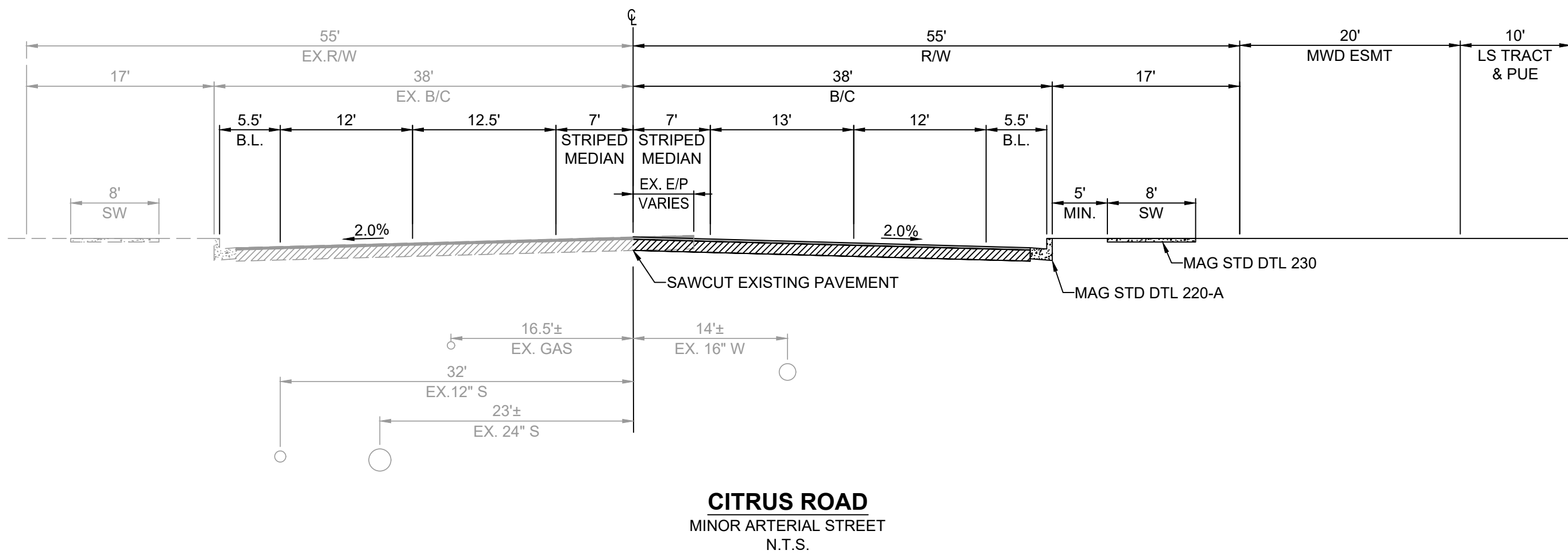
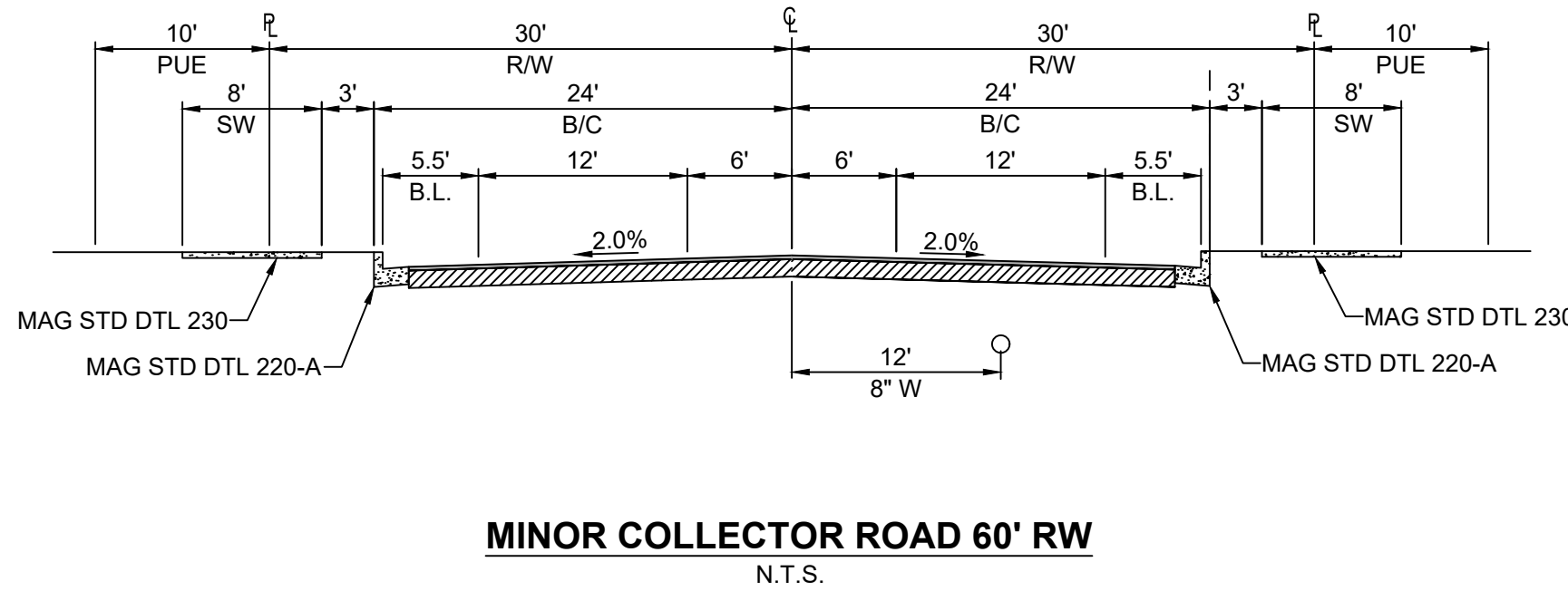
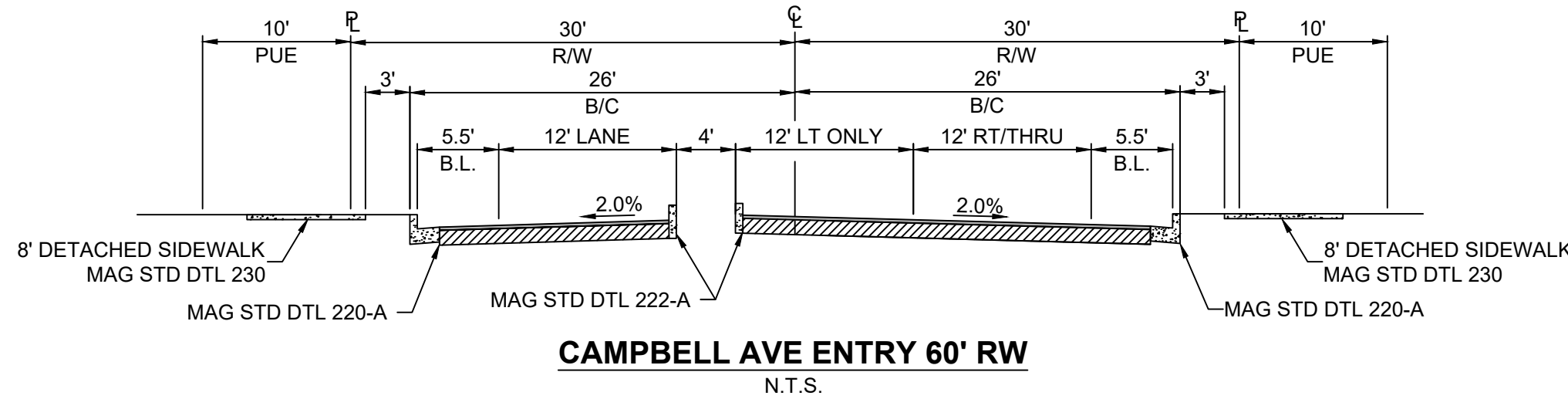
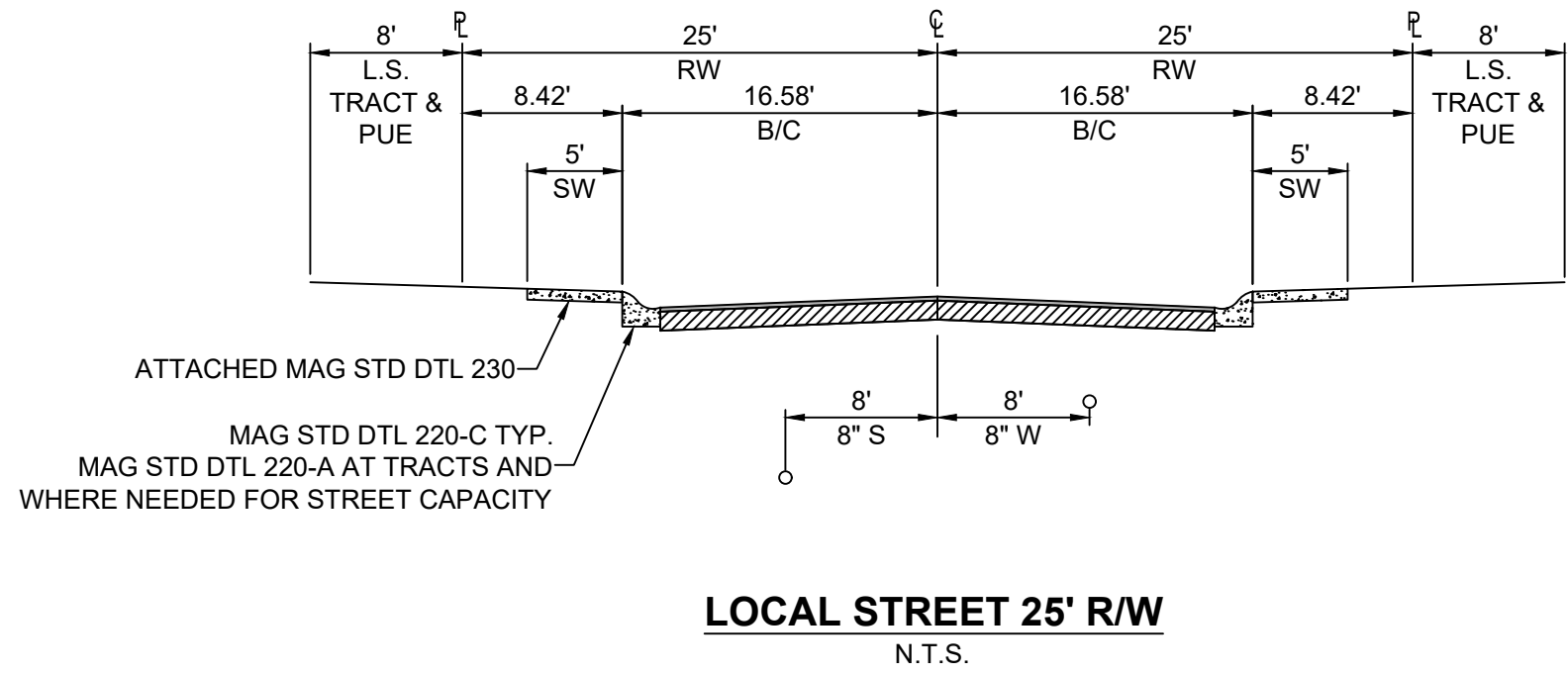


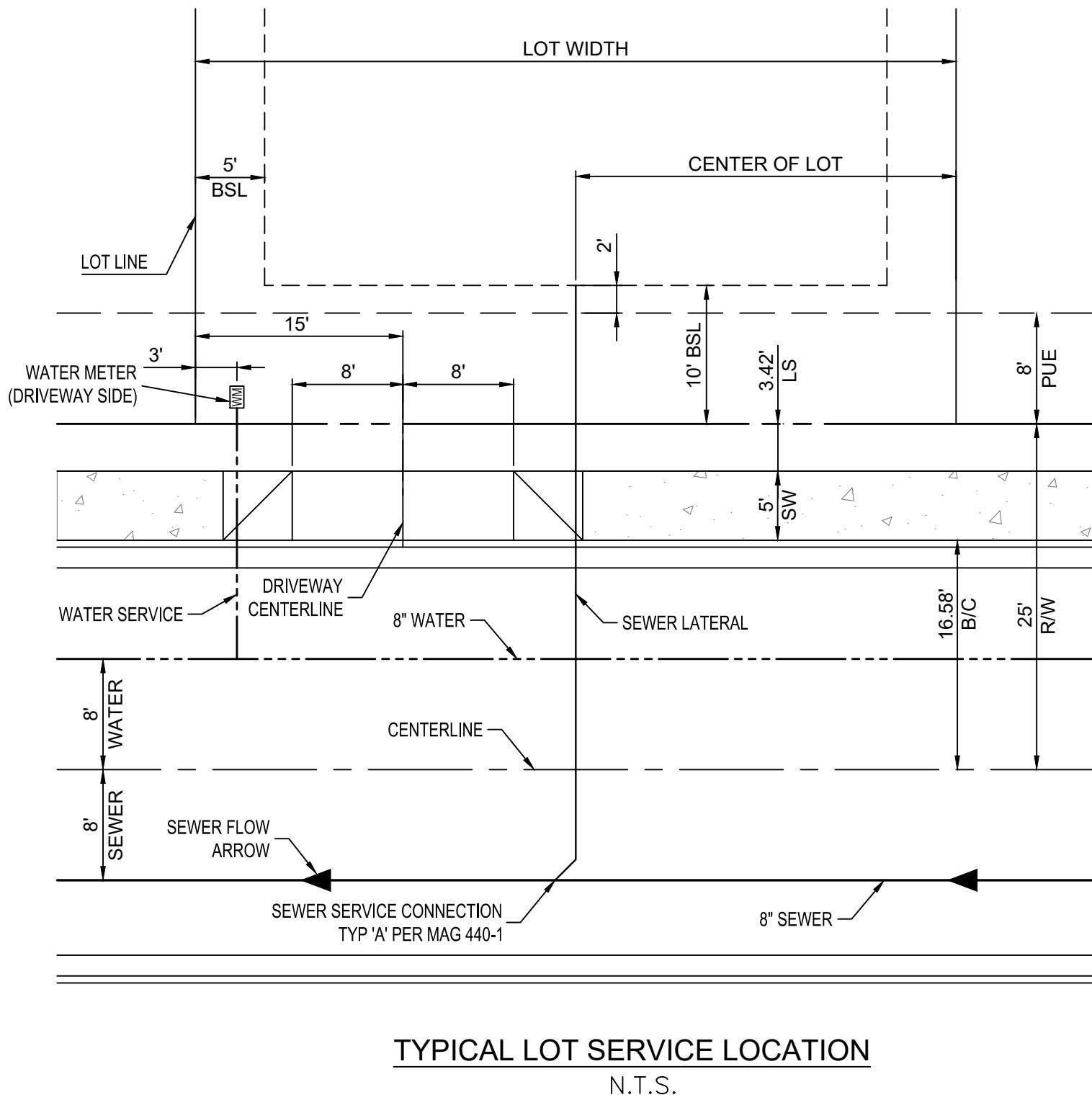
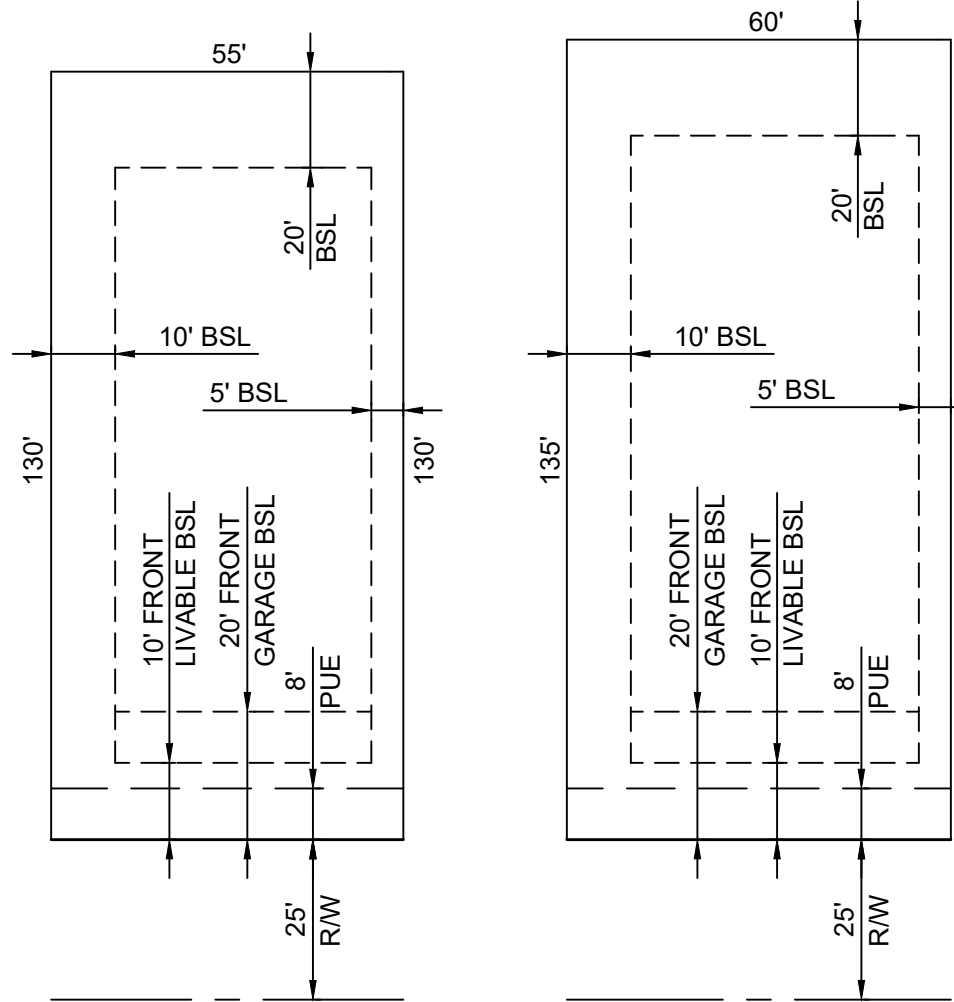
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R1-6 DEVELOPMENT STANDARDS SINGLE FAMILY DISTRICTS

LOT STANDARDS	
MINIMUM LOT AREA (SF)	5,500 S.F.
MINIMUM LOT WIDTH (FT)	55'
MINIMUM LOT DEPTH (FT)	100'
BUILDING FORM AND LOCATION	
MAXIMUM BUILDING HEIGHT (FT)	30'
MAXIMUM BUILDING COVERAGE	60%
MINIMUM SETBACKS (FT)	
FRONT (1)	10'
FRONT FACING GARAGE	20'
SIDE	5'
TOTAL BOTH SIDES	15' (2)
STREET SIDE (3)	10'
REAR	20'

1. FRONT SETBACK SHALL BE MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE ENTRY GARAGES.
2. TOTAL OF BOTH SIDES SETBACK MAYBE REDUCED TO 10 FEET SUBJECT TO THE REQUIREMENTS AS PROVIDED IN SECTION 3-2-3-D OF THE CITY OF GOODYEAR ZONING ORDINANCE.
3. WHERE A MINIMUM 10 FOOT WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN STREET SIDE SETBACK APPLIES.



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
4700 S. SOUTHERN AVENUE
GOODYEAR, ARIZONA 85452

STREET SECTIONS AND DETAILS

PROJECT: **CITRUS FARM**
GOODYEAR, ARIZONA

811
Know what's below.
Call before you dig.

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
64583
MICHAEL J. PARK
PE 00000000
ARIZONA U.S.A.

P.M. M. PARK
DR. S. STAMAN
JOB NO. 21000351
FILE NO. 21000351DT01

DT01

SHEET NO.
2 OF 3

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LINE TABLE		
LINE	LENGTH	BEARING
L1	27.77'	N02°28'54"W
L2	50.00'	N41°29'05"E
L3	30.00'	N85°27'03"E
L4	27.77'	S51°10'25"E
L5	30.00'	S51°01'07"E
L6	28.76'	S04°29'20"E
L7	24.16'	S48°30'55"E
L8	16.97'	S86°38'46"E
L9	50.00'	S41°38'46"E
L10	16.97'	S03°21'14"W
L11	16.97'	S86°38'46"E
L12	50.00'	S41°38'46"E
L13	16.97'	S03°21'14"W
L14	50.00'	S48°21'14"W
L15	16.97'	N66°38'46"W
L16	76.65'	S00°18'19"W
L17	20.98'	S00°00'15"W



NOTES:
AT T-INTERSECTIONS, THE NON-LIVABLE SPACE SIDE OF
THE HOUSE SHALL BE POSITIONED ON THE LOT IN
ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING
AREAS.

