



Requesting Department:  
Development Services

**TO:** Planning and Zoning Commission

**THROUGH:** Brett Burningham, Interim Development Services Director

**FROM:** Steven Ester, Planner I

**RE:** Discussion and Possible Action on P18-0164 “Legado Phase I Preliminary Plat”, a request by Brytanni Hewson of Hilgart Wilson for a Preliminary Plat consisting of 249 lots as Phase I of the Legado subdivision. The 119-acre project site is generally located south of the southwest corner of Sossaman and Queen Creek roads.

**DATE:** January 9, 2019

**STAFF RECOMMENDATION**

Staff recommends approval of P18-0164 “Legado Phase I Preliminary Plat”, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to approve P18-0164 “Legado Phase I Preliminary Plat”, subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOALS**



Secure Future



Quality Lifestyle

**SUMMARY**

This proposal consists of a request by Brytanni Hewson of Hilgart Wilson for a Preliminary Plat consisting of 249 lots as Phase I of the Legado subdivision. The 119-acre project site is generally located south of the southwest corner of Sossaman and Queen Creek roads.

The property is currently zoned R1-7 (Urban Development District Type A) and R1-9 (Urban Development District Type A) with a Planned Area Development (PAD) Overlay.

**HISTORY**

- December 15, 1999: The Town Council approves Ordinance 177-99, authorizing the original zoning of R1-7, R1-9 & R1-12 for the subject property, as a portion of the Sossaman Estates Planned Area Development.
- May 13, 2015: The Planning Commission recommends approval of RZ14-044 “Sossaman 300 PAD Amendment.”
- June 17, 2015: The Town Council approves Ordinance 569-15, RZ14-044 “Sossaman 300 PAD Amendment.”

**PROJECT INFORMATION**

Project Name	Legado Phase I Preliminary Plat
Site Location	South of the southwest corner of Sossaman and Queen Creek Roads
Current Zoning	R1-7/PAD (Urban Development District Type A) R1-9/PAD (Urban Development District Type A)
General Plan Designation	Neighborhood (0-20 du/ac) Open Space
Surrounding Zoning:	
North	RC (Recreation and Conservation) – Queen Creek Wash R1-9/PAD (Urban Development District Type A) – Sossaman Estates 3 Phase A
South	R1-9/PAD (Urban Development District Type A) – Legado Phase II R1-12/PAD (Suburban Development District Type B) – Legado Phase II
East	R1-9/PAD (Urban Development District Type A) – Quail Creek
West	R1-12/PAD (Suburban Development District Type B) – Sossaman Estates Parcel E
Gross Acreage:	119.24 acres
Net Acreage	112.37 acres
Total Lots/Units:	249 lots
Proposed Density:	2.09 dwelling units/gross acre; 2.96 dwelling units/net acre
Open Space (required):	23.85 acres (20%)
Open Space (provided):	28.39 acres (23.8%)
Active Open Space (required):	7.16 acres (30%)

Active Open Space (provided):	11.38 acres (40%)
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**DISCUSSION**

This proposal consists of a request by Brytanni Hewson of Hilgart Wilson for a Preliminary Plat consisting of 249 lots as Phase I of the Legado subdivision. The 119-acre project site is generally located south of the southwest corner of Sossaman and Queen Creek roads, and is currently zoned R1-7 and R1-9 with a PAD Overlay.

Access to the neighborhood is provided at two locations with primary access along Sossaman Road and secondary access off of Jacaranda Boulevard. From the primary entrance, a network of internal collector roads offer vehicular access to each parcel of the neighborhood. The roadway cross sections are consistent with Town engineering standards, and feature community collector and neighborhood entries with landscaped medians.

The Legado Phase I project proposes a 249-lot community, as the first portion of the overall Sossaman 300 PAD. The table below summarizes the dimensions, minimum lot sizes, and the composition of the proposed lots in the Legado Phase I subdivision. In total, the proposed 249 lots amount to a gross density of 2.09 du/ac and a net density of 2.96 du/ac. The lot configurations proposed for this subdivision plat meet all dimensional standards for the R1-7 and R1-9 zoning districts.

<b>Legado Phase I</b>				
<b>Lot Size</b>	<b>Zoning District</b>	<b>Minimum Lot Size</b>	<b>Number of Lots</b>	<b>% of Development</b>
65' x 125'	R1-7	8,125 square feet	70 units	28%
70' x 130'	R1-9	9,100 square feet	60 units	24%
80' x 130'	R1-9	10,400 square feet	74 units	30%
100' x 165'	R1-9	16,000 square feet	45 units	18%
<b>Total</b>			<b>249 units</b>	<b>100%</b>

The total open space required for the R1-7 and R1-9 zoning districts is 20% (23.85 acres). Of that 20% standard, 30% is required to be active open space. The project is proposing 23.8% total open space with 40% of the total designated as active open space. A public, linear park with a lake is proposed to link the Queen Creek Wash along the northern perimeter of the development to Ocotillo Road along the southern perimeter, and will remain accessible in perpetuity to all residents of the Town of Queen Creek. Legado Phase I will install the first phase of the linear park, beginning at the Queen Creek Wash and continuing south to the northwest corner of the intersection of Jacaranda Boulevard and 190th Street. Within the limits of the linear park, a community park is planned west of 190th Street, between Jacaranda Boulevard and Twin Acres Drive. The community park is consistent with the vision outlined in the PAD, with the addition of a community lake as previously noted. Activity and play nodes within the linear park offer connectivity and outdoor amenities such as:

- Sport courts (basketball and cornhole)
- Splash pad
- Bench areas
- Ramadas
- Covered tot lots

Unification of the neighborhood and linear park is further accomplished through a comprehensive trail network. A 12-foot wide multi-use trail is planned along the southern bank of the Queen Creek Wash, which then extends as an 8-foot wide multi-use trail along Sossaman Road. This perimeter trail network provides numerous linkages to internal neighborhood sidewalks, as well as an 8-foot wide, paved central path that spans through the entire linear park from Ocotillo Road to the Queen Creek Wash.

Landscaping throughout the neighborhood contains a variety of desert shrubs and trees, as well a street tree theme focused primarily around Live Oak and Red Push Pistache trees. Along the northern, eastern, and southern boundary, a 30-foot wide landscape buffer is provided. Along the western boundary adjacent to the existing Sossaman Estates development, there is a 60-foot wide landscape buffer.

The primary theme walls are designed with integrally colored CMU smooth face and split face block with a cap, joined at columns consisting of adobe block. Areas directly adjacent to open space feature partial view fencing. In accordance with the fencing materials, the proposed entrance monuments utilize adobe block, metal accent walls, and laser cut aluminum panels to create the thematic entries outlined in the Sossaman 300 PAD. At the main entrance off Sossaman Road, date palm trees are provided with decorative pavers to create a “portal” style entrance. Secondary entrances feature asphalt pavers around the road median, and include groves of Red Push Pistache trees for shade.

## GENERAL ANALYSIS

**General Plan Review:** This project is located in an area designated as Neighborhood on the 2018 General Plan Land Use Map. A small strip designated as Open Space also runs through the site. With a gross density of 2.09 du/ac and a net density of 2.96 du/ac, the proposed Preliminary Plat complies with both the Neighborhood and Open Space land use categories and characteristics.

**Zoning Review:** The current zoning designation of the property is R1-7 and R1-9 with a PAD Overlay. The project is in conformance with the standards set by the Zoning Ordinance and the standards as established by Ordinance 569-15, RZ14-044 “Sossaman 300 PAD Amendment.”

**Engineering, Utilities, and Traffic Review:** The project has been reviewed by the Engineering, Utilities and Traffic departments. Conditions of Approval have been added to address Engineering and Traffic requirements for this project.

**Adequate Public Facilities:** In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the Applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project.

**Open Space:** The total open space required for the R1-7 and R1-9 zoning districts is 20% (23.85 acres). Of that 20% standard, 30% is required to be active open space. The project is proposing 28.39 acres of open space (23.8%) and of that 28.39 acres, 11.38 acres is designated as active open space (40%). The open space proposed for the development is comprised of pedestrian and multi-use trails, landscaped areas, open turf, amenity features, and the linear park containing an additional community park within. The project's landscape and open space plan meet the intent of the Zoning Ordinance standards and approved Sossaman 300 PAD.

**Wall/Fencing Plan:** The project's wall plan and design meet the intent of the Zoning Ordinance fencing standards, and comply with the approved Sossaman 300 PAD.

## CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The developer shall create an HOA to maintain all landscaping, open space, common areas, recreation amenities, and all rights-of-way landscaping on all local, arterial and collector roadways.
3. A signed agreement with the Queen Creek Unified School District shall be required prior to approval of the Final Plat.
4. The proposed linear park and trail, centralized park, and all amenities from Ocotillo Road extending all the way to the Queen Creek Wash shall remain accessible in perpetuity to all residents of the Town of Queen Creek.
5. No two-story dwelling units shall be permitted along Sossaman Road, Ocotillo Road, and the Queen Creek Wash.
6. Flood Control District of Maricopa County approval will be required if it is the developers intent to drain retained storm water into the wash. Any work within the wash will require a floodplain use permit and possibly a 404 permit.

7. The developer shall be responsible for the design and construction of the landscape improvements for Sossaman Road for all portions adjacent to the project.
8. SRP Power – The applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements. The Town requires all poles less than 69kV to be relocated underground. SRP may require easements outside of Public Right-of-Way.
9. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. Construction assurances shall be provided in accordance with the form and timing as described in Section 7 of the Town’s Subdivision Ordinance.
10. For onsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed C. of O. Hold Agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. Construction assurances shall be provided in accordance with the form and timing as described in Section 7 of the Town’s Subdivision Ordinance.
11. Development of this property will require an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). Obtaining a CAWS may be accomplished by transferring a current CAWS, converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS.
12. In conjunction with obtaining a CAWS, the development will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR.

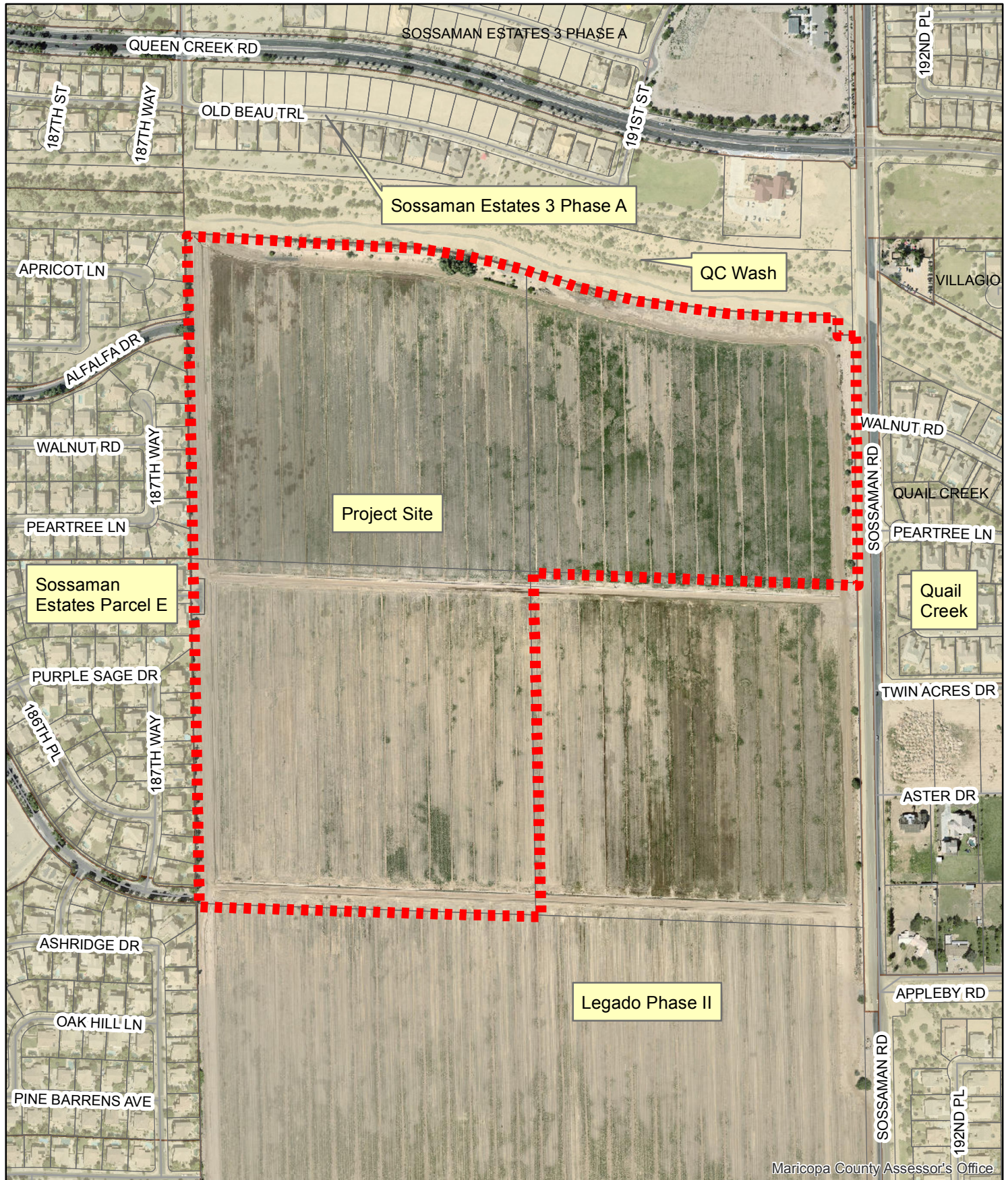
## **ATTACHMENTS**

1. Legado Phase I Aerial Photo Exhibit
2. Legado Phase I General Plan Exhibit
3. Legado Phase I Zoning Map Exhibit
4. Legado Phase I Project Narrative
5. Legado Phase I Preliminary Plat
6. Legado Phase I Landscape Plan
7. Legado Phase I Wall Plan

**Project Name: Legado Phase I Aerial Exhibit**

**Case Number: P18-0164**

**Hearing Date: January 9, 2019 (Planning Commission)**



# Project Name: Legado Phase I General Plan Exhibit

Case Numbers: P18-0164

Hearing Date: January 9, 2019 (Planning Commission)



## General Plan Land Use

- |              |            |                    |                    |
|--------------|------------|--------------------|--------------------|
| Rural        | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 |                    |
| Urban        | Open Space | Special District 3 |                    |





# Legado Phase 1

PRELIMINARY PLAT NARRATIVE



**Legado Phase 1  
PRELIMINARY PLAT NARRATIVE**

**NWC of Sossaman and Ocotillo Roads  
Town of Queen Creek, Arizona**

**Case No. RZ14-044**

**Prepared for:**

Taylor Morrison, Inc.  
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Telephone: 480-459-4312  
Contact: Amy Weidman

**Prepared by:**

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Contact: Nguyen Lam, P.E.

Date: August 20, 2018



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## 1.0 INTRODUCTION

Taylor Morrison is the proposed developer for the first phase at Legado, which was rezoned under the name of Sossaman 300. This first phase is approximately 119 acres and is located at the north end of the overall 300-acre master planned community. The overall community is located at the northwest corner of Sossaman Road and Ocotillo Road. Legado Phase 1 (“Project”) consists of 249 single-family detached homes and is planned to be consistent with the Conceptual Development Plan approved in the rezoning request approved as Case Number RZ14-044.

## 2.0 REQUEST

Included with this submittal package are the preliminary plat and the following narrative, which outlines the substantive elements of the preliminary plat. The preliminary plat conforms to the conceptual site plan, which was submitted with the pre-application in June, 2018, and the Conceptual Development Plan (CDP - Exhibit M) in the approved PAD narrative. Minor deviations from the CDP include larger lots in Parcel D (100’ x 165’), and increased lot depths in Parcels C and D. In adhering to the CDP with only minor alterations, Taylor Morrison is following the vision and character for the community that was established in the rezoning case.

The site plan features four neighborhoods, each with a distinct lot size to enable a wide variety of unique home floor plan offerings. The neighborhoods are accessed by a network of collector roads, with the primary access point being from Sossaman Road. A secondary access point will be the extension of Jacaranda Boulevard from the west. The neighborhoods are buffered on the west, north, and east with landscape tracts. These buffers enable the establishment of trails to help promote pedestrian connectivity, which work to highlight the central element of the community: the linear park. This linear park will span from Queen Creek Wash on the north to the southern terminus of the Project.

A total of 249 lots are planned and summarized in the following table:

<b>Site Data Table</b>				
<b>Parcel</b>	<b>Lot Dimensions</b>	<b>Lot Count</b>	<b>Gross Area (AC)</b>	<b>Gross Density (DU/AC)</b>
A	65' x 125'	70	25.30	2.77
B	70' x 130'	60	25.16	2.38
C	80' x 130'	74	32.72	2.26
D	100' x 165'	45	35.58	1.26
	<b>Total</b>	<b>249</b>	<b>118.76</b>	<b>2.10</b>

The additional lot size increase alleviates some constraints imposed by the lot coverage per the approved PAD. Even with the additional lot coverage bonus, there are challenges with the coverage based on the proposed home offerings that address current market demand. During the pre-application request, Taylor Morrison proposed modifications to increase the lot coverage percentages in the approved PAD. This would allow the developer to have some flexibility in house product offerings, consistent with market conditions.

### 3.0 LANDSCAPE AND AMENITIES

The Project will initiate the first phase of the linear park commencing at the Queen Creek Wash and continuing south to the northwest corner of the intersection of Jacaranda Boulevard and 190<sup>th</sup> Street. The linear park is proposed to include activity and play nodes that work to provide residents with opportunities for outdoor activities and connectivity. Elements of the linear park may include desert gardens, sport courts, ramadas, and covered tot lots. Within the limits of the linear park will be a community park that is planned west of 190<sup>th</sup> Street, between Jacaranda Boulevard and Twin Acres Drive. The programming for the community park shall be consistent with the vision outlined in the PAD, with the notable addition of a community lake. This lake will offer another exciting opportunity for residents of the community to congregate and enjoy the amenities. Unifying the linear park and the neighborhoods will be a comprehensive trail system that will help promote pedestrian connectivity. A 12-foot wide unpaved trail is planned along the southern bank of Queen Creek Wash which then extends as an 8-foot wide unpaved trail along Sossaman Road. This perimeter trail network will provide linkages to internal neighborhood sidewalks and a central path that will span the length of the linear park.

The landscape quality and design detail for the Project will be evident via lushly landscaped areas with pockets of useable turf, decomposed granite, trees, shrubs, and ground cover. The edge conditions incorporate buffers and will use thoughtful landscape design in these areas as well.

### 4.0 CIRCULATION

The Project will take primary access from Sossaman Road and a secondary access will be from the extension of Jacaranda Road. From this primary entrance, a network of internal collector roads will offer vehicular access to each neighborhood. The roadway cross sections will be consistent with Town engineering standards, with the notable exception that the Community Collector and Neighborhood Entries are planned to incorporate landscape medians.

### 5.0 WATER & WASTEWATER

Water and wastewater service for Project will be provided by the Town of Queen Creek and shall be designed in accordance with Town standards. There is existing water and sewer infrastructure in the abutting streets, which will provide points of connection for the Project. Preliminary water and wastewater reports have been included with the preliminary plat submittal package.

## WATER

The onsite water infrastructure for the Project shall be designed to efficiently, reliably, and safely provide water to the development. The system shall convey water for both domestic and emergency uses. Two points of connection are planned: one from an existing main in Sossaman Road and one from an existing main in Jacaranda Boulevard. The onsite water infrastructure shall consist of 12-inch mains generally located in the collector roads and 8-inch distribution mains in the local roads.

## WASTEWATER

The proposed onsite wastewater infrastructure for the Project will convey all wastewater from the Site by gravity to two outfall points along the west boundary, and one outfall point to the east. Flows from Parcels B and C are planned to be collected and routed to an existing main in Alfalfa Drive. Flows from Parcel D will be routed to a main in Jacaranda Boulevard. Flows from Parcel A will be routed to a main in Sossaman Road. The onsite sewer system shall also include a main that will be extended to provide service to the future development in Legado.

