

VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY

PRELIMINARY DEVELOPMENT PLAN  
TOWN OF PRESCOTT VALLEY, ARIZONA  
SECTION 21, TOWNSHIP 14N, RANGE 1W  
MAY 2023

PROJECT DESCRIPTION

THE PROPOSAL WOULD ESTABLISH A PLANNED AREA DEVELOPMENT (PAD) ON APPROXIMATELY 33 GROSS ACRES (31.836 NET ACRES), GENERALLY LOCATED NORTH OF THE INTERSECTION OF EAST MARKET STREET AND NORTH GREAT WESTERN DRIVE IN THE TOWN OF PRESCOTT VALLEY, ARIZONA (THE "PROPERTY"). THE PROPOSAL WOULD ENABLE 365 TOWNHOME UNITS WITH A GROSS DENSITY OF 11.45 DWELLING UNITS PER ACRE (365 UNITS/31.87 ACRES).

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST, BEARS NORTH 89°56'00" EAST PER PLAT OF MOUNTAIN SHADOWS SUBDIVISION NO. 1, RECORDED IN BOOK 7, PAGE 36, YAVAPAI COUNTY RECORDS.

LEGAL DESCRIPTION

A PORTION OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21 (3/4" BRASS CAP STAMPED TOWN OF PRESCOTT VALLEY, L.S. 22752) FROM WHICH THE NORTH QUARTER CORNER (1/2" REBAR W/ ILLEGIBLE CAP) OF SAID SECTION 21 BEARS SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST (MEASURED) NORTH 89 DEGREES 49 MINUTES 38 SECONDS WEST (RECORD), 2682.50;

THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST (MEASURED) NORTH 89 DEGREES 49 MINUTES 38 SECONDS WEST (RECORD) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 207.60 FEET (MEASURED) 207.58 FEET (RECORD) TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN SPECIAL WARRANTY DEED NUMBER 2022-0031244, RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING;

(THE FOLLOWING 3 COURSES RUN ALONG SAID EAST LINE)  
THENCE SOUTH 03 DEGREES 16 MINUTES 52 SECONDS EAST (MEASURED) SOUTH 03 DEGREES 02 MINUTES 13 SECONDS EAST (RECORD), 229.38 FEET (MEASURED) 229.43 FEET (RECORD);

THENCE SOUTH 00 DEGREES 57 MINUTES 03 SECONDS EAST (MEASURED) SOUTH 00 DEGREES 39 MINUTES 46 SECONDS EAST (MEASURED), 78.84 FEET (MEASURED) 78.87 FEET (RECORD);

THENCE SOUTH 01 DEGREES 30 SECONDS 23 SECONDS WEST (MEASURED) SOUTH 01 DEGREES 42 SECONDS 41 SECONDS WEST (RECORD), 812.89 FEET (MEASURED) 812.66 FEET (RECORD) TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL;

THENCE NORTH 88 DEGREES 29 MINUTES 42 SECONDS WEST (MEASURED) NORTH 88 DEGREES 17 MINUTES 19 SECONDS WEST (RECORD) ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, 429.53 FEET (MEASURED) 429.44 FEET (RECORD), TO THE EAST LINE OF TRACT 'B' OF THE PLAT OF ABANDONMENT AND REVERSION TO ACREAGE RECORDED IN INSTRUMENT NUMBER 2021-0075027, RECORDS OF SAID COUNTY;

THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST (MEASURED AND RECORD) ALONG SAID EAST LINE, 232.46 FEET (MEASURED) TO THE SOUTHEAST CORNER OF SAID TRACT 'B';

THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST (MEASURED AND RECORD) ALONG THE SOUTH LINE OF SAID TRACT 'B' (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MARKET STREET), 488.53 FEET (MEASURED AND RECORD) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 12 SECONDS WEST (MEASURED AND RECORD), 530.00 FEET (MEASURED AND RECORD);

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE AND SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 23 DEGREES 06 MINUTES 40 SECONDS (MEASURED AND RECORD), AN ARC LENGTH OF 213.78 FEET (MEASURED AND RECORD) TO THE SOUTHWEST CORNER OF SAID TRACT 'B';

