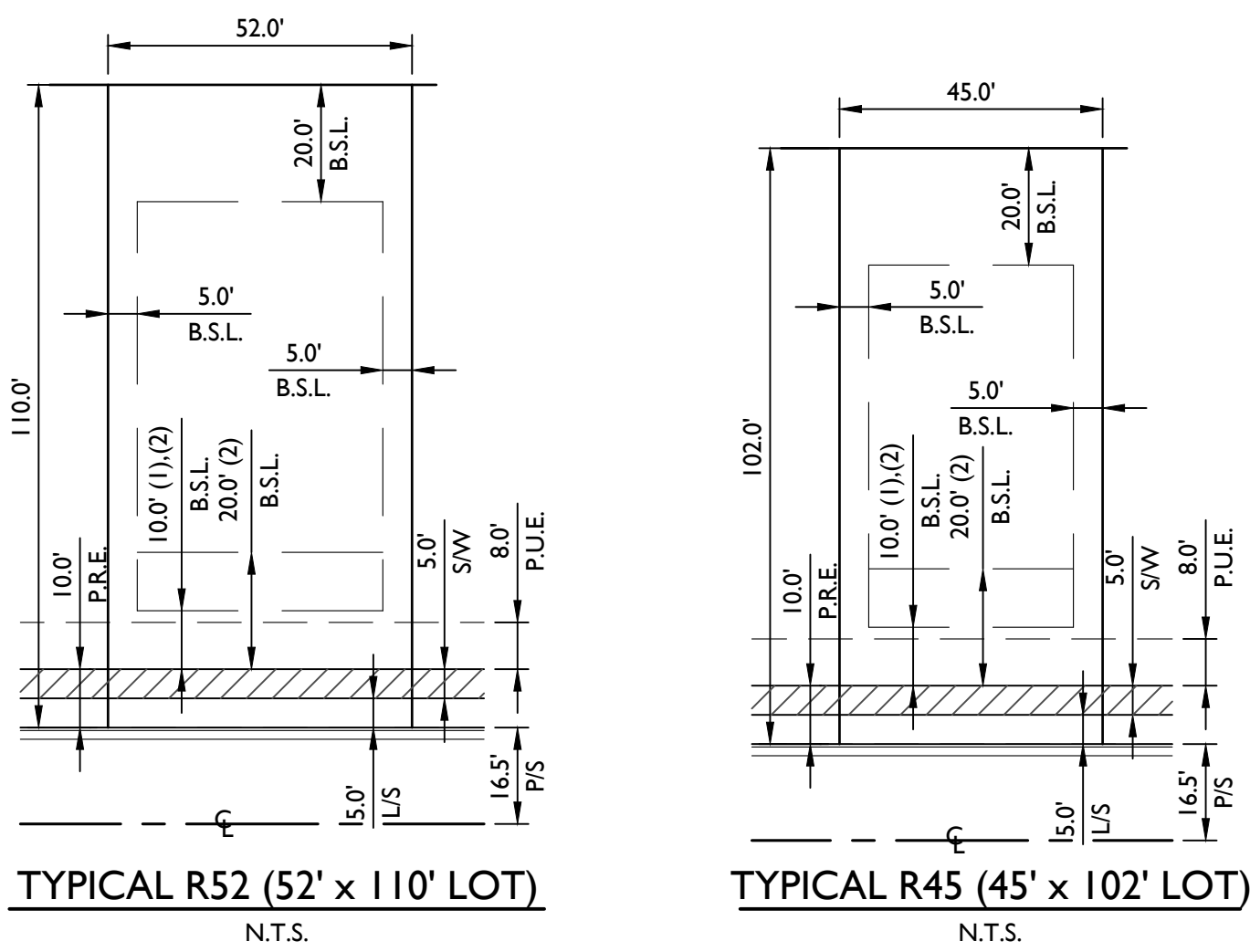


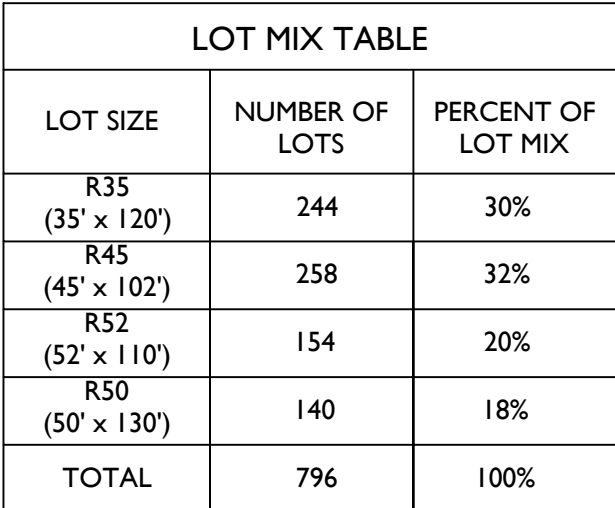
3. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED OPEN SPACE USES INCLUDING TRAILS, COURTS, AND RELATED AMENITIES SHALL BE CONSISTENT WITH FULTON HOMES AT BALLPARK VILLAGE PLANNED AREA DEVELOPMENT.
3. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
4. WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
5. 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)
6. 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.
7. 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.
8. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
9. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
10. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO THE CITY OF GOODYEAR STANDARDS, OR AS AMENDED BE THIS PRELIMINARY PLAT.
11. PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
12. 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)
13. 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.



DEVELOPMENT STANDARDS NOTES:

- (1) FRONT SETBACK SHALL BE MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE ENTRY GARAGES.
- (2) FRONT SETBACK SHALL BE MEASURED FROM BACK OF SIDEWALK TO FACE OF FRONT FACING GARAGE DOOR. FRONT SETBACK FROM A PUBLIC OR PRIVATE STREET THAT IS NOT PROVIDING DIRECT VEHICULAR ACCESS TO HOMES SHALL BE 10 FEET MEASURED FROM BACK OF SIDEWALK TO COVERED PATIOS AND LIVABLE SPACE.
- (3) SIDE SETBACKS SHALL BE 5' ON EACH SIDE WITH A 5' USE & BENEFIT EASEMENT ON THE NON-COURTYARD SIDE OF THE LOT.
- (4) WHERE A MINIMUM SIDEWALK LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN THE STREET SIDE SETBACKS APPLIES.
- (5) ALL SINGLE-FAMILY RESIDENTIAL UNITS WITHIN THE R35 LAND USE DISTRICT SHALL BE ALLEY-LOADED AND, UNLESS OTHERWISE AGREED TO BY THE ZONING ADMINISTRATOR IN HIS SOLE DISCRETION, PAVERS/DECORATIVE CONCRETE SHALL BE INSTALLED WITHIN THE ENTRANCES INTO THE ALLEYS EXCEPT FOR CURBING AND GUTTERS.

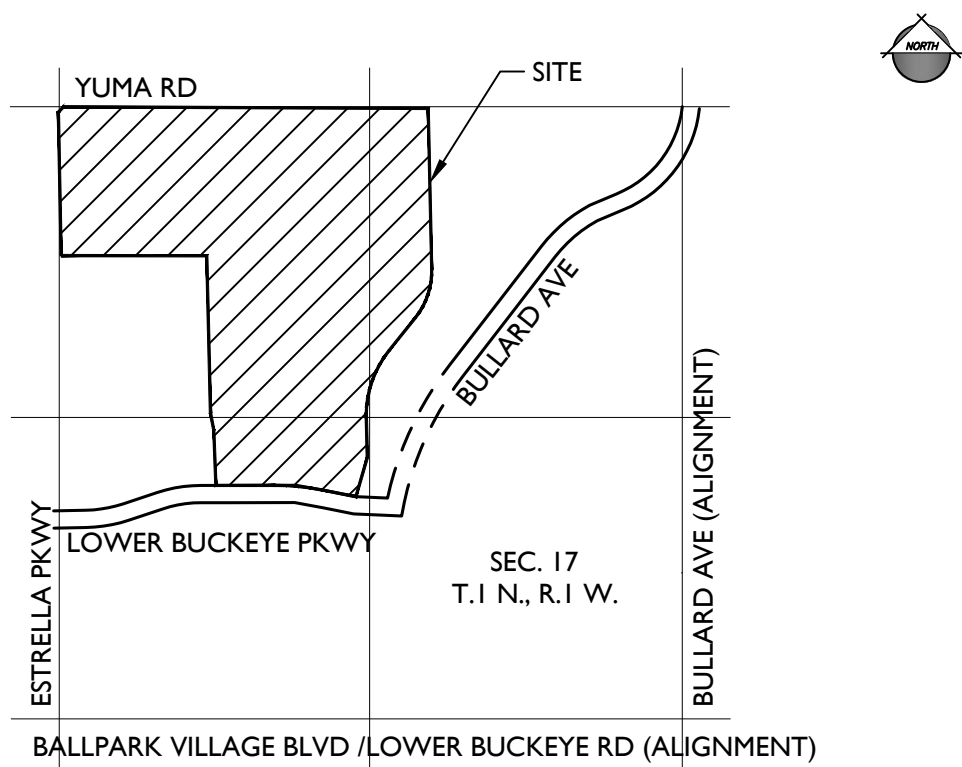
A PORTION OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SHEET 1	CS01
SHEET 2	PP01
SHEET 3	PP02
SHEET 4	PP03
SHEET 5	PP04
SHEET 6	PP05
SHEET 7	PP06
SHEET 8	GD01
SHEET 9	GD02
SHEET 10	GD03
SHEET 11	GD04
SHEET 12	GD05
SHEET 13	GS01
SHEET 14	GS02
SHEET 15	UT01
SHEET 16	UT02
SHEET 17	UT03
SHEET 18	UT04
SHEET 19	UT05

COVERSHEET
PRELIMINARY PLAT
PRELIMINARY PLAT
PRELIMINARY PLAT
LOT DATA TABLES
TRACT DATA TABLES
STREET SECTIONS
PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY GRADING & DRAINAGE PLAN
PRELIMINARY GRADING CROSS SECTIONS
PRELIMINARY GRADING CROSS SECTIONS
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN

N.T.S.



DEVELOPER:
FULTON HOMES
9140 S. KYRENE ROAD, SUITE 202
TEMPE, AZ 85284
TEL: (480)-753-6789
CONTACT: NORM NICHOLLS
NNicholls@fultonhomes.com

ENGINEER:
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1130 N ALMA SCHOOL RD., SUITE 120
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TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: BRIAN NICHOLLS, PE
Brian.Nicholls@epsgrouppinc.com

LANDSCAPE ARCHITECT:
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FAX: (480)-503-2258
CONTACT: ALIZA SABIN, RLA
Aliza.Sabin@epsgrouppinc.com

OWNER'S REPRESENTATIVE:
ROSE LAW GROUP
7144 E STETSON DRIVE, SUITE 300
SCOTTSDALE, AZ 85251
CONTACT: CHRIS WEBB
CWebb@roselawgroup.com

ZONING ATTORNEY:
BURCH & CRACCHIOLO
1850 N CENTRAL AVE, SUITE 1700
PHOENIX, AZ 85004
CONTACT: EDWIN C. BULL
Ebull@cbcatorneys.com

A.P.N.	500-07-010D, 500-07-011B, 500-07-007G, 500-07-015J
EXISTING GENERAL PLAN: EXISTING ZONING:	NEIGHBORHOOD PAD
GROSS AREA:	± 164.92 ACRES
NET AREA:	± 155.50 ACRES
NET DENSITY:	5.12 DU/AC
NO. OF LOTS:	
35' x 120' (R35)	244
45' x 102' (R45)	258
52' x 110' (R52)	154
50' x 130' (R50)	140
TOTAL	796
MIN. LOT AREA:	3,850 SQ FT
MAX. LOT AREA:	10,094 SQ FT
OPEN SPACE:	± 33.42 ACRES (21% OF NET)

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

S. ESTRELLA PARKWAY PER FINAL PLAT FOR "BALLPARK VILLAGE-WOOD CORPORATE CAMPUS", BOOK 996, PAGE 50, MCR, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, T.1 N., R.1 W., MARICOPA COUNTY.

BEARING = NORTH 00°50'40" WEST

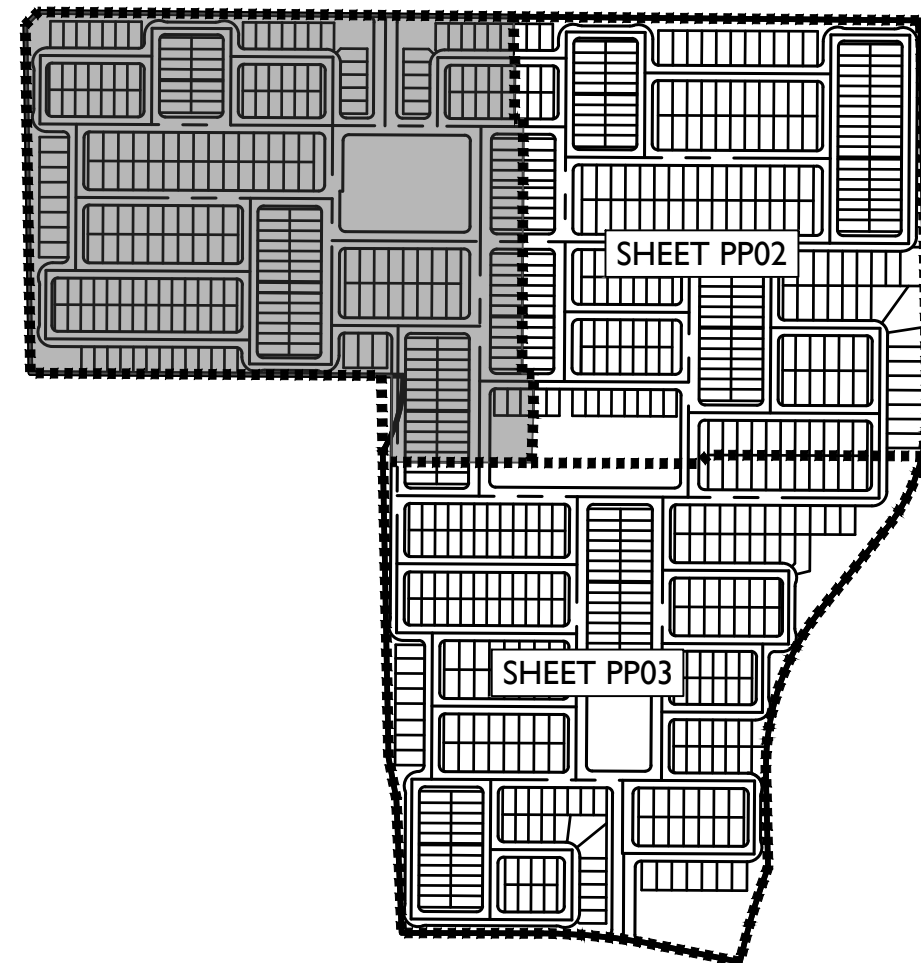
1ST BENCHMARK
"MARICOPA COUNTY HWY DEPT." BRASS CAP IN HANDHOLE AT THE
INTERSECTION OF S. BULLARD AVENUE & W. EL SOL ROAD, CITY OF GOODYEAR
BENCHMARK #G310.
ELEVATION: 981.64' (NAVD 88" DATUM)

2ND BENCHMARK
CITY OF GOODYEAR BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF
SECTION 18, T.1 N., R.1 W. OF THE GILA AND SALT RIVER MERIDIAN

ELEVATION: 975.99' (NAVD 88' DATUM)

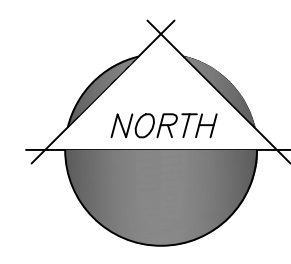
●	FIRE HYDRANT	_____	PROPERTY BOUNDARY
○	MANHOLE	-----	STREET CENTERLINE
R/W	RIGHT-OF-WAY	=====	STREET RIGHT-OF-WAY
PAE	PEDESTRIAN ACCESS EASEMENT	— — —	PUE
PUE	PUBLIC UTILITY EASEMENT	=====	LOT LINE
SVT	SIGHT VISIBILITY TRIANGLE EASEMENT	=====	SEWER LINE
VNAE	VEHICULAR NON-ACCESS EASEMENT	-----	WATER LINE
P.D.E.	PRIVATE DRIVEWAY EASEMENT	●	PROPERTY CORNER
U.B.E.	USE AND BENEFIT EASEMENT		
S.W.E.	SIDEWALK AND ACCESS EASEMENT		
C.S.E.	COMMON OPEN SPACE EASEMENT		
P/S	PRIVATE STREET TRACT		
P.R.E.	PRIVATE ROADWAY EASEMENT		

Aug 29, 2022 12:02pm Aug 29, 2022 12:02pm



* 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 LOTS MOST VULNERABLE TO HEADLIGHT INTRUSION.

** SEE DETAIL A ON SHEET 4 FOR A DIAGRAM OF THE PEDESTRIAN PASS-THROUGH PASEOS

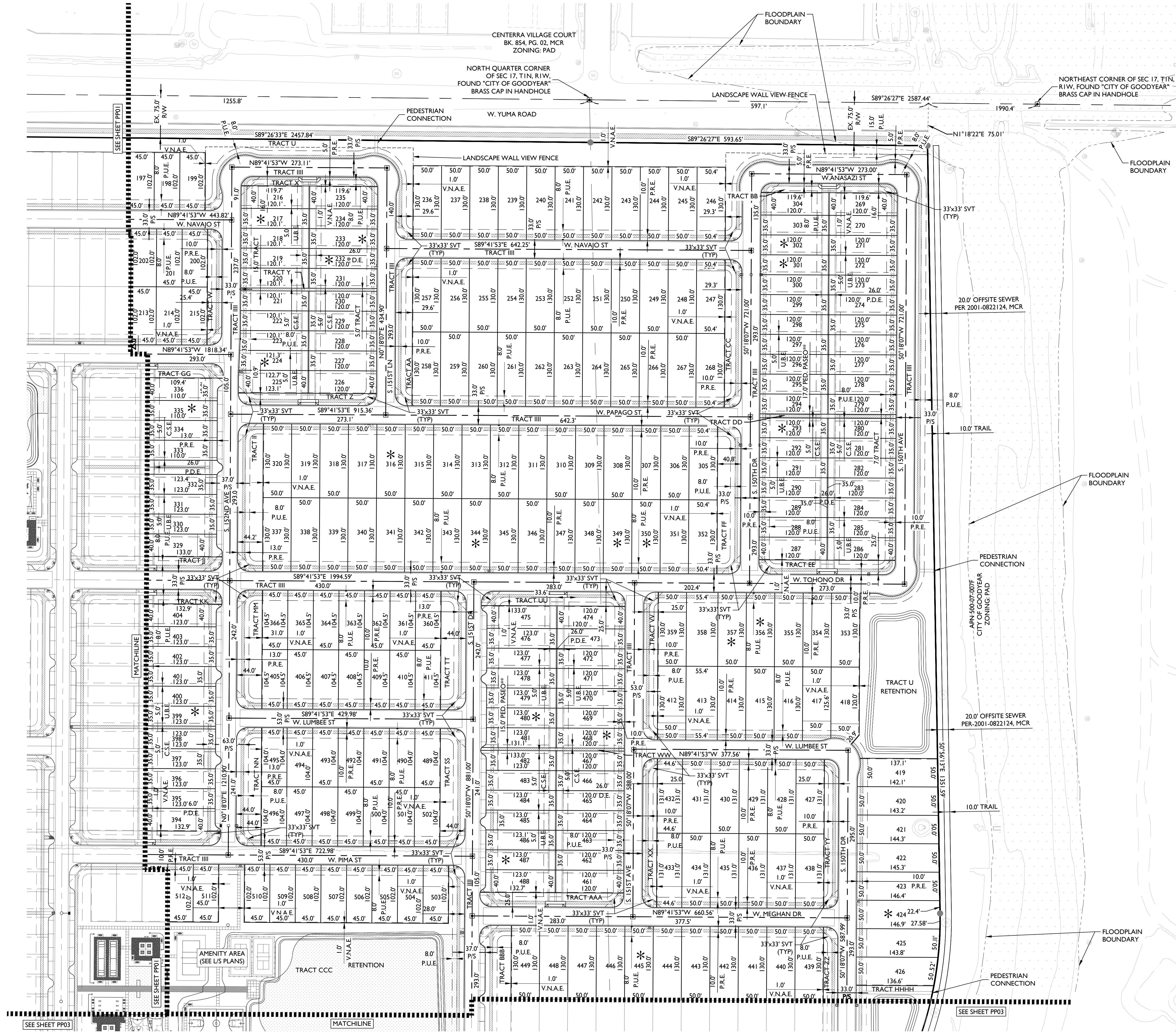


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scale: 1" = 80' feet

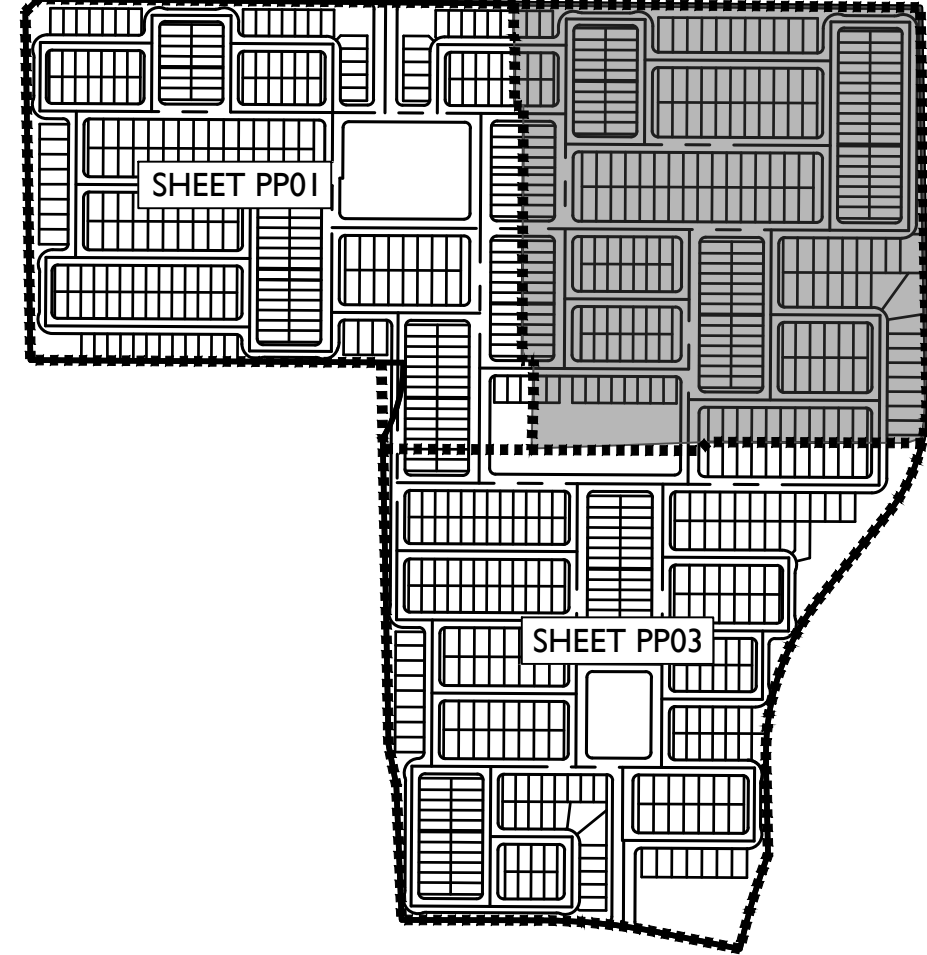
20-1537 - Fulton Homes at Ballpark Village

Aug 29, 2022 12:03pm \\EPS-M16-F501\SHARED\Projects\2020\20-1537\Planning\Drawings\ Preliminary Plat\20-1537 - PP02.dwg

jjuares

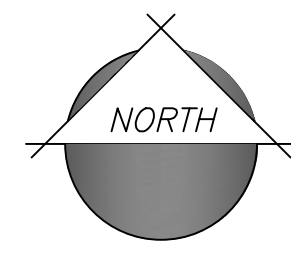


KEY MAP
N.T.S.



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 LOTS MOST VULNERABLE TO HEADLIGHT INTRUSION.
- ** SEE DETAIL A ON SHEET 4 FOR A DIAGRAM OF THE PEDESTRIAN PASS-THROUGH PASEOS



80 0 80 160
scale: 1" = 80' feet

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EPS
GROUP

Fulton Homes at Ballpark Village

Goodyear, AZ

Preliminary Plat

Project:

Revisions:

JUNE 4, 2021 - 1ST PRELIMINARY PLAT SUB.
JUNE 10, 2022 - 2ND PRELIMINARY PLAT SUB.
AUGUST 29, 2022 - 3RD PRELIMINARY PLAT SUB.

ARIZONA

Professional Engineer

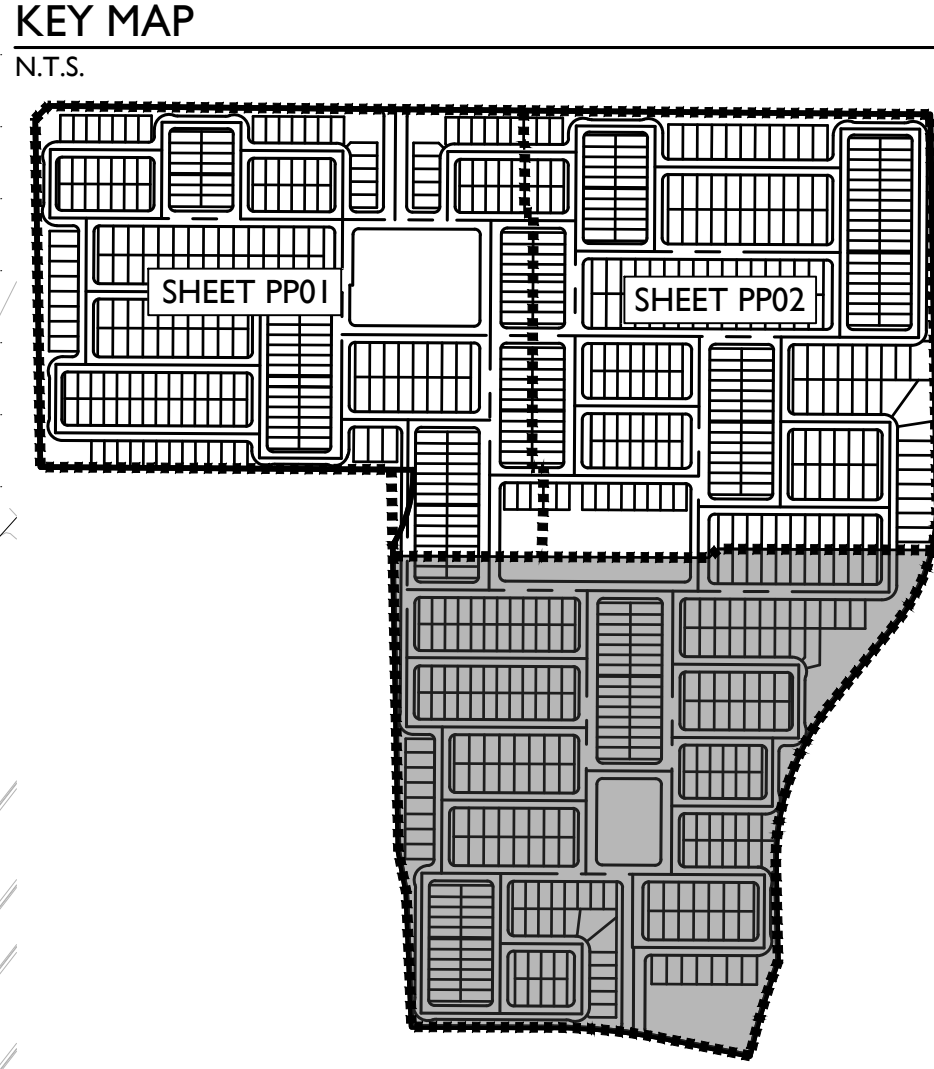
54655
BRIAN
NICHOLLS
08/29/2022

Designer: JH
Drawn by: JAJ

Job No.
20-1537
PP02
Sheet No.
3
of 19

20-1537 - Fulton Homes at Ballpark Village

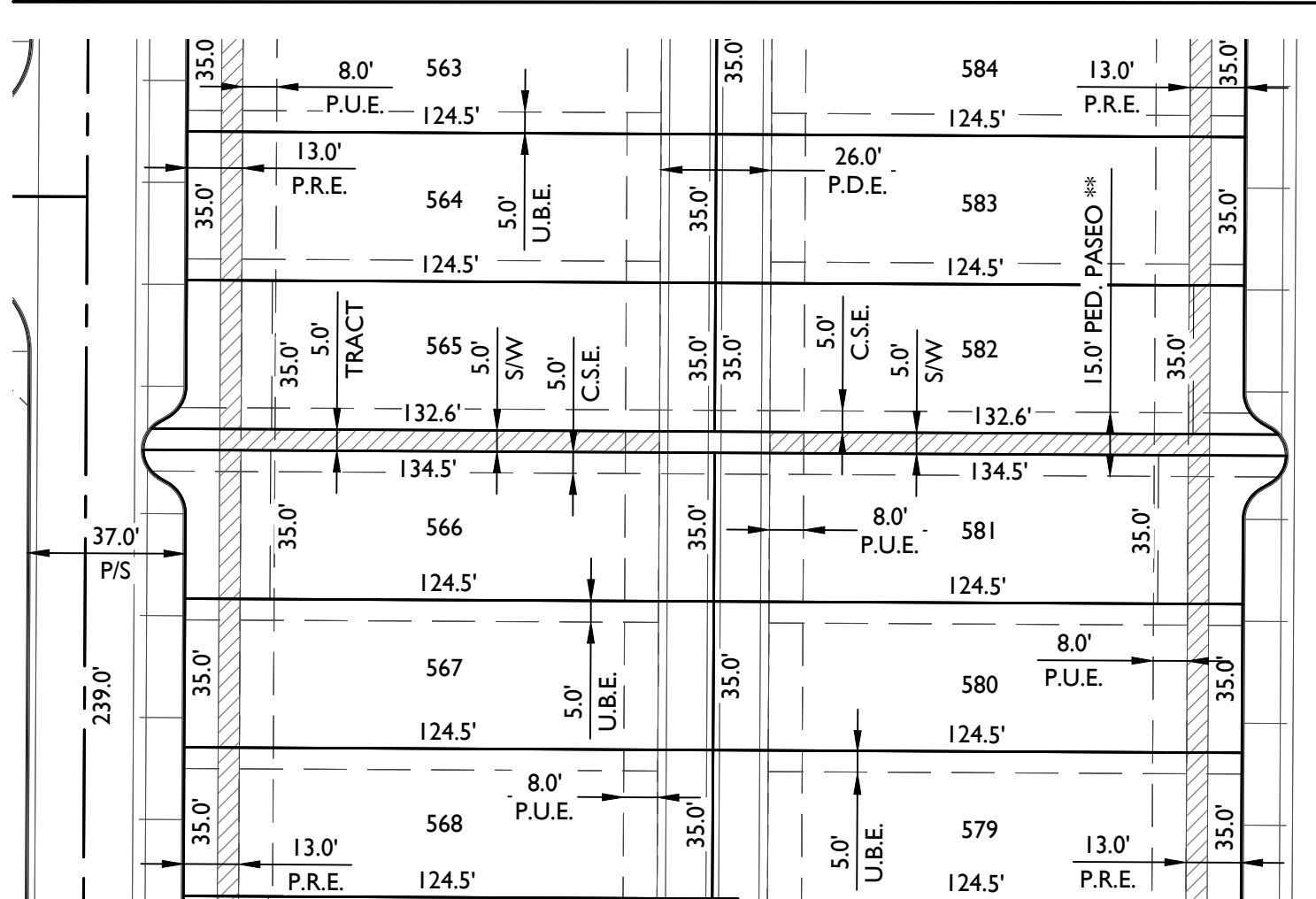
Aug 29, 2022 12:03pm \\EPS-M16-F501\SHARED\Projects\2020\20-1537\Planning\Drawings\Preliminary Plat\20-1537 - PP03.dwg



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 LOTS MOST VULNERABLE TO HEADLIGHT INTRUSION.
- ** SEE DETAIL A ON SHEET 4 FOR A DIAGRAM OF THE PEDESTRIAN PASS-THROUGH PASEOS

DETAIL A



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes at Ballpark Village

Preliminary Plat

Project: 20-1537 - 1ST PRELIMINARY PLAT SUB.
June 10, 2022 - 2ND PRELIMINARY PLAT SUB.
August 29, 2022 - 3RD PRELIMINARY PLAT SUB.

Revisions:

Revised	By	Description
1	JH	Initial Design
2	JH	Final Design

Job No. 20-1537

PP03

Sheet No. 4 of 19

Aug 29, 2022 12:04pm \\EPS-M16-FS01\SHARED\$\Projects\2020\20-1537\Planning\Drawings\Preliminary Plat\20-1537 - PP04.dwg

Lot Table			Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot Table		Land Use District	Lot 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TOTAL
4,070,233.21
SQ. FT.

20-1537 - Fulton Homes at Ballpark Village

TRACT USE TABLE				OWNER / RESPONSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT A	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E. /POTENTIAL EMERGENCY ACCESS EASEMENT / WATER EASEMENT	134994	3.099	HOA
TRACT B	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	2890	0.066	HOA
TRACT C	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT D	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT E	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	2890	0.066	HOA
TRACT F	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4543	0.104	HOA
TRACT G	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5685	0.131	HOA
TRACT H	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E / P.R.E.	1200	0.028	HOA
TRACT I	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3669	0.084	HOA
TRACT J	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4928	0.113	HOA
TRACT K	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4928	0.113	HOA
TRACT L	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	11048	0.254	HOA
TRACT M	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5141	0.118	HOA
TRACT N	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT O	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5508	0.126	HOA
TRACT P	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	12512	0.287	HOA
TRACT Q	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3877	0.089	HOA
TRACT R	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1233	0.028	HOA
TRACT S	LANDSCAPE / OPEN SPACE / P.U.E. / P.R.E..	9292	0.213	HOA
TRACT T	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION /PATHWAY / P.U.E. / C.S.E. / P.D.E /P.R.E.	165184	3.792	HOA

TRACT USE TABLE				OWNER / RESPONSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT III	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT IIII	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5328	0.122	HOA
TRACT KKK	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5828	0.134	HOA
TRACT LLL	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E / P.R.E.	1440	0.033	HOA
TRACT MMM	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5828	0.134	HOA
TRACT NNN	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	7143	0.164	HOA
TRACT OOO	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	7143	0.164	HOA
TRACT PPP	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5053	0.116	HOA
TRACT QQQ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5988	0.137	HOA
TRACT RRR	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5988	0.137	HOA
TRACT SSS	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5540	0.127	HOA
TRACT TTT	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5540	0.127	HOA
TRACT UUU	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6553	0.150	HOA
TRACT VVV	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5988	0.137	HOA
TRACT WWW	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E / P.R.E.	1339	0.031	HOA
TRACT XXX	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5988	0.137	HOA
TRACT YYY	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5540	0.127	HOA
TRACT ZZZ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6553	0.150	HOA
TRACT AAAA	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION /PATHWAY / P.U.E. / C.S.E. / P.D.E / P.R.E.	80042	1.838	HOA
TRACT BBBB	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5540	0.127	HOA

TRACT USE TABLE				OWNER / RESPONSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT U	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E. / POTENTIAL EMERGENCY ACCESS EASEMENT	159183	3.654	HOA
TRACT V	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5012	0.115	HOA
TRACT W	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5012	0.115	HOA
TRACT X	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3671	0.084	HOA
TRACT Y	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1201	0.028	HOA
TRACT Z	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4910	0.113	HOA
TRACT AA	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	7531	0.173	HOA
TRACT BB	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3669	0.084	HOA
TRACT CC	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	7437	0.171	HOA
TRACT DD	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1680	0.039	HOA
TRACT EE	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	5828	0.134	HOA
TRACT FF	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	10441	0.240	HOA
TRACT GG	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6478	0.149	HOA
TRACT HH	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	6443	0.148	HOA
TRACT II	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	11316	0.260	HOA
TRACT JJ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6477	0.149	HOA
TRACT KK	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6478	0.149	HOA
TRACT LL	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	9292	0.213	HOA
TRACT MM	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	9023	0.207	HOA
TRACT NN	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	8979	0.206	HOA

TRACT USE TABLE				OWNER / RESPONSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT CCCC	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6428	0.148	HOA
TRACT DDDD	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	103233	2.370	HOA
TRACT EEEE	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4228	0.097	HOA
TRACT FFFF	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3908	0.090	HOA
TRACT GGGG	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3130	0.072	HOA
TRACT HHHH	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	96353	2.212	HOA
	TOTAL OPEN SPACE TRACT AREA	1456951	33.442	
TRACT IIII	PRIVATE STREET TRACT	1232626	28.296	HOA
	TOTAL TRACT AREA	2689577	61.738	

TRACT USE TABLE				OWNER / RESPONSIBLE FOR MAINTANCE
TRACT	USE	AREA (SF)	AREA (AC)	
TRACT OO	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1280	0.029	HOA
TRACT PP	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6153	0.141	HOA
TRACT QQ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	3215	0.074	HOA
TRACT RR	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6478	0.149	HOA
TRACT SS	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	8979	0.206	HOA
TRACT TT	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	9023	0.207	HOA
TRACT UU	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6153	0.141	HOA
TRACT VV	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6329	0.145	HOA
TRACT VVV	LANDSCAPE / OPEN SPACE / PATHWAY / P.U.E. / C.S.E. / P.D.E	1262	0.029	HOA
TRACT XX	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6378	0.146	HOA
TRACT YY	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6378	0.146	HOA
TRACT ZZ	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6328	0.145	HOA
TRACT AAA	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6153	0.141	HOA
TRACT BBB	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	12528	0.288	HOA
TRACT CCC	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION /PATHWAY / P.U.E. / C.S.E. / P.D.E	186071	4.272	HOA
TRACT DDD	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	1262	0.029	HOA
TRACT EEE	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	6153	0.141	HOA
TRACT FFF	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E..	4928	0.113	HOA
TRACT GGG	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E. / POTENTIAL EMERGENCY ACCESS EASEMENT	4928	0.113	HOA
TRACT HHH	LANDSCAPE / OPEN SPACE / P.U.E / P.R.E. / WATER & SEWER EASEMENT	90435	2.076	HOA

Project

Fulton Homes at Ballpark Village

Goodyear, AZ

Tract Data Tables

Revisions:

JUNE 4, 2021 - 1ST PRELIMINARY PLAT SUB.

JUNE 10, 2022 - 2ND PRELIMINARY PLAT SUB.

AUGUST 29, 2022 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin construction.

ARIZONA

Not a 3-1 or 1-800 STAMP IT! (520-5048) In Maricopa County, (602)263-1100

Designer: JH

Drawn by: JAJ

Professional Engineer

CERTIFICATE NO. 54652

BRIAN NICHOLLS

Expires 08-29-2025

Brian Nicholls

Job No.

20-1537

PP05

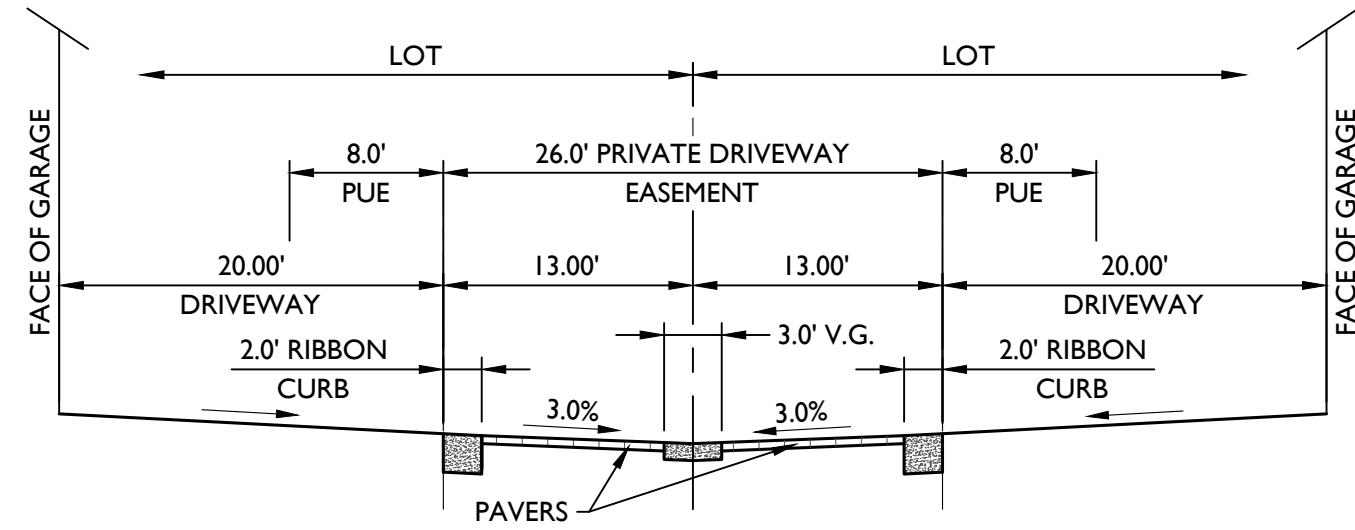
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6 of 19

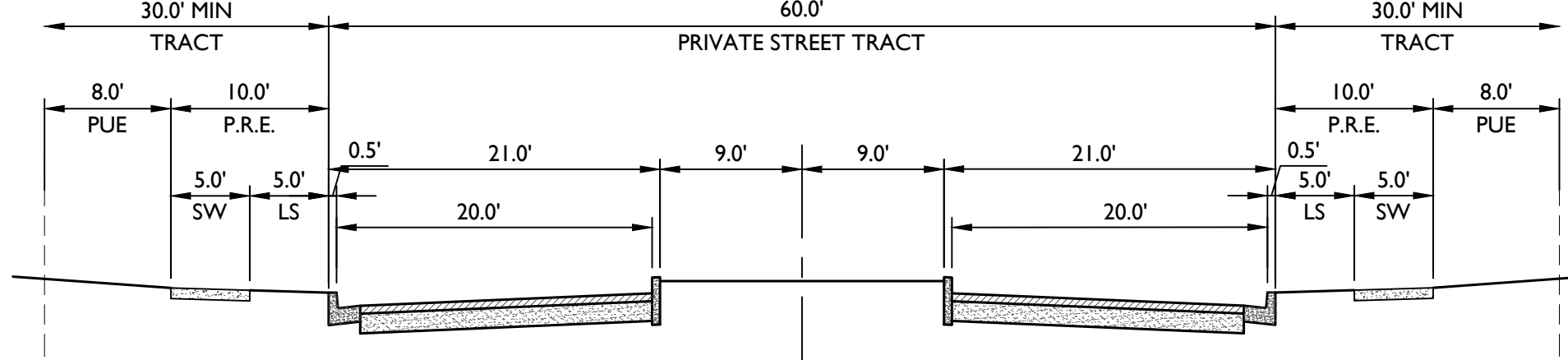
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS

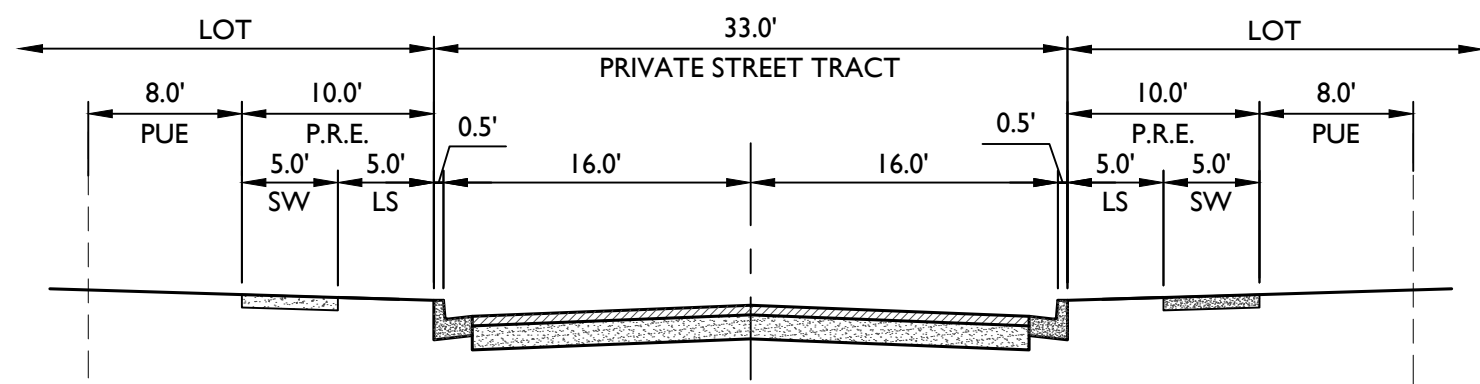
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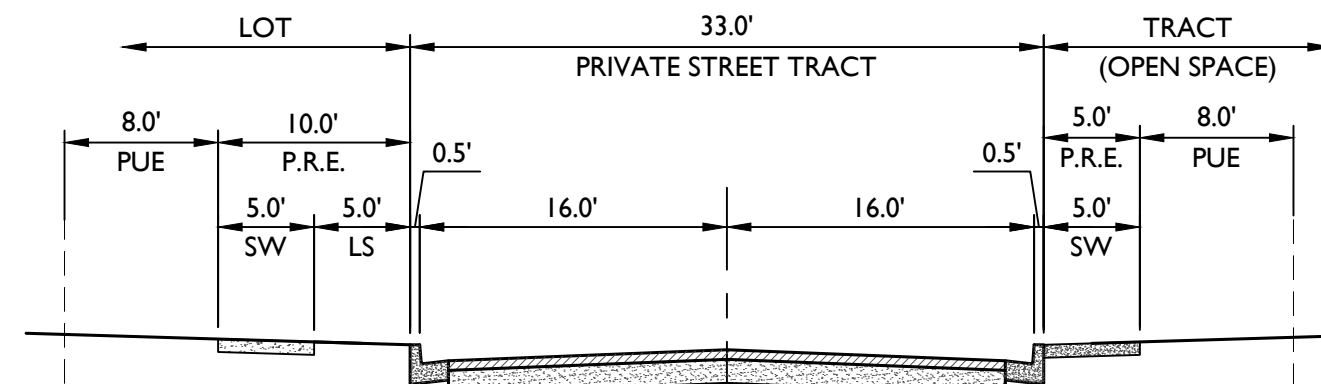
PRIVATE ALLEY
NO PARKING ON EITHER SIDE OF ALLEY.
(ALLEY SHALL HAVE SIGNS POSTED "NO PARKING" AT BEGINNING, END AND SPACED MIN. 100' FEET APART)



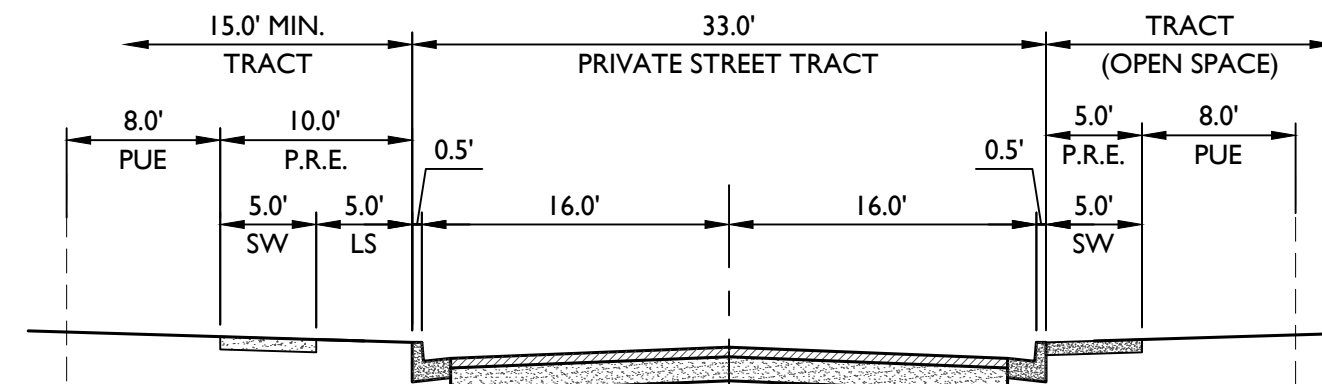
NORTH & SOUTH COMMUNITY ENTRANCE
NO PARKING ON EITHER SIDE OF THE STREET



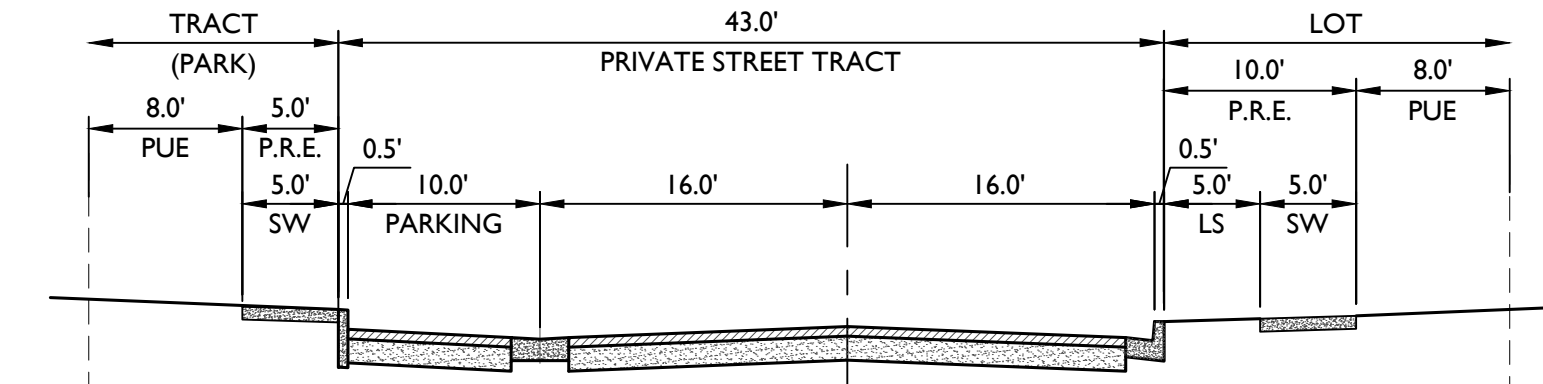
PRIVATE LOCAL STREET
ON STREET PARKING ON BOTH SIDES OF THE STREET



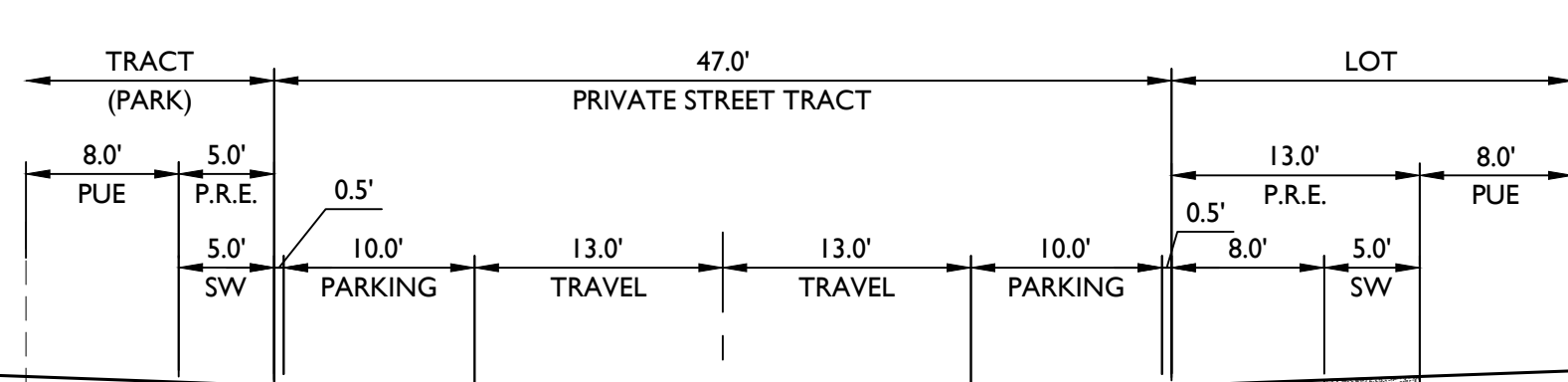
PRIVATE LOCAL STREET
ON STREET PARKING ON BOTH SIDES OF THE STREET



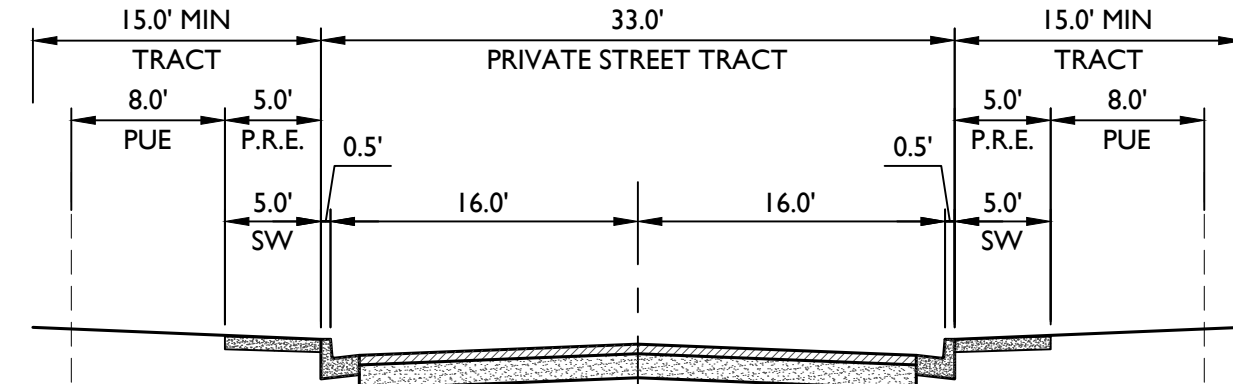
PRIVATE LOCAL STREET
ON STREET PARKING ON BOTH SIDES OF THE STREET



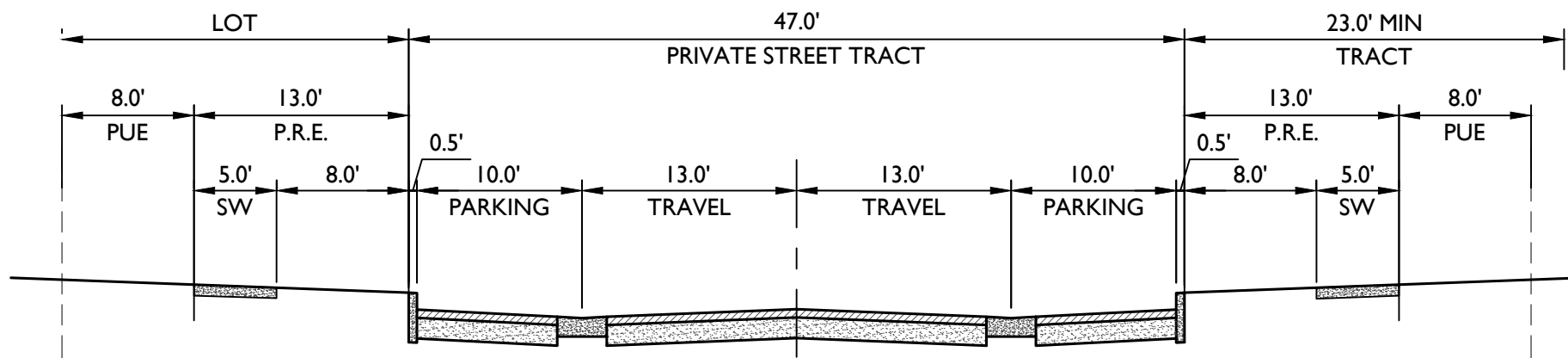
PRIVATE LOCAL STREET ADJACENT TO PARK
ON STREET PARKING ON LOT SIDE OF STREET AND PARKING IN PARALLEL STALLS ON PARK SIDE OF STREET



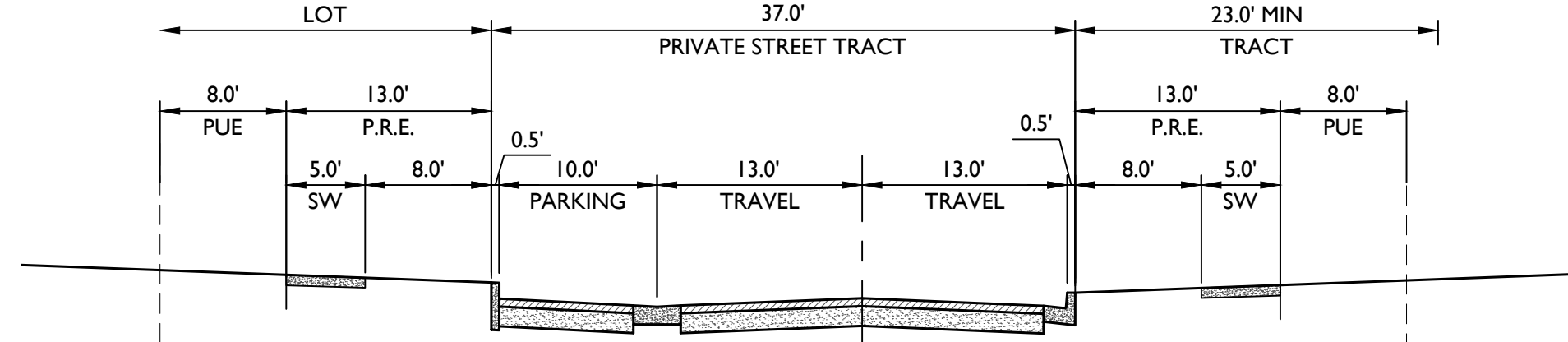
PRIVATE LOCAL STREET WITH PARALLEL PARKING
NO ON STREET PARKING
PARKING IN DESIGNATED STALLS ONLY



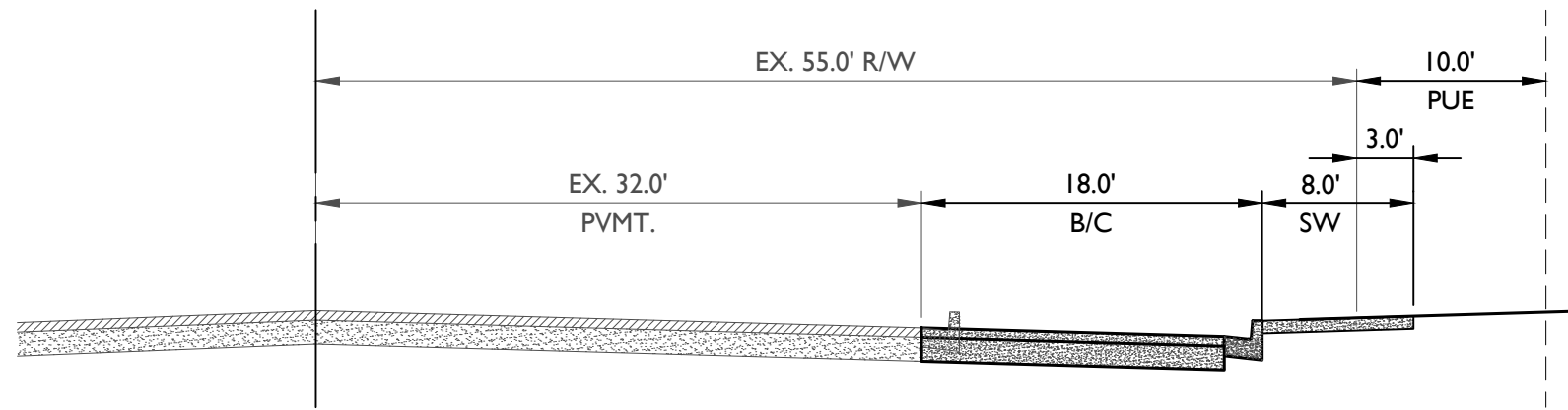
PRIVATE LOCAL STREET
ON STREET PARKING ON BOTH SIDES OF THE STREET



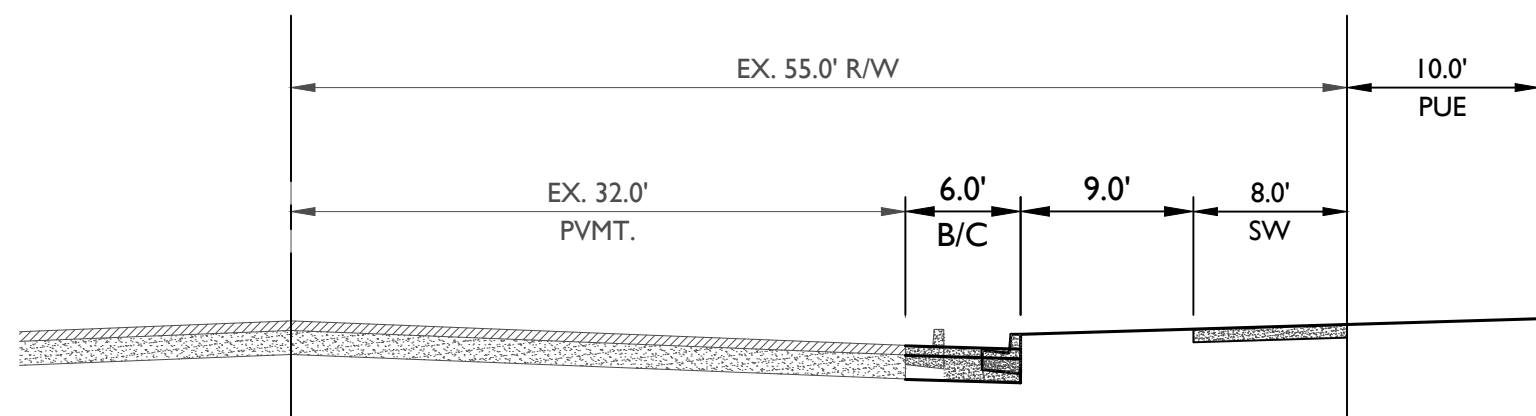
PRIVATE LOCAL STREET WITH PARALLEL PARKING
NO ON STREET PARKING
PARKING IN DESIGNATED STALLS ONLY



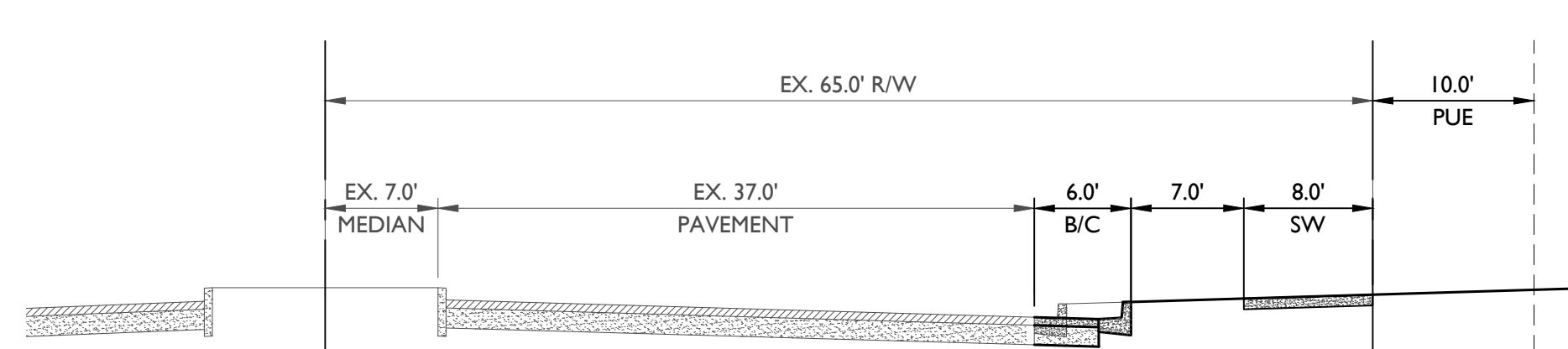
PRIVATE LOCAL STREET WITH PARALLEL PARKING
NO ON STREET PARKING
PARKING IN DESIGNATED STALLS ONLY



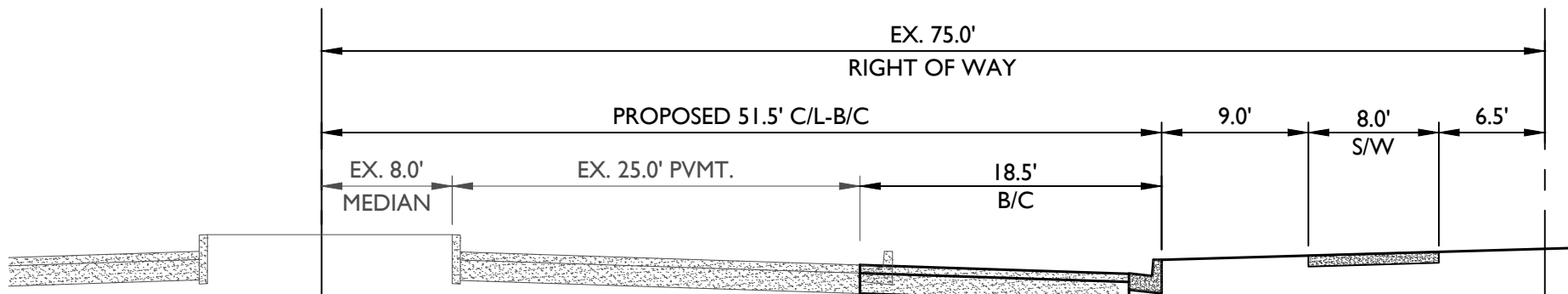
ARTERIAL STREET - LOWER BUCKEYE PARKWAY (RIGHT TURN LANE)
LOOKING EAST



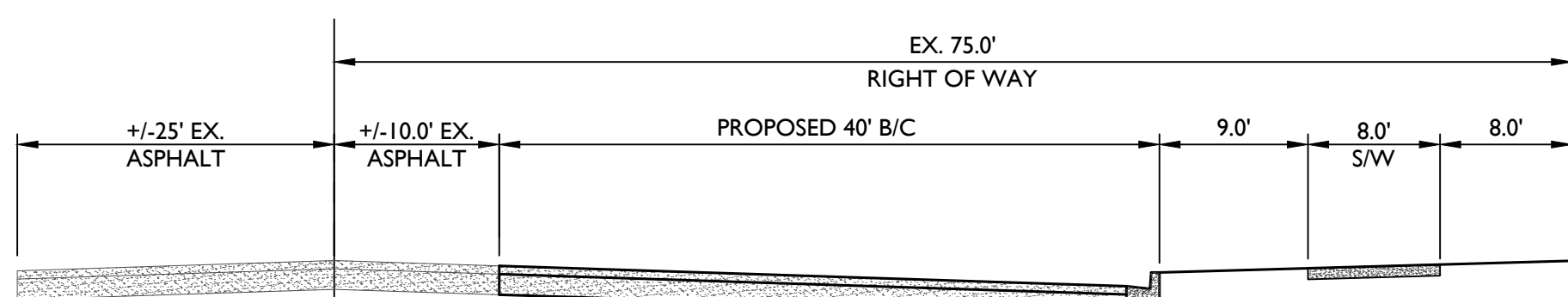
ARTERIAL STREET - LOWER BUCKEYE PARKWAY
LOOKING EAST



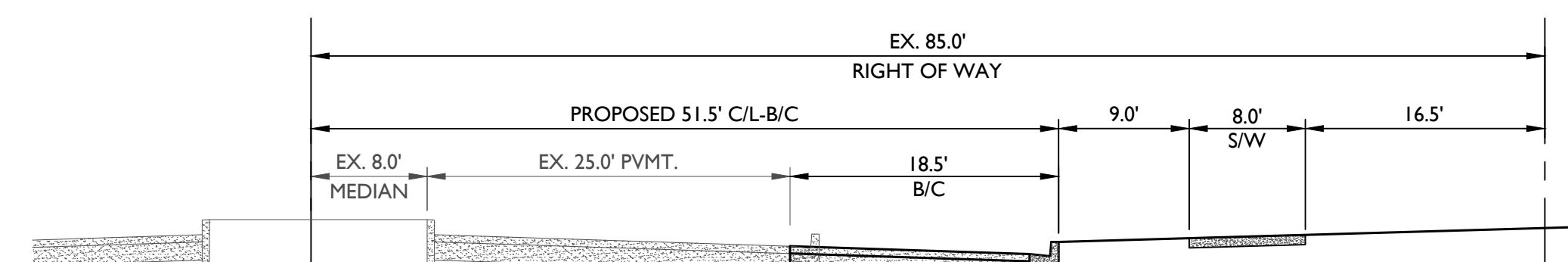
ARTERIAL STREET - BULLARD AVENUE
LOOKING EAST



SCENIC ARTERIAL STREET (COG DETAIL G-3120) - YUMA ROAD (WEST OF 135TH AVENUE)
LOOKING EAST



SCENIC ARTERIAL STREET (COG DETAIL G-3120) - YUMA ROAD (EAST OF 153TH AVENUE)
LOOKING EAST



SCENIC ARTERIAL STREET (COG DETAIL G-3120) - ESTRELLA PARKWAY
LOOKING NORTH