## 6.0 DRAINAGE

The Project generally slopes to the northwest at approximately 0.2% and is located within Zone X as defined on the effective FEMA Flood Insurance Rate Map Panels 04013C2770L and 04013C3135L. Under existing conditions, runoff produced by the Project site and surrounding area generally flows to the northwest as un-concentrated sheet flow. Aside from minor controls that are intended to manage agricultural tailwater, no stormwater management or retention facilities currently exist within the limits of this site.

The drainage design for Project will be prepared in accordance with Town of Queen Creek drainage design standards. Stormwater flows will be routed through the street network, with storm drainage facilities to capture and concentrate flows in retention basins. The site's retention basins shall be designed with emergency outfalls that direct overflow runoff to the north, at the ultimate site outfall in the Queen Creek Wash. The improvements shall also incorporate temporary basins to capture and manage offsite flows impacting Legado Phase 1. These captured flows will be designed to be released into the Project boundary and be routed to the ultimate outfall.

HILGARTWILSON has had preliminary discussions with the Flood Control District of Maricopa County (FCD) regarding the concept of reduced retention requirements, considering the Project's proximity to the Queen Creek Wash. Comparable developments downstream have utilized a similar approach. Based on our discussion with FCD, we understand they are receptive to the concept with joint approval by the Town. It is the developer's preference to pursue a reduced retention concept, in order to provide an enhanced open space that is more aesthetically pleasing and pedestrian-friendly. As such, ongoing discussions with the Town of Queen Creek regarding reduced retention are anticipated. However, the preliminary grading and drainage design shown on the preliminary plat does provide adequate retention for the full 100-year, 2-hour storm.

The preliminary plat illustrates the drainage patterns and retention basin locations. Retention calculations have been prepared to ensure that the site plan will provide adequate storage capacity. The calculations are included in the accompanying Preliminary Drainage Report.

## 7.0 SUMMARY

The Project is the first phase at the Legado (formerly Sossaman 300) master-planned community and is planned as a 249-lot subdivision composed of four distinct neighborhoods. The preliminary plat conforms to both the conceptual site plan submitted with the pre-application, as well as the concept that was proposed during the rezone PAD, approved in 2015. The plan is envisioned to create a community that fosters pedestrian connectivity centered upon a linear park that spans the length of the community. The thoughtful plan also incorporates landscape buffers that respect existing neighbors and as-built conditions. The Project is the first phase of a culmination of a years-long effort to plan and introduce a master-planned community that is worthy to be considered a legacy project for the Town of Queen Creek.



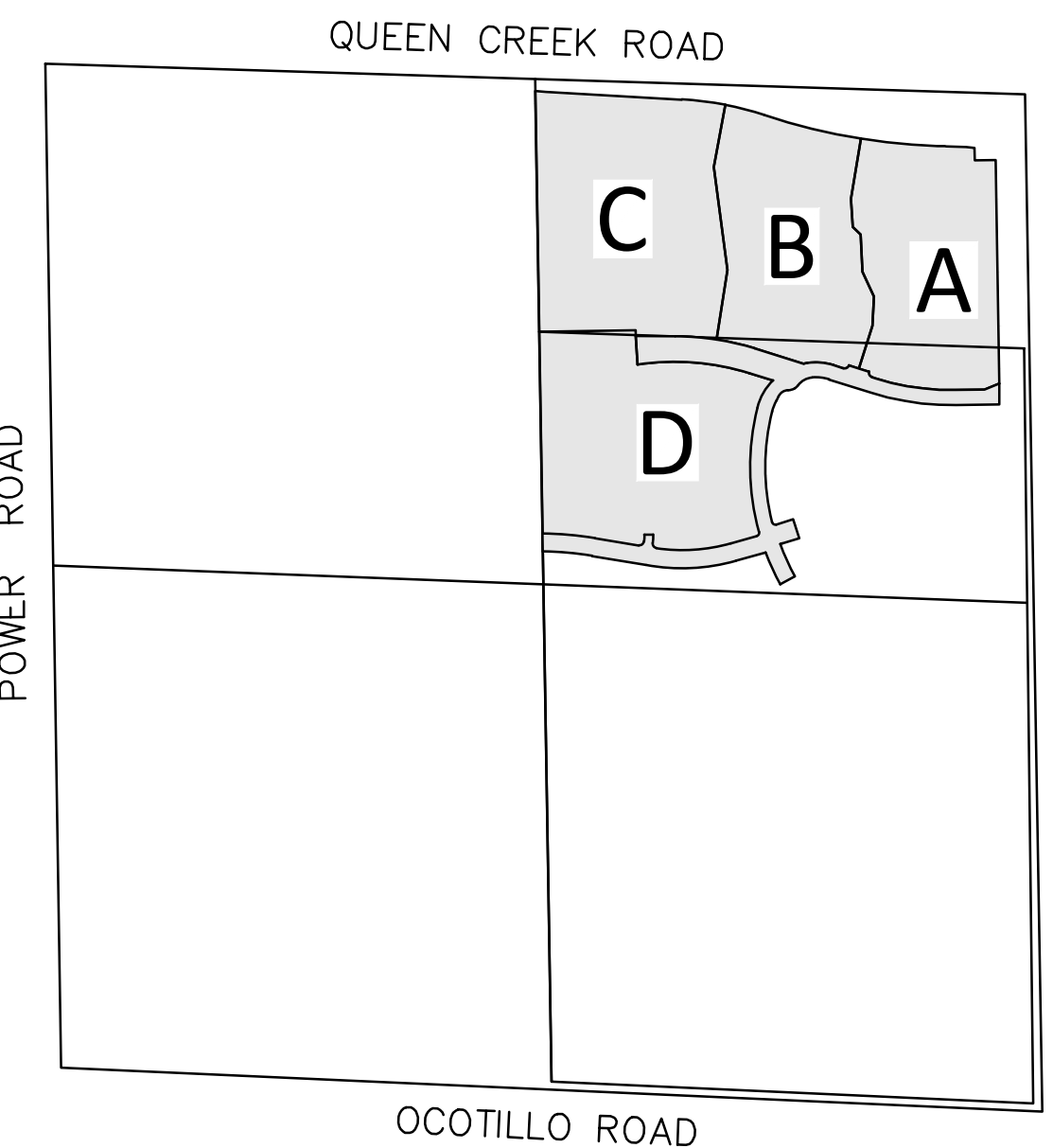
**LEGAL DESCRIPTION**

A PORTION OF LAND BEING SITUATED WITHIN THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, BEING A 3" BRASS CAP FOUND FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SECTION 18, BEING A 1/2" REBAR BEARS SOUTH 00°58'05" EAST, 2666.33 FEET;  
 THENCE SOUTH 00°58'05" EAST, 370.47 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;  
 THENCE LEAVING SAID EAST LINE, SOUTH 89°01'55" WEST, 55.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SOSSAMAN ROAD;  
 THENCE SOUTH 00°58'05" EAST, 1400.53 FEET ALONG SAID RIGHT OF WAY;  
 THENCE LEAVING SAID RIGHT OF WAY SOUTH 89°19'50" WEST, 200.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1538.00 FEET;  
 THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°02'32", AN ARC LENGTH OF 484.31 FEET TO A TANGENT LINE;  
 THENCE NORTH 72°37'38" WEST, 493.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET;  
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°15'06", AN ARC LENGTH OF 39.82 FEET TO A TANGENT LINE;  
 THENCE SOUTH 16°07'16" WEST, 198.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1307.00 FEET;  
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°47'48", AN ARC LENGTH OF 770.95 FEET TO A NON-TANGENT LINE;  
 THENCE SOUTH 74°06'09" WEST, 258.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1055.00 FEET;  
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°13'48", AN ARC LENGTH OF 464.57 FEET TO A TANGENT LINE;  
 THENCE NORTH 80°40'03" WEST, 215.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1965.00 FEET;  
 THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°42'14", AN ARC LENGTH OF 264.21 FEET TO A TANGENT LINE;  
 THENCE NORTH 88°22'17" WEST, 150.66 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 18;  
 THENCE ALONG SAID WEST LINE NORTH 00°59'48" WEST, 2579.87 FEET;  
 THENCE LEAVING SAID WEST LINE SOUTH 85°21'07" EAST, 60.69 FEET;  
 THENCE SOUTH 86°48'42" EAST, 779.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1875.00 FEET, THE CENTER OF WHICH BEARS SOUTH 03°11'16" WEST;  
 THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°22'40", AN ARC LENGTH OF 306.89 FEET TO A NON-TANGENT LINE;  
 THENCE SOUTH 74°31'27" EAST, 67.58 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 875.58 FEET, THE CENTER OF WHICH BEARS SOUTH 11°28'35" WEST;  
 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°50'11", AN ARC LENGTH OF 119.75 FEET TO A NON-TANGENT REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3515.00 FEET, THE CENTER OF WHICH BEARS NORTH 18°04'55" EAST;  
 THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°17'25", AN ARC LENGTH OF 999.38 FEET TO A TANGENT LINE;  
 THENCE SOUTH 88°12'30" EAST, 42.55 FEET;  
 THENCE SOUTH 82°16'22" EAST, 8.49 FEET;  
 THENCE SOUTH 88°12'30" EAST, 111.85 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 374.05 FEET, THE CENTER OF WHICH BEARS SOUTH 01°46'37" WEST;  
 THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°38'16", AN ARC LENGTH OF 49.86 FEET TO A NON-TANGENT LINE;  
 THENCE SOUTH 00°57'51" EAST, 72.01 FEET;  
 THENCE NORTH 89°02'04" EAST, 64.55 FEET TO THE AFORESAID WEST RIGHT OF WAY OF SOSSAMAN ROAD, TO THE POINT OF BEGINNING.

# LEGADO - PHASE 1 PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**VICINITY MAP**  
N.T.S.

**SITE DATA - TOTAL**

TOTAL LOTS:	249
TOTAL GROSS AREA:	119.24 AC
TOTAL NET AREA:	112.37 AC
TOTAL OPEN SPACE AREA:	28.39 AC (23.8%)

**SITE DATA - PARCEL A**

TOTAL LOTS:	70
TYPICAL LOT SIZE:	65' X 125'
MINIMUM LOT SIZE:	8,125 SQ. FT.
MAXIMUM LOT SIZE:	15,354 SQ. FT.
AVERAGE LOT SIZE:	8,964 SQ. FT.
GROSS PARCEL AREA:	25.30 AC (INCLUSIVE OF ADJACENT 1/2 STREET R/W)
NET PROJECT AREA:	1,102,203 SF
GROSS PARCEL DENSITY:	2.77 DU/AC
NET PROJECT AREA:	22.79 AC (EXCLUSIVE OF ADJACENT 1/2 STREET R/W)
PAD DENSITY:	3.81 DU/AC (EXCLUSIVE OF OPEN SPACE & COLLECTOR R/W)
ZONING:	R1-7, R2
COMMON AREAS / OPEN SPACE:	4.39 AC (17.4%)
ACTIVE OPEN SPACE AREA:	1.38 AC (31.4% OF TOTAL OPEN SPACE)

**SITE DATA - PARCEL B**

TOTAL LOTS:	60
TYPICAL LOT SIZE:	70' X 130'
MINIMUM LOT SIZE:	9,100 SQ. FT.
MAXIMUM LOT SIZE:	16,977 SQ. FT.
AVERAGE LOT SIZE:	10,495 SQ. FT.
GROSS PARCEL AREA:	25.50 AC (INCLUSIVE OF ADJACENT 1/2 STREET R/W)
NET PROJECT AREA:	1,110,597 SF
GROSS PARCEL DENSITY:	2.35 DU/AC
NET PROJECT AREA:	24.6 AC (EXCLUSIVE OF ADJACENT 1/2 STREET R/W)
PAD DENSITY:	3.17 DU/AC (EXCLUSIVE OF OPEN SPACE & COLLECTOR R/W)
ZONING:	R1-9
COMMON AREAS / OPEN SPACE:	5.64 AC (22.0%)
ACTIVE OPEN SPACE AREA:	2.18 AC (38.7% OF TOTAL OPEN SPACE)

**SITE DATA - PARCEL C**

TOTAL LOTS:	74
TYPICAL LOT SIZE:	80' X 130'
MINIMUM LOT SIZE:	10,400 SQ. FT.
MAXIMUM LOT SIZE:	17,058 SQ. FT.
AVERAGE LOT SIZE:	11,390 SQ. FT.
GROSS PARCEL AREA:	32.72 AC (INCLUSIVE OF ADJACENT 1/2 STREET R/W)
NET PROJECT AREA:	1,425,460 SF
GROSS PARCEL DENSITY:	2.3 DU/AC
NET PROJECT AREA:	32.08 AC (EXCLUSIVE OF ADJACENT 1/2 STREET R/W)
PAD DENSITY:	3.0 DU/AC (EXCLUSIVE OF OPEN SPACE & COLLECTOR R/W)
ZONING:	R1-9, R2
COMMON AREAS / OPEN SPACE:	7.53 AC (23.0%)
ACTIVE OPEN SPACE AREA:	2.37 AC (31.5% OF TOTAL OPEN SPACE)

**SITE DATA - PARCEL D**

TOTAL LOTS:	45
TYPICAL LOT SIZE:	100' X 165'
MINIMUM LOT SIZE:	16,000 SQ. FT.
MAXIMUM LOT SIZE:	18,731 SQ. FT.
AVERAGE LOT SIZE:	16,777 SQ. FT.
GROSS PARCEL AREA:	35.72 AC (INCLUSIVE OF ADJACENT 1/2 STREET R/W)
NET PROJECT AREA:	1,555,783 SF
GROSS PARCEL DENSITY:	1.26 DU/AC
NET PROJECT AREA:	32.9 AC (EXCLUSIVE OF ADJACENT 1/2 STREET R/W)
PAD DENSITY:	2.04 DU/AC (EXCLUSIVE OF OPEN SPACE & COLLECTOR R/W)
ZONING:	R1-9, R2
COMMON AREAS / OPEN SPACE:	10.82 AC (30.3%)
ACTIVE OPEN SPACE AREA:	5.45 AC (50.4% OF TOTAL OPEN SPACE)

**ENGINEER**

HILGARTWILSON  
 2141 EAST HIGHLAND AVENUE SUITE #250  
 PHOENIX, AZ 85016  
 PH: 602.490.0535  
 CONTACT: CHANDRA McCARTY, PE

**OWNER/DEVELOPER**

TAYLOR MORRISON  
 9000 E. PIMA CENTER PARKWAY  
 SUITE 350  
 SCOTTSDALE, AZ 85258  
 PH: 480.459.4312  
 CONTACT: SHANNON FRANCOEUR

**LANDSCAPE ARCHITECT**

COLLECTIV LANDSCAPE ARCHITECTS  
 1426 NORTH 2ND STREET, SUITE 200  
 PHOENIX, AZ. 85004  
 PH: 602.358.7711  
 CONTACT: RYAN WILT

**BASIS OF BEARING**

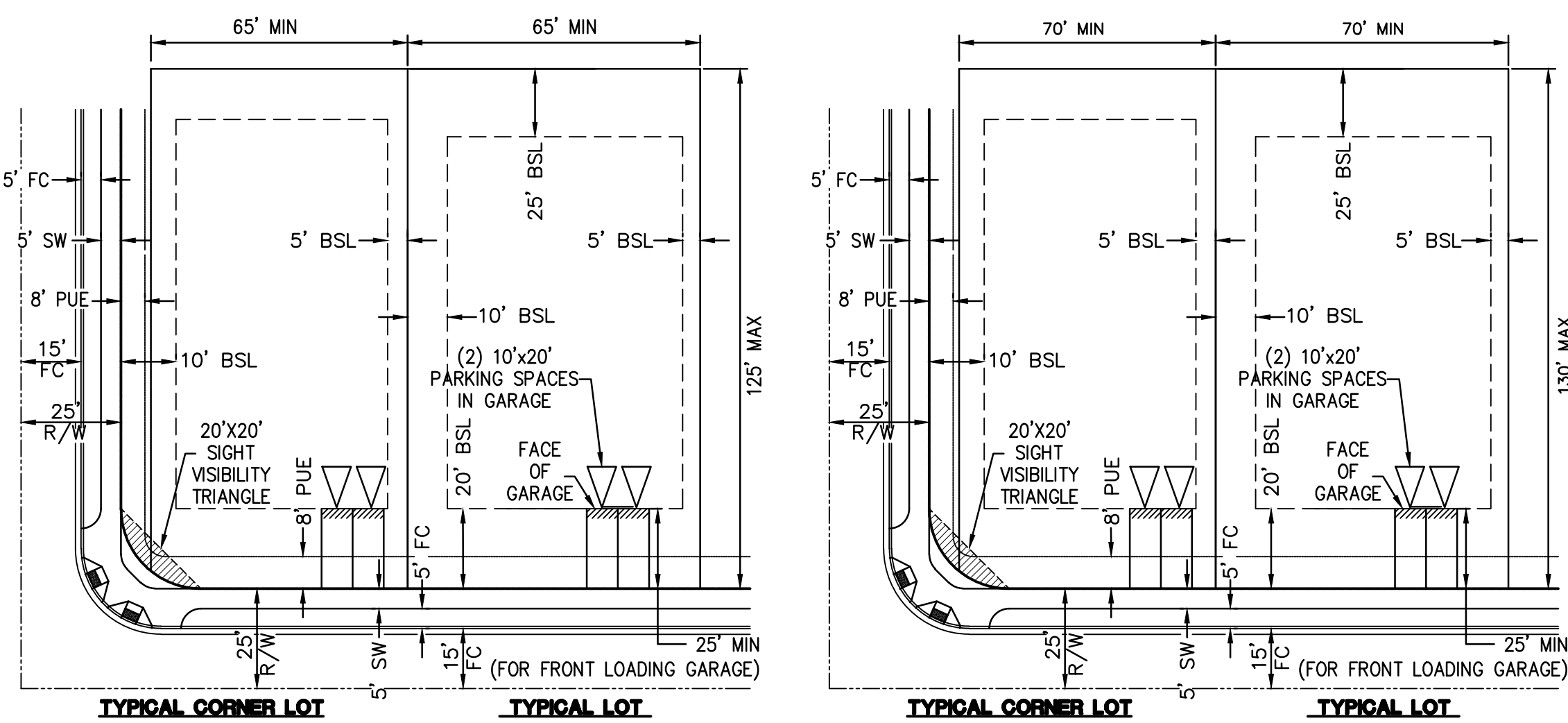
BASIS OF BEARING IS N87°26'14"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 725, PAGE 32, MARICOPA COUNTY RECORDS, BETWEEN THE MONUMENT AS SHOWN HEREON.

**SHEET INDEX**

PS01	PRE SITE COVER SHEET
PS02-PS05	PRE SITE PLAN
PS06	PRE SITE PLAN AND DETAILS
PS07	PRE SITE TRACT TABLES
PG01-PG05	PRELIMINARY GRADING PLAN

**LEGEND**

	PARCEL BOUNDARY		GRADING RETAINING WALLS
	LOT LINE		PRIVATE TRAIL
	RIGHT OF WAY (TRACT)		FENCE LINE
	CENTER LINE		ADA ACCESSIBLE RAMP
	PUBLIC UTILITY EASEMENT (WIDTH PER PLANS)		ADA ACCESSIBLE MID-BLOCK RAMP
	SEWER EASEMENT (WIDTH PER PLANS)		RETENTION BASIN
	WATER EASEMENT (WIDTH PER PLANS)		STORM DRAIN
	SIGHT VISIBILITY TRIANGLE (20'X20' SVT)		CATCH BASIN
	8" WATER (UNLESS NOTED OTHERWISE) WITH WATER VALVES AND TEES		
	8" SEWER WITH MANHOLES AND FLOW DIRECTION		
	PROPOSED FIRE HYDRANT WITH WATER VALVE AND TEE		



**TYPICAL CORNER LOT** R1-7 PAD  
 \*PERIMETER SETBACK WHERE SHOWN ON PLAN  
 SCALE: N.T.S.

**TYPICAL LOT** R1-9 PAD  
 \*PERIMETER SETBACK WHERE SHOWN ON PLAN  
 SCALE: N.T.S.

NOTE: NO TWO-STORY HOMES SHALL BE PERMITTED ALONG THE QUEEN CREEK WASH OR SOSSAMAN ROAD.

THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.

REV.:

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 www.hilgartwilson.com



**LEGADO - PHASE 1**  
 QUEEN CREEK AND SOSSAMAN ROAD  
 TOWN OF QUEEN CREEK  
 PRELIMINARY PLAT COVER SHEET

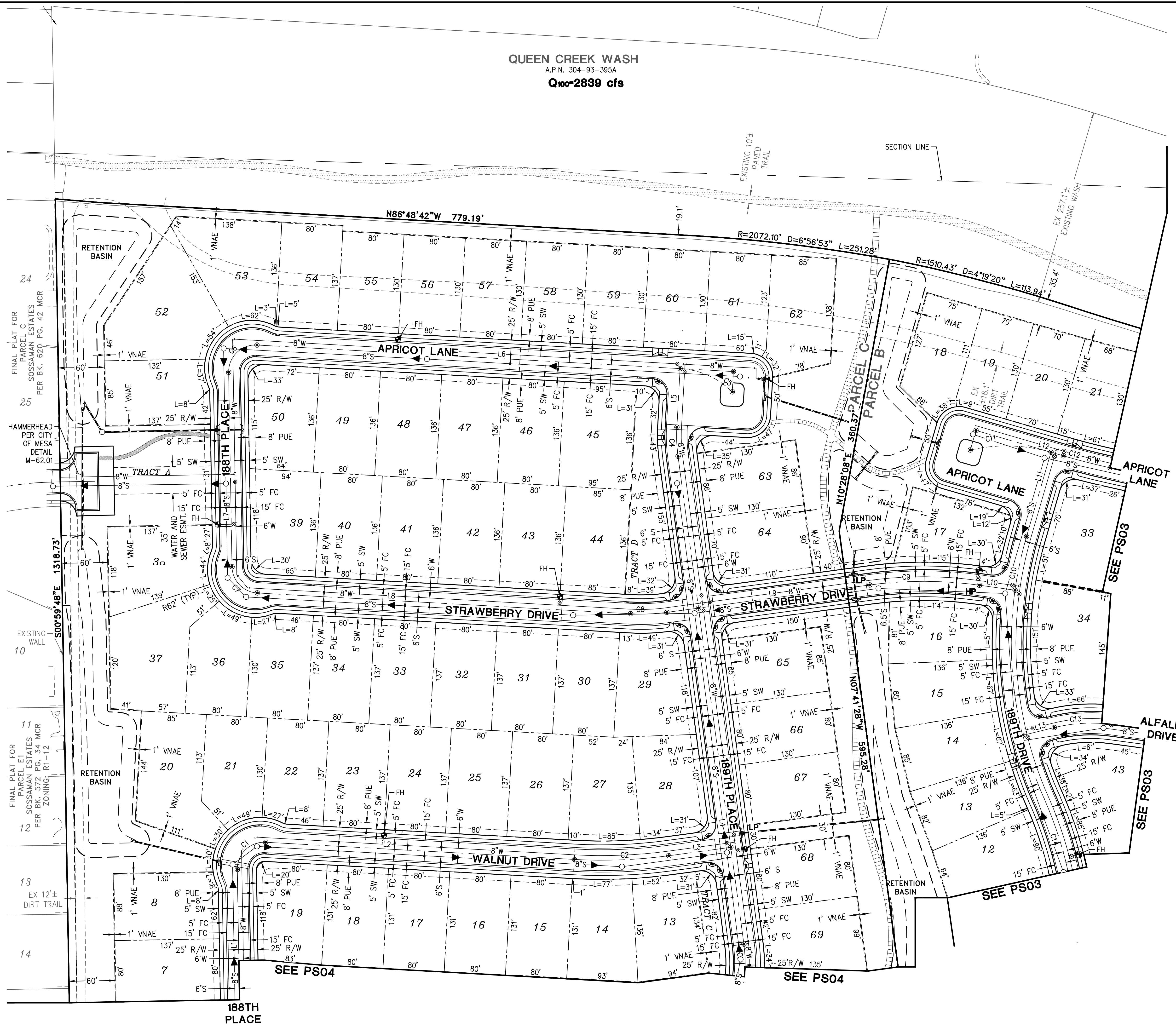
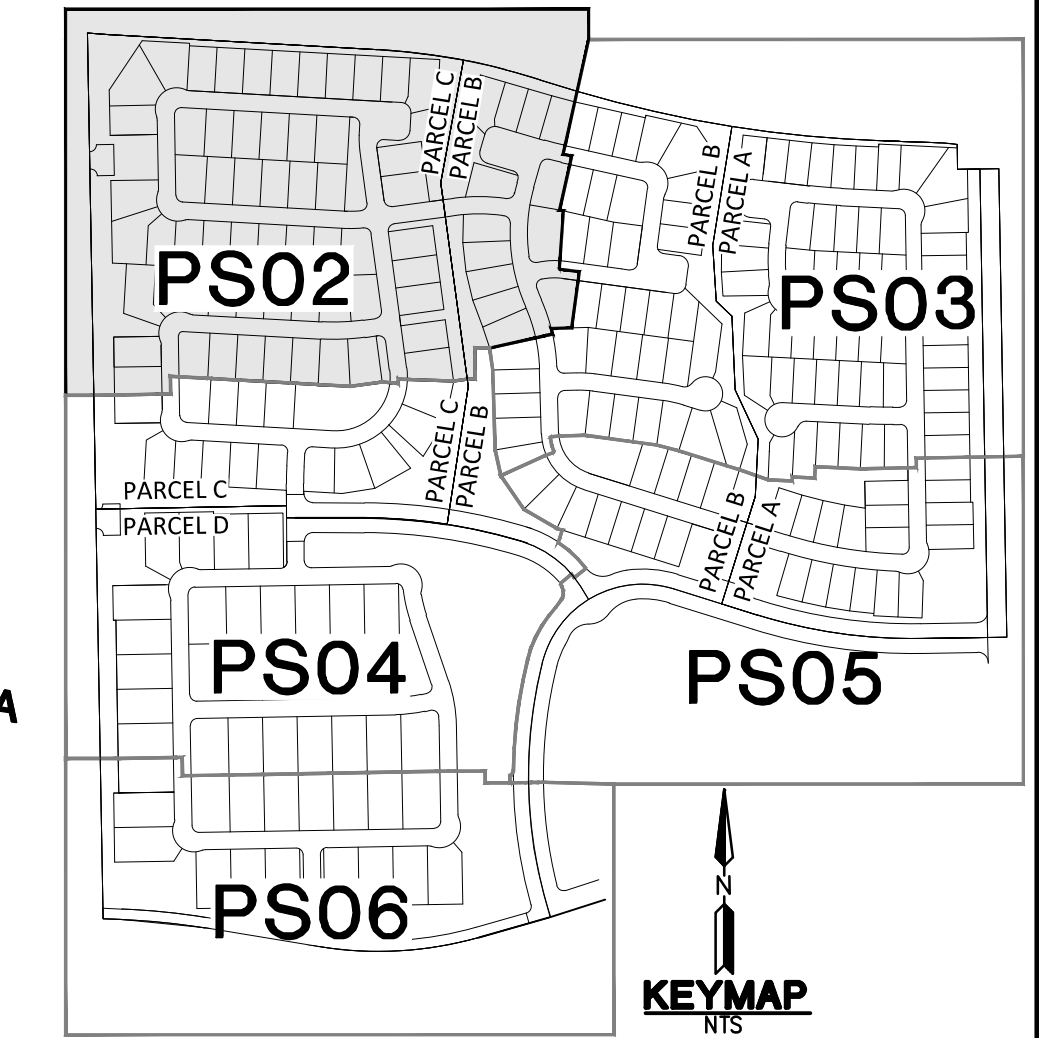
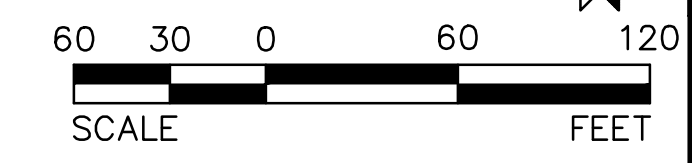
PROJ NO.:	1417
DATE:	AUG 2018
SCALE:	N.T.S.
DRAWN:	TM
DESIGNED:	NS
APPROVED:	CM
DWG. NO.:	<b>PS01</b>
SHT.	1 OF 12



QUEEN CREEK WASH  
A.P.N. 304-93-395A  
Q<sub>100</sub>-2839 cfs

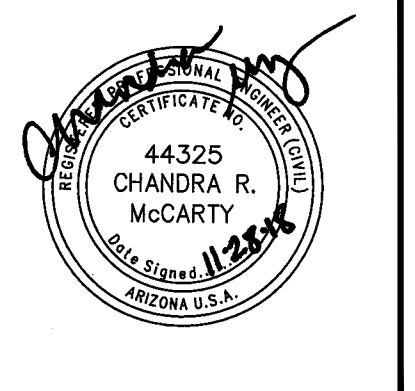
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	35.00'	094°11'06"	57.53'
C2	650.00'	010°52'46"	123.42'
C3	180.00'	015°54'56"	50.00'
C4	200.00'	010°52'46"	37.98'
C5	104.39'	041°48'32"	76.17'
C6	35.00'	094°11'06"	57.53'
C7	35.00'	085°48'54"	52.42'
C8	250.00'	010°52'46"	47.47'
C9	525.00'	015°40'02"	143.56'
C10	500.00'	040°06'21"	349.99'
C11	100.00'	042°45'37"	74.63'
C12	1000.00'	003°36'09"	62.87'
C13	200.00'	021°35'02"	75.34'
C14	500.00'	022°11'37"	193.68'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°59'48"W	242.65'
L2	S86°48'42"E	403.26'
L3	N82°18'32"E	131.68'
L4	N07°41'28"W	642.14'
L5	N03°11'18"E	126.58'
L6	S86°48'42"E	552.74'
L7	N00°59'48"W	253.59'
L8	S86°48'42"E	487.45'
L9	N82°18'32"E	236.93'
L10	S82°01'26"E	96.81'
L11	N16°11'28"E	164.47'
L12	S73°48'32"E	50.79'
L13	N76°06'40"E	92.61'



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**LEGADO - PHASE 1**  
QUEEN CREEK AND SOSSAMAN ROAD  
TOWN OF QUEEN CREEK  
**PRELIMINARY PLAT**

HILGARTWILSON  
PROJ. NO.: 1417  
DATE: AUG. 2018  
SCALE: 1"=60'  
DRAWN: TM  
DESIGNED: NS  
APPROVED: CM

DWG. NO.  
**PS02**  
SHT. 2 OF 12

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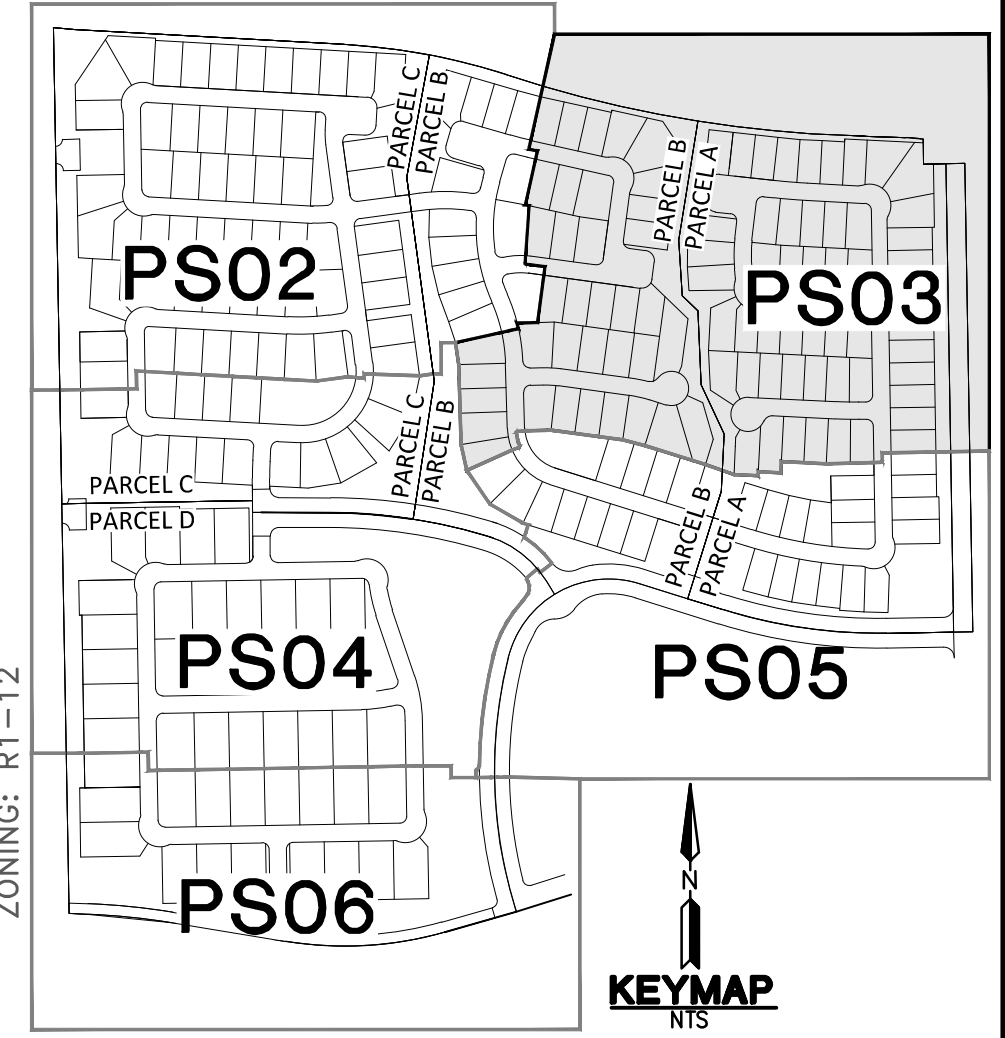
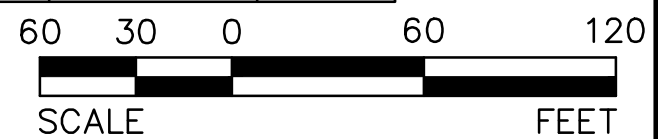
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QUEEN CREEK WASH  
A.P.N. 304-93-395A  
Q100-2839 cfs

SECTION LINE  
NORTHEAST CORNER  
SECTION 18, T2S, R7E  
FOUND 3" BRASS CAP FLUSH,  
STAMPED "TOWN OF QUEEN CREEK"  
P.O.C.

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	150.00'	038°11'50"	100.00'
C2	500.00'	022°11'37"	193.68'
C3	300.00'	009°24'58"	49.30'
C4	400.00'	007°09'56"	50.02'
C5	119.91'	035°32'59"	74.40'
C6	112.11'	039°00'48"	76.34'
C7	35.00'	085°06'22"	51.99'
C8	1000.00'	003°51'25"	67.32'
C9	35.00'	086°08'35"	52.62'
C10	1500.00'	003°33'20"	93.09'
C11	400.00'	011°46'19"	82.18'
C12	35.00'	081°47'01"	49.96'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N01°43'16"W	189.43'
L2	N88°16'44"E	131.94'
L3	S82°18'18"E	202.97'
L4	S82°18'18"E	234.18'
L5	N07°41'42"E	325.32'
L6	S77°24'40"E	249.84'
L7	N00°58'05"W	980.32'
L8	N89°01'55"E	120.71'
L9	S87°06'40"E	182.38'
L10	S87°06'40"E	173.23'
L11	S83°33'20"E	74.55'
L12	N06°26'40"E	204.74'
L13	N05°19'39"W	56.92'
L14	S87°06'40"E	413.13'



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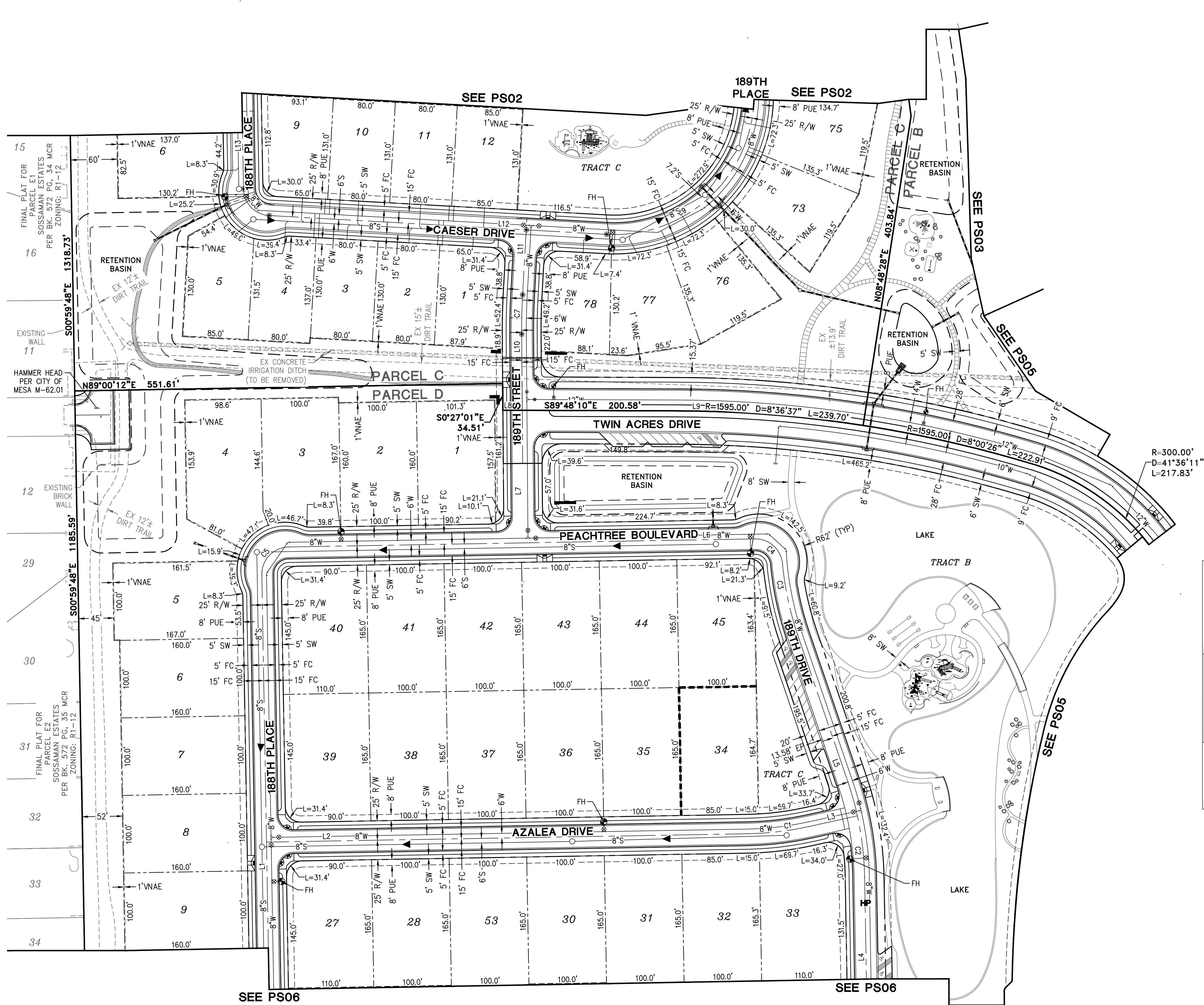


