City Council Regular Meeting
Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338
Monday, February 28, 2022
6:00 PM

Mayor
Joe Pizzillo

Vice Mayor
Brannon Hampton

Councilmember
Sheri Lauritano

Councilmember
Wally Campbell

Councilmember
Bill Stipp

Councilmember
Laura Kaino

Councilmember
Patrick Bray

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR
Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

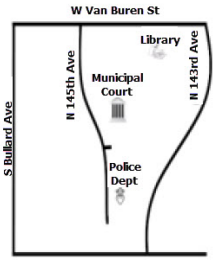
NON-AGENDA ITEMS
Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

- Respond to criticism.
- Request that staff investigate and report on the matter.
- Request that the matter be scheduled on a future agenda.

AGENDA ITEMS
Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

PROCEDURES
Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No.2018-1879





City Clerk's Office: 190 N. Litchfield Rd, Goodyear, AZ 85338 (623) 882-7830
www.goodyearaz.gov/cityclerk
City Council Meeting Live Broadcast: https://www.facebook.com/goodyearazgov/videos

CALL TO ORDER

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER CAMPBELL

ROLL CALL

COMMUNICATIONS

1. **RECOGNIZE SHAUNA HENRIE FOR RECEIVING CERTIFIED PUBLIC SAFETY EXECUTIVE DESIGNATION** (Santiago Rodriguez, Chief of Police)

2. **RECOGNIZE DAN COTTERMAN FOR HIS SERVICE TO THE CITY OF GOODYEAR** (Julie Karins, City Manager)

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

CONSENT

3. **APPROVAL OF MINUTES**

Recommendation

Approve the draft minutes from the Regular Meeting held on February 7, 2022 and the Special Meeting held on February 22, 2022. (Darcie McCracken, City Clerk)

4. **APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES**

Recommendation

Approve the appointments to Boards, Commissions and Committees. (Darcie McCracken, City Clerk)

5. **AGREEMENT WITH BASIS CHARTER SCHOOLS, INC. FOR JOINT USE OF FACILITIES**

Recommendation

Authorize the City Manager or designee to execute Joint Use Agreement between BASIS Charter Schools, Inc. and the City of Goodyear for Joint Use Facilities between BASIS Goodyear Facilities and the Goodyear Recreation Campus (GRC). (Deanna Ortiz, Recreation Superintendent)

6. **APPROVE PROJECT BUDGET TRANSFERS**

Recommendation

Approve budget transfers. (Doug Sandstrom, Finance Director)

7. **ACCEPTANCE OF A FIRE HYDRANT AND WATER LINE EASEMENT ASSOCIATED WITH THE PLATINUM STORAGE PROJECT**

Recommendation

Accept the Fire Hydrant and Water Line Easement from Valk Properties Three, LLC, a Texas limited liability company. (Linda Beals, Real Estate Coordinator)

8. **ACCEPTANCE OF A SIDEWALK EASEMENT AND ISSUANCE OF A RETENTION WALL AND ACCESS EASEMENT ASSOCIATED WITH THE MICROSOFT PHX 10-11 PROJECT**

Recommendation

1. Accept a Sidewalk Easement from Microsoft Corporation, a Washington corporation; and

2. Issue a Retention Wall and Access Easement to Microsoft Corporation, a Washington Corporation. (Linda Beals, Real Estate Coordinator)

9. **ACCEPT AN EMERGENCY SERVICES ACCESS EASEMENT FOR PORTIONS OF THE PEBBLE CREEK MARKETPLACE**

Recommendation

Accept an Emergency Services Access Easement from Prescott Convention Center Limited Partnership, an Arizona limited partnership. (Linda Beals, Real Estate Coordinator)

10. **TERMINATION AND RELEASE OF A WATER LINE EASEMENT ASSOCIATED WITH THE FINAL PLAT FOR AIRPARK LOGISTICS CENTER**

Recommendation

Approve the Termination and Release of Easement for the Water Line Easement located southeast of Bullard Avenue and Yuma Road. (Linda Beals, Real Estate Coordinator)

11. **ACCEPT FOUR (4) EMERGENCY/GOVERNMENT SERVICES ACCESS EASEMENTS AND A SPECIAL WARRANTY DEED ASSOCIATED WITH THE PROLOGIS DEVELOPMENT**

Recommendation

1. Accept two (2) Emergency/Government Services Access Easements from Prologis Commerce Park 1, QOZB LLC, a Delaware limited liability company and two (2) Emergency/Government Services Access Easements from MREG Bullard LLC, a Delaware limited liability company; and

2. Accept a Special Warranty Deed from MREG Bullard LLC, a Delaware limited liability company. (Linda Beals, Real Estate Coordinator)

12. **AUTHORIZE THE CITY MANAGER TO ACCEPT EASEMENTS DEDICATED TO THE CITY**

Recommendation

ADOPT RESOLUTION NO. 2022-2212 AUTHORIZING CITY MANAGER TO ACCEPT EASEMENTS DEDICATED TO THE CITY AND PROVIDING AN EFFECTIVE DATE. (Sarah Chilton, Deputy City Attorney)

13. **FINAL PLAT FOR ABEL RANCH – PHASE 1**

Recommendation

Approve the Final Plat for Abel Ranch – Phase 1 (the “Final Plat”) subdividing approximately 94.56 acres into 263 lots and 20 tracts on property zoned Reduced R1-6 (Single Family Detached) located South of Camelback Road and East of Citrus Road (the “Property”), subject to stipulations. (Katie Wilken, Deputy Director of Development Services)

14. **MAP OF DEDICATION PRADERA PHASE 3**

Recommendation

Approve the Map of Dedication Pradera Phase 3, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

15. **FINAL PLAT FOR PRADERA PHASE 3 PARCEL D**

Recommendation

Approve the Final Plat for Pradera Phase 3 Parcel D subdividing approximately 20.01 acres into 80 single family lots and six tracts on property zoned R1-4 (Single Family Detached) located at the southeast corner of Durango Street and 183rd Avenue, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

16. **FINAL PLAT FOR PRADERA PHASE 3 PARCEL E**

Recommendation

Approve the Final Plat for Pradera Phase 3 Parcel E subdividing approximately 19.97 acres into 75 single family lots and ten tracts on property zoned R1-4, R1-6 (Single Family Detached) located at the southeast corner of Durango Street and 183rd Avenue, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

17. **FINAL PLAT FOR PRADERA PHASE 3 PARCEL F**

Recommendation

Approve the Final Plat for Pradera Phase 3 Parcel F subdividing approximately 28.84 acres into 96 single family lots and seven tracts on property zoned R1-4, R1-6 (Single Family Detached) located at the southeast corner of Durango Street and 183rd Avenue, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

A. Open the Public Hearing
B. Staff Presentation
C. Applicant Presentation (if applicable)
D. Receive Public Comment
E. Close the Public Hearing

18. **REZONE APPROXIMATELY 6.23 ACRES FROM AGRICULTURAL URBAN TO MF-18 WITH THE CLEVELAND DEVELOPMENT REGULATIONS MF-18 WITH PAD OVERLAY**

Recommendation

1. ADOPT RESOLUTION NO. 2022-2209, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED, “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-14” AND “LEGAL DESCRIPTION – PROPERTY,” AND “THE CLEVELAND DEVELOPMENT REGULATIONS MF-18 WITH PAD OVERLAY (JANUARY 2022).

2. ADOPT ORDINANCE NO. 2022-1524, CONDITIONALLY REZONING APPROXIMATELY 6.23 ACRES OF PROPERTY LOCATED APPROXIMATELY 50 FEET SOUTH OF THE SOUTHEAST CORNER OF SARIVAL AVENUE AND PORTLAND STREET FROM AU URBAN TO MF-18 WITH PAD OVERLAY TO BE KNOWN AS THE CLEVELAND; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Christian M. Williams, Senior Planner)

19. **REZONE FOR THRIVE AT AVISION GOODYEAR**

Recommendation

1. ADOPT RESOLUTION NO. 2022-2210, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP 21-16 REZONE FROM C-2 TO R1-A WITH A PAD OVERLAY”; AND “LEGAL DESCRIPTION THRIVE @ AVISION GOODYEAR”; AND “THRIVE @ AVISION GOODYEAR PAD OVERLAY.”

2. ADOPT ORDINANCE NO. 2022-1525, CONDITIONALLY REZONING APPROXIMATELY 4.6 ACRES OF LAND LOCATED EAST OF THE NORTHEAST CORNER OF CENTRAL AVENUE AND VAN BUREN STREET FROM GENERAL COMMERCIAL (C-2) TO R1-A (SINGLE FAMILY ATTACHED) RESIDENTIAL WITH A PAD OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Alex Lestinsky, Senior Planner)

20. **USE PERMIT FOR A CONVENIENCE USE (BIKINI BEANS DRIVE-THROUGH COFFEE SHOP)**

Recommendation

Approve the request for a use permit for a convenience use (Bikini Beans drive-through coffee shop) on a 1.1-acre parcel in the Cobblestone Creek commercial center located at the northwest corner of Pebblecreek Parkway and McDowell Road within the Palm Valley Phase VIII PAD, subject to stipulations. (Steve Careccia, Interim Planning Manager)

21. **REZONING FROM C-2 (GENERAL COMMERCIAL) TO C-2 (GENERAL COMMERCIAL) WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY FOR A MIXED-USE DEVELOPMENT TO BE KNOWN AS VIRTUA CITRUS**

Recommendation

1. ADOPT RESOLUTION NO. 2022-2208 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-06”; and “LEGAL DESCRIPTION – VIRTUA CITRUS PAD – SWC CITRUS & MCDOWELL”; and “VIRTUA CITRUS PAD OVERLAY (FEBRUARY 2022).”

2. ADOPT ORDINANCE NO. 2022-1523, CONDITIONALLY REZONING APPROXIMATELY 6.5 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MCDOWELL ROAD AND CITRUS ROAD FROM THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT TO THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Steve Careccia, Interim Planning Manager)

BUSINESS

22. **COMPREHENSIVE SIGN PACKAGE FOR VANTAGE DATA CENTERS**

Recommendation

Approve the Vantage Data Center Comprehensive Sign Program dated January 18, 2022, subject to stipulations. (Steve Careccia, Interim Planning Manager)

23. **COMPENSATION FOR THE MAYOR, VICE MAYOR AND COUNCILMEMBERS**

Recommendation

ADOPT RESOLUTION NO. 2022-2214 ACCEPTING THE COUNCIL COMPENSATION COMMITTEE'S RECOMMENDATION AND APPROVE AN ANNUAL COMPENSATION INCREASE OF 5.0% FOR THE MAYOR, VICE MAYOR AND EACH OF THE COUNCILMEMBERS AND PROVIDE FOR AN EFFECTIVE DATE. (Susan Schmelzer, Council Compensation Committee Chair)

INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, staff or members of the public. The Council may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. § 38-431.02.

1. Reports from the Mayor and City Council
    a. This may include current events and activities as well as requests for information or future agenda items.
2. Report from the City Manager
    a. This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council Related Matters.

FUTURE MEETINGS

March 7, 2022 Regular Meeting 6:00 p.m.

ADJOURNMENT

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

LA CIUDAD DE GOODYEAR PROCURA HACER TODA JUNTA PUBLICA ACCESIBLE A PERSONAS CON DISCAPACIDADES. Con un aviso de 48 horas por adelantado se puede proveer asistencia especial a personas con discapacidades visuales o auditivas durante la junta. Se harán adaptaciones razonables con previa solicitud para personas con discapacidades o para residentes que no hablan inglés. Favor de llamar a la Secretaria Municipal al (623) 882-7830 o Retransmisión de Arizona (TDD) 7-1-1 para solicitar adaptaciones para participar en la junta pública.

POSTING VERIFICATION
This agenda was posted on February 23, 2022 at 5:13 p.m. by VM.

ITEM #: 1.
DATE: 02/28/2022
AI #:718

CITY COUNCIL COMMUNICATION

STAFF PRESENTER(S): Santiago Rodriguez, Chief of Police

SUBJECT:

RECOGNIZE SHAUNA HENRIE FOR RECEIVING CERTIFIED PUBLIC SAFETY EXECUTIVE DESIGNATION (Santiago Rodriguez, Chief of Police)

Attachments

CPSE Award

Certified Public Safety Executive

SHAUNA HENRIE, TELECOMMUNICATIONS MANAGER



Received Certification on January 14, 2022

ITEM #: 2.
DATE: 02/28/2022
AI #:727

CITY COUNCIL COMMUNICATION

STAFF PRESENTER(S): Julie Karins, City Manager

SUBJECT:

RECOGNIZE DAN COTTERMAN FOR HIS SERVICE TO THE CITY OF GOODYEAR (Julie Karins, City Manager)

Attachments

Presentation


INFORMATION
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WiFi
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Our Shared
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Don't be
Mean
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INFORMATION
Cyber Security Is
Our Shared Responsibility
Cyber Security
Our Shared Respons
Think Before You Post
Internet Safety
Is Important
Use different passwords
for different accounts
Happy
Halloween
Happy
Halloween

Civic Square Groundbreaking







City of Goodyear Volunteer Appreciation Celebration — 2016


CITY OF
Goodyear
Volunteer Appreciation Celebration - 2018


Q & A
ASK US ANYTHING..
EMS OPEN HOUSE


672


EXIT


TEAM
Goodyear
SHARES
INTEGRITY
EMPATHY
WHAT'S THE
WEIRDEST THING

Surface Water Treatment Facility

Groundbreaking




Ball


GOODYEAR
FIRE



Thank you for your service to the city of Goodyear.

You will be missed!

ITEM #: 3.
DATE: 02/28/2022
AI #:738

APPROVAL OF MINUTES

SUBJECT
APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the Regular Meeting held on February 7, 2022 and the Special Meeting held on February 22, 2022. (Darcie McCracken, City Clerk)

Attachments

February 7, 2022 Draft Regular Meeting Minutes
February 22, 2022 Draft Special Meeting Minutes

City Council Regular Meeting
Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338

Monday, February 7, 2022	6:00 p.m.	Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER LAURITANO

ROLL CALL

Present:	**Mayor Joe Pizzillo**; **Vice Mayor Brannon Hampton**; **Councilmember Sheri Lauritano**; **Councilmember Wally Campbell**; **Councilmember Bill Stipp**; **Councilmember Laura Kaino**
Staff Present:	City Manager Julie Karins; City Attorney Roric Massey; City Clerk Darcie McCracken

WORK SESSION

THE ITEMS LISTED UNDER WORK SESSION ARE FOR DISCUSSION ONLY. NO ACTION CAN NOR WILL BE TAKEN.

1. **GENERAL FUND FY2022 AND FY2023 STATUS AND FIVE-YEAR FORECAST AND CITYWIDE FINANCIAL POLICIES**

Finance Manager Budget and Research Ryan Bittle reviewed the initial budget estimates for FY2022 and FY2023 as well as the Five-Year General Fund forecast. Mr. Bittle expressed that the city has a strong revenue growth, but it was offset by inflation and an increase in costs. He added that, nonetheless, it was a good position for the city to be in.

Finance Director Doug Sandstrom discussed the city's financial policies and relayed that everything that is provided in the revenue forecast is driven by the financial policies.

Council expressed their appreciation for the presentation.

COMMUNICATIONS

2. **GOODYEAR ARTS & CULTURE CELEBRATES BLACK HISTORY MONTH**

Arts and Culture Administrator Guylene Ozlanski discussed the plans that the Goodyear Arts and Culture Commission has for celebrating Black History Month. Ms. Ozlanski relayed that the plans include partnering with local artists and Arts organizations for events at the Goodyear Year Branch Library and the Goodyear Recreation Campus.

Council thanked Ms. Ozlanski for her work on the celebration and expressed their excitement for the upcoming events.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Councilmember Bill Stipp, **SECONDED BY Vice Mayor Brannon Hampton to APPROVE Consent Agenda items 3 through 9. The motion carried by the following vote:**

AYE: **Mayor Joe Pizzillo**, **Vice Mayor Brannon Hampton**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Bill Stipp**, **Councilmember Laura Kaino**

Passed - Unanimously

3. APPROVAL OF MINUTES

Recommendation
Approve the draft minutes from the Regular and Special Meetings held on January 24, 2022. (Darcie McCracken, City Clerk)

4. CALL OF 2022 ELECTIONS

Recommendation
ADOPT RESOLUTION NO. 2202-2207 PROVIDING NOTICE OF A PRIMARY ELECTION ON AUGUST 2, 2022 AND A GENERAL ELECTION NOVEMBER 8, 2022, IF NECESSARY; DESIGNATING THE PLACE AND BEGINNING DATE TO DISTRIBUTE CANDIDATE PACKETS; DESIGNATING THE LAST DATE FOR CANDIDATES TO FILE NOMINATING PAPERS; DESIGNATING THE DATES THAT VOTER REGISTRATION CLOSES; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO ENTER INTO ALL AGREEMENTS TO EFFECTUATE ELECTION SERVICES; AND ORDERING THE CITY CLERK TO PUBLISH THIS CALL OF ELECTION . (Darcie McCracken, City Clerk)

5. INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GOODYEAR AND THE DEPARTMENT OF PUBLIC SAFETY TO PARTICIPATE IN THE VEHICLE THEFT TASK FORCE

Recommendation
Authorize the City Manager or her designee to execute the Intergovernmental Agreement (IGA) with DPS to allow the Goodyear Police Department to participate in the vehicle theft task force. (Santiago Rodriguez, Chief of Police)

6. **CONSTRUCTION PHASE SERVICES AWARD FOR CIP PROJECT 35003 - POLICE BUILDING PHASE II**

Recommendation
Approve expenditure of funds up to $4,555,598 for construction services, administration and long lead time items for phase II of the Police Operations Building. (Santiago Rodriguez, Chief of Police)

7. **CITRUS PARK PHASE 1, WATER LINE AND EMERGENCY SERVICES ACCESS EASEMENT**

Recommendation
Accept the dedication of a Water Line and Emergency Services Access Easement from Arroyo Cap II-2, LLC, a Delaware limited liability company associated with the Final Plat for Citrus Park Phase 1. (Linda Beals, Real Estate Coordinator)

8. **FINAL PLAT FOR CITRUS PARK PHASE 1**

Recommendation
Approve the final plat for Citrus Park Phase 1 subdividing approximately 66.65 acres into 244 lots and 62 tracts on property zoned R1-4 (Single Family Detached) and R1-C (Court Home) located south of the southwest corner of Lower Buckeye and Citrus Road, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

9. **ADOPTION OF THE PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM FY2023 PENSION FUNDING POLICY**

Council requested a presentation on this item.

Finance Director Doug Sandstrom spoke about the adoption of the Public Safety Personnel Retirement System (PSPRS) FY2023 Pension Funding policy. Mr. Sandstrom explained that in FY2021 the city paid a $24 million prepayment to buy down unfunded liabilities. He added that in FY2023 the impact of that buy down will be felt, dropping the rates down to the low 20s. He further added that it translates into a $2 million a year operational savings.

INFORMATION ITEMS

Council requested information about providing affordable housing in Goodyear. City Manager Julie Karins replied that a Work Session on March 21 was scheduled to discuss housing in Goodyear and the region.

Council inquired if the city should adopt an ordinance related to short-term rentals. Ms. Karins replied that a Work Session on February 28 was scheduled to discuss short-term rentals.

Ms. Karins provided the details about the Heart & Sole Event on February 5, 2022, relaying that there was 600 participants and 1,500 attendees celebrating Heart Health month.

EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

10. **Pursuant to A.R.S. §38-431.03 (A)(1): Discussion of personnel matters related to the City Councilmember recruitment.**

City Attorney Roric Massey explained the process for calling an executive session and the discussion of personnel matters relating to the City Councilmember recruitment. Mr. Massey relayed that applicant Chad Dodd requested his application to be reviewed by the Council in open session.

There was no discussion on Mr. Dodd's application.

MOTION BY Councilmember Wally Campbell, **SECONDED BY Councilmember Bill Stipp to CONVENE an Executive Session. The motion carried by the following vote:**

AYE: **Mayor Joe Pizzillo**, **Vice Mayor Brannon Hampton**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Bill Stipp**, **Councilmember Laura Kaino**

Passed - Unanimously

The Council convened into Executive Session at 6:13 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 6:52 p.m.

RECONVENING OF REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 6:52 p.m.

FUTURE MEETINGS

February 28, 2022 Regular Meeting 5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:52 p.m.

_____ _____

Darcie McCracken, City Clerk Joe Pizzillo, Mayor

Date:_____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL REGULAR MEETING of the city of Goodyear, Arizona, held on February 7, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2022. SEAL:

_____
Darcie McCracken, City Clerk

City Council Special Meeting
City Hall - Room 117
190 N. Litchfield Rd.
Goodyear, AZ 85338

Tuesday, February 22, 2022	1:00 p.m.	Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Special Meeting to order at 1:01 p.m.

ROLL CALL

Present:	**Mayor Joe Pizzillo**; **Vice Mayor Brannon Hampton**; **Councilmember Sheri Lauritano**; **Councilmember Wally Campbell**; **Councilmember Bill Stipp**; **Councilmember Laura Kaino**
Staff Present:	City Manager Julie Karins; City Attorney Roric Massey; City Clerk Darcie McCracken

BUSINESS

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

1. Pursuant to A.R.S. §38-431.03(A)(1): Discussion of personnel matters and interviews related to the City Councilmember recruitment.

MOTION BY Councilmember Laura Kaino, **SECONDED BY Councilmember Bill Stipp** to CONVENE an Executive Session. The motion carried as follows:

AYE: **Mayor Joe Pizzillo**, **Vice Mayor Brannon Hampton**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Bill Stipp**, **Councilmember Laura Kaino**

Passed - Unanimously

Mayor Pizzillo convened the Executive Session at 1:02 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 4:23 p.m.

RECONVENING OF SPECIAL MEETING

Mayor Pizzillo reconvened the Special Meeting at 4:23 p.m.

CONTINUATION OF BUSINESS

2. **APPOINT A NEW COUNCILMEMBER**

Recommendation
Appoint a new Councilmember to complete the term of the vacant seat which ends on December 31, 2022.

Council thanked all the applicants and commented that it was a very hard decision. Council added that they were hopeful that the applicants would continue to stay involved and consider future service to the City.

MOTION BY Councilmember Bill Stipp, **SECONDED BY Vice Mayor Brannon Hampton** to APPOINT Patrick Bray to complete the vacant term which ends on December 31, 2022. The motion carried as follows:

AYE: **Mayor Joe Pizzillo**, **Vice Mayor Brannon Hampton**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Bill Stipp**, **Councilmember Laura Kaino**

Passed - Unanimously

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Special Meeting at 4:28 p.m.

_____ _____
Darcie McCracken, City Clerk Joe Pizzillo, Mayor

Date:_____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL SPECIAL MEETING of the city of Goodyear, Arizona, held on February 22, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2022. SEAL:

_____
Darcie McCracken, City Clerk

ITEM #: 4.
DATE: 02/28/2022
AI #:658

CITY COUNCIL ACTION REPORT

SUBJECT: APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

STAFF PRESENTER(S): Darcie McCracken, City Clerk

SUMMARY

Approve the recommendations of the Council Subcommittee: Boards, Commissions and Committees.

Recommendation

Approve the appointments to Boards, Commissions and Committees. (Darcie McCracken, City Clerk)

FISCAL IMPACT

There is no direct budget impact associated with these appointments.

BACKGROUND AND PREVIOUS ACTIONS

The City Council Subcommittee: Boards, Commissions and Committees met on February 10, 2022, to interview applicants. The Subcommittee recommends the following appointments:

Arts and Culture Commission Appointments

Name	Start	Expires
Anna Johnson	March 1, 2022	December 31, 2024
Rosiland Robinson, Alternate	March 1, 2022	December 31, 2024

Parks and Recreation Advisory Commission Appointment

Name	Start	Expires
Jose Gonzales, Alternate	March 1, 2022	February 28, 2026

Planning and Zoning Commission Appointments

Name	Start	Expires
Kent Hegedus	March 1, 2022	February 12, 2024 (Steiner term completion)

Marlon Booth	March 1, 2022	February 12, 2024 (Ellison term completion)
Carl Hamilton	March 1, 2022	February 28, 2025
Anthony Wang	March 1, 2022	February 28, 2025

STAFF ANALYSIS

None.

ITEM #: 5.
DATE: 02/28/2022
AI #:586

CITY COUNCIL ACTION REPORT

SUBJECT: AGREEMENT WITH BASIS CHARTER SCHOOLS, INC. FOR JOINT USE OF FACILITIES

STAFF PRESENTER(S): Deanna Ortiz, Recreation Superintendent

SUMMARY

This agreement with the Basis Charter Schools, Inc. will allow for joint use of facilities between BASIS Goodyear Facilities and the Goodyear Recreation Campus.

Recommendation

Authorize the City Manager or designee to execute Joint Use Agreement between BASIS Charter Schools, Inc. and the City of Goodyear for Joint Use Facilities between BASIS Goodyear Facilities and the Goodyear Recreation Campus (GRC). (Deanna Ortiz, Recreation Superintendent)

FISCAL IMPACT

This agreement provides for no cost rental use between the BASIS Goodyear Facilities and GRC, waived rental fees are estimated to be less than $1,000 annually, therefore there is minimal fiscal impact to the City for facility use. However, costs for staffing, and/or unique facility requirements (i.e. sound technician, field prep, custodial services) may occur, these costs would be minimal and absorbed within program and event budgets established.

BACKGROUND AND PREVIOUS ACTIONS

BASIS Charter Schools, Inc. and City have been collaborating with each other while serving the community. This Joint Use Agreement further supports these efforts by allowing both entities access to each other's facilities.

STAFF ANALYSIS

With the close proximity of the GRC and BASIS Goodyear Facilities, there are opportunities to leverage both campuses for community benefit. BASIS Charter Schools, Inc. will have access to the City's recreation center, aquatic center, parking lots, ramadas, courts and fields, once all City's needs are satisfied. The City will have access to Basis Goodyear's classrooms, gymnasium, parking lots, cafeteria, performing arts center and fields, once all BASIS Goodyear Facility's needs are satisfied. Each entity has first right of refusal for use of the others facilities. By working in close partnership with one another, the City and BASIS Charter Schools, Inc. benefit strategically when scheduling amenities for sports, special events, community programs and school functions.

It is recommended that the City Manager or designee execute the Joint Use Agreement between BASIS Charter Schools, Inc. and the City of Goodyear for Joint Use of Facilities.

Attachments

Joint Use Agreement Basis

	CITY OF GOODYEAR **JOINT USE AGREEMENT FOR THE BASIS GOODYEAR FACILITIS AND THE CITY RECREATION CAMPUS FACILITIES** CONTRACT NO. 22 - 6560	**Parks & Recreation Department** 420 S. Estrella Parkway Goodyear, AZ 85338 Phone: (623) 882-7525 Email: gyrec@goodyearaz.gov

This Joint Use Agreement for the BASIS Goodyear Facilities and the City Recreation Campus Facilities ("Agreement") by and between the City of Goodyear, Arizona, an Arizona municipal corporation ("City"), and Basis Charter Schools, Inc., an Arizona non-profit corporation ("BASIS"), individually referred to as a ("Party") and collectively referred to as the ("Parties").

RECITALS

WHEREAS, the City and the BASIS have determined that the joint use of the City's new Recreational Campus Facilities and the adjacent BASIS Goodyear Facilities will be mutually beneficial to the general public/citizens served by the City and served by BASIS.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

1. Definitions

a. City Recreational Campus Facilities: "City Recreational Campus Facilities" means the facilities described, shown and/or detailed in **Exhibit A**, attached hereto and made a part hereof.

b. BASIS Goodyear Facilities: "BASIS Goodyear Facilities" means the facilities described, shown and/or detailed in **Exhibit B**, attached hereto and made a part hereof.

2. Purpose The purpose of this Agreement is to provide for the joint use of the City Recreational Campus Facilities and the BASIS Goodyear Facilities.

3. Joint Use Each Party will make its facilities available for use by the other Party on a priority basis after the scheduling requirements for its own programs have been met and after the scheduling requirements for other joint use programs, including other contractual obligations of each Party, have been considered. A description of each Party's facilities available for joint use programming under this Agreement are identified in Exhibits A and B. On an annual basis, a designated City representative and a designated BASIS representative shall meet to review and maximize the joint use programming benefits provided by the Agreement.

4. Hours of Operation When available, the City will have the ability to use available BASIS Goodyear Facilities outlined in Exhibit B. When available, BASIS will have the ability to use available City Recreational Campus Facilities outlined in Exhibit A.

5. User Responsibility Each Party shall be responsible for staffing, controlling and supervising the use of the other Party's facility.

6. Fees. Neither Party shall charge user fees to the other Party for use of the other Party's facilities; however, each Party may assess fees to the other Party for staffing and/or unique facility requirements.

7. Indemnification To the extent permitted by law, each of the Parties hereto agrees to indemnify, save and hold harmless each other from any loss, claims or damages to the extent caused by their respective negligent acts or omissions, including reasonable attorneys' fees incurred in the defense of any such claims or damages.

8. Insurance Each Party will obtain at its own expense such liability insurance as reasonably necessary to protect against claims, losses, or judgments that might result from their respective negligent acts or omissions.

9. Term This Agreement shall become after the last party executes this Agreement and shall remain in effect until terminated pursuant to the provisions provided hereunder. This Agreement may be terminated by either Party with or without cause upon thirty (30) days written notice.

10. Disposition of Property The Parties do not anticipate having to dispose of any property upon the termination of this Agreement; however, to the extent such disposition is necessary, property shall be returned to its original owner.

11. Amendment to Agreement This Agreement and/or its Exhibits may be amended from time to time by written agreement of both Parties.

12. Severability In the event that any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not affect the validity or enforceability of any other provisions of this Agreement.

13. Employment Status Except as otherwise provided by law, in the performance of duties and activities under this Agreement, all Parties hereto will be acting in their individual capacities and not as agents, employees, partners, joint ventures, or associates of each other. The officers, employees, agents, or subcontractors of one Party shall not be deemed or construed to be the employees or agents of the other Party.

14. Non-Discrimination The Parties agree to comply with all provisions of applicable federal, state, and local laws relating to non-discrimination, equal employment opportunity, and the Americans with Disabilities Act.

15. Conflict of Interest This Agreement is subject to cancellation pursuant to A.R.S. § 38-511, the provisions of which are incorporated herein.

16. Modification No supplement, modification, or amendment of any term of this Agreement will be deemed binding or effective unless in writing and signed by the Parties.

17. Captions The captions used in this Agreement are solely for the convenience of the Parties, do not constitute a part of this Agreement, and are not to be used to construe or otherwise interpret this Agreement.

18. Jurisdiction This Agreement shall be deemed to be made under, and will be construed in accordance with, and governed by the laws of the State of Arizona.

19. Non-Waiver The failure of either Party to enforce any of the provisions of this Agreement or to require performance by the other Party of any of the provisions hereof will not be construed to be a waiver of such provisions, nor will it affect the validity of this Agreement or any part thereof, or the right of either Party to thereafter enforce each and every provision.

20. Third Party Beneficiaries This Agreement is not intended to and will not be construed to give any rights or benefits under this Agreement to anyone other than the City and Basis. All duties, obligations, and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of the City and Basis and not for the benefit of any other person(s) or entities.

21. Compliance with Immigration Laws To the extent applicable under A.R.S. § 41-4401, each party warrants compliance with all applicable federal immigration laws and regulations that relate to their employees and compliance with the E-verify requirements under A.R.S. § 23-214(A).

22. Survival All warranties, representations, and promises of indemnification by Parties will survive the completion and/or termination of this Agreement.

23. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute the same instrument.

24. No Amendment to Other Existing Agreements between the Parties. The Parties acknowledge and agree that this Agreement is not intended to and shall not amend, change and/or modify any obligations, rights and/or terms of any other agreements between the Parties.

25. Notices. Unless otherwise provided herein, demands under this Agreement will be in writing and will be deemed to have been duly given and received either (a) on the date of service if personally delivered to the Party to whom notice is to be given, or (b) on the third day after the date of the postmark of deposit by first class United States mail, registered or certified postage prepaid and properly addressed as follows:

To City:	City of Goodyear Attn: City Manager 190 N. Litchfield Road Goodyear, AZ 85338

To BASIS:	Basis Charter Schools, Inc. Attn: Head of Operations 15800 W. Sherman Street Goodyear, AZ 85338

IN WITNESS WEREOF, the Parties hereto have executed this Joint Use Agreement for the BASIS Goodyear Facilities and the City Recreation Campus Facilities:

Basis Charter Schools, Inc.,
an Arizona non-profit corporation

By: Susan Adams
Digitally signed by Susan Adams
DN: cn=Susan Adams, o=BASIS Educational Group LLC, ou, email=susan.adams@basised.com, c=US
Date: 2022.01.28 15:14:13 -07'00'

Its: _____

Date: _____

By: _____

Its: _____

Date: _____

City of Goodyear, Arizona,
an Arizona municipal corporation

By: _____
Julie Karins, City Manager

Date: _____

Approved as to Form:

By: _____
Roric Massey, City Attorney

Attest:

By: _____
Darcie McCracken, City Clerk

Exhibit A

City Recreational Campus Facilities

Goodyear Recreational Campus
420 South Estrella Parkway
Goodyear, AZ 85338
623-882-7525

Facilities: Recreation Center, Aquatic Center, Parking Lots, Ramadas, Courts and Fields.
Hours of Operations: The recreation campus park hours are daily 6 a.m. – 10 p.m. and the Goodyear Recreation Center hours are Monday through Friday from 6 a.m.-9 p.m., Saturday from 8 a.m.-6 p.m. and Sundays from 11 a.m.-5 p.m.

Exhibit B

BASIS Goodyear Facilities

Basis Goodyear
15800 W. Sherman Street
Goodyear, AZ 85338
480-276-8592

Facilities: Classrooms, Gymnasium, Parking Lots.

Hours of Operations: Monday through Friday from 7 a.m.-5:30 p.m.

ITEM #: 6.
DATE: 02/28/2022
AI #:654

CITY COUNCIL ACTION REPORT

SUBJECT: APPROVE PROJECT BUDGET TRANSFERS

STAFF PRESENTER(S): Doug Sandstrom

SUMMARY

The recommended project budget transfers will align project budgets to match the actual funding source of the project, eliminating the need for multiple inter-fund transfers and enhancing both accuracy and transparency in expenditure reporting. This action changes how we budget but has no impact to actual project budget amounts or funding sources.

Recommendation

Approve budget transfers. (Doug Sandstrom, Finance Director)

FISCAL IMPACT

Net-zero fiscal impact. The project budgets remains unchanged within the adopted State Expenditure Limitation Budget.

BACKGROUND AND PREVIOUS ACTIONS

The projects impacted by this change are included in the FY2022 budget which was adopted on June 07, 2021.

STAFF ANALYSIS

To enhance the transparency, accuracy and timing of expenditures posting to a project, we are discontinuing the use of our current multi-funded projects fund. Expenditures will be posted directly to their ultimate funding source which will remove the need to perform inter-fund transfers to fund a project. This process change has no impact on any project budget amount or funding source, however it requires an adjustment to the budget which will place the project budget authority in the correct fund. As this action crosses lines of appropriation council action is required. The transfer itself is purely an internal tracking change that has a net-zero impact to the budget.

Fund #	Fund Name	Original Budget	New Budget	Change
102	General Fund One-Time	-	10,390,600	10,390,600
125	Asset Management - Parks	-	68,600	68,600
353	General Obligation Bonds-Secondary Property Tax 2022	-	35,997,300	35,997,300
390	General Government Capital	74,576,200	-	(74,576,200)
400	Construction Sales Tax - Impact Fee	-	-	-
417	DIF - Streets Central FY14	-	1,540,900	1,540,900
420	DIF - Fire North 18	-	13,457,000	13,457,000
422	DIF - Police 18	-	12,121,800	12,121,800
423	DIF - Streets North 18	-	-	-
563	DIF - WasteWater South 18	-	3,900,000	3,900,000
600	Water Operating	-	1,331,500	1,331,500
604	Water Bonds	-	2,880,500	2,880,500
620	Wastewater Operating	-	1,479,000	1,479,000
640	Solid Waste	-	1,000,000	1,000,000
690	Capital Water	4,352,000	-	(4,352,000)
691	Capital Wastewater	5,239,000	-	(5,239,000)
		84,167,200	**84,167,200**	**-**

ITEM #: 7.
DATE: 02/28/2022
AI #:724

CITY COUNCIL ACTION REPORT

SUBJECT: ACCEPTANCE OF A FIRE HYDRANT AND WATER LINE EASEMENT ASSOCIATED WITH THE PLATINUM STORAGE PROJECT

STAFF PRESENTER(S): Linda Beals, Real Estate Coordinator

SUMMARY

Acceptance of a Fire Hydrant and Water Line Easement associated with the Platinum Storage Project located southeast of Litchfield Road and Van Buren Street.

Recommendation

Accept the Fire Hydrant and Water Line Easement from Valk Properties Three, LLC, a Texas limited liability company. (Linda Beals, Real Estate Coordinator)

FISCAL IMPACT

There will be no fiscal impact to the city in the fiscal year 2022 or future years related to the acceptance of the Fire Hydrant and Water Line Easement.

BACKGROUND AND PREVIOUS ACTIONS

The Final Plat for the Goodyear Commercial Park, which is located at the southeast corner of Litchfield Road and Van Buren Street, was recorded in May of 1976 and the retail center construction was started shortly after the final plat was recorded.

A portion of the retail site is currently being redeveloped from the prior use of a Goodwill Retail Store (which relocated to the northwest corner) to an indoor storage facility. The owners and developers of the property are in the process of expanding the retail building to add two additional floors to this building to accommodate the needs of the storage facility.

STAFF ANALYSIS

City staff has determined that an additional fire hydrant is required to provide additional fire coverage to the site. In order for the City to operate and maintain the fire hydrant, Valk Properties Three, LLC has provided, and City staff recommend the acceptance of the Fire Hydrant and Water Line Easement.

Attachments

Easement

When recorded Mail to:

City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338
QS-**69**

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

FIRE HYDRANT AND WATER LINE EASEMENT

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VALK PROPERTIES THREE, LLC, a Texas limited liability company**, its successors and assigns ("GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, an Arizona Municipal Corporation**, its successors and assigns ("GRANTEE") a perpetual Fire Hydrant and Water Line Easement within, on, across, over, and under the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area") for the purposes described herein. This Fire Hydrant and Water Line Easement shall be a permanent easement for use by the GRANTEE and its Permittees for entering upon the Easement Area and constructing, operating, maintaining, inspecting, modifying, repairing, removing, and/or replacing a fire hydrant, appurtenances and underground water line(s) (the "Fire Hydrant Facilities") within, on, across, over, and under the Easement Area.

GRANTEE shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described.

Other than the Fire Hydrant Facilities GRANTOR constructs as a Permittee of GRANTEE, GRANTOR shall not construct or allow to be constructed any underground improvements within the Easement Area except as may be needed for other underground utility lines to cross the Easement Area and only upon the consent of GRANTEE. GRANTOR shall not locate, erect, construct or permit to be located, erected or constructed, any building, structure or well within the Easement Area.

GRANTOR reserves for itself the right to use the Easement Area for purposes that are not inconsistent with GRANTEE's rights under this Fire Hydrant and Water Line Easement, do not interfere with or endanger any of GRANTEE's Fire Hydrant Facilities constructed within the Easement Area, and do not interfere with GRANTEE's access to such Fire Hydrant Facilities.

This Fire Hydrant and Water Line Easement runs with the land and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area for the benefit of GRANTEE.

IN WITNESS WHEREOF, this instrument is executed this 7 day of February, 2022.

GRANTOR:
VALK PROPERTIES THREE, LLC,
a Texas limited liability company

By: _____
Robert S. Valk, Manager

ANNALYSE VONCILE OLSON
NOTARY PUBLIC
STATE OF TEXAS
ID# 130217987
EXPIRES 5-7-2023

State of Texas)
Rockwall)ss.
County of ~~Dallas~~)

The foregoing instrument (Fire Hydrant and Water Line Easement) was acknowledged before me this 7 day of February, 2022 by Robert S. Valk, as Manager of **VALK PROPERTIES THREE, LLC, a Texas limited liability company.**

_____
Notary Public

Signatures, Acknowledgements and Exhibits Continued on Following Pages

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, an Arizona Municipal Corporation, the _____ day of _____, 20____.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Fire Hydrant and Water Line Easement) was acknowledged before me this ___ day of _____, 20_____ by _____, as of the CITY OF GOODYEAR, an Arizona municipal corporation, on behalf of said corporation.

_____
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF LOT 3, OF GOODYEAR COMMERCIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 184 OF MAPS, PAGE 4. EXCEPT ALL ORES AND MINERALS AND OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET 4109, PAGE 282, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES 29 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 450.67 FEET TO A POINT ON THE SOUTHERLY LINE OF A 10.00 FOOT PUE, AS SHOWN ON SAID PLAT;

THENCE LEAVING SAID EAST LINE NORTH 89 DEGREES 30 MINUTES 27 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 18.68 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE LEAVING SAID SOUTHERLY LINE SOUTH 00 DEGREES 29 MINUTES 33 SECONDS WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 27 SECONDS WEST, A DISTANCE OF 10'00 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 33 SECONDS EAST, A DISTANCE OF 12.00 FEET;

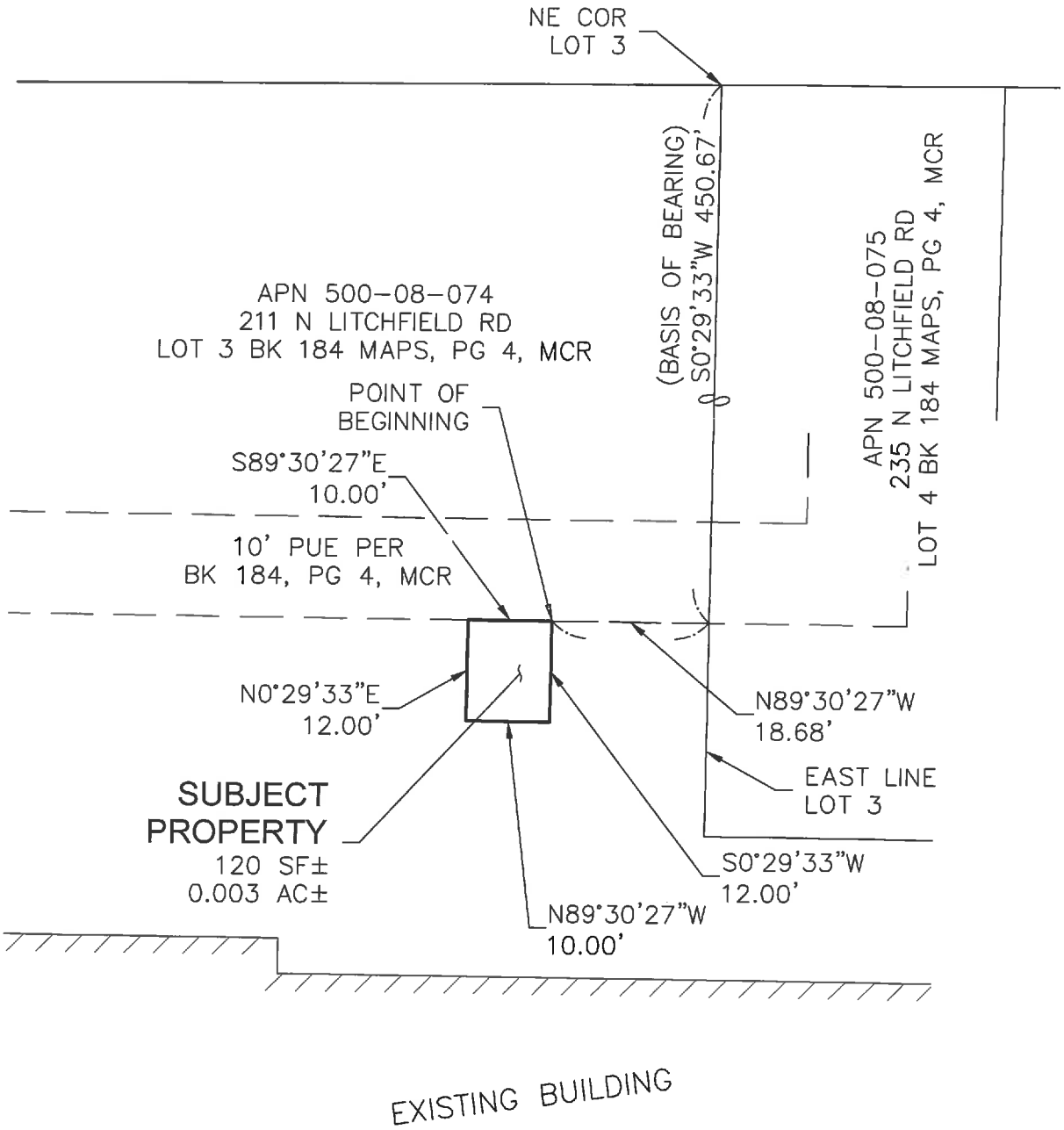
THENCE SOUTH 89 DEGREES 30 MINUTES 27 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 120 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.



EXPIRES 12/31/24

EXHIBIT "B"



PROJECT: 20094
DATE: 10.29.21
FILE: 20094_LEGL.dwg

OUTER LIMITS
LAND SURVEYING
PO Box 71957 | Phoenix, AZ 85050 | 602.486.1154
www.outerlimitslandsurveying.com

N
NTS

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54120
BRIAN EARL
SEARAN
Date Signed 10-29-21
ARIZONA U.S.A.

EXPIRES 12/31/24

ITEM #: 8.
DATE: 02/28/2022
AI #:721

CITY COUNCIL ACTION REPORT

SUBJECT: ACCEPTANCE OF A SIDEWALK EASEMENT AND ISSUANCE OF A RETENTION WALL AND ACCESS EASEMENT ASSOCIATED WITH THE MICROSOFT PHX 10-11 PROJECT

STAFF PRESENTER(S): Linda Beals, Real Estate Coordinator

SUMMARY

Acceptance of a Sidewalk Easement and issuance of a Retention Wall and Access Easement, both of which are required in conjunction with construction of the Microsoft PHX 10-11 Project located on Broadway Road, West of Litchfield Road.

Recommendation

1. Accept a Sidewalk Easement from Microsoft Corporation, a Washington corporation; and

2. Issue a Retention Wall and Access Easement to Microsoft Corporation, a Washington Corporation. (Linda Beals, Real Estate Coordinator)

FISCAL IMPACT

There will be no fiscal impact to the City in the fiscal year 2022 or future years with either the acceptance or the issuance of the easements.

BACKGROUND AND PREVIOUS ACTIONS

The United States of America, Department of Energy, Western Area Power Administration ("WAPA") has an easement for electrical transmission facilities along the north side of Broadway Road. They currently have a series of 230-kv electrical transmission lines within this easement area. These lines are too large to place underground and require significant sized poles and foundations. The 230-kv electrical transmission lines are considered critical to the overall metropolitan Phoenix power grid. In order to protect their facilities, WAPA requires that all plans be submitted to them for review and approval prior to any construction being completed within their easement area.

In November 2019, the City needed to construct portions of the Surface Water Pipeline along Broadway Road and Microsoft Corporation, a Washington Corporation ("Microsoft"), needed to construct portions of Broadway Road adjacent to their development. Both projects required work to be performed within the WAPA easement area. The City and WAPA entered into a

license agreement dated November 22, 2019, to allow for the construction of both projects within their easement area. The license agreement has been subsequently amended and superseded with the most recent agreement date being August 12, 2021.

It was determined, during the Broadway Road construction process that in order to minimize any impact to the poles, the sidewalk location needed to be modified and placed within the adjacent property owned by Microsoft. Microsoft has provided the Sidewalk Easement to accommodate the modified location of the sidewalk.

In addition, it was determined that a retention wall is required due to the grading and roadway improvements proximity to one of the electrical transmission line poles. Microsoft is responsible for the construction and maintenance of the retention wall which will be constructed within the City's road right-of-way, subject to the terms of the Retention Wall and Access Easement. Microsoft has provided the signed Retention Wall and Access Easement required to place the retention wall in City road right-of-way.

STAFF ANALYSIS

City staff has determined that the acceptance of the Sidewalk Easement and issuance of the Retention Wall and Access Easement are necessary in order for the City and Microsoft to comply with the design requirements created by the existing WAPA easement and their electrical transmission facilities.

Attachments

Sidewalk Easement

Retention Wall and Access Easement

When recorded Mail to:

City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338
QS-**88**

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SIDEWALK EASEMENT

GRANTOR:

MICROSOFT CORPORATION, a Washington corporation

GRANTEE:

CITY OF GOODYEAR, an Arizona Municipal Corporation and its successors and assigns

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MICROSOFT CORPORATION, a Washington corporation** ("GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, an Arizona municipal corporation**, its successors, assigns (collectively "GRANTEE"), a permanent non-exclusive easement (the "Easement") upon, over, under, across, above and through the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"). Such Easement is for the sole purposes of: (i) entering upon, constructing, installing, maintaining, repairing and/or replacing public sidewalks by Grantee and its Permittees; and (ii) travel by the public over installed sidewalks. For purposes hereof, "Permittees" shall mean Grantor's employees, contractors, subcontractors, material providers and agents.

GRANTEE shall have all rights and privileges reasonably necessary or convenient for the full use and enjoyment of the Easement Area solely for the purposes described above. GRANTOR reserves the right to use the Easement Area for uses that are not inconsistent with and do not unreasonably interfere with the use of the Easement Area by GRANTEE and its Permittees for the purposes specified above. No building, structure, or above ground utility facility shall be placed upon the Easement Area without the written permission of GRANTEE.

Pursuant to the terms and conditions of that certain Infrastructure Development Agreement for Project 10-11 between GRANTOR and GRANTEE as amended from time-to-time (as amended, the "Development Agreement"), GRANTOR shall construct the sidewalk improvements pursuant to plans approved by the City Engineer or his or her designee. Promptly upon completion (as defined in Section 14 of the Development Agreement) of the sidewalk improvements, GRANTEE shall accept the installed sidewalk ("Initial Acceptance"). Despite Initial Acceptance, GRANTOR, at its sole cost and expense, shall remain responsible for the maintenance, inspection, modification, repair, removal, repair and/or replacement of the installed sidewalks to the extent required by the

Engineer's Design Standards and Policies Manual for the two (2) year period immediately following Initial Acceptance (the "Warranty Period"); provided, however, the need for any such work is not caused by GRANTEE's or its Permittee's negligence or wrongful acts. Upon expiration of the Warranty Period ("Final Acceptance"), GRANTEE, at its sole cost and expense, shall be solely responsible for the construction, operation, maintenance, inspection, modification, repair, removal and/or replacement of the installed sidewalk and shall maintain the same in a good, safe and serviceable condition for the benefit of the public and GRANTOR shall have no further obligation to maintain the installed sidewalk constructed within the Easement Area. Without limiting the foregoing, from and after Final Acceptance, GRANTEE covenants and agrees that GRANTEE, at its sole cost and expense, shall be obligated to restore the areas adjoining the Easement Area to their former condition, insofar as is reasonably possible, following the construction, installation, maintenance, repair, replacement or other changes to the installed sidewalks by GRANTEE or its Permittees.

The grant of the Easement set forth above shall not be construed as a dedication to the public of the underlying fee simple ownership of the Easement Area.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors and assigns of the respective parties hereto.

Should any litigation between GRANTOR and GRANTEE arise over the terms or conditions of this instrument, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees and costs.

This instrument contains the entire understanding and agreement of the parties hereto relating to the rights herein granted and the obligations herein set forth. Any prior, contemporaneous, or subsequent written or oral representations and modifications concerning this instrument, the Easement or the Easement Area shall be of no force or effect, except a subsequent modification of this instrument in writing, signed by the owner of the Easement Area and Grantee and properly recorded in the Official Records of Maricopa County, Arizona. This instrument may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

This Sidewalk Easement runs with the land and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area for the benefit of GRANTEE.

[Remainder of page intentionally left blank; Signatures on following page.]

IN WITNESS WHEREOF, this Sidewalk Easement is executed this 21ST day of JANUARY, 2022.

GRANTOR:
MICROSOFT CORPORATION,
a Washington corporation

By: _____

Its: SR. DIRECTOR GLOBAL LAND DEVELOPMENT

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Sidewalk Easement) was acknowledged before me this 21st day of January, 2022 by Aaron Bilyeu, as SR. Director Land Development of **MICROSOFT CORPORATION, a Washington corporation.**

HOPI L SLAUGHTER
Notary Public, State of Arizona
Maricopa County
Commission # 599745
My Commission Expires
March 24, 2025

_____
Notary Public

Signatures, Acknowledgments and Exhibits on Following Pages

GRANTEE:

ACCEPTED by the **CITY OF GOODYEAR, an Arizona Municipal Corporation**, this ____ day of _____ , 2022.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Sidewalk Easement) was acknowledged before me this day of_____, 2022 by_____ , as _____ of the **CITY OF GOODYEAR, an Arizona municipal corporation**, on behalf of said corporation.

_____
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT 'A'

LEGAL DESCRIPTION
FOR SIDEWALK EASEMENT

AN EASEMENT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO LOCATED IN A PORTION OF THE FINAL PLAT OF "PHX 10-11 PHASE 1", ACCORDING TO BOOK 1481 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°52'29" EAST, 2701.08 FEET;

THENCE SOUTH 89°52'29" EAST, 2279.65 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 00°07'31" EAST, 55.00 FEET TO THE SOUTH RIGHT OF LINE OF BROADWAY ROAD, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°52'29" WEST, 136.10 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE NORTH 00°07'31" EAST, 18.90 FEET DEPARTING FROM SAID RIGHT OF WAY LINE;

THENCE SOUTH 89°52'29" EAST, 136.10 FEET;

THENCE SOUTH 00°07'31" WEST, 18.90 FEET TO THE **POINT OF BEGINNING**.

ABOVE DESCRIBED CONTAINS 2,572 SQUARE FEET MORE OR LESS.

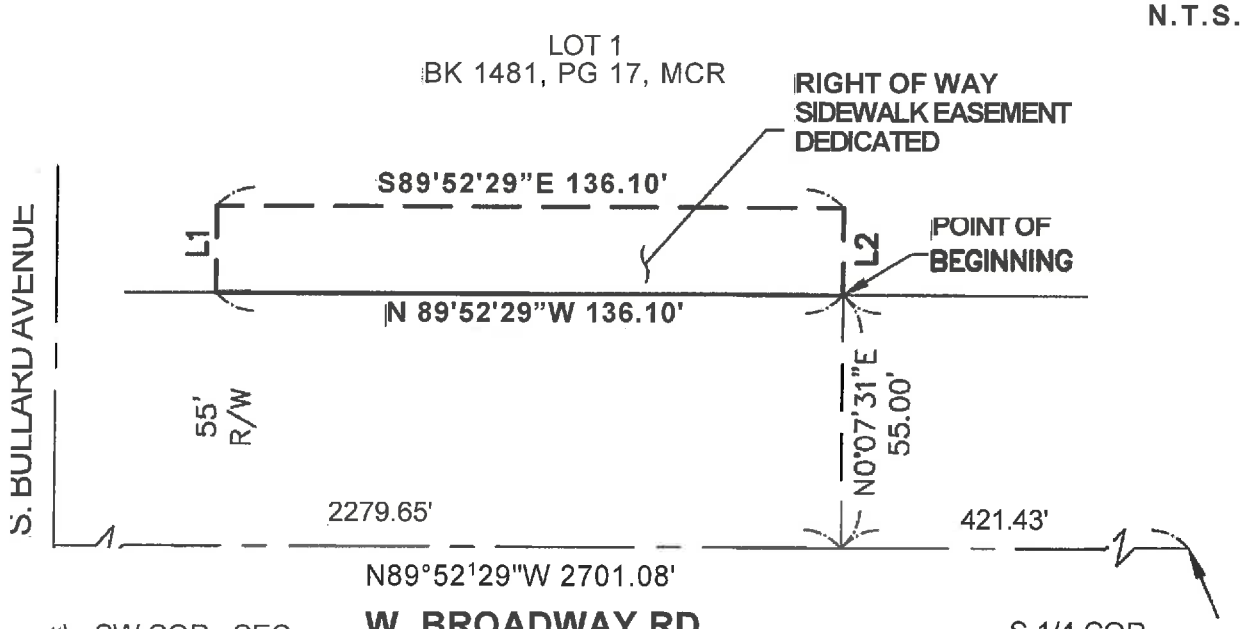
SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.

RYAN D. GILBERT, RLS
GILBERT LAND SURVEYING
4361 S SQUIRES LANE
GILBERT, AZ 85297 480-275-8020
PROJECT NO. 21-0702



EXHIBIT 'A'
FOR
SIDEWALK EASEMENT

N.T.S.



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.90'	NO° 07' 31"E
L2	18.90'	SO° 07' 31"W

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54333
RYAN DENTON
GILBERT
7/20/21

NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.

GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 275-8020 - info@gilbertsurvey.com

PROJ. NO.: 21-0702
PAGE: 1 OF 1 PAGES
DATE: 7/20/21

HLFT-54899\2489697.6

When recorded Mail to:

City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

RETENTION WALL AND ACCESS EASEMENT

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**, its successors and assigns (the "City") does hereby grant and convey to **MICROSOFT CORPORATION, a Washington corporation**, its successors ("Microsoft") a Retention Wall and Access Easement.

The purpose of the Retention Wall and Access Easement is to allow for and provide for the construction, maintenance, inspection, repair and replacement of a Retention Wall to be installed by or on behalf Microsoft per the requirements of The United States of America Department of Energy Western Area Power Administration (WAPA) to protect their electrical facilities. Specifically, this Retention Wall and Access Easement (the "Easement") shall be a permanent easement upon, over, under, across, above and through the real properties described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"). Such Easement is for the purposes of:

(i) the construction, maintenance, inspection, repair and replacement of Retention Wall (the "Retention Wall") by Microsoft pursuant to the Microsoft PHX10-11 Data Center Offsite Improvements, W Broadway Rd & S Bullard Ave plans prepared by Jacobs Engineering and an any amendments thereto, approved by the City (the "Approved Plans") and by Microsoft employees, agents, representatives contractors and subcontractors (the "Microsoft Related Parties"); and

(ii) providing the right of Ingress and Egress to the Easement Area for the purposes set forth herein.

The Easement Area is located within a portion of the right-of-way for Broadway Road owned in fee by the City and subject to the Electrical Transmission Line Easement / Declaration of Taking recorded as document 1985-524156 with the Maricopa County Recorder's Office.

The construction and ongoing maintenance of the Retention Wall is required to preserve the integrity of WAPA electrical transmission facilities and per the terms of the WAPA License Agreement DSW-LI-2020-066, dated August 12, 2021, between the City and WAPA (the "WAPA License") a copy of which is attached hereto as Exhibit "B".

Microsoft shall be responsible for the construction, maintenance, inspection, repair and replacement of the Retention Wall in accordance with the Approved Plans and the WAPA License and any amendments thereto. Microsoft shall ensure that any portion of the Retention Wall located within the Easement Area is maintained in good condition and repair at all times. Before accessing the Easement Area to undertake any maintenance or repairs of the Retention Wall, Microsoft shall obtain all permits and obtain all approvals required by the City for working within City rights-of-way and provide all information to the City necessary to submit to WAPA in accordance with the WAPA License, which requires at least 45 days' notice prior to the commencement of any maintenance or installation work to permit inspection by WAPA.

Should Microsoft fail to properly operate, maintain or repair the Retention Wall, the City may, at its discretion, provide Microsoft with written notice that maintenance and/or repairs to the Retention Wall are required (the "Work"). Microsoft shall have 30 days from the date of such written notice to provide the City with the appropriate documentation to provide to WAPA to obtain their approval of the Work (the "Documentation"). Included in the Documentation shall be a work plan with a schedule that incorporates the 45 business days' notice of the Work to allow for permit inspection by WAPA as required by the WAPA License.

City shall then submit the Documentation for the Work to be completed to WAPA, with a copy of the submittal to Microsoft. Microsoft shall be responsible for any modifications or changes to the Documentation, as well as any additional information as required by WAPA.

Microsoft shall commence work within 60 business days of the submittal of the Documentation to WAPA by the City. Microsoft shall complete Work within 30 days of commencement.

Microsoft shall commence and complete the Work within the time frames set forth above. If the Work cannot, with commercially reasonable efforts, be commenced and completed within time frames set forth above, then Microsoft shall provide the written notification to the City outlining the extended time-frames. Microsoft shall diligently pursue the Work until completion. If the Work is not started or completed in the time prescribed, the City shall be entitled to, perform the Work and will invoice Microsoft for the out-of-pocket costs including, but not limited to applicable permitting charges incurred by the City for the Work, and the payment of which shall be due to the City within thirty (30) days after written demand (which demand shall be accompanied by supporting documentation).

Notwithstanding the foregoing, if either the City Traffic Engineer or his/her designee or the City Engineer or his/her designee, in their reasonable discretion, determine that immediate maintenance and/or repairs of the Retention Wall are required for the safety of the traveling public or to preserve the integrity of Broadway Road and/or to preserve the integrity of the WAPA electrical transmission facilities (each, an "Emergency Repair"), the City shall have the right, without prior notice to Microsoft, to undertake or cause to be undertaken, all Emergency Repairs. The City shall provide Microsoft with prompt notice after the commencement of such Emergency Repairs. In the event the City exercises its rights herein, the City will invoice Microsoft for the costs incurred by the City for such work, and the payment of which shall be due to the City within

thirty (30) days after written demand (which demand shall be accompanied by supporting documentation).

Microsoft shall carry Commercial General Liability insurance providing coverage against liability for bodily injury, property damage (including loss of use of property) and personal injury to cover its indemnification obligations herein. The amount of such insurance shall be a minimum of Five Million Dollars ($5,000,000) per occurrence and Five Million Dollars ($5,000,000) in the aggregate. The policy shall be an occurrence based policy and shall provide coverage for bodily injury, property damage, personal injury, products and completed operations, and contractual obligations. The coverage required herein shall be at least as broad as Insurance Service Office Policy CG 001-11-88 or any replacement thereof. The City of Goodyear shall be named as an additional insured on the policy providing Commercial General Liability insurance (the "CGL Policy") and the CGL Policy shall be endorsed to include waivers of subrogation in favor of the City of Goodyear, its elected officials, directors, officers, and employees. Microsoft shall provide the City with a certificate of insurance that evidences that Microsoft has the required commercial general liability insurance coverages and that the City has been named as an additional insured along with a copy of a blanket endorsement that evidences that the City of Goodyear has been added to Microsoft's CGL Policy as an additional insured and a copy of the endorsement. Notwithstanding the foregoing, City acknowledges that Microsoft reserves the right to satisfy the foregoing insurance requirements pursuant to commercial insurance satisfying the foregoing, a global risk financing program maintained by Microsoft, self-insurance, alternative risk financing techniques, or any combination of the foregoing; provided, however, any self-insurance shall function with the same obligations as if an insurance policy were in place.

Microsoft shall, to the fullest extent permitted by law, indemnify, defend, save, and hold harmless the City and its elected officials, directors, officers, employees, agents and representatives (hereinafter referred to as "Indemnitees") from and against any and all third party claims, actions, liabilities, damages, losses, or expenses (including court costs, reasonable attorneys' fees, and costs of claim processing, investigation, and litigation hereinafter referred to as "Claims") for bodily injury, personal injury (including death), and loss or damage to tangible or intangible property to the extent caused or alleged to be caused, in whole or in part, by Microsoft's failure to perform Microsoft's maintenance and/or repair obligations or by the negligent or willful acts or omissions of Microsoft and its owners, officers, directors, agents, employees, agents, representatives, contractors or subcontractors in the construction of the Retention Wall and the performance of Microsoft's maintenance and/or repair obligations. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of Microsoft to conform to any federal, state, or local law, statute, ordinance, rule, regulation, or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except to the extent such Claims arise from the negligent or willful acts or omissions of the Indemnitees, be indemnified by Microsoft from and against any and all claims. It is agreed that Microsoft will be responsible for primary loss investigation, defense, and judgment costs where this indemnification is applicable. Microsoft agrees, to the fullest extent permitted by law, to waive all rights of subrogation against the Indemnitees for Claims subject to indemnification hereunder.

Microsoft shall ensure that the Easement Area is free of any mechanics' construction or other lien by reason of labor performed or materials furnished in connection with any work within the Easement Area undertaken by or on behalf of Microsoft. If any mechanic's, construction or other liens are created or filed against the Easement Area by reason of labor performed or materials furnished in connection with any work within the Easement Area as provided herein, Microsoft shall, upon demand by the City, and at Microsoft's sole cost and expense, cause such lien or liens to be satisfied and discharged of record together with any lien claims that may have been filed.

Subject to the terms and conditions of this Easement, Microsoft shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described.

The City reserves for itself, its successors and assigns all such rights and privileges in the Easement Area as may be used without interfering with or abridging the rights and easement hereby acquired.

IN WITNESS WHEREOF, this instrument is executed _____ day of _____, this 2022.

Signatures, Acknowledgements and Exhibits on Following Pages

MICROSOFT CORPORATION, a Washington corporation

By: _____

Its: SR. DIRECTOR GLOBAL LAND DEVELOPMENT

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Retention Wall and Access Easement) was acknowledged before me this 21st day of January, 2022 by Aaron Bilyeu, as SR. Director Land Development of **MICROSOFT CORPORATION, a Washington corporation.**

HOPI L SLAUGHTER
Notary Public, State of Arizona
Maricopa County
Commission # 599745
My Commission Expires
March 24, 2025

_____
Notary Public

Signatures, Acknowledgements and Exhibits on Following Pages

CITY OF GOODYEAR, an Arizona municipal corporation

By: _____

Its: _____

State of _____)
)ss.
County of_____)

The foregoing instrument (Retention Wall and Access Easement) was acknowledged before me this _____ day of _____, 2022 by_____, as _____of **CITY OF GOODYEAR, an Arizona.**

_____
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT 'A'

LEGAL DESCRIPTION FOR
RIGHT OF WAY
ENCROACHMENT EASEMENT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°52'29" EAST, 2701.08 FEET;

THENCE SOUTH 89°52'29" EAST, 2231.79 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 00°07'31" EAST, 41.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°52'29" WEST, 34.06 FEET;

THENCE NORTH 29°10'48" WEST, 16.05 FEET TO THE SOUTH RIGHT OF WAY LINE OF BROADWAY ROAD;

THENCE SOUTH 89°52'29" EAST, 49.69 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE SOUTH 29°10'48" WEST, 16.02 FEET TO THE **POINT OF BEGINNING**.

ABOVE DESCRIBED CONTAINS 586 SQUARE FEET MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.

RYAN D. GILBERT, RLS
GILBERT LAND SURVEYING
4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
PROJECT NO. 21-0702

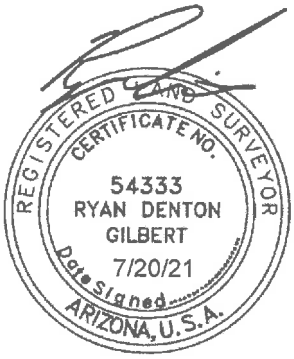
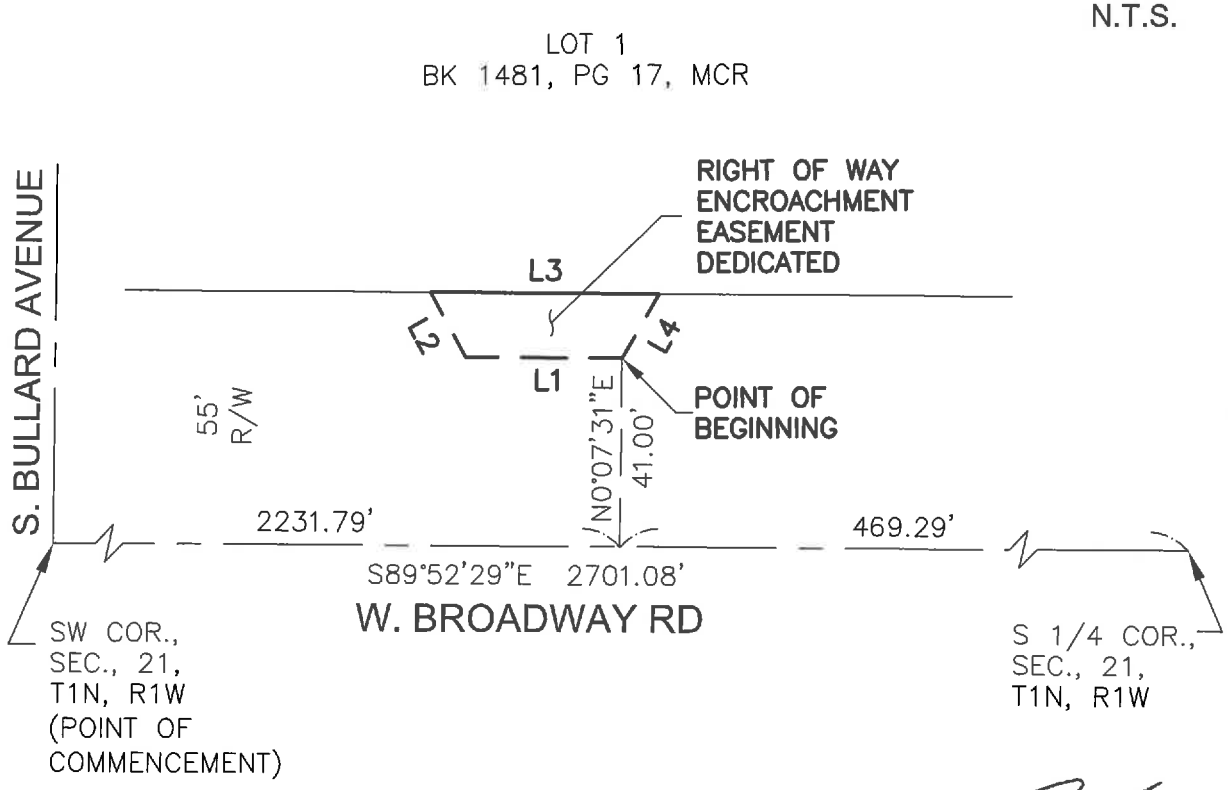


EXHIBIT 'A'
FOR
RIGHT OF WAY
ENCROACHMENT EASEMENT

N.T.S.



LINE TABLE		
LINE	LENGTH	BEARING
L1	34.06'	N89° 52' 29"W
L2	16.05'	N29° 10' 48"W
L3	49.69'	S89° 52' 29"E
L4	16.02'	S29° 10' 48"W

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54333
RYAN DENTON GILBERT
7/20/21
Date Signed
ARIZONA, U.S.A.

NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.

GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 275-8020 - info@gibertsurvey.com

PROJ. NO.: 21-0702
PAGE: 1 OF 1 PAGES
DATE: 7/20/21

EXHIBIT "B"

DSW-LI-2020-066_Goodyear_LIB-PHX LIB-LOB 230-kV

THE UNITED STATES OF AMERICA
DEPARTMENT OF ENERGY
WESTERN AREA POWER ADMINISTRATION

Liberty-Phoenix 230-kV Transmission Line
Liberty-Lone Butte 230-kV Transmission Line
Liberty-West Wing 230-kV Transmission Line

NW¼ SE¼, Section 24, Township 1 North, Range 1West,
SW¼ NW¼, Section 24, Township 1 North, Range 1West
NE¼ SW¼, Section 24, Township 1 North, Range 1West
NW¼ SW¼, Section 24, Township 1 North, Range 1West
SW¼ SW¼, Section 22, Township 1 North, Range 1West
SE¼ SE¼, Section 21, Township 1 North, Range 1West
SW¼ SW¼, Section 20, Township 1 North, Range 1West
SE¼ SW¼, Section 20, Township 1 North, Range 1West
SW¼ SE¼, Section 20, Township 1 North, Range 1West
SE¼ SE¼, Section 20, Township 1 North, Range 1West
SW¼ SW¼, Section 21 Township 1 North, Range 1West
SE¼ SW¼, Section 21, Township 1 North, Range 1West
SW¼ SE¼, Section 21, Township 1 North, Range 1West

Gila & Salt River Meridian, Maricopa County, State of Arizona

Vicinity of Structure(s):
11-1 to 11-2 (LIB-PHX & LIB-LOB
84S TO 85S (LIB-WWG)
10-5 to 10-7 (LIB-PHX & LIB-LOB)
6-5 to 8-5 (LIB-PHX & LIB-LOB)

LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made this 12 day of August, 2021, between CITY OF GOODYEAR, an Arizona municipal corporation, 1910 N Litchfield Road, Goodyear, AZ 85338 (LICENSEE), whether one or more, and the UNITED STATES OF AMERICA, Department of Energy, Western Area Power Administration (WAPA), represented by the officer executing this License Agreement, pursuant to the Reclamation Act, Act of June 17, 1902, 32 Stat. 388, and acts amendatory thereof and supplementary thereto, and the Department of Energy Organization Act, Act of August 4, 1977, 91 Stat. 565.

WHEREAS:

License Agreements DSW-LI-2019-035 and DSW-LI-2019-035A have been suspended and replaced in full by this License, DSW-LI-2020-066.

WITNESSETH:

WAPA concurs that the raw water pipeline, sewer/water lines and roadway improvements (FACILITY) (***as described within the application***) crossing under, over or across WAPA's Liberty to Phoenix 230-kV, Liberty to Lone Butte 230-kV and Liberty to West Wing 230-kV Transmission Lines, proposed by the

LICENSEE, will not interfere with the operation and maintenance of the Liberty to Phoenix 230-kV, Liberty to Lone Butte 230-kV and Liberty to West Wing 230-kV Transmission Lines, if constructed in the manner and at the locations shown on Exhibits A-1 to A-132, attached hereto and made a part hereof.

In consideration of WAPA's concurrence, the LICENSEE agrees to the following:

(a) This License Agreement does not grant any right, privilege, or interest in the land. The LICENSEE is responsible for obtaining any necessary land rights from the underlying landowner.

(b) This License Agreement for roadway widening, street lighting, landscaping, retaining wall, water and sewer improvements is only valid provided the FACILITY is constructed, operated, and maintained in conformance with the attached drawings and/or exhibits. Any relocations, changes, or upgrades require additional concurrence by WAPA. LICENSEE agrees to alter or relocate its FACILITY, at no cost to WAPA, to accommodate future modifications of WAPA's facilities, including but not limited to, upgrades of the transmission line.

(c) LICENSEE shall notify WAPA at least 45 business days prior to commencing maintenance or installation of the FACILITY to permit inspection by WAPA. WAPA's Point of Contact: Terry Kugler, Foreman III at 602-605-2716 or email at kugler@wapa.gov.

(d) To abide by and comply with all applicable Federal, State, and local laws as well as building and safety codes including the latest edition of the National Electric Safety Code (NESC) and Occupational Safety and Health Administration standards (OSHA) applicable to the design and construction of the aforesaid FACILITY.

(e) A minimum overhead clearance of 23.4 feet from transmission line conductors must be maintained at all times.

(f) Induced voltages and currents may occur on the FACILITY constructed or placed under or near high voltage transmission lines. The LICENSEE shall be responsible for the protection of personnel and equipment in their design, construction, operation, and maintenance of the FACILITY described in this License Agreement.

(g) Indemnify and hold harmless WAPA, its employees, or agents, from any loss or damage and from any liability on account of personal injury, death, or property damage arising out of LICENSEE's, its agents, contractors, or subcontractors use of the land covered by this License Agreement.

(h) WAPA requires unimpeded access to its right-of-way at all times. WAPA uses vehicles that have a 42 kip (42,000 pounds) axle load and is not liable for any damage caused to the FACILITY when patrolling, performing maintenance, or reconstructing the transmission line. Any fill material placed within the WAPA easement shall be compacted to applicable ASTM minimum standards.

(i) No temporary or permanent above ground structures should be placed within WAPA's easement without WAPA's review and concurrence.

(j) LICENSEE shall limit any landscaping on easements to low growing vegetation that will not exceed 10 feet in maximum mature height. Existing trees and vegetation within the easement must be kept at a maximum height of 10 feet and 50 feet away from towers or poles. Planting new vegetation within the easement should have WAPA's concurrence.

(k) In order to maintain adequate support and access to WAPA's structures and foundations, LICENSEE shall maintain a minimum offset radius of thirty (30) feet from the center of each tower.

(l) It is specifically understood that the Construction Contractor will be excavating within 30 feet of WAPA's facility structure LIB-LOB 230-kV at structures 8-1 and 8-2 and shall submit the method of power pole protection /support to the LICENSEE's Engineer and WAPA Lands, Daniel Heath by email at Heath@wapa.gov, three (3) weeks prior to construction. The protection/support plan will be reviewed by the Engineer and WAPA. On-site WAPA monitors will be required when working near the structure. LICENSEE must execute a separate cost recovery agreement with WAPA power marketing staff prior to any construction within WAPA's easement. Construction shall not proceed until authorization has been received from WAPA. The Construction Contractor will notify WAPA three (3) weeks in advance of any excavation within 30 feet of the structure to facilitate the review and approval.

(m) No appreciable change shall be made to the character of the existing topography except as provided in Exhibits A135 - A138, inclusive. Safe conductor phase-to-ground clearance must be maintained at all times. Steep sloping which will impede heavy line equipment and vehicles from traversing the lands within the transmission line right-of-way shall not be allowed. The gradient must not be steeper than 6:1 run to rise.

(n) Fences, gates, hand rails, or walls across the easement must have a 16-foot wide gate installed at each end of the right-of-way. Metal fencing must be adequately and properly grounded, as per the National Electric Code (NEC) Section 250.

(o) Light standards shall not exceed fifteen (15) feet in height (including base and pole). In addition, do not place light standards directly under the transmission line conductors (wires) and make field adjustments as necessary.

(p) LICENSEE agrees to cooperate with WAPA and provide necessary traffic control and related support at no cost to WAPA, for future WAPA maintenance activities. Licensee agrees to provide contact information for this support to WAPA.

(q) Upon completion of the project, the Licensee shall contact Daniel Heath at (602) 605-2709 and submit a copy of the as-builts and/or photographs of the FACILITY to Mr. Heath and WAPA Lands (P.O. Box 6457, Phoenix, AZ 85005-6457).

Remainder of page left intentionally blank

(r) This License Agreement shall be binding on the successors or assigns of the LICENSEE and WAPA.

CITY OF GOODYEAR
An Arizona Municipal Corporation
190 North Litchfield Road
Goodyear, AZ 85338

Phone: 623.882.7051

Email: Julie.Karins@goodyearaz.gov

Julie Karins
Signature

Julie Karins
Print Name

7/30/2021
Date

THE UNITED STATES OF AMERICA
Western Area Power Administration
Desert Southwest Region | P.O. Box 6457
Phoenix, AZ 85005-6457

Teresita D. Amaro, MBA, PMP Engineering and Construction Manager

Digitally signed by Teresita D. Amaro, MBA, PMP Engineering and Construction Manager
DN: cn=Teresita D. Amaro, MBA, PMP Engineering and Construction Manager, o=Maintenance, ou=G5000, email=amaro@wapa.gov, c=US
Date: 2021.08.12 08:23:32 -07'00'

Teresita D. Amaro, PMP, MBA
Engineering and Construction Manager

August 12, 2021
Date

Approved as to form:
City Attorney

ATTEST:
City Clerk

CITY OF GOODYEAR, ARIZONA
INCORPORATED 1946

City of Goodyear
LIB-PHX, LIB-LOB, LIB-WWG 230 kV
LIB-PHX & LIB-LOB 6-5 TO 8-5, 10-5 TO 10-7 & 11-1 TO 11-2
LIB-WWG 84S to 85S

EXHIBIT A-1

Please include a full size, complete set of engineered plans with your submittal or call (602) 605-2525 to speak to a Realty Specialist

Western Area Power Administration
Desert Southwest Region
ATTN: Lands CS600
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: July16, 2019

Description of Proposal (Narrative): Water and Sewer Pipelines located in Broadway Road between Litchfield Road and Bullard Avenue in Goodyear, AZ, to support Microsoft's Phoenix 10 Facility.

Location: Section 21, Township 1 N, Range 1 W, _____ (Meridian)

County: Maricopa, State: AZ, Latitude: 33.40657 N Longitude: 112.3659 W

Complete if applicable: Subdivision NA Lot _____
Block _____, City _____

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.

WAPA Structure No. - →

← WAPA Structure No. _____

Ground Surface — Water and Sewer Pipelines will be buried, no above ground features. — Ground Surface

PLAN: Show the location and dimensions (in feet) of the proposed facility in relation to the center centerline of the transmission line.

EDGE OF ROW
Transmission Line Centerline
WAPA Structure No. _____ →
EDGE OF ROW

Water and Sewer Pipelines will parallel transmission lines along Broadway and the waterline will cross the easement in Litchfield Road.

EDGE OF ROW
Transmission Line Centerline
← WAPA Structure No. _____
EDGE OF ROW

North

Show NORTH by arrow at (+) in block at left and show approximate location in Section at right.

X

Attach other drawings and information as appropriate.

NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

Lisa M. Freestone, PE
Name: (Please Print) can be engineer or representative

Company or private party owning the facility
Company: City of Goodyear
Address: 14455 W. Van Buren St.
Goodyear, Arizona
85338
Telephone No: (623) 882-7988
Email: Stephen.Scinto@goodyearaz.gov

Goodyear WTF and Raw Water
Delivery Pipeline Project
Application 1
See Attached Figure 1

EXHIBIT A-2

Please include a full size, complete set of engineered plans with your submittal or call (602) 605-2525 to speak to a Realty Specialist

Western Area Power Administration
Desert Southwest Region
ATTN: Lands CS600
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: March 4, 2019

Description of Proposal (Narrative): Raw water pipeline, 24" diameter either polyvinyl cloride (PVC), restrained ductile iron, or fused high-density polyethylene (HDPE), approximately 4 feet deep to top of pipe.

Location: Section 24, Township 1N, Range 1W, 112°24'6"W Meridian)

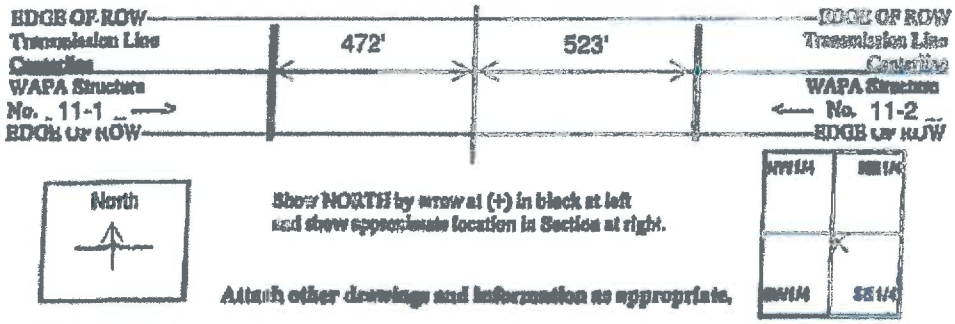
County: Maricopa, State: AZ, Latitude: 33°24'47.75"N, Longitude: 112°18'53.04"W

Complete if applicable: Subdivision NA Lot NA,
Block: NA City NA

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.



PLAN: Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.



Show NORTH by arrow at (+) in block at left and show approximate location in Section at right.

Attach other drawings and information as appropriate.

NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

Teresa Smith-Dehesus
Name: (Please Print) (can be engineer or representative)

Signature

company or private party owning the facility)
Company: City of Goodyear
Address: 4980 S. 157th Ave
Goodyear, AZ 85338

Telephone No: (623) 882-7062
Email: barbara.chappell@goodyearaz.gov

EXHIBIT A-3

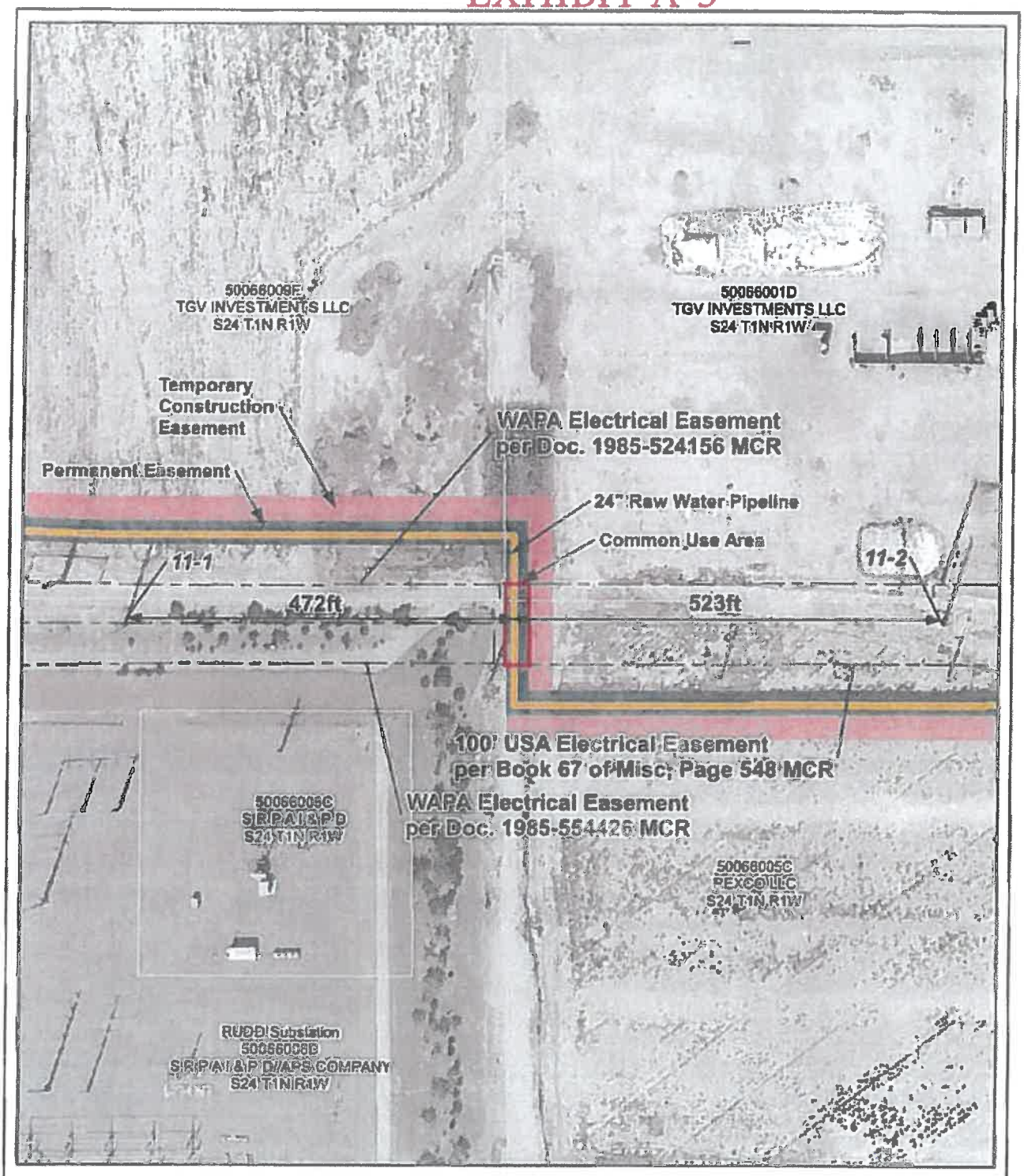


FIGURE 1
WAPA Crossing at Northeast Corner of RUDD Substation
City of Goodyear
February 2019

JACOBS

Goodyear WTF and Raw Water Delivery Pipeline Project
Application 2
See Attached Figure 2

EXHIBIT A-4

Please include a full size, complete set of engineered plans with your submittal or call (602) 605-2525 to speak to a Realty Specialist.

Western Area Power Administration
Desert Southwest Region
ATTN: Lands G5600
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: March 4, 2019

Description of Proposal (Narrative): Raw water pipeline, 24" diameter either polyvinyl cloride (PVC), restrained ductile iron, or fused high-density polyethylene (HDPE), approximately 4 feet deep to top of pipe.

Location: Section 24, Township 1N, Range 1W, 112°24'6"W (Meridian)
County: Maricopa, **State:** AZ, **Latitude:** 33°24'48.94"N, **Longitude:** 112°19'08.31"W
Complete if applicable: Subdivision NA, **Lot** NA
Block NA, **City** NA

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.

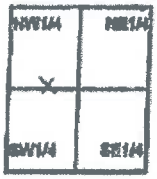


PLAN: Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.





Show NORTH by arrow at (+) in block at left and show approximate location in Section at right.



Attach other drawings and information as appropriate.

NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

Teresa Smith-Dehesus
Name: (Please Print) (or applicant or representative)

Signature

company or private party owning the facility
Company: City of Goodyear
Address: 4980 S. 157th Ave
Goodyear, AZ 85338

Telephone No: (623) 882-7062
Email: barbara.chappell@goodyearaz.gov

EXHIBIT A-5

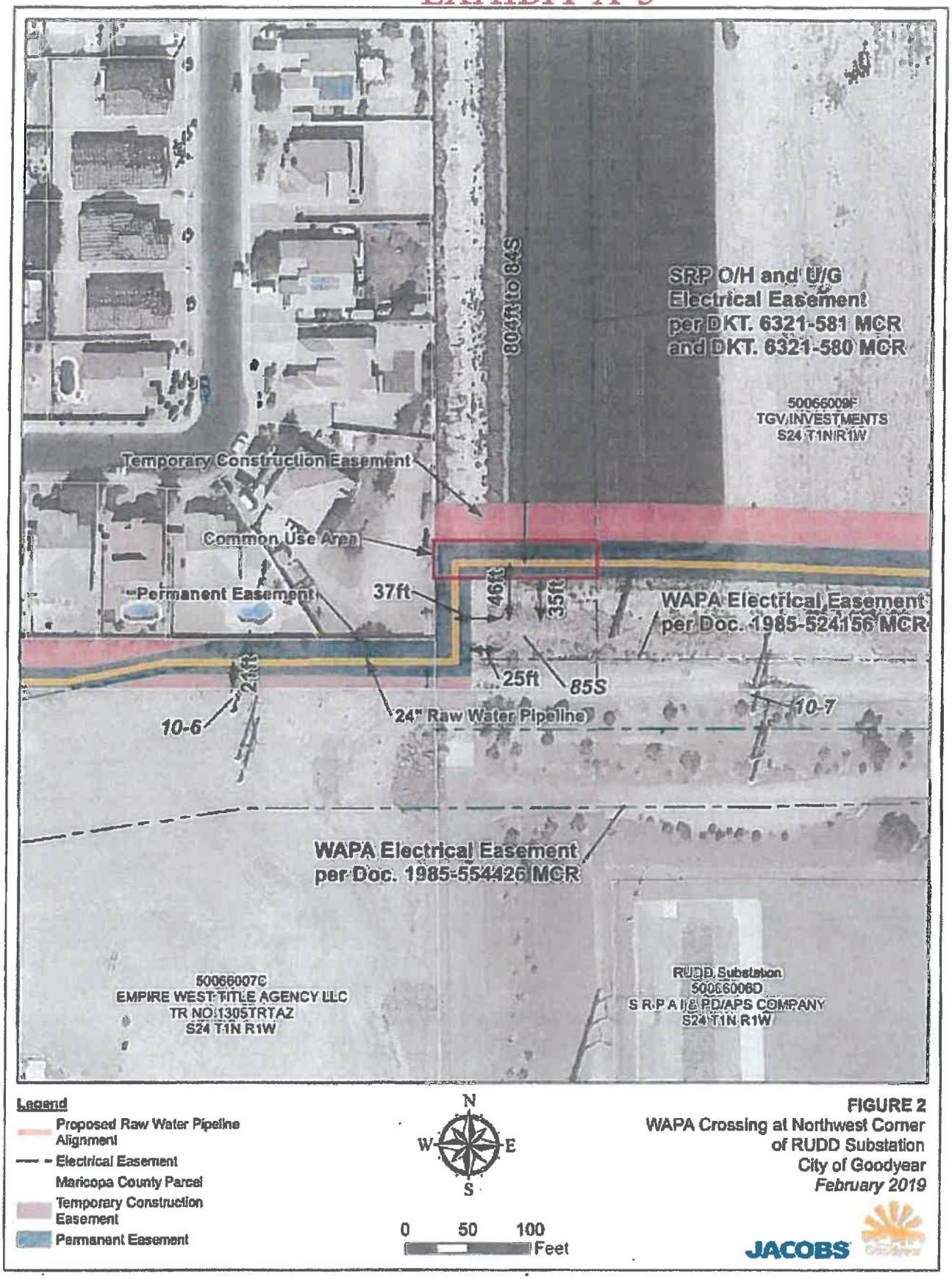


FIGURE 2
WAPA Crossing at Northwest Corner of RUDD Substation
City of Goodyear
February 2019

JACOBS

Goodyear WTF and Raw Water
Delivery Pipeline Project
Application 3
See Attached Figure 3

EXHIBIT A-6

Please include a full size, complete set of engineered plans with your submittal or call (602) 605-2525 to speak to a Realty Specialist

Western Area Power Administration
Desert Southwest Region
ATTN: Lands G5600
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: March 4, 2019

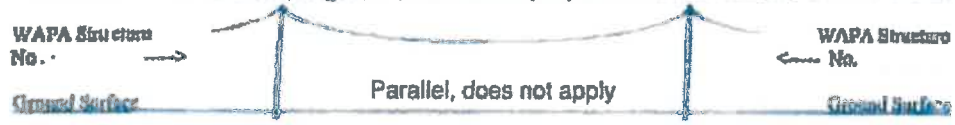
Description of Proposal (Narrative): Raw water pipeline, 24" diameter either polyvinyl cloride (PVC), restrained ductile iron, or fused high-density polyethylene (HDPE), approximately 4 feet deep to top of pipe.

Location: Section 24, Township 1N, Range 1W, 112°24'6"W Meridian)

County: Maricopa, State: AZ, Latitude: 33°24'48.55"N, Longitude: 112°19'08.93"W

Complete if applicable: Subdivision NA, Lot NA,
Block NA, City NA

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.

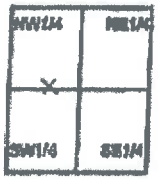


PLAN: Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.





Show NORTH by arrow at (+) in block at left and show approximate location in Section at right.



Attach other drawings and information as appropriate.

NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

Teresa Smith-Dehesus
Name: (Please Print) (or the engineer or representative)

Signature

company or private party owning the facility
Company: City of Goodyear
Address: 4980 S. 157th Ave
Goodyear, AZ 85338

Telephone No: (623) 882-7062
Email: barbara.chappell@goodyearaz.gov

EXHIBIT A-7

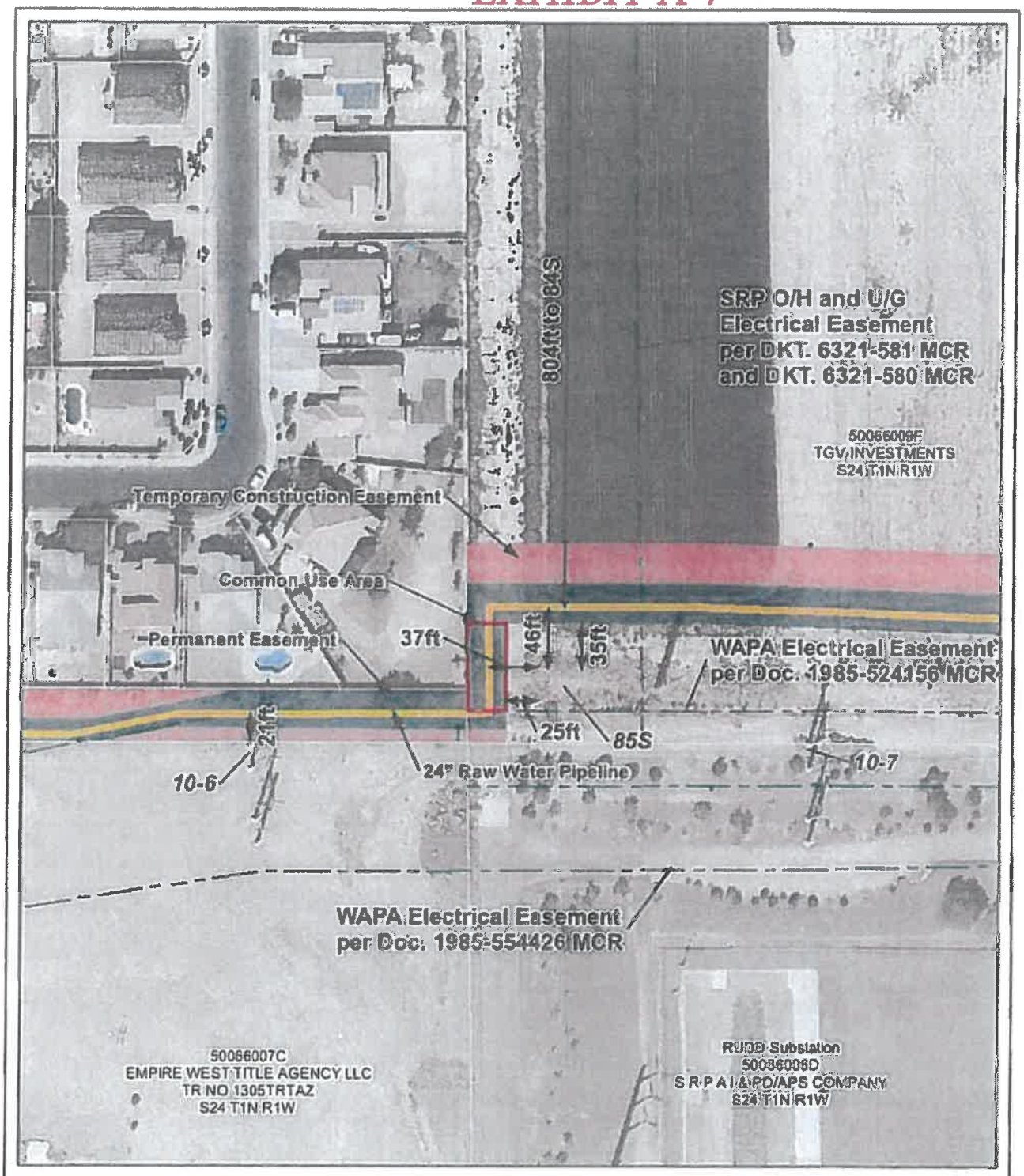


FIGURE 3
WAPA Crossing at Northwest Corner of RUDD Substation
City of Goodyear
February 2019

JACOBS

Goodyear WTF and Raw Water Delivery Pipeline Project
Application 4
See Attached Figure 4

EXHIBIT A-8

Please include a full size, complete set of engineered plans with your submittal or call (602) 605-2525 to speak to a Realty Specialist

Western Area Power Administration
Desert Southwest Region
ATTN: Lands G5600
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: March 4, 2019

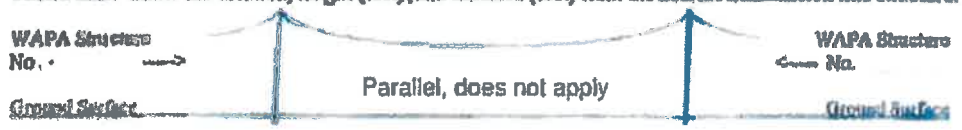
Description of Proposal (Narrative): Raw water pipeline, 24" diameter either polyvinyl cloride (PVC), restrained ductile iron, or fused high-density polyethylene (HDPE), approximately 4 feet deep to top of pipe.

Location: Section 24, Township 1N, Range 1W, 112°24'6"W Meridian)

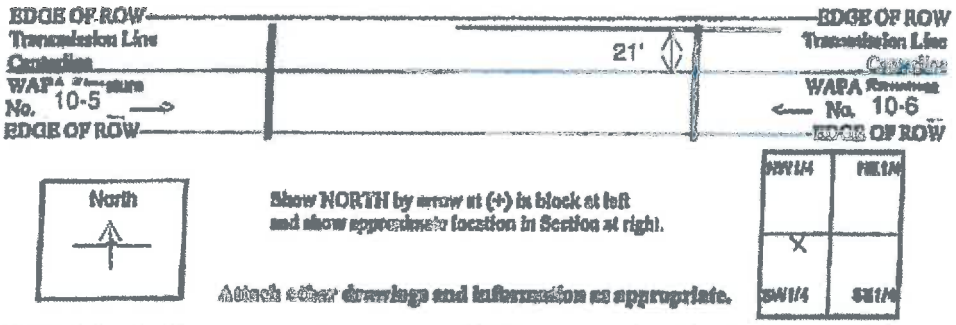
County: Maricopa, State: AZ, Latitude: 33°24'26.46"N, Longitude: 112°21'27.07"W

Complete if applicable: Subdivision NA, Lot NA,
Block NA, City NA

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.



PLAN: Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.



NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

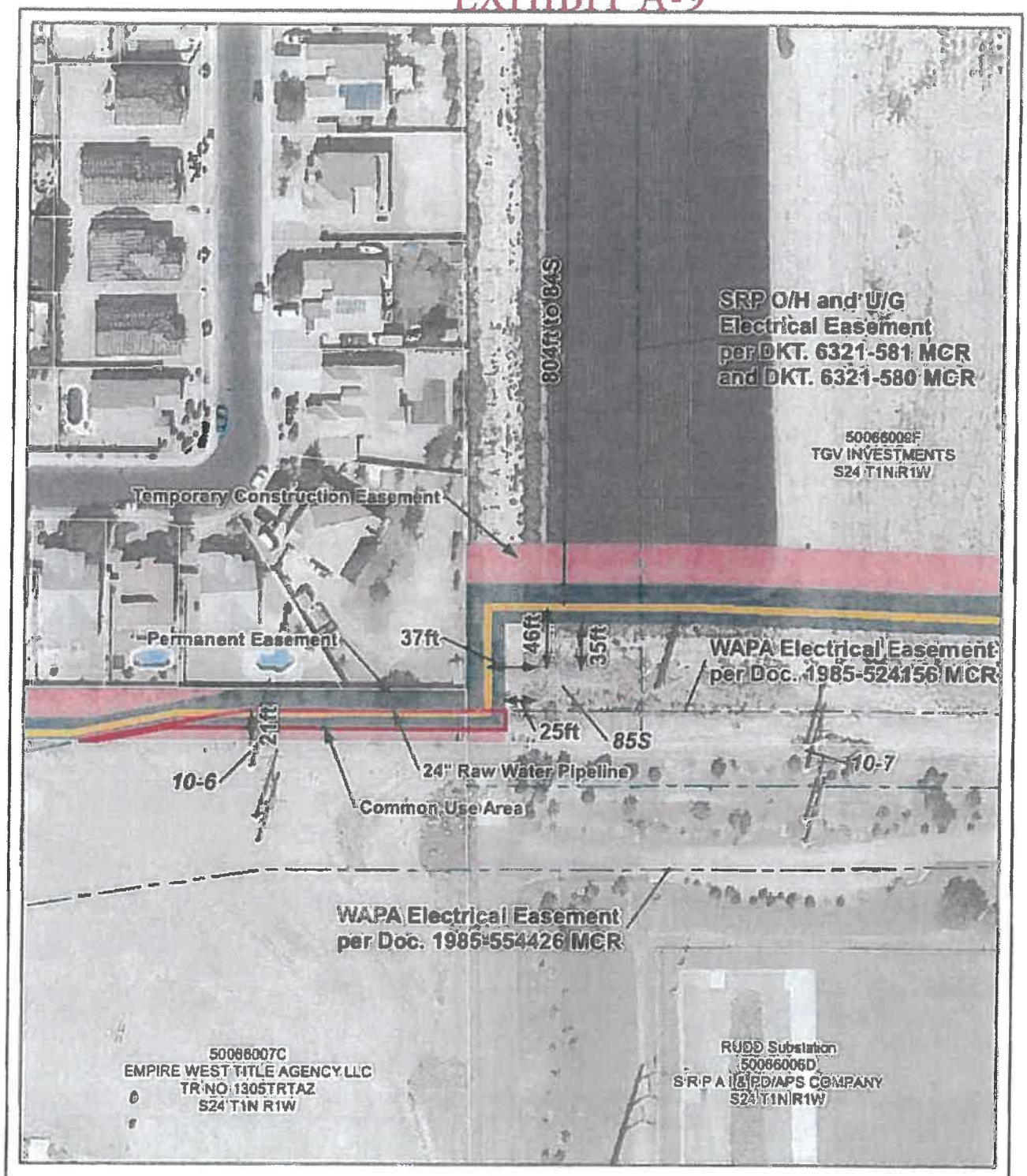
Teresa Smith-Dehesus
Name: (Please Print) can be engineer or representative

Signature

company or private party owning the facility
Company: City of Goodyear
Address: 4980 S. 157th Ave
Goodyear, AZ 85338

Telephone No: (623) 882-7062
Email: barbara.chappell@goodyearaz.gov

EXHIBIT A-9



Legend

- Proposed Raw Water Pipeline Alignment
- Electrical Easement
- Maricopa County Parcel
- Temporary Construction Easement
- Permanent Easement

N
W E
S

0 50 100 Feet

FIGURE 4
WAPA Crossing at Northwest Corner of RUDD Substation
City of Goodyear
February 2019

JACOBS

Goodyear WTF and Raw Water Delivery Pipeline Project
Application 5
See Attached Figure 5

EXHIBIT A-10

Please include a full size, complete set of engineered plans with your submittal or call (602) 605-2525 to speak to a Realty Specialist

Western Area Power Administration
Desert Southwest Region
ATTN: Lands G5600
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: March 4, 2019

Description of Proposal (Narrative): Raw water pipeline, 24" diameter either polyvinyl cloride (PVC), restrained ductile iron, or fused high-density polyethylene (HDPE), approximately 4 feet deep to top of pipe.

Location: Section 21, Township 1N, Range 1W, 112°24'6"W (Meridian)

County: Maricopa, State: AZ, Latitude: 33°24'26.46"N, Longitude: 112°21'27.07"W

Complete if applicable: Subdivision NA, Lot NA
Block NA, City NA

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.

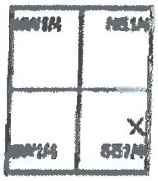


PLAN: Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.





Show NORTH by arrow at (+) in block at left and show approximate location in Section at right.



Attach other drawings and information as appropriate.

NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

Teresa Smith-Dehesus
Name: (Please Print) *can be engineer or representative*

Signature

company or private party owning the facility
Company: City of Goodyear
Address: 4980 S. 157th Ave
Goodyear, AZ 85338

Telephone No: (623) 882-7062
Email: barbara.chappell@goodyearaz.gov

EXHIBIT A-11

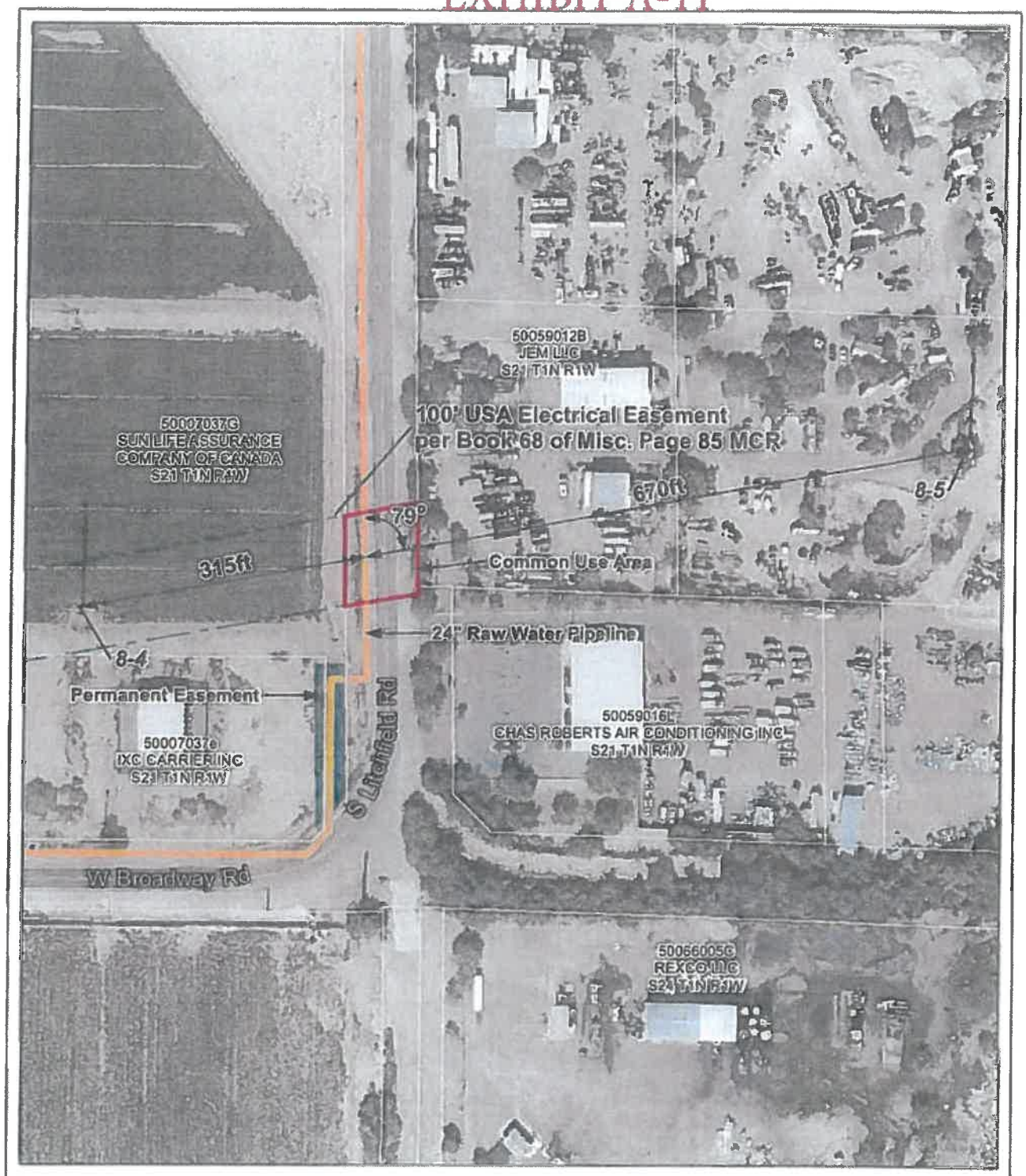


FIGURE 5
WAPA Crossing at Broadway Rd
and Litchfield Rd
City of Goodyear
February 2019

JACOBS

Goodyear WTF and Raw Water
Delivery Pipeline Project
Application 6
See Attached Figure 6

EXHIBIT A-12

Please include a full size, complete set of engineered plans with your submittal or call (602) 605-2525 to speak to a Realty Specialist

Western Area Power Administration
Desert Southwest Region
ATTN: Lands G5600
P.O. Box 6457
Phoenix, AZ 85005-6457

LICENSE AGREEMENT APPLICATION

Date: March 4, 2019

Description of Proposal (Narrative): Raw water pipeline, 24" diameter either polyvinyl cloride (PVC), restrained ductile iron, or fused high-density polyethylene (HDPE), approximately 4 feet deep to top of pipe.

Location: Section 20, 21, 29, **Township** 1N, **Range** 1W, 112°24'6"W Meridian)

County: Maricopa, **State:** AZ, **Latitude:** 33°24'26.46"N, **Longitude:** 112°21'27.07"W

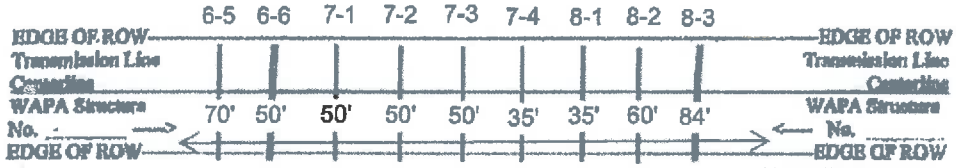
Complete if applicable: Subdivision NA, Lot NA

Block NA, City NA

PROFILE: Show the location, height (feet), and distance (feet) from the nearest transmission line structure.



PLAN: Show the location and dimensions (in feet) of the proposed facility in relation to the center conductor of the transmission line.





Show NORTH by arrow at (+) in block at left and show approximate location in Section at right.

Various, see attached maps

Attach other drawings and information as appropriate.

NOTE: Induced voltages and currents may occur on facilities constructed or placed under or near high voltage transmission lines, therefore, the Licensee shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facilities described in this application.

Teresa Smith-Dehesus
Name: (Please Print) *can be engineer or representative*

Signature

company or private party owning the facility
Company: City of Goodyear
Address: 4980 S. 157th Ave
Goodyear, AZ 85338

Telephone No: (623) 882-7062

Email: barbara.chappell@goodyearaz.gov

EXHIBIT A-13

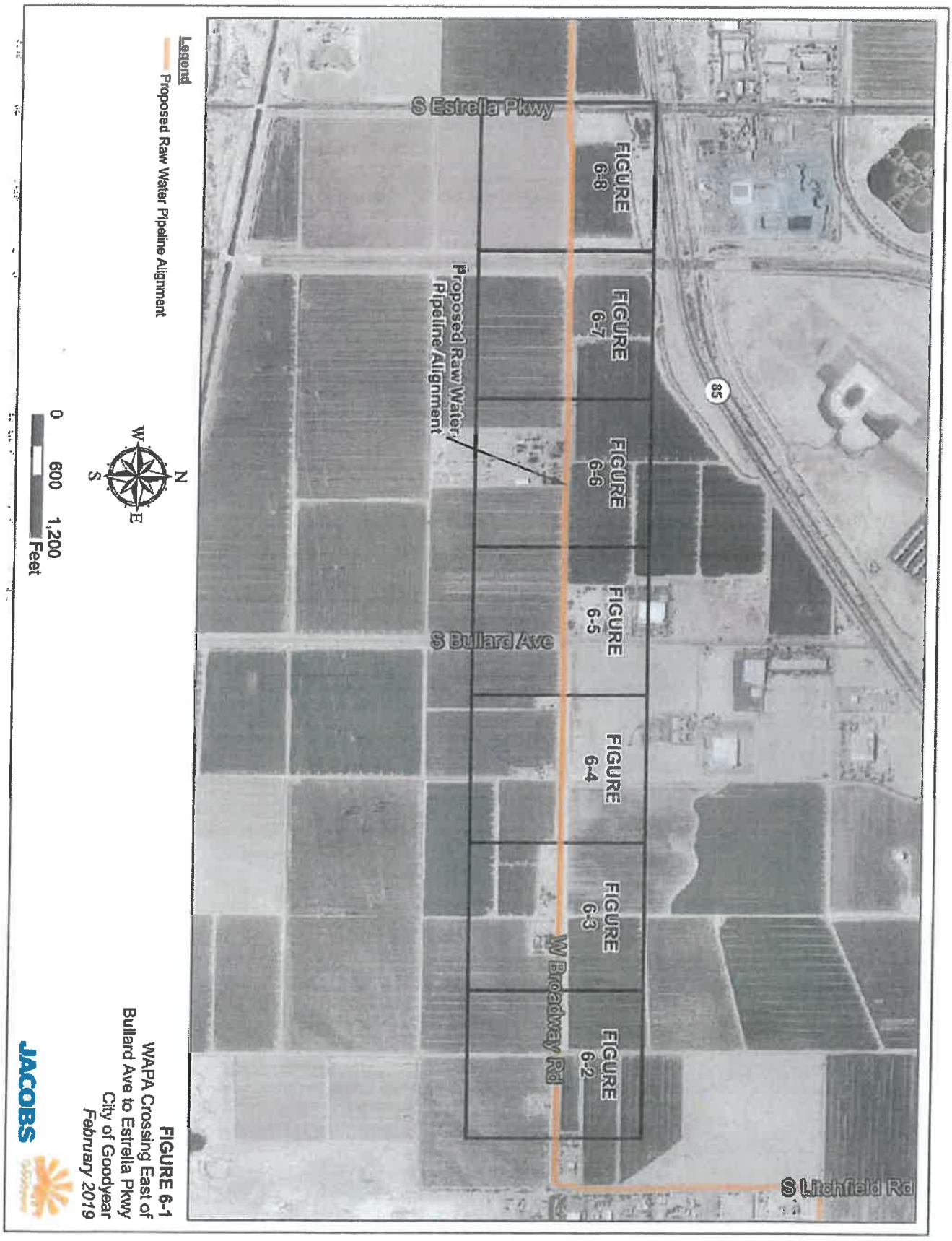
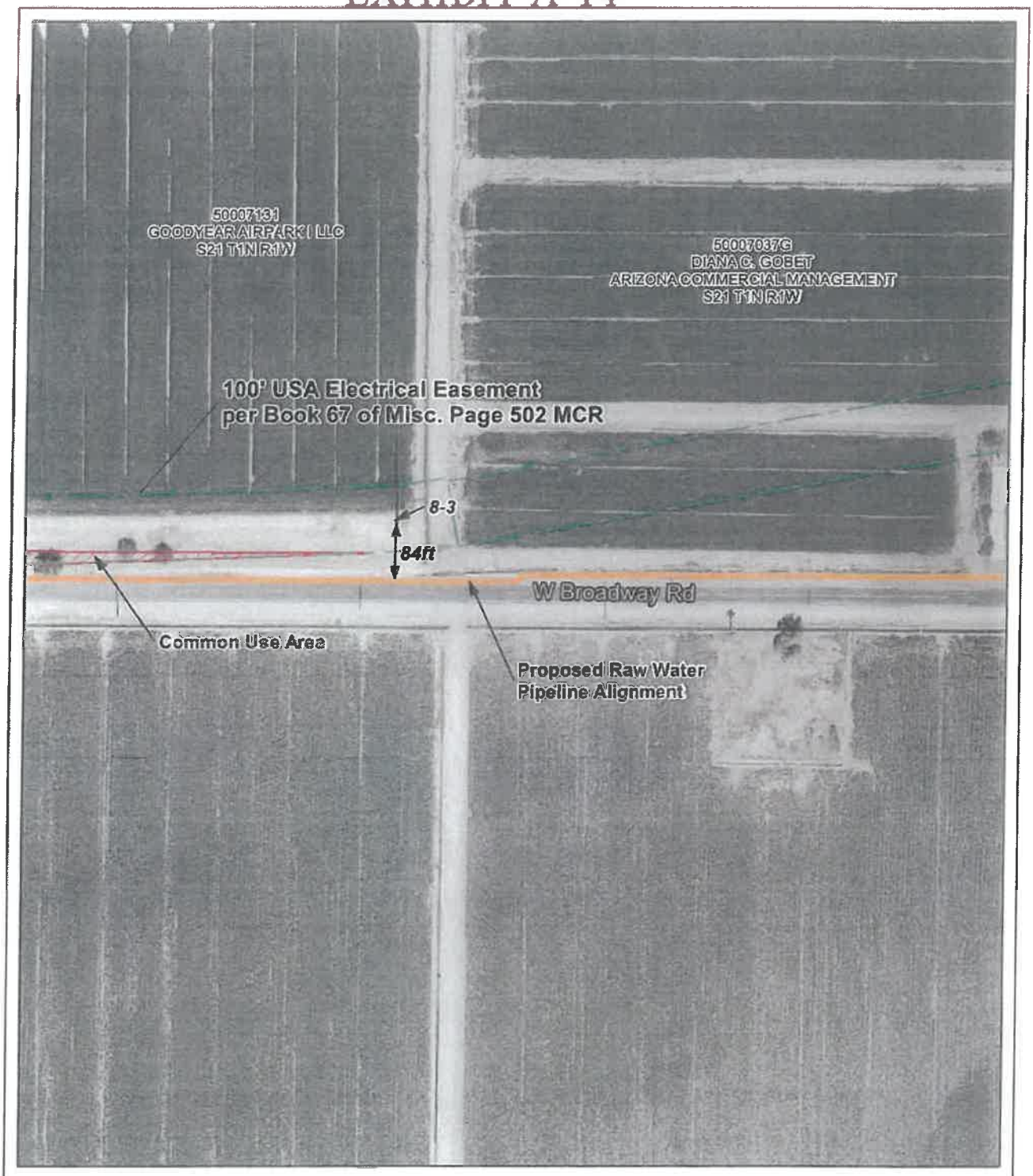


FIGURE 6-1
WAPA Crossing East of Bullard Ave to Estrella Pkwy
City of Goodyear
February 2019

EXHIBIT A-14



Legend
- Proposed Raw Water Pipeline Alignment
- Electrical Easement
- Common Use Area

N
W E
S

0 100 200
Feet

FIGURE 6-2
WAPA Crossing East of
Bullard Ave to Estrella Pkwy
City of Goodyear
February 2019

JACOBS

EXHIBIT A-15



FIGURE 6-3
WAPA Crossing East of
Bullard Ave to Estrella Pkwy
City of Goodyear
February 2019

JACOBS

EXHIBIT A-16

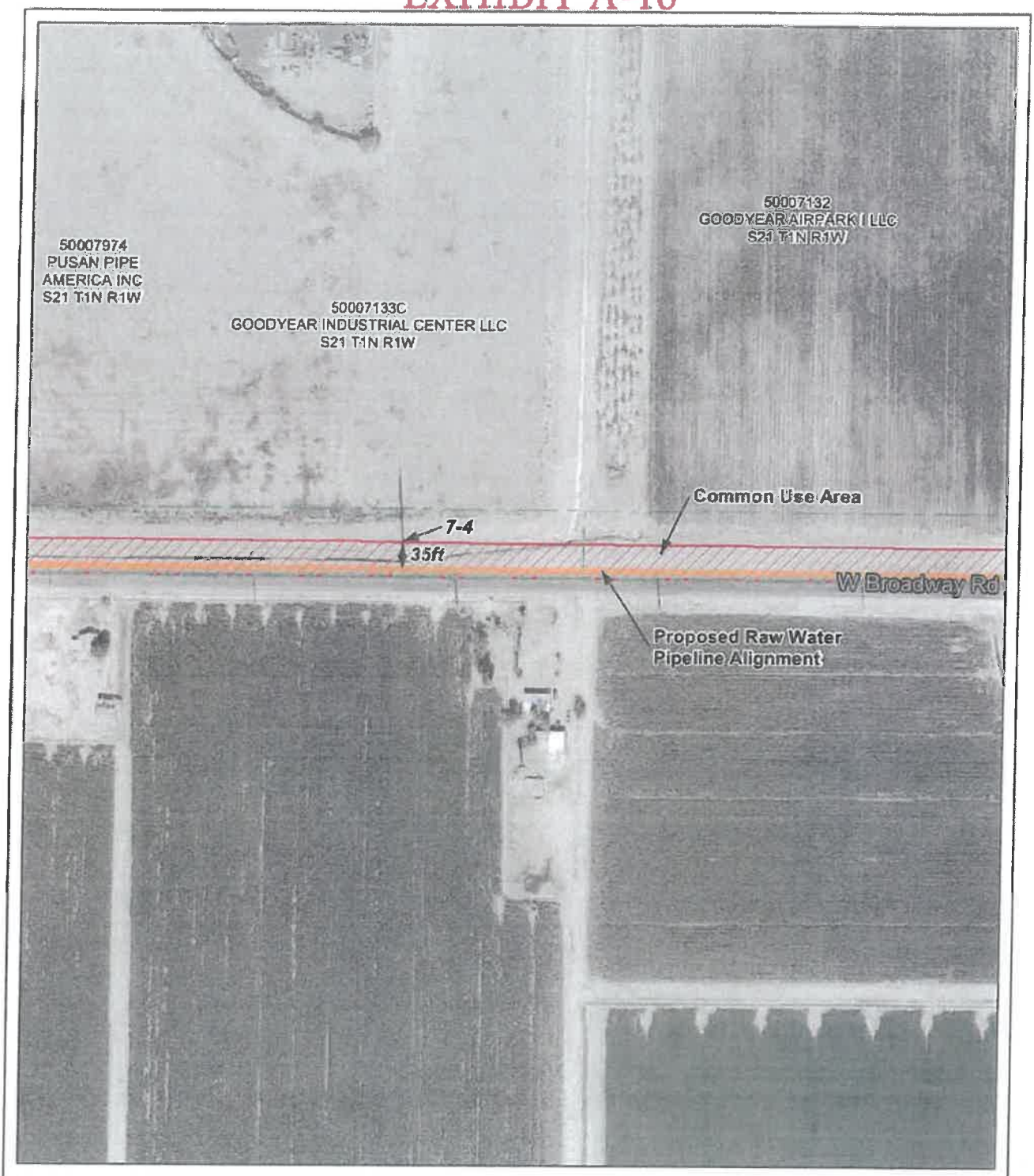


FIGURE 6-4
WAPA Crossing East of
Bullard Ave to Estrella Pkwy
City of Goodyear
February 2019

JACOBS

EXHIBIT A-17

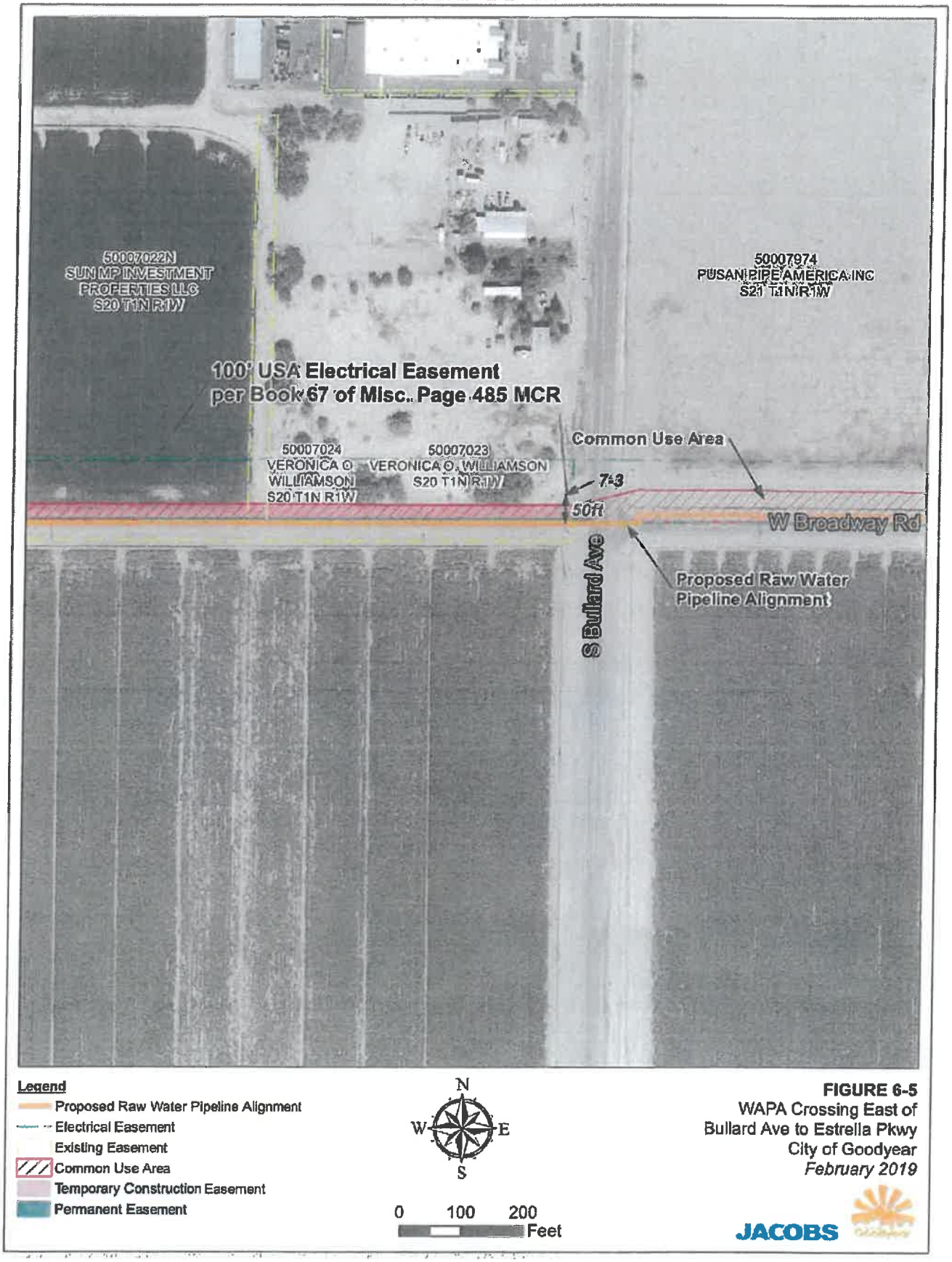


FIGURE 6-5
WAPA Crossing East of
Bullard Ave to Estrella Pkwy
City of Goodyear
February 2019

JACOBS

EXHIBIT A-18

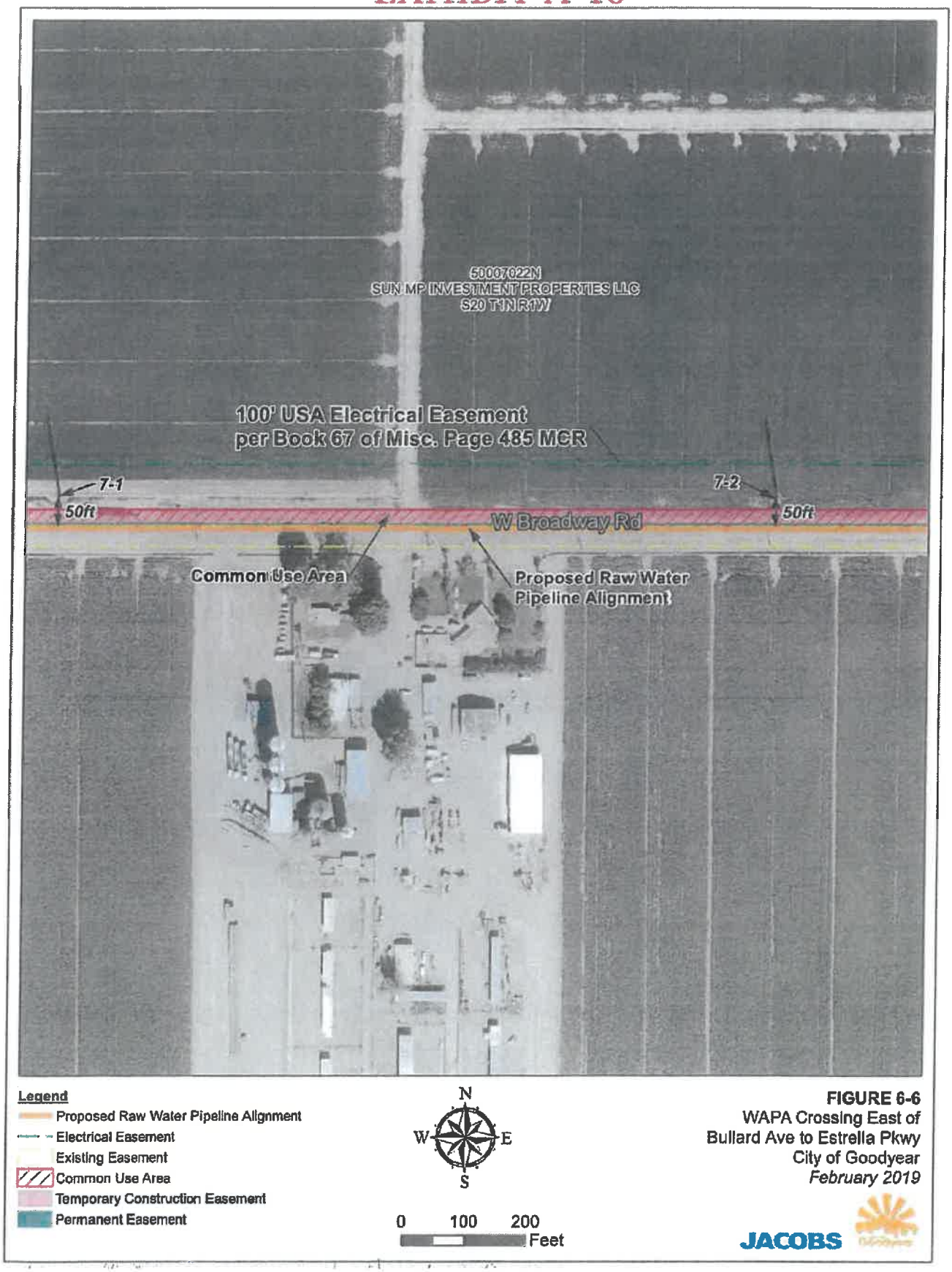


FIGURE 6-6
WAPA Crossing East of
Bullard Ave to Estrella Pkwy
City of Goodyear
February 2019

JACOBS

EXHIBIT A-19

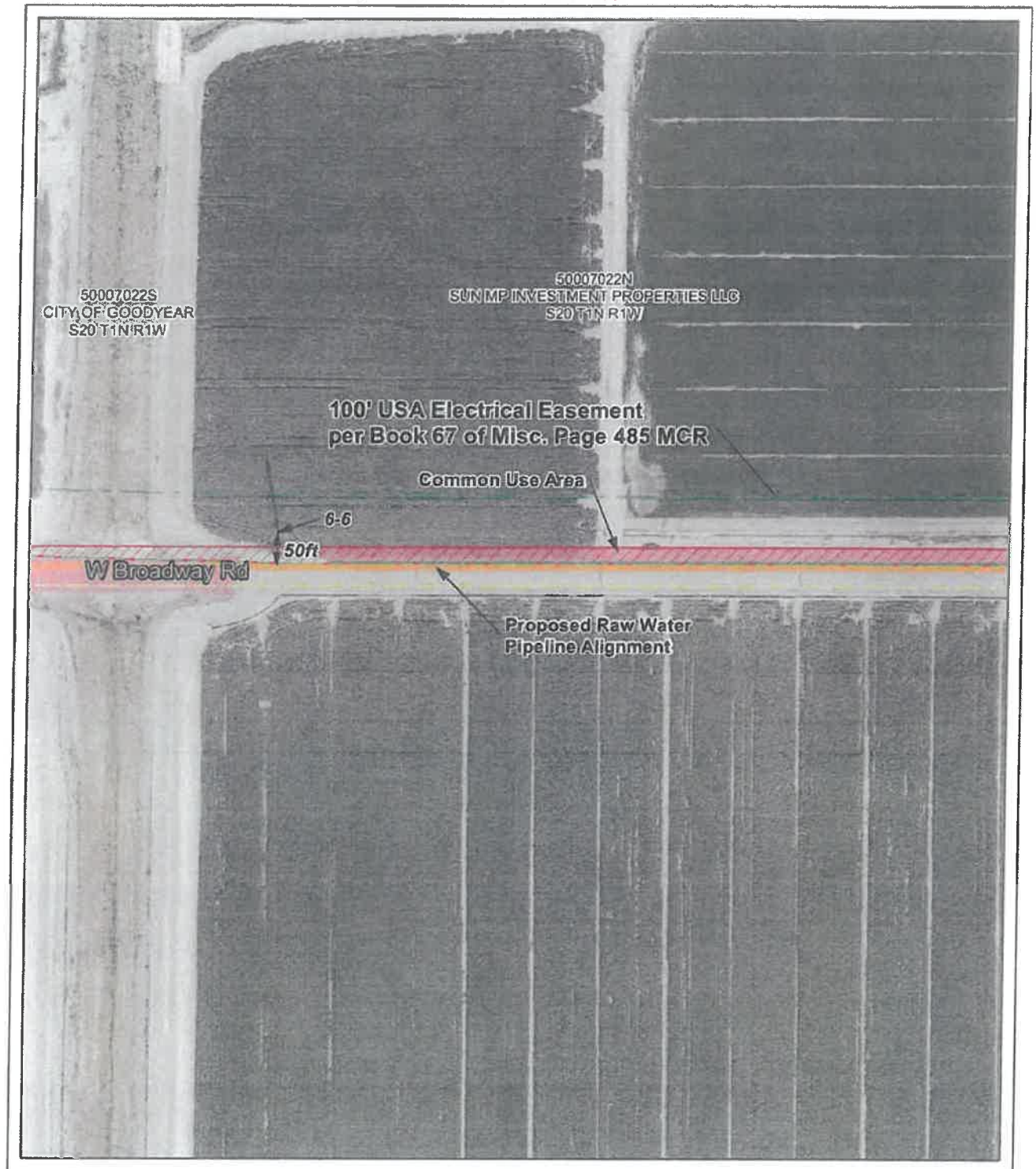


FIGURE 6-7
WAPA Crossing East of
Bullard Ave to Estrella Pkwy
City of Goodyear
February 2019

JACOBS

EXHIBIT A-20

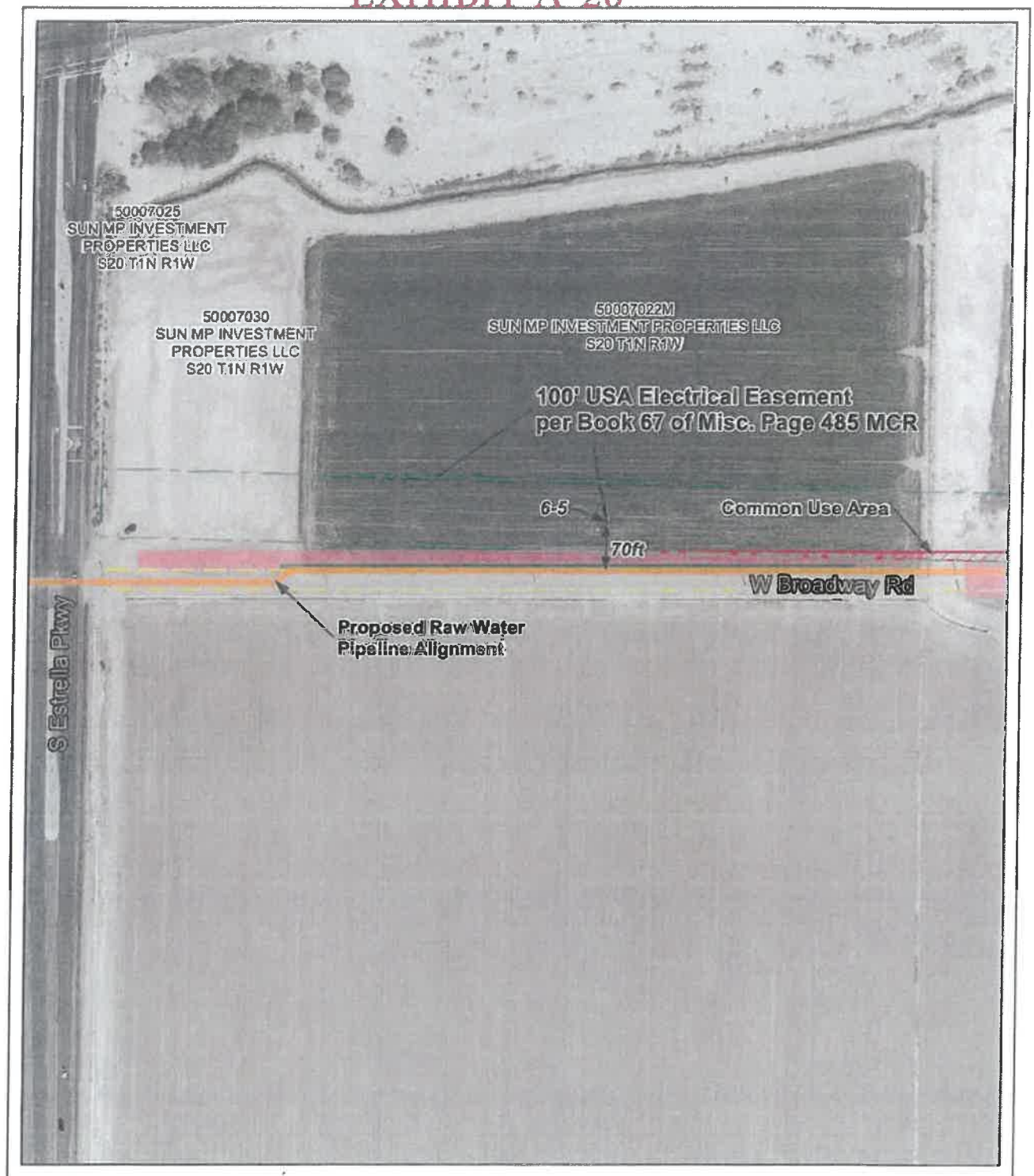


FIGURE 6-8
WAPA Crossing East of
Bullard Ave to Estrella Pkwy
City of Goodyear
February 2019

JACOBS

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-21

Carollo Engineers...Working Wonders With Water®

Microsoft - PHX 10 Offsite Pipeline design submittal

September 4, 2019

No.	Sheet Number	WAPA Review Comment	Carollo Response
1	PHX 10-C-01 Sheet 10 of 58	Although the exact location is uncertain, we will not approve of hydrants located underneath or nearly underneath our lines. As a cautionary note, APS will most likely no accept that as well, if the hydrants are proposed to be across the street	No hydrants are proposed within WAPA's easement. The locations with APS are being coordinated.
2	PHX 10-C-03-S sheet 12 of 101	Our Easement is stated as 73'. That is inaccurate. Similarly on PHX-10-C-12-W sheet 21 or 119. (Our easement is 100 feet)	This has been updated to show the easement as 100' per the documents provided.
3	PHX 10-C-03-S sheet 12 of 101	The city of Goodyear has an overlaying ROW with our easement. That appears to be inaccurate. Can we really have overlaying property rights? (Rob, can you request the City of Goodyear to provide evidence of their easement? My records do not indicate the Goodyear easement.)	This information was provided to us by our surveyor and was confirmed on the Assessors website.
4	PHX 10-C-04-S Sheet 13 of 83	A symbol exist underneath the north circuit, approximately 70 feet from the left side of the page. What does the symbol represent?	This is a handhole for CenturyLink, this is existing.
5	PHX 10-C-06-S Sheet 15 of 83	10 PUE BK 286 PG 20 MCR is underneath our line. What does this represent? Approximately 140' from the left side of the page. Also, same distant, but under our southern circuit, it shows a little star. What does this represent?	The PUE is a public utility easement, based on the information we have this was dedicated per book 286, page 2 Maricopa County Recorder.
6	PHX 10-C-06-S Sheet 15 of 83	A traffic sign is depicted underneath our north circuit approx. 180 from the left side of the page. How tall is that sign proposed to be?	The sign is proposed by the roadway improvement plans and is shown here for reference only. For roadway items refer to the roadway plans, those items are not a part of this plan set.
7	PHX 10-C-06-S Sheet 15 of 83	A dark circle with a line on the right side exists approximately 290' from the left side of the page. What does this represent? Another one exist approximately 60' from the right side of the page.	These represent a sign proposed by the roadway improvements, shown for refrence only.
8	PHX 10-C-06-S Sheet 15 of 83	Down the center, between our double circuit lines, OHE is annotated. Why is this listed? OHP is already documented to show Overhead Power lines.	This is the center line of the poles, this line will be turned off.
9	PHX 10-C-07-S Sheet 16 of 119	It appears a storm drain ends underneath our southern line. Approximately 170' from the left side of the page. Is it draining into our easement?	Refer to the onsite plans for how this drains, it is shown for reference here only.
10	PHX 10-C-08-S Sheet 17 of 119	It states that APS has an existing Power Pole midway in the drawing underneath our southern circuit. This is a stand along wooden pole. Any plans for removal?	This was miss labeled as an APS pole. This is actually a post, the onsite plans would state if these are being removed.
11	PHX-10-C-12-W Sheet 21 of 119	A Hydrant is indicated what appears to be just outside of out easement, I don't think our easement is characterized appropriate.	There is not a hydrant proposed on sheet PHX10-C-12-W. There is an existing hydrant shown on this sheet. There is an ARV that is now proposed on the north side of the road, this is in the WAPA easement.
12	PHX-10-C-13-W Sheet 22 of 83	Approximately 70 feed from the left side of the sheet on the northern circuit, it appears that our structure is listed underneath that line. That is inaccurate.	This label has been removed. The structure in question is the hand hole discussed in comment #4.
13	PHX-10-C-14-W Sheet 23 or 83	Approximately 110 feet from the right of the Plan view, underneath the northern circuit, a 20 foot water easement, overlaps ours. Is this possible?	This is shown on the plat that is being processed by the onsite project. Discuss this item with the onsite team.
14	General	What will be the highest reach (elevations or clearance from the lines) for any tractor used for excavation? We will need to install clearance hangers should they come close to any clearance requirements. As of yet,	This is a construction question. Sundt will coordinate these items prior to construction start.

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-22

PHOENIX 10 OFFSITE PIPELINES
GOODYEAR, ARIZONA
W BROADWAY ROAD AND SOUTH BULLARD ROAD
SECTION 21, TOWNSHIP 1N, RANGE 1W
AUGUST 2019

AGENCY REVIEW
NOT FOR CONSTRUCTION

HTE 19-36631

DATA CERTIFICATION

I HEREBY CERTIFY THAT THE DESIGN IS BASED ON ACCURATE FIELD DATA WHICH HAS BEEN CHECKED IN THE FIELD PRIOR TO SUBMISSION OF THESE PLANS TO THE CITY FOR APPROVAL.

BY _____ DATE _____

PROJECT INFORMATION

OWNER
MICROSOFT
PHX 10 DATA CENTER
W BROADWAY RD
& S BULLARD AVE
GOODYEAR, AZ 85338

CONTACT: KANWAR MAHAL
EMAIL: kanwar.mahal@microsoft.com
PHONE: (480) 708-6047

ENGINEER
CAROLLO ENGINEERS, INC
4600 E. WASHINGTON STREET
SUITE 600
PHOENIX, ARIZONA 85034

CONTACT: LISA FREESTONE, P.E.
E-MAIL: lfreestone@carollo.com
PHONE: (602) 263-9500

CONTRACTOR:
SUNDT
2620 S. 56TH STREET
TEMPE, AZ 85282

CONTACT: LINDSAY PENZENSTADLER
EMAIL: lapenzenstadler@sundt.com
PHONE: (602) 820-8265

ZONING
I-3, GENERAL INDUSTRIAL PARK

PROJECT BENCHMARK
BRASS CAP IN HANDHOLE LOCATED AT THE SOUTHWEST CORNER OF SECTION 21 TOWNSHIP 1 NORTH, RANGE 1 WEST, BEING THE CENTERLINE INTERSECTION OF BULLARD AVENUE & BROADWAY ROAD

SAID ELEVATION = 923.67 (NAVD 88)

BENCHMARK 5234
3/8 INCH REBAR WITH 2-INCH MARICOPA COUNTY ALUMINUM CAP SET IN CONCRETE, STAMPED "T1NR1W 21 22 27 28 2004 J7174", LOCATED AT THE INTERSECTION OF LITCHFIELD ROAD AND BROADWAY ROAD

SAID ELEVATION = 933.232 (NAVD 88)
NORTHING 675,797.380
EASTING 665,495.029
(NAD83, ARIZONA CENTRAL ZONE)

FLOODPLAIN INFORMATION:
FEMA FIRM MAP NUMBER: 04013C2150M
NOTE: PHOENIX 10 OFFSITE PIPELINES DOES NOT PROPOSE ANY MODIFICATIONS TO EXISTING ELEVATIONS. ONLY UNDERGROUND PIPELINE IMPROVEMENTS ARE PROPOSED. SINCE THERE ARE NO PROPOSED CHANGES TO ELEVATIONS CITY OF GOODYEAR DOES NOT REQUIRE A FLOODPLAIN PERMIT

FLOOD ZONE FOR OVERALL PROJECT: ZONE X SHADED

FLOOD ZONE FOR AREA AROUND INTERSECTION OF BROADWAY ROAD AND LITCHFIELD ROAD (APPROXIMATELY 1500 FEET IN BROADWAY WEST OF LITCHFIELD ROAD AND APPROXIMATELY 500 FEET IN LITCHFIELD ROAD NORTH OF BROADWAY ROAD): ZONE AE

SHEET INDEX

GENERAL DRAWINGS (G)		
1	PHX10G01	COVER SHEET
2	PHX10G02	DRAWING INDEX AND LOCATION MAP
3	PHX10G03	LEGEND, SYMBOLS AND ABBREVIATIONS
4	PHX10G04	NOTES SHEET - 1
5	PHX10G05	NOTES SHEET - 2
6	PHX10G06	NOTES SHEET - 3
7	PHX10G07	NOTES SHEET - 4
8	PHX10G08	NOTES SHEET - 5
9	PHX10G09	SURVEY CONTROL SHEET
CIVIL DRAWINGS (C)		
10	PHX10C01	MASTER UTILITY SHEET
11	PHX10C02	GEOTECHNICAL CONTROL AND COORDINATE DATA
12	PHX10C03	18" SEWER LINE PLAN AND PROFILE STA. 100+00 TO STA. 105+00
13	PHX10C04	15" SEWER LINE PLAN AND PROFILE STA. 105+00 TO STA. 110+00
14	PHX10C05	18" SEWER LINE PLAN AND PROFILE STA. 110+00 TO STA. 115+00
15	PHX10C06	21" SEWER LINE PLAN AND PROFILE STA. 115+00 TO STA. 120+00
16	PHX10C07	18" SEWER LINE PLAN AND PROFILE STA. 120+00 TO STA. 125+00
17	PHX10C08	18" SEWER LINE PLAN AND PROFILE STA. 125+00 TO STA. 130+00
18	PHX10C09	18" SEWER LINE PLAN AND PROFILE STA. 130+00 TO STA. 135+00
19	PHX10C10	24" SEWER LINE PLAN AND PROFILE STA. 135+00 TO STA. 140+00
20	PHX10C11	18" SEWER LINE PLAN AND PROFILE STA. 140+00 TO STA. 141+43.59
21	PHX10C12	16" WATER LINE PLAN AND PROFILE STA. 100+00 TO STA. 105+00
22	PHX10C13	16" WATER LINE PLAN AND PROFILE STA. 105+00 TO STA. 110+00
23	PHX10C14	16" WATER LINE PLAN AND PROFILE STA. 110+00 TO STA. 115+00
24	PHX10C15	16" WATER LINE PLAN AND PROFILE STA. 115+00 TO STA. 120+00
25	PHX10C16	16" WATER LINE PLAN AND PROFILE STA. 120+00 TO STA. 125+00
26	PHX10C17	16" WATER LINE PLAN AND PROFILE STA. 125+00 TO STA. 130+00
27	PHX10C18	16" WATER LINE PLAN AND PROFILE STA. 130+00 TO STA. 135+00
28	PHX10C19	16" WATER LINE PLAN AND PROFILE STA. 135+00 TO STA. 140+00
29	PHX10C20	16" WATERLINE PLAN AND PROFILE STA. 140+00 TO STA. 145+00
30	PHX10C21	16" WATERLINE PLAN AND PROFILE STA. 145+00 TO STA. 150+00
31	PHX10C22	16" WATERLINE PLAN AND PROFILE STA. 150+00 TO STA. 155+00
32	PHX10C23	16" WATER LINE PLAN AND PROFILE STA. 155+00 TO STA. 160+00
33	PHX10C24	16" WATER LINE PLAN AND PROFILE STA. 160+00 TO STA. 165+00
34	PHX10C25	16" WATER LINE PLAN AND PROFILE STA. 165+00 TO STA. 170+00
35	PHX10C26	16" WATER LINE PLAN AND PROFILE STA. 170+00 TO STA. 175+00
36	PHX10C27	16" WATER LINE PLAN AND PROFILE STA. 175+00 TO STA. 180+00
37	PHX10C28	16" WATER LINE PLAN AND PROFILE STA. 180+00 TO STA. 185+00
38	PHX10C29	16" WATER LINE PLAN AND PROFILE STA. 185+00 TO STA. 190+00
39	PHX10C30	16" WATERLINE PLAN AND PROFILE STA. 190+00 TO STA. 195+00
40	PHX10C31	16" WATERLINE PLAN AND PROFILE STA. 195+00 TO STA. 200+00
41	PHX10C32	16" WATERLINE PLAN AND PROFILE STA. 200+00 TO STA. 205+00
42	PHX10C33	16" WATERLINE PLAN AND PROFILE STA. 205+00 TO STA. 210+00
43	PHX10C34	16" WATERLINE PLAN AND PROFILE STA. 210+00 TO STA. 215+00
44	PHX10C35	16" WATERLINE PLAN AND PROFILE STA. 215+00 TO STA. 220+00
45	PHX10C36	16" WATERLINE PLAN AND PROFILE STA. 220+00 TO STA. 225+00
46	PHX10C37	16" WATERLINE PLAN AND PROFILE STA. 225+00 TO STA. 230+00
47	PHX10C38	16" WATERLINE PLAN AND PROFILE STA. 230+00 TO STA. 235+00
48	PHX10C39	16" WATERLINE PLAN AND PROFILE STA. 235+00 TO STA. 240+00
49	PHX10C40	16" WATERLINE PLAN AND PROFILE STA. 240+00 TO STA. 245+00
50	PHX10C41	BRIDGE LINE PLAN AND PROFILE
51	PHX10C42	PAVEMENT STRIPING PLAN STA. 100+00 TO STA. 115+00
52	PHX10C43	PAVEMENT STRIPING PLAN STA. 115+00 TO STA. 130+00
53	PHX10C44	PAVEMENT STRIPING PLAN STA. 130+00 TO STA. 145+00
54	PHX10C45	TRENCH AND PAVEMENT DETAILS
55	PHX10C50	WATER DETAILS - 1
56	PHX10C51	WATER DETAILS - 2
57	PHX10C52	WATER DETAILS - 3
58	PHX10C53	LANDSCAPE DETAILS - 1
59	PHX10C54	LANDSCAPE DETAILS - 2
60	PHX10C60	ROADWAY SECTIONS - 1
61	PHX10C61	ROADWAY SECTIONS - 2

ROOSEVELT IRRIGATION DISTRICT APPROVAL

The Roosevelt Irrigation District (RID) has reviewed these plans solely for the inconvenience to RID operations and specifications as related to RID irrigation and/or drainage facilities. RID makes no representations or warranties regarding the adequacy, and/or sufficiency, of the items being constructed as noted, listed, or shown(as solely, their intended purpose. RID approval leaves plans for concept only and accept no liability for errors or omissions. PLS Right of Way Crossing Permit required prior to construction

ROOSEVELT IRRIGATION DISTRICT _____ DATE _____

RID PERMIT NUMBER _____

QUANTITIES

	CITY OF GOODYEAR	LIBERTY	PROPERTY OWNER	MCDOT
Waterline	12,440 LF OF 16" 85 LF OF 12"	NA	NA	4,348* LF OF 16"
Sewer line	4164 LF	NA	NA	0
Valves	24	NA	NA	5*
Manholes	13	NA	NA	0
Pavement Replacement	6,800 SY	NA	NA	3,110 SY
ARV	14	NA	NA	2*
Fire Hydrants With Valves	5	NA	NA	3*

* INFRASTRUCTURE IN MCDOT ROW BUT WILL BE OWNED AND OPERATED BY CITY OF GOODYEAR. WATERLINE AND APPURTENANCES QUANTITIES LISTED UNDER MCDOT ARE INCLUDED IN THE QUANTITIES LISTED UNDER CITY OF GOODYEAR - THESE DO NOT NEED TO BE ADDED TO CITY OF GOODYEAR QUANTITIES



VICINITY MAP

AS-BUILT CERTIFICATIONS

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION AS SHOWN HEREON WAS MADE UNDER MY SUPERVISION OR AS NOTED, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

REGISTERED LAND SURVEYOR _____ REGISTRATION NO _____ DATE _____

FIRM NAME _____

UTILITY NO CONFLICT CERTIFICATION

Utility	Utility Company	Name of Company Representative	Telephone Number	Date Signed
Water	Goodyear			Pending
Water	Avondale			Pending
Sewer	Goodyear			Pending
Sewer	Avondale			Pending
Electric	APS			Pending
Electric	WAPA			Pending
Fiber Optic	Sprint			Pending
Storm Drain	Avondale			Pending
Telephone	CenturyLink			Pending
Natural Gas	SW Gas			Pending
Cable Tv	CenturyLink			Pending
Other	COX			Pending
Other				Pending

Engineer's Certification:
I, being the person responsible for designing the facilities necessary to serve the development, hereby certify that all of the utility companies listed above have reviewed this project proposal and all conflicts have been resolved at this point. No Conflict forms have been obtained from each utility company.

APPROVALS FOR PACKAGE 1

PACKAGE 1 CONSISTS OF:
BROADWAY ROAD ALIGNMENT (STA 160+00 TO 140+20)
LA COMETA ALIGNMENT (STA 16+00 TO 37+00)

Maricopa County Environmental Services Department APPROVAL

BY _____ DATE _____
WWR DWR

CITY OF GOODYEAR-PLAN APPROVAL

REVIEW AND RECOMMENDED APPROVAL BY:

FIRE DEPARTMENT		GRADING & DRAINAGE	
LANDSCAPING & PLANNING		WATER & SEWER	
TRAFFIC		PAVING	
STREET LIGHTS		SIGNING & STRIPING	

APPROVED BY

PLANS EXAMINER _____ DATE _____

APPROVALS FOR PACKAGE 2

PACKAGE 2 CONSISTS OF:
BROADWAY ROAD ALIGNMENT (STA 160+50 TO 164+20)
LITCHFIELD ROAD ALIGNMENT (STA 200+00 TO 240+28)

Maricopa County Department of Transportation APPROVAL

BY _____ DATE _____

City of Avondale REVIEWED

BY _____ DATE _____

Maricopa County Environmental Services Department APPROVAL

BY _____ DATE _____
WWR DWR

CITY OF GOODYEAR-PLAN APPROVAL

REVIEW AND RECOMMENDED APPROVAL BY:

FIRE DEPARTMENT		GRADING & DRAINAGE	
LANDSCAPING & PLANNING		WATER & SEWER	
TRAFFIC		PAVING	
STREET LIGHTS		SIGNING & STRIPING	

APPROVED BY

PLANS EXAMINER _____ DATE _____

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

AGENCY REVIEW FOR CONSTRUCTION

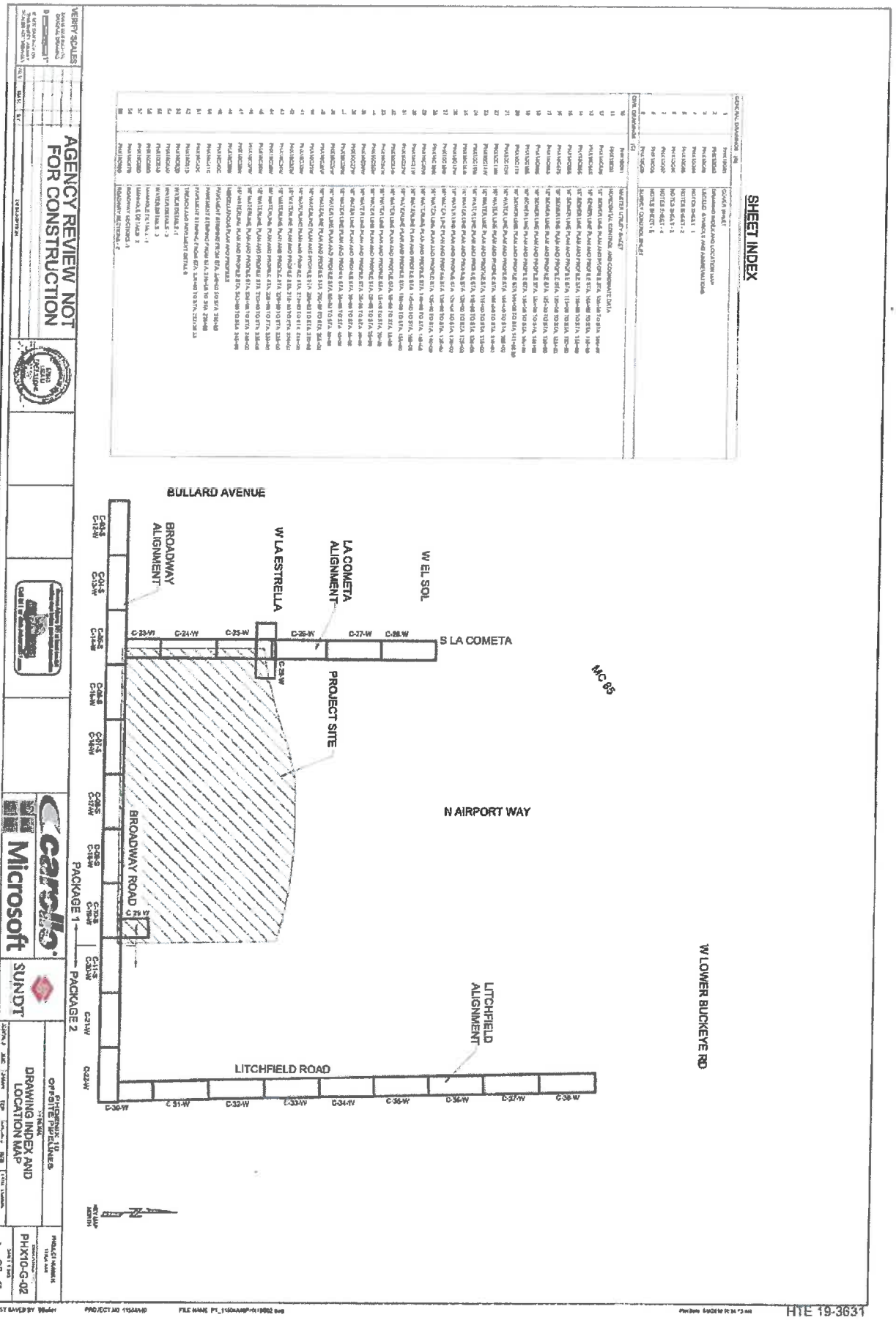
BY	DATE	DESCRIPTION

Carollo Microsoft SUNDT

PHOENIX 10 OFFSITE PIPELINES
COVER SHEET

PROJECT NUMBER 11004.00
PHX10-G-01
SHEET 1 OF 58
A-

EXHIBIT A-23



HTE 19-3631

EXHIBIT A-24

CIVIL LEGEND

	PROPOSED	EXISTING
STRUCTURE		
CONTOUR	1320	
FENCE		
CHAINLINK FENCE		
OVERHEAD POWER		
ELECTRICAL		
GAS		
SANITARY SEWER		
POTABLE WATER		
FUTURE POTABLE WATER		
TELEPHONE OR COMMUNICATIONS		
TRAFFIC SIGNAL CONDUIT		
STORM DRAIN		
DEBT DITCH		
IRRIGATION BERM		
TOP		
TOE		
IRRIGATION		
CURB AND GUTTER		
EDGE OF UNPAVED ROAD		
EDGE OF PAVEMENT (EXISTING)		
ALLOCATION LINE		
EASEMENT LINE		
MONUMENT LINE		
PROPERTY LINE		
SECTION LINE AND AGENCY CENTERLINE		
RIGHT OF WAY LINE		
REMOVE ANCHOR / ABANDON		
PAP / RAP		
AC PAVEMENT REMOVE AND REPLACEMENT		
GATE		

	PROPOSED	EXISTING
POTHOLE TEST LOCATIONS		
SURVEY MONUMENT		
LIGHT POLE		
TREES AND BRUSH		
GUARD POSTS OR BOLLARDS		
TRAFFIC SIGNAL		
MAILBOX		
IRRIGATION CONTROL VALVE		
DRAINAGE HEADWALL		
STORM DRAIN MANHOLE		
ELECTRICAL JUNCTION BOX		
TRAFFIC SIGNAL JUNCTION BOX		
UTILITY OR POWER POLE		
COMMUNICATIONS HAND HOLE		
COMMUNICATIONS PEDESTAL		
PIPE CAP		
MANHOLE		
FIRE HYDRANT		
AIR RELEASE VALVE		
BACKFLOW PREVENTER		
WATER METER		
WATER VALVE (SIZE PER PLAN)		
PROPOSED REDUCER (SIZE PER PLAN)		
FLEXIBLE COUPLING (SIZE PER PLAN)		

ABBREVIATIONS

ABAND	ABANDONED	MONUMENT
AC	ASPHALT CONCRETE	MAG STANDARD DETAIL
ACP	ASBESTOS CEMENT PIPE	MAG
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION	MAG
AHJ	AUTHORITY HAVING JURISDICTION	MAG
AIR/VAC	AIR RELEASE VALVE	MAG
		MAG
BC	BACK OF CURB	MAG
BCR	BACK OF CURB RADIUS	MAG
BFP	BACKFLOW PREVENTER	MAG
BOR	BUREAU OF RECLAMATION	MAG
BOT	BOTTOM	MAG
		MAG
CL	CENTERLINE	MAG
CMU	CABLE TELEVISION	MAG
CO	CLEANOUT	MAG
CB	CATCH BASIN	MAG
CJP	CONNECT TO PLACE PIPE	MAG
CLSM	CONTROLLED LOW STRENGTH MATERIAL	MAG
COMM	COMMUNICATIONS	MAG
CONC	CONCRETE	MAG
CONST	CONSTRUCTION	MAG
COPPC	COPPER	MAG
CP	CONTROL POINT	MAG
CPP	CORRUGATED POLYETHYLENE PIPE	MAG
CTR	CENTER	MAG
		MAG
DEMO	DEMOLITION	MAG
DET	DETAIL	MAG
DIP	DUCTILE IRON PIPE	MAG
DWG	DRAWING	MAG
		MAG
E	EAST, ELECTRICAL	MAG
EJB	ELECTRICAL JUNCTION BOX	MAG
ELEC	ELECTRIC	MAG
ELEV	ELEVATION	MAG
EOP	EDGE OF PAVEMENT	MAG
EQUIP	EQUIPMENT	MAG
ESMT	EASEMENT	MAG
EXIST	EXISTING	MAG
		MAG
FC P/C	FACE OF CURB	MAG
FD	FOUND	MAG
FH	FIRE HYDRANT	MAG
FIP	FEMALE IRON PIPE THREAD	MAG
FLG	FLANGE	MAG
FOC	FACE OF CURB	MAG
FOG	FUNCTIONAL OPEN GRADE	MAG
		MAG
G	GAS, GUTTER	MAG
GALV	GALLONS PER MINUTE	MAG
GAS	GASOLINE	MAG
GND	GROUND, GRADE	MAG
GW	GROUNDWATER	MAG
		MAG
HDPE	HANDHOLE	MAG
HMA	HIGH DENSITY POLYETHYLENE	MAG
HWY	HOT MIX ASPHALT	MAG
	HIGHWAY	MAG
		MAG
ID	PRIVATE IRRIGATION AND DRAINAGE	MAG
INV	INVERT	MAG
IRR	IRRIGATION	MAG
		MAG
LENGTH		MAG
LP	LIGHT POLE	MAG
LT	LIGHT	MAG
LT/LT	LEFT TO LEFT	MAG
		MAG
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS	MAG
MAN	MANHOLE	MAG
MB	MAILBOX	MAG
MCDOT	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION	MAG
MCESD	MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT	MAG
MH	MANHOLE	MAG
MJ	MECHANICAL JOINT	MAG

MONUMENT		
N, NL	NORTH	
NAD 83	NORTH AMERICAN DATUM OF 1983	
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988	
NG	NATURAL GRADE	
NTS	NOT TO SCALE	
OC	ON CENTER	
OHE/OHL	OVERHEAD ELECTRICAL / OVERHEAD UTILITY LINE	
OHT/OHW	OVERHEAD TELEPHONE	
P	PAVEMENT	
PAC	POLYVINYL CHLORIDE PLASTIC	
PC	POINT OF CURVATURE	
PCC	POINT OF COMPOUND CURVE	
PCR	POINT OF CURVATURE RADIUS	
PE	POLYETHYLENE, PLASTIC END	
PI	POINT OF INTERSECTION	
PLS	PUBLIC UTILITY EASEMENT	
PMKT	PAVEMENT MARKER	
POC	POINT OF CONNECTION	
PP	POWER POLE	
PVC	POTABLE WATER	
R	RADIUS, RANGE	
RAD	RADIUS	
RCP	REINFORCED CONCRETE PIPE	
RCW	RECLAIMED WATER DISTRICT	
RES	RESIDENTIAL	
RET	RETAINING WALL	
RPPRA	REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY	
RT	RIGHT	
RWCD	ROOSEVELT WATER CONSERVATION DISTRICT	
RWY	RAILROAD	
RWW	RECLAIMED WATER LINE	
S	SOUTH, SLOPE, MANHOLE, SEWER, WESTERN	
SCH	SCHEDULE	
SDR	STANDARD DIMENSION RATIO	
SEC	SECTION	
SECT	SECTION	
SHT	SHEET	
SPEC	SPECIFICATIONS	
SR	STATE ROUTE	
SRP	SALT RIVER PROJECT	
SRPMIC	SALT RIVER PROJECT MARICOPA IRRIGATION AND DRAINAGE DISTRICT	
ST	STREET	
STA	STATION	
STD	STANDARD	
STRUCT	STRUCTURE	
SW	SIDEWALK	
T	TOWNSHIP, TOP, TELEPHONE	
TC	TOP OF CURB	
TEMP	TEMPORARY	
TOC	TOP OF CRUSH	
TOP	TOP OF PIPE	
TP	TOP OF PAVEMENT	
TRANS	TRANSITION	
TS	TEMPORARY SIGN	
TSP	TEMPORARY SIGN PROTECTION LAMINATE	
TW	TEMPORARY	
TYP	TRAFFIC SIGNAL JUNCTION BOX	
	TYPICAL	
V	VALVE	
VERT	VERTICAL	
W	WEST	
WAPA	WESTERN AREA POWER ADMINISTRATION	
WD	WOOD	
WM	WATER METER	
WV	WATER VALVE	
WWTP	WASTEWATER TREATMENT PLANT	
YD	YARD	

VERIFY SCALES

AGENCY REVIEW NOT FOR CONSTRUCTION

Carollo

Microsoft

SUNDT

CONFIDENTIAL TO OFFEROR'S PIPELINER

LEGEND, SYMBOLS AND ABBREVIATIONS

PHX10-G-03

HTE 19-3631

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-25

DOCUMENT HIERARCHY

1 PLANS, STANDARD SPECIFICATIONS, AND STANDARD DETAILS ARE COMPLEMENTARY

2 FOR THE CITY OF GOODYEAR RIGHT OF WAY THE DOCUMENTS SHALL CONTROL IN THE FOLLOWING ORDER: CITY OF GOODYEAR EDSAMP, CITY OF GOODYEAR STANDARD DETAILS, MAG SPECIFICATIONS, MAG STANDARD DETAILS. THESE DRAWINGS EXCEPT IN CASES WHERE THE DRAWINGS ARE MORE STRINGENT

3 FOR MCDOT RIGHT OF WAY THE DOCUMENTS SHALL CONTROL IN THE FOLLOWING ORDER: MCDOT STANDARDS, MCDOT STANDARD DETAILS, MAG SPECIFICATIONS, MAG STANDARD DETAILS, THESE DRAWINGS EXCEPT IN CASES WHERE THE DRAWINGS ARE MORE STRINGENT

4 PERMIT REQUIREMENTS FROM CERTAIN AGENCIES AND/OR UTILITIES MAY SUPERSEDE OTHER AGENCIES IN THAT AGENCIES JURISDICTION, REFER TO APPLICABLE PERMITS FOR SPECIFICS

5 THE WORK SHALL COMPLY WITH ALL FEDERAL AND STATE REGULATIONS, CODES AND LAWS.

ENGINEER'S GENERAL NOTES

1. FOLLOWING NOTES ARE GENERAL AND APPLY TO ALL SHEETS OF THESE CONTRACT DOCUMENTS AS IF THEY WERE WRITTEN IN THEIR ENTIRETY ON EACH SHEET. FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS, ARE LOCATED ONLY APPROXIMATELY AND TO THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS TO THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION AND COMPLETENESS OF THIS INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO INITIATION OF CONSTRUCTION.
2. APPROVAL OF PLANS SHALL NOT PREVENT THE CITY OF GOODYEAR FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE VIOLATION OF ANY LAW, ORDINANCE CITY OF GOODYEAR STANDARDS, CITY OF GOODYEAR ENGINEERING DEVELOPMENT STANDARDS AND POLICIES MANUAL, OR OTHER HEALTH AND SAFETY CRITERIA
3. TRAFFIC REGULATIONS: ALL WORK MUST COMPLY WITH REQUIREMENTS OF CITY OF GOODYEAR, MCDOT, OR ADOT WHICHEVER IS APPLICABLE. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE GOVERNING AGENCIES AS REQUIRED BY THE AGENCIES
4. CONTRACTOR SHALL THOROUGHLY PHOTOGRAPH AND VIDEOTAPE ENTIRE SITE PRIOR TO CONSTRUCTION ESTABLISH PRE-CONSTRUCTION CONDITIONS CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING FEATURES DAMAGED DURING CONSTRUCTION.
5. CONTRACTOR MUST PROTECT THE ADJACENT PROPERTY AND IMPROVEMENTS THERETO FROM ANY DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO ADJACENT PROPERTY OR IMPROVEMENTS MUST BE REPAIRED OR REPLACED, TO PRE CONSTRUCTION CONDITIONS , AT THE CONTRACTOR'S EXPENSE.
6. ALL WORK TO REMAIN WITHIN RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENTS, ANY EXISTING FEATURES DISTURBED OUTSIDE THESE LIMITS SHALL BE REPLACED IN KIND
7. CONTRACTOR SHALL SUPPORT AND PROTECT IN PLACE ALL EXISTING UTILITIES WITHIN THE EXCAVATION AS REQUIRED BY THE MAG SPECIFICATIONS.
8. CONCRETE OR ASPHALT CONCRETE PAVEMENT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED AS SHOWN ON PLANS, PRIOR TO FINAL INSPECTION.
9. CONTRACTOR IS RESPONSIBLE FOR REPLACING AND INSTALLING ANY EXISTING SURVEY MONUMENTS REMOVED OR DAMAGED DURING CONSTRUCTION
10. ALL WORK SHALL INCLUDE REMOVAL, RELOCATION AND MODIFICATIONS TO EXISTING PIPING FACILITIES, IRRIGATION FACILITIES, FENCING, STRUCTURES, ETC. AS REQUIRED TO CONSTRUCT THE FACILITIES
11. CONTRACTOR TO USE EXTREME CAUTION WHILE WORKING IN THE VICINITY OF ALL GAS FACILITIES AND APS OR WAPA POWER LINES. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE GAS AND POWER TRENCHES AND PIPELINES AT ALL TIMES. SPECIAL ATTENTION SHALL BE GIVEN TO BRACING AND SUPPORT FOR UNDERGROUND POWER CROSSINGS TRENCHING WITHIN A TWO FOOT VICINITY OF GAS LINES SHALL BE BY HAND. ALL POWER LINE CROSSINGS SHALL BE BRACED DURING CONSTRUCTION, POLE BRACING MAY BE REQUIRED WHEN EXCAVATING NEAR POWER LINES.
12. CONTRACTOR SHALL MAINTAIN BUSINESS ACCESS FOR LOCAL TRAFFIC ALONG PROJECT CORRIDOR DURING THE NORMAL BUSINESS HOURS. ANY TRAFFIC CONTROL SHALL BE REVIEWED AND BE ACCEPTED BY THE IMPACTED BUSINESS OWNER 48 HOURS PRIOR TO ROADWAY RESTRICTION.
13. PAVEMENT REPLACEMENT LIMITS SHOWN ON PLANS. ANY ADDITIONAL PAVEMENT REPLACEMENT WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR
14. REMOVAL OF CONTAMINATED SOIL AND A HAUL PLAN TO THE DISPOSAL SITE SHALL BE REQUIRED AROUND EXISTING SEWER PIPE AND MANHOLE. THIS SHALL BE THE CONTRACTOR'S RESPONSIBILITY
15. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL SPOIL MATERIAL FROM THE SITE. THIS SHALL INCLUDE ANY REQUIRE HAUL OR DISPOSAL PERMITS.
16. THE CONTRACTOR SHALL MAINTAIN WATER AND SEWER SERVICE AT ALL TIMES, UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER
17. EXISTING SIGNS THAT REQUIRE REMOVAL DURING CONSTRUCTION SHALL BE TEMPORARILY RELOCATED. UPON COMPLETION OF CONSTRUCTION, SIGNS SHALL BE REINSTALLED PER APPLICABLE CITY OF GOODYEAR DETAILS
18. PAVEMENT STRIPING THAT IS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED IN KIND PER CITY OF GOODYEAR REQUIREMENTS. STRIPING IN MCDOT R/W SHALL MEET THE REQUIREMENTS OF MCDOT

ENGINEER'S GENERAL NOTES (CONT'D)

19 TRAFFIC SIGNAL LOOPS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED PER REQUIREMENTS OF CITY OF GOODYEAR, MCDOT, OR ADOT AS APPLICABLE

20 FOR GEOTECHNICAL DATA REFER TO GEOTECHNICAL REPORT PROVIDED BY SPEEDIE AND ASSOCIATES FOR THE ONSITE PROJECT TITLED, FINAL REPORT ON GEOTECHNICAL INVESTIGATION, DESIGNATION: PHX 19 AND 11 DATA CENTER, DATED 10/30/2018 INFORMATION IN GEOTECHNICAL REPORT IS FOR INFORMATIONAL PURPOSES ONLY CONTRACTOR SHALL VERIFY SUBSURFACE CONDITIONS THROUGH ADDITIONAL GEOTECHNICAL INVESTIGATION FOR COMPLIANCE WITH MAG SPECIFICATION 601

21 CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS INCLUDING LOCATION AND DIMENSIONS OF ALL EXISTING CONSTRUCTION AND UTILITIES CONTRACTOR SHALL NOTIFY ENGINEER IF THERE IS A CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONSTRUCTION BEFORE PROCEEDING WITH WORK

22 UNLESS DETAILED, SPECIFIED, OR OTHERWISE INDICATED ON THE DRAWINGS, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS SHALL APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS ON DRAWINGS.

23 WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF WORK DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

24 CONTRACTOR SHALL COMPLY WITH LOCAL CONSTRUCTION STORM WATER DISCHARGE REGULATIONS AND REQUIREMENTS

25 ALL PIPELINES 12" AND LARGER SHALL HAVE A MINIMUM COVER OF 48" UNLESS THE COVER DEPTH IS SPECIFICALLY INDICATED ON THE DRAWINGS. PIPE SMALLER THAN 12" SHALL HAVE A MINIMUM COVER OF 36" UNLESS NOTED OTHERWISE PIPES SHALL BE ROUTED AS SHOWN UNLESS MINOR REVISIONS ARE NECESSARY TO AVOID EXISTING PIPES, STRUCTURES, ETC

26 EXISTING FACILITY AND UTILITY INFORMATION SHOWN ON THE DRAWINGS WAS OBTAINED FROM AVAILABLE RECORDS OR ELECTRONIC FILES NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR FACILITIES AND UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, SIZES, MATERIAL TYPES, AND ELEVATIONS SHOWN AROUND OR NEAR AREAS OF NEW CONSTRUCTION PRIOR TO START OF CONSTRUCTION.

27 THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE EXISTING FACILITIES AND UTILITIES SHOWN OR NOT SHOWN THAT ARE TO REMAIN IN PLACE. ALL FACILITIES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ORIGINAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION

28 CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING PIPE, EQUIPMENT, ETC. AS REQUIRED AND SHALL PROVIDE ALL FITTINGS, ADAPTERS, AND APPURTENANCES REQUIRED TO MAKE THE CONNECTIONS. PROVIDE ALL SUPPORTS REQUIRED FOR A RIGIDLY SUPPORTED COMPLETE AND WORKING SYSTEM.

29 ADJUST ALL VALVE BOXES, VAULTS, PULL BOXES, AND MANHOLES TO FINISHED GRADE UNLESS OTHERWISE SHOWN OR DIRECTED. MANHOLES IN OPEN FIELDS SHALL BE SET TWELVE INCHES ABOVE FINISHED GRADE AND VAULTS SHALL BE SIX INCHES ABOVE FINISHED GRADE

30 CONTRACTOR SHALL VERIFY THAT PIPING SHOWN TO BE ABANDONED OR AS ABANDONED PREVIOUSLY IS NO LONGER IN SERVICE. LINES IN SERVICE SHALL BE MAINTAINED UNTIL NO LONGER REQUIRED AS APPROVED BY THE UTILITY OWNER

31 ALL EXISTING PIPES THAT ARE TO BE ABANDONED IN PLACE OR REMOVED MAY NOT BE SHOWN WHERE PIPING IS TO BE ABANDONED AND MUST REMAIN IN SERVICE UNTIL COMPLETION OF OTHER PHASES OF WORK, AND IT CONFLICTS WITH NEW PIPING, TEMPORARILY RELOCATE PIPING AS REQUIRED TO MAINTAIN SERVICE BY THE UTILITY OWNER

32 CONTRACTOR SHALL REROUTE THE EXISTING PIPING IF REQUIRED TO MISS THE PROPOSED STRUCTURES. THE EXISTING PIPE SHALL REMAIN IN SERVICE UNTIL NEW PIPING IS READY TO BE PLACED INTO SERVICE. DOWNTIME SHALL BE A MAXIMUM OF 2 HOURS, UNLESS SPECIFIED OR SHOWN OTHERWISE

33 THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS IN THE VICINITY OF ANY OVERHEAD ELECTRIC LINES. CONTRACTOR SHALL ABIDE BY THE NATIONAL ELECTRIC CODE AND ANY REQUIREMENT BY THE OWNER OF THE ELECTRIC LINES.

34 PRIOR TO THE START OF ANY WORK ACTIVITIES, THE CONTRACTOR SHALL PROVIDE NOTIFICATION TO THE OWNER AND ENGINEER A PRE-CONSTRUCTION MEETING MAY BE REQUIRED

35 EXISTING UTILITIES AND OTHER FACILITIES HAVE BEEN SHOWN ON THE CONTRACT DRAWINGS BASED ON FIELD SURVEYS, EXISTING MAPS, AND OTHER INFORMATION GATHERED BY THE ENGINEER DURING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL UTILITIES IMPACTING CONSTRUCTION AND PROTECTION OF SAID UTILITIES. IF RELOCATION OF UTILITIES IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE RELOCATION WITH THE OWNER UTILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED WITH NEW MATERIALS AT NO COST TO THE OWNER AND IN ACCORDANCE WITH THE UTILITY OWNERS STANDARDS AND SPECIFICATIONS.

36 THE OWNER HAS OBTAINED PERMIT APPROVAL FROM DESIGNATED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, PAYING PERMIT FEES, COORDINATING DESIGNATED AGENCY INSPECTIONS AND CLOSURE OF PERMITS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS IF THE DESIGNATED PERMITS AND THE REGULATIONS OF THE PERMITTING AGENCIES

37 CONTRACTOR'S WORK ACTIVITIES SHALL BE SCHEDULED AND PHASED SO AS NOT TO UNDULY IMPEDE OR PREVENT ACCESS TO PRIVATE RESIDENCES, PUBLIC FACILITIES, SCHOOLS, OR BUSINESS EXCEPT BY PRIOR WRITTEN AGREEMENT WITH THE IMPACTED OWNER(S) OR OPERATORS

38 ANY EXISTING FEATURES OR FACILITIES DISTURBED BY THE CONTRACTOR SHALL BE REPLACED IN KIND WITH NEW MATERIALS PER THE OWNERS STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.

ENGINEER'S GENERAL NOTES (CONT'D)

39 CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

40. THE CONTRACTOR SHALL PROVIDE CLEAR AND ACCURATE REDLINES TO THE OWNER, CITY OF GOODYEAR AND THE ENGINEER FOR PREPARATION OF RECORD DRAWINGS. THE REDLINES SHALL BE UPDATED ON A DAILY BASIS TO REFLECT THE CURRENT CONSTRUCTION ACTIVITIES AT ALL TIMES AND MAY BE INSPECTED BY THE CITY OF GOODYEAR/OWNER/ENGINEER AT ANY TIME UPON REQUEST

41 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL IMPLEMENT AN APPROVED SAFETY PLAN, AND ALL PERSONNEL ON THE JOB SHALL FOLLOW THE APPROVED SAFETY PLAN

42. CONCRETE SIDEWALK, CURB, CURB & GUTTER SHALL BE SAWCUT, REMOVED & REPLACED TO THE NEAREST JOINT.

43. IN PLACE UTILITY SUPPORT AND/OR PROTECTION SHALL BE IN ACCORDANCE WITH MAG SPECIFICATIONS. UNLESS OTHERWISE APPROVED IN WRITING BY THE OWNER OF THE UTILITY

44 ALL EQUIPMENT, MATERIALS, VEHICLES, AND CONSTRUCTION ACTIVITIES SHALL REMAIN ON SITE.

45 ALL NON-METALLIC PIPING SHALL BE INSTALLED WITH TRACER WIRE OR AS ALLOWED BY THE CITY OF GOODYEAR.

46 THE CONTRACTOR SHALL PROVIDE SUITABLE PROTECTION FOR EXCAVATIONS AT A MINIMUM, OSHA REGULATIONS REQUIRE PROTECTION FROM CAVE-INS FOR EXCAVATIONS GREATER THAN FIVE FEET IN DEPTH WHERE EXCAVATIONS ARE DEEPER THAN TWENTY FEET, EXCAVATION PLANS, AND SHORING SYSTEM DESIGN SHALL BE SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ARIZONA.

47 STRUCTURE EXCAVATION AND BACKFILL SHALL BE PER MAG SPECIFICATION 208.

48 TRENCHING EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH MAG STANDARD SPECIFICATION 601 AND 640 SEE TYPICAL DETAIL FOR TRENCH SECTION

49 PIPING WORK FOR WATER SHALL BE IN ACCORDANCE WITH CITY OF GOODYEAR STANDARDS AND APPROVED PRODUCTS AND MAG STANDARD SPECIFICATION 610. TAPPING SLEEVES AND SADDLES SHALL BE IN ACCORDANCE WITH CITY OF GOODYEAR STANDARDS AND APPROVED PRODUCTS AND MAG STANDARD SPECIFICATION 630

50 COMPLY WITH CITY OF GOODYEAR APPROVED MATERIALS LIST FOR GATE VALVE, BUTTERFLY VALVES, FLEXIBLE COUPLINGS, FLANGE COUPLING ADAPTERS, MECHANICAL THRUST RESTRAINT SYSTEMS, AND DEBRIS CAPS.

51 PIPING SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE, CLASS 250, AND SHALL BE ON THE CITY OF GOODYEAR APPROVED PRODUCT LIST AND SHALL COMPLY WITH MAG STANDARD SPECIFICATION 750.

52 ALL BOLTS, NUTS, WASHERS AND HARDWARE SHALL BE 304 STAINLESS STEEL.

53 DUCTILE IRON PIPE SHALL BE ENCASED WITH TWO LAYERS OF INTEGRALLY COLORED POLYETHYLENE PER MAG STANDARD SPECIFICATION 610.5

54. ALL WATER PIPING SHALL BE MECHANICALLY THRUST RESTRAINED. THRUST BLOCKS NOT ALLOWED EXCEPT AT CONNECTIONS TO EXISTING WATER LINE CONNECTIONS AS SHOWN ON THE PLANS AND DETAILS.

55 PIPE BEDDING SHALL BE AGGREGATE BASE COURSE IN ACCORDANCE WITH MAG SPECIFICATION 601 AND 702

56. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE IN ACCORDANCE WITH CITY OF GOODYEAR REQUIREMENTS AND MAG SPECIFICATION 336.

57. CONCRETE CURB, GUTTER AND SIDEWALK REPLACEMENT SHALL BE IN ACCORDANCE WITH CITY OF GOODYEAR REQUIREMENTS AND MAG SPECIFICATION 340

ASBESTOS CONCRETE PIPE NOTES

1. EXISTING WATER LINES ARE ASBESTOS CONCRETE PIPE (ACP), AS SHOWN ON THE DRAWINGS.
2. REFER TO MAG SPECIFICATION 752
3. CARE SHALL BE TAKEN WHEN MAKING CONNECTIONS TO ACP TO NOT DAMAGE EXISTING PIPE. IF EXISTING PIPE IS DAMAGED DURING CONSTRUCTION NOTIFY THE CITY OF GOODYEAR AND THE ENGINEER AND PROVIDE RECOMMENDATIONS TO REPAIR
4. CONNECTIONS TO ACP SHALL BE IN ACCORDANCE WITH THE DETAILS ON THESE PLANS
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL FEDERAL AND STATE REQUIREMENTS FOR HANDLING AND DISPOSING OF ACP. SPECIAL ATTENTION SHOULD BE GIVEN TO OSHA 29 CFR 1926.1101 AND 40 CFR PART 763.
6. SUBMIT DISPOSAL PLAN TO CITY AND ENGINEER FOR REVIEW

ENGINEER'S PACKAGE NOTES

THIS PLAN SET HAS BEEN DIVIDED INTO TWO PACKAGES, THIS HAS BEEN DONE FOR PERMITTING PURPOSES
PACKAGE 1 - PROVIDES WATER TO THE SITE, THIS IS ADEQUATE FOR THE FIRST COLO AND REQUIRED FIRE FLOW
PACKAGE 2 - PROVIDES ADDITIONAL LOOPING AND REDUNDANCY TO THE SITE THIS IS REQUIRED FOR THE FULL BUILD OUT OF THE PHOENIX 10 BUILDING WITH FIRE FLOW

PROJECT VARIANCE REQUEST SUMMARY - CITY OF GOODYEAR

THE FOLLOWING VARIANCES/WAIVERS HAVE BEEN REQUESTED BY THIS PROJECT

1 DEVIATION FROM THE TYPICAL ROADWAY AND UTILITY SECTIONS, SEE SHEETS PHX10-C-07-D AND PHX10-C-08-D FOR THE PROPOSED UTILITY LOCATIONS

2 SEWER SLOPES TO BE FLATTER THAN WHAT IS REQUIRED IN EDSAPM SECTION 6.3.B.1 AND TABLE 6.3-1

3. SEWER VELOCITIES TO BE LESS THAN WHAT IS REQUIRED IN EDSAPM SECTION 6.3.B.1 AND TABLE 6.3-1

4. SEWER COVER TO BE LESS THAN WHAT IS REQUIRED IN EDSAPM SECTION 6.3.F.2

TYPICAL SECTIONS

1 TYPICAL SECTIONS ARE SHOWN ON SHEETS PHX10-C-07-D AND PHX10-C-08-D

2 TYPICAL SECTIONS ILLUSTRATE THE GENERAL LOCATIONS OF UTILITIES AND SURFACE FEATURES BASED ON AVAILABLE DATA

3 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL LOCATIONS OF UNDERGROUND UTILITIES AND SURFACE FEATURES.

ADDITIONAL CITY OF GOODYEAR NOTES

1 ANY IMPROVEMENTS DAMAGED OR REPLACED DURING CONSTRUCTION SHALL BE REPLACED WITH IMPROVEMENTS THAT MEET THE CURRENT CITY STANDARDS

2 RESTORE ANY PUBLIC OR PRIVATE LANDSCAPING DISTURBED TO ORIGINAL OR BETTER CONDITION

3. CONTRACTOR TO TIE-IN NEW WORK TO THE EXISTING, ACTIVE SYSTEM ONLY AFTER COMPLETION OF THE NEW WORK, AND WITH SPECIFIC APPROVAL OF THE ENGINEERING INSPECTOR TO MAKE THE TIE-IN

CITY OF GOODYEAR SEWER NOTES:

1 PROVIDE A VIDEO OF THE SEWER PIPE PRIOR TO PAVING OR PATCH BACK. EMPLOYEES OPERATING THE CCTV OR HIGH DEFINITION CAMERA EQUIPMENT SHALL BE CERTIFIED UNDER THE NATIONAL ASSOCIATION OF SEWER SERVICE COMPANIES (NASSCO) IN PIPELINE, MANHOLE AND LATERAL CONDITION ASSESSMENT

2. CONTRACTOR SHALL UTILIZE LASER GUIDED SURVEY TO ESTABLISH THE SEWER PROFILE FROM MANHOLE TO MANHOLE

3 RLS SHALL CERTIFY THE SEWER PROFILE ELEVATION AT LEAST EVERY 100' TO VERIFY THAT A POSITIVE SLOPE IS ACHIEVED

4 CONTRACTOR SHALL MAINTAIN THE MINIMUM TRENCH WIDTH PER MAG THE BOTTOM OF THE SHORING BOX SHALL BE ABOVE THE PIPE ZONE TO ENABLE ACCESS BY SOIL COMPACTION EQUIPMENT IN THE PIPE ZONE

5 PROVIDE CERTIFIED AS BUILT DRAWINGS OF THE SEWER CONSTRUCTION PRIOR TO PAVING OR PATCH BACK

6 PROVIDE MANDREL AND AIR PRESSURE TEST RESULTS PRIOR TO PAVING OR PATCH BACK.

7 THESE REQUIREMENTS SUPERCEDE ANY MAG SPECIFICATIONS REGARDING TOLERANCES OF SEWER LINE CONSTRUCTION

VERIFY SCALES

AGENCY REVIEW NOT FOR CONSTRUCTION

NO	DATE	BY	DESCRIPTION

Microsoft

SUNDT

PHOENIX 10
OFF-SITE PIPELINES
GENERAL
NOTES SHEET

PROJECT NUMBER 119644.00

DRAWING NO. PHX10-G-04

SHEET NO. 4 OF 59

DESIGNED JSC | DRAWN TEP | CHECKED MB | QUALITY

DATE AUGUST 2020 | A-

HTE 19-3631

PROJECT NO 1606040

FILE NAME P:_119644\ZDP\01\G04.dwg

LAST SAVED BY tbaker

Plot Date: 2020.08.10 08:42 AM

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-26

CITY OF GOODYEAR
GENERAL NOTES FOR CONSTRUCTION

A. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY EDSMPM, CITY STANDARD DETAILS, AND CURRENT MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION

C. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE

D. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS

E. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.

F. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.

G. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS (623-882-7870). CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY CONSTRUCTION INSPECTOR SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.

H. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER, OR DESIGNEE, AND ANY WORK/MATERIAL NOT IN CONFORMANCE WITH CITY ENGINEERING STANDARDS BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

I. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS- BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY. (SEE AS-BUILT REQUIREMENTS)

J. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.

K. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.

L. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHT-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS

M. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602 263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.

N. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION

O. POTABLE WATER IS NOT AVAILABLE FOR CONSTRUCTION USE OTHER THAN THE FILLING AND TESTING OF NEW LINES. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT

P. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602-542-4373)

Q. THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES, AZ02 (GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES), AND THE CITY OF GOODYEAR STORM WATER MANAGEMENT PLAN.

R. NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION, NOR ENGAGE IN ANY EARTH MOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT (602 506-6666), 1001 N CENTRAL AVENUE, SUITE 150, PHOENIX, AZ 85003. (THIS NOTICE IS ISSUED PURSUANT TO A.R.S. 36-779.07, NOTICE OF BUILDING AGENCIES.)

S. THESE PLANS REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND THESE PLANS MAY HAVE TO BE AMENDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

T. ALL IMPROVEMENTS DAMAGED OR REPLACED DURING CONSTRUCTION SHALL BE REPLACED WITH IMPROVEMENTS THAT MEET THE CURRENT CITY STANDARDS

U. ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL (EDSAPM), CITY STANDARD DETAILS, CITY POLICIES AND ORDINANCES, AND CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION

V. AN APPROVED SET OF PLANS AND PERMITS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES

CITY OF GOODYEAR
GENERAL NOTES FOR UTILITY CONSTRUCTION

A. A PRE-CONSTRUCTION MEETING WITH THE CITY INSPECTOR IS REQUIRED PRIOR TO CONSTRUCTION. VALID AND COMPLETE BLUESTAKE MARKINGS SHALL BE VISIBLE AT THE TIME OF THE MEETING. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AND MAINTAIN NUMBER ON-SITE.

B. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK OR INSPECTION (623-932-3094). CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE

B. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE OR RE-SUBMITTAL OF PLANS IF THEY DO NOT REPRESENT ACTUAL SITE CONDITIONS. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS

C. DOCUMENTATION OF EXISTING DAMAGED ITEMS SHALL BE DELIVERED TO THE CITY INSPECTOR PRIOR TO STARTING CONSTRUCTION. UNLESS DOCUMENTED AND REPORTED TO THE CITY PRIOR TO THE START OF CONSTRUCTION, ALL DAMAGED PROPERTY WITHIN AND ADJACENT TO THE LIMITS OF WORK SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT THE REQUEST OF THE CITY. THE PERMIT HOLDER SHALL PROVIDE A WRITTEN SCHEDULE FOR COMPLETION OF REPAIRS

D. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL

E. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION. THE APPROVED TRAFFIC CONTROL PLAN AND PERMIT SHALL BE AVAILABLE AT THE WORK SITE AT ALL TIMES. A UNIFORMED OFFICER IS REQUIRED WHEN WITHIN 300' OF A SIGNALIZED INTERSECTION. A CERTIFIED FLAGMAN SHALL BE PROVIDED AT ANY ACCESS TO A PUBLIC ROADWAY WHEN MINIMUM SITE DISTANCES PER CITY OF GOODYEAR 10-00 DETAIL G-3251 ARE OBSTRUCTED BY CONSTRUCTION OPERATIONS

F. THE DEVELOPER/SURVEYOR IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.

G. CONTRACTOR IS REQUIRED TO COORDINATE ANY LANDSCAPE IRRIGATION AND PLANT REMOVALS AND/OR REPLACEMENT WITH THE PROPERTY OWNER AND THE CITY INSPECTOR. LANDSCAPE SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. ANY DAMAGE TO AN IRRIGATION SYSTEM SHALL BE REPAIRED WITHIN 48 HOURS. THE CITY MAY REQUIRE LANDSCAPE PLANS BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION. PROPERTY OWNERS SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF CONSTRUCTION. ALL LANDSCAPE SHALL BE PRESSURE TESTED AND WITNESSED BY THE CITY ENGINEERING INSPECTOR. CALL ENGINEERING INSPECTIONS TO SCHEDULE A PRESSURE TEST

H. ASPHALT CUTS ARE STRICTLY PROHIBITED, UNLESS AN OPEN CUT HAS BEEN SPECIFICALLY APPROVED ON THE PLANS. ALL STREET CROSSINGS, DRIVEWAYS, SIDEWALKS AND OTHER STRUCTURES AS DIRECTED SHALL BE BORED USING HORIZONTAL DIRECTIONAL DRILLING, UNLESS AN ALTERNATE METHOD HAS BEEN APPROVED BY THE CITY. A BORE PROFILE SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY BORING

I. UNLESS OTHERWISE APPROVED, UTILITIES SHALL CROSS UNDER ALL WATER MAINS. MINIMUM SEPARATIONS SHALL BE PER COG DETAIL G-3309.

J. ALL EXCAVATION AND BACKFILL IN RIGHTS-OF-WAYS AND EASEMENTS SHALL BE PER MAG SECTION 601 AND COMPACTED TO A MINIMUM DENSITY OF 95%

K. MATERIALS TESTING SHALL BE PER THE CITY'S MATERIAL TESTING FREQUENCY GUIDE. TESTING INFORMATION SHALL BE MAINTAINED ON SITE AND AVAILABLE UPON REQUEST BY THE CITY INSPECTOR

L. DRAINAGE SHALL BE RE-ESTABLISHED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF WORK

M. AT NO TIME SHALL EXCAVATED MATERIALS BE STOCKPILED IN, OR ALLOWED TO IMPEDE ANY STREET, GUTTER, DRAINAGE WAY OR EASEMENT. POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION AND IT IS THE PERMITTEE'S AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SITE IS IN COMPLIANCE WITH ALL ENVIRONMENTAL REGULATIONS

N. ALL DISTURBED AREAS SHALL BE STABILIZED TO THEIR ORIGINAL CONDITION WITHIN SEVEN CALENDAR DAYS AFTER UTILITY WORK IS COMPLETE. FOR LARGER PROJECTS, STABILIZATION SHALL BE DONE IN PHASES RATHER THAN AT THE END OF CONSTRUCTION, AND IN NO CASE SHALL ANY AREA REMAIN UNSTABILIZED LONGER THAN 14 CALENDAR DAYS

O. THE CONTRACTOR SHALL OBTAIN A DUST CONTROL PERMIT FROM THE MARICOPA COUNTY AIR QUALITY CONTROL DEPARTMENT (MCAQD)

P. POTHOLE UTILITIES IN ASPHALT BY VACUUM WITH A 1 X1' MANHOLE, BACKFILL WITH ½ SACK CONTROLLED LOW STRENGTH MATERIAL (CLSM) PER MAG 728. PAVE BACK FLUSH WITH GRADE AND THICKNESS OF EXISTING ASPHALT PAVEMENT OR MINIMUM THICKNESS AS DIRECTED BY THE CITY INSPECTOR.

Q. STEEL PLATES SHALL BE IN ACCORDANCE WITH MAG 310. DETAIL 211. ALL TRENCHES UNDER PLATES SHALL EITHER BE BACKFILLED OR SHORED TO PREVENT COLLAPSE. PLATES SHALL BE FLUSH WITH STREET SURFACE ON ALL STREETS POSTED 30 MPH OR GREATER. PLATES LOCATED IN STREETS SHALL NOT REMAIN LONGER THAN 10 WORKING DAYS. PLATES SHALL NOT BE STORED IN THE RIGHTS-OF-WAYS.

R. TYPE A AND B PAVEMENT SURFACE REPLACEMENT MATCH POINT LOCATION SHALL NOT BE WITHIN A LANE WHEEL PATH. WHEN THE MATCH POINT FALLS IN A WHEEL PATH, THE MATCH POINT SHALL BE MOVED OUT OF THE WHEEL PATH AREA TO WITHIN 1' OF A LANE STRIPE OR WITHIN THE CENTER 7' OF THE TRAVEL LANE. TYPE A AND B PAVEMENT SURFACE REPLACEMENT MATCHING SHALL NOT BE LOCATED WITHIN 4' OF AN EXISTING ASPHALT EDGE, CURB OR GUTTER. WHEN THIS OCCURS, ALL ASPHALT SURFACING SHALL BE REMOVED AND REPLACED FROM THE PAVEMENT EDGE, CURB OR GUTTER TO THE NEW MATCH POINT

S. ALL ABOVE-GROUND EQUIPMENT SHALL NOT ENCROACH INTO THE CITY RIGHT-OF-WAY AND/OR WITHIN 1' OF ANY SIDEWALK EDGE AND 2' OF ANY EDGE OF PAVEMENT, BE LOCATED WITHIN ANY ROADWAY CLEAR ZONE, OR RESTRICT SITE VISIBILITY PER COG DETAIL G-3232. NO CONDUIT SHALL BE LEFT EXPOSED ABOVE GRADE AND SHALL TERMINATE IN AN APPROVED BOX WITH LID 1" ABOVE ADJACENT GRADE. THE BOX SHALL NOT BE LOCATED WITHIN 1' OF ANY SIDEWALK OR PAVEMENT.

T. ALL ABANDONED UTILITIES SHALL BE COMPLETELY REMOVED FROM THE CITY'S RIGHTS-OF-WAYS AND EASEMENTS

U. ALL ALLEY WORK SHALL BE COORDINATED WITH THE CITY'S SANITATION DIVISION.

V. A FINAL INSPECTION WITH THE CITY INSPECTOR AFTER WORK IS COMPLETED IS REQUIRED TO CLOSE OUT THE PERMIT

CITY OF GOODYEAR GENERAL NOTES FOR WATER MAIN CONSTRUCTION

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY

B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY EDSMPM, CITY STANDARD DETAILS, AND CURRENT MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION

C. CITY OF GOODYEAR INSPECTORS SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING EACH PHASE OF CONSTRUCTION, AND EACH INSPECTION REQUESTED (623-882-7870)

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ANY UTILITY LINES BEFORE STARTING CONSTRUCTION. IF THE EXISTING LINE IS FOUND TO BE IN A SUBSTANTIALLY DIFFERENT LOCATION, OR WILL ADVERSELY AFFECT THE OPERATION OF THE UTILITY, THE CONTRACTOR SHALL NOTIFY THE CITY OF GOODYEAR PRIOR TO MAKING THE CONNECTIONS. AMENDMENTS TO THE PLANS MAY BE REQUIRED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES

E. THE CITY OF GOODYEAR IS NOT LIABLE FOR DELAYS OR DAMAGES TO UTILITIES RELATED TO THIS CONSTRUCTION

F. AS-BUILT DRAWINGS (ONE SET OF PRINTS FOR EACH REVIEW AND A FINAL SET OF MYLARS), CERTIFIED BY THE DEVELOPER'S ENGINEER, SHALL BE SUBMITTED TO AND ACCEPTED BY THE CITY ENGINEER BEFORE FINAL ACCEPTANCE OF THE WORK. SEE AS-BUILT REQUIREMENTS

G. BACKFILLING SHALL NOT BE DONE UNTIL LINES ARE INSPECTED AND APPROVED BY THE CITY CONSTRUCTION INSPECTOR

H. MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR ACCORDING TO THE CITY'S APPROVED MATERIALS LIST, EDSMPM CITY STANDARD DETAILS AND MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION. THE APPROVED MATERIALS LIST IS AVAILABLE ON THE CITY WEB SITE OR FROM THE CITY ENGINEERING DEPARTMENT

I. ALL SERVICE LINES SHALL BE TYPE K COPPER PIPE OR TUBING. THE MINIMUM SIZE SERVICE SHALL BE ONE INCH. SERVICE LINES SHALL BE CONTINUOUS UNDER PAVEMENT WITHOUT A CONNECTION OR EXTENSION

J. ALL TAPS SHALL USE ALL BRONZE DOUBLE STRAP SERVICE SADDLES

K. THE DEVELOPER IS TO INSTALL ALL TAPS AND METER BOXES. THE TAP SHALL TERMINATE WITH AN ANGLE METER VALVE WITHIN THE METER BOX PER CITY STANDARDS

L. METERS SHALL BE FURNISHED AND INSTALLED BY THE UTILITY AGENCY AFTER PAYMENT OF ALL PREVAILING FEES

M. METERS WILL ONLY BE INSTALLED IF

1. ALL BACTERIOLOGICAL TESTS AND A COUNTY APPROVAL OF CONSTRUCTION (AOC) LETTER HAVE BEEN RECEIVED.

2. CURB AND GUTTER HAS BEEN CONSTRUCTED AND THE METER BOX IS INSTALLED TO THE SPECIFIED GRADE PER PLANS.

3. THE LOT NUMBER AND ADDRESS ARE CLEARLY POSTED

4. THE METER BOX IS VISIBLE AND FREE OF OBSTRUCTION AND DAMAGE

5. THE METER BOX AND LID ARE PER THE CITY APPROVED MATERIALS LIST

6. THE METER BOX AND LID ARE OF THE CORRECT SIZE

7. THE SERVICE LINES AND CONNECTIONS ARE FREE OF LEAKS

N. PAVEMENT REPLACEMENTS SHALL BE MADE PER THE CITY EDSMPM, CITY STANDARD DETAILS, AND MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION

O. ALL WATER SERVICE CONNECTIONS SHALL BE EXTENDED A SUFFICIENT DISTANCE ACROSS THE RIGHT-OF-WAY TO CLEAR ALL FACILITIES TO BE INSTALLED IN PUBLIC UTILITY EASEMENTS PARALLELING STREET RIGHT-OF-WAY

P. TRACER WIRE SHALL BE INSTALLED ON ALL PRIVATE PVC WATER LINES LARGER THAN 6 INCHES

Q. ALL WATER LINES 12 INCHES AND LARGER AND RECLAIMED WATER LINES SHALL BE MARKED WITH LOCATING TAPE ONE FOOT ABOVE THE MAIN

R. ALL CHANGES IN DIRECTION OF WATER LINES 6 INCHES AND LARGER SHALL BE MARKED WITH AN ELECTRONIC MARKER. ELECTRONIC MARKER SHALL BE A BELL-LEVELING TYPE AND OPERATE ON A FREQUENCY OF 145.7 KHZ UP TO A DEPTH OF 4 FEET

S. PRIOR TO THE ISSUANCE OF WATER PERMITS, STREET SUBGRADE ELEVATIONS SHALL BE GRADED TO WITHIN 0.5 FEET OF THE APPROVED PAVING PLANS. OPEN SPACES, TRACTS, AND RIGHTS-OF-WAYS ELEVATIONS GRADED TO WITHIN 0.3 FEET OF APPROVED GRADING PLAN ELEVATIONS, AND PADS CERTIFIED TO BE AT OR +0.1 FEET ABOVE THE PAD ELEVATIONS AS SHOWN ON THE APPROVED GRADING PLANS

T. PRIVATE ON-SITE WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY STANDARDS

U. ALL DUCTILE IRON WATER LINES LARGER THAN 12 INCHES IN DIAMETER SHALL BE ENCASED IN POLYETHYLENE WRAP PER MAG STANDARD AND MANUFACTURER SPECIFICATIONS

V. THE CONTRACTOR MUST REQUEST A METER FOR FILLING AND TESTING OF NEW WATER LINES FROM THEIR ASSIGNED CITY CONSTRUCTION INSPECTOR. THIS METER SHOULD BE ORDERED TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF BAR IS NOT ON THIS SHEET ADJUST SCALES ACCORDINGLY

AGENCY REVIEW NOT FOR CONSTRUCTION

NUM	DATE	BY	DESCRIPTION

CALL LEAD TWO FULL BUSINESS DAYS BEFORE YOU DIG GRAND AVENUE

Call 811 or Click Arizona811.com

carollo Microsoft SUNDT

PHOENIX 10 OFFSITE PIPELINES
GENERAL
NOTES SHEET

DESIGNED	DRAWN	CHECKED	QA/QC	APPD
JMC	JMC	TEP	DAG-J	RFB

DATE AUGUST 7, 2019

PROJECT NUMBER 153864.040
DRAWING NO. PHX10-G-05
SHEET NO. 5 OF 58

HTE 19-36311

Plot Date: 8/7/2019 9:56:10 PM

FILE NAME: P:\153864\040\Engineering\Plans\Civil\Phase 1\PHX10-G-05.dwg

PROJECT NO. 153864.040

LAST SAVED BY: TPeltz

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-27

CITY OF GOODYEAR GENERAL NOTES FOR SEWER MAIN CONSTRUCTION

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. CONTRACTOR WILL EXPOSE ANY LINES BEING TIED INTO, TO VERIFY LOCATION

C. THE CITY IS NOT LIABLE FOR DELAYS OR DAMAGES TO UTILITIES RELATED TO THIS CONSTRUCTION.

D. AS-BUILT DRAWINGS (ONE SET OF PRINTS FOR EACH REVIEW AND A FINAL SET OF MYLARS), CERTIFIED BY THE DEVELOPER'S ENGINEER, SHALL BE SUBMITTED TO AND ACCEPTED BY THE CITY ENGINEER BEFORE FINAL ACCEPTANCE OF THE WORK. SEE AS-BUILT REQUIREMENTS.

E. BACKFILLING SHALL NOT BE DONE UNTIL LINES ARE INSPECTED AND APPROVED BY THE CITY CONSTRUCTION INSPECTOR

F. PAVEMENT REPLACEMENTS SHALL BE MADE PER THE CITY EDMSPM, CITY STANDARD DETAILS, AND MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

G. PVC SEWER PIPE MAY BE USED AS AN ALTERNATIVE FOR VITRIFIED CLAY SEWER PIPE IN ACCORDANCE WITH MAG SPECIFICATION SECTION 746 FOR SIZES THROUGH 15-INCH WITH THE FOLLOWING ADDITION. 746.6 INSTALLATION AND TESTING: INSTALLATION MUST ALSO COMPLY WITH STANDARD SPECIFICATION (ASTM D 2321). SHORT TERM DEFLECTION TESTING SHALL BE PERFORMED ON THE TOTAL FOOTAGE, AFTER COMPLETE BACKFILL AND COMPACTION, BUT PRIOR TO THE INSTALLATION OF FINISHED SURFACE MATERIAL. ADDITIONAL TESTING MAY BE REQUIRED. A SHORT TERM DEFLECTION IN EXCESS OF FIVE PERCENT SHALL BE CONSIDERED UNSERVICEABLE AND SHALL BE REPAIRED OR REPLACED AND RE-TESTED

H. A VISUAL INSPECTION OF THE INTERIOR OF THE SEWER LINE USING A TELEVISION CAMERA WILL BE PERFORMED ON THE TOTAL FOOTAGE OF ALL SEWER LINES, AFTER COMPLETE BACKFILL AND COMPACTION, BUT PRIOR TO THE INSTALLATION OF FINISHED SURFACE MATERIAL. ANY PORTION CONSIDERED UNSERVICEABLE BY THE CITY SHALL BE REPAIRED OR REPLACED AND RE-TESTED AT NO ADDITIONAL COST TO THE CITY AND RE-TESTED. TWO (2) COPIES OF THE DVD OF THE SEWER LINE AND REPORT OF OBSERVATIONS SHALL BE PROVIDED TO THE CITY FOR INSPECTION AND PERMANENT RECORD. ALL EXPENSES FOR VISUAL INSPECTION USING TELEVISION CAMERA IS THE RESPONSIBILITY OF THE CONTRACTOR

I. ALL MANHOLE RINGS AND LIDS SHALL BE CAST IRON. LIDS SHALL BE IMPRINTED "CITY OF GOODYEAR SANITARY SEWER."

J. ALL TAPS SHALL BE WYE TYPE.

K. SEWER TAPS MUST BE A MINIMUM OF 4.5 FEET DEEP AT PROPERTY LINES.

L. ALL SEWER SERVICE CONNECTIONS SHALL BE EXTENDED A SUFFICIENT DISTANCE ACROSS RIGHT-OF-WAY TO CLEAR ALL FACILITIES TO BE INSTALLED IN PUBLIC UTILITY EASEMENTS PARALLELING THE RIGHT-OF-WAY

M. TRACER WIRE SHALL BE INSTALLED ON ALL PRIVATE PVC SEWER LINES

N. ALL SANITARY SEWER MANHOLES SHALL BE TESTED IN ACCORDANCE WITH ASTM C-1244-93 (PER ARIZONA REVISED STATUTE A.R.S. R18-9- E301 D.3.1.a).

O. ALL SANITARY SEWER MANHOLES SHALL BE COATED WITH A CORROSION RESISTANT COATING AND TREATED WITH AN INSECTICIDE THAT ARE LISTED IN THE CITY'S SEWER APPROVED MATERIALS LIST. RE-APPLICATION OF CORROSION RESISTANT COATING AND INSECTICIDE MUST BE PERFORMED AFTER MODIFICATION TO EXISTING MANHOLES SUCH AS NEW STUBS OR MANHOLE EXTENSIONS ARE DONE.

P. PRIOR TO THE ISSUANCE OF SEWER PERMITS, STREET SUBGRADE ELEVATIONS SHALL BE GRADED TO WITHIN 0.5 FEET OF THE APPROVED PAVING PLANS. OPEN SPACES, TRACTS, AND RIGHTS-OF-WAYS ELEVATIONS GRADED TO WITHIN 0.3 FEET OF APPROVED GRADING PLAN ELEVATIONS OR SUBGRADE BLUE-TOP STAKES ARE SET AT MINIMUM 100 FOOT INTERVALS BY A SURVEYOR, AND PADS CERTIFIED TO BE AT OR +0.1 FEET ABOVE THE PAD ELEVATIONS AS SHOWN ON THE APPROVED GRADING PLANS. PRIVATE ON-SITE WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY STANDARDS.

CITY OF GOODYEAR GENERAL NOTES FOR STREET CONSTRUCTION

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. ANY WORK PERFORMED WITHOUT APPROVAL OF THE CITY ENGINEER, AND ANY WORK/MATERIAL NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ANY UTILITY LINES BEFORE STARTING CONSTRUCTION ACTIVITIES. IF THE EXISTING LINE IS FOUND TO BE IN A SUBSTANTIALLY DIFFERENT LOCATION, OR WILL ADVERSELY AFFECT THE OPERATION OF THE UTILITY, THE CONTRACTOR SHALL NOTIFY THE CITY OF GOODYEAR PRIOR TO MAKING THE CONNECTIONS. AMENDMENTS TO THE PLANS MAY BE REQUIRED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES

D. CITY OF GOODYEAR IS NOT LIABLE FOR DELAYS OR DAMAGES TO UTILITIES RELATED TO THIS CONSTRUCTION. NEITHER WILL THE CITY PARTICIPATE IN THE COST OF UTILITY CONSTRUCTION OR RELOCATION

E. AS-BUILT DRAWINGS (ONE SET OF PRINTS FOR EACH REVIEW AND A FINAL SET OF MYLARS), CERTIFIED BY THE DEVELOPER'S ENGINEER, SHALL BE SUBMITTED TO AND ACCEPTED BY THE CITY ENGINEER BEFORE FINAL ACCEPTANCE OF THE WORK. (SEE AS-BUILT REQUIREMENTS)

F. CONTRACTOR SHALL CONTINUOUSLY REFERENCE LOCATION OF ALL VALVES DURING CONSTRUCTION.

G. ALL UNDERGROUND UTILITIES LOCATED IN THE ROADWAY SHALL BE COMPLETED BEFORE PAVING.

H. BASE COURSE SHALL NOT BE PLACED UNTIL SUBGRADE HAS BEEN APPROVED BY THE CITY CONSTRUCTION INSPECTOR.

I. GUTTERS SHALL BE WATER TESTED FOR DRAINAGE IN THE PRESENCE OF THE CITY CONSTRUCTION INSPECTOR.

J. THE EXACT POINT OF MATCHING TERMINATION AND OVERLAY SHALL BE DETERMINED IN THE FIELD BY THE CITY CONSTRUCTION INSPECTOR.

K. CURB, GUTTER, SIDEWALK, AND PAVEMENT SHALL BE SWEPT CLEAN OF DIRT AND DEBRIS

L. CONTRACTOR SHALL INSTALL A BLUE REFLECTOR AT ALL FIRE HYDRANT LOCATIONS. REFLECTOR SHALL BE GLUED WITH A CITY APPROVED BITUMINOUS ADHESIVE TO THE FINISHED PAVING AT THE APPROPRIATE LOCATION.

M. ANY SAW CUT ALONG EXISTING ROADWAY EDGE WHICH REMOVES THE EDGE OF THE ROADWAY SHALL BE A MINIMUM OF ONE-FOOT FROM THE EDGE OF THE EXISTING ROADWAY. THE CUT DISTANCE MAY BE GREATER, BASED ON PAVEMENT CONDITIONS OR ROADWAY ELEVATIONS BUT SHALL NOT BE LOCATED WITHIN A LANE WHEEL PATH, AND IF NEEDED SHALL BE IN HALF LANE INCREMENTS

N. ALL PAVEMENT MARKING, SIGNING AND CONSTRUCTION SHALL CONFORM TO MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) PAVEMENT MARKING AND SIGNING MANUALS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD MOST RECENT EDITIONS), THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) SUPPLEMENT TO MUTCD, THE CITY OF GOODYEAR ENGINEERING STANDARDS

O. PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD, ALL PAVEMENT CRACKS ¼-INCH OR WIDER SHALL BE CLEANED, PREPARED, AND CRACK SEALED IN ACCORDANCE WITH MAG SECTION 337

P. PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD, ALL NEW PAVEMENTS (EXCEPT RAC) SHALL BE SEALED IN ACCORDANCE WITH MAG SECTION 333 WITH A CITY-APPROVED MATERIAL. NEW RAP'S, FIRE HYDRANT REFLECTORS, THERMOPLASTIC MARKINGS AND OTHER SYMBOLS AND MARKINGS MAY BE REQUIRED AFTER APPLICATION OF THE PRESERVATIVE SEAL.

CITY OF GOODYEAR GENERAL NOTES FOR SIGNING AND STRIPING

A. ALL PAVEMENT MARKING, SIGNING AND CONSTRUCTION SHALL CONFORM TO MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) PAVEMENT MARKING AND SIGNING MANUALS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD MOST RECENT EDITION (MUTCD), AND THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) SUPPLEMENT TO MUTCD

B. TEMPORARY TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF PHOENIX "TRAFFIC BARRICADE MANUAL" AND/OR AS DIRECTED BY THE CITY OF GOODYEAR ENGINEERING DEPARTMENT.

C. ALL PAVEMENT SUBJECT TO A WARRANTY PERIOD (TYPICALLY TWO YEARS) WILL BE REQUIRED TO PROVIDE NEW THERMOPLASTIC MARKINGS AS A PART OF THE FINAL WARRANTY INSPECTION

D. ALL PAVEMENT MARKINGS ARE TO BE MAINTAINED BY THE DEVELOPER DURING THE WARRANTY PERIOD AND MAY BE INSTALLED AS 0.015" (15 MIL) REFLECTORIZED TRAFFIC PAINT.

E. ALL LANE STRIPING, CROSSWALKS AND CHEVRONS SHALL BE 0.090" (90 MIL) HOT SPRAYED THERMOPLASTIC, UNLESS OTHERWISE NOTED ON THE PLANS. ALL PAVEMENT SYMBOLS, ARROWS AND LEGENDS SHALL BE 0.080" (80 MIL) HOT SPRAYED THERMOPLASTIC. RUMBERIZED ASPHALT MUST CURE FOR A MINIMUM OF 30 DAYS PRIOR TO APPLYING THERMOPLASTIC MARKINGS. ALL TEMPORARY STRIPING SHALL BE 0.015" (15MIL) REFLECTORIZED TRAFFIC PAINT.

F. RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER THE MCDOT PAVEMENT MARKING MANUAL AND SIGNING MANUALS, WITH A CITY APPROVED BITUMINOUS ADHESIVE

G. ALL EXISTING PAVEMENT MARKINGS WHICH CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY WATER BLASTING, OR BY CITY APPROVED METHOD. PRIOR TO THE INSTALLATION OF NEW PAVEMENT MARKINGS. REMOVALS SHALL BE TO THE SATISFACTION OF THE CITY INSPECTOR. ALL AREAS THAT ARE OBLITERATED WILL BE SEALED WITH A CITY APPROVED PRODUCT

H. THE CONTRACTOR SHALL SPOT LAYOUT THE ENTIRE PROJECT WHICH TO STRIPING. THE CONTRACTOR SHALL CONTACT THE CITY OF GOODYEAR CONSTRUCTION INSPECTOR TO MAKE ARRANGEMENTS FOR INSPECTION PRIOR TO APPLYING PAVEMENT MARKINGS. THE PERMANENT PAVEMENT MARKING PLANS SHALL BE MODIFIED WHEN DIRECTED BY THE DESIGN ENGINEER. ANY STRIPING APPLIED BEFORE LAYOUT APPROVAL SHALL BE SUBJECT TO REMOVAL, PAVEMENT RESURFACING, AND RESTRIPING AT THE CONTRACTOR'S EXPENSE.

I. "NO PARKING" SIGNS (R8-3a) SHALL BE INSTALLED OR REINSTALLED APPROXIMATELY EVERY 350 FEET ALONG THE LENGTH OF THE ARTERIAL, COLLECTOR, AND OTHER RESTRICTED STREETS THAT ARE A PART OF THE PROJECT, APPROXIMATELY 5 FEET FROM THE BACK OF THE CURB SHALL TO STREETLIGHT POLES WHEN AVAILABLE. SIGNS MOUNTED ON STREETLIGHT POLES SHALL NOT COVER THE STREETLIGHT POLES NUMBERS. POLE NUMBERS SHALL BE RELOCATED SO THEY ARE VISIBLE

J. ALL SIGNS SHALL BE 3M DIAMOND VIP GRADE SHEETING ON ASTM D-4956-04 PROPOSED TYPE XI SHEETING (3M 4080 SERIES OR EQUIVALENT) WHICH WILL BE ATTACHED TO THE STANDARD SIGNAGE ALUMINUM PLATES. SIGN IMAGING SHALL BE IN COMPLIANCE WITH THE REFLECTIVE SHEETING MANUFACTURER'S MATCHED COMPONENT SYSTEM. SIGN IMAGING SHALL CONSIST OF AN ACRYLIC BASED ELECTRONIC CUTTABLE FILM (3M 1170 SERIES OR EQUIVALENT) WITH STANDARD HIGHWAY COLORS. IN ADDITION, IF CALLED OUT ON THE APPROVED PLANS TO CREATE A GRAFFITI-PROTECTIVE COATING, A PROTECTIVE OVERLAY FILM (3M OR EQUIVALENT) SHALL BE USED WHICH IS DESIGNATED TO COMPLY WITH THE UNDERLYING REFLECTIVE SHEETING MATCHED COMPONENT SYSTEM. IN SETTING SHALL HAVE A 12 YEAR MANUFACTURER'S WARRANTY. A LETTER OF CERTIFICATION FROM THE SIGN FABRICATOR SHALL BE SUBMITTED PRIOR TO SIGN INSTALLATION STATING THE MATERIALS TO BE USED

K. SIGNS SHALL BE INSTALLED ON 2" TELESPAR POSTS PER CITY OF GOODYEAR (C.O.G.) STANDARD DETAIL NO. C-3310-2 UNLESS THEY CAN BE MOUNTED ON A STREET LIGHT POLE WHICH IS IN CLOSE PROXIMITY. SIGNS MOUNTED ON STREET LIGHT POLES CANNOT COVER THE STREET LIGHT POLES NUMBERS. POLE NUMBERS WILL NEED TO BE RELOCATED SO THEY ARE VISIBLE

L. STREET NAME SIGNS SHALL BE 0.80-INCH FLAT SHEET ALUMINUM FOR SIGNS UP TO 48 INCHES. SIGNS 48 INCHES AND OVER SHALL BE .125-INCH FLAT SHEET ALUMINUM. POST CAPS, SEPARATOR AND CANTILEVER BRACKETS SHALL BE A MINIMUM OF HALF THE WIDTH OF THE SIGN TO BE MOUNTED

M. ALL ADVANCED STREET NAME SIGNS SHALL BE HIGHWAY SERIES "C" 8 INCH WHITE UPPER-CASE AND LOWER-CASE LETTERS. ALL ADVANCED STREET NAME SIGNS WILL BE INSTALLED UTILIZING TWO (2), 2" POSTS WITH ANCHORS.

VERIFY SCALES — IF NOT ONE INCH ON ORIGINAL DRAWING, IF NOT SHOWN ON THIS SHEET ADJUST SCALES ACCORDINGLY

AGENCY REVIEW NOT FOR CONSTRUCTION

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PHOENIX 10 OFFSITE PIPELINES

GENERAL NOTES SHEET

PROJECT NUMBER 11004.44

PHX10-G-06

SHEET NO. 4 OF 39

DESIGNED JMC DRAWN BCP CHECKED BFB

DATE AUGUST 7 2019

A-

HTE 19-3631

Plotted: 8/7/2019 10:47 AM

FILE NAME: P:_1 SEGMENT\Working\

PROJECT NO. 11004.44

LAST SAVED BY: TPrice

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-28

CITY OF GOODYEAR
GENERAL NOTES FOR LANDSCAPING

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. ALL SIGNS, MONUMENT WALLS AND SITE LIGHTING REQUIRE SEPARATE BUILDING APPROVAL.

C. ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY NEW OR EXISTING LANDSCAPE.

D. SUBSTITUTIONS IN TYPE, AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF GOODYEAR. (CONTACT THE CITY LANDSCAPE TECHNICIAN REGARDING ALL PLANTING AND IRRIGATION SUBSTITUTIONS AT 623-932-3004.)

E. ALL PLANT MATERIAL LOCATED IN THE PUBLIC RIGHTS-OF-WAY OR CITY OF GOODYEAR MAINTAINED AREAS SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.

F. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.

G. THE CONTRACTOR IS TO ENSURE A ONE-FOOT CLEARANCE BETWEEN THE SIDEWALK AND MATURE TREE CANOPY.

H. PLANT LEGEND PROVIDED FOR CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.

I. A 10-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN A TREE TRUNK AND A UTILITY LINE.

J. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.

K. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ON-SITE PAVING AND SHALL MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

L. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.

M. UTILITY BOXES, METERS AND VAULTS SHALL BE LOCATED IN THE ROW AND WILL NOT BE PERMITTED IN ANY STREET MEDIAN.

N. "AS-BUILT" DRAWINGS, CERTIFIED BY THE DEVELOPER'S LANDSCAPE ARCHITECT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY."

CITY OF GOODYEAR
ADDITIONAL GENERAL NOTES FOR LANDSCAPING

LANDSCAPED AREAS THAT WILL BE MAINTAINED BY CITY PARKS DEPARTMENT SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTINGS AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY AND REDUCE IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES AND SHALL BE MAINTAINED THEREAFTER AT THE HEIGHT OF 2 INCHES.

5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL ALL UNACCEPTABLE PLANTINGS ARE REPLACED OR REPAIRED AND THE LANDSCAPING MEETS CITY APPROVAL.

7. AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

CITY OF GOODYEAR
GENERAL NOTES FOR STREET LIGHTS

A. THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES AND ORDINANCES.

B. PRIOR TO SUBMITTAL, THE STREET LIGHT DESIGNER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT.

C. THE STREET LIGHT DESIGNER SHOULD VERIFY DIMENSIONS AT THE SITE AND IMMEDIATELY REPORT DIFFERENCES TO THE DEVELOPER'S CONSTRUCTION MANAGER AND NOT PROCEED WITH WORK UNTIL THE CONSTRUCTION MANAGER RENDERS A DECISION.

D. THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN CITY OF GOODYEAR RIGHT-OF-WAY.

E. ONE DRY UTILITY PERMIT FOR EACH CITY OF GOODYEAR STREETLIGHT PROJECT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

F. LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETED.

G. STREET LIGHTS ARE INSPECTED BY THE CITY OF GOODYEAR STREET LIGHTING INSPECTOR WHEN ACCEPTED AND ENERGIZED THE CONTRACTOR WILL INSTALL POLE NUMBERS PRIOR TO INSPECTION.

H. LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD BRAIR THE OUTPUT OF THE LIGHT.

I. LUMINAIRES FURNISHED WITH MULTI-TAP DRIVERS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

J. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS, NINETY (90) DEGREES APART.

K. SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

L. WIRING SHALL BE INSTALLED PER SERVING UTILITY COMPANY STANDARDS. CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THEIR PLANS.

M. CONDUIT MUST BE LISTED AND LABELED AND SUITABLE FOR UNDERGROUND USE.

N. CONNECTIONS SHALL BE PER SERVING UTILITY COMPANY STANDARDS. EACH POLE SHALL HAVE AN 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN BENEATH PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE IS REQUIRED.

O. EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATIONS SHALL BE PER SERVING UTILITY COMPANY STANDARDS.

P. TRENCH SHALL BE INSTALLED PER SERVING UTILITY COMPANY STANDARDS. THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED.

Q. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF THE TRENCHING AND THE INSTALLATION OF CONDUIT.

R. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH MAG SPECIFICATION SECTION 107.8.

S. IF A FIXTURE SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED. THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT NECESSARY TO SUCCESSFULLY REPAIR THE FIXTURE.

T. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE BY THE CITY, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS, AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP.

U. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. MATERIALS AND WORKMANSHIP FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

V. SPECIAL PEDESTRIAN - INSTALL ONE 48W LED (4,150 LUMEN) FIXTURE WITH PHOTOELECTRIC CONTROL ON A 30'-6" POLE WITH A 2' MAST ARM PER ARIZONA PUBLIC SERVICE (APS) DETAIL AND SPECIFICATIONS. FOUNDATION AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS. POLE SHALL BE CENTERED 1'-0" BEHIND BACK OF SIDEWALK OR 4' BEHIND BACK OF CURB. INSTALL (2) #12 THWN/THHN FROM LUMINAIRE TO FUSE HOLDER IN POLE. INSTALL APS PULL BOX ADJACENT POLE WITH 1" FLEX CONDUIT TO POLE PER APS SPECIFICATIONS AND REQUIREMENTS. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

W. LOCAL - INSTALL ONE 80W LED (8,100 LUMEN) FIXTURE WITH PHOTOELECTRIC CONTROL ON A 30'-6" POLE WITH A 8' MAST ARM PER APS DETAIL AND SPECIFICATIONS. FOUNDATION AND GROUNDING PER ARIZONA PUBLIC SERVICE (APS) STANDARDS AND SPECIFICATIONS. POLE SHALL BE CENTERED 1'-0" BEHIND BACK OF SIDEWALK OR 4' BEHIND BACK OF CURB. INSTALL (3) #12 THWN/THHN FROM LUMINAIRE TO FUSE HOLDER IN POLE. INSTALL APS PULL BOX ADJACENT POLE WITH 1" FLEX CONDUIT TO POLE PER APS SPECIFICATIONS AND REQUIREMENTS. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

X. COLLECTOR - INSTALL ONE 98W LED (9,300 LUMEN) FIXTURE WITH PHOTOELECTRIC CONTROL ON A 30'-6" POLE WITH A 8' MAST ARM PER APS DETAIL AND SPECIFICATIONS. FOUNDATION AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS. POLE SHALL BE CENTERED 1'-0" BEHIND BACK OF SIDEWALK OR 4' BEHIND BACK OF CURB. INSTALL (2) #12 THWN/THHN FROM LUMINAIRE TO FUSE HOLDER IN POLE. INSTALL APS PULL BOX ADJACENT POLE WITH 1" FLEX CONDUIT TO POLE PER APS SPECIFICATIONS AND REQUIREMENTS. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

Y. MAJOR - INSTALL ONE 132W LED (13,000 LUMEN) FIXTURE WITH PHOTOELECTRIC CONTROL ON A 30'-6" POLE WITH A 8' MAST ARM PER APS DETAIL AND SPECIFICATIONS. FOUNDATION AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS. POLE SHALL BE CENTERED 1'-0" BEHIND BACK OF SIDEWALK OR 4' BEHIND BACK OF CURB. INSTALL (2) #12 THWN/THHN FROM LUMINAIRE TO FUSE HOLDER IN POLE. INSTALL APS PULL BOX ADJACENT POLE WITH 1" FLEX CONDUIT TO POLE PER APS SPECIFICATIONS AND REQUIREMENTS. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

Z. SPECIAL MAJOR - INSTALL ONE 237W LED (19,200 LUMEN) FIXTURE WITH PHOTOELECTRIC CONTROL ON A 30'-6" POLE WITH A 8' MAST ARM PER APS DETAIL AND SPECIFICATIONS. FOUNDATION AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS. POLE SHALL BE CENTERED 1'-0" BEHIND BACK OF SIDEWALK OR 4' BEHIND BACK OF CURB. INSTALL (2) #12 THWN/THHN FROM LUMINAIRE TO FUSE HOLDER IN POLE. INSTALL APS PULL BOX ADJACENT POLE WITH A 1" FLEX CONDUIT TO POLE PER APS SPECIFICATIONS AND REQUIREMENTS. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

VERIFY SCALES

AGENCY REVIEW NOT FOR CONSTRUCTION

BY	DATE	BY	DESCRIPTION

PHOENIX 10 OFFSITE PIPELINES

NOTES SHEET

PROJECT NUMBER: HTE 19-3631

DRAWING NO: PHX10-G-07

SHT 1 OF 58

DATE: AUGUST 7 2019

FILE NAME: PL_110AMP001007.dwg

PROJECT NO: 110148

LAST SAVED BY: TPhan

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-29

MCDOT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REVISED EDITION OF THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) AS AUTHORIZED AND MODIFIED BY THE MOST CURRENT MCDOT SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND NON-CONFLICTING PROJECT SPECIAL PROVISIONS. ALL WORK MUST ALSO COMPLY WITH RESOLUTION 2001-01 MARICOPA COUNTY RESOLUTION FOR PERMITS TO WORK IN DEDICATED RIGHT-OF-WAY AND RESOLUTION 2001-02 MARICOPA COUNTY RESOLUTION FOR STREET IMPROVEMENTS, INSTALLATION OF UTILITIES AND TRAFFIC CONTROL. ANY EXCEPTIONS MUST RECEIVE SEPARATE APPROVAL FROM MCDOT AND SHALL BE ENUMERATED ON THE PLANS AS HAVING EXPLICIT APPROVAL FROM MCDOT. ALL CLEAR ZONE HAZARDS SHALL BE MITIGATED IN A MANOR APPROVED BY MCDOT AT NO COST TO THE COUNTY.
2. THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY MCDOT IN CONCEPT AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY MCDOT. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT MCDOT FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, THE MCDOT ROADWAY DESIGN MANUAL, OR OTHER DESIGN ISSUES.
3. AN APPROVED SET OF PLANS SHALL BE ON THE SITE DURING CONSTRUCTION AND AVAILABLE TO MCDOT AND OTHER INSPECTORS.
4. ALL BOX CULVERTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) LATEST DESIGN SPECIFICATIONS AND STANDARDS. MINIMUM CLEAR HEIGHT OF BOX CULVERT SHALL BE 4 FEET
5. CONTRACTOR TO OBTAIN MCDOT PERMITS PRIOR TO CONSTRUCTION WITHIN COUNTY RIGHT-OF-WAY, AND ALL NECESSARY PERMITS FROM OTHER AGENCIES AND FROM LOCAL GOVERNMENTS FOR WORK WITHIN THEIR JURISDICTION.
6. CONTRACTOR SHALL NOTIFY THE MCDOT INSPECTION DEPT. AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION AT (602) 506-8904
7. CONTRACTOR PERFORMING CONSTRUCTION OR EXCAVATING OPERATIONS IS RESPONSIBLE FOR LOCATING AND RELOCATING ALL UTILITIES IN CONFLICT AT NO EXPENSE TO MARICOPA COUNTY. THE CONTRACTOR SHALL CONTACT "BLUE STAKE" AT (602) 263-1100 PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS FOR EARTH MOVING FROM MARICOPA COUNTY AIR QUALITY DEPARTMENT'S DUST COMPLIANCE DIVISION (602) 506-6010 PRIOR TO CONDUCTING EXCAVATION OPERATIONS. A COPY OF THE PERMIT AND DUST CONTROL PLAN SHALL BE SUBMITTED TO THE COUNTY ENGINEER PRIOR TO COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES
9. PRIOR TO CONDUCTING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL OBTAIN FROM THE ARIZONA STATE MUSEUM'S ARCHAEOLOGICAL PRESERVATION OFFICER (602) 542-4009, RECOMMENDATIONS REGARDING THE NEED FOR CULTURAL RESOURCES (ARCHAEOLOGICAL) CLEARANCE. ALL DISCOVERIES OF HUMAN REMAINS, CULTURAL ARTIFACTS, OR PALEONTOLOGICAL REMAINS SHALL BE REPORTED TO THE ARIZONA STATE MUSEUM AND MCDOT. UPON DISCOVERY, CONTRACTOR SHALL CEASE OPERATIONS IN THE VICINITY OF THE FIND AND PROTECT THE DISCOVERY AREA FROM FURTHER DISTURBANCE UNTIL THE FIND CAN BE PROFESSIONALLY INVESTIGATED BY THE ARIZONA STATE MUSEUM AND MCDOT
10. EXCEPT UNDER EMERGENCY CONDITIONS, ROADS SHALL NOT BE CLOSED FOR CONSTRUCTION ACTIVITY UNLESS PRIOR APPROVAL IS OBTAINED FROM THE MCDOT TRANSPORTATION DIRECTOR OR HIS REPRESENTATIVE.
11. PRIOR TO MOWING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE NATIVE PLANTS (602) 542-0990.
12. PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, BASE COURSE AND WEARING SURFACE, SUBMIT SOIL TESTING OF SUBGRADE AND REVISED PAVEMENT DESIGN CALCULATIONS TO MCDOT FOR REVIEW AND APPROVAL. IF SUBGRADE STABILIZATION IS REQUIRED, THE AREA STABILIZED SHALL BE FROM BACK OF SIDEWALK TO BACK OF SIDEWALK AND WITH THE STABILIZATION DEPTH OF THE PAVEMENT STRUCTURE.
13. ASPHALT MIX DESIGN SHALL BE SUBMITTED TO MCDOT A MINIMUM OF 48 HOURS PRIOR TO PLACING ANY ASPHALT COURSES. (TRENCH WORK EXCLUDED.) ALL PAVED TURNOUTS SHALL HAVE THE SAME ASPHALT AND BASE REQUIREMENTS AS THE ADJACENT ROADWAY UNLESS NOTED OTHERWISE.
14. ALL COMPACTION AND BACKFILL WITHIN COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE MCDOT SUPPLEMENT TO MAG SPECIFICATION SECTION 601. BACKFILL UNDER EXISTING PAVEMENT, CURB AND GUTTER, ROADWAY SHOULDERS, AND UNPAVED ROADWAYS SHALL CONSIST OF ONE-HALF (1/2) OR ONE SACK (1SK) UNWASHED ROADWAY AREAS INCLUDE THE TRAVELED WAY PLUS FIVE FEET BEYOND THE TRAVELED WAY

MCDOT GENERAL NOTES (CONT'D)

15. ALL STRUCTURES, SUCH AS MANHOLES, VALVE BOX & COVERS, AND MONITORING WELLS MUST BE MARKED WITH AT LEAST TWO REFLECTIVE YELLOW FLEX POSTS WHEN STRUCTURES ARE LOCATED OUTSIDE THE TRAVELED WAY AND WITHIN THE RIGHT-OF-WAY (APPLIES ONLY WHEN THERE IS NO CURB.)
16. PAVEMENT MARKING AND PAVEMENT REPLACEMENT SHALL CONFORM TO REQUIREMENTS OF SPECIFICATION SECTION 730. PAVEMENT CUTS SHALL NOT BE LOCATED WITHIN A LANE WHEEL PATH. THE LANE WHEEL PATH IS THE ENTIRE LANE WIDTH EXCEPT THE AREA WITHIN ONE FOOT OF A LANE LINE STRIPE AND EXCEPT THE CENTER TWO FEET OF THE TRAVEL LANE.
17. ALL EXISTING PAVEMENT MARKINGS, SIGNS, SIGNS AND SIGNAL EQUIPMENT THAT NEED TO BE REMOVED, REPLACED, RELOCATED OR REPAIRED BECAUSE OF CONTRACTOR'S WORK WILL BE DONE BY THE CONTRACTOR AT HIS EXPENSE. ALL SALVAGED SIGNS SHALL BE DELIVERED TO THE TRAFFIC OPS BUILDING AT 2836 W. DURANGO AT ARRANGEMENTS CAN BE MADE FOR DELIVERY BY CALLING (602) 506-8340. ALL NEW STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY PERMITTEE AT NO EXPENSE TO MARICOPA COUNTY
18. PAVEMENT MARKING, SIGNAGE AND SIGNAL WORK WILL BE INSPECTED AND SHALL MEET COUNTY STANDARDS BEFORE RELEASE OF BOND.
19. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY TO A CONDITION EQUAL TO OR BETTER THAN PRIOR EXISTING CONDITIONS. DISPOSAL OF ALL WASTE MATERIAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

MCDOT CHECK LIST INFORMATION FOR LITCHFIELD ROAD

1. LOCATION FOR AS-BUILT INDEXING: SECTION 21, TOWNSHIP 1N, RANGE 1W.
2. ROADWAY CLASSIFICATION: MAJOR COLLECTOR
3. DESIGN SPEED: 45 MPH (POSTED SPEED)
4. AVERAGE DAILY TRAFFIC (ADT): CURRENT ADT=52K FOR 2018
5. CLEAR ZONE DISTANCE: 12 FEET (BASED ON AASHTO ROADSIDE DESIGN GUIDE, TABLE 3-1 SUGGESTED CLEAR ZONE DISTANCES, USING DESIGN SPEED OF 45-50 MPH AND AN ADT OF LESS THAN 750 FOR SLOPES FLATTER THAN 1V:6H)
6. CONTROL POINT, DISTANCE/OFFSET FROM CONTROL POINT: CONTROL POINT #3, THE SECTION LINE, OFFSET IS AS SHOWN ON THE PLANS AND VARIES FROM APPROXIMATELY 6' TO 20' WEST OF THE SECTION LINE IN LITCHFIELD ROAD (SECTION 21 T1N R2W).

ARIZONA PUBLIC SERVICE (APS) NOTES

- AA. CONTRACTOR SHALL CONTACT APS INSPECTOR, IDENTIFIED ON THE APS CONSTRUCTION DRAWING FOR PRE-CONSTRUCTION MEETING PRIOR TO ANY EXCAVATION.
- BB. CONTRACTOR TO SUPPLY ALL TRENCH AND CONDUIT, PER APS REQUIREMENTS, UNLESS OTHERWISE NOTED
- CC. GRADE STAKE WILL BE SET WITHIN 2' OF J-BOX LOCATION
- DD. CONTRACTOR WILL COORDINATE WITH APS AND CITY OF GOODYEAR FOR DE-ENERGIZING OF STREETLIGHT CONDUCTOR.
- EE. GROUND ROD TO BE PROVIDED AND INSTALLED BY CONTRACTOR IN APS J-BOX AT EACH STREETLIGHT LOCATION.
- FF. IF THE CONTRACTOR INSTALLS THE POLE, THE BARE #6 COPPER GROUND WIRE SHALL BE CONNECTED FROM THE GROUND ROD IN THE APS J-BOX TO THE GROUND CONNECTION IN THE HAND-HOLE.
- GG. ALL TRENCH AND CONDUIT TO BE INSPECTED BY APS. DO NOT BACKFILL UNTIL INSPECTED.
- HH. APS CONSTRUCTION POINT MUST BE USED AS A TRENCHING REFERENCE. TRENCHING VARIATIONS MUST HAVE WRITTEN APS CSR APPROVAL. FOLLOW DETAILS FOR CONSTRUCTION. VARIATIONS IN TRENCH ROUTE MAY RESULT IN A REDESIGN FEE.
- II. CONTACT APS FOR ALL TRENCH AND CONDUIT SPECIFICATIONS AND REQUIREMENTS.
- JJ. CONTRACTOR IS RESPONSIBLE FOR INTEGRITY OF ALL CONDUITS INSTALLED BY APS HAS INSTALLED CONDUCTORS.
- KK. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED VARIANCES PRIOR TO SUBMITTING OF DRAWINGS TO THE UTILITIES.
- LL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING VERTICAL AND HORIZONTAL CLEARANCES TO EXISTING OVERHEAD LINES AND POLES WHEN PLACING NEW STREETLIGHTS

RID CONSTRUCTION NOTES

1. THE TERM "DISTRICT" IN THESE NOTES AND PLANS SHALL REFER TO THE ROOSEVELT IRRIGATION DISTRICT
2. THE DISTRICT CONSTRUCTION OBSERVER MUST APPROVE THE SCHEDULING OF ALL CONSTRUCTION ACTIVITIES WITHIN THE DISTRICT RIGHT-OF-WAY OR EASEMENT. THE DISTRICT MAY REQUIRE THAT SOME OR ALL OF THE CONSTRUCTION FOR THIS PROJECT BE COMPLETED DURING A SCHEDULED DRY UP OF THE MAIN CANAL.
3. ALL CONSTRUCTION PLANS AFFECTING DISTRICT FACILITIES MUST BE REVIEWED AND APPROVED BY THE DISTRICT
4. THE CONTRACTOR SHALL CONTACT THE DISTRICT'S CONSTRUCTION OBSERVER AT (602) 334-7017, A MINIMUM OF 14 CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A RIGHT-OF-WAY CROSSING PERMIT FROM THE DISTRICT BEFORE ANY WORK CAN COMMENCE WITHIN DISTRICT RIGHT-OF-WAY OR EASEMENT
6. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW BY THE DISTRICT'S ENGINEER AS MAY BE NECESSARY FOR THE EXECUTION OF THE WORK AND AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.
7. ALL EXISTING DISTRICT FACILITIES DISTURBED BY NEW CONSTRUCTION SHALL BE RECONSTRUCTED TO CURRENT DISTRICT STANDARDS.
8. ALL CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: EQUIPMENT, SPOILS, ETC. MUST REMAIN OUTSIDE OF DISTRICT RIGHT-OF-WAY OR EASEMENT UNLESS OTHERWISE APPROVED BY THE DISTRICT CONSTRUCTION OBSERVER
9. EXISTING DISTRICT FACILITIES MUST REMAIN OPERATIONAL AND SHALL NOT BE DISTURBED OR RENDERED UNABLE TO BE USED BY DISTRICT OPERATIONS AND MAINTENANCE STAFF
10. UTILITIES INCLUDE ANY WATER, SEWER, RECLAIMED WATER, GAS ELECTRICAL, LANDSCAPE IRRIGATION, COMMUNICATION, ETC
11. ALL CROSSING OF PROPOSED UTILITIES MUST BE COMPLETED AND APPROVED BY DISTRICT'S CONSTRUCTION OBSERVER PRIOR TO ALL CONSTRUCTION
12. MINIMUM OPEN TRENCH CLEARANCE FROM OUTSIDE EXISTING RID FACILITY TO OUTSIDE PROPOSED UTILITY
   - A. UTILITY RUNS PARALLEL 3' HORIZONTAL
   - B. UTILITY CROSSES PERPENDICULARLY: VERTICAL 6" BELOW
   - C. ABOVE GROUND UTILITY: HORIZONTAL

RID GRADING NOTES

1. THE CONTRACTOR SHALL PROVIDE SMOOTHLY AND EVENLY GRADED FINISHED GROUND SURFACES ABOUT ALL DISTRICT FACILITIES WITHIN THE PROJECT AREA AND BLEND SMOOTHLY INTO EXISTING GRADES
2. THE CONTRACTOR SHALL IMPORT ADDITIONAL FILL MATERIAL OR EXPORT EXCESS CUT MATERIAL AS REQUIRED TO PROVIDE SATISFACTORY FINISHED GRADING ABOUT DISTRICT FACILITIES AS INDICATED ON THE APPROVED PLANS OR AS DIRECTED BY THE DISTRICT CONSTRUCTION OBSERVER.
3. FINISHED SURFACES SHALL BE GRADED TO DIRECT DRAINAGE AWAY FROM DISTRICT FACILITIES.
4. DAM ROADS ADJACENT TO CANAL PRISM SHALL BE CONSTRUCTED WITH A MINIMUM ELEVATION 6" ABOVE ADJACENT FIELDS AND A 2% CROSS SLOPE AWAY FROM CANAL PRISM AREA UNLESS OTHERWISE NOTED

RID CONCRETE NOTES

UNLESS OTHERWISE SHOWN, THESE NOTES ARE TYPICAL FOR ALL DRAWINGS

CHAMFER
CHAMFER EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES OF ALL STRUCTURES WITH A 45° BEVEL, 3/4" R.S.M.

DIMENSIONS
ALL DIMENSIONS TO A JOINT ARE TO THE CENTERLINE OF THE JOINT. BEAM AND SLAB DEPTHS SHALL BE MEASURED FROM THE TOP OF THE STRUCTURAL SLAB. DIMENSIONS GIVEN FOR THE DEPTH OF RECESSES ARE FROM THE SURFACE OF THE STRUCTURAL CONCRETE. THICKNESS SHOWN FOR WALLS AND SLABS ADJACENT TO UNDISTURBED SOIL OR ROCK ARE MINIMUM DIMENSIONS

EMBEDDED MATERIALS
BEFORE PLACING CONCRETE, CARE SHALL BE TAKEN THAT ALL EMBEDDED ITEMS ARE IN POSITION AND SECURELY FASTENED IN PLACE.

FINISHES
FOR LOCATION AND CLASSES OF FINISHES FOR FORMED AND UNFORMED CONCRETE SURFACES, SEE MAG SPECIFICATIONS SECTION 605.3

JOINTS
ALL CONSTRUCTION JOINTS MAY BE PROVIDED WHERE SHOWN ON THE DRAWINGS. ADDITIONAL CONSTRUCTION JOINTS MAY BE USED SUBJECT TO AP PROVAL

RID CONCRETE REINFORCING NOTES

UNLESS OTHERWISE SHOWN, THESE NOTES ARE TYPICAL FOR ALL DRAWINGS

COVER
PLACE THE REINFORCEMENT SO THAT THE MINIMUM CLEAR DISTANCE BETWEEN FACE OF CONCRETE AND NEAREST REINFORCEMENT IS 1 1/2" FOR #6 BARS AND SMALLER AND 2" FOR #8 BARS AND LARGER, EXCEPT PROVIDE A CLEAR DISTANCE FROM FACE OF CONCRETE PLACED AGAINST EARTH OR RUCK OF 3" WHERE MEMBER THICKNESS IS 8" OR LESS AND 3" WHERE MEMBER THICKNESS IS GREATER THAN 8". THE CLEAR DISTANCE BEING TO THE DESIGN DIMENSION LINE. REINFORCEMENT PARALLEL TO CONSTRUCTION JOINTS SHALL HAVE A MINIMUM OF 2" CLEAR COVER

DIMENSIONS
DIMENSIONS ARE TO THE CENTERLINES OF THE BARS UNLESS OTHERWISE SHOWN. CLEAR COVER DIMENSIONS ARE MARKED "CL"

PLACING
REINFORCEMENT AT SMALL OPENINGS (MAX 18") IN WALLS AND SLABS MAY BE SPREAD APART NOT MORE THAN 1 1/2 TIMES THE BAR SPACING REINFORCEMENT MAY BE ADJUSTED LATERALLY TO MAINTAIN A CLEAR DISTANCE OF AT LEAST 1" BETWEEN THE REINFORCEMENT AND KEYS, WAINSTONS, ANCHOR BOLTS, FORM TIES, CONDUITS, AND OTHER EMBEDDED MATERIAL. IN HEAVILY REINFORCED AREAS RELOCATION OF THE EMBEDDED MATERIAL MUST BE CONSIDERED. IN NO CASE SHOULD BARS BE BENT TO GREATER THAN 6 TO 1 SLOPE. REINFORCEMENT PARALLEL TO ANCHOR BOLTS OR OTHER EMBEDDED MATERIAL SHALL BE PLACED TO MAINTAIN A CLEAR DISTANCE OF AT LEAST 1 1/2 TIMES THE MAXIMUM SIZE AGGREGATE.

SPACING
THE FIRST AND LAST BARS IN WALLS AND SLABS, STIRRUPS IN BEAMS, AND TIES IN COLUMNS ARE TO START AND END AT A MAXIMUM OF ONE HALF OF THE ADJACENT BAR SPACING

PLAIN DOWELS
PLAIN DOWELS ACROSS CONTRACTION JOINS SHALL BE SMOOTH BARS UNIFORMLY COATED WITH A FILM OF OIL BEFORE CONCRETE PLACEMENT. VISCOSITY OF THE OIL SHALL HAVE A SAE RATING OF NOT LESS THAN 20d

ACCESSORIES
BAR SUPPORTS, SPACERS, AND OTHER ACCESSORIES ARE NOT SHOWN ON THE DESIGN DRAWINGS. THE RECOMMENDATIONS OF ACI 315 OR OTHER APPROVED SUPPORTING SYSTEMS MAY BE USED

SPLICES
UNLESS OTHERWISE SHOWN THE MINIMUM LENGTH OF LAP FOR SPLICING PARALLEL BARS SHALL BE GIVEN IN THE TABLE OF SPLICE AND EMBEDMENT LENGTHS. SPLICES SHALL BE STAGGERED TO GIVE 12" CLEAR BETWEEN END OF ADJACENT SPLICES. (PAIRS ARE SPACED CLOSER THAN 6" OR 6 BAR DIAMETERS. NON-CONTACT LAP SPLICES SHALL NOT BE 5" ACID 4"NTHER APART THAN ONE-FIFTH THE REQUIRED LENGTH OF LAP OR 6" WHEN REINFORCING BARS OF DIFFERENT SIZES ARE TO BE SPLICED, THE LENGTH OF LAP SHALL BE COMMANDED BY THE SMALLER DIAMETER BAR. SPLICES ARE TO BE MADE SO THAT THE GIVEN DISTANCES TO FACE OF CONCRETE WILL BE MAINTAINED. SPLICE LENGTHS SHOWN ON THE TABLE OF SPLICE AND EMBEDMENT LENGTHS ARE FOR CLASS B SPLICE, SPACED AT LEAST 6" ON CENTERS, IN ACCORDANCE WITH ACI 318-71. SPLICES REQUIRING LAP LENGTHS OTHER THAN THOSE FOR CLASS B MUST BE DETAILED ON THE REINFORCEMENT DESIGN DRAWINGS.

STANDARD HOOKS
HOOKS SHALL HAVE 180° BENDS AND EXTENSIONS OF 4-BAR DIAMETERS BUT NOT LESS THAN 2 1/2" PARALLEL TO THE MAIN LEG OF THE BAR OF 90° BENDS AND EXTENSIONS OF AT LEAST 12 BAR DIAMETERS. HOOKS FOR STIRRUPS AND TIE BARS SHALL BE AS SHOWN ON ONLY SMALL MAY BE EITHER A 90° OR 135° BEND PLUS AN EXTENSION OF AT LEAST 6 BAR DIAMETERS BUT NOT LESS THAN 2 1/2" AT THE FREE END OF THE BAR. RADIUS OF BEND TO BE AS SPECIFIED IN THE TABLE OF PIN DIAMETERS

BENT BARS
ONLY BILLET STEEL OR AXLE STEEL SHALL BE USED FOR BARS TO BE BENT UNLESS OTHER RADIUS BENDS ARE INDICATED ON THE DESIGN DRAWINGS. ALL REINFORCEMENT REQUIRING BENDING SHALL BE BENT AROUND A PIN HAVING THE DIAMETER SHOWN IN THE TABLE OF PIN DIAMETERS

VERIFY SCALES

AGENCY REVIEW NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

carollo

Microsoft

SUNDT

PHOENIX 10 OFFSITE PIPELINES

NOTES SHEET

PHX10-G-08

SHEET 5 OF 53

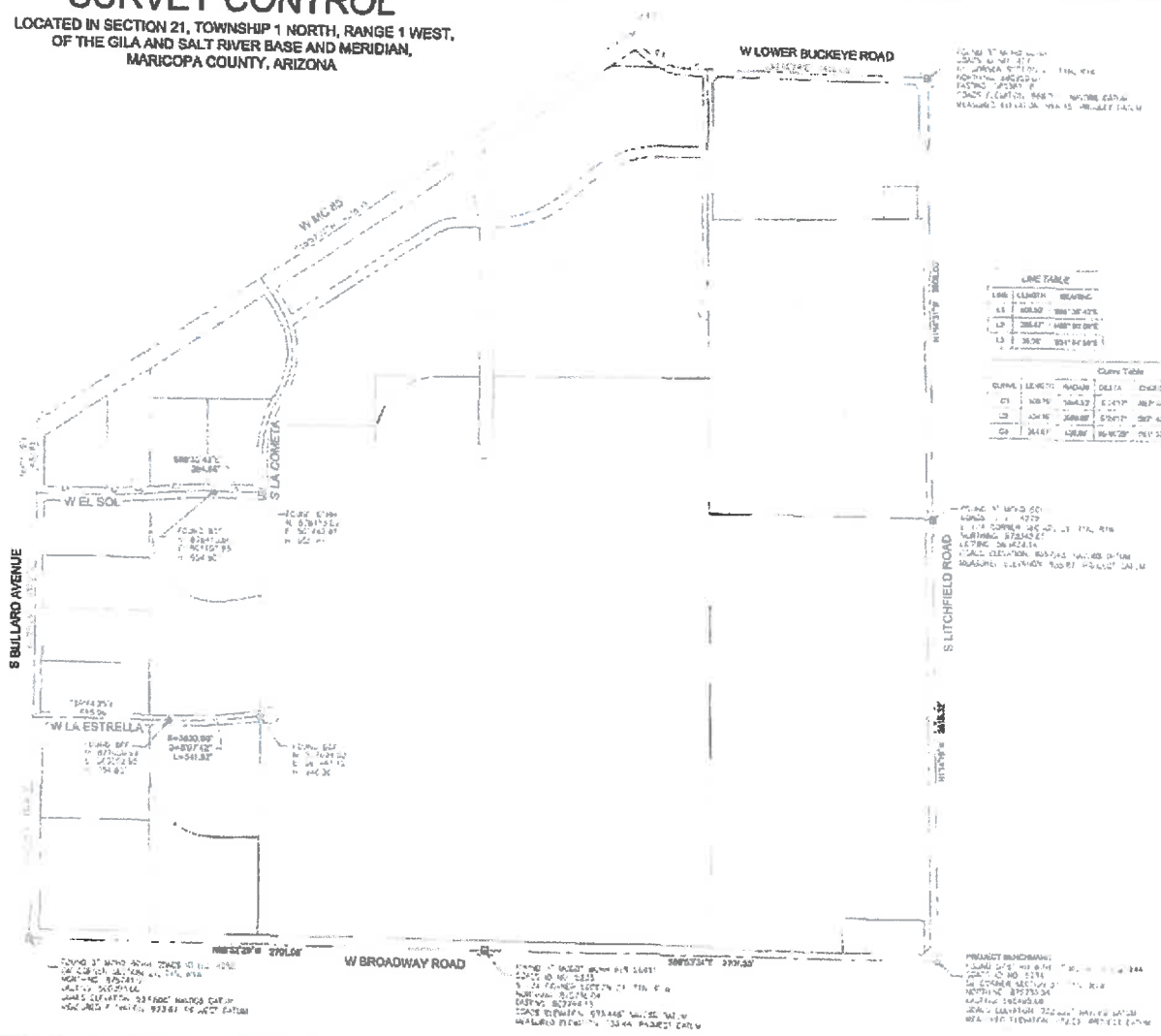
RTE 19-3631

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-30

SURVEY CONTROL

LOCATED IN SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



GRAPHIC SCALE

LEGEND:

ABBREVIATIONS:

PROJECT BENCHMARK:

PROJECT COORDINATE SYSTEM

LAND SURVEYOR'S CERTIFICATION:

VERIFY SCALES

AGENCY REVIEW NOT FOR CONSTRUCTION

GILBERT LAND SURVEYING, PLC

PHX 10-11 PROJECT SURVEY CONTROL
LOCATED IN SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Carrillo | Microsoft | SUNDT

PHOENIX 10 OFFSITE PIPELINES

SURVEY CONTROL SHEET

PHX10-G-09

EXHIBIT A-31

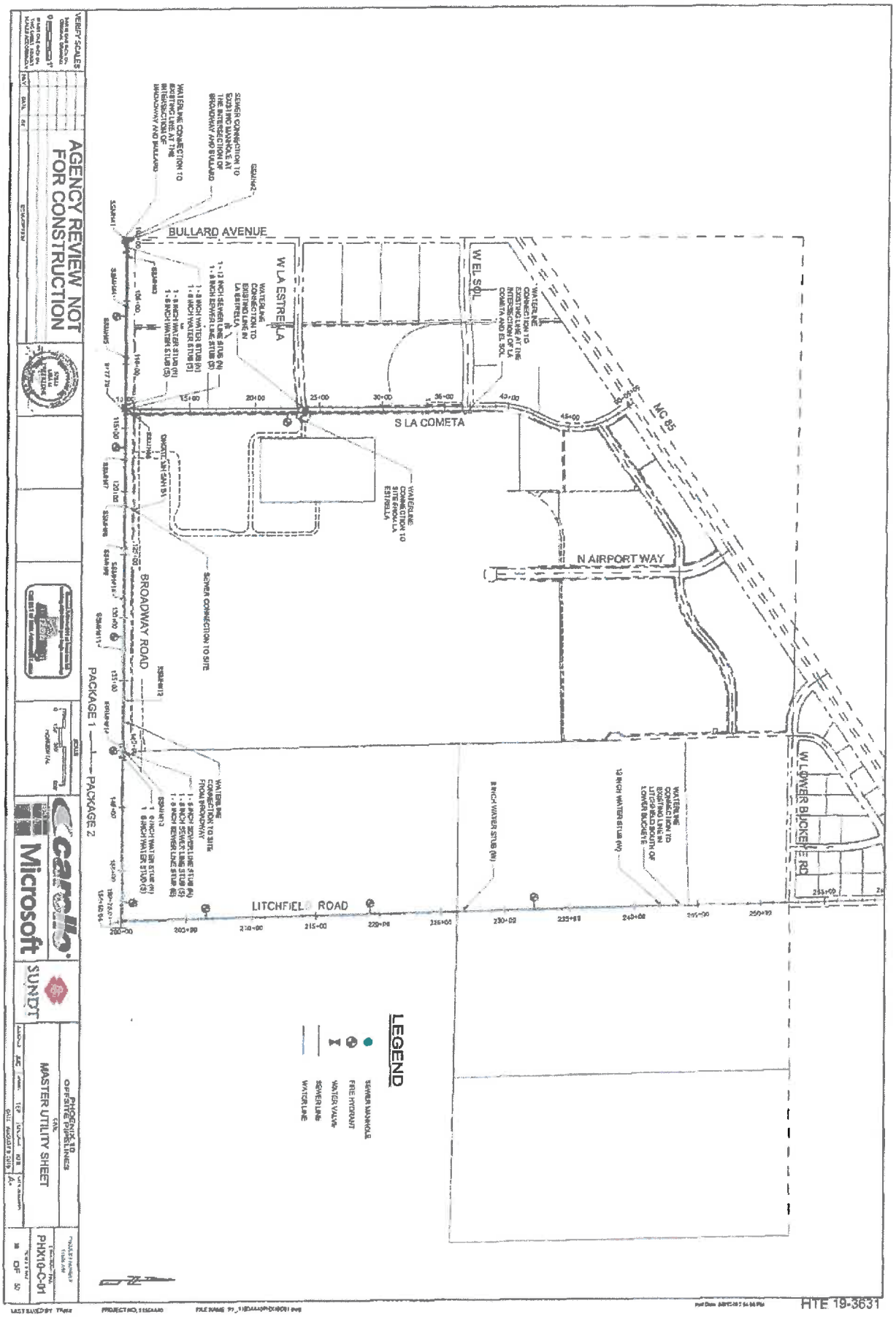

AGENCY REVIEW NOT FOR CONSTRUCTION
BULLARD AVENUE
W LA ESTRELLA
W EL SOL
S LA COMETA
MC 85
N AIRPORT WAY
BROADWAY ROAD
W LOWER BUCKEYE RD
LITCHFIELD ROAD
PACKAGE 1
PACKAGE 2
LEGEND
SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
SEWER LINE
WATER LINE
MASTER UTILITY SHEET
PHOENIX-1D OFFSITE EXHIBITS
PHX10-0-01
HTE 19-3631

EXHIBIT A-32

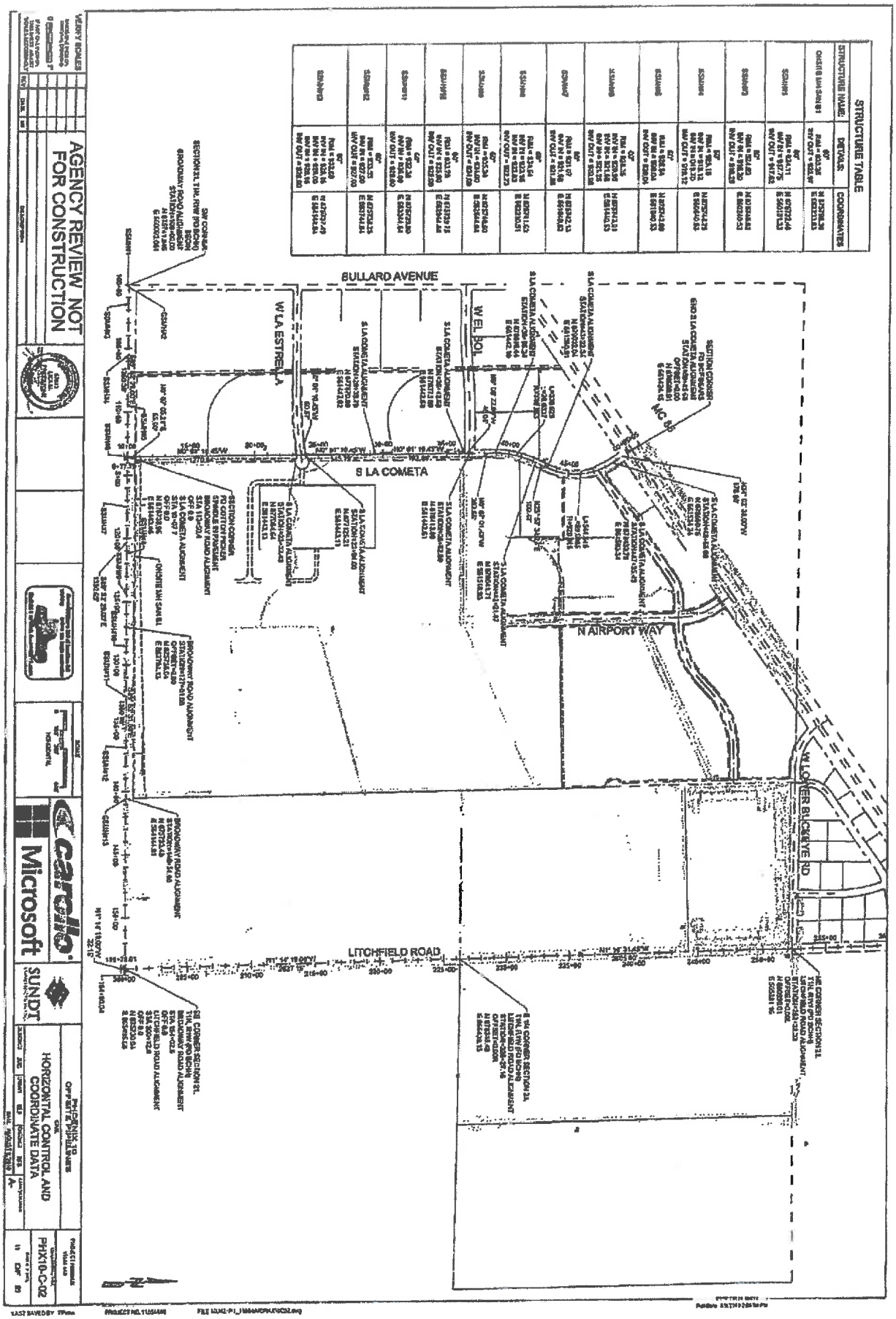

BULLARD AVENUE
W LA ESTRELLA
W EL BOL
S LA COMETA
N AIRPORT WAY
W LOWER BUCKEYE RD
LITCHFIELD ROAD
MC 85
AGENCY REVIEW NOT FOR CONSTRUCTION
HORIZONTAL CONTROL AND COORDINATE DATA
PHX10-C-02

EXHIBIT A-33

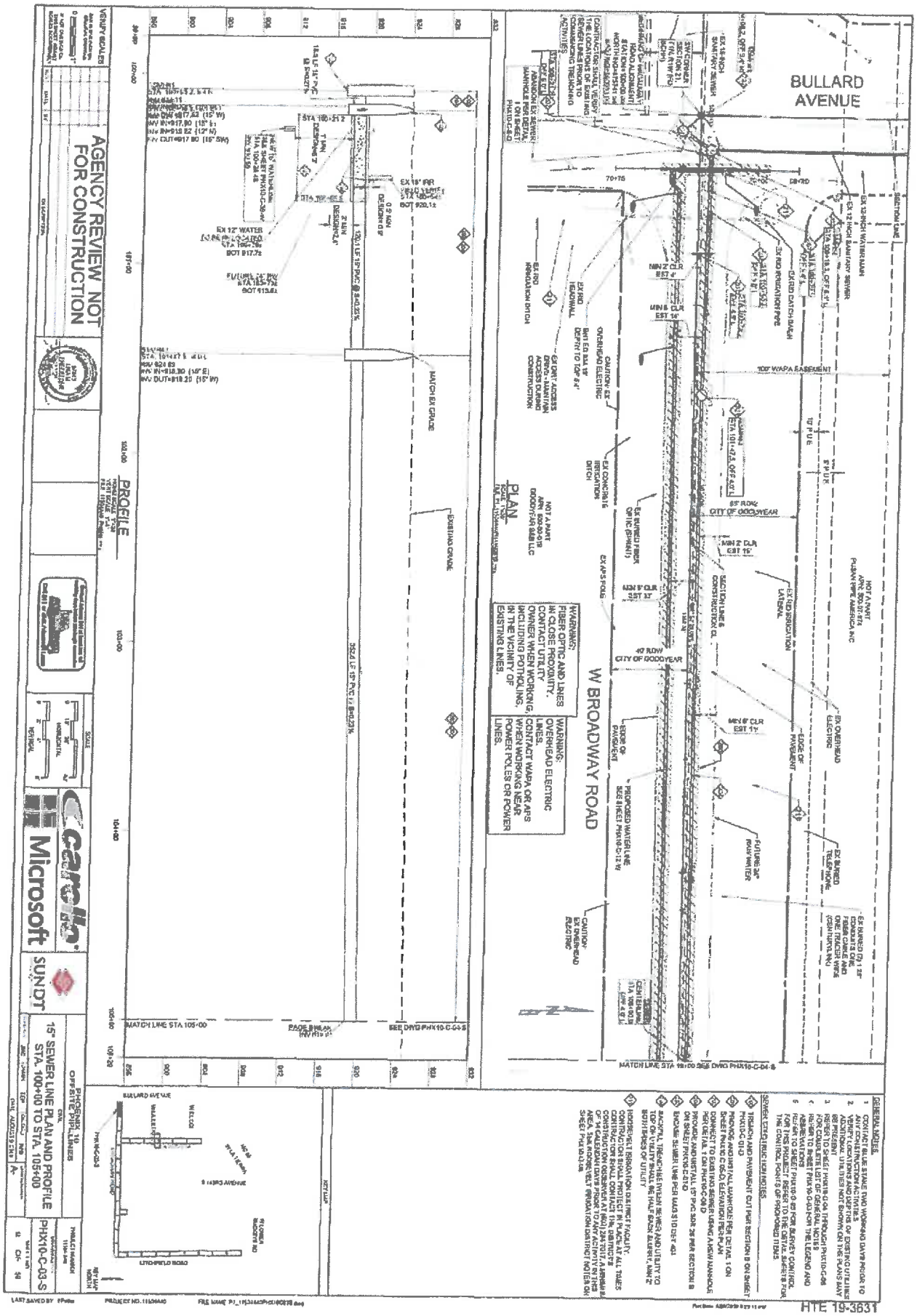

BULLARD AVENUE
W BROADWAY ROAD
AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
15" SEWER LINE PLAN AND PROFILE STA. 100+00 TO STA. 105+00
PHX10-C-03-S
GENERAL NOTES
SEWER CONSTRUCTION NOTES
MATCH LINE STA 105+00
MATCH LINE STA 100+00 SEE DWG PHX10-C-04-S
SEE DWG PHX10-C-04-S
HTE 19-3631

EXHIBIT A-34

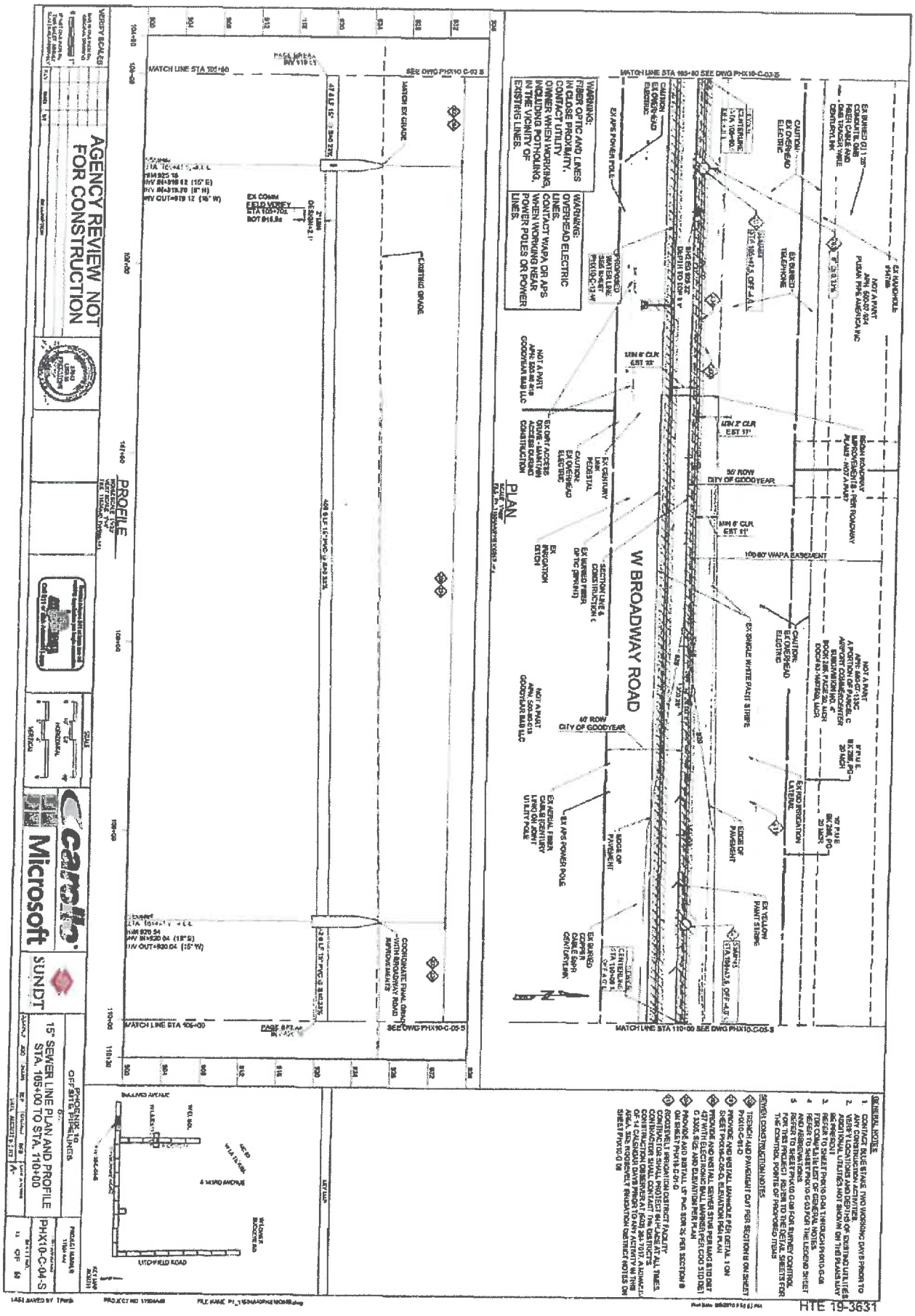

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
MATCH LINE STA 105+60
MATCH LINE STA 110+00
MATCH LINE STA 165+80
EX MANHOLE
EX BURIED TELEPHONE
EX OVERHEAD ELECTRIC
EX APS POWER POLE
EX IRRIGATION DITCH
EX SINGLE WHITE PAINT STRIPE
EX YELLOW PAINT STRIPE
EDGE OF PAVEMENT
EX APS POWER POLE
EX AERIAL FIBER CABLE/CENTURY LINK/COX JOINT UTILITY POLE
EX BURIED COPPER & FIBER CABLE/CENTURYLINK
EX PROJ IRRIGATION LATERAL
EX CENTURY LINK PEDESTAL
EX DIRT ACCESS ROAD TO BE REMOVED AND RESTORED
EX WARNING FIBER OPTIC (BURIED)
SECTION LINE & CONSTRUCTION C
EX CONCRETE CUT
EX ASPHALT
EX GRADE
EXISTING GRADE
PROPOSED WATER LINE PHX10-C-13-W
100.00' WAPA EASEMENT
55' ROW CITY OF GOODYEAR
40' ROW CITY OF GOODYEAR
MIN 6' CLR EST 11'
MIN 2' CLR EST 17'
HOT A PART APN: 500-07-004 PUBLIC PARK AMERICA INC
HOT A PART APN: 500-07-004A A PORTION OF PARCEL C AIRPORT COMMERCENTER
HOT A PART APN: 500-07-018 GOODYEAR BAD LLC
HOT A PART APN: 500-08-018 GOODYEAR BAD LLC
WARNING: FIBER OPTIC AND LINES IN CLOSE PROXIMITY. CONTACT UTILITY OWNER WHEN WORKING, INCLUDING POTHOLING, IN THE VICINITY OF EXISTING LINES.
WARNING: OVERHEAD ELECTRIC LINES. CONTACT WAPA OR APS WHEN WORKING NEAR POWER POLES OR POWER LINES.
SEE DWG PHX10-C-03-S
SEE DWG PHX10-C-05-S
COORDINATE FINAL GRADE WITH BROADWAY ROAD IMPROVEMENTS
Microsoft
SUNDT
PHOENIX-10 OFF-SITE PIPELINES
15" SEWER LINE PLAN AND PROFILE STA. 105+00 TO STA. 110+00
PHX10-C-04-S
HTE 19-3631

EXHIBIT A-35

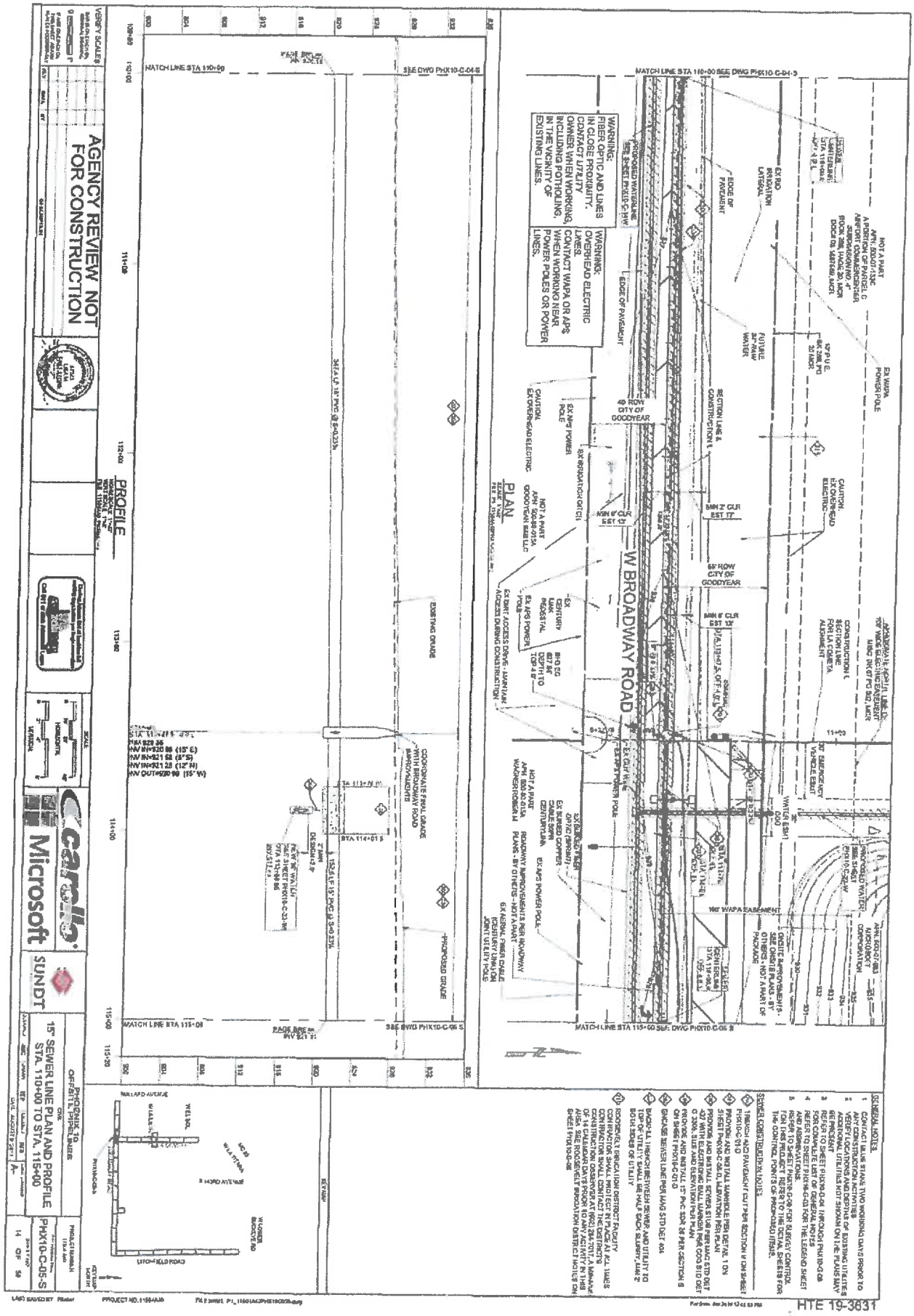

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
MATCH LINE STA 110+00 SEE DWG PHX10-C-04-S
MATCH LINE STA 115+00 SEE DWG PHX10-C-05-S
SEE DWG PHX10-C-04-S
SEE DWG PHX10-C-05-S
PROPOSED WATERLINE
EX WATER POWER POLE
EX APS POWER POLE
EX CENTURYLINK PEDESTAL
EX AERIAL FIBER CABLE (CENTURY LINK/QWEST JOINT UTILITY POLE)
EX BURIED FIBER OPTIC (SPRINT)
EX BURIED FIBER CABLE (CENTURYLINK)
EX APS POWER POLE
EX DIRT ACCESS DRIVE - MAINTAIN ACCESS DURING CONSTRUCTION
EXISTING GRADE
PROPOSED GRADE
CONSTRUCTION & SECTION LINE FOR LA CAÑADA ALIGNMENT
SECTION LINE & CONSTRUCTION
40' ROW CITY OF GOODYEAR
65' ROW CITY OF GOODYEAR
100' WAPA EASEMENT
CAUTION: EXCAVATION AROUND ELECTRIC
WARNING: FIBER OPTIC AND LINES IN CLOSE PROXIMITY. CONTACT UTILITY OWNER(S) WHEN WORKING, INCLUDING POTHOLING, IN THE VICINITY OF EXISTING LINES.
WARNING: OVERHEAD ELECTRIC LINES. CONTACT WAPA OR APS WHEN WORKING NEAR POWER POLES OR POWER LINES.
EDGE OF PAVEMENT
FUTURE 24" WATER
16" P.U.E. BK 386, PG 32 MCR
EX RID IRRIGATION LATERAL
NOT A PART APN: 500-07-138C
NOT A PART APN: 500-88-015A GOODYEAR BSB LLC
NOT A PART APN: 500-80-015A WAGNER/ROBERTA
NOT A PART APN: 500-07-988 NORTHROP GRUMMAN CORPORATION
ROADWAY IMPROVEMENTS PER ROADWAY PLANS - BY OTHERS - NOT A PART
CREATE IMPROVEMENTS - BY OTHERS IN PLANS - BY PACKAGE - NOT A PART OF
EX 8" WATER LINE
EX 8" SEWER LINE
EX 6" SEWER LINE
EX 12" WATER LINE
EX 16" WATER LINE
EX 24" WATER LINE
EX 30" WATER LINE
EX 36" WATER LINE
EX 42" WATER LINE
EX 48" WATER LINE
EX 54" WATER LINE
EX 60" WATER LINE
EX 72" WATER LINE
EX 84" WATER LINE
EX 96" WATER LINE
EX 108" WATER LINE
EX 120" WATER LINE
EX 132" WATER LINE
EX 144" WATER LINE
EX 156" WATER LINE
EX 168" WATER LINE
EX

EXHIBIT A-36

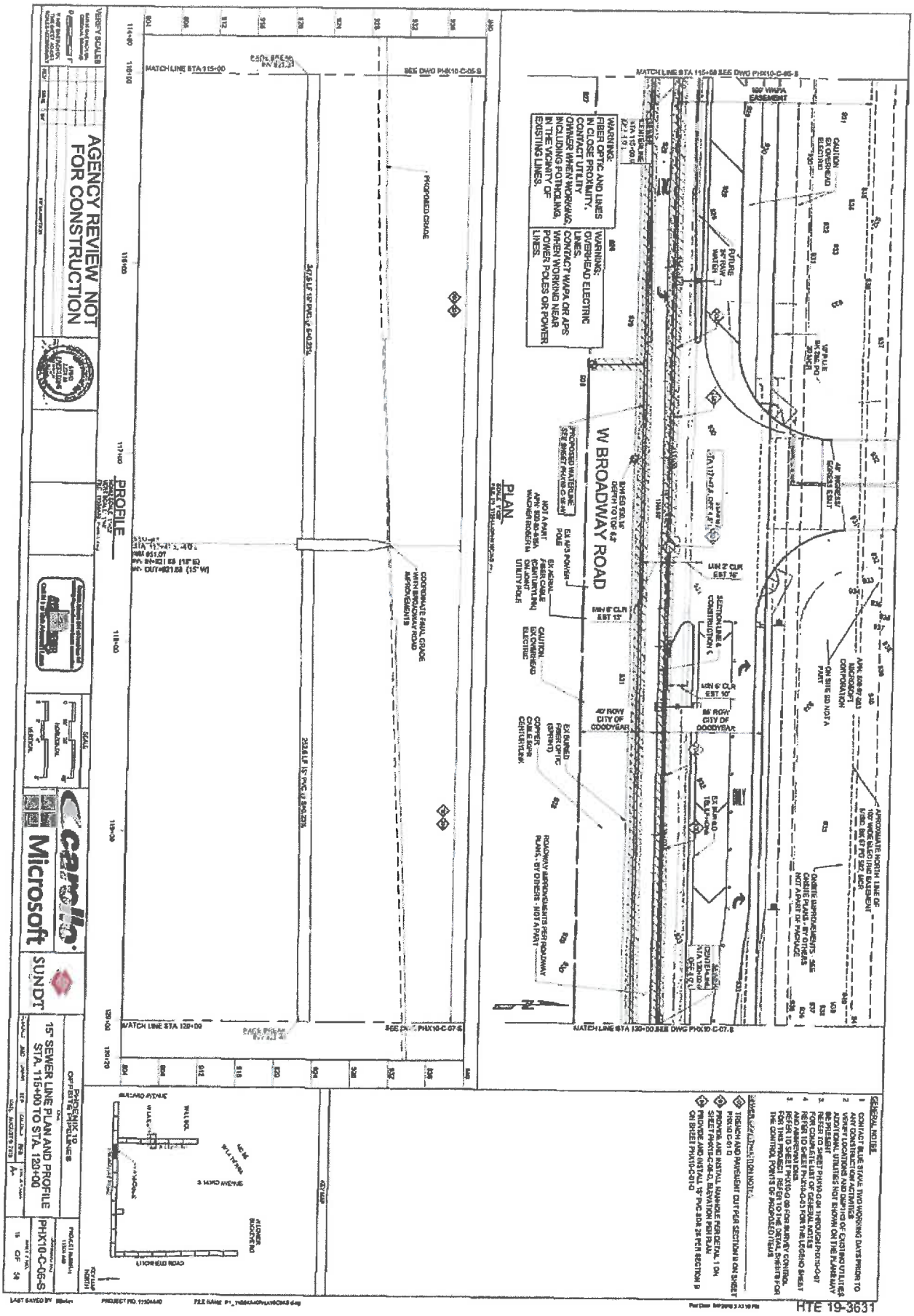

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
MATCH LINE STA 115+00
MATCH LINE STA 120+00
SEE DWG PHX10-C-05-S
SEE DWG PHX10-C-07-S
PROPOSED GRADE
EX GROUND
PROPOSED WATERLINE
EX 16IN POWER POLE
EX OVERHEAD ELECTRIC
EX BURIED FIBER OPTIC (SPRINT)
EX BURIED TELEPHONE
40' ROW CITY OF GOODYEAR
85' ROW CITY OF GOODYEAR
100' WAPA EASEMENT
WARNING: FIBER OPTIC AND LINES IN CLOSE PROXIMITY. CONTACT UTILITY OWNER WHEN WORKING, INCLUDING POTHOLING. WHEN WORKING NEAR POWER POLES OR POWER LINES.
WARNING: OVERHEAD ELECTRIC LINES. CONTACT WAPA OR APS WHEN WORKING NEAR POWER POLES OR POWER LINES.
CAUTION EX OVERHEAD ELECTRIC
ROADWAY IMPROVEMENTS PER ROADWAY PLANS - BY OTHERS - NOT A PART
ONSITE IMPROVEMENTS - SEE ONSITE PLANS - BY OTHERS - NOT A PART OF PACKAGE
APPROXIMATE NORTH LINE OF 100' WIDE ELECTRIC EASEMENT
EX 16IN POWER POLE
EX AERIAL FIBER CABLE (CENTURYLINK) ON JOINT UTILITY POLE
MIN 6' CLR EST 13'
MIN 2' CLR EST 16'
MIN 6' CLR EST 10'
SECTION LINE & CONSTRUCTION C
CENTERLINE STA 130+00
ALIGNMENT
BEGIN PROJECT STA 115+00
END PROJECT STA 130+00
2,615 LF 18" RCP @ 0.40%
2,338 LF 18" RCP @ 0.40%
COORDINATE FINAL GRADE WITH BROADWAY ROAD IMPROVEMENTS
PHOENIX TO CASTLE HAYNE PIPELINES
15" SEWER LINE PLAN AND PROFILE STA. 115+00 TO STA. 130+00
PHX10-C-05-S
VICINITY MAP
BULLARD AVENUE
WILLIS RD
3 MILE
WILLIAMS
3 MILE AVENUE
LITCHFIELD ROAD
GENERAL NOTES
1. CONTACT BLUE STAKE TWO WORKING DAYS PRIOR TO ANY CONSTRUCTION ACTIVITIES
2. ADDITIONAL UTILITIES NOT SHOWN ON THE PLANS MAY BE PRESENT
3. REFER TO SHEET PHX10-G-01 THROUGH PHX10-G-07 FOR COMPLETE LIST OF GENERAL NOTES AND ABBREVIATIONS
4. REFER TO SHEET PHX10-G-08 FOR SURVEY CONTROL FOR THIS PROJECT. REFER TO THE DETAIL SHEETS FOR THE CONTROL POINTS OF PROPOSED ITEMS
SEWER CONSTRUCTION NOTES
1. TRENCH AND PAVEMENT CUT PER SECTION M ON SHEET PHX10-D-01-D
2. PROVIDE AND INSTALL MANHOLE PER DETAIL 1 ON SHEET PHX10-C-06-D. ELEVATION PER PLAN
3. PROVIDE AND INSTALL 15" PVC SDR 26 PER SECTION P ON SHEET PHX10-D-01-D
RTE 19-3631

EXHIBIT A-37

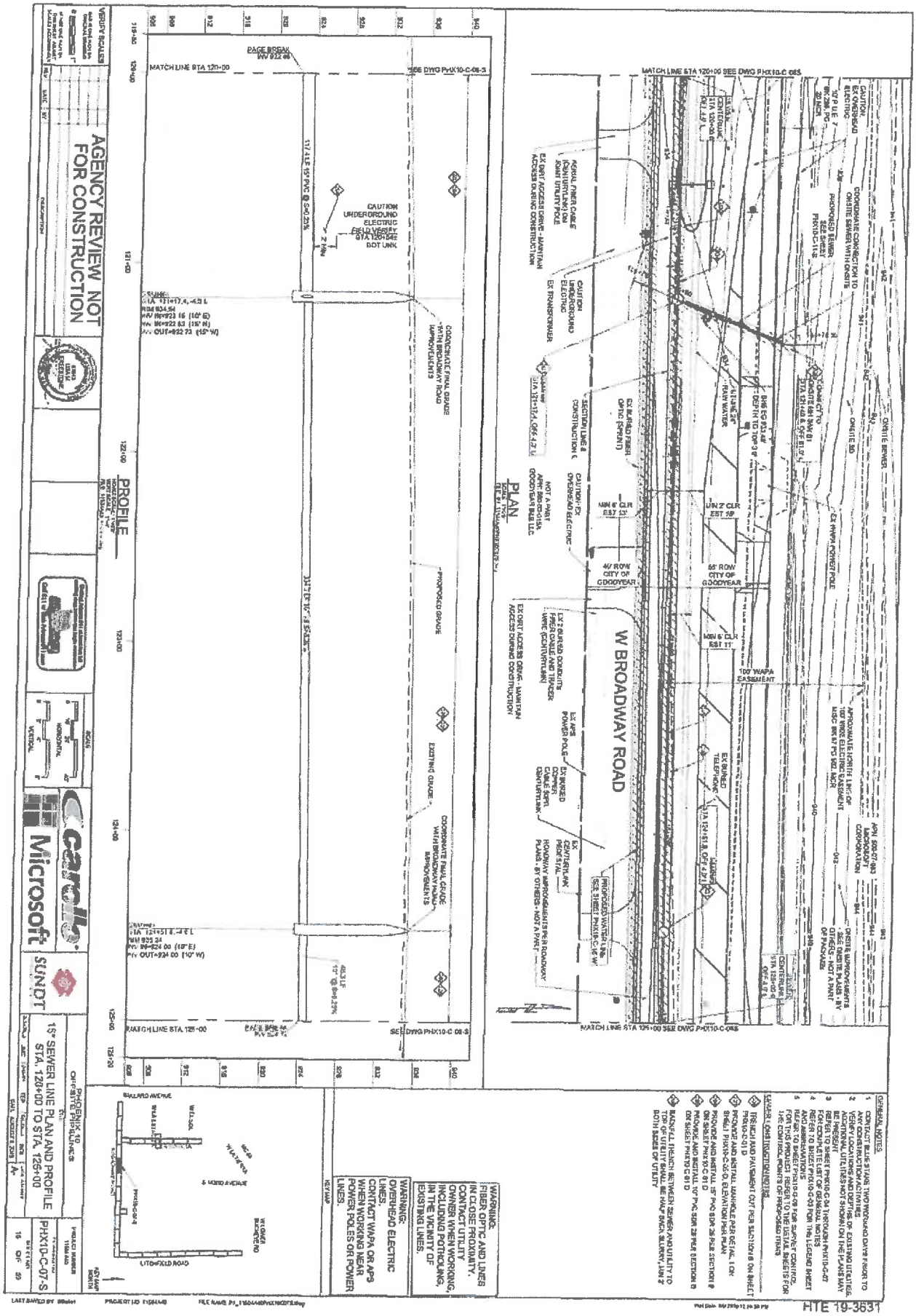

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
MATCH LINE STA 120+00 SEE DWG PHX10-C-08-3
MATCH LINE STA 125+00 SEE DWG PHX10-C-08-5
PAGE BREAK INV 922.48
PAGE BREAK INV 924.74
CAUTION UNDERGROUND ELECTRIC FIELD VERIFY STA 120+342 BOT UNK
117.41LF 15"RCP @ 0.40.25%
453 LF 15" RCP @ 0.40.25%
PROPOSED GRADE
EXISTING GRADE
COORDINATE FINAL GRADE WITH BROADWAY ROAD IMPROVEMENTS
COORDINATE FINAL GRADE WITH BROADWAY ROAD IMPROVEMENTS
EX DIRT ACCESS DRIVE - MAINTAIN ACCESS DURING CONSTRUCTION
EX DIRT ACCESS DRIVE - MAINTAIN ACCESS DURING CONSTRUCTION
NOT A PART - BY OTHERS - GOODYEAR BLVD LLC
CAUTION: EX OVERHEAD ELECTRIC
CAUTION UNDERGROUND ELECTRIC
EX TRANSFORMER
EX BURIED FIBER OPTIC (PRINT)
EX BURIED SECURITY FIBER CABLE AND TIMER WIRE (CONTURTLINK)
EX BURIED COPPER CABLE SOFT (CENTURYLINK)
EX CENTURYLINK PEDESTAL
EX APS POWER POLE
EX BURIED TELEPHONE
EX 8" WATER
EX 12" WATER
EX HVAC POWER POLE
EX NORMAL FIBER CABLE (CENTURYLINK) ON JOINT UTILITY POLE
EX DIRT ACCESS DRIVE - MAINTAIN ACCESS DURING CONSTRUCTION
CONTROL LINE & (CONSTRUCTION C
ROADWAY IMPROVEMENTS PER ROADWAY PLANS - BY OTHERS - NOT A PART
PROPOSED WATER LINE SEE SHEET PHX10-C-06 W
ONSITE SEWER
ONSITE MH
ONSITE SD
ONSITE IMPROVEMENTS - SEE ONSITE PLANS - BY OTHERS - NOT A PART OF PADAVE
PROPOSED SEWER SEE SHEET PHX10-C-11S
COORDINATE CONNECTION TO ONSITE SEWER WITH ONSITE
CONTOURS
55' ROW CITY OF GOODYEAR
40' ROW CITY OF GOODYEAR
MIN 6' CLR EST 23'
MIN 6' CLR EST 11'
MIN 7' CLR EST 19'
100' WAPA EASEMENT
APPROXIMATE NORTH LINE OF 100' WAPA ELECTRIC EASEMENT
APN 500-07-993
CORPORATION
MISC BRKN PC MKR
CONTOURS
ELECTRIC
CAUTION
BALLARD AVENUE
WILSON AVENUE
LITCHFIELD ROAD
VICINITY MAP
NOT TO SCALE
15" SEWER LINE PLAN AND PROFILE STA. 120+00 TO STA. 125+00
PHX10-C-07-S
PHOENIX 10
CHURCHILL LANDINGS
SUNDT
Microsoft
Carollo
WARNING: FIBER OPTIC AND LINER IN CLOSE PROXIMITY. CONTACT UTILITY OWNER WHEN WORKING, INCLUDING POTHOLING, IN THE VICINITY OF EXISTING LINES.
WARNING: OVERHEAD ELECTRIC LINES. CONTACT WAPA OR APS WHEN WORKING NEAR POWER POLES OR POWER LINES.
HTE 19-3631

EXHIBIT A-38

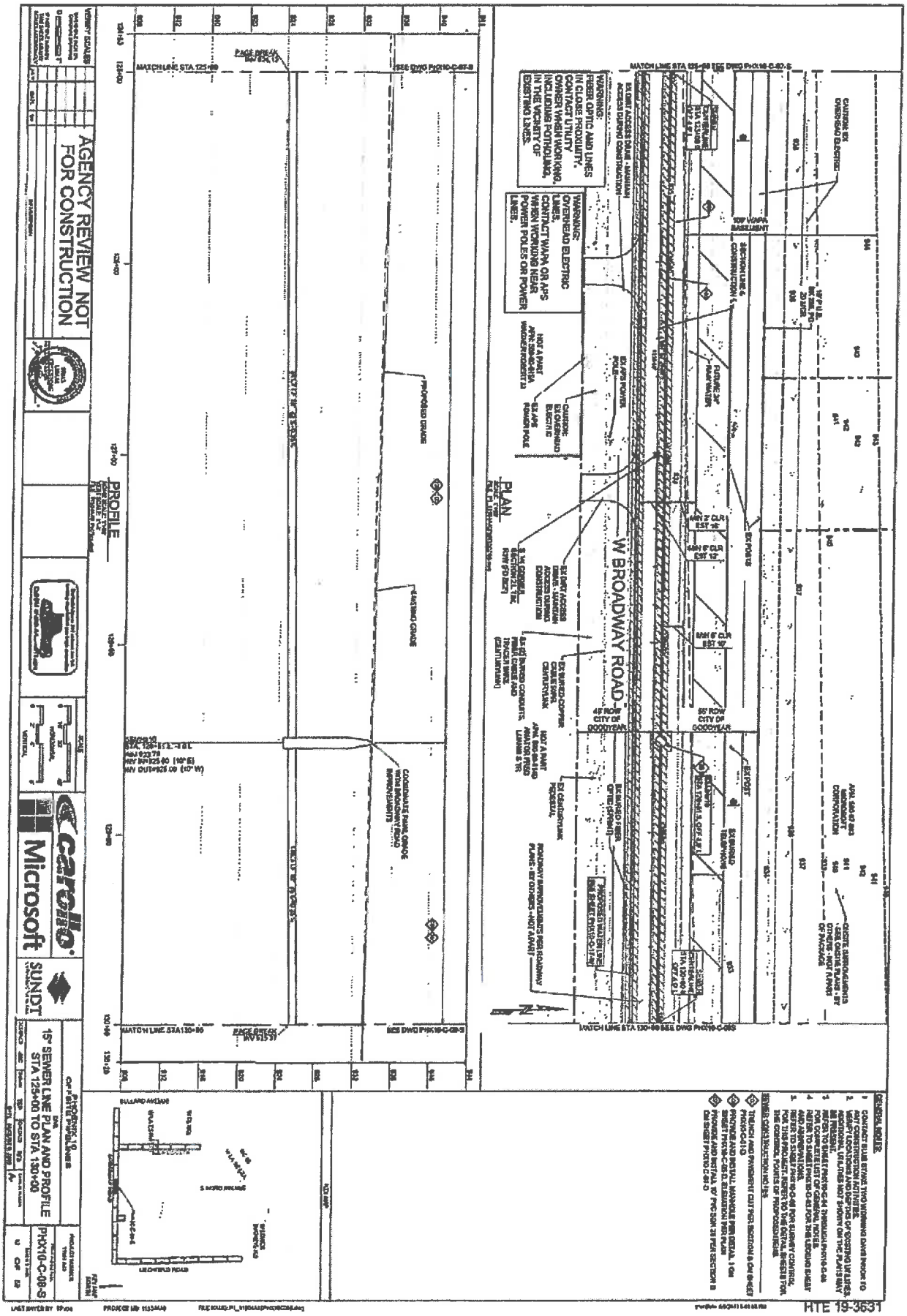

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
15" SEWER LINE PLAN AND PROFILE STA 125+00 TO STA 130+00
PHX10-C-08-S
GENERAL NOTES
SEWER CONSTRUCTION NOTES
RTE 19-3631

EXHIBIT A-39

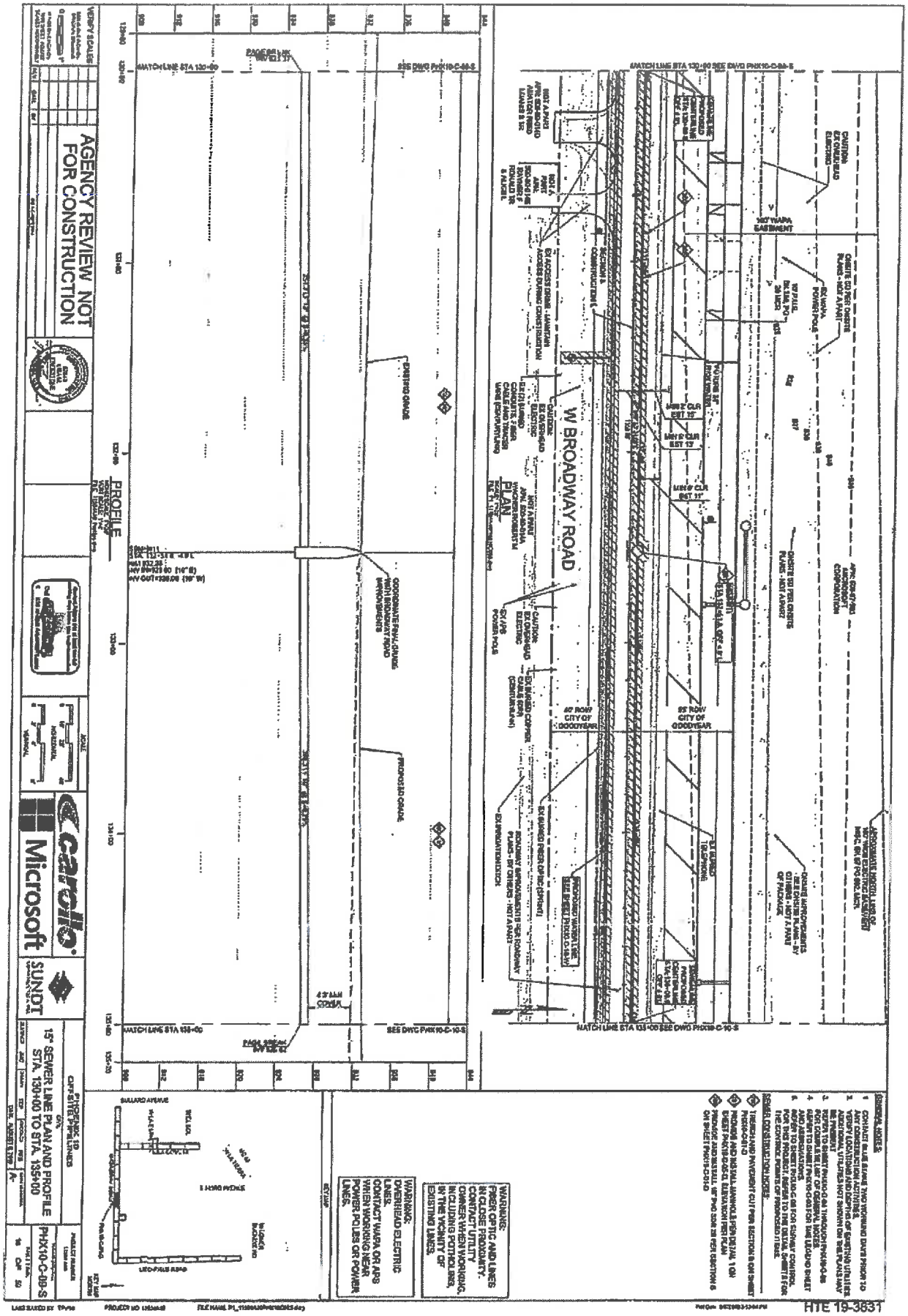

AGENCY REVIEW NOT FOR CONSTRUCTION
W BROADWAY ROAD
PROFILE
PLAN
15" SEWER LINE PLAN AND PROFILE STA. 130+00 TO STA. 135+00
PHX10-C-09-S
MATCH LINE STA 130+00 SEE DWG PHX10-C-08-S
MATCH LINE STA 135+00 SEE DWG PHX10-C-10-S
WARNING: FIBER OPTIC AND LINES IN CLOSE PROXIMITY. CONTACT UTILITY OWNER WHEN WORKING, INCLUDING POTHOLING, IN THE VICINITY OF EXISTING LINES.
WARNING: OVERHEAD ELECTRIC LINES. CONTACT WAPA OR APS WHEN WORKING NEAR POWER POLES OR POWER LINES.
HTE 19-3831

EXHIBIT A-40

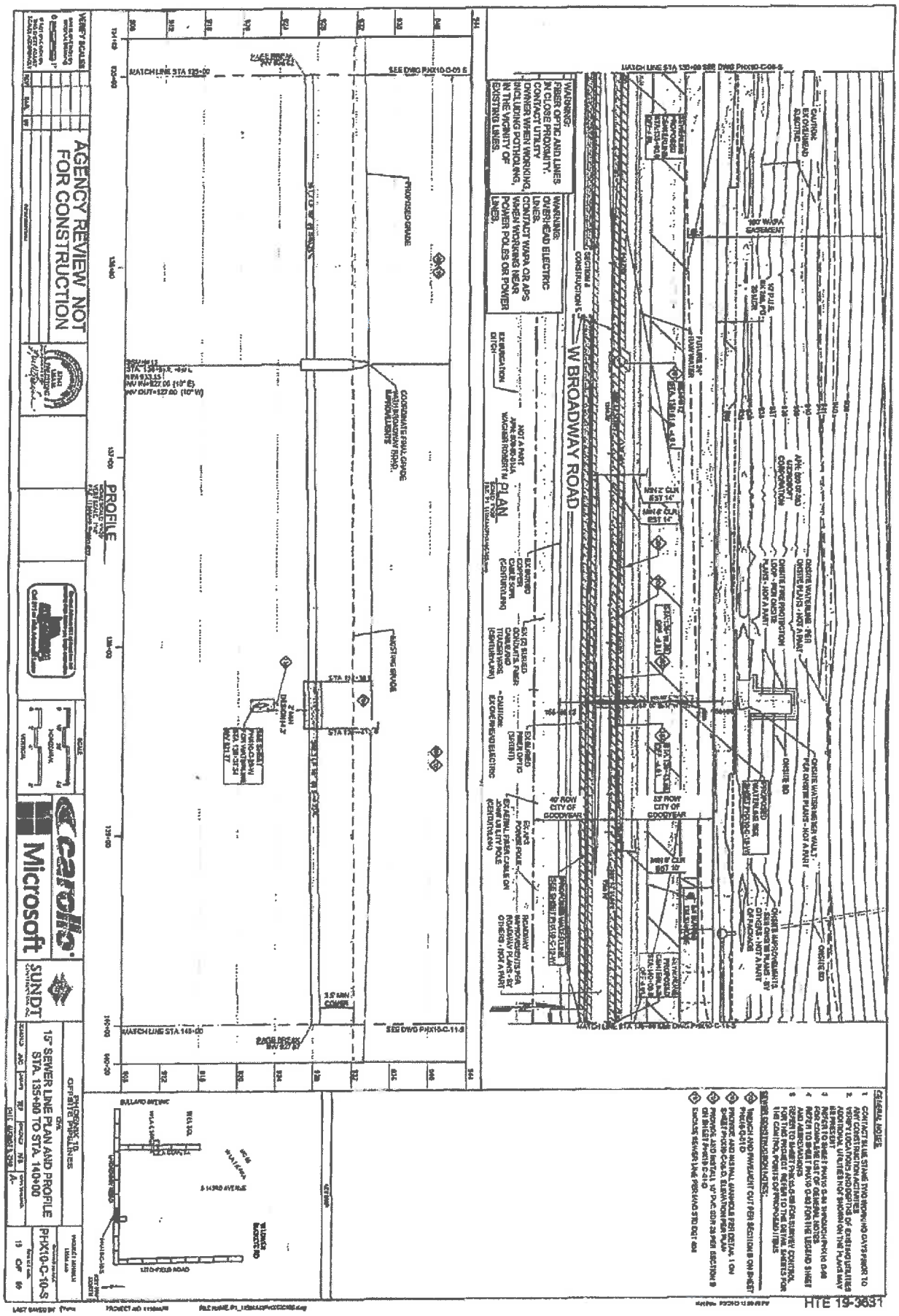
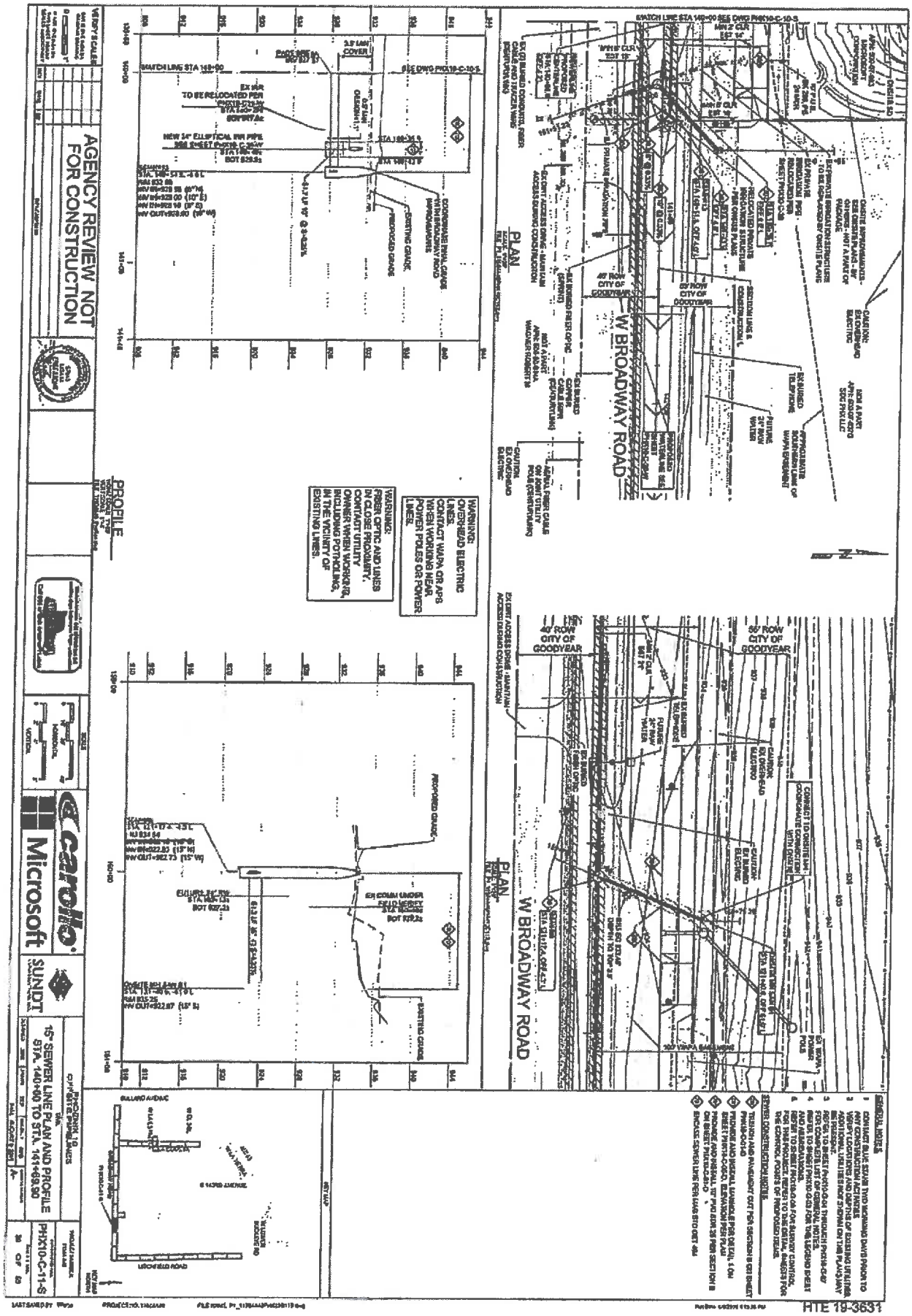

AGENCY REVIEW NOT FOR CONSTRUCTION
15" SEWER LINE PLAN AND PROFILE STA. 135+80 TO STA. 140+00
PHX10-C-10-S
PROFILE
PLAN
W BROADWAY ROAD
MATCH LINE STA 135+80 SEE DWG PHX10-C-11-S
MATCH LINE STA 140+00
SEE DWG PHX10-C-09-S
SEE DWG PHX10-C-11-S
PROPOSED GRADE
EXISTING GROUND
EXISTING SEWER
PROPOSED 15" SEWER
PROPOSED 8" WATER
EXISTING 8" WATER
EXISTING 12" WATER
EXISTING 16" WATER
EXISTING 24" WATER
EXISTING 30" WATER
EXISTING 36" WATER
EXISTING 42" WATER
EXISTING 48" WATER
EXISTING 54" WATER
EXISTING 60" WATER
EXISTING 72" WATER
EXISTING 84" WATER
EXISTING 96" WATER
EXISTING 108" WATER
EXISTING 120" WATER
EXISTING 132" WATER
EXISTING 144" WATER
EXISTING 156" WATER
EXISTING 168" WATER
EXISTING 180" WATER
EXISTING 192" WATER
EXISTING 204" WATER
EXISTING

EXHIBIT A-41



RTE 19-3631

EXHIBIT A-42

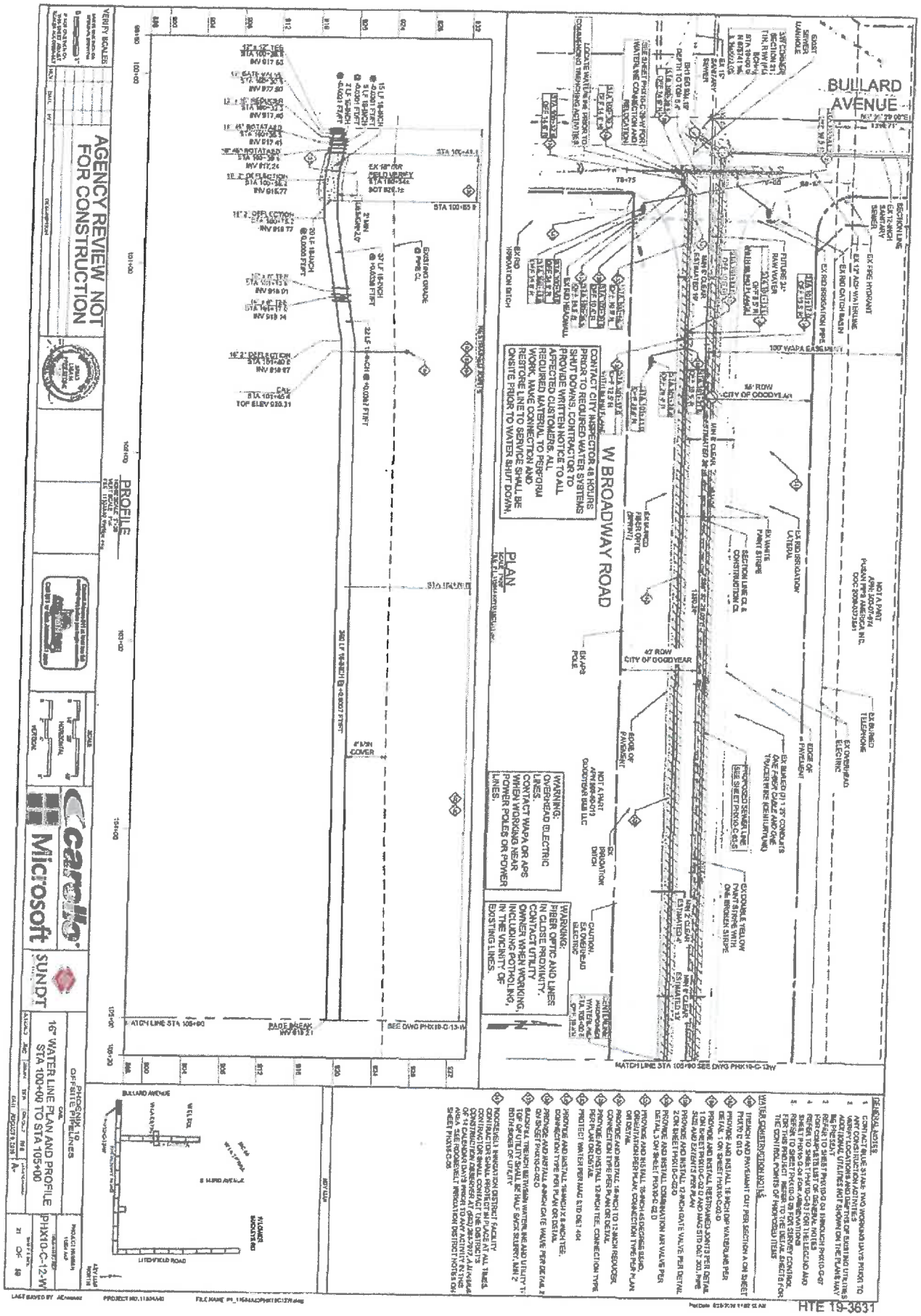
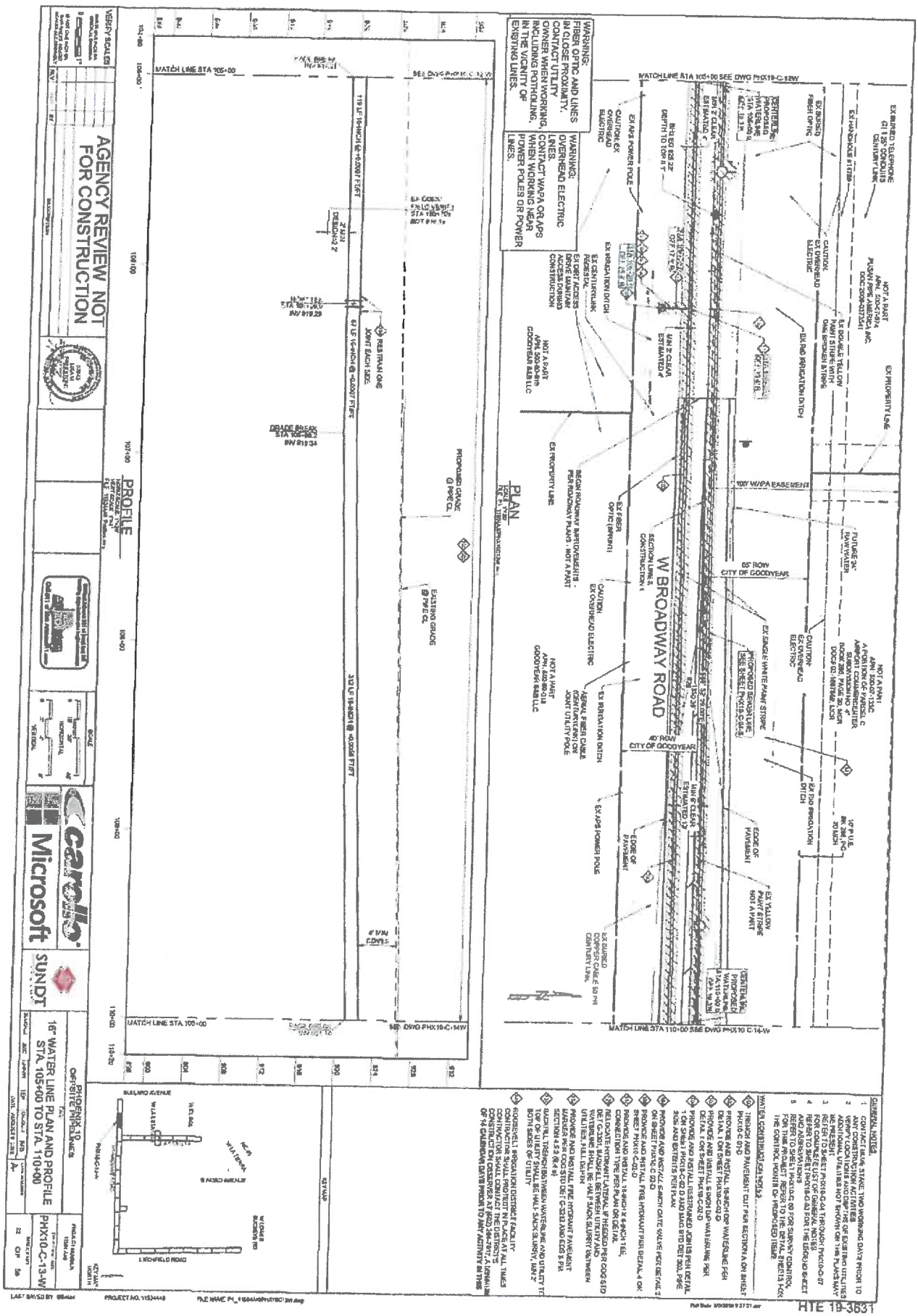

BULLARD AVENUE
W BROADWAY ROAD
PROFILE
PLAN
AGENCY REVIEW NOT FOR CONSTRUCTION
Microsoft
SUNDT
PHOENIX 10 OFFSITE PIPELINES
16" WATER LINE PLAN AND PROFILE STA 100+00 TO STA 105+00
PHX10-C-12-W
HTE 19-3631

EXHIBIT A-43



HTE 19-3631

EXHIBIT A-44

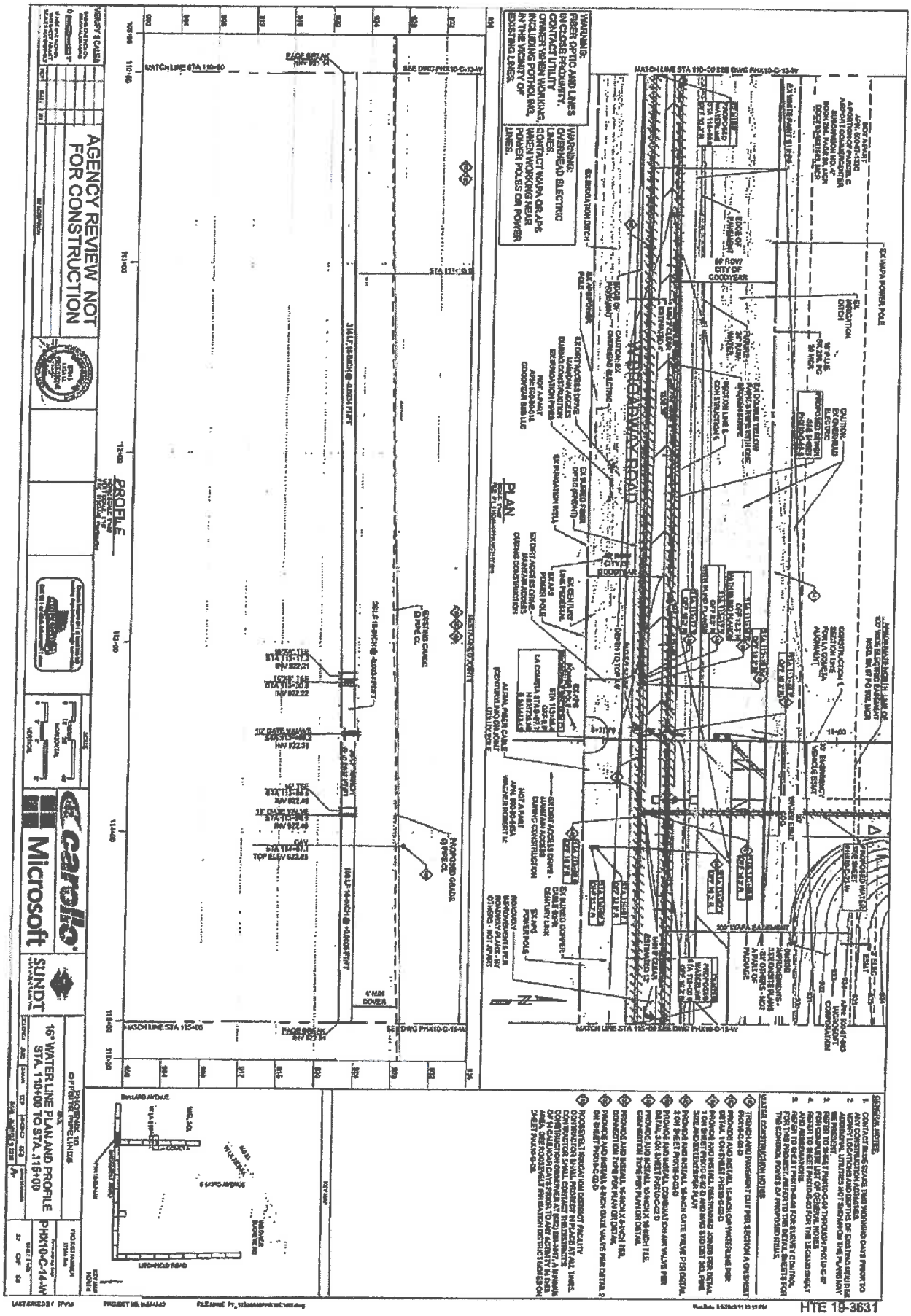

AGENCY REVIEW NOT FOR CONSTRUCTION
16" WATER LINE PLAN AND PROFILE STA. 110+00 TO STA. 116+00
PHX10-C-14-W
PLAN
PROFILE
WORTHINGTON WAY ROAD
MATCH LINE STA 110+00 SEE DWG PHX10-C-13-W
MATCH LINE STA 115+00
SEE DWG PHX10-C-15-W
MATCH LINE STA 116+00 SEE DWG PHX10-C-15-W
WARNING: FIBER OPTIC AND LINES IN CLOSE PROXIMITY. CONTACT UTILITY OWNER WHEN WORKING, INCLUDING POTHOLING, IN THE VICINITY OF EXISTING LINES.
WARNING: OVERHEAD ELECTRIC LINES. CONTACT WAPA OR APS WHEN WORKING NEAR POWER POLES OR POWER LINES.
GENERAL NOTES
GENERAL CONSTRUCTION NOTES
HTE 19-3631

EXHIBIT A-45

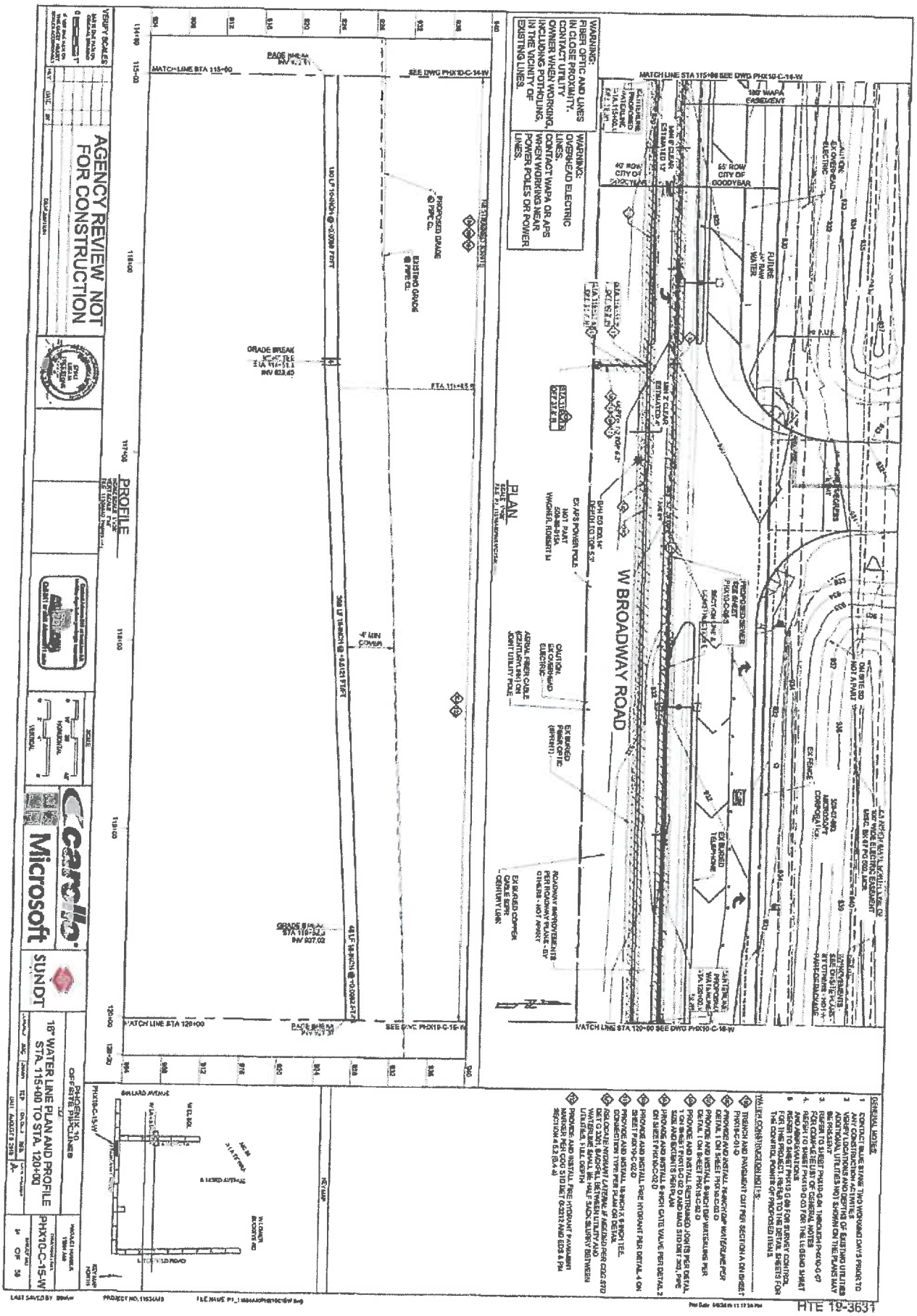

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
MATCH LINE STA 115+00 SEE DWG PHX10-C-16-W
MATCH LINE STA 120+00 SEE DWG PHX10-C-16-W
SEE DWG PHX10-C-14-W
SEE DWG PHX10-C-15-W
16" WATER LINE PLAN AND PROFILE STA. 115+00 TO STA. 120+00
PHX10-C-15-W
PHOENIX 10
OFF-SITE PIPELINES
SUNDT
Microsoft
Carollo
GENERAL NOTES
WATER CONSTRUCTION NOTES
WARNING: FIBER OPTIC AND LINES IN CLOSE PROXIMITY. CONTACT UTILITY OWNER WHEN WORKING, INCLUDING POTHOLING. WHEN WORKING NEAR EXISTING LINES.
WARNING: OVERHEAD ELECTRIC LINES. CONTACT WAPA OR APS WHEN WORKING NEAR POWER POLES OR POWER LINES.
PROPOSED GRADE @ PIPE CL
EXISTING GRADE @ PIPE CL
GRADE BREAK
4' MIN COVER
EX APS POWER POLE
EX BURIED TELEPHONE
EX BURIED COPPER CABLE SIPR
PROPOSED 16" WATER
PROPOSED SEWER
ON-SITE SD
EX FENCE
65' ROW CITY OF GOODYEAR
80' ROW CITY OF GOODYEAR
180' WAPA EASEMENT
BULLARD AVENUE
PROJECT NO. 11634.018
FILE NAME P1_11634.018PHX10C15W.dwg
LAST SAVED BY BWalker
HTE 19-3631

EXHIBIT A-46

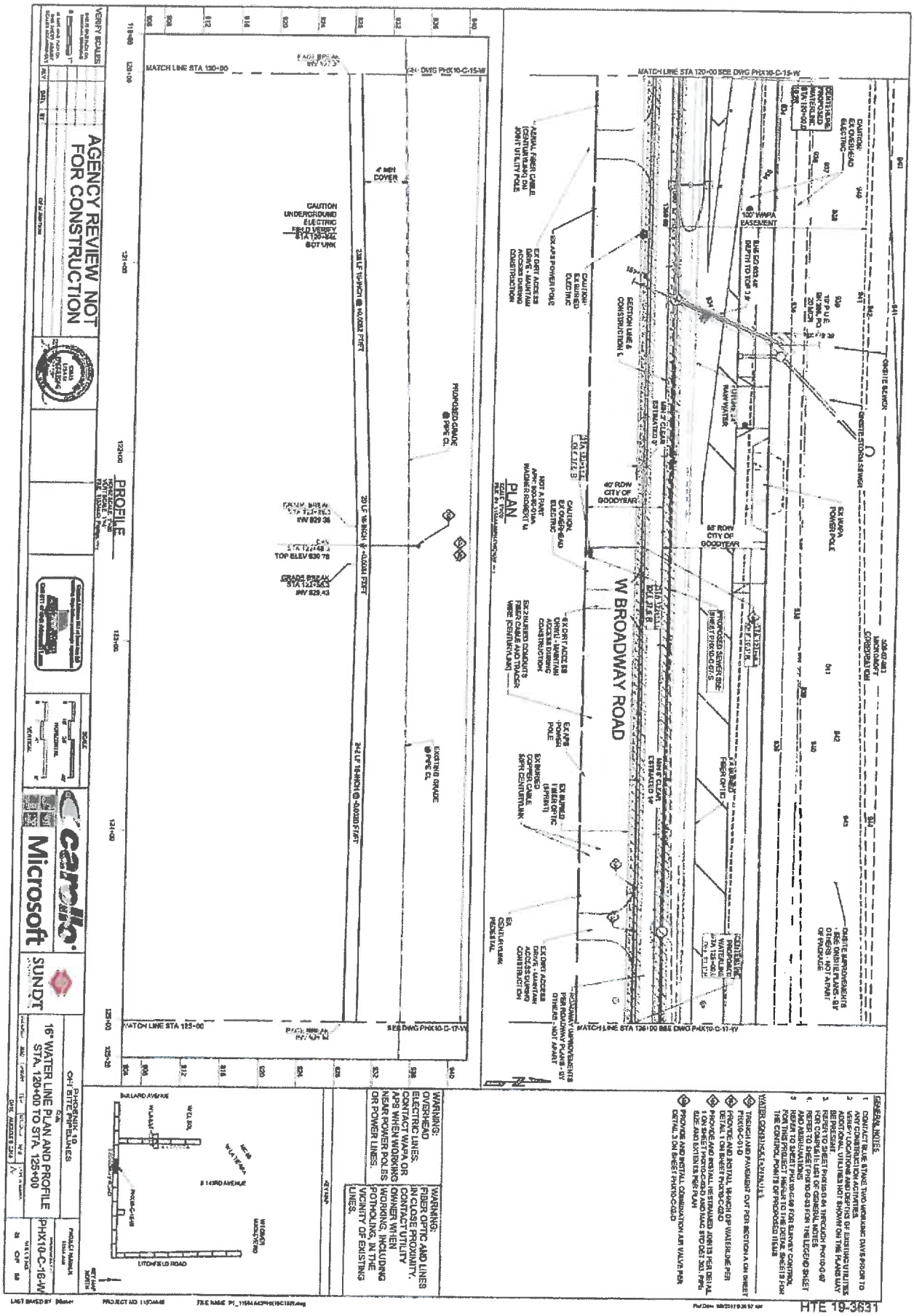

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
MATCH LINE STA 120+00 SEE DWG PHX10-C-15-W
MATCH LINE STA 125+00
SEE DWG PHX10-C-17-W
MATCH LINE STA 126+00 SEE DWG PHX10-C-17-W
16" WATER LINE PLAN AND PROFILE STA. 120+00 TO STA. 125+00
PHX10-C-16-W
GENERAL NOTES
WATER CONSTRUCTION NOTES
WARNING: OVERHEAD ELECTRIC LINES IN CLOSE PROXIMITY. CONTACT WAPA OR CONTACT UTILITY OWNER WHEN WORKING NEAR POWER POLES OR POWER LINES.
WARNING: FIBER OPTIC AND LINES IN CLOSE PROXIMITY. CONTACT UTILITY OWNER WHEN WORKING, INCLUDING POTHOLING, IN THE VICINITY OF EXISTING LINES.
BULLARD AVENUE
LITCHFIELD ROAD
S 143RD AVENUE
VERIFY SCALES
HTE 19-3831

EXHIBIT A-47

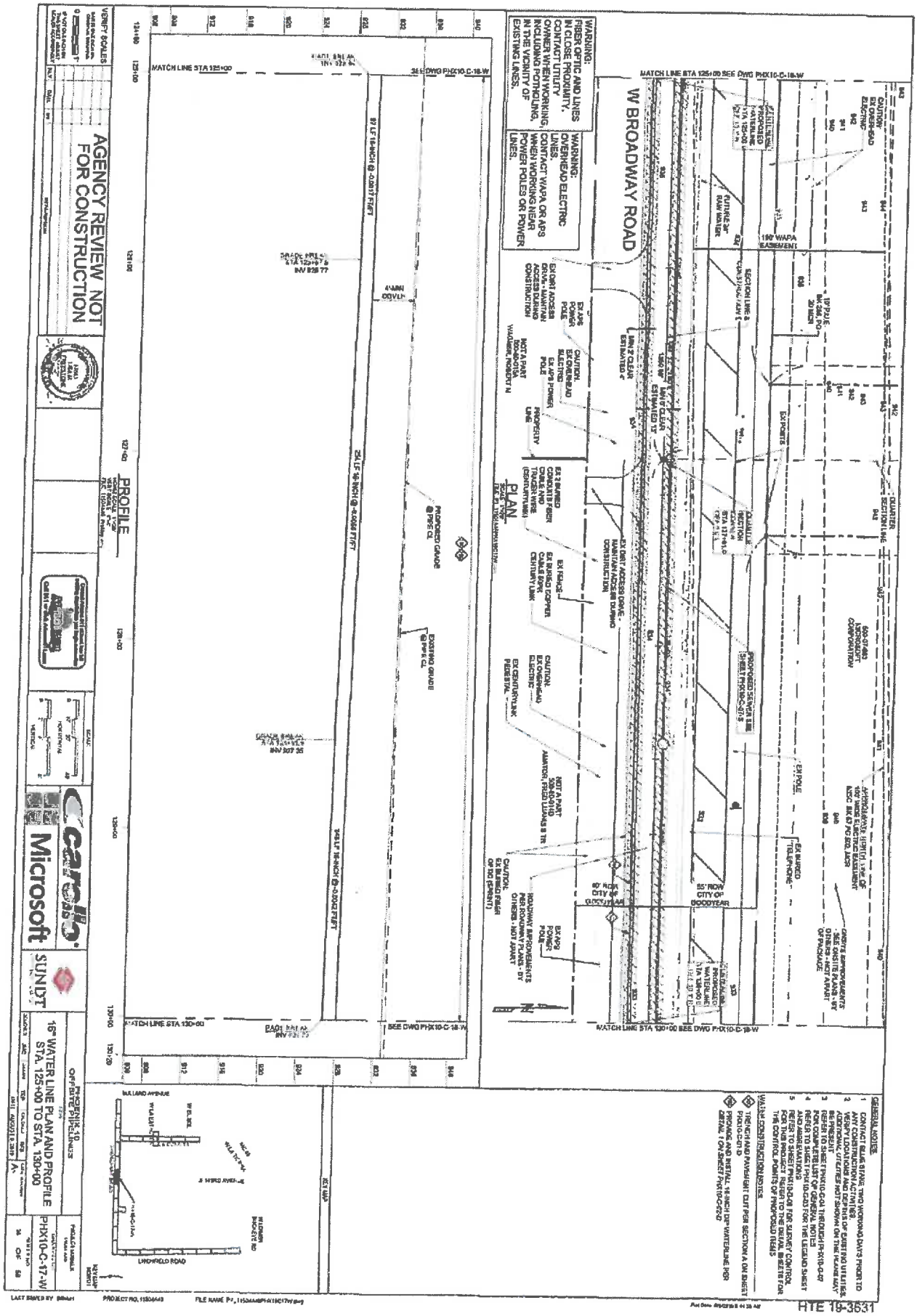
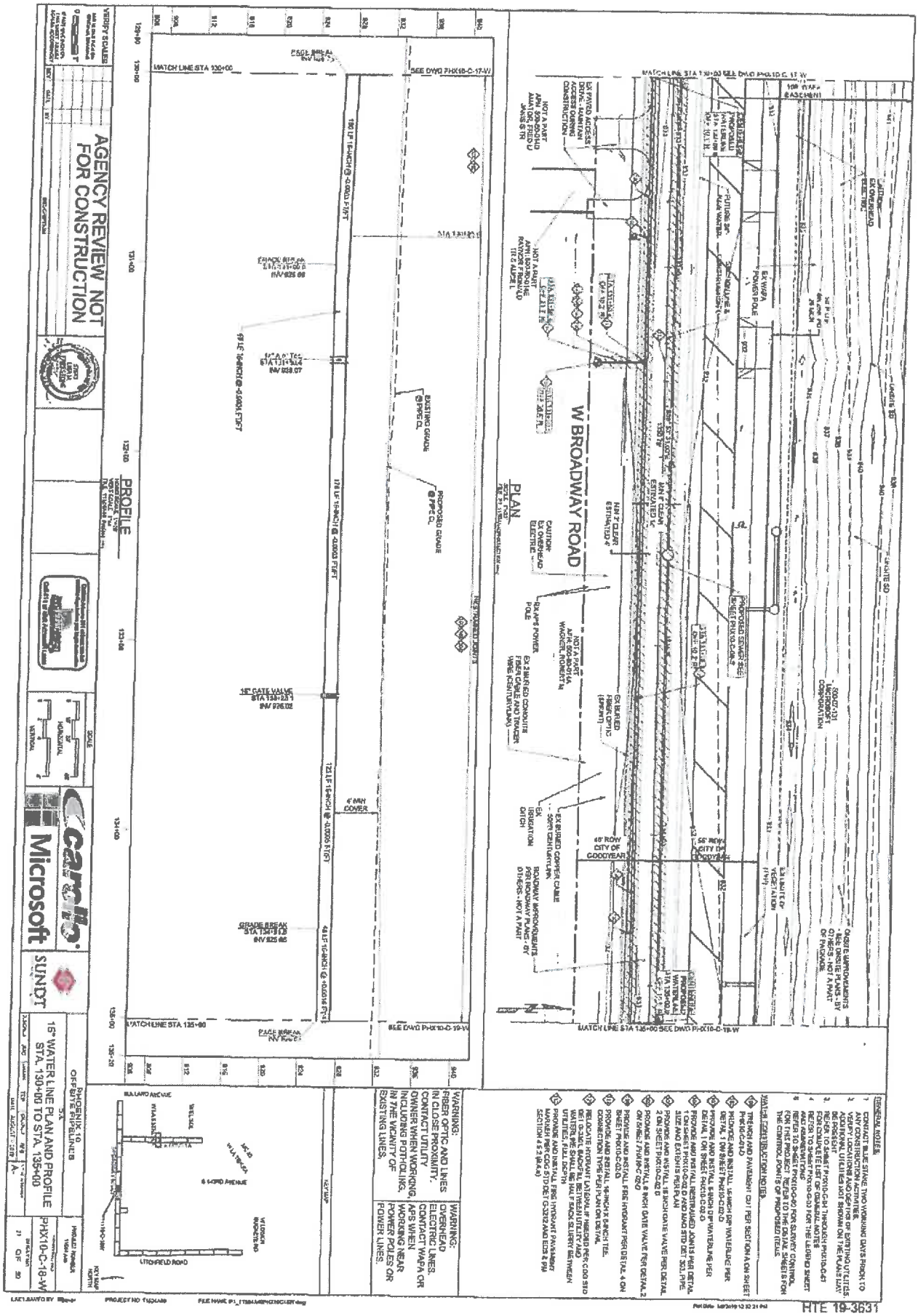

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
MATCH LINE STA 125+00 SEE DWG PHX10-C-18-W
MATCH LINE STA 130+00 SEE DWG PHX10-C-18-W
SEE DWG PHX10-C-18-W
GENERAL NOTES
TRENCH AND PAVEMENT CUT PER SECTION A ON SHEET PHX10-C-01-D
PREPARE AND INSTALL 16-INCH DIP WATERLINE PER DETAIL 1 ON SHEET PHX10-C-02-D
16" WATER LINE PLAN AND PROFILE STA. 125+00 TO STA. 130+00
PHX10-C-17-W
OFF-SITE WATERLINES
SUNDT
Microsoft
HTE 19-3531

EXHIBIT A-48



HTE 19-3631

EXHIBIT A-49

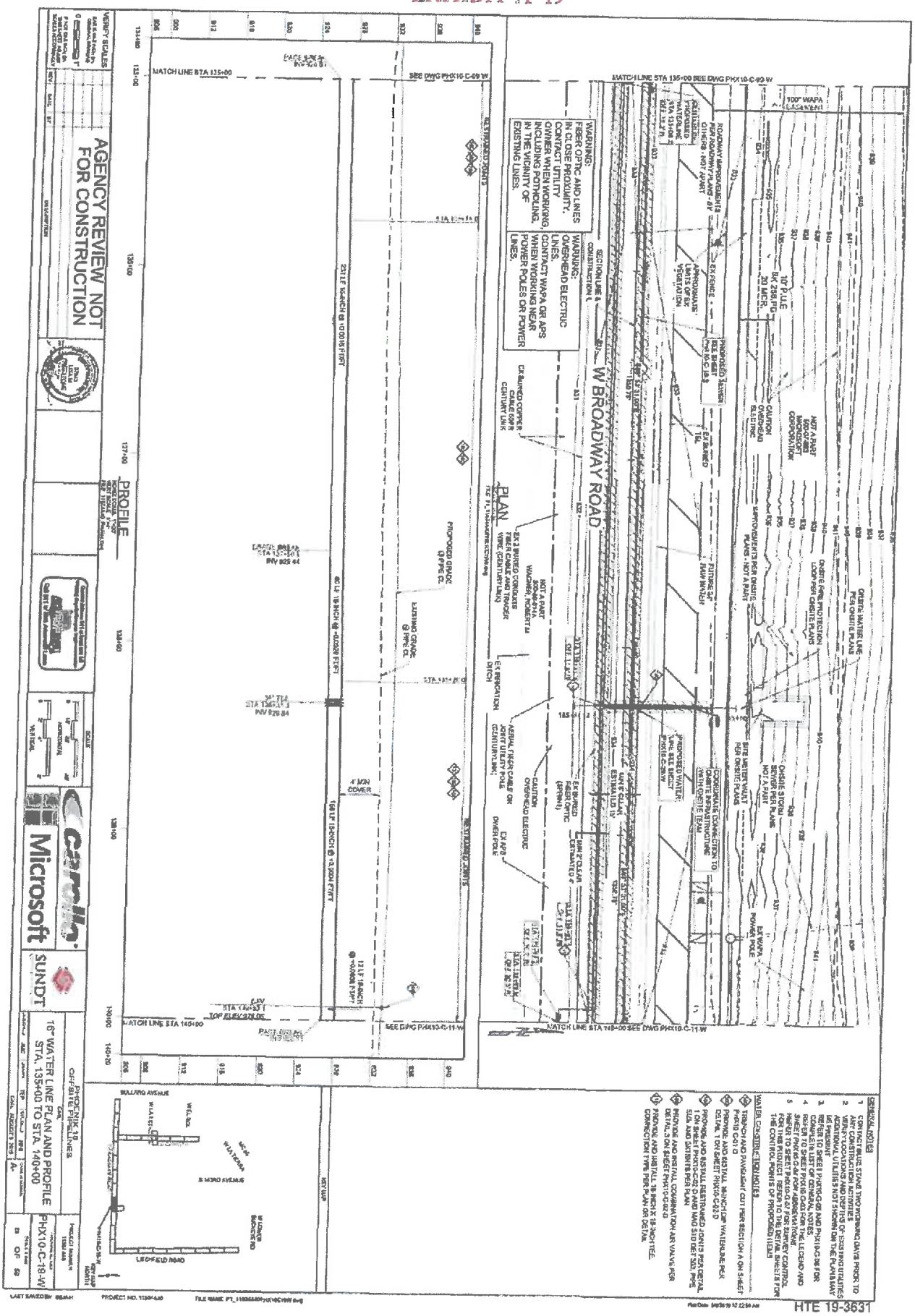

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
MATCH LINE STA 135+00
MATCH LINE STA 140+00
SEE DWG PHX10-C-09-W
SEE DWG PHX10-C-11-W
16" WATER LINE PLAN AND PROFILE STA. 135+00 TO STA. 140+00
PHX10-C-10-W
PHOENIX 10 OFF-SITE PIPELINES
SUNDT
Microsoft
Carvana
BULLARD AVENUE
S MICRO AVENUE
LEO FIELD ROAD
GENERAL NOTES
WATER CONSTRUCTION NOTES
HTE 19-3631

EXHIBIT A-50

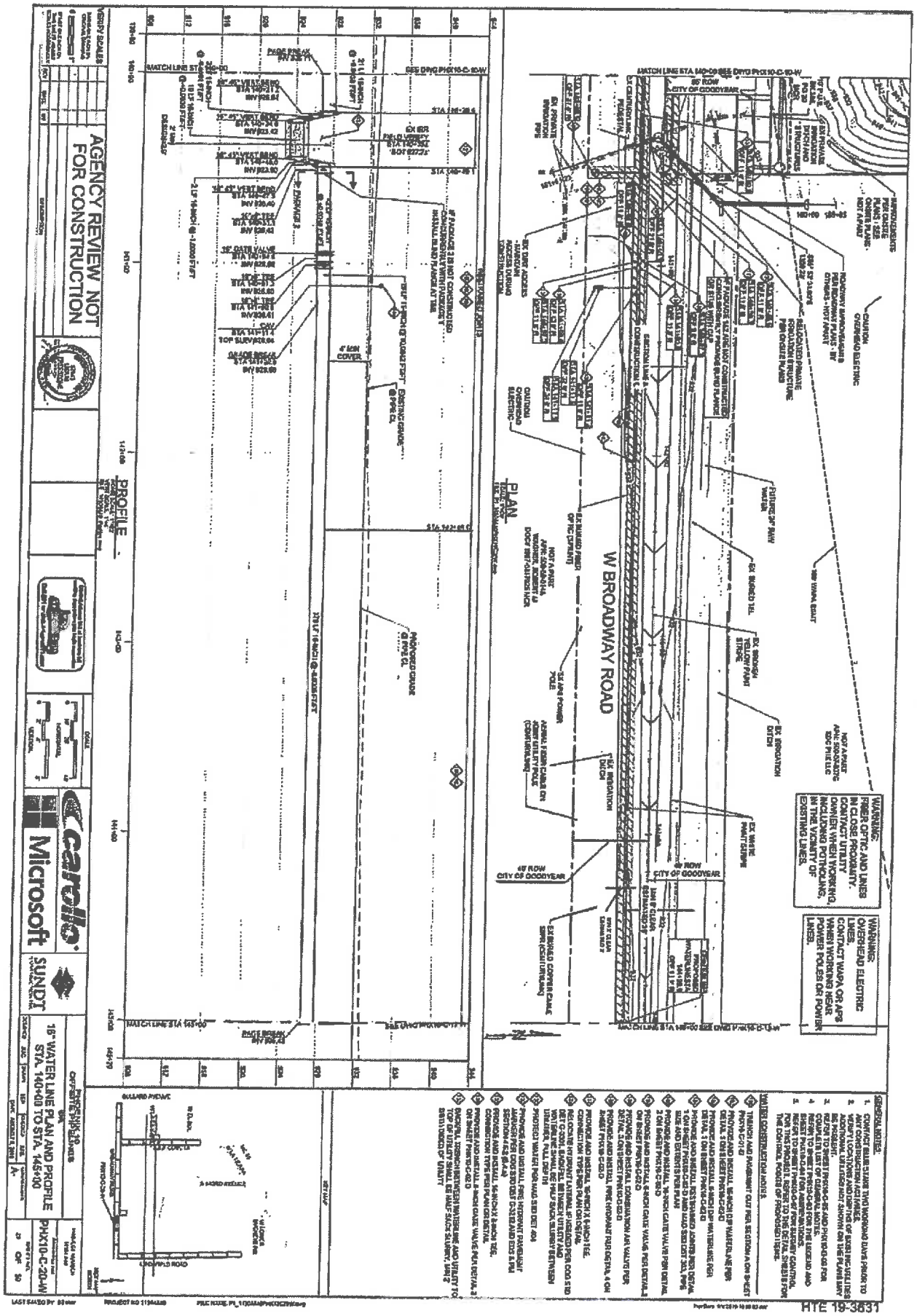

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
15" WATER LINE PLAN AND PROFILE STA. 140+00 TO STA. 145+00
PHX10-C-20-W
Microsoft
Cartelio
SUNDT

EXHIBIT A-51

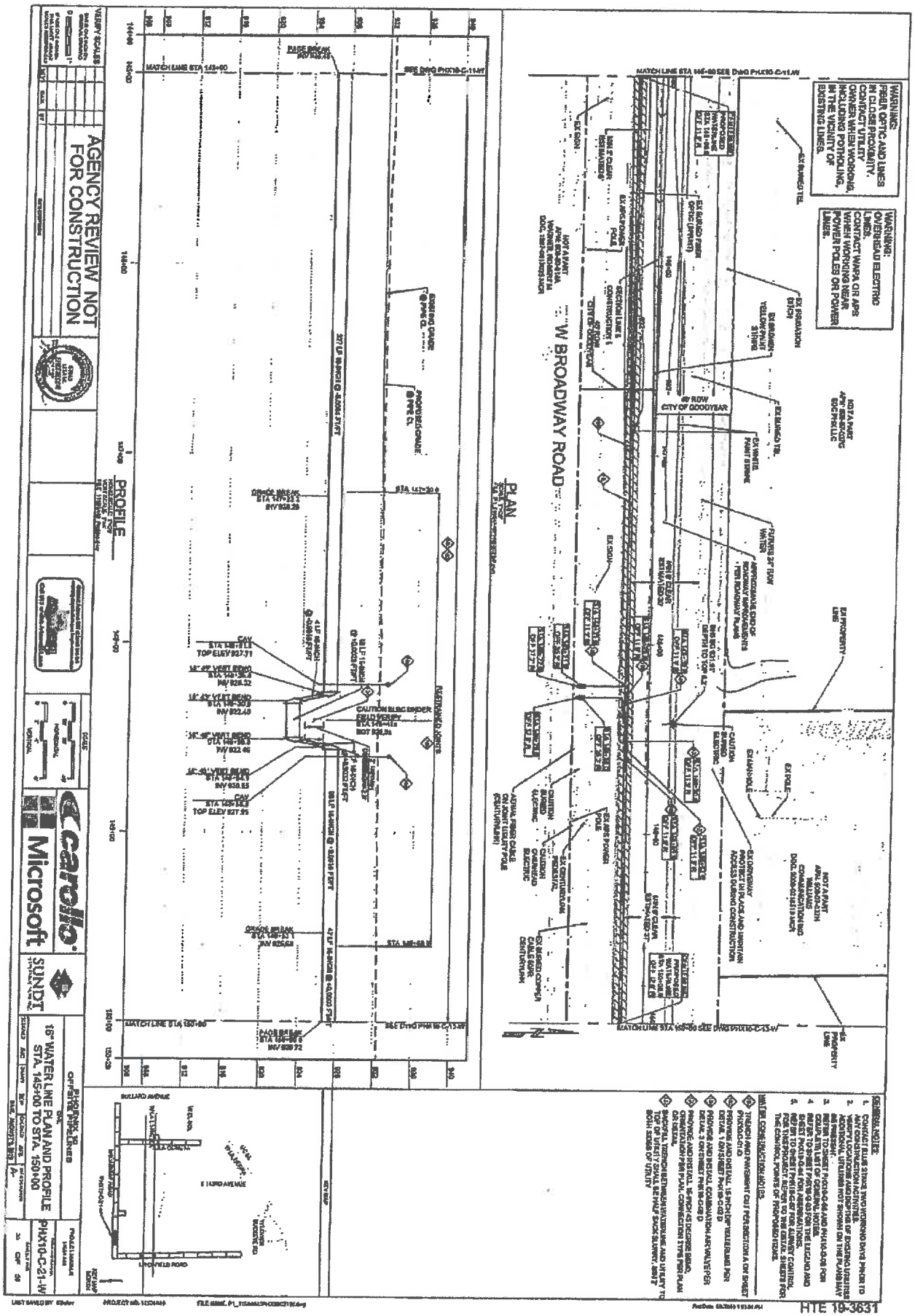

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
16" WATER LINE PLAN AND PROFILE STA. 145+00 TO STA. 150+00
PHX10-C-21-W
Carollo
Microsoft
SUNDT
HTE 19-3631

EXHIBIT A-52

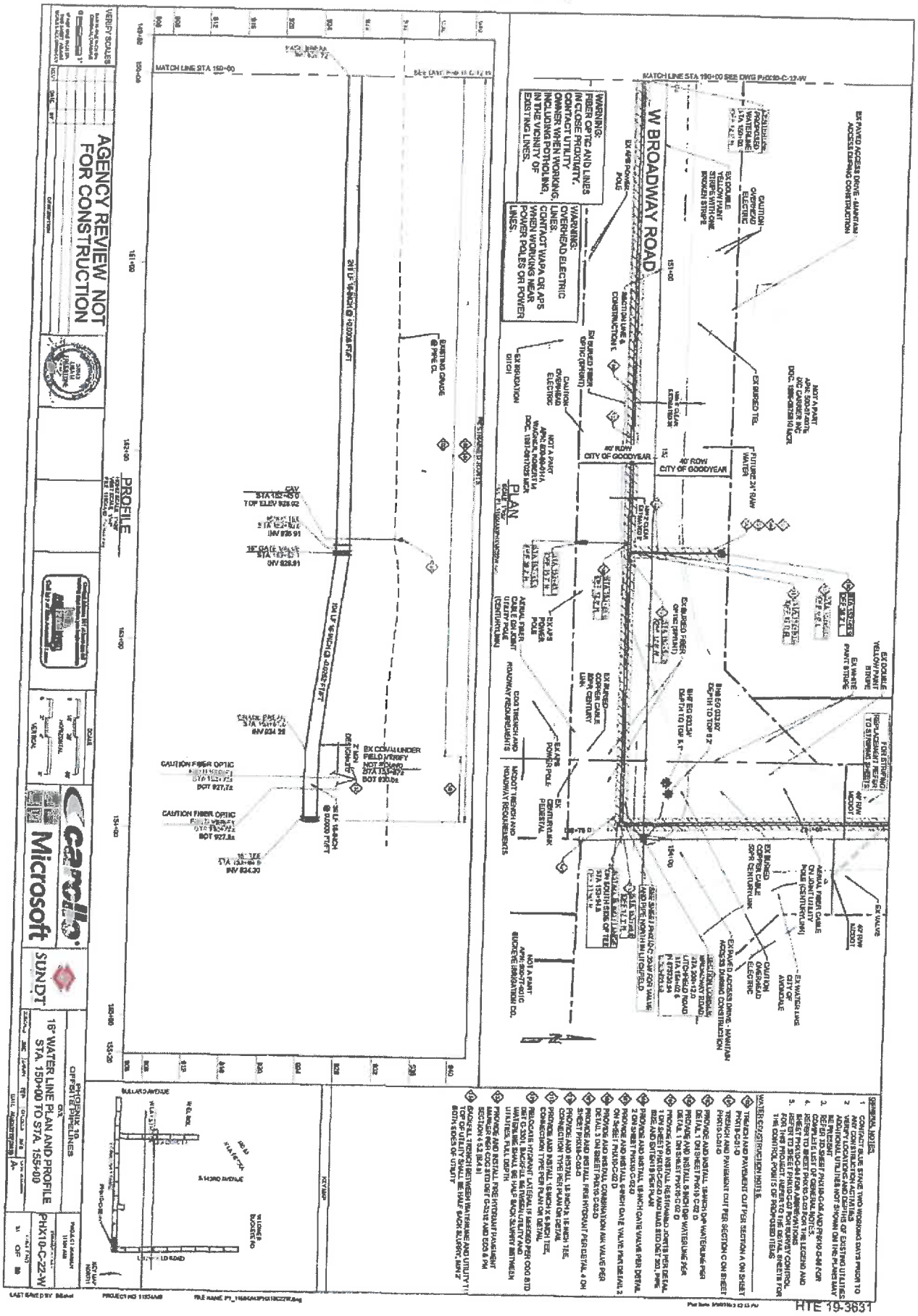

W BROADWAY ROAD
MATCH LINE STA 150+00
MATCH LINE STA 190+00 SEE DWG PHX10-C-12-W
PROFILE
PLAN
AGENCY REVIEW NOT FOR CONSTRUCTION
VERIFY SCALES
Carollo
Microsoft
SUNDT
18" WATER LINE PLAN AND PROFILE STA. 150+00 TO STA. 155+00
PHX10-C-22-W
CITY OF PHOENIX 10
CIP SIZE PIPELINES
BULLARD AVENUE
S 143RD AVENUE
W LOOMA BOULEVARD
W LOOP 101 FRONTAGE RD
HTE 19-3631

EXHIBIT A-53

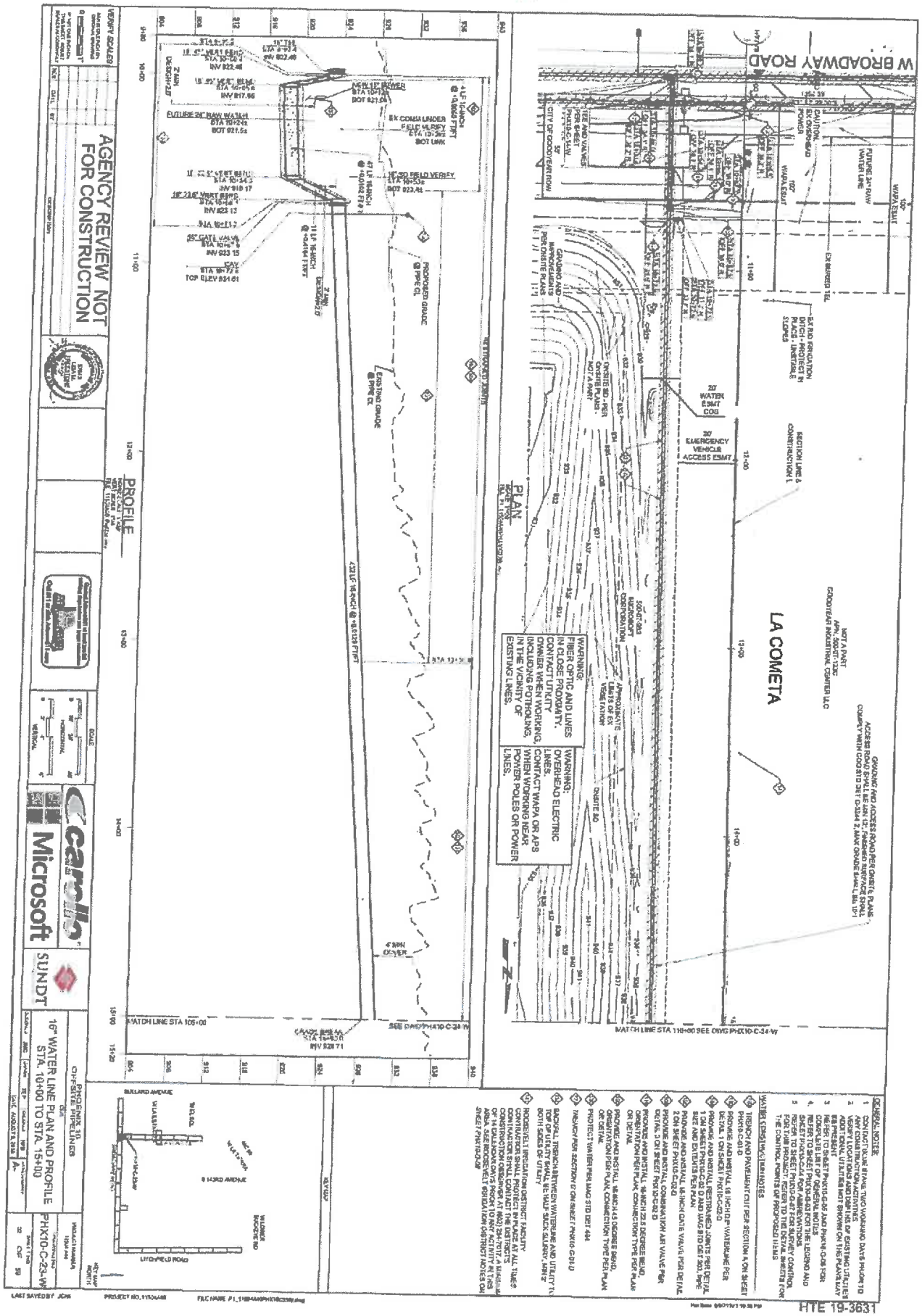

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
W BROADWAY ROAD
LA COMETA
SUNDT
Microsoft
16" WATER LINE PLAN AND PROFILE STA. 10+00 TO STA. 15+00
PHX10-C-23-W
PHOENIX 10
OFF-SITE PIPELINES
MATCH LINE STA 105+00
MATCH LINE STA 110+00 SEE DWG PHX10-C-24-W
BULLARD AVENUE
LITCHFIELD ROAD
GENERAL NOTES
WATER CONSTRUCTION NOTES

EXHIBIT A-54

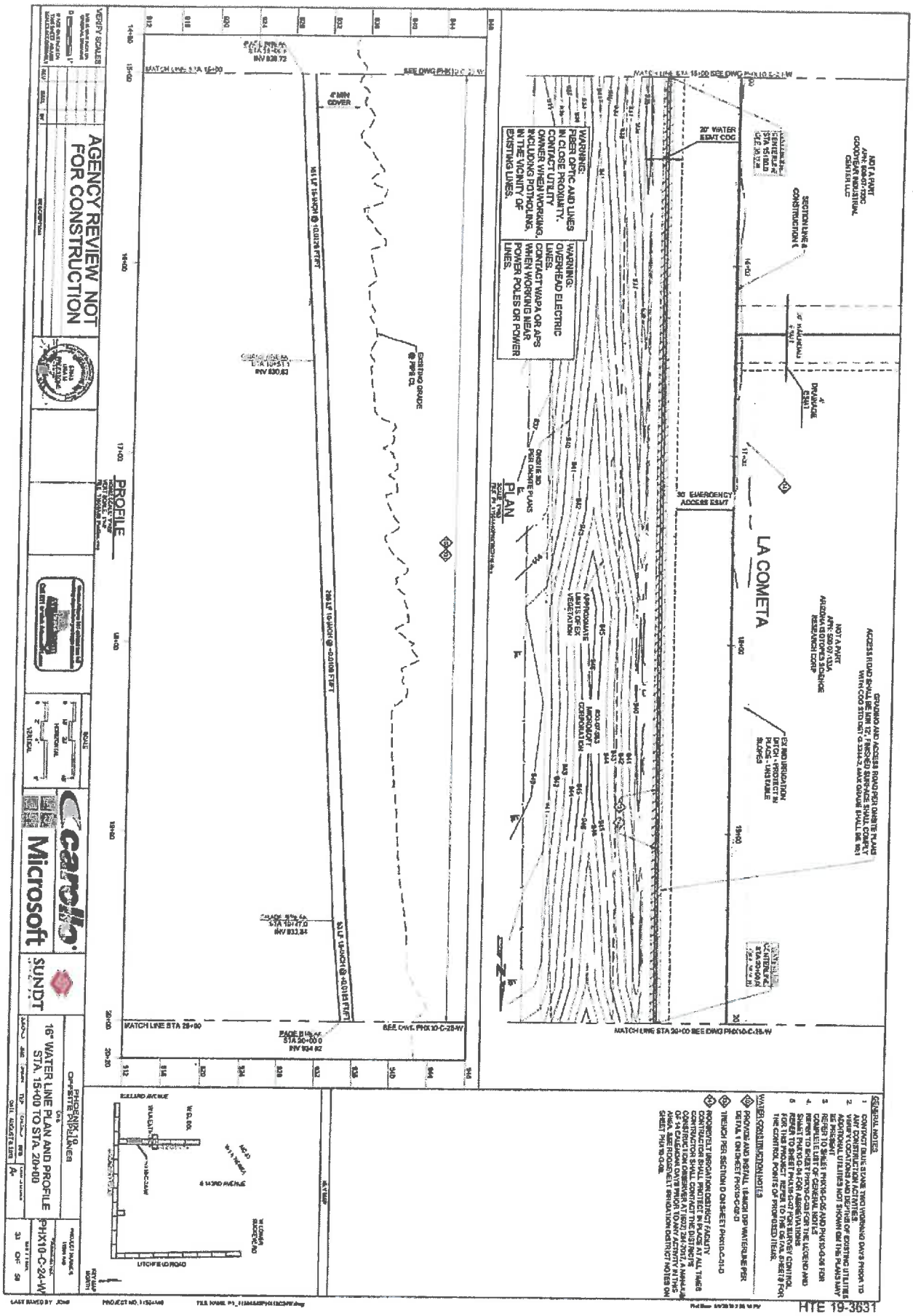

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LA COMETA
16" WATER LINE PLAN AND PROFILE STA. 15+00 TO STA. 20+00
PHX10-C-24-W
PHOENIX 10 OFFSITE PIPELINES
SUNDT
Microsoft
carollo
GENERAL NOTES
WATER CONSTRUCTION NOTES
LITCHFIELD ROAD
MATCH LINE STA 20+00 SEE DWG PHX10-C-25-W
MATCH LINE STA 15+00 SEE DWG PHX10-C-23-W
HTE 19-3631

EXHIBIT A-55

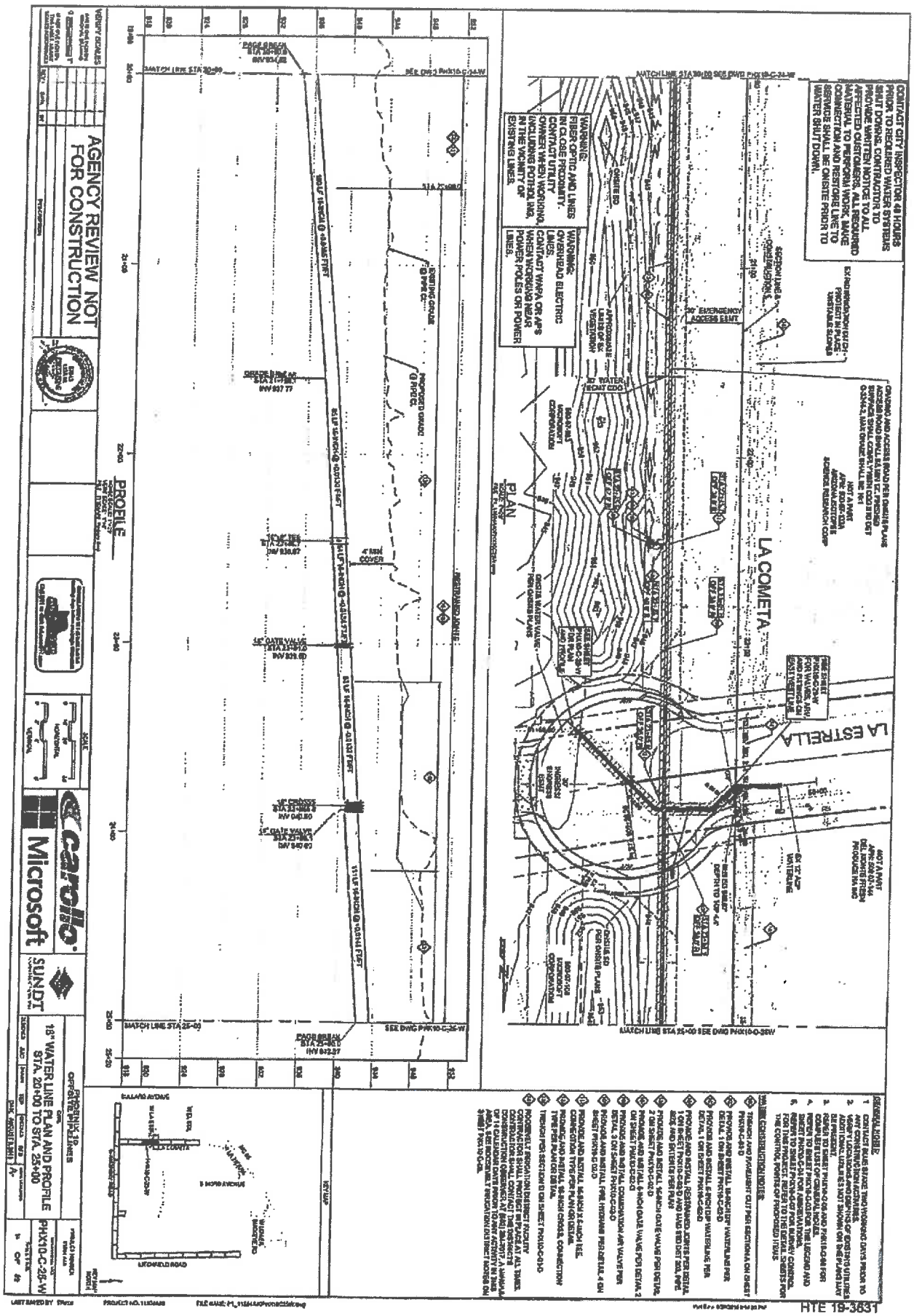

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LA COMETA
LA ESTRELLA
Microsoft
carollo
SUNDT
16" WATER LINE PLAN AND PROFILE STA. 20+00 TO STA. 25+00
PHX10-C-25F-W
HTE 19-383T

EXHIBIT A-56

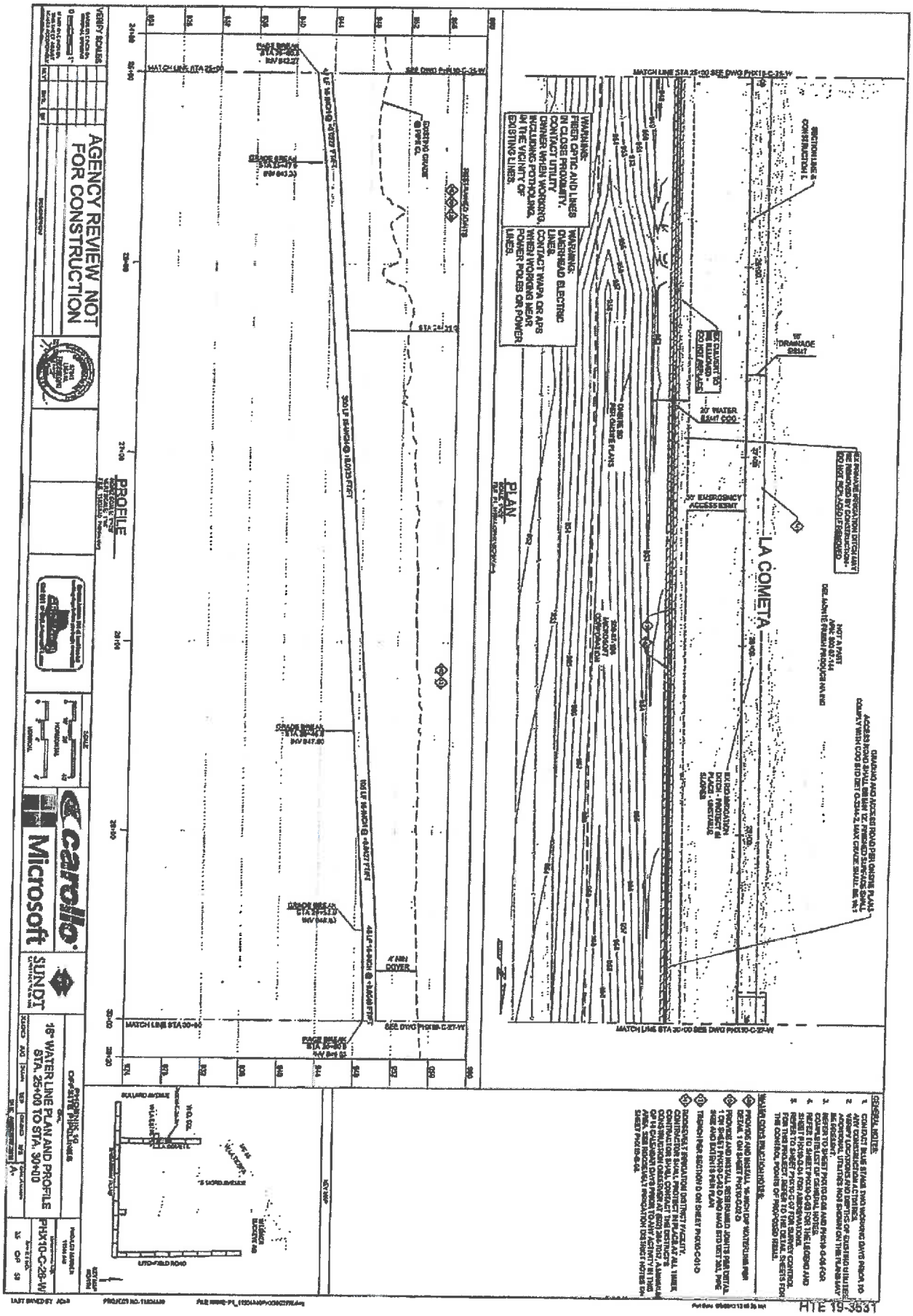

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LA COMETA
16" WATER LINE PLAN AND PROFILE STA. 25+00 TO STA. 30+00
PHX10-C-28-W
Microsoft
carollo
SUNDT

EXHIBIT A-57

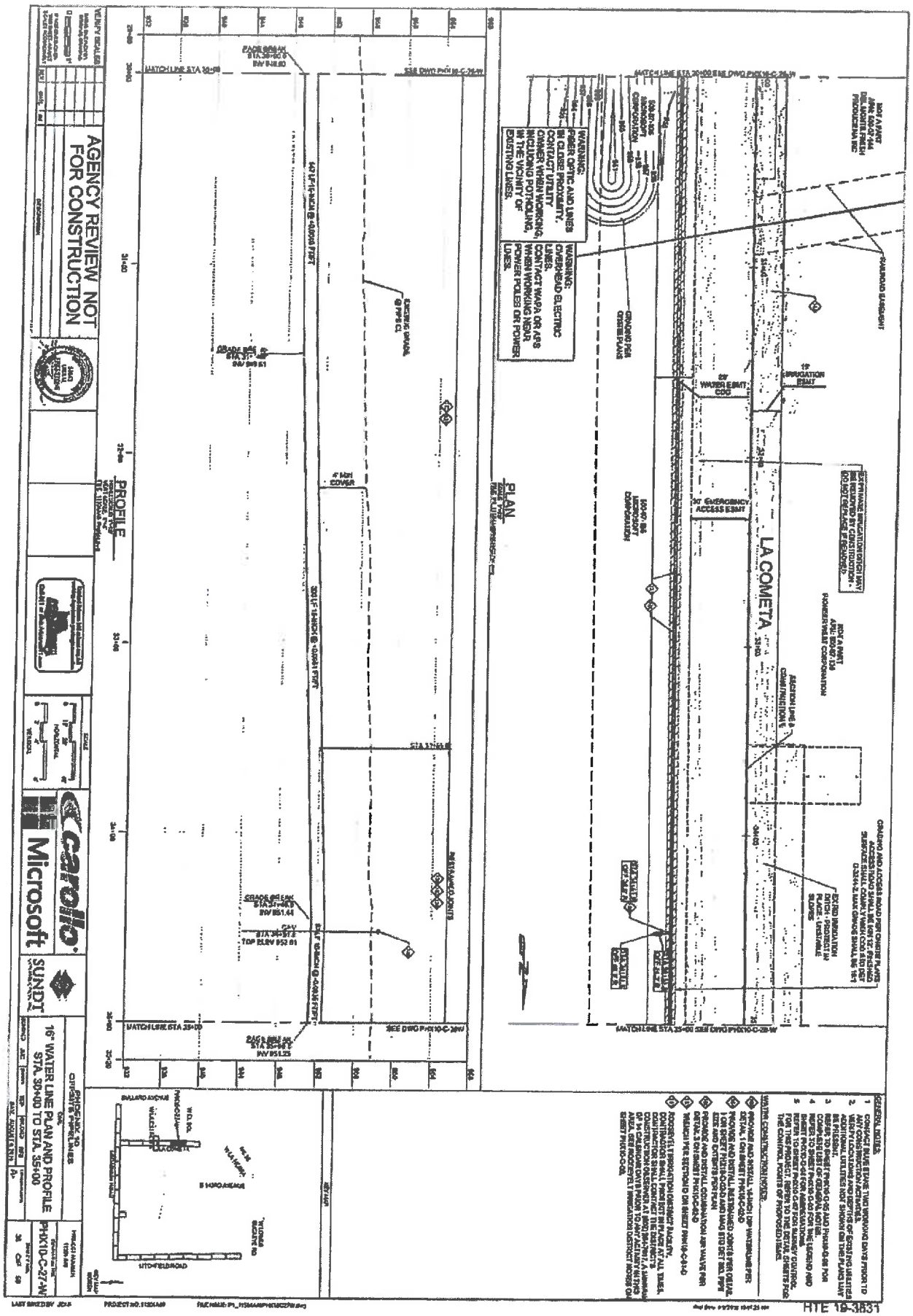

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LA COMETA
16" WATER LINE PLAN AND PROFILE STA. 30+00 TO STA. 35+00
PHX10-C-27-W
Microsoft
SUNDT
RTE 19-3831

EXHIBIT A-58

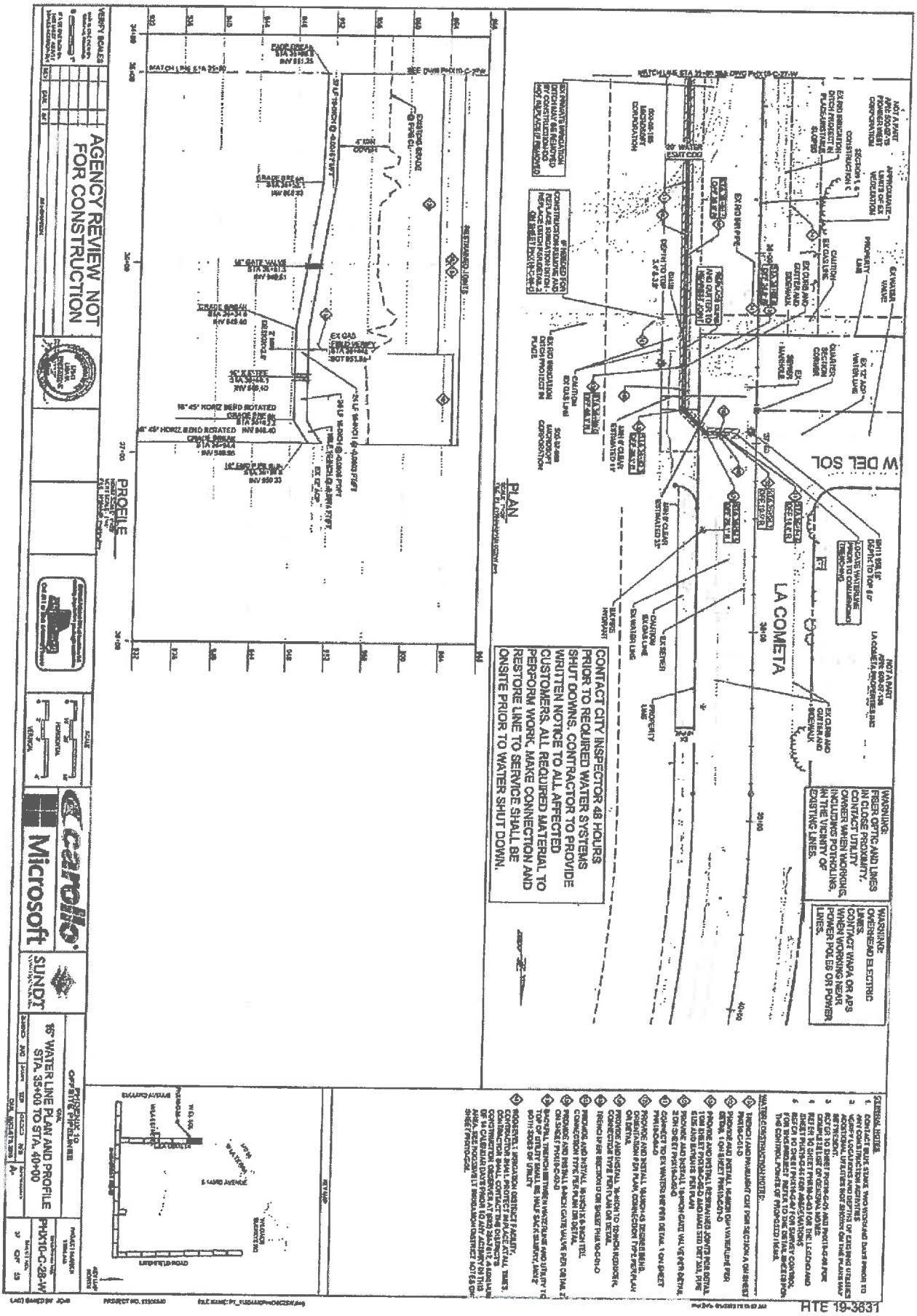

AGENCY REVIEW NOT FOR CONSTRUCTION
PLAN
PROFILE
W DEL SOL
LA COMETA
CONTACT CITY INSPECTOR 48 HOURS PRIOR TO REQUIRED WATER SYSTEMS SHUT DOWNS. CONTRACTOR TO PROVIDE WRITTEN NOTICE TO ALL AFFECTED CUSTOMERS. ALL REQUIRED MATERIAL TO PERFORM WORK, MAKE CONNECTION AND RESTORE LINE TO SERVICE SHALL BE ONSITE PRIOR TO WATER SHUT DOWN.
WARNING: FIBER OPTIC AND LINES IN CLOSE PROXIMITY. CONTACT UTILITY COMPANY REPRESENTATIVE WHEN WORKING, INCLUDING POTHOLING, IN THE VICINITY OF EXISTING LINES.
WARNING: OVERHEAD ELECTRIC LINES. CONTACT WAPA OR APS WHEN WORKING NEAR POWER POLES OR POWER LINES.
Carollo
Microsoft
SUNDT
16" WATER LINE PLAN AND PROFILE STA. 35+00 TO STA. 40+00
PHX10-C-28-W
RTE 19-3831

EXHIBIT A-59

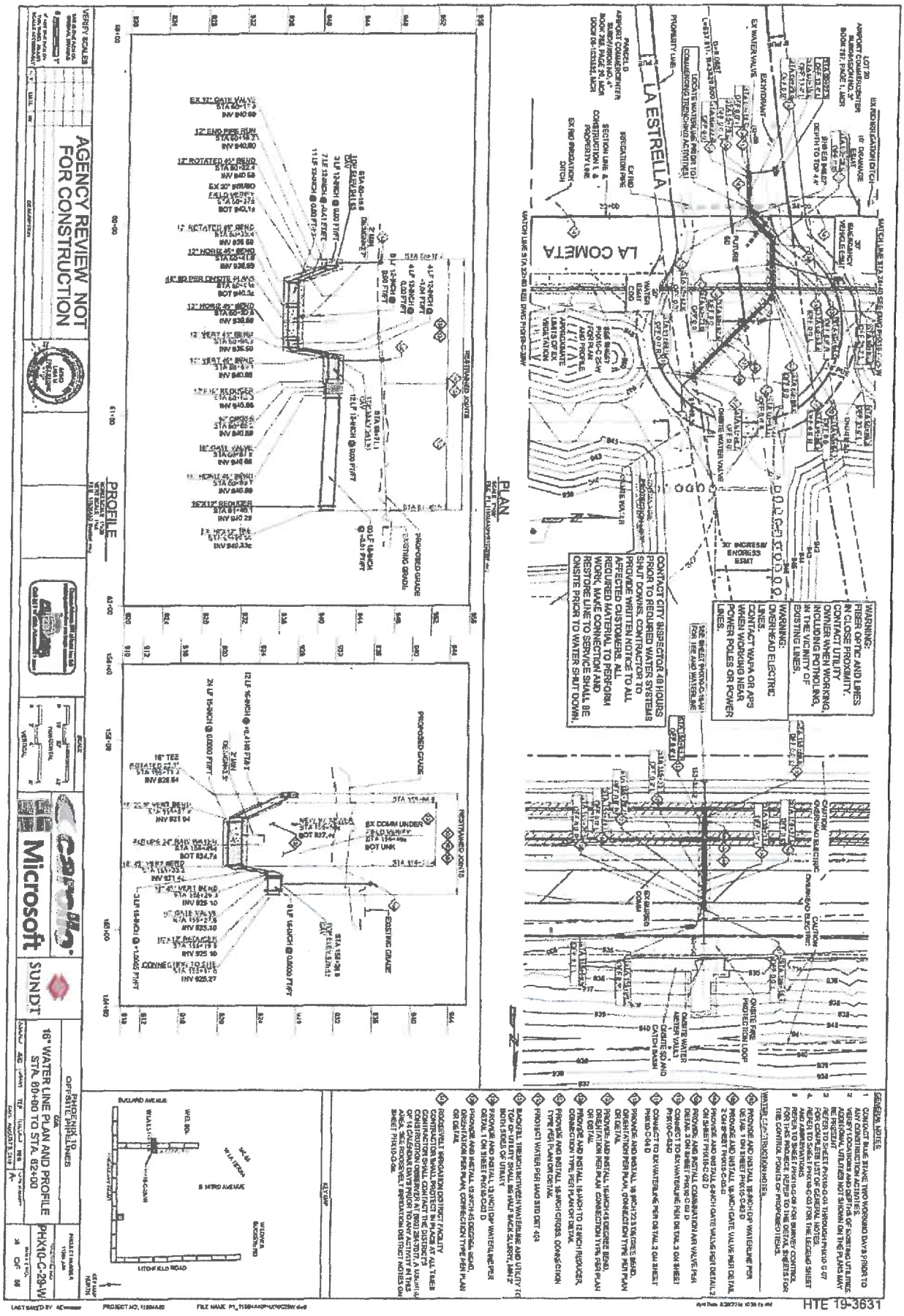

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LA ESTRELLA
LA COMETA
PROPOSED GRADE
EXISTING GRADE
16" WATER LINE PLAN AND PROFILE STA. 60+00 TO STA. 82+00
PHX10-C-29-W
GENERAL NOTES
WATER CONSTRUCTION NOTES
Microsoft
SUNDT

EXHIBIT A-60

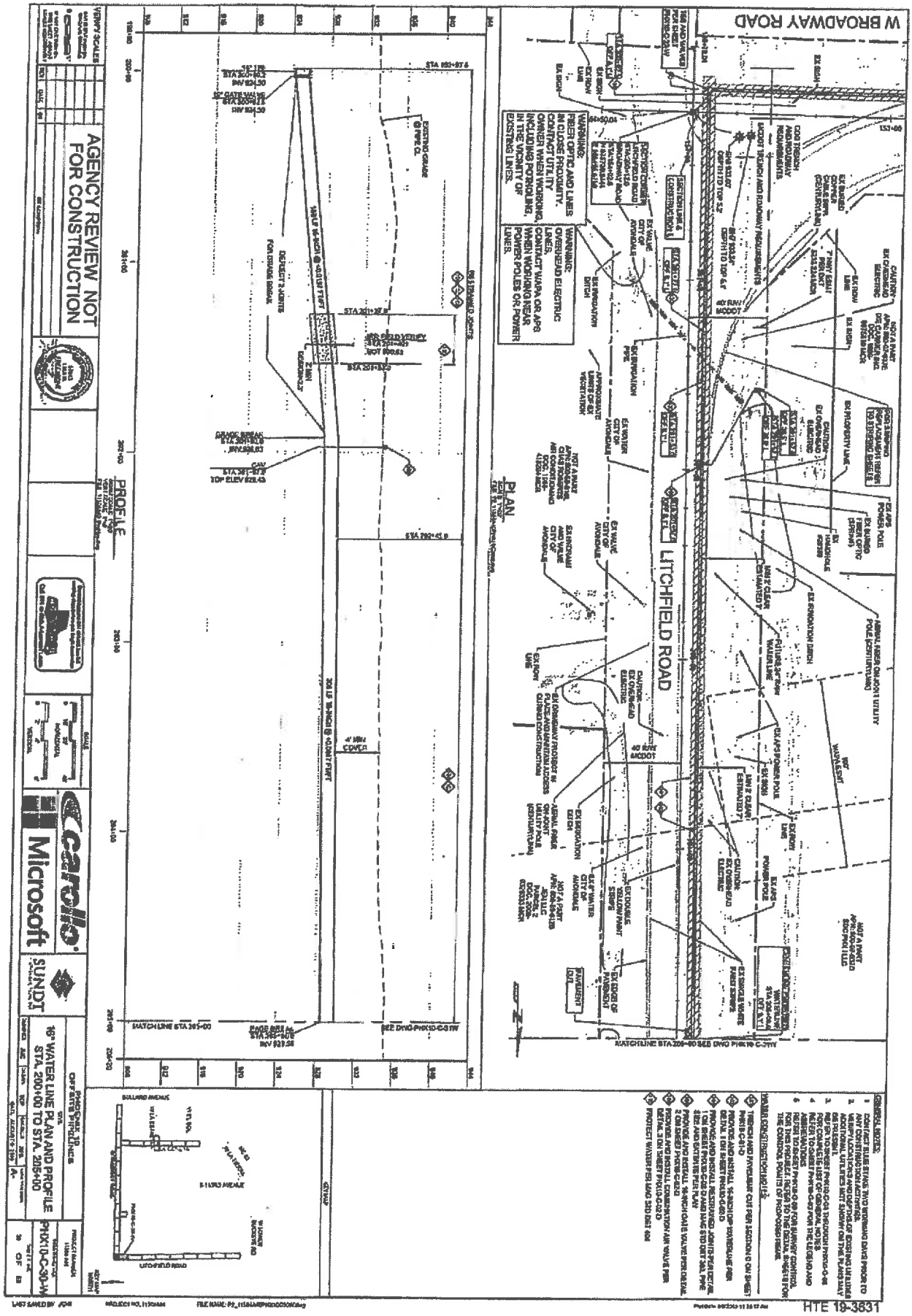

W BROADWAY ROAD
LITCHFIELD ROAD
PLAN
PROFILE
AGENCY REVIEW NOT FOR CONSTRUCTION
Microsoft
Carollo
SUNDT
16" WATER LINE PLAN AND PROFILE STA. 200+00 TO STA. 205+00
PHX10-C-30-W
HTE 19-3831

EXHIBIT A-61

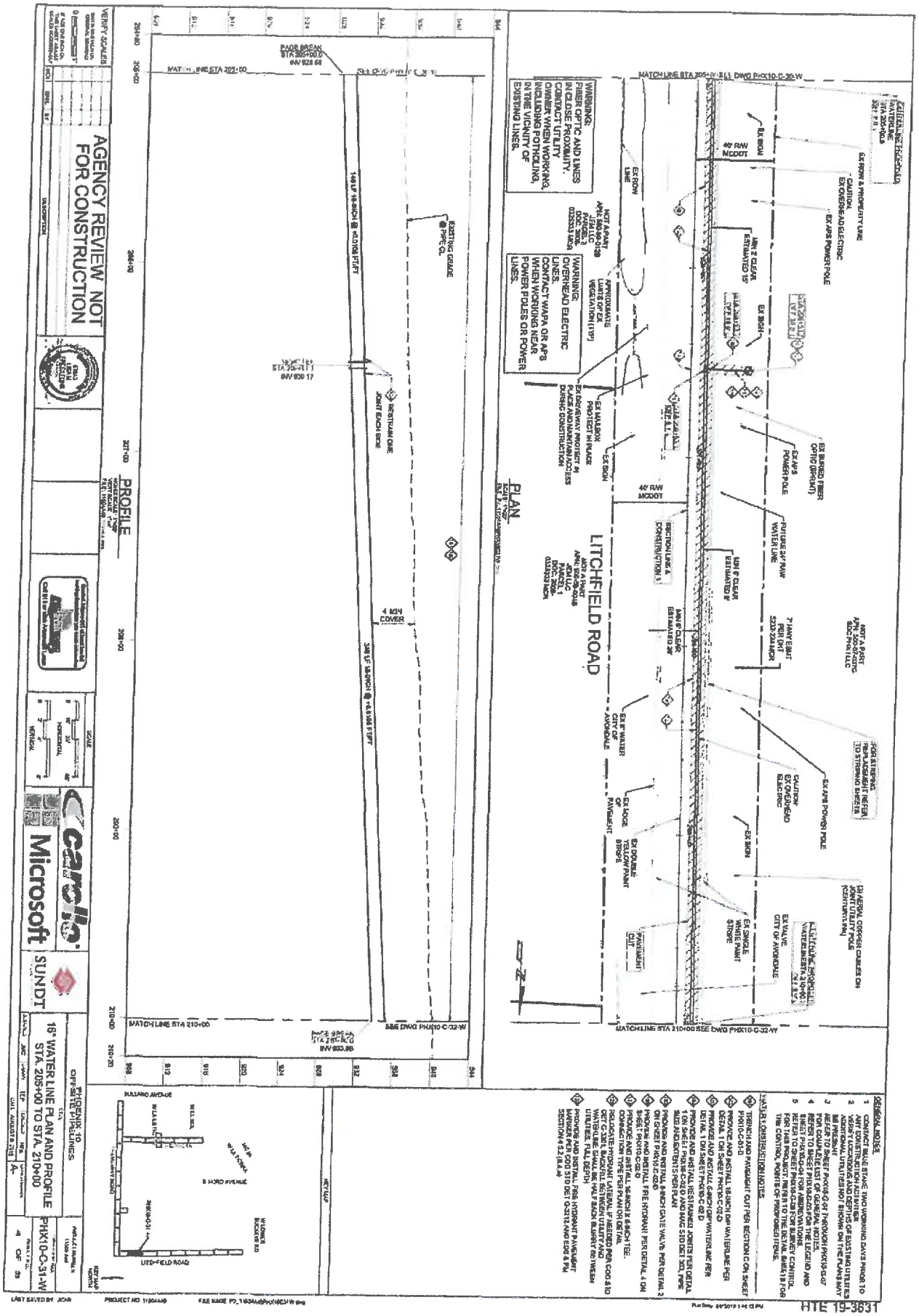

LITCHFIELD ROAD
PLAN
PROFILE
AGENCY REVIEW NOT FOR CONSTRUCTION
Microsoft
SUNDT
16" WATER LINE PLAN AND PROFILE STA. 205+00 TO STA. 210+00
PHX10-C-31-W
GENERAL NOTES
MATCH LINE STA 205+00 SEE DWG PHX10-C-30-W
MATCH LINE STA 210+00 SEE DWG PHX10-C-32-W
HTE 19-3831

EXHIBIT A-62

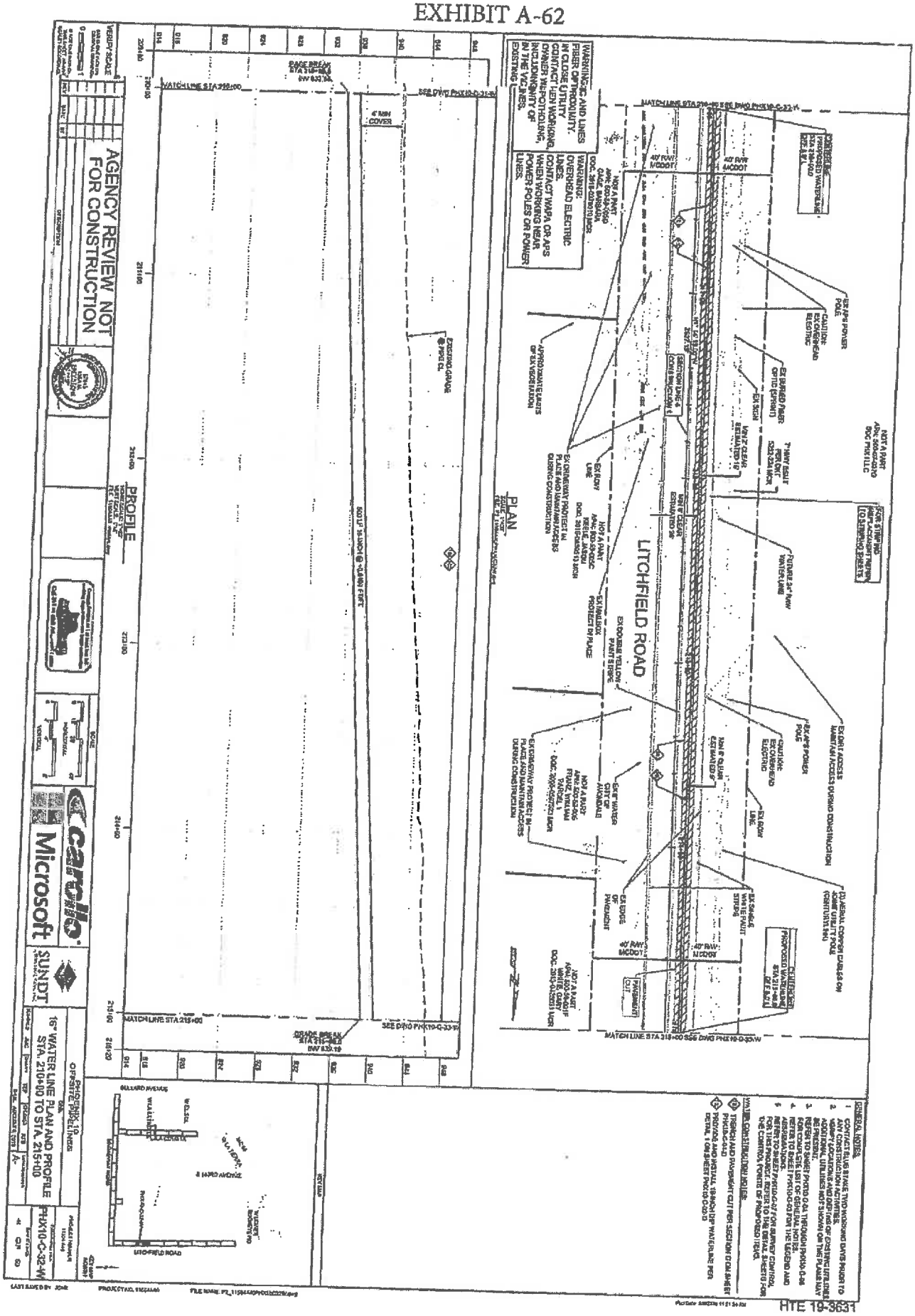

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LITCHFIELD ROAD
16" WATER LINE PLAN AND PROFILE STA. 210+00 TO STA. 215+00
PHX10-C-32-W
HTE 19-3631

EXHIBIT A-63

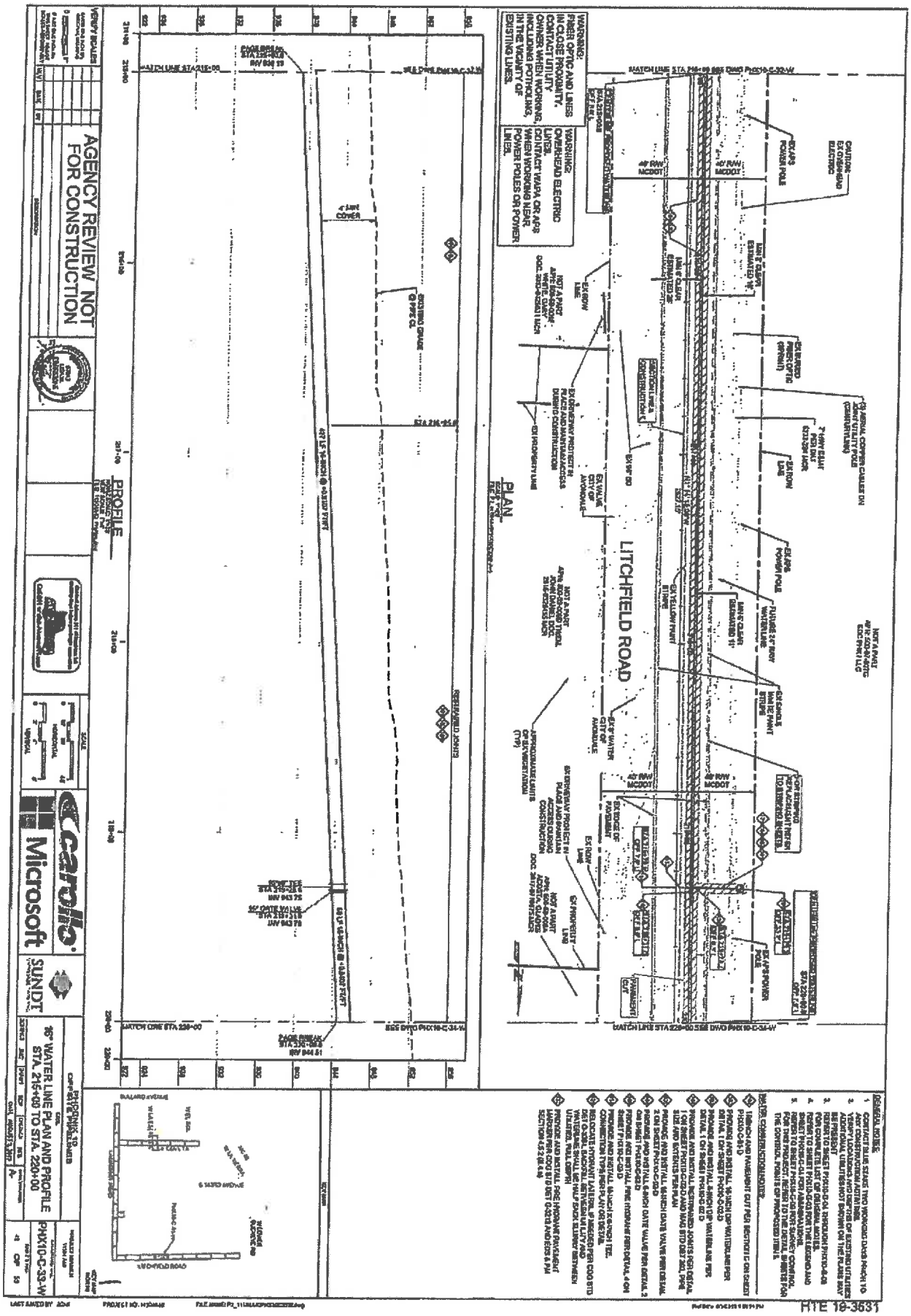

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LITCHFIELD ROAD
16" WATER LINE PLAN AND PROFILE STA. 216+00 TO STA. 220+00
PHX10-C-33-W
Microsoft
SUNDT
Carollo

EXHIBIT A-64

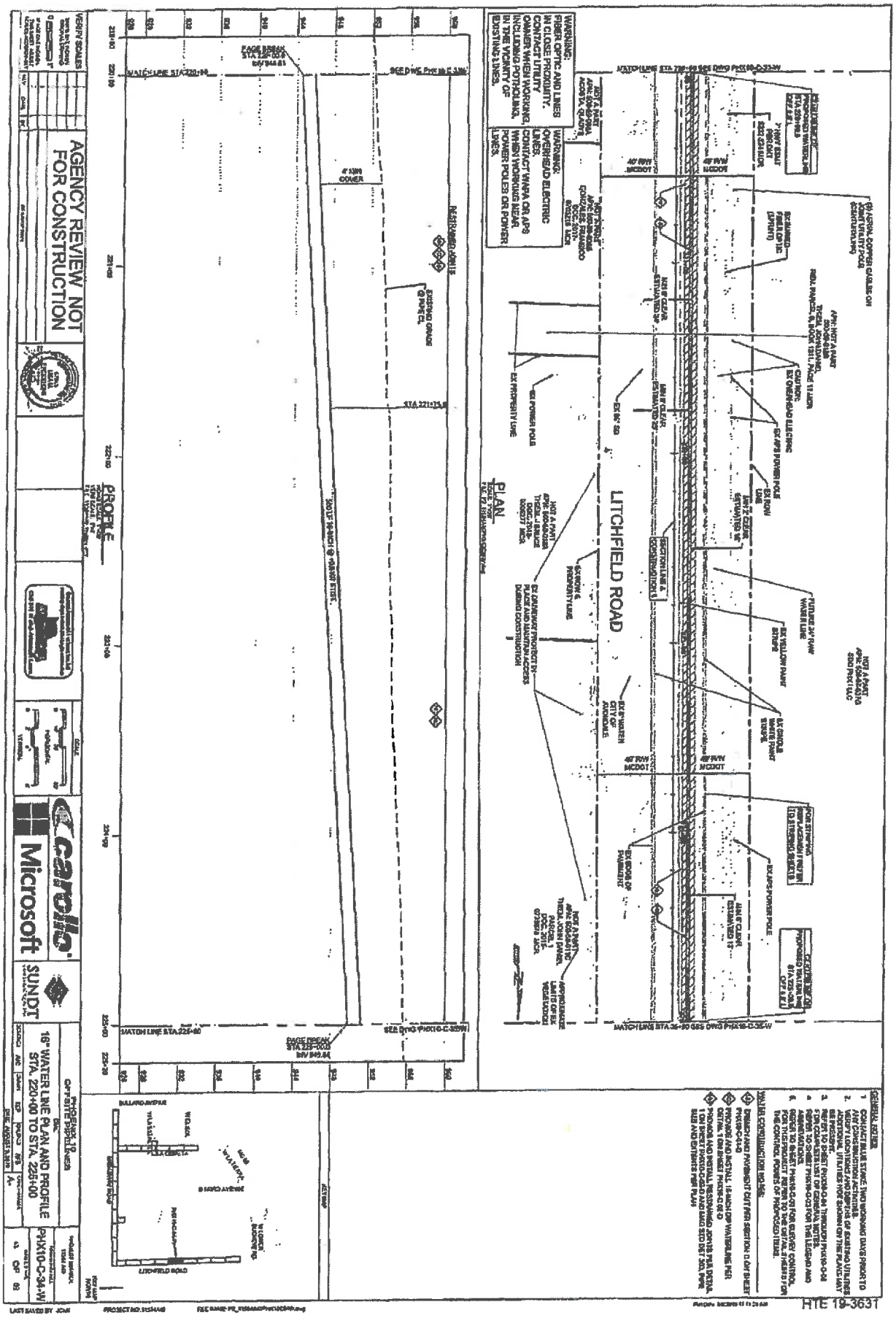

LITCHFIELD ROAD
PLAN
PROFILE
AGENCY REVIEW NOT FOR CONSTRUCTION
16" WATER LINE PLAN AND PROFILE STA. 220+00 TO STA. 225+00
PHX610-C-34-W
GENERAL NOTES
WATER CONSTRUCTION NOTES
HTE 19-3631

EXHIBIT A-65

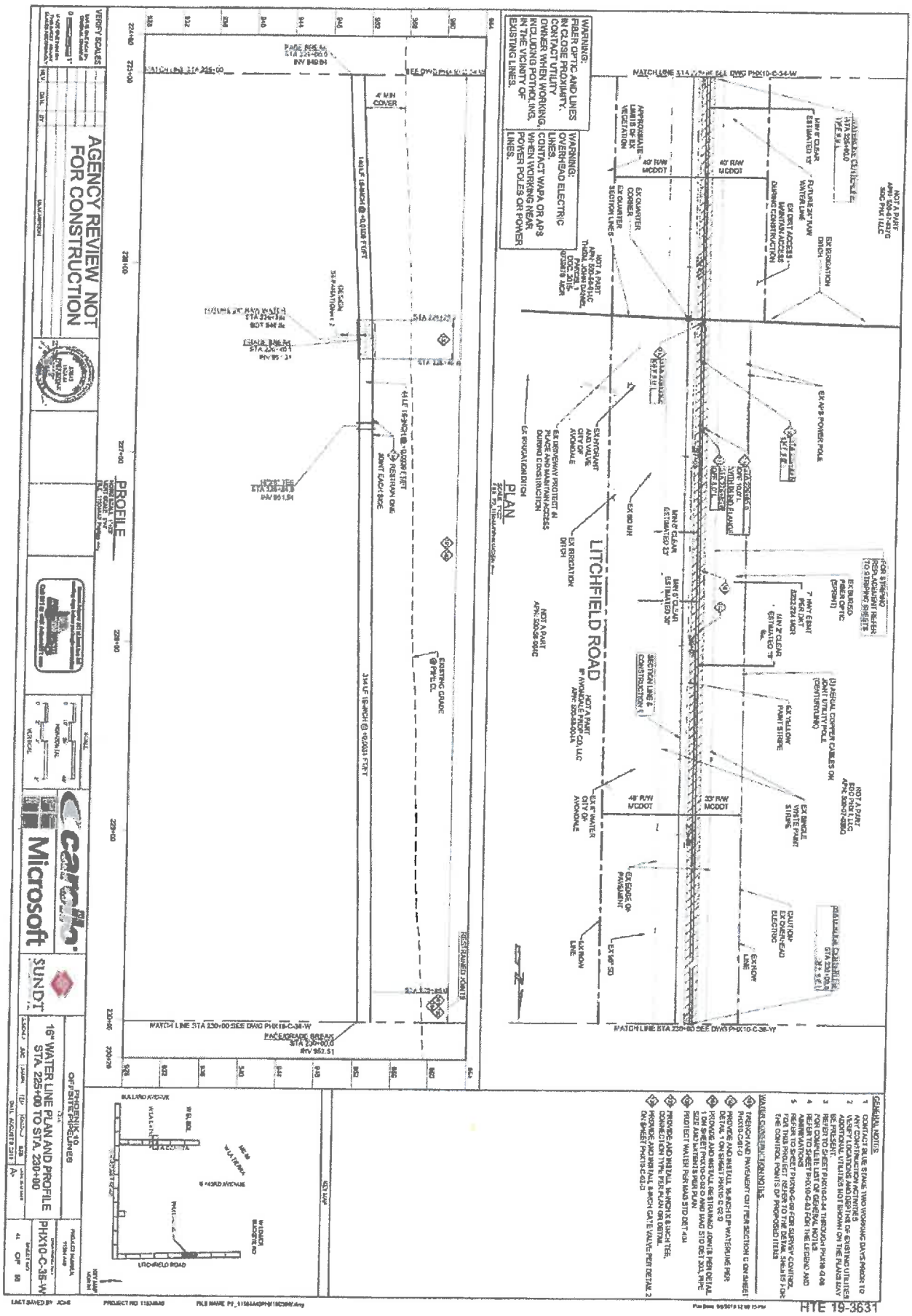

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LITCHFIELD ROAD
16" WATER LINE PLAN AND PROFILE STA. 225+00 TO STA. 230+00
PHX10-C-35-W
HTE 19-3631

EXHIBIT A-66

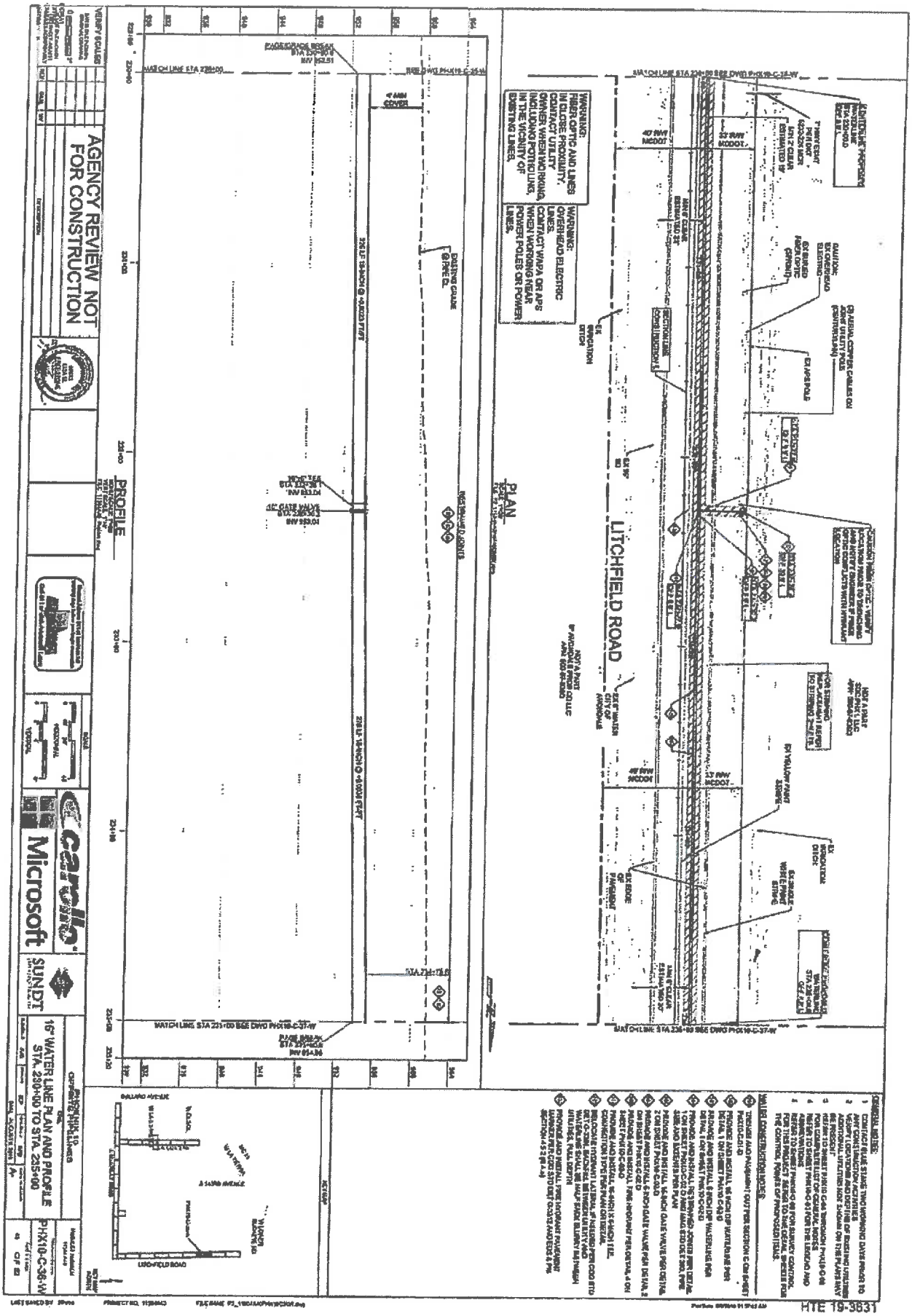

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LITCHFIELD ROAD
16" WATER LINE PLAN AND PROFILE STA. 230+00 TO STA. 235+00
PHX10-C-36-W
Microsoft
SUNDT
carollo
HTE 19-3831

EXHIBIT A-67

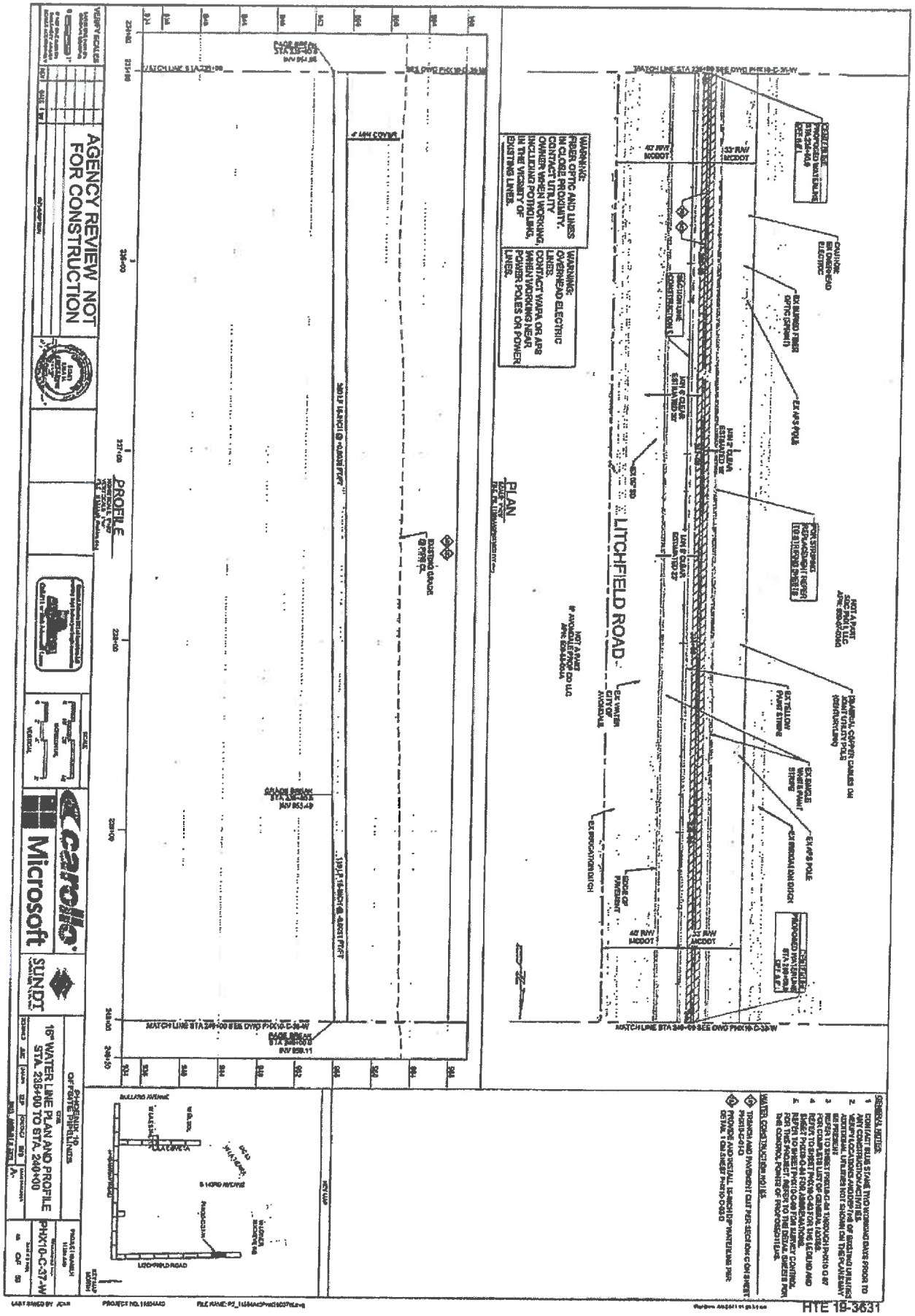

AGENCY REVIEW NOT FOR CONSTRUCTION
PROFILE
PLAN
LITCHFIELD ROAD
16" WATER LINE PLAN AND PROFILE STA. 236+00 TO STA. 240+00
PHX10-C-37-W
Microsoft
Carollo
SUNDT
GENERAL NOTES
WATER CONSTRUCTION NOTES
KEY NOTES
MATCH LINE STA 240+00 SEE DWG PHX10-C-38-W
MATCH LINE STA 236+00 SEE DWG PHX10-C-36-W
BULLARD AVENUE
S 143RD AVENUE
LITCHFIELD ROAD
RTE 19-3631

EXHIBIT A-68

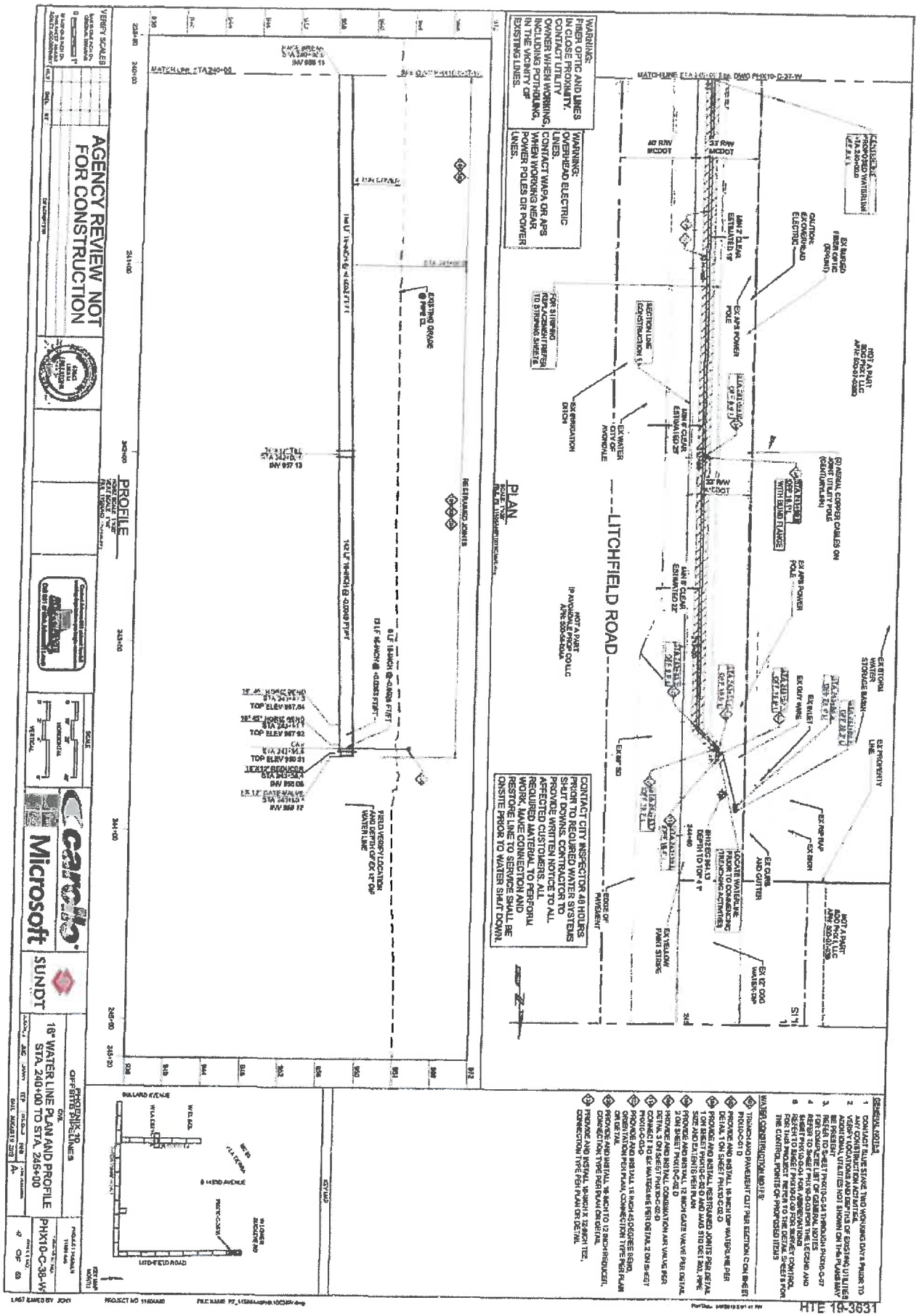
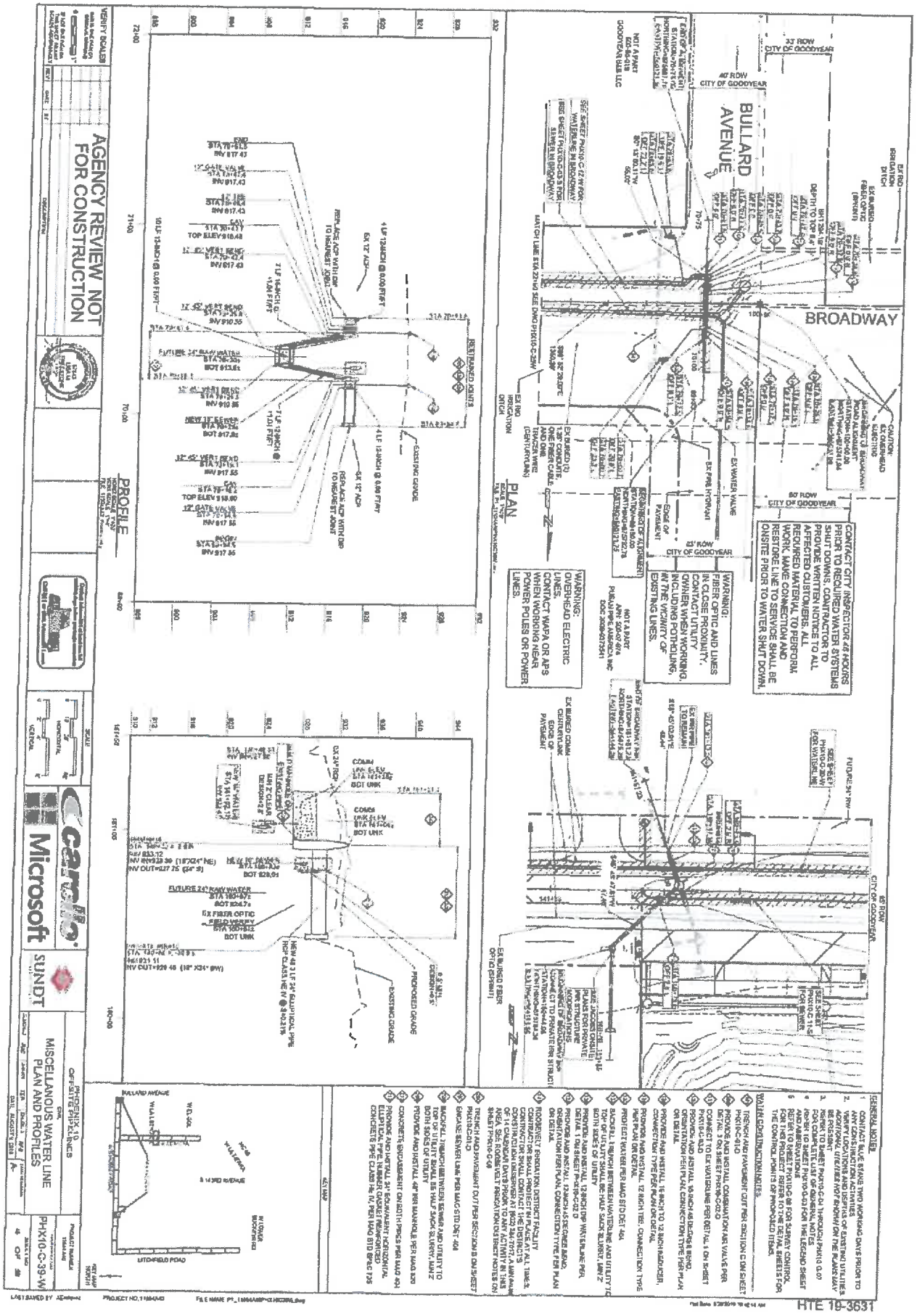

LITCHFIELD ROAD
PLAN
PROFILE
AGENCY REVIEW NOT FOR CONSTRUCTION
16" WATER LINE PLAN AND PROFILE STA. 240+00 TO STA. 245+00
PHX10-C-38-W
CITY OF PHOENIX - 20 OFF-SITES PIPELINES
SUNDT
Microsoft
Carollo
VICINITY MAP
BULLARD AVENUE
LITCHFIELD ROAD
GENERAL NOTES
WATER CONSTRUCTION NOTES
CONTACT CITY INSPECTOR 48 HOURS PRIOR TO REQUIRED WATER SYSTEMS SHUT DOWNS. CONTRACTOR TO PROVIDE WRITTEN NOTICE TO ALL AFFECTED CUSTOMERS. ALL REQUIRED MATERIAL TO PERFORM WORK, MAKE CONNECTION AND RESTORE LINE TO SERVICE SHALL BE ONSITE PRIOR TO WATER SHUT DOWN.
WARNING: FIBER OPTIC AND LINES IN CLOSE PROXIMITY. CONTACT UTILITY OWNER WHEN WORKING, INCLUDING POTHOLING, IN THE VICINITY OF EXISTING LINES.
WARNING: OVERHEAD ELECTRIC LINES. CONTACT WAPA OR APS WHEN WORKING NEAR POWER POLES OR POWER LINES.
EX 16" WATER
EX 8" SD
EX IRRIGATION DITCH
EX PROPERTY LINE
EX CURB AND GUTTER
EX 12" GAS MAIN
EX YELLOW PAINT STRIPE
EDGE OF PAVEMENT
EX ELECTRIC MANHOLE
EX APS POWER POLE
EX ELECTRIC MANHOLE
EX ELECTRIC WATER STORAGE MANH
EX DUCT WIRE
EX INLET
EX RIP RAP
EX SIGN
EX 8" SD
EX 16" WATER
EX IRRIGATION DITCH
EX WATER - CITY OF AVONDALE
EX 12" GAS MAIN
EX YELLOW PAINT STRIPE
EDGE OF PAVEMENT
EX CURB AND GUTTER
EX RIP RAP
EX SIGN
EX INLET
EX DUCT WIRE
EX ELECTRIC WATER STORAGE MANH
EX PROPERTY LINE
EX APS POWER POLE
EX ELECTRIC MANHOLE
EX APS POWER POLE
EX ELECTRIC MANHOLE

EXHIBIT A-69



HTE 19-3631

EXHIBIT A-70

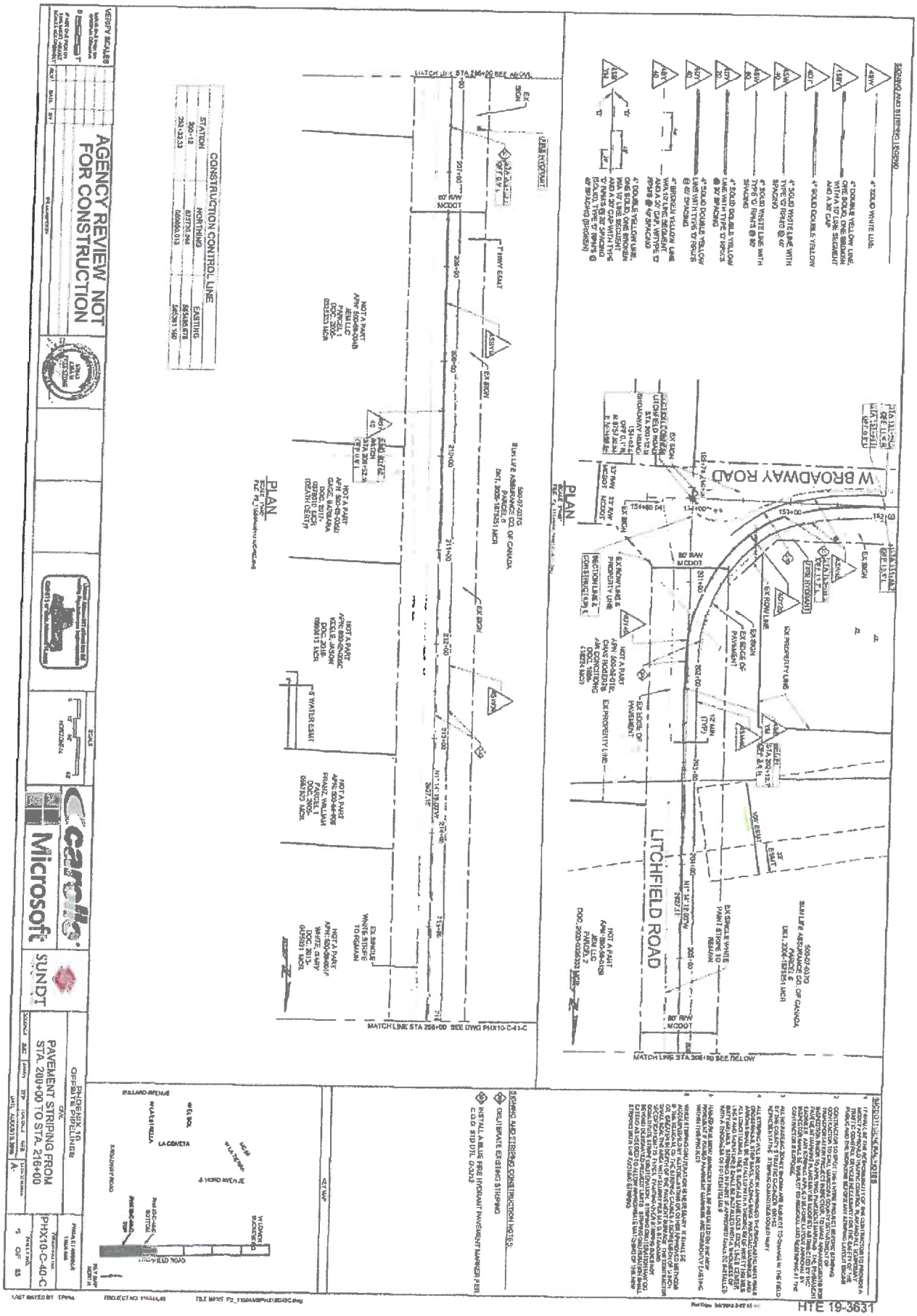

W BROADWAY ROAD
LITCHFIELD ROAD
AGENCY REVIEW NOT FOR CONSTRUCTION
PAVEMENT STRIPING FROM STA. 200+00 TO STA. 216+00
PHX10-C-40-C
HTE 19-3631

EXHIBIT A-71

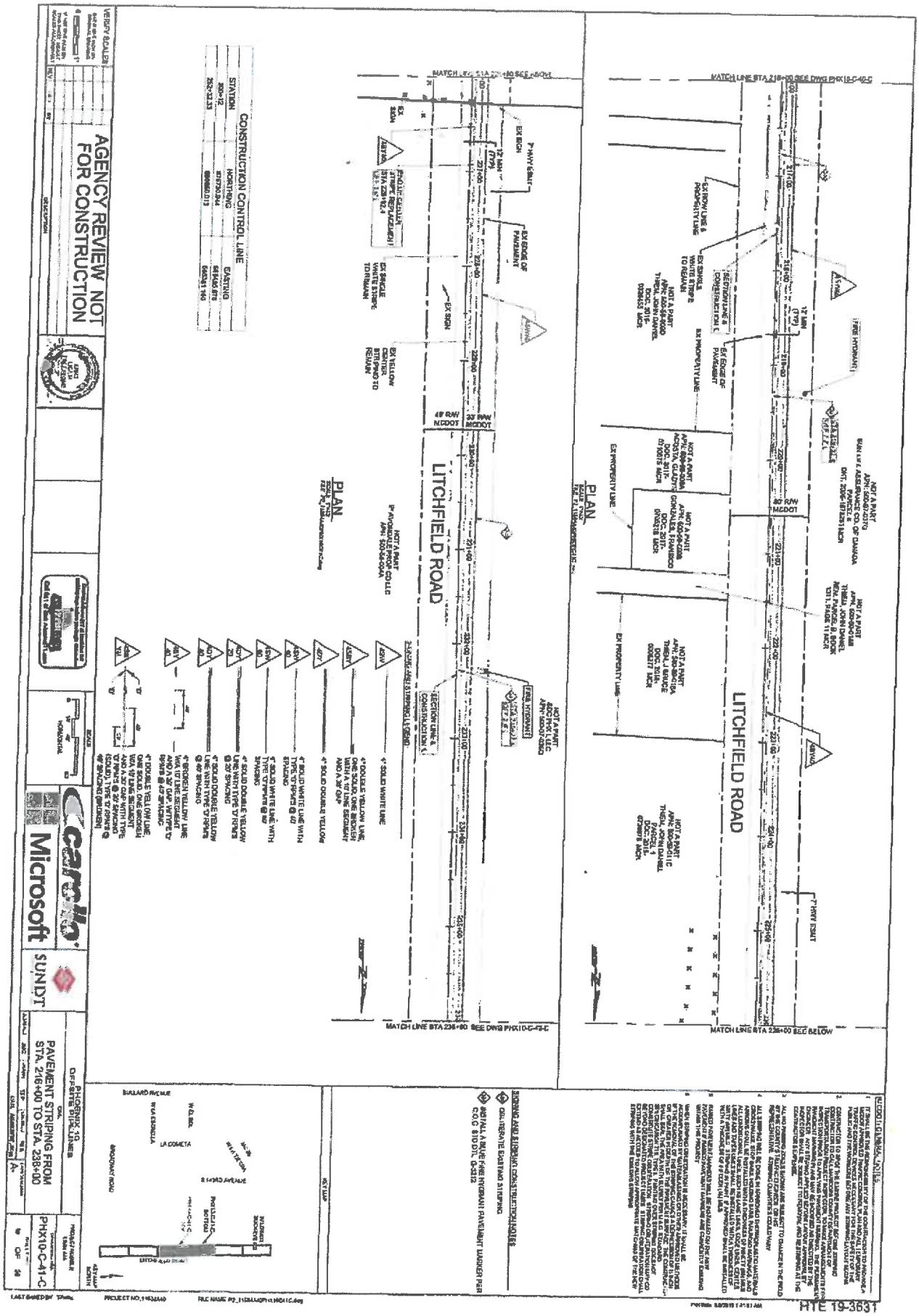
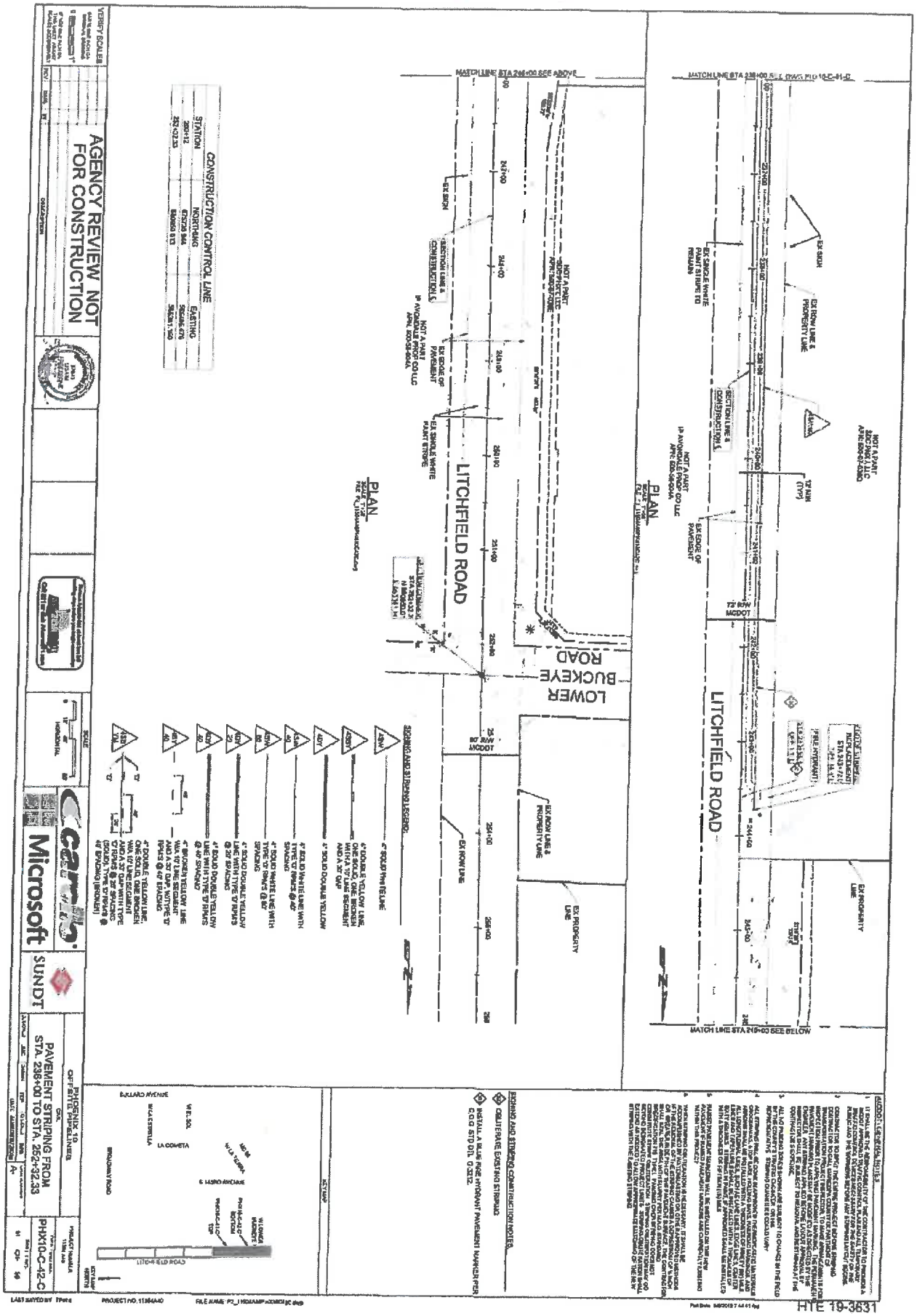

LITCHFIELD ROAD
PLAN
MATCH LINE STA 236+00 SEE DWG PHX10-C-42-C
MATCH LINE STA 236+00 SEE BELOW
AGENCY REVIEW NOT FOR CONSTRUCTION
PAVEMENT STRIPING FROM STA. 216+00 TO STA. 238+00
PHX10-C-41-C
PHOENIX 10
Microsoft
SUNDT
Carollo
HTE 19-3631

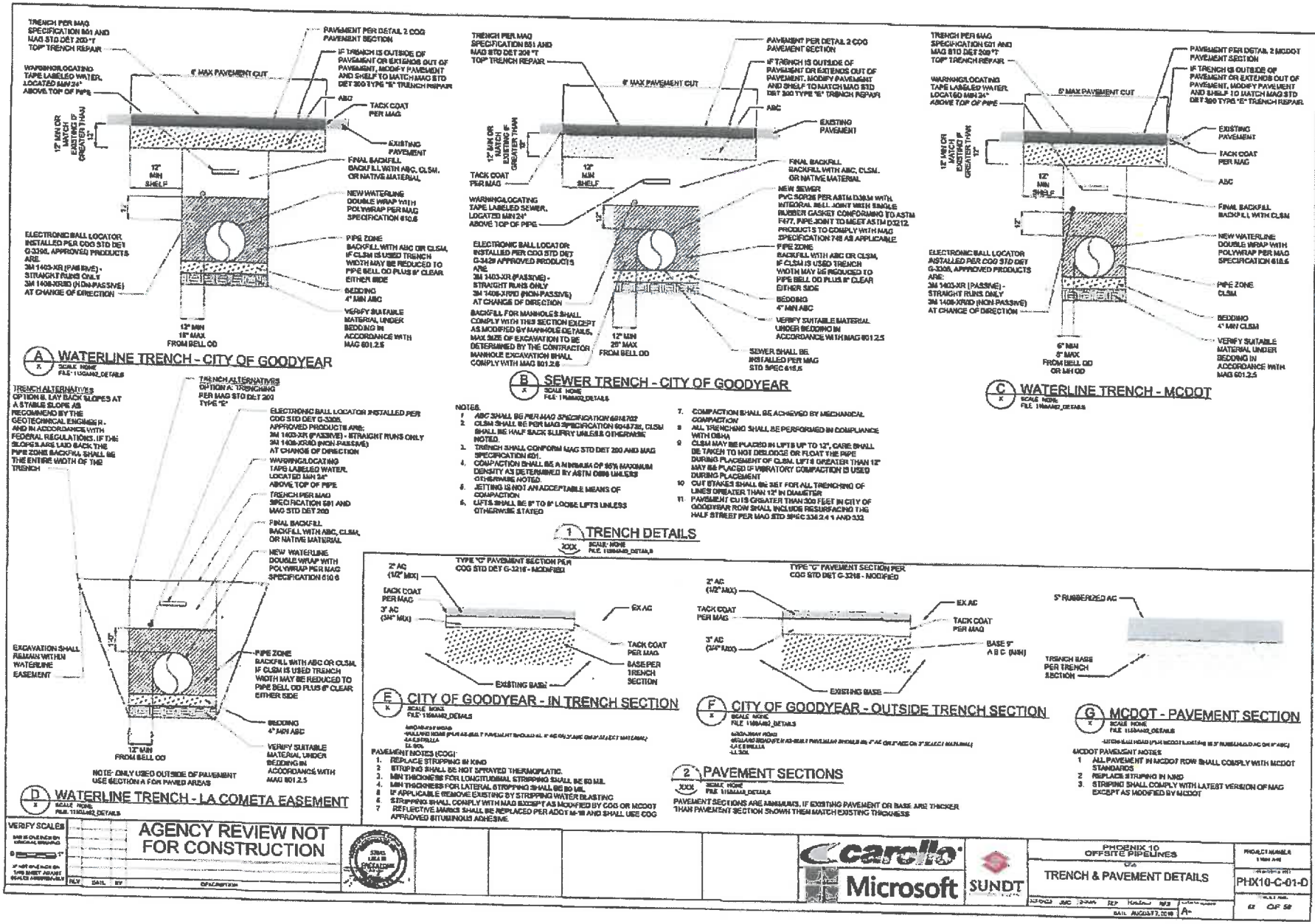
EXHIBIT A-72


LITCHFIELD ROAD
LOWER BUCKEYE ROAD
MATCH LINE STA 236+00 SEE ABOVE
MATCH LINE STA 240+00 SEE BELOW
AGENCY REVIEW NOT FOR CONSTRUCTION
PAVEMENT STRIPING FROM STA. 236+00 TO STA. 252+32.33
PHX10-C-42-C
PHOENIX-10 OFF-SITE PIPELINERS
SUNDT
Microsoft
Carollo
CONSTRUCTION CONTROL LINE
STATION
NORTHING
EASTING
BULLARD AVENUE
LA COMETA
BROADWAY ROAD
S. LITCHFIELD ROAD
PROJECT NO. 11364A40
HTE 19-3631

DSW-LI-2020-066 LIB-PHX/LOB/WWG

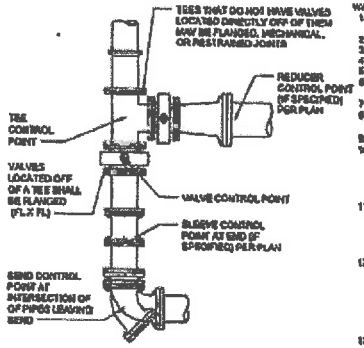
EXHIBIT A-73

HTE 19-3631



DSW-LI-2020-066 LIB-PHX/LOB/WWG

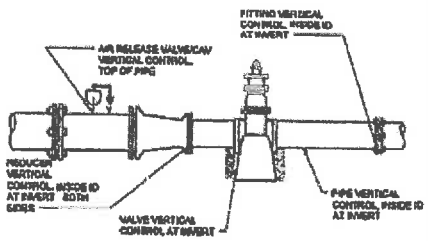
EXHIBIT A-74



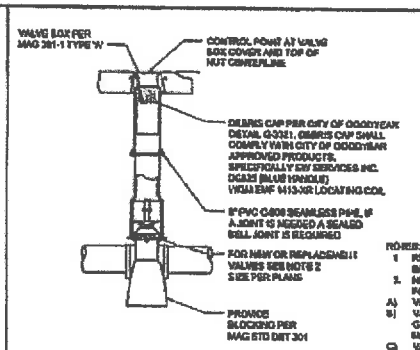
A WATERLINE AND APPURTENANCES HORIZONTAL CONTROL
SCALE: NONE

WATER NOTES:
1. WATERLINES SHALL BE DUCTILE IRON WITH A MINIMUM PRESSURE CLASS OF 350.
2. PRODUCTS SHALL BE NSF 61 CERTIFIED.
3. PRODUCTS SHALL MEET ANSI/AWWA C151/A21.51-02.
4. PRODUCTS SHALL MEET MAG SPECIFICATION 720 FOR DUCTILE IRON PIPE.
5. PRODUCTS SHALL BE ON CITY OF GOODYEAR APPROVED PRODUCTS LIST
6. WHEN POSSIBLE ALL PRODUCTS SHALL BE FROM A SINGLE MANUFACTURER TO ENSURE COMPATIBILITY.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH MAG SPECIFICATION 610
8. ALL NEW WATERLINES AND CONNECTIONS SHALL BE DISINFECTED PER MAG SPECIFICATION 611.3
9. ALL WATERLINES SHALL BE TESTED PER MAG SPECIFICATION 611
10. APPROVED DUCTILE IRON PIPE MANUFACTURERS ARE:
   A) U.S.PIPE
   B) AMERICAN CAST IRON PIPE CO.
   C) GRIFFIN PIPE PRODUCTS
11. APPROVED GASKET RESTRAINED JOINTS ARE:
   A) U.S.PIPE FIELD LOCK GASKET
   B) AMERICAN CAST IRON PIPE CO. FLEX RING JOINT
   C) GRIFFIN PIPE TALON GASKET
12. APPROVED MECHANICAL RESTRAINED JOINTS ARE.
   A) EBBA IRON 1100 SERIES
   B) ROMAC ROMA GRIP
   C) FORD UFR 1400
   D) STAR PIPE PRODUCTS STARGRIP SERIES 3000
   E) GRIFFIN PIPE TOUCH GRIP
13. APPROVED FLANGE COUPLING ADAPTERS ARE:
   A) SMITH-BLAIRE 912
   B) ROMAC FCA501CA 501 MEGA
   C) FORD FFCA
14. DUCTILE IRON PIPE, FITTINGS, VALVES, APPURTENANCES, SHALL BE DOUBLE WRAPPED WITH POLYWRAP PER MAG SPECIFICATION 610.6
15. APPURTENANCES NOT INCLUDED IN THE CITY OF GOODYEAR'S APPROVED PRODUCTS LIST SHALL BE APPROVED BY THE ENGINEER.

1 WATERLINE INSTALLATION DETAILS
XXX SCALE: NONE

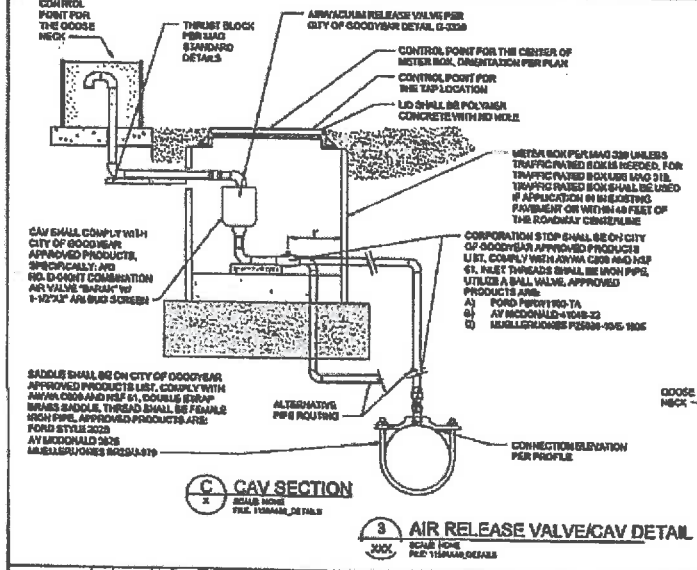


B WATERLINE AND APPURTENANCES VERTICAL CONTROL
SCALE: NONE

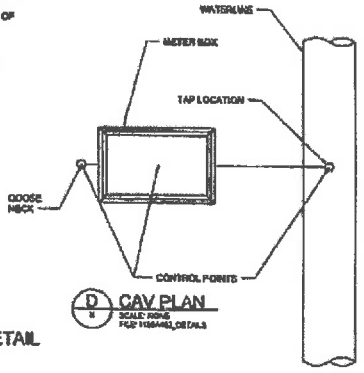


NOTES:
1. REPLACE EXISTING VALVE BOXES IMPACTED BY PROJECT PER THIS DETAIL.
2. NEW VALVES SHALL COMPLY WITH THE FOLLOWING STANDARDS:
   A) VALVES SHALL BE NSF 61 APPROVED
   B) VALVES SHALL COMPLY WITH CITY OF GOODYEAR APPROVED PRODUCTS AND MAG 630.3
   C) VALVES SHALL BE GATE VALVES MEET AWWA C515 AND C509
   D) SHALL BE DUCTILE IRON AND MEET OR EXCEED REDUCED WALL STANDARDS
   E) VALVES SHALL BE EPOXY COATED INSIDE AND OUT
   F) STEM O-RINGS SHALL BE REPLACEABLE WITH THE VALVE FULLY OPEN AT RATED WORKING PRESSURE
   G) DIRECTION OF OPEN SHALL BE COUNTERCLOCKWISE
   H) ALL FASTENERS SHALL BE STAINLESS STEEL

2 VALVE DETAIL
XXX SCALE: NONE

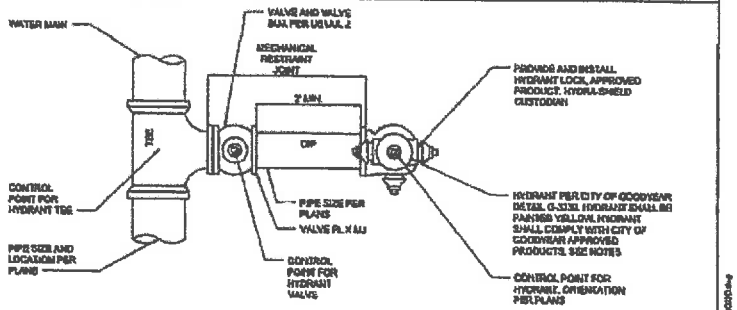


C CAV SECTION
SCALE: NONE



D CAV PLAN
SCALE: NONE

3 AIR RELEASE VALVE/CAV DETAIL
XXX SCALE: NONE



NOTES:
HYDRANTS SHALL MEET THE FOLLOWING:
1. BE ON CITY OF GOODYEAR APPROVED PRODUCT LIST
2. MEET AWWA C502 AND C503
3. UL 246 APPROVED
4. NSF 61 APPROVED 48 DRY BARREL HYDRANT
5. METHOD OF LUBRICATION SHALL BE FOOD GRADE OIL OR GREASE. SEE CITY OF GOODYEAR APPROVED PRODUCTS LIST
6. OPERATING NUT SHALL BE 5-1/8" PENTAGON (STANDARD)
7. DIRECTION OF OPENING SHALL BE COUNTER CLOCKWISE
8. HYDRANT SHALL HAVE 2 HOSE NOZZLES WITH 2-1/2" CONNECTION
9. HOSE AND PUMPER CONNECTIONS SHALL BE MALE THREAD AND SHALL BE BRASS AND FIELD REPLACEABLE
10. THREADS SHALL BE "NATIONAL STANDARD" CONNECTIONS AND 1 PUMPER NOZZLE WITH A 4-1/2" CONNECTION
11. INLET CONNECTION SHALL BE MECHANICAL JOINT
12. HYDRANT SHALL HAVE TRAFFIC FLANGE
13. HYDRANT VALVE OPENING SHALL BE 6-5/4"
14. APPROVED PRODUCTS ARE.
   A) CLOW MEDALLION
   B) KENNEDY GUARDIAN K-81D
   C) MUELLER SUPER CENTURION
   D) WATEROUS WB-67
   E) U.S.PIPE SENTINEL
15. USE ONLY HYDRANT GREASE APPROVED BY CITY OF GOODYEAR, MYSTIK FG-2 FOOD MACHINERY GREASE OR CLARION FOOD MACHINERY GREASE NO. 2
16. HYDRANT SAFETY POST SHALL BE PROVIDED PER CITY OF GOODYEAR CTD DET G-3332 WHEN SHOWN ON THE PLANS. LOCATION PER PLANS

4 FIRE HYDRANT DETAIL
XXX SCALE: NONE

AGENCY REVIEW NOT FOR CONSTRUCTION

VERIFY SCALES
BAR IS ONE INCH ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SCALE
HORIZONTAL
VERTICAL

carollo
Microsoft
SUNDT

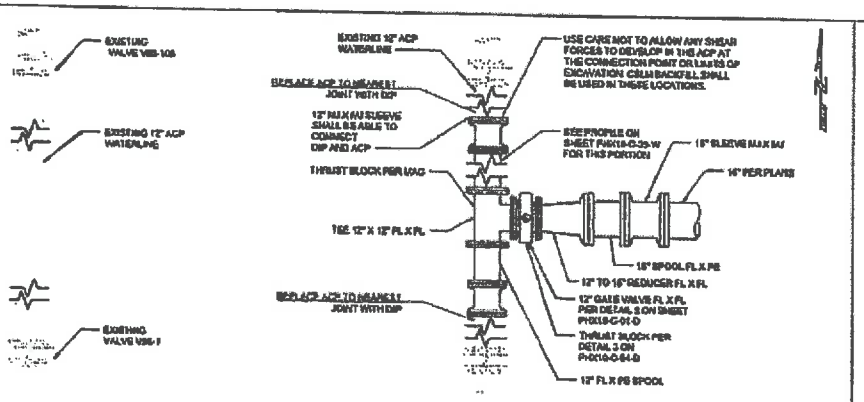
PHOENIX 10 OFFSITE PIPELINES
WATER DETAILS 1
PROJECT NUMBER 11664.48
DRAWING NO. PHX10-C-02-D
SHEET NO. 63 OF 82
DRAWN JLC CHECK MAH TEP QUALITY AVS APPROVED
DATE: AUGUST 6, 2020
A-

PROJECT NO. 11664.48
FILE NAME: Pt_11664.48-PHX10-C02-D.dwg
LAST REVISED BY: tjlaw

HTZ 18-3631

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-75

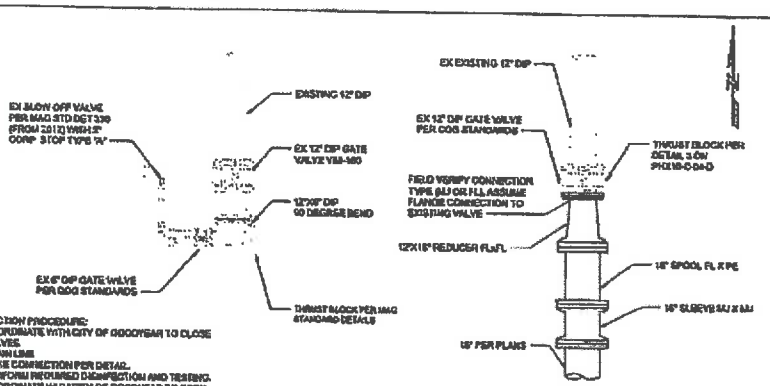


A EXISTING-BASED ON AS-BUILT

B CONNECTION

CONNECTION PROCEDURE:
1. COORDINATE WITH CITY OF GOODYEAR TO CLOSE VALVES
2. DRAIN LINE
3. MAKE CONNECTION PER DETAIL.
4. PERFORM REQUIRED DISINFECTION AND TESTING.
5. COORDINATE WITH CITY OF GOODYEAR TO OPEN VALVES AND BRING LINE INTO SERVICE

1 WATERLINE CONNECTION AT BROADWAY AND BULLARD

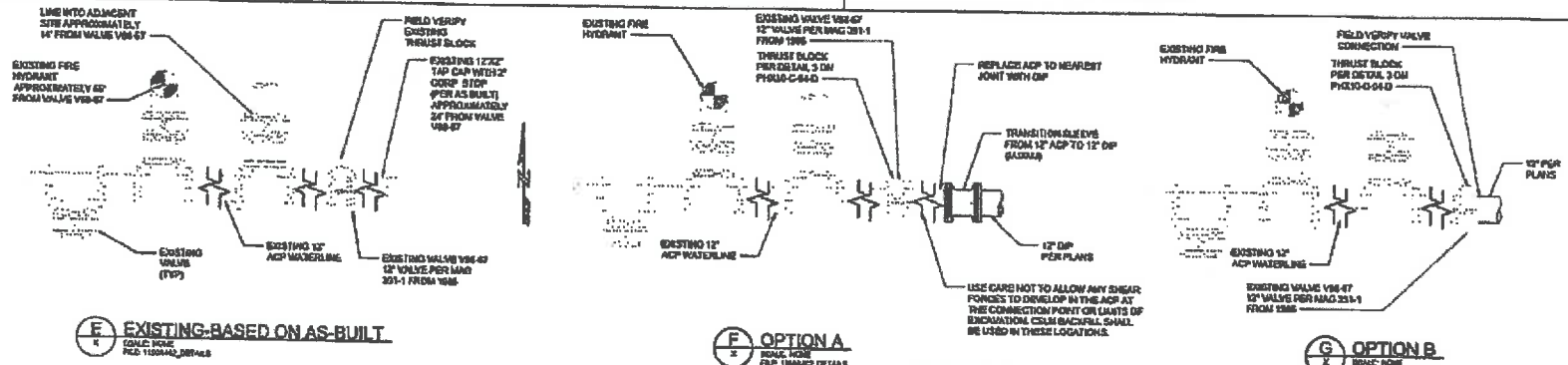


CONNECTION PROCEDURE:
1. COORDINATE WITH CITY OF GOODYEAR TO CLOSE VALVES.
2. DRAIN LINE
3. MAKE CONNECTION PER DETAIL.
4. PERFORM REQUIRED DISINFECTION AND TESTING.
5. COORDINATE WITH CITY OF GOODYEAR TO OPEN VALVES AND BRING LINE INTO SERVICE

C EXISTING-BASED ON AS-BUILT

D CONNECTION

2 WATERLINE CONNECTION IN LITCHFIELD



E EXISTING-BASED ON AS-BUILT

F OPTION A

G OPTION B

CONNECTION PROCEDURE:
1. VERIFY WITH CITY OF GOODYEAR OPERATIONS THAT VALVE V88-67 IS OPEN. IF CLOSED HAVE CITY OF GOODYEAR OPEN VALVE
2. FLUSH LINE THROUGH CORP STOP
3. HAVE CITY OF GOODYEAR OPERATIONS CLOSE VALVE V88-67
4. REMOVE TAP CAP
5. OPTION A
   CONNECT TO EXISTING 12" ACP USING TRANSITION COUPLING PER DETAIL V88-67
   OPTION B
   REMOVE EXISTING 12" ACP TO VALVE V88-67 AND CONNECT TO VALVE
6. PERFORM TESTING AND DISINFECTION
7. COORDINATE WITH CITY OF GOODYEAR TO BRING LINE INTO SERVICE

3 WATERLINE CONNECTION AT LA ESTRELLA

NOTES:
1. SEE ACP NOTES ON SHEET PHX10-C-04
2. ASBESTOS-CEMENT FITTINGS SHALL COMPLY WITH MAG SPECIFICATION 752
3. ALL NEW PIPE SHALL BE DUCTILE IRON PIPE. NO NEW ACP IS ALLOWED. ONLY FITTINGS COMPATIBLE WITH ACP TO TRANSITION TO DUCTILE IRON PIPE.

VERIFY SCALES

AGENCY REVIEW NOT FOR CONSTRUCTION

carollo

Microsoft

SUNDT

PHOENIX 10 OFFSITE PIPELINES

WATER DETAILS 2

PHX10-C-03-D

HTE 19-3631

EXHIBIT A-76

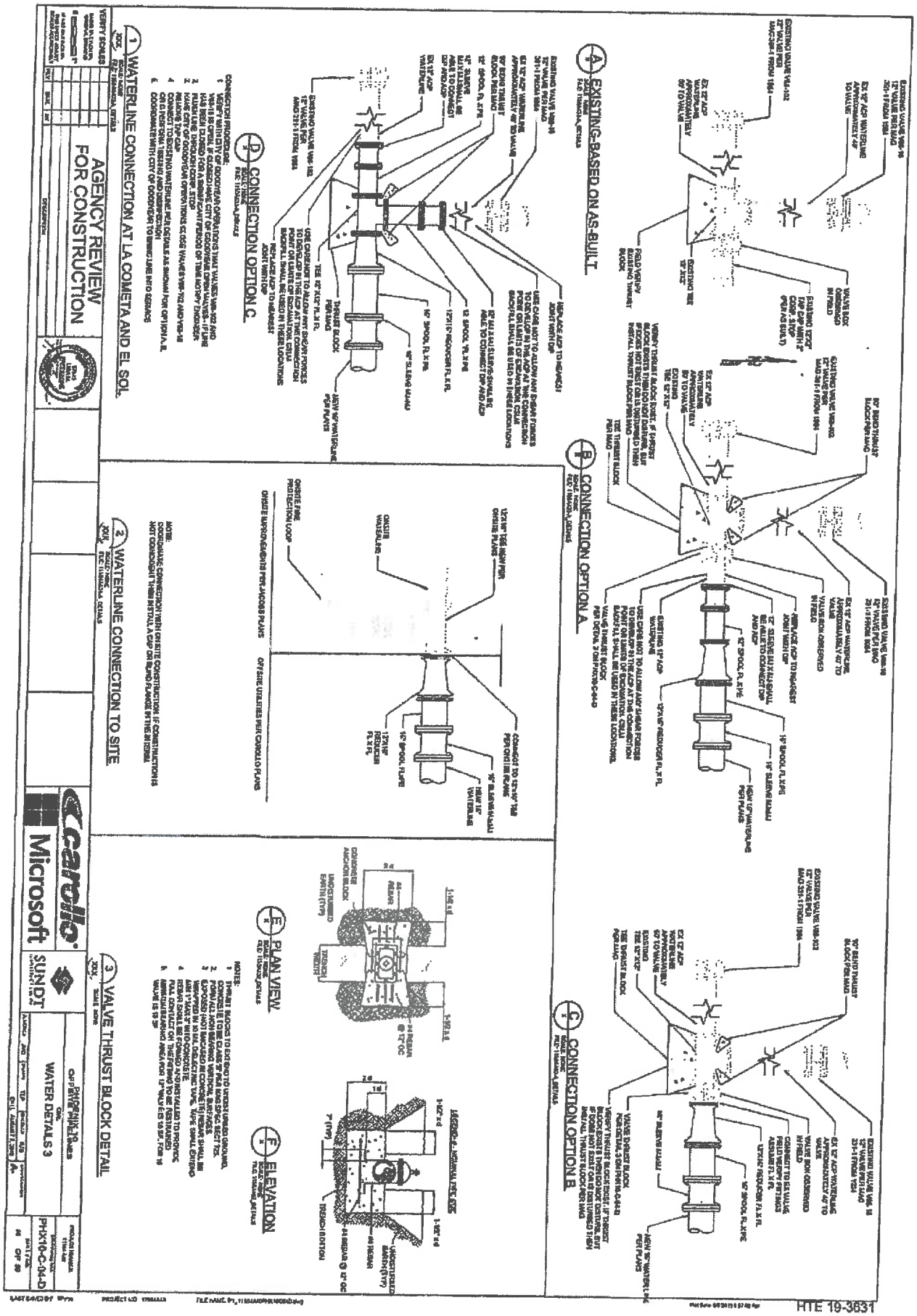

EXISTING-BASED ON AS-BUILT
CONNECTION OPTION A
CONNECTION OPTION B
CONNECTION OPTION C
WATERLINE CONNECTION AT LA COMETA AND EL SOL
WATERLINE CONNECTION TO SITE
PLAN VIEW
ELEVATION
VALVE THRUST BLOCK DETAIL
AGENCY REVIEW FOR CONSTRUCTION
Microsoft
Carollo
SUNDT
WATER DETAILS 3
PHX10-C-104-D

EXHIBIT A-77

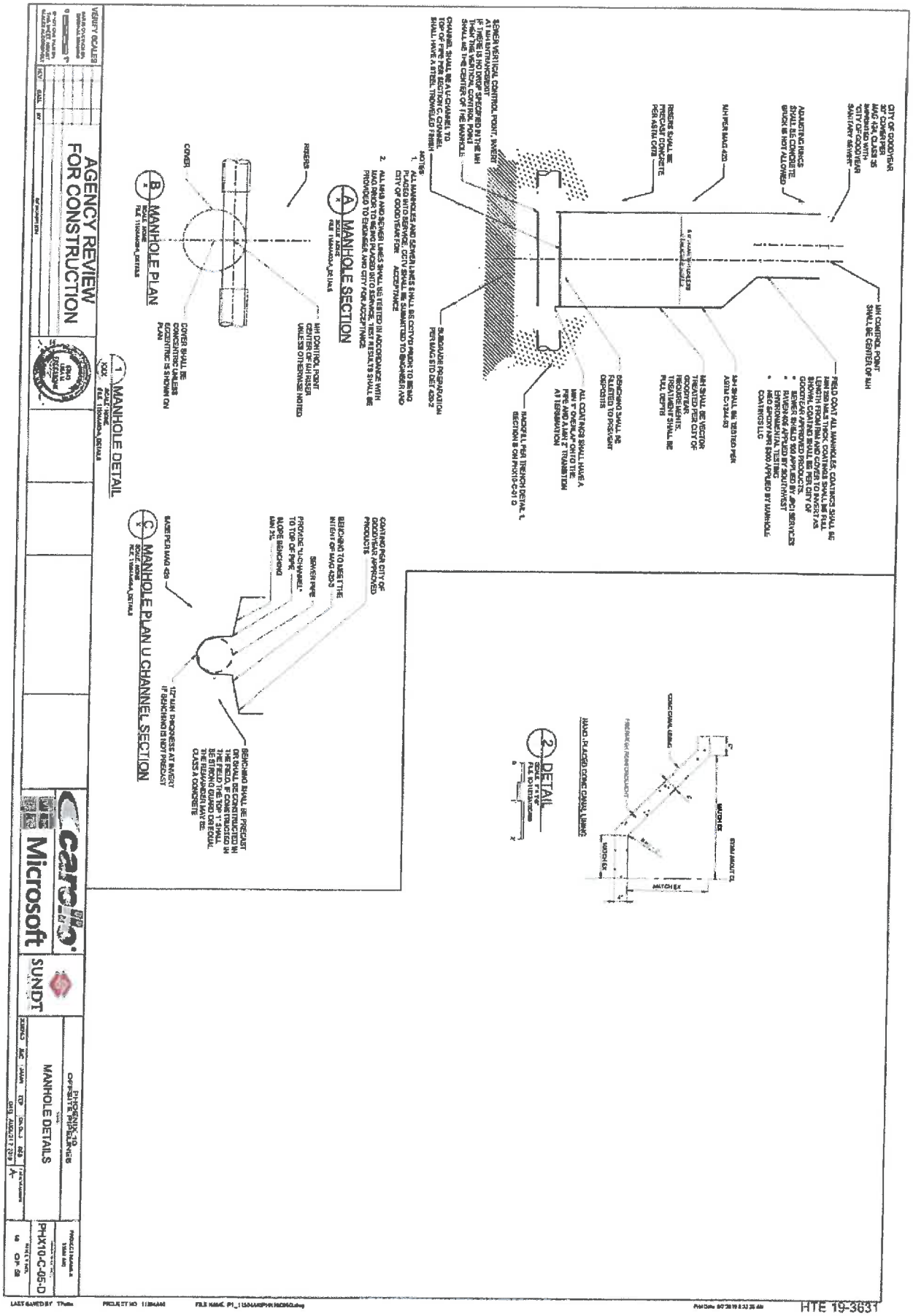

AGENCY REVIEW FOR CONSTRUCTION
MANHOLE DETAILS
PHX10-C-05-D
HTE 19-3631

EXHIBIT A-78

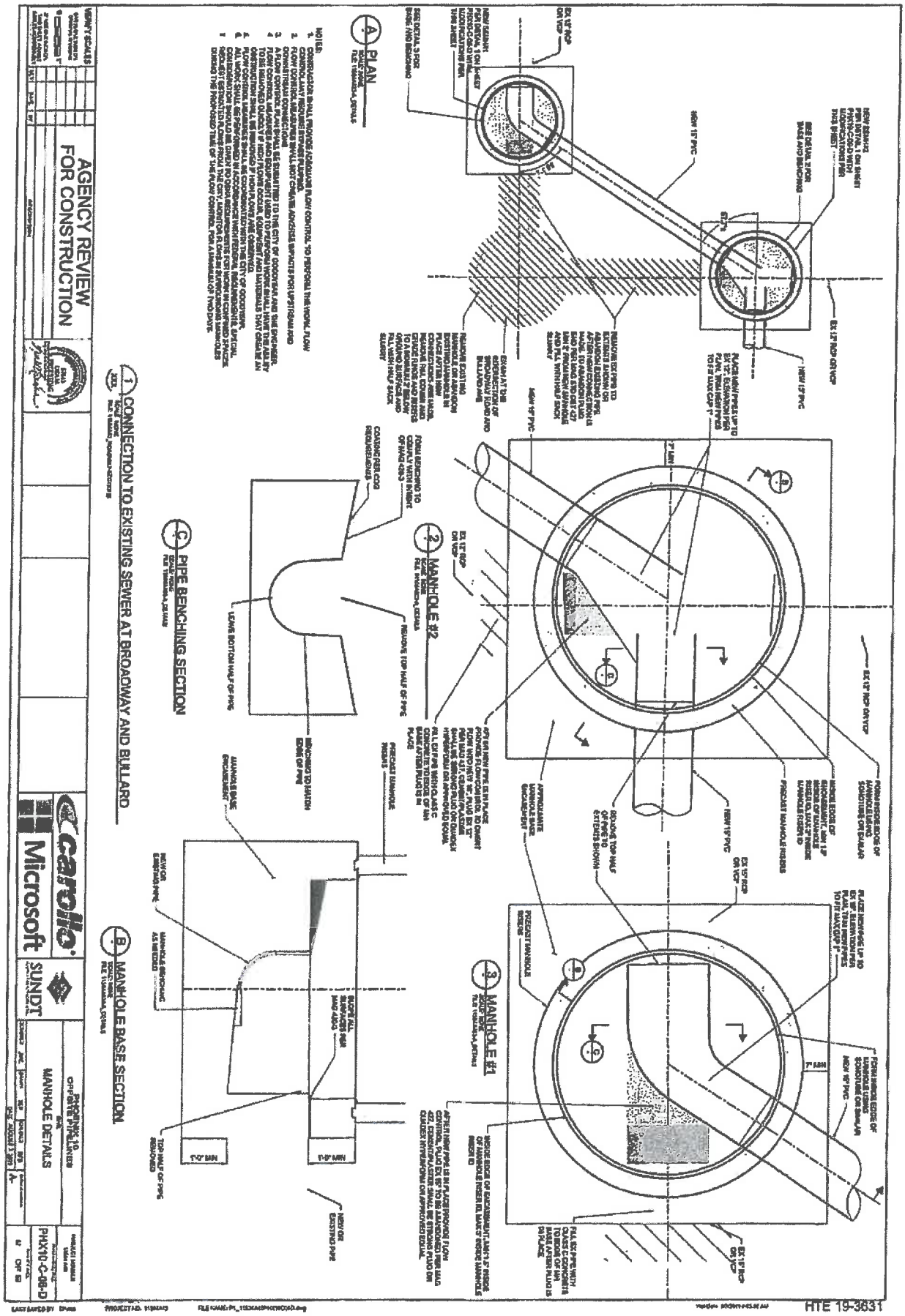

AGENCY REVIEW
FOR CONSTRUCTION
Microsoft
SUNDT
MANHOLE DETAILS
PHX10-C-08-D
A. PLAN
1. CONNECTION TO EXISTING SEWER AT BROADWAY AND BILLARD
2. MANHOLE #2
3. MANHOLE #1
B. MANHOLE BASE SECTION
C. PIPE BENCHING SECTION
NOTES:
1. CONTRACTOR SHALL PROVIDE ADEQUATE FLOW CONTROL TO PERFORM THIS WORK. FLOW CONTROL MEASURES SHALL NOT CREATE ADVERSE IMPACTS FOR UPSTREAM AND DOWNSTREAM FLOWS.
2. FLOW CONTROL MEASURES AND EQUIPMENT USED TO PERFORM THIS WORK SHALL BE SUBMITTED TO THE CITY OF GOODYEAR AND THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. SEE SUBMITTED TO THE CITY OF GOODYEAR AND THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. A FLOW CONTROL MEASURES AND EQUIPMENT USED TO PERFORM THIS WORK SHALL BE SUBMITTED TO THE CITY OF GOODYEAR AND THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. FLOW CONTROL MEASURES AND EQUIPMENT USED TO PERFORM THIS WORK SHALL BE SUBMITTED TO THE CITY OF GOODYEAR AND THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. TO BE REMOVED CLOGS IF HIGH FLOWS OCCUR, EQUIPMENT AND MATERIALS THAT CREATE AN OBSTRUCTION SHALL BE REMOVED IF HIGH FLOWS ARE OBSERVED.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GOODYEAR, COORDINATION SHOULD BE GIVEN TO OBTAIN REQUIREMENTS FOR NOTIFICATIONS, PERMITS, ETC.
7. CONTRACTOR SHALL BE AWARE OF ADJACENT CONSTRUCTION ACTIVITIES AND COORDINATE WORK WITH ADJACENT CONTRACTORS AS NECESSARY.
8. CONTRACTOR SHALL BE AWARE OF ADJACENT CONSTRUCTION ACTIVITIES AND COORDINATE WORK WITH ADJACENT CONTRACTORS AS NECESSARY.
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HTE 19-3631

EXHIBIT A-79

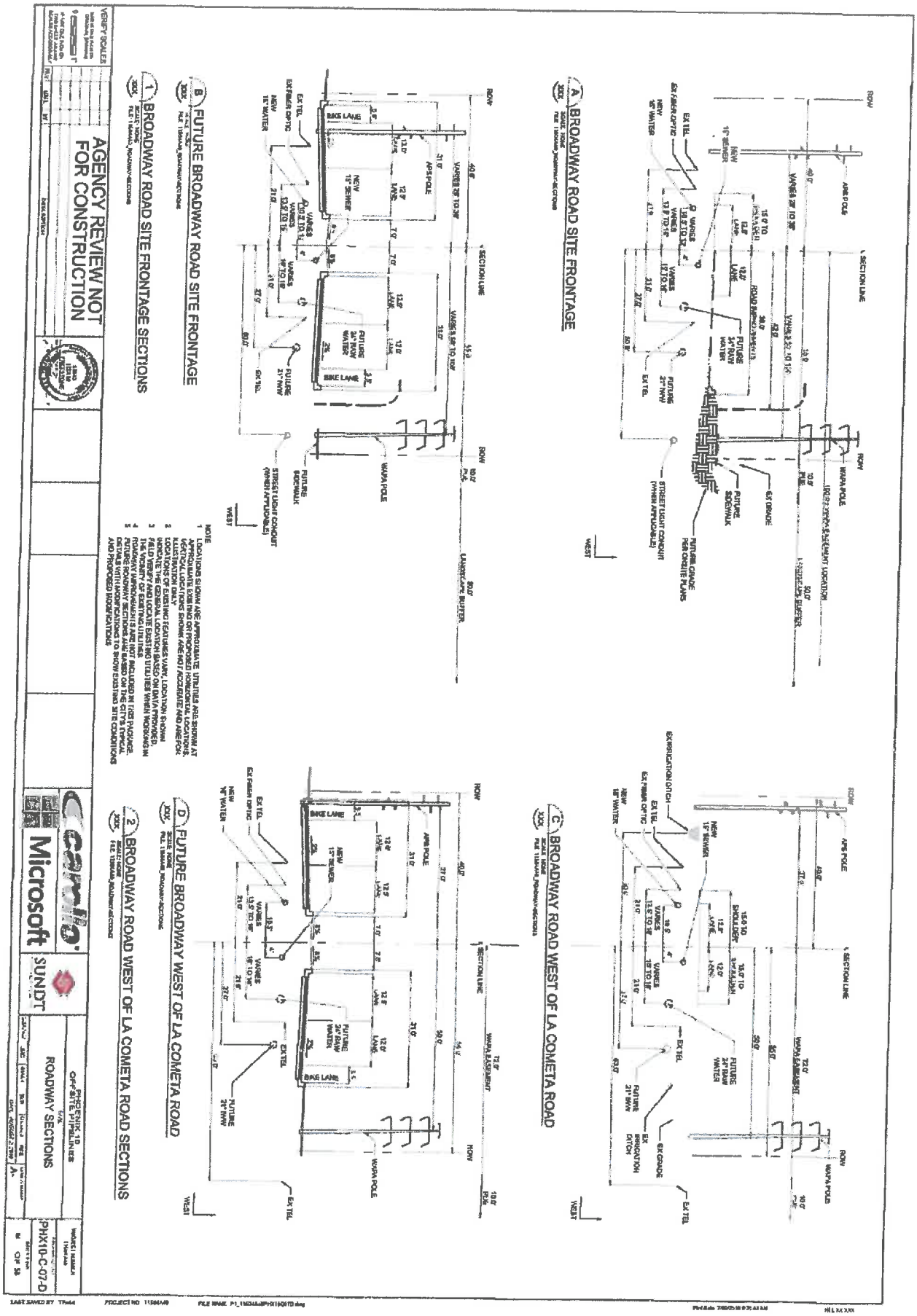

A BROADWAY ROAD SITE FRONTAGE
B FUTURE BROADWAY ROAD SITE FRONTAGE
C BROADWAY ROAD WEST OF LA COMETA ROAD
D FUTURE BROADWAY WEST OF LA COMETA ROAD
1 BROADWAY ROAD SITE FRONTAGE SECTIONS
2 BROADWAY ROAD WEST OF LA COMETA ROAD SECTIONS
AGENCY REVIEW NOT FOR CONSTRUCTION
ROADWAY SECTIONS
PHX10-C-07-D
Microsoft
SUNDT

EXHIBIT A-80

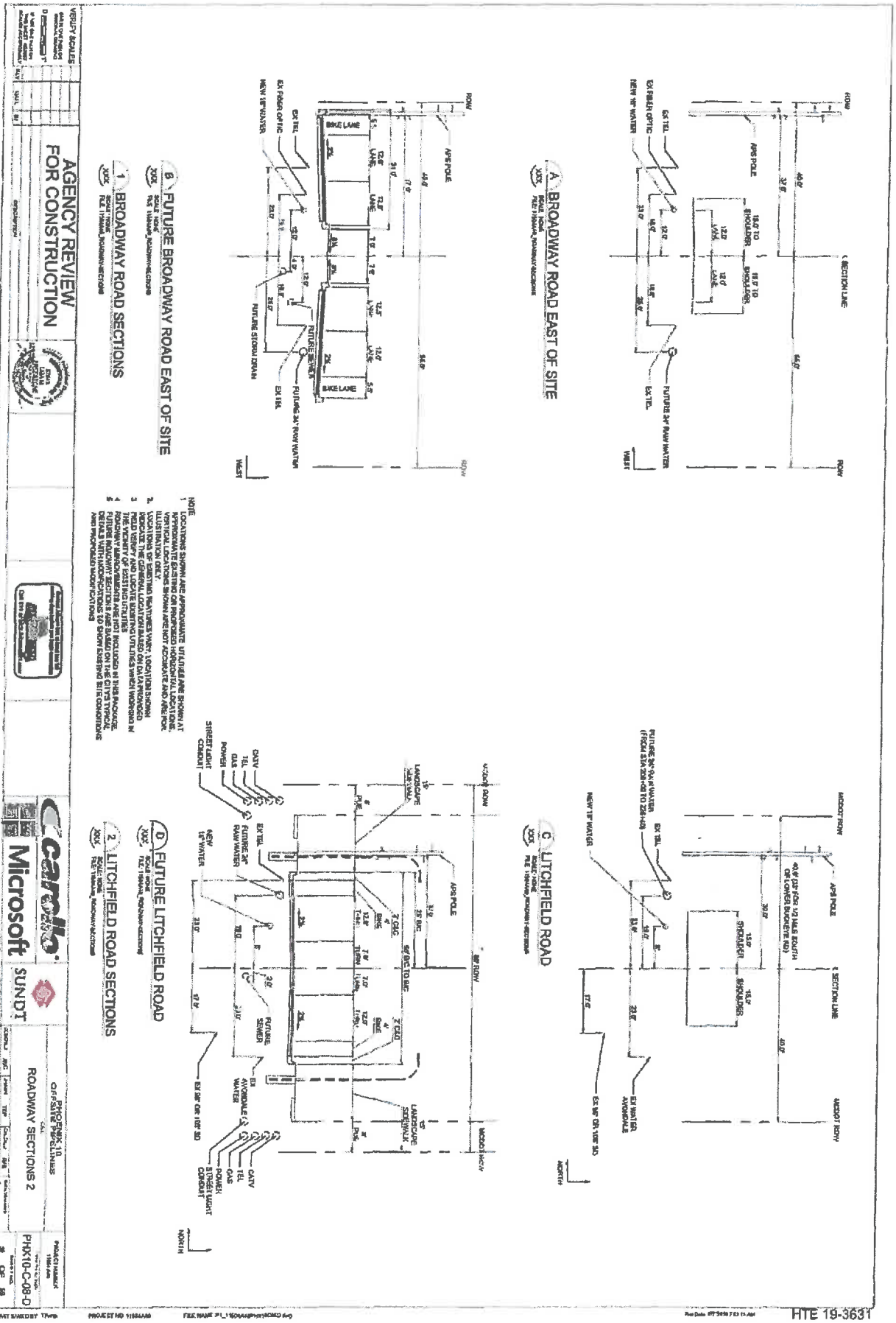
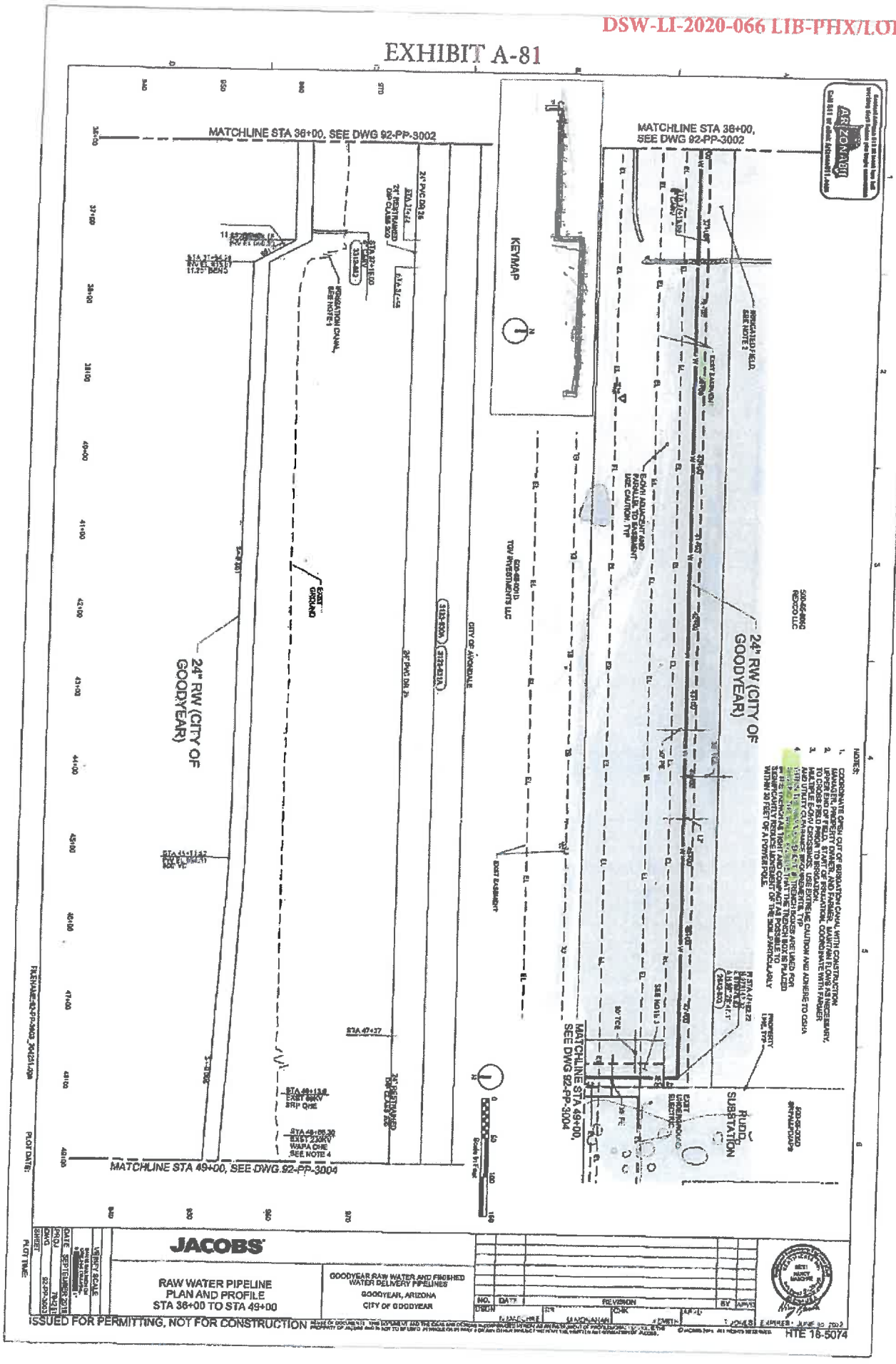

A BROADWAY ROAD EAST OF SITE
B FUTURE BROADWAY ROAD EAST OF SITE
C LITCHFIELD ROAD
D FUTURE LITCHFIELD ROAD
1 BROADWAY ROAD SECTIONS
2 LITCHFIELD ROAD SECTIONS
AGENCY REVIEW FOR CONSTRUCTION
ROADWAY SECTIONS 2
PHOENIX-10 OFFSITE PIPELINES
PHX10-C-08-0
Microsoft
SUNDT
Carollo

EXHIBIT A-81



JACOBS

RAW WATER PIPELINE
PLAN AND PLOT
STA 36+00 TO STA 49+00

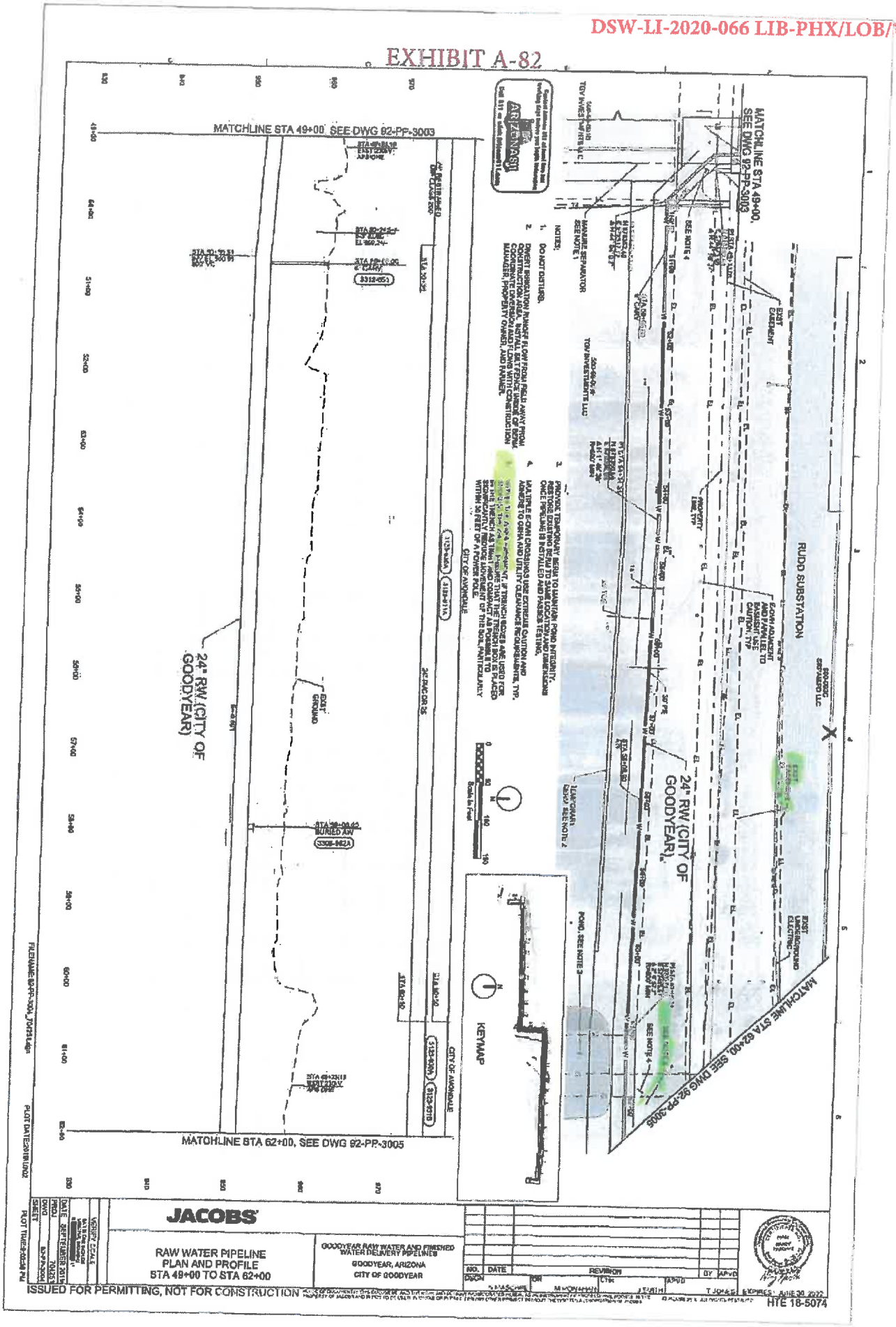
GOODYEAR RAW WATER AND FINISHED WATER DELIVERY PIPELINES
GOODYEAR, ARIZONA
CITY OF GOODYEAR

ISSUED FOR PERMITTING, NOT FOR CONSTRUCTION

HTE 18-5074

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-82



JACOBS

RAW WATER PIPELINE
PLAN AND PROFILE
STA 49+00 TO STA 62+00

GOODYEAR RAW WATER AND FINISHED WATER DELIVERY PIPELINES
GOODYEAR, ARIZONA
CITY OF GOODYEAR

ISSUED FOR PERMITTING, NOT FOR CONSTRUCTION

HTE 18-5074

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-83

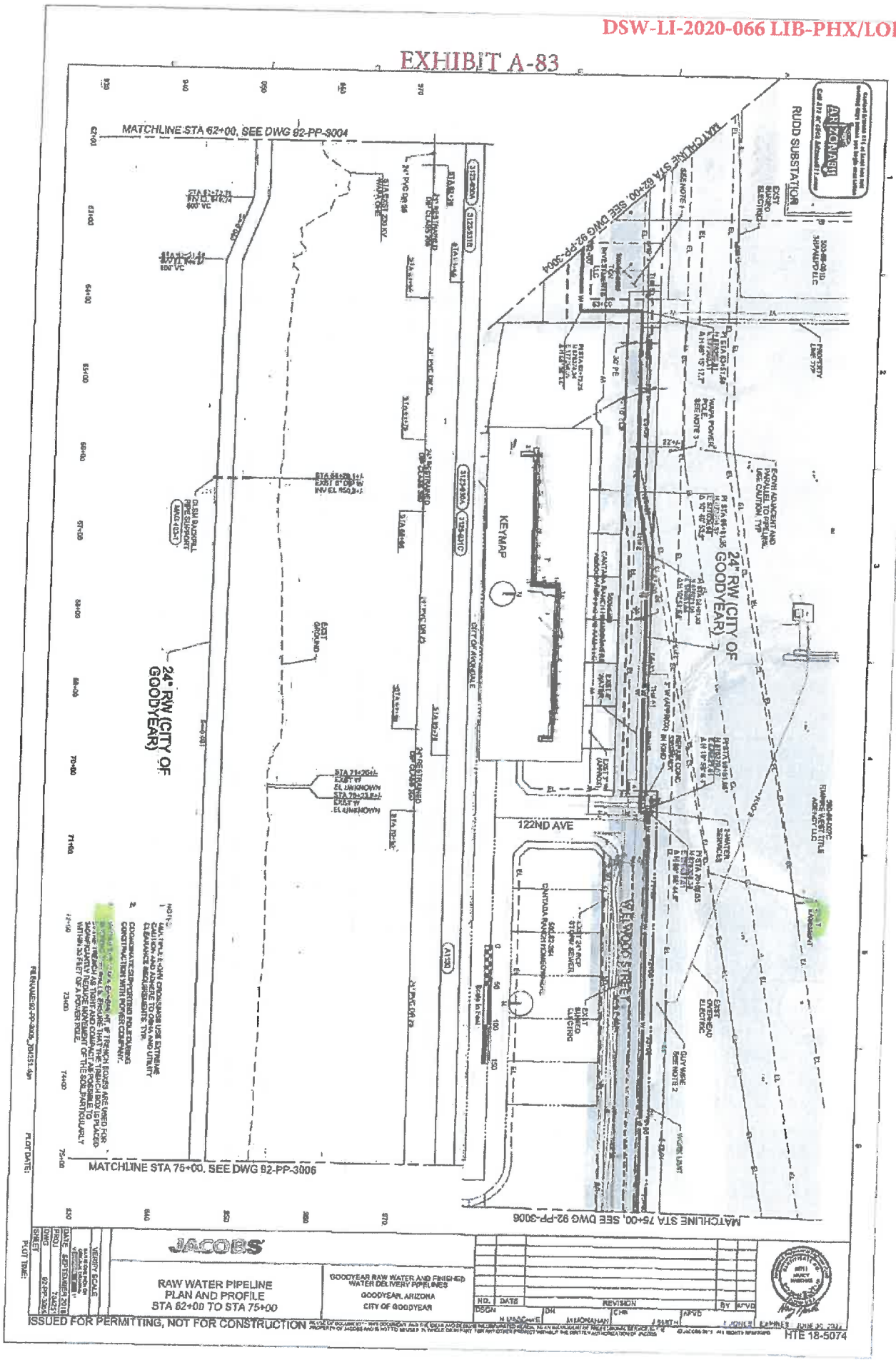
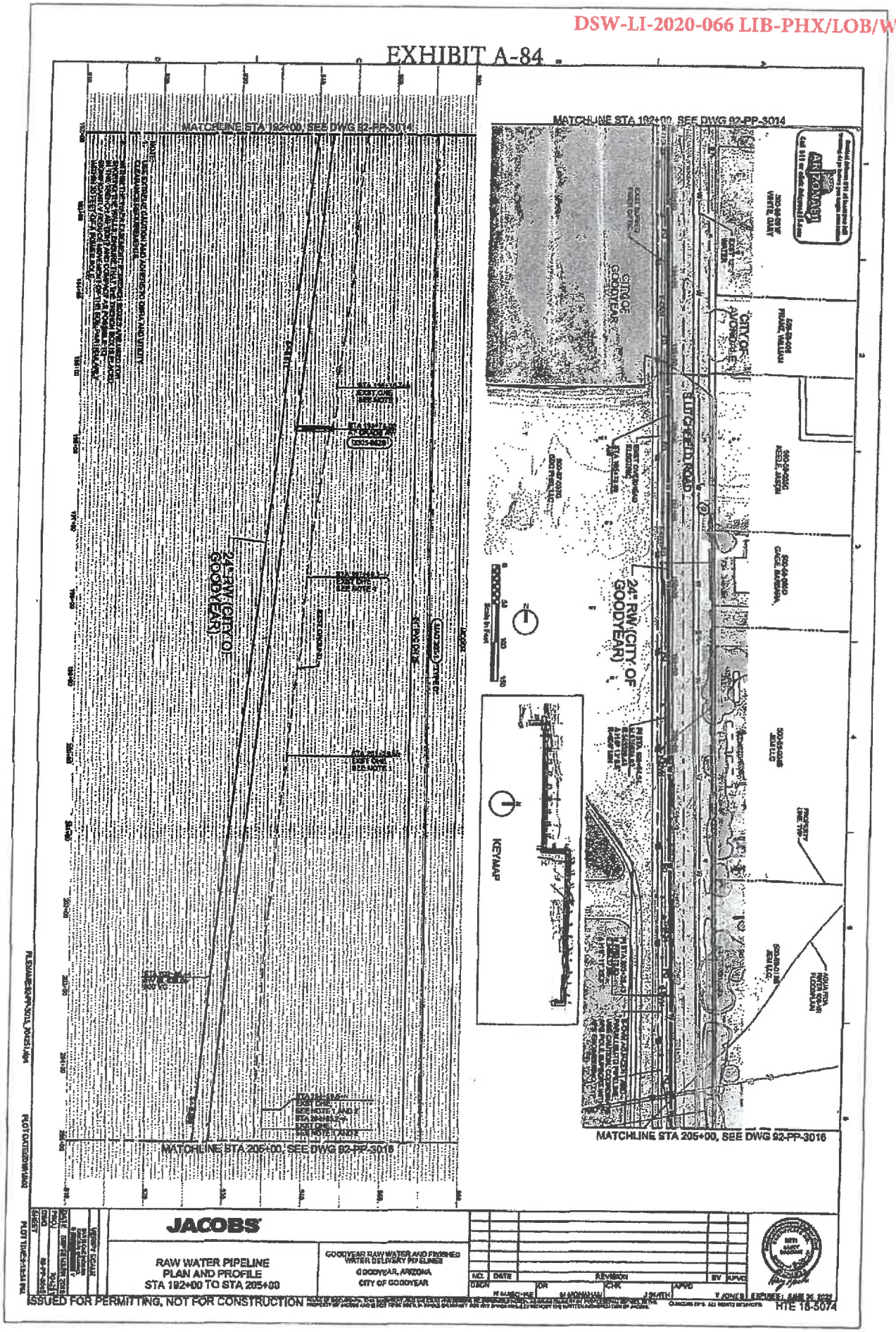
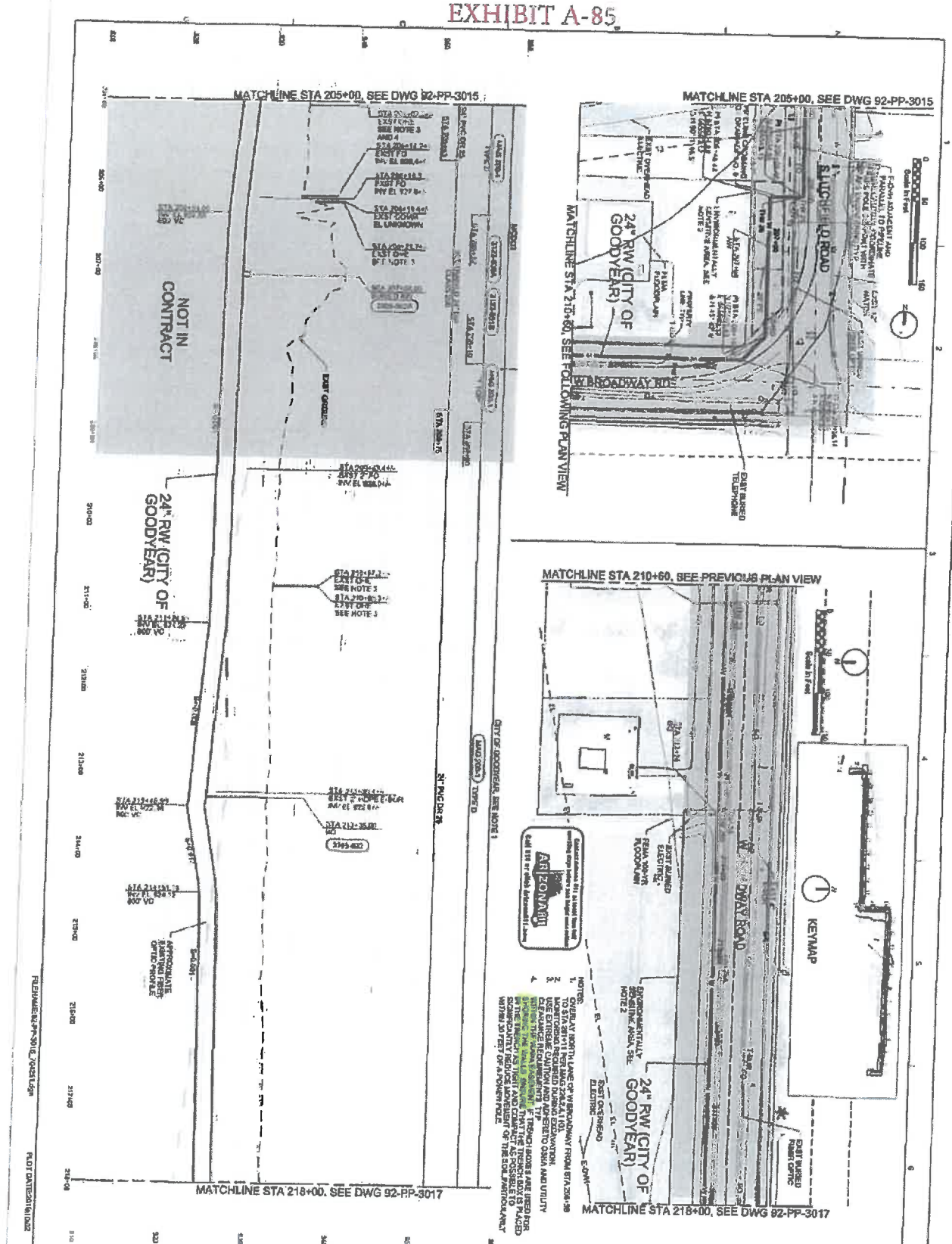


EXHIBIT A-84


MATCHLINE STA 192+00, SEE DWG 92-PP-3014
MATCHLINE STA 205+00, SEE DWG 92-PP-3016
24" RW (CITY OF GOODYEAR)
CITY OF GOODYEAR
CITY OF AVONDALE
SLUCFIELD ROAD
KEYMAP
JACOBS
RAW WATER PIPELINE
PLAN AND PROFILE
STA 192+00 TO STA 205+00
GOODYEAR RAW WATER AND FINISHED WATER DELIVERY PIPELINES
GOODYEAR, ARIZONA
CITY OF GOODYEAR
ISSUED FOR PERMITTING, NOT FOR CONSTRUCTION
HTE 18-5074

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-85



JACOBS

RAW WATER PIPELINE
PLAN AND PROFILE
STA 205+00 TO STA 218+00

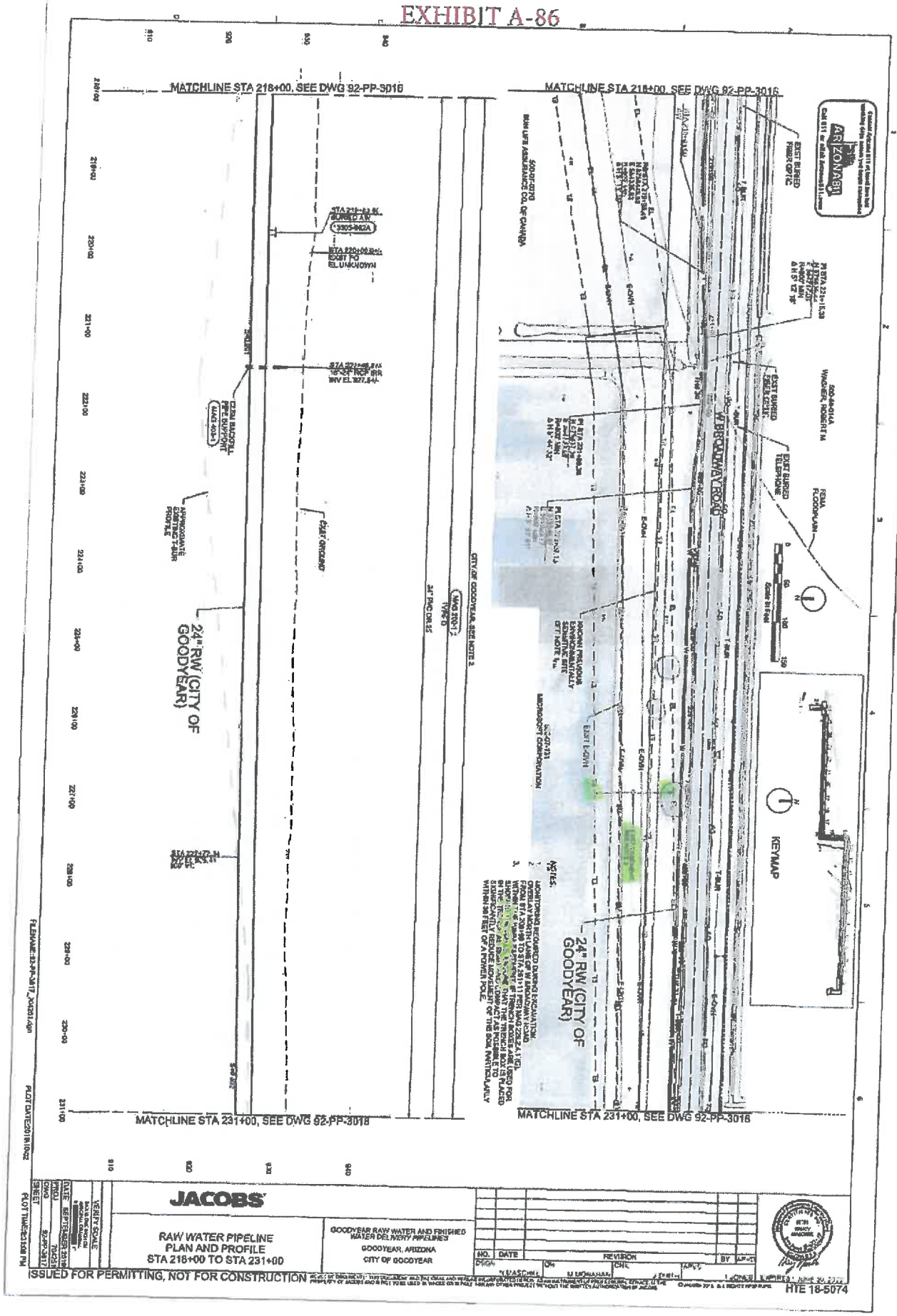
GOODYEAR RAW WATER AND FINISHED WATER DELIVERY PIPELINES
GOODYEAR, ARIZONA
CITY OF GOODYEAR

ISSUED FOR PERMITTING, NOT FOR CONSTRUCTION

HTE 18-5074

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-86



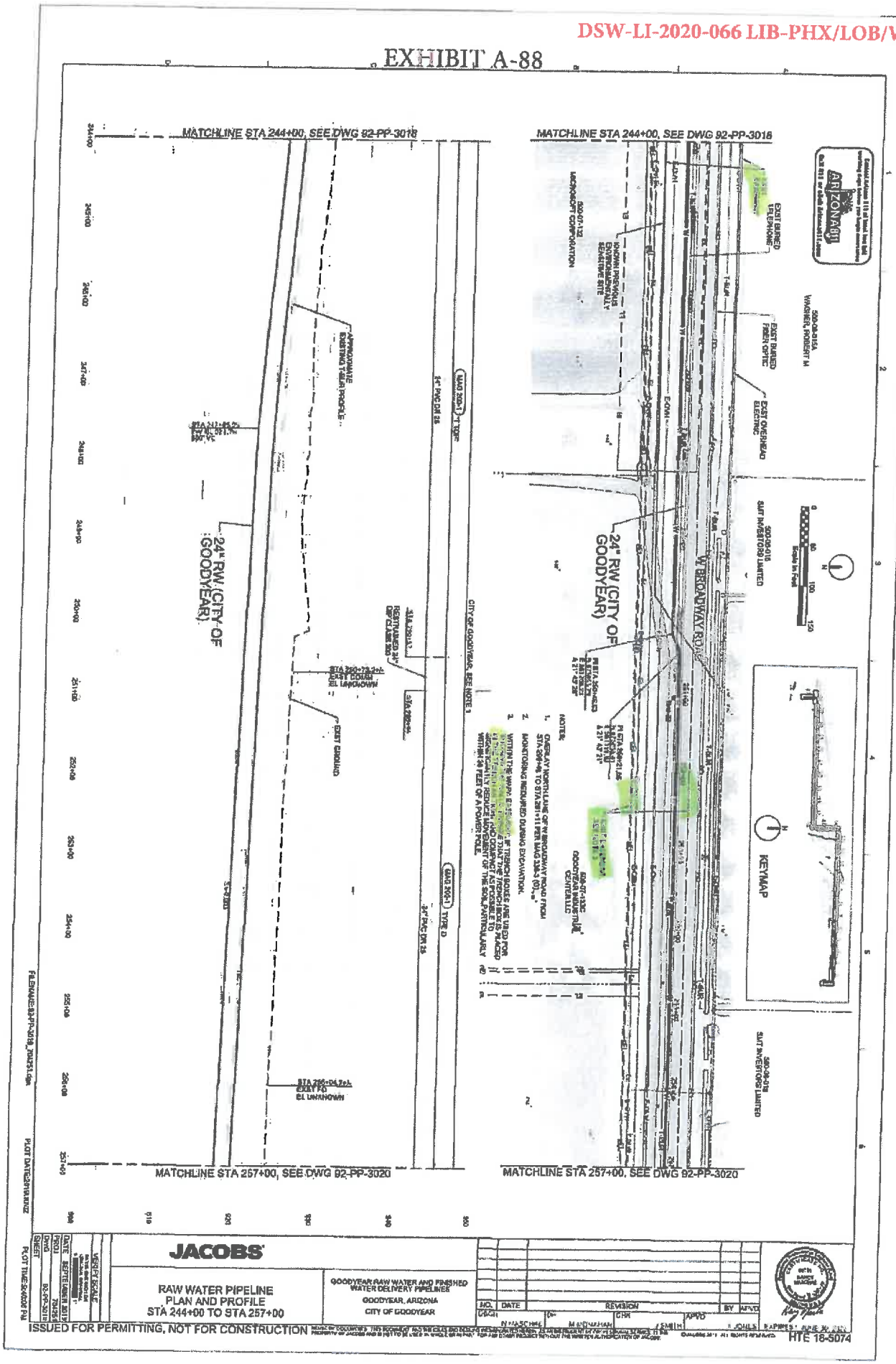
DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-87



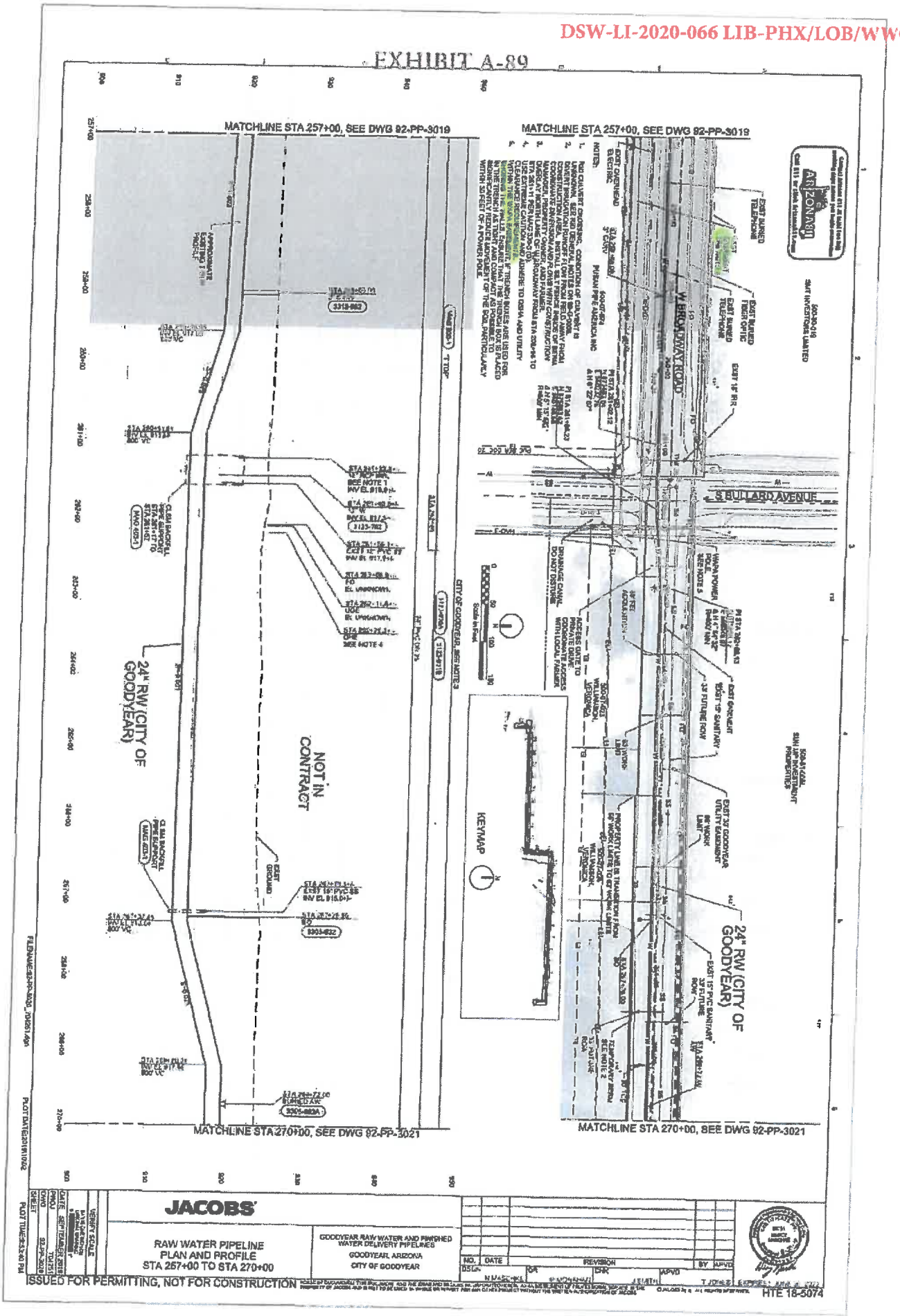
DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-88



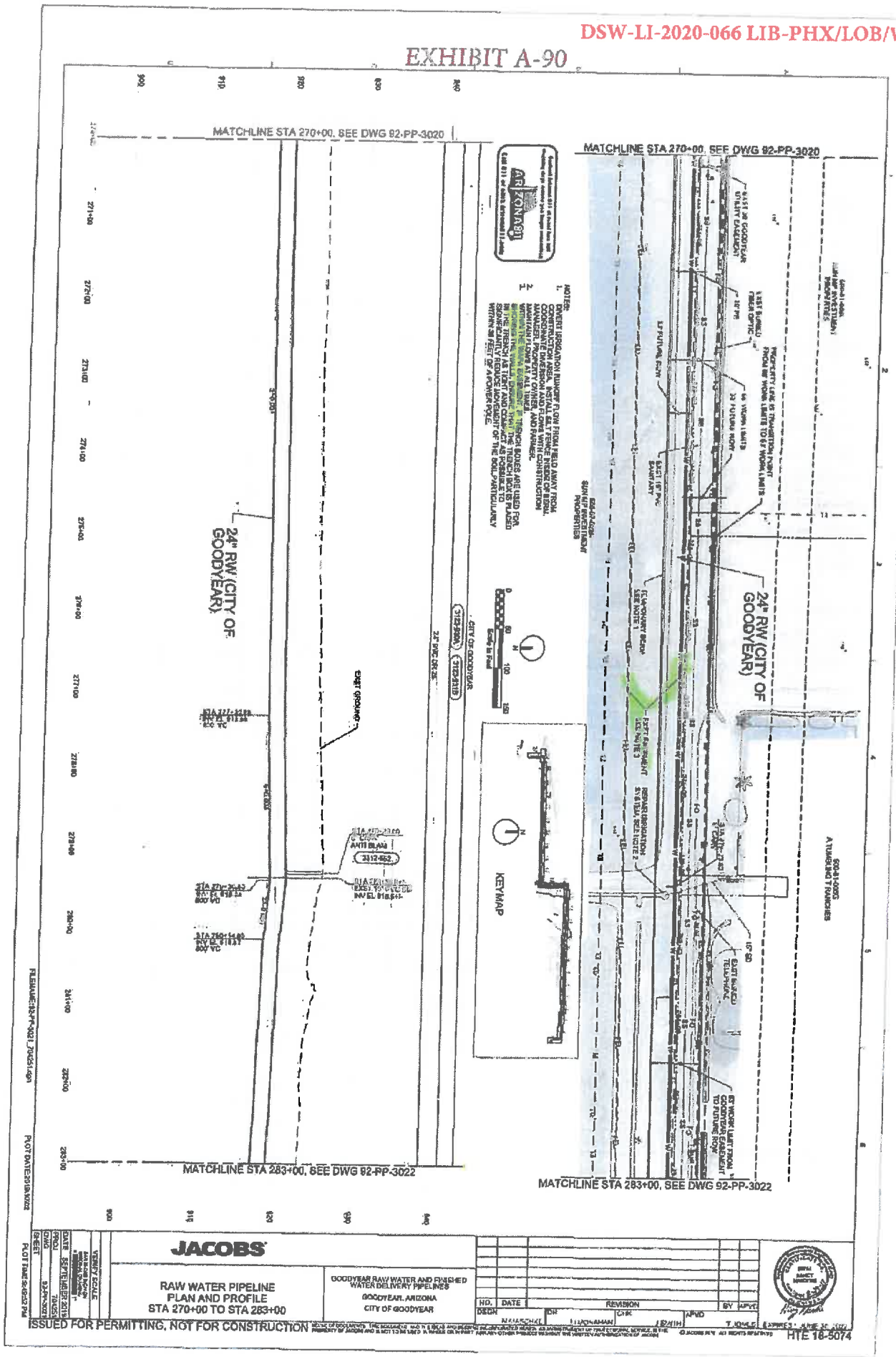
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EXHIBIT A-89



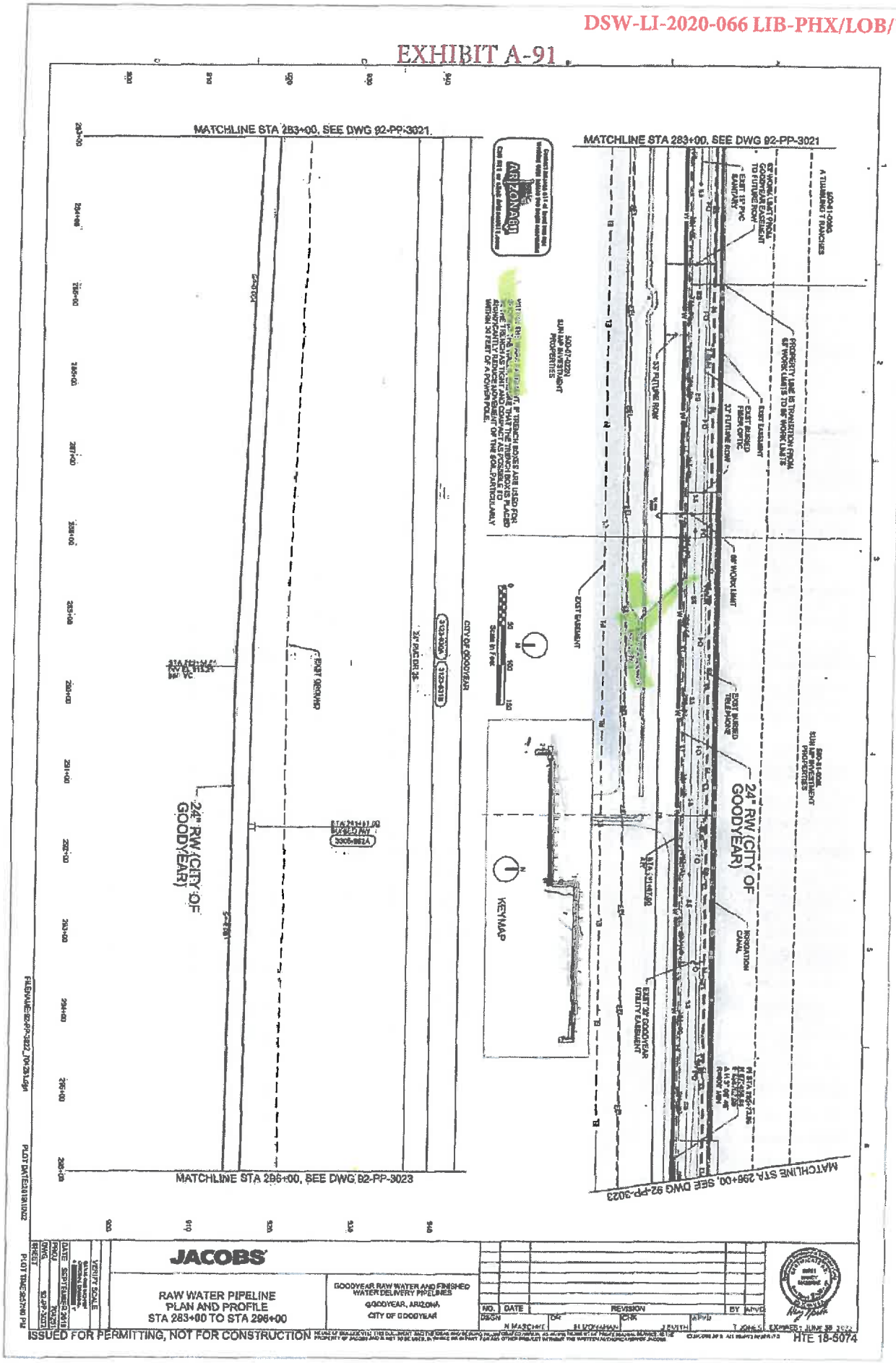
DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-90



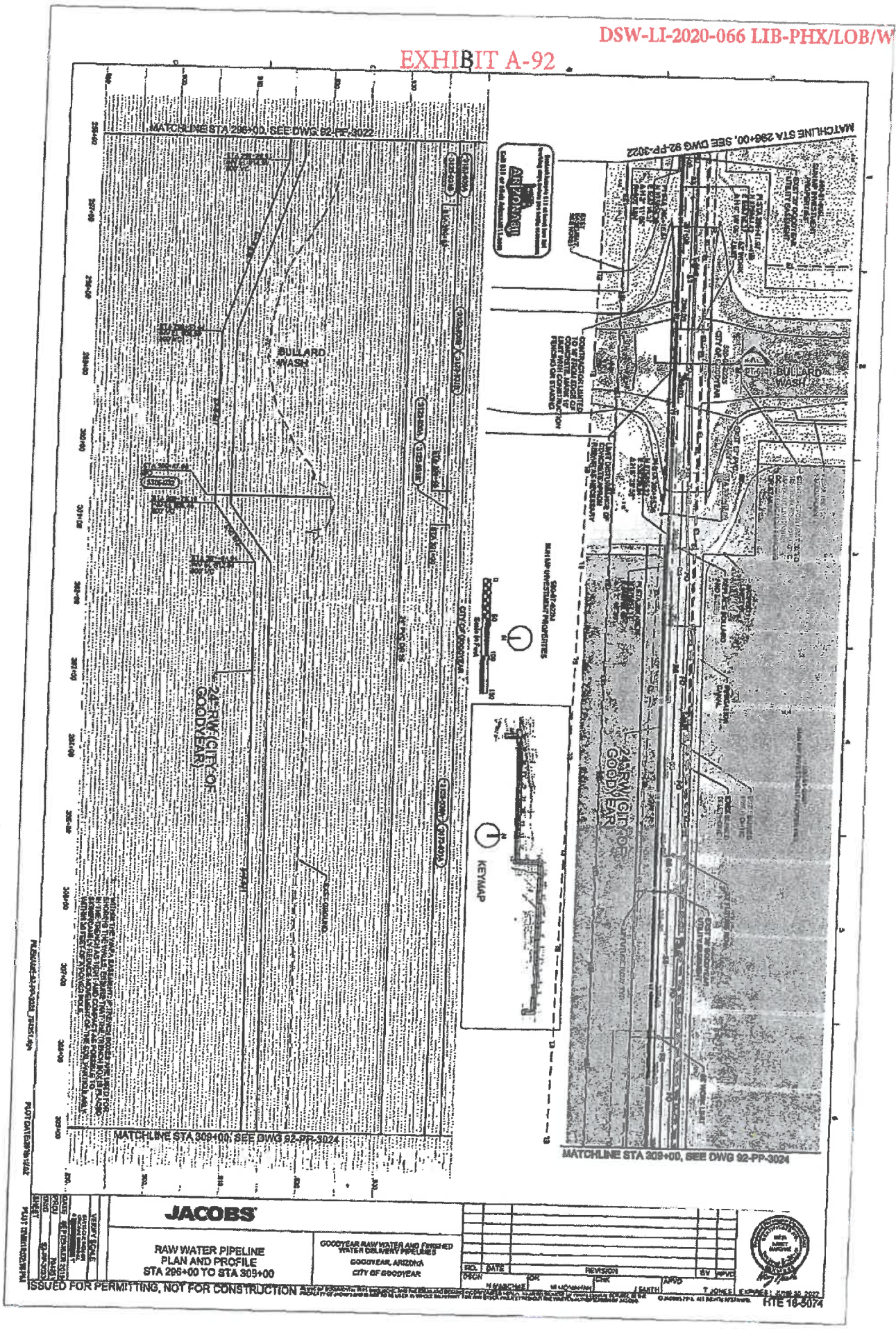
DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-91


MATCHLINE STA 283+00, SEE DWG 92-PP-3021
MATCHLINE STA 283+00, SEE DWG 92-PP-3021
MATCHLINE STA 296+00, SEE DWG 92-PP-3023
MATCHLINE STA 296+00, SEE DWG 92-PP-3023
24" RW (CITY OF GOODYEAR)
24" RW (CITY OF GOODYEAR)
KEYMAP
CITY OF GOODYEAR
EXIST 24" PVC
EXIST 12" PVC
EXIST 8" PVC
EXIST 16" PVC
EXIST 12" PVC
EXIST 8" PVC
EXIST 24" PVC
EXIST 8" PVC
EXIST 12" PVC
EXIST 16

DSW-LI-2020-066 LIB-PHX/LOB/WWG

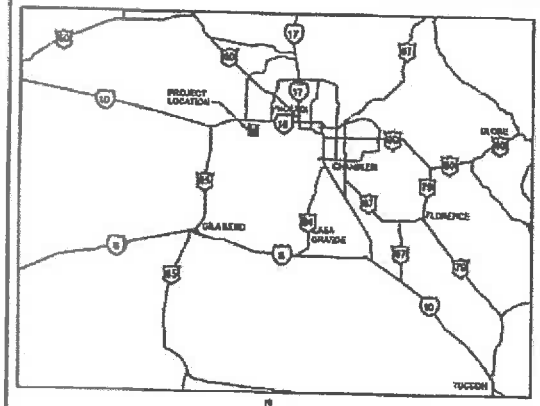
EXHIBIT A-92



DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-93

MICROSOFT CORPORATION
PHX10-11 DATA CENTER
OFFSITE IRRIGATION IMPROVEMENTS
W Broadway Rd and S Bullard Ave
Goodyear, AZ 85338
Section 21, Township 1N, Range 1W



Plan
NTS

CONSULTANTS

CIVIL:

JACOBS ENGINEERING
1100 NE CIRCLE BLVD SUITE 300
CORVALLIS, OR 97330
PHONE: (541) 754-3278
CONTACT: DAN PETERSON, P.E.

GEOTECH/CAL:

SPECTRE & ASSOCIATES, INC.
3331 E WOOD ST
PHOENIX, AZ 85040
PH: (602) 997-5381
CONTACT: BRIAN LINDNAU, PHD, P.E

UTILITIES:

CAROLLO ENGINEERS, INC
1400 E VIRGINIA ST
PHOENIX, AZ 85014
PH: (602) 476-4649
CONTACT: LISA FREESTONE, P.E.

GOVERNMENT AGENCIES

THE CITY OF GOODYEAR:

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EMAIL: LORI.GAY@GOODYEARAZ.GOV

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REBECCA ZOOK
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EMAIL: REBECCA.ZOOK@GOODYEARAZ.GOV

PLAN REVIEW MANAGER
STEPHEN CENTO
PHONE: (623) 882-7856
EMAIL: STEPHEN.CENTO@GOODYEARAZ.GOV

UTILITIES

WATER: THE CITY OF GOODYEAR

SANITARY SEWER: THE CITY OF GOODYEAR

ECONOMIC DEVELOPMENT DIRECTOR
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BENCHMARK

BENCHMARK #1: A 3-INCH ALUMINUM BRASS CAP IN HANDHOLE LOCATED AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, BEING THE CENTERLINE INTERSECTION OF BULLARD AVENUE & BROADWAY ROAD.

SAID ELEVATION = 822.07 (NAVD88)

BENCHMARK #2: A 5/8-INCH REBAR WITH 2-INCH MARICOPA COUNTY ALUMINUM CAP SET IN CONCRETE LOCATED IN THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST AT THE INTERSECTION OF LITCHFIELD ROAD AND BROADWAY ROAD.

SAID ELEVATION = 833.22 (NAVD88)

UTILITY AND CONFLICT CERTIFICATION

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
WATER	NOT APPLICABLE			
SEWER	NOT APPLICABLE			
ELECTRIC	APS	TIA HADLEY	480-644-6473	07-23-2019
TELEPHONE	SPRINT	DAVID JETON	480-730-3613	08-30-2019
NATURAL GAS	NOT APPLICABLE			
CABLE TV	COX	COX COMMUNICATIONS CONSTRUCTION ENGINEERING TEAM	[illegible]	08-01-2019
FIBER OPTIC	CENTURY LINK	KEVIN WAGNER	(615) 345-6643	07-23-2019
IRRIGATION	RID	APRIL VICTORINO	623-934-8100	

ENGINEER'S CERTIFICATION

I, being the person responsible for designing the facilities necessary to serve this development, hereby certify that all of the utility companies listed above have reviewed this project proposal and all conflicts have been resolved at this point. No Conflict forms have been obtained from each utility company.

BY: _____ DATE: _____

ROOSEVELT IRRIGATION DISTRICT APPROVAL

The Roosevelt Irrigation District (RID) has reviewed these plans solely for conformance to RID standards and specifications as related to RID irrigation and or drainage facilities. RID does not represent, warrant or guarantee regarding the actual fitness or adequacy of the facility being constructed to meet, fulfill, or otherwise satisfy, their intended purpose. RID assumes these plans be executed only and strictly as solely for review of procedures. RID Responsibility Standby Permit required prior to construction.

ROOSEVELT IRRIGATION DISTRICT _____ DATE

RID PERMIT NUMBER _____

DATA CERTIFICATION

I HEREBY CERTIFY THAT THIS DESIGN IS BASED ON ACCURATE FIELD DATA WHICH HAS BEEN CHECKED IN THE FIELD PRIOR TO SUBMISSION OF THESE PLANS TO THE CITY FOR APPROVAL.

BY: _____ DATE: _____

SHEET INDEX

DWG NO.	TITLE
C1-00-0	IRRIGATION COVER SHEET
C4-01-0	PRIVATE IRRIGATION PLAN
C4-02-0	PRIVATE IRRIGATION DETAIL

QUANTITIES

ITEM	CITY OF GOODYEAR
DRAINAGE	
D/D & IRRIGATION PIPES	23 LINEAL FEET
D/D & IRRIGATION MANHOLES	2 EACH

CITY OF GOODYEAR - PLAN APPROVAL

REVIEW AND RECOMMENDED APPROVAL BY:

FIRE DEPARTMENT		GRADING & DRAINAGE	
LANDSCAPING & PLANNING		WATER & SEWER	
TRAFFIC		PAVING	
STREET LIGHTS		SIGNING & STRIPING	

APPROVED BY:

PLANS EXAMINER _____ DATE

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____ DATE: _____

JACOBS
2020 SW Fourth Avenue, Suite 300
Portland, OR 97201

Microsoft

PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85338

Design Team

Approvals

DPR Numbers

Project Management

Published

Registration

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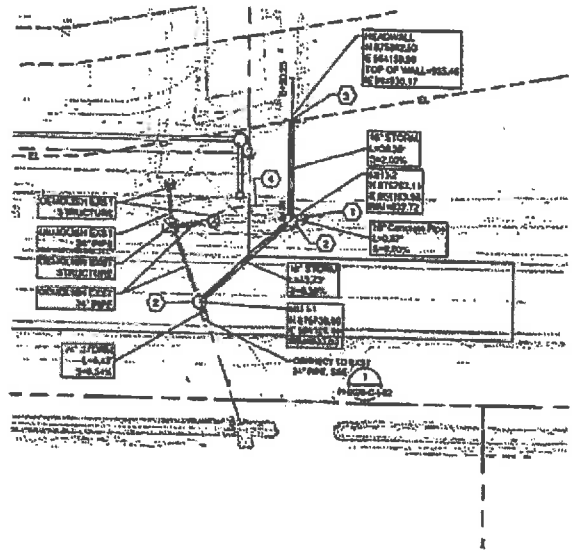
COVER SHEET

PHX00-C-I-00-O

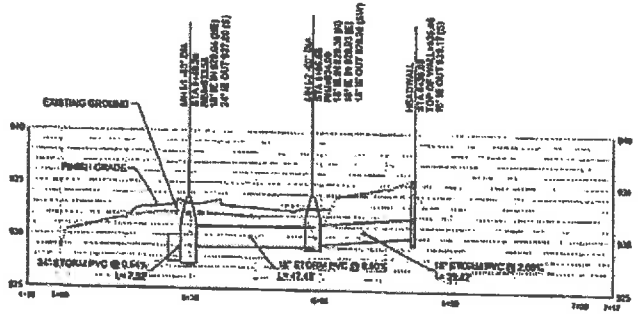
MICROSOFT CONFIDENTIAL

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-94



PLAN



PROFILE

GENERAL SHEET NOTES

A. FOR SURVEY MONUMENTS, SEE DRAWING C-A-00-0.
B. SEE ROADWAY PLAN AND PROFILES FOR ROADWAY CURBLINE, INCLUDING PAVING LIMITS, CURB, CURB AND GUTTER, SIDEWALK AND OTHER FEATURES ADJACENT TO THE ROAD CORRIDOR.
C. THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT RETAINING WALLS, CULVERTS AND OTHER DRAINAGE FEATURES.
D. SEE SIGNING, STRIPING AND SITE IMPROVEMENTS FOR LOCATION AND INFORMATION ON SIGNING, STRIPING, PAVEMENT MARKINGS, FENCING, GATES, BUILDING, PARKING LOTS, EQUIPMENT PADS AND OTHER SITE FEATURES.
E. SEE CLEARWATER DISCHARGE, SEWER AND WATER DRAWINGS FOR LOCATION AND INFORMATION ON VALVES HYDRANTS, MANHOLES AND OTHER APPURTENANCES.
F. SEE SITE ELECTRICAL DRAWINGS FOR SITE LIGHTING

KEYNOTES

1 CONCRETE PIPE END SECTION (MAG 545)
2 STORM DRAIN MANHOLE (MAG 520)
3 CONCRETE HEADWALL (MAG 551-4)
4 FILL IN DITCH TO MATCH SURROUNDING GRADES.

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com

JACOBS

Microsoft

PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85338

PRIVATE IRRIGATION PLAN

PHX00-C-I-01-0

MICROSOFT CONFIDENTIAL

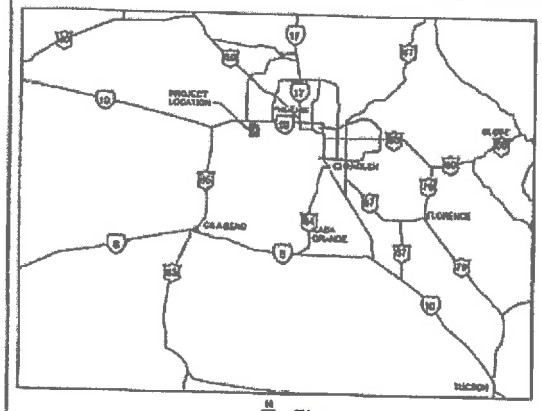
EXHIBIT A-95

1 IRRIGATION MANHOLE CONNECTION DETAIL
JACOBS
Microsoft
PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85338
PRIVATE IRRIGATION
DETAIL
PHX00-C-L-024-0
MICROSOFT CONFIDENTIAL

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-96

MICROSOFT CORPORATION
PHX10-11 DATA CENTER
OFFSITE IMPROVEMENTS
W Broadway Rd and S Bullard Ave
Goodyear, AZ 85338
Section 21, Township 1N, Range 1W



Plan
NTS

SHEET INDEX

SHEET NO.	TITLE
C-G-01-0	CIVIL COVER SHEET
C-G-02-0	CIVIL LEGEND, NOTES, AND DETAILS
C-G-03-0	CITY OF GOODYEAR STANDARD NOTES
C-G-04-0	CITY OF GOODYEAR STANDARD NOTES
C-G-05-0	CIVIL OVERALL PLAN AND KEY MAP
C-S-00-0	ROADWAY TYPICAL SECTIONS
C-S-02-0	BROADWAY AVENUE PLAN AND PROFILE STA 106+00 TO 110+00
C-S-01-0	BROADWAY AVENUE PLAN AND PROFILE STA 110+00 TO 115+00
C-S-05-0	BROADWAY AVENUE PLAN AND PROFILE STA 115+00 TO 119+00
C-S-04-0	BROADWAY AVENUE PLAN AND PROFILE STA 119+00 TO 124+00
C-S-06-0	BROADWAY AVENUE PLAN AND PROFILE STA 124+00 TO 129+00
C-S-08-0	BROADWAY AVENUE PLAN AND PROFILE STA 129+00 TO 133+00
C-S-09-0	BROADWAY AVENUE PLAN AND PROFILE STA 133+00 TO 137+00
C-S-10-0	BROADWAY AVENUE PLAN AND PROFILE STA 137+00 TO 143+00
C-S-20-0	LA ESTRELLA PAVING, GRADING, AND DRAINAGE PLAN
C-S-01-0	BROADWAY AVENUE SIGNING AND STRIPING PLAN STA 100+00 TO 120+00
C-S-02-0	BROADWAY AVENUE SIGNING AND STRIPING PLAN STA 120+00 TO 140+00
C-100-0	IRRIGATION COVER SHEET
C-101-0	PRIVATE IRRIGATION PLAN
C-102-0	PRIVATE IRRIGATION DETAIL
E-L-01-0	BROADWAY AVENUE - CITY OF GOODYEAR NOTES
E-L-01-0	BROADWAY AVENUE LIGHTING PLAN - WEST
E-L-02-0	BROADWAY AVENUE LIGHTING PLAN - LA ESTRELLA
E-L-03-0	BROADWAY AVENUE - DETAILS

CONSULTANTS

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GOVERNMENT AGENCIES

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EMAIL: REBECCA.ZOOK@GOODYEARAZ.GOV

PLAN REVIEW MANAGER
STEPHEN SCINTO
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EMAIL: STEPHEN.SCINTO@GOODYEARAZ.GOV

UTILITIES

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SANITARY SEWER: THE CITY OF GOODYEAR

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PLAN REVIEW MANAGER
STEPHEN SCINTO
PHONE: (623) 882-7856
EMAIL: STEPHEN.SCINTO@GOODYEARAZ.GOV

BENCHMARK

BENCHMARK (Existing): 3-INCH BRASS CAP IN HAND HOLE LOCATED AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 WEST, BEING THE CENTERLINE INTERSECTION OF BULLARD AVENUE & BROADWAY ROAD.

SAID ELEVATION = 953.67 (NAVD 88)

BENCHMARK (Proposed): 5/8-INCH REBAR WITH 3-INCH MARICOPA COUNTY ALUMINUM CAP SET IN CONCRETE LOCATED IN THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST AT THE INTERSECTION OF LITCHFIELD ROAD AND BROADWAY ROAD.

SAID ELEVATION = 953.22 (NAVD 88)

UTILITY NO CONFLICT CERTIFICATION

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
WATER	NOT APPLICABLE			
SEWER	NOT APPLICABLE			
ELECTRIC	APS	TIA HADLEY	480-344-8173	07-22-2019
TELEPHONE	QWEST	DAVID JETER	602-236-3418	06-18-2019
NATURAL GAS	NOT APPLICABLE			
CABLE TV	COX	COX COMMUNICATIONS CONSTRUCTION ENGINEERING TEAM		08-01-2019
FIBER OPTIC	CENTURY LINK	KEVIN MANDELA	623-745-3616	07-30-2019
IRRIGATION	RID	ARNIE VICTORINO	480-997-5180	

ENGINEER'S CERTIFICATION

I, being the person responsible for designing the facilities necessary to serve the development, hereby certify that all of the utility companies listed above have received this project proposal and all conflicts have been resolved at this point. No Conflict forms have been obtained from each utility company.

BY: _____ DATE: _____

ROOSEVELT IRRIGATION DISTRICT APPROVAL

The Roosevelt Irrigation District has reviewed these plans solely for determination by RID Standards and specifications as related to RID projects and/or facilities. RID does not represent others or exempt any party to the industrial and/or property of the lands to be developed by said plans, or any other party. Said Plans may be approved subject to RID approval of certain plans, and execution of Utility or Irrigation Agreements. RID Right-of-Way Crossing Permit/Agreement shall be required.

ROOSEVELT IRRIGATION DISTRICT _____ DATE

RID PERMIT NUMBER _____

DATA CERTIFICATION

I HEREBY CERTIFY THAT THIS DESIGN IS BASED ON ACCURATE FIELD DATA WHICH HAS BEEN CHECKED BY THE FIELD PRIOR TO SUBMISSION OF THESE PLANS TO THE CITY FOR APPROVAL.

BY: _____ DATE: _____

CITY OF GOODYEAR - PLAN APPROVAL

REVIEW AND RECOMMENDED APPROVAL BY:

FIRE DEPARTMENT		GRADING & DRAINAGE	
LANDSCAPING & PLANNING		WATER & SEWER	
TRAFFIC		PAVING	
STREET LIGHTS		SIGNING & STRIPING	

APPROVED BY: _____

PLANS EXAMINER _____ DATE

QUANTITIES

ITEM	CITY OF GOODYEAR
GRADING	
GRADING	5.56 ACRES
DRAINAGE	
6.0-3 IRRIGATION PIPES	416.5 LINEAL FEET
6.0 4 IRRIGATION MANHOLES	5 EACH
LIGHTING	
SINGLE LUMINAIRE	5 EACH
STRUCTURES	
CATCH BASINS/INLETS	6 EACH
HEADWALL	1 EACH
CONCRETE	
SIDEWALK	2347 LINEAL FEET
CURB AND GUTTER	4081 LINEAL FEET
DRIVEWAY/ALLEY APRON	5 EACH
AC PAVING	12,600 SQUARE YARDS

NOTE: QUANTITIES SHOWN FOR ALL ELEMENTS OF PROJECT. SEE DRAWING C1-00-0 FOR BREAKOUT OF PRIVATE IRRIGATION QUANTITIES.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____ DATE: _____

JACOBS

Microsoft

PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85338

Design Team

Approved

OPERATIONS

PROJECT MANAGEMENT

Revisions

CONCEPTUAL - CLIENT DISCLOSE. This document is issued for public distribution under the Public Disclosure Act as known from time to time.

Issued for Review

COVER SHEET

PHX00-C-G-01-0

MICROSOFT CONFIDENTIAL

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-97

GENERAL SITE NOTES:

1. SOURCE OF TOPOGRAPHY SHOWN ON THE CIVIL PLANS AND BASE MAPS PROVIDED BY GILBERT LAND SURVEYING, PLC. ADDITIONS, MAPPING HAS BEEN ADDED FROM AS-BUILT DATA. SOME UNDOCUMENTED MAY VARY FROM THOSE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND AS-NEW WORK PLAN ACCORDINGLY PRIOR TO BEGINNING CONSTRUCTION.
2. EXISTING TOPOGRAPHY, STRUCTURES AND SITE FEATURES ARE SHOWN SCREENED AND/OR LIGHT-LINED. NEW FINISH GRADE, STRUCTURES, AND SITE FEATURES ARE SHOWN HEAVY-LINED.
3. HORIZONTAL DATUM: ARIZONA CENTRAL ZONE, NAD83
4. VERTICAL DATUM: NAVD88
5. MAINTAIN, RELOCATE, OR REPLACE EXISTING SURVEY MONUMENTS, CONTROL POINTS AND STAKES WHICH ARE DISTURBED OR DESTROYED. PERFORM THE WORK TO PRODUCE THE SAME LEVEL OF ACCURACY AS THE ORIGINAL MONUMENTS IN A NEATLY MANNER, AND AS DIRECTED BY THE CONSTRUCTION'S EXPENSE.
6. FOR LOCATION OF CONTROL POINT ON STRUCTURES, SEE STRUCTURAL DRAWINGS.
7. COORDINATES AND DIMENSIONS SHOWN FOR ROADWAY IMPROVEMENTS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
8. ELEVATIONS GIVEN ARE TO FINISH GRADE UNLESS OTHERWISE SHOWN.
9. SLOPE UNIFORMLY BETWEEN CONTOURS AND SPOT ELEVATIONS SHOWN.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORMWATER PREVENTION POLLUTION PLAN AND IMPLEMENTING AND MAINTAINING EROSION CONTROL DEVICES DURING CONSTRUCTION.

ROOSEVELT IRRIGATION DISTRICT GENERAL NOTES:

1. THE TERM "DISTRICT" IN THESE NOTES AND PLANS SHALL REFER TO THE ROOSEVELT IRRIGATION DISTRICT
2. THE DISTRICT CONSTRUCTION OBSERVER SHALL APPROVE THE BACKFILL OF ALL CONSTRUCTION ACTIVITIES WITHIN THE DISTRICT RIGHT-OF-WAY OR EASEMENT. THE DISTRICT MAY REQUIRE WATERING OR ALL OF THE COMPACTION FOR THE PROJECT BE COMPLETED DURING A TIME SCHEDULED DAY-OFF OF THE MAIN CANAL.
3. ALL CONSTRUCTION PLANS AFFECTING DISTRICT FACILITIES MUST BE REVIEWED AND APPROVED BY THE DISTRICT.
4. THE CONTRACTOR SHALL CONTACT THE DISTRICT'S CONSTRUCTION OBSERVER AT (602) 236-2910 A MINIMUM OF 14 CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A RIGHT-OF-WAY ENGINEERING PERMIT FROM THE DISTRICT BEFORE ANY WORK CAN COMMENCE WITHIN DISTRICT RIGHT-OF-WAY OR EASEMENT.
6. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW BY THE DISTRICT'S ENGINEER AS MAY BE NECESSARY FOR THE EXECUTION OF THE WORK AND AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.
7. ALL EXISTING DISTRICT FACILITIES DISTURBED BY NEW CONSTRUCTION SHALL BE RECONSTRUCTED TO CURRENT DISTRICT STANDARDS.
8. ALL CONSTRUCTION INCLUDING BUT NOT LIMITED TO: EQUIPMENT, FENCING, SIGNS, ETC. SHALL REMAIN OUTSIDE OF DISTRICT RIGHT-OF-WAY OR EASEMENT UNLESS OTHERWISE APPROVED BY THE DISTRICT CONSTRUCTION OBSERVER.
9. EXISTING DISTRICT FACILITIES MUST REMAIN OPERATIONAL AND SHALL NOT BE DISTURBED OR REMOVED UNACCESSIBLE TO DISTRICT OPERATIONS AND MAINTENANCE STAFF.
10. UTILITIES INCLUDE ANY WATER, SEWER, RECLAIMED WATER, GAS, ELECTRICAL, LANDSCAPE IRRIGATION, COMMUNICATIONS, ETC.
11. ALL CROSSING OF PROPOSED UTILITIES MUST BE COMPLETED AND APPROVED BY DISTRICT'S CONSTRUCTION OBSERVER PRIOR TO ALL CONSTRUCTION.
12. MINIMUM OPEN TRENCH CLEARANCE FROM OUTSIDE DISTRICT FACILITY TO OUTSIDE PROPOSED UTILITY:

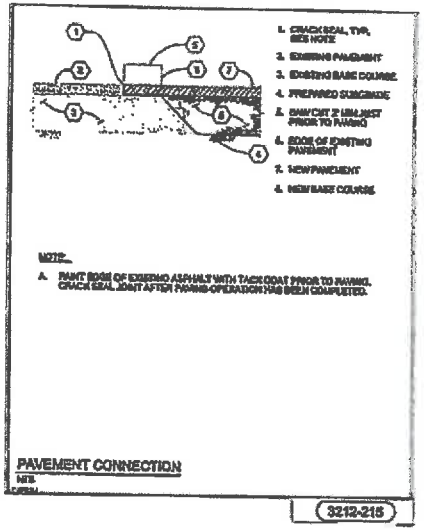
a. UTILITY RUNS PARALLEL	2' HORIZONTAL
b. UTILITY CROSSES PERPENDICULAR	1' VERTICAL MIN.
c. ABOVE GROUND UTILITY	5' HORIZONTAL

ROOSEVELT IRRIGATION DISTRICT GRADING NOTES:

1. THE CONTRACTOR SHALL PROVIDE SMOOTHLY AND EVENLY GRADED PARENT OR EXPOSED SURFACES ABOUT ALL DISTRICT FACILITIES WITHIN THE PROJECT AREA AND SHALL SUBSOIL PAVEMENT SUBGRADE TO EXISTING GRADES.
2. THE CONTRACTOR SHALL IMPORT ADDITIONAL FILL MATERIAL OR EXPORT EXCESS CUT MATERIAL AS REQUIRED TO PROVIDE SATISFACTORY FINISHED GRADES ABOUT DISTRICT FACILITIES AS INDICATED ON THE APPROVED PLANS OR AS DIRECTED BY THE DISTRICT CONSTRUCTION OBSERVER.
3. FINISHED SURFACES SHALL BE GRADED TO DIRECT DRAINAGE AWAY FROM DISTRICT FACILITIES.
4. ALL ROADS ADJACENT TO CANAL PRISM SHALL BE CONSTRUCTED WITH A MINIMUM ELEVATION 6" ABOVE ADJACENT FIELDS AND A 5% GRADED SLOPE AWAY FROM CANAL PRISM AREA UNLESS OTHERWISE NOTED.

CIVIL LEGEND

EXISTING	WES CONTRACT	
	1985.6	SPOT ELEVATION
	1250	CONTOUR LINE
	321	EMBANKMENT AND SLOPE
		DRAINAGEWAY OR DITCH
	OR	CATCH BASIN OR INLET
		TRENCH DRAIN
	OR	SIGN
	OR	MANHOLE
		ELECTRICAL HANDHOLE
		POST OR GUARD POST
		GUY ANCHOR
		FIRE HYDRANT
		UTILITY POLE
		LIGHT POLE
	BM	BENCH MARK
		SURVEY CONTROL POINT OR POINT OF INTERSECTION
		BREAKAWAY LINE
		TREE
		PROPERTY LINE
		CENTER LINE, BUILDING, ROAD, ETC.
		STAGING OR WORK AREA LIMITS
350SDD004 OR	OR	DEMOLITION
OR	OR	STRUCTURE, BUILDING OR FACILITY
		ASPHALT CONCRETE PAVEMENT
		GRAVEL SURFACING
		CONCRETE PAVEMENT
		CURB
		CURB AND GUTTER
		SINGLE SWING GATE
		DOUBLE SWING GATE
		SLIDING GATE
		CHAIN LINK FENCE
		ARCHITECTURAL FENCE
		WIRE FENCE
		CULVERT



PAVEMENT CONNECTION

3212-215

GENERAL NOTE:

1. THIS IS A STANDARD LEGEND SHEET. THEREFORE, NOT ALL OF THE INFORMATION SHOWN MAY BE USED ON THIS PROJECT.

JACOBS

3636 N 2nd Avenue, Suite 300
Phoenix, AZ 85013

Microsoft

PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85338

Design Team

Approvals

Revisions

CIVIL LEGEND, NOTES, AND DETAILS

PHX00-C-G-02-0

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MICROSOFT CONFIDENTIAL

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-98

GENERAL NOTES FOR CONSTRUCTION

A. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL (EDSAPM), CITY STANDARD DETAILS, AND CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

C. THESE SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS, HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR CITY POLICY.

D. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.

E. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR, CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.

F. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.

G. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS-BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY. (SEE AS-BUILT REQUIREMENTS)

H. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.

I. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RE-LOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.

J. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.

K. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.

L. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION.

M. POTABLE WATER IS NOT AVAILABLE FOR CONSTRUCTION USE OTHER THAN THE FILLING AND TESTING OF NEW LINES. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MARICOPA CODE, PUNISHABLE BY FINE AND OR IMPRISONMENT.

N. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT (NOI) WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602-542-3578).

O. THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REVIEW PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES, AND THE CITY OF GOODYEAR STORM WATER MANAGEMENT PLAN.

P. NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLISHING, NOR ENGAGE IN ANY EARTH MOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT (LOCATED AT 501 N. 44TH STREET, SUITE 150, PHOENIX, AZ 85008, (TYPE NOTICE IS REQUIRED PURSUANT TO ARIZONA REVISED STATUTES (ARS) 49-474.04, NOTICE OF BUILDING AGENCIES.)

Q. THESE PLANS REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND THESE PLANS MAY HAVE TO BE ASSESSED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

R. ALL IMPROVEMENTS DAMAGED OR REPLACED DURING CONSTRUCTION SHALL BE REPLACED WITH IMPROVEMENTS THAT MEET THE CURRENT CITY STANDARD.

GENERAL SITE PLAN NOTES

A. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY DEFINED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALK, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING, LANDSCAPE RESPONSIBILITIES ARE DEFINED UNDER SEPARATE NOTE.

1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING SUBSEQUENTLY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPERS EXPENSE.
3. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS AND APPLICATION OF SEAL-KOTE OVER ALL ASPHALT PAVEMENTS.
4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
5. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

B. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, MEDIANS OF 10FT. AND 5 FEET CENTER MEDIAN LANDSCAPING.

1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE OWNER/APPLICANTS EXPENSE.
3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WEEDING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BE CONTINUOUSLY TO ACHIEVE A TURF HEIGHT OF 2 INCHES. UNTIL TURF SHALL BE ALLOWED TO REACH, BUT NOT EXCEED, A MAXIMUM OF THE SAME HEIGHT.
5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

GENERAL NOTES FOR SIGNING AND STRIPING

A. ALL PAVEMENT MARKING, SIGNING AND CONSTRUCTION SHALL CONFORM TO MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) PAVEMENT MARKING AND SIGNING MANUALS, LATEST, OR UNIFORM TRAFFIC CONTROL DEVICES MOST RECENT EDITION (MUTCD), AND THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) SUPPLEMENT TO MUTCD.

B. TEMPORARY TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF PHOENIX "TRAFFIC BARRICADE MANUAL" AND/OR AS DIRECTED BY THE CITY OF GOODYEAR ENGINEERING DEPARTMENT.

C. ALL PAVEMENT SUBJECT TO A WARRANTY PERIOD (TYPICALLY TWO YEARS) WILL BE REQUIRED TO PROVIDE NEW THERMOPLASTIC MARKINGS AS A PART OF THE FINAL WARRANTY INSPECTION.

D. ALL PAVEMENT MARKINGS ARE TO BE MAINTAINED BY THE DEVELOPER DURING THE WARRANTY PERIOD AND MAY BE INSTALLED AS EARLY AS WHEN THE ASPHALT IS WELL RE-COMPACTED TRAFFIC PAINT.

E. ALL LANE STRIPING, CROSSWALKS AND CHEVRONS SHALL BE EARLY AS WELL AS NOT APPLIED TO THERMOPLASTIC. UNLESS OTHERWISE NOTED ON THE PLANS, ALL PAVEMENT SYMBOLS, ARROWS AND LEGENDS SHALL BE EARLY AS WELL NOT APPLIED THERMOPLASTIC, PUMPERIZED ASPHALT MUST CURE FOR A MINIMUM OF 30 DAYS PRIOR TO APPLYING THERMOPLASTIC MARKINGS. ALL TEMPORARY STRIPING SHALL BE 6 MIL (.006") REFLECTORIZED TRAFFIC PAINT.

F. RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER THE MCDOT PAVEMENT MARKING MANUAL AND SIGNING MANUALS, WITH A CITY APPROVED BITUMINOUS ADHESIVE.

G. ALL EXISTING PAVEMENT MARKINGS WHICH CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY WATER BLASTING, OR BY CITY APPROVED METHOD, PRIOR TO THE INSTALLATION OF NEW PERMANENT MARKINGS. REMOVAL SHALL BE TO THE SATISFACTION OF THE CITY INSPECTOR. ALL AREAS THAT ARE OBLITERATED WILL BE SEALED WITH A CITY APPROVED PRODUCT.

H. THE CONTRACTOR SHALL SPOT LAYOUT THE ENTIRE PROJECT PRIOR TO STRIPING. THE CONTRACTOR SHALL CONTACT THE CITY OF GOODYEAR CONSTRUCTION INSPECTOR TO ARRANGE MEETINGS FOR INSPECTION PRIOR TO APPLYING PAVEMENT MARKINGS. THE PERMANENT PAVEMENT MARKING PLANS SHALL BE MODIFIED WHEN DIRECTED BY THE DESIGN ENGINEER. ANY STRIPING APPLIED BEFORE LAYOUT APPROVAL SHALL BE SUBJECT TO REMOVAL, PAVEMENT RESURFACING, AND RESTRIPING AT THE CONTRACTOR'S EXPENSE.

I. "NO PARKING" SIGNS (R26A) SHALL BE INSTALLED OR REINSTALLED APPROXIMATELY EVERY 200 FEET ALONG THE LENGTH OF THE ARTERIAL, COLLECTOR, AND OTHER RESTRICTED STREETS THAT ARE A PART OF THE PROJECT, APPROXIMATELY 2 FEET FROM THE BACK OF THE CURB, AND TO STREETLIGHT POLES WHEN AVAILABLE. SIGNS MOUNTED ON STREETLIGHT POLES SHALL NOT COVER THE STREETLIGHT POLES NUMBERS. POLE NUMBERS SHALL BE RELOCATED SO THEY ARE VISIBLE.

J. ALL SIGNS SHALL BE SIX DIAMOND VIP GRADE OR BETTER OR ARTH (3M) OR APPROVED TYPE IX SHEETING (TM 4000 SERIES OR EQUIVALENT) WHICH WILL BE ATTACHED TO THE STANDARD ORANGE ALUMINUM PLATES. SIGN BACKING SHALL BE IN COMPLIANCE WITH THE REFLECTIVE SHEETING MANUFACTURER'S MATCHED COMPONENT SYSTEM. ALL SIGN BACKING SHALL CONSIST OF AN ACRYLIC BASED ELECTRONIC OVERLAY FILM (3M 1170 SERIES OR EQUIVALENT) WITH STANDARD WHITE MAY COLORS. IN ADDITION, IF CALLED OUT ON THE APPROVED PLANS TO CREATE A GRAFFITI RESISTANT COATING A PROTECTIVE OVERLAY FILM (3M OR EQUIVALENT) SHALL BE USED WHICH IS DESIGNATED TO COMPLY WITH THE UNDERLYING REFLECTIVE SHEETING MATCHED COMPONENT SYSTEMS. SHEETING SHALL HAVE A 12 YEAR MANUFACTURER'S WARRANTY. A LETTER OF CERTIFICATION FROM THE SIGN FABRICATOR SHALL BE SUBMITTED PRIOR TO SIGN INSTALLATION STATING THE MATERIALS TO BE USED.

K. SIGNS SHALL BE INSTALLED ONLY TO CLEAR POSTS PER CITY OF GOODYEAR M.U.O.S. STANDARD DETAIL NO. G-3010-2 UNLESS THEY CAN BE MOUNTED ON A STREET LIGHT POLE WHICH IS IN CLOSE PROXIMITY. SIGNS MOUNTED ON STREET LIGHT POLES CANNOT COVER THE STREETLIGHT POLES NUMBERS. POLE NUMBERS WILL NEED TO BE RELOCATED SO THEY ARE VISIBLE.

L. STREET NAME SIGNS SHALL BE CLEAR HIGH FLAT SHEET ALUMINUM FOR SIGNS UP TO 48 INCHES. SIGNS 48 INCHES AND OVER SHALL BE .125-INCH FLAT SHEET ALUMINUM. POST CAPS, SEPARATOR AND CANTILEVER BRACKETS SHALL BE A MINIMUM OF HALF THE WIDTH OF THE SIGN TO BE MOUNTED.

M. ALL ADVANCED STREET NAME SIGNS SHALL BE HIGHWAY SERIES "C" 8 INCH MINUTE UPPER-CASE AND LOWER-CASE LETTERS. ALL ADVANCED STREET NAME SIGNS WILL BE INSTALLED UTILIZING TWO 12 FT. 2" POSTS WITH ANCHORS.

GENERAL NOTES FOR STREET CONSTRUCTION

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ANY UTILITY LINES BEFORE STARTING CONSTRUCTION ACTIVITIES. IF THE EXISTING LINE IS FOUND TO BE IN A SUBSTANTIALLY DIFFERENT LOCATION, OR WILL ADVERSELY AFFECT THE OPERATION OF THE UTILITY, THE CONTRACTOR SHALL NOTIFY THE CITY OF GOODYEAR PRIOR TO MAKING THE CONNECTIONS, AND MODIFY THE PLANS AS NECESSARY PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

C. CITY OF GOODYEAR IS NOT LIABLE FOR DELAYS OR DAMAGES TO UTILITIES RELATED TO THE CONSTRUCTION NEITHER WILL THE CITY PARTICIPATE IN THE COST OF UTILITY CONSTRUCTION OR RELOCATION.

D. AS-BUILT DRAWINGS FOR A SET OF PRINTS FOR EACH REVIEW AND A FINAL SET OF REVISED, CERTIFIED BY THE DEVELOPER'S ENGINEER, SHALL BE SUBMITTED TO AND ACCEPTED BY THE CITY ENGINEER BEFORE FINAL ACCEPTANCE OF THE WORK. (SEE AS-BUILT REQUIREMENTS.)

E. CONTRACTOR SHALL CONTINUOUSLY INSPECT AND MAINTAIN OPERATION OF ALL VALVES DURING CONSTRUCTION.

F. ALL UNDERGROUND UTILITIES LOCATED IN THE ROADWAY SHALL BE COMPLETED BEFORE PAVING.

G. BASE COURSE SHALL NOT BE PLACED UNTIL SUBGRADE HAS BEEN APPROVED BY THE CITY CONSTRUCTION INSPECTOR.

H. GUTTERS SHALL BE WATER TESTED FOR DRAINAGE IN THE PRESENCE OF THE CITY CONSTRUCTION INSPECTOR.

I. THE EXACT POINT OF MATCHING TERMINATION AND OVERLAY SHALL BE DETERMINED IN THE FIELD BY THE CITY CONSTRUCTION INSPECTOR.

J. CURB, GUTTER, SIDEWALK, AND PAVEMENT SHALL BE SWEPT CLEAN OF DIRT AND DEBRIS.

K. CONTRACTOR SHALL INSTALL A BLUE REFLECTOR AT ALL FIRE HYDRANT LOCATIONS. REFLECTOR SHALL BE GLUED WITH A CITY APPROVED BITUMINOUS ADHESIVE TO THE FINISHED PAVING AT THE APPROPRIATE LOCATIONS.

L. ANY SAW CUT ALONG EXISTING ROADWAY EDGE WHICH REMOVES THE EDGE OF THE ROADWAY SHALL BE A MINIMUM OF ONE-FOOT FROM THE EDGE OF THE EXISTING ROADWAY. THE CUT DISTANCE MAY BE GREATER, BASED ON PAVEMENT CONDITIONS OR ROADWAY ELEVATIONS BUT SHALL NOT BE LOCATED WITHIN A LANE WHEEL PATH. PATCH AND OVERLAY SHALL BE IN HALF LANE INCREMENTS.

M. ALL PAVEMENT MARKING, STRIPING AND CONSTRUCTION SHALL CONFORM TO MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) PAVEMENT MARKING AND SIGNING MANUALS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MOST RECENT EDITION, THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) SUPPLEMENT TO MUTCD, THE CITY OF GOODYEAR ENGINEERING STANDARDS.

N. PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD, ALL PAVEMENT CRACKS 1/4-INCH OR WIDER SHALL BE CLEANED, PREPARED AND CRACK SEALED IN ACCORDANCE WITH MAG SECTION 329.

O. PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD, ALL NEW PAVEMENTS (EXCEPT RAC) SHALL BE SEALED IN ACCORDANCE WITH MAG SECTION 331 WITH A CITY-APPROVED MATERIAL. NEW INLAID, RAISED PAVEMENT MARKERS, THERMOPLASTIC MARKINGS AND OTHER ESTABLISHED MARKINGS MAY BE REQUIRED AFTER APPLICATION OF THE PRESERVATIVE SEAL.

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Design Team

Approvals

Project Manager

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CITY OF GOODYEAR
STANDARD NOTES

PHX00-C-G-03-0

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DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-99

GENERAL NOTES FOR GRADING AND DRAINAGE CONSTRUCTION

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE POINT OF OUTFALL. LOTS SHALL BE DESIGNED TO FALL TOWARDS THE STREET AT A GRADE NO LESS THAN ONE PERCENT

C. A PERMIT IS REQUIRED FOR ANY OFFSITE GRADING.

D. A SEPARATE PERMIT IS REQUIRED FOR ANY GRADING RELATED TO OFF-SITE CONSTRUCTION.

E. STAKING AND AS-BUILT FINISHED FLOOR ELEVATIONS ARE THE RESPONSIBILITY OF THE DEVELOPER OR HIS ENGINEER. IN A CRITICAL DRAINAGE AREA AT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ZONE A, AO, A1-A30 AND AEH, CERTIFICATION OF THE FINISHED BUILDING FLOOR OR STEM WALL ELEVATION SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY VERTICAL CONSTRUCTION. IN NON-CRITICAL AREAS, THE DEVELOPER'S ENGINEER SHALL SUBMIT CERTIFICATIONS OF CONSTRUCTED BUILDING PAD ELEVATIONS PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT.

F. THE CONTRACTOR SHALL COMPLY WITH THE APPROVED STORMWATER POLLUTION PROTECTION PLAN (SWPPP) PREPARED IN ACCORDANCE WITH THE CITY'S GENERAL ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM (AZPDES) STORM WATER PERMIT REQUIREMENTS.

G. THE GRADING CONTRACTOR SHALL DESIGNATE THE LOCATION FOR WASHING OUT MATERIALS AND OBTAIN A LETTER FROM THE OWNER GIVING PERMISSION FOR SAID DISPOSAL PRIOR TO STARTING CONCRETE CONSTRUCTION.

H. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES: RETENTION AREAS, DETENTION AREAS, OTHER DRAINAGE FACILITIES, CHANGES TO SURFACE GRADING AFFECTING DRAINAGE STRUCTURES, CURBS, ASPHALT PAVEMENT AND BUILDING FLOOR ELEVATIONS.

I. THE CONTRACTOR SHALL PROVIDE ALL RETENTION AND DETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. RETENTION BASINS SIDE SLOPES SHALL NOT EXCEED 4:1 OR PARALLEL PROPERTY OR EASEMENT TO WALKWAYS OR AREAS DESIGNATED FOR PEDESTRIAN ACCESS, AND PUBLIC RIGHTS-OF-WAY. DETENTION BASIN HIGH WATER ELEVATIONS SHALL NOT EXCEED 3 FOOT DEPTH ON PRIVATE PROPERTY OR 1.5 FOOT DEPTH WITHIN 10 FEET OF PUBLIC RIGHTS-OF-WAY. DETENTION IS NOT PERMITTED WITHIN PUBLIC RIGHTS-OF-WAY OR PUBLIC UTILITY EASEMENTS (PUE).

J. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLANS AS A RESULT OF CONFLICTS WITH UNDERGROUND UTILITIES, THE CONTRACTOR SHOULD CONTACT THE CITY AND DESIGNER AND REQUEST MODIFICATION OF THE BASIN DESIGN.

K. "AS-BUILT" DRAWINGS (ONE SET OF PRINTS FOR EACH REVIEW AND A FINAL SET OF MYLARS) CERTIFIED BY THE DEVELOPER'S ENGINEER, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY."

L. DEVELOPERS OF NON-PROJECTS SHALL PROVIDE FINANCIAL ASSURANCE IN A FORM AND AMOUNT ACCEPTABLE TO THE CITY ENGINEER AND CITY ATTORNEY TO COVER THE COST TO CORRECT ANY STORM WATER DRAINAGE OR DISPOSAL PROBLEMS THAT MAY ARISE DURING THE FIRST 5 YEARS FOLLOWING THE COMPLETION OF THE FINAL PROJECT CONSTRUCTION. DURING THE 5-YEAR PERIOD, IF FOLLOWING A RAIN EVENT, THE DEVELOPER'S ENGINEER SHALL SUBMIT A CORRECTIVE ACTION PLAN TO THE CITY FOR REVIEW AND APPROVAL. THE SUBMITTED INFORMATION SHALL DOCUMENT THE MEASURES THAT WILL BE IMPLEMENTED TO CORRECT DEFICIENCIES IN THE SYSTEM. THE PLAN SHALL CONFORM TO THE REQUIREMENTS OF THESE GENERAL NOTES.

M. PRIOR TO THE ISSUANCE OF STORM DRAIN PERMITS, STREET SUBGRADE ELEVATIONS SHALL BE GRADED TO WITHIN 0.5 FEET OF THE APPROVED PAVING PLANS; OPEN SPACES, TRACTS, AND RIGHTS-OF-WAY ELEVATIONS GRADED TO WITHIN 0.3 FEET OF APPROVED GRADING PLANS; AND PADS CERTIFIED TO BE AT OR +0.1 FOOT ABOVE THE PAD ELEVATIONS AS SHOWN ON THE APPROVED GRADING PLANS.

DRYWELLS

N. DRYWELLS THAT CEASE TO DRAIN A FACILITY WITHIN 36 HOURS OF A STORM EVENT SHALL BE REPLACED OR REARRANGED BY THE OWNER WITH A NEW ONSITE MINIMUM POSITIVE GRAVITY OUTLET METHOD OF DISPOSAL ARE STILL NOT AVAILABLE, SUCH A REQUIREMENT SHALL BE WRITTEN INTO THE CONDITIONS, COVENANTS & RESTRICTIONS FOR ALL SUBDIVISIONS WHERE DRYWELLS ARE USED TO DRAIN STORM WATER STORAGE FACILITIES.

O. A PERCOLATION TEST SHALL BE PERFORMED ON THE DRYWELL TO VERIFY THAT DESIGN PERCOLATION RATES HAVE BEEN ACHIEVED. A COPY OF THE REPORT SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL APPROVAL OF THE GRADING AND DRAINAGE/DRYWELL CONSTRUCTION FOR THE PROJECT. TEST WATER SHALL BE POTABLE WATER ONLY.

P. DRYWELLS WITHIN AREAS THAT INDICATE GREATER THAN 10 FEET OF PERMEABLE SOIL HAS BEEN PENETRATED AS DETERMINED BY A GEOTECHNICAL ENGINEER SHALL NOT REQUIRE A PERCOLATION TEST.

Q. SUMPHOLES SHALL NOT BE USED FOR PROJECTS THAT WOULD REQUIRE A DRYWELL. AQUIFER PROTECTION PERMIT FROM ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ), WHICH INCLUDES BUT IS NOT LIMITED TO THE USE, STORAGE, LOADING, OR TREATMENT OF HAZARDOUS OR TOXIC MATERIALS.

R. DRYWELLS SHALL NOT BE USED IF THERE ARE HAZARDOUS MATERIALS THAT WILL NEGATIVELY IMPACT ANY DRYWELL INSTALLATION WITHIN THE DRAINAGE AREA.

S. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE DRYWELL DISPOSAL SYSTEM FOR A PERIOD OF 5 YEARS AFTER INSTALLATION. DURING THE 5-YEAR PERIOD IF DISPOSAL METHODS IN USE ARE FOUND TO BE INSUFFICIENT TO DISPOSE RETAINED STORM WATER WITHIN A 36-HOUR PERIOD FOLLOWING A RAIN EVENT, THE DEVELOPER'S ENGINEER SHALL SUBMIT A CORRECTIVE ACTION PLAN TO THE CITY FOR REVIEW AND APPROVAL.

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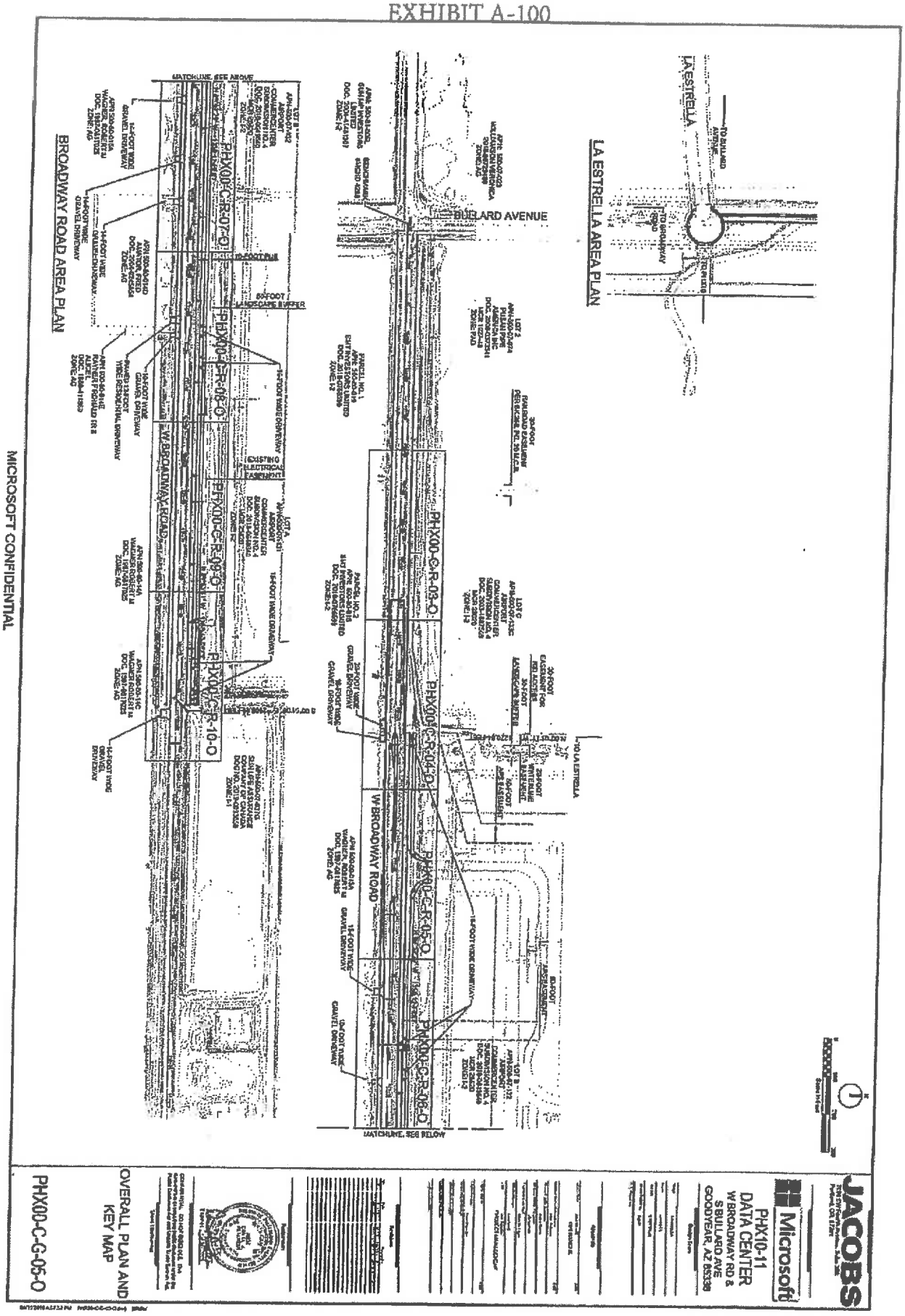
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CITY OF GOODYEAR
STANDARD NOTES

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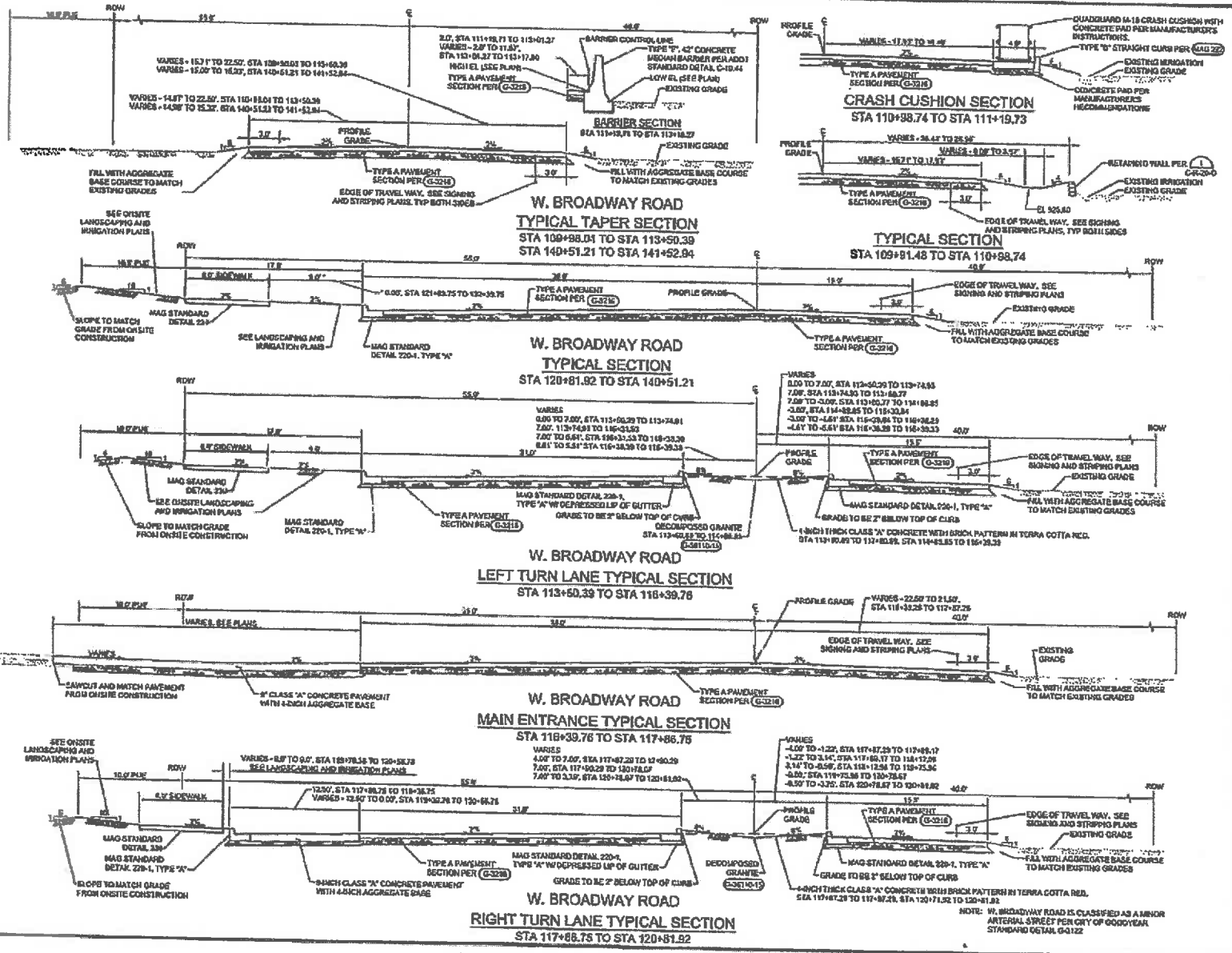
EXHIBIT A-100



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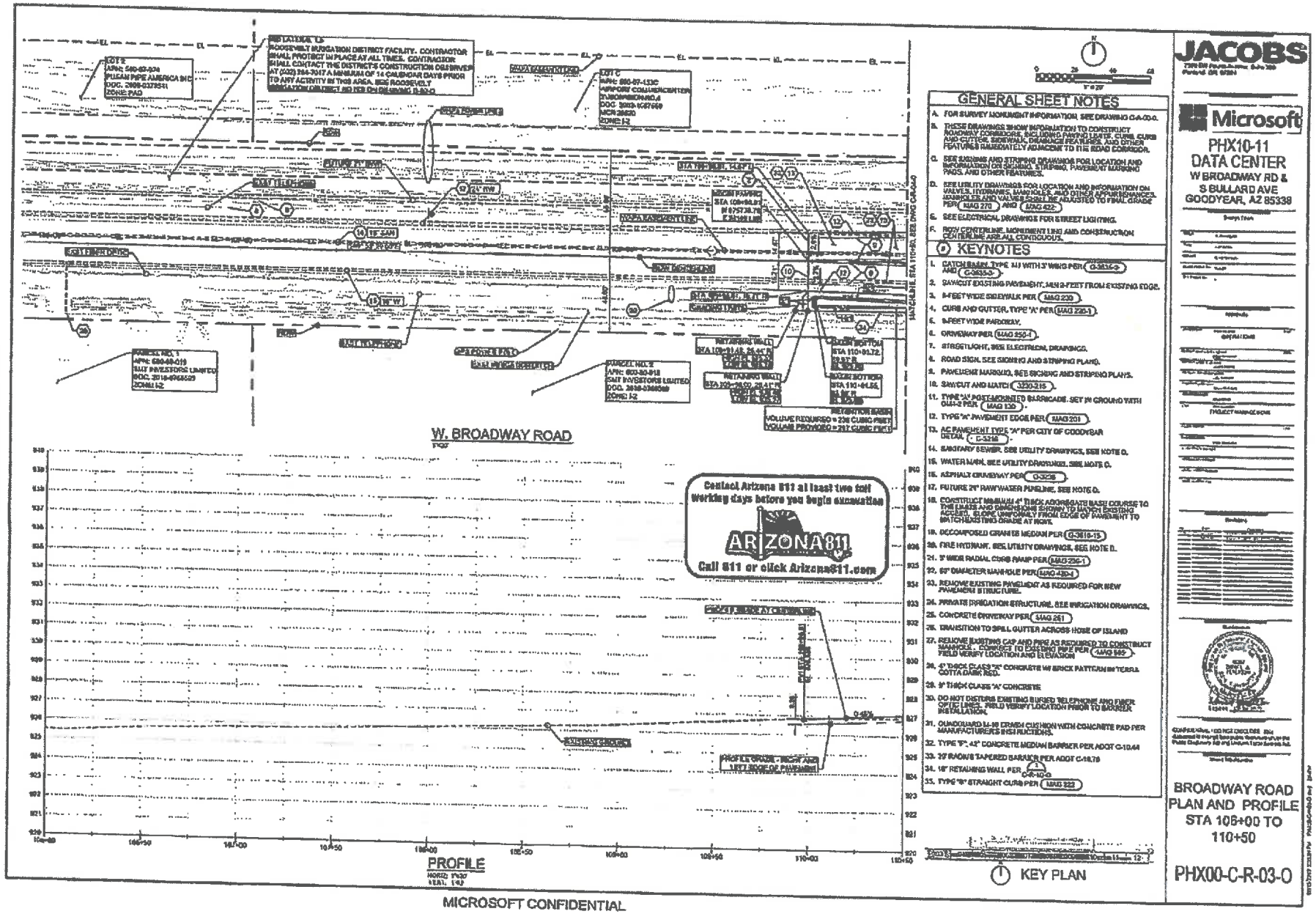
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ROADWAY TYPICAL SECTIONS

PHX00-C-R-00-O

DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A-102



GENERAL SHEET NOTES

A. FOR SURVEY MONUMENT INFORMATION, SEE DRAWING C-A-00-0.

B. THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT ROADWAY CORRIDORS, INCLUDING PAVING LIMITS, CURB, CURB AND GUTTER, SIDEWALK, DRAINAGE FEATURES, AND OTHER FEATURES IMMEDIATELY ADJACENT TO THE ROAD CORRIDOR.

C. SEE SIGNING AND STRIPING DRAWINGS FOR LOCATION AND INFORMATION ON SIGNING, STRIPING, PAVEMENT MARKING PADS, AND OTHER FEATURES.

D. SEE UTILITY DRAWINGS FOR LOCATION AND INFORMATION ON VALVES, HYDRANTS, MANHOLES, AND OTHER APPURTENANCES. MANHOLE AND VALVES SHALL BE ADJUSTED TO FINAL GRADE PER MAG 270 AND MAG 422.

E. SEE ELECTRICAL DRAWINGS FOR STREET LIGHTING.

F. ROW CENTERLINE, MONUMENT LINE AND CONSTRUCTION CENTERLINE ARE ALL CONSECUTIVE.

KEYNOTES

1. CATCH BASIN, TYPE M1 WITH 3' WING PER G-3612-2 AND G-3613-3
2. SAWCUT EXISTING PAVEMENT, MIN 2-FEET FROM EXISTING EDGE.
3. 5-FEET WIDE SIDEWALK PER MAG 230
4. CURB AND GUTTER, TYPE "A" PER MAG 220-1
5. 5-FEET WIDE PARKWAY.
6. DRIVEWAY PER MAG 250-1
7. STREETLIGHT, SEE ELECTRICAL DRAWINGS.
8. ROAD SIGN, SEE SIGNING AND STRIPING PLANS.
9. PAVEMENT MARKING, SEE SIGNING AND STRIPING PLANS.
10. SAWCUT AND MATCH (350-215)
11. TYPE "A" POST-MOUNTED BARRICADE, SET IN GROUND WITH CLU-2 PER MAG 130
12. TYPE "A" PAVEMENT EDGE PER MAG 201
13. AC PAVEMENT TYPE "A" PER CITY OF GOODYEAR DETAIL C-3218
14. SANITARY SEWER, SEE UTILITY DRAWINGS, SEE NOTE G.
15. WATER MAIN, SEE UTILITY DRAWINGS, SEE NOTE G.
16. ASPHALT DRIVEWAY PER G-3218
17. FUTURE 24" RAW WATER PIPELINE, SEE NOTE G.
18. CONSTRUCT MINIMUM 4" THICK AGGREGATE BASE COURSE TO THE LINES AND GRADES AS SHOWN TO MATCH EXISTING ASPHALT, EQUAL UNIFORMLY FROM EDGE OF PAVEMENT TO MATCH EXISTING GRADE AT NOSE.
19. DECOMPOSED GRANITE MEDIAN PER G-3618-15
20. FIRE HYDRANT, SEE UTILITY DRAWINGS, SEE NOTE D.
21. 5' WIDE RADIAL CURB RAMP PER MAG 236-1
22. 60" DIAMETER MANHOLE PER MAG 430-1
23. REMOVE EXISTING PAVEMENT AS REQUIRED FOR NEW PAVEMENT STRUCTURE.
24. PRIVATE IRRIGATION STRUCTURE, SEE IRRIGATION DRAWINGS.
25. CONCRETE DRIVEWAY PER MAG 251
26. TRANSITION TO SPILL GUTTER ACROSS NOSE OF ISLAND
27. REMOVE EXISTING CAP AND PIPE AS REQUIRED TO CONSTRUCT MANHOLE. CONNECT TO EXISTING PIPE PER MAG 445. FIELD VERIFY LOCATION AND ELEVATION
28. 4" THICK CLASS "A" CONCRETE W/ BRICK PATTERN IN TERRA COTTA DARK RED.
29. 5" THICK CLASS "A" CONCRETE
30. DO NOT DISTURB EXISTING BURIED TELEPHONE AND FIBER OPTIC LINES. FIELD VERIFY LOCATION PRIOR TO BARRIER INSTALLATION.
31. QUADGUARD M-90 CRASH CUSHION WITH CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS.
32. TYPE "F", 42" CONCRETE MEDIAN BARRIER PER ADOT C-10.44
33. 20' RADIUS TAPERED BARRIER PER ADOT C-10.70
34. 18" RETAINING WALL PER C-R-10-0
35. TYPE "B" STRAIGHT CURB PER MAG 222

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110+50

PHX00-C-R-03-0

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EXHIBIT A-103

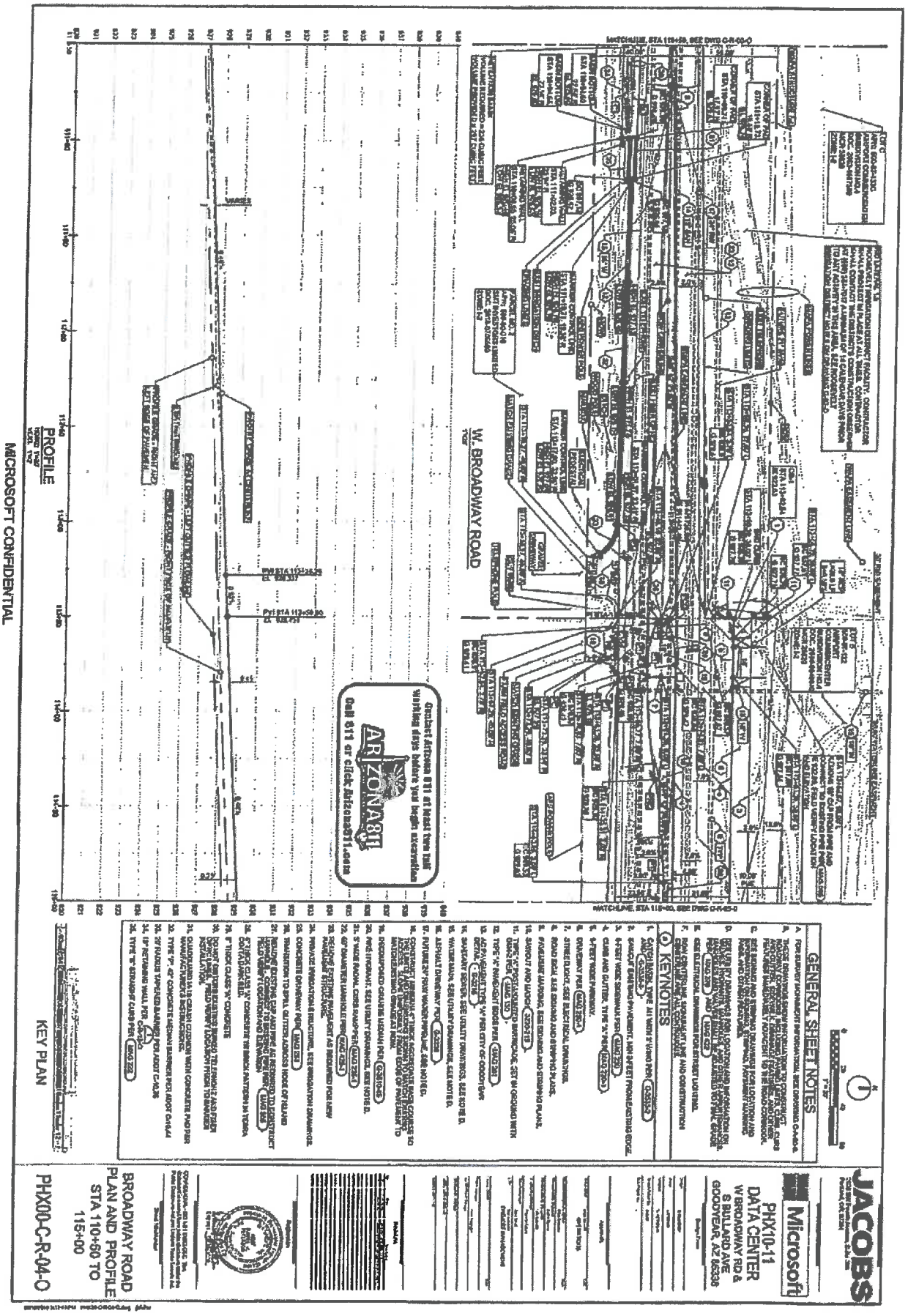


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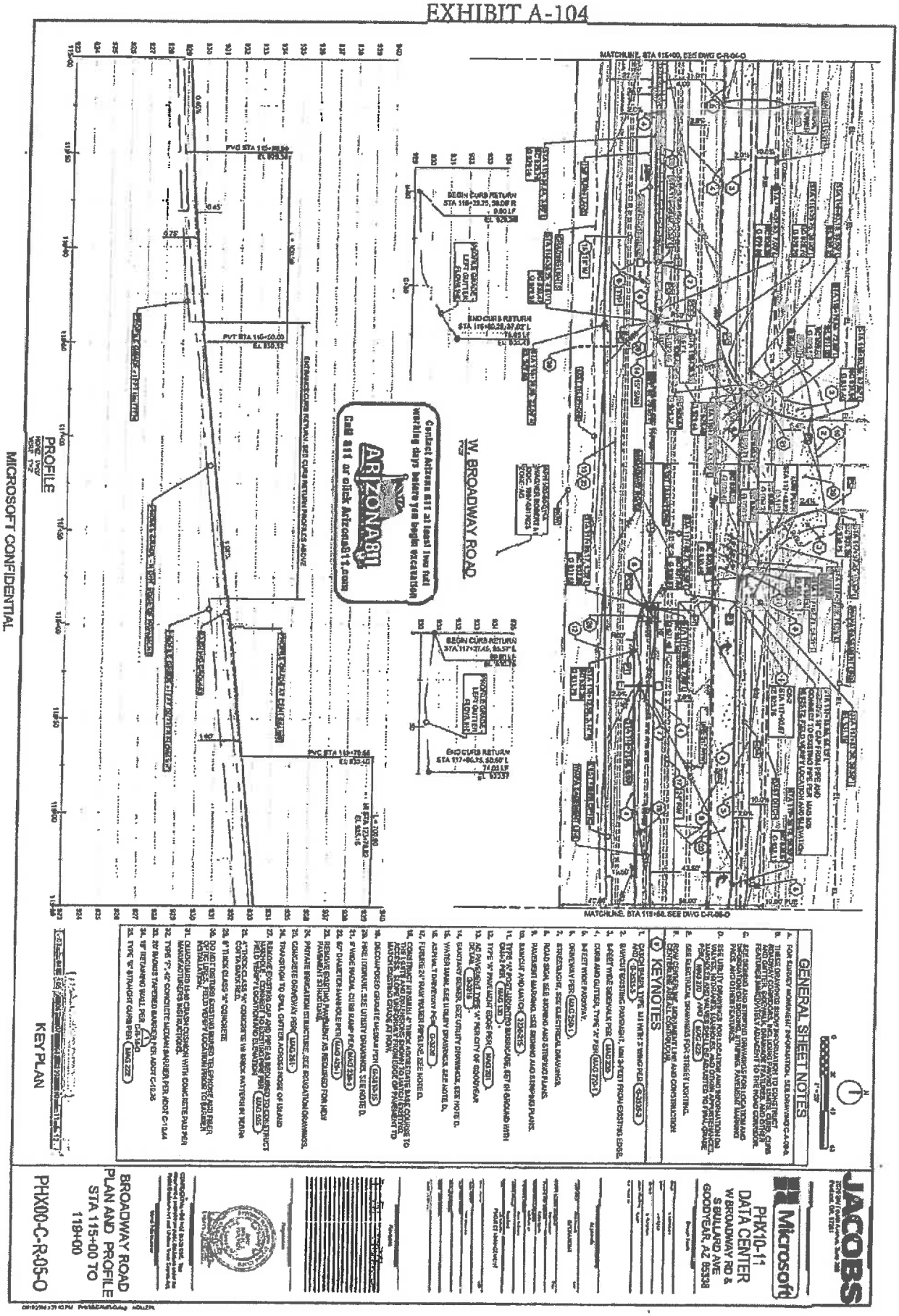


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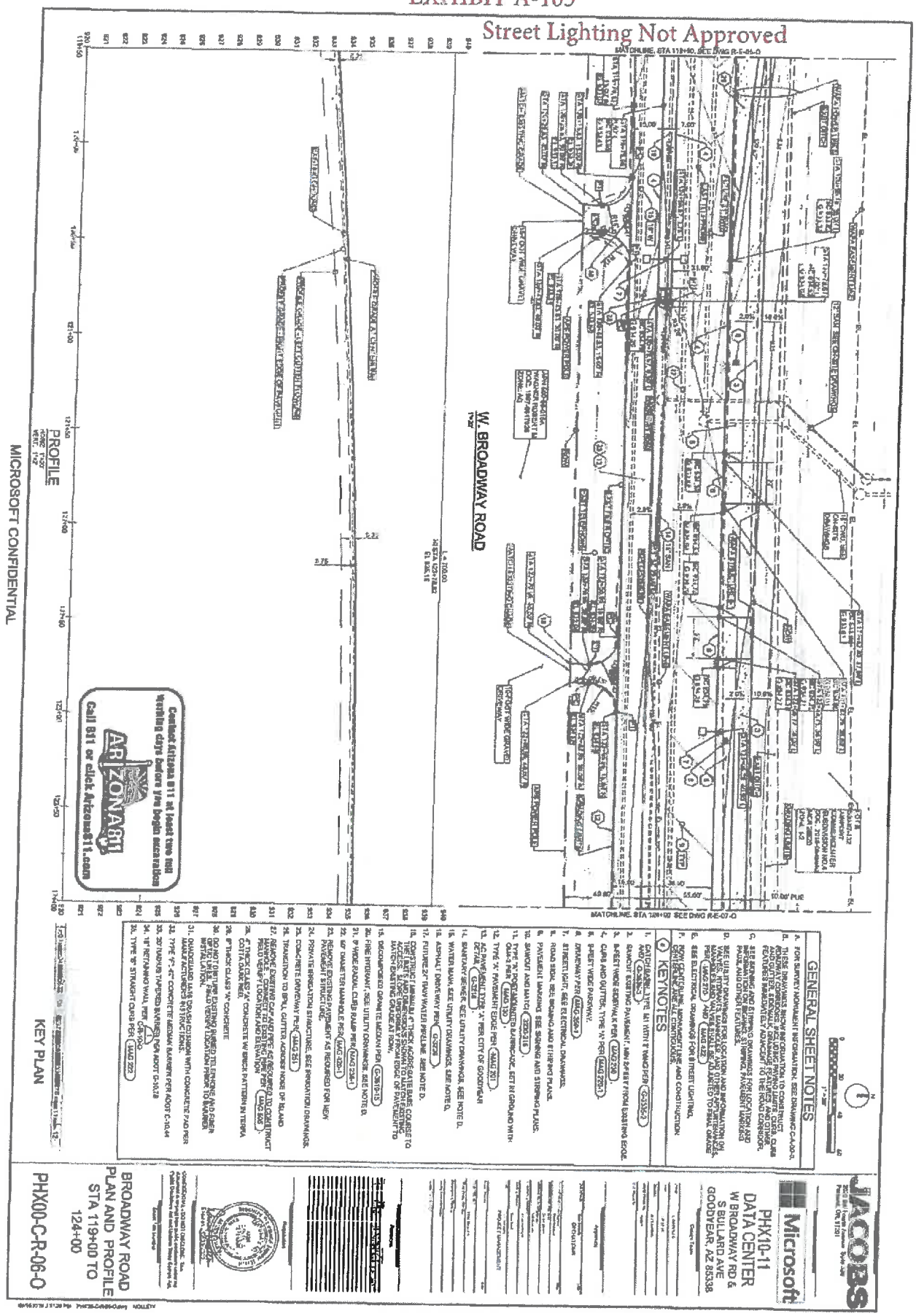


EXHIBIT A-106

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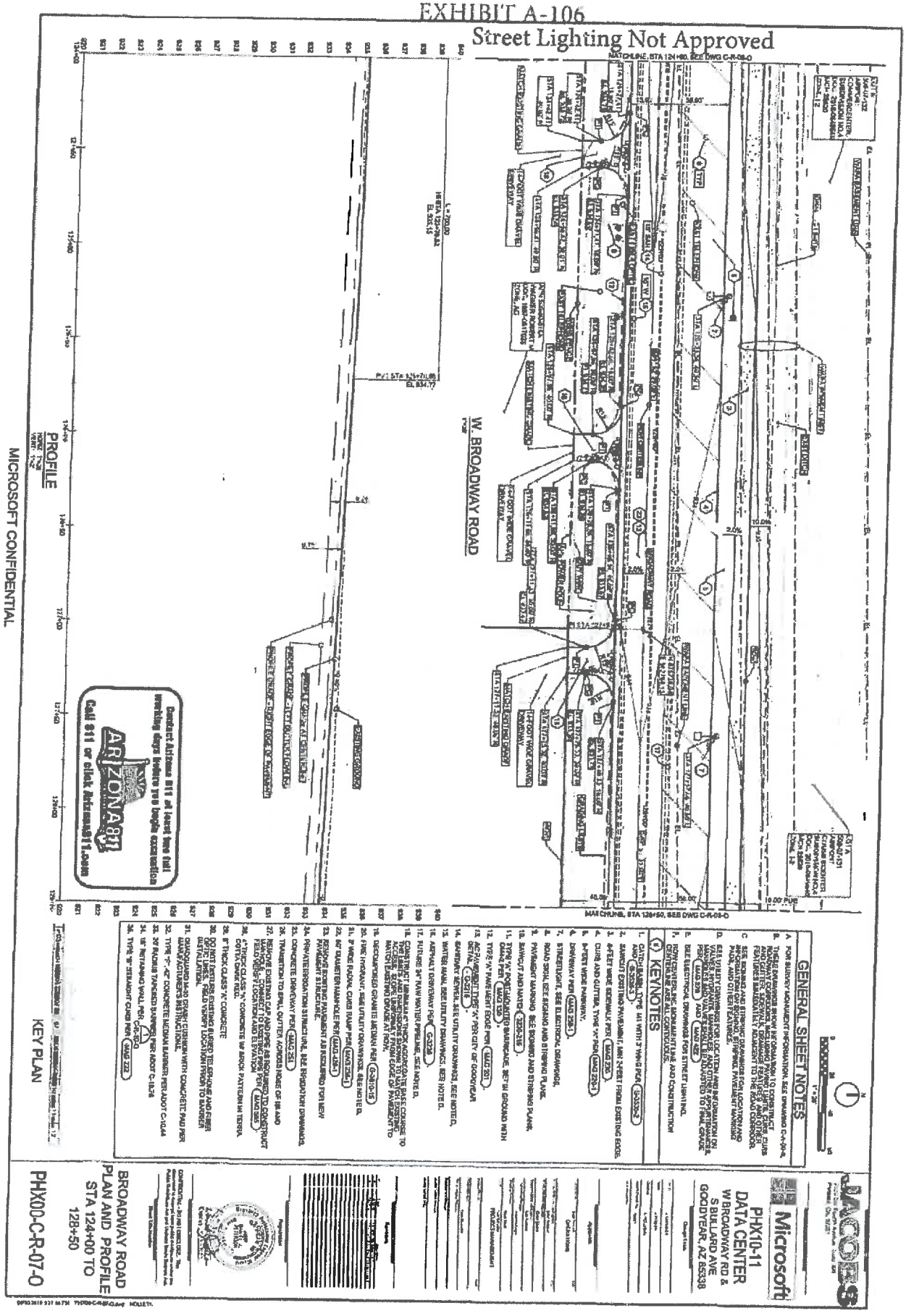


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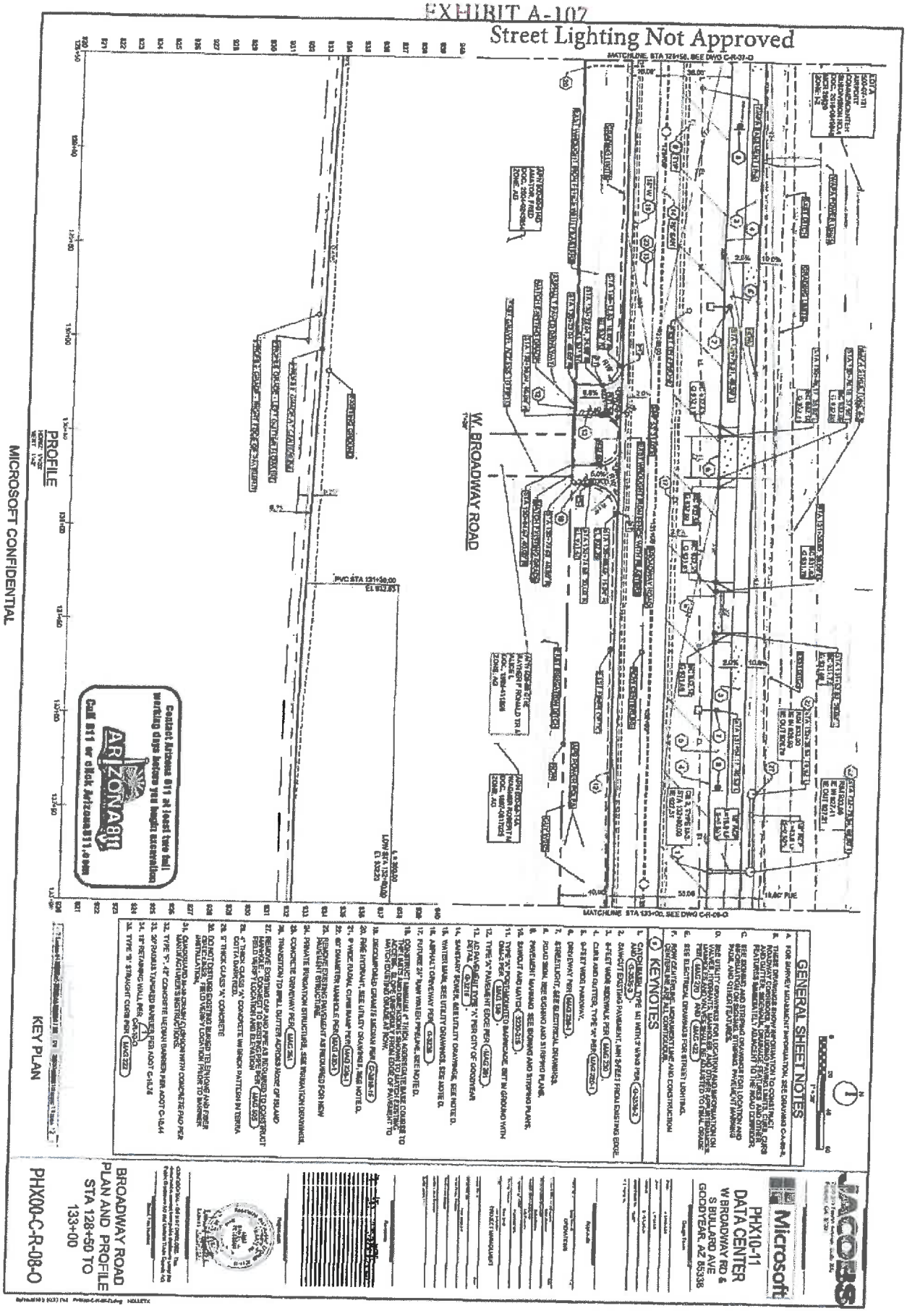
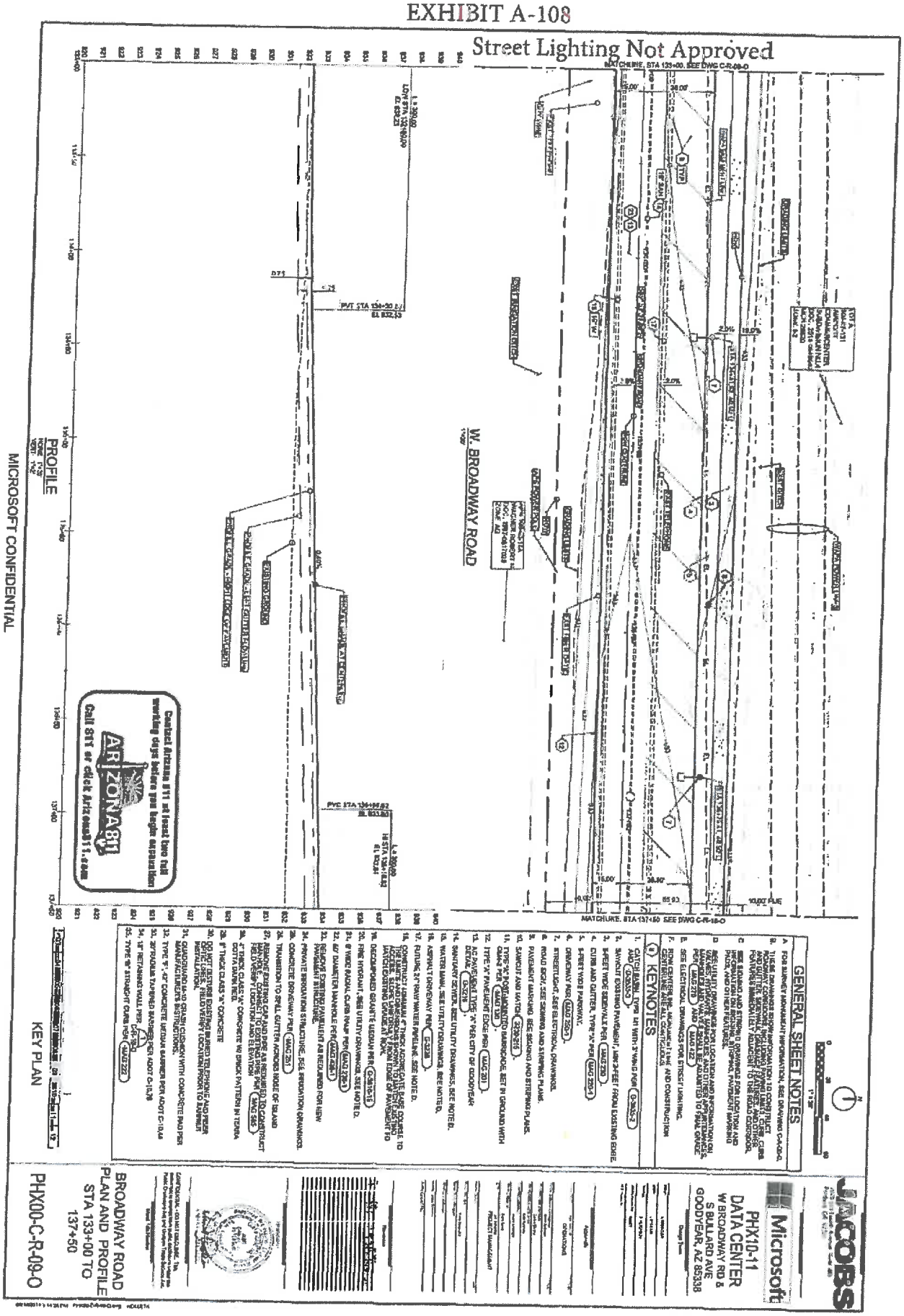
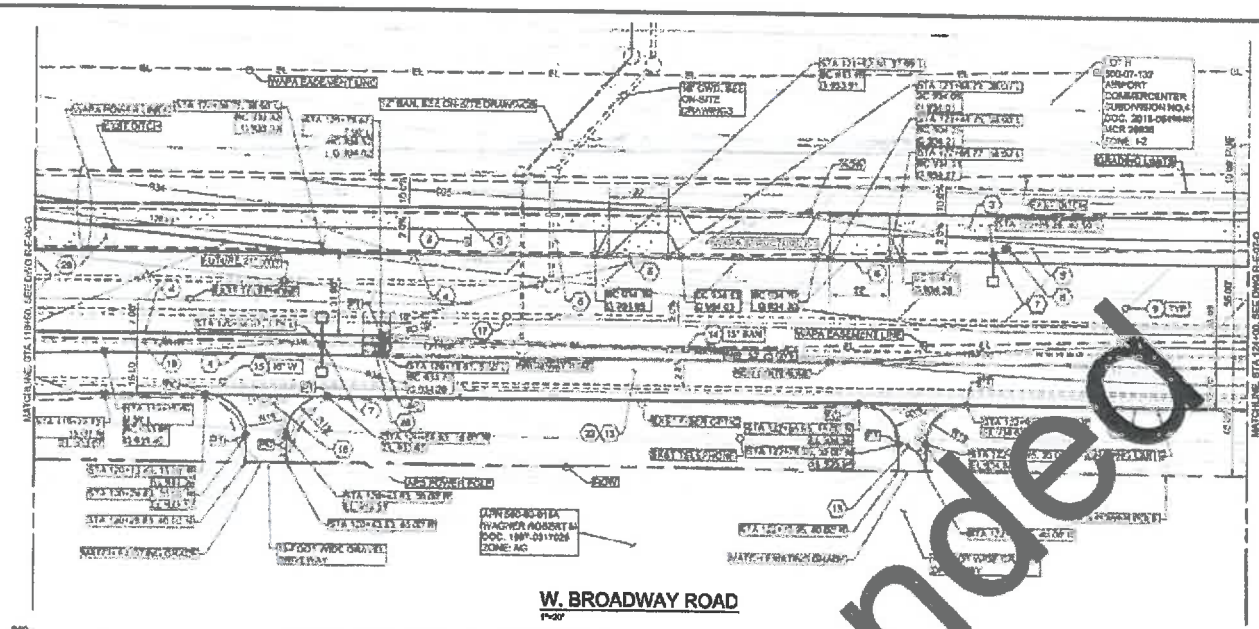


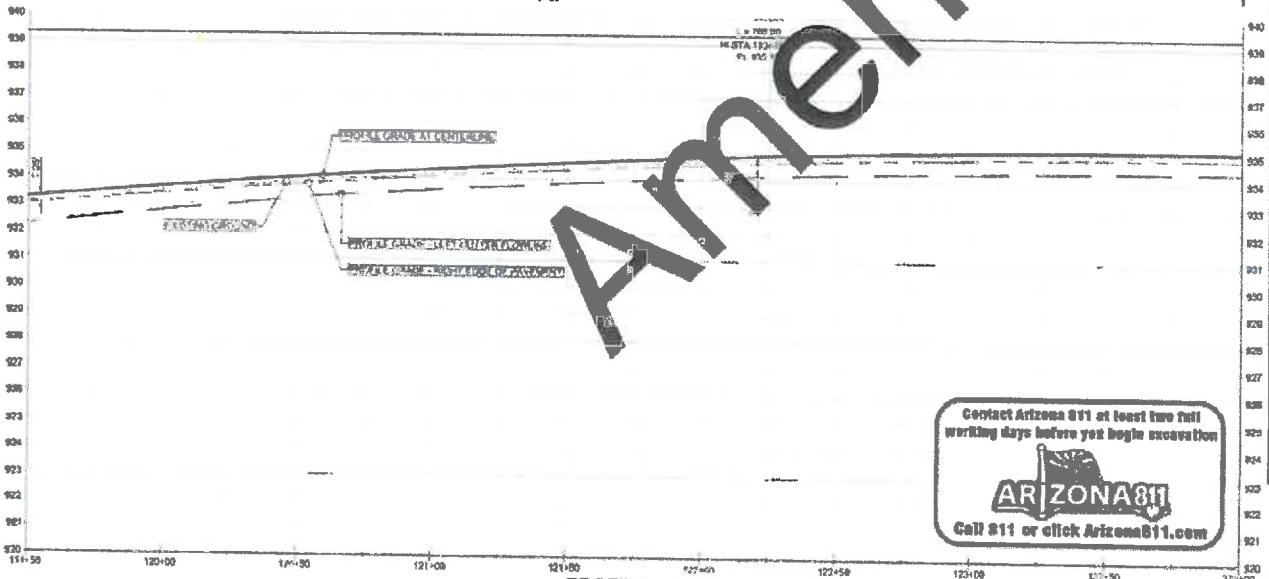
EXHIBIT A-108



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Exhibit A-109





Amended

GENERAL SHEET NOTES

A. FOR SURVEY MONUMENT INFORMATION, SEE DRAWING C-A-00-0

B THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT ROADWAY CORRIDORS, INCLUDING PAVING LIMITS, CURB, CURB AND GUTTER, SIDEWALK, DRAINAGE FEATURES, AND OTHER FEATURES IMMEDIATELY ADJACENT TO THE ROAD CORRIDOR.

C SEE SIGNING AND STRIPING DRAWINGS FOR LOCATION AND INFORMATION ON SIGNING, STRIPING, PAVEMENT MARKING PADS, AND OTHER FEATURES

D SEE UTILITY DRAWINGS FOR LOCATION AND INFORMATION ON VALVES, HYDRANTS, MANHOLES, AND OTHER APPURTENANCES MANHOLES AND VALVES SHALL BE ADJUSTED TO FINAL GRADE PER (MAG 270) AND (MAG 422)

E SEE ELECTRICAL DRAWINGS FOR STREET LIGHTING.

F ROW CENTERLINE, MONUMENT LINE AND CONSTRUCTION CENTERLINE ARE ALL CONTIGUOUS

KEYNOTES

1. CATCH BASIN, TYPE M1 WITH 3' WING PER (G-3536-2) AND (G-3535-3)
2. SAWCUT EXISTING PAVEMENT, MIN 2-FEET FROM EXISTING EDGE
3. 6-FEET WIDE SIDEWALK PER (MAG 230)
4. CURB AND GUTTER TYPE "A" PER (MAG 220-1)
5. 8-FEET WIDE PARKWAY
6. DRIVEWAY PER (MAG 250-1)
7. STREETLIGHT, SEE ELECTRICAL DRAWINGS
8. ROAD SIGN, SEE SIGNING AND STRIPING PLANS
9. PAVEMENT MARKING, SEE SIGNING AND STRIPING PLANS
10. SAWCUT AND MATCH (3230-315)
11. TYPE "A" POST MOUNTED BARRICADE, SET IN GROUND WITH C3M-2 PER (MAG 130)
12. TYPE "A" PAVEMENT EDGE PER (MAG 361)
13. AC PAVEMENT TYPE "A" PER CITY OF GOODYEAR DETAIL (G-3216)
14. SANITARY SEWER, SEE UTILITY DRAWINGS, SEE NOTE D
15. WATER MAIN SEE UTILITY DRAWINGS, SEE NOTE D
16. ASPHALT DRIVEWAY PER (G-3230)
17. FUTURE 24" RAW WATER PIPELINE, SEE NOTE D.
18. CONSTRUCT MINIMUM 4" THICK AGGREGATE BASE COURSE TO THE LIMITS AND DIMENSIONS SHOWN TO MATCH EXISTING ADDESS. SLOPE UNIFORMLY FROM EDGE OF PAVEMENT TO MATCH EXISTING GRADE AT ROW.
19. DECOMPOSED GRANITE MEDIAN PER (G-3510-15)
20. FIRE HYDRANT, SEE UTILITY DRAWINGS, SEE NOTE D
21. 5' WIDE RADIAL CURB RAMP PER (MAG 236-1)
22. 60" DIAMETER MANHOLE PER (MAG 420-1)
23. REMOVE EXISTING PAVEMENT AS REQUIRED FOR NEW PAVEMENT STRUCTURE
24. PRIVATE IRRIGATION STRUCTURE, SEE IRRIGATION DRAWINGS
25. CONCRETE DRIVEWAY PER (MAG 361)
26. TRANSITION TO SPILL GUTTER ACROSS NOSE OF ISLAND
27. REMOVE EXISTING CAP AND PIPE AS REQUIRED TO CONSTRUCT MANHOLE. CONNECT TO EXISTING PIPE PER (MAG 506) FIELD VERIFY LOCATION AND ELEVATION
28. 4" THICK CLASS "A" CONCRETE W/ BRICK PATTERN IN TERRA COTTA DARK RED
29. 8" THICK CLASS "A" CONCRETE
30. DO NOT DISTURB EXISTING BURIED TELEPHONE AND FIBER OPTIC LINES. FIELD VERIFY LOCATION PRIOR TO BARRIER INSTALLATION
31. QUADGUARD M-10 CRASH CUSHION WITH CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS
32. TYPE "F", 42" CONCRETE MEDIAN BARRIER PER ADOT C-10.44
33. 50' RADIUS TAPERED BARRIER PER ADOT C-10.76
34. 18" RETAINING WALL PER C-R-10-0
35. TYPE "B" STRAIGHT CURB PER (MAG 222)

KEY PLAN

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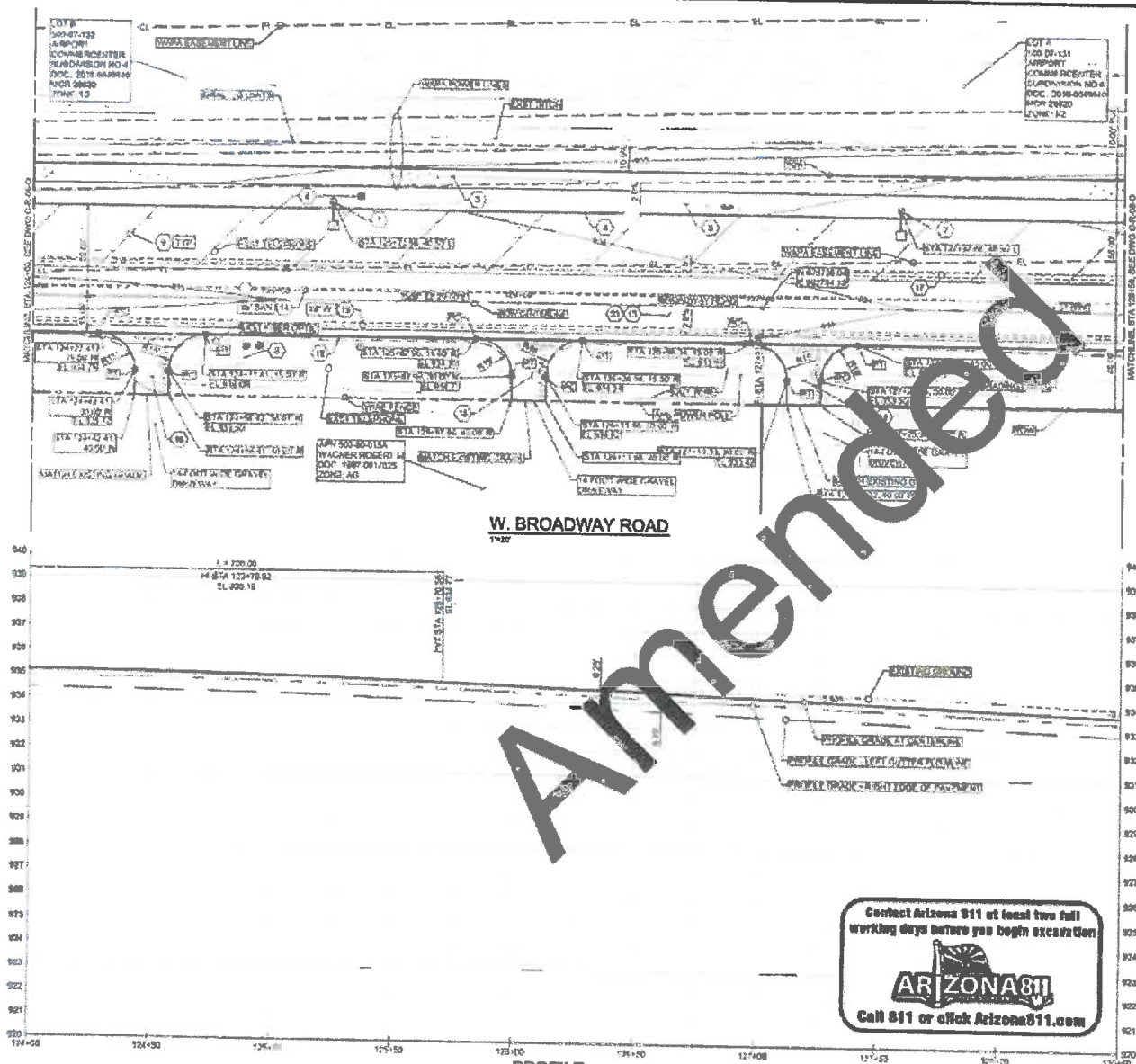
BROADWAY ROAD
PLAN AND PROFILE
STA 119+00 TO
124+00

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Exhibit A-110

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GENERAL SHEET NOTES

A. FOR SURVEY MONUMENT INFORMATION, SEE DRAWING C-A-00-0

B. THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT ROADWAY CORRIDORS, INCLUDING PAVING LIMITS, CURB, CURB AND GUTTER, SIDEWALK, DRAINAGE FEATURES, AND OTHER FEATURES WHERE DIRECTLY ADJACENT TO THE ROAD CORRIDOR

C. SEE SIGNAGE AND STRIPING DRAWINGS FOR LOCATION AND INFORMATION ON SIGNING, STRIPING, PAVEMENT MARKING PADS, AND OTHER FEATURES

D. SEE UTILITY DRAWINGS FOR LOCATION AND INFORMATION ON VALVES, HYDRANTS, MANHOLES, AND OTHER APPURTENANCES. MANHOLES AND VALVES SHALL BE ADJUSTED TO FINAL GRADE PER MAG 270 AND MAG 422

E. SEE ELECTRICAL DRAWINGS FOR STREET LIGHTING

F. ROW CENTERLINE, MONUMENT LINE AND CONSTRUCTION CENTERLINE ARE ALL CONTINUOUS

KEYNOTES

1. DATCH BARN, TYPE M1 WITH 3' WING PER G-2535-2 AND G-3639-3
2. SAWCUT EXISTING PAVEMENT, MIN 2-FEET FROM EXISTING EDGE
3. 6-FEET WIDE SIDEWALK PER MAG 230
4. CURB AND GUTTER TYPE "A" PER MAG 220-1
5. 8-FEET WIDE PARKWAY
6. DRIVEWAY PER MAG 256-1
7. STREETLIGHT. SEE ELECTRICAL DRAWINGS.
8. ROAD SIGN. SEE SIGNING AND STRIPING PLANS
9. PAVEMENT MARKING. SEE SIGNING AND STRIPING PLANS.
10. SAWCUT AND MATCH 3239-310
11. TYPE "A" POST-MOUNTED BARRICADE, SET IN GROUND WITH DIM-3 PER MAG 120
12. TYPE "A" PAVEMENT EDGE PER MAG 201
13. AC PAVEMENT TYPE "A" PER CITY OF GOODYEAR DETAIL G-3218
14. SANITARY SEWER, SEE UTILITY DRAWINGS. SEE NOTE D
15. WATER MAIN, SEE UTILITY DRAWINGS. SEE NOTE D
16. ASPHALT DRIVEWAY PER G-3738
17. FUTURE 24" RAW WATER PIPELINE, SEE NOTE D.
18. CONSTRUCT MINIMUM 6" THICK AGGREGATE BASE COURSE TO THE LIMITS AND DIMENSIONS SHOWN TO MATCH EXISTING ACCESS. SLOPE UNIFORMLY FROM EDGE OF PAVEMENT TO MATCH EXISTING GRADE AT ROW.
19. DECOMPOSED GRANITE MEDIAN PER G-3610-15
20. FIRE HYDRANT. SEE UTILITY DRAWINGS. SEE NOTE D
21. 5' WIDE RADIAL CURB RAMP PER MAG 236-1
22. 60" DIAMETER MANHOLE PER MAG 420-1
23. REMOVE EXISTING PAVEMENT AS REQUIRED FOR NEW PAVEMENT STRUCTURE
24. PRIVATE IRRIGATION STRUCTURE, SEE IRRIGATION DRAWINGS
25. CONCRETE DRIVEWAY PER MAG 251
26. TRANSITION TO SPILL GUTTER ACROSS NOSE OF ISLAND
27. REMOVE EXISTING CAP AND PIPE AS REQUIRED TO CONSTRUCT MANHOLE. CONNECT TO EXISTING PIPE PER MAG 505. FIELD VERIFY LOCATION AND ELEVATION
28. 4" THICK CLASS "A" CONCRETE W/ BRICK PATTERN OF TERRA COTTA DARK RED
29. 8" THICK CLASS "A" CONCRETE
30. DO NOT DISTURB EXISTING BURIED TELEPHONE AND FIBER OPTIC LINES. FIELD VERIFY LOCATION PRIOR TO BARRIER INSTALLATION
31. QUADGUARD M-15 CRASH CUSHION WITH CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS
32. TYPE "F", 42" CONCRETE MEDIAN BARRIER PER ADOT C-10.44
33. 20' RADIUS TAPERED BARRIER PER ADOT C-10.76
34. 18" RETAINING WALL PER C-R-19-0
35. TYPE "B" STRAIGHT CURB PER MAG 232

KEY PLAN

JACOBS

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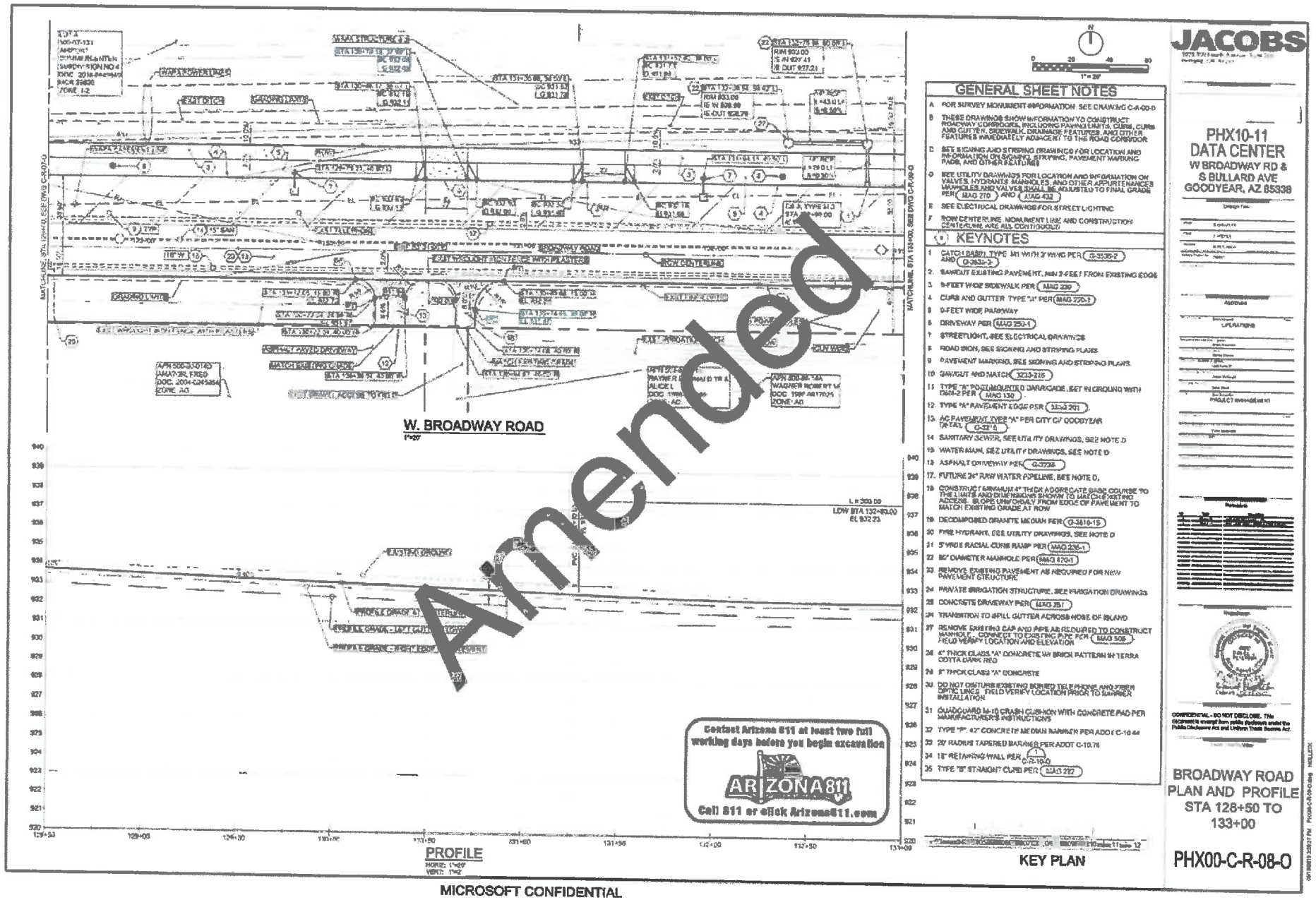
BROADWAY ROAD
PLAN AND PROFILE
STA 124+00 TO
128+50

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Exhibit A-111



GENERAL SHEET NOTES

A. FOR SURVEY MONUMENT INFORMATION, SEE DRAWING C-A-00-0

B. THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT ROADWAY CORRIDORS, INCLUDING PAVING LINES, CURB, CURB AND GUTTER, SIDEWALK, DRAINAGE FEATURES, AND OTHER FEATURES IMMEDIATELY ADJACENT TO THE ROAD CORRIDOR.

C. SEE SIGNING AND STRIPING DRAWINGS FOR LOCATION AND INFORMATION ON SIGNING, STRIPING, PAVEMENT MARKING PADS, AND OTHER FEATURES.

D. SEE UTILITY DRAWINGS FOR LOCATION AND INFORMATION ON VALVES, HYDRANTS, MANHOLES, AND OTHER APPURTENANCES AND VALVES SHALL BE ADJUSTED TO FINAL GRADE PER MAG 270 AND AIAG 432.

E. SEE ELECTRICAL DRAWINGS FOR STREET LIGHTING.

F. ROW CENTERLINE, MONUMENT LINE AND CONSTRUCTION CENTERLINE ARE ALL CONTIGUOUS.

KEYNOTES

1. CATCH BASIN, TYPE M1 WITH 3' WING PER G-3535-2 AND G-3633-2
2. SAWCUT EXISTING PAVEMENT, MIN 2-FEET FROM EXISTING EDGE
3. 5-FEET WIDE SIDEWALK PER MAG 230
4. CURB AND GUTTER TYPE "A" PER MAG 220-1
5. 9-FEET WIDE PARKWAY
6. DRIVEWAY PER MAG 250-1
7. STREETLIGHT, SEE ELECTRICAL DRAWINGS
8. ROAD SIGN, SEE SIGNING AND STRIPING PLANS
9. PAVEMENT MARKING, SEE SIGNING AND STRIPING PLANS
10. SAWCUT AND MATCH 3235-235
11. TYPE "A" POST MOUNTED BARRICADE, SET IN GROUND WITH DAM-2 PER MAG 130
12. TYPE "A" PAVEMENT EDGE PER 3535-201
13. AC PAVEMENT TYPE "A" PER CITY OF GOODYEAR DETAIL G-3210
14. SANITARY SEWER, SEE UTILITY DRAWINGS, SEE NOTE D
15. WATER MAIN, SEE UTILITY DRAWINGS, SEE NOTE D
16. ASPHALT DRIVEWAY PER G-7236
17. FUTURE 24" RAW WATER PIPELINE, SEE NOTE D.
18. CONSTRUCT MINIMUM 6" THICK AGGREGATE BASE COURSE TO THE LIMITS AND DIMENSIONS SHOWN TO MATCH EXISTING ACCESS. SLOPE UNIFORMLY FROM EDGE OF PAVEMENT TO MATCH EXISTING GRADE AT ROW
19. DECOMPOSED GRANITE MEDIAN PER G-3616-15
20. FIRE HYDRANT, SEE UTILITY DRAWINGS, SEE NOTE D
21. 5' WIDE RACIAL CURB RAMP PER MAG 236-1
22. 60" DIAMETER MANHOLE PER MAG 420-1
23. REMOVE EXISTING PAVEMENT AS REQUIRED FOR NEW PAVEMENT STRUCTURE
24. PRIVATE IRRIGATION STRUCTURE, SEE IRRIGATION DRAWINGS
25. CONCRETE DRIVEWAY PER MAG 251
26. TRANSITION TO 6" FULL GUTTER ACROSS NOSE OF ISLAND
27. REMOVE EXISTING CAP AND PIPE AS REQUIRED TO CONSTRUCT MANHOLE. CONNECT TO EXISTING PIPE PER MAG 506. FIELD VERIFY LOCATION AND ELEVATION
28. 4" THICK CLASS "A" CONCRETE W/ BRICK PATTERN IN TERRA COTTA DARK RED
29. 8" THICK CLASS "A" CONCRETE
30. DO NOT DISTURB EXISTING BURIED TELEPHONE AND FIBER OPTIC LINES. FIELD VERIFY LOCATION PRIOR TO BARRIER INSTALLATION
31. QUADGUARD M-10 CRASH CUSHION WITH CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS
32. TYPE "F" 42" CONCRETE MEDIAN BARRIER PER ADOT C-10.44
33. 26' RADIUS TAPERED BARRIER PER ADOT C-10.76
34. 18" RETAINING WALL PER C-R-10-0
35. TYPE "B" STRAIGHT CURB PER MAG 222

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GOODYEAR, AZ 85338

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PLAN AND PROFILE
STA 128+50 TO
133+00

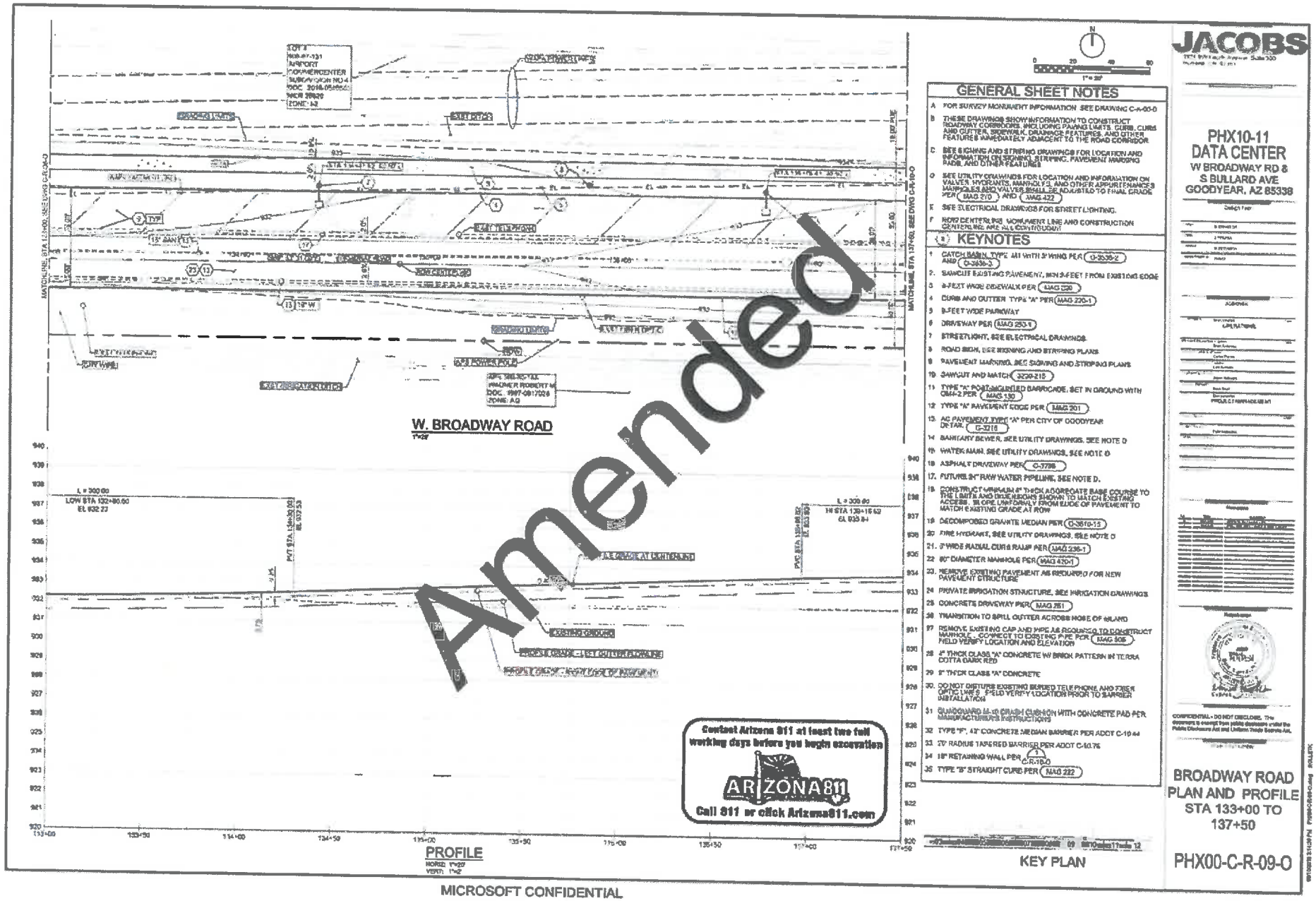
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Exhibit A-112



GENERAL SHEET NOTES

A FOR SURVEY MONUMENT INFORMATION SEE DRAWING C-A-00-0

B THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT ROADWAY CORRIDORS, INCLUDING PAVING LIMITS, CURB, CURB AND GUTTER, SIDEWALK, DRAINAGE FEATURES, AND OTHER FEATURES IMMEDIATELY ADJACENT TO THE ROAD CORRIDOR

C SEE SIGNING AND STRIPING DRAWINGS FOR LOCATION AND INFORMATION ON SIGNING, STRIPING, PAVEMENT MARKING PADS, AND OTHER FEATURES

D SEE UTILITY DRAWINGS FOR LOCATION AND INFORMATION ON VALVES, HYDRANTS, MANHOLES, AND OTHER APPURTENANCES MANHOLES AND VALVES SHALL BE ADJUSTED TO FINAL GRADE PER MAG 270 AND MAG 422

E SEE ELECTRICAL DRAWINGS FOR STREET LIGHTING.

F ROW CENTERLINE, MONUMENT LINE AND CONSTRUCTION CENTERLINE ARE ALL CONTIGUOUS

KEYNOTES

1. CATCH BASIN, TYPE A81 WITH 3' WING PER G-3530-2 AND G-3530-3
2. SAWCUT EXISTING PAVEMENT, MIN 3-FEET FROM EXISTING EDGE
3. 6-FEET WIDE SIDEWALK PER MAG 230
4. CURB AND GUTTER TYPE "A" PER MAG 220-1
5. 8-FEET WIDE PARKWAY
6. DRIVEWAY PER MAG 250-1
7. STREETLIGHT, SEE ELECTRICAL DRAWINGS.
8. ROAD SIGN, SEE SIGNING AND STRIPING PLANS
9. PAVEMENT MARKING, SEE SIGNING AND STRIPING PLANS
10. SAWCUT AND MATCH 3230-215
11. TYPE "A" POST-MOUNTED BARRICADE, SET IN GROUND WITH OM4-2 PER MAG 130
12. TYPE "A" PAVEMENT EDGE PER MAG 201
13. AC PAVEMENT TYPE "A" PER CITY OF GOODYEAR DETAIL G-3215
14. SANITARY SEWER, SEE UTILITY DRAWINGS. SEE NOTE D
15. WATER MAIN, SEE UTILITY DRAWINGS, SEE NOTE D
16. ASPHALT DRIVEWAY PER G-7796
17. FUTURE 24" RAW WATER PIPELINE, SEE NOTE D.
18. CONSTRUCT MINIMUM 6" THICK AGGREGATE BASE COURSE TO THE LIMITS AND DIMENSIONS SHOWN TO MATCH EXISTING ACCESS. BE ONE UNIFORM SLOPE FROM EDGE OF PAVEMENT TO MATCH EXISTING GRADE AT ROW
19. DECOMPOSED GRANITE MEDIAN PER G-3510-15
20. FIRE HYDRANT, SEE UTILITY DRAWINGS, SEE NOTE D
21. 3' WIDE RADIAL CURB RAMP PER MAG 236-1
22. 60" DIAMETER MANHOLE PER MAG 420-1
23. REMOVE EXISTING PAVEMENT AS REQUIRED FOR NEW PAVEMENT STRUCTURE
24. PRIVATE IRRIGATION STRUCTURE, SEE IRRIGATION DRAWINGS
25. CONCRETE DRIVEWAY PER MAG 251
26. TRANSITION TO SPILL GUTTER ACROSS NOSE OF ISLAND
27. REMOVE EXISTING CAP AND PIPE AS REQUIRED TO RECONSTRUCT MANHOLE. CONNECT TO EXISTING PIPE PER MAG 505. FIELD VERIFY LOCATION AND ELEVATION
28. 4" THICK CLASS "A" CONCRETE W/ BRICK PATTERN IN TERRA COTTA DARK RED
29. 8" THICK CLASS "A" CONCRETE
30. DO NOT DISTURB EXISTING BURIED TELEPHONE AND FIBER OPTIC LINES. FIELD VERIFY LOCATION PRIOR TO BARRIER INSTALLATION
31. GUARDGUARD M-10 CRASH CUSHION WITH CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS
32. TYPE "F", 42" CONCRETE MEDIAN BARRIER PER ADOT C-10.44
33. 20' RADIUS TAPERED BARRIER PER ADOT C-10.76
34. 18" RETAINING WALL PER C-R-10-0
35. TYPE "B" STRAIGHT CURB PER MAG 222

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GOODYEAR, AZ 85338

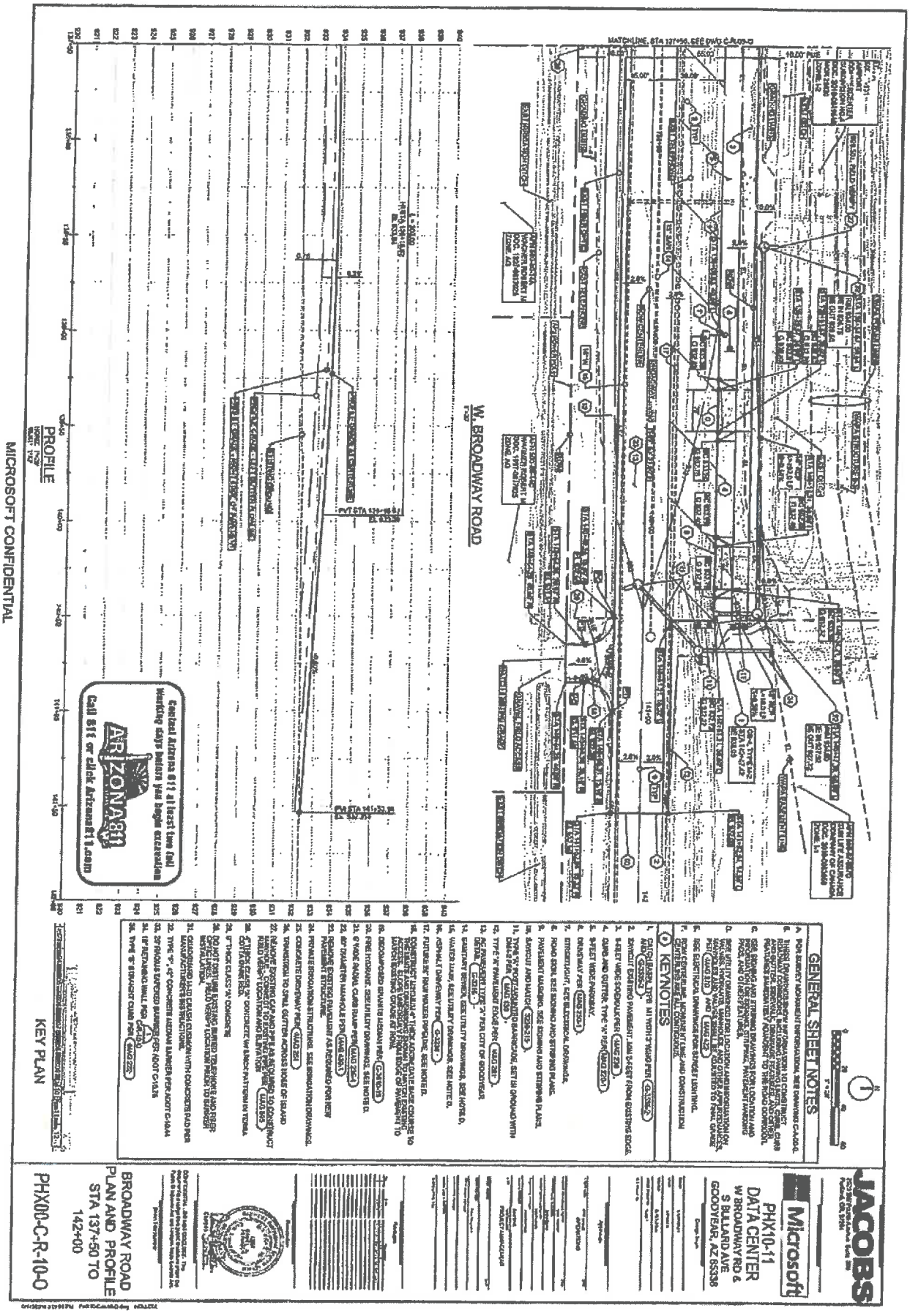
BROADWAY ROAD
PLAN AND PROFILE
STA 133+00 TO
137+50

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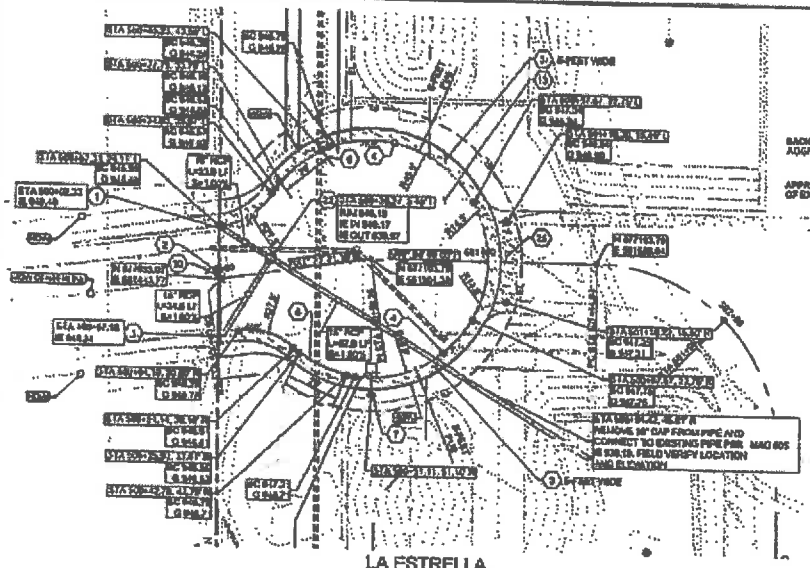
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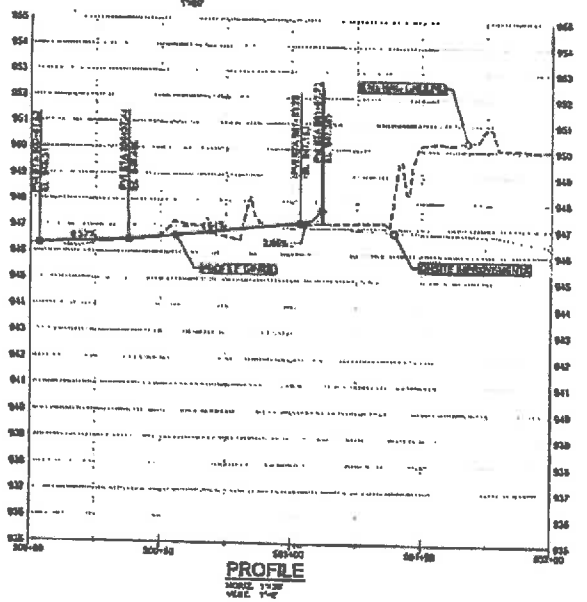
EXHIBIT A-113

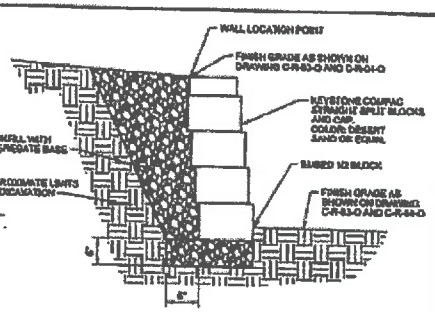


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EXHIBIT A-114







1 RETAINING WALL
NTS
C-R-03-O
C-R-04-O

GENERAL SHEET NOTES

A. FOR SURVEY MONUMENT INFORMATION, SEE DRAWING C-A-02-S.

B. THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT ROADWAY CORRIDORS, INCLUDING PAVING LIGHTS, CURB, CURB AND GUTTER, SIDEWALK, DRAINAGE FEATURES, AND OTHER FEATURES IMMEDIATELY ADJACENT TO THE ROAD CORRIDOR.

C. SEE SIGNING AND STRIPING DRAWINGS FOR LOCATION AND INFORMATION ON SIGNAGE, STRIPING, PAVEMENT MARKING PAINT, AND OTHER FEATURES.

D. SEE UTILITY DRAWINGS FOR LOCATION AND INFORMATION ON WALLS, STRUCTURES, MANHOLES, AND OTHER APPURTENANCES. MANHOLES AND VALVES WILL BE ADJUSTED TO FINAL GRADE PER MAG 270 AND MAG 422.

E. SEE ELECTRICAL DRAWINGS FOR STREET LIGHTING.

F. EDNI CENTER INC. MONUMENT LINE AND CONSTRUCTION CENTERLINE ARE ALL CONTIGUOUS.

KEYNOTES

1. CATCH BASIN, TYPE 141 WITH 3' HOOD PER C-3.03-2 AND C-3.03-3.
2. SAWCUT EXISTING PAVEMENT, MIN 2-FEET FROM EXISTING EDGE.
3. 5-FEET WIDE SIDEWALK PER MAG 230.
4. CURB AND GUTTER, TYPE "A" PER MAG 220-1.
5. 5-FEET WIDE PARKWAY.
6. DRIVEWAY PER MAG 250-1.
7. STREETLIGHT, SEE ELECTRICAL DRAWINGS.
8. ROAD SIGN, SEE SIGNING AND STRIPING PLANS.
9. PAVEMENT MARKING, SEE SIGNING AND STRIPING PLANS.
10. SAWCUT AND MATCH 3236-315.
11. TYPE "A" POST-MOUNTED BARRICADE, SET IN GROUND WITH OM-3 PER MAG 130.
12. TYPE "A" PAVEMENT EDGE PER MAG 301.
13. AC PAVEMENT TYPE "A" PER CITY OF GOODYEAR DETAIL C-3.215.
14. SANITARY SEWER, SEE UTILITY DRAWINGS, SEE NOTE D.
15. WATERMAIN, SEE UTILITY DRAWINGS, SEE NOTE D.
16. ASPHALT DRIVEWAY PER C-3.28
17. FUTURE 24" RAW WATER PIPELINE, SEE NOTE D.
18. CONSTRUCT MINIMUM 4" THICK AGGREGATE BASE COURSE TO THE LIMITS AND DIMENSIONS SHOWN TO MATCH EXISTING ACCESS. SLOPE UNIFORMLY FROM EDGE OF PAVEMENT TO MATCH EXISTING GRADE AT ROW.
19. DECOMPOSED GRANITE MEDIAN PER C-3.10-1E
20. FIRE HYDRANT, SEE UTILITY DRAWINGS, SEE NOTE D.
21. 5' WIDE RADIAL CURB RAMP PER MAG 236-1
22. 60" DIAMETER MANHOLE PER MAG 430-1
23. REMOVE EXISTING PAVEMENT AS REQUIRED FOR NEW PAVEMENT STRUCTURE.
24. PRIVATE IRRIGATION STRUCTURES, SEE IRRIGATION DRAWINGS.
25. CONCRETE DRIVEWAY PER MAG 254
26. TRANSITION TO 6INCH GUTTER ACROSS NOSE OF ISLAND
27. REMOVE EXISTING CAP AND PIPE AS REQUIRED TO RECONSTRUCT MANHOLE. CONNECT TO EXISTING PIPE PER MAG 505. FIELD VERIFY LOCATION AND ELEVATION
28. 4" THICK CLASS "A" CONCRETE W/ BRICK PATTERN IN TERRA COTTA DARK RED.
29. 6" THICK CLASS "A" CONCRETE
30. DO NOT DISTURB EXISTING RUBBER TIE REMOVE AND REPLACE ON TIE LOCK. FIELD VERIFY LOCATION PRIOR TO BARRIER INSTALLATION.
31. QUADGUARD M-10 CRASH CUSHION WITH CONCRETE PAD PER MANUFACTURER'S DETAILS HOME.
32. TYPE "F", 42" CONCRETE MEDIAN BARRIER PER ADOT C-10.44
33. 30' RADIUS TAPERED BARRIER PER ADOT C-10.10
34. 18" RETAINING WALL PER C-R-10-O
35. TYPE "B" STRAIGHT CURB PER MAG 222

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

JACOBS
2CN 2nd Floor, Suite 200
Portland, OR 97201

Microsoft

PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85338

LA ESTRELLA
PAVING, GRADING,
AND DRAINAGE
PLAN

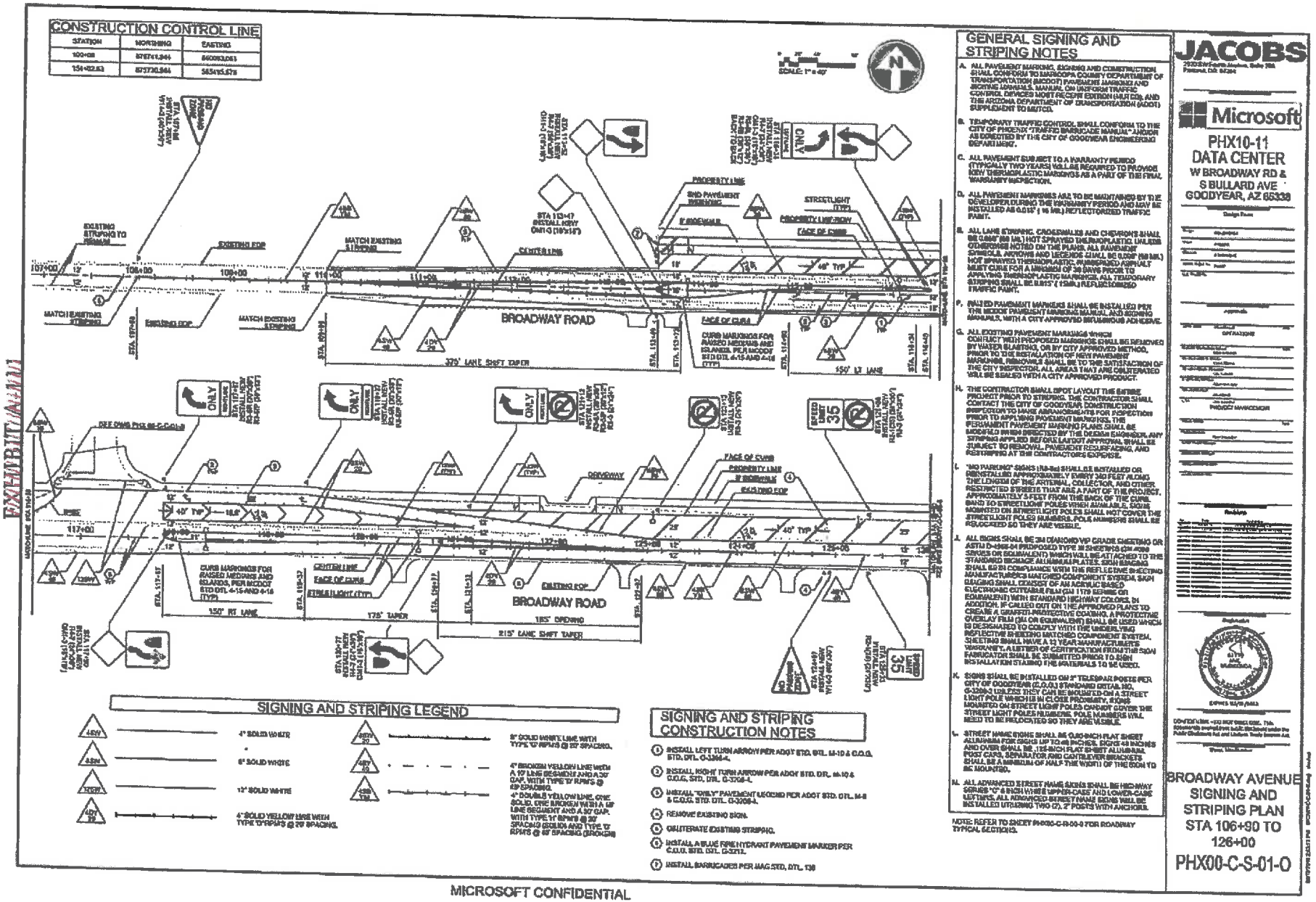
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MICROSOFT CONFIDENTIAL

Exhibit A-115 DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT A.1.1.1

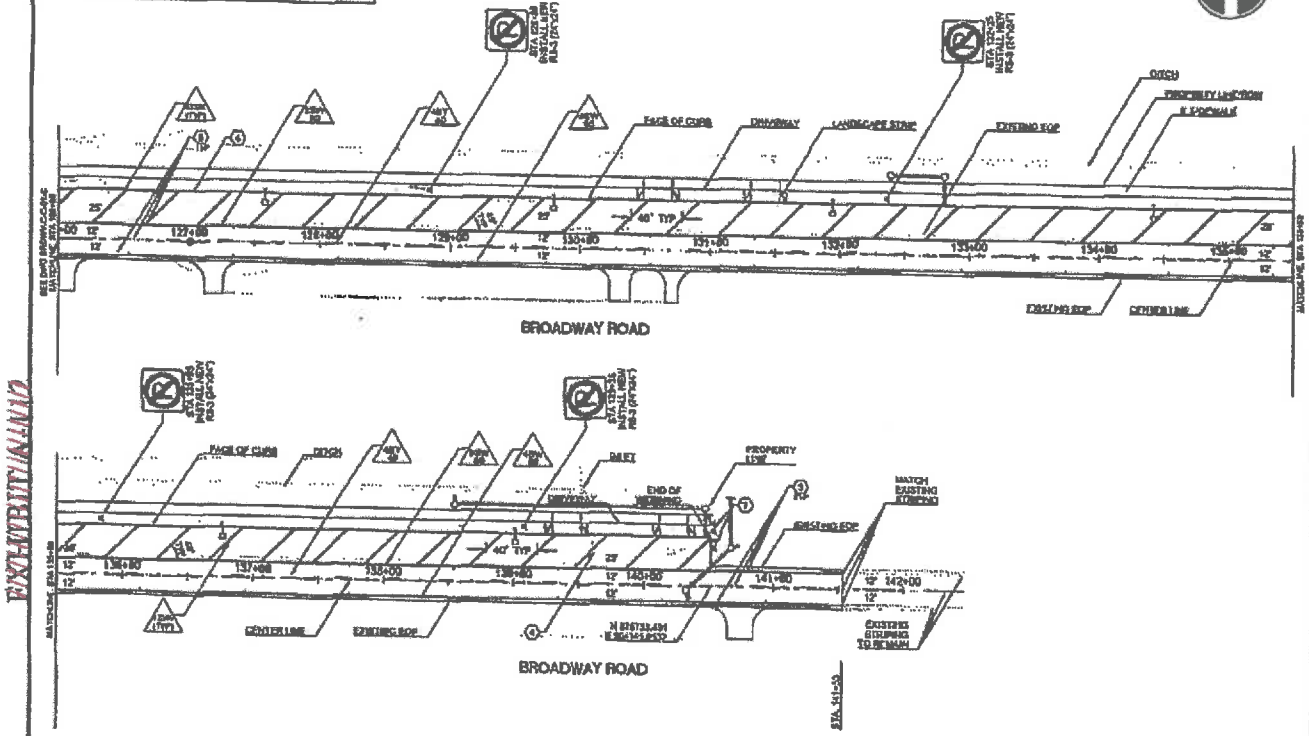


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Exhibit A-116 DSW-LI-2020-066 LIB-PHX/LOB/WWG

EXHIBIT/AUG

CONSTRUCTION CONTROL LINE		
STATION	NORTHING	EASTING
126+00	875741.844	585393.881
151+02.83	875738.944	585465.676



SIGNING AND STRIPING LEGEND

- 4" SOLID WHITE
- 8" SOLID WHITE
- 12" SOLID WHITE
- 4" SOLID YELLOW LINE WITH TYPE 'D' RPMS @ 20' SPACING.
- 8" SOLID WHITE LINE WITH TYPE 'B' RPMS @ 20' SPACING.
- 4" BROKEN YELLOW LINE WITH A 10' LINE SEGMENT AND A 30' GAP, WITH TYPE 'D' RPMS @ 40' SPACING.
- 4" DOUBLE YELLOW LINE, ONE SOLID, ONE BROKEN WITH A 10' LINE SEGMENT AND A 30' GAP, WITH TYPE 'B' RPMS @ 20' SPACING BETWEEN AND TYPE 'D' RPMS @ 40' SPACING BROKEN

SIGNING AND STRIPING CONSTRUCTION NOTES

1. INSTALL LEFT TURN ARROW PER ADOT STD. DTL. M-10 & C.O.G. STD. DTL. G-3208-4.
2. INSTALL RIGHT TURN ARROW PER ADOT STD. DTL. M-10 & C.O.G. STD. DTL. G-3208-4.
3. INSTALL "ONLY" PAVEMENT LEGEND PER ADOT STD. DTL. M-4 & C.O.G. STD. DTL. G-3208-4.
4. REMOVE EXISTING SIGN.
5. OBLITERATE EXISTING STRIPING.
6. INSTALL A BLUE FIRE HYDRANT PAVEMENT MARKER PER C.O.G. STD. DTL. G-3212.
7. INSTALL BARRICADES PER MAG STD. DTL. 130

GENERAL SIGNING AND STRIPING NOTES

A. ALL PAVEMENT MARKING, SIGNING AND CONSTRUCTION SHALL CONFORM TO MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) PAVEMENT MARKING AND SIGNING MANUALS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES MOST RECENT EDITION (MUTCD), AND THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) SUPPLEMENT TO MUTCD.

B. TEMPORARY TRAFFIC CONTROL SHALL CONFORM TO THE CITY OF PHOENIX "TRAFFIC BARRICADE MANUAL" AND/OR AS DIRECTED BY THE CITY OF GOODYEAR ENGINEERING DEPARTMENT.

C. ALL PAVEMENT SUBJECT TO A WARRANTY PERIOD (TYPICALLY TWO YEARS) WILL BE REQUIRED TO PROVIDE NEW THERMOPLASTIC MARKINGS AS A PART OF THE FINAL WARRANTY INSPECTION.

D. ALL PAVEMENT MARKINGS ARE TO BE MAINTAINED BY THE DEVELOPER DURING THE WARRANTY PERIOD AND MAY BE INSTALLED AS 0.015" (15 MIL) REFLECTORIZED TRAFFIC PAINT.

E. ALL LANE STRIPING, CROSSWALKS AND CHEVRONS SHALL BE 0.060" (60 MIL) HOT SPRAYED THERMOPLASTIC, UNLESS OTHERWISE NOTED ON THE PLANS. ALL PAVEMENT SYMBOLS, ARROWS AND LEGENDS SHALL BE 0.090" (90 MIL) HOT SPRAYED THERMOPLASTIC. RUBBERIZED ASPHALT MUST CURE FOR A MINIMUM OF 30 DAYS PRIOR TO APPLYING THERMOPLASTIC MARKINGS. ALL TEMPORARY STRIPING SHALL BE 0.015" (15MIL) REFLECTORIZED TRAFFIC PAINT.

F. RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER THE MCDOT PAVEMENT MARKING MANUAL AND SIGNING MANUALS, WITH A CITY APPROVED BITUMINOUS ADHESIVE.

G. ALL EXISTING PAVEMENT MARKINGS WHICH CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY WATER BLASTING, OR BY CITY APPROVED METHOD, PRIOR TO THE INSTALLATION OF NEW PAVEMENT MARKINGS. REMOVALS SHALL BE TO THE SATISFACTION OF THE CITY INSPECTOR. ALL AREAS THAT ARE OBLITERATED WILL BE SEALED WITH A CITY APPROVED PRODUCT.

H. THE CONTRACTOR SHALL SPOT LAYOUT THE ENTIRE PROJECT PRIOR TO STRIPING. THE CONTRACTOR SHALL CONTACT THE CITY OF GOODYEAR CONSTRUCTION INSPECTOR TO MAKE ARRANGEMENTS FOR INSPECTION PRIOR TO APPLYING PAVEMENT MARKINGS. THE PERMANENT PAVEMENT MARKING PLANS SHALL BE MODIFIED WHEN DIRECTED BY THE DESIGN ENGINEER. ANY STRIPING APPLIED BEFORE LAYOUT APPROVAL SHALL BE SUBJECT TO REMOVAL, PAVEMENT RESURFACING, AND RESTRIPING AT THE CONTRACTOR'S EXPENSE.

I. "NO PARKING" SIGNS (R3-3a) SHALL BE INSTALLED OR REINSTALLED APPROXIMATELY EVERY 250 FEET ALONG THE LENGTH OF THE ARTERIAL, COLLECTOR, AND OTHER RESTRICTED STREETS THAT ARE A PART OF THE PROJECT, APPROXIMATELY 5 FEET FROM THE BACK OF THE CURB, AND TO STREETLIGHT POLES WHERE AVAILABLE. SIGNS MOUNTED ON STREETLIGHT POLES SHALL NOT COVER THE STREETLIGHT POLES NUMBERS. POLE NUMBERS SHALL BE RELOCATED SO THEY ARE VISIBLE.

J. ALL SIGNS SHALL BE 3M DIAMOND VIP GRADE SHEETING OR ABITI D-SEB-04 PROPOSED TYPE XI SHEETING (3M 4000 SERIES OR EQUIVALENT) WHICH WILL BE ATTACHED TO THE STANDARD EXTRUDED ALUMINUM BLANKS. SIGN IMAGING SHALL BE IN COMPLIANCE WITH THE REFLECTIVE SHEETING MANUFACTURER'S MATCHED COMPONENT SYSTEM. SIGN IMAGING SHALL CONSIST OF AN ACRYLIC BASED ELECTRONIC CUTTABLE FILM (3M 1170 SERIES OR EQUIVALENT) WITH STANDARD HIGHWAY COLORS. IN ADDITION, IF CALLED OUT ON THE APPROVED PLANS TO CREATE A GRAFFITI-PROTECTIVE COATING, A PROTECTIVE OVERLAY FILM (3M OR EQUIVALENT) SHALL BE USED WHICH IS DESIGNATED TO COMPLY WITH THE UNDERLYING REFLECTIVE SHEETING MATCHED COMPONENT SYSTEM. SHEETING SHALL HAVE A 10 YEAR MANUFACTURER'S WARRANTY. A LETTER OF CERTIFICATION FROM THE SIGN FABRICATOR SHALL BE SUBMITTED PRIOR TO SIGN INSTALLATION STATING THE MATERIALS TO BE USED.

K. SIGNS SHALL BE INSTALLED ON 2" TELESPAR POSTS PER CITY OF GOODYEAR (C.O.G.) STANDARD DETAIL NO. G-3265-2 UNLESS THEY CAN BE MOUNTED ON A STREET LIGHT POLE WHICH IS IN CLOSE PROXIMITY. SIGNS MOUNTED ON STREET LIGHT POLES CANNOT COVER THE STREET LIGHT POLES NUMBERS. POLE NUMBERS SHALL NEED TO BE RELOCATED SO THEY ARE VISIBLE.

L. STREET NAME SIGNS SHALL BE 0.08-INCH FLAT SHEET ALUMINUM FOR SIGNS UP TO 48 INCHES. EQUAL 48 INCHES AND OVER SHALL BE .125-INCH PLAT SHEET ALUMINUM. POST CAPS, SEPARATOR AND CANTILEVER BRACKETS SHALL BE A MINIMUM OF HALF THE WIDTH OF THE SIGN TO BE MOUNTED.

M. ALL ADVANCED STREET NAME SIGNS SHALL BE HIGHWAY SERIES "C" 6 INCH WHITE UPPER-CASE AND LOWER-CASE LETTERS. ALL ADVANCED STREET NAME SIGNS WILL BE INSTALLED UTILIZING TWO (2), 3" POSTS WITH ANCHORS.

NOTE: REFER TO SHEET PHX00-C-R-00-0 FOR ROADWAY TYPICAL SECTIONS.

JACOBS

Microsoft

PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85338

BROADWAY AVENUE
SIGNING AND
STRIPING PLAN
STA 126+00 TO
140+50

PHX00-C-S-02-0

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DSW-LI-2020-066 LIB-PHX/LOB/WWG

Exhibit A-117

AIRPORT COMMERCE CENTER

BROADWAY ROAD - STREET LIGHTING PLAN

GOODYEAR, AZ

CITY OF GOODYEAR
GENERAL NOTES FOR STREET LIGHTS

A. THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES AND ORDINANCES.

B. PRIOR TO SUBMITTAL, THE STREET LIGHT DESIGNER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT.

C. THE STREET LIGHT DESIGNER SHOULD VERIFY DIMENSIONS AT THE SITE AND IMMEDIATELY REPORT DIFFERENCES TO THE DEVELOPER'S CONSTRUCTION MANAGER AND NOT PROCEED WITH WORK UNTIL THE CONSTRUCTION MANAGER RENDERS A DECISION.

D. THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN CITY OF GOODYEAR RIGHT-OF-WAY.

E. ONE DRY UTILITY PERMIT FOR EACH CITY OF GOODYEAR STREET LIGHT PROJECT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

F. LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETED.

G. STREET LIGHTS ARE INSPECTED BY THE CITY OF GOODYEAR STREET LIGHTING INSPECTOR. WHEN ACCEPTED AND ENERGIZED THE CONTRACTOR WILL INSTALL POLE NUMBERS PRIOR TO INSPECTION.

H. LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT.

I. LUMINAIRES PURCHASED WITH MULTI-TAP DRIVERS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

J. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS, NINETY (90) DEGREES APART.

K. SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

L. WIRING SHALL BE INSTALLED PER SERVING UTILITY COMPANY STANDARDS. CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THESE PLANS.

M. CONDUIT MUST BE LISTED AND LABELED AND SUITABLE FOR UNDERGROUND USE.

N. CONNECTIONS SHALL BE PER SERVING UTILITY COMPANY STANDARDS. EACH POLE SHALL HAVE AN 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN BENEATH PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE IS REQUIRED.

O. EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATIONS SHALL BE PER SERVING UTILITY COMPANY STANDARDS.

P. TRENCH SHALL BE INSTALLED PER SERVING UTILITY COMPANY STANDARDS. THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED.

Q. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF THE TRENCHING AND THE INSTALLATION OF CONDUIT.

R. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH MAG SPECIFICATION SECTION 107.8.

S. IF A FIXTURE SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED. THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT NECESSARY TO SUCCESSFULLY REPAIR THE FIXTURE.

T. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE BY THE CITY, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS, AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP.

U. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. MATERIALS AND WORKMANSHIP FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

V. CONTRACTOR SHALL CONTACT APS INSPECTOR IDENTIFIED ON THE APS CONSTRUCTION DRAWING FOR PRE-CONSTRUCTION MEETING PRIOR TO ANY EXCAVATION.

W. CONTRACTOR TO SUPPLY ALL TRENCH AND CONDUIT, PER APS REQUIREMENTS, UNLESS OTHERWISE NOTED.

X. GRADE STAKE WILL BE SET WITHIN 2' OF J-BOX LOCATION.

Y. CONTRACTOR WILL COORDINATE WITH APS AND CITY OF GOODYEAR FOR DE-ENERGIZING OF STREETLIGHT CONDUCTOR.

Z. GROUND ROD TO BE PROVIDED AND INSTALLED BY CONTRACTOR IN APS J-BOX AT EACH STREETLIGHT LOCATION.

ARIZONA PUBLIC SERVICE (APS) NOTES

AA. IF THE CONTRACTOR INSTALLS THE POLE, THE BARE #6 COPPER GROUND WIRE SHALL BE CONNECTED FROM THE GROUND ROD IN THE APS J-BOX TO THE GROUND CONNECTION IN THE HAND-HOLE.

BB. ALL TRENCH AND CONDUIT TO BE INSPECTED BY APS. DO NOT BACKFILL UNTIL INSPECTED.

CC. APS CONSTRUCTION PRINT MUST BE USED AS A TRENCHING REFERENCE. TRENCHING VARIATIONS MUST HAVE WRITTEN APS CSR APPROVAL. FOLLOW DETAILS FOR CONSTRUCTION. VARIATIONS IN TRENCH ROUTE MAY RESULT IN A REDESIGN FEE.

DD. CONTACT APS FOR ALL TRENCH AND CONDUIT SPECIFICATIONS AND REQUIREMENTS.

EE. CONTRACTOR IS RESPONSIBLE FOR INTEGRITY OF ALL CONDUITS UNTIL APS HAS INSTALLED CONDUCTORS.

FF. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED VARIANCES PRIOR TO SUBMITTING CP DRAWINGS TO THE UTILITIES.

GG. CONTRACTOR IS RESPONSIBLE FOR VERIFYING VERTICAL AND HORIZONTAL CLEARANCES TO EXISTING OVERHEAD LINES AND POLES WHEN PLACING NEW STREETLIGHTS.

CITY OF GOODYEAR
GENERAL NOTES FOR CONSTRUCTION

A. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL (2018EPM), CITY STANDARD DETAILS, AND CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

C. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.

D. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.

E. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.

F. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SIT AT ALL TIMES.

G. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS (623-535-3084). CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY CONSTRUCTION INSPECTOR SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.

H. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER, OR DESIGNEE, AND ANY WORK/MATERIAL NOT IN CONFORMANCE WITH CITY ENGINEERING STANDARDS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

I. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS-BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY. (SEE AS-BUILT REQUIREMENTS).

J. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.

K. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.

L. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.

M. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.

N. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION.

O. POTABLE WATER IS NOT AVAILABLE FOR CONSTRUCTION USE OTHER THAN THE FILLING AND TESTING OF NEW LINES. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND OR IMPRISONMENT.

P. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT (NOI) WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602-542-0409).

Q. THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) CHEMICAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES, AND THE CITY OF GOODYEAR STORM WATER MANAGEMENT PLAN.

R. NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION, NOR ENGAGE IN ANY EARTH-MOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT (MCAQD) (602-506-5980), 1001 N. CENTRAL AVENUE, SUITE 150, PHOENIX, AZ 85003. (THIS NOTICE IS ISSUED PURSUANT TO ARIZONA REVISED STATUES (ARS) 38-771.01, NOTICE OF BUILDING AGENCIES.)

S. THESE PLANS REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND THESE PLANS MAY HAVE TO BE AMENDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

T. ALL IMPROVEMENTS DAMAGED OR REPLACED DURING CONSTRUCTION SHALL BE REPLACED WITH IMPROVEMENTS THAT MEET THE CURRENT CITY STANDARDS.

SITE CONDITION NOTE:

THE UTILITY AND FIELD CONDITIONS INFORMATION PRESENTED ON THIS PLAN REPRESENTS THE MOST CURRENT INFORMATION OBTAINED BY THE ENGINEER SEALING THE CIVIL ENGINEERING SITE DEVELOPMENT PLANS FOR THE PROJECT.

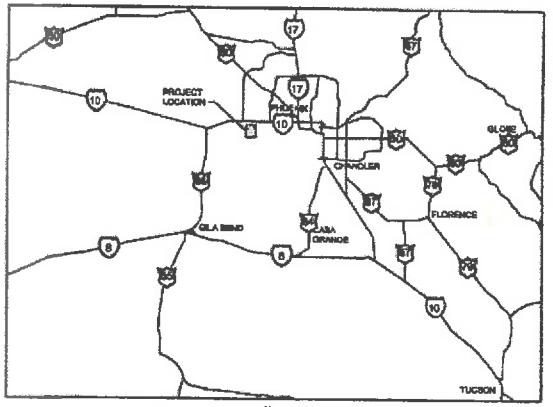
CONSULTANTS

CIVIL:

JACOBS ENGINEERING
1100 NE CIRCLE BLVD SUITE 300,
CORVALLIS, OR 97330
PHONE: (541) 766-3818
CONTACT: DAN PETERSON, P.E.

ELECTRICAL:

JACOBS ENGINEERING
2020 SW 4TH AVENUE
PORTLAND, OR 97201
PHONE: (503) 873-4680
CONTACT: NATE OPPERMAN, P.E.



N

VICINITY MAP

NTS

SHEET INDEX

DWG NO.	TITLE
PHX10-E-L-01-C	BROADWAY ROAD - CITY OF GOODYEAR NOTES
PHX10-E-L-02-C	BROADWAY ROAD LIGHTING PLAN - EAST
PHX10-E-L-03-C	BROADWAY ROAD LIGHTING PLAN - CENTRAL
PHX10-E-L-04-C	BROADWAY ROAD LIGHTING PLAN - WEST
PHX10-E-L-05-C	BROADWAY ROAD LIGHTING PLAN - LA ESTRELLA
PHA10-E-L-06-C	BROADWAY ROAD - DETAILS

QUANTITIES:
SHEETS/DWG 18

UTILITY NO CONFLICT CERTIFICATION				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
WATER	NOT APPLICABLE			
SEWER	NOT APPLICABLE			
ELECTRIC	APS	TIA HADLEY	480-884-8473	07-22-2019
TELEPHONE	SPRINT	DAVID JETER	602-430-3615	08-28-2019
NATURAL GAS	NOT APPLICABLE			
CABLE TV	COX	COX COMMUNICATIONS' CONSTRUCTION ENGINEERING TEAM	nelsonsmithlo mgmteam@cox.com	08-01-2019
FIBER OPTIC	CENTURY LINK	KEVIN WAGNER	818-345-9540	07-26-2019
IRRIGATION	RID	APRIL VICTORINO	480-807-8100	

ENGINEER'S CERTIFICATION
I, being the person responsible for designing the facilities necessary to serve this development, hereby certify that all of the utility companies listed above have reviewed this project proposal and all conflicts have been resolved at this point. "No Conflict" forms have been obtained from each utility company.

BY:_____ DATE:_____

CITY OF GOODYEAR - PLAN APPROVAL			
REVIEW AND RECOMMENDED APPROVAL BY:			
PLAN DEPARTMENT		GRADING & DRAINAGE	
LANDSCAPING & PLANNING		WATER & SEWER	
TRAFFIC		PAVING	
STREET LIGHTS	Robert Lin	SIGNING & STRIPING	
APPROVED BY: Robert Lin		1/8/2020	
PLANS EXAMINER		DATE	

AS-BUILT CERTIFICATION	
I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.	
BY: DATE:	(SEAL)

2019-3905-C7-001

JACOBS
3625 SW Fourth Avenue Suite 100
Portland, OR, 97201

Microsoft

PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85339

Design Team

Approvals

OPERATIONS

PROJECT MANAGEMENT

Revisions

Registration

Key Plan

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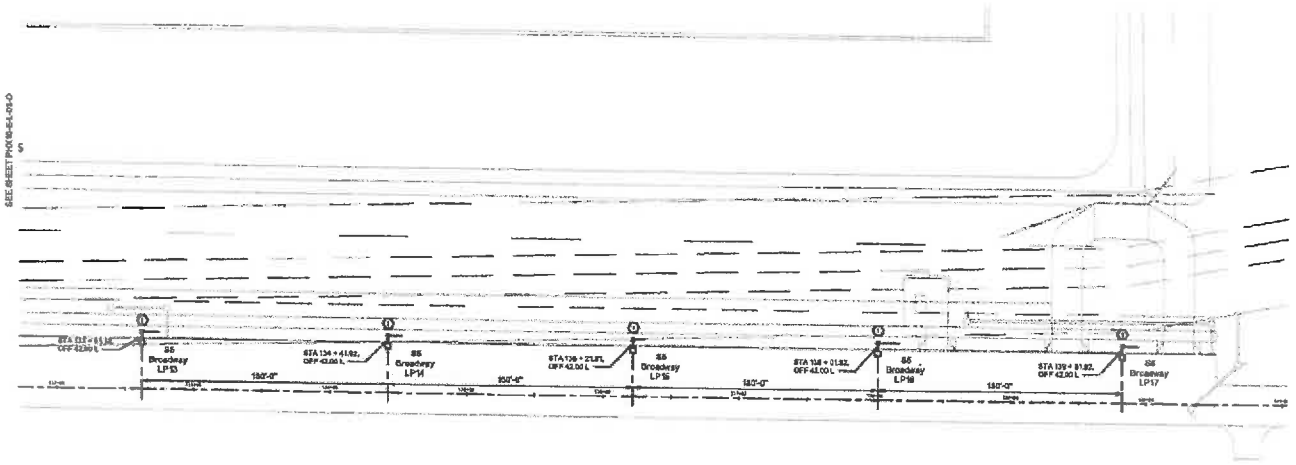
BROADWAY ROAD -
CITY OF GOODYEAR
NOTES

PHX10-E-L-01-O

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Exhibit A-118



1 ELECTRICAL SITE LIGHTING PLAN - BROADWAY EAST

EQUIPMENT LEGEND	
SYMBOLS	DESCRIPTION
	(1) 257W EVOLVE STREET LIGHT

GENERAL NOTES

A. SEE DRAWING E-L-01 FOR CITY OF GOODYEAR CONSTRUCTION NOTES.
B. THE CITY OF GOODYEAR WILL MAINTAIN ALL STREET LIGHT FIXTURES AND LUMINAIRES. ALL UNDERGROUND WIRE, CONDUIT AND JUNCTION BOXES WILL BE MAINTAINED BY APS.
C. UTILITY PROVIDER: APS
D. SEE DRAWING E-L-06 FOR LIGHTING FIXTURE DETAILS.
E. REFER TO CITY OF GOODYEAR FOR LATEST DETAILS.
F. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION CENTERLINE, STATION AND OFFSET OF FIXTURES.
G. CONTRACTOR TO CONFIRM FINAL ARM/POLE MOUNTING HEIGHT WITH CITY OF GOODYEAR REQUIREMENTS.

CONSTRUCTION NOTES

1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE JUNCTION BOX. WHERE A GROUND ROD CANNOT BE DRIVEN, ALTERNATE GROUND SHALL BE USED. SEE SPEC 2643 THRU 2666 FOR APPROVED ALTERNATES.
3. TWO 40'-0" SELF-SUPPORTING STEEL POLE AND ONE OF THESE 35'-0", HAVE TWO, MANUFACTURER INSTALLED SIMPLEX FITTINGS 180 APART FOR DOUBLE ARM, SEE CHART.
4. A PN3370184 IS A POLE BAND ADAPTOR WITH A SIMPLEX FITTING. ADAPTOR IS REQUIRED FOR THE SECOND ARM IN DOUBLE ARM APPLICATION ON EXISTING POLES IN THE FIELD WITHOUT TWO SIMPLEX FITTINGS. SEE 8160 FOR AVAILABLE SIZES.
5. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPERATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.

ENGINEERING NOTES

A. THE LIGHT CODE PROVIDES TWO SAME WATTAGE LUMINAIRES WHEN DOUBLE ARMS SPECIFIED.
B. SEE SPEC 8130-8131 FOR IN-LINE FUSE FOR UNDERGROUND FEEDS.
C. SEE SPEC 8100 THRU 8107 FOR OVERHEAD ATTACHMENTS.

KEYED NOTES

1 INSTALL ONE 257W (19200 LUMEN) FIXTURES (LIGHT CODE RL56) WITH PHOTOELECTRIC CONTROL. SEE SHEET PHX10-E-L-06-0 FOR ADDITIONAL DETAILS AND ASSOCIATED WITH LIGHT POLE CONSTRUCTION, CONSTRUCTION DETAILS AND SPECIFICATIONS. POLE SHALL BE CENTERED PER SETBACK SHOWN ON PLANS. FOUNDATION AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS. INSTALL (3) #14 THHN/THWN FROM EACH LUMINAIRE TO FUSE HOLDERS IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

Contact Arizona 811 at least two full working days before you begin excavation

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Design Team

Approvals

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PROJECT MANAGEMENT

Key Plans

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BROADWAY ROAD LIGHTING PLAN - EAST

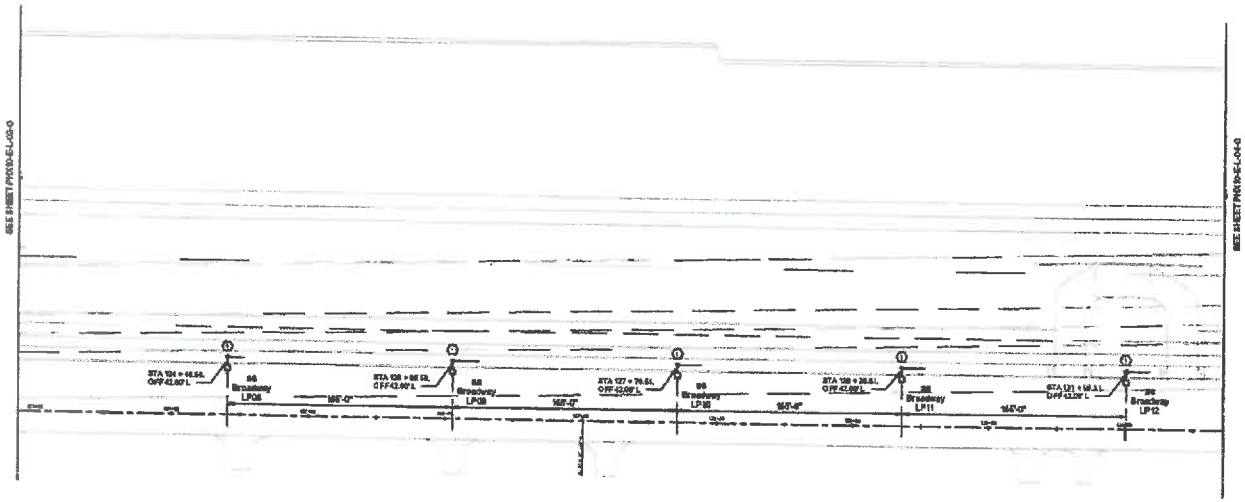
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Exhibit A-119



1 ELECTRICAL SITE LIGHTING PLAN - BROADWAY CENTRAL

EQUIPMENT LEGEND	
SYMBOLS	DESCRIPTION
	(1) 357W EVOLVE STREET LIGHT

GENERAL NOTES

A. SEE DRAWING E-L-01 FOR CITY OF GOODYEAR CONSTRUCTION NOTES.
B. THE CITY OF GOODYEAR WILL MAINTAIN ALL STREET LIGHT FIXTURES AND LUMINAIRES. ALL UNDERGROUND WIRE, CONDUIT AND JUNCTION BOXES WILL BE MAINTAINED BY APS.
C. UTILITY PROVIDER: APS
D. SEE DRAWING E-L-04 FOR LIGHTING FIXTURE DETAILS.
E. REFER TO CITY OF GOODYEAR FOR LATEST DETAILS.
F. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION CENTERLINE, STATION AND OFFSET OF FIXTURES.
G. CONTRACTOR TO CONFIRM FINAL ARM/POLE MOUNTING HEIGHT WITH CITY OF GOODYEAR REQUIREMENTS.

CONSTRUCTION NOTES

1. ADJUST PHOTOCELL TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE JUNCTION BOX. WHERE A GROUND ROD CANNOT BE DRIVEN, ALTERNATE GROUND SHALL BE USED. SEE SPEC 2448 THRU 2450 FOR APPROVED ALTERNATES.
3. THE 40'-0" SELF-SUPPORTING STEEL POLE AND ONE OF THE 35'-0", HAVE TWO, MANUFACTURER INSTALLED SIMPLEX FITTINGS 180 APART FOR DOUBLE ARMS, SEE CHART.
4. APN 33701054 IS A POLE BAND ADAPTOR WITH A SIMPLEX FITTING. ADAPTOR IS REQUIRED FOR THE SECOND ARM IN DOUBLE ARM APPLICATION ON EXISTING POLES IN THE FIELD WITHOUT TWO SIMPLEX FITTINGS. SEE 8765 FOR AVAILABLE SIZES.
5. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPERATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.

ENGINEERING NOTES

A. THE LIGHT CODE PRO VIDES TWO SAME WATTAGE LUMINAIRES WHEN DOUBLE ARM IS SPECIFIED.
B. SEE SPEC 8130-8131 FOR 8A4 LINE FUSE FOR UNDERGROUND FEEDS.
C. SEE SPEC 8160 THRU 8167 FOR OVERHEAD ATTACHMENTS.

KEYED NOTES

1 INSTALL ONE 357W (19250 LUMEN) FIXTURES (LIGHT CODE RL54) WITH PHOTOELECTRIC CONTROL. SEE SHEET PHX10 E-L-06-0 FOR ADDITIONAL DETAILS ASSOCIATED WITH LIGHT POLE CONSTRUCTION. CONSTRUCTION DETAILS AND SPECIFICATIONS. POLE SHALL BE CENTERED PER SETBACK DIMENSION PLANE. FOUNDATION AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS. INSTALL (2) #10 THHN/THWN FROM EACH LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

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Design Team

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BROADWAY ROAD LIGHTING PLAN - CENTRAL

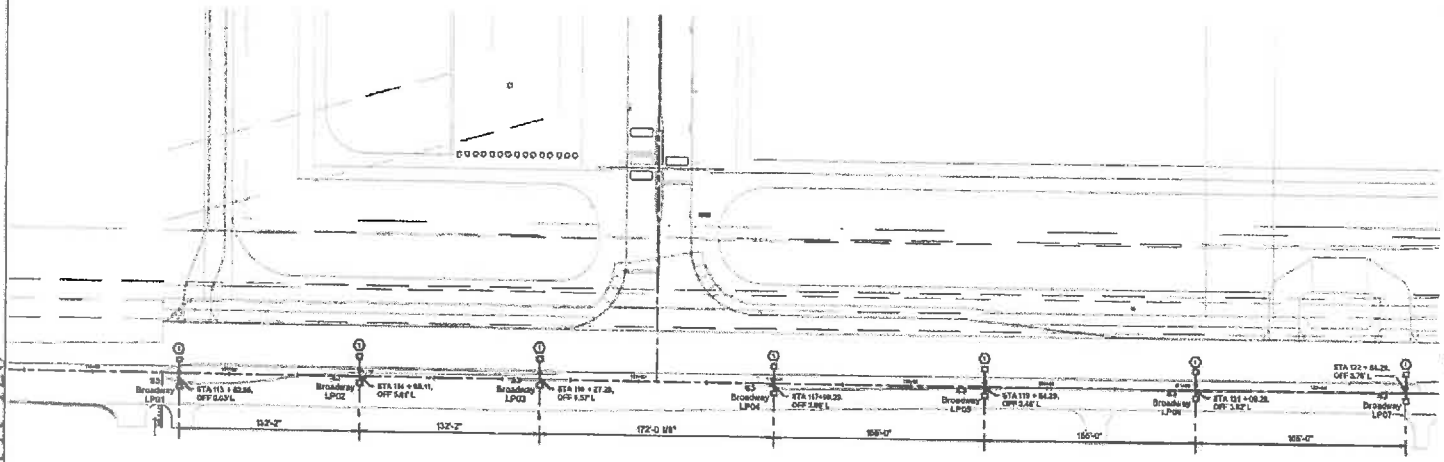
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Exhibit A-120



3 ELECTRICAL SITE LIGHTING PLAN - BROADWAY WEST

EQUIPMENT LEGEND	
SYMBOLS	DESCRIPTION
	(1) 257W EVOLVE STREET LIGHT

GENERAL NOTES

A. SEE DRAWING E-L-01 FOR CITY OF GOODYEAR CONSTRUCTION NOTES.
B. THE CITY OF GOODYEAR WILL MAINTAIN ALL STREET LIGHT FIXTURES AND LUMINAIRES. ALL UNDERGROUND WIRE, CONDUIT AND JUNCTION BOXES WILL BE MAINTAINED BY APS.
C. UTILITY PROVIDER: APS
D. SEE DRAWING E-L-04 FOR LIGHTING FIXTURE DETAILS.
E. REFER TO CITY OF GOODYEAR FOR LATEST DETAILS.
F. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION CENTERLINE, STATION AND OFFSET OF FIXTURES.
G. CONTRACTOR TO CONFIRM FINAL ARM/POLE MOUNTING HEIGHT WITH CITY OF GOOD YEAR REQUIREMENTS.

CONSTRUCTION NOTES

1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE JUNCTION BOX. WHERE A GROUND ROD CANNOT BE DRIVEN, ALTERNATE GROUND SHALL BE USED. SEE SPEC 3448 THRU 3460 FOR APPROVED ALTERNATES.
3. THE 40'-6" SELF-SUPPORTING STEEL POLE AND ONE OF THE 35'-6", HAVE TWO, MANUFACTURED INSTALLED SIMPLEX FITTINGS 180 APART FOR DOUBLE ARMS, SEE CHART.
4. APM 3.761264 IS A POLE BAND ADAPTOR WITH A SIMPLEX FITTING. ADAPTOR IS REQUIRED FOR THE SECOND ARM IN DOUBLE ARM APPLICATION ON EXISTING POLES IN THE FIELD WITHOUT TWO SIMPLEX FITTINGS. SEE 8198 FOR AVAILABLE SIZES.
5. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPERATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.

ENGINEERING NOTES

A. THE LIGHT CODE PROVIDES TWO SAME WATTAGE LUMINAIRES WHEN DOUBLE ARM IS SPECIFIED.
B. SEE SPEC 8130-8131 FOR IN-LINE FUSE FOR UNDERGROUND FEEDS.
C. SEE SPEC 8100 THRU 8107 FOR OVERHEAD ATTACHMENTS.

KEYED NOTES

INSTALL TWO 257W (19200 LUMEN) FIXTURES (LIGHT CODE RL68) WITH PHOTOELECTRIC CONTROL. SEE SHEET PHX10 E-L-08-0 FOR ADDITIONAL DETAILS ASSOCIATED WITH LIGHT POLE CONSTRUCTION, CONSTRUCTION DETAILS AND SPECIFICATIONS. POLE SHALL BE CENTERED PER SETBACK SHOWN ON PLANS. FOUNDATION AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS. INSTALL (2) #14 THHN/THWN FROM EACH LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

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Design Team

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BROADWAY ROAD
LIGHTING PLAN -
WEST

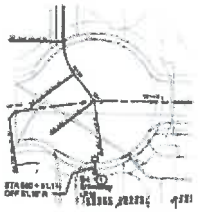
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Exhibit A-121



1 ELECTRICAL SITE LIGHTING PLAN - LA ESTRELLA

EQUIPMENT LEGEND	
SYMBOLS	DESCRIPTION
	(1) 60W EVOLVE STREET LIGHT

GENERAL NOTES

A. SEE DRAWING E-L-01 FOR CITY OF GOODYEAR CONSTRUCTION NOTES.
B. THE CITY OF GOODYEAR WILL MAINTAIN ALL STREET LIGHT FIXTURES AND LUMINAIRES. ALL UNDERGROUND WIRE, CONDUIT AND JUNCTION BOXES WILL BE MAINTAINED BY APS.
C. UTILITY PROVIDER: APS
D. SEE DRAWING E-L-05 FOR LIGHTING FIXTURE DETAILS.
E. REFER TO CITY OF GOODYEAR FOR LATEST DETAILS.
F. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION CENTERLINE, STATION AND OFFSET OF FIXTURES.
G. CONTRACTOR TO CONFIRM FINAL ARM POLE MOUNTING HEIGHT WITH CITY OF GOODYEAR REQUIREMENTS.

CONSTRUCTION NOTES

1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE JUNCTION BOX. WHERE A GROUND ROD CANNOT BE DRIVEN, ALTERNATE GROUND SHALL BE USED. SEE SPEC 3445 THRU 3455 FOR APPROVED ALTERNATES.
3. THE 40'-0" SELF-SUPPORTING STEEL POLE AND ONE OF THE 35'-0", HAVE TWO, MANUFACTURED INSTALLED SIMPLEX FITTINGS 180 APART FOR DOUBLE ARMS. SEE CHART.
4. APN 33791054 IS A POLE BAND ADAPTOR WITH A SIMPLEX FITTING. ADAPTOR IS REQUIRED FOR THE SECOND ARM IN DOUBLE ARM APPLICATION ON EXISTING POLES IN THE FIELD WITHOUT TWO SIMPLEX FITTINGS. SEE E 165 FOR AVAILABLE SIZES.
5. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPERATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.

ENGINEERING NOTES

A. THE LIGHT CODE PROVIDES TWO BASE WATTAGE LUMINAIRES WHEN DOUBLE ARM IS SPECIFIED.
B. SEE SPEC 8136-8151 FOR IN-LINE FUSE FOR UNDERGROUND FEEDS.
C. SEE SPEC 8160 THRU 8167 FOR OVERHEAD ATTACHMENTS.

KEYED NOTES

1. INSTALL ONE 60W (5100 LUMEN) FIXTURE (LIGHT CODE BLC3) WITH PHOTOELECTRIC CONTROL. SEE SHEET PHX10-E-L-05-0 FOR ADDITIONAL DETAILS ASSOCIATED WITH LIGHT POLE CONSTRUCTION. CONSTRUCTION DETAILS AND SPECIFICATIONS. POLE SHALL BE CENTERED PER SETBACK SHOWN ON PLANS. FOUNDATION AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS. INSTALL (2) #14 THHN/THWN FROM EACH LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

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Sheet Title/Number

BROADWAY ROAD
LIGHTING PLAN - LA
ESTRELLA

PHX10-E-L-05-0

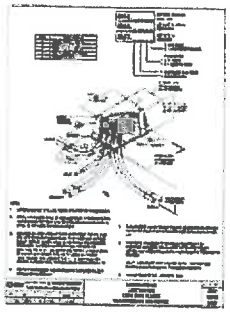
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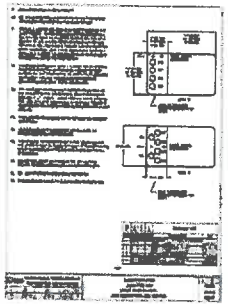
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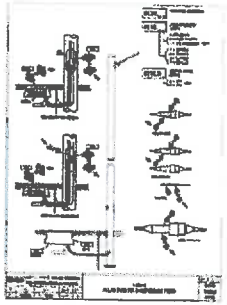
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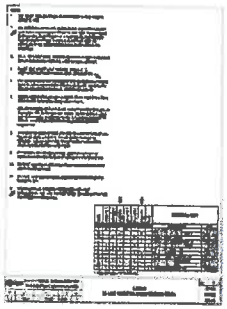
Exhibit A-122

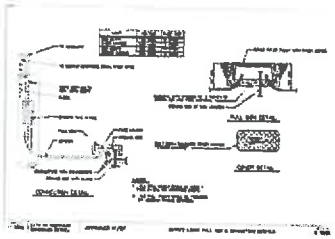
TYPE	LAMPS	COLOR	VOLTAGE	LIGHTING FIXTURE SCHEDULE DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	FIXTURE MOUNTING HEIGHT	Count
S3	LED	4000 K	UNIVERSAL VOLTAGE	POLE MOUNTED, POLE LENGTH 16'-0" WITH (2) 28" RISE, 8'-0" ARM, TYPE II ROADWAY DISTRIBUTION.	GE	ERS2R03C1140ADXBZ_R	MEDIAN	15'-5" ABOVE GRADE	7
S4	LED	4000 K	UNIVERSAL VOLTAGE	POLE MOUNTED, 25'-0" WITH (1) 8'-0" ARM, TYPE II ROADWAY DISTRIBUTION.	GE	ERS10A3B1740ADXBZ_R	LOCAL	25' ABOVE GRADE	1
S5	LED	4000 K	UNIVERSAL VOLTAGE	POLE MOUNTED, POLE LENGTH 26'-0" WITH (2) 28" RISE, 8'-0" ARM, TYPE II ROADWAY DISTRIBUTION.	GE	ERS2R03C1140ADXBZ_R	LOCAL	21'-5" ABOVE GRADE	6
S6	LED	4000 K	UNIVERSAL VOLTAGE	POLE MOUNTED, POLE LENGTH 16'-3" WITH (2) 28" RISE, 8'-0" ARM, TYPE II ROADWAY DISTRIBUTION.	GE	ERS2R03C1140ADXBZ_R	LOCAL	16'-4" ABOVE GRADE	8

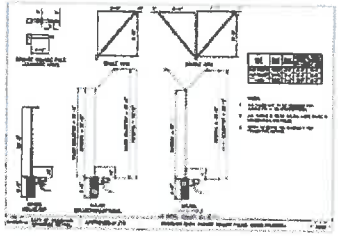












GENERAL NOTES

A. SEE DRAWING E-L-01 FOR CITY OF GOODYEAR CONSTRUCTION NOTES.
B. THE CITY OF GOODYEAR WILL MAINTAIN ALL STREET LIGHT FIXTURES AND LUMINAIRES. ALL UNDERGROUND WIRE, CONDUIT AND JUNCTION BOXES WILL BE MAINTAINED BY APS.
C. UTILITY PROVIDER: APS
D. SEE DRAWING E-L-04 FOR LIGHTING FIXTURE DETAILS.
E. REFER TO CITY OF GOODYEAR FOR LATEST DETAILS.
F. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION CENTERLINE STATION AND OFFSET OF FIXTURES.
G. CONTRACTOR TO CONFIRM FINAL ARM POLE MOUNTING HEIGHT WITH CITY OF GOOD YEAR REQUIREMENTS.

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PROJECT MANAGEMENT

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BROADWAY ROAD - DETAILS

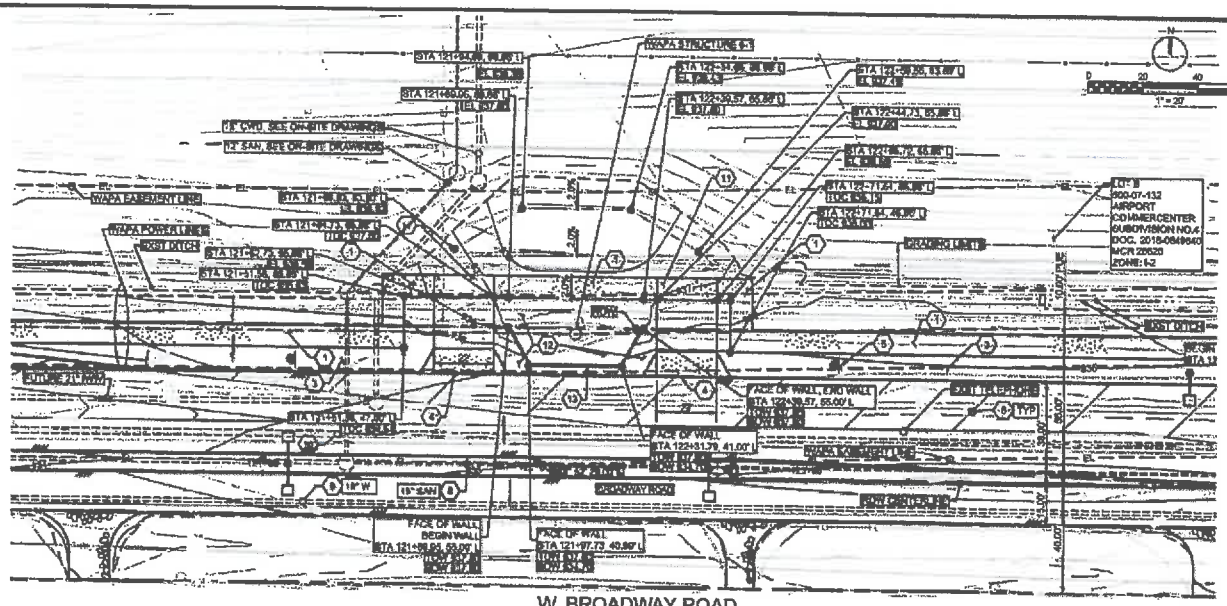
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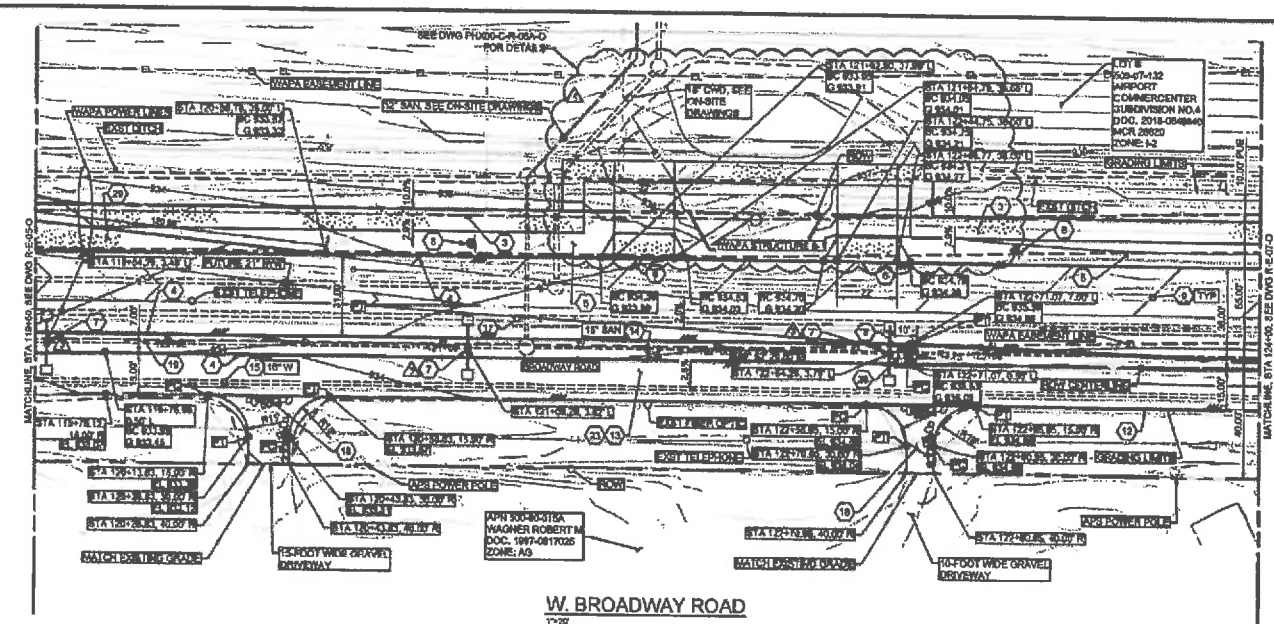
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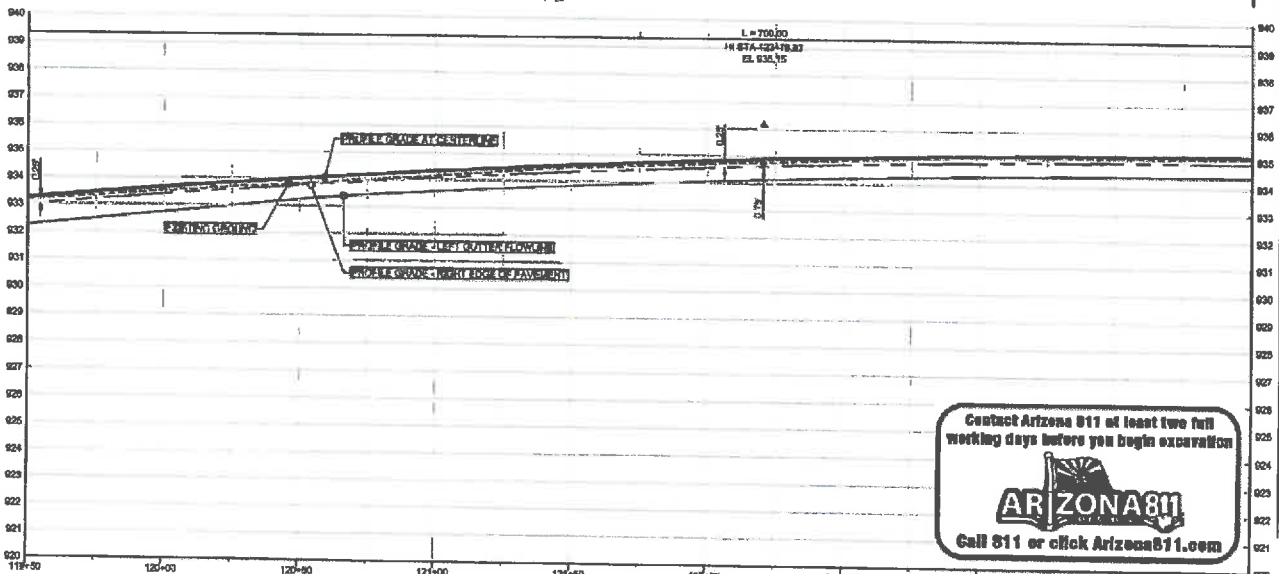
Exhibit A-123


WAPA STRUCTURE 8-1
12" RAW, SEE ON-SITE DRAWINGS
12" SAN, SEE ON-SITE DRAWINGS
WAPA EASEMENT LINE
WAPA POWER LINE
POST DITCH
DRAINAGE FLOW LINE
FACE OF WALL, END WALL
STA 122+39.57, 55.00' L
FACE OF WALL
STA 122+31.79, 41.00' L
FACE OF WALL, BEGIN WALL
STA 121+99.64, 55.00' L
FACE OF WALL
STA 121+97.73, 40.99' L
BROADWAY ROAD
ROW
EXIST 18" STORM DRAIN
EXIST 12" WATER
EXIST 18" SEWER
EXIST 24" STORM DRAIN
EXIST 12" SEWER
EXIST 8" WATER
EXIST 8" SEWER
EXIST 12" STORM DRAIN
EXIST 6" WATER
EXIST 6" SEWER
EXIST 4" WATER
EXIST 4" SEWER
EXIST 2" WATER
EXIST 2" SEWER
EXIST 1" WATER
EXIST 1" SEWER
EXIST 3/4" WATER
EXIST 3/4" SEWER
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EXIST 1/1024" SEWER
EXIST 1/2048" WATER
EXIST 1/2048" SEWER
EXIST 1/4096" WATER
EXIST 1/4096" SEWER
EXIST 1/8192" WATER
EXIST 1/8192" SEWER
EXIST 1/16384" WATER
EXIST 1/16384" SEWER
EXIST 1/32768" WATER
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DSW-LI-2020-066 LIB-PHX/LOB/WWG

Exhibit A-124



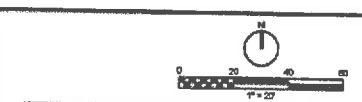


PROFILE
HORIZ: 1"=20'
VERT: 1"=2'

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com



GENERAL SHEET NOTES

A. FOR SURVEY MONUMENT INFORMATION, SEE DRAWING C-A-00-0.

B. THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT ROADWAY CORRIDORS, INCLUDING PAVING LIMITS, CURB, CURB AND GUTTER, SIDEWALK, DRAINAGE FEATURES, AND OTHER FEATURES IMMEDIATELY ADJACENT TO THE ROAD CORRIDOR.

C. SEE SIGNING AND STRIPING DRAWINGS FOR LOCATION AND INFORMATION ON SIGNING, STRIPING, PAVEMENT MARKING PADS, AND OTHER FEATURES.

D. SEE UTILITY DRAWINGS FOR LOCATION AND INFORMATION ON VALVES, HYDRANTS, MANHOLES, AND OTHER APPURTENANCES. MANHOLES AND VALVES MUST BE ADJUSTED TO FINAL GRADE PER (MAG 270) AND (MAG 422).

E. SEE ELECTRICAL DRAWINGS FOR STREET LIGHTING.

F. ROW CENTERLINE, MONUMENT LINE AND CONSTRUCTION CENTERLINE ARE ALL CONTIGUOUS.

KEYNOTES

1. CATCH BASIN WITH SINGLE 9" WING PER (G-3535-2) AND (G-3536-3). CATCH BASINS IN LA ESTRALLA SHALL HAVE SINGLE 3' WING.
2. SAWCUT EXISTING PAVEMENT, MIN 2-FEET FROM EXISTING EDGE.
3. 8-FEET WIDE SIDEWALK PER (MAG 230).
4. CURB AND GUTTER, TYPE "A" PER (MAG 220-1)
5. 8-FEET WIDE PARKWAY.
6. DRIVEWAY PER (MAG 260-1).
7. STREETLIGHT. SEE ELECTRICAL DRAWINGS.
8. ROAD SIGN, SEE SIGNING AND STRIPING PLANS.
9. PAVEMENT MARKING, SEE SIGNING AND STRIPING PLANS.
10. SAWCUT AND MATCH (S230-215).
11. TYPE "A" POST-MOUNTED BARRICADE, SET IN GROUND WITH ONE 3-RAIL (MAG 130).
12. TYPE "A" PAVEMENT EDGE PER (MAG 201).
13. AC PAVEMENT TYPE "A" PER CITY OF GOODYEAR DETAIL (G-3214).
14. SANITARY SEWER, SEE UTILITY DRAWINGS, SEE NOTE C.
15. WATER MAIN, SEE UTILITY DRAWINGS, SEE NOTE D.
16. ASPHALT DRIVEWAY PER (G-3226).
17. FUTURE 24" RAW WATER PIPELINE, SEE NOTE D.
18. CONSTRUCT MINIMUM 4" THICK AGGREGATE BASE COURSE TO THE LIMITS AND DIMENSIONS SHOWN TO MATCH EXISTING ACCESS. SLOPE UNIFORMLY FROM EDGE OF PAVEMENT TO MATCH EXISTING GRADE AT ROW.
19. DECOMPOSED GRANITE MEDIAN PER (G-3610-15)
20. FIRE HYDRANT, SEE UTILITY DRAWINGS, SEE NOTE D.
21. SINGLE RADIAL CURB RAMP PER (MAG 236-3)
22. 60" DIAMETER MANHOLE PER (MAG 420-1)
23. REMOVE EXISTING PAVEMENT AS REQUIRED FOR NEW PAVEMENT STRUCTURE.
24. PRIVATE IRRIGATION STRUCTURE, SEE IRRIGATION DRAWINGS.
25. CONCRETE DRIVEWAY PER (MAG 251)
26. TRANSITION TO SPILL GUTTER ACROSS NOSE OF ISLAND
27. REMOVE EXISTING CAP AND PIPE AS REQUIRED TO CONSTRUCT MANHOLE. CONNECT TO EXISTING PIPE PER (MAG 505). FIELD VERIFY LOCATION AND ELEVATION
28. 4" THICK CLASS "A" CONCRETE W/ BRICK PATTERN IN TERRA COTTA DARK RED.
29. 6" THICK CLASS "A" CONCRETE
30. DO NOT DISTURB EXISTING BURIED TELEPHONE AND FIBER OPTIC LINES. FIELD VERIFY LOCATION PRIOR TO BARRIER INSTALLATION.
31. QUADGUARD M-10 CRASH CUSHION WITH CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS.
32. TYPE "F", 42" CONCRETE MEDIAN BARRIER PER ADOT C-10.44
33. 20' RADIUS TAPERED BARRIER PER ADOT C-10.76
34. 6-INCH HIGH BY 8' WIDE BERM
35. TYPE "B" STRAIGHT CURB PER (MAG 222)
36. PRIVATE 8' TALL BLACK, VINYL-COATED CHAIN LINK FENCE WITH TOP MOUNTED BARBED WIRE. SEE PHX 10-11 ONSITE DRAWINGS.
37. DECOMPOSED GRANITE SURFACING PER (G-3244-3) WITHIN EASEMENT AREA



KEY PLAN

JACOBS
700 SW Fourth Avenue Suite 300
Portland OR 97201

Microsoft

PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85338

Design Team

OPERATIONS

PROJECT MANAGEMENT

Revisions

Registration

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BROADWAY ROAD
PLAN AND PROFILE
STA 119+50 TO
124+00

PHX00-C-R-06-0

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PHX10-11 DATA CENTER

GOODYEAR, AZ
BROADWAY ROAD RIGHT OF WAY LANDSCAPE CONSTRUCTION DOCUMENTS

DSW-LI-2020-066 LIB-PHX/LOB/WWG

Exhibit A-125

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION (CONTRACTOR) BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIAL, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE DESIGN INTENT.
2. ANY/ALL REVISIONS OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR OF DOCUMENTS" AND "ARCHITECTURE RECORD" OF THE RESPECTIVE DOCUMENTS AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE ADDENDUM SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FOR BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECTURE RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECTURE RECORD" AS BEING CORRECT AND FINAL.
3. ANY PROPOSED INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM(S) SHALL BE FURNISHED AND INSTALLED AS REQUIRED BY INDUSTRY STANDARDS, AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. FOR UNDERSTANDING UTILITY COORDINATION AND NOTICES PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   AT BLUE STAKE (ARIZONA) 1-800-782-5348
   IN UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
8. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, AS PREPARED, ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
9. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
10. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PAY GOVERNING CODES AND/OR ORDINANCES.
11. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
13. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
15. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
16. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAW OR REGULATION PERTAINING TO THE PROJECT.
17. CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTORS' WORK PRIOR TO INSTALLATION.
18. THE CONTRACTOR SHALL IMPLEMENT NECESSARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
19. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, WHETHER LEGALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. LANDSCAPE ARCHITECT OR REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. LOCATE PLANTS AWAY FROM EDGE OF TRENCHES, LIGHTING AND OTHER OBSTRUCTIONS.
5. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
6. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPTTO WIDE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
7. WATER TEST ALL PITS BEFORE PLANTING. IF WATER DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
8. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
9. TREES SHALL BE PLACED A MINIMUM OF 30'-0" FROM STREET LIGHTS, LIGHTING CONTROL CABINETS & FIRE HYDRANTS, 7'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 2'-0" FROM CURBS AND VALVES. SHRUBS SHALL BE PLANTED A MINIMUM OF 3'-0" FROM CURBS AND VALVES.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. CONTRACTOR SHALL INSTALL "SHOWROOM TOP OF BARRIER PANELS" FOR APPROVE'D EQUAL) AS ALL WALLS WHERE TOP OF FACE OF HARDSCAPE ELEMENTS INCLUDING BUT NOT LIMITED TO: BENCHES, ASPHALT, CONCRETE SLABS AND WALLS ARE WITHIN 6" OF FINISH GRADE. CONTRACTOR SHALL OBTAIN CERTIFICATION SHEETS OF PROPOSED ROOF BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
12. WE CONTRACTOR SHALL INSTALL AIRTOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
13. ON-SITE AND OFF-SITE NOTICES SHALL BE GIVEN AND TO COMPLY WITH REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. A DEPARTMENT STAFF MEMBER ARE REQUIRED TO BE PRESENT AT THE TIME FOR TOPSOIL AND RACE FILL SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE OF CONSISTENT STANDARDS TO INSURE UNIFORM SHAPE, SIZE, AND HABIT.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
16. EACH SHALL BE PLANTED A MINIMUM OF 5'-0" AWAY FROM ALL PEDESTRIAN POSTS.
17. EACH SHALL BE WELL ROOTED AND WATER-CONSCIENTED.
18. PLANT MATERIAL MARKED "SALVAGE" SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MARKING SPECIMENS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
19. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION WORK (SEED AND/OR PLANTING), THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE COVER DENSITIES AND PATTERNS ADJACENT TO THE PROJECT.
20. NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD PLANTS.
21. THE CONTRACTOR SHALL PROVIDE A 30'-0" BY 30'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
22. ALL TREE STAKING SHALL DO NOT INSTALL THE PLANTING DEPARTMENT AS WATER IN PRACTICE. ANY/ALL THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT OR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS, REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
3. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

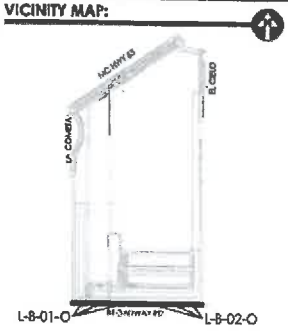
IRRIGATION GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL OBTAIN FULL PIPING PLANS, WATER METER VERIFICATION, DEFECTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACK FLOW PREVENTER LOCATION AND SIZE, AND PIPE SIZING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR TO USE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS FOR THE ATTACHED IRRIGATION SCHEDULE.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS. CONTROLLER SITE AND ELEVATIONS TO BE DETERMINED BY THE FINAL LANDSCAPE PLANS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC SWEPPING AND LARGE ALL ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALLS OF CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
13. REFER TO THE IRRIGATION NOTES FOR THE GAS CHARGED PRESSURE AT THE WATER METER. REFER TO NOTE # 6 IF PRESSURE DIFFERS FROM THAT NOTED.
14. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THE PROJECT TO VERIFY INSTALLATION CONDITIONS.
15. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO LOCATE ALL EXISTING LOCATIONS AND UTILITIES OF UNDERGROUND SITE THAT MAY BE EFFECTED BY THIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY BIDDEN CHANGES MADE AS A RESULT OF DOWNTIME, PLANS AND/OR SPECIFICATIONS DISCREPANCIES OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
17. INSTALL ALL MAINLINES WITH A MINIMUM OF 30" OF COVER.
18. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
19. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2241.
20. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. ALL SOLVENT WELDED JOINTS ON METAL PIPE SHALL BE PRIMED FIRST.
21. PLUMBING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
22. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
23. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
24. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTRACTOR ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE IRRIGATION CONTROLLER TO ALL REMOTE CONTROL VALVES AS PER THE WIRING DIAGRAM ON THE CONTROLLER.
26. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
27. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DEEPER.
28. INSTALL ALL REMOTE CONTROL VALVES AT NEIGHTBORHOOD ON DETAILS, AS SHOWN AS POSSIBLE FOR ALLOWING CLEARANCE BETWEEN VALVE, SOCKET AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
29. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LISTED OR APPROVED BY NSF.
31. THE MANIFOLD, LATERAL PIPE, AND VALVES ARE SHOWN DIAGRAMMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA OFF LIMIT OR HOW ARE PRE. AD JACENT TO SIDEWALKS OR CURB AND OFFSET AS NECESSARY FOR FITTINGS.
32. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
   A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
   B) TWO KEYS FOR EACH OF THE CONTROLLERS.
   C) TWO QUICK COUPLING VALVE MATCHING HOSE BIBB AND QUICK COUPLING VALVES.
   D) TWO VALVE BOX KEYS.
33. ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
34. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
35. SLEEVES SHALL BE TWICE THE DIAMETER OF THE LINE SIZE.
36. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
37. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE 3 M OR #12 HE, BUNDLED OR TAPED EVERY 10' A MINIMUM OF EVERY FIVE (5) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES TO ENSURE WATER DEGREES AND BE LIMITED FROM TEN (10) TO (14).
38. DRIP SYSTEMS MUST CLOSE SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
39. ALL WATER SUPPLIED AND DRIED DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
40. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACK FLOW DEVICE TESTER SHALL TEST THE BACK FLOW PREVENTION DEVICE AND CERTIFY COPY OF THE PASSING RESULTS TO THE MAINTENANCE SUPERVISOR, COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
41. AFTER INITIAL TESTING, ALL BACK FLOW DEVICES SHALL BE TESTED ANNUALLY.
42. BACK FLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
43. ALL BACK FLOW PREVENTION DEVICES SHALL HAVE A MINIMUM ASSE/IAPMO CLASS 6 CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SET BY ENGINEERING ON ALL SIDES FROM THE SECURITY CAGE.
44. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW IN CONJUNCTION FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING SOILS THAT IS DESIGNED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) REGRADING AND PLACING "DRY-STREAM" MANE TOPSOIL IN THE FOLLOWING AREAS:
      B TYPES, AND ANNUAL AREAS 6" DEPTH.
      B) PLANT BASINS, FLOW BE SCREENED ON-SITE SOIL.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY DEBRIS ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT LIMITED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.
9. NOT FOR CONSTRUCTION, FOR REFERENCE ONLY. ON LANDSCAPED PLANNING.

VICINITY MAP:



SITE MAP:



HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY CIVIL FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED HARDSCAPE, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, IE., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 4'-0" WIDE, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 4'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SLIP FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. BARRIER FREE/RAMP INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.
10. CONTRACTOR SHALL CONSTRUCT A SAMPLE WALL W/ ALL MATERIALS COLORS AND FINISHES AS NOTED IN THE WALL DETAILS. SAMPLE WALL SHALL BE REVIEW AND APPROVED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT PRIOR TO PROJECT WIDE INSTALLATION.
11. ALL DIMENSIONS ARE GIVEN TO CENTER LINE OF WALL, CONCRETE BROOM, SIDEWALK, ETC. UNLESS NOTED OTHERWISE. DIMENSIONS MAKE ITEM CIVIL CURBS ARE TAKEN FROM THE BACK OF CURB

PLANTING MATERIAL SCHEDULE:

1. SEE PLANTING SHEETS

SHEET INDEX:

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PLANTING PLAN	L-B-01-0-0 - 02-0-0	02-03
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PLANTING DETAILS	L-B-05-0-0	06
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CITY OF GOODYEAR GENERAL NOTES FOR LANDSCAPING:

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. ALL SIGNS, MONUMENT WALLS AND SITE LIGHTING REQUIRE SEPARATE BUILDING APPROVAL.

C. ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY ITEM OR EXISTING LANDSCAPE.

D. SUBSTITUTIONS IN TYPE AND/OR DIMENSIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF GOODYEAR. CONTACT THE CITY LANDSCAPE TECHNICIAN (623-882-7979.)

E. ALL PLANT MATERIAL LOCATED IN THE PUBLIC RIGHTS-OF-WAY OR CITY OF GOODYEAR MAINTAINED AREAS SHALL BE IN COMPLIANCE WITH THE 309 MEMBER OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.

F. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.

G. THE CONTRACTOR IS TO ENSURE A ONE-FOOT CLEARANCE BETWEEN THE SIDEWALK AND MATURE TREE CANOPY.

H. PLANS USE ONLY PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.

I. A 10-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN A TREE TRUNK AND A UTILITY LINE.

J. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.

K. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ON-SITE PAVING AND SHALL MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

L. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.

M. UTILITY BOXES, METERS AND VAULTS SHALL BE LOCATED IN THE ROW AND WILL NOT BE PERMITTED IN ANY STREET MEDIAN.

N. "AS-BUILT" DRAWINGS, CERTIFIED BY THE DEVELOPER'S LANDSCAPE ARCHITECT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY."

O. LANDSCAPED AREAS THAT WILL BE MAINTAINED BY CITY PARKS DEPARTMENT SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS.

1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS, ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, PRUNING, PESTICIDING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
4. NEW PLANTINGS SHALL BE MAINTAINED WITHIN STRICT LINE AND AN APPROXIMATE HEIGHT OF 3 INCHES. MOWING SHALL BE IN IMMEDIATELY AND REDUCE IN MAY INCREMENTS TO A HEIGHT OF 2 INCHES AND SHALL BE MAINTAINED WITHIN LIMITS AT THE HEIGHT OF 2 INCHES.
5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE EVEN, HEALTHY, AND A MINIMUM AND FREE OF WEEDS/GRASS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 2 INCHES BY 2 INCHES.
6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL BE COMBINED UNTIL ALL UNACCEPTABLE PLANTINGS ARE REPLACED OR REPAIRED AND THE LANDSCAPING MEETS CITY APPROVAL.
7. AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

CITY OF GOODYEAR GENERAL NOTES FOR CONSTRUCTION:

A. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY EDSA PM, CITY STANDARD DETAILS, AND CURRENT AND UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

C. THE SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.

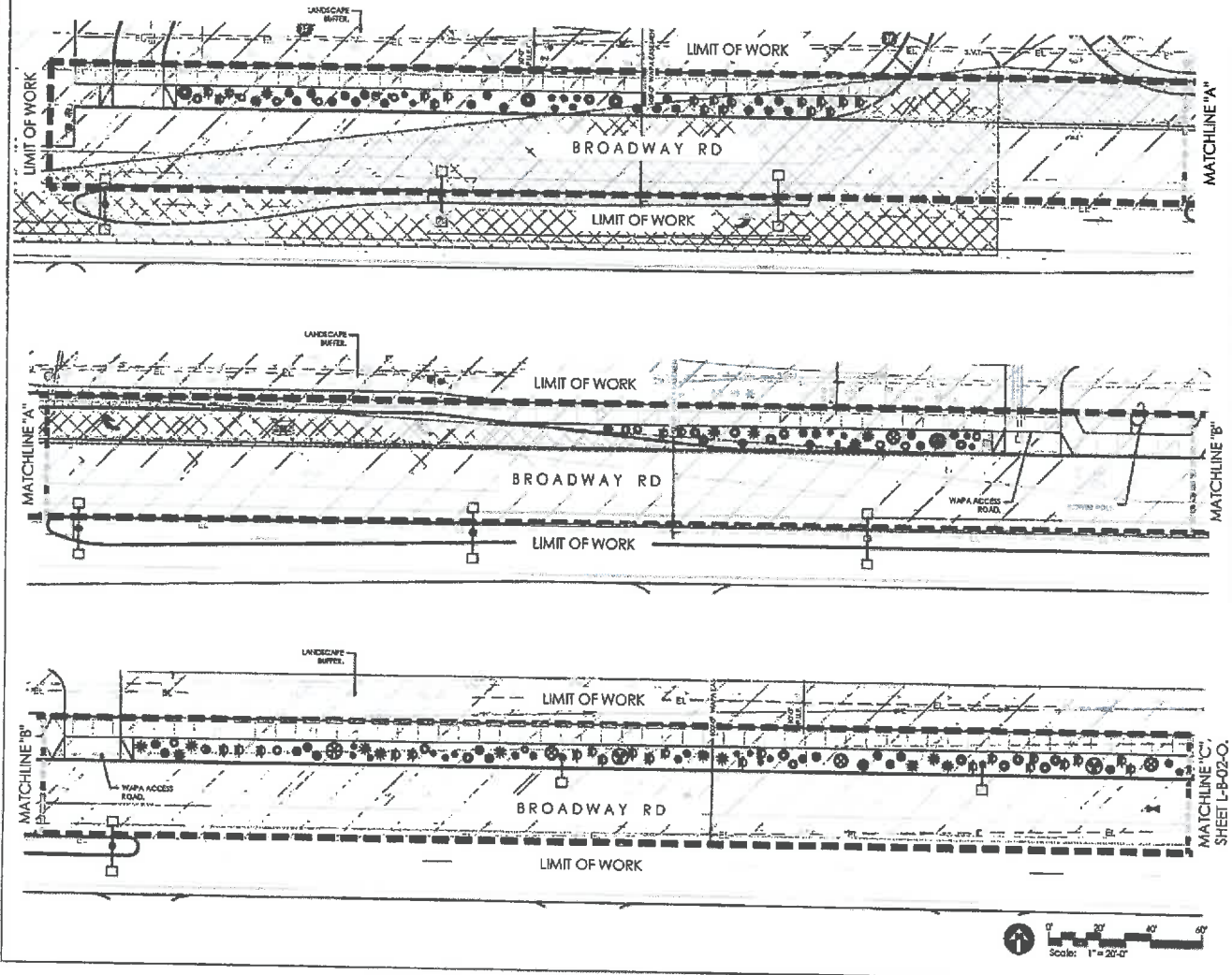
D. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.

E. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.

F. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.

G. THE CITY CONSTRUCTION INSPECTOR SHALL

Exhibit A-126
DSW-LL-2020-066 LIB-PHX/LOB/WWG



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Shrubs				
	Eucalyptus firmosa Ironbark	15 gal.	6	4'-6" High
	Ericameria laricifolia Turpentine Bush	5 gal.	23	4'-6" High
	Justicia californica Chaparosa	5 gal.	3	3'-6" High
	Justicia californica 'Yellow' Yellow Chaparosa	5 gal.	4	3'-5" High
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	6	3'-4" High
	Leucophyllum langmaniae Chihuahuan Sage	5 gal.	4	3'-4" High
	Leucophyllum zygophyllum Blue Ranger	15 gal.	27	4'-6" High
	Sphaeralcea ambigua Globe Mallow	5 gal.	24	3'-5" High
Groundcovers				
	Chrysactinia mexicana Damianita	5 gal.	74	-
	Tagetes lemmonii Copa Lemon	5 gal.	62	-
Accents Cactus				
	Asclepias subulata Desert Milkweed	5 gal.	34	-
	Carnegiea gigantea Saguaro	2 min.	5	-
	Cylindropuntia versicolor Hogtown Cholla	5 gal.	3	-
	Dasylirion wheeleri Desert Spoon	5 gal.	43	-
	Euphorbia antisyphilitica Candelilla	5 gal.	24	-
	Opuntia basilaris Beavertail Prickley Pear	5 gal.	7	-
	Opuntia engelmannii Engelmann's Prickley Pear	5 gal.	6	-
	Opuntia violacea santa-rita Purple Prickley Pear	5 gal.	8	-

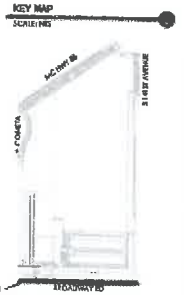
INERTS

Sym.	Description
	3/4" DESERT GOLD DECOMPOSED GRANITE.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
8. FINAL DESIGN CONTINGENT ON WAPA COORDINATION AND CITY APPROVAL.

KEY MAP
SCALE: NTS



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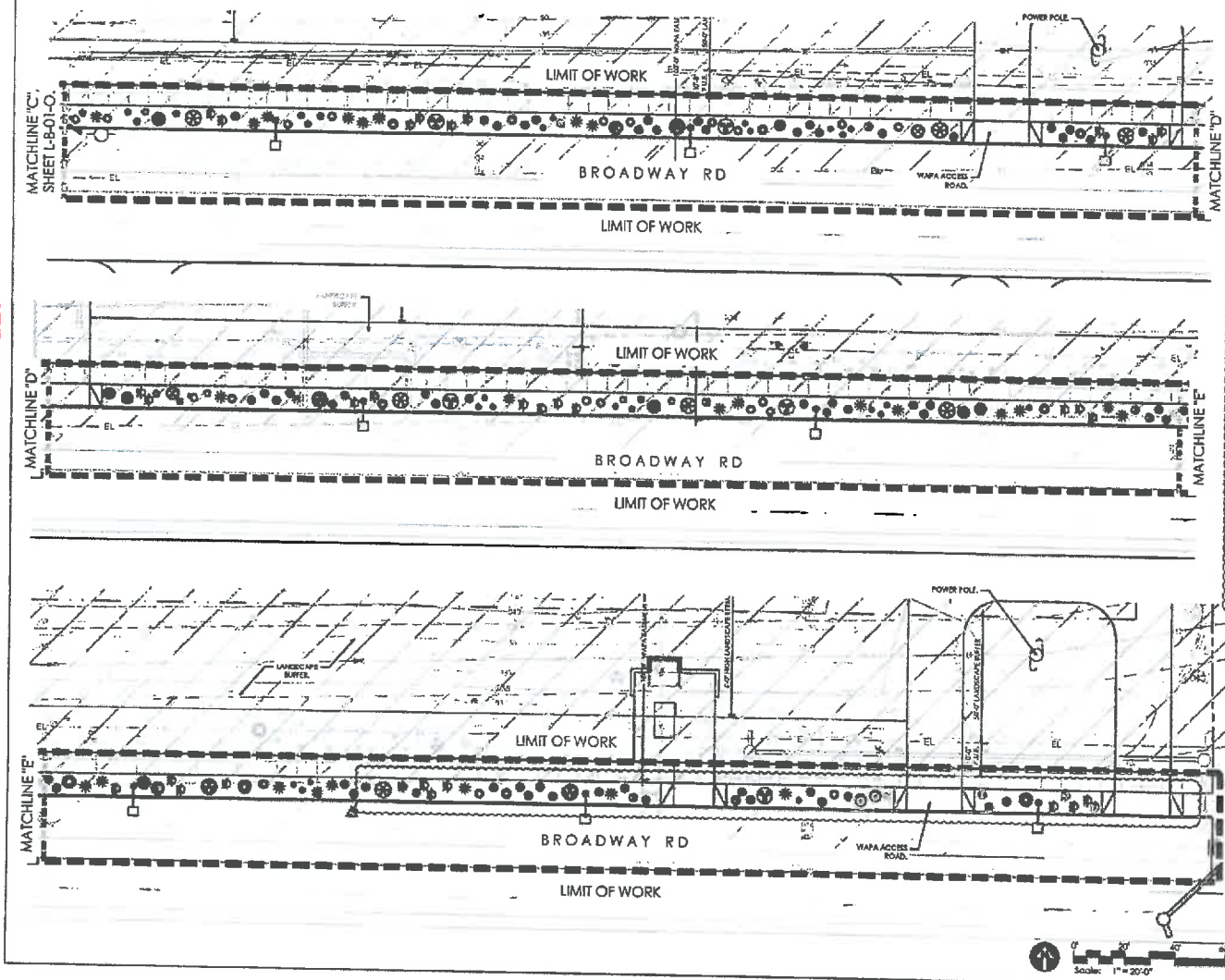
PLANTING PLAN

PHX00-L-B-01-O

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Exhibit A-127

DSW-LI-2020-066 LIB-PHX/LOB/WWG



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Shrubs				
	Encelia farinosa Brittlebush	15 gal.	4	4-5' High
	Ericameria laricifolia Turpentine Bush	5 gal.	25	4-5' High
	Justicia californica Chuparosa	5 gal.	3	2-3' High
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	4	2-3' High
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	6	3-4' High
	Leucophyllum langmaniae Cimarron Sage	5 gal.	4	3-4' High
	Leucophyllum zygophyllum Blue Ranger	15 gal.	27	4-5' High
	Sphaeralcea ambigua Globe Mallow	5 gal.	25	3-5' High
Groundcovers				
	Chrysactinia mexicana Damianita	5 gal.	74	-
	Viguiera deltoidea Goldeneye	5 gal.	82	-
Accents Cactus				
	Arclepias subulata Desert Milkweed	5 gal.	36	-
	Carnegiea gigantea Saguaro	7 min.	5	-
	Cylindropuntia versicolor Bingham Cholla	5 gal.	2	-
	Dasylirion wheeleri Desert Spoon	5 gal.	43	-
	Euphorbia antisyphilitica Candelilla	5 gal.	24	-
	Opuntia basilaris Beavertail Prickley Pear	5 gal.	7	-
	Opuntia engelmannii Engelmann's Prickley Pear	5 gal.	5	-
	Opuntia violacea santa-rita Purple Prickley Pear	5 gal.	8	-

INERTS

Sym.	Description
	3/4" DESERT GOLD DECOMPOSED GRANITE

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
8. FINAL DESIGN CONTINGENT ON WAPA COORDINATION AND CITY APPROVAL.



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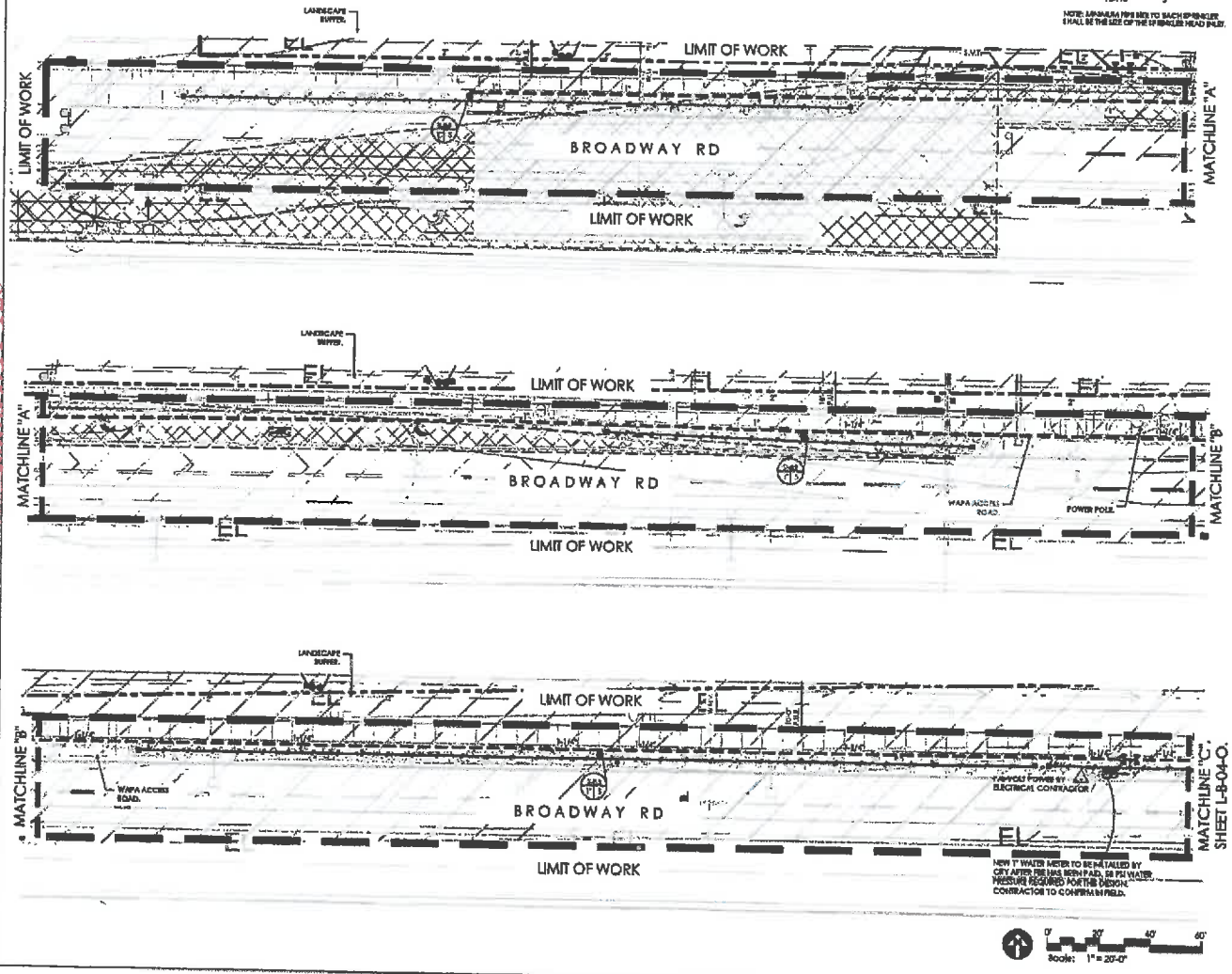
PLANTING PLAN

PHX00-L-B-02-O

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DSW-LI-2020-066 LIB-PHX/LOB/WWG

Exhibit A-128



PIPE SIZING SCHEDULE:

CLASS 200 & SCHEDULE 40 PVC

GPM	SIZE
0-4	1/2"
5-8	3/4"
9-13	1"
14-20	1-1/4"
21-30	1-1/2"
31-53	2"
54-79	2-1/2"
76-110	3"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

IRRIGATION SCHEDULE

MPS-10 HUNTER MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS—NOT SHOWN) (1.0 GPH @ 30 PSI PER PLANT)

MPS-10 HUNTER MULTI-OUTLET EMITTER (1 PER 15G TREE—NOT SHOWN) (4.0 GPH @ 30 PSI PER TREE)

MPS-20 HUNTER MULTI-OUTLET EMITTER (1 PER 24" BOX TREE—NOT SHOWN) (2.0 GPH @ 30 PSI PER TREE)

- ICV-101G HUNTER ELECTRIC VALVE FOR EMITTER SYSTEM INCLUDES: PRS-D HUNTER WYE STRAINER (150 MESH) AND HUNTER 65-PSI PRESSURE REGULATOR.
- ACC-1200-ES HUNTER PEDESTAL-MOUNT ELECTRIC CONTROLLER WITH SOLAR-SYNC-45N KIT FOR WEATHER SENSING AND ADJUSTMENTS
- 975XL-1" WILKINS REDUCED PRESSURE BACKFLOW PREVENTER
- T-113K NIBCO MAIN LINE ISOLATION GATE VALVE W/ CROSS HANDLE—LINE SIZE
- MHD-24P—MANUAL DRIP FLUSH DEVICE

- CLASS 200 PVC PIPE-MAINLINE, SOLVENT WELD. INSTALL TRACER WIRE AND METALLIC LOCATOR TAPE.
- 1/2" CLASS 315 PVC PIPE-TO TREE EMITTERS, SOLVENT WELD.
- 1/2" CLASS 315 PVC PIPE-TO SHRUB EMITTERS, SOLVENT WELD.
- SCHEDULE 40 PVC SLEEVING MATERIAL

NOTE:

1.) INSTALL BACKFLOW PREVENTER IN ENCLOSURE PER LOCAL CODE.

2.) ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

3.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.

4.) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL PER STANDARDS WHETHER OR NOT SHOWN.

5.) LOCATE MAIN VALVE BOXES IN PLANTER AREAS.

6.) CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
B. CONTROLLER DATA SHEETS, INCLUDED IN DIGITAL FORMAT.

7.) AN 18-GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES; 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.

8.) THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE PROVIDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

9.) VALVE KEY:



KEY MAP
SCALE: NTS



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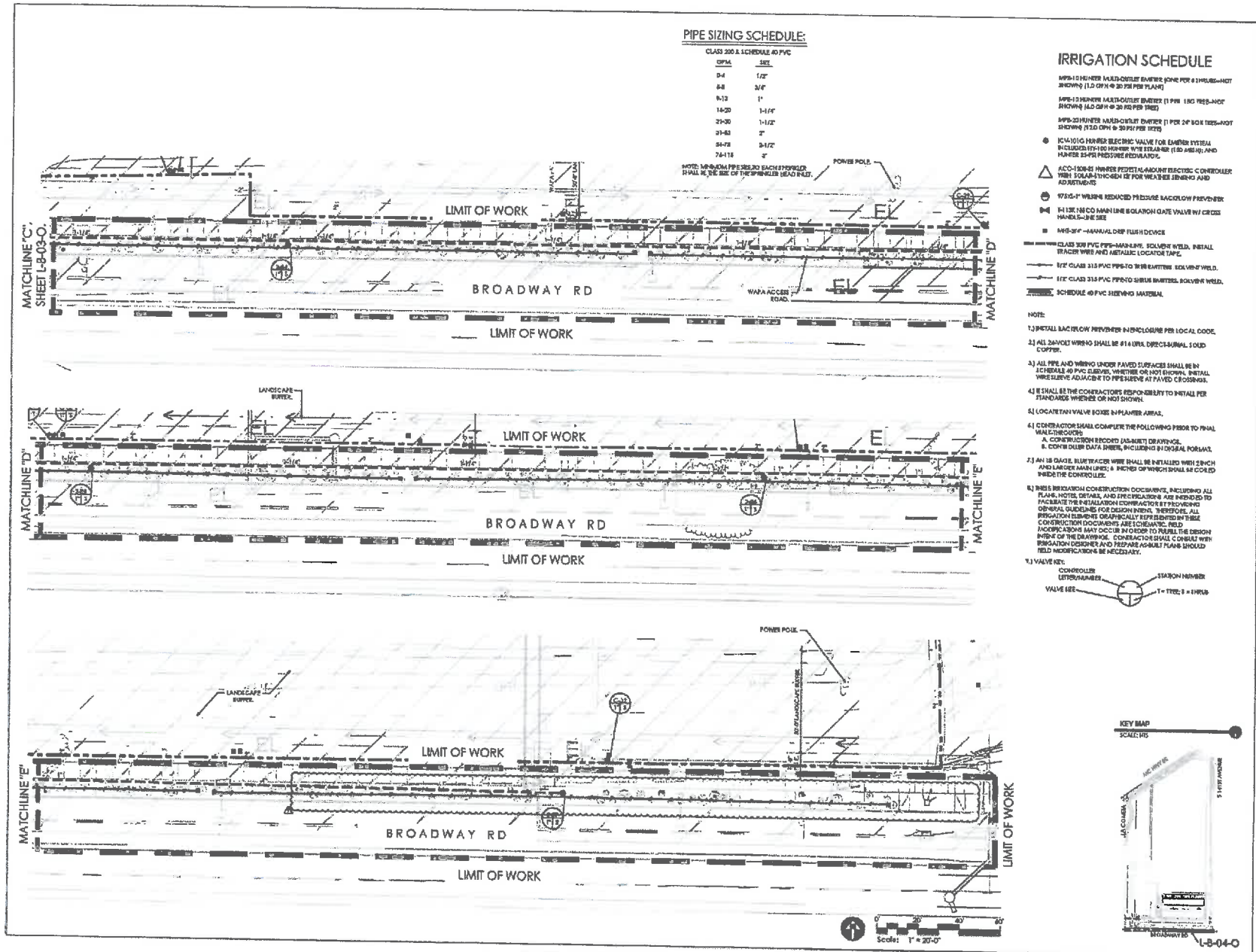
IRRIGATION PLAN

PHX00-L-B-03-O

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DSW-LI-2020-066 LIB-PHX/LOB/WWG

Exhibit A-129



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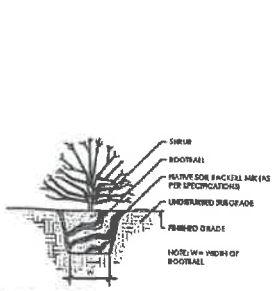
IRRIGATION PLAN

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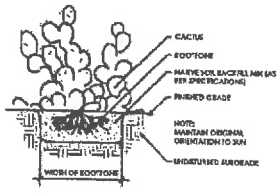
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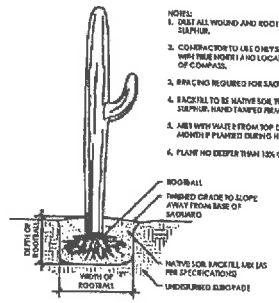
DSW-LI-2020-066 LIB-PHX/LOB/WWG



1 *Shrub Planting Detail*
Scale: NTS



2 *Cactus Planting Detail*
Scale: NTS



3 *Saguaro Planting Detail*
Scale: NTS

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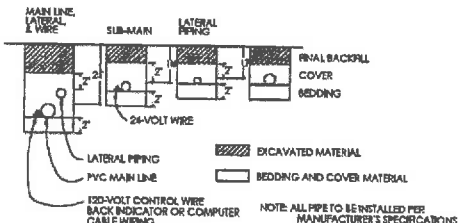
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PLANTING DETAILS

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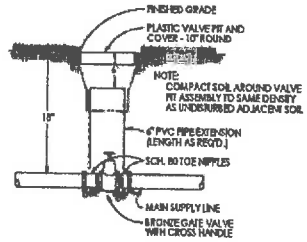
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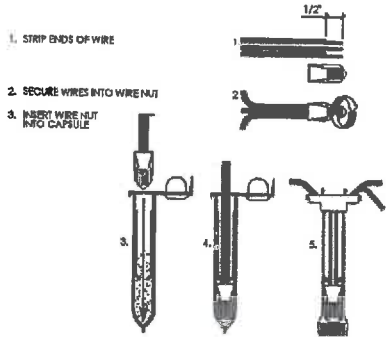


NOTE: APPROVED "ELECTRICAL POWER WIRES BELOW" WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL POWER WIRING IN TRENCHES

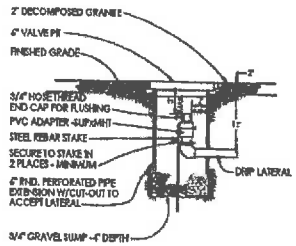
TRENCHING DETAIL



GATE VALVE ASSEMBLY

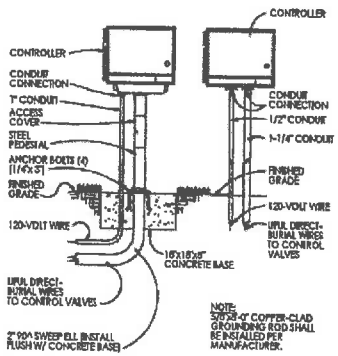


DIRECT-BURY WIRE SPLICE



DRIP SYSTEM FLUSH PLUG

NOTE:
1. ALL WIRING TO BE INSTALLED AS PER LOCAL CODE
2. SEE MANUAL FOR MOUNTING INSTRUCTIONS
3. 120-VOLT AND GROUND CONNECTIONS INSIDE HIGH VOLTAGE BOX IN CONTROLLER
4. 24-VOLT CONNECTIONS INSIDE CABINET OR ACCESS COVER OF PEDESTAL



CONTROLLER DETAIL

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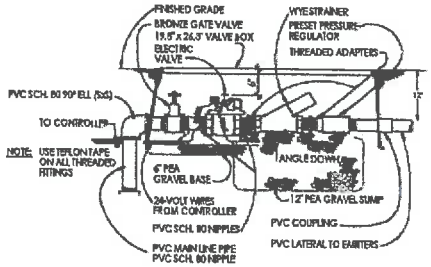
IRRIGATION DETAILS

PHX00-L-B-06-O

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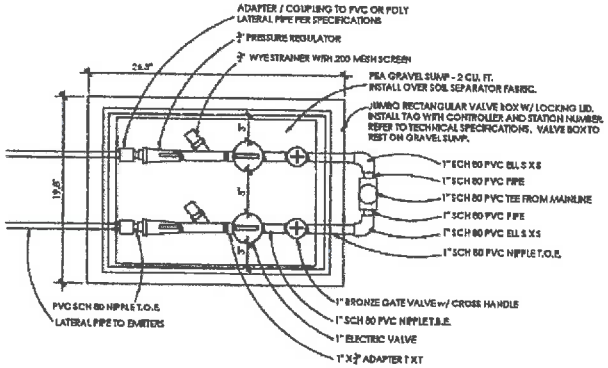
DSW-LI-2020-066 LIB-PHX/LOB/WWG

Exhibit A-132

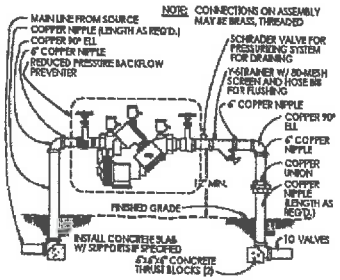


EMITTER VALVE MANIFOLD

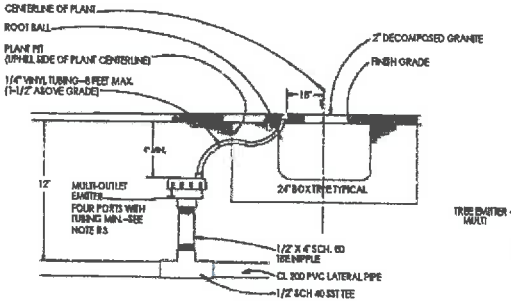
NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. SUMP TO BE LINED WITH ONE CONTINUOUS PIECE OF GEOTEXTILE FILTER FABRIC EXTENDING FABRIC 10" UP ALL EXTERIOR SIDES OF VALVE BOX. VALVE BOX TO BE SET FLUSH WITH FINISH GRADE. ENTIRE VALVE ASSEMBLY TO BE CONTAINED AND CENTERED WITHIN VALVE BOX. NO PART OF ASSEMBLY TO CONTACT BOX LID. PROVIDE 12" DIAMETER LOOP (MIN.) OF STAKE WIRES FROM CONTROLLER INSIDE EACH VALVE BOX. VALVE BOXES TO BE SPACED EVENLY FROM WALK OR CURB AND FROM EACH OTHER. BOLT HOLE IN BOX TO FACE CURB OR WALK.



DRIP VALVE ASSEMBLY
2 VALVES / BOX TOP VIEW NTS



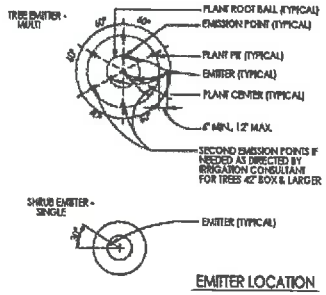
REDUCED PRESSURE BACKFLOW PREVENTER



NOTE:
1.) EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT, SUPPLYING WATER TO ROOTBALL.
2.) AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTER LINE.
3.) FOUR HOLES OPEN INITIALLY, WITH TUBING SPACED EQUALLY AROUND THE DRIP LINE OF TREE.

MULTI-OUTLET EMITTER

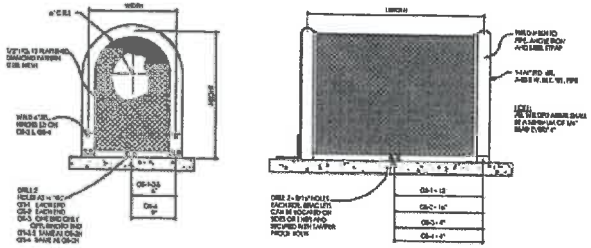
NOTE:
ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER - 18" FROM TREE CENTER FOR TYP. 24" BOX TREE.



TREE SIZE	DISTANCE FROM TRUNK: 1 GAL & 5 GAL (TYP.)	15 GAL (TYP.)	EMITTER TYPE
15 G	3-12"		1-1 GPH
24"	4-18"		1-1 GPH
30"	6-21"		1-1 GPH
36"	6-24"		1-2 GPH
42"	6-27"		1-2 GPH
48"	6-12"	4-30"	2-2 GPH
54"	6-15"	5-33"	2-2 GPH
60"	6-18"	4-36"	2-2 GPH
72"	6-20"	6-42"	3-2 GPH

THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR THE WELL-BEING OF THE PLANTS.

EMITTER LOCATION



BACKFLOW PREVENTER ENCLOSURE

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IRRIGATION DETAILS

PHX00-L-B-07-O

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Exhibit A-133

DSW-LL-2020-066 LIB-PHX/LOB/WWG

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDES

*Landscape finish grading.
*Soil preparation
*Tree removal and haulaway
*Planting
*Mulching
*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf. In some cases the Landscape Architect may be the owners representative as outlined in this specs.

Plants - all shrubs and cacti other than trees, vegetative, ecotillos, palms and turf.
Floral material - all trees, bedplants, ecotillos, palms, shrubs, cacti, ground covers, and other plants.

1.02 RELATED WORK

Contractor shall have a minimum 3 years experience in supply and installation of landscape materials. A foreman with a minimum of 3 years experience in installation of work, shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide inspection of materials for all materials as required by law or regulation.

Package standard materials with manufacturer's certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other materials.

Provide trees and plants grown in a recognized nursery in accordance with good horticultural practices. Provide healthy, well-formed, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and plants of the sizes indicated. Trees and shrubs of less than that indicated may be used provided roots, root ball, matting and planting pit are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI Z60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following required samples to Owner's Representative a minimum of 48 hours prior to start of work:

a. Topsoil or backfill mix (mix and ratios).
b. Topsoil for test.
c. Tree specimen.
d. Decomposed granite.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. Samples taken upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of production and color. Sample shall be representative of materials within site and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work: manufacturer's commercial grade product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide soil pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturer's vendors certified for all soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and resident analysis which fertilizer and amendments/chemicals to be incorporated to meet samples prepared for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil pH.
c. Particle size, percentage soil texture.
d. Percentage organic materials.
e. Fertilization rate.
f. Nutrient level (macros).
g. All micro, secondary and micronutrient variety.
h. CEC.
i. Tree trees.

Recommendations on type and quantity of amendments required to bring levels into acceptable range as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged materials in containers showing weight, analysis and identifications of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant trees and trees during delivery. Do not prune trees prior to delivery. Do not bend or break trees or shrubs in such a manner as to cause damage or shorten shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 4 hours after delivery, set plant materials in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock, including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work conducted to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the contractor, at his expense, will pay for or replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operations.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Agaves and Cacti:
Warrant that trees, palm trees, vegetative and agaves will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide correct maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, agaves and cacti in the next original size and size. Owning warranty period with material saved to that specified. Replace any material which does not meet requirements within fifteen days of notification. At replacement trees, palm trees, agaves and cacti as shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Contractors all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at an additional cost to the Owner. All plant material shall be maintained in a healthy, steady condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide clay, loose material for fill, backfill, planting backfill and topsoil for planter beds. Trees as nursery soils are not acceptable. Soil test to include 1500 ppm, and material shall be free of debris, excessive weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, loose, friable, from well drained arable land, free of nematodes, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; and tests as follows:

a. pH 30-43 %
b. Clay 15-25 %
c. Sand 30-45 %
d. Organic Material (redundant otherwise) 3 % minimum
e. pH 7.0-8.3
f. Soluble salts 1,500 ppm.
g. Nutrients enough to bring levels at acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used pre-dried if meets the requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersa- use only for saline Agricultural grade gypsum

2.03 SOIL AMENDMENTS

Wood Shavings: Nitrogen stabilized fir or pine shavings 0.1 to 0.3 containing 0.2% total nitrogen by composition, leached and aged for a minimum of 1 to 12 months old. Sawdust: 1.0 to 4.0 lbs soil amendments are required for damaged plant material and cost unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated indigo pole 10 feet in length for 5 gallon and 15 inches, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: No. 10 gauge, plastic, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter 3-ply reinforced rubber, reverse weed garden hose.

Tree Guys: Minimum 2 per tree: No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 36 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long construction grade redwood.

Stake Flags: For guy wire, 1/2 inch diameter, white or orange plastic tubing 2 feet long over each guy wire.

2.05 HERBICIDES

Pre-emergent and contact herbicide:

Pre-emergent herbicide shall be Surflan or most recent by DowElanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, heavily and well rooted. Each shall show no evidence of having been restricted or de-horned at any time. All plants shall be as presented by all mentioned species and variety. They must have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plant not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide specimen plants with a specified height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selected at source of supply for suitability and acceptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2 inches unless noted otherwise on plans. Decomposed granite shall be of a size, and of a color as specified on plans, and shall be taken from a single quarry.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, mechanisms and specifications of each representative manufacturer. If a conflict occurs between manufacturer and these specifications, consult with Owner's Representative for a decision.

Do not begin planting work are irrigation system is completely installed, is activated for full coverage and is completely operational.

3.02 BACKFILL IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and waterproofing membranes which occur over, on or against any construction to be fully or partially backfilled by earthwork prior to the placement of any imported soil, backfill, gravel fill or substrate.

Correct all defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no air filled voids exist at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any associated top dressing when determining and executing finish grade.

Set finish grade 1 inch below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make some area smooth and even to finish grade. Cultivate all areas so that there are no lumps or hollows and the area drains as indicated. Grade and maintain all low lines, designated or not, to allow free flowing surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1 1/2 inches in diameter, all existing rubble, building construction materials, weeds and any other deleterious material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2" unless otherwise noted, in all planting areas. Decomposed granite shall extend before all plant material, trees, and decomposed granite grade 1" below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturers instructions.

Apply contact herbicides in accordance with manufacturers recommendations. Prior to application, mature weeds to fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove later weeds manually.

Areas to be hand scraped shall be maintained in a weed-free condition at all times during construction.

3.07 TREE SUPPORT

Stay or stake all trees as required for adequate support as shown on the drawings.

Tree supports shall be installed to prevent bulging, yet allow for trunk movement. Ropes that encircle trunk shall be large enough to allow for normal growth of the trunk during the first year without girdling.

Tree support shall be installed within 24 hours of tree installation.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or paint. Coordinate with Owner's Representative to assure appropriate location.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other deleterious conditions are encountered in plant pits, Owner's Representative may select alternate location.

Do not space rock to rock except during transporting. Set up of plants at same level when stacked as in the container. Cut plant container on 2 sides without injuring root ball and carefully remove plant. Do not cut container with tongs. Damaged plants will be rejected.

Dig pits with perpendicular sides at a minimum of 2 to 3 times the width (see details) of the root ball for container-grown trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Planting Mulches: One part wood shavings / tree bark composted and amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill only from basins if specified on detail. Water plants immediately after planting and water backfill to refill in plant pit. Do not water sequence after planting. Do not raise basin elevations surrounding grade.

Provide planting mulch when pit is 2/3 full of plant mix. Continue backfilling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil ball shall be sufficient so as not to be apparent when filling is done. Plant each plant with its predominate amount of the soil ball in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material with finish grade to cover shrub. Firmly hand the earth around each plant to leave evidence of pockets.

3.11 TURF SOD

Cultivate entire area to a depth of 6" minimum and remove all such in excess of 1 1/2", of debris, rubble, building construction material waste and any other material that will impede satisfactory growth. This top 6" shall meet the topsoil requirements.

Prior to soil installation, apply gypsum at a rate of 100 lbs/1000 sf, phosphate at a rate of 2 lbs/ 1000 sf., and soil sulfur at 2 lbs/ 1000 sf. Rototill into soil.

Install and clamp the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place soil diagonally across, to avoid seams. Water sod at least every 30 min. during installation. Train by watering lightly and roll in two directions when done.

3.12 WATERING

Water all plants immediately after planting, except for aquatics, with hose in planting hole with material about the earth is completely saturated from the bottom of the hole to the top of the ground to a solid state and unstable entire planted area is thoroughly watered and the soil packed to the full depth of each plant hole. Water in such that no loose damage to planting hole or plant. Keep exposed roots wet by means of moist material, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune shrubs and trees upon completion of the work and repair or replace injured plants as directed. Limit pruning only to remove dead or injured twigs and branches and to compensate for loss of shoots as a result of planting operations.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes weeding, trimming, weeding and cultivating of beds.

Landscape Contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a final inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all inspections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until final inspection is made and approved in writing by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

Inspection and acceptance of plant material prior to shipping.
At completion of rough grade and boulder placement
At completion of landscape finish grading and soil preparation, prior to planting.
At installation of irrigation system, refer to back filling branches and planting.
During installation of specimen trees, or other specimen plant material.
After digging locations for plant holes, but prior to planting for approval.
During the planting process.
During the place sand and planting at certain times.
At Substantial Completion of the Work.
During warranty period to observe maintenance procedures.
At Final Completion of the Work.

JACOBS
2020 SW Fourth Avenue, Suite 300
Portland, OR, 97201

Microsoft

PHX10-11
DATA CENTER
W BROADWAY RD &
S BULLARD AVE
GOODYEAR, AZ 85338

Design Team

Design	W. BRANDT
Drawn	TBELL
Checked	M. REYNOLDS
Jacobs Project No.	243705
Client Project No.	

Approvals

OPERATIONS

PROJECT MANAGEMENT

No.	Date	Description
1	12/07/20	Issued for Permit

Registration

COMPIDENTIAL - DO NOT DISCLOSE. This document is exempt from public disclosure under the Public Disclosure Act and Uniform Trade Secrets Act.

Sheet Title/Number

PLANTING SPECIFICATIONS

PHX00-L-B-08-O

MICROSOFT CONFIDENTIAL

Exhibit A - 134
DSW-LI-2020-066 LIB-PHX/LOB/WWG

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.01 WORK INCLUDED

Work of this Section generally includes a provision of an automatic irrigation system including the following:

1. Trenching, excavating, backfilling, and refilling trenches.
2. Complete system including but not limited to piping, pipe cutting, connections, valves, fittings, backfill, controller, wiring, and final adjustments to ensure efficient coverage as determined by Architect.
3. Water connections.
4. Replacement of all non-delivery materials.
5. Cleanup, inspection, and approval.
6. Tests.

1.02 REFERENCES

Perform Work in accordance with requirements of Conditions of the Contract and Division 01 - General requirements and all provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of referenced standards and latest publication thereof unless stated otherwise in specific Articles or Paragraphs in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL Rules and Guides.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of equipment type(s) in use, quality, and engineering manner in accordance with recognized standards of workmanship. To demonstrate ability, experience, and financial stability ensure capability for this project, submit if requested by Owner/Agent, prior to contract award the following:

1. List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:
   a. Name of project.
   b. Location.
   c. Owner.
   d. Solid description of work and project budget.
2. Current company financial statement.

Special Requirements:

a. Tolerances - Specified quality of pressure supply lines and laterals and pitch of pipes are minimum. Settlement of trenches is basis for removal of trench grade and lateral, making corrective action, and repair of finished grade as directed.

b. Coordination with Other Contracts - Perform excavation, and coordinate Work with Tasks under other sections.

c. Damage to Other Improvements - Contractor shall repair or repair damage to grading, all paved areas, existing roadway, or planting done under other Sections during work associated with construction of irrigation system at no additional cost to the Owner.

d. Work involving underground plumbing for installation of domestic water, sewer, and/or underground work shall be inspected by licensed and insured plumber(s), performed in accordance with all of existing laws and regulations.

e. Work involving compressors, installation, or calibration of CSD-1 or greater standard service shall be executed by a licensed and bonded operator, performed in accordance with all governing codes and regulations.

1.04 SUBMITTALS

Prepare submittals submitted in accordance with conditions of the Contract plus in Instruction

SEQUENCE, CONSTRUCTION RECORD DRAWINGS, AND PROGRAMMING

1. Certify Irrigation Coordinate Inc. (CIC) shall make the locations of all underlines 18-feet in width or greater with the assistance of Contractor Under In-the-Ground (ITG) prior to filed for staking flag). CIC shall use the GPS surface-mounted to record the entry systems, pumps, piping, electric and gate valves, and controllers; and locate plan copy to Contractor. Contractor shall determine piping, and other station numbers and all other record information on the Field Record. Record of every day, unless Field Record for all work accomplished that day by PHOTOS. The Field Record Photo(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for approval to Owner in Submittal form.

Record plans shall be in same scale and in the same format as designed plans

2. Following approval of Field Record Plan by the Architect and Consultant, the Contractor shall submit the Field Record Plan with all changes, additions, and modifications performed during the project installation to Consultant. Consultant (CIC) shall create a digital Construction Record from the information provided by Contractor. The digital Construction Record the shall be presented as follows:
   a. PDF: Consultant shall overlay with Certain Irrigation Illustrations Inc (CIC) to overlay all Field Record information and GPS data to facilitate whether remodel, maintain reading, values, controllers, and basic features in correspondence to the as plan. This digital file shall be placed into shared base as required, and Portable Document Format (PDF) files created in the Construction Record. Contractor shall submit CIC prior to 80-90% time for GPS data entry/record and review of digital Construction Record.

3. Consultant will not certify any pay request submitted by the Contractor if the Field Record drawings are not current, and processing of pay request shall not start until Field Records are received.

4. Consultant (CIC) shall submit the field revisions data for corresponding payment, if Contractor is unable to re-load data at Site pursuant delays payout completion. Contractor shall contract CIC 24 hours for data collection.

5. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record Information to the Consultant for approval.

6. Contractor shall also provide both a hard copy and Electronic Form on one of the Controller Data Sheets to the Consultant. Hard copy and Electronic Forms shall be provided by the Contractor for Centre Irrigation Consultant Inc.

CONTROLLER CHARTS - Do not prepare controller charts until Construction Record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, schematic controller.
2. Complete drawing copy by using site reproduction of the record drawing. If pump operate during time basis day and after day without watering (evening). If water valuation plans are required, keep representative observation also provide to assist full irrigation. Coordinate also as Contractor Data Sheet as for record system, drawings, if approved by Consultant.
3. Operation chart shall be hand paid of record as built system, showing area served by that controller, as Contractor Data Sheet showing information on area of valve, and each controller (if each controller's location).
4. Identify area of coverage of each remote control valve, using a distinctly different pencil color for each area. Highlight boxes, lateral piping are control valves.
5. Following review of controller drawings by Consultant, immediately and each chart between two layers of 20-mm thick clear plastic.
6. Controller chart shall be completed and approved by Contractor prior to final completion walk-through of irrigation system.
7. Assign approved controller chart to inside of each controller door using rust inhibitor Velcro strips.

CONTROL SYSTEMS PROCEDURES

1. Contractor shall be responsible to operate and install all specified control components to result in a complete and working system, whether or not all appurtenances are shown on plans. System shall include procedural all-weather and rain indicators and electrical verification.
2. Following installation of each controller, contractor shall record all station data on a "Data Sheet" provided by the Consultant. This data shall include the type and quantity of irrigation devices on each station, manufacturer, area of coverage (feet, hours, days, etc.), valve size, gpm, location, etc. as shown on the Data Sheet.
3. Prior to final walk-through for each area of the project, contractor shall ascertain that the following have been accomplished:
   a. Control/remote of readings per 1.04.1
   b. Data Sheets for Controller(s).
4. Contractor (CIC) shall provide for labeling programming number station date, hydraulic time, and program per and schedules in the irrigation complete. CIC shall not provide a visual, interactive map, Contractor shall record CIC3 to time for programming services prior to bid.

3. Product Warranty (Extended) Includes the following:
   a. Workmanship - Warrants stated against any defect(s).
   b. It shall ensure that an authorized representative will be at the job site within 24 hours of notification of a product problem.
   c. Warranty includes a one-year minimum product and labor warranty. If the product fails to meet project specifications, and the manufacturer's representative is unable to resolve the problem(s), the product will be replaced if it can not be fixed with the product of like value, with Includes Contractor's time for product replacement at their normal hourly rates.
   d. In the event of a problem, and the Consultant is unable to be found additional time not processing that same at no it result of the problem, that the manufacturer will reimburse the Consultant for time and materials at such normal hourly rate.

Project Conditions:

a. The Consultant must be currently certified as an Irrigation Auditor by the Irrigation Association, the American Society of Irrigation Consultants, or licensed in the project state to possess landscape contractor's license with active irrigation design.

b. The project must consist entirely of new manufacturer's products (where applicable (i.e.) sprinkler type, fittings, & valves). If any components are INSTALLED before project, but are only all by the Consultant's instructions or as defined in the manufacturer's product catalog.

c. Recommendation's representative must be notified in the event of a product problem or have in-service (24) hours prior to on-field meeting.

d. Installation must be verified by authorized representative manufacturer's representative by phone.

Operation Manual:

Submit 3 sets of Operation Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 3 ring binder:

1. Index sheet stating project name, and Selling Contractor name, address, phone number, and contact person. Include name information for Primary Sub-Contractors.
2. Complete set of materials of all control components of irrigation system. Highlight or clarify specific models or items.

1.05 DELIVERY, STORAGE and HANDLING

Deliver, unload, store and handle materials, packaging, bearing, products, in dry conditions, in manufacturer's material, to prevent damage, breakage, deterioration, breaking, fading, and/or defect. Failure to unload or protect packaging sometimes previously displaying manufacturer name, address, model, symbols, instructions, and/or warnings shall result in rejection and replacement of defective or damaged material at no cost to the Owner. Replace damaged or defective material and fix, or recommend at home or above to immediately removed to machine, inclusive construction, area, via Immediate reference, Inc. or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transportable a vehicle with where the entire length of pipe is to be as nearly as practical in a manner bending or accumulated external loads. All varieties of pipe damaged beyond repair or damaged shall be disposed of, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

1. Preserve and protect all trees, plants, improvements, structures, and paved areas from damage due to Work in the Station. In the event damage does occur, all damage to landscaping shall be completely repaired or replaced to the satisfaction of the Owner. All labor & Piping plants shall be repaired by the Owner, and all costs of such repairs shall be charged to and paid by the Contractor.

2. Protect buildings, walks, curbs, and other property from damage. Plan and locate work station. Damage caused by material, persons, or other building related workers shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to the original condition.

Existing Trees:

1. All according to other Work under this contract of any and all components or less interesting objectives indicated shall be done by hand or by other methods so as to prevent damage to limbs or branches.
2. Whenever it is necessary to excavate adjacent to existing trees, care all persons are to avoid injury to trees, and tree roots. Excavation in areas where it is not practical to do so shall be done by hand. Roots 2 inches and larger in diameter, are not directly in the path of pipe trench, shall be tunneled under and shall be handled carefully with respect to prevent injury or excessive drying. Where a tunnel cannot be excavated due to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through roots. Roots 2 inch and larger in diameter shall be painted with two coats of "Tree Seal". Protective caps on tree shall be placed within 24 hours, and when this is not possible, the side of the trench adjacent to the tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

1. Contact proper utility company to make practical steps protecting depth of all underground utilities. Take whatever precautions necessary to protect lines undamaged and free from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.

Replacement of Planting and Curbs - Where trenches and lines or are making roadways, curbs, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WEATHER/HUMIDITY

Concrete and cement materials applied should be protected if any year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for reinstalling material currently items with the manufacturer's guidelines.

Sealing of insulated trenches which may cause during pumping period shall be repaired by Contractor at no expense to the Owner, including necessary restoration of damaged ground.

Protection due to unfavorable indoor/air conditions shall be done by Contractor.

Contact or representative maintenance company fill materials to if and planted items during wet and period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE

Provide the following maintenance items to Owner/Agent in final Acceptance:

1. 1 sets of special tools required for winding, disassembling, and adjusting 1 set tube of controller head and valve supplied on this project.
2. 1 key for unit enclosures.
3. 1 quick coupler key and matching hose swivels.

1.09 SPARE STOCK

In addition to installed system, furnish the following items to Owner:

1. 4 pc 1M brushed alloy emblems of each type used.
2. 2 pieces heads of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

Note: All pipe shall be stabilized water systems shall be supply tested, or accepted with combined "wet" or combined-testing type, and made here shall have distinctive pulsed/operating type 1 to each 10' above top of pipe.

1. Pressure Supply Lines (downstream of backflow preventer only) - Class 200 PVC, Solvent Weld Rolled Bodies 2 1/2" and smaller, and schedule 40 for 3" and larger with double iron fittings.
2. Non-pressure lines - Class 200 PVC, Solvent Weld Rolled Bodies.
3. Side Piping - 90° Class 315 PVC, Solvent Weld system elsewhere specified on plans.
4. Swing Tubing - by smaller manufacturer.

Plastic Pipe and Fittings:

1. Specifications Meetings:
   a. All pipe to be identified with following information:
      1) Manufacturer's Name.
      2) Nominal pipe size.
      3) Schedule or class.
      4) Pressure rating.
      5) NSF (National Sanitation Foundation) seal of approval.
      6) Date of extrusion.
   b. All fittings including valve caps for rubber-gasketed shall be cast or ductile iron, solder-ring inlet for PVC. Ductile iron fittings shall have the following size restrictions:
      1) All ductile iron fittings and inlet sockets shall have a female inverted taper ends, at inlet, and outside of the pressed surface, average of 16-12 mm clearance. Epoxy coating shall conform to the requirements of CSA 262.5,10.20 and ANSI 21 for same services. Temperature coating will not be approved.
      2) All ductile iron pipe fittings, joint materials, lateral thickness and restrictive system gate valves shall be of the same materials which class a 10-year normally expectable and mechanical inlet ends. Prior to installation, manufacturer shall provide documentation stating the following information.

2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2564 and ASTM D 2729 and classification 12345-B, Type I, Grade 1.
   a. Fittings - Standard weight, Schedule 40, injection-molded PVC, complying with ASTM D-2464 and D2466, and classification 12454-B.
      1) Threads - Injection-molded type (where required)
      2) Part and size - Size stated.
   b. Threaded Nipples - ASTM B5404, Schedule 80 with molded-on teeth.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Mainline Systems:

1. Contractor to indicated on drawings.

2. Side Piping - manufactured of polyvinyl chloride compound conforming to ASTM D1784 and ASTM D 1784, Type II, Grade 1.

3. Fittings - Schedule 80 PVC, or as recommended by piping manufacturer.

4. Side Valve Assembly - Type and size shown on drawings.
   a. Wye Strainer - Plastic/Polyplast construction with 120 mesh nylon screen and blow-out assembly.
   b. Control Valve - Brass, solenoid pilot operated type meets of applicable, non-corrosive materials, diaphragm-actuated and shut closing materials freely flushed and each satisfied (manually) without attachment or disassembly.
   c. Pressure Regulator - Plastic/Brass/Bronze construction, pre-set type with pressure setting per drawings.

Copper Pipe and Fittings:

1. Copper Pipe - Type K hard temper.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Solder-soluble solder: 95% silver, 5% copper, 1.5% zinc, and 3.5% antimony and melts at 1135 F and liquids at 1145F.

Water Pipe and Fittings:

1. Brass Pipe - ASTM test brass, ASME Table 4A 40 screwed pipe.
2. Fittings - Medium brass, screwed 150 pound class.

Quick Coupling Valves - Brass two-piece body design with a working pressure of 150 psi, with inlet with male threads. Body sized, complete with locking rubber cover specific to company's name if specified.

Valve Boxes:

Note: All box covers for underground water shall be made valved, and marked for enclosed. Otherwise, valve box sets as an exterior brass cover covering 12 inches of the bottom and adjacent surrounded by Owner and Landscape Architect prior to installation.

1 Way Line Blow-out Wells, and Wye Box Cover-ASME-12.
2. Valve through 3-inch Gate of Valves - Carson 1419-12B.
3. Side Valve Assemblies - Carson 1419-12B.
4. Control Wiring Splices - Carson 1419-12.
5. Main Line Gate Valves - Carson 1419-12.
6. Gate Relief Valves - Carson 1419-12B
7. Manual Drain Valves - Carson 1419-12B.
8. Pressure Regulating Valves - As shown on detail.

Electrical Control Wiring:

1. Low Voltage:
   a. Electrical Control Wire - PWB UF UL approved No. 14 gauge direct-burial copper wire for all control wires, and No. 10 gauge direct-burial copper wire for all common wires.
   b. Wire Colors:
      1) Control Wires - Red
      2) Common Wires - White
      3) Master Valve Wires - Blue and yellow.
      4) Future Wires - Extra as noted and common wire (labeled at boundaries).
   c. If multiple controllers specified, and take poles at different controller areas each other, but common and controlled to feed each each other shall be different colors approved by Consultant.
   d. Wire connections for all valve and solenoid locations shall be UL 486D approved direct-bury wire connectors for and if damp locations, rated up to 300 volts, as manufactured by Rain Bird model 300E Series Wire Connector, or approved similar dry system method. Wire connectors shall provide strain relief and keep the wire and spring independent from the housing. All 24-volt wire splices shall perform to National Electric Code (NEC) standards and all state, local and federal codes.

2. High Voltage - Type specified by local codes and conditions, all proper also in accommodate needs of engineered overhead.

Sprinkler Heads - As shown on drawings. Purple tops or nozzles for Reclaimed Water use.

Electric Control Valves - As noted on drawings. Purple handles for Reclaimed Water use, Install pressure regulating devices where specified on plans.

Pipe Underground Locator - Combination guide sized approved by Consultant.

Automatic Controller - As shown on drawings.

Soil Sensor Transmitter - As shown on drawings.

Manual Drain Valves - As shown on drawings.

Air Relief Valves - As shown on drawings.

Pressure Reducing Valves - As shown on drawings.

Master Control Valves - As shown on drawings.

Flow Sensor and Monitor or Transmitter - As shown on drawings.

Pump Station - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Starting operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of the system except manual clearing.

3.02 PREPARATION

Staking and Shut Down as Follows:

1. For all projects with rotary sprinklers manual at Installation Set (ISS) or greater. Consultant (CIC) shall lay out the sprinkler subsystem from with Architect/Site Contractor. Contractor shall contact CIC2 info to the Consultants staking first. For all projects or area segments with similar conditions, Contractor shall be authorized and marked Consultant for review.
2. Work with permitted flow or existing point source supply lines, and lay heads and control valve locations for first areas of pumps as decided by Consultant. Contact Consultant's estimate of 48 hours in advance and request a review of staking. Consultant will review staking and direct changes if required. Distinguish between flow and valve heads from coverage problems due to improper placement of heads after staking.

Initial shooting notes of angle/spacing and concrete work, prior to the installation of concrete or piping operations, to incorporate piping and wiring. Contact local 811 around shooting to 48 hr Standard Frontier County within 7% of construction to district to coordinate with CSD 811-7757.

Trenching - Trench excavation shall follow, as much as possible, lateral alignment on Drawings. Dig trenches straight, and maintain the same set distance at the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Excavate slightly deeper where pipe is to be installed on sloping ground. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:
   a. Piping under Gate Valves - Trenches shall have unobstructed width of 2 inches, 12 inches for 3" and larger pipe.
   b. Line parallel pipe - Install not less than 6 inches of clearance between each line, and mellow from 12 inches of pipe over between face of pipe inches.
   c. For Reclaimed Water systems, 3 feet vertical (minimum) and 5-foot horizontal separations from potable lines are required per industry standards.

2. Cut to Depth - Dig trenches deep enough to allow pipe to be placed at proper depth. Do not excavate trench bottom below depth where pipe is to be placed. If bottom is excavated too deep, backfill with sand or gravel and compact to provide firm bed for pipe.

3. Trench Bottom - Remove all large rocks and other hard objects that might damage pipe. Trench bottom shall be free from lumps and depressions.

4. Compact backfilling 90% maximum density in 8" lifts, determined in accordance with ASTM D 2167 utilizing the following methods:
   a. Mechanical tamping.
   b. Puddling or jetting. Puddling or jetting and/or jetting is prohibited with 10-4" of building or foundation soils.

Piping Under Paving:

1. Provide for conditions areas of 24 inches between the top of the pipe and the bottom of the aggregate base for slip pressure and non-pressure piping installed under asphalt concrete in concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be installed with construction goals over 4 inches below pipe to 8 inches above pipe and the width of the trench.
3. Compact backfill compact in 6 inch lifts at 90 % minimum density determined in accordance with ASTM D1557 using mechanical hand tamp devices.
4. Set in place, size, and prepare lateral piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing soil to concrete pavement shall be done by jacking, boring, or hydraulic sliding, but when cutting or breaking of soils, cutting extends is necessary, if shallow does undermine all of not and in the Owner. Circle punctures and pipe approved from Owner to not to break under slight or concrete.

3.04 FIELD QUALITY CONTROL

Flushing - Run lines, clean, and valves can in place and connected, but prior to installation of sprinkler heads, quick coupler valves, and all relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing to 5 minutes through hydrostatic valves. Can test after flushing.

Testing - Conduct tests in presence of Consultant. Assume the presence of Consultant constitutes of 24 hours in advance of testing. Supply hose pump and all other test equipment.

1. Site Inspection, and Installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40-PSI over the designated static pressure or 150 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss - Test in accordance if no leakage or loss of pressure is evident during test period.
3. Leaks - Detect and repair leaks.
4. Sensor system self-diagnosis can be initialized for the duration of the test.
5. Before final acceptance, pressure supply line all control valves pressure for a period of 48 hours.

Walk-Through for Substantial Completion:

1. Arrange for Consultant's pressure assistance at 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All control areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each area in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected post in Final Completion ("punch list").
5. Furnish all materials and systems at Work required to correct or inadequate due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all slip or other and equivalent under operations for clean-up by Consultant to demonstrate that they are performing and installed in an aligned, free by placing of all needs material. Schedule repeat site walk-through if discrepancy.

Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Fill out Certificate by Consultant/Site Contractor Inc. and submit all documents, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each area identified as deficient at substantial completion walk-through for Consultant to review at time of final completion walk-through to ensure correction of all deficiencies noted.
4. Items deemed not acceptable by Consultant shall be corrected to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through by Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment until a satisfactory walk-through by Contractor, to ensure equal to additional time and expenses required by Owner/Agent to conduct and document further walk-throughs or demand necessary to ensure compliance with Contract Documents.

3.05 CLEANING

Upon completion of installation, Contractor shall remove from irrigation system all packing, waste, and rubbish resulting from operations, and maintenance including cutting or trimming shrubs that have entered areas to prevent premature damage to provide uniformity and efficient coverage. Wash and adjust all sprinkler heads for uniform performance and to prevent overspray over walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure in PSI.

Site determined that irrigation adjustments adjust only water and more adequate coverage, make such adjustments prior to final acceptance, as directed, at no additional cost to Owner. Adjustments may include changes in nozzle sizes, degree of arc, and control valve flowing.

All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.

Leave entire site area clean by disposing of operation supplements due to construction overages or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.06 CLEANING

Maintain continuous cleaning operation throughout duration of Work. All trash or debris generated by installation of irrigation system shall be properly disposed of by Contractor off-site.

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Design Team

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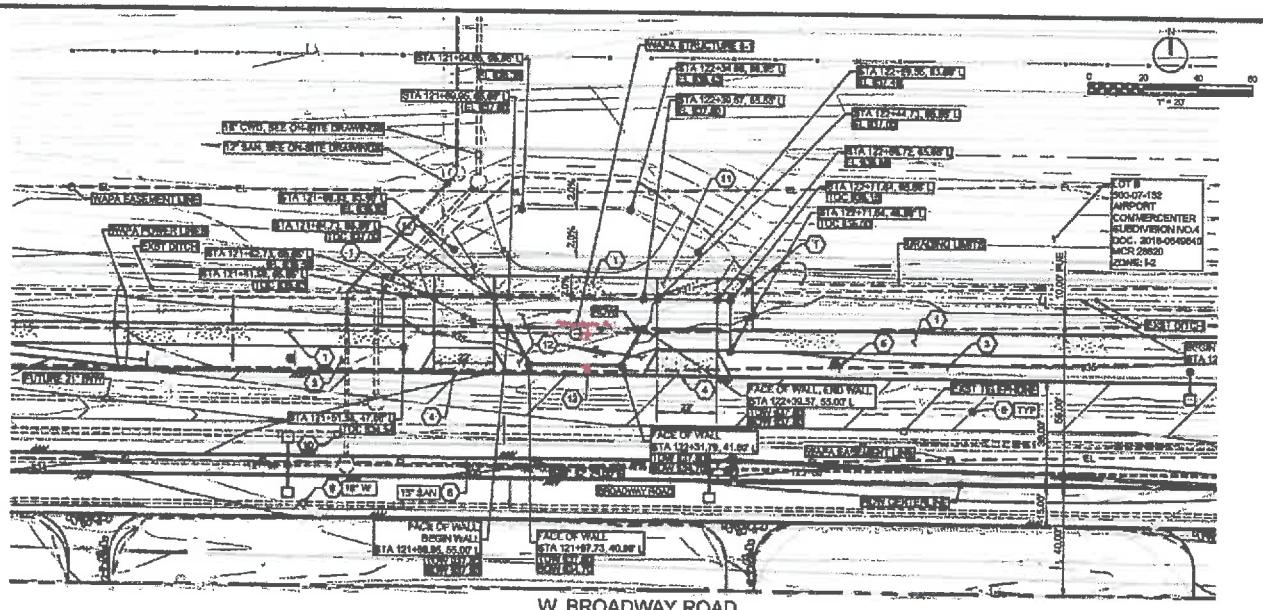
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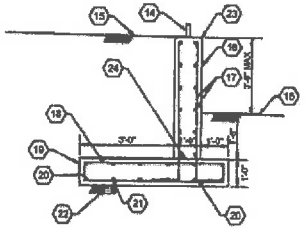
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IRRIGATION SPECIFICATIONS

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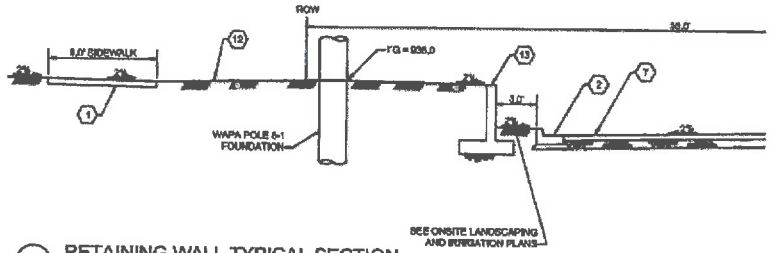
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1 RETAINING WALL AT WAPA POLE
NTS

NOTES
14. SAFETY RAIL, SEE MAG 140
15. FINISHED GRADE.
16. CONCRETE RETAINING WALL, f'c = 4000 PSI
17. #5 @ 10" OC EACH WAY EACH FACE.
18. #5 @ 12 OC TOP AND BOTTOM.
19. CONCRETE FOOTING, f'c = 4000 PSI.
20. STANDARD 90 DEGREE HOOK.
21. (6) #5 TOP AND BOTTOM. PROVIDE 2' - 3" MIN LAP. STAGGER LAP LOCATIONS.
22. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT PREPARED BY SPEEDIE AND ASSOCIATES FOR PHX 10 AND 11 DATA CENTER, DATED OCTOBER 26, 2015 (REPORT # 1515548A).
23. CHAMFER.
24. ROUGHEN FOOTING TO 1/4" +/- AMPLITUDE BELOW WALL



2 RETAINING WALL TYPICAL SECTION
1"=4'-0"

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
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GENERAL SHEET NOTES

A. FOR SURVEY MONUMENT INFORMATION, SEE DRAWING C-A-00-0.
B. THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT ROADWAY CORRIDORS, INCLUDING PAVING LIMITS, CURB, CURB AND GUTTER, SIDEWALK, DRAINAGE FEATURES, AND OTHER FEATURES IMMEDIATELY ADJACENT TO THE ROAD CORRIDOR.
C. SEE SIGNING AND STRIPING DRAWINGS FOR LOCATION AND INFORMATION ON SIGNING, STRIPING, PAVEMENT MARKING PADS, AND OTHER FEATURES.
D. SEE UTILITY DRAWINGS FOR LOCATION AND INFORMATION ON VALVES, HYDRANTS, MANHOLES, AND OTHER APPURTENANCES. MANHOLES AND VALVES SHALL BE ADJUSTED TO FINAL GRADE PER (MAG 270) AND (MAG 422).
E. SEE ELECTRICAL DRAWINGS FOR STREET LIGHTING.
F. ROW CENTERLINE, MONUMENT LINE AND CONSTRUCTION CENTERLINE ARE ALL CONTIGUOUS.

KEYNOTES

1. 8-FEET WIDE SIDEWALK PER (MAG 230).
2. CURB AND GUTTER, TYPE "A" PER (MAG 220-1).
3. 8-FEET WIDE PARKWAY.
4. DRIVEWAY PER (MAG 250-1).
5. ROAD SIGN, SEE SIGNING AND STRIPING PLANS.
6. PAVEMENT MARKING, SEE SIGNING AND STRIPING PLANS.
7. AC PAVEMENT TYPE "A" PER CITY OF GOODYEAR DETAIL (G-3215).
8. SANITARY SEWER, SEE UTILITY DRAWINGS, SEE NOTE D.
9. WATER MAIN, SEE UTILITY DRAWINGS, SEE NOTE D.
10. FUTURE 24" RAW WATER PIPELINE, SEE NOTE D.
11. CONCRETE DRIVEWAY PER (MAG 251)
12. DECOMPOSED GRANITE SURFACING PER (G-3244-0) WITHIN EASEMENT AREA. CONSTRUCT THE 2 INCHES OF AGGREGATE BASE WITHIN THE 22-FOOT WIDE DRIVEWAY AREA.
13. RETAINING WALL, SEE DETAIL, THIS SHEET.



KEY PLAN

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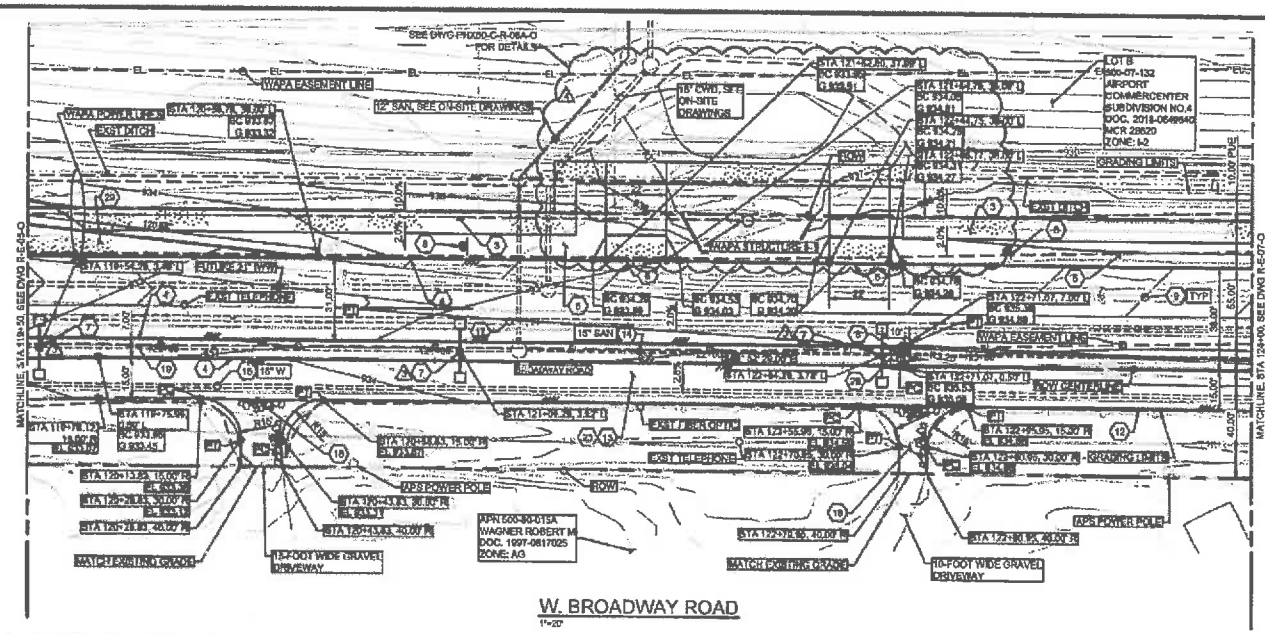
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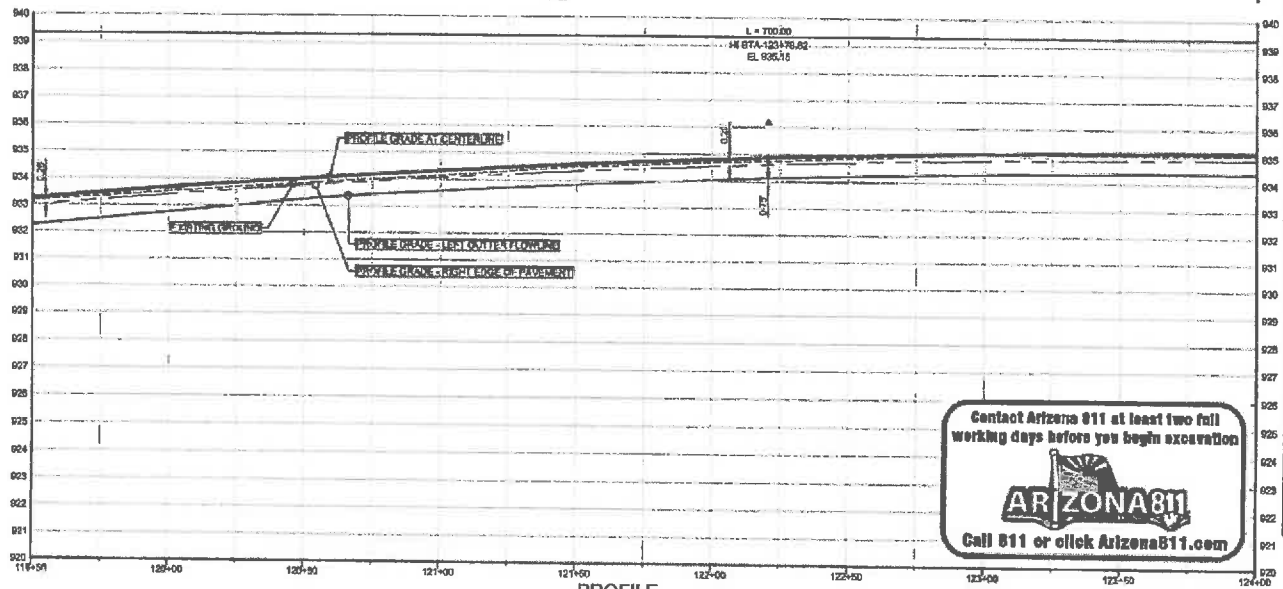
BROADWAY ROAD
PLAN AND DETAILS
STA 119+50 TO
124+00

PHX00-C-R-06A-0

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W. BROADWAY ROAD
1"=20'



PROFILE
HORIZ: 1"=20'
VERT: 1"=2'

Contact Arizona 811 at least two full working days before you begin excavation
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GENERAL SHEET NOTES

A. FOR SURVEY MONUMENT INFORMATION, SEE DRAWING C-A-00-0.

B. THESE DRAWINGS SHOW INFORMATION TO CONSTRUCT ROADWAY CORRIDORS, INCLUDING PAVING LIMITS, CURB, CURB AND GUTTER, SIDEWALK, DRAINAGE FEATURES, AND OTHER FEATURES IMMEDIATELY ADJACENT TO THIS ROAD CORRIDOR.

C. SEE SIGNING AND STRIPING DRAWINGS FOR LOCATION AND INFORMATION ON SIGNING, STRIPING, PAVEMENT MARKING PADS, AND OTHER FEATURES.

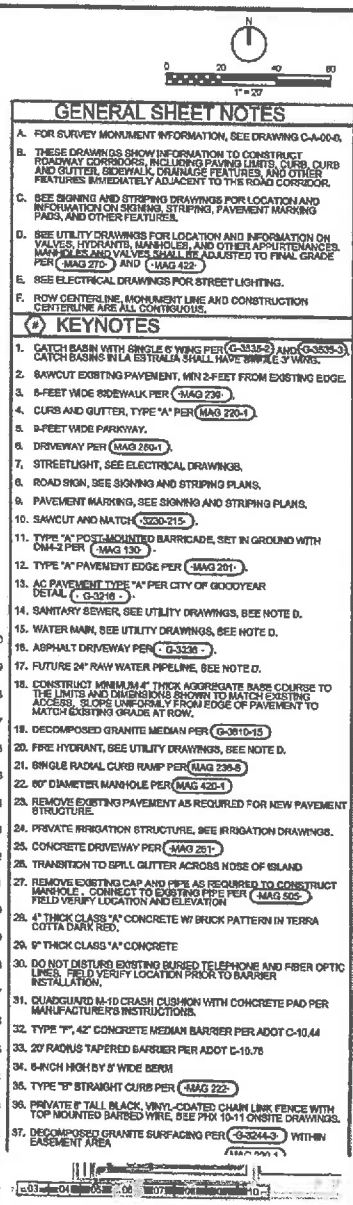
D. SEE UTILITY DRAWINGS FOR LOCATION AND INFORMATION ON VALVES, HYDRANTS, MANHOLES, AND OTHER APPURTENANCES. MANHOLES AND VALVES SHALL BE ADJUSTED TO FINAL GRADE PER (MAG 270) AND (MAG 422).

E. SEE ELECTRICAL DRAWINGS FOR STREET LIGHTING.

F. ROW CENTERLINE, MONUMENT LINE AND CONSTRUCTION CENTERLINE ARE ALL CONTIGUOUS.

KEYNOTES

1. CATCH BASIN WITH SINGLE 6' WING PER (G-3535-2) AND (G-3535-3). CATCH BASINS IN LA ESTRALLA SHALL HAVE SINGLE 3' WING.
2. SAWCUT EXISTING PAVEMENT, MIN 2-FEET FROM EXISTING EDGE.
3. 5-FEET WIDE SIDEWALK PER (MAG 230)
4. CURB AND GUTTER, TYPE "A" PER (MAG 220-1)
5. 9-FEET WIDE PARKWAY.
6. DRIVEWAY PER (MAG 250-1).
7. STREETLIGHT, SEE ELECTRICAL DRAWINGS.
8. ROAD SIGN, SEE SIGNING AND STRIPING PLANS.
9. PAVEMENT MARKING, SEE SIGNING AND STRIPING PLANS.
10. SAWCUT AND MATCH (3230-215).
11. TYPE "A" POST-MOUNTED BARRICADE, SET IN GROUND WITH ONE-2 PER (MAG 130).
12. TYPE "A" PAVEMENT EDGE PER (MAG 201).
13. AC PAVEMENT TYPE "A" PER CITY OF GOODYEAR DETAIL (G-3216).
14. SANITARY SEWER, SEE UTILITY DRAWINGS, SEE NOTE D.
15. WATER MAIN, SEE UTILITY DRAWINGS, SEE NOTE D.
16. ASPHALT DRIVEWAY PER (G-3230).
17. FUTURE 24" RAW WATER PIPELINE, SEE NOTE D.
18. CONSTRUCT MINIMUM 4" THICK AGGREGATE BASE COURSE TO THE LIMITS AND DIMENSIONS SHOWN TO MATCH EXISTING ACCESS. SLOPE UNIFORMLY FROM EDGE OF PAVEMENT TO MATCH EXISTING GRADE AT ROW.
19. DECOMPOSED GRANITE MEDIAN PER (G-3610-15)
20. FIRE HYDRANT, SEE UTILITY DRAWINGS, SEE NOTE D.
21. SINGLE RADIAL CURB RAMP PER (MAG 236-5)
22. 60" DIAMETER MANHOLE PER (MAG 420-1)
23. REMOVE EXISTING PAVEMENT AS REQUIRED FOR NEW PAVEMENT STRUCTURE.
24. PRIVATE IRRIGATION STRUCTURE, SEE IRRIGATION DRAWINGS.
25. CONCRETE DRIVEWAY PER (MAG 251)
26. TRANSITION TO SPILL GUTTER ACROSS NOSE OF ISLAND
27. REMOVE EXISTING CAP AND PIPE AS REQUIRED TO CONSTRUCT MANHOLE. CONNECT TO EXISTING PIPE PER (MAG 505). FIELD VERIFY LOCATION AND ELEVATION
28. 4" THICK CLASS "A" CONCRETE W/ BRICK PATTERN IN TERRA COTTA DARK RED.
29. 6" THICK CLASS "A" CONCRETE
30. DO NOT DISTURB EXISTING BURIED TELEPHONE AND FIBER OPTIC LINES. FIELD VERIFY LOCATION PRIOR TO BARRIER INSTALLATION.
31. QUADGUARD M-10 CRASH CUSHION WITH CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS.
32. TYPE "F", 42" CONCRETE MEDIAN BARRIER PER ADOT C-10.44
33. 20' RADIUS TAPERED BARRIER PER ADOT C-10.76
34. 6-INCH HIGH BY 5' WIDE BERM
35. TYPE "B" STRAIGHT CURB PER (MAG 222)
36. PRIVATE 8' TALL BLACK, VINYL-COATED CHAIN LINK FENCE WITH TOP MOUNTED BARBED WIRE, SEE PHX 10-11 ONSITE DRAWINGS.
37. DECOMPOSED GRANITE SURFACING PER (G-3244-3) WITHIN EASEMENT AREA



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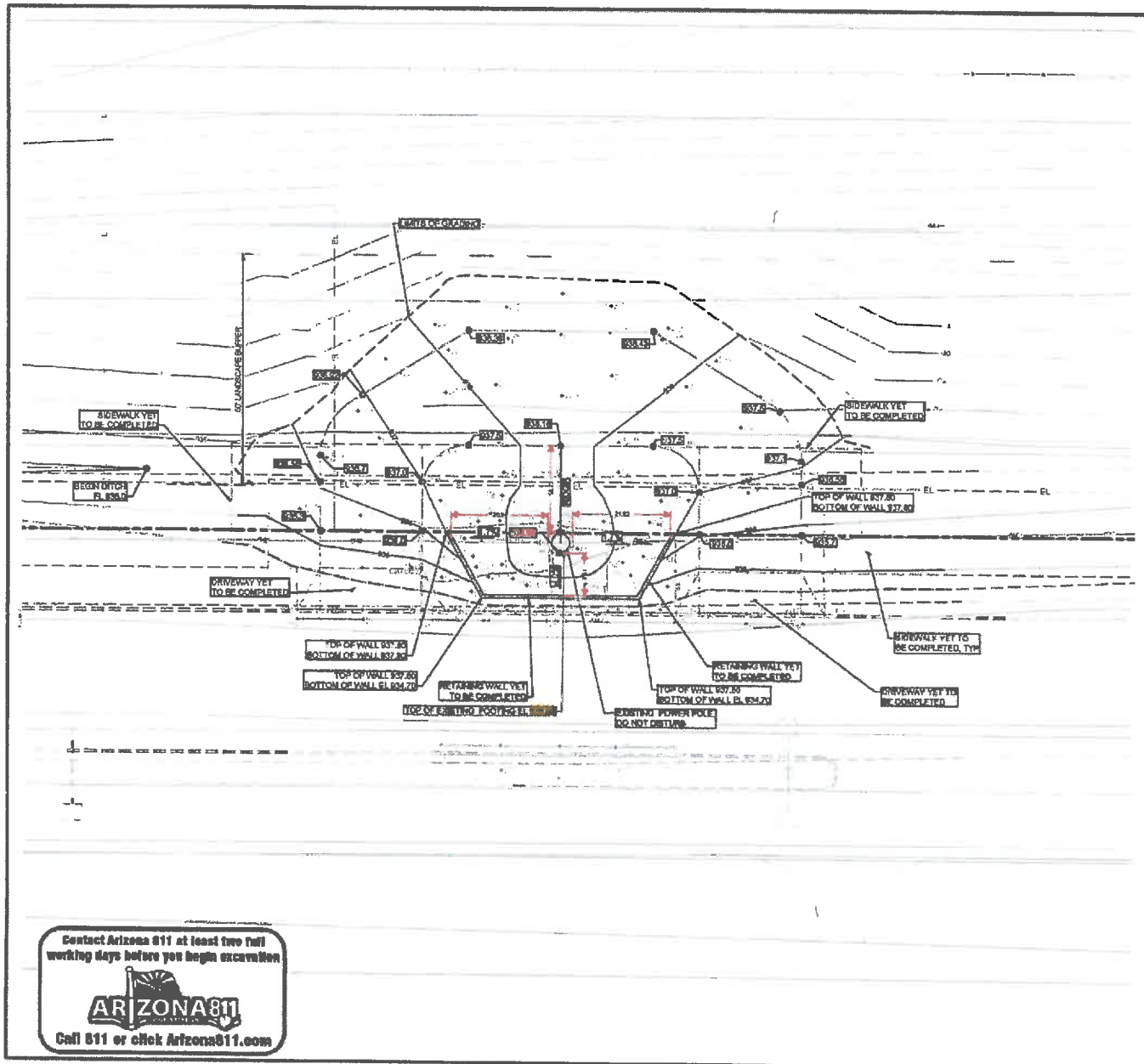
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BROADWAY ROAD
PLAN AND PROFILE
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Exhibit A-1.35

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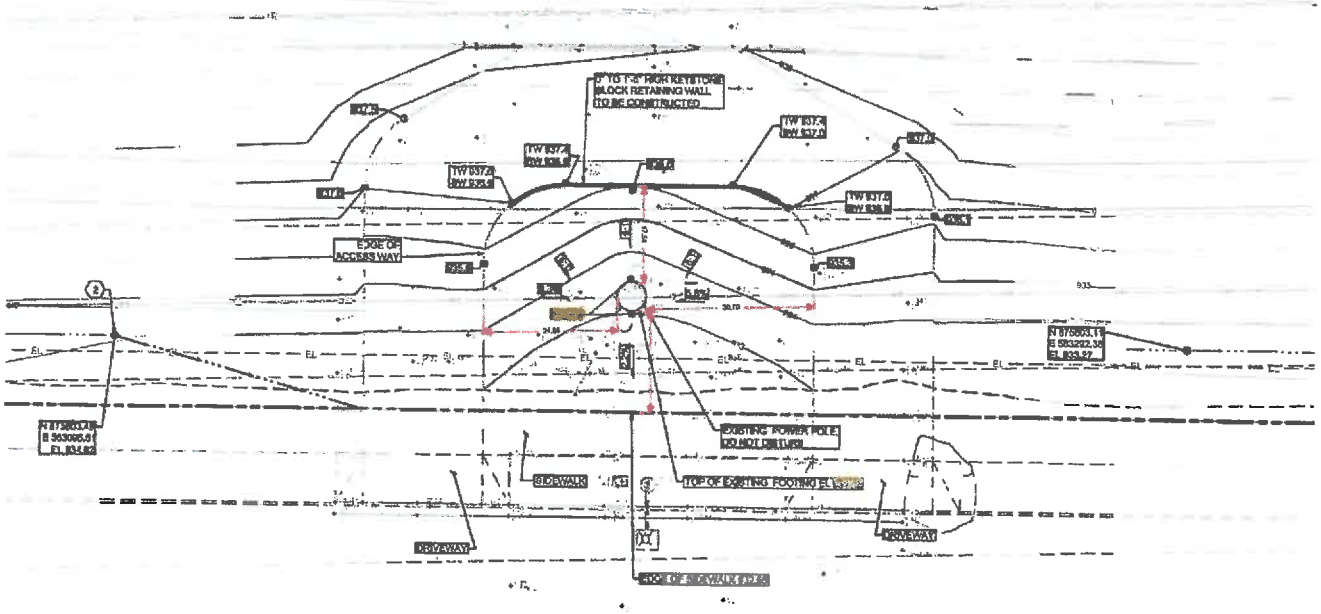
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GRADING AND DRAINAGE PLAN ENLARGED PLAN

Exhibit A-137



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N

0 10 20 40

Scale in Feet

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GRADING AND DRAINAGE PLAN ENLARGED PLAN

Exhibit A-138

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ITEM #: 9.
DATE: 02/28/2022
AI #:720

CITY COUNCIL ACTION REPORT

SUBJECT: ACCEPT AN EMERGENCY SERVICES ACCESS EASEMENT FOR PORTIONS OF THE PEBBLE CREEK MARKETPLACE

STAFF PRESENTER(S): Linda Beals, Real Estate Coordinator

SUMMARY

Acceptance of an Emergency Services Access Easements to provide secondary emergency access to portions of the Pebble Creek Marketplace including the Grayson Place Apartment project located at the southeast corner of McDowell Road and 159th Avenue.

Recommendation

Accept an Emergency Services Access Easement from Prescott Convention Center Limited Partnership, an Arizona limited partnership. (Linda Beals, Real Estate Coordinator)

FISCAL IMPACT

There will be no fiscal impact to the City in the fiscal year 2022 or future years with the acceptance of this easement.

BACKGROUND AND PREVIOUS ACTIONS

The Grayson Place Apartments project is a 15.5-acre multi-family residential development located within the Pebble Creek Marketplace, which is currently under construction. As part of the development process, an Emergency Services Access Easement is required in order to provide a secondary emergency access route from the easterly side of the project.

STAFF ANALYSIS

The area in which the secondary access easement is needed is owned by multiple entities. The portion being dedicated by this action is owned by Prescott Convention Center Limited Partnership, an Arizona limited partnership, which owns the property directly east of the apartment development. The remainder of the easement area will be dedicated at a future date(s) by the owners of the Grayson Place Apartments.

The Emergency Services Access Easement attached hereto provides a portion of the emergency access required for the Grayson Place Apartments project and portions of the Pebble Creek Marketplace adjacent to the easement.

Attachments

Emergency Access Easement

When recorded Mail to:

City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

EMERGENCY SERVICES
ACCESS EASEMENT

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **PRESCOTT CONVENTION CENTER LIMITED PARTNERSHIP, an Arizona limited partnership** (collectively "GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**, ("GRANTEE"), its successors and assigns, a perpetual Emergency Services Access Easement. The Emergency Services Access Easement shall be a permanent easement on, over, across, above and through the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"), for use by the City of Goodyear and other entities for the purposes provided herein. The purpose of this easement is to: (i) provide access for emergency services providers, including the City of Goodyear, to respond to calls for emergency services, and (ii) to allow the City of Goodyear including its contractors the right, but not the obligation, to construct, maintain, repair and/or replace improvements within the Easement Area as needed to provide access for emergency service providers.

GRANTOR, its successors and assigns, shall construct improvements within the Easement Area consistent with all applicable federal, state, and/or local laws, ordinances, policies, procedures or other requirements applicable to emergency access ways in effect at the time of the construction of the emergency access improvements, including by way of example, but not limited to, the requirements in the City of Goodyear Engineering Design Standards and Policies Manuals for improvements needed for emergency access (the "Emergency Access Road"). GRANTOR, its successors and assigns, shall maintain, the Emergency Access Road in good working condition and shall repair and replace the Emergency Access Road as needed to have an Emergency Access Road in good working condition.

GRANTEE shall have no responsibility or liability for the construction, operation, maintenance or repair of the Emergency Access Road. GRANTEE shall have the right, but not the obligation to construct, maintain, replace and/or repair the Emergency Access Road and if GRANTEE exercises this right because of the failure of GRANTOR its successors and assigns to construct, maintain, replace and/or repair the Emergency Access Road, the City shall be entitled to recover from GRANTOR its successors and assigns the costs incurred by

the City in constructing, maintaining, replacing and/or repairing the Emergency Access Road and for all expenses, including, without limitation, reasonable attorney fees, incurred by the GRANTEE in recovering such costs.

GRANTEE shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described.

The easement conveyed is a non-exclusive easement and GRANTOR reserves for itself, its successors and assigns, all such rights and privileges in the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the Emergency Access Road constructed within the Easement Area including the right to grant additional non-exclusive easements in all or part of the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the Emergency Access Road constructed within the Easement Area. GRANTOR, its successors and assigns shall not locate, erect, construct or permit to be located, erected or constructed, any building or other structure or drill any well within the Easement Area.

This Emergency Services Access Easement constitutes a covenant running with the land for the benefit of GRANTEE, its successors and assigns, and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area.

IN WITNESS WHEREOF, this instrument is executed this 14th day of JANUARY, 20 22.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
PRESCOTT CONVENTION CENTER LIMITED PARTNERSHIP,
an Arizona limited partnership

By: Prescott Convention Center, Inc., an Arizona corporation,
Its: General Partner

By: _____
Howard T. Grace, Its President and Director

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Emergency/Government Services Access Easement) was acknowledged before me this 24th day of January, 2022 by Howard T. Grace as President and Director of Prescott Convention Center, Inc., an Arizona corporation as General Partner of Prescott Convention Center Limited Partnership, an Arizona limited partnership.

MARTHA A. CAHOON
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 574225
Expires November 20, 2023

_____
Notary Public

PLACE NOTARY SEAL ABOVE

Signatures, Acknowledgements and Exhibits Continued on Following Pages

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the ____ day of _____, 20___.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

On this _____ day of_____, 20___, personally appeared before me _____, as _____of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

_____
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"

PEBBLE CREEK RETAIL
ROADWAY
LEGAL DESCRIPTION

A portion of lot 2 of Section 6, Township 1 North, Range 1 West and a portion of the Southeast Quarter of Section 31, Township 2 North, Range 1 West of the Gila and Salt River Meridian, Default County, Arizona, being more particularly described as follows:

COMMENCING at a found City of Goodyear brass cap flush accepted as the Northeast Corner of said Section 6 from which a found City of Goodyear brass cap flush accepted as the Northwest corner thereof bears North 89°21'40" West, 5201.92 feet;

Thence North 89°21'40" West 1332.12 feet along the north line of the Northeast Quarter of said Section 6 to the **POINT OF BEGINNING**;

Thence leaving said north line, South 00°22'43" West, 256.30 feet;

Thence North 88°48'54" West, 433.89 feet;

Thence North 00°37'19" East, 3.78 feet;

Thence North 89°22'07" West, 199.99 feet;

Thence North 00°37'56" East, 28.16 feet;

Thence South 88°48'54" East, 602.80 feet;

Thence North 00°15'16" East, 124.33 feet to the beginning of a tangent curve concave southwesterly, having a radius of 40.00 feet;

Thence northwesterly along said curve, through a central angle of 19°47'52", an arc length of 13.82 feet to a tangent line;

Thence North 19°32'35" West, 14.38 feet to the beginning of a tangent curve concave northeasterly, having a radius of 40.00 feet;

Thence northwesterly along said curve, through a central angle of 20°09'18", an arc length of 14.07 feet to a tangent line;

Thence North 00°36'43" East, 90.85 feet to the southerly Right of Way line of McDowell Road as recorded in the Final Plat of Palm Valley Phase VIII South Parcel in Book 839 of maps, Page 49, Maricopa County Records;

Thence South 89°21'40" East, 40.54 feet along said southerly Right of Way line;

Thence leaving said southerly Right of Way line, South 00°22'43" West, 29.99 feet to the **POINT OF BEGINNING.**

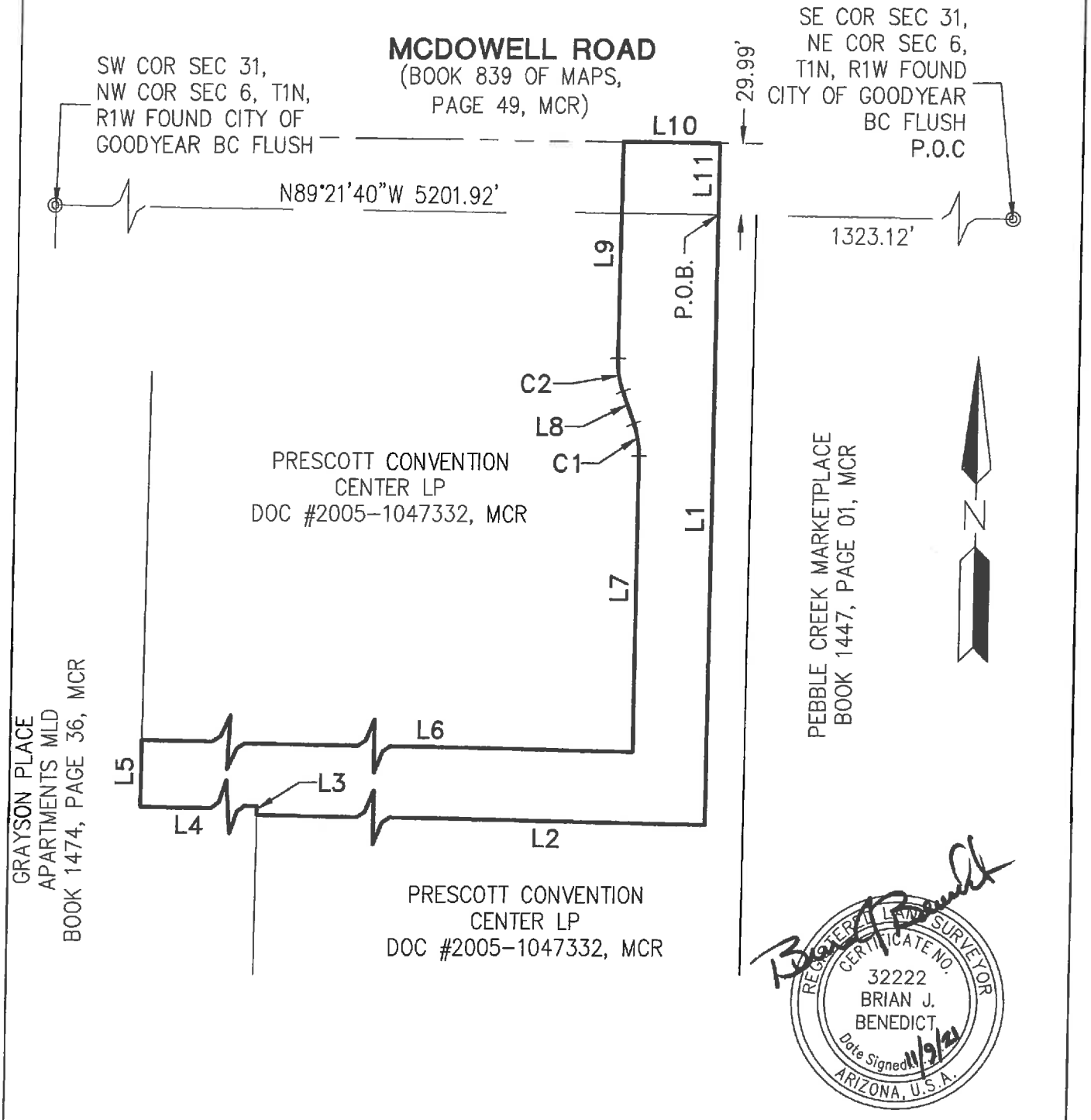
The above described parcel contains a computed area of 27496 sq. ft. (0.631 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No: 1958
Date: October 2021



October 1, 2021
U:\1900\1958\SURVEY\DOCS\LEGAL\21-1001-1958-ROADWAY_LEGAL.docx



P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

PROJ.NO.: 1958	PEBBLE CREEK RETAIL	HILGARTWILSON
DATE: OCT. 2021	ROADWAY BOUNDARY	2141 E. HIGHLAND AVE., STE. 250
SCALE: N.T.S.	GOODYEAR, ARIZONA	PHOENIX, AZ 85016
DRAWN BY: GS/RG	EXHIBIT	P: 602.490.0535 / F: 602.368.2436
CHECKED BY: BJB		

©2021, HILGARTWILSON, LLC

U:\1900\1958\SURVEY\DOCS\LEGAL\1958-ROADWAY EXHIBIT.dwg 10/5/2021 7:44 AM

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°22'43"W	256.30'
L2	N88°48'54"W	433.89'
L3	N00°37'19"E	3.78'
L4	N89°22'07"W	199.99'
L5	N00°37'56"E	28.16'
L6	S88°48'54"E	602.80'
L7	N00°15'16"E	124.33'
L8	N19°32'35"W	14.38'
L9	N00°36'43"E	90.85'
L10	S89°21'40"E	40.54'
L11	S00°22'43"W	29.99'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	40.00'	19°47'52"	13.82'
C2	40.00'	20°09'18"	14.07'



PROJ.NO.: 1958	PEBBLE CREEK RETAIL ROADWAY BOUNDARY GOODYEAR, ARIZONA	HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: OCT. 2021		
SCALE: NONE		
DRAWN BY: GS/RG	EXHIBIT	
CHECKED BY: BJB		

©2021, HILGARTWILSON, LLC

ITEM #: 10.
DATE: 02/28/2022
AI #:704

CITY COUNCIL ACTION REPORT

SUBJECT: TERMINATION AND RELEASE OF A WATER LINE EASEMENT ASSOCIATED WITH THE FINAL PLAT FOR AIRPARK LOGISTICS CENTER

STAFF PRESENTER(S): Linda Beals, Real Estate Coordinator

SUMMARY

Approval of the termination and release of a Water Line Easement associated with the Final Plat for Airpark Logistics Center.

Recommendation

Approve the Termination and Release of Easement for the Water Line Easement located southeast of Bullard Avenue and Yuma Road. (Linda Beals, Real Estate Coordinator)

FISCAL IMPACT

There will be no fiscal impact to the city in the fiscal year 2022 or future years related to the termination and release of this easement.

BACKGROUND AND PREVIOUS ACTIONS

On or about September 23, 2001, the City accepted a Water Line Easement from SunChase Estrella Limited Partnership, a Delaware limited partnership, which was recorded in the official records of Maricopa County on October 1, 2001, as Instrument Number 2001-0908605 (“Water Line Easement”).

This Water Line Easement was provided to the City to facilitate the delivery of remediated water from the Goodyear Tire and Rubber (“PGA-S”) remediation well to the City’s Well Site #11 to incorporate the remediated water into the City’s domestic water system.

The water line was never constructed connecting the PGA-S remediation well and the City’s Well Site #11. Further, staff has confirmed that there are no current or future plans to construct the water line. The Waterline Easement currently bisects the property located within the Final Plat for Airpark Logistics approved by Council on January 24, 2022. The plat approval included a stipulation that no building permits will be issued for any structure located in whole or in part over any area subject to the Water Line Easement until such easement has

been terminated.

CIP 18 CRE City Center Airpark Owner LLC, a Delaware limited liability company as the landowner and developer has requested the termination of the Water Line Easement, as required by the stipulations included in the approval for the Final Plat for Airpark Logistics Center.

STAFF ANALYSIS

City staff has concluded that the Water Line Easement is not required for current or future use, therefore we are recommending the termination and release of the Water Line Easement.

Attachments

Easement Termination

When recorded Mail to:

City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

TERMINATION AND RELEASE OF EASEMENT

THIS TERMINATION AND RELEASE OF EASEMENT (the "Release") is executed this ____ day of_____, 2022 by the CITY OF GOODYEAR, an Arizona municipal corporation (the "City").

RECITALS

A. WHEREAS, on or about September 24, 2001 the City accepted a Water Line Easement from SUNCHASE ESTRELLA LIMITED PARTNERSHIP, a Delaware limited partnership ("SunChase") which was recorded in the official records of Maricopa County on October 1, 2001 as Instrument Number 2001-0908605 ("Water Line Easement"); and,

B. WHEREAS, the Water Line Easement was accepted by the City in order to facilitate the delivery of remediated water from the Goodyear Tire and Rubber ("PGA-S") remediation well to the City's Well Site #11 to incorporate the remediated water into the City's domestic water system; and

C. WHEREAS, CIP 18 CRE City Center Airpark Owner LLC, a Delaware limited liability company is the in process of preparing a Final Plat for Airpark Logistics Center ("Final Plat") on the property which includes the Water Line Easement; and,

D. WHEREAS, the water line between the PGA-S' remediation well and the City's well was never constructed, and the City has no current or future plans to construct the water line; and,

E. WHEAREAS, Pursuant to A.R.S. § 9-402, the City Council of the City of Goodyear is vested with the power to dispose of easements owned by the City that are no longer needed; and

F. WHEREAS, the City has determined that the Water Line Easement is no longer needed.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City hereby terminates and releases it is interest in the Water Line Easement recorded in the official records of Maricopa County on October 1, 2001 as Instrument Number 2001-0908605.

This Release is not intended to, nor does it, release any interest that the City may have in the property subject to the Water Line Easement described in Exhibit A arising by virtue of any other instrument recorded with the Maricopa County Recorder.

Dated this ____ day of _____ 2022.

CITY OF GOODYEAR, ARIZONA

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

On this _____ day of _____, 2022, personally appeared before me _____, as _____of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

_____
Notary Public

Attest:

_____
Darcie McCracken, City Clerk

Approved as to Form:

_____
Roric Massey, City Attorney

Exhibits on Following Pages

ITEM #: 11.
DATE: 02/28/2022
AI #:706

CITY COUNCIL ACTION REPORT

SUBJECT: ACCEPT FOUR (4) EMERGENCY/GOVERNMENT SERVICES ACCESS EASEMENTS AND A SPECIAL WARRANTY DEED ASSOCIATED WITH THE PROLOGIS DEVELOPMENT

STAFF PRESENTER(S): Linda Beals, Real Estate Coordinator

SUMMARY

Acceptance of four (4) Emergency/Government Services Access Easements for access to the Prologis Development located at the northwest corner of Yuma Road and Bullard Avenue and acceptance of a Special Warranty Deed for road right-of-way required for the traffic signal at the northeast corner of Bullard Avenue and Harrison Street.

Recommendation

1. Accept two (2) Emergency/Government Services Access Easements from Prologis Commerce Park 1, QOZB LLC, a Delaware limited liability company and two (2) Emergency/Government Services Access Easements from MREG Bullard LLC, a Delaware limited liability company; and

2. Accept a Special Warranty Deed from MREG Bullard LLC, a Delaware limited liability company. (Linda Beals, Real Estate Coordinator)

FISCAL IMPACT

There will be no fiscal impact to the City in the fiscal year 2022 or future years with the acceptance of these easements.

BACKGROUND AND PREVIOUS ACTIONS

The Prologis Development is located at the northeast corner of Yuma Road and Bullard Avenue. In order to accommodate the required emergency and government service vehicles into this development and the adjacent property to the north, the City is requiring the landowners provide Emergency/Government Access Easements along the Harrison Street alignment at both Bullard Avenue and 143rd Avenue.

In addition, a traffic signal is required and has been constructed at the intersection of Bullard Avenue and Harrison Street. This signal requires the dedication of additional road right of way. MREG Bulllard, LLC has provided a Special Warranty Deed dedicating the required

portion of the road right-of-way.

STAFF ANALYSIS

As previously noted, City staff has determined the Emergency/Government Services Access Easements and the Special Warranty Deed for road right-of-way are necessary to create the required access to the Prologis Development and portions of the adjacent development.

Attachments

Easement 1-NE Harrison

Easement 2-NW Harrison

Easement 3-SE Harrison

Easement 4-SW Harrison

Deed-Bullard & Harrison

When recorded Mail to:

City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

EMERGENCY/GOVERNMENT SERVICES ACCESS EASEMENT
(Harrison North-East)

GRANTOR:	GRANTEE:
MREG BULLARD LLC, a Delaware limited liability company	**CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MREG BULLARD LLC, a Delaware limited liability company**, ("GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**, ("GRANTEE"), its successors and assigns, a perpetual Emergency/Government Services Access Easement. The Emergency/Government Services Access Easement shall be a permanent easement on, over, across, above and through the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"), for use by the City of Goodyear and other entities for the purposes provided herein. The purpose of this easement is to: (i) provide access for emergency services providers, including the City of Goodyear, to respond to calls for emergency services, (ii), provide access for government service providers, including the City of Goodyear, to provide government services; and (iii) to allow the City of Goodyear including its contractors the right, but not the obligation, to construct, maintain, repair and/or replace improvements within the Easement Area as needed to provide access for emergency and government service providers.

GRANTOR, its successors and assigns, shall construct improvements within the Easement Area consistent with all applicable federal, state, and/or local laws, ordinances, policies, procedures or other requirements applicable to emergency access ways in effect at the time of the construction of the emergency access improvements, including by way of example, but not limited to, the requirements in the City of Goodyear Engineering Design Standards and Policies Manuals for improvements needed for emergency access (the "Emergency Access Road"). GRANTOR, its successors and assigns, shall maintain, the Emergency Access Road in good working condition and shall repair and replace the Emergency Access Road as needed to have an Emergency Access Road in good working condition.

GRANTEE shall have no responsibility or liability for the construction, operation, maintenance or repair of the Emergency Access Road. GRANTEE shall have the right, but not the obligation to construct, maintain, replace and/or repair the Emergency Access Road and if GRANTEE exercises this right because of the failure of GRANTOR its successors and assigns to construct, maintain, replace and/or repair the Emergency Access Road, the City shall be entitled to recover from GRANTOR its successors and assigns the costs incurred by the City in constructing, maintaining, replacing and/or repairing the Emergency Access Road and for all expenses, including, without limitation, reasonable attorney fees, incurred by the GRANTEE in recovering such costs.

GRANTEE shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described.

The easement conveyed is a non-exclusive easement and GRANTOR reserves for itself, its successors and assigns, all such rights and privileges in the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the emergency access road constructed within the Easement Area including the right to grant additional non-exclusive easements in all or part of the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the Emergency Access Road constructed within the Easement Area. GRANTOR, its successors and assigns shall not locate, erect, construct or permit to be located, erected or constructed, any building or other structure or drill any well within the Easement Area.

This Emergency/Government Services Access Easement constitutes a covenant running with the land for the benefit of GRANTEE, its successors and assigns, and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 20___.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
MREG BULLARD LLC,
a Delaware limited liability company

By: _____
Richard Mack
Its: Vice President

Date: 10/8/21

STATE OF NEW YORK)
)ss.
County of New York)

On this 8th day of October, 2021, before me personally appeared Richard Mack, whose identity was proven to me on the basis of satisfactory evidence to be the person he claims to be, and acknowledged before me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity or entities upon behalf of which the person acted, executed the instrument.

ANGELA F. SCIANDRA
STATE OF NEW YORK
NOTARY PUBLIC
Qualified In Richmond County
01SC6294897
MY COMMISSION EXPIRES 12/23/20

Angela F. Sciandra
Notary Public

Signatures, Acknowledgements and Exhibits Continued on Following Pages

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the ____ day of _____, 20___.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

On this _____ day of_____, 20___, personally appeared before me _____, as _____of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

_____
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"
CENTERPOINT
THE HUB - HARRISON ACCESS EASEMENT 2 NORTH
LEGAL DESCRIPTION

A portion of Lot 3 as shown on the Minor Land Division of "Centerpoint", as recorded in Book 1410, Page 23, Records of Maricopa County, Arizona, being situated within the Northwest quarter of Section 9, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 3 from which the Northeast corner thereof bears North 00°41'58" East, 1154.65 feet;

Thence North 89°18'29" West, 272.76 feet along the south line of said Lot 3 to a non-tangent curve, concave southerly, having a radius of 55.50 feet, the center of which bears South 89°18'29" East;

Thence leaving said south line and northerly & westerly along said curve, through a central angle of 144°56'15", an arc length of 140.39 feet to a tangent reverse curve, concave northeasterly, having a radius of 15.00 feet;

Thence southeasterly along said curve, through a central angle of 54°56'15", an arc length of 14.38 feet to a tangent line, said line being 25.50 feet north of and parallel with the south line of said Lot 3;

Thence along said parallel line, South 89°18'29" East, 159.55 feet to the east line of said Lot 3;

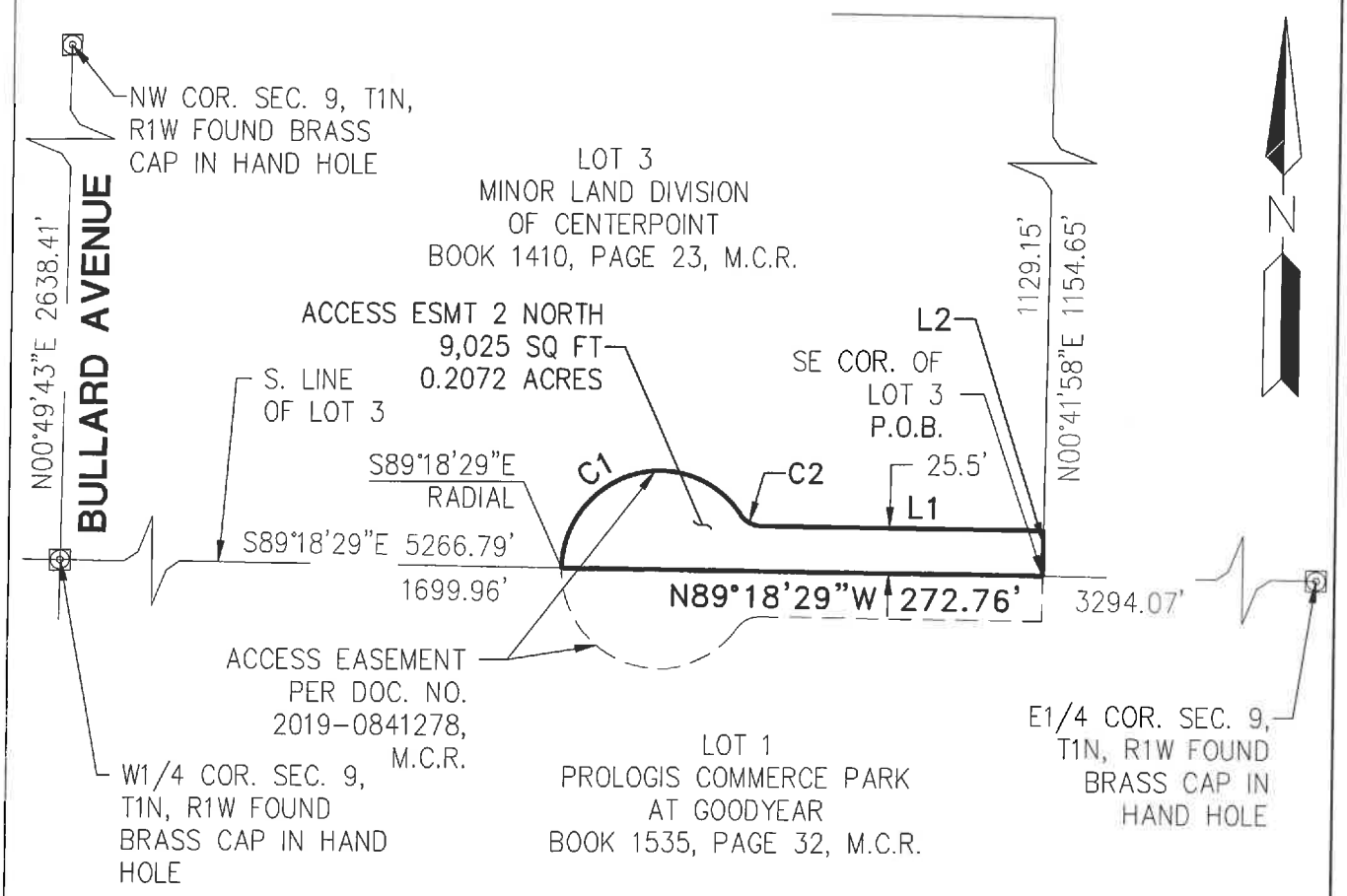
Thence along said east line, South 00°41'58" West, 25.50 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 9,025 sq. ft. (0.2072 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1854
Date: March 2021





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°18'29"E	159.55'
L2	S00°41'58"W	25.50'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	55.50'	144°56'15"	140.39'
C2	15.00'	54°56'15"	14.38'



P.O.B. – POINT OF BEGINNING

PROJ.NO.:	1854
DATE:	MAR. 2021
SCALE:	N.T.S.
DRAWN BY:	DSP/JDL
CHECKED BY:	KJP

CENTERPOINT

THE HUB – HARRISON ACCESS ESMT 2 NORTH
PHOENIX, ARIZONA

EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

© 2021, HILGARTWILSON, LLC

EXHIBIT B
Emergency/Government Access Easement (Harrison North-West)

Attached hereto

When recorded Mail to:

City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

EMERGENCY/GOVERNMENT SERVICES ACCESS EASEMENT
(Harrison North-West)

GRANTOR:	GRANTEE:
MREG BULLARD LLC, a Delaware limited liability company	**CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MREG BULLARD LLC, a Delaware limited liability company**, ("GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**, ("GRANTEE"), its successors and assigns, a perpetual Emergency/Government Services Access Easement. The Emergency/Government Services Access Easement shall be a permanent easement on, over, across, above and through the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"), for use by the City of Goodyear and other entities for the purposes provided herein. The purpose of this easement is to: (i) provide access for emergency services providers, including the City of Goodyear, to respond to calls for emergency services, (ii), provide access for government service providers, including the City of Goodyear, to provide government services; and (iii) to allow the City of Goodyear including its contractors the right, but not the obligation, to construct, maintain, repair and/or replace improvements within the Easement Area as needed to provide access for emergency and government service providers.

GRANTOR, its successors and assigns, shall construct improvements within the Easement Area consistent with all applicable federal, state, and/or local laws, ordinances, policies, procedures or other requirements applicable to emergency access ways in effect at the time of the construction of the emergency access improvements, including by way of example, but not limited to, the requirements in the City of Goodyear Engineering Design Standards and Policies Manuals for improvements needed for emergency access (the "Emergency Access Road"). GRANTOR, its successors and assigns, shall maintain, the Emergency Access Road in good working condition and shall repair and replace the Emergency Access Road as needed to have an Emergency Access Road in good working condition.

GRANTEE shall have no responsibility or liability for the construction, operation, maintenance or repair of the Emergency Access Road. GRANTEE shall have the right, but not the obligation to construct, maintain, replace and/or repair the Emergency Access Road and if GRANTEE exercises this right because of the failure of GRANTOR its successors and assigns to construct, maintain, replace and/or repair the Emergency Access Road, the City shall be entitled to recover from GRANTOR its successors and assigns the costs incurred by the City in constructing, maintaining, replacing and/or repairing the Emergency Access Road and for all expenses, including, without limitation, reasonable attorney fees, incurred by the GRANTEE in recovering such costs.

GRANTEE shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described.

The easement conveyed is a non-exclusive easement and GRANTOR reserves for itself, its successors and assigns, all such rights and privileges in the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the emergency access road constructed within the Easement Area including the right to grant additional non-exclusive easements in all or part of the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the Emergency Access Road constructed within the Easement Area. GRANTOR, its successors and assigns shall not locate, erect, construct or permit to be located, erected or constructed, any building or other structure or drill any well within the Easement Area.

This Emergency/Government Services Access Easement constitutes a covenant running with the land for the benefit of GRANTEE, its successors and assigns, and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 20___.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
MREG BULLARD LLC,
a Delaware limited liability company

By:_____
Richard Mack
Its: Vice President

Date: 10/8/21

STATE OF NEW YORK)
)ss.
County of New York)

On this 8th day of October, 2021, before me personally appeared Richard Mack, whose identity was proven to me on the basis of satisfactory evidence to be the person he claims to be, and acknowledged before me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity or entities upon behalf of which the person acted, executed the instrument.

ANGELA F. SCIANDRA
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Richmond County
01SC6294897
MY COMMISSION EXPIRES 12/23/20

Angela F. Sciandra
Notary Public

Signatures, Acknowledgements and Exhibits Continued on Following Pages

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the ____ day of _____, 20___.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

On this _____ day of_____, 20___, personally appeared before me _____, as _____of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

_____
Notary Public

Exhibit(s) on Following Page(s)

Exhibit A
CENTERPOINT
The Hub – Harrison Access Easement 1 North

LEGAL DESCRIPTION

A portion of Lot 3 as shown on the Minor Land Division of "Centerpoint" filed as Book 1410, Page 23 and amended in the Affidavit of Correction recorded as document number 2018-876974 records of Maricopa County, Arizona situated within the West Half of Section 9, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the West Quarter corner of said Section 9 from which a found brass cap in hand hole accepted as the Northwest corner of said Section 9 thereof bears North 00°49'43" East, 2638.41 feet;

Thence South 89°18'29" East, 65.00 feet along the south line of the Northwest Quarter of said Section 9 to a line being 65.00 feet east of and parallel with the west line of the Northwest Quarter of said Section 9 being the **POINT OF BEGINNING**;

Thence North 00°49'43" East, 25.50 feet along said parallel line;

Thence leaving said parallel line, South 89°18'29" East, 292.59 feet along a line being 25.50 feet north of and parallel with said south line to the beginning of a tangent curve, concave northerly, having a radius of 44.50 feet;

Thence leaving said parallel line and northeasterly along said curve, through a central angle of 45°00'00", an arc length of 34.95 feet to a tangent line;

Thence North 45°41'31" East, 23.99 feet;

Thence South 89°18'29" East, 118.91 feet along a line 55.50 feet north of and parallel with said south line to the beginning of a tangent curve, concave southerly, having a radius of 55.50 feet;

Thence leaving said parallel line and southeasterly along said curve, through a central angle of 90°00'00", an arc length of 87.18 feet to a non-tangent line being on said south line;

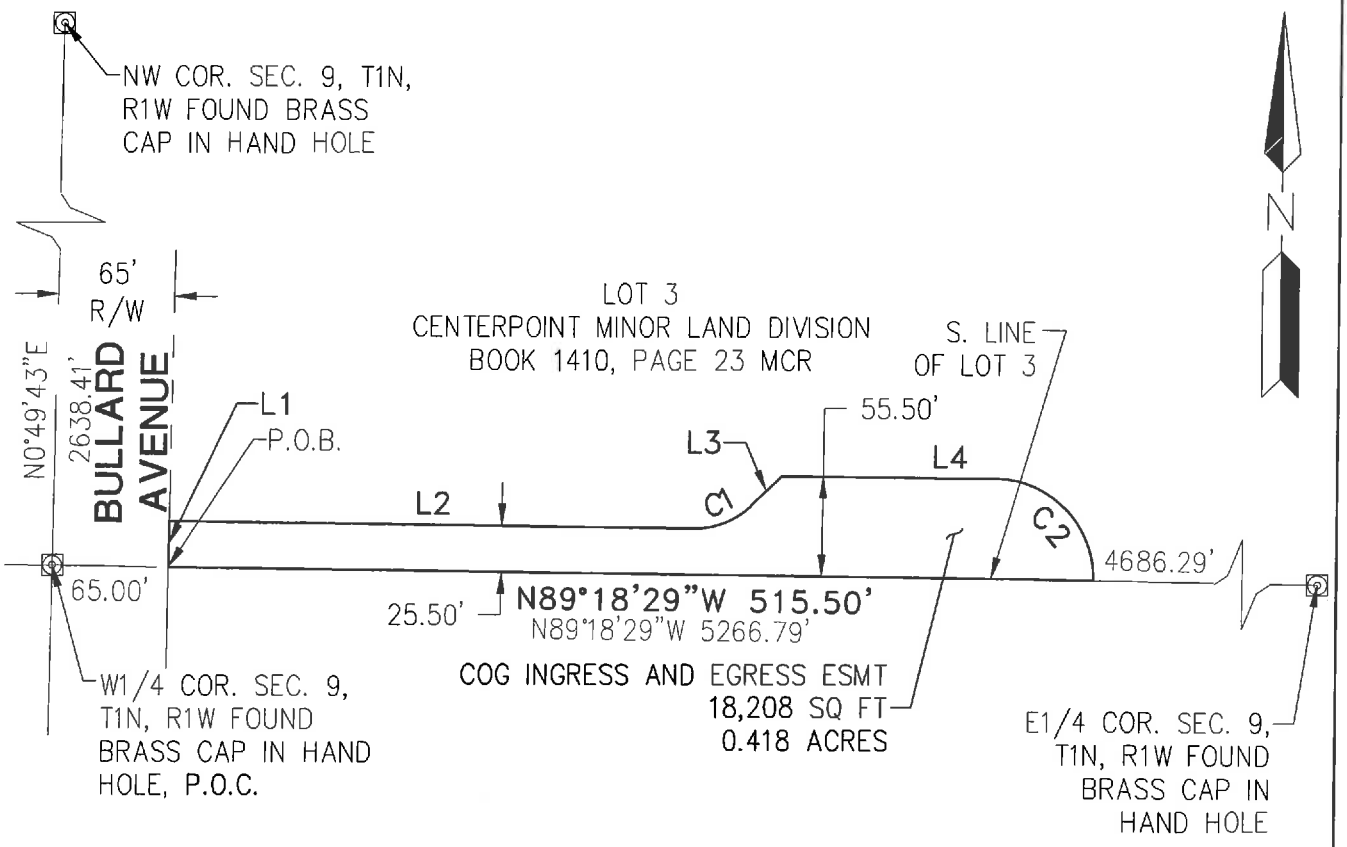
Thence North 89°18'29" West, 515.50 feet along said south line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 18,208 sq. ft. (0.418 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1854
Date: March, 2021





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°49'43"E	25.50'
L2	S89°18'29"E	292.59'
L3	N45°41'31"E	23.99'
L4	S89°18'29"E	118.91'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	44.50'	45°00'00"	34.95'
C2	55.50'	90°00'00"	87.18'



P.O.C. – POINT OF COMMENCING
P.O.B. – POINT OF BEGINNING

PROJ.NO.:	1854
DATE:	SEPT 2020
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	KJP

CENTERPOINT
Harrison Access Easement 1 North
GOODYEAR, ARIZONA

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

©2020, HILGARTWILSON, LLC

EXHIBIT C
Beneficiary Consent and Subordination to Emergency/Government Services Access Easement
(Harrison North-East)

Attached hereto

When recorded Mail to:

City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

EMERGENCY/GOVERNMENT SERVICES ACCESS EASEMENT
(Harrison South-East)

GRANTOR:	GRANTEE:
PROLOGIS COMMERCE PARK 1 QOZB LLC, a Delaware limited liability company	**CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PROLOGIS COMMERCE PARK 1 QOZB LLC, a Delaware limited liability company**, ("GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**, ("GRANTEE"), its successors and assigns, a perpetual Emergency/Government Services Access Easement. The Emergency/Government Services Access Easement shall be a permanent easement on, over, across, above and through the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"), for use by the City of Goodyear and other entities for the purposes provided herein. The purpose of this easement is to: (i) provide access for emergency services providers, including the City of Goodyear, to respond to calls for emergency services, (ii), provide access for government service providers, including the City of Goodyear, to provide government services; and (iii) to allow the City of Goodyear including its contractors the right, but not the obligation, to construct, maintain, repair and/or replace improvements within the Easement Area as needed to provide access for emergency and government service providers.

GRANTOR, its successors and assigns, shall construct improvements within the Easement Area consistent with all applicable federal, state, and/or local laws, ordinances, policies, procedures or other requirements applicable to emergency access ways in effect at the time of the construction of the emergency access improvements, including by way of example, but not limited to, the requirements in the City of Goodyear Engineering Design Standards and Policies Manuals for improvements needed for emergency access (the "Emergency Access Road"). GRANTOR, its successors and assigns, shall maintain, the Emergency Access Road in good working condition and shall repair and replace the

Emergency Access Road as needed to have an Emergency Access Road in good working condition.

GRANTEE shall have no responsibility or liability for the construction, operation, maintenance or repair of the Emergency Access Road. GRANTEE shall have the right, but not the obligation to construct, maintain, replace and/or repair the Emergency Access Road and if GRANTEE exercises this right because of the failure of GRANTOR its successors and assigns to construct, maintain, replace and/or repair the Emergency Access Road, the City shall be entitled to recover from GRANTOR its successors and assigns the costs incurred by the City in constructing, maintaining, replacing and/or repairing the Emergency Access Road and for all expenses, including, without limitation, reasonable attorney fees, incurred by the GRANTEE in recovering such costs.

GRANTEE shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described.

The easement conveyed is a non-exclusive easement and GRANTOR reserves for itself, its successors and assigns, all such rights and privileges in the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the emergency access road constructed within the Easement Area including the right to grant additional non-exclusive easements in all or part of the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the Emergency Access Road constructed within the Easement Area. GRANTOR, its successors and assigns shall not locate, erect, construct or permit to be located, erected or constructed, any building or other structure or drill any well within the Easement Area.

This Emergency/Government Services Access Easement constitutes a covenant running with the land for the benefit of GRANTEE, its successors and assigns, and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 20___.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
PROLOGIS COMMERCE PARK 1 QOZB LLC,
a Delaware limited liability company

By: Prologis Commerce Park QOF 2 LLC,
a Delaware limited liability company
Its: Managing Member

By: Prologis, L.P.
a Delaware limited partnership
Its: Managing Member

By: Prologis, Inc.
a Maryland corporation
Its: General Partner

By: Jeff Foster
Name: Jeff Foster
Title: Vice President-Market Officer

STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 30th day of September 2021, by Jeff Foster, Vice President-Market Officer of Prologis, Inc., a Maryland corporation, General Partner of Prologis, L.P., a Delaware limited partnership, being the Managing Member of Prologis Commerce Park QOF 2 LLC, a Delaware limited liability company, being the Managing Member of Prologis Commerce Park 1 QOBZ LLC, a Delaware limited liability company, on behalf of said limited liability company.

TRUDY THOMPSON
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
COMM. # 579886
COMMISSION EXPIRES
03-24-2024

Thompson
Notary Public

Signatures, Acknowledgements and Exhibits Continued on Following Pages

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the ____ day of _____, 20___.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

On this _____ day of_____, 20___, personally appeared before me _____, as _____of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

_____
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"
CENTERPOINT
THE HUB - HARRISON ACCESS EASEMENT 2 SOUTH
LEGAL DESCRIPTION

A portion of Lot 1 as shown on the Final Plat of Prologis Commerce Pak at Goodyear, as recorded in Book 1535, Page 32, Records of Maricopa County, Arizona, being situated within the Southwest quarter of Section 9, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1 from which the Northwest corner thereof bears North 89°18'29" West, 1907.72 feet;

Thence South 00°41'58" West, 25.50 feet along the east line of said Lot 1, to a line being 25.50 feet south of and parallel with the north line of said Lot 1;

Thence along said parallel line, North 89°18'29" West, 159.55 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 15.00 feet;

Thence leaving said parallel line and southwesterly along said curve, through a central angle of 54°56'15", an arc length of 14.38 feet to a tangent reverse curve, concave northerly, having a radius of 55.50 feet;

Thence westerly and northerly along said curve, through a central angle of 144°56'15", an arc length of 140.39 feet to a non-tangent line, said line being the north line of said Lot 1, also being the north line of said Southwest quarter;

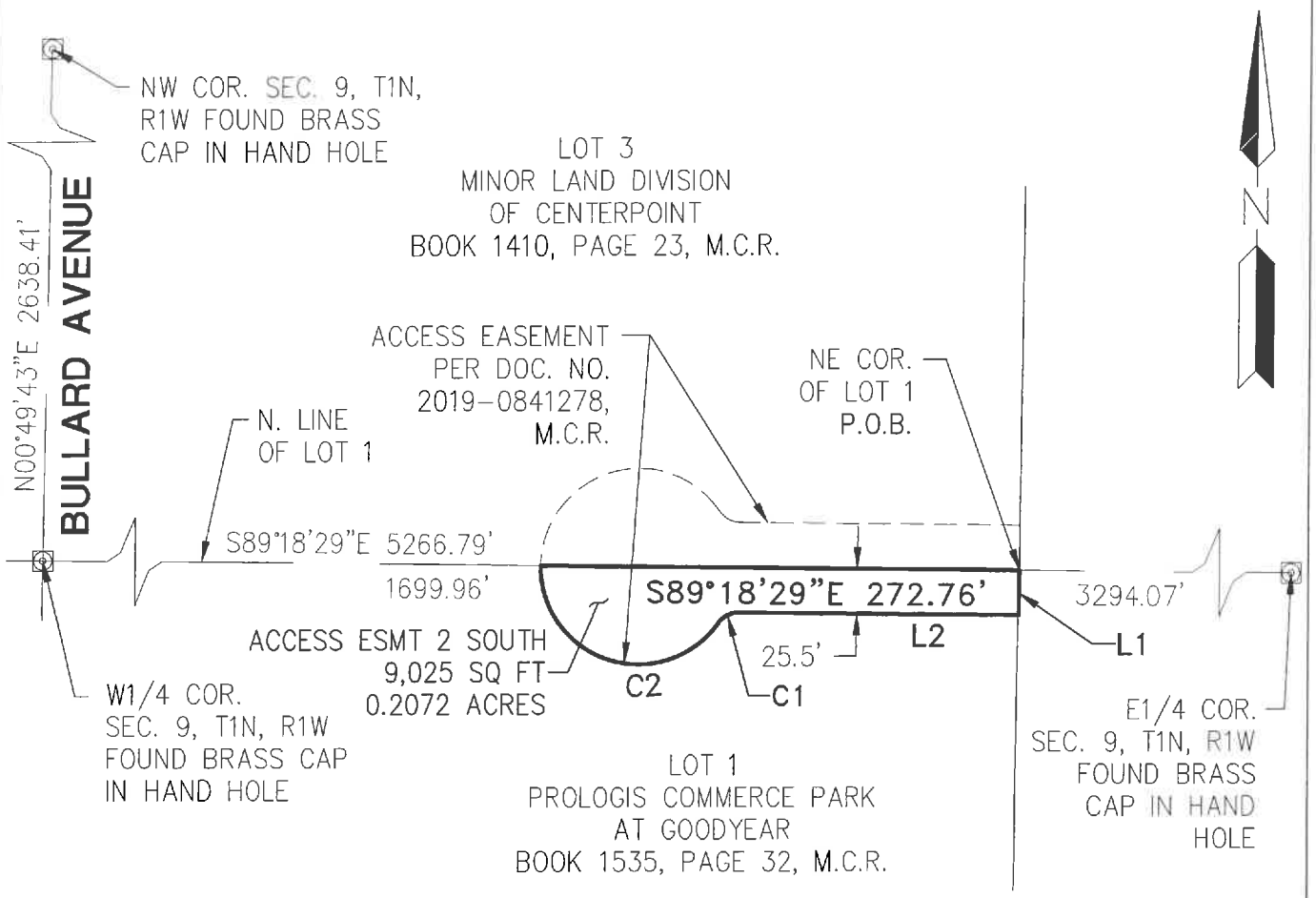
Thence along said common lines, South 89°18'29" East, 272.76 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 9,025 sq. ft. (0.2072 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1854
Date: March 2021





LINE TABLE			CURVE TABLE			
LINE NO.	DIRECTION	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH
L1	S00°41'58"W	25.50'	C1	15.00'	54°56'15"	14.38'
L2	N89°18'29"W	159.55'	C2	55.50'	144°56'15"	140.39'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
03/09/2021
Date Signed
ARIZONA, U.S.A.

P.O.B. – POINT OF BEGINNING

PROJ.NO.:	1854
DATE:	MAR. 2021
SCALE:	N.T.S.
DRAWN BY:	DSP/JDL
CHECKED BY:	KJP

CENTERPOINT

THE HUB – HARRISON ACCESS ESMT 2 SOUTH
PHOENIX, ARIZONA

EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

©2021, HILGARTWILSON, LLC

When recorded Mail to:

City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(2)

EMERGENCY/GOVERNMENT SERVICES ACCESS EASEMENT
(Harrison South-West)

GRANTOR:	GRANTEE:
PROLOGIS COMMERCE PARK 1 QOZB LLC, a Delaware limited liability company	**CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PROLOGIS COMMERCE PARK 1 QOZB LLC, a Delaware limited liability company**, ("GRANTOR") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**, ("GRANTEE"), its successors and assigns, a perpetual Emergency/Government Services Access Easement. The Emergency/Government Services Access Easement shall be a permanent easement on, over, across, above and through the real property described in Exhibit "A," attached hereto and incorporated herein (the "Easement Area"), for use by the City of Goodyear and other entities for the purposes provided herein. The purpose of this easement is to: (i) provide access for emergency services providers, including the City of Goodyear, to respond to calls for emergency services, (ii), provide access for government service providers, including the City of Goodyear, to provide government services; and (iii) to allow the City of Goodyear including its contractors the right, but not the obligation, to construct, maintain, repair and/or replace improvements within the Easement Area as needed to provide access for emergency and government service providers.

GRANTOR, its successors and assigns, shall construct improvements within the Easement Area consistent with all applicable federal, state, and/or local laws, ordinances, policies, procedures or other requirements applicable to emergency access ways in effect at the time of the construction of the emergency access improvements, including by way of example, but not limited to, the requirements in the City of Goodyear Engineering Design Standards and Policies Manuals for improvements needed for emergency access (the "Emergency Access Road"). GRANTOR, its successors and assigns, shall maintain, the Emergency Access Road in good working condition and shall repair and replace the

Emergency Access Road as needed to have an Emergency Access Road in good working condition.

GRANTEE shall have no responsibility or liability for the construction, operation, maintenance or repair of the Emergency Access Road. GRANTEE shall have the right, but not the obligation to construct, maintain, replace and/or repair the Emergency Access Road and if GRANTEE exercises this right because of the failure of GRANTOR its successors and assigns to construct, maintain, replace and/or repair the Emergency Access Road, the City shall be entitled to recover from GRANTOR its successors and assigns the costs incurred by the City in constructing, maintaining, replacing and/or repairing the Emergency Access Road and for all expenses, including, without limitation, reasonable attorney fees, incurred by the GRANTEE in recovering such costs.

GRANTEE shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges herein granted for the purposes herein described.

The easement conveyed is a non-exclusive easement and GRANTOR reserves for itself, its successors and assigns, all such rights and privileges in the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the emergency access road constructed within the Easement Area including the right to grant additional non-exclusive easements in all or part of the real property described in Exhibit "A" that are not inconsistent with the GRANTEE'S easement rights conveyed herein and that do not, modify, interfere with or endanger the Emergency Access Road constructed within the Easement Area. GRANTOR, its successors and assigns shall not locate, erect, construct or permit to be located, erected or constructed, any building or other structure or drill any well within the Easement Area.

This Emergency/Government Services Access Easement constitutes a covenant running with the land for the benefit of GRANTEE, its successors and assigns, and is binding upon GRANTOR and all successors and assigns in interest or title to the Easement Area.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 20___.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
PROLOGIS COMMERCE PARK 1 QOZB LLC,
a Delaware limited liability company

By: Prologis Commerce Park QOF 2 LLC,
a Delaware limited liability company
Its: Managing Member

By: Prologis, L.P.
a Delaware limited partnership
Its: Managing Member

By: Prologis, Inc.
a Maryland corporation
Its: General Partner

By: _____
Name: Jeff Foster
Title: Vice President-Market Officer

STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 30th day of September 2021, by Jeff Foster, Vice President-Market Officer of Prologis, Inc., a Maryland corporation, General Partner of Prologis, L.P., a Delaware limited partnership, being the Managing Member of Prologis Commerce Park QOF 2 LLC, a Delaware limited liability company, being the Managing Member of Prologis Commerce Park 1 QOBZ LLC, a Delaware limited liability company on behalf of said limited liability company.

TRINA THOMPSON
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
COMM. # 579686
MY COMMISSION EXPIRES
03-24-2024

_____
Notary Public

Signatures, Acknowledgements and Exhibits Continued on Following Pages

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the ____ day of _____, 20___.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

On this _____ day of_____, 20___, personally appeared before me _____, as _____of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

_____
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"
CENTERPOINT
THE HUB - HARRISON ACCESS EASEMENT 1 SOUTH
LEGAL DESCRIPTION

A portion of Lot 1 as shown on the Final Plat of Prologis Commerce Pak at Goodyear, as recorded in Book 1535, Page 32, Records of Maricopa County, Arizona, being situated within the Southwest quarter of Section 9, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the West Quarter corner of said Section 9 from which a found brass cap in hand hole accepted as the Northwest corner thereof bears North 00°49'43" East, 2638.41 feet;

Thence South 89°18'29" East, 65.00 feet along the north line of said Southwest Quarter to the northwest corner of said Lot 1, being the **POINT OF BEGINNING**;

Thence South 89°18'29" East, 515.50 feet along the north line of said Lot 1 to a non-tangent curve, concave northwesterly, having a radius of 55.50 feet, the center of which bears North 89°18'29" West;

Thence leaving said north line and southerly and westerly along said curve, through a central angle of 144°46'10", an arc length of 140.23 feet to a tangent reverse curve, concave southwesterly, having a radius of 15.40 feet;

Thence northwesterly along said curve, through a central angle of 54°46'10", an arc length of 14.72 feet to a tangent line, said line being 25.50 feet south of and parallel with the north line of said Lot 1;

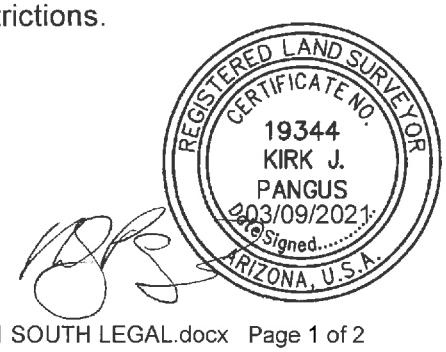
Thence along said parallel line, North 89°18'29" West, 402.14 feet to a line being 65.00 feet east of and parallel with the west line of said Southwest Quarter;

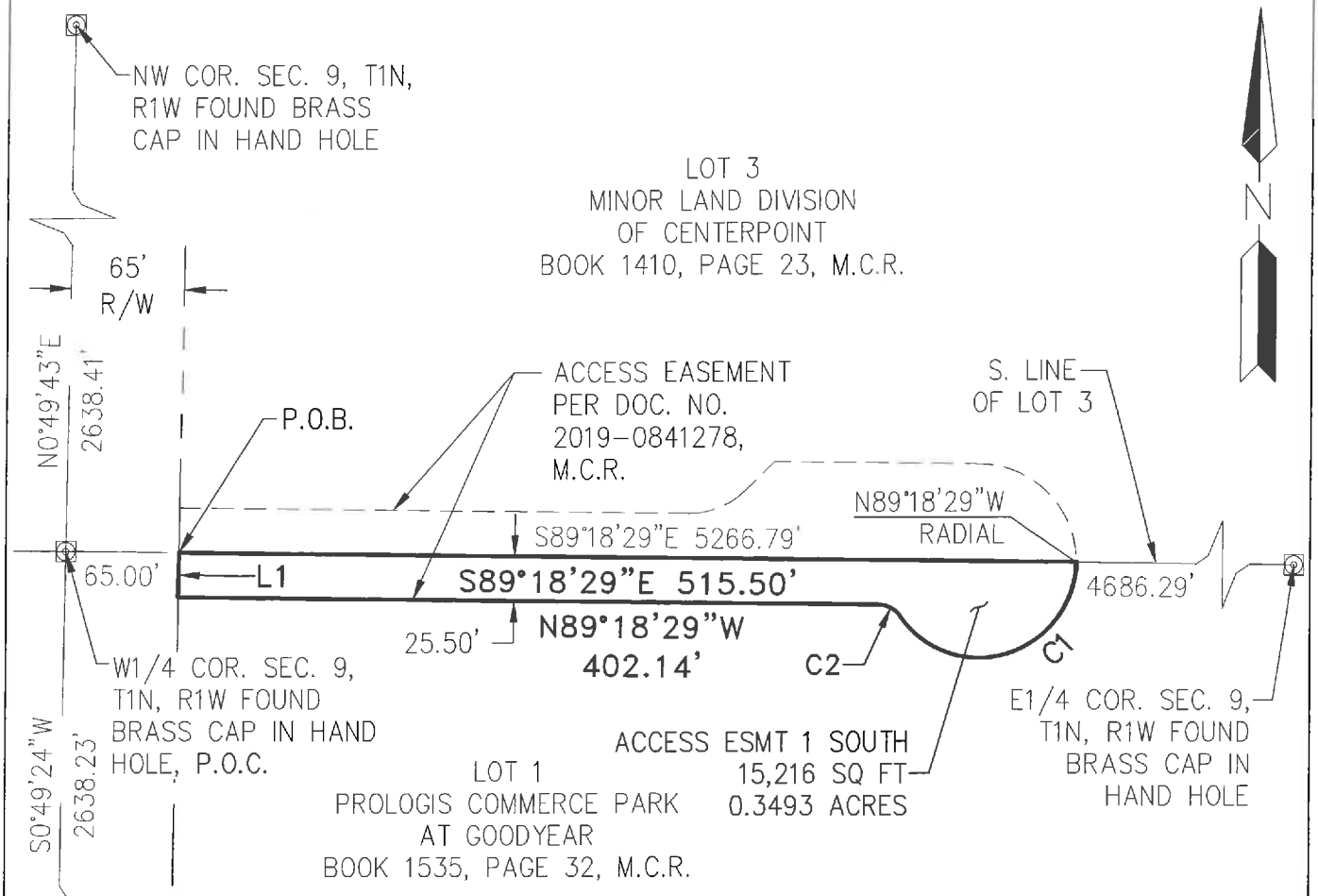
Thence along last said parallel line, North 00°49'24" East, 25.50 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 15,216 sq. ft. (0.3493 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1854
Date: March 2021





LINE TABLE			CURVE TABLE			
LINE NO.	DIRECTION	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH
L1	N00°49'24"E	25.50'	C1	55.50'	144°46'10"	140.23'
			C2	15.40'	54°46'10"	14.72'

SOUTHWEST CORNER
SECTION 9, T1N, R1W
FOUND 3"
CITY OF GOODYEAR
BRASS CAP FLUSH

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
03/09/2021
Date Signed.....
ARIZONA, U.S.A.

P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING

PROJ.NO.:	1854
DATE:	MAR. 2021
SCALE:	N.T.S.
DRAWN BY:	DSP/JDL
CHECKED BY:	KJP

CENTERPOINT
THE HUB – HARRISON ACCESS ESMT 1 SOUTH
PHOENIX, ARIZONA

EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

©2021, HILGARTWILSON, LLC

When recorded Mail to:

City of Goodyear
City Clerk / LRB
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED
(Bullard Avenue and Harrison Street)

GRANTOR:	GRANTEE:
MREG BULLARD LLC, a Delaware limited liability company	**CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation**

For the consideration of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MREG BULLARD LLC, a Delaware limited liability company** ("Grantor") does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation,** ("Grantee"), its successors and assigns, the following real property, together with all improvements thereon and all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2021.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
MREG BULLARD LLC
a Delaware limited liability company

By:_____
Name: Richard Mack
Title: Vice President

State of New York)
)ss.
County of New York)

On this 8th day of October, 2021, before me personally appeared Richard Mack, whose identity was proven to me on the basis of satisfactory evidence to be the person he claims to be, and acknowledged before me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity or entities upon behalf of which the person acted, executed this instrument.

WITNESSS my hand and official seal.

_____
Notary Public

Signatures, Acknowledgements and Exhibits on Following Pages

ANGELA F. SCIANDRA
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Richmond County
01SC6294897
MY COMMISSION EXPIRES 12/23/20

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the ____ day of _____, 2021.

By:_____

Its:_____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this _____ day of _____, 2021 by _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

_____
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"

LEGAL DESCRIPTION

CENTERPOINT
TRAFFIC SIGNAL
LEGAL DESCRIPTION

A portion of Lot 3 as shown on the Minor Land Division of "Centerpoint" filed as Book 1410, Page 23 and amended in the Affidavit of Correction recorded as document number 2018-876974 records of Maricopa County, Arizona situated within the West Half of Section 9, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the West Quarter corner of said Section 9 from which a found brass cap in hand hole accepted as the Northwest corner of said Section 9 thereof bears North 00°49'43" East, 2638.41 feet;

Thence South 89°18'29" East, 65.00 feet along the south line of the Northwest Quarter of said Section 9 to a line being 65.00 feet east of and parallel with the west line of the Northwest Quarter of said Section 9 being the **POINT OF BEGINNING**;

Thence North 00°49'43" East, 64.50 feet along said parallel line;

Thence leaving said parallel line, South 44°10'17" East, 42.43 feet;

Thence South 00°49'43" West, 34.43 feet to the south line of said Northwest Quarter;

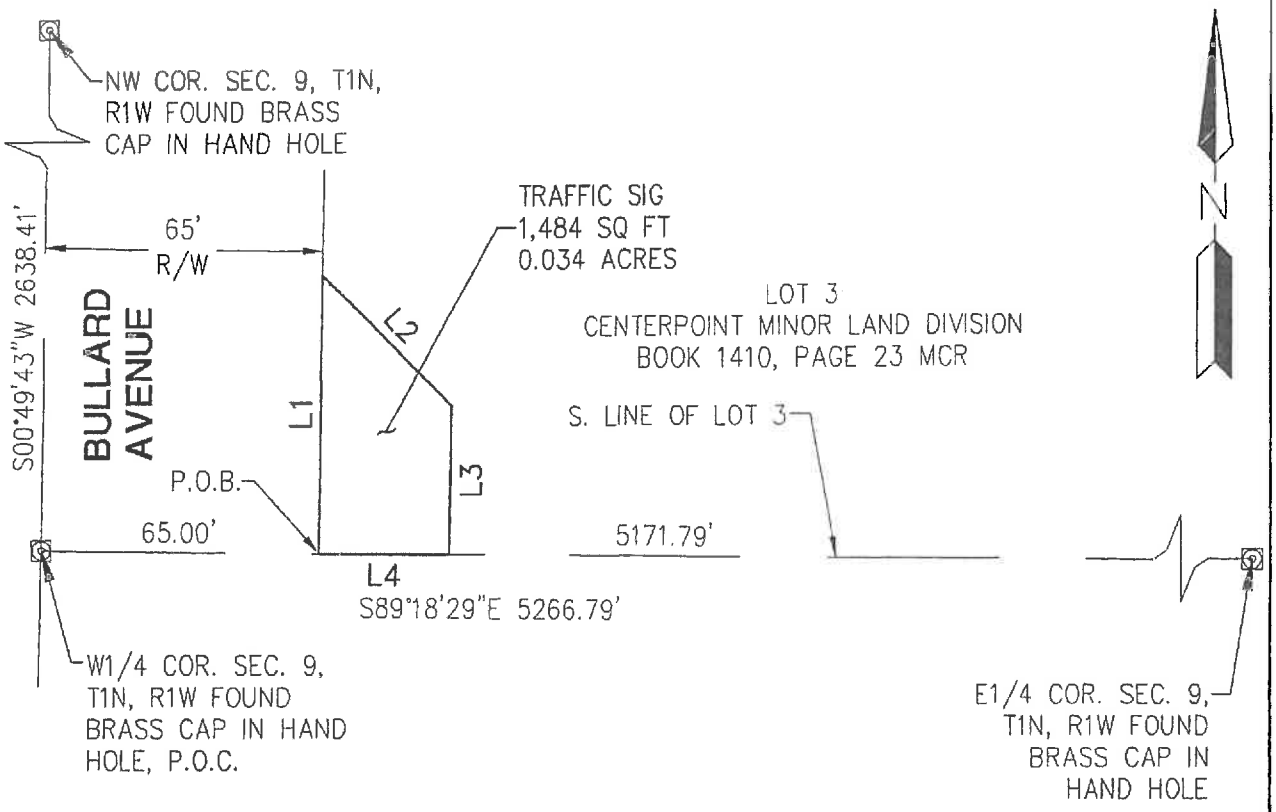
Thence North 89°18'29" West, 30.00 feet along said south line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,484 sq. ft. (0.034 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1854
Date: September 2020





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°49'43"E	64.50'
L2	S44°10'17"E	42.43'
L3	S00°49'43"W	34.43'
L4	N89°18'29"W	30.00'



P.O.C. – POINT OF COMMENCING
P.O.B. – POINT OF BEGINNING

PROJ.NO.:	1854
DATE:	SEPT 2020
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	KJP

CENTERPOINT
TRAFFIC SIGNAL
GOODYEAR, ARIZONA

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

©2020, HILGARTWILSON, LLC

EXHIBIT F
Deed of Partial Release and Partial Reconveyance

Attached hereto

ITEM #: 12.
DATE: 02/28/2022
AI #:699

CITY COUNCIL ACTION REPORT

SUBJECT: AUTHORIZE THE CITY MANAGER TO ACCEPT EASEMENTS DEDICATED TO THE CITY

STAFF PRESENTER(S): Sarah Chilton, Deputy City Attorney

SUMMARY

Resolution NO. 2022-2212 is seeking to change the current process for the acceptance of easements dedicated to the city in support of development within the city.

Recommendation

ADOPT RESOLUTION NO. 2022-2212 AUTHORIZING CITY MANAGER TO ACCEPT EASEMENTS DEDICATED TO THE CITY AND PROVIDING AN EFFECTIVE DATE. (Sarah Chilton, Deputy City Attorney)

FISCAL IMPACT

There is no fiscal impact associated with Resolution No. 2022-2212.

BACKGROUND AND PREVIOUS ACTIONS

City Council currently accepts all easements that are dedicated to the city in support of development within the city. Resolution 2022-2212 is seeking to change the current process and authorize the City Manager to accept these types of easements on behalf of the city providing a more efficient development process.

STAFF ANALYSIS

One of City Council's focus areas is fiscal and resource management with the stated goal of ensuring that the city's business practices are "efficient, business friendly, and ensure exceptional customer service to all stakeholders and citizens."

Currently, City Council accepts all easements that are dedicated to the city in support of development within the city, including utility easements for city infrastructure, public utility easements for public utilities, drainage easements, and access easements. All these types of easements presented to City Council are prepared by the city's real estate specialist and

reviewed by an attorney in the City Attorney's office or prepared by an attorney in City Attorney's office. In almost every case, the easements presented to the City Council have been fully executed by the property owner and any lender with an interest in the easement property, if applicable.

The current process requires the easements to be scheduled and presented to City Council as consent agenda items, as their acceptance is essentially proforma. Having the City Council accept easements being dedicated to the city results in unnecessary delays in the development process.

Although easements being dedicated to the city need to be accepted on behalf of the city, it is not necessary for City Council to accept the easements because the easements are required to be dedicated under applicable development regulations or are required for the construction of public infrastructure or public utilities; the locations of the easements are determined by plan review; and the form of easements have been approved by an attorney in the City Attorney's office.

Pursuant to the Goodyear City Charter and Section 3-1-1 of the Goodyear City Code, City Council is authorized to grant powers and assign duties, in addition to those powers and duties assigned to the Goodyear City Manager in the Goodyear City Charter, provided such additional powers and duties are not inconsistent with the Goodyear City Charter or other laws.

Authorizing the City Manager to accept all easements being dedicated to the city that have been approved by an attorney in the City Attorney's office provides operational efficiencies resulting in better customer service to city stakeholders.

Lastly, the authority being granted in Resolution 2022-2212 applies only to easements: (i) dedicated to the city for public infrastructure or provided in support of development within the city pursuant to applicable development regulations; (ii) approved by the City Engineer or his/her designee; and approved by an attorney in the City Attorney's office. City Council approval will still be sought to accept and approve conveyances of city-owned real property, (i.e. granting an easement on city owned Property, declaring city owned Property for a public purpose or conveying, in fee, city owned property); and accept easements dedicated to the city when the City Attorney or his designee determines the easement includes terms that the City Council should consider.

Attachments

Resolution

RESOLUTION NO. 2022-2212

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AUTHORIZING CITY MANAGER TO ACCEPT EASEMENTS DEDICATED TO THE CITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, one of City Council's focus areas is fiscal and resource management with the stated goal of ensuring that the city's business practices are "efficient, business friendly, and ensure exceptional customer service to all stakeholders and citizens."

WHEREAS, City Council currently accepts all easements that are dedicated to the city in support of development within the city, including, by way of example but not limitation, utility easements for city infrastructure, public utility easements for public utilities, drainage easements, and access easements.

WHEREAS, all of the easements presented to City Council are prepared by the city's real estate specialist and reviewed by an attorney in the City Attorney's office or prepared by an attorney in City Attorney's office.

WHEREAS, in almost every case, the easements presented to the City Council have been fully executed by the property owner and, where applicable, any lender with an interest in the easement property.

WHEREAS, the easements are presented to City Council as consent agenda items as their acceptance is essentially proforma.

WHEREAS, having the City Council accept easements being dedicated to the city results in unnecessary delays in the development process.

WHEREAS, although easements being dedicated to the city need to be accepted on behalf of the city, it is not necessary for City Council to accept the easements because the easements are required to be dedicated under applicable development regulations, or are required for the construction of public infrastructure or public utilities; or the locations of the easements are determined by plan review; and the form of easements have been approved by an attorney in the City Attorney's office.

WHEREAS, pursuant to the Goodyear City Charter and Section 3-1-1 of the Goodyear City Code, City Council is authorized to grant powers and assign duties in addition to those powers and duties assigned to the Goodyear City Manager in the Goodyear City Charter, provided such additional powers and duties are not inconsistent with the Goodyear City Charter or other laws.

WHEREAS, authorizing the City Manager to accept all easements being dedicated to the city in support of development that have been approved by an attorney in the City Attorney's office provides operational efficiencies resulting in better customer service to city stakeholders.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. CITY MANAGER AUTHORIZATION

The City Manager is hereby authorized and assigned the responsibility of accepting, on behalf of the City of Goodyear, all easements dedicated to the city provided such easements have been approved by an attorney in the City Attorney's office.

SECTION 2. EFFECTIVE DATE

This resolution shall become effective on that date it is passed and adopted by the Mayor and Council of the City of Goodyear.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

ITEM #: 13.
DATE: 02/28/2022
AI #:723

CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT FOR ABEL RANCH – PHASE 1

STAFF PRESENTER(S): Katie Wilken, Deputy Director of Development Services

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OTHER PRESENTER(S):

Troy Hill, Meritage Homes

SUMMARY

A final plat subdividing approximately 94.56 acres into 263 single family lots and 20 tracts on property zoned Reduced R1-6 (Single Family Detached) located South of Camelback Road and East of Citrus Road.

Recommendation

Approve the Final Plat for Abel Ranch – Phase 1 (the "Final Plat") subdividing approximately 94.56 acres into 263 lots and 20 tracts on property zoned Reduced R1-6 (Single Family Detached) located South of Camelback Road and East of Citrus Road (the "Property"), subject to stipulations. (Katie Wilken, Deputy Director of Development Services)

STIPULATIONS

1. Prior to recordation of the Final Plat, Owner of the Property (the "Owner") shall submit an updated title report for the property and shall modify this plat to reflect the current ownership and current lender including on the Final Plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the Property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this final plat is authorized to do so.
2. Any technical corrections to the Final Plat required by the City Engineer shall be made prior to the recordation of the final plat.
3. Prior to recordation of this final plat, documentation in a form acceptable to the City Attorney or his designee shall be provided establishing the formation and existence of the Abel Ranch Community Association, Inc., an Arizona non-profit corporation and the authority of the individuals who execute the final plat on behalf of the Association to accept the dedications and assume the responsibilities set forth in the final plat.
4. Prior to the recordation of the Final Plat or the issuance of any construction permits for work within the Property, whichever is earlier, Owner shall apply to the Arizona

Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear.

5. Owner shall, at no cost to the city, design and construct full half-street improvements for south-half of the section of W. Camelback Road along or adjacent to the frontage of the Property required for a Major Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of ½ the median and ½ median landscaping. This includes, but is not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Camelback Road Improvements"). If the Camelback Road Improvements have been completed by the city as part of a CIP project or under construction by the city, Owner shall, remit a payment to the city for the costs the city incurred in the design and construction of the Camelback Road Improvements, or, if not completed, the City Engineer's estimate of the costs the city will incur in the design and construction of the Camelback Road Improvements (the "Camelback Road Cost Recovery Payment"). If owed, the Camelback Road Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the Final Plat or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the Camelback Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property.
6. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Camelback Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payment referred to herein shall be made prior to or concurrent with recordation of the Final Plat or prior to the issuance of any permits for construction work within the Property, whichever is earlier.
7. Owner shall, at no cost to the city, design and construct full half-street improvements for east-half of the section of N. Citrus Road along or adjacent to the frontage of the Property required for a Minor Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of ½ the median and ½ median landscaping. This includes, but is not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Citrus Road Improvements"). If the Citrus Road Improvements have been completed by the city as part of a CIP project or under construction by the city, Owner shall, remit a payment to the city for the costs the city incurred in the design and construction of the Citrus Road Improvements, or, if not completed, the City Engineer's estimate of the costs the city will incur in the design and construction of the Citrus Road Improvements (the "Citrus Road Cost Recovery Payment"). If owed, the Citrus Road Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the Final Plat or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the Citrus Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property.
8. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of N. Citrus Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the

improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payment referred to herein shall be made prior to or concurrent with recordation of the Final Plat or prior to the issuance of any permits for construction work within the Property, whichever is earlier.

9. Owner is responsible for a proportionate share of the costs of traffic signals at the intersection identified below. Owner shall make an in-lieu payment for the costs of the following traffic signals. The in-lieu payment shall be made prior to the recordation of the Final Plat or the issuance of any construction permits for work within the Property, whichever is earlier. The in-lieu payment shall be based on the percentage reflected below of the actual cost of the full traffic signal (all four legs) if it has been constructed or if the payment is required before the signal is constructed it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. The Property Owner's traffic signal obligations include, but may not be limited to:
    a. 12.5% of the cost of the full traffic signal (all four legs) at W. McDowell Road and N. Citrus Road; and
    b. 25% of the cost of the full traffic signal (all four legs) at N. Citrus Road and Campbell Avenue
    c. 50% of the cost of the full traffic signal (all four legs) at W. McDowell Road and N. 176th Drive
10. Prior to the issuance of any certificate of completion, temporary certificate of occupancy or certificate of occupancy for any structure within the Property, Owner, shall obtain, lien free and at no cost to the city, a 35-foot temporary drainage easement from the owner of the property described in that certain document recorded in the Official Records of the Maricopa County Recorder ("MCR") at instrument number 2021-0597736. The easement shall be generally located along the northern boundaries of Trach H and lots 126-137, inclusive and Tract L and the western boundary of Lots 170-173 inclusive and Tract Q of the Final Plat as reflected in the Final Plat. The easement shall provide for the conveyance and disposal of storm water flows and the construction, inspection, maintenance, repair and replacement of drainage improvements approved in connection with the development of the Property by the Abel Ranch Community Association, Inc. and the City of Goodyear, and shall be in a form acceptable to the City Attorney or his designee.
11. Prior to the issuance of any certificate of completion, temporary certificate of occupancy or certificate of occupancy for any structure within the Property, Owner, shall obtain, lien free and at no cost to the city, a permanent drainage easement from the owner of the property adjacent to the rear of lots 84-88 inclusive. The easement shall be generally located along the rear of lots 84-88 inclusive of the Final Plat and shall be of the size and dimension needed to accommodate the drainage improvements approved in connection with the development of the Property. The easement shall provide for the conveyance and disposal of storm water flows and the construction, inspection, maintenance, repair and replacement of drainage improvements approved in connection with the development of the Property by the Abel Ranch Community Association, Inc. and the City of Goodyear, and shall be in a form acceptable to the City Attorney or his designee.
12. Prior to recordation of the final plat, Owner shall: provide Maricopa County Water District ("MWD") a 20-foot easement for the Lateral 13 Sublateral C Pipeline within Tract Q of the Final Plat in the location depicted in the Fina Plat and in a form required by MWD; record the easement with the MCR; and insert the recording information on the Final Plat.
13. Prior to recordation of the Final Plat, Owner shall obtain and records a license from MWD license in a form reviewed and approved by the City Attorney, or his/her designee,

authorizing the construction, maintenance, repair, replacement and removal of a sewer line within the 20-foot easement for the Lateral 13 Sublateral C Pipeline referred to above and shall include the recordation information on the Final Plat.

14. Prior to recordation of the Final Plat for Abel Ranch Phase 1, Owner shall include on the face of the Final Plat for Abel Ranch Phase 1 (i.e. the first page) the Certificate of Assured Water Supply disclosure required by A.R.S. § 9-463.01(I) as approved by the City Attorney or his designee.
15. Prior to the issuance of any construction permits for any work within the Property, Owner shall provide and record easements required by EPCOR for utility infrastructure required to serve the development. The easements shall be in a form approved by the City Attorney or his designee and shall be subject to all existing easements.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The property was rezoned on August 20, 2018, Ordinance No. 2018-1395. The preliminary plat for Abel Ranch was approved by City Council on October 28, 2019. A preliminary plat extension was granted by City Council on January 4, 2021.

STAFF ANALYSIS

The final plat substantially conforms to the approved preliminary plat and is consistent with the technical requirements of the city's subdivision regulations and engineering standards and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. Further, as set forth in the attached City Council Action Report for the Preliminary Plat for Abel Ranch, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area.

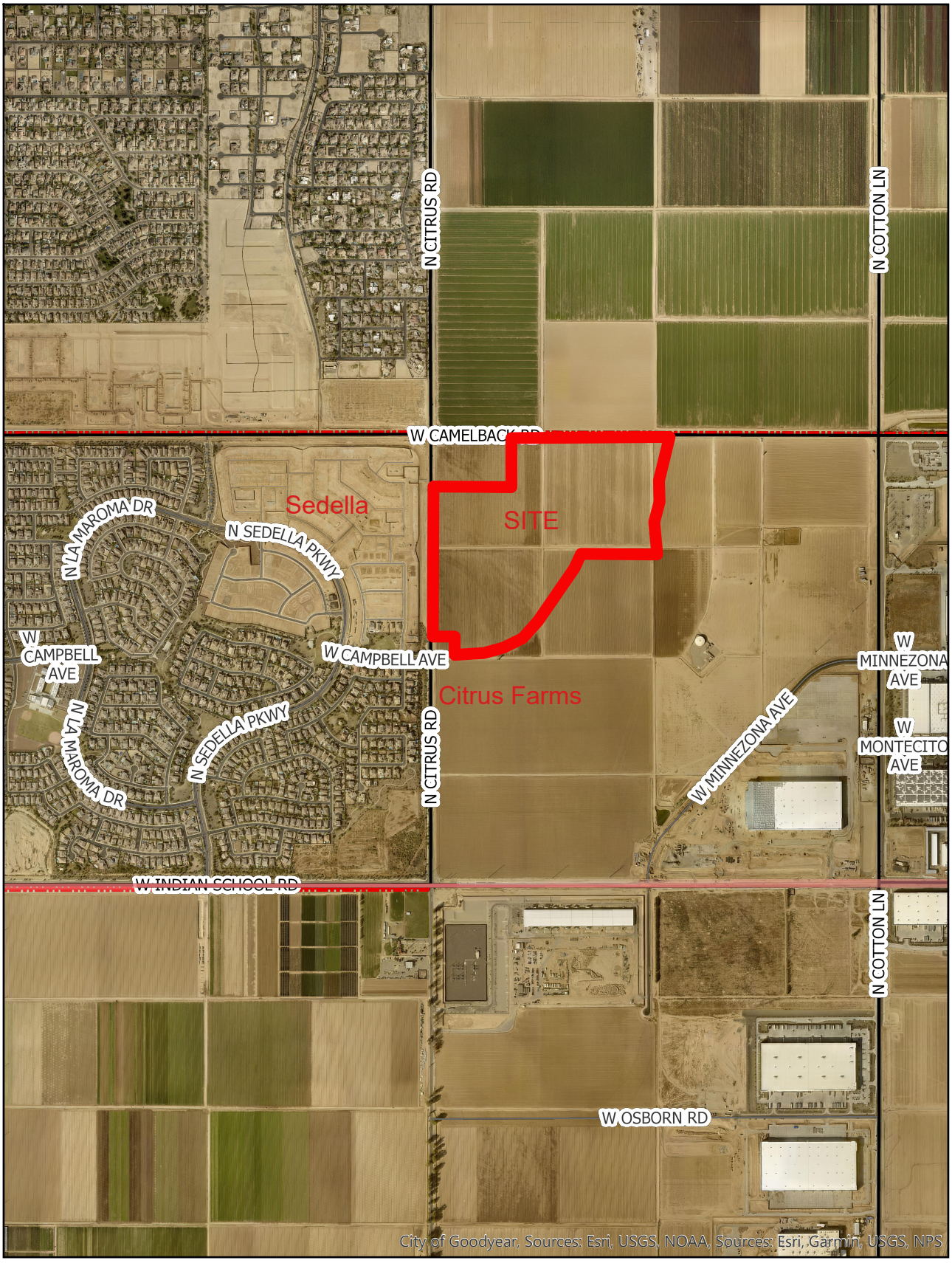
Attachments

Aerial Photo

Preliminary Plat Council Action Report

Final Plat

Abel Ranch - Phase 1 Final Plat
South of W Camelback Road
East of N Citrus Road



20-520-00026 Abel Ranch - Phase 1 Final Plat

AGENDA ITEM #: _____

DATE: October 28, 2019

CAR #: 2019-6795

CITY COUNCIL ACTION REPORT

SUBJECT: Preliminary Plat for Abel Ranch

CASE NUMBER: 19-500-00007

STAFF PRESENTER(S): Alex Lestinsky, Planner III

APPLICANT: Zach Hilgart, HilgartWilson, LLC

Summary: Preliminary Plat for Abel Ranch, subdividing approximately 217 acres into 451 lots and 35 tracts

Recommendation:

Approve the preliminary plat for Abel Ranch attached hereto, subject to the following stipulations:

1. Any additional sewer easements that may be required for lots 439 to 451, as shown on the preliminary plat, shall be recorded prior to construction permit issuance of these lots to provide an outlet to the proposed lift station along W. Indian School Road as well as the force main from the lift station to the outlet at N. Citrus Road;
2. The Owner shall provide for the dedication in fee, lien free and at no cost to the City, of the following rights-of-way adjacent to the subject property, in form and substance acceptable to the City Engineer prior to or concurrent with recordation of any Final Plat:
    a. South half of Camelback Road right-of-way, 65 feet from centerline;
    b. East half of Citrus Road right-of-way, 55 feet from centerline.
3. The Owner shall either construct traffic signals at the following intersection when warranted or pay to the City the proportionate share of the costs to install the required signals when requested by the City Engineer, or his/her designee. Owner's proportionate share of the costs for the traffic signals at the following intersections are as follows:
    a. 12.5% at Camelback Road and Citrus Road;
    b. 25% at Citrus Road and Campbell Avenue;
    c. 50% at Camelback and main collector from site.

4. The Owner shall construct, at no cost to the City, the half-street improvements for Citrus Road and Camelback Road, adjacent to the subject property except as expressly provided herein. Improvements shall include but are not limited to curb, gutter, sidewalk, paving, half street width of the median, landscaping, landscape irrigation, street lights, traffic signals (as necessary), signing and striping. Notwithstanding the foregoing, at the request of the City Engineer or designee, rather than constructing the median and installing the median landscaping, Owner shall make an in-lieu payment for one-half the cost of a full median and full-median landscaping, for medians within the sections of Citrus Road and Camelback Road Owner adjacent to the subject property. The in-lieu payment shall be based on the estimated cost of the improvements as determined by the City Engineer or designee and the in-lieu payments for the medians and median landscaping shall be paid prior to the recordation of any final plat subdividing all or part of the property adjacent to Citrus Road and Camelback Road. Unless the City Engineer or his/her designee approves a written phasing plan, the improvements referred to herein shall be completed prior to issuance of the first certificate of occupancy within the Property, including model homes;
5. Approval from Maricopa Water District (MWD) for all vegetation within the proposed MWD easements will be required;
6. All MWD easements listed to be abandoned shall be abandoned prior to recordation of the associated final plat;
7. Each phase of construction shall be submitted as a separate construction drawing submittal and shall not be submitted as one package. If the subject property is platted as one final plat rather than by separate final plats for discrete portions of the property, the financial assurance and construction drawings for all phases shall be submitted and approved prior to final plat recordation;
8. The underground placement of all permanent utilities, excluding power lines 69 kV or larger, within the proposed development, and abutting the Development's portion of perimeter arterial streets per phase prior to issuance of the first Certificate of Occupancy, including those for model homes;
9. The temporary drainage easement located west of Lots 170-173 shall be recorded prior to the recordation of the final plat of the phase including said lots or unless alternative drainage facilities are provided and approved by the City of Goodyear;
10. The Developer shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign, and shall include the following statement in the waiver agreement: "Abel Ranch is subject to attendant noise, vibrations, dust, and all other effects that may be caused by over flights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport. The Owner does release and discharge the City of Goodyear from any liability for any and all claims for future damages and complaints of any kind to persons or property that may arise at any time in the future from the operation of such aircraft near and over the area";
11. The Public Sales Report and final plat shall include a statement that Abel Ranch is subject to attendant noise, vibrations, dust, and all other effects that may be caused by

overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport;

12. The Developer shall post signage within all subdivision sales offices identifying the location of the Luke Air Force Base Accident Potential Zones (APZs), 65 Ldn and higher noise contours, and departure corridors, as well as the Phoenix-Goodyear Airport Traffic Pattern Area and noise contours. This display shall include a 24"x36" map at the main entrance of such sales facility and shall include the approximate locations of the homes being sold clearly depicted.

Fiscal Impact: Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer-term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

Background and Previous Actions

On August 8, 2018, the City Council adopted Ordinance No. 2018-1395, rezoning the property to Single Family Residential (R1-6) and Agricultural Urban (AU).

This preliminary plat has not been previously presented to the Planning and Zoning Commission nor City Council.

Staff Analysis

Current Policy:
Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Details of the Request:
The request is to subdivide approximately 217 acres into 451 lots and 35 tracts. The subdivision will be accessed from two entry points along Citrus Road and one off of Camelback Road.

Surrounding development includes:

- North – Future Residential within the Maricopa County jurisdiction
- South – The property immediately south of the proposed Abel Ranch development is zoned General Commercial (C-2) and PAD (TEN303 Business Park).

- East – A portion of the property to the east is zoned Light Industrial (I-1) and General Commercial (C-2).
- West – Citrus Road and the Sedella Community (1.98 du/ac) (PAD)

School Districts:
Agua Fria Union High School District and Litchfield Elementary School District were notified of the rezoning application with a maximum of 451 residential units. Neither District objected to the request.

Luke Air Force Base and Phoenix Goodyear Airport:
The subject property is located in the vicinity of Luke Air Force Base and the Phoenix Goodyear Airport Traffic Pattern Airspace. A stipulation has been included to require a general note on the final plat to inform the public and homeowners of base and airport operations and the potential for attendant noise and potential over-flights.

Fire Department:
Fire station response times are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#185	7.70	3.85	7.80	3.90

2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#183	6.00	12.00	6.00	12.00

The City currently owns property for a future fire station (2025 CIP) located at the northwest corner of Indian School Road and Citrus Road and is approximately 0.5 miles from the southern entry to Abel Ranch.

Police Department:
The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property.

Water/Wastewater:
EPCOR is the water provider and city of Goodyear is the wastewater service provider.

Streets/Access:
The subject property will have two direct connections to Citrus Road and one entry off of Camelback Road. The main entry into the subdivision is planned for Citrus Road and Meadowbrook Avenue. At the time of site plan review, the required connections to public streets will be reviewed for compliance with City engineering and public safety standards.

Staff Findings:
The preliminary plat is consistent with the development standards established with the city of Goodyear Single Family Residential (R1-6) and Agricultural Urban (AU) zoning districts. The preliminary plat is consistent with the technical requirements of the city's subdivision regulations and the additional development regulations referred to Section 15-2-3(B) of the City's subdivision regulations. The proposed subdivision provides for the orderly development of the property by

identifying the required infrastructure needed to serve the development. The Planning and Zoning Commission considered this item at their regular meeting on October 16, 2019 and recommended approval by unanimous (5-0) vote.

Attachments

1. Aerial Photo
2. Preliminary Plat

FINAL PLAT
OF
ABEL RANCH - PHASE 1
GOODYEAR, ARIZONA
LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOWN ALL MEN BY THESE PRESENTS:

THAT **MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION**, AS OWNER, HEREBY SUBDIVIDES UNDER THE NAME OF **"ABEL RANCH – PHASE 1"** BEING LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR (THE "CITY"), THE STREETS DESIGNATED AS "R/W DEDICATED HEREON" SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS B THROUGH T INCLUSIVE AND IN LOTS, DESIGNATED AS "PUE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT A FOR THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT. THE NON-EXCLUSIVE ACCESS EASEMENT DEDICATED HEREON RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACT A.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO THE ABEL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS A, B, C, E, G, H, L, N, Q & T INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS, THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS, STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE 'DRAINAGE FACILITIES'). OWNER, AT OWNER'S EXPENSE, SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATING IN THE DRAINAGE FACILITIES (COLLECTIVELY THE 'MAINTENANCE WORK'). THE CITY IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT IF THE CITY ENGINEER, THE CITY DIRECTOR OF PUBLIC WORKS AND/OR ANY OF THEIR RESPECTIVE DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY FOR ALL COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK, AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, B, C, E, G, H, L, N, Q & T.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN **ABEL RANCH COMMUNITY ASSOCIATION** AND ARE DEDICATED FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE ABEL RANCH COMMUNITY ASSOCIATION, DRAINAGE EASEMENTS ACROSS TRACTS A, B, C, E, G, H, L, N, Q & T AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE **ABEL RANCH COMMUNITY ASSOCIATION** SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES; INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS, RETENTION BASINS, DETENTION BASINS, EROSION CONTROL AREAS, AND DRYWELLS.

(DEDICATION CONTINUES UPPER RIGHT)

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER HEREBY DEDICATES TO THE CITY, FOR USE BY THE CITY AND ITS PERMITTEES, EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER MARICOPA COUNTY, ARIZONA, A PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT A INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN AND UPON, OVER, ACROSS, ABOVE AND UNDER ALL AREAS WITHIN TRACTS B AND Q DESIGNATED AS "SEWER EASEMENT" INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN; AND A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT UPON, OVER AND ACROSS ALL AREAS WITHIN TRACTS B AND Q DESIGNATED AS "SEWER EASEMENT" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE 'SEWER AND ACCESS EASEMENT AREAS'). THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN IS FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES, APPURTENANCES (THE "SEWER FACILITIES") AND ACCESS FACILITIES (DEFINED BELOW) WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE SEWER AND ACCESS EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN SEWER LINES PERMITTED BY THE CITY SHALL BE CONSTRUCTED WITHIN THE SEWER LINE EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY OF GOODYEAR. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE SEWER AND ACCESS EASEMENT AREA. BECAUSE THE SEWER FACILITIES ARE NOT BEING LOCATED WITHIN STREET RIGHT-OF-WAY, OWNER AGREES TO INSTALL, MAINTAIN, REPAIR, AND REPLACE, PURSUANT TO PLANS APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE, IMPROVEMENTS UPON, OVER AND ACROSS THE SEWER AND ACCESS EASEMENT AREA AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY'S ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR PROVIDING ACCESS TO UNDERGROUND SEWER LINES (THE "ACCESS FACILITIES"), AND OWNER SHALL MAINTAIN, INSPECT, REPAIR, AND/OR REPLACE THE ACCESS FACILITIES AS NEEDED TO ENSURE THE ACCESS FACILITIES ARE CONSISTENT WITH THE APPROVED PLANS AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. OWNER RESERVES FOR ITSELF THE RIGHT TO USE THE SEWER AND ACCESS EASEMENT AREA FOR PURPOSES THAT ARE NOT INCONSISTENT WITH THE CITY'S RIGHTS UNDER THE EASEMENT GRANTED HEREIN. THE SEWER AND ACCESS EASEMENT DEDICATED HEREIN RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SEWER AND ACCESS EASEMENT AREAS.

NEITHER GRANTOR NOR THE OWNERS OF ANY PART OF THE PREMISES SHALL ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENTS; HOWEVER, THEY SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, STREETS, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENTS IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES IN ACCORDANCE WITH ARIZONA CORPORATION COMMISSION RULES AND REGULATIONS. GRANTEE SHALL NOT BE HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, LANDSCAPING, PARKING FACILITIES DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS ERECTED WITHIN THE LIMITS OF THE EASEMENTS DUE TO REPAIR, REPLACEMENT, CONSTRUCTION OR RELOCATION OF THE GRANTEE OWNED WATER LINES.

GRANTEE SHALL HOLD GRANTOR AND OWNERS OF ANY PART OF THE PREMISES HARMLESS FROM DAMAGES, CLAIMS, LIABILITIES OR EXPENSES, WHICH RESULT FROM GRANTEES USE OF EASEMENT TO OPERATE, MAINTAIN, REPAIR, REPLACE AND INSTALL UTILITY OWNED INFRASTRUCTURE. THIS HOLD HARMLESS DOES NOT COVER NEGLIGENT ACTIONS FROM GRANTOR OR OWNERS THAT RESULT IN ANY CLAIM, AS WELL AS GRANTEE IS NOT HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, STREETS, LANDSCAPING, PARKING FACILITIES, DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS ERECTED WITHIN THE EASEMENT. GRANTOR AND GRANTEE AGREE THAT ALL EASEMENTS WILL ALSO BE GOVERNED BY ARIZONA ADMINISTRATIVE CODE R14-2-405C AS AMENDED. GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

IN WITNESS WHEREOF: **MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION,** AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED SO TO DO.

BY: **MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION,**

BY: _____ DATE: _____
TROY HILL
ITS: VICE PRESIDENT – ENTITLEMENTS

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE

UNDERSIGNED OFFICER, TROY HILL PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF **MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION,** AND AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

HOMEOWNERS ASSOCIATION RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, **ABEL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION,** ACKNOWLEDGES AND CONSENTS TO THE DEDICATIONS OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN AND HEREBY AGREES TO ACCEPT OWNERSHIP OF ALL OF THE TRACTS, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS GRANTED HEREIN, THAT ARE TO BE CONVEYED TO **ABEL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION** IN FEE AS PROVIDED HEREIN.

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGEMENT FOR RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, _____ PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF **ABEL RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION,** AND AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

NOTICE OF ABEL RANCH DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO AN **ABEL RANCH** DEVELOPMENT AGREEMENT DATED SEPTEMBER 2, 2021 ("AGREEMENT") WITH **MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD")** FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 2, 2021, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2021-0952595. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE **MWD'S** PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE **MWD** FACILITIES AND **MWD** PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE **MWD** TO ACCOMPLISH ALL OF **MWD'S** PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE **MWD** FACILITIES AND **MWD** PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT **MERITAGE HOMES OF ARIZONA, INC.,** 8800 E. RAINTREE DRIVE, SUITE 300, SCOTTSDALE, ARIZONA 85260, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE,
A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

BY: _____
CHRISTINE CAIN
ITS: PROPERTY & CONTRACTS MANAGER

ATTEST:

BY: _____
GLEN VORTHERMS
ITS: ASSISTANT SECRETARY

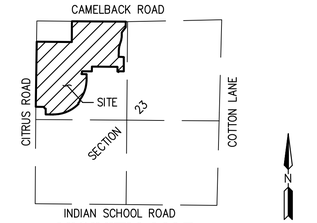
MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION,

BY: _____
TROY HILL
ITS: VICE PRESIDENT – ENTITLEMENTS

CERTIFICATE OF ASSURED WATER SUPPLY

THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF EPCOR WATER AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR).

_____ _____
MANAGER DATE
EPCOR WATER



VICINITY MAP

SECTION 23,
TOWNSHIP 2 NORTH, RANGE 2 WEST
NOT TO SCALE

OWNER/DEVELOPER

MERITAGE HOMES
8800 E. RAINTREE DRIVE, SUITE 300
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 515-8164
CONTACT: TROY HILL
EMAIL: TROY.HILL@MERITAGEHOMES.COM

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: 602-490-0535
FAX: 602-325-0161
CONTACT: KIRK J. PANGUS
EMAIL: kpangus@hilgartwilson.com

SHEET INDEX

FP01	COVER SHEET, VICINITY MAP, SITE DATA TABLE
FP02	LEGAL DESCRIPTION, NOTES, LOT TABLE
FP03	SHEET KEY MAP, TRACT TABLES, TYPICAL LOT DETAIL
FP04–FP12	FINAL PLAT SHEETS

AREA DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	4,118,916	94.56
NET AREA	3,914,783	89.87
ACTIVE OPEN SPACE	465,151	10.68
PASSIVE OPEN SPACE	1,304,456	29.94
OPEN SPACE	43%	
NON-OPEN SPACE	57%	

BASIS OF BEARING

BASIS OF BEARING IS S00°18'20"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
MAYOR

ATTEST: _____
DARCIE McCRACKEN – CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
SUMEET MOHAN – CITY ENGINEER

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER 2018; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS, RLS
RLS# 19344
HILGARTWILSON
2141 E. HIGHLAND AVENUE,
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
kpangus@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
02/15/2022
Signed
ARIZONA U.S.A.

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.

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

ABEL RANCH - PHASE 1
SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

FINAL PLAT

STATUS:
PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: NONE
DRAWN: GS/DSP
APPROVED: KJP
MUNICIPAL TRACKING NO:

DWG. NO.
FP01
SHT. 1 OF 12

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U:\1800\1838\SURVEY\PLAT\PHASE 1\1838-PH1-FP01.dwg 2/15/2022 11:40 AM

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	7390	0.1697
LOT : 2	7425	0.1705
LOT : 3	7425	0.1705
LOT : 4	7425	0.1705
LOT : 5	7425	0.1705
LOT : 6	7425	0.1705
LOT : 7	7425	0.1705
LOT : 8	7425	0.1705
LOT : 9	7425	0.1705
LOT : 10	7425	0.1705
LOT : 11	7425	0.1705
LOT : 12	7425	0.1705
LOT : 13	7425	0.1705
LOT : 14	7425	0.1705
LOT : 15	7425	0.1704
LOT : 16	7192	0.1651
LOT : 17	8871	0.2036
LOT : 18	8386	0.1925
LOT : 19	8413	0.1931
LOT : 20	9537	0.2189
LOT : 21	8643	0.1984
LOT : 22	7800	0.1791
LOT : 23	7800	0.1791
LOT : 24	7800	0.1791
LOT : 25	7800	0.1791
LOT : 26	7800	0.1791
LOT : 27	7150	0.1641
LOT : 28	7150	0.1641
LOT : 29	7150	0.1641
LOT : 30	8064	0.1851
LOT : 31	8410	0.1931
LOT : 32	8410	0.1931
LOT : 33	8410	0.1931

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 34	8410	0.1931
LOT : 35	8360	0.1919
LOT : 36	8360	0.1919
LOT : 37	8360	0.1919
LOT : 38	7423	0.1704
LOT : 39	7425	0.1705
LOT : 40	7425	0.1705
LOT : 41	7982	0.1832
LOT : 42	8049	0.1848
LOT : 43	7973	0.1830
LOT : 44	7973	0.1830
LOT : 45	8103	0.1860
LOT : 46	8103	0.1860
LOT : 47	8119	0.1864
LOT : 48	7973	0.1830
LOT : 49	8103	0.1860
LOT : 50	8103	0.1860
LOT : 51	8073	0.1853
LOT : 52	8494	0.1950
LOT : 53	9482	0.2177
LOT : 54	8714	0.2001
LOT : 55	8690	0.1995
LOT : 56	8686	0.1994
LOT : 57	8691	0.1995
LOT : 58	8820	0.2025
LOT : 59	8828	0.2027
LOT : 60	8692	0.1995
LOT : 61	8686	0.1994
LOT : 62	8703	0.1998
LOT : 63	8850	0.2032
LOT : 64	8769	0.2013
LOT : 65	8735	0.2005
LOT : 66	8749	0.2008

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 67	8163	0.1874
LOT : 68	8100	0.1860
LOT : 69	8098	0.1859
LOT : 70	8394	0.1927
LOT : 71	8400	0.1928
LOT : 72	8549	0.1963
LOT : 73	8897	0.2042
LOT : 74	8890	0.2041
LOT : 75	8890	0.2041
LOT : 76	8890	0.2041
LOT : 77	8890	0.2041
LOT : 78	8890	0.2041
LOT : 79	8890	0.2041
LOT : 80	8890	0.2041
LOT : 81	8890	0.2041
LOT : 82	8890	0.2041
LOT : 83	8890	0.2041
LOT : 84	8890	0.2041
LOT : 85	8890	0.2041
LOT : 86	8890	0.2041
LOT : 87	8890	0.2041
LOT : 88	8890	0.2041
LOT : 89	8890	0.2041
LOT : 90	8890	0.2041
LOT : 91	8890	0.2041
LOT : 92	8648	0.1985
LOT : 93	8400	0.1928
LOT : 94	8400	0.1928
LOT : 95	7225	0.1659
LOT : 96	7150	0.1641
LOT : 97	7150	0.1641
LOT : 98	7323	0.1681
LOT : 99	7608	0.1747

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 100	7567	0.1737
LOT : 101	7546	0.1732
LOT : 102	7546	0.1732
LOT : 103	7529	0.1728
LOT : 104	7381	0.1694
LOT : 105	8128	0.1866
LOT : 106	7725	0.1773
LOT : 107	7742	0.1777
LOT : 108	7836	0.1799
LOT : 109	7788	0.1788
LOT : 110	7725	0.1773
LOT : 111	7753	0.1780
LOT : 112	7212	0.1656
LOT : 113	7150	0.1641
LOT : 114	7788	0.1788
LOT : 115	7570	0.1738
LOT : 116	7530	0.1729
LOT : 117	7657	0.1758
LOT : 118	7496	0.1721
LOT : 119	7177	0.1648
LOT : 120	7139	0.1639
LOT : 121	7419	0.1703
LOT : 122	7425	0.1705
LOT : 123	7425	0.1705
LOT : 124	7419	0.1703
LOT : 125	7127	0.1636
LOT : 126	7581	0.1740
LOT : 127	7361	0.1690
LOT : 128	7503	0.1723
LOT : 129	7497	0.1721
LOT : 130	7490	0.1719
LOT : 131	7483	0.1718
LOT : 132	7476	0.1716

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 133	7469	0.1715
LOT : 134	7462	0.1713
LOT : 135	7456	0.1712
LOT : 136	7301	0.1676
LOT : 137	7819	0.1795
LOT : 138	7425	0.1705
LOT : 139	7425	0.1705
LOT : 140	7425	0.1705
LOT : 141	7425	0.1705
LOT : 142	7425	0.1705
LOT : 143	7527	0.1728
LOT : 144	8081	0.1855
LOT : 145	8238	0.1891
LOT : 146	7620	0.1749
LOT : 147	7426	0.1705
LOT : 148	7425	0.1705
LOT : 149	7425	0.1705
LOT : 150	7425	0.1705
LOT : 151	7366	0.1691
LOT : 152	7339	0.1685
LOT : 153	7150	0.1641
LOT : 154	7150	0.1641
LOT : 155	7150	0.1641
LOT : 156	7150	0.1641
LOT : 157	7150	0.1641
LOT : 158	7150	0.1641
LOT : 159	7150	0.1641
LOT : 160	7148	0.1641
LOT : 161	7813	0.1794
LOT : 162	7980	0.1832
LOT : 163	8364	0.1920
LOT : 164	8973	0.2060
LOT : 165	9814	0.2253

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 166	10898	0.2502
LOT : 167	8278	0.1900
LOT : 168	8146	0.1870
LOT : 169	8122	0.1865
LOT : 170	8404	0.1929
LOT : 171	8412	0.1931
LOT : 172	8420	0.1933
LOT : 173	8376	0.1923
LOT : 174	8425	0.1934
LOT : 175	8343	0.1915
LOT : 176	8400	0.1928
LOT : 177	8400	0.1928
LOT : 178	8400	0.1928
LOT : 179	8400	0.1928
LOT : 180	8400	0.1928
LOT : 181	8400	0.1928
LOT : 182	8400	0.1928
LOT : 183	8400	0.1928
LOT : 184	8400	0.1928
LOT : 185	8400	0.1928
LOT : 186	8400	0.1928
LOT : 187	8400	0.1928
LOT : 188	8400	0.1928
LOT : 189	8278	0.1900
LOT : 190	8248	0.1893
LOT : 191	9114	0.2092
LOT : 192	9555	0.2194
LOT : 193	8646	0.1985
LOT : 194	8430	0.1935
LOT : 195	8894	0.2042
LOT : 196	8894	0.2042
LOT : 197	8894	0.2042
LOT : 198	8313	0.1908

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 199	8229	0.1889
LOT : 200	8775	0.2014
LOT : 201	8775	0.2014
LOT : 202	8775	0.2014
LOT : 203	8100	0.1860
LOT : 204	8100	0.1860
LOT : 205	8100	0.1860
LOT : 206	8100	0.1860
LOT : 207	8100	0.1860
LOT : 208	8100	0.1860
LOT : 209	8100	0.1860
LOT : 210	8100	0.1860
LOT : 211	8100	0.1860
LOT : 212	8100	0.1860
LOT : 213	8098	0.1859
LOT : 214	8098	0.1859
LOT : 215	8100	0.1860
LOT : 216	8100	0.1860
LOT : 217	8100	0.1860
LOT : 218	8100	0.1860
LOT : 219	8100	0.1860
LOT : 220	8100	0.1860
LOT : 221	8100	0.1860
LOT : 222	8100	0.1860
LOT : 223	8100	0.1860
LOT : 224	9180	0.2107
LOT : 225	9180	0.2107
LOT : 226	13854	0.3180
LOT : 227	8363	0.1920
LOT : 228	8400	0.1928
LOT : 229	8400	0.1928
LOT : 230	8400	0.1928
LOT : 231	8400	0.1928

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 232	8400	0.1928
LOT : 233	8400	0.1928
LOT : 234	8400	0.1928
LOT : 235	8400	0.1928
LOT : 236	8400	0.1928
LOT : 237	8400	0.1928
LOT : 238	8400	0.1928
LOT : 239	8398	0.1928
LOT : 240	8398	0.1928
LOT : 241	8400	0.1928
LOT : 242	8400	0.1928
LOT : 243	8400	0.1928
LOT : 244	8400	0.1928
LOT : 245	8400	0.1928
LOT : 246	8400	0.1928
LOT : 247	8400	0.1928
LOT : 248	8400	0.1928
LOT : 249	8400	0.1928
LOT : 250	8400	0.1928
LOT : 251	8400	0.1928
LOT : 252	8400	0.1928
LOT : 253	8400	0.1928
LOT : 254	8400	0.1928
LOT : 255	8400	0.1928
LOT : 256	8400	0.1928
LOT : 257	10500	0.2410
LOT : 258	10500	0.2410
LOT : 259	9100	0.2089
LOT : 260	8400	0.1928
LOT : 261	7700	0.1768
LOT : 262	8400	0.1928
LOT : 263	8400	0.1928

NOTES:

A. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.

B. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

C. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
   1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   3. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
   4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   5. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

D. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
   1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
   4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
   5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
   6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

E. STRUCTURES WITHIN SIGHT VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET: LANDSCAPING WITHIN SIGHT VISIBILITY TRIANGLES WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

F. THE **ABEL RANCH COMMUNITY ASSOCIATION,** SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

G. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.

H. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICLE TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.

I. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH USE.

J. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.

K. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

L. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THIS DEVELOPMENT.

M. THE STREETS IN TRACT A ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE **ABEL RANCH COMMUNITY ASSOCIATION.** AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.

N. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

O. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHTOF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).

P. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES.

Q. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOT 167)

R. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.

S. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 92, 99, 112, 141, 195, 196, AND 260)

T. ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE **ABEL RANCH COMMUNITY ASSOCIATION.**

U. NO MORE THAN THREE TWO-STORY HOUSES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.

V. ALL PRIVATE STREETS, SIDEWALKS, SIGNAGE AND STREET LIGHTING SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER UNTIL TRANSFERRED TO A DULY INCORPORATED PROPERTY OWNERS ASSOCIATION AND THEREAFTER, MAINTAINED BY SUCH ASSOCIATION.

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 3 INCH CITY OF GOODYEAR BRASS CAP FLUSH ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 23 FROM WHICH A FOUND 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER THEREOF BEARS NORTH 89°33'55" WEST, 2636.89 FEET;
THENCE NORTH 89°33'55" WEST, 150.42 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23 TO THE **POINT OF BEGINNING;**
THENCE LEAVING SAID NORTH LINE, SOUTH 00°26'05" WEST, 65.00 FEET;
THENCE SOUTH 00°26'08" WEST, 92.05 FEET;
THENCE SOUTH 36°56'50" WEST, 182.65 FEET;
THENCE SOUTH 00°26'02" WEST, 84.77 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°59'14", AN ARC LENGTH OF 188.89 FEET TO A TANGENT LINE;
THENCE SOUTH 19°25'16" WEST, 83.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 430.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'58", AN ARC LENGTH OF 141.46 FEET TO A TANGENT LINE;
THENCE SOUTH 00°34'18" WEST, 101.09 FEET;
THENCE SOUTH 00°23'38" WEST, 41.47 FEET;
THENCE SOUTH 00°26'05" WEST, 25.00 FEET;
THENCE NORTH 89°33'55" WEST, 0.24 FEET;
THENCE SOUTH 00°26'05" WEST, 25.00 FEET;
THENCE SOUTH 00°42'44" WEST, 2.36 FEET TO THE SOUTH LINE OF THAT PROPERTY AS DESCRIBED IN DOCUMENT NUMBER 1988-0611014 RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 89°42'04" EAST, 15.38 FEET ALONG SAID SOUTH LINE;
THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 86°10'18" EAST, 126.94 FEET;
THENCE LEAVING SAID SOUTH LINE, SOUTH 00°06'08" WEST, 397.37 FEET;
THENCE NORTH 89°33'55" WEST, 131.80 FEET;
THENCE SOUTH 43°10'13" WEST, 25.85 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 63.00 FEET, THE CENTER OF WHICH BEARS SOUTH 43°25'27" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°44'15", AN ARC LENGTH OF 30.50 FEET TO A NON-TANGENT LINE;
THENCE NORTH 00°26'05" EAST, 129.22 FEET;
THENCE NORTH 89°33'55" WEST, 715.00 FEET;
THENCE SOUTH 00°26'05" WEST, 132.00 FEET;
THENCE NORTH 89°33'55" WEST, 276.06 FEET;
THENCE SOUTH 21°39'10" WEST, 8.58 FEET;
THENCE SOUTH 00°26'05" WEST, 25.00 FEET;
THENCE SOUTH 89°33'55" EAST, 1.79 FEET;
THENCE SOUTH 00°26'05" WEST, 25.00 FEET;
THENCE SOUTH 45°00'30" WEST, 16.84 FEET;
THENCE SOUTH 00°25'05" EAST, 11.08 FEET;
THENCE NORTH 89°34'55" EAST, 140.00 FEET;
THENCE SOUTH 00°25'05" EAST, 120.00 FEET;
THENCE SOUTH 00°09'36" WEST, 64.49 FEET;
THENCE SOUTH 03°51'57" WEST, 68.91 FEET;
THENCE SOUTH 08°08'06" WEST, 68.91 FEET;
THENCE SOUTH 12°24'16" WEST, 68.91 FEET;
THENCE SOUTH 16°40'25" WEST, 68.91 FEET;
THENCE SOUTH 20°56'34" WEST, 68.91 FEET;
THENCE SOUTH 25°12'44" WEST, 68.91 FEET;
THENCE SOUTH 29°28'53" WEST, 68.91 FEET;
THENCE SOUTH 33°45'02" WEST, 68.91 FEET;
THENCE SOUTH 15°44'11" WEST, 72.30 FEET;
THENCE SOUTH 41°29'17" WEST, 50.00 FEET;
THENCE SOUTH 02°28'42" EAST, 27.77 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 970.00 FEET, THE CENTER OF WHICH BEARS NORTH 45°51'14" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°08'52", AN ARC LENGTH OF 781.27 FEET TO A NON-TANGENT LINE;
THENCE NORTH 89°42'21" WEST, 215.05 FEET;
THENCE NORTH 00°18'32" EAST, 155.75 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, THE CENTER OF WHICH BEARS NORTH 09°26'12" EAST;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°50'08", AN ARC LENGTH OF 79.52 FEET TO A NON-TANGENT LINE;
THENCE NORTH 89°41'27" WEST, 214.95 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23;
THENCE NORTH 00°18'20" EAST, 1819.69 FEET ALONG SAID WEST LINE;
THENCE LEAVING SAID NORTH LINE, SOUTH 89°33'55" EAST, 980.00 FEET;
THENCE NORTH 00°18'20" EAST, 580.00 FEET TO THE AFORESAID NORTH LINE;
THENCE SOUTH 89°33'55" EAST, 1506.47 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING.**

UTILITY PROVIDERS	
SEWER	GOODYEAR
WATER	EPCOR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	COX / CENTURY LINK

SITE DATA TABLE		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	4,118,916	94.56
STREET ROW	204,134	4.69
NET AREA	3,914,783	89.87
LOT SIZE (MIN.)	55' X 100'	
TOTAL LOTS	263	
AREA SUBDIVIDED INTO LOTS	2,145,504	49.25
GROSS DENSITY	2.78	
OPEN SPACE	1,769,608	40.62
% OF GROSS AREA IN O.S.	42.96%	
EXISTING ZONE	P.A.D.	

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
02/15/2022
Not Signed
ARIZONA, U.S.A.

HILGARTWILSON
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ABEL RANCH - PHASE 1
SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

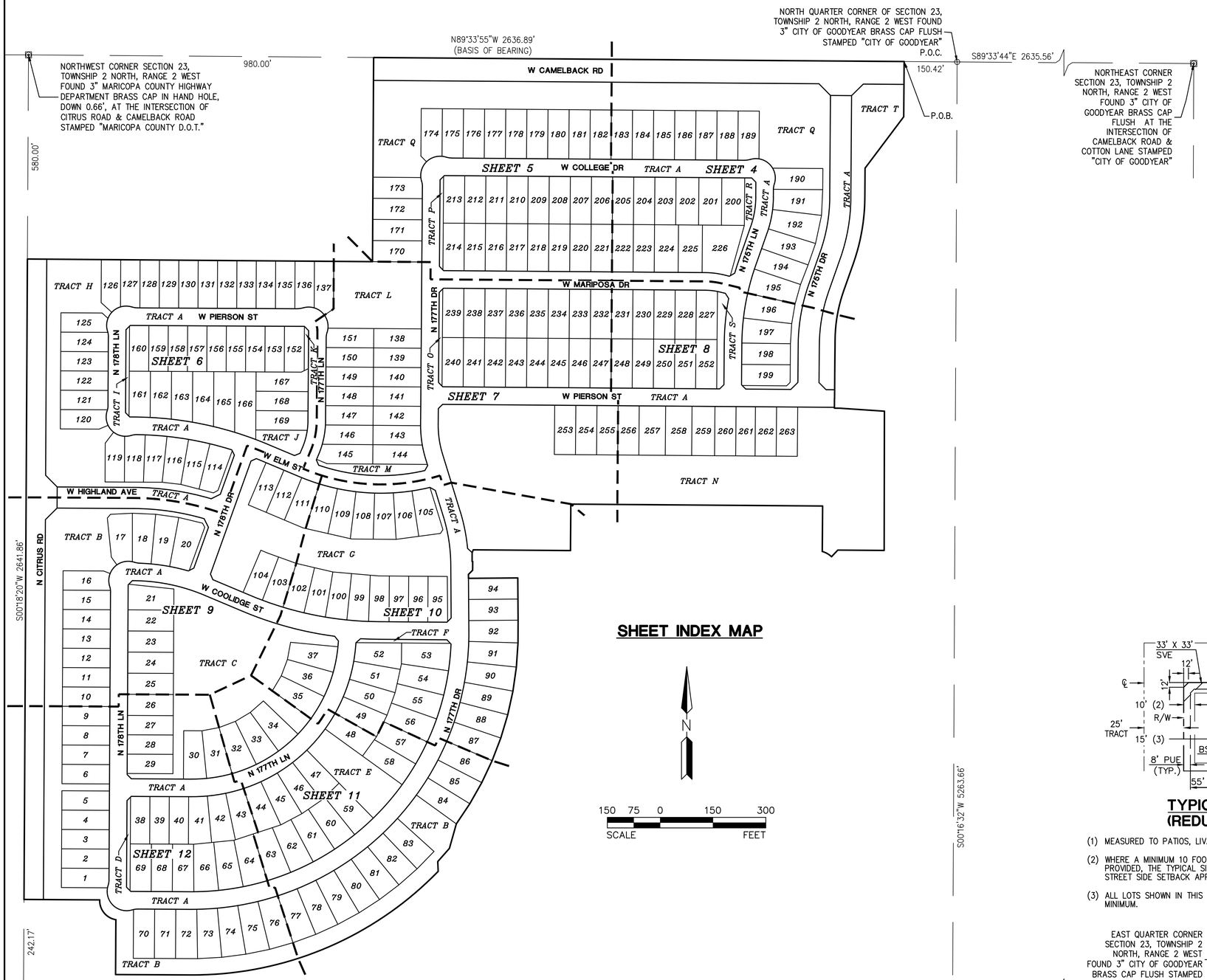
FINAL PLAT

STATUS:
PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: NONE
DRAWN: GS/DSP
APPROVED: KJP

MUNICIPAL TRACKING NO:

DWG. NO.
FP02
SHT. 2 OF 12

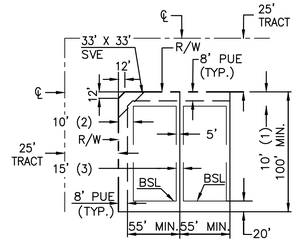
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SHEET INDEX MAP

TRACT TABLE				
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE	ONWERSHIP/MAINTENANCE
TRACT A	662,762.68	15.2149	PRIVATE STREET, ACCESS EASEMENT, WATER & SEWER EASEMENT & DRAINAGE	COMMUNITY ASSOCIATION
TRACT B	163,277.93	3.7483	OPEN SPACE, DRAINAGE, PUE, SEWER EASEMENT, IRRIGATION EASEMENT, WATER EASMENT	COMMUNITY ASSOCIATION
TRACT C	119,410.69	2.7413	OPEN SPACE, DRAINAGE & PUE	COMMUNITY ASSOCIATION
TRACT D	2,560.00	0.0588	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT E	27,672.00	0.6353	OPEN SPACE, DRAINAGE & PUE	COMMUNITY ASSOCIATION
TRACT F	2,596.76	0.0596	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT G	89,777.30	2.0610	OPEN SPACE, DRAINAGE & PUE	COMMUNITY ASSOCIATION
TRACT H	72,445.17	1.6631	OPEN SPACE, DRAINAGE, PUE & IRRIGATION EASEMENT	COMMUNITY ASSOCIATION
TRACT I	2,460.00	0.0565	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT J	7,266.61	0.1668	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT K	1,386.13	0.0318	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT L	48,374.05	1.1105	OPEN SPACE, DRAINAGE, PUE, WATER EASEMENT	COMMUNITY ASSOCIATION
TRACT M	7,874.67	0.1808	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT N	315,437.72	7.2415	OPEN SPACE, DRAINAGE & PUE	COMMUNITY ASSOCIATION
TRACT O	2,660.00	0.0611	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT P	2,560.00	0.0588	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT Q	175,564.91	4.0304	OPEN SPACE, DRAINAGE, PUE, SEWER EASEMENT & IRRIGATION EASEMENT	COMMUNITY ASSOCIATION
TRACT R	5,849.32	0.1343	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT S	6,114.46	0.1404	OPEN SPACE & PUE	COMMUNITY ASSOCIATION
TRACT T	53,228.33	1.2220	OPEN SPACE, DRAINAGE & PUE	COMMUNITY ASSOCIATION

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.



TYPICAL LOT DETAIL (REDUCED R1-6)

(1) MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE GARAGES.

(2) WHERE A MINIMUM 10 FOOT WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN STREET SIDE SETBACK APPLIES.

(3) ALL LOTS SHOWN IN THIS FINAL PLAT ARE 55' WIDE MINIMUM.

TABLE 3-2-3-A: DEVELOPMENT STANDARDS – SINGLE FAMILY DISTRICTS	
STANDARD	REDUCED R1-6
LOT STANDARDS	
MINIMUM LOT AREA (SF)	5,500
MINIMUM LOT WIDTH (FT) (3)	55'
MINIMUM LOT DEPTH (SF)	100'
BUILDING FORM AND LOCATION	
MAXIMUM HEIGHT (FT)	30'
MAXIMUM BUILDING COVERAGE	60%
MINIMUM SETBACKS (FT)	
FRONT (1)	10'
FRONT FACING GARAGE	20'
SIDE	5'
TOTAL BOTH SIDES	10'
STREET SIDE (2)	10'
REAR	20'
DEVELOPMENT STANDARDS	
OPEN SPACE % (OF NET AREA)	15%

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
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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

ABEL RANCH - PHASE 1

SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

FINAL PLAT

STATUS:
PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: AS SHOWN
DRAWN: GS/DSP
APPROVED: KJP
MUNICIPAL TRACKING NO:

DWG. NO.
FP03
SHT. 3 OF 12

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U:\1800\1838\SURVEY\PLAT\PHASE 1\1838-PH1-FP03.dwg 2/15/2022 9:03 AM

ALLEN RANCHES LLC
DOC #2015-0204830, MCR
APN: 502-27-007B

DRI FR GLENDALE LLC
DOC #2020-0748384, MCR
APN: 502-27-006A

NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST FOUND 3" CITY OF GOODYEAR BRASS CAP FLUSH STAMPED "CITY OF GOODYEAR"

N89°33'55"W 2636.89'
S89°33'55"E 1506.47'
1328.02'
1264.88'
W CAMELBACK RD
65' R/W DEDICATED HEREON
178.44'
150.42'
98.00'
115.44'
S00°26'05"W 65.00'
S00°26'08"W 92.05'

MWD 20' LATERAL 13 EASEMENT AND PIPELINE MCR NO._____
MWD 15' PRESCRIPTIVE ESMT AND LATERAL 13 CONCRETE DITCH
MWD 33' ROMOLA LTD FEE BK 17, PG 28
MWD 20' LATERAL 13 ROW BK 14, PG 35; BK 24, PG 3
10' PUE
1' VNAE
8' PUE

TRACT Q
TRACT T
TRACT A
TRACT R

N44°33'55"W 46.67'
S45°26'05"W 46.67'

S89°33'55"E 960.00'
831.14'
872.72'
S89°33'55"E 873.56'
W COLLEGE DR (PRIVATE STREET)
S89°33'55"E 142.79'
S89°33'55"E 855.00'
744.05'
S89°33'55"E 781.05' (PRIVATE STREET)
W MARIPOSA DR
N 175TH DR (PRIVATE STREET)
N 175TH LN (PRIVATE STREET)

60.00' | 65.00' | 68.00' | 119.00' | 18.93' | 19.72' | 10.05'
25' | 30'
290.63' | S00°26'05"W 388.63'

182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196
206 | 205 | 204 | 203 | 202 | 201 | 200
221 | 222 | 223 | 224 | 225 | 226
232 | 231 | 230 | 229 | 228 | 227

N00°26'05"E 140.00' | N00°26'05"E 135.63' | S00°26'05"W 135.00'

SEE SHEET 05
SEE SHEET 08

L=24.96' | L=48.44' | L=15.64' | L=1.01' | L=54.79' | S83°08'04"E 140.00' | L=11.24' | S72°44'06"E 140.00' | S70°39'28"E 140.00' | L=9.64' | S71°27'31"E 138.00' | S77°23'10"E 138.00'
L=85.80' | L=102.30' | L=56.27' | L=39.14' | L=73.58' | L=227.70' | L=71.39' | L=51.10' | L=17.44' | L=14.47' | L=2.87'
S02°38'54"W 73.31' | S12°03'55"W 81.57' | S19°04'44"W 84.35' | S21°12'36"W 59.71' | S15°34'39"W 57.08'
S15°36'24"W 148.41' | S19°20'32"W 100.00' | 48.04' | 51.96' | 100.00'

L=165.10' | L=174.90' | L=155.10'
R=500.00' D=18°54'27" L=165.00'
S36°56'50"W 182.65'
S00°26'02"W 84.77'
R=570.00' D=18°59'14" L=188.89'
S19°25'16"W 83.01'
C1

NBA ENTERPRISES LP/HOHOKAM ACRES LP
DOC #1998-0611014, MCR
APN: 502-31-005E

LEGEND

○	FOUND MONUMENT AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
◉	SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
— · —	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
- - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
MWD	MARICOPA WATER DISTRICT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	33X33' SIGHT VISIBILITY EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	430.00'	18°50'58"	141.46'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	124°40'58"	119.69'
C7	55.00'	17°20'29"	16.65'
C27	715.00'	18°54'27"	235.95'
C28	200.00'	13°00'41"	45.42'
C29	285.00'	18°54'27"	94.05'
C30	36.58'	90°00'00"	57.46'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L24	S59°38'16"W	17.33'
L25	S44°33'55"E	16.97'
L53	N76°33'14"W	54.03'
L54	S00°26'05"W	43.05'

N

40 20 0 40 80
SCALE: 1" = 40 FEET

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J. PANGUS
02/15/2022
Date Signed
ARIZONA, U.S.A.

U:\1800\1838\SURVEY\PLAT\PHASE 1\1838-PH1-FP04.dwg 2/15/2022 9:04 AM

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ABEL RANCH - PHASE 1

SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

FINAL PLAT

PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: AS SHOWN
DRAWN: GS/DSP
APPROVED: KJP

STATUS:

MUNICIPAL TRACKING NO:

DWG. NO.
FP04
SHT. 4 OF 12

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NORTHWEST CORNER SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST FOUND 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE, DOWN 0.66', AT THE INTERSECTION OF CITRUS ROAD & CAMELBACK ROAD STAMPED "MARICOPA COUNTY D.O.T."

ALLEN RANCHES LLC
DOC #2015-0204830, MCR
APN: 502-27-010A

ALLEN RANCHES LLC
DOC #2015-0204830, MCR
APN: 502-27-007B

N89°33'55"W 2636.89'
S89°33'55"E 1506.47'
1328.02'
980.00'
65.00'
W CAMELBACK RD
65' R/W DEDICATED HEREON
1264.88'
S89°33'55"E 35.00'
MWD 15' PRESCRIPTIVE ESMT AND LATERAL 13 CONCRETE DITCH
MWD 20' LATERAL 13 EASEMENT AND PIPELINE MCR NO._____
10' PUE
MWD 20' LATERAL ROW BK 14, PG 35 BK 24, PG 3
MWD 33' ROMOLA LTD FEE BK 17, PG 28
TRACT Q
MWD 20' LATERAL 13 EASEMENT AND PIPELINE MCR NO._____
S89°33'55"E 960.00'
35' DRAINAGE EASEMENT PER DOC. _____ MCR
275.00'
TRACT Q
174 175 176 177 178 179 180 181 182 183
60.00' N00°26'05"E 135.00'
60.00' N00°26'05"E 135.23'
60.00' N00°26'05"E 140.00'
1' VNAE
8' PUE
SEE SHEET 04
ESR TRUST 1/GARCOR LLC/ CORE GARY J/CHERI DOC #2013-0925498, MCR APN: 502-31-004G
N00°18'20"E 580.00'
N00°18'20"E 480.00'
20' SEWER EASEMENT
S01°41'40"W 515.00'
N44°33'55"W 22.78'
L=48.20'
L=11.64'
32.21'
L=49.21'
S89°33'55"E 142.62'
S89°33'55"E 873.56'
831.14'
N89°33'55"W 135.99'
W COLLEGE DR (PRIVATE STREET)
TRACT A
872.72'
C8
C9
C31
C10
L=21.20'
L=10.63'
N89°33'55"W 135.87'
N89°33'55"W 140.41'
N89°33'55"W 140.27'
N89°33'55"W 140.14'
N89°33'55"W 140.00'
173 172 171 170
33.21'
ESR TRUST/GARCOR LLC DOC #2013-0649705, MCR APN: 502-31-005D
N 177TH DR (PRIVATE STREET)
S00°26'05"W 696.12'
674.92'
283.42'
TRACT P
246.00'
213 212 211 210 209 208 207 206 205
214 215 216 217 218 219 220 221 222
S00°26'05"W 133.00'
S00°26'05"W 135.00'
N00°26'05"E 135.00'
S89°33'55"E 855.00'
L26
L27
2.83'
14.14'
58.00'
744.05'
W MARIPOSA DR (PRIVATE STREET)
S89°33'55"E 781.05'
SEE SHEET 07
SEE SHEET 07
TRACT L
239 238 237 236 235 234 233 232 231

LEGEND

○	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
◉	SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
— - —	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
— — —	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
MWD	MARICOPA WATER DISTRICT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	33X33' SIGHT VISIBILITY EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	55.00'	17°20'29"	16.65'
C9	55.00'	124°40'58"	119.69'
C10	55.00'	17°20'29"	16.65'
C31	36.58'	90°00'00"	57.46'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L26	N45°26'05"E	16.97'
L27	N44°33'55"W	16.97'

N

40 20 0 40 80
SCALE: 1" = 40 FEET

REGISTERED LAND SURVEYOR CERTIFICATE NO. 19344 KIRK J. PANGUS 02/15/2022 Not Signed ARIZONA, U.S.A.

U:\1800\1838\SURVEY\PLAT\PHASE 1\1838-PH1-FP05.dwg 2/15/2022 9:06 AM

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ABEL RANCH - PHASE 1

SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

FINAL PLAT

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PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: AS SHOWN
DRAWN: GS/DSP
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO:

DWG. NO.
FP05
SHT. 5 OF 12

NORTHWEST CORNER SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST FOUND 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE, DOWN 0.66', AT THE INTERSECTION OF CITRUS ROAD & CAMELBACK ROAD STAMPED "MARICOPA COUNTY D.O.T."

35' DRAINAGE EASEMENT PER DOC. _____ MCR

ESR TRUST/GARCOR LLC
DOC #2013-0649705, MCR
APN: 502-31-005D

S89°33'55"E 890.00'

N89°33'55"W 925.00'

S89°33'55"E 980.00'

580.00'

N00°18'30"E 35.00'

55.00' | 155.00' | 55.00'

MWD 20' LATERAL 13 SUBLATERAL C EASEMENT AND PIPELINE MCR NO._____

10' PUE

MWD 33' ROMOLA LTD FEE BK 17, PG 28

TRACT H

MWD 20' LATERAL 13 SUBLATERAL C ROW BK 14, PG 35 BK 24, PG 3

SCUBILLA PARCEL 2B BOOK 1532, PAGE 14, MCR

20.00'

55' R/W DEDICATED HEREON

N CITRUS RD

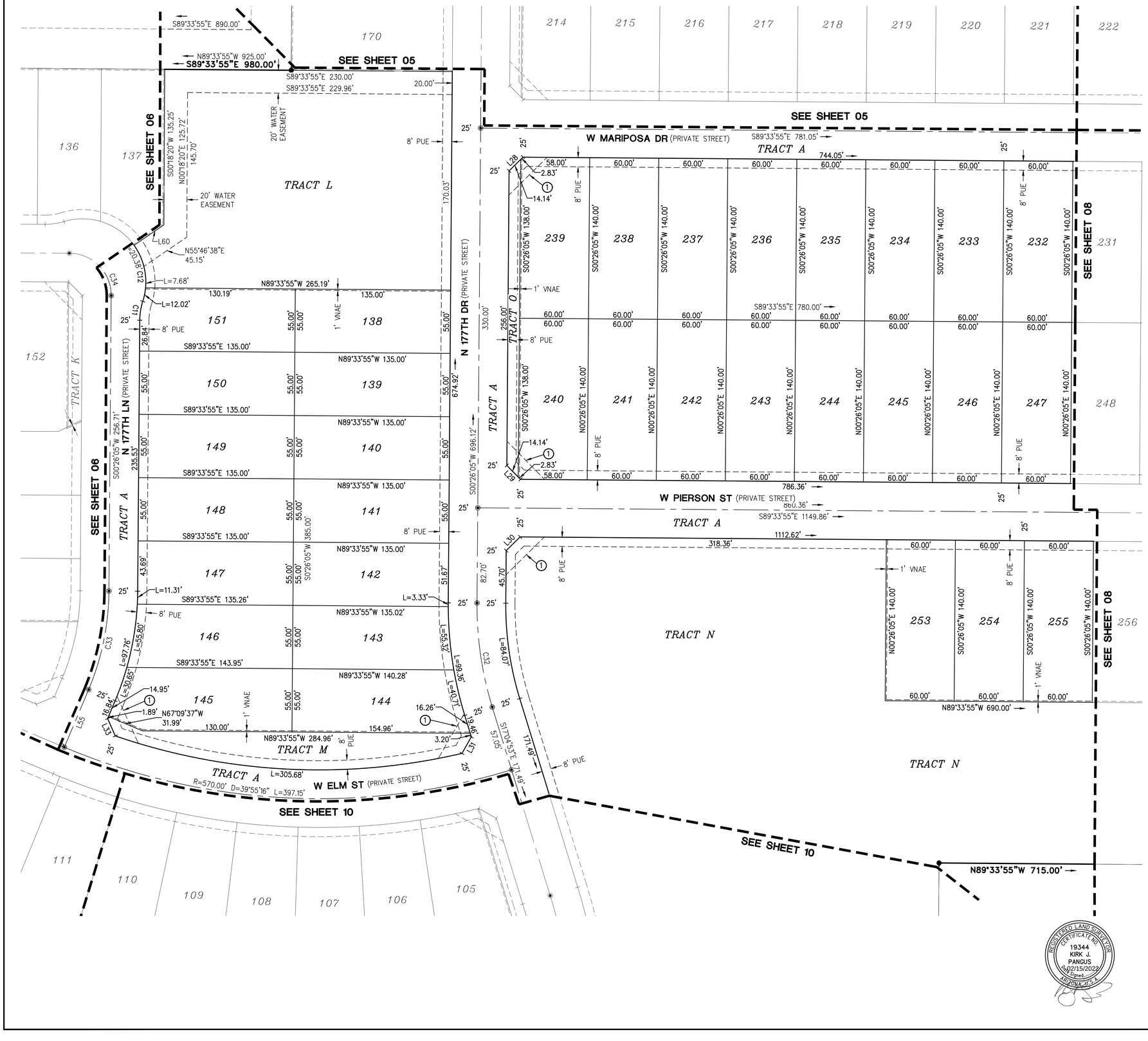
614.08'

S0°18'20"W 2641.86'

N0°18'20"E 1819.69'

677.21'

55.00' | 55.00' | 55.00' |



LEGEND

○	FOUND MONUMENT AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
◉	SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
——— ———	CENTER LINE
——— — ———	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
MWD	MARICOPA WATER DISTRICT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	33X33' SIGHT VISIBILITY EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C11	55.00'	17°20'29"	16.65'
C12	55.00'	124°48'43"	119.81'
C32	300.00'	17°30'58"	91.71'
C33	225.00'	22°24'18"	87.98'
C34	36.58'	90°07'45"	57.54'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L28	S45°26'05"W	16.97'
L29	N44°33'55"W	16.97'
L30	S45°26'05"W	16.97'
L31	S29°33'56"W	16.50'
L33	N23°48'26"W	16.50'
L55	S22°50'23"W	54.43'
L60	S55°46'38"W	31.37'

N

40 20 0 40 80

SCALE: 1" = 40 FEET

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
02/15/2022
Date Signed
ARIZONA U.S.A.

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

ABEL RANCH - PHASE 1

SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

FINAL PLAT

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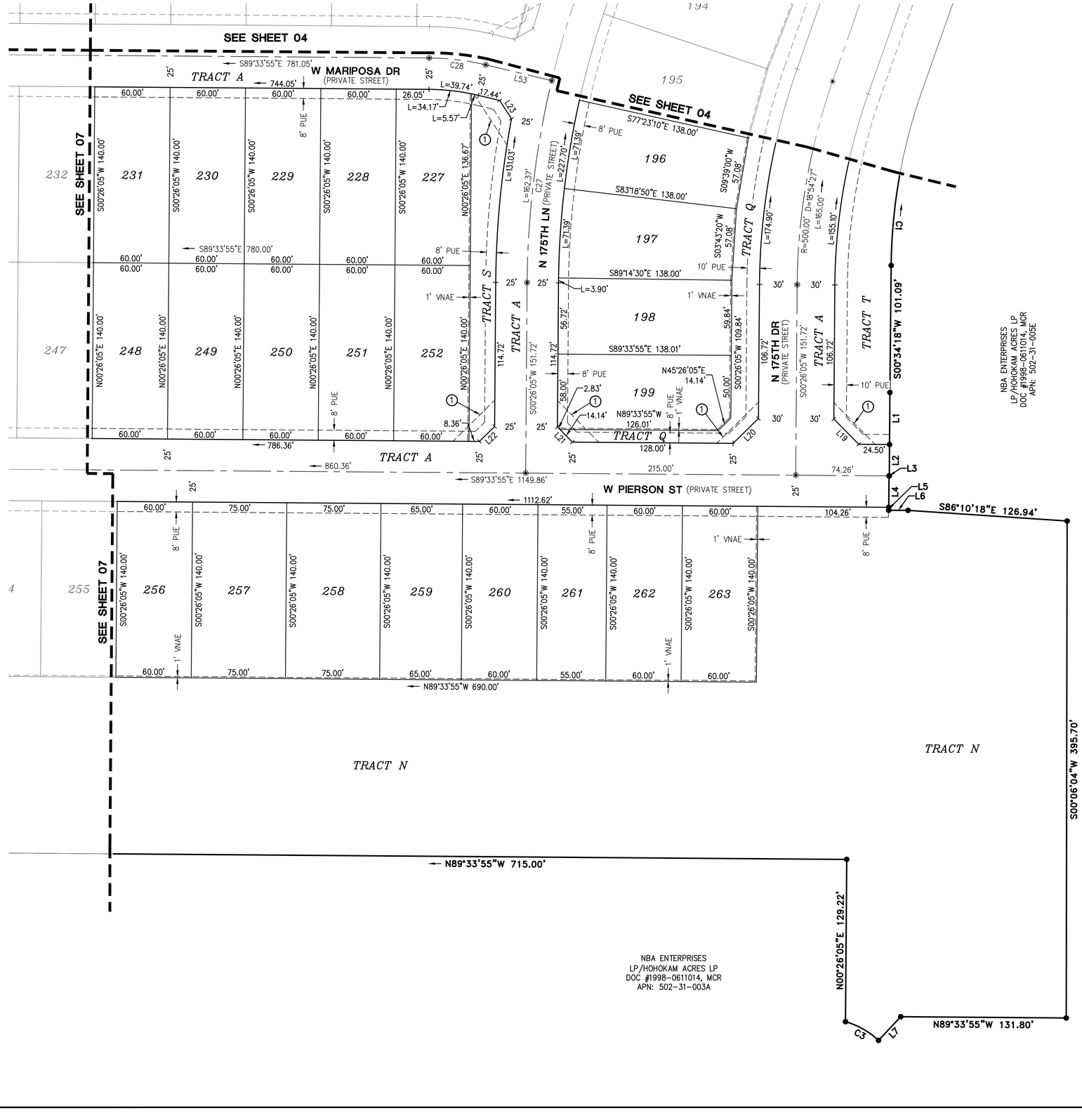
PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: AS SHOWN
DRAWN: GS/DSP
APPROVED: KJP

STATUS:

MUNICIPAL TRACKING NO:

DWG. NO.
FP07
SHT. 7 OF 12

U:\1800\1838\SURVEY\PLAT\PHASE 1\1838-PH1-FP07.dwg 2/15/2022 9:08 AM

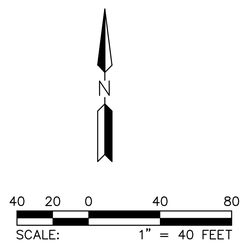


LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
◉	SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
——— — ———	CENTER LINE
——— — — ———	RIGHT OF WAY
———	PARCEL LINE
- - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
MWD	MARICOPA WATER DISTRICT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	33X33' SIGHT VISIBILITY EASEMENTS

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	430.00'	18°50'58"	141.46'
C3	63.00'	27°44'15"	30.50'
C27	715.00'	18°54'27"	235.95'
C28	200.00'	13°00'41"	45.42'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°23'38"W	41.47'
L2	S00°26'05"W	25.00'
L3	N89°33'55"W	0.24'
L4	S00°26'05"W	25.00'
L5	S00°42'44"W	2.36'
L6	S89°42'04"E	15.38'
L7	S43°10'13"W	25.85'
L19	S44°33'55"E	28.28'
L20	N45°26'05"E	28.28'
L21	N44°33'55"W	16.97'
L22	N45°26'05"E	16.97'
L23	N32°44'45"W	17.33'
L53	N76°33'14"W	54.03'



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
02/15/2022
Date Signed
PHOENIX, U.S.A.

HILGARTWILSON
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ABEL RANCH - PHASE 1

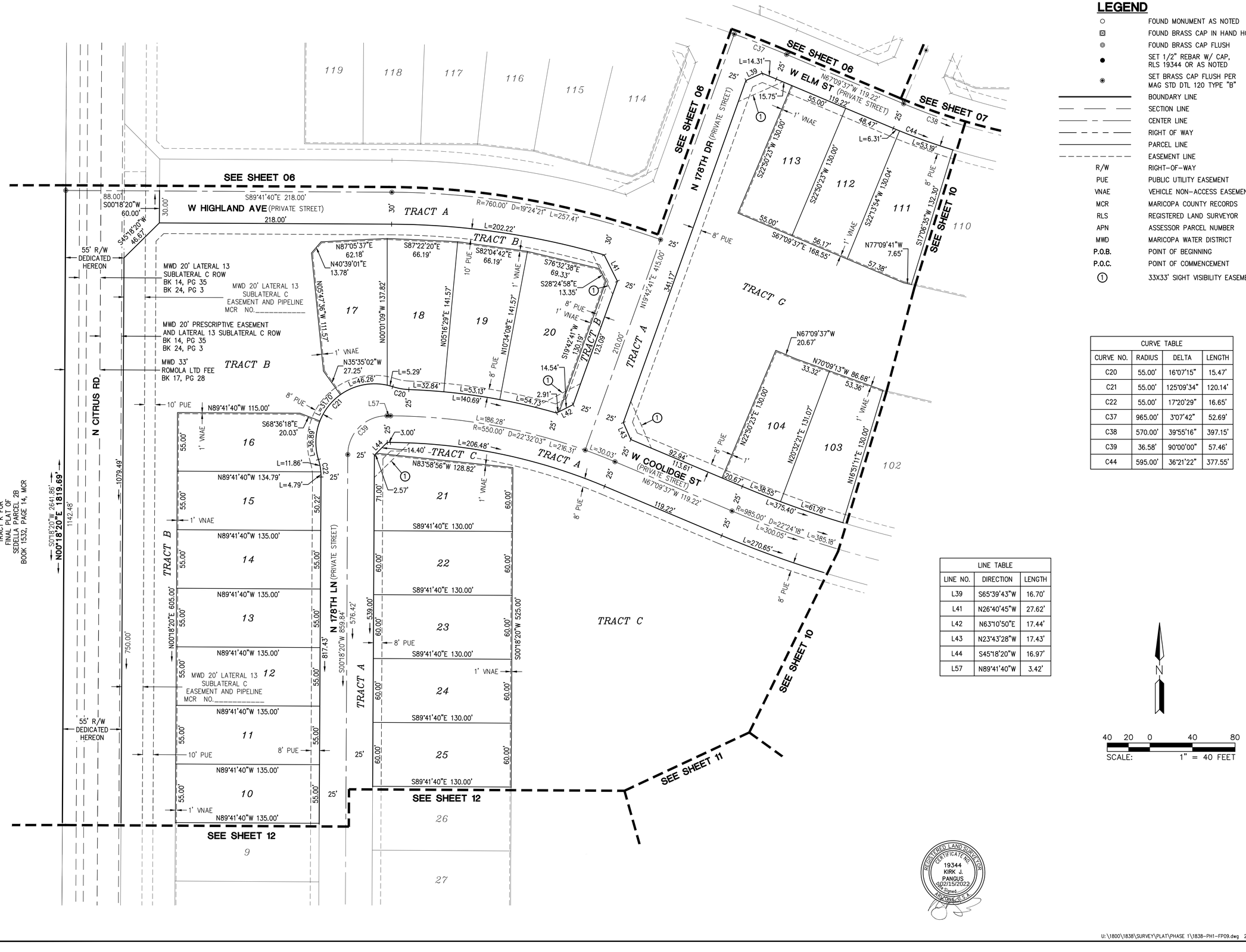
SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

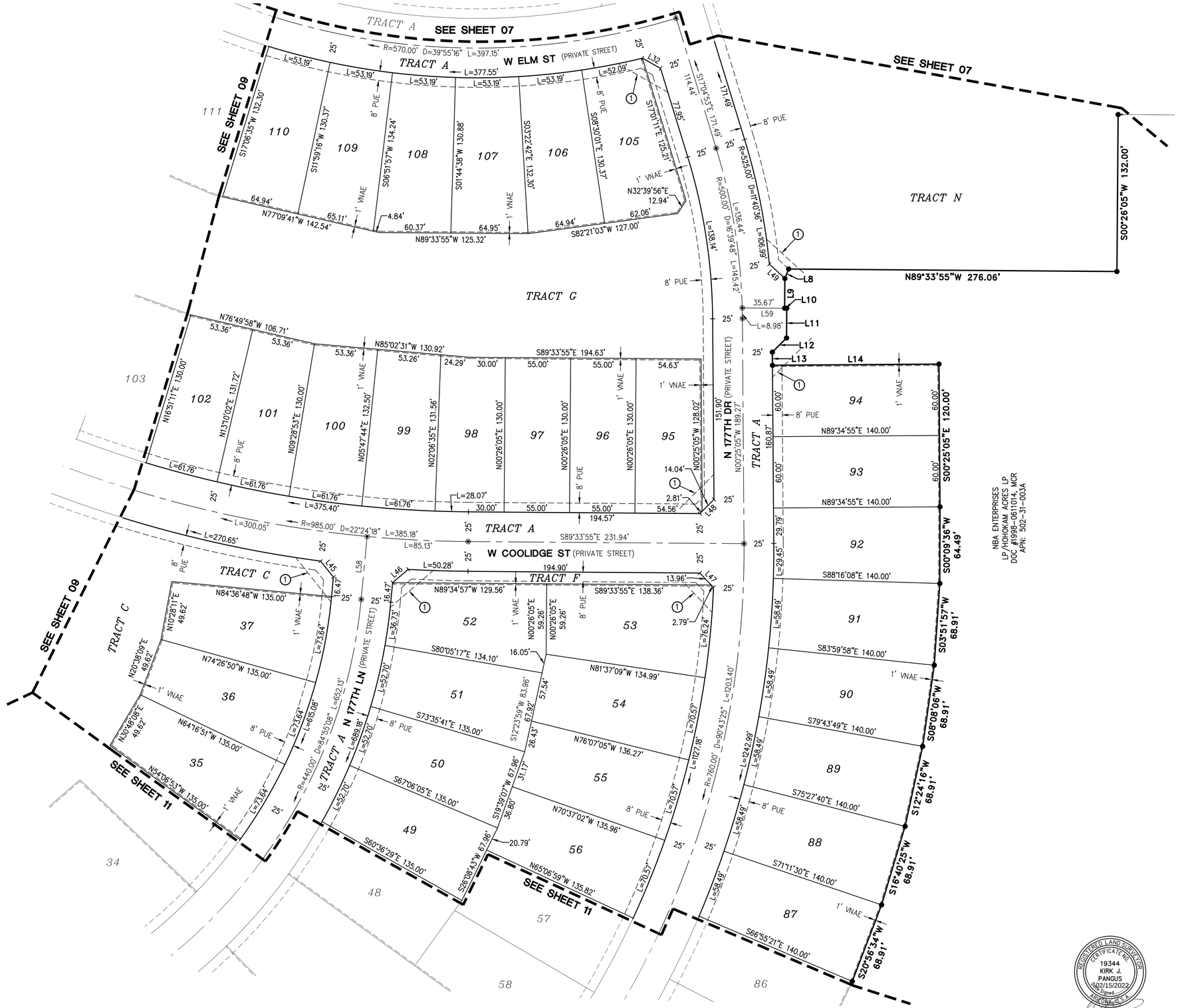
FINAL PLAT

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PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: AS SHOWN
DRAWN: GS/DSP
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO:

DWG. NO.
FP08
SHT. 8 OF 12


SEE SHEET 06
SEE SHEET 07
SEE SHEET 10
SEE SHEET 11
SEE SHEET 12
W HIGHLAND AVE (PRIVATE STREET)
W ELM ST (PRIVATE STREET)
W COOLIDGE ST (PRIVATE STREET)
N CITRUS RD
N 178TH DR (PRIVATE STREET)
N 178TH LN (PRIVATE STREET)
TRACT A
TRACT B
TRACT C
TRACT G
S89°41'40"E 218.00'
88.00'
S00°18'20"W 60.00'
S45°18'20"W 46.67'
30.00'
30'
218.00'
R=760.00' D=19°24'21" L=257.41'
55' R/W DEDICATED HEREON
MWD 20' LATERAL 13 SUBLATERAL C ROW BK 14, PG 35 BK 24, PG 3
MWD 20' LATERAL 13 SUBLATERAL C EASEMENT AND PIPELINE MCR NO._____
MWD 20' PRESCRIPTIVE EASEMENT AND LATERAL 13 SUBLATERAL C ROW BK 14, PG 35 BK 24, PG 3
MWD 33' ROMOLA LTD FEE BK 17, PG 28
TRACT K FOR FINAL PLAT OF SEDELLA PARCEL 2B BOOK 1532, PAGE 14, MCR
S0°18'20"W 2641.86'
N0°18'20"E 1819.69'
1142.48'
1079.49'
750.00'
605.00'
817.43'
576.42'
859.84'
S00°18'20"W 525.00'
N89°41'40"W 115.00'
N87°05'37"E 62.18'
N40°39'01"E 13.78'
S87°22'20"E 66.19'
S82°04'42"E 66.19'
S76°32'38"E 69.33'
S28°24'58"E 13.35'
N00°37'36"W 111.57'
N00°01'09"W 137.82'
N05°16'29"E 141.57'
N10°34'08"E 141.57'
S19°42'41"W 130.19'
123.09'
210.00'
N19°42'41"E 415.00'
341.17'
N35°35'02"W 27.25'
L=46.26'
L=5.29'
L=32.84'
L=53.13'
L=140.69'
L=54.73'
L=31.70'
L=202.22'
L=186.28'
R=550.00' D=22°32'03" L=216.31'
L=206.48'
L=30.03'
L=14.40'
L=2.57'
L=11.86'
L=4.79'
L=36.89'
N89°41'40"W 134.79'
N83°58'56"W 128.82'
S68°36'18"E 20.03'
L=14.31'
L=15.75'
L=6.31'
L=53.19'
L=38.55'
L=375.40'
L=61.76'
R=985.00' D=22°24'18" L=385.18'
L=300.05'
L=270.65'
N67°09'37"W 119.22'
119.22'
55.00'
48.47'
56.17'
57.38'
S22°50'23"W 130.00'
S22°13'54"W 130.04'
S17°06'35"W 132.30'
S67°09'37"E 168.55'
N77°09'41"W 7.65'
N67°09'37"W 20.67'
N70°09'13"W 86.68'
33.32'
53.36'
92.94'
113.61'
20.67'
N22°50'23"E 130.00'
N20°13'21"E 131.07'
N16°51'11"E 130.00'
S89°41'40"E 130.00'
S00°18'20"W 525.00'
10' PUE
8' PUE
1' VNAE
8' PUE
1' VNAE
1' VNAE
8' PUE
1' VNAE
1' VNAE
8' PUE
1' VNA


TRACT A
SEE SHEET 07
W ELM ST (PRIVATE STREET)
R=570.00' D=39°55'16" L=397.15'
TRACT A L=377.55'
SEE SHEET 09
SEE SHEET 07
TRACT N
S00°26'05"W 132.00'
N89°33'55"W 276.06'
TRACT C
TRACT A
N 177TH DR (PRIVATE STREET)
N00°25'05"W 189.27'
TRACT A
W COOLIDGE ST (PRIVATE STREET)
S89°33'55"E 231.94'
TRACT C
TRACT F
TRACT A N 177TH LN (PRIVATE STREET)
SEE SHEET 11
SEE SHEET 11
111
110
109
108
107
106
105
103
102
101
100
99
98
97
96
95
94
93
92
91
90
89
88
87
37
36
35
52
51
50
49
53
54
55
56
34
48
57
58
86
L=53.19'
L=52.09'
S17°06'35"W 132.30'
S11°59'16"W 130.37'
S06°51'57"W 134.24'
S01°44'38"W 130.88'
S03°22'42"E 132.30'
S08°30'01"E 130.37'
S17°01'11"E 125.27'
S17°04'53"E 171.49'
R=525.00' D=1°40'36" L=106.99'
R=500.00' D=16°39'48" L=145.42'
L=135.44'
L=138.14'
N32°39'56"E 12.94'
N77°09'41"W 142.54'
N89°33'55"W 125.32'
S82°21'03"W 127.00'
N76°49'58"W 106.71'
N16°51'11"E 130.00'
N13°10'02"E 131.72'
N09°28'53"E 130.00'
N05°47'44"E 132.50'
N02°06'35"E 131.56'
N00°26'05"E 130.00'
N00°26'05"E 130.00'
N00°26'05"E 130.00'
N00°25'05"W 128.02'
N85°02'31"W 130.92'
S89°33'55"E 194.63'
N00°25'05"W 151.90'
L=61.76'
L=375.40'
L=28.07'
194.57'
L=300.05'
R=985.00' D=22°24'18" L=385.18'
L=270.65'
L=85.13'
L=50.28'
194.90'
13.96'
N89°34'57"W 129.56'
S89°33'55"E 138.36'
N84°36'48"W 135.00'
N10°28'11"E 49.62'
N74°26'50"W 135.00'
N20°38'09"E 49.62'
N64°16'51"W 135.00'
N30°48'09"E 49.62'
N54°06'53"W 135.00'
S80°05'17"E 134.10'
S73°35'41"E 135.00'
S67°06'05"E 135.00'
S60°36'29"E 135.00'
N81°37'09"W 134.99'
N76°07'05"W 136.27'
N70°37'02"W 135.96'
N65°06'59"W 135.82'
R=440.00' D=84°35'08" L=652.13'
L=689.98'
L=1127.18'
R=760.00' D=90°43'25" L=1203.40'
L=1242.99'
S21°39'10"W 8.58'
S89°33'55"E 1.79'
S45°00'30"W 16.84'
S38°44'19"E 17.24'
S49°30'43"W 17.24'
S43°47'33"E 16.75'
N47°07'45"W 17.78'
S88°16'08"E 140.00'
S83°59'58"E 140.00'
S79°43'49"E 140.00'
S75°27'40"E 140.00'
S71°11'30"E 140.00'
S66°55'21"E 140.00'
N89°34'55"E 140.00'
S00°09'36"W 64.49'
S03°51'57"W 68.91'
S08°08'06"W 68.91'
S12°24'16"W 68.91'
S16°40'25"W 68.91'
S20°56'34"W 68.91'
L=58.49'
L=29.45'
L=29.79'
L=36.73'
L=76.24'
L=70.57'
L=73.64'
L=605.08'
L=652.70'
L=652.13'
L=689.98'
L=1127.18'
L=1203.40'
L=1242.99'
L=58.49'
L=70.57'
L=73.64



LEGEND

○	FOUND MONUMENT AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
◉	SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
——— — ———	CENTER LINE
——— - - ———	RIGHT OF WAY
———	PARCEL LINE
- - - - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
MWD	MARICOPA WATER DISTRICT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	33X33' SIGHT VISIBILITY EASEMENTS

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	S41°29'17"W	50.00'
L16	S02°28'42"E	27.77'

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

ABEL RANCH - PHASE 1

SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

FINAL PLAT

PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: AS SHOWN
DRAWN: GS/DSP
APPROVED: KJP

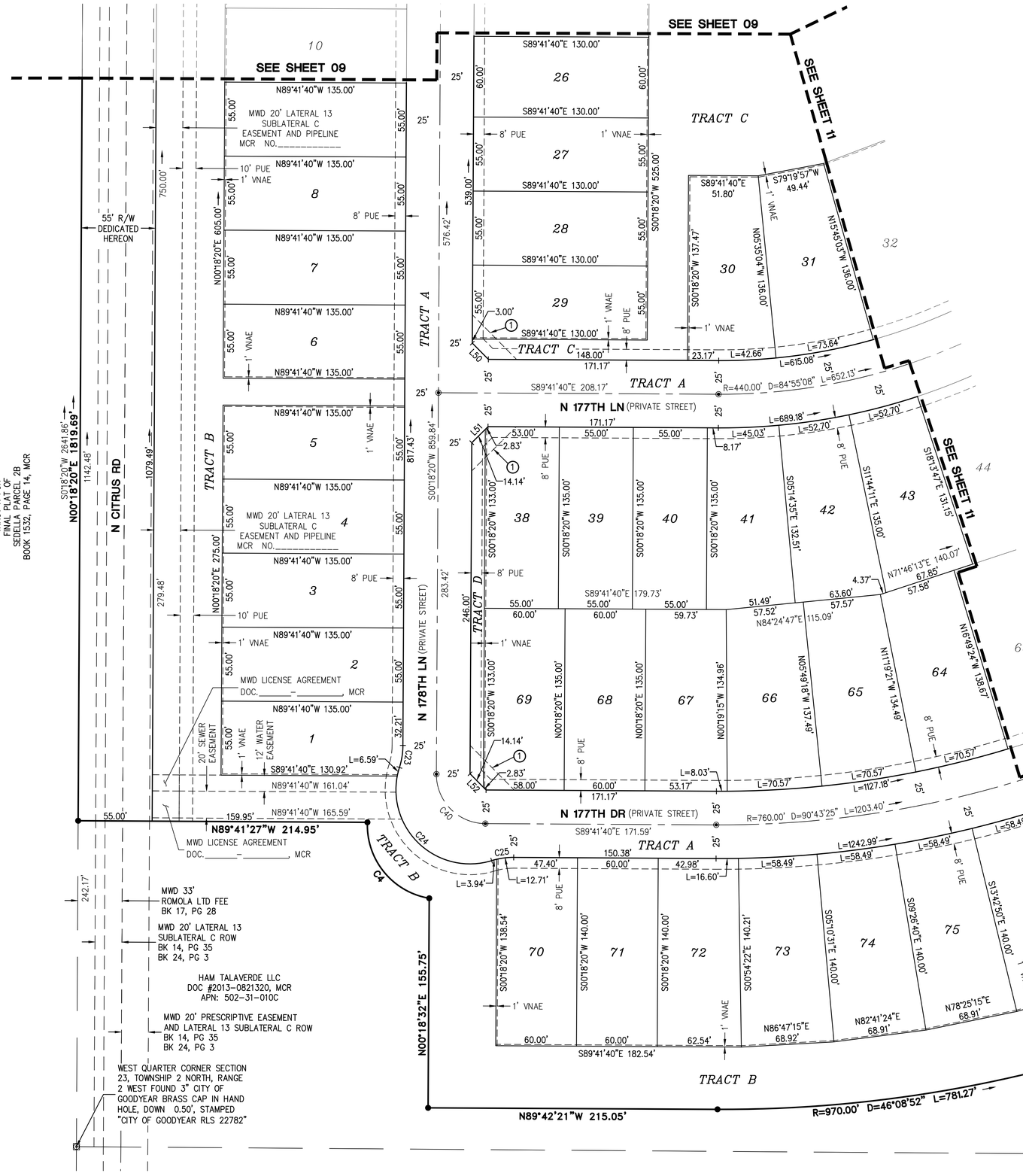
STATUS:

MUNICIPAL TRACKING NO:

DWG. NO.
FP11
SHT. 11 OF 12

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LEGEND

○	FOUND MONUMENT AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
◉	SET BRASS CAP FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
——— — ———	CENTER LINE
——— - - ———	RIGHT OF WAY
———	PARCEL LINE
- - - - - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
MWD	MARICOPA WATER DISTRICT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	33X33' SIGHT VISIBILITY EASEMENTS

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L50	N44°41'40"W	16.97'
L51	S45°18'20"W	16.97'
L52	N44°41'40"W	16.97'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	55.00'	82°50'08"	79.52'
C23	55.00'	17°20'29"	16.65'
C24	55.00'	124°40'58"	119.69'
C25	55.00'	17°20'29"	16.65'
C40	36.58'	90°00'00"	57.46'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
02/15/2022
Date Signed
ARIZONA, U.S.A.

N

40 20 0 40 80
SCALE: 1" = 40 FEET

U:\1800\1838\SURVEY\PLAT\PHASE 1\1838-PH1-FP12.dwg 2/15/2022 9:12 AM

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

ABEL RANCH - PHASE 1

SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD
GOODYEAR, ARIZONA

FINAL PLAT

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PROJ. NO.: 1838
DATE: FEB. 2022
SCALE: AS SHOWN
DRAWN: GS/DSP
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO:

DWG. NO.
FP12
SHT. 12 OF 12

ITEM #: 14.
DATE: 02/28/2022
AI #:629

CITY COUNCIL ACTION REPORT

SUBJECT: MAP OF DEDICATION PRADERA PHASE 3

STAFF PRESENTER(S): Katie Wilken, Deputy Director of Planning

---

OTHER PRESENTER(S):

Kelly Hall, Philip Miller Consultants, LLC

SUMMARY

A Map of Dedication to dedicate rights-of-way for portions of West Durango Street, South 183rd Avenue and West Lower Buckeye Road to support the construction of necessary offsite infrastructure improvements for the adjacent residential development known as Pradera.

Recommendation

Approve the Map of Dedication Pradera Phase 3, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

STIPULATIONS

1. Prior to recordation of Map of Dedication for Pradera Phase 3 (the “MOD”), an updated title report for the property being conveyed in the Map of Dedication for Pradera Phase 3 (the “MOD Property”). The MOD shall be modified to reflect the current ownership and current lender including a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the MOD Property. The MOD shall not be recorded if the updated title report reflects any interest in the MOD Property inconsistent with or adverse to the dedications, conveyances, or other property interests created by the MOD or transferred by the MOD as determined by the City Engineer or his/her designee.

2. Any technical corrections to the Map of Dedication required by the City Engineer shall be made prior to the recordation of the Map of Dedication.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

On July 10, 2006, the Goodyear City Council adopted Ordinance No. 2006-1021 rezoning approximately 160 acres generally located at the northwest corner of Lower Buckeye Road and Citrus Road to the Planned Area Development (PAD) District for a development to be known as Pradera (the “Pradera Property”). That same day, council approved a Preliminary Plat for the Pradera Property. On May 14, 2018, the Goodyear City Council adopted Ordinance No. 2018-1385 rezoning the Pradera Property from the PAD District to R1-4 and R1-6 (Single Family Detached).

The July 10, 2006 approval of the preliminary plat approval was vested by terms of a development agreement, and on June 10, 2019, a Final Plat for Phase One of Pradera was approved by the Goodyear City Council (the “Phase 1 Final Plat”). The Phase 1 Final Plat was consistent with the zoning adopted by Ordinance No. 2018-1385 and was consistent with the preliminary plat approved on July 10, 2006. To allow for the development of smaller lots allowed for under Ordinance No. 2018-1385, a preliminary plat for Phases 2B and 3 of Pradera was approved by the City Council on August 19, 2019.

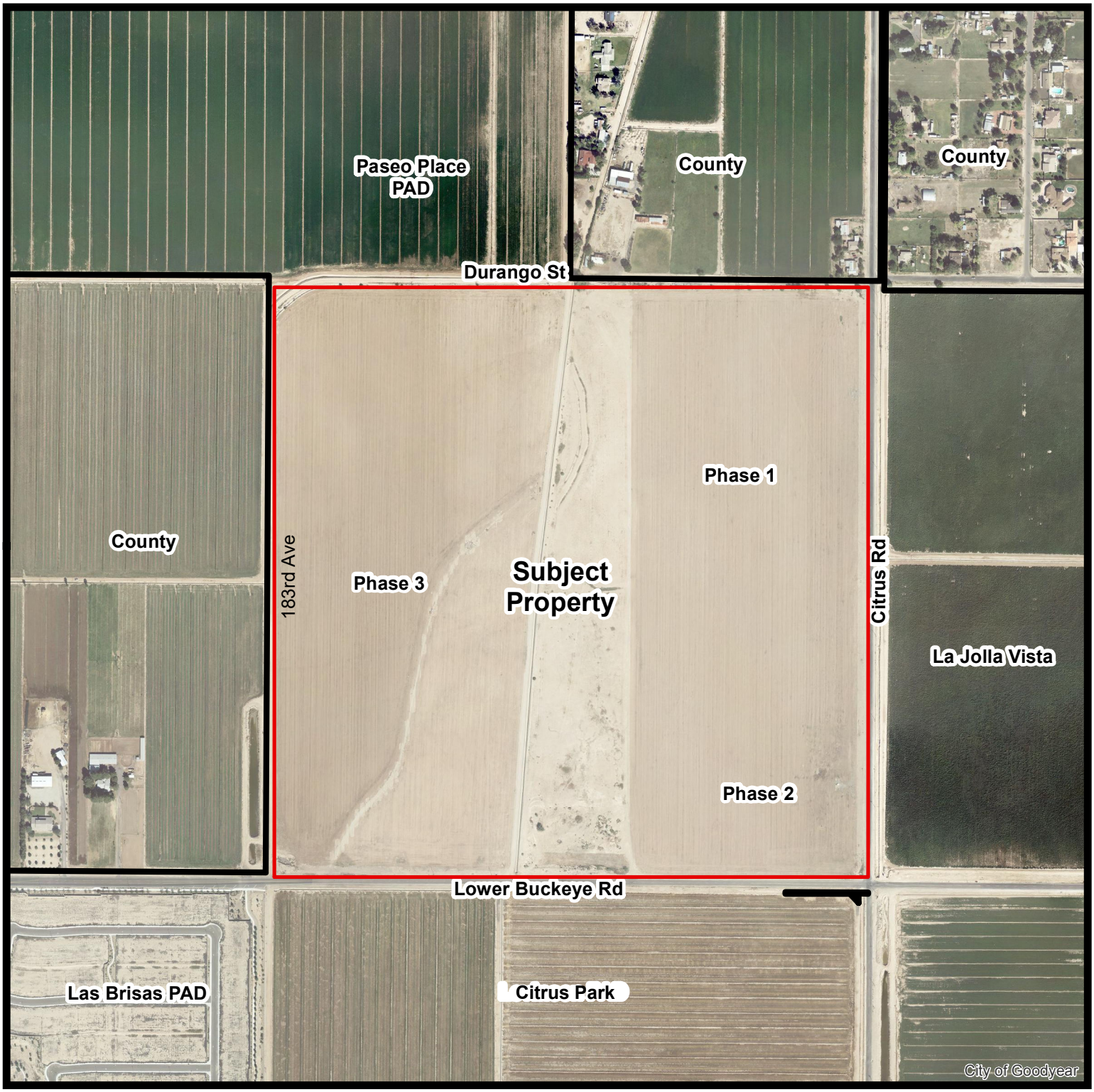
STAFF ANALYSIS

The rights-of-way established with this MOD are needed for the development of the property within the Final Plat for Pradera Phase 3 Parcel D, The Final Plat for Pradera Phase 3 Parcel E and the Final Plat for Pradera Phase 3 Parcel F.

Attachments

1. Aerial Photo
2. Map of Dedication

Aerial Photo
Pradera Map of Dedication



N

Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 3.3.21

Map of Dedication
Pradera Phase 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY SITUATED AT A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND MAPPED HEREON, HEREBY PUBLISHES THIS MAP OF DEDICATION FOR PRADERA PHASE 3. SAID MAP SETS FORTH AND GIVES THE DIMENSIONS OF THE FEE ROAD RIGHT-OF-WAY AND EASEMENTS WITHIN THE ABOVE DESCRIBED PREMISES BEING CONVEYED AND DEDICATED HEREON.

THAT PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, THE STREETS, IN FEE, SHOWN ON SAID MAP AND INCLUDED IN THE PREMISES LEGALLY DESCRIBED HEREON.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY WARRANTS TO THE CITY OF GOODYEAR THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS MAP, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

IN WITNESS WHEREOF: PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS ____ DAY OF _____, 2022.

SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: DEREK STRAIGHT

ITS: AUTHORIZED AGENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON } S.S.
COUNTY OF KING }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY DEREK STRAIGHT, THE AUTHORIZED AGENT OF CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE MANAGER OF PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A CITY OF GOODYEAR BRASS CAP FLUSH, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 15, BEING MARKED BY A REBAR WITHOUT ID, BEARS SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, 2644.32 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 33.00 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 2613.79 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST, 1262.25 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 42.41 FEET;

THENCE NORTH 44 DEGREES 58 MINUTES 37 SECONDS WEST, 17.55 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST, 1186.81 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, 46.65 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 14 SECONDS EAST, 2495.82 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 17 SECONDS EAST, 46.71 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, 1171.34 FEET;

THENCE NORTH 45 DEGREES 02 MINUTES 28 SECONDS EAST, 46.64 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 55.00 FEET;

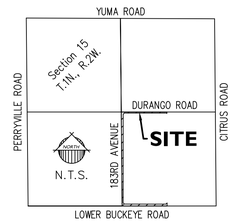
THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1267.33 FEET TO THE POINT OF BEGINNING.

NOTES

1. ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF GOODYEAR CODES AND ORDINANCES.
3. ALL ROADS, PRIVATE OR PUBLIC SHALL BE DESIGNED AND CONSTRUCTED TO MINIMUM CITY OF GOODYEAR STANDARDS.

LEGEND

◙	FOUND MONUMENT AS NOTED	SVTE	33' X 33' SIGHT VISIBILITY TRIANGLE
◉	SET BRASS CAP AT COMPLETION OF CONSTRUCTION		EASEMENT & SIDEWALK EASEMENT
		I&E	INGRESS AND EGRESS EASEMENT
○	CORNER OF SUBDIVISION, SET 1/2" REBAR W/ CAP LS 37495 UNLESS OTHERWISE NOTED	DE	DRAINAGE EASEMENT
		WE	WATER EASEMENT
		ESMT	EASEMENT
RLS	REGISTERED LAND SURVEYOR	TELCO	TELEPHONE OR COMMUNICATIONS
PUE	PUBLIC UTILITY EASEMENT	D.O.T.	DEPARTMENT OF TRANSPORTATION
R/W	RIGHT-OF-WAY	DOC.	DOCUMENT NUMBER
VNAE	VEHICULAR NON-ACCESS EASEMENT	MCR	MARICOPA COUNTY RECORDS
L/S	LANDSCAPE EASEMENT	APN	ASSESSOR PARCEL NUMBER



VICINITY MAP
(NOT TO SCALE)

OWNER / DEVELOPER

PRADERA PARTNERS 160 LLC
11624 SE 5TH STREET, SUITE 200
BELLEVUE, WA 98005
TEL: (602) 595-3900
CONTACT: ACME DEVCO, LLC
C/O KELLY HALL

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOE PETRUCCI

SHEET INDEX

1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTION, CERTIFICATIONS

2-3 MAP OF DEDICATION

SITE DATA

RIGHT OF WAY AREA 3.3130 ACRES
TOTAL AREA: 3.3130 ACRES

BASIS OF BEARING

LOWER BUCKEYE ROAD, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY. ALSO SHOWN ON THE DEED OF RECORD DOC # 18-0320379 MARICOPA COUNTY RECORDS.

BEARING = SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST

BENCHMARK

CITY OF GOODYEAR BENCHMARK #G307, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE & ELWOOD STREET.

ELEVATION = 935.14' (NAVD 88 DATUM)

APPROVALS

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
CITY ENGINEER DATE

APPROVED BY THE COUNCIL THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

SURVEYOR'S CERTIFICATION:

I, ROBERT JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, R.L.S.# 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

1130 N. Alma School Rd, Suite 120
Mesa, Az 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

EPS GROUP

PRADERA PHASE 3
GOODYEAR, ARIZONA
MAP OF DEDICATION

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona One Call, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 12/31/22

Job No.
17-395

COVER

Sheet No.
1
of 3

Feb 02, 2022 12:57pm S:\Projects\2017\17-395\Legal Survey\Dwgs\Final Plat\Map of Dedication\17-395 MOD.dwg
ltokos

CENTER OF SECTION
SECTION 15, T1N, R2W
FOUND REBAR W/ CAP
RLS 37495

APN: 502-42-001
MELCOR DEVELOPMENTS
ARIZONA INC

S89°58'44"E 2645.27'
S89°58'44"E 1262.25'
W DURANGO STREET
N89°58'44"W 1186.81'

EAST QUARTER CORNER
SECTION 15, T1N, R2W
FOUND 2" ALUMINUM CAP, ILLEGIBLE

30.0' R/W
S45°00'01"W
46.65'

S00°01'31"W
42.41'
N44°58'37"W
17.55'

APN: 502-42-005
LEISTER FAMILY TRUST/LEISTER
DWIGHT/LAHR JEAN

S 183RD AVENUE

APN: 502-42-007D
PRADERA PARTNERS 160 LLC
ZONING: PAD
(FUTURE PRADERA PHASE 3 PARCEL D)

S00°01'14"E 2613.79'
2528.84'
S00°01'14"E 2495.82'

30.0' R/W

APN: 502-42-007D
PRADERA PARTNERS 160 LLC
ZONING: PAD
(FUTURE PRADERA PHASE 3
PARCEL E)

MATCH LINE SEE SHEET 3 OF 3

EX. 30.0' R/W
1' VNAE
APN: 502-42-199
TRACT "AA"
PRADERA
PHASE 1
BK 1482, PG
29, MCR
APN: 502-42-179
LOT 344
PRADERA
PHASE 1
BK 1482, PG
29, MCR
EX. 10' PUE
EX. SVTE
EX. 25.0' R/W

W HESS STREET

EX. SVTE
1' VNAE
EX. 10' PUE
APN: 502-42-206
TRACT "HH"
PRADERA
PHASE 1
BK 1482, PG
29, MCR
APN: 502-42-178
LOT 343
PRADERA
PHASE 1
BK 1482, PG
29, MCR
EX. 8" PUE

S 181ST AVENUE

PRADERA PHASE 1
BOOK 1482, PAGE 29, MCR
ZONING: R1-6

APN: 502-42-145
LOT 310
PRADERA
PHASE 1
BK 1482, PG
29, MCR
1' VNAE
EX. 10' PUE
APN: 502-42-206
TRACT "HH"
PRADERA
PHASE 1
BK 1482, PG
29, MCR
APN: 502-42-144
LOT 309
PRADERA
PHASE 1
BK 1482, PG
29, MCR
EX. SVTE

W HILTON AVE

NORTH

50 0 50 100
scale feet

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

PRADERA PHASE 3

GOODYEAR, ARIZONA

MAP OF DEDICATION

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

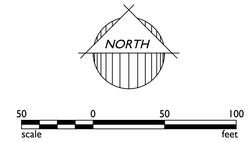
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 12/31/23

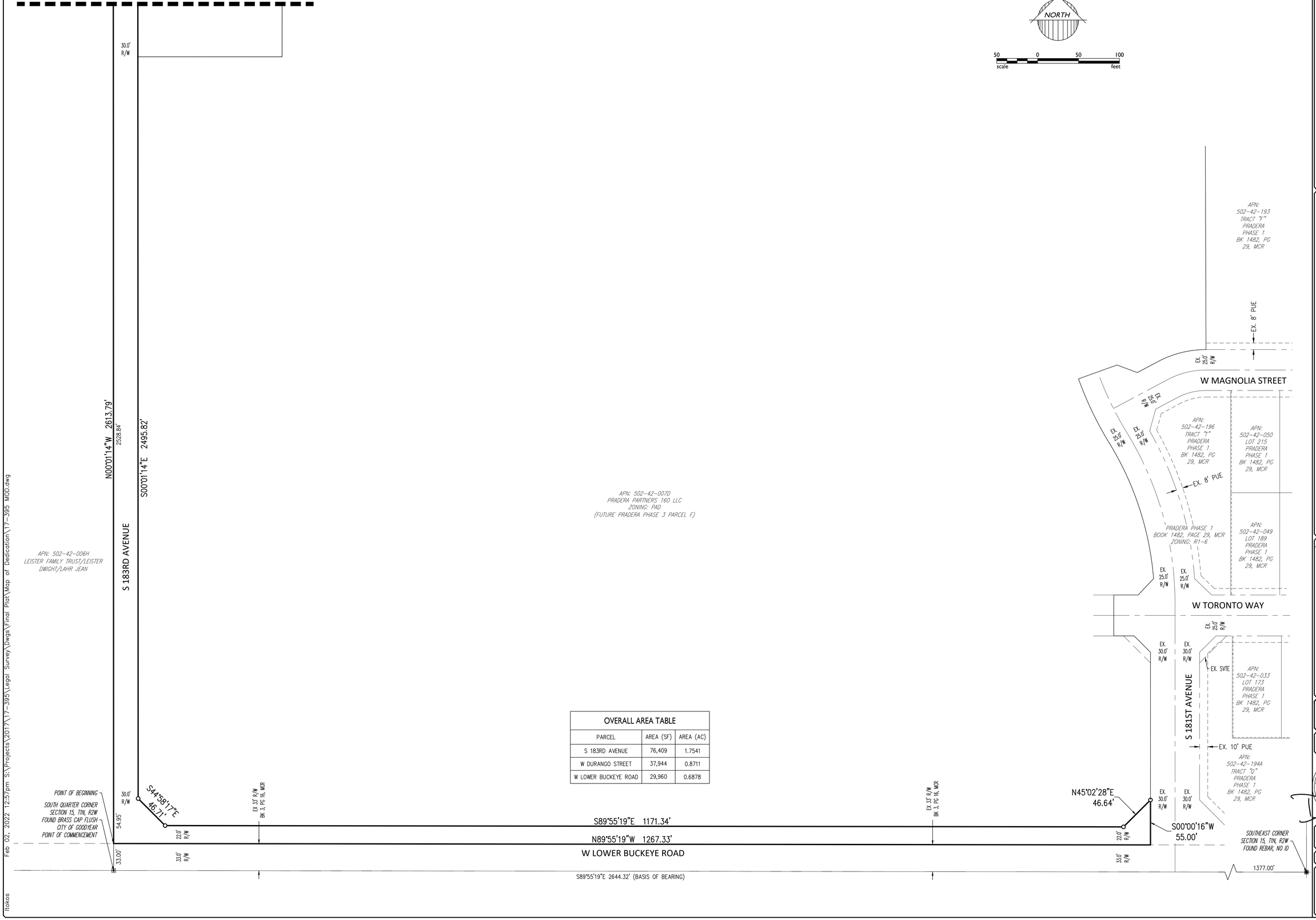
Job No.
17-395
MOD

Sheet No.
2
of 3

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MATCH LINE SEE SHEET 2 OF 3





OVERALL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
S 183RD AVENUE	76,409	1.7541
W DURANGO STREET	37,944	0.8711
W LOWER BUCKEYE ROAD	29,960	0.6878

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
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PRADERA PHASE 3

GOODYEAR, ARIZONA

MAP OF DEDICATION

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Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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Job No.
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MOD

Sheet No.
3
of 3

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ltokos

ITEM #: 15.
DATE: 02/28/2022
AI #:628

CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT FOR PRADERA PHASE 3 PARCEL D

STAFF PRESENTER(S): Katie Wilken, Deputy Director of Planning

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OTHER PRESENTER(S):

Kelly Hall, Philip Miller Consultants, LLC

SUMMARY

A final plat for Pradera Phase 3 Parcel D subdividing approximately 20.01 acres into 80 single family lots and six tracts on property zoned R1-4 (Single Family Detached) generally located at the southeast corner of Durango Street and 183rd Avenue. The typical lot size is 55 feet wide by 120 feet deep.

Recommendation

Approve the Final Plat for Pradera Phase 3 Parcel D subdividing approximately 20.01 acres into 80 single family lots and six tracts on property zoned R1-4 (Single Family Detached) located at the southeast corner of Durango Street and 183rd Avenue, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

STIPULATIONS

1. Prior to recordation of the Final Plat for Pradera Phase 3 Parcel D (the “Phase 3D Final Plat”), a current title report for the property included within the boundaries of the Phase 3D Final Plat (the “Platted Property” shall be being provided to the City Engineer or his/her designee. The Phase 3D Final Plat shall be modified to reflect the current ownership and current lender as reflected in the current title report, including a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the Platted Property. The Phase 3D Final Plat shall not be recorded if the current title report provided the city reflects any interest in the Platted Property inconsistent with or adverse to the dedications, conveyances, or other property interests created by the Phase 3D Final Plat or transferred by the Phase 3D Final Plat.
2. The Phase 3D Final Plat shall not be recorded until: (i) all construction documents for the public infrastructure to be constructed within Platted Property and pursuant to the stipulations set forth herein have been approved by the City Engineer or designee; (ii) any technical corrections to the Phase 3D Final Plat required by the City Engineer or designee have been made; and (iii) all required signatures on the mylar of the Phase 3D Final Plat have been obtained;

3. Prior to recordation of the Phase 3D Final Plat, the Map of Dedication Pradera Phase 3 being presented by separate council action concurrently with the Phase 3D Final Plat (the “Phase 3 MOD”) shall be recorded in the official records of the Maricopa County Recorder (“MCR”), and the recording number shall be inserted on mylar copy of the final plat for Durango and 183rd Avenue;
4. The Phase 3D Final Plat shall not be recorded unless either (i) the Final Plat for Pradera Phase 3 Parcel E and the Final Plat for Pradera Phase 3 Parcel F being presented by separate council action concurrently with the Phase 3D Final Plat are both recorded simultaneously with the Phase 3D Final Plat or until the City has been provided all necessary easements and/or right-of-way required for secondary emergency access, for the construction of water and/or wastewater infrastructure needed to serve the Platted Property, and for the construction of drainage facilities;
5. An in-lieu payment for a proportionate share of the cost of a full traffic signal (all four legs) (the “in-lieu payment”) shall be paid to the city prior to the recordation of the Phase 3D Final Plat for the following intersection(s) as described below. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or, if the payment is required before the signal is constructed, it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee:
    6. a. 25% of the cost of the full traffic signal at the intersection of W. Durango Street and S. 183rd Avenue.
7. Prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Platted Property, the following infrastructure improvements shall have been completed and accepted by the City Engineer or his/her designee subject to the completion of the two-year warranty period:
    8. a. Full half-street improvements for the south half of W. Durango Street from the center line of 183rd Avenue to the center line of South 181st Avenue. The improvements shall be those required in the Engineering Design Standards and Policies for a minor collector, which include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting; and
    9. b. Full half-street improvements for the east half of 183rd Avenue from the Center line of W. Durango Street to the center line of West Lower Buckeye Road. The improvements shall be those required in the Engineering Design Standards and Policies for a minor collector, which include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting; and
    10. c. Full half-street improvements for the north half of W. Lower Buckeye Road from the center line of 183rd Avenue to the center line of S. 181st Avenue. The improvements shall be those required in the Engineering Design Standards and Policies for a minor arterial, which include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting.
11. Prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Platted Property, all of the infrastructure improvements (streets, water, sewer, and drainage) that were to be completed with the development of Phase 1 Parcels A and C as reflected in the Phasing Plan approved with the Preliminary plat for Pradera, a copy of which is attached hereto, shall have been completed and accepted by the City Engineer or his/her designee subject to the completion of the two-year warranty period.
12. In addition to the specific infrastructure identified herein, the Owner of the Platted

Property shall construct or cause the construction of all infrastructure improvements required by the city of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of construction.

13. The Owner of the Platted Property shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the city to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the city regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein; and (vi) required for public infrastructure improvements that is required to be constructed pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Platted Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies.
14. Prior to the issuance of any building permits for any structure within the Platted Property, the Pradera Community Association, Inc. an Arizona non-profit corporation (the "HOA") shall enter into an enforceable operation and maintenance agreement in a form approved by the City Attorney of his designee that identifies the HOA's responsibility for maintaining, repairing, and replacing of stormwater facilities constructed pursuant to engineering plans approved by the City Engineer or his/her designee (the "Storm Water System") within the property subject to Ordinance 2018-1385 recorded in the Official records of Maricopa County Recorder at document no. 2018 0394939 and the HOA's responsibility for ensuring the Storm Water System functions as designed.
15. The Public Sales Report shall include a statement that Pradera is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,
16. The Public Sales Report shall include a statement that Pradera is within the vicinity of a proposed 230 kV overhead electrical line planned along the west side of Perryville Road.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

On July 10, 2006, the Goodyear City Council adopted Ordinance No. 2006-1021 rezoning approximately 160 acres generally located at the northwest corner of Lower Buckeye Road and Citrus Road to the Planned Area Development (PAD) District for a development to be known as Pradera (the “Pradera Property”). That same day, council approved a Preliminary Plat for the Pradera Property. On May 14, 2018, the Goodyear City Council adopted Ordinance No. 2018-1385 rezoning the Pradera Property from the PAD District to R1-4 and R1-6 (Single Family Detached).

The July 10, 2006 approval of the preliminary plat approval was vested by terms of a development agreement, and on June 10, 2019, a Final Plat for Phase One of Pradera was approved by the Goodyear City Council (the “Phase 1 Final Plat”). The Phase 1 Final Plat was consistent with the zoning adopted by Ordinance No. 2018-1385 and was consistent with the preliminary plat approved on July 10, 2006. To allow for the development of smaller lots allowed for under Ordinance No. 2018-1385, a preliminary plat for Phases 2B and 3 of Pradera was approved by the City Council on August 19, 2019.

STAFF ANALYSIS

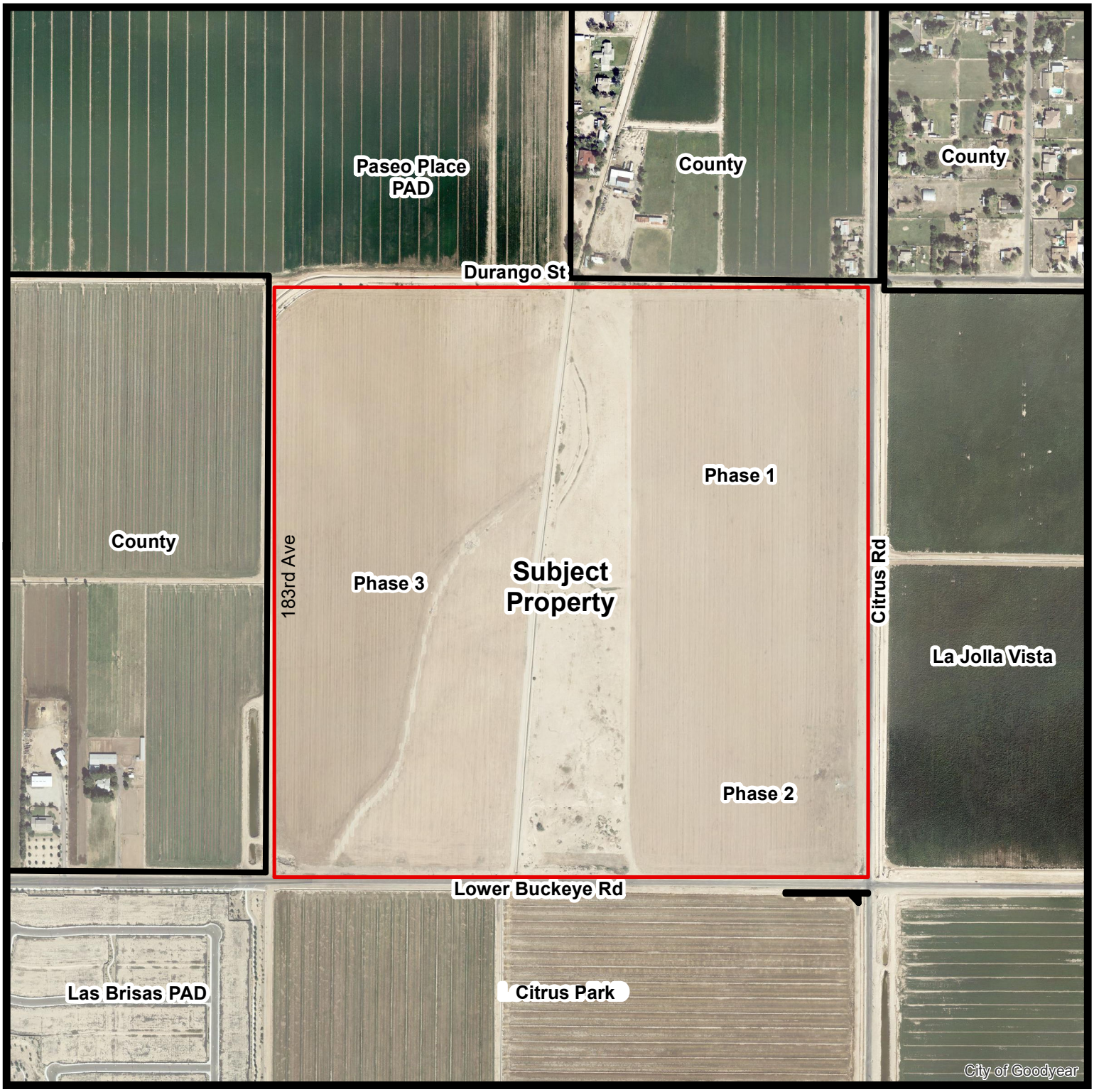
The final plat substantially conforms to the approved preliminary plat for Phases 2B and 3 of Pradera and is consistent with the technical requirements of the city’s subdivision regulations and engineering standards and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. Further, as set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area

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Attachments

1. Aerial Photo
2. Preliminary Plat Council Action Report
3. Preliminary Plat
4. Final Plat

Aerial Photo
Pradera Final Plat



Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 3.3.21

N

AGENDA ITEM #: 11.12.

DATE: August 19, 2019

CAR #: 2019-6747

CITY COUNCIL ACTION REPORT

SUBJECT: Preliminary Plat for Pradera Phase 2B & 3

CASE NUMBER: 18-500-00008

STAFF PRESENTER(S): Steve Careccia, Planner III

APPLICANT: Kelly Hall, Tofino Development Company

Summary: Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road.

Recommendation: Approve the Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road (the "Property"), subject to the following stipulations:

1. Owner is responsible for constructing full half-street improvements, as required in the City of Goodyear Engineering Design Standards and Policies Manual except for median and median landscaping improvements, along those portions of Lower Buckeye Road, Citrus Road, Durango Street, and 183rd Avenue adjacent to the Property. Such street improvements shall include, but are not limited to, bike lanes, bus bays, curbs, gutters, sidewalks, paving, landscaping, street signage, and lighting. Owner shall make an in-lieu payment for one-half the cost of a full median and full-median landscaping for medians within the sections Lower Buckeye Road and Citrus Road that Owner is required to construct. Owner shall provide an engineer's estimate that meets city of Goodyear requirements of the cost of a full median and full median landscaping with the construction drawings for the street improvements Owner is required to construct. The in-lieu payment shall be based on the estimated cost of the improvements as approved by the City Engineer or designee. The in-lieu payments for the medians and median landscaping shall be paid prior to the recordation of any final plat subdividing all or part of the Property;

2. Owner is responsible for a proportionate share of the costs for adjacent traffic signals. Owner shall either construct such signal(s) when warranted or pay to the city the proportionate share of the cost of such signal(s) ("in-lieu payment") prior to issuance of the first civil construction permit within the property or when requested by the City Engineer or designee, except as otherwise provided in a written phasing plan approved

by the City Engineer or designee in his/her sole discretion. If Owner makes an in-lieu payment, the payment shall be based on the actual cost of the traffic signal if it has been constructed or, if the payment is required before the signal is constructed, it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. Owner's traffic signal obligation is as follows:

a. 25% of the cost of the full traffic signal at the intersection of S. Citrus Road and W. Lower Buckeye Road.
b. 25% of the cost of the full traffic signal at the intersection of W. Durango Street and S. 183rd Avenue.
c. 25% of the cost of the full traffic signal at the intersection of S. 183rd Avenue and W. Lower Buckeye Road.
d. 50% of the cost of the full traffic signal at the intersection of Lower Buckeye Road and 181st Avenue.

3. The final plat for Phase One of Pradera shall be recorded prior to the recordation of a final plat within Phases 2B or 3;

4. Owner shall dedicate to the city, in fee, 55-feet of right-of-way along the Property frontage of South Citrus Road. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

5. Owner shall dedicate to the city, in fee, 55-feet of right-of-way along the property frontage of West Lower Buckeye Road. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the property or when requested by the City Engineer or designee, whichever is earlier;

6. Owner shall dedicate to the city, in fee, 30-feet of right-of-way along the Property frontage of West Durango Street. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

7. Owner shall dedicate to the city, in fee, 30-feet of right-of-way along the Property frontage of South 183rd Avenue. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

8. Owner shall dedicate to the city all necessary Public Utility Easements (PUE) along the Property frontage of South Citrus Road, West Lower Buckeye Road, West Durango Street and South 183rd Avenue, and all interior public roadways. Except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her

sole discretion, such dedications shall occur prior to the issuance of the first civil construction permit within such portion of the Property or when requested by the City Engineer or designee, whichever is earlier;

9. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan for any development within the Property, Owner shall remit to the City all the reimbursements owed pursuant to Water Delivery Lines Cost Recovery Resolution 06-1064 as amended by Resolution No. 14-1621 and Resolution No. 16-1747, currently $243,271.00;

10. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan for any development within the Property, Owner shall remit to the City all the reimbursements owed pursuant to Wastewater Trunk Lines Cost Recovery Resolution 06-1065 as amended by Resolution No. 14-1622 and Resolution No. 16-1748, currently $396,976.00;

11. Owner shall apply to the Arizona Department of Water Resources for the extinguishment of all Type 1 water rights appurtenant to the Property and request that any assured water supply credits issued by Arizona Department of Water Resources as a result of such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to the recordation of the first final plat subdividing all or part of the Property;

12. All offsite improvements shall be constructed per the approved Phasing Plan;

13. Owner shall install a dust free compacted milling surface from Citrus Road to the western boundary of Mr. West's property (APN 502-42-008M) prior to the issuance of the first Certificate of Occupancy for any building within the Property;

14. The Public Sales Report and final plat shall include a statement that Pradera is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,

15. The Public Sales Report and final plat shall include a statement that Pradera is within the vicinity of a proposed 230 kV overhead electrical line planned along the west side of Perryville Road.

Fiscal Impact: Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer-term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased Property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

Background and Previous Actions

On July 10, 2006, the City Council approved a Planned Area Development (PAD) for Pradera with the adoption of Ordinance No. 2006-1021. A preliminary plat for Pradera was also approved on this date.

On August 25, 2008, a final plat for Pradera was approved. This final plat was never recorded, and on June 10, 2019, the City Council rescinded the August 25, 2008 final plat approval for Pradera and approved a new final plat for Phase One of Pradera subdividing 50.1 acres into 160 single lots.

On May 14, 2018, the City Council adopted Ordinance No. 2018-1385 rezoning the approximately 160 acres making up the Pradera PAD from the PAD (Planned Area Development) zoning district to the R1-4 and R1-6 (Single Family Detached) zoning districts.

The preliminary plat being presented covers development of Phase 2B & 3 of Pradera.

The Planning and Zoning Commission considered this item at a public meeting held on August 7, 2019. The Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council. There was no opposition to the item voiced at the public meeting.

Staff Analysis

Current Policy:
Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Details of the Request:
The request is to subdivide approximately 89 acres into 311 single family lots and 23 tracts for a development known as Pradera. The development is generally located at the northwest corner of Lower Buckeye Road and Citrus Road. The overall net density is 3.5 dwelling units per acre.

The preliminary plat consists of two phases – 2B and 3. The typical lot size in Phase 2B is 50 feet wide by 115 feet deep. The typical lot sizes in Phase 3 are 55 feet wide by 120 feet deep and 65 feet wide by 130 feet deep. Provided open space is 22.98 acres (26%).

Surrounding development includes:

- North – Proposed Paseo Ridge residential development zoned R1-6 and existing residential property within Maricopa County zoned RU-43.
- South – Proposed residential development within the Levinson PAD.
- East – Citrus Road and proposed residential development within the La Jolla Vista PAD.
- West – South 183rd Avenue and agricultural land within Maricopa County zoned RU-43.

Phoenix Goodyear Airport:
The subdivision is located within the traffic pattern airspace of the Phoenix Goodyear Airport. A proposed stipulation requires the developer to inform potential residents of airport operations and the potential for attendant noise.

Luke Air Force Base:
The subdivision is located in proximity to Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will this parcel be adversely impacted. However, a general note will be included on the final plat to inform the public and homeowners of base operations and the potential for over-flights.

Fire Department:
Fire station response times are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#184/181	6.38	3.19	6.99	3.50

2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
Station #182	13.50	6.75	14.12	7.06

Police Department:
The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property.

Water/Wastewater:
The subdivision will be served by city of Goodyear water and wastewater utilities.

Streets/Access:
The subdivision will have access to Citrus Road, Durango Street and Lower Buckeye Road through Phase 1 of Pradera. Phase 1 is currently under development.

School Districts:
The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District.

Staff Findings:
The preliminary plat is consistent with the development standards established with the city of Goodyear R1-4 and R1-6 (Single Family Detached) zoning districts. The preliminary plat is consistent with the technical requirements of the city's subdivision regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Attachments

1. Aerial Photo
2. Preliminary Plat

PRELIMINARY PLAT
FOR
PRADERA PHASE 2B & 3

A PORTION OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 WEST GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION - PHASE 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1377.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1267.32 FEET TO SAID SOUTH QUARTER-CORNER;

THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, 2646.85 FEET TO THE CALCULATED CENTER QUARTER-CORNER OF SAID SECTION 15;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 1262.05 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 42.41 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 29 SECONDS EAST, 29.12 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 457.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY 124.80 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 28 MINUTES 58 SECONDS;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 23.99 FEET;

THENCE SOUTH 71 DEGREES 30 MINUTES 29 SECONDS WEST, 28.28 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 64 DEGREES 59 MINUTES 55 SECONDS EAST, 10.98 FEET

THENCE SOUTH 25 DEGREES 00 MINUTES 05 SECONDS WEST, 24.74 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 220.00 FEET;

THENCE SOUTH 63 DEGREES 53 MINUTES 09 SECONDS EAST, 90.70 FEET;

THENCE NORTH 26 DEGREES 30 MINUTES 29 SECONDS EAST, 41.85 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 139.51 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 994.00 FEET;

THENCE SOUTH 0 DEGREES 58 MINUTES 19 SECONDS EAST, 73.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 02 MINUTES 39 SECONDS EAST A DISTANCE OF 125.00 FEET;

THENCE SOUTHWESTERLY 61.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28 DEGREES 02 MINUTES 07 SECONDS;

THENCE SOUTH 61 DEGREES 55 MINUTES 14 SECONDS WEST, 28.48 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 49 SECONDS WEST, 26.56 FEET;

THENCE SOUTH 70 DEGREES 14 MINUTES 50 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 70 DEGREES 14 MINUTES 50 SECONDS EAST A DISTANCE OF 425.00 FEET;

THENCE SOUTHEASTERLY 87.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY 175.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 52 MINUTES 31 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 43 DEGREES 26 MINUTES 39 SECONDS WEST, 27.50 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST, 29.76 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 24.91 FEET;

THENCE SOUTH 44 DEGREES 59 MINUTES 44 SECONDS EAST, 28.28 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 268.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 77.8544 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - PHASE 2B

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 774.31 FEET;

THENCE NORTH 0 DEGREES 04 MINUTES 41 SECONDS EAST, 33.00 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 01 SECONDS WEST, 0.16 FEET;

THENCE NORTH 0 DEGREES 28 MINUTES 59 SECONDS EAST, 22.00 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 31 SECONDS EAST, 259.26 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 109.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 25.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 113.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 953.31 FEET;

THENCE SOUTH 87 DEGREES 40 MINUTES 26 SECONDS EAST, 220.18 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 244.47 FEET;

THENCE NORTH 87 DEGREES 35 MINUTES 35 SECONDS EAST, 87.60 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 1288.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.9693 ACRES, MORE OR LESS.

APPROVED

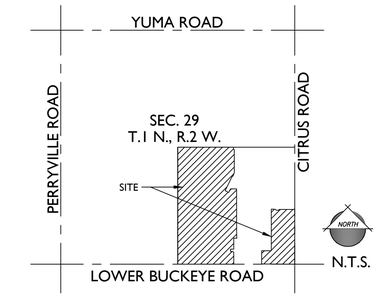
CITY COUNCIL
AUGUST 19, 2019



GENERAL NOTES

1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREA NOTES AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
3. WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
4. IF PROTECTED NATIVE PLANTS ARE PRESENT IN PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3-904)
5. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, SANITARY EASEMENT, OR WATER EASEMENTS EXCEPT FOR: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES WITH NO CONTINUOUS FOOTING, IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
6. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/ OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
7. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
8. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
9. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO THE CITY OF GOODYEAR STANDARDS, OR AS AMENDED BY THIS PRELIMINARY PLAT.
10. PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
11. A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE MAINTENANCE OF TRACTS AND OPEN SPACE WITH DUTIES AND RESPONSIBILITIES VIA A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)
12. LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION.

VICINITY MAP



PROJECT TEAM

OWNER:
PRADERA PARTNERS 160 LLC
11624 SE 5TH STE STE 200
BELLEVUE, WA 98005
TEL: (480) 220-7393
CONTACT:
PHILIP MILLER CONSULTANTS, LLC
C/O KELLY HALL

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JORGE VILLASENOR
jorge.villasenor@epsgroupinc.com

PROJECT DATA

APN:	A PORTION OF 502-42-007B
EXISTING GENERAL PLAN:	NEIGHBORHOOD (5-12 DU/AC)
EXISTING ZONING:	R1-4 , R1-6
OVERALL	
GROSS AREA:	± 95.82 ACRES (including R/W)
NET AREA:	± 89.02 ACRES (excluding exist. R/W)
EXISTING LOWER BUCKEYE R R/W: CITRUS RD	± 4.15 ACRES (55' R/W)
PROPOSED R/W	
DURANGO ST, 183RD RD	± 2.66 ACRES (30' R/W)
TOTAL R/W	± 6.81 ACRES
LOT SIZE:	55' x 120' - 65' x 130'
NO. OF LOTS:	311
GROSS DENSITY:	3.24 DU/AC
NET DENSITY:	3.50 DU/AC
MIN. LOT AREA	5,737 SQ FT
MAX. LOT AREA	10,361 SQ FT
OPEN SPACE:	22.98 ACRES (26 % OF NET)

PHASE BREAKDOWN

PHASE 3	
NO. OF LOTS	251
GROSS AREA:	± 77.85 ACRES (including R/W)
NET AREA:	± 73.60 ACRES (including R/W)
GROSS DENSITY:	3.22 DU/AC
NET DENSITY:	3.41 DU/AC
OPEN SPACE:	± 18.86 ACRES (25% OF NET)
PHASE 2B	
NO. OF LOTS	60
GROSS AREA	± 17.97 ACRES (including R/W)
NET AREA	± 15.42 ACRES (including R/W)
GROSS DENSITY	3.34 DU/AC
NET DENSITY	3.89 DU/AC
OPEN SPACE:	± 4.13 ACRES (27% OF NET)

BASIS OF BEARING

COMMENCING AT THE NORTHEAST CORNER OF SECTIONS 15; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG MONUMENT LINE OF CITRUS ROAD.

BENCHMARK

CITY OF GOODYEAR BENCHMARK G309
3 IN BR CAP IN HANDHOLE AT THE INTERSECTION OF LOWER BUCKEYE ROAD AND COTTON LANE
NAVD88 ELEVATION = 938.33

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	PRELIMINARY PLAT
SHEET 5	PP04	DATA TABLES / STREET SECTIONS
SHEET 6	PP05	TRACT DIMENSIONS
SHEET 7	PP06	PHASING PLAN

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w w w . e p s g r o u p i n c . c o m

Project: PRADERA PHASE 2B & 3
GOODYEAR, AZ

COVER SHEET

Revisions:
- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
- JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
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Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 54540 JOSEPH W. PETRUCCI III Date Signed December 31, 2019 ARIZONA, U.S.A.

Job No. 17-395

CS01

Sheet No. 1 of 7

17-395 Jun 07, 2019 1:54pm S:\Projects\2017\17-395\Planning\Preliminary Plat\Phase 2 & 3 Combined Drawings\17-395 - CS01_Phase 2 & 3.dwg jjuarez

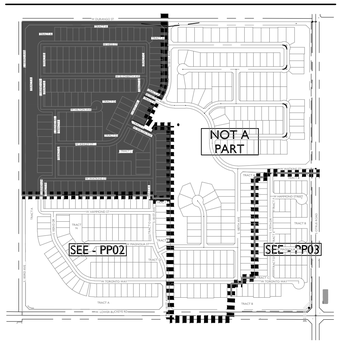
17-395

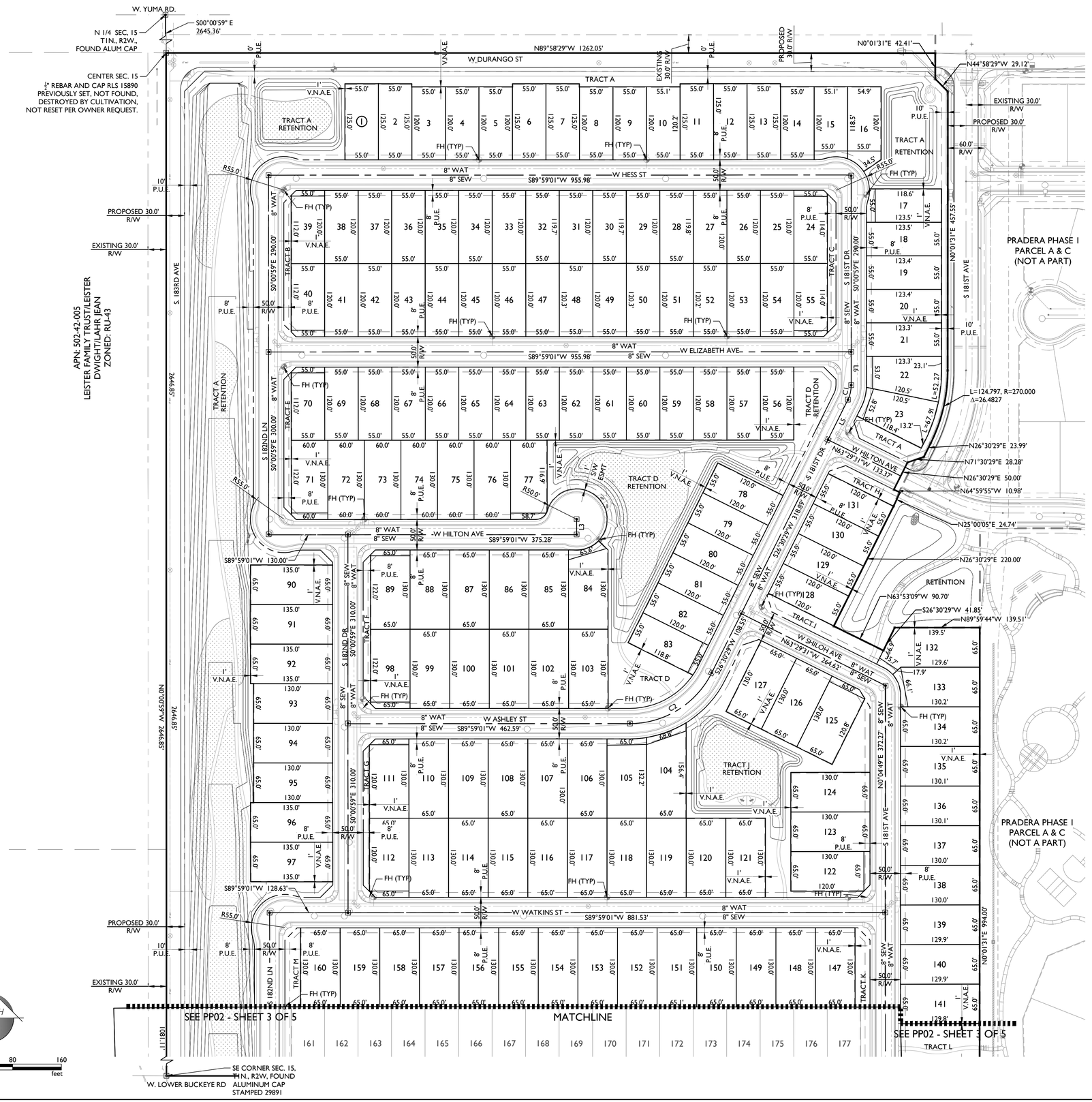
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PHASE 3		
LINE TABLE		
LINE	LENGTH	BEARING
L2	25.00'	N00°00'00"E
L3	25.00'	S00°01'31"W
L5	73.44'	S26°30'08"W
L6	55.01'	S00°00'56"E
L7	14.58'	N00°00'16"E

PHASE 3				
CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	53.24'	115.00'	52.76'	026°31'28"
C2	166.29'	150.00'	157.90'	063°31'02"
C3	122.07'	200.00'	120.18'	034°58'09"
C4	192.02'	200.00'	184.73'	055°00'36"
C5	90.40'	400.00'	90.20'	012°56'54"
C6	45.20'	200.00'	45.10'	012°56'54"
C7	96.37'	400.00'	96.13'	013°48'12"
C8	33.46'	400.00'	33.45'	004°47'34"
C9	220.08'	400.00'	217.31'	031°31'25"

KEY MAP





EPS GROUP
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PRADERA PHASE 2B & 3
GOODYEAR, AZ

PRELIMINARY PLAT

Project:

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Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
Date Signed 06-07-19
ARIZONA, U.S.A.

Job No.
17-395

PP01

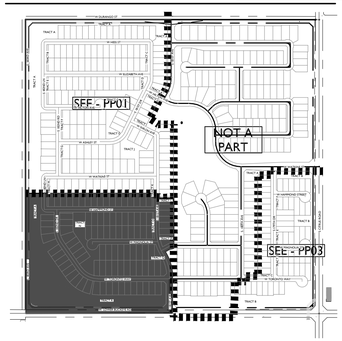
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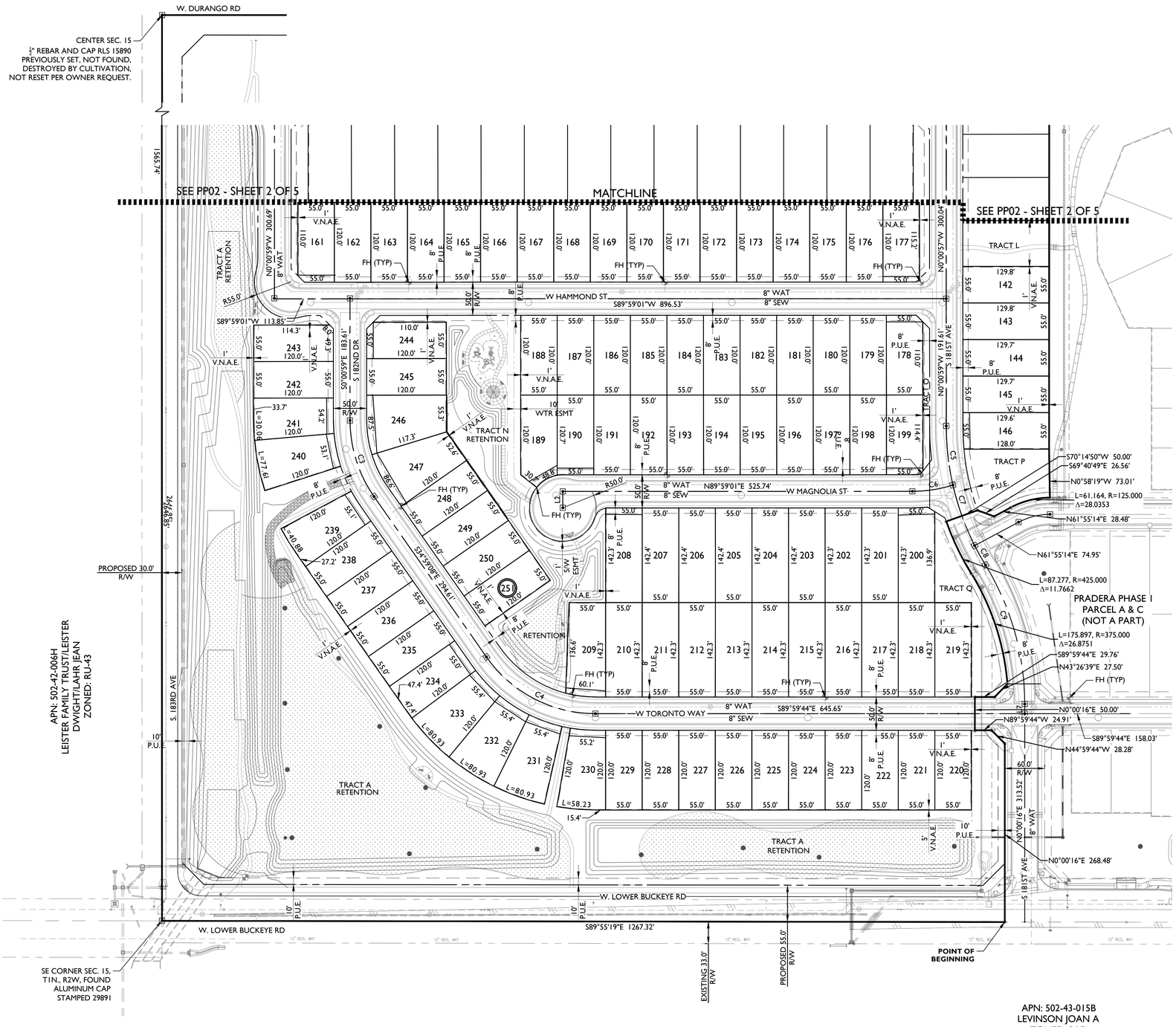
17-395

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C9	220.08'	400.00'	217.31'	031°31'25"

KEY MAP





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PRADERA PHASE 2B & 3
GOODYEAR, AZ

PRELIMINARY PLAT

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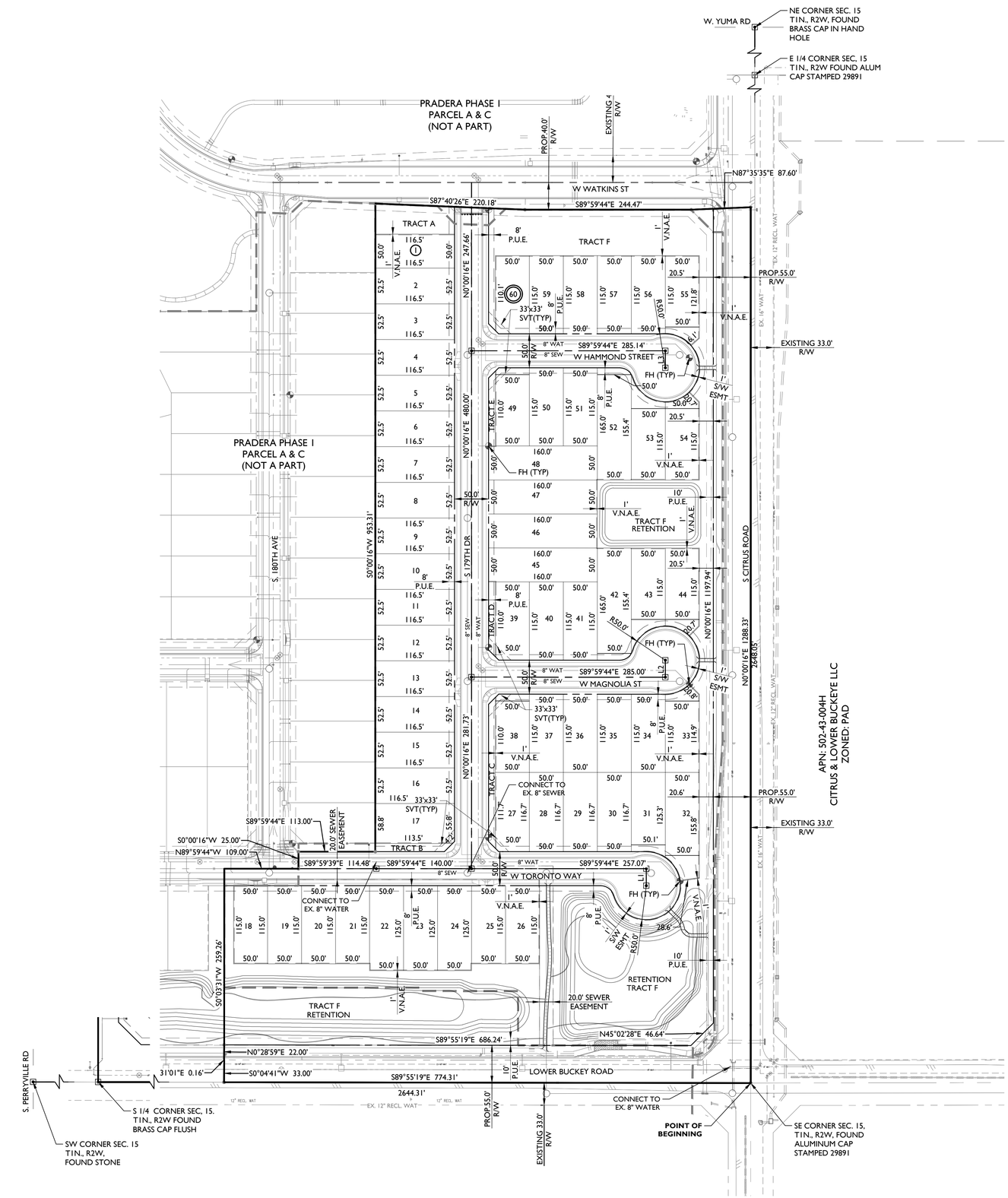
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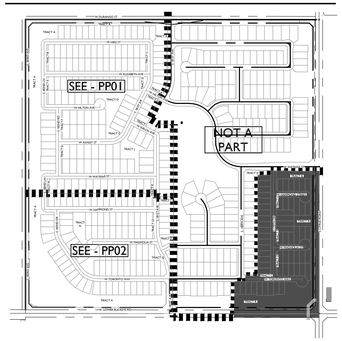
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ngriffin

17-395

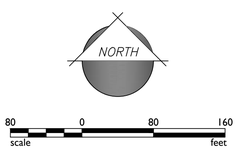
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KEY MAP



PHASE 2B		
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N00°00'16"E
L2	25.00'	S00°00'16"W
L3	25.00'	N00°00'16"E



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Project:

PRADERA PHASE 2B & 3

GOODYEAR, AZ

PRELIMINARY PLAT

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ARIZONA, U.S.A.

Job No.
17-395

PP03

Sheet No.
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of 7

PHASE 3																	
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	6875.00	31	6600.00	61	6600.00	91	8775.00	121	8450.00	151	8450.00	181	6600.00	211	7825.82	241	7153.01
2	6875.00	32	6600.00	62	6600.00	92	8775.00	122	8400.00	152	8450.00	182	6600.00	212	7825.82	242	6600.00
3	6600.00	33	6600.00	63	6600.00	93	8450.00	123	8450.00	153	8450.00	183	6600.00	213	7825.82	243	6587.50
4	6600.00	34	6600.00	64	6600.00	94	8450.00	124	8450.00	154	8450.00	184	6600.00	214	7825.82	244	6550.00
5	6600.00	35	6600.00	65	6600.00	95	8450.00	125	8381.27	155	8450.00	185	6600.00	215	7825.82	245	6600.00
6	6875.00	36	6600.00	66	6600.00	96	8775.00	126	8450.00	156	8450.00	186	6600.00	216	7825.82	246	8761.36
7	6875.00	37	6600.00	67	6600.00	97	8775.00	127	8450.00	157	8450.00	187	6600.00	217	7825.82	247	8484.62
8	6600.00	38	6600.00	68	6600.00	98	8413.85	128	6600.00	158	8450.00	188	6600.00	218	7825.82	248	6600.00
9	6600.00	39	6568.00	69	6600.00	99	8450.00	129	6600.00	159	8450.00	189	7054.84	219	7825.82	249	6600.00
10	6600.00	40	6568.00	70	6568.00	100	8450.00	130	6600.00	160	8450.00	190	6602.01	220	6600.00	250	6600.00
11	6875.00	41	6600.00	71	7768.00	101	8450.00	131	6600.00	161	6568.00	191	6600.00	221	6600.00	251	6600.00
12	6875.00	42	6600.00	72	7800.00	102	8450.00	132	10361.88	162	6600.00	192	6600.00	222	6600.00	TOTAL	
13	6875.00	43	6600.00	73	7800.00	103	8450.00	133	8529.73	163	6600.00	193	6600.00	223	6600.00	1,840,531.34 SQ.FT	
14	6600.00	44	6600.00	74	7800.00	104	9217.03	134	8425.07	164	6600.00	194	6600.00	224	6600.00		
15	6624.17	45	6600.00	75	7800.00	105	8469.72	135	8425.07	165	6600.00	195	6600.00	225	6600.00		
16	7208.64	46	6600.00	76	7800.00	106	8450.00	136	8425.07	166	6600.00	196	6600.00	226	6600.00		
17	6791.29	47	6600.00	77	7732.93	107	8450.00	137	8425.07	167	6600.00	197	6600.00	227	6600.00		
18	6789.04	48	6600.00	78	6600.00	108	8450.00	138	8425.07	168	6600.00	198	6600.00	228	6600.00		
19	6786.84	49	6600.00	79	6600.00	109	8450.00	139	8425.07	169	6600.00	199	6586.57	229	6600.00		
20	6784.64	50	6600.00	80	6600.00	110	8450.00	140	8425.07	170	6600.00	200	7813.30	230	7623.00		
21	6782.44	51	6600.00	81	6600.00	111	8400.00	141	8425.07	171	6599.82	201	7827.47	231	8022.64		
22	7678.93	52	6600.00	82	6600.00	112	8400.00	142	7128.90	172	6600.00	202	7828.57	232	8022.64		
23	8511.51	53	6600.00	83	6593.26	113	8450.00	143	7128.90	173	6600.00	203	7829.67	233	8022.64		
24	6581.89	54	6600.00	84	8736.27	114	8450.00	144	7128.90	174	6600.00	204	7830.77	234	6793.76		
25	6600.00	55	6581.89	85	8450.00	115	8450.00	145	7128.90	175	6600.00	205	7831.87	235	6600.00		
26	6600.00	56	6600.00	86	8450.00	116	8450.00	146	7109.83	176	6600.00	206	7832.97	236	6600.00		
27	6600.00	57	6600.00	87	8450.00	117	8450.00	147	8450.00	177	6578.98	207	7834.07	237	6600.00		
28	6600.00	58	6600.00	88	8450.00	118	8450.00	148	8450.00	178	6550.00	208	7835.01	238	6600.00		
29	6600.00	59	6600.00	89	8415.39	119	8450.00	149	8450.00	179	6600.00	209	7439.03	239	7315.78		
30	6600.00	60	6600.00	90	8775.00	120	8450.00	150	8450.00	180	6600.00	210	7825.82	240	8022.64		

PHASE 2B					
Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area
1	5824.03	21	5750.00	41	5750.00
2	6115.20	22	6250.00	42	8201.97
3	6115.16	23	6250.00	43	6282.11
4	6115.17	24	6250.00	44	6018.25
5	6115.18	25	5750.00	45	8000.00
6	6115.19	26	5750.00	46	8000.00
7	6115.19	27	5824.12	47	8000.00
8	6115.17	28	5836.62	48	8000.00
9	6115.17	29	5836.62	49	5737.50
10	6115.17	30	5836.62	50	5750.00
11	6115.17	31	5913.09	51	5750.00
12	6115.17	32	7435.74	52	8201.97
13	6115.19	33	6016.10	53	6282.11
14	6115.18	34	5750.00	54	6018.25
15	6115.18	35	5750.00	55	6097.08
16	6115.17	36	5750.00	56	5750.00
17	6843.85	37	5750.00	57	5750.00
18	5750.00	38	5737.50	58	5750.00
19	5750.00	39	5737.50	59	5750.00
20	5750.00	40	5750.00	60	5738.17
				TOTAL	
				371,396.86 SQ FT	

PHASE 3 - TRACT USE TABLE

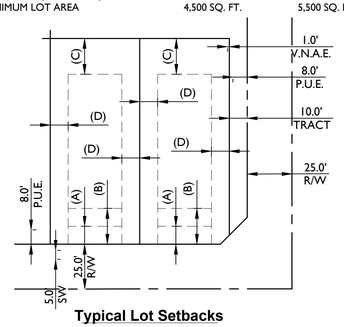
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	586575	13.466	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	2544	0.058	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2992	0.069	HOA	HOA
D	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	73259	1.682	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	2664	0.061	HOA	HOA
F	LANDSCAPE / OPEN SPACE / PUE	2684	0.062	HOA	HOA
G	LANDSCAPE / OPEN SPACE / PUE	2300	0.053	HOA	HOA
H	LANDSCAPE / OPEN SPACE / PUE	2727	0.063	HOA	HOA
I	LANDSCAPE / OPEN SPACE / PUE	4979	0.114	HOA	HOA
J	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	43432	0.997	HOA	HOA
K	LANDSCAPE / OPEN SPACE / PUE	4458	0.102	HOA	HOA
L	LANDSCAPE / OPEN SPACE / PUE	8944	0.205	HOA	HOA
M	LANDSCAPE / OPEN SPACE / PUE	4424	0.102	HOA	HOA
N	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE / WATER EASEMENT	55002	1.263	HOA	HOA
O	LANDSCAPE / OPEN SPACE / PUE	2186	0.050	HOA	HOA
P	LANDSCAPE / OPEN SPACE / PUE	10430	0.239	HOA	HOA
Q	LANDSCAPE / OPEN SPACE / PUE	11795	0.271	HOA	HOA
	TOTAL TRACT OPEN SPACE	821395	18.857		

PHASE 2B - TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	LANDSCAPE / OPEN SPACE / PUE	4968	0.114	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	1289	0.030	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2117	0.049	HOA	HOA
D	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
F	OPEN SPACE/LANDSCAPE / DRAINAGE / SEWER / PUE	169220	3.885	HOA	HOA
	TOTAL OPEN SPACE	179694	4.126		

PROPOSED R1-4, R1-6 - STANDARDS

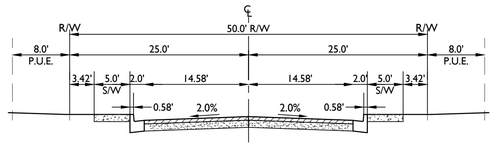
	R1-4	R1-6
MINIMUM BUILDING SETBACKS (FT.)		
(A) FRONT	10'	10'
(B) FRONT FACING GARAGE	20'	20'
(C) REAR	20'	20'
(D) SIDE	5' (10' BOTH SIDES)	5' (10' BOTH SIDES)
MAXIMUM HEIGHT	30' (2 STORIES)	
MAXIMUM LOT COVERAGE	60%	
LOT WIDTH (MIN. / MAX.)	45'	55'
LOT DEPTH (MIN. / MAX.)	100'	
MINIMUM LOT AREA	4,500 SQ. FT.	5,500 SQ. FT.



Typical Lot Setbacks

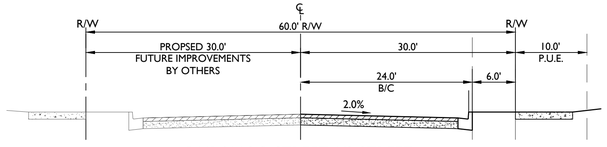
LEGEND

- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- PAE PEDESTRIAN ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- PROPERTY CORNER
- PHASE LINE



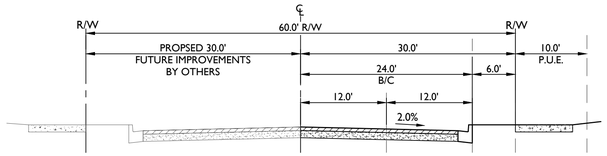
RESIDENTIAL LOCAL STREET

N.T.S SECTION - A



DURANGO STREET 1/2 STREET

N.T.S SECTION - B

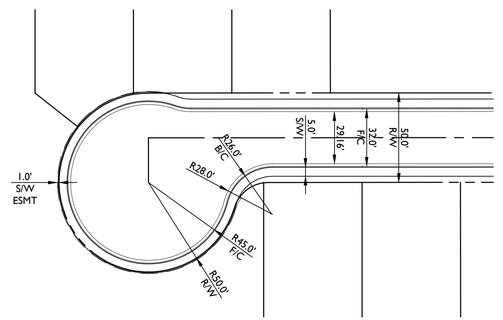


183RD AVE 1/2 STREET

N.T.S SECTION -C

TYP. CUL DE SAC DETAIL PER CITY OF GOODYEAR - G-3246-1 (MODIFIED)

NTS



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EPS GROUP

PRADERA PHASE 2B & 3
GOODYEAR, AZ

DATA TABLES

Project:

Revisions:

- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
- JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
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- APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB
- JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB

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In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ



Job No.
17-395

PP04

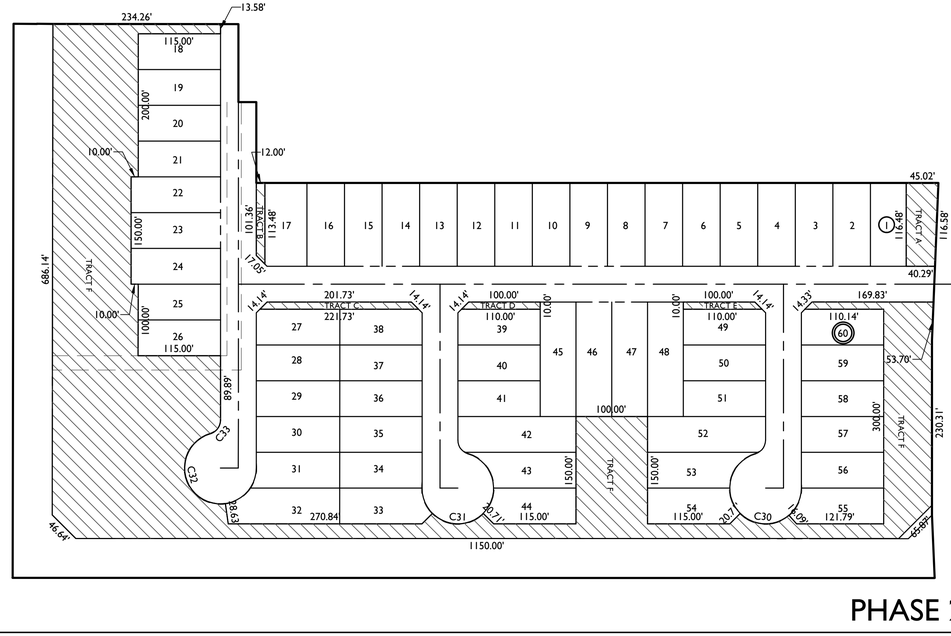
Sheet No.
5
of 7

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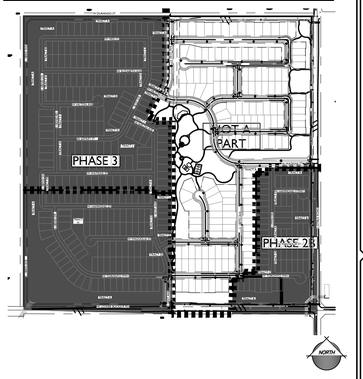
jjuarez Jun 07, 2019 1:57pm S:\Projects\2017\17-395\Planning\Preliminary Plat\Phase 2 & 3 Combined\Drawings\17-395 - PP04_Phase 2B & 3.dwg

Construction Notes





KEY MAP



NTS

NORTH

120 0 120 240
scale feet

PHASE 2 - TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	LANDSCAPE / OPEN SPACE / PUE	4902	0.113	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	1272	0.029	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2117	0.049	HOA	HOA
D	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
F	OPEN SPACE/LANDSCAPE / DRAINAGE / SEWER / PUE	169220	3.885	HOA	HOA
	TOTAL OPEN SPACE	179611	4.124		

PHASE 3 - TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	586575	13.466	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	2544	0.058	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2992	0.069	HOA	HOA
D	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	73259	1.682	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	2664	0.061	HOA	HOA
F	LANDSCAPE / OPEN SPACE / PUE	2684	0.062	HOA	HOA
G	LANDSCAPE / OPEN SPACE / PUE	2300	0.053	HOA	HOA
H	LANDSCAPE / OPEN SPACE / PUE	2727	0.063	HOA	HOA
I	LANDSCAPE / OPEN SPACE / PUE	4979	0.114	HOA	HOA
J	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	43432	0.997	HOA	HOA
K	LANDSCAPE / OPEN SPACE / PUE	4458	0.102	HOA	HOA
L	LANDSCAPE / OPEN SPACE / PUE	8944	0.205	HOA	HOA
M	LANDSCAPE / OPEN SPACE / PUE	4424	0.102	HOA	HOA
N	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE / WATER EASEMENT	55002	1.263	HOA	HOA
O	LANDSCAPE / OPEN SPACE / PUE	2186	0.050	HOA	HOA
P	LANDSCAPE / OPEN SPACE / PUE	10430	0.239	HOA	HOA
Q	LANDSCAPE / OPEN SPACE / PUE	11795	0.271	HOA	HOA
	TOTAL TRACT OPEN SPACE	821395	18.857		

OPEN SPACE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA	CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	30.10'	55.00'	29.73'	031°21'31"	C21	175.97'	50.00'	98.22'	201°38'29"
C2	16.65'	55.00'	16.58'	017°20'29"	C22	22.97'	20.00'	21.73'	065°48'25"
C3	112.15'	55.37'	93.94'	116°02'34"	C23	127.85'	175.00'	125.02'	041°51'27"
C4	24.36'	79.84'	24.27'	017°28'58"	C24	12.45'	208.63'	12.45'	003°25'07"
C5	16.65'	55.00'	16.58'	017°20'29"	C25	50.86'	425.00'	50.83'	006°51'25"
C6	119.65'	55.00'	97.41'	124°38'28"	C26	94.40'	375.00'	94.15'	014°25'25"
C7	16.62'	55.00'	16.56'	017°18'58"	C27	61.27'	125.00'	60.66'	028°05'02"
C8	181.16'	50.00'	97.11'	207°35'44"	C28	93.05'	425.00'	92.87'	012°32'42"
C9	181.16'	50.00'	97.11'	207°35'44"	C29	175.90'	375.00'	174.29'	026°52'31"
C10	37.35'	90.00'	37.09'	023°46'50"	C30	74.91'	50.00'	68.09'	085°50'05"
C11	120.17'	260.00'	119.11'	026°28'58"	C31	78.57'	50.00'	70.73'	090°02'00"
C12	121.37'	125.00'	116.66'	055°38'00"	C32	149.54'	50.00'	99.72'	171°21'33"
C13	96.65'	175.00'	95.43'	031°38'43"	C33	25.62'	20.00'	23.90'	073°23'54"
C14	16.65'	55.00'	16.58'	017°20'29"	C34	112.34'	357.00'	111.88'	018°01'50"
C15	119.69'	55.00'	97.43'	124°40'58"	C35	40.88'	345.00'	40.85'	006°47'20"
C16	16.65'	55.00'	16.58'	017°20'29"	C36	253.92'	344.66'	248.21'	042°12'39"
C17	16.65'	55.00'	16.58'	017°20'29"	C37	58.23'	345.00'	58.16'	009°40'11"
C18	119.69'	55.00'	97.43'	124°40'58"					
C19	16.65'	55.00'	16.58'	017°20'29"					
C20	37.39'	217.57'	37.35'	009°50'49"					

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PRADERA PHASE 2B & 3

GOODYEAR, AZ

TRACT DIMENSIONS

Project:

Revisions:

- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
- JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
- MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB
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In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
DATE SIGNED 06-07-19
ARIZONA, U.S.A.

Job No.
17-395

PP05

Sheet No.
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of 7

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PHASING PLAN FOR PRADERA

A PORTION OF THE SEC, SEC. 15, T.1.N., R.2 W., GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DURANGO SEWER (183RD - CITRUS) CONSTRUCTED WITH WG1

HALF STREET IMPROVEMENTS PHASE 3

DURANGO WATERLINE CONSTRUCTED WITH WG1

WATERLINE INSTALLED AS PART OF 2006CRO. LINE B1

SOUTH HALF OF CULVERT TO BE CONSTRUCTED AS PART OF PHASE 3

PAVEMENT TAPER PHASE 1

PAVING HALF STREET PHASE 1

CHANNEL TO BE GRADED WITH PASEO PROJECT TO THE NORTH.

WATER LINE EXTENSION PER COE AND VAN LOO PLANS FOR WEST GOODYEAR REGIONAL WATER INFRASTRUCTURE (PROJECT SPECIFIC WATERLINE PHASE 3)

OFFSITE SEWER LINE BUILT PER PLANS PREPARED BY CVL CONSTRUCTED WITH WG1

OFFSITE DRAINAGE CHANNEL GRADING PER PHASE 1 OFFSITE GRADING PLANS

SEWER LINE/EASEMENT TO BE CONSTRUCTED W/ PHASE 1 PLANS

HALF OF THE WEST AND SOUTH PORTIONS OF CULVERT TO BE CONSTRUCTED W/ PHASE 1 PLANS

OFFSITE SEWER LINE BUILT PER PLANS PREPARED BY CVL CONSTRUCTED WITH WG1

HALF STREET IMPROVEMENTS PHASE 3

(PROJECT SPECIFIC WATERLINE PHASE 3)

HALF STREET PAVING PHASE 3

PAVEMENT TAPER PHASE 1

WATERLINE INSTALLED AS PART OF 2006CRO. LINE G

PHASE 1 WATER LINE EXTENSION PER COE AND VAN LOO, WEST GOODYEAR PLANNING AREA WATER MASTER STUDY

LOWER BUCKEYE ROAD

BASIN GRADED IN PHASE 1

PAVEMENT TAPER PHASE 1

PAVEMENT TAPER PHASE 1

WATERLINE INSTALLED AS PART OF 2006CRO. LINE A

PARCEL D

PARCEL E

PARCEL F

PHASE 3

PHASE 1

PARCEL A & C

PHASE 2

PARCEL B

PHASE 1

PHASE 2

PHASE 3

183RD AVENUE

175TH AVENUE

LA JOLLA VISTA DEVELOPMENT

LA JOLLA VISTA DEVELOPMENT

N.T.S.

LEGEND

PHASE 1

PARCEL	ACRES	UNITS	MIN. LOT SIZE
A & C	61.4	160	60' x 125'

PHASE 2

PARCEL	ACRES	UNITS	MIN. LOT SIZE
B	17.83	60	50' x 115'

PHASE 3

PARCEL	ACRES	UNITS	MIN. LOT SIZE
D	22.75	80	55' x 120'
E	23.36	75	65' x 130'
F	31.77	96	55' x 120'

- EXISTING SEWER
- EXISTING WATER
- PROPOSED SEWER
- PROPOSED WATER
- MASS GRADING AS PART OF PHASE 1
- IRRIGATION LINES
- PROPOSED STORM DRAIN

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Project: PRADERA PHASE 2B & 3

PHASING PLAN

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Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
Date Signed Oct-2018
ARIZONA, U.S.A.

Job No.
17-395

PP07

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of 7

17-395

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ngriffin

Final Plat
Pradera Phase 3 Parcel D

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: THAT PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT PRADERA PHASE 3 PARCEL D", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF PRADERA COMMUNITY ASSOCIATION, AND THEIR INVITEES. SUBJECT TO THE EASEMENTS GRANTED HEREIN, PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY HEREBY CONVEYS TO THE PRADERA COMMUNITY ASSOCIATION INC., AN ARIZONA NON-PROFIT CORPORATION, ALL TRACTS WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) IN TRACTS AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (PUBLIC UTILITY EASEMENT AREAS). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, INSPECTING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING, AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS, AND UNDER TRACTS A AND D INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES; THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS; OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS, SUCH AS SCUPPERS, STORM DRAINS, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE, INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). PRADERA COMMUNITY ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR: MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATION IN THE DRAINAGE FACILITIES. NO MERGER OF TITLE ESTATE OR INTEREST SHALL BE DEEMED TO OCCUR BY ANY CONTEMPORANEOUS OR SUBSEQUENT DEED, GRANT OR ASSIGNMENT OF INTEREST OR ESTATE TO PRADERA COMMUNITY ASSOCIATION IN TRACTS A AND D. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A AND D.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS, AND UNDER TRACTS A AND D INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE 'DRAINAGE EASEMENT AREAS') FOR THE FOLLOWING PURPOSES; THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING DESIGN STANDARDS AND POLICIES AND THE GOODYEAR CITY CODE; THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS, SUCH AS SCUPPERS, STORM DRAINS, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE, INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE 'DRAINAGE FACILITIES'). OWNER, AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR: CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATION IN THE DRAINAGE FACILITIES (COLLECTIVELY, 'MAINTENANCE WORK'). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT IF IN THE CITY OF GOODYEAR'S OPINION, OWNER FAILS TO PERFORM THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY DO SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A AND D.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE"VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO THE ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

IN WITNESS WHEREOF: PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS _____ DAY OF _____ _____, 2022.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: DEREK STRAIGHT

ITS: AUTHORIZED AGENT

HOA RATIFICATION

BY THIS RATIFICATION AND CONSENT, PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION: (I) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE EASEMENTS DEDICATED TO PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION REFLECTED HEREIN; (II) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAT; AND (III) AND HEREBY ACCEPTS, SUBJECT TO THE EASEMENTS GRANTED HEREIN, OWNERSHIP OF TRACTS A, B, C, D, E AND H, DEDICATED AND CONVEYED TO PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION HEREIN.

PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS ___ DAY OF_____, 2022, BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY DEREK STRAIGHT, THE AUTHORIZED AGENT OF CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE MANAGER OF PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

NOTES

SEE SHEET 3 FOR NOTES.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS EAST ALONG THE MONUMENT LINE OF LOWER BUCKEYE ROAD, A DISTANCE OF 2641.59 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15;

THENCE NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 15, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTER LINE OF SAID SECTION 15, NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 2613.86 FEET TO THE CENTER OF SAID SECTION 15 AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 15, A DISTANCE OF 2605.28 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF CITRUS ROAD;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF CITRUS ROAD SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, A DISTANCE OF 2569.25 FEET TO AN ANGLE POINT;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF CITRUS ROAD SOUTH 45 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 56.53 FEET TO AN ANGLE POINT, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF LOWER BUCKEYE ROAD;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF LOWER BUCKEYE ROAD NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST A DISTANCE OF 579.95 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF LOWER BUCKEYE ROAD SOUTH 00 DEGREES 04 MINUTES 41 SECONDS WEST A DISTANCE OF 7.00 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID LOWER BUCKEYE ROAD, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF 1984.37 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE TRUE POINT OF BEGINNING.

EXCEPT ALL PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF THE FINAL PLAT FOR PHASE ONE OF PRADERA RECORDED SEPTEMBER 9, 2019 IN BOOK 1482 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA. AND EXCEPT ALL PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF THE FINAL PLAT FOR PRADERA -PHASE 2B RECORDED MARCH 27, 2020 IN BOOK 1517 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGEND

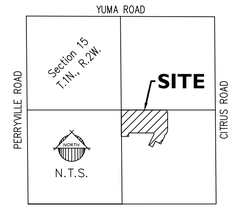
◙	FOUND MONUMENT AS NOTED	SVTE	33' X 33' SIGHT VISIBILITY TRIANGLE
◉	SET BRASS CAP AT COMPLETION OF CONSTRUCTION		EASEMENT & SIDEWALK EASEMENT
		I&E	INGRESS AND EGRESS EASEMENT
○	CORNER OF SUBDIVISION, SET 1/2" REBAR W/ CAP LS 37495 UNLESS OTHERWISE NOTED	DE	DRAINAGE EASEMENT
		WE	WATER EASEMENT
		ESMT	EASEMENT
RLS	REGISTERED LAND SURVEYOR	DOC.	DOCUMENT NUMBER
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R/W	RIGHT-OF-WAY	APN	ASSESSOR PARCEL NUMBER
VNAE	VEHICULAR NON-ACCESS EASEMENT		

OWNER/DEVELOPER

PRADERA PARTNERS 160 LLC
11624 SE 5TH STREET, SUITE 200
BELLEVUE, WA 98005
TEL:(602) 595-3900
CONTACT: ACME DEVCO, LLC
C/O KELLY HALL

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOE PETRUCCI



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

1	COVER, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTION, CERTIFICATIONS	
2	FINAL PLAT	
3	LOT AREA TABLE, TRACT AREA & USAGE TABLE, DETAILS, CURVE TABLE AND LINE TABLE & NOTES	

SITE DATA

ZONING	R1-4, R1-6
NUMBER OF LOTS	80
NUMBER OF TRACTS	6
% OPEN SPACE TO NON-OPEN SPACE	25%
LOTS AREA	12.26 ACRES
TRACTS AREA	4.02 ACRES
TOTAL NET AREA:	16.28 ACRES
RIGHT OF WAY AREA	3.73 ACRES
TOTAL AREA:	20.01 ACRES

BASIS OF BEARING

LOWER BUCKEYE ROAD, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY. ALSO SHOWN ON THE DEED OF RECORD DOC # 18-0320379 MARICOPA COUNTY RECORDS.

BEARING = SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST

BENCHMARKS

CITY OF GOODYEAR BENCHMARK #G307, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE & ELWOOD STREET.

ELEVATION = 937.21' (NAVD 88 DATUM)

CITY OF GOODYEAR BENCHMARK #G310, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF BULLARD AVENUE & EL SOL.

ELEVATION = 944.50' (NAVD 88 DATUM)

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX COMMUNICATIONS
CABLE TV	CENTURYLINK / COX COMMUNICATIONS
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

APPROVALS

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
CITY ENGINEER, SUMEET MOHAN DATE

APPROVED BY THE COUNCIL THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
MAYOR, GEORGIA LORD DATE

ATTEST: _____
CITY CLERK, DARCIE McCRACKEN DATE

SURVEYOR'S CERTIFICATION:

I, ROBERT JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, R.L.S.# 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

EPS GROUP

Project: PRADERA PHASE 3 PARCEL D
GOODYEAR, ARIZONA
FINAL PLAT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 12/31/23

Job No.
17-395

COVER

Sheet No.
1
of 3

Feb 02, 2022 - 12:59pm S:\Projects\2017\17-395\Legal Survey\Dwgs\Final Plat\Final Plat Parcel D\17-395 Phase 3D Final Plat.dwg
ltokos

APN: 502-42-001
MELCOR DEVELOPMENTS ARIZONA INC
(UNSUBDIVIDED LAND)
ZONING: R1-6

CENTER OF SECTION
SECTION 15, T1N, R2W
FOUND REBAR W/ CAP
RLS 37495

EAST QUARTER CORNER
SECTION 15, T1N, R2W
FOUND 2" ALUMINUM CAP, ILLEGIBLE

S89°58'44"E 2645.27'

W DURANGO STREET
S89°58'44"E 1186.81'

1249.83'

1395.44'

S0°01'16"W
30.00'

W HESS STREET
N89°58'29"W 955.98'

W ELIZABETH AVENUE
N89°58'29"W 955.98'

W LOWER BUCKEYE ROAD
S89°55'19"E 2644.32' (BASIS OF BEARING)

N89°55'52"W 2641.70'

N0°01'14"W 2646.79'

732.15'

1914.64'

S 183RD AVENUE
N0°01'14"W 669.15'

S 182ND LANE
N0°01'31"E 532.21'

S 181ST DRIVE
N0°01'31"E 331.24'

S 181ST AVENUE
S0°01'31"W 457.57'

S0°01'31"W 97.21'

N89°58'29"W 174.98'

N89°58'29"W 699.98'

N89°58'29"W 125.02'

S89°58'29"E
30.00'

112.75'
50.00'

474.43'
242.21'
197.21'
209.44'
12.23'

865.98'
840.41'
67.42'

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT H

30' R/W
BK ____ PG ___ MCR

10' PUE
8' PUE
1' VNAE

30' WE & SSE
DOC 2017-0413748, MCR

POINT OF BEGINNING

SOUTHWEST CORNER
SECTION 15, T1N, R2W
FOUND BRASS CAP FLUSH
CITY OF GOODYEAR

SOUTH QUARTER CORNER
SECTION 15, T1N, R2W
FOUND BRASS CAP FLUSH
CITY OF GOODYEAR
POINT OF COMMENCEMENT

SOUTHEAST CORNER
SECTION 15, T1N, R2W
FOUND REBAR, NO ID

APN: 502-42-005
LESTER FAMILY TRUST/LESTER
DWIGHT/LAHR JEAN
(UNSUBDIVIDED LAND)
ZONING: RU-43

PRADERA PHASE 3
PARCEL E

APN: 502-42-199
TRACT "AA"
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
502-42-179
LOT 344
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
502-42-178
LOT 343
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
502-42-206
TRACT "HH"
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
502-42-145
LOT 310
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
502-42-144
LOT 309
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN: 502-42-193
TRACT "F"
PRADERA PHASE 1
BK 1482, PG 29, MCR

LEGEND

◙	FOUND MONUMENT AS NOTED	SVTE	33' X 33' SIGHT VISIBILITY TRIANGLE
◉	SET BRASS CAP AT COMPLETION OF CONSTRUCTION		EASEMENT & SIDEWALK EASEMENT
		I&E	INGRESS AND EGRESS EASEMENT
○	CORNER OF SUBDIVISION, SET 1/2" REBAR W/ CAP LS 37495 UNLESS OTHERWISE NOTED	DE	DRAINAGE EASEMENT
		WE	WATER EASEMENT
		ESMT	EASEMENT
RLS	REGISTERED LAND SURVEYOR	DOC.	DOCUMENT NUMBER
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R/W	RIGHT-OF-WAY	APN	ASSESSOR PARCEL NUMBER
VNAE	VEHICULAR NON-ACCESS EASEMENT		

NORTH

50 0 50 100
scale feet

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
w w w . e p s g r o u p i n c . c o m

Project:
PRADERA PHASE 3 PARCEL D
GOODYEAR, ARIZONA
FINAL PLAT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
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Drawn by: LFT
Reviewed by: RAJ

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CERTIFICATE NO.
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Expires 12/31/23

Job No.
17-395

PLAT

Sheet No.
2
of 3

Feb 02, 2022 12:59pm S:\Projects\2017\17-395\Legal Survey\Dwgs\Final Plat\Final Plat Parcel D\17-395 Phase 3D Final Plat.dwg
Itokos

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	124.80'	270.00'	26°28'58"	123.69'	S13°16'00"W
C2	17.20'	125.00'	7°53'02"	17.19'	S30°27'00"W
C3	16.65'	55.00'	17°20'29"	16.58'	S08°38'44"E
C4	119.69'	55.00'	124°40'58"	97.43'	S45°01'31"W
C5	16.65'	55.00'	17°20'29"	16.58'	N81°18'14"W
C6	16.65'	55.00'	17°20'29"	16.58'	N81°21'16"E
C7	119.69'	55.00'	124°40'58"	97.43'	N44°58'29"W
C8	16.65'	55.00'	17°20'29"	16.58'	S08°41'46"W
C9	37.84'	90.00'	24°05'17"	37.56'	N14°27'50"E
C10	53.15'	115.00'	26°28'58"	52.68'	N13°16'00"E
C11	64.71'	140.00'	26°28'58"	64.14'	N13°16'00"E
C12	120.17'	260.00'	26°28'58"	119.11'	N13°16'00"E

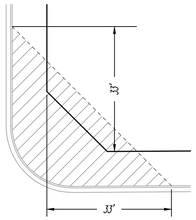
LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°00'01"E	46.65'
L2	S44°58'37"E	46.67'
L3	S26°30'29"W	23.99'
L4	S71°30'29"W	28.28'
L5	S26°30'29"W	50.00'
L6	S63°29'31"E	10.98'
L7	S25°00'05"W	24.45'
L8	N00°01'00"W	37.20'
L9	S45°01'31"W	17.29'
L10	N44°58'29"W	17.00'
L11	S45°01'31"W	17.00'
L12	N56°03'34"E	34.49'
L13	S44°58'29"E	19.75'
L14	S45°01'31"W	19.75'
L15	N44°51'44"W	28.23'
L16	N26°30'29"E	18.44'
L17	S18°29'31"E	28.28'
L18	S71°30'29"W	28.28'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE	149,284	3.43
TRACT B	LANDSCAPE / OPEN SPACE / PUE	2,548	0.06
TRACT C	LANDSCAPE / OPEN SPACE / PUE	2,988	0.07
TRACT D	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE	15,237	0.35
TRACT E	LANDSCAPE / OPEN SPACE / PUE	2,487	0.06
TRACT H	LANDSCAPE / OPEN SPACE / PUE	2,726	0.06

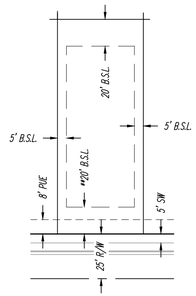
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE PLAT SHEETS.
3. ** EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERISK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.
4. ALL TRACTS ARE UNDER THE OWNERSHIP OF THE PRADERA COMMUNITY ASSOCIATION, INC.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6,875	0.16
2	6,875	0.16
3	6,600	0.15
4	6,600	0.15
5	6,600	0.15
6	6,875	0.16
7	6,875	0.16
8	6,600	0.15
9	6,600	0.15
10	6,600	0.15
11	6,875	0.16
12	6,875	0.16
13	6,875	0.16
14	6,600	0.15
15	6,444	0.15
16	7,051	0.16
17	6,698	0.15
18	6,793	0.16
19	6,793	0.16
20	6,793	0.16
21	6,793	0.16
22	7,713	0.18
23	8,510	0.20
24	6,582	0.15
25	6,600	0.15
26	6,600	0.15
27	6,600	0.15
28	6,600	0.15
29	6,600	0.15
30	6,600	0.15
31	6,600	0.15
32	6,600	0.15
33	6,600	0.15
34	6,600	0.15
35	6,600	0.15
36	6,600	0.15
37	6,600	0.15
38	6,600	0.15
39	6,568	0.15
40	6,568	0.15

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
41	6,600	0.15
42	6,600	0.15
43	6,600	0.15
44	6,600	0.15
45	6,600	0.15
46	6,600	0.15
47	6,600	0.15
48	6,600	0.15
49	6,600	0.15
50	6,600	0.15
51	6,600	0.15
52	6,600	0.15
53	6,600	0.15
54	6,600	0.15
55	6,582	0.15
56	6,600	0.15
57	6,600	0.15
58	6,600	0.15
59	6,600	0.15
60	6,600	0.15
61	6,600	0.15
62	6,600	0.15
63	6,600	0.15
64	6,600	0.15
65	6,600	0.15
66	6,600	0.15
67	6,600	0.15
68	6,600	0.15
69	6,600	0.15
70	6,570	0.15
78	6,600	0.15
79	6,600	0.15
80	6,600	0.15
81	6,600	0.15
82	6,600	0.15
83	6,593	0.15
128	6,600	0.15
129	6,600	0.15
130	6,600	0.15
131	6,600	0.15



Typical SVTE Easement
N.T.S.



Typical Lot Setbacks
55' X 120'
55' X 123.5'

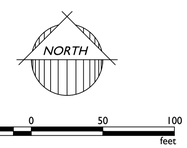
** 20-FEET TO FRONT OF GARAGE (FRONT ENTRY) / 10-FEET TO FRONT OF GARAGE (SIDE ENTRY) AND LIVING AREA / 20-FEET TO BACK OF UNIT.

LEGEND

⊠	FOUND MONUMENT AS NOTED	SVTE	33' X 33' SIGHT VISIBILITY TRIANGLE
◉	SET BRASS CAP AT COMPLETION		EASEMENT & SIDEWALK EASEMENT
	OF CONSTRUCTION	I&E	INGRESS AND EGRESS EASEMENT
○	CORNER OF SUBDIVISION, SET 1/2"	DE	DRAINAGE EASEMENT
	REBAR W/ CAP	WE	WATER EASEMENT
	LS 37495 UNLESS OTHERWISE NOTED	ESMT	EASEMENT
RLS	REGISTERED LAND SURVEYOR	DOC.	DOCUMENT NUMBER
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R/W	RIGHT-OF-WAY	APN	ASSESSOR PARCEL NUMBER
VNAE	VEHICULAR NON-ACCESS EASEMENT		

NOTES

1. THE SITE CONSISTS OF A TOTAL OF 80 LOTS AND 6 TRACTS IN THE R1-4 R.U.P.D. DISTRICT AND R1-6 R.U.P.D. DISTRICT.
2. THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT.
3. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
4. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
5. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
6. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
7. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
9. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
10. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
11. ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
12. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2"REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
13. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF GOODYEAR CODES AND ORDINANCES.
14. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE POA OR HOA.
15. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).
16. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
17. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NONLIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.
18. ALL ROADS, PRIVATE OR PUBLIC SHALL BE DESIGNED AND CONSTRUCTED TO MINIMUM CITY OF GOODYEAR STANDARDS.
19. ALL NEW LANDSCAPE IMPROVEMENTS INSTALLED BY THIS SUBDIVISION WITHIN COUNTY RIGHT-OF-WAY SHALL COMPLY WITH CITY OF GOODYEAR STANDARDS AND BE MAINTAINED BY THE PRADERA COMMUNITY ASSOCIATION.
20. THE PRADERA COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL LANDSCAPING AND DRAINAGE FACILITIES WITHIN TRACTS AND EASEMENT AS DEDICATED ON SAID PLAT.
21. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT TEMPORARY FACILITIES AND 69KV OR LARGER ELECTRIC LINES.
22. PRADERA IS WITHIN THE VICINITY OF A PROPOSED 230KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.



EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

PRADERA PHASE 3 PARCEL D
GOODYEAR, ARIZONA
FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
12/31/22
Expiration Date

Job No.
17-395

DETAILS

Sheet No.
3
of 3

Feb 02, 2022 12:59pm S:\Projects\2017\17-395\Legal Survey\Dwgs\Final Plat\Final Plat Parcel D\17-395 Phase 3D Final Plat.dwg
ltokos

ITEM #: 16.
DATE: 02/28/2022
AI #:626

CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT FOR PRADERA PHASE 3 PARCEL E

STAFF PRESENTER(S): Katie Wilken, Deputy Director of Planning

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OTHER PRESENTER(S):

Kelly Hall, Philip Miller Consultants, LLC

SUMMARY

A final plat for Pradera Phase 3 Parcel E subdividing approximately 24.74 acres into 75 single family lots and ten tracts on property zoned R1-4, R1-6 (Single Family Detached) generally located at the southeast corner of Durango Street and 183rd Avenue. The typical lot size is 55 feet wide by 120 feet deep.

Recommendation

Approve the Final Plat for Pradera Phase 3 Parcel E subdividing approximately 19.97 acres into 75 single family lots and ten tracts on property zoned R1-4, R1-6 (Single Family Detached) located at the southeast corner of Durango Street and 183rd Avenue, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

STIPULATIONS

1. Prior to recordation of the Final Plat for Pradera Phase 3 Parcel E (the “Phase 3E Final Plat”), a current title report for the property included within the boundaries of the Phase 3E Final Plat (the “Platted Property” shall be being provided to the City Engineer or his/her designee. The Phase 3E Final Plat shall be modified to reflect the current ownership and current lender as reflected in the current title report, including a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the Platted Property. The Phase 3E Final Plat shall not be recorded if the current title report provided the city reflects any interest in the Platted Property inconsistent with or adverse to the dedications, conveyances, or other property interests created by the Phase 3E Final Plat or transferred by the Phase 3E Final Plat;
2. The Phase 3E Final Plat shall not be recorded until: (i) all construction documents for the public infrastructure to be constructed within Platted Property and pursuant to the stipulations set forth herein have been approved by the City Engineer or designee; (ii) any technical corrections to the Phase 3E Final Plat required by the City Engineer or designee have been made; and (iii) all required signatures on the mylar of the Phase 3E

Final Plat have been obtained;
3. Prior to recordation of the Phase 3E Final Plat, the Map of Dedication Pradera Phase 3 being presented by separate council action concurrently with the Phase 3E Final Plat (the “Phase 3 MOD”) shall be recorded in the official records of the Maricopa County Recorder (“MCR”), and the recording number shall be inserted on mylar copy of the final plat for Durango and 183rd Avenue;
4. The Phase 3E Final Plat shall not be recorded unless either (i) the Final Plat for Pradera Phase 3 Parcel D and the Final Plat for Pradera Phase 3 Parcel F being presented by separate council action concurrently with the Phase 3E Final Plat are both recorded simultaneously with the Phase 3E Final Plat or until the City has been provided all necessary easements and/or right-of-way required for secondary emergency access, for the construction of water and/or wastewater infrastructure needed to serve the Platted Property, and for the construction of drainage facilities;
5. Prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Platted Property, the following infrastructure improvements shall have been completed and accepted by the City Engineer or his/her designee subject to the completion of the two-year warranty period:

a. Full half-street improvements for the south half of W. Durango Street from the center line of 183rd Avenue to the center line of South 181st Avenue. The improvements shall be those required in the Engineering Design Standards and Policies for a minor collector, which include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting; and
b. Full half-street improvements for the east half of 183rd Avenue from the Center line of W. Durango Street to the center line of West Lower Buckeye Road. The improvements shall be those required in the Engineering Design Standards and Policies for a minor collector, which include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting; and
c.Full half-street improvements for the north half of W. Lower Buckeye Road from the center line of 183rd Avenue to the center line of S. 181st Avenue. The improvements shall be those required in the Engineering Design Standards and Policies for a minor arterial, which include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting.

6. Prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Platted Property, all of the infrastructure improvements (streets, water, sewer, and drainage) that were to be completed with the development of Phase 1 Parcels A and C as reflected in the Phasing Plan approved with the Preliminary plat for Pradera, a copy of which is attached hereto, shall have been completed and accepted by the City Engineer or his/her designee subject to the completion of the two-year warranty period;
7. In addition to the specific infrastructure identified herein, the Owner of the Platted Property shall construct or cause the construction of all infrastructure improvements required by the city of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of construction;
8. The Owner of the Platted Property shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the city to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations,

Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the city regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein; and (vi) required for public infrastructure improvements that is required to be constructed pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Platted Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies;

9. Prior to the issuance of any building permits for any structure within the Platted Property, the Pradera Community Association, Inc. an Arizona non-profit corporation (the "HOA") shall enter into an enforceable operation and maintenance agreement in a form approved by the City Attorney of his designee that identifies the HOA's responsibility for maintaining, repairing, and replacing of stormwater facilities constructed pursuant to engineering plans approved by the City Engineer or his/her designee (the "Storm Water System") within the property subject to Ordinance 2018-1385 recorded in the Official records of Maricopa County Recorder at document no. 2018 0394939 and the HOA's responsibility for ensuring the Storm Water System functions as designed;
10. The Public Sales Report shall include a statement that Pradera is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,
11. The Public Sales Report shall include a statement that Pradera is within the vicinity of a proposed 230 kV overhead electrical line planned along the west side of Perryville Road.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

On July 10, 2006, the Goodyear City Council adopted Ordinance No. 2006-1021 rezoning approximately 160 acres generally located at the northwest corner of Lower Buckeye Road and Citrus Road to the Planned Area Development (PAD) District for a development to be known as Pradera (the "Pradera Property"). That same day, council approved a Preliminary Plat for the Pradera Property. On May 14, 2018, the Goodyear City Council adopted Ordinance No. 2018-1385 rezoning the Pradera Property from the PAD District to R1-4 and R1-6 (Single Family Detached).

The July 10, 2006 approval of the preliminary plat approval was vested by terms of a

development agreement, and on June 10, 2019, a Final Plat for Phase One of Pradera was approved by the Goodyear City Council (the “Phase 1 Final Plat”). The Phase 1 Final Plat was consistent with the zoning adopted by Ordinance No. 2018-1385 and was consistent with the preliminary plat approved on July 10, 2006. To allow for the development of smaller lots allowed for under Ordinance No. 2018-1385, a preliminary plat for Phases 2B and 3 of Pradera was approved by the City Council on August 19, 2019.

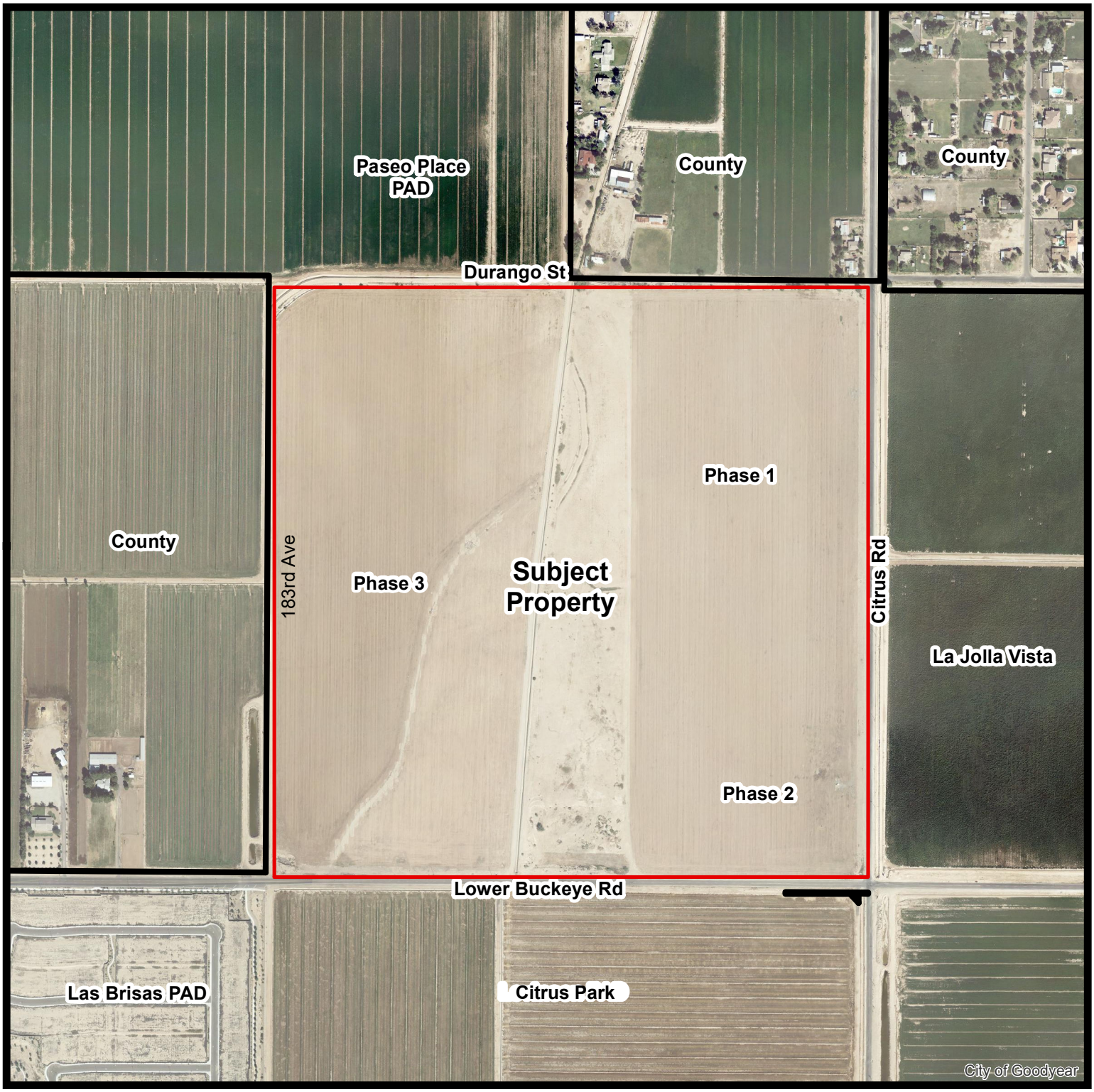
STAFF ANALYSIS

The final plat substantially conforms to the approved preliminary plat for Phases 2B and 3 of Pradera and is consistent with the technical requirements of the city’s subdivision regulations and engineering standards and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. Further, as set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area.

Attachments

1. Aerial Photo
2. Preliminary Plat Council Action Report
3. Preliminary Plat
4. Final Plat

Aerial Photo
Pradera Final Plat



Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 3.3.21

N

AGENDA ITEM #: 11.12.

DATE: August 19, 2019

CAR #: 2019-6747

CITY COUNCIL ACTION REPORT

SUBJECT: Preliminary Plat for Pradera Phase 2B & 3

CASE NUMBER: 18-500-00008

STAFF PRESENTER(S): Steve Careccia, Planner III

APPLICANT: Kelly Hall, Tofino Development Company

Summary: Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road.

Recommendation: Approve the Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road (the "Property"), subject to the following stipulations:

1. Owner is responsible for constructing full half-street improvements, as required in the City of Goodyear Engineering Design Standards and Policies Manual except for median and median landscaping improvements, along those portions of Lower Buckeye Road, Citrus Road, Durango Street, and 183rd Avenue adjacent to the Property. Such street improvements shall include, but are not limited to, bike lanes, bus bays, curbs, gutters, sidewalks, paving, landscaping, street signage, and lighting. Owner shall make an in-lieu payment for one-half the cost of a full median and full-median landscaping for medians within the sections Lower Buckeye Road and Citrus Road that Owner is required to construct. Owner shall provide an engineer's estimate that meets city of Goodyear requirements of the cost of a full median and full median landscaping with the construction drawings for the street improvements Owner is required to construct. The in-lieu payment shall be based on the estimated cost of the improvements as approved by the City Engineer or designee. The in-lieu payments for the medians and median landscaping shall be paid prior to the recordation of any final plat subdividing all or part of the Property;

2. Owner is responsible for a proportionate share of the costs for adjacent traffic signals. Owner shall either construct such signal(s) when warranted or pay to the city the proportionate share of the cost of such signal(s) ("in-lieu payment") prior to issuance of the first civil construction permit within the property or when requested by the City Engineer or designee, except as otherwise provided in a written phasing plan approved

by the City Engineer or designee in his/her sole discretion. If Owner makes an in-lieu payment, the payment shall be based on the actual cost of the traffic signal if it has been constructed or, if the payment is required before the signal is constructed, it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. Owner's traffic signal obligation is as follows:

a. 25% of the cost of the full traffic signal at the intersection of S. Citrus Road and W. Lower Buckeye Road.
b. 25% of the cost of the full traffic signal at the intersection of W. Durango Street and S. 183rd Avenue.
c. 25% of the cost of the full traffic signal at the intersection of S. 183rd Avenue and W. Lower Buckeye Road.
d. 50% of the cost of the full traffic signal at the intersection of Lower Buckeye Road and 181st Avenue.

3. The final plat for Phase One of Pradera shall be recorded prior to the recordation of a final plat within Phases 2B or 3;

4. Owner shall dedicate to the city, in fee, 55-feet of right-of-way along the Property frontage of South Citrus Road. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

5. Owner shall dedicate to the city, in fee, 55-feet of right-of-way along the property frontage of West Lower Buckeye Road. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the property or when requested by the City Engineer or designee, whichever is earlier;

6. Owner shall dedicate to the city, in fee, 30-feet of right-of-way along the Property frontage of West Durango Street. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

7. Owner shall dedicate to the city, in fee, 30-feet of right-of-way along the Property frontage of South 183rd Avenue. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

8. Owner shall dedicate to the city all necessary Public Utility Easements (PUE) along the Property frontage of South Citrus Road, West Lower Buckeye Road, West Durango Street and South 183rd Avenue, and all interior public roadways. Except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her

sole discretion, such dedications shall occur prior to the issuance of the first civil construction permit within such portion of the Property or when requested by the City Engineer or designee, whichever is earlier;

9. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan for any development within the Property, Owner shall remit to the City all the reimbursements owed pursuant to Water Delivery Lines Cost Recovery Resolution 06-1064 as amended by Resolution No. 14-1621 and Resolution No. 16-1747, currently $243,271.00;

10. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan for any development within the Property, Owner shall remit to the City all the reimbursements owed pursuant to Wastewater Trunk Lines Cost Recovery Resolution 06-1065 as amended by Resolution No. 14-1622 and Resolution No. 16-1748, currently $396,976.00;

11. Owner shall apply to the Arizona Department of Water Resources for the extinguishment of all Type 1 water rights appurtenant to the Property and request that any assured water supply credits issued by Arizona Department of Water Resources as a result of such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to the recordation of the first final plat subdividing all or part of the Property;

12. All offsite improvements shall be constructed per the approved Phasing Plan;

13. Owner shall install a dust free compacted milling surface from Citrus Road to the western boundary of Mr. West's property (APN 502-42-008M) prior to the issuance of the first Certificate of Occupancy for any building within the Property;

14. The Public Sales Report and final plat shall include a statement that Pradera is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,

15. The Public Sales Report and final plat shall include a statement that Pradera is within the vicinity of a proposed 230 kV overhead electrical line planned along the west side of Perryville Road.

Fiscal Impact: Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer-term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased Property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

Background and Previous Actions

On July 10, 2006, the City Council approved a Planned Area Development (PAD) for Pradera with the adoption of Ordinance No. 2006-1021. A preliminary plat for Pradera was also approved on this date.

On August 25, 2008, a final plat for Pradera was approved. This final plat was never recorded, and on June 10, 2019, the City Council rescinded the August 25, 2008 final plat approval for Pradera and approved a new final plat for Phase One of Pradera subdividing 50.1 acres into 160 single lots.

On May 14, 2018, the City Council adopted Ordinance No. 2018-1385 rezoning the approximately 160 acres making up the Pradera PAD from the PAD (Planned Area Development) zoning district to the R1-4 and R1-6 (Single Family Detached) zoning districts.

The preliminary plat being presented covers development of Phase 2B & 3 of Pradera.

The Planning and Zoning Commission considered this item at a public meeting held on August 7, 2019. The Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council. There was no opposition to the item voiced at the public meeting.

Staff Analysis

Current Policy:
Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Details of the Request:
The request is to subdivide approximately 89 acres into 311 single family lots and 23 tracts for a development known as Pradera. The development is generally located at the northwest corner of Lower Buckeye Road and Citrus Road. The overall net density is 3.5 dwelling units per acre.

The preliminary plat consists of two phases – 2B and 3. The typical lot size in Phase 2B is 50 feet wide by 115 feet deep. The typical lot sizes in Phase 3 are 55 feet wide by 120 feet deep and 65 feet wide by 130 feet deep. Provided open space is 22.98 acres (26%).

Surrounding development includes:

- North – Proposed Paseo Ridge residential development zoned R1-6 and existing residential property within Maricopa County zoned RU-43.
- South – Proposed residential development within the Levinson PAD.
- East – Citrus Road and proposed residential development within the La Jolla Vista PAD.
- West – South 183rd Avenue and agricultural land within Maricopa County zoned RU-43.

Phoenix Goodyear Airport:
The subdivision is located within the traffic pattern airspace of the Phoenix Goodyear Airport. A proposed stipulation requires the developer to inform potential residents of airport operations and the potential for attendant noise.

Luke Air Force Base:
The subdivision is located in proximity to Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will this parcel be adversely impacted. However, a general note will be included on the final plat to inform the public and homeowners of base operations and the potential for over-flights.

Fire Department:
Fire station response times are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#184/181	6.38	3.19	6.99	3.50

2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
Station #182	13.50	6.75	14.12	7.06

Police Department:
The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property.

Water/Wastewater:
The subdivision will be served by city of Goodyear water and wastewater utilities.

Streets/Access:
The subdivision will have access to Citrus Road, Durango Street and Lower Buckeye Road through Phase 1 of Pradera. Phase 1 is currently under development.

School Districts:
The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District.

Staff Findings:
The preliminary plat is consistent with the development standards established with the city of Goodyear R1-4 and R1-6 (Single Family Detached) zoning districts. The preliminary plat is consistent with the technical requirements of the city's subdivision regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Attachments

1. Aerial Photo
2. Preliminary Plat

PRELIMINARY PLAT
FOR
PRADERA PHASE 2B & 3

A PORTION OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 WEST GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION - PHASE 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1377.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1267.32 FEET TO SAID SOUTH QUARTER-CORNER;

THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, 2646.85 FEET TO THE CALCULATED CENTER QUARTER-CORNER OF SAID SECTION 15;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 1262.05 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 42.41 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 29 SECONDS EAST, 29.12 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 457.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY 124.80 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 28 MINUTES 58 SECONDS;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 23.99 FEET;

THENCE SOUTH 71 DEGREES 30 MINUTES 29 SECONDS WEST, 28.28 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 64 DEGREES 59 MINUTES 55 SECONDS EAST, 10.98 FEET

THENCE SOUTH 25 DEGREES 00 MINUTES 05 SECONDS WEST, 24.74 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 220.00 FEET;

THENCE SOUTH 63 DEGREES 53 MINUTES 09 SECONDS EAST, 90.70 FEET;

THENCE NORTH 26 DEGREES 30 MINUTES 29 SECONDS EAST, 41.85 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 139.51 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 994.00 FEET;

THENCE SOUTH 0 DEGREES 58 MINUTES 19 SECONDS EAST, 73.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 02 MINUTES 39 SECONDS EAST A DISTANCE OF 125.00 FEET;

THENCE SOUTHWESTERLY 61.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28 DEGREES 02 MINUTES 07 SECONDS;

THENCE SOUTH 61 DEGREES 55 MINUTES 14 SECONDS WEST, 28.48 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 49 SECONDS WEST, 26.56 FEET;

THENCE SOUTH 70 DEGREES 14 MINUTES 50 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 70 DEGREES 14 MINUTES 50 SECONDS EAST A DISTANCE OF 425.00 FEET;

THENCE SOUTHEASTERLY 87.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY 175.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 52 MINUTES 31 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 43 DEGREES 26 MINUTES 39 SECONDS WEST, 27.50 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST, 29.76 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 24.91 FEET;

THENCE SOUTH 44 DEGREES 59 MINUTES 44 SECONDS EAST, 28.28 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 268.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 77.8544 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - PHASE 2B

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 774.31 FEET;

THENCE NORTH 0 DEGREES 04 MINUTES 41 SECONDS EAST, 33.00 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 01 SECONDS WEST, 0.16 FEET;

THENCE NORTH 0 DEGREES 28 MINUTES 59 SECONDS EAST, 22.00 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 31 SECONDS EAST, 259.26 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 109.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 25.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 113.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 953.31 FEET;

THENCE SOUTH 87 DEGREES 40 MINUTES 26 SECONDS EAST, 220.18 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 244.47 FEET;

THENCE NORTH 87 DEGREES 35 MINUTES 35 SECONDS EAST, 87.60 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 1288.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.9693 ACRES, MORE OR LESS.

APPROVED

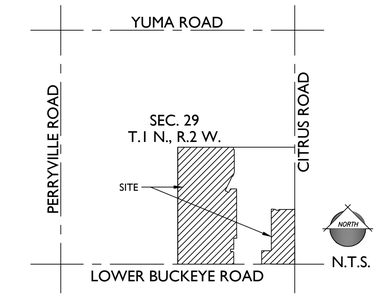
CITY COUNCIL
AUGUST 19, 2019



GENERAL NOTES

1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREA NOTES AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
3. WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
4. IF PROTECTED NATIVE PLANTS ARE PRESENT IN PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3-904)
5. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, SANITARY EASEMENT, OR WATER EASEMENTS EXCEPT FOR: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES WITH NO CONTINUOUS FOOTING, IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
6. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/ OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
7. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
8. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
9. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO THE CITY OF GOODYEAR STANDARDS, OR AS AMENDED BY THIS PRELIMINARY PLAT.
10. PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
11. A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE MAINTENANCE OF TRACTS AND OPEN SPACE WITH DUTIES AND RESPONSIBILITIES VIA A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)
12. LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION.

VICINITY MAP



PROJECT TEAM

OWNER:
PRADERA PARTNERS 160 LLC
11624 SE 5TH STE STE 200
BELLEVUE, WA 98005
TEL: (480) 220-7393
CONTACT:
PHILIP MILLER CONSULTANTS, LLC
C/O KELLY HALL

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JORGE VILLASENOR
jorge.villasenor@epsgroupinc.com

PROJECT DATA

APN:	A PORTION OF 502-42-007B
EXISTING GENERAL PLAN:	NEIGHBORHOOD (5-12 DU/AC)
EXISTING ZONING:	R1-4 , R1-6
OVERALL	
GROSS AREA:	± 95.82 ACRES (including R/W)
NET AREA:	± 89.02 ACRES (excluding exist. R/W)
EXISTING LOWER BUCKEYE R R/W: CITRUS RD	± 4.15 ACRES (55' R/W)
PROPOSED R/W	
DURANGO ST, 183RD RD	± 2.66 ACRES (30' R/W)
TOTAL R/W	± 6.81 ACRES
LOT SIZE:	55' x 120' - 65' x 130'
NO. OF LOTS:	311
GROSS DENSITY:	3.24 DU/AC
NET DENSITY:	3.50 DU/AC
MIN. LOT AREA	5,737 SQ FT
MAX. LOT AREA	10,361 SQ FT
OPEN SPACE:	22.98 ACRES (26 % OF NET)

PHASE BREAKDOWN

PHASE 3	
NO. OF LOTS	251
GROSS AREA:	± 77.85 ACRES (including R/W)
NET AREA:	± 73.60 ACRES (including R/W)
GROSS DENSITY:	3.22 DU/AC
NET DENSITY:	3.41 DU/AC
OPEN SPACE:	± 18.86 ACRES (25% OF NET)
PHASE 2B	
NO. OF LOTS	60
GROSS AREA	± 17.97 ACRES (including R/W)
NET AREA	± 15.42 ACRES (including R/W)
GROSS DENSITY	3.34 DU/AC
NET DENSITY	3.89 DU/AC
OPEN SPACE:	± 4.13 ACRES (27% OF NET)

BASIS OF BEARING

COMMENCING AT THE NORTHEAST CORNER OF SECTIONS 15; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG MONUMENT LINE OF CITRUS ROAD.

BENCHMARK

CITY OF GOODYEAR BENCHMARK G309
3 IN BR CAP IN HANDHOLE AT THE INTERSECTION OF LOWER BUCKEYE ROAD AND COTTON LANE
NAVD88 ELEVATION = 938.33

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	PRELIMINARY PLAT
SHEET 5	PP04	DATA TABLES / STREET SECTIONS
SHEET 6	PP05	TRACT DIMENSIONS
SHEET 7	PP06	PHASING PLAN

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
w w w . e p s g r o u p i n c . c o m

Project: PRADERA PHASE 2B & 3
GOODYEAR, AZ

COVER SHEET

Revisions:
- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
- JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
- MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB
- APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB
- JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 54540 JOSEPH W. PETRUCCI III Date Signed December 31, 2019 ARIZONA, U.S.A.

Job No. 17-395

CS01

Sheet No. 1 of 7

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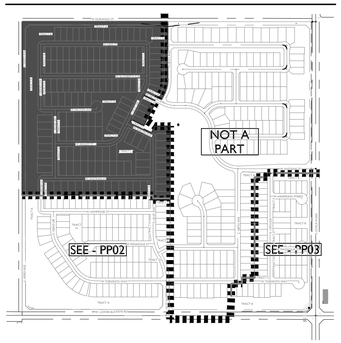
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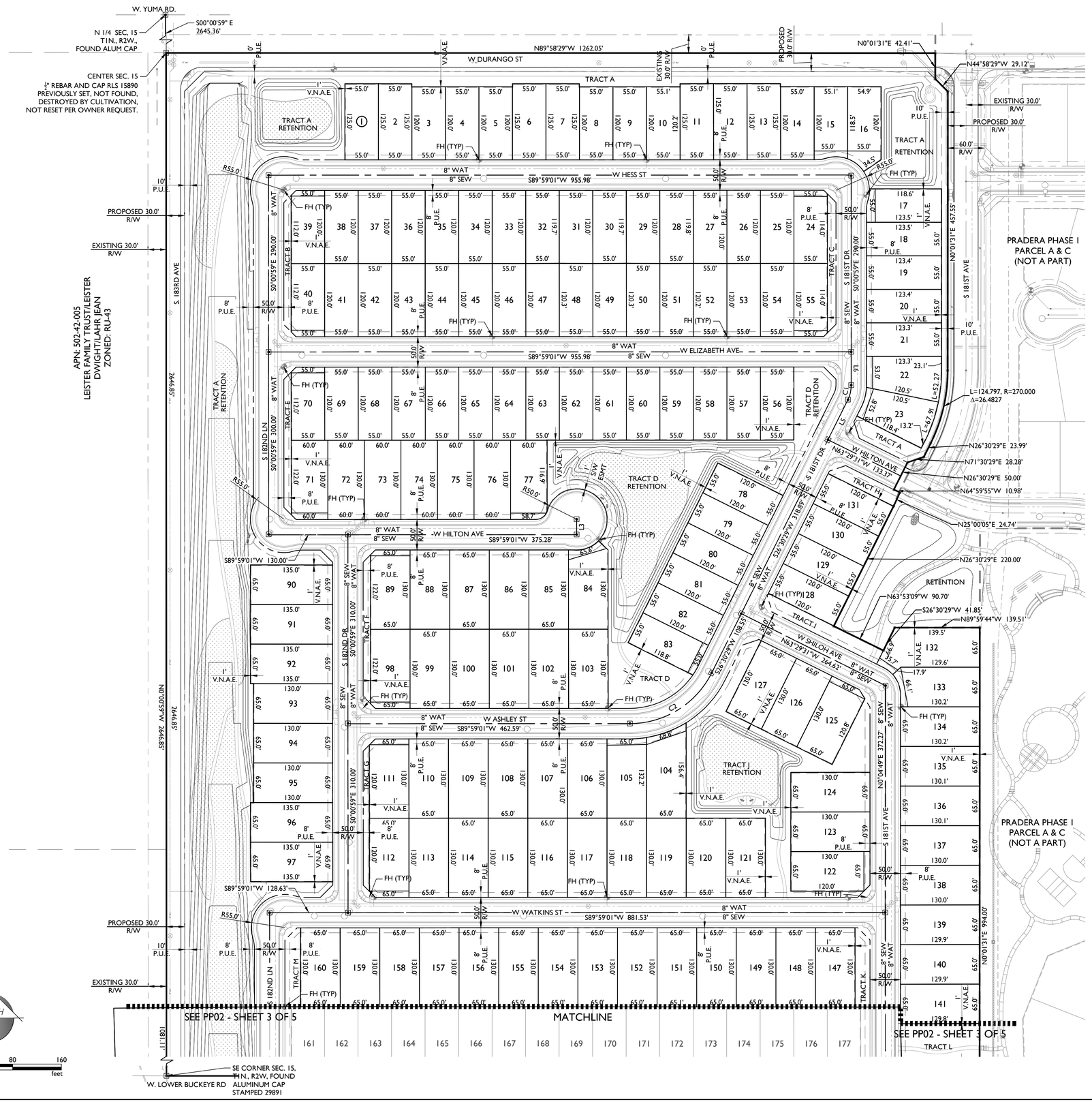
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PHASE 3		
LINE TABLE		
LINE	LENGTH	BEARING
L2	25.00'	N00°00'00"E
L3	25.00'	S00°01'31"W
L5	73.44'	S26°30'08"W
L6	55.01'	S00°00'56"E
L7	14.58'	N00°00'16"E

PHASE 3				
CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	53.24'	115.00'	52.76'	026°31'28"
C2	166.29'	150.00'	157.90'	063°31'02"
C3	122.07'	200.00'	120.18'	034°58'09"
C4	192.02'	200.00'	184.73'	055°00'36"
C5	90.40'	400.00'	90.20'	012°56'54"
C6	45.20'	200.00'	45.10'	012°56'54"
C7	96.37'	400.00'	96.13'	013°48'12"
C8	33.46'	400.00'	33.45'	004°47'34"
C9	220.08'	400.00'	217.31'	031°31'25"

KEY MAP





EPS GROUP
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w w w . e p s g r o u p i n c . c o m

PRADERA PHASE 2B & 3
GOODYEAR, AZ

PRELIMINARY PLAT

Project:

Revisions:

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In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
Date Signed 06-07-19
ARIZONA, U.S.A.

Job No.
17-395

PP01

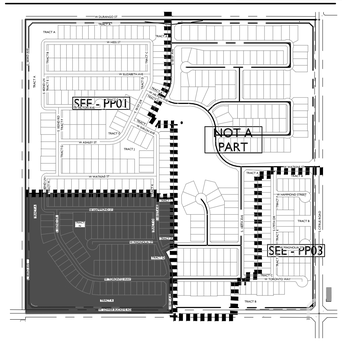
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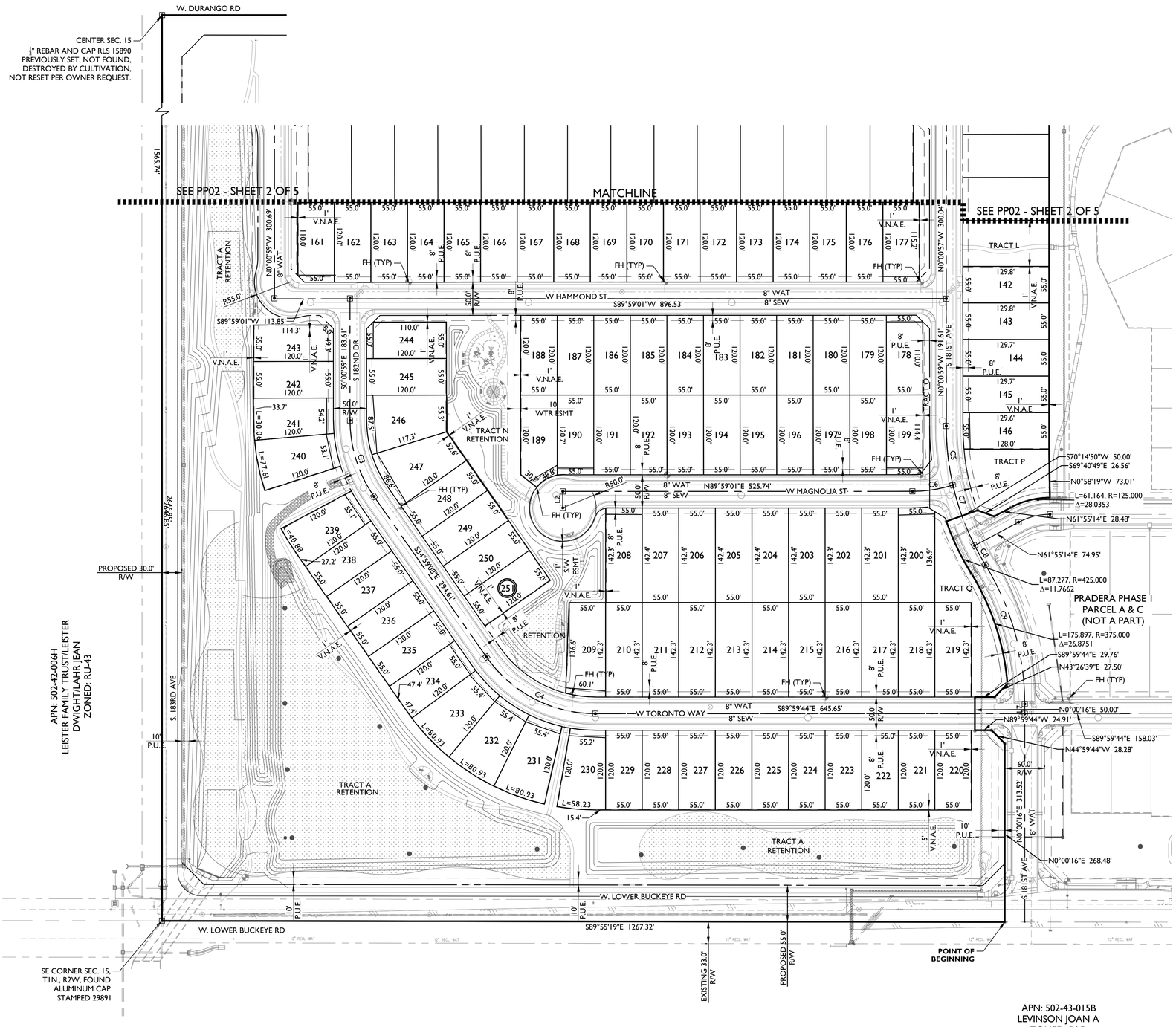
17-395

PHASE 3		
LINE TABLE		
LINE	LENGTH	BEARING
L2	25.00'	N00°00'00"E
L3	25.00'	S00°01'31"W
L5	73.44'	S26°30'08"W
L6	55.01'	S00°00'56"E
L7	14.58'	N00°00'16"E

PHASE 3				
CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	53.24'	115.00'	52.76'	026°31'28"
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C4	192.02'	200.00'	184.73'	055°00'36"
C5	90.40'	400.00'	90.20'	012°56'54"
C6	45.20'	200.00'	45.10'	012°56'54"
C7	96.37'	400.00'	96.13'	013°48'12"
C8	33.46'	400.00'	33.45'	004°47'34"
C9	220.08'	400.00'	217.31'	031°31'25"

KEY MAP





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w w w . e p s g r o u p i n c . c o m

PRADERA PHASE 2B & 3
GOODYEAR, AZ

PRELIMINARY PLAT

Project:

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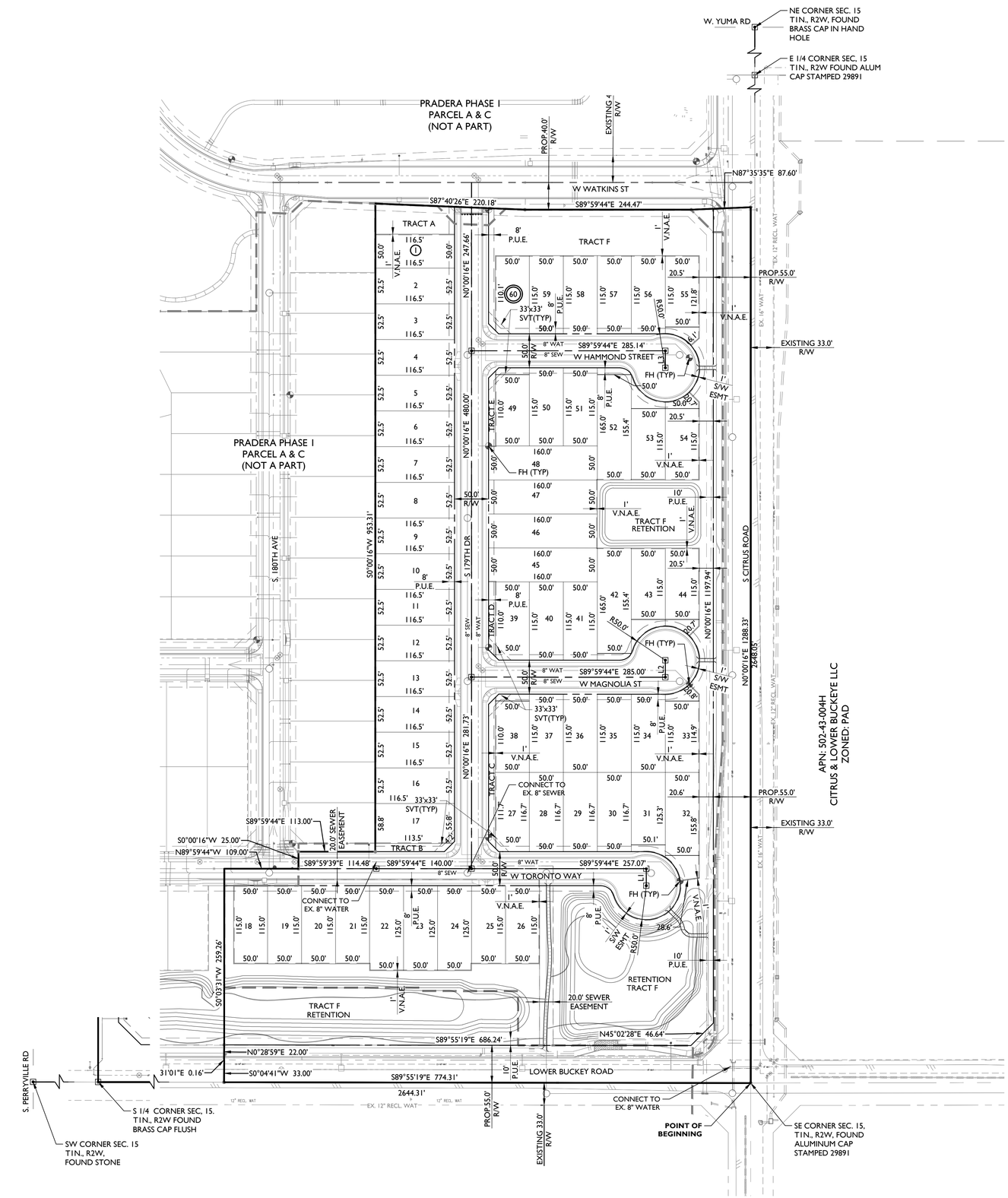
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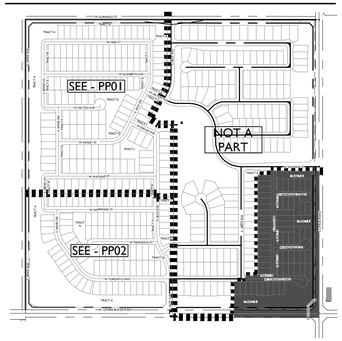
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17-395

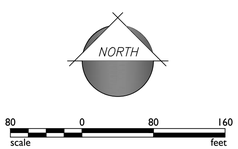
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KEY MAP



PHASE 2B		
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N00°00'16"E
L2	25.00'	S00°00'16"W
L3	25.00'	N00°00'16"E



EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project:

PRADERA PHASE 2B & 3

GOODYEAR, AZ

PRELIMINARY PLAT

Revisions:

- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
- JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
- MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB
- APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB
- JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
Date Signed 06-07-19
ARIZONA, U.S.A.

Job No.
17-395

PP03

Sheet No.
4
of 7

PHASE 3																	
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	6875.00	31	6600.00	61	6600.00	91	8775.00	121	8450.00	151	8450.00	181	6600.00	211	7825.82	241	7153.01
2	6875.00	32	6600.00	62	6600.00	92	8775.00	122	8400.00	152	8450.00	182	6600.00	212	7825.82	242	6600.00
3	6600.00	33	6600.00	63	6600.00	93	8450.00	123	8450.00	153	8450.00	183	6600.00	213	7825.82	243	6587.50
4	6600.00	34	6600.00	64	6600.00	94	8450.00	124	8450.00	154	8450.00	184	6600.00	214	7825.82	244	6550.00
5	6600.00	35	6600.00	65	6600.00	95	8450.00	125	8381.27	155	8450.00	185	6600.00	215	7825.82	245	6600.00
6	6875.00	36	6600.00	66	6600.00	96	8775.00	126	8450.00	156	8450.00	186	6600.00	216	7825.82	246	8761.36
7	6875.00	37	6600.00	67	6600.00	97	8775.00	127	8450.00	157	8450.00	187	6600.00	217	7825.82	247	8484.62
8	6600.00	38	6600.00	68	6600.00	98	8413.85	128	6600.00	158	8450.00	188	6600.00	218	7825.82	248	6600.00
9	6600.00	39	6568.00	69	6600.00	99	8450.00	129	6600.00	159	8450.00	189	7054.84	219	7825.82	249	6600.00
10	6600.00	40	6568.00	70	6568.00	100	8450.00	130	6600.00	160	8450.00	190	6602.01	220	6600.00	250	6600.00
11	6875.00	41	6600.00	71	7768.00	101	8450.00	131	6600.00	161	6568.00	191	6600.00	221	6600.00	251	6600.00
12	6875.00	42	6600.00	72	7800.00	102	8450.00	132	10361.88	162	6600.00	192	6600.00	222	6600.00	TOTAL	
13	6875.00	43	6600.00	73	7800.00	103	8450.00	133	8529.73	163	6600.00	193	6600.00	223	6600.00	1,840,531.34 SQ.FT	
14	6600.00	44	6600.00	74	7800.00	104	9217.03	134	8425.07	164	6600.00	194	6600.00	224	6600.00		
15	6624.17	45	6600.00	75	7800.00	105	8469.72	135	8425.07	165	6600.00	195	6600.00	225	6600.00		
16	7208.64	46	6600.00	76	7800.00	106	8450.00	136	8425.07	166	6600.00	196	6600.00	226	6600.00		
17	6791.29	47	6600.00	77	7732.93	107	8450.00	137	8425.07	167	6600.00	197	6600.00	227	6600.00		
18	6789.04	48	6600.00	78	6600.00	108	8450.00	138	8425.07	168	6600.00	198	6600.00	228	6600.00		
19	6786.84	49	6600.00	79	6600.00	109	8450.00	139	8425.07	169	6600.00	199	6586.57	229	6600.00		
20	6784.64	50	6600.00	80	6600.00	110	8450.00	140	8425.07	170	6600.00	200	7813.30	230	7623.00		
21	6782.44	51	6600.00	81	6600.00	111	8400.00	141	8425.07	171	6599.82	201	7827.47	231	8022.64		
22	7678.93	52	6600.00	82	6600.00	112	8400.00	142	7128.90	172	6600.00	202	7828.57	232	8022.64		
23	8511.51	53	6600.00	83	6593.26	113	8450.00	143	7128.90	173	6600.00	203	7829.67	233	8022.64		
24	6581.89	54	6600.00	84	8736.27	114	8450.00	144	7128.90	174	6600.00	204	7830.77	234	6793.76		
25	6600.00	55	6581.89	85	8450.00	115	8450.00	145	7128.90	175	6600.00	205	7831.87	235	6600.00		
26	6600.00	56	6600.00	86	8450.00	116	8450.00	146	7109.83	176	6600.00	206	7832.97	236	6600.00		
27	6600.00	57	6600.00	87	8450.00	117	8450.00	147	8450.00	177	6578.98	207	7834.07	237	6600.00		
28	6600.00	58	6600.00	88	8450.00	118	8450.00	148	8450.00	178	6550.00	208	7835.01	238	6600.00		
29	6600.00	59	6600.00	89	8415.39	119	8450.00	149	8450.00	179	6600.00	209	7439.03	239	7315.78		
30	6600.00	60	6600.00	90	8775.00	120	8450.00	150	8450.00	180	6600.00	210	7825.82	240	8022.64		

PHASE 2B					
Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area
1	5824.03	21	5750.00	41	5750.00
2	6115.20	22	6250.00	42	8201.97
3	6115.16	23	6250.00	43	6282.11
4	6115.17	24	6250.00	44	6018.25
5	6115.18	25	5750.00	45	8000.00
6	6115.19	26	5750.00	46	8000.00
7	6115.19	27	5824.12	47	8000.00
8	6115.17	28	5836.62	48	8000.00
9	6115.17	29	5836.62	49	5737.50
10	6115.17	30	5836.62	50	5750.00
11	6115.17	31	5913.09	51	5750.00
12	6115.17	32	7435.74	52	8201.97
13	6115.19	33	6016.10	53	6282.11
14	6115.18	34	5750.00	54	6018.25
15	6115.18	35	5750.00	55	6097.08
16	6115.17	36	5750.00	56	5750.00
17	6843.85	37	5750.00	57	5750.00
18	5750.00	38	5737.50	58	5750.00
19	5750.00	39	5737.50	59	5750.00
20	5750.00	40	5750.00	60	5738.17
				TOTAL	
				371,396.86 SQ FT	

PHASE 3 - TRACT USE TABLE

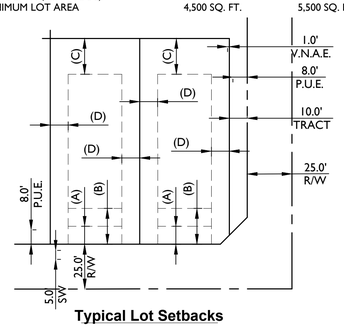
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	586575	13.466	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	2544	0.058	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2992	0.069	HOA	HOA
D	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	73259	1.682	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	2664	0.061	HOA	HOA
F	LANDSCAPE / OPEN SPACE / PUE	2684	0.062	HOA	HOA
G	LANDSCAPE / OPEN SPACE / PUE	2300	0.053	HOA	HOA
H	LANDSCAPE / OPEN SPACE / PUE	2727	0.063	HOA	HOA
I	LANDSCAPE / OPEN SPACE / PUE	4979	0.114	HOA	HOA
J	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	43432	0.997	HOA	HOA
K	LANDSCAPE / OPEN SPACE / PUE	4458	0.102	HOA	HOA
L	LANDSCAPE / OPEN SPACE / PUE	8944	0.205	HOA	HOA
M	LANDSCAPE / OPEN SPACE / PUE	4424	0.102	HOA	HOA
N	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE / WATER EASEMENT	55002	1.263	HOA	HOA
O	LANDSCAPE / OPEN SPACE / PUE	2186	0.050	HOA	HOA
P	LANDSCAPE / OPEN SPACE / PUE	10430	0.239	HOA	HOA
Q	LANDSCAPE / OPEN SPACE / PUE	11795	0.271	HOA	HOA
	TOTAL TRACT OPEN SPACE	821395	18.857		

PHASE 2B - TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	LANDSCAPE / OPEN SPACE / PUE	4968	0.114	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	1289	0.030	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2117	0.049	HOA	HOA
D	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
F	OPEN SPACE/LANDSCAPE / DRAINAGE / SEWER / PUE	169220	3.885	HOA	HOA
	TOTAL OPEN SPACE	179694	4.126		

PROPOSED R1-4, R1-6 - STANDARDS

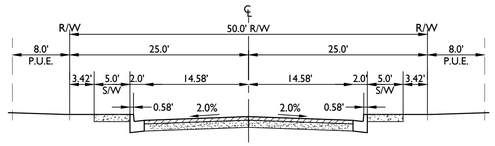
	R1-4	R1-6
MINIMUM BUILDING SETBACKS (FT.)		
(A) FRONT	10'	10'
(B) FRONT FACING GARAGE	20'	20'
(C) REAR	20'	20'
(D) SIDE	5' (10' BOTH SIDES)	5' (10' BOTH SIDES)
MAXIMUM HEIGHT	30' (2 STORIES)	
MAXIMUM LOT COVERAGE	60%	
LOT WIDTH (MIN. / MAX.)	45'	55'
LOT DEPTH (MIN. / MAX.)	100'	
MINIMUM LOT AREA	4,500 SQ. FT.	5,500 SQ. FT.



Typical Lot Setbacks

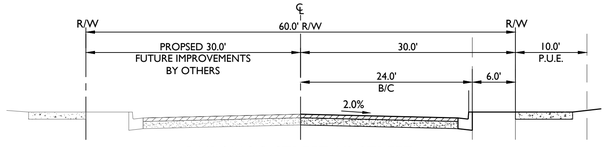
LEGEND

- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- PAE PEDESTRIAN ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- PROPERTY CORNER
- PHASE LINE



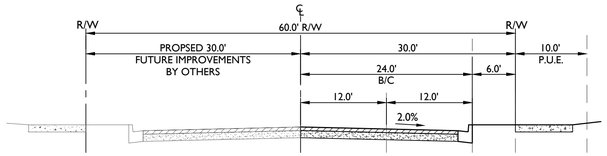
RESIDENTIAL LOCAL STREET

N.T.S SECTION - A



DURANGO STREET 1/2 STREET

N.T.S SECTION - B

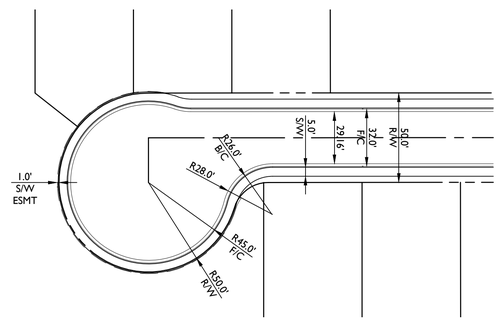


183RD AVE 1/2 STREET

N.T.S SECTION -C

TYP. CUL DE SAC DETAIL PER CITY OF GOODYEAR - G-3246-1 (MODIFIED)

NTS



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Mesa, AZ 85210
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EPS GROUP

PRADERA PHASE 2B & 3
GOODYEAR, AZ

DATA TABLES

Project:

Revisions:

- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
- JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
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Call at least two full working days before you begin excavation.
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In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ



Job No.
17-395

PP04

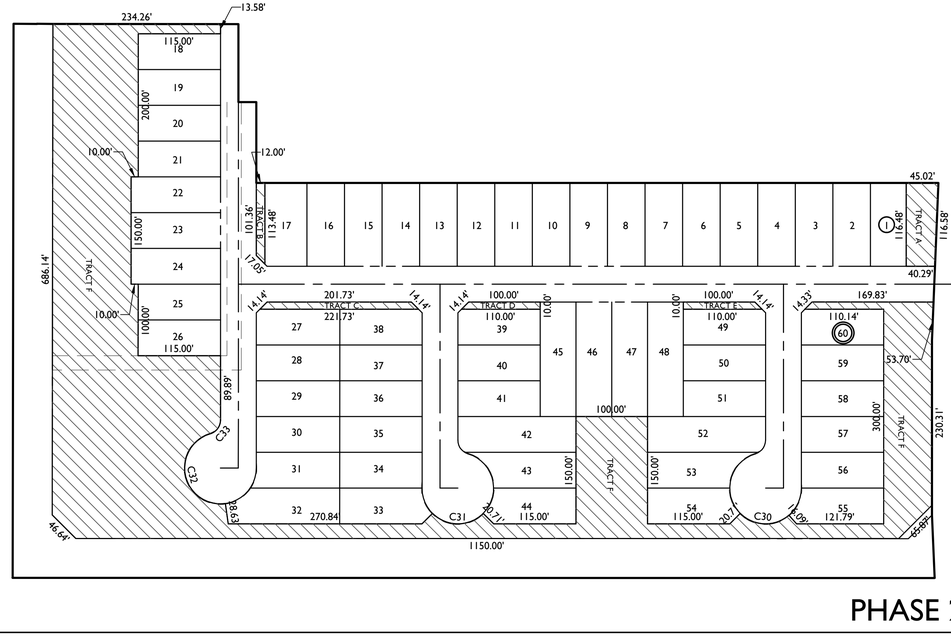
Sheet No.
5
of 7

17-395

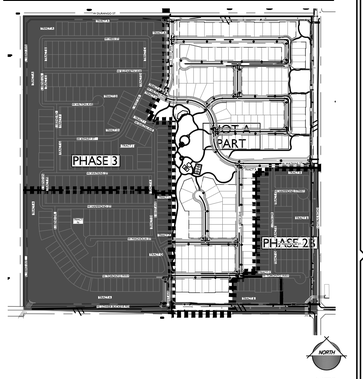
jjuarez Jun 07, 2019 1:57pm S:\Projects\2017\17-395\Planning\Preliminary Plat\Phase 2 & 3 Combined\Drawings\17-395 - PP04_Phase 2B & 3.dwg

Construction Notes





KEY MAP



NTS

NORTH

120 0 120 240
scale feet

PHASE 2 - TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	LANDSCAPE / OPEN SPACE / PUE	4902	0.113	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	1272	0.029	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2117	0.049	HOA	HOA
D	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
F	OPEN SPACE/LANDSCAPE / DRAINAGE / SEWER / PUE	169220	3.885	HOA	HOA
	TOTAL OPEN SPACE	179611	4.124		

PHASE 3 - TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	586575	13.466	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	2544	0.058	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2992	0.069	HOA	HOA
D	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	73259	1.682	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	2664	0.061	HOA	HOA
F	LANDSCAPE / OPEN SPACE / PUE	2684	0.062	HOA	HOA
G	LANDSCAPE / OPEN SPACE / PUE	2300	0.053	HOA	HOA
H	LANDSCAPE / OPEN SPACE / PUE	2727	0.063	HOA	HOA
I	LANDSCAPE / OPEN SPACE / PUE	4979	0.114	HOA	HOA
J	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	43432	0.997	HOA	HOA
K	LANDSCAPE / OPEN SPACE / PUE	4458	0.102	HOA	HOA
L	LANDSCAPE / OPEN SPACE / PUE	8944	0.205	HOA	HOA
M	LANDSCAPE / OPEN SPACE / PUE	4424	0.102	HOA	HOA
N	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE / WATER EASEMENT	55002	1.263	HOA	HOA
O	LANDSCAPE / OPEN SPACE / PUE	2186	0.050	HOA	HOA
P	LANDSCAPE / OPEN SPACE / PUE	10430	0.239	HOA	HOA
Q	LANDSCAPE / OPEN SPACE / PUE	11795	0.271	HOA	HOA
	TOTAL TRACT OPEN SPACE	821395	18.857		

OPEN SPACE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA	CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	30.10'	55.00'	29.73'	031°21'31"	C21	175.97'	50.00'	98.22'	201°38'29"
C2	16.65'	55.00'	16.58'	017°20'29"	C22	22.97'	20.00'	21.73'	065°48'25"
C3	112.15'	55.37'	93.94'	116°02'34"	C23	127.85'	175.00'	125.02'	041°51'27"
C4	24.36'	79.84'	24.27'	017°28'58"	C24	12.45'	208.63'	12.45'	003°25'07"
C5	16.65'	55.00'	16.58'	017°20'29"	C25	50.86'	425.00'	50.83'	006°51'25"
C6	119.65'	55.00'	97.41'	124°38'28"	C26	94.40'	375.00'	94.15'	014°25'25"
C7	16.62'	55.00'	16.56'	017°18'58"	C27	61.27'	125.00'	60.66'	028°05'02"
C8	181.16'	50.00'	97.11'	207°35'44"	C28	93.05'	425.00'	92.87'	012°32'42"
C9	181.16'	50.00'	97.11'	207°35'44"	C29	175.90'	375.00'	174.29'	026°52'31"
C10	37.35'	90.00'	37.09'	023°46'50"	C30	74.91'	50.00'	68.09'	085°50'05"
C11	120.17'	260.00'	119.11'	026°28'58"	C31	78.57'	50.00'	70.73'	090°02'00"
C12	121.37'	125.00'	116.66'	055°38'00"	C32	149.54'	50.00'	99.72'	171°21'33"
C13	96.65'	175.00'	95.43'	031°38'43"	C33	25.62'	20.00'	23.90'	073°23'54"
C14	16.65'	55.00'	16.58'	017°20'29"	C34	112.34'	357.00'	111.88'	018°01'50"
C15	119.69'	55.00'	97.43'	124°40'58"	C35	40.88'	345.00'	40.85'	006°47'20"
C16	16.65'	55.00'	16.58'	017°20'29"	C36	253.92'	344.66'	248.21'	042°12'39"
C17	16.65'	55.00'	16.58'	017°20'29"	C37	58.23'	345.00'	58.16'	009°40'11"
C18	119.69'	55.00'	97.43'	124°40'58"					
C19	16.65'	55.00'	16.58'	017°20'29"					
C20	37.39'	217.57'	37.35'	009°50'49"					

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

PRADERA PHASE 2B & 3

GOODYEAR, AZ

TRACT DIMENSIONS

Project:

Revisions:

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Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
DATE SIGNED 06-07-19
ARIZONA, U.S.A.

Job No.
17-395

PP05

Sheet No.
6
of 7

17-395

ngriffin Jun 07, 2019 1:58pm S:\Projects\2017\17-395\Planning\Preliminary Plat\Phase 2 & 3 Combined\Drawings\17-395 - PP05_Phase 2B & 3.dwg

PHASING PLAN FOR PRADERA

A PORTION OF THE SEC, SEC. 15, T.1.N., R.2 W., GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DURANGO SEWER (183RD - CITRUS) CONSTRUCTED WITH WG1

HALF STREET IMPROVEMENTS PHASE 3

DURANGO WATERLINE CONSTRUCTED WITH WG1

WATERLINE INSTALLED AS PART OF 2006CRO. LINE B1

SOUTH HALF OF CULVERT TO BE CONSTRUCTED AS PART OF PHASE 3

PAVEMENT TAPER PHASE 1

PAVING HALF STREET PHASE 1

CHANNEL TO BE GRADED WITH PASEO PROJECT TO THE NORTH.

WATER LINE EXTENSION PER COE AND VAN LOO PLANS FOR WEST GOODYEAR REGIONAL WATER INFRASTRUCTURE (PROJECT SPECIFIC WATERLINE PHASE 3)

OFFSITE SEWER LINE BUILT PER PLANS PREPARED BY CVL CONSTRUCTED WITH WG1

OFFSITE DRAINAGE CHANNEL GRADING PER PHASE 1 OFFSITE GRADING PLANS

SEWER LINE/EASEMENT TO BE CONSTRUCTED W/ PHASE 1 PLANS

HALF OF THE WEST AND SOUTH PORTIONS OF CULVERT TO BE CONSTRUCTED W/ PHASE 1 PLANS

OFFSITE SEWER LINE BUILT PER PLANS PREPARED BY CVL CONSTRUCTED WITH WG1

HALF STREET IMPROVEMENTS PHASE 3

(PROJECT SPECIFIC WATERLINE PHASE 3)

HALF STREET PAVING PHASE 3

PAVEMENT TAPER PHASE 1

WATERLINE INSTALLED AS PART OF 2006CRO. LINE G

PHASE 1 WATER LINE EXTENSION PER COE AND VAN LOO, WEST GOODYEAR PLANNING AREA WATER MASTER STUDY

LOWER BUCKEYE ROAD

BASIN GRADED IN PHASE 1

PAVEMENT TAPER PHASE 1

PAVEMENT TAPER PHASE 1

WATERLINE INSTALLED AS PART OF 2006CRO. LINE A

PARCEL D

PARCEL E

PARCEL F

PHASE 3

PHASE 1

PARCEL A & C

PHASE 2

PARCEL B

PHASE 1

PHASE 2

PHASE 3

183RD AVENUE

175TH AVENUE

LA JOLLA VISTA DEVELOPMENT

LA JOLLA VISTA DEVELOPMENT

N.T.S.

LEGEND

PHASE 1

PARCEL	ACRES	UNITS	MIN. LOT SIZE
A & C	61.4	160	60' x 125'

PHASE 2

PARCEL	ACRES	UNITS	MIN. LOT SIZE
B	17.83	60	50' x 115'

PHASE 3

PARCEL	ACRES	UNITS	MIN. LOT SIZE
D	22.75	80	55' x 120'
E	23.36	75	65' x 130'
F	31.77	96	55' x 120'

- EXISTING SEWER
- EXISTING WATER
- PROPOSED SEWER
- PROPOSED WATER
- MASS GRADING AS PART OF PHASE 1
- IRRIGATION LINES
- PROPOSED STORM DRAIN

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project: PRADERA PHASE 2B & 3

PHASING PLAN

Revisions:
- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
- JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
- MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB
- APRIL XX, 2019 - 4TH PRELIMINARY PLAT SUB

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
Date Signed Oct-2018
ARIZONA, U.S.A.

Job No.
17-395

PP07

Sheet No.
7
of 7

17-395

Apr 19, 2019 7:22am S:\Projects\2017\17-395\Planning\Preliminary Plat\Phase 2 & 3 Combined\Drawings\17-395 - PP06_Phase 2B & 3.dwg

ngriffin

Final Plat
Pradera Phase 3 Parcel E

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT PRADERA PHASE 3 PARCEL E", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF PRADERA COMMUNITY ASSOCIATION AND THEIR INVITEES. SUBJECT TO THE EASEMENTS GRANTED HEREIN, PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY HEREBY DEDICATES AND CONVEYS TO THE PRADERA COMMUNITY ASSOCIATION INC., AN ARIZONA NON-PROFIT CORPORATION, ALL TRACTS WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) IN TRACTS AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (PUBLIC UTILITY EASEMENT AREAS). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, INSPECTING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING, AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS, AND UNDER TRACTS A, D AND J INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES; THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING DESIGN STANDARDS AND POLICIES AND THE GOODYEAR CITY CODE; THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS, SUCH AS SCUPPERS, STORM DRAINS, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE, INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). OWNER, AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR: CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATION IN THE DRAINAGE FACILITIES (COLLECTIVELY, "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT IF IN THE CITY OF GOODYEAR'S OPINION, OWNER FAILS TO PERFORM THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY DO SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, D AND J.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS, AND UNDER TRACTS A, D & J INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENTS") EASEMENT AREAS FOR THE FOLLOWING PURPOSES; THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS; OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS, SUCH AS SCUPPERS, STORM DRAINS, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE, INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, SHALL BE RESPONSIBLE FOR: MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION, PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATION IN THE DRAINAGE FACILITIES. NO MERGER OF TITLE, ESTATE, OR INTEREST SHALL BE DEEMED TO OCCUR BY AN CONTEMPORANEOUS OR SUBSEQUENT DEED, GRANT OR ASSIGNMENT OF INTEREST OR ESTATE TO PRADERA COMMUNITY ASSOCIATION IN TRACTS A, D, AND J. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, D AND J.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE"VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO THE ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

IN WITNESS WHEREOF: PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS _____ DAY OF _____, 2022.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: CRESCENT CAPITAL X, LCC, A WASHINGTON LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: DEREK STRAIGHT

ITS: AUTHORIZED AGENT

NOTES

1. THE SITE CONSISTS OF A TOTAL OF 75 LOTS AND 10 TRACTS IN THE R1-4 R.U.P.D. DISTRICT AND R1-6 R.U.P.D. DISTRICT.
2. THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT.
3. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
4. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
5. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
6. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE AND STREET STRIPING.

A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

E. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

(NOTES CONTINUED ON SHEET 3)

ACKNOWLEDGMENTS

STATE OF WASHINGTON } S.S.
COUNTY OF KING }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY DEREK STRIGHT, THE AUTHORIZED AGENT OF CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE MANAGER OF PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

LEGEND

◙	FOUND MONUMENT AS NOTED	SVTE	33' X 33' SIGHT VISIBILITY TRIANGLE
◉	SET BRASS CAP AT COMPLETION OF CONSTRUCTION		EASEMENT & SIDEWALK EASEMENT
		I&E	INGRESS AND EGRESS EASEMENT
○	CORNER OF SUBDIVISION, SET 1/2" REBAR W/ CAP LS 37495 UNLESS OTHERWISE NOTED	DE	DRAINAGE EASEMENT
		WE	WATER EASEMENT
		ESMT	EASEMENT
RLS	REGISTERED LAND SURVEYOR	TELCO	TELEPHONE OR COMMUNICATIONS
PUE	PUBLIC UTILITY EASEMENT	D.O.T.	DEPARTMENT OF TRANSPORTATION
R/W	RIGHT-OF-WAY	DOC.	DOCUMENT NUMBER
VNAE	VEHICULAR NON-ACCESS EASEMENT	MCR	MARICOPA COUNTY RECORDS
L/S	LANDSCAPE EASEMENT	APN	ASSESSOR PARCEL NUMBER

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A CITY OF GOODYEAR BRASS CAP FLUSH, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 15, BEING MARKED BY A REBAR WITHOUT ID BEARS SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, 2644.32 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 994.64 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 920.00 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 174.98 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 31 SECONDS EAST, 97.21 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 699.98 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 00 SECONDS EAST, 37.20 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 330.00 FEET;

THENCE SOUTH 63 DEGREES 29 MINUTES 31 SECONDS EAST, 118.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 55 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE OF 125.00 FEET;

THENCE NORTHEASTERLY 17.20 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7 DEGREES 53 MINUTES 02 SECONDS;

THENCE NORTH 26 DEGREES 30 MINUTES 29 SECONDS EAST, 158.00 FEET;

THENCE SOUTH 63 DEGREES 29 MINUTES 31 SECONDS EAST, 170.00 FEET;

THENCE SOUTH 63 DEGREES 53 MINUTES 09 SECONDS EAST, 90.70 FEET;

THENCE NORTH 26 DEGREES 30 MINUTES 29 SECONDS EAST, 41.85 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 139.51 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 719.00 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 29 SECONDS WEST, 179.62 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 31 SECONDS EAST, 96.51 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 29 SECONDS WEST, 948.52 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 87.21 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 29 SECONDS WEST, 176.27 FEET TO THE POINT OF BEGINNING.

HOA RATIFICATION

BY THIS RATIFICATION AND CONSENT, PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION: (I) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE EASEMENTS DEDICATED TO PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION REFLECTED HEREIN; (II) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAT; AND (III) AND HEREBY ACCEPTS, SUBJECT TO THE EASEMENTS GRANTED HEREIN, OWNERSHIP OF TRACTS A, D, E, F, G, I, J, K, L AND M, DEDICATED AND CONVEYED TO PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION HEREIN.

PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS ___ DAY OF_____, 2022, BEFORE ME PERSONALLY APPEARED _____ _____ WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

OWNER / DEVELOPER

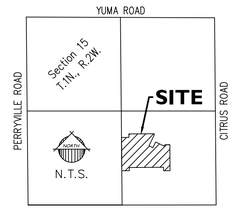
PRADERA PARTNERS 160 LLC
11624 SE 5TH STREET, SUITE 200
BELLEVUE, WA 98005
TEL: (602) 595-3900
CONTACT: ACME DEVCO, LLC
C/O KELLY HALL

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOE PETRUCCI

SHEET INDEX

1	COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTION, CERTIFICATIONS	
2	FINAL PLAT	
3	LOT AREA TABLE, TRACT AREA & USAGE TABLE, DETAILS, CURVE TABLE AND LINE TABLE	



VICINITY MAP
(NOT TO SCALE)

SITE DATA

ZONING	R1-4, R1-6
NUMBER OF LOTS	75
NUMBER OF TRACTS	10
% OPEN SPACE TO NON-OPEN SPACE	28%
LOTS AREA	14.54 ACRES
OPEN SPACE AREA	5.43 ACRES
TOTAL NET AREA:	19.97 ACRES
RIGHT OF WAY AREA	4.77 ACRES
TOTAL GROSS AREA:	24.74 ACRES

BASIS OF BEARING

LOWER BUCKEYE ROAD, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY. ALSO SHOWN ON THE DEED OF RECORD DOC # 18-0320379 MARICOPA COUNTY RECORDS.

BEARING = SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST

BENCHMARKS

CITY OF GOODYEAR BENCHMARK #G307, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE & ELWOOD STREET.

ELEVATION = 937.21' (NAVD 88 DATUM)

CITY OF GOODYEAR BENCHMARK #G310, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF BULLARD AVENUE & EL SOL.

ELEVATION = 944.50' (NAVD 88 DATUM)

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX COMMUNICATIONS
CABLE TV	CENTURYLINK / COX COMMUNICATIONS
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

APPROVALS

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
CITY ENGINEER, SUMEET MOHAN DATE

APPROVED BY THE COUNCIL THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
MAYOR, GEORGIA LORD DATE

ATTEST: _____
CITY CLERK, DARCIE McCRACKEN DATE

SURVEYOR'S CERTIFICATION:

I, ROBERT JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 9/30/23

ROBERT A. JOHNSTON, R.L.S.# 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

PRADERA PHASE 3 PARCEL E
GOODYEAR, ARIZONA
FINAL PLAT

Project:

Revisions:

Call at least two full working days before you excavate, it's the law.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

Job No.
17-395

COVER

Sheet No.
1
of 3

Feb 02, 2022 1:01pm S:\Projects\2017\17-395\Legal Survey\Dwgs\Final Plat\Final Plat Parcel E\17-395 Phase 3E Final Plat.dwg
ltokos

CENTER OF SECTION
SECTION 15, T1N, R2W
FOUND REBAR W/ CAP
RLS 37495

S89°58'29"E 30.00'

732.15'

S89°58'29"E 174.98'

S89°58'29"E 699.98'

PRADERA PHASE 3
PARCEL D

S 182ND LANE

N00°01'31"E 922.23'

N00°01'14"W 2646.79'

N00°01'14"W 920.00'

S 183RD AVENUE

S 181ST AVENUE

S00°01'31"W 719.00'

S 182ND DRIVE

S 181ST DRIVE

TRACT A

TRACT D

TRACT E

TRACT F

TRACT G

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

W HILTON AVENUE

W ASHLEY STREET

W SHILOH AVENUE

W WATKINS STREET

W LOWER BUCKEYE ROAD

N89°58'29"W 505.71'

N89°58'29"W 462.82'

N89°58'29"W 1010.52'

N89°58'29"W 948.52'

N89°58'29"W 176.27'

N89°58'29"W 179.62'

S89°59'44"E 139.51'

S63°29'31"E 170.00'

S63°53'09"E 90.70'

S63°29'31"E 118.82'

S26°30'29"W 330.00'

N26°30'29"E 158.00'

L=121.37'

L=96.63'

L=69.83'

L=27.54'

L=23.90'

L=1.73'

L=39.97'

L=22.78'

L=19.31'

L=184.16'

393.63'

375.28'

330.28'

279.98'

417.82'

792.34'

882.34'

920.52'

152.09'

291.79'

372.27'

623.78'

608.31'

206.51'

251.51'

110.00'

96.51'

69.00'

50.00'

129.62'

PRADERA PHASE 3
PARCEL F

PRADERA PHASE 3
PARCEL F

APN: 502-42-005
LESTER FAMILY TRUST/LESTER
DWIGHT/LAHR JEAN
(UNSUBDIVIDED LAND)
ZONING: RU-43

APN: 502-42-193
TRACT "F"
PRADERA PHASE 1
BK 1482, PG 29, MCR

APN:
502-42-089
LOT 254
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
502-42-193
TRACT "F"
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
502-42-090
LOT 255
PRADERA PHASE 1
BK 1482, PG 29,
MCR

EX. 1' VNAE

30' R/W
BK ____ PG ____ MCR

10' PUE

8' PUE

1' VNAE

SVTE

25.0' R/W

SOUTHWEST CORNER
SECTION 15, T1N, R2W
FOUND BRASS CAP FLUSH
CITY OF GOODYEAR

SOUTH QUARTER CORNER
SECTION 15, T1N, R2W
FOUND BRASS CAP FLUSH
CITY OF GOODYEAR
POINT OF COMMENCEMENT

SOUTHEAST CORNER
SECTION 15, T1N, R2W
FOUND REBAR, NO ID

POINT OF BEGINNING

N89°55'52"W 2641.70'

S89°55'19"E 2644.32' (BASIS OF BEARING)

NORTH

50 0 50 100
scale feet

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

EPS GROUP

PRADERA PHASE 3 PARCEL E

GOODYEAR, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 12/31/23

Job No.
17-395

PLAT

Sheet No.
2
of 3

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ltokos

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	17.20'	125.00'	7°53'02"	17.19'	N30°27'00"E
C2	16.65'	55.00'	17°20'29"	16.58'	S08°41'46"W
C3	119.69'	55.00'	124°40'58"	97.43'	S44°58'29"E
C4	16.65'	55.00'	17°20'29"	16.58'	N81°21'16"E
C5	221.13'	50.00'	253°23'54"	80.18'	N36°40'26"W
C6	25.62'	20.00'	73°23'54"	23.90'	N53°19'34"E
C7	138.57'	125.00'	63°31'02"	131.59'	N58°16'00"E
C8	166.29'	150.00'	63°31'02"	157.90'	N58°16'00"E
C9	194.00'	175.00'	63°31'02"	184.22'	N58°16'00"E
C10	55.43'	50.00'	63°31'02"	52.63'	N31°44'00"W
C11	16.65'	55.00'	17°20'29"	16.58'	N81°18'14"W
C12	119.69'	55.00'	124°40'58"	97.43'	S45°01'31"W
C13	16.65'	55.00'	17°20'29"	16.58'	S08°38'44"E

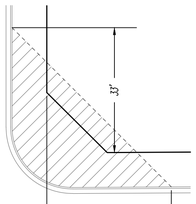
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°01'00"E	37.20'
L2	N26°30'29"E	41.85'
L3	N00°01'31"E	57.79'
L4	N44°58'29"W	17.29'
L5	N44°58'29"W	28.28'
L6	N45°01'31"E	16.55'
L7	S00°01'31"W	25.00'
L8	N45°46'40"W	21.72'
L9	N44°58'29"W	16.55'
L10	N45°01'31"E	13.80'
L11	S71°30'29"W	28.28'
L12	N52°36'32"E	25.20'
L13	N31°44'00"W	17.53'
L14	N45°01'31"E	14.14'
L15	N44°58'29"W	28.28'
L16	S44°58'29"E	14.49'
L17	S45°01'31"W	28.28'
L18	S45°01'31"W	28.28'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE	108,636	2.49
TRACT D	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE	58,034	1.33
TRACT E	LANDSCAPE / OPEN SPACE / PUE	231	0.01
TRACT F	LANDSCAPE / OPEN SPACE / PUE	2,711	0.06
TRACT G	LANDSCAPE / OPEN SPACE / PUE	2,359	0.05
TRACT I	LANDSCAPE / OPEN SPACE / PUE	4,979	0.11
TRACT J	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE	43,448	1.00
TRACT K	LANDSCAPE / OPEN SPACE / PUE	3,015	0.07
TRACT L	LANDSCAPE / OPEN SPACE / PUE	8,944	0.21
TRACT M	LANDSCAPE / OPEN SPACE / PUE	4,198	0.10

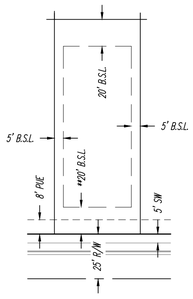
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE PLAT SHEETS.
3. ** EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERISK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.
4. ALL TRACTS ARE UNDER THE OWNERSHIP OF THE PRADERA COMMUNITY ASSOCIATION, INC.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
71	7,770	0.18
72	7,800	0.18
73	7,800	0.18
74	7,800	0.18
75	7,800	0.18
76	7,800	0.18
77	7,735	0.18
84	8,736	0.20
85	8,450	0.19
86	8,450	0.19
87	8,450	0.19
88	8,450	0.19
89	8,416	0.19
90	8,775	0.20
91	8,775	0.20
92	8,775	0.20
93	8,450	0.19
94	8,450	0.19
95	8,450	0.19
96	8,775	0.20
97	8,775	0.20
98	8,416	0.19
99	8,450	0.19
100	8,450	0.19
101	8,450	0.19
102	8,450	0.19
103	8,450	0.19
104	9,217	0.21
105	8,470	0.19
106	8,450	0.19
107	8,450	0.19
108	8,450	0.19
109	8,450	0.19
110	8,450	0.19
111	8,402	0.19
112	8,402	0.19
113	8,450	0.19
114	8,450	0.19
115	8,450	0.19
116	8,450	0.19

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
117	8,450	0.19
118	8,450	0.19
119	8,450	0.19
120	8,450	0.19
121	8,450	0.19
122	8,403	0.19
123	8,453	0.19
124	8,453	0.19
125	8,381	0.19
126	8,450	0.19
127	8,450	0.19
132	10,360	0.24
133	8,529	0.20
134	8,425	0.19
135	8,425	0.19
136	8,425	0.19
137	8,425	0.19
138	8,425	0.19
139	8,425	0.19
140	8,425	0.19
141	8,425	0.19
147	8,450	0.19
148	8,450	0.19
149	8,450	0.19
150	8,450	0.19
151	8,450	0.19
152	8,450	0.19
153	8,450	0.19
154	8,450	0.19
155	8,450	0.19
156	8,450	0.19
157	8,450	0.19
158	8,450	0.19
159	8,450	0.19
160	8,450	0.19



Typical SVT Easement
N.T.S.



Typical Lot Setbacks
60' X 130'
65' X 130'

** 20-FEET TO FRONT OF GARAGE (FRONT ENTRY) / 10-FEET TO FRONT OF GARAGE (SIDE ENTRY) AND LIVING AREA / 20-FEET TO BACK OF UNIT.

(NOTES CONTINUED FROM SHEET 1)

7. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

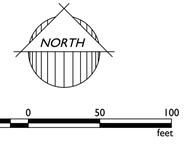
A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.

8. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
10. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
11. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
12. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
13. ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
14. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
15. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
16. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF GOODYEAR CODES AND ORDINANCES.
17. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE POA OR HOA.
18. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).
19. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 90 THROUGH 97).
20. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOT 132).
21. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 71, 89, 90, 103, 111, 112, 122, 125, 127, 147 & 160).
22. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVINGSPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS (LOTS 72, 93, 94, 138 & 139)
23. ALL ROADS, PRIVATE OR PUBLIC SHALL BE DESIGNED AND CONSTRUCTED TO MINIMUM CITY OF GOODYEAR STANDARDS.
24. ALL NEW LANDSCAPE IMPROVEMENTS INSTALLED BY THIS SUBDIVISION WITHIN COUNTY RIGHT-OF-WAY SHALL COMPLY WITH CITY OF GOODYEAR STANDARDS AND BE MAINTAINED BY THE PRADERA COMMUNITY ASSOCIATION.
25. THE PRADERA COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL LANDSCAPING AND DRAINAGE FACILITIES WITHIN TRACTS AND EASEMENT AS DEDICATED ON SAID PLAT.
26. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT TEMPORARY FACILITIES AND 69KV OR LARGER ELECTRIC LINES.
27. PRADERA IS WITHIN THE VICINITY OF A PROPOSED 230KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.



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Mesa, AZ 85201
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PRADERA PHASE 3 PARCEL E
GOODYEAR, ARIZONA
FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 9/30/23

Job No.
17-395

DETAILS

Sheet No.
3
of 3

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ltokos

ITEM #: 17.
DATE: 02/28/2022
AI #:627

CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT FOR PRADERA PHASE 3 PARCEL F

STAFF PRESENTER(S): Katie Wilken, Deputy Director of Planning

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OTHER PRESENTER(S):
Kelly Hall, Philip Miller Consultants, LLC

SUMMARY

A final plat for Pradera Phase 3 Parcel F subdividing approximately 28.84 acres into 96 single family lots and seven tracts on property zoned R1-4, R1-6 (Single Family Detached) generally located at the southeast corner of Durango Street and 183rd Avenue. The typical lot size is 55 feet wide by 120 feet deep.

Recommendation

Approve the Final Plat for Pradera Phase 3 Parcel F subdividing approximately 28.84 acres into 96 single family lots and seven tracts on property zoned R1-4, R1-6 (Single Family Detached) located at the southeast corner of Durango Street and 183rd Avenue, subject to stipulations. (Katie Wilken, Deputy Director of Planning)

STIPULATIONS

1. Prior to recordation of the Final Plat for Pradera Phase 3 Parcel F (the “Phase 3F Final Plat”), a current title report for the property included within the boundaries of the Phase 3F Final Plat (the “Platted Property”) shall be provided to the City Engineer or his/her designee. The Phase 3F Final Plat shall be modified to reflect the current ownership and current lender as reflected in the current title report, including a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the Platted Property. The Phase 3F Final Plat shall not be recorded if the current title report provided the city reflects any interest in the Platted Property inconsistent with or adverse to the dedications, conveyances, or other property interests created by the Phase 3F Final Plat or transferred by the Phase 3F Final Plat;
2. The Phase 3F Final Plat shall not be recorded until: (i) all construction documents for the public infrastructure to be constructed within Platted Property and pursuant to the stipulations set forth herein have been approved by the City Engineer or designee; (ii) any technical corrections to the Phase 3F Final Plat required by the City Engineer or designee have been made; and (iii) all required signatures on the mylar of the Phase 3F

Final Plat have been obtained;

3. Prior to recordation of the Phase 3F Final Plat, the Map of Dedication Pradera Phase 3 being presented by separate council action concurrently with the Phase 3F Final Plat (the “Phase 3 MOD”) shall be recorded in the official records of the Maricopa County Recorder (“MCR”), and the recording number shall be inserted on mylar copy of the final plat for Durango and 183rd Avenue;
4. The Phase 3F Final Plat shall not be recorded unless either (i) the Final Plat for Pradera Phase 3 Parcel E and the Final Plat for Pradera Phase 3 Parcel D being presented by separate council action concurrently with the Phase 3F Final Plat are both recorded simultaneously with the Phase 3F Final Plat or until the City has been provided all necessary easements and/or right-of-way required for secondary emergency access, for the construction of water and/or wastewater infrastructure needed to serve the Platted Property, and for the construction of drainage facilities;
5. An in-lieu payment for a proportionate share of the cost of a full traffic signal (all four legs) (the “in-lieu payment”) shall be paid to the city prior to the recordation of the Phase 3F Final Plat for the following intersection(s) as described below. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or, if the payment is required before the signal is constructed, it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee:

   a. 25% of the cost of the full traffic signal at the intersection of W. Lower Buckeye Road and S. 183rd Avenue; and
   b. 50% of the cost of the full traffic signal at the intersection of W. Lower Buckeye Road and 181st Avenue.

6. Prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Platted Property, the following infrastructure improvements shall have been completed and accepted by the City Engineer or his/her designee subject to the completion of the two-year warranty period:

   a. Full half-street improvements for the south half of W. Durango Street from the center line of 183rd Avenue to the center line of South 181st Avenue. The improvements shall be those required in the Engineering Design Standards and Policies for a minor collector, which include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting; and
   b. Full half-street improvements for the east half of 183rd Avenue from the Center line of W. Durango Street to the center line of West Lower Buckeye Road. The improvements shall be those required in the Engineering Design Standards and Policies for a minor collector, which include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting; and
   c. Full half-street improvements for the north half of W. Lower Buckeye Road from the center line of 183rd Avenue to the center line of S. 181st Avenue. The improvements shall be those required in the Engineering Design Standards and Policies for a minor arterial, which include, but are not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting.

7. Prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Platted Property, all of the infrastructure improvements (streets, water, sewer, and drainage) that were to be completed with the development of Phase 1 Parcels A and C as reflected in the Phasing Plan approved with the Preliminary plat for Pradera, a copy of which is attached hereto,

shall have been completed and accepted by the City Engineer or his/her designee subject to the completion of the two-year warranty period;

8. In addition to the specific infrastructure identified herein, the Owner of the Platted Property shall construct or cause the construction of all infrastructure improvements required by the city of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of construction;
9. The Owner of the Platted Property shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the city to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the city regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein; and (vi) required for public infrastructure improvements that is required to be constructed pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Platted Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies;
10. Prior to the issuance of any building permits for any structure within the Platted Property, the Pradera Community Association, Inc. an Arizona non-profit corporation (the "HOA") shall enter into an enforceable operation and maintenance agreement in a form approved by the City Attorney of his designee that identifies the HOA's responsibility for maintaining, repairing, and replacing of stormwater facilities constructed pursuant to engineering plans approved by the City Engineer or his/her designee (the "Storm Water System") within the property subject to Ordinance 2018-1385 recorded in the Official records of Maricopa County Recorder at document no. 2018 0394939 and the HOA's responsibility for ensuring the Storm Water System functions as designed;
11. The Public Sales Report shall include a statement that Pradera is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,
12. The Public Sales Report shall include a statement that Pradera is within the vicinity of a proposed 230 kV overhead electrical line planned along the west side of Perryville Road.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

On July 10, 2006, the Goodyear City Council adopted Ordinance No. 2006-1021 rezoning approximately 160 acres generally located at the northwest corner of Lower Buckeye Road and Citrus Road to the Planned Area Development (PAD) District for a development to be known as Pradera (the “Pradera Property”). That same day, council approved a Preliminary Plat for the Pradera Property. On May 14, 2018, the Goodyear City Council adopted Ordinance No. 2018-1385 rezoning the Pradera Property from the PAD District to R1-4 and R1-6 (Single Family Detached).

The July 10, 2006 approval of the preliminary plat approval was vested by terms of a development agreement, and on June 10, 2019, a Final Plat for Phase One of Pradera was approved by the Goodyear City Council (the “Phase 1 Final Plat”). The Phase 1 Final Plat was consistent with the zoning adopted by Ordinance No. 2018-1385 and was consistent with the preliminary plat approved on July 10, 2006. To allow for the development of smaller lots allowed for under Ordinance No. 2018-1385, a preliminary plat for Phases 2B and 3 of Pradera was approved by the City Council on August 19, 2019.

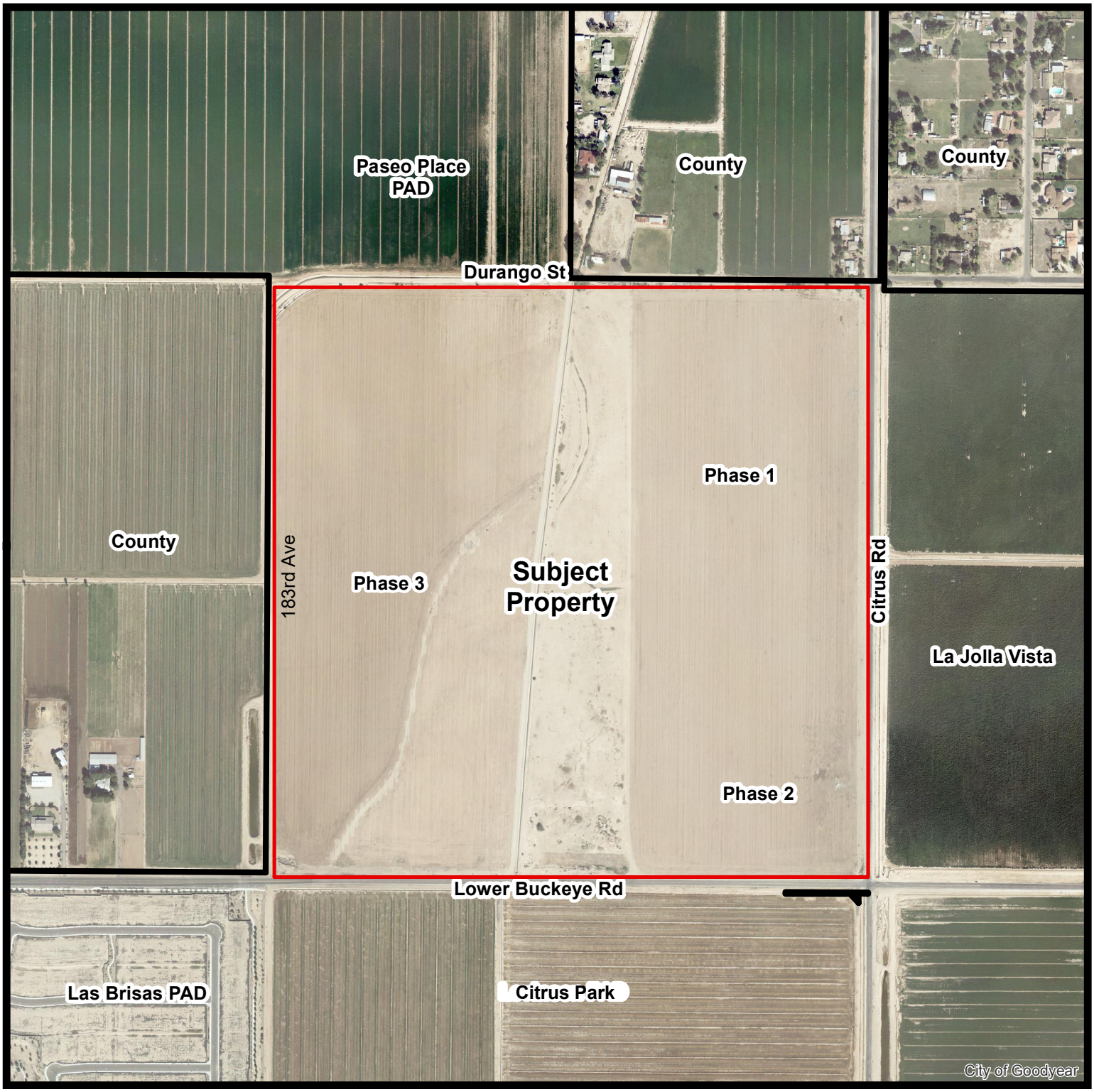
STAFF ANALYSIS

The final plat substantially conforms to the approved preliminary plat for Phases 2B and 3 of Pradera and is consistent with the technical requirements of the city’s subdivision regulations and engineering standards and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. Further, as set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area.

Attachments

1. Aerial Photo
2. Preliminary Plat Council Action Report
3. Preliminary Plat
4. Final Plat

Aerial Photo
Pradera Final Plat



Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 3.3.21

N

AGENDA ITEM #: 11.12.

DATE: August 19, 2019

CAR #: 2019-6747

CITY COUNCIL ACTION REPORT

SUBJECT: Preliminary Plat for Pradera Phase 2B & 3

CASE NUMBER: 18-500-00008

STAFF PRESENTER(S): Steve Careccia, Planner III

APPLICANT: Kelly Hall, Tofino Development Company

Summary: Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road.

Recommendation: Approve the Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road (the "Property"), subject to the following stipulations:

1. Owner is responsible for constructing full half-street improvements, as required in the City of Goodyear Engineering Design Standards and Policies Manual except for median and median landscaping improvements, along those portions of Lower Buckeye Road, Citrus Road, Durango Street, and 183rd Avenue adjacent to the Property. Such street improvements shall include, but are not limited to, bike lanes, bus bays, curbs, gutters, sidewalks, paving, landscaping, street signage, and lighting. Owner shall make an in-lieu payment for one-half the cost of a full median and full-median landscaping for medians within the sections Lower Buckeye Road and Citrus Road that Owner is required to construct. Owner shall provide an engineer's estimate that meets city of Goodyear requirements of the cost of a full median and full median landscaping with the construction drawings for the street improvements Owner is required to construct. The in-lieu payment shall be based on the estimated cost of the improvements as approved by the City Engineer or designee. The in-lieu payments for the medians and median landscaping shall be paid prior to the recordation of any final plat subdividing all or part of the Property;

2. Owner is responsible for a proportionate share of the costs for adjacent traffic signals. Owner shall either construct such signal(s) when warranted or pay to the city the proportionate share of the cost of such signal(s) ("in-lieu payment") prior to issuance of the first civil construction permit within the property or when requested by the City Engineer or designee, except as otherwise provided in a written phasing plan approved

by the City Engineer or designee in his/her sole discretion. If Owner makes an in-lieu payment, the payment shall be based on the actual cost of the traffic signal if it has been constructed or, if the payment is required before the signal is constructed, it shall be based on the estimated cost of the traffic signal as determined by the City Engineer or designee. Owner's traffic signal obligation is as follows:

a. 25% of the cost of the full traffic signal at the intersection of S. Citrus Road and W. Lower Buckeye Road.
b. 25% of the cost of the full traffic signal at the intersection of W. Durango Street and S. 183rd Avenue.
c. 25% of the cost of the full traffic signal at the intersection of S. 183rd Avenue and W. Lower Buckeye Road.
d. 50% of the cost of the full traffic signal at the intersection of Lower Buckeye Road and 181st Avenue.

3. The final plat for Phase One of Pradera shall be recorded prior to the recordation of a final plat within Phases 2B or 3;

4. Owner shall dedicate to the city, in fee, 55-feet of right-of-way along the Property frontage of South Citrus Road. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

5. Owner shall dedicate to the city, in fee, 55-feet of right-of-way along the property frontage of West Lower Buckeye Road. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the property or when requested by the City Engineer or designee, whichever is earlier;

6. Owner shall dedicate to the city, in fee, 30-feet of right-of-way along the Property frontage of West Durango Street. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

7. Owner shall dedicate to the city, in fee, 30-feet of right-of-way along the Property frontage of South 183rd Avenue. Except as otherwise provided in a written phasing plan approved by the City Engineer or designee in his/her sole discretion, such dedication shall be made prior to the issuance of the first civil construction permit within the Property or when requested by the City Engineer or designee, whichever is earlier;

8. Owner shall dedicate to the city all necessary Public Utility Easements (PUE) along the Property frontage of South Citrus Road, West Lower Buckeye Road, West Durango Street and South 183rd Avenue, and all interior public roadways. Except as otherwise approved in a written phasing plan approved by the City Engineer or designee in his/her

sole discretion, such dedications shall occur prior to the issuance of the first civil construction permit within such portion of the Property or when requested by the City Engineer or designee, whichever is earlier;

9. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan for any development within the Property, Owner shall remit to the City all the reimbursements owed pursuant to Water Delivery Lines Cost Recovery Resolution 06-1064 as amended by Resolution No. 14-1621 and Resolution No. 16-1747, currently $243,271.00;

10. Prior to recordation of the first final plat subdividing all or part of the Property or the approval of the first site plan for any development within the Property, Owner shall remit to the City all the reimbursements owed pursuant to Wastewater Trunk Lines Cost Recovery Resolution 06-1065 as amended by Resolution No. 14-1622 and Resolution No. 16-1748, currently $396,976.00;

11. Owner shall apply to the Arizona Department of Water Resources for the extinguishment of all Type 1 water rights appurtenant to the Property and request that any assured water supply credits issued by Arizona Department of Water Resources as a result of such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to the recordation of the first final plat subdividing all or part of the Property;

12. All offsite improvements shall be constructed per the approved Phasing Plan;

13. Owner shall install a dust free compacted milling surface from Citrus Road to the western boundary of Mr. West's property (APN 502-42-008M) prior to the issuance of the first Certificate of Occupancy for any building within the Property;

14. The Public Sales Report and final plat shall include a statement that Pradera is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport; and,

15. The Public Sales Report and final plat shall include a statement that Pradera is within the vicinity of a proposed 230 kV overhead electrical line planned along the west side of Perryville Road.

Fiscal Impact: Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer-term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased Property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

Background and Previous Actions

On July 10, 2006, the City Council approved a Planned Area Development (PAD) for Pradera with the adoption of Ordinance No. 2006-1021. A preliminary plat for Pradera was also approved on this date.

On August 25, 2008, a final plat for Pradera was approved. This final plat was never recorded, and on June 10, 2019, the City Council rescinded the August 25, 2008 final plat approval for Pradera and approved a new final plat for Phase One of Pradera subdividing 50.1 acres into 160 single lots.

On May 14, 2018, the City Council adopted Ordinance No. 2018-1385 rezoning the approximately 160 acres making up the Pradera PAD from the PAD (Planned Area Development) zoning district to the R1-4 and R1-6 (Single Family Detached) zoning districts.

The preliminary plat being presented covers development of Phase 2B & 3 of Pradera.

The Planning and Zoning Commission considered this item at a public meeting held on August 7, 2019. The Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council. There was no opposition to the item voiced at the public meeting.

Staff Analysis

Current Policy:
Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Details of the Request:
The request is to subdivide approximately 89 acres into 311 single family lots and 23 tracts for a development known as Pradera. The development is generally located at the northwest corner of Lower Buckeye Road and Citrus Road. The overall net density is 3.5 dwelling units per acre.

The preliminary plat consists of two phases – 2B and 3. The typical lot size in Phase 2B is 50 feet wide by 115 feet deep. The typical lot sizes in Phase 3 are 55 feet wide by 120 feet deep and 65 feet wide by 130 feet deep. Provided open space is 22.98 acres (26%).

Surrounding development includes:

- North – Proposed Paseo Ridge residential development zoned R1-6 and existing residential property within Maricopa County zoned RU-43.
- South – Proposed residential development within the Levinson PAD.
- East – Citrus Road and proposed residential development within the La Jolla Vista PAD.
- West – South 183rd Avenue and agricultural land within Maricopa County zoned RU-43.

Phoenix Goodyear Airport:
The subdivision is located within the traffic pattern airspace of the Phoenix Goodyear Airport. A proposed stipulation requires the developer to inform potential residents of airport operations and the potential for attendant noise.

Luke Air Force Base:
The subdivision is located in proximity to Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will this parcel be adversely impacted. However, a general note will be included on the final plat to inform the public and homeowners of base operations and the potential for over-flights.

Fire Department:
Fire station response times are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#184/181	6.38	3.19	6.99	3.50

2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
Station #182	13.50	6.75	14.12	7.06

Police Department:
The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property.

Water/Wastewater:
The subdivision will be served by city of Goodyear water and wastewater utilities.

Streets/Access:
The subdivision will have access to Citrus Road, Durango Street and Lower Buckeye Road through Phase 1 of Pradera. Phase 1 is currently under development.

School Districts:
The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District.

Staff Findings:
The preliminary plat is consistent with the development standards established with the city of Goodyear R1-4 and R1-6 (Single Family Detached) zoning districts. The preliminary plat is consistent with the technical requirements of the city's subdivision regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Attachments

1. Aerial Photo
2. Preliminary Plat

PRELIMINARY PLAT
FOR
PRADERA PHASE 2B & 3

A PORTION OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 WEST GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION - PHASE 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1377.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1267.32 FEET TO SAID SOUTH QUARTER-CORNER;

THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, 2646.85 FEET TO THE CALCULATED CENTER QUARTER-CORNER OF SAID SECTION 15;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 1262.05 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 42.41 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 29 SECONDS EAST, 29.12 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 457.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY 124.80 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 28 MINUTES 58 SECONDS;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 23.99 FEET;

THENCE SOUTH 71 DEGREES 30 MINUTES 29 SECONDS WEST, 28.28 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 64 DEGREES 59 MINUTES 55 SECONDS EAST, 10.98 FEET

THENCE SOUTH 25 DEGREES 00 MINUTES 05 SECONDS WEST, 24.74 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 220.00 FEET;

THENCE SOUTH 63 DEGREES 53 MINUTES 09 SECONDS EAST, 90.70 FEET;

THENCE NORTH 26 DEGREES 30 MINUTES 29 SECONDS EAST, 41.85 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 139.51 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 994.00 FEET;

THENCE SOUTH 0 DEGREES 58 MINUTES 19 SECONDS EAST, 73.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 02 MINUTES 39 SECONDS EAST A DISTANCE OF 125.00 FEET;

THENCE SOUTHWESTERLY 61.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28 DEGREES 02 MINUTES 07 SECONDS;

THENCE SOUTH 61 DEGREES 55 MINUTES 14 SECONDS WEST, 28.48 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 49 SECONDS WEST, 26.56 FEET;

THENCE SOUTH 70 DEGREES 14 MINUTES 50 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 70 DEGREES 14 MINUTES 50 SECONDS EAST A DISTANCE OF 425.00 FEET;

THENCE SOUTHEASTERLY 87.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY 175.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 52 MINUTES 31 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 43 DEGREES 26 MINUTES 39 SECONDS WEST, 27.50 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST, 29.76 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 24.91 FEET;

THENCE SOUTH 44 DEGREES 59 MINUTES 44 SECONDS EAST, 28.28 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 268.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 77.8544 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - PHASE 2B

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 774.31 FEET;

THENCE NORTH 0 DEGREES 04 MINUTES 41 SECONDS EAST, 33.00 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 01 SECONDS WEST, 0.16 FEET;

THENCE NORTH 0 DEGREES 28 MINUTES 59 SECONDS EAST, 22.00 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 31 SECONDS EAST, 259.26 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 109.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 25.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 113.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 953.31 FEET;

THENCE SOUTH 87 DEGREES 40 MINUTES 26 SECONDS EAST, 220.18 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 244.47 FEET;

THENCE NORTH 87 DEGREES 35 MINUTES 35 SECONDS EAST, 87.60 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 1288.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.9693 ACRES, MORE OR LESS.

APPROVED

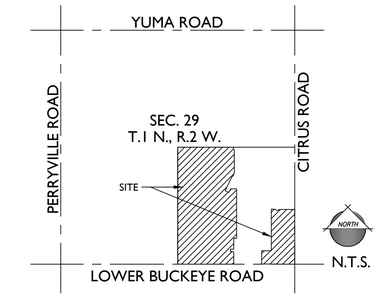
CITY COUNCIL
AUGUST 19, 2019



GENERAL NOTES

1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREA NOTES AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
3. WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
4. IF PROTECTED NATIVE PLANTS ARE PRESENT IN PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3-904)
5. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, SANITARY EASEMENT, OR WATER EASEMENTS EXCEPT FOR: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES WITH NO CONTINUOUS FOOTING, IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
6. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/ OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
7. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
8. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
9. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO THE CITY OF GOODYEAR STANDARDS, OR AS AMENDED BY THIS PRELIMINARY PLAT.
10. PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
11. A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE MAINTENANCE OF TRACTS AND OPEN SPACE WITH DUTIES AND RESPONSIBILITIES VIA A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)
12. LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION.

VICINITY MAP



PROJECT TEAM

OWNER:
PRADERA PARTNERS 160 LLC
11624 SE 5TH STE STE 200
BELLEVUE, WA 98005
TEL: (480) 220-7393
CONTACT:
PHILIP MILLER CONSULTANTS, LLC
C/O KELLY HALL

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JORGE VILLASENOR
jorge.villasenor@epsgroupinc.com

PROJECT DATA

APN:	A PORTION OF 502-42-007B
EXISTING GENERAL PLAN:	NEIGHBORHOOD (5-12 DU/AC)
EXISTING ZONING:	R1-4 , R1-6
OVERALL	
GROSS AREA:	± 95.82 ACRES (including R/W)
NET AREA:	± 89.02 ACRES (excluding exist. R/W)
EXISTING LOWER BUCKEYE R R/W: CITRUS RD	± 4.15 ACRES (55' R/W)
PROPOSED R/W	
DURANGO ST, 183RD RD	± 2.66 ACRES (30' R/W)
TOTAL R/W	± 6.81 ACRES
LOT SIZE:	55' x 120' - 65' x 130'
NO. OF LOTS:	311
GROSS DENSITY:	3.24 DU/AC
NET DENSITY:	3.50 DU/AC
MIN. LOT AREA	5,737 SQ FT
MAX. LOT AREA	10,361 SQ FT
OPEN SPACE:	22.98 ACRES (26 % OF NET)

PHASE BREAKDOWN

PHASE 3	
NO. OF LOTS	251
GROSS AREA:	± 77.85 ACRES (including R/W)
NET AREA:	± 73.60 ACRES (including R/W)
GROSS DENSITY:	3.22 DU/AC
NET DENSITY:	3.41 DU/AC
OPEN SPACE:	± 18.86 ACRES (25% OF NET)
PHASE 2B	
NO. OF LOTS	60
GROSS AREA	± 17.97 ACRES (including R/W)
NET AREA	± 15.42 ACRES (including R/W)
GROSS DENSITY	3.34 DU/AC
NET DENSITY	3.89 DU/AC
OPEN SPACE:	± 4.13 ACRES (27% OF NET)

BASIS OF BEARING

COMMENCING AT THE NORTHEAST CORNER OF SECTIONS 15; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG MONUMENT LINE OF CITRUS ROAD.

BENCHMARK

CITY OF GOODYEAR BENCHMARK G309
3 IN BR CAP IN HANDHOLE AT THE INTERSECTION OF LOWER BUCKEYE ROAD AND COTTON LANE
NAVD88 ELEVATION = 938.33

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	PRELIMINARY PLAT
SHEET 5	PP04	DATA TABLES / STREET SECTIONS
SHEET 6	PP05	TRACT DIMENSIONS
SHEET 7	PP06	PHASING PLAN

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
w w w . e p s g r o u p i n c . c o m

Project: PRADERA PHASE 2B & 3
GOODYEAR, AZ

COVER SHEET

Revisions:
- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
- JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
- MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB
- APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB
- JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 54540 JOSEPH W. PETRUCCI III Date Signed December 31, 2019 ARIZONA, U.S.A.

Job No. 17-395

CS01

Sheet No. 1 of 7

17-395 Jun 07, 2019 1:54pm S:\Projects\2017\17-395\Planning\Preliminary Plat\Phase 2 & 3 Combined Drawings\17-395 - CS01_Phase 2 & 3.dwg jjuarez

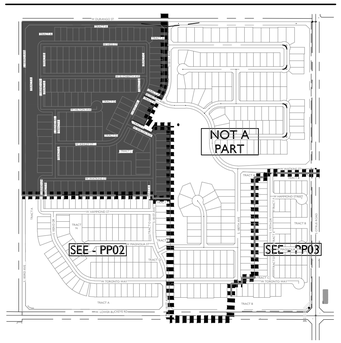
17-395

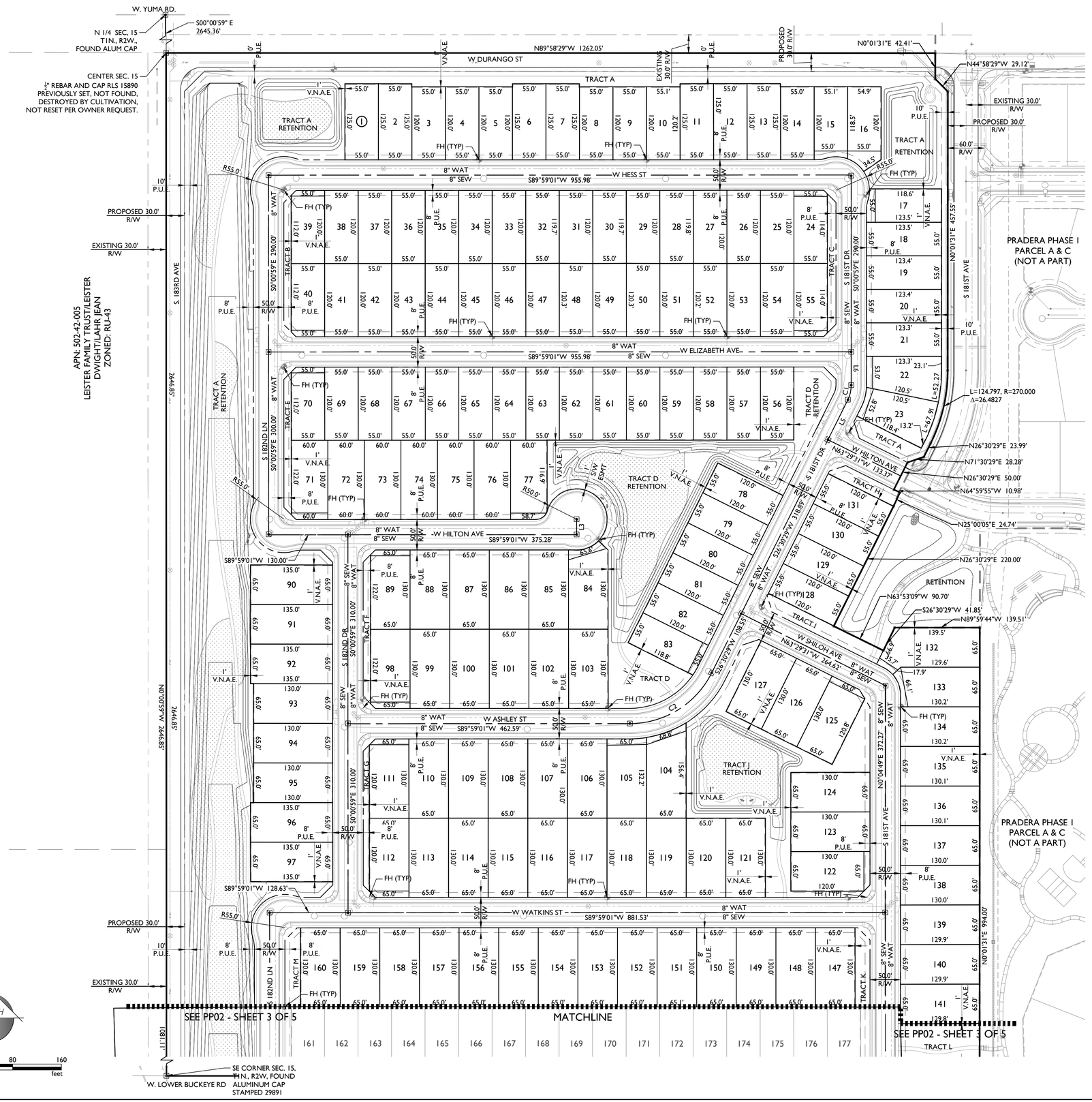
ngriffin Jun 07, 2019 1:55pm S:\Projects\2017\17-395\Planning\Preliminary Plat\Phase 2 & 3 Combined Drawings\17-395 – PP01_Phase 2B & 3.dwg

PHASE 3		
LINE TABLE		
LINE	LENGTH	BEARING
L2	25.00'	N00°00'00"E
L3	25.00'	S00°01'31"W
L5	73.44'	S26°30'08"W
L6	55.01'	S00°00'56"E
L7	14.58'	N00°00'16"E

PHASE 3				
CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	53.24'	115.00'	52.76'	026°31'28"
C2	166.29'	150.00'	157.90'	063°31'02"
C3	122.07'	200.00'	120.18'	034°58'09"
C4	192.02'	200.00'	184.73'	055°00'36"
C5	90.40'	400.00'	90.20'	012°56'54"
C6	45.20'	200.00'	45.10'	012°56'54"
C7	96.37'	400.00'	96.13'	013°48'12"
C8	33.46'	400.00'	33.45'	004°47'34"
C9	220.08'	400.00'	217.31'	031°31'25"

KEY MAP





EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

PRADERA PHASE 2B & 3
GOODYEAR, AZ

PRELIMINARY PLAT

Project:

Revisions:

SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB
APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB
JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB

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ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
Date Signed 06-07-19
ARIZONA, U.S.A.

Job No.
17-395

PP01

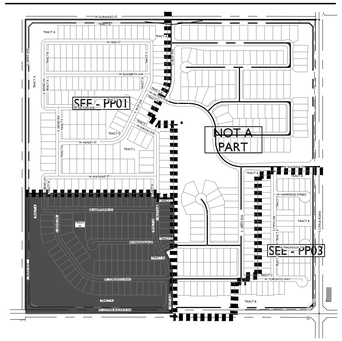
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of 7

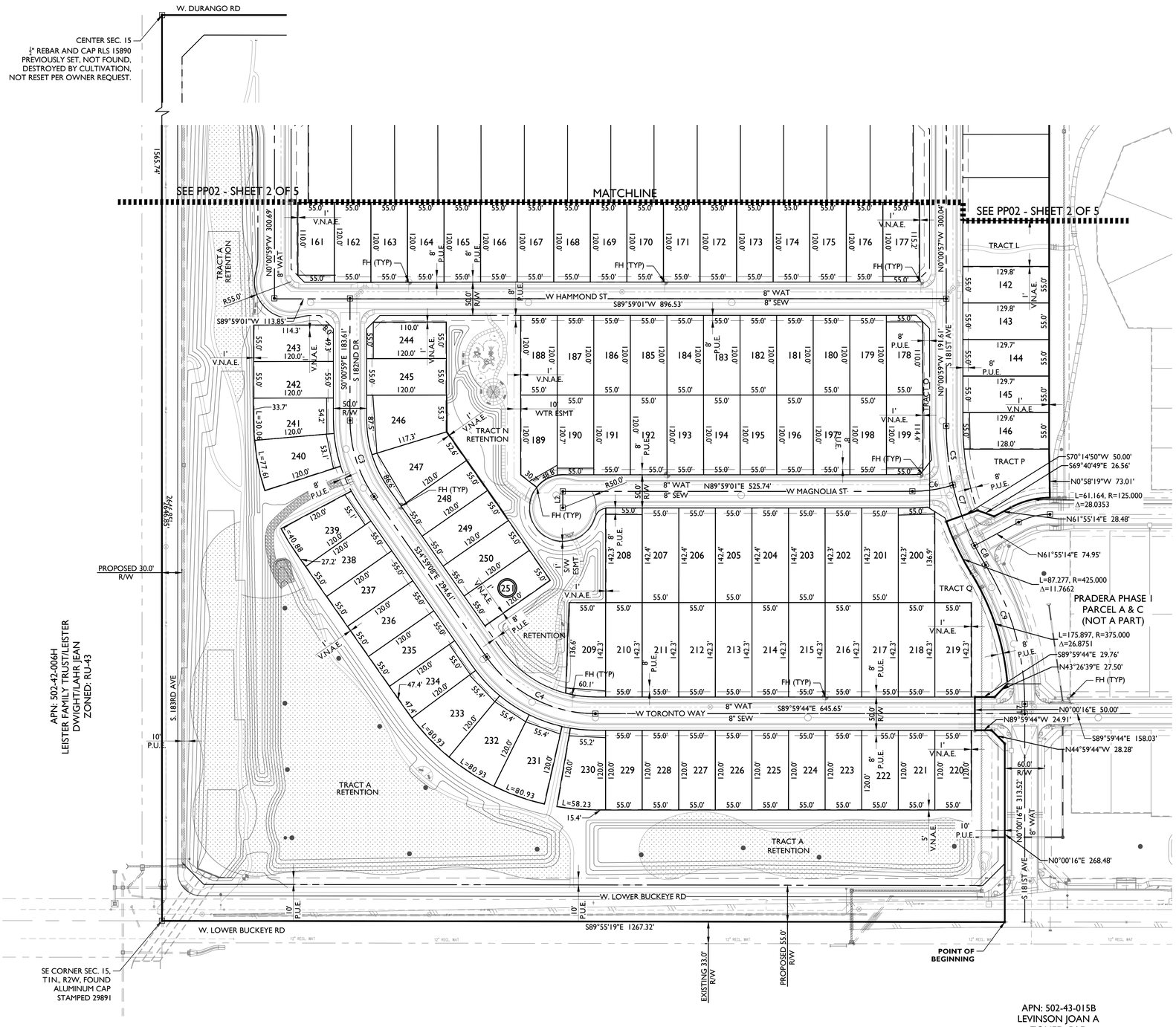
17-395

PHASE 3		
LINE TABLE		
LINE	LENGTH	BEARING
L2	25.00'	N00°00'00"E
L3	25.00'	S00°01'31"W
L5	73.44'	S26°30'08"W
L6	55.01'	S00°00'56"E
L7	14.58'	N00°00'16"E

PHASE 3				
CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	53.24'	115.00'	52.76'	026°31'28"
C2	166.29'	150.00'	157.90'	063°31'02"
C3	122.07'	200.00'	120.18'	034°58'09"
C4	192.02'	200.00'	184.73'	055°00'36"
C5	90.40'	400.00'	90.20'	012°56'54"
C6	45.20'	200.00'	45.10'	012°56'54"
C7	96.37'	400.00'	96.13'	013°48'12"
C8	33.46'	400.00'	33.45'	004°47'34"
C9	220.08'	400.00'	217.31'	031°31'25"

KEY MAP





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w w w . e p s g r o u p i n c . c o m

PRADERA PHASE 2B & 3
GOODYEAR, AZ

PRELIMINARY PLAT

Project:

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ARIZONA, U.S.A.

Job No.
17-395

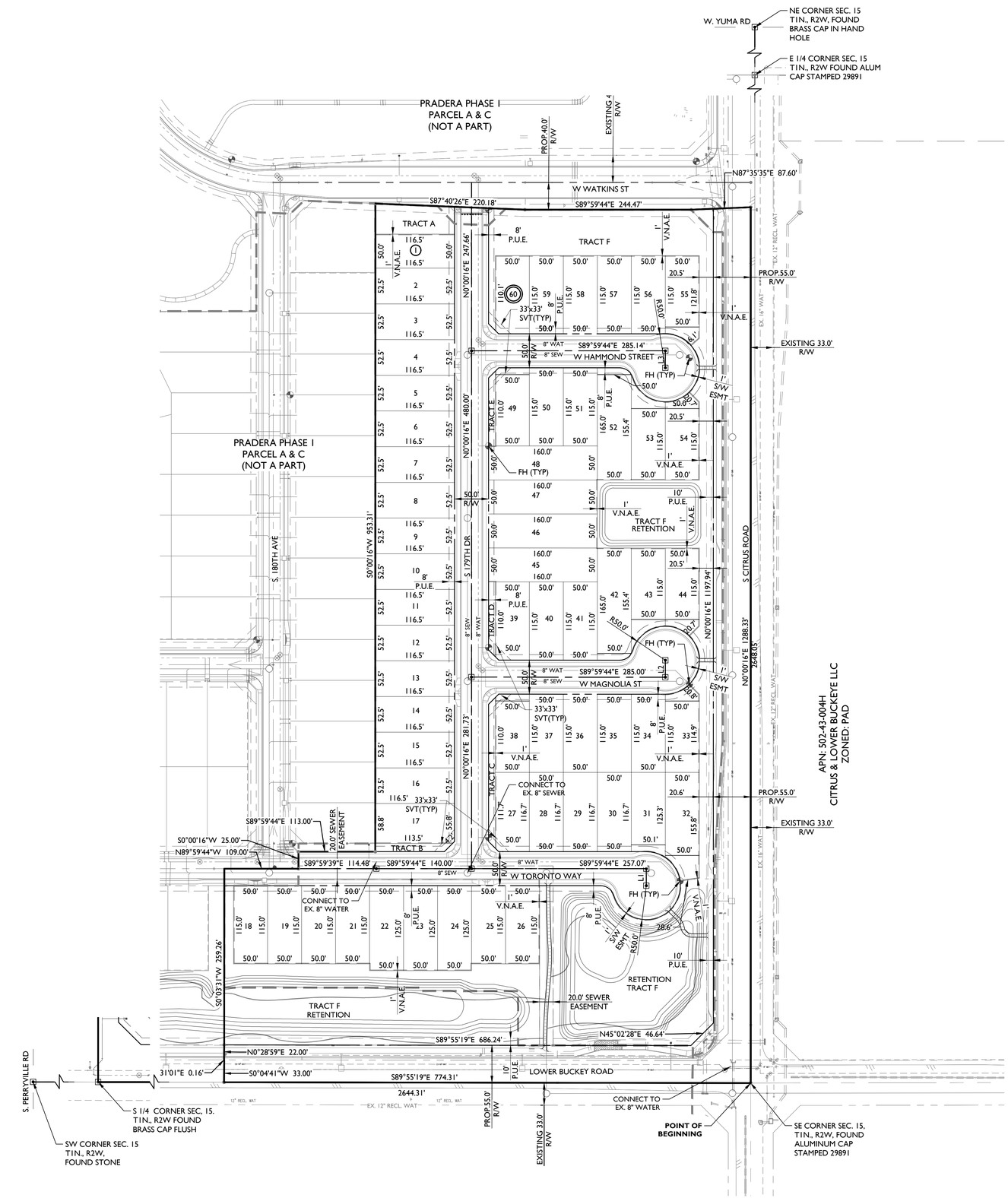
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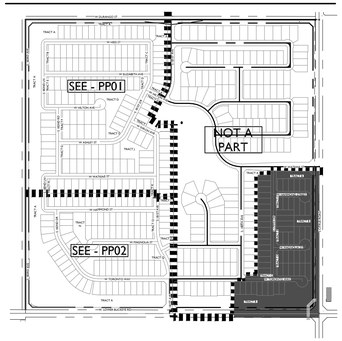
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ngriffin

17-395

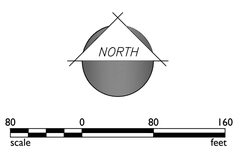
ngriffin Jun 07, 2019 1:57pm S:\Projects\2017\17-395\Planning\Preliminary Plat\Phase 2 & 3 Combined\Drawings\17-395 – PP03_Phase 2B & 3.dwg



KEY MAP



PHASE 2B		
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N00°00'16"E
L2	25.00'	S00°00'16"W
L3	25.00'	N00°00'16"E



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Project:

PRADERA PHASE 2B & 3

GOODYEAR, AZ

PRELIMINARY PLAT

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ARIZONA, U.S.A.

Job No.
17-395

PP03

Sheet No.
4
of 7

PHASE 3																	
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	6875.00	31	6600.00	61	6600.00	91	8775.00	121	8450.00	151	8450.00	181	6600.00	211	7825.82	241	7153.01
2	6875.00	32	6600.00	62	6600.00	92	8775.00	122	8400.00	152	8450.00	182	6600.00	212	7825.82	242	6600.00
3	6600.00	33	6600.00	63	6600.00	93	8450.00	123	8450.00	153	8450.00	183	6600.00	213	7825.82	243	6587.50
4	6600.00	34	6600.00	64	6600.00	94	8450.00	124	8450.00	154	8450.00	184	6600.00	214	7825.82	244	6550.00
5	6600.00	35	6600.00	65	6600.00	95	8450.00	125	8381.27	155	8450.00	185	6600.00	215	7825.82	245	6600.00
6	6875.00	36	6600.00	66	6600.00	96	8775.00	126	8450.00	156	8450.00	186	6600.00	216	7825.82	246	8761.36
7	6875.00	37	6600.00	67	6600.00	97	8775.00	127	8450.00	157	8450.00	187	6600.00	217	7825.82	247	8484.62
8	6600.00	38	6600.00	68	6600.00	98	8413.85	128	6600.00	158	8450.00	188	6600.00	218	7825.82	248	6600.00
9	6600.00	39	6568.00	69	6600.00	99	8450.00	129	6600.00	159	8450.00	189	7054.84	219	7825.82	249	6600.00
10	6600.00	40	6568.00	70	6568.00	100	8450.00	130	6600.00	160	8450.00	190	6602.01	220	6600.00	250	6600.00
11	6875.00	41	6600.00	71	7768.00	101	8450.00	131	6600.00	161	6568.00	191	6600.00	221	6600.00	251	6600.00
12	6875.00	42	6600.00	72	7800.00	102	8450.00	132	10361.88	162	6600.00	192	6600.00	222	6600.00	TOTAL	
13	6875.00	43	6600.00	73	7800.00	103	8450.00	133	8529.73	163	6600.00	193	6600.00	223	6600.00	1,840,531.34 SQ.FT	
14	6600.00	44	6600.00	74	7800.00	104	9217.03	134	8425.07	164	6600.00	194	6600.00	224	6600.00		
15	6624.17	45	6600.00	75	7800.00	105	8469.72	135	8425.07	165	6600.00	195	6600.00	225	6600.00		
16	7208.64	46	6600.00	76	7800.00	106	8450.00	136	8425.07	166	6600.00	196	6600.00	226	6600.00		
17	6791.29	47	6600.00	77	7732.93	107	8450.00	137	8425.07	167	6600.00	197	6600.00	227	6600.00		
18	6789.04	48	6600.00	78	6600.00	108	8450.00	138	8425.07	168	6600.00	198	6600.00	228	6600.00		
19	6786.84	49	6600.00	79	6600.00	109	8450.00	139	8425.07	169	6600.00	199	6586.57	229	6600.00		
20	6784.64	50	6600.00	80	6600.00	110	8450.00	140	8425.07	170	6600.00	200	7813.30	230	7623.00		
21	6782.44	51	6600.00	81	6600.00	111	8400.00	141	8425.07	171	6599.82	201	7827.47	231	8022.64		
22	7678.93	52	6600.00	82	6600.00	112	8400.00	142	7128.90	172	6600.00	202	7828.57	232	8022.64		
23	8511.51	53	6600.00	83	6593.26	113	8450.00	143	7128.90	173	6600.00	203	7829.67	233	8022.64		
24	6581.89	54	6600.00	84	8736.27	114	8450.00	144	7128.90	174	6600.00	204	7830.77	234	6793.76		
25	6600.00	55	6581.89	85	8450.00	115	8450.00	145	7128.90	175	6600.00	205	7831.87	235	6600.00		
26	6600.00	56	6600.00	86	8450.00	116	8450.00	146	7109.83	176	6600.00	206	7832.97	236	6600.00		
27	6600.00	57	6600.00	87	8450.00	117	8450.00	147	8450.00	177	6578.98	207	7834.07	237	6600.00		
28	6600.00	58	6600.00	88	8450.00	118	8450.00	148	8450.00	178	6550.00	208	7835.01	238	6600.00		
29	6600.00	59	6600.00	89	8415.39	119	8450.00	149	8450.00	179	6600.00	209	7439.03	239	7315.78		
30	6600.00	60	6600.00	90	8775.00	120	8450.00	150	8450.00	180	6600.00	210	7825.82	240	8022.64		

PHASE 2B					
Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area
1	5824.03	21	5750.00	41	5750.00
2	6115.20	22	6250.00	42	8201.97
3	6115.16	23	6250.00	43	6282.11
4	6115.17	24	6250.00	44	6018.25
5	6115.18	25	5750.00	45	8000.00
6	6115.19	26	5750.00	46	8000.00
7	6115.19	27	5824.12	47	8000.00
8	6115.17	28	5836.62	48	8000.00
9	6115.17	29	5836.62	49	5737.50
10	6115.17	30	5836.62	50	5750.00
11	6115.17	31	5913.09	51	5750.00
12	6115.17	32	7435.74	52	8201.97
13	6115.19	33	6016.10	53	6282.11
14	6115.18	34	5750.00	54	6018.25
15	6115.18	35	5750.00	55	6097.08
16	6115.17	36	5750.00	56	5750.00
17	6843.85	37	5750.00	57	5750.00
18	5750.00	38	5737.50	58	5750.00
19	5750.00	39	5737.50	59	5750.00
20	5750.00	40	5750.00	60	5738.17
				TOTAL	
				371,396.86 SQ FT	

PHASE 3 - TRACT USE TABLE

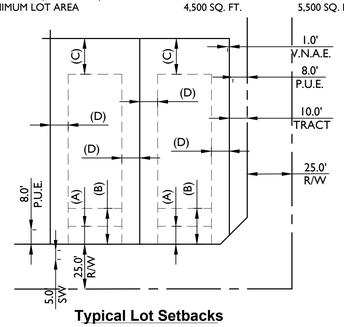
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	586575	13.466	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	2544	0.058	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2992	0.069	HOA	HOA
D	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	73259	1.682	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	2664	0.061	HOA	HOA
F	LANDSCAPE / OPEN SPACE / PUE	2684	0.062	HOA	HOA
G	LANDSCAPE / OPEN SPACE / PUE	2300	0.053	HOA	HOA
H	LANDSCAPE / OPEN SPACE / PUE	2727	0.063	HOA	HOA
I	LANDSCAPE / OPEN SPACE / PUE	4979	0.114	HOA	HOA
J	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	43432	0.997	HOA	HOA
K	LANDSCAPE / OPEN SPACE / PUE	4458	0.102	HOA	HOA
L	LANDSCAPE / OPEN SPACE / PUE	8944	0.205	HOA	HOA
M	LANDSCAPE / OPEN SPACE / PUE	4424	0.102	HOA	HOA
N	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE / WATER EASEMENT	55002	1.263	HOA	HOA
O	LANDSCAPE / OPEN SPACE / PUE	2186	0.050	HOA	HOA
P	LANDSCAPE / OPEN SPACE / PUE	10430	0.239	HOA	HOA
Q	LANDSCAPE / OPEN SPACE / PUE	11795	0.271	HOA	HOA
	TOTAL TRACT OPEN SPACE	821395	18.857		

PHASE 2B - TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	LANDSCAPE / OPEN SPACE / PUE	4968	0.114	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	1289	0.030	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2117	0.049	HOA	HOA
D	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
F	OPEN SPACE/LANDSCAPE / DRAINAGE / SEWER / PUE	169220	3.885	HOA	HOA
	TOTAL OPEN SPACE	179694	4.126		

PROPOSED R1-4, R1-6 - STANDARDS

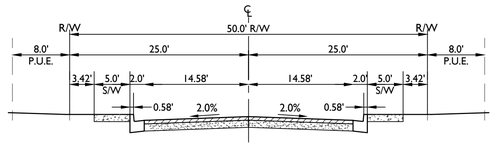
	R1-4	R1-6
MINIMUM BUILDING SETBACKS (FT.)		
(A) FRONT	10'	10'
(B) FRONT FACING GARAGE	20'	20'
(C) REAR	20'	20'
(D) SIDE	5' (10' BOTH SIDES)	5' (10' BOTH SIDES)
MAXIMUM HEIGHT	30' (2 STORIES)	
MAXIMUM LOT COVERAGE	60%	
LOT WIDTH (MIN. / MAX.)	45'	55'
LOT DEPTH (MIN. / MAX.)	100'	
MINIMUM LOT AREA	4,500 SQ. FT.	5,500 SQ. FT.



Typical Lot Setbacks

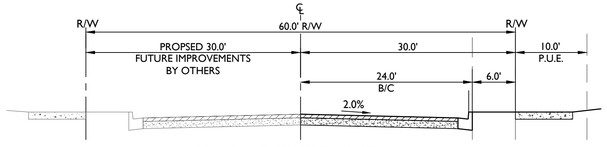
LEGEND

- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- PAE PEDESTRIAN ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- PROPERTY CORNER
- PHASE LINE



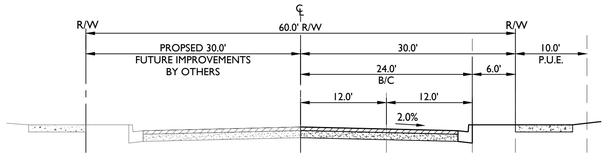
RESIDENTIAL LOCAL STREET

N.T.S SECTION - A



DURANGO STREET 1/2 STREET

N.T.S SECTION - B

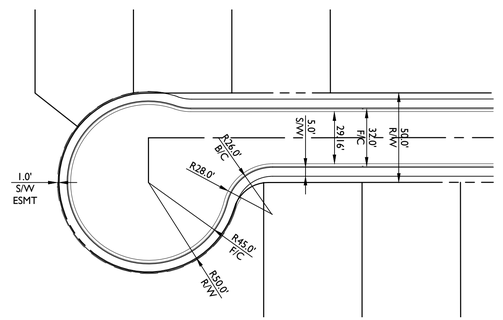


183RD AVE 1/2 STREET

N.T.S SECTION -C

TYP. CUL DE SAC DETAIL PER CITY OF GOODYEAR - G-3246-1 (MODIFIED)

NTS



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

PRADERA PHASE 2B & 3
GOODYEAR, AZ

DATA TABLES

Project:

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Drawn by: JAJ



Job No.
17-395

PP04

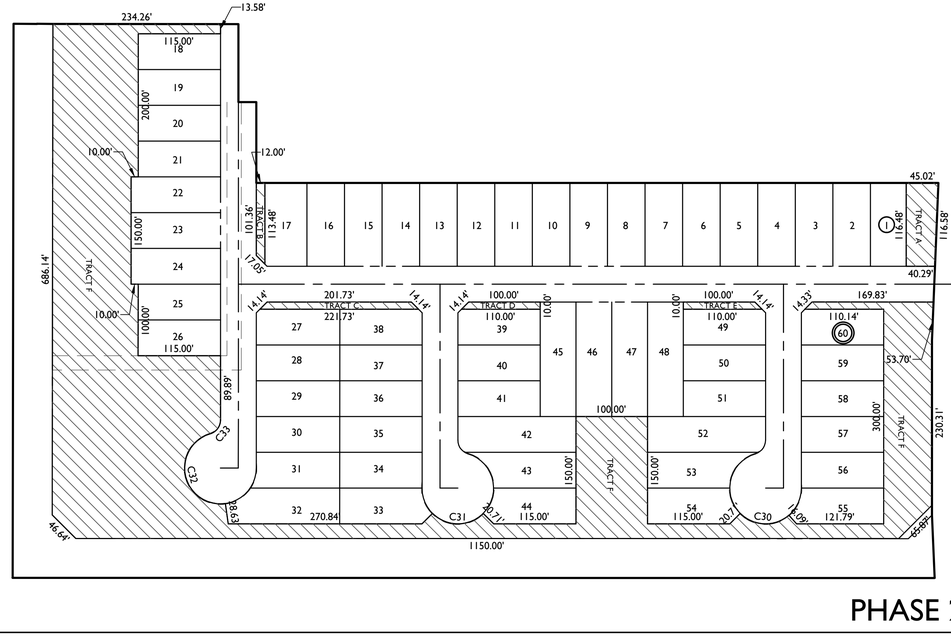
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5
of 7

17-395

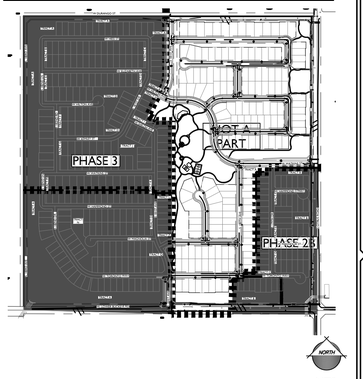
jjuarez Jun 07, 2019 1:57pm S:\Projects\2017\17-395\Planning\Preliminary Plat\Phase 2 & 3 Combined\Drawings\17-395 - PP04_Phase 2B & 3.dwg

Construction Notes





KEY MAP



NTS

NORTH

120 0 120 240
scale feet

PHASE 2 - TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	LANDSCAPE / OPEN SPACE / PUE	4902	0.113	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	1272	0.029	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2117	0.049	HOA	HOA
D	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
F	OPEN SPACE/LANDSCAPE / DRAINAGE / SEWER / PUE	169220	3.885	HOA	HOA
	TOTAL OPEN SPACE	179611	4.124		

PHASE 3 - TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	586575	13.466	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	2544	0.058	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2992	0.069	HOA	HOA
D	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	73259	1.682	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	2664	0.061	HOA	HOA
F	LANDSCAPE / OPEN SPACE / PUE	2684	0.062	HOA	HOA
G	LANDSCAPE / OPEN SPACE / PUE	2300	0.053	HOA	HOA
H	LANDSCAPE / OPEN SPACE / PUE	2727	0.063	HOA	HOA
I	LANDSCAPE / OPEN SPACE / PUE	4979	0.114	HOA	HOA
J	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	43432	0.997	HOA	HOA
K	LANDSCAPE / OPEN SPACE / PUE	4458	0.102	HOA	HOA
L	LANDSCAPE / OPEN SPACE / PUE	8944	0.205	HOA	HOA
M	LANDSCAPE / OPEN SPACE / PUE	4424	0.102	HOA	HOA
N	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE / WATER EASEMENT	55002	1.263	HOA	HOA
O	LANDSCAPE / OPEN SPACE / PUE	2186	0.050	HOA	HOA
P	LANDSCAPE / OPEN SPACE / PUE	10430	0.239	HOA	HOA
Q	LANDSCAPE / OPEN SPACE / PUE	11795	0.271	HOA	HOA
	TOTAL TRACT OPEN SPACE	821395	18.857		

OPEN SPACE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA	CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	30.10'	55.00'	29.73'	031°21'31"	C21	175.97'	50.00'	98.22'	201°38'29"
C2	16.65'	55.00'	16.58'	017°20'29"	C22	22.97'	20.00'	21.73'	065°48'25"
C3	112.15'	55.37'	93.94'	116°02'34"	C23	127.85'	175.00'	125.02'	041°51'27"
C4	24.36'	79.84'	24.27'	017°28'58"	C24	12.45'	208.63'	12.45'	003°25'07"
C5	16.65'	55.00'	16.58'	017°20'29"	C25	50.86'	425.00'	50.83'	006°51'25"
C6	119.65'	55.00'	97.41'	124°38'28"	C26	94.40'	375.00'	94.15'	014°25'25"
C7	16.62'	55.00'	16.56'	017°18'58"	C27	61.27'	125.00'	60.66'	028°05'02"
C8	181.16'	50.00'	97.11'	207°35'44"	C28	93.05'	425.00'	92.87'	012°32'42"
C9	181.16'	50.00'	97.11'	207°35'44"	C29	175.90'	375.00'	174.29'	026°52'31"
C10	37.35'	90.00'	37.09'	023°46'50"	C30	74.91'	50.00'	68.09'	085°50'05"
C11	120.17'	260.00'	119.11'	026°28'58"	C31	78.57'	50.00'	70.73'	090°02'00"
C12	121.37'	125.00'	116.66'	055°38'00"	C32	149.54'	50.00'	99.72'	171°21'33"
C13	96.65'	175.00'	95.43'	031°38'43"	C33	25.62'	20.00'	23.90'	073°23'54"
C14	16.65'	55.00'	16.58'	017°20'29"	C34	112.34'	357.00'	111.88'	018°01'50"
C15	119.69'	55.00'	97.43'	124°40'58"	C35	40.88'	345.00'	40.85'	006°47'20"
C16	16.65'	55.00'	16.58'	017°20'29"	C36	253.92'	344.66'	248.21'	042°12'39"
C17	16.65'	55.00'	16.58'	017°20'29"	C37	58.23'	345.00'	58.16'	009°40'11"
C18	119.69'	55.00'	97.43'	124°40'58"					
C19	16.65'	55.00'	16.58'	017°20'29"					
C20	37.39'	217.57'	37.35'	009°50'49"					

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PRADERA PHASE 2B & 3

GOODYEAR, AZ

TRACT DIMENSIONS

Project:

Revisions:

- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
- JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB
- MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB
- APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB
- JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB

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Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
DATE SIGNED 06-07-19
ARIZONA, U.S.A.

Job No.
17-395

PP05

Sheet No.
6
of 7

17-395

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PHASING PLAN FOR PRADERA

A PORTION OF THE SEC, SEC. 15, T.1.N., R.2 W., GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DURANGO SEWER (183RD - CITRUS) CONSTRUCTED WITH WG1

HALF STREET IMPROVEMENTS PHASE 3

DURANGO WATERLINE CONSTRUCTED WITH WG1

WATERLINE INSTALLED AS PART OF 2006CRO. LINE B1

SOUTH HALF OF CULVERT TO BE CONSTRUCTED AS PART OF PHASE 3

PAVEMENT TAPER PHASE 1

PAVING HALF STREET PHASE 1

CHANNEL TO BE GRADED WITH PASEO PROJECT TO THE NORTH.

WATER LINE EXTENSION PER COE AND VAN LOO PLANS FOR WEST GOODYEAR REGIONAL WATER INFRASTRUCTURE (PROJECT SPECIFIC WATERLINE PHASE 3)

OFFSITE SEWER LINE BUILT PER PLANS PREPARED BY CVL CONSTRUCTED WITH WG1

OFFSITE DRAINAGE CHANNEL GRADING PER PHASE 1 OFFSITE GRADING PLANS

SEWER LINE/EASEMENT TO BE CONSTRUCTED W/ PHASE 1 PLANS

HALF OF THE WEST AND SOUTH PORTIONS OF CULVERT TO BE CONSTRUCTED W/ PHASE 1 PLANS

OFFSITE SEWER LINE BUILT PER PLANS PREPARED BY CVL CONSTRUCTED WITH WG1

HALF STREET IMPROVEMENTS PHASE 3

(PROJECT SPECIFIC WATERLINE PHASE 3)

HALF STREET PAVING PHASE 3

PAVEMENT TAPER PHASE 1

WATERLINE INSTALLED AS PART OF 2006CRO. LINE G

PHASE 1 WATER LINE EXTENSION PER COE AND VAN LOO, WEST GOODYEAR PLANNING AREA WATER MASTER STUDY

LOWER BUCKEYE ROAD

BASIN GRADED IN PHASE 1

PAVEMENT TAPER PHASE 1

PAVEMENT TAPER PHASE 1

WATERLINE INSTALLED AS PART OF 2006CRO. LINE A

PARCEL D

PARCEL E

PARCEL F

PHASE 3

PHASE 1

PARCEL A & C

PHASE 2

PARCEL B

PHASE 1

PHASE 2

PHASE 3

183RD AVENUE

175TH AVENUE

LA JOLLA VISTA DEVELOPMENT

LA JOLLA VISTA DEVELOPMENT

N.T.S.

LEGEND

PHASE 1

PARCEL	ACRES	UNITS	MIN. LOT SIZE
A & C	61.4	160	60' x 125'

PHASE 2

PARCEL	ACRES	UNITS	MIN. LOT SIZE
B	17.83	60	50' x 115'

PHASE 3

PARCEL	ACRES	UNITS	MIN. LOT SIZE
D	22.75	80	55' x 120'
E	23.36	75	65' x 130'
F	31.77	96	55' x 120'

- EXISTING SEWER
- EXISTING WATER
- PROPOSED SEWER
- PROPOSED WATER
- MASS GRADING AS PART OF PHASE 1
- IRRIGATION LINES
- PROPOSED STORM DRAIN

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Project: PRADERA PHASE 2B & 3

PHASING PLAN

Revisions:
- SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB
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Designer: JH
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Registered Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W. PETRUCCI III
Date Signed Oct-2018
ARIZONA, U.S.A.

Job No.
17-395

PP07

Sheet No.
7
of 7

17-395

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ngriffin

Final Plat
Pradera Phase 3 Parcel F

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT PRADERA PHASE 3 PARCEL F", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITTEES, WATER EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT N DESIGNATED AS "WE" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER EASEMENT AREAS"). THE WATER EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES, (THE "WATER FACILITIES") WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WATER EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER EASEMENT AREAS AND THE WATER EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE WATER EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WATER EASEMENT AREAS.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF PRADERA COMMUNITY ASSOCIATION AND THEIR INVITEES. SUBJECT TO THE EASEMENTS GRANTED HEREIN, PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY HEREBY DEDICATES AND CONVEYS TO PRADERA COMMUNITY ASSOCIATION INC., AN ARIZONA NON-PROFIT CORPORATION, ALL TRACTS WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) IN TRACTS AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (PUBLIC UTILITY EASEMENT AREAS). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, INSPECTING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING, AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS, AND UNDER TRACTS A, N AND P INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES; THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS; OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS, SUCH AS SCUPPERS, STORM DRAINS, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE, INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). PRADERA COMMUNITY ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR: MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATION IN THE DRAINAGE FACILITIES. NO MERGER OF TITLE ESTATE OR INTEREST SHALL BE DEEMED TO OCCUR BY ANY CONTEMPORANEOUS OR SUBSEQUENT DEED, GRANT OR ASSIGNMENT OF INTEREST OR ESTATE TO PRADERA COMMUNITY ASSOCIATION IN TRACTS A, N, AND P. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, N, AND P.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS, AND UNDER TRACTS A, N AND P INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES; THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING DESIGN STANDARDS AND POLICIES AND THE GOODYEAR CITY CODE; THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS, SUCH AS SCUPPERS, STORM DRAINS, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE, INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). OWNER, AT OWNER'S EXPENSE SHALL BE RESPONSIBLE FOR: CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATION IN THE DRAINAGE FACILITIES (COLLECTIVELY, "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT IF IN THE CITY OF GOODYEAR'S OPINION, OWNER FAILS TO PERFORM THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY DO SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, N AND P.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE"VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO THE ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

NOTES

1. THE SITE CONSISTS OF A TOTAL OF 75 LOTS AND 10 TRACTS IN THE R1-4 R.U.P.D. DISTRICT AND R1-6 R.U.P.D. DISTRICT.
2. THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT.
3. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
4. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
5. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
6. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE AND STREET STRIPING.

A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

E. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

(NOTES CONTINUED ON SHEET 3)

DEDICATION (CONT'D)

IN WITNESS WHEREOF: PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS __ DAY OF _____, 2022.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: CRESCENT CAPITAL X, LCC, A WASHINGTON LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: DEREK STRAIGHT

ITS: AUTHORIZED AGENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON } S.S.
COUNTY OF KING }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY DEREK STRAIGHT, THE AUTHORIZED AGENT OF CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE MANAGER OF PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX COMMUNICATIONS
CABLE TV	CENTURYLINK / COX COMMUNICATIONS
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A CITY OF GOODYEAR BRASS CAP FLUSH, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A REBAR WITH CAP STAMPED "RLS 37495", BEARS NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 2646.79 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 994.64 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 176.27 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 31 SECONDS EAST, 87.21 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 948.52 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 96.51 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 179.62 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 275.00 FEET;

THENCE SOUTH 0 DEGREES 58 MINUTES 19 SECONDS EAST, 73.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 02 MINUTES 39 SECONDS EAST A DISTANCE OF 125.00 FEET;

THENCE SOUTHWESTERLY 61.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28 DEGREES 02 MINUTES 07 SECONDS;

THENCE SOUTH 61 DEGREES 55 MINUTES 14 SECONDS WEST, 28.48 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 49 SECONDS WEST, 26.56 FEET;

THENCE SOUTH 70 DEGREES 14 MINUTES 50 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 70 DEGREES 14 MINUTES 50 SECONDS EAST A DISTANCE OF 425.00 FEET;

THENCE SOUTHEASTERLY 87.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY 175.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 52 MINUTES 31 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 43 DEGREES 26 MINUTES 39 SECONDS WEST, 27.50 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST, 29.76 FEET;
THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 24.91 FEET;
THENCE SOUTH 44 DEGREES 59 MINUTES 44 SECONDS EAST, 28.28 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 180.48 FEET;
THENCE SOUTH 45 DEGREES 02 MINUTES 28 SECONDS WEST, 46.64 FEET;

THENCE ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1171.34 FEET;

THENCE NORTH 44 DEGREES 58 MINUTES 17 SECONDS WEST, 46.71 FEET;

THENCE ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 906.67 FEET TO THE POINT OF BEGINNING.

HOA RATIFICATION

BY THIS RATIFICATION AND CONSENT, PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION: (I) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE EASEMENTS DEDICATED TO PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION REFLECTED HEREIN; (II) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAT; AND (III) AND HEREBY ACCEPTS, SUBJECT TO THE EASEMENTS GRANTED HEREIN, OWNERSHIP OF TRACTS A, K, M, N, O, P AND Q, DEDICATED AND CONVEYED TO PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION HEREIN.

PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS ___ DAY OF_____, 2022, BEFORE ME PERSONALLY APPEARED _____ _____ WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

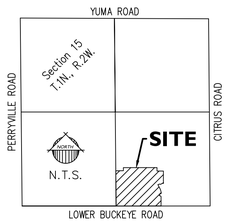
MY COMMISSION EXPIRES: _____

OWNER / DEVELOPER

PRADERA PARTNERS 160 LLC
11624 SE 5TH STREET, SUITE 200
BELLEVUE, WA 98005
TEL: (602) 595-3900
CONTACT: ACME DEVCO, LLC
C/O KELLY HALL

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOE PETRUCCI



VICINITY MAP
(NOT TO SCALE)

SITE DATA

ZONING	R1-4, R1-6
NUMBER OF LOTS	96
NUMBER OF TRACTS	7
% OPEN SPACE TO NON-OPEN SPACE	48%
LOTS AREA	15.48 ACRES
OPEN SPACE AREA	9.38 ACRES
TOTAL NET AREA:	24.86 ACRES
RIGHT OF WAY AREA	3.98 ACRES
TOTAL GROSS AREA:	28.84 ACRES

SHEET INDEX

1	COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTION, CERTIFICATIONS
2	FINAL PLAT
3	LOT AREA TABLE, TRACT AREA & USAGE TABLE, DETAILS, CURVE TABLE AND LINE TABLE

BASIS OF BEARING

LOWER BUCKEYE ROAD, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY. ALSO SHOWN ON THE DEED OF RECORD DOC # 18-0320379 MARICOPA COUNTY RECORDS.

BEARING = SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST

BENCHMARKS

CITY OF GOODYEAR BENCHMARK #G307, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE & ELWOOD STREET.

ELEVATION = 937.21' (NAVD 88 DATUM)

CITY OF GOODYEAR BENCHMARK #G310, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF BULLARD AVENUE & EL SOL.

ELEVATION = 944.50' (NAVD 88 DATUM)

LEGEND

◙	FOUND MONUMENT AS NOTED	SVTE	33' X 33' SIGHT VISIBILITY TRIANGLE
◉	SET BRASS CAP AT COMPLETION OF CONSTRUCTION		EASEMENT & SIDEWALK EASEMENT
○	CORNER OF SUBDIVISION, SET 1/2" REBAR W/ CAP LS 37495 UNLESS OTHERWISE NOTED	I&E	INGRESS AND EGRESS EASEMENT
		DE	DRAINAGE EASEMENT
		WE	WATER EASEMENT
		ESMT	EASEMENT
RLS	REGISTERED LAND SURVEYOR	TELCO	TELEPHONE OR COMMUNICATIONS
PUE	PUBLIC UTILITY EASEMENT	D.O.T.	DEPARTMENT OF TRANSPORTATION
R/W	RIGHT-OF-WAY	DOC.	DOCUMENT NUMBER
VNAE	VEHICULAR NON-ACCESS EASEMENT	MCR	MARICOPA COUNTY RECORDS
L/S	LANDSCAPE EASEMENT	APN	ASSESSOR PARCEL NUMBER
RID	ROOSEVELT IRRIGATION DISTRICT		

APPROVALS

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
CITY ENGINEER, SUMEET MOHAN DATE

APPROVED BY THE COUNCIL THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY: _____
MAYOR, GEORGIA LORD DATE

ATTEST: _____
CITY CLERK, DARCIE McCRACKEN DATE

SURVEYOR'S CERTIFICATION

I, ROBERT JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, R.L.S.# 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

EPS GROUP

Project:
PRADERA PHASE 3 PARCEL F
GOODYEAR, ARIZONA
FINAL PLAT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811 (Arizona Blue Stake, Inc.)
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
12/31/22

Job No.
17-395
COVER
Sheet No.
1
of 3

Feb 02, 2022 - 1:04pm S:\Projects\2017\17-395\Legal Survey\Dwgs\Final Plat\Final Plat Parcel F\17-395 Phase 3F Final Plat.dwg
ltokos

CENTER OF SECTION
SECTION 15, T1N, R2W
FOUND REBAR W/ CAP
RLS 37495

S89°58'29"E 948.52'

PRADERA PHASE 3 PARCEL E

S 182ND LANE

N00°01'31"E 87.21'

S89°58'29"E 30.00'

1652.15'

S89°58'29"E 176.27'

114.27'

POINT OF BEGINNING

30.0' R/W

APN: 502-42-006H
LEISTER FAMILY TRUST/LEISTER DWIGHT/LAHR JEAN
(UNSUBDIVIDED LAND)
ZONING: RU-43

TRACT M

TRACT K

S00°01'31"W 96.51'

S89°58'29"E 179.62'

TRACT A

TRACT N

TRACT O

TRACT P

TRACT Q

S 182ND DRIVE

S 181ST AVENUE

S 183RD AVENUE

W HAMMOND STREET

N89°58'29"W 1010.52'

896.67'

806.67'

920.52'

W MAGNOLIA STREET

S89°58'29"E 525.73'

458.65'

W MAGNOLIA ST

W TORONTO WAY

S89°59'44"E 570.74'

570.74'

N89°59'44"W 565.43'

S00°01'31"W 275.00'

S00°00'16"W 180.48'

N00°01'14"W 906.67'

N00°01'14"W 2646.79'
994.64'

N89°55'19"W 1171.34'

963.49'

191.09'

1267.32'
N89°55'19"W 2644.32' (BASIS OF BEARING)

N89°55'52"W 2641.70'

1377.00'

APN: 502-42-193
TRACT "F"
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN: 502-42-196
TRACT "I"
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN: 502-42-050
LOT 215
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN: 502-42-049
LOT 189
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN: 502-42-033
LOT 173
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN: 502-42-194A
TRACT "O"
PRADERA
PHASE 1
BK 1482, PG
29, MCR

SOUTHWEST CORNER
SECTION 15, T1N, R2W
FOUND BRASS CAP FLUSH
CITY OF GOODYEAR

POINT OF COMMENCEMENT
SOUTH QUARTER CORNER
SECTION 15, T1N, R2W
FOUND BRASS CAP FLUSH
CITY OF GOODYEAR

SOUTHEAST CORNER
SECTION 15, T1N, R2W
FOUND REBAR, NO ID

8' SOUTHWEST GAS ESMT
DOC 2020-0756860, MCR
(LOCATION APPROXIMATE)

8' APS ESMT
DOC 2020-0636886, MCR

15' RID ESMT
DOC ____, MCR

10' RID ESMT
DOC ____, MCR

30' RID ESMT
DOC ____, MCR

30' R/W
BK ____, PG ____, MCR

10' PUE

8' PUE

1' VNAE

4' SWE

EX. 33' R/W
BK 3, PG 16, MCR

55' R/W
BK ____, PG ____, MCR

NORTH

scale 50 0 50 100 feet

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

PRADERA PHASE 3 PARCEL F

GOODYEAR, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 12/31/23

Job No.
17-395

PLAT

Sheet No.
2
of 3

tolkos
Feb 02, 2022 1:05pm S:\Projects\2017\17-395\Legal Survey\Dwgs\Final Plat\Final Plat Parcel F\17-395 Phase 3F Final Plat.dwg

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	61.16'	125.00'	28°02'07"	60.56'	S75°56'18"W
C2	87.28'	425.00'	11°45'58"	87.12'	S25°38'10"E
C3	175.90'	375.00'	26°52'31"	174.29'	S18°04'54"E
C4	168.02'	175.00'	55°00'36"	161.64'	S62°29'26"E
C5	192.02'	200.00'	55°00'36"	184.73'	S62°29'26"E
C6	216.02'	225.00'	55°00'36"	207.82'	S62°29'26"E
C7	58.23'	345.00'	9°40'11"	58.16'	S85°09'38"E
C8	253.92'	345.00'	42°10'13"	248.23'	S56°04'15"E
C9	40.76'	345.00'	6°46'06"	40.73'	S31°36'05"E
C10	112.45'	345.00'	18°40'31"	111.95'	S09°21'15"E
C11	106.93'	175.00'	35°00'39"	105.28'	S17°28'49"E
C12	122.21'	200.00'	35°00'39"	120.32'	S17°28'49"E
C13	137.49'	225.00'	35°00'39"	135.36'	S17°28'49"E
C14	16.65'	55.00'	17°20'29"	16.58'	N81°21'16"E
C15	119.69'	55.00'	124°40'58"	97.43'	S44°58'29"E
C16	16.65'	55.00'	17°20'29"	16.58'	S08°41'46"W
C17	50.86'	425.00'	6°51'25"	50.83'	N03°24'11"W
C18	138.08'	400.00'	19°46'41"	137.39'	S09°51'50"E
C19	129.45'	375.00'	19°46'41"	128.81'	S09°51'50"E
C20	11.89'	175.00'	3°53'34"	11.89'	N88°04'44"E
C21	45.20'	200.00'	12°56'54"	45.10'	N83°33'04"E
C22	23.18'	225.00'	5°54'07"	23.17'	S87°04'27"W
C23	5.78'	425.00'	0°46'44"	5.78'	N19°21'49"W
C24	221.13'	50.00'	253°23'54"	80.18'	S36°40'26"E
C25	25.62'	20.00'	73°23'54"	23.90'	S53°19'34"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°58'19"E	73.01'
L2	S61°55'14"W	28.48'
L3	N69°40'49"W	26.56'
L4	S70°14'50"W	50.00'
L5	S43°26'39"W	27.50'
L6	N89°59'44"W	29.76'
L7	S00°00'16"W	50.00'
L8	S89°59'44"E	24.91'
L9	S44°59'44"E	28.28'
L10	S45°02'28"W	46.64'
L11	N44°58'17"W	46.71'
L12	S45°01'31"W	14.14'
L13	N44°58'29"W	21.21'
L14	S89°58'29"E	11.06'
L15	N00°01'31"E	57.79'
L16	N44°58'29"W	16.97'
L17	N45°01'31"E	19.12'
L18	N44°58'29"W	14.14'
L19	N37°20'18"E	21.51'
L20	N58°01'30"W	17.94'
L21	N77°04'37"E	16.61'
L22	N51°43'54"W	30.78'
L23	S47°42'06"W	22.18'
L26	N00°01'31"E	25.00'
L27	S43°46'31"W	35.68'
L28	S43°46'31"W	17.76'

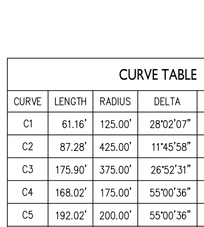
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE / EXISTING RID EASEMENT	329,049	7.55
TRACT K	LANDSCAPE / OPEN SPACE / PUE	1,443	0.03
TRACT M	LANDSCAPE / OPEN SPACE / PUE	225	0.01
TRACT N	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE / WATER EASEMENT	53,541	1.23
TRACT O	LANDSCAPE / OPEN SPACE / PUE	2,186	0.05
TRACT P	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE / EXISTING RID EASEMENT	10,430	0.24
TRACT Q	LANDSCAPE / OPEN SPACE / PUE / EXISTING RID EASEMENT	11,807	0.27

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE PLAT SHEETS.
3. ** EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERISK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.
4. ALL TRACTS ARE UNDER THE OWNERSHIP OF THE PRADERA COMMUNITY ASSOCIATION, INC.

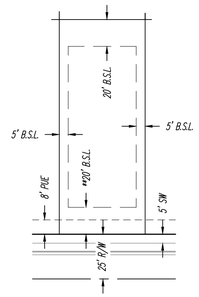
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
142	7,129	0.16
143	7,129	0.16
144	7,129	0.16
145	7,129	0.16
146	7,110	0.16
161	6,568	0.15
162	6,600	0.15
163	6,600	0.15
164	6,600	0.15
165	6,600	0.15
166	6,600	0.15
167	6,600	0.15
168	6,600	0.15
169	6,600	0.15
170	6,600	0.15
171	6,600	0.15
172	6,600	0.15
173	6,600	0.15
174	6,600	0.15
175	6,600	0.15
176	6,600	0.15
177	6,579	0.15
178	6,550	0.15
179	6,600	0.15
180	6,600	0.15
181	6,600	0.15
182	6,600	0.15
183	6,600	0.15
184	6,600	0.15
185	6,600	0.15
186	6,600	0.15
187	6,600	0.15
188	6,600	0.15
189	7,055	0.16
190	6,602	0.15
191	6,600	0.15
192	6,600	0.15
193	6,600	0.15
194	6,600	0.15
195	6,600	0.15

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
196	6,600	0.15
197	6,600	0.15
198	6,600	0.15
199	6,587	0.15
200	7,811	0.18
201	7,825	0.18
202	7,825	0.18
203	7,825	0.18
204	7,825	0.18
205	7,825	0.18
206	7,825	0.18
207	7,825	0.18
208	7,825	0.18
209	8,523	0.20
210	7,836	0.18
211	7,835	0.18
212	7,834	0.18
213	7,833	0.18
214	7,832	0.18
215	7,831	0.18
216	7,830	0.18
217	7,829	0.18
218	7,827	0.18
219	7,826	0.18
220	6,600	0.15
221	6,600	0.15
222	6,600	0.15
223	6,600	0.15
224	6,600	0.15
225	6,600	0.15
226	6,600	0.15
227	6,600	0.15
228	6,600	0.15
229	6,600	0.15
230	7,623	0.18
231	8,023	0.18
232	8,023	0.18
233	8,023	0.18
234	6,794	0.16
235	6,600	0.15

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
236	6,600	0.15
237	6,600	0.15
238	6,600	0.15
239	7,303	0.17
240	8,023	0.18
241	7,153	0.16
242	6,595	0.15
243	6,585	0.15
244	6,553	0.15
245	6,605	0.15
246	8,858	0.20
247	8,400	0.19
248	6,600	0.15
249	6,600	0.15
250	6,600	0.15
251	6,600	0.15



Typical SVT Easement
N.T.S.



Typical Lot Setbacks
55' X 120'
65' X 130'

** 20-FEET TO FRONT OF GARAGE (FRONT ENTRY) / 10-FEET TO FRONT OF GARAGE (SIDE ENTRY) AND LIVING AREA / 20-FEET TO BACK OF UNIT.

(NOTES CONTINUED FOR SHEET 1)

7. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

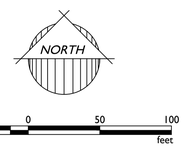
A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.

8. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
10. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
11. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
12. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
13. ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
14. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
15. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
16. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF GOODYEAR CODES AND ORDINANCES.
17. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE POA OR HOA.
18. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).
19. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 161, 177, 178, 199, 200, 219, 220, 243 & 244).
20. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVINGSPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS (LOTS 162, 142 & 143).
21. ALL ROADS, PRIVATE OR PUBLIC SHALL BE DESIGNED AND CONSTRUCTED TO MINIMUM CITY OF GOODYEAR STANDARDS.
22. ALL NEW LANDSCAPE IMPROVEMENTS INSTALLED BY THIS SUBDIVISION WITHIN COUNTY RIGHT-OF-WAY SHALL COMPLY WITH CITY OF GOODYEAR STANDARDS AND BE MAINTAINED BY THE PRADERA COMMUNITY ASSOCIATION.
23. THE PRADERA COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL LANDSCAPING AND DRAINAGE FACILITIES WITHIN TRACTS AND EASEMENT AS DEDICATED ON SAID PLAT.
24. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT TEMPORARY FACILITIES AND 69KV OR LARGER ELECTRIC LINES.
25. PRADERA IS WITHIN THE VICINITY OF A PROPOSED 230KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.



EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

PRADERA PHASE 3 PARCEL F
GOODYEAR, ARIZONA
FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
Expires 3/31/23

Job No.
17-395
DETAILS
Sheet No.
3
of 3

Feb 02, 2022 1:05pm S:\Projects\2017\17-395\Legal Survey\Dwgs\Final Plat\Final Plat Parcel F\17-395 Phase 3F Final Plat.dwg
ttokos

ITEM #: 18.
DATE: 02/28/2022
AI #:681

CITY COUNCIL ACTION REPORT

SUBJECT: REZONE APPROXIMATELY 6.23 ACRES FROM AGRICULTURAL URBAN TO MF-18 WITH THE CLEVELAND DEVELOPMENT REGULATIONS MF-18 WITH PAD OVERLAY

STAFF PRESENTER(S): Christian M. Williams, Senior Planner

OTHER PRESENTER(S):

Taylor Earl, Applicant

SUMMARY

Public Hearing followed by vote on request to rezone for approximately 6.23 acres generally located approximately 50 feet south of the southeast corner of Sarival Avenue and Portland Street from Agricultural Urban (AU) to MF-18 with a PAD Overlay.

Recommendation

1. ADOPT RESOLUTION NO. 2022-2209, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED, “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-14” AND “LEGAL DESCRIPTION – PROPERTY,” AND “THE CLEVELAND DEVELOPMENT REGULATIONS MF-18 WITH PAD OVERLAY (JANUARY 2022).

2. ADOPT ORDINANCE NO. 2022-1524, CONDITIONALLY REZONING APPROXIMATELY 6.23 ACRES OF PROPERTY LOCATED APPROXIMATELY 50 FEET SOUTH OF THE SOUTHEAST CORNER OF SARIVAL AVENUE AND PORTLAND STREET FROM AU URBAN TO MF-18 WITH PAD OVERLAY TO BE KNOWN AS THE CLEVELAND; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Christian M. Williams, Senior Planner)

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The zoning for this property is Agricultural Urban (AU) as established in 1983 through Ordinance No. 83-156.

Additionally, in 2014, a Special Use Permit for a Wireless Communication Facility (WCF) to construct a 70-foot tall monopalm and support equipment was approved with a waiver to allow a reduced setback of 83 feet from the north property line in lieu of the required 140 feet (Case No. 14-350-00001).

The current request proposed to rezone 6.23-acres of Agricultural Urban residential to a residential use in the form of a townhouse style multi-family development.

STAFF ANALYSIS

A rezoning request requires public review and vote by the Planning and Zoning Commission and the City Council. The proposed rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area.

Details of the Request:
The applicant is requesting a zoning change from the current Agricultural Urban (AU) to MF-18 with a Planned Area Development Overlay to facilitate the development of a townhouse style multi-family development under the existing City of Goodyear Zoning District. An MF-18 Zoning District shall be developed under the Multi-Family Design Guidelines as outlined in the Goodyear Design Guidelines.

The use of a PAD Overlay is justified as the current development standards for the MF-18 zoning district do not address some of the unique circumstances found within this infill development with a narrow lot and existing wireless communications facility.

The proposed PAD overlay will modify the MF-18 standards as follows:

Development Standards:

Development Standard	The Cleveland PAD Overlay
Min. Side Setback (North) (1)	20 ft.
Min. Side Setback (South) (1)	15 ft.
Min. Rear Setback (East) (1)	15 ft.
Min. Trash Enclosure Setback from Residential Buildings on the Property (2)	20 ft.

(1) The increased setbacks required for buildings that exceed a height of 20 feet shall not apply.
(2) Trash enclosures shall be visually screened, be oriented away from the residential buildings on the Property and shall contain landscaping between the trash enclosure when near a residential building on the Property

In addition to retaining the existing Special Use Permit for the Wireless Communications Facility, the PAD Overlay contains standards for trash enclosures, recreational open space, private open space, architecture, pedestrian connectivity, walls, amenities and continuity within the adjacent Canyon Trails community.

Setbacks and Landscaping:
The proposed PAD Overlay reduces side yard setbacks from 30 feet to 20 feet on the north side and to 15 feet on the south side of the community. This reduction is mitigated by the presence of a 65-foot landscape tract on the north side of the property line, which is owned and maintained by Canyon Trails Homeowners Association. This tract does not contain any pathways, nor is it otherwise active. It appears to function as drainage only. Combining this open space with the proposed setbacks totals a combined setback of 87 feet to Portland Street.

Adjacent to the southern property line is a church, zoned AU. There is an existing 10-foot landscaped buffer on the church property adjacent to the property line, then there is a parking lot. The proposed 15-foot setback will not have an impact on the parking lot or church itself.

Additionally, the PAD Overlay proposes to reduce the rear yard setback from 30 feet to 15 feet on the east side. There is an existing canal along the eastern property line that creates an additional 20-foot buffer to the existing single-family residential lot.

Trash Enclosures:
The PAD Overlay would permit a trash enclosure within 50 feet of a residentially zoned tract, however, this tract is a landscape buffer/ drainage tract owned by the Canyon Trails Homeowners Association and does not contain single-family homes. The trash enclosures will be well over 150 feet from existing single-family residential homes and more than 80 feet away from a vacant lot which may, in the future, contain a residential home. The PAD Overlay deviation request is for trash enclosures to be no closer than 80 feet from residential lots.

Additionally, trash enclosures will not be closer than 20 feet to a residential multi-family residential structure on the property and will contain landscaping between the trash enclosure when near the residential multi-family building, will be oriented away from adjacent residential multi-family buildings and be visually screened.

Double Walls:
An existing block wall is located along the northern property line owned by the Canyon Trails Homeowners Association (the “HOA Wall”). South of this wall there is an APS easement along that boundary, which cannot be enclosed into a private backyard; the area must remain open.

The PAD Overlay would allow the construction of a parallel rear yard private yard walls no closer than 10 feet from the existing HOA Wall, The constructed rear yard private yard walls would be required to be view fencing (entirely wrought iron minus support columns) along this area and if any side yard privacy walls (i.e. perpendicular to the existing HOA wall) are built within 20 feet of the existing HOA Wall those portions of the wall would be required to be constructed of view wall with a maximum of 4 feet of CMU (Concrete Masonry Unit) or a similar material (i.e.: the view wall shall contain view fencing (wrought iron) or no fencing above the 4 foot height). Additionally, the space between the HOA wall and the private view fence would be required to be activated with a 4-foot-wide compacted decomposed granite (DG) walking pathway.

Wireless Communications Facility:
The existing communication tower will remain on the property in its existing location with an existing 10-foot-high wall enclosure. Washingtonian Palm trees are to be planted around the existing monopole to mitigate the visual impact.

Evaluation Criteria:
Per the city of Goodyear Zoning Ordinance, the city’s review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan.
   The General Plan designation for this site is “Neighborhood.” As stated earlier, the Neighborhood designation allows for “a wide range of densities and housing products, public and community facilities such as schools and places of worship, and commercials uses at appropriate densities and locations.” The immediate surrounding area and this proposed

development can be qualified as fitting within the Neighborhood category. There are existing churches, schools, and residential uses ranging from a lower density single family to a higher density multifamily within a half mile of the subject property. The Neighborhood Land Use Category would permit a multi-family development with a density of 18 units per acre adjacent to an arterial roadway.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.
The Property is relatively flat with no natural features. The long narrow shape is a development constraint for many types of development but works well for multi-family.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.
Current and future uses and development of the properties surrounding the subject property include:
North – Approximately 50-foot open space tract and Canyon Trails (PAD) with single-family residential uses;
South – Agricultural Urban zoned land and religious facilities;
East – Canal and Agricultural Urban zoned land vacant and rural residential;
West – Sarival Avenue and Canyon Trails (PAD) with single-family residential uses;

The proposed zoning district is MF?18. The properties along the east side of Sarival Avenue have developed with uses such as church as a school.

The Property is well buffered from its neighbors. To the north, between the boundary of the Property and the residential lots on the north side of Portland Street, there is an approximately 65-foot-wide landscaped tract owned by the Canyon Trails Homeowners Association and Portland Street. The residential lots on the north side of Portland Street are approximately 130 feet north of the northern property line. To the east, there is a 20-foot-wide canal parcel between the Property and the rural residential parcel to the east. To the south is the church property, which has a landscape tract, two rows of parking and a drive aisle before reaching the church. The church operation would not be negatively impacted by adjacent residential development of two?story homes. Sarival Avenue acts as a buffer to the west. There are 120 feet between the west property line and the neighbors' east property line on the other west side of Sarival Avenue. The distance is even greater, approximately 165 feet, between the first building and that community's nearest house.

4. 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 the current zoning.
Luke Air Force Base:
The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property the proposed zoning, base operations will not be adversely impacted by this development and stipulations have been crafted to address potential future noise concerns and resident disclosures.

Phoenix-Goodyear Airport:
The property does not fall within the Phoenix-Goodyear Airport DNL.

5. 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.
There is a high demand for multifamily in the area. This area has seen an uptick in development and zoning activity as the area is positioned between the Arizona State Route 101 Loop (Agua Fria Freeway) and Arizona State Route 303 Loop (Stump Freeway), which link the Interstate?10 (Papago Freeway) with the Interstate?17 (Black Canyon Freeway) through this area and serves as a major growth center within the West Valley. The proximity of Luke Air Force Base, PV|303, and many other larger employers and an expanding base of businesses in the area. The proposed development will deliver needed housing diversity in this area.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.
School Districts:
The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Both school districts have been notified of the rezoning request.

Fire Response:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #184	3.47	1.74	3.47	1.74	Fire Station #181	6.24	3.12	6.24	3.12

Police Response:
The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:
The property will be accessed via Sarival Avenue. The Engineering Department has created stipulations to address traffic issues caused by the development of this property such as limiting access from Sarival Avenue onto the property to a right-in-right-out.

Water/Wastewater:

The subject property will be served by city of Goodyear water and wastewater utilities.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

There are existing public services already provided in the area.

8. General public concerns.

Public Participation, Public Comment and Planning and Zoning Commission Meeting:
Prior to the application submittal, a virtual meeting was held on May 19, 2021. The majority of the comments and questions received were regarding traffic and privacy concerns for the homes across Sarival Avenue. It was explained that the development was only proposing 2-stories and with the separation between the existing homes and the proposed homes, it would be unlikely for there to be views into the backyards. Following that meeting, representative with Porter Kyle had a follow up meeting with one of the attendees that lives on the west side of Sarival Avenue to discuss the proposed development in further detail.

Following the formal application submittal, an in-person neighborhood meeting was conducted for this proposal on November 8, 2021. Notice of the neighborhood meeting was sent to property owners within 500 feet of the property at least 15 calendar days prior to public hearing to provide ample opportunity for input prior to noticing the public hearing itself, those notices were mailed on October 22, 2021; a sign advertising the neighborhood meeting was posted to the site on October 22, 2021. Residents in attendance at the neighborhood meeting were concerned about added traffic and turning movements at the intersection of Sarival Avenue and Portland Avenue as well as potential cut through traffic on local residential streets in Canyon Trails due to medians, turning movement restrictions and the limited access provided to the project from Sarival Avenue.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on February 16, 2022 appeared in the Arizona Republic Southwest Valley Edition January 28, 2022; postcards were mailed to adjoining owners on January 22, 2022; and the sign(s) on the site were updated on January 26, 2022 to notify residents of the scheduled public hearings.

At the Planning and Zoning Commission meeting, two residents spoke in opposition to the proposal, specifically they were concerned about the project not having access to Portland Street, additional U-Turns at Sarival Avenue and Portland Street and increased cut-thru traffic onto local residential streets within Canon Trails. Additionally, resident emails were received by Staff concerning traffic and the “blocky” appearance of the buildings. Following the public comment period, the Planning and Zoning Commission also voiced concerns about a single-access point as it relates to emergency services and the allowable density. Additional stipulations were requested by the Planning and Zoning Commission to address the lack of access onto Portland Street. Staff provided language to the Commission which would require a secondary access point be provided to and from Portland Street; this would address additional access to the site for residents, visitors and emergency service personnel as well as provide full access and turning movements at Portland Street and Sarival Avenue without the need for U-Turns.

After public discussion, the Commission voted (6-0) to recommend approval of the proposed rezoning, subject to the inclusion of the additional stipulation to require the additional access point to Portland Street. This stipulation, which is set forth below is Stipulation 16 in Ordinance 2022-1524:

16. Owner shall acquire, and convey to the city, at no cost to the city, right-of-way to provide access from the Property to Portland Street and from Portland Street to the Property and Owner shall, at no cost to the city, construct all improvements required to provide such access.

9. Whether the amendment promotes orderly growth and development.

The subject property is within a quarter mile of existing development and located within the proximity of City services and infrastructure and is immediately adjacent to an existing development.

10. 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.

The proposed amendment will add residential to an infill parcel within close proximity of transportation facilities.

Attachments

Resolution
Supplemental Zoning Map
Legal Description
PAD Overlay
Ordinance
Aerial Exhibit
Narrative
Staff Presentation
Applicant Presentation

RESOLUTION NO. 2022-2209

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED, "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-14" AND "LEGAL DESCRIPTION – PROPERTY," AND "THE CLEVELAND DEVELOPMENT REGULATIONS MF-18 WITH PAD OVERLAY (JANUARY 2022)."

Be it resolved by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 21-14," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description - Property," a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled "The Cleveland Development Regulations MF-18 with PAD Overlay (January 2022)," a copy of which is attached hereto as Exhibit C, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of Ordinance 2022-1524.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

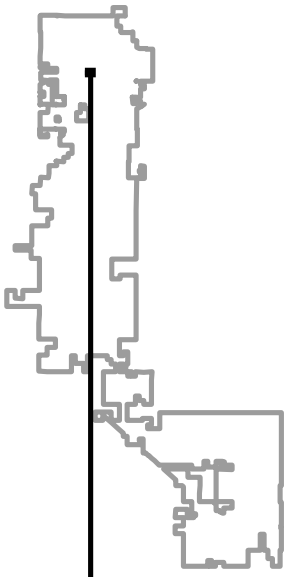
_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-14

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2021.

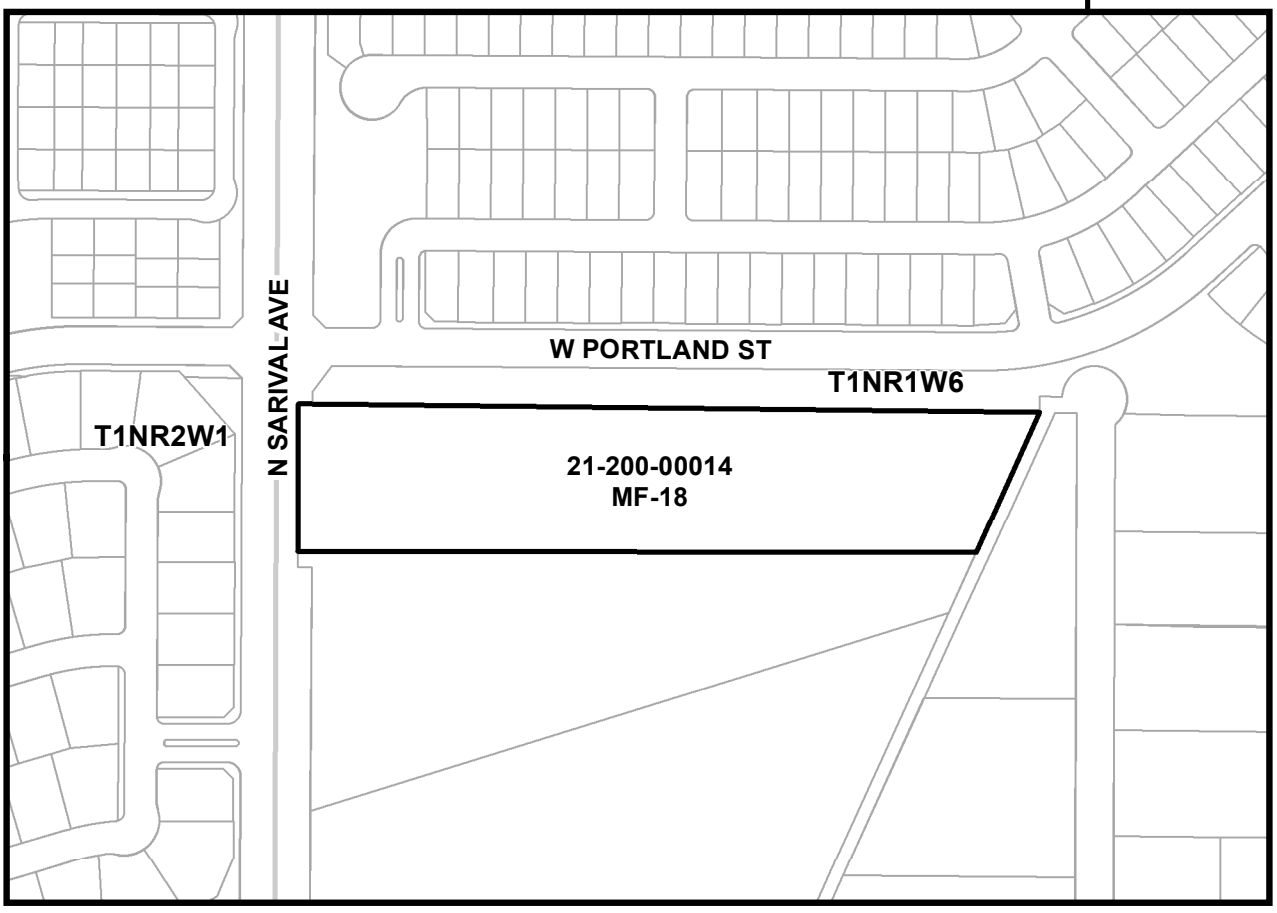


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of the Southwest Quarter of Section 6, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT		DATE:
A	REZONE FROM AU TO MF-18 PAD Overlay 21-200-00014	Nov 2021

EXHIBIT "B"

Legal Description – Property

Parcel 1:

THAT PART OF SECTION SIX (6), TOWNSHIP ONE (1) NORTH RANGE ONE (1) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT SIX (6) OF SAID SECTION, AND THENCE SOUTH 25 FEET ALONG THE WEST BOUNDARY LINE OF SAID LOT 6;

THENCE EAST 33 FEET PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 6 TO THE TRUE POINT OF BEGINNING;

THENCE EAST 250 FEET PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 6;

THENCE SOUTH 175 FEET PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 6;

THENCE WEST 250 FEET PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 6;

THENCE NORTH 175 FEET PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 6 TO THE TRUE POINT OF BEGINNING.

Parcel 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID SECTION 6; ALONG THE WEST LINE OF SAID LOT 6;

THENCE EAST 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EAST 250.00 FEET PARALLEL TO AND 200.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6;

THENCE NORTH 0 DEGREES 15 MINUTES 00 SECONDS WEST PARALLEL TO AND 283 FEET EAST OF THE WEST LINE OF SAID LOT 6, A DISTANCE OF 175.00 FEET;

THENCE EAST 901.23 FEET PARALLEL TO AND 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6;

THENCE SOUTH 24 DEGREES 02 MINUTES 59 SECONDS WEST, 317.55 FEET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 10521, PAGE 747, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID PROPERTY 1020.55 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID LOT 6, A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF EITHER PARCEL WHICH LIES WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, SAID POINT ALSO BEING THE NORTHWEST CORNER OF GLO LOT 6;

THENCE SOUTH 00 DEGREES, 14 MINUTES, 21 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 6, 250.00 FEET;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES, 43 MINUTES 08 SECONDS EAST, 1,052.16 FEET;

THENCE SOUTH 24 DEGREES, 03 MINUTES, 29 SECONDS WEST, 76.83 FEET;

THENCE SOUTH 72 DEGREES, 26 MINUTES, 56 SECONDS WEST, 1,068.97 FEET TO A POINT 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION 6;

THENCE NORTH 00 DEGREES, 14 MINUTES, 21 SECONDS WEST, 387.35 FEET TO THE POINT OF BEGINNING

EXCEPT THAT PORTION CONVEYED RECORDED IN RECORDING NO. 2016-4591 TO THE CITY OF GOODYEAR

PARCELS 1 & 2 TOGETHER CONSTITUTE APN: 500-10-729A

Parcel 3:

A PARCEL OF LAND BEING A PORTION OF THE REMAINDER OF THAT TRACT AS CONVEYED TO LOU ELLA RHODES BY DEED OF RECORD IN DOCKET 15327, PAGE 345, MARICOPA COUNTY RECORDS, (MCR) AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6 (3" MCDOT BRASS CAP IN HAND HOLE) FROM WHICH POINT THE SOUTHEAST CORNER OF SECTION I, TOWNSHIP 1 NORTH, RANGE 2 WEST (3" CITY OF GOODYEAR BRASS CAP IN HAND HOLE) BEARS SOUTH 0 11' 16" WEST, A DISTANCE OF 2,599.33 FEET;

THENCE SOUTH 89°27'03" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, SAID LINE BEING THE NORTH LINE OF THE RHODES TRACT, A DISTANCE OF 55.00 FEET TO A SOUTHWEST CORNER OF TRACT J AS SHOWN ON THE PLAT OF CANYON TRAILS UNIT 2, IN BOOK 565, PAGE 45 MCR;

THENCE SOUTH 0 11' 16" WEST, ACROSS SAID RHODES TRACT ALONG A LINE 55.00 FEET EAST OF AND PARALLEL TO A PORTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6,

A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID RHODES TRACT, SAID LINE BEING THE NORTH LINE OF THAT TRACT AS CONVEYED TO ROBERT R. AND GRATIA L. SHEPPARD BY DEED OF RECORD IN INSTRUMENT NUMBER 2011-0412893, MCR;

THENCE NORTH 89°27'03" WEST, ALONG THE SOUTH LINE OF SAID RHODES TRACT 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 22.00 FEET TO THE NORTHWEST COMER OF SAID SHEPPARD TRACT;

THENCE NORTH 89°27'03" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID RHODES TRACT, A DISTANCE OF 33.00 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER;

THENCE NORTH 0°11'16" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF GOODYEAR, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED AUGUST 12,2015 AS 2015-0585602 AND RE-RECORDED AUGUST 14,2015 AS 2015-0592576 BOTH OFFICIAL RECORDS.

APN: 500-10-745A

The Cleveland

DEVELOPMENT REGULATIONS
MF-18 with PAD Overlay

January 2022

PERMITTED USES

All uses in the MF-18 Multi-family Residential Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

DEVELOPMENT STANDARDS

The Development Standards for MF-18 Multi-family Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	The Cleveland PAD Overlay
Min. Side Setback (North) (1)	20 feet
Min. Side Setback (South) (1)	15 feet
Min. Rear Setback (East) (1)	15 feet
Min. Trash Enclosure Setback from Residential Buildings on the Property (2)	20 feet

(1) The increased setbacks required for buildings that exceed a height of 20 feet shall not apply.

(2) Trash enclosures shall be visually screened, be oriented away from the residential buildings on the Property and shall contain landscaping between the trash enclosure when near a residential building on the Property

ADDITIONAL REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.
2. All permitted uses are subject to Administrative Site Plan review.
3. If walls or fencing are constructed, full view or partial view shall be used on the rear (eastern) property line between the multi-family development and the drainage and irrigation channels to the east, except where screening of mechanical equipment and trash enclosures is necessary. If parking is located along

the eastern property line, the view walls shall have a minimum of three (3) feet not to exceed four (4) feet of Concrete Masonry Unit (CMU) or a similar screening material at the base of the wall.

4. If a perimeter wall is constructed along the boundaries of the Property, it shall complement the overall themes established within the Canyon Trails area and shall provide a complementary transition between the existing Canyon Trails development theme wall.

5. Trash enclosures shall be located at least 80 feet from single-family residential lots with existing single-family homes or vacant lots with single-family zoning entitlement located outside the boundaries of the Property.

6. Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided for each unit, with each unit having a balcony, private backyard or private patio/porch. The required yards on the north, east and south may be fenced into a private outdoor open space. Landscape setbacks along the western boundary of the Property shall not be considered as or used for private outdoor open space.

7. A minimum 15-foot-wide landscape buffer shall be installed along the northern, southern, and eastern boundaries of the Property. No buildings, carports, parking spaces or drive aisles/ driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot. The landscape buffer may include sidewalks, parks/open space, private yards and private yard wall/fencing.

8. The existing 6' CMU block wall along the northern boundary will remain, as it is property of the Canyon Trails Homeowners Association (the "Canyon Trails Wall"). Residential Units may have rear yard walls placed parallel to the existing Canyon Trails Wall so long as the rear yard walls are no closer than ten (10) feet to the Canyon Trails Wall. Such private rear yard walls shall consist of full view fencing (entirely wrought iron except for support columns). If side walls are installed that run perpendicular to the Canyon Trail's Wall the section of the side walls located within 20 feet of the existing Canyon Trails Wall shall consist of no more than four (4) feet of CMU (Concrete Masonry Units) or a similar material, above which may only be wrought iron view fencing. Management shall ensure residents do not cover the view portion of the view walls. The area between the Canyon Trail Homeowners Association wall and the parallel private rear yard wall shall contain a minimum of ten (10) feet of landscaping and contain a four (4) foot-wide compacted DG walkway pathway that runs along the north side of the private backyards and connects users to the Roosevelt Irrigation Canal path on the east.

9. The Special Use Permit for a Wireless Communication Facility Case No. 14-350-00001 shall remain in effect unless subsequently terminated. Additional Palm Trees shall be planted on the site and will be approved with a Site Plan and Landscaping Plan.

Architecture

10. The development shall incorporate a minimum of two (2) color schemes, with each color scheme consisting of a minimum of three (3) colors and at least one (1) of the three (3) colors in each color scheme being distinct (i.e. not simply using varying shades of white, grey, or tans). The two (2) color schemes shall be integrated throughout the structures constructed within the community. The two (2) color schemes shall utilize different base colors from one another.

11. Architecture Elements on the residential buildings shall include all of the following features:

- Articulated parapet line, including variation in height
- Expressed window heads and sills
- Variety of Reglet stucco patterning (horizontal and vertical)
- Flat metal shading elements, trellis structures or awnings
- Pitched standing seam metal roofs or other projections at lower building elevation
- Variety in window articulation
- Stepped cornice detailing or other elements to accentuate the cornice
- Celebrated entries
- Metal accent detailing where appropriate

Connectivity

12. The primary entrance/exit from each unit shall be connected to the main amenity center (Clubhouse etc.) via sidewalks and paths that are not located within vehicular drive isles or the main vehicular ingress/egress drives. Where sidewalks or paths cross a vehicular drive aisle, they should be marked with exposed aggregate or textured colored concrete that are differentiated in color and texture from the vehicular drive aisle.

Amenities

13. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance and all of the following additional enhanced amenities shall be provided:
    - A clubhouse/leasing office, which includes a co-working space
    - Pool
    - Shaded seating areas
    - Dog park
    - Fitness center (located in clubhouse)
    - Outdoor barbeque area / outdoor kitchen
    - Playground or tot lot

ORDINANCE NO. 2022-1524

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 6.23 ACRES OF PROPERTY LOCATED APPROXIMATELY 50 FEET SOUTH OF THE SOUTHEAST CORNER OF SARIVAL AVENUE AND PORTLAND STREET FROM AU URBAN TO MF-18 WITH PAD OVERLAY TO BE KNOWN AS THE CLEVELAND; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, this property subject to this Ordinance consists of approximately 6.23 acres and is located approximately 50 feet south of the southeast corner of Sarival Avenue and Portland Street and is known as The Cleveland as more particularly described in that certain document titled "Legal Description," which document was declared public record by Resolution No. 2022-2209, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property"); and

WHEREAS, the approximately 6.23 acres known as The Cleveland was annexed into the city with an Agricultural Urban (AU) zoning on December 14, 1983 under Ordinance No. 83-156; and,

WHEREAS, the General Plan Land Use Plan shows the Property designated as 'Neighborhood'; and,

WHEREAS, a request was made to rezone the Property from AU (Agricultural Urban) zoning district to Multi-Family-18 (multi-family) with a PAD Overlay modifying and imposing development regulations as set forth that certain document titled "The Cleveland Development Regulations MF-18 with PAD Overlay (January 2022)" which document was declared public record by Resolution No. 2022-2209; and,

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of a townhouse style multi-family residential project within an infill parcel; and

WHEREAS, an in-person Neighborhood Meeting was conducted for this proposal on November 8, 2021 and notice of the application was provided to property owners within 500 feet of the property on October 22, 2021 and a sign advertising the Neighborhood Meeting was posted to the site on October 22, 2021; and,

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on February 16, 2022, appeared in the Arizona Republic Southwest Valley edition on January 28, 2022 and postcards were mailed to adjoining owners on January 21, 2022 and the sign on the site was updated on January 26, 2022 to notify residents of the scheduled public hearing; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on February 16, 2022.

WHEREAS, concerns were raised during the public hearing about access to the property only being provided onto Sarival Avenue and the potential for additional U-Turns, cut-thru traffic and emergency service access; and

WHEREAS, following the public hearing, the Commission voted 6-0 to recommend approval of the proposed rezoning subject to the inclusion of one additional stipulation, which have been included as stipulation 16 and provides additional access to the site for residents, visitors and emergency service personnel as well as providing full access and turning movements at Portland Street and Sarival Avenue without the need for U-Turns; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on February 28, 2022 appeared in the Arizona Republic Southwest Valley Edition January 28, 2022; postcards were mailed to adjoining owners on January 21, 2022; and a sign on the site was updated on January 26, 2022 to notify residents of the scheduled public hearing; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2022-1524 applies to approximately 6.23 acres located approximately 50 feet south of the southeast corner of Sarival Avenue and Portland Street and legally described in that certain document titled “Legal Description - Property,” which document was declared public record by Resolution No. 2022-2209, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”).

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned to MF-18 with a Planned Area Development Overlay by the adoption herein of that certain document titled “The Cleveland Development Regulations MF-18 with PAD Overlay (January 2022)” which document was declared public record by Resolution No. 2022-2209, and which is referred to and made a part hereof as if fully set forth in this Ordinance.

SECTION 4. STIPULATIONS

The rezoning of the Property is subject to the following stipulations and conditions:

1. The Property shall be developed in accordance with the requirements of the City of Goodyear Zoning Ordinance as it may be amended from time to time applicable to the Multi-Family Residential Zoning District MF-18, as modified by The Cleveland Development Regulations MF-18 with PAD Overlay (January 2022), which document was declared public record by Resolution No. 2022-2209, and which is hereby referred to and made a part hereof as if fully set forth in this Ordinance and except as modified the stipulations set forth herein; and
2. Approval of the rezoning does not constitute approval of the site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and
3. Prior to the issuance of the first Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property, all existing above ground utilities, except for electric lines that are 69kV or larger, located within and adjacent to the Property, including but not limited to, cable and electrical utilities, shall be placed underground at no cost to the City;
4. Prior to the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier, the Property Owner ("Owner") shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier;
5. Access into the Property and out of the Property from North Sarival Avenue shall be limited to right-in and right out.
6. Owner shall, at Owner's sole cost and expense, construct full median and full median landscaping, for the section of N. Sarival Avenue along or adjacent to the frontage of the Property required for a Minor Arterial as set forth in the Engineering Design Standards in effect at the time the improvements are constructed. The median and landscaping improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property;
7. Owner shall, at Owner's sole cost and expense, design and construct or cause the design and construction of full half-street improvements, for the section of east half of N. Sarival Avenue along or adjacent to the frontage of the Property required for a Minor Arterial as set forth in the Engineering Design Standards in effect at the time the improvements are constructed, including but

not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the “N. Sarival Avenue Improvements”). The N. Sarival Avenue Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property;

8. Owner, at Owner’s sole cost and expense shall provide the City with a secondary access easement for emergency services in a form approved by the City Attorney or his designee if such easement is required to be provided pursuant to any applicable Development Regulation, including but not limited to the Fire Code, Owner. If a required secondary access easement requires an easement over property outside the boundaries of the Property, Owner, at Owner’s sole cost and expense shall provide the City with the required easement in a form approved by the City Attorney or his designee.
9. In addition to constructing the infrastructure improvements specifically identified herein, Owner shall construct, at no cost to the City, all infrastructure improvements identified by the City as being needed to provide water and sewer services to the Property and all infrastructure improvements required by the City of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of construction; and
10. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements that are: (i) needed for the construction of infrastructure improvements required for the city to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the city of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear’s Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for constructing or for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the city regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein; and (vi) required for public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the city of Goodyear’s Engineering Design Standards and Policies;
11. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the city of Goodyear’s Engineering Design Standards and Policies, except as modified

by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property;

12. Any modifications to existing irrigation facilities as a result of this development shall be coordinated with the appropriate Irrigation District/private owner.
13. All Public Sales Reports for the Property, all final plats subdividing all or part of the Property, and all rental agreements for the rental of any unit within the Property shall include disclosures that the Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses; and
14. All Public Sales Reports for the Property, all final plats subdividing all or part of the Property, and all rental agreements for the rental of any unit within the Property shall include disclosures that the Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base; and
15. Signage shall be posted within all sales and rental office offices identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property.
16. Owner shall acquire, and convey to the city, at no cost to the city, right-of-way to provide access from the Property to Portland Street and from Portland Street to the Property and Owner shall, at no cost to the city, construct all improvements required to provide such access.

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, “Supplementary Zoning Map No. 21-14,” declared a public record by Resolution 2022-2209, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure**, sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendments** there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

Aerial Exhibit
The Cleveland
Case No. 21-200-00014



Project Narrative

The Cleveland

Luxury Townhome Project

Sarival Avenue and Portland Street



Originally Submitted: **July 2021**
Resubmitted: **November 9, 2021**
Resubmitted**: January 17, 2022**

Developer:

Porter Kyle
Mike Stephan
480-542-1220
mstephan@porterkyle.com

PORTER KYLE
multifamily developers & builders

Representative/Land Use Counsel:

Earl & Curley
Taylor Earl (Partner)
Michelle Santoro (Senior Planner)
602-265-0094
tearl@earlcurley.com
msantoro@earlcurley.com

Earl & Curley
ZONING & LAND USE LAW

Introduction

This Project Narrative is provided in support of a request to rezone a vacant 6.23-acre (net) property south of the southeast corner of Sarival Avenue and Portland Street from AU (Agricultural Urban) to MF-18 PAD (Multifamily) to develop a 100-unit luxury residential community, to be known as The Cleveland.

The developer is Porter Kyle, a Scottsdale-based developer with a well-earned reputation for creating high-end residential communities throughout the Valley.

Site Background

As stated earlier, the site is located south of the southeast corner of Sarival Avenue and Portland Street, just south of the I-10 freeway. The property is currently developed with a single residence and a wireless communication facility, which is now out of touch with the character of the east side of Sarival Avenue, which is mostly developed with quasi-commercial uses such as churches and a school.

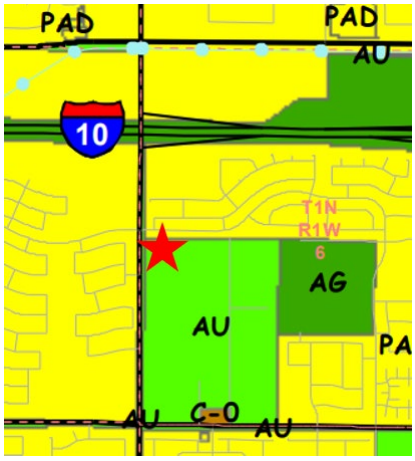


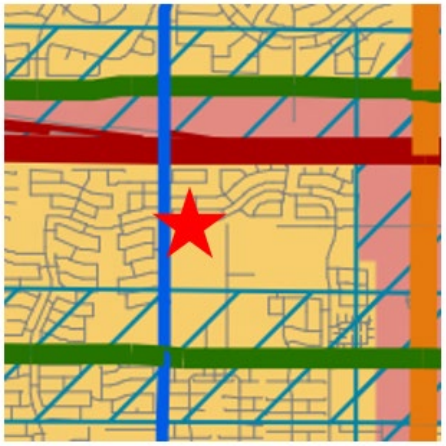
The site technically consists of two adjoining parcels (though the main parcel makes up most of the total lot). These parcels will be combined into one lot as part of this development. The site is long and narrow. We often refer to these types of parcels as “bowling alley parcels.” They are very difficult to site plan.



The existing single-family residence has an existing driveway from Sarival Avenue and the structures are oriented along the street frontage. But as the above aerial reveals, the property is highly underutilized. This type of underutilized property, with its close freeway access and its front onto an arterial roadway, is ripe for development. What we are proposing is a unique, luxury townhome product that will complement the existing housing options in the area. The architecture will be attractive and unique and will enhance the appearance of this general area. Based on experience with similar developments elsewhere in the valley, we are planning for this development to attract and retain higher-income residents with expendable income to spend in Goodyear. This anticipated demographic of residents will provide great support to the retail, entertainment, and dining in the immediate area.

The site is currently zoned AU (Agricultural Urban) with a General Plan designation as "Neighborhood." A Neighborhood designation allows for "a wide range of densities and housing products, public and community facilities such as schools and places of worship, and commercial uses at appropriate densities and locations". This proposal and area in general fits within that category by providing a range of housing densities and services.





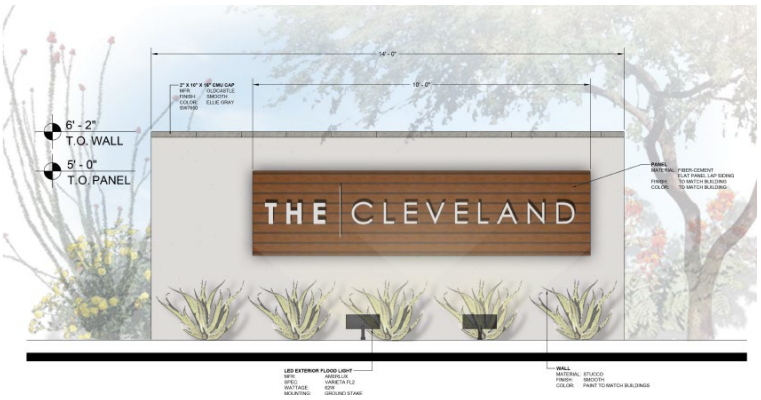
Project Overview

The Cleveland proposes a residential community of two-story luxury townhomes. The proposed 100 units will be clustered in 6-unit and 8-unit buildings and will be a mix of one-bedroom (24 units), two-bedroom (44 units) and three-bedroom (32 units) units. The maximum height will be 2-stories (30-feet). The proposed density is approximately 16.05 du/acre (gross), which will greatly support the existing and future employment in the area.

Many multifamily projects require residents to park in a common surface parking lot, and only sometimes with shade. Each of our residents will have their own 2-car garage. Similarly, multifamily projects typically rely on common open space as the *only* means of providing open space to their residents. But we will provide *both* private open space and common open space. Our private space will consist of balconies on every unit. Nearly every unit will have a private backyard, which will feature artificial grass, a tree, a BBQ area, and a doggie door. In those few instances where site planning constraints have prevented the addition of a private backyard, we have provided a private porch instead. The common open space will be enhanced over most communities of this size, and will include a pool, clubhouse, co-working space, gym, dog park and outdoor kitchen area.

The site includes a walkable environment that is surrounded by landscaping and first-rate modern architecture. The internal streets are broken up by landscaped "bump outs" to keep speeds low and encourage pedestrian safety. At-grade planters have been incorporated along the drive aisles to enhance the pedestrian zone and provide buffers between the buildings and

the drive aisle. Additionally, we are proposing an enhanced entry feature that will be attractive for passers-by and will provide a sense of arrival to residents. The proposed design is shown to the right.



Architectural Style

Conceptual elevations depict clean, modern lines while creating movement in the façade with the materials (see below).



At The Cleveland, strong building forms are complemented with lighter accent elements including shade canopies, decorative railing and fencing and wood shade overhangs. Complementary accent colors were added to the front and back elevations, which helps to provide depth and movement. Variation in the building elevations detach the townhome entries from the streetscape, drawing the eye to windows and balcony openings that are accentuated with metal and wood accent materials.

The architectural design of the project is eye-catching and gives the project a sophisticated and modern aesthetic that we believe will place it among the best residential projects in the City.

It is envisioned that the tenants of The Cleveland will come from various demographic groups, but one target in particular would-be young professionals looking for a luxury residential experience and close proximity to I-10 and Loop 303. These young professionals may work at one of the many nearby employment areas, including PV 303, Luke Air Force Base, Amazon or Compass.

PAD Deviations

As stated above, Porter Kyle is proposing a high-end residential community that will provide needed density for the City's employment and needed rooftops to support the City's commercial. Rather than develop at the edge of the City, we are developing in the heart of the City. Although we are not the final parcel in the area to develop, this property still qualifies as infill because development is present in all four directions. This parcel is also small at only 6 acres. We are only asking for a minor amount of relief under the PAD Overlay, which is appropriate given the surrounding buffers. This relief is important to be able to accomplish the project.

Setbacks

Our proposed PAD reduces side yard setbacks from 30' to 20' on the north side and to 15' on the south side of the community. This reduction is mitigated by the presence of a 65' landscape tract on the north side of our property line, which is owned and maintained by Canyon Trails Homeowners Association. This tract does not contain any pathways, nor is it otherwise active. It appears to function as drainage only. Combining this open space with our proposed setbacks totals a combined setback of 87' to Portland Street, which is more than sufficient.





Adjacent to the southern property line is a church, zoned AU. There is an existing 10' landscaped buffer on the church property adjacent to the property line, then there is a parking lot. The proposed 15' setback will not have an impact on the parking lot or church itself.

Additionally, the PAD proposes to reduce the rear yard setback from 30' to 15' on the east side. There is an existing canal along the eastern property line that creates an additional 20' buffer to the existing single-family residential lot.

Again, this parcel is long and narrow, making development challenging. Setback relief is needed along the property boundaries to allow for a sufficiently sized developable area on this narrow lot. Fortunately, the north side and the east side have built-in buffers and the south side has a use that will not be negatively affected by a reduced setback.

Trash Enclosure Setbacks



Our proposed development places a trash enclosure within 50' of a residential zoning district parcel, however, this parcel is a landscape buffer and does not contain single family homes. The trash enclosures will be well over 150' from existing single-family residential homes and more than 80' away from a lot which may, in the future, contain a residential home. The PAD Overlay deviation request is for trash enclosures to be no closer than 80' from residential lots. As can be seen on the aerial exhibit to the right, the lot to the east is an irregular triangular shape, and 150' from the future location of our trash enclosure extends only into the tip of the triangle, which is an area not suitable for any future residential development. Accordingly, our site still complies with the intent of the ordinance requirement and provide certainty to future residents to the east. Additionally, trash enclosures will not be closer than 20' to a residential multi-family structure on the property and will (a) contain landscaping between the trash enclosure when near the residential multi-family building, (b) be oriented away from adjacent residential multi-family buildings and (c) be visually screened.

Double Wall

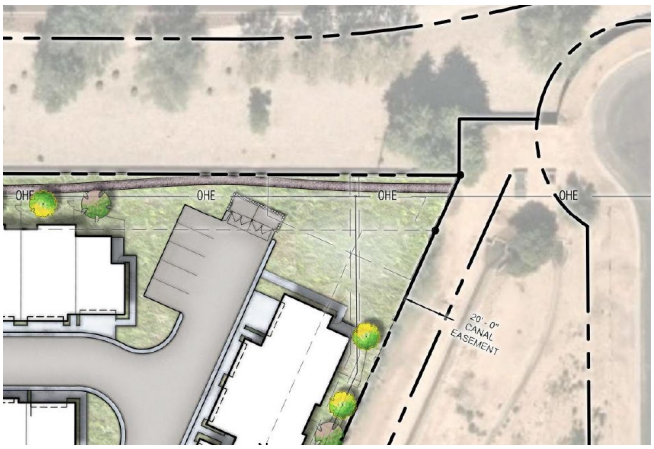
Along the north property line, the adjacent community has erected a block wall ("HOA Wall"). At first glance, it would appear we could share the HOA Wall and have it serve as the rear wall to our backyards along that property boundary. However, there is an APS easement running along our side of the shared property line, which we cannot enclose into the private backyards. That area must remain open.

It also does not work to move our fencing further south to meet the full 20' of spacing between our rear walls and the HOA Wall. Doing so would cause the loss of 8' off our rear yards along the north property line, which would make those yards unworkably small. However, the solution is to construct our rear yard walls, which are parallel to the HOA Wall, at a distance of a least 10' from the existing HOA wall and for those walls to be full view fencing (i.e. wrought iron and support columns). Management will ensure residents do not cover the view portion of the view walls.

All walls that are within 20' of, and run perpendicular to, the HOA Wall, will consist of no more than 4' of CMU (Concrete Masonry Unit) or similar material. Above those 4' of CMU, there shall either be no fencing or wrought iron view fencing only.

We understand the reasoning behind not allowing less than 20' between *solid* walls on both sides. Solid walls on both sides would create an alley without visibility. But by providing a minimum of 10' between walls and then constructing view fencing on our side, we will be providing adequate visibility into that space. Additionally, we will be activating that area with a 4'-wide compacted DG walking pathway. With these elements in place, we believe we have mitigated any potential concern.

The added benefit of this approach is that we will now have a walking path that will serve as an extra amenity for our residents and will connect them to the 20' canal easement to the east. That easement will then convey them south along the canal to the signal at Sarival Avenue and Van Buren Street (shown below).





Zoning Compatibility

Consistency with the General Plan

The General Plan designation for this site is "Neighborhood." As stated earlier, the Neighborhood designation allows for "a wide range of densities and housing products, public and community facilities such as schools and places of worship, and commercials uses at appropriate densities and locations." The immediate surrounding area and this proposed development can easily be qualified as fitting within the Neighborhood category. There are existing churches, schools, and residential uses ranging from a lower density single family to a higher density multifamily within a half mile of the subject property. The proposed project with its medium density of 16.05 DU/A will fit in seamlessly with the area.

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

The Property is relatively flat with no natural features. The long narrow shape is a development constraint for many types of development but works well for this type of community. By selecting a product that is a blend of multifamily and single family, we are able to develop a community that pencils financially but also one that is compatible with the existing single-family communities.

Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning

The proposed zoning district is MF-18 PAD. The combination of the site, its surroundings, and the proposal are a good fit. The project itself is only two stories, which is in keeping with other two-story, single-family homes in the area. The properties along the east side of Sarival Avenue have developed with quasi-commercial uses such as church as a school. This property is no longer suited for a single-family home.

The property is well buffered from its neighbors. To the north, there is a large, landscaped tract for the HOA and then a road before reaching the homes to the north. To the east, there is a canal between the subject parcel and the rural parcel. The portion of the rural parcel due east likely will not be developed with any structure because of its narrow and pointed shape. To the south is the church property, which has a landscape tract, two rows of parking and a drive aisle before reaching the church. And even without the distance to the building, the church operation would not be negatively impacted by adjacent residential development of two-story homes. To the west, Sarival Avenue acts as a buffer. There are 120' between our west property line and the neighbors' east property line on the other side of Sarival Avenue. The distance is even greater, approximately 165', between our first building and that community's nearest house.

As stated earlier, there is a range of housing density in the immediate area. This proposed development will fit within that character for the area and within the other uses along Sarival Avenue. We do not believe Goodyear needs or wants another church or school along this stretch of Sarival Avenue. This proposed use is much better for the City's employment and retail 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 current zoning allows for agricultural uses and single-family residential. Although it has existed like this for many years, it is no longer consistent with the development along Sarival Avenue. Over the last two decades, the predominantly agricultural area has developed into residential neighborhoods and quasi-commercial uses to support those residents.

> *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*

There is a high demand for multifamily in the area. This area has seen an uptick in development and zoning activity as it sits between the Loop 101 and the Loop 303, which link I-10 with the I-17 through this area and serves as a major growth center within the west valley. The proximity of Luke Air Force Base, PV 303, and many other larger employers and an expanding base of businesses in the area makes this site ideal for this type of unique and

luxury-level multifamily development. The proposed development will deliver needed housing diversity in this area.

Demands for public services that will be generated by the uses permitted in the proposed zoning district

The proposed development's demand for public services will be in alignment with what is typical for multifamily projects. Based on the "Preliminary Water Memorandum" included with this submittal, the "domestic water, fire water and irrigation systems can serve the anticipated demands."

Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided

There are existing public services already provided in the area.

Utilities

Water

Based on the information provided within the Preliminary Water Memorandum, the proposed domestic water, fire water, and irrigation systems can serve the anticipated demands generated by the proposed multi-family residential site. The water provider is the City of Goodyear.

Sewer

Based on the information provided within the Preliminary Sewer Memorandum, the proposed system can adequately provide sewer service for the proposed development. The proposed sewer system is consistent with the intent of all applicable federal, state, and local requirements. The sewer provider is the City of Goodyear.

Drainage

Based on the information provided within the Preliminary Drainage Report, the hydrologic and hydraulic design elements of this project where prepared in accordance with design criteria outlined in the City of Goodyear Engineering design Standards and Policies Manual. As designed, the proposed development will not adversely impact any adjacent or downstream properties and is consistent with the intent of all applicable City & County Drainage Standards. All local and state requirements for erosion control, groundwater recharge, retention and

water quality are met with the Site design as proposed and outlined herein. The proposed impervious improvements will generate an increase in surface runoff which will be managed by curb, inlets, pipe network, and underground retention. The proposed retention basin will percolate the stormwater volume through the proposed drywells. The ultimate site outfall is located at the southwest corner of the Site. There will not be phasing with the development of this project.

Streets

Based on the information provided in the Traffic Impact Statement, access to the proposed site will be provided at the new right-in and right-out only access driveway on Sarival Avenue south of Portland Street. It will operate as a T-intersection controlled by a stop sign with the access driveway approach stopping for Sarival Road. The City of Goodyear requires a median on Sarival Avenue to prevent left-turn movement into the site. The City of Goodyear requires right-turn deceleration lanes at all driveways that access an arterial roadway. Therefore, a right-turn deceleration lane has been provided on Sarival Avenue at the site driveway. The ultimate Street ROW type shall be determined by the Transportation Master Plan and shall conform to the EDS&OM standard street details.

Existing Irrigation

The existing drainage channel along north will be abandoned as it does not serve any additional properties.

Existing Overhead Power Lines

The existing overhead powerlines will be placed underground along the northern property line within the existing easement. No development will take place in this area except for the rear yard view fence, landscaping (which will be controlled by the APS easement) and a walking path.

Communications Tower

The existing communication tower will remain on the property in its existing location with an existing 10' high wall enclosure. Washingtonian Palm trees are planned around the existing monopole to mitigate the visual impact. The presence of the pole is unavoidable, and we believe we have provided the best solution under the circumstances.

Conclusion

The Cleveland will be a premium community for the City and will both benefit from and provide benefit to the immediate neighborhood. This community will not only provide higher income individuals to support the neighboring services and commercial, but it will be an architecturally pleasing addition to the neighborhood.

The modifications under the PAD Overlay are minor and promote the development of a premier community that features first-rate amenities, private open space, and sophisticated modern design. We believe the subject site is an appropriate location for this type of residential housing and that our design is at the level of quality the City is seeking.



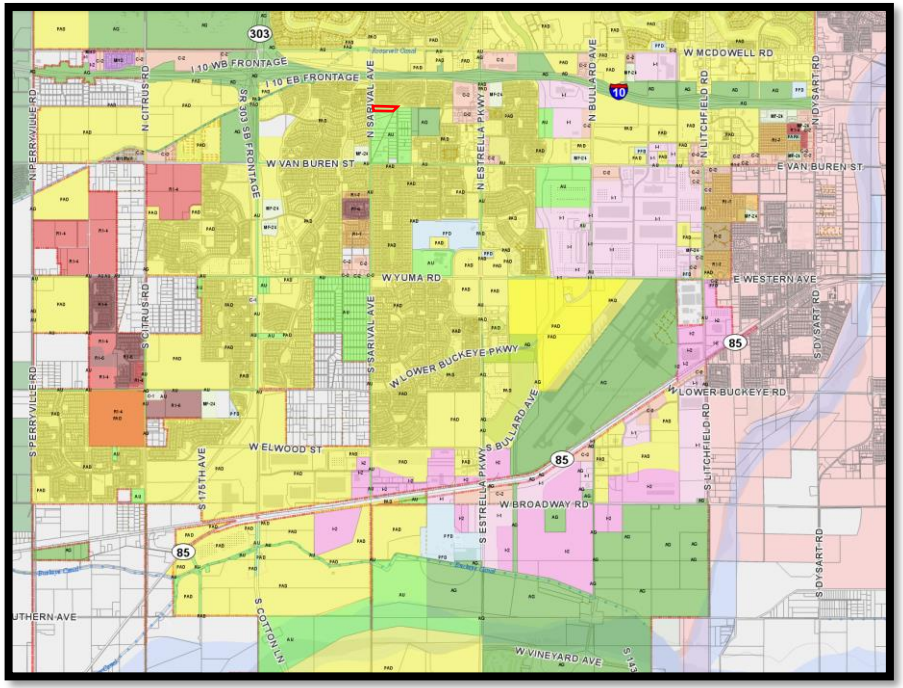
The Cleveland

City Council Meeting
February 28, 2022



Location

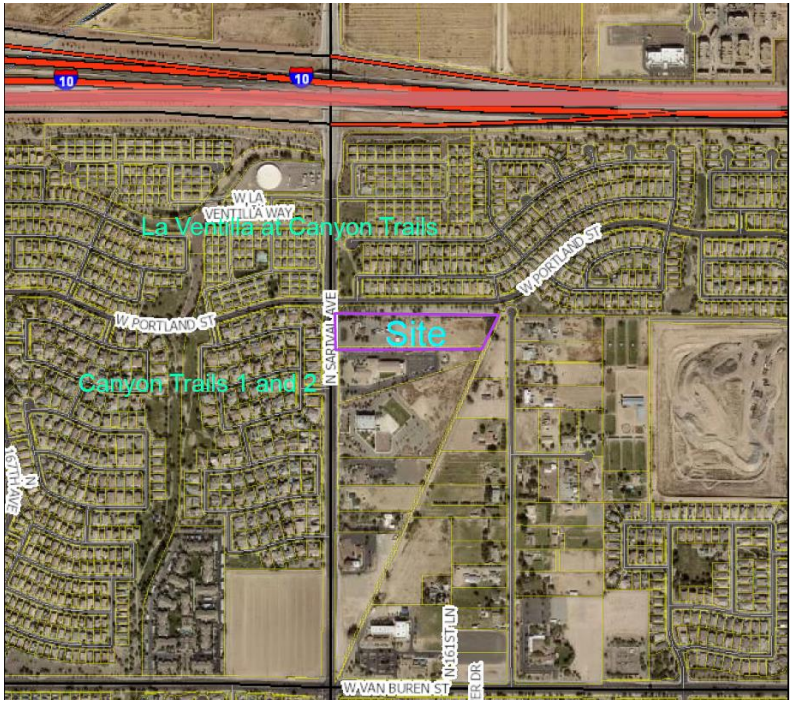
- Central Goodyear
  - South of Portland Street on Sarival Avenue
  - Half-a-mile north of Van Buren Street
  - Approximately 6.23 Acres
  - Currently zoned Agricultural Urban
    - Existing home and cell tower



Specific Location

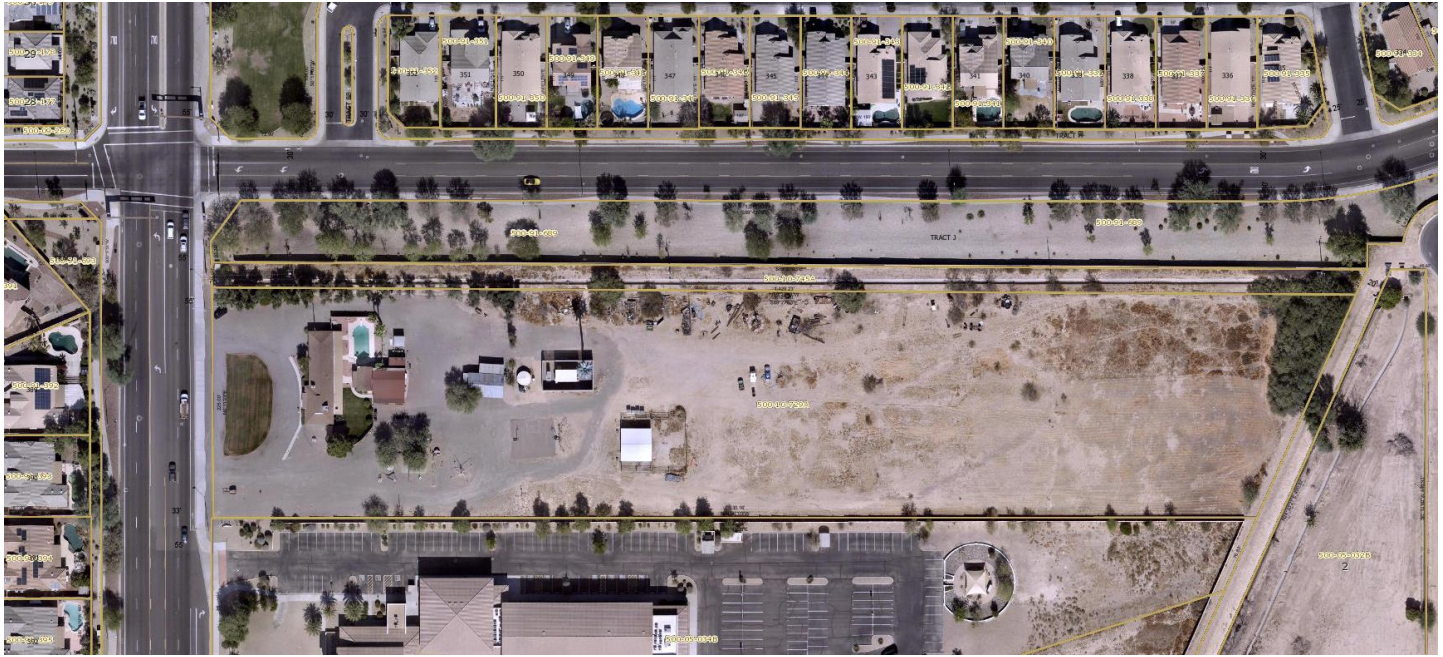
ZOOMED IN

- Appox. 50 feet south of Portland Street on Sarival Avenue
  - North
    - Canyon Trails Greenbelt, Portland Street, homes
  - South
    - Church (Zoned AU)
  - East
    - RID Canal and vacant single-family large lot
  - West
    - Sarival Avenue, Canyon Trails single-family



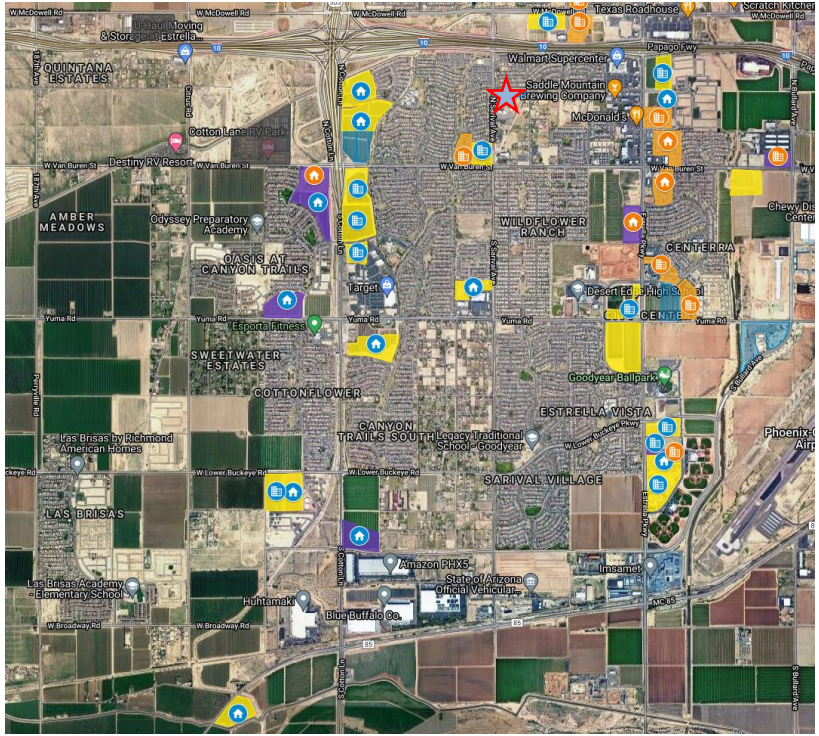
Zooming into the Site

WHAT IS ON THE SITE TODAY



Area Multi-Family

MCDOWELL TO FUTURE SR 30 – PERRYVILLE TO BULLARD



=Established Multi-Family

=Under Construction or Recently Completed Multi-Family

=Zoned for Multi-Family

=Developer Interest in Multi-Family (Application Submitted)

= The Cleveland

Proposal

THE CLEVELAND

- MF-18 (Multi-Family 18 units per acre)
  - Existing Wireless Communication Facility (Cell Tower)



*Images Conceptual In Nature

PAD Overlay

REQUESTS AND REGULATIONS

Setbacks:
20 Feet North
15 Feet South
15 Feet East



Trash Enclosures



Cellular Tower





Double Walls

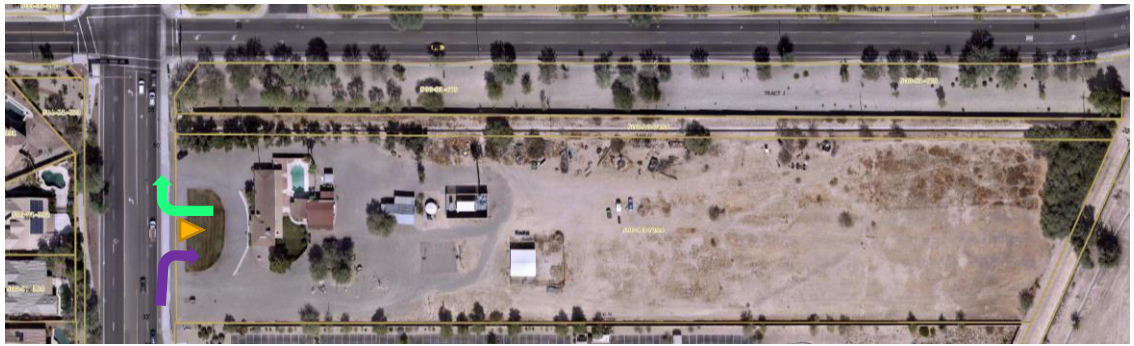
*Images Conceptual In Nature

Traffic and Turning Movements

ONTO SARIVAL AVENUE

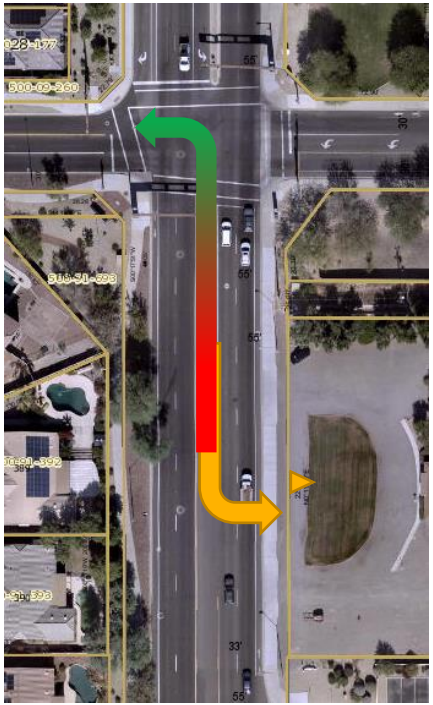






Traffic and Turning Movements

ONTO SARIVAL AVENUE







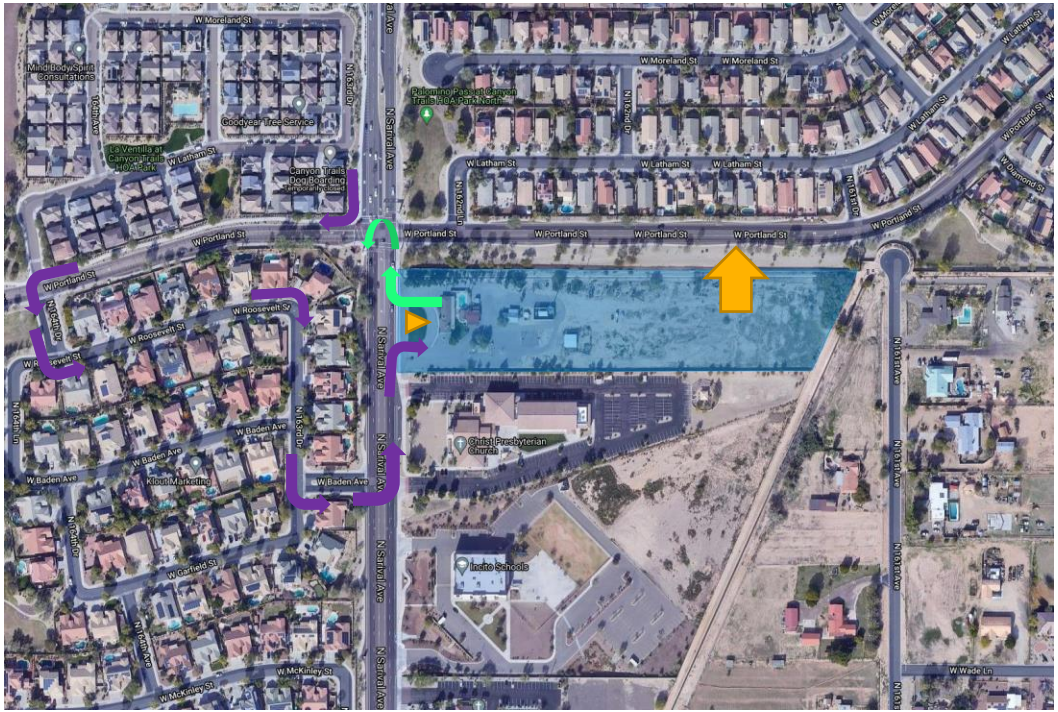
Traffic and Turning Movements

ONTO SARIVAL AVENUE


W Van Buren St
N Sarival Ave
Estrella Mountain Community College
Goodyear Library
Goodyear Fire Station
Goodyear Police Department
Goodyear Recreation Center
Goodyear Public Library
Goodyear Aquatic Center
Goodyear Ballpark
Goodyear Municipal Complex
Goodyear Civic Square
Goodyear Community Park
Goodyear Elementary School
Goodyear Middle School
Estrella Foothills High School
Estrella Foothills Elementary School
Estrella Foothills Middle School
Estrella Mountain Community College
Estrella Mountain Ranch Park
Estrella Mountain Ranch Pool
Estrella Mountain Ranch Golf Course
Estrella Mountain Ranch Clubhouse
Estrella Mountain Ranch Fire Station
Estrella Mountain Ranch Elementary School
Estrella Mountain Ranch Middle School
Estrella Mountain Ranch High School

Traffic and Turning Movements

INTO NEIGHBORHOOD



Community Input, Planning and Zoning Commission and Recommendation

APPROVAL SUBJECT TO ALL STIPULATIONS

- Citizen Concern Regarding Traffic and Access
- Recommend Approval to Rezone:
  - From Agricultural Urban (AU)
  - To MF-18 with PAD Overlay
    - Subject to Stipulations
      - Includes Right-in-Right out (Sarival Avenue)
      - Planning and Zoning Recommendation (6-0) w/ Stipulation to Require 2nd Access onto Portland Street



*Applicant Provided Renderings



*Applicant Provided Renderings



*Current Conditions: Existing Home (to be removed) Cell Tower (to remain)


CITY OF
Goodyear

The Cleveland

Sarival Avenue and Portland Street

PORTER KYLE
multifamily developers & builders

Earl & Curley
ZONING & LAND USE LAW



Vicinity Map

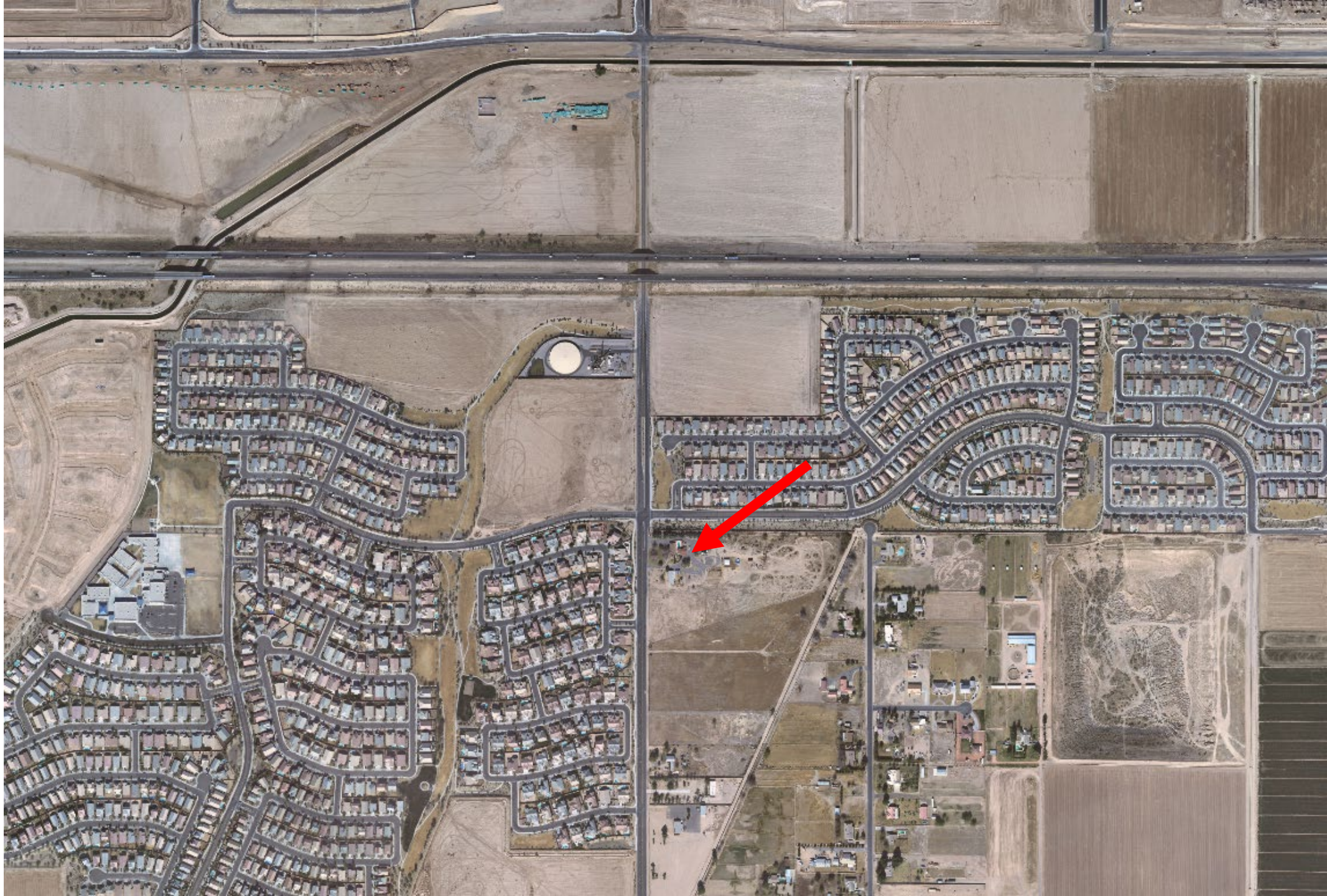

W Portland St
W Portland St
W Portland St
N SARIVAL AVE
N SARIVAL AVE
N 161St Ave
500-91-689
500-10-745A
500-10-729A
500-05-034B
500-05-032

Aerial Map

1998



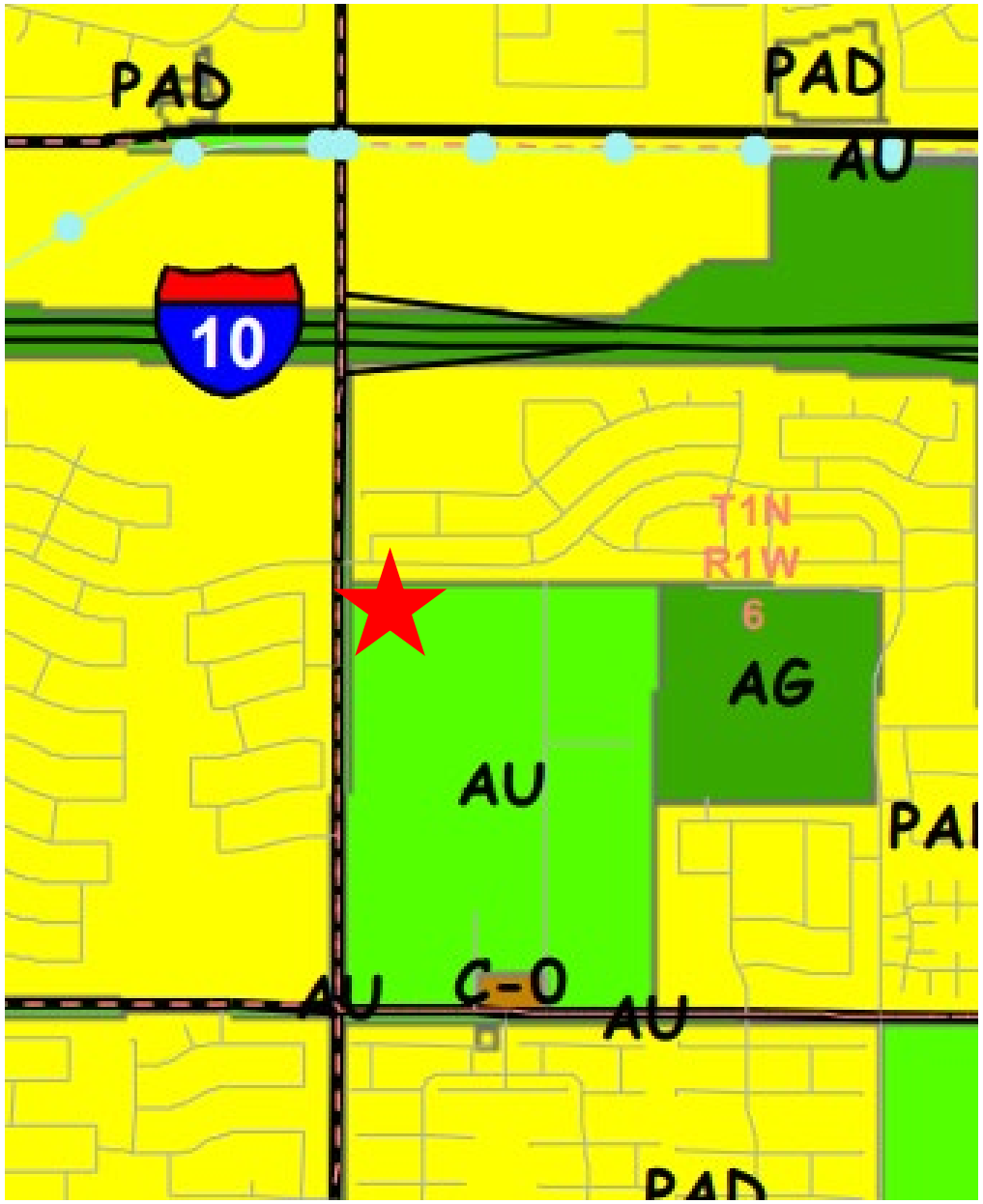
2006




Google
Imagery ©2022 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2022


Portland Street
Property
Church
Church
Church
School
Church
School
Church
Sarival Avenue
Van Buren Street


W Portland St
W Portland St
W Portland St
N SARIVAL AVE
N 161st Ave
500-10-729A


PAD
PAD
AU
10
T1N
R1W
6
AG
AU
C-0
AU
AU



Conceptual View

Proposal: Luxury townhomes to appeal to higher-income earners—those looking for greater privacy, enhanced interiors, and superior amenities.







SES elec panel enclosure incorporated into the private yard fencing

side elevation



side elevation



2 private yard elevation



patio and window shade trellis



Conceptual Elevations



side elevation



side elevation



2 private yard elevation



Conceptual Elevations



side elevation



side elevation







2 private yard elevation



Conceptual Elevations



side elevation



side elevation





2 private yard elevation



Conceptual Elevations



side elevation



side elevation





2 private yard elevation



Conceptual Elevations



side elevation



side elevation



SW 1015
Skyline Steel

SW 9170
Acier

SW 6617
Blushing



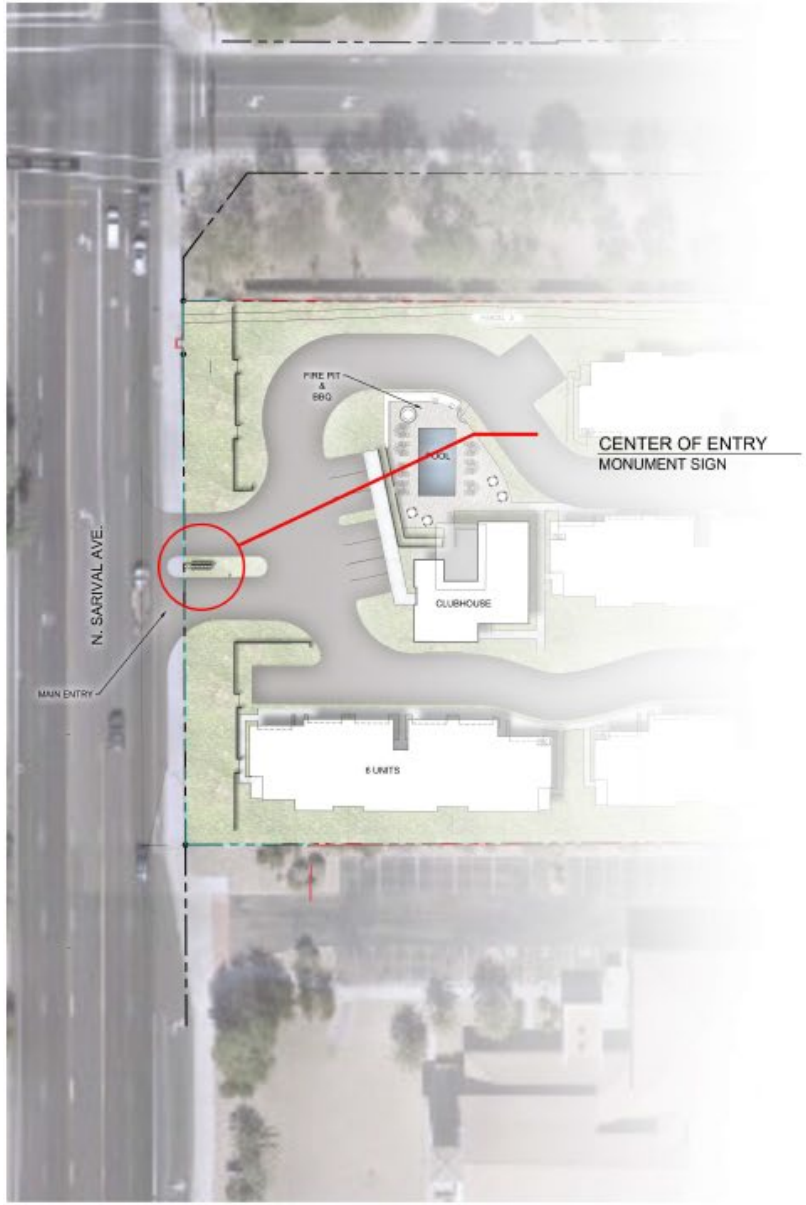
2 private yard elevation



Conceptual Elevations

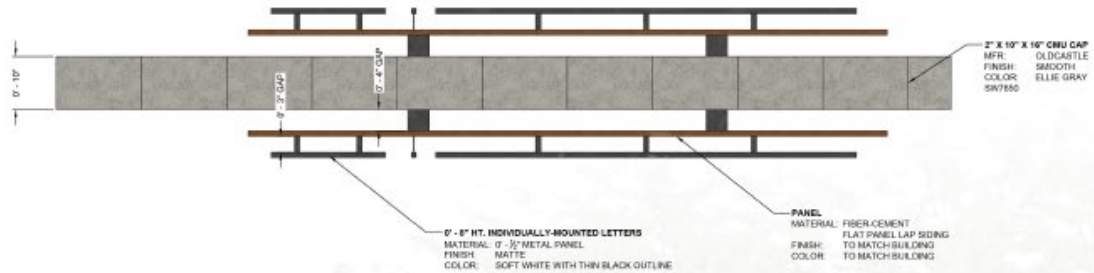


Conceptual Site Plan



1 SIGNAGE LOCATION
SITE PLAN

SCALE: 1" = 20' - 0"



D SIGNAGE
PLAN

SCALE: 1" = 1' - 0"



D SIGNAGE
ELEVATION

SCALE: 1" = 1' - 0"

The Cleveland - Sarival Townhomes

MONUMENT SIGNAGE

goodyear, arizona

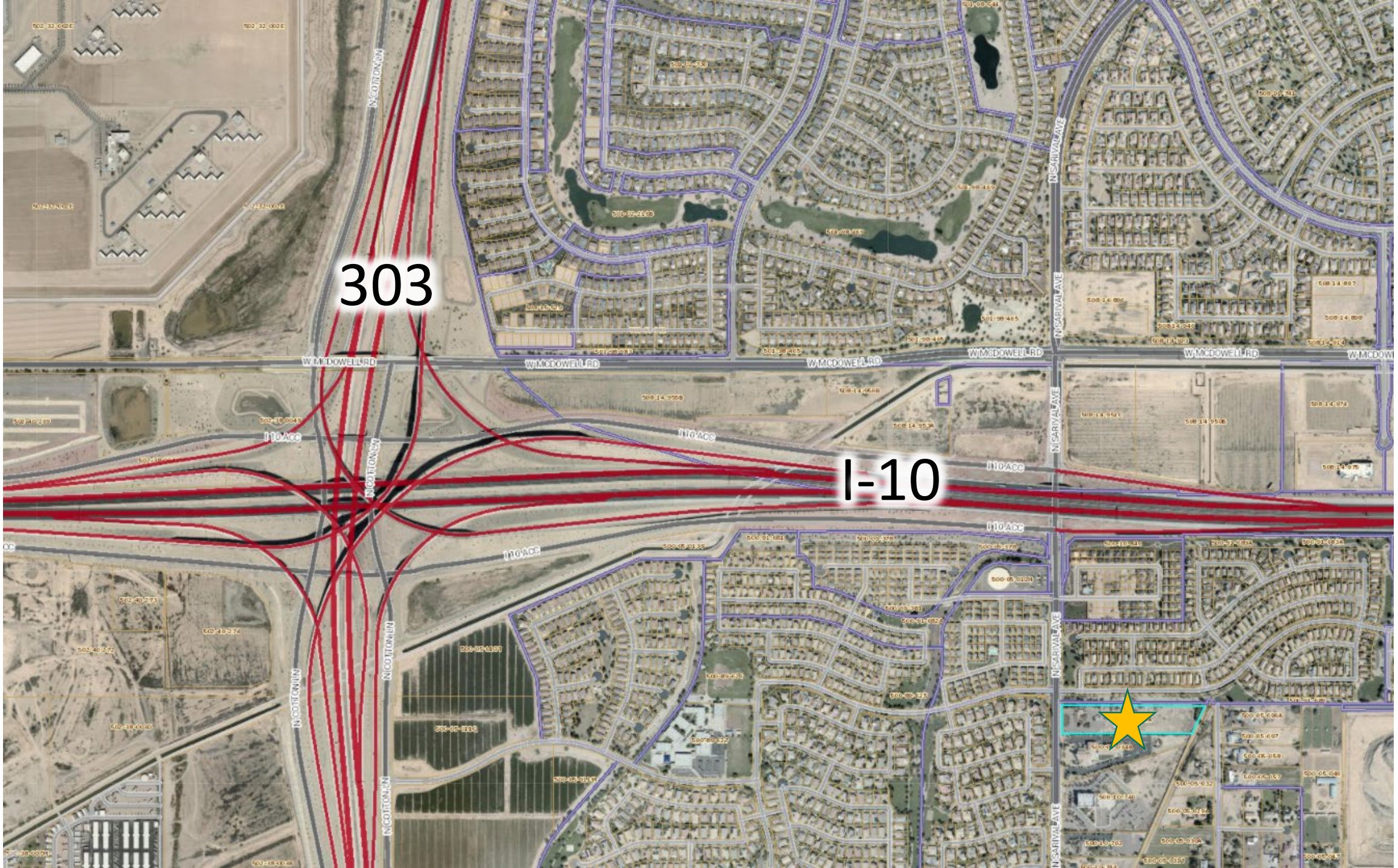
SCAPEGOAT
DESIGN STUDIO

4020 North Miller Road Suite 100

General Plan Designation: Neighborhoods

"Neighborhoods include a wide range of densities and housing products."




303
I-10
W MCDOWELL RD
N COTTON LN
N SARIVAL AVE
I10 ACC

Goodyear Business Portfolio

Major Employers and Retailers

City of Goodyear Economic Development
14455 W. Van Buren St., Suite D102 | Goodyear, AZ 85338
623-932-3025 | developgoodyearaz.com

Manufacturing and Industrial

1. Andersen Windows & Doors
2. AZZ Galvanizing
3. Ball Corporation
4. Cavco Industries
5. CornellCookson
6. Del Monte Fresh Produce
7. fairlife by The Coca-Cola Company
8. Global Organics
9. Gorbel
10. Huhtamaki
11. IAC Industries
12. KPS Global
13. Lorts Manufacturing
14. Nike
15. Poore Brothers by Inventure Foods
16. Schoeller Allibert
17. Snyder's of Hanover
18. Sub-Zero, Wolf, and Cove
19. Wildeck

Data Centers

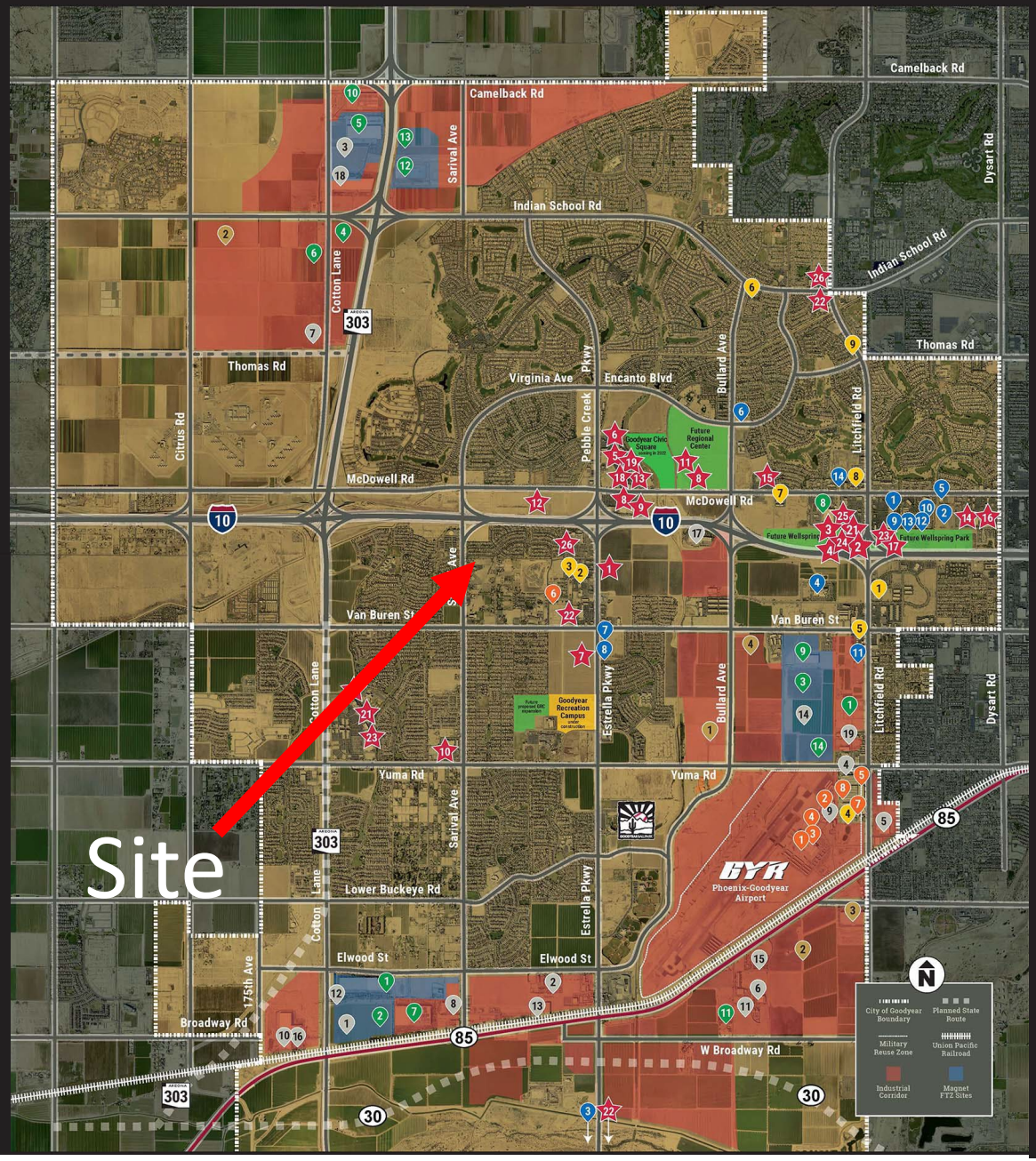
1. Compass Datacenters
2. Microsoft
3. Stream Data Centers
4. Vantage Data Centers

Aerospace and Aviation

1. AerSale
2. Lufthansa Aviation Training
3. Galaxy International
4. LuxAir Jet Centers
5. Prime Solutions Group
6. Sonoran Technology
7. Spartech
8. Unmanned Vehicle University

Logistics

1. Amazon, Fulfillment & Delivery Station
2. Blue Buffalo
3. Chewy.com
4. Daimler Trucks North America
5. Dick's Sporting Goods
6. Ferrero USA
7. Macy's - Bloomingdale's
8. McLane Sunwest
9. Michael Lewis Company
10. REI
11. Simpson Norton Corporation
12. UPS
13. XPO Logistics, serving Boeing
14. Quetico



Medical and Healthcare

1. Abrazo West Campus
2. Adelante Healthcare
3. Banner Health
4. Cancer Treatment Centers of America
5. Cornerstone Medical Center
6. DaVita / Southwest Kidney Institute
7. Dignity Health
8. Estrella Womens Health Center
9. Goodyear Medical Plaza
10. Integrated Medical Services
11. Mountain Park Health Center
12. Palm Valley Rehabilitation
13. SimonMed Imaging
14. Spooner Physical Therapy

Office

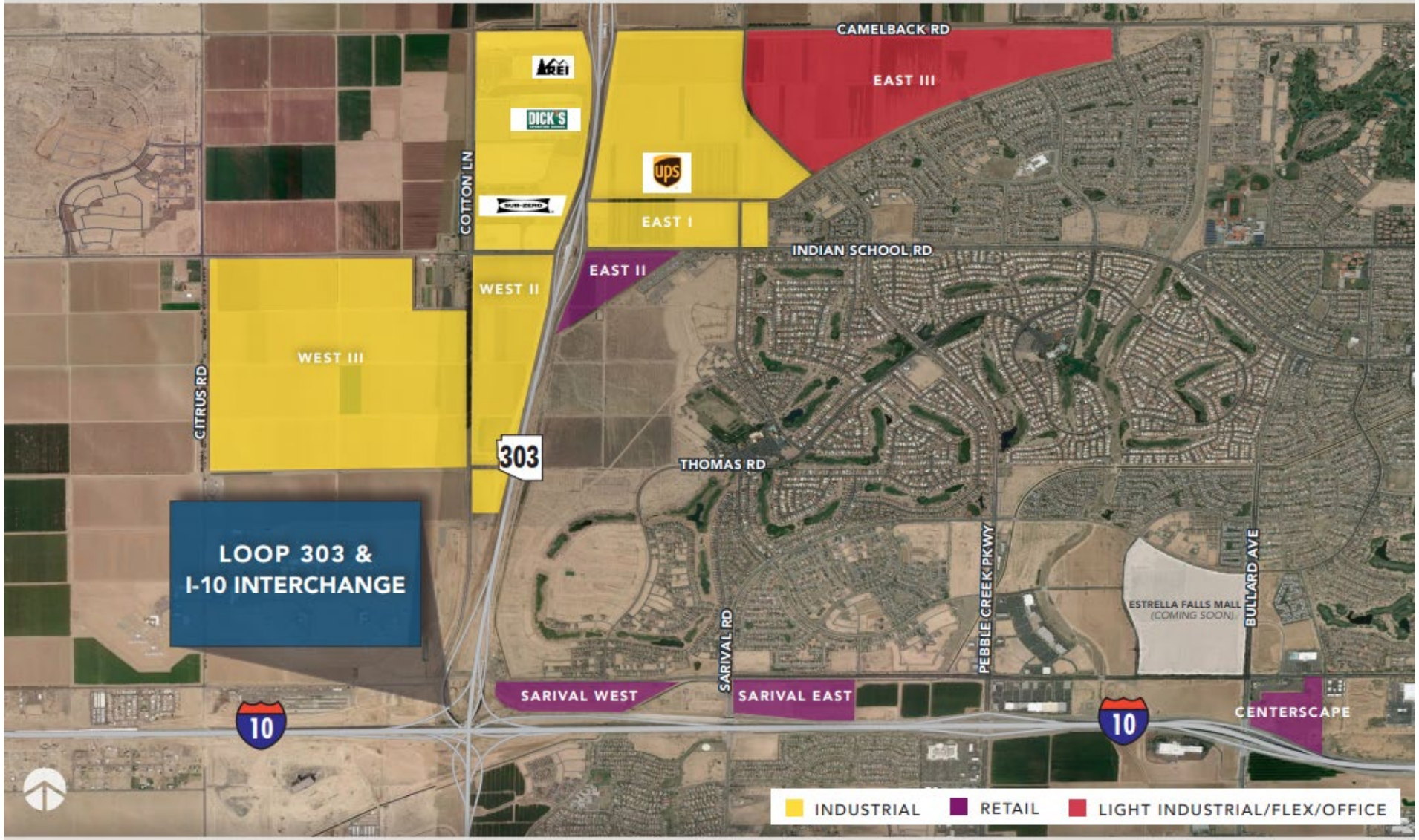
1. Amazon, Global Security Operations Center
2. Canyon Trails Professional Center
3. Estrella Professional Center
4. Flite Goodyear
5. Goodyear Financial Center
6. Indian Palms Professional Plaza
7. Palm Place Plaza
8. Palm Valley Office Park I, II & III
9. Palm Valley Professional Plaza

Retail and Entertainment

1. ALDI
2. Bath & Body Works
3. Barnes & Noble
4. Best Buy
5. Burlington
6. C-A-L Ranch
7. Culver's
8. Darden, Cheddar's Scratch Kitchen & Olive Garden
9. EōS Fitness
10. Fry's Marketplace
11. Harkins Theatres
12. Harley-Davidson
13. Home Goods / TJ Maxx
14. JC Penney
15. Life Time
16. Lowe's
17. Michaels
18. Oregano's
19. Party City
20. Potterybarn Outlet
21. Ross Dress For Less (two locations)
22. Safeway (three locations)
23. Target & Super Target
24. Total Wine
25. Ulta
26. Walmart, Marketplace & Supercenter

update 05/14/2020

Master Planned Business Park Map



PV|303 the interchange of business


Yuma Road
Bullard Avenue
Litchfield Road
Sarivale Road
Bullard Wash
Bullard Wash
WATER PLANT
Goodyear Airport
MC 85
C-2
I-1
I-2
City Center Airpark
N


COMPASS
chewy.com
NIKE
Microsoft
REDS
W Western Ave
S Litchfield Rd
N Central Ave
W Lower Buckeye Rd
N

CITY OF Goodyear

Amazon buys 91.5 acres in Goodyear for $19.85M

It’s been a very good year for Goodyear! The West Valley city of about 85,000 is attracting some of the biggest corporate names on the planet – names such as Amazon, Microsoft and Nike.


Conceptual View





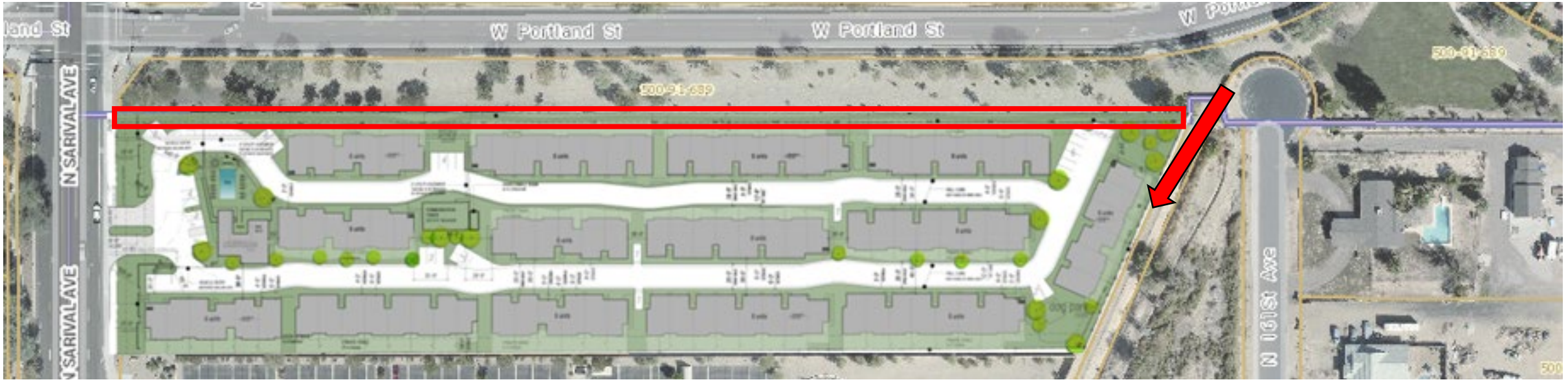
-10’ ceilings
-Stainless Steel Appliances
-Granite Countertops
-Full-size washers and dryers
-Smart Home Technology



Example Interiors

Enhanced Community Amenities

- Pool
- Outdoor Dining and BBQ Area
- Indoor/Outdoor Fitness Area
- Kid’s Play Area
- Co-working Space and Coffee bar – with Conference Room
- Lounge area
- Dog park
- Walking trail to canal


W Portland St
W Portland St
N SARIVAL AVE
N 131st Ave


Van Buren
Street
300 N

“I’ve been doing this work since 1969, and this is worst housing supply/demand imbalance I’ve ever seen,” said Economist Elliott Pollack. “We’re at the precipice of a **very** serious problem. This will affect our ability to attract and retain top employers, attract and retain top talent, maintain and improve the quality of life for our residents, and increase the customer base for our small businesses. We simply must increase supply or it’s all downhill from here.”



The Cleveland

Sarival Avenue and Portland Street

PORTER KYLE
multifamily developers & builders

Earl & Curley
ZONING & LAND USE LAW

Table 1: Trip Generation

DESCRIPTION OF LAND USE				VEHICLE GENERATED TRIPS						
				Daily	AM Peak Hour			PM Peak Hour		
Land Use	ITE LUC	SIZE		Total	Enter	Exit	Total	Enter	Exit	Total
Multi-Family	220	100	DU	732	11	37	48	37	22	59

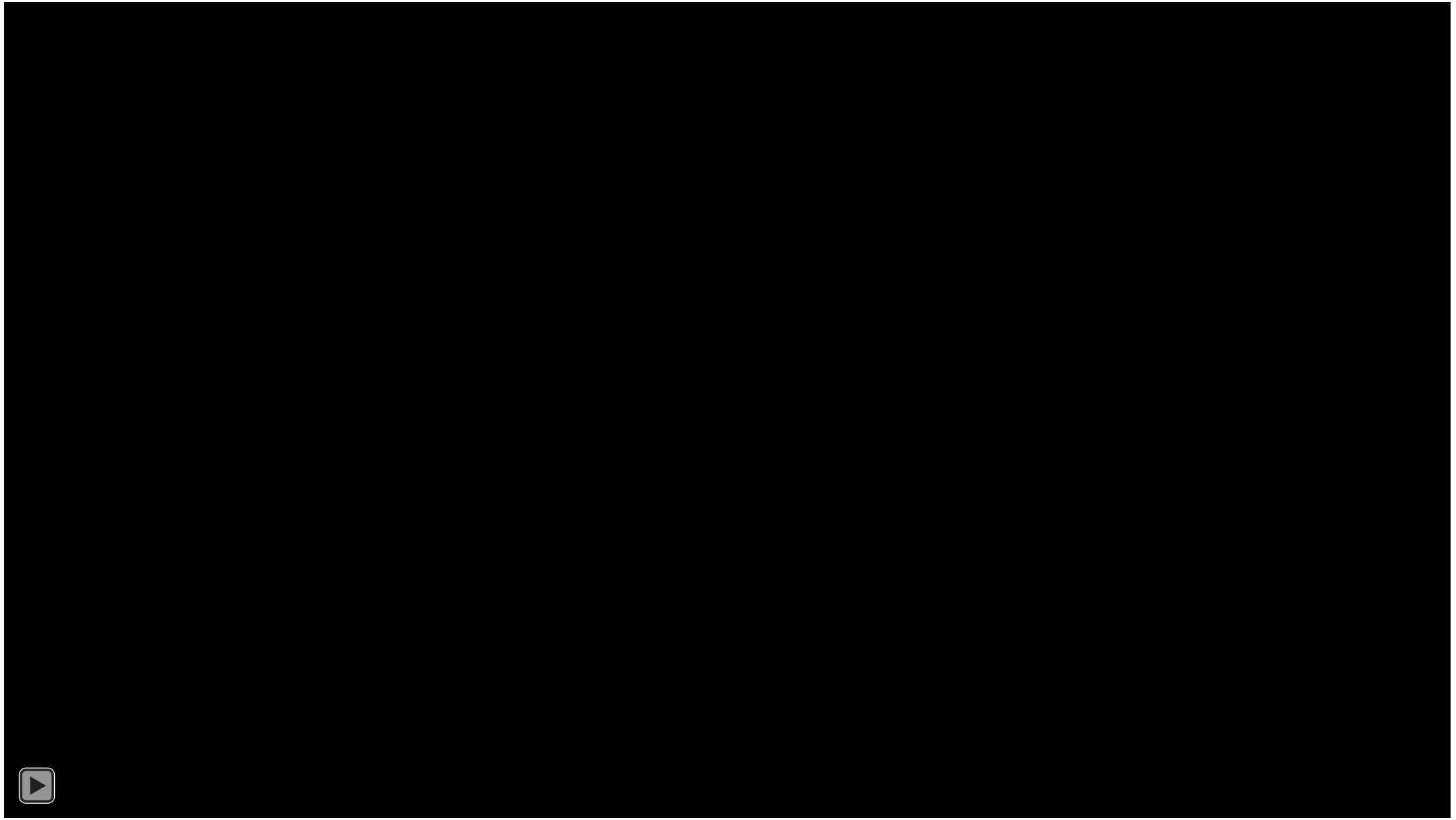

387
388
389
390
391
392
393
TRACT O
55'
33'

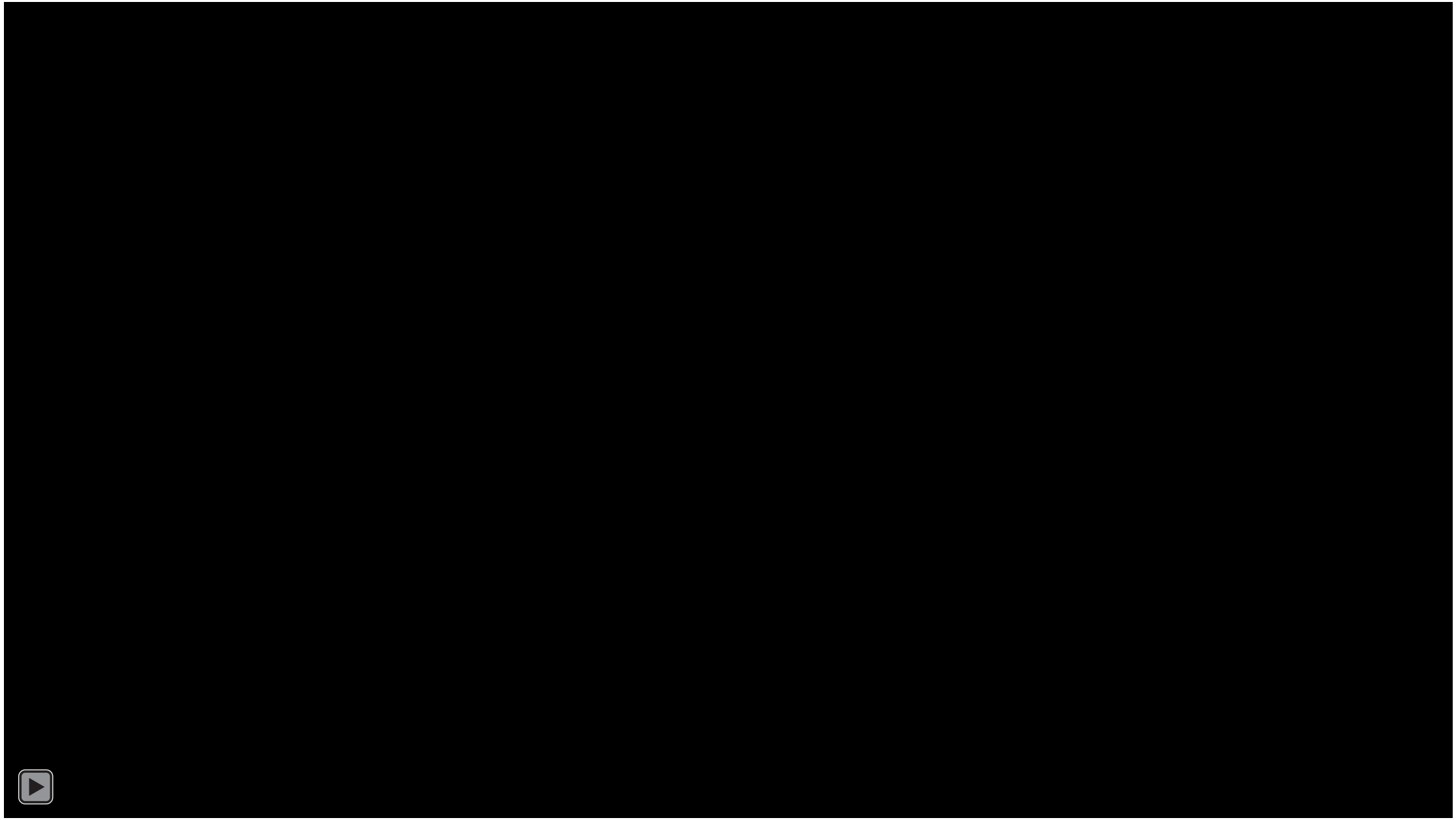


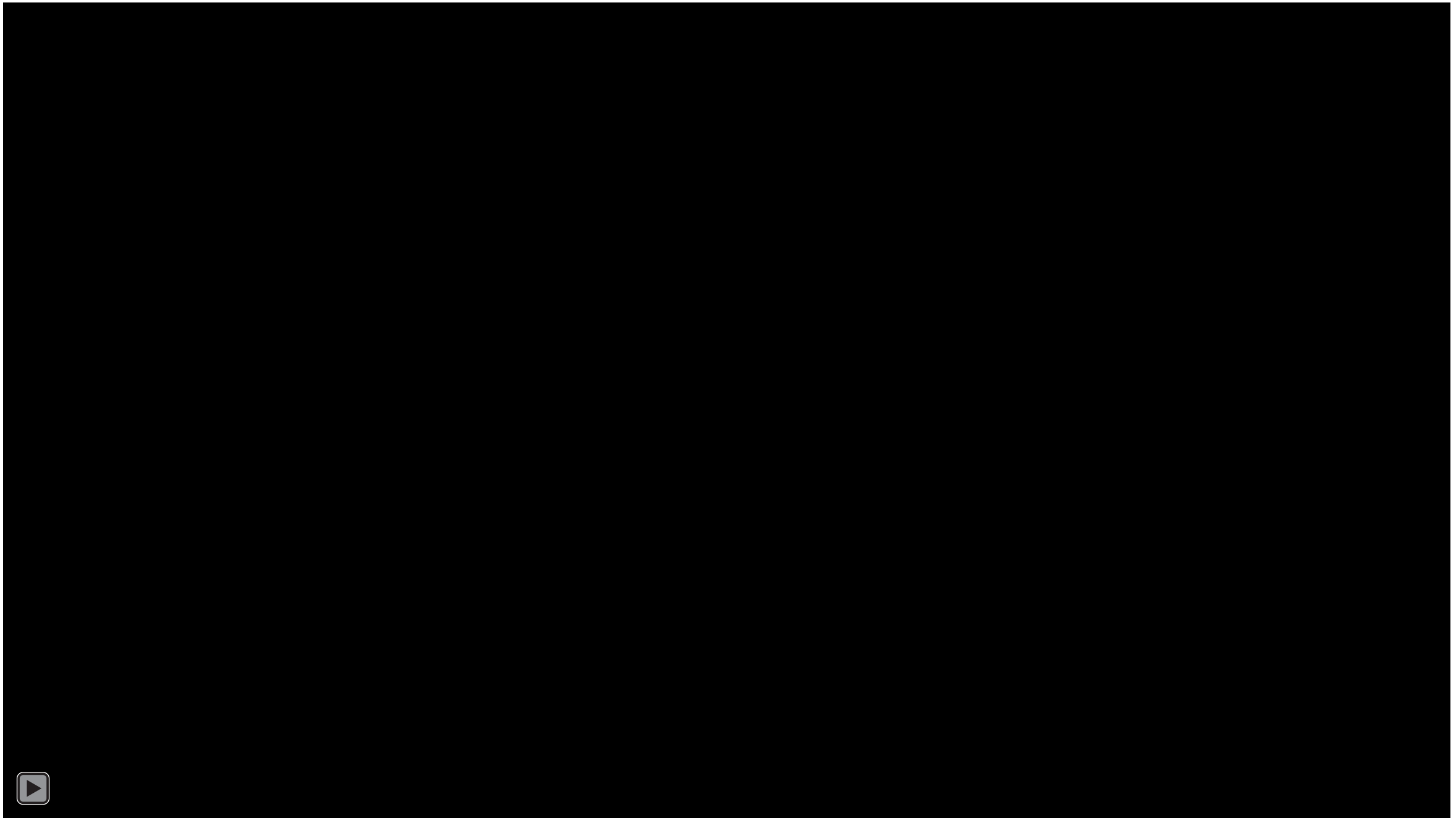


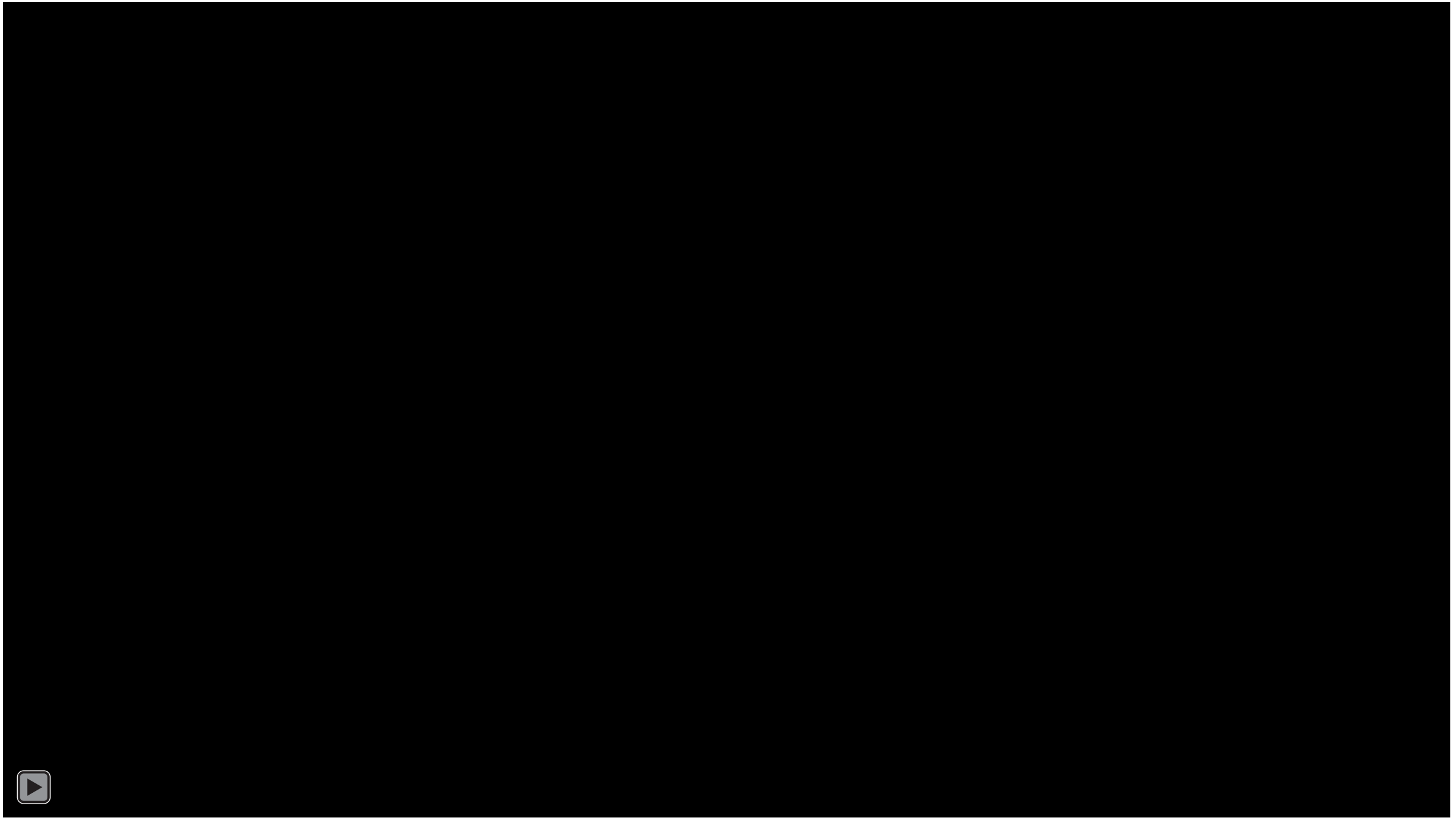










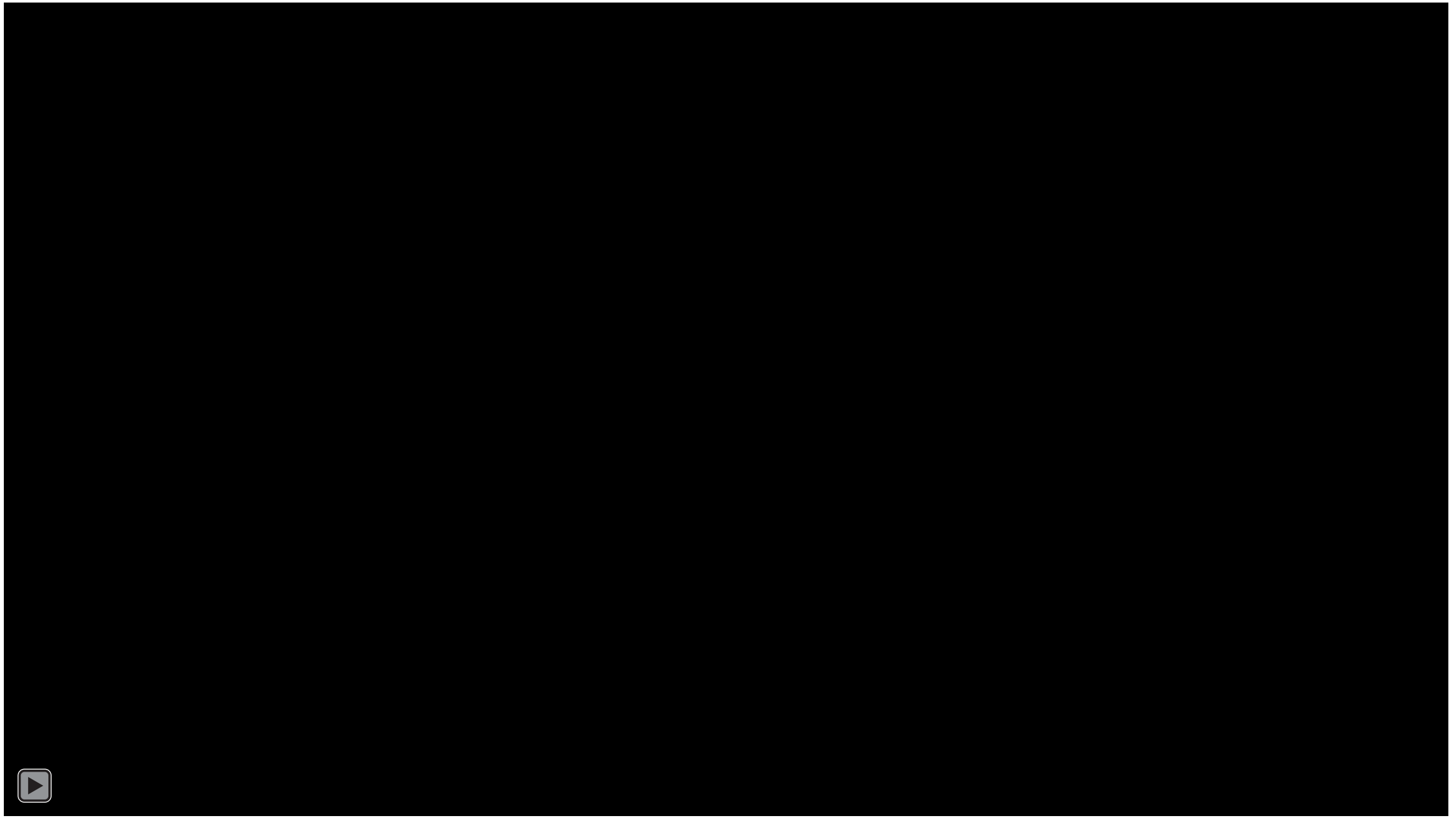


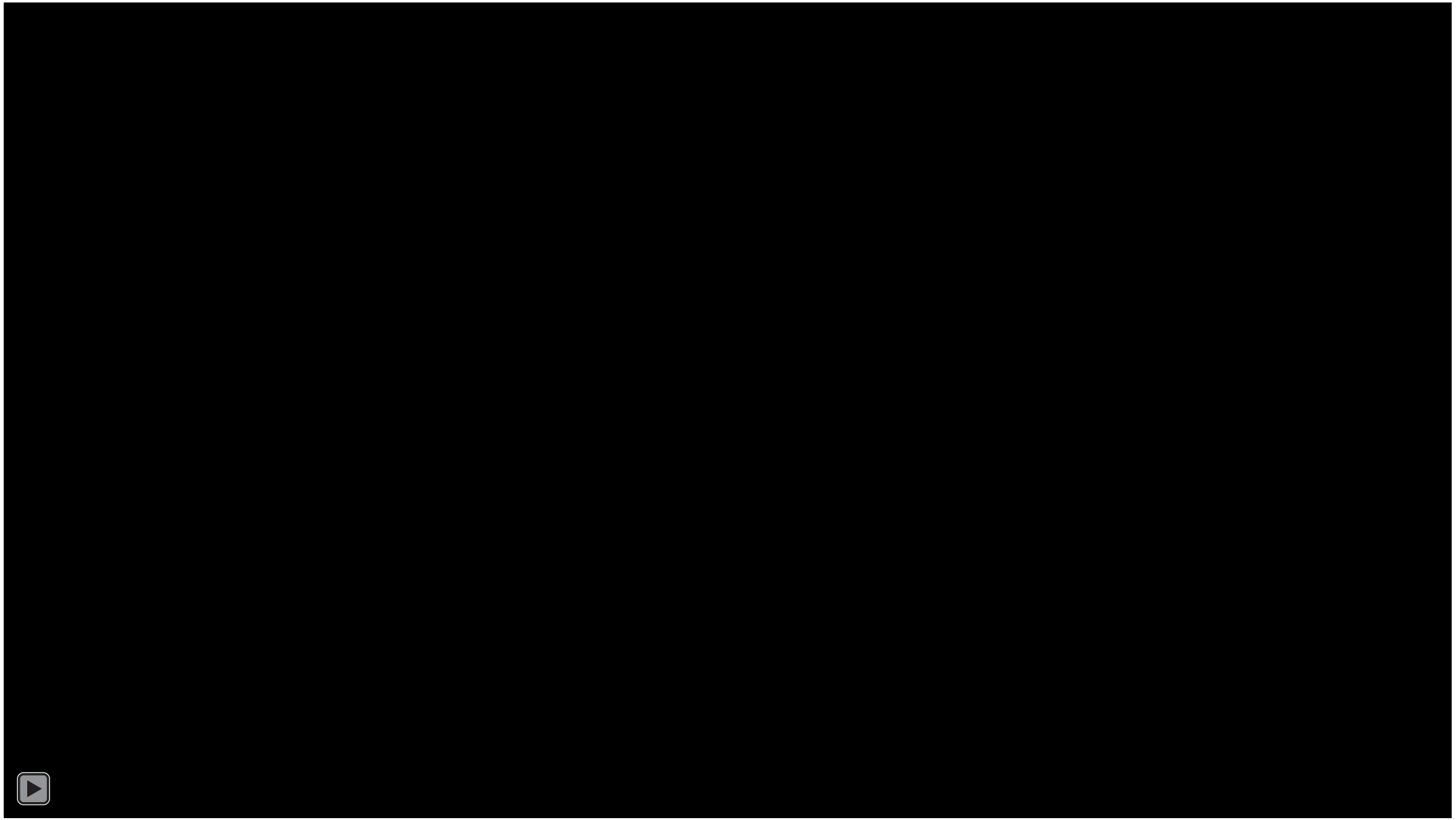







ONLY
RIGHT LANE





1st Review Comments

Project: The Cleveland - SEC of Sarival Avenue and Portland Street
Prepared by: EPS Group
Date of Report: 7/27/2021

Reviewer: Matthew Reeg, City of Goodyear
Date of Review: 9/2/2021

#	Reviewer:	Review Comment:	EPS Group Response:
1.	Matthew Reeg	Remove the left turn movement out of the site on Figure 3.	Report Updated.
2	Matthew Reeg	The development will be expected to construct a median on Sarival Avenue to prevent the left turn movement into the site.	Noted and added to report.
3	Matthew Reeg	The City of Goodyear requires right turn lanes at all driveways that access an arterial roadway.	Report and site plan have been updated.

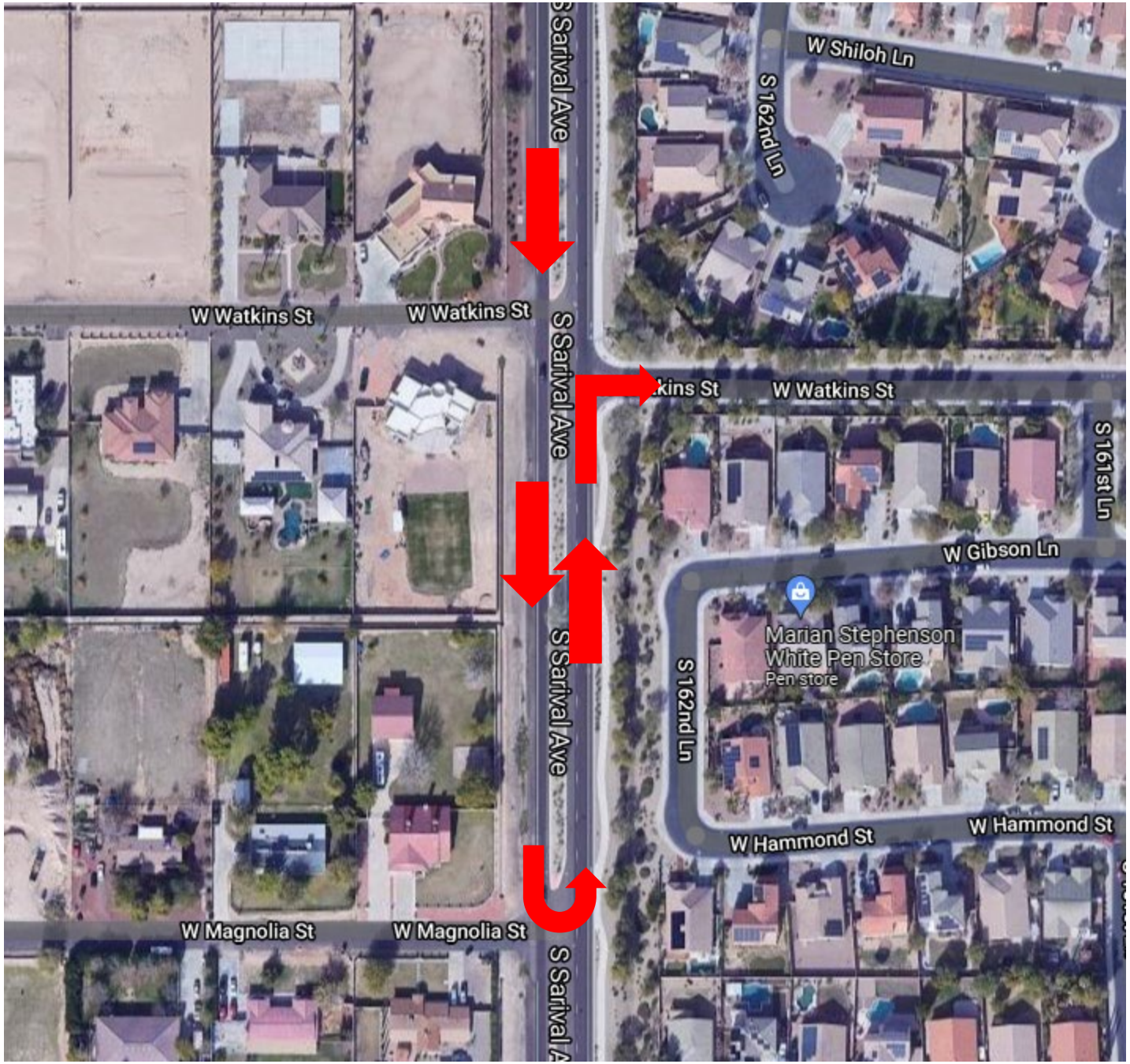


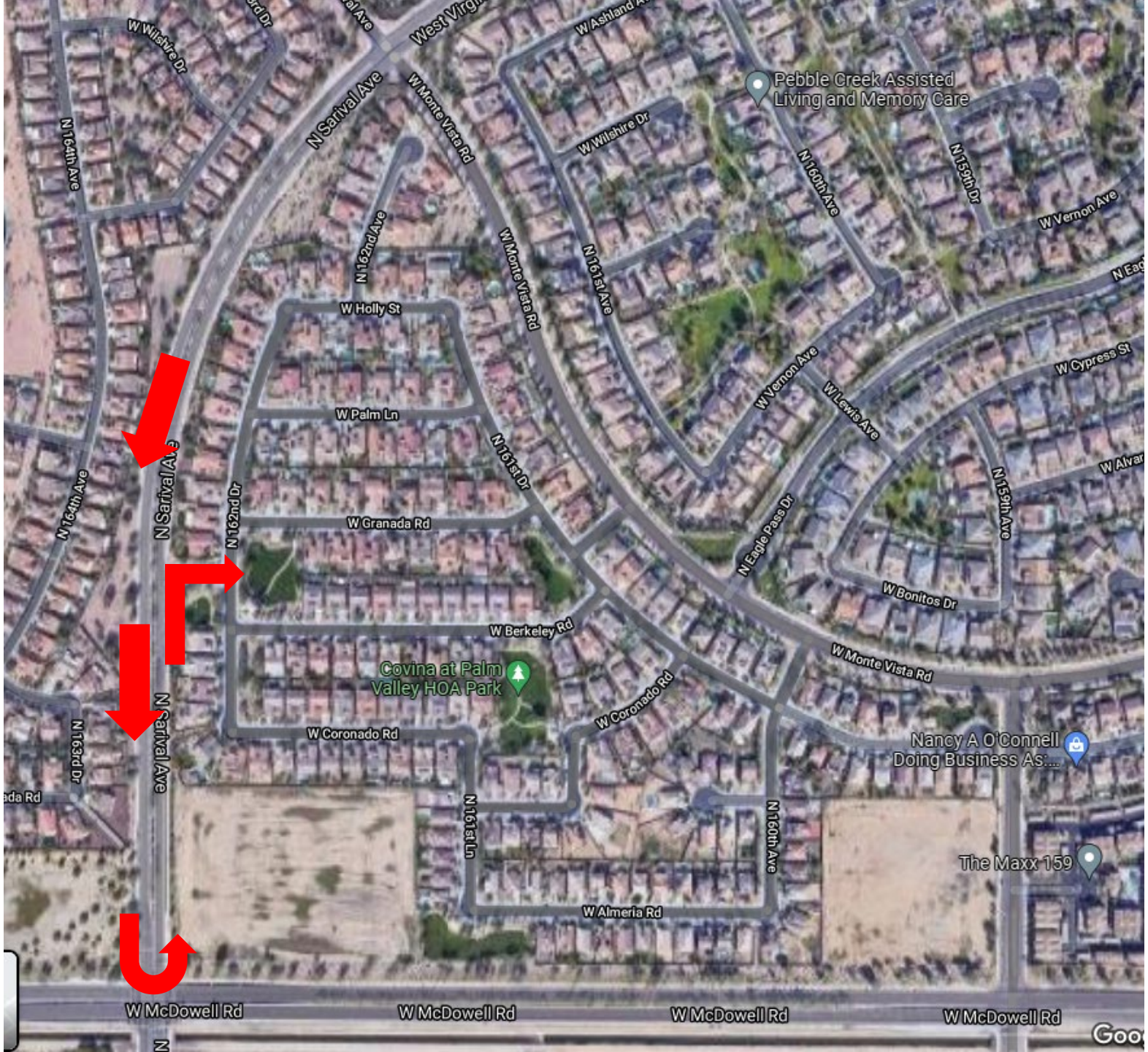
Shorter
Crosses 2 Lanes



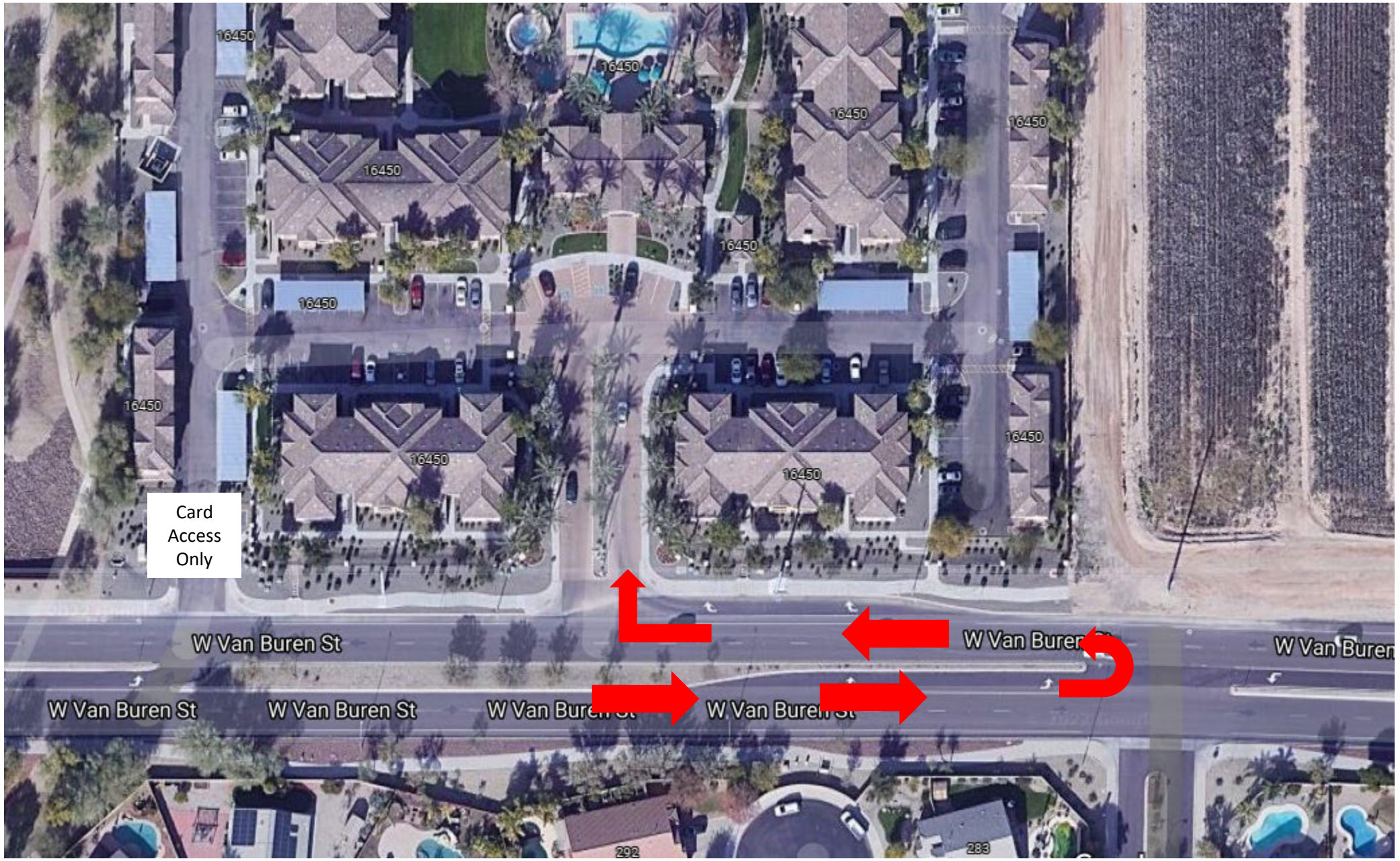
Much longer
Crosses 4 Lanes

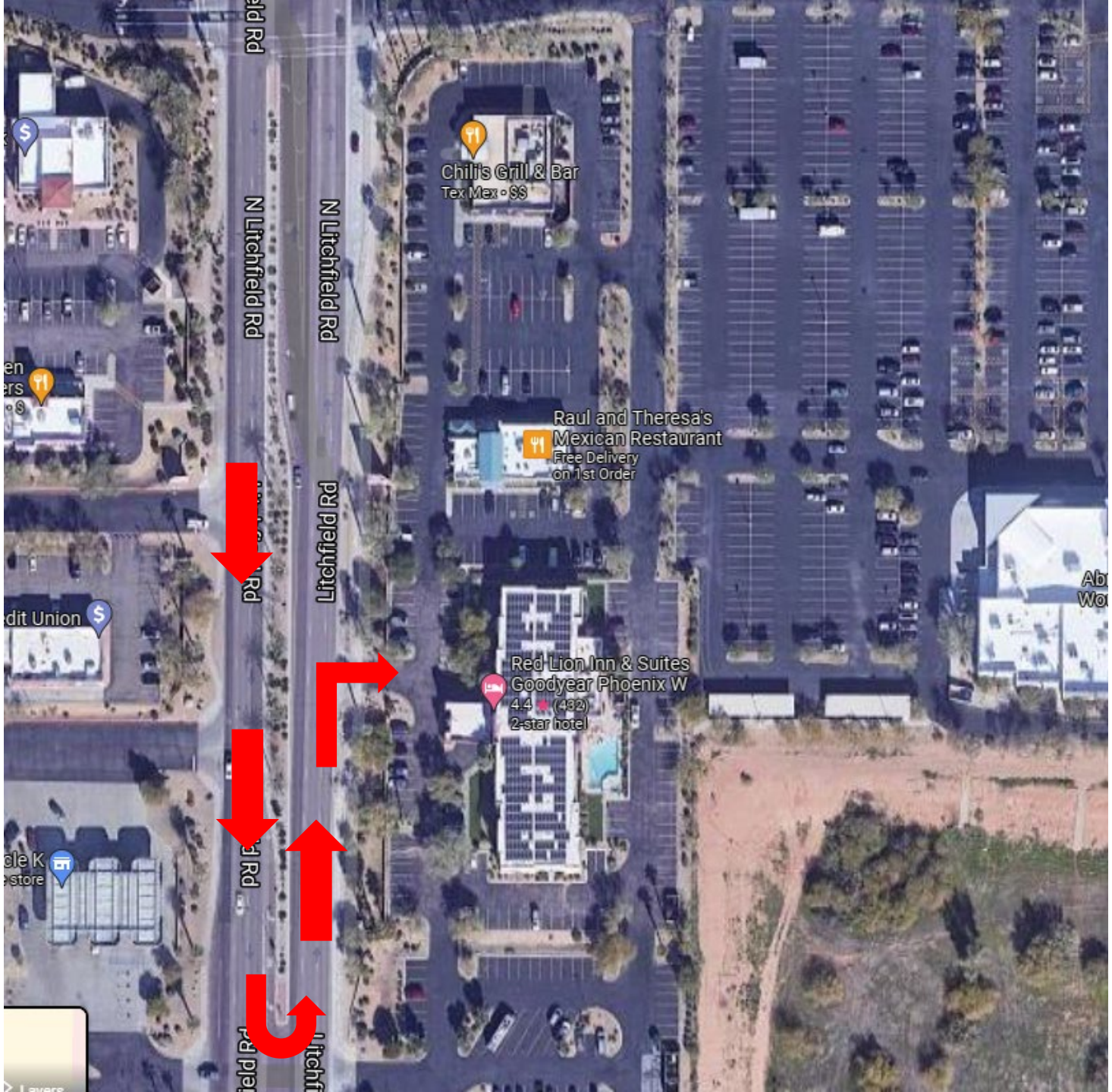



W Shiloh Ln
S 162nd Ln
S Sarival Ave
W Watkins St
W Watkins St
W Watkins St
S 161st Ln
W Gibson Ln
Marian Stephenson White Pen Store
Pen store
S 162nd Ln
W Hammond St
W Hammond St
W Magnolia St
W Magnolia St
S Sarival Ave


W Wilshire Dr
N 164th Ave
N Sarival Ave
W Monte Vista Rd
N 162nd Ave
W Holly St
W Palm Ln
N 161st Dr
N 162nd Dr
W Granada Rd
W Berkeley Rd
Covina at Palm Valley HOA Park
W Coronado Rd
N 163rd Dr
N 161st Ln
N 160th Ave
W Almeria Rd
W McDowell Rd
Pebble Creek Assisted Living and Memory Care
W Wilshire Dr
N 160th Ave
N 159th Dr
W Vernon Ave
N 161st Ave
W Lewis Ave
W Cypress St
N Eagle Pass Dr
N 159th Ave
W Bonitos Dr
W Monte Vista Rd
Nancy A O'Connell Doing Business As:...
The Maxx 159


W Charles Blvd
N PebbleCreek Pkwy
N 159th Ave
W Westview Dr
N 161st Dr
N 161st Ave
W Glenrosa Ave
N 161st Ln
Kingali Way at Palm Valley V HOA Park
N 162nd Ave
W Devonshire Ave
The Paseo Apartments
W Monterosa St
W Indian School Rd
Google


16450
16450
16450
16450
16450
16450
16450
16450
16450
16450
16450
Card Access Only
W Van Buren St
W Van Buren St
W Van Buren St
W Van Buren St
W Van Buren St
292
283


N Litchfield Rd
N Litchfield Rd
Litchfield Rd
Chili's Grill & Bar
Tex Mex • $$
Raul and Theresa's
Mexican Restaurant
Free Delivery
on 1st Order
Red Lion Inn & Suites
Goodyear Phoenix W
4.4 (432)
2-star hotel


Subject Site
N Sarival Ave


387
388
389
390
391
392
393
TRACT O
55'
33'


J
5.709 AC.
LANDSCAPE/DRAINAGE/IRRIGATION ESMT./OPEN SPACE


+/-225'

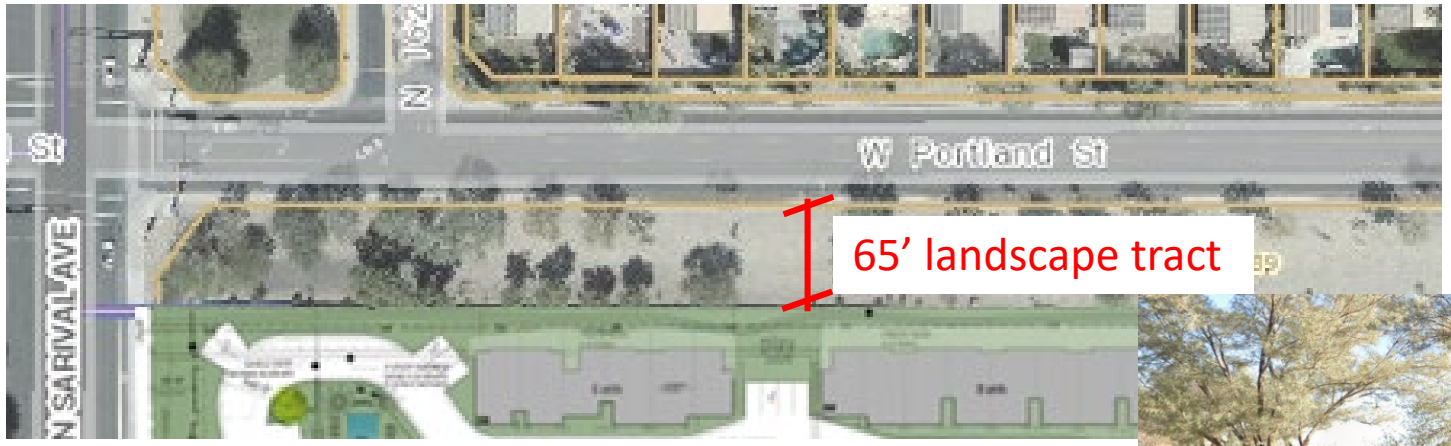
La Ventilla

TRACT B
TRACT D
1233.70'
106.14'
63.63'
S89°41'59"E 176.18'
N0°18'01"E 155.12'
R= 29.50'
L= 12.77'
R= 20'
L= 31.42'
R= 29.50' L= 28.85'
15'
65.50'
68
67
66
57'
44'
58'
ONLY

Deviations

Side Setback (North) 30’ required; 20’ proposed

65’ landscape tract along Portland Street, then the 20’ setback, total of 85’

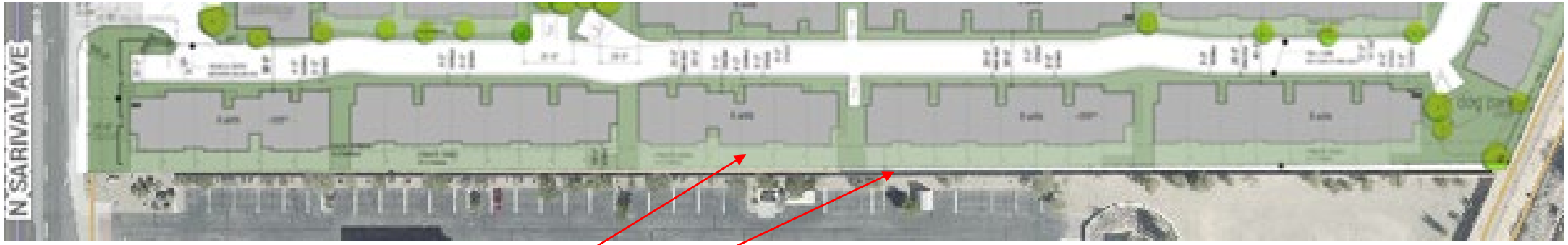




Deviations

Side Setback (South) 30’ required; 15’ proposed

Adjacent to AU zoned church with a 10’ landscape buffer along their property line in the parking lot.



Proposed Private Rear Yards

Existing 6’ CMU wall to remain

Deviations

Rear Setback (East) 30’ required; 15’ proposed

Existing canal long east boundary that creates an additional 20’ buffer

Existing 20’ canal



Deviations

Rash Enclosure Setback 150’ required; 80’ proposed

Meets intent; encroaches in non-developable area of residential triangle lot

Approximate location of proposed trash enclosures

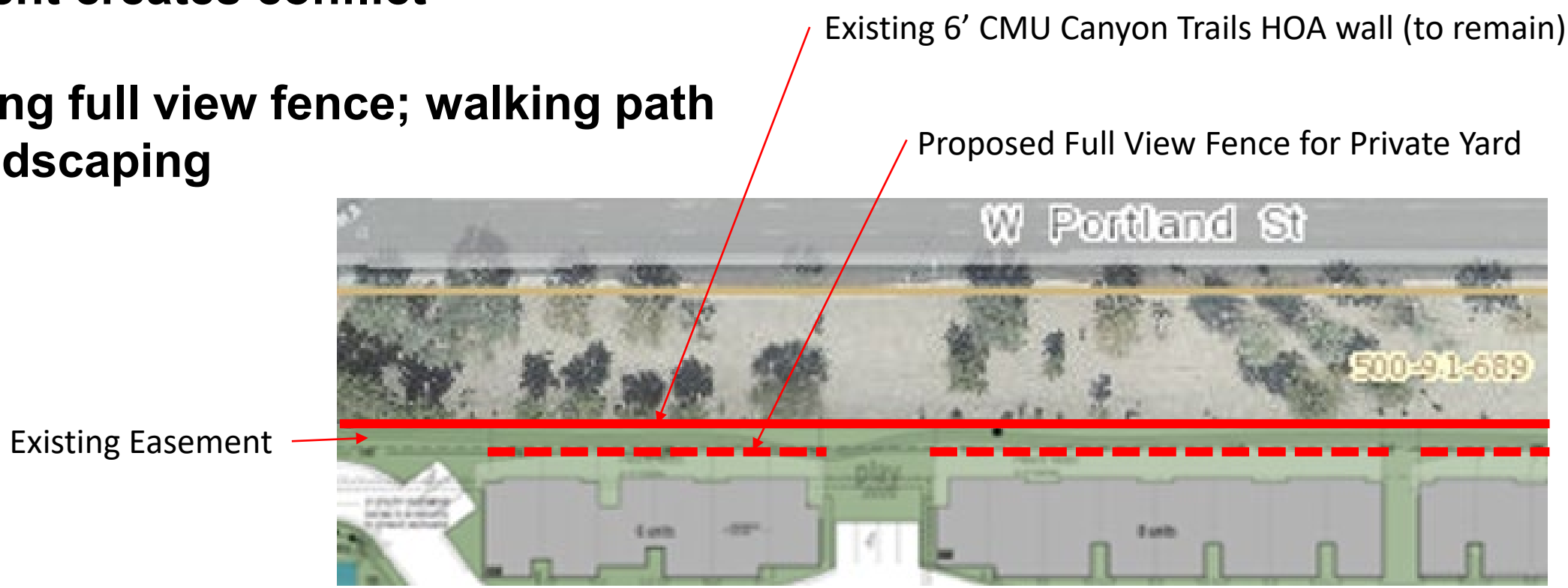


Deviations

Double Wall – no two walls allowed within 20’, creating alley

Easement creates conflict

Providing full view fence; walking path and landscaping



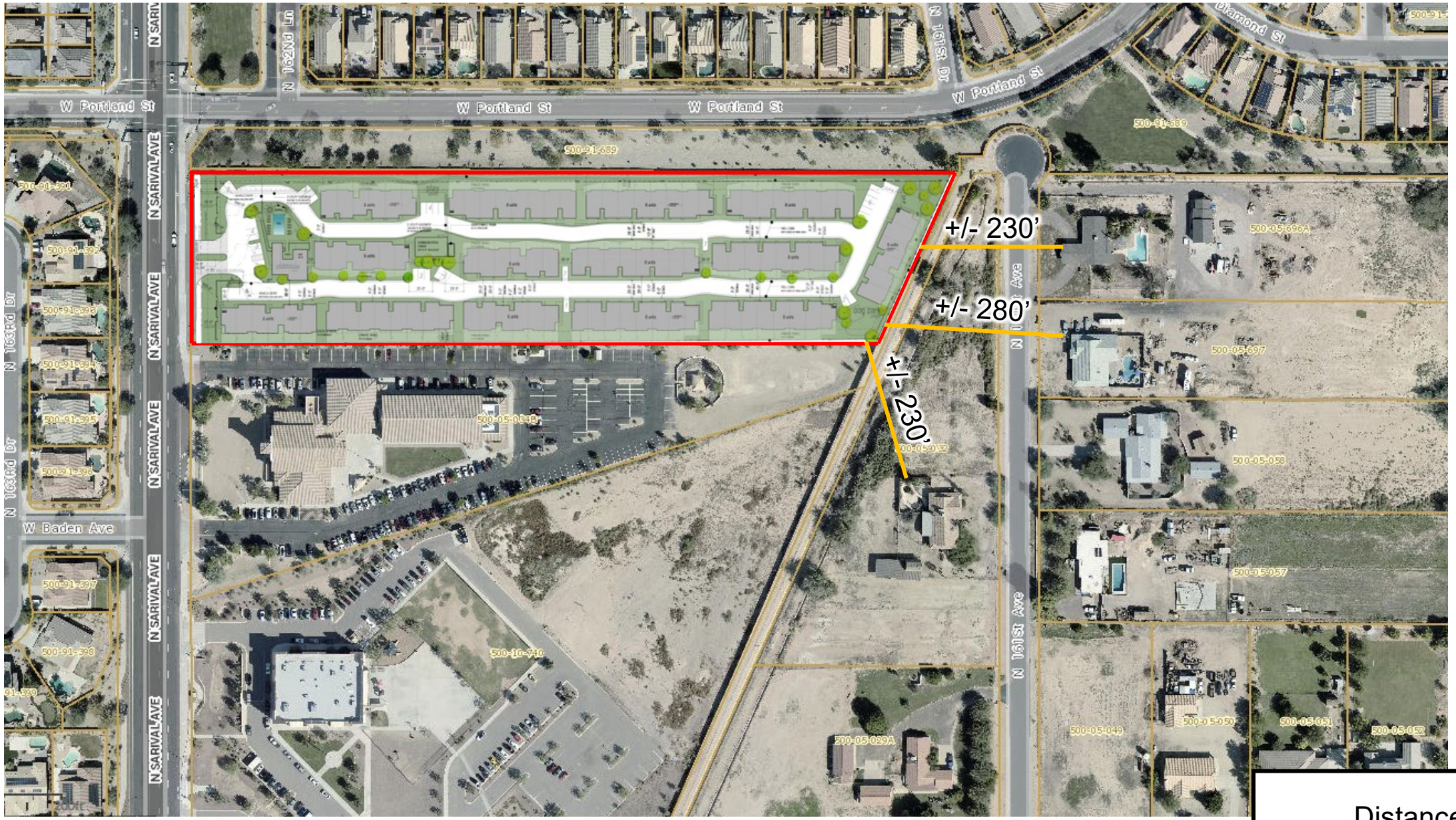
Traffic Related to Land Use

Single Family home no longer consistent with area and Sarival frontage

If remains as AU, will develop as school or church as other properties south have

Church and School uses have much more intense traffic with large clusters at certain times



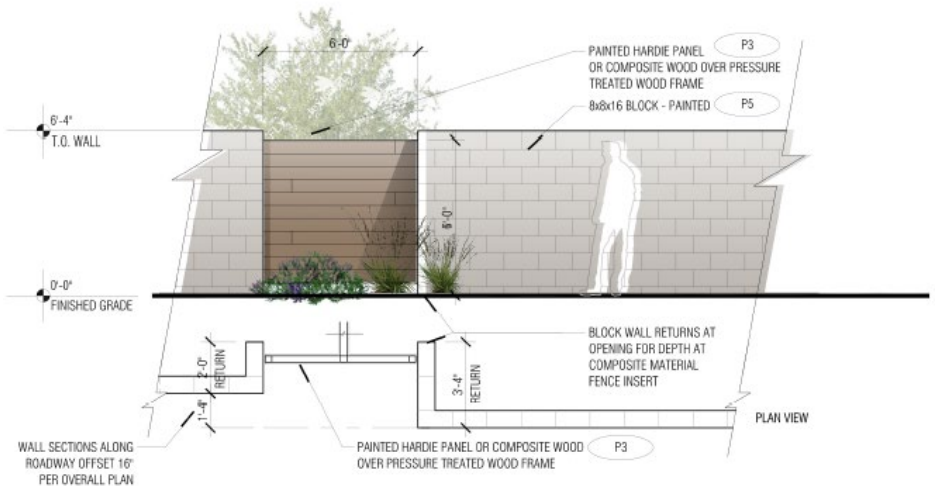

W Portland St
W Portland St
W Portland St
N 161st Dr
Diamond St
N SARIVAL AVE
N 163rd Dr
W Baden Ave
N 161st Ave
+/- 230’
+/- 280’
+/- 230’

Distance

Sissy Shank, President and CEO of Chas Roberts agrees quality housing is a key to the recruitment and retention of employees. “We want our employees to be able to live close to where they work so that they can spend more time doing the things that really matter, like spending time with their families,” Shank said. “Our employees do a lot for us. The least we can do is make sure that they have safe and quality housing. And when we can’t deliver on that, it becomes much harder to attract and retain talent.”

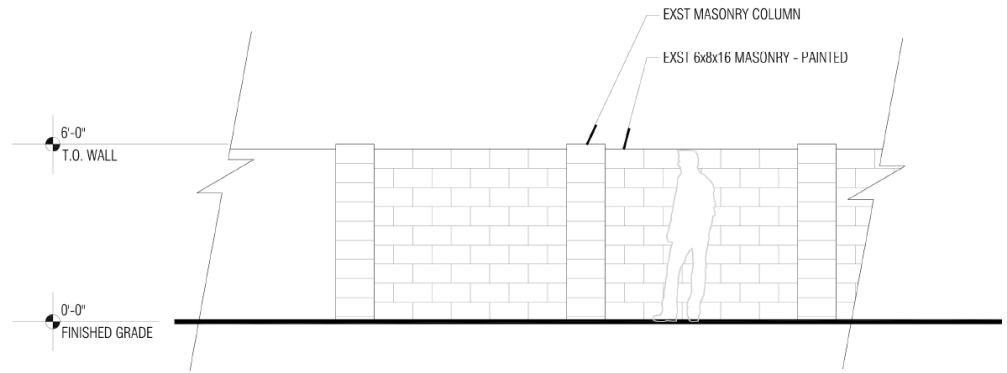


painting legend



B west masonry wall — P5 — MASONRY WALL COLOR SW 7650 - ELLIE GRAY

1/4" = 1'-0"



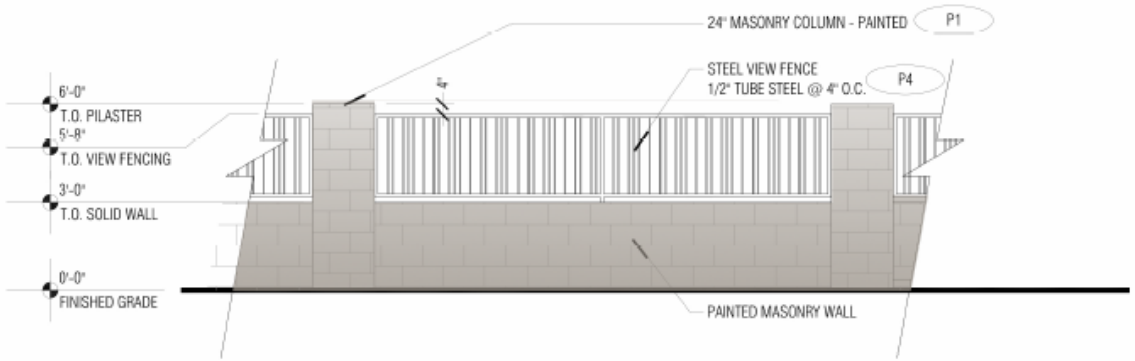
F exst perimeter wall — P5 — MASONRY WALL COLOR SW 7650 - ELLIE GRAY

1/4" = 1'-0"



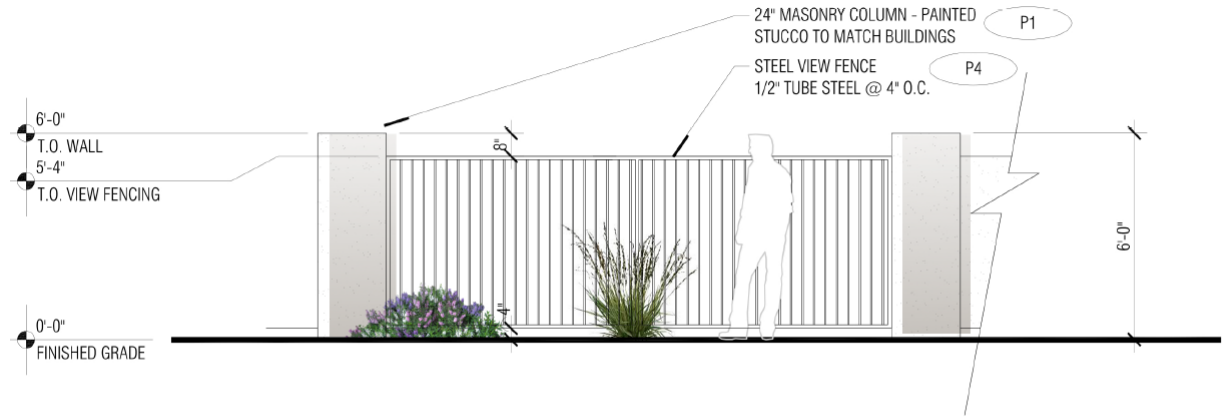
painting legend

P1 BODY STUCCO COLOR SW 9170 - ACIER



D masonry view fence — P1 MASONRY WALL COLOR SW 9170 - ACIER

1/4" = 1'-0"

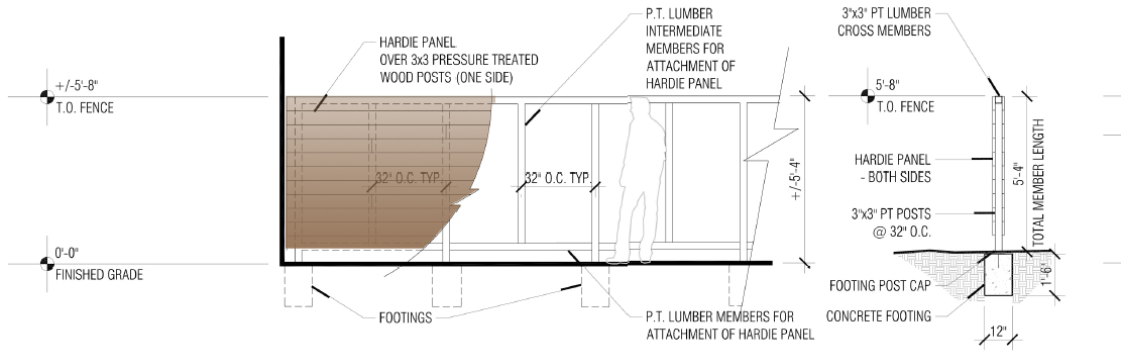


A view fencing — P1 STUCCO COLUMNS SW 9171 - FELTED WOOL

1/4" = 1'-0"

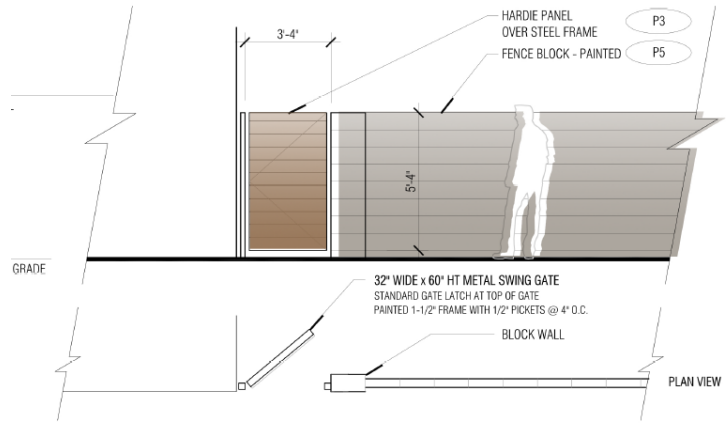


painting legend



C private yard fencing — P3 — ACCENT MATERIAL SW 9100 - UMBER RUST

1/4" = 1'-0"



E private yards — P5 — MASONRY WALL COLOR SW 7650 - ELLIE GRAY

1/4" = 1'-0"

Peoria City Council Comments

Councilmember Dunn: I really appreciate this. . . . A rising tide lifts all ships, and I really see this project as doing that, not only the district but for Peoria as a whole. You've paid attention to quality. . . . I really appreciate the time and the care and the quality that you put into this.

Councilmember Hunt: This appears . . . seems to be really nice, really high-end. . . . [Your client] couldn't be more anxious than we are [for the start of construction].

ITEM #: 19.
DATE: 02/28/2022
AI #:674

CITY COUNCIL ACTION REPORT

SUBJECT: REZONE FOR THRIVE AT AVISION GOODYEAR

STAFF PRESENTER(S): Alex Lestinsky, Senior Planner

OTHER PRESENTER(S):
Amy Malloy, Evolve Ventures

SUMMARY

Public hearing followed by vote on request to rezone approximately 4.6 acres, from C-2, General Commercial to R1-A with a PAD Overlay.

Recommendation

1. ADOPT RESOLUTION NO. 2022-2210, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP 21-16 REZONE FROM C-2 TO R1-A WITH A PAD OVERLAY”; AND “LEGAL DESCRIPTION THRIVE @ AVISION GOODYEAR”; AND “THRIVE @ AVISION GOODYEAR PAD OVERLAY.”

2. ADOPT ORDINANCE NO. 2022-1525, CONDITIONALLY REZONING APPROXIMATELY 4.6 ACRES OF LAND LOCATED EAST OF THE NORTHEAST CORNER OF CENTRAL AVENUE AND VAN BUREN STREET FROM GENERAL COMMERCIAL (C-2) TO R1-A (SINGLE FAMILY ATTACHED) RESIDENTIAL WITH A PAD OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Alex Lestinsky, Senior Planner)

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The General Plan Land Use Plan designates the subject property as 'Neighborhoods' with a Transit Oriented Development (TOD) Overlay. The 'Neighborhoods' land use category provides areas for the growth and development of neighborhoods and includes a wide range of densities and housing products. The Transit Oriented Development Overlay denotes areas within walking distance to a major future or existing transit route.

The subject property is currently zoned C-2, General Commercial as designated at the time of its annexation in 1964.

The Planning and Zoning Commission held a public hearing on February 16, 2022, and recommended approval of the rezoning request.

STAFF ANALYSIS

Current Policy:

A rezoning request requires public review and approval by the Planning and Zoning Commission and the City Council. The proposed amendment must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance.

Details of the Request:

The request is to rezone the subject property from C-2, General Commercial to the City's Single Family Attached (R1-A) residential zoning district with a PAD Overlay to amend some of the R1-A Development Standards. The subject property, located east of the northeast corner of Central Avenue and Van Buren Street, is an infill site within an established area of the city. The subdivision to the north was platted in 1978 and the homes were built over the next 20 years. The Wells Fargo site has been developed since the 1980s. The commercial to the east and west began developing in 2004. The site has not developed as a commercial use since its annexation in 1964.

The proposed changes to the development standards give the odd shaped parcel more flexibility and opportunity to develop with the attached town home product proposed by the developer. The Zoning Ordinance supports deviations from the development standards with a PAD Overlay for planned developments when warranted by circumstances such as infill development involving a small or irregularly shaped parcel.

The applicant has requested a PAD Overlay to reduce the minimum lot area from 2,800 square feet to 2,253 square feet, reduce the minimum lot width from 35 feet to 28 feet, reduce the rear yard setback from 15 feet to 11 feet and reduce the separation between fences and/or walls from 20 feet to 17 feet along the western boundary. The reductions are being requested in order to make the proposal more feasible within the L-shaped infill site. Staff is supportive of the deviations based on the additional elements provided and the additional information as described below.

- **Lot width reduction:** A reduction of the lot width from 35 feet to 28 feet will enable the development of traditional attached townhomes which the existing R1-A development standards may not be best equipped for.
- **Lot area reduction:** Based on the reduced lot width, the lot area adjusts accordingly.
- **Rear yard setback reduction:** The rear yard setback reduction is only applicable to the lots on the northern boundary within the PAD Overlay based on the constraints of an existing easement reducing the development area of the parcel. All other lots in the

community will meet the existing requirement.

- **Wall separation reduction:** The Zoning Ordinance, Article 5, requires a minimum 20 feet separation between walls when a view fence is provided. A reduction to 17 feet is requested for only the west side of the development, adjacent to the Wells Fargo. A stipulation has been included to require the view fence and only allow the reduction on the west boundary of the site.

Although conceptual plans have been provided for review, no development plans will be approved with the rezone application.

With the requested R1-A zoning, this property will develop in accordance with the standards in the recently updated Article 3-2 of the City of Goodyear Zoning Ordinance. Pursuant to the ordinance, the R1-A parcels must include one amenity element, two connectivity elements, and one streetscape element. Additional elements are provided in order justify a few modifications to the development standards. The applicant has identified which amenities will be provided to allow for the R1-A zoning.

Amenity Elements (1 required)

1. Additional Internal Park Amenities – The development will include a private pool for use by the residents.
2. Integrated Commercial – This property is entirely contained within 1,320-foot radius of a commercial property, not separated by an arterial road, and is not separated by a subdivision perimeter wall, as required by the Zoning Ordinance elements allowing it to count as an amenity element.

Connectivity Elements (2 required)

1. No Subdivision Perimeter Wall – This development does not have a perimeter wall restricting connectivity from the adjacent commercial developments.
2. Infill Development – This site is located within a growth area as defined by the General Plan.
3. Internal trail system – The development will provide a minimum 5-foot sidewalk trail that provides connectivity to internal amenities and the adjacent commercial developments.

Streetscape Elements (1 required)

1. The streetscape elements are demonstrated at the preliminary plat stage; however, the applicant has committed to providing an alternative paving material in the driveway.

Given the General Plan land use designation (neighborhoods) and transit-oriented development (TOD) overlay along with the satisfaction of the required R1-A elements, staff finds that the proposed rezone and modified development standards are acceptable at this infill location.

Evaluation Criteria:

1. ***Consistency with the General Plan.***

   As mentioned in the Backgrounds and Previous Actions section, the General Plan designates this area as Neighborhoods. A range of residential uses at this density are appropriate in the Neighborhoods category.

General Plan Standard 25
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.

> The project is between a single-family residential community to the north and commercial to the south, east and west.

General Plan Standard 58
Higher density and intensity uses are encouraged in the TOD Overlay. Low density, detached, single-family development is discouraged within the TOD Overlay in areas where medium or high density residential or mixed-use development would be more appropriate.

> The project proposes attached single-family residential homes lending to a medium density development and incorporates pedestrian connections providing for walkability.

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

   The subject property is currently vacant. The property's physical and natural features are suitable for the proposed rezone and residential use as the property will be required to be graded and developed in accordance with all applicable engineering design guidelines and standards.

3. ***Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.***

   Uses and development surrounding the subject property include:
   North – Arnold Manor subdivision – zoned R1-7
   South – Existing Commercial, Wells Fargo bank, Van Buren Street
   East – Existing Commercial center, Central Square commercial complex
   West – Existing Commercial center, 99 Cents Store anchor

   The residential use proposed with this property will be compatible with the development in the surrounding area. This infill development will provide an appropriate medium density residential buffer between the commercial developments and single family residential.

4. ***Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.***

   Luke Air Force Base:
   The subject property is located within the vicinity of a military airport. Notice was provided to Luke AFB and they have indicated that given the location of the subject property, base operations will not be adversely impacted by this proposed residential development.

Phoenix-Goodyear Airport:
The subject property is located within the Phoenix-Goodyear Traffic Pattern Airspace. Given the location of the property, airport operations will not be adversely impacted by this proposed residential development.

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

   The Goodyear incorporated area east of Litchfield Road and South of I-10 is primarily made up of homes constructed in the 1970s and early 1980s and is built out. There are no townhomes in this area.

   Although this request does eliminate an area of commercial zoning, the Van Buren Street corridor is existing commercial corridor. This request will provide additional residential to support the existing commercial.

6. ***Demands for public services that will be generated by the uses permitted in the proposed zoning district.***

   Below is a summary of impact to public services.

   Fire Response:
   Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#181	2.63	1.31	2.63	1.31	#183	5.95	2.98	5.95	2.98

   Police Response:
   The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property.

   School Districts:
   The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. The application was sent to the school districts for comment and no objection was received.

   Streets/Transportation:
   The main points of access will be from Central Avenue, which would include a main ingress/egress. A secondary emergency access connection will be required off of Van Buren Street. At the time of preliminary plat review, the required connections to public streets will be reviewed for compliance with City engineering and public safety standards.

   Water/Wastewater:
   The subject property is located within the City of Goodyear water and wastewater service area.

   Solid Waste/Recycling:
   Solid waste and recycling services for the property will be contracted through a commercial provider given the private streets proposed in the development.

7. ***Potential adverse fiscal impacts that will result from providing services to areas***

not in proximity to where existing public services are provided.

The subject property is in proximity to where existing public services are provided.

8. ***General public's concerns.***

   Public Participation:
   Pursuant to the Citizen Review process, a neighborhood meeting was held on January 19, 2022. The applicant was prepared with a presentation for any and all attendees. Staff and the applicant were available for questions. No one from the public attended this meeting. To date, staff has not received any objection to the proposed rezone.

   Notice for the February 2022 public hearings before the Planning and Zoning Commission and City Council included a postcard mailed to the owners of property within 500 feet of the subject property; a legal notice and display ad published in the Arizona Republic on January 28, 2022; and a notice of public hearings sign posted on the property.

   On February 16, 2022, the Planning and Zoning Commission held a public hearing to consider the request. No one from the public spoke in objection to the request. The Commission recommended approval of the request 6-0.

9. ***Whether the amendment promotes orderly growth and development.***

   The subject property is an infill site and located adjacent to existing infrastructure and developed areas. The amendment will allow development of the subject property and promotes the orderly growth and development of the City.

10. ***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.***

    The development of the proposed residential project will be required to adhere to all applicable design, building, and engineering standards of the City of Goodyear. Adherence to these standards will be evaluated during the preliminary plat, civil engineering, and building plan review processes.

Attachments

Resolution No. 2022-2210
Exhibit A - Supplementary Zoning Map
Exhibit B - Legal Description
Exhibit C - PAD Overlay
Ordinance No. 2022-1525
Project Narrative
Aerial Photo
Staff Presentation
Applicant Presentation

RESOLUTION NO. 2022-2210

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 21-16 REZONE FROM C-2 TO R1-A WITH A PAD OVERLAY"; AND "LEGAL DESCRIPTION THRIVE @ AVISION GOODYEAR"; AND "THRIVE @ AVISION GOODYEAR PAD OVERLAY."

Be it resolved by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map 21-16 Rezone From C-2 To R1-A with a PAD Overlay," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description – Thrive @ Avision Goodyear," a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled " Thrive @ Avision Goodyear PAD Overlay (January 2022)," a copy of which is attached hereto as Exhibit C, is hereby declared a public record

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of Ordinance 2022-1525.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

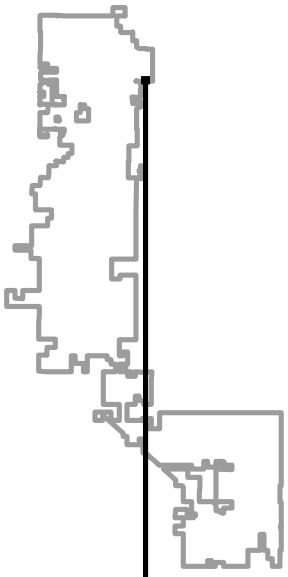
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 21-16

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2022.

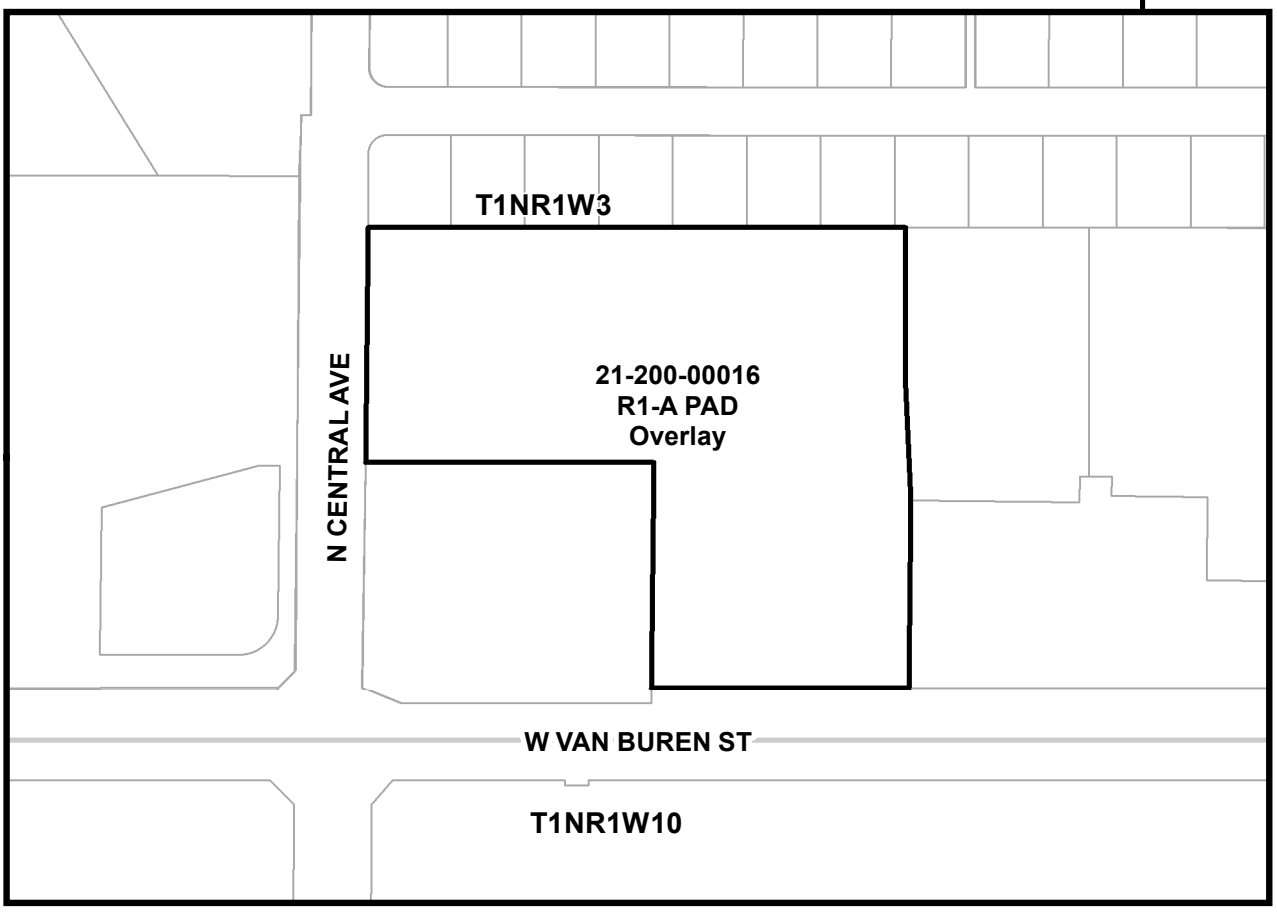


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of the Southeast Quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT			DATE:
A	REZONE FROM C-2 TO R1-A PAD Overlay	21-200-00016	Jan 2022

EXHBIIT “B”

LEGAL DESCRIPTION-THRIVE @ AVISION GOODYEAR

LEGAL DESCRIPTION:

PARCEL 3, OF MINOR LAND DIVISION OF PARCELS 1, 2 & 3 OF CENTRAL SQUARE RECORDED IN BOOK 1192 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTRY RECORDER, MARICOPA COUNTY, ARIZONA, ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00º 23’ 45”, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 00º 00’ 00” EAST PARALLEL TO AND 30.00 FEET EAST OF THE SAID WEST LINE, A DISTANCE OF 245.40 FEET;

THENCE NORTH 89º 25’ 14” EAST, A DISTANCE OF 559.91 FEET;

THENCE SOUTH 00º 34’ 46” EAST, A DISTANCE OF 168.00 FEET;

THENCE SOUTH 03º 14’ 07” EAST, A DISTANCE OF 116.98 FEET;

THENCE SOUTH 00º 00’ 00” WEST, A DISTANCE OF 195.28 FEET;

THENCE SOUTH 89º 23’ 45” WEST PARALLEL TO AND 55.00 NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 268.21 FEET;

THENCE NORTH 00º 00’ 00” EAST, A DISTANCE OF 235.00 FEET;

THENCE SOUTH 89º 23’ 45” WEST, A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit "C"

Thrive @ Avision Goodyear
PAD Overlay

January 2022

Development Regulations
R1-A (Single Family Attached) with PAD Overlay

PERMITTED USES

All uses in the R1-A (Single Family Attached) Residential Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

DEVELOPMENT STANDARDS

The Development Standards for R1-A (Single Family Attached) Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	The THRIVE PAD Overlay
Minimum Lot Size	2253 feet
Minimum Lot Width	28 feet
Minimum Rear Setback(1) (Along Eastern and Northern Boundaries of Property)	11 feet

(1) Any walls constructed along the rear lot lines of those lots with reduced rear yard setbacks shall be partial view fences with no more than four (4) feet of CMU (Concrete Masonry Units) or a similar material as a base upon which only wrought iron fencing can be installed

ADDITIONAL REGULATIONS

GENERAL

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.

2. Approval of the rezoning does not constitute approval of the development plans that have been submitted to the City. All future development will be subject to preliminary plat review and approval by staff and council, at which time all elements of site development will be reviewed, including, but not limited to, landscaping, grading and drainage, infrastructure, parking, access and circulation.

AMENITIES

1. Owner shall develop a centralized community gathering area that includes a swimming pool, restrooms, seating areas and a shaded tot lot. This community gathering area shall be located centrally within the Property and shall not be located along the frontage of any Arterial or Collector Street

ADDITIONAL WALL REGULATIONS

1. The Property shall not be enclosed by a perimeter wall, which would prevent pedestrian access to the adjacent commercial development to the east of the Property.

2. Rear walls of lots with a rear yard abutting the western boundary of the Property (adjacent to Central Avenue) shall be partial view fences with no more than four (4) feet of CMU (Concrete Masonry Units) or a similar material as a base upon which only wrought iron fencing can be installed.

3. Any walls (lot walls or perimeter walls) constructed on the Property parallel to the eastern boundary of Accessor Parcel Number 500 03 252B as shown on that certain Minor Land Division Map of 1, 2, & 3 of Central Square recorded in the Official Records of Maricopa County Recorder at Book 1192 of Maps Page 29, Instrument No. 2014 0438117 (the "Wells Fargo Property") shall be at least 17 feet from the eastern boundary of the Wells Fargo Property and shall be partial view fences with no more than four (4) feet of CMU (Concrete Masonry Units) or a similar material as a base upon which only wrought iron fencing can be installed.

4. Any fire access point of entry that will be visible from Van Buren Street shall be developed with fire access gates that are metal or wrought-iron, painted to match the walls and fences constructed within the Property, and that otherwise meet all applicable building and fire code standards for such gates.

ADDITIONAL LANDSCAPING REGULATIONS

1. Alternative paving material acceptable to the Zoning Administrator or his/her designee shall be installed on all driveways.

2. Five-feet sidewalks along the private streets, planted with shade trees at a rate of approximately one tree per 20 feet of sidewalk length, and landscaping shall be installed throughout the Property; and unless prohibited by any easements existing as of the date Ordinance 2022-1525 is adopted, five-feet sidewalks or trails planted with shade trees at a rate of approximately one tree per 20 feet of sidewalk/trail length shall be installed along the along the perimeter of the Property. If trees cannot be installed within any existing easement area, alternative landscaping consistent with the terms of the easement shall be provided.

ORDINANCE NO. 2022-1525

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 4.6 ACRES OF LAND LOCATED EAST OF THE NORTHEAST CORNER OF CENTRAL AVENUE AND VAN BUREN STREET FROM GENERAL COMMERCIAL (C-2) TO R1-A (SINGLE FAMILY ATTACHED) RESIDENTIAL WITH A PAD OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, the property subject to this Ordinance consists of approximately 4.6 acres generally located east of the northeast corner of Central Avenue and Van Buren Street as more particularly described in that certain document titled “Exhibit B Legal Description – Thrive at Avision Goodyear” which document was declared a public record by Resolution No. 2022-2210, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”);

WHEREAS, the Property is currently zoned General Commercial, C-2;

WHEREAS, the General Plan Land Use designation for the Property is Neighborhoods with a Transit Oriented Development (TOD) Overlay, which provides areas for the growth and development of neighborhoods and includes a wide range of densities and housing products and denotes areas within walking distance to a major future or existing transit route;

WHEREAS, this request is to rezone the Property to the R1-A (Single Family Attached) Residential Zoning District with a PAD Overlay providing reductions in various minimum requirements otherwise applicable to development within R1-A (Single Family Attached) Zoning District;

WHEREAS, a request to amend the boundaries of a zoning district requires review by the Planning and Zoning Commission and final decision by the City Council through the public hearing process, and to be approved, the rezoning amendment must be found in conformance with the General Plan and to not adversely impact the surrounding area as outlined in the Zoning Ordinance;

WHEREAS, the proposed rezoning is consistent with the designation of the Property in the General Plan as Neighborhoods and the development of residential will not adversely impact the surrounding area;

WHEREAS, a neighborhood meeting was held on January 19, 2022, in accordance with the city of Goodyear Citizen Review Process;

WHEREAS, there was no public opposition to the rezoning voiced at the neighborhood meeting;

WHEREAS, public notice that this rezoning request was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on February 16, 2022, appeared in the Arizona Republic Southwest Valley edition on January 28, 2022; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on February 16, 2022 to consider the rezoning of the Property, and the Commission voted (6-0) to recommend approval of the proposed rezone; and

WHEREAS, public notice that this rezoning is to be considered and reviewed at a public hearing held before the City Council on February 28, 2022, appeared in the Arizona Republic Southwest Valley edition on January 28, 2022; and

WHEREAS, the Mayor and Council of the city of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City of Goodyear.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2022-1525 applies to that parcel of land in Goodyear, Maricopa County, Arizona, generally located east of Central Avenue, north of Van Buren Street as legally described in that certain document titled “Exhibit B Legal Description – Thrive at Avision Goodyear”, which document was declared a public record by Resolution No. 2022-2210 and which is referred to and made part hereof as if fully set forth in this Ordinance (the “Property”).

SECTION 2. REZONING

The Property is conditionally rezoned from the General Commercial (C-2) Zoning District to the R1-A (Single Family Attached) Residential Zoning District with a PAD Overlay by the adoption herein of that certain document titled Thrive at Avision Goodyear PAD Overlay (January 2022), which document was declared a public record by Resolution No. 2022-2210 and which is referred to and made part hereof as if fully set forth in this Ordinance.

SECTION 3. STIPULATIONS AND PLANNED AREA DEVELOPMENT OVERLAY

The rezoning and the development of the Property is subject to all of the following stipulations and conditions:

1. The Property shall be developed in accordance with the requirements of the City of Goodyear Zoning Ordinance as it may be amended from time to time applicable to the R1-A (Single Family Attached) Residential Zoning District as modified by Thrive at Avision PAD Overlay (January 2022), which document was declared a public record by Resolution No. 2022-2210 and which is referred to and made part hereof as if fully set forth in this Ordinance and except as modified the stipulations set forth herein; and
2. The Water and Sewer Analysis Report submitted with the application for rezoning is not approved. An updated Water and Sewer Analysis Report that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first

preliminary plat and/or site plan submitted for the development of the Property and approved by the City Engineer or his/her designee. The Water and Sewer Analysis Report shall include an analysis of the existing (current conditions) of the Wells Fargo Lift Station verifying that it can adequately convey the additional proposed flows generated by the development of Property as rezoned consistent with all applicable Development Regulations, including requirements in the Engineering Design Standards and Policies Manual; and

3. The Drainage Report submitted with the application for rezoning is not approved. An updated Drainage Report that complies with all of the requirements in the Engineering Design Standards and Policies Manual shall be submitted with the first preliminary plat and/or site plan submitted for the development of the Property and approved by the City Engineer or his/her designee; and
4. Proposed utility layout submitted with the rezoning application is not approved with this rezoning and must be reviewed and approved at the discretion of the City Engineer or his designee through the preliminary plat processes; and
5. Prior to the issuance of any construction permits for any work within the Property, Owner shall dedicate, lien free and at no cost to the City, a 20-foot wide sewer easement along the northern boundary of the Property; and
6. Owner shall construct, at Owner's sole cost and expense, all infrastructure improvements determined by the City as being necessary to provide water service and wastewater service to the Property, including by way of example but no limitation, upgrades to the Wells Fargo Lift Station if needed to accommodate the additional flows generated by the development of the Property as rezoned; and
7. Prior to the issuance of the first Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property, all existing above ground utilities, except for electric lines that are 69kV or larger, located within and adjacent to the Property, including but not limited to, cable and electrical utilities, shall be placed underground at no cost to the City;
8. Owner shall construct, at no cost to the City, all infrastructure improvements required by the City of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of construction;
9. Property Owner shall dedicate, at no cost to the City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the

construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way for to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for work within the Property, whichever is earlier; and

10. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the city of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and
11. No final plat shall be recorded, no site plans approved, and/or no construction permits issued until Owner has provided the City with all approvals and/or easements from jurisdictions or parties whose property interests will be impacted by the development contemplated by such final plat, site plan, and/or construction permit. All required approvals and easements shall be in a form acceptable to the City Engineer or his/her designee.

SECTION 4. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property provided for herein by the adoption of that certain document titled "Supplementary Zoning Map No. 21-16 Rezone from C-2 to R1-A with a PAD Overlay," declared a public record by Resolution No. 2022-2210 and which is referred to and made a part hereof as if fully set forth in this Ordinance.

SECTION 5. ABRIDGEMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the city of Goodyear.

SECTION 6. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 7. SEVERABILITY

If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 8. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 9. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

SECTION 10. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

Darcie McCracken, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

Thrive @ Goodyear

Project Narrative – Rezoning Resubmittal

1/19/22

Site Overview:

The property includes one parcel (APN 500-03-537) representing approximately 4.6 acres, located east of the NEC of N. Central Avenue and Van Buren Street. Located just east of the City's growing employment corridor and south of I-10, this site is uniquely positioned for additional housing to support this growing employment sector for Goodyear. In this transitioning market, we are excited to propose a mid-sized, single-family attached Townhome project for this site which will be a bridge between the density and uses of both the existing and proposed redevelopment of the immediate area. It would create a transitional product between the big-box retail and light-industrial employment uses and the City's General Plan to increase density and walkable, transit-oriented development.

The site is currently zoned C-2, in the Neighborhoods General Plan Land Use Category and within the Transit Oriented Development Overlay. We are looking to rezone the property to R1-A with Thrive at Goodyear PAD Overlay Standards, which will allow for up to 10.85 dwelling units per acre. Per the Zoning Ordinance Table 3-2-3-E requirements for the R1-A zoning district, our rezoning proposal looks to meet the three below elements

1. Amenity Element:
    a. This will be achieved through the inclusion of important residential amenities, such as a pool, firepits, and community gathering areas
    b. This project integrates commercial. A parcel zoned commercial is located within the development or directly adjacent that is integrated into the neighborhood and has the impact of serving as a gathering place and amenity to the community, subject to the following:
        i. (a) No subdivision perimeter wall separates the neighborhood from the commercial parcel or direct pedestrian connections are provided.
        ii. (b) The residential neighborhood is not separated from the commercial amenity by an arterial roadway (i.e., a residential area receiving credit for this amenity must not have to cross an arterial roadway to get to the commercial amenity)
        iii. (c) The residential neighborhood is entirely contained within a 1,320 foot radius of a commercial property. (i.e., the residential area receiving credit for this amenity must be within 1,320 feet of the commercial area, residential lots outside of the radius would provide another amenity or not be eligible for lot reductions).
2. Connectivity Element:
    a. This will be achieved through the inclusion of a comprehensive minimum 5' wide trail system, with open access to adjacent commercial and connecting not just the residential units to each other, but also connecting to the existing external pedestrian sidewalk
    b. This is an infill project as defined by the City's General Plan
    c. This subdivision is designed and homes are oriented so that subdivision perimeter walls are not necessary in order to increase connectivity from the neighborhood to surrounding amenities.
3. Streetscape Element:

a. Project will include enhanced paving material, such as decorative paving (i.e., pavers) for all horizontal paved surfaces between the house and sidewalk.

Site Proposal:

Our proposal is to develop the following:

- Rezoning to accommodate the change from C-2 to R1-A with the Thrive at Goodyear PAD Overlay
- 49 units, 29' in height townhome community which complements and enhances the surrounding area, while also converting unproductive commercial property into Council-policy directed infill residential housing
- Entry and garage on the same side to maximize safety and ease of access for residents
- Unit and property design will be focused on street engagement
- Landscape and building form will enhance the pedestrian and resident experience a
- Each unit allows for both public and private open space, an element that is critical in this current COVID landscape
- Use is a transition between the adjacent single-family residential uses to the north of the site and the commercial uses to the southwest of the site

The project's goal is to create an attractive, high-quality project that fulfills the need Goodyear's Transit Oriented Development Overlay (TOD) District for increased walkability. It also capitalizes on the City's existing development efforts in this part of town by providing housing for the growing employment sector. The additional housing will help support the existing restaurants and retail and take an underdeveloped parcel and turn it into true community development.

Site Design:

- Buildings will encourage interaction and activation on the street. Garage or parking access will not front on the public streets. All garages will be entered internal to project
- Durable and hand-scaled materials and accents like brick, stone, siding, board and batten, lap siding, trim, molding, window sashes, operable windows, exposed rafters, deep eaves, etc. will be used to provide a more human scale to the development and produce a residential neighborhood aesthetic vs. commercial one.
- All HVAC equipment, other mechanical equipment, and trash enclosures will be screened from view.
- Street-facing facades will have a minimum of +/- 25% transparency to support a safe street environment. Deep porches or balconies should be provided for passive solar benefits to the units facing the street, and to provide outdoor usable space.
- Each unit is distinct from the sidewalk by means of materials, massing, and façade design, patio wall treatment and landscaping.
- Bright and vibrant colors will be considered for building design

- The massing of the proposed buildings should not overpower the adjacent single-family neighborhood. The façade of the second floor should be recessed from the façade of the first floor. Trees and setbacks will also help reduce the perceived massing.
- The entire development project will be lushly landscaped and screened to enhance the pedestrian experience and encourage walkability.

Project Benefits:

Successful Transit Oriented Development depends on access and density around the transit station. Convenient access to transit fosters development, while density encourages people to use the transit system. Focusing growth around transit stations capitalizes on public investments in transit and provides many benefits, including:

- increased ridership and associated revenue gains for transit systems
- incorporation of public and private sector engagement and investment
- revitalization of neighborhoods
- a larger supply of affordable housing
- economic returns to surrounding landowners and businesses
- congestion relief and associated environmental benefits
- improved safety for pedestrians and cyclists through non-motorized infrastructure

The importance of this project's location in the TOD District allows for the existing infrastructure to benefit residential growth in the District.

Zoning Development Regulations:

Our proposed development project and rezoning request is reflective of the goals and standards per the City's Zoning Ordinance Section 1-3-1-D-3:

1.Consistency with the goals, objectives, policies and future land use map of the General Plan.

Our proposed project is consistent with the General Plan and the current General Plan designation of Neighborhoods. Specifically, these goals, objectives and policies are met in the areas current market factors, demographics, infrastructure, traffic, environmental issues through the following:

This parcel has remained undeveloped in its current Commercial (C-2) zoning designation. Current market factors and future market factors will keep this parcel undeveloped in its current designation because many of the previous considerations for having large commercial corners are just not supported in growing metropolitan areas of the Valley. The City of Goodyear, with its need to redevelop ageing areas, provide diversity of housing needs for its residents and growing workforce, would greatly benefit from changing the C-2 zoning for this parcel to the R1-A.

The project is located at the intersection of Central and Van Buren Road, which are both major arterial roadways. More importantly, this project is located in the TOD Overlay District. This District was created to encourage the development of mixed uses that would benefit and be benefited from

proximity to transit. Introducing an infill residential town home project in this area is consistent with the mixture of development uses and allows for increased transit ridership.

2.Suitability of the physical and natural features of the subject property for the uses permitted in the proposed zoning district.

There are no site characteristics, such as washes, floodplain designations, hillside slopes over 20%, irrigation district canals, or other natural features worthy or preservation that negatively impact the development of this site or create any hardships to development.

Of note, there is a 240 KV APS high voltage power line that runs along Van Buren Rd. Our team has already initiated discussions with APS and will be working with them throughout the development process to coordinate on the requisite setback needed along Van Buren. Our proposed site plan with this submittal is reflective of the conversations with APS to date.

3.Compatibility of all potential uses with the surrounding uses and zoning in terms of land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.

Our project does not fall in the vicinity of any local or regional airports, or within any historic wash or regional park location.

4.The proposed zoning district's consistency with other land uses within the immediate area and whether the proposed zoning district would be better suited to the property than the current zoning.

The development of a residential town home project in this location actually serves as an important buffer land use between the existing commercial corner and the existing single family residential development to the north.

The scale of this project, with the 30' height, density, and residential hours of operation will be a much more compatible land use for this area. The inclusion of medium density residential, between low density single family and high intensity commercial create the perfect transitional land use for this location.

5.Demand of 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.

This type of residential project is a high-demand project for this trade area. Additionally, this residential town home project provides a diversity of housing options which is currently underserved in the market. High-quality, and higher density town home projects provide the missing middle of housing options for the residents of Goodyear and serves to build a market to support the adjacent commercial uses, as well as provides housing for the growing workforce and growing employment opportunities in this trade area. It is the best use for this location and currently lacking the market.

6.Demands 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.

Due to the residential nature of this project, additional demands for services will be required, however, our preliminary engineering reports indicate that the capacity is currently met with the City's existing utility infrastructure. While additional residents will be utilizing the public infrastructure and services, there will also be additional employees to service the City' growing nearby employment corridor. The mixture of uses in this trade area, despite the increase demand on services, still creates a more complete City, which will take advantage of City investments in transit and other public infrastructure.

Since this corner is currently zoned commercial, there was always the expectation for increased infrastructure demands when this land developed. And all requisite utility easements are being accommodated for on this parcel to allow for ease of future servicing for the City, specifically as relates to the 20' PUE on the north side of our project.

As our project is a PAD request, the following criteria in Article 3-5 of the Zoning Ordinance is also applicable.

Per 3-5-1, our project requests variations in lot arrangements for the optimum development environments for our residential town home project. This request is made in exchange with providing for an enhanced quality of living excellence with the provision of usable open space standard to minimize adverse environmental impact on surrounding areas; and to assist in fulfilling the goals, objectives and policies of the City of Goodyear General Plan and amendments thereto.

Additionally, the development of a high-design, lushly landscaped town home residential project that includes additional open space, residential amenities, pedestrian trail connections throughout the project provide for the following PAD requirement:

a. The project will accommodate, encourage and promote developments with innovative design involving residential land uses, which together form an attractive, harmonious unit in the community and serves as an enhancement to the surrounding area.
b. Additionally, this project is only requesting two deviations from the standard R1-A development standards in terms of lot width and lot size due to the irregular size and shape of the infill residential parcel, which is impacted by a corner commercial use. In order to develop the site to the highest and best design and layout, these deviations in lot size and width are being requested in this application and further detailed below.

As part of this rezoning request to R1-A with PAD Overlay, we are adhering to all the development standards as specified in the Zoning Ordination, Section 3-3-D, with these two exceptions, which are more specifically detailed in the below table.

Comparison Standards between R1-A and Proposed PAD Overlay:

	R1-A	Proposed PAD Overlay
Lot Standards		
Minimum Lot Area (sq ft)	2,800	2,253 sf
Minimum Lot Width (ft)	35	28 sf
Minimum Lot Depth (ft)	80	Meets
Building Form and Location		
Maximum Height (ft)	30	Meets
Maximum Building Coverage	75%	Meets
Minimum Setbacks (ft)		
Front (1)	10	Meets
Front facing garage	20	Meets
Side	0 (3)	Meets
Total both sides	0 (3)	Meets
Street Side (4)	10	Meets
Rear	15	11.2
Development Standards		
Open Space % (of net area)	15%	Meets
Additional Zoning Ordinance Standards		
Minimum Separation between fences and/or walls	20’	17’ (with partial view fence included)

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

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.

We are only proposing changing four standards to the existing R1-A to accommodate our project. These four standards are the following:

1. Minimum Lot Area: We propose to change the minimum lot area from 2,800 to 2,253 sf for 41 of the lots. We will still, though, have 8 lots that meet the 2,800sf minimum lot size. In order to accommodate the total unit count number, several of the lots need to be slightly downsized to the 2,253 sf size. However, as a trade off and benefit to the overall project, we propose to include a pedestrian trail system running through the project, serving as a connection to the project's additional open space/amenity area.
2. Minimum Lot Width: We proposed to change the minimum lot width from 35' to 28' for 41 lots and 33' for 8 lots. We are proposing this change in order to accommodate for the 49 total unit count number. The benefit of this change is to fit the 49 units in a tasteful and high-quality manner, incorporating more open space than is required per R1-A.
3. Minimum Rear Lot Setback: We are proposing a reduction from the 15' rear setback requirement to the 17 lots on the north side/rear facing in order to accommodate for the 20' PUE setback along the north property line.
4. Minimum Separation with fences and/or walls: We are requesting a minimal reduction of 3' from the required 20' to the proposed 17' in the required separation between project and site wall, but will accommodate for this 3' reduction through inclusion of partial view fence features. This deviation is needed accommodate infill site constraints.

The Site Development trade-off provided for with this project for the above deviations, will be the development of project open space, trails, and amenities areas. The central open space and lawn will not only include an open turf area for organic play but will also include a community pool, a grilling area and trellis for community barbeques and engagement, electrical power for movie and events outside, lawn games, picnic tables and shade coverings. The goal is to create a heightened community event space that will function as an extension of the living space for the residents and enhance the spirit of community in the development. The adjoining trail system will allow for continued pedestrian interaction with the community open space and within the development as well.

Parking:

We felt it was important to acknowledge this parcel as part of the TOD as we addressed parking for this proposed project and were careful to include multi-modal forms of transportation for residents, including bicycle parking options. To that extent, we are providing the following parking spaces for the property:

- 98 Garage Parking Spaces Provided (This meets the 2 Enclosed Parking Space Requirements for Single-Family Residential)
- 1 space per 10 units for Guest Parking (This goes above the Parking Requirements for Single-Family Residential and will be provided near the community pool)
- Bicycle Parking: 10 provided (This goes above the Parking Requirements for Single-Family Residential and will be located near the community pool)

Additionally, there are currently 10 parking spaces on our parcel that are being utilized by the adjacent properties to our immediate east (APN 500-03-536, and APN 500-03-535), through a private agreement

with the previous land-owner. Both of these parcels have the same owner. We have confirmed with the adjacent property owner that these 10 spaces can be eliminated. The two adjacent parcels are both zoned C-2 which in general requires a parking ratio of 1:300sf, per City code. In total, with all the uses, the two adjacent parcels would require 78 parking spaces, which they both meet, per the below chart:

Thive @ Avision
Goodyear Townhome Project - Two Adjacent Parcel Parking Analysis

SUITE	TENANT	USE	SF	REQ Parking	PROVIDED PARKING	Notes
PARCEL 2 (north parcel)						
Suite 100 -- 13380 W. Van Buren	Great Beginnings Pre-School	pre-school	6,264	16.70		1 space per 375 sf req
Suite 100 -- 13390 W. Van Buren	Ministerios Casa de Oracion	church	4,582	36.66		half of space used for church assembly at 1:75sf and remainder sf at 1:300 sf
Suite 110 -- 13390 W. Van Buren	Vacant	vacant	1,680	0		
			Total:	53.36	46.00	
PARCEL 1 (south parcel)						
Suite 106 -- 13370 W. Van Buren	Papa Johns Pizza	commercial	1,680	5.60		1:300 sf req
Suite 102 -- 13370 W. Van Buren	Toke n Smoke	commercial	1,120	3.73		1:300 sf req
Suite 103 -- 13370 W. Van Buren	Vacant	vacant	1,120	0		
Suite 105 -- 13370 W. Van Buren	Karate Institute	school	1,680	4.48		1:375 sf req
Suite 104 -- 13370 W Van Buren	Quality Tax Services	office	1,708	5.69		1:300 sf req
Suite 101 -- 13370 W. Van Buren	The Hair Shoppe	commercial	1,680	5.60		1:300 sf req
		TOTAL	21,514	25.11	32.00	46 on parcel 2, and 32 on parcel 1)
		TOTAL USED GLA:	18,714	**78.47**	**78.00**	

As such, because the two adjacent parcels both have the same ownership and because they are not needed for the adjacent parcel to meet code, we would recommend that the City permit the removal of these 10 spaces on our development.

Adherence to the City's General Plan:

This proposed development project will provide the following to the City:

- Develop additional residential backbone in the TOD to support existing businesses (especially those hit hard by the impacts of Covid-19);
- Encourage these residents to also utilize alternative transportation to access their jobs and recreations amenities in the city through walking, riding a bike, etc;
- Allow for a mixture of uses designed to attract people to this growing area of Goodyear

The development of a 49-unit townhome product within the City of Goodyear's Transit Oriented Overlay district will culminate in the increased success and productivity of the District, which we believe are consistent with the goals, objectives, policies and future land use map of City's General Plan, as we are fulfilling eight of the nine 2025 General Plan Strategies in the below ways:

- Strategy 1: Create Attractive Places and Diverse Destinations

    - This parcel has remained an undeveloped eyesore in its current zoning designation, off of the hard corner and bordered by residential community to the north and commercial uses to the east and southwest. Through rezoning, we are able to build a beautiful, residential townhome community which is a perfect buffer use between the commercial corner and the adjacent residential to the north.
- Strategy 2: Develop a Physically and Socially Connected Community
    - Critical to this parcel is the TOO district, which needs development of more intense and diverse residential communities to continue to advance the City's goals for transit-oriented development, which is what this project will provide.
- Strategy 3: Expand the Parks, Open Space, Trails, and Recreation System
    - Included in this development is a central open space amenity as well as an interconnected trail system to improve pedestrian circulation and connectivity.
- Strategy 5: Advance Economic Opportunity
    - This project exists in a growing employment and commercial corridor for the City, called The District. Rezoning for R1-A with the PAD Overlay will allow this parcel to add the critical residential component that is needed to support this existing economic development is this trade area.
- Strategy 6: Protect and Utilize our Assets
    - As this parcel is surrounded by already built parcels on each side, we will be able to utilize the existing infrastructure to develop this project.
- Strategy 7: Maximize Partnerships and Collaboration
    - The City has already had the vision to create a TOO district for this parcel. We are excited to bring forward a somewhat higher density residential community to further that vision.
- Strategy 8: Provide Opportunities for Living a Healthy Lifestyle
    - Locating residential near transit encourages multi-modal and healthier forms of transportation for residents of Goodyear. The increase in walkability to adjacent commercial uses further supports a healthy community.
- Strategy 9: Foster a Sustainable Economy and Community
    - Similar to Strategy 5, this project looks to develop a much-needed residential project on an underdeveloped parcel. This project will enhance pedestrian activity, fulfill the goals of the TOO, and support the existing and future uses in the area—truly creating a live, work, play environment.

<u>Development Standards for the General Plan Land Use Map:</u>

Per the 2025 General Plan, our project is adhering to the following Universal Development Standards:

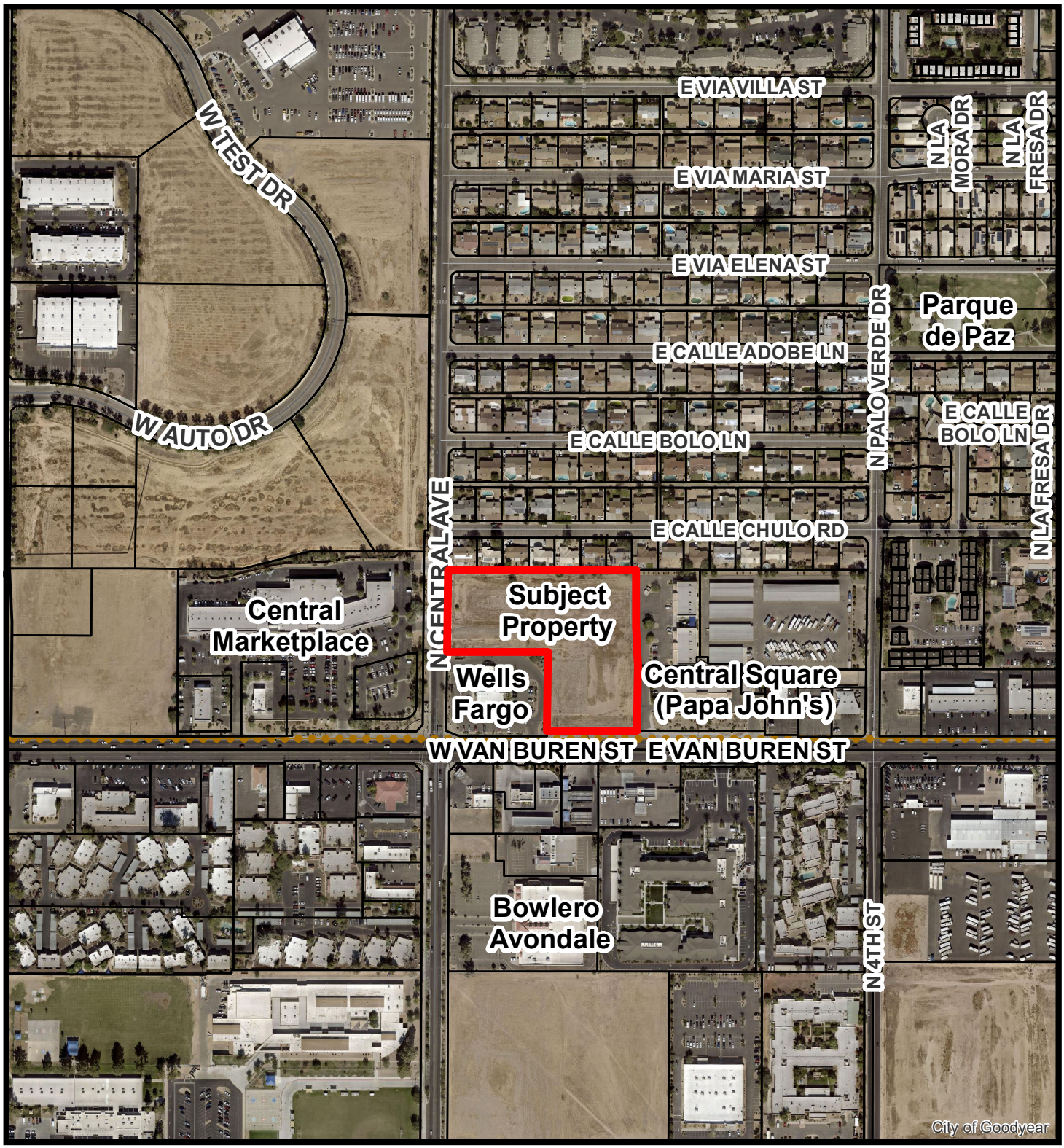
1. Standard 1. Our development proposal shows conformance with the applicable stated goals, objectives, and policies contained within the City's General Plan, and how the development furthers the appropriate implementation of the General Plan.
2. Standard 2. While Goodyear encourages quality development throughout the planning area, our project is located in areas with existing infrastructure and services, and within walking distance of transit stations.
3. Standard 3. Our proposed development demonstrates that there are adequate services and facilities to serve this development during the development approval process.

4. Standard 4. Goodyear promotes a graduated density/intensity concept. Our proposed development demonstrates this by diversifying the residential density adjacent should locate near each other, and by gradually increasing density towards the transit corridors in the existing TOO.
5. Standard 5. Goodyear promotes a safe walkable and bikeable community. Our proposed development is located and designed to reduce vehicle trips and miles whenever possible. Pedestrian and bicycle connections are provided between and within the development to allow the community to walk or bike to nearby destinations.

Additionally, this project also meets the Standards for Neighborhoods, in the following ways:

- Objective CC-1-1. Create and foster complete neighborhoods, through the following:
    - Our project provides a range of housing options: This development project addresses the "missing middle" for housing in the City through a town home development project on an underserved infill site
    - Our project provides a sense of place and community pride through the development of a undeveloped parcel with a new, high-designed housing project to enhance the intersection and increase the redevelopment in the immediate trade area
    - Project provides places and spaces that encourage social interaction through the shared internal trail, community pool and gathering areas
- Objective CC-1-2. Ensure neighborhoods are internally and externally connected, through the following:
    - Our project includes shared-use sidewalks or trails within neighborhoods that maximize internal walkability and provide connections to trail systems, schools, shopping, existing developments, and parks.
    - Our project includes bike amenities and connections
- Objective CC-1-4. Revitalize and support neighborhoods that are aging, at risk, transitional, or in general need of redevelopment.
    - Took an undeveloped commercial parcel, surrounding by ageing commercial uses and developed a state of the art, highly amenitized residential town home project to protect and enhance the ageing residential neighborhood to the north
- Objective CC-2-1. Provide diverse and quality housing products, through the following:
    - Project encourages a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.
    - Project encourages mixed-use development, especially near transit stations.
    - Project promotes higher residential densities near and within the City Center, along the McDowell Road corridor and near transit stations

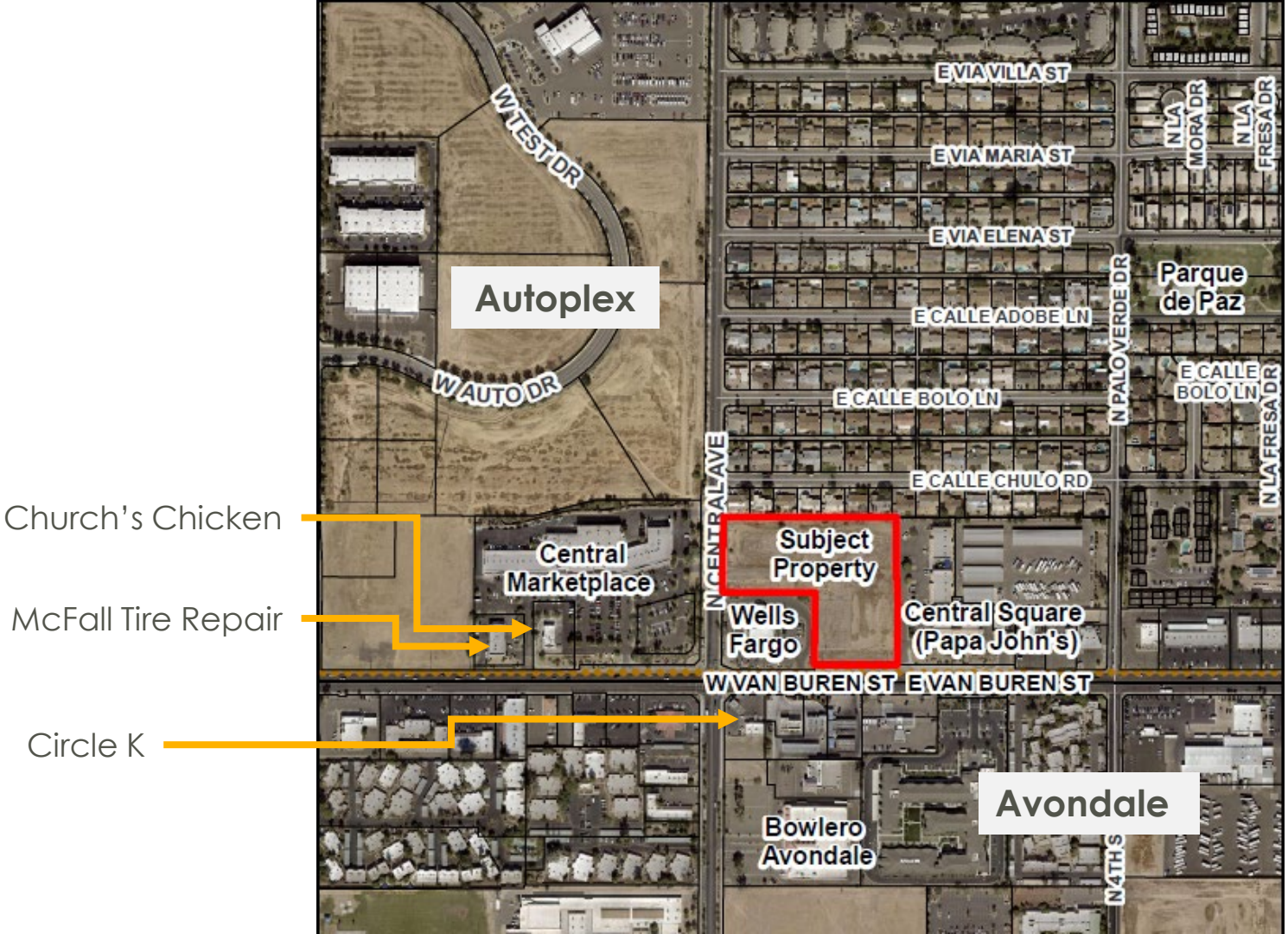
Aerial Photo Exhibit
Thrive at Avision Goodyear
Case No. 21-200-00016



Drawn By: Alex Lestinsky
City of Goodyear Development Sevices Department
Date: January 7, 2022

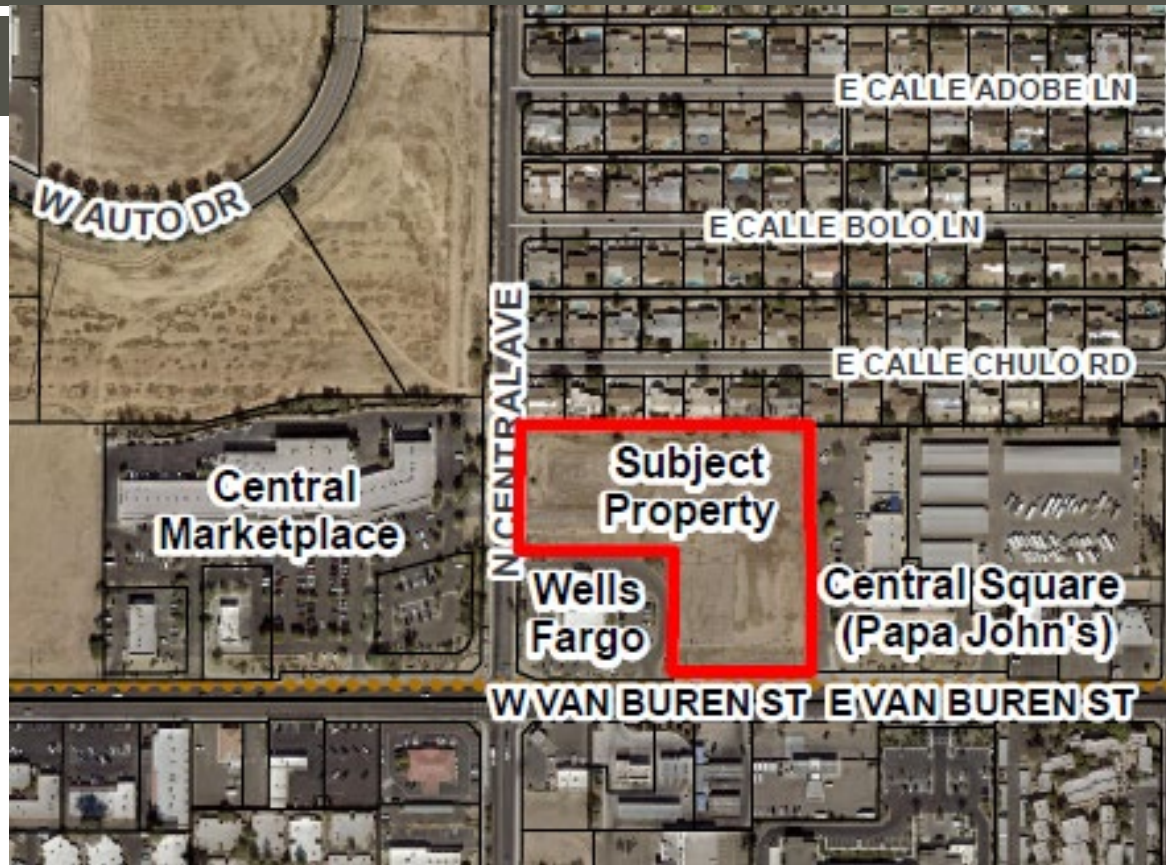
N

Thrive at Avision
Rezone


Church's Chicken
McFall Tire Repair
Circle K
W TEST DR
Autoplex
W AUTO DR
E VIA VILLA ST
E VIA MARIA ST
E VIA ELENA ST
E CALLE ADOBE LN
E CALLE BOLO LN
E CALLE CHULO RD
N LA MORA DR
N LA FRESA DR
N PALO VERDE DR
Parque de Paz
E CALLE BOLO LN
N LA FRESA DR
N CENTRAL AVE
Central Marketplace
Subject Property
Wells Fargo
Central Square (Papa John's)
W VAN BUREN ST
E VAN BUREN ST
Avondale
Bowlero Avondale
N 4TH S

Subject Property

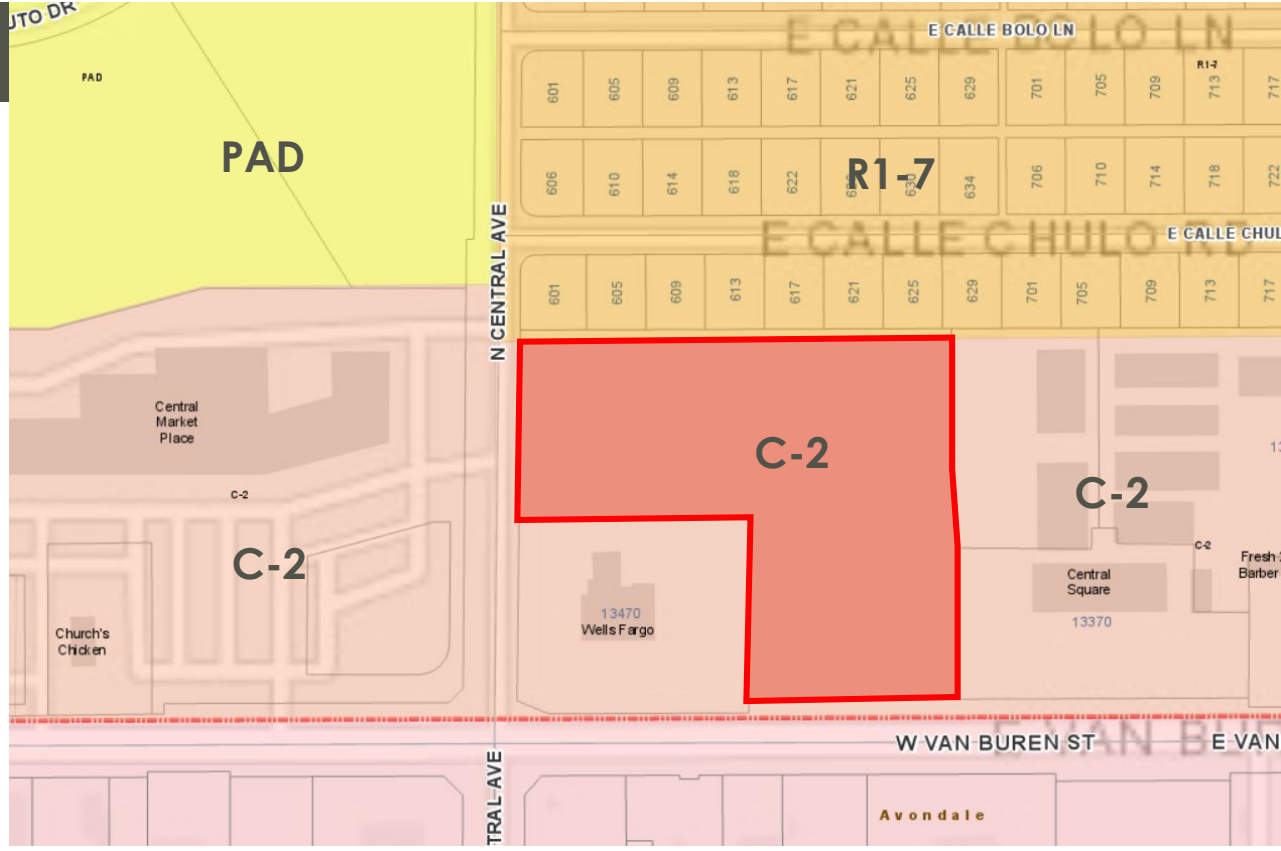
- East of the northeast corner of W Van Buren Street and N Central Avenue
- ~4.6 acres



Existing

THRIVE AT AVISION

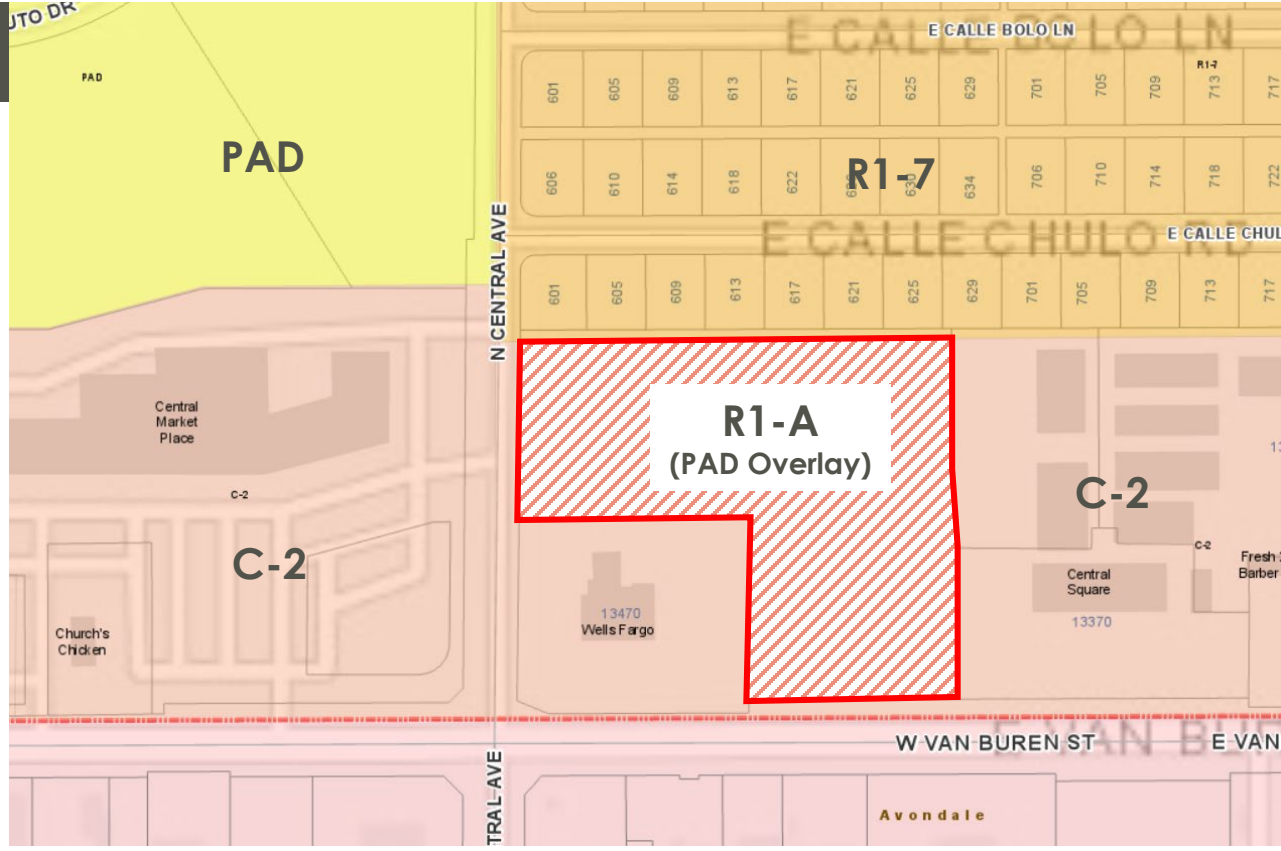
- **North:** R1-7 (Arnold Manor)
- **East:** C-2 (Central Square Complex)
- **South:** C-2 (Wells Fargo) Avondale C-2
- **West:** C-2 (Central Marketplace Complex)



Request

THRIVE AT AVISION

- Rezone property from C-2 to R1-A (Single Family Residential) with a Planned Area Development (PAD) Overlay



PAD Overlay

THRIVE AT AVISION

- Modification to four development standards
  - Min. Lot Area
  - Min. Lot Width
  - Rear Yard Setback (limited applicability)
  - Separation between walls (limited applicability)

Comparison Standards between R1-A and Proposed PAD Overlay:

	R1-A	Proposed PAD Overlay
Lot Standards		
Minimum Lot Area (sq ft)	2,800	2,253 sf
Minimum Lot Width (ft)	35	28 sf
Minimum Lot Depth (ft)	80	Meets
Building Form and Location		
Maximum Height (ft)	30	Meets
Maximum Building Coverage	75%	Meets
Minimum Setbacks (ft)		
Front (1)	10	Meets
Front facing garage	20	Meets
Side	0 (3)	Meets
Total both sides	0 (3)	Meets
Street Side (4)	10	Meets
Rear	15	11.2
Development Standards		
Open Space % (of net area)	15%	Meets
Additional Zoning Ordinance Standards		
Minimum Separation between fences and/or walls	20'	17' (with partial view fence included)



Conceptual Plan (not approved with rezoning)

Required Elements

THRIVE AT AVISION

Table 3-2-3-E: Lot Size and Minimum Number of Required Design Elements for Reduced Lot Width and Side Yard Setback Reduction Requests

Zoning Designation	Minimum Lot Width (ft)	Total Both Sides Setback	Amenity Elements	Connectivity Elements	Streetscape Elements
R1-6	55	15	0	0	0
REDUCED R1-6	50	10	1	2	2
R1-4	45	15	1	2	3
REDUCED R1-4	40	10	2	4	4
R1-A	35	N/A	1	2	1
R1-C	40	N/A	1	2	1

- Amenity
  - Community pool
- Connectivity
  - No subdivision perimeter wall
  - Infill development
  - Internal trail system
- Streetscape
  - Alternative paving



Conceptual Plan (not approved with rezoning)



Conceptual Elevations (not approved with rezoning)



Public Comment

THRIVE AT AVISION

- Neighborhood meeting held at Goodyear Municipal Complex January 19, 2022
  - No attendance
  - No comments received
- Planning & Zoning Commission
  - No public comment

Recommendation

THRIVE AT AVISION

- Staff recommends approval of R1-A with PAD Overlay subject to stipulations
- Planning & Zoning Commission recommended approval 6-0 on 2/16/2022

City of Goodyear:
City Council Hearing - February 28, 2022

Thrive @ Avision

DOWNTOWN'S RESIDENTIAL INFILL PROJECT



Project Overview



Development Project

Delivering on Goodyear's Goals:

- Transit Oriented Development
- Walkability & Connectivity
- Townhome residential infill provides a seamless residential transition between existing commercial uses and downtown

- Located on 4.6 acres just east of the North East Corner of Van Buren St. and N. Central Ave.
- 49-unit, 29' in height townhome community which complements and enhances the surrounding area, while maximizing development in an urban, infill site
- Request is rezone property from C-2 to R1-A PAD to accommodate up to 10.85 units per acre
- Variety of unit sizes including 3- and 4-bedroom units
- Unit and property design will be focused on street engagement
- Project provides a critical land use buffer between single family residential to the north and commercial to the south and east
- Lush landscape, pedestrian pathways and amenity areas will enhance the pedestrian experience and provide critical shade along pedestrian walkways to maximize walkability and connectivity

Development Team

Proven Track Record:

- Townhome Residential Developers
- Designers
- Owners and Managers

Principal Owners

Avision Development/Edward Homes

Applicant

Evolve Ventures, LLC

Architect

Ryan Allord Design

Civil Engineer

Prefling Engineering

Landscape Architect

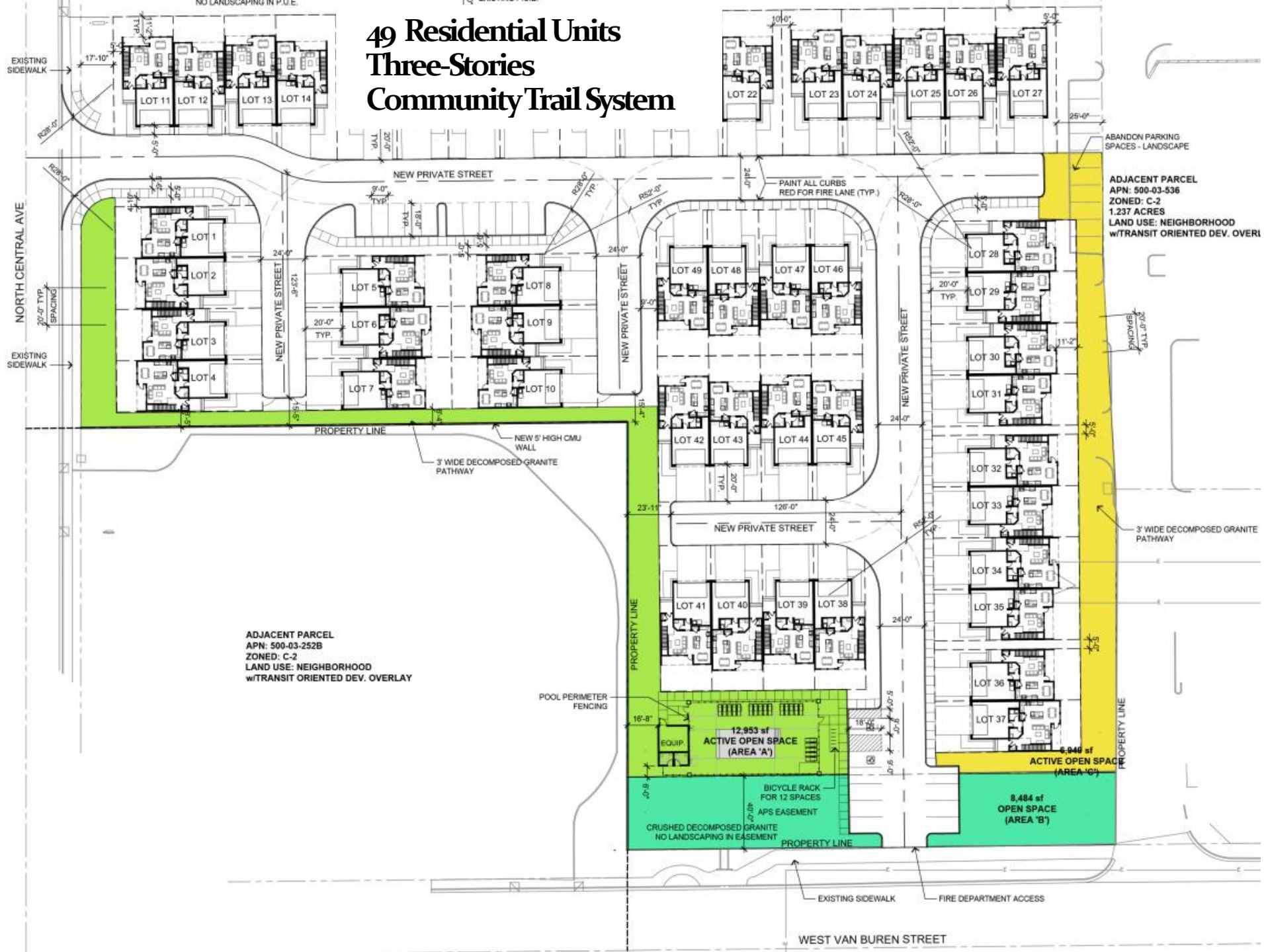
Floor + Associates

Project Details



Aerial: Central, Infill Location




49 Residential Units
Three-Stories
Community Trail System
NO LANDSCAPING IN P.U.E.
EXISTING SIDEWALK
LOT 11
LOT 12
LOT 13
LOT 14
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
NEW PRIVATE STREET
PAINT ALL CURBS RED FOR FIRE LANE (TYP.)
ABANDON PARKING SPACES - LANDSCAPE
ADJACENT PARCEL
APN: 500-03-536
ZONED: C-2
1.237 ACRES
LAND USE: NEIGHBORHOOD
w/TRANSIT ORIENTED DEV. OVERL
NORTH CENTRAL AVE
20'-0" TYP SPACING
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
PROPERTY LINE
NEW 5' HIGH CMU WALL
3' WIDE DECOMPOSED GRANITE PATHWAY
ADJACENT PARCEL
APN: 500-03-252B
ZONED: C-2
LAND USE: NEIGHBORHOOD
w/TRANSIT ORIENTED DEV. OVERLAY
POOL PERIMETER FENCING
EQUIP.
12,953 sf
ACTIVE OPEN SPACE
(AREA 'A')
6,940 sf
ACTIVE OPEN SPACE
(AREA 'C')
8,484 sf
OPEN SPACE
(AREA 'B')
BICYCLE RACK FOR 12 SPACES
APS EASEMENT
CRUSHED DECOMPOSED GRANITE
NO LANDSCAPING IN EASEMENT
EXISTING SIDEWALK
FIRE DEPARTMENT ACCESS
WEST VAN BUREN STREET

Building Elevations, Front



Building Elevations, Rear



Building Finishes

Exterior Elevation Finish and Materials Legend

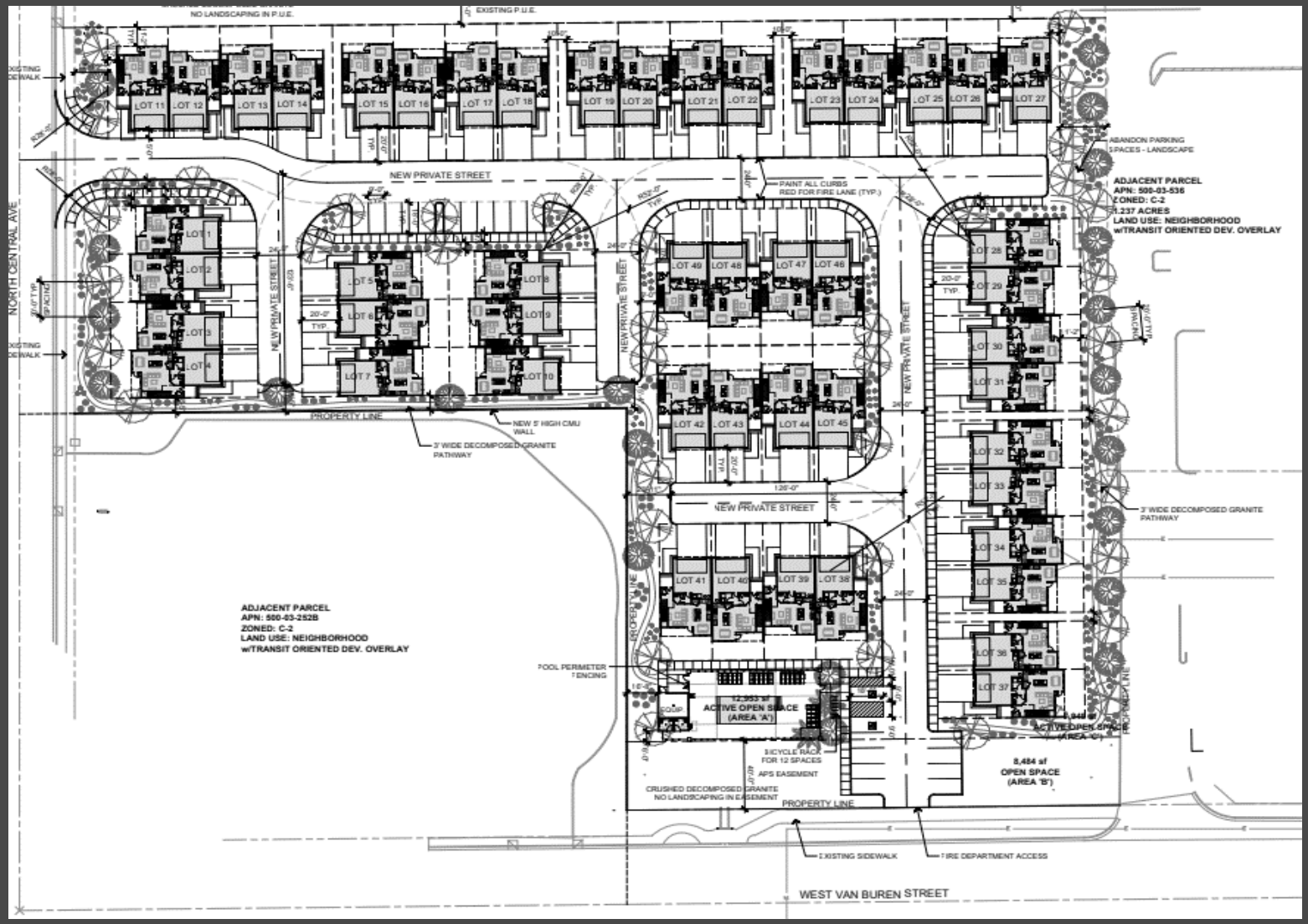
	PT-1	ONE (1) COAT CEMENT PLASTER, FINISH: SAND PAINT: SHERWIN WILLIAMS: ORIGAMI WHITE SW7636
	PT-2	ONE (1) COAT CEMENT PLASTER, FINISH: SAND PAINT: SHERWIN WILLIAMS: BACKDROP SW7025
	PT-3	ONE (1) COAT CEMENT PLASTER, FINISH: SAND PAINT: SHERWIN WILLIAMS: THUNDER GRAY SW7645
	CT-1	PORCELAIN EXTERIOR TILE: EMSER GLAZED PORCELAIN CASSERO II, COLOR" MOKA, SIZE: 12X24



Lush landscape and integrated trails *connect community*



Public Outreach



Community Engagement

Neighborhood & Community Outreach

1

Adjacent Property Outreach

Fall, 2021

2

Neighborhood Mailing

January 4th, 2022

3

Neighborhood Meeting

January 19th, 2022

Project Timeline



4

Project Schedule

Proposed Public Meeting Schedule



Neighborhood Meeting

January 19th, 2022



Planning & Zoning

February 16th, 2022



City Council Hearing

February 28th, 2022

Project Schedule

Proposed Construction Schedule



Construction Start

Summer, 2022



Construction Completion

Winter, 2023



Grand Opening

Spring, 2023

Thank you!

Any Questions?

Development Contact:

Amy Malloy
amalloy@evolveventuresphx.com
602-531-7762

City Contact:

Alexandra Lestinsky
alexandra.lestinsky@goodyearaz.gov
623-882-7943

ITEM #: 20.
DATE: 02/28/2022
AI #:700

CITY COUNCIL ACTION REPORT

SUBJECT: USE PERMIT FOR A CONVENIENCE USE (BIKINI BEANS DRIVE-THROUGH COFFEE SHOP)

STAFF PRESENTER(S): Steve Careccia, Interim Planning Manager

OTHER PRESENTER(S):
Joshua Oehler, Arc One Associates

SUMMARY
This is a Public Hearing for a use permit request for a convenience use (Bikini Beans drive-through coffee shop) proposed on a 1.1-acre parcel within the Cobblestone Creek commercial center located at the northwest corner of Pebblecreek Parkway and McDowell Road. The commercial center is located within the Palm Valley Phase VIII Planned Area Development (PAD).

Recommendation
Approve the request for a use permit for a convenience use (Bikini Beans drive-through coffee shop) on a 1.1-acre parcel in the Cobblestone Creek commercial center located at the northwest corner of Pebblecreek Parkway and McDowell Road within the Palm Valley Phase VIII PAD, subject to stipulations. (Steve Careccia, Interim Planning Manager)

STIPULATIONS
1. All future development on the subject property (Property) will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation;

2. The configuration and location of the proposed drive-through lanes and pick-up window and resultant traffic patterns shall be developed in substantial conformance with the preliminary site plan attached hereto. An amendment to the use permit shall be required if the Zoning Administrator determines that the site plan submitted for approval is not in substantial conformance with the preliminary site plan attached hereto;

3. In no instance shall queued vehicles obstruct designated fire lanes or public streets. Any observed obstruction by city staff shall be immediately remediated by the owner/operator and owner/operator shall prepare a traffic management plan to prevent future obstructions, which

shall be completed and submitted to the Fire Chief and Director of Engineering or their respective designees within 30 days of city staff's observation of the obstruction of the fire lanes and/or public streets. Said plan shall require approval from the Fire Chief and Engineering Director, or designees. The failure to comply with the requirements set forth herein can result in the termination of this use permit if the approved traffic management plan required herein is not in place and implemented in a timely fashion following city staff's observations of obstructions to designated fire lanes and/or public streets;

4. Three-foot high masonry screen walls, designed to match the existing screen walls within the Cobblestone Creek commercial center, shall be installed along the drive-through lane, at the locations shown on the preliminary site plan attached hereto;

5. Existing plant material and trees shall be protected in place, as shown on the preliminary landscape plan, attached hereto. Any existing plant material or trees that do not survive shall be replanted with like species and size, within 30 days of notice provided by the city;

6. The development of the Property shall be in substantial conformance with the conceptual building elevations attached hereto and shall comply with the Cobblestone Creek Design Guidelines that were approved for the center on April 2, 2007;

7. No fixed, permanent exterior ladder for roof access shall be permitted;

8. If provided, outdoor music shall not be audible at any residential property line;

9. No signage is approved as part of this use permit. All signage proposed on the Property shall require separate submittal and review of sign permits, and shall comply with the Comprehensive Sign Package approved for the Cobblestone Creek Center as it may be amended; and,

10. If menu boards are installed in the future, then a minimum stacking distance of five cars shall be provided from the menu boards to the entrance of the drive-thru lanes.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The Property is located within Phase VIII of the Palm Valley PAD. The PAD zoning for Palm Valley Phase VIII was approved on May 9, 2005. Pursuant to the PAD, mixed-use commercial uses are permitted on the Property.

The Property is part of a commercial center known as Cobblestone Creek. Design guidelines and a comprehensive sign package (Case No. 06-950-00001) for the center were approved on April 2, 2007. A master site plan (Case No. 07-600-00019) for the center was approved on October 29, 2007.

The Property is currently undeveloped. However, the off-site and most on-site improvements have been completed for this commercial center.

The Planning and Zoning Commission considered this item at their regular meeting of January 12, 2022. The Commission voted 5-1 to forward a recommendation of approval to the City Council. The item was intended to be heard by the City Council on January 24, 2022. However, due to a noticing error, the item was rescheduled to February 28, 2022.

STAFF ANALYSIS

Current Policy:

A use permit requires review by the Planning and Zoning Commission and approval by the City Council following required public hearings. The process for the review of a use permit is set forth in section 1-3-2 of the Goodyear Zoning Ordinance and in the City of Goodyear Administrative Process Manual.

Details of the Request:

The applicant is requesting a use permit for a convenience use (Bikini Beans drive-through coffee shop) on a 1.1-acre parcel within the Palm Valley Phase VIII PAD. As previously noted, the Property is designated for commercial use and will be developed in accordance with the PAD's design guidelines and city's C-2 (General Commercial) zoning district. As required in the C-2 zoning district, a restaurant with a drive-through must obtain approval of a use permit prior to development.

The proposed convenience use will be a Bikini Beans drive-through coffee shop. As shown on the preliminary site plan submitted with the use permit, the restaurant will consist of a single-story, 830 square-foot building. Beverages (coffee and energy drinks) and pre-packaged food products may be obtained from the drive-through window or walk-up window. A 760 square-foot outdoor seating area will be provided. There is no indoor dining. Remote ordering is not offered at this time.

As noted in the project narrative, the site will include a double lane drive-through. Customers will enter the drive-through lane and place their order at the drive-through window. Beverages and food products will be picked-up and paid for at that same window.

Parking for the proposed convenience use will be provided onsite in conformance with city standards. But if additional overflow parking should be needed, cross access and shared parking agreements exist for the center.

As shown on the conceptual building elevations submitted with the use permit, the building

design will utilize the materials and colors approved for the Cobblestone Creek center. Final building design will be approved at time of site plan review and approval.

Section 1-3-2 (Use Permits) of the Zoning Ordinance requires that the Planning and Zoning Commission and City Council determine that the proposed use meets the following findings prior to granting a Use Permit:

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare;

As described in the materials provided with the use permit, the proposed use should not generate excessive odors, noise or light to the detriment of the surrounding area. Traffic impacts have been reviewed and determined to be in conformance with the roadway capacity and improvements for this area. The drive-through lanes and queue have been internalized to the Property and should not detrimentally affect surrounding properties or public streets. Vehicular queuing space has been provided in excess of city standards.

2. The proposed use is reasonably compatible with uses permitted in the surrounding area;

The proposed use is located within a commercial center intended for similar commercial uses, including those uses with drive-through facilities (as allowed with a use permit). Surrounding development includes a Walgreens Pharmacy along with several other drive-through restaurants and vehicle repair/service facilities. Furthermore, the proposed use is located within a commercial corridor and within close proximity to a freeway interchange. As such, the proposed use will be compatible with the existing uses in the surrounding commercial area in terms of hours of operation, traffic generation, and intensity (noise, light, etc.). The nearest residential development (±600 feet) is located to the west, within Palm Valley Phase VIII. Given this large separation, there should be no adverse effects from the operation of the proposed use on these residential properties.

Section 4-2-2 (Convenience Uses) of the Zoning Ordinance provides the following additional evaluation criteria for convenience uses regarding their potential impact on traffic congestion, the neighborhood in general, and their appropriateness for the site:

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation.

The 1.1-acre parcel is of sufficient size and configuration to accommodate the proposed restaurant with drive-through. The proposed access and internal traffic circulation pattern have been designed to be consistent with the overall master site plan. Queuing space for the drive-through exceeds city standards and, pursuant to the traffic study, can be accommodated onsite without adversely impacting any public streets or adjacent land uses.

2. Compatibility of the proposed hours of operation with adjacent residential areas.

Hours of operation are intended to be from 5 AM to 10 PM, Monday through Friday and 7 AM to 10 PM Saturday and Sunday. Given the proposed use’s location within a developed commercial center, and with no adjacent residential uses, staff does not recommend any restrictions on hours of operation.

3. Required traffic mitigation measures, if any.

A traffic study was submitted with the application for use permit. The study indicated the proposed coffee shop would generate traffic similar to a small chain rather than a larger regional or national chain. As such, the study concluded that the use was not expected to create queues that would obstruct internal drive aisles during peak hours. The traffic study for the site was approved by the Engineering Department.

Off-site street and access improvements adjacent to the commercial center have been completed. A majority of the center's internal improvements for circulation have also been completed.

Ingress/egress is provided from Pebblecreek Parkway and McDowell Road. Both full turning movements at signalized intersections and right-in/right-out turning movements are provided to each roadway.

4. Other concerns, which may place the advisability of the proposed convenience use in question.

Staff found no other concerns with the development of a convenience use on the Property.

Fire Department:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#185	3.44	1.72	3.44	1.72

2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#181	5.55	2.77	5.55	2.77

Public Participation:
In accordance with the city's Citizen Review Ordinance, a notice was sent to all property owners within 500 feet of the Property. To date, staff has not received any inquiries on the project.

Notice for the public hearings before the Planning and Zoning Commission and City Council included the following: a notice mailed to surrounding property owners; a sign posted on the property; and a legal notice published in the Arizona Republic, Southwest Edition.

The Planning and Zoning Commission considered this item at their regular meeting of January 12, 2022. Upon conclusion of the staff presentation, a Commissioner inquired on the specific user for the site. Staff responded that the user was intended to be a Bikini Beans Coffee Shop. A Commissioner also inquired if the screen wall along PebbleCreek Parkway was adequate to screen the headlights of parked vehicles. Staff responded in the affirmative. The Commission then voted (5-1) to forward a recommendation of approval to the City Council. Commissioner Molony voted nay but did not provide a reason for her vote during the Commission's deliberations. There was no public opposition to the item voiced at the hearing.

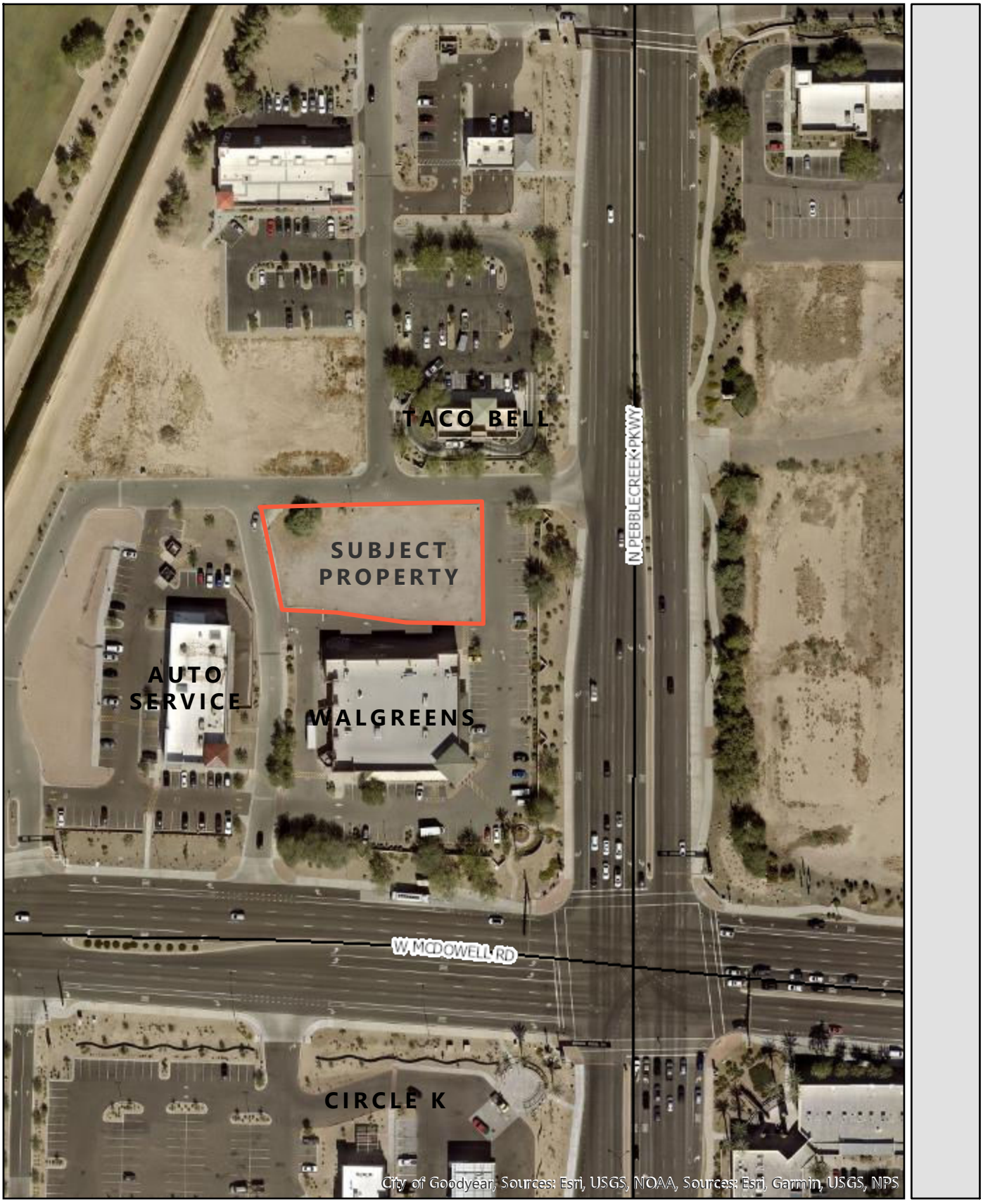
As previously noted, the item was originally intended to be heard by the City Council at a public hearing scheduled for January 24. 2022. However, due to a noticing error, the item was rescheduled to the February 28, 2022, meeting of the City Council. All notice as required by law has now occurred.

Attachments

1. Aerial Photo
2. Project Narrative
3. Preliminary Site Plan
4. Conceptual Building Elevations
5. Preliminary Landscape Plan

Staff Presentation

AERIAL PHOTO



arc one associates, LLC
1427 N. 3rd Street, Suite 100
Phoenix, AZ 85004

Office: (602) 241 7871
Fax: (602) 241 7874
Info@arconeassociates.com

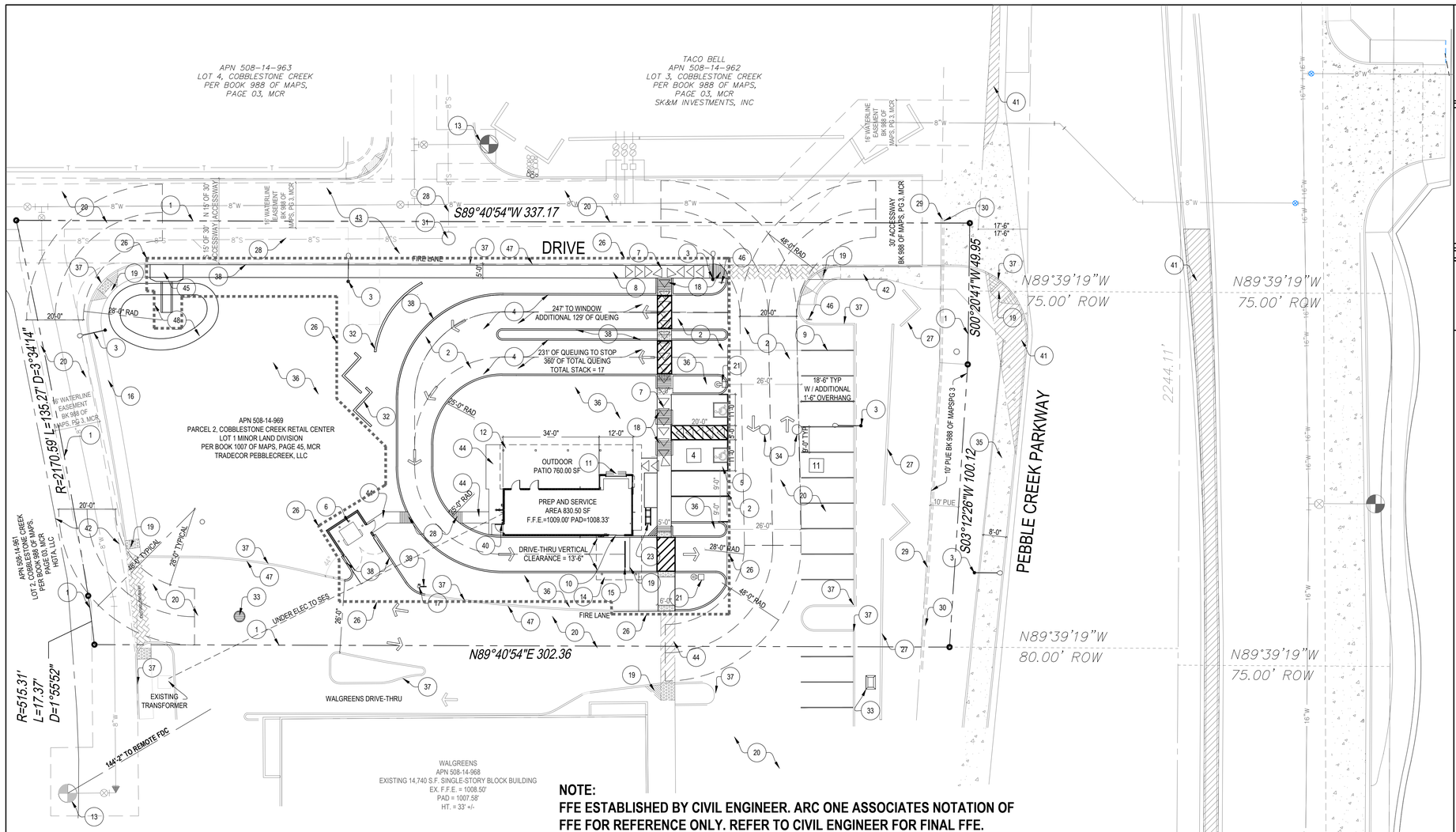
Project narrative for PebbleCreek Drive-Thru Coffee Shop

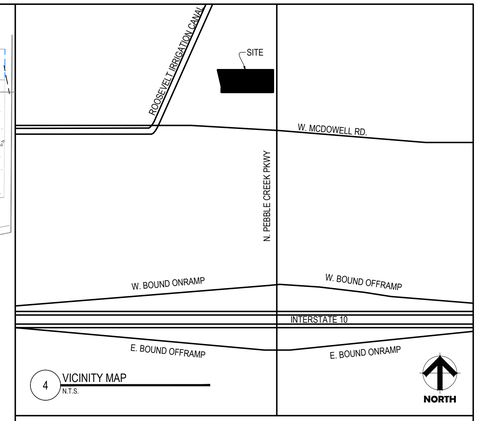
We are proposing drive-thru coffee shop with outdoor dining patio for a coffee shop on a40,505-sf lot (.929 acres –APN 508-14-969) in a re-developed commercial center. This will be built on an existing pad site on the Northwest corner of Pebblecreek Parkway & W. Mcdowell Rd. Goodyear, Arizona 85395

The zoning designation of the site is PAD (MUC) (C-2). The new building will be 830.50 square feet and the new outdoor patio will be 760.00 square feet. The outdoor patio will be full open air with no obstructions for public seating. Service for the outdoor patio will be through the pick-up window, and there will be tables and chairs. There is no remote ordering for pick up. Orders are taken at drive-thru and patio window only and delivered to customers at same windows promptly upon order and payment is made. There will be pre-packaged food served along with a unique drink and coffee menu. There will be no alcohol served or allowed on premise. The coffee shop building will have two drive thru lanes to provide for extra queueing and will be able to stack 17 vehicles at any given time without causing any circulation or traffic issues. There will be two lanes and one ordering point located at the pickup/pay window. Site and building will be ADA compliant.

The hours of operation of the coffee shop and patio will be 5am to 10pm Monday through Friday and Saturday and Sunday from 7am to 10pm, the speakers for ambient music willbe limited, starting at 7am and ending 10pm Monday through Sunday.

This development does not adversely affect the community of Goodyear. First is the fact that this is proposed on pre-existing pad that has existing paved roads, utility stubs, access, and parking, therefore the environmental impact is minimal compared to developing a site where no civil improvements exist. The new drive-thru Coffee Shop Will provide immediate gainful employment opportunities for the surrounding community. This proposed Coffee Shop when developed will enhance the City of Goodyear by providing delicious coffee and energy drinks, a service that is currently in high demand that will continue to grow as the community of Goodyear grows. There are many reasons for which this proposed drive thru coffee shop does not harm but rather enhances the surrounding community of Goodyear.





4 VICINITY MAP
N.T.S.

ARC ONE ASSOCIATES
1427 N. 3rd Street
Phoenix, Arizona 85004
Phone: 602 241 7871
Fax: 602 241 7874
info@arconeassociates.com

PROJECT LOCATION:	NEW DRIVE THRU COFFEE SHOP WITH OUTDOOR DINING NORTHWEST CORNER OF PEBBLECREEK PARKWAY & W. MCDOWELL RD. GOODYEAR, ARIZONA 85395
ADDRESS:	GOODYEAR, ARIZONA
PROJECT NARRATIVE:	THIS PROJECT IS THE CONSTRUCTION OF A NEW ONE STORY FREE STANDING DRIVE THRU COFFEE SHOP WITH OUTDOOR DINING
ZONING:	PAD (MUC) (C-2)
USE:	COFFEE SHOP W/OUTDOOR DINING
ASSESSOR PARCEL # :	508-14-969
PARCEL SIZE:	47,805.00 SF (1.097 AC) GROSS 40,505.27 SF (0.929 AC) NET
BUILDING AREA:	830.50 SF
OUTDOOR PATIO:	760.00 SF
LOT COVERAGE:	1,590.50 SF/ 47,805.00 SF = 3.33% GROSS 1,590.50 SF/ 40,505.00 SF = 3.90% NET
UTILITIES:	WATER - LIBERTY WATER COMPANY SEWER - LIBERTY WATER COMPANY ELECTRIC - ARIZONA PUBLIC SERVICE (APS) GAS - SOUTHWEST GAS CABLE TV - COX TELEPHONE - QWEST FIRE - CITY OF GOODYEAR POLICE - CITY OF GOODYEAR
HEALTH DEPARTMENT:	MARICOPA COUNTY HEALTH DEPARTMENT PHOENIX, AZ. (602) 506-6616
TYPE OF CONSTRUCTION:	TYPE VB (WITH SPRINKLER SYSTEM)
TYPE OF OCCUPANCY	RESTAURANT (B - LESS THAN 50 OCCUPANTS)
BUILDING HEIGHT	22'-9" A.F.F. TO TALLEST POINT

PARKING CALCULATIONS PER CITY OF GOODYEAR ARTICLE 6-4-2:

PARKING REQUIRED FOR PREP AND SERVING AREA: 1 SPACE PER 150 SF. (NO INDOOR DINING)
PARKING REQUIRED FOR OUTDOOR SERVICE AREA (PATIO): 1 SPACE PER 150 SF. OF PUBLIC AREA

PARKING REQUIRED
830.50 S.F. (PREP AND SERVING AREA) @ 1/150 S.F. = 6 (5.54) SPACES (NO INDOOR DINING)
760.00 S.F. (OUTDOOR PATIO) @ 1/150 S.F. = 6 (5.06) SPACES (NO INDOOR DINING)

12 SPACES REQUIRED
15 SPACES PROVIDED

BICYCLE PARKING PROVIDED: 3 RACKS (6 BICYCLES)

ACCESSIBLE PARKING SPACES REQUIRED
1 SPACE PER 25 SPACES PROVIDED
2 SPACES PROVIDED

NOTE: BUILDING WILL HAVE FIRE SPRINKLER & FIRE INDICATOR

2 SITE PROJECT DATA & PROJECT INFORMATION
N.T.S.

PARCEL 2 - COBBLESTONE CREEK RETAIL CENTER

A PORTION OF LOT 1, COBBLESTONE CREEK, AS RECORDED IN BOOK 988 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 0E20' 41" EAST ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 181.10 FEET; THENCE NORTH 89E39' 19" WEST PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 80.00 FEET; THENCE NORTH 0E20' 41" EAST, A DISTANCE OF 216.11 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89D40' 54" WEST, A DISTANCE OF 302.36 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 515.31 FEET AND WHOSE CENTER BEARS SOUTH 86E33' 49" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1E56' 02", AN ARC LENGTH OF 17.39 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2170.59 FEET AND WHOSE CENTER BEARS SOUTH 80E01' 11" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3D34' 14", AN ARC LENGTH OF 135.27 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89E40' 57" EAST, A DISTANCE OF 337.17 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PEBBLE CREEK PARKWAY. THENCE SOUTH 0E20' 41" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 49.95 FEET; THENCE SOUTH 3E12' 26" WEST CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 47,813 SQUARE FEET OR 1.097 ACRES, MORE OR LESS.

ALSO KNOWN AS PARCEL 1 OF MINOR LAND DIVISION MAP FOR COBBLESTONE CREEK RETAIL CENTER -LOT 1, ACCORDING TO BOOK 1007 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA.

1 LEGAL DESCRIPTION
N.T.S.

-ALL SIGNAGE WILL BE UNDER A SEPARATE REVIEW/PERMITTING AND NOT PART OF USE PERMIT NOR SITE PLAN

PARCEL 2 - VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PARKING AND UTILITY EASEMENTS OVER, UNDER, AND THROUGH DRIVEWAYS, PARKING AREAS, SIDEWALKS, AND WALKWAYS DESIGNED FOR SUCH PURPOSES.

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAYINCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:

A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
C. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
E. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OFWAY, AND STREET CENTER MEDIAN LANDSCAPING:

A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH
D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
E. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
F. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

6 CITY OF GOODYEAR GENERAL SITE PLAN NOTES

PARCEL 1 - COVENANTS, CONDITIONS AND RESTRICTIONS

EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENTS FOR COBBLESTONE CREEK, RECORDED JULY 25, 2006 IN INSTRUMENT NO. 2006-0992277; SUPPLEMENTAL DECLARATION RECORDED SEPTEMBER 15, 2006, IN INSTRUMENT NO. 2006-1229345; FIRST AMENDMENT RECORDED JULY 30, 2007 IN INSTRUMENT NO. 2007-0859111, RECORDS OF MARICOPA COUNTY, ARIZONA AND SECOND AMENDMENT RECORDED OCTOBER 16, 2007 IN INSTRUMENT NO. 2007-1125890

7 CC&R'S

F.F.E. = FINISH FLOOR ELEVATION
= KEYNOTE
= FIRE HYDRANT
= ADA ACCESSIBLE ROUTE
= LIMITS OF CONSTRUCTION
= INTERSECTION SIGHT VISIBILITY TRIANGLE PER CITY OF GOODYEAR STD. DETAIL NO. G-3232

10 LEGEND

11 SITE PLAN
1" = 20'-0"

0 10' 20' 40'

NORTH

CIVIL - KEOGH ENGINEERING, INC.
650 N. 127TH AVE.,
GOODYEAR, AZ. 85338
CONTACT: DENNIS KEOGH
PHONE: (623)-535-7260

ARCHITECT - arc one associates LLC
1427 N. 3rd STREET, SUITE 110
PHOENIX, ARIZONA 85004
CONTACT: RICHARD OEHLER AIA
PHONE: (602) 242 7871

MECHANICAL - arc one associates LLC
1427 N. 3rd STREET, SUITE 110
PHOENIX, ARIZONA 85004
CONTACT: RICHARD OEHLER AIA
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CONTACT: RICHARD OEHLER AIA
PHONE: (602) 242 7871

LANDSCAPE - arc one associates LLC
1427 N. 3rd STREET, SUITE 110
PHOENIX, ARIZONA 85004
CONTACT: RICHARD OEHLER AIA
PHONE: (602) 242 7871

TRAFFIC - GREENLIGHT TRAFFIC ENGINEERING
14050 N 83RD AVE., STE 290,
PEORIA, AZ 85381
CONTACT: SCOTT KELLEY, PE, PTOE
PHONE: (602) 499-1339

NOTE: ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS. ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50 (ADAAG 4.3.7). TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE REQUIRED ON ALL ON-SITE RAMPS PER ADAAG SECTION 4.7.7. TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION4.29.5.

13 PROJECT DIRECTORY

1 PROPERTY LINE
2 NEW ASPHALT PAVING
3 EXISTING 20' STREET LIGHT W/POLE ON 3' CONC BASE
4 DRIVE-THRU DRIVE ISLE 12'-0"
5 ACCESSIBLE PARKING SPACE
6 TRASH ENCLOSURE CITY OF GOODYEAR DETAIL G-3162-1
7 ADA ACCESSIBLE ROUTE - WALKWAY CONCRETE MEETING ADA - MUST MEET ALL ADA REQUIREMENTS WITH MAX. 2% SLOPE IN ALL DIRECTIONS
8 NEW 5'-0" CONCRETE SIDEWALK
9 NEW 4" WIDE PAINTED PARKING STRIPE
10 FIRST STOP IN QUEUE ALSO ONLY ORDERING POINT AND POINT OF SALE
11 WALK UP ORDERING, PAYMENT, PICK UP & SERVING WINDOW
12 NEW CANOPIES - OUTDOOR PATIO AND OUTDOOR DINING VERTICAL CLEARANCE NO LESS THAN 13'-6"
13 EXITING FIRE HYDRANT LOCATION
14 NEW CANOPY AT DRIVE-THRU - VERTICAL CLEARANCE NO LESS THAN 13'-6"
15 DRIVE-THRU ORDERING, PAYMENT, PICK UP & SERVING WINDOW
16 EXISTING 5'-0" CONCRETE SIDEWALK
17 NEW FDC REMOTE
18 NEW ADA RAMP
19 EXISTING ADA RAMP
20 EXISTING ASPHALT PAVEMENT
21 15'-0" PARKING LIGHT POLE WITH FULL CUTOFFS. LIGHT ON TIMER CONTROLS
22 NEW CONCRETE CURB
23 NEW BIKE RACK
24 NEW LANDSCAPE AREA
25 NOT USED
26 LIMITS OF CONSTRUCTION
27 EXISTING 3'-4" CMU SCREEN - STUCCO PAINTED TO MATCH BUILDING
28 EMPLOYEE WALKWAY RAMP
29 EXISTING GAS LINE
30 EXISTING TELEPHONE LINE
31 EXISTING MANHOLE
32 NEW 3'-4" CONCRETE MASONRY UNITS (CMU) SCREEN - STUCCO PAINTED TO MATCH BUILDING
33 EXISTING CATCH BASIN
34 EXISTING UNDERGROUND RETENTION
35 EXISTING 8'-0" CONCRETE SIDEWALK
36 NEW LANDSCAPING
37 EXISTING 0'-6" CONCRETE CURB
38 NEW 0'-6" CONCRETE CURB
39 REMOTE FDC SIGN WITH BUILDING ADDRESS
40 KNOX BOX LOCATION
41 INTERSECTION SIGHT VISIBILITY TRIANGLE PER CITY OF GOODYEAR STD. DETAIL NO. G-3232
42 EXISTING 24' ACCESSWAY PER BOOK 988 OF MAPS, PAGE 3, MCR
43 EXISTING 30' ACCESSWAY PER BOOK 988 OF MAPS, PAGE 3, MCR
44 5'-0" STAFF WALKWAY
45 NEW SCUPPER PER MAG DETAIL 206
46 SIGNAGE TO STATE: "VEHICALS WAITING CANNOT STOP IN THE DRIVE AISLES"
47 FIRE LANES ARE TO BE IDENTIFIED AND PROPERLY MARKED WITH RED PAINTED CURBING WITH WHITE LETTERING
48 STORM RETENTION AREA

9 SITE PLAN KEYNOTES

NOTE:
FFE ESTABLISHED BY CIVIL ENGINEER. ARC ONE ASSOCIATES NOTATION OF FFE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER FOR FINAL FFE.

NEW DRIVE-THRU COFFEE SHOP

NWC McDOWELL & PEBBLE CREEK PKWY
PARCEL 2
GOODYEAR, ARIZONA 85395
508-14-969

design: RDO
drawn: JO
check: JDO

revisions:
1 9-8-21 CITY COMMENT CORRECTIONS

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REGISTERED ARCHITECT
CERTIFICATE NO.
12821
RICHARD D. OEHLER
03 -12 -21
I Signed
ARIZONA U.S.A.
EXPIRES 12/31/21

date: 03/12/21

SHEET
SP100
of
PROJECT: A0080121



1/4"=1'-0"
1 A4.1 EAST EXTERIOR ELEVATION

1/4"=1'-0"
3 A4.1 NORTH EXTERIOR ELEVATION



1/4"=1'-0"
2 A4.1 SOUTH EXTERIOR ELEVATION

1/4"=1'-0"
4 A4.1 WEST EXTERIOR ELEVATION

1	2	4	6	7
MANUFACTURER: NICHIHA (STOCK ILLUMINATION) PRIMED PAINTED COLOR: 0970 (ORANGE) LOCATION: TOWER	MANUFACTURER: NICHIHA (STOCK ILLUMINATION) PRIMED PAINTED COLOR: SHERWIN WILLIAMS SW 6099 (SAND DOLLAR) LOCATION: MAIN BUILDING	MANUFACTURER: OLD CASTLE COLOR: CLEAR ANODIZED LOCATION: DOOR AND WINDOW FRAMES	MANUFACTURER: EL DORADO STONE MODEL: SAWTOOTH LOCATION: BASE OF BUILDING	PAINT MANUFACTURER: BENJAMIN MOORE COLOR: 2094-30 (GIANT SEQUOIA) LOCATION: CAP AT STONE, TOP OF PARAPET AND ACCENT SCREENS

RUSSO LLC
3836 W BUCKEYE RD
BUILDING C
PHOENIX, AZ 85009
623-328-5196

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DRIVE THRU COFFEE SHOP
MODULAR BUILDING

REVISION DATE

NOT FOR CONSTRUCTION

JOB NUMBER: 21-000195
DATE: 11-21-21
CONTENTS:
EXTERIOR ELEVATIONS

A4.0

120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.

ARC ONE ASSOCIATES LLC, SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.

ARC ONE ASSOCIATE LLC IS NOT RESPONSIBLE FOR ERROR IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.

LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIAL SAND WORKMANSHIP.

12 LANDSCAPE SPRINKLER PLAN NOTES

SPECIAL NOTES:
1. SHRUB SPRAY HEADS ON A RISER WILL ONLY BE PERMITTED NEXT TO A WALL. A FENCE OR OTHER AREA WHERE THEY ARE OUT OF CLEAR VIEW. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED ADJACENT TO ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS OF PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.

2. CONTRACTOR SHALL PROVIDE ONE BUBBLER AT THE BASE OF EACH FIELD GROWN OR 24" AND LARGER BOXED TREE OR OTHER TREE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

EMITTER SCHEDULE:

AT SHRUBS AND GROUNDCOVER	ONE (1) 1 GPH EMITTER AT
TREES	THREE (3) 1 GPH EMITTER AT
CACTI	ONE (1) 1 GPH EMITTER

8 LANDSCAPE SPECIAL NOTES

LANDSCAPE AND IRRIGATION 1. All landscape and irrigation installed within the public right-of-way or other City maintained areas shall be installed per the approved plans. All landscaping approved as a part of the site plan process shall be installed per the approved plans. Any deviations to the approved plans require City approval.

2. Permits are required for electrical connections, including electric meter installation, backflow preventers, and work within the City right-of-way or City dedicated property. The Contractor is responsible for obtaining these permits prior to the commencement of any work.

3. All landscape projects requiring City maintenance or within the City right-of-way shall be inspected for the following:

A. Plant locations: these locations shall be staked in the field with identification as to trees or shrubs; or holes for the plant materials may be dug with identification of plant type. Use of this method does not relieve the Contractor of any plant relocations made by the City.

B. Irrigation installation: Inspections shall be made at the point the irrigation system is installed. Inspections of the pipe depth, automatic valve installation and emitter/spray installations will be made.

C. Substantial Completion: An inspection at completion of the landscape and irrigation installation will be made. Any deficiencies in the installation will be noted and corrected by the Contractor during the maintenance period.

D. Final Acceptance: A final inspection is required prior to City acceptance of the landscape and irrigation improvements.

Call the City of Goodyear Development Services Building Safety Division at (623) 923-3494 to use the city's Interactive Voice Response System (IVR) to schedule building inspections and obtain inspection history – 24 hours a day, 7 days a week. Inspections can be scheduled three days in advance.

4. Separate inspections are required for the backflow preventer and electrical connections. Please schedule inspections via Interactive Voice Response System (IVR) at (623) 932-3494 a minimum of 24hours prior.

5. Landscape and irrigation, which is installed on private property in conjunction with a City approved site plan, will be inspected by the Community Development Department for conformance to the approved site plan prior to issuance of a Certificate of Occupancy (C of O).

6. The landscape and irrigation for this project will be maintained by the Homeowners Association per the approved plans.

7. All City maintained projects require a 90-day maintenance period to begin at the date of substantial completion as determined by the City.

8. Right-of way and City maintained areas require separate water meter connections. Right-of-way areas designated for maintenance by the adjacent property owners for commercial, industrial and multi-family developments shall have the right-of-way irrigation isolated or separated from the onsite irrigation system.

9. The Contractor shall be responsible for installation, cost and required permit fees for the water meter(s) designated to serve the irrigation system

10. All plantings at maturity shall maintain a minimum 7-foot clearance around all fire hydrants and fire suppression devices.

11. Plantings shall not interfere with any traffic control signs and shall maintain a maximum height of 2.5-feet within any sight distance triangles.

12. Installation of the landscape and irrigation system including addition of ground plant materials shall not impede the flow of designed drainage facilities nor decrease the design volume of any detention/retention basins.

13. The Contractor is responsible for the location and protection of all underground utilities during the landscape and irrigation installation.

14. All trees shall maintain a minimum of 6-foot clearance from any City water or wastewater line. All plantings shall maintain a sufficient distance to any sanitary and storm sewer manholes to allow access by maintenance vehicles.

15. A swale a minimum of 6-inches in depth shall be provided in all landscape areas within the City right-of-way per City detail to promote water harvesting.

16. All planting areas (except turf areas) to be maintained by the City shall be treated with a preemergent herbicide by a licensed applicator prior to and after the placement of the decomposed granite, river rock etc. Application documentation will be required prior to acceptance of the landscaping by the City.

17. As-built drawings of the landscape and irrigation system are required prior to acceptance by the City and for projects within the City right-of-way or City owned property. The as-built drawings shall show the locations of all plantings and the dimensions to fixed points of all irrigation equipment, piping etc.

17 CITY OF GOODYEAR SPRINKLER & LANDSCAPE NOTES

GROUND COVER: 3/4" MINUS MADISON GOLD DECOMPOSED GRANITE - 2" THICK LAYER ON ALL LANDSCAPE AREAS. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE SIGHT TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 7'. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION" SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE.

ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE SIGHT TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 7'. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION" SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE.

SPECIAL NOTES:

1. NOT USED
2. NOT USED

EMITTER SCHEDULE:

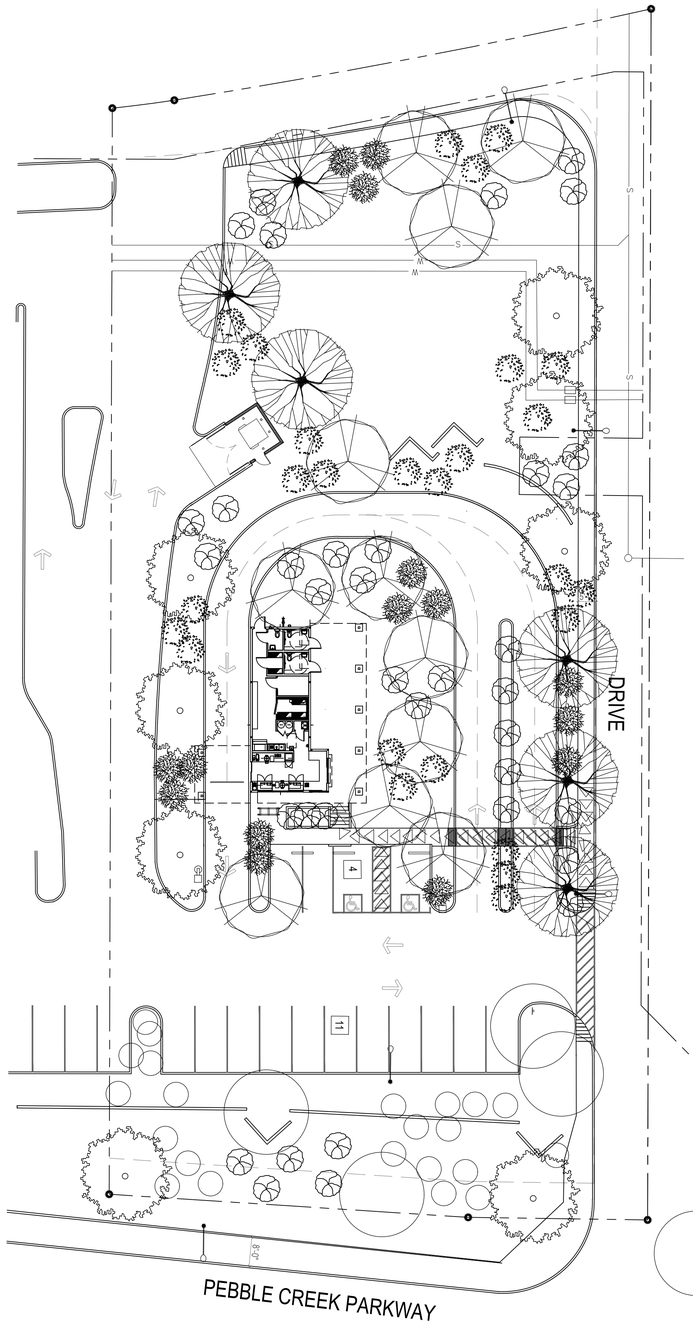
GROUNDCOVER	ONE (1) 1 GPH EMITTER
TREES	SIX (6) 1 GPH EMITTERS
CACTI	ONE (1) 1 GPH EMITTERS
SHRUBS	TWO (2) 1 GPH EMITTERS

NEW RAIN BIRD XERI-BUG DRIP EMITTER MODEL "XB-10PC" 1.0 GPH.

7 LANDSCAPE GROUND COVER NOTES

PROJECT DATA TABLE	REQUIRED	SUPPLIED
NET SITE AREA	1,344 S.F.	6,720 S.F. (ON SITE)
TOTAL LANDSCAPE AREA		3,747 S.F.
LANDSCAPE COVERAGE		56%
TOTAL TREES REQUIRED (3/1000 SF)	= 7	19
TOTAL SHRUBS REQUIRED (5/1000 SF)	= 32	81
TOTAL CACTII		30
3/4" DG GROUND COVER		100%
VEGETATIVE GROUND COVER	20% REQ	48% SUPPLIED

6 PLANTING DATA TABLE



NOTE:
PROTECT FROM DAMAGE DURING CONSTRUCTION

5 PROPOSED LANDSCAPE PLAN
1'-0" = 10'-0"

0 5' 10' 20'
1" = 10'-0"

NORTH

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
in Maricopa County: (602) 263-1100

BOTANICAL NAMES	COMMON NAMES	SIZES	QTY
NEW TREES:			
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	2" CAL	11
PROSOPSIS CHILENSIS	CHILEAN MESQUITE	2" CAL.	6
ACACIA FARNESIANA	SWEET ACACIA	2" CAL.	8
EXISTING TREE	EXISTING	EXISTING	4
TOTAL TREES			29
NEW SHRUBS:			
RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL	12
CASSIA WISLIZENII	SHRUBBY SENNA	5 GAL	36
LEUCOPHYLLUM CANDIDUM	SILVER CLOUD SAGE	5 GAL	27
EXISTING SHRUB	EXISTING	EXISTING	22
TOTAL SHRUBS			97

GROUND COVER:
1/2" SCREENED MADISON GOLD DECOMPOSED GRANITE - 2" THICK LAYER ON ALL LANDSCAPE AREAS

2 LANDSCAPE PLANTING LEGEND

1 PROPERTY LINE
2 EXISTING CONCRETE SIDEWALK
3 EXISTING 6" CONCRETE CURB (TYP.)
4 EXISTING ASPHALT PAVED PARKING AREA
5 NEW LANDSCAPE AREA
6 NEW ASPHALT PAVING - SEE CIVIL
7 EXISTING 20' HT. STREET LIGHTING IN COMPLIANCE WITH DARK SKY CODE ' TO BE RELOCATED
8 NEW ADA PARKING SPACE OVER EXISTING PARKING AREA
9 ADA ACCESSIBLE ROUTE
10 NEW 6" CONCRETE CURB
11 NEW CANOPY AT DRIVE-THRU

1 SITE PLAN KEYNOTES

ARC ONE ASSOCIATES
1427 N. 3rd Street
Phoenix, Arizona 85004
Phone: 602 241 7871
Fax: 602 241 7874
info@arconeassociates.com

NEW DRIVE-THRU COFFEE SHOP
NWC McDOWELL & PEBBLE CREEK PKWY
PARCEL 2
GOODYEAR, ARIZONA 85395
508-14-969

design: RDO
drawn: AK
check: JDO

revisions:
2 11-24-21 CITY COMMENTS CORRECTIONS 2
1 8-31-21 CITY COMMENTS CORRECTIONS

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arc one associates, LLC.
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
32621
RICHARD D. OEHLER
03 -12 -21
ARIZONA U.S.A.
EXPIRES 12/31/21

date: 03/12/21

SHEET
LS100
of 1 OF 4
PROJECT: A0080121



Use Permit
Pebblecreek Drive-Through Coffee Shop

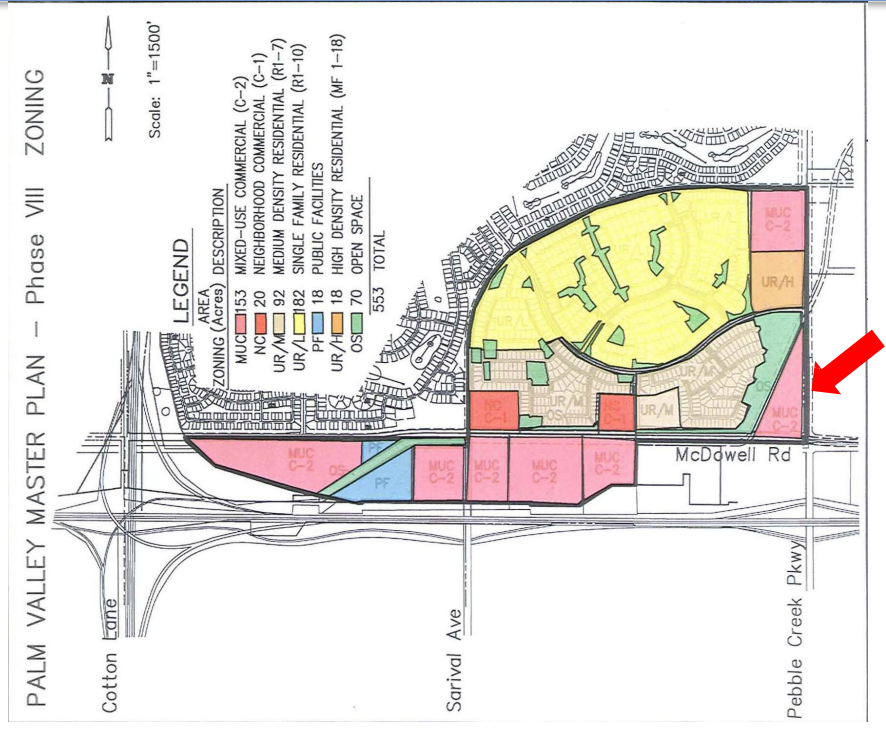
City Council
February 28, 2022


PORTALES PARK
PALM VALLEY PH 8
MARKET AT ESTRELLA FALLS
CIVIC SQUARE
BULLARD WASH
PEBBLECREEK MARKETPLACE
MULTI-FAMILY
GOODYEAR CENTERPOINTE
INTERSTATE-10
W CYPRESS ST
W ALVARADO DR
W MONTE VISTA RD
W CORONADO RD
W ALMERIA RD
W MCDOWELL RD
W HOLLY ST
W PARK PL
W PLAZA VIEW
N 159TH AVE
N 150TH DR
N PEBBLECREEK PKWY
10

Pebblecreek Coffee Use Permit

BACKGROUND

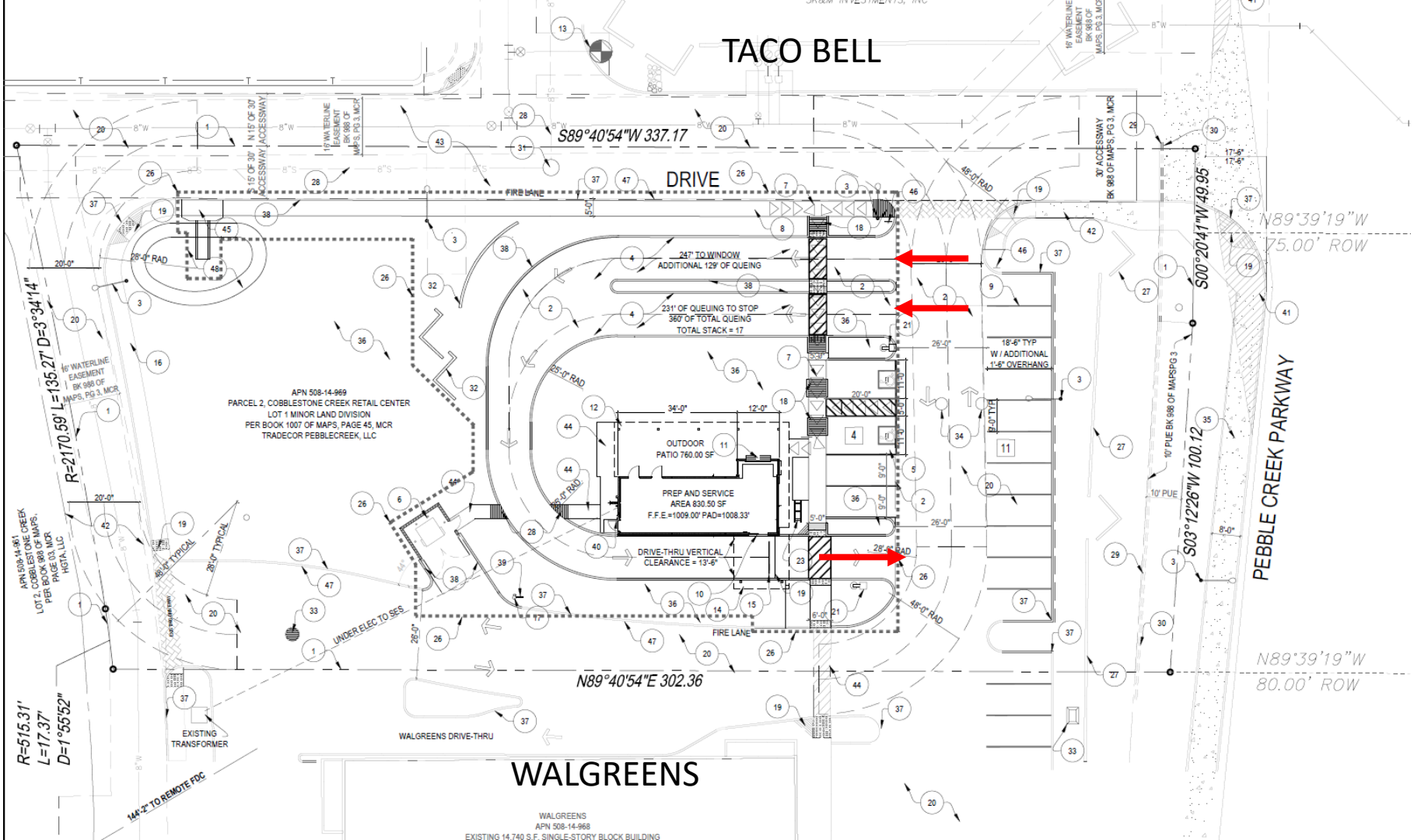
- Palm Valley Phase 8
- Zoning approved 2005
- Mixed-use commercial
- Cobblestone Creek 2007



Pebblecreek Coffee Use Permit

REQUEST

- Use Permit for convenience use
- Only drive-through portion of use
- 1.1-acre parcel within existing commercial center
- Surrounding site improvements completed
- 830 SF building
- 760 SF outdoor patio
- No indoor seating


TACO BELL
DRIVE
S89°40'54"W 337.17
N89°40'54"E 302.36
S00°20'41"W 49.95
N89°39'19"W
75.00' ROW
N89°39'19"W
80.00' ROW
PEBBLE CREEK PARKWAY
S03°12'26"W 100.12
R=2170.59' L=135.27' D=3°34'14"
R=515.31'
L=17.37'
D=1°55'52"
247' TO WINDOW
ADDITIONAL 129' OF QUEING
231' OF QUEUING TO STOP
360' OF TOTAL QUEING
TOTAL STACK = 17
OUTDOOR
PATIO 760.00 SF
PREP AND SERVICE
AREA 830.50 SF
F.F.E.=1009.00' PAD=1008.33'
DRIVE-THRU VERTICAL
CLEARANCE = 13'-6"
18'-6" TYP
W / ADDITIONAL
1'-6" OVERHANG
APN 508-14-969
PARCEL 2, COBBLESTONE CREEK RETAIL CENTER
LOT 1 MINOR LAND DIVISION
PER BOOK 1007 OF MAPS, PAGE 45, MCR
TRADECOR PEBBLECREEK, LLC
16' WATERLINE EASEMENT BK 988 OF MAPS, PG 3, MCR
30' ACCESSWAY BK 988 OF MAPS, PG 3, MCR
10' PUE BK 988 OF MAPS PG 3
10' PUE
FIRE LANE
UNDER ELEC TO SES
EXISTING TRANSFORMER
WALGREENS DRIVE-THRU
144'-2" TO REMOTE FDC
WALGREENS
WALGREENS
APN 508-14-968
EXISTING 14,740 S.F. SINGLE-STORY BLOCK BUILDING



1/4"=1'-0"
1 / A4.1 EAST EXTERIOR ELEVATION

1/4"=1'-0"
3 / A4.1 NORTH EXTERIOR ELEVATION



1/4"=1'-0"
2 / A4.1 SOUTH EXTERIOR ELEVATION

1/4"=1'-0"
4 / A4.1 WEST EXTERIOR ELEVATION

1	2	4	6	7
MANUFACTURER: NICHIHA (STOCK ILLUMINATION) PRIMED PAINTED COLOR: 0970 (ORANGE) LOCATION: TOWER	MANUFACTURER: NICHIHA (STOCK ILLUMINATION) PRIMED PAINTED COLOR: SHERWIN WILLIAMS SW 6099 (SAND DOLLAR) LOCATION: MAIN BUILDING	MANUFACTURER: OLD CASTLE COLOR: CLEAR ANODIZED LOCATION: DOOR AND WINDOW FRAMES	MANUFACTURER: EL DORADO STONE MODEL: SAWTOOTH LOCATION: BASE OF BUILDING	PAINT MANUFACTURER: BENJAMIN MOORE COLOR: 2094-30 (GIANT SEQUOIA) LOCATION: CAP AT STONE, TOP OF PARAPET AND ACCENT SCREENS

Pebblecreek Coffee Use Permit

USE PERMIT EVALUATION CRITERIA

1. Use will not be materially detrimental
2. Use is reasonably compatible with uses in surrounding area

- Property & surrounding center intended for commercial uses
- Proposed use will be similar to other uses permitted in commercial area
- Traffic and queuing internalized
- Queue exceeds city standards
- No nearby residential (~600')

Pebblecreek Coffee Use Permit

CONVENIENCE USE EVALUATION CRITERIA

Adequacy of parcel size

- Sufficient for proposed use
- Queuing to occur onsite

Hours of operation

- 5-7 AM to 10 PM, 7 days a week
- No recommended restriction on hours

Required traffic mitigation

- Off-site improvements complete

Other concerns

- Use permit for drive-through only – no other concerns

Pebblecreek Coffee Use Permit

PUBLIC PARTICIPATION

- Citizen review notice
- Notice provided for public hearings:
  - Property posted
  - Legal advertisement
  - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- No public inquires on project
- No public opposition to project to date
- Commission voted 5-1 forward recommendation of approval

Pebblecreek Coffee Use Permit

RECOMMENDATION

- Proposal complies with all evaluation criteria
- Staff & PZC recommend approval
- 10 stipulations in staff report

ITEM #: 21.
DATE: 02/28/2022
AI #:672

CITY COUNCIL ACTION REPORT

SUBJECT: REZONING FROM C-2 (GENERAL COMMERCIAL) TO C-2 (GENERAL COMMERCIAL) WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY FOR A MIXED-USE DEVELOPMENT TO BE KNOWN AS VIRTUA CITRUS

STAFF PRESENTER(S): Steve Careccia, Interim Planning Manager

OTHER PRESENTER(S):

Jack Gilmore, Gilmore Planning & Landscape Architecture

SUMMARY

Public hearing followed by a vote on a request for a rezoning of 6.5 acres of property located at the southwest corner of McDowell Road and Citrus Road from the C-2 (General Commercial) zoning district to the C-2 (General Commercial) zoning district with a PAD (Planned Area Development) Overlay for the development of a mixed-use complex to be called Virtua Citrus.

Recommendation

1. ADOPT RESOLUTION NO. 2022-2208 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-06”; and “LEGAL DESCRIPTION – VIRTUA CITRUS PAD – SWC CITRUS & MCDOWELL”; and “VIRTUA CITRUS PAD OVERLAY (FEBRUARY 2022).”

2. ADOPT ORDINANCE NO. 2022-1523, CONDITIONALLY REZONING APPROXIMATELY 6.5 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MCDOWELL ROAD AND CITRUS ROAD FROM THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT TO THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Steve Careccia, Interim Planning Manager)

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The subject property (Property) consists of approximately 6.5 acres located at the southwest corner of McDowell Road and Citrus Road.

The General Plan Land Use Plan designates the Property as Neighborhoods. This land use category provides areas for the growth and development of neighborhoods that include a wide range of densities and housing products. The Neighborhoods category may also include public and community facilities that support and complement the neighborhood, such as schools, places of worship, and parks along with commercial uses at appropriate intensities and locations.

The Property is zoned C-2 (General Commercial). The Property was initially rezoned on June 22, 1998 with the adoption of Ordinance No. 98-610. A time extension for the zoning was then approved on October 10, 2000 with the adoption of Ordinance No. 2000-729. To date, no development has occurred on the subject property.

The Planning and Zoning Commission considered this item at a public hearing held on February 16, 2022. The Commission unanimously voted (6-0) to forward a recommendation of approval to the City Council.

STAFF ANALYSIS

Current Policy:
A request to rezone property requires review by the Planning and Zoning Commission and final decision by the City Council through the public hearing process. The rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance. The Zoning Ordinance also permits the use of a PAD Overlay to provide flexibility in an otherwise established zoning district.

Details of the Request:
The request is to rezone the Property from C-2 to C-2 with a PAD Overlay. The rezoning will facilitate the development of a mixed-use development to be known as Virtua Citrus.

The PAD Overlay is intended to allow a mix of uses on the Property by including several light industrial-type uses to complement the existing commercial uses permitted on the property. But as the city does not have a flex commercial/industrial zoning district, the PAD Overlay is the only zoning mechanism to achieve such mix.

Permitted uses within the development will include those uses as established in the C-2

zoning district along with the following additional uses:

- Indoor storage of contractor materials and supplies
- Manufacturing, assembly and processing of previously prepared materials
- Mini-storage and RV storage (development standards have been included if this use develops on the Property)
- Minor vehicle repair, but not including engine and transmission rebuilds or body and paint work
- Outdoor storage as an ancillary use that shall be fully screened from street views and Canada Village

The list of Prohibited uses was expanded to include the following:

- Adult businesses
- Outdoor uses and storage of material as a primary use
- Parking lot or garage as primary use
- All medical marijuana uses and cannabis sales

The PAD Overlay is requesting minimal deviations to the city's development standards. Development on the Property and development will be in substantial conformance with the standards as established with the C-2 (General Commercial) zoning district and proposed stipulations attached to the rezoning ordinance (attached). The deviations from the C-2 development standards include a reduction in the maximum height for development on the Property from 56 feet to 40 feet, and the addition of requirements to incorporate additional regulations to address potential impacts of some of the additional uses being permitted (ie. screening requirements, location of loading bays and docks, and landscape buffers).

Although a conceptual site plan was included with the PAD Overlay, no development plans will be approved with this rezoning action. All future development of the Property will require site plan review and approval in conformance with all applicable city codes, standards and ordinances.

Evaluation Criteria:
Per the City of Goodyear Zoning Ordinance, the city's review and recommendation on a zoning amendment are to be guided by the following criteria:

1. Consistency with the General Plan

As previously mentioned, the subject property has a General Plan land use designation of Neighborhoods. The General Plan states that commercial uses may be appropriate in this land use category. As such, the property's C-2 (General Commercial) zoning is consistent with the General Plan. Further, the PAD Overlay proposal to include a mix of uses on the Property is supported by the following General Plan provisions:

Land Use and Transportation Plan Development Standard 35 – Mixed use developments may be considered at the intersection of two arterial roadways.

Objective ED-2-3. Seek unique and distinctive opportunities to foster small and/or local business in Goodyear.

The General Plan does not require amendments for changes of land use, as long as the property subject to change is under 20 acres. While the Property will maintain its primary commercial uses and development standards, the PAD Overlay will introduce a limited number of uses that would be considered light industrial. However, given the Property is only 6.5 acres, an amendment to the General Plan is not required. And given the limited nature of the proposed light industrial uses, and buffers and stipulations attached to the rezoning related to fostering compatibility with Canada Village, there should be no issues with General Plan consistency resulting from this rezoning request.

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

The subject property is rough graded and currently undeveloped. With these characteristics, the property's physical and natural features are suitable for the proposed uses as currently permitted by the Property's C-2 zoning and as proposed with the PAD Overlay. Furthermore, the Property will be required to be developed in accordance with all applicable design guidelines and development standards, including those related to site grading, drainage and retention, which will further promote the property's suitability for development.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

Uses and zoning surrounding the Property include:

North – State correctional facility zoned AG (Agricultural).
South – Interstate 10.
East – Citrus Road and undeveloped property zoned C-2 (General Commercial).
West – Existing residential development within Canada Village zoned MHS (Manufactured Home Subdivision).

All potential uses of the Property will be compatible with the uses permitted to the north, east and south given the intensity and/or similarity of use. Further, the potential uses of the Property will be compatible the existing residential development within Canada Village with proper buffering and design. As proposed in the PAD Overlay, a 26-foot wide landscape buffer will be placed along the boundary with Canada Village. This buffer will include 24-inch box trees placed 20-foot on-center. An evergreen hedge will also be planted within the buffer and stipulated to ensure that a height of eight feet is maintained. As further noted in the PAD Overlay document, loading bays and docks may not face west unless additional screen walls and landscaping are provided to reduce noise trespass and provide for additional screening. Building heights will also be reduced to a maximum of 40 feet from the 56 feet currently permitted in the C-2 zoning district.

4. 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 the current zoning.

Luke Air Force Base:
The subject property is located within the vicinity of Luke AFB. Given the non-residential uses intended for the Property, Luke AFB indicated that development of the property would not negatively impact their flying operations.

Phoenix-Goodyear Airport:
The subject property is located within the Traffic Pattern area of the Phoenix-Goodyear Airport. The non-residential uses intended for the Property should not have an adverse impact on airport operations.

5. 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 applicant has indicated that the market demand for new commercial development on the Property under the current zoning has been weak given the presence of established commercial centers in the area, changing retail environment, surrounding uses that include a correctional facility, and limited access opportunities onto Citrus Road. The applicant anticipates the additional permitted uses will be a better fit for Property.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.

Fire Response:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184	8.52	4.26	8.52	4.26	#185	9.78	4.89	9.78	4.89

Police Response:
The property is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:
The Property will have access to McDowell Road and Citrus Road. Improvements to both roadways will be required with development of the Property. A CIP project (McDowell Road and Citrus Road Intersection Improvements) for intersection improvements (two lanes in each direction and ADOT style traffic signal) is underway with completion estimated for Fall 2024.

Water/Wastewater:
The Property is within the water service area of Arizona Water Co. Wastewater is provided by the City of Goodyear, with lines located within McDowell Road adjacent to the Property.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The property owner and/or developer will be responsible for installing all necessary infrastructure to serve the Property.

8. General public concerns.

Public Participation:
In accordance with the city's Citizen Review Process, an in-person citizen review meeting was held on August 31, 2021. Two residents from Canada Village were in attendance and expressed support for the project. Rather, their main concern was with the potential

improvements to McDowell Road and how that would impact Canada Village. The developer responded that the extent of the improvements to McDowell Road were unknown at this time, so it would be difficult to determine the impacts.

Notice for the public hearings before the Planning and Zoning Commission and City Council included a notice mailed to surrounding property owners and stakeholders; a sign posted on the property; and a legal notice published in the Arizona Republic, Southwest Edition, on January 28, 2022. To date, staff has not received any public opposition on this request.

As previously noted, the Planning and Zoning Commission considered this item at a public hearing held on February 16, 2022. There was no public discourse nor opposition to the proposed rezoning. Upon close of the public hearing, the Commission unanimously voted (6-0) to forward a recommendation of approval to the City Council.

9. Whether the amendment promotes orderly growth and development.

The amendment should promote orderly growth and development of the area. The area subject to this rezoning is within an infill area. Some infrastructure and services are available to the Property. Others will require installation by the developer and/or property owner. As previously noted, the Property's physical and natural features are suitable for the type of development intended with this request for rezoning.

10. 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.

Should the rezoning request be approved, development on the Property will be required to adhere to all applicable design, building, and engineering standards of the city of Goodyear. Adherence to these standards will be evaluated and confirmed during the site plan, civil engineering and building plan review processes.

Attachments

1. Resolution
1a. Resolution Exhibit A - Supplementary Zoning Map
1b. Resolution Exhibit B - Legal Description
1c. Resolution Exhibit C - PAD Overlay
2. Ordinance
3. Aerial Photo
Staff Presentation

RESOLUTION NO. 2022-2208

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-06"; AND "LEGAL DESCRIPTION – VIRTUA CITRUS PAD – SWC CITRUS & MCDOWELL"; AND "VIRTUA CITRUS PAD OVERLAY (FEBRUARY 2022)."

Be it resolved by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 20-06" a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description – Virtua Citrus PAD – SWC Citrus & McDowell" a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled " Virtua Citrus PAD Overlay (February 2022)," a copy of which is attached hereto as Exhibit C, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of Ordinance 2022-1523.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

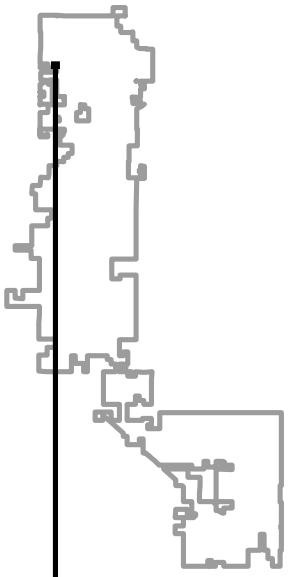
_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-06

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2022.

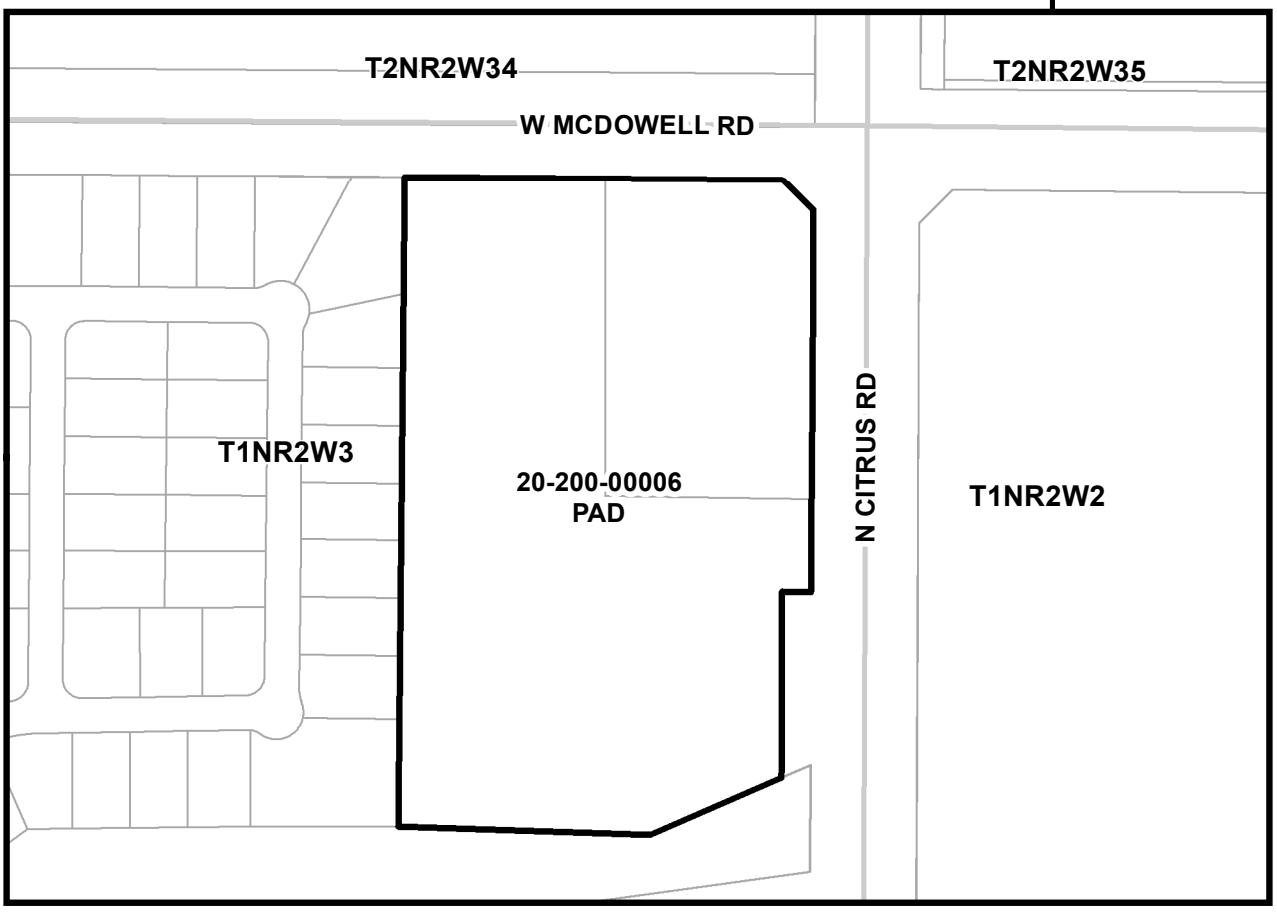


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of the Northest Quarter of Section 3, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT			DATE:
A	REZONE FROM C-2 TO PAD	20-200-00006	August 2021

EXHIBIT B

Legal Description – Virtua Citrus PAD – SWC Citrus & McDowell

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3;

THENCE NORTH 89 DEGREES 51 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 481.46 FEET TO THE NORTHEAST CORNER OF CANADA VILLAGE AMENDED, A SUBDIVISION RECORDED IN BOOK 228 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID CANADA VILLAGE AMENDED, 736.15 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 04 SECONDS EAST, 264.26 FEET;

THENCE NORTH 66 DEGREES 50 MINUTES 05 SECONDS EAST, 178.42 FEET TO A POINT THAT IS 55.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CITRUS AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 200.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 04 SECONDS EAST, 55.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, ALONG SAID EAST LINE, 464.42 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA IN DOCUMENT NO. 2011-0155761, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 3, BEING NORTH 00 DEGREES 16 MINUTES 59 SECONDS EAST 2619.36 FEET FROM A 4 INCH BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE EAST LINE OF SAID SECTION 3 SOUTH 00 DEGREES 16 MINUTES 59 SECONDS WEST 484.70 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 01 SECONDS WEST 55.00 FEET TO THE POINT OF BEGINNING ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF CITRUS ROAD;

THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 01 SECONDS WEST 30.00 FEET TO POINT "A" FOR LATER IDENTIFICATION;

THENCE SOUTH 00 DEGREES 16 MINUTES 59 SECONDS WEST 192.78 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10 (EHRENBERG-PHOENIX HIGHWAY);

THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10 NORTH 67 DEGREES 09 MINUTES 00 SECONDS EAST 32.62 FEET TO SAID EXISTING WESTERLY RIGHT OF WAY LINE OF CITRUS ROAD;

THENCE ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF CITRUS ROAD NORTH 00 DEGREES 16 MINUTES 59 SECONDS EAST 179.97 FEET TO THE POINT OF BEGINNING.

Exhibit "C"

VIRTUA CITRUS
PAD OVERLAY
(February 2022)

DEVELOPMENT REGULATIONS

C-2 (GENERAL COMMERCIAL) WITH PAD OVERLAY

PERMITTED USES

All uses in the C-2 (General Commercial) Zoning District in accordance with Article 3-3-3 of the City of Goodyear Zoning Ordinance except as follows:

Additional Permitted Uses:

- Indoor storage of contractor material and supplies
- Manufacturing, assembling and processing of previously prepared material
- Mini-storage and RV Storage(1)
- Minor vehicle repair, but not including engine and transmission rebuilds or body and paint work
- Outdoor storage as an ancillary use

Additional Prohibited Uses:

- Adult businesses
- Outdoor uses and storage of material as a primary use
- Parking lot or garage as a primary use
- All medical marijuana uses and cannabis sales

(1) Additional regulations apply to this use

DEVELOPMENT STANDARDS

The Development Standards for C-2 (General Commercial) Zoning District shall apply to this Property, except as modified below:

ADDITIONAL REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.
2. All permitted uses are subject to Administrative Site Plan review.
3. Approval of a comprehensive sign package for the Property shall be required prior to issuance of any sign permits.

Specific

1. The maximum building height for any structure on the Property shall be 40 feet.
2. The following requirements apply to the development of a Mini-storage and RV Storage Facility:
    a. Windows or faux windows, if installed, shall not be mirrored in a manner that causes glare or reflection.
    b. All windows/doors shall be tinted. The interior contents, decorations and interior storage unit doors (or replica unit doors) shall not be visible from the exterior of the building in any direction. The interior of the building should not be visible from any public street with the exception of the public office/customer entrance.
    c. The hours of operation shall fall between 5:00 a.m. and 10:00 p.m. Monday – Sunday.
    d. Any sliding gates installed shall be screened in an architecturally designed manner which shields the interior storage from the public view. PVC, vinyl, or similar slats inserted into a gate does not constitute an architecturally designed manner.
    e. If RV Storage is provided, the RV storage area shall be fully screened from street views and from Canada Village by a six (6) foot wall constructed of slump block, brick, or masonry with a stucco or mortar wash finish designed to match the main building on the site
3. All outdoor storage facilities shall be fully screened from street views and from Canada Village by a six (6) foot wall constructed of slump block, brick, or masonry with a stucco or mortar wash finish designed to match the main building on the site
4. Except as expressly provided herein to the contrary, all uses conducted on the Property shall be conducted within completely enclosed buildings
5. A minimum 26-foot wide landscape buffer shall be provided along the western boundary of the Property. The landscape buffer shall include a minimum 20-foot wide landscape buffer along the western boundary of the Property, which is or will be encumbered by a sewer easement, and 6-foot wide landscape buffer along the eastern boundary of the 20-foot wide landscape buffer. The 20-foot wide buffer shall include landscaping as allowed under the City's Engineering Design Standards and Policies over a sewer easement. Within the 6-foot wide landscape buffer, 24-inch box trees shall be planted 20-foot on center immediately adjacent to the eastern boundary of the

20-foot wide buffer and to east of these trees a Green Hopseed Hedge (Dodonea viscosa) shall be planted six-foot on center.

6. The Green Hopseed Hedge planted within the 6-foot wide landscape buffer shall be allowed to grow, and then be maintained at, a minimum height of eight feet. Four signs, with a minimum size of two square feet and posted at a height of five feet, shall be evenly placed on the eastern side of the hedge. The signs shall clearly state, in both English and Spanish, that the hedge is to be maintained at a height of eight feet.

7. Loading bays and docks may not face west unless screened by walls and landscaping in addition to the walls and landscaping within the landscape buffer along the western boundary of the Property.

Architecture

1. Building architecture shall comply with the city of Goodyear Design Guidelines Manual except as modified herein:

a. Each building shall have four-sided architecture. Exterior walls shall use a combination of materials and colors to create interesting building elevations that continue to enhance the theme of the Project architecture. Materials shall include natural stone, precast concrete, cast-in-place concrete, brick, colored and textured CMU or an exterior insulation finish system (EIFS). If EIFS is used, a wainscot of higher quality material shall be incorporated for aesthetic and durability purposes; wood shall not be used. Building detail should reflect the clean contemporary order of the architecture.

ORDINANCE NO. 2022-1523

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 6.5 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MCDOWELL ROAD AND CITRUS ROAD FROM THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT TO THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, the property subject to this Ordinance consists of approximately 6.5 acres located at the southwest corner of McDowell Road and Citrus Road as more particularly described in that certain document titled “Legal Description – Virtua Citrus PAD – SWC Citrus & McDowell”, which document was declared a public record by Resolution No. 2022-2208, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”); and

WHEREAS, the City of Goodyear General Plan Land Use Plan designates the Property as Neighborhoods. This land use category provides areas for the growth and development of neighborhoods that include a wide range of densities and housing products. The Neighborhoods category may also include public and community facilities that support and complement the neighborhood, such as schools, places of worship, and parks along with commercial uses at appropriate intensities and locations; and

WHEREAS, the Property is zoned C-2 (General Commercial). The Property was initially rezoned on June 22, 1998 with the adoption of Ordinance No. 98-610. A time extension for the zoning was then approved on October 10, 2000 with the adoption of Ordinance No. 2000-729; and

WHEREAS, to date, no development has occurred on the subject property; and

WHEREAS, the request is to rezone the Property from C-2 (General Commercial) to C-2 (General Commercial) with a PAD Overlay. The rezoning will facilitate the development of a mixed-use development to be known as Virtua Citrus; and

WHEREAS, the PAD Overlay is not requesting any deviations to the city’s development standards. Development on the Property will be in conformance with the standards as established with the C-2 (General Commercial) zoning district and proposed stipulations; and

WHEREAS, a request to amend the boundaries of a zoning district requires review by the Planning and Zoning Commission and final decision by the City Council through the public hearing process, and to be approved, the rezoning amendment must be found in conformance with the General Plan and to not adversely impact the surrounding area as outlined in the Zoning Ordinance; and

WHEREAS, the proposed rezoning has been found to be in conformance with the General Plan and to not adversely impact the surrounding area; and

WHEREAS, a neighborhood meeting was held on August 31, 2021, in accordance with the City of Goodyear Citizen Review Process; and

WHEREAS, there was no public opposition to the rezoning voiced at the neighborhood meeting; and

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on February 16, 2022 , appeared in the Arizona Republic Southwest Valley edition on January 28, 2022; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on February 16, 2022, and at that meeting the Commission voted (6-0) to recommend approval of the proposed rezoning; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on February 28, 2022, appeared in the Arizona Republic Southwest Valley Edition January 28, 2022; and

WHEREAS, the Mayor and Council of the city of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2022-1523 applies to approximately 6.5 acres located at the southwest corner of McDowell Road and Citrus Road and legally described in that certain document titled “Legal Description – Virtua Citrus PAD – SWC Citrus & McDowell,” which document was declared public record by Resolution No. 2022-2208, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”).

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned to C-2 (General Commercial) with a PAD (Planned Area Development) Overlay by the adoption herein of that certain document titled “Virtua Citrus PAD Overlay (February 2022)” which document was declared public record by Resolution No. 2022-2208, and which is referred to and made a part hereof as if fully set forth in this Ordinance.

SECTION 4. STIPULATIONS

The rezoning of the Property is subject to the following stipulations and conditions:

1. The Property shall be developed in accordance with the requirements of the City of Goodyear Zoning Ordinance as it may be amended from time to time, applicable to the C-2 (General Commercial) zoning district, except as modified by the "Virtua Citrus PAD Overlay (February 2022)," which document was declared a public record by Resolution No. 2022-2208, and which is hereby referred to and made a part hereof as if fully set forth in this Ordinance and except as modified by the stipulations set forth herein; and

2. Approval of the rezoning does not constitute approval of the site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and

3. Prior to the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier, the Property Owner ("Owner") shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier; and

4. Owner shall, at Owner's sole cost and expense, install or cause the installation of enhanced streetscape improvements on-site and within the right-of-way adjacent to the intersection of McDowell Road and Citrus Road; enhanced and landscaping and/or enhanced paving improvements shall be installed over and above the minimum requirements in all applicable Development Regulations. Because of existing power lines, the nature of the enhancements will need to be determined at the time of the first site plan approval for development within the Property or the approval of the first final plat subdivision all or part of the Property, whichever is earlier, but the intent is that the enhancements create a visually pleasing focal point at this intersection corner as determined by the Zoning Administrator of his/her designee; and

5. Owner shall, at no cost to the city, convey, in fee and free from all encumbrances other than those approved by the City Engineer or his/her designee, an additional 10 feet of right-of-way for McDowell Road to provide the city with a full 65-foot of right-of-way for the south half of W. McDowell Road required in the Engineering Design Standards and Policies for a Major Arterial Street. The conveyance required herein shall be made at the earlier of the following: prior to or concurrently with the recordation of the first final plat subdividing all or part of the Property; the issuance of any

construction permit for work within the Property; or when requested by the City Engineer or his/her designee; and

6. Owner shall, at no cost to the city, convey, in fee and free from all encumbrances other than those approved by the City Engineer or his/her designee, any additional right-of-way needed for the construction of traffic signal improvements at the intersection of W. McDowell Road and N. Citrus Road required in the Engineering Design Standards and Policies. The conveyance required herein shall be made at the earlier of the following: prior to or concurrently with the recordation of the first final plat subdividing all or part of the Property; the issuance of any construction permit for work within the Property; or when requested by the City Engineer or his/her designee

7. Owner shall, at no cost to the City, dedicate to the city an 8-foot sewer easement adjacent to the eastern boundary of an existing 12-foot sewer easement previously dedicated to the city by an easement recorded in the Official Records of the Maricopa County Recorder's Office at Instrument No. 2000-0287738 The easement shall be lien free and free of all encumbrances except those specifically approved by the City Engineer or his/her designee and shall be dedicated prior to or concurrently with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for any work within the Property, whichever is earlier; and

8. Owner shall, at no cost to the city, design and construct full half-street improvements for south-half of the section of W. McDowell Road along or adjacent to the frontage of the Property required for a Major Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of ½ the median and ½ median landscaping, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "McDowell Road Improvements"). Tapering of pavement from the western boundary of the Property to accommodate lane transitions shall be coordinated with the property to the west of the Property (Canada Village), and any modification to the Major Arterial Street section for pavement tapers shall be approved by the City Engineer or his/her designee in the exercise of his/her reasonable discretion. If the McDowell Road Improvements have been completed by the city as part of a CIP project, Owner shall, remit a payment to the city for the costs the city incurred in the design and construction of the McDowell Road Improvements (the "McDowell Road Cost Recovery Payment"). If owed, the McDowell Road Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the McDowell Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property; and

9. Owner shall remit to the city an in-lieu payment for one-half the cost of a full

median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. McDowell Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

10. Owner shall, at no cost to the city, design and construct full half-street improvements for west-half of the section of N. Citrus Road along or adjacent to the frontage of the Property required for a Minor Arterial as set forth in the Engineering Design Standards in effect when the improvements are constructed, except for the construction of ½ the median and ½ median landscaping, including, but not limited to, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "Citrus Road Improvements"). If the Citrus Road Improvements have been completed by the city as part of a CIP project, Owner shall, remit a payment to the city for the costs the city incurred in the design and construction of the Citrus Road Improvements (the "Citrus Road Cost Recovery Payment"). If owed, the Citrus Road Cost Recovery Payment shall be paid prior to or concurrent with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for any work on the Property, whichever is earlier. Otherwise, the Citrus Road Improvements shall be completed prior to the issuance of any Certificate of Completion, Temporary Certificate of Completion or Certificate of Completion for any structure within the Property; and

11. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of N. Citrus Road along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and

12. Owner is responsible for a proportionate share of the costs of traffic signals at the intersection identified below. Owner shall make an in-lieu payment for the cost of traffic signal adjacent to the Property. The in-lieu payment shall be made prior to the recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any construction permits for work within the Property, whichever is earlier. The in-lieu payment shall be based on the actual cost of the traffic signal if it has been constructed or if the payment is required before the signal is constructed it shall be based on

the estimated cost of the traffic signal as determined by the City Engineer or designee. The Property Owner's traffic signal obligations include, but may not be limited to:

a. 25% of the cost of the full traffic signal (all four legs) at W. McDowell and N. Citrus Road; and

13. In addition to being responsible for a proportionate share of the cost of a full traffic signal (all four legs) at the intersection at N Citrus Road and W. McDowell Road, Owner is also responsible for a proportionate share of the costs of additional traffic signals identified in an approved Traffic Impact Analysis/Study as being needed. If an updated Traffic Impact Analysis/Study reflects the need for any additional traffic signal at any intersection adjacent to the Property, Owner shall, at no cost to the City, convey, in fee, lien free, and free of any easements or encumbrances unless specifically agreed to by the City, any additional right-of-way needed for the construction of the portion of the traffic signal that will be located on the Property. In addition, Owner shall make an in-lieu payment to the City towards the cost of the signal. Except as provided herein, the in-lieu payment will be 25% of the cost of a full traffic signal for each corner of the intersection adjacent to the Property. For example, if a traffic signal is required at an intersection were two of the four corners of the intersection are adjacent to the Property, Owner would be responsible for 50% of the cost of a full traffic signal. The in-lieu payment shall be calculated based on the actual cost of the traffic signal if it has been constructed or, if the payment is made before the traffic signal has been completed, upon an engineer's estimate of the probable cost of the signal approved by the City Engineer or his designee traffic signal. The dedication(s) and in-lieu payment(s) required herein shall be made at the earlier of the following: (i) before the issuance of any engineering permit for any of the work reflected in a site plan, Minor Land Division ("MLD"), or final plat that includes, is adjacent to, or requires connection to the intersection where the traffic signal is needed; or (ii) before the recordation of any final plat or MLD that includes, is adjacent, or requires connection to the intersection where the traffic signal is needed; and

14. In addition to constructing the infrastructure improvements specifically identified herein, Owner shall construct, at no cost to the City, all infrastructure improvements identified by the City as being needed to provide water and sewer services to the Property and all infrastructure improvements required by the City of Goodyear subdivision regulations and Engineering Design Standards and Policy Manual in effect at the time of construction; and

15. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and

Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of a final plat that includes the area in which the dedicated property is located as required by the City Engineer or his designee; and

16. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the city of Goodyear subdivision regulations, the city of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and

17. Owner, at no cost to the city, shall, prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy and/or Certificate of Occupancy for any structure located within the boundaries of the Property: (i) place all existing utility lines, excluding power lines 69 kV or larger, located within or adjacent to the Property underground; install all new utility lines, excluding power lines 69 kV or larger, that are required to be installed within or adjacent to the Property as a condition of development; and relocate all existing power lines 69kV or larger as necessary to accommodate the required full half-street improvements to W. McDowell Road and N. Citrus Road.

SECTION 5. AMENDMENT TO ZONING MAP

The Zoning Map of the city of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 20-06," declared a public record by Resolution 2022-2208, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the city of Goodyear.

SECTION 6. ABRIDGEMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the city of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 10.

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable

approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder.

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

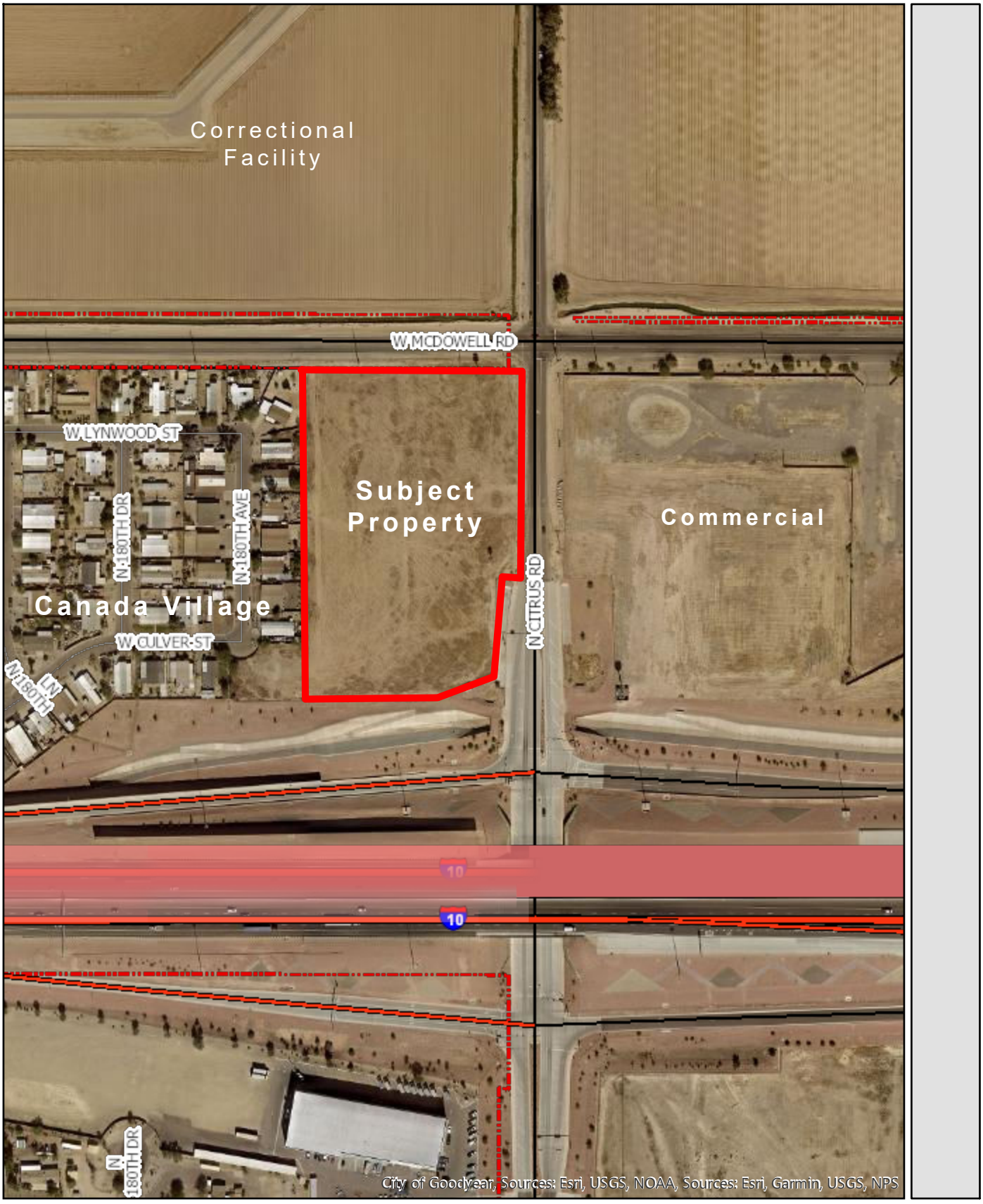
ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

AERIAL PHOTO
VIRTUA CITRUS



Virtua Citrus Rezoning

City Council
February 28, 2022


Correctional Facility
Canada Village
Commercial
Residential
Commercial & Light Industrial
W MCDOWELL RD
N PERRYVILLE RD
N CITRUS RD
N COTTON LN
I 10 ACC

Virtua Citrus Rezoning

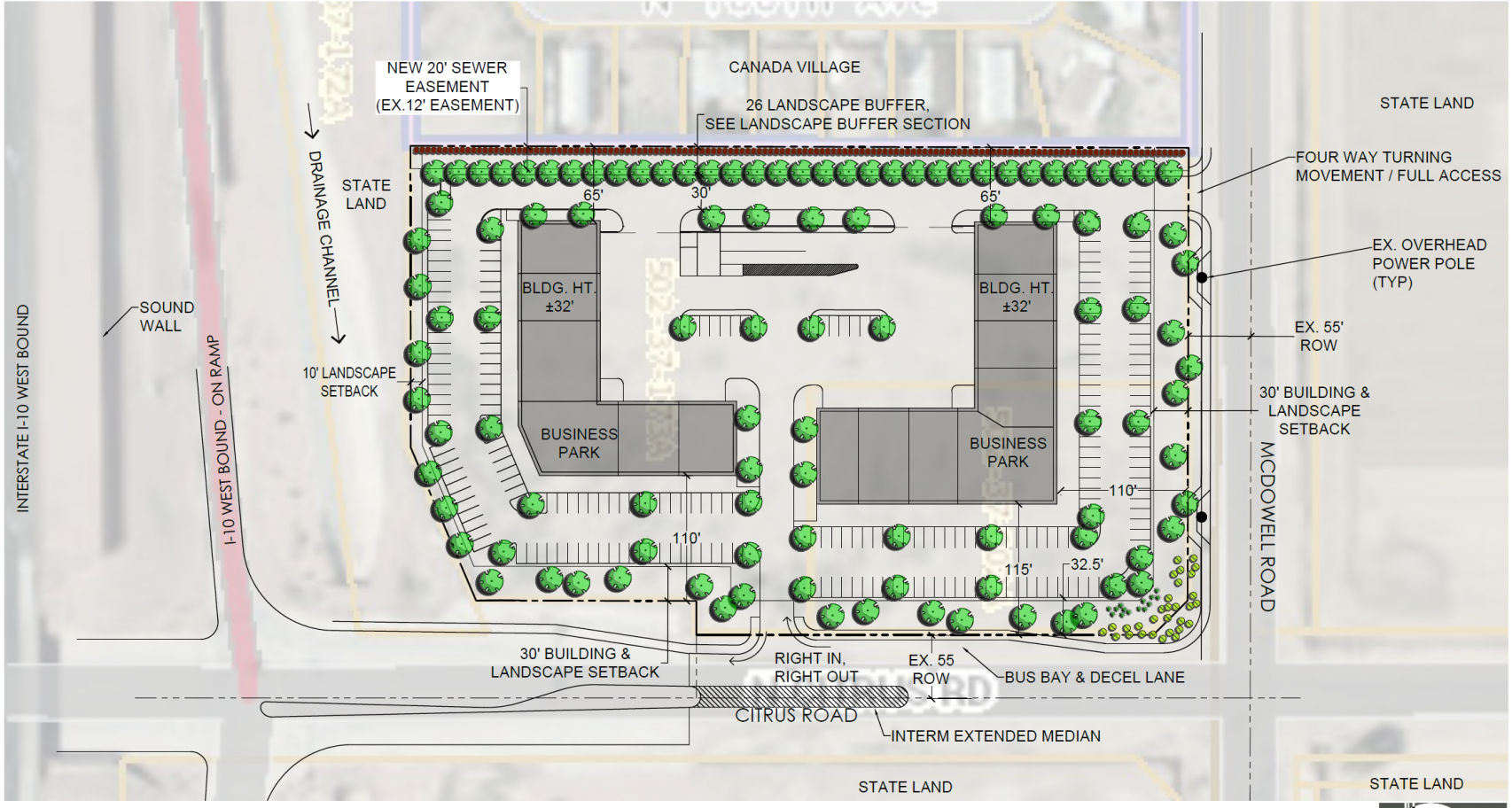
BACKGROUND

- Neighborhoods General Plan land use
- C-2 (General Commercial) zoning district
- Ordinance No. 98-610
- Property is undeveloped

Virtua Citrus Rezoning

REQUEST

- Rezoning from C-2 to C-2 with PAD Overlay
- PAD Overlay include several light industrial type uses:
  - Indoor storage of contractor materials and supplies
  - Manufacturing, assembly and processing of previously prepared materials
  - Mini-storage and RV storage
  - Minor vehicle repair, but not including engine and transmission rebuilds or body and paint work
  - Outdoor storage as an ancillary use that shall be fully screened from street views and Canada Village
- Prohibited uses:
  - Adult businesses
  - Outdoor uses and storage of material as a primary use
  - Parking lot or garage as primary use
  - All medical marijuana uses and cannabis sales
- Reduced building height (56’ to 40’)



VIRTUA CITRUS PAD

GOODYEAR, AZ

PREPARED FOR: QUYP DEVELOPMENT SERVICES, LLC

EXHIBIT 4
OPTION 1
CONCEPTUAL SITE PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GILMORE PLANNING & LANDSCAPE ARCHITECTURE. THIS DRAWING MAY NOT BE REPRODUCED OR ANY REPRODUCTION HEREOF USED, WITHOUT THEIR WRITTEN PERMISSION. © COPYRIGHT 2021

SCALE: 1" = 80'
DATE: 7.1.21
GPLA JOB# 19017

0' 40' 80' 160'

NORTH

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street
Phoenix, AZ 85006
T. 602.266.5622
www.getgilmore.com

Virtua Citrus Rezoning

EVALUATION CRITERIA

Applicable to all rezoning actions:

1. Consistency with the General Plan
2. Suitability of property's physical and natural features
3. Compatibility with surrounding uses
4. Proposed zoning's consistency with other land uses
5. Demand for uses permitted by rezoning
6. Demands for public services
7. Potential adverse fiscal impacts
8. General public concerns
9. Whether amendment promotes orderly growth and development
10. Other factors impacting the general health, safety and welfare of public

Evaluated by staff during review of rezoning

Virtua Citrus Rezoning

STAFF ANALYSIS

Complies with Evaluation Criteria:

- Proposed rezoning is consistent with the Neighborhoods land use
- Property's features suitable for proposed development
- Proposed uses are compatible with surrounding area (buffers, reduced height, limited uses)
- Public infrastructure to be installed/paid for by developer
- No public opposition to project
- No identified adverse fiscal impacts

Virtua Citrus Rezoning

PUBLIC PARTICIPATION

- Citizen Review Meeting August 31, 2021
  - Main issues were related to McDowell Road & power lines
- Rezoning requires review through public hearing process
- Recommendation from Commission & approval from Council
- Notice provided for public hearings:
  - Property posted
  - Legal advertisement
  - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- No public opposition to project

Virtua Citrus Rezoning

RECOMMENDATION

- Rezoning complies with evaluation criteria
- Staff and PZC recommend approval of rezoning
- 17 Stipulations noted in draft Ordinance No. 2022-152

ITEM #: 22.
DATE: 02/28/2022
AI #:671

CITY COUNCIL ACTION REPORT

SUBJECT: COMPREHENSIVE SIGN PACKAGE FOR VANTAGE DATA CENTERS

STAFF PRESENTER(S): Steve Careccia, Interim Planning Manager

OTHER PRESENTER(S):

Katie Popov, Scott AG Environmental Graphics

SUMMARY

Request for approval of a comprehensive sign package (CSP) for Vantage Data Centers located at the southeast corner of Van Buren Street and Bullard Avenue.

Recommendation

Approve the Vantage Data Center Comprehensive Sign Program dated January 18, 2022, subject to stipulations. (Steve Careccia, Interim Planning Manager)

STIPULATIONS

All signs shall be in conformance with the Vantage Date Centers Comprehensive Sign Program dated January 18, 2022.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer-term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased Property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The subject property (Property) is zoned C-2 (General Commercial) and I-1 (Light Industrial). The rezoning was approved on August 20, 2018 with City Council adoption of Ordinance No. 2018-1402.

A site plan was approved on September 28, 2020. The site plan included the development of a data center building on a portion of the Property.

The Planning and Zoning Commission considered this item at their regular meeting of February 16, 2022. The Commission unanimously voted (6-0) to forward a recommendation of approval to the City Council.

STAFF ANALYSIS

Current Policy:

The purpose of a CSP is to provide a comprehensive and coordinated approach to the design of signage that exhibits superior quality and effective messaging. In recognition of the benefits of cohesive and comprehensive sign design, modifications to the signage requirements as established in the city of Goodyear Zoning Ordinance may be appropriate within a CSP.

A CSP in compliance with the requirements provided in Article 7, Sign Regulations, of the Zoning Ordinance may be approved by the Zoning Administrator after review and approval by the Development Review Committee. A CSP that proposes modifications to the requirements provided in Article 7 shall be reviewed by the Planning and Zoning Commission and approved by the City Council. The subject request is the latter of the two CSP types described above, and therefore requires Commission and Council review and approval.

Details of the Request:

The request is for approval of a new CSP for the Property. Within the CSP, provisions for wall signs, canopy signs and ground signs are included. Specifically, the following signage is proposed:

SIGN TYPE	QUANTITY	SIZE (sq. ft.)	Deviation
Wall Sign (Skyline Sails)	5	48	No
Wall Sign (Skyline Logo)	2	87	No
Building Address	10	8	No
Canopy Sign	10	11	Yes
Directional Sign	*TBD	12	Yes
Monument Sign – Property ID	3	64	Yes
Monument Sign – Entry ID (internal)	10	15	Yes

*Vehicular Directional signs as required. To be located at intersections within project site to facilitate customer & delivery ease of circulation & traffic safety.

The wall signs, as proposed within the CSP, are consistent with the sign criteria as established within the Zoning Ordinance. No deviations are required for these signs. The proposed canopy signs, directional signs, and internal monument signs are all intended to help with wayfinding throughout the large data center campus. The monument signs along Bullard Avenue also serve wayfinding purposes, with a larger copy area intended to highlight the units within a particular data center building.

Signage as established with this CSP will be applicable to all phases of the Vantage Data Center campus.

Evaluation Criteria:
Article 7-10, Special Sign Areas, of the Zoning Ordinance establishes the criteria for the evaluation of a CSP. The criteria and accompanying staff analysis (italics) are provided below:

- Size and Height: The comprehensive sign package shall demonstrate that all proposed signage is no larger than necessary for sufficient visibility and legibility. Factors to be considered in determining allowed size and height may include, but are not limited to, topography, traffic volumes, traffic speeds, visibility ranges, copy size and impact on adjacent property.

  The application indicates the intent of the CSP is to provide signage to meet the operational needs of the data center campus, which will consist of three large buildings and up to 10 individual users, once fully completed. Size and height have been established to provide visibility from the adjacent arterial streets and to assist in wayfinding once inside the campus. Staff finds the proposed sizes, heights and configuration of the intended signage, and the requested deviations, are appropriate and supportable for a data center campus of the intended size, at this location.

- Location and Orientation: Signs should be located and oriented to allow sufficient visibility and legibility for pedestrian and vehicle traffic. Factors that may be considered in reviewing the appropriateness of the sign location and orientation may include, but are not limited to, location relative to the surrounding streets and land uses, traffic volumes and access points, visibility angles and topographic features.

  The application indicates that signage is intended to be visible to customers and operational staff from Van Buren Street and Bullard Avenue, which are both arterials with higher traffic volumes and vehicular speeds. Building identification signs, including address, canopy and entrance monuments are proposed to take advantage of these frontages and then oriented throughout the site to assist with building identification and wayfinding.

- Design, Colors and Materials: Signs proposed under the comprehensive sign package shall be harmonious with and enhance the architecture and theme of the specific development in which the signs are located. Compatibility with the specific development shall include the use of complementary colors, materials and architectural style.

  As established in the CSP, the signage will have a design theme consistent with the approved design of the buildings. As such, the intended design elements are considered

appropriate and supportable.

- Surrounding Land Uses: Signs shall not adversely impact adjacent land uses, especially adjacent residential land uses. The comprehensive sign package shall demonstrate the measures that will be taken to ensure the proposed signage will not adversely impact adjacent land uses in terms of lighting, size, location and orientation.

  The property is located within an established light industrial and technology corridor developed with data centers and several warehousing/distribution facilities. The size, type and number of proposed signs are consistent with other similar developments within this corridor and elsewhere within the city. As such, staff finds the intended signage will not adversely affect any adjacent land uses and is therefore appropriate and supportable.

Staff Findings:
The request meets the evaluation criteria for a CSP as set forth in Article 7, Sign Regulations, of the Zoning Ordinance.

Attachments

1. Aerial Photo
2. Comprehensive Sign Package

Staff Presentation

AERIAL PHOTO



0 0.02 0.04 0.09 0.14 0.18 0.22 0.27 0.31 0.36 mi

Author:

Date Created: 2/9/2022

Data Source: City of Goodyear

When receiving and using GIS data, the user agrees and acknowledges the following: The City of Goodyear provides geospatial digital data on an "as is" and "as available" basis. The City makes no representations or warranties of any kind, express or implied with respect to the data. The City is not liable for geospatial digital data errors, inaccuracies or omissions and shall be held harmless from and against all damage, loss or liability arising from any use or the results obtained from its use.

SIGN DESCRIPTIONS & CALCULATIONS

SIGN NAME	DESCRIPTION	ILLUMINATION	QTY	SIZE	SQ. FT. PER SIGN	TOTAL SQ. FT.
eBa.1 Wall Sign - Skyline - Sails	Building Mounted Sign at Building Top	Face-lit	5	10'-2" x 4'-8"	48 sf	240 sf
eBa.2 Wall Sign - Skyline - Logo	Building Mounted Sign at Building Top	Face & Halo-lit	2	5'-3" x 17'-5"	87 sf	174 sf
eBb Wall Sign - Building Address	Building Mounted Sign at Building Top	Halo-lit	10	3'-1" x 3'-8"	8 sf	80 sf
eBc Canopy Sign - Building Number	Building Mounted Sign at Canopy	Self Halo-lit	10	3'-1" x 5'-2 5/8"	11 sf	110 sf
eDa Ground Sign - Vehicular Directional	Freestanding Sign - Double-sided	None	*TBD	6'-4" x 1'-10"	12 sf	TBD
eMa Monument Sign - Property ID	Freestanding Sign - Single-sided	Face-lit & Ground-lit	3	10'-0" x 13'-1"	64 sf	192 sf
eMb Mounment Sign - Entry ID	Freestanding Sign - Single-sided	Internatlly-lit	10	5'-3" x 2'-8"	15 sf	150 sf
					PROPOSED TOTAL	946 sq ft

*Vehicular Directional signs as required. To be located at intersections within project site to facilitate customer & delivery ease of circulation & traffic safety.

PROJECT INFORMATION

SITE ADDRESS: 45 S Bullard Ave., Goodyear, Arizona 85338

ASSESSOR'S PARCEL NUMBERS: 500-10-857, 500-10-858

ZONING: I-1 - LIGHT INDUSTRIAL

TOTAL LAND AREA : 49.84 ACRES



VANTAGE™
DATA CENTERS

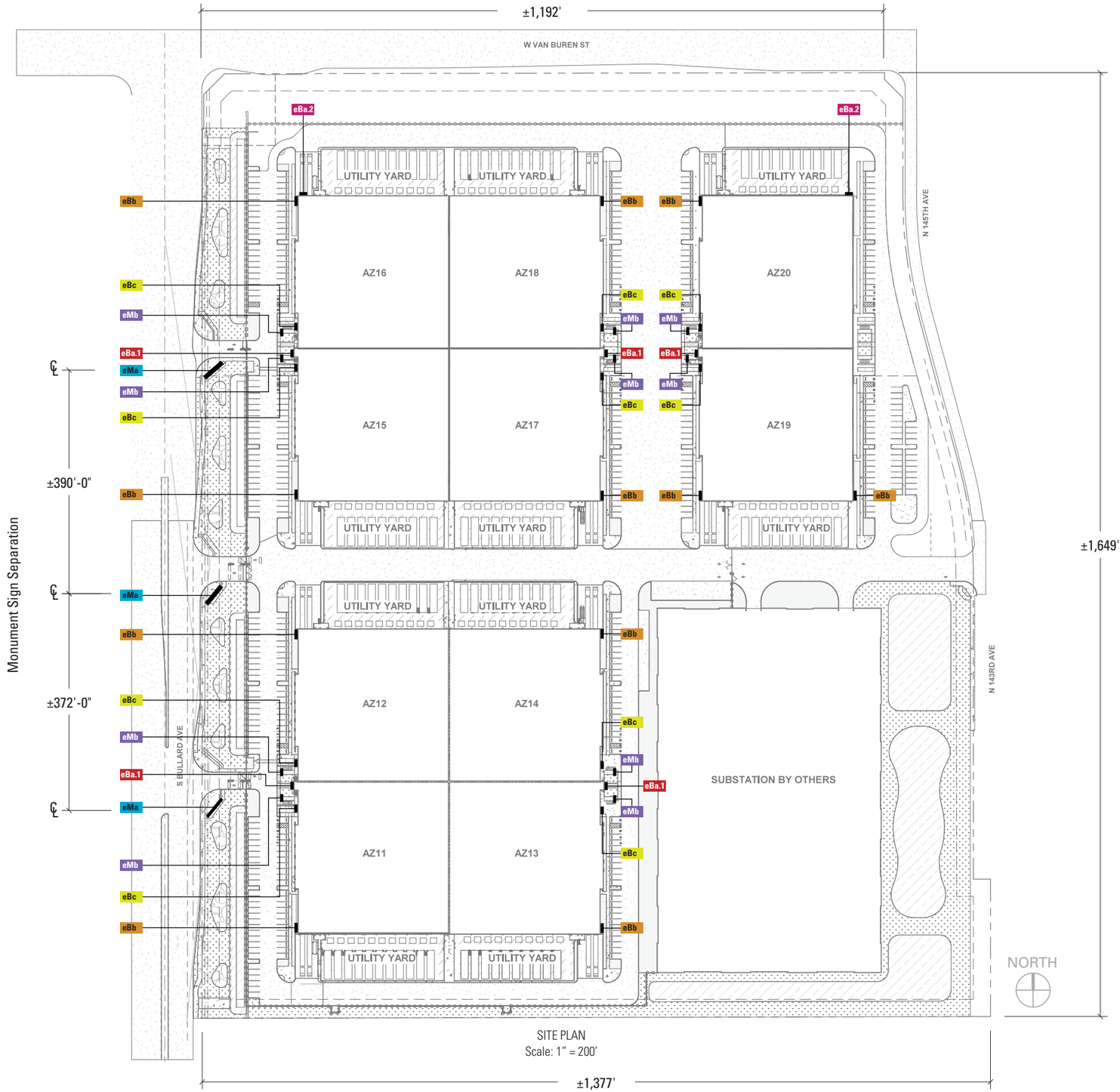
Vantage Data Centers
45 S Bullard Ave.
Goodyear, Arizona 85338
#5463-100

AZ11 - AZ20
Comprehensive Sign Program

January 18, 2022 (Rev1)

SCOTT | AG

SCOTT AG, LLC
ENVIRONMENTAL GRAPHICS
SCOTTAG.COM



SITE PLAN
Scale: 1" = 200'

KEY

- eBa.1 Wall Sign - Skyline - Sails
- eBa.2 Wall Sign - Skyline - Logo
- eBb Wall Sign - Building Address
- eBc Canopy Sign - Building Number
- eMa Monument Sign - Property ID
- eMb Mounment Sign - Entry ID



VICINITY MAP

Purpose
To identify the site to motorists and pedestrians.

Maximum Number
5

Location
Mounted directly onto the building fascia in the locations as shown on site plan.

Maximum Sign Height
10'-2"

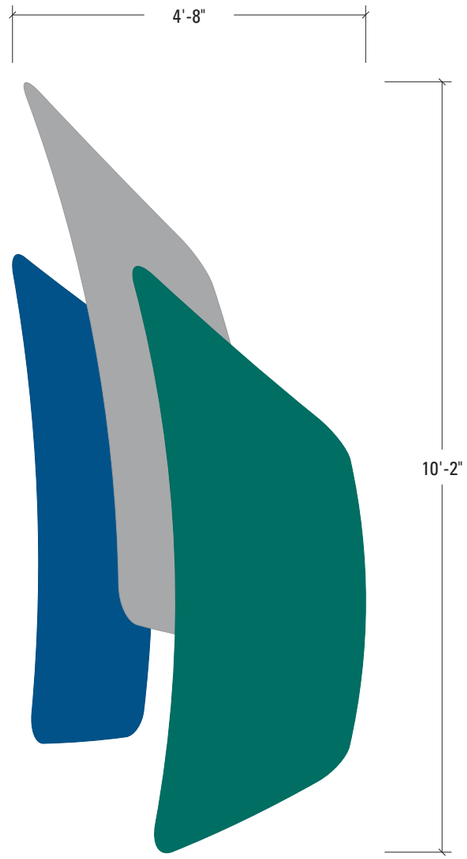
Maximum Sign Width
4'-8"

Maximum Sign Area
48 s.f.

Sign Construction/Material
Fabricated aluminum with front retainer, painted; acrylic face with 1st surface vinyl.

Illumination
Yes. Face illuminated.

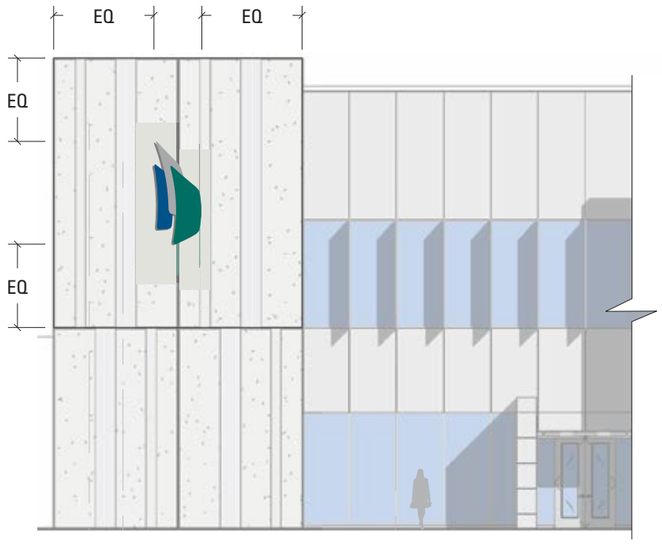
Colors
3M #3630-97 Bristol Blue
3M #3630-51 Silver Gray
3M #3630-316 Jade Green



FRONT VIEW
Scale: 1/2" = 1'-0"



SIDE VIEW
Scale: 1/2" = 1'-0"



TYP. INSTALL ELEVATION
Scale: 1" = 15'-0"

Purpose
To identify the site to motorists and pedestrians.

Maximum Number
2

Location
Mounted directly onto the building fascia in the locations as shown on site plan.

Maximum Sign Height
5'-3"

Maximum Sign Width
17'-5"

Maximum Sign Area
87 s.f.

Sign Construction/Material
Fabricated aluminum with front retainer, painted; acrylic face with 1st surface vinyl.

Illumination
Yes. Face & Halo illuminated.

Colors
Black
3M #3630-97 Bristol Blue
3M #3630-51 Silver Gray
3M #3630-316 Jade Green
PMS 877C (gray)



LEFT SIDE VIEW
Scale: 1/2" = 1'-0"

FRONT VIEW
Scale: 1/2" = 1'-0"

RIGHT SIDE VIEW
Scale: 1/2" = 1'-0"



TYP. INSTALL ELEVATION
Scale: 1" = 15'-0"

Purpose
To identify the building address to motorists and pedestrians.

Maximum Number
10 (1 per building)

Location
Mounted directly onto the building fascia in the locations shown on site plan.

Maximum Sign Heights
Logo: 3'-1"
Numeral: 2'-0"

Maximum Sign Width
3'-8"

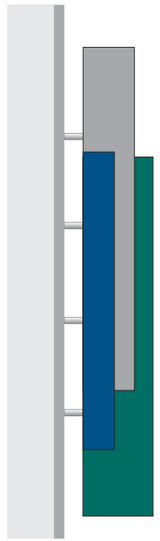
Maximum Sign Area
8 s.f.

Typestyles
Zurich Extra Condensed BT

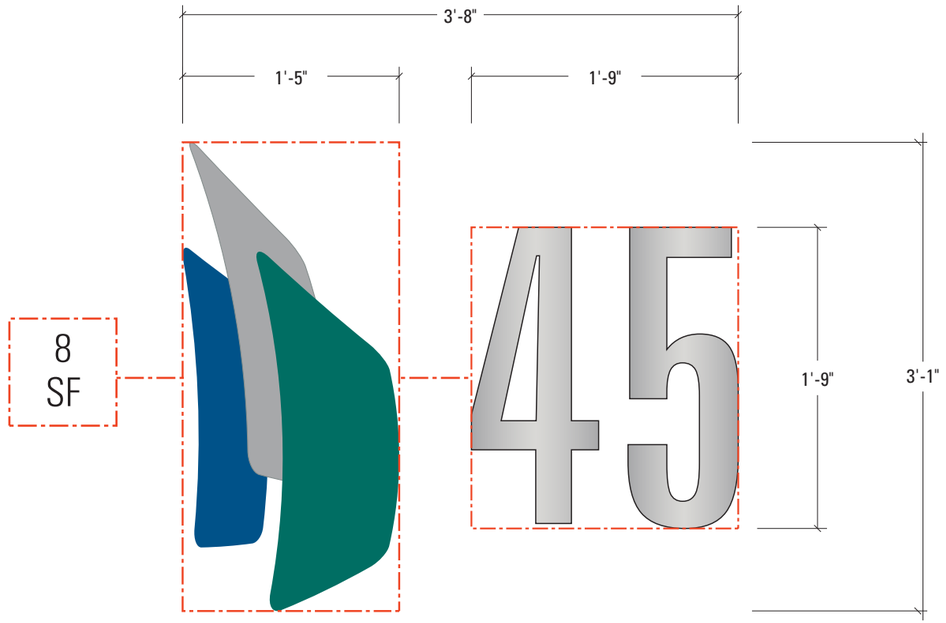
Sign Construction/Material
Logo: Fabricated Aluminum painted; with 3/16" clear polycarbonate backs.
Numeral: 4" deep fabricated #4 brushed stainless steel, horizontal grain, with 3/16" clear polycarbonate backs.
All pieces installed with 1-1/2" long standoffs, painted.

Illumination
Yes. Halo illuminated.

Colors
PMS 2945C Blue
PMS Cool Gray 6C
PMS 562C Green
Brushed Aluminum



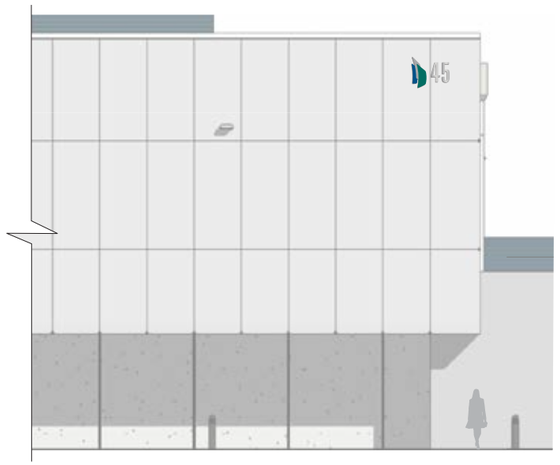
LEFT SIDE VIEW
Scale: 1" = 1'-0"



FRONT VIEW
Scale: 1" = 1'-0"



RIGHT SIDE VIEW
Scale: 1" = 1'-0"



TYP. INSTALL ELEVATION
Scale: 1" = 15'-0"

Purpose
To identify the building number to motorists and pedestrians.

Maximum Number
10 (1 per building)

Location
Mounted directly onto the building entrance canopy on the locations shown on site plan.

Maximum Sign Heights
Logo: 3'-1"
Letters/Numeral: 2'-0"

Maximum Sign Width
5'-2 5/8"

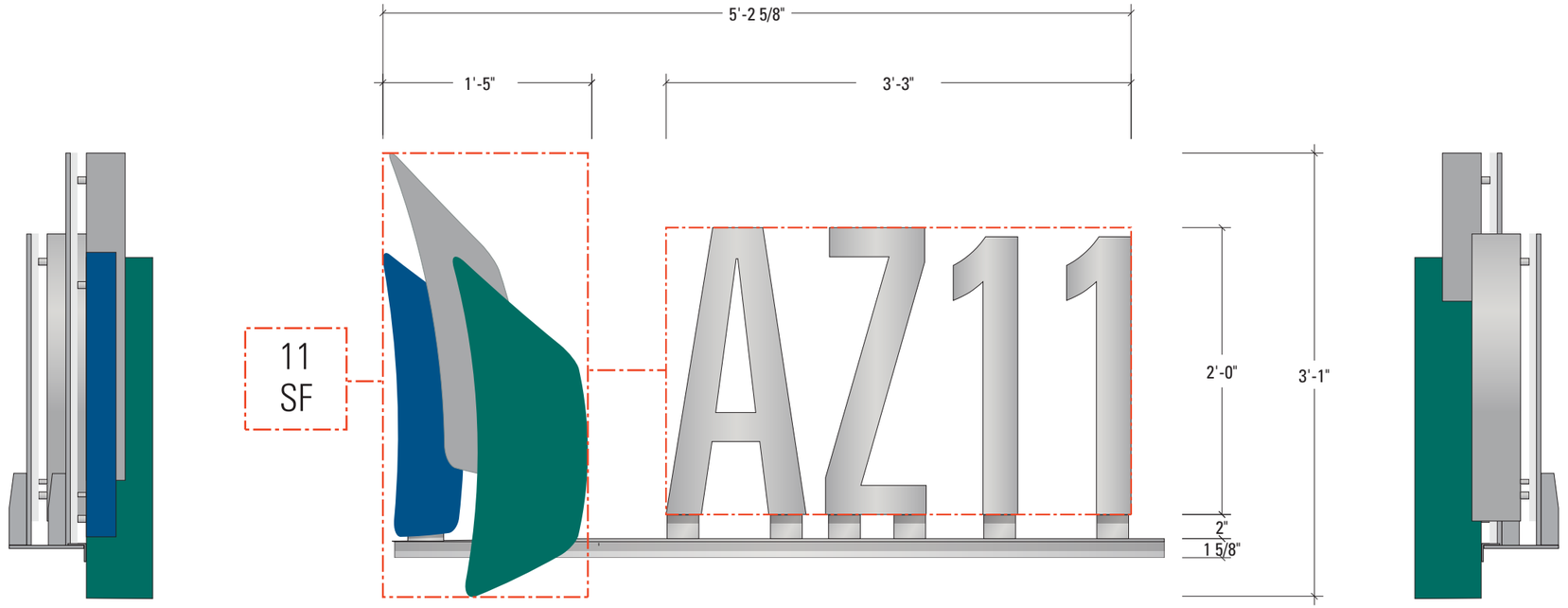
Maximum Sign Area
11 s.f.

Typestyles
Zurich Extra Condensed BT

Sign Construction/Material
Logo: Fabricated Aluminum painted; with acrylic backer & aluminum backer.
Numeral: 4" deep fabricated #4 brushed stainless steel, horizontal grain, with acrylic backer, aluminum backer plate & mounting plate.

Illumination
Yes. Self Halo illuminated.

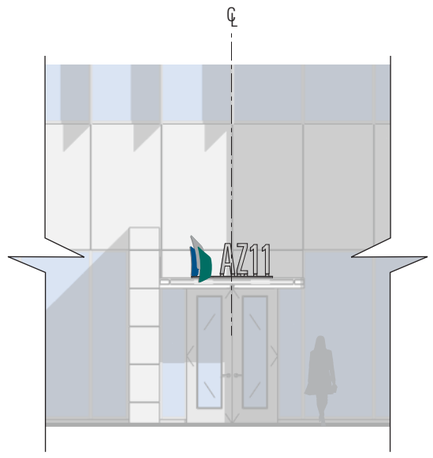
Colors
PMS 2945C Blue
MPS Cool Gray 6C
PMS 562C Green
Brushed Aluminum



LEFT SIDE VIEW
Scale: 1" = 1'-0"

FRONT VIEW
Scale: 1" = 1'-0"

RIGHT SIDE VIEW
Scale: 1" = 1'-0"



TYP. INSTALL ELEVATION
Scale: 1" = 10'-0"

Purpose
To direct vehicular traffic throught the site.

Maximum Number
As required.

Location
*

Maximum Sign Height
6-4"

Maximum Sign Width
1'-10"

Maximum Sign Area
12 s.f.

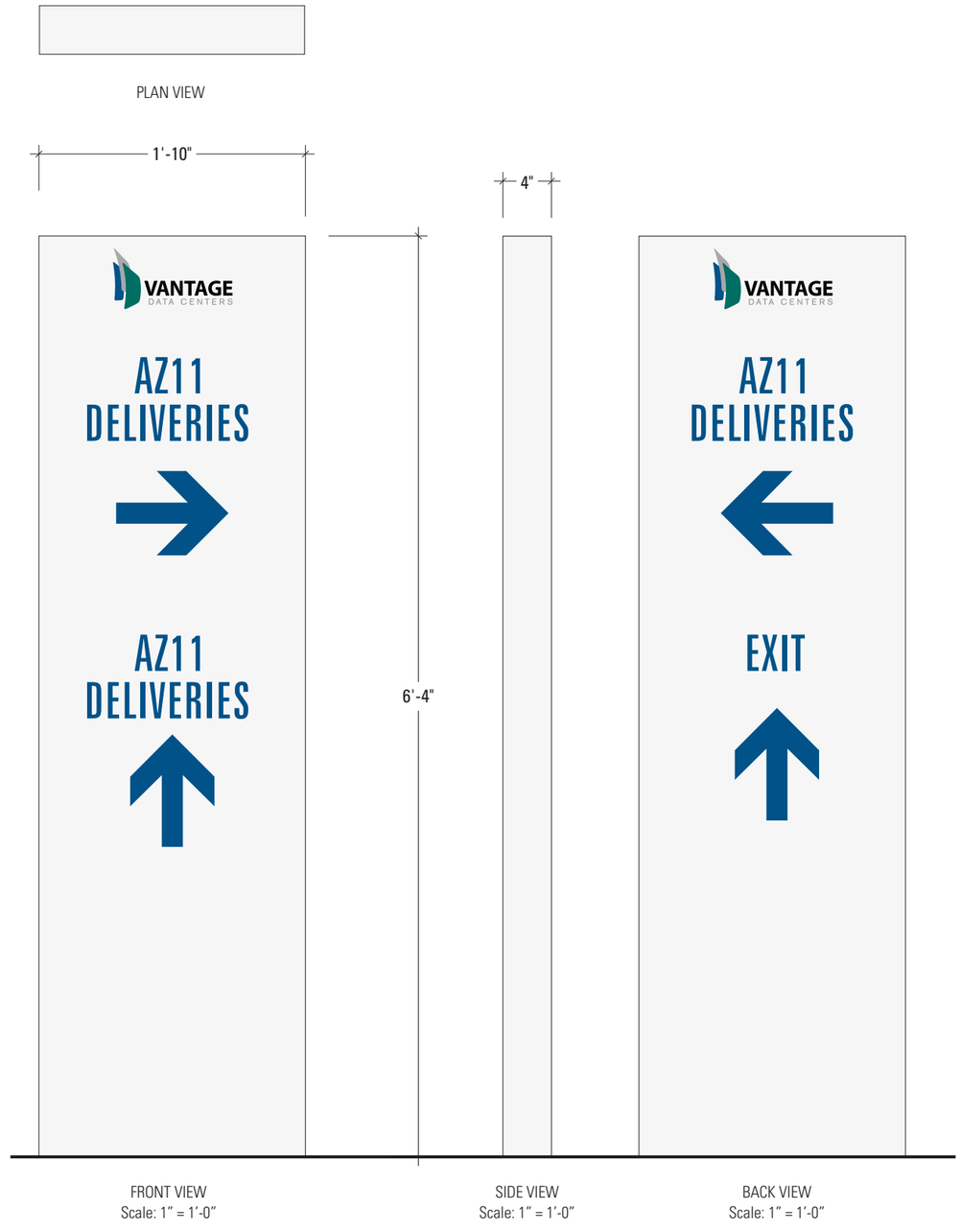
Type Styles
Zurich Extra Condensed BT

Sign Construction/Material
Fabricated aluminum box, painted. Screenprinted logo & 3M Opaque Vinyl graphics.

Illumination
None. No permitted.

Colors
White
Black
PMS 2945C (blue)
Cool Gray 6C (gray)
PMS 562C (green)
3M #180C-17 Vivid Blue
3M #180C-17 Vivid Blue

*To be located at intersections within project site to facilitate customer & delivery ease of circulation & traffic safety.



Purpose
To identify the site and main entrance to motorists and pedestrians.

Maximum Number
3

Location
Behind property line along S. Bullard Ave. on the locations shown on site plan.

Maximum Sign Height
10-0"

Maximum Sign Width
13'-1"

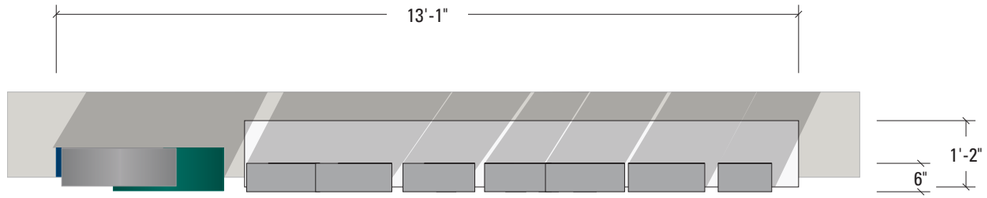
Maximum Sign Area
64 s.f.

Typestyles
Zurich Extra Condensed BT

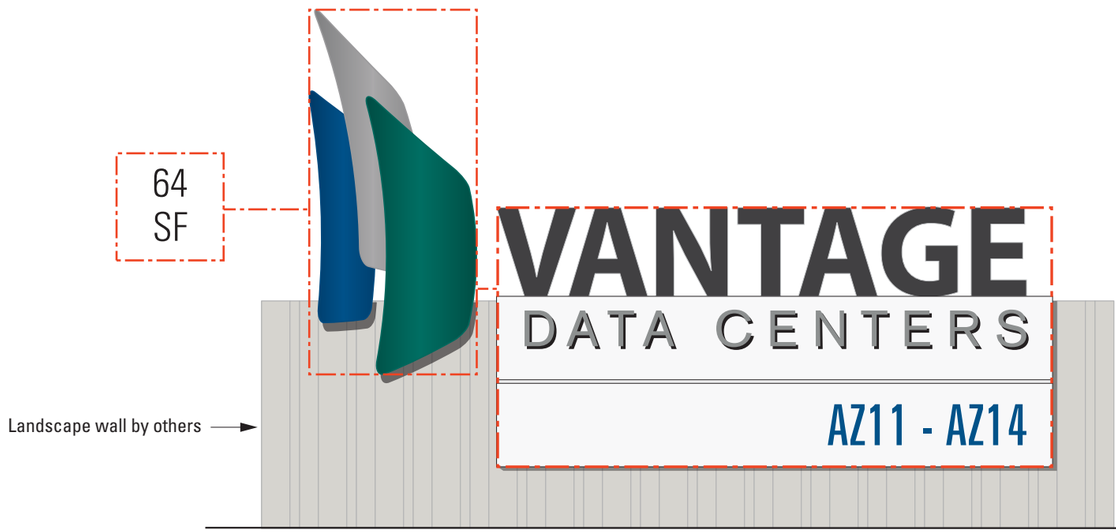
Sign Construction/Material
Fabricated aluminum letters with front retainer, painted; day-night acrylic face. Fabricated aluminum logo with front retainer, painted; acrylic face with 1st surface vinyl. Fabricated aluminum box, painted; "DATA CENTERS" letters to be push-through acrylic letters with 3M opaque vinyl faces. "AZ11 - AZ14" letters to be 3M opaque vinyl.

Illumination
Yes. Face-lit & Ground-lit.

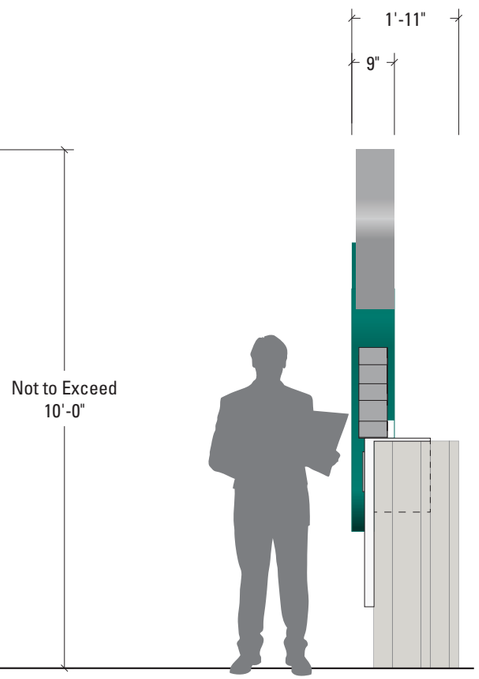
Colors
White
Black
3M #3630-97 Bristol Blue
3M #3630-51 Silver Gray
3M #3630-316 Jade Green
3M #180C-41 Dark Gray



PLAN VIEW
Scale: 3/8" = 1'-0"



FRONT VIEW
Scale: 3/8" = 1'-0"



SIDE VIEW
Scale: 3/8" = 1'-0"

Purpose
To identify the building entry.

Maximum Number
10 (1 per building)

Location
At building entries on the locations shown on site plan.

Maximum Sign Height
5-6"

Maximum Sign Width
2'-8"

Maximum Sign Area
15 s.f.

Type Styles
Zurich Extra Condensed BT
Zurich Bold Extra Condensed BT

Sign Construction/Material
Fabricated aluminum boxex, painted; with push-through acrylic graphics with 3M opaque vinyl faces. 1" dia x 1/4"thk caps

Illumination
Yes. Internally-lit.

Colors
White
PMS 562C Green
#4 brushed stainless steel
3M #180C-17 Vivid Blue
3M #180C-220 Light Silver Metallic
3M #180C-22 Matte Black
3M #180C-10 White
3M #180C-41 Dark Gray
PMS Cool Gray 6C



Vantage Data Centers
Comprehensive Sign Package

CITY OF Goodyear

City Council
February 28, 2022


W VAN BUREN ST
W VAN BUREN ST
W VAN BUREN ST
W VAN BUREN ST
E VAN
N BULLARD AVE
NUTCHFIELD RD
NUTCHFIELD RD
NUTCHFIELD RD
MF
SUBJECT PROPERTY
GMC
Helix
Michael Lewis
Compass Data Centers
UPS
Chewy
Amazon

Vantage Data Centers CSP

BACKGROUND

- C-2 (General Commercial)
- I-1 (Light Industrial)
- Ordinance No. 2018-1402
- Site Plan – September 2020
- First phase under construction

Vantage Data Centers CSP

CURRENT POLICY

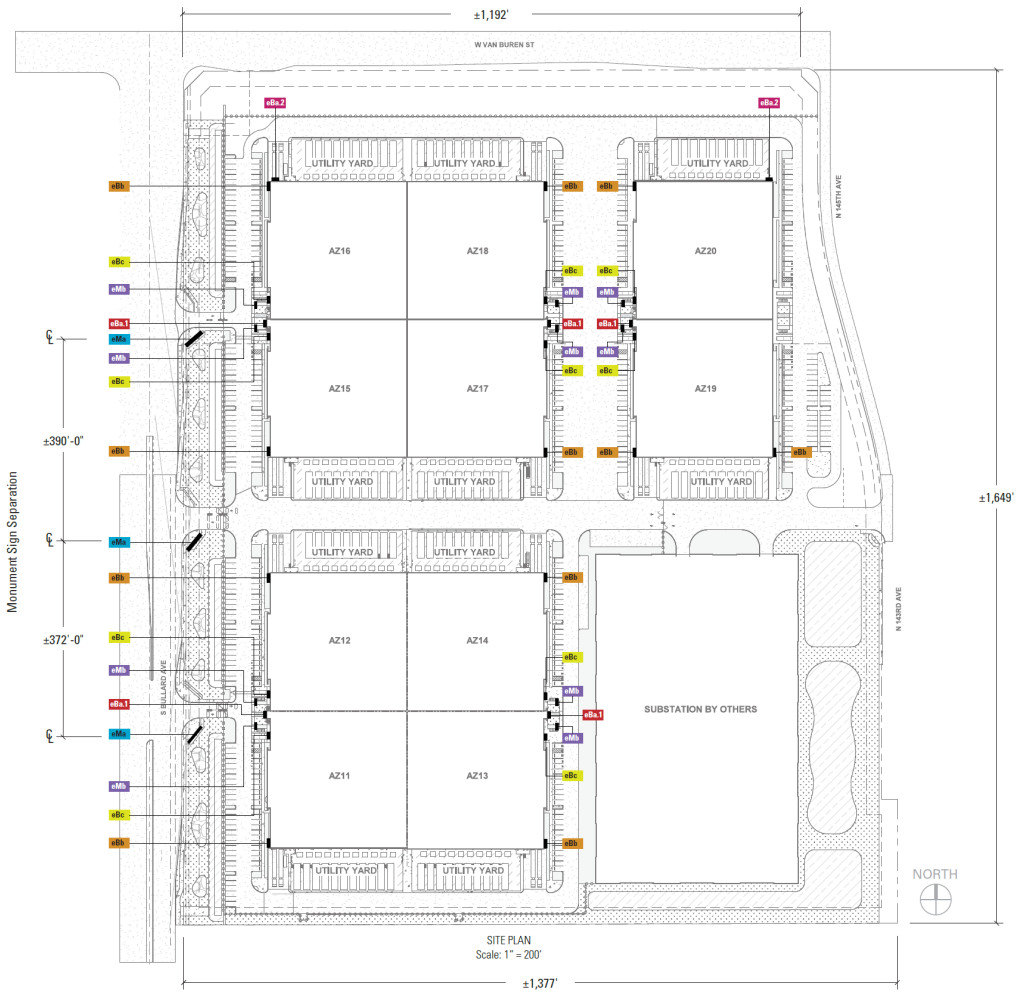
- CSP – Comprehensive and coordinated signage with enhanced design
- Modifications may be requested (larger signs, additional signs)
- If so, then CSP requires P&ZC review and CC approval

Vantage Data Centers CSP

REQUEST

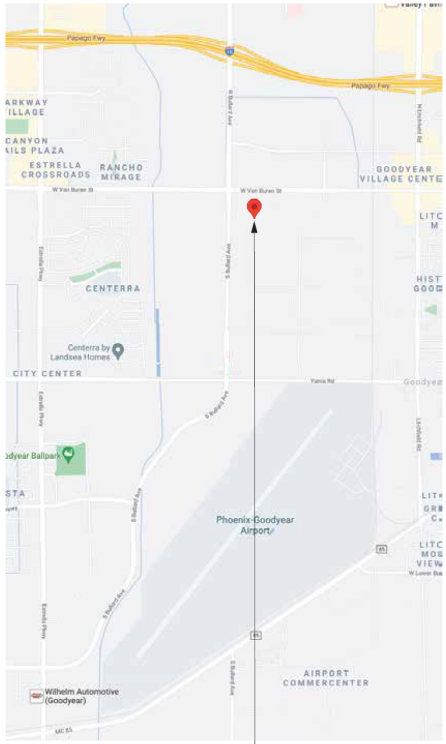
- New CSP for property
- Applicable to all phases
  - Wall signs
  - Canopy signs
  - Directional signs
  - Monument signs
- Deviations requested

SIGN TYPE	QUANTITY	SIZE (sq. ft.)	Deviation
Wall Sign (Skyline Sails)	5	48	No
Wall Sign (Skyline Logo)	2	87	No
Building Address	10	8	No
Canopy Sign	10	11	Yes
Directional Sign	*TBD	12	Yes
Monument Sign – Property ID	3	64	Yes
Monument Sign – Entry ID (internal)	10	15	Yes



KEY

- eBa.1 Wall Sign - Skyline - Sails
- eBa.2 Wall Sign - Skyline - Logo
- eBb Wall Sign - Building Address
- eBc Canopy Sign - Building Number
- eMa Monument Sign - Property ID
- eMb Mounment Sign - Entry ID

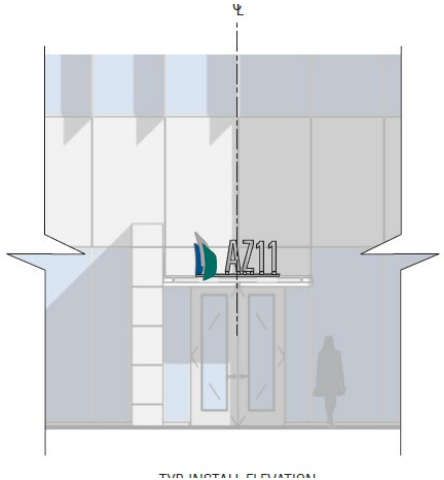


PROJECT SITE

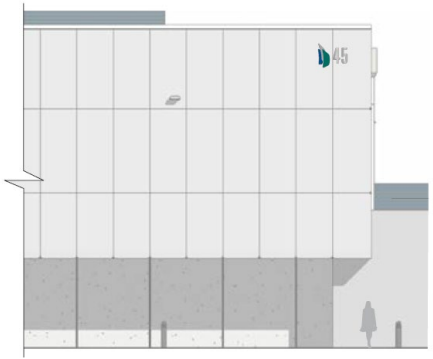
VICINITY MAP

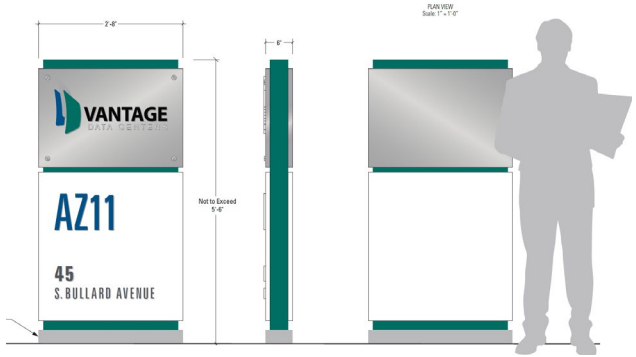

VANTAGE
DATA CENTERS


1'-10"
6"
VANTAGE
AZ11
DELIVERIES
AZ11
DELIVERIES
6'-4"
VANTAGE
AZ11
DELIVERIES
EXIT
FRONT VIEW
Scale: 1" = 1'-0"
SIDE VIEW
Scale: 1" = 1'-0"
BACK VIEW
Scale: 1" = 1'-0"


AZ11


64
SF
VANTAGE
DATA CENTERS
AZ11 - AZ14
Landscape wall by others
Not to Exceed
10'-0"


45


PLAN VIEW
Scale: 1" = 1'-0"
2'-8"
6"
VANTAGE
AZ11
45
S. BULLARD AVENUE
Not to Exceed
5'-6"

Vantage Data Centers CSP

EVALUATION CRITERIA

- Do size & location offer sufficient visibility & legibility?
- Harmonious & enhanced design?
- Compatible with adjacent land uses?

  - Light industrial & tech corridor
  - Similar land uses
  - Large data center campus with multiple buildings
  - Residential not nearby
  - Enhanced design complements buildings
  - Height and size consistent with other signs permitted in the surrounding area

Vantage Data Centers CSP

FINDINGS & RECOMMENDATION

- Request meets evaluation criteria
- Modifications are acceptable
- Staff & PZC recommend approval
- One stipulation

ITEM #: 23.
DATE: 02/28/2022
AI #:698

CITY COUNCIL ACTION REPORT

SUBJECT: COMPENSATION FOR THE MAYOR, VICE MAYOR AND COUNCILMEMBERS

STAFF PRESENTER(S): Lyman Locket, Human Resources Director

OTHER PRESENTER(S):

Susan Schmelzer, Council Compensation Committee Chair

SUMMARY

The Council Compensation Committee conducted a review of the compensation provided to elected City officials. As a result of this review, the Council Compensation Committee recommends a salary increase of 5.0% to the Mayor, Vice Mayor and each Councilmember, effective July 1, 2022.

Recommendation

ADOPT RESOLUTION NO. 2022-2214 ACCEPTING THE COUNCIL COMPENSATION COMMITTEE'S RECOMMENDATION AND APPROVE AN ANNUAL COMPENSATION INCREASE OF 5.0% FOR THE MAYOR, VICE MAYOR AND EACH OF THE COUNCILMEMBERS AND PROVIDE FOR AN EFFECTIVE DATE. (Susan Schmelzer, Council Compensation Committee Chair)

FISCAL IMPACT

The fiscal impact of a 5.0% salary increase for the Mayor, Vice Mayor and each Councilmember (when fully seated) is $5,325 annually plus employee related expenses. The table below summarizes the changes by position and in total. If approved by council the changes will be reflected in the City Manager's Recommended FY2023 budget.

	FY2022 (current)	FY2023 (proposed)	change
Mayor	30,000.10	31,500.11	1,500.01
Vice-Mayor	16,500.12	17,325.13	825.01
Councilmember (5)	12,000.04	12,600.04	600.00
Total	106,500.42	111,825.44	5,325.02

BACKGROUND AND PREVIOUS ACTIONS

In October 2018, an ad hoc Citizens Council Compensation Committee presented to Council their recommendation to increase the Mayor and Council salaries. The Committee also recommended a review of Council compensation every two years. The City Council adopted Ordinance No. 2018-1404 appointing a Citizens Committee to regularly review compensation for the Mayor, Vice Mayor, and Councilmembers.

The City Charter was updated and approved by the voters on March 9, 2021. The updates included modifications to City Code Section 2-1-5 (Council Compensation) adding a permanent Council Compensation Committee.

A newly appointed Council Compensation Committee met on October 14, 2021 and November 17, 2021 to review Council compensation benchmark survey data and provide a recommendation for Council Compensation.

Pursuant to the City Charter, Council can only adopt or reject the recommendation.

STAFF ANALYSIS

The Council Compensation Committee was presented with survey data from 11 benchmark cities in the Phoenix metro area compared to Goodyear. Benchmark survey data shows the Mayor at 60.7% of the market average, Vice Mayor at 57.3% of the market average, and Council Members at 44.4% of the market average. Based on this review of the current compensation for City Council, their time and effort expended in performing their respective duties, and comparable data of benchmark cities in Arizona; the Council Compensation Committee recommends a 5.0% increase for the Mayor, Vice Mayor and each Councilmember.

The City Charter, approved March 9, 2021, states when the Committee recommends a change in the salaries for elected officials of an amount less than 5.1%, a vote of the electors will not be required.

Attachments

RESOLUTION 2022-2214

Council Compensation Data

Presentation

RESOLUTION NO. 2022-2214

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, ACCEPTING THE COUNCIL COMPENSATION COMMITTEE'S RECOMMENDATION AND APPROVE AN ANNUAL COMPENSATION INCREASE OF 5.0% FOR THE MAYOR, VICE MAYOR AND EACH OF THE COUNCILMEMBERS AND PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 2-1-5 of the City Code of Goodyear, a permanent Council Compensation Committee has been created; and

WHEREAS, the Committee conducted a review of the compensation provided to elected City Officials during meetings held on October 14, 2021 and November 17, 2021; and

WHEREAS, the Committee reviewed survey data from 11 benchmark cities in the Phoenix metro area compared to Goodyear; and

WHEREAS, the Committee has made a recommendation regarding an increase in compensation for the Mayor, Vice Mayor and Councilmembers; and

WHEREAS, pursuant to the City of Goodyear City Code Section 2-1-5 Compensation, the compensation for the Mayor and City Council shall be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. ACCEPTANCE AND APPROVAL

The Mayor and Council hereby accept the Council Compensation Committee's recommendation and approve an annual compensation increase of 5.0% for the Mayor, Vice Mayor and each of the Councilmembers, effective July 1, 2022.

SECTION 2. EFFECTIVE DATE

This resolution shall become effective on that date it is passed and adopted by the Mayor and Council of the city of Goodyear.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20_____.

_____
Joe Pizzillo, Mayor

Date: _____

ATTEST:

Darcie McCracken, City Clerk

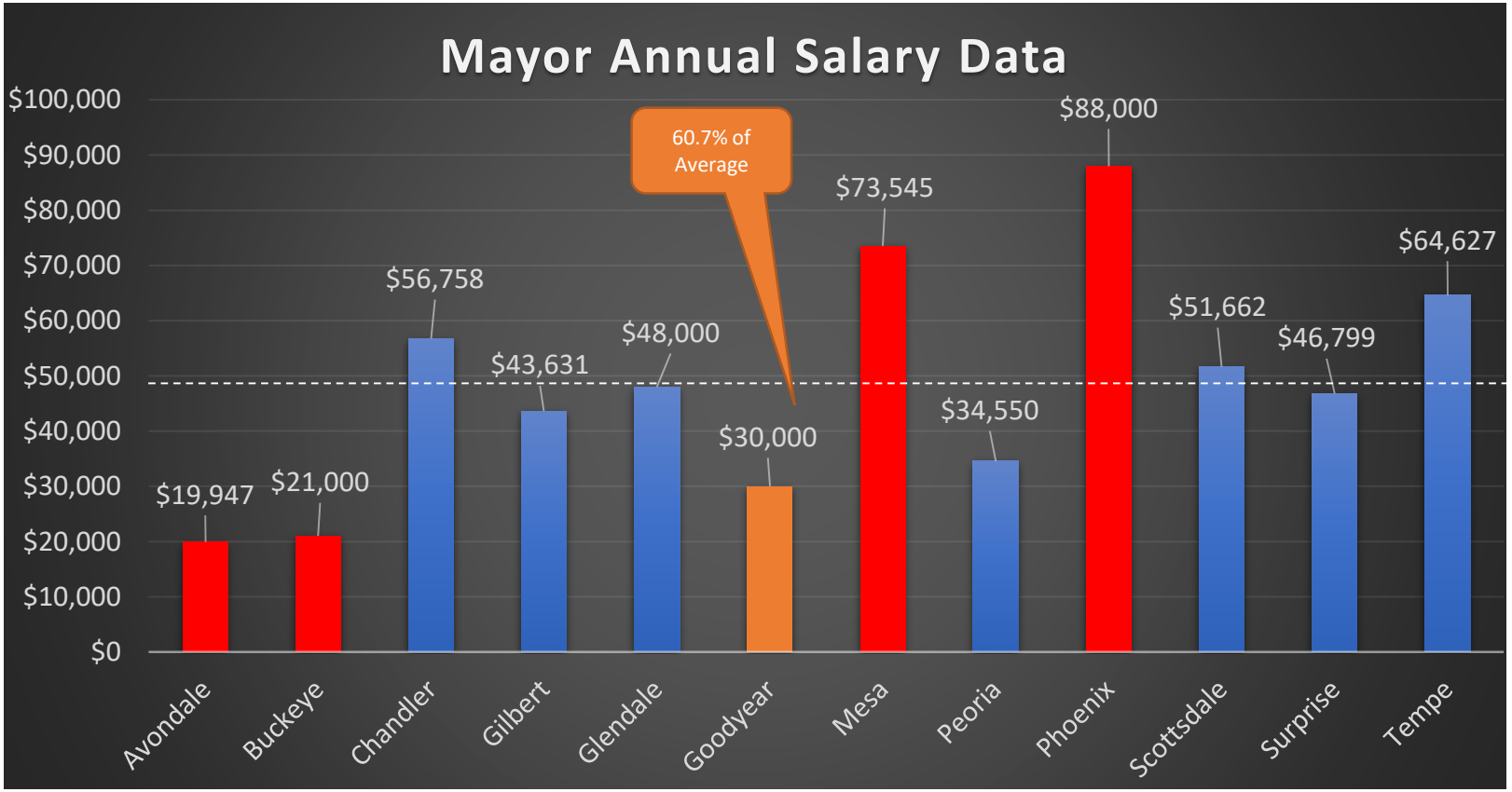
APPROVED AS TO FORM:

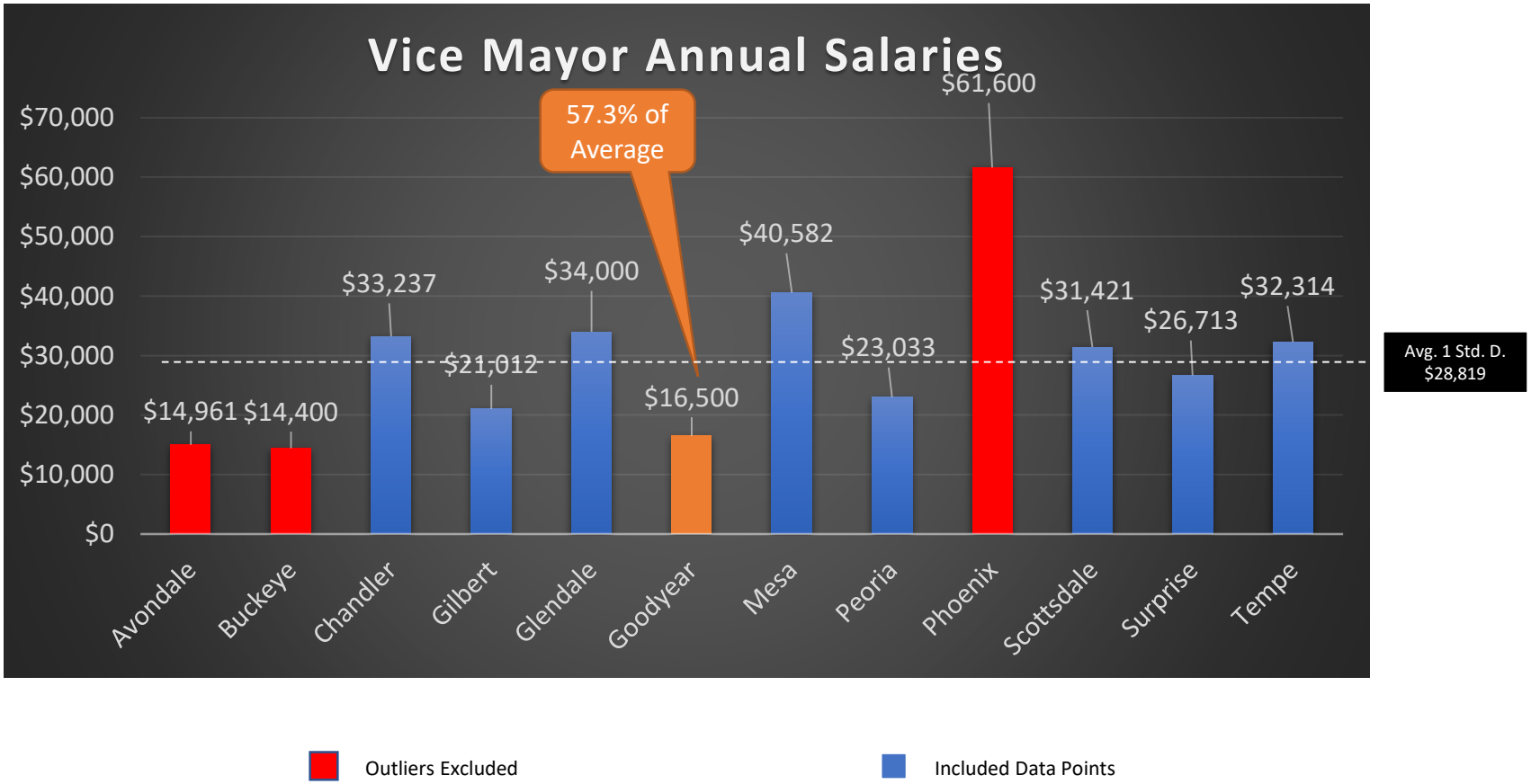
Roric Massey, City Attorney

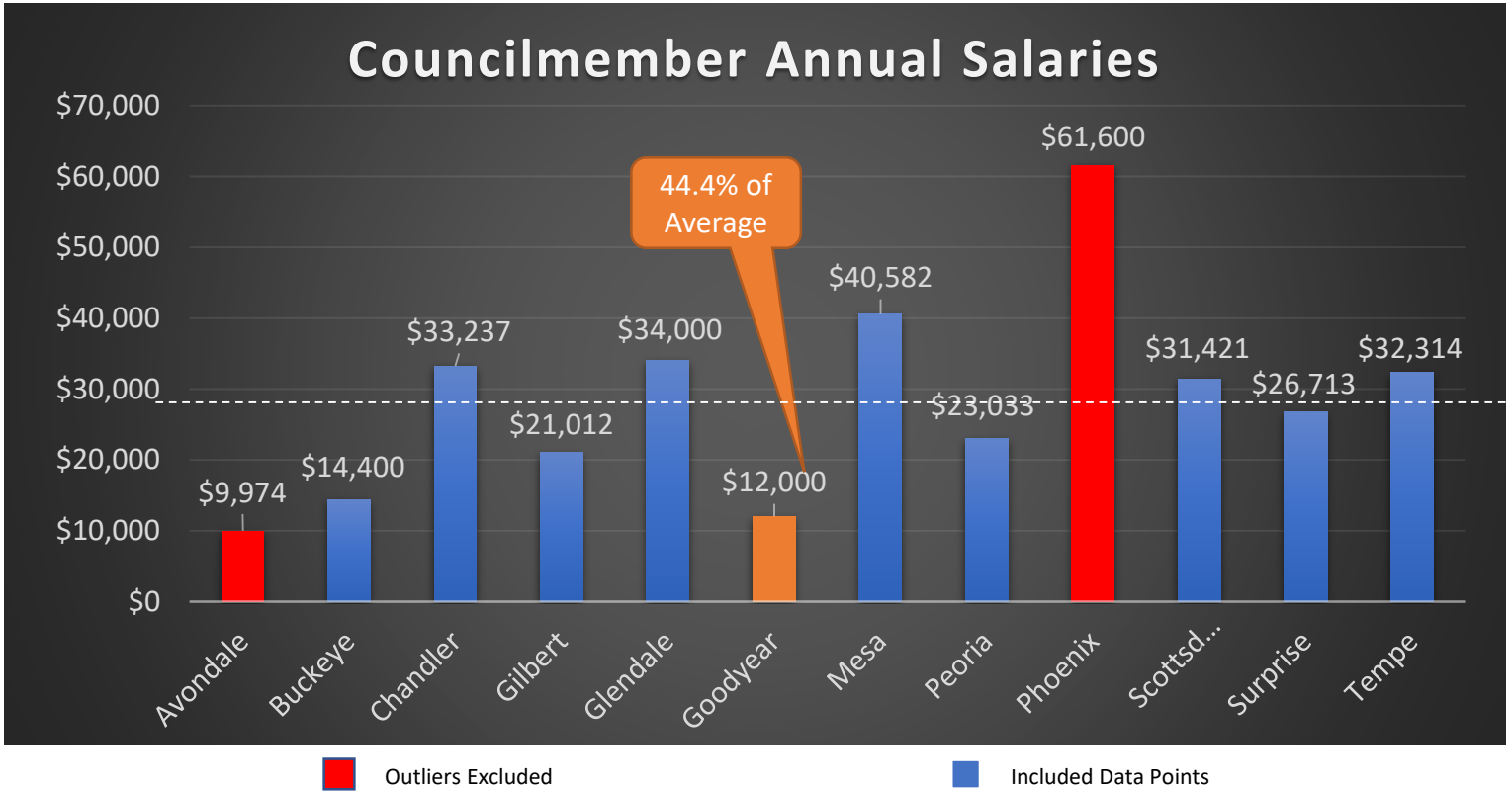
Data as of September 2021

Agency Information		MAYOR		VICE MAYOR		COUNCIL MEMBER	
City	Population	Approximate # of Hours per Week Elected Official Serves the City	Current Fiscal Year Salary (annual)	Approximate # of Hours per Week Elected Official Serves the City	Current Fiscal Year Salary (annual)	Approximate # of Hours per Week Elected Official Serves the City	Current Fiscal Year Salary (annual)
Avondale	87,194	Undertermined	$19,947	Undertermined	$14,961	Undertermined	$9,974
Buckeye	100,000	Undetermined	$21,000	Undetermined	$14,400	Undetermined	$14,400
Chandler	262,500	35 hours	$56,758	25 hours	$33,237	25 hours	$33,237
Gilbert	260,000	undetermined	$43,631	undetermined	$21,012	undetermined	$21,012
Glendale	246,709	40+	$48,000	40+	$34,000	40+	$34,000
Goodyear	95,294	Unkown	$30,000	Unkown	$16,500	Unkown	$12,000
Mesa	518,000	Undertermined	$73,545	Undertermined	$40,582	Undetermined	$40,582
Peoria	180,161	Varies	$34,550	Varies	$23,033	Varies	$23,033
Phoenix	1,660,272.00	40+	$88,000	40+	$61,600	40+	$61,600
Scottsdale	258,069	40+	$51,662	40+	$31,421	40+	$31,421
Surprise	143,148	Not Known	$46,799	Not known	$26,713	Not known	$26,713
Tempe	161,719	40+	$64,627	40+	$32,314	40+	$32,314
	Average without Goodyear		$49,865		$30,298		$29,844
	Goodyear % to Average		60.2%		54.5%		40.2%
	Avg. within 1 Std.D		$49,432		$28,819		$27,016
	Goodyear % to Avg. 1 Std.D		60.7%		57.3%		44.4%

Outliers Excluded


Mayor Annual Salary Data
$100,000
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
60.7% of Average
$19,947
$21,000
$56,758
$43,631
$48,000
$30,000
$73,545
$34,550
$88,000
$51,662
$46,799
$64,627
Avondale
Buckeye
Chandler
Gilbert
Glendale
Goodyear
Mesa
Peoria
Phoenix
Scottsdale
Surprise
Tempe
Avg. 1 Std. D.
$49,432
Outliers Excluded
Included Data Points


Vice Mayor Annual Salaries
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
57.3% of Average
$14,961
$14,400
$33,237
$21,012
$34,000
$16,500
$40,582
$23,033
$61,600
$31,421
$26,713
$32,314
Avondale
Buckeye
Chandler
Gilbert
Glendale
Goodyear
Mesa
Peoria
Phoenix
Scottsdale
Surprise
Tempe
Avg. 1 Std. D.
$28,819
Outliers Excluded
Included Data Points


Councilmember Annual Salaries
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
$9,974
$14,400
$33,237
$21,012
$34,000
$12,000
$40,582
$23,033
$61,600
$31,421
$26,713
$32,314
44.4% of Average
Avg. 1 Std. D. $27,016
Avondale
Buckeye
Chandler
Gilbert
Glendale
Goodyear
Mesa
Peoria
Phoenix
Scottsd...
Surprise
Tempe
Outliers Excluded
Included Data Points


CITY OF
Goodyear

Council Compensation

Establishment of Committee

- Committee established in 2021as part of City Charter revision
- Review compensation of elected officials every 2 years

Committee Reviewed

- Duties of the Mayor and Council members
- Elected officials compensation for benchmark cities: Avondale, Buckeye, Chandler, Gilbert, Glendale, Peoria, Phoenix, Mesa, Scottsdale, Surprise and Tempe

Evaluation

- Mayor compensation is 60.7% of market average
- Vice Mayor is 57.3% of market average
- Councilmembers are 44.4% of market average

Recommendations

- Salary increase adjustment of 5.0% to the Mayor, Vice Mayor and Councilmember salaries
- Effective July 2, 2022

Recommendations

- Approve recommendations of the Committee and adopt the Ordinance enacting the changes.

Council Discussion

- Questions?