

NOTES

1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL PRIVATE STREETS, ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED OPEN SPACE USES INCLUDING TRAILS, COURTS, AND RELATED AMENITIES SHALL BE CONSISTENT WITH THE AMENDED FINAL PLANNED AREA DEVELOPMENT FOR THE VISTAS AT PALM VALLEY.
3. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
4. WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
5. IF PROTECTED NATIVE PLANTS ARE PRESENT IN THE PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3-904).
6. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, SANITARY EASEMENT, OR WATER EASEMENTS EXCEPT FOR: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES WITH NO CONTINUOUS FOOTING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
7. STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL NOT BE MORE THAN 18 INCHES IN HEIGHT. TREES PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER, AS MEASURES FROM THE EDGE OF PAVEMENT.
8. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
9. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
10. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO CITY OF GOODYEAR STANDARDS, UNLESS A WAIVER TO CITY STANDARDS IS OTHERWISE APPROVED BY THE CITY ENGINEER.
11. PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
12. LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION.

LEGEND

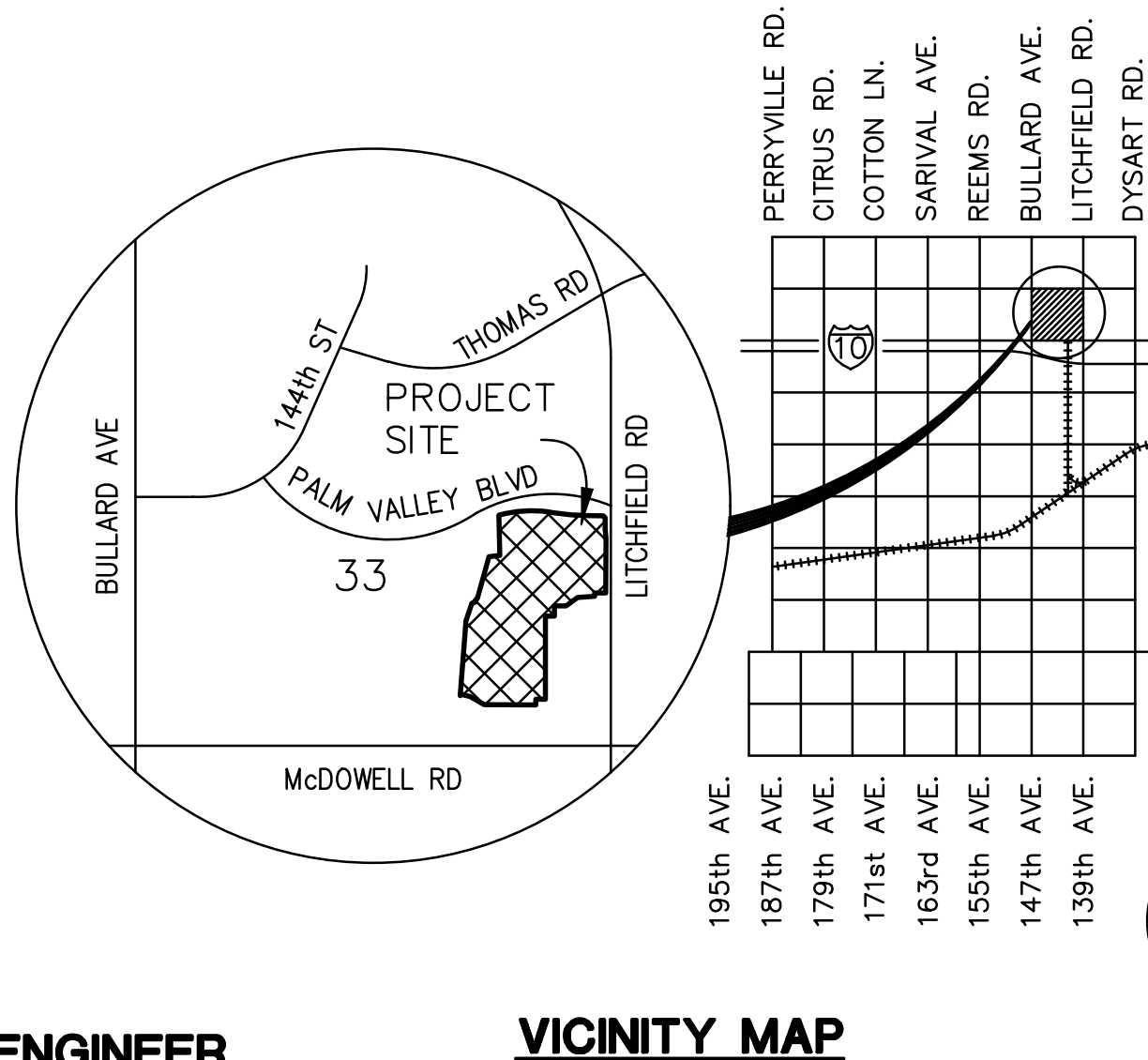
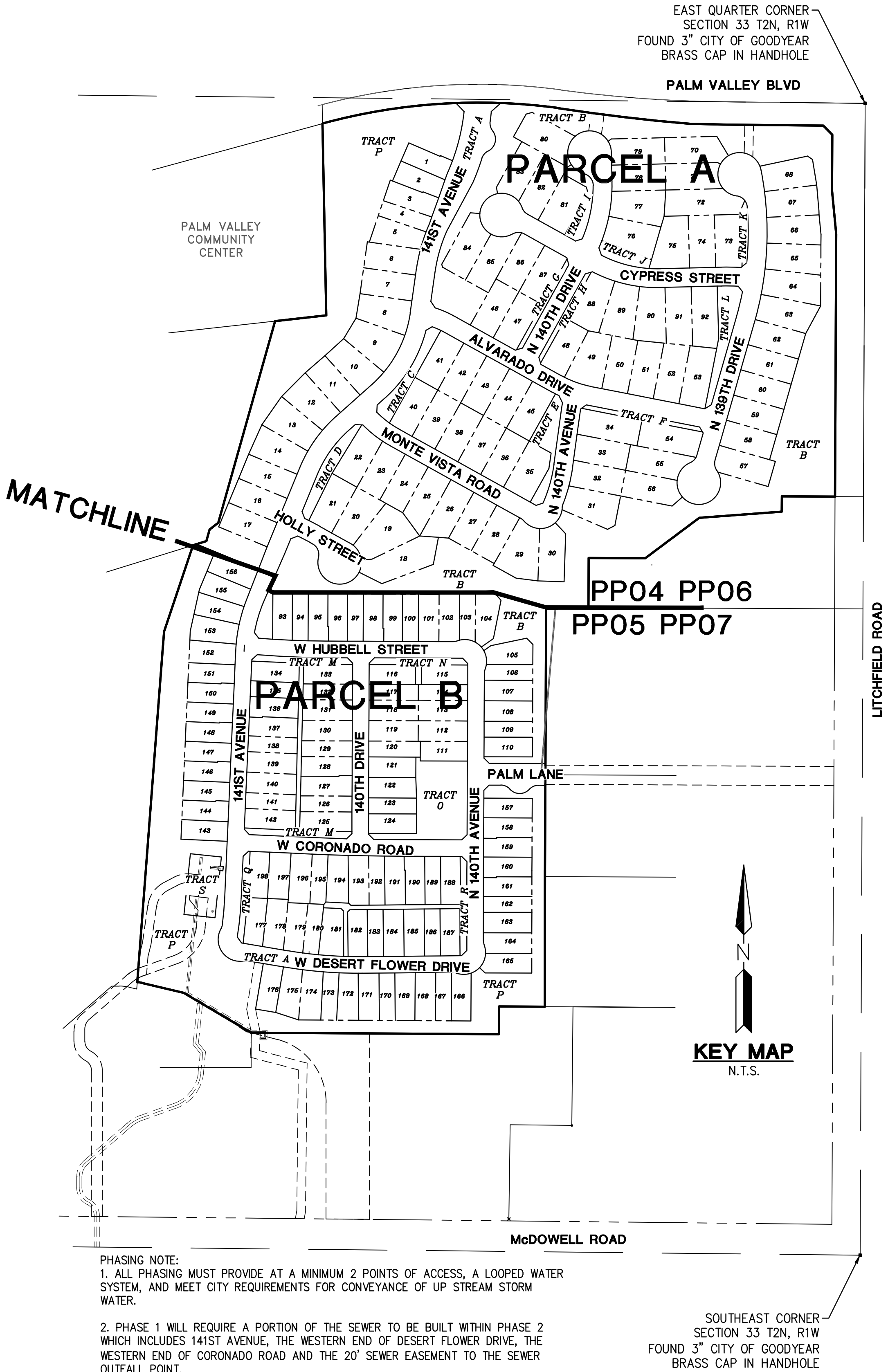
- BOUNDARY
- LOT LINES
- RIGHT OF WAY (ROW)
- CENTERLINE
- EASEMENT LINE
- SIGHT VISIBILITY LINE
- VEHICULAR NON-ACCESS EASEMENT (VNAE)
- PHASE LINE
- PROPOSED STORM DRAIN
- SIGHT VISIBILITY EASEMENT SEE SHEET PP03 FOR DETAIL
- WATERLINE AND VALVE
- FIRE HYDRANT
- SEWERLINE AND MANHOLE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- BOTTOM ELEVATION
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DECOMPOSED GRANITE
- POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- SANITARY SEWER
- SIGHT VISIBILITY TRIANGLE
- WATER SURFACE ELEVATION
- TOTAL WIDTH
- INGRESS
- EGRESS
- PROPOSED DRYWELL
- STREET DRAINAGE ARROW
- OPEN SPACE DRAINAGE ARROW
- SITE OUTFALL LOCATION
- STREET DRAINAGE OUTLET LOCATION
- HIGH WATER LEVEL/ELEVATION
- LOTS WITH HEXAGON SYMBOLS ARE RESTRICTED LOTS THAT REQUIRE POSITIONING THE NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS
- LOTS THAT ARE RESTRICTED TO SINGLE STORY STRUCTURE TYPE.
- EXISTING EARTHEN CHANNEL.
- PROPOSED SHOTCRETE CHANNEL.
- DOUBLE SIGN
- SINGLE SIGN