**LEGADO - PHASE 1**  
QUEEN CREEK AND SOSSAMAN ROAD  
TOWN OF QUEEN CREEK  
**PRELIMINARY PLAT**

**HILGARTWILSON**  
PROJ. NO.: 1417  
DATE: AUG 2018  
SCALE: 1"=60'  
DRAWN: TM  
DESIGNED: NS  
APPROVED: CM

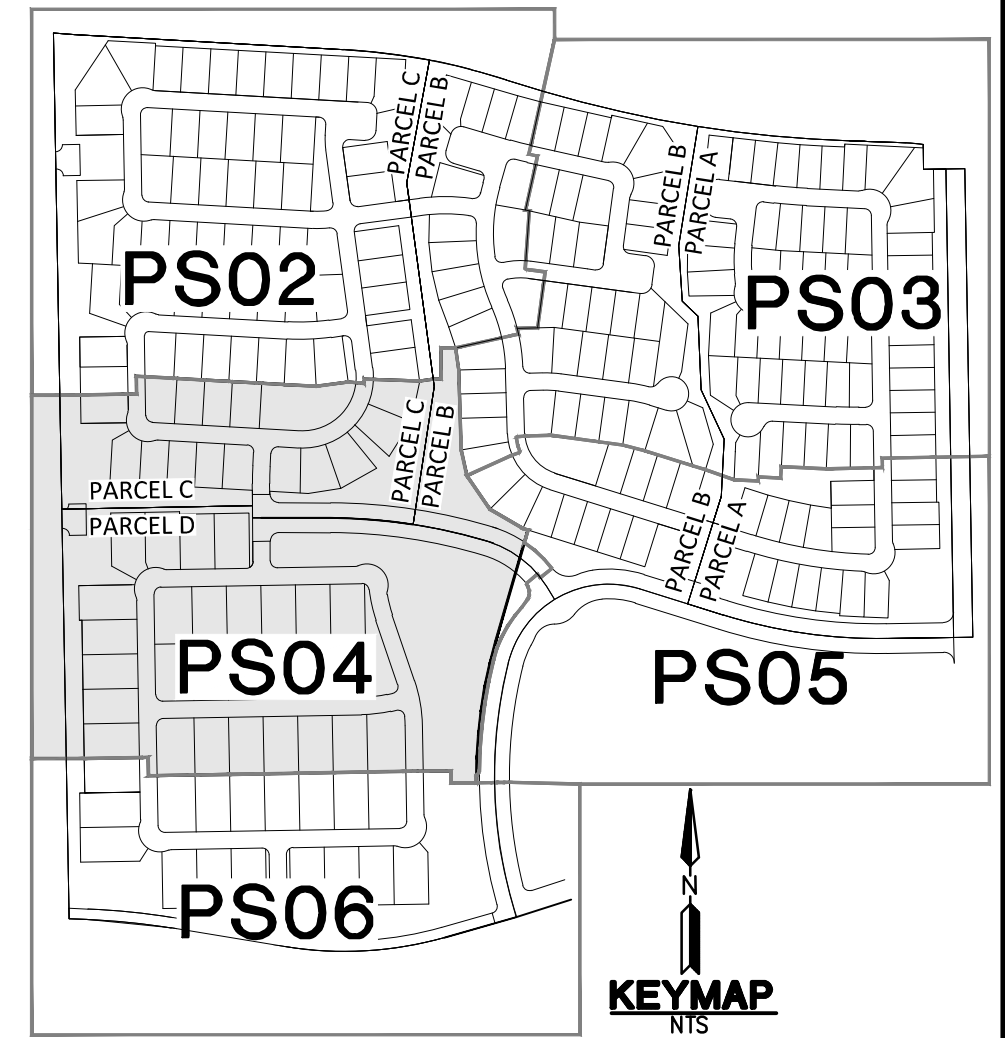
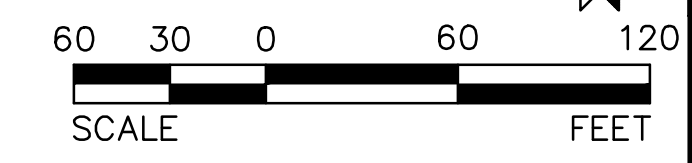
DWG. NO.  
**PS03**  
SHT. 3 OF 12

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	400.00'	011°24'54"	79.69'
C2	400.00'	017°50'35"	124.57'
C3	400.00'	013°31'55"	94.47'
C4	35.00'	085°41'20"	52.34'
C5	35.00'	090°00'00"	54.98'
C6	???	???	200.58'
C7	800.00'	003°38'19"	50.80'
C8	35.00'	085°48'54"	52.42'
C9	180.00'	100°52'46"	316.92'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°59'48"W	690.00'
L2	N89°00'12"E	670.00'
L3	N77°35'18"E	114.20'
L4	N00°59'48"W	286.45'
L5	N18°50'23"W	200.78'
L6	N89°00'12"E	601.23'
L7	N00°27'01"W	319.16'
L8	S89°48'10"E	100.00'
L9	S88°57'10"E	462.60'
L10	N00°27'01"W	319.16'
L11	N03°11'18"E	133.82'
L12	S86°48'42"E	435.73'
L13	N00°59'48"W	242.65'



REV: \_\_\_\_\_

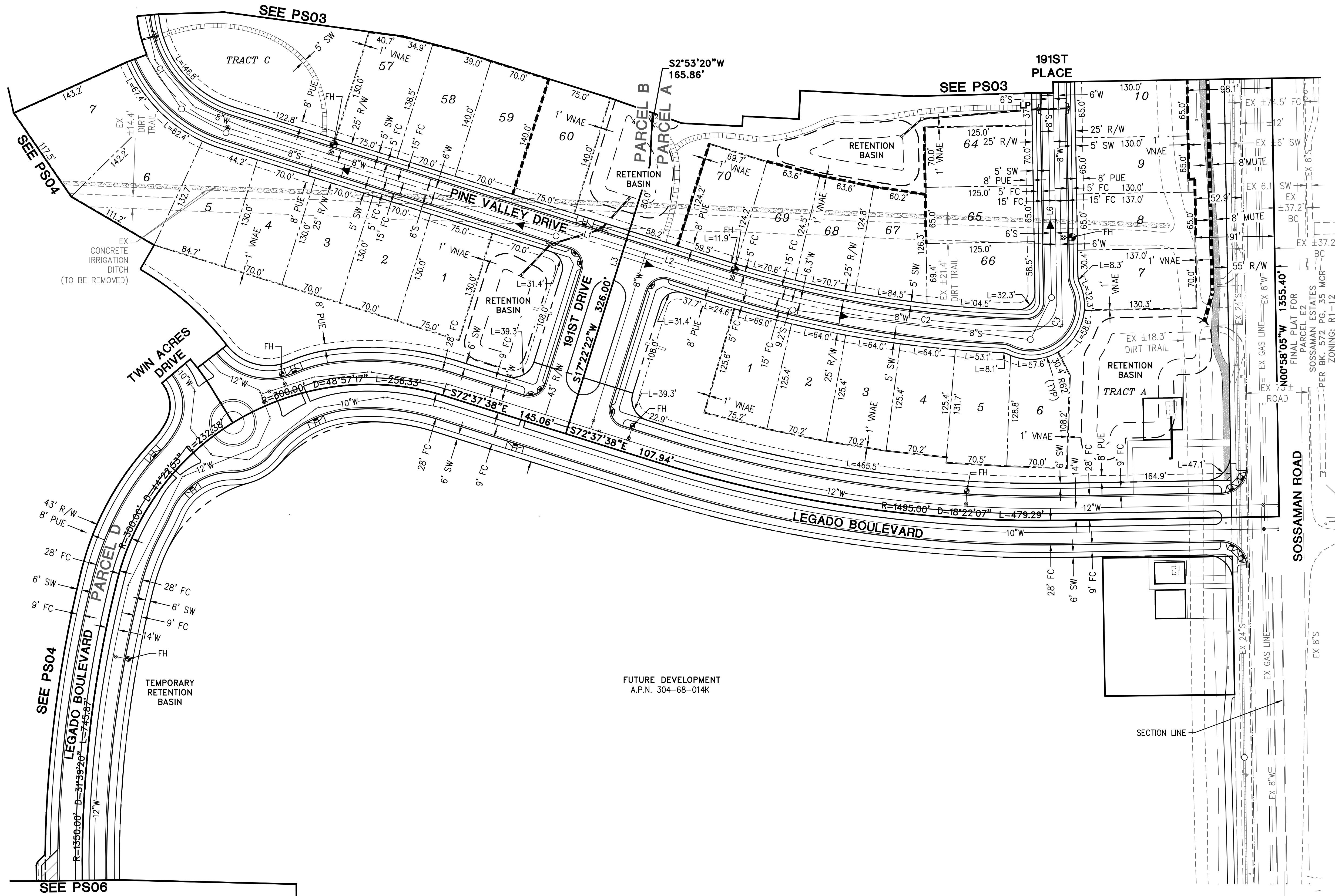
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**LEGADO - PHASE 1**  
QUEEN CREEK AND SOSSAMAN ROAD  
TOWN OF QUEEN CREEK  
**PRELIMINARY PLAT**

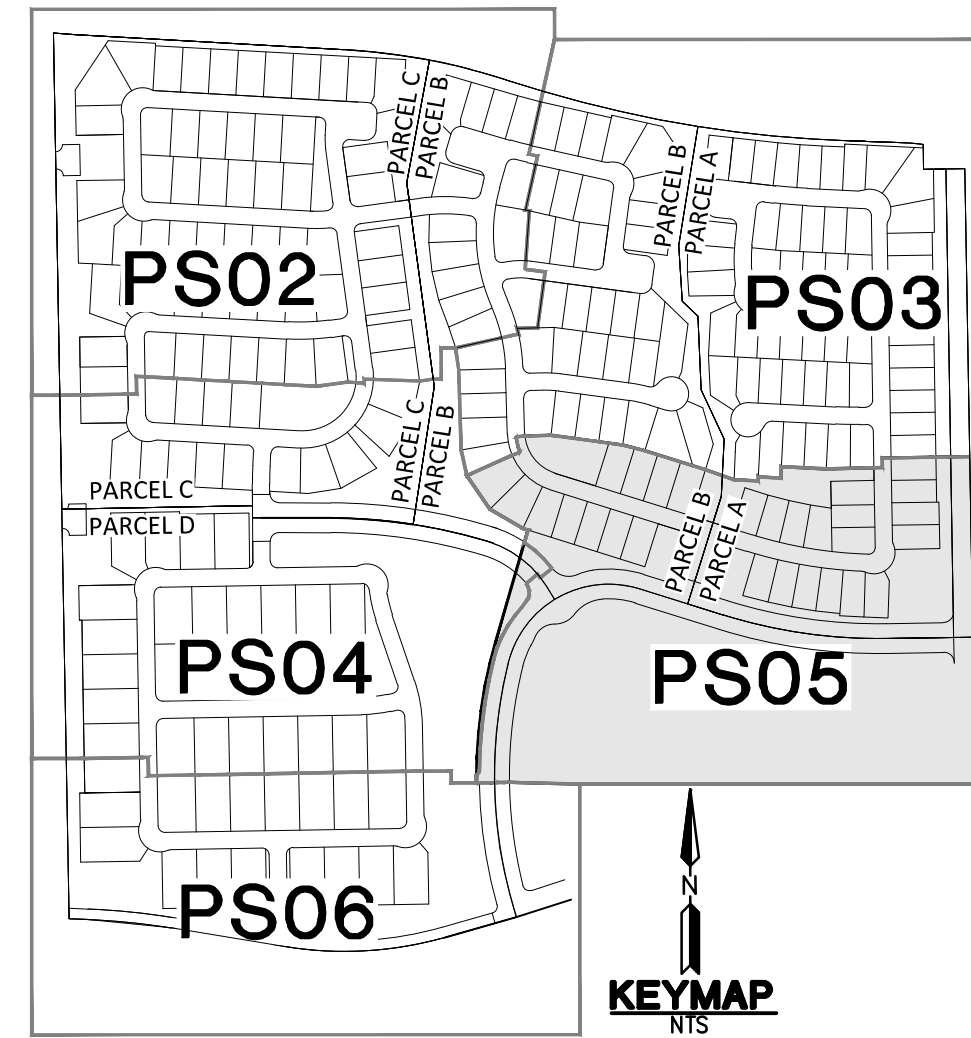
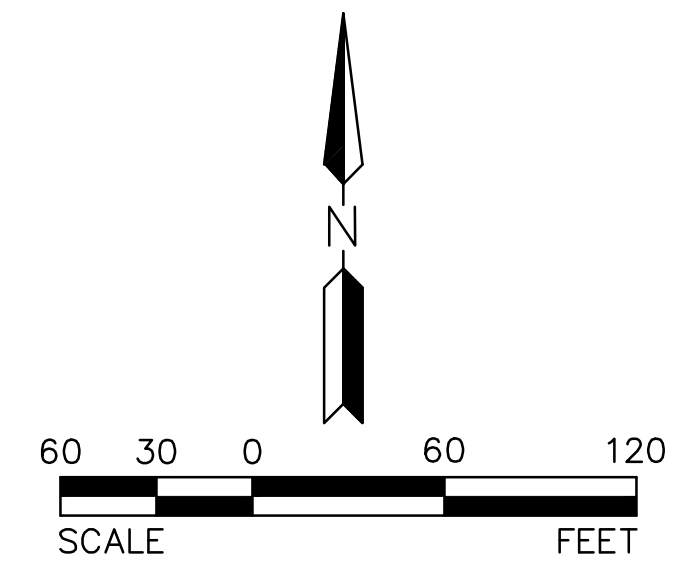
<b>HILGARTWILSON</b>
PROJ NO.: 1417
DATE: AUG 2018
SCALE: 1"=60'
DRAWN: TM
DESIGNED: NS
APPROVED: CM
DWG. NO. <b>PS04</b>
SHT. 4 OF 12

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	150.00'	070°54'22"	185.63'
C2	1270.00'	016°13'56"	359.80'
C3	35.00'	092°06'31"	56.27'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S72°37'38"E	596.89'
L2	S72°37'38"E	596.89'
L3	N17°22'22"E	371.00'
L6	N00°58'05"W	980.32'



SOUTHEAST CORNER SECTION 18, T2S, R7E FOUND 3" BRASS CAP IN POT HOLE, WITH "+" UNREADABLE

REV.:

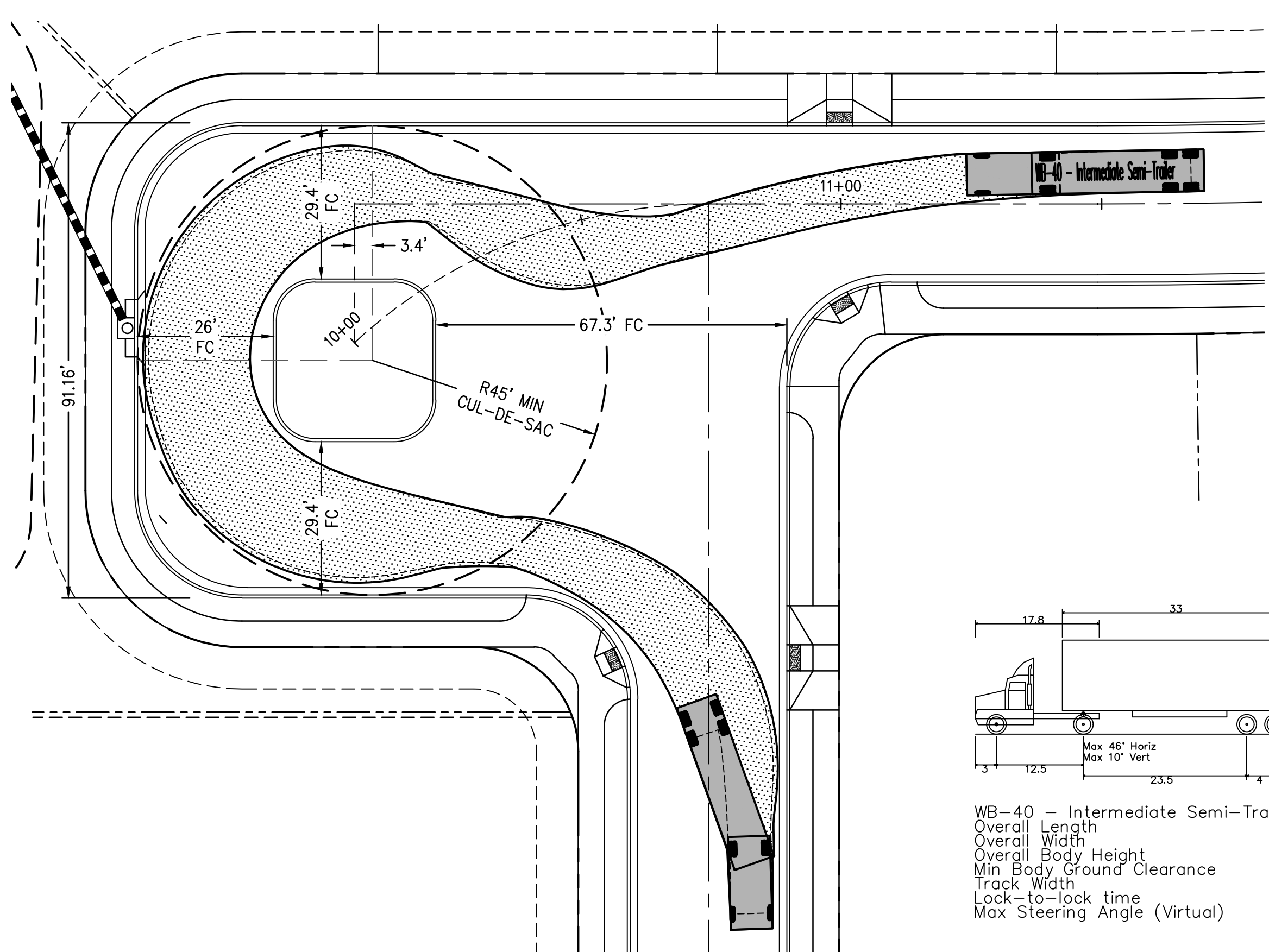
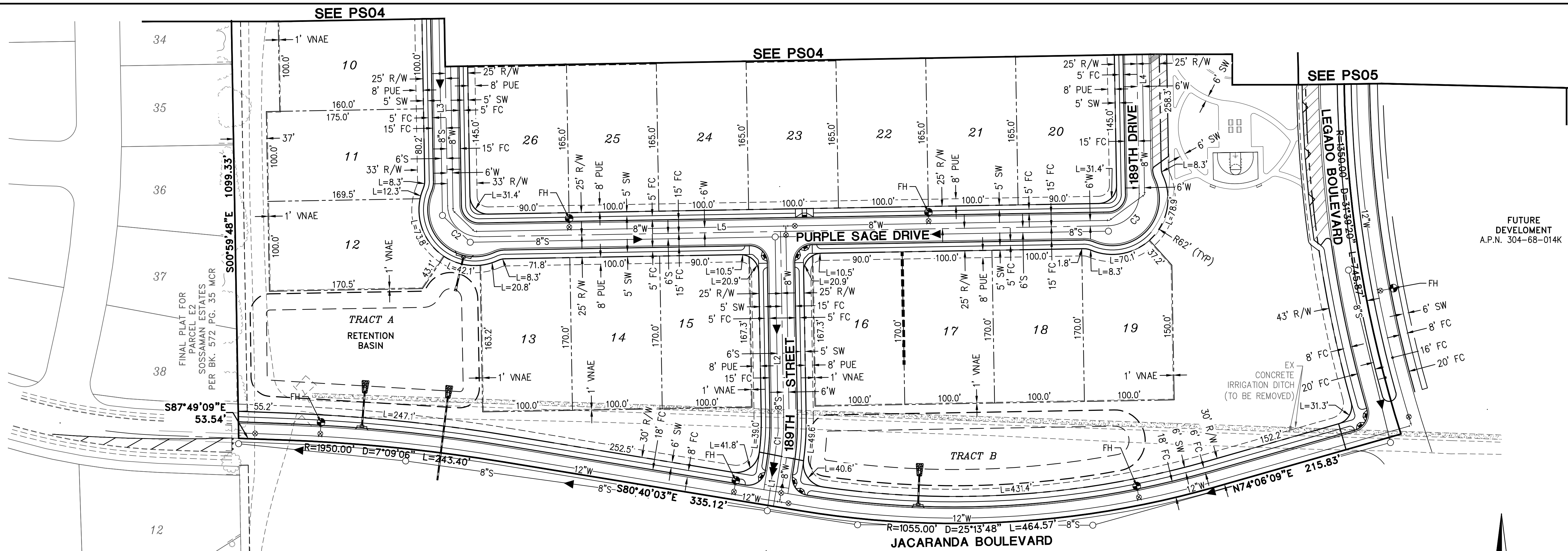
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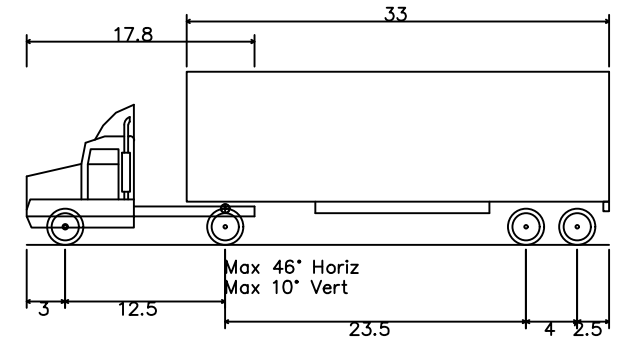
**LEGADO - PHASE 1**  
QUEEN CREEK AND SOSSAMAN ROAD  
TOWN OF QUEEN CREEK  
**PRELIMINARY PLAT**

