



To: Joe Schmitz, City of Goodyear
CC: Christopher Baker, Katie Wilken
From: Meritage Homes
Date: July 19, 2017
Re: Case No: 16-210-00005 -- Vistas at Palm Valley – Site Plan Modification Transmittal

Summary of Changes

Meritage Homes has made certain modifications to the site plan layout for Vistas at Palm Valley that deviate from the previous submittal dated May 25, 2017. The specific changes and modifications made to the PAD site plan are as follows;

- 1) Lot # 69 was deleted from Parcel A SF-D parcel. This lot was located on the SWC of Litchfield Road and Palm Valley Boulevard. The revised SF-D lot count now stands at 86 lots versus the previous version which reflected 87 SF-D lots.
- 2) Expanded the single-story lot restriction to include all homes adjacent to or abutting Litchfield Road or Palm Valley Boulevard. The single-story lot restrictions in Parcel A now include lots 1, 15-17, 57-68, 70, 79, and 80 as depicted on the updated Exhibit 3 Preliminary Site Plan. There were no changes to Parcel B single-story restrictions.
- 3) As part of the Site Plan revisions, the Preliminary Concept Landscape Plans have been updated accordingly and are provided for reference.

Regards,

Evan Bilton

Forward Planning
8800 East Raintree Drive, Suite 300 | Scottsdale, AZ 85260
O: 480.515.8251 | C: 480.980.9629
www.meritagehomes.com



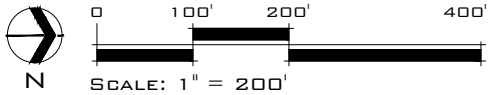
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VISTAS AT PALM VALLEY

SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT

EXHIBIT 03 PRELIMINARY SITE PLAN



- LEGEND**
- PROJECT BOUNDARY
 - INDICATES LOT RESTRICTED TO ONE STORY

- NOTES**
- 1) PARKING ALLOWED BOTH SIDES OF STREET IN PARCEL A.
 - 2) PARKING ALLOWED ONE SIDE OF STREET ONLY IN PARCEL B.
 - 3) LOTS RESTRICTED TO ONE-STORY BUILDING ARE MARKED WITH AN ASTERISK. THESE LOTS ARE RESTRICTED PER DEVELOPER AGREEMENT WITH THE ADJACENT COMMUNITY TO THE WEST AND CHARTER SCHOOL TO THE EAST, AS WELL AS PER CITY OF GOODYEAR REGULATIONS REQUIRING SINGLE STORY HOMES IF THE LANDSCAPE TRACT BETWEEN THE LOT LINE AND THE ARTERIAL STREET RIGHT-OF-WAY IS LESS THAN 35 FEET IN WIDTH.
 - 4) LOT 69 HAS BEEN DELETED.

SITE DATA TABLE					
Parcel A	Product Type	Minimum Lot Size	Total Dwelling Units	Gross Area (Ac)	Gross Density (du/Ac)
	Single Family Detached*	60' x 120'	91		
	Duplex (1 building)**	36' x 106'	(86 Single Family, 2 Duplex, 3 Triplex)	32.9	2.8
	Triplex (1 building)**	36' x 106'			
* Maybe reduced by up to 10' at cul-de-sacs and knuckles as long as minimum lot area is met					
** Models					
Parcel B	Product Type	Minimum Lot Size	Total Dwelling Units	Gross Area (Ac)	Gross Density (du/Ac)
	Duplex & Triplex	36' x 106'	106	20.7	5.1
PROJECT TOTALS:			197	53.6	3.7

VISTAS at Palm Valley

GOODYEAR, ARIZONA

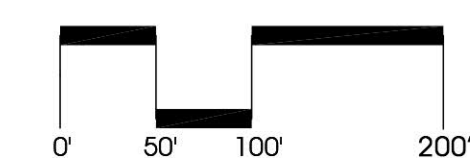
PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED TOTAL QTY.	
TREES				
	CAESALPINIA CASCALOTE THORNLESS'	24" BOX	4	
	THORNLESS CASCALOTE			
	CERCIDIMUM HYBRID 'DESERT MUSEUM'	24" BOX	162	
	DESERT MUSEUM PALO VERDE			
	CHILTALPA TASHKENTENSIS	15 GAL.	41	
	CHILTALPA			
	FRAXINUS VELLUTINA 'FAN TEX'	15 GAL.	23	
	FAN TEX ASH			
	OLEA EUROPEA 'SWAN HILL'	24" BOX	2	
	SWAN HILL OLIVE			
	PHOENIX DACTYLIIFERA	18-20' HT.	9	
	DATE PALM			
	PROSOPIS HYBRID 'PHOENIX'	15 GAL.	113	
	THORNLESS HYBRID MESQUITE			
	QUERCUS VIRGINIANA	24" BOX	41	
	SOUTHERN LIVE OAK			
	ULMUS PARVIFOLIA	15 GAL./ 24" BOX	46	
	EVERGREEN ELM		20	
SHRUBS				
	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	10	
	CAESALPINIA PULCHERRIMA	5 GAL.	39	
	RED BIRD OF PARADISE			
	CALLIANDRA CALIFORNICA	5 GAL.	21	
	BAJA FAIRY DUSTER			
	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	25	
	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	140	
	'RIO BRAVO' SAGE			
	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	386	
	CHIHUAHUAN SAGE			
	RUELLIA BRITTONIANA	5 GAL.	84	
	BLUE RUELLIA			
	RUELLIA PENINSULARIS	5 GAL.	369	
	DESERT RUELLIA			
	TECOMA x 'LYDIA'	5 GAL.	159	
	LYDIA			
	TECOMA x 'BELLS OF FIRE'	5 GAL.	204	
	BELLS OF FIRE			
	TECOMA x 'ORANGE JUBILEE'	5 GAL.	73	
	ORANGE JUBILEE			
ACCENTS				
	AGAVE DESMETTIANA	5 GAL.	15	
	SMOOTH AGAVE			
	AGAVE GEMINFLORA	5 GAL.	12	
	TWIN FLOWERED AGAVE			
	DASYLIRION ACROTICHE	5 GAL.	8	
	GREEN DESERT SPOON			
	HESPERALOE FUNIFERA	5 GAL.	25	
	GIANT HESPERALOE			
	HESPERALOE PARVIFLORA 'PERPA'	5 GAL.	18	
	BRAKELIGHTS - CRISMON YUCCA			
	HESPERALOE PARVIFLORA	5 GAL.	355	
	RED YUCCA			
	MUHLENBERGIA CAPILLARIS	5 GAL.	31	
	'REGAL MIST'			
GROUNDCOVERS				
	CONVOLVULUS CNEORUM	1 GAL.	18	
	BUSH MORNING GLORY			
	EREMOPHILA PROSTRATA	1 GAL.	77	
	'OUTBACK SUNRISE'			
	LANTANA CAMARA 'DALLAS RED'	1 GAL.	90	
	DALLAS RED LANTANA			
	LANTANA MONTEVIDENSIS	1 GAL.	47	
	PURPLE LANTANA			
	LANTANA SP. 'NEW GOLD'	1 GAL.	573	
	NEW GOLD LANTANA			
	ACACIA REDOLENS 'LOW BOY'	1 GAL.	158	
	TRAILING ACACIA			
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL.	57	
	PROSTRATE ROSEMARY			
MATERIAL				
	DECOMPOSED GRANITE	3/4" MINUS 2" DEPTH		
	'MADISON GOLD' (MATCH EX.)			
	CYNODON DACTYLON 'MIDIRON'			
	HYBRID BERMUDA GRASS			
	6X6 CONCRETE HEADER			
NOTE: MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION				

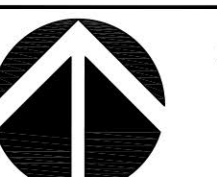
GENERAL NOTES

1. FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
2. LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
3. ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
4. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPED NATURAL DRAINAGE ELEMENTS.
5. SHRUBS AND GROUNDCOVERS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 18 INCHES. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING.
6. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLE SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
7. FINAL PLANT SPECIES, THEIR LOCATION, SIZES, AND QUANTITIES MAY VARY AT THE TIME OF FINAL PLAN APPROVAL FROM THE CITY OF CHANDLER.
8. 7 FOOT MINIMUM CLEARANCE SHALL BE MAINTAINED AROUND THE FIRE HYDRANT FROM LANDSCAPE MATERIAL WITH A MATURITY HEIGHT EXCEEDING 6 INCHES PER CITY STANDARD DETAILS.
9. AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES.
10. ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.
11. LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA.
12. PLANT TYPES AND QUANTITIES WILL CONFORM TO THE CITY OF GOODYEAR LANDSCAPE GUIDELINES.

