

RESOLUTION NO. 2021-2191

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING A PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED: “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-05”; “LEGAL DESCRIPTION FOR CITRUS PARK”; “LEGAL DESCRIPTION FOR CITRUS PARK R1-4 ZONING DISTRICT”; “LEGAL DESCRIPTION FOR CITRUS PARK R1-C ZONING DISTRICT”; “CITRUS PARK – PARKS AND OPEN SPACE PLAN”; “CITRUS PARK – CIRCULATION PLAN”; “CITRUS PARK – WALL PLAN”; “CITRUS PARK – ENTRY FEATURES AND WALL ELEVATIONS”; “CITRUS PARK – NORTH ENTRY MONUMENT PLAN”; “CITRUS PARK – PEDESTRIAN LIGHTING PLAN”; AND “PRELIMINARY PLAT FOR CITRUS PARK.”

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled “Official Supplementary Zoning Map No. 20-05, a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That a certain document titled “Legal Description for Citrus Park,” a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That a certain document titled “Legal Description for Citrus Park R1-4 Zoning District,” a copy of which is attached hereto as Exhibit C, is hereby declared a public record.

That a certain document titled “Legal Description for Citrus Park R1-C Zoning District,” a copy of which is attached hereto as Exhibit D, is hereby declared a public record.

That a certain document titled “Citrus Park – Parks and Open Space Plan,” a copy of which is attached hereto as Exhibit E, is hereby declared a public record.

That a certain document titled “Citrus Park – Circulation Plan,” a copy of which is attached hereto as Exhibit F, is hereby declared a public record.

That a certain document titled “Citrus Park – Wall Plan,” a copy of which is attached hereto as Exhibit G, is hereby declared a public record.

That a certain document titled “Citrus Park – Entry Features and Wall Elevations,” a copy of which is attached hereto as Exhibit H, is hereby declared a public record.

That a certain document titled “Citrus Park – North Entry Monument Plan,” a copy of which is attached hereto as Exhibit I, is hereby declared a public record.

That a certain document titled “Citrus Park – Pedestrian Lighting Plan,” a copy of which is attached hereto as Exhibit J, is hereby declared a public record.

That a certain document titled “Preliminary Plat for Citrus Park,” a copy of which is attached hereto as Exhibit K, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of rezoning Ordinance No. 2021-1493.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Three copies of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20____.

Georgia Lord, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2021-2191 is a true, correct and accurate copy of Resolution No. 2021-2191, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____, 20____, at which a quorum was present and, by a _____ vote, _____ voted in favor of said resolution.

Given under my hand and sealed this _____ day of _____, 20____.

seal

City Clerk

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-05

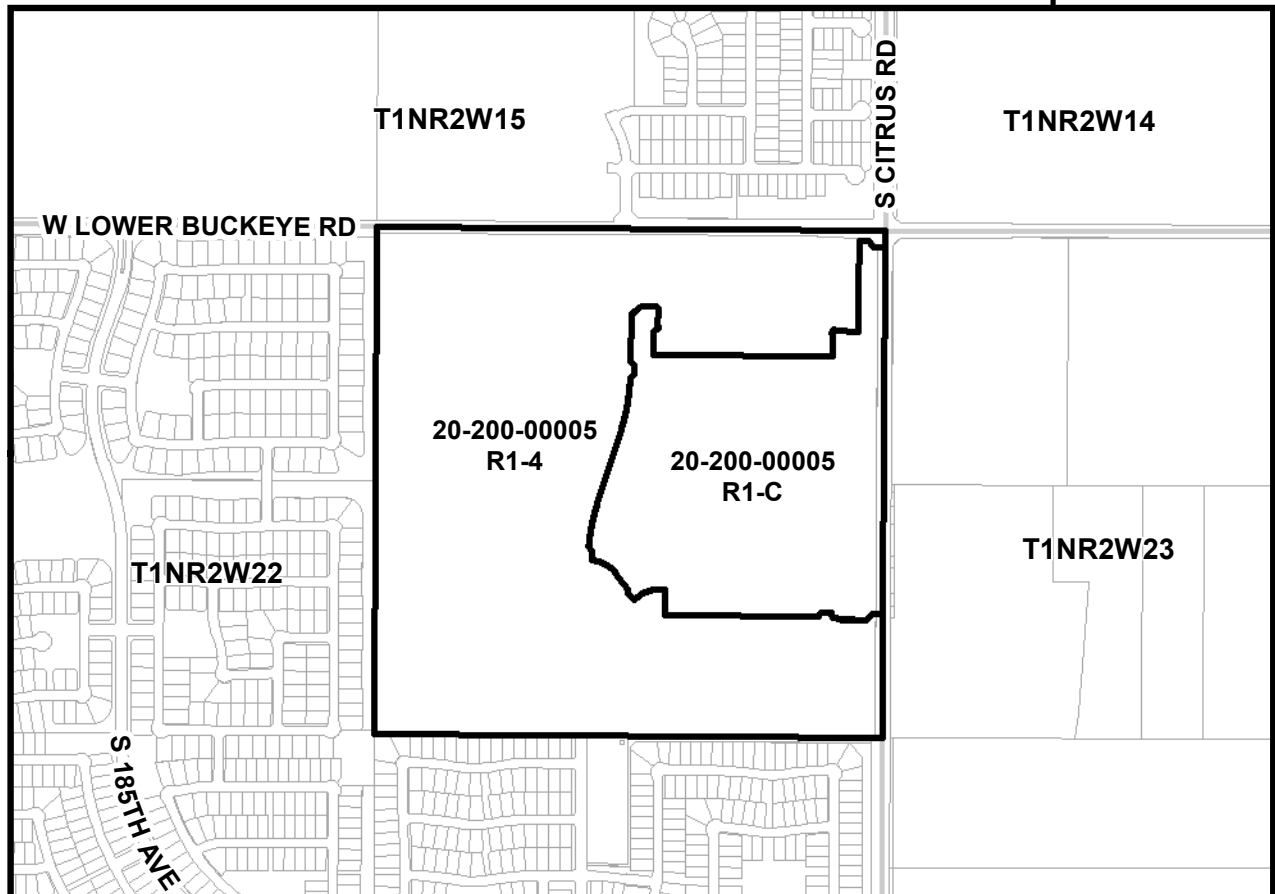
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF
THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. _____,
PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA,
THIS _____ DAY OF _____, 2021.

MAYOR

CITY CLERK

SUBJECT PROPERTY:

**A portion of the Northeast Quarter Section 22, Township 1 North,
Range 2 West of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona.**



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT
A

REZONE FROM PAD TO R1-4 AND R1-C 20-200-00005

DATE:
January 2021

May 12, 2020

LEGAL DESCRIPTION FOR
CITRUS PARK

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.