<b>HILGARTWILSON</b>	PROJ. NO.: 1417
	DATE: AUG 2018
	SCALE: 1"=60'
	DRAWN: TM
	DESIGNED: NS
	APPROVED: CM
DWG. NO. <b>PS05</b>	
SHT. 5 OF 12	

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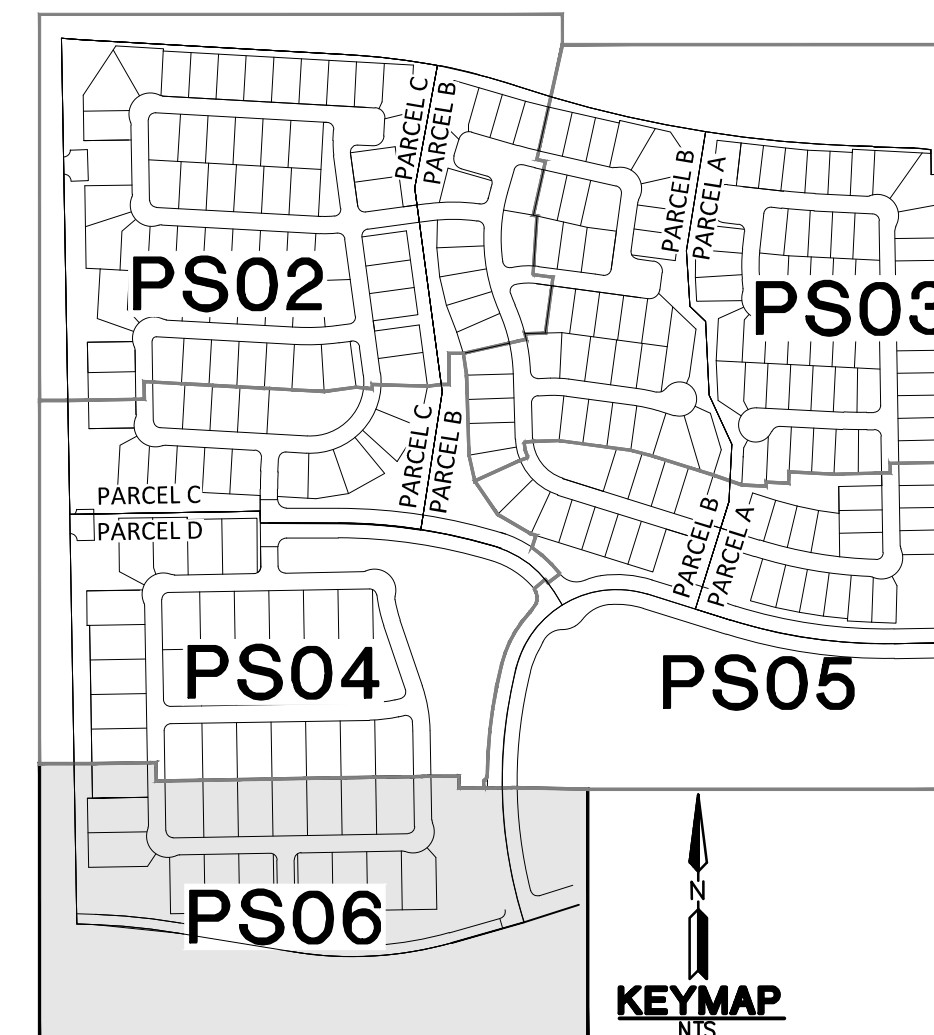
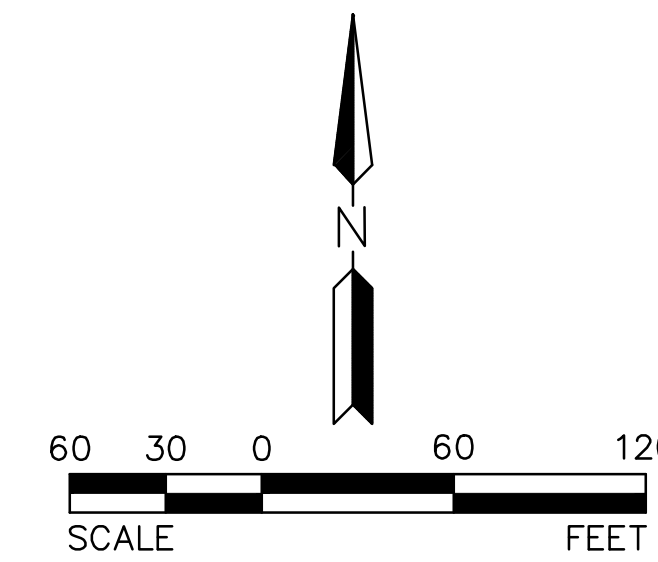
**MODIFIED CUL-D-SAC DETAIL**  
SCALE = 1"=20'



WB-40 - Intermediate Semi-Trailer  
 Overall Length 45.499ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Track Width 8.000ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 20.30°

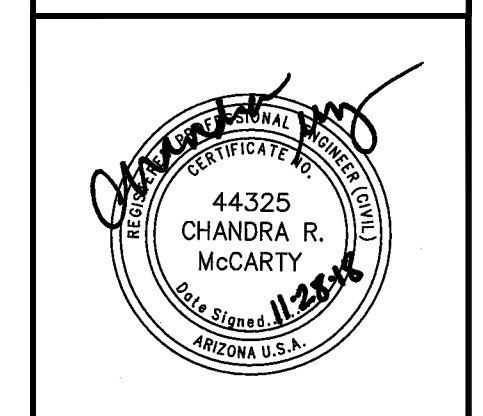
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	300.00'	010°19'45"	54.08'
C2	35.00'	090°00'00"	54.98'
C3	35.00'	090°00'00"	54.98'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N09°19'57"E	96.44'
L2	N00°59'48"W	256.14'
L3	N00°59'48"W	690.00'
L4	N00°59'48"W	286.45'
L5	N89°00'12"E	700.00'



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**LEGADO - PHASE 1**  
 QUEEN CREEK AND SOSSAMAN ROAD  
 TOWN OF QUEEN CREEK  
 PRELIMINARY PLAT AND DETAILS

**HILGARTWILSON**  
 PROJ NO.: 1417  
 DATE: AUG 2018  
 SCALE: 1"=60'  
 DRAWN: TM  
 DESIGNED: NS  
 APPROVED: CM  
 DWG. NO. **PS06**  
 SHT. 6 OF 12

**LOT TABLE - PARCEL A**

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	9024	0.207	LOT : 36	8691	0.200
LOT : 2	8397	0.193	LOT : 37	8645	0.198
LOT : 3	8397	0.193	LOT : 38	9724	0.223
LOT : 4	8397	0.193	LOT : 39	9559	0.219
LOT : 5	8827	0.203	LOT : 40	8596	0.197
LOT : 6	8827	0.203	LOT : 41	8596	0.197
LOT : 7	9409	0.216	LOT : 42	8596	0.197
LOT : 8	8905	0.204	LOT : 43	10831	0.249
LOT : 9	8450	0.194	LOT : 44	10808	0.248
LOT : 10	8450	0.194	LOT : 45	8365	0.192
LOT : 11	8450	0.194	LOT : 46	8535	0.196
LOT : 12	8450	0.194	LOT : 47	8580	0.197
LOT : 13	8450	0.194	LOT : 48	8580	0.197
LOT : 14	8450	0.194	LOT : 49	8580	0.197
LOT : 15	8450	0.194	LOT : 50	9093	0.209
LOT : 16	8450	0.194	LOT : 51	8392	0.193
LOT : 17	8450	0.194	LOT : 52	8623	0.198
LOT : 18	8450	0.194	LOT : 53	8385	0.192
LOT : 19	8450	0.194	LOT : 54	8515	0.195
LOT : 20	8450	0.194	LOT : 55	8450	0.194
LOT : 21	11425	0.262	LOT : 56	8420	0.193
LOT : 22	15354	0.352	LOT : 57	10930	0.251
LOT : 23	12453	0.286	LOT : 58	8934	0.205
LOT : 24	8665	0.199	LOT : 59	10298	0.236
LOT : 25	8140	0.187	LOT : 60	8478	0.195
LOT : 26	8234	0.189	LOT : 61	8478	0.195
LOT : 27	8334	0.191	LOT : 62	8541	0.196
LOT : 28	8125	0.187	LOT : 63	8237	0.189
LOT : 29	8125	0.187	LOT : 64	8750	0.201
LOT : 30	8733	0.200	LOT : 65	8125	0.187
LOT : 31	9616	0.221	LOT : 66	9331	0.214
LOT : 32	9594	0.220	LOT : 67	9058	0.208
LOT : 33	9632	0.221	LOT : 68	8385	0.192
LOT : 34	9269	0.213	LOT : 69	8364	0.192
LOT : 35	8954	0.206	LOT : 70	8760	0.201

**LOT TABLE - PARCEL B**

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	9750	0.224	LOT : 31	9450	0.217
LOT : 2	9100	0.209	LOT : 32	9450	0.217
LOT : 3	9100	0.209	LOT : 33	11727	0.269
LOT : 4	9100	0.209	LOT : 34	15159	0.348
LOT : 5	9897	0.227	LOT : 35	10302	0.236
LOT : 6	11567	0.266	LOT : 36	9399	0.216
LOT : 7	12807	0.294	LOT : 37	11073	0.254
LOT : 8	11104	0.255	LOT : 38	10051	0.231
LOT : 9	9450	0.217	LOT : 39	9112	0.209
LOT : 10	9450	0.217	LOT : 40	9112	0.209
LOT : 11	10508	0.241	LOT : 41	9112	0.209
LOT : 12	10581	0.243	LOT : 42	9300	0.214
LOT : 13	10166	0.233	LOT : 43	13184	0.303
LOT : 14	10302	0.237	LOT : 44	12120	0.278
LOT : 15	10302	0.237	LOT : 45	10321	0.237
LOT : 16	10471	0.240	LOT : 46	9823	0.226
LOT : 17	11256	0.258	LOT : 47	9823	0.226
LOT : 18	10767	0.247	LOT : 48	9696	0.223
LOT : 19	9100	0.209	LOT : 49	14477	0.332
LOT : 20	9100	0.209	LOT : 50	12672	0.291
LOT : 21	9455	0.217	LOT : 51	13324	0.306
LOT : 22	9100	0.209	LOT : 52	10003	0.230
LOT : 23	9100	0.209	LOT : 53	9141	0.210
LOT : 24	9100	0.209	LOT : 54	9100	0.209
LOT : 25	11192	0.257	LOT : 55	9250	0.212
LOT : 26	16977	0.390	LOT : 56	11106	0.255
LOT : 27	11524	0.265	LOT : 57	10155	0.233
LOT : 28	9100	0.209	LOT : 58	9777	0.224
LOT : 29	9741	0.224	LOT : 59	9800	0.225
LOT : 30	13007	0.299	LOT : 60	10500	0.241

**LOT TABLE - PARCEL C**

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	11036	0.253	LOT : 38	13115	0.301
LOT : 2	10400	0.239	LOT : 39	12010	0.276
LOT : 3	10400	0.239	LOT : 40	10916	0.251
LOT : 4	10736	0.246	LOT : 41	10916	0.251
LOT : 5	12157	0.279	LOT : 42	10916	0.251
LOT : 6	11130	0.256	LOT : 43	10916	0.251
LOT : 7	10960	0.252	LOT : 44	11599	0.266
LOT : 8	11904	0.273	LOT : 45	12963	0.298
LOT : 9	11501	0.264	LOT : 46	10916	0.251
LOT : 10	10480	0.241	LOT : 47	10916	0.251
LOT : 11	10480	0.241	LOT : 48	10916	0.251
LOT : 12	11135	0.256	LOT : 49	10916	0.251
LOT : 13	11902	0.273	LOT : 50	11978	0.275
LOT : 14	11342	0.260	LOT : 51	11493	0.264
LOT : 15	10480	0.241	LOT : 52	17058	0.392
LOT : 16	10480	0.241	LOT : 53	14505	0.333
LOT : 17	10480	0.241	LOT : 54	10959	0.252
LOT : 18	10480	0.241	LOT : 55	10400	0.239
LOT : 19	11479	0.264	LOT : 56	10400	0.239
LOT : 20	14562	0.334	LOT : 57	10400	0.239
LOT : 21	10693	0.245	LOT : 58	10400	0.239
LOT : 22	10817	0.248	LOT : 59	10400	0.239
LOT : 23	10960	0.252	LOT : 60	10400	0.239
LOT : 24	10960	0.252	LOT : 61	10408	0.239
LOT : 25	10960	0.252	LOT : 62	12641	0.290
LOT : 26	10960	0.252	LOT : 63	11133	0.256
LOT : 27	11567	0.266	LOT : 64	11614	0.267
LOT : 28	11343	0.260	LOT : 65	11050	0.254
LOT : 29	12711	0.292	LOT : 66	10400	0.239
LOT : 30	10960	0.252	LOT : 67	10400	0.239
LOT : 31	10960	0.252	LOT : 68	10400	0.239
LOT : 32	10960	0.252	LOT : 69	11428	0.262
LOT : 33	10960	0.252	LOT : 70	12560	0.288
LOT : 34	10960	0.252	LOT : 71	12595	0.289
LOT : 35	10818	0.248	LOT : 72	12595	0.289
LOT : 36	10691	0.245	LOT : 73	12535	0.288
LOT : 37	15559	0.357	LOT : 74	11365	0.261

**LOT TABLE - PARCEL D**

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	16084	0.369	LOT : 24	16500	0.379
LOT : 2	16000	0.367	LOT : 25	16500	0.379
LOT : 3	16358	0.376	LOT : 26	18064	0.415
LOT : 4	17298	0.397	LOT : 27	18064	0.415
LOT : 5	16476	0.378	LOT : 28	16500	0.379
LOT : 6	16000	0.367	LOT : 29	16500	0.379
LOT : 7	16000	0.367	LOT : 30	16500	0.379
LOT : 8	16000	0.367	LOT : 31	16500	0.379
LOT : 9	16000	0.367	LOT : 32	16501	0.379
LOT : 10	16000	0.367	LOT : 33	18731	0.430
LOT : 11	17451	0.401	LOT : 34	16499	0.379
LOT : 12	17741	0.407	LOT : 35	16500	0.379
LOT : 13	16898	0.388	LOT : 36	16500	0.379
LOT : 14	17000	0.390	LOT : 37	16500	0.379
LOT : 15	16991	0.390	LOT : 38	16500	0.379
LOT : 16	16991	0.390	LOT : 39	18064	0.415
LOT : 17	17000	0.390	LOT : 40	18064	0.415
LOT : 18	17000	0.390	LOT : 41	16500	0.379
LOT : 19	16628	0.382	LOT : 42	16500	0.379
LOT : 20	18064	0.415	LOT : 43	16500	0.379
LOT : 21	16500	0.379	LOT : 44	16500	0.379
LOT : 22	16500	0.379	LOT : 45	16496	0.379
LOT : 23	16500	0.379			

**TRACT TABLE - PARCEL A**

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	2.4652	COMMON AREA, DRAINAGE
TRACT B	1.9291	COMMON AREA, DRAINAGE

**TRACT TABLE - PARCEL B**

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	2.7669	COMMON AREA, DRAINAGE
TRACT B	2.3373	COMMON AREA, DRAINAGE
TRACT C	0.5328	COMMON AREA, DRAINAGE