CONCEPTUAL LANDSCAPE PLAN



NORTH
7.19.17
1"=100'-0"



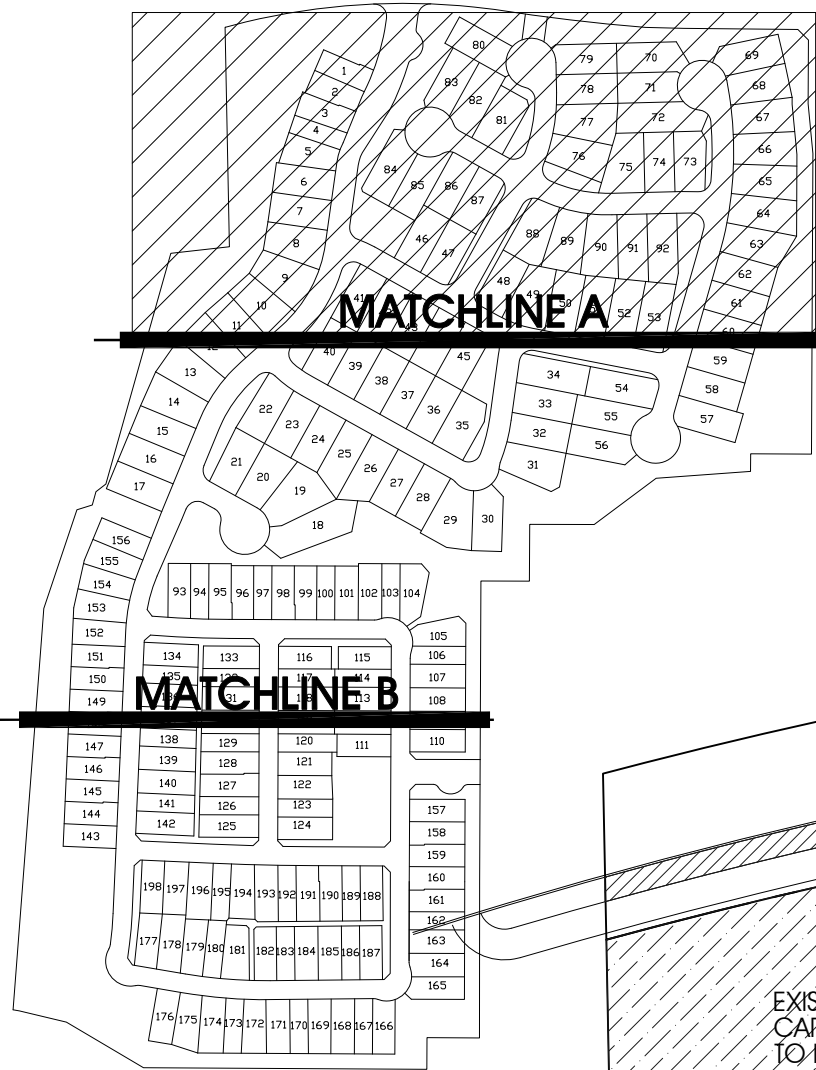
SHEET NO.



EXHIBIT 4A

PRELIMINARY - NOT FOR CONSTRUCTION

KEY MAP



VISTAS at Palm Valley

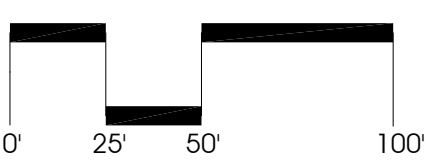
GOODYEAR, ARIZONA

PLANT LEGEND

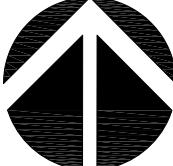
SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED TOTAL QTY.
TREES			
	CAESALPINIA 'CASCALOTE' 'THORNLESS' THORNLESS CASCALOTE	24" BOX	4
	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	162
	CHILTALPA TASHKENTENSIS CHILTALPA	15 GAL.	41
	FRAXINUS VELUTINA FAN TEX' FAN TEX ASH	15 GAL.	23
	OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX	2
	PHOENIX DACTYLIFERA DATE PALM	18-20' HT.	9
	PROSOPIS HYBRID 'PHOENIX' THORNLESS HYBRID MESQUITE	15 GAL.	113
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	41
	ULMUS PARVIFOLIA EVERGREEN ELM	15 GAL./ 24" BOX	46 20
SHRUBS			
	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	10
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	39
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL.	21
	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	25
	LEUCOPHYLLUM LAEVIGATUM 'RIO BRAVO' SAGE	5 GAL.	140
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL.	386
	RUELLIA BRITTONIANA BLUE RUELLIA	5 GAL.	84
	RUELLIA PENINSULARIS DESERT RUELLIA	5 GAL.	369
	TECOMA x 'LYDIA' 'LYDIA'	5 GAL.	159
	TECOMA x 'BELLS OF FIRE' 'BELLS OF FIRE'	5 GAL.	204
	TECOMA x 'ORANGE JUBILEE' 'ORANGE JUBILEE'	5 GAL.	73
ACCENTS			
	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL.	15
	AGAVE GEMINIFLORA TWIN FLOWERED AGAVE	5 GAL.	12
	DASYLIRION ACROTICHE GREEN DESERT SPOON	5 GAL.	8
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	25
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS - CRISMON YUCCA	5 GAL.	18
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	355
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	31
GROUNDCOVERS			
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL.	18
	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	1 GAL.	77
	LANTANA CAMARA 'DALLAS RED' DALLAS RED LANTANA	1 GAL.	90
	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL.	47
	LANTANA SP. 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	573
	ACACIA REDOLENS 'LOW BOY' TRAILING ACACIA	1 GAL.	158
	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	57
MATERIAL			
	DECOMPOSED GRANITE 'MADISON GOLD' (MATCH EX.)	3/4" MINUS 2" DEPTH	
	CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS		
	6x6 CONCRETE HEADER		

NOTE: MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION

CONCEPTUAL LANDSCAPE PLAN



NORTH
7.19.17
1"=50'-0"



SHEET NO.



EXHIBIT 4B

PRELIMINARY - NOT FOR CONSTRUCTION

VISTAS at Palm Valley

GOODYEAR, ARIZONA



F2GROUP
landscape architecture
480. 752. 0717 P.
480. 889. 8084 F.

0' 25' 50' 100'
NORTH
7.19.17
1"=50'-0"

SHEET NO.

