

LEGAL DESCRIPTION - PHASE 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1377.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1267.32 FEET TO SAID SOUTH QUARTER-CORNER;

THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, 2646.85 FEET TO THE CALCULATED CENTER QUARTER-CORNER OF SAID SECTION 15;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 1262.05 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 42.41 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 29 SECONDS EAST, 29.12 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 457.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY 124.80 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 28 MINUTES 58 SECONDS;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 23.99 FEET;

THENCE SOUTH 71 DEGREES 30 MINUTES 29 SECONDS WEST, 28.28 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 64 DEGREES 59 MINUTES 55 SECONDS EAST, 10.98 FEET

THENCE SOUTH 25 DEGREES 00 MINUTES 05 SECONDS WEST, 24.74 FEET;

THENCE SOUTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 220.00 FEET;

THENCE SOUTH 63 DEGREES 53 MINUTES 09 SECONDS EAST, 90.70 FEET;

THENCE NORTH 26 DEGREES 30 MINUTES 29 SECONDS EAST, 41.85 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 139.51 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 994.00 FEET;

THENCE SOUTH 0 DEGREES 58 MINUTES 19 SECONDS EAST, 73.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 02 MINUTES 39 SECONDS EAST A DISTANCE OF 125.00 FEET;

THENCE SOUTHWESTERLY 61.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28 DEGREES 02 MINUTES 07 SECONDS;

THENCE SOUTH 61 DEGREES 55 MINUTES 14 SECONDS WEST, 28.48 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 49 SECONDS WEST, 26.56 FEET;

THENCE SOUTH 70 DEGREES 14 MINUTES 50 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 70 DEGREES 14 MINUTES 50 SECONDS EAST A DISTANCE OF 425.00 FEET;

THENCE SOUTHEASTERLY 87.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY 175.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 52 MINUTES 31 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 43 DEGREES 26 MINUTES 39 SECONDS WEST, 27.50 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST, 29.76 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 24.91 FEET;

THENCE SOUTH 44 DEGREES 59 MINUTES 44 SECONDS EAST, 28.28 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 268.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 77.8544 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - PHASE 2B

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP FLUSH AT THE SOUTH QUARTER-CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 2644.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 774.31 FEET;

THENCE NORTH 0 DEGREES 04 MINUTES 41 SECONDS EAST, 33.00 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 01 SECONDS WEST, 0.16 FEET;

THENCE NORTH 0 DEGREES 28 MINUTES 59 SECONDS EAST, 22.00 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 31 SECONDS EAST, 259.26 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 109.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 25.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 113.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 16 SECONDS EAST, 953.31 FEET;

THENCE SOUTH 87 DEGREES 40 MINUTES 26 SECONDS EAST, 220.18 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 244.47 FEET;

THENCE NORTH 87 DEGREES 35 MINUTES 35 SECONDS EAST, 87.60 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 1288.33 FEET TO THE POINT OF BEGINNING.

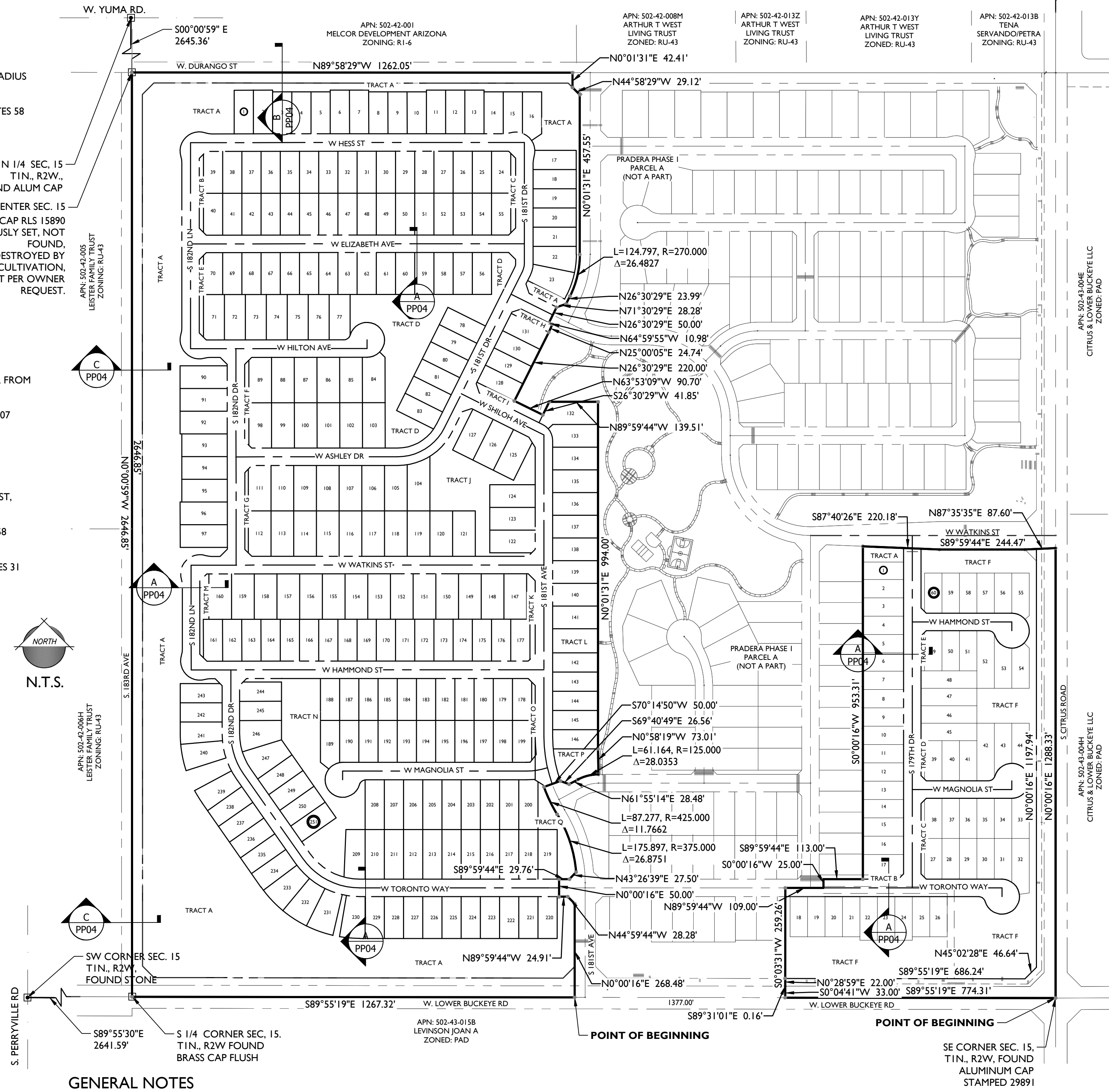
CONTAINS 17.9693 ACRES, MORE OR LESS.