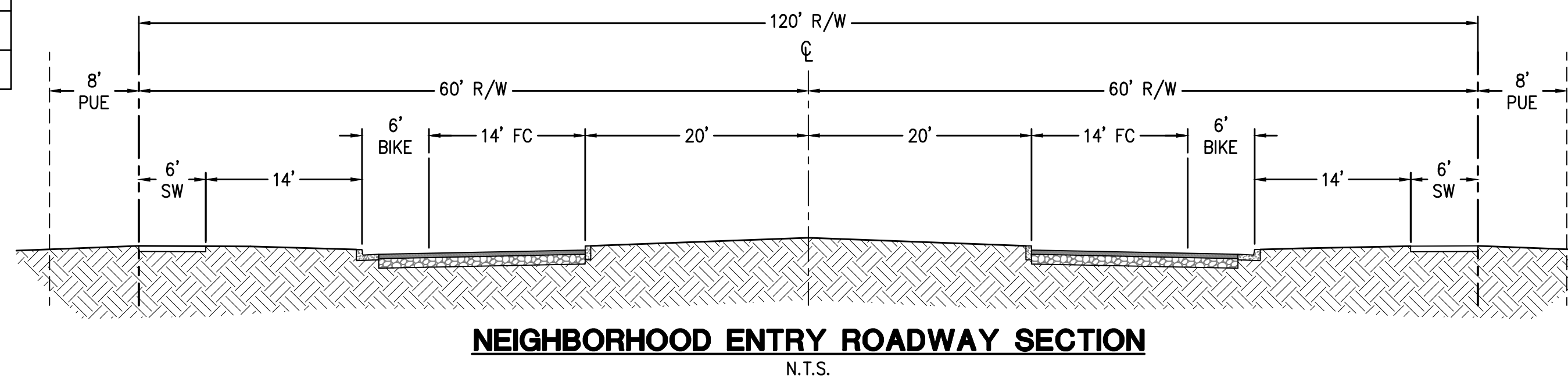
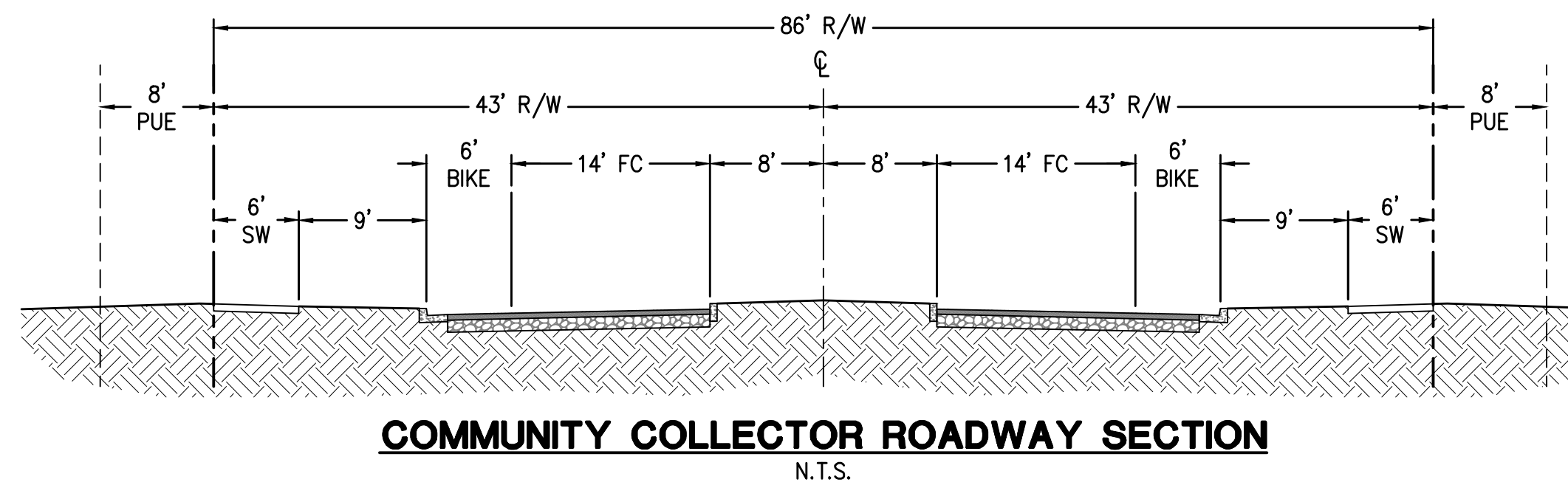
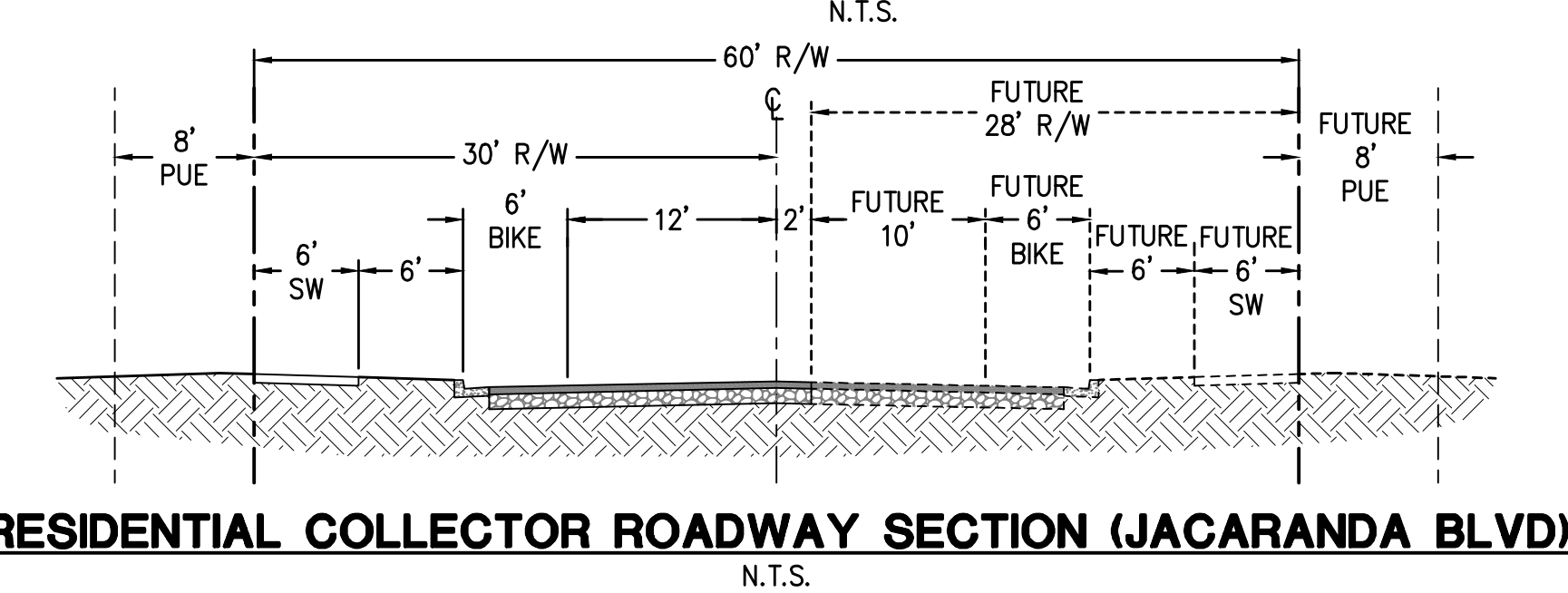
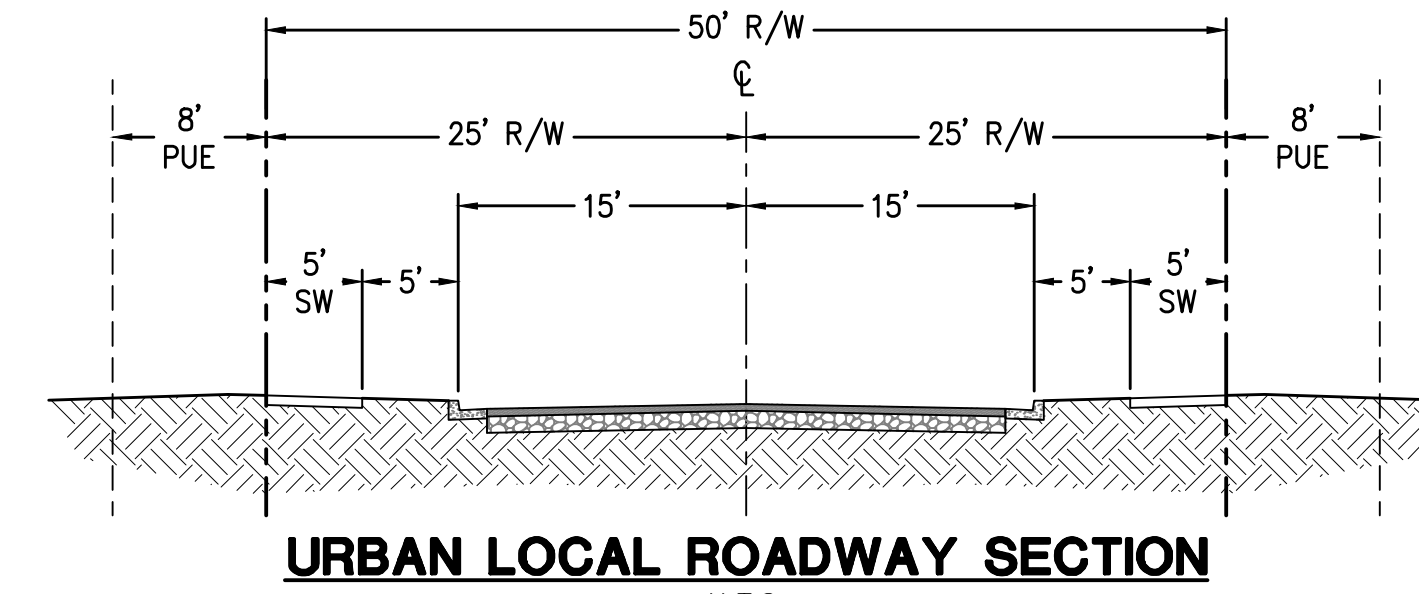
**TRACT TABLE - PARCEL C**

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	4.7141	COMMON AREA, DRAINAGE
TRACT B	1.7495	COMMON AREA, DRAINAGE
TRACT C	0.7998	COMMON AREA, DRAINAGE
TRACT D	0.2688	COMMON AREA, DRAINAGE

**TRACT TABLE - PARCEL D**

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	3.0499	COMMON AREA, DRAINAGE
TRACT B	7.4066	COMMON AREA, DRAINAGE
TRACT C	0.3642	COMMON AREA, DRAINAGE
TRACT D	0.0014	COMMON AREA, DRAINAGE

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED.
3. THE EASEMENTS ON THIS SHEET ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED ON THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.



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**LEGADO - PHASE 1**  
QUEEN CREEK AND SOSSAMAN ROAD  
TOWN OF QUEEN CREEK

**PRELIMINARY PLAT TRACT TABLES**

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PROJ NO.: 1417  
DATE: AUG 2018  
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DRAWN: TM  
DESIGNED: NS  
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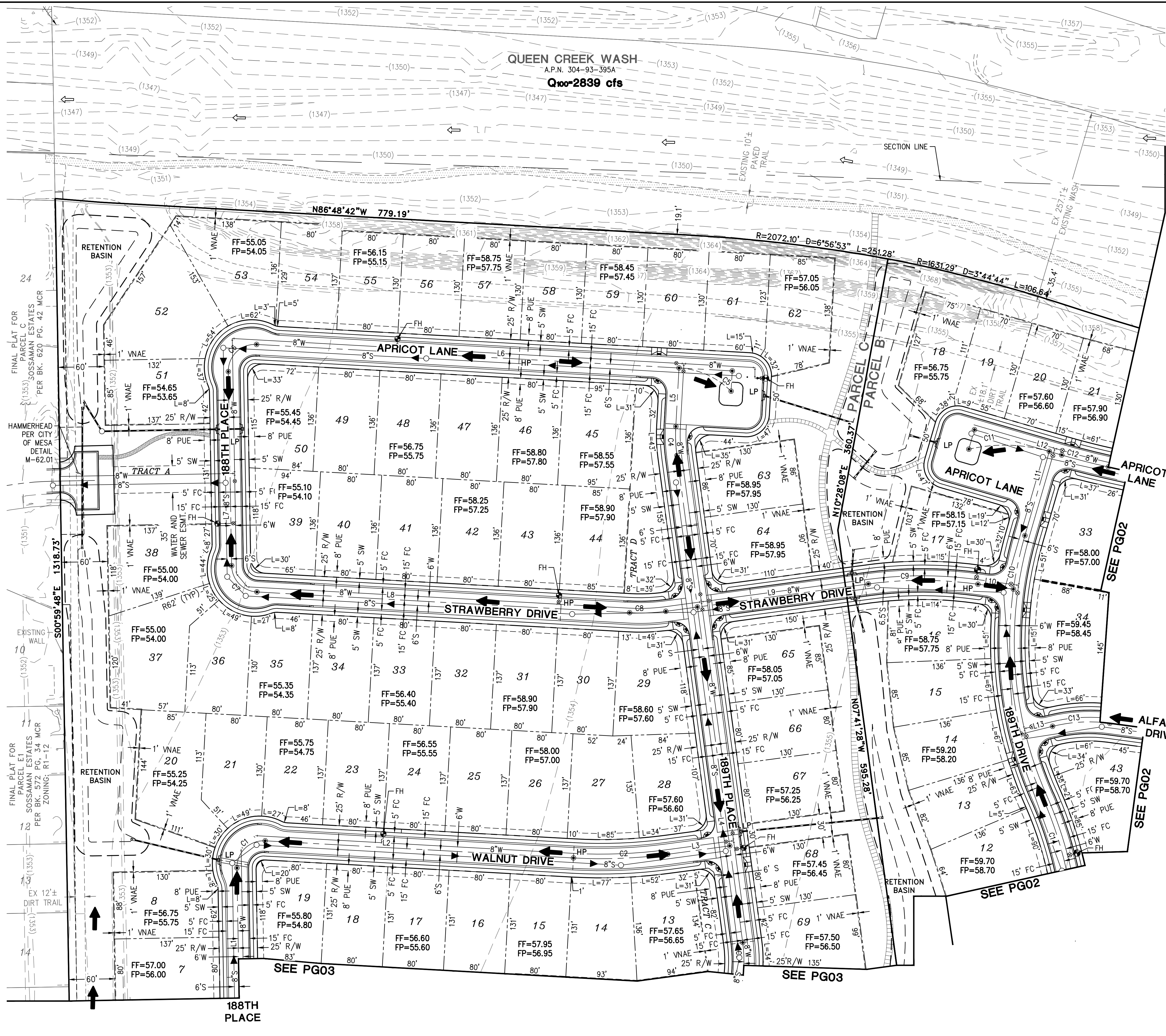
DWG. NO.  
**PS07**

SHT. 7 OF 12

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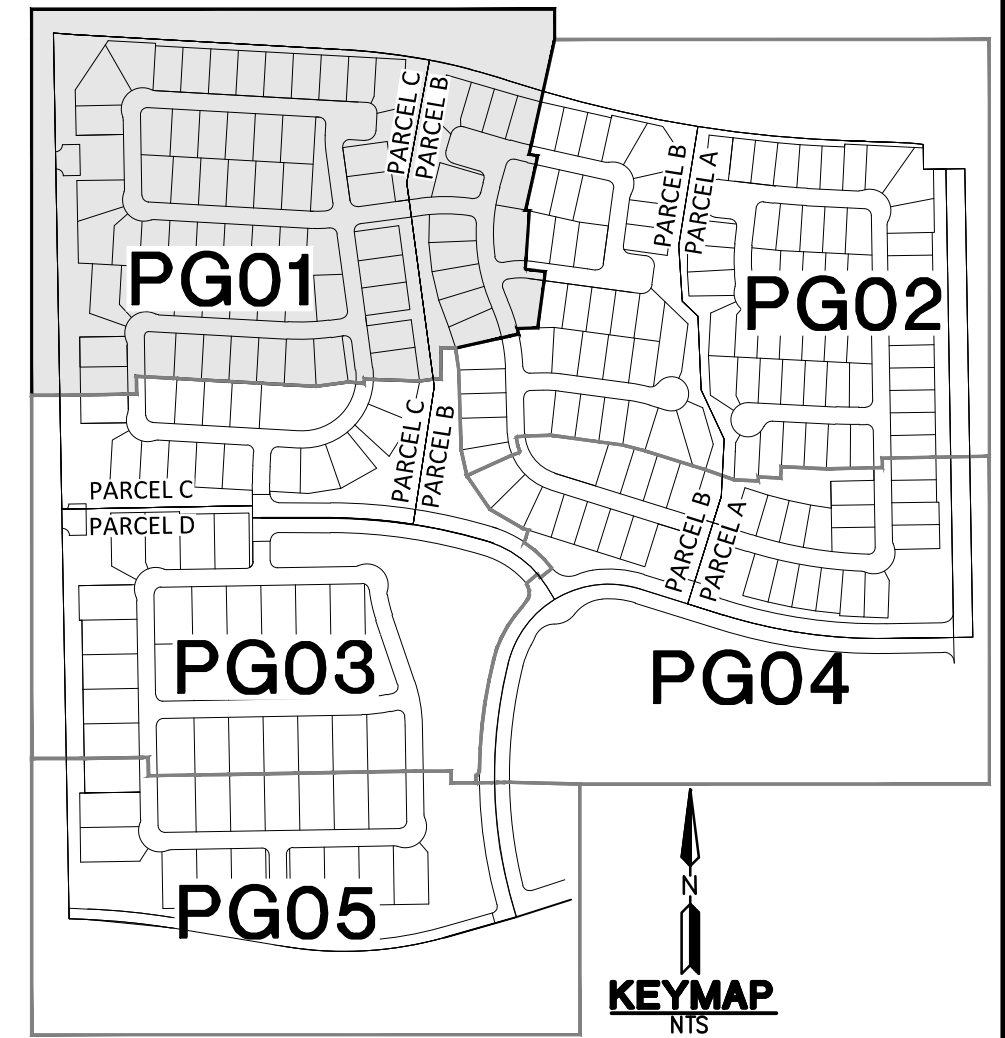
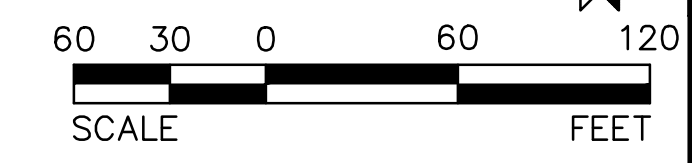


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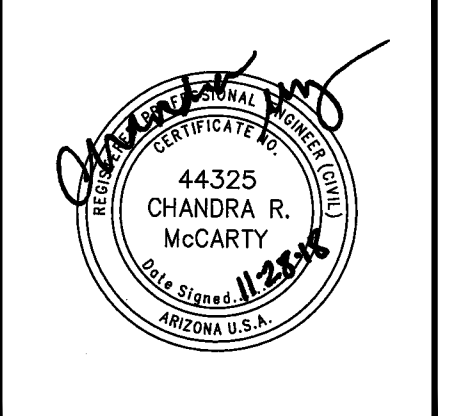
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	35.00'	094°11'06"	57.53'
C2	650.00'	010°52'46"	123.42'
C3	180.00'	015°54'56"	50.00'
C4	200.00'	010°52'46"	37.98'
C5	104.39'	041°48'32"	76.17'
C6	35.00'	094°11'06"	57.53'
C7	35.00'	085°48'54"	52.42'
C8	250.00'	010°52'46"	47.47'
C9	525.00'	015°40'02"	143.56'
C10	500.00'	040°06'21"	349.99'
C11	100.00'	042°45'37"	74.63'
C12	1000.00'	003°36'09"	62.87'
C13	200.00'	021°35'02"	75.34'
C14	500.00'	022°11'37"	193.68'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°59'48"W	242.65'
L2	S86°48'42"E	403.26'
L3	N82°18'32"E	131.68'
L4	N07°41'28"W	642.14'
L5	N03°11'18"E	126.58'
L6	S86°48'42"E	552.74'
L7	N00°59'48"W	253.59'
L8	S86°48'42"E	487.45'
L9	N82°18'32"E	236.93'
L10	S82°01'26"E	96.81'
L11	N16°11'28"E	164.47'
L12	S73°48'32"E	50.79'
L13	N76°06'40"E	92.61'



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**LEGADO - PHASE 1**  
QUEEN CREEK AND SOSSAMAN ROAD  
TOWN OF QUEEN CREEK

**PRELIMINARY GRADING**

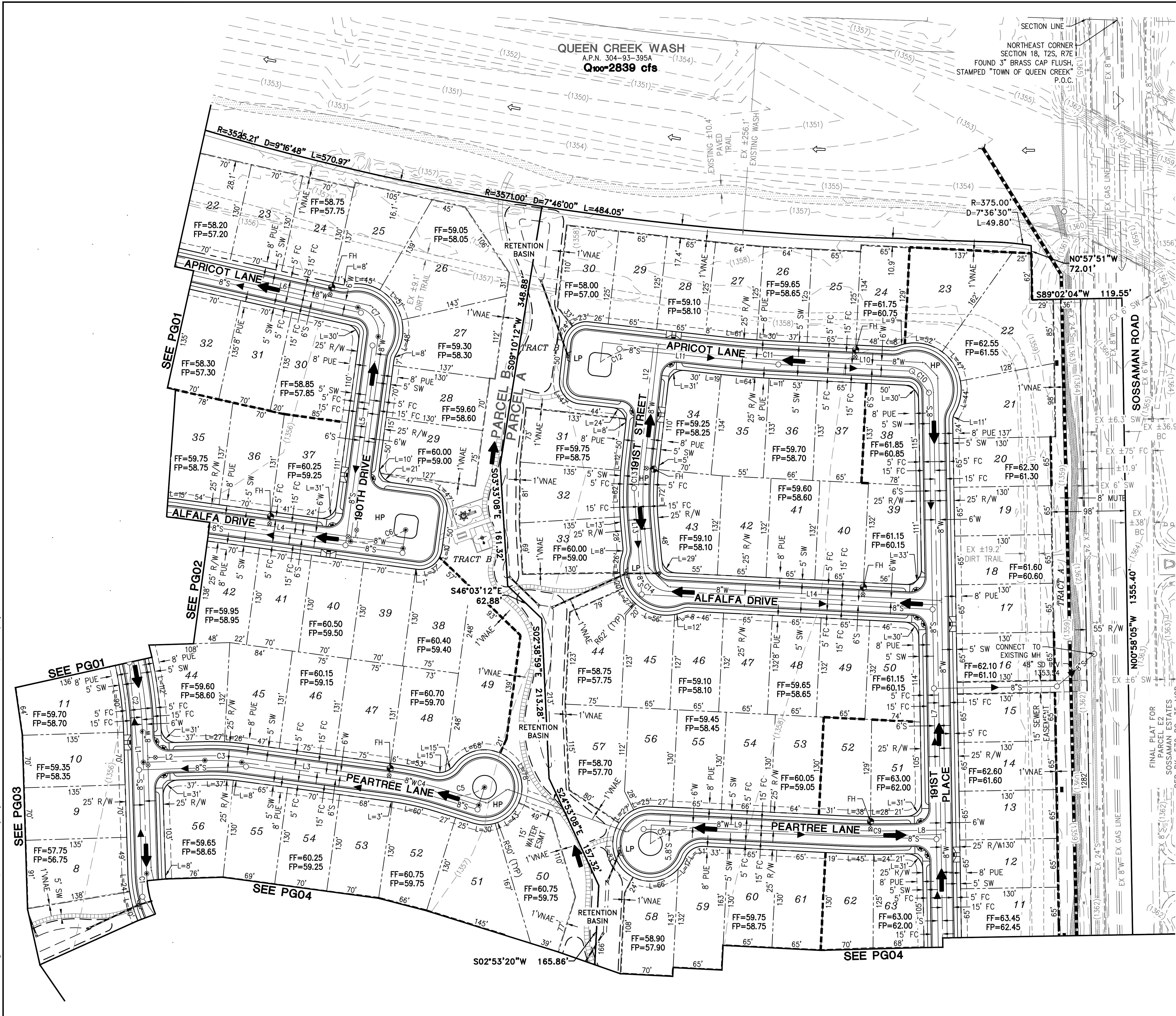
**HILGARTWILSON**

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SCALE: 1"=60'  
DRAWN: TM  
DESIGNED: NS  
APPROVED: CM