MeritageHomes EXHIBIT 4C

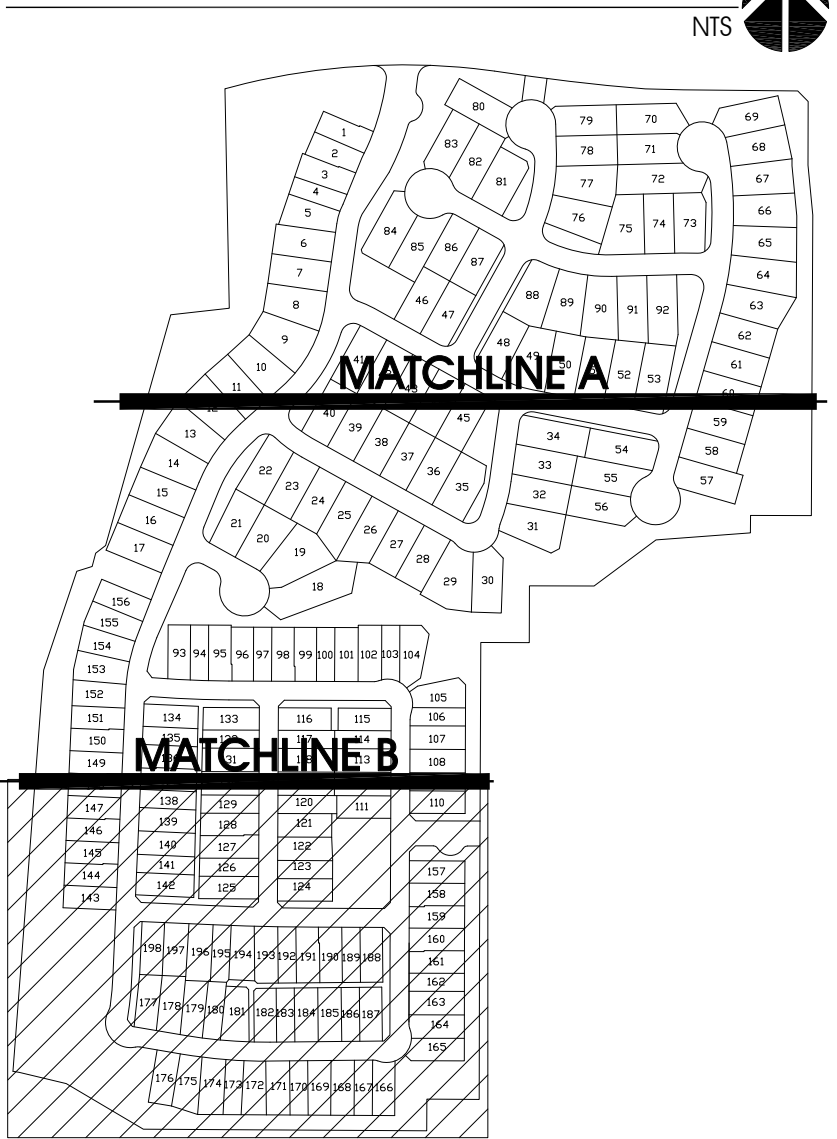
PRELIMINARY - NOT FOR CONSTRUCTION

VISTAS at Palm Valley

GOODYEAR, ARIZONA



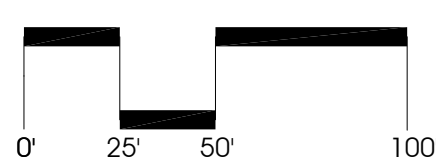
KEY MAP



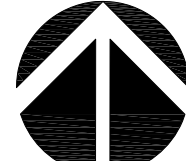
PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED TOTAL QTY.
TREES			
	CAESALPINIA CASCALOTE 'THORNLESS'	24" BOX	4
	CERCIDIUM HYBRID 'DESERT MUSEUM'	24" BOX	162
	CHILITALPA TASHKENTENSIS	15 GAL.	41
	FRAXINUS VELUTINA 'FAN TEX'	15 GAL.	23
	OLEA EUROPEA 'SWAN HILL'	24" BOX	2
	PHOENIX DACTYLIFERA	18-20' HT.	9
	PROSOPIS HYBRID 'PHOENIX'	15 GAL.	113
	QUERCUS VIRGINIANA	24" BOX	41
	ULMUS PARVIFOLIA	15 GAL./24" BOX	46
	EVERGREEN ELM	24" BOX	20
SHRUBS			
	BOUGAINVILLEA SP.	5 GAL.	10
	CAESALPINIA PULCHERRIMA	5 GAL.	39
	CALLIANDRA CALIFORNICA	5 GAL.	21
	CALLISTEMON SP.	5 GAL.	25
	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	140
	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	386
	RUELLIA BRITTONIANA	5 GAL.	84
	RUELLIA PENINSULARIS	5 GAL.	369
	TECOMA x 'LYDIA'	5 GAL.	159
	TECOMA x 'BELLS OF FIRE'	5 GAL.	204
	TECOMA x 'ORANGE JUBILEE'	5 GAL.	73
ACCENTS			
	AGAVE DESMETIANA	5 GAL.	15
	AGAVE GEMINIFLORA	5 GAL.	12
	DASYLIRION ACROTRICHE	5 GAL.	8
	HESPERALOE FUNIFERA	5 GAL.	25
	HESPERALOE PARVIFLORA	5 GAL.	18
	HESPERALOE PARVIFLORA	5 GAL.	355
	MUHLENBERGIA CAPILLARIS	5 GAL.	31
GROUNDCOVERS			
	CONVOLVULUS CNEORUM	1 GAL.	18
	EREMOPHILA PROSTRATA	1 GAL.	77
	LANTANA CAMARA 'DALLAS RED'	1 GAL.	90
	LANTANA MONTEVIDENSIS	1 GAL.	47
	LANTANA SP. 'NEW GOLD'	1 GAL.	573
	ACACIA REDOLENS 'LOW BOY'	1 GAL.	158
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL.	57
MATERIAL			
	DECOMPOSED GRANITE	3/4" MINUS 2" DEPTH	
	TURF		
NOTE:			
MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION			

CONCEPTUAL LANDSCAPE PLAN



NORTH
7.19.17
1"=50'-0"



SHEET NO.



