

LOT SUMMARY TABLE		
LOT #	AREA (SF)	
1	2,640	
2	2,256	
3	2,256	
4	2,640	
5	2,640	
6	2,256	
7	2,256	
8	2,640	
9	2,640	
10	2,256	
11	2,256	
12	2,640	
13	2,640	
14	2,256	
15	2,256	
16	2,256	
17	2,640	
18	2,691	
19	2,256	
20	2,256	
21	2,256	
22	2,825	
23	2,640	
24	2,256	
25	2,256	
26	2,256	
27	2,256	
28	2,256	
29	2,256	
30	2,256	
31	2,256	
32	2,256	
33	2,256	
34	2,256	
35	2,640	
36	2,256	
37	2,256	
38	2,256	
39	2,640	
40	2,640	
41	2,256	
42	2,256	
43	2,640	
44	2,640	
45	2,256	
46	2,256	
47	2,640	

UTILITY COMPANY

- WATER

SEWER

WASTE DISPOSAL

FIRE

ELECTRIC

GAS

CABLE
- CITY OF GOODYEAR

— CITY OF GOODYEAR

— CITY OF GOODYEAR

— CITY OF GOODYEAR

— APS

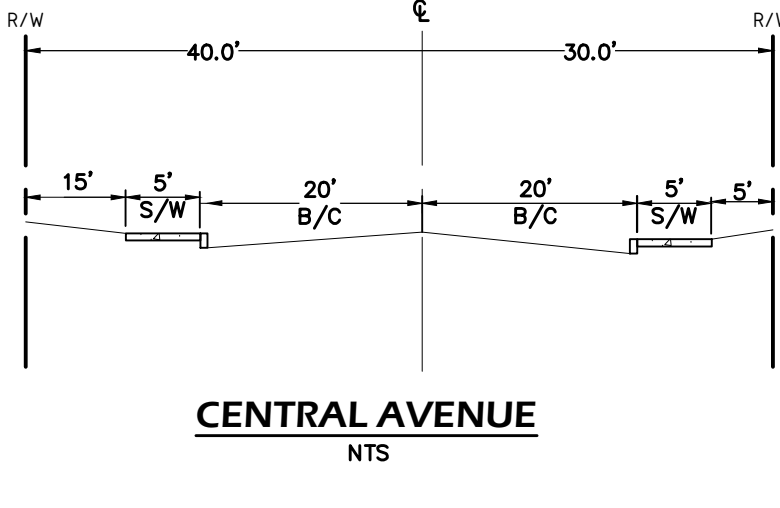
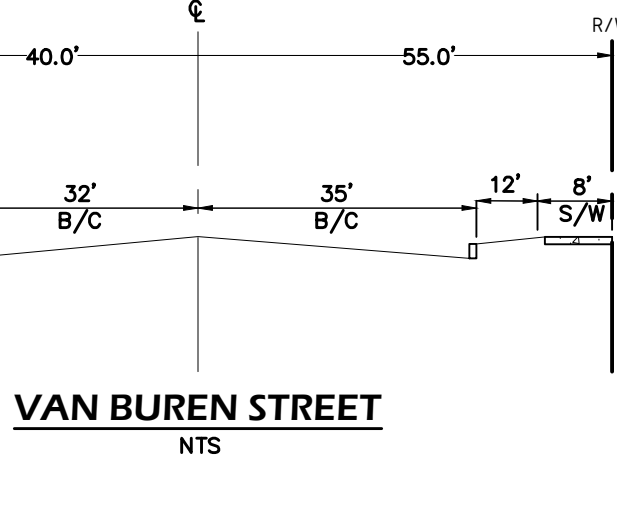
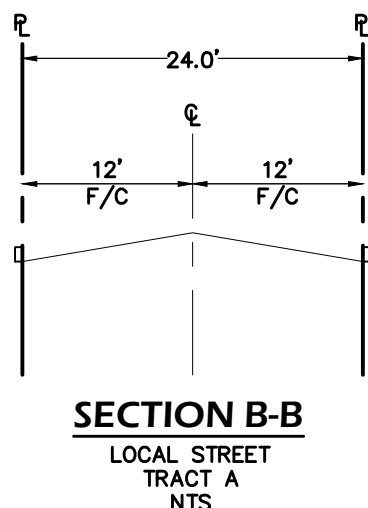
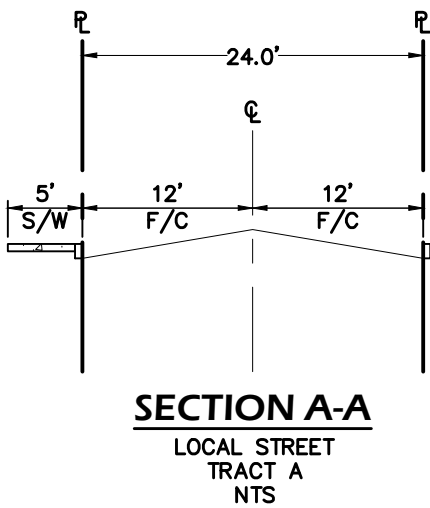
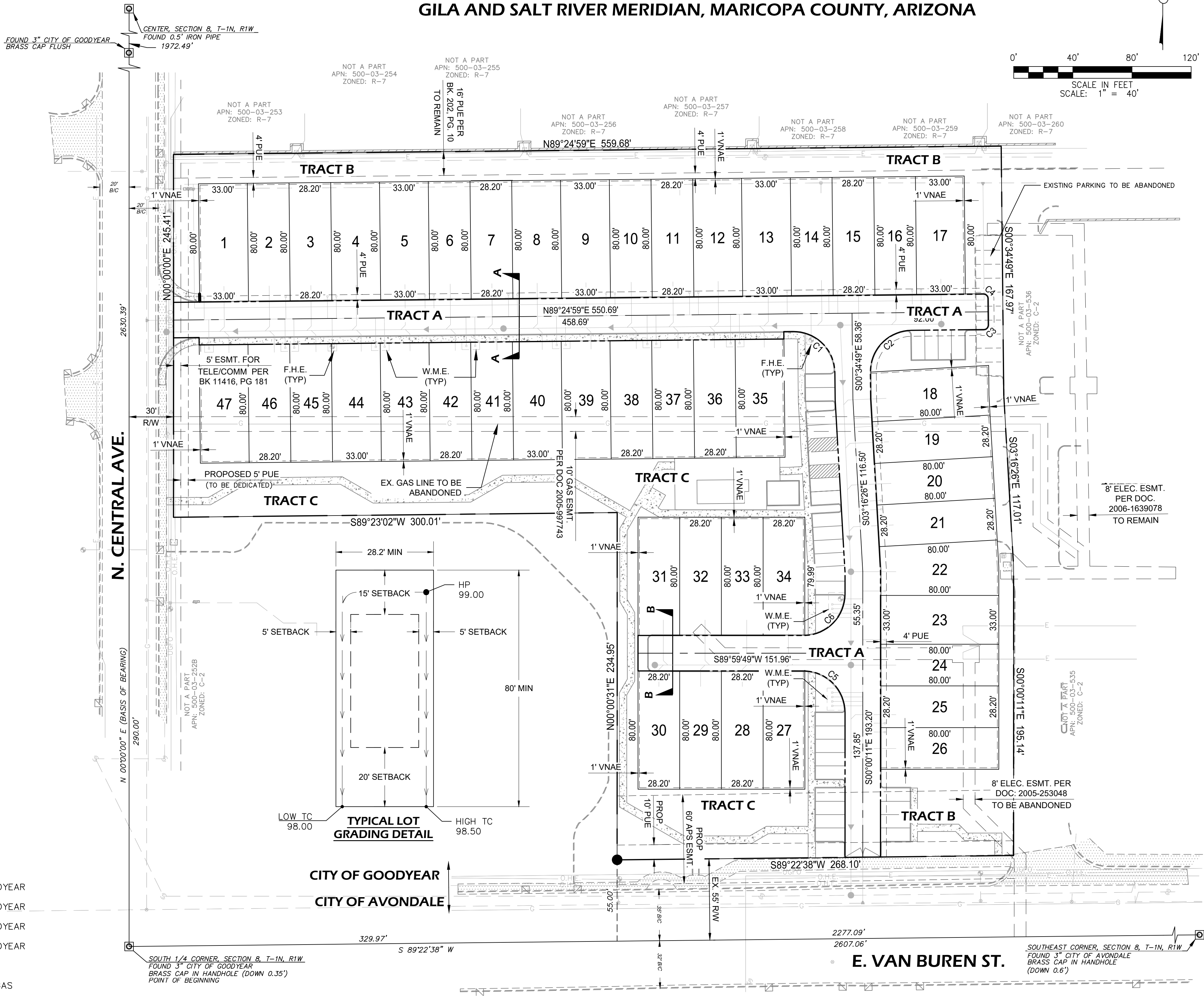
— SOUTHWEST GAS

— COX COMMUNICATIONS

TRACT USE AND AREA TABLE				
TRACT	PRIMARY USE	SQ. FT.	ACRE	OWNERSHIP/MAINTAINED BY
TRACT A	Private Drive/Drainage/Public and Private Utilities/MCE/Water Easement	27,773.13	0.64	HOA
TRACT B	Landscape/Drainage/PUE/Private Utilities/Retention, Ex. Electrical Easement	25,031.57	0.57	HOA
TRACT C	Landscape/Drainage/PUE/Private Utilities/Retention, F.H.E., W.M.E., Ex. Telecom Easement	35,029.74	0.80	HOA

PRELIMINARY PLAT FOR
THRIVE AT GOODYEAR SINGLE-FAMILY DEVELOPMENT
13360 W VAN BUREN ST, GOODYEAR AZ 85338

A PORTION OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER/DEVELOPER

EDWARD HOMES
ATTN: BROCK METZKA
702-665-6989
BMETZKA@YAHOO.COM

ENGINEER

PREFLING ENGINEERING
4435 E. CHANDLER BLVD, SUITE 200
PHOENIX, AZ 85048
CONTACT PERSON: MIKE PREFLING
TEL. NO. 480-625-9795
E-MAIL: mike@preflingeng.com

OPEN SPACE

REQ'D OPEN SPACE: 15% OF NET LOT
ACTIVE OPEN SPACE: 32,371 SF

ABBREVIATIONS

W.M.E. = WATER METER EASEMENT
F.H.E. = FIRE HYDRANT EASEMENT

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF GOODYEAR BENCHMARK NO. G337, BEING A 3" IRON BAR IN HANDHOLE, LOCATED AT THE INTERSECTION OF VANBUREN STREET AND DYSART ROAD, HAVING AN ELEVATION OF 984.11 NGVD 20.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NORTH CENTRAL AVENUE, AS BEING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PER THE RECORD OF SURVEY RECORDED IN BOOK 1192, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

FIRM INFORMATION:

FIRM MAP ID# = 04013C2155M
FIRM ZONE = X
DATE = 09/18/2020

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT TO CONSTRUCT 47 LOTS.

LEGAL DESCRIPTION

PARCEL 3, OF MINOR LAND DIVISION OF PARCELS 1, 2 & 3 OF CENTRAL SQUARE RECORDED IN BOOK 1192 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTRY RECORDER, MARICOPA COUNTY, ARIZONA, ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;
THENCE NORTH 000 23'45", A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE NORTH 000 00'00"EAST PARALLEL TO AND 30.00 FEET EAST OF THE SAID WEST LINE, A DISTANCE OF 245.40 FEET;
THENCE NORTH 890 25'14"EAST, A DISTANCE OF 559.91 FEET;
THENCE SOUTH 030 34'46"EAST, A DISTANCE OF 168.00 FEET;
THENCE SOUTH 030 14'07"EAST, A DISTANCE OF 116.98 FEET;
THENCE SOUTH 000 00'00"WEST, A DISTANCE OF 195.28 FEET;
THENCE SOUTH 890 23'45"WEST PARALLEL TO AND 55.00 NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 268.21 FEET;
THENCE NORTH 000 00'00"EAST, A DISTANCE OF 235.00 FEET;
THENCE SOUTH 890 23'45"WEST, A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.

LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
C1	43.984	090.0032	28.000
C2	43.981	089.9968	28.000
C3	4.712	089.9968	3.000
C4	4.713	090.0032	3.000
C5	43.137	088.2707	28.000
C6	43.137	088.2707	28.000

SITE DATA

A.P.N.
500-03-537

ADDRESS
13360 W. VAN BUREN ST.
GOODYEAR, AZ 85338

EXISTING ZONING
C-2

PROPOSED ZONING
R1-A

GROSS AREA
200,752 SF / 4.61 AC

DISTURBED AREA
200,752 SF / 4.61 AC

LOT COUNT
47 LOTS

MINIMUM LOT SIZE
2,253 SF

AVERAGE LOT SIZE
2,450 SF

THRIVE @GOODYEAR
SF DEVELOPMENT

A PORTION OF SECTION 3
TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

4435 E. Chandler Blvd
Suite 200
Phoenix, AZ 85048
480-625-9795

PRELIMINARY PLAT
PLAN SHEET

Version
1ST SUBMITTAL 06/27/2022

Designed by: MJP
Drawn by: MJP
Checked by: MJP
Date: 06/27/2022



SEAL
EXPIRES: 9/30/22
JOB NUMBER
100
SHEET
1 OF 1