

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

CONTAINING 6,985,242 SQUARE FEET OR 160.359 ACRES, MORE OR LESS

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°53'52" EAST (ASSUMED) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-2140 L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

HOME OWNERS ASSOCIATION

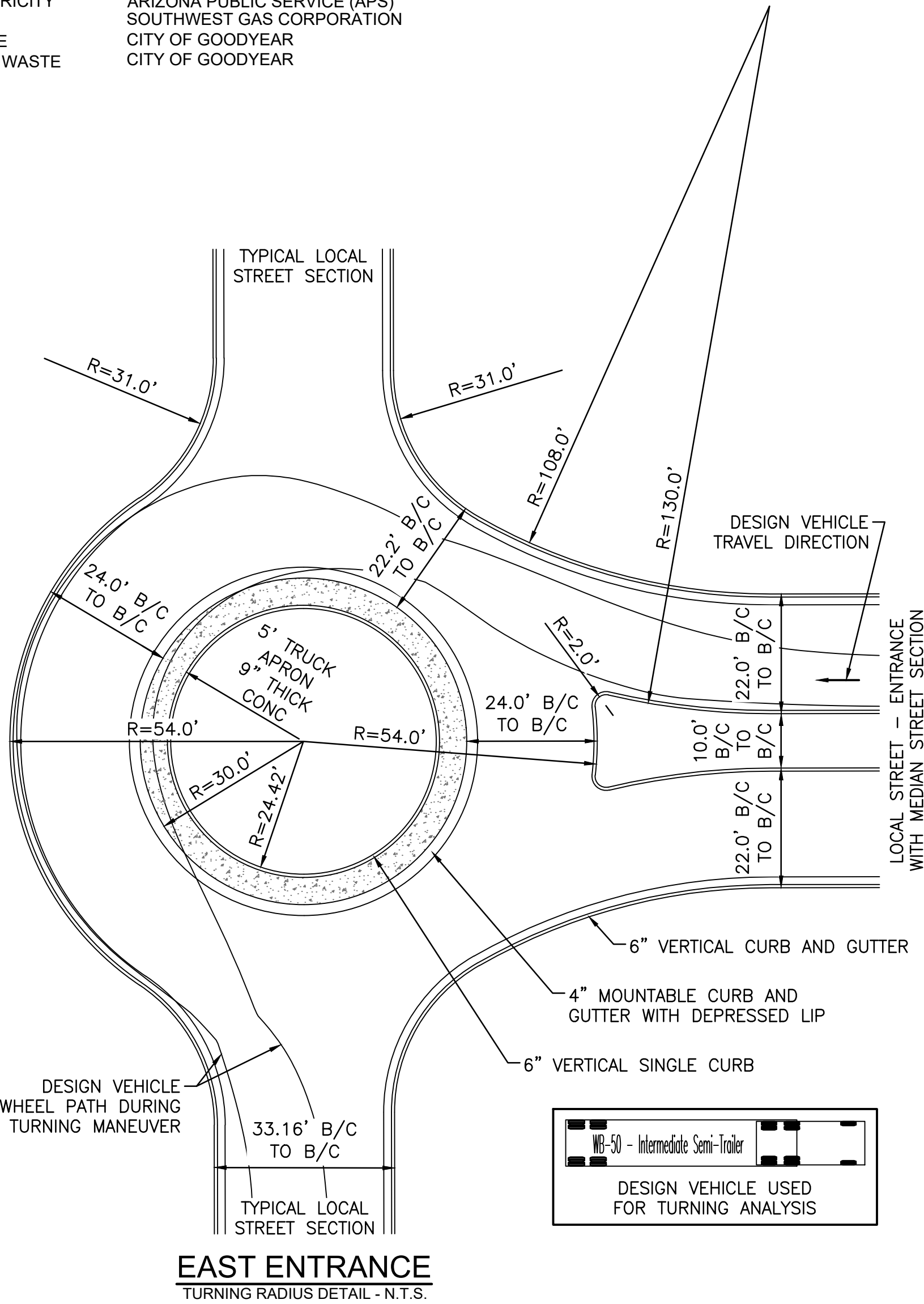
THE CITRUS PARK HOMEOWNERS ASSOCIATION HAS THE RESPONSIBILITY TO MAINTAIN ALL TRACTS IDENTIFIED ON THIS PRELIMINARY PLAT. THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) OUTLINE THE RESPONSIBILITIES OF THE HOA.

PROJECT PHASING

EACH PARCEL WILL BE A SEPARATE FINAL PLAT WITH SEPARATE IMPROVEMENT PLANS. THE ARTERIAL AND COLLECTOR STREET DEDICATION WILL BE A PART OF THE ADJACENT PARCEL FINAL PLAT WITH A SEPARATE SET OF IMPROVEMENT PLANS. PROJECT PHASING IS IDENTIFIED ON THE PHASING MAP.

SERVICE PROVIDERS

SEWER CITY OF GOODYEAR
WATER CITY OF GOODYEAR
TELEPHONE/CABLE CENTURYLINK / COX COMMUNICATIONS
ELECTRICITY ARIZONA PUBLIC SERVICE (APS)
GAS SOUTHWEST GAS CORPORATION
POLICE CITY OF GOODYEAR
SOLID WASTE CITY OF GOODYEAR

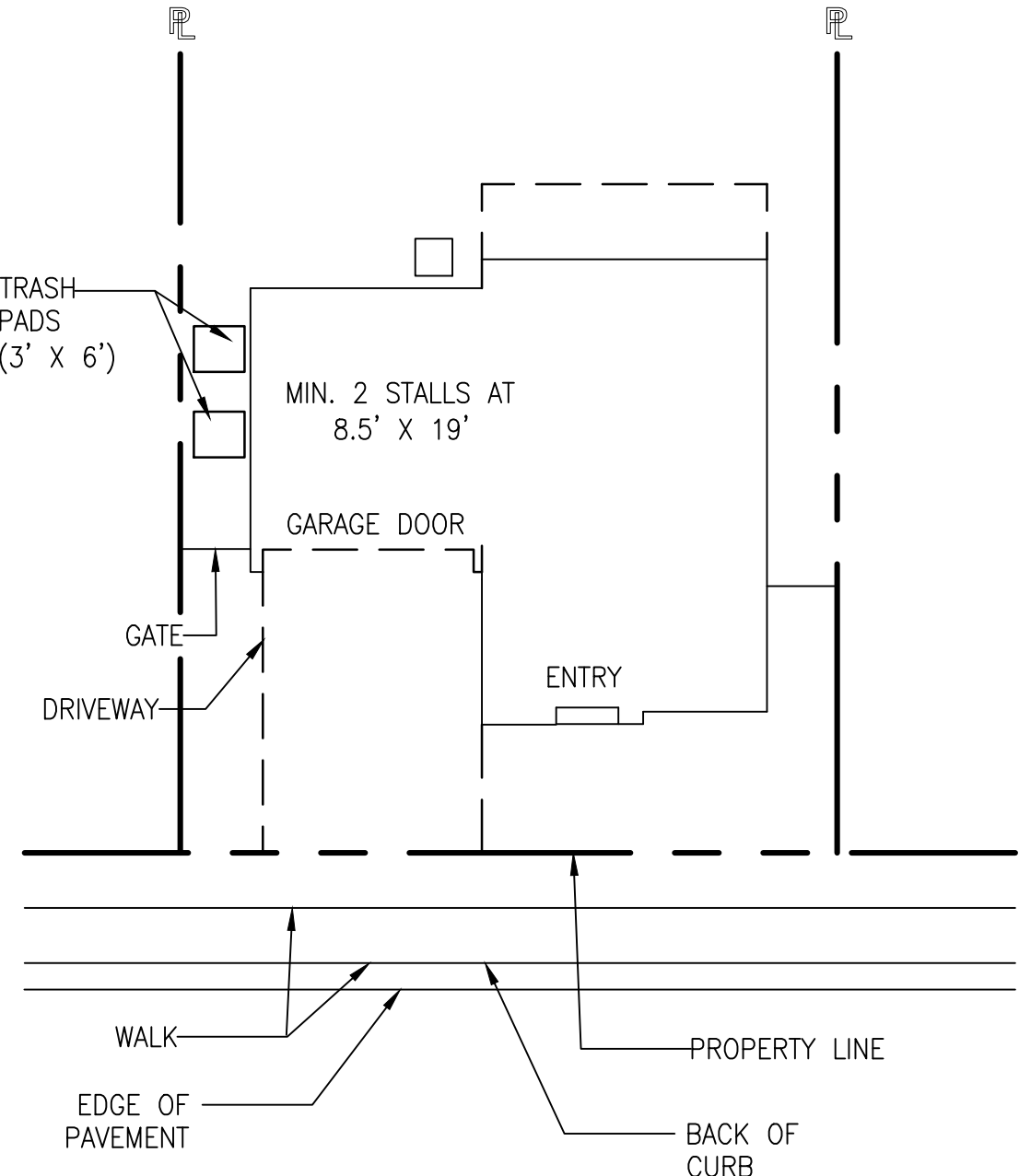
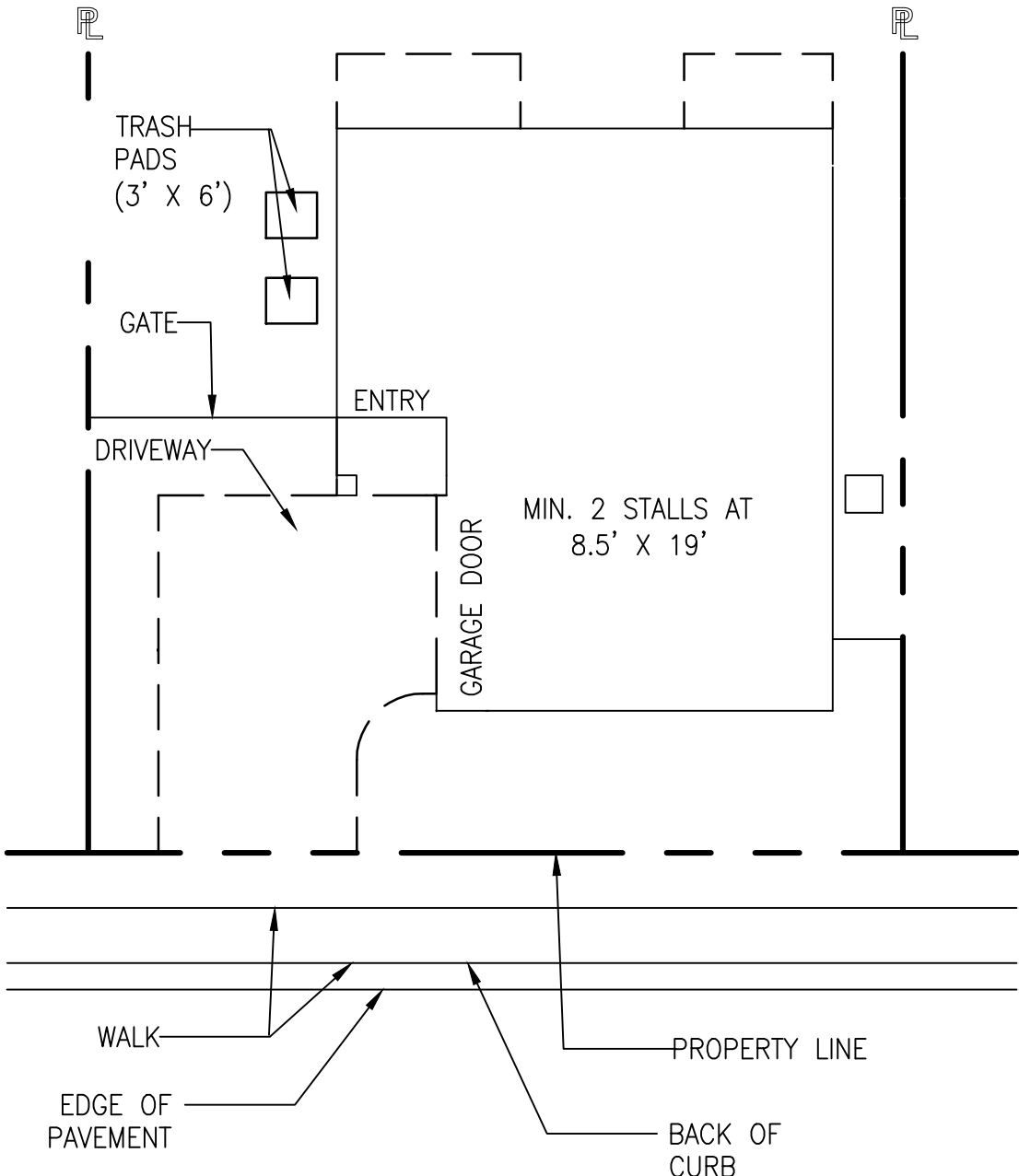


OVERALL SITE DATA			
GROSS AREAS		160.36 AC	
NET AREA (GROSS AREA MINUS ARTERIAL)		153.74 AC	
ASSESSORS PARCEL NUMBER (APN#)		502-43-015B	
EXISTING ZONING		PAD	
PROPOSED ZONING		REDUCED R1-4 AND R1-C	
PROPOSED LOT SIZE / YIELD / MIX %	LOT SIZE	YIELD	MIX
	45' X 115'	216	35%
	40' X 87' COURT	195	32%
	55' X 120'	205	33%
	TOTAL	616	100%
GROSS DENSITY		3.84 DU/AC	
ROW	ARTERIAL	6.62 AC	
	LOCAL/COLLECTOR	28.75 AC	
OPEN SPACE			
OPEN SPACE REQUIRED*		23.06 AC	15.00%
OPEN SPACE PROVIDED*		46.76 AC	30.42%
THE GROVE AT CITRUS PARK		5.99 AC	
LANDSCAPE / OPEN SPACE TRACTS		40.77 AC	
ACTIVE OPEN SPACE		34.08 AC	
PASSIVE OPEN SPACE		12.68 AC	
USEABLE OPEN SPACE		11.31 AC	
LOT AREA			
SMALLEST LOT AREA		3,480 SF	
LARGEST LOT AREA		14,924 SF	
TYPICAL LOT AREA		5,486 SF	
*PERCENTAGE BASED ON NET AREA			

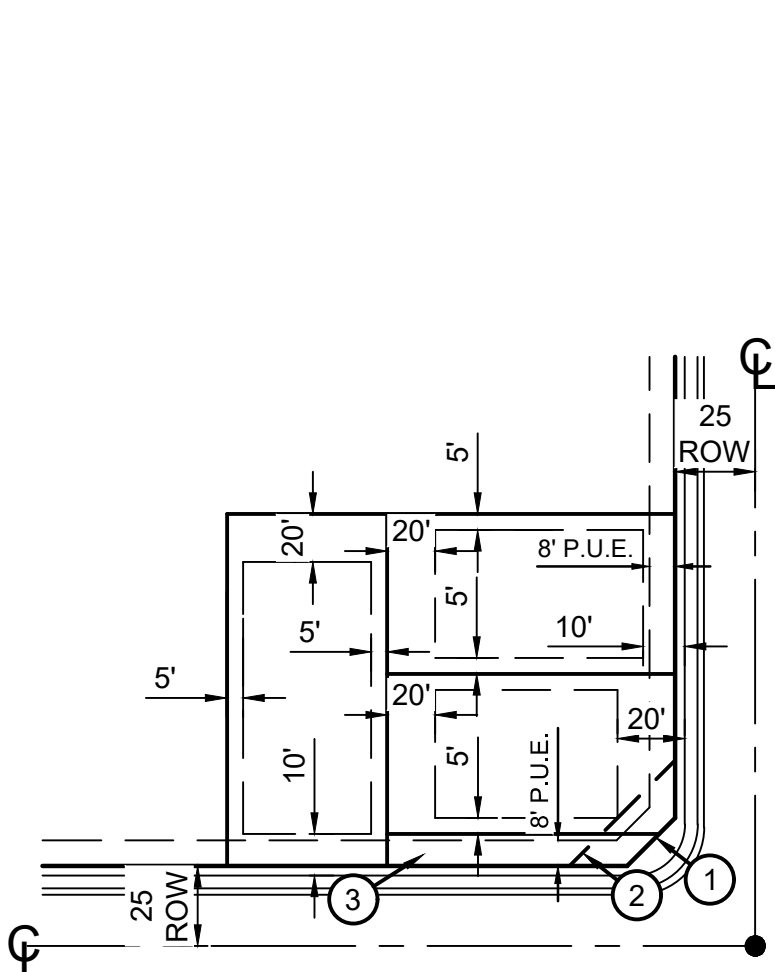
PARCEL DATA						
	PARCEL	PROPOSED ZONING	GROSS AREA	YIELD	GROSS DENSITY	TYPICAL LOT
PHASE 1	1	REDUCED R1-4	15.09 AC	68	4.51 DU/AC	45' X 115'
	2	REDUCED R1-4	24.69 AC	74	3.00 DU/AC	55' X 120'
	3	R1-C	17.63 AC	102	5.79 DU/AC	40' X 87' COURT
TOTAL			57.40 AC	244	4.25 DU/AC	
PHASE 2	4	REDUCED R1-4	16.01 AC	69	4.31 DU/AC	45' X 115'
	5	REDUCED R1-4	21.31 AC	62	2.91 DU/AC	55' X 120'
	6	R1-C	28.16 AC	93	3.30 DU/AC	40' X 87' COURT
TOTAL			65.47 AC	224	3.42 DU/AC	
PHASE 3	7	REDUCED R1-4	20.85 AC	69	3.31 DU/AC	55' X 120'
	8	REDUCED R1-4	16.64 AC	79	4.75 DU/AC	45' X 115'
	TOTAL		37.48 AC	148	3.95 DU/AC	

Development Standards		
Standard	Reduced R1-4	R1-C
Lot Standards		
Minimum Lot Area (sq ft)	4,500	3,200
Minimum Lot Width (ft)	45'	40'
Minimum Lot Depth (ft)	100'	80'
Building Form and Location		
Maximum Height (ft)	30'	30'
Maximum Building Coverage	60%	60%
Minimum Setbacks (ft)		
Front (1)	10'	5' (2)
Front facing garage	20'	20'
Side	5' (3)	0'
Total both sides	10' (4)	10'
Street Side (5)	10'	10'
Rear	20'	15'
Development Standards		
Open Space % (of net area)	15%	15%

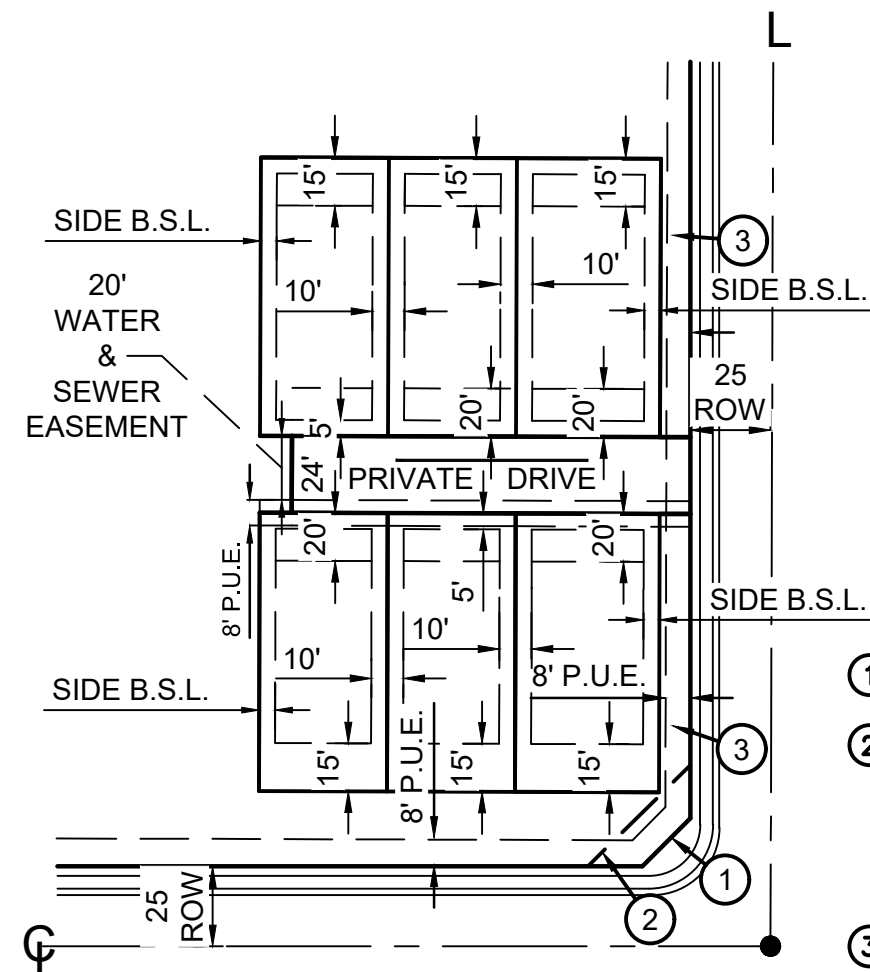
Notes:
1. Front setback shall be measured to patios, livable space, and side entry garages
2. Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet
3. Building separation for side setbacks shall be 5 feet from exterior face of structure to property line.
4. Total of both sides setback may be reduced to 10 feet subject to the requirements as provided in Section 3-2-3-D



TYPICAL SINGLE FAMILY TRASH & RECYCLING DETAIL
N.T.S.



REDUCED R1-4 SETBACKS	
FRONT	10' TO LIVABLE AREA FROM PROPERTY LINE; 20' FACE OF GARAGE TO PROPERTY LINE
REAR	20'
SIDE	5'; 10' TOTAL BOTH SIDES (BUILDING SEPARATION FOR SIDE SETBACKS SHALL BE 5 FEET FROM EXTERIOR FACE OF STRUCTURE TO PROPERTY LINE)
STREET SIDE	10' FROM RIGHT-OF-WAY



R1-C SETBACKS	
FRONT	5' TO LIVABLE AREA FROM PROPERTY LINE (SETBACK FROM A PUBLIC OR PRIVATE STREET THAT IS NOT PROVIDING DIRECT VEHICULAR ACCESS TO HOMES SHALL BE 10 FEET); 20' FACE OF GARAGE TO PROPERTY LINE
REAR	15'
SIDE	0'; 10' TOTAL BOTH SIDES
STREET SIDE	10' FROM RIGHT-OF-WAY

TYPICAL LOT LAYOUT -
AND BUILDING SETBACKS
N.T.S.

PRELIMINARY PLAT
FOR
CITRUS PARK

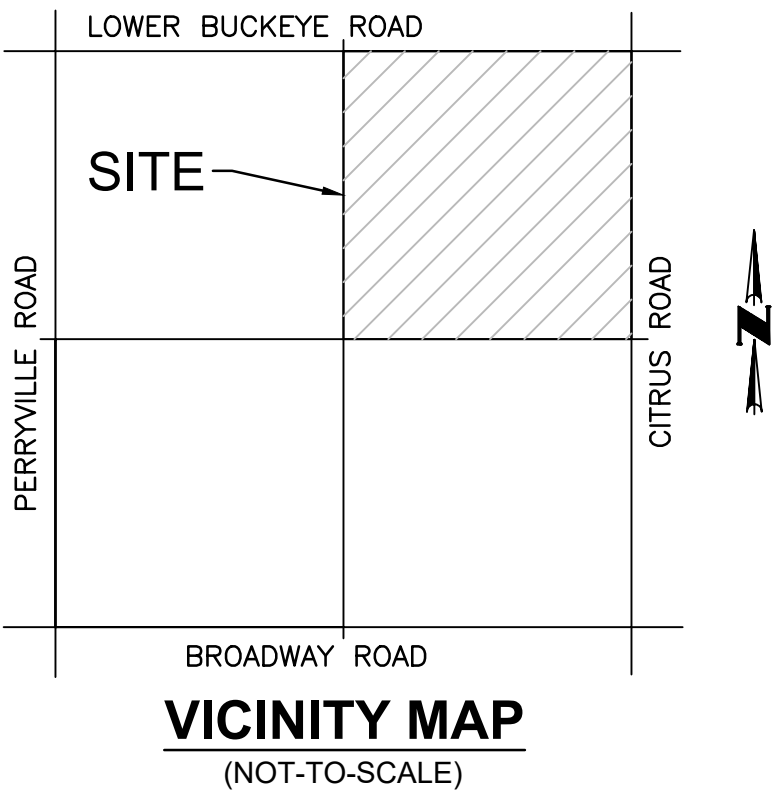
A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER

GARRETT-WALKER HOMES LLC
1838 WEST PARKSIDE LANE, SUITE 200
PHOENIX, ARIZONA 85027
CONTACT: GENE STROJEK
PHONE: 602-607-6580
EMAIL: GSTROJEK@GWHHAZ.COM

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
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PHOENIX, AZ 85014
CONTACT: CURT JOHNSON
PHONE: (602) 285-4708
EMAIL: CJOHNSON@CVLCL.COM

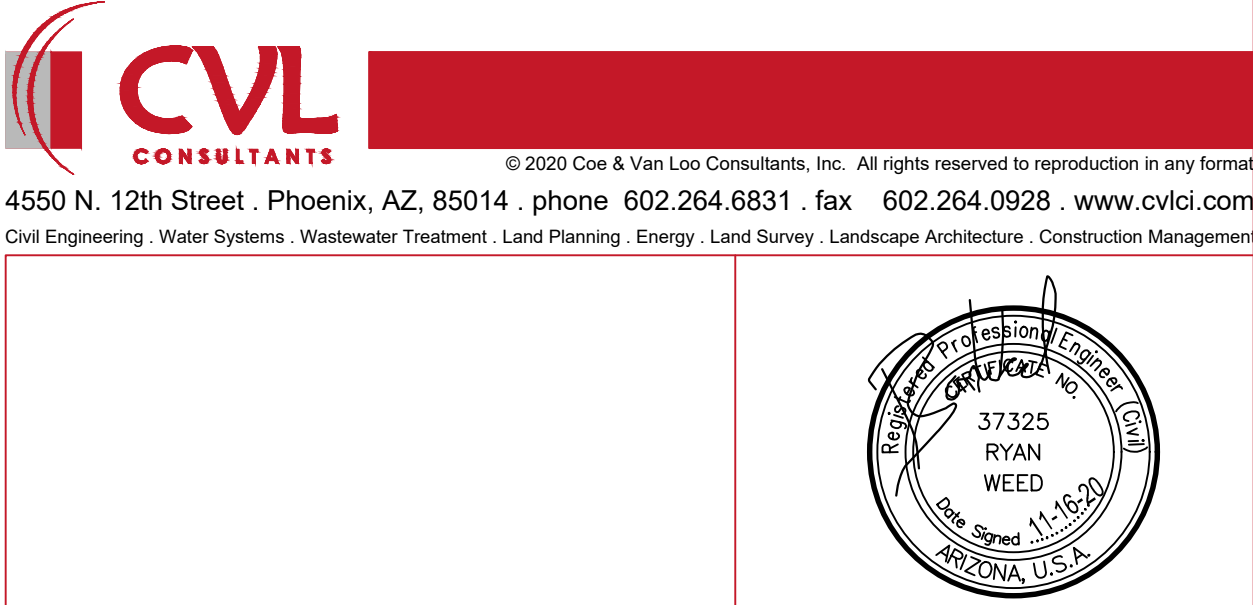


LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.E.) SIGHT VISIBILITY EASEMENT
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- INDICATES PHASE LINE
- INDICATES PARCEL LINE

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / LEGAL DESCRIPTION / TYPICAL LOT DETAIL / SINGLE FAMILY TRASH & RECYCLING DETAIL / SITE DATA TABLE / TURNING RADIUS DETAIL / OPEN SPACE AREA TABLE / DEVELOPMENT STANDARDS
SHEET 02 - CROSS SECTION DETAILS/TURNING RADIUS DETAILS
SHEET 03 - KEY MAP
SHEET 04 - PHASE/PARCEL MAP
SHEET 05 - SHEET INDEX MAP
SHEET 06 - LOT AREA TABLES
SHEET 07 - TRACT AREA TABLES / CENTERLINE DATA TABLES
SHEET 08-13 - PRELIMINARY PLAT
SHEET 14 - COURT HOME TRASH & RECYCLING EXHIBIT



SHEET
01 OF 14
CVL PROJECT #: 1-01-0141001

DATE: 11-16-20

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TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
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DETAIL / SINGLE FAMILY TRASH & RECYCLING DETAIL / SITE
DATA TABLE / TURNING RADIUS DETAIL / OPEN SPACE AREA
TABLE / DEVELOPMENT STANDARDS

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SHEET 03 - KEY MAP

SHEET 04 - PHASE/PARCEL MAP

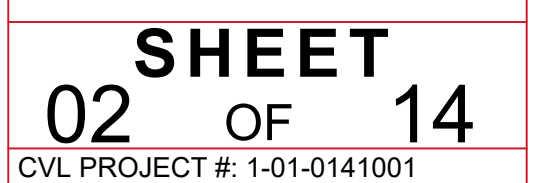
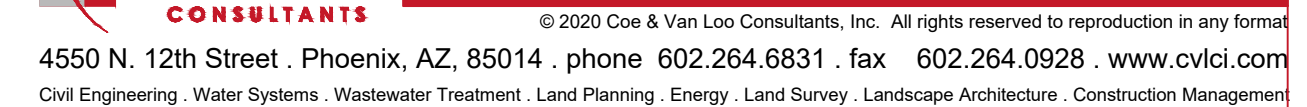
SHEET 05 - SHEET INDEX MAP

SHEET 06 - LOT AREA TABLES

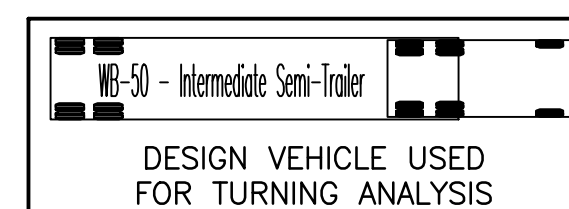
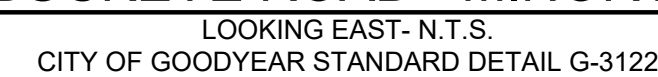
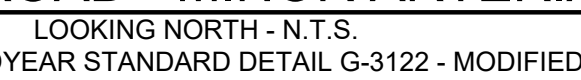
SHEET 07 - TRACT AREA TABLES / CENTERLINE DATA TABLES

SHEET 08-13 - PRELIMINARY PLAT

SHEET 14 - COURT HOME TRASH & RECYCLING EXHIBIT



DATE: 11-16-20



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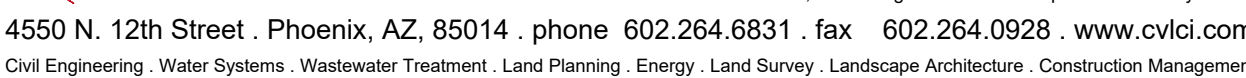
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INDICATES PARCEL LINE

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PRELIMINARY PLAT
FOR
CITRUS PARK

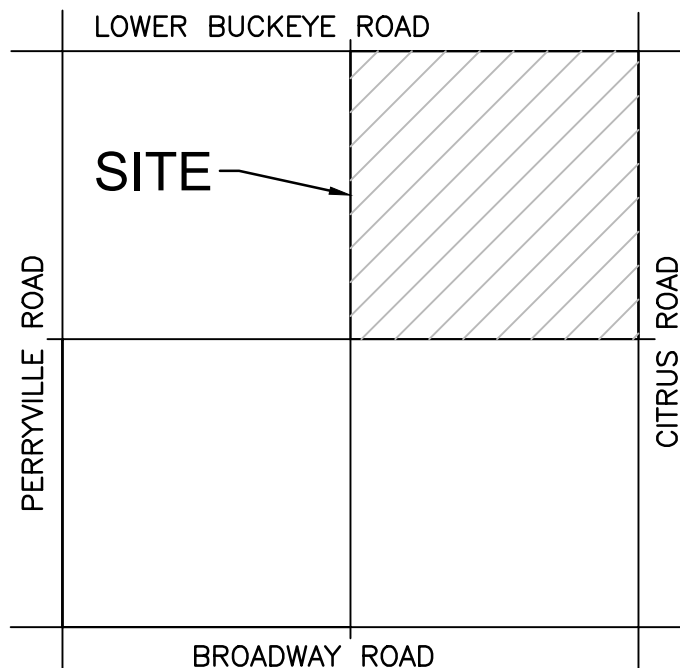
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

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- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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SHEET
04 OF 14
CVL PROJECT #: 1-01-0141001

DATE: 11-16-20

PRELIMINARY PLAT
FOR
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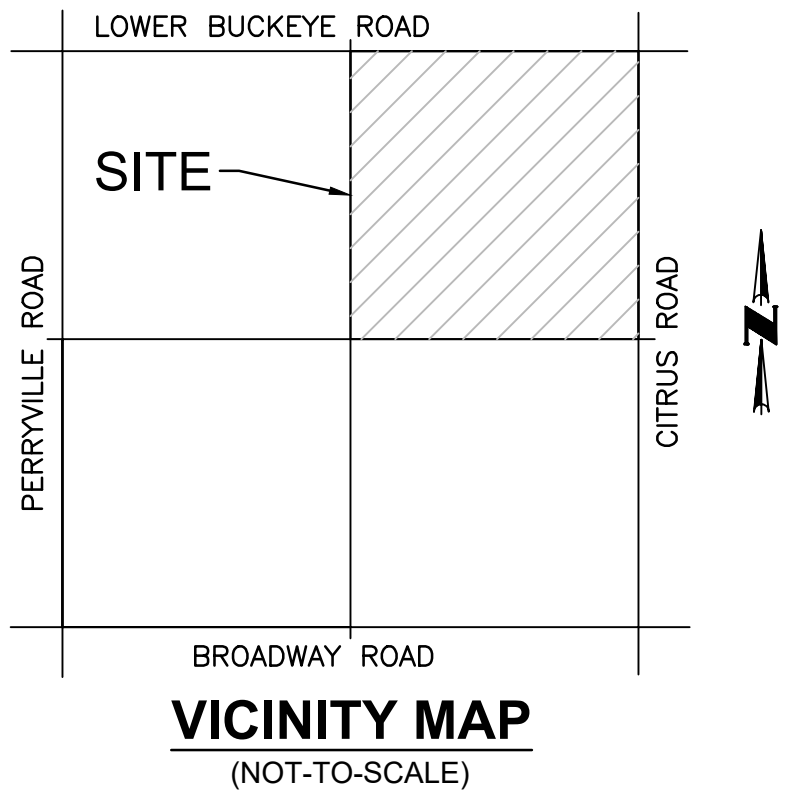
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SHEET
05 OF 14
CVL PROJECT #: 1-01-0141001

DATE: 11-16-20

N:\010141001\CADD\Preliminary\PS PRE-PLAT.dwg

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,569
2	6,571
3	9,272
4	8,172
5	7,101
6	5,655
7	5,715
8	5,856
9	5,998
10	6,139
11	6,281
12	6,422
13	6,564
14	6,702
15	7,171
16	6,742
17	6,629
18	14,924
19	14,467
20	6,447
21	5,432
22	5,440
23	5,448
24	5,448
25	8,027
26	10,293
27	8,236
28	5,386
29	5,400
30	5,400
31	5,400
32	5,400
33	5,400
34	5,398
35	5,175
36	5,175
37	5,175
38	5,175
39	5,175
40	5,175
41	5,173
42	5,194
43	5,186
44	5,178
45	5,228
46	5,360
47	5,497
48	5,634
49	6,051
50	6,132
51	6,269
52	6,387
53	5,173
54	5,175
55	5,175
56	5,175
57	5,175

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
58	5,175
59	5,398
60	5,400
61	5,400
62	5,400
63	5,400
64	5,375
65	5,254
66	5,247
67	5,378
68	5,400
69	8,405
70	9,175
71	10,819
72	8,629
73	6,919
74	6,926
75	6,932
76	6,938
77	6,944
78	6,951
79	6,957
80	6,963
81	6,970
82	6,976
83	6,982
84	6,988
85	6,995
86	7,001
87	7,007
88	7,013
89	7,210
90	6,598
91	6,600
92	6,600
93	6,600
94	6,600
95	6,600
96	6,600
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105	6,600
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107	6,600
108	6,600
109	6,600
110	6,600
111	6,600
112	6,600
113	6,600
114	6,600

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
115	6,600
116	6,600
117	6,600
118	6,600
119	6,598
120	6,600
121	6,600
122	6,600
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124	6,600
125	6,600
126	6,600
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128	6,600
129	6,600
130	6,600
131	6,600
132	6,600
133	6,600
134	6,598
135	6,600
136	6,600
137	6,600
138	6,600
139	6,911
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141	8,737
142	9,069
143	3,915
144	3,480
145	3,480
146	3,480
147	3,480
148	3,915
149	3,915
150	3,480
151	3,480
152	3,480
153	3,480
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155	3,915
156	3,480
157	3,480
158	3,480
159	3,480
160	3,915
161	3,915
162	3,480
163	3,480
164	3,480
165	3,480
166	3,915
167	3,915
168	3,480
169	3,480
170	3,514
171	3,480

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
172	3,915
173	3,915
174	3,480
175	3,530
176	3,553
177	3,480
178	3,915
179	3,915
180	3,480
181	3,570
182	3,583
183	3,480
184	3,915
185	3,915
186	3,480
187	3,480
188	3,480
189	3,480
190	3,915
191	3,915
192	3,480
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194	3,480
195	3,480
196	3,915
197	3,915
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224	3,480
225	3,480
226	3,915
227	3,915
228	3,480

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
229	3,480
230	3,480
231	3,480
232	3,915
233	3,915
234	3,480
235	3,480
236	3,480
237	3,480
238	3,915
239	3,915
240	3,480
241	3,480
242	3,480
243	3,480
244	3,915
245	5,399
246	5,245
247	5,611
248	5,364
249	5,400
250	5,400
251	5,400
252	5,400
253	5,398
254	5,399
255	5,400
256	5,400
257	5,400
258	5,400
259	5,400
260	5,389
261	7,922
262	9,886
263	8,145
264	5,441
265	5,459
266	5,467
267	5,475
268	6,534
269	10,002
270	9,513
271	5,339
272	5,400
273	5,400
274	5,400
275	5,400
276	5,400
277	5,400
278	5,400
279	5,175
280	5,175
281	5,175
282	5,175
283	5,175
284	5,175
285	5,173

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
286	5,173
287	5,175
288	5,175
289	5,175
290	5,175
291	5,175
292	5,175
293	5,175
294	5,175
295	5,175
296	5,175
297	5,175
298	5,173
299	5,173
300	5,175
301	5,175
302	5,175
303	5,175
304	5,175
305	5,400
306	5,400
307	5,400
308	5,400
309	5,400
310	5,337
311	5,338
312	5,293
313	5,399
314	8,475
315	8,179
316	9,373
317	9,034
318	6,935
319	6,931
320	6,928
321	6,924
322	6,917
323	6,914
324	6,910
325	6,907
326	6,904
327	6,900
328	8,189
329	13,636
330	11,507
331	6,850
332	6,892
333	6,901
334	6,872
335	11,124
336	13,470
337	6,778
338	6,869
339	6,869
340	6,869
341	6,869
342	6,869

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
343	6,869
344	6,867
345	6,600
346	6,600
347	6,600
348	6,600
349	6,600
350	6,600
351	6,598
352	6,598
353	6,600
354	6,600
355	6,600
356	6,600
357	6,600
358	6,600
359	6,600
360	6,600
361	6,600
362	6,600
363	6,600
364	6,600
365	6,600
366	6,873
367	6,875
368	6,875
369	6,875
370	6,875
371	6,826
372	12,504
373	12,652
374	6,819
375	8,132
376	3,915
377	3,480
378	3,480
379	3,480
380	3,480
381	3,915
382	3,915
383	3,480
384	3,480
385	3,480
386	3,480
387	3,915
388	3,915
389	3,480
390	3,480
391	3,480
392	3,480
393	3,915
394	3,915
395	3,480
396	3,480
397	3,480
398	3,480
399	3,915

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
400	3,915
401	3,480
402	3,480
403	3,480
404	3,480
405	3,915
406	3,915
407	3,480
408	3,480
409	3,480
410	3,480
411	3,915
412	3,915
413	3,480
414	3,480
415	3,480
416	3,480
417	3,915
418	3,915
419	3,480
420	3,480
421	3,480
422	3,480
423	3,915
424	3,934
425	3,480
426	3,480
427	3,480
428	3,480
429	3,978
430	4,013
431	3,480
432	3,480
433	3,480
434	3,480
435	4,057
436	3,915
437	3,480
438	3,627
439	3,648
440	3,480
441	3,915
442	3,915
443	3,480
444	3,664
445	3,685
446	3,480
447	3,915
448	3,915
449	3,480
450	3,480
451	3,480
452	3,480
453	3,915
454	3,915
455	3,480
456	3,480

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
457	3,480
458	3,480
459	3,915
460	3,915
461	3,480
462	3,480
463	3,480
464	3,480
465	3,915
466	3,915
467	3,480
468	3,480
469	5,623
470	5,028
471	5,166
472	5,175
473	5,175
474	5,175
475	5,175
476	5,175
477	5,175
478	5,175
479	5,175
480	5,175
481	5,175
482	5,175
483	5,175
484	5,175
485	5,175
486	5,130
487	5,022
488	5,173
489	5,175
490	5,175
491	5,175
492	5,175
493	5,175
494	5,175
495	5,175
496	5,175
497	5,175
498	5,175
499	5,175
500	5,175
501	5,175
502	5,175
503	5,175
504	5,175
505	5,175
506	5,175
507	5,175
508	5,175
509	5,175
510	5,175
511	5,175
512	5,175
513	5,175

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
514	5,175
515	5,175
516	5,175
517	5,175
518	5,175
519	5,173
520	5,331
521	5,352
522	5,289
523	5,286
524	5,283
525	5,322
526	5,296
527	5,335
528	5,278
529	5,400
530	5,265
531	5,265
532	5,265
533	5,400
534	5,400
535	5,400
536	5,265
537	5,265
538	5,265
539	5,400
540	5,400
541	5,400
542	5,265
543	5,265
544	5,265
545	5,394
546	5,207
547	5,820
548	6,791
549	6,845
550	6,875
551	6,875
552	6,875
553	6,875
554	6,875
555	6,873
556	6,873
557	6,875
558	6,875
559	6,875
560	6,875
561	6,875
562	6,875
563	6,792
564	13,192
565	11,732
566	6,863
567	6,894
568	6,902
569	6,861
570	6,762

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TRACT AREA TABLE (PHASE 1)					
TRACT	AREA (SQ FT)	AREA (AC)	DESCRIPTION	DEDICATED TO / MAINTAINED BY	A / P
TRACT 1A	28,371	0.651	OPEN SPACE/ DRAINAGE /LANDSCAPING/PUE	HOA	P
TRACT 1B	45,479	1.044	OPEN SPACE/ DRAINAGE /TRAIL/ LANDSCAPING/PUE	HOA	A
TRACT 1C	18,651	0.428	OPEN SPACE/ DRAINAGE /TRAIL/ LANDSCAPING/PUE	HOA	A
TRACT 1D	2,194	0.050	OPEN SPACE /LANDSCAPING/PUE	HOA	P
TRACT 1E	12,629	0.290	OPEN SPACE/ LANDSCAPING/PUE	HOA	P
TRACT 1F	82,123	1.885	NEIGHBORHOOD PARK/ OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 1G	30,963	0.711	OPEN SPACE/ DRAINAGE /LANDSCAPING/PUE	HOA	P
TRACT 1H	115,476	2.651	OPEN SPACE/ DRAINAGE/ DRAINAGE EASEMENT/ LANDSCAPING/PUE	HOA	P
TRACT 1I	2,291	0.053	OPEN SPACE/ LANDSCAPING/PUE	HOA	P
TRACT 1J	21,351	0.490	NEIGHBORHOOD PARK/ OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 1K	19,870	0.456	OPEN SPACE/ DRAINAGE /LANDSCAPING/PUE	HOA	P
TRACT 1L	92,693	2.128	OPEN SPACE /DRAINAGE /TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 1M	31,324	0.719	OPEN SPACE /DRAINAGE /LANDSCAPING/PUE	HOA	P
TRACT 1N	2,827	0.065	LANDSCAPING/ MEDIAN	COG/ HOA	P
TRACT 1O	1,842	0.042	DRAINAGE/ LANDSCAPING/ MEDIAN	COG/ HOA	P
TRACT 1P	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1Q	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1R	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1S	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1T	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1U	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1V	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1W	3,355	0.077	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1X	2,999	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1Y	1,736	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1Z	2,999	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1AA	1,735	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1BB	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1CC	866	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1DD	12,655	0.291	ELECTRICAL EASEMENT/ OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/ PUE	HOA	A
TRACT 1EE	30,123	0.692	ELECTRICAL EASEMENT/ OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/ PUE	HOA	A
TRACT 1FF	887	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1GG	3,011	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1HH	1,901	0.044	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1II	29,901	0.686	WATER EASEMENT/ OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/ PUE	HOA	A
TRACT 1JJ	3,033	0.070	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1KK	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1LL	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1MM	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1NN	869	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1OO	29,831	0.685	ELECTRICAL EASEMENT/ OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/ PUE	HOA	A
TRACT 1PP	867	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1QQ	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1RR	29,716	0.682	WATER EASEMENT/ OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/ PUE	HOA	A
TRACT 1SS	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1TT	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1UU	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1VV	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1WW	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1XX	868	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1YY	39,439	0.905	ELECTRICAL EASEMENT/ OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/ PUE	HOA	A
TRACT 1ZZ	869	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1AAA	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 1BBB	117,787	2.704	THE GROVE AT CITRUS PARK / OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/ PUE	HOA	A
TRACT 1CCC	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 1DDD	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P

TRACT AREA TABLE (PHASE 1)					
TRACT	AREA (SQ FT)	AREA (AC)	DESCRIPTION	DEDICATED TO / MAINTAINED BY	A / P
TRACT 1EEE	8,046	0.185	ELECTRICAL EASEMENT / OPEN SPACE /DRAINAGE EASEMENT /TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 1FFF	49,627	1.139	OPEN SPACE/ DRAINAGE EASEMENT/ LANDSCAPING/ PUE	HOA	P
TRACT 1GGG	1,233	0.028	ELECTRICAL EASEMENT/ LANDSCAPING/ MEDIAN	COG/ HOA	P
TRACT 1HHH	1,233	0.028	ELECTRICAL EASEMENT/ LANDSCAPING/ MEDIAN	COG/ HOA	P
TRACT 1III	1,233	0.028	ELECTRICAL EASEMENT/ LANDSCAPING/ MEDIAN	COG/ HOA	P

TRACT AREA TABLE (PHASE 2)					
TRACT	AREA (SQ FT)	AREA (AC)	DESCRIPTION	DEDICATED TO / MAINTAINED BY	A / P
TRACT 2A	4,383	0.101	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2B	1,110	0.025	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2C	1,232	0.028	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2D	5,146	0.118	OPEN SPACE/ LANDSCAPING	HOA	P
TRACT 2E	111,482	2.559	ELECTRICAL EASEMENT / WATER EASEMENT/ OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2F	5,400	0.124	WATER EASEMENT/ OPEN SPACE/ TRAIL/ LANDSCAPING/ PUE	HOA	A
TRACT 2G	17,941	0.412	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2H	2,160	0.050	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2I	2,160	0.050	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2J	33,224	0.763	OPEN SPACE /DRAINAGE /LANDSCAPING/PUE	HOA	P
TRACT 2K	20,775	0.477	OPEN SPACE /DRAINAGE /LANDSCAPING/PUE	HOA	P
TRACT 2L	6,921	0.159	WATER EASEMENT/ OPEN SPACE/ TRAIL/ LANDSCAPING/ PUE	HOA	A
TRACT 2M	4,903	0.113	OPEN SPACE/ LANDSCAPING	HOA	P
TRACT 2N	33,006	0.758	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2O	26,400	0.606	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2P	2,260	0.052	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2Q	28,756	0.660	OPEN SPACE /DRAINAGE /LANDSCAPING/PUE	HOA	P
TRACT 2R	49,507	1.137	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2S	106,175	2.437	THE GROVE AT CITRUS PARK / OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2T	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2U	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2V	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2W	868	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2X	869	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2Y	28,040	0.644	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2Z	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2AA	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2BB	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2CC	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2DD	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2EE	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2FF	869	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2GG	867	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2HH	29,715	0.682	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2II	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2JJ	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2KK	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2LL	3,011	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2MM	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2NN	3,033	0.070	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2OO	868	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2PP	868	0.020	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2QQ	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2RR	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2SS	3,054	0.070	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2TT	171,487	3.937	OPEN SPACE /DRAINAGE EASEMENT /TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2UU	3,023	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P

TRACT AREA TABLE (PHASE 2)					
TRACT	AREA (SQ FT)	AREA (AC)	DESCRIPTION	DEDICATED TO / MAINTAINED BY	A / P
TRACT 2VV	1,745	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2WW	3,001	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2XX	81,086	1.861	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 2YY	3,000	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P
TRACT 2ZZ	1,740	0.040	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 2AAA	2,996	0.069	PRIVATE DRIVE/ MCE/ PUE/ SEWER	HOA	P

TRACT AREA TABLE (PHASE 3)					
TRACT	AREA (SQ FT)	AREA (AC)	DESCRIPTION	DEDICATED TO / MAINTAINED BY	A / P
TRACT 3A	1,404	0.032	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 3B	1,442	0.033	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 3C	2,160	0.050	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 3D	16,594	0.381	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 3E	4,456	0.102	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 3F	86,118	1.977	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 3G	36,785	0.844	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 3H	1,177	0.027	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 3I	1,183	0.027	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 3J	94,139	2.161	OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 3K	4,656	0.107	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 3L	25,468	0.585	NEIGHBORHOOD PARK / OPEN SPACE /DRAINAGE/ TRAIL /LANDSCAPING/PUE	HOA	A
TRACT 3M	2,260	0.052	OPEN SPACE/ LANDSCAPING/ PUE	HOA	P
TRACT 3N	139	0.003	LANDSCAPING/ MEDIAN	COG/ HOA	P
TRACT 3O	139	0.003	LANDSCAPING/ MEDIAN	COG/ HOA	P
TRACT 3P	139	0.003	LANDSCAPING/ MEDIAN	COG/ HOA	P
TRACT 3Q	6,362	0.146	LANDSCAPING/ MEDIAN	COG/ HOA	P
TRACT 3R	3,784	0.087	LANDSCAPING/ MEDIAN	COG/ HOA	P

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	4.65'	150.00'	001°46'31"	2.32'	4.65'	N00°48'29"E
C2	35.91'	500.00'	004°06'56"	17.96'	35.91'	S88°01'19"E
C3	241.75'	150.00'	092°20'25"	156.26'	216.42'	N47°51'57"E
C4	228.40'	150.00'	087°14'39"	142.95'	206.97'	S46°27'27"E
C5	130.24'	200.00'	037°18'39"	67.52'	127.95'	S71°31'12"W
C6	315.05'	200.00'	090°15'18"	200.89'	283.47'	S45°02'52"W
C7	7.21'	150.00'	002°45'21"	3.61'	7.21'	S01°27'27"E
C8	177.73'	200.00'	050°54'53"	95.21'	171.94'	N62°35'34"W
C9	18.58'	600.00'	001°46'28"	9.29'	18.58'	N88°56'14"W
C10	35.47'	1000.00'	002°01'57"	17.74'	35.47'	N00°56'12"E
C11	277.62'	1000.00'	015°54'23"	139.71'	276.73'	N09°54'22"E
C12	40.77'	400.03'	005°50'24"	20.40'	40.76'	S69°13'14"E
C13	314.16'	200.00'	090°00'00"	200.00'	282.84'	S45°06'37"W
C14	314.16'	200.00'	090°00'00"	200.00'	282.84'	S45°06'37"W
C15	309.78'	1000.00'	017°44'57"	156.14'	308.54'	N08°59'05"E
C16	71.61'	100.00'	041°01'44"	37.42'	70.09'	N69°22'31"W
C17	107.24'	150.00'	040°57'49"	56.03'	104.97'	S69°20'34"E
C18	1.73'	100.00'	000°59'38"	0.87'	1.73'	S00°40'21"W
C19	23.97'	150.00'	009°09'17"	12.01'	23.94'	N85°14'50"W
C20	2.29'	100.00'	001°18'36"	1.14'	2.29'	N00°28'23"W

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	LENGTH	BEARING	NO.	LENGTH	BEARING	NO.	LENGTH	BEARING	NO.	LENGTH	BEARING
L20	442.87'	N00°10'32"E	L35	134.15'	S00°10'32"W	L50	445.04'	S00°10'32"W	L65	956.16'	N89°53'23"W
L21	370.00'	S89°49'28"E	L36	614.91'	N00°04'47"W	L51	98.29'	S01°10'10"W	L66	375.05'	N00°06'37"E
L22	128.18'	N89°49'28"W	L37	331.95'	N17°51'34"E	L52	342.14'	N89°49'28"W	L67	195.01'	S89°53'23"E
L23	443.14'	S00°10'32"W	L38	68.69'	N17°51'34"E	L53	444.00'	S00°10'32"W	L68	139.95'	N00°06'37"E
L24	150.75'	S00°04'24"E	L39	70.48'	S72°08'26"E	L54	97.74'	N01°07'41"W	L69	486.40'	N89°53'23"W
L25	140.30'	N37°08'07"W	L40	82.96'	S66°19'33"E	L55	369.80'	N89°49'28"W	L70	385.75'	N89°53'23"W
L26	41.83'	N88°03'00"W	L41	90.00'	S00°06'37"W	L56	544.01'	N00°05'10"W	L71	280.00'	S00°06'37"W
L27	71.95'	N88°03'00"W	L42	396.81'	S89°54'22"E	L57	348.83'	S00°10'32"W	L72	872.15'	S89°53'23"E
L28	105.78'	N89°49'28"W	L43	185.55'	S00°06'37"W	L58	359.05'	N00°06'37"E	L73	140.05'	N00°06'37"E
L29	145.85'	S00°10'32"W	L44	498.19'	S89°52'36"E	L59	189.60'	S89°53'23"E			
L30	733.01'	S89°49'28"E	L45	290.00'	N00°06'37"E	L60	135.05'	S00°06'37"W			
L31	280.00'	N00°10'32"E	L46	695.00'	N89°53'23"W	L61	956.16'	S89°53'23"E			
L32	393.36'	N89°49'28"W	L47	6.97'	N00°06'37"E	L62	290.00'	N00°06'37"E			
L33	145.01'	S00°10'30"W	L48	96.87'	N89°53'23"E	L63	499.94'	N89°53'23"W			
L34	339.65'	N89°49'28"W	L49	103.49'	N48°51'39"W	L64	150.00'	S00°06'37"W			

PRELIMINARY PLAT FOR CITRUS PARK

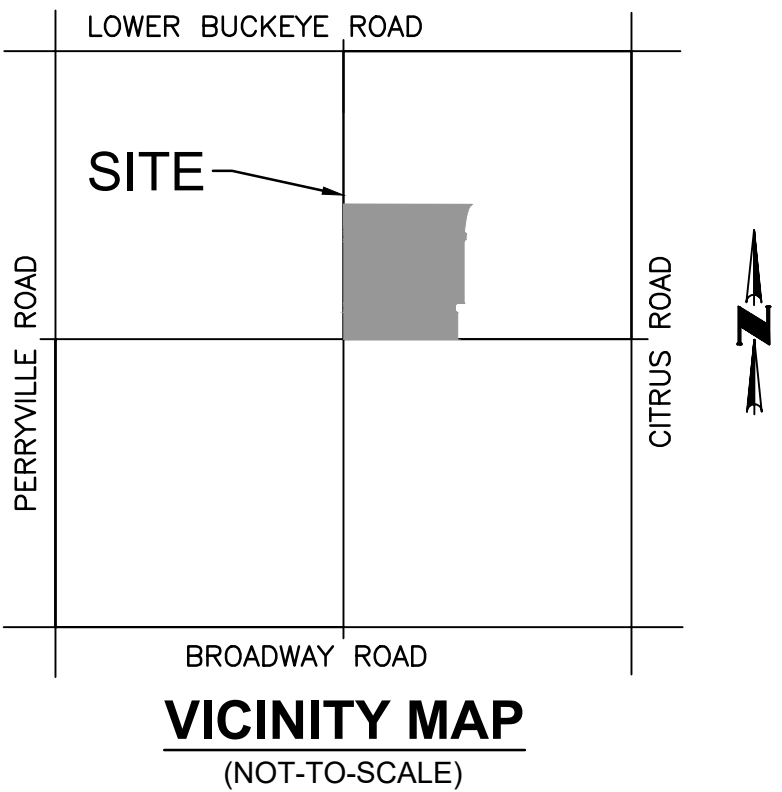
A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22,
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BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER

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LEGEND

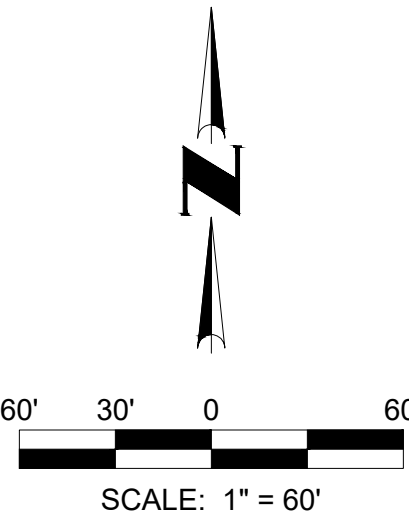
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.E.) SIGHT VISIBILITY EASEMENT
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- INDICATES PHASE LINE
- INDICATES PARCEL LINE

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / LEGAL DESCRIPTION / TYPICAL LOT
DETAIL / SINGLE FAMILY TRASH & RECYCLING DETAIL / SITE
DATA TABLE / TURNING RADIUS DETAIL / OPEN SPACE AREA
TABLE / DEVELOPMENT STANDARDS
SHEET 02 - CROSS SECTION DETAILS/TURNING RADIUS DETAILS
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SHEET 06 - LOT AREA TABLES
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SHEET 14 - COURT HOME TRASH & RECYCLING EXHIBIT

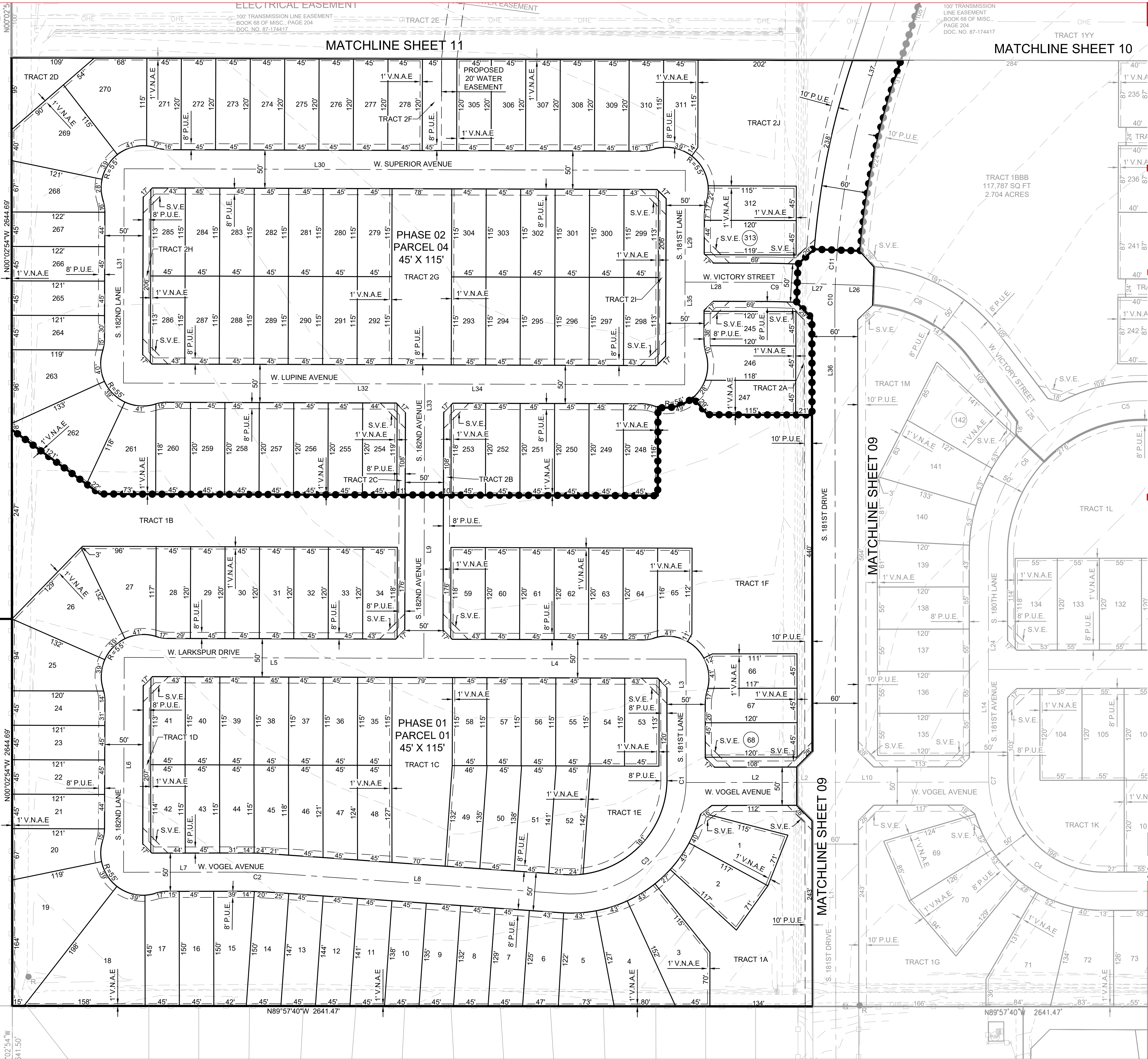


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SHEET
08 OF 14
CVL PROJECT #: 1-01-0141001

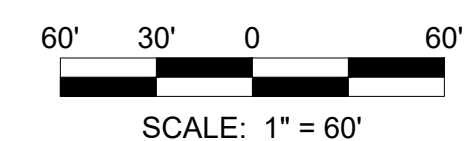
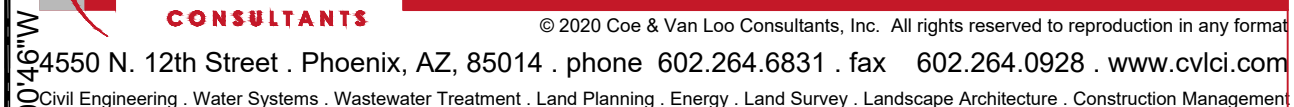
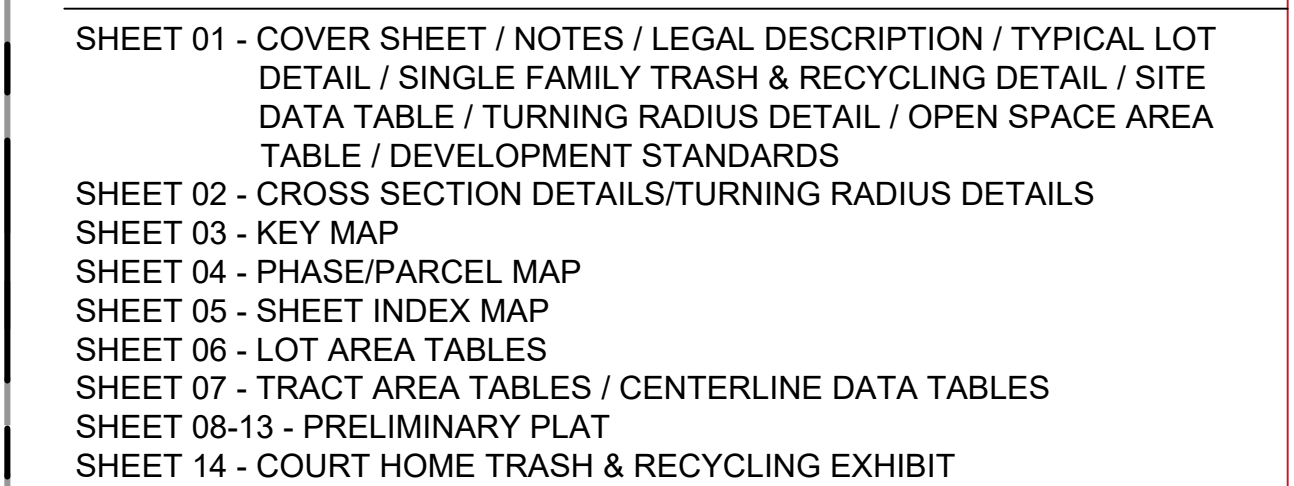
DATE: 11-16-20



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SHEET
09 OF 14
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VICINITY MAP
(NOT-TO-SCALE)

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.E.) SIGHT VISIBILITY EASEMENT
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES PHASE LINE
	INDICATES PARCEL LINE

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SHEET 06 - LOT AREA TABLES
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PRELIMINARY PLAT FOR CITRUS PARK

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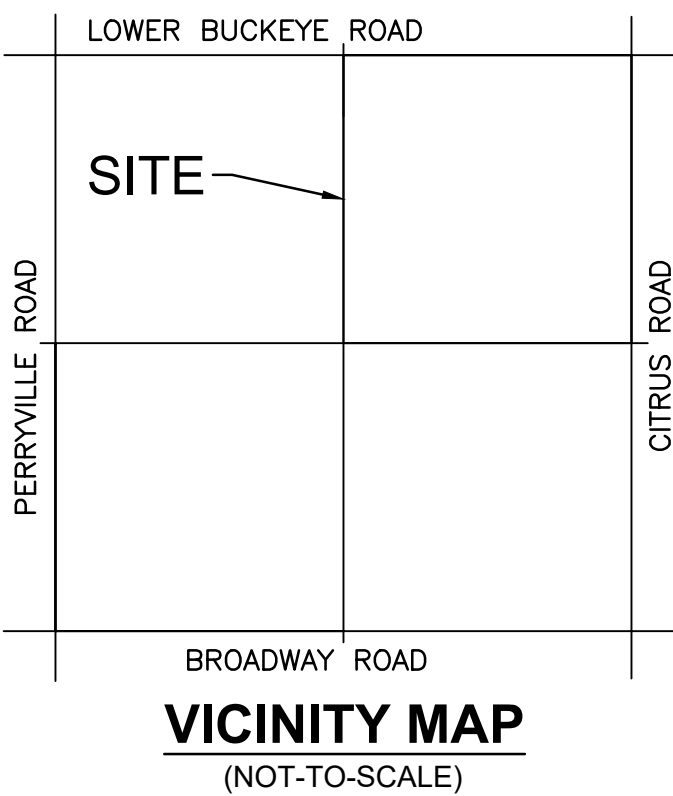
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MATCHLINE
SHEET 13



LEGEND

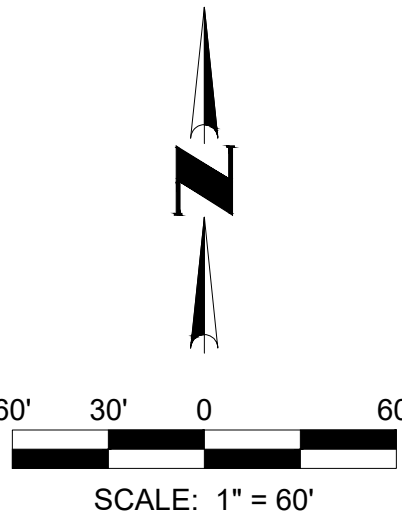
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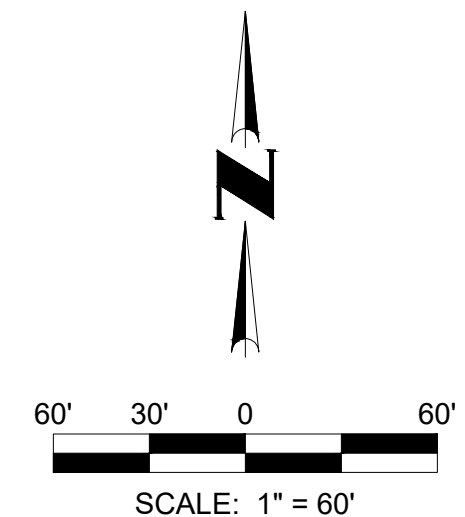
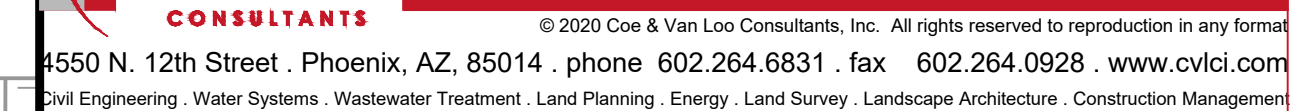
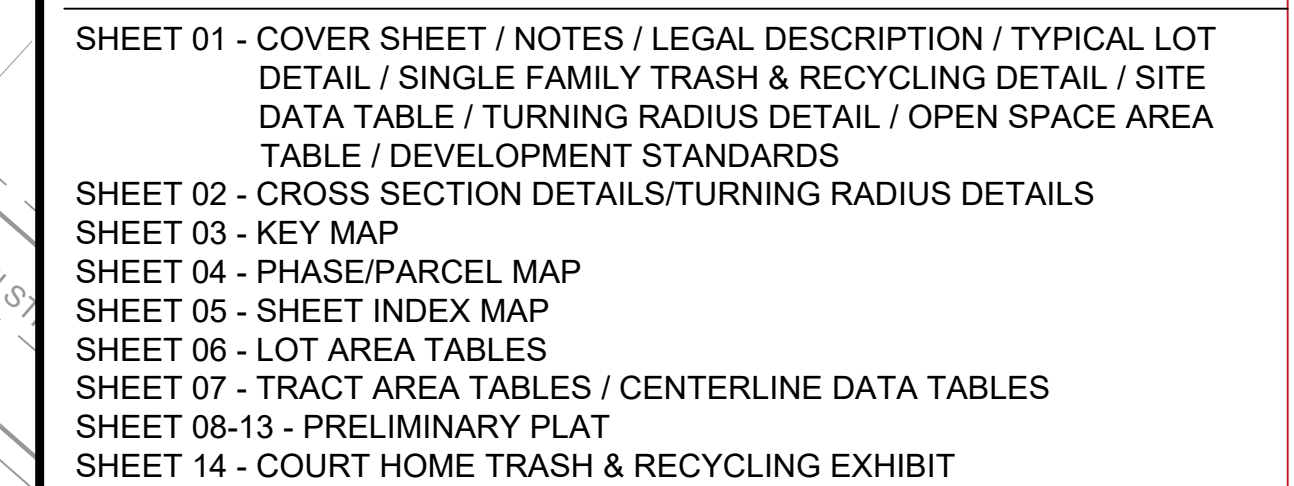
SHEET
11 OF 14
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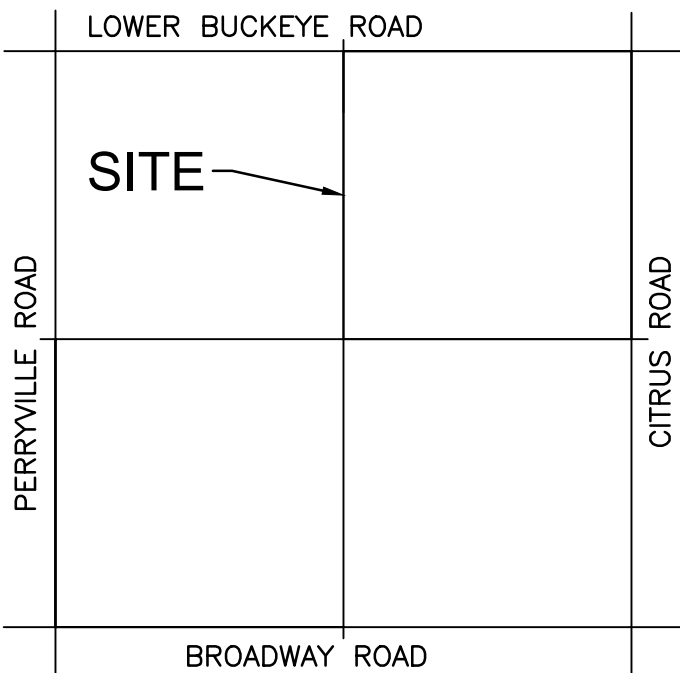
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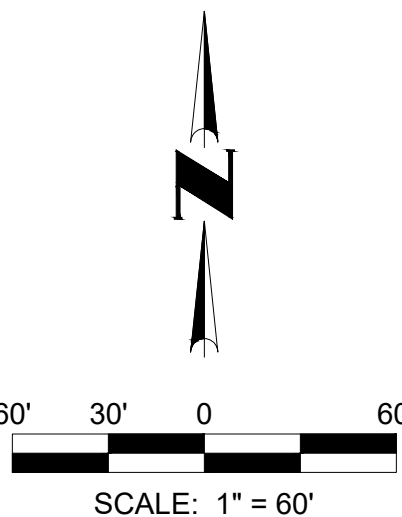
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SHEET
13 OF 14
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DATE: 11-16-20

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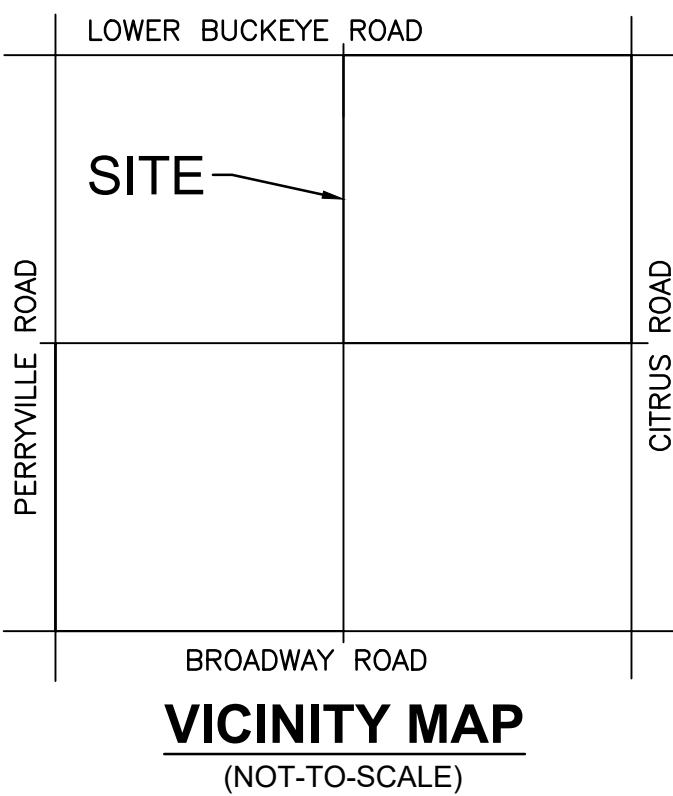
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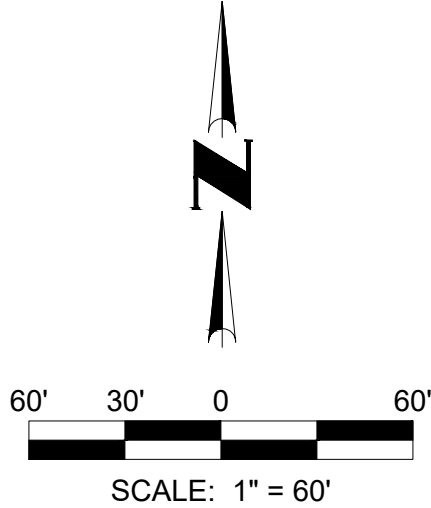
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NOTE:
□ □ □ □ □ TRASH & RECYCLING PADS



SHEET
14 OF 14
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