EXHIBIT 4D

PRELIMINARY - NOT FOR CONSTRUCTION

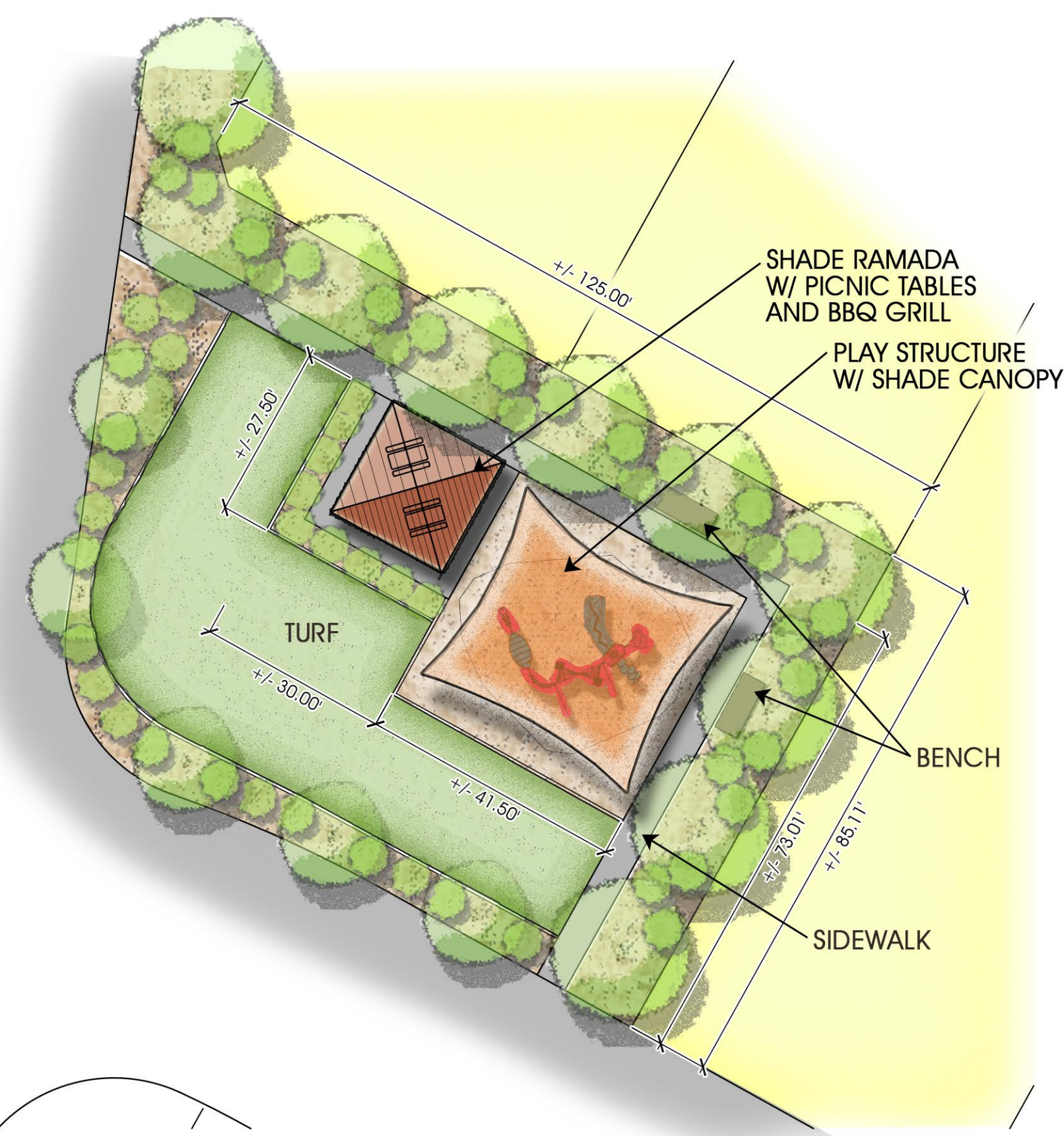
VISTAS at Palm Valley

GOODYEAR, ARIZONA



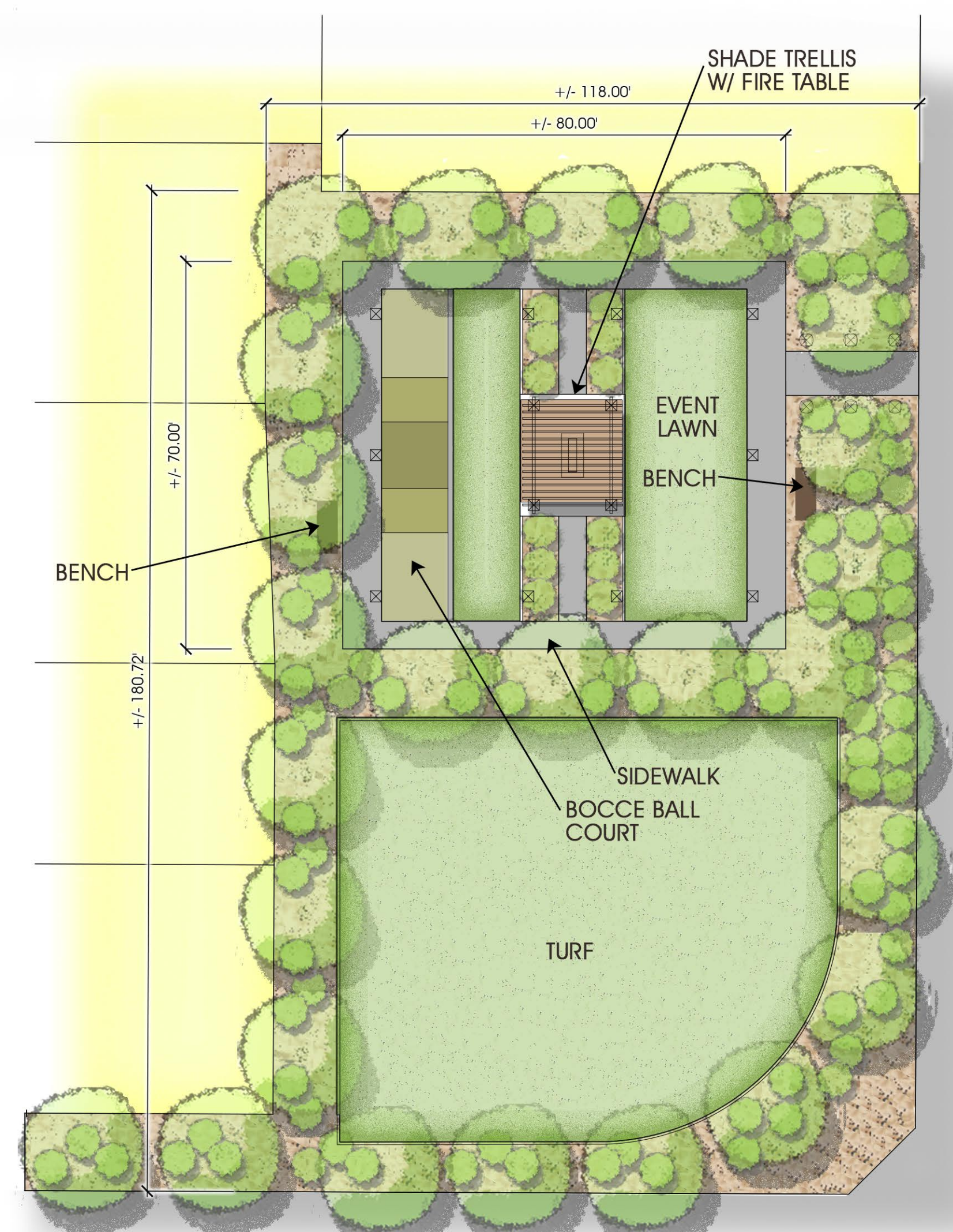
1 POCKET PARK PERSPECTIVE

NTS



2 POCKET PARK 'A'
PLAN VIEW

NTS



3 POCKET PARK 'B'
PLAN VIEW

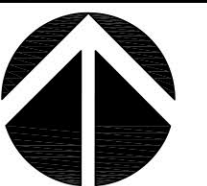
NTS

CONCEPTUAL AMENITY PLAN

F2GROUP
landscape architecture
480.752.0717 P.
480.889.6084 F.



NORTH
5.22.17



SHEET NO.

MeritageHomes EXHIBIT 5

PRELIMINARY - NOT FOR CONSTRUCTION

VISTAS at Palm Valley

GOODYEAR, ARIZONA



PRIMARY PROJECT ENTRY



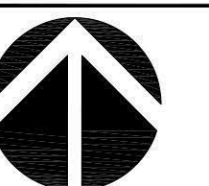
SIGN AT PALM VALLEY BLVD. & LITCHFIELD RD.

CONCEPTUAL ENTRY PERSPECTIVES

F2GROUP
landscape architecture
480.752.0717 P.
480.889.6094 F.



NORTH
2.16.17



SHEET NO.