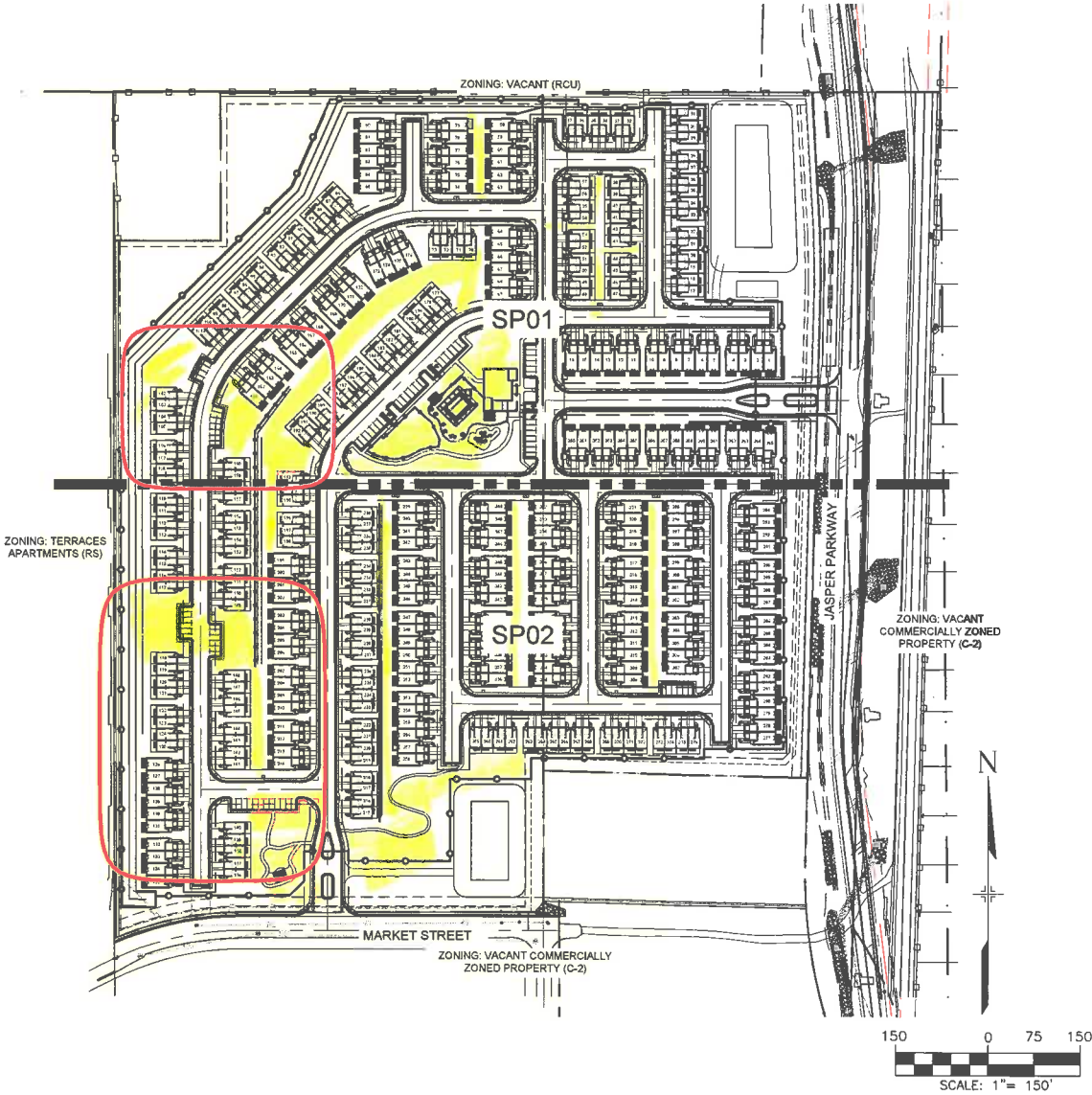
THENCE NORTH 00 DEGREES 03 MINUTES 16 SECONDS WEST (MEASURED AND RECORD) ALONG THE WEST LINE OF SAID TRACT 'B', 139.64 FEET (MEASURED AND RECORD) TO THE SOUTHWEST CORNER OF LOT 8, MOUNTAIN SHADOWS SUBDIVISION NO. 1, RECORDED IN BOOK 7 OF MAPS, PAGE 36, RECORDS OF SAID COUNTY;

THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST (MEASURED AND RECORD) ALONG THE SOUTH LINE OF SAID LOT 8, 174.20 FEET (MEASURED AND RECORD) TO THE EAST LINE OF THE WEST HALF OF SAID LOT 8;

THENCE NORTH 00 DEGREES 07 MINUTES 31 SECONDS WEST (MEASURED AND RECORD) ALONG SAID EAST LINE, 243.21 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 959.89 FEET (MEASURED) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS A CALCULATED AREA OF 31.836 ACRES, MORE OR LESS.



