

LOT TABLE

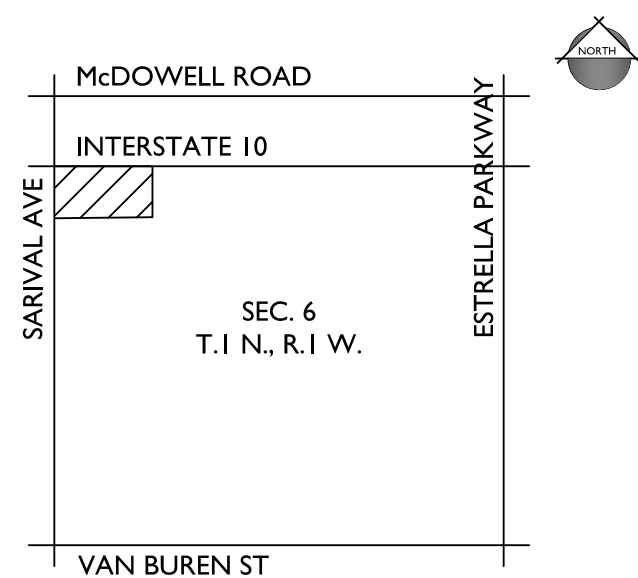
LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	4,089	0.0939	21	5,205	0.1195	41	3,799	0.0872	61	2,882	0.0662	81	3,734	0.0857
2	3,799	0.0872	22	3,714	0.0853	42	4,443	0.1020	62	3,734	0.0857	82	3,471	0.0797
3	3,799	0.0872	23	4,895	0.1124	43	3,370	0.0774	63	3,733	0.0857	83	3,471	0.0797
4	3,680	0.0845	24	3,799	0.0872	44	4,724	0.1084	64	2,882	0.0662	84	3,734	0.0857
5	3,733	0.0857	25	2,882	0.0662	45	3,730	0.0856	65	3,799	0.0872	85	3,733	0.0857
6	3,799	0.0872	26	4,022	0.0923	46	2,882	0.0662	66	3,799	0.0872	86	3,471	0.0797
7	3,799	0.0872	27	3,965	0.0910	47	3,799	0.0872	67	2,882	0.0662	87	3,471	0.0797
8	3,734	0.0857	28	2,882	0.0662	48	3,799	0.0872	68	3,734	0.0857	88	3,733	0.0857
9	3,733	0.0857	29	3,799	0.0872	49	2,882	0.0662	69	3,734	0.0857	89	3,733	0.0857
10	3,799	0.0872	30	3,799	0.0872	50	3,734	0.0857	70	3,471	0.0797	90	3,471	0.0797
11	3,799	0.0872	31	2,882	0.0662	51	3,733	0.0857	71	3,471	0.0797	91	3,471	0.0797
12	3,734	0.0857	32	4,039	0.0927	52	2,882	0.0662	72	3,733	0.0857	92	3,733	0.0857
13	3,733	0.0857	33	4,012	0.0921	53	3,799	0.0872	73	3,734	0.0857	93	3,733	0.0857
14	3,799	0.0872	34	2,882	0.0662	54	3,799	0.0872	74	3,471	0.0797	94	3,471	0.0797
15	3,799	0.0872	35	3,799	0.0872	55	2,882	0.0662	75	3,471	0.0797	95	3,471	0.0797
16	3,734	0.0857	36	3,799	0.0872	56	3,734	0.0857	76	3,733	0.0857	96	3,733	0.0857
17	3,733	0.0857	37	2,882	0.0662	57	3,733	0.0857	77	3,734	0.0857	97	3,733	0.0857
18	3,799	0.0872	38	4,274	0.0981	58	2,882	0.0662	78	3,471	0.0797	98	3,471	0.0797
19	3,799	0.0872	39	4,039	0.0927	59	3,799	0.0872	79	3,471	0.0797	99	3,471	0.0797
20	3,730	0.0856	40	2,882	0.0662	60	3,799	0.0872	80	3,733	0.0857	100	3,733	0.0857

PRELIMINARY PLAT
FOR
LA VENTILLA - PHASE 3

A PORTION OF THE NW 1/4, SECTION 6, T.1 N., R.1 W., GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

OWNER / DEVELOPER:
KB HOME INC
10429 S. 51ST STREET
SUITE 100
PHOENIX, AZ 85044
TEL: (602)-282-3064
CONTACT: JASON JARVIS

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN "OX" AUXIER, PE

PROJECT DATA

ASSESSOR PARCEL NO.: 500-05-012; 014-G
EXISTING GENERAL PLAN: M-HDR (10-20 DU/AC)
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD)
CURRENT LAND USE: UNDEVELOPED
GROSS AREA: +/- 13.65 ACRES
TOTAL NO. OF UNITS: 100 DWELLING UNITS
GROSS DENSITY: 6.76 DU/AC
NET DENSITY: 7.33 DU/AC
TRACT OPEN SPACE: 5.11 ACRES (37% OF NET AREA)

PAD DEVELOPMENT STANDARDS

PER APPROVED PLANNED AREA DEVELOPMENT (PAD)

REAR / SIDE SETBACK 5'
MINIMUM BUILDING SEPARATION 7'
MOTOR COURT EASEMENT SETBACK 3.5'
STREET ADJACENT SETBACK 10' (FROM TRACT / P.L.)
STREET ADJACENT GARAGE SETBACK 18' (FROM BACK OF SIDEWALK)
BUILDING HEIGHT 2-STORIES / 30'
PARKING SPACES REQUIRED 2 ENCLOSED SPACE PER DWELLING UNIT, SIDE-BY-SIDE OR TANDEM, PLUS 1/2 VISITOR SPACE PER UNIT (REFER TO PARKING PLAN, SHEET 3 OF 3)

UTILITIES

WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
GAS SOUTHWEST GAS
ELECTRIC ARIZONA PUBLIC SERVICE
TELEPHONE CENTURYLINK / COX
REFUSE CITY OF GOODYEAR
CABLE TV CENTURYLINK / COX

TRACT TABLE

TRACT	USE	AREA (ACRES)	RESPONSIBILITY
A	ROADWAY	1.21 AC.	H.O.A.
B	LANDSCAPE OPEN SPACE / RETENTION	0.75 AC.	H.O.A.
C	LANDSCAPE OPEN SPACE / RETENTION / EMERGENCY ACCESS ESMT/MOTOR COURT ESMT	2.50 AC.	H.O.A.
D	LANDSCAPE OPEN SPACE/AMENITY/PARKING	0.37 AC.	H.O.A.
E	LANDSCAPE OPEN SPACE/MOTOR COURT ESMT	0.21 AC.	H.O.A.
F	LANDSCAPE OPEN SPACE/PARKING	0.07 AC.	H.O.A.
TOTAL		5.11 AC.	

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF GOODYEAR MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- ALL LOTS ADJACENT TO THE EXISTING HOMES IN CANYON TRAILS UNIT 2 WILL BE DEVELOPED WITH SINGLE-STORY COURT HOMES WITH THE EXCEPTION OF LOTS 43 & 44, WHICH WILL HAVE AN ENHANCED SETBACK ALLOWING FOR 2-STORY DEVELOPMENT

SHEET INDEX

PRE-PLAT
SHEET 1 COVER SHEET (CS01)
SHEET 2 PRELIMINARY PLAT (PP01)
SHEET 3 PARKING & REFUSE (PR01)

PRELIMINARY G&D
SHEET 1 PG01
SHEET 2 PG02

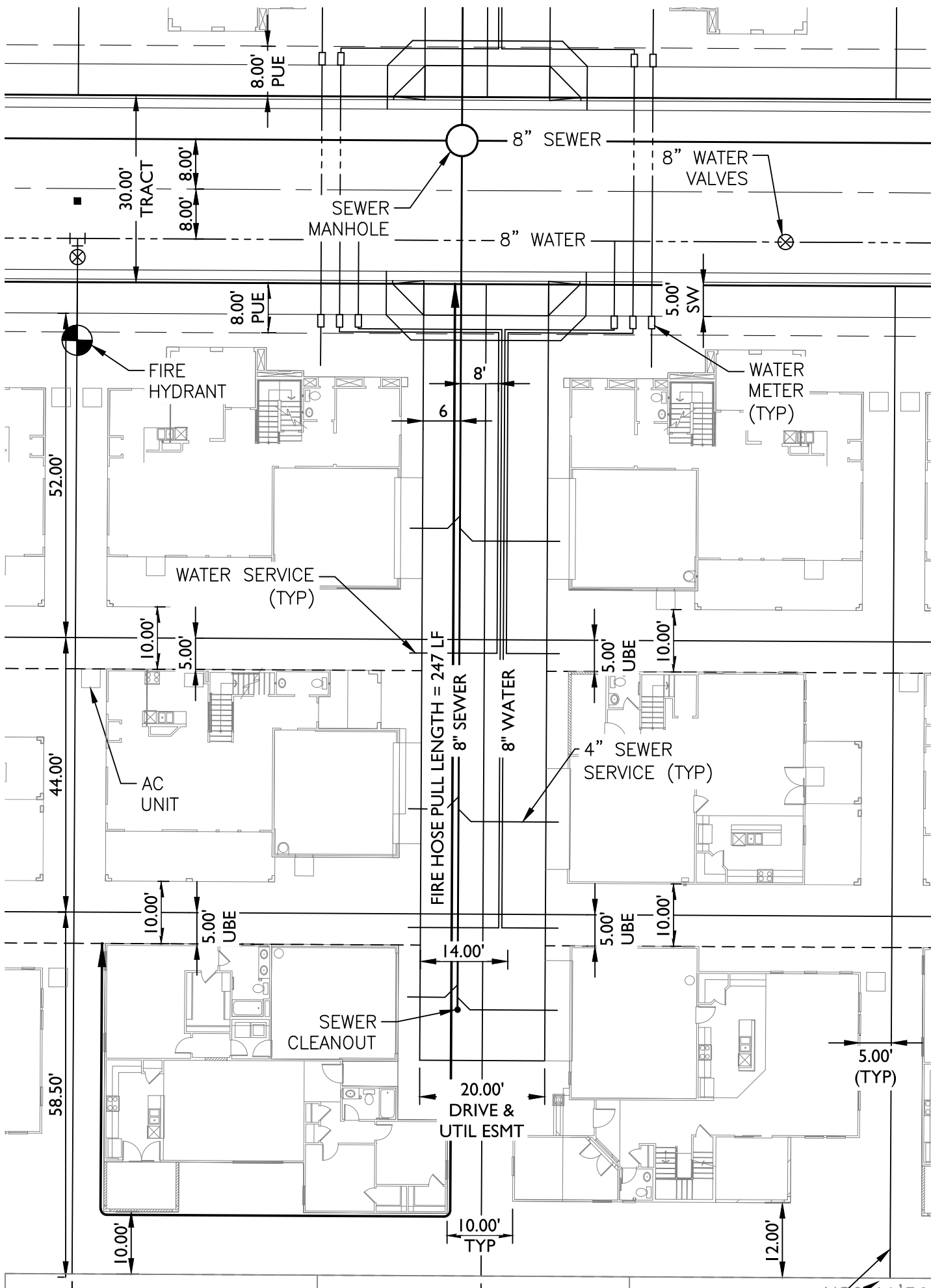
BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:
BEARING = S00°17'44"W

BENCHMARK

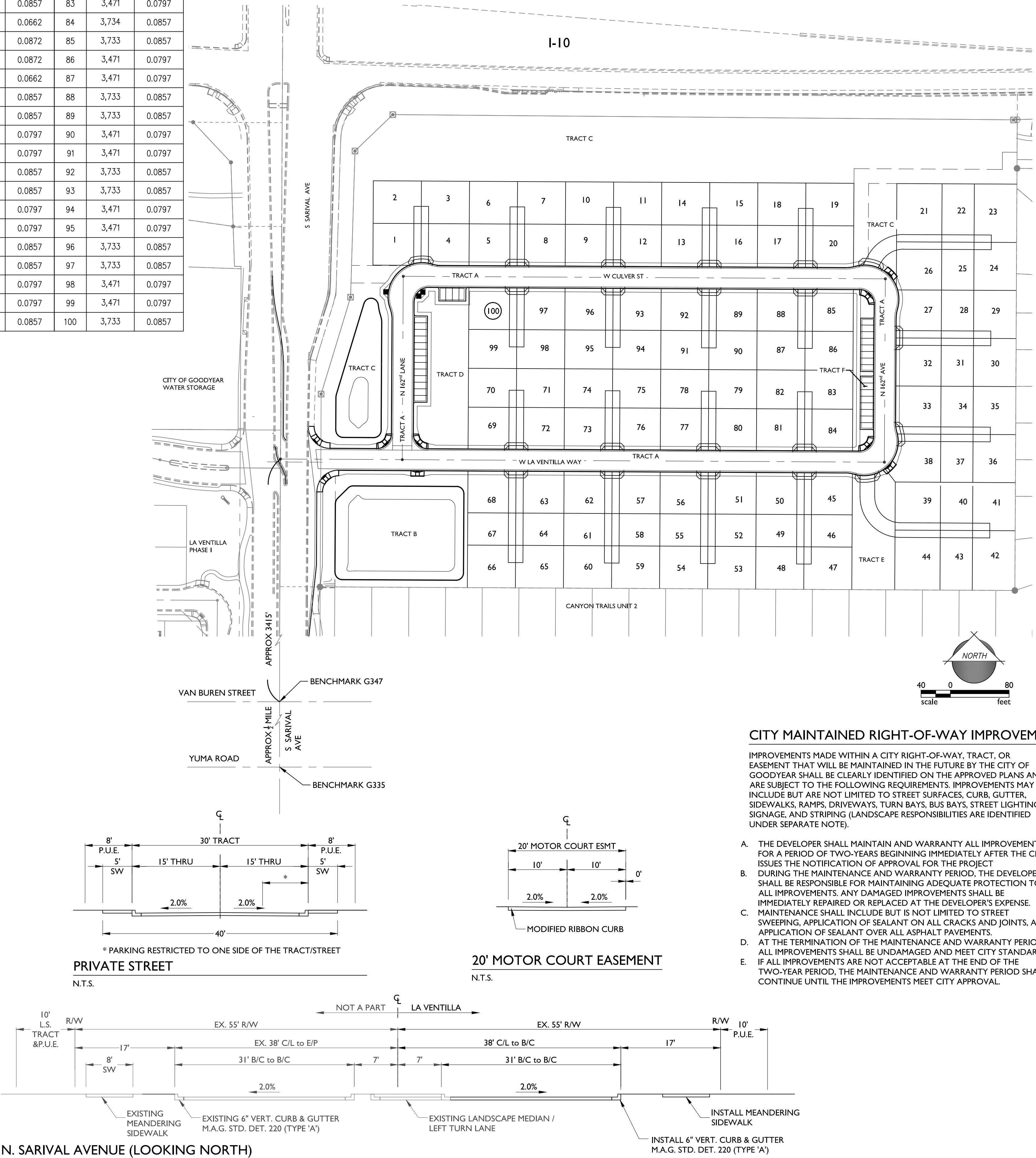
COGBMPT. G347: BRASS CAP IN SOUTH HANDHOLE AT INTERSECTION OF SARIVAL AVENUE AND VAN BUREN STREET, ELEVATION 996.48 (CITY OF GOODYEAR/NAVDB88 DATUM)

COGBMPT. G335: BRASS CAP IN SOUTH HANDHOLE IN SARIVAL AVENUE 1/2 MILE NORTH OF YUMA ROAD, ELEVATION 983.73 (CITY OF GOODYEAR/NAVDB88 DATUM)



TYPICAL CLUSTER DIAGRAM

SCALE: 1" = 20'



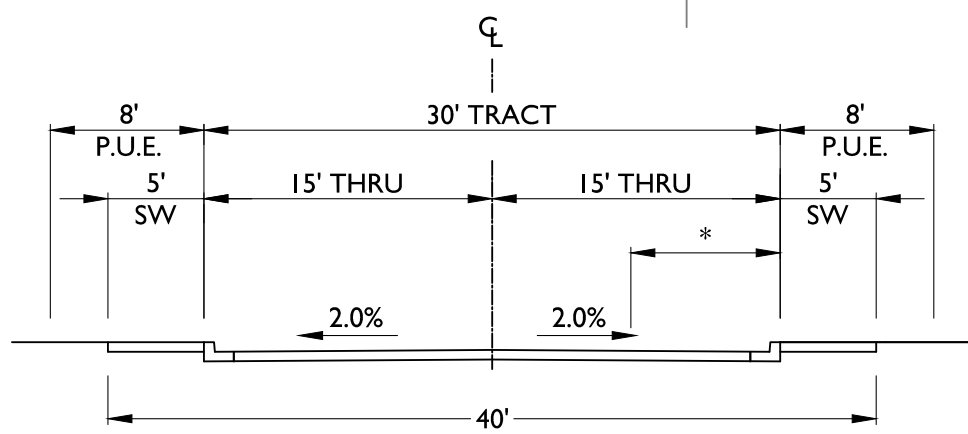
N. SARIVAL AVENUE (LOOKING NORTH)

N.T.S.

CITY MAINTAINED RIGHT-OF-WAY IMPROVEMENTS

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, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING (LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE).

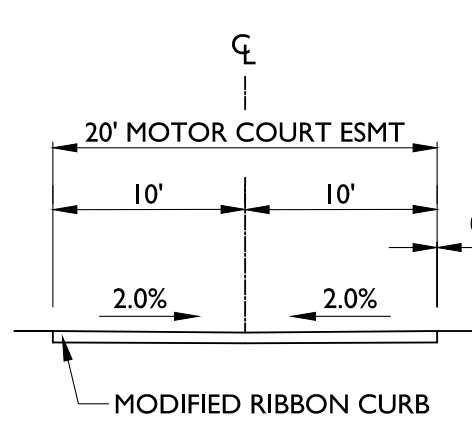
- A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT
- B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO 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 ON ALL 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 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.



* PARKING RESTRICTED TO ONE SIDE OF THE TRACT/STREET

PRIVATE STREET

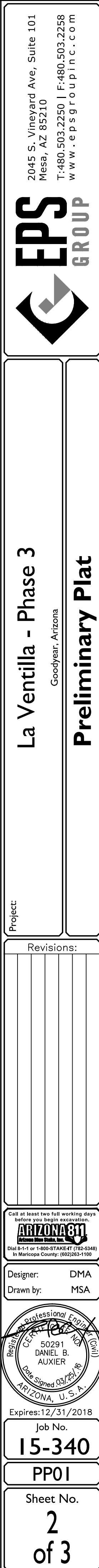
N.T.S.



20' MOTOR COURT EASEMENT

N.T.S.

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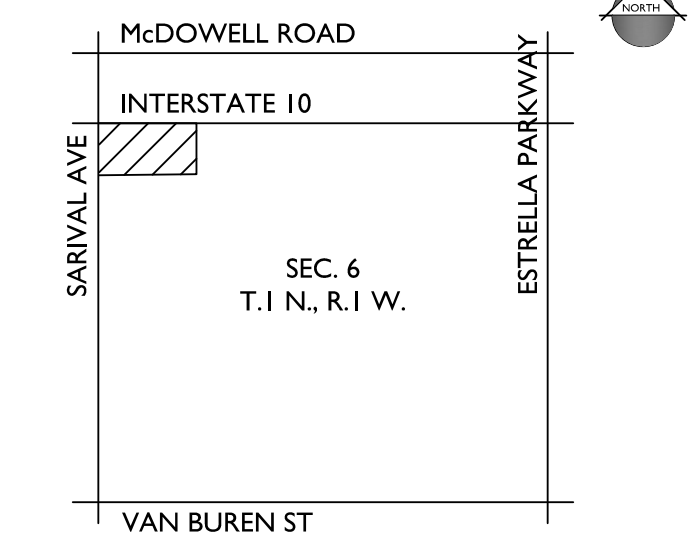


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mamprosia

A PORTION OF THE NW 1/4, SECTION 6, T.1 N., R.1 W., GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

N.T.S.



OWNER / DEVELOPER:
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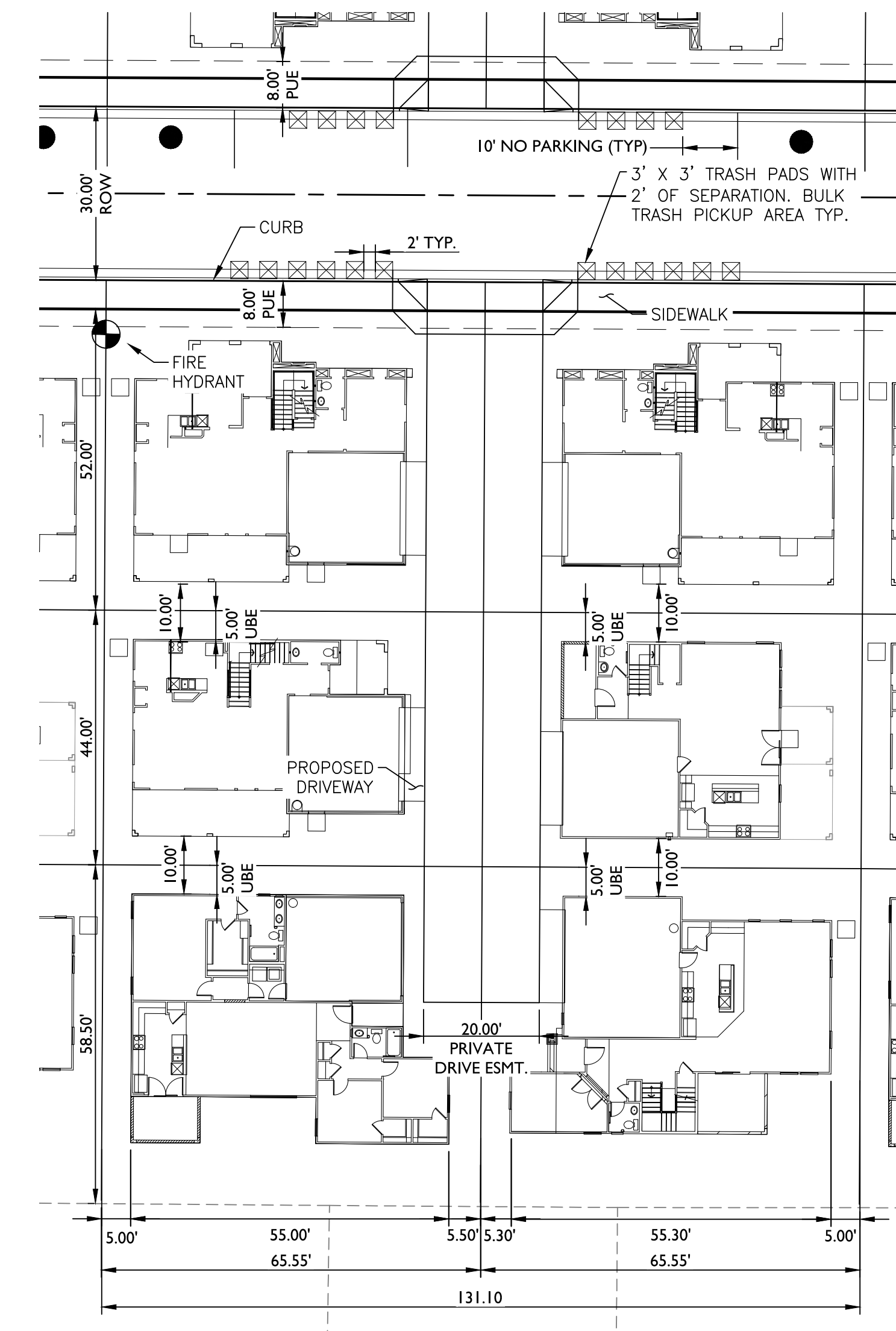
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2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN "OX" AUXIER, PE

PARKING REQUIRED: 200 GARAGE SPACES (2 PER UNIT)
50 GUEST SPACES (0.5 PER UNIT)
250 TOTAL PARKING SPACES

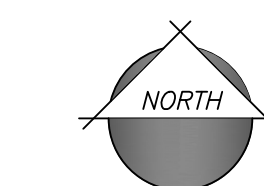
PARKING PROVIDED	
GARAGE PARKING:	200 SPACES (2 PER UNIT)
ON-STREET PARKING:	51 SPACES
TOTAL PARKING	251 SPACES

PARKING RATIO: 2.5

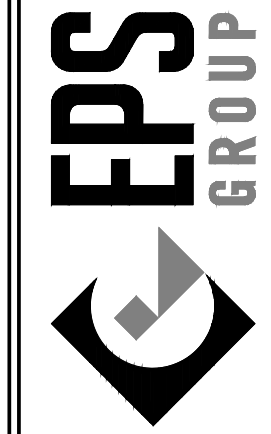
- 90° VISITOR PARKING (33 SPACES)
- PARALLEL VISITOR PARKING (18 SPACES)



SCALE: 1" = 20'



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



La Ventilla - Phase 3

Parking and Refuse

Project:

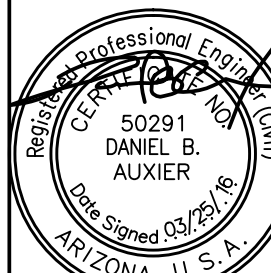
Revisions:

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5342)

Designer:	DMA
Drawn by:	MSA



Expires:12/31/2018

Job No.
15-340

PR01

Sheet No.
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