

**WEST GOODYEAR  
CENTRAL PLANNING AREA  
MASTER WASTEWATER  
STUDY UPDATE  
SUPPLEMENT 1**

**AMENDMENT 1**

**March 21, 2014**

**APPROVED**

Prepared for: **DATE 4/7/14 BY DJ Ramirez**  
West Goodyear Owners Group **COPY OF GOODYEAR ENGINEERING**

- Keith-Palm Canyon, L.L.C. (aka Las Palmas)
- Pacific Capital Meadows, L.L.C. (aka Amber Meadows)
- Citrus & Lower Buckeye, L.L.C. (aka LaJolla Vista)
- Pradera Partners 160, L.L.C. (aka Pradera)
- SUNBELT Holding, Inc. (aka La Privada)
- Taylor Morrison, Inc. (aka Las Brisas Phase 2c)

Prepared by:

Coe & Van Loo Consultants, Inc.  
4550 N. 12<sup>th</sup> Street  
Phoenix, AZ 85014  
(602) 264-6831  
Contact: Eric Laurin, P.E.



Expires: 6/30/15

**CVL Project No.: 1.07.0112705**



March 21, 2014

David Ramirez, City Engineer  
City of Goodyear  
190 N. 145<sup>th</sup> Avenue, Building D  
Goodyear, AZ 85338

Re: West Goodyear Central Planning Area (WGCPA) Master Wastewater Study Update –  
Supplement 1 – Amendment 1  
CVL Project # 1.07.0112705

Dear Mr. Ramirez:

An Amendment to the WGCPA Master Wastewater Study Update/Supplement 1 dated 21 March 2014 has been prepared to reflect a change in the alignment of trunk line sewer H1, a sewer line that is to be included in a Cost Recovery Ordinance (CRO), for the installation of a regional sewer system for this portion of the City of Goodyear. The Amendment has been prepared in accordance with instructions received from the City of Goodyear.

The changes made to the WGCPA Master Wastewater Study Update/Supplement 1 dated 21 March 2014 are summarized below:

- The alignment to CRO line H1 has been modified to extend east on Durango Street from 181<sup>st</sup> Avenue to Citrus Road and from Durango Street, south in Citrus Road where it connects with proposed CRO line G2, rather than flowing through the Pradera Property (ID 7) as was previously shown.
- That portion of CRO line H1 in Durango Street will be located in the south half of the proposed street improvements, and is to be designed in accordance with City of Goodyear standards.
- The calculated length between the previous and proposed sewer alignments for line H1 differ by only 16 feet for a total distance of more than ½ mile. The length of the proposed line H1 alignment is taken as being equal to the original length. No changes have been made to the construction costs or allocation tables as a result.
- The CRO line H1's name has been changed to Durango/Citrus to better reflect the new alignment.

The above changes have been made to the figures and tables of the WGCPA Master Wastewater Study Update/Supplement 1 dated 21 March 2014 and are attached to this

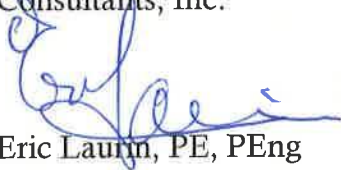
City of Goodyear  
Re: WGCPA Wasterwater Master Plan Study Update  
Supplement 1 – Amendment 1  
March 21, 2014  
Page 2

letter. Please note that only those portions of the master plan report that have been revised are enclosed, the balance of the master plan report is unchanged.

Please do not hesitate to call us should there be any questions on this matter.

Sincerely,

COE & VAN LOO  
Consultants, Inc.



Eric Laurin, PE, PEng  
Associate, Director

EL/br

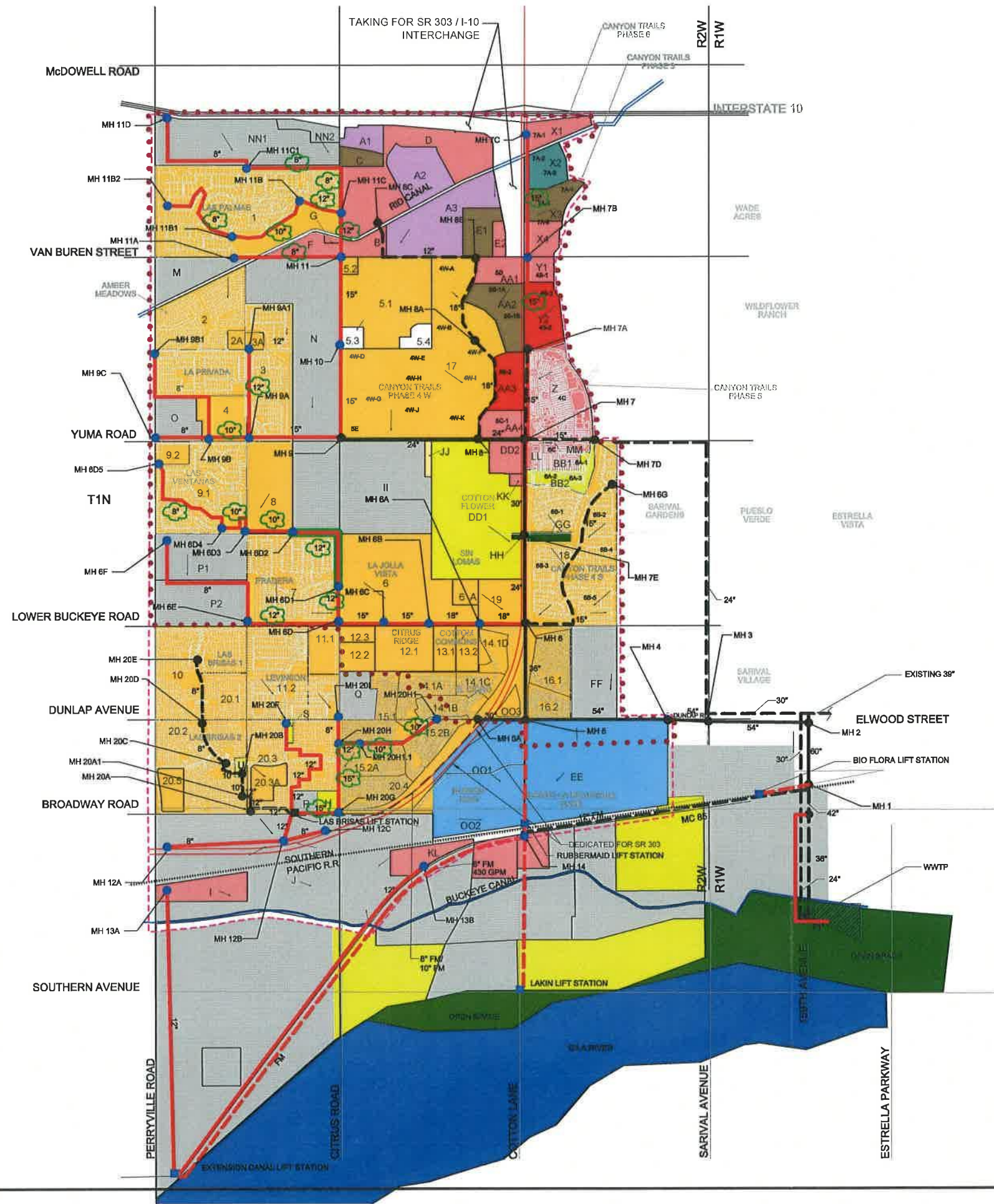
cc: P. Miller, PMC  
K. Hall, PMC

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- LEGEND**
- - - - STUDY LIMITS
  - ..... SERVICE AREA LIMITS - GRAVITY
  - - - - EXISTING SEWERS
  - - - - EXISTING SEWERS INSTALLED AS PART OF 2006 CRO
  - - - - PROPOSED SEWERS
  - - - - EXISTING FORCE MAIN
  - - - - PROPOSED FORCE MAIN
  - PROPOSED MANHOLE
  - EXISTING MANHOLE
  - GENERAL FLOW PATH TO MH
  - EXISTING LIFT STATION
  - PROPOSED LIFT STATION
  - 11 IDG DEVELOPMENT PROPERTY
  - B ADDITIONAL DEVELOPMENT PROPERTY
  - COUNTY LAND
  - ☁ MODIFIED LINE SIZE - SUPPLEMENT 1
  - MODIFIED ALIGNMENT - AMENDMENT 1



SCALE: N.T.S.

AMENDMENT 1 TO THE WEST GOODYEAR CENTRAL PLANNING AREA MASTER WASTEWATER STUDY UPDATE - SUPPLEMENT 1. MARCH 21, 2014

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**WEST GOODYEAR CENTRAL PLANNING AREA**

**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

**PROPOSED WASTEWATER SYSTEM**

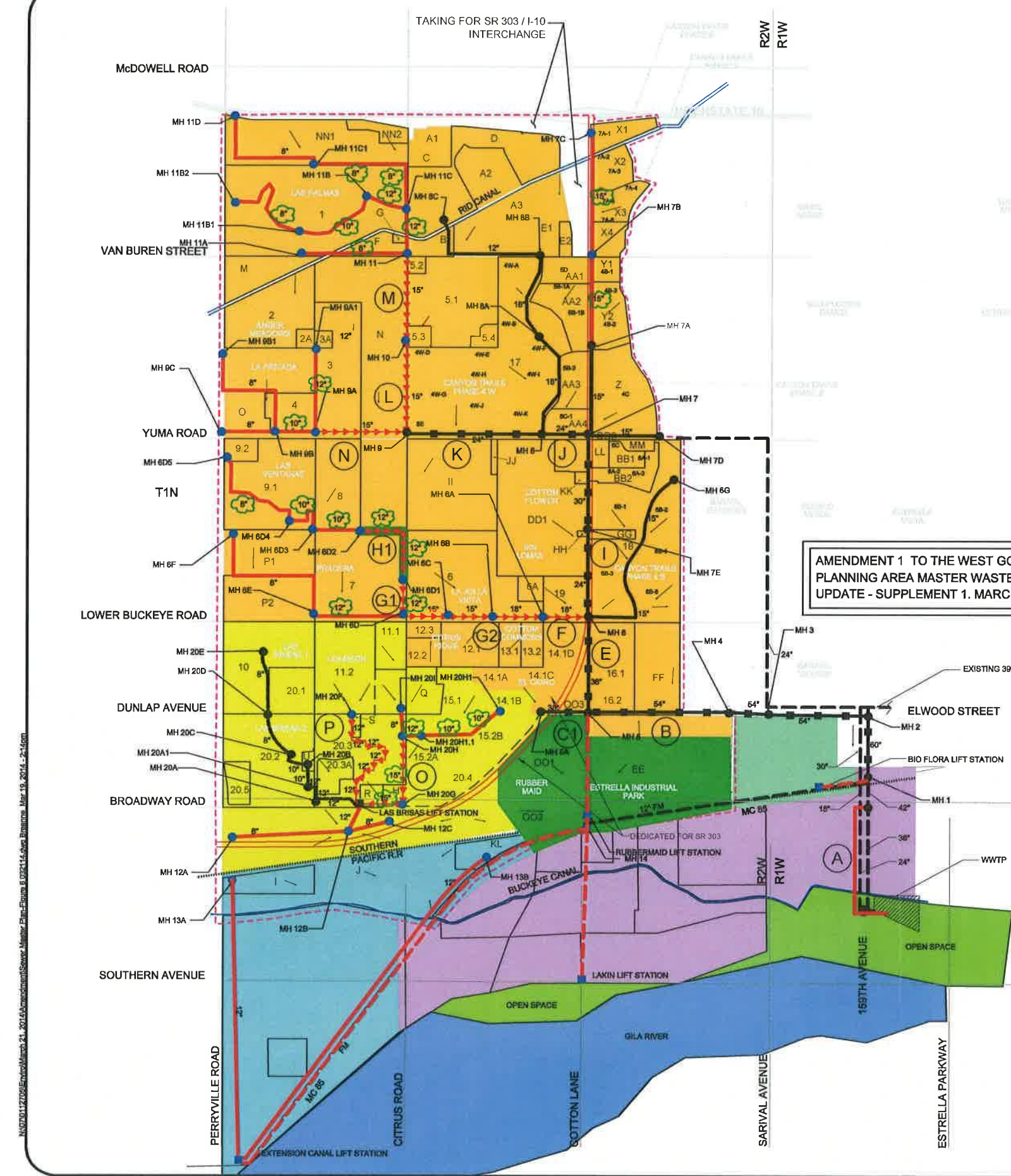
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
TELEPHONE (602) 264-6831

JOB NO

1.07.0112705

FIGURE

**5**



AMENDMENT 1 TO THE WEST GOODYEAR CENTRAL PLANNING AREA MASTER WASTEWATER STUDY UPDATE - SUPPLEMENT 1. MARCH 21, 2014

**LEGEND**

- STUDY LIMITS
- EXISTING SEWERS OUTSIDE SERVICE AREA
- EXISTING REGIONAL SEWER LINES FOR WGCPA (NOT PART OF ANY CRO)
- EXISTING SEWERS INSTALLED AS PART OF 2006 CRO
- EXISTING FM
- PROPOSED PROJECT SPECIFIC SEWERS (NON-REGIONAL)
- PROPOSED PROJECT SPECIFIC FORCE MAIN
- CRO REGIONAL SEWER LINES NOT YET BUILT
- PROPOSED MANHOLE
- EXISTING MANHOLE
- GENERAL FLOW PATH TO MH
- EXISTING LIFT STATION
- PROPOSED LIFT STATION
- LAS BRISAS LIFT STATION SERVICE AREA
- EXTENSION CANAL LIFT STATION SERVICE AREA
- RUBBERMAID LIFT STATION SERVICE AREA
- BIO FLORA LIFT STATION SERVICE AREA
- LAKIN LIFT STATION SERVICE AREA
- MODIFIED LINE SIZE - SUPPLEMENT 1
- MODIFIED ALIGNMENT - AMENDMENT 1

**REGIONAL SEWER TRUNK LINE LEGEND**

- (A) 159TH AVE (BOTTLENECK) SEWER TRUNK LINE BY CITY
- (B) ELWOOD / 159TH LINE
- (C1) L303 / EL CIDRO LINE
- (E) SOUTH COTTON LINE
- (F) EAST LOWER BUCKEYE LINE
- (G1) CITRUS/LOWER BUCKEYE LINE
- (G2) LOWER BUCKEYE LINE
- (H1) DURANGO/CITRUS
- (I) NORTH COTTON LINE
- (J) EAST YUMA LINE
- (K) WEST YUMA LINE
- (L) NORTH CITRUS LINE
- (M) NORTH CITRUS (LAS PALMAS) LINE
- (N) 183RD AVE. & YUMA
- (O) SOUTH CITRUS LINE
- (P) LAS BRISAS LINE

NOTE:  
MANHOLES SHOWN ARE FOR MASTER PLANNING PURPOSES. FINAL ENGINEERING DESIGN PLANS WILL BE REQUIRED TO PROVIDE MANHOLES SPACED PER CITY STANDARDS.

WEST GOODYEAR  
CENTRAL PLANNING AREA

**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

PROPOSED IDG PROPERTY SEWERS

4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
TELEPHONE (602) 264-6831

JOB NO

1.07.0112705

FIGURE

**6**

N:\02\0112705\Enr\03\March 21, 2014\Amend1\amend1\Sewer\_Master\_Plan\_Estrella & 02x114 Area\_Broadway\_Mar\_19\_2014\_2x114.dwg



TABLE 8b: Proposed CRO Lines

West Goodyear Central Planning Area - Master Wastewater Trunk Line Study: Maximum Cost Reimbursement Matrix												
March 21, 2014		TRUNK LINE DESCRIPTIONS										
Project Name	Estimated Area	Total Developer Costs	F	G1	G2	H1	L	M	N	O	P	
			E. Lower Buckeye	Citrus/Lower Buckeye	Lower Buckeye	Durango/Citrus <sup>1</sup>	N. Citrus	N. Citrus (Las Palmas)	183rd Ave & Yuma	S. Citrus	Las Brisas	
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
1 Las Palmas	263.56	\$1,558,816.30					\$622,289.31	\$936,526.99				
2 Amber Meadows	107.57	\$292,243.58							\$292,243.58			
3 La Privada	195.62	\$531,455.70							\$531,455.70			
4 Paseo Ridge Phase II (*Lees)	41.53	\$112,827.70							\$112,827.70			
5 Silva-Rose Gardens (*Silva)	133.09	\$314,237.68					\$314,237.68					
6 La Jolla Vista	193.60	\$350,977.73	\$180,613.00		\$170,364.73							
7 Pradera	156.27	\$813,121.82	\$145,787.16	\$300,830.03	\$366,504.63							
8 Paseo Ridge Phase I (*Van Leeuwen)	79.00	\$703,794.23	\$73,700.55	\$152,080.20	\$185,281.02	\$292,732.46						
9 Las Ventanas	155.71	\$1,387,187.34	\$145,264.72	\$299,751.99	\$365,191.25	\$576,979.38						
11 Levinson	155.70	\$884,193.36								\$186,376.25	\$697,817.11	
13 Cotton Commons	39.14	\$36,514.43	\$36,514.43									
14 El Cidro (*El Cidro Ranch)	90.67	\$100,114.51								\$100,114.51		
15 El Cidro (*El Cidro Ranch)	126.56	\$447,246.45								\$447,246.45		
20.3 Las Brisas Phase II	96.92	\$656,880.68									\$656,880.68	
20.4 El Cidro (*El Cidro Ranch)	36.03	\$127,325.30								\$127,325.30		
<b>Total</b>		<b>\$8,316,936.82</b>	<b>\$581,879.86</b>	<b>\$752,662.22</b>	<b>\$1,087,341.63</b>	<b>\$869,711.84</b>	<b>\$936,526.99</b>	<b>\$936,526.99</b>	<b>\$936,526.99</b>	<b>\$861,062.50</b>	<b>\$1,354,697.79</b>	
<b>Grand Total</b>	<b>1870.97</b>											
Total area tributary to the trunk line segment			623.72	390.98	463.62	234.71	396.65	263.56	344.72	243.66	199.88	

Note: Names with an asterisk (\*) are former names of the development.

<sup>1</sup> Sewer line label has been changed to reflect modification to alignment in this Amendment.

TRUNK LINE DESCRIPTIONS									
F	G1	G2	H1	L	M	N	O	P	
E. Lower Buckeye	Citrus/Lower Buckeye	Lower Buckeye	S. Citrus	N. Citrus	N. Citrus (Las Palmas)	183rd Ave & Yuma	S. Citrus	Las Brisas	
Total Costs	\$581,879.86	\$752,662.22	\$1,087,341.63	\$869,711.84	\$936,526.99	\$936,526.99	\$936,526.99	\$861,062.50	\$1,354,697.79