DWG. NO. **PG01**  
SHT. 8 OF 12



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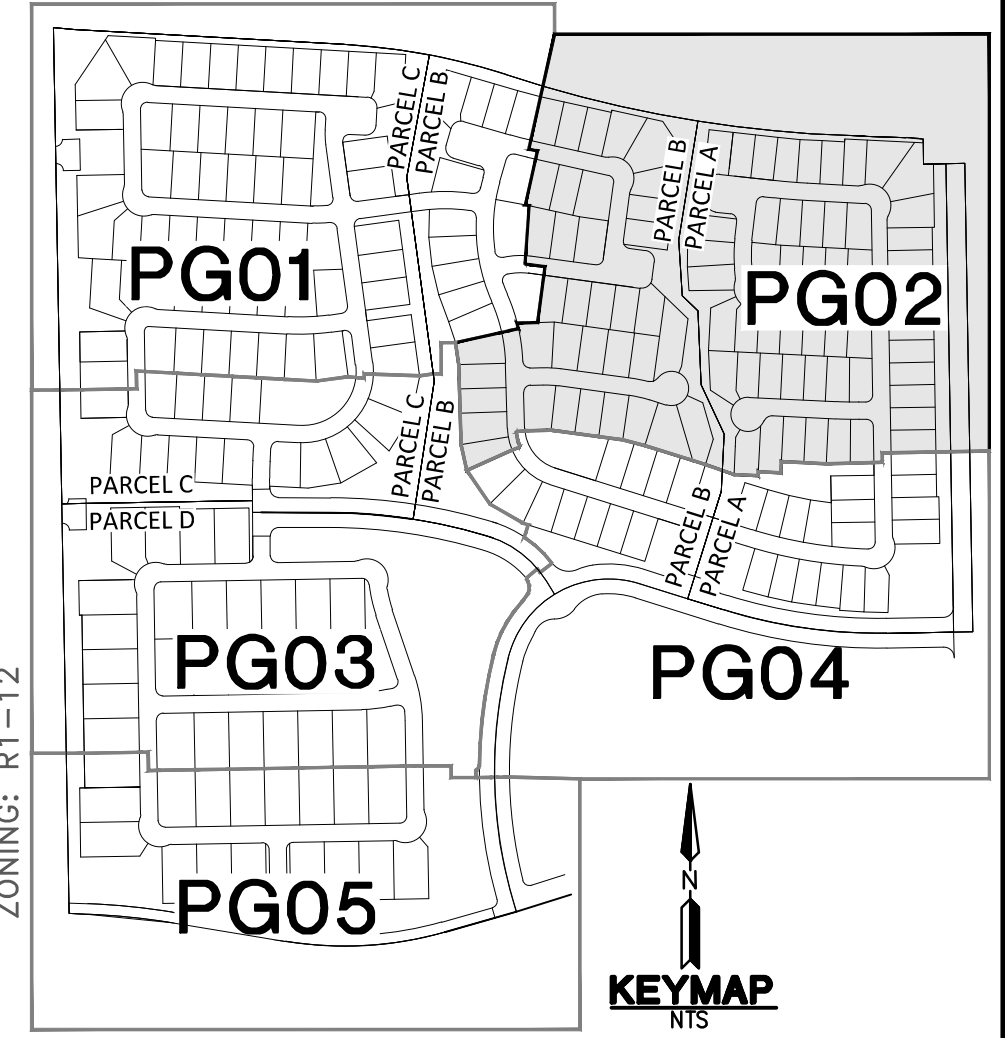
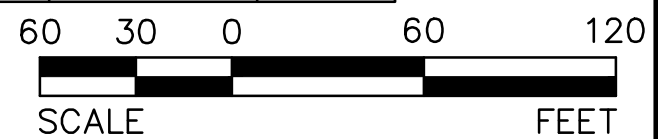


CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	150.00'	038°11'50"	100.00'
C2	500.00'	022°11'37"	193.68'
C3	300.00'	009°24'58"	49.30'
C4	400.00'	007°09'56"	50.02'
C5	119.91'	035°32'59"	74.40'
C6	112.11'	039°00'48"	76.34'
C7	35.00'	085°06'22"	51.99'
C8	1000.00'	003°51'25"	67.32'
C9	35.00'	086°08'35"	52.62'
C10	1500.00'	003°33'20"	93.09'
C11	400.00'	011°46'19"	82.18'
C12	35.00'	081°47'01"	49.96'

LINE TABLE

NO.	DIRECTION	LENGTH
L1	N01°43'16"W	189.43'
L2	N88°16'44"E	131.94'
L3	S82°18'18"E	202.97'
L4	S82°18'18"E	234.18'
L5	N07°41'42"E	325.32'
L6	S77°24'40"E	249.84'
L7	N00°58'05"W	980.32'
L8	N89°01'55"E	120.71'
L9	S87°06'40"E	182.38'
L10	S87°06'40"E	173.23'
L11	S83°33'20"E	74.55'
L12	N06°26'40"E	204.74'
L13	N05°19'39"W	56.92'
L14	S87°06'40"E	413.13'



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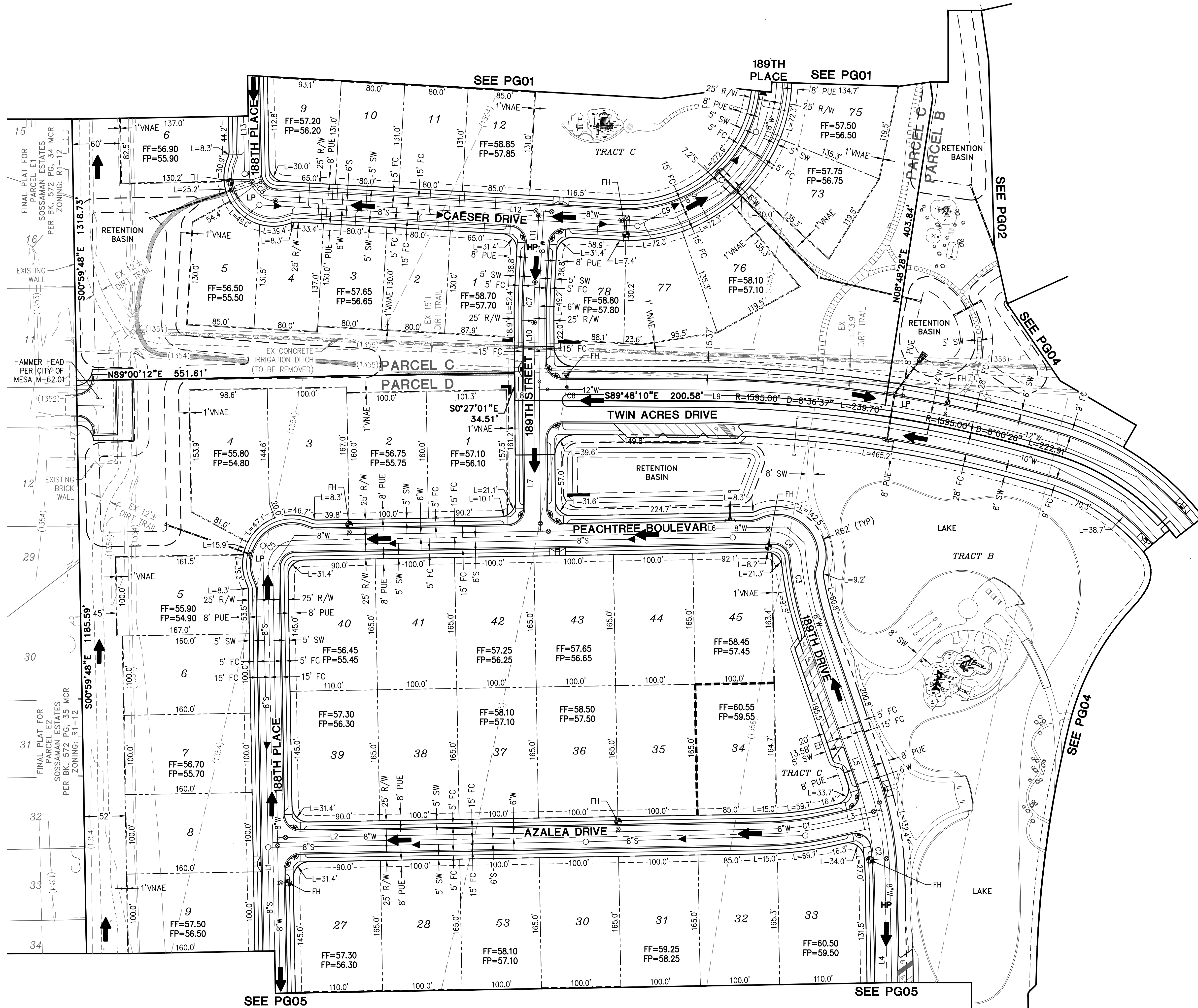


**LEGADO - PHASE 1**  
 QUEEN CREEK AND SOSSAMAN ROAD  
 TOWN OF QUEEN CREEK  
 PRELIMINARY GRADING

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 PROJ. NO.: 1417  
 DATE: AUG 2018  
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 DESIGNED: NS  
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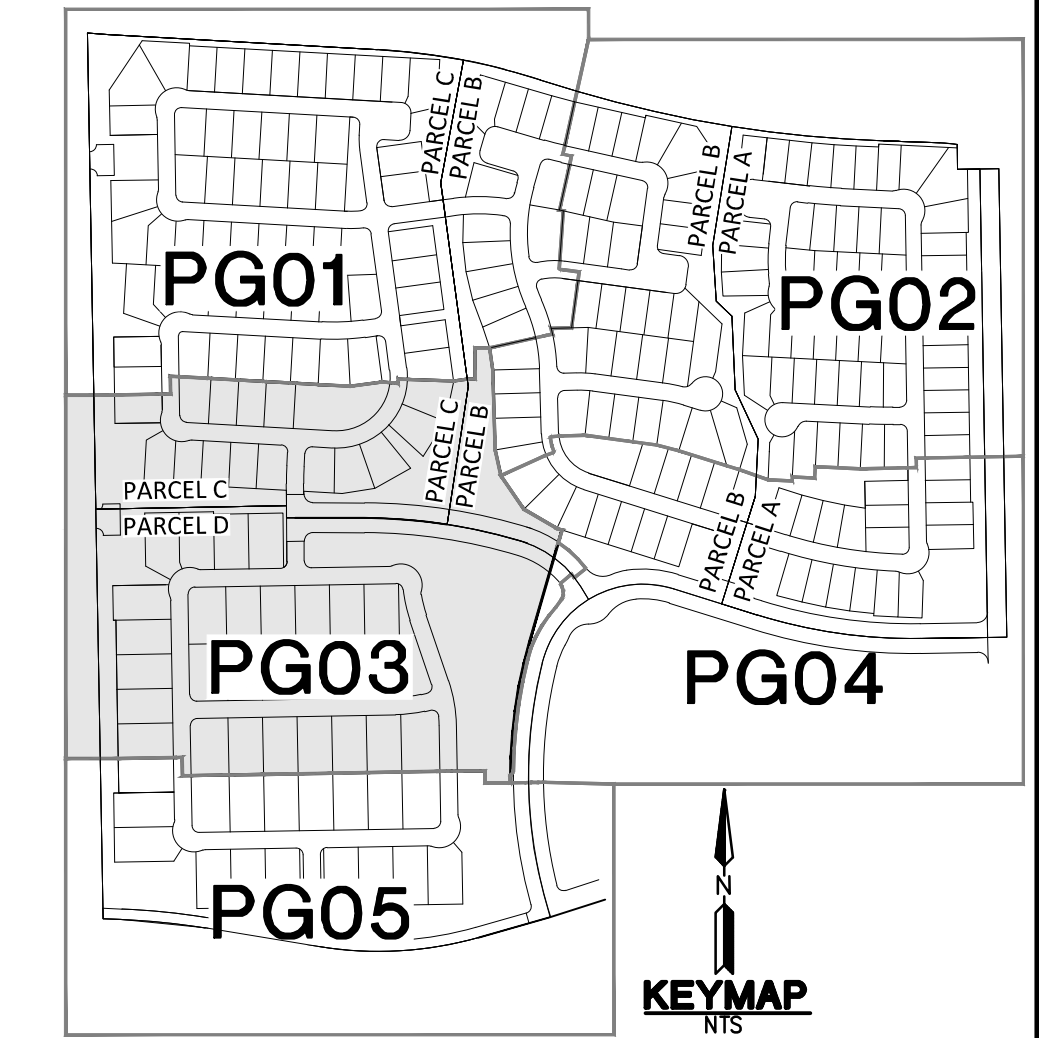
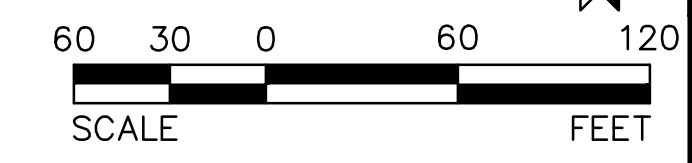
DWG. NO.  
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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	400.00'	011°24'54"	79.69'
C2	400.00'	017°50'35"	124.57'
C3	400.00'	013°31'55"	94.47'
C4	35.00'	085°41'20"	52.34'
C5	35.00'	090°00'00"	54.98'
C6	???'	???'	200.58'
C7	800.00'	003°38'19"	50.80'
C8	35.00'	085°48'54"	52.42'
C9	180.00'	100°52'46"	316.92'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°59'48"W	690.00'
L2	N89°00'12"E	670.00'
L3	N77°35'18"E	114.20'
L4	N00°59'48"W	286.45'
L5	N18°50'23"W	200.78'
L6	N89°00'12"E	601.23'
L7	N00°27'01"W	319.16'
L8	S89°48'10"E	100.00'
L9	S88°46'41"E	462.60'
L10	N00°27'01"W	319.16'
L11	N03°11'18"E	133.82'
L12	S86°48'42"E	435.73'
L13	N00°59'48"W	242.65'



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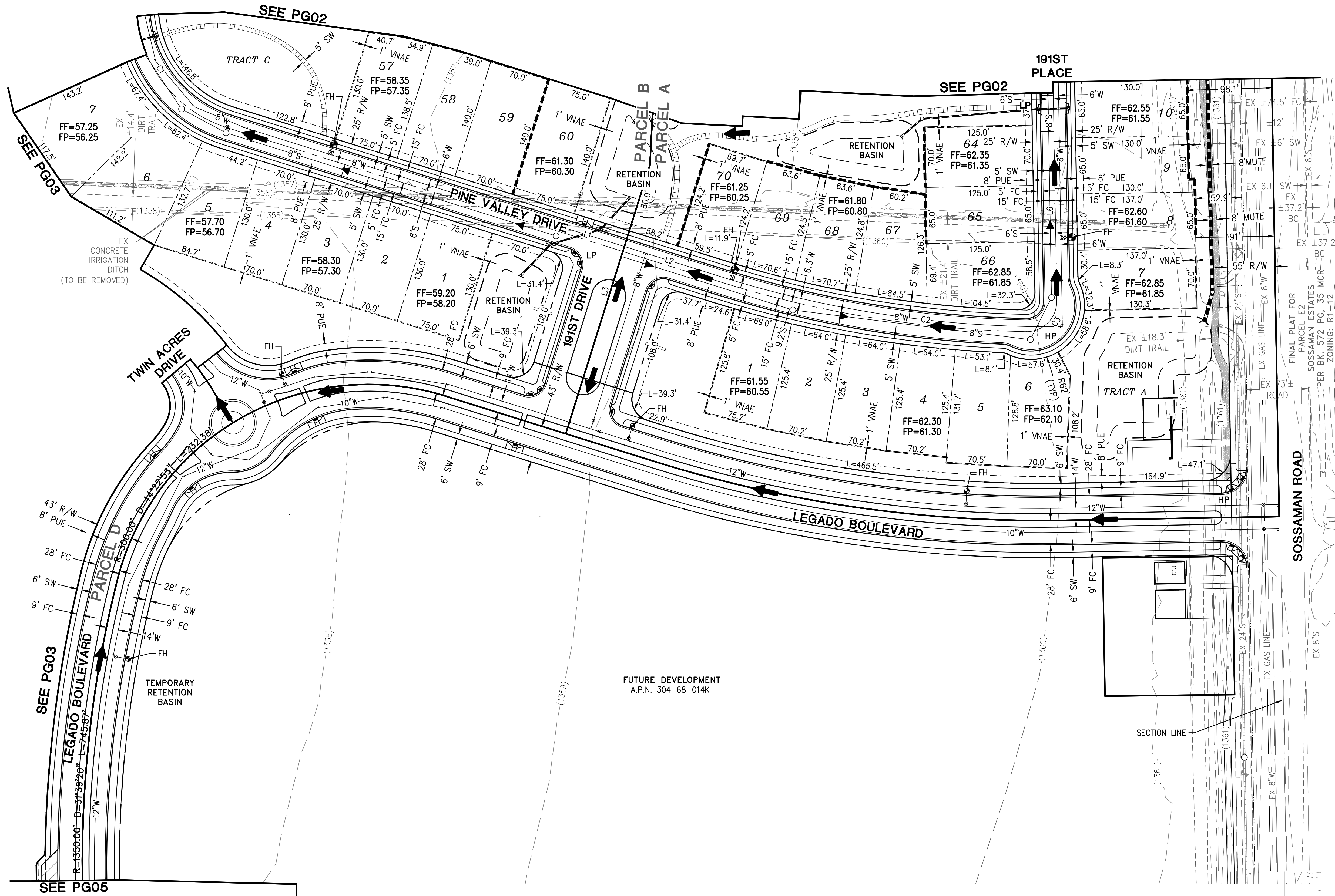


**LEGADO - PHASE 1**  
 QUEEN CREEK AND SOSSAMAN ROAD  
 TOWN OF QUEEN CREEK  
 PRELIMINARY GRADING

**HILGARTWILSON**  
 PROJ NO.: 1417  
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 SCALE: 1"=60'  
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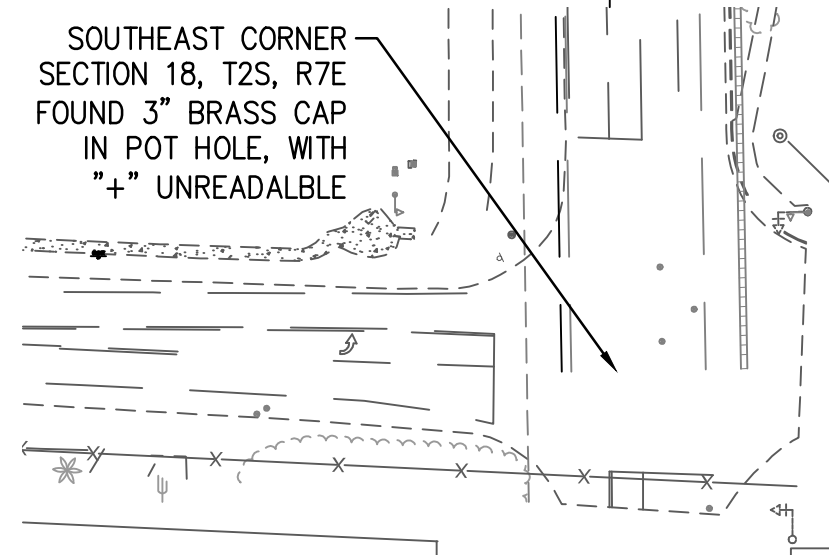
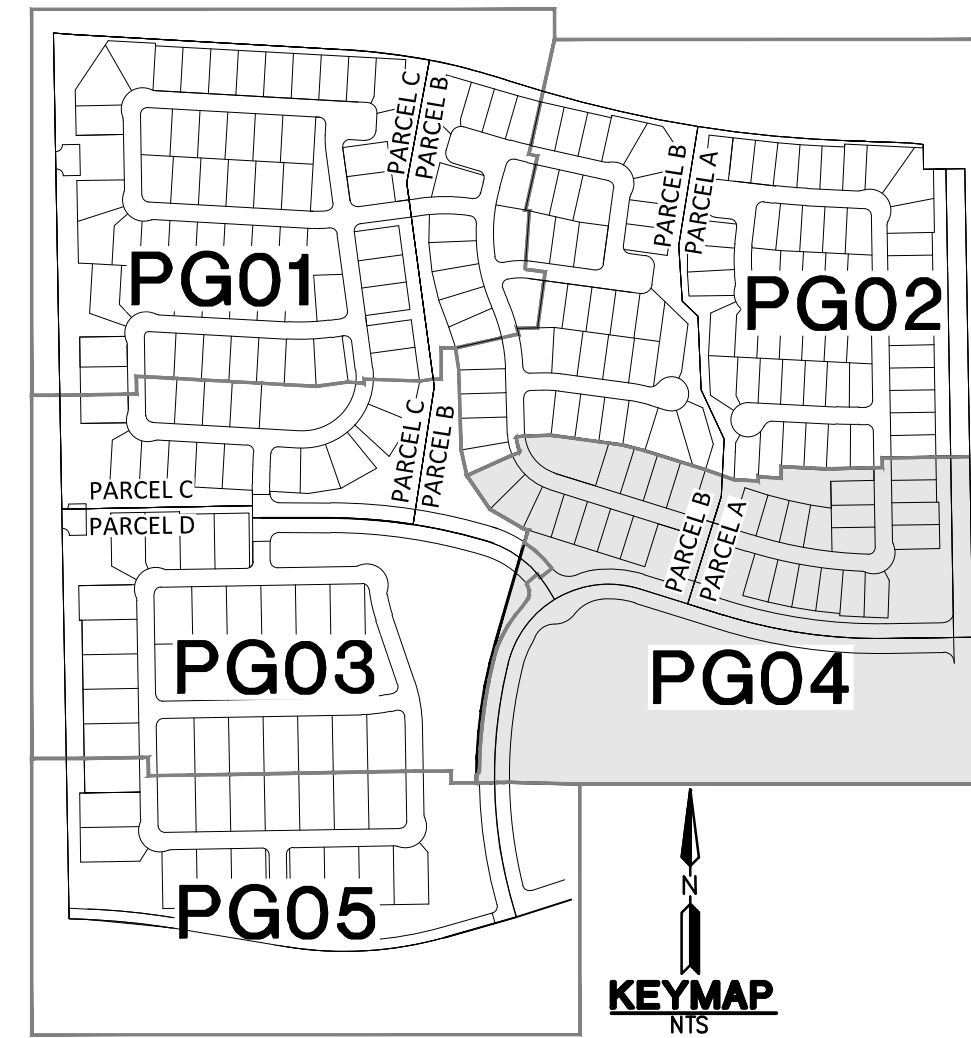
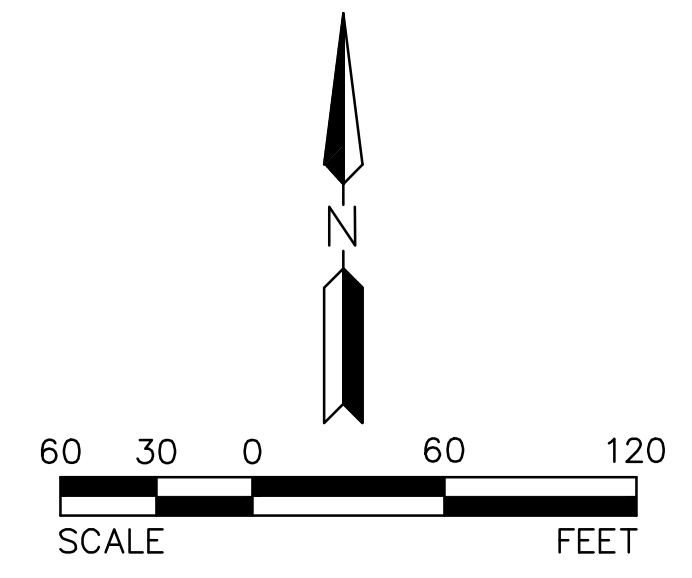
DWG. NO.  
**PG03**  
 SHT. 10 OF 12

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	150.00'	070°54'22"	185.63'
C2	1270.00'	016°13'56"	359.80'
C3	35.00'	092°06'31"	56.27'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S72°37'38"E	596.89'
L2	S72°37'38"E	596.89'
L3	N17°22'22"E	371.00'
L6	N00°58'05"W	980.32'



REV:

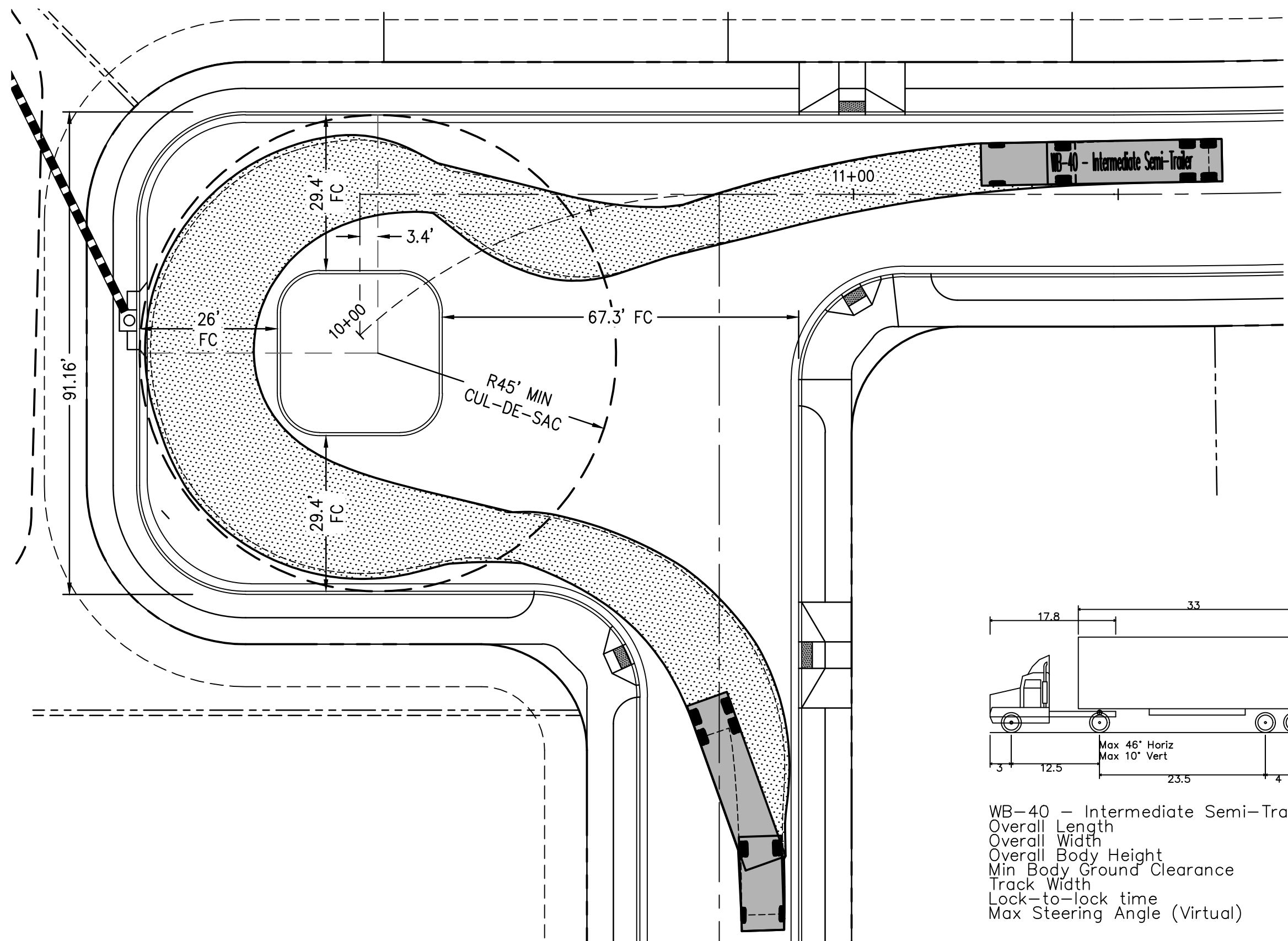
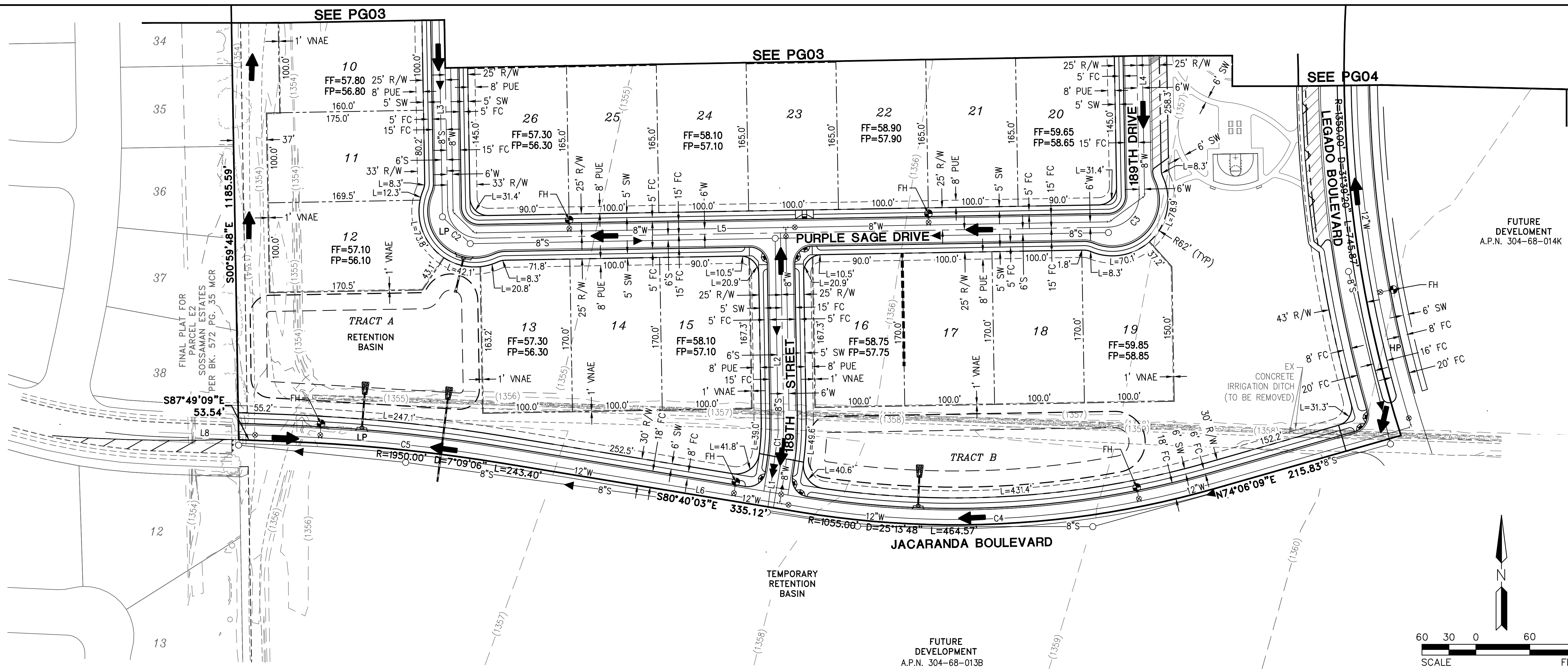
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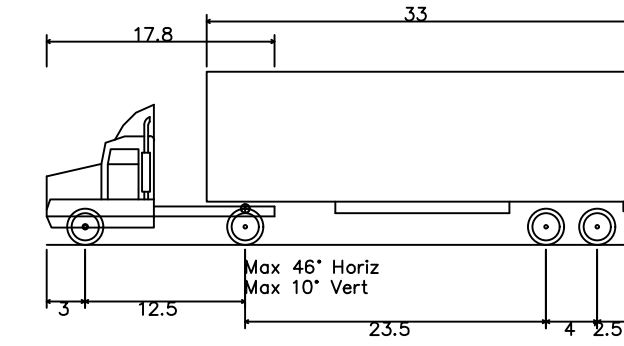
**LEGADO - PHASE 1**  
 QUEEN CREEK AND SOSSAMAN ROAD  
 TOWN OF QUEEN CREEK  
 PRELIMINARY GRADING

<b>HILGARTWILSON</b>	PROJ. NO.: 1417
	DATE: AUG 2018
	SCALE: 1"=60'
	DRAWN: TM
	DESIGNED: NS
	APPROVED: CM
DWG. NO. <b>PG04</b>	
SHT. 11 OF 12	

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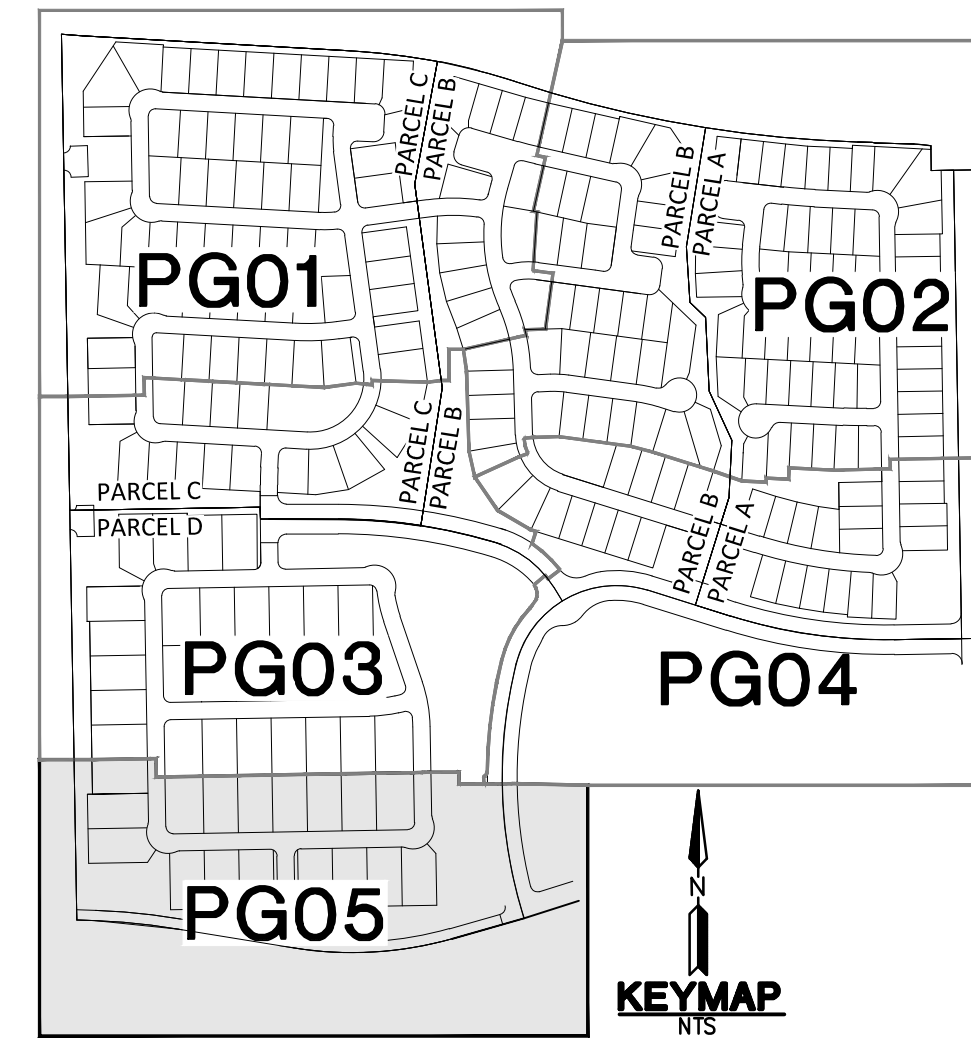
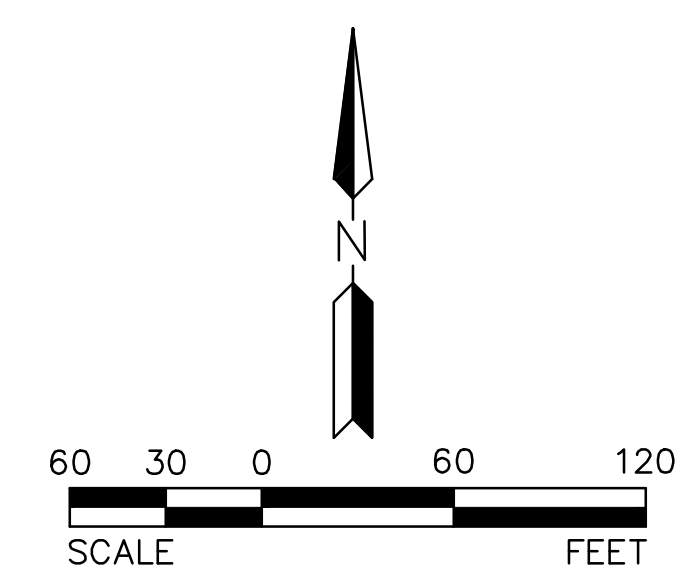
**MODIFIED CUL-D-SAC DETAIL**  
SCALE = 1"=20'



WB-40 - Intermediate Semi-Trailer  
 Overall Length 45.499ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Track Width 8.000ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 20.30°

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	300.00'	010°19'45"	54.08'
C2	35.00'	090°00'00"	54.98'
C3	35.00'	090°00'00"	54.98'
C4	1055.00'	025°13'48"	464.57'
C5	1950.00'	007°09'06"	243.40'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N09°19'57"E	96.44'
L2	N00°59'48"W	256.14'
L3	N00°59'48"W	690.00'
L4	N00°59'48"W	286.45'
L5	N89°00'12"E	700.00'
L6	S80°40'03"E	335.12'
L8	S87°49'09"E	88.86'



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**LEGADO - PHASE 1**  
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 TOWN OF QUEEN CREEK  
 PRELIMINARY GRADING AND DETAILS

**HILGARTWILSON**  
 PROJ NO.: 1417  
 DATE: AUG 2018  
 SCALE: 1"=60'  
 DRAWN: TM  
 DESIGNED: NS  
 APPROVED: CM  
 DWG. NO. **PG05**  
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