SHEET INDEX		
DESCRIPTION	NUMBER	TITLE
COVER	1	TS01
SITE PLAN	2 & 3	SP01-02
PEDESTRIAN CONNECTIVITY PLAN	4	SP03

PROJECT TEAM

**OWNER**  
PRESCOTT VALLEY HOLDINGS (GA) LLC  
6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

**DEVELOPER**  
TRILOGY INVESTMENT CO  
6260 AVALON BLVD  
ALPHARETTA, GA 30009  
PHONE: (678) 802-4919

**APPLICANT**  
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**LANDSCAPE ARCHITECT**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100

**CIVIL ENGINEER**  
MATRIX DESIGN GROUP  
2435 RESEARCH PKWY STE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100

SUMMARY DATA

GROSS AC.	32.91 AC
NET AC.	31.87 AC
APN#	103-09-035, 103-09-083K
EXISTING ZONING	R1MH6, C2
PROPOSED ZONING	RS-PAD
PROPOSED USE	MULTI-FAMILY (FOR RENT)
TOTAL # OF UNITS	365
DENSITY (NET)	11.45 PER NET AC
PROPOSED BUILDING HEIGHT	3-STORY
USABLE OPEN SPACE	136,985 SF
LOT COVERAGE PROVIDED	281,519 SF
REQUIRED PARKING	2.0 SPACES PER 2-BED UNIT = 348 2.0 SPACES PER 3-BED UNIT = 382 TOTAL REQUIRED PARKING: 730
PROPOSED PARKING	1 GARAGE AND 1 DRIVEWAY PER UNIT = 730 OFF-STREET PARKING = 79 TOTAL PROPOSED PARKING = 809

NOTES:

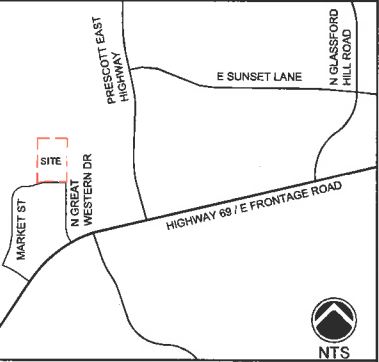
- GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:
- WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL BE NOT LESS THAN 20 FEET (6096 MM). WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN 12 FEET (3658 MM).
  - GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
  - CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
  - GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
  - ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. IN THIS CASE THE INSTALLATION OF THE APPROVED "OPTICOM" AUTOMATIC SYSTEM IS REQUIRED TO ENABLE QUICK RESPONSE.
  - METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
  - ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
  - GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
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OWNER/DEVELOPER:  
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APPROVAL:

VICINITY MAP:



PROJECT:  
VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY  
PRESCOTT VALLEY, AZ  
JUNE, 2023

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO: 22.1294.004  
DRAWN BY: AV HA  
CHECKED BY: CP AP  
APPROVED BY: CP  
SHEET TITLE:

