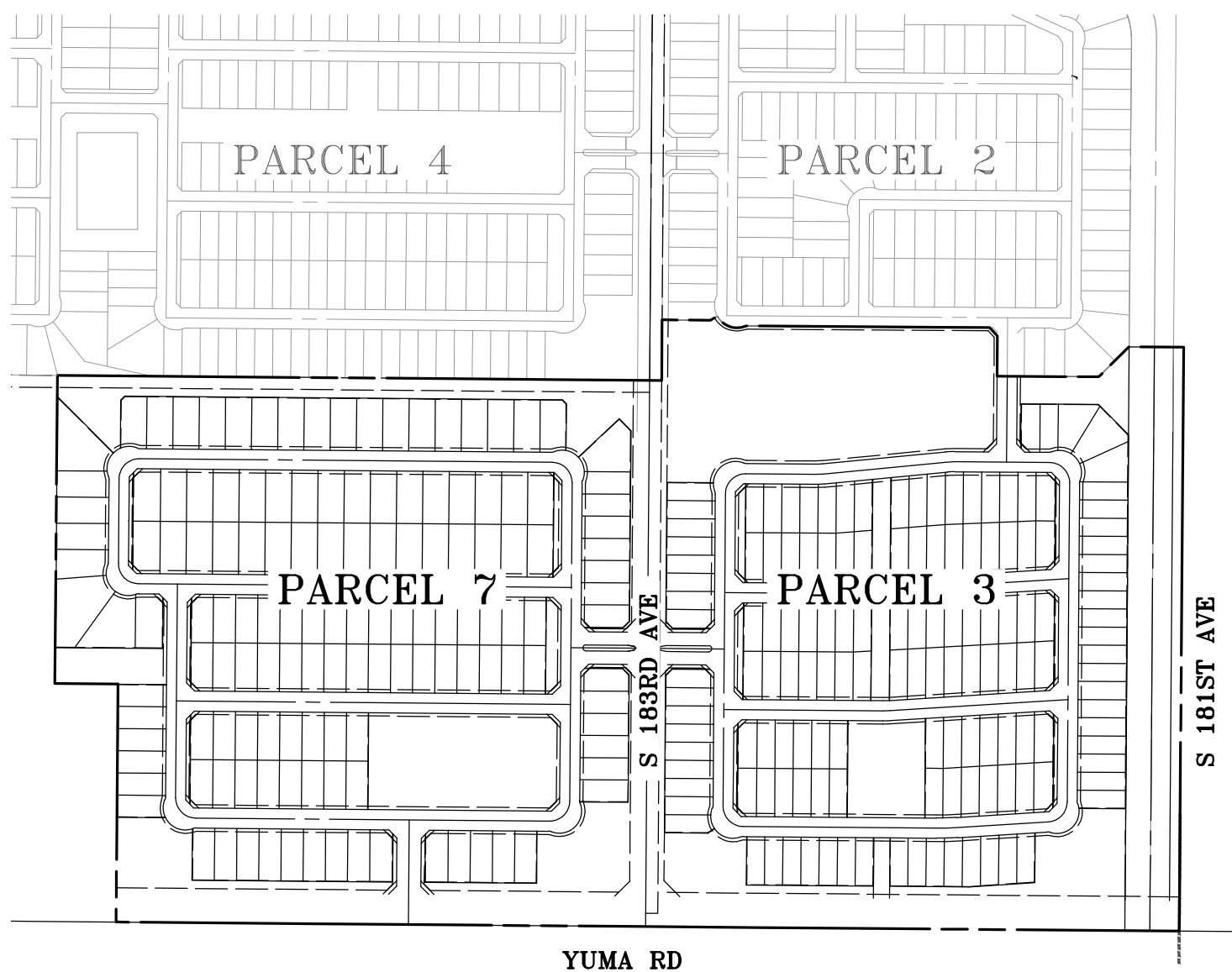


--- 980 ---	EXISTING CONTOURS
--- EX FO ---	EXISTING FIBER OPTICS
--- 1 EX IRR ---	EXISTING IRRIGATION
--- EX W ---	EXISTING WATER LINE
--- EX S ---	EXISTING SEWER LINE
--- EX G ---	EXISTING SEWER LINE
--- OHE ---	EXISTING OVERHEAD POWERLINE
•	EXISTING POWER POLE
x TC:1073.95	EXISTING SPOT ELEVATIONS
--- EX T ---	EXISTING TELEPHONE
	BOX CULVERT
	DRAINAGE OUTFALL
	FLOW ARROW
	JURISDICTIONAL LIMIT LINE
---	MIDSECTION LINE
•	PROPOSED DRYWELL
0.47%	PROPOSED DIRECTIONAL & STREET SLOPE
	PROPOSED FIRE HYDRANT
---	PROPOSED GRADE BREAK
	PROPOSED RETENTION BASIN SLOPE
	RETENTION BASIN IDENTIFICATION
	PROPOSED R.I.D. IRRIGATION PIPELINE
	PROPOSED RIP RAP
⊗	PROPOSED SEWER MANHOLE
8" S	PROPOSED SEWER MAIN
⊗	PROPOSED WATER VALVE
8" W	PROPOSED WATER MAIN
	PROPOSED SPOT ELEVATIONS
	PROPOSED SCUPPER
	SECTION IDENTIFICATION
	STORM DRAIN PIPE
	PROPOSED STORM DRAIN INLET WITH STORM DRAIN PIPE

APN ASSESSORS' PARCEL NUMBER
 B/C BACK OF CURB
 BCF BRASS CAP FLUSH
 BCHH BRASS CAP IN HAND HOLE
 BNDY BOUNDARY
 BOT BOTTOM OF BASIN ELEVATION
 BSW BACK OF SIDEWALK
 C/L CENTERLINE
 CB CATCH BASIN
 COG CITY OF GOODYEAR
 CY CUBIC YARDS
 DG DECOMPOSED GRANITE
 EG EXISTING GRADE
 ELEV. ELEVATION
 EOP EDGE OF PAVEMENT
 ESMT EASEMENT
 ET PLANNED EQUESTRIAN TRAIL
 EX EXISTING
 F/C FACE OF CURB
 FD FOUND
 FF PROPOSED FINISHED FLOOR ELEVATION
 FL FLOW
 G GAS
 GB GRADE BREAK
 HP HIGH POINT
 HW HIGH WATER ELEVATION
 IRR IRRIGATION
 LPCA LA PRIVADA COMMUNITY ASSOCIATION
 L LENGTH
 LP LOW POINT
 LS LANDSCAPING
 LT LEFT
 MAG MARICOPA ASSOCIATION OF GOVERNMENTS
 M.C.D.O.T. MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
 NTS NOT TO SCALE
 O&M OPERATION & MAINTENANCE
 OS OPEN SPACE
 P PAVEMENT POINT ELEVATION
 PP PRELIMINARY PLAT
 P/L PROPERTY LINE
 PAD PROPOSED PAD ELEVATION
 P.A.E. PEDESTRIAN ACCESS EASEMENT
 P.I.E. PRIVATE IRRIGATION EASEMENT
 PROP PROPOSED
 P.U.E. PUBLIC UTILITY EASEMENT
 R RADIUS
 R/W RIGHT OF WAY
 RID ROOSEVELT IRRIGATION DISTRICT
 RT RIGHT
 S SEWER
 S/W SIDEWALK
 SD STORM DRAIN
 SE SEWER EASEMENT
 SS SEWER SERVICE
 SY SQUARE YARD
 TC TOP OF CURB
 TCE TEMPORARY CONSTRUCTION EASEMENT
 TOB TOP OF BANK
 TW TOP OF RETAINING WALL
 TYP TYPICAL
 UT UTILITY
 UVE UNOBSTRUCTED VIEW EASEMENT
 VNAE VEHICLE NON ACCESS EASEMENT
 Vp VOLUME PROVIDED
 Vr VOLUME REQUIRED
 W WATER
 W/O WITHOUT
 WE WATER EASEMENT
 WLE WATERLINE EASEMENT
 WS WATER SERVICE
 WSE/100 WATER SURFACE ELEVATION -100YR STORM
 WSEL WATER SURFACE ELEVATION

A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF
GOODYEAR, MARICOPA COUNTY, ARIZONA


$$1'' = 400'$$

La Privada Lot Mix, Reduced R1-4						
Parcel	Lots	45/120	50/120	55/120	65/120	Total
P1*	144	60	84			144
P2*	136	66	70			136
P3	145	145				145
P4*	174	94	80			174
P5*	155	66	89			155
P6						
P7	139			82	57	139
Lot Type Totals		431	323	82	57	893
La Privada % Mix		48.26%	36.17%	15.57%		
Zoning Minimums		35%	25%	15%		

*Proposed Mixes, not platte

TRACT SUMMARY TABLE						
TRACT ID	TRACT AREA (SQ FT)	ACRES	USE	ACTIVE/PASSIVE	OWNER AND MAINTENANCE RESPONSIBILITY	
TRACT 3-A	289551.26	6.65	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA	
TRACT 3-B	25524.26	0.59	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA	
TRACT 3-C	56561.45	1.30	RID, LANDSCAPE, DRAINAGE,RECREATION	ACTIVE	LPCA	
TRACT 3-E	50232.12	1.15	RID, P.U.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA	
TRACT 3-F	1850.71	0.04	LANDSCAPE	PASSIVE	COG/LPCA	
TRACT 3-G	5697.21	0.13	P.U.E., LANDSCAPE	PASSIVE	LPCA	
TRACT 3-H	11351.07	0.26	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA	
TRACT 3-I	2096.63	0.05	P.U.E., LANDSCAPE	PASSIVE	LPCA	
TRACT 3-J	4848.48	0.11	P.U.E., LANDSCAPE	PASSIVE	LPCA	
TRACT 3-K	11190.80	0.26	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA	
TRACT 3-L	2198.53	0.05	P.U.E., LANDSCAPE	PASSIVE	LPCA	
TRACT 3-M	2100.00	0.05	P.U.E., LANDSCAPE	PASSIVE	LPCA	
TRACT 3-N	46368.93	1.06	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA	
TRACT 3-O	2206.35	0.05	P.U.E., LANDSCAPE	PASSIVE	LPCA	
TRACT 3-P	6000.06	0.14	RID, WE, SE, LANDSCAPE. RECREATION	ACTIVE	LPCA	
TRACT M-A	151015.26	3.47	RID, LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA	
TRACT M-C	34301.80	0.79	RID, LANDSCAPE	PASSIVE	LPCA	

TRACT SUMMARY TABLE					
TRACT ID	TRACT AREA (SQ FT)	ACRES	USE	ACTIVE/PASSIVE	OWNER AND MAINTENANCE RESPONSIBILITY
TRACT 7-A	109117.39	2.50	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA
TRACT 7-B	1850.74	0.04	LANDSCAPE	PASSIVE	COG/LPCA
TRACT 7-C	63330.29	1.45	P.I.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA
TRACT 7-E	49268.96	1.13	P.I.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA
TRACT 7-F	25911.48	0.59	P.U.E., LANDSCAPE, DRAINAGE	PASSIVE	LPCA
TRACT 7-G	2300.00	0.05	P.U.E., LANDSCAPE	PASSIVE	LPCA
TRACT 7-H	4799.00	0.11	P.U.E., LANDSCAPE	PASSIVE	LPCA
TRACT 7-I	2100.00	0.05	P.U.E., LANDSCAPE	PASSIVE	LPCA
TRACT 7-J	8408.80	0.19	P.U.E., LANDSCAPE	PASSIVE	LPCA
TRACT 7-K	2100.00	0.05	P.U.E., LANDSCAPE	PASSIVE	LPCA
TRACT 7-L	113576.89	2.61	P.U.E., LANDSCAPE, DRAINAGE, RECREATION	ACTIVE	LPCA

TRACT SUMMARY TABLE					
TRACT ID	TRACT AREA (SQ FT)	ACRES	USE	ACTIVE/PASSIVE	OWNER AND MAINTENANCE RESPONSIBILITY
*TRACT M	2514.96	0.06	LANDSCAPE	PASSIVE	COG/LPCA

* SEPRATE TABLE FOR 183RD GENERATED TO DEMONSTRATE ADDITION OF MEDIAN AND DENOTE COG OWNERSHIP WITH LPCA MAINTENANCE RESPONSIBILITY. ACREAGE ACCOUNTED FOR, ADDED TO, AND SPLIT BETWEEN PARCELS IN SITE DATA TABLE.

W VAN BUREN STREET

10 11

S PERRYVILLE ROAD

7

S 183D AVE. ALIGNMENT

S CITRUS ROAD

W YUMA ROAD

15 14

W LOWER BUCKEYE ROAD

S COTTON LANE / 303 LOOP

N

VICINITY MAP

MELCOR DEVELOPMENTS ARIZONA, INC
6930 E. CHAUNCEY LANE SUITE 135
PHOENIX, ARIZONA 85054
PHONE: (480) 699-4687
CONTACT: GRAEME MELTON
EMAIL: gmelton@melcor.ca

RICK ENGINEERING COMPANY
22415 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
PHONE: (602) 957-3350
CONTACT: CHRIS PATTON, P.E.
EMAIL: cpatton@rickengineering.com

RICK ENGINEERING COMPANY
3945 E. FORT LOWELL RD. SUITE 11
TUCSON, ARIZONA 85712
PHONE: (520) 795-1000
CONTACT: MARK FELLINGER, L.A.
EMAIL: mfellinger@rickengineering.com

THE SOUTH QUARTER CORNER OF SECTION 10, T1N, R2W, A
MARICOPA COUNTY BRASS CAP FLUSH, ELEVATION = 971.09 (NGVD
29)

THE SOUTHEAST CORNER OF SECTION 10, T1N, R2W, A MARICOPA
COUNTY BRASS CAP IN HAND HOLE, ELEVATION = 973.03 (NGVD29)

PRE-PLAT UTILIZES NGVD29

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE WEST
LINE OF THE SOUTHWEST QUARTER OF SECTION 10, T1N, R2W,
SAID LINE BEARS NORTH 00 DEGREES 28 MINUTES 00
SECONDS EAST

LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 1
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

(SEE SHEET 2)

1. OPEN SPACE AREAS TO BE MAINTAINED BY THE LA PRIVADA HOME OWNER ASSOCIATION.
2. ALL STREETS ARE TO BE PUBLIC STREETS.
3. LOT AND TRACTS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS RESERVATIONS AND EASEMENTS FOR PURPOSES SHOWN, APPROPRIATE DOCUMENTS WILL BE RECORDED WITH THE FINAL PLAT.
4. THE DESIGN INTENT IS IN ACCORDANCE WITH CITY OF GOODYEAR DESIGN GUIDELINES MANUAL, ADOPTED ON JUN 9, 2014 AND CITY OF GOODYEAR DESIGN STANDARDS AND POLICY MANUAL ADOPTED AUGUST 2017.
5. THIS PROJECT IS LOCATED IN FEMA FLOOD ZONE "X". SEE MASTER DRAINAGE REPORT FOR FIRM MAP AND DRAINAGE REQUIREMENTS.

UTILITY COMMITMENT TABLE	
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	ARIZONA PUBLIC SERVICE COMPANY
GAS	SOUTHWEST GAS COMPANY
TELEPHONE	CENTURY LINK
SOLID WASTE DISPOSAL	CITY OF GOODYEAR
POLICE PROTECTION	CITY OF GOODYEAR
FIRE PROTECTION AND EMERGENCY SERVICES DISPATCH	CITY OF GOODYEAR
CABLE TELEVISION	COX COMMUNICATIONS

MELCOR

LA PRIVADA PARCELS 3 & 7
PRELIMINARY PLAT
COVER SHEET

RICK
ENGINEERING COMPANY

22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350

Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Denver
rickengineering.com



Expires: 9-30-22

[illegible]

Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

DATE: AUGUST 202

DRAWN: EH/MFS

DESIGNED: TW

PROJ NO.	4 05 10
----------	---------

4684N

PARCEL 3

LOT AREA TABLE		
LOT #	AREA SF	AREA AC
1	5400.00	0.12
2	5400.00	0.12
3	5399.14	0.12
4	5460.83	0.13
5	5567.78	0.13
6	5571.59	0.13
7	5563.22	0.13
8	5554.85	0.13
9	5359.00	0.12
10	5400.00	0.12
11	5400.00	0.12
12	5400.00	0.12
13	5400.00	0.12
14	5400.00	0.12
15	5400.00	0.12
16	5400.00	0.12
17	5400.00	0.12
18	5400.00	0.12
19	5400.00	0.12
20	5400.00	0.12
21	5400.00	0.12
22	5400.00	0.12
23	5400.00	0.12
24	5400.00	0.12
25	5400.00	0.12
26	5399.16	0.12
27	8599.04	0.20
28	9893.55	0.23
29	8341.96	0.19
30	5344.38	0.12
31	5590.00	0.13
32	5709.87	0.13
33	5450.16	0.13
34	5549.48	0.13
35	5648.80	0.13
36	5748.13	0.13
37	5835.22	0.13
38	5812.66	0.13
39	5778.56	0.13
40	5744.45	0.13
41	5676.25	0.13
42	5642.14	0.13
43	5522.89	0.13
44	5434.62	0.12
45	5436.52	0.12
46	5438.79	0.12
47	5441.06	0.12
48	5583.95	0.13
49	5586.22	0.13
50	5588.49	0.13
51	5590.76	0.13
52	5586.48	0.13
53	5571.87	0.13
54	5606.30	0.13
55	5675.14	0.13
56	5709.56	0.13
57	5743.98	0.13
58	5740.11	0.13
59	5697.96	0.13
60	5655.80	0.13
61	5613.65	0.13
62	5571.49	0.13
63	5790.98	0.13
64	6029.87	0.14
65	5687.58	0.13
66	5676.02	0.13
67	5664.45	0.13
68	5652.89	0.13
69	5641.32	0.13
70	5629.76	0.13

LOT AREA TABLE		
LOT #	AREA SF	AREA AC
71	5618.19	0.13
72	5606.63	0.13
73	5583.50	0.13
74	5505.89	0.13
75	5405.59	0.12
76	5400.00	0.12
77	5400.00	0.12
78	5400.00	0.12
79	5760.00	0.13
80	5760.00	0.13
81	5400.00	0.12
82	5400.00	0.12
83	5400.00	0.12
84	5400.00	0.12
85	5400.00	0.12
86	5466.14	0.13
87	5635.65	0.13
88	5624.08	0.13
89	5612.52	0.13
90	5600.95	0.13
91	5589.39	0.13
92	5577.82	0.13
93	5566.26	0.13
94	5554.69	0.13
95	5862.62	0.13
96	6040.88	0.14
97	5706.55	0.13
98	5703.35	0.13
99	5700.16	0.13
100	5696.96	0.13
101	5693.76	0.13
102	5620.29	0.13
103	5400.00	0.12
104	5400.00	0.12
105	5400.00	0.12
106	5400.00	0.12
107	5400.00	0.12
108	5710.00	0.13
109	5710.00	0.13
110	5400.00	0.12
111	5400.00	0.12
112	5400.00	0.12
113	5400.00	0.12
114	5400.00	0.12
115	5555.62	0.13
116	5574.43	0.13
117	5580.51	0.13
118	5577.31	0.13
119	5574.12	0.13
120	5570.92	0.13
121	5889.16	0.14
122	5315.37	0.12
123	5403.60	0.12
124	5403.60	0.12
125	5403.60	0.12
126	5403.60	0.12
127	5403.60	0.12
128	5403.60	0.12
129	5462.88	0.13
130	5459.62	0.13
131	5406.23	0.12
132	5403.60	0.12
133	5403.60	0.12
134	5403.60	0.12
135	5403.60	0.12
136	5403.60	0.12
137	5340.62	0.12
138	5284.30	0.12
139	5400.31	0.12
140	5400.28	0.12

LOT AREA TABLE		
LOT #	AREA SF	AREA AC
141	5400.25	0.12
142	5400.22	0.12
143	5400.20	0.12
144	5400.17	0.12
145	5400.14	0.12

CENTERLINE DATA			
NO.	LENGTH	BEARING/DELTA	RADIUS
C1	78.60'	090°03'51"	50.00'
C2	20.89'	005°59'06"	200.00'
C3	20.67'	005°55'14"	200.00'
C4	78.54'	090°00'13"	50.00'
C5	21.26'	004°03'39"	300.00'
C6	17.72'	004°03'39"	250.00'
C7	78.48'	089°56'09"	50.00'
C8	51.74'	004°03'39"	730.00'
C9	75.05'	086°00'00"	50.00'
L1	171.92'	S89°30'31"E	
L2	306.56'	N84°30'23"E	
L3	127.96'	N89°34'23"W	
L4	106.55'	N89°34'23"W	
L5	252.74'	S89°30'31"E	
L6	580.31'	N86°25'50"E	
L7	190.08'	S89°34'23"E	
L8	394.66'	S89°30'31"E	
L9	441.57'	N86°25'50"E	
L10	344.23'	N89°30'31"W	
L11	134.64'	N89°30'31"W	
L12	226.37'	N86°25'50"E	
L13	240.06'	N0°25'37"E	
L14	150.01'	N0°25'37"E	
L15	139.99'	N0°25'37"E	
L16	244.94'	N0°25'37"E	
L18	213.16'	S0°25'37"W	
L19	254.11'	N0°25'50"E	
L20	299.95'	N0°25'50"E	
L21	237.61'	N0°25'50"E	

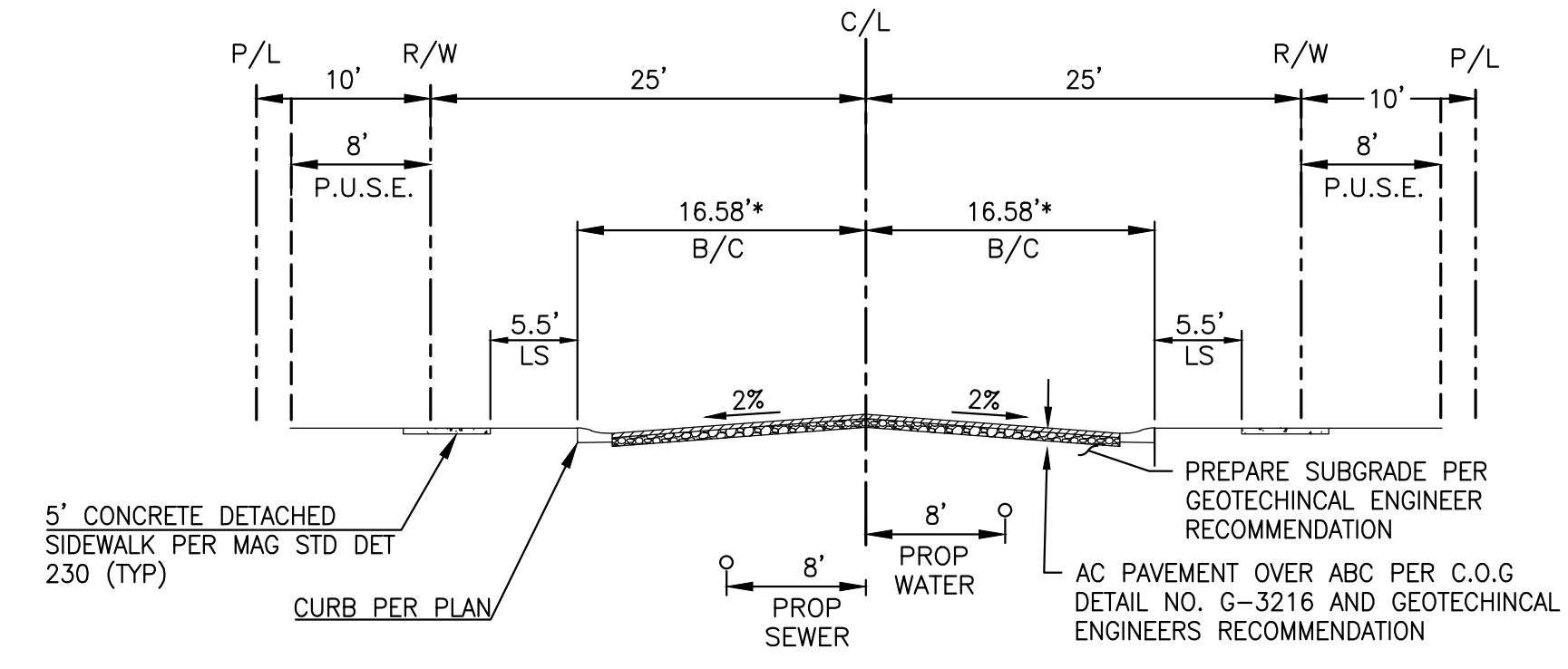
PARCEL 7

LOT AREA TABLE		
LOT #	AREA SF	AREA AC
1	7324.52	0.17
2	7115.80	0.16
3	7115.83	0.16
4	7115.86	0.16
5	7115.89	0.16
6	6599.97	0.15
7	6600.43	0.15
8	6600.45	0.15
9	6600.47	0.15
10	6600.50	0.15
11	6658.95	0.15
12	6658.57	0.15
13	6600.00	0.15
14	6600.00	0.15
15	6600.00	0.15
16	6600.00	0.15
17	6609.97	0.15
18	6500.97	0.15
19	11553.08	0.27
20	8277.27	0.19
21	8450.00	0.19
22	8450.00	0.19
23	8450.00	0.19
24	8450.00	0.19
25	8450.00	0.19
26	8450.00	0.19
27	8450.00	0.19
28	8450.00	0.19
29	8450.00	0.19
30	8450.00	0.19
31	8450.00	0.19
32	8450.00	0.19
33	8450.00	0.19
34	8450.00	0.19
35	8450.00	0.19
36	8244.84	0.19
37	8790.00	0.20
38	8450.00	0.19
39	8450.00	0.19
40	8450.00	0.19
41	8450.00	0.19
42	8450.00	0.19
43	8450.00	0.19
44	8450.00	0.19
45	8450.00	0.19
46	8450.00	0.19
47	8450.00	0.19
48	8450.00	0.19
49	8450.00	0.19
50	8450.00	0.19
51	8450.00	0.19
52	8450.00	0.19
53	8450.00	0.19
54	8450.00	0.19
55	8450.00	0.19
56	8450.00	0.19
57	8450.00	0.19
58	8450.00	0.19
59	8450.00	0.19
60	8450.00	0.19
61	8450.00	0.19
62	8450.00	0.19
63	8450.00	0.19
64	8450.00	0.19
65	8450.00	0.19
66	8450.00	0.19
67	8450.00	0.19
68	8790.00	0.20
69	15661.90	0.36
70	8405.08	0.19

LOT AREA TABLE		
LOT #	AREA SF	AREA AC
71	8451.55	0.19
72	8451.60	0.19
73	8806.48	0.20
74	18435.13	0.42
75	13641.10	0.31
76	9123.64	0.21
77	6550.00	0.15
78	6600.00	0.15
79	6600.00	0.15
80	6600.00	0.15
81	6600.00	0.15
82	6600.00	0.15
83	6600.00	0.15
84	6600.00	0.15
85	6600.00	0.15
86	6600.00	0.15
87	6600.00	0.15
88	6600.00	0.15
89	6600.00	0.15
90	6600.00	0.15
91	6600.00	0.15
92	6600.00	0.15
93	6600.00	0.15
94	6600.00	0.15
95	6600.00	0.15
96	6600.00	0.15
97	6600.00	0.15
98	6600.00	0.15
99	6600.00	0.15
100	6600.00	0.15
101	6600.00	0.15
102	6600.00	0.15
103	6600.00	0.15
104	6600.00	0.15
105	6600.00	0.15
106	6600.00	0.15
107	6600.00	0.15
108	6550.00	0.15
109	6790.00	0.16
110	6600.00	0.15
111	6600.00	0.15
112	6600.00	0.15
113	6600.00	0.15
114	6600.00	0.15
115	6600.00	0.15
116	6600.00	0.15
117	6600.00	0.15
118	6600.00	0.15
119	6600.00	0.15
120	6600.00	0.15
121	6600.00	0.15
122	6600.00	0.15
123	6600.00	0.15
124	6790.00	0.16
125	6604.42	0.15
126	6601.61	0.15
127	6601.64	0.15
128	6601.67	0.15
129	6601.70	0.15
130	6447.06	0.15
131	7108.84	0.16
132	7115.81	0.16
133	7115.72	0.16
134	7115.87	0.16
135	7115.79	0.16
136	7115.79	0.16
137	7115.78	0.16
138	7115.79	0.16
139	7324.51	0.17

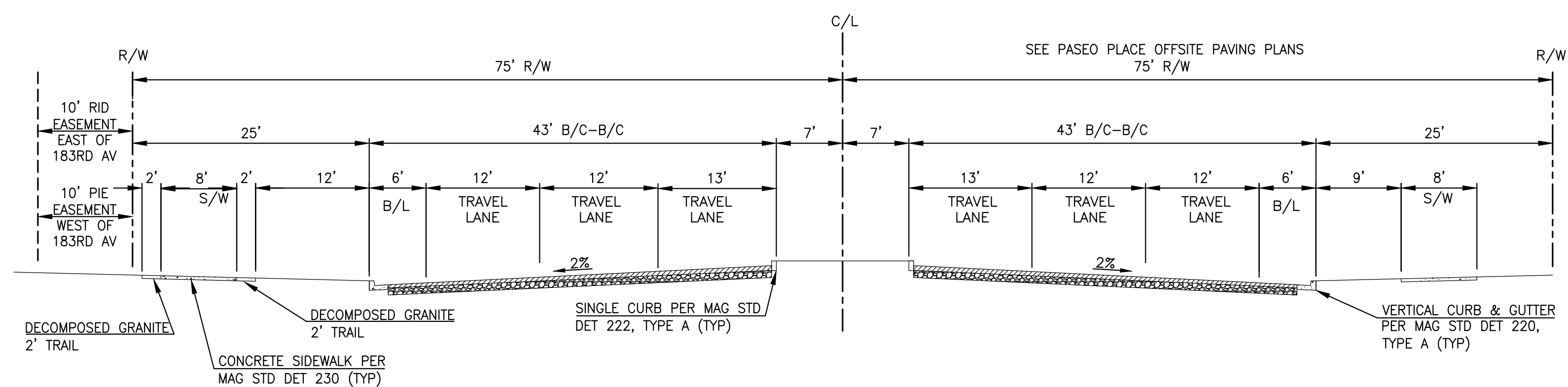
CENTERLINE DATA			
NO.	LENGTH	BEARING/DELTA	RADIUS
C10	78.56'	090°01'14"	50.00'
C11	78.49'	089°56'23"	50.00'
C12	78.52'	089°58'46"	50.00'
C13	78.52'	089°58'46"	50.00'
C14	78.59'	090°03'37"	50.00'
L22	1022.92'	S89°30'48"E	
L23	96.52'	S89°30'48"E	
L24	976.60'	S89°30'48"E	
L25	190.01'	S89°34'23"E	
L26	976.80'	S89°30'48"E	
L27	529.55'	S89°30'48"E	
L28	347.41'	S89°30'48"E	
L29	210.00'	S0°27'58"W	
L30	240.02'	S0°27'58"W	
L31	290.00'	S0°27'58"W	
L32	259.40'	N0°29'12"E	
L33	239.95'	S0°25'35"W	
L34	140.23'	S0°25'36"W	
L35	149.77'	S0°25'35"W	
L36	260.05'	S0°25'35"W	

##



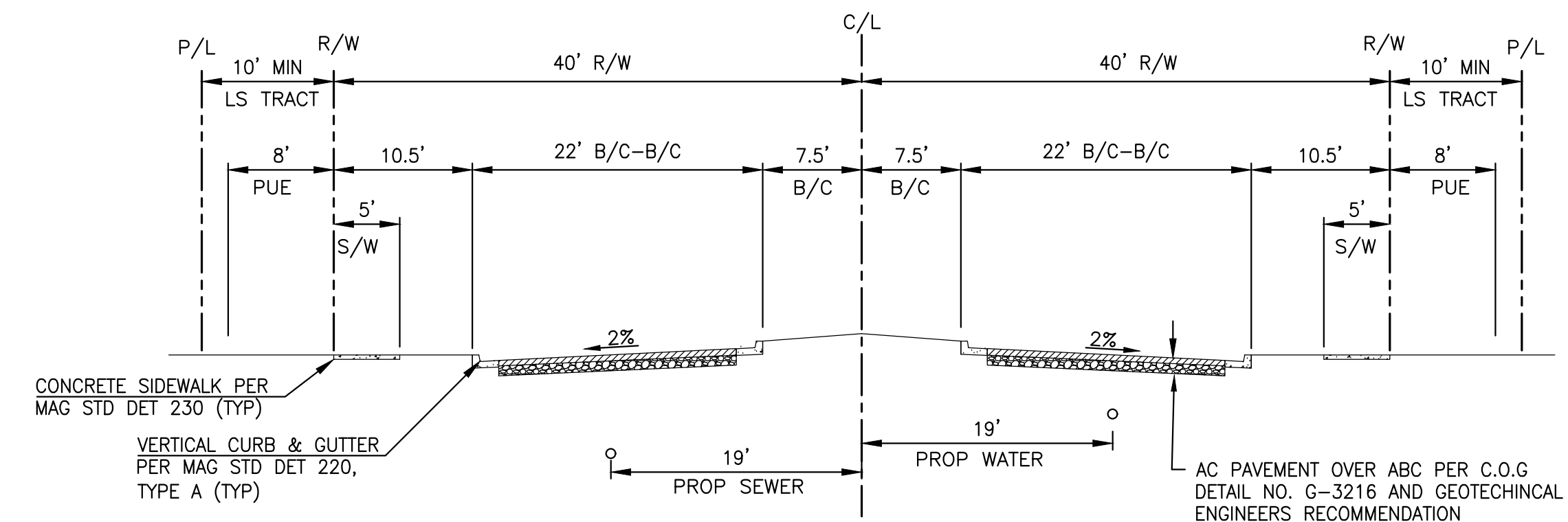
PROPOSED LOCAL STREETS

CITY OF GOODYEAR STD DET G-3126
LOOKING NORTH & WEST
NTS



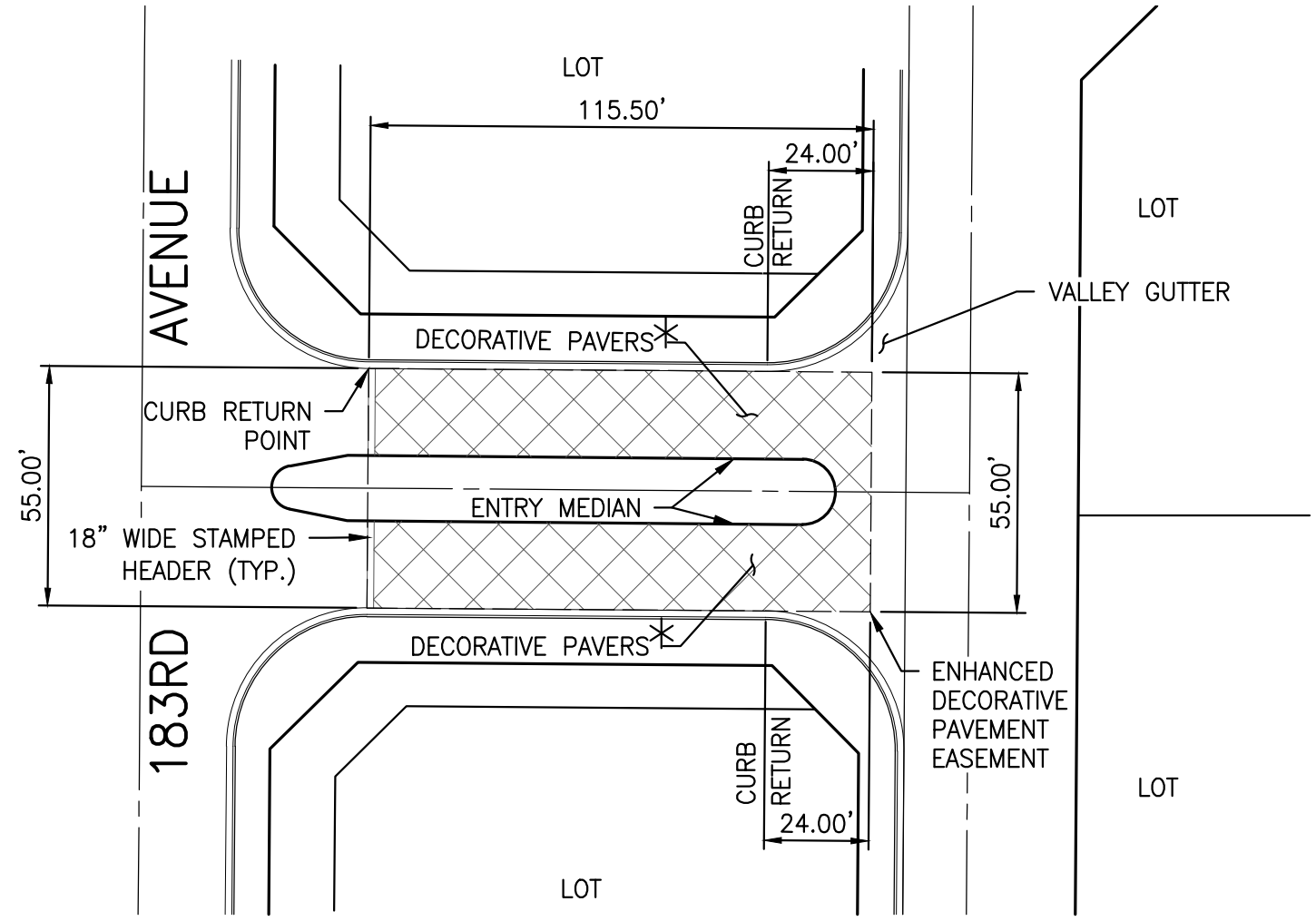
FULL SECTION OF W YUMA RD (SCENIC ARTERIAL)

CITY OF GOODYEAR STD DET G-3130
LOOKING EAST - 150' ROW
NTS



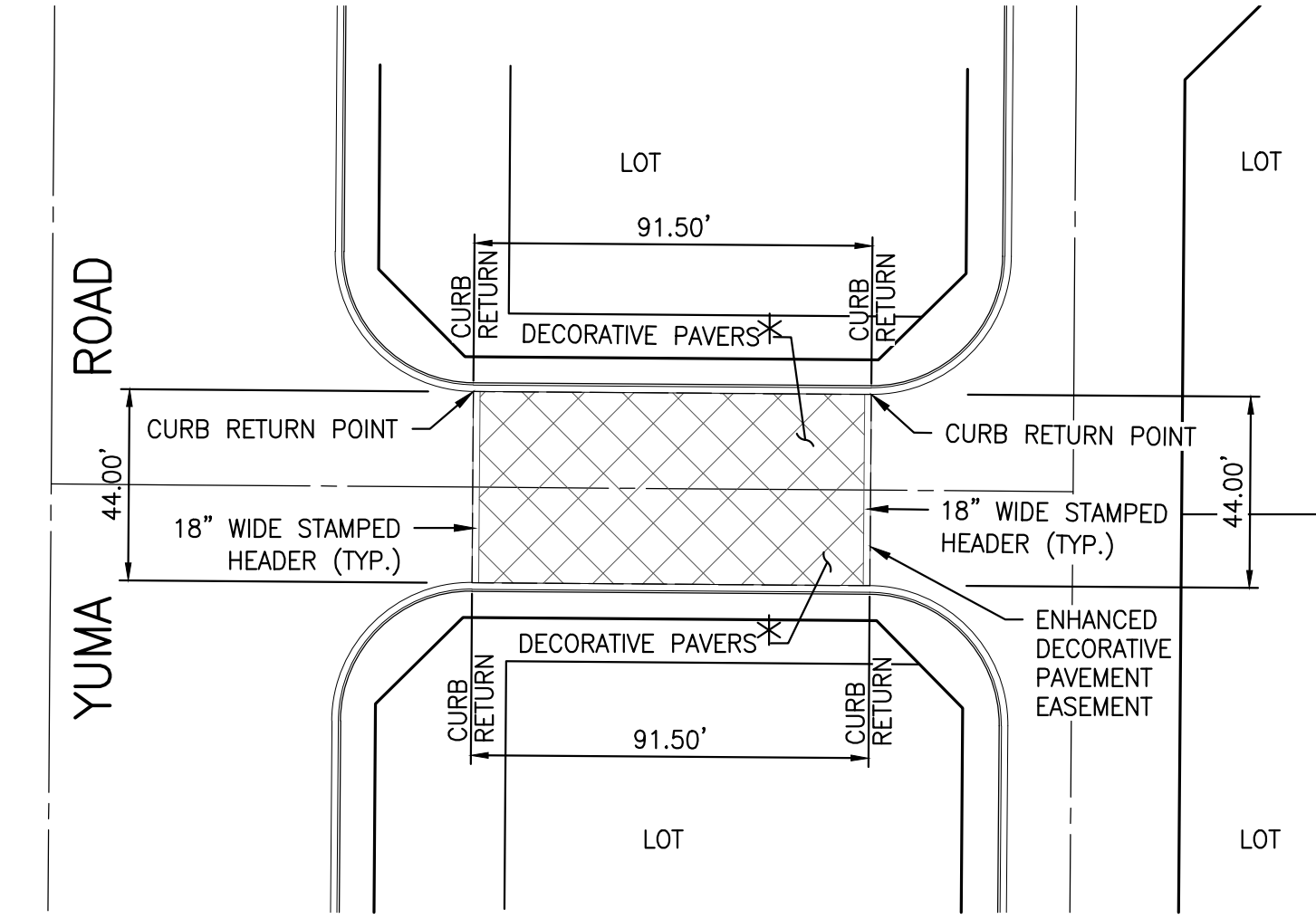
PROPOSED ENTRY STREET WITH MEDIAN

ENTRY STREET ALONG 183RD AVENUE
LOOKING NORTH OR EAST
NTS



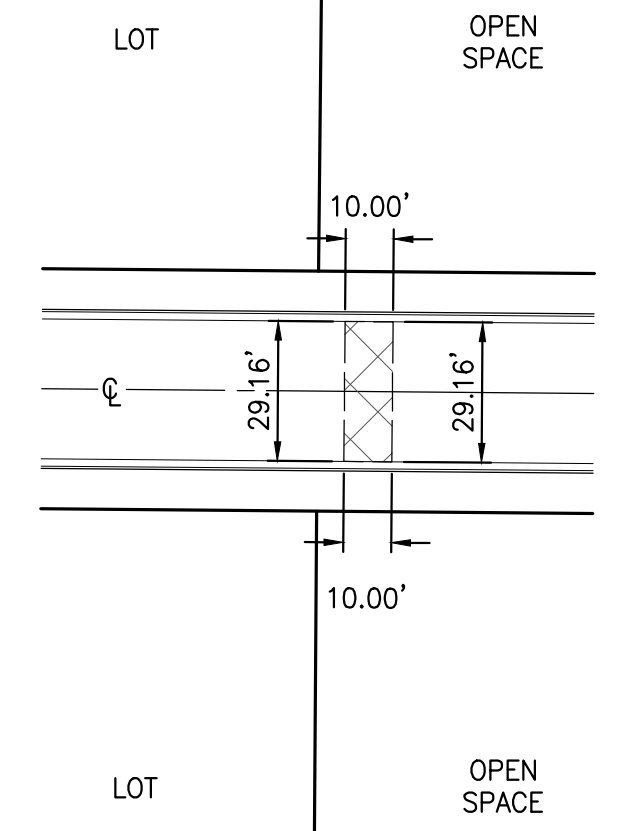
ENTRY ROAD WITH MEDIAN

NTS



ENTRY ROAD WITHOUT MEDIAN

NTS



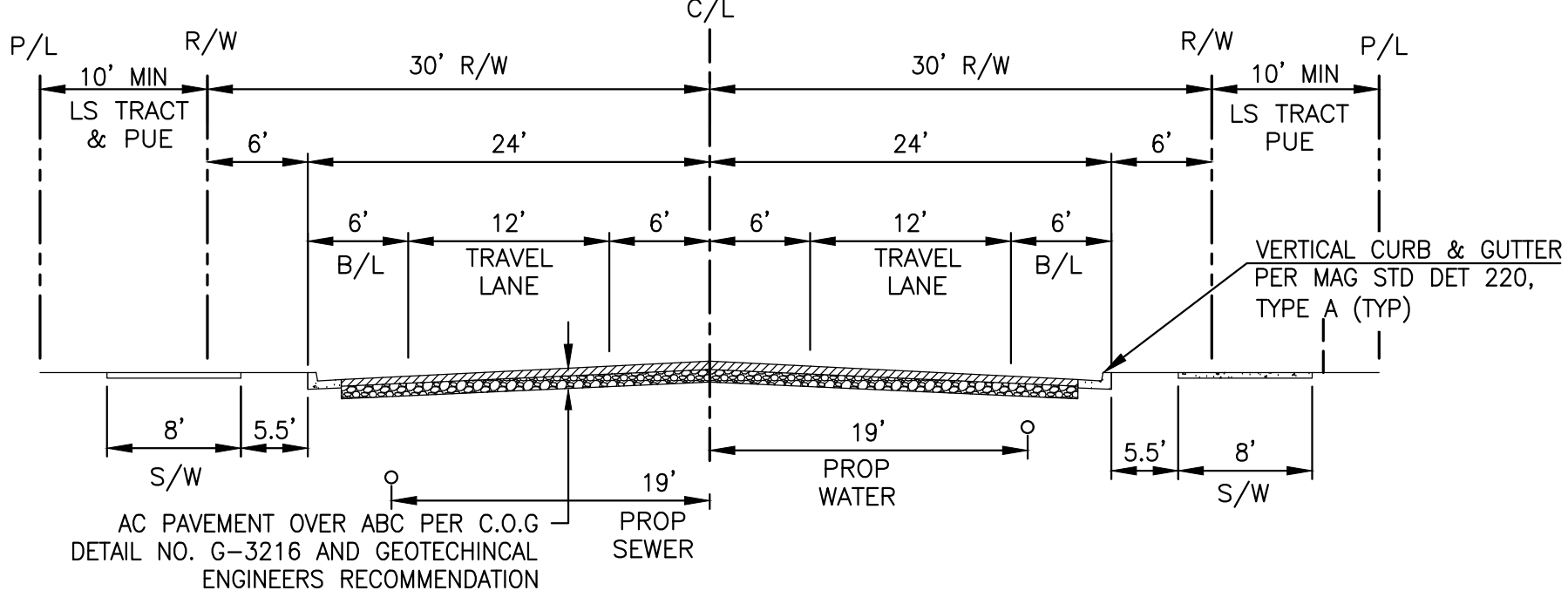
DECORATIVE PAVEMENT EASEMENT
MID-BLOCK CROSSING

NTS

*PAVERS, COLORED CONCRETE OR OTHER APPROVED
DECORATIVE MATERIAL SHALL BE MAINTAINED BY THE HOA.

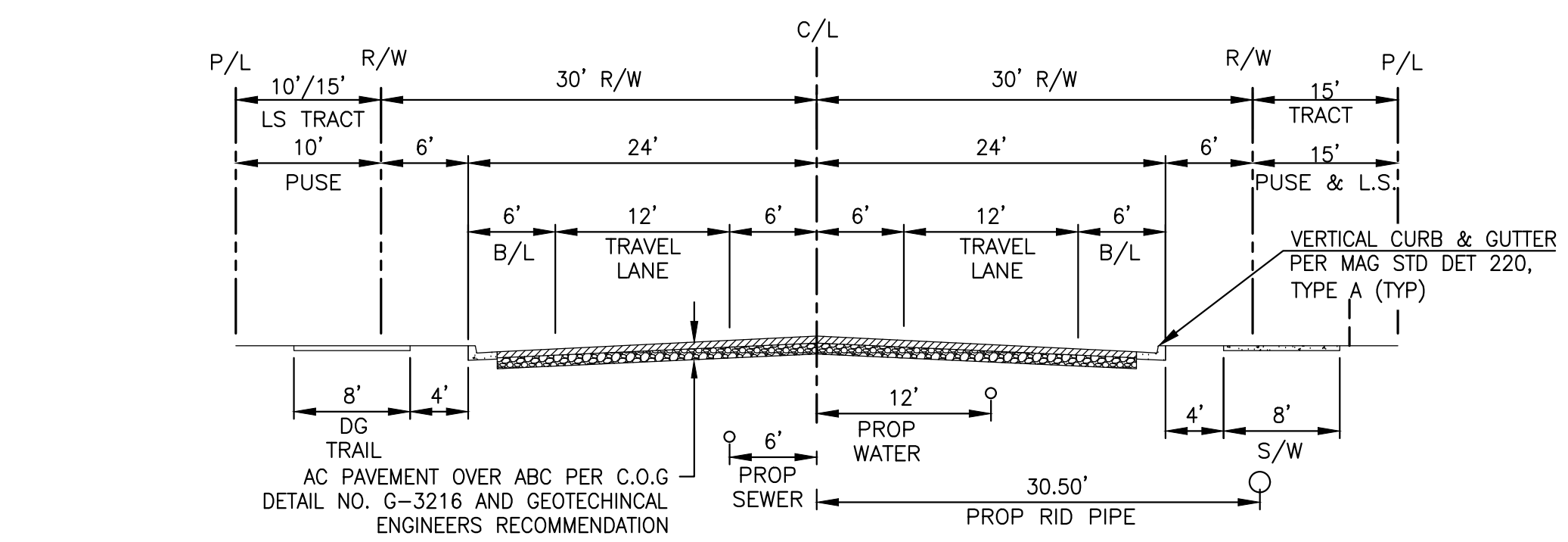
DECORATIVE PAVEMENT DETAIL

NTS



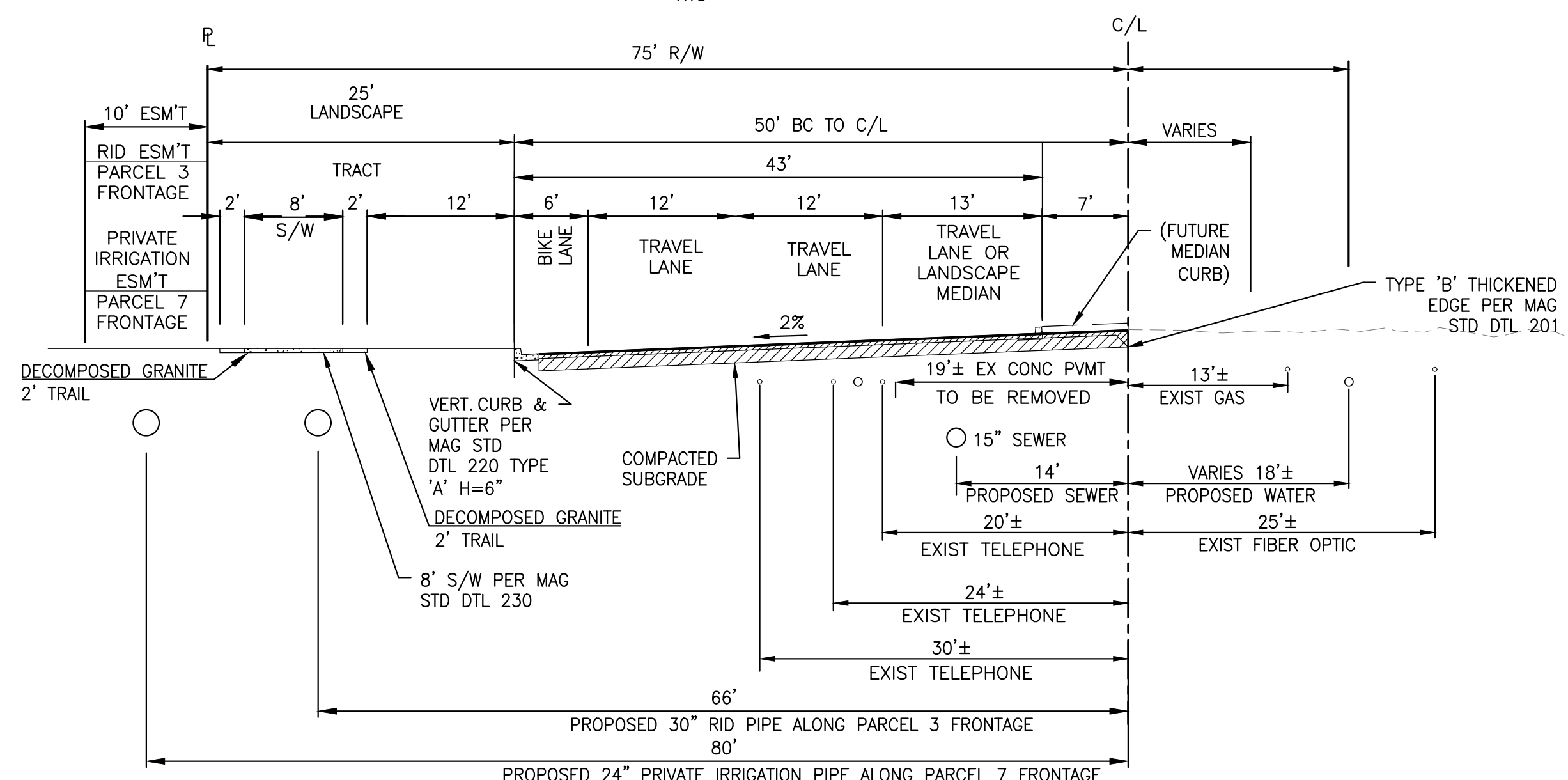
PROPOSED ENTRY STREET WITHOUT MEDIAN

ENTRY STREET ALONG YUMA RD
LOOKING NORTH
NTS



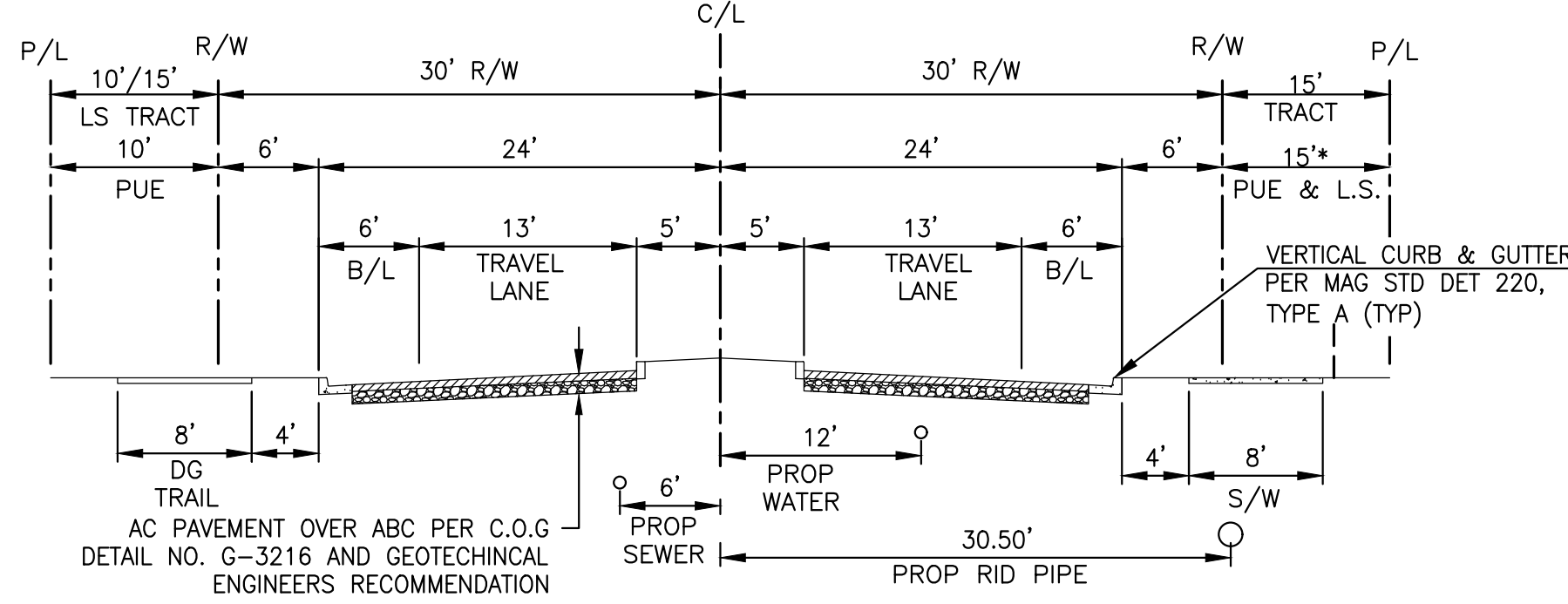
S. 183RD AVENUE
MINOR COLLECTOR ROAD

LOOKING NORTH
NTS



NORTH HALF OF W. YUMA ROAD (SCENIC ARTERIAL)

NTS

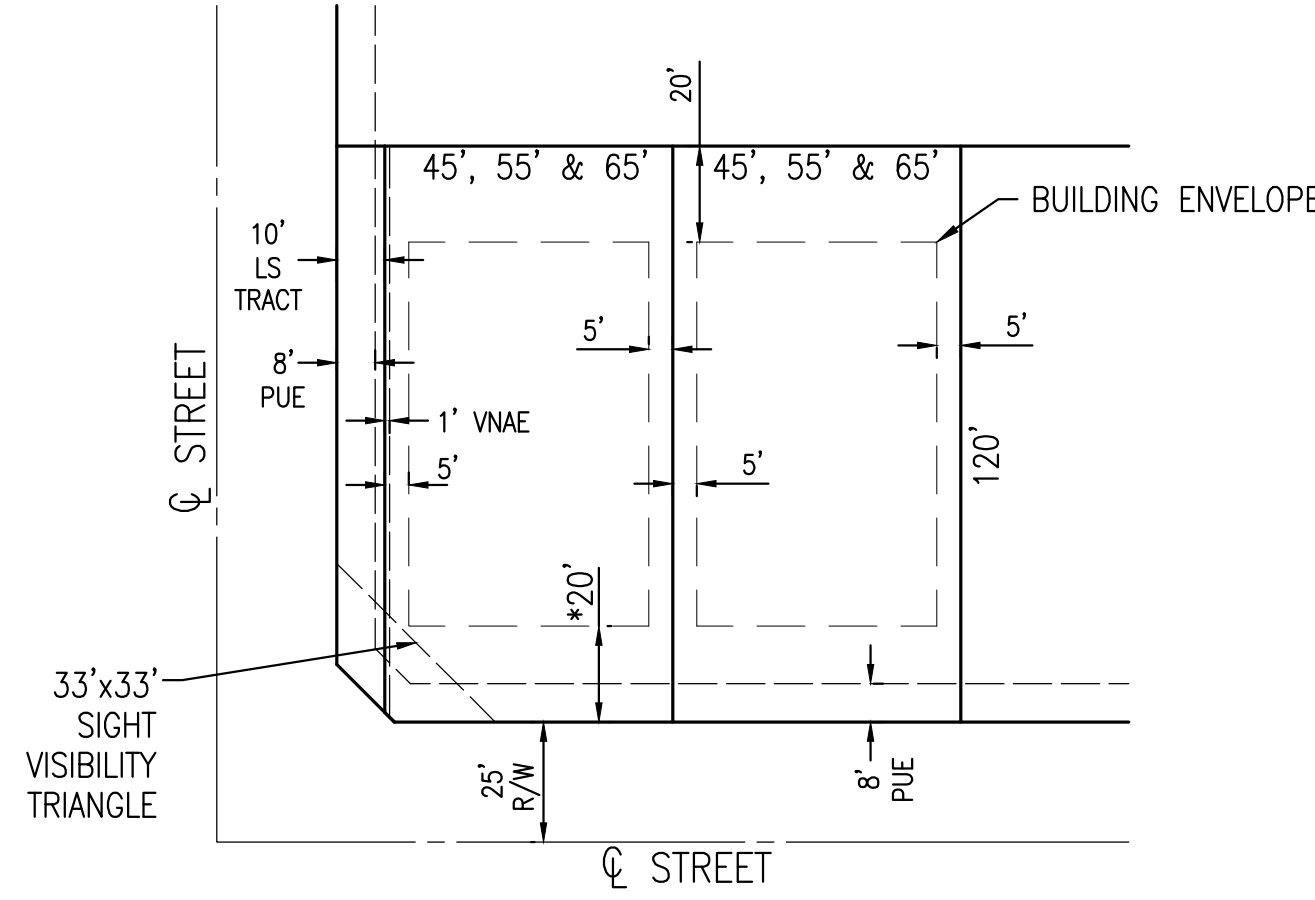


S. 183RD AVENUE WITH MEDIAN
MINOR COLLECTOR ROAD

LOOKING NORTH
(SECTION ALONG PARCEL 3 MAIN PARK AREA)
NTS

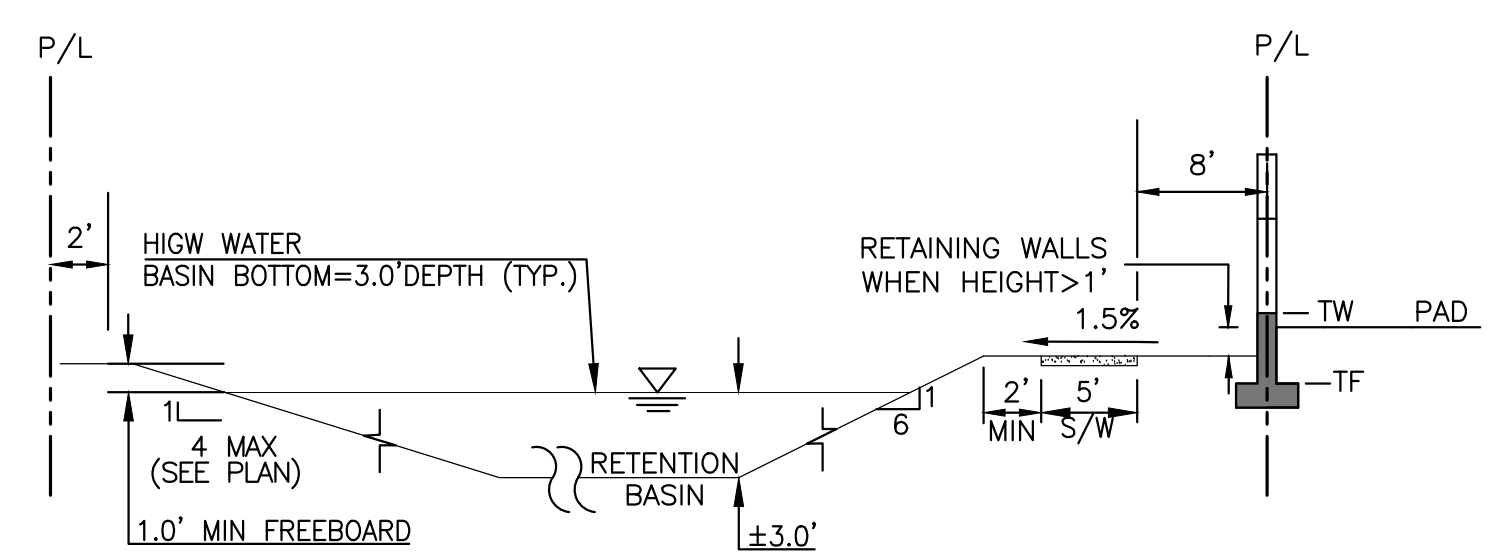
REV	DESCRIPTION	DATE

LA PRIVADA PARCELS 3 & 7
PRELIMINARY PLAT
TYPICAL SECTIONS AND DETAILS

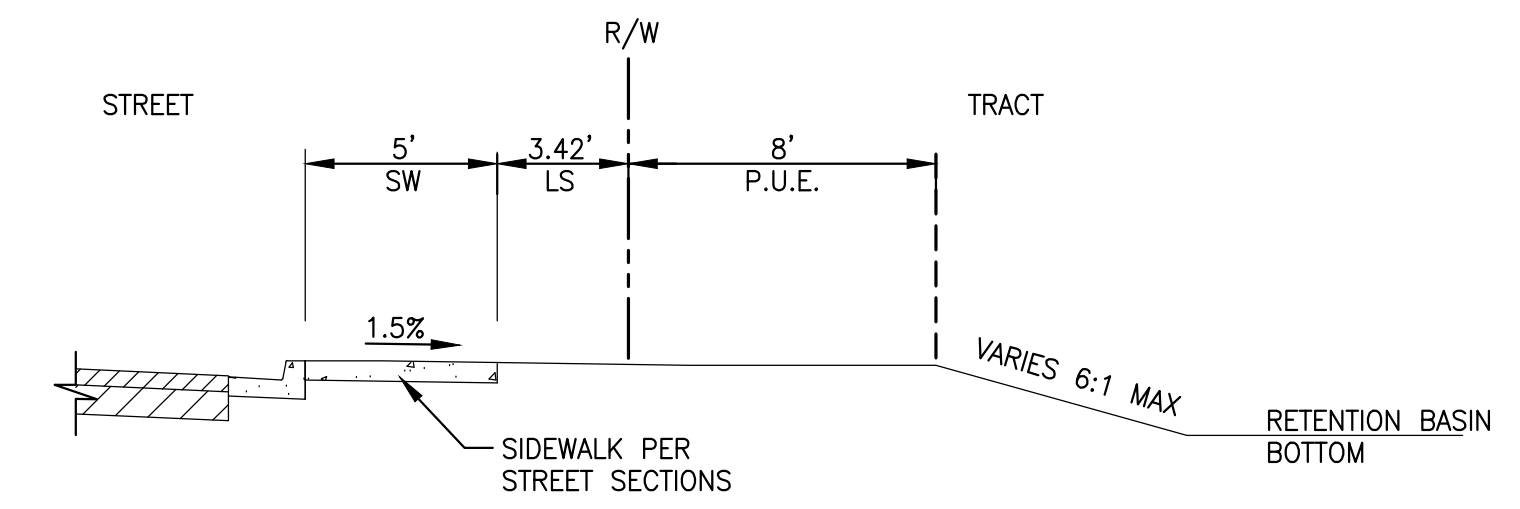


TYPICAL LOT DETAIL
NTS

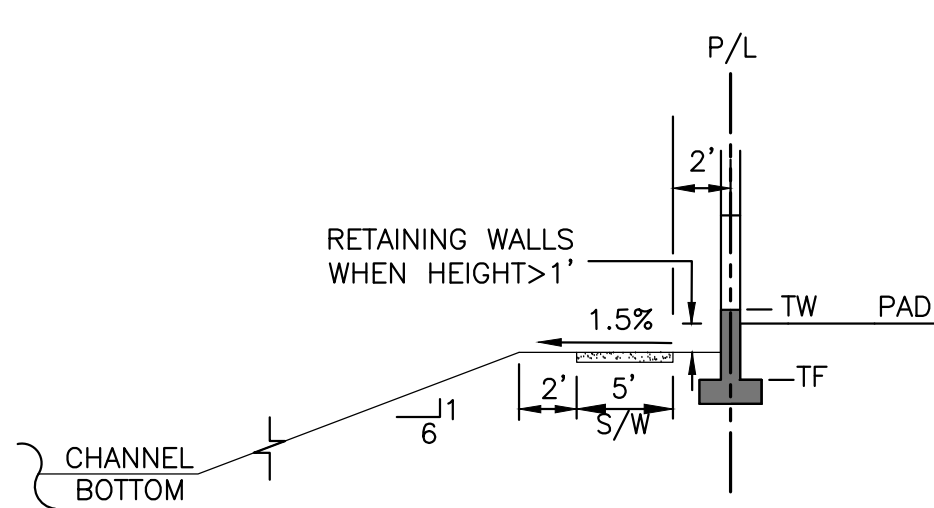
*10' FOR SIDE LOADED GARAGES, PATIOS, AND LIVABLE SPACE



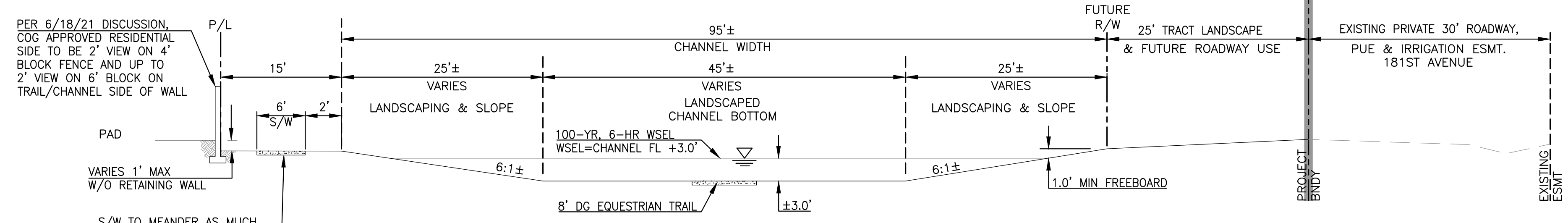
TYPICAL SECTION A-A
NTS



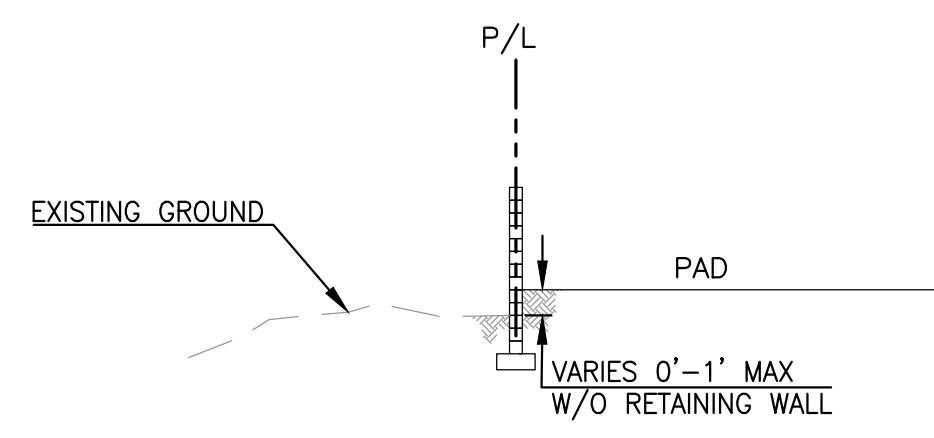
TYPICAL SECTION B-B
(SEE LOCAL STREET FOR TYPICAL STREET SECTION)
NTS



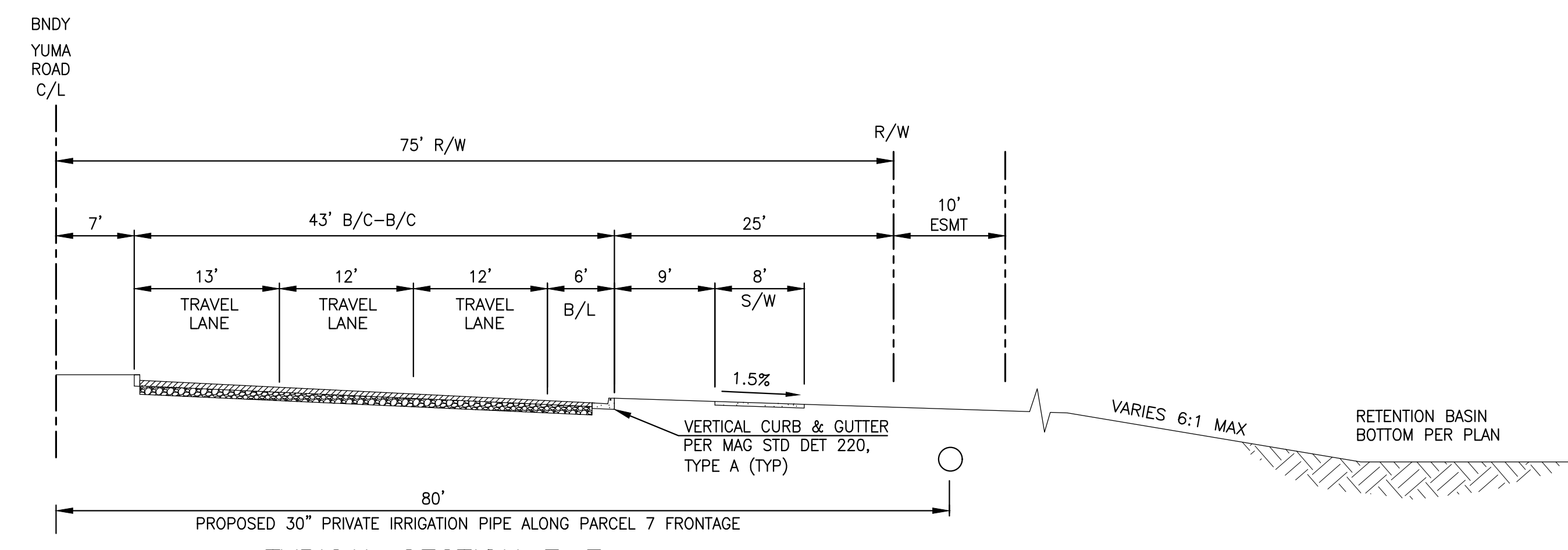
TYPICAL SECTION C-C
NTS



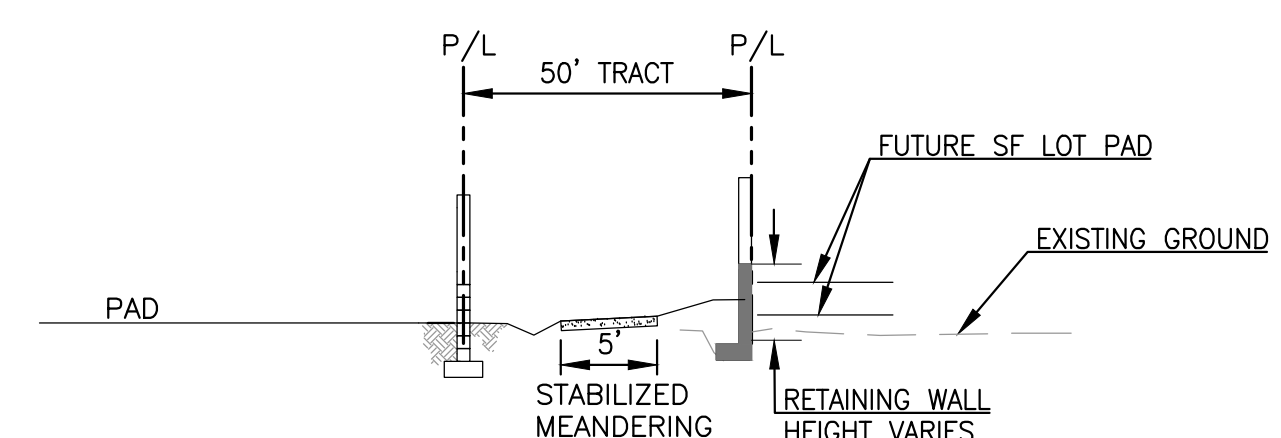
SECTION D-D
EQUESTRIAN TRAIL & CHANNEL
NTS



SECTION E-E
REAR YARD/EXISTING GROUND
NTS



TYPICAL SECTION F-F
YUMA ROAD AT RETENTION BASINS
NTS



TYPICAL SECTION G-G
NTS

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PHOENIX, AZ 85024
602.957.3350

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rickengineering.com

41208
CHRISTOPHER G.
PATTON
Date Signed 07-19-21
ARIZONA, U.S.A.

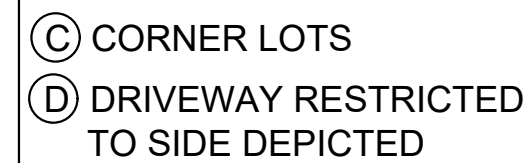
Expires: 9-30-22

REV	DESCRIPTION	DATE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

DATE: JULY 2021
DRAWN: EH/MFS
DESIGNED: TW
PROJ. NO.: 4684N
4 OF 10

DATE:	AUGUST 2021
RAWN:	EH/MFS
DESIGNED:	TW
ROJ NO. 684N	5 OF 10



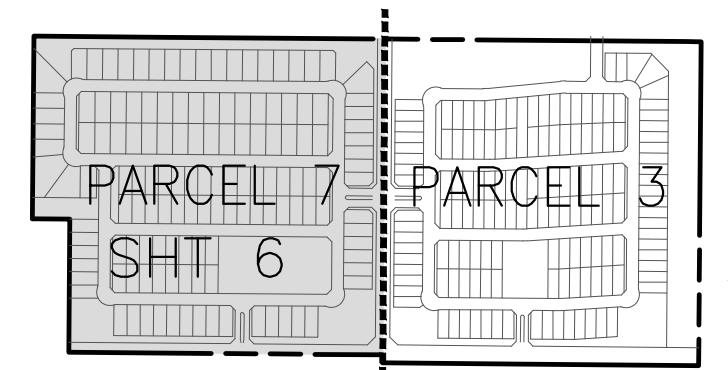
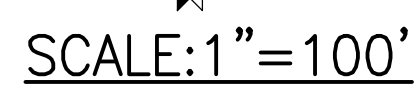
C:\RICK\Projects\P_PRC_P14634n_Melcor_La Právida_Retelling\Civil\Pre-Plats\PARC_3d\714634n-PPLT-SHEETCUTS.dwg - 1/1/2021

[illegible]

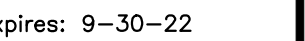
DATE: AUGUST 2021

RAWN: EH/MFS
ESIGNED: TW

ROJ NO. 684N	6 OF 10
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KEY MAP



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7 OF 10



LA PRIVADA PARCELS 3 & 7
PRELIMINARY PLAT
PRELIMINARY UTILITY PLAN FOR PARCEL 3

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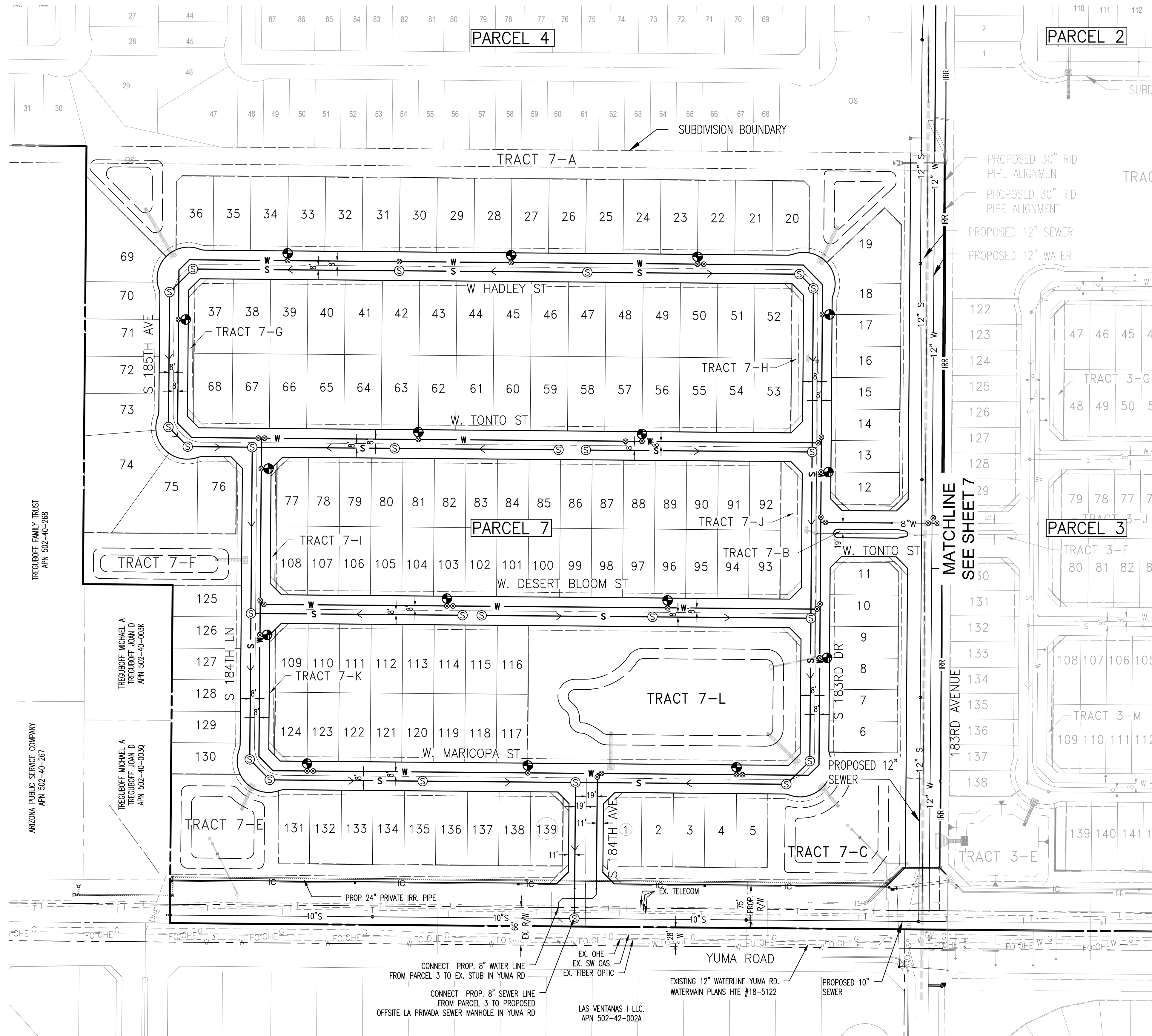


Expires: 9-30-22

REV	DESCRIPTION	DATE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA
Call 811 or click Arizona811.com

DATE: AUGUST 2021
DRAWN: EH/MFS
DESIGNED: TW
PROJ. NO.: 4684N
8 OF 10

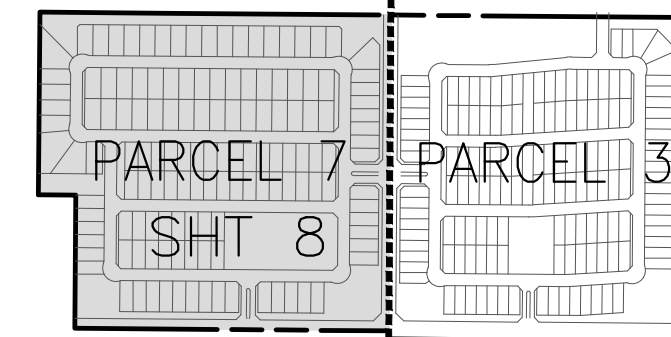
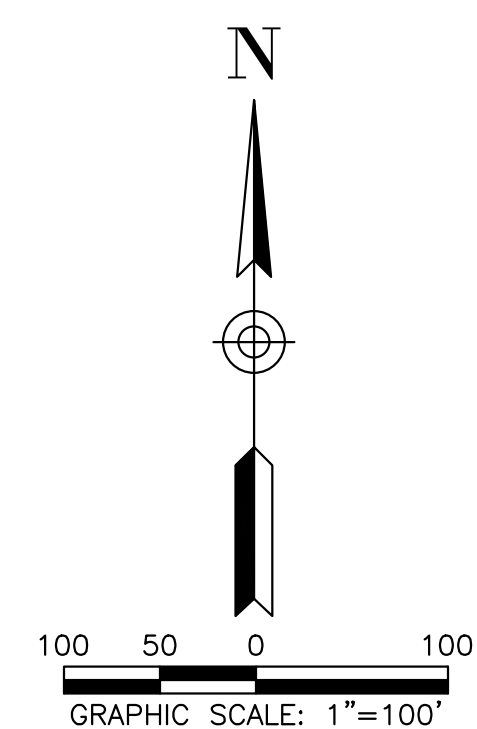


LEGEND

- EXISTING POWER POLE
- EXISTING OVERHEAD POWERLINE
- PROPOSED WATER VALVE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN PIPE
- PROPOSED R.I.D. IRRIGATION PIPELINE

NOTE:

- 1) ALL PROPOSED SEWER LINE PIPE TO BE SDR-35 PVC.
- 2) ALL PROPOSED WATER LINE PIPE TO BE DIP, CL-350.



KEY MAP
NTS

- 1) ALL PROPOSED STORM DRAIN TO BE CL III RGRCP
- 2) ALL PROPOSED STORM DRAIN TO BE PER PLAN.
- 3) HGL PER DRAINAGE REPORT

THERE ARE PRIVATE AND ROOSEVELT IRRIGATION DISTRICT DELIVERY AND TAILWATER DITCHES AND STRUCTURES WITHIN THIS PROPOSED SUBDIVISION. ABANDONMENT, UNDERGROUNDING, AND RE-ROUTING OF THESE FACILITIES AS DETERMINED NECESSARY WILL BE REQUIRED WITH FINAL DESIGN

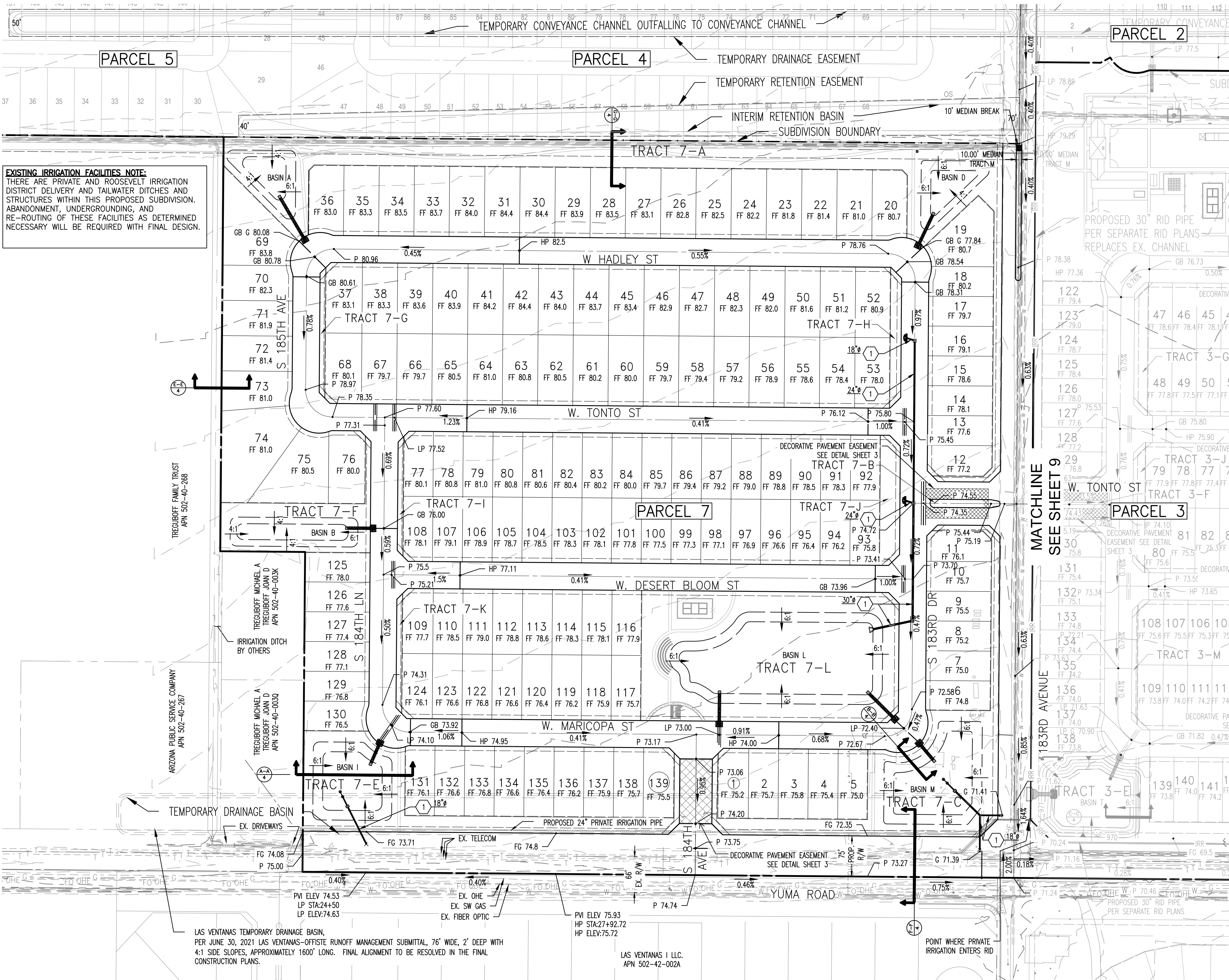


BASIN ID	HIGH WATER ELEV. (FT)	BOTTOM ELEV. (FT)	DEPTH(FT)	VOLUME REQD. (CF)	VOLUME PROV. (CF)
N	973.40	970.40	3.00	157,460	170,947
T	969.90	966.90	3.00	47,885	52,500
P	967.00	964.00	3.00	74,163	82,500
S	970.00	967.00	3.00	66,451	68,652

DATE:	AUGUST 2021
DRAWN:	EH/MFS
DESIGNED:	TW
PROJ NO. 4684N	9 OF 10

- NOTE:
- 1) ALL PROPOSED STORM DRAIN TO BE CL III RGRCP.
 - 2) ALL PROPOSED STORM DRAIN TO BE PER PLAN.
 - 3) HGL PER DRAINAGE REPORT

EXISTING IRRIGATION FACILITIES NOTE:
THERE ARE PRIVATE AND ROOSEVELT IRRIGATION DISTRICT DELIVERY AND TAILWATER DITCHES AND STRUCTURES WITHIN THIS PROPOSED SUBDIVISION. ABANDONMENT, UNDERGROUNDING, AND RE-ROUTING OF THESE FACILITIES AS DETERMINED NECESSARY WILL BE REQUIRED WITH FINAL DESIGN.



LAS VENTANAS TEMPORARY DRAINAGE BASIN, PER JUNE 30, 2021 LAS VENTANAS-OFFSITE RUNOFF MANAGEMENT SUBMITTAL, 76' WIDE, 2' DEEP WITH 4:1 SIDE SLOPES, APPROXIMATELY 1600' LONG. FINAL ALIGNMENT TO BE RESOLVED IN THE FINAL CONSTRUCTION PLANS.

RETENTION BASIN DATA

BASIN ID	HIGH WATER ELEV. (FT)	BOTTOM ELEV. (FT)	DEPTH(FT)	VOLUME REQD. (CF)	VOLUME PROV. (CF)
D	979.00	976.00	3.00	21,266	21,845
A	976.75	973.75	3.00	20,307	21,401
B	974.30	971.30	3.00	24,141	27,550
I	972.30	969.30	3.00	36,847	46,423
L	970.70	967.70	3.00	120,457	147,442
M	970.30	967.30	3.00	49,991	65,419

CONSTRUCTION NOTES

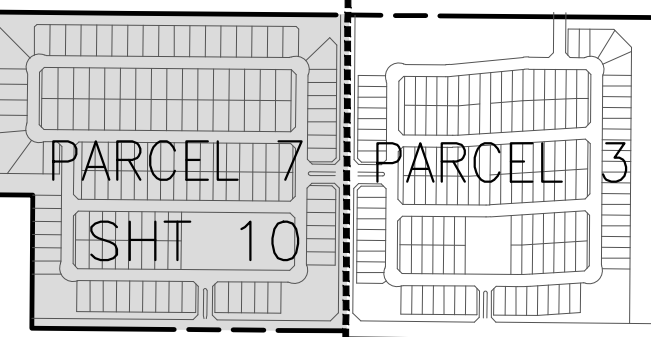
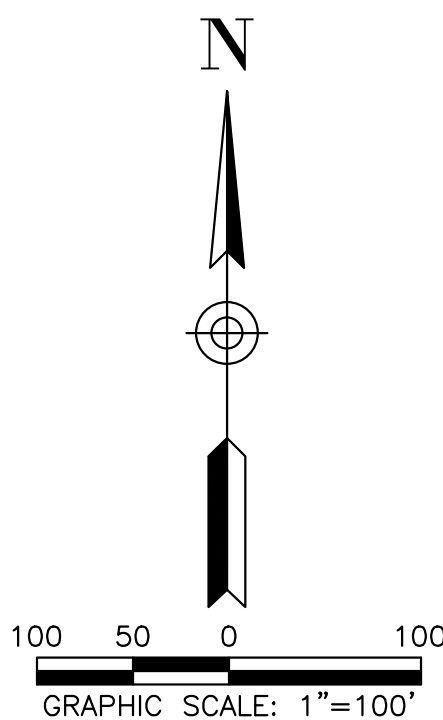
- 1) INSTALL RGRCP STORM DRAIN PIPE. SIZE AS NOTED

GRADING NOTES

1. ALL RESIDENTIAL LOTS ARE TO DRAIN FROM THE BACK OF THE LOT TO THE FRONT UNLESS OTHERWISE NOTED
2. THIS EXHIBIT HAS BEEN PREPARED FOR PRELIMINARY PURPOSES ONLY. RETENTION POND SIZE, ORIENTATION, AND LOCATION ARE SUBJECT TO CHANGE PER THE FINAL DESIGN
3. MINIMUM FINISHED FLOORS ARE THE BE ESTABLISHED IN THE FINAL DRAINAGE REPORT
4. TRAIL AND AMENITIES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. THE FINAL LOCATION, TYPE, AND DESIGN OF RECREATIONAL FACILITIES ARE SUBJECT TO CHANGE
5. MAXIMUM SIDE SLOPES ON RETENTION PONDS SHALL BE 4:1 IN AREAS WITH NO OR LIMITED PEDESTRIAN ACCESS. OTHERWISE THE MAXIMUM SIDE SLOPE SHALL BE 6:1
6. ALL RETENTION POND AREAS ARE TO BE MAINTAINED BY THE HOA

LEGEND

- 980--- EXISTING CONTOURS
- - - - - PROPOSED GRADE BREAK
- 0.40% PROPOSED DIRECTIONAL & STREET SLOPE
- SECTION IDENTIFICATION
- SLOPE
- PROPOSED SPOT ELEVATIONS
- STORM DRAIN PIPE WITH MANHOLE
- PROPOSED STORM DRAIN INLET WITH STORM DRAIN PIPE
- PROPOSED SCUPPER
- RETENTION BASIN IDENTIFICATION
- PROPOSED RIP RAP
- FLOW ARROW
- DRAINAGE OUTFALL
- BOX CULVERT
- CONCRETE WALKWAY
- DECOMPOSED GRANITE PATH
- VALLEY GUTTER
- DECORATIVE PAVEMENT WITH EASEMENT



KEY MAP
NTS

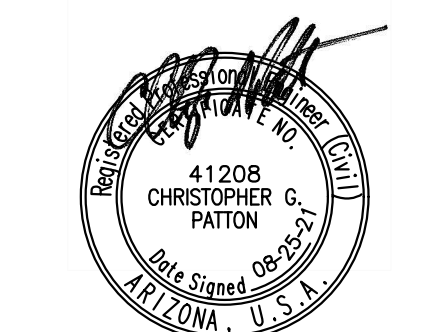


LA PRIVADA PARCELS 3 & 7
PRELIMINARY PLAT
PRELIMINARY GRADING AND DRAINAGE PLAN
FOR PARCEL 7

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10 OF 10