

PRELIMINARY PLAT FOR LA JOLLA VISTA

A PORTION OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2
WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL NOTES

- 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.
- PROPOSED OPEN SPACE USES INCLUDING TRAILS, COURTS, AND RELATED AMENITIES SHALL BE CONSISTENT WITH LA JOLLA VISTA PLANNED AREA DEVELOPMENT.
- PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
- WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
- 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)
- 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.
- 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.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
- ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO THE CITY OF GOODYEAR STANDARDS, OR AS AMENDED BE THIS PRELIMINARY PLAT.
- PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
- 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)
- 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.

PHASING STATEMENT

LA JOLLA VISTA SHALL BE CONSTRUCTED IN TWO PHASES.
A NORTH-TO-SOUTH PHASE LINE DELINEATES THE PROPOSED PHASES WITH PHASE 1 TO THE EAST AND PHASE 2 TO THE WEST. PHASE 1 SHALL INCLUDE THE HALF-STREET IMPROVEMENTS OF 173RD AVENUE AND THE HALF-STREET IMPROVEMENTS OF LOWER BUCKEY ROAD ALONG THE PROJECT'S ENTIRE SOUTHERN FRONTAGE ALONG WITH 387 SINGLE FAMILY RESIDENTIAL LOTS EAST OF THE PHASE LINE. PHASE 2 SHALL INCLUDE THE HALF-STREET IMPROVEMENTS OF CITRUS ROAD FROM LOWER BUCKEY ROAD TO DURANGO STREET AND THE REMAINING 349 SINGLE FAMILY RESIDENTIAL LOTS WEST OF THE PHASE LINE.

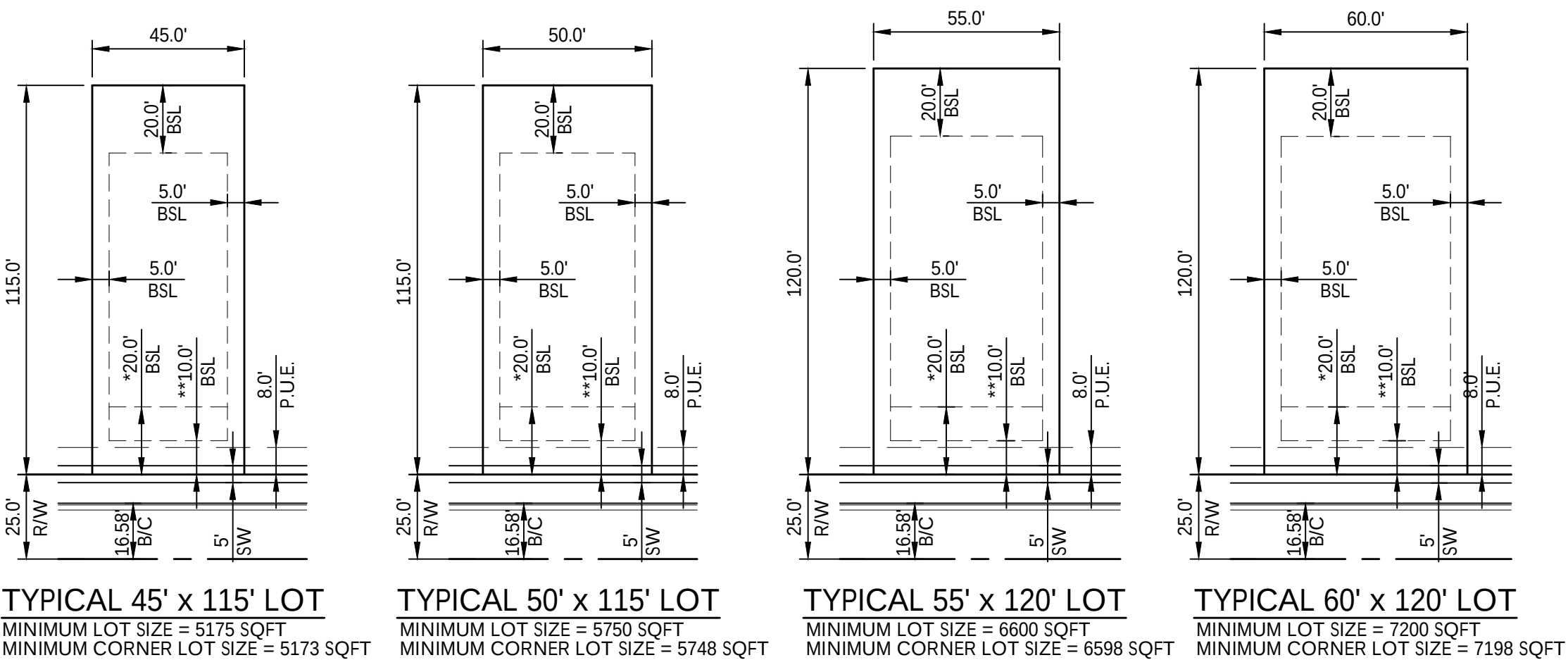
PHASING SUMMARY

PHASE 1		
NO. OF LOTS:		
45' x 115'	163	74
50' x 115'		138
55' x 120'		12
60' x 120'		387
TOTAL		

PHASE 2		
NO. OF LOTS:		
45' x 115'	183	86
50' x 115'		62
55' x 120'		18
60' x 120'		349
TOTAL		

TYPICAL LOT DIAGRAMS

N.T.S.



DEVELOPMENT STANDARDS		
CATEGORY	R1-4 REDUCED	R1-6 REDUCED
MINIMUM LOT SIZE	4,000	5,000
MINIMUM LOT WIDTH	40'	50'
MINIMUM LOT DEPTH	100'	100'
MINIMUM HEIGHT	30'	30'
MAXIMUM BUILDING COVERAGE	60%	60%
MINIMUM SETBACKS - FRONT (1)	10'	10'
MINIMUM - TOTAL BOTH SIDES	10'	10'
MINIMUM SIDE YARD	5'	5'
REAR YARD	20'	20'
STREET SIDE (2)	10'	10'
AMENITY ELEMENTS	2	1
CONNECTIVITY ELEMENTS	4	2
STREETSCAPE ELEMENTS	4	2

- FRONT SETBACK SHALL BE MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE ENTRY GARAGES.
- WHERE A MINIMUM 10' WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN STREET SIDE SETBACKS APPLIES.

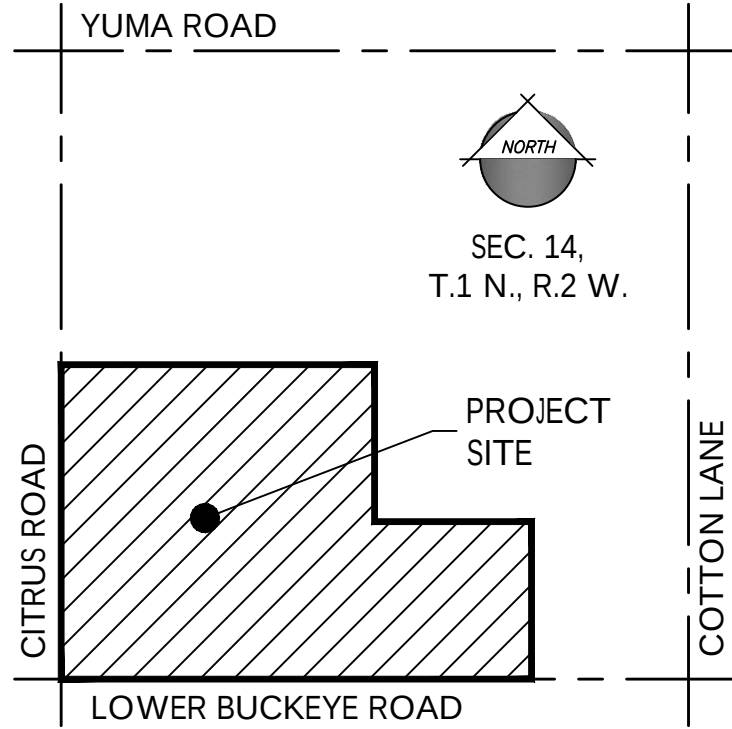
LOT SIZE TABLE		
LOT SIZE	NUMBER OF LOTS	PERCENT OF LOT MIX
45' x 115'	346	47%
50' x 115'	160	22%
55' x 120'	200	27%
60' x 120'	30	4%
TOTAL	736	100%

LEGEND

- FIRE HYDRANT
- MANHOLE
- EASEMENT
- RIGHT-OF-WAY
- PEDESTRIAN ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- SIGHT VISIBILITY TRIANGLE EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- PROPERTY CORNER
- PHASE LINE
- SHEET MATCH LINE

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER:
CITRUS & LOWER BUCKEY, LLC
10218-111 STREET NW
EDMONTON, AB, CANADA T5K1K9
CONTACT: PHIL DEANGELIS
pdangelis@craidd.com

CIVIL ENGINEER:
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1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOEL SAUREY, P.E.
joel.saurey@epsgroupinc.com

LANDSCAPE ARCHITECT:
ABLA STUDIO
310 E. RIO SALADO PARKWAY
TEMPE, AZ 85281
TEL: (480)-530-0077
CONTACT: CHRISTOPHER SAZBO
chris.szabo@ablstudio.com

PROJECT DATA

APN:	502-43-004E; 004F; 004G; 004H
EXISTING GENERAL PLAN:	RESIDENTIAL
EXISTING ZONING:	R1-4, R1-6
GROSS AREA:	+/- 201.01 ACRES
NET AREA:	+/- 188.45 ACRES
GROSS DENSITY:	3.7 DU/AC
NET DENSITY:	3.9 DU/AC
NO. OF LOTS:	
45' x 115'	346 (47%)
50' x 115'	160 (22%)
55' x 120'	200 (27%)
60' x 120'	30 (4%)
TOTAL	736 (100%)
MIN. LOT AREA:	5,173 SQ. FT.
OPEN SPACE:	+/- 36.78 ACRES (19.5% OF NET AREA)

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 WEST, ALSO BEING THE MONUMENTED CENTERLINE OF YUMA ROAD.

BEARING: S89°57'25"E (ASSUMED)

BENCHMARK

CITY OF GOODYEAR BENCHMARK #1:

NAME: G310
3" MCHD BCHH AT THE INTERSECTION OF BULLARD AVENUE AND EL SOL
NAVD88 ELEVATION: 944.50' (CITY OF GOODYEAR DATUM)

CITY OF GOODYEAR BENCHMARK #2:

NAME: G309
3" COG BCHH AT THE INTERSECTION OF LOWER BUCKEY ROAD AND COTTON LANE
NAVD88 ELEVATION: 938.33' (CITY OF GOODYEAR DATUM)

UTILITIES

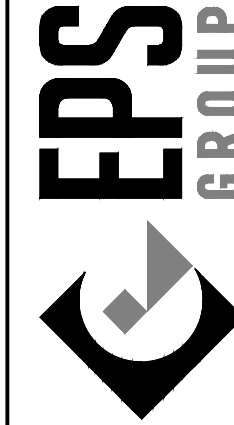
WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
POLICE

CITY OF GOODYEAR
CITY OF GOODYEAR
SOUTHWEST GAS
ARIZONA PUBLIC SERVICE
CENTURYLINK / COX
CENTURYLINK / COX
CITY OF GOODYEAR
CITY OF GOODYEAR

SHEET INDEX

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SHEET 8	PP08	STREET SECTIONS

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La Jolla Vista

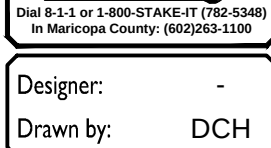
Goodyear, AZ

Cover Sheet

Revisions:

AUGUST 6, 2021 - 1ST PRELIMINARY PLAT SUB.
DECEMBER 17, 2021 - 2ND PRELIMINARY PLAT SUB.
APRIL 07, 2022 - 3RD PRELIMINARY PLAT SUB.
JUNE 08, 2022 - 4TH PRELIMINARY PLAT SUB.

Call at least two full working days before sign excavation.



Drawn by: DCH

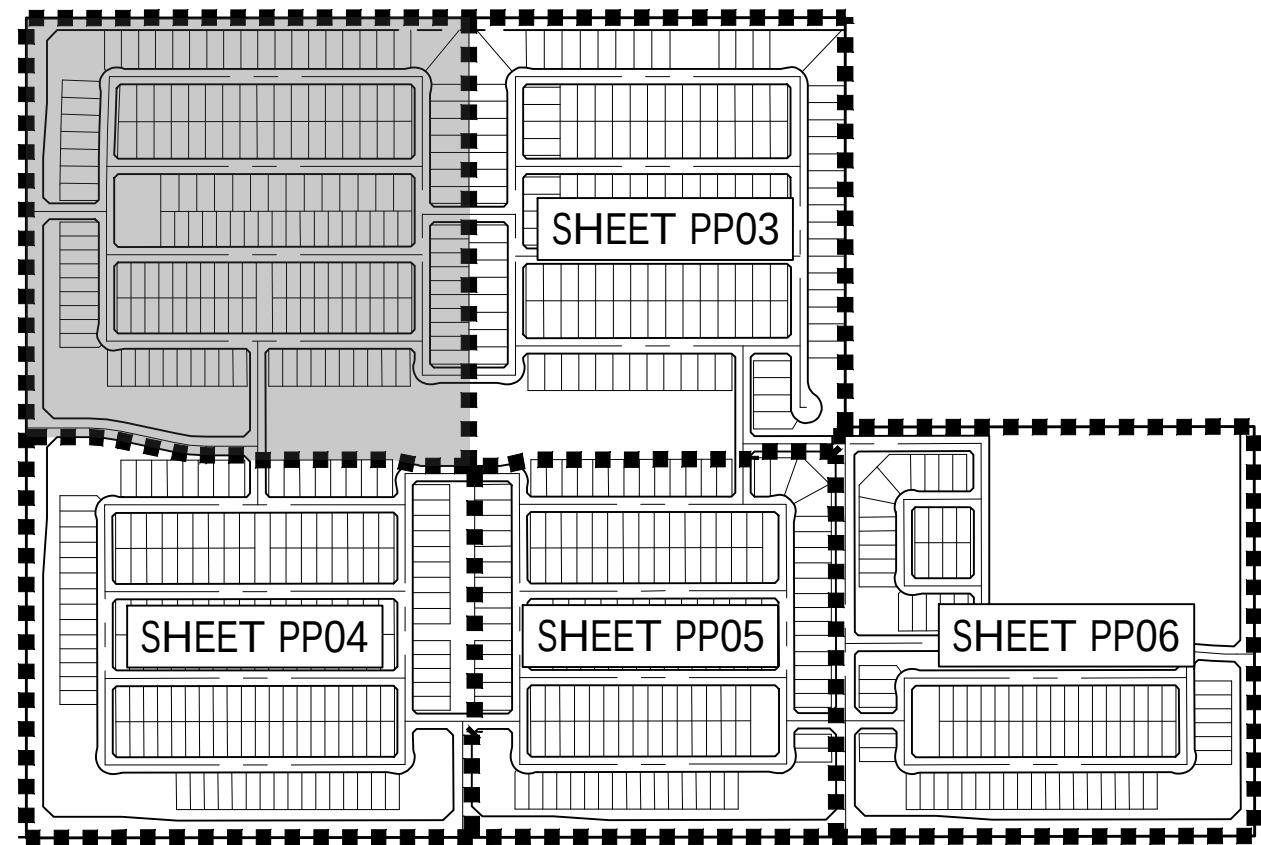


Job No.
20-1595

PP01

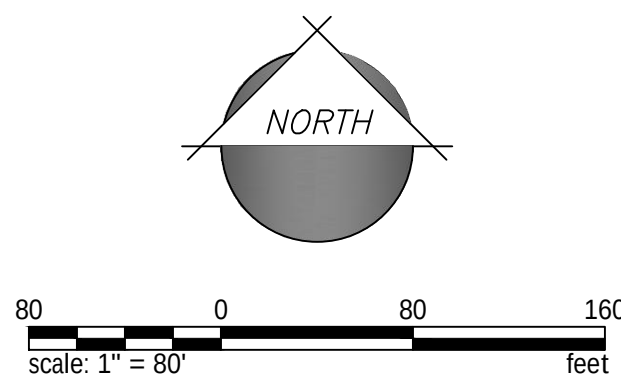
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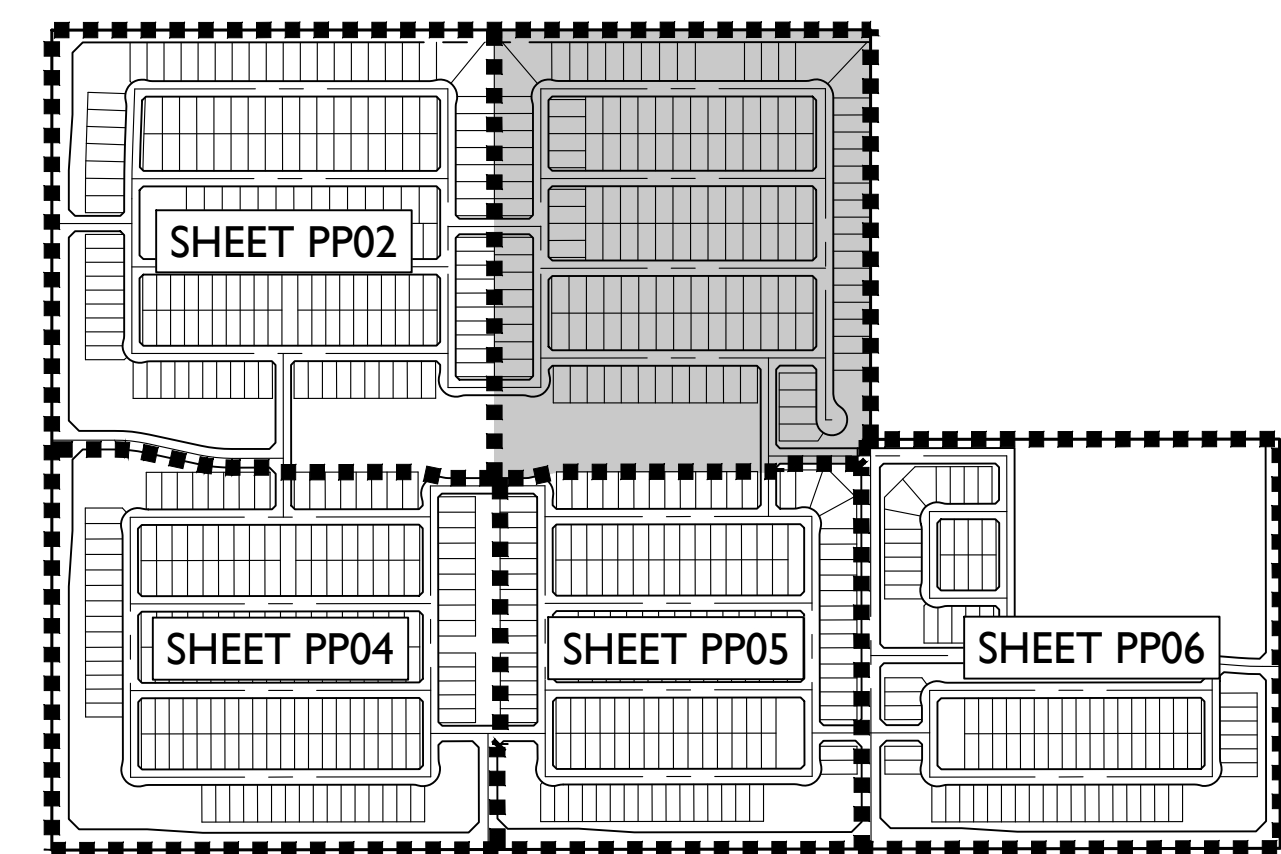


NOTE

* HOME ON LOTS WITH AN ASTERISK SHALL BE REQUIRED TO UTILIZE A HOUSE PLAN / ELEVATION WHERE THE GARAGE IS SITUATED ON THE SIDE OF THE LOT MOST VULNERABLE TO HEADLIGHT INTRUSION.

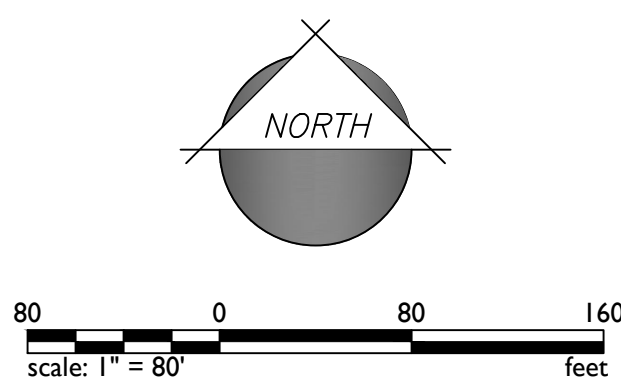


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NOTE

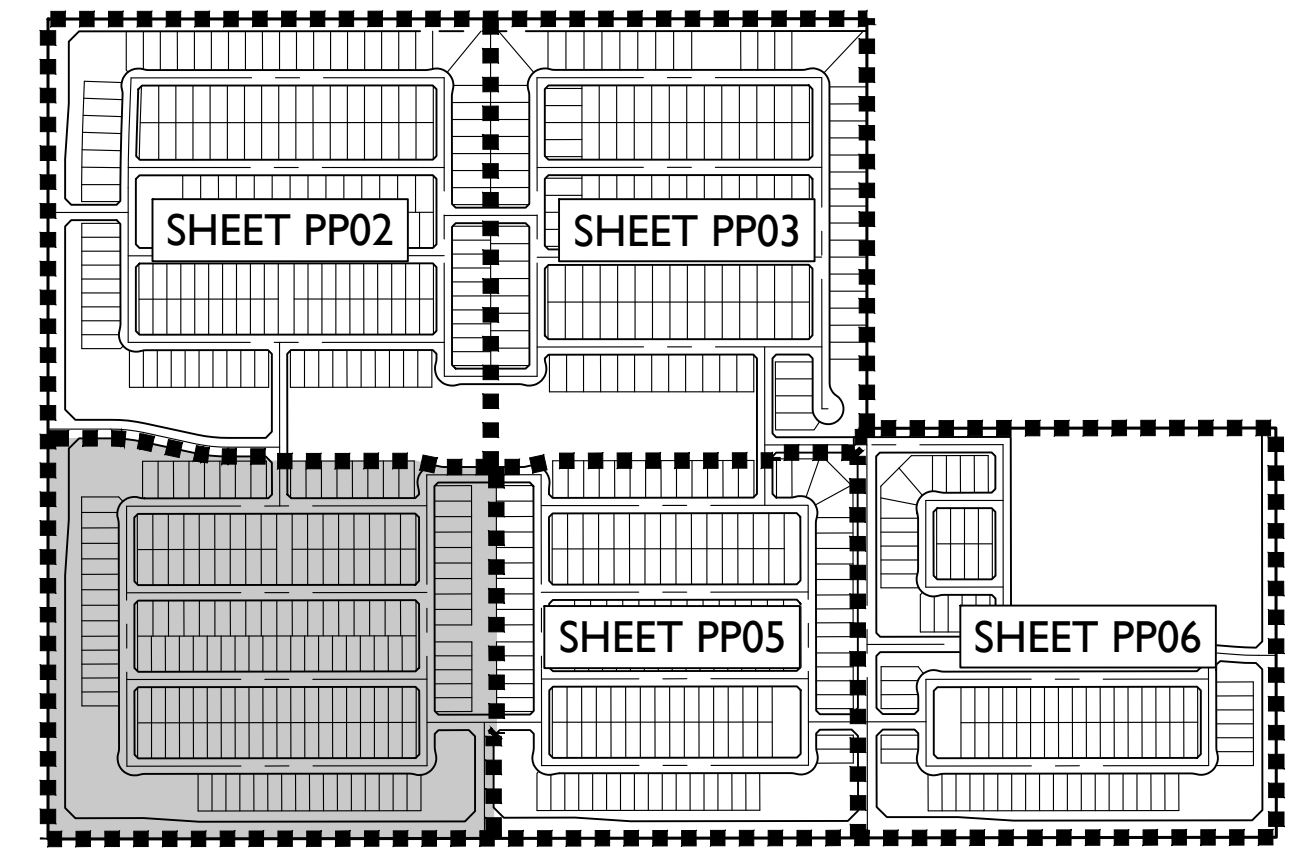
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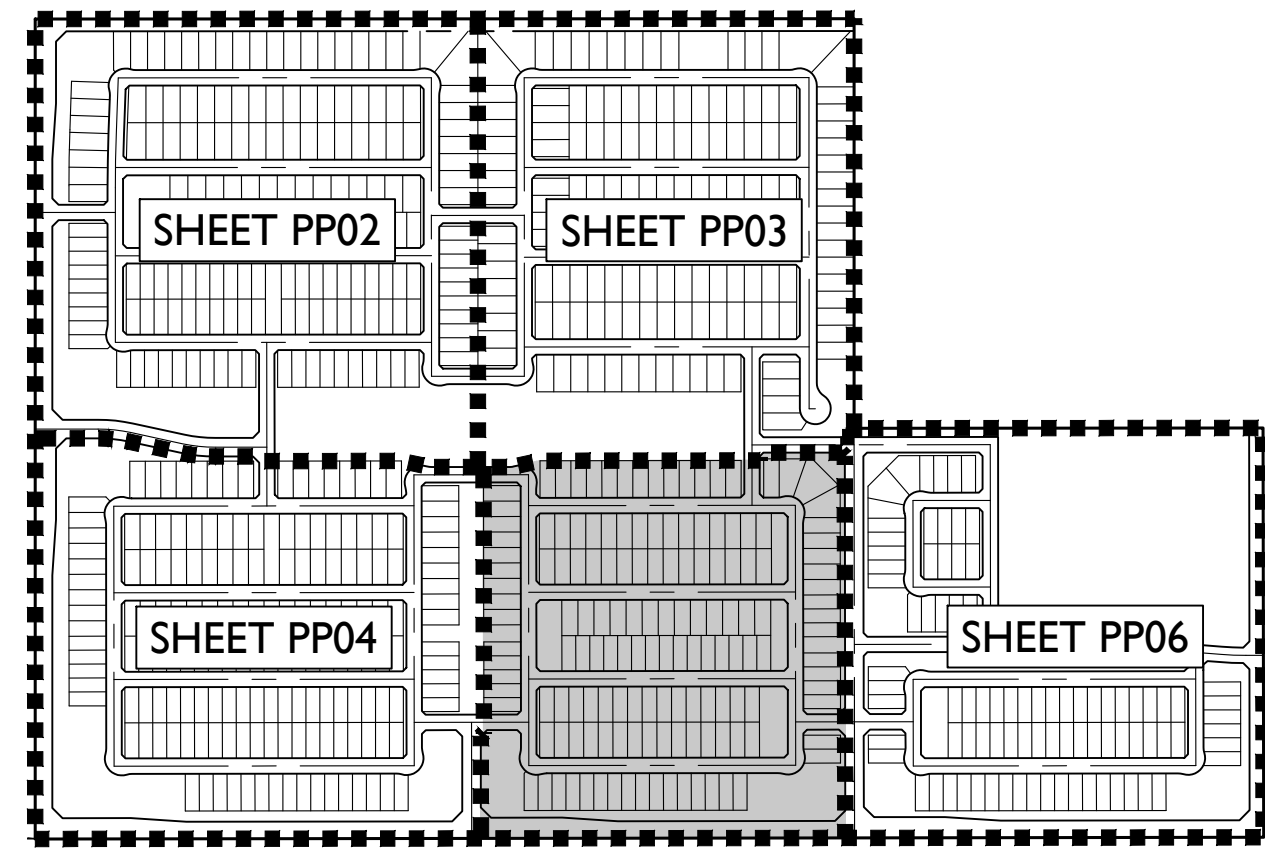
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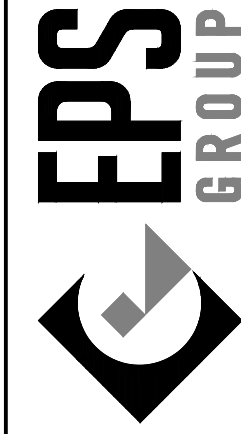
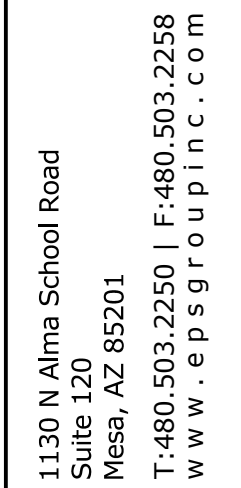
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EX. 33.0' COUNTY ROADWAY
BOOK 3 OF ROAD MAPS,
PAGE 16 OR ROAD MAPS, MCR



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Goodyear, AZ

Preliminary Plat

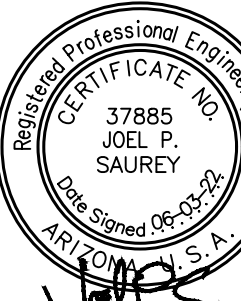
Project:

Revisions:

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JUNE 06, 2022 - 4TH PRELIMINARY PLAT SUB.



Designer: -
Drawn by: DCH



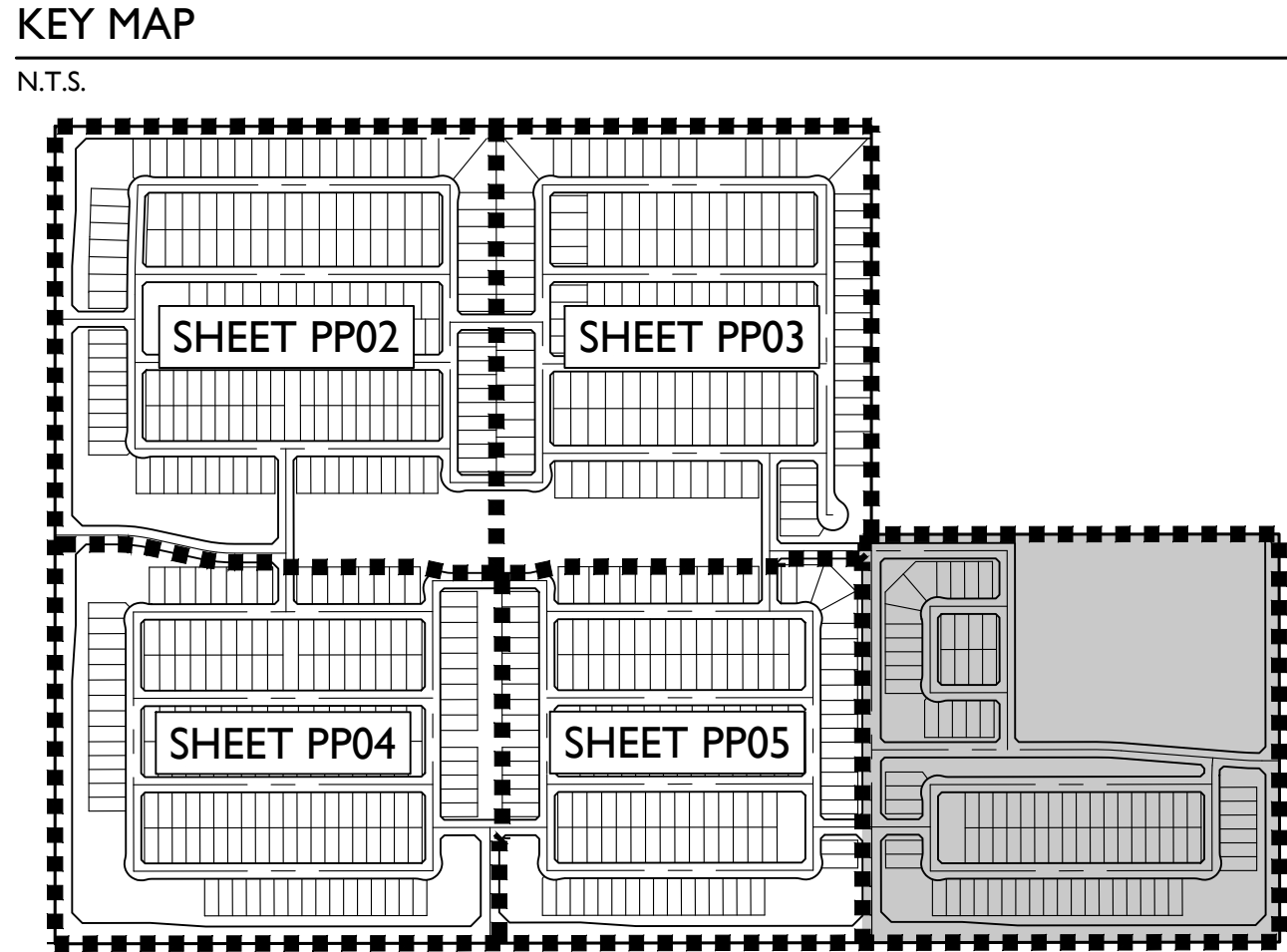
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PP05

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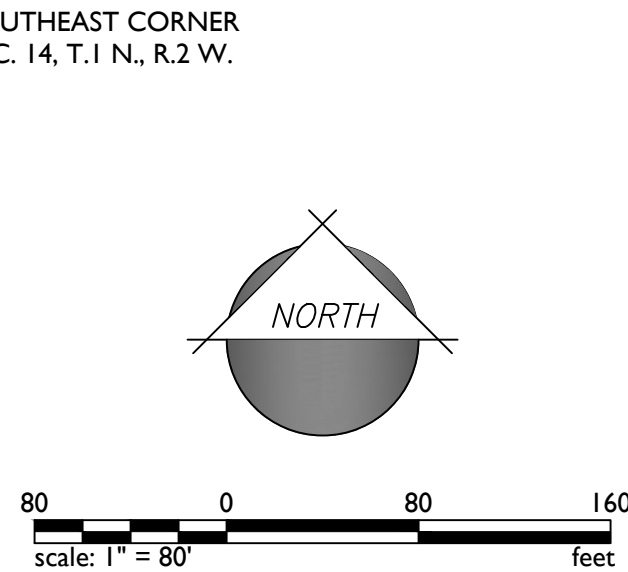
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NOTE

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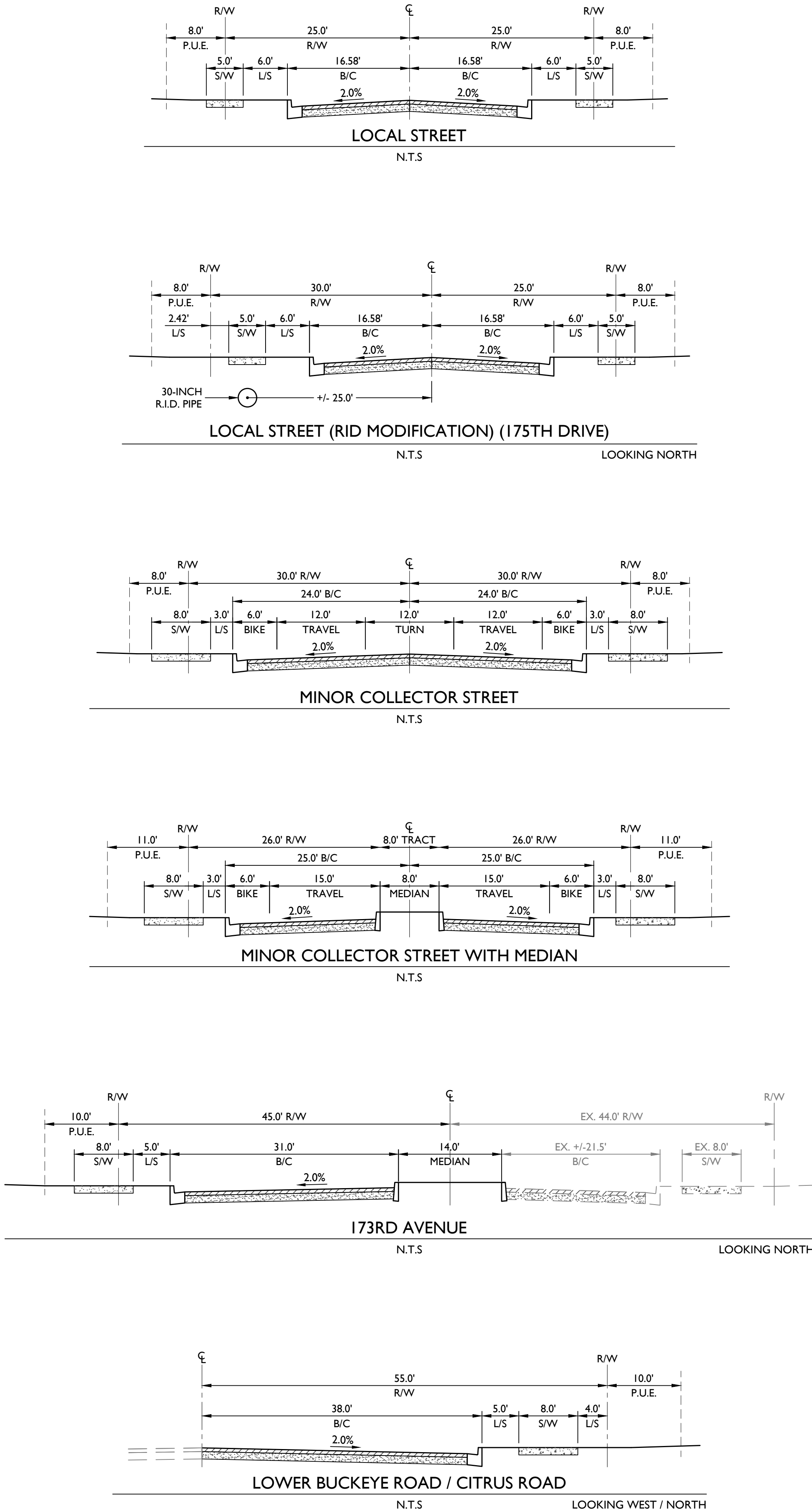
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Lot Table	
Lot #	Area
721	5490.00
722	5400.00
723	5400.00
724	5490.00
725	5490.00
726	5400.00
727	5400.00
728	5490.00
729	5490.00
730	5400.00
731	5292.95
732	5398.46
733	5400.44
734	5400.44
735	5400.44
736	5400.44
TOTAL 4,400,756.66 SQ. FT.	

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	N89°58'53"E
L2	25.00'	N04°31'25"E
L3	56.33'	N89°55'38"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	110.75'	5000.00'	110.74'	001°16'09"
C2	65.00'	5000.00'	65.00'	000°44'42"
C3	107.25'	500.00'	107.04'	012°17'22"
C4	106.60'	500.00'	106.40'	012°12'55"
C5	80.00'	1000.00'	79.98'	004°35'01"
C6	80.22'	1000.00'	80.20'	003°35'47"
C7	32.20'	400.00'	32.19'	004°36'46"

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Project: La Jolla Vista Goodyear, AZ	Data Tables
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PP07	
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Project:
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Street Sections

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JUNE 06, 2022 - 4TH PRELIMINARY PLAT SUB.

Revisions:

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