PRELIMINARY PLAT FOR LA PRIVADA PARCELS 1, 2, 4, 5 & 6

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

PARCEL 1

TRACT SUMMARY TABLE

TRACT ID	TRACT AREA (SQ FT)	ACRES	USE	ACTIVE/PASSIVE	OWNER AND MAINTAINENCE RESPONSIBILITY
TRACT 1–A	244274.31	5.61	RID, DE, LS, REC	ACTIVE	LPCA
TRACT 1–B	2259.96	0.05	LS, PUE	PASSIVE	LPCA
TRACT 1–C	24016.37	0.55	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 1–D	5856.01	0.13	LS, PUE	PASSIVE	LPCA
TRACT 1–E	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 1–F	2210.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 1–G	40331.17	0.93	DE, LS, PUE	ACTIVE	LPCA
TRACT 1–H	64161.70	1.47	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT M–C	66036.98	1.52	RID, LS	PASSIVE	LPCA

PARCEL 2

TRACT SUMMARY TABLE

TRACT ID	TRACT AREA (SQ FT)	ACRES	USE	ACTIVE/PASSIVE	OWNER AND MAINTAINENCE RESPONSIBILITY
TRACT 2–A	37815.91	0.87	LS, PUE, REC	ACTIVE	LPCA
TRACT 2–B	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 2–C	47533.50	1.09	DE, LS, PUE	ACTIVE	LPCA
TRACT 2–D	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 2–E	4655.50	0.11	LS, PUE	PASSIVE	LPCA
TRACT 2–F	1488.00	0.03	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 2–G	1543.41	0.04	LS	PASSIVE	COG/LPCA
TRACT 2–H	44577.69	1.02	DE, LS, PUE	ACTIVE	LPCA
TRACT 2–I	4655.27	0.11	LS, PUE	PASSIVE	LPCA
TRACT 2–J	6486.79	0.15	LS, PUE	PASSIVE	LPCA
TRACT 2–K	1428.38	0.03	LS, PUE	PASSIVE	LPCA
TRACT 2–L	1428.82	0.03	LS, PUE	PASSIVE	LPCA
TRACT 2–M	3456.17	0.08	LS, PUE	PASSIVE	LPCA
TRACT 2–N	13984.08	0.32	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 2–O	2109.16	0.05	LS	PASSIVE	COG/LPCA
TRACT M–A	113591.50	2.61	RID, DE, LS, REC	ACTIVE	LPCA
TRACT M–C	29891.10	0.69	RID, LS	PASSIVE	LPCA

PARCEL 4

TRACT SUMMARY TABLE

TRACT ID	TRACT AREA (SQ FT)	ACRES	USE	ACTIVE/PASSIVE	OWNER AND MAINTAINENCE RESPONSIBILITY
TRACT 4–A	30169.65	0.69	DE, LS, PUE	ACTIVE	LPCA
TRACT 4–B	1850.71	0.04	LS	PASSIVE	COG/LPCA
TRACT 4–C	45725.93	1.05	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 4–D	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 4–E	8853.07	0.20	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 4–F	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 4–G	1130.00	0.03	LS, PUE	PASSIVE	LPCA
TRACT 4–H	141681.49	3.25	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 4–I	1545.73	0.04	LS	PASSIVE	COG/LPCA
TRACT 4–J	60304.34	1.38	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 4–K	78406.92	1.80	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 4–L	3593.93	0.08	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 4–M	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 4–N	10862.94	0.25	LS, PUE	PASSIVE	LPCA

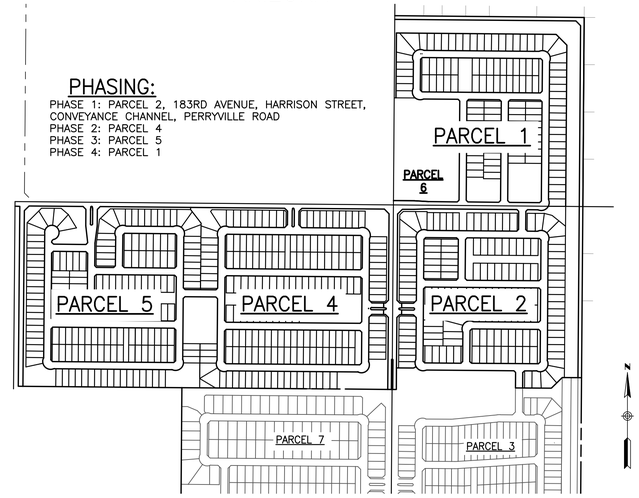
PARCEL 6

TRACT SUMMARY TABLE

TRACT ID	TRACT AREA (SQ FT)	ACRES	USE	ACTIVE/PASSIVE	OWNER AND MAINTAINENCE RESPONSIBILITY
PARCEL 6	327997.55	7.53	DE, PUE	ACTIVE	SCHOOL

PHASING:

PHASE 1: PARCEL 2, 183RD AVENUE, HARRISON STREET, CONVEYANCE CHANNEL, PERRYVILLE ROAD
PHASE 2: PARCEL 4
PHASE 3: PARCEL 5
PHASE 4: PARCEL 1



LOCATION MAP
1"=500'

