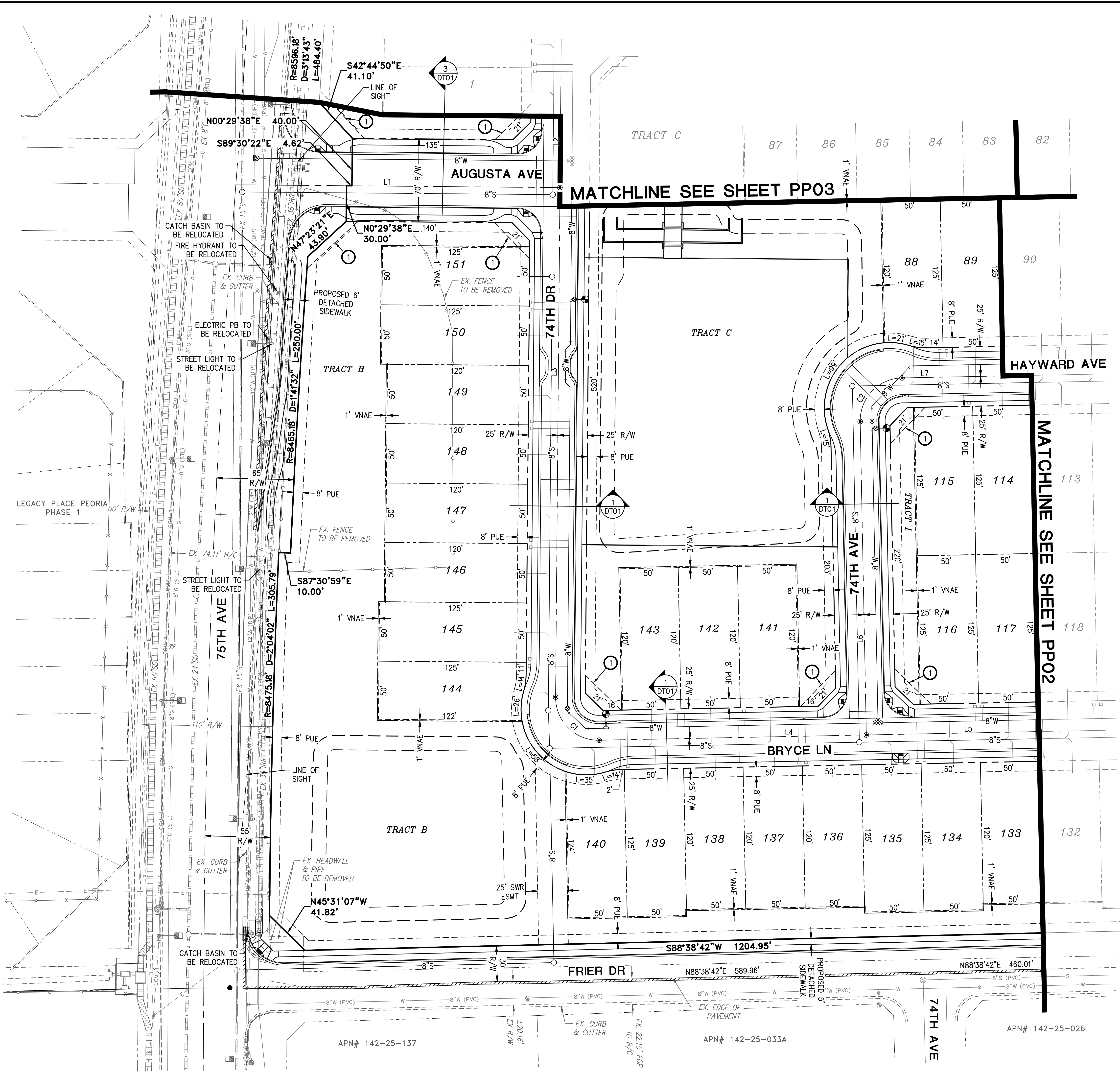
DWG. NO.
DT02

SHT. 3 OF 11

THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT
 NOTICE OF EXTENDED PAYMENT PROVISION
 THE CONSTRUCTION CONTRACT WILL ALLOW THE OWNER TO MAKE PAYMENT WITHIN THIRTY (30) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS.



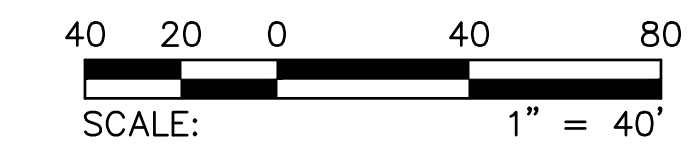
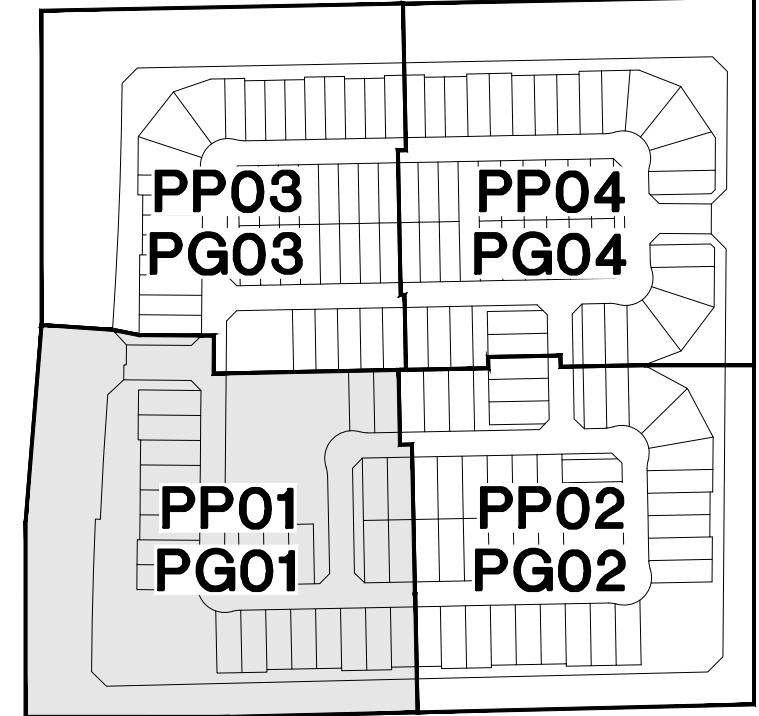
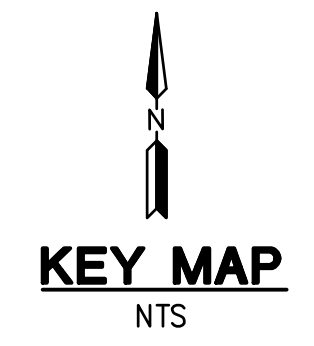
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- TYPICAL LOCAL STREET SECTION**
UNLESS NOTED OTHERWISE N.T.S.
- NOTES:
1. SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
2. SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR RETENTION INFORMATION.
- ① UNOBSTRUCTED VIEW EASEMENT. SEE DETAIL ON SHEET DT01.

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	36.00'	091°37'03"	57.57'
C2	36.00'	090°00'00"	56.55'

LINE TABLE		
NO.	DIRECTION	LENGTH
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L4	N88°52'35"E	225.08'
L5	N88°52'35"E	554.00'
L6	N01°07'25"W	264.00'
L7	N88°52'35"E	410.00'

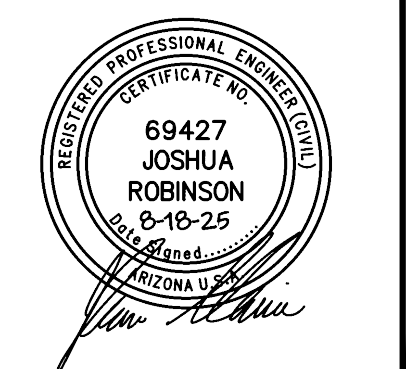


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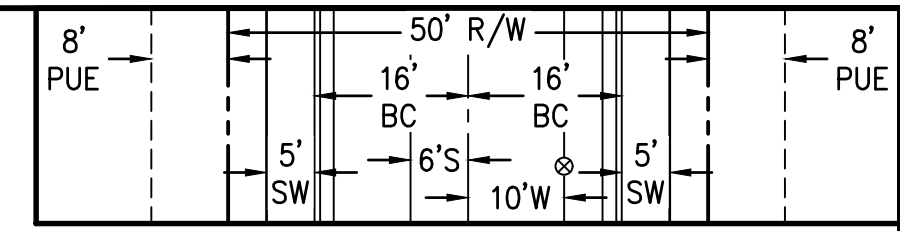


LEGACY PLACE - PHASE 2
NORTHERN AVENUE & 75TH AVENUE
GLENDALE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 2143
DATE: Aug-25
SCALE: ---
DRAWN: UA, YG
DESIGNED: DR, UA
APPROVED: JR

DWG. NO.
PP01
SHT. 4 OF 11



TYPICAL LOCAL STREET SECTION
UNLESS NOTED OTHERWISE
N.T.S.