MeritageHomes

EXHIBIT 12

PRELIMINARY - NOT FOR CONSTRUCTION

VISTAS at Palm Valley

GOODYEAR, ARIZONA

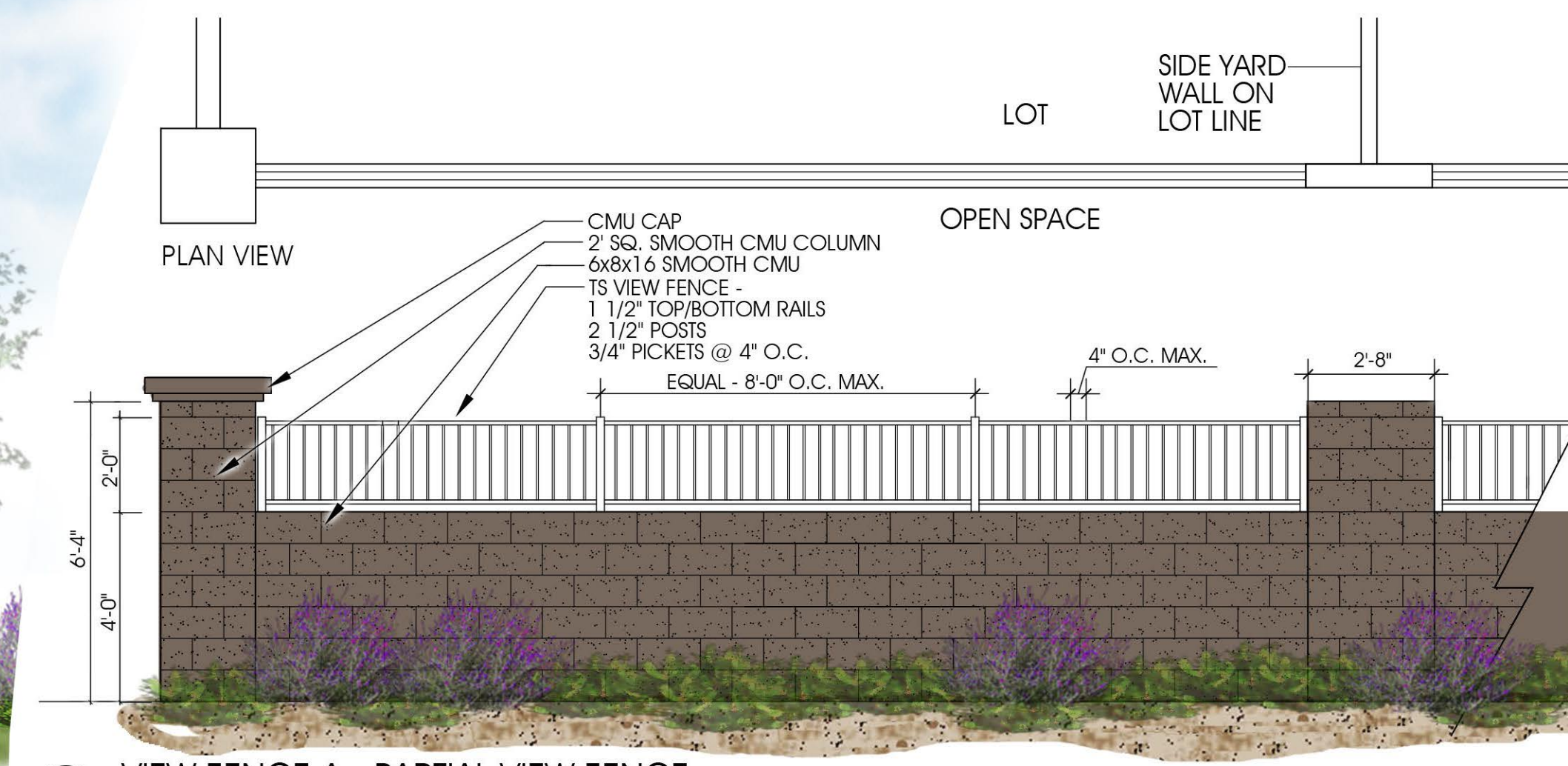


1 PRIMARY ENTRY
ELEVATION

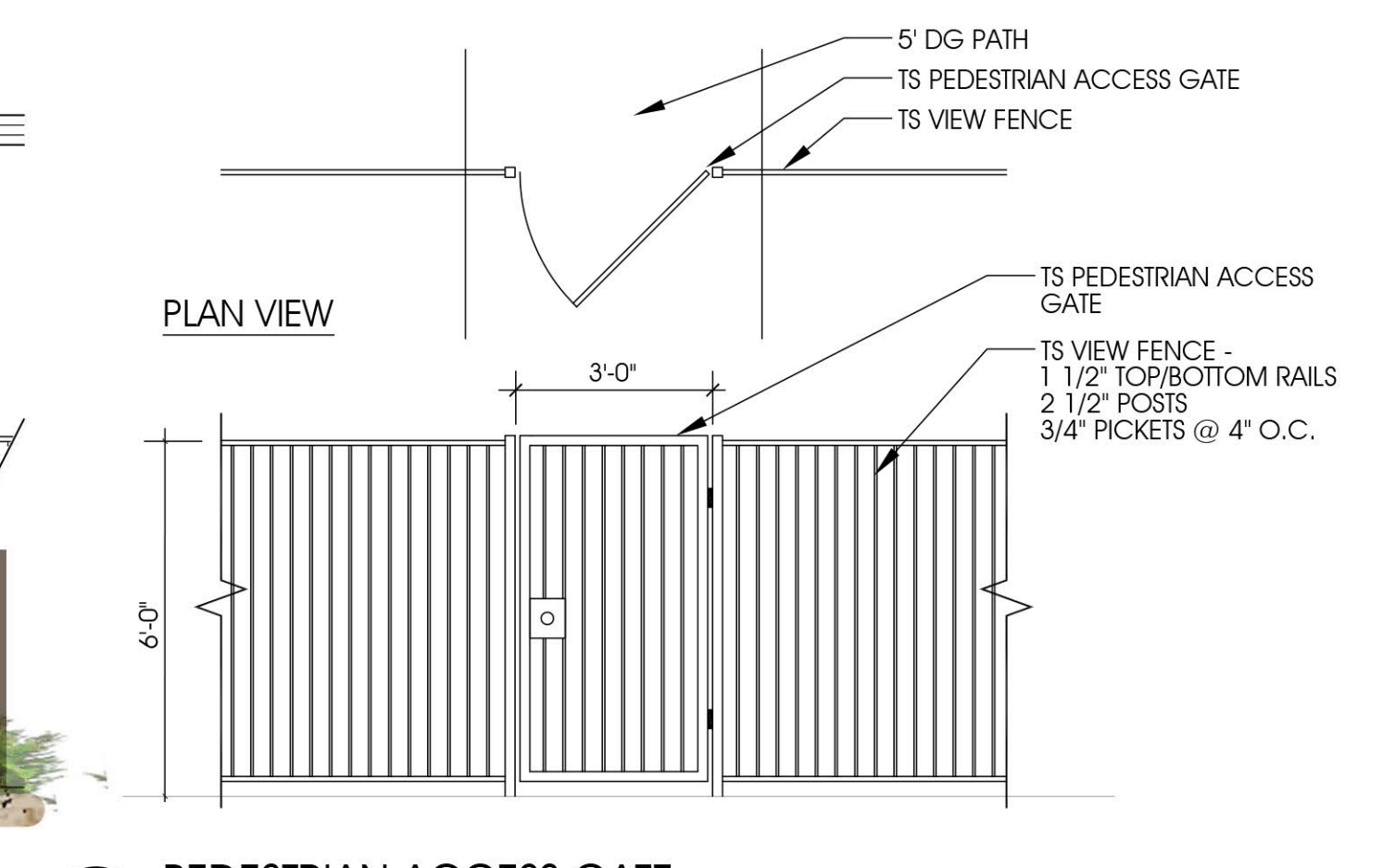
NTS



2 SIGN AT PALM VALLEY BLVD. & LITCHFIELD RD.
ELEVATION

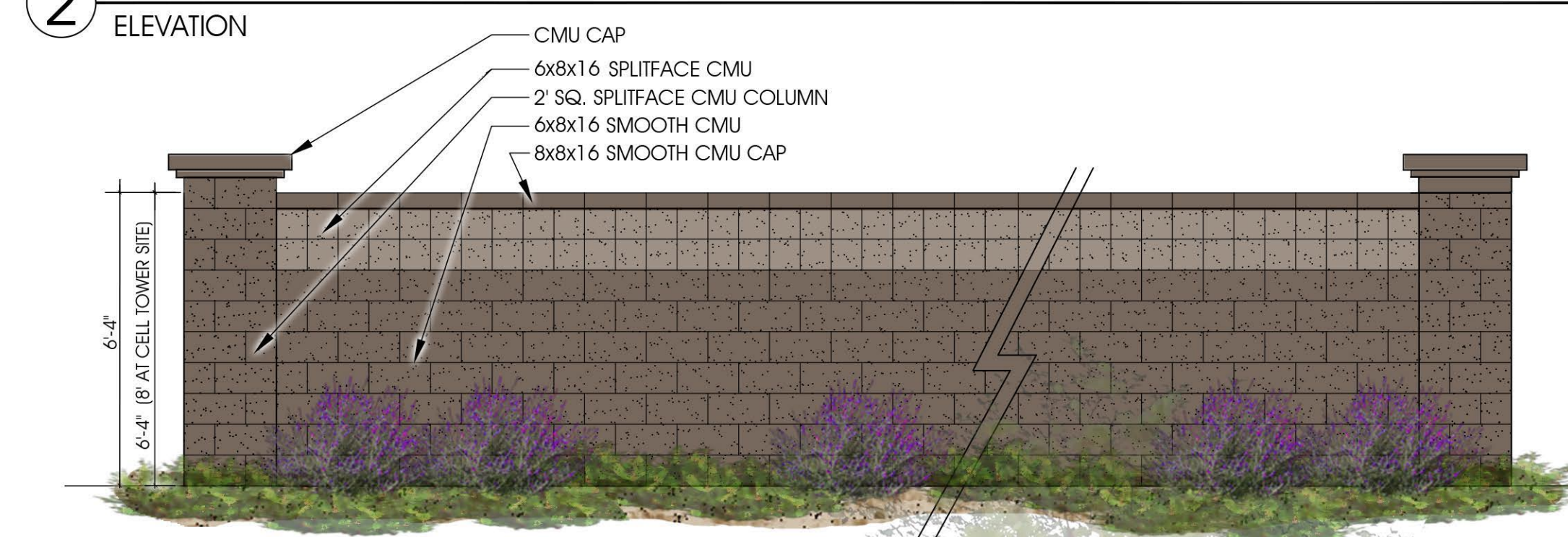


