

PRELIMINARY PLAT FOR ASCENT AT CANYON TRAILS

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE
1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LOT TABLES

Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)
1	2281.959	21	2575.687	41	1774.857	61	1600.000	81	1898.667	101	1600.000
2	1599.998	22	1599.998	42	1600.000	62	1600.000	82	1898.667	102	1600.000
3	1599.998	23	1599.998	43	1600.000	63	2740.905	83	3219.327	103	2712.982
4	2514.219	24	2328.612	44	2708.727	64	2732.790	84	2712.982	104	2712.982
5	2955.553	25	2945.000	45	2841.049	65	1600.000	85	1600.000	105	1600.000
6	1599.745	26	1599.998	46	1678.161	66	1600.000	86	1600.000	106	1600.000
7	1599.745	27	1599.997	47	1678.161	67	1600.000	87	1600.000	107	1600.000
8	2103.122	28	2303.979	48	1861.559	68	2712.175	88	2003.247	108	1972.934
9	2753.990	29	2483.650	49	3299.977	69	2712.175	89	1995.669	109	1965.355
10	1599.997	30	1706.665	50	1600.000	70	1600.000	90	1600.000	110	1600.000
11	1599.998	31	1706.665	51	1600.000	71	1600.000	91	1600.000	111	1600.000
12	2705.349	32	2898.161	52	1600.000	72	1600.000	92	1600.000	112	1600.000
13	2745.858	33	2906.584	53	2757.136	73	2724.674	93	2712.982	113	2712.982
14	1728.973	34	1706.573	54	2749.021	74	2716.559	94	2712.982	TOTAL: 231,827 SQ. FT.	
15	1784.098	35	1706.573	55	1600.000	75	1600.000	95	1600.000		
16	3147.423	36	2889.229	56	1600.000	76	1600.000	96	1600.000		
17	3107.460	37	2708.727	57	1600.000	77	1600.000	97	1600.000		
18	1782.863	38	1600.000	58	2690.865	78	2712.175	98	1988.090		
19	1729.563	39	1600.000	59	2712.175	79	2387.023	99	1980.512		
20	2556.109	40	1774.857	60	1600.000	80	1898.667	100	1600.000		

OPEN SPACE TRACT TABLE

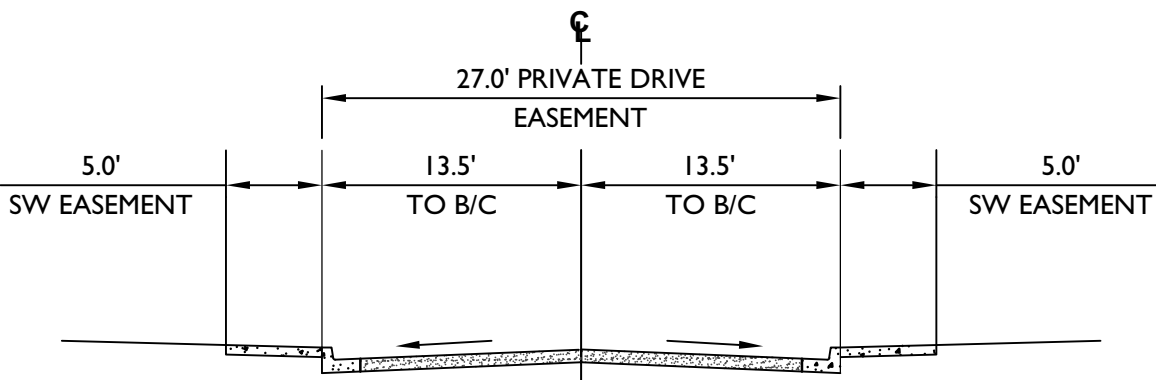
TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	OWNERSHIP / MAINTENANCE
TRACT A	OPEN SPACE / LANDSCAPE	16490.79	0.379	ASCENT AT CANYON TRAILS HOA
TRACT B	OPEN SPACE / LANDSCAPE	4384.51	0.101	ASCENT AT CANYON TRAILS HOA
TRACT C	OPEN SPACE / LANDSCAPE	2371.77	0.054	ASCENT AT CANYON TRAILS HOA
TRACT D	OPEN SPACE / LANDSCAPE	10022.33	0.230	ASCENT AT CANYON TRAILS HOA
TRACT E	OPEN SPACE / LANDSCAPE	2958.67	0.068	ASCENT AT CANYON TRAILS HOA
TRACT F	OPEN SPACE / LANDSCAPE / AMENITY	15841.78	0.364	ASCENT AT CANYON TRAILS HOA
TRACT G	OPEN SPACE / LANDSCAPE	6516.37	0.150	ASCENT AT CANYON TRAILS HOA
TOTAL OPEN SPACE / LANDSCAPE AREA		58586.25	1.346	ASCENT AT CANYON TRAILS HOA
TRACT G	PRIVATE STREET / PARKING	56409.01	1.294	ASCENT AT CANYON TRAILS HOA
TOTAL TRACT AREA		114995.26	2.640	

DEVELOPMENT STANDARDS RI-A WITH PAD OVERLAY

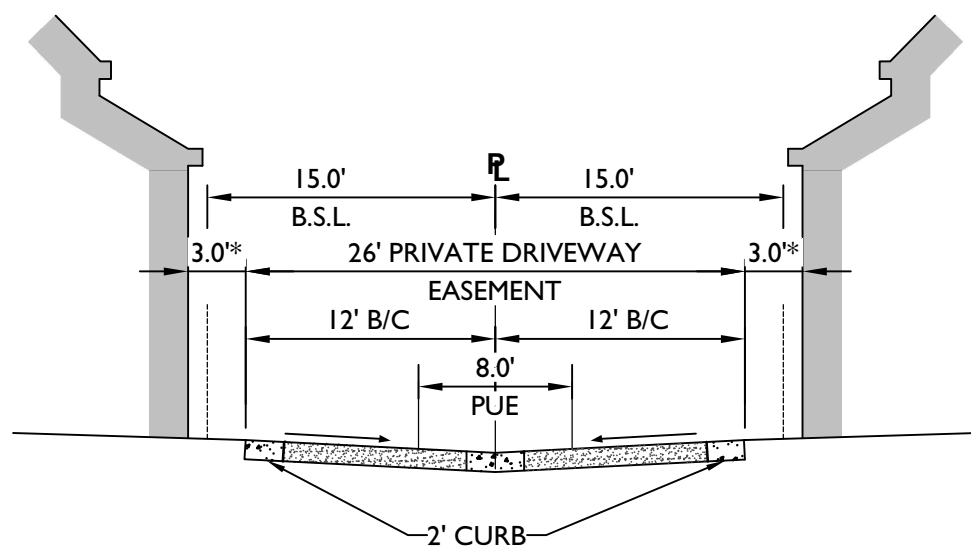
FRONT (1): 8'
FRONT FACING GARAGE: 20'
SIDE: 0' (2)
STREET SIDE: 10' (3)
REAR: 15'

- FRONT SETBACK SHALL BE MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE ENTRY GARAGES. IF HOMES FACE TOWARD A COLLECTOR STREET, FRONT PORCHES MAY FACE OUT TOWARDS THE STREET SO LONG AS A MINIMUM DISTANCE OF 10 FEET IS PROVIDED BETWEEN THE SIDEWALK AND THE PORCH AND NO VEHICULAR ACCESS IS ALLOWED FROM/TO THE COLLECTOR STREET TO INDIVIDUAL LOTS. WALLS WITHIN THE FRONT SETBACK SHALL BE NO GREATER THAN 4 FEET IN HEIGHT AND PARALLEL WALLS SHALL BE LOCATED NO CLOSER THAN 10 FEET FACE TO FACE. PATIOS SHALL BE A MINIMUM OF 6 FEET DEEP AND A MINIMUM OF 66 SQUARE FEET.
- ATTACHED SIDE SETBACKS SHALL BE 0 FEET, WHEREAS BUILDING SEPARATION SHALL BE A MINIMUM OF 5 FEET. IF A PORCH/PATIO IS LOCATED ON THE SIDE OF AN ATTACHED TOWNHOME (FACING THE STREET), SUCH PATIOS/PORCHES MAY ENCROACH THE SIDE SETBACK UP TO 4 FEET WITH A MAXIMUM WALL HEIGHT OF 40 INCHES. CORNICES AND EAVES, MAY PROJECT INTO ANY REQUIRED YARD NOT MORE THAN TWO (2) ADDITIONAL FEET, PROVIDED, HOWEVER, THAT THE SUM OF SUCH PROJECTIONS ON ANY WALL DOES NOT EXCEED ONE-THIRD (1/3) THE LENGTH OF SAID WALL.
- WHERE A MINIMUM 10-FOOT-WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN STREET SIDE SETBACK APPLIES, IF A PORCH/PATIO IS LOCATED ON THE SIDE OF AN ATTACHED TOWNHOME (FACING THE STREET), SUCH PATIOS/PORCHES MAY ENCROACH THE STREET SIDE SETBACK UP TO 4 FEET WITH A MAXIMUM WALL HEIGHT OF 40 INCHES. CORNICES AND EAVES, MAY PROJECT INTO ANY REQUIRED YARD NOT MORE THAN TWO (2) ADDITIONAL FEET, PROVIDED, HOWEVER, THAT THE SUM OF SUCH PROJECTIONS ON ANY WALL DOES NOT EXCEED ONE-THIRD (1/3) THE LENGTH OF SAID WALL.

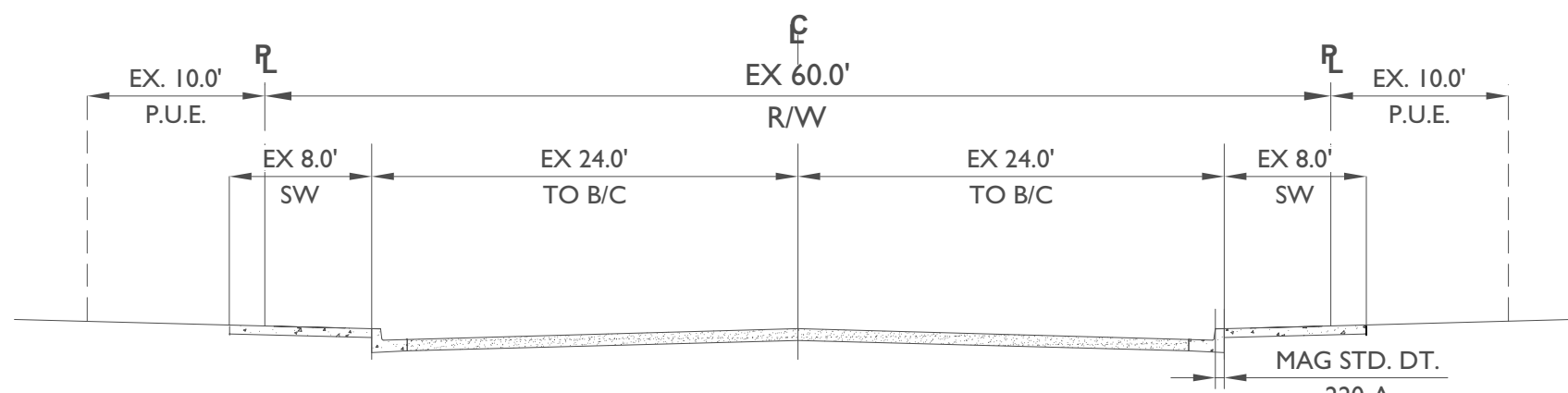
CROSS SECTIONS



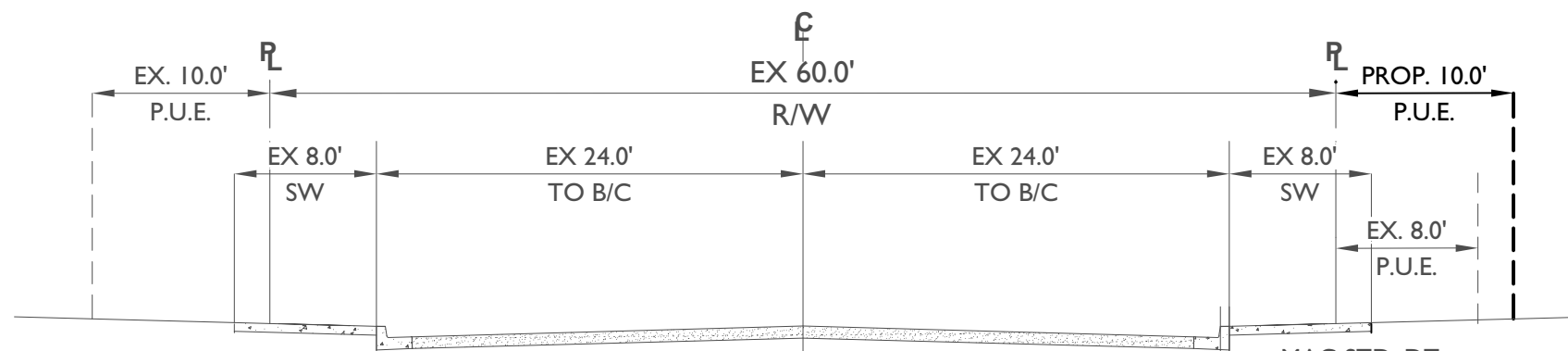
PRIVATE STREET TRACT
N.T.S.



PRIVATE DRIVEWAY EASEMENT (ALLEY)
N.T.S.



158TH AVENUE - LOOKING NORTH
N.T.S.
EXISTING ADJACENT STREET SECTION



ROOSEVELT ST - LOOKING EAST
N.T.S.
EXISTING ADJACENT STREET SECTION

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE NORTH 9 DEGREES 46 MINUTES 22 SECONDS WEST, (BASIS OF BEARING) ALONG THE EAST WEST MID-SECTION LINE OF SAID SECTION 6 A DISTANCE OF 1304.79 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6 AS SHOWN ON THE PLAT OF PARKWAY VILLAGE RECORDED IN BOOK 828, PAGE 31 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 06 MINUTES 32 SECONDS WEST, ALONG SAID EAST LINE 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROOSEVELT STREET AS SHOWN ON THE PLAT OF TRAVIS PARK RECORDED IN BOOK 864, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 06 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID EAST LINE 689.06 FEET TO THE NORTH LINE OF SAID TRAVIS PARK;

THENCE NORTH 89 DEGREES 53 MINUTES 48 SECONDS WEST, ALONG SAID NORTH LINE 579.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 158TH AVENUE AS SHOWN ON SAID TRAVIS PARK;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES;

THENCE NORTH 00 DEGREES 06 MINUTES 45 SECONDS EAST 79.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 33 MINUTES 57 SECONDS AN ARC DISTANCE OF 226.12 FEET;

THENCE NORTH 27 DEGREES 40 MINUTES 42 SECONDS EAST 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET.

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 26 MINUTES 53 SECONDS AN ARC DISTANCE OF 253.90 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 05 MINUTES 22 SECONDS AND ARE DISTANCE OF 39.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROOSEVELT STREET AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET;

THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 26 MINUTES 13 SECONDS AND ARC DISTANCE OF 115.04 FEET;

THENCE NORTH 77 DEGREES 47 MINUTES 36 SECONDS EAST 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET;

THENCE NORTHEASTERLY ALONG THE OF SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 26 MINUTES 13 SECONDS AN ARC DISTANCE OF 102.02 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 11 SECONDS EAST 81.97 FEET TO THE POINT OF BEGINNING.

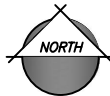
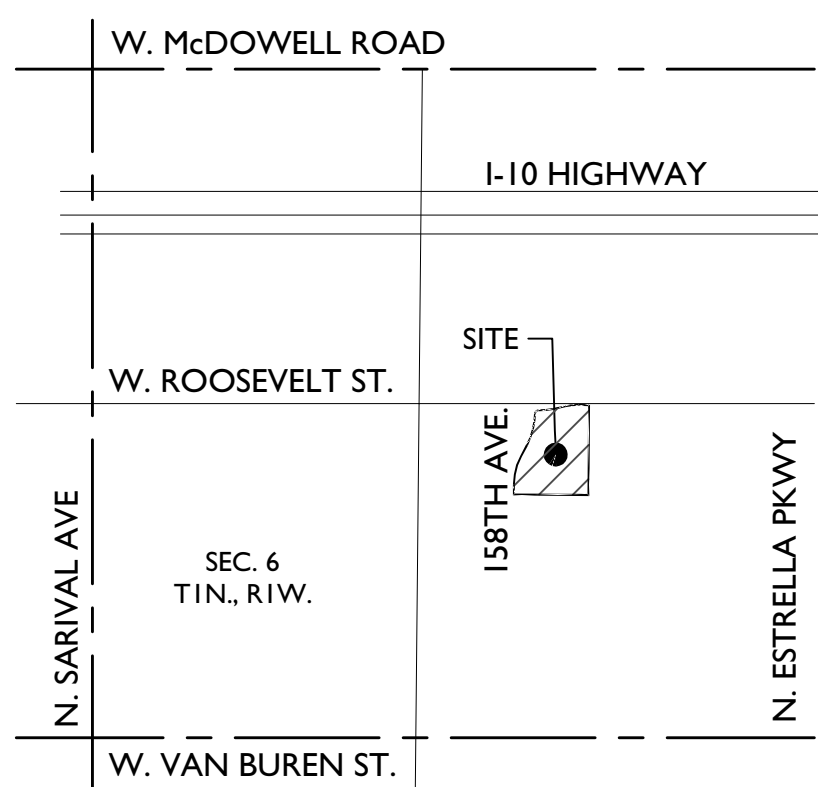
LEGAL DESCRIPTION PER TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06195620-026-NM2, DATED AUGUST 3, 2021.

BENCHMARK

CITY OF GOODYEAR BENCHMARK G347 BRASS CAP IN SOUTH HANDHOLE LOCATED AT THE INTERSECTION OF SARIVAL AVENUE AND VAN BUREN STREET.
NAVDB88 ELEVATION: 996.48 FEET

CITY OF GOODYEAR BENCHMARK G335 BRASS CAP IN SOUTH HANDHOLE LOCATED IN THE CENTERLINE OF SARIVAL AVENUE ONE HALF MILE NORTH OF YUMA ROAD.
NAVDB88 ELEVATION: 983.73 FEET

VICINITY MAP



NTS

PROJECT TEAM

PROPERTY OWNER:

FFH RENTAL I LLC
7204 N. 16TH STREET, NO. 110
PHOENIX, AZ 85020

ENGINEERING & PLANNING:

EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: BRENNAN MAHER
brennan.maher@epsgruoinc.com

DEVELOPER:

ASCENT COMPANIES
2525 E. CAMELBACK ROAD, STE 500
PHOENIX, AZ 85016
TEL: (602) 725-1351
CONTACT: BRADLY RICHARDSON
brichardson@ascentcos.com

LANDSCAPE ARCHITECT:

COLLABORATIVE V DESIGN STUDIO
7116 EAST 1ST AVENUE, SUITE 103
SCOTTSDALE, AZ 85251
TEL: (480) 347-0590
CONTACT: SCOTT HEFFERNAN
scotch@collaborative.v.com

PROJECT DATA

APN: 500-05-974
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

EXISTING ZONING: R1-A PAD

GROSS AREA: 8.62 ACRES
NET AREA: 7.84 ACRES

LOT SIZE: 21.3' x 75'
LOT AREA: 1,600 SF
NO. OF UNITS: 113

NET DENSITY: 14.41 DU/AC

OPEN SPACE: 1.35 AC / 58,586 SF (17% OF NET)

PARKING BREAKDOWN:
REQUIRED:
RESERVED (2 PER UNIT): 226 SPACES
GUEST (0.5 PER UNIT): 57 SPACES
TOTAL REQUIRED: 283 SPACES

PROVIDED:
RESERVED (GARAGE): 226 SPACES
GUEST (UNCOVERED): 68 SPACES
TOTAL PROVIDED: 294 SPACES

BASIS OF BEARING

THE CENTERLINE OF ESTRELLA PARKWAY BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ASSUMED BEARING: N 00° 11' 27" E

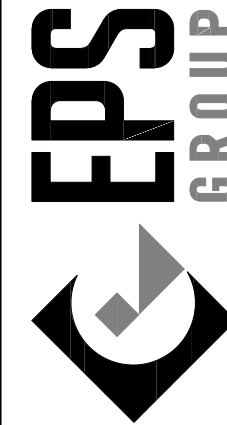
UTILITY PROVIDERS

WATER:	CITY OF GOODYEAR
SEWER:	CITY OF GOODYEAR
REFUSE:	CITY OF GOODYEAR
FIRE:	CITY OF GOODYEAR
GAS:	SOUTHWEST GAS
ELECTRIC:	APS
TELEPHONE:	COX COMMUNICATIONS
CABLE TV / INTERNET:	COX COMMUNICATIONS

SHEET INDEX

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SHEET THREE	PP03	PRELIMINARY SITE PLAN (CONTEXT)
SHEET FOUR	PP04	TYPICAL UNIT DETAILS

1130 N Alma School Road
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Project: ASCENT AT CANYON TRAILS

Preliminary Plat

Revisions:

MARCH 31, 2023 - 1ST SUBMITTAL PRELIM PLAT
JUNE 8, 2023 - 2ND SUBMITTAL PRELIM PLAT
AUGUST 4, 2023 - 3RD SUBMITTAL PRELIM PLAT
SEPTEMBER 14, 2023 - 4TH SUBMITTAL PRELIM PLAT

Call at least two full working days before you begin construction.
ARIZONA
State of Arizona
In Maricopa County: (602)263-1100

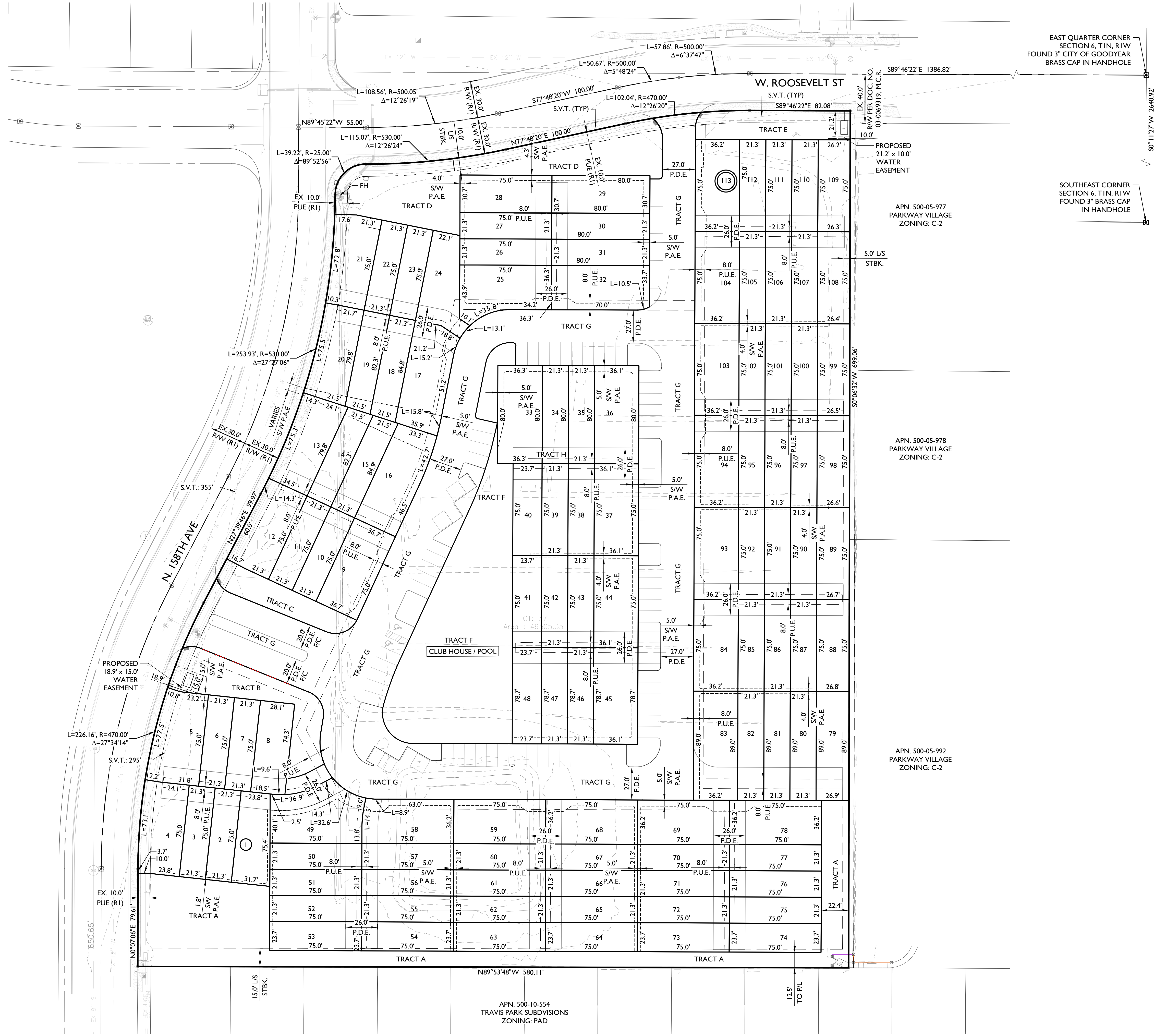
Designer: BH
Drawn by: JAJ

Professional Engineer (Civil)
54652 BRIAN NICHOLLS
Expires: 06/30/27

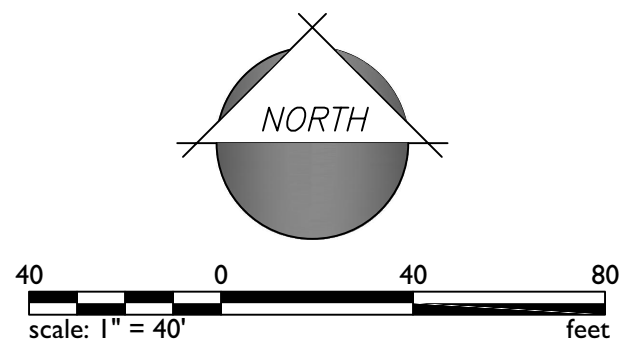
Job No.
21-1032

PP01

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- LEGEND**
- STREET CENTERLINE
 - STREET RIGHT-OF-WAY
 - PUBLIC UTILITY EASEMENT
 - LOT LINE
 - SEWER LINE
 - WATER LINE
 - FIRE HYDRANT
 - MANHOLE
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PRIVATE DRIVEWAY EASEMENT
 - BCF BRASS CAP FLUSH
 - BCHH BRASS CAP IN HANDHOLE
 - FD FOUND
 - RB REBAR
 - SNF SEARCHED FOR, NOTHING FOUND
 - MCDOT MARICOPA COUNTY DEPT. OF TRANSPORTATION
 - S.V.E. SIGHT VISIBILITY EASEMENT
 - S.V.T. SIGHT VISIBILITY TRIANGLE
 - (R) BOOK 864, PAGE 26, MCR
 - P.A.E. PEDESTRIAN ACCESS EASEMENT



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EPS GROUP

Project:

ASCENT AT CANYON TRAILS

Goodyear, AZ

Preliminary Plat

Revisions:

MARCH 31, 2023 - 1ST SUBMITTAL PRELIM PLAT	
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SEPTEMBER 14, 2023 - 4TH SUBMITTAL PRELIM PLAT	

Call at least two full working days before any begin excavation.

ARIZONA

State of Arizona
Professional Engineer
No. 54652
BRIAN NICHOLLS
Exp. 08/20/24

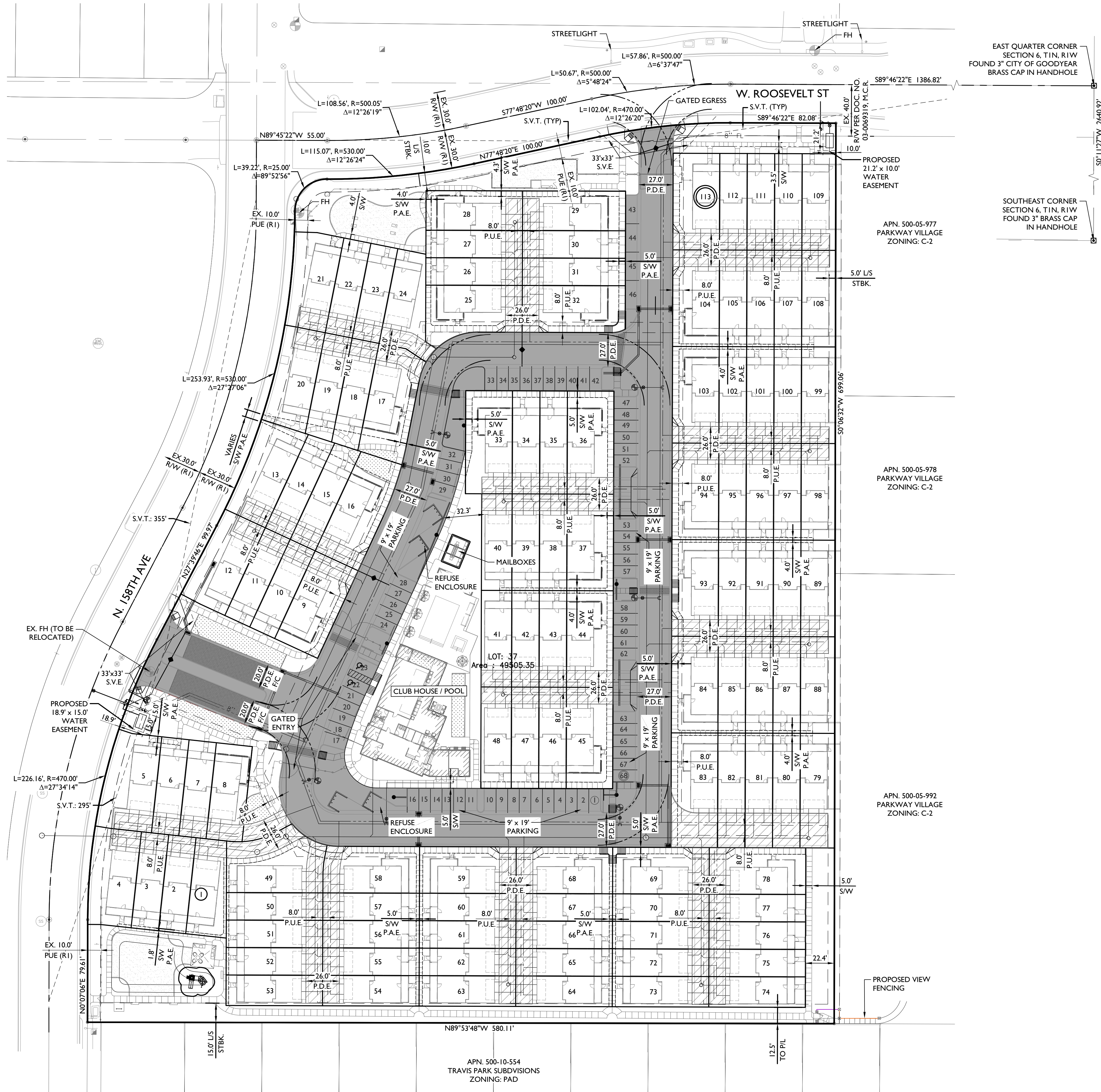
Designer: BH
Drawn by: JAJ

Job No.
21-1032

PP02

Sheet No.
2 of 4

Goodyear Approved 09/22/23 23-50000002 - ASCENT AT CANYON TRAILS

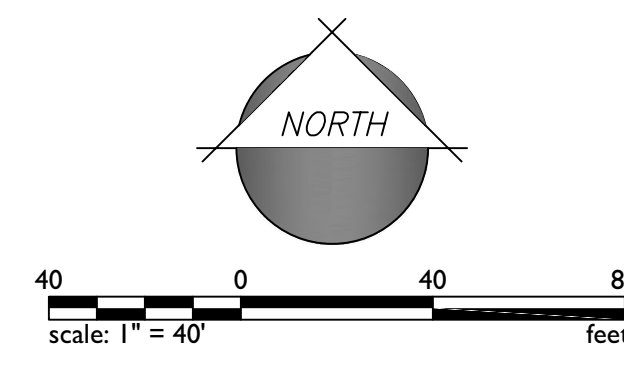


LEGEND

- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- FIRE HYDRANT
- MANHOLE
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PRIVATE DRIVEWAY EASEMENT
- BCF BRASS CAP FLUSH
- BCHH BRASS CAP IN HANDHOLE
- FD FOUND
- REBAR
- SNF SEARCHED FOR, NOTHING FOUND
- MCDOT MARICOPA COUNTY DEPT. OF TRANSPORTATION
- S.V.E. SIGHT VISIBILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- (R) BOOK 864, PAGE 26, MCR
- PRIMARY UTILITY BUILD OUT
- UTILITY BUILD OUT TO ACCOMPANY ADJACENT BUILDING PERMITS

NOTE

- ALL UNITS ARE TOWNHOMES FOR RESIDENTIAL USE AND HAVE A FOOTPRINT AREA OF 956 SQUARE FEET. FINISHED FLOOR ELEVATIONS ARE PER GRADING PLAN.
- FOR SITE LANDSCAPE AND FRONT YARD LANDSCAPE, SEE LANDSCAPE PLAN ADJOINING PRELIMINARY PLAT.



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EPS GROUP

Project:
ASCENT AT CANYON TRAILS
Goodyear, AZ

Preliminary Site Plan

Revisions:

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JUNE 8, 2023 - 2ND SUBMITTAL PRELIM PLAT	
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SEPTEMBER 14, 2023 - 4TH SUBMITTAL PRELIM PLAT	

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

ARIZONA 811
1-800-4-A-ARIZONA
In Maricopa County: (602)263-1100

Designer: BH
Drawn by: JAJ

Professional Engineer Seal:
BRIAN NICHOLLS
54652
Expires: 08/30/25

Job No.
21-1032

PP03

Sheet No.
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