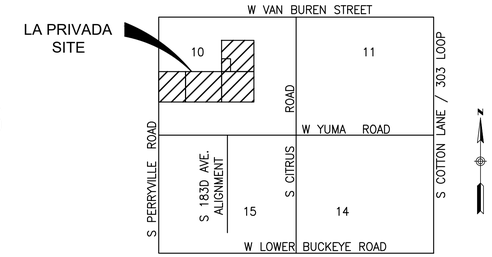
SITE DATA TABLE

	P1	P2	P4	P5	P6
ZONING	(REDUCED) R1-4	(REDUCED) R1-4	(REDUCED) R1-4	(REDUCED) R1-4	SCHOOL
GROSS AREA (SQ FT)	1,419,405	1,569,323	1,732,791	1,636,395	327,997
GROSS AREA (ACRES)	32.59	36.03	39.78	37.57	7.53
EXISTING RIGHT OF WAY (ACRES)	0.00	0.00	0.00	0.95	0.00
NET AREA (ACRES)	32.59	36.03	39.78	36.61	7.53
OPEN SPACE REQUIRED (% OF NET)	15%	15%	15%	15%	15%
OPEN SPACE REQUIRED (ACRES)	4.89	5.40	5.97	5.49	1.13
ACTIVE OPEN SPACE PROVIDED (ACRES)	8.56	5.99	8.46	5.50	0.00
PASSIVE OPEN SPACE PROVIDED (ACRES)	1.80	1.36	0.51	0.39	7.53
TOTAL OPEN SPACE PROVIDED (ACRES)	10.36	7.35	8.97	5.88	7.53
OPEN SPACE PROVIDED % (NET)	31.81%	20.39%	22.56%	16.07%	100.00%
STREET RIGHT WAY (AC)	5.87	8.40	9.13	9.12	FUTURE SCHOOL
AVERAGE LOT SIZE (SQ FT)	6,047	6,016	5,701	5,765	
MINIMUM LOT SIZE (SQ FT)	5,175	5,160	5,274	5,320	
MAXIMUM LOT SIZE (SQ FT)	10,558	13,108	11,252	8,976	
LOT COUNT	119	146	174	162	
DENSITY (BASED ON NET ACRES)	3.65	4.05	4.37	4.42	

PARCEL 5

TRACT SUMMARY TABLE

TRACT ID	TRACT AREA (SQ FT)	ACRES	USE	ACTIVE/PASSIVE	OWNER AND MAINTAINENCE RESPONSIBILITY
TRACT 5–A	102831.33	2.36	DE, LS, PUE, REC, WE	ACTIVE	LPCA
TRACT 5–B	1850.71	0.04	LS	PASSIVE	COG/LPCA
TRACT 5–C	18222.57	0.42	LS, PUE, REC	ACTIVE	LPCA
TRACT 5–D	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 5–E	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 5–F	1274.18	0.03	LS, PUE	PASSIVE	LPCA
TRACT 5–G	73813.03	1.69	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 5–H	1130.00	0.03	LS, PUE	PASSIVE	LPCA
TRACT 5–I	1130.03	0.03	LS, PUE	PASSIVE	LPCA
TRACT 5–J	1130.00	0.03	LS, PUE	PASSIVE	LPCA
TRACT 5–K	8777.23	0.20	LS, PUE, REC	ACTIVE	LPCA
TRACT 5–L	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 5–M	2260.00	0.05	LS, PUE	PASSIVE	LPCA
TRACT 5–N	35874.96	0.82	DE, LS, PUE, REC	ACTIVE	LPCA
TRACT 5–O	1280.00	0.03	LS, PUE	PASSIVE	LPCA



VICINITY MAP
NTS

OWNER/ DEVELOPER

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

ENGINEER/SURVEYOR

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

LANDSCAPE ARCHITECT

RICK ENGINEERING COMPANY
3945 E. FORT LOWELL RD. SUITE 111
TUCSON, ARIZONA 85712
PHONE: (520) 795–1000
CONTACT: MARK FELLINGER, L.A.
EMAIL: mfellinger@rickengineering.com

SHEET INDEX

SHT NO.	DESCRIPTION
1	COVER SHEET
2	KEY MAP & NOTES
3	DATA SUMMARY & LOT SUMMARY &
4	TYPICAL SECTIONS
5	TYPICAL SECTIONS, LEGEND & ABBREVIATIONS
6	TYPICAL SECTIONS
7-10	PRELIMINARY PLAT
11-14	PRELIMINARY UTILITY PLAN
15-18	PRELIMINARY GRADING & DRAINAGE PLAN

BENCHMARK

THE SOUTH QUARTER CORNER OF SECTION 10, T1N, R2W, A MARICOPA COUNTY BRASS CAP FLUSH, ELEVATION = 971.09 **(NAVD 88)**

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

PRE–PLAT UTILIZES NGVD29

BENCHMARK EQUATION

MARICOPA COUNTY BRASS CAP AT THE N 1/4 CORNER OF SECTION 15. ELEVATION = 973.18'(NAVD88)

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

973.18'(NAVD88)–971.09' (NGVD 29)=2.09'
DIFFERENCE IN FEET

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS S89°30'34"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, T–1–N, R–2–W

DEVELOPMENT STANDARDS

ZONING	REDUCED R1-4
MINIMUM LOT AREA (SQ FT)	4,000
MINIMUM LOT WIDTH (FT) (1)	40
MINIMUM LOT DEPTH (FT)	100
MINIMUM SETBACKS (FT)	
FRONT (2)	10
FRONT FACING GARAGE	20
SIDE	5
TOTAL BOTH SIDES	10
STREET SIDE (4)	10
REAR	20

1 FRONT SETBACK SHALL BE MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE ENTRY GARAGES.
2 SETBACK FROM A PUBLIC OR PRIVATE STREET THAT IS NOT PROVIDING DIRECT VEHICULAR ACCESS TO HOMES SHALL BE 10 FEET.
3 NOT APPLICABLE TO THIS PROJECT.
4 WHERE A MINIMUM 10 FOOT WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN STREET SIDE SETBACK APPLIES.
5 TOTAL OF BOTH SIDES SETBACK MAY BE REDUCED TO 10 FEET SUBJECT TO THE REQUIREMENTS AS PROVIDED IN SECTION 3-2-3-D OF THE GOODYEAR ZONING ORDINANCE.
NOTE: MINIMUM WIDTH IS REDUCED FROM 45 FEET TO 40 FEET AND MINIMUM LOT AREA IS REDUCED FROM 4,500 SQUARE FEET TO 4,000 SQUARE FEET AS PROVIDED IN SECTION 3-2-3-D OF THE GOODYEAR ZONING ORDINANCE.

La Privada Lot Mix, Reduced R1-4

Parcel	Lots	45/120	45/<120	50/120	55/120	65/130	Total
P1	119	34	9	76			119
P2	146	50	19	77			146
P3	145	128	17				145
P4	174	119		55			174
P5	162	148		14			162
P6	n/a						
P7	139				82	57	139
Lot Type Totals		**479**	**45**	**222**	**82**	**57**	**885**
La Privada % Mix		54.12%	5.08%	25.08%	15.71%		100.00%
Zoning Minimums		35%		25%	15%		

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2

NOTES

1. OPEN SPACE AREAS TO BE MAINTAINED BY THE LA PRIVADA HOMEOWNERS 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 JUNE 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.
6. EACH PARCEL WILL NEED TO MAINTAIN THE REQUIRED TWO POINTS OF ACCESS AND LOOPED WATER SYSTEM DURING ALL PHASES OF THE PROJECT.