UTILITY PROVIDERS	
SEWER	LIBERTY UTILITIES
WATER	LIBERTY UTILITIES
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	COX AND CENTURY LINK

PRELIMINARY PLAT
VISTAS AT PALM VALLEY

GOODYEAR, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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DEVELOPER

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8800 E. RAINTREE DRIVE, SUITE 300
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CONTACT: BRUCE SCHROEDER

LANDSCAPE ARCHITECT

F2 GROUP
1163 E. LYNX WAY
CHANDLER, AZ 85249
PHONE: 480.752.0717
CONTACT: MATT FRANKLIN

BASIS OF BEARING

N00°15'09"E AS SHOWN ON THE FINAL PLAT OF PALM VALLEY PHASE 11 COMMERCE PARK AMENDED PER BOOK 900, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA BEING ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST FOUND 3" T.O.G. BRASS CAP IN HAND HOLE AT THE INTERSECTION OF LITCHFIELD ROAD AND PALM VALLEY BLVD.
ELEVATION: 998.65'
DATUM: NAVD88

SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 WEST, 3" CITY OF GOODYEAR BRASS CAP IN HAND HOLE.
ELEVATION: 992.656'
DATUM: NAVD88

SHEET INDEX

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PP02 NOTES, DETAILS & DATA TABLES
PP03 BOUNDARY & CONTROL LINE INFORMATION
PP04 PRELIMINARY PLAT
PP05 PRELIMINARY PLAT
PP06 PRELIMINARY GRADING AND DRAINAGE PLAN
PP07 PRELIMINARY GRADING AND DRAINAGE PLAN
PP08 PRELIMINARY UTILITY PLAN
PP09 STRIPING DETAIL SHEET

SITE DATA

TOTAL LOTS: 197 **
MIN. LOT AREA:
PARCEL A* 7,200 SF
PARCEL B 3,800 SF
MAX. LOT AREA:
PARCEL A 11,274 SF
PARCEL B 5,681 SF
AVERAGE LOT AREA: 6,187 SF
TYPICAL LOT SIZE:
PARCEL A* 60' X 120'
PARCEL B 36' X 106'
GROSS PARCEL AREA: 53.56 AC
GROSS PARCEL DENSITY: 3.70 DU/AC
NET PROJECT AREA: 50.91 AC
NET PROJECT DENSITY: 3.89 DU/AC
EXISTING ZONING: PAD
OPEN SPACE TRACTS (EXCLUDING TRACT S): 13.74 AC - 26%

LOT SIZE NOTE:

ALL REFERENCE TO LOT SIZE ARE EXPRESSED IN WIDTH X DEPTH.

* EXCEPT LOTS 1-5, WHICH SHALL CONFORM TO PARCEL B MINIMUM LOT AREA AND LOT SIZE.

** NOTE: LOT 69 HAS BEEN DELETED. LOT NUMBERS HAVE NOT BEEN RENUMBERED ON THIS PRELIMINARY PLAT SO THAT LOT NUMBERS WILL REMAIN THE SAME AND WILL MATCH THE LOT NUMBERS IN THE P.A.D LOT NUMBERS WILL BE REVISED ON THE FINAL PLAT SO THAT ALL LOTS ARE NUMBERED CONSECUTIVELY.

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VISTAS AT PALM VALLEY

PRELIMINARY PLAT
GOODYEAR, ARIZONA

COVER SHEET & NOTES

HILGARTWILSON	PROJ NO.: 1341	DATE: SEPT 2017	SCALE: N.T.S.	DRAWN: RB	DESIGNED: RB	APPROVED: DWG
DWG. NO.						
PP01						
SHT. 1 OF 9						

A PARCEL OF LAND BEING A PORTION OF TRACT A, AS SHOWN ON THE MAP OF DEDICATION FOR PALM VALLEY PHASE II AMENDED, AS RECORDED IN BOOK 728, PAGE 41 OF MARICOPA COUNTY RECORDS AND LOT 2, AS SHOWN ON THE FINAL PLAT OF PALM VALLEY PHASE II COMMERCE PARK AMENDED, AS RECORDED IN BOOK 900, PAGE 33 OF MARICOPA COUNTY RECORDS, ALL SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 00°15'09" WEST, 901.90 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33;

THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF SAID TRACT A;

THENCE NORTH 89°44'51" WEST, 129.40 FEET TO A POINT ON THE EAST LINE OF LOT 2, AS SHOWN ON THE FINAL PLAT OF PALM VALLEY PHASE II COMMERCE PARK AMENDED, AS RECORDED IN BOOK 900, PAGE 33 OF MARICOPA COUNTY RECORDS;

THENCE SOUTH 00°15'09" WEST, 114.00 FEET;
THENCE NORTH 89°44'51" WEST, 97.00 FEET;
THENCE SOUTH 00°15'09" WEST, 602.50 FEET;
THENCE SOUTH 00°05'22" WEST, 312.75 FEET TO A POINT ON THE SOUTH LINE OF SAID
LOT 2;

THENCE NORTH 89°40'12" WEST, 105.00 FEET;
THENCE SOUTH 00°15'22" WEST, 63.50 FEET;
THENCE NORTH 89°40'12" WEST, 567.68 FEET;
THENCE NORTH 59°22'41" WEST, 179.51 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°22'32", AN ARC LENGTH OF 12.87 FEET TO A NON-TANGENT LINE AND THE WEST LINE OF SAID LOT 2;

THENCE NORTH 04°21'57" EAST, 806.15 FEET;
THENCE NORTH 18°32'13" EAST, 208.70 FEET;
THENCE NORTH 72°43'14" EAST, 32.27 FEET;
THENCE NORTH 15°11'08" EAST, 27.50 FEET;
THENCE NORTH 52°29'28" EAST, 25.09 FEET;

THENCE NORTH 83°38'48" EAST, 117.99 FEET ALONG SAID NORTH LINE;

THENCE LEAVING SAID NORTH LINE, NORTH 01°07'04" WEST, 439.61 FEET ALONG A WESTERLY LINE OF SAID TRACT A, TO THE SOUTH RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD AS SHOWN ON SAID PLAT;

THENCE THE FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY:

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°58'12", AN ARC LENGTH OF 544.42 FEET TO A NON-TANGENT REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4137.28 FEET, THE CENTER OF WHICH BEARS NORTH 08°52'26" EAST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°26'22", AN ARC LENGTH OF 76.68 FEET TO A TANGENT LINE;

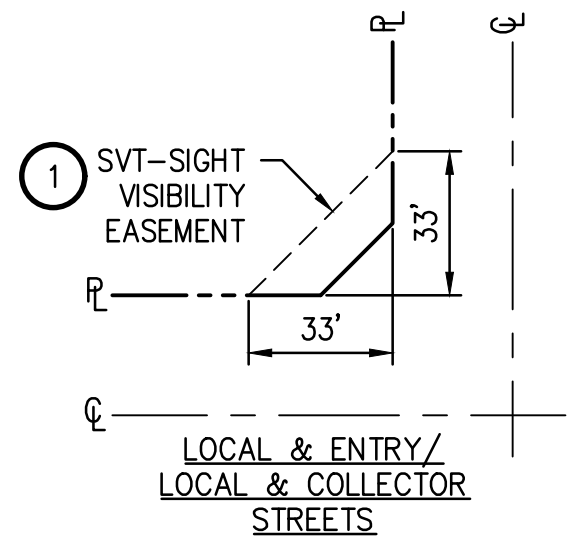
THENCE SOUTH 89°24'25" EAST, 228.93 FEET;

THENCE SOUTH 44°34'06" EAST, 29.79 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LITCHFIELD ROAD AS SHOWN ON SAID PLAT;

THENCE SOUTH 00°15'09" WEST, 127.44 FEET;
THENCE SOUTH 05°27'30" EAST, 100.50 FEET;
THENCE SOUTH 00°15'09" WEST, 601.90 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY LAND DIVISION RESTRICTIONS.

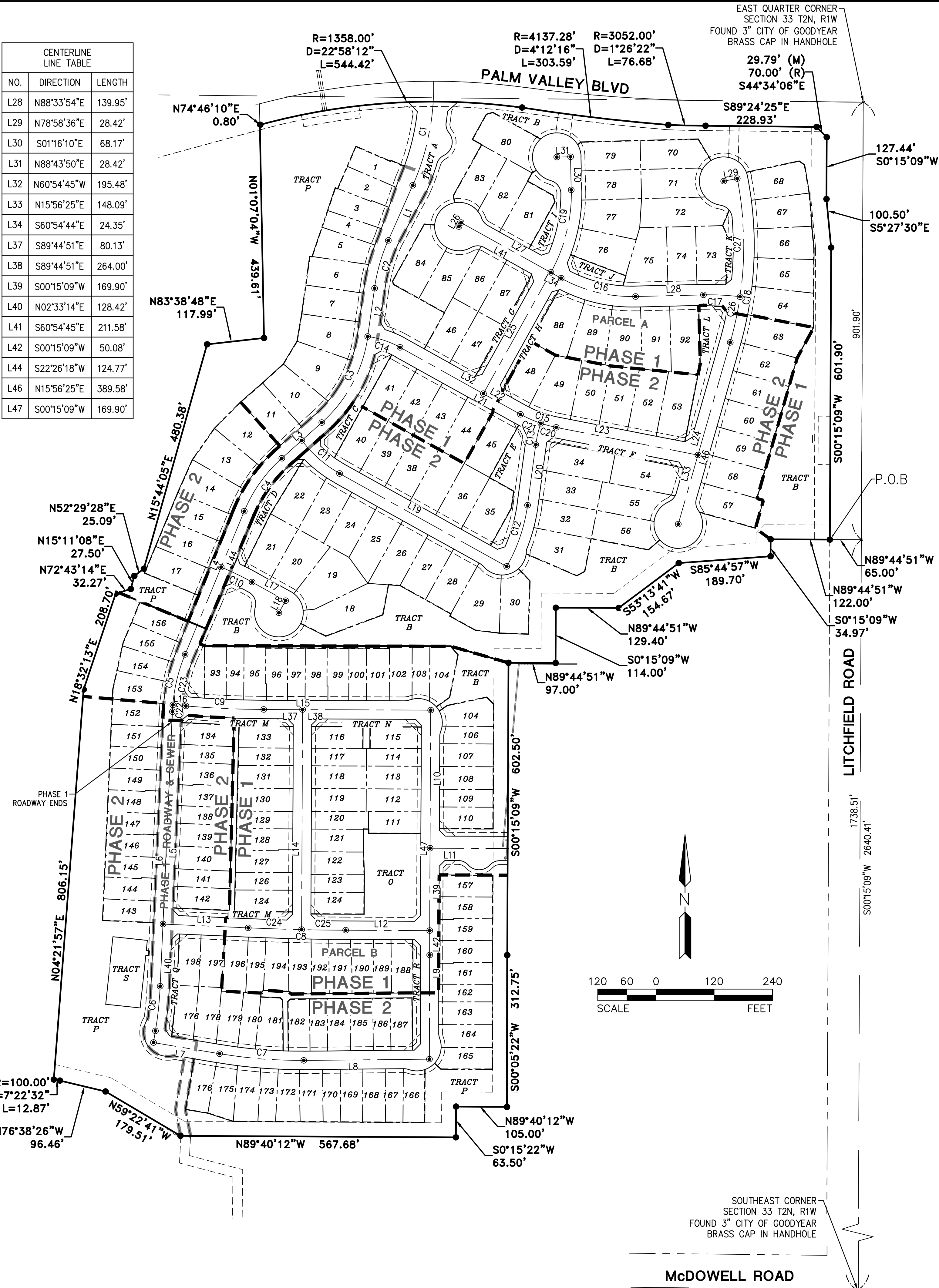
CENTERLINE LINE TABLE		
NO.	DIRECTION	LENGTH
L28	N88°33'54"E	139.95'
L29	N78°58'36"E	28.42'
L30	S01°16'10"E	68.17'
L31	N68°43'50"E	28.42'
L32	N66°54'45"W	195.48'
L33	N15°56'25"E	148.09'
L34	S60°54'44"E	24.35'
L37	S89°44'51"E	80.13'
L38	S89°44'51"E	264.00'
L39	S00°15'09"W	169.90'
L40	N02°33'14"E	128.42'
L41	S60°54'45"E	211.58'
L42	S00°15'09"W	50.08'
L44	S22°26'18"W	124.77'
L46	N15°56'25"E	389.58'
L47	S00°15'09"W	169.90'



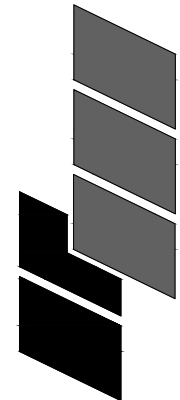
SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.

1. NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES OVER 24 INCHES IN HEIGHT) SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS. EXCEPT AS APPROVED BY THE CITY TRANSPORTATION DIRECTOR.
2. TREES ARE NOT PERMITTED WITHIN THE RESTRICTED AREAS BUT TREE OVERHANG CANOPIES CAN BE PROVIDED:
 - A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 24 INCHES OR BELOW 84 INCHES ARE PERMITTED.
 - B. TREES ARE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

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REV.:



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VISTAS AT PALM VALLEY

PRELIMINARY PLAT
GOODYEAR, ARIZONA

BOUNDARY & CONTROL LINE INFORMATION

HILGARTWILSON

PROJ NO.:	134.
-----------	------

DATE: SEPT 2017

SCALE: 1" = 120'

DRAWN: RB

DWG. NO.

PP03

SHT. 3 OF 9

LEGEND

- BOUNDARY
LOT LINES
RIGHT OF WAY (ROW)
CENTERLINE
EASEMENT LINE
SIGHT VISIBILITY LINE
VEHICULAR NON-ACCESS
EASEMENT (VNAE)
PHASE LINE

- PROPOSED STORM DRAIN
SIGHT VISIBILITY EASEMENT SEE SHEET PP03 FOR DETAIL
WATERLINE AND VALVE
FIRE HYDRANT
SEWERLINE AND MANHOLE
PROPOSED CONTOURS
EXISTING CONTOURS
BOT
BSL
DE
DG
P.O.B
PUE
SS
SVT
WSE
TW
ING
ERG
EGRESS
PROPOSED DRYWELL
STREET DRAINAGE ARROW
OPEN SPACE DRAINAGE ARROW
SITE OUTFALL LOCATION
STREET DRAINAGE OUTLET LOCATION
HWL/HWE
HIGH WATER LEVEL/ELEVATION
LOTS WITH HEXAGON SYMBOLS ARE RESTRICTED LOTS THAT
REQUIRE POSITIONING THE NON-LIVING SPACE SIDE WITH
INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING
AREAS
LOTS THAT ARE RESTRICTED TO SINGLE STORY STRUCTURE
TYPE
EXISTING EARTHEN CHANNEL
PROPOSED SHOTCRETE CHANNEL
DOUBLE SIGN
SINGLE SIGN

NOTE:
SEE SHEET PP03 FOR
CENTERLINE LINE AND CURVE TABLE.

CART PATH NOTES:

1. "SEMI-PUBLIC CART PATH"
"PEDESTRIANS ONLY" "NO
BICYCLES ALLOWED" SIGN TO
BE PLACED AT EACH
PEDESTRIAN ACCESS GATE.
EAST OF 141ST AVENUE.
2. "PRIVATE PROPERTY CART
PATH FOR GOLFERS ONLY"
SIGN, WEST OF 141ST
AVENUE.