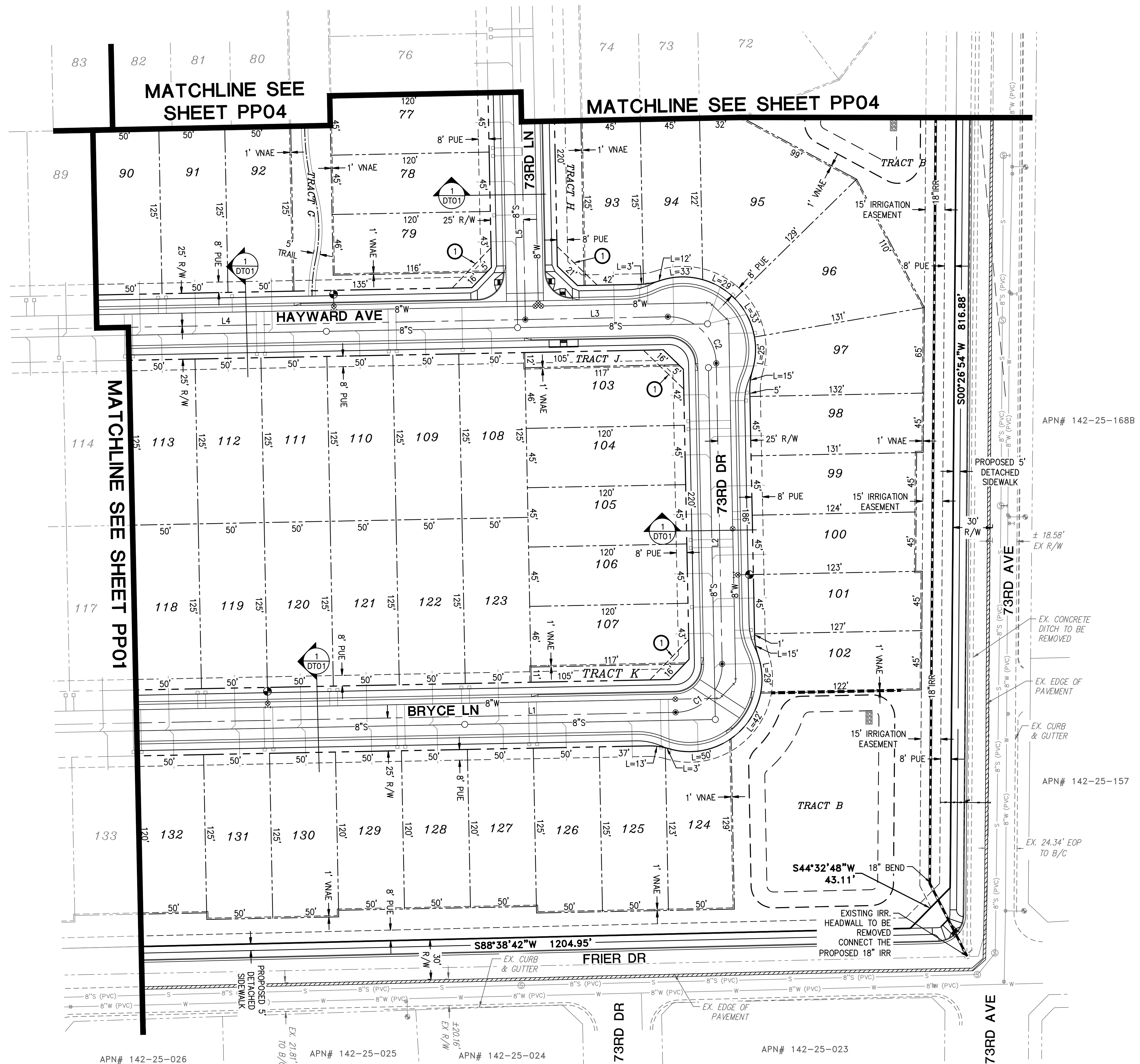
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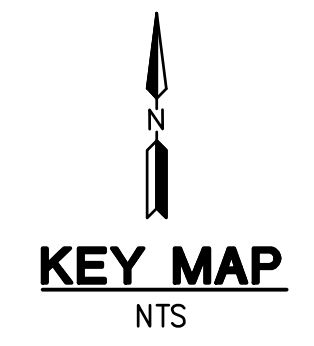
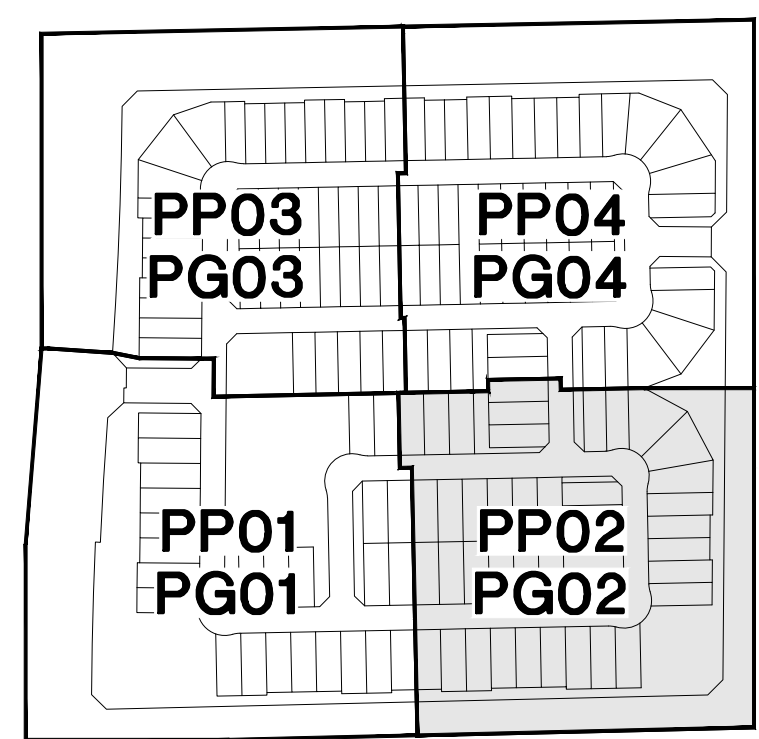
NO.	RADIUS	DELTA	LENGTH
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LINE TABLE

NO.	DIRECTION	LENGTH
L1	N88°52'35"E	554.00'
L2	N01°07'25"W	228.00'
L3	N88°52'35"E	108.00'
L4	N88°52'35"E	410.00'
L5	N01°07'25"W	300.00'



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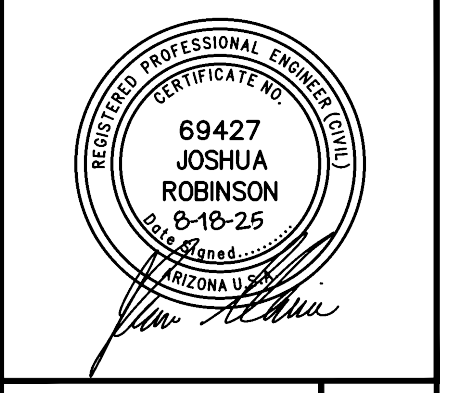


THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT
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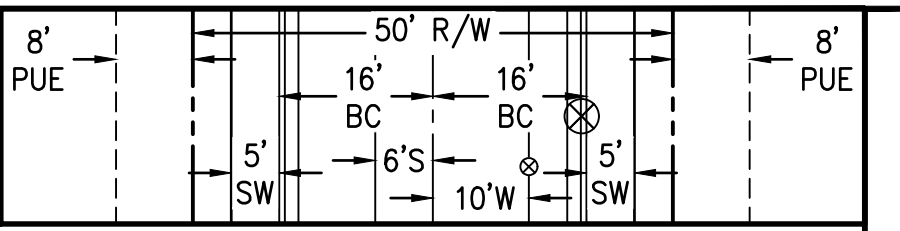
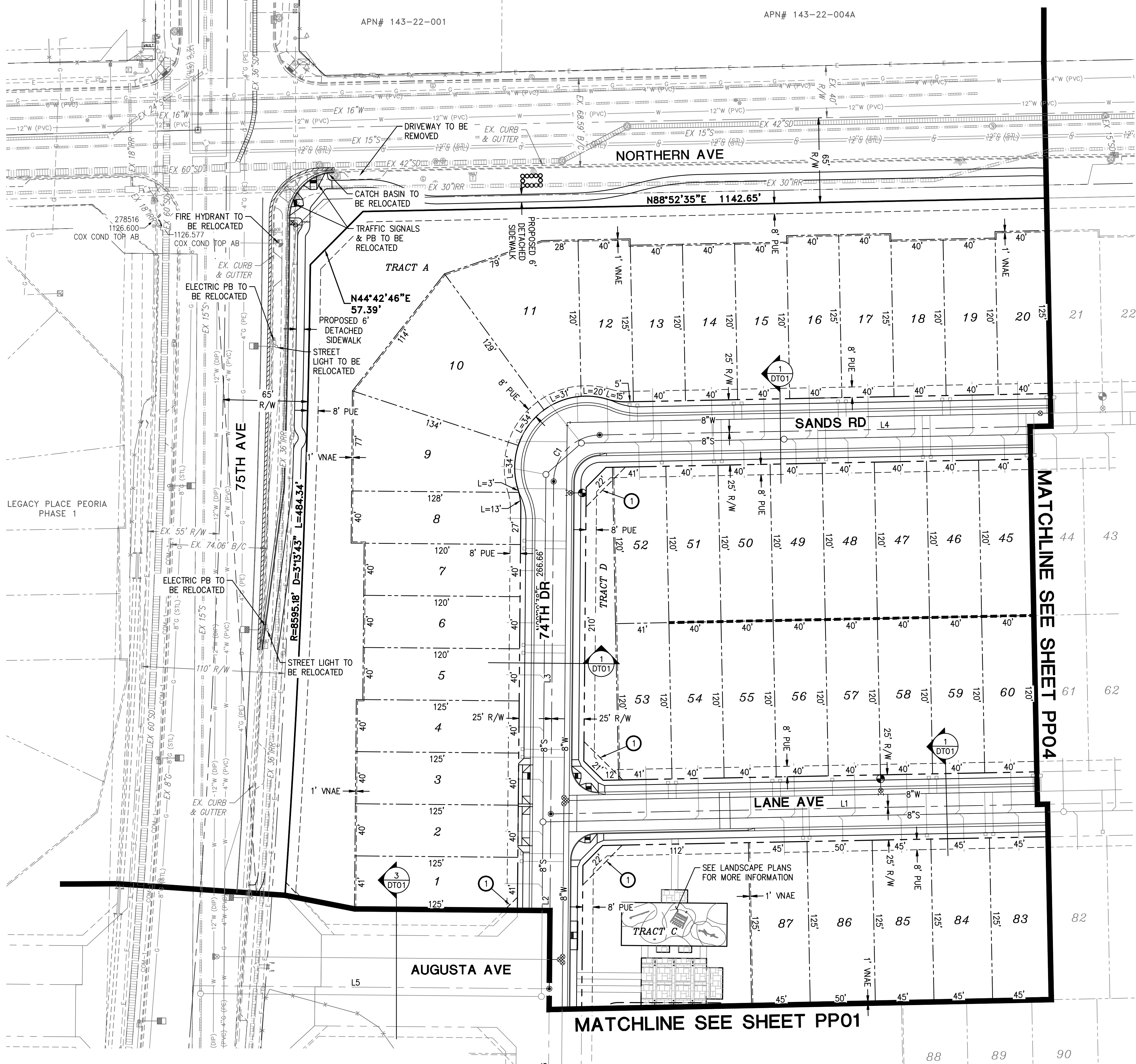
LEGACY PLACE - PHASE 2
NORTHERN AVENUE & 75TH AVENUE
GLENDALE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 2143
DATE: Aug-25
SCALE: ---
DRAWN: UA, YG
DESIGNED: DR, UA
APPROVED: JR

DWG. NO.
PP02
SHT. 5 OF 11

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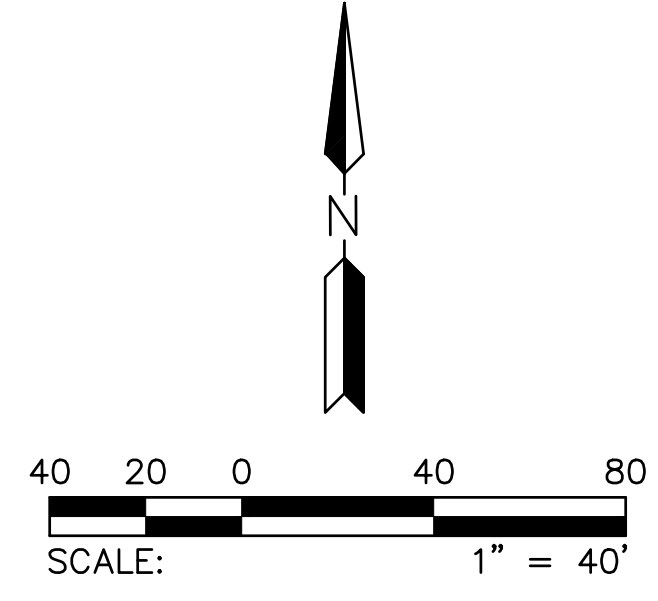
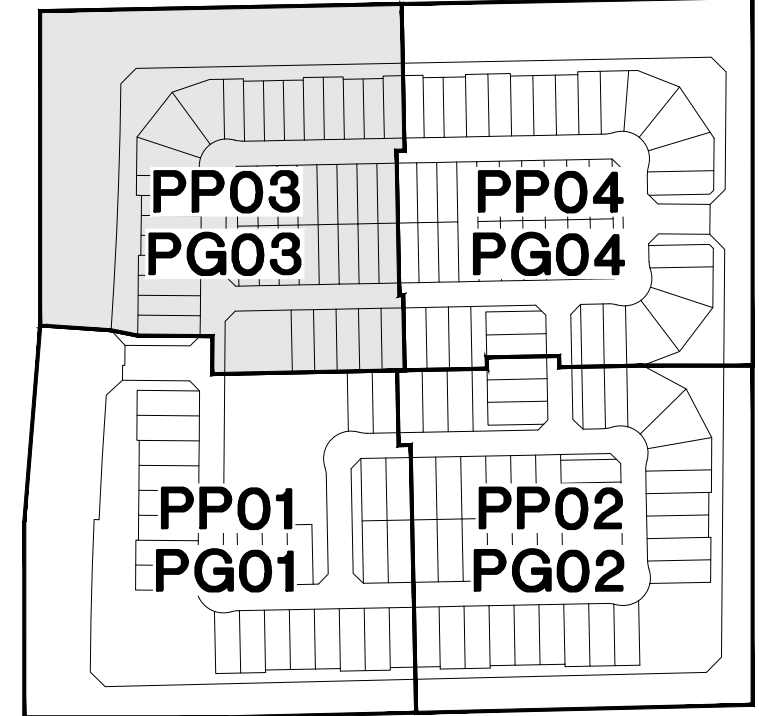
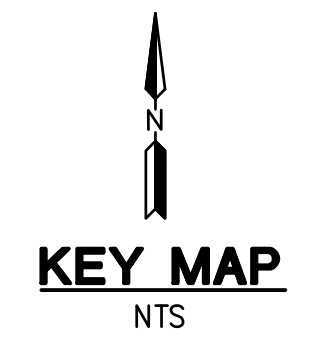


TYPICAL LOCAL STREET SECTION
UNLESS NOTED OTHERWISE
N.T.S.

- NOTES:
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2. SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR RETENTION INFORMATION.
3. UNOBSTRUCTED VIEW EASEMENT. SEE DETAIL ON SHEET DT01.

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	36.00'	088°22'57"	55.53'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N88°52'35"E	691.17'
L2	N00°29'38"E	134.16'
L3	N00°29'38"E	255.12'
L4	N88°52'35"E	770.57'
L5	S89°30'22"E	272.98'
L6	N00°29'38"E	429.04'



THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT
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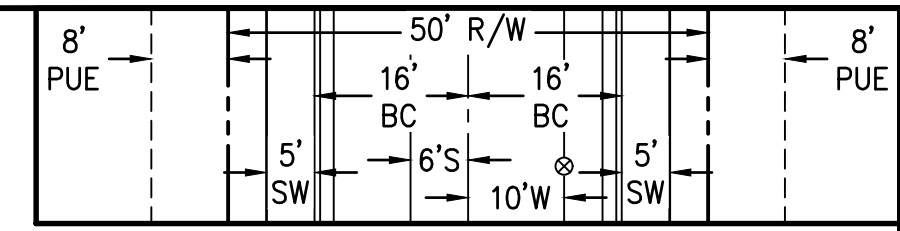


LEGACY PLACE - PHASE 2
NORTHERN AVENUE & 75TH AVENUE
GLENDALE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 2143
DATE: Aug-25
SCALE: ---
DRAWN: UA, YG
DESIGNED: DR, UA
APPROVED: JR

DWG. NO.
PP03
SHT. 6 OF 11

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TYPICAL LOCAL STREET SECTION
UNLESS NOTED OTHERWISE
N.T.S.

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SEE DETAIL ON SHEET DT01.

