

VITA AT EL CIDRO RANCH

JULY 19, 2019

**AMENDMENT TO EL CIDRO
PLANNED AREA DEVELOPMENT**



Development Team

Applicant:



Withey Morris, PLC
2525 E. Arizona Biltmore Circle Ste. A-212
Phoenix, AZ 85016
Contact: Benjamin L. Tate
Email: ben@witheymorris.com
Phone: (602) 346-4610

Developer:



Vita Communities, LLC
1017 N. Central Avenue Ste. 2
Phoenix, AZ 85004
Contact: Jim Stockwell
Email: jims@glasircp.com
Phone: (760) 413-5435

Architect:



Felten Group
18325 North Allied Way, Ste. 200
Phoenix, AZ 85054
Contact: Paul Knitter, NCARB, AIA, ALA
Email: paul.knitter@feltengroup.com
Phone: (602) 867-2500

Landscape Architect:



McGough/Adamson
535 East McKellips Road, Ste. 131
Mesa, AZ 85201
Contact: Nick Adamson, RLA
Email: nicka@MG-AZ.com
Phone: (602) 997-9093

Engineer:



Terrascope Consulting
575 W. Chandler Boulevard
Chandler, AZ 85225
Contact: Dave Soltysik
Email: dsoltysik@terrascope.us
Phone: (480) 454-8010

Request

This firm represents Vita Communities (the “Applicant”) in its request to amend the El Cidro Planned Area Development (the “PAD”) as it relates to 26.93 gross acres located at the northeast corner of Cotton Lane and Elwood Street in Goodyear, Arizona.

This is a request for a Major Amendment to the PAD to change the designated land use for the Property from Low-Medium Density Residential (LDR4) to Multi-Family Residential (MF-18). The original proposal for this project requested development standards associated with the MF-12 zoning district, which has not yet been adopted. In the absence of the MF-12 district, this project will nonetheless mirror its development standards by modifying the MF-18 standards with certain standards tailored to meet the needs of the project and the surrounding community. The proposed land use designation and development standards have been thoughtfully crafted to provide the City of Goodyear with a high-quality residential community that is consistent with the character of the area. The proposed amendment will promote orderly growth and development in area, particularly in light of its proximity to the route of future Loop 303 freeway.

Site Overview

As noted above, the subject site is approximately 26.93 gross acres generally located at the northeast corner of Cotton Lane and Elwood Street in Goodyear, Arizona (the “Property”) as shown on the Aerial Map attached at **Tab 1**. The Property is part of El Cidro, a 630-acre Planned Area Development (PAD) consisting of single-family residential, commercial, industrial, and multi-use zoning designations. The Property is currently zoned Low-Medium Density Residential (LDR4). The General Plan land use designation for the Property is Neighborhood. See Zoning Map and General Plan Map at **Tabs 2 and 3**.

Adjacent Land Uses:

- **North:** Vacant Land Zoned LDR4 PAD (part of same parcel as the Property)
- **East:** Rural Single-Family Homes Zoned RU-43 (Maricopa County)
- **South:** Industrial Park Zoned IND PAD
- **West:** Vacant Land Zoned C-2/CP-GCP

El Cidro PAD was originally approved in 2007 and has been the subject of numerous amendments over time. Until recently, it has remained largely undeveloped since its original approval on the cusp of the Great Recession. The vacant land in Parcel 5 is suitable for the proposed multifamily residential zoning.

Project Overview

The Multi-Family Property will be developed as Vita at El Cidro Ranch. It will offer a total of 228 units in studio, 1-bedroom, and 2-bedroom configurations with an overall density of approximately 8.2 dwelling units per gross acre. The homes will be arranged around a central open space greenbelt with recreational open space along with a resort style with pool, and residence club, creating a gathering place for residents and cultivating a sense of community and conforming with the Goodyear Zoning

Ordinance requirement for recreational open space to be a central focus of the development. See Site Plan at **Tab 4**.

Every home in the community will be single-story in a modern, open floor plan design with high ceilings, abundant natural light, and a private outdoor patio or backyard. Each unit includes a private outdoor space in the rear yard and can include additional space along the side yard where applicable. All private outdoor spaces are enclosed with a 6-foot privacy wall. The substantial increase in this requirement allows tenants the opportunity to utilize the space in a similar manner to that of single-family dwellings.

Each home will incorporate energy efficient design and construction and will feature high-end finishes and appliances. The homes will be organized in clustered architectural themes to create a unique residential environment. See Unit Elevations at **Tab 5**. Each unit will have a covered entryway and tree canopies will provide substantial shade as the abundant tree plantings mature over time.

Parking for residents and guests will be provided within a double-loop private drive for convenient access to each residential unit. The landscape palette for the proposed project will feature a range of drought-tolerant trees, shrubs, accent plants, and ground cover consistent with modern residential development in the Southwest – providing color, beauty, and shade for residents throughout the community. See Landscape Plan at **Tab 6**.

The primary driveway to the Property will be accessed from Elwood Street, with a landscaped driveway median providing a sense of arrival. A secondary exit-only and emergency access will be provided on Cotton Lane. The street frontage along Cotton Lane and Elwood Street will feature an enhanced landscape setback with densely-planted mature trees that will provide an enhanced buffer from the adjacent roadway and future Loop 303.

The landscaping, lighting, amenities, community facilities, and residential units have all been designed to provide a community that looks and feels more like a traditional single-family subdivision than a multifamily residential development.

General Plan Conformance

The City of Goodyear 2025 General Plan (the “General Plan”) designates the property as “Neighborhood”. Refer to General Plan Map at Tab 3. The proposed development is supported by the following goals, policies and objectives of the General Plan:

Physical Growth and Development - Goal GD-1 - A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.

Objective CC-5-11: Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community’s vision and needs.

Policies: (b) Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents; (f) High density residential should locate near commercial uses.

The proposed PAD is compatible with the area and is supported by the underlying General Plan land use designation. High-quality developments help the city improve quality of life and economically

healthy community. The proposed development will serve as an appropriate transition between the adjacent rural single-family residential to the east and the future path of Loop 303 to the west. This PAD provides housing diversity and acts as appropriate buffer that meets the land use hierarchy called for by the General Plan.

Physical Growth and Development – Goal GD-2 – Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.

Objective GD-2-2: *Focus new growth in the City’s designated growth areas to effectively utilize resources, minimize operation and maintenance costs, and attract and efficiently provide new services such as transit and entertainment opportunities.*

Policies: *(b) Promote development within the City’s designated growth areas first, as follows: Areas within the impact fee areas as identified by the Infrastructure Improvement Plan (IIP); Areas within targeted job centers such as the Loop 303 Corridor, Interstate 10 Corridor, Phoenix-Goodyear Airport, the MC-85 Corridor, and the Bullard Corridor; Areas within any City-adopted Redevelopment Area; Areas within the Transit Oriented Development Overlay; Areas within ¼ mile of existing residential subdivisions and; Areas along existing interstates/freeways.*

The proposed project activates a vacant parcel that has remained vacant since its original entitlements for single-family residential were approved more than a decade ago. El Cidro PAD was approved by the City of Goodyear in 2007, at which time the Property was designated for low-medium density residential uses.

Vita at El Cidro Ranch falls within several of the City’s impact fee areas identified in the City of Goodyear’s 2018 Development Impact Fee Study. The twelve years that have passed since the Property was designated for low-medium density residential uses adequately illustrate the need for a PAD amendment that will facilitate the development of a new housing product that is both high quality and in demand. Vita at El Cidro Ranch will attract new residents to live and work in Goodyear and contribute to its continued economic growth.

Community and Cultural Development – Goal CC-1 – Vibrant and complete neighborhoods recognized as being people and family-friendly, each with their individual character yet connected and integrated into a cohesive Goodyear.

Objective CC-1-1: *Create and foster complete neighborhoods.*

Policy: *(a) Promote the concept that all neighborhoods in Goodyear should be “complete neighborhoods” meaning they include: a range of housing options, the option to safely walk or bike to internal and external destinations, schools that meet the needs of the neighborhood, parks and other recreational facilities, neighborhood commercial centers, places of worship, a sense of place and community pride, places and spaces that encourage social interaction, accessibility for people of all abilities, access to healthy food, and other amenities identified as important by the neighborhood.*

One of the Applicant’s primary goals in the development of Vita at El Cidro Ranch is to provide existing and future residents of the City of Goodyear with a housing option that was not previously available in this area. The El Cidro PAD is largely comprised of vast areas designated for neighborhoods of single-

family homes. There are no completed multi-family developments within miles of the Property, which is only a short distance from the path of the proposed but only partially funded Loop 303 freeway extension and ideally located for residential development with greater density. The proposed development offers a middle ground between traditional single-family homes and apartments, providing an option for prospective residents of Goodyear who are seeking the benefits of a single-family home without the long-term commitment of a mortgage. By providing this option, Vita Communities increases the diversity of housing options offered in the El Cidro PAD.

Community and Cultural Development – Goal CC-2 - A diverse stock of high-quality housing that meets the needs of all residents.

Objective CC-2-1: *Provide diverse and quality housing products.*

Policy: *(a) Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.*

The proposed PAD amendment will provide Goodyear with needed multi-family residential leased housing options. Vita at El Cidro Ranch provides a residential housing product that combines the benefits and amenities of single-family living with the convenience of a professionally-managed community that eliminates the residents’ need to dedicate time and expense to property maintenance and homeowner’s association fees. There is a growing number of renters due to a change in the way consumers see housing choices following the period of economic turmoil that impacted the housing market. This proposal aligns with the current market demands and provides a variety of residential options called for by the General Plan.

Vita at El Cidro Ranch will offer all the benefits of single-family home ownership without the hassle of maintenance or the long-term commitment of a mortgage. Residents will enjoy the amenities and property management services of a high-end multi-family development without the confines of apartment living. This innovative concept fills a previously unmet need in a housing market where the demand for single-family homes is declining and the barriers to home ownership are becoming increasingly more difficult to overcome.

School Impact Analysis

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (PK-8) Avondale Elementary District	228	0.30 Students/Unit	68.4
High School Agua Fria Union High School District	228	0.19 Students/Unit	43.3
Total	228		111.7*

*It must be noted that a significant portion of the development consists of studio and one-bedroom units, and the standard student ratio formula may overrepresent the number of school-age children likely to reside in the development.

Development Standards

It is the purpose and intent of the provisions defined within this PAD to promote the development of a unique single-family rental community. The provisions of this PAD will ensure compatibility with surrounding properties. The development standards are reflective of a new concept for medium density residential living in detached and semi-detached homes that provide both private outdoor areas and common open space areas.

Development of the Vita at El Cidro Ranch project shall comply with the provisions governed by the Goodyear Zoning Ordinance, unless modified by this PAD. This provision shall not limit the ability of the applicant or end user to apply for use permits which can be requested per Article 3 of the Goodyear Zoning Ordinance for the MF-18 zoning district and not identified by this PAD. If there are conflicts between specific provisions of this PAD, and the Goodyear Zoning Ordinance or design guidelines, the terms of this PAD shall apply. This PAD only modifies Goodyear Zoning Ordinance regulations and does not modify other Goodyear City Codes or requirements.

Standards	MF-18 Requirements	Proposed Development Standards
Maximum Density	18 du/ac	12 du/ac
Minimum Lot Width	200 ft.	> 200 ft.
Minimum Lot Depth	N/A	N/A
Maximum Height	30 ft.	23 ft.
Accessory Building Max. Height	12 ft.	12 ft.
Maximum Building Coverage	50%	25%
Setbacks (Min.)		
Front (Elwood St.)	30 ft.	30 ft.
Rear Yard	20% of lot depth	100 ft.
Street Side (Cotton/303)	20 ft.	30 ft.
Street Side (169 th Ave.)	20 ft.	20 ft.
Building Separation – 1 story	20 ft.	10 ft.
Recreational Open Space (Min.)	400 sf/du (91,200 sf)	400 sf/du (91,200 sf)
Minimum Private Open Space	60 sf/du	200 sf/du
Minimum Private Backyard Depth	N/A	6 ft.
Minimum Total Landscape Area	20%	+/- 40%

Vehicular Access and Roadway Improvements

Existing Conditions

The proposed project will be located on undeveloped land on the northeast corner of the intersection of Elwood Street/Cotton Lane in Goodyear, Arizona. Lower Buckeye Road is an east/west aligned three-lane, minor arterial roadway that provide one lane in each direction, separated by a two-way, center left turn lane. The roadway provides access to the various residential developments in the immediate vicinity of the project site. Lower Buckeye Road has a posted speed limit of 45 miles per hour (mph).

North-south Cotton Lane is a two-lane roadway with a posted speed limit of 45 mph in the immediate vicinity of the project site. To the south, Cotton Lane provides access to Maricopa County Road 85 (MC 85) and the communities within the various Estrella developments. North of the project site, Cotton Lane provides access to Interstate 10 (I-10) and Arizona State Route Loop 303 (Loop 303). Previous developments in the area have constructed half-street improvements along the east side of Cotton Lane, south of Elwood Street, for the northbound direction of travel. It is anticipated that the widened roadway will provide three-lanes for northbound traffic from MC 85 to Elwood Street, once it is restriped.

Elwood Street is a three-lane roadway with a posted speed limit of 30 mph. Eastbound and westbound traffic are each provided one through lane, separated by a two-way, center left turn lane. Elwood Street provides access to the existing commercial and residential developments in the area. Further east, Elwood Street transitions into Bullard Avenue, providing access to I-10 to the north.

The existing Suntech Driveway (South Driveway) on the south side of Elwood Street is located approximately 650 feet east of the intersection of Elwood Street/Cotton Lane. This driveway provides access to the Suntech Arizona Solar Equipment facility as well as Amazon and Macy's distribution facilities in the Goodyear Crossing Industrial Park. This driveway will align with a proposed access point for the Property.

The intersection of Lower Buckeye Road/Cotton Lane is a signalized four-leg intersection. The eastbound, northbound, and southbound approaches each make use of an exclusive left turn lane and a shared through/right turn lane. The westbound approach to the intersection offers an exclusive left turn lane, a through lane, and a dedicated right turn lane. All of the intersection approaches utilize protected/permitted left turn traffic signal phasing.

The intersection of Elwood Street/Cotton Lane is an un-signalized, two-way STOP controlled intersection. Eastbound and westbound STOP controlled vehicles along Elwood Street are both offered a dedicated left turn lane and shared through/right turn lane. Free-flow traffic along Cotton Lane are provided with a dedicated left turn lane, one through lane, and an exclusive right turn lane for the northbound approach while a dedicated left turn lane and a shared through/right turn lane are offered for the southbound direction of travel. However, due to the previous widening of Cotton Lane south of Elwood Street, large portions of the northbound approach to the intersection are 'hatched out' and are expected to be re-striped to provide three northbound through lanes in the future.

Site Access

Vita at El Cidro Ranch will be served by two driveways – a primary entry/exit on the north side of Elwood Street and an exit only (emergency access) on the east side of Cotton Lane.

South Driveway/Elwood Street will align with the Suntech Driveway on the south side of Elwood Street to form a four-leg, un-signalized, 'full' access driveway that will allow vehicles to both enter and exit the site. An automated gate will restrict access to the Vita at El Cidro Ranch project. The eastbound approach to the intersection will utilize the existing two-way, center left turn lane and single through lane. Westbound traffic at the intersection will be provided with a shared through/right turn lane. Southbound vehicles exiting the site will be STOP controlled and make use of an exclusive left turn lane and an exclusive right turn lane.

The proposed West Driveway/Cotton Lane will be located approximately 425 feet north of Elwood Street and form a three-leg, un-signalized, exit only intersection on the east side of Cotton Lane. An automated gate will limit the intersection to a 'residents-only' exit and emergency vehicle entrance. Westbound traffic exiting the site will be STOP controlled and make use of a dedicated left turn lane and an exclusive right turn lane.

There will be no vehicular access to or from the site on 169th Avenue. As shown on the Landscape Plan attached at **Tab 6**, the street frontage along 169th Avenue will consist of a perimeter wall and landscaping with large caliper trees, shrubs, and ground cover.