TITLE SHEET

TS01

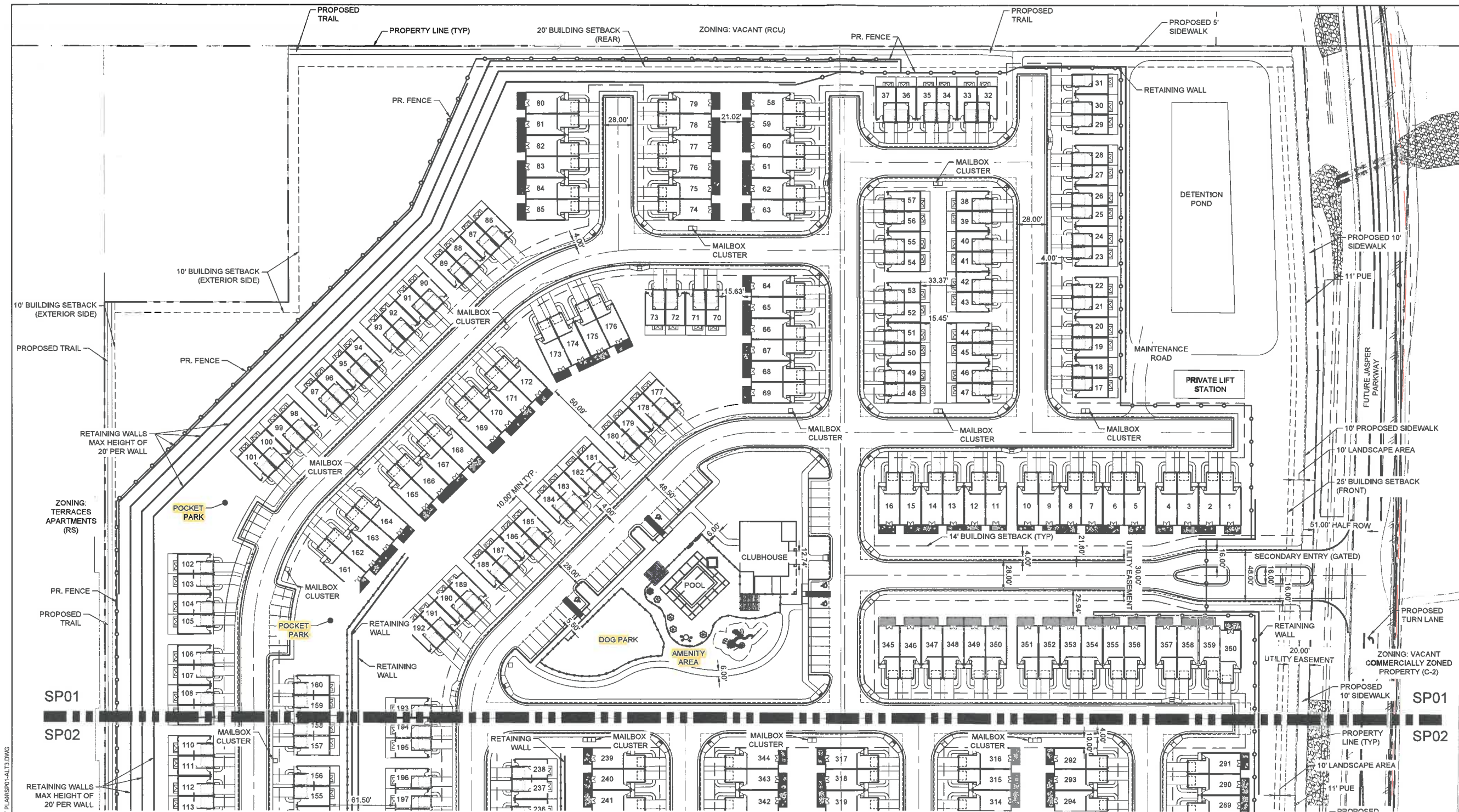
SHEET 1 OF 4

CITY FILE NO.: #####

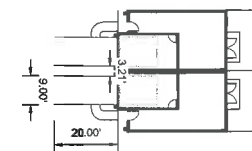
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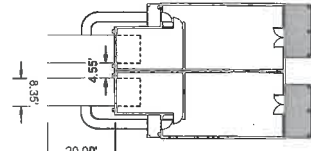
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2-BEDROOM UNITS

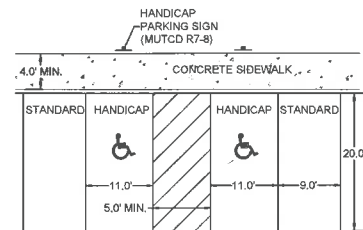


3-BEDROOM UNITS



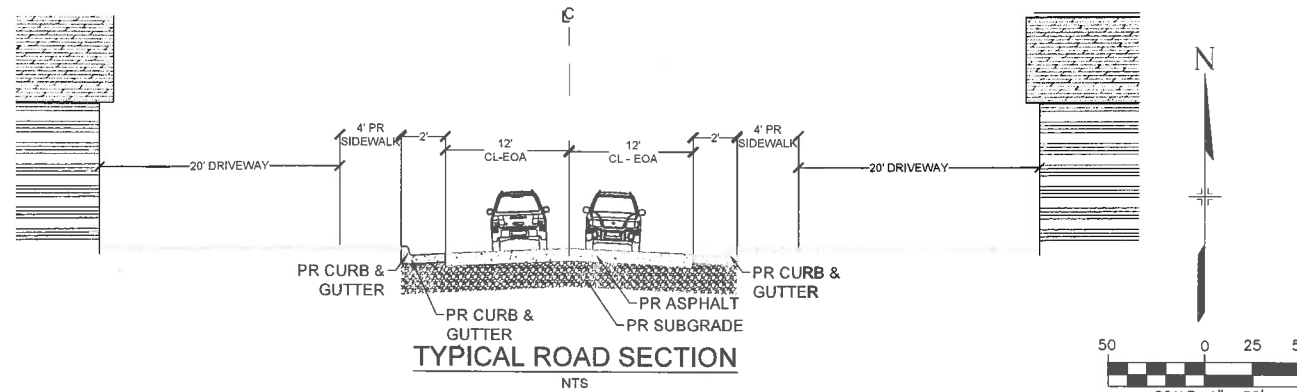
UNIT TYPES

NTS



PARKING DETAILS

NTS

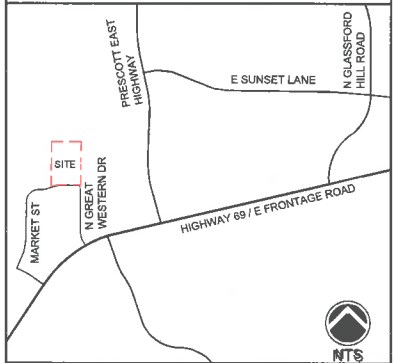


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APPROVAL:

VICINITY MAP:



PROJECT:  
**VILLAS AT PRESCOTT VALLEY  
A REVE COMMUNITY**

**PRESCOTT VALLEY, AZ  
JUNE, 2023**

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO: 22.1294.004

DRAWN BY: AV HA

CHECKED BY: CP AP

APPROVED BY: CP

SHEET TITLE:

**SITE PLAN**

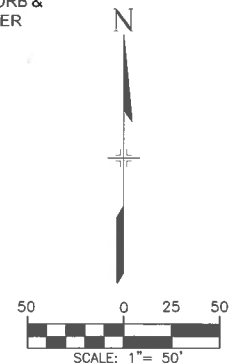
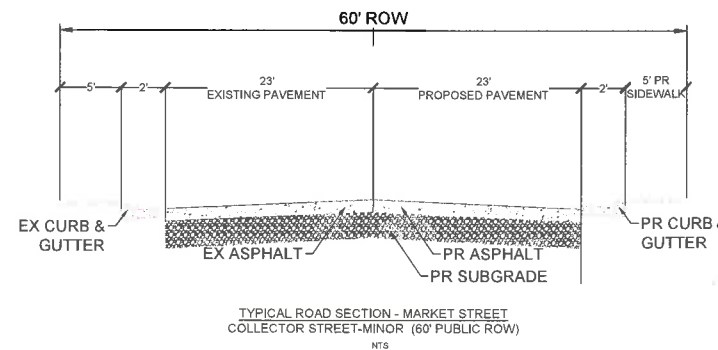
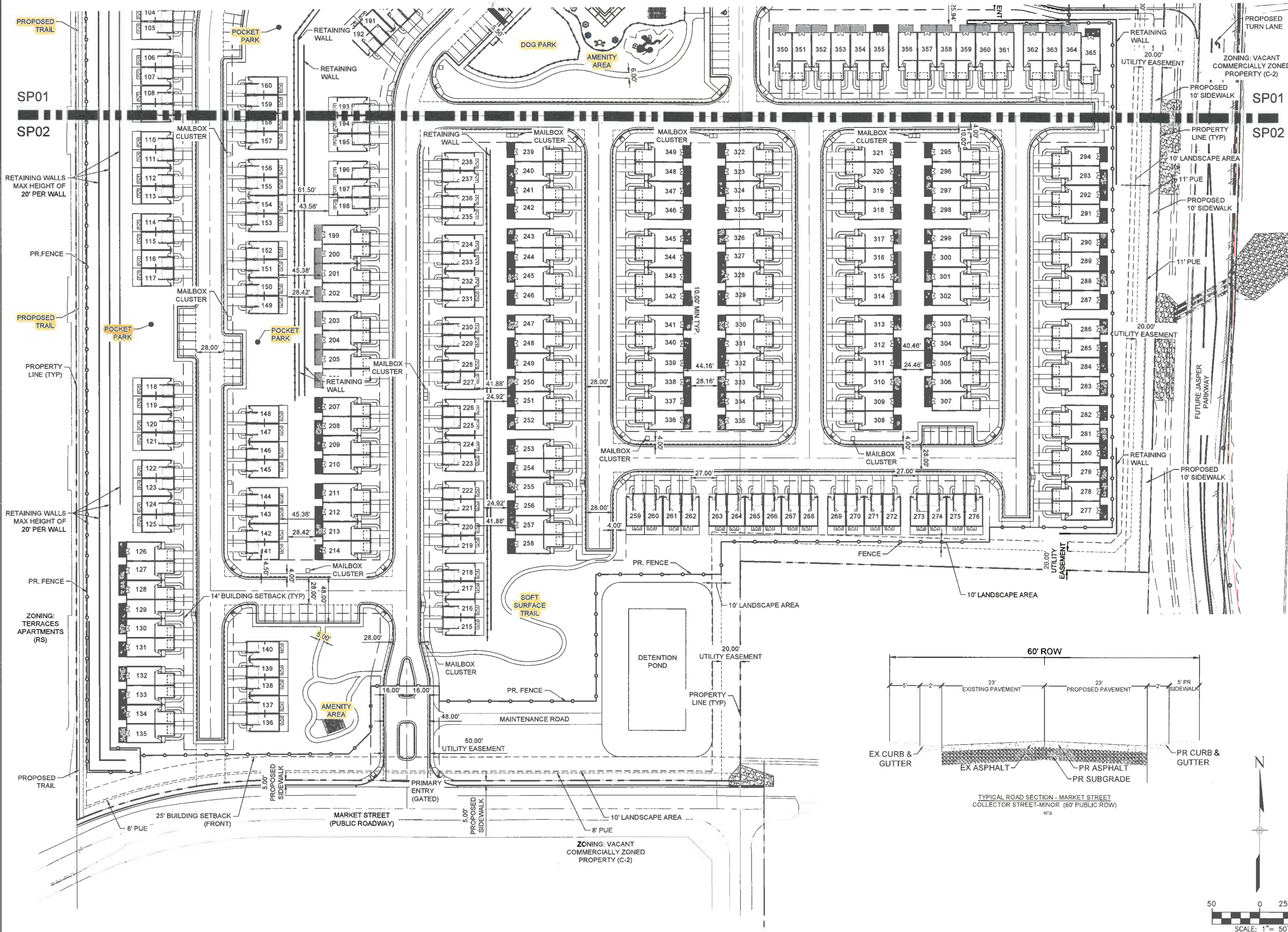
**SP01**

**SHEET 2 OF 4**

CITY FILE NO.: #####



FILE LOCATION: S:\22.1294.004 PRESCOTT VALLEY\500 CADD\504 PLAN SET\DEVELOPMENT PLANS\SP01-ALT3.DWG



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APPROVAL:

VICINITY MAP:  
MARKET ST  
N GREGG WESTERN DR  
PRESCOTT EAST HIGHWAY  
E SUNSET LANE  
N GLASSFORD HILL ROAD  
HIGHWAY 69 / E FRONTAGE ROAD  
SITE  
NTS

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A REVE COMMUNITY  
PRESCOTT VALLEY, AZ  
JUNE, 2023

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DRAWING INFORMATION:  
PROJECT NO: 22.1294.004  
DRAWN BY: AV HA  
CHECKED BY: CP AP  
APPROVED BY: CP  
SHEET TITLE:

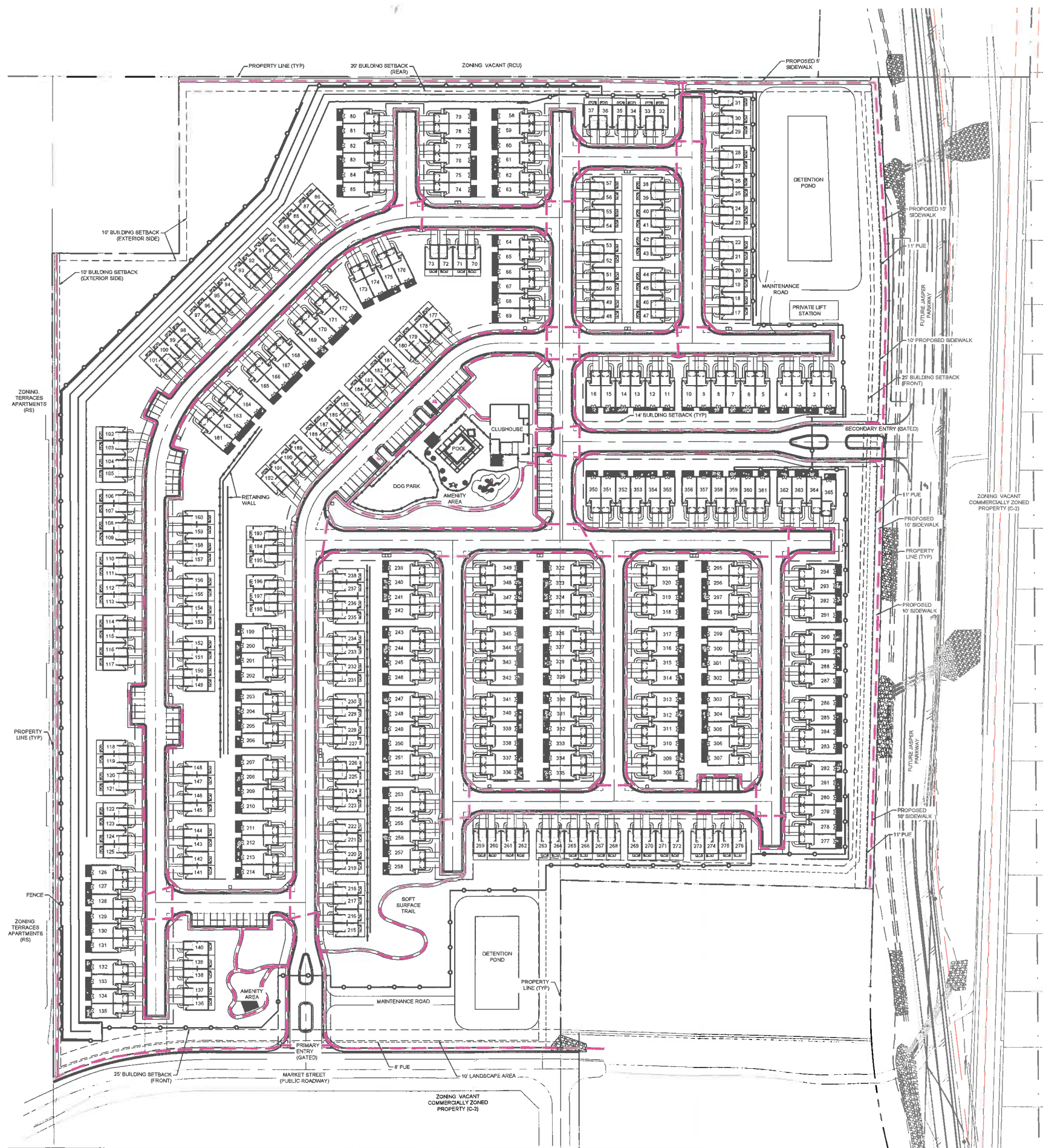
**SITE PLAN**

**SP02**

**SHEET 3 OF 4**

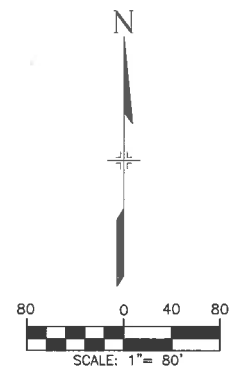
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FILE LOCATION: 6:32\124\004 PRESCOTT VALLEY\500 CADD\504 PLAN SET\DEVELOPMENT PLANS\SP3-AL T3.DWG



## LEGEND

PEDESTRIAN CONNECTIVITY

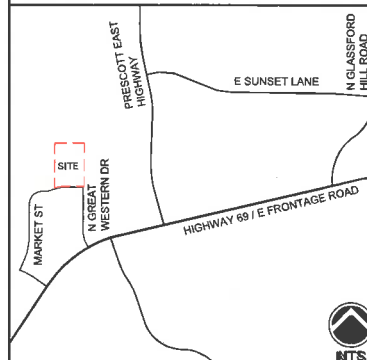


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APPROVAL:

VICINITY MAP:



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A REVE COMMUNITY

PRESCOTT VALLEY, AZ  
JUNE, 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO.: AV  
DRAWN BY: CAP  
CHECKED BY: CAP  
APPROVED BY:  
SHEET TITLE:

## PEDESTRIAN CONNECTIVITY PLAN

SP03

SHEET 4 OF 4

CITY FILE NO.: #####