APPROVED

CITY COUNCIL
AUGUST 19, 2019

PRELIMINARY PLAT
FOR
PRADERA PHASE 2B & 3

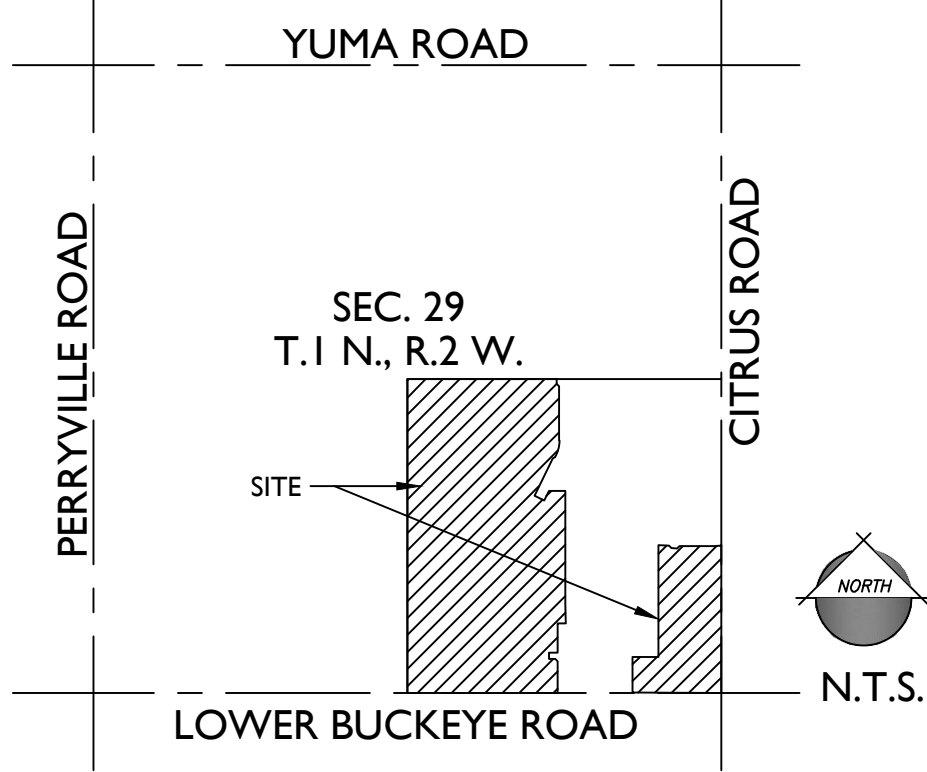
A PORTION OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 WEST GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



GENERAL NOTES

1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREA NOTES AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
3. WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
4. IF PROTECTED NATIVE PLANTS ARE PRESENT IN PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3-904)
5. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, SANITARY EASEMENT, OR WATER EASEMENTS EXCEPT FOR: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES WITH NO CONTINUOUS FOOTING, IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
6. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/ OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
7. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
8. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
9. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO THE CITY OF GOODYEAR STANDARDS, OR AS AMENDED BY THIS PRELIMINARY PLAT.
10. PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
11. A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE MAINTENANCE OF TRACTS AND OPEN SPACE WITH DUTIES AND RESPONSIBILITIES VIA A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)
12. LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION.

VICINITY MAP



PROJECT TEAM

OWNER:
PRADERA PARTNERS 160 LLC
11624 SE 5TH STE 200
BELLEVUE, WA 98005
TEL: (480) 220-7393
CONTACT:
PHILIP MILLER CONSULTANTS, LLC
C/O KELLY HALL

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT:
JORGE VILLASENOR
jorge.villasenor@epsgruoinc.com

PROJECT DATA

APN:	EXISTING GENERAL PLAN:	A PORTION OF 502-42-007B
EXISTING ZONING:	NEIGHBORHOOD (S-12 DU/AC)	R1-4, R1-6
OVERALL GROSS AREA:	± 95.82 ACRES (including R/W)	
NET AREA:	± 89.02 ACRES (excluding exist. R/W)	
EXISTING LOWER BUCKEYE R/W:	± 4.15 ACRES (55' R/W)	
CITRUS RD		
PROPOSED R/W	± 2.66 ACRES (30' R/W)	
DURANGO ST, 183RD RD	± 6.81 ACRES	
TOTAL R/W		
LOT SIZE:	55' x 120' - 65' x 130'	
NO. OF LOTS:	311	
GROSS DENSITY:	3.24 DU/AC	
NET DENSITY:	3.50 DU/AC	
MIN. LOT AREA	5,737 SQ FT	
MAX. LOT AREA	10,361 SQ FT	
OPEN SPACE:	22.98 ACRES (26 % OF NET)	

PHASE BREAKDOWN

PHASE 3	NO. OF LOTS	251
GROSS AREA:	± 77.85 ACRES (including R/W)	
NET AREA:	± 73.60 ACRES (including R/W)	
GROSS DENSITY:	3.22 DU/AC	
NET DENSITY:	3.41 DU/AC	
OPEN SPACE:	± 18.86 ACRES (25% OF NET)	
PHASE 2B	NO. OF LOTS	60
GROSS AREA	± 17.97 ACRES (including R/W)	
NET AREA	± 15.42 ACRES (including R/W)	
GROSS DENSITY	3.34 DU/AC	
NET DENSITY	3.89 DU/AC	
OPEN SPACE:	± 4.13 ACRES (27% OF NET)	

BASIS OF BEARING

COMMENCING AT THE NORTHEAST CORNER OF SECTIONS 15; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 15 AND ALONG MONUMENT LINE OF CITRUS ROAD.

BENCHMARK

CITY OF GOODYEAR BENCHMARK G309
3 IN BR CAP IN HANDHOLE AT THE INTERSECTION OF LOWER BUCKEYE ROAD AND COTTON LANE
NAVD88 ELEVATION = 938.33

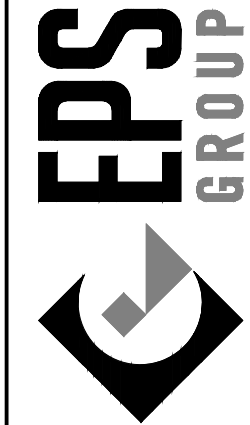
UTILITIES

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

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	PRELIMINARY PLAT
SHEET 5	PP04	DATA TABLES / STREET SECTIONS
SHEET 6	PP05	TRACT DIMENSIONS
SHEET 7	PP06	PHASING PLAN

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PRADERA PHASE 2B & 3
GOODYEAR, AZ
COVER SHEET

Project:	
Revisions:	
SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB	
JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB	
MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB	
APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB	
JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB	



Designer: JH
Drawn by: JAJ



Job No.
17-395

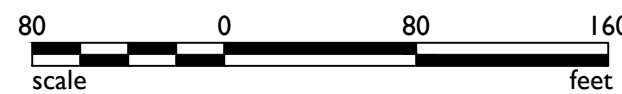
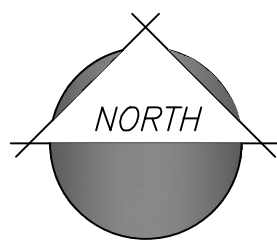
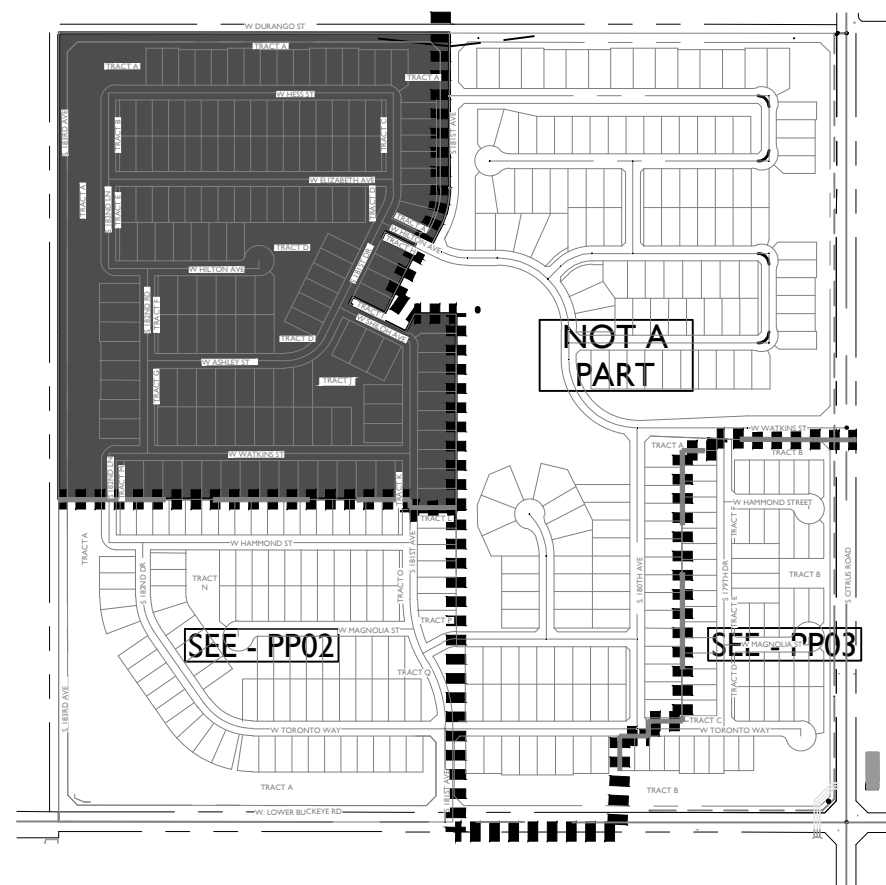
CS01

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of 7

PHASE 3		
LINE TABLE		
LINE	LENGTH	BEARING
L2	25.00'	N00°00'00"E
L3	25.00'	S00°01'31"W
L5	73.44'	S26°30'08"W
L6	55.01'	S00°00'56"E
L7	14.58'	N00°00'16"E

PHASE 3				
CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	53.24'	115.00'	52.76'	026°31'28"
C2	166.29'	150.00'	157.90'	063°31'02"
C3	122.07'	200.00'	120.18'	034°58'09"
C4	192.02'	200.00'	184.73'	055°00'36"
C5	90.40'	400.00'	90.20'	012°56'54"
C6	45.20'	200.00'	45.10'	012°56'54"
C7	96.37'	400.00'	96.13'	013°48'12"
C8	33.46'	400.00'	33.45'	004°47'34"
C9	220.08'	400.00'	217.31'	031°31'25"

KEY MAP



APN: 502-42-005
LEISTER FAMILY TRUST/LEISTER
DWIGHT/LAHR JEAN
ZONED: RU-43



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Project: PRADERA PHASE 2B & 3
GOODYEAR, AZ

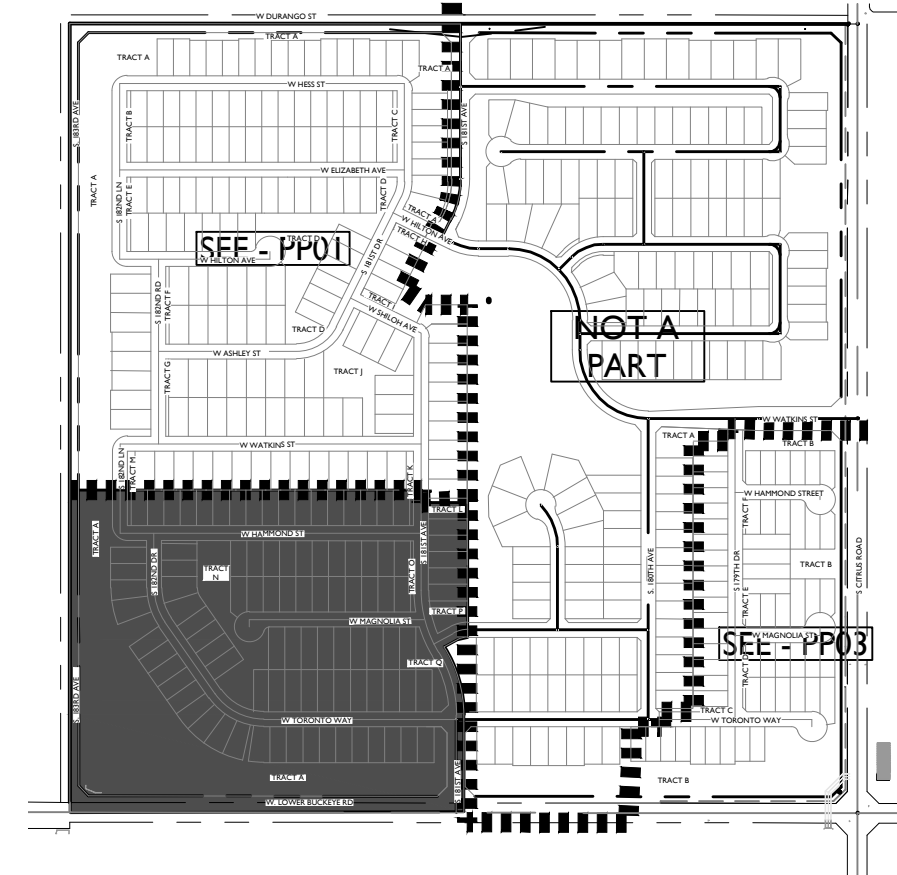
Revisions:

SEPTEMBER 25, 2018 - 1ST PRELIMINARY PLAT SUB	JH
JANUARY 3, 2019 - 2ND PRELIMINARY PLAT SUB	JA
MARCH 12, 2019 - 3RD PRELIMINARY PLAT SUB	
APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB	
JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB	

Design: JH
Drawn by: JA

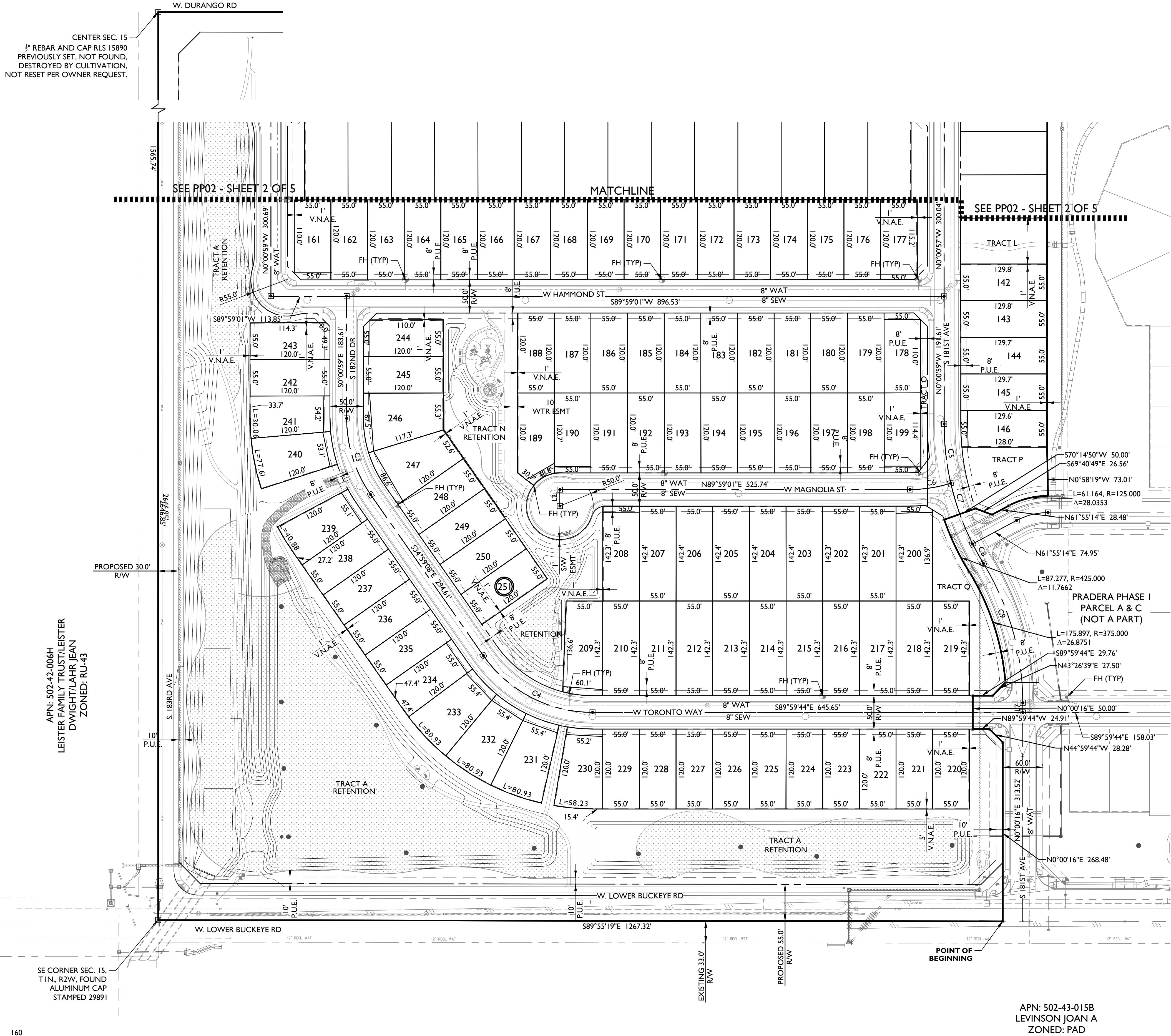
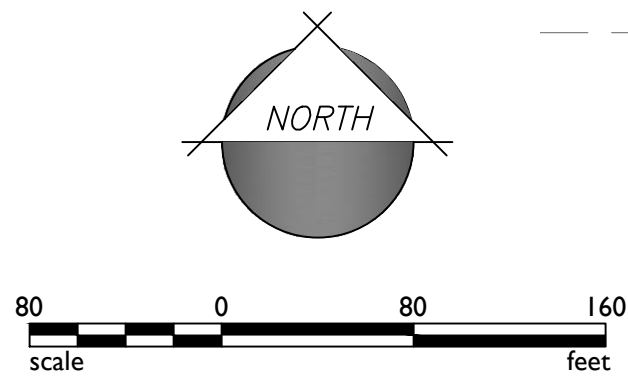
Job No. 17-395
PP01
Sheet No. 2 of 7

KEY MAP



PHASE 3		
LINE TABLE		
LINE	LENGTH	BEARING
L2	25.00'	N00°00'00"E
L3	25.00'	S00°01°31"W
L5	73.44'	S26°30'08"W
L6	55.01'	S00°00'56"E
L7	14.58'	N00°00'16"E

PHASE 3				
CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	53.24'	115.00'	52.76'	026°31'28"
C2	166.29'	150.00'	157.90'	063°31'02"
C3	122.07'	200.00'	120.18'	034°58'09"
C4	192.02'	200.00'	184.73'	055°00'36"
C5	90.40'	400.00'	90.20'	012°56'54"
C6	45.20'	200.00'	45.10'	012°56'54"
C7	96.37'	400.00'	96.13'	013°48'12"
C8	33.46'	400.00'	33.45'	004°47'34"
C9	220.08'	400.00'	217.31'	031°31'25"



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PRADERA PHASE 2B & 3
GOODYEAR, AZ

PRELIMINARY PLAT

Project:

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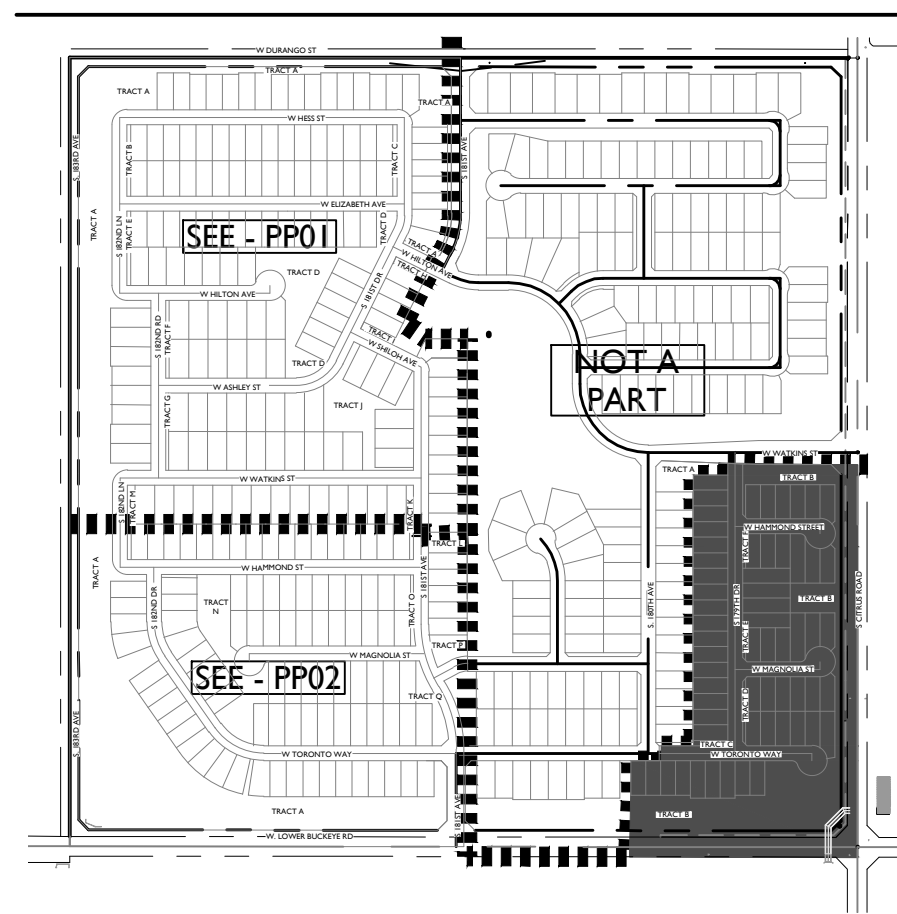
Call at least two full working days before any begin excavation

Design: JH
Drawn by: JAJ

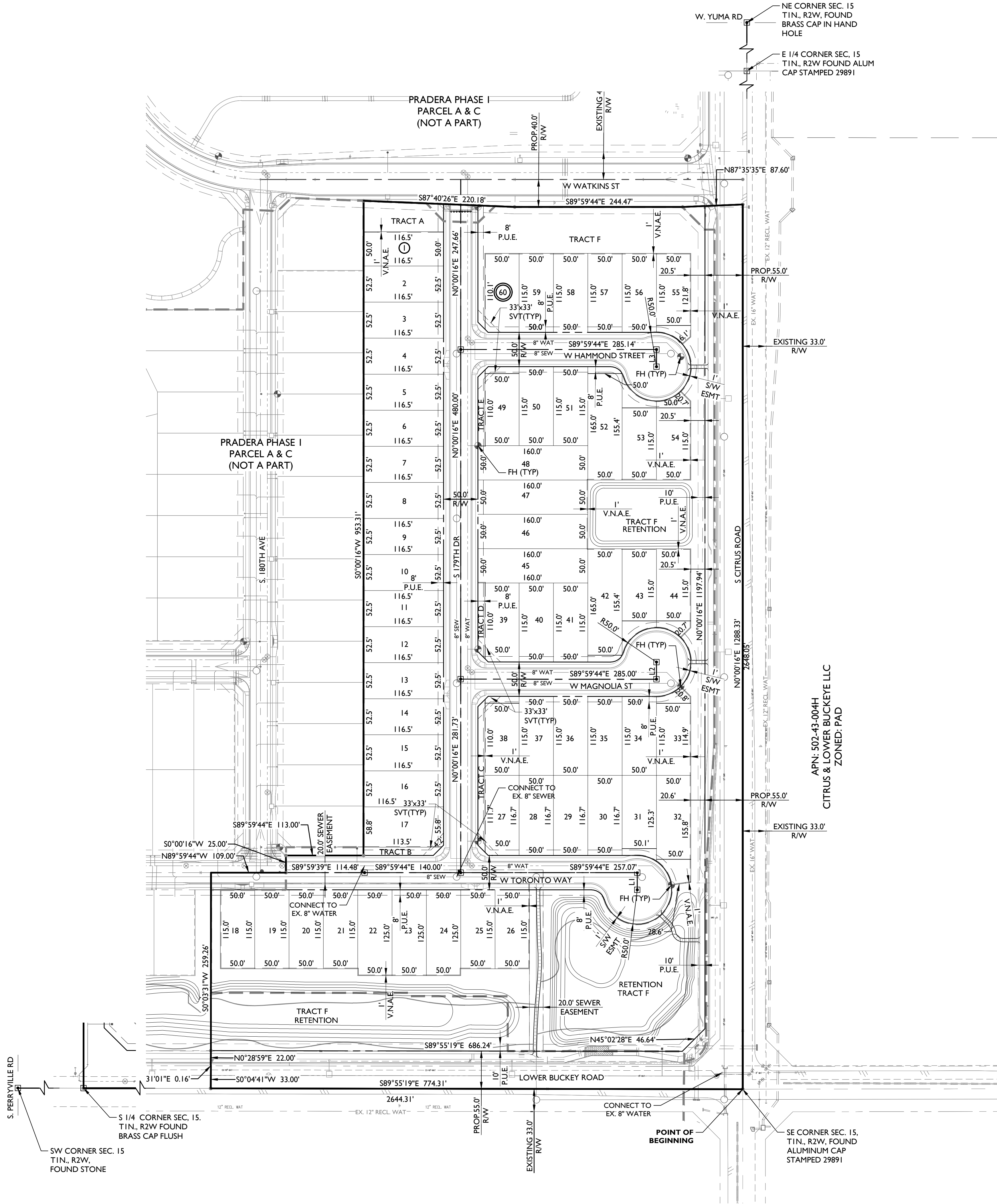
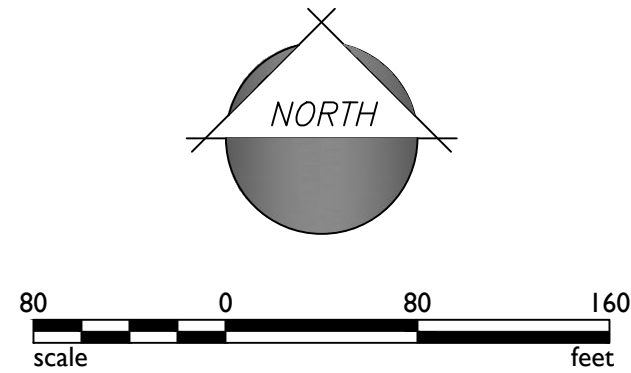
Job No.
17-395
PP02
Sheet No.
3
of 7

APN: 502-43-015B
LEVINSON JOAN A
ZONED: PAD

KEY MAP



PHASE 2B		
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N00°00'16"E
L2	25.00'	S00°00'16"W
L3	25.00'	N00°00'16"E



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Project:

PRADERA PHASE 2B & 3
GOODYEAR, AZ

Revisions:

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APRIL 04, 2019 - 4TH PRELIMINARY PLAT SUB
JUNE 07, 2019 - 5TH PRELIMINARY PLAT SUB

Call at least two full working days before any legal recording.

Design: JH
Drawn by: JAJ

Job No.
17-395
PP03
Sheet No.
4
of 7

PHASE 3															
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	6875.00	31	6600.00	61	6600.00	91	8775.00	121	8450.00	151	8450.00	181	6600.00	211	7825.82
2	6875.00	32	6600.00	62	6600.00	92	8775.00	122	8400.00	152	8450.00	182	6600.00	212	7825.82
3	6600.00	33	6600.00	63	6600.00	93	8450.00	123	8450.00	153	8450.00	183	6600.00	213	7825.82
4	6600.00	34	6600.00	64	6600.00	94	8450.00	124	8450.00	154	8450.00	184	6600.00	214	7825.82
5	6600.00	35	6600.00	65	6600.00	95	8450.00	125	8381.27	155	8450.00	185	6600.00	215	7825.82
6	6875.00	36	6600.00	66	6600.00	96	8775.00	126	8450.00	156	8450.00	186	6600.00	216	7825.82
7	6875.00	37	6600.00	67	6600.00	97	8775.00	127	8450.00	157	8450.00	187	6600.00	217	7825.82
8	6600.00	38	6600.00	68	6600.00	98	8413.85	128	6600.00	158	8450.00	188	6600.00	218	7825.82
9	6600.00	39	6568.00	69	6600.00	99	8450.00	129	6600.00	159	8450.00	189	7054.84	219	7825.82
10	6600.00	40	6568.00	70	6568.00	100	8450.00	130	6600.00	160	8450.00	190	6602.01	220	6600.00
11	6875.00	41	6600.00	71	7768.00	101	8450.00	131	6600.00	161	6568.00	191	6600.00	221	6600.00
12	6875.00	42	6600.00	72	7800.00	102	8450.00	132	10361.88	162	6600.00	192	6600.00	222	6600.00
13	6875.00	43	6600.00	73	7800.00	103	8450.00	133	8529.73	163	6600.00	193	6600.00	223	6600.00
14	6600.00	44	6600.00	74	7800.00	104	9217.03	134	8425.07	164	6600.00	194	6600.00	224	6600.00
15	6624.17	45	6600.00	75	7800.00	105	8469.72	135	8425.07	165	6600.00	195	6600.00	225	6600.00
16	7208.64	46	6600.00	76	7800.00	106	8450.00	136	8425.07	166	6600.00	196	6600.00	226	6600.00
17	6791.29	47	6600.00	77	7732.93	107	8450.00	137	8425.07	167	6600.00	197	6600.00	227	6600.00
18	6789.04	48	6600.00	78	6600.00	108	8450.00	138	8425.07	168	6600.00	198	6600.00	228	6600.00
19	6786.84	49	6600.00	79	6600.00	109	8450.00	139	8425.07	169	6600.00	199	6586.57	229	6600.00
20	6784.64	50	6600.00	80	6600.00	110	8450.00	140	8425.07	170	6600.00	200	7813.30	230	7623.00
21	6782.44	51	6600.00	81	6600.00	111	8400.00	141	8425.07	171	6599.82	201	7827.47	231	8022.64
22	7678.93	52	6600.00	82	6600.00	112	8400.00	142	7128.90	172	6600.00	202	7828.57	232	8022.64
23	8511.51	53	6600.00	83	6593.26	113	8450.00	143	7128.90	173	6600.00	203	7829.67	233	8022.64
24	6581.89	54	6600.00	84	8736.27	114	8450.00	144	7128.90	174	6600.00	204	7830.77	234	6793.76
25	6600.00	55	6581.89	85	8450.00	115	8450.00	145	7128.90	175	6600.00	205	7831.87	235	6600.00
26	6600.00	56	6600.00	86	8450.00	116	8450.00	146	7109.83	176	6600.00	206	7832.97	236	6600.00
27	6600.00	57	6600.00	87	8450.00	117	8450.00	147	8450.00	177	6578.98	207	7834.07	237	6600.00
28	6600.00	58	6600.00	88	8450.00	118	8450.00	148	8450.00	178	6550.00	208	7835.01	238	6600.00
29	6600.00	59	6600.00	89	8415.39	119	8450.00	149	8450.00	179	6600.00	209	7439.03	239	7315.78
30	6600.00	60	6600.00	90	8775.00	120	8450.00	150	8450.00	180	6600.00	210	7825.82	240	8022.64

TOTAL
1,840,531.34 SQ.FT.

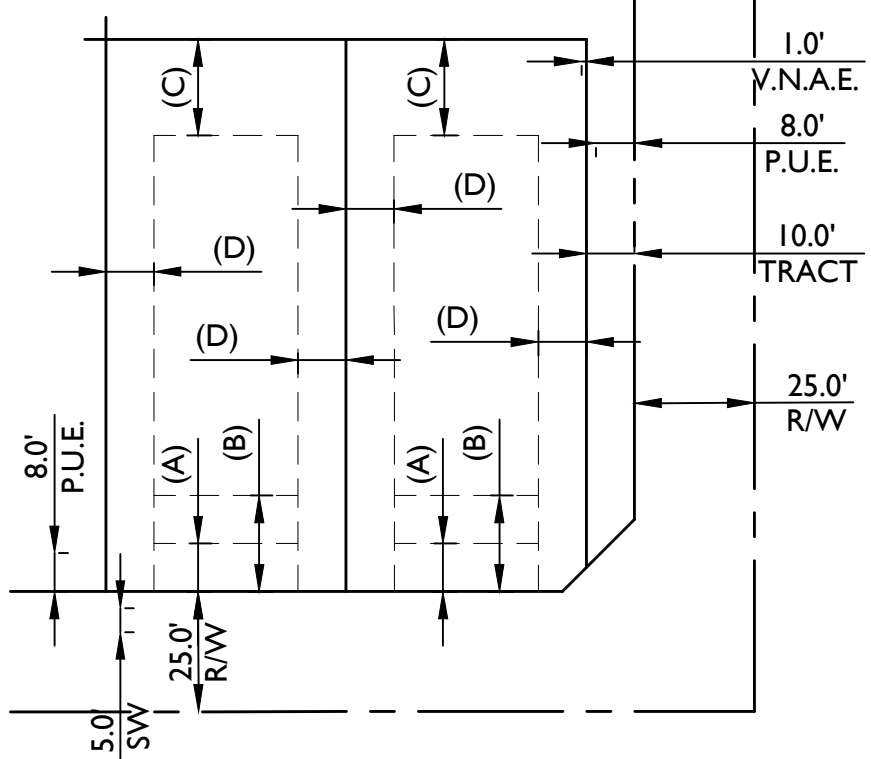
PHASE 2B					
Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area
1	5824.03	21	5750.00	41	5750.00
2	6115.20	22	6250.00	42	8201.97
3	6115.16	23	6250.00	43	6282.11
4	6115.17	24	6250.00	44	6018.25
5	6115.18	25	5750.00	45	8000.00
6	6115.19	26	5750.00	46	8000.00
7	6115.19	27	5824.12	47	8000.00
8	6115.17	28	5836.62	48	8000.00
9	6115.17	29	5836.62	49	5737.50
10	6115.17	30	5836.62	50	5750.00
11	6115.17	31	5913.09	51	5750.00
12	6115.17	32	7435.74	52	8201.97
13	6115.19	33	6016.10	53	6282.11
14	6115.18	34	5750.00	54	6018.25
15	6115.18	35	5750.00	55	6097.08
16	6115.17	36	5750.00	56	5750.00
17	6843.85	37	5750.00	57	5750.00
18	5750.00	38	5737.50	58	5750.00
19	5750.00	39	5737.50	59	5750.00
20	5750.00	40	5750.00	60	5738.17
				TOTAL	371,396.86 SQ FT

PHASE 3 - TRACT USE TABLE					
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	586375	13.466	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	2544	0.058	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2992	0.069	HOA	HOA
D	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	73259	1.682	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	2664	0.061	HOA	HOA
F	LANDSCAPE / OPEN SPACE / PUE	2684	0.062	HOA	HOA
G	LANDSCAPE / OPEN SPACE / PUE	2300	0.053	HOA	HOA
H	LANDSCAPE / OPEN SPACE / PUE	2727	0.063	HOA	HOA
I	LANDSCAPE / OPEN SPACE / PUE	4979	0.114	HOA	HOA
J	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE	43432	0.997	HOA	HOA
K	LANDSCAPE / OPEN SPACE / PUE	4458	0.102	HOA	HOA
L	LANDSCAPE / OPEN SPACE / PUE	8944	0.205	HOA	HOA
M	LANDSCAPE / OPEN SPACE / PUE	4424	0.102	HOA	HOA
N	OPEN SPACE/LANDSCAPE / DRAINAGE / PUE / WATER EASEMENT	55002	1.263	HOA	HOA
O	LANDSCAPE / OPEN SPACE / PUE	2186	0.050	HOA	HOA
P	LANDSCAPE / OPEN SPACE / PUE	10430	0.239	HOA	HOA
Q	LANDSCAPE / OPEN SPACE / PUE	11795	0.271	HOA	HOA
TOTAL TRACT OPEN SPACE		821395	18.857		

PHASE 2B - TRACT USE TABLE					
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	RESPONSIBLE FOR MAINTENANCE
A	LANDSCAPE / OPEN SPACE / PUE	4968	0.114	HOA	HOA
B	LANDSCAPE / OPEN SPACE / PUE	1289	0.030	HOA	HOA
C	LANDSCAPE / OPEN SPACE / PUE	2117	0.049	HOA	HOA
D	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
E	LANDSCAPE / OPEN SPACE / PUE	1050	0.024	HOA	HOA
F	OPEN SPACE/LANDSCAPE / DRAINAGE / SEWER / PUE	169220	3.885	HOA	HOA
TOTAL OPEN SPACE		179694	4.126		

PROPOSED R1-4, R1-6 - STANDARDS

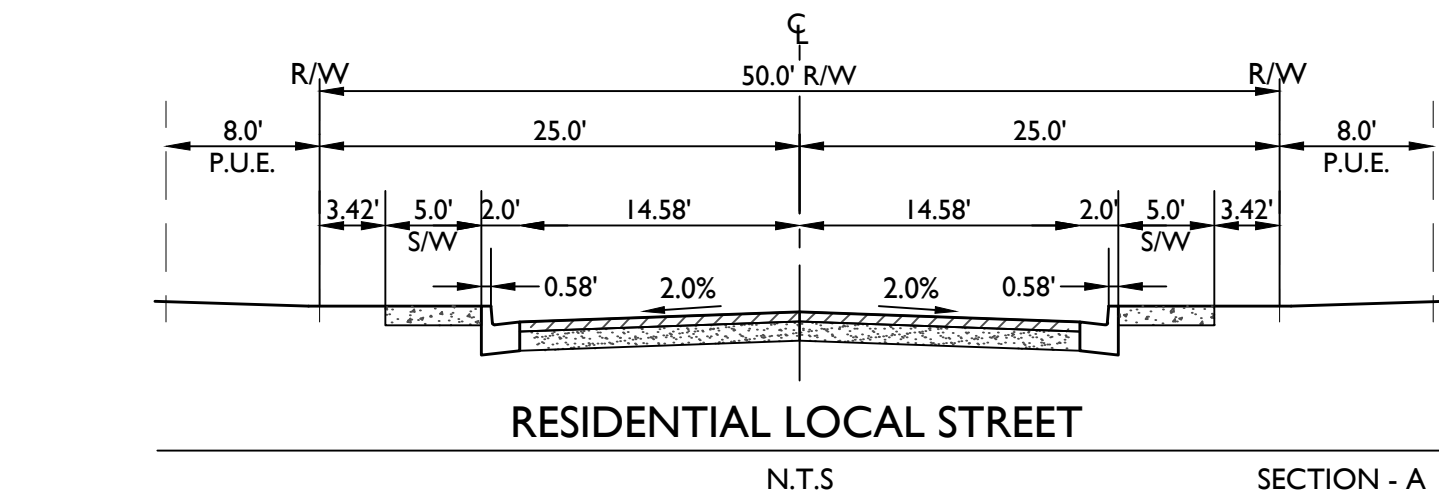
	R1-4	R1-6
MINIMUM BUILDING SETBACKS (FT.)		
(A) FRONT	10'	10'
(B) FRONT FACING GARAGE	20'	20'
(C) REAR	20'	20'
(D) SIDE	5' (10' BOTH SIDES)	5' (10' BOTH SIDES)
MAXIMUM HEIGHT	30' (2 STORIES)	
MAXIMUM LOT COVERAGE	60%	
LOT WIDTH (MIN. / MAX.)	45'	55'
LOT DEPTH (MIN. / MAX.)	100'	
MINIMUM LOT AREA	4,500 SQ. FT.	5,500 SQ. FT.



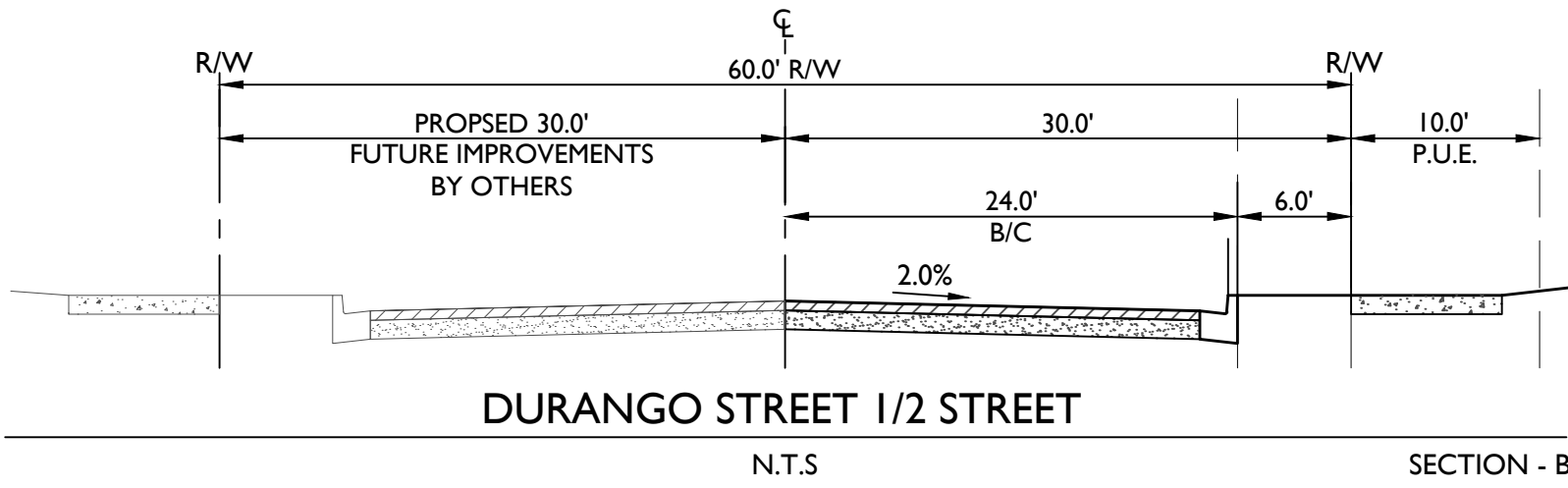
Typical Lot Setbacks

LEGEND

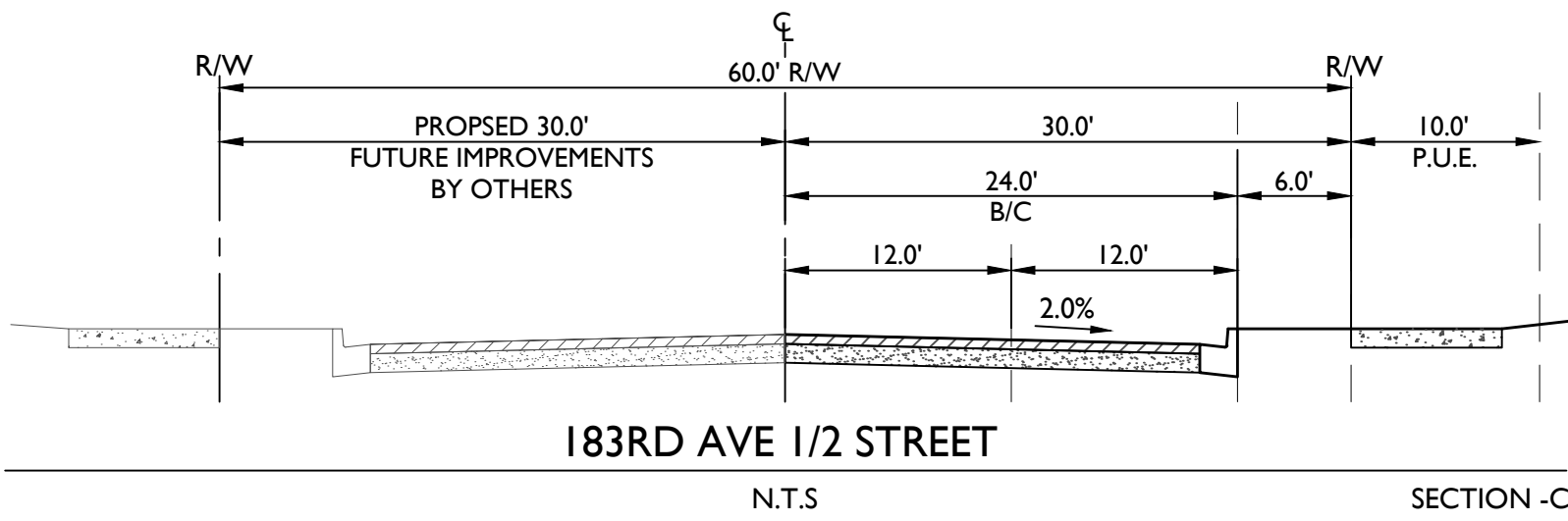
- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- PAE PEDESTRIAN ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- PROPERTY CORNER
- PHASE LINE



RESIDENTIAL LOCAL STREET



DURANGO STREET 1/2 STREET



183RD AVE 1/2 STREET

TYP. CUL DE SAC DETAIL PER CITY OF GOODYEAR - G-3246-1 (MODIFIED)

