

Vistas at Palm Valley

Preliminary Plat Narrative

Southwest Corner of Litchfield Road and
Palm Valley Boulevard.

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Vistas at Palm Valley

A Planned Area Development

Preliminary Plat Narrative

The Vistas at Palm Valley Planned Area Development (“PAD”) consists of approximately 54 acres of single family residential use. The Vistas at Palm Valley (“Project”) is generally located on the southwest corner of Litchfield Road and Palm Valley Boulevard in Goodyear, Arizona. The Project is situated within the existing Palm Valley Golf Club and driving range and consists of 86 detached single family residences, 111 single family attached residences, and approximately 14 acres of open space, as shown on the attached Site Plan.

Adjacent Properties:

The properties surrounding the Site are designated on the General Plan and zoned as follows:

Direction	General Plan	Zoning	Existing Use
North	<ul style="list-style-type: none">• Neighborhood	<ul style="list-style-type: none">• Palm Valley PAD Golf Course	Palm Valley Golf Course
South	<ul style="list-style-type: none">• Neighborhood• TOD Overlay	<ul style="list-style-type: none">• Palm Valley PAD Mixed-Use Commercial	Medical offices and charter elementary school
East	<ul style="list-style-type: none">• Neighborhood• TOD Overlay	<ul style="list-style-type: none">• Palm Valley PAD Mixed-Use Commercial	Palm Valley Golf Course Clubhouse, hotel, restaurants, school, and medical offices
West	<ul style="list-style-type: none">• Neighborhood• TOD Overlay	<ul style="list-style-type: none">• UR/M (Medium Density Residential (6-12 DUA))	Single-family homes, Palm Valley Golf Course, and Palm Valley Community Center

Utilities

The Project is located within the Liberty Utilities water and wastewater service area and will be served by Liberty Utilities. Liberty Utilities is not designated as having an Assured Water Supply. Therefore, a Certificate of Assured Water Supply will be obtained by the developer.

Existing water infrastructure immediately adjacent to the Project includes a 16-inch water main along Litchfield Road, a 12-inch water main along McDowell Road and 8- inch water mains along 142nd Avenue, Palm Valley Boulevard, and within the commercial properties immediately to the east and southeast of the Project. The 8- inch water mains in the commercial area also have an existing 8-inch stub to the Project site.

The existing wastewater infrastructure within the Project vicinity consist of an 8-inch and 10-inch gravity sewer main along Palm Valley Boulevard, a 24-inch gravity sewer main along Litchfield Road and a 30-inch gravity sewer main along McDowell Road. The existing 30-inch gravity sewer main flows west to the existing Liberty Utilities wastewater treatment plant located approximately one-third mile west of Litchfield Road and upsizes to a 36-inch main prior to entering the treatment plant.

Liberty Utilities has provided “will serve letters” to service the Project for both water and wastewater. The letters are included as appendices within the respective reports accompanying this submittal.

Other utility companies which provide service to this area include:

Electrical - Arizona Public Service Company (APS)

Natural Gas - Southwest Gas Corporation (Southwest Gas)

Cable TV/Internet with Telephone Service - Cox Communications (Cox) and Century Link

Open Space

The Project proposes approximately 13.74 acres of Open Space as defined in Section 3-5-4-B-1 of the Goodyear Zoning Ordinance. This includes active and passive recreational uses in the form of pedestrian trails, tot lot, and pocket park. An existing golf cart path/trail system that connects the Palm Valley Golf Clubhouse to the portion of the golf courses located east of Litchfield Road will be reconstructed through the Project. Retention basins shall be located within the pedestrian trail areas and the recreational areas as needed for stormwater storage basins. The following table is a summary of the open space required and provided, including common open space as defined by the City General Plan.

Table A - Open Space Data

Minimum Open Space Required					Approximate Open Space Provided	
Average Lot Area	Gross Area of Project (AC)	Net Area of Project (AC) ⁽¹⁾	Percent of Open Space	Open Space (AC) ⁽²⁾	Percent of Open Space	Open Space (AC) ⁽³⁾
6170 sq. ft.	53.56	50.91	15%	8.03	26%	13.74

⁽¹⁾ Net Project Area is Gross Area less Palm Valley Boulevard and Litchfield Road Right of Way.

⁽²⁾ The area of Open Space required per Section 3-5-4-B of the Zoning Ordinance.

⁽³⁾ The area of Open Space provided in tracts as outlined on the Tract Table of the Preliminary Plat.

Phasing

The Project will be constructed in two phases as shown on the attached Phasing Exhibit. One Final Plat and one Grading & Drainage Plan will be prepared for the entire project. Paving and Utility Plans will be prepared for each Phase of the project. Performance guarantees will be provided for improvements required for each individual Phase. Each phase will provide a minimum two points of access, a looped water system, and will meet city requirements for conveyance of up-stream storm water. 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-foot sewer easement to the sewer outfall point. Parcels A & B (all phases) will be mass graded at the same time.

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

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 "A". LOTS RESTRICTED TO TWO STORY BUILDING ARE MARKED WITH A "B". 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 (sq-ft)	Gross Density (dw/acre)
Single Family Detached	60' x 120'	91	32.9	2.8	
Double (1 Building)	30' x 100'	188 Single Family, 2 Double, 2 Townhome			
Double (2 Buildings)	30' x 100'	91			
Product Type	Minimum Lot Size	Total Dwelling Units	Gross Area (sq-ft)	Gross Density (dw/acre)	
Double & Triplex	30' x 100'	106	29.7	3.1	
PROJECT TOTAL \$		197	53.6	3.7	

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