Roadway Improvements

With the development of the Vita at El Cidro Ranch site, it is expected that the half-street improvements along Cotton Lane, between Elwood Street and West Driveway will be completed. These improvements will include matching the previously widened Cotton Lane, south of Elwood Street, and re-striping the roadway to provide three northbound through lanes from MC 85 to West Driveway. North of West Driveway, Cotton Lane will remain a two-lane roadway.

Future Loop 303 Extension

On November 13, 2018, the Arizona Department of Transportation (ADOT) issued a Final Design Concept Report and approved a design concept for the Loop 303 extension from Van Buren Street to MC-85. In the approved design concept, Loop 303 will travel directly south from Van Buren Street and then begin sweeping to the southwest at Lower Buckeye Road as illustrated in the Loop 303 Extension Concept Exhibit at **Tab 7**. It is anticipated that Loop 303 will connect to Elwood Road at Cotton Lane via a half-diamond interchange.

In conjunction with this design concept, ADOT conducted a sound study to analyze the potential noise impact of the Loop 303 extension on properties adjacent to its proposed route. In the area east of the proposed freeway between Lower Buckeye Road and Broadway Road, twenty-seven (27) receivers were modeled to represent the undeveloped land east of the future Loop 303, including the Property. In this area of the study, modeled noise levels ranged from 61 to 65 decibels at full build-out. See Modeled Noise Level Table at **Tab 8**.

According to the Federal Highway Administration Noise Abatement Criteria, noise mitigation for residential land uses is considered when the predicted noise level is equal to or greater than the noise impact threshold of 66 dBA. See Noise Abatement Criteria at **Tab 9**. The study does not recommend any noise mitigation barriers on the east side of the proposed 303 extension adjacent to the Property. See Noise Receiver and Proposed Barrier Exhibit at **Tab 10**. In short, ADOT does not expect the proposed Loop 303 extension to have a negative impact on noise levels on the Property. A red letter was issued by the City of Goodyear and ADOT did not express any concerns about the development.

Finally, it must be noted that ADOT has only secured funding for the portion of the extension between Van Buren Street and Lower Buckeye Road. The portion of the future Loop 303 between Lower Buckeye Road and MC-85 is unfunded.

Summary

Vita at El Cidro Ranch will offer the benefits of single-family home ownership without the hassle of maintenance or the long-term commitment of a mortgage. Residents will enjoy the amenities and property management services of a high-end multi-family development without the confines of apartment living. This innovative concept fills a previously unmet need in a housing market where the demand for single-family homes is declining and the barriers to home ownership are becoming increasingly more difficult to overcome.

Retirees, empty nesters, and millennials are looking for a less burdensome lifestyle that is more “lock-and-leave” and does not require the typical maintenance of traditional living. Additionally, residents are looking for a diversity of housing that can accommodate a variety of lifestyles and transitions. Vita at El Cidro Ranch is a community where residents can live free of the maintenance and obligations of traditional homeownership.

This housing option has gained tremendous popularity in the recent years and serves an emerging market segment. The vision for Vita Communities is to create a unique suburban living environment that caters to a variety of lifestyles. The community aims to provide convenient access to services, employment opportunities and amenities. The proposed plan will create an intimate community designed to foster connections and relationships amongst the residents. This creative option reflects a growing change in the way consumers see housing choices and meets a housing need that the existing market has not addressed.

TAB 1

Aerial Map

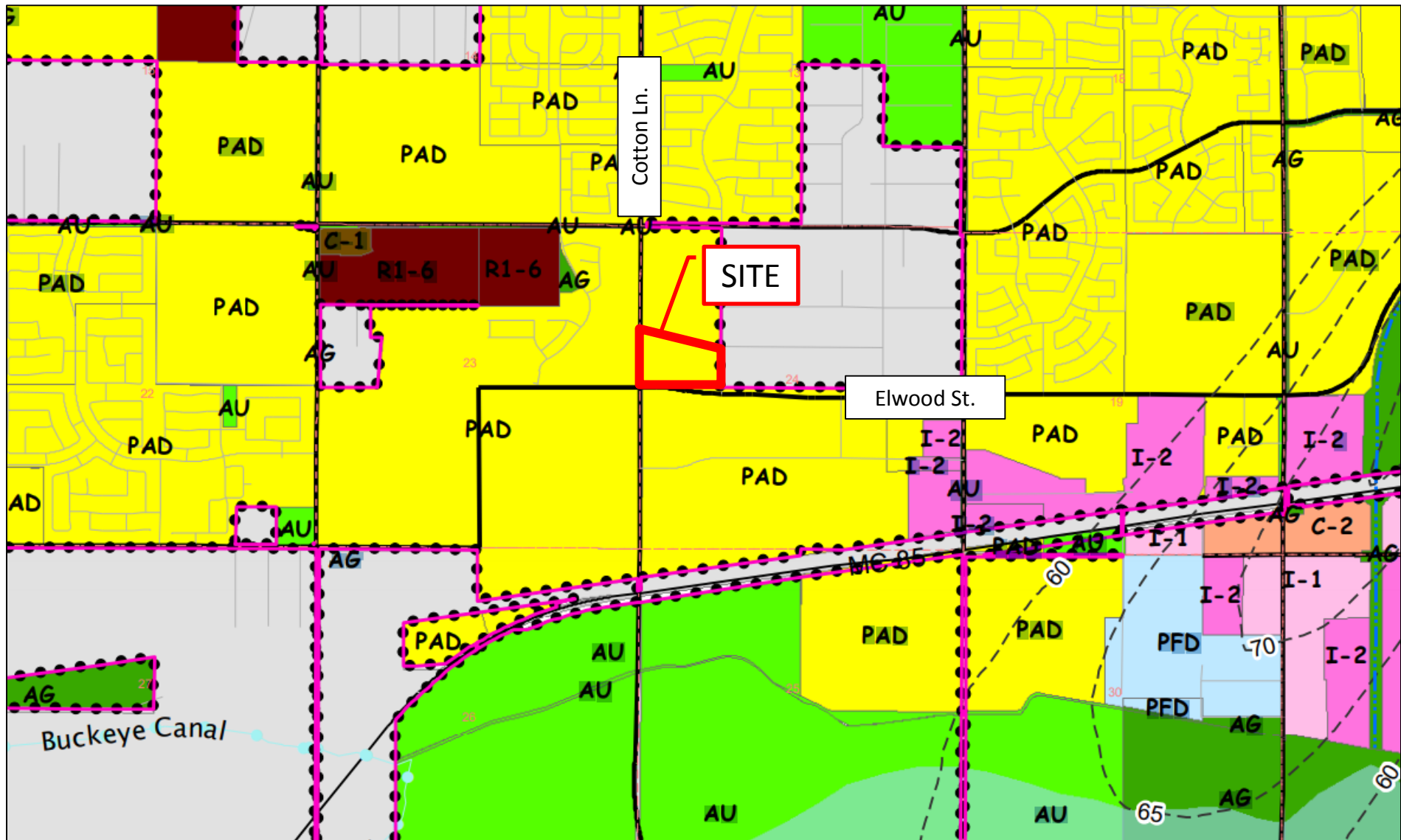


NEC Cotton Lane & Elwood Street – Goodyear, AZ



TAB 2

Zoning Map

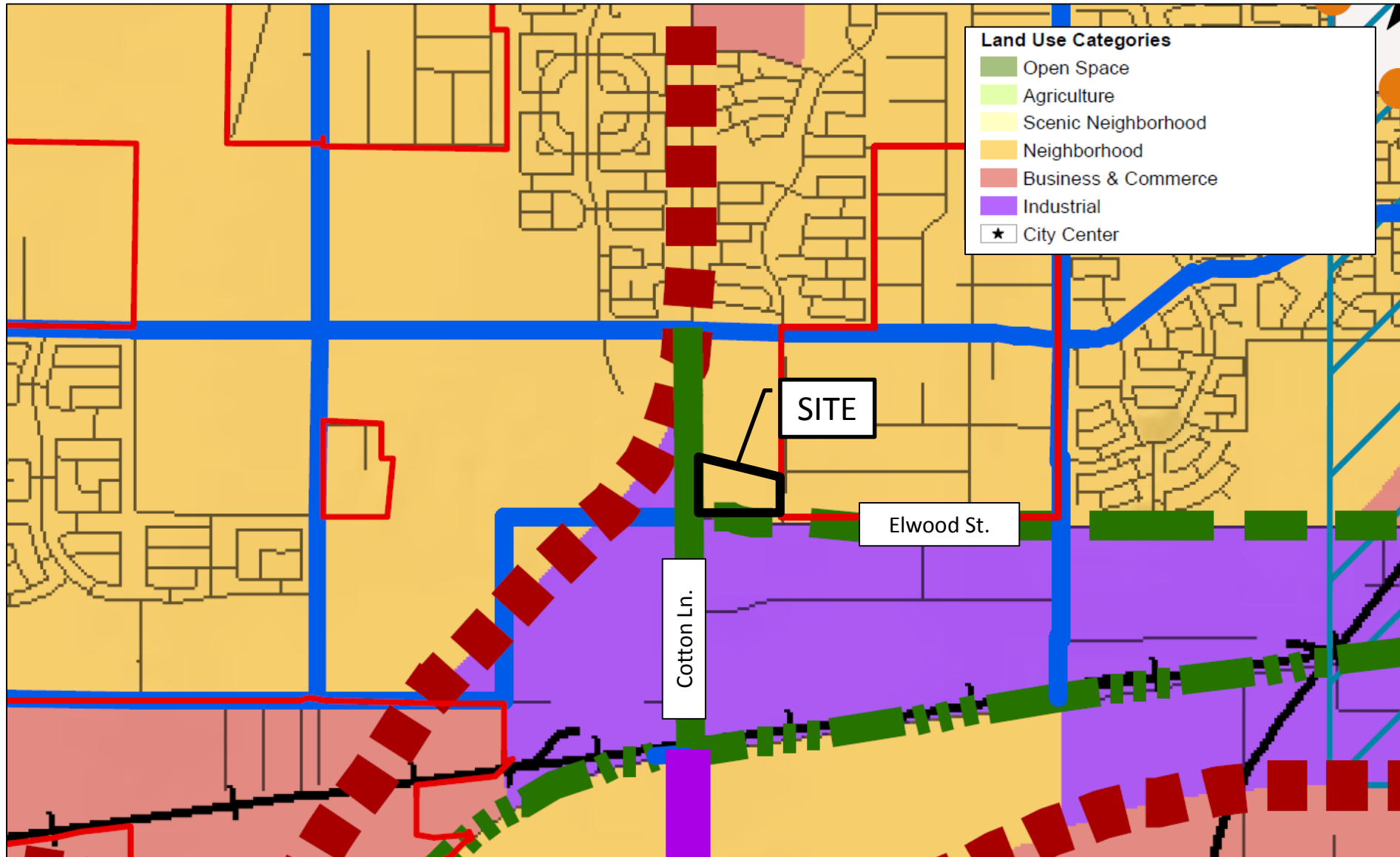


NEC Cotton Lane & Elwood Street – Goodyear, AZ



TAB 3

General Plan Map



NEC Cotton Lane & Elwood Street – Goodyear, AZ



TAB 4

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 24, FROM WHICH THE MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 24 BEARS NORTH 00 DEGREES 11 MINUTES 10 SECONDS EAST, A DISTANCE OF 2,644.51 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 48 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 674.88 FEET TO A POINT ON A 2,000.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 79 DEGREES 44 MINUTES 56 SECONDS WEST;

THENCE NORTHEASTERLY, DEPARTING SAID SOUTH LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 20 MINUTES 24 SECONDS, A DISTANCE OF 46.77 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 78 DEGREES 41 MINUTES 48 SECONDS WEST, A DISTANCE OF 36.03 FEET;

THENCE SOUTH 54 DEGREES 18 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.07 FEET TO A POINT ON A 2,065.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 09 DEGREES 45 MINUTES 00 SECONDS WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 30 MINUTES 48 SECONDS, A DISTANCE OF 342.87 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 89 DEGREES 45 MINUTES 48 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 175.15 FEET;

THENCE NORTH 44 DEGREES 47 MINUTES 19 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 46.69 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 00 DEGREES 11 MINUTES 10 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 642.11 FEET;

THENCE NORTH 01 DEGREES 23 MINUTES 32 SECONDS EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 190.04 FEET;

THENCE NORTH 10 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 109.06 FEET TO A POINT ON THE NORTHERLY LINE OF THE 100 FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT RECORDED IN BOOK 68 OF MISCELLANEOUS, PAGE 92, MARICOPA COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID ELECTRIC TRANSMISSION LINE EASEMENT THE FOLLOWING COURSES:

THENCE SOUTH 71 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF 149.95 FEET;

THENCE SOUTH 70 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,004.08 FEET;

THENCE SOUTH 70 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 140.14 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH 00 DEGREES 12 MINUTES 11 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 614.48 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 89 DEGREES 45 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 517.85 FEET TO A POINT ON A 1,935.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 11 DEGREES 42 MINUTES 22 SECONDS EAST;

THENCE NORTHWESTERLY, DEPARTING SAID SOUTH LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 36 MINUTES 06 SECONDS, A DISTANCE OF 54.09 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 2,065.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 58 SECONDS, A DISTANCE OF 16.20 FEET;

THENCE NORTH 34 DEGREES 05 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.23 FEET;

THENCE NORTH 78 DEGREES 41 MINUTES 48 SECONDS WEST, A DISTANCE OF 36.03 FEET TO THE POINT OF BEGINNING.

LEGEND & ABBREVIATIONS

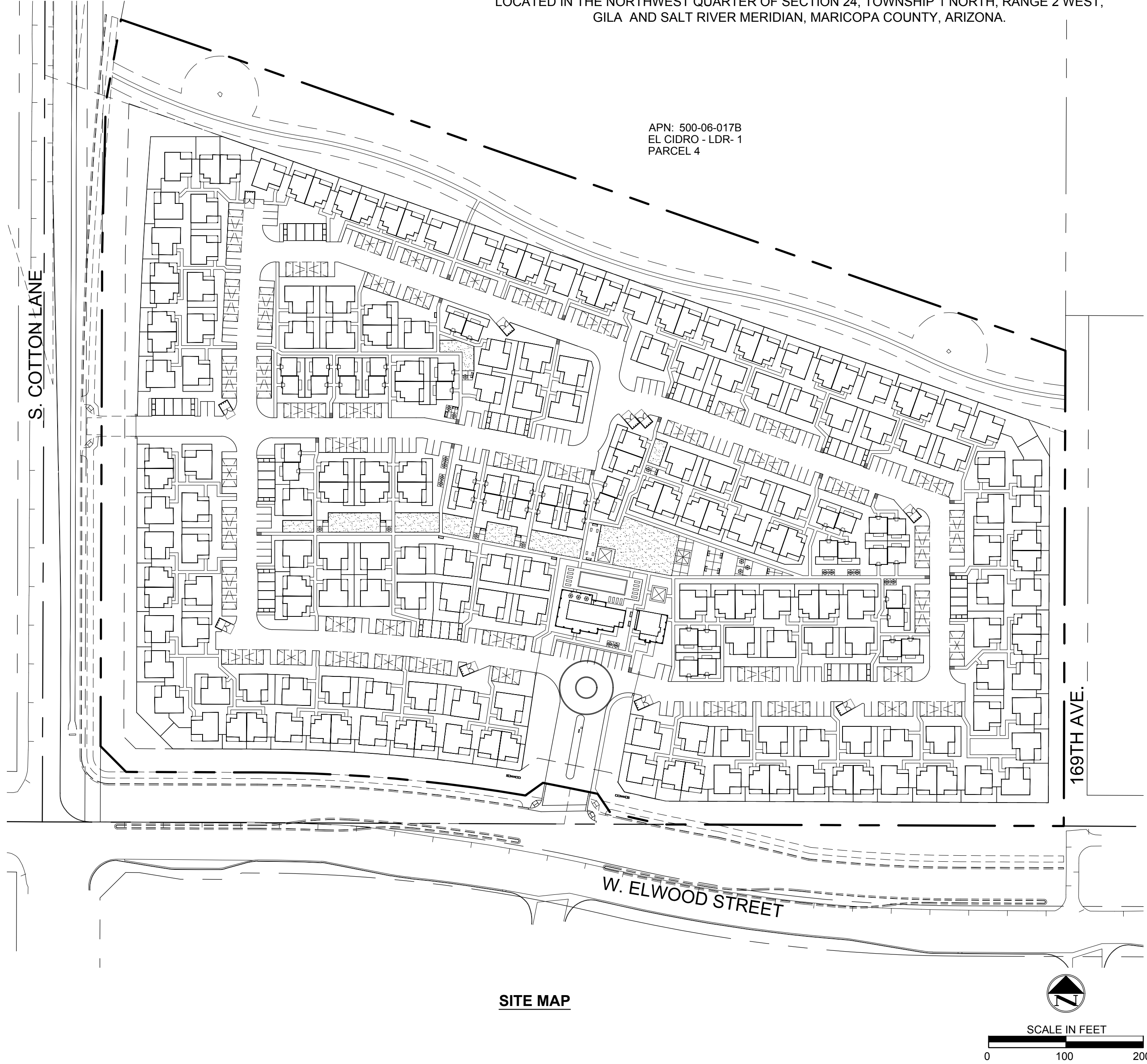
BLDG	BUILDING	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	B/C	BACK OF CURB
EX	EXISTING	OS	OPEN SPACE
F/C	FACE OF CURB	TYP	TYPICAL
LS	LANDSCAPE	S/W	SIDEWALK
	SETBACK	BS	BUILDING
PUFE	PUBLIC UTILITY		SETBACK
	FACILITY ESMT	EOP	EDGE OF PAVEMENT
PROP	PROPOSED		
BOUNDARY			
EX PROPERTY LINE			
CENTERLINE			
SETBACK			
EASEMENT			
FENCE			
ACCESSIBLE ROUTE			
STREET LIGHT			
PROPOSED FIRE HYDRANT			
SIDEWALK RAMP			
MAINTENANCE GARAGE			
UNITS WITH FIRE SPRINKLERS TO EXCEED 150' HOSE LAY			

UTILITY PROVIDERS

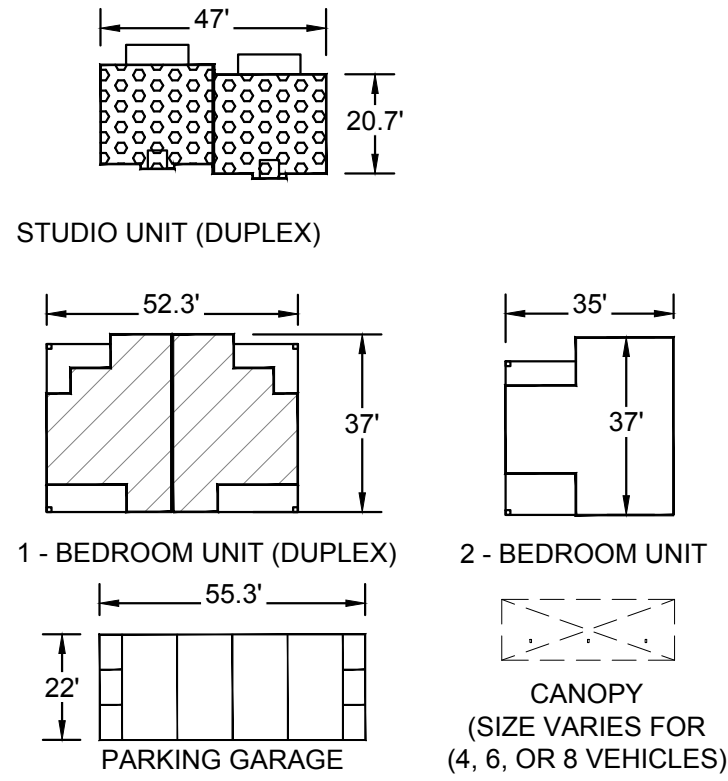
THE CITY OF GOODYEAR IS THE PROVIDER FOR WATER AND SEWER FOR THIS SITE.

SITE MAP

PLAN AREA DEVELOPMENT (PAD) AMENDMENT FOR:
VITA AT EL CIDRO RANCH
NEC COTTON LANE & ELWOOD STREET
CITY OF GOODYEAR, ARIZONA
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



TYPICAL FLOOR PLANS



NOTES

- SES/METER WALLS WILL BE PAINTED TO MATCH ADJACENT ARCHITECTURE.
- ANY ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALL.

SITE INFO:

APN:	500-06-017B (A PORTION OF)
PARCEL AREA	22.83 AC (994,496 SF)
GROSS AREA	26.93 AC (1,173,103 SF)
EXISTING ZONING:	PAD - EL CIDRO - LDR4
PROPOSED ZONING:	PAD - EL CIDRO - MF12 - PAD
PROPOSED UNITS:	228 DWELLING UNITS
DENSITY - NET	10.0 DU/AC
DENSITY - GROSS	8.5 DU/AC

BUILDING AREA CALCULATIONS

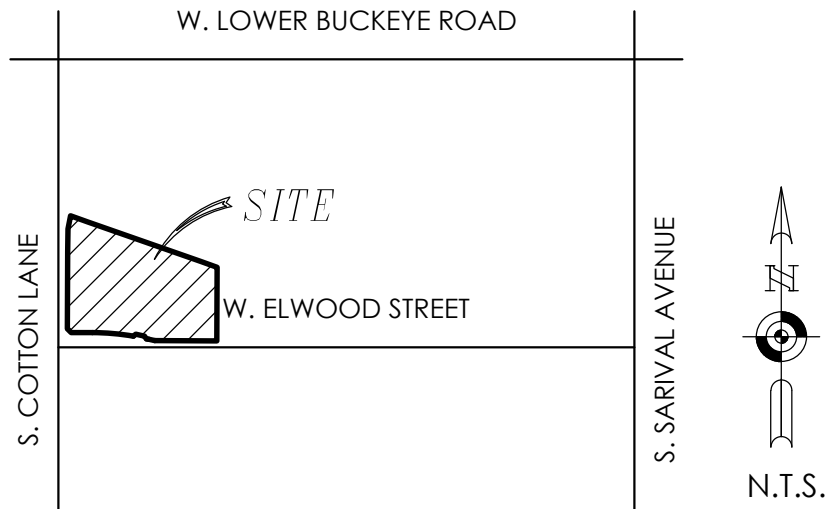
BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL (SF)	TYP. PRVT. OS (SF)
ALL SINGLE STORY	21 (42 DU)	982	20,622	214
STUDIO DUPLEX (18%)	21 (42 DU)	982	20,622	214
1-BED DUPLEX (32%)	36 (72 DU)	1,508	54,288	372
2 BED (50%)	114	1,062	121,068	472
SUB-TOTAL	228 DU		195,978 SF	
GARAGE	10	1,217	12,170	
LEASING OFFICE	1	848	848	
CLUBHOUSE	1	1,656	1,656	
GRAND TOTAL			210,652 SF	

PARKING

REQUIRED		
STUDIO UNIT - 1.5 SPACES / DU		63 SPACES
ONE BEDROOM - 1.5 SPACES / DU		108 SPACES
TWO BEDROOM - 2.0 SPACES / DU		228 SPACES
GUEST SPACES - 1 / 10 DU		23 SPACES
TOTAL		422 SPACES

PROVIDED		
UNCOVERED		129
UNCOVERED ADA		7
CANOPY		246
GARAGE		40
TOTAL		422 SPACES

PARKING STALL SIZE: 9' X 20' (18.5' PAVED WITH 1.5' OVERHANG)



VICINITY MAP

DEVELOPER / APPLICANT

VITA COMMUNITIES, LLC
1017 N. CENTRAL AVE., SUITE 2
PHOENIX, ARIZONA, 85004

CONTACT: JIM STOCKWELL
PHONE: (760) 413-5435
EMAIL: JIMS@GLASIRCP.COM

PROPERTY OWNER

EL CIDRO RANCH, LLC
200 WITMER ROAD, SUITE 200
HORSHAM, PENNSYLVANIA, 19044

ARCHITECT

FELTEN GROUP
18325 N. ALLIED WAY, SUITE 200
PHOENIX, ARIZONA, 85004

CONTACT: PAUL KNITTER
PHONE: (602) 867-2500
EMAIL: PAUL.KNITTER@FELTENGROUP.COM

LANDSCAPE ARCHITECT

McGOUGH ADAMSON
11110 N. TATUM BLVD. SUITE 100
PHOENIX, ARIZONA, 85028

CONTACT: NICK ADAMSON
PHONE: (602) 997 9093
EMAIL: NICKA@MG-AZ.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
PHOENIX, ARIZONA, 85014
PHOENIX, ARIZONA, 85014

CONTACT: DAVE SOLTYSIK, P.E.
PHONE: (602) 297 8732
EMAIL: DSOLTYSIK@TERRASCAPE.US

BENCHMARK

CITY OF GOODYEAR BENCHMARK G307, BEING A MARICOPA HIGHWAY DEPT. BRASS CAP IN HANDHOLE ON SARIVAL AVE. 1/2 MILE SOUTH OF LOWER BUCKEY. HAVING A CITY OF GOODYEAR NAVD 88 ELEVATION OF 937.21

BASIS OF BEARING

S 89°45'48"E, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, G&SRM PER THE LEGAL DESCRIPTION AS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC., TITLE COMMITMENT ORDER NO. 71004805-071-CH1-SHA, COMMITMENT DATE NOVEMBER 14, 2018 AT 7:30 A.M

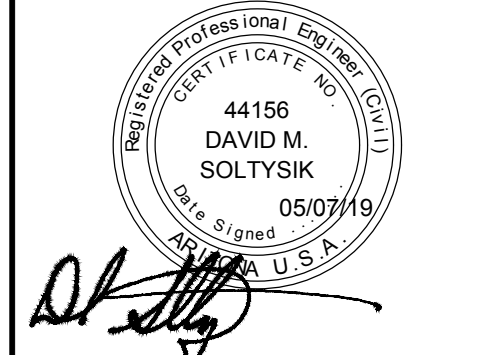
FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2145L, PANEL 2145 OF 4425, DATED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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Terrascope
civil engineering • surveying • urban planning

1102 East Missouri Ave, Phoenix, Arizona 85014 • 575 West Chandler Blvd. #123, Chandler, Arizona 85225
P:402.297.8732 • F:402.290.8458 • info@terrascapeconsulting.com • terrascapeconsulting.com



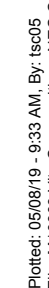
VITA AT EL CIDRO RANCH

SITE PLAN

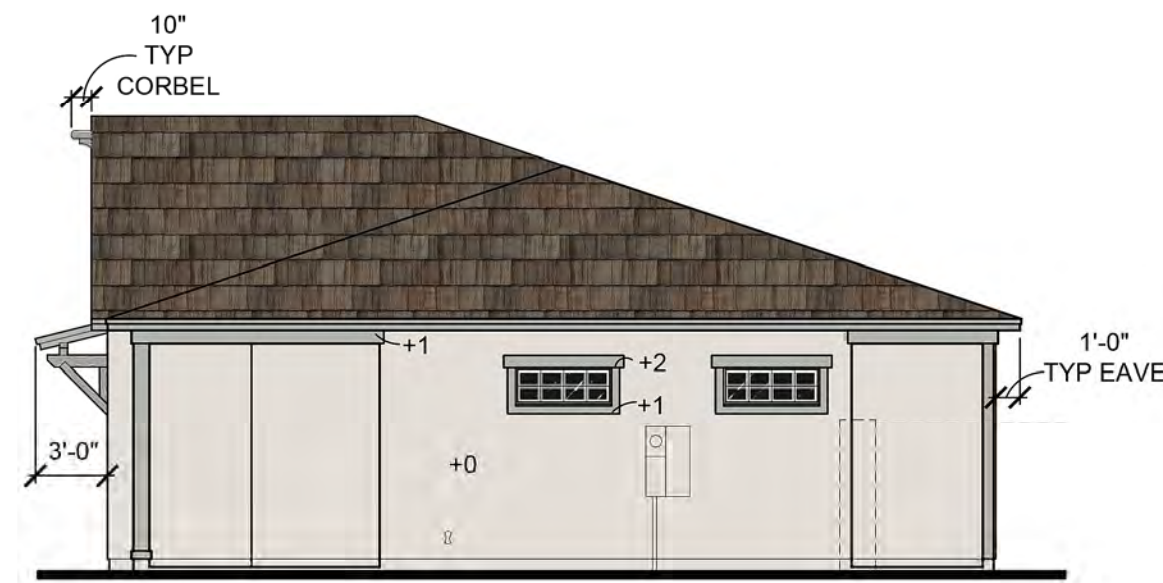
VITA COMMUNITIES



DATE	DESCRIPTION
02/13/19	PAD AMENDMENT 1ST DRAFT REVIEW
05/07/19	PAD - 2ND
CHECKED BY:	DMS
DRAWN BY:	EF
TITLE:	PLAN AREA DEVELOPMENT (PAD) AMENDMENT
SHEET No.	1 of 2
PROJECT No.	0909



TAB 5



Right Elevation

Elevation A - Cottage

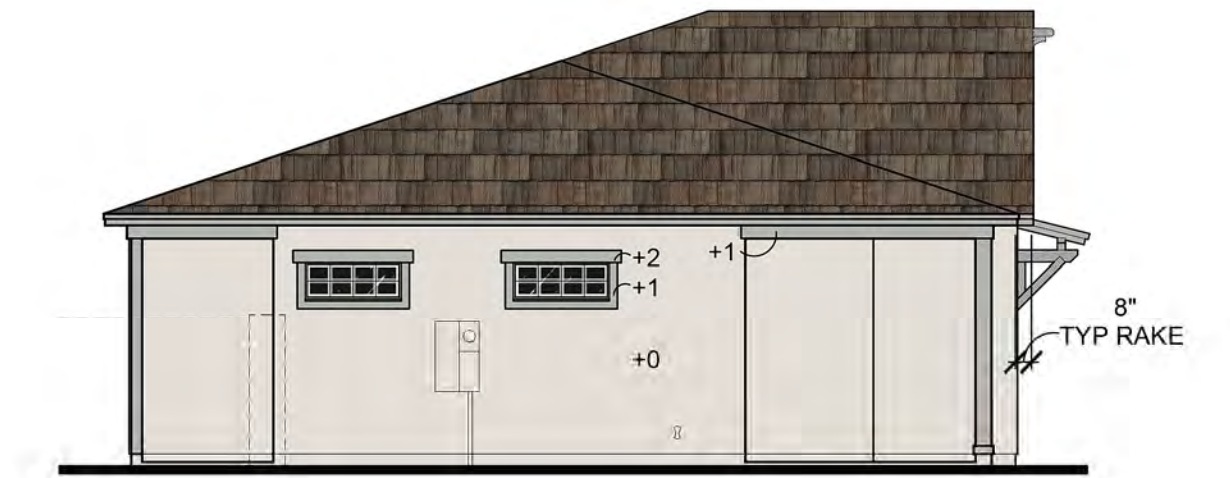
1/8" = 1'-0"



Rear Elevation

Elevation A - Cottage

1/8" = 1'-0"



Left Elevation

Elevation A - Cottage

1/8" = 1'-0"



Front Elevation

Elevation A - Cottage

1/4" = 1'-0"

Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

6-19-2019

VITA

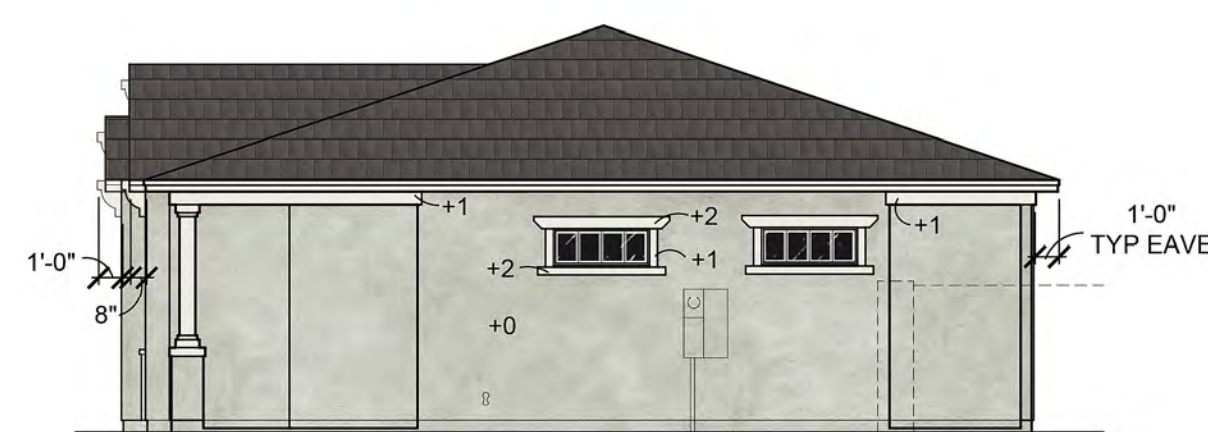
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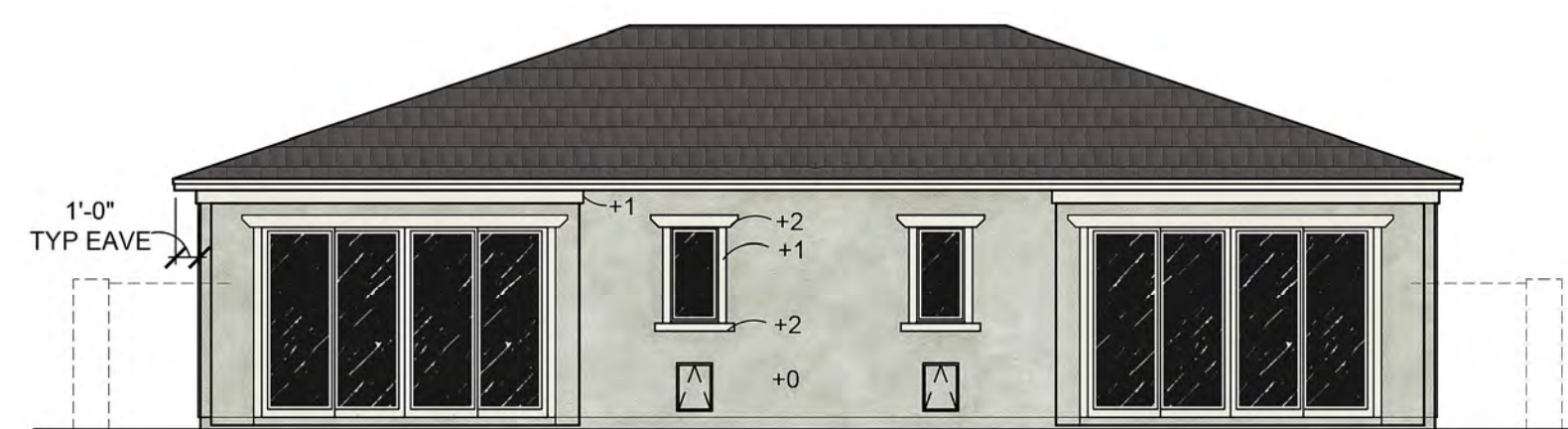
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Right Elevation

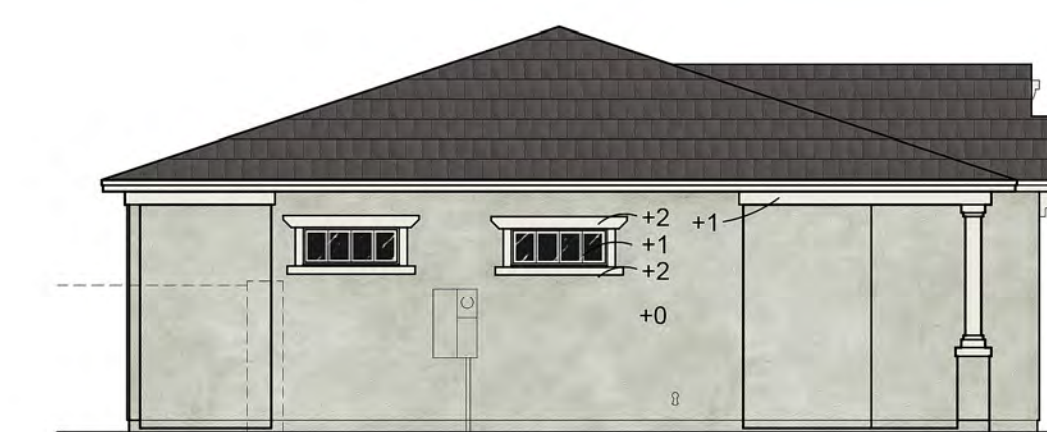
Elevation B - Craftsman

$$1/8'' = 1'-0''$$


Rear Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Front Elevation

Elevation B - Craftsman

1/4" = 1'-0"

— DECORATIVE CORBEL

— FLAT TILE ROOF

— BOARD AND BATTEN SIDING

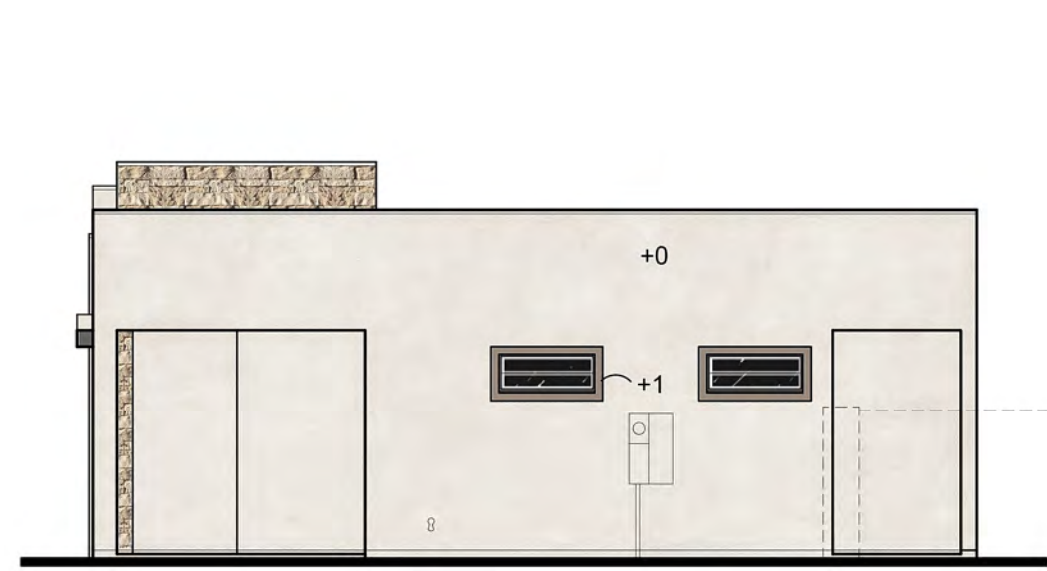
WOOD FASCIA

STUCCO BODY
LACE FINISH

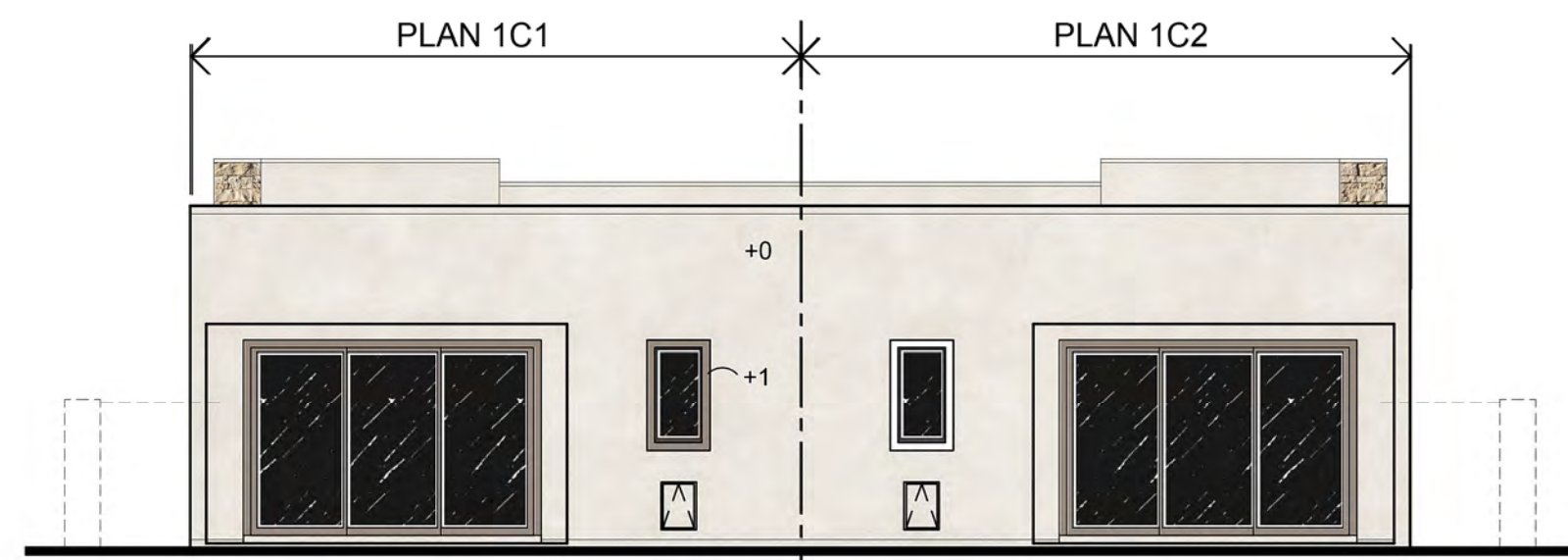
STUCCO TRIM
SAND FINISH

Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

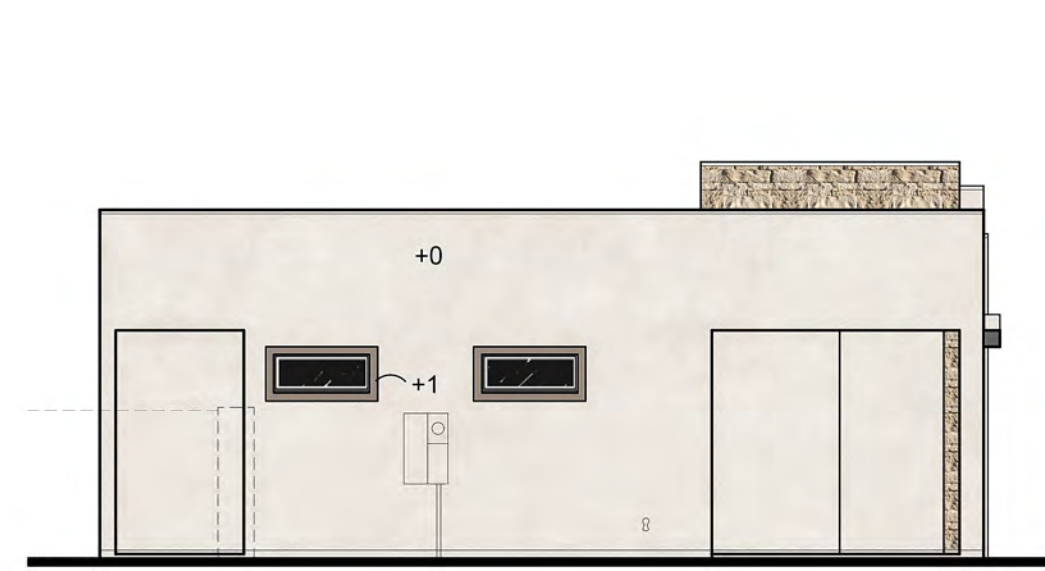
6-19-2019



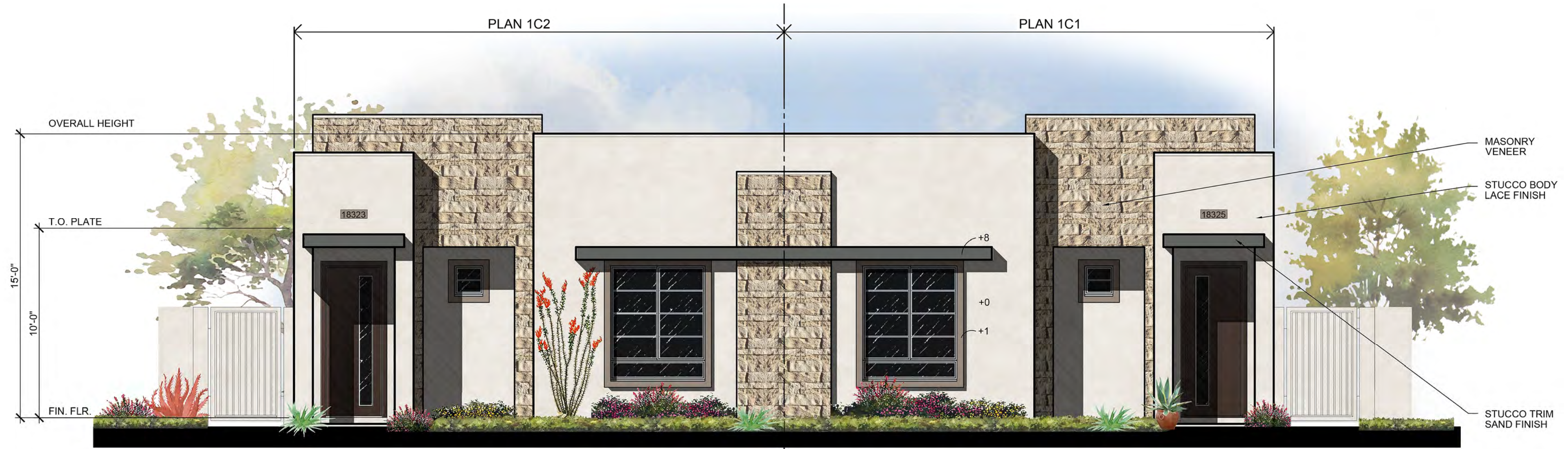
Right Elevation
Elevation C - Modern
1/8" = 1'-0"



Rear Elevation
Elevation C - Modern
1/8" = 1'-0"



Left Elevation
Elevation C - Modern
1/8" = 1'-0"



Front Elevation
Elevation C - Modern
1/4" = 1'-0"

Plan 1 - Modern Elevation | 1 and 2 Family Rental Units

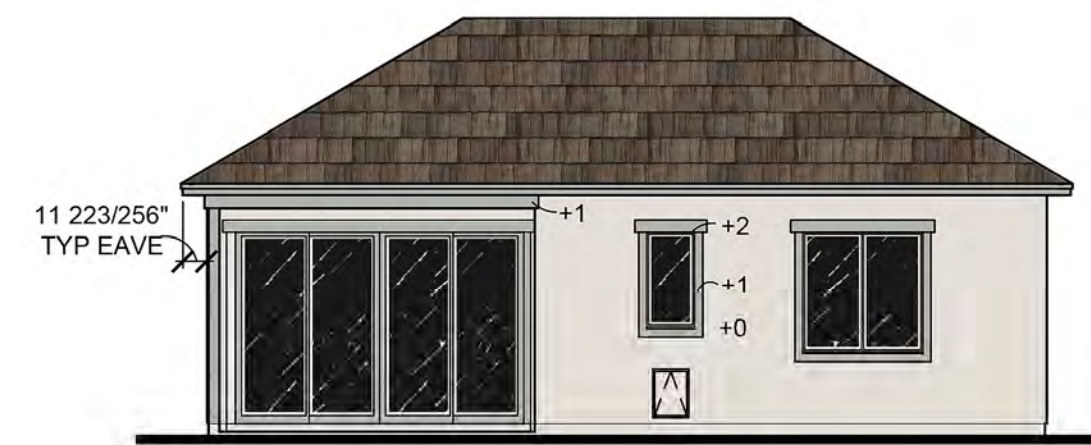
6-19-2019



Right Elevation

Elevation A - Cottage

1/8" = 1'-0"



Rear Elevation

Elevation A - Cottage

1/8" = 1'-0"



Left Elevation

Elevation A - Cottage

1/8" = 1'-0"



Front Elevation

Elevation A - Cottage

1/4" = 1'-0"

Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units

6-19-2019

VITA

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Phoenix, AZ 85004

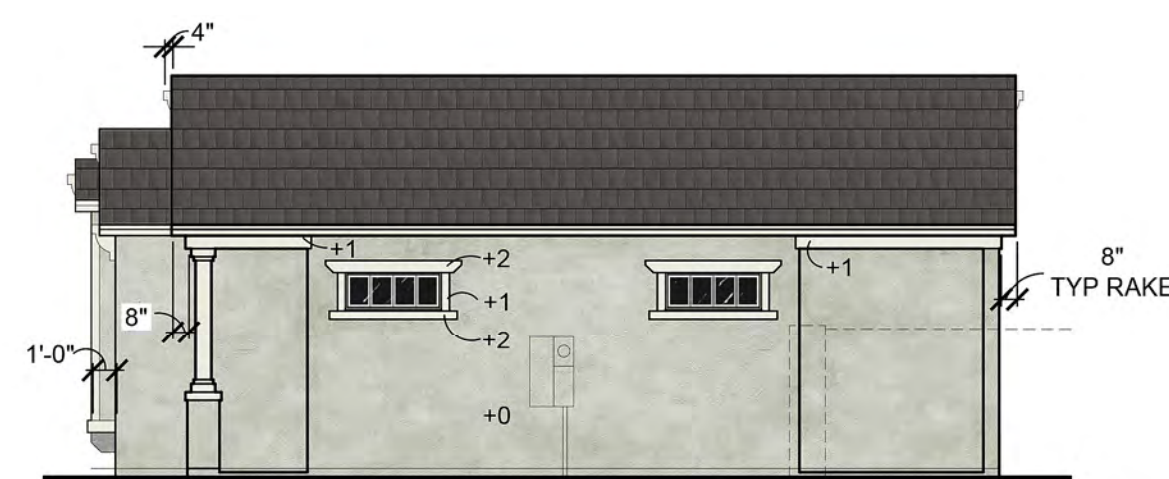
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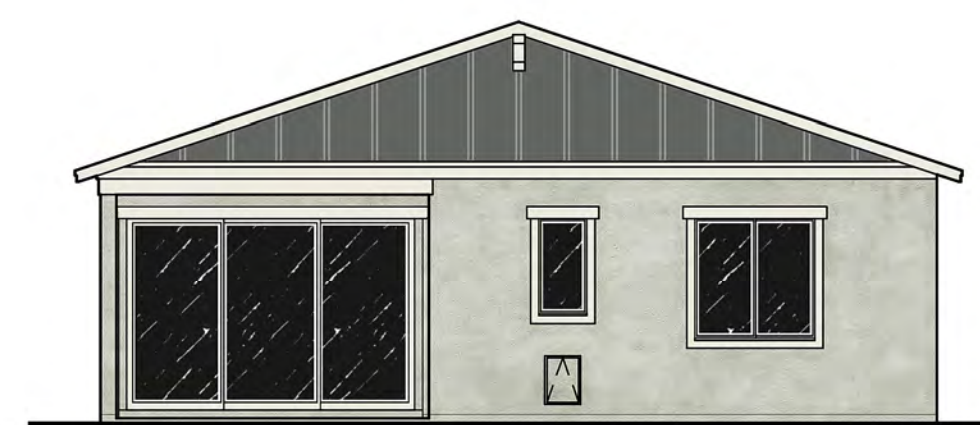
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Right Elevation

Elevation B - Craftsman

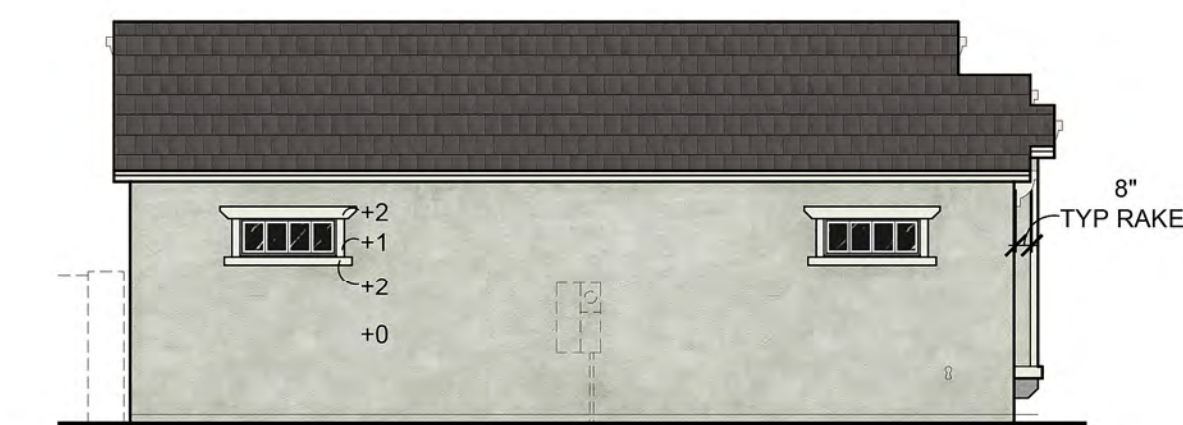
1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman

1/8" = 1'-0"



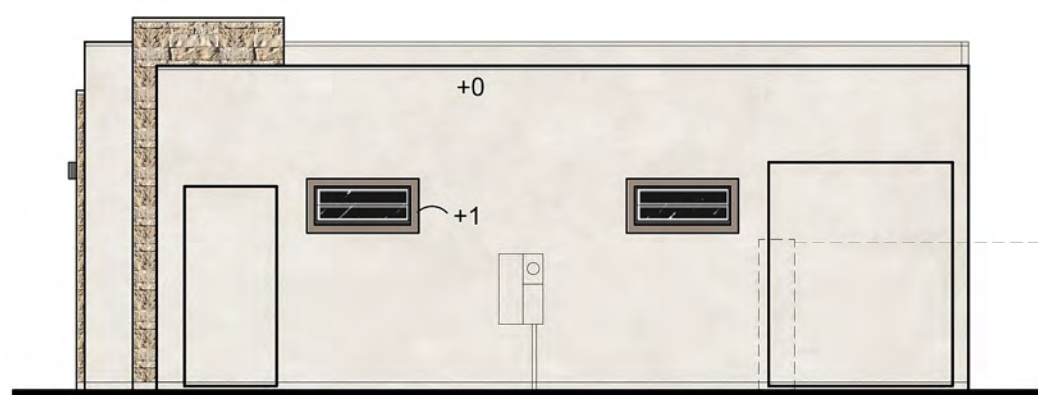
Front Elevation

Elevation B - Craftsman

1/4" = 1'-0"

Plan 2 - Craftsman Elevation | 1 and 2 Family Rental Units

6-19-2019



Right Elevation

Elevation C - Modern

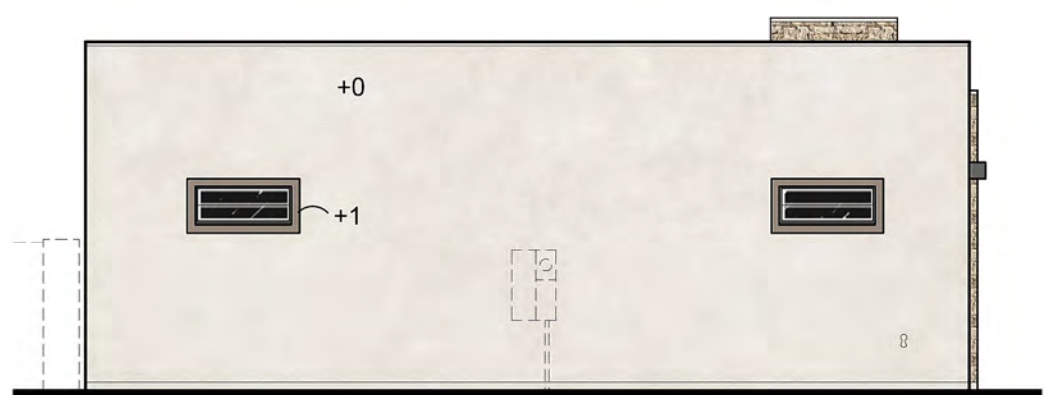
1/8" = 1'-0"



Rear Elevation

Elevation C - Modern

1/8" = 1'-0"



Left Elevation

Elevation C - Modern

1/8" = 1'-0"



Front Elevation

Elevation C - Modern

1/4" = 1'-0"

Plan 2 - Modern Elevation | 1 and 2 Family Rental Units

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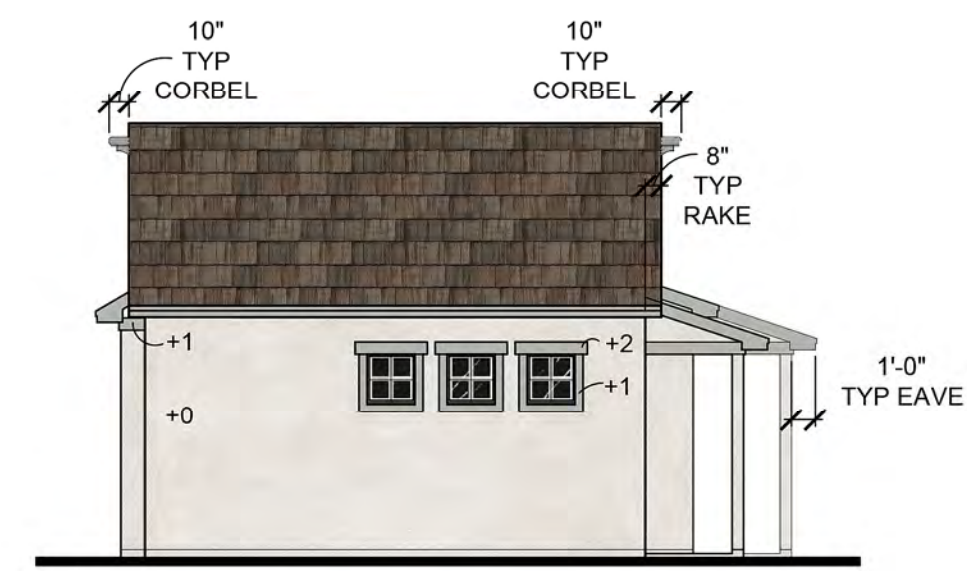


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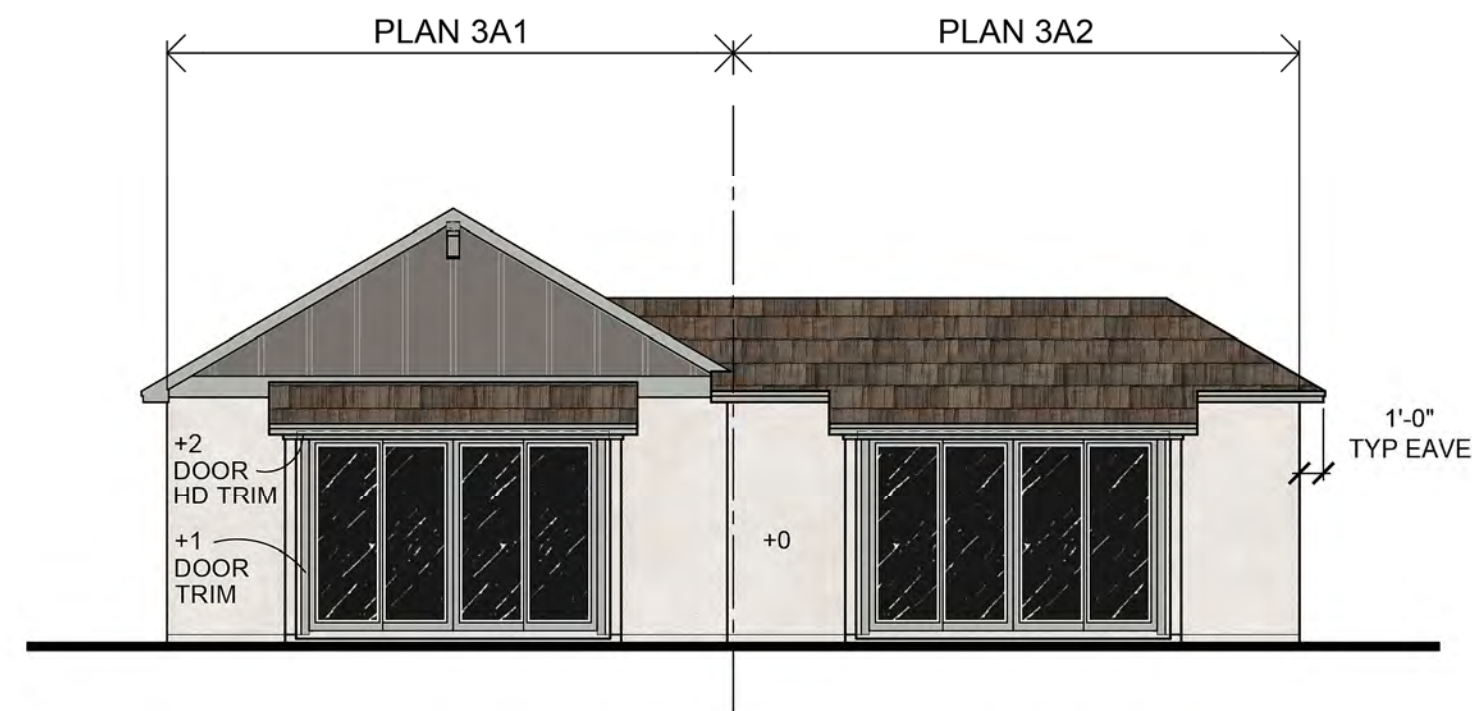
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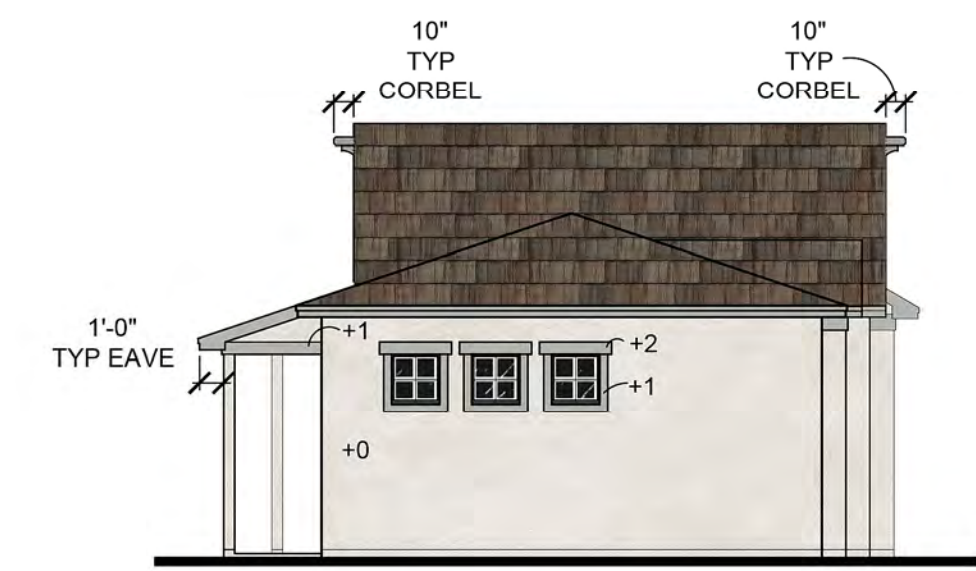
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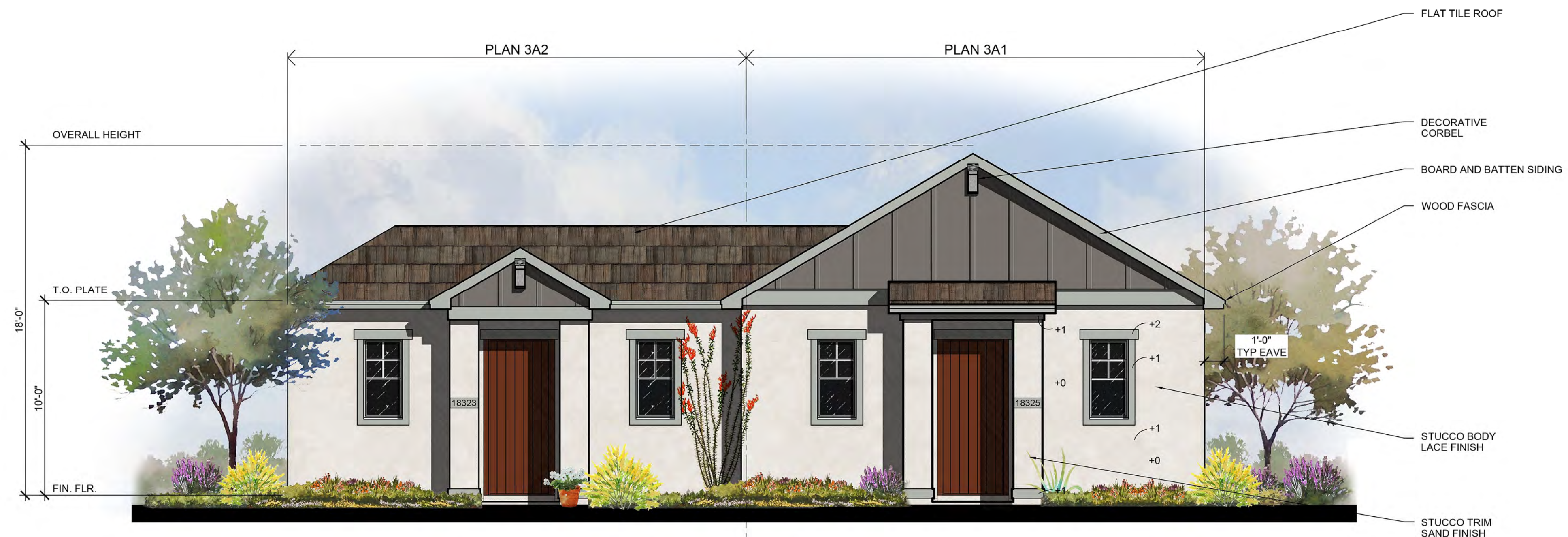
Right Elevation
Elevation A - Cottage
1/8" = 1'-0"



Rear Elevation
Elevation A - Cottage
1/8" = 1'-0"



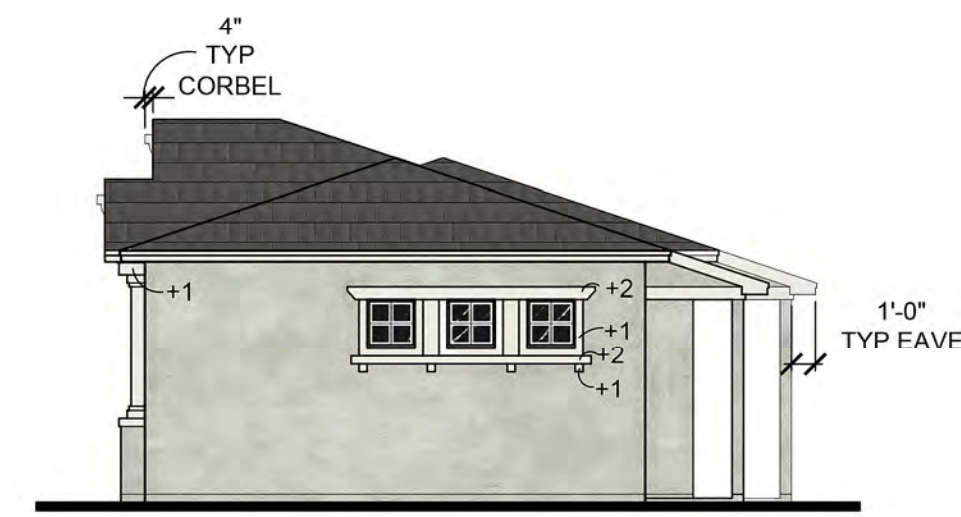
Left Elevation
Elevation A - Cottage
1/8" = 1'-0"



Front Elevation
Elevation A - Cottage
1/4" = 1'-0"

Plan 3 - Cottage Elevation | 1 and 2 Family Rental Units

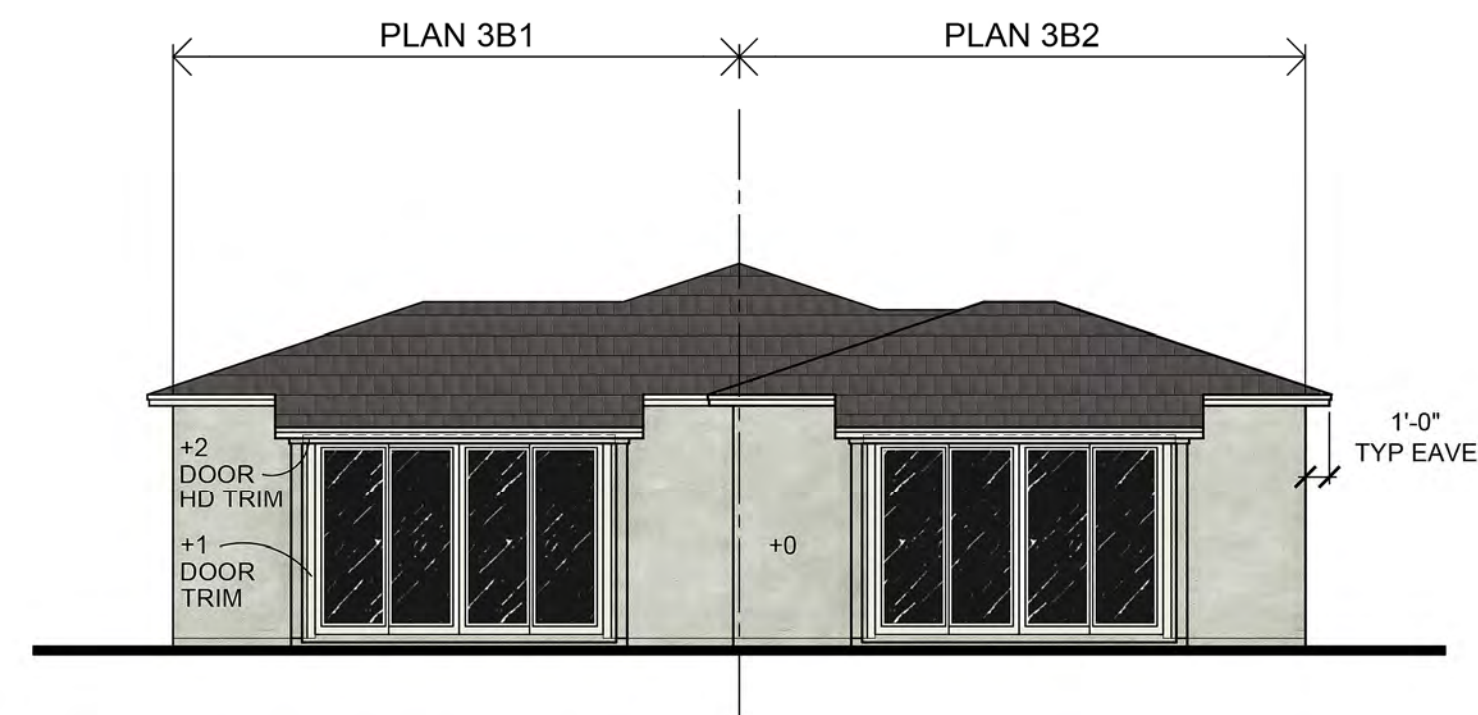
6-19-2019



Right Elevation

Elevation B - Craftsman

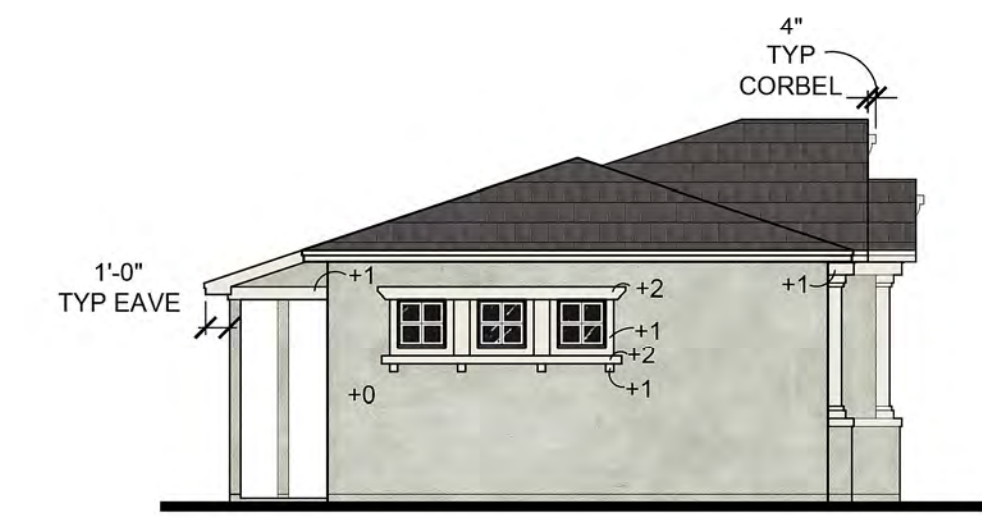
1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman

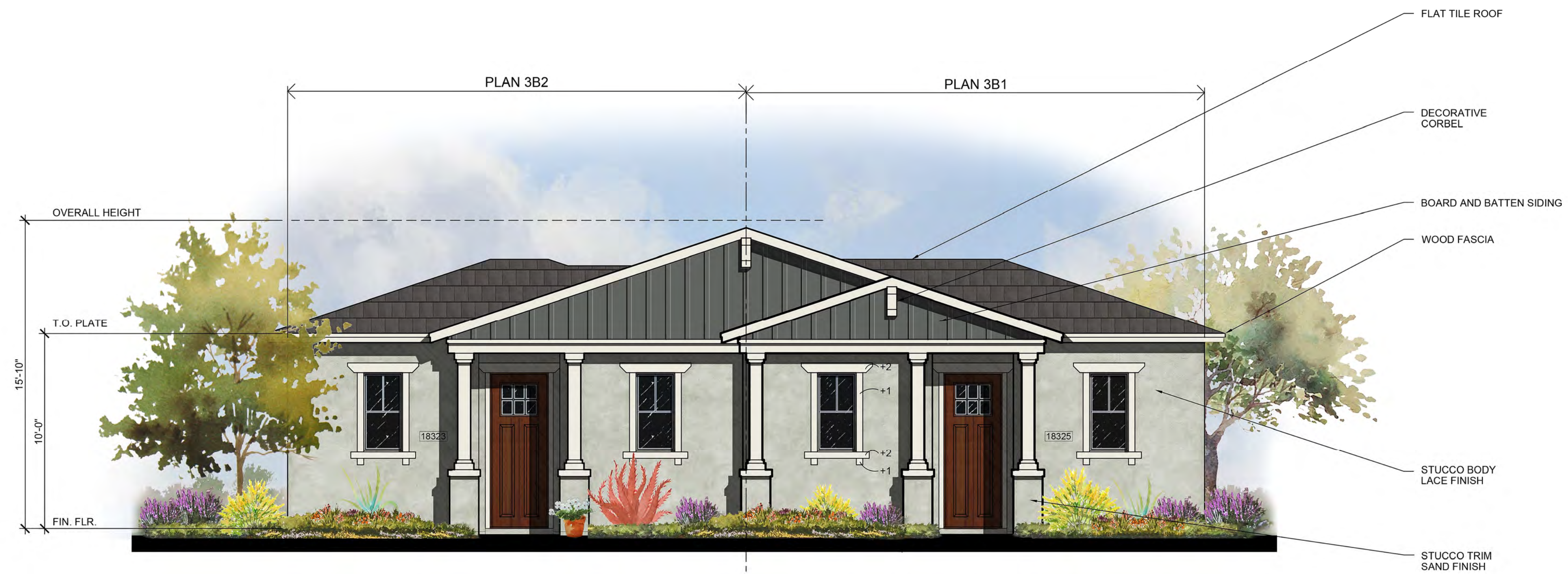
1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman

1/8" = 1'-0"



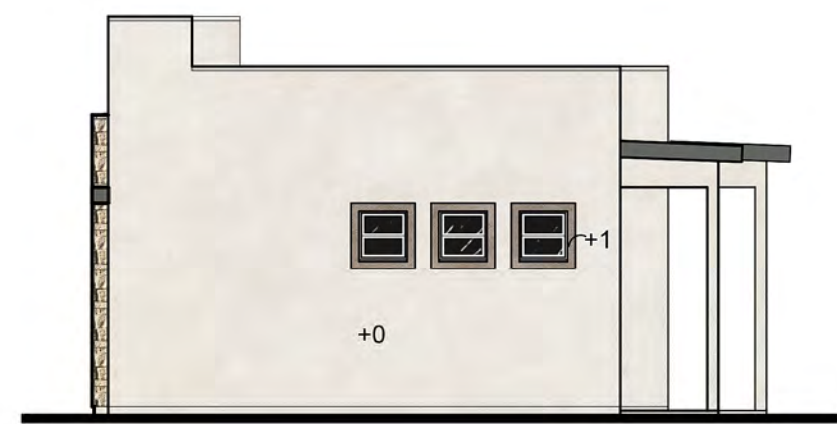
Front Elevation

Elevation B - Craftsman

1/4" = 1'-0"

Plan 3 - Craftsman Elevation | 1 and 2 Family Rental Units

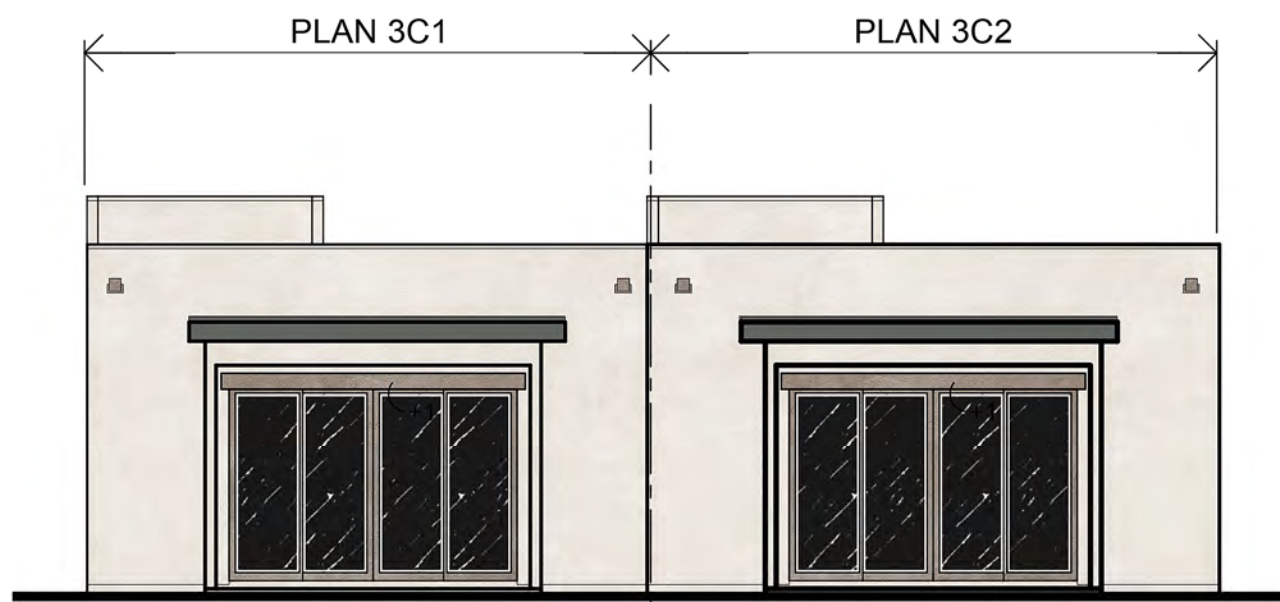
6-19-2019



Right Elevation

Elevation C - Modern

1/8" = 1'-0"



Rear Elevation

Elevation C - Modern

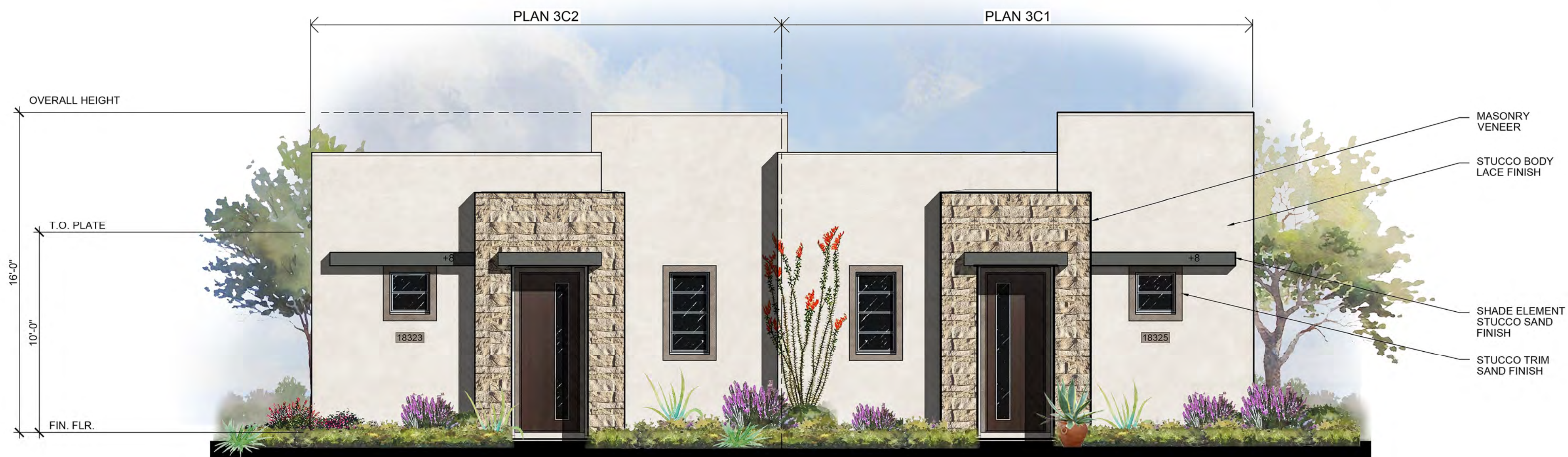
1/8" = 1'-0"



Left Elevation

Elevation C - Modern

1/8" = 1'-0"



Front Elevation

Elevation C - Modern

1/4" = 1'-0"

Plan 3 - Modern Elevation | 1 and 2 Family Rental Units

6-19-2019



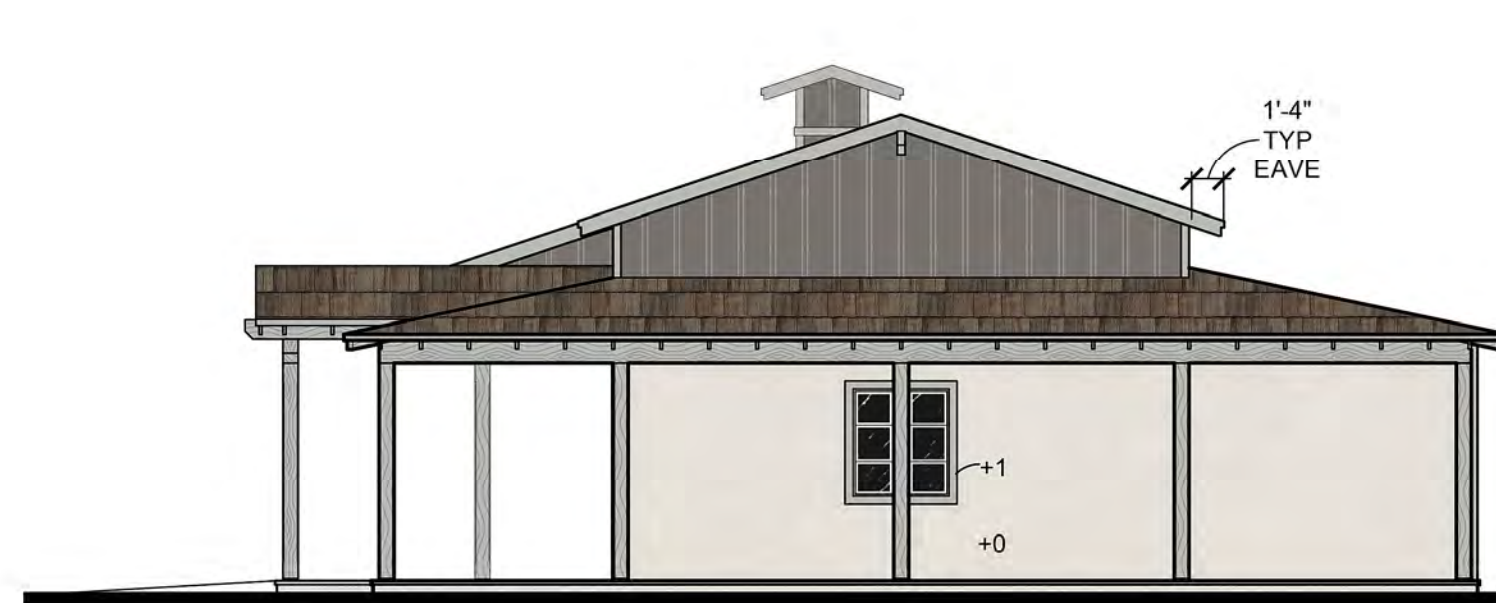
COMMUNITIES
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Phoenix, AZ 85004

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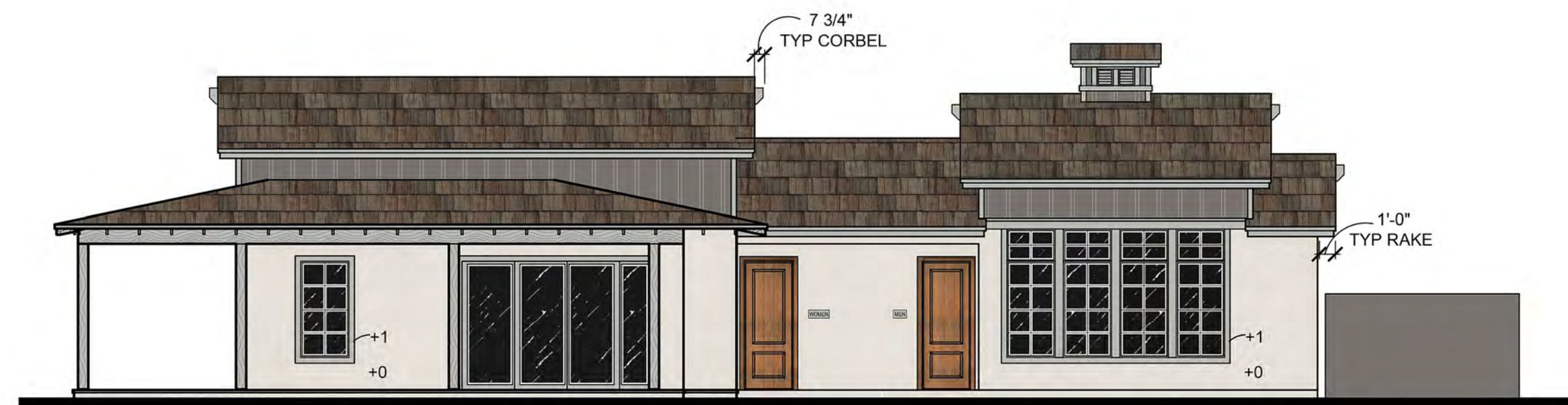
PHONE: 602.967.2500 WWW.FELTENGROUP.COM

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Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Residence Club Building | One & Two Family Rental Community

6-19-2019



COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

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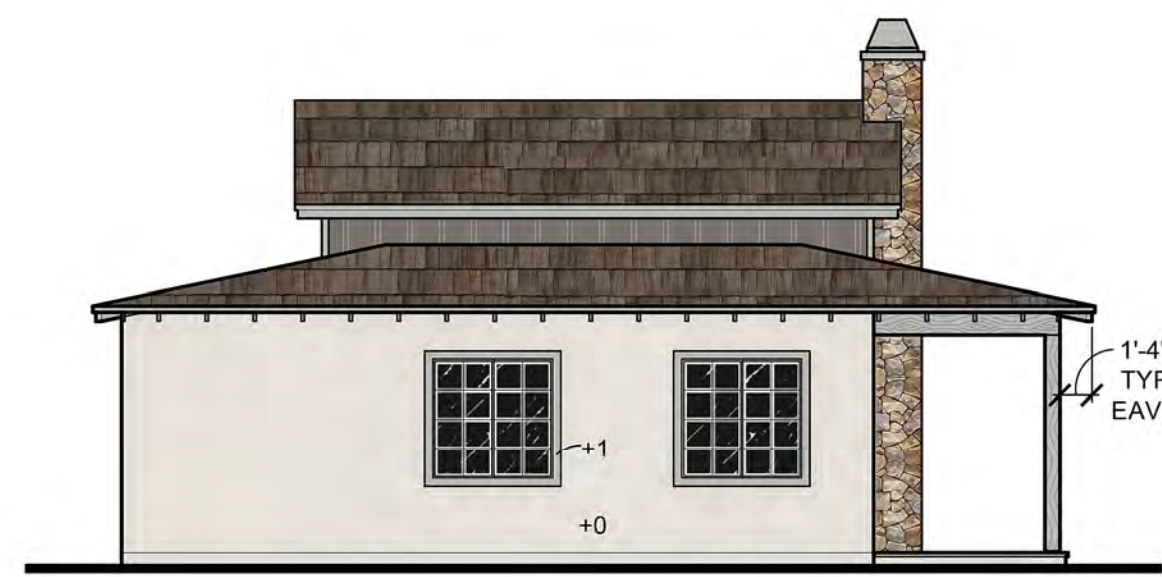
PHONE: 602.967.2500 WWW.FELTENGROU.COM

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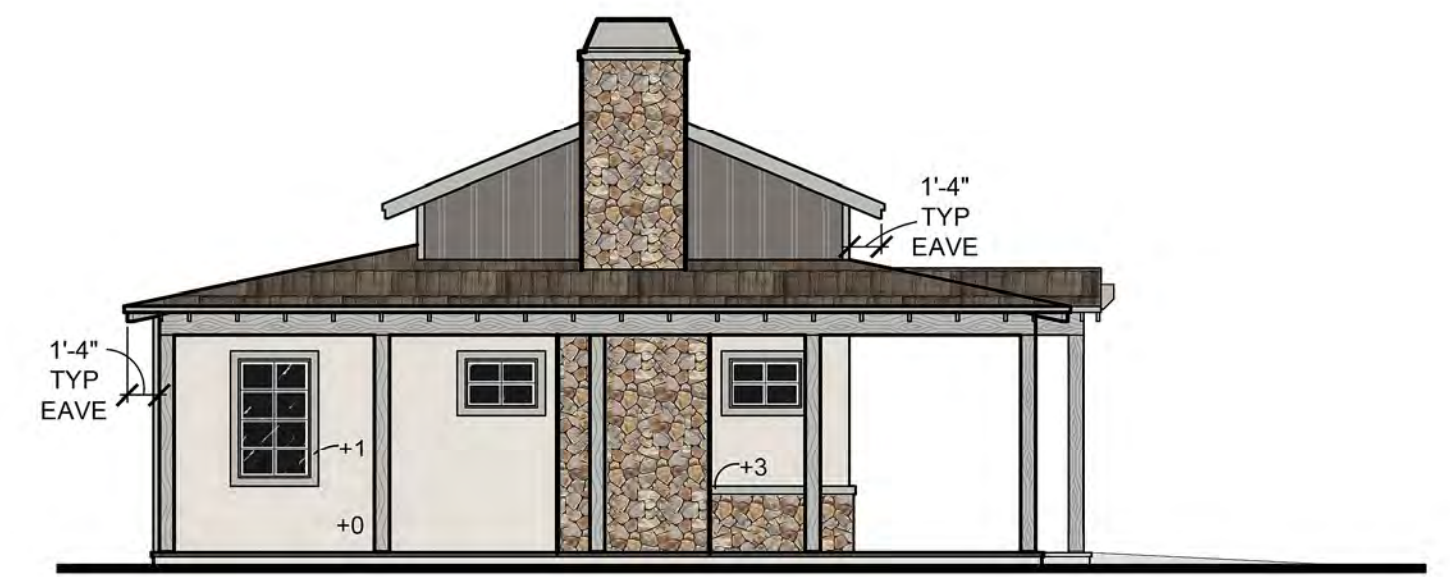
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

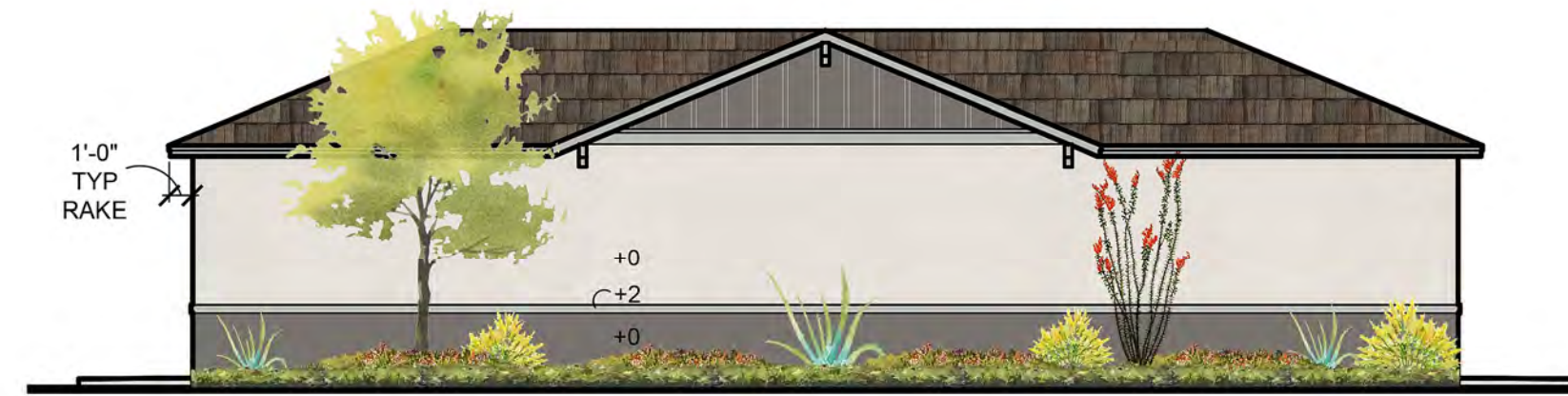
Leasing Office | One & Two Family Rental Community

6-19-2019



Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Garage / Storage Building | One & Two Family Rental Community

6-19-2019

TAB 6


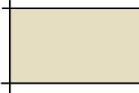
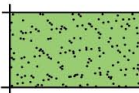


GOODYEAR NOTES:

1. SHRUBS AND GROUNDCOVERS PLANTING WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 24 INCHES. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING (EDS&PM 7.2.4.B.1)
2. 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 (EDS&PM 7.2.4.B.2).
3. 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 (EDS&PM 5.1.6.B.3.C).

THIS PLAN SHEET DOES NOT HAVE ANY LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY

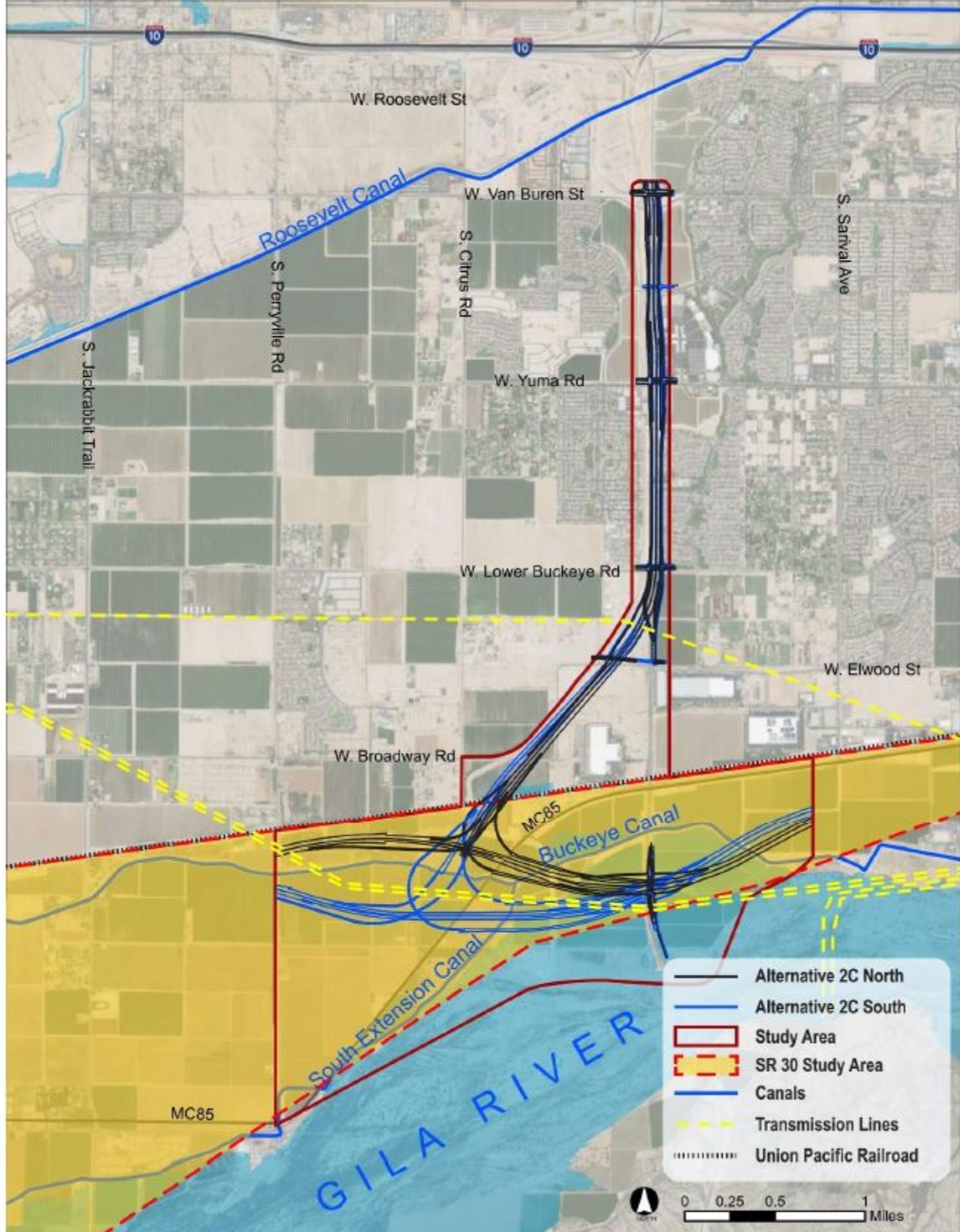
CONCEPTUAL PLANT PALETTE

TREES	
	MULGA (ACACIA ANEURA)
	ASH TREE (FRAXINUS SPECIES)
	ACACIA (ACACIA SPECIES)
	DESERT WILLOW (CHILOPSIS SPECIES)
	ELM TREE (ULMUS SPECIES)
	SISSOO TREE (DALBERGIA SISSOO)
	TEXAS EBONY (EBENOPSIS EBANO)
	PALO VERDE (PARKINSONIA SPECIES)
	RED PUSH PISTACHE (PISTACIA CHINENSIS 'RED PUSH')
	MASTIC TREE (PISTACIA LENTISCU)
	ORANGE TREE (CITRUS SPECIES)
	HERITAGE LIVE OAK (QUERCUS VIRGINIANA 'HERITAGE')
	MESQUITE TREE (PROSOPIS SPECIES)
	MEDITERRANEAN FAN PALM (CHAMAEROPS SPECIES)
	DATE PALM (PHOENIX SPECIES)
SHRUBS - 5 GAL. MIN.	
	BOUGAINVILLEA (BOUGAINVILLEA SPECIES)
	RUSSELLIA (RUSSELLIA SPECIES)
	DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)
	FAIRY DUSTER (CALLIANDRA SPECIES)
	BRITTLBUSH (ENCELIA FARINOSA)
	OUTBACK CASSIA (CASSIA SPECIES)
	EMU BUSH (EREMOPHILA SPECIES)
	TEXAS SAGE (LEUCOPHYLLUM SPECIES)
	JOJOBA (SIMMONDSIA CHINENSIS)
	BAJA RUELLIA (RUELLIA PENINSULARIS)
	SALVIA (SALVIA SPECIES)
	TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA) ARIZONA
	YELLOW BELLS (TECOMA SPECIES)
	ORANGE JUBILEE (TECOMA SPECIES)
ACCENT PLANTS - 5 GAL. MIN.	
	AGAVE (AGAVE SPECIES)
	ALOE (ALOE SPECIES)
	DESERT SPOON (DASYLIRION WHEELERI)
	HEDGEHOG CACTUS (ECHINOCEREUS ENGELMANNII)
	BARREL CACTUS (FEROCACTUS SPECIES)
	GIANT HESPERALOE (HESPERALOE FUNIFERA)
	RED YUCCA (HESPERALOE PARVIFLORA)
	PRICKLY PEAR (OPUNTIA SPECIES)
	MUHLENBERGIA (MUHLENBERGIA SPECIES)
	BOUTELOUA (BOUTELOUA SPECIES)
	NOLINA (NOLINA SPECIES)
	LADY'S SLIPPER (PEDILANTHUS MACROCARPUS)
	YUCCA (YUCCA SPECIES)
GROUNDCOVER - 5 GAL. MIN.	
	EREMOPHILA SP. 'OUTBACK SUNRISE'
	VERBENA (GLANDULARIA SPECIES)
	LANTANA (LANTANA SPECIES)
	IRENE ROSEMARY (ROSMARINUS SPECIES)
	ACACIA (ACACIA SPECIES)
	WEDELIA (WEDELIA SPECIES)
DECOMPOSED GRANITE	
	3/4" SCREENED - 2" DEPTH COLOR: TO BE DETERMINED
TURF	
	'MIDIRON' HYBRID BERMUDA SOD (OR HYDROSEED VAR. BLACKJACK)

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

TAB 7



TAB 8

Lower Buckeye Road to Broadway Road - East

A total of up to 27 receivers were modeled to represent 27 areas of undeveloped land (NAC Category G) east of the future SR303L between Lower Buckeye Road and Broadway Road. **Table 9** shows the modeled noise level results for these receivers.

TABLE 9 MODELED NOISE LEVEL RESULTS Lower Buckeye Road to Broadway Road - East				
Receiver	Modeled Noise Levels, L_{Aeq1h}			
	No-Build 2040	Build 2040 Alternative 2C	Build 2040 Alternative 3	Build 2040 Alternative 5
R2 3E-01 NI	63	62	64	63
R1 3E-02 NI	63	65	68	67
R1 3E-03 NI	62	65	67	66
R1 3E-04 NI	62	65	68	67
R1 3E-05 I	62	66	68	66
R1 3E-06 I	62	66	68	66
R1 3E-07 I	63	67	68	66
R2 3E-08 NI	60	62	65	62
R2 3E-09 NI	61	63	65	63
R1 3E-10 NI	62	65	68	65
R1 3E-11 NI	64	65	69	65
R1 3E-12 NI	64	63	68	63
R1 3E-13 NI	63	62	65	62
R1 3E-14 NI	62	61	67	64
R2 3E-15 NI	62	61	66	62
R1 3E-16 NI	--	64	66	63
R1 3E-17 NI	--	65	66	62
R1 3E-18 NI	--	65	66	61
R1 3E-19 I	--	66	--	60
R1 3E-20 I	--	66	--	60
R1 3E-21 NI	--	65	--	60
R1 3E-22 NI	--	65	--	65
R1 3E-23 I	--	--	--	66
R1 3E-24 I	--	--	--	66
R1 3E-25 NI	--	--	--	65
R1 3E-26 NI	--	--	--	65
R1 3E-27 NI	--	--	--	65
Note: Bolded values are equal to or greater than ADOT NAR noise impact threshold of 66 dBA --- Indicates receivers do not apply to this alternative.				

The modeled noise levels range from 60 to 64 dBA for the for the No-Build Condition. For Alternative 2C, the modeled noise levels range from 61 dBA to 67 dBA. For Alternative 3, the modeled noise levels range from 64 dBA to 69 dBA. For Alternative 5, the modeled noise levels range from 60 dBA to 67 dBA. **Appendix A** shows the locations of the modeled noise receivers from **Table 9**.

TAB 9

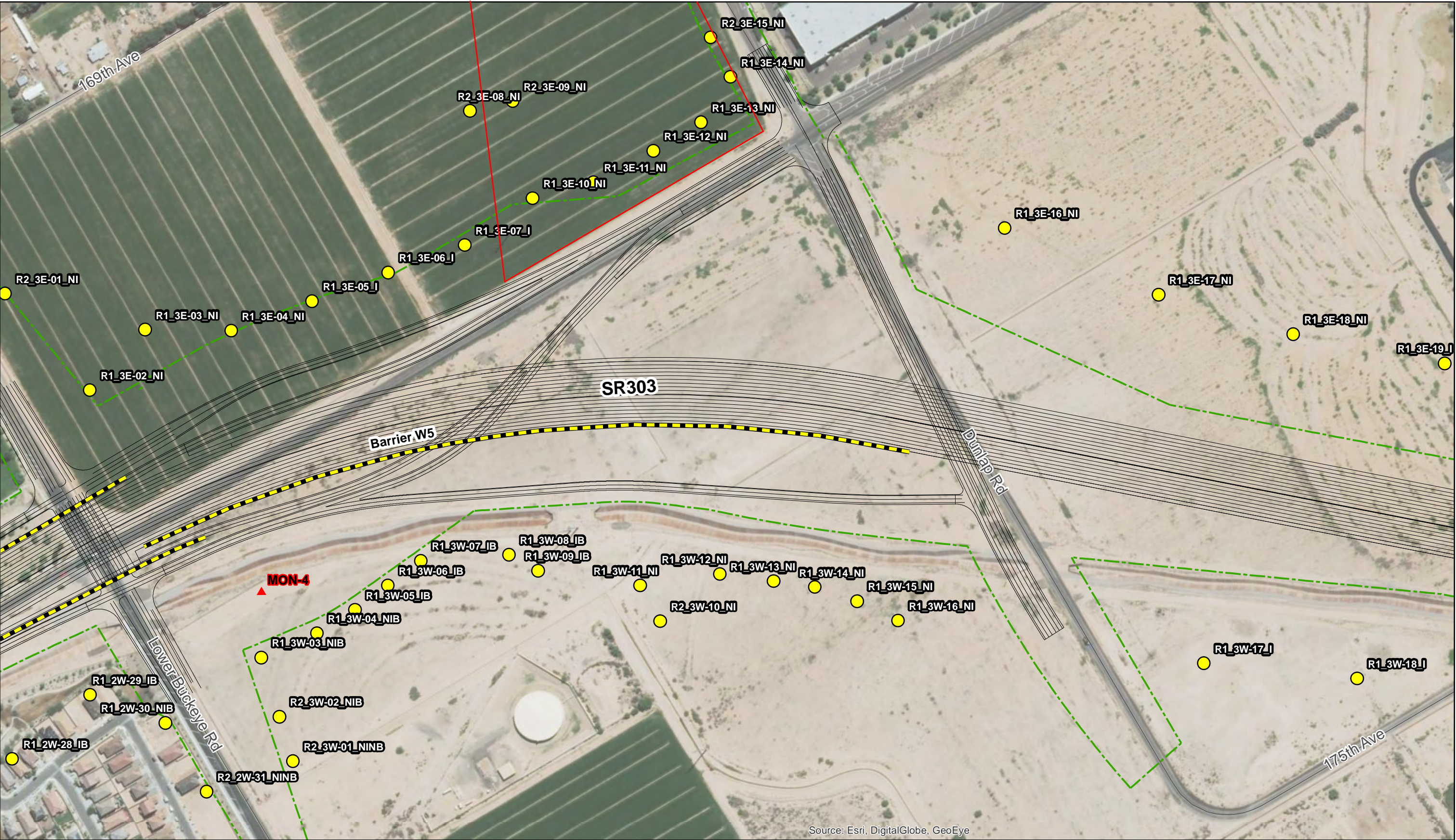
5.0 NOISE IMPACT CRITERIA

The ADOT NAR provides the guidelines used to assess the potential negative impacts from highway traffic noise levels and determines the need for noise abatement. The noise level impact methodology used for this analysis is based on the current ADOT NAR. The Federal Highway Administration (FHWA) has established Noise Abatement Criteria (NAC) and procedures to be used in the planning and design of highways. A summary of the NAC for various land uses is presented in **Table 2**.

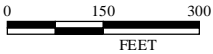
The ADOT NAR is based on the noise levels approaching the FHWA NAC. ADOT defines “approaching” as within 1 dBA of the FHWA NAC for Activity Categories A, B, C, D, and E. There are no noise impact thresholds for Activity Category F or G. The ADOT NAR determines highway traffic noise level impacts and considers mitigation for residential land uses when the predicted noise level is equal to or greater than the noise impact threshold of 66 dBA. ADOT also indicated that noise levels should be rounded to the nearest integer prior to impact determination and in project reports.

TABLE 2 FHWA NOISE ABATEMENT CRITERIA ^[1]		
Activity Category	dBA, L _{Aeq1h} ^[2]	Activity Description
A	57 (exterior)	Land on which serenity and quiet are of extraordinary significance and serve an important public need, and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose.
B	67 (exterior)	Residential.
C	67 (exterior)	Active sports areas, amphitheaters, auditoriums, campgrounds, cemeteries, day care centers, hospitals, libraries, medical facilities, parks, picnic areas, places of worship, playgrounds, public meeting rooms, public or nonprofit institutional structures, radio studios, recording studios, recreation areas, Section 4(f) sites, schools, television studios, trails, and trail crossings.
D	52 (interior)	Auditoriums, day care centers, hospitals, libraries, medical facilities, places of worship, public meeting rooms, public or nonprofit institutional structures, radio structures, recording studios, schools, and television studios.
E	72 (exterior)	Hotels, motels, offices, restaurants/bars, and other developed lands, properties or activities not included in categories A–D or F.
F	---	Agriculture, airports, bus yards, emergency services, industrial, logging, maintenance facilities, manufacturing, mining, rail yards, retail facilities, shipyards, utilities (water resources, water treatment, electrical), and warehousing.
G	---	Undeveloped lands that are not permitted.
<ol style="list-style-type: none"> 1. Sources: Federal Highway Administration (2011); 23 Code of Federal Regulations § 772. 2. The 1-hour equivalent loudness in A-weighted decibels, which is the logarithmic average of noise over a 1-hour period. 		

TAB 10

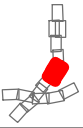


Source: Esri, DigitalGlobe, GeoEye



LEGEND

- Alt 2C Alignment
- Potentially Recommended Barriers
- New R/W
- Noise Receivers
- Monitoring Locations



Map Index

Revised: 2/26/2018
SOURCE: World Imagery; WSP (2018)