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

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 41208 CHRISTOPHER G. PATTON Date Signed 11-16-22 ARIZONA U.S.A.
Expires: 9–30–25

RICK ENGINEERING COMPANY
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
rickengineering.com
22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350

PROJECT NO: 4684N DRAWN/DESIGNED BY: MFS/TW
DATE: NOVEMBER 2022 CHECKED BY: CGP

CONSTRUCTION DOCUMENTS PREPARED FOR:
LA PRIVADA PARCELS 1, 2, 4, 5 & 6
PRELIMINARY PLAT

COVER SHEET

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

DRAWING NO.
COV
SHEET NO. 1 OF 18

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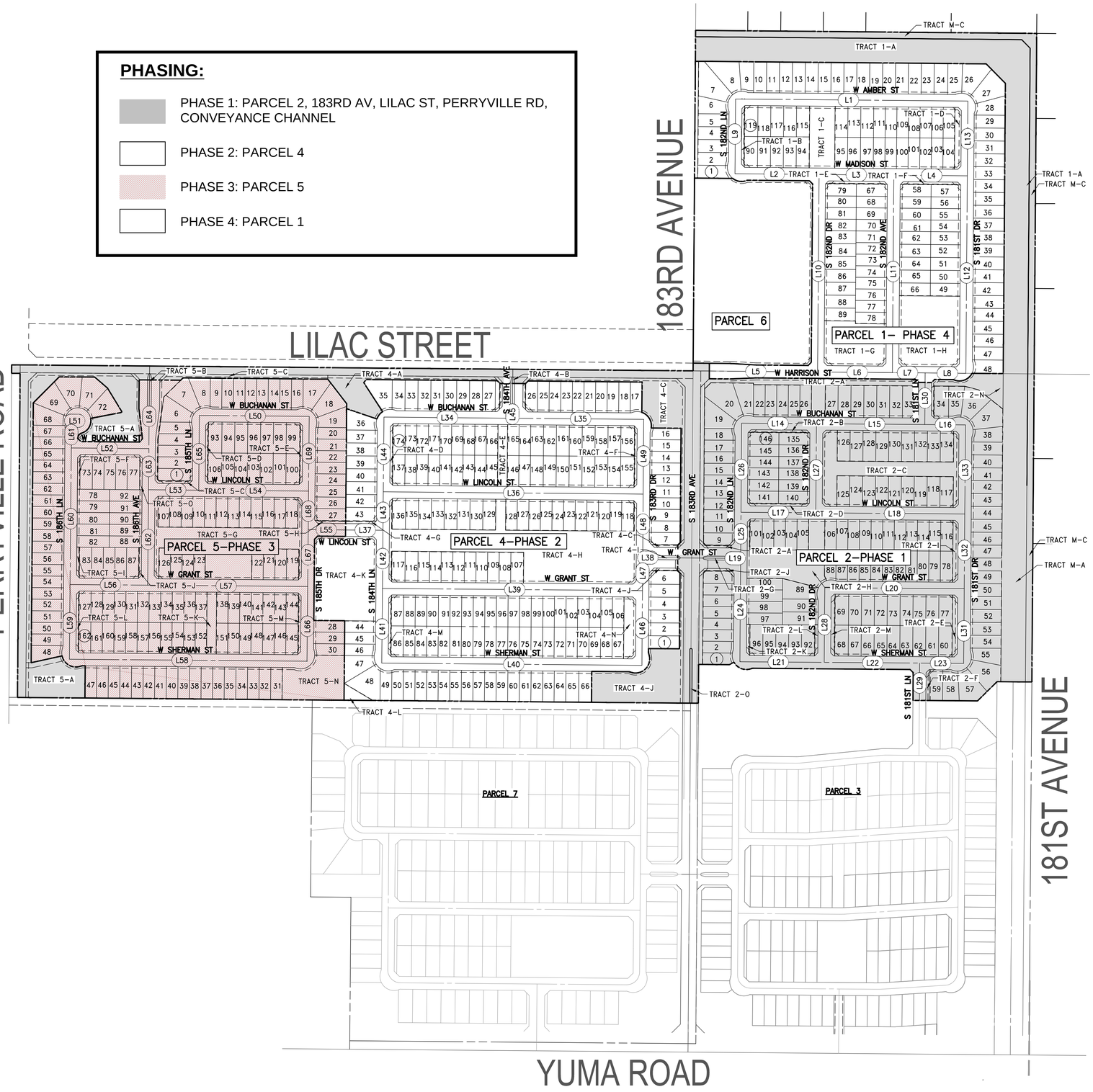
PHASING:

- PHASE 1: PARCEL 2, 183RD AV, LILAC ST, PERRYVILLE RD, CONVEYANCE CHANNEL
- PHASE 2: PARCEL 4
- PHASE 3: PARCEL 5
- PHASE 4: PARCEL 1



KEY MAP
1"=200'

LEGAL DESCRIPTION (CONTINUATION FROM SHEET 1)

BEGINNING AT A BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH A MARICOPA COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTH QUARTER CORNER OF SECTION 10, BEARS NORTH 00 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 5287.29 FEET;
THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS EAST, ALONG THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 10, A DISTANCE OF 33.00 FEET;
THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1312.20 FEET TO A POINT THAT LIES 1332.73 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, PARALLEL WITH AND 1332.73 FEET EAST OF SAID WEST LINE, 557.00 FEET;
THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, PARALLEL WITH AND 590.00 FEET NORTH OF SAID SOUTH LINE OF THE SOUTHWEST QUARTER,
156.50 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, PARALLEL WITH AND 1176.23 FEET EAST OF SAID WEST LINE OF THE SOUTHWEST QUARTER,
764.38 FEET TO THE NORTH LINE OF THE SOUTH 1354.38 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, ALONG SAID NORTH LINE, 1143.23 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, PARALLEL WITH AND 33.00 FEET EAST OF SAID WEST LINE OF THE SOUTHWEST QUARTER, 1257.73 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 21 SECONDS WEST, PARALLEL WITH AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER,
33.00 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER;
THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE, 33.00 FEET TO A MARICOPA COUNTY ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 10;
THENCE SOUTH 89 DEGREES 29 MINUTES 21 SECONDS EAST, A DISTANCE OF 2643.12 FEET TO A POINT ON THE MID–SECTION LINE OF SAID SECTION 10;
THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS EAST, ALONG SAID MID–SECTION LINE, 1321.66 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10;
THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1323.07 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 00 DEGREES 25 MINUTES 37 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1321.64 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 00 DEGREES 25 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER,2643.54 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE NORTH 89 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG SAID SOUTH LINE 1322.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