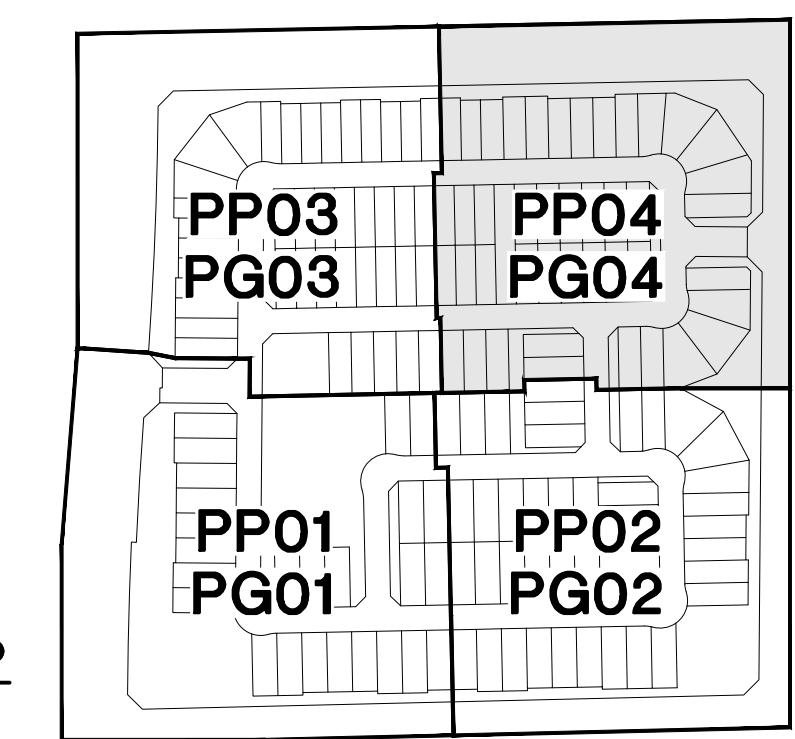
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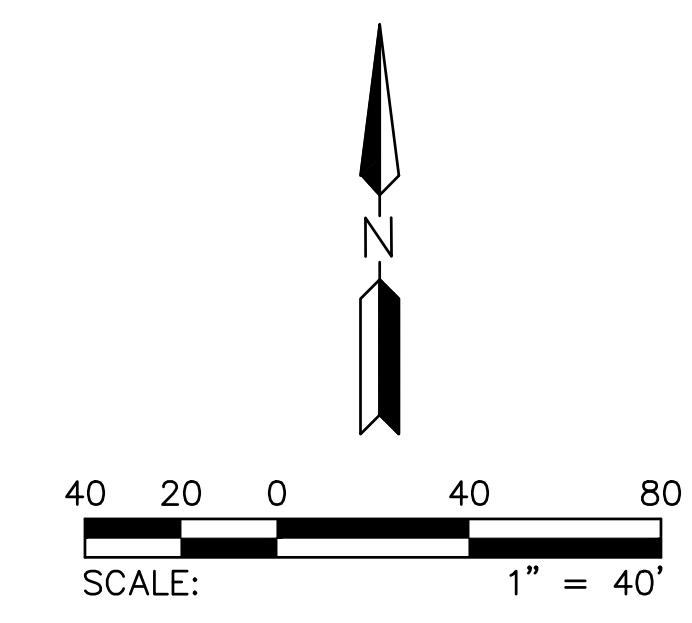


CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	36.00'	090°00'00"	56.55'
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LINE TABLE		
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L1	N01°07'25"W	300.00'
L2	N88°52'35"E	691.17'
L3	N88°52'35"E	122.59'
L4	N01°07'25"W	59.38'
L5	N01°07'25"W	158.62'
L6	S89°33'06"E	207.66'
L7	N88°52'35"E	770.57'



KEY MAP
NTS



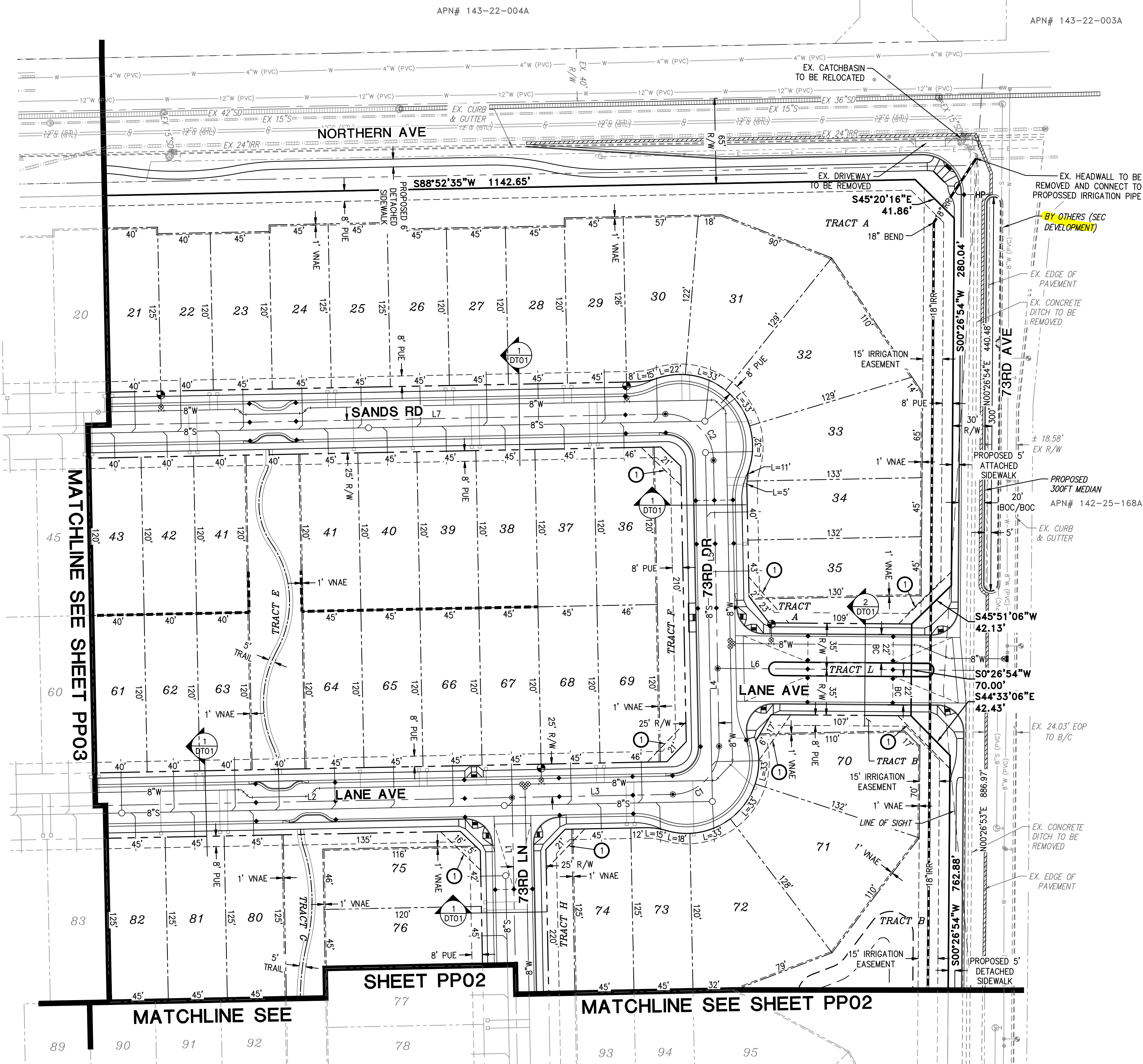
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LEGACY PLACE - PHASE 2
NORTHERN AVENUE & 75TH AVENUE
GLENDALE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 2143
DATE: Aug-25
SCALE: ---
DRAWN: UA, YG
DESIGNED: DR, UA
APPROVED: JR

DWG. NO.
PP04
SHT. 7 OF 11



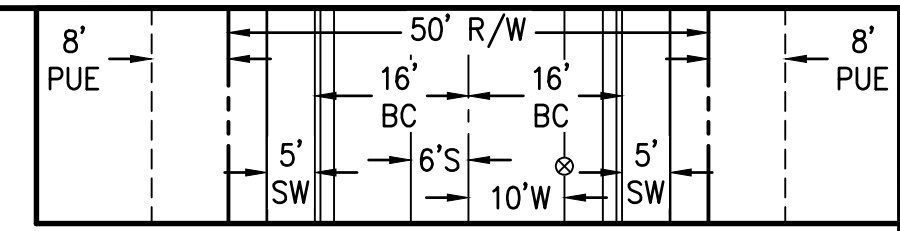
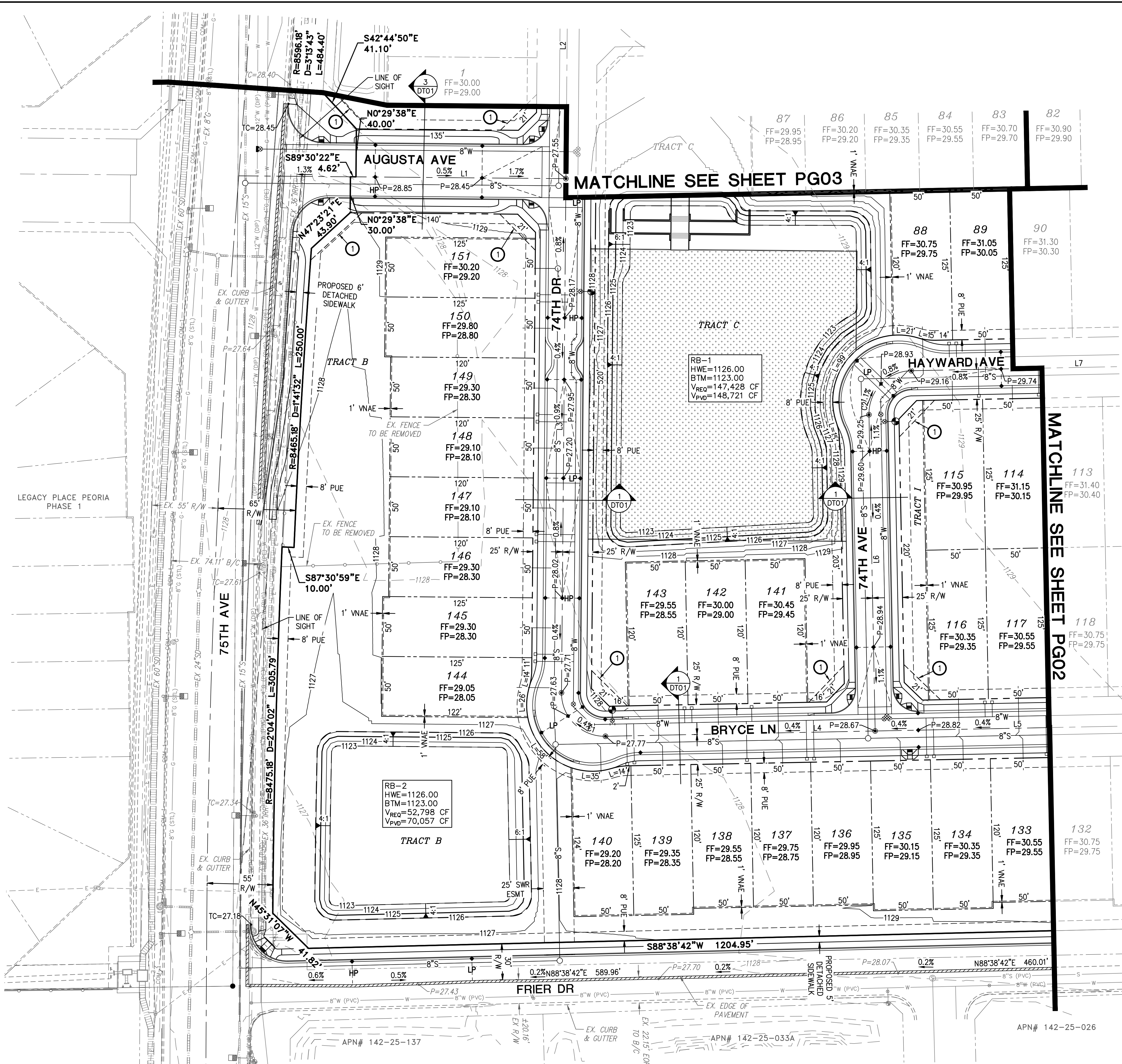
MATCHLINE SEE SHEET PP03

MATCHLINE SEE

SHEET PP02

MATCHLINE SEE SHEET PP02

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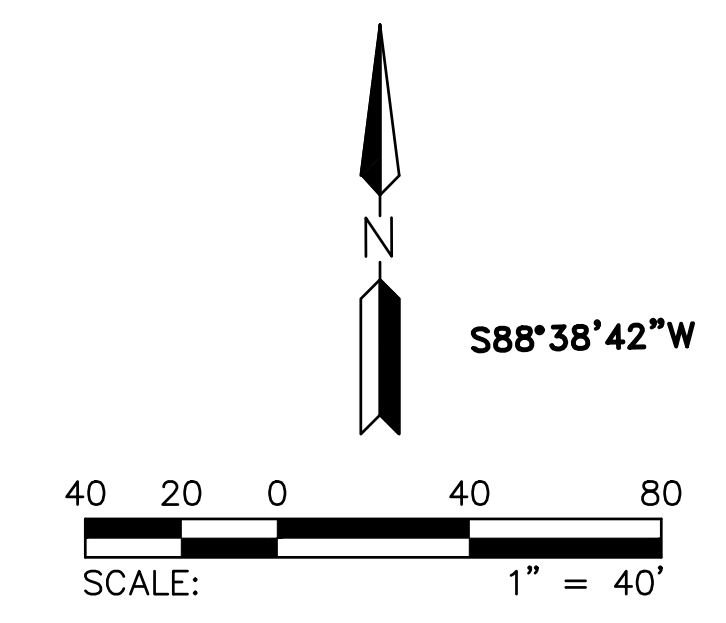
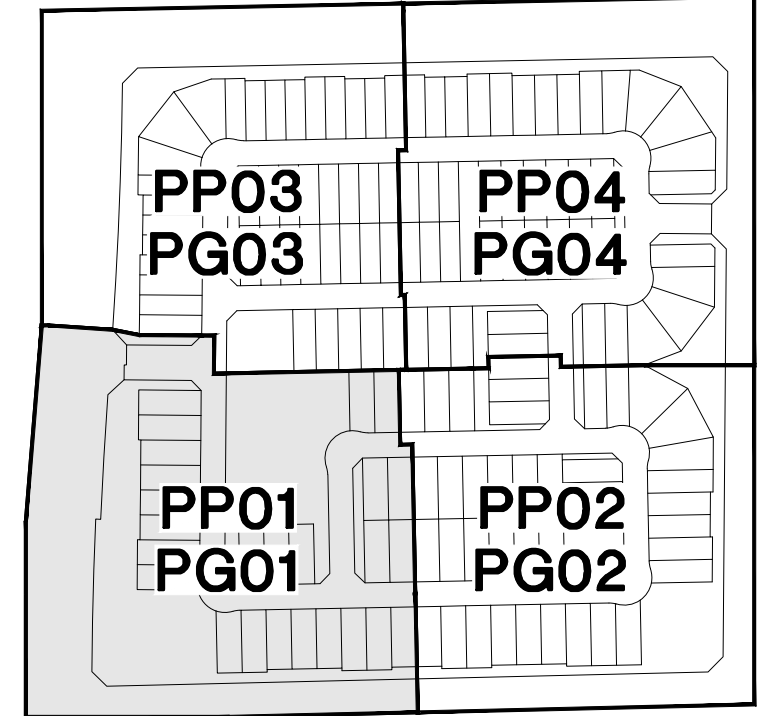


TYPICAL LOCAL STREET SECTION
UNLESS NOTED OTHERWISE
N.T.S.

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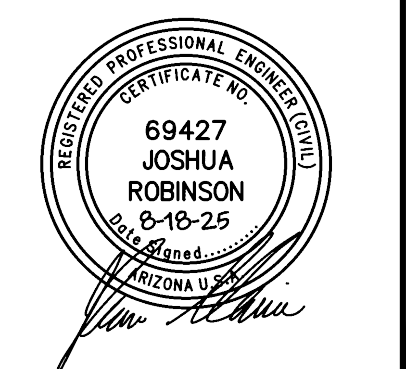
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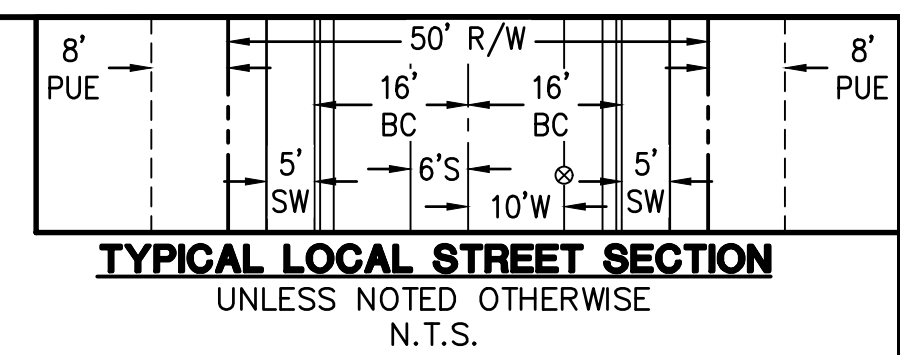
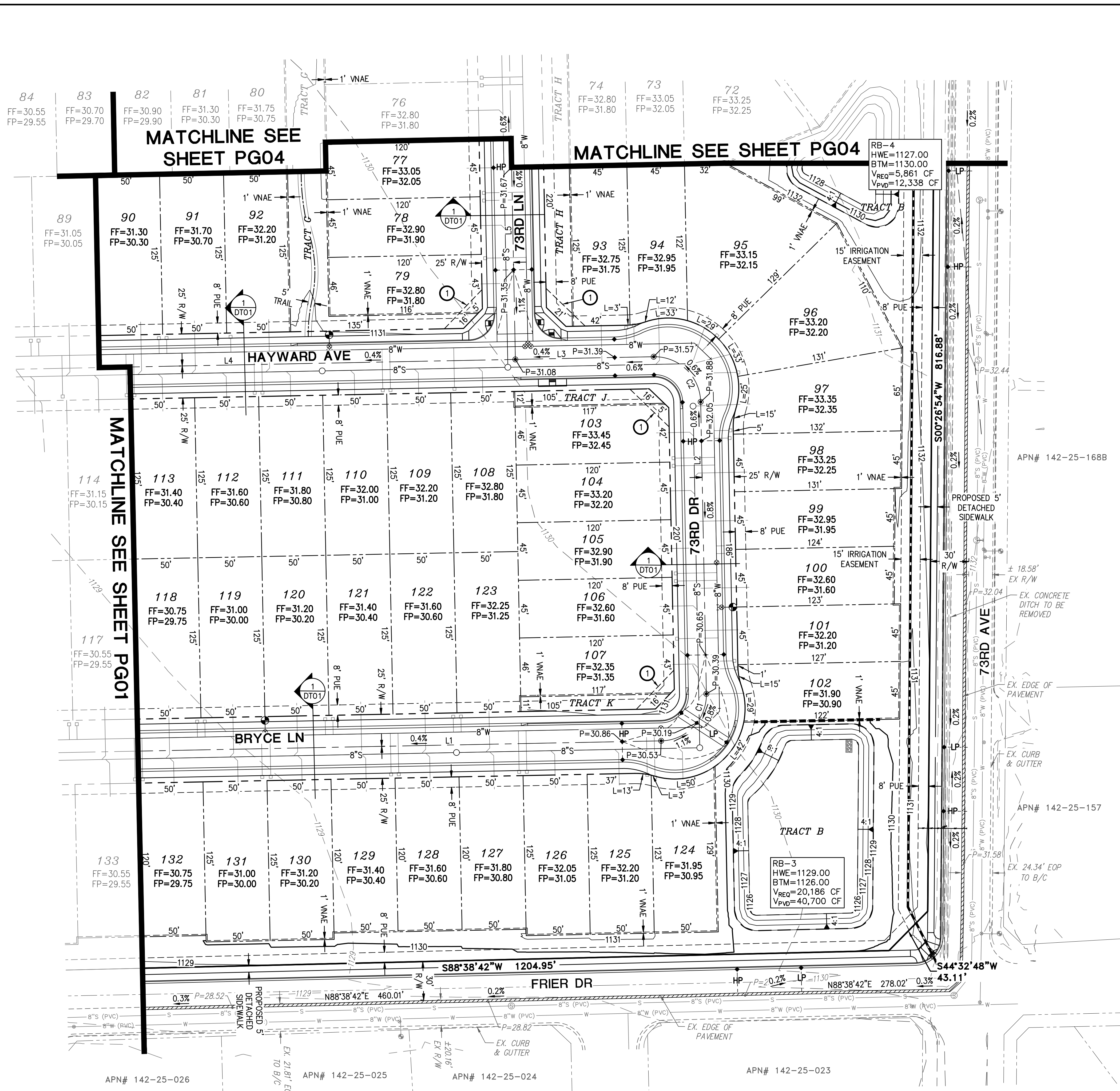
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LEGACY PLACE - PHASE 2
NORTHERN AVENUE & 75TH AVENUE
GLENDALE, ARIZONA
PRELIMINARY GRADING & DRAINAGE PLAN

HILGARTWILSON
PROJ NO.: 2143
DATE: Aug-25
SCALE: ---
DRAWN: UA, YG
DESIGNED: DR, UA
APPROVED: JR
DWG. NO.
PG01
SHT. 8 OF 11

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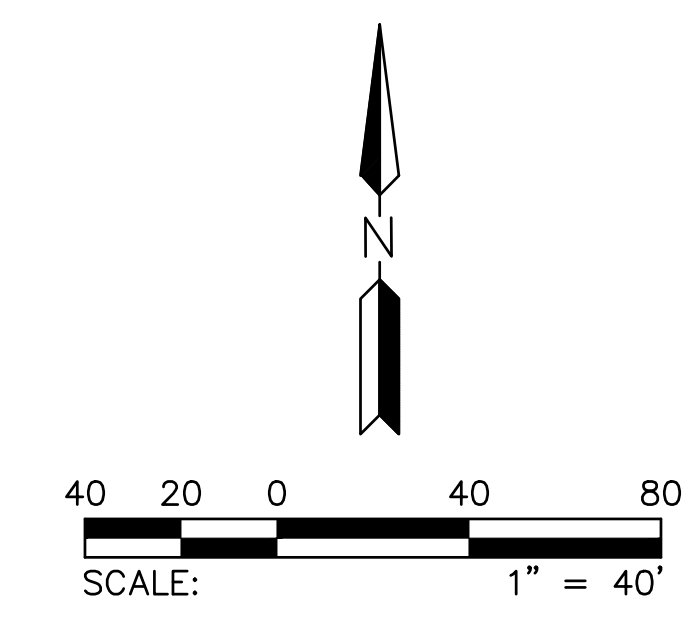
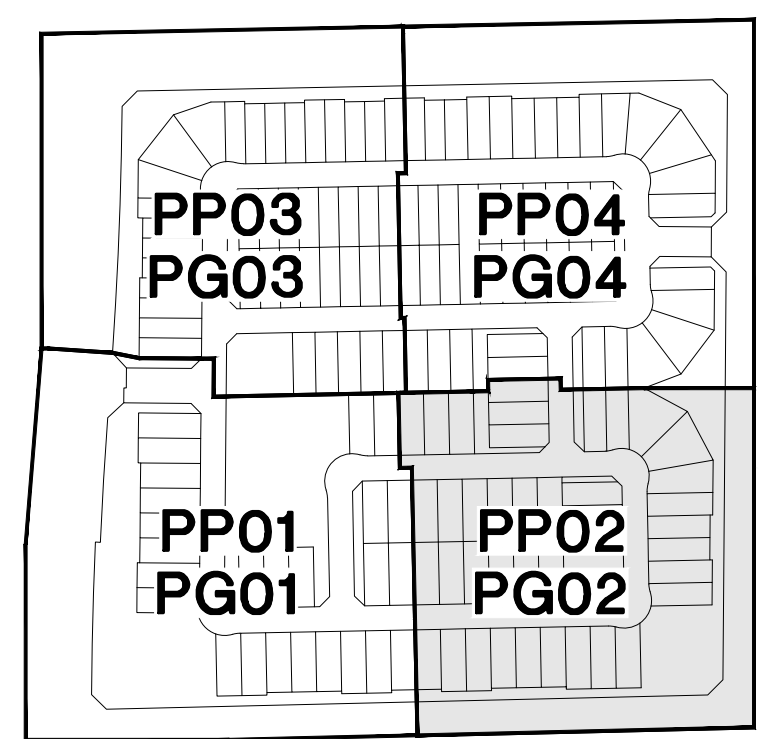
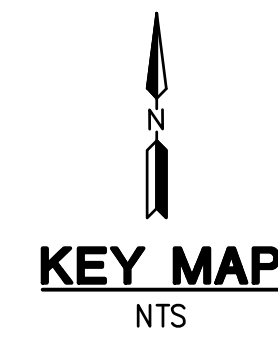


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LEGACY PLACE - PHASE 2
NORTHERN AVENUE & 75TH AVENUE
GLENDALE, ARIZONA

PRELIMINARY GRADING & DRAINAGE PLAN

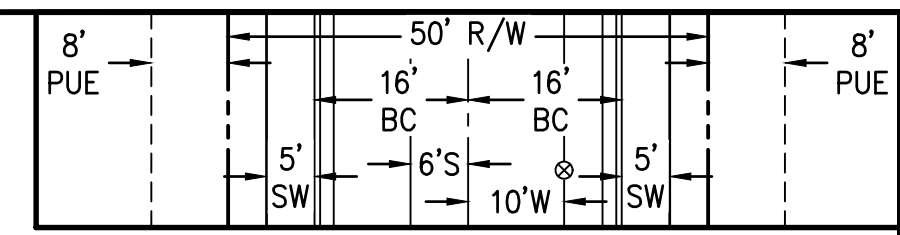
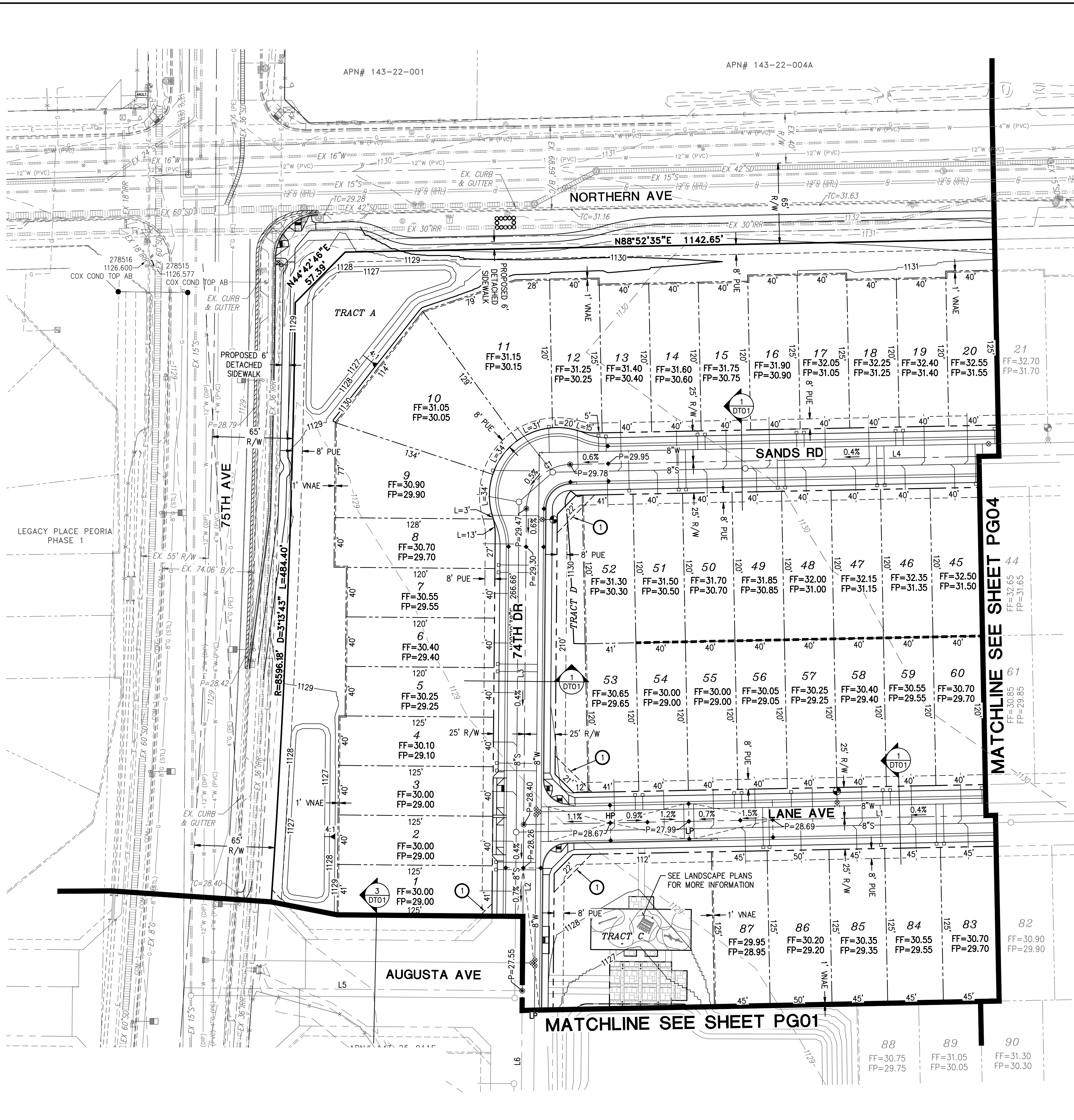
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DRAWN: UA, YG
DESIGNED: DR, UA
APPROVED: JR

DWG. NO.
PG02
SHT. 9 OF 11

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NOTICE OF EXTENDED PAYMENT PROVISION
THE CONSTRUCTION CONTRACT WILL ALLOW THE OWNER TO MAKE PAYMENT WITHIN THIRTY (30) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS.



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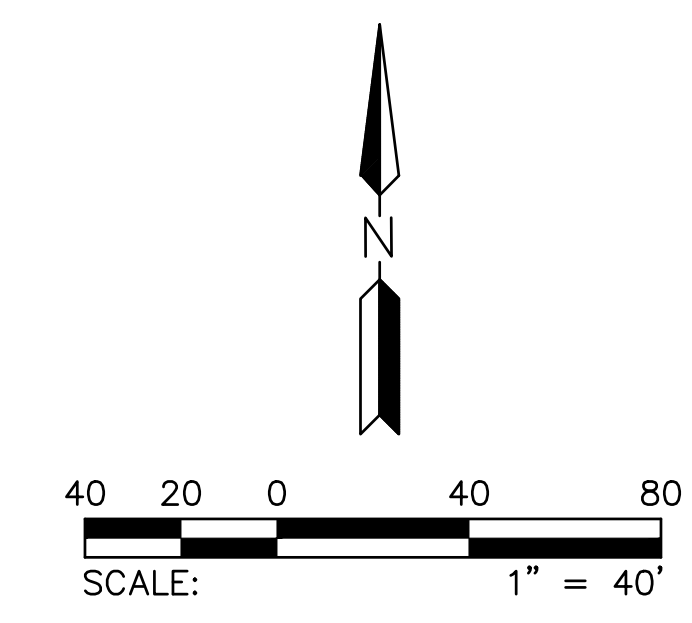
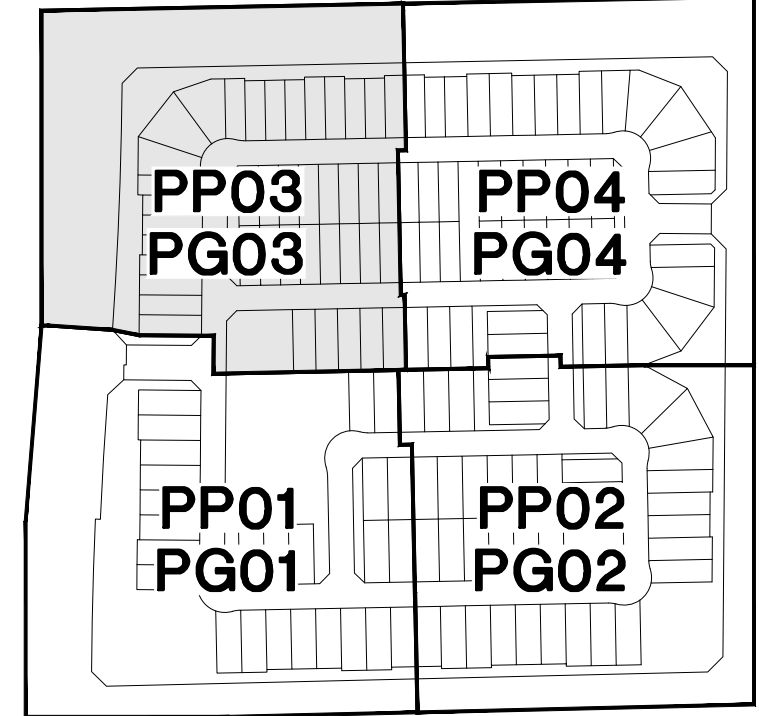
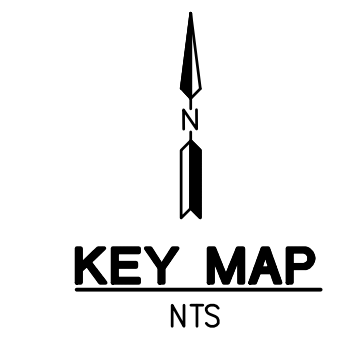


TYPICAL LOCAL STREET SECTION
UNLESS NOTED OTHERWISE
N.T.S.

- NOTES:
- SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
 - SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR RETENTION INFORMATION.
- 1 UNOBSTRUCTED VIEW EASEMENT. SEE DETAIL ON SHEET DT01.

