

PRELIMINARY PLAT
FOR
GOODYEAR PLANNED REGIONAL CENTER (GPRC)
PARCEL 12

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, T.2N., R.1W.,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 32, FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP ACCEPTED AS THE NORTH QUARTER CORNER THEREOF BEARS SOUTH 89° 24' 37" EAST, 2614.81 FEET;

THENCE SOUTH 89° 24' 37" EAST, 295.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89° 24' 37" EAST, 1,535.00 FEET TO A NON TANGENT CURVE;

THENCE LEAVING SAID NORTH LINE, SOUTHWESTERLY ALONG SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,472.40 FEET, THE CENTER OF WHICH BEARS SOUTH 00° 35'23" WEST, THROUGH A CENTRAL ANGLE OF 59° 16' 40", AN ARC LENGTH OF 1,523.33 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT CANAL;

THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 65° 11' 32" WEST, 202.05 FEET;

THENCE NORTH 89° 39' 26" WEST, 302.23 FEET;

THENCE NORTH 00° 20' 34" EAST, 403.61 FEET ALONG A LINE WHICH IS 75.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 89° 24' 37" EAST, 220.00 FEET;

THENCE NORTH 00° 20' 34" EAST, 235.00 FEET ALONG A LINE WHICH IS 295.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING.

SCHEDULE B DOCUMENTS

- ③ AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2014-0107301 OF OFFICIAL RECORDS, PLOTTED AND SHOWN HEREON.
- ⑦ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 23, 2013 AS 2013-0932010 OF OFFICIAL RECORDS, PLOTTED AND SHOWN HEREON.
- ⑩ ALL MATTERS AS SET FORTH IN ALTA/JACSM SURVEY ENTITLED "MINOR LAND DIVISION, RECORDED OCTOBER 09, 2013 AS BOOK 1163 IF MAPS, PAGE 8, PLOTTED AND SHOWN HEREON.
- ⑪ THE TERMS, PROVISION AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL DRAINAGE EASEMENT AGREEMENT" RECORDED JANUARY 27, 2016 AS 2016-0054798 OF OFFICIAL RECORDS, PLOTTED AND SHOWN HEREON.

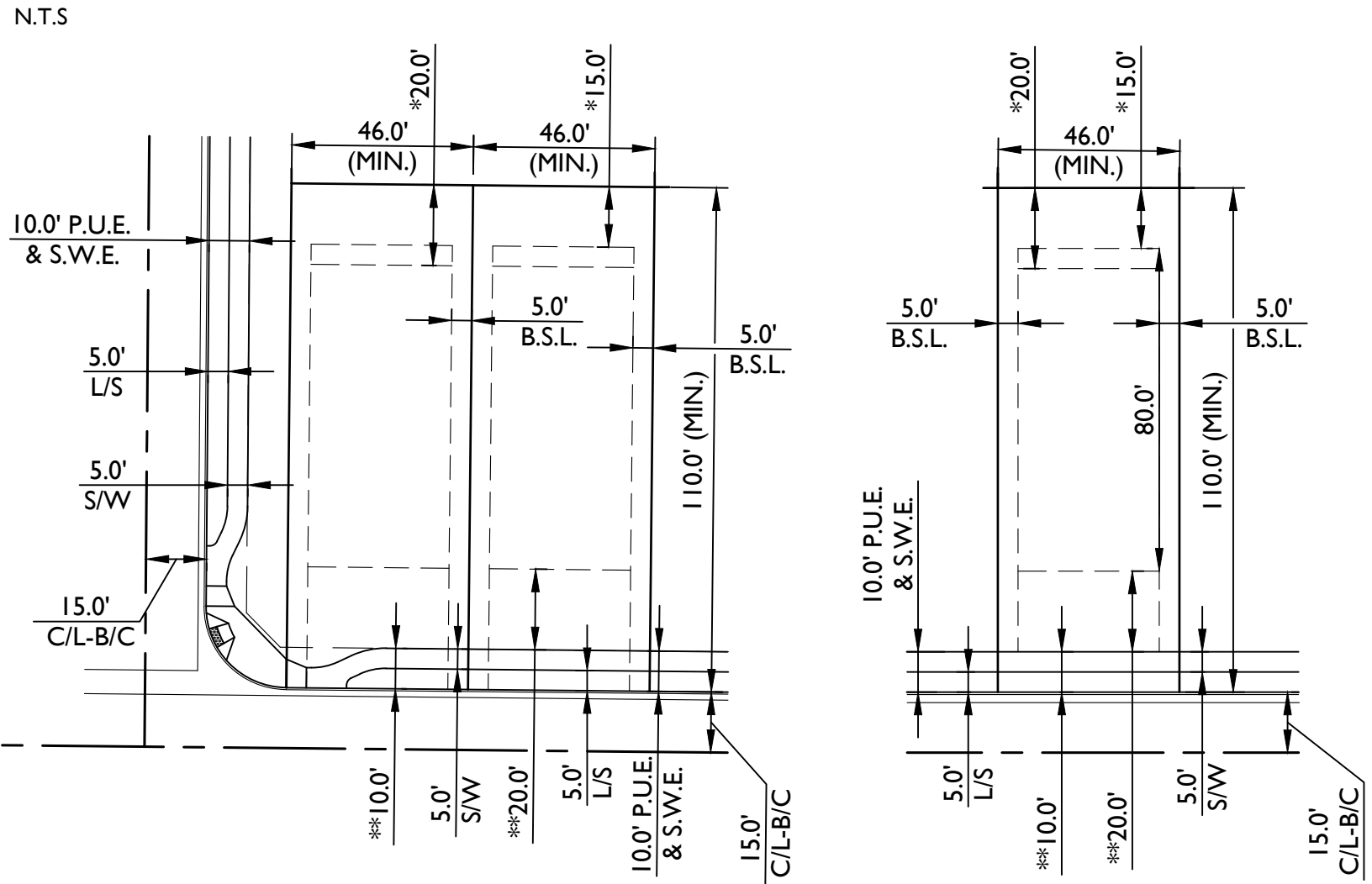
Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area
1	5711.80	21	6255.26	41	5750.00
2	5750.00	22	6525.20	42	5750.00
3	5750.00	23	5749.99	43	5750.00
4	5750.00	24	5750.00	44	5750.00
5	5750.00	25	5750.00	45	5750.00
6	5750.00	26	5750.00	46	5750.00
7	5749.55	27	5750.00	47	5750.00
8	5750.00	28	5750.00	48	5750.00
9	5747.67	29	5750.00	49	5750.00
10	5808.79	30	5750.00	50	5750.00
11	5798.98	31	5750.00	51	5673.06
12	5798.76	32	5750.00	52	5818.55
13	5826.17	33	5750.00	TOTAL 301,028.73 SF	
14	5815.78	34	5750.00		
15	5652.79	35	5750.00		
16	5814.62	36	5749.24		
17	5750.00	37	6082.62		
18	5750.00	38	5690.93		
19	5779.81	39	5750.00		
20	5979.16	40	5750.00		

TRACT USE TABLE					
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	OPEN SPACE, LANDSCAPE, RETENTION, WATER EASEMENT, SEWER EASEMENT	126667	2.908	HOA	HOA
B	OPEN SPACE, LANDSCAPE, ACCESS EASEMENT	28502	0.654	HOA	HOA
C	OPEN SPACE, LANDSCAPE	1610	0.037	HOA	HOA
D	OPEN SPACE, LANDSCAPE	2283	0.052	HOA	HOA
E	OPEN SPACE, LANDSCAPE	6069	0.139	HOA	HOA
TOTAL OPEN SPACE AREA		165131	3.790		
F	PRIVATE STREET, EMERGENCY ACCESS EASEMENT, UTILITY EASEMENT	67066	1.540	HOA	HOA
TOTAL TRACT AREA		232197	5.33		

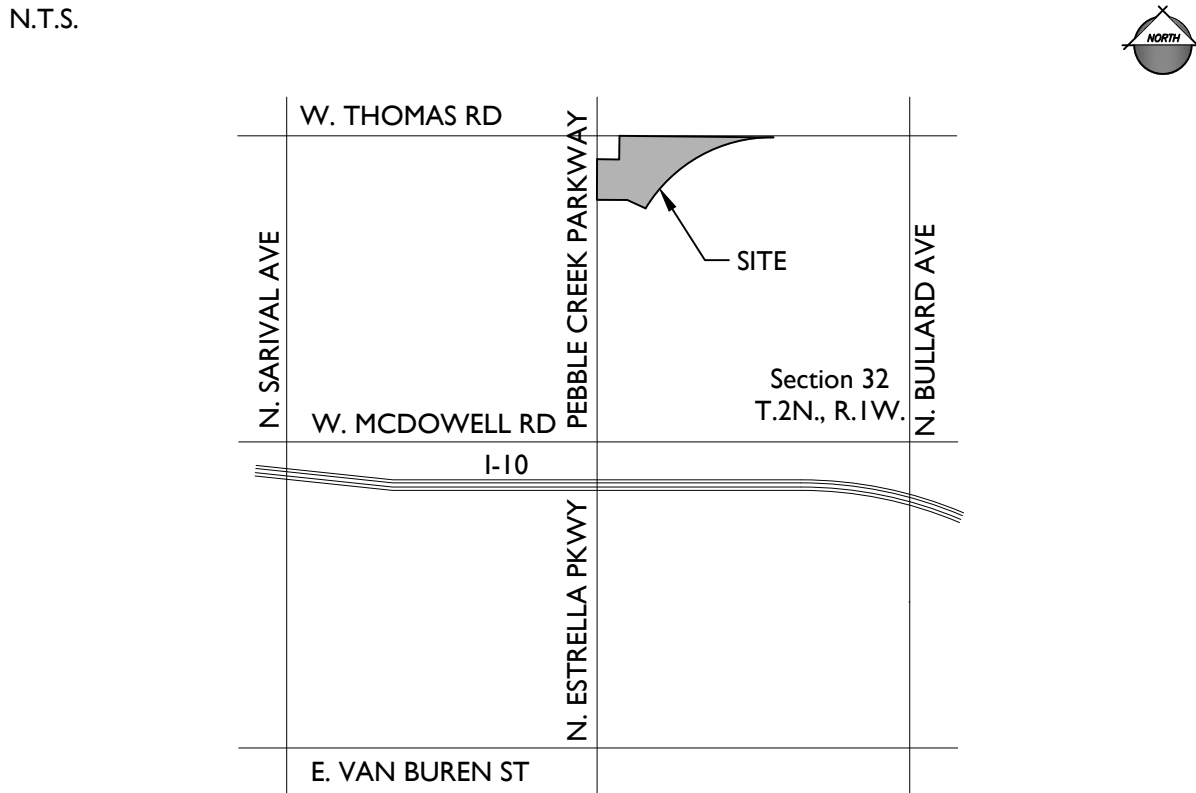


PLANNED AREA DEVELOPMENT STANDARS	
DEVELOPMENT STANDARD	LOT SIZE - 46' X 110'
MINIMUM LOT AREA	5,000 SQ FT
MINIMUM LOT WIDTH	46'
MINIMUM LOT DEPTH	110'
MINIMUM FRONT SETBACK	** 20' FROM BACK OF SIDEWALK TO GARAGE ** 10' TO LIVABLE AREA
MINIMUM SIDE SETBACK	5' & 5'
MINIMUM REAR SETBACK	* 20' FOR 2 STOTY; * 15' FOR 1 STORY
STREET SIDE	10' : 5' IF TRACT IS ADJACENT
MAXIMUM LOT COVERAGE	55%

TYPICAL LOT DIAGRAM



VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
KB HOME PHOENIX INC.
10429 S 51st STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3041
CONTACT: JASON JARVIS

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

PROJECT DATA

A.P.N.
EXISTING GENERAL PLAN:
EXISTING ZONING:
PROPOSED ZONING:

501-73-939
NEIGHBORHOOD
PAD
PAD

GROSS AREA:
NET AREA:

+/- 12.94 AC
+/- 12.24 AC

LOT SIZE:
NO. OF LOTS:

46' x 110' MIN
52

GROSS DENSITY:
NET DENSITY:

4.02 DU/AC
4.25 DU/AC

OPEN SPACE:

3.79 AC (30 % OF GROSS/NET)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSION ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE.
- ALL PRIVATE STREETS WILL BE CONSTRUCTED TO CITY OF GOODYEAR MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND PRIVATE STREETS
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- UTILITY CONCEPTS ARE SHOWN ON THE PRELIMINARY UTILITY PLAN

UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV

LIBERTY UTILITIES
LIBERTY UTILITIES
SOUTHWEST GAS
APS
CENTURYLINK / COX COMMUNICATION
CENTURYLINK / COX COMMUNICATION

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, T.2 N., R.1 W., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING SOUTH 89°24'37" EAST, AS MEASURED AND SHOWN ON BOOK 1163, PAGE 8, MCR.

BENCHMARK

COGBM PT.	ELEVATION NAVD88	INVENTORY DESCRIPTION	GOODYEAR DESCRIPTION	CROSS STREET 1	CROSS STREET 2
G343	992.71	3 IN COG BCHH	BR. CAP IN HANDHOLE	LITCHFIELD	MC DOWELL RD
G357	1016.33	3 IN COG BCHH	BR. CAP IN HANDHOLE	ESTRELLA PARKWAY (REEMS ROAD)	THOMAS RD

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



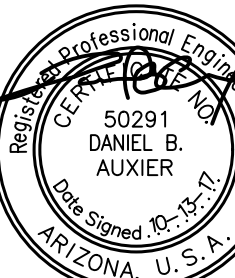
Goodyear Planned Regional Center (GPRC)
Parcel 12

PRELIMINARY PLAT

Project:	Revisions:
JUNE 29, 2017 - 1ST PRELIMINARY PLAT SUBMITTAL SEPTEMBER 14, 2017 - 2ND PRELIMINARY PLAT SUB. OCTOBER 13, 2017 - 3RD PRELIMINARY PLAT SUB.	



Designer: JH
Drawn by: JAJ

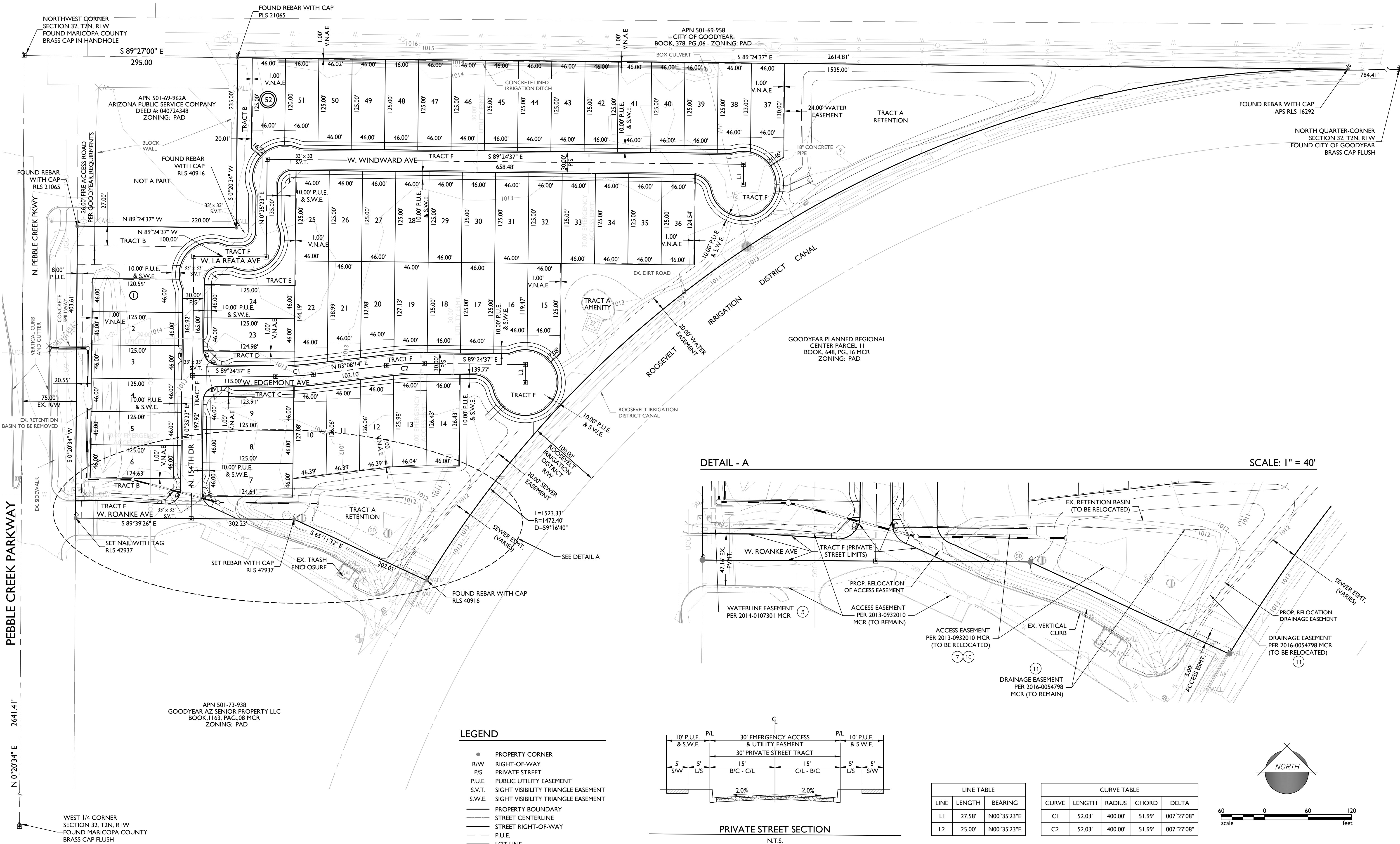


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Job No.
17-017

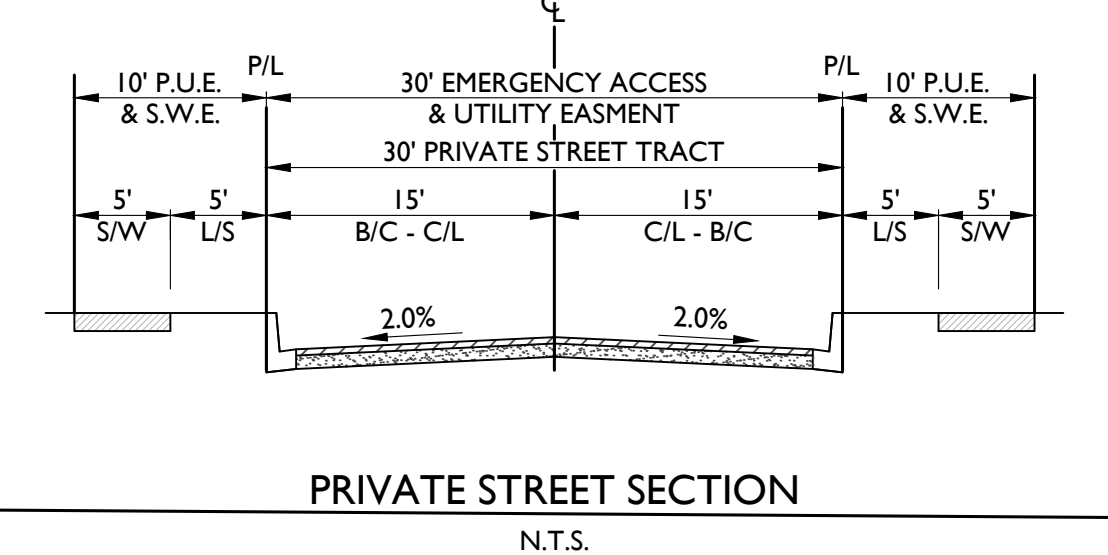
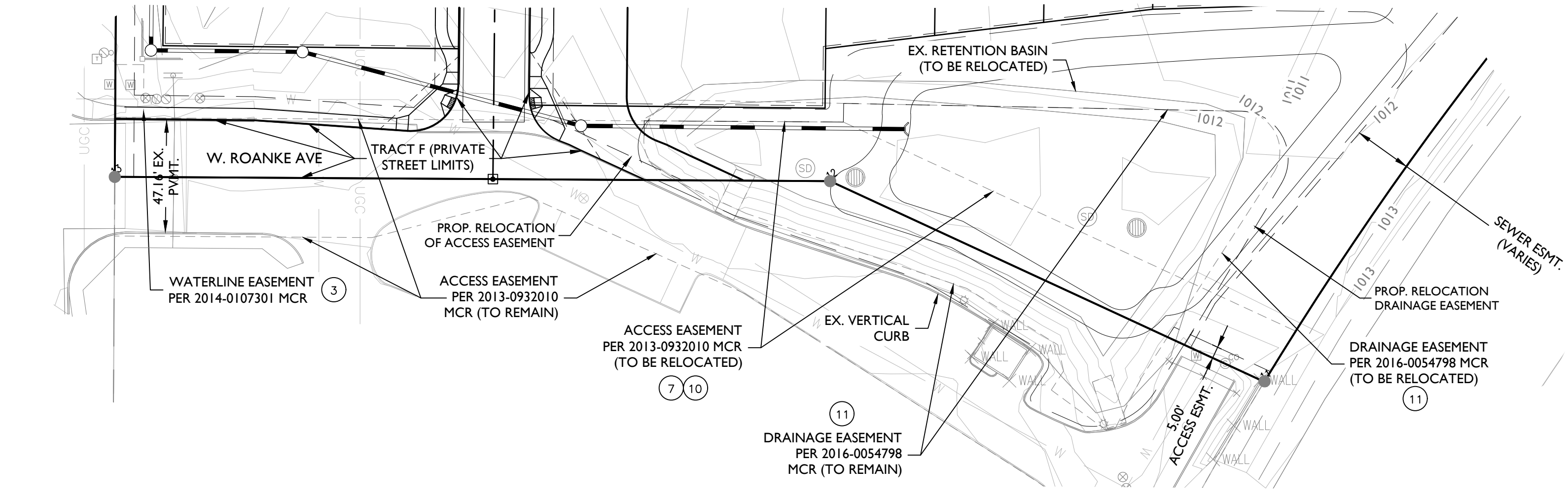
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of 2



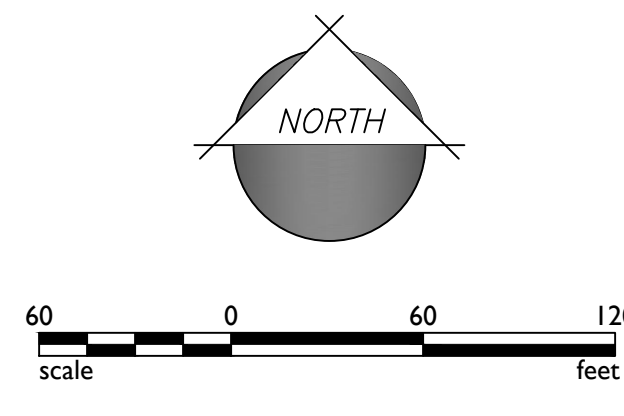
DETAIL - A

SCALE: 1" = 40'



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.58'	N00°35'23"E
L2	25.00'	N00°35'23"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	52.03'	400.00'	51.99'	007°27'08"
C2	52.03'	400.00'	51.99'	007°27'08"



- LEGEND**
- PROPERTY CORNER
 - R/W RIGHT-OF-WAY
 - P/S PRIVATE STREET
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.V.T. SIGHT VISIBILITY TRIANGLE EASEMENT
 - S.W.E. SIGHT VISIBILITY TRIANGLE EASEMENT
 - — — PROPERTY BOUNDARY
 - — — STREET CENTERLINE
 - — — STREET RIGHT-OF-WAY
 - — — P.U.E.
 - — — LOT LINE

PEBBLECREEK UNIT EIGHT
BOOK, 378, PG. 06
ZONING: PAD

APN 501-69-958
CITY OF GOODYEAR
BOOK, 378, PG. 06 - ZONING: PAD

GOODYEAR PLANNED REGIONAL
CENTER PARCEL 11
BOOK, 648, PG. 16 MCR
ZONING: PAD

APN 501-73-938
GOODYEAR AZ SENIOR PROPERTY LLC
BOOK, 1163, PAG. 08 MCR
ZONING: PAD

APN 501-69-962A
ARIZONA PUBLIC SERVICE COMPANY
DEED #: 040724348
ZONING: PAD

FOUND REBAR WITH CAP
APN 501-69-958
CITY OF GOODYEAR
BOOK, 378, PG. 06 - ZONING: PAD

NORTH QUARTER-CORNER
SECTION 32, T2N, R1W
FOUND CITY OF GOODYEAR
BRASS CAP FLUSH