

Moonlight Phase 1 Block Plat

Narrative

Moonlight – City of Maricopa
Northwest corner of SR 238 and Phoenix Coast Highway (Green Road)
Submitted: Dated April 27, 2023

Project Team

Owner

Forestar (USA Real Estate Group Inc)
1661 E. Camelback Road
Phoenix, AZ 85016
Silvia Rico
SilviaRico@forestar.com

Engineer

Atwell, LLC
4700 E. Southern Ave
Mesa, AZ 85206
Michael Park, PE
mikepark@atwell-group.com

Landscape Architect

RVI
4900 N. Scottsdale Road
Scottsdale, AZ 85251
Katie LaBelle
Klabelle@rviplanning.com

Project Description

The project “Moonlight” is located at the northwest corner of Smith Enke Road (SR 238) and North Green Road within the City of Maricopa, Pinal County, Arizona.

The pre plat has been approved for this project. However, due to changes in the site, the pre plat will be resubmitted for approval.

Moonlight Phase 1 Block Plat is comprised of Parcels A, B, K, N, O, P, and Lift Station. These parcels will include residential development, a channel, a lift station, and future multi-family and mixed use development. **See Exhibit 1, Vicinity Map** for the location of all parcels previously listed within the overall project. Zoning and land use designations have been included in Exhibits 2 and 3.

PROJECT DATA TABLE PHASE 1 BLOCK PLAT	
Current Land Use	Working Dairy Operation
Current Land Use Designation	RS-5 PAD, OS-PR PAD, RH PAD, NC PAD
Current Zoning District	PAD
Gross Area	230.44 acres
Gross Area (Excluding Parcel K)	161.76
Minimum Proposed Lot Sizes	45' x 120'
Gross Density (Excluding Parcel K)	2.05 DU/AC
Open Space Area	6.92 acres
Local Street Sizes	60' R/W
Local Street Designation	Public
Parcel K Multi-Family Max Unit Count	850
Parcel K Max Total Net Density (Multi-Family)	25 DU/AC
Parcel K Mixed Use Max Unit Count	300
Parcel K Max Total Net Density (Mixed Use)	15 DU/AC

Location and Site Description

The property is located within Section 17, Township 4S, Range 3E of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The assessor parcel numbers include: 510-15-006, 510-15-003A&B, 510-12-035A, B & C. The site is bounded on the south by SR 238 – Smith Enke Road, an active dairy, and vacant land. It is bounded on the east by North Green Road (Future North Phoenix Coast Highway) and State Trust Land, on the north by Gila River Indian Community, and on the west by a drainage channel and the Ak-Chin Southern Dunes Golf Club.

It should be noted that the area is within Floodplain Analysis for Heritage District (FAHD) study area, as prepared by Entellus, Inc. for the City of Maricopa (City of Maricopa Project No. 18-DS03072018). This 2D floodplain study will become effective 8/12/2022 (See LOMR Case # 21-09-0921P). This project will assume the proposed floodplains shown on said LOMR are effective at the time of this report.

Offsite Drainage Analysis

This site is located downstream of Vekol Wash, which empties onto land owned by the Gila River Indian Community (GRIC). The HEC-RAS model provided in the FAHD was used to evaluate the flows impacting the GRIC lands. These flows generally travel in a northerly direction and spread across the flat farmlands at a depth of 2-3 feet.

These flows enter the site through multiple points. The main point of entry is located at the southwest corner of the subject property. Flows from this wash combine with other flows at an existing excavated depression located just south of the point of the main point of entry. Flows from these three sources then spill onto the site and sheet flow across the western portion of the project.

In order to contain these offsite flows, it is proposed that a channel be constructed along the southern property line of the western portion of the project. These flows will be conveyed westerly within the channel along the southern boundary and then northly along the east property line. This channel will widen out at the north end of the property to allow for a spreader basin, which will release the flood waters at the historical flow rate onto the GRIC lands.

Onsite Drainage Analysis

Moonlight Parcel B consists of single-family residential lots. These lots have been graded such that storm water runoff is conveyed towards adjacent residential streets. These flows are then directed to low spots via street and gutter flow. Flows are then captured in these low spots using either catch basins or scuppers and then conveyed into adjacent retention basins.

Sanitary Sewer

Sanitary sewer will be provided to this project from Global Water Resources (GWR). This project will consist of a gravity wastewater system, which will then discharge into a proposed lift station that will be built onsite. From this lift station, discharge will be pumped 1.4 miles through a force main into a proposed manhole on SR-238. Discharge will ultimately be treated by the Wastewater Reclamation Facility located at 22590 Power Pkwy South, Maricopa, AZ 85138.

Water

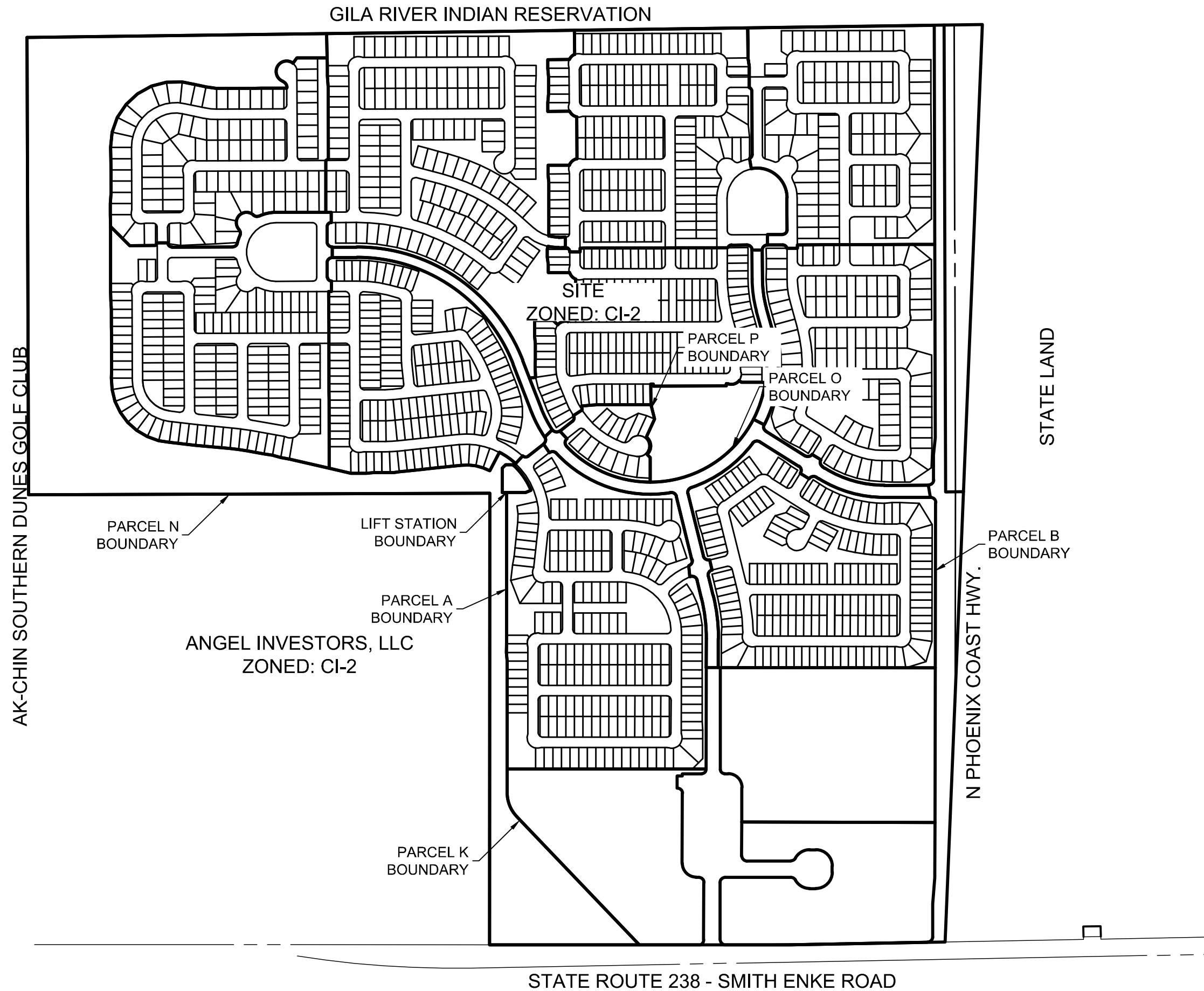
Water service will be provided to this project from GWR. This project will consist of 8-inch waterlines, which will tie into the existing 16-inch waterline in State Route 238 and the proposed 12-inch waterline in Phoenix Coast Highway.

Dry Utilities

The project development is serviced by Electrical District #3 for electric, Orbitel Communications and Centurylink for communications, and Southwest Gas for natural gas. The project is serviced by all dry utility demands within designated service areas of these providers.

Access

Phase 1 will include direct access to Smith Enke Road and Green Road.



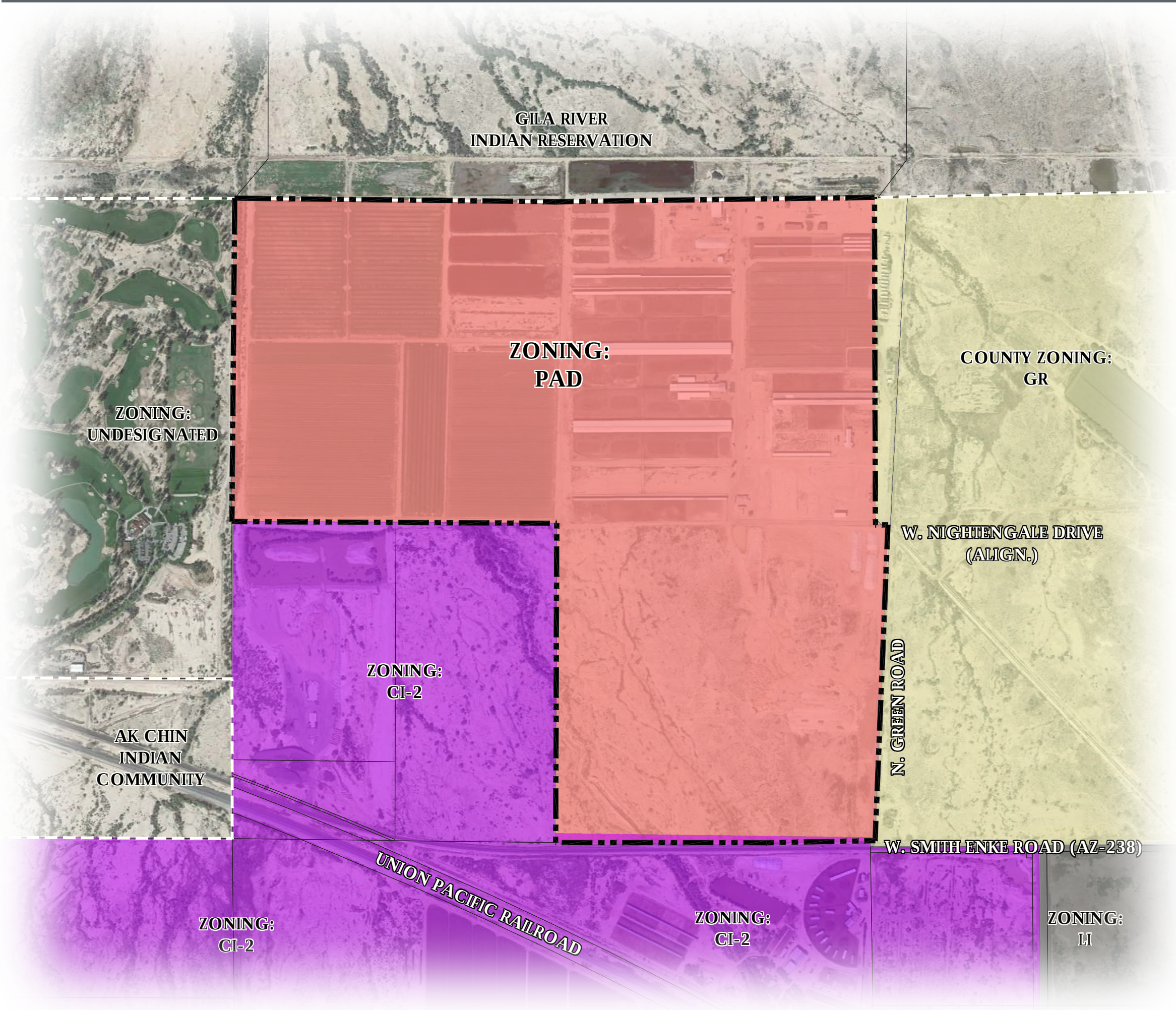
VICINITY MAP
1"= 600'

Moonlight Ridge

Planned Area Development

EXHIBIT 2

Proposed Zoning



Moonlight Ridge

Planned Area Development

EXHIBIT 3

Land Use Plan