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	36.00'	088°22'57"	55.53'

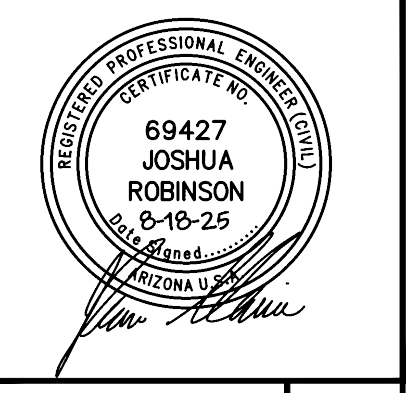
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N88°52'35"E	691.17'
L2	N00°29'38"E	134.16'
L3	N00°29'38"E	255.12'
L4	N88°52'35"E	770.57'
L5	S89°30'22"E	272.98'
L6	N00°29'38"E	429.04'



THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT
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HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN
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PHOENIX, AZ 85016
www.hilgartwilson.com

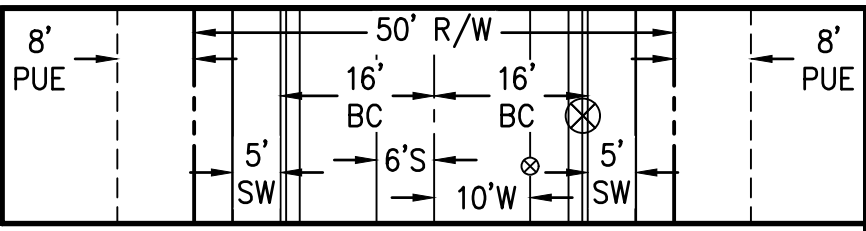
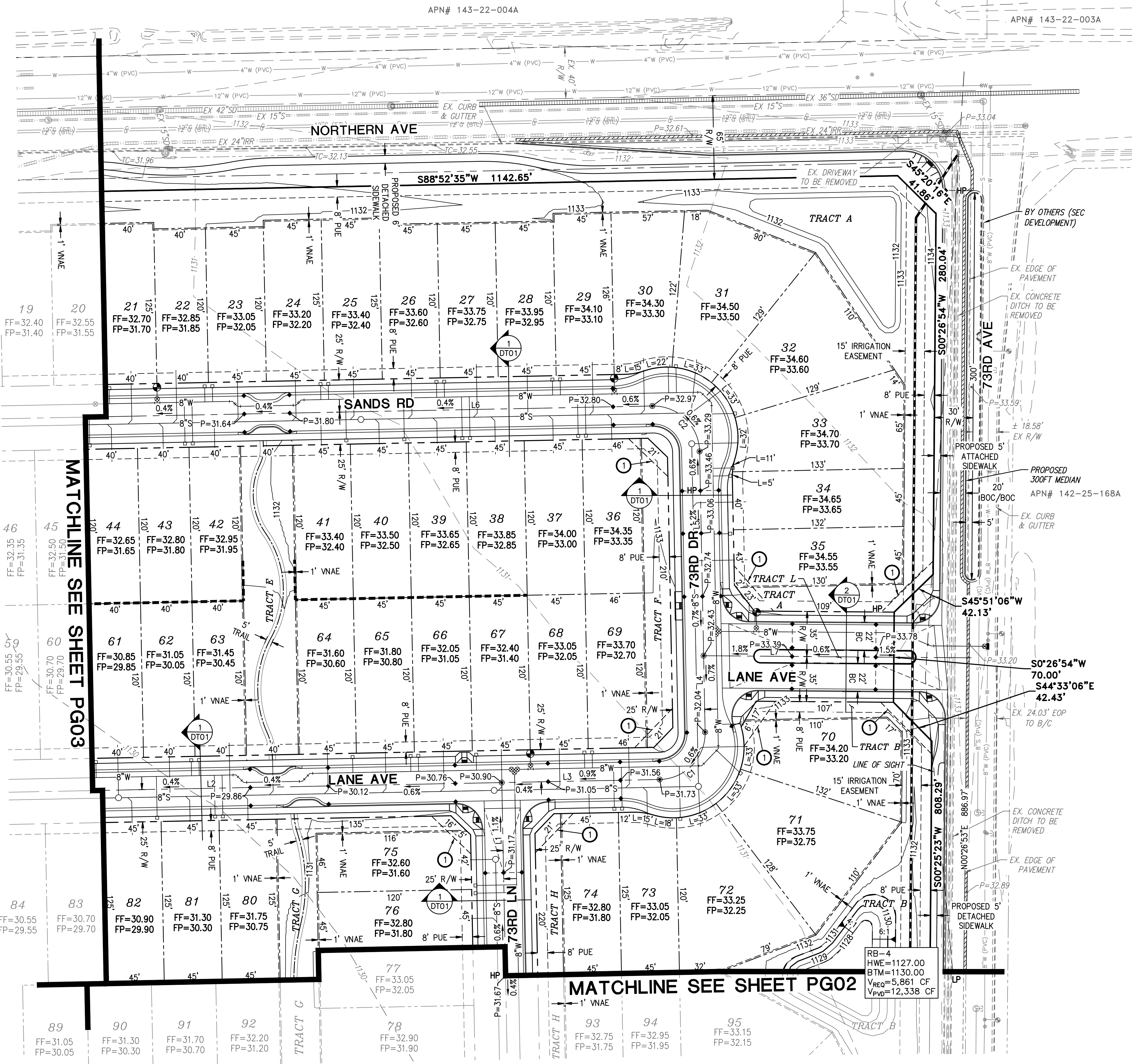


LEGACY PLACE - PHASE 2
NORTHERN AVENUE & 75TH AVENUE
GLENDALE, ARIZONA
PRELIMINARY GRADING & DRAINAGE PLAN

HILGARTWILSON
PROJ NO.: 2143
DATE: Aug-25
SCALE: ---
DRAWN: UA, YG
DESIGNED: DR, UA
APPROVED: JR

DWG. NO.
PG03
SHT. 10 OF 11

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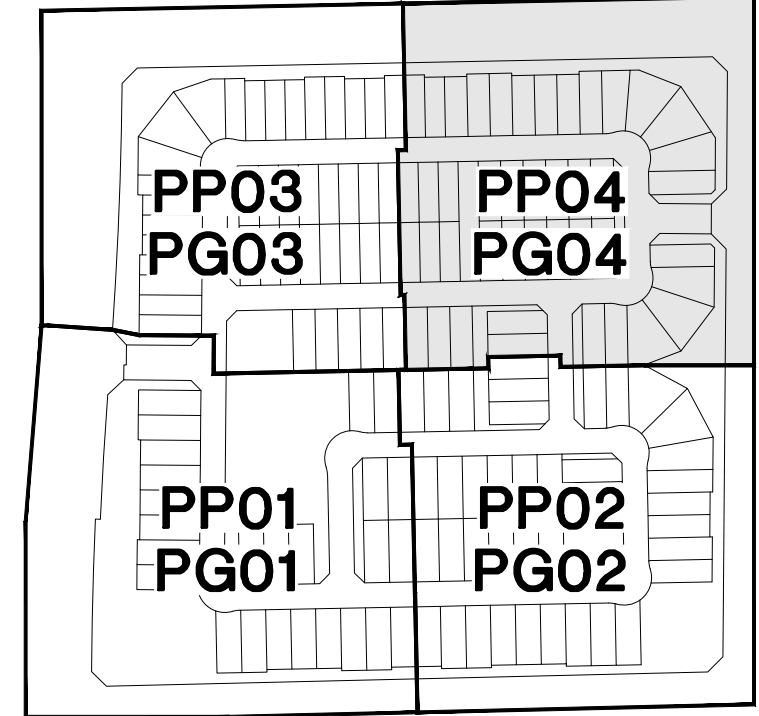


TYPICAL LOCAL STREET SECTION
UNLESS NOTED OTHERWISE
N.T.S.

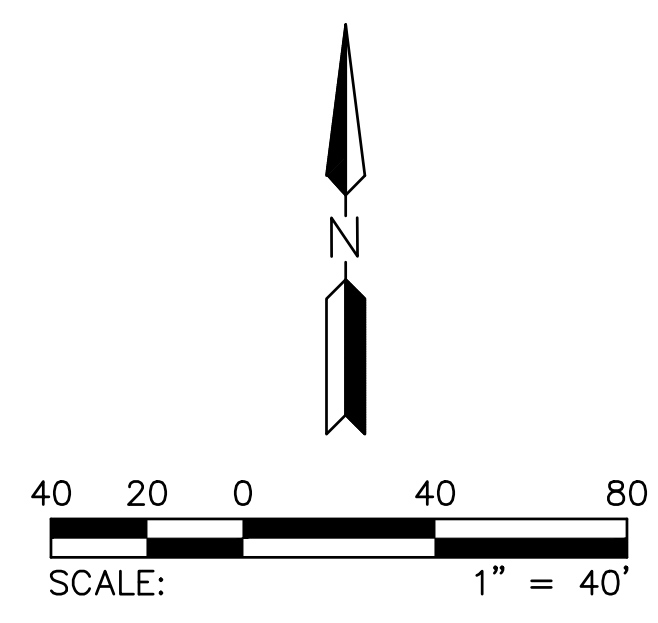
- NOTES:
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 - SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR RETENTION INFORMATION.
- 1 UNOBSTRUCTED VIEW EASEMENT.
SEE DETAIL ON SHEET DT01.

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	36.00'	090°00'00"	56.55'
C2	36.00'	090°00'00"	56.55'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N01°07'25"W	300.00'
L2	N88°52'35"E	691.17'
L3	N88°52'35"E	122.59'
L4	N01°07'25"W	59.38'
L5	N01°07'25"W	158.62'
L6	N88°52'35"E	770.57'
L7	S89°33'06"E	207.66'



KEY MAP
NTS



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HILGARTWILSON
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PG04
SHT. 11 OF 11