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:
BEGINNING AT A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP FLUSH BEARS NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, A DISTANCE OF 2644.95 FEET;
THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 1,312.22 FEET;
THENCE DEPARTING SAID SOUTH SECTION LINE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 590.00 FEET;
THENCE NORTH 89 DEGREES 30 MINUTES 48 SECONDS WEST, A DISTANCE OF 156.50 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 764.38 FEET;
THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, A DISTANCE OF 1,467.78 FEET TO A POINT ON THE NORTH–SOUTH MID–SECTION LINE OF SECTION 10;
THENCE DEPARTING SAID MID–SECTION LINE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS EAST, ALONG A LINE PARALLEL TO AND 30 FEET EAST OF SAID MID–SECTION LINE, A DISTANCE OF 150.52 FEET;
THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 119.51 FEET;
THENCE NORTH 61 DEGREES 15 MINUTES 19 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE NORTH, WITH A CHORD BEARING OF SOUTH 69 DEGREES 40 MINUTES 43 SECONDS EAST, A CHORD DISTANCE OF 72.07 FEET;
THENCE EASTERLY ALONG SAID NON–TANGENT CURVE, HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 81 DEGREES 52 MINUTES 04 SECONDS, A DISTANCE OF 78.59 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;
THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 02 MINUTES 19 SECONDS, A DISTANCE OF 7.34 FEET;
THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 608.50 FEET;
THENCE SOUTH 44 DEGREES 36 MINUTES 16 SECONDS EAST, A DISTANCE OF 16.96 FEET;
THENCE SOUTH 00 DEGREES 25 MINUTES 37 SECONDS WEST, A DISTANCE OF 108.01 FEET;
THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 250.56 FEET;
THENCE NORTH 45 DEGREES 25 MINUTES 44 SECONDS EAST, A DISTANCE OF 106.06 FEET;
THENCE SOUTH 89 DEGREES 34 MINUTES 10 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE SOUTH 00 DEGREES 25 MINUTES 50 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 1,447.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10;
THENCE NORTH 89 DEGREES 30 MINUTES 34 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,322.90 FEET TO THE POINT OF BEGINNING

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) 41208 CHRISTOPHER G. PATTON Date Signed 11-16-22 ARIZONA U.S.A.
Expires: 9–30–25

RICK ENGINEERING COMPANY
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22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350
rickengineering.com

PROJECT NO:	4684N	DRAWN/DESIGNED BY:	MFS/TW
DATE:	NOVEMBER 2022	CHECKED BY:	CGP

CONSTRUCTION DOCUMENTS PREPARED FOR:
LA PRIVADA PARCELS 1, 2, 4, 5 & 6 PRELIMINARY PLAT

KEY MAP & NOTES

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

DRAWING NO.
KM1
SHEET NO. 2 OF 18

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CENTERLINE DATA

NO	LENGTH	BEARING/DELTA	RADIUS
L1	903.07	S89°29'17"E	
L2	328.07	N89°29'17"W	
L3	290.00	N89°29'17"W	
L4	285.00	N89°29'17"W	
L5	483.07	S89°29'21"E	
L6	290.00	S89°29'21"E	
L7	127.24	S89°29'45"E	
L8	157.76	S89°29'21"E	
L9	290.00	N0°25'37"E	
L10	766.65	S0°25'37"W	
L11	766.64	S0°25'37"W	
L12	766.64	S0°25'37"W	
L13	290.00	S0°25'37"W	
L14	290.00	S89°34'23"E	
L15	420.31	S89°34'23"E	
L16	157.75	S89°34'23"E	
L17	290.00	S89°34'23"E	
L18	578.04	S89°34'23"E	
L19	190.00	N89°34'23"W	
L20	541.00	S89°34'23"E	
L21	327.00	N89°34'23"W	
L22	370.43	N89°34'23"W	
L23	170.57	N89°34'23"W	
L24	401.44	N0°25'37"E	
L25	178.57	N0°25'37"E	
L26	346.00	N0°25'37"E	
L27	346.00	S0°25'37"W	
L28	290.01	S0°25'50"W	
L29	145.00	S0°25'37"W	
L30	200.24	S0°25'37"W	
L31	290.09	S0°25'50"W	
L32	290.00	S0°25'50"W	
L33	346.00	S0°25'50"W	
L34	498.24	S89°29'21"E	
L35	509.44	S89°29'21"E	
L36	1008.10	S89°29'21"E	
L37	145.00	S89°29'21"E	
L38	190.00	N89°34'23"W	
L39	1008.65	S89°30'48"E	
L40	1009.07	S89°30'48"E	
L41	290.00	S0°30'39"W	
L42	225.72	S0°30'39"W	
L43	149.41	S0°30'39"W	
L44	290.00	S0°30'39"W	
L45	190.00	S0°30'39"W	
L46	290.00	N0°25'37"E	
L47	128.32	N0°25'37"E	
L48	246.38	N0°25'37"E	
L49	290.00	N0°25'37"E	
L50	426.00	S89°29'21"E	
L51	25.00	N89°29'21"W	
L52	301.00	S89°30'48"E	
L53	194.62	S89°29'21"E	
L54	426.00	S89°29'21"E	
L55	145.29	S89°29'21"E	
L56	301.00	S89°30'48"E	
L57	620.62	S89°30'48"E	
L58	921.62	S89°30'48"E	
L59	290.00	S0°30'39"W	
L60	530.00	S0°30'39"W	
L61	105.64	S0°30'39"W	
L62	370.52	N0°30'39"E	
L63	159.48	N0°30'39"E	
L64	320.51	N0°30'39"E	
L65	290.00	S0°30'39"W	
L66	290.00	S0°30'39"W	
L67	220.85	S0°30'39"W	
L68	149.41	S0°30'39"W	
L69	290.00	S0°30'39"W	

PARCEL 1

LOT AREA TABLE

LOT #	AREA SF	AREA AC
1	6038.24	0.14
2	5956.11	0.14
3	6000.00	0.14
4	6000.00	0.14
5	6000.00	0.14
6	6691.66	0.15
7	12266.22	0.28
8	10557.78	0.24
9	6212.75	0.14
10	6000.00	0.14
11	6000.00	0.14
12	6000.00	0.14
13	6000.00	0.14
14	6000.00	0.14
15	6000.00	0.14
16	6000.00	0.14
17	6000.00	0.14
18	6000.00	0.14
19	6000.00	0.14
20	6000.00	0.14
21	6000.00	0.14
22	6000.00	0.14
23	6000.00	0.14
24	6600.00	0.15
25	6580.38	0.15
26	9587.51	0.22
27	10287.87	0.24
28	7015.93	0.16
29	6000.00	0.14
30	6000.00	0.14
31	6000.00	0.14
32	6000.00	0.14
33	6000.00	0.14
34	6000.00	0.14
35	6000.00	0.14
36	6000.00	0.14
37	6000.00	0.14
38	6000.00	0.14
39	6000.00	0.14
40	6000.00	0.14
41	6000.00	0.14
42	6000.00	0.14
43	6000.00	0.14
44	6000.00	0.14
45	6000.00	0.14
46	6000.00	0.14
47	6000.00	0.14
48	6138.80	0.14
49	5750.01	0.13
50	5750.01	0.13
51	5750.01	0.13
52	5750.01	0.13
53	5750.01	0.13
54	5175.01	0.12
55	5175.01	0.12
56	5175.01	0.12
57	5518.01	0.13
58	5758.01	0.13
59	5400.01	0.12
60	5400.01	0.12
61	5400.01	0.12
62	6000.01	0.14
63	6000.01	0.14
64	6000.01	0.14
65	6000.01	0.14
66	6000.01	0.14
67	5758.01	0.13
68	5400.01	0.12
69	5400.01	0.12
70	5400.01	0.12

LOT AREA TABLE

LOT #	AREA SF	AREA AC
71	5400.01	0.12
72	5400.01	0.12
73	5400.01	0.12
74	5400.01	0.12
75	5400.01	0.12
76	5400.01	0.12
77	5400.01	0.12
78	5400.01	0.12
79	5758.01	0.13
80	5400.01	0.12
81	5400.01	0.12
82	5400.01	0.12
83	6000.01	0.14
84	6000.01	0.14
85	6000.01	0.14
86	6000.01	0.14
87	6000.01	0.14
88	6000.01	0.14
89	6000.01	0.14
90	6238.00	0.14
91	6000.01	0.14
92	6000.01	0.14
93	6000.01	0.14
94	6120.01	0.14
95	6000.01	0.14
96	6000.01	0.14
97	6000.01	0.14
98	5400.01	0.12
99	5400.01	0.12
100	5400.01	0.12
101	5400.01	0.12
102	5400.01	0.12
103	5400.01	0.12
104	5400.01	0.12
105	5400.01	0.12
106	5400.01	0.12
107	5400.01	0.12
108	5400.01	0.12
109	5400.01	0.12
110	5400.01	0.12
111	5400.01	0.12
112	6000.01	0.14
113	6000.01	0.14
114	6000.01	0.14
115	6120.01	0.14
116	6000.01	0.14
117	6000.01	0.14
118	6000.01	0.14
119	6238.01	0.14

PARCEL 2

LOT AREA TABLE

LOT #	AREA SF	AREA AC
1	5220.45	0.12
2	5362.34	0.12
3	5400.03	0.12
4	5400.03	0.12
5	5400.03	0.12
6	5400.03	0.12
7	5400.03	0.12
8	5668.24	0.13
9	5579.78	0.13
10	5400.04	0.12
11	5400.04	0.12
12	5400.04	0.12
13	5400.04	0.12
14	5400.04	0.12
15	5400.04	0.12
16	5400.04	0.12
17	5400.05	0.12
18	5304.88	0.12
19	9519.33	0.22
20	13203.40	0.30
21	7639.90	0.18
22	5622.62	0.13
23	5625.00	0.13
24	5625.00	0.13
25	5625.00	0.13
26	5625.00	0.13
27	6250.00	0.14
28	6250.00	0.14
29	6250.00	0.14
30	6250.00	0.14
31	6250.00	0.14
32	6250.00	0.14
33	6498.00	0.15
34	7123.00	0.16
35	6686.56	0.15
36	10882.58	0.25
37	10487.20	0.24
38	6392.77	0.15
39	6000.00	0.14
40	6000.00	0.14
41	6000.00	0.14
42	6000.00	0.14
43	6000.00	0.14
44	6000.00	0.14
45	6000.00	0.14
46	6000.00	0.14
47	6000.00	0.14
48	6000.00	0.14
49	6000.00	0.14
50	6000.00	0.14
51	6000.00	0.14
52	6000.00	0.14
53	6000.00	0.14
54	6000.00	0.14
55	6513.69	0.15
56	9861.37	0.23
57	9621.08	0.22
58	7274.19	0.17
59	6240.00	0.14
60	6360.62	0.15
61	6000.58	0.14
62	6000.57	0.14
63	6000.57	0.14
64	6000.57	0.14
65	6000.56	0.14
66	6000.56	0.14
67	6000.55	0.14
68	6360.58	0.15
69	6360.00	0.15
70	6000.00	0.14

LOT AREA TABLE

LOT #	AREA SF	AREA AC
71	6000.00	0.14
72	6000.00	0.14
73	6000.00	0.14
74	6000.00	0.14
75	6000.00	0.14
76	6000.00	0.14
77	6360.00	0.15
78	5760.00	0.13
79	5400.00	0.12
80	5400.00	0.12
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	5400.00	0.12
87	5393.96	0.12
88	5159.89	0.12
89	8527.16	0.20
90	6922.70	0.16
91	6925.36	0.16
92	6120.55	0.14
93	6000.54	0.14
94	6000.53	0.14
95	6000.53	0.14
96	6120.53	0.14
97	6232.76	0.14
98	6232.76	0.14
99	6232.76	0.14
100	6232.76	0.14
101	5758.00	0.13
102	5400.00	0.12
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	5400.00	0.12
109	5400.00	0.12
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	5400.00	0.12
116	5760.00	0.13
117	6240.00	0.14
118	6000.00	0.14
119	6000.00	0.14
120	6000.00	0.14
121	6000.00	0.14
122	6000.00	0.14
123	6000.00	0.14
124	6000.00	0.14
125	6000.00	0.14
126	6000.00	0.14
127	6000.00	0.14
128	6000.00	0.14
129	6000.00	0.14
130	6000.00	0.14
131	6000.00	0.14
132	6000.00	0.14
133	6000.00	0.14
134	6240.00	0.14
135	5758.00	0.13
136	5400.00	0.12
137	5400.00	0.12
138	5400.00	0.12
139	5400.00	0.12
140	5758.00	0.13

LOT AREA TABLE

LOT #	AREA SF	AREA AC
141	5758.00	0.13
142	5400.00	0.12
143	5400.00	0.12
144	5400.00	0.12
145	5400.00	0.12
146	5758.00	0.13

PARCEL 4

LOT AREA TABLE

LOT #	AREA SF	AREA AC
1	5999.97	0.14
2	5999.97	0.14
3	5999.97	0.14
4	5999.97	0.14
5	5999.97	0.14
6	6268.17	0.14
7	5668.17	0.13
8	5399.96	0.12
9	5399.96	0.12
10	5399.96	0.12
11	5399.96	0.12
12	5399.96	0.12
13	5399.96	0.12
14	5399.96	0.12
15	5399.95	0.12
16	5362.16	0.12
17	5250.87	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	5540.00	0.13
27	6000.00	0.14
28	6000.00	0.14
29	6000.00	0.14
30	6000.00	0.14
31	6000.00	0.14
32	6000.00	0.14
33	6000.00	0.14
34	5952.11	0.14
35	9277.33	0.21
36	7395.19	0.17
37	6000.00	0.14
38	6000.00	0.14
39	6000.00	0.14
40	6000.00	0.14
41	6000.00	0.14
42	6000.00	0.14
43	6358.00	0.15
44	5400.00	0.12
45	5400.00	0.12
46	5338.89	0.12
47	8502.07	0.20
48	11252.17	0.26
49	5273.82	0.12
50	5385.51	0.12
51	5400.01	0.12
52	5400.01	0.12
53	5400.01	0.12
54	5400.01	0.12
55	5400.01	0.12
56	5400.01	0.12
57	5400.01	0.12
58	5400.01	0.12
59	5400.01	0.12
60	5400.01	0.12
61	5400.01	0.12
62	5400.01	0.12
63	5400.01	0.12
64	5400.01	0.12
65	6000.01	0.14
66	6000.01	0.14
67	5400.00	0.12
68	5400.00	0.12
69	5400.00	0.12
70	5400.00	0.12

LOT AREA TABLE

LOT #	AREA SF	AREA AC
71	5400.00	0.12
72	5400.00	0.12
73	5400.00	0.12
74	5400.00	0.12
75	5400.00	0.12
76	5400.00	0.12
77	5400.00	0.12
78	5400.00	0.12
79	5400.00	0.12
80	5400.00	0.12
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	5758.00	0.13
87	5758.00	0.13
88	5400.00	0.12
89	5400.00	0.12
90	5400.00	0.12
91	5400.00	0.12
92	5400.00	0.12
93	5400.00	0.12
94	5400.00	0.12
95	5400.00	0.12
96	5400.00	0.12
97	5400.00	0.12
98	5400.00	0.12
99	5400.00	0.12
100	5400.00	0.12
101	5400.00	0.12
102	5400.00	0.12
103	5400.00	0.12
104	5400.00	0.12
105	5400.00	0.12
106	5400.00	0.12
107	5998.42	0.14
108	5398.72	0.12
109	5398.85	0.12
110	5398.98	0.12
111	5399.11	0.12
112	5399.24	0.12
113	5399.37	0.12
114	5399.50	0.12
115	5399.64	0.12
116	5999.75	0.14
117	6237.91	0.14
118	5758.01	0.13
119	5400.01	0.12
120	5400.01	0.12
121	5400.01	0.12
122	5400.01	0.12
123	5400.01	0.12
124	5400.01	0.12
125	5400.01	0.12
126	5400.01	0.12
127	5400.01	0.12
128	5400.01	0.12
129	6000.00	0.14
130	6000.00	0.14
131	6000.00	0.14
132	6000.00	0.14
133	6000.00	0.14
134	6000.00	0.14
135	6000.00	0.14
136	6238.00	0.14
137	5758.00	0.13
138	5400.00	0.12
139	5400.00	0.12
140	5400.00	0.12

LOT AREA TABLE

LOT #	AREA SF	AREA AC
141	5400.00	0.12
142	5400.00	0.12
143	5400.00	0.12
144	5400.00	0.12
145	5400.00	0.12
146	5400.00	0.12
147	5400.01	0.12
148	6000.01	0.14
149	6000.01	0.14
150	6000.01	0.14
151	6000.01	0.14
152	6000.01	0.14
153	6000.01	0.14
154	6000.01	0.14
155	6358.01	0.15
156	6358.01	0.15
157	6000.01	0.14
158	6000.01	0.14
159	6000.01	0.14
160	6000.01	0.14
161	6000.01	0.14
162	6000.01	0.14
163	6000.01	0.14
164	5400.00	0.12
165	5400.01	0.12
166	5400.00	0.12
167	5400.00	0.12
168	5400.00	0.12
169	5400.00	0.12
170	5400.00	0.12
171	5400.00	0.12
172	5400.00	0.12
173	5400.00	0.12
174	5758.00	0.13

PARCEL 5

LOT AREA TABLE

LOT #	AREA SF	AREA AC
1	6441.02	0.15
2	6058.02	0.14
3	6058.02	0.14
4	6023.14	0.14
5	5730.48	0.13
6	8676.73	0.20
7	9575.52	0.22
8	7181.15	0.16
9	5390.33	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	5320.03	0.12
17	8875.08	0.20
18	9117.33	0.21
19	6998.97	0.16
20	5392.74	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	5400.00	0.12
27	5638.00	0.13
28	5400.00	0.12
29	5400.00	0.12
30	5314.74	0.12
31	5625.01	0.13
32	5625.01	0.13
33	5625.01	0.13
34	5625.01	0.13
35	5625.01	0.13
36	5625.01	0.13
37	5625.00	0.13
38	5625.00	0.13
39	5625.00	0.13
40	5625.00	0.13
41	5625.00	0.13
42	5625.00	0.13
43	5625.00	0.13
44	5625.00	0.13
45	5625.00	0.13
46	5625.00	0.13
47	5625.00	0.13
48	6336.32	0.15
49	5547.53	0.13
50	5549.09	0.13
51	5550.65	0.13
52	5552.22	0.13
53	5553.78	0.13
54	5555.34	0.13
55	5556.90	0.13
56	5558.47	0.13
57	5560.03	0.13
58	5561.59	0.13
59	5563.16	0.13
60	5564.72	0.13
61	5566.28	0.13
62	5567.85	0.13
63	5569.41	0.13
64	5570.97	0.13
65	5572.53	0.13
66	5574.10	0.13
67	5575.66	0.13
68	7777.59	0.18
69	9105.68	0.21
70	9121.49	0.21

LOT AREA TABLE

LOT #	AREA SF	AREA AC
71	8975.97	0.21
72	8148.73	0.19
73	6478.00	0.15
74	6075.00	0.14
75	6075.00	0.14
76	6075.00	0.14
77	6483.80	0.15
78	5642.50	0.13
79	5643.36	0.13
80	5644.21	0.13
81	5645.07	0.13
82	5645.93	0.13
83	5758.16	0.13
84	5400.15	0.12
85	5400.15	0.12
86	5400.15	0.12
87	5758.16	0.13
88	5649.07	0.13
89	5649.93	0.13
90	5650.79	0.13
91	5651.64	0.13
92	5652.50	0.13
93	6358.00	0.15
94	6000.00	0.14
95	6000.00	0.14
96	6000.00	0.14
97	6000.00	0.14
98	6000.00	0.14
99	6358.00	0.15
100	6358.00	0.15
101	6000.00	0.14
102	6000.00	0.14
103	6000.00	0.14
104	6000.00	0.14
105	6000.00	0.14
106	6358.00	0.15
107	5400.00	0.12
108	5400.00	0.12
109	5400.00	0.12
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	5400.00	0.12
116	5400.00	0.12
117	5400.00	0.12
118	5760.00	0.13
119	5758.16	0.13
120	5400.15	0.12
121	5400.15	0.12
122	5400.15	0.12
123	5400.15	0.12
124	5400.15	0.12
125	5400.15	0.12
126	5400.15	0.12
127	5638.00	0.13
128	5400.00	0.12
129	5400.00	0.12
130	5400.00	0.12
131	5400.00	0.12
132	5400.00	0.12
133	5400.00	0.12
134	5400.00	0.12
135	5400.00	0.12
136	5400.00	0.12
137	5400.00	0.12
138	5409.15	0.12
139	5400.00	0.12
140	5400.00	0.12

LOT AREA TABLE

LOT #	AREA SF	AREA AC
141	5400.00	0.12
142	5400.00	0.12
143	5400.00	0.12
144	5758.00	0.13
145	5758.00	0.13
146	5400.00	0.12
147	5400.00	0.12
148	5400.00	0.12
149	5400.00	0.12
150	5400.00	0.12
151	5403.05	0.12
152	5400.00	0.12
153	5400.00	0.12
154	5400.00	0.12
155	5400.00	0.12
156	5400.00	0.12
157	5400.00	0.12
158	5400.00	0.12
159	5400.00	0.12
160	5400.00	0.12
161	5400.00	0.12
162	5638.00	0.13

NO.	BY	DATE	REVISION

SEAL:
Registered Professional Engineer (Civil)
CERTIFICATE NO. 41208
CHRISTOPHER G. PATTON
Date Signed 11-16-22
ARIZONA, U.S.A.
Expires: 9-30-25

RICK ENGINEERING COMPANY
22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350
rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

PROJECT NO: 4684N | DRAWN/DESIGNED BY: MFS/TW
DATE: NOVEMBER 2022 | CHECKED BY: CGP

CONSTRUCTION DOCUMENTS PREPARED FOR:
LA PRIVADA PARCELS 1, 2, 4, 5 & 6 PRELIMINARY PLAT

DATA SUMMARY & LOT SUMMARY

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
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DRAWING NO. KM2
SHEET NO. 3 OF 18

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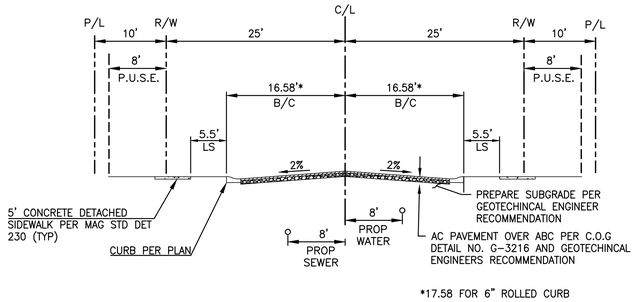
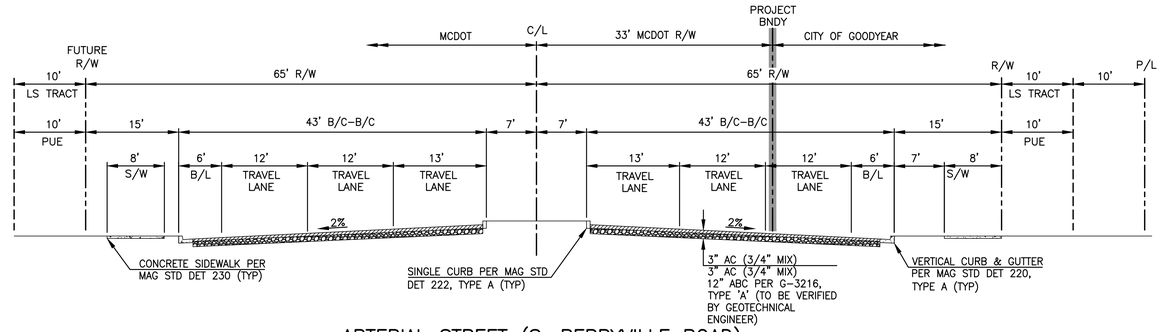
C:\RICK\Projects\P_PHX_P\4684n_melcor_la_privada_relotting\Civil\pre-plats\PARCEL_124&5\4648N-P124&5--PPLT-TBLS.dwg 2022-11-16 – 12:40PM – msoto



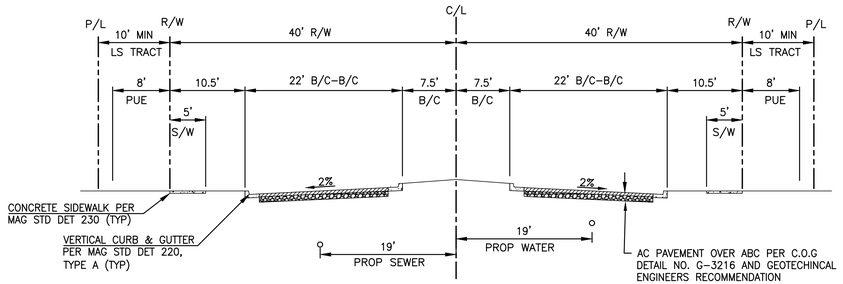
PROPOSED LOCAL STREETS

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



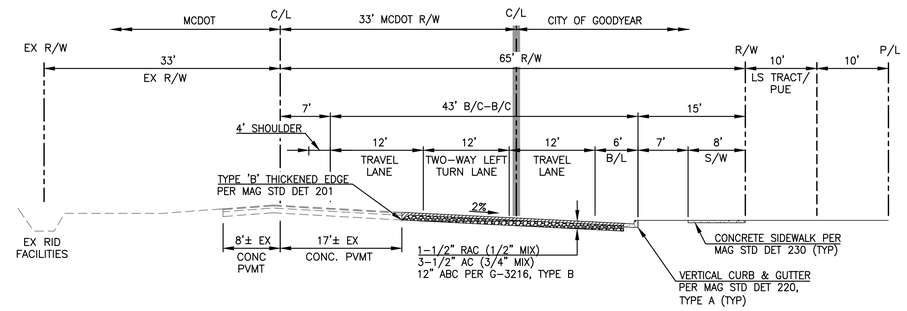
ARTERIAL STREET (S. PERRYVILLE ROAD)

CITY OF GOODYEAR DETAIL G-3132
MARICOPA COUNTY MAJOR ARTERIAL ROADWAY SECTION
LOOKING NORTH – 130' ROW
NTS



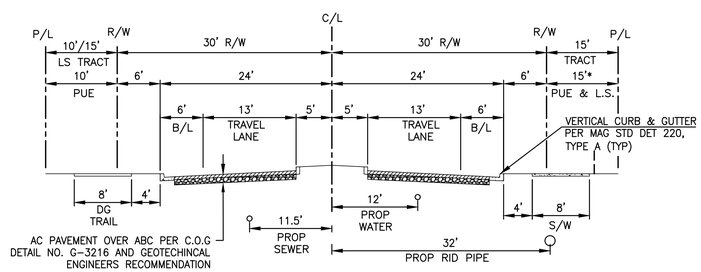
PROPOSED ENTRY STREET WITH MEDIAN

ENTRY STREET ALONG 183RD AVENUE
LOOKING NORTH OR EAST
NTS



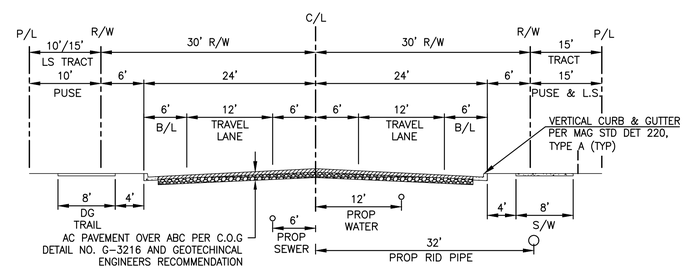
PROPOSED ARTERIAL STREET S. PERRYVILLE ROAD

LOOKING NORTH
NTS



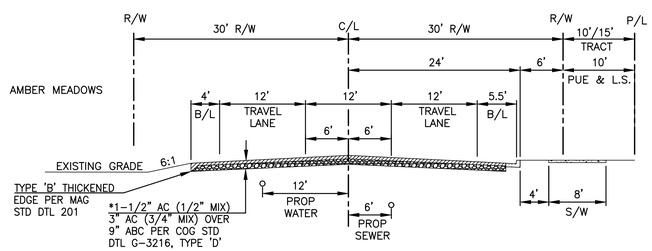
S. 183RD AVENUE WITH MEDIAN
MINOR COLLECTOR ROAD

LOOKING NORTH
(SECTION ALONG PARCELS 2 & 4 MAIN PARK AREA)
NTS



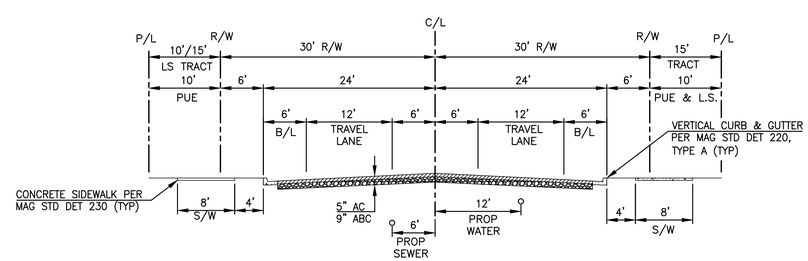
S. 183RD AVENUE
MINOR COLLECTOR ROAD

LOOKING NORTH
NTS



PROPOSED W. LILAC STREET
MINOR COLLECTOR ