

RAINBOW VALLEY

GOODYEAR, AZ



**1ST AMENDED
PAD NARRATIVE**

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1.0 EXECUTIVE SUMMARY

This is the first amendment to the Planned Area Development (PAD) for Rainbow Valley (hereinafter referred to as “Project,” “Property,” or “Community”). This amendment incorporates 319.9 acres east of Rainbow Valley Road (“Project’s Eastside”) into the previous 999.3-acre development west of Rainbow Valley (“Project’s Westside”) owned by Rainbow Valley 2011, LLC (“Developer”); thus, increasing the overall area of the PAD to 1,319.2 acres and makes certain other modifications to the Rainbow Valley PAD Development Standards dated August 2018 adopted by ordinance 2018-1409. This amended PAD replaces the existing PAD and applies to the entire 1,319.2 acres. The Project is located within the City of Goodyear (the “City”) municipal boundaries, 12 miles south of Interstate-10 in southern Goodyear near the CantaMia at Estrella community. Primary access into the Community is from Rainbow Valley Road. Appropriate land uses, development patterns, recreation opportunities, educational resources, transportation systems, and essential services needed for the Project have been evaluated.

A broad range of lot sizes and housing types will be offered throughout the Community. Two parcels are set aside for anticipated commercial centers, selected for their access at two major traffic intersections; Willis Road and the future Arizona State Route 303 Loop freeway (“Loop 303”) and Rainbow Valley Road, a planned parkway, and the Loop 303. Once developed, the commercial sites will provide business and retail opportunities for Rainbow Valley and surrounding community. The land plan provides three higher density parcels as alternatives to conventional single family detached uses, such as attached townhomes and green-courts. These alternatives provide a transitional buffer from lower intensity residential to commercial uses while offering a wide array of housing choices to accommodate residents at all stages of life.

The Project is a dynamic, well-balanced community with a strong emphasis and integration of both active and passive recreational opportunities throughout, facilitated by a comprehensive open space plan inclusive of an integrated trail system, parks, and recreational amenities such as ball fields and multi-use turf areas. An elementary school site is centrally located on the Project’s Westside adjacent to a neighborhood park and connected to the trail network, providing alternative travel routes for students.

This proposed Planned Area Development (“PAD”) of 1,319 acres provides an opportunity to create a master planned community complementing the City’s current growth and development objectives. To achieve these objectives, the Project provides the following:

- The necessary commercial, retail, and business opportunities to create a well-balanced and self-sustaining community while generating additional tax revenues for the City.
- An extensive, integrated regional trail/pathway system provides pedestrian friendly access between neighborhoods, elementary school, commercial sites, and recreational areas.

- Thirteen strategically located neighborhood parks and a centrally located elementary school together with the extensive trail system provide the framework for social and recreational opportunities.
- The range of land uses will attract a diverse mix of residential buyers in various stages of life.
- Waterman Wash has become a major focal point of the Community by providing significant open space, view corridors, trailhead, and a trail system that links parks with neighborhoods, and completes a portion of the City's regional trail system, while preserving the jurisdictional portion of the wash, on what was once a significant site constraint.
- The Southwest Gas 30-foot easement has been widened to 45 feet to accommodate landscaping and path. This path directly links neighborhoods, three enhanced neighborhood parks, elementary school, larger community commercial site, and Waterman Wash. Additional open space adjacent to the easement has been provided at strategic locations to offer view corridors into various neighborhoods.
- The approximate 600-foot wide Waterman Wash corridor will safely convey water and ensure none of the homes will be impacted by offsite storm water flows. In addition, Waterman Wash will be a significant amenity to the Community, with regional multi-use paths provided on both sides of this open space corridor.
- Major improvements to the City infrastructure such as the construction of:
 - Transportation corridors; including Rainbow Valley Road, a planned parkway, Queen Creek Road, Germann Road, and Perryville Road.
 - Water system improvements as anticipated by the City's Integrated Water Master Plan.
- The Project will provide a source of revenue for the City in the form of impact, review, and development fees and a steady source of revenue in the form of property and sales tax over the anticipated 10 year development cycle and beyond.

With a special emphasis placed on all areas of design, from site planning to infrastructure, the Project is envisioned to be a diverse and sustainable community. Developer respectfully submits this revised Final PAD for development of the Project to the Planning & Zoning Commission and City Council for their review and consideration. Rainbow Valley 2011, LLC looks forward to fostering the continuing long-standing partnership with the City and existing and future residents of the community.

2.0 EXISTING CONDITIONS

2.1 Physical Site Location

The Project is located approximately 11 miles southwest of the City Center as identified in the Goodyear 2025 General Plan (“General Plan”) Land Use and Transportation Plan. Refer to **Figure 1, Regional Vicinity Map** for site location. The Property is relatively flat and has been graded for agricultural use. The existing physical conditions of properties surrounding the Project are as follows.

North: In general, the northern Property boundary for the Project is the existing Willis Road alignment. A small 40-acre parcel within the Project extends approximately 1,300 feet north of the Willis Road alignment. Offsite properties north of the Project are vacant and undeveloped. Arizona State Trust land is located north of the Project’s Eastside and north of Germann Road and currently remains in a natural desert condition. A parcel located northeast of the Project along Rainbow Valley Road is owned by the Maricopa County Landfill Department and used as an active transfer station. The proposed Terrasante master planned community is planned north of the Project’s Westside. The master planned active adult community of CantaMia at Estrella is located approximately one-quarter mile north of the Project. The General Plan designates the area north of the Project as Neighborhood.

East: The eastern Property boundary is Rainbow Valley Road (north of Germann Road) and the 175th Avenue alignment (south of Germann Road). The majority of the properties to the east are vacant and undeveloped. The majority of the property east of the Project is part of the Estrella Mountain Ranch PAD. The General Plan designates the area east of the Project as Neighborhood. One-quarter mile east of the Project, along the future Loop 303 freeway, the General Plan designates the area as Business and Commerce.

South: The southern Property boundary is Queen Creek Road. The properties directly adjacent to the Project are undeveloped and have been utilized for agricultural purposes. The property south of the Project and east of Rainbow Valley Road is part of the Estrella Mountain Ranch PAD. The Sonoran Desert National Monument, a wilderness area, is located six miles south of the Project. The General Plan designates the area south of the Project as Neighborhood except for that portion within Waterman Wash, which is designated as Open Space.

West: The western Property boundary is Perryville Road for one-third of the boundary. The properties to the west are in unincorporated Maricopa County. A majority of the properties are vacant, undeveloped, and have been used for agricultural purposes. The 1,300-acre master planned community of Estrella Highlands is proposed immediately to the west of the Project. A large dairy is located 1.5 miles to the west. The General Plan designates the area west of the Project as Neighborhood except for that portion within Waterman Wash, which is designated as Open Space.

2.2 Existing General Plan and Zoning

The Property is designated as Neighborhood and Open Space per the General Plan Land Use and Transportation Map. Refer to **Figure 2, General Plan Land Use Exhibit** for General Plan land uses.

The existing zoning on the Project's Westside is PAD and the Project's Eastside is AU (Agricultural/Urban), which is the area being added to the PAD. Refer to **Figure 3, Land Use / Zoning Comparison Exhibit** for a depiction of zoning districts on the Property and surrounding area.

2.3 Accessibility

Regional transportation to the Project is via Rainbow Valley Road. Rainbow Valley Road is identified as a Parkway (proposed 200-foot ROW) per the General Plan.

The proposed Loop 303 bisects the northern section of the Project. A 500-foot corridor is set aside for this major transportation corridor, inclusive of 300 feet of right-of-way and 150 feet of frontage road on both sides and a drainage channel along the northern edge of the frontage road. The proposed roadways and freeway corridor are outlined in greater detail in Section 3, Community Development in this narrative. These major transportation corridors will provide connectivity between the Project, adjacent properties, Interstate-10, and other City destinations.

2.4 Existing Topography and Drainage

The Property is utilized as agricultural land. Waterman Wash extends through the southern and central section of the Project running from southeast to northwest. The Property generally slopes toward Waterman Wash at an average grade of approximately four-tenths of one percent (0.4%). Under existing conditions, stormwater is conveyed through the wash; however, due to agricultural grading of the Property, the surrounding natural drainage patterns have been altered in favor of protecting crops. **Figure 4a, Existing Topography & Physical Features Map** depicts the topography, JD washes, approved CLOMR for Waterman Wash, and other physical features. **Figure 4b, Physical Features Map with Development Plan** adds the development plan for reference.

2.5 Southwest Gas Easement

Southwest Gas ("SW Gas") has a 30-foot easement that traverses the Property in a slightly diagonal orientation from north to south. The pipeline within the easement is a high pressure line that serves the greater southwest service area; including Goodyear, Buckeye, and Avondale. Applicant met with SW Gas to determine allowable uses. SW Gas generally prefers no uses within the easement such as parks and landscaping; however, low growth desert landscaping (shrubs but no trees) is permitted and roads and infrastructure can cross perpendicular to the easement. No additional buffers are required outside of the 30-foot easement.

2.6 Luke Air Force Base and Phoenix Goodyear Airport

The Project is over 15 miles south of Luke Air Force Base (“LAFB”), two miles west of the LAFB Runway 21 Departure Corridor, and 10 miles south of the Phoenix Goodyear Airport. The Project is not located within any Ldn noise contours or GDC zones and is not in the “Vicinity of a Military Airport”. It is possible flights from one or both airports will fly over the Property. The Project will follow guidelines, if deemed necessary by the City and/or LAFB, to notify potential residents of this concern. This may include sales office signage and statements in the Public Sales Report and the final plat to inform potential homebuyers.

3.0 COMMUNITY DEVELOPMENT

3.1 Conformance to Adopted Land Use Plan

The Project lies within the existing City of Goodyear planning area. All proposed land uses within the Project are in conformance with the General Plan. The majority of the Project's designated land use is Neighborhood, which allows for a wide range of densities, housing types, and commercial uses at appropriate locations. A commercial development is planned near Willis Road and Loop 303, a highly trafficked intersection. A second commercial development provides a buffer between the Rainbow Valley, a planned Parkway, and residential development. Waterman Wash will be designated as Open Space and will be utilized for a regional trail system and potential active and passive recreational uses and amenities. Refer to **Figure 2, General Plan Land Use Exhibit** for a depiction of existing land use designations.

The Project promotes the concepts of “complete neighborhoods,” as identified in the General Plan goals, by incorporating the following:

- Range of housing options;
- Option to safely walk or bike from neighborhoods to school, parks, and commercial centers within the Community, and to regional destinations along Waterman Wash outside of the Community;
- School accessible by the Community's internal trail system and the Waterman Wash regional trail for the Project's Eastside Community;
- Commercial centers appropriately located to meet the needs of nearby and Community residents; and
- A sense of place and Community pride.

3.2 Land Uses

The Project offers both residential and commercial uses. Residents will benefit from the variety of home types suitable for a diverse range of lifestyles, infrastructure efficiently utilized, close proximity to retail services, active and passive recreational uses. An active adult community may also be incorporated into the Project providing additional diversity. **Figure 5, Conceptual Site Plan**, is a concept of how the Project is planned and **Figure 6, PAD Development Plan** is the regulatory Plan. **Table 1, Land Use Table** lists land uses, underlying zoning districts, parcels, primary land uses, alternative land uses, areas, and maximum number of units.

Commercial parcel locations were selected to capitalize on major transportation corridors including Loop 303 and Willis Road intersections and Germann Road and Rainbow Valley Road intersections.

Open Space is an important component to the Project's sense of community. The Project provides residents with a variety of neighborhood and greenbelt parks and an integrated trail system. Two significant features, Waterman Wash and the SW Gas easement, provide additional opportunities for open spaces, trails, trailhead, and recreational amenities. Refer to **Figure 7a, Open Space & Trails Plan** for specific locations. The overall Project open space for all parcels, excluding commercial and public facility parcels, will be a minimum of 20%.

Table 1
Land Use Table

Land Use	Underlying Zoning District	Parcel	Primary Land Use	Alternate Land Use ⁽¹⁾	Area ⁽²⁾ (ac)	Maximum Units
LDR1	R1-7	12	Residential		57.5	
		14	Residential		41.1	
		21	Residential		46.3	
		22	Residential		29.3	
		29	Residential		22.7	
		30	Residential		33.0	
		31	Residential		24.6	
		37	Residential		30.4	
Subtotal				284.9		
LDR2	R1-6	3	Residential		76.7	
		7	Residential		69.8	
		9	School	Community Center/LDR2	14.0	
		13	Residential		56.5	
		15	Residential		23.1	
		17	Residential		28.3	
		25	Residential		29.1	
		32	Residential		18.4	
36	Residential		18.3			
Subtotal				334.2		
LDR3	R1-4	5	Residential		91.9	
		10	Residential		67.3	
		11	Residential		36.6	
		19	Residential		71.9	
		27	Residential		32.0	
		28	Residential		21.3	
		33	Residential		22.9	
		35	Residential		23.3	
Subtotal				367.1		
MDR	R-2	2	Residential		31.8	
	R1-A	4	Residential		12.4	
	R1-C	26	Residential		17.9	
	MF-12	Subtotal			62.2	
OS	N/A	8	Park		7.2	
		16	Park		11.1	
		20	Park		9.0	
		38	Park		5.8	
		23	Waterman Wash		31.7	
		24	Waterman Wash		54.4	
		34	OS		3.4	
Subtotal				122.6		
Residential Subtotal					1,171.0	4,121
CC	C-2	1a	Commercial		28.4	-
		1b	Commercial		0.9	
		6	Commercial		13.0	
		Subtotal			42.2	-
PFD	PFD	18	Water Campus ⁽⁴⁾	LDR2 Residential	6.0	-
		Subtotal			6.0	-
Other	N/A	-	Parkway/Arterial ⁽³⁾		56.3	-
		-	303 Freeway	LDR3, MDR, CC	43.7	-
		Subtotal			100.0	-
Grand Total					1,319.2	4,121

Footnotes:

⁽¹⁾ In the event the primary land use is not needed, the alternate land use will be applied.

⁽²⁾ All acreage is approximate. Subtotals and totals may not exactly add up due to rounding.

⁽³⁾ Areas include Rainbow Valley Road (100'/200'), Queen Creek Road (55'/110'), Perryville Road (55'), and Germann Road (110').

⁽⁴⁾ If high levels of TDS are discovered following development and testing of future well(s), the water campus footprint will be expanded into Parcel 17 to include TDS treatment equipment and drying beds. Water campus site will include odor easements, if determined to be necessary.

3.2.1 Residential

The Project incorporates a diversity of housing types enabling citizens from a wide range of economic levels and age groups to live within its boundaries. The Community not only provides the traditional single family home, but three higher density residential parcels, which could include any of the following attached or detached product types.

- Zero lot lines;
- Cluster/courtyard homes;
- Z-lots/2-paks;
- Town homes and patio homes;
- Green-courts and garden homes;
- Duplexes and triplexes; and
- Build-to-Rent.

All permitted uses, development standards, design guidelines, landscape standards, sign regulations, and lighting regulations shall be governed by the underlying zoning district, except as expressly modified by this PAD. Provisions not contemplated or expressly stated in the PAD shall meet the underlying zoning district requirements.

The residential land use districts are LDR1, LDR2, LDR3, and MDR and described as follows:

LDR1 is intended to provide residential lots, starting at 7,000 SF in area. Detached single family homes are anticipated for move-up homebuyers.

LDR2 is intended to provide residential lots, starting at 6,000 SF in area, for first time and move-up homebuyers. Detached single family homes are anticipated in this category.

LDR3 is intended to provide residential lots, starting at 4,500 SF in area, for first time homebuyers and empty nesters. Detached single family homes are anticipated in this category.

MDR is intended to provide attached and detached single family and attached and detached multifamily dwelling units to allow higher intensity residential type products such as zero lot line, cluster/courtyard homes, Z-lots/2-packs, town homes, patio homes, green courts, garden homes, duplexes, triplexes, and build-to-rent.

The permitted uses, regulations, and development standards for LDR1 shall comply with Single Family Detached (R1-7), LDR2 shall comply with Single Family Detached (R1-6), and LDR3 shall comply with Single Family Detached (R1-4) of the Zoning Ordinance of the City of Goodyear, Arizona ("Zoning Ordinance") Section 3-2, except as expressly modified by this PAD. A comparison of the PAD development standards are shown in **Table 2, LDR Development Standards Comparison**.

Table 2
LDR Development Standards Comparison

Districts	R1-7	LDR1	R1-6	LDR2	R1-4	LDR3
Underlying Zoning Districts*		R1-7		R1-6		R1-4
	City Standard	PAD Standard	City Standard	PAD Standard	City Standard	PAD Standard
Lot Standards						
Min. Lot Area (sq. ft.)	7,000	7,000	5,500	6,000	4,500	4,500
Minimum Lot Width (ft.)	70	65	55/50 ****	55	45	45
Minimum Lot Depth (ft.)	100	100	100	100	100	100
Building Form and Location						
Maximum Height (ft.)	30	30	30	30	30	30
Maximum Building Coverage	45%	N/A ⁽¹⁾	60%	N/A ⁽¹⁾	60%	N/A ⁽¹⁾
Minimum Setbacks (ft.)						
Front **	10	10	10	10	10	10
Front Facing Garage	20	20	20	18 ⁽²⁾	20	18 ⁽²⁾
Side	5	5	5	5	5	5
Total Both Sides	15	15	15/10 ****	10	15****	10
Street Side ***	15	15	10	10	10	10
Rear yard	25	20	20	20	20	15
Development Standards						
Open Space % (of net area)	12 *****	5 ⁽³⁾⁽⁴⁾	15 *****	5 ⁽³⁾⁽⁴⁾	15 *****	5 ⁽³⁾⁽⁴⁾

* The Development Standards in the Goodyear Zoning Ordinance applicable to the underlying zoning districts identified herein shall apply except as otherwise modified herein.

** Front setback shall be measured to patios, livable space, and side entry garages.

*** Where a minimum 10-foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.

**** Lesser Dimension per Section 3-2-3-D of the zoning ordinance.

***** Percent of net area.

⁽¹⁾ **Lot coverage is controlled by the required yard setbacks. Accessory buildings are regulated per Article 8-2 of the City's Zoning Ordinance.**

⁽²⁾ **20' minimum from face of garage to back of sidewalk.**

⁽³⁾ Net area excludes Loop 303, parkway, and arterial streets.

⁽⁴⁾ **Overall open space for all parcels, excluding commercial and public facility parcels, shall be a minimum of 20%.**

The permitted uses, regulations, and development standards for MDR shall comply with Two Family Residential (R2), Single Family Attached (R1-A), Court Home (R1-C), and Multi-Family

Residential-12 (MF-12), depending on the selected use, of the Zoning Ordinance Section 3-2, except as expressly modified by this PAD. The development standards are shown in **Table 3, MDR Development Standards**.

Table 3
MDR Development Standards Comparison

Districts	R2	MDR	R1-A	MDR	R1-C	MDR	MF-12	MDR
Underlying Zoning Districts*		R2		R1-A		R1-C		MF-12
	City Standard	PAD Standard	City Standard	PAD Standard	City Standard	PAD Standard	City Standard	PAD Standard
Lot Standards								
Minimum Lot Area (sq. ft.)	7,200	7,200	2,800	2,800	3,200	3,200	-	-
Minimum Lot Width (ft.)	72	72	35	35	40	40	200	200
Minimum Lot Depth (ft.)	100	100	80	80	80	80	N/A	N/A
Maximum Density (du/ac)	-	-	-	-	-	-	12	12
Building Form and Location								
Maximum Height (ft.)	30	30	30	30	30	30	25	25
Maximum Accessory Height (ft.) ⁽⁷⁾	-	-	-	-	-	-	12	12
Maximum Building Coverage	40%	40%	75%	75%	60%	60%	50%	50%
Minimum Setbacks (ft.)								
Front	20 ⁽¹⁾	20 ⁽¹⁾	10 ⁽¹⁾	10 ⁽¹⁾	5 ^{(1) (2)}	5 ^{(1) (2)}	30	30
Front Facing Garage	20	20	20	20	20	20	-	-
Side	5	5	0 ⁽³⁾	0 ⁽³⁾	0	0	20	20
Total Both Sides	15	15	0 ⁽³⁾	0 ⁽³⁾	10	10	40	40
Street Side ⁽⁴⁾	20	20	10	10	10	10	20	20
Rear	20	20	15	15	15	15	30	30
Minimum Setback from single-family residential zoning (ft.)								
Building Height 20' or less	-	-	-	-	-	-	30	30
Building Height between 20' & 30'	-	-	-	-	-	-	50	50
Development Standards								
Open Space (% of net area) ^{(5) (6)}	12	12	15	15	15	15	-	-
Recreational Open Space (sq ft/du)	-	-	-	-	-	-	400	400
Private Outdoor Open Space (sq ft/du)	-	-	-	-	-	-	200	200

* The Development Standards in the Goodyear Zoning Ordinance applicable to the underlying zoning districts identified herein shall apply except as otherwise modified herein.

⁽¹⁾ Front setback shall be measured to patios, livable space, and side entry garages.

⁽²⁾ Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet.

⁽³⁾ Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet.

⁽⁴⁾ Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies.

⁽⁵⁾ Net area excludes Loop 303, parkway, and arterial streets.

⁽⁶⁾ **Overall open space for all parcels, excluding commercial and public facility parcels, shall exceed 20%.**

⁽⁷⁾ No building, which is accessory to any residential building, shall be erected to a height greater than twelve (12) feet unless it is within the same setback requirements as the main building, but may not exceed the height of the main building.

The LDR and MDR development standards generally conform to the City's development standards. Deviations to the City's standards and justifications for the deviations are listed below

LDR

- LDR1 (R1-7) minimum lot width has been modified from 70' to 65' and minimum rear yard has been modified from 25' to 20'. The moderate reduction in lot width allows for more efficient use of infrastructure and the reduction of the rear yard allows for a larger home and a small reduction of the outdoor private space for residents. This type of housing product allows for less maintenance of outdoor space as is desired by many of today's homebuyer. This is also justified by the inclusion of several outdoor public gathering areas and parks with enhanced amenities, which provide additional recreational amenities for the overall residents.
- LDR2 (R1-6) minimum lot area has been modified from 5,500 sq. ft. to 6,000 sq. ft. and minimum front facing garage depth has been modified from 20' to 18' while restricting the driveway length to 20' from back of sidewalk to face of garage. The increase in minimum lot area over the City's minimum per the R1-6 zoning district provides a better balance in lot sizes as desired by homebuilders and by the City's General Plan for increasing housing type varieties. The minor reduction in front facing garage depth allows the opportunity for larger homes and less yard maintenance, while meeting the intent of providing adequate driveway length to accommodate larger vehicles without encroaching into the sidewalk and restricting pedestrian movement.
- LDR3 (R1-4) minimum front facing garage depth has been modified from 20' to 18' while restricting the driveway length to 20' from back of sidewalk to face of garage and minimum rear yard has been modified from 20' to 15'. The minor reduction in front facing garage depth allows the opportunity for larger homes and less yard maintenance, while meeting the intent of providing adequate driveway length to accommodate larger vehicles without encroaching into the sidewalk and restricting pedestrian movement. The reduction of the rear yard allows for a larger home and less maintenance of outdoor space as desired by many of today's homebuyer. This is also justified by the inclusion of several outdoor public gathering areas and parks with enhanced amenities, which provide additional recreational amenities for the overall residents.
- LDR maximum building coverage has been modified from a percentage to the lot coverage being controlled by the required yard setbacks. The deviation removes the need for cumbersome computation based on the home footprint and associated appurtenances, which provides ease of use for homebuilders and increased their ability to uniformly and better market the project. This deviation also allows the technical reviewers to more easily apply these standards across the project and removes the potential for incorrect application and calculation of percentage lot

areas; thereby, increasing the efficiency of reviews. Accessory buildings will be regulated separately by Article 8-2 of the City's zoning ordinance.

- LDR open space has been modified from requiring the amount of open space per the individual zoning district and instead considers the Project as a whole. Even though it appears to be a reduction, the modification still requires a minimum percentage of open space for each individual parcel or preliminary plat, while also requiring 20% open space for the entire project. This produces an overall open space increase from 12% or 15%, depending on its zoning district.

MDR

- MDR open space, except for MF-12, has been modified from requiring the amount of open space per the individual zoning district and instead considers the Project as a whole. Even though it appears to be a reduction, the modification still requires a minimum percentage of open space for each individual parcel or preliminary plat, while also requiring 20% open space for the entire project. This produces an overall open space increase from 12% or 15%, depending on its zoning district.

In addition to **Table 2, LDR Development Standards Comparison** and **Table 3, MDR Development Standards** the following residential development standards shall apply.

- Minimum required open space for each parcel shall be provided as shown in Table 2, LDR Development Standards Comparison and Table 3, MDR Development Standards. The Overall open space for all parcels, excluding commercial and public facility parcels, shall be a minimum of 20%.
- All residences shall be located within a one-quarter mile radius of a neighborhood park and interconnected by a network of trails and sidewalks as shown on **Figure 7a, Open Space & Trails Plan**. Thirteen strategically located neighborhood parks and a 12-acre (net) elementary school provide the framework for social and recreational opportunities.
- Parks shall generally conform to those shown with this PAD unless otherwise approved by the Development Services Director or designee. Refer to **Figure 7a, Open Space & Trails Plan**, **Figure 7b, Conceptual Enhanced Neighborhood Park #1**, **Figure 7c, Conceptual Enhanced Neighborhood Park #2**, **Figure 7d, Conceptual Enhanced Neighborhood Park #3**, **Figure 7e, Conceptual Enhanced Neighborhood Park #4**, **Figure 7f, Conceptual Neighborhood Park 2**, **Figure 7g, Conceptual Neighborhood 1 & Greenbelt Park** for details.
- Entry features shall generally conform to the primary and secondary entrance sign monuments and park focal point monument concepts and locations provided with this PAD unless approved by the Development Services Director or designee. Refer

to **Figure 10, Entry Monument Map** and **Figure 11, Conceptual Hardscape Details** for details.

- Walls shall generally conform to the wall and fence concepts provided with this PAD unless otherwise approved by the Development Services Director or designee. Refer to **Figure 11, Conceptual Hardscape Details** for details. The private patio walls and fences within a MDR MF-18 parcel may differ from the building design; thus, creating varying character and visual interest.
- The Project shall provide the following elements:
 - i. Amenity Elements
 - a. Waterman Wash, the centerpiece of the Community, will provide significant open spaces, trails, and recreational amenities inclusive of neighborhood parks, greenbelts, and a T2 trailhead near Rainbow Valley Road. Developer will provide a 75-foot buffer on the north and south sides of the wash which will include a portion of the City's planned multi-use trail system.
 - b. A north/south trail will be established along the entire length of the gas line easement to provide direct pedestrian access to the commercial parcels, neighborhood parks, school, open spaces, and residential neighborhoods.
 - ii. Connectivity Elements
 - a. Walkable and bikeable access will be provided to the school, commercial parcels, and neighborhood parks via a substantial network of interconnected trails, sidewalks, and bike lanes.
 - b. The internal trail and bicycle network will connect to the City's planned multi-use trails along the north and south sides of Waterman Wash; thereby, integrating the overall parks, trails, and open spaces within the Project.
 - iii. Streetscape Elements (For any LDR subdivision that includes lots with widths less than 55-feet, two of the following streetscape elements shall be provided).
 - a. Clustered Driveways. Driveways may be clustered (but need not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways.
 - b. Paving Material. Decorative surfaces (i.e. pavers or aggregate, salt finish, stamped, textured, or patterned concrete) are utilized for all horizontal paved surfaces between the house and sidewalk.

- c. Detached Sidewalk. A detached sidewalk will be utilized with a planter strip that is a minimum of 5.5 feet wide. Planter strips shall be planted, irrigated, and maintained with live plant material. CC&Rs, applicable to the Property, shall require that the HOA formed for the Property maintain the landscaping within the landscape planting strip.
 - d. Alley loaded units.
 - e. Alternative streetscape elements, similar in scope and impact as the items listed above as determined and approved by the Development Services Director or designee.
- iv. Streetscape Elements (For any MDR subdivision that develops under R1-A and R1-C district, one of the following streetscape elements shall be provided).
 - a. Paving Material. Decorative surfaces (i.e. pavers or aggregate, salt finish, stamped, textured, or patterned concrete) are utilized for all horizontal paved surfaces between the house and sidewalk.
 - b. Detached Sidewalk. A detached sidewalk will be utilized with a planter strip that is a minimum of 5.5 feet wide. Planter strips shall be planted, irrigated, and maintained with live plant material. CC&Rs, applicable to the Property, shall require that the HOA formed for the Property maintain the landscaping within the landscape planting strip.
 - c. Additional streetscape elements, similar in scope and impact as the items listed above as determined by the Development Services Director or designee.
- Residential development within 500-feet of the proposed Loop 303 Freeway corridor shall comply with the City of Goodyear Zoning Ordinance Article 9-1 (Freeway Development Overlay District), except as modified below:
 - a. Homes within LDR parcels shall be setback a minimum distance of 80 feet from the Loop 303 freeway right-of-way. This area will include a minimum 35-foot landscape tract and may include local streets as depicted on **Figure 13c, Street Cross Sections**.
 - b. The landscape tract shall be planted with trees a minimum of 24 inch box in size spaced 15-feet on center along the entire length of the buffer. Trees may be clustered and/or spaced to maximize survivability.

ACTIVE ADULT COMMUNITY

A portion of the Project may develop as an active adult community. The location of the active adult community has not been determined. Active adult communities are defined as those whose full time residents (with some allowed exceptions) are over a certain age threshold, consistent with state and federal fair housing laws. Age related restrictions for active adult communities will be governed by the Project's CC&Rs, and not by the City.

The following alternative land uses and development standards are allowed for any portion of the Project developed as an active adult community:

- 1) The Elementary school site as shown on **Figure 5, Conceptual Site Plan** and **Figure 6, PAD Development Plan**, if deemed no longer necessary to serve the student population of the Project, may be replaced with residential uses, community centers, recreation centers, parks, and/or other forms of open space. Golf courses and/or golf clubhouses are not permitted uses within active adult communities unless the City Council, in its sole discretion, approves a rezoning application to amend the PAD to allow such uses. Development of a school site as residential shall not increase the overall maximum number of allowable residential units as shown in **Table 1, Land Use Table**.

Except as provided herein, Parcel 9 (the Elementary School Site) shall be reserved for the development of an elementary school unless written confirmation from the school district is provided stating a school site is not needed anywhere within the Project. If Owner would like to develop Parcel 9 (the Elementary School Site), it may be developed under the land uses set forth in the Land Use Table 1 for Parcel 9 (LDR2/Community Center) provided Owner has identified an alternative 14-acre school site within the Project and has entered into an agreement with the school district providing for the conveyance of the alternative school site to the school district.

- 2) Proposed parks within active adult communities may be programmed with amenities that better fit the active adult lifestyle. Alternative uses such as residential, community centers, recreation centers and golf are allowed in lieu of neighborhood parks. Community and/or recreation centers will count toward meeting the open space requirement. A maximum of 50% of a golf course may count towards the open space/park requirement within the active adult community in which it serves.
- 3) Active adult communities may be separated from the surrounding communities by a solid wall or view fencing and partial view fencing along significant open space corridors with the only penetrations being gated vehicular or non-vehicular access points into the Community. The Waterman Wash, regional multi-use paths, and regional trails shall not be blocked or gated from use by the general public.

3.2.2 Commercial

With the high growth and future influx of residents to the area, the demand for commercial and retail facilities will increase. To meet the growing demand, the land plan for the Project incorporates approximately 42 acres of commercial. A 29-acre parcel is located near a proposed Loop 303 interchange at Willis Road, a planned major arterial roadway. A 13-acre parcel is located along Rainbow Valley Road, a planned parkway, and Germann Road, a planned arterial street. These vehicular transportation corridors have the potential to generate high traffic volumes, which in turn supports regional commercial and retail land uses. These uses will serve not

only the Community and the nearby market area, but will also respond to the regional retail potential affiliated with a larger market area.

The uses, regulations, and development standards for commercial uses shall comply with Section 3-3-3, General Commercial (C-2) of the Zoning Ordinance, except as modified by this PAD. The City of Goodyear Design Guidelines Manual shall be followed for all commercial developments.

The development standards are provided in **Table 4, Commercial Development Standards**. The development standards have not been modified from the Zoning Ordinance; thus, no comparison is provided herein.

Table 4
Commercial Development Standards

Districts	CC
Underlying Zoning District*	C-2
Minimum Net Site Area	10,000
Minimum Lot Width	150'
Maximum Height	56' ⁽²⁾
Maximum Building Coverage	50%
Minimum Setbacks	
Front	10'
Side	N/A ⁽¹⁾
Rear	N/A ⁽¹⁾
Street Side	10'

* The Development Standards in the Goodyear Zoning Ordinance applicable to the underlying zoning districts identified herein shall apply except as otherwise modified herein.

⁽¹⁾ Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Subsection B.6 of the Goodyear Zoning Ordinance.

⁽²⁾ Buildings with heights in excess of 30' shall provide 1 foot of additional setback for each foot of building height over 30'.

3.2.3 School

The Land Use Plan for the Project has set aside one elementary school site, with a minimum area of 12 net-acres, adjacent to a 7-acre neighborhood park. A High School is not anticipated for the Project.

Applicant met with the superintendent and building development officials from Liberty Elementary School District to discuss the school location. Applicant is working with the officials from Liberty Elementary School District and Buckeye Union High School District on a donation agreement which will be finalized prior to the PAD approval of the Project.

3.2.4 Recreation and Open Space

The Project open space and recreation areas are an integral part of the Community. Waterman Wash and the SW Gas easement provide significant opportunities to incorporate recreation, open spaces, and overall pedestrian connectivity. Ample parks, trails, and open spaces are incorporated throughout the Project. Where appropriate and feasible, open spaces will be visible from local and collector roadways. View fencing will be utilized to create view corridors into community open spaces. The overall open space for all parcels, excluding commercial and public facility parcels, shall be a minimum of 20%, or 234.2 acres.

The land use for Waterman Wash and the four Enhanced Neighborhood Parks is open space. The development standards are provided in **Table 5, Open Space Development Standards**. The development standards are established with this PAD; thus, no comparison is provided herein,

Table 5
Open Space Development Standards

Standards	OS
Minimum Net Site Area	None
Minimum Lot Width	None
Maximum Height	40'
Maximum Building Coverage	None
Minimum Setbacks	
Front	None
Side	None
Rear	None
Street Side	None

School:

Location of the elementary school is depicted on **Figure 5, Conceptual Site Plan**. The school is located in the Project's Westside at the intersection of two collector streets, along the SW Gas corridor and adjacent neighborhood park. The location provides an opportunity for multiple modes of transportation. If necessary, the location of the school can be modified by approval of the Development Services Director or designee.

The site for the elementary school shall be reserved unless written confirmation from the school district is provided stating the site is no longer needed. If not developed as a school site, the site shall be developed under the LDR2 land use district.

PARKS:

Neighborhood parks are easily accessible by a major street, bicycle lane, or comprehensive, internal trail system. Parks of varying sizes and amenities are situated throughout the Community as described below and further described in **Figure 7b, Conceptual Enhanced Neighborhood Park #1**, **Figure 7c, Conceptual Enhanced Neighborhood Park #2**, **Figure 7d, Conceptual Neighborhood Park #3**, **Figure 7e, Conceptual Enhanced Neighborhood Park #4**, **Figure 7f, Conceptual Neighborhood Park 2** and **Figure 7g, Conceptual Neighborhood Park 1 & Greenbelt Park**.

Four of the thirteen neighborhood parks are adjacent to Waterman Wash creating contiguous, larger open spaces. One of the four enhanced neighborhood parks is located adjacent to the elementary school parcel, creating opportunities for shared use of facilities. Three parks, elementary school, and Waterman Wash are linked by a continuous path adjacent to an existing natural gas easement.

Figure 7a, Open Space and Trails Plan, provides the conceptual park and trail siting concept. The following regulations shall apply:

1. A rezoning will be required if Parcel 8, Parcel 16, Parcel 20, or Parcel 38 are not provided as park sites. Alternative park site locations will need to be identified.
2. One five-acre neighborhood park shall be provided within a ¼ mile walking distance of all residential areas. As an alternative to a five-acre park, the following shall be permitted.
 - a. The seven smaller parks "Neighborhood Park 1", as identified on **Figure 7a, Open Space and Trails Plan**, may count towards the required park sites.
 - b. The two larger parks "Neighborhood Park 2", as identified on **Figure 7a, Open Space and Trails Plan**, may count towards the required park sites. If split into smaller park sites, the developer must demonstrate the following:
 - i. The smaller park site is needed due to site constraints.
 - ii. The smaller parks result in better access for residents.
 - iii. The smaller parks result in additional park acreage.
 - iv. The smaller parks result in additional amenities being provided.

- c. Park sites shall be located to maximize walkability to the park.
 - d. Park sites shall be the focal point of neighborhoods.
3. Neighborhood Park 1 and Neighborhood Park 2 shall include the following minimum amenities and design considerations:
 - a. A portion of neighborhood parks may be used for retention.
 - b. Parking shall be provided onsite or on-street adjacent to the park.
 - c. Homes may back up to no more than 50% of the perimeter of the park. It is strongly encouraged that parks are designed so homes face the park and that no houses back up to the park.
 - d. One tot lot with a shade canopy shall be provided.
 - e. Facilities for active recreation shall be provided such as multi-use diamonds, rectangular fields, or sport courts. The park site shall be designed in a manner to accommodate these fields.
 - f. Shaded seating areas, such as ramadas, shall be provided.
 - g. Shaded walking paths connecting the park to sidewalk shall be provided.
 - h. Amenities provided for parks within age-restricted communities may be adjusted with approval of the Development Services Director or designee.
 4. The Enhanced Neighborhood Parks shall include the minimum amenities and design considerations for Neighborhood Park 1 and Neighborhood Park 2, and, in addition, shall include:
 - a. Restrooms and
 - b. Fields, such as those depicted in the conceptual park layout as shown on **Figure 7b, Conceptual Enhanced Neighborhood Park #1, Figure 7c Conceptual Enhanced Neighborhood Park #2, Figure 7d, Conceptual Enhanced Neighborhood Park #3, and Figure.7e, Conceptual Enhanced Neighborhood Park #4.**
 5. The first or second Enhanced Neighborhood Park constructed within the Project's Westside shall include at least one of the following enhanced amenities.
 - a. Community center;
 - b. Aquatic center;
 - c. Splash pad complex; or
 - d. Other amenity of similar scale.

If the first or second Enhanced Neighborhood Park constructed within the Project's Westside that includes one of the foregoing amenities is located within an age-restricted or gated community or is not accessible to all homeowners on the Project's Westside, the third remaining Enhanced Neighborhood Park that is to be constructed shall include at least one of the foregoing amenities and such

park shall be accessible to all residents within the Project's Westside that are not located within an age-restricted or gated community.

The Enhanced Neighborhood Park constructed within the Project's Eastside shall include at least one of the following enhanced amenities:

- a. Community center;
- b. Aquatic center;
- c. Splash pad complex; or
- d. Other amenity of similar scale.

The Enhanced Neighborhood Park constructed within the Project's Eastside shall be accessible to all residents within the Project's Eastside.

TRAILS:

Trails are strategically situated throughout the Community. **Figure 7a, Open Space & Trails Plan** depicts an integrated trail system of varying widths along Waterman Wash, streets, portions of the Southwest Gas easement, and internal open spaces; thus, creating a pedestrian friendly community and providing continuous connectivity between the residential and non-residential areas. The trail system connects parks, elementary school, commercial centers, and Waterman Wash. An approximate 3-acre Level 2 Trailhead (T2) trailhead with 6-30 standard parking spaces, benches, drinking water, restroom, lighting, shade structure, picnic ramada, bike racks, and signs per the City of Goodyear Parks, Recreation, Trails and Open Space Master Plan, will be located along the north side of Waterman Wash near Rainbow Valley Parkway.

Three main trail types, sidewalks, and bike lanes provide internal and citywide connectivity. Project Paths link the Community neighborhoods, parks, schools commercial parcels, and Waterman Wash. Regional Multi-Use Paths, within a 75-foot buffer, will be constructed with the Project to complete a segment of the City's regional trail system along the north and south sides of Waterman Wash. The buffer may also include:

- Open space;
- Parks; and
- Streets, so long as the 34- to 36-foot minimum pathway easement is maintained.

A Regional Trail will be constructed with the Project to complete a segment of the City's regional trail system from Waterman Wash south to the Project boundary. Shaded refuge, benches, and landscape buffers will be purposefully situated along the various trails to provide comfort and interest for users of the trails. **Figure 7a, Open Space & Trails Plan** depicts the location of these trails. **Figure 8a, Trail Cross Sections** depicts the cross section of the three main trail types. **Figure 8b, Conceptual Pedestrian Trail Along Gas Easement** incorporates trail and open space concepts along the SW Gas easement.

WATERMAN WASH:

Waterman Wash traverses the Project. Historically, this wash has flooded the area during heavy storms. A CLOMR was approved in July 2016 to remove portions of the Property from the floodway/floodplain, as shown in **Figure 4a, Existing Topography & Physical Features Map** and **Figure 4b, Physical Features Map with Development Plan**.

The Jurisdictional limits (the “JD”) of Waterman Wash, unless otherwise determined by the U.S. Army Corp of Engineers not to be jurisdictional, will remain in its current natural condition, except at roadway and utility crossings,. If jurisdictional, all other improvements and approved Community amenities will occur outside of the jurisdictional limits. An engineered channel is planned to be constructed to intercept flows outside of the JD portion of Waterman Wash. The area within Waterman Wash and outside of the JD and channel will be revegetated with native plants. Over time, it is anticipated the lines between developed and natural will blur and will have a more natural appearance. Waterman Wash will be the centerpiece of the Community and will provide significant open spaces, trails, and recreational amenities that integrate into the overall parks, trails, and open spaces. A cross section of Waterman Wash is depicted on **Figure 8c, Waterman Wash Cross Section**.

SOUTHWEST GAS EASEMENT:

The 30-foot SW Gas easement traverses the Project and provides a significant opportunity for non-vehicular access to the overall Project. Additional area is added to the easement to incorporate a Project Path that directly links three of the Enhanced Neighborhood Parks, Waterman Wash, elementary school, larger community commercial site, and additional trails and paths. Improvements are limited to low growth desert landscaping and roadway and infrastructure crossings perpendicular to the easement. Cross sections of the trail within SW Gas easement are depicted in **Figure 8b, Conceptual Pedestrian Trail Along Gas Easement**

LANDSCAPING:

In addition to the plants listed in the Zoning Ordinance, **Figure 9, Plant Palette** provides a list of additional plants proposed for the Project. In the event the list provided in this section is in conflict with the City ordinance, the ordinance will prevail. The Project utilizes plants on the Arizona Department of Water Resources Low Water Plant List in all right-of-way areas and parks. Revegetation of Waterman Wash will be of native vegetation, where appropriate.

Landscaping will be provided in accordance with the design standards per Article 5-1, Landscaping Standards of the Zoning Ordinance. Trees and shrubs within residential development parcels may be enhanced per Section 5.3.6 of this document.

PUBLIC FACILITIES:

The water campus is designed to meet a public need for the surrounding community. In the event the City does not want the water campus at this location, the parcel may develop per the LDR2 development standards without requiring a PAD Amendment.

The development standards are provided in **Table 6, Public Facilities Development Standards**. The development standards have not been modified from the Zoning Ordinance; thus, no comparison is provided herein.

Table 6
Public Facilities Development Standards

Standards	PFD
Minimum Net Site Area	None
Minimum Lot Width	None
Maximum Height ⁽¹⁾	40'
Maximum Building Coverage	None
Minimum Setbacks	
Front	None
Side	None
Rear	None
Street Side	None

⁽¹⁾ Non-commercial and non-business wireless communications equipment shall be considered a permitted accessory use if it is located on the same property as a single structure and all antennae and towers are no greater than 35' measured from grade, or as approved by Development Services Director or designee.

3.3 Community Character

Land use placement, streetscape, theming, open spaces, amenities, and various design elements are incorporated into the Project to create a distinctive character. The following elements are utilized to establish Project character.

- Transition of land uses from less intensive to more intensive uses in a logical and complementary manner, placing higher intensity uses to serve as a buffer between traditional single-family housing, commercial uses, and freeway.
- Encourage pedestrian and non-motorized vehicular use and integration of a thoughtfully planned trail system.
- Integrate Waterman Wash and the SW Gas easement to create a centerpiece and focal point of the Community.
- Thoughtfully situated school site that is central to the Community, adjacent to an enhanced neighborhood park, and accessible by multiple modes of transportation.

- Well thought out location, variety, and design concepts of open space and park amenities.
- Create a unique sense of place with Community signage and entry monumentation through implementation of design concepts, colors, materials, and strategic locations.
- Thoughtful use of decorative perimeter theme walls, view fences, and landscaping to maximize exposure of open space and park areas to create an integrated streetscape throughout the Community.

Application of these design elements will create the character and a quality community for residents to enjoy.

3.3.1 Entry Monuments and Theme Walls

Theme walls and entry monumentation create the initial impression and identity of the Community. They are the first elements viewed by guests and residents. The intent of the conceptual wall and entry monuments depicted herein are to illustrate a potential architectural style, theme, and quality. The actual color, material selection, and details will be defined following selection of a specific architectural style by the homebuilder. This allows the homebuilder the necessary flexibility to choose a palette consistent with the Project's architectural theme; thus, creating unity and implementing Community identity.

ENTRY MONUMENTS

Enhanced landscaping, colorful plants, and monumentation provide visual impact at primary entrances. The color and material palette features colors and textures complementary to the desert. As mentioned above, final selection of color, materials, and decorative features will be refined and/or expanded upon; however, the entry monument concepts represent the Project's assurance to quality. The images also generate a basis for the final color and material selection meeting or exceeding the level illustrated. Design and installation of signs will generally conform to the appropriate City requirements. Refer to **Figure 11, Conceptual Hardscape Details** for specific details.

A Primary Entry Monument will be placed at the major entry points into the Community from Rainbow Valley Road. Secondary Entry Monuments will be placed at secondary entry points into the Community from Germann Road, Perryville Road, and Queen Creek Road. Tertiary Entry Monuments (not shown, but of similar theme and quality) will be placed at entrances into individual parcels. Monument locations are shown on **Figure 10, Entry Monument Map**. Enhanced paving and plantings will be included with Primary and Secondary Entry Monuments.

THEME WALLS

Theme walls are placed in locations where they will be seen from arterial or collector streets. In combination with decorative landscaping, the enhanced wall details promote a sense of arrival into the Community. View fencing shall be provided in areas where lots back or side onto open spaces; thus, increasing the visual enjoyment of the open spaces and providing increased security. All fencing surrounding individual residential lots shall comply with City pool fence dimension requirements.

Figure 11, Conceptual Hardscape Details depicts decorative elements of the theme walls.

3.4 Development Phasing

The Project will be developed in phases. The phasing shown on **Figure 12, Phasing Plan** and **Table 7, Phasing** is a potential phasing sequence. The ultimate phasing will be approved outside of the PAD process.

Ultimately, roads within the Project will be developed to their full right-of-way width and be the responsibility of the Developer. Roadways along the perimeter will be developed as approved by the Development Agreement for Rainbow Valley, as amended. Loop 303 will be developed by others.

Table 7
Phasing

Phase	Parcel	Zoning District	Land Use	Area ⁽¹⁾ (ac)	Maximum Units
1	5c&d	LDR3	Residential	36.8	
	6	CC	Commercial	13.0	
	7	LDR2	Residential	69.8	
	8	OS	Park	7.2	
	9	LDR2	School	14.0	
	11	LDR3	Residential	36.6	
	12a	LDR1	Residential	30.4	
	18	PFD	Water Campus ⁽²⁾	6.0	
Subtotal				213.7	
2	3	LDR2	Residential	76.7	
	5a&b	LDR3	Residential	55.1	
	10	LDR3	Residential	67.3	
	Subtotal				199.1
3	12b	LDR1	Residential	27.1	
	13	LDR2	Residential	56.5	
	14	LDR1	Residential	41.1	
	15	LDR2	Residential	23.1	
	16	OS	Park	11.1	
	Subtotal				158.9
4	25	LDR2	Residential	29.1	
	27	LDR3	Residential	32.0	
	28	LDR3	Residential	21.3	
	29	LDR1	Residential	22.7	
	Subtotal				105.1
5	34	OS	OS	3.4	
	35	LDR3	Residential	23.3	
	36	LDR2	Residential	18.3	
	37	LDR1	Residential	30.4	
	38	OS	Park	5.8	
	Subtotal				81.2
6	30	LDR1	Residential	33.0	
	31	LDR1	Residential	24.6	
	32	LDR2	Residential	18.4	
	33	LDR3	Residential	22.9	
	Subtotal				98.9
7	1a	CC	Commercial	28.4	
	1b	CC	Commercial	0.9	
	2	MDR	Residential	31.8	
	4	MDR	Residential	12.4	
	26	MDR	Residential	17.9	
	Subtotal				91.4
8	17	LDR2	Residential	28.3	
	19	LDR3	Residential	71.9	
	20	OS	Park	9.0	
	21	LDR1	Residential	46.3	
	22	LDR2	Residential	29.3	
	Subtotal				184.8
Other	23	OS	Waterman Wash	31.7	
	24	OS	Waterman Wash	54.4	
	-	-	Parkway/Arterial ⁽³⁾	56.3	
	-	-	303 Freeway	43.7	
	Subtotal				186.1
Grand Total				1,319.2	4,121

Footnotes:

⁽¹⁾ All acreage is approximate. Subtotals and totals may not exactly add up due to rounding.

⁽²⁾ In the event the City of Goodyear Infrastructure Water Master Plan does not locate the regional water campus at this location, the parcel may develop per the LDR2 development standards without requiring a PAD Amendment.

⁽³⁾ Areas include Rainbow Valley Road (100'), Queen Creek Road (55'), Perryville Road (55'), and German Road (110').

4.0 INFRASTRUCTURE

4.1 Circulation

Circulation within the Project has been a key component to the development of the land plan, providing both safe and aesthetically pleasing traffic corridors through the Community while addressing the challenges presented by Waterman Wash and the proposed Loop 303 alignment. Refer to **Figure 13a, Circulation Plan** for freeway, parkway, arterial, and collector roadway alignments. Germann Road is planned as the only corridor within the Community to cross Waterman Wash. The Waterman Wash crossing along Germann Road shall comply with the minimum City of Goodyear Engineering standard requirements for roadway design as stated in Table 3.3-1 of the Engineering Design Standards and Policies Manual. A traffic interchange is not planned at the intersection of Loop 303 and Rainbow Valley Road. Secondary access to the Project is specified in the Project's development agreement.

Design standards and vehicular circulation for each roadway classification are based on City details and standards, Chapter 15 of the Subdivision Regulations, Article 15-4 and/or the American Association of State Highway and Transportation Officials (AASHTO) for roadway construction. Roadway classifications are per the General Plan. Refer to **Appendix E, Traffic Impact Analysis** for traffic analysis and conclusions.

A 500-foot corridor is being reserved for Loop 303. This corridor includes 300 feet for the freeway right-of-way, 100 feet for two frontage roads (50 feet each), and 100 feet for a drainage channel within and along the north side of the corridor. Homes within LDR and MDR parcels shall be a minimum distance of 80 feet from the Loop 303 freeway right-of-way. This area will include a minimum 35 foot landscape tract and may include local streets as depicted on **Figure 13c, Street Cross Sections**. This cross section is based on a typical cross section per ADOT, Location/Design Concept Report dated June 2018 that was prepared for the Loop 303 from I-10 to SR-30.

Rainbow Valley Road is designated as a parkway (200' ROW) and will serve as the major access to the Community. Developer will construct portions of Rainbow Valley Parkway from Waterman Wash to Willis Road north of the Project as listed below.

1. Willis Road to Northern Project Boundary: Two lanes in each direction plus median to be constructed with Phase 1 improvements.
2. Northern Project Boundary to Germann Road: Half street right-of-way plus median and two northbound lanes to be constructed with Phase 1 improvements.
3. Germann Road to Waterman Wash: Half street right-of-way to be phased with development of adjacent parcels.

The three parkway cross-sections are depicted on **Figure 13b, Street Cross Sections**.

Queen Creek Road, Perryville Road, and Germann Road are designated as arterial streets (110' ROW). The arterial street cross-section is depicted on **Figure 13c, Street Cross**

Sections. Developer will construct full right-of-way improvements for Germann Road and a portion of Queen Creek Road internal to the Project and half-street right-of-way improvements for Queen Creek Road and Perryville Road along the Project perimeter. A dry crossing will be constructed for Germann Road at Waterman Wash.

Two major collector streets are planned internal to the Project. Both intersect with Germann Road, with one extending north to the Willis Road alignment and the other extending south to Queen Creek Road. Two minor collector streets are internal to the Project's Eastside and convey traffic to Rainbow Valley and Queen Creek Roads. The collector street cross sections are depicted on **Figure 13c and 13d, Street Cross Sections**. Commercial traffic will ultimately access the larger commercial site from the north side of the parcel at Willis Road and Loop 303. The collector road connecting Germann and Willis Roads will also provide access to the commercial site.

Internal local roads will be designed to effectively convey traffic to the collector, arterial streets, and parkway, where appropriate. The local street cross sections are depicted on **Figure 13d, Street Cross Sections**.

4.2 Public Utilities and Services

Refer to **Figure 14, Public Facilities Map** for locations of the nearest fire and police stations, high school, elementary school, and library.

UTILITIES

Utilities and services will be provided for the Project as shown as follows.

Table 8
Utility Providers

Utility	Provider
Water and Wastewater	City of Goodyear
Refuse	City of Goodyear
Gas	Southwest Gas
Electric	Arizona Public Service
Police, Fire and Emergency	City of Goodyear
Telephone	Cox or CenturyLink
Cable	Cox or CenturyLink

WATER

The Project lies within the City of Goodyear water service area and the City will serve as the water service provider for the Project. Refer to **Appendix C, Master Water Report** for a copy of the Project's water plan.

WASTEWATER

The Project lies within the City of Goodyear wastewater service area and the City will serve as the wastewater service provider for the Project. Refer to **Appendix D, Master Wastewater Report** for a copy of the Project's wastewater plan.

SCHOOLS

The Project is entirely within the Liberty Elementary School District and the Buckeye Union High School District boundaries. Applicant has met with the School Districts and will continue to work with the Elementary School District to ensure location and access are sufficient. Following is a table calculating the number of students and schools generated from the Project.

Table 9
Student Impact Analysis

School Type	Maximum Number of Residential Units	Student Ratio	Student Projections
Liberty Elementary School District (K-8)	4,160	0.30	1,248
Buckeye Union High School District	4,160	0.19	790
Total Students Generated	-	-	2,038

Applicant will work with the school districts to execute a school donation agreement. The nearest high school is Estrella Foothills High School, located at 13033 South Estrella Parkway, approximately 3.5 miles to the northeast. It is anticipated that additional high schools will be built within adjacent developments surrounding Rainbow Valley and students will not need to travel to Estrella Foothills High School on a long-term basis.

POLICE

The nearest City police station is located approximately 5 miles northeast of the Project at 10701 South Estrella Parkway.

FIRE

The nearest fire station is located northeast of the Project at Willis Road just east of Rainbow Valley Road in the Montecito in Estrella development. The station is located approximately 1.4 miles driving distance from the Project's planned Phase 1 main entrance. Refer to **Figure 15, Fire Response Distances** for driving distances to several locations within the Project. These response distances are adequate for providing fire safety services to the Development.

4.3 Maintenance of Streets and Common Areas

Collector, arterial streets, and parkways will be public roadways. All public roadways, including public local streets, will be built in accordance with City standards and maintained by the City upon approval and acceptance by the City. Local streets will be either private or public roadways. All privately owned roads will be maintained by the Homeowners Association (“HOA”). Private local roads will be constructed to the same standard as public local roads.

Maintenance of Waterman Wash will be coordinated between Maricopa County, City, and Developer or its assignees.

Covenants, Conditions and Restrictions (“CC&Rs”) will provide for the formation of a HOA for the Project. Private open space common areas within the Project will be maintained by the HOA.

4.4 Topography and Drainage

The main objective of the Master Drainage Plan (to be submitted under separate cover prior to preliminary plat) is to ensure Project development provides 100-Year flood protection to habitable structures and that the downstream drainage conditions are not adversely altered by the development of this Project. The Master Drainage Plan provides a hydrologic and hydraulic analysis of the Property, addressing potential drainage related constraints relative to development and the proposed drainage management for the Project. The flood protection systems consider both the potential of offsite flooding sources and the surface runoff generated by individual parcels within the Property.

PHYSICAL CONSTRAINTS

There are physical constraints associated with the natural drainage patterns within this area that provide unique challenges related to the ability to design new drainage facilities. The primary physical constraints include 1) Waterman Wash and 2) offsite upstream flow impacts from various washes which will be conveyed across the Property.

DRAINAGE DESIGN CRITERIA

The Master Drainage Report details the drainage study evaluation and framework for the current and proposed conditions of the Project. Refer to **Appendix B, Master Drainage Report** for a copy of the Project’s drainage plan.

Waterman Wash represents the most significant watercourse that passes through the interior of the Project which acts as the hydrologic outfall for the entire Project. Waterman Wash has been studied by Erie and Associates who prepared, submitted, and obtained approval of a Conditional Letter of Map Revision (CLOMR) detailing a channel design through the Project. The engineered channel by Erie and Associates will be constructed to convey flows from Waterman Wash through the Project where the existing main channel for the wash will continue to be preserved. An adjacent ancillary channel will be added to contain the 100-year flow rate within the proposed channel banks.

Under proposed conditions, smaller offsite flows impacting the Project will be collected and conveyed through the site via engineered drainage channels. The water surface elevation in the channels will be set to provide requisite freeboard to adjacent properties. These channels will discharge flows directly to Waterman Wash at various points within the Property.

Adequate storage capacity will be provided for onsite drainage areas so that peak flows and volumes will not be increased as a result of development. Developed areas that drain offsite will provide retention to limit the post-development peak discharge using City approved retention design criteria.

Retention basins are designed so runoff is disposed of within thirty-six (36) hours either by percolation, drywells, or bleed-off connections into approved drainage ways. Flows from basins shall be in the location and direction of the historic flows.

5.0 REGULATORY STANDARDS

5.1 PAD Deviation Justifications

This PAD provides an opportunity to create a master planned community complementing the City's current growth and development objectives. Deviations from the City's Zoning Districts are necessary to achieve the following objectives.

- Commercial, retail, and business opportunities support a well-balanced and self-sustaining community while generating additional tax revenues for the City.
- An extensive, integrated regional trail/pathway system offers pedestrian friendly access between neighborhoods, commercial, and recreational areas.
- Thirteen strategically located neighborhood parks and an elementary school provide the framework for social and recreational opportunities.
- A range of land uses attract a diverse mix of residential buyers in various stages of life.
- Transformation of Waterman Wash from a significant site constraint to a major focal point of the Community that provides significant open space, view corridors, trailhead, and a trail system that links neighborhood parks, neighborhoods, and completes a portion of the City's 75-foot wide regional trail system on both sides (north and south), while preserving the Jurisdictional portion of the wash.
- Adaptation of the Southwest Gas 30-foot easement from a significant site constraint to a minimum 45-foot wide trail system that directly links two neighborhood parks, Waterman Wash, and open spaces at strategic locations, and providing pedestrian access to neighborhoods, parks, commercial parcels, and the broader regions of the community via the Waterman Wash regional multi-use trail system.
- The approximate 600-foot Waterman Wash corridor will safely convey water and ensure none of the homes will be impacted by offsite storm water flows. In addition, it will also help mitigate the effects of flooding in neighboring communities.
- Major improvements to the City infrastructure such as:
 - Transportation corridors; Rainbow Valley Road, a planned parkway, Queen Creek Road, Germann Road, and Perryville Road.
 - Inclusion of a school site for elementary students.
 - Water and wastewater improvements.

- Neighborhood parks and an integrated trail system with active and passive recreation areas.
- Interactive and inviting retail areas drawing additional commercial to the City.
- Source of revenue for the City in the form of impact, review, and development fees and a steady source of revenue in the form of property and sales tax over the anticipated 10-year development cycle.

5.2 PAD Review Guidelines

Based on the review of the PAD review guidelines set forth in the Goodyear Zoning Ordinance Section 1-3-1-D-3 and discussions with City staff, the following summarizes how the Rainbow Valley PAD meets the intent of those guidelines:

a. Consistency with the goals, objectives and policies and future land use map of the City' General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues and if conditions have changed significantly since the plan was adopted.

Section 5.3 of this PAD provides a detailed analysis of how the Rainbow Valley PAD is consistent with the goals, objectives, and policies and future land use map of the Goodyear General Plan.

The Rainbow Valley PAD was approved by City Council on October 22, 2018. Since that time, current market factors, demographics, infrastructure, traffic, and environmental issues have not changed. The purpose of this amendment is to add 320 acres and build on the strong foundation formed by the 2018 PAD.

b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

Rainbow Valley will be developed in a way that is sensitively designed with the Waterman Wash and the surrounding natural landscape. Historically, Waterman Wash has flooded the area during heavy storms. The jurisdictional limits within Waterman Wash will remain in its natural condition, except at roadway and utility crossings.

The area within Waterman Wash and outside of the JD and channel will be revegetated with native plants. Over time, it is anticipated the lines between developed and natural will blur and will have a more natural appearance. Waterman Wash will be the centerpiece of the Community and will provide significant open spaces, trails, and recreational amenities that integrate into the overall parks, trails, and open spaces. Other lands that are designated as Open Space are meant to provide areas that can be used to preserve natural areas and create both active and passive recreational uses and amenities for the surrounding land uses. This will provide a seamless compatibility with the Rainbow Valley development to the surrounding environment and aesthetics of the land.

The 30-foot Southwest Gas easement traverses the Project and provides a significant opportunity for non-vehicular access to the overall Project. Additional area is added to the easement to incorporate a Project Path that directly links the three Enhanced Neighborhood Parks, Waterman Wash, elementary school, larger community commercial site, and additional trails and paths. Improvements are limited to low growth desert landscaping and roadway and infrastructure crossings perpendicular to the easement.

c. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.

The opportunities for a variety of living options, houses, and densities in Rainbow Valley will be compatible and complementary to the existing CantaMia at Estrella development located ¼ mile north of the Project. Additionally, the synergy of these communities, with the development of additional rooftops, will bring the commercial services, retail, and employment opportunities that inevitably follow residential for the benefit of CantaMia at Estrella, Rainbow Valley, and the surrounding communities.

Rainbow Valley is just the beginning of what is planned to be a dynamic, energetic part of the City. Rainbow Valley Road/Parkway and the planned Loop 303 bisect the Project, and a large Business and Commerce area is planned less than a quarter mile from the project. The densities and housing opportunities proposed with Rainbow Valley will help to attract and support the future retail, commercial, and employment uses. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.

The immediate adjacency of Rainbow Valley to the developments located in Estrella to the north, Estrella Mountain Ranch PAD zoning to the east and south, and PAD zoning for the majority of Rainbow Valley, demonstrate the consistency of the proposed development with the surrounding area. The purpose of the current AU zoning for the additional 320 acres in Rainbow Valley is to “provide a low-density, estate-type residential use that allows for non-commercial agricultural uses and Large Animal and Small Animal privileges.” The Property has historically been used as agricultural uses. At one point in time, this area made sense for this type of use because it could operate completely separate from any neighborhoods and other City uses without any compatibility issues. However, with the continued development immediately to the north and surrounding PAD zoning, the Rainbow Valley property is the next property in line for growth. The Property owners no longer wish to use the Property for agricultural uses.

This is further supported by the Goodyear General Plan, which designates the Property as Neighborhood. This is defined as, “Provid(ing) areas for the growth and development of neighborhoods. Neighborhoods include a wide range of densities and housing products, public and community facilities such as schools and places of worship, and commercial uses at appropriate intensities and locations.” Rainbow Valley will provide a master planned community that will bring the expected growth and development of neighborhoods that occur as Cities grow outward.

e. Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

The market demand for residential housing is here. This strength of that market shows it will be here for a while and the need for a quality master planned community with a variety of housing product will continue. Housing permits will continue to rise in all Phoenix Valley cities, including Goodyear, with a demand for all types of housing continuing to be strong amongst all demographics.

While there are other areas of the City of Goodyear that are currently zoned and available for residential uses, it is difficult to determine the economic intricacies involved with why or when the other 57,000 entitled lots will be built or to do a lot for a lot comparison without reviewing the type of housing product provided, the amenities provided, and especially the unique place and location of a development. It seems that the intent of Zoning Ordinance regulation 1-3-1-D-3(e) is to compare those other properties surrounding “the proposed zoning district” of the PAD with similar zoning that offers comparable locations, amenities, and character. When compared in this way, Rainbow Valley provides a unique location with a vastly different environment and locale than can be found in other parts of the City to the north.

Additionally, Applicant has entertained a high interest from homebuilders for Rainbow Valley because of the specialness of the surrounding Rainbow Valley area and the uniqueness that is provided by the closeness to the beautiful Estrella Mountains and the desert landscapes. This interest demonstrates a tangible market demand that Rainbow Valley brings despite the other entitled developments in the City.

f. Demand for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities, and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities,, wastewater treatment, recharge and distribution facilities, streets, bridges, schools, and emergency services facilities and equipment).

City Council expressed their support for growth in this area of the City. The developer will be responsible for providing water and wastewater infrastructure and all weather access to the Project and ensure the Project is served with adequate public safety services.

Water: The Project lies within the City of Goodyear water service area and the City will serve as the water service provider for the Project. The Developer will be responsible for constructing water lines and plans to construct a water campus. The Rainbow Valley Master Water Report is submitted to the City of Goodyear under separate cover and is incorporated into the Rainbow Valley Planned Area Development.

Wastewater: The Project lies within the City of Goodyear wastewater service area and the City will serve as the wastewater service provider for the Project. The Developer will be responsible for constructing sewer lines. The Rainbow Valley Master Wastewater Report is submitted to the City of Goodyear under separate cover and is incorporated into the Rainbow Valley Planned Area Development.

Schools: The Project is entirely within the Liberty Elementary School District and the Buckeye Union High School District boundaries. Applicant has met with Liberty Elementary School District and Buckeye Union High School District. The Elementary School District anticipated the need for an elementary school on an approximately 12-acre site. Applicant will continue to work with the Elementary School District to ensure location and access are sufficient. The student generation rate per household is 0.3 for elementary school students and 0.19 for high school.

Fire/Police: Fire and Police will be provided by the City of Goodyear

Public Utilities:

Utility	Provider
Water and Wastewater	City of Goodyear
Refuse	City of Goodyear
Gas	Southwest Gas
Electric	Arizona Public Service
Police, Fire and Emergency	City of Goodyear
Telephone	Cox or CenturyLink
Cable	Cox or CenturyLink

g. Potential adverse fiscal impacts that will result from providing services to the area.

Developer plans to construct the necessary water, wastewater, and street infrastructure to serve this Project and support the area.

The Project is entirely within the Liberty Elementary School District and the Buckeye Union High School District boundaries. Applicant met with the school districts and will continue to work with the Elementary School District to finalize a school donation agreement and to ensure access to the school site is sufficient. Following is a table calculating the number of elementary students and schools generated from the Project.

School Type	Maximum Number of Residential Units	Student Ratio	Student Projections
Liberty Elementary School District (K-8)	4,121	0.30	1,236
Buckeye Union High School District	4,121	0.19	783
Total Students Generated	-	-	2,019

h General public's concerns.

Rainbow Valley will be a benefit for the general public with its broad range of lot sizes and housing types, open space amenities, infrastructure improvements and land reservations. The wide array of housing choices from single family detached to higher density parcels such as, attached townhomes and build-to-rent, will accommodate residents at all stages of life. Two commercial sites will provide business and retail opportunities for Rainbow Valley and surrounding community. In addition to providing the commercial retail, the Project will supply necessary rooftops to bring additional commercial development to the area.

Waterman Wash will be transformed from a site constraint into a significant open space with views, trailhead, and a trail system that links parks with neighborhoods, and completes a portion of the City's regional trail system, while preserving the jurisdictional portion of the wash.

Residents from outside of the Community will also benefit from improvements made by the developer to the perimeter streets, including Rainbow Valley Road, a planned parkway and an internal collector roadway system. In addition to street improvements, right-of-way will be reserved for the future Loop 303 as it bisects the northern portion of the Property.

i How the proposed amendment promotes orderly growth and development?

The development is located approximately one-quarter mile from the CantaMia at Estrella community. Rainbow Valley is the next proposed development and presents opportunities to bring commercial and retail services more quickly to existing residents in the area with the increased rooftops.

Applicant is willing to pay for and provide its "fair share" of the necessary services for the development. Thus, adverse fiscal impacts should not be an issue regarding orderly growth and development of Rainbow Valley.

Applicant will continue to work with City Staff on "growth paying for growth" and using all avenues for creative solutions to public/private partnerships. Additionally, Applicant will work with the City to amend the Development Agreement for Rainbow Valley, as required, to address the required improvements and/or contributions by the developer to help fund infrastructure services. The City already has an obligation to provide solid waste collection and disposal and emergency services for CantaMia at Estrella residents, located a short distance from the proposed Rainbow Valley PAD development. Additional developments and residents in an area where the City already has a commitment to provide service should make providing services more cost effective on a per capita basis.

i. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the city and the general public.

This PAD Amendment helps create a more cohesive and robust community by incorporating additional acreage into a previously approved PAD.

5.3 General Plan Goals and Policies

The Property is designated as Neighborhood and Open Space by the Goodyear 2025 General Plan (“General Plan”) Land Use Map. With these land use designations, the City anticipates that the Neighborhood land use will develop in a way that allows for a wide range of densities and housing types and commercial uses at appropriate locations. Other lands designated as Open Space are meant to provide areas that can be used to preserve natural areas and create both active and passive recreational uses and amenities for the surrounding land uses.

The Rainbow Valley PAD development is proposed with these land uses in mind. Additionally, Applicant has taken great care in ensuring the PAD will be in conformance with all of the goals of the General Plan.

This PAD creates interconnected residential neighborhoods with a wide range of densities and housing types with a commercial development located near Willis Road and Loop 303, a highly trafficked interchanged, and a second commercial development between the Rainbow Valley Parkway and residential development.

This PAD creates a strong, coherent neighborhood that will provide development opportunities for the fast-growing City of Goodyear. Applicant is aware of the strategic location of the Rainbow Valley Development and its adjacency to Estrella, and other existing and proposed developments.

The following narrative provides additional information regarding how the Rainbow Valley PAD will achieve the policies and goals found within the General Plan. Particular emphasis has been placed on those goals that have been provided by City staff as needing to be addressed. A summary of the specific goals and policies of the General Plan have been provided in , followed by an explanation of how the Rainbow Valley PAD is in conformance.

Policy GD-1-1 (c) (listed as Policy CC-5-1 (c) on page 47) Development within large master planned communities should:

- *Allow for greater flexibility since the area is being master planned,*
- *Include trails, open space, and internal and external connectivity,*
- *Include an integrated lifestyle*

Flexibility is built into the PAD to allow for a variety of different housing products. Specifically, the LDR1, LDR2, and LDR3 areas provide for traditional single family residential land uses as follows:

- LDR1 homes start at 7,000 square feet and are intended for buyers that wish to move-up to a larger home.
- LDR2 homes start at 6,000 square feet and are intended for the first time and move-up homebuyer.
- LDR3 homes start at 4,500 square feet and are intended for first time homebuyers and empty nesters.

MDR areas provide for non-traditional residential uses, such as higher intensity attached or detached residential units such as cluster/courtyard homes, duplex, triplex, townhomes, and build-to-rent.

CC areas provide for commercial land uses, such as neighborhood and general commercial and professional office.

Open Space uses include Waterman Wash, which incorporates significant open space, view corridors, trailhead, and a portion of the City's regional trail system through the Community. Additionally, the parks, trails, and other open spaces provide significant opportunities for passive and recreational amenities. The amount of total open space will ultimately exceed 20%.

Included in the Open Space, is an extensive integrated trail system that is incorporated along Waterman Wash, streets, portions of the Southwest Gas easement, and open spaces; thus, creating a pedestrian friendly Community and providing continuous connectivity between neighborhoods, parks, elementary school, commercial centers, and Waterman Wash. Segments of the City's regional trail system, along the north and south sides of Waterman Wash, will be completed with this Project.

The inclusion of all these varieties of land uses provides a cohesive master planned community that includes an integrated lifestyle and meets the General Plan Policies.

- *Policy GD-1, Introduction (page 46) notes that: “Residential development typically precedes other types of development...”*

We concur that residential development with rooftops are needed to attract different uses to the area. This PAD is providing the entitlements for future commercial development that will come to this area once an adequate number of citizens live in the area to make commercial development viable.

- *Policy GD-1-1 (e) (listed as Policy CC-5-1 (e) on page 48) Development near natural resources [i.e. Waterman Wash] should:*
 - *Preserve natural features, steep slopes, and when appropriate, views,*
 - *Use design that emphasizes the natural resources,*
 - *Include public access to the natural resources,*
 - *Include low light, low noise, and low traffic,*
 - *Include activity nodes at major crossings,*
 - *Include destinations within the resources (e.g., White Tanks library)*

Applicant will meet this General Plan policy by incorporating the Waterman Wash in a sensitive way that preserves this natural feature, but also enhances its natural beauty into the Rainbow Valley development. Waterman Wash will be a major focal point of the Community by providing significant open space, view corridors, trailhead, and a trail system that links parks, neighborhoods, and completes a portion of the City’s regional trail system, while preserving the Jurisdictional portion of the wash, on what was once a significant site constraint.

The Jurisdictional limits (the “JD”) of Waterman Wash will remain in its current natural condition. An engineered channel will be constructed to intercept flows outside of the JD portion of Waterman Wash (per an approved CLOMR). The area within Waterman Wash and outside of the JD and channel will be revegetated with native plants. Over time, it is anticipated the lines between developed and natural will blur and have a more natural appearance. Waterman Wash will be the centerpiece of the Community and will provide significant open spaces, trails, and recreational amenities that integrate into the overall parks, trails, and open spaces.

- ***Policy GD-1-2 (b) (listed as Policy CC-5-2 (b) on page 49) Promote the development of compact walkable neighborhoods within the vicinity of existing and planned transit routes.***

The PAD is located near the future Loop 303 corridor which will be an important part of this development. Applicant has provided compact neighborhoods that are walkable and connect to the development as a whole through a connected trail and sidewalk system.

This Project incorporates a diversity of housing types enabling citizens from a wide range of economic levels and age groups to live within its boundaries. This Community not only provides the traditional single-family home, but two higher density residential parcels, which could include cluster/courtyard homes, Z-lots/2-paks, town homes and patio homes, green-courts and garden homes; duplex and triplex; and build-to-rent.

Homes will be located within one-quarter mile of a neighborhood park or trail with direct access to a neighborhood park without having to cross a major arterial street. Parks are also integrated with the Project's trail and sidewalk system providing residents an alternative method of transportation to access the neighborhoods, commercial sites, school, parks, and other open spaces (See **Figure 7a, Open Space & Trails Plan**)

- ***Policy CC-5-2(c) (page 49) states that developments should partner with the development community and regional planning agencies on transit planning.***

Applicant has already made plans and had preliminary discussions with those in the community and with regional agencies regarding the planned Loop 303 route. Applicant recognizes the vitality of this route and the importance of coordinating as needed. Applicant will stay current on the progress of Loop 303 and participate in the public process as necessary.

- ***Policy GD-2-1 (page 51), Promote the policy that development should pay for itself.***
- ***Policy GD-2-2 (page 51) Use development impact fees to encourage or discourage development in certain areas of the City. In areas where there are not adopted impact fees, the developer shall construct the necessary infrastructure to serve the development.***

Applicant is fully aware of these policies. Water, wastewater and transportation solutions are described in 4.0 Infrastructure. There currently are not any City adopted impact fees for the area that the Project is located within. However, Applicant has consistently presented multiple strategies in the PAD and discussions with City staff that include paying its fair share of the costs associated with the public service needs. City Council has expressed their support for growth in this area of the City and tasked City staff to develop options to ensure the Water Service Area #4 (North Waterman Wash) is included in the City's planning. The developer will construct and pay for all required infrastructure to serve the Project.

- ***Policy GD-2-2 (b) (page 51) Promote development within the City's designated growth areas first, as follows:***
 - *areas within the impact fee areas and 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 development is located approximately one-quarter mile from the CantaMia at Estrella community. Rainbow Valley is the next proposed development and presents opportunities to bring commercial and retail services more quickly to existing residents in the area with the increased rooftops.

The future Loop 303 route transects the development to the north and will be a vital part of this development in the future.

Developer plans to construct water and sewer lines and construct a water campus. City Council has expressed their support for growth for this area of the City and tasked City staff to develop options for water and wastewater service.

- ***Policy GD-2-2 (d) (page 52) Discourage rezoning land to higher intensities outside of the growth areas until infrastructure planning is in place and necessary resources are available.***

Developer will construct water and sewer lines and construct a water treatment plant. With respect to water service, Applicant has drilled and tested wells, proved an adequate supply of groundwater exists, and obtained an Analysis of Assured Water Supply for the Project.

- ***Objective GD-3-1 (Page 55), Policies state to implement Goodyear Transportation Master Plan, utilize street cross-sections of the Engineering Manual, and preserve ROW for interstates and highways as designated in the Transportation Master Plan.***

Rainbow Valley meets these policies by creating a street network system that will conform to the Goodyear Master Plan and provide streets that meet all engineering requirements. Additionally, the development preserves a right-of-way corridor to accommodate the future Loop 303. As stated above, Applicant will work with all necessary parties to ensure the Loop 303 route is preserved.

- ***Policy GD-3-2 (b) (page 56) Policy states that in the Neighborhoods land use category, transportation plans should:***
 - ***Connect neighborhoods (roadways and transit)***
 - ***Incorporate designs and facilities for bicyclists and pedestrians on all arterials.***
 - ***Enhance mobility for seniors.***
 - ***Provide connections to community business and shopping areas.***

The Rainbow Valley PAD is well connected with roadways and trails. Bicycle lanes for bicyclists and sidewalks for pedestrians are proposed on all arterial and collector streets and on the Rainbow Valley Parkway. The local street network has been carefully designed to provide connectivity to other neighborhoods and easy access to collector streets while discouraging cut through traffic. In addition to the bicycle paths and pedestrian sidewalks on streets, a system of trails and paths is provided throughout the Community to provide connectivity to other neighborhoods, parks, elementary school, and commercial areas. This includes a regional multiuse path on each side of Waterman Wash and a Project path that extends north-south through the Project along an existing gas easement. In addition to neighborhoods, this Project path directly connects Waterman Wash, three of the thirteen neighborhood parks, elementary school, and the larger commercial parcel. The future Loop 303 will provide convenient connectivity to and from the Property.

- ***Objective GD-3-3 (page 56) – Coordinate transportation planning with regional planning efforts.***

As discussed above, Applicant will continue to work with and partner with all of the required transportation agencies and organizations to ensure that the Loop 303 is designed and constructed as part of this development, as required. The Project reserves the corridor for the Loop 303. The location and geometry of this corridor has been coordinated with ADOT and the adjacent development.

- *Policy GD-5-1 (a) (page 59) Establish and maintain responsive customer services to the citizens and businesses in Goodyear.*
- *Policy GD-5-1 (b) Ensure that adequate and efficient City facilities are available at the time of development.*
- *Policy GD-5-1 (c) Ensure infrastructure and facilities are operated and maintained in a fiscally responsible manner.*
- *Objective GD-5-3 (page 60) Ensure the availability and capacity of funding sources to finance and maintain growth.*
- *Policy GD-5-4 (a) Ensure a solid waste collection and disposal system serve the needs of the community.*
- *Policy GD-7-1 (a) Ensure that fire protection, incident commanders, and EMS facilities and services are located to ensure acceptable response times. (pages 59, 60, and 65)*

Appendix G of the General Plan identifies different funding mechanisms that can be used for working through the financing of infrastructure developments. Some of the solutions (i.e. Development Agreements, Public-Private Partnerships, etc.) involve the use of Applicant working with City to create public-private arrangements that meet the needs of the City and Applicant. As discussed above, Applicant will continue to work with and partner with the City to ensure the most economical and feasible solution is obtained for the Property and future development of the area.

The initial Development Agreement was approved on October 22, 2018. A subsequent First Amendment to Development Agreement for Rainbow Valley was approved on October 28, 2018. As such, the Development Agreement for Rainbow Valley, as amended, fully describes all required improvements or contributions by the developer to help fund services and a dry crossing over Waterman Wash. An additional Amendment to the Development Agreement for Rainbow Valley will be updated with this PAD amendment to incorporate the additional 320 acres. The City already has an obligation to provide solid waste collection and disposal and emergency services for CantaMia residents, located a short distance from the Rainbow Valley PAD development. Additional developments and residents in an area where the City already has a commitment to provide service should make providing services more cost effective on a per capita basis.

- *Additional GD-6 (page 61) - Objectives discuss the use of water and committing to water conservation and improving water quality.*

Applicant has proven an adequate water source through groundwater wells and has obtained an Analysis of Assured Water Supply (AAWS) for the Project's Westside. The Property on the Project's, Eastside, is in the process of obtaining an AAWS Developer will construct and pay for all necessary infrastructure to serve the Project.

- *Policy CC-1-1 (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,*
 - *access to a variety of transportation options,*
 - *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.*

The Rainbow Valley PAD has met all of these requirements to create a “complete neighborhood” as described below.

Homes will be located within one-quarter mile of a neighborhood park without having to cross a major arterial street. Thirteen strategically located neighborhood parks, and a centrally located 14-acre elementary school provide the framework for social and recreational opportunities.

Waterman Wash is a major focal point of the Community providing significant open space, view corridors, trailhead, and a trail system that links neighborhood parks, neighborhoods, and completes a portion of the City’s regional trail system.

The Southwest Gas 30-foot easement is widened to 45 feet or more to incorporate a trail system that directly links two of the Enhanced Neighborhood Parks, Waterman Wash, and open spaces at strategic locations and provides view corridors into the Community.

The Project incorporates approximately 42 acres of commercial. A 29-acre parcel is located near the proposed Loop 303 interchange at Willis Road, a planned major arterial roadway. A 13-acre parcel is located along Rainbow Valley Road, a planned parkway, and Germann Road, a planned arterial street.

Land uses transition from less intensive to more intensive uses in a logical and complementary manner, placing higher intensity uses to serve as a buffer between traditional single-family housing, commercial uses, and freeway.

- ***Objective CC-1-1 (b) (page 76) – Promote the concept of “aging in place” and “aging in family”***

This development will have the option for active adult and senior living and will provide amenities for them to enjoy as part of its development. This will provide the opportunity for families to have loved ones nearby and those living in the neighborhood to stay in their neighborhood and close to family and friends as they grow older.

- ***Objective CC-1-2 (page 76) – Ensure neighborhoods are internally and externally connected.***

As described above, the Rainbow Valley PAD provides connectivity throughout the neighborhood for pedestrians, bicyclists, and vehicles. Children, on the Project’s Westside, will be able to walk or bike to school. The integrated trails system will provide both connectivity and recreation opportunities throughout the development. Also, with Rainbow Valley Parkway being adjacent to the Rainbow Valley PAD, and with the future construction of the Loop 303, the development will have exceptional external connectivity to Estrella and the balance of the City of Goodyear.

- ***Policy CC-1-1 (c) (page 76) – Designate open space or parks as the focal point of the neighborhood and ensure they are available within walking distance to all residents.***

A system of trails and paths is provided throughout the community to provide connectivity to parks and the elementary school. This includes a regional multi-use path on each side of Waterman Wash and a Project path that extends north-south through the Project along an existing gas easement. This Project path directly connects Waterman Wash, three of the thirteen neighborhood parks, elementary school, and the larger commercial parcel.

- ***Objective CC-2-1 (page 80) discusses providing a diverse stock of high quality housing that meets the needs of all residents.***

The variety of high-quality housing provided in the PAD meet this objective. Three higher density parcels are provided as alternatives to conventional single family detached uses, such as attached townhomes, and green-courts. Homes will vary in character and size to meet the demands of a broad range of homebuyers.

The Project offers opportunities for a wide range of housing types to meet the needs of diverse income levels and lifestyles. An active adult community may also be incorporated into the Project providing additional diversity. The Project will have multi-generational appeal to families, empty nesters, and active adults.

The majority of homes (3,499 dwelling units (84%)) will be single family detached with lot sizes ranging from 4,500 sq. ft. to over 7,000 sq. ft. Approximately 644 dwelling units (16%) of non-traditional dwelling units are anticipated. The change in the anticipated number of lots from the initial PAD is as shown in the following table.

Land Use District	Underlying Zoning District	Min Lot Size	Initial PAD		PAD Amendment		
			Anticipated Lot Count	Overall Lot Mix	Anticipated Lot Count	Overall Lot Mix	Percent Change
LDR1	R1-7	7,000	458	15%	760	18%	3%
LDR2	R1-6	6,000	871	29%	1,106	27%	-3%
LDR3	R1-4	4,500	1,193	40%	1,633	40%	-1%
MDR	R-2 R1-A R1-C MF-12	3,600 2,800 3,200 12 du/ac	440	15%	622	15%	0%
Total			2,962	100%	4,121	100%	0%

- **Policy CC-3-1 (a) (page 82) - The City shall utilize the park standards and guidelines as identified in the adopted Parks, Recreation, Trails, and Open Space Master Plan.**

The Rainbow Valley PAD complies with this Plan.

- *Policy CC-3-1 (d) (Page 82) - In the Neighborhoods land use category, parks and open spaces primarily should:*
 - *Be a focal point of the neighborhood,*
 - *Contribute to a sense of place,*
 - *Be a place where children can safely play,*
 - *Provide opportunities for social interaction,*
 - *Locate parks to integrate neighborhoods, so that residents of different neighborhoods can meet and socialize, and*
 - *Provide appropriate connections between residential and commercial areas by consolidating open spaces in different land uses to create larger areas (e.g. a neighborhood park and required commercial buffer could be located near each other to create larger open space).*
 - *All residences shall be located within a ¼ mile of a public or private neighborhood park.*

The Rainbow Valley PAD complies with all of these policies. Homes will be located within one-quarter mile of a neighborhood park or trail with direct access to a neighborhood park without having to cross a major arterial street. Thirteen strategically located neighborhood parks and a centrally located 14-acre elementary school provide the framework for social and recreational opportunities. The thirteen parks are interconnected with the trail and sidewalk system as shown on **Figure 7a, Open Space & Trails Plan**.

The neighborhood parks are easily accessible by a major street, bicycle lane, or comprehensive, internal trail system. Three of the neighborhood parks are adjacent to Waterman Wash; thereby, creating a contiguous, larger open space. Another neighborhood park is located adjacent to the elementary school parcel; thereby, creating opportunities for shared use of facilities. Three of the thirteen parks, elementary school, and Waterman Wash are linked by a continuous path adjacent to an existing natural gas easement. Three neighborhood parks on the Project's Eastside are linked to Waterman Wash; thus, providing a cohesive network and a pedestrian trail connection to the Project's Eastside.

- ***Policy ED-1-2 (a) (Page 97) - Ensure the mix of land uses and zoning will ensure a stable revenue stream in the future or at other times when growth may be limited.***

With the high growth and future influx of residents to the area, the demand for commercial and retail facilities will increase. To meet the growing demand, the land plan for the Project incorporates approximately 42 acres of commercial. A 29-acre parcel is located near a proposed Loop 303 interchange at Willis Road, a planned major arterial roadway. A 13-acre parcel is located along Rainbow Valley Road, a planned parkway, and Germann Road, a planned arterial street. These vehicular transportation corridors have the potential to generate high traffic volumes, which in turn supports regional commercial and retail land uses.

As noted above for Policy GD-1, the residential rooftops are built prior to other types of land uses, including commercial development. This Project will bring the additional rooftops, along with the already existing CantaMia community, providing opportunities for services, retail, and employment development; thus, expediting a revenue stream for the City.

- ***Policy ED-1-2 (b) (Page 97) - Designate lands near important assets (Loop 303, I-10, fiber optic, Phoenix-Goodyear Airport) for employment uses.***

Applicant is providing approximately 42 acres of commercial areas that will provide employment opportunities. A 29-acre parcel is located near a proposed Loop 303 interchange at Willis Road, a planned major arterial roadway. A 13-acre parcel is located along Rainbow Valley Road, a planned parkway, and Germann Road, a planned arterial street. These vehicular transportation corridors have the potential to generate high traffic volumes, which in turn supports regional commercial and retail land uses and generation of a stable revenue stream.

The following narrative provides additional information regarding how the Rainbow Valley PAD will achieve the development standards sections specifically noted by City staff. The development standards section provided by City staff has been provided in **bold/italics**, followed by an explanation of how the Rainbow Valley PAD is in conformance.

Land Use and Transportation Plan and Development Standards (Chapter 8) - The area is designated as “neighborhoods” and “open space” by the General Plan Land Use and Transportation Plan.

Standard 1. All development proposals shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

As described above and below, the Rainbow Valley PAD will be in conformance with the applicable goals, objectives, and policies contained within the General Plan. This will allow the development of a high-quality cohesive master planned community that will greatly add to the City of Goodyear.

Standard 2. While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 3. New developments shall demonstrate that there are adequate services and facilities, or plans to provide the necessary services and facilities, to serve the development during the development approval process.

Standard 2 and 3 are addressed above in discussion with other stated policies and objectives.

Standard 4. Goodyear promotes a graduated density/intensity concept. Developments with similar densities should locate near each other, gradually increasing density towards village centers, the City Center, or transit corridors and lowering density near protected uses (such as a natural feature). Developments with similar intensities (e.g., building height, building bulk or intensity of use) should locate near each other gradually increasing intensity towards transit corridors, the City Center, industrial development, and commercial centers and decreasing intensity towards residential developments.

The development is located approximately one-quarter of a mile from the CantaMia community, which is a development that is similar in density to the Rainbow Valley development. Additionally, the Rainbow Valley PAD development is designed with significant open space and lower residential densities adjacent to Waterman Wash, the only significant natural feature within the development. The densities and intensity of land uses of the development are increased as you near the Loop 303 corridor. Both community commercial parcels are located adjacent to the Loop 303 corridor. The three medium density residential parcels are either adjacent to or very near the Loop 303 corridor.

Standard 5. Goodyear promotes a safe walkable and bikeable community. Each development should be located and designed to reduce vehicle trips and miles whenever possible. Pedestrian and bicycle connections shall be provided between and within developments to allow the community to walk or bike to nearby destinations.

This standard is addressed above in discussion with other stated policies and objectives.

Standard 6. Required open spaces for adjoining developments should be combined where practical to create larger areas of open space beneficial to the developments and the community.

This standard is addressed above in discussion with other stated policies and objectives.

Standard 7. Land uses should be located to protect significant natural resources including the Sierra Estrella Mountains and foothills, the Gila River, the Sonoran Desert National Monument, and Waterman Wash. These uses should be protected from encroachment and environmental contaminants. Protection would include locating lower density residential and lower intensity non-residential uses nearby, providing additional adjacent open space, or other measures as appropriate.

As discussed above, this PAD is sensitively designed with the Waterman Wash and the surrounding natural landscape. Historically, Waterman Wash has flooded the area during heavy storms. A CLOMR was approved in July 2016 to remove portions of the Property from the floodway/floodplain. The jurisdictional limits within Waterman Wash will remain in its natural condition, except at roadway and utility crossings.

The area within Waterman Wash and outside of the JD and channel will be revegetated with native plants. Over time, it is anticipated the lines between developed and natural will blur and will have a more natural appearance. Waterman Wash will be the centerpiece of the Community and will provide significant open spaces, trails, and recreational amenities that integrate into the overall parks, trails, and open spaces.

All land uses adjacent to Waterman Wash will remain outside of the 40-foot erosion hazard setback limit. These adjacent uses include residential, parks, and other areas of open space.

Open Space Development Standards:

Standard 11. In accordance with the Arizona Revised Statutes, up to one dwelling unit per acre is permitted within the Open Space category.

The PAD designates the Waterman Wash solely as open space land use and is not entitled to develop with any residential density.

Standard 12. Open space uses may include appropriate outdoor recreation uses and supportive commercial uses (e.g., horse riding stables, a restaurant in a regional park, a pro-shop).

Waterman Wash will be the centerpiece of the Community and will provide significant open spaces, trails, and recreational amenities that integrate into the overall parks, trails, and open spaces. Neighborhood parks will include amenities such as ball fields, multiuse play fields, sand volleyball, ramadas, playground equipment, basketball courts, and associated structures.

Proposed parks within active adult communities may be programmed with amenities that better fit the active adult lifestyle. Alternative uses such as community centers, recreation centers and golf and/or golf clubhouses are also allowed in lieu of neighborhood parks.

Standard 13. Community and public facilities (e.g., libraries, water recharge facilities, parks) are permitted in the Open Space category.

Same as Standard 11 above.

Neighborhoods Development Standards:

Standard 25. Low Density Residential. Single family, detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods category.

Three low density residential districts (LDR1, LDR2, and LDR3) are proposed. They range in density from 2.4 to 4.6.

Standard 26. Medium Density Residential. Residential uses with densities greater than 5 dwelling units per acre up to 12 dwelling units per acre, may be considered along arterial roads, adjacent to commercial areas, adjacent to community and regional parks or significant open space areas, adjacent to interstates when appropriately buffered, or to provide transition between low and high density residential uses.

Three medium density residential districts (MDR) are proposed adjacent to Loop 303 and commercial areas. Densities range from 9.3 to 10.2.

Standard 27. High Density Residential. Residential uses with densities over 12 dwelling units per acre may be considered along arterial roads, interstate corridors, transit corridors, adjacent to employment or commercial areas, adjacent to regional or community parks or open space areas, or to provide transition between residential and non-residential uses. These developments should have access onto an arterial roadway or be able to access an arterial roadway through a commercial or other non-residential development. Single family residential developments are not appropriate along freeways or abutting to industrial areas unless significant buffers are utilized between the uses. Even with significant buffers, locating single family residential developments adjacent to freeways or heavy industrial areas is strongly discouraged.

The PAD does not propose high density residential.

Standard 29. High density residential developments should not be located directly adjacent to single family residential developments with densities under 5 dwelling units per acre unless a public roadway, park or open space area, medium density residential development, or similar features provides a buffer between these uses.

The PAD does not propose high density residential.

Standard 30. High density residential projects are most appropriate and encouraged to locate:

- i. Within a 10-minute walk (approximately ½ mile) of a transit station (e.g., local bus station), or*
- ii. Within a 10-minute (approximately ½ mile) walk of a regional or community park or other significant open space feature or major trail system, or*
- iii. Within a mixed-use development, or*
- iv. Adjacent to commercial centers.*

The PAD does not propose high density residential.

Standard 31. Pedestrian and bicycle connections shall be provided to internally and externally link residential uses to nearby commercial uses, schools, parks, other neighborhoods, and other important destinations by walking or biking.

As described above, an extensive pedestrian and bicycle network is incorporated into the Project linking neighborhoods, parks, school, commercial sites, and the City's regional trail along Waterman Wash.

Standard 32. New subdivisions should be designed to provide convenient pedestrian access to adjoining streets, open spaces, and commercial areas. Subdivision design is encouraged that minimizes or avoids the use of typical subdivision perimeter walls. If subdivision walls are proposed, they should include pedestrian access points for pedestrian movement. The pedestrian access points should be strategically located to maximize usage by residents.

As described above, an extensive pedestrian trail and sidewalk network allows access to parks, school, commercial sites, and the City's regional trail along Waterman Wash.

Standard 33. Gated communities do not have to provide pedestrian access points but they should allow for public regional trail connections. Gated communities are encouraged to provide pedestrian access points even if they only provide access to residents who live in the community.

A public regional trail will be located along the north and south embankments of Waterman Wash. Future residents of the Community will have many opportunities to access the trail from the extensive internal trail and bike network. The public will have access to the regional trail, internal to the Project.

Standard 34. Neighborhood Commercial uses may be considered at the intersection of two arterial roadways (Arterial, Major Arterial, Scenic Arterial, or Parkway) or to buffer a residential use from an industrial use or interstate freeway within the Neighborhoods category. Neighborhood commercial uses typically serve a trade area of 3-5 miles and typical uses would include grocery stores, drug stores, fueling stations, neighborhood offices, and restaurants. A neighborhood commercial site is typically a stand-alone development 20 acres in size or smaller but the size of the commercial development is not restricted so long as the intensity (e.g., building height, lighting, noise, traffic) of the commercial use is compatible with the surrounding area; the development contains uses typically needed and supportive of the neighborhood; the form of the development is consistent with the surrounding area; and connectivity is provided to nearby trails, open spaces, and residential areas.

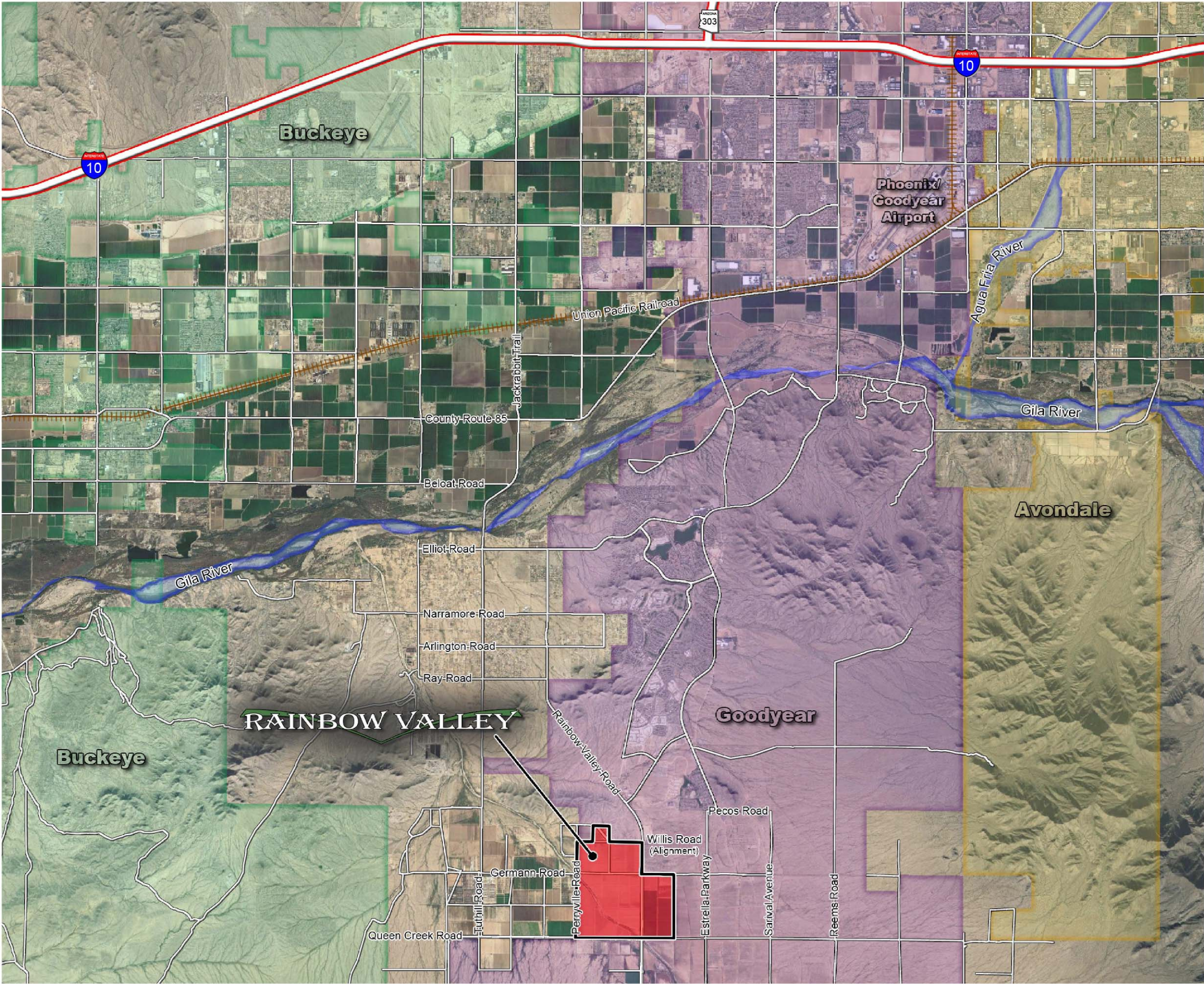
A 29-acre commercial parcel is located near the proposed Loop 303 interchange at Willis Road, a planned major arterial roadway. The commercial site is buffered from the traditional single family parcels by a wide drainage channel/open space corridor and a medium density residential parcel. A 13-acre commercial parcel is located along Rainbow Valley Road, a planned parkway, and Germann Road, a planned arterial street.

The commercial will serve not only the Community and the nearby market area, but will respond to the regional retail potential affiliated with a larger market area.

Standard 35. Mixed use developments may be considered at the intersection of two arterial roadways (Arterial, Major Arterial, Scenic Arterial, or Parkway as designated by the transportation plan) or at the intersection of an arterial roadway and a collector roadway.

A mixed use development is not proposed with this PAD.

FIGURES



RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

- Project Area
- City of Avondale
- City of Buckeye
- City of Goodyear
- Freeway
- Roadways
- Major Waterway



Scale: 1"= 8,000'

Figure 1
Regional Vicinity Map

FEBRUARY 2021



RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

- Project Boundary
- City Boundary (Generalized)
- Neighborhood
- Business & Commerce
- Open Space
- Village Center Overlay
- Arterial
- Scenic Arterial
- Scenic Arterial - Proposed
- Major Arterial - Proposed
- Parkway - Proposed
- Freeway/Parkway - Proposed
- Other Streets

Proposed interchange per
MCDOT Corridor Improvement
Study SR 303 between Riggs
Road and MC 85

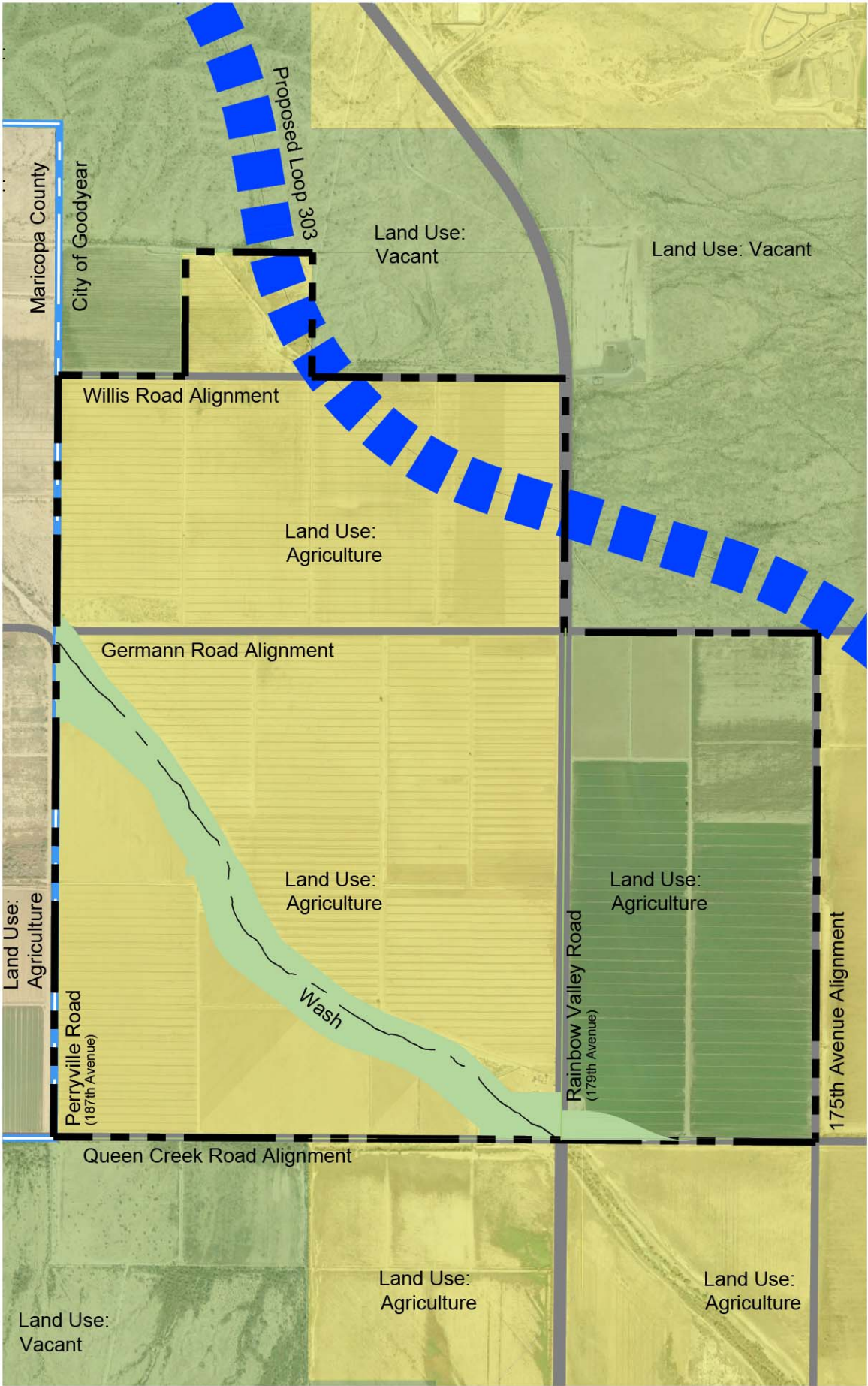


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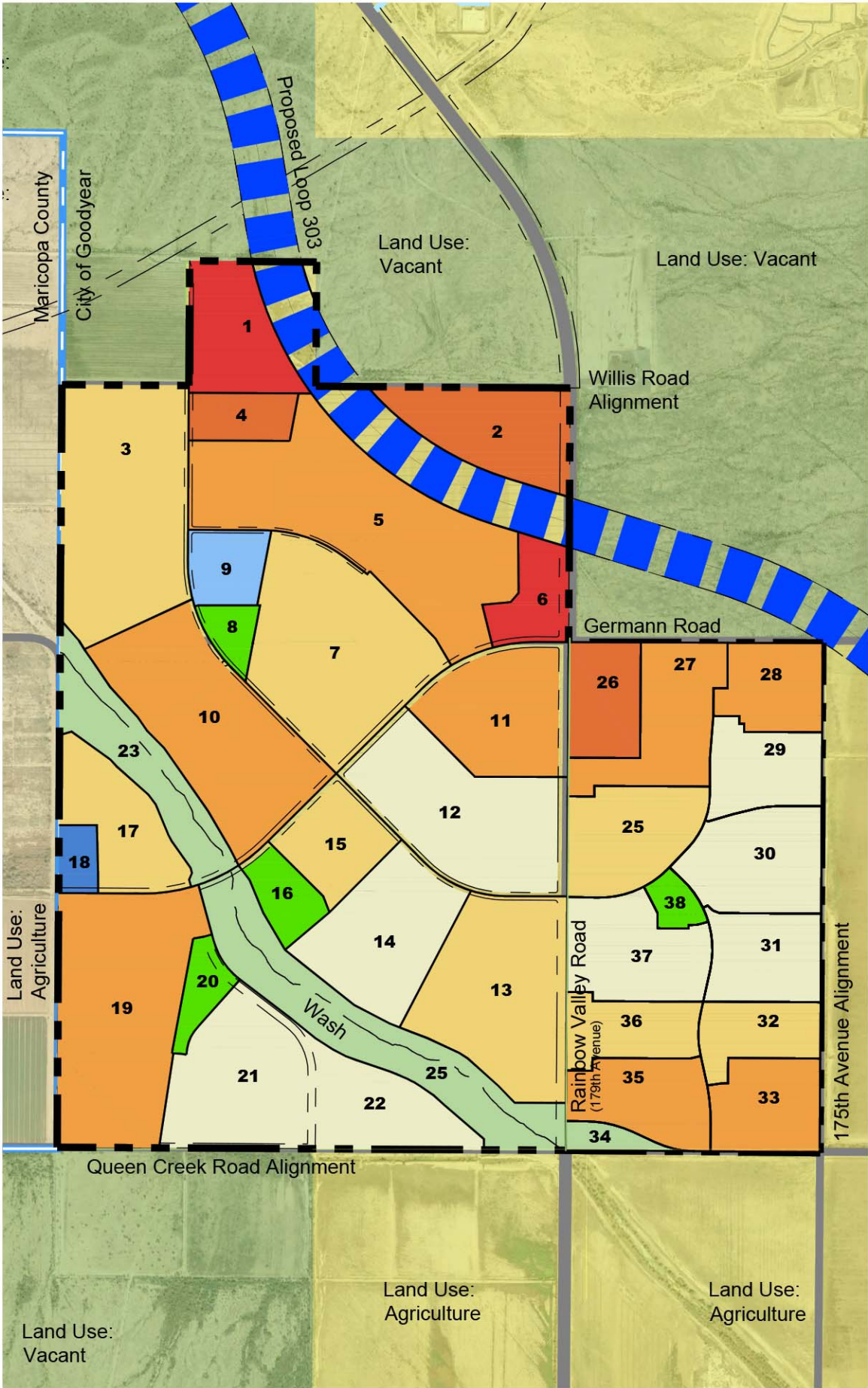
Figure 2
General Plan
Land Use Exhibit

FEBRUARY 2021





Existing Zoning



Amended Zoning

RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

- Project Boundary
- Parcel Boundary
- City of Goodyear - AU (Agricultural-Urban)
- City of Goodyear - PAD (Planned Area Development)
- Maricopa County - Rural-43 (Residential)
- LDR1 (Low Density Residential 1)
- LDR2 (Low Density Residential 2)
- LDR3 (Low Density Residential 3)
- MDR (Medium Density Residential)
- CC (Community Commercial)
- Elementary School (LDR-2)
- Water Campus (PFD, Public Facilities District)⁽¹⁾
- Neighborhood Park - (OS)
- Waterman Wash - (OS)
- City Limits
- Freeway (Future Loop 303 - for reference only)
- Wash Centerline (Waterman Wash)

Note:
(1) If high levels of TDS are discovered following development and testing of future well(s), the water campus footprint will be expanded into Parcel 17 to include TDS treatment equipment and drying beds. Water campus site will include odor easements, if determined to be necessary.



Scale: 1"= 1,500'

Figure 3
Land Use/Zoning
Comparison Exhibit

FEBRUARY 2021

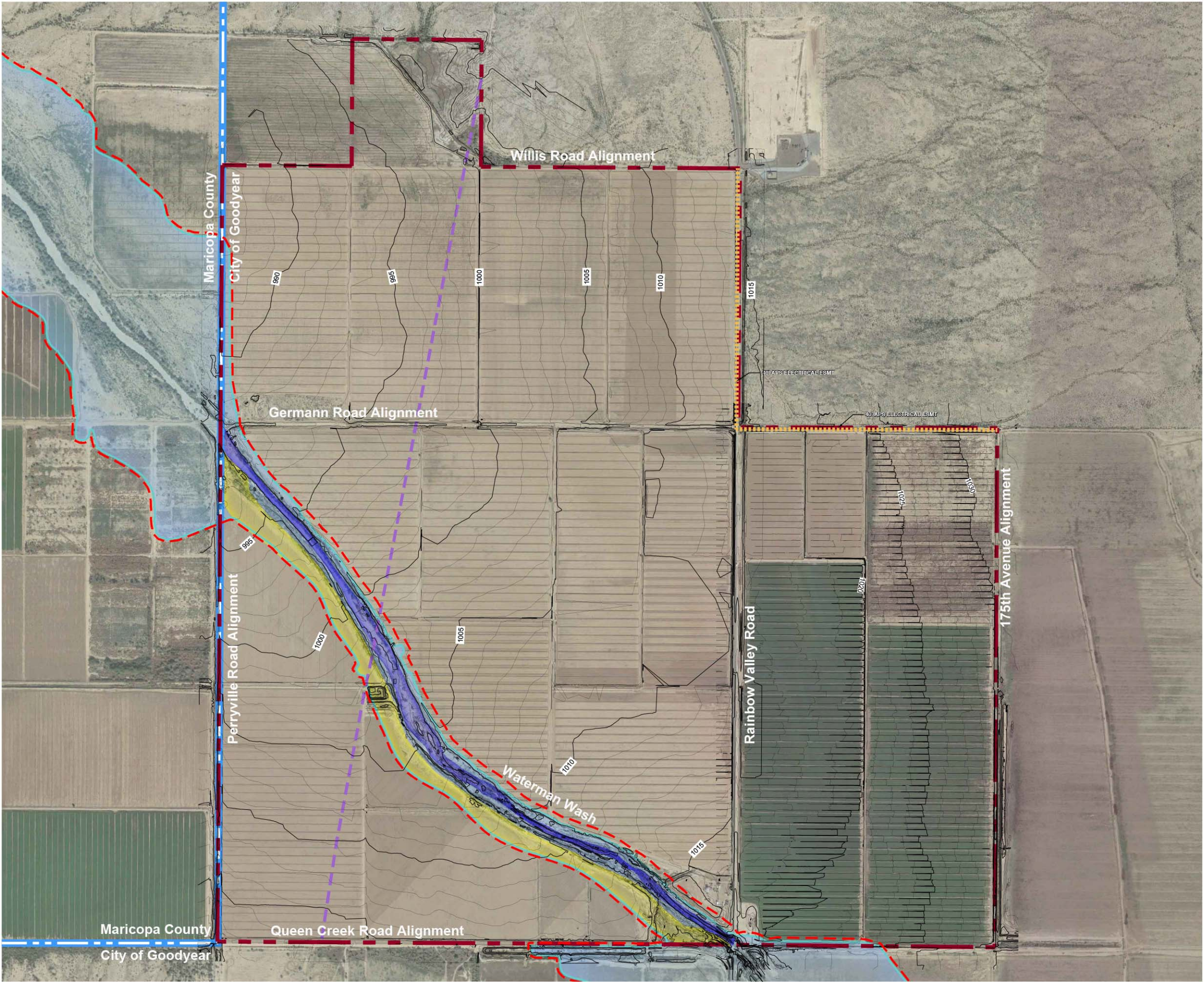


RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

- Project Boundary
- City Limits
- Flood Plain Per Approved CLOMR
- JD 404 Wash
- Engineered Drainage Channel Per Approved CLOMR
- FEMA Floodplain Line
- Southwest Gas Line Easement
- 40' Electrical Easement



Scale: 1"= 1,000'

Figure 4a

Existing Topography &
Physical Features Map

FEBRUARY 2021

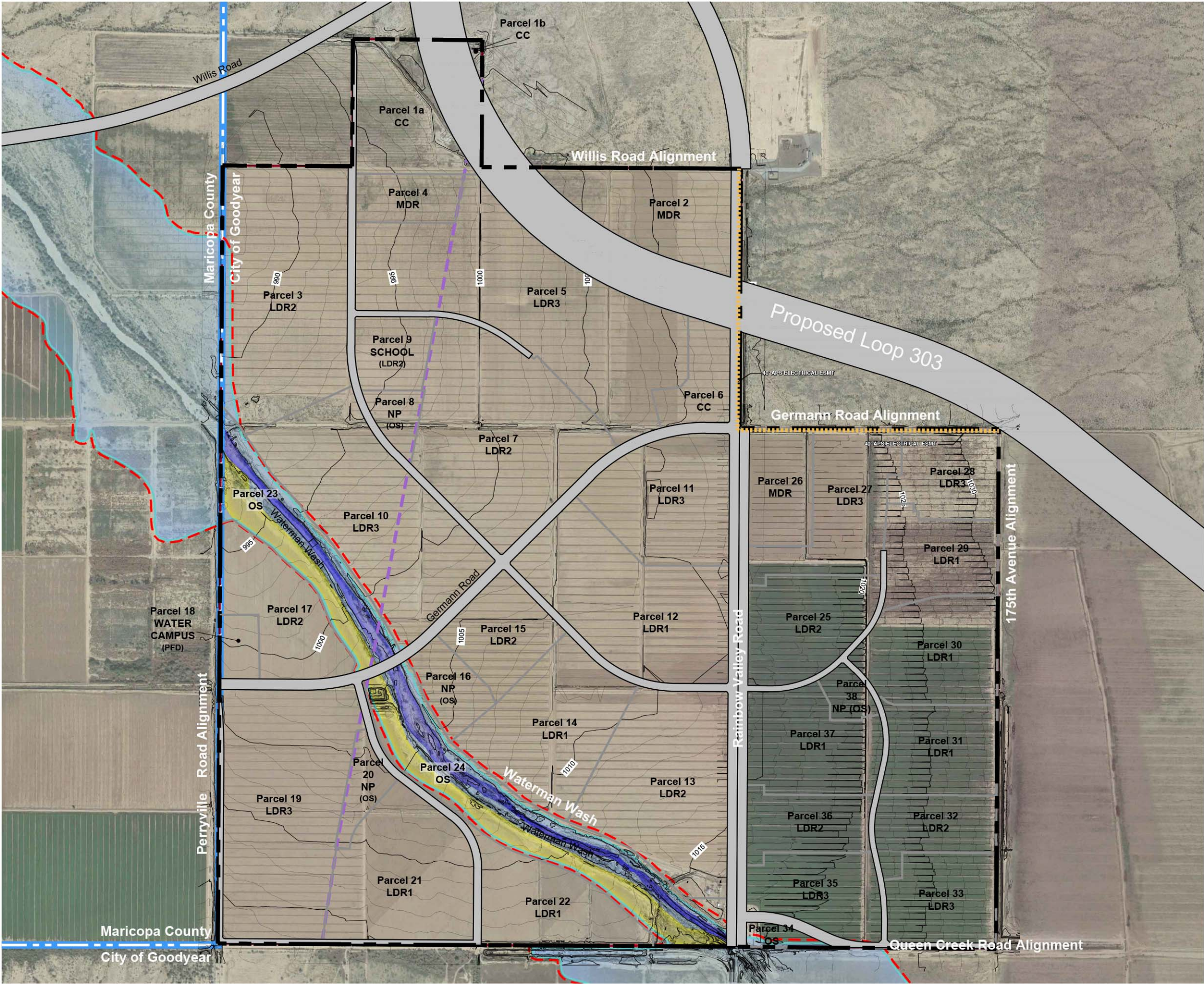


RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

- Project Boundary
- City Limits
- Flood Plain Per Approved CLOMR
- JD 404 Wash
- Engineered Drainage Channel Per Approved CLOMR
- FEMA Floodplain Line
- Southwest Gas Line Easement
- Parcel Boundary
- 40' Electrical Easement



North
Scale: 1"= 1,000'

Figure 4b
Physical Features Map with
Development Plan Overlay

FEBRUARY 2021 **HILGARTWILSON**
ENGINEERS • PLANNERS • SURVEYORS



RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

Project Boundary

Parcel Boundary

45' x 110' Lots

50' x 115' Lots

55' x 120' Lots

60' x 125' Lots

65' x 125' Lots

75' x 130' Lots

NOTES

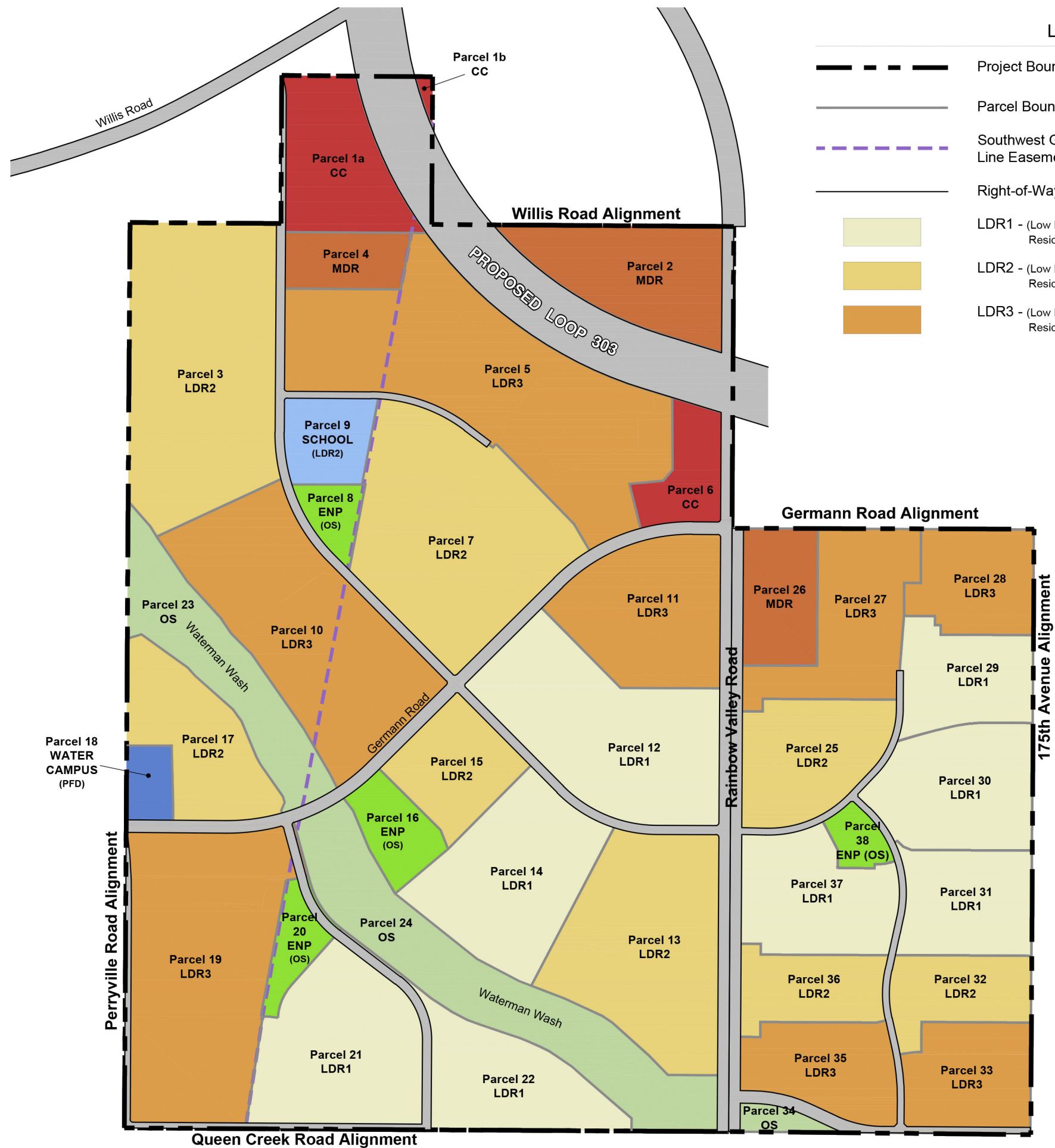
Conceptual Site Plan is not being approved as part of the PAD document.

North

Scale: 1"= 1,000'

Figure 5

Conceptual Site Plan



LEGEND

Project Boundary

Parcel Boundary

Southwest Gas Line Easement

Right-of-Way

LDR1 - (Low Density Residential 1)

LDR2 - (Low Density Residential 2)

LDR3 - (Low Density Residential 3)

MDR - (Medium Density Residential)

CC - (Community Commercial)

Elementary School - (LDR2)

Water Campus - (PFD)

ENP - (OS)

OS - (Waterman Wash)

RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

Land Use	Underlying Zoning District	Parcel	Primary Land Use	Alternate Land Use ⁽¹⁾	Area ⁽²⁾ (ac)	Maximum Units	
LDR1	R1-7	12	Residential		57.5		
		14	Residential		41.1		
		21	Residential		46.3		
		22	Residential		29.3		
		29	Residential		22.7		
		30	Residential		33.0		
		31	Residential		24.6		
		37	Residential		30.4		
Subtotal					284.9		
LDR2	R1-6	3	Residential		76.7		
		7	Residential		69.8		
		9	School	Community Center/LDR2	14.0		
		13	Residential		56.5		
		15	Residential		23.1		
		17	Residential		28.3		
		25	Residential		29.1		
		32	Residential		18.4		
		36	Residential		18.3		
		Subtotal				334.2	
LDR3	R1-4	5	Residential		91.9		
		10	Residential		67.3		
		11	Residential		36.6		
		19	Residential		71.9		
		27	Residential		32.0		
		28	Residential		21.3		
		33	Residential		22.9		
		35	Residential		23.3		
Subtotal					367.1		
MDR	R-2 R1-A R1-C MF-12	2	Residential		31.8		
		4	Residential		12.4		
		26	Residential		17.9		
		Subtotal				62.2	
OS	N/A	8	Park		7.2		
		16	Park		11.1		
		20	Park		9.0		
		38	Park		5.8		
		23	Waterman Wash		31.7		
		24	Waterman Wash		54.4		
		34	OS		3.4		
Subtotal					122.6		
Residential Subtotal					1,171.0	4,121	
CC	C-2	1a	Commercial		28.4	-	
		1b	Commercial		0.9	-	
		6	Commercial		13.0	-	
Subtotal					42.2	-	
PFD	PFD	18	Water Campus ⁽⁴⁾	LDR2 Residential	6.0	-	
Subtotal					6.0	-	
Other	N/A	-	Parkway/Arterial ⁽³⁾		56.3	-	
		-	303 Freeway	LDR3, MDR, CC	43.7	-	
Subtotal					100.0	-	
Grand Total					1,319.2	4,121	

Footnotes:
⁽¹⁾ In the event the primary land use is not needed, the alternate land use will be applied.
⁽²⁾ All acreage is approximate. Subtotals and totals may not exactly add up due to rounding.
⁽³⁾ Areas include Rainbow Valley Road (100/200), Queen Creek Road (55/110), Perryville Road (55), and Germann Road (110).
⁽⁴⁾ If high levels of TDS are discovered following development and testing of future well(s), the water campus footprint will be expanded into Parcel 17 to include TDS treatment equipment and drying beds. Water campus site will include odor easements, if determined to be necessary.

Scale: 1"= 1,000'

Figure 6
PAD Development Plan

AUGUST 2021

U:\1300\1369\1369.0201 - Rainbow Valley 2011, L.L.C\PLANNING\ENTITLEMENT\PAD\1ST AMENDED PAD\4th Submittal\EXHIBITS\1369.02-PAD-4th-AMEND-Fig-06-PAD-Development-Plan.dwg 8/2/2021 4:25 PM

RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

- Project Boundary
- Parcel Boundary
- T2 Trailhead
- Project Path
- Regional Multi-use Path
- Bike Lane
- Regional Trail
- Enhanced Neighborhood Park (5+ ac)
- Neighborhood Park 2 (5+ ac)
- Neighborhood Park 1 (2-5 ac)
- Grade Separated Crossing

Greenbelt Parks (not shown) add a variety of landscape features along trails and street frontage sidewalks.

NOTES

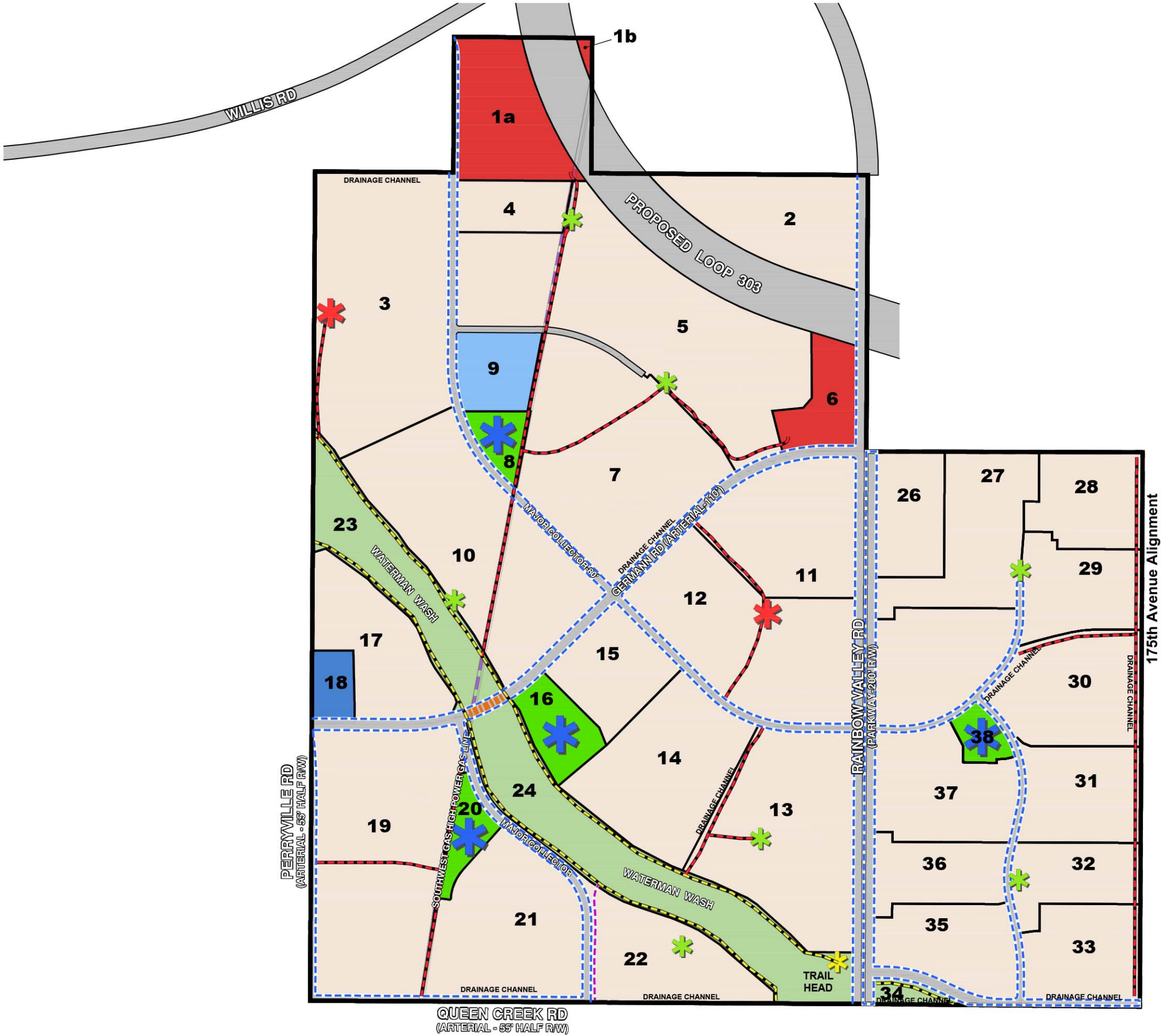
1. Conceptual Open Space Plan as shown is subject to change as long as changes conform to PAD.
2. Park concepts shown on Figures 7b,7c,7d,7e,7f & 7g

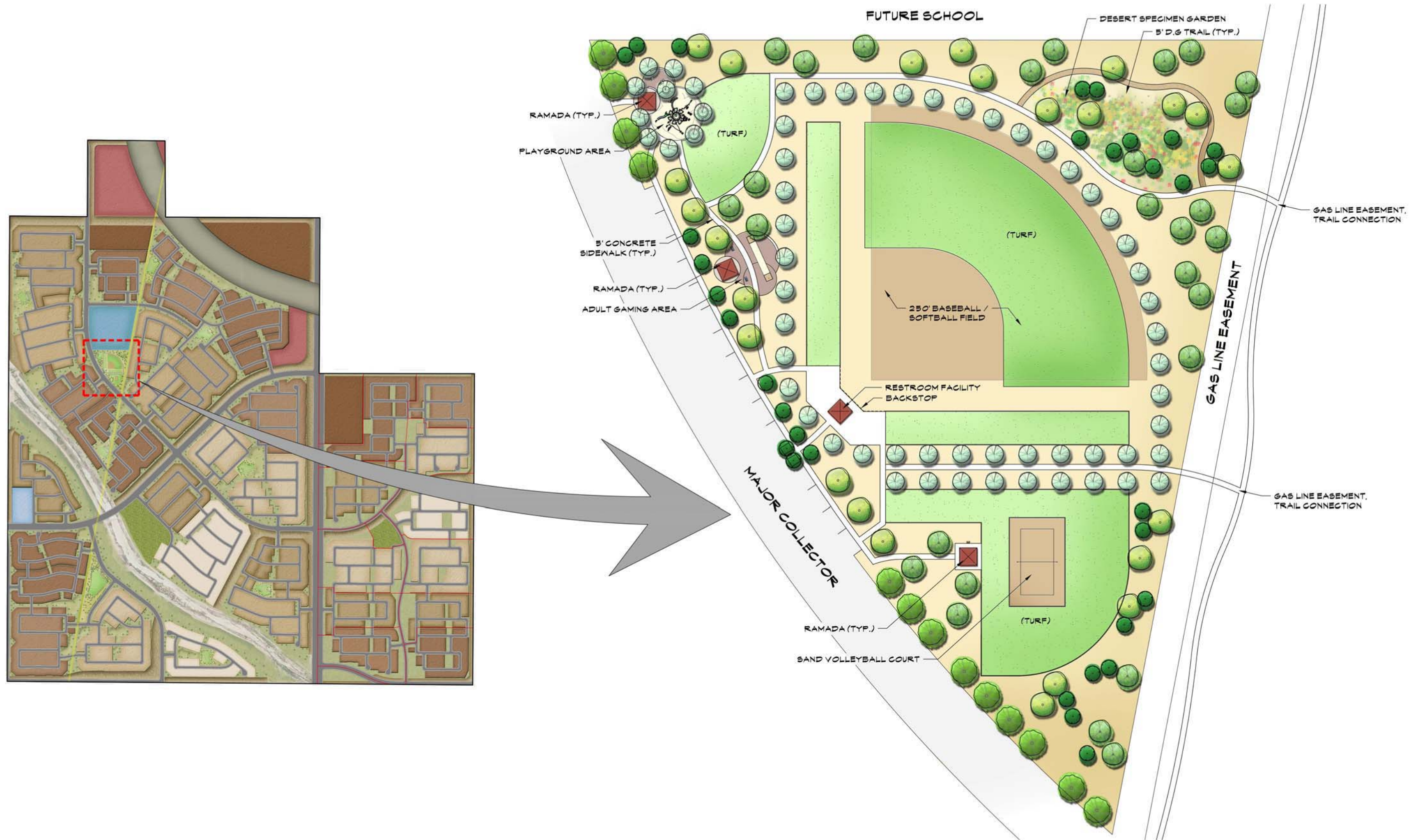


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Figure 7a
Open Space
& Trails Plan

FEBRUARY 2021

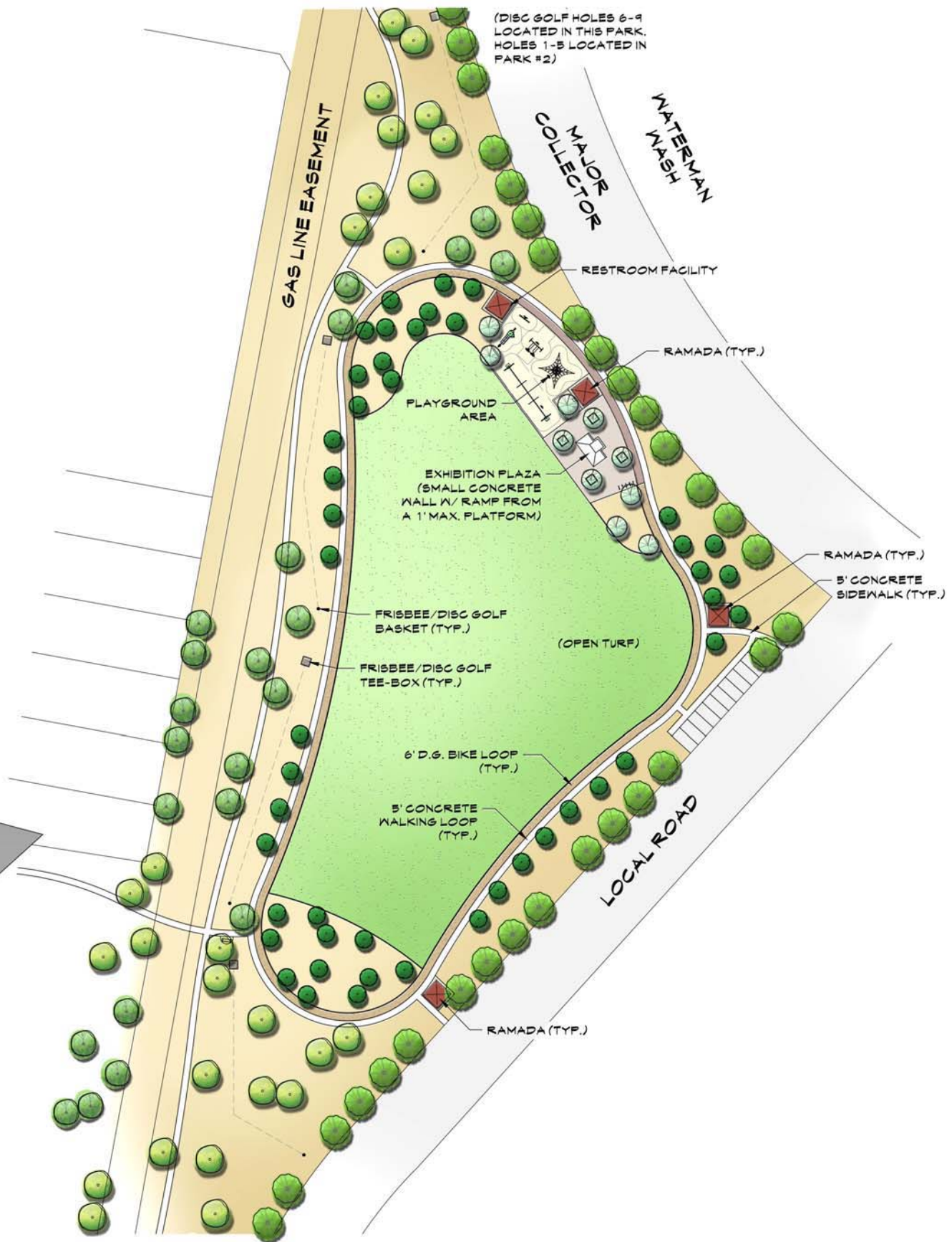






RAINBOW VALLEY **CONCEPTUAL ENHANCED NEIGHBORHOOD PARK #2**

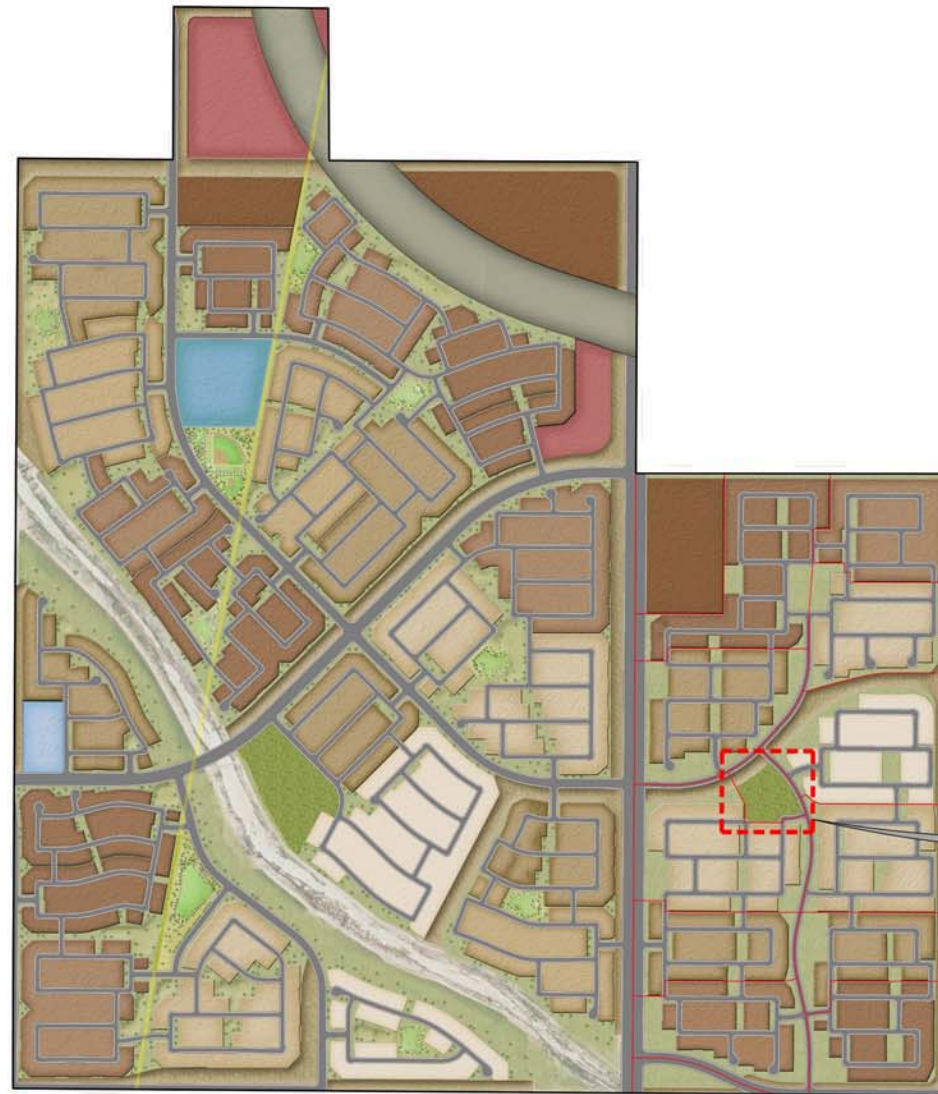
FEBRUARY 2021



RAINBOW VALLEY

CONCEPTUAL ENHANCED NEIGHBORHOOD PARK #3

FEBRUARY 2021



RAINBOW VALLEY CONCEPTUAL ENHANCED NEIGHBORHOOD PARK #4

FEBRUARY 2021

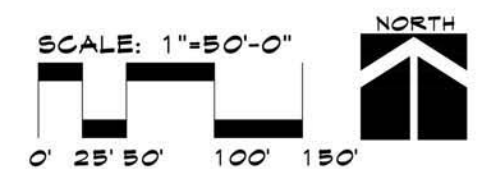
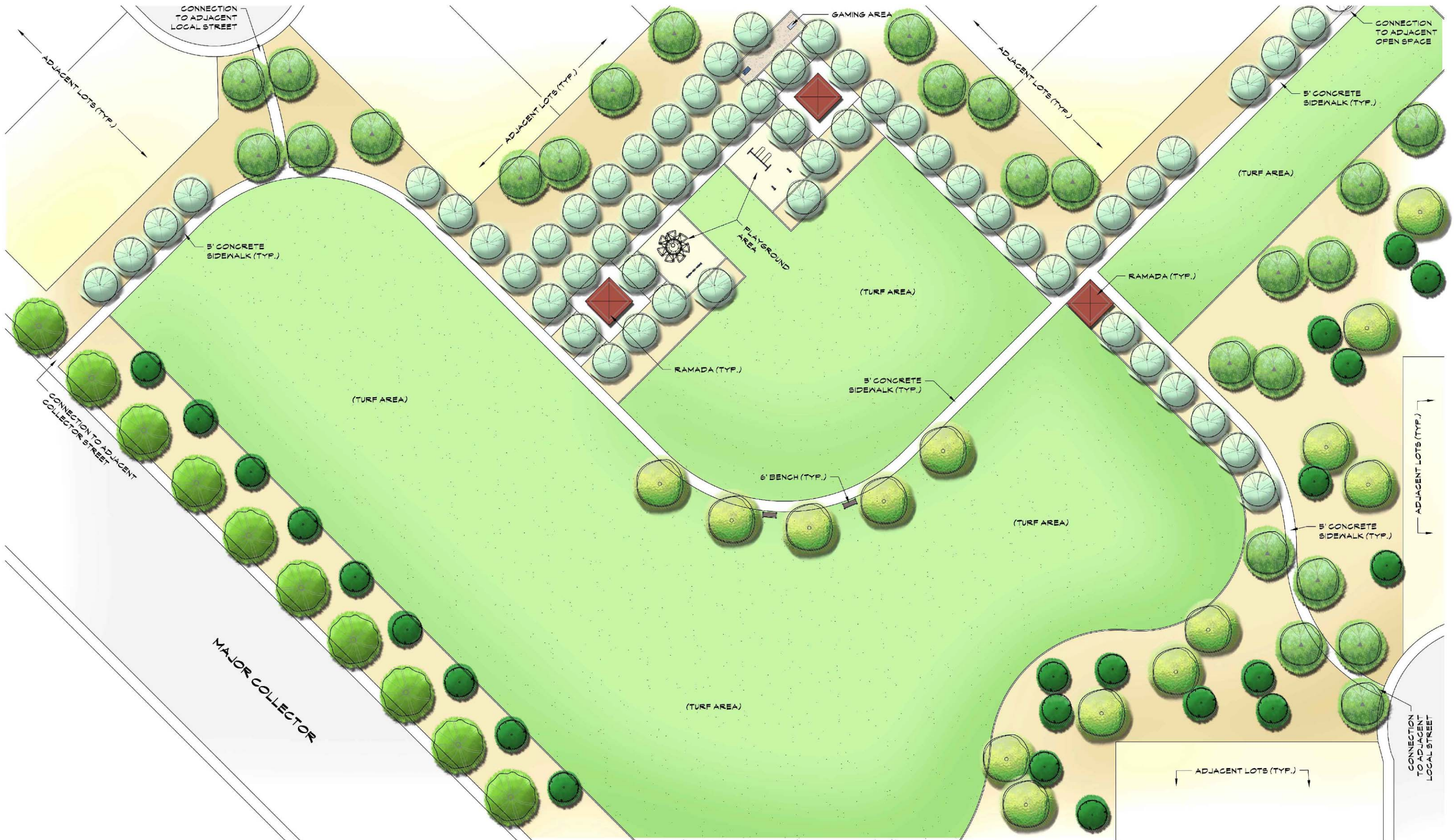
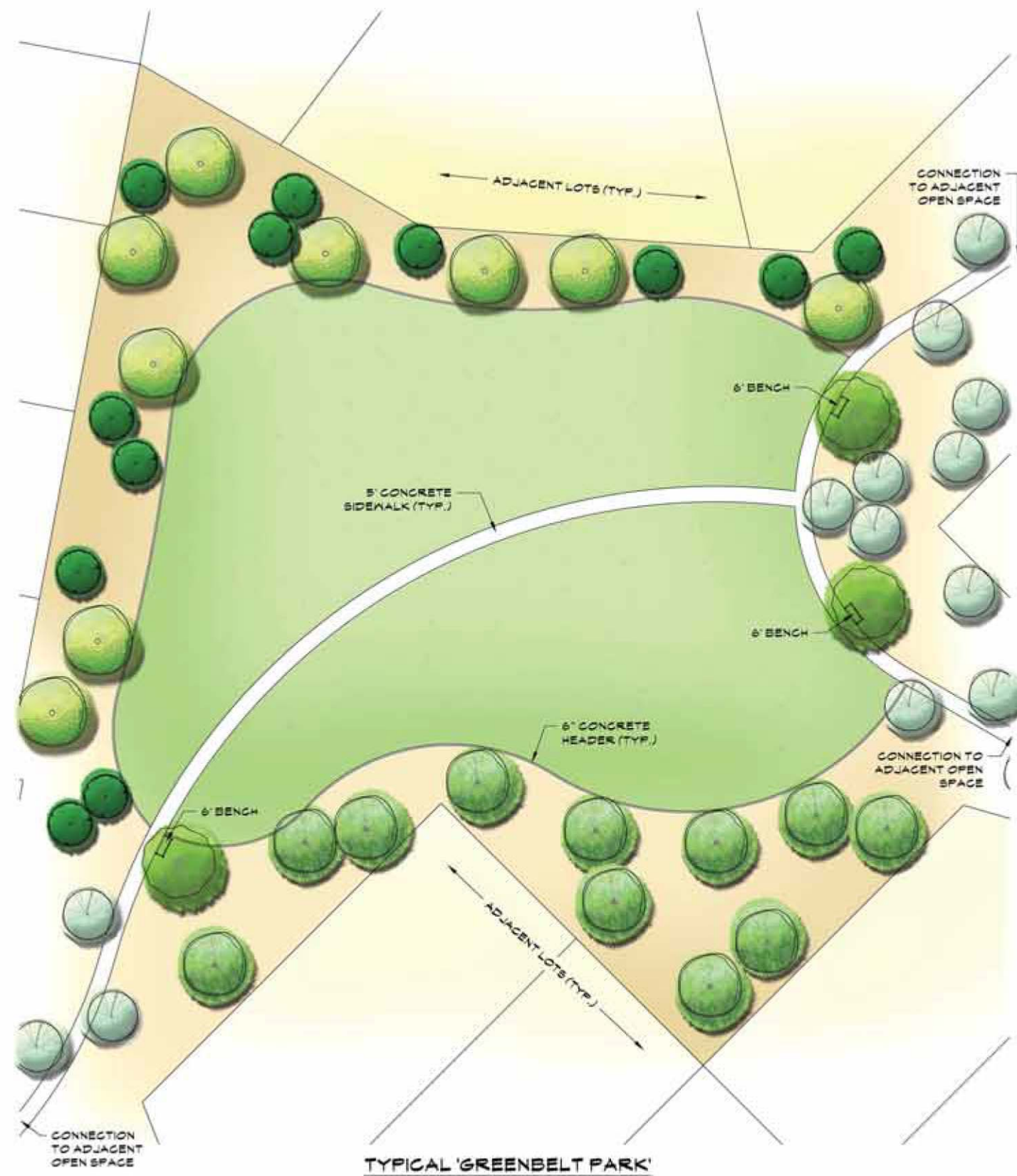


FIGURE 7E



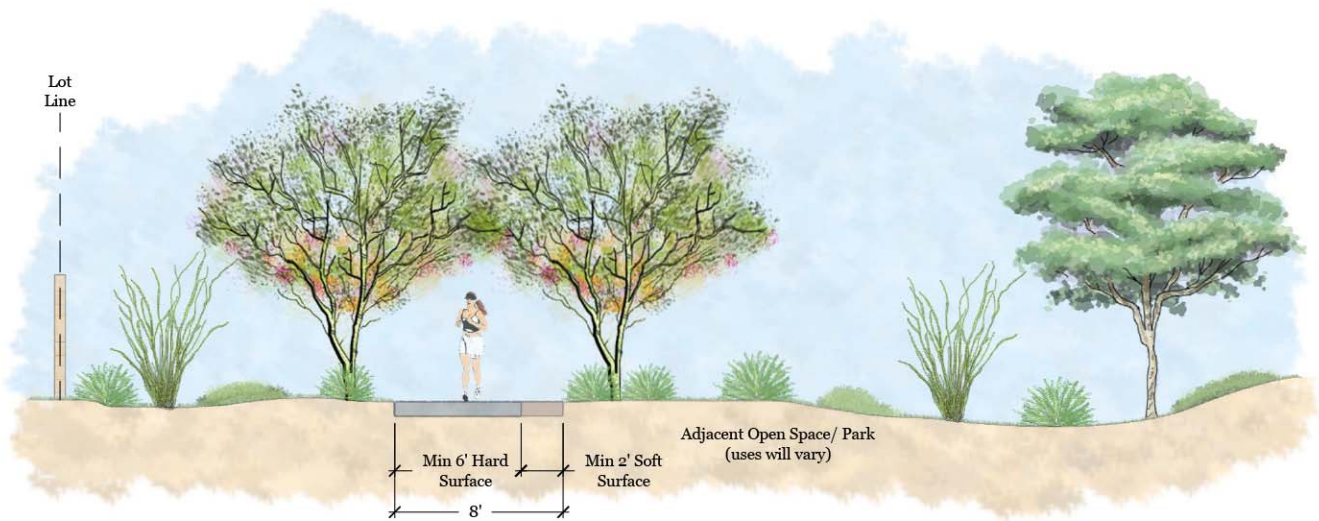
RAINBOW VALLEY CONCEPTUAL NEIGHBORHOOD PARK 2

FEBRUARY 2021



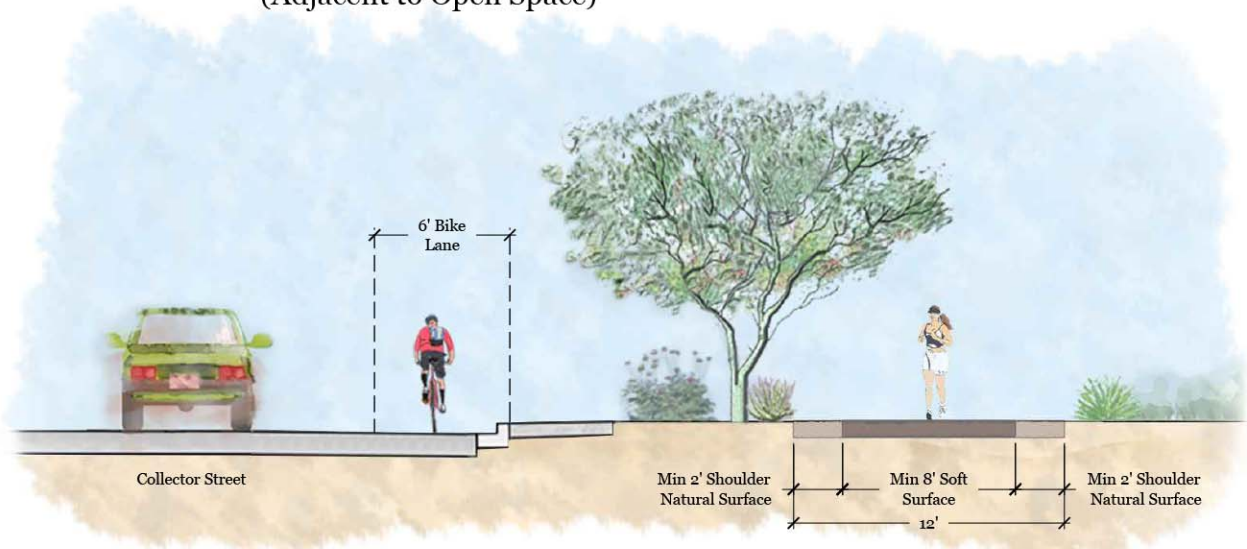
RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)



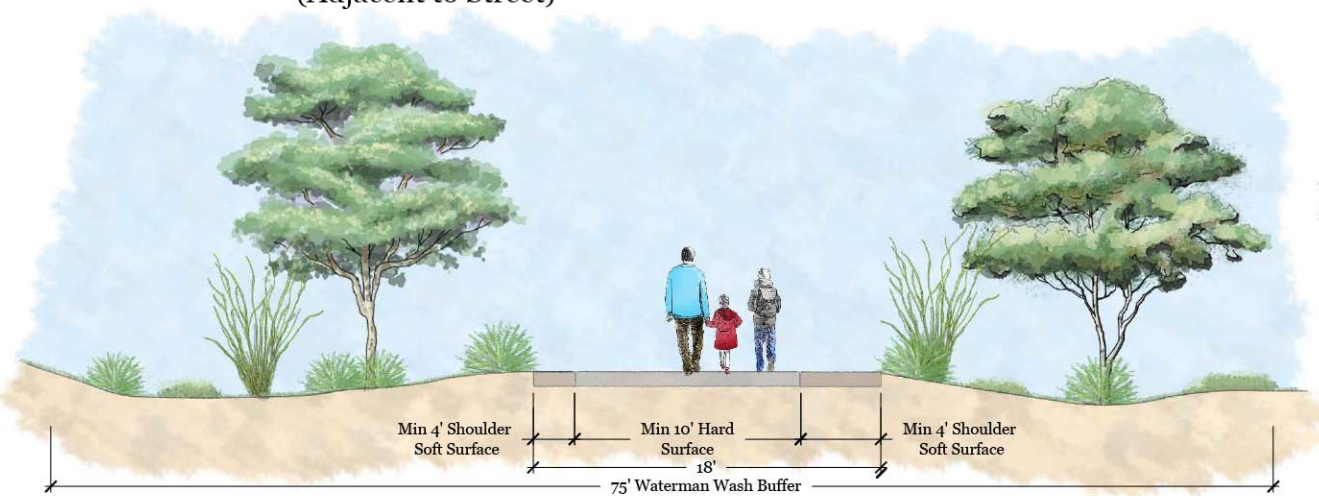
Project Path

(Adjacent to Open Space)



Regional Trail

(Adjacent to Street)



Waterman Wash Buffer

Adjacent to Waterman Wash
BUFFER: May include Trails, Open Space, Parks and Streets

NOTES

This exhibit is conceptual in nature. Final design to be determined at time of construction documents, as long as changes meet PAD requirements.



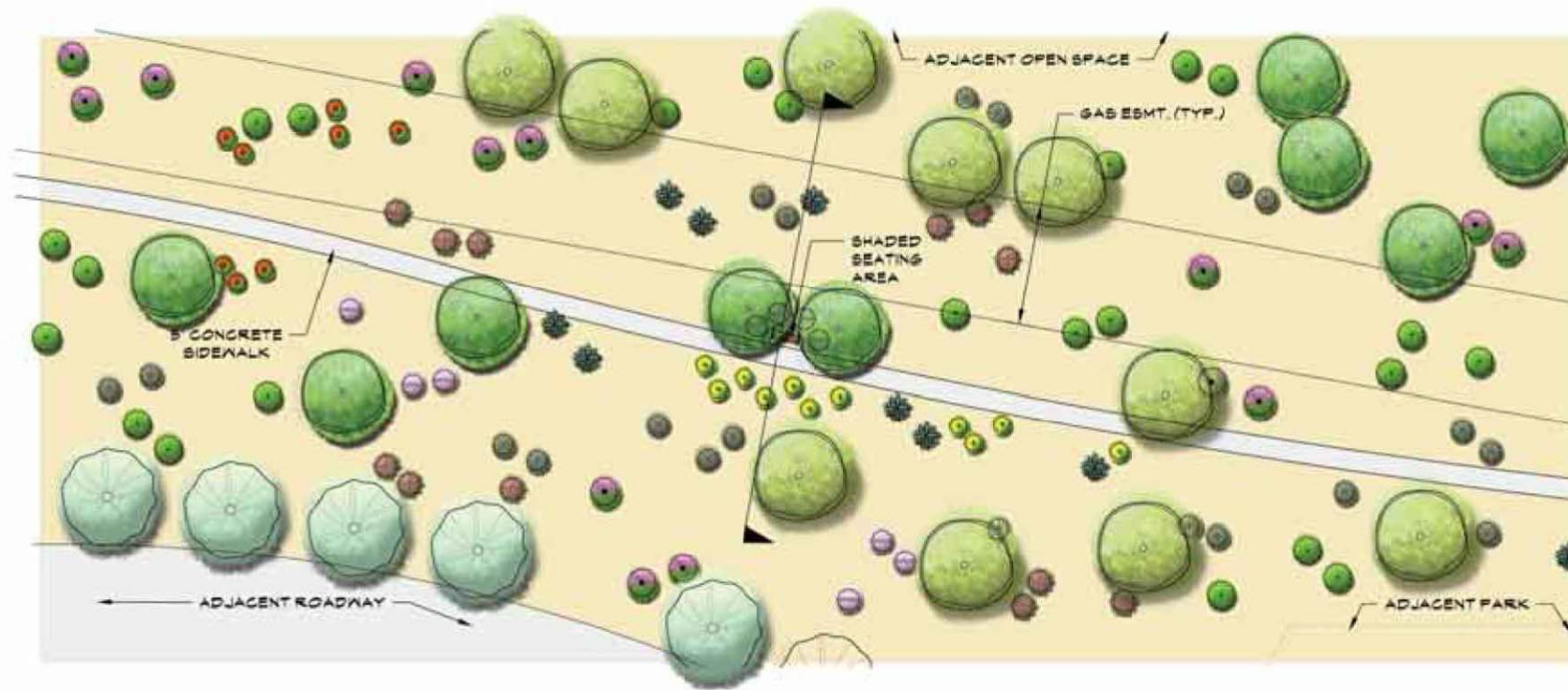
Not to Scale

Figure 8a

Trail Cross Sections

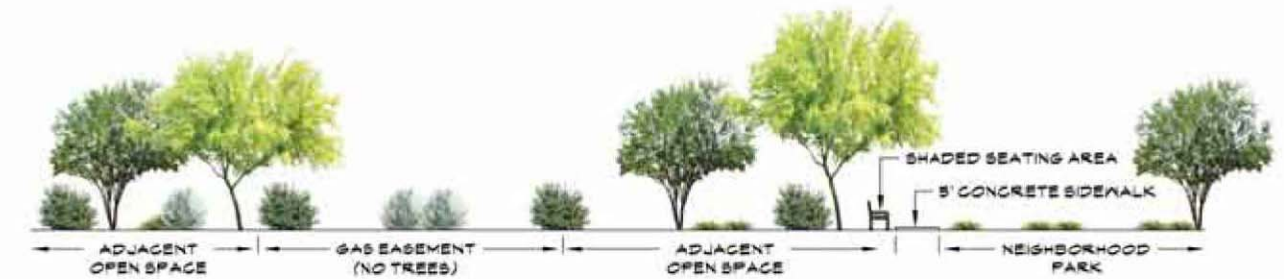
FEBRUARY 2021



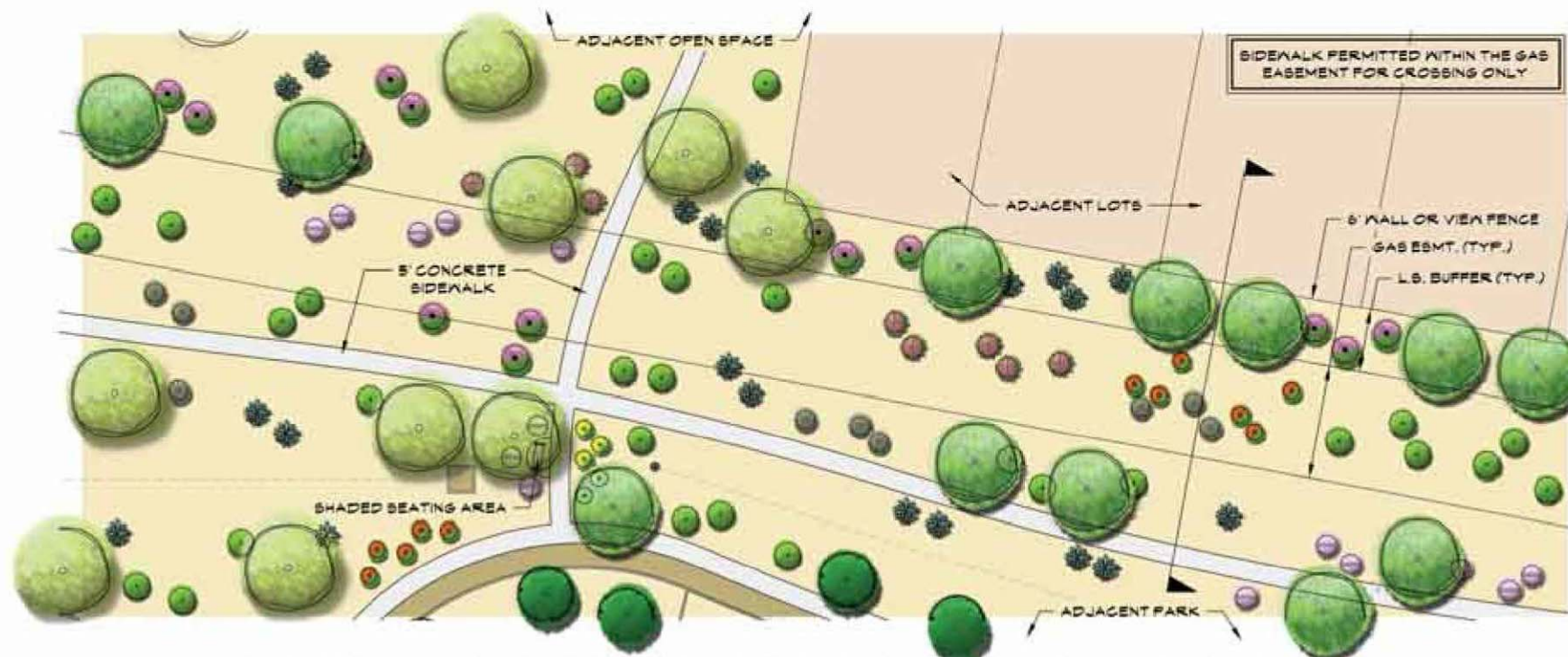


LANDSCAPE TREATMENT WITHIN GAS EASEMENT ADJACENT TO OPEN SPACE (PLAN)

ADJACENT TO NEIGHBORHOOD PARKS, OR LARGER OPEN SPACE AREAS, THE 5' SIDEWALK WILL MEANDER ALONG SIDE THE GAS EASEMENT, LEADING TO SHADED SEATING AREAS OR POINTS OF INTEREST ALONG THE GAS EASEMENT. TREES WILL BE USED NEAR THE BOUNDARIES OF THE GAS EASEMENT WHILE NOT POSING A THREAT TO THE HIGH PRESSURE GAS LINE.



(SECTION - SCALE: 1" = 10')



LANDSCAPE TREATMENT WITHIN GAS EASEMENT ADJACENT TO LOTS (PLAN)

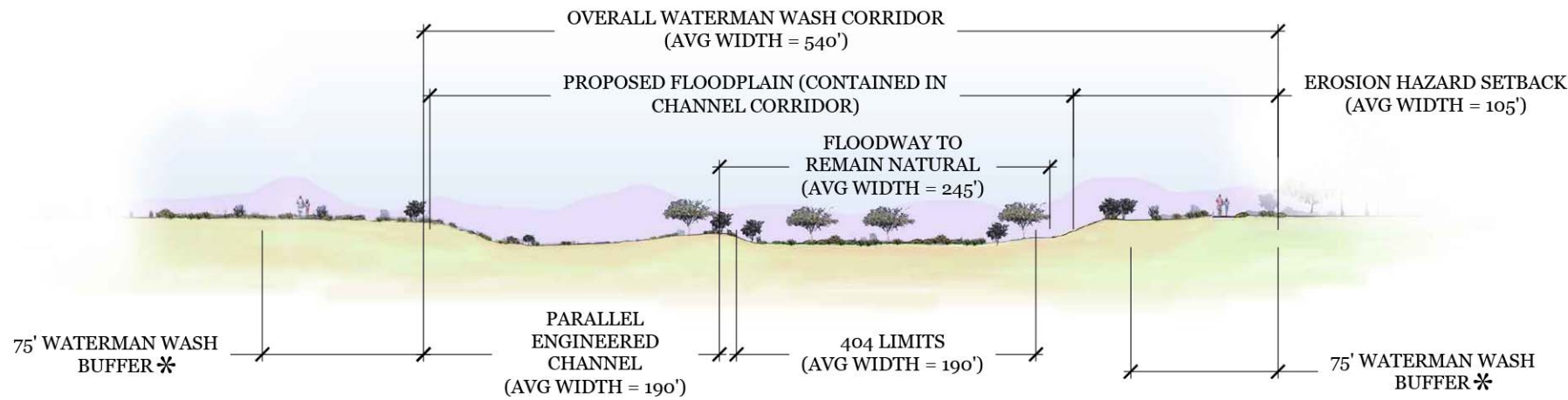
ADJACENT TO LOTS, A LANDSCAPE BUFFER OF TREES AND SHRUBS TO BE USED BETWEEN THE LOTS AND THE EASEMENT. TREES WILL BE LOCATED NEAR THE EASEMENT BOUNDARY ON BOTH SIDES, WHILE NOT POSING A THREAT TO THE HIGH PRESSURE GAS LINE.



(SECTION - SCALE: 1" = 10')

RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)



- * BUFFER MAY INCLUDE:
- TRAILS
 - OPEN SPACE & PARKS
 - STREETS

NOTES

This exhibit is conceptual in nature. Final design to be determined at time of construction documents, as long as changes meet PAD requirements.



Not to Scale

Figure 8c
**Waterman Wash
Cross Section**

FEBRUARY 2021





Trees:

Acacia sp.	Acacia	Evergreen Elm
Bottle Tree	Caesalpinia cocalaco	Cascalote
Cercidium sp.	Palo Verde	Chamaerops humilis
Mediterranean Fan Palm	Ficus microcarpa	Indian Laurel Fig
Fraxinus velutina	Arizona Ash	Geigeria parviflora
Australian Willow	Olneya tesota	Desert Ironwood
Prosopis dp.	Thornless Mesquite	Quercus virginiana
Live Oak	Rhus lancea	African sumac
Salix babylonica	Weeping Willow	Schinus teribinthifolius
Brazilian Pepper Tree	Sophora secundiflora	Texas Mountain Laurel
Tipuana tipu	Tipu Tree	Ulmus parvifolia

Shrubs and Accents:

Agave sp.	Agave	Calliandra sp.
Baja Fairy Duster	Carnegiea gigantea	Saguaro
Cordia parvifolia	Little Leaf Cordia	Echinocactus grusonii
Golden Barrel Cactus	Ferocactus acanthoides	Barrel Cactus
Fouqueria splendens	Ocotillo	Hesperaloe sp.
Coahuilan Hesperaloe	Justicia sp.	Chuparosa
Larrea divaricata	Creosote Bush	Leucophyllum sp.
'Silver Cloud'	Muhlenbergia sp.	Regal Mist' tm
Myrtus communis	Compacta'	Nandina domestica
Penstemon sp.	Penstemon	Photinia fraseri
Photinia	Plumbago auriculata	Cape Plumbago
Ruellia californica	Sonoran Desert Ruellia	Salvia sp.
Cleveland Sage	Sphaeralcea ambigua	Globe Mallow
Tagetes palmeri	Mountain Marigold	Yucca sp.
Eremophila sp.	Yucca	

Ground Covers/Vines:

Antigonon leptopus 'Baja red'	Queen's Wreath Vine	Baileya multiradiata
Desert Marigold	Bougainvillea brasiliensis	Bougainvillea
Convolvulus cneorum	Bush Morning Glory	Dalea greggii
Trailing Indigo	Gazania rigens	'Sun Gold'
Hymenoxys acaulis	Angelita Daisy	Lantana sp.
New Gold Lantana	Oenothera berlandieri	Mexican Evening
Primrose Podranea ricasoliana	Pink-Tumpet Vine	Setcreasea pallida
Purple Heart Plant	Star Jasmine	Verbena sp.
Goodding Verbena	Trachelospermum jasminoides	

RAINBOW VALLEY

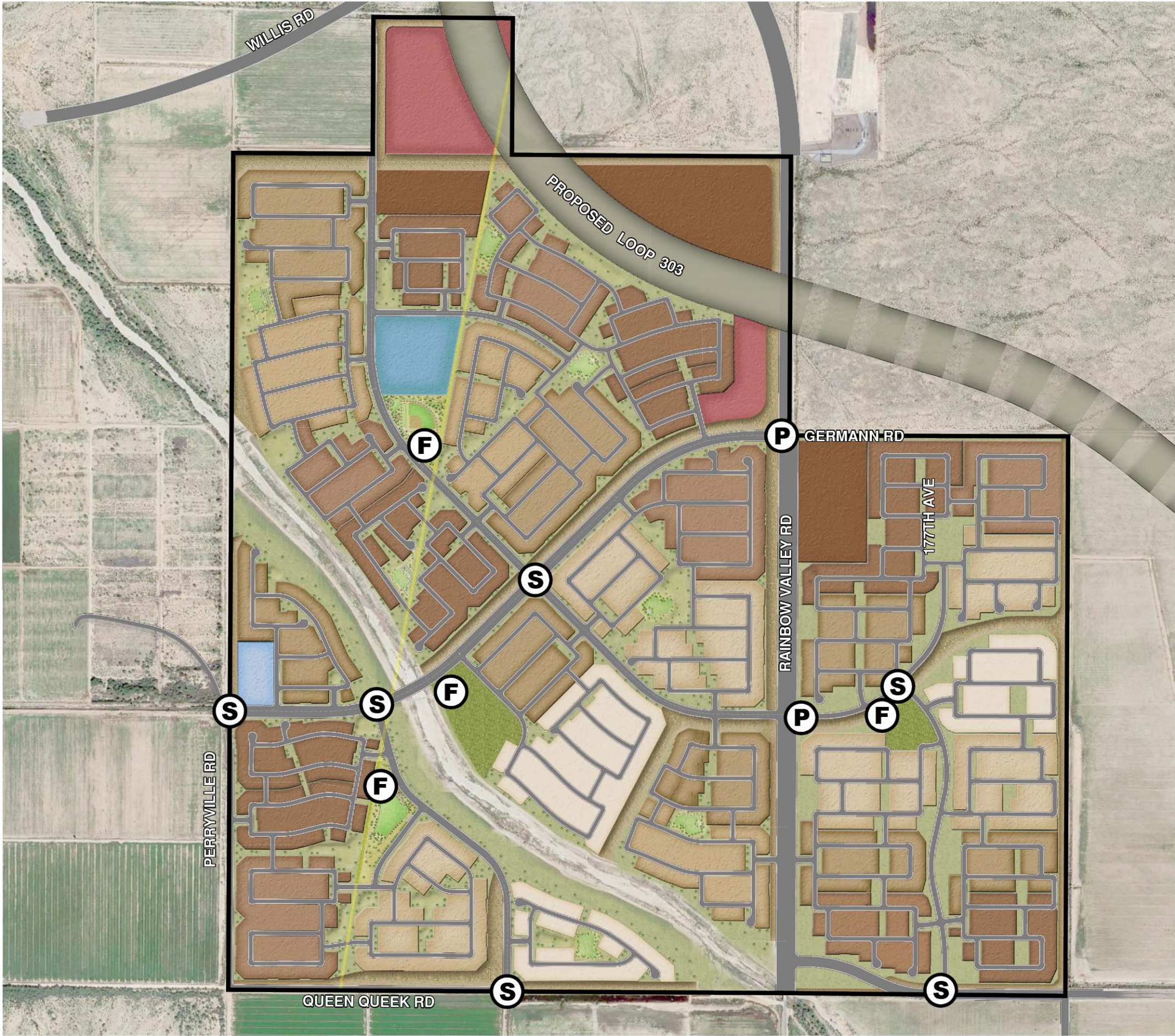
Goodyear, Arizona
Planned Area Development (PAD)



NOTES

Plants within the Right-of-Way are on the Arizona
Department of Water Resources low water plant list.

Not to Scale
Figure 9
Plant Palette



RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

- (P)** Primary Entry Monument
- (S)** Secondary Entry Monument
- (F)** Focal Point Monument (Park)

NOTES

This exhibit is conceptual in nature. Final design to be determined at time of construction documents, as long as changes meet PAD requirements.

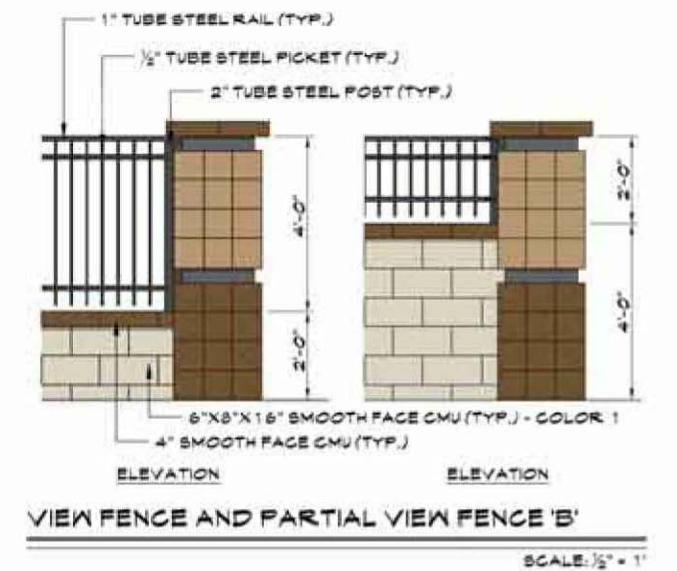
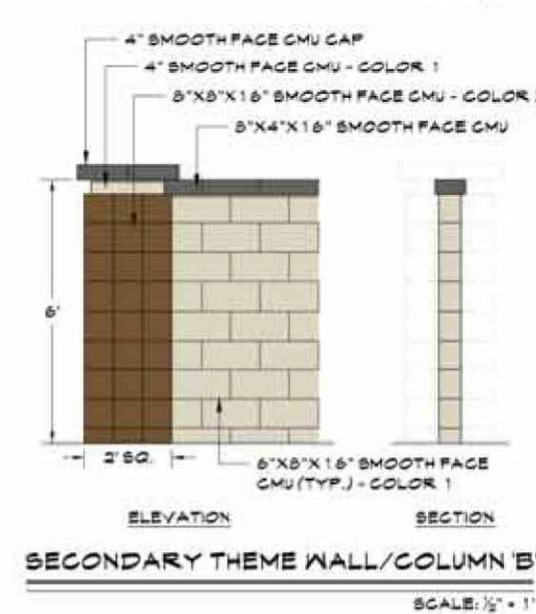
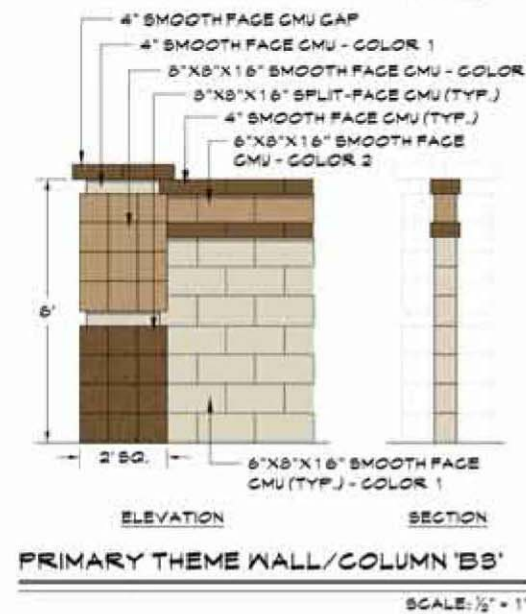
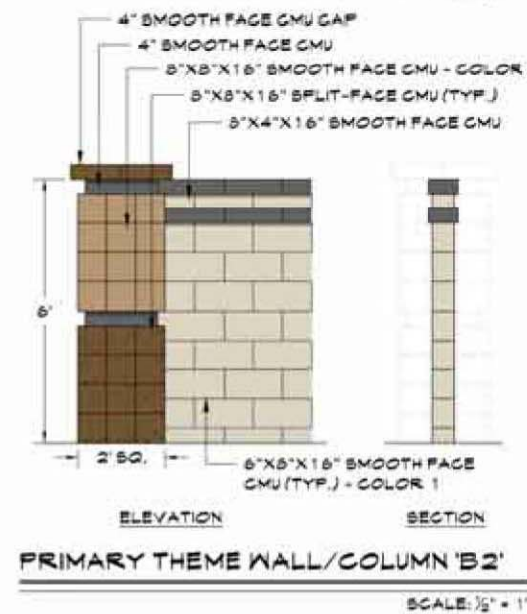
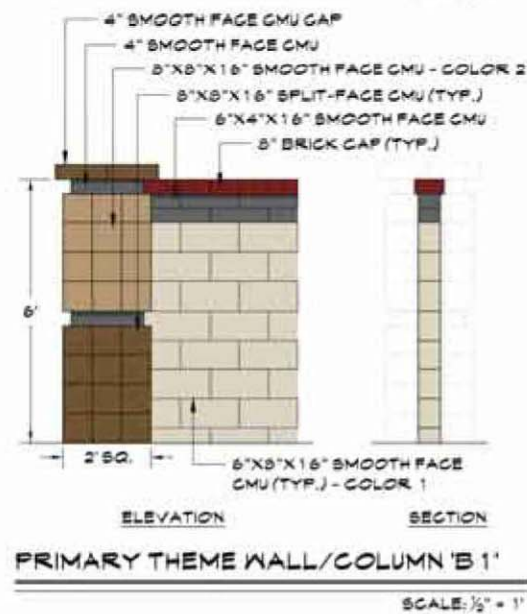
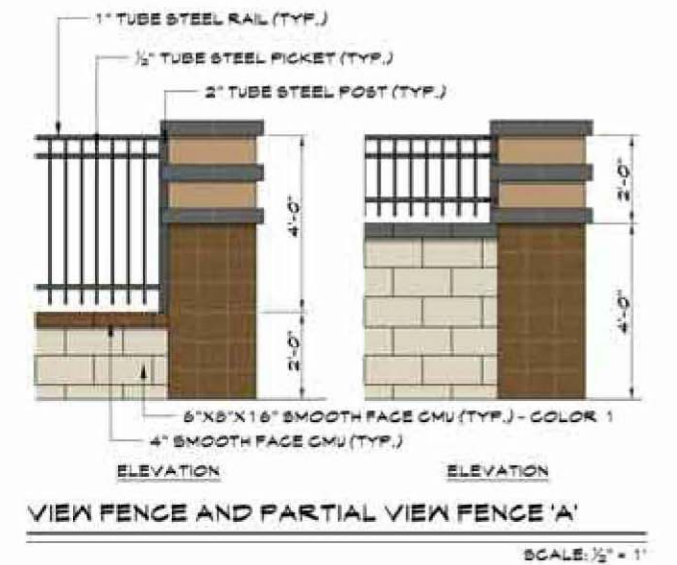
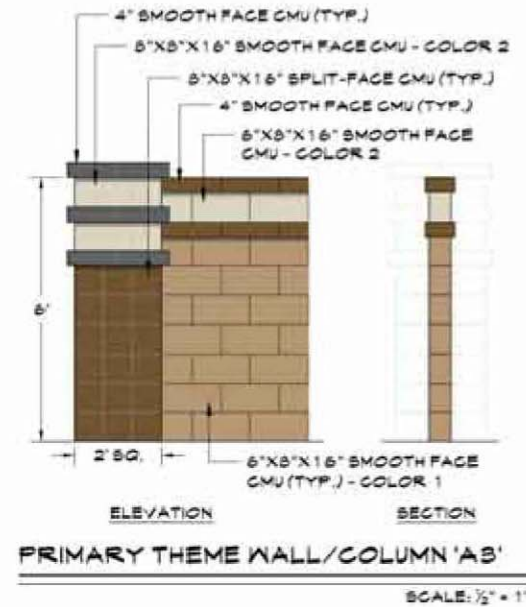
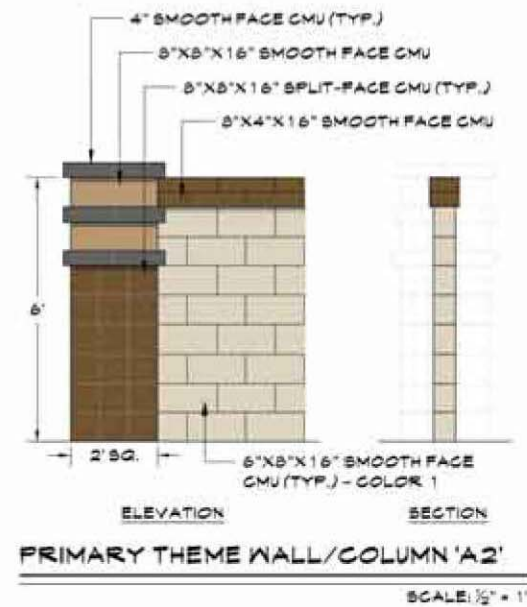
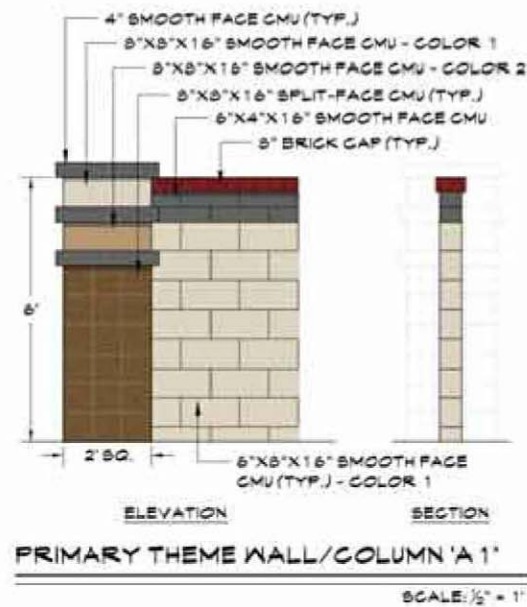
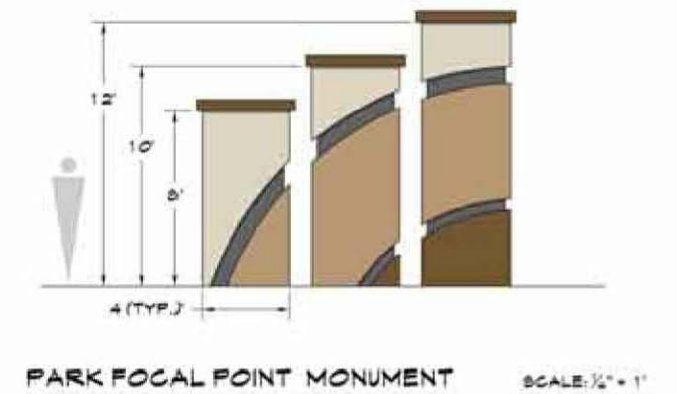
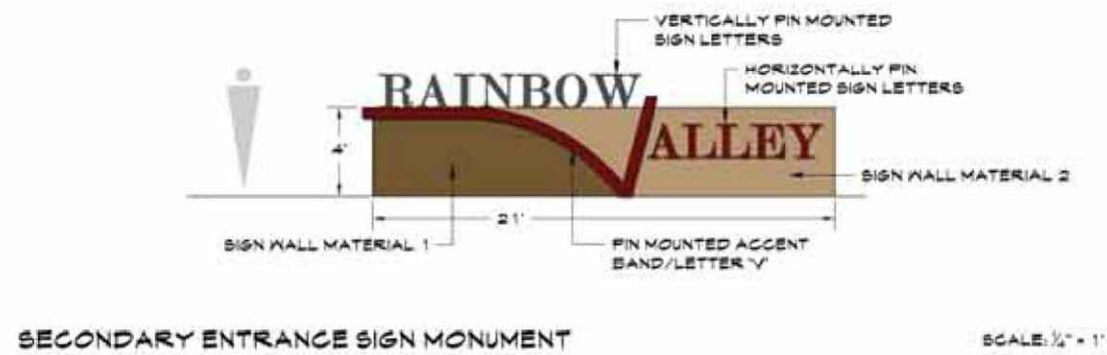
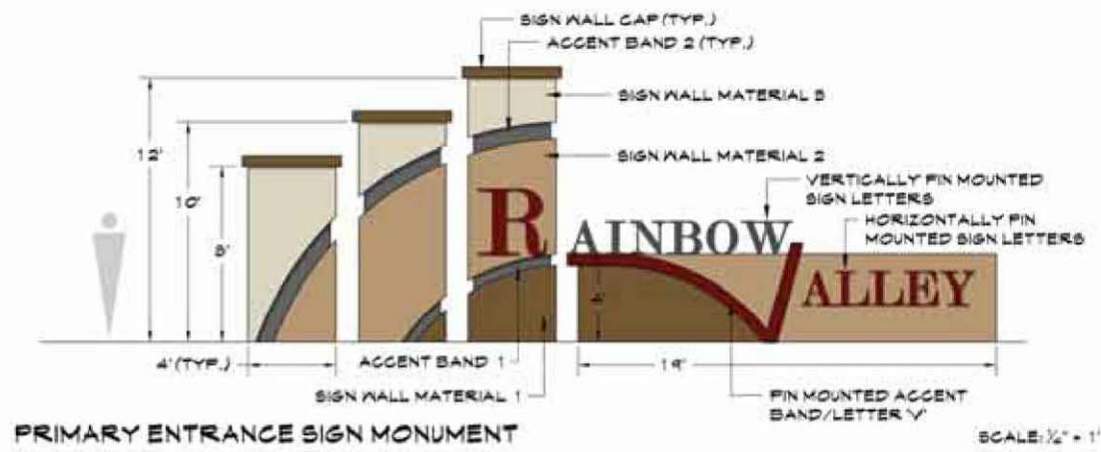
Monuments shown on Figure 11, Conceptual Hardscape Details.

Not to Scale

Figure 10
Entry Monument Map

FEBRUARY 2021



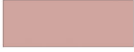


RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

-  Project Boundary
-  Parcel Boundary
-  Southwest Gas Line Easement

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Phase 6
-  Phase 7
-  Phase 8

NOTES

Phasing shown is conceptual in nature and will be approved outside of the PAD process.

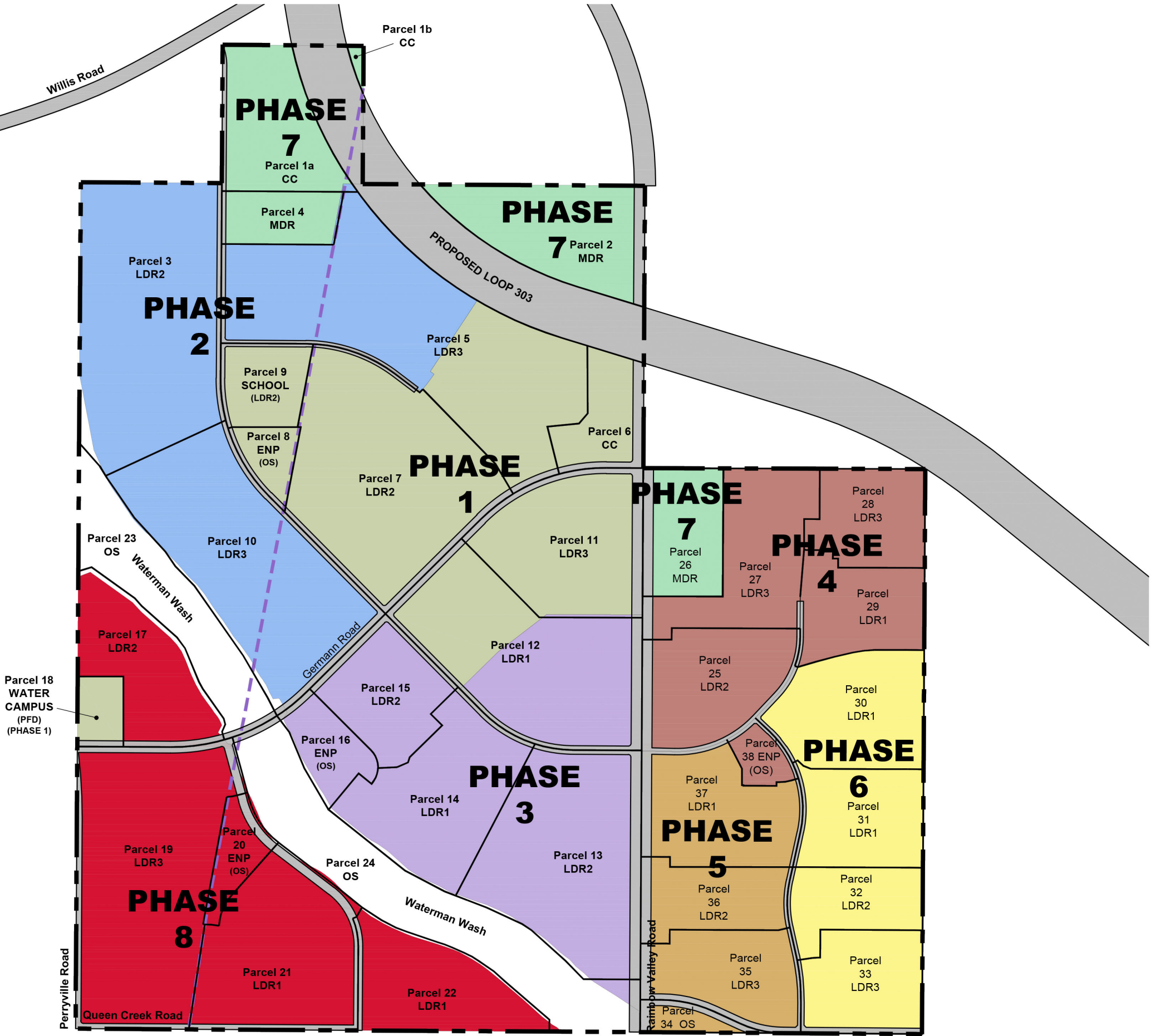
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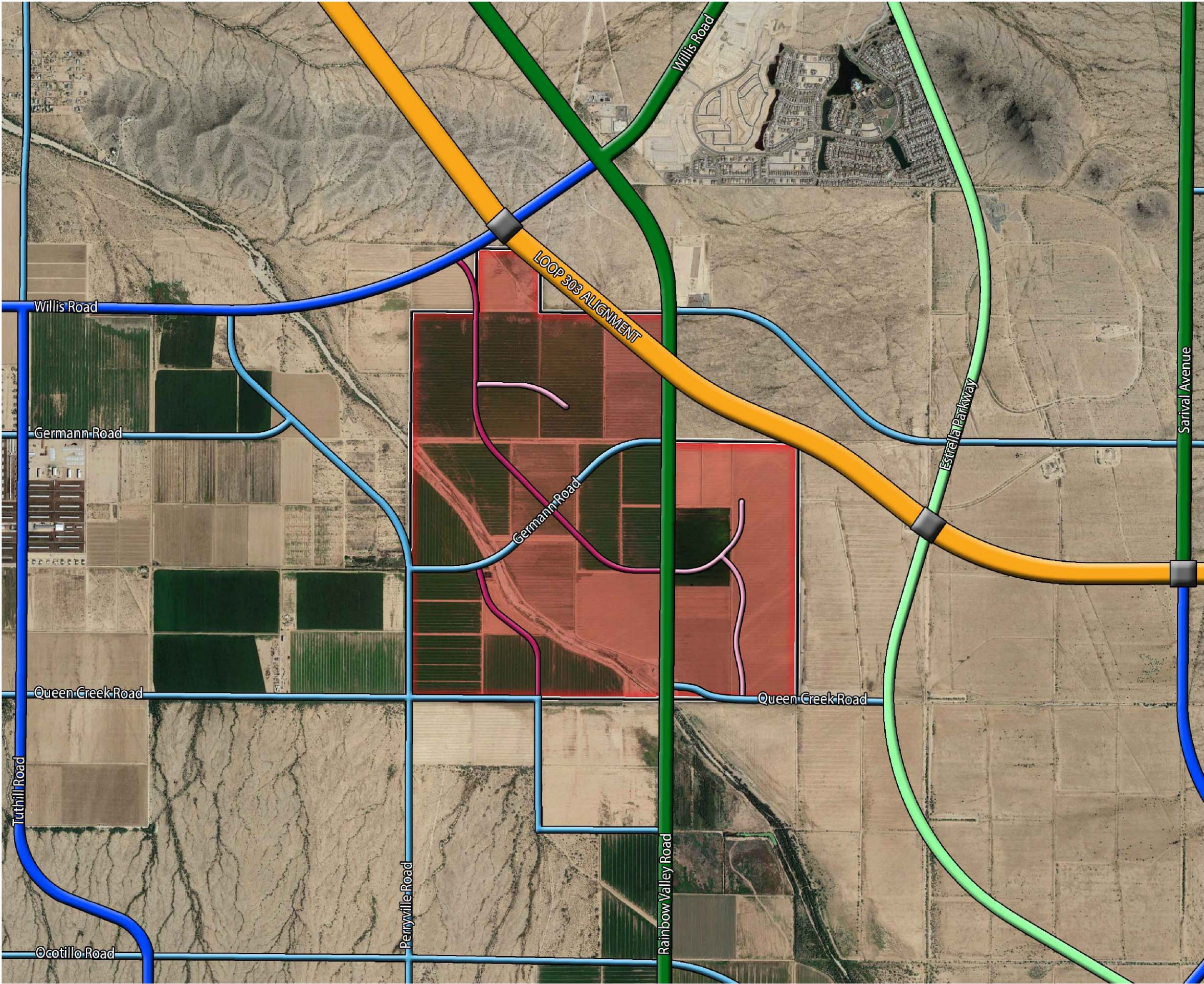


Scale: 1"= 1,000'

Figure 12
Phasing Plan

AUGUST 2021





RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

-  Project Site
-  Freeway
-  Parkway
-  Scenic Arterial
-  Major Arterial
-  Arterial
-  Major Collector
-  Minor Collector
-  Future Interchange

NOTES

* Regional circulation information for this exhibit provided by the Land Use and Transportation Plan, found in the Goodyear General Plan 2025.



Scale: 1"= 2,000'

Figure 13a
Circulation Plan

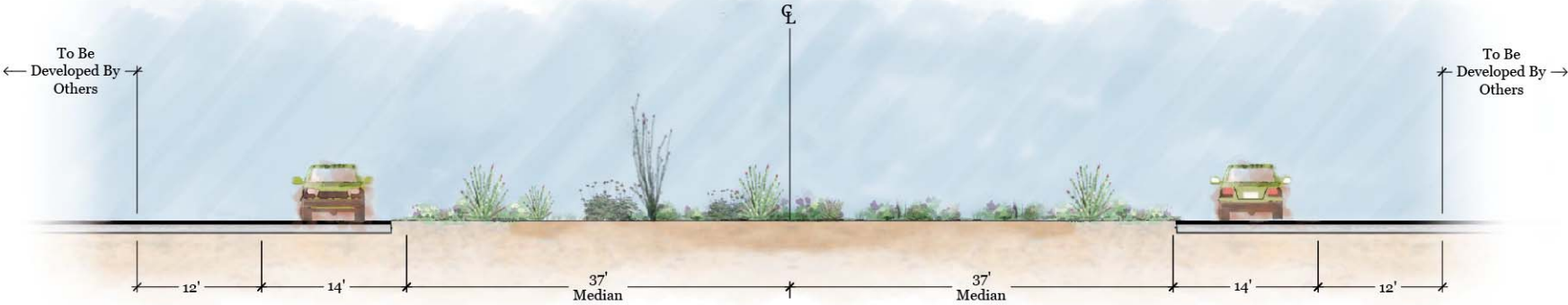
FEBRUARY 2021



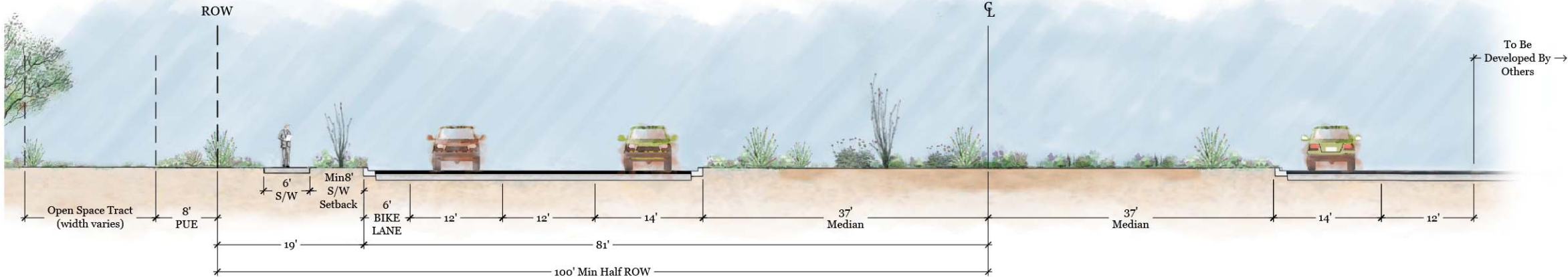
RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

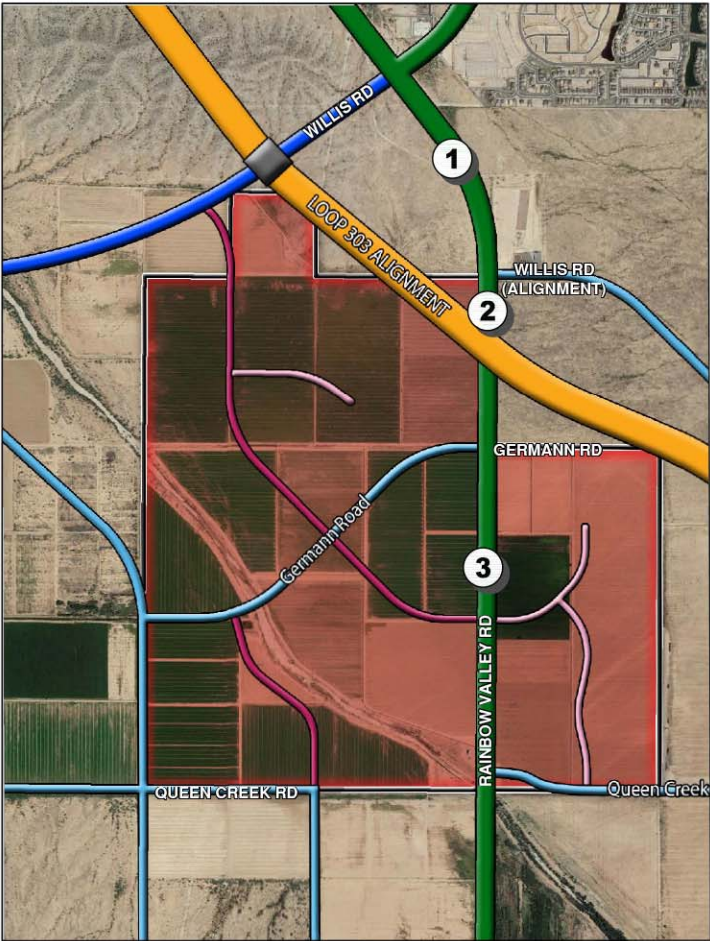
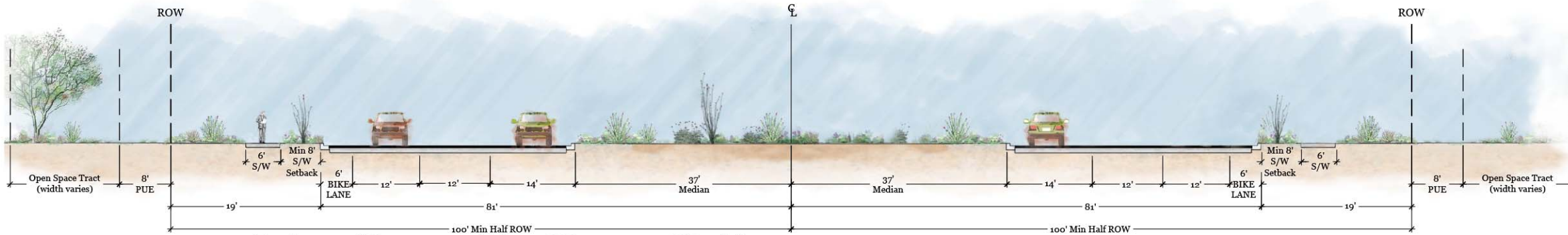
1 Parkway (Willis Rd to Northern Project Boundary)
Rainbow Valley Parkway (Looking North)



2 Parkway (Northern Project Boundary to Germann Rd)
Rainbow Valley Parkway (Looking North)



3 Parkway (Germann Rd to Waterman Wash)
Rainbow Valley Parkway (Looking North)



KEY MAP (N.T.S.)

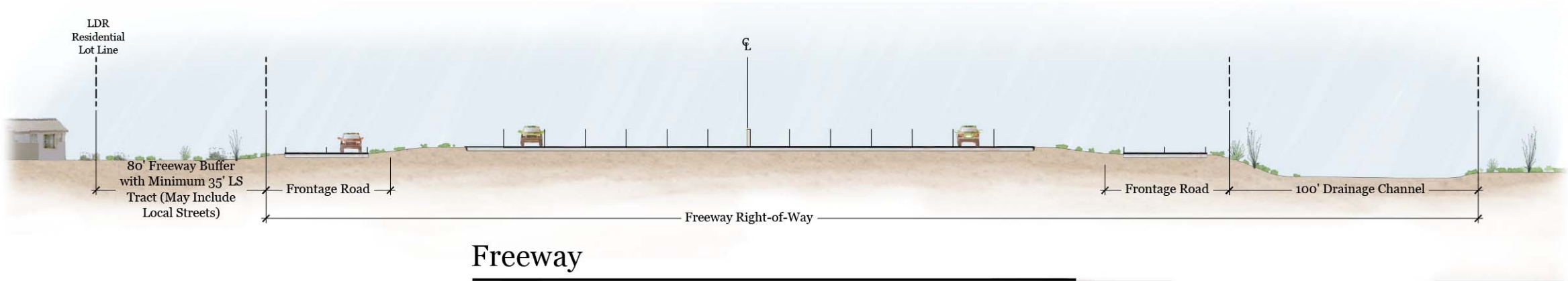
Not to Scale
Figure 13b
Street Cross Sections

FEBRUARY 2021



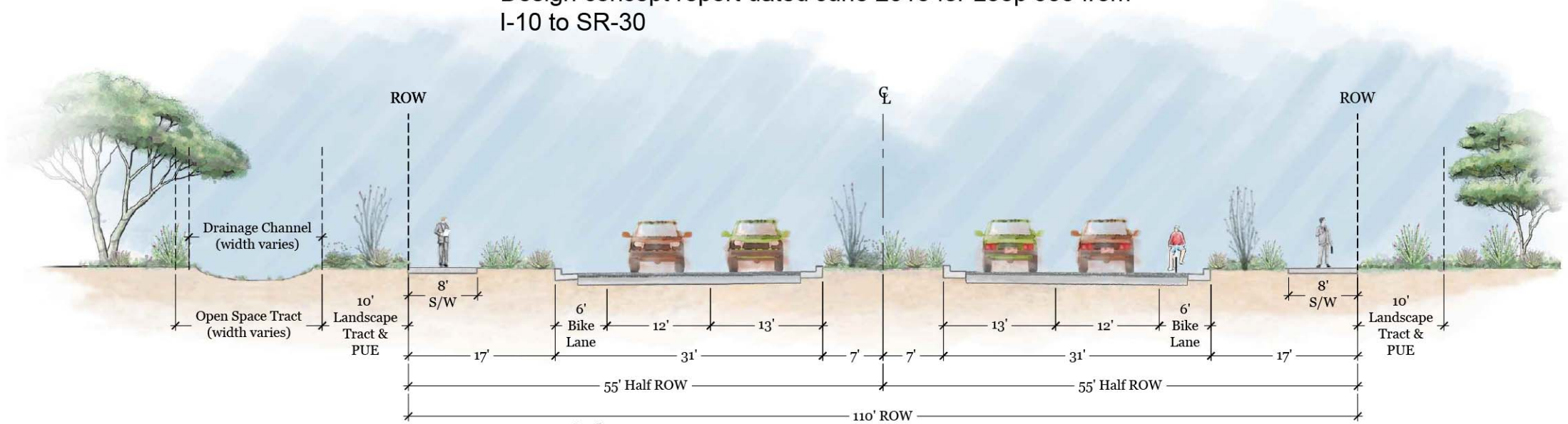
RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)



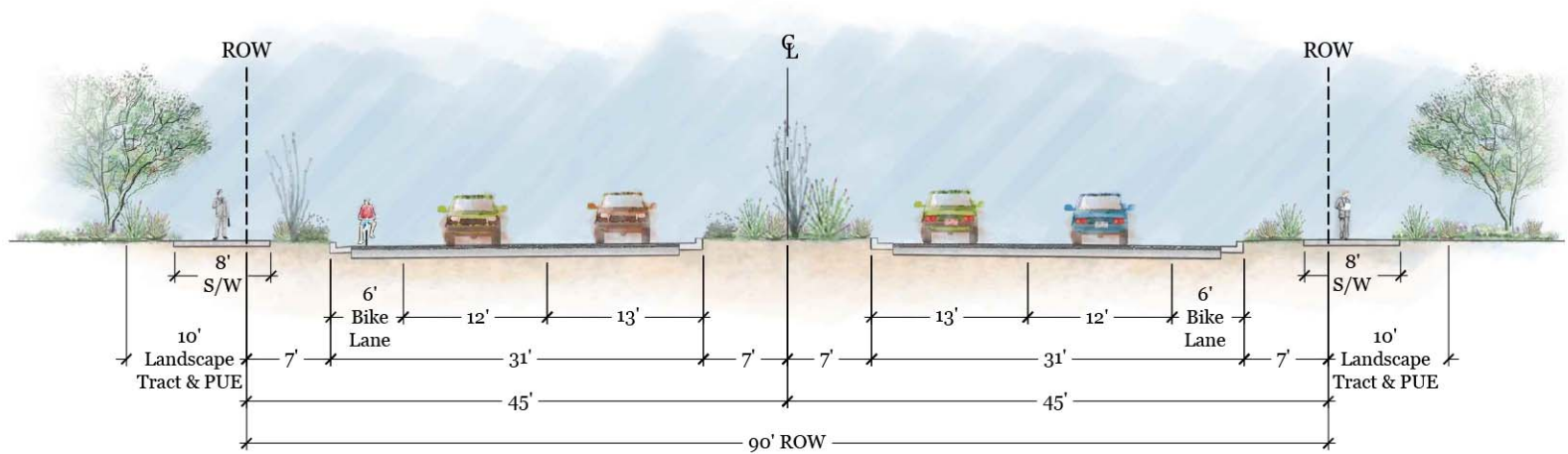
Freeway

Loop 303 (Looking Northwest)
Based on Typical cross-section per ADOT, Location/
Design concept report dated June 2018 for Loop 303 from
I-10 to SR-30



Arterial

Germann Road (Looking East)
Queen Creek Road (North Half - Looking East)
Perryville Road (187th Avenue) (East Half - Looking North)

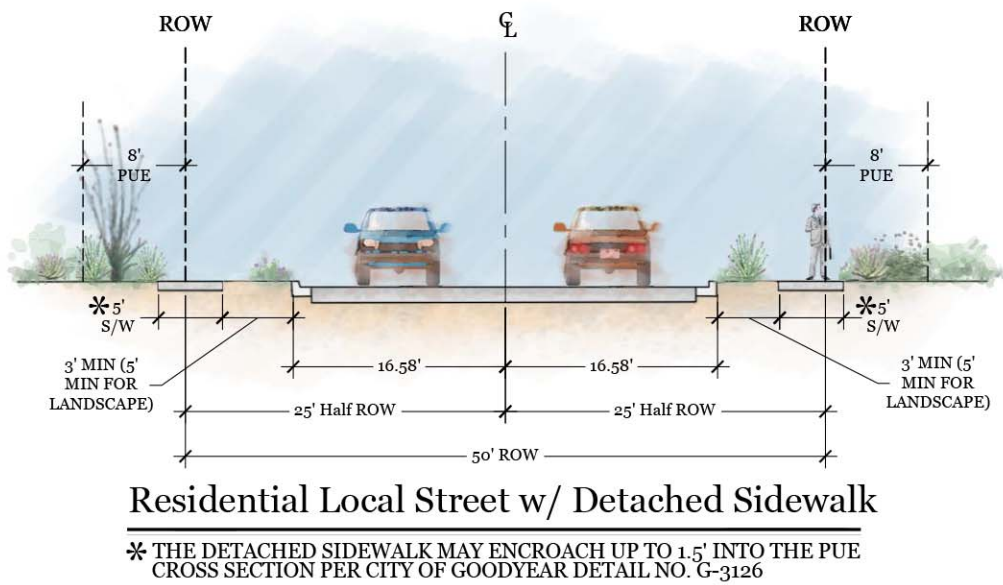
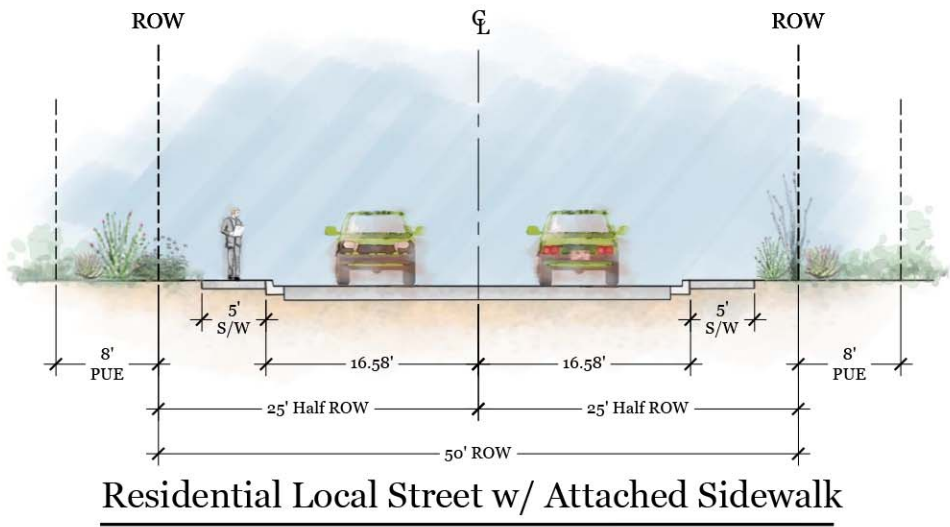
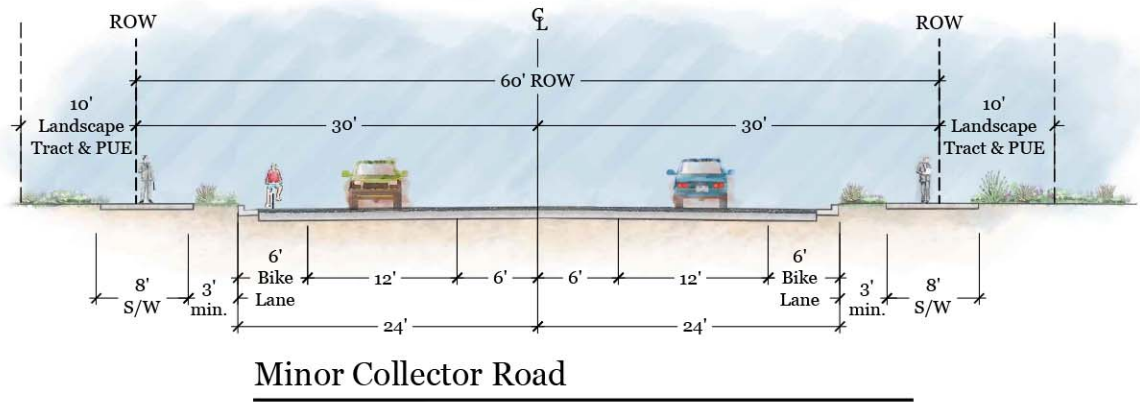


Major Collector Road

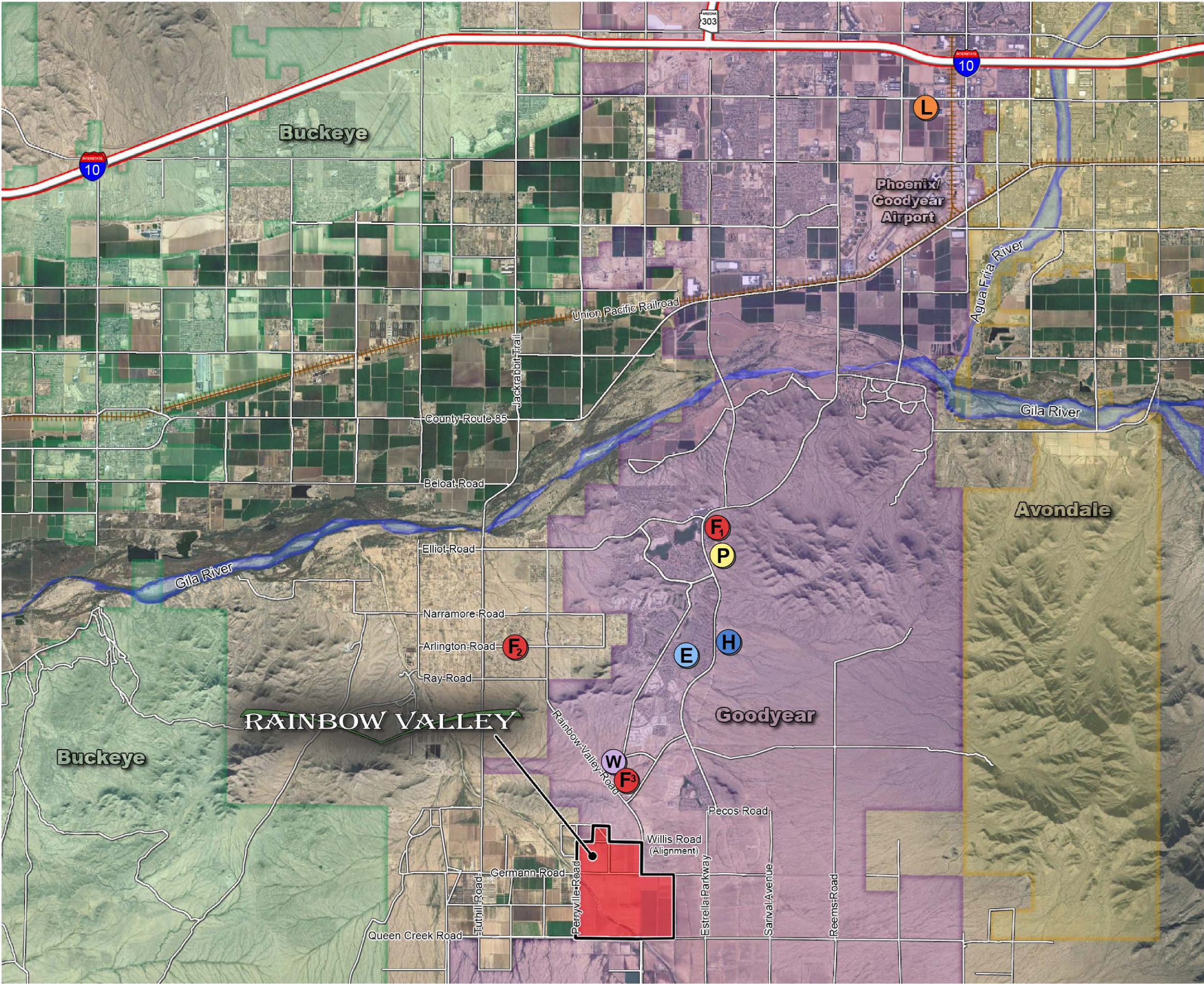
Not to Scale
Figure 13c
Street Cross Sections

RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)



Not to Scale
Figure 13d
Street Cross Sections



RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)

LEGEND

- Project
- City of Avondale
- City of Buckeye
- City of Goodyear
- Freeway
- Roadways
- Major Waterway
- Existing Fire Station - Goodyear Fire Station #182
10701 S. Estrella Parkway Goodyear, AZ 85338
Distance - ±4.7 miles
- Existing Fire Station - Buckeye Valley Station #326
19937 W. Arlington Road Buckeye, AZ 85326
Distance - ±3.0 miles
- Proposed Fire Station - Goodyear Fire Station #186
Goodyear, AZ 85338
Distance - ±1.5 miles
- Police Station - Goodyear Police Department
10701 S. Estrella Parkway Goodyear, AZ 85338
Distance - ±4.7 miles
- High School - Estrella Foothills High School
13033 S. Estrella Parkway Goodyear, AZ 85338
Distance - ±3.4 miles
- Elementary School - Westar Elementary
17777 Westar Dr. Goodyear, AZ 85338
Distance - ±2.9 miles
- Library - Goodyear Public Library
14455 W. Van Buren Street, C-101
Goodyear, AZ 85338 Distance - ±12.1 miles
- Existing Wastewater Reclamation Facility
Distance - ±0.8 miles

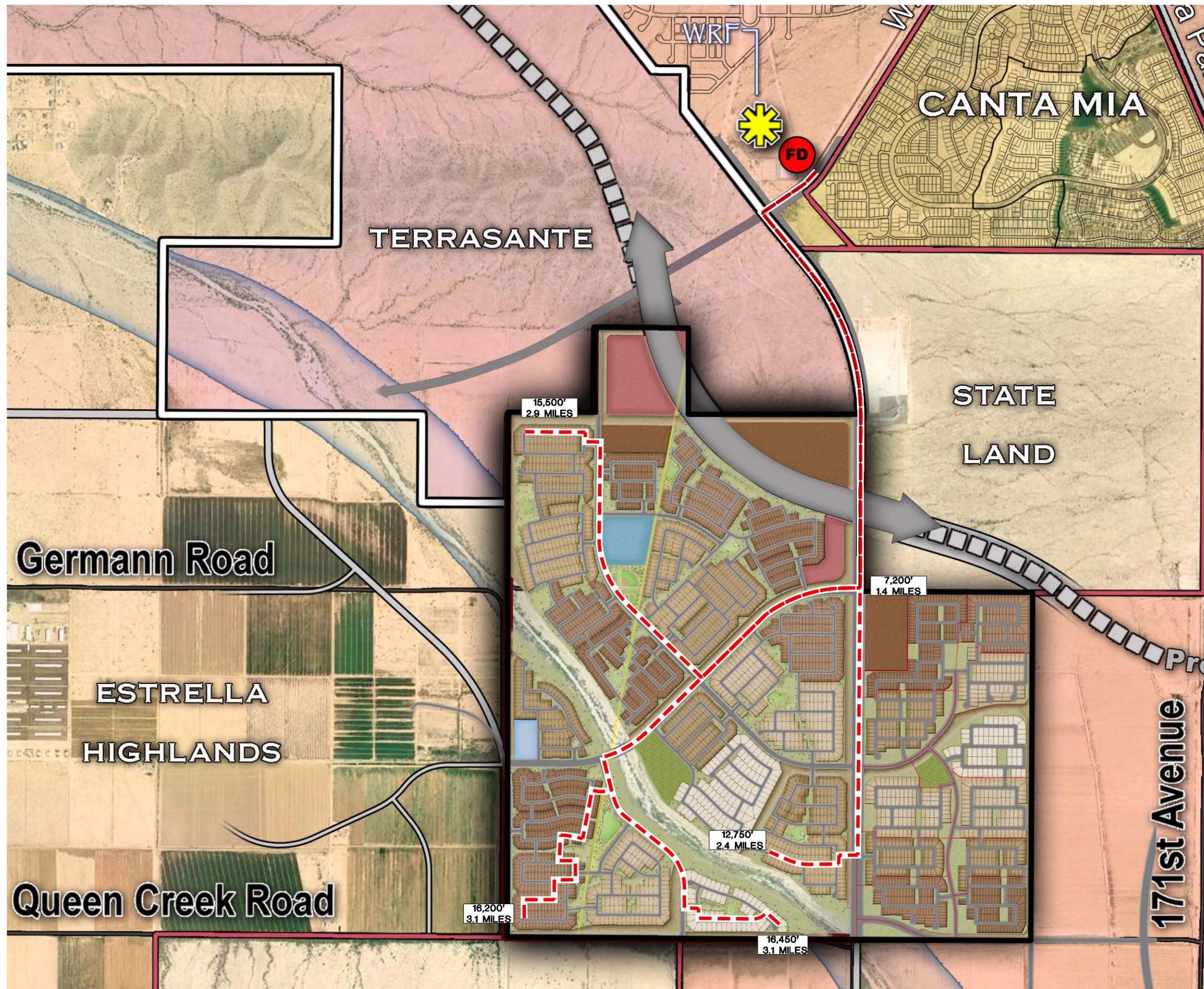


Scale: 1"= 8,000'

Figure 14
Public Facilities Map

FEBRUARY 2021





RAINBOW VALLEY

Goodyear, Arizona
Planned Area Development (PAD)



Scale: 1"= 1,500'

Figure 15
Fire Department
Response Distance

FEBRUARY 2021



APPENDICES

APPENDIX A

ALTA SURVEYS

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

OF

THE WEST HALF OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. C1909447-317-AC-SW, DATED SEPTEMBER 20, 2019.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY AS LISTED HEREON. HILGARTWILSON, LLC AND JOHN W. MARSHALL (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

THE WEST HALF OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE "B" - EXCEPTIONS

- A. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1-REQUIREMENTS ARE MET.
1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE SECOND INSTALLMENT OF 2019.
2. RESERVATIONS CONTAINED IN THE PATENT FROM: UNITED STATES OF AMERICA
TO: PHILIP H. LADRA AND DOROTHY W. LADRA
RECORDING DATE: AUGUST 26, 1959
RECORDING NO: DOCKET 2975, PAGE 170
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
(NOT SHOWN - BLANKET IN NATURE - COVERS ENTIRE SITE)
3. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
4. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN RAINBOW VALLEY IRRIGATION DISTRICT.
5. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ELECTRICAL DISTRICT NO. 8 AS SET FORTH IN INSTRUMENT RECORDED IN 2012-261332.
(NOT SHOWN - BLANKET IN NATURE - COVERS ENTIRE SITE EXCEPT WEST 40 FEET)
6. A PLAT RECORDED IN BOOK 9 OF ROAD MAPS, PAGE 15 AND AS RECORDED IN DOCKET 936, PAGE 567, PURPORTING TO SHOW A COUNTY ROADWAY
(SHOWN)
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: GAS MAIN ELECTRIC LINES
RECORDING NO: DOCKET 2888, PAGE 269
(CENTERLINE SHOWN - NO WIDTH GIVEN - APPROXIMATE LOCATION - DOCUMENT COVERS GAS USE. NO ELECTRIC USE IS PART OF THIS DOCUMENT)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING NO: DOCKET 2975, PAGE 170
(NOT SHOWN - BLANKET IN NATURE - COVERS ENTIRE SITE)
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES AND POLES
RECORDING NO: DOCKET 4061, PAGE 27
(CENTERLINE SHOWN - NO WIDTH GIVEN - APPROXIMATE LOCATION)
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITIES
RECORDING NO: 2013-786390
(SHOWN)
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AFFIDAVIT OF DISCLOSURE
RECORDING NO: 2014-640140
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT SHOWN - NOTHING PLOTTABLE)
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITY EASEMENT
RECORDING DATE: DECEMBER 21, 2015
RECORDING NO: 2015-0896845
(SHOWN)
13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT FOR ELECTRIC SERVICE WITH BLOCK XIII CUSTOMERS ELECTRICAL DISTRICT NO. 8
RECORDING NO: 2017-638652
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT SHOWN - AGREEMENT - NOTHING PLOTTABLE)
14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

BASIS OF BEARING

BASIS OF BEARING IS N00°19'48"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

FLOOD ZONE DESIGNATION

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2625M, PANEL NUMBER 2625 OF 4425, EFFECTIVE DATE NOVEMBER 04, 2015.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE FLOODPLAINS THAT ARE DETERMINED FOR THE FIS BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BFES DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. AE ZONES ARE AREAS OF INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD, INCLUDING AREAS WITH THE 2-PERCENT WAVE RUNUP, ELEVATION LESS THAN 3.0 FEET ABOVE THE GROUND, AND AREAS WITH WAVE HEIGHTS LESS THAN 3.0 FEET. THESE AREAS ARE SUBDIVIDED INTO ELEVATION ZONES WITH BFES ASSIGNED. THE AE ZONE WILL GENERALLY EXTEND INLAND TO THE LIMIT OF THE 1-PERCENT-ANNUAL-CHANCE STILLWATER FLOOD LEVEL (SWEL). DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2625M, PANEL NUMBER 2625 OF 4425, EFFECTIVE DATE NOVEMBER 04, 2015.

REFERENCE DOCUMENTS

- RESULT OF SURVEY PER BOOK 309, PAGE 45, M.C.R.
- PLSS SUBDIVISION RECORD OF SURVEY (GDACS) PER BOOK 759, PAGE 27, M.C.R.

OWNER/CLIENT

AMERICOR INVESTMENT GROUP
7595 EAST McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250
CONTACT: MR. MICHAEL MERRIMAN

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: JOHN W. MARSHALL, RLS

NOTES

- AREA IS 13,934,391 SQ. FT. OR 319.8896 ACRES MORE OR LESS.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES. (TABLE A, ITEM #11 & 21 IN REFERENCE TO VISIBLE SURFACE UTILITIES)
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN MAY, 2020. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
- THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
- SITE ADDRESS IS 3221 N. 198TH LANE, BUCKEYE ARIZONA, 85396. (TABLE A, ITEM #2)
- THIS SURVEY IS LIMITED TO SURFACE AND ABOVE SURFACE OBSERVATIONS OF EXISTING UTILITIES. NO UNDERGROUND UTILITY INFORMATION IS SHOWN HEREON. (TABLE A, ITEM #11)
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #17)
- NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE. (TABLE A, ITEM #18)

SURVEYOR'S CERTIFICATION:

TO:

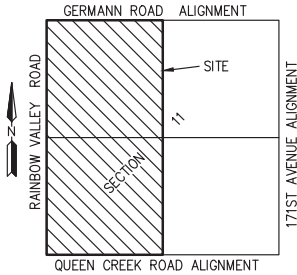
- AMERICOR INVESTMENT GROUP INC., AN ARIZONA CORP.
- ARIZONA BANK
- TONTO CORP., A NEVADA CORPORATION
- CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN MAY, 2020.

JOHN W. MARSHALL
RLS# 53151
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
jmarshall@hilgartwilson.com

NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



VICINITY MAP
NOT TO SCALE

REV.:

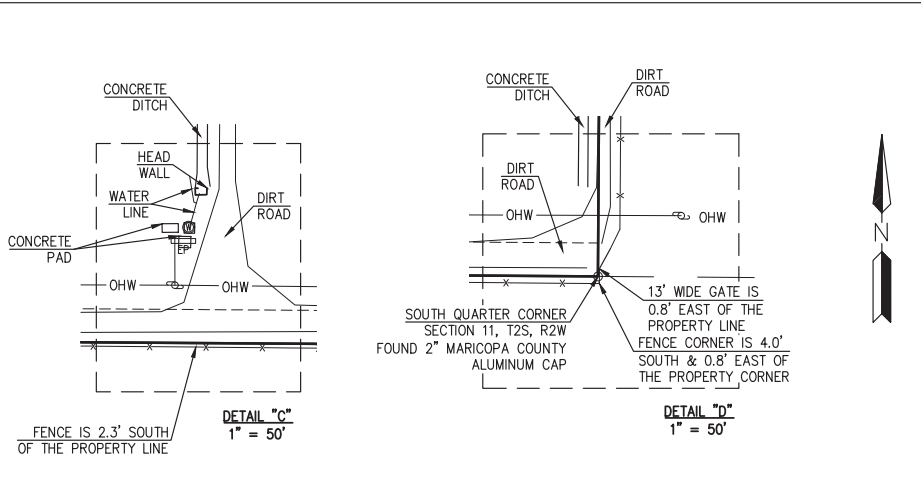
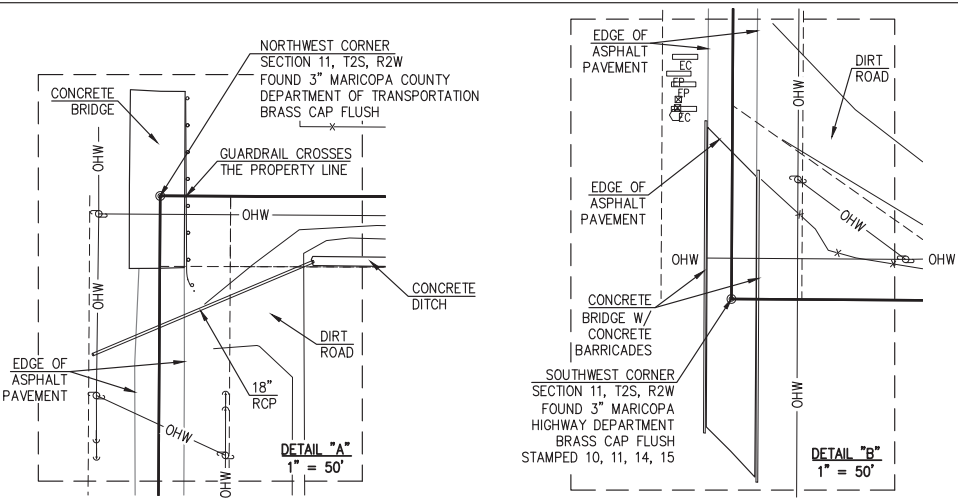
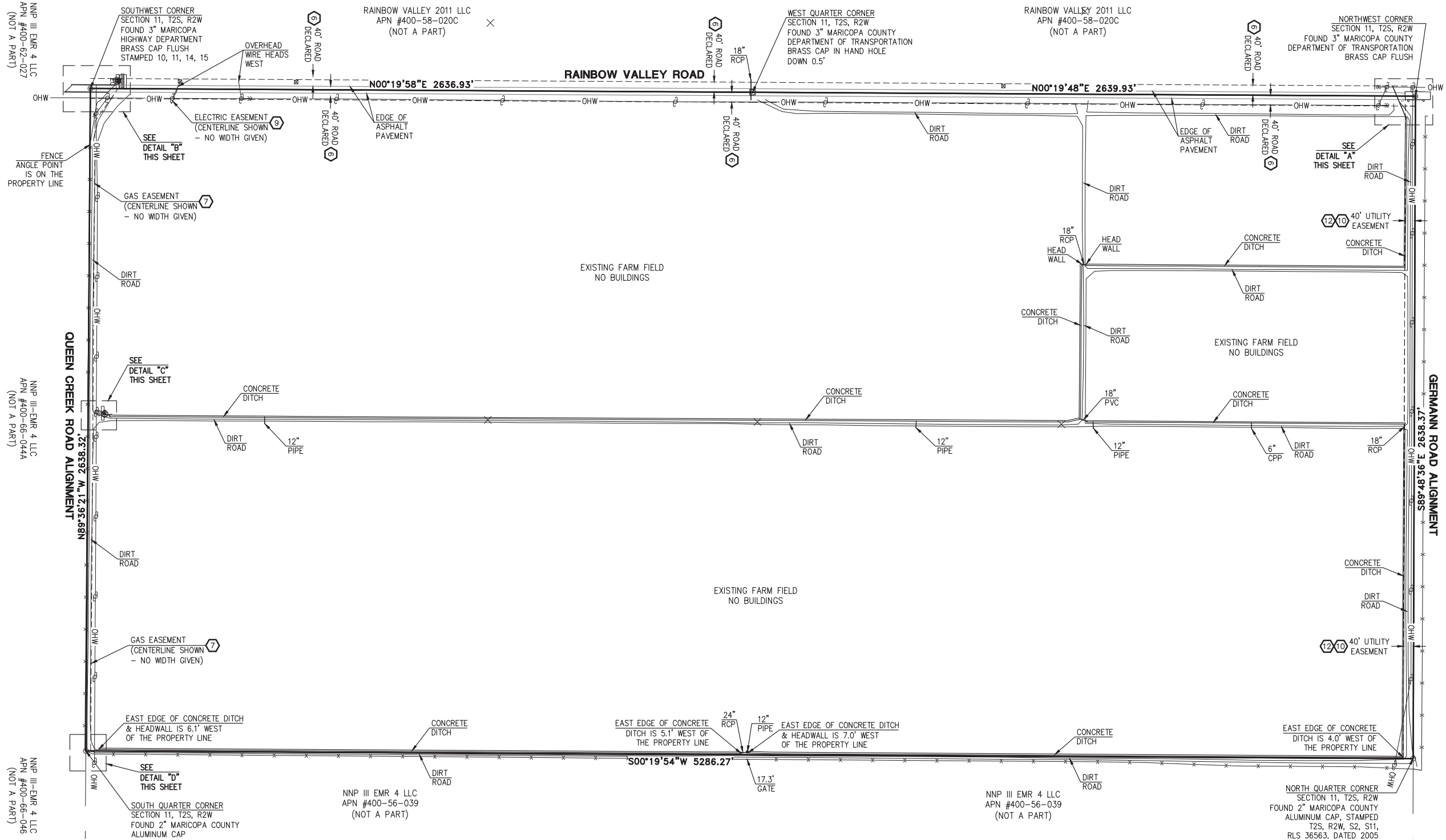
**HILGARTWILSON**
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

RAINBOW VALLEY 320

S.E.C. OF GERMANN ROAD & RAINBOW VALLEY ROAD
BUCKEYE, ARIZONA

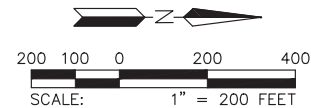
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.: 1369	DWG. NO.
	DATE: MAY 2020	SV-1
	SCALE: AS SHOWN	SHT. 1 OF 2
	DRAWN: JDL	
	DESIGNED: HW	
	APPROVED: JWM	

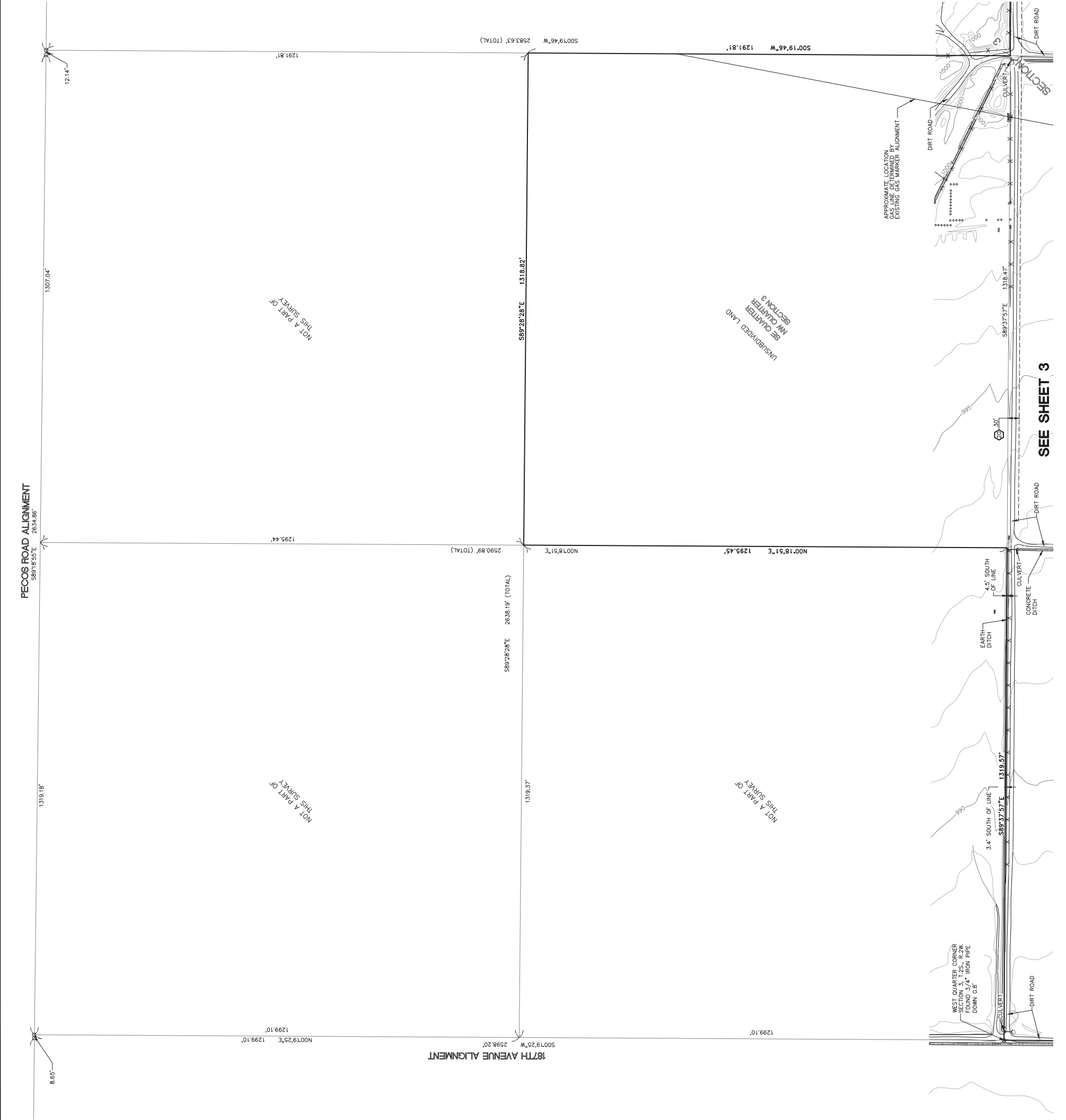


LEGEND

○	FOUND MONUMENT AS NOTED	— — — — —	BOUNDARY LINE
⊗	FOUND BRASS CAP IN HAND HOLE	- - - - -	EASEMENT LINE
⊙	FOUND BRASS CAP FLUSH	— — — — —	SECTION LINE
⊕	UTILITY POLE	— — — — —	BARB WIRE FENCE
⊖	GUY ANCHOR	— — — — —	GUARD RAIL
⊗	ELECTRIC PANEL	— — — — —	POLYVINYL CHLORIDE CONDUIT
⊕	ELECTRIC CABINET	— — — — —	REINFORCED CONCRETE PIPE
⊖	POST OR AS NOTED	— — — — —	CONCRETE PRESSURE PIPE
⊗	TELEPHONE PEDESTAL	— — — — —	REGISTERED LAND SURVEYOR
⊕	WELL	— — — — —	ASSESSOR PARCEL NUMBER
		— — — — —	OVERHEAD WIRE



REV.:		HILGARTWILSON ENGINEER PLANNING SURVEY MANAGEMENT 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0635 F: 602.368.2436 www.hilgartwilson.com	
REGISTERED LAND SURVEYOR 53151 JOHN W. MARSHALL The State of Arizona RENEWED 4/1/2020		RAINBOW VALLEY 320 S.E.C. OF GERMANN ROAD & RAINBOW VALLEY ROAD BUCKEYE, ARIZONA A.L.T.A./N.S.P.S. LAND TITLE SURVEY	
PROJ. NO.: 1369	DATE: MAY 2020	DWG. NO.	SV-2
SCALE: AS SHOWN	DRAWN: JDL	DESIGNED: HW	
APPROVED: JWM		SHT. 2 OF 2	



LEGEND

- FOUND MONUMENT AS NOTED
- ◻ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊙ GAS VALVE
- ⊙ GAS BLOW OFF
- ⊙ SIGN
- ⊙ WELL
- ⊙ GAS LINE MARKER
- ⊙ POST
- ASPHALT
- CONCRETE
- RP-RAP
- BOUNDARY LINE
- CHW OVERHEAD WIRE
- X FENCE LINE
- GUARD RAIL
- ⑧ SCHEDULE "B" ITEM NUMBER

SCALE
100 50 0 100 200
FEET

PECOS ROAD ALIGNMENT	SHEET 2	RAINBOW VALLEY ROAD	SHEET 4
187TH AVENUE ALIGNMENT	SHEET 3	GERMANN ROAD ALIGNMENT	SHEET 5
187TH AVENUE ALIGNMENT	SHEET 6	RAINBOW VALLEY ROAD	SHEET 7
187TH AVENUE ALIGNMENT	SHEET 8	RAINBOW VALLEY ROAD	SHEET 8

SHEET INDEX

RAINBOW VALLEY
QUEEN CREEK ROAD ALIGNMENT & RAINBOW VALLEY ROAD
GOODYEAR, ARIZONA

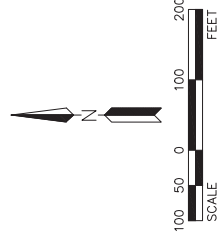
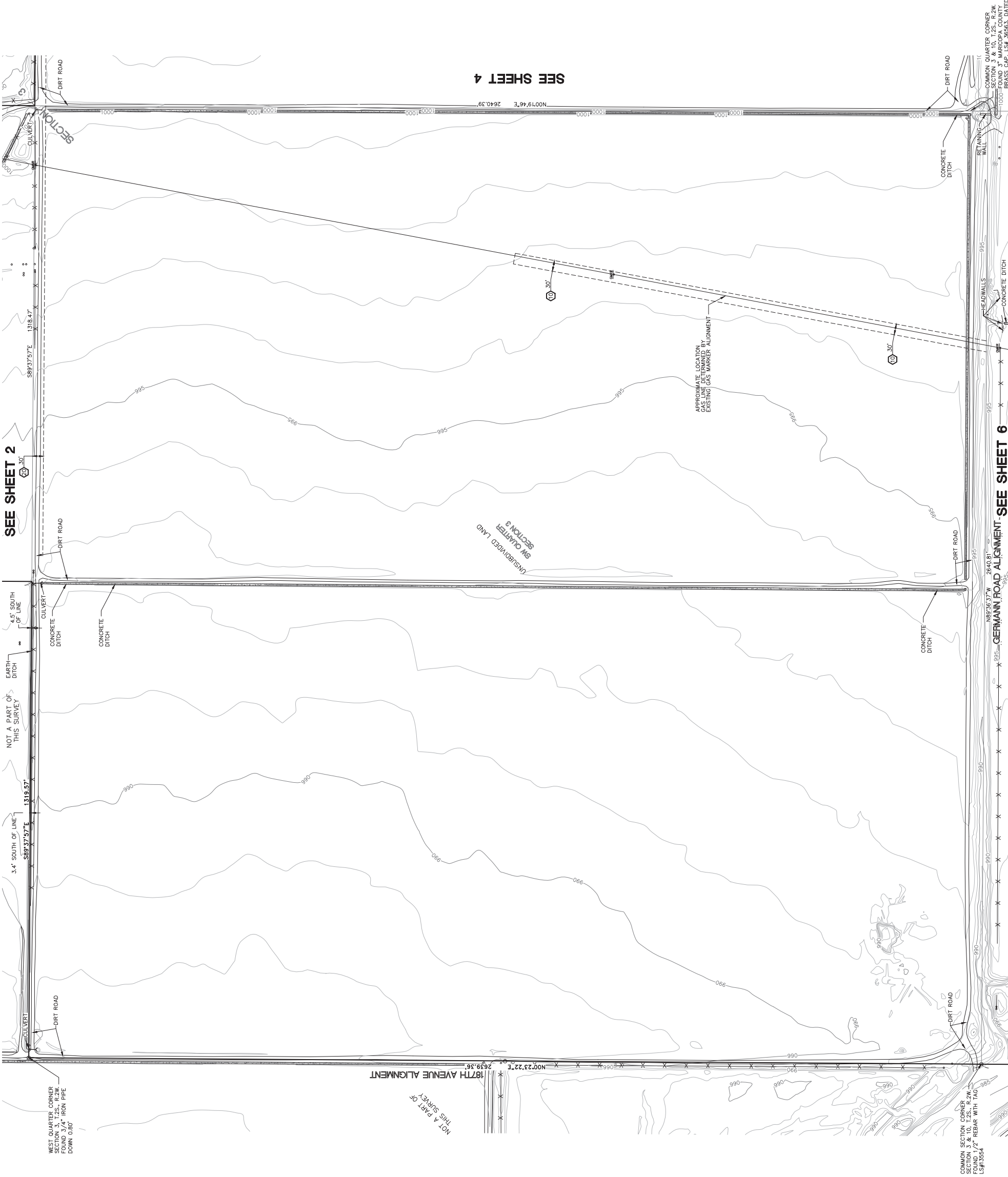
ALTA/ACSM LAND TITLE SURVEY

7740 N. 16TH ST. STE. 100
SUITE 100
PHOENIX, AZ 85016
PHONE: (602) 567-1900
FAX: (602) 567-1901

CMX PROJ. 7109.01 DATE: 02/07/05 SCALE: AS NOTED
DESIGNED: [] DRAWN: DWA
REV. 03/28/05 REVISED EASEMENTS APPROVED: KCO

DWG. NO.
SV-1

SHT. 2 OF 8



LEGEND

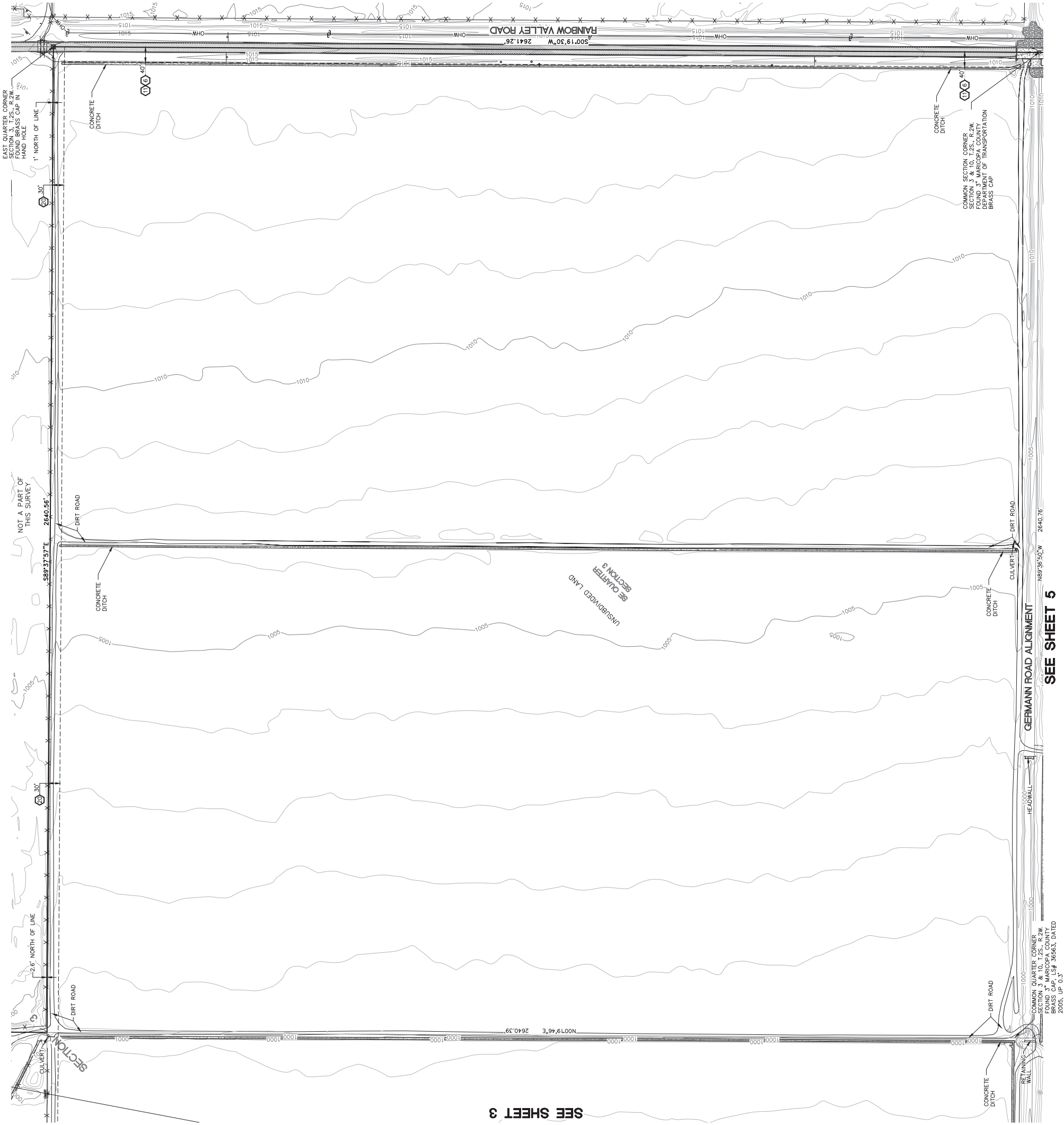
- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- POWER POLE
- GUY ANCHOR
- ⊙ GAS VALVE
- ⊙ GAS BLOW OFF
- SIGN
- ⊙ WELL
- ⊙ GAS LINE MARKER
- POST
- ▨ ASPHALT
- ▨ CONCRETE
- ▨ RIP-RAP
- BOUNDARY LINE
- OHW — OVERHEAD WIRE
- X — FENCE LINE
- — GUARD RAIL
- Ⓟ SCHEDULE "B" ITEM NUMBER

SHEET 2		SHEET 3		SHEET 4	
SHEET 6		SHEET 7		SHEET 8	
SHEET 5		SHEET 6		SHEET 7	
SHEET 8		SHEET 9		SHEET 10	

RAINBOW VALLEY
QUEEN CREEK ROAD ALIGNMENT & RAINBOW VALLEY ROAD
GOODYEAR, ARIZONA

ALTA/ACSM LAND TITLE SURVEY

7740 N. 16TH ST. STE. 100
PHOENIX, ARIZONA 85028
PHONE: (602) 567-1900
FAX: (602) 567-1901
CMX PROJ. 7103.01 DATE: 02/07/05 SCALE: AS NOTED
DESIGNED: [DRAWN: DWA] APPROVED: KCO
REV. 03/28/05 REVISED EASEMENTS
DWG. NO. **SV-1**
SHT. 3 OF 8



LEGEND

- FOUND MONUMENT AS NOTED
- ◻ FOUND BRASS CAP IN HAND HOLE
- POWER POLE
- ⊕ GUY ANCHOR
- ⊕ GAS VALVE
- ⊕ GAS BLOW OFF
- ⊕ SIGN
- ⊕ WELL
- ⊕ GAS LINE MARKER
- ⊕ POST
- ⊕ ASPHALT
- ⊕ CONCRETE
- ⊕ RIP-RAP
- BOUNDARY LINE
- OVERHEAD WIRE
- FENCE LINE
- GUARD RAIL
- ① SCHEDULE "B" ITEM NUMBER

PECOS ROAD ALIGNMENT		RAINBOW VALLEY ROAD	
SHEET 2		SHEET 3	SHEET 4
		GERMANN ROAD ALIGNMENT	
		SHEET 6	SHEET 5
		SHEET 7	SHEET 8
		187TH AVENUE ALIGNMENT	
		QUEEN CREEK ROAD ALIGNMENT	

SHEET INDEX

RAINBOW VALLEY

QUEEN CREEK ROAD ALIGNMENT & RAINBOW VALLEY ROAD

GOODYEAR, ARIZONA

ALTA/ACSM LAND TITLE SURVEY

7740 N. 16TH ST. STE. 100
PHOENIX, ARIZONA 85028
PHONE: (602) 567-1900
FAX: (602) 567-1901
CMX PROJ. 7109.01 DATE: 02/07/05 SCALE: AS NOTED
DESIGNED: [] DRAWN: DWA
REV. 03/28/05 REVISED EASEMENTS
APPROVED: KCO
DWC. NO.
SV-1
SHT. 4 OF 8

RAINBOW VALLEY

QUEEN CREEK ROAD ALIGNMENT & RAINBOW VALLEY ROAD

GOODYEAR, ARIZONA

ALTA/ACSM LAND TITLE SURVEY

7740 N. 16TH ST. STE. 100
PHOENIX, ARIZONA 85028
PHONE: (602) 567-1900
FAX: (602) 567-1901
CMX PROJ. 7109.01 DATE: 02/07/05 SCALE: AS NOTED
DESIGNED: [] DRAWN: DWA
REV. 03/28/05 REVISED EASEMENTS
APPROVED: KCO
DWC. NO.
SV-1
SHT. 4 OF 8

RAINBOW VALLEY

QUEEN CREEK ROAD ALIGNMENT & RAINBOW VALLEY ROAD

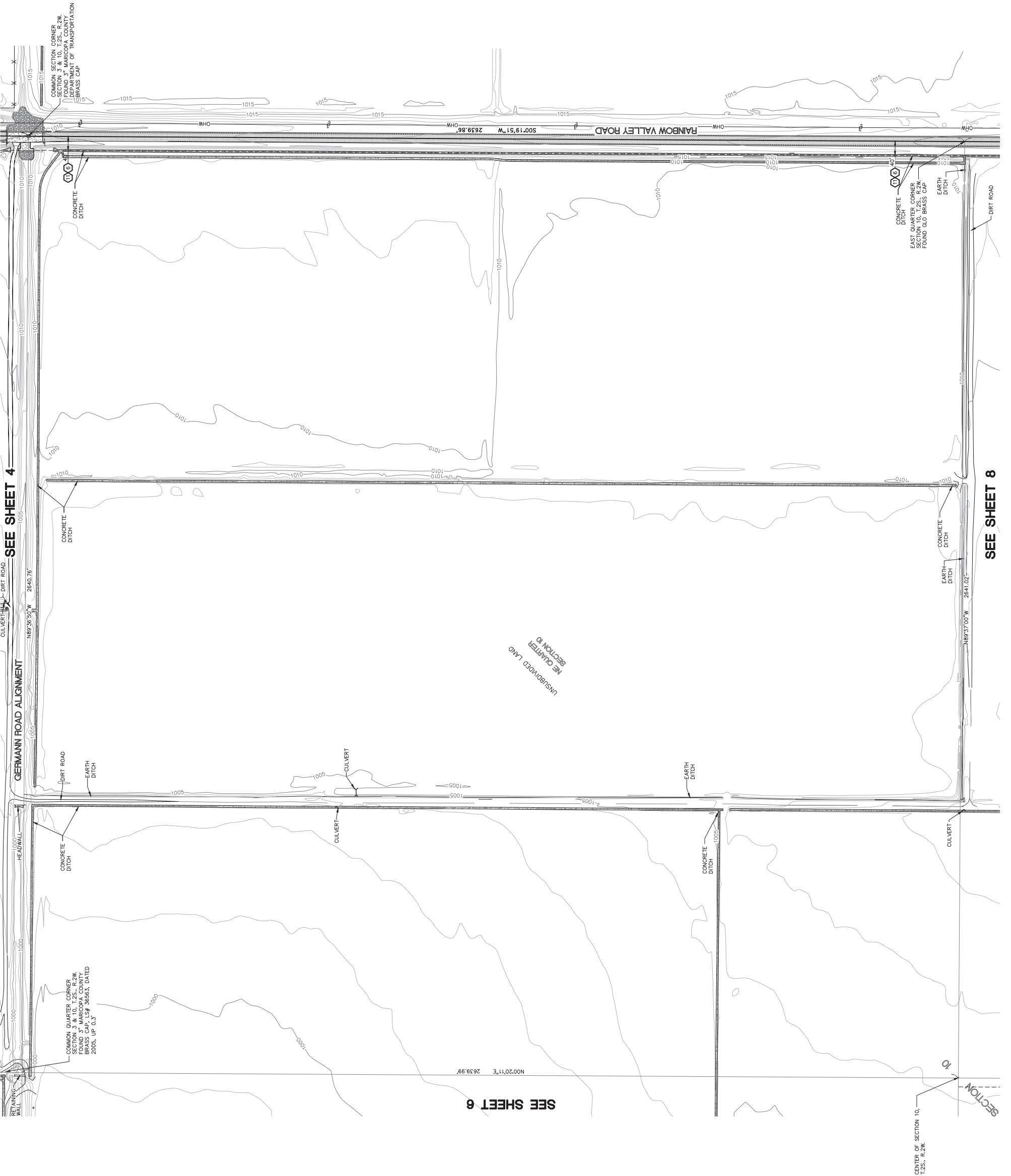
GOODYEAR, ARIZONA

ALTA/ACSM LAND TITLE SURVEY

7740 N. 16TH ST. STE. 100
PHOENIX, ARIZONA 85028
PHONE: (602) 567-1900
FAX: (602) 567-1901
CMX PROJ. 7109.01 DATE: 02/07/05 SCALE: AS NOTED
DESIGNED: [] DRAWN: DWA
REV. 03/28/05 REVISED EASEMENTS
APPROVED: KCO
DWC. NO.
SV-1
SHT. 4 OF 8

SEE SHEET 5

SEE SHEET 3



SHEET 2		SHEET 3	SHEET 4	GERMANN ROAD ALIGNMENT	SHEET 5	SHEET 6	SHEET 7	SHEET 8	QUEEN CREEK ROAD ALIGNMENT	SHEET INDEX

RAINBOW VALLEY		ALTA/ACSM LAND TITLE SURVEY	
QUEEN CREEK ROAD ALIGNMENT & RAINBOW VALLEY ROAD			
GOODFAR, ARIZONA			
			
7740 N. 16TH ST. STE. 100		SCALE: AS NOTED	
PHOENIX, AZ 85020		DATE: 02/07/05	
PHONE: (602) 587-1900		DRAWN: DMW	
FAX: (602) 587-1901		REVISED: KCO	
CMX PROJ. 7109.01		DWG. NO.	
DESIGNED:		SV-1	
REV. 02/28/05		SHEET 5 OF 8	



LEGEND

- | | |
|-----|------------------------------|
| ○ | FOUND MONUMENT AS NOTED |
| ◻ | FOUND BRASS CAP IN HAND HOLE |
| ● | FOUND BRASS CAP |
| ⊙ | POWER POLE |
| ⊕ | GUY ANCHOR |
| ⊖ | GAS VALVE |
| ⊗ | GAS BLOW OFF |
| ⊘ | SIGN |
| ⊙ | WELL |
| ⊙ | GAS LINE MARKER |
| ⊙ | POST |
| ▨ | ASPHALT |
| ▩ | CONCRETE |
| ▧ | RIP-RAP |
| — | BOUNDARY LINE |
| — | OVERHEAD WIRE |
| —X— | FENCE LINE |
| — | GUARD RAIL |
| ⊕ | SCHEDULE "B" ITEM NUMBER |

SHEET 2			
SHEET 3	SHEET 4	GERMANN ROAD ALIGNMENT	SHEET 5
SHEET 6	SHEET 7	SHEET 8	

SHEET INDEX

RAINBOW VALLEY
QUEEN CREEK ROAD ALIGNMENT & RAINBOW VALLEY ROAD
GOODYEAR, ARIZONA

ALTA/ACSM LAND TITLE SURVEY

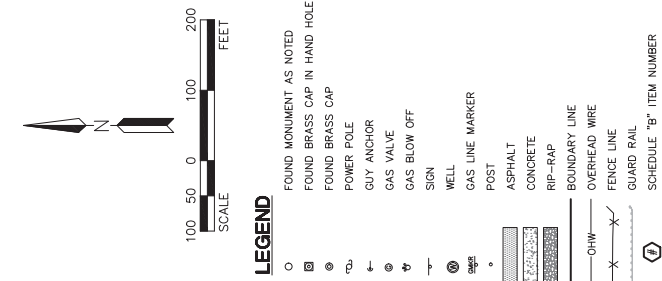
7740 N. 16TH ST. STE. 100
PHOENIX, AZ 85020
PHONE: (602) 567-1900
FAX: (602) 567-1901

CMX PROJ. 7109.01	DATE: 02/07/05	SCALE: AS NOTED
SECTION	DRAWN: DWA	APPROVED: KGO

REV. 03/28/05 REVISED EASEMENTS	DWG. NO.
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SV-1

SHI. 6 OF 9



SHEET 2				SHEET 3		SHEET 4	
				GERMANN ROAD		ALIGNMENT	
		SHEET 6		SHEET 5			
				SHEET 7		SHEET 8	
				QUEEN CREEK ROAD		ALIGNMENT	
SHEET INDEX							

RAINBOW VALLEY
QUEEN CREEK ROAD ALIGNMENT & RAINBOW VALLEY ROAD
GOODYEAR, ARIZONA

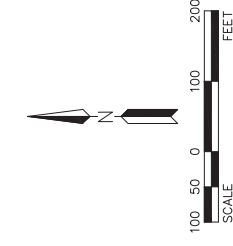
ALTA/ACSM LAND TITLE SURVEY

7740 N. 16TH ST. STE. 100
GOODYEAR, ARIZONA 85139
PHONE: (602) 567-1900
FAX: (602) 567-1901

CMX

CMX PROJ. 7109.01 | DATE: 02/07/05 | SCALE: AS NOTED
DESIGNED: [REDACTED] | DRAWN: DWA | APPROVED: KCO
REV. 03/28/05 REVISED EASEMENTS

DWG. NO.
SV-1
SHT. 7 OF 8



LEGEND

- FOUND MONUMENT AS NOTED
- ◻ FOUND BRASS CAP IN HAND HOLE
- POWER POLE
- ⊕ GUY ANCHOR
- ⊙ GAS VALVE
- ⊖ GAS BLOW OFF
- ⊗ SIGN
- ⊙ WELL
- ⊙ GAS LINE MARKER
- ⊙ POST
- ▨ ASPHALT
- ▨ CONCRETE
- ▨ RIP-RAP
- BOUNDARY LINE
- OVERHEAD WIRE
- OHW
- FENCE LINE
- GUARD RAIL
- ⑧ SCHEDULE "B" ITEM NUMBER



SHEET 2		SHEET 4	
SHEET 3		SHEET 5	
SHEET 6		SHEET 7	
SHEET 8		SHEET 9	

SHEET INDEX

RAINBOW VALLEY

QUEEN CREEK ROAD ALIGNMENT & RAINBOW VALLEY ROAD

GOODYEAR, ARIZONA

ALTA/ACSM LAND TITLE SURVEY

7740 N. 16TH ST. STE. 100
GOODYEAR, ARIZONA 85115
PHONE: (602) 567-1900
FAX: (602) 567-1901
CMX PROJ.: 7109.01 DATE: 02/07/05 SCALE: AS NOTED
DESIGNED: [blank] DRAWN: DWA
REV. 03/28/05 REVISED EASEMENTS
DWC. NO. [blank]
SV-1
SHT. 8 OF 8

SEE SHEET 5

SEE SHEET 7

QUEEN CREEK ROAD ALIGNMENT

NOT A PART OF THIS SURVEY

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

OF

THE WEST HALF OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. C1909447-317-AC-SW, DATED SEPTEMBER 20, 2019.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY AS LISTED HEREON. HILGARTWILSON, LLC AND JOHN W. MARSHALL (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

THE WEST HALF OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE "B" - EXCEPTIONS

- A. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE SECOND INSTALLMENT OF 2019.
2. RESERVATIONS CONTAINED IN THE PATENT FROM: UNITED STATES OF AMERICA
TO: PHILIP H. LADRA AND DOROTHY W. LADRA
RECORDING DATE: AUGUST 26, 1959
RECORDING NO: DOCKET 2975, PAGE 170
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
(NOT SHOWN - BLANKET IN NATURE - COVERS ENTIRE SITE)
3. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
4. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN RAINBOW VALLEY IRRIGATION DISTRICT.
5. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ELECTRICAL DISTRICT NO. 8 AS SET FORTH IN INSTRUMENT RECORDED IN 2012-261332.
(NOT SHOWN - BLANKET IN NATURE - COVERS ENTIRE SITE EXCEPT WEST 40 FEET)
6. A PLAT RECORDED IN BOOK 9 OF ROAD MAPS, PAGE 15 AND AS RECORDED IN DOCKET 936, PAGE 567, PURPORTING TO SHOW A COUNTY ROADWAY
(SHOWN)
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: GAS MAIN ELECTRIC LINES
RECORDING NO: DOCKET 2888, PAGE 269
(CENTERLINE SHOWN - NO WIDTH GIVEN - APPROXIMATE LOCATION - DOCUMENT COVERS GAS USE. NO ELECTRIC USE IS PART OF THIS DOCUMENT)
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING NO: DOCKET 2975, PAGE 170
(NOT SHOWN - BLANKET IN NATURE - COVERS ENTIRE SITE)
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES AND POLES
RECORDING NO: DOCKET 4061, PAGE 27
(CENTERLINE SHOWN - NO WIDTH GIVEN - APPROXIMATE LOCATION)
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITIES
RECORDING NO: 2013-786390
(SHOWN)
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AFFIDAVIT OF DISCLOSURE
RECORDING NO: 2014-640140
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT SHOWN - NOTHING PLOTTABLE)
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITY EASEMENT
RECORDING DATE: DECEMBER 21, 2015
RECORDING NO: 2015-0896845
(SHOWN)
13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: AGREEMENT FOR ELECTRIC SERVICE WITH BLOCK XIII CUSTOMERS ELECTRICAL DISTRICT NO. 8
RECORDING NO: 2017-638652
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT SHOWN - AGREEMENT - NOTHING PLOTTABLE)
14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

BASIS OF BEARING

BASIS OF BEARING IS N00°19'48"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

FLOOD ZONE DESIGNATION

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2625M, PANEL NUMBER 2625 OF 4425, EFFECTIVE DATE NOVEMBER 04, 2015.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE FLOODPLAINS THAT ARE DETERMINED FOR THE FIS BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BFES DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. AE ZONES ARE AREAS OF INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD, INCLUDING AREAS WITH THE 2-PERCENT WAVE RUNUP, ELEVATION LESS THAN 3.0 FEET ABOVE THE GROUND, AND AREAS WITH WAVE HEIGHTS LESS THAN 3.0 FEET. THESE AREAS ARE SUBDIVIDED INTO ELEVATION ZONES WITH BFES ASSIGNED. THE AE ZONE WILL GENERALLY EXTEND INLAND TO THE LIMIT OF THE 1-PERCENT-ANNUAL-CHANCE STILLWATER FLOOD LEVEL (SWEL). DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2625M, PANEL NUMBER 2625 OF 4425, EFFECTIVE DATE NOVEMBER 04, 2015.

REFERENCE DOCUMENTS

- RESULT OF SURVEY PER BOOK 309, PAGE 45, M.C.R.
- PLSS SUBDIVISION RECORD OF SURVEY (GDACS) PER BOOK 759, PAGE 27, M.C.R.

OWNER/CLIENT

AMERICOR INVESTMENT GROUP
7595 EAST McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250
CONTACT: MR. MICHAEL MERRIMAN

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: JOHN W. MARSHALL, RLS

NOTES

- AREA IS 13,934,391 SQ. FT. OR 319.8896 ACRES MORE OR LESS.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES. (TABLE A, ITEM #11 & 21 IN REFERENCE TO VISIBLE SURFACE UTILITIES)
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN MAY, 2020. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
- THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
- SITE ADDRESS IS 3221 N. 198TH LANE, BUCKEYE ARIZONA, 85396. (TABLE A, ITEM #2)
- THIS SURVEY IS LIMITED TO SURFACE AND ABOVE SURFACE OBSERVATIONS OF EXISTING UTILITIES. NO UNDERGROUND UTILITY INFORMATION IS SHOWN HEREON. (TABLE A, ITEM #11)
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #17)
- NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE. (TABLE A, ITEM #18)

SURVEYOR'S CERTIFICATION:

TO:

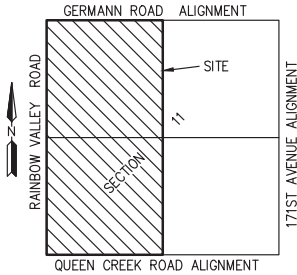
- AMERICOR INVESTMENT GROUP INC., AN ARIZONA CORP.
- ARIZONA BANK
- TONTO CORP., A NEVADA CORPORATION
- CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN MAY, 2020.

JOHN W. MARSHALL
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2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
jmarshall@hilgartwilson.com

NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



VICINITY MAP
NOT TO SCALE

REV.:



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

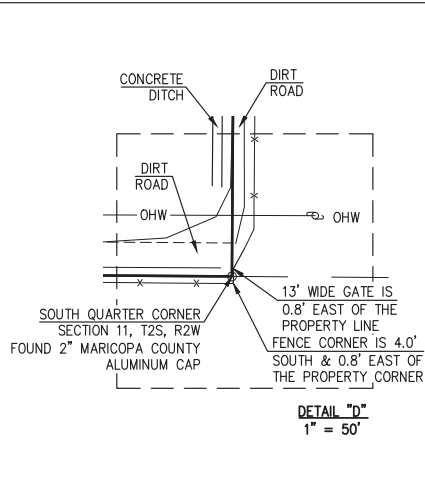
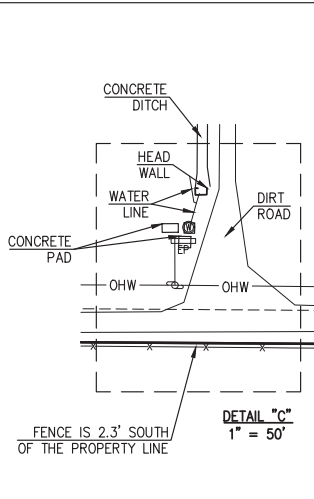
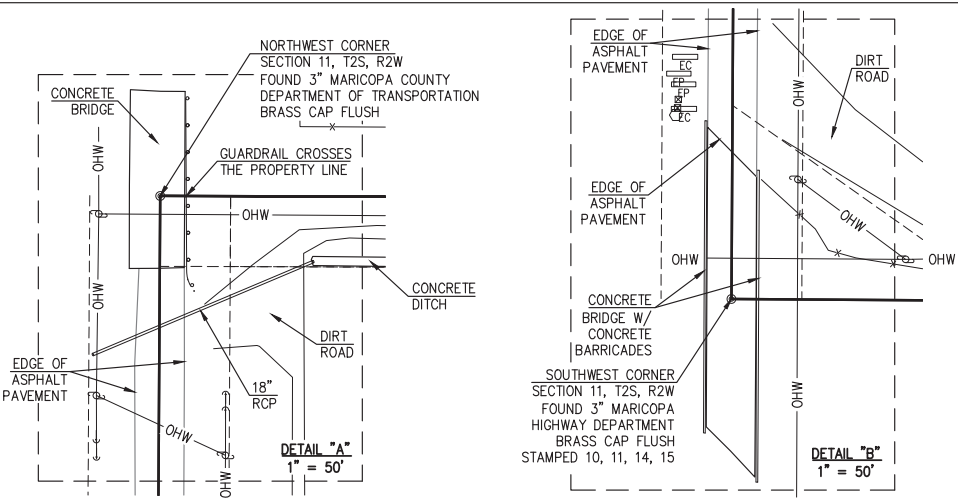
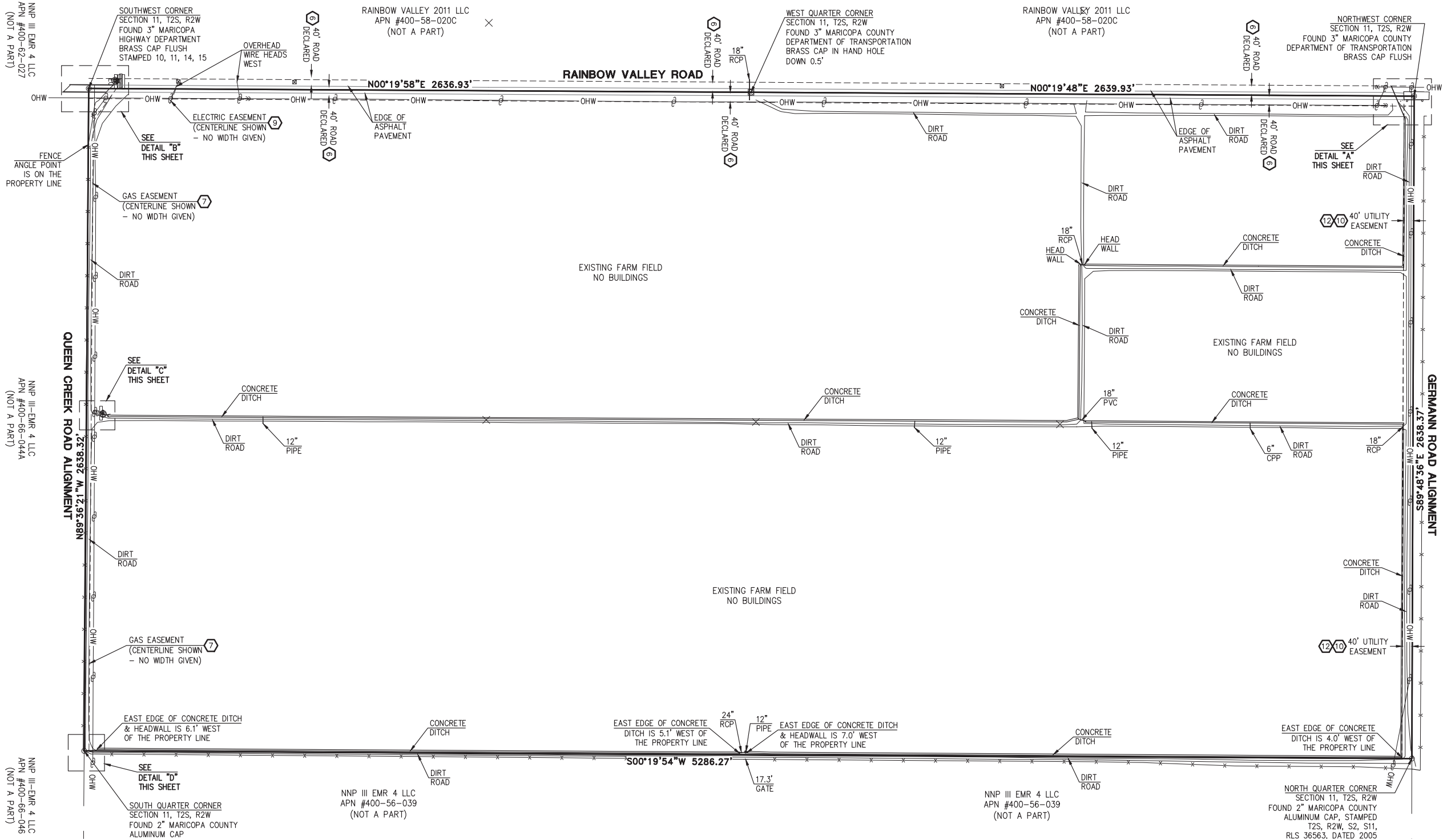


RAINBOW VALLEY 320
S.E.C. OF GERMANN ROAD & RAINBOW VALLEY ROAD
BUCKEYE, ARIZONA



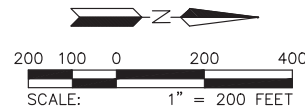
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.: 1369	DWG. NO.
	DATE: MAY 2020	SV-1
	SCALE: AS SHOWN	SHT. 1 OF 2
	DRAWN: JDL	
	DESIGNED: HW	
	APPROVED: JWM	



LEGEND

○	FOUND MONUMENT AS NOTED	---	BOUNDARY LINE
⊗	FOUND BRASS CAP IN HAND HOLE	- - - -	EASEMENT LINE
⊙	FOUND BRASS CAP FLUSH	---	SECTION LINE
⊕	UTILITY POLE	---	BARB WIRE FENCE
⊖	GUY ANCHOR	---	GUARD RAIL
⊗	ELECTRIC PANEL	---	POLYVINYL CHLORIDE CONDUIT
⊕	ELECTRIC CABINET	---	REINFORCED CONCRETE PIPE
⊖	POST OR AS NOTED	---	CONCRETE PRESSURE PIPE
⊗	TELEPHONE PEDESTAL	---	REGISTERED LAND SURVEYOR
⊕	WELL	---	ASSESSOR PARCEL NUMBER
⊖		---	OVERHEAD WIRE



HILGARTWILSON	PROJ NO.: 1369
	DATE: MAY 2020
	SCALE: AS SHOWN
	DRAWN: JDL
	DESIGNED: HW
	APPROVED: JWM

RAINBOW VALLEY 320

S.E.C. OF GERMANN ROAD & RAINBOW VALLEY ROAD
BUCKEYE, ARIZONA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON
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PHOENIX, AZ 85016
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REV.:

RAINBOW VALLEY 2011 LLC
APN #400-58-005A
(NOT A PART)

UNKNOWN OWNER
UNASSIGNED PARCEL
(NOT A PART)

GERMANN ROAD ALIGNMENT
457.8952 3.9247.685

NORTH QUARTER CORNER
SECTION 11, T2S, R2W
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, STAMPED
T2S, R2W, S2, S11,
RLS 36563, DATED 2005

RAINBOW VALLEY 2011 LLC
APN #400-58-020C
(NOT A PART)

WEST QUARTER CORNER
SECTION 11, T2S, R2W
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HAND HOLE
DOWN 0.5'

RAINBOW VALLEY 2011 LLC
APN #400-58-020C
(NOT A PART)

SOUTHWEST CORNER
SECTION 11, T2S, R2W
FOUND 3" MARICOPA
HIGHWAY DEPARTMENT
BRASS CAP FLUSH
STAMPED 10, 11, 14, 15

NNP III-EMR 4 LLC
APN #400-62-027
(NOT A PART)

NNP III-EMR 4 LLC
APN #400-66-044A
(NOT A PART)

NNP III-EMR 4 LLC
APN #400-66-046
(NOT A PART)

APPENDIX B

MASTER DRAINAGE REPORT

The Master Drainage Report is submitted to the City of Goodyear under separate cover and is incorporated into the Rainbow Valley Planned Area Development.

APPENDIX C

MASTER WATER REPORT

The Master Water Report is submitted to the City of Goodyear under separate cover and is incorporated into the Rainbow Valley Planned Area Development.

APPENDIX D

MASTER WASTEWATER REPORT

The Master Wastewater Report is submitted to the City of Goodyear under separate cover and is incorporated into the Rainbow Valley Planned Area Development.

APPENDIX E

TRAFFIC IMPACT ANALYSIS

The Traffic Impact Analysis is submitted to the City of Goodyear under separate cover and is incorporated into the Rainbow Valley Planned Area Development.