PALM VALLEY PHASE 2 MOD AMD
BOOK 728, PAGE 41
RETENTION
BASIN-2B
N52°29'28"E
25.09'
N15°11'08"E
27.50'
N72°43'14"E
32.27'

10' PROPOSED
CART PATH. SEE
DETAIL ON SHEET
PP02.
CART PATH "STOP" SIGN
"GOLF CART
CROSSING" SIGN
GOLF CART CROSSING WILL BE DEFINED
BY ALTERNATIVE PAVING MATERIALS

MATCHLINE SEE SHEET PP05

EXISTING RANGE NET AND
POLE TO BE REMOVED (TYP.)

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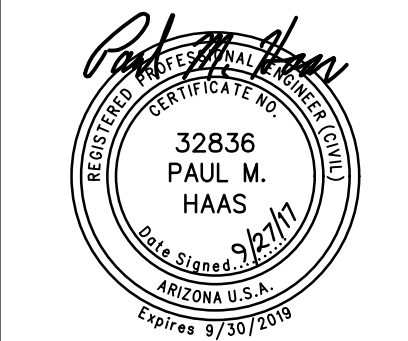
COTTAGES AT PALM VALLEY
BOOK 686, PAGE 39

PALM VALLEY PHASE 2 MOD AMD
BOOK 728, PAGE 41

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AND WILL MATCH THE LOT NUMBERS IN THE P.A.D.
LOT NUMBERS WILL BE REVISED ON THE FINAL PLAT SO
THAT ALL LOTS ARE NUMBERED CONSECUTIVELY.

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VISTAS AT PALM VALLEY

PRELIMINARY PLAT
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1341
DATE: SEPT 2017
SCALE: 1" = 60'
DRAWN: RB
DESIGNED: RB
APPROVED: DWG
DWG. NO.
PP04
SHT. 4 OF 9

SCALE
60 30 0 60 120
FEET

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LEGEND

- | | | |
|---------|---|---|
| | BOUNDARY | TRACT A OF THE MAP OF DEDICATED LOT 1, TRACT 1, MODIFIED BY THIS DEVELOPMENT, PRELIMINARY PLAT IS NO LONGER VALID. MAP OF DEDICATION BUT WILL BE RECORDED IN FINAL RECORDS. |
| | LOT LINES | |
| | RIGHT OF WAY (ROW) | |
| | CENTERLINE | |
| | EASEMENT LINE | |
| | SIGHT VISIBILITY LINE | |
| | VEHICULAR NON-ACCESS EASEMENT (VNAE) | |
| | PHASE LINE | |
| | PROPOSED STORM DRAIN | |
| | SIGHT VISIBILITY EASEMENT SEE SHEET PP03 FOR DETAIL | |
| | WATERLINE AND VALVE | |
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| | PROPOSED CONTOURS | |
| | EXISTING CONTOURS | |
| BOT | BOTTOM ELEVATION | |
| BSL | BUILDING SETBACK LINE | |
| DE | DRAINAGE EASEMENT | |
| DG | DECOMPOSED GRANITE | |
| P.O.B | POINT OF BEGINNING | |
| PUE | PUBLIC UTILITY EASEMENT | |
| SS | SANITARY SEWER | |
| SVT | SIGHT VISIBILITY TRIANGLE | |
| WSE | WATER SURFACE ELEVATION | |
| TW | TOTAL WIDTH | |
| ING | INGRESS | |
| ERG | EGRESS | |
| | PROPOSED DRYWELL | |
| | STREET DRAINAGE ARROW | |
| | OPEN SPACE DRAINAGE ARROW | |
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| | STREET DRAINAGE OUTLET LOCATION | |
| HWL/HWE | HIGH WATER LEVEL/ELEVATION | |
| | LOTS WITH HEXAGON SYMBOLS ARE RESTRICTED LOTS THAT REQUIRE POSITIONING THE NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS | |
| | LOTS THAT ARE RESTRICTED TO SINGLE STORY STRUCTURE TYPE. | |
| | EXISTING EARTHEN CHANNEL. | |
| | PROPOSED SHOTCRETE CHANNEL. | |
| | DOUBLE SIGN | |
| | SINGLE SIGN | |
| | BOUNDARY LINE = | |

1. PHASING NOTE:
a. ALL PHASING MUST PROVIDE AT A MINIMUM 2 POINTS OF ACCESS, A LOOPED WATER SYSTEM, AND MEET CITY REQUIREMENTS FOR CONVEYANCE OF UP STREAM STORM WATER.
2. PHASE 1 WILL REQUIRE A PORTION OF THE SEWER TO BE BUILT WITHIN PHASE 2 WHICH INCLUDES 141ST AVENUE, THE WESTERN END OF DESERT FLOWER DRIVE, THE WESTERN END OF CORONADO ROAD AND THE 20' SEWER EASEMENT TO THE SEWER OUTFALL POINT.
3. PARCEL A & B WILL BE MASS GRADED AT THE SAME TIME.
4. ROUGH GRADED ROADWAYS WILL PROVIDE STORMWATER CONVEYANCE FOR PHASE 1 STORMWATER TO THE RETENTION BASINS LOCATED IN PHASE 2.
5. ALL DRAINAGE FACILITIES NEEDED TO CONVEY STORMWATER THROUGH THE RETENTION BASINS LOCATED IN PHASE 2 SHALL BE BUILT WITH PHASE 1.
6. CART PATHS TO BE CONSTRUCTED AS PART OF PHASE 1.

TRACT A OF THE MAP OF DEDICATION OF PALM VALLEY PHASE II AMENDED DRAINAGE NOTE:

TRACT A OF THE MAP OF DEDICATION OF PALM VALLEY PHASE II AMENDED WILL BE MODIFIED BY THIS DEVELOPMENT SO THAT THE PORTION COVERED BY THIS PRELIMINARY PLAT IS NO LONGER TO BE USED AS DRAINAGE AS DEFINED BY THE MAP OF DEDICATION BUT WILL HAVE A NEW DRAINAGE USE AS DEFINED BY THE RECORDED FINAL PLAT FOR VISTAS AT PALM VALLEY.

DRAINAGE NOTE:

1. ROOF DRAINAGE IS PERMITTED TO ENTER AN ADJOINING LOT FOR THE DUPLEX AND TRIPLE HOME PRODUCT.
2. MIDDLE TRIPLEX LOT WILL DRAIN OUT THE REAR AND INTO EMERGENCY ALLEY WAYS.

NOTE:
LOT FINISH FLOOR ELEVATIONS SHALL BE A
MINIMUM OF 18 INCHES ABOVE THE LOW LOT
OUTFALL AND A MINIMUM OF 12 INCHES ABOVE
THE HIGH WATER ELEVATION.

** NOTE: LOT 69 HAS BEEN DELETED. LOT NUMBERS HAVE NOT BEEN RENUMBERED ON THIS PRELIMINARY PLAT SO THAT LOT NUMBERS WILL REMAIN THE SAME AND WILL MATCH THE LOT NUMBER IN THE P.A.D LOT NUMBERS WILL BE REVISED ON THE FINAL PLAT SO THAT ALL LOTS ARE NUMBERED CONSECUTIVELY.

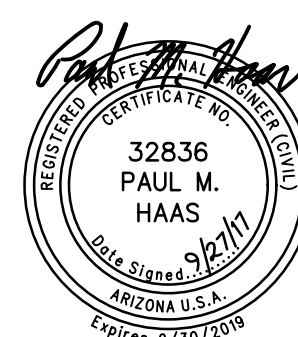


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VISTAS AT PALM VALLEY

PRELIMINARY PLAT
GOODYEAR, ARIZONA

PRELIMINARY GRADING AND DRAINAGE PLAN

HILGARTWILSON

PROJ NO.: 1341

DATE: SEPT 2017

SCALE: 1" = 60'

DESIGNED: RB
APPROVED: BWC

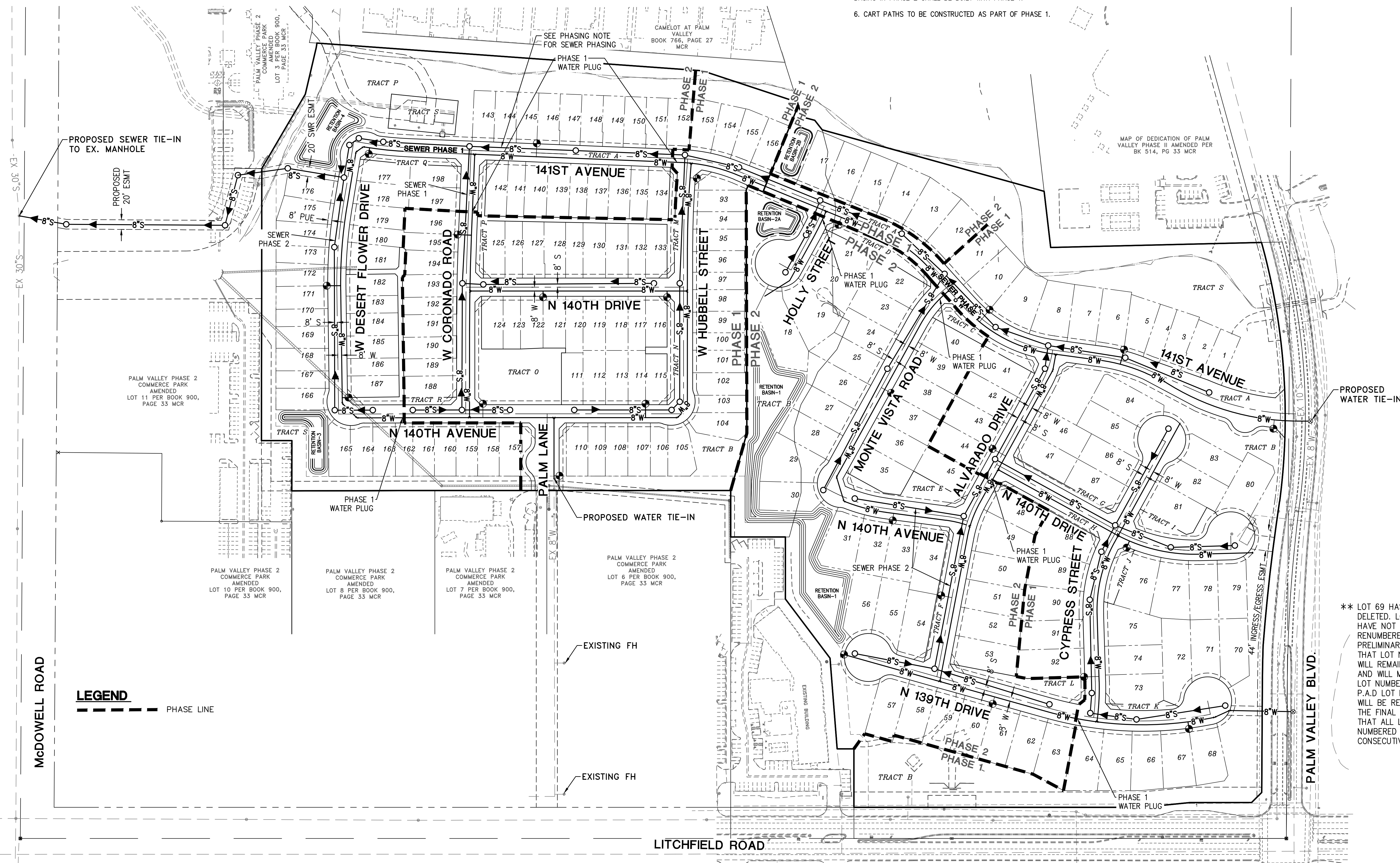
DWG. NO.

PP06

SHT. 6 OF 9

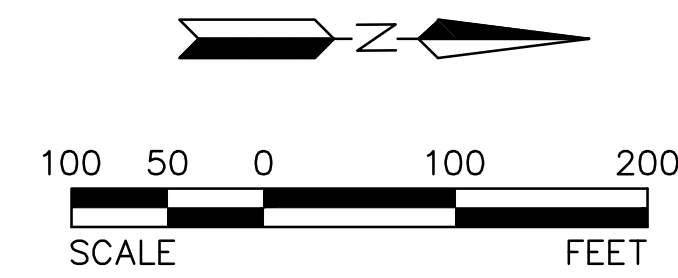
U:\1300\1341\ENGR\PLANS\PRF-PLAT\1341-PP06.dwg 9/27/2017 10:31 AM

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** LOT 69 HAS BEEN
 DELETED. LOT NUMBERS
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 AND WILL MATCH THE
 LOT NUMBERS IN THE
 P.A.D LOT NUMBERS
 WILL BE REVISED ON
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 NUMBERED
 CONSECUTIVELY.

1. ALL PHASING MUST PROVIDE AT A MINIMUM 2 POINTS OF ACCESS, A LOOPED WATER SYSTEM, AND MEET CITY REQUIREMENTS FOR CONVEYANCE OF UP STREAM STORM WATER.
2. PHASE 1 WILL REQUIRE A PORTION OF THE SEWER TO BE BUILT WITHIN PHASE 2 WHICH INCLUDES 141ST AVENUE, THE WESTERN END OF DESERT FLOWER DRIVE, THE WESTERN END OF CORONADO ROAD AND THE 20' SEWER EASEMENT TO THE SEWER OUTFALL POINT.
3. PARCEL A & B WILL BE MASS GRADED AT THE SAME TIME.
4. ROUGH GRADED ROADWAYS WILL PROVIDE STORMWATER CONVEYANCE FOR PHASE 1 STORMWATER TO THE RETENTION BASINS LOCATED IN PHASE 2.
5. DRAINAGE FACILITIES NEEDED TO CONVEY STORMWATER THROUGH THE RETENTION BASINS IN PHASE 2 SHALL BE BUILT WITH PHASE 1.
6. CART PATHS TO BE CONSTRUCTED AS PART OF PHASE 1.



REV:



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PHOENIX, AZ 85016 | www.hilgartwilson.com



VISTAS AT PALM VALLEY

PRELIMINARY PLAT
GOODYEAR, ARIZONA

PRELIMINARY UTILITY PLAN

HILGARTWILSON

PROJ NO.:	1341
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DATE: SEPT 2017

SCALE: 1"=100'

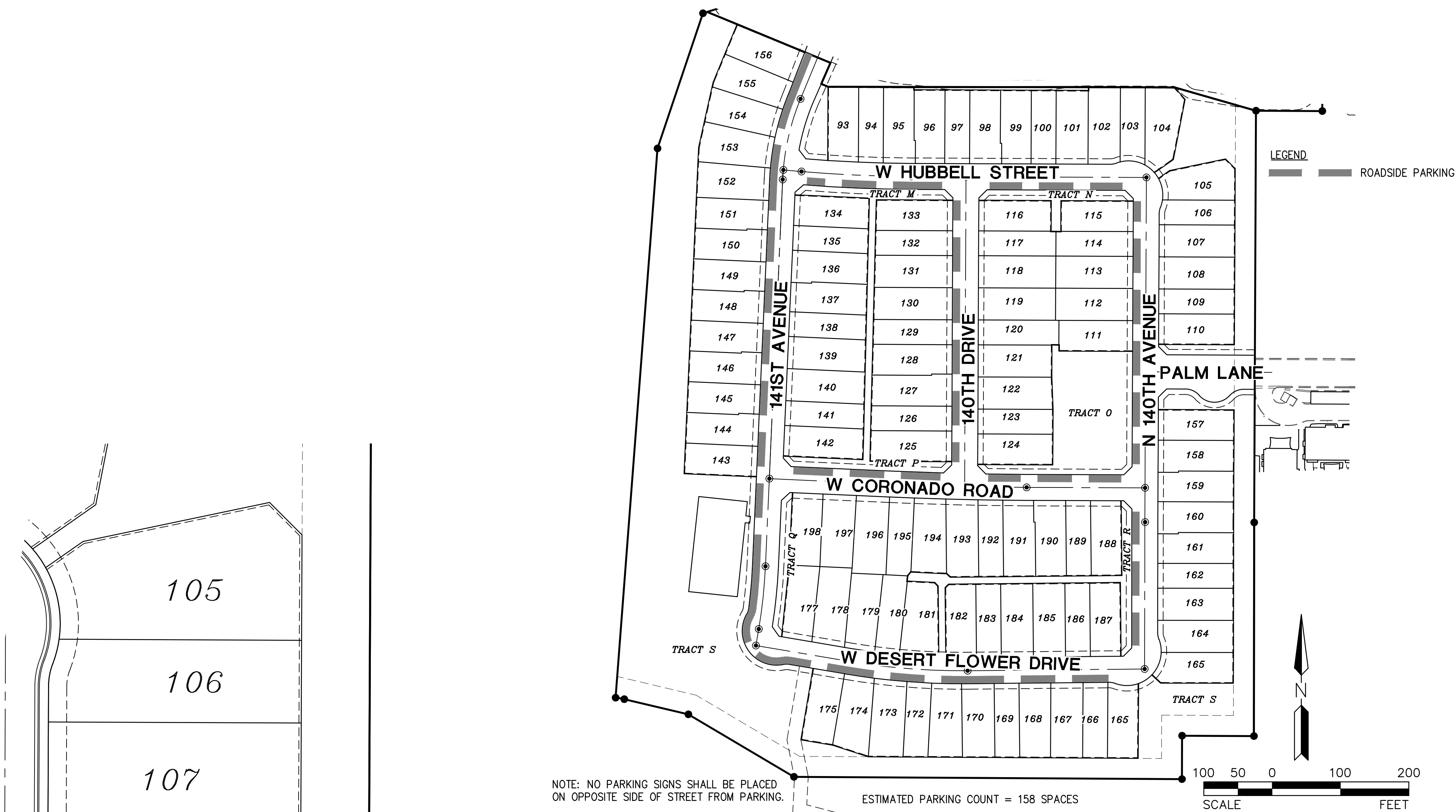
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DESIGNED: RB

DWG. NO.

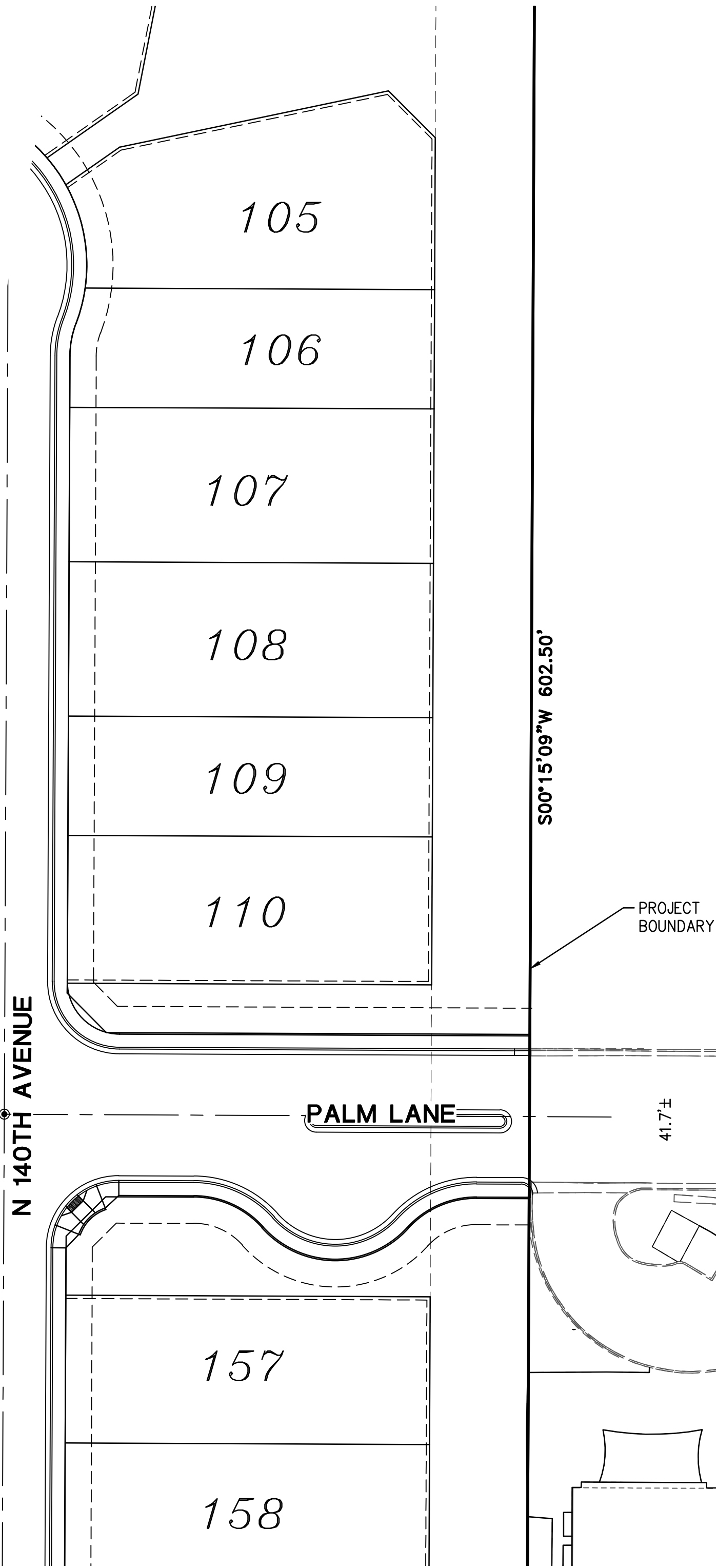
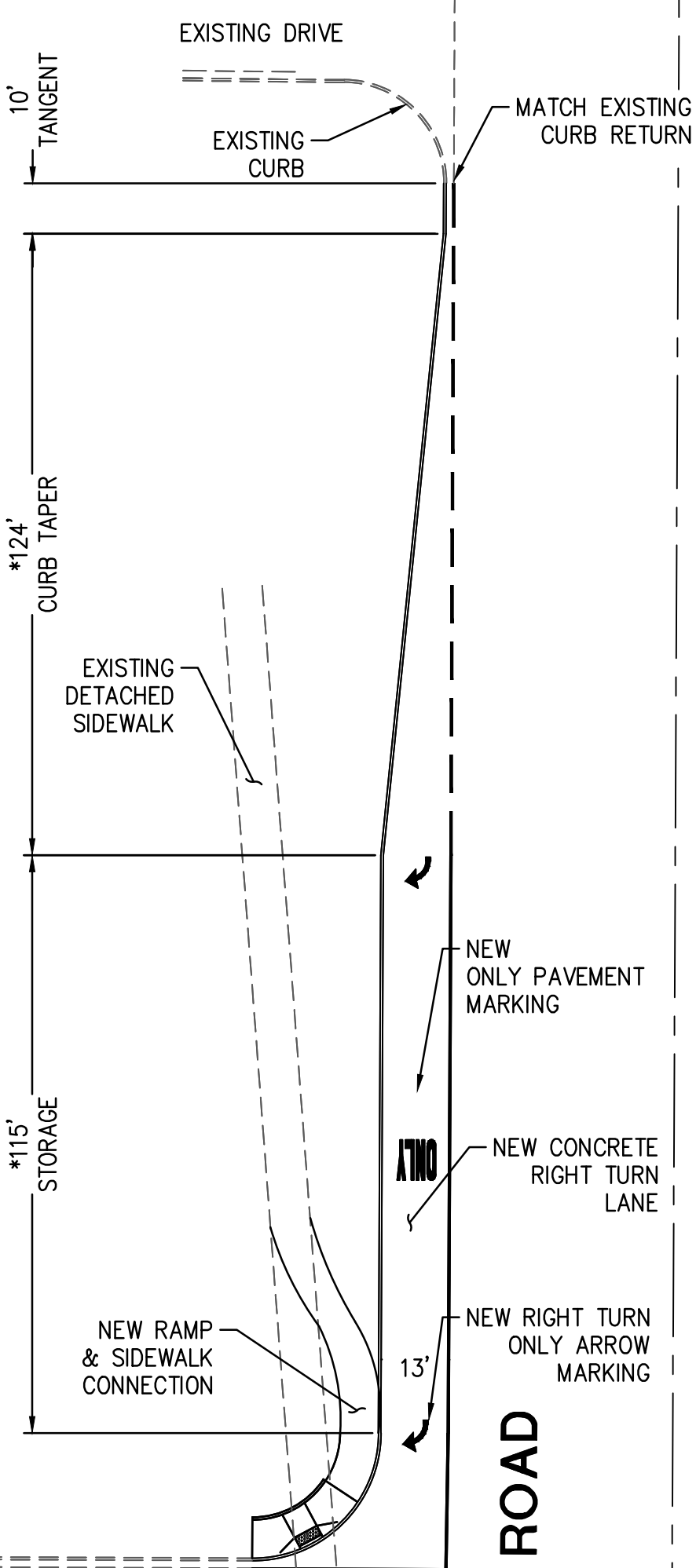
PP08

SHT. 8 OF 9

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* A REQUEST FOR WAIVER FOR NON-STANDARD TURN LANE LENGTHS HAS BEEN SUBMITTED TO THE CITY FOR APPROVAL.



PALM LANE (PRIVATE)

STRIPING DETAIL

SCALE 1" = 30'



HILGARTWILSON	PROJ NO.: 1341	DWG. NO. PP09
	DATE: SEPT 2017	SHT. 9 OF 9
	SCALE: 1" = 30'	
	DRAWN: RB	
	DESIGNED: RB	
	APPROVED: DWG	

VISTAS AT PALM VALLEY

PRELIMINARY PLAT
GOODYEAR, ARIZONA

STRIPING DETAIL SHEET



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REV: