

# **PV303 East II (South)**

## **Preliminary Plat Narrative**

### **PROJECT DESCRIPTION**

The proposed PV303 East II South development consists of approximately 43 acres of land generally located east of SR303 and south of Indian School Road. The property is located within the City of Goodyear city limits and has 43 acres zoned C-2 in a parcel of land that is bounded by Indian School Rd. to the north, Pebble Creek Community to the south and west, and the SR303 to the east as part of the Planned Area Development (PAD) adopted with Ordinance No. 07-1097- (Case No. 06-200-00012).

### **PURPOSE**

This application is for the Preliminary Plat of the 43 acres of C-2 zoned property in PV303 East II located south of Indian School Rd. and east of the SR303. PV303 has received interest from users looking to locate businesses and services on the property to serve the area and to promote job growth. The Preliminary Plat is needed to provide legal lots for sale and development.

### **EXISTING USES**

The subject property consists primarily of active agricultural fields.

### **PROPOSED LAND USE**

The proposed land use for PV303 East II South will be in substantial conformance with the approved PAD and will consist of commercial property uses.

### **SITE CIRCULATION**

The property will have access to the existing or proposed public right-of-way of Indian School Road and close access to SR303.

### **WATER AND SEWER**

Water and Sewer to PV303 East II South is provided by Liberty Utilities.

### **DRAINAGE**

North off-site flows affecting the site are currently picked up by the existing Camelback Channel located south of Camelback Road and conveyed east to Bullard Wash. The Camelback Channel has been constructed, and a LOMR has been obtained from FEMA showing the 100 year floodplain flows to be contained within the channel limits.

West offsite flows affecting the site will be redirected south within the SR303 channel currently be constructed with the SR303 construction program.

Storm water flows generated within the project limits will be retained on-site per City of Goodyear regulations.