5 VIEW FENCE A - PARTIAL VIEW FENCE
ELEVATION

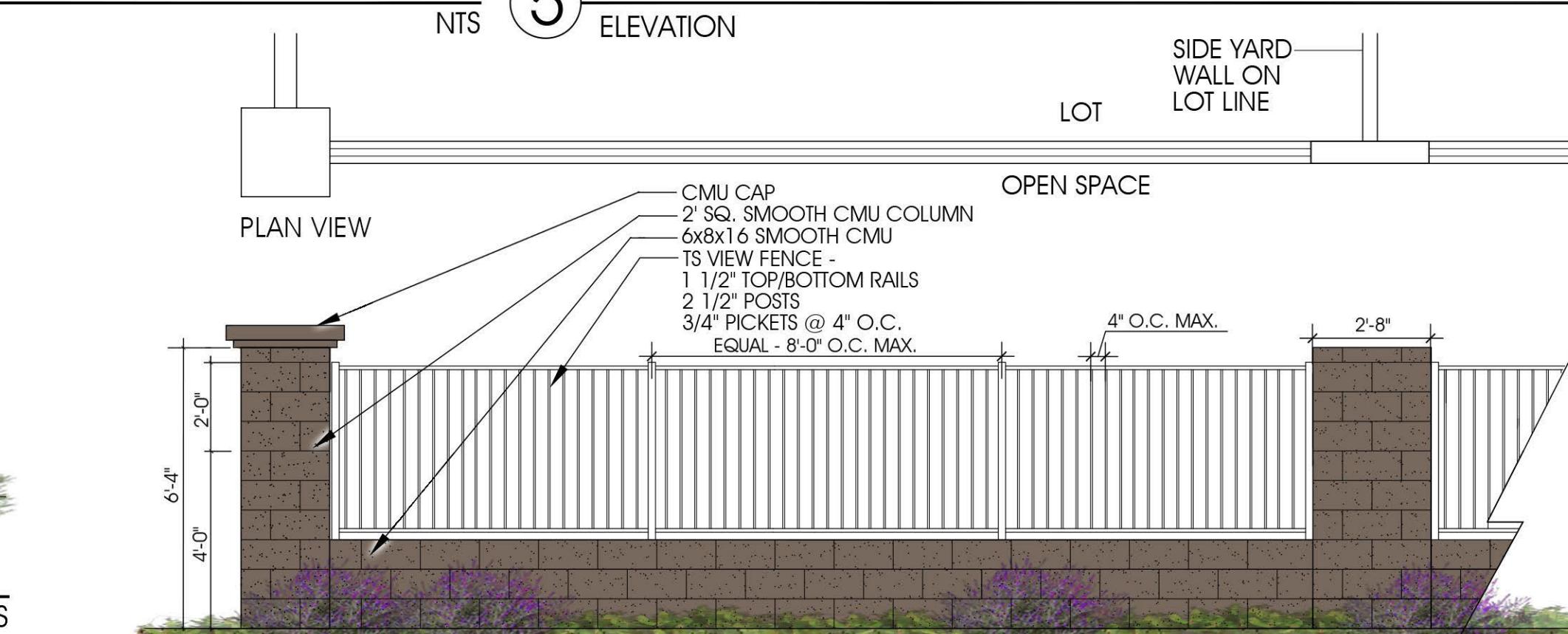


9 PEDESTRIAN ACCESS GATE
ELEVATION

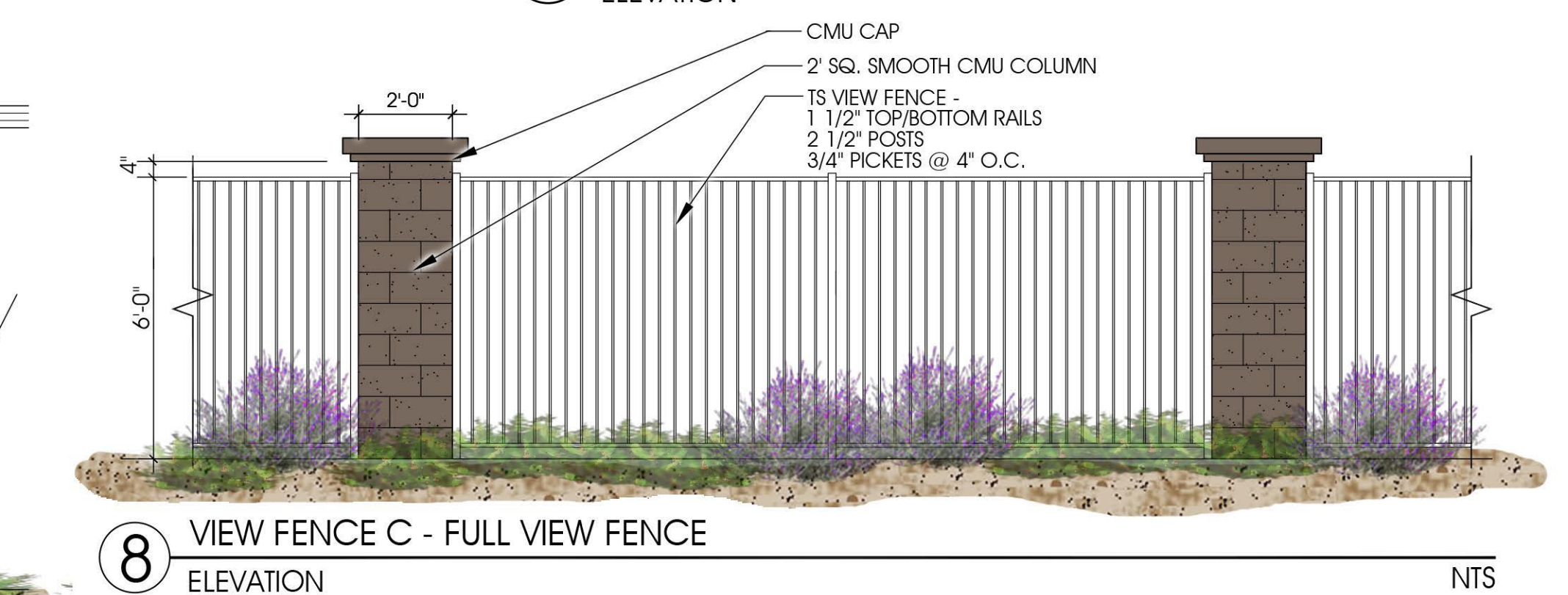
NTS



3 PERIMETER THEME WALL
ELEVATION



6 VIEW FENCE B - PARTIAL VIEW FENCE
ELEVATION



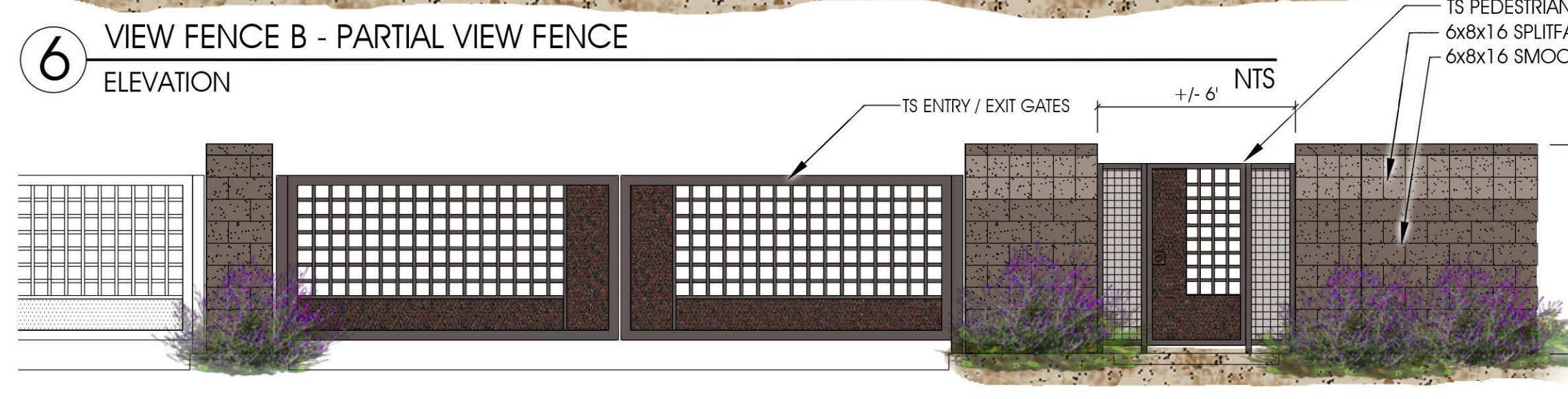
8 VIEW FENCE C - FULL VIEW FENCE
ELEVATION

NTS



4 SECONDARY ENTRY MONUMENT
ELEVATION

NTS

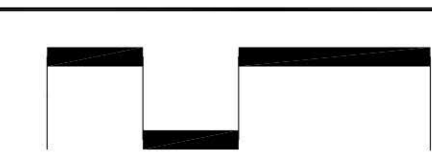


7 SECONDARY GATED ENTRY
ELEVATION

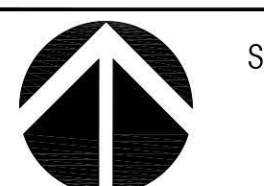
NTS

CONCEPTUAL WALL / ENTRY ELEVATIONS

F2GROUP
landscape architecture
480. 752. 0717 P.
480. 889. 6034 F.



NORTH
5.22.17

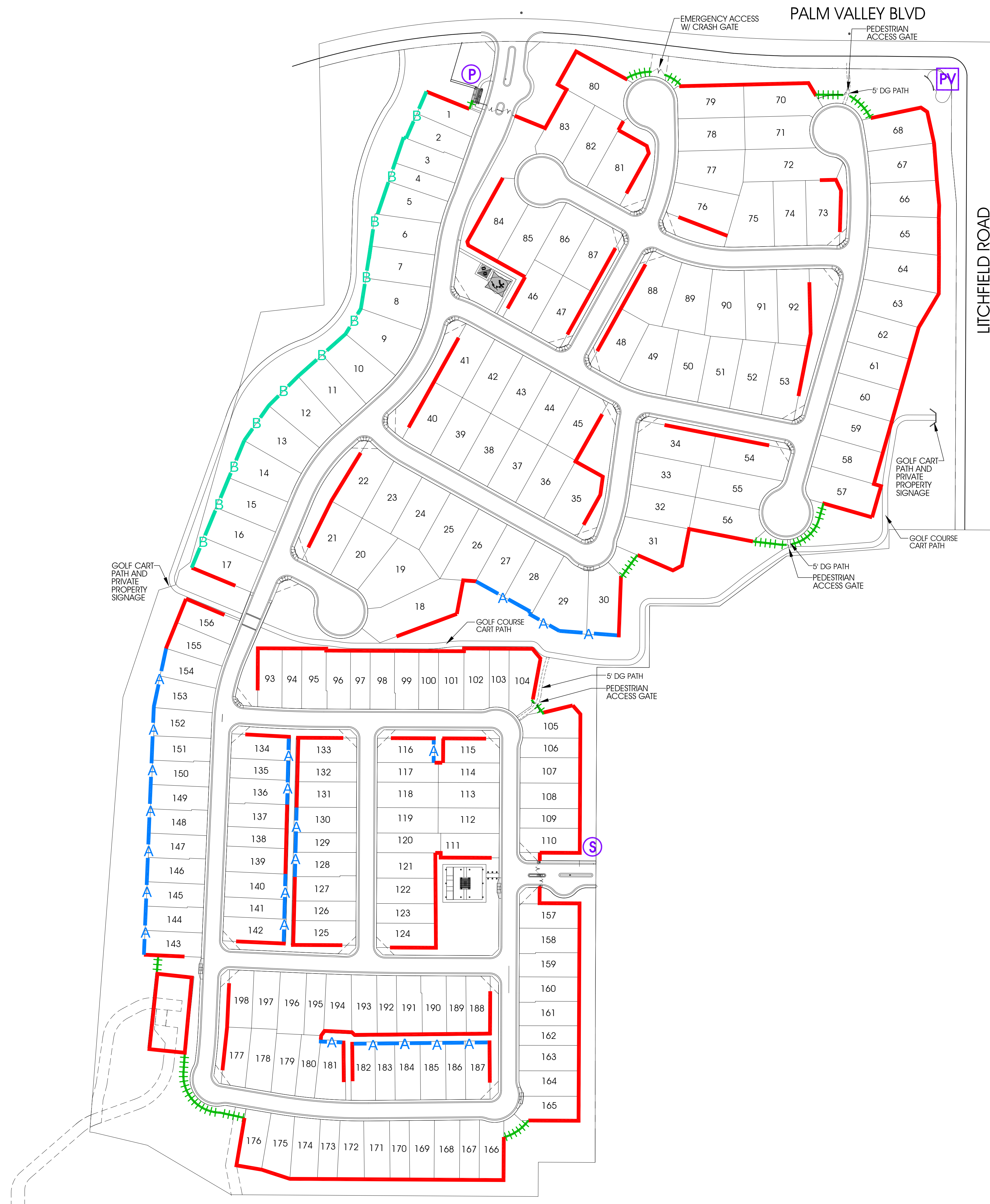


SHEET NO.

MeritageHomes

EXHIBIT 13

PRELIMINARY - NOT FOR CONSTRUCTION



VISTAS at Palm Valley

GOODYEAR, ARIZONA

LEGEND

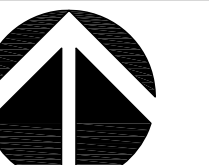
- PRIMARY THEME WALL
- VIEW FENCE A - PARTIAL VIEW FENCE
4' BLOCK / 2' VIEW
- VIEW FENCE B - PARTIAL VIEW FENCE
2' BLOCK / 4' VIEW
- VIEW FENCE C - FULL VIEW FENCE
- PRIMARY ENTRY MONUMENT
- SECONDARY ENTRY MONUMENT
- PALM VALLEY SIGN

CONCEPTUAL MASTER WALL PLAN

F2GROUP
landscape architecture
480.752.0717 P.
480.889.6084 F.

0' 50' 100' 150'

NORTH
7.19.17
1"=100'-0"



SHEET NO.

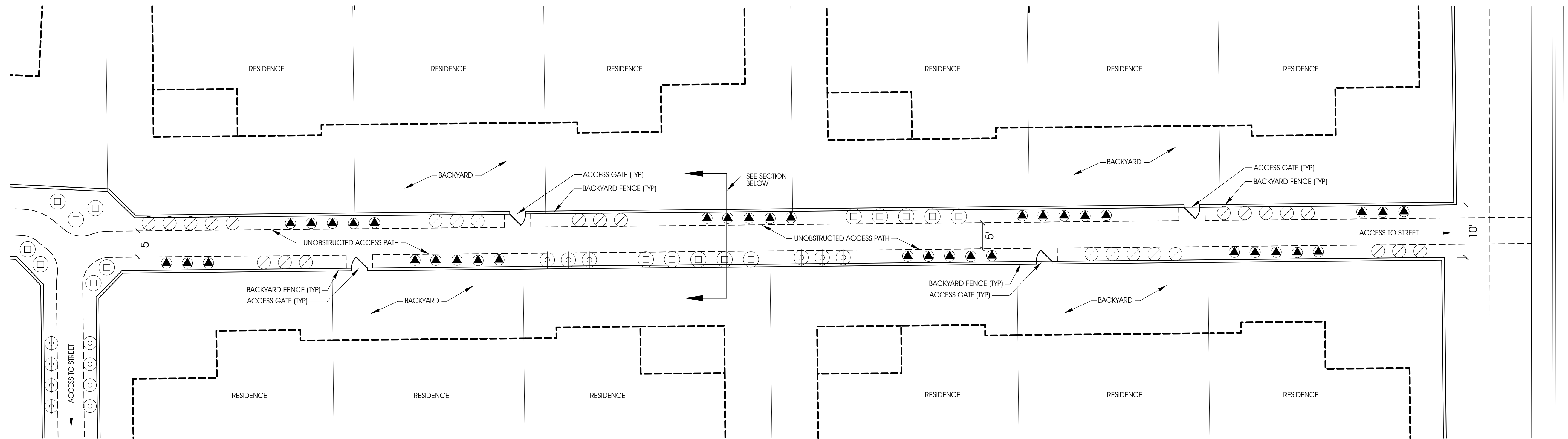
MeritageHomes

EXHIBIT 14

PRELIMINARY - NOT FOR CONSTRUCTION

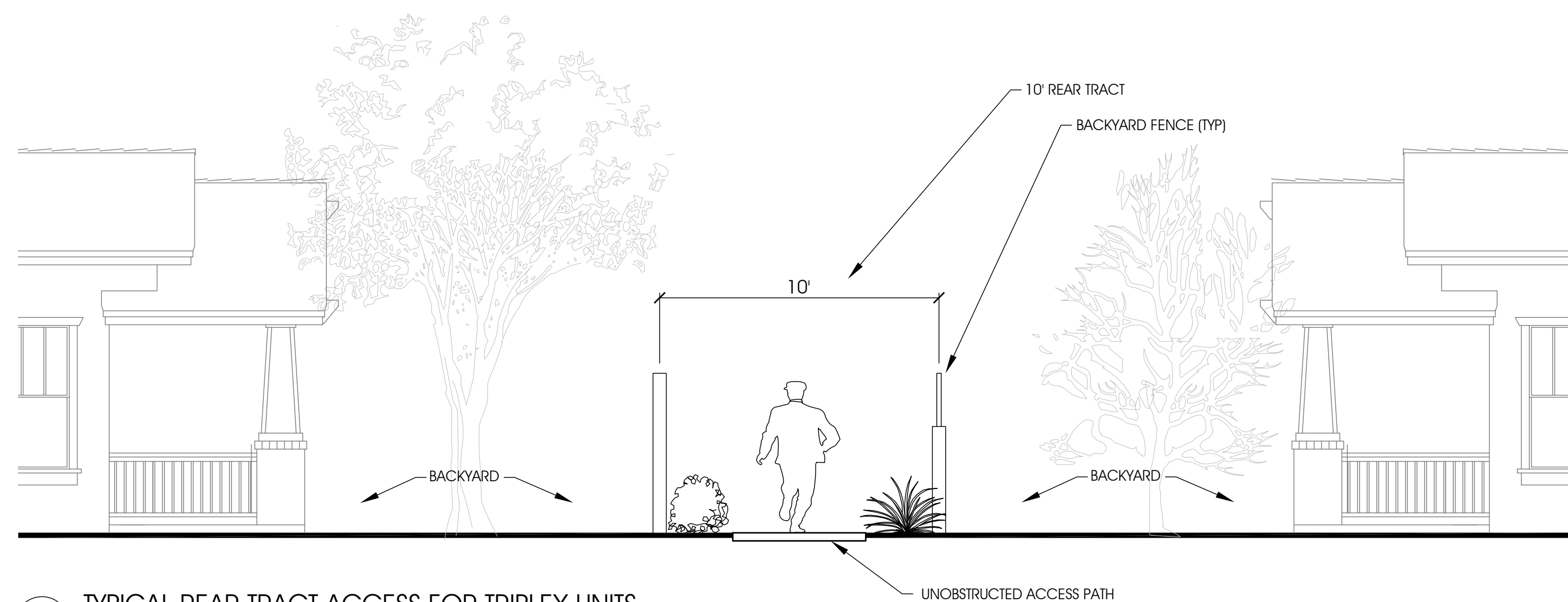
VISTAS at Palm Valley

GOODYEAR, ARIZONA



1 TYPICAL REAR TRACT ACCESS FOR TRIPLEX UNITS
PLAN VIEW

1"=10'-0"

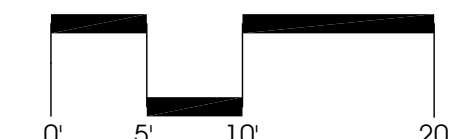


2 TYPICAL REAR TRACT ACCESS FOR TRIPLEX UNITS
SECTION

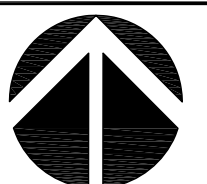
1/4"=1'-0"

CONCEPTUAL REAR TRACT ACCESS - TRIPLEX UNITS

F2GROUP
landscape architecture
480.752.0717 P.
480.889.6084 F.



NORTH
5.22.17
1"=10'-0"



SHEET NO.

MeritageHomes

PRELIMINARY - NOT FOR CONSTRUCTION