November 11, 2020

LEGAL DESCRIPTION FOR
CITRUS PARK
R1-4 ZONING DISTRICT

That part of the Northeast Quarter of Section 22, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Aluminum Cap stamped LS#33851 marking the Northeast Corner of said Section 22, from which the Cotton Picker Spindle marking the East Quarter Corner of said Section 22 bears South 00°00'46" West, a distance of 2,641.39 feet;

Thence South 00°00'46" West, along the East line of the Northeast Quarter of said Section 22, a distance of 87.91 feet;

Thence North 89°59'14" West, departing said East line, a distance of 55.11 feet;

Thence North 44°56'20" West, a distance of 46.71 feet;
Thence North 89°53'23" West, a distance of 46.79 feet;
Thence South 00°03'50" West, a distance of 248.02 feet;
Thence North 89°53'23" West, a distance of 3.00 feet;
Thence South 00°00'56" West, a distance of 135.00 feet;
Thence South 89°53'23" East, a distance of 3.00 feet;
Thence South 00°00'56" West, a distance of 89.76 feet;
Thence North 89°53'23" West, a distance of 114.98 feet;

Thence North 55°45'35" West, a distance of 12.34 feet to a point on a 55.00 foot radius non-tangent curve, whose center bears North 55°45'35" West;

Thence Southwesterly, along said curve, through a central angle of 25°05'40", a distance of 24.09 feet;

Thence South 30°39'55" East, a distance of 17.95 feet;
Thence South 00°06'37" West, a distance of 102.32 feet;
Thence North 89°53'23" West, a distance of 931.00 feet;
Thence North 00°06'37" East, a distance of 116.82 feet;

Thence North 56°08'53" East, a distance of 31.24 feet to a point on a 55.00 foot radius non-tangent curve, whose center bears North 56°08'53" East;

Thence Northerly, along said curve, through a central angle of 51°18'14", a distance of 49.25 feet to the beginning of a tangent reverse curve of 55.00 foot radius, concave Westerly;

Thence Northerly, along said curve, through a central angle of $17^{\circ}20'29''$, a distance of 16.65 feet;

Thence North $00^{\circ}06'37''$ East, a distance of 40.17 feet;
Thence North $44^{\circ}53'23''$ West, a distance of 16.97 feet;

Thence North $89^{\circ}53'29''$ West, a distance of 74.84 feet to a point on a 24.68 foot radius non-tangent curve, whose center bears South $00^{\circ}17'02''$ East;

Thence Southwesterly, along said curve, through a central angle of $56^{\circ}37'59''$, a distance of 24.39 feet to a point on a 75.00 foot radius non-tangent curve, whose center bears North $56^{\circ}31'22''$ West;

Thence Southwesterly, along said curve, through a central angle of $21^{\circ}56'14''$, a distance of 28.72 feet to a point on a 25.31 foot radius non-tangent curve, whose center bears South $29^{\circ}47'29''$ East;

Thence Southwesterly, along said curve, through a central angle of $59^{\circ}54'09''$, a distance of 26.46 feet;

Thence South $00^{\circ}06'37''$ West, a distance of 230.54 feet;
Thence South $44^{\circ}53'23''$ East, a distance of 28.28 feet;
Thence South $00^{\circ}17'28''$ West, a distance of 50.00 feet;

Thence South $45^{\circ}53'24''$ West, a distance of 28.67 feet to a point on a 1,030.00 foot radius non-tangent curve, whose center bears North $87^{\circ}46'27''$ West;

Thence Southerly, along said curve, through a central angle of $15^{\circ}38'01''$, a distance of 281.04 feet;

Thence South $17^{\circ}51'34''$ West, a distance of 400.63 feet to the beginning of a tangent curve of 970.00 foot radius, concave Easterly;

Thence Southerly, along said curve, through a central angle of $13^{\circ}14'53''$, a distance of 224.29 feet;

Thence South $41^{\circ}47'06''$ East, a distance of 27.88 feet;

Thence South $01^{\circ}56'07''$ West, a distance of 50.05 feet to a point on a 175.00 foot radius non-tangent curve, whose center bears South $04^{\circ}44'13''$ West;

Thence Southeasterly, along said curve, through a central angle of $48^{\circ}07'39''$, a distance of 147.00 feet;

Legal Description for
Citrus Park
R1-4 Zoning District
November 11, 2020

Thence South 37°08'07" East, a distance of 104.69 feet;
Thence South 03°54'39" West, a distance of 18.10 feet;

Thence South 46°34'15" East, a distance of 50.00 feet to a point on a 175.00 foot radius non-tangent curve, whose center bears South 46°34'15" East;

Thence Northeasterly, along said curve, through a central angle of 46°44'47", a distance of 142.78 feet;

Thence South 89°49'28" East, a distance of 30.31 feet;
Thence South 00°10'32" West, a distance of 135.00 feet;
Thence South 89°49'28" East, a distance of 792.00 feet;

Thence South 80°58'01" East, a distance of 13.44 feet to a point on a 25.11 foot radius non-tangent curve, whose center bears North 36°00'17" West;

Thence Northeasterly, along said curve, through a central angle of 53°57'07", a distance of 23.65 feet;

Thence South 89°57'24" East, a distance of 50.00 feet to a point on a 24.61 foot radius non-tangent curve, whose center bears North 89°29'47" East;

Thence Southeasterly, along said curve, through a central angle of 61°26'43", a distance of 26.39 feet to a point on a 100.00 foot radius non-tangent curve, whose center bears North 28°28'31" East;

Thence Easterly, along said curve, through a central angle of 28°33'17", a distance of 49.84 feet;

Thence North 89°55'13" East, a distance of 121.88 feet;
Thence North 44°57'58" East, a distance of 46.71 feet;

Thence South 89°59'14" East, a distance of 55.08 feet to a point on the East line of the Northeast Quarter of said Section 22;

Thence South 00°00'46" West, along said East line, a distance of 647.60 feet to the Cotton Picker Spindle marking the East Quarter Corner of said Section 22;

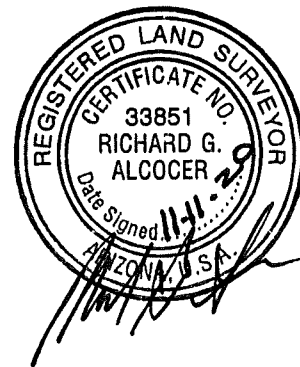
Thence North 89°57'40" West, along the South line of the Northeast Quarter of said Section 22, a distance of 2,641.47 feet to the Aluminum Cap stamped LS#33851 marking the Center of said Section 22;

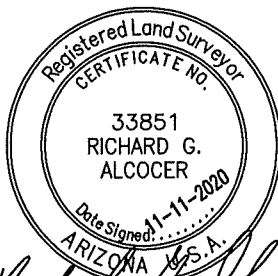
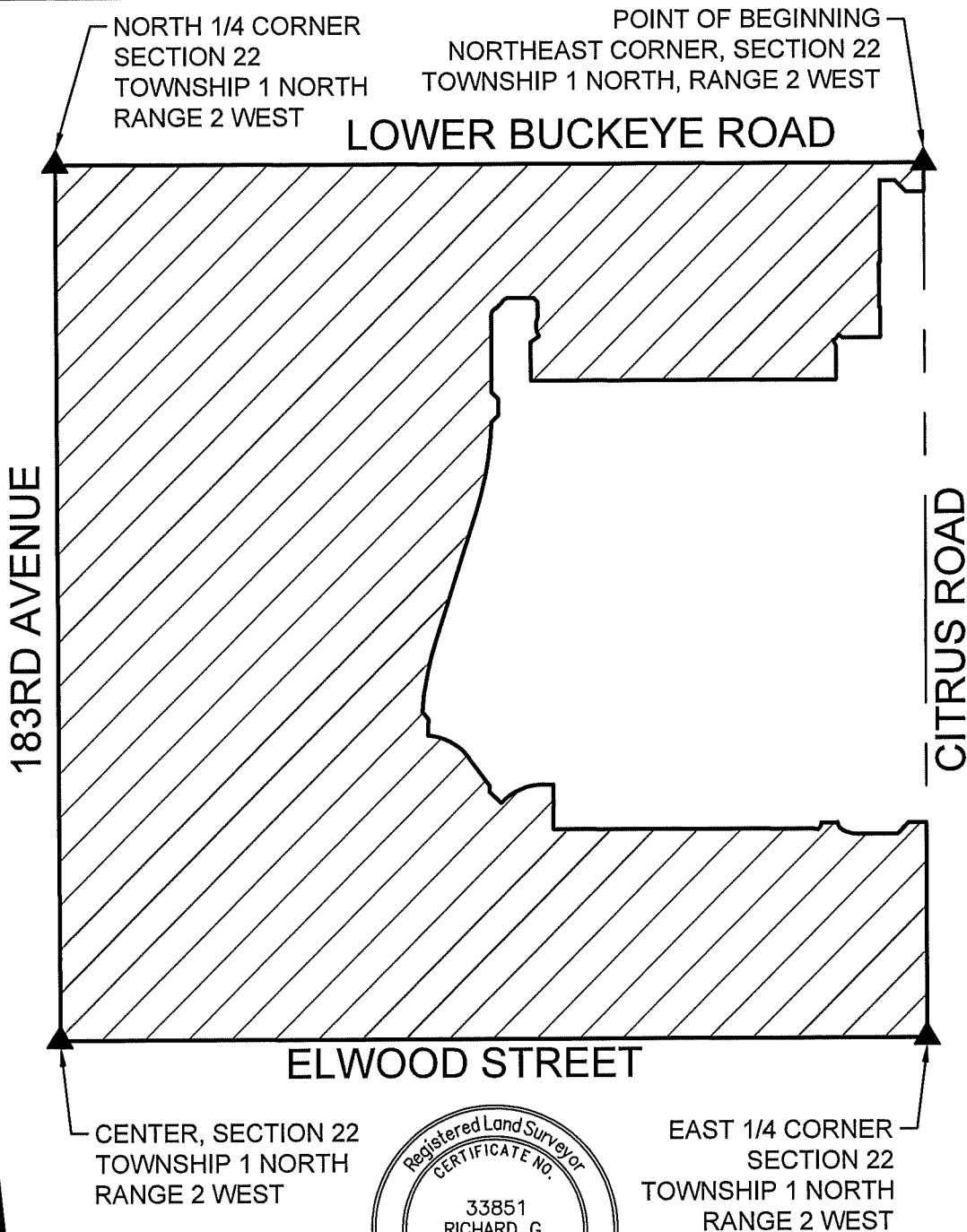
Legal Description for
Citrus Park
R!-4 Zoning District
November 11, 2020

Thence North 00°02'54" West, along the West line of the Northeast Quarter of said Section 22, a distance of 2,644.69 feet to the City of Goodyear Brass Cap flush marking the North Quarter Corner of said Section 22;

Thence South 89°53'23" East, along the North line of the Northeast Quarter of said Section 22, a distance of 2,644.30 feet to the Point of Beginning.

Containing 4,974,605 Square Feet or 114.201 Acres, more or less.





Richard G. Alcocer

SCALE 1" = 500'
 EXHIBIT
 4550 North 12th Street
 Phoenix, Arizona 85014
 Phone 602-264-6831
<http://www.cvlci.com>

CITRUS PARK
 R1-4 ZONING DISTRICT

CVL
 CONSULTANTS
 CELEBRATING 60 YEARS
 1 OF 1

CITRUS PARK
R1-4 ZONING PARCEL CLOSURE

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RB = S30°39'54.9314" E

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RB = N72°32'53.7239" W
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A = 28.71562
C = 28.54055
CB = S44°26'45.1422" W
D = 21°56'13.6271"
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RB = S29°47'28.9266" E
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A = 26.45945
C = 25.27073
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D = 59°54'08.7735"
T = 14.58290

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R = 175.00000

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C = 22.78192
CB = N27°01'09.6528" E
D = 53°57'06.6213"
T = 12.78164
RB = S89°57'23.6578" E

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RB = N89°29'46.8146" E
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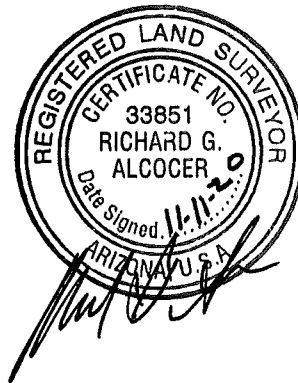
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November 11, 2020

LEGAL DESCRIPTION FOR
CITRUS PARK
R1-C ZONING DISTRICT

That part of the Northeast Quarter of Section 22, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Aluminum Cap stamped LS#33851 marking the Northeast Corner of said Section 22, from which the Cotton Picker Spindle marking the East Quarter Corner of said Section 22 bears South 00°00'46" West, a distance of 2,641.39 feet;

Thence South 00°00'46" West, along the East line of the Northeast Quarter of said Section 22, a distance of 87.91 feet to the True Point of Beginning;

Thence continuing South 00°00'46" West, along said East line, a distance of 1,905.88 feet;

Thence North 89°59'14" West, departing said East line, a distance of 55.08 feet;

Thence South 44°57'58" West, a distance of 46.71 feet;

Thence South 89°55'13" West, a distance of 121.88 feet to the beginning of a tangent curve of 100.00 foot radius, concave Northerly;

Thence Westerly, along said curve, through a central angle of 28°33'17", a distance of 49.84 feet to a point on a 24.61 foot radius non-tangent curve, whose center bears North 28°03'04" East;

Thence Northwesterly, along said curve, through a central angle of 61°26'43", a distance of 26.39 feet;

Thence North 89°57'24" West, a distance of 50.00 feet to a point on a 25.11 foot radius non-tangent curve, whose center bears North 89°57'24" West;

Thence Southwesterly, along said curve, through a central angle of 53°57'07", a distance of 23.65 feet;

Thence North 80°58'01" West, a distance of 13.44 feet;

Thence North 89°49'28" West, a distance of 792.00 feet;

Thence North 00°10'32" East, a distance of 135.00 feet;

Thence North 89°49'28" West, a distance of 30.31 feet to the beginning of a tangent curve of 175.00 foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of $46^{\circ}44'47''$, a distance of 142.78 feet;

Thence North $46^{\circ}34'15''$ West, a distance of 50.00 feet;
Thence North $03^{\circ}54'39''$ East, a distance of 18.10 feet;

Thence North $37^{\circ}08'07''$ West, a distance of 104.69 feet to the beginning of a tangent curve of 175.00 foot radius, concave Southwesterly;

Thence Northwesterly, along said curve, through a central angle of $48^{\circ}07'39''$, a distance of 147.00 feet;

Thence North $01^{\circ}56'07''$ East, a distance of 50.05 feet;

Thence North $41^{\circ}47'06''$ West, a distance of 27.88 feet to a point on a 970.00 foot radius non-tangent curve, whose center bears South $85^{\circ}23'20''$ East;

Thence Northerly, along said curve, through a central angle of $13^{\circ}14'53''$, a distance of 224.29 feet;

Thence North $17^{\circ}51'34''$ East, a distance of 400.63 feet to the beginning of a tangent curve of 1,030.00 foot radius, concave Westerly;

Thence Northerly, along said curve, through a central angle of $15^{\circ}38'01''$, a distance of 281.04 feet;

Thence North $45^{\circ}53'24''$ East, a distance of 28.67 feet;
Thence North $00^{\circ}17'28''$ East, a distance of 50.00 feet;
Thence North $44^{\circ}53'23''$ West, a distance of 28.28 feet;

Thence North $00^{\circ}06'37''$ East, a distance of 230.54 feet to the beginning of a tangent curve of 25.00 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of $56^{\circ}37'59''$, a distance of 24.71 feet to the beginning of a tangent reverse curve of 75.00 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of $23^{\circ}15'58''$, a distance of 30.46 feet to a point on a 24.68 foot radius non-tangent curve, whose center bears South $56^{\circ}55'01''$ East;

Thence Northeasterly, along said curve, through a central angle of $56^{\circ}37'59''$, a distance of 24.39 feet;

Legal Description for
Citrus Park
R1-C Zoning District
November 11, 2020

Thence South 89°53'29" East, a distance of 74.84 feet;
Thence South 44°53'23" East, a distance of 16.97 feet;

Thence South 00°06'37" West, a distance of 40.17 feet to the beginning of a tangent curve of 55.00 foot radius, concave Westerly;

Thence Southerly, along said curve, through a central angle of 17°20'29", a distance of 16.65 feet to the beginning of a tangent reverse curve of 55.00 foot radius, concave Easterly;

Thence Southerly, along said curve, through a central angle of 51°18'14", a distance of 49.25 feet;

Thence South 56°08'53" West, a distance of 31.24 feet;
Thence South 00°06'37" West, a distance of 116.82 feet;
Thence South 89°53'23" East, a distance of 931.00 feet;
Thence North 00°06'37" East, a distance of 102.32 feet;

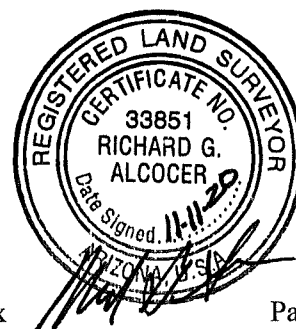
Thence North 30°39'55" West, a distance of 17.95 feet to a point on a 55.00 foot radius non-tangent curve, whose center bears North 30°39'55" West;

Thence Northeasterly, along said curve, through a central angle of 25°05'40", a distance of 24.09 feet;

Thence South 55°45'35" East, a distance of 12.34 feet;
Thence South 89°53'23" East, a distance of 114.98 feet;
Thence North 00°00'56" East, a distance of 89.76 feet;
Thence North 89°53'23" West, a distance of 3.00 feet;
Thence North 00°00'56" East, a distance of 135.00 feet;
Thence South 89°53'23" East, a distance of 3.00 feet;
Thence North 00°03'50" East, a distance of 248.02 feet;
Thence South 89°53'23" East, a distance of 46.79 feet;
Thence South 44°56'20" East, a distance of 46.71 feet;

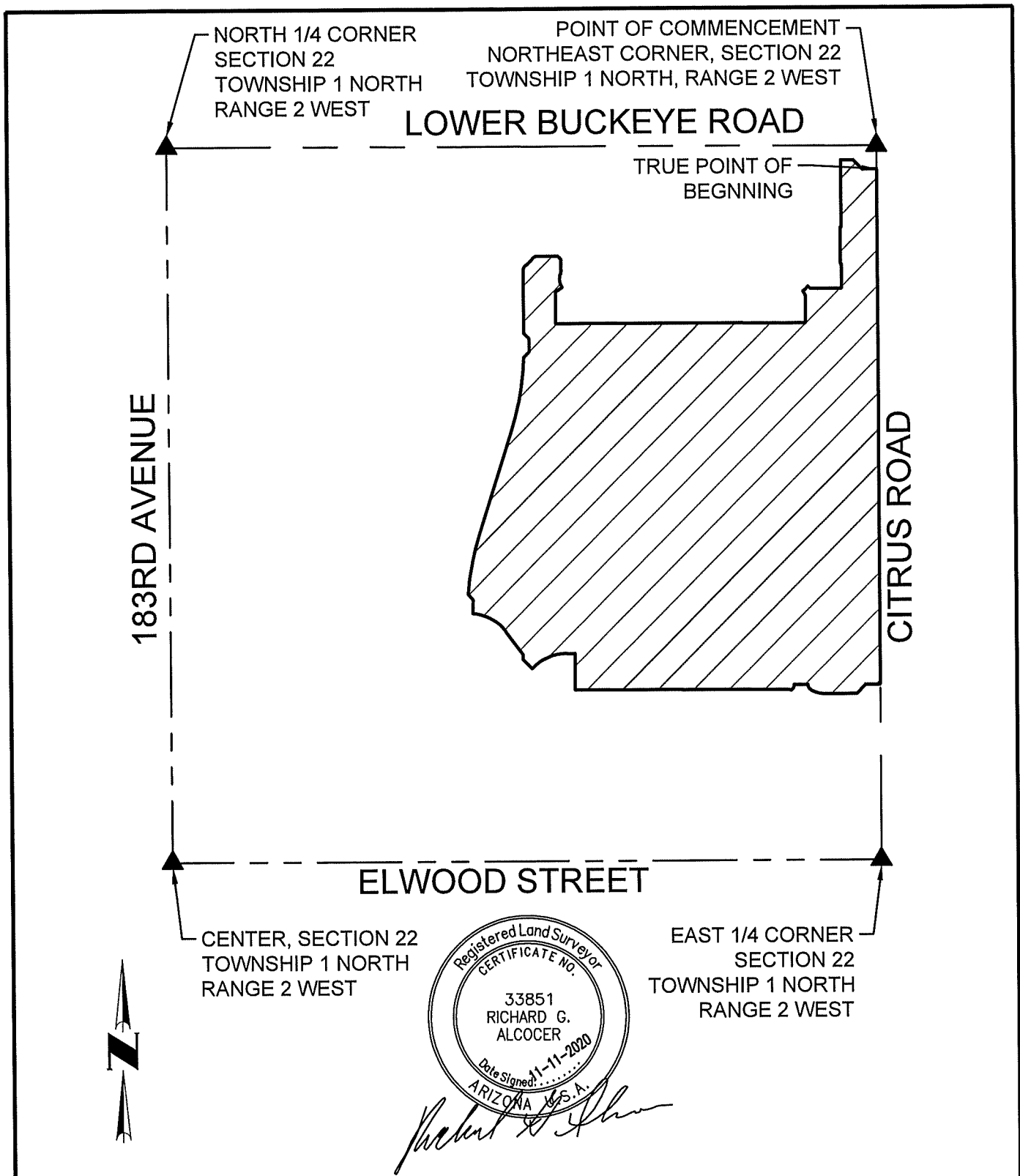
Thence South 89°59'14" East, a distance of 55.11 feet to the True Point of Beginning.

Containing 2,010,637 Square Feet or 46.158 Acres, more or less.



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Page 3 of 3



SCALE 1" = 500'	CITRUS PARK	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	R1-C ZONING DISTRICT	CELEBRATING 60 YEARS
		1 OF 1

CITRUS PARK
R-1C ZONING PARCEL

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11/10/2020 1:53 PM

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BOUNDARY

S00°00'45.8908" W 1905.88220

N89°59'14.1410" W 55.07912

S44°57'58.1396" W 46.70635

S89°55'13.2168" W 121.88357

RB = N00°04'46.7832" W

R = 100.00000

A = 49.83763

C = 49.32345

CB = N75°48'08.0361" W

D = 28°33'17.4943"

T = 25.44773

RB = S28°28'30.7111" W

RB = N28°03'04.3089" E

R = 24.60796

A = 26.39006

C = 25.14350

CB = N31°13'34.4383" W

D = 61°26'42.5057"

T = 14.62425

RB = S89°29'46.8146" W

N89°57'23.5871" W 50.00013

RB = N89°57'23.6578" W

R = 25.11147

A = 23.64589

C = 22.78192

CB = S27°01'09.6528" W

D = 53°57'06.6213"

T = 12.78164

RB = S36°00'17.0365" E

N80°58'00.8726" W 13.43749

N89°49'28.3398" W 792.00000

N00°10'31.6602" E 135.00000

N89°49'28.3398" W 30.31318

RB = S00°10'31.6602" W

R = 175.00000

A = 142.77841

C = 138.85119

CB = S66°48'08.3406" W

D = 46°44'46.6391"

T = 75.63190

RB = N46°34'14.9789" W

N46°34'14.9789" W 50.00000

N03°54'39.4579" E 18.10031

N37°08'07.1523" W 104.69089

RB = S52°51'52.8477" W

R = 175.00000

A = 146.99750

C = 142.71388

CB = N61°11'56.9005" W

D = 48°07'39.4964"

T = 78.14870

RB = N04°44'13.3513" E

N01°56'06.9658" E 50.04653

N41°47'05.6598" W 27.88390

RB = S85°23'19.7237" E

R = 970.00000

A = 224.28753

C = 223.78822

CB = N11°14'06.9897" E

D = 13°14'53.4269"

T = 112.64610

RB = N72°08'26.2968" W

N17°51'33.7032" E 400.63160

RB = N72°08'26.2885" W

R = 1029.99970

A = 281.04296

C = 280.17194
CB = N10°02'33.2805" E
D = 15°38'00.8620"
T = 141.39985
RB = S87°46'27.1505" E

N45°53'23.6687" E 28.66650
N00°17'28.0375" E 50.00025
N44°53'22.9180" W 28.28427
N00°06'37.0820" E 230.53763

RB = S89°53'22.9180" E
R = 25.00000
A = 24.71080
C = 23.71708
CB = N28°25'36.4587" E
D = 56°37'58.7533"
T = 13.47040
RB = N33°15'24.1647" W

RB = N33°15'24.1647" W
R = 75.00000
A = 30.45509
C = 30.24628
CB = N45°06'37.0820" E
D = 23°15'57.5066"
T = 15.44029
RB = S56°31'21.6713" E

RB = S56°55'00.7987" E
R = 24.68019
A = 24.39469
C = 23.41368
CB = N61°23'58.5779" E
D = 56°37'58.7533"
T = 13.29808
RB = N00°17'02.0454" W

S89°53'29.4412" E 74.83797
S44°53'22.9180" E 16.97056
S00°06'37.0820" W 40.16542

RB = N89°53'22.9180" W
R = 55.00000
A = 16.64659
C = 16.58312

CB = S08°46'51.6790" W
D = 17°20'29.1941"
T = 8.38742
RB = S72°32'53.7239" E

RB = S72°32'53.7239" E
R = 55.00000
A = 49.24812
C = 47.61927
CB = S08°12'00.5692" E
D = 51°18'13.6906"
T = 26.41287
RB = S56°08'52.5855" W

S56°08'52.5855" W 31.24174

S00°06'37.0820" W 116.81835

S89°53'22.9180" E 931.00000

N00°06'37.0820" E 102.32340

N30°39'54.9314" W 17.94614

RB = N30°39'54.9314" W
R = 55.00000
A = 24.08888
C = 23.89681
CB = N46°47'15.1754" E
D = 25°05'39.7865"
T = 12.24074
RB = S55°45'34.7179" E

S55°45'34.7179" E 12.34118

S89°53'22.9180" E 114.98291

N00°00'56.1237" E 89.76459

N89°53'22.9180" W 3.00000

N00°00'56.1237" E 135.00018

S89°53'22.9180" E 3.00000

N00°03'50.0395" E 248.01954

S89°53'22.9180" E 46.78872

S44°56'19.9278" E 46.70908

N:\01\0141001\Admin\Legal Descriptions\G-LG-R1-C-ZONING-CLOSURE.txt

S89°59'14.1092" E 55.10526
to

Area = 2010636.98 46.158 AC

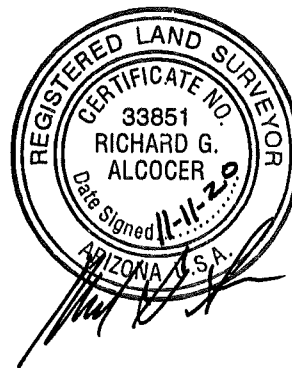
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Misclosure: 1/1,000,000+

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East Error: 0.000722

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CITRUS PARK

REZONING & PRE-PLAT

Parks and Open Space Plan

Exhibit E



A The Grove At Citrus Park - North

- Swimming Pool Area
All Age Groups
- Restroom Building
- Shade Trellis With Vines
- Community Gathering Area With B.B.Q. Grills, Picnic Tables, and Lighting
- Turf Open Play Area
- Shaded Tree Courtyard
- White Ranch Rail Fence Accents
- Parking Lot

B The Grove At Citrus Park - South

- Citrus Themed Play Structure
Ages: 2 To 5 & 5 to 12
- Shade Ramada With Tables
- Pickleball Courts
Ages: Teens To Adults
- Half Basketball Court
Ages: Teens To Adults
- Turf Open Play / Practice Area
- Shaded Tree Courtyard With Benches
- Ranch Rail Fence Accents

C Northwest Neighborhood Park

- Citrus Themed Play Structures
Ages: 2 To 5
- Shade Ramada With Tables
- Bocce Ball Courts
Ages: Teens To Adults
- Turf Open Play Area
- Ranch Rail Fence Accents
- Shaded Benches

D Southeast Neighborhood Park

- Citrus Themed Play Structure
Ages: 2 To 5
- Shade Ramada With Tables And B.B.Q. Grills
- Corn Hole Courts
Ages: Teens To Adults
- Turf Open Play Area
- Ranch Rail Fence Accents
- Shaded Benches

E Community Gathering/ Picnic Park

- Shade Ramada With Tables And B.B.Q. Grills
- Horseshoe Courts
Ages: Teens To Adults
- Turf Open Play Area
- Ranch Rail Fence Accents
- Shaded Benches

F Main Entry

- Citrus Grove
- Entry Monument with "Overhead Trellis"
- Ranch Rail Fence/Column Accents

G Looped Wapa Easement Trail System

- One Mile Walking / Running Trail
- Shaded Benches
- Trail Markers
- Exercise Station Course
- Turf Open Play Areas

H Minor Monument

- Citrus Grove
- White Ranch Rail Fence
- Accent Columns with Pots

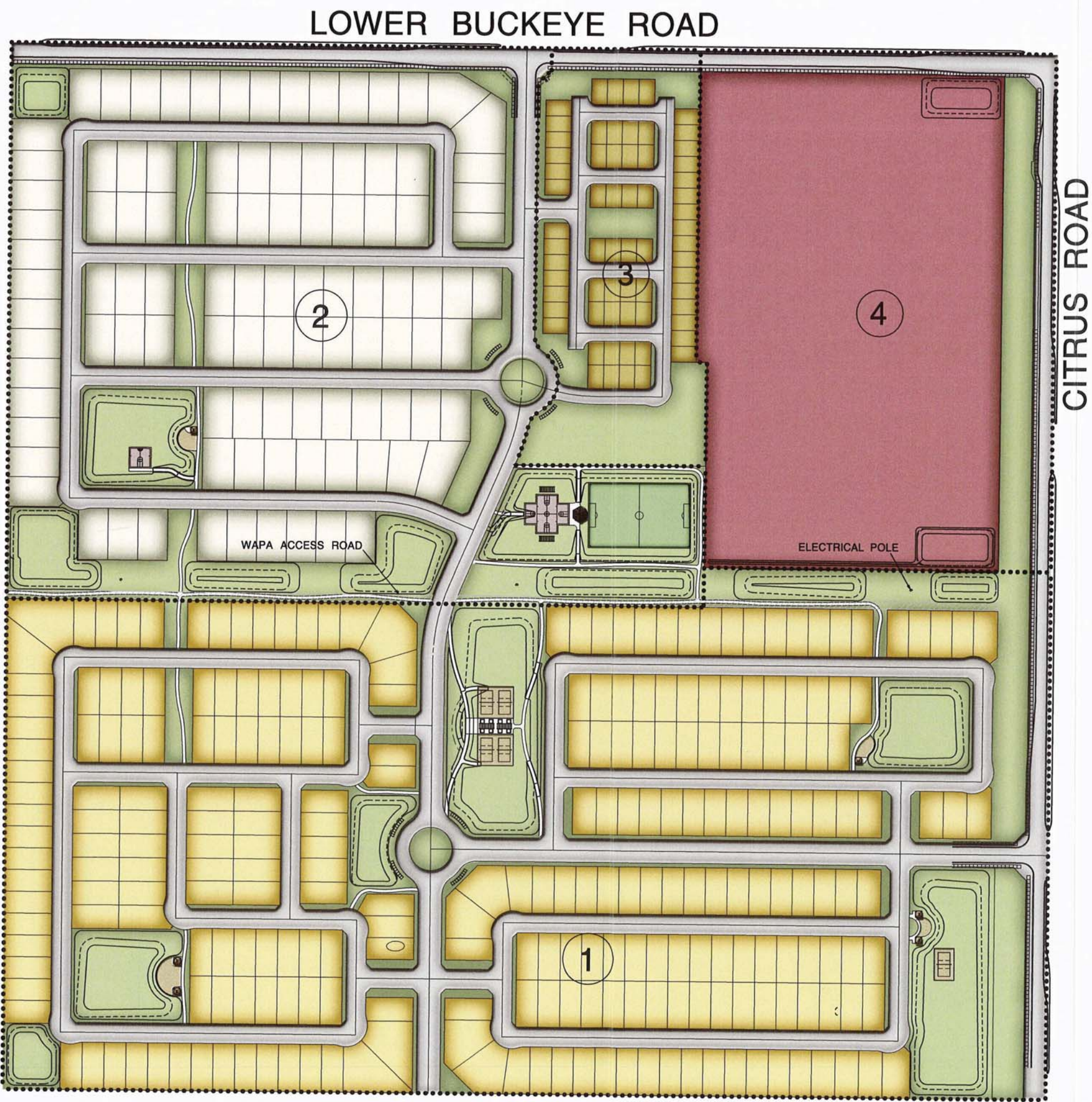
Disclaimer: These concepts are an artistic interpretation of the design. Not meant to be an exact rendition.



19 November 2020

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CITRUS PARK

REZONING & PRE-PLAT

Existing Site Plan
Exhibit F

	EXISTING PLAN		PROPOSED PLAN	
Gross Area	160.36 acres		160.36 acres	
Net Area	153.72 acres		153.74 acres	
Zoning	PAD		Reduced R1-4 and R1-C	
Commercial Gross Area	26.92 acres		-	
Open Space Area	33.58 acres	21.84%	46.77 acres	30.42%
Density	2.63 du/ac		3.84 du/ac	
LOT MIX				
45' x 115'	-	-	216	35%
40' x 87' COURT	-	-	195	32%
55' x 120'	-	-	205	33%
55' x 119'	256	61%	-	-
75' x 130'	101	24%	-	-
40' x 60'	65	15%	-	-
Total	422	100%	616	100%



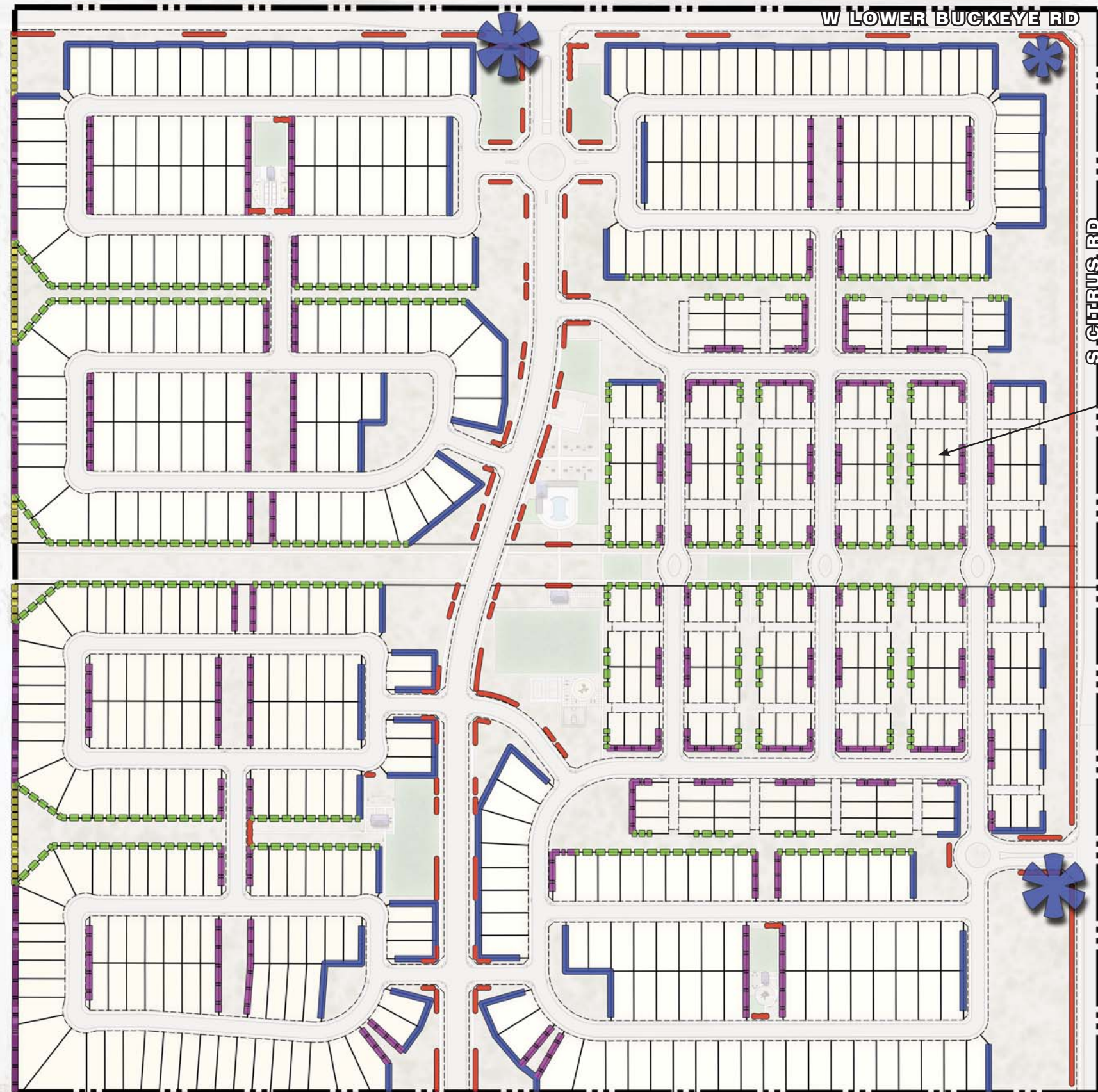
NTS

CITRUS PARK

REZONING & PRE-PLAT

Wall Plan

Exhibit G



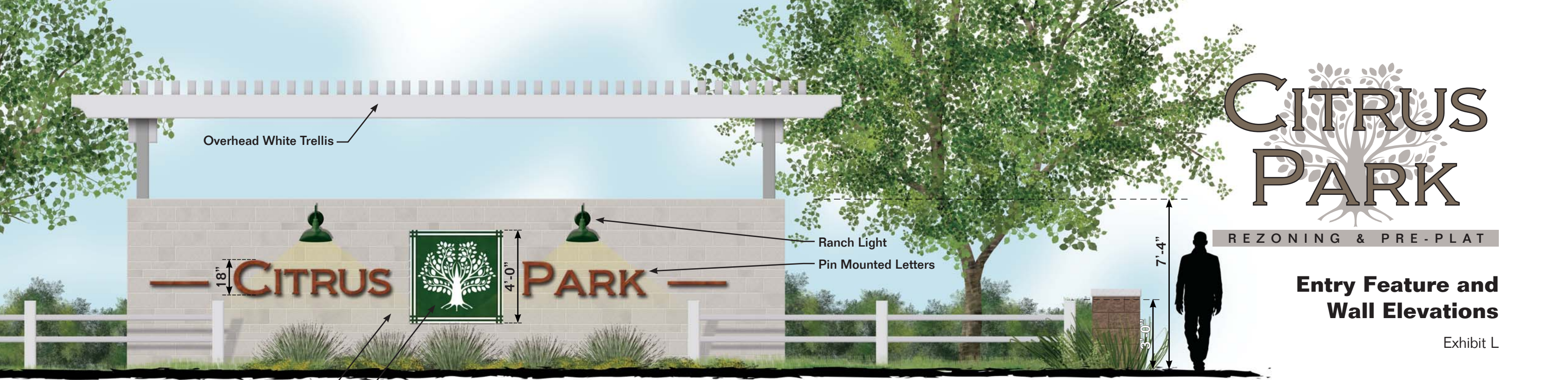
See Courthome
Detail, Exhibit R

LEGEND

-  Primary Entry Monument
-  Secondary Entry Monument
-  Theme Wall
-  Secondary Wall
-  Partial View Wall
-  Decorative Ranch Rail Fence Accents
-  Ranch Rail Fence



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CITRUS PARK

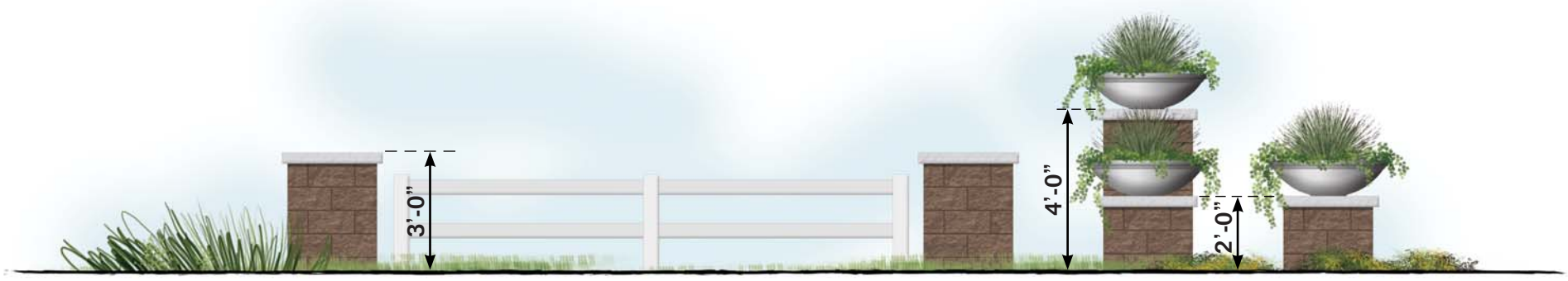
REZONING & PRE-PLAT

Entry Feature and Wall Elevations

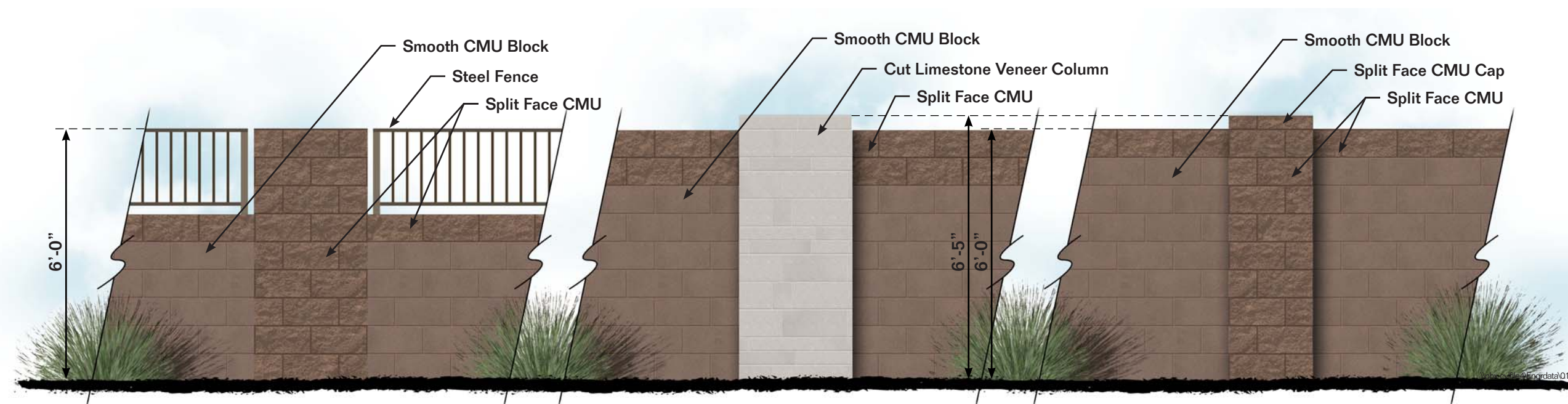
Exhibit L

Overhead White Trellis
Ranch Light
Pin Mounted Letters
Cut Limestone
Steel Inset

ENTRY MONUMENT



SECONDARY MONUMENT



PARTIAL VIEW WALL

THEME WALL

SECONDARY WALL

Disclaimer: These concepts are an artistic interpretation of the design. Not meant to be an exact rendition.

W LOWER BUCKEYE RD



REZONING & PRE-PLAT

North Entry
Monument Plan

Exhibit I

- A** Entry Monument
- B** Ranch Rail Fence with Columns
- C** Citrus Grove
- D** Turf Retention Basin
- E** Rural Row Spaced Plant Material
- F** Entry Median
- G** 8' Sidewalk



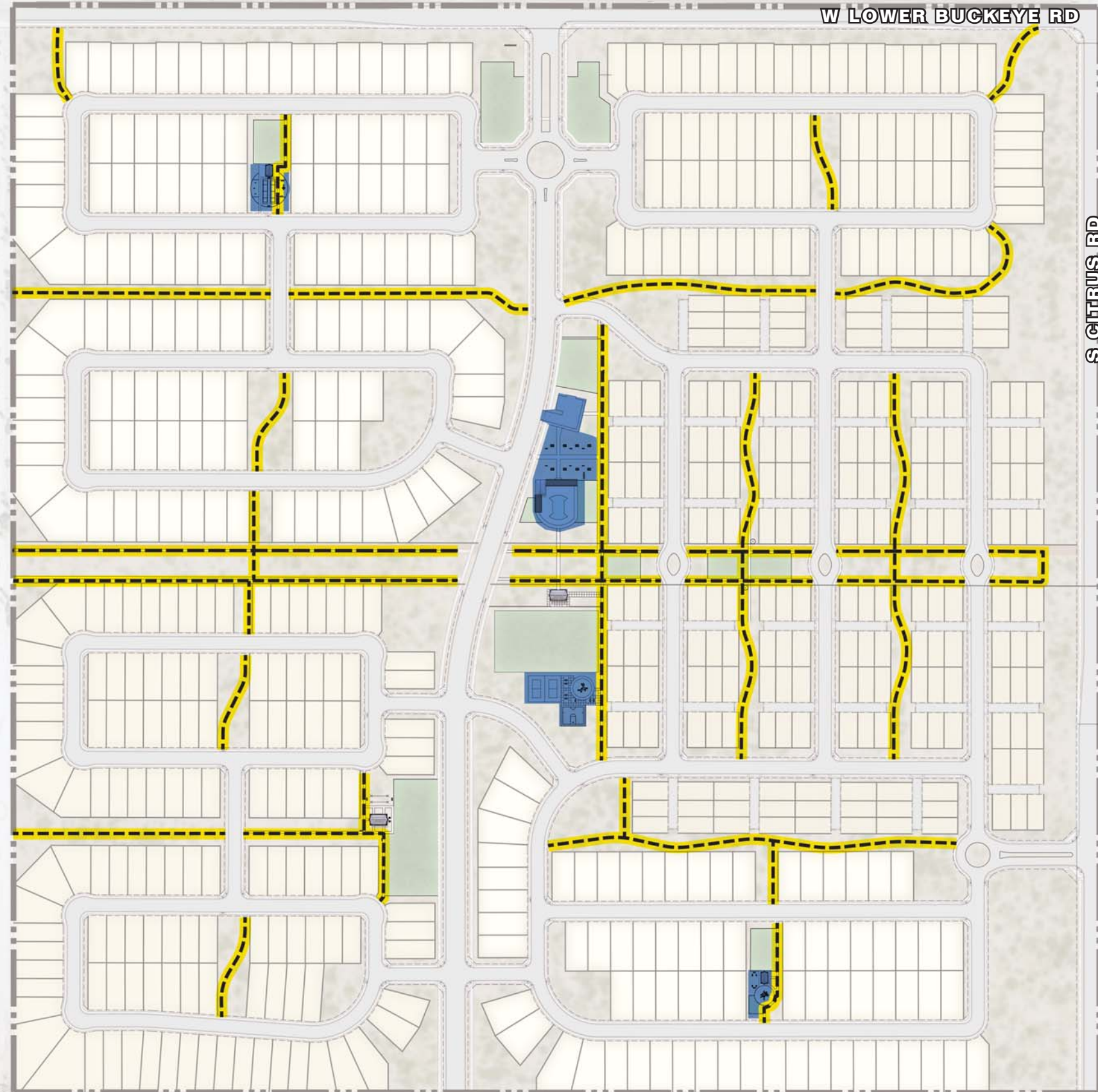
Disclaimer: These concepts are an artistic interpretation of the design. Not meant to be an exact rendition.

CITRUS PARK

REZONING & PRE-PLAT

Pedestrian Lighting Plan

Exhibit J



Pathway
Solar
Powered
Bollard



LEGEND

 **Sports Court and Tot Lot Lights**
Pole Mounted Fixtures with Motion
Sensors

 **Bollard Pathway Lights**

Note: The spacing and location of these light fixtures shall be determined with the direction of an Electrical Engineer to meet City guidelines.

**Tot Lot Area &
Parking Lot**
Solar Powered Pole
Mounted Lights



Sports Court
Solar Powered Pole
Mounted Lights



Disclaimer: These concepts are an artistic interpretation of the design. Not meant to be an exact rendition.

PRELIMINARY PLAT
FOR
CITRUS PARK

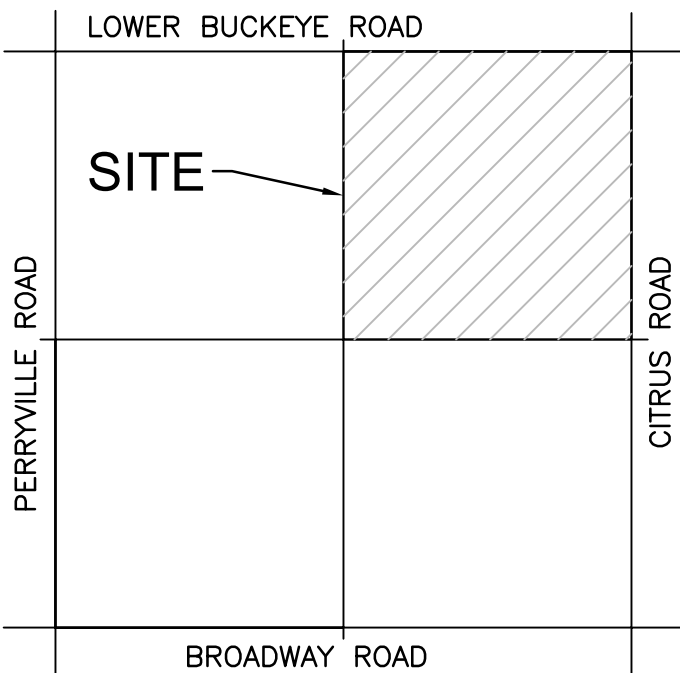
A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER

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

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
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PHONE: (602) 285-4708
EMAIL: CJOHNSON@CVLCL.COM



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 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
- 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



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Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



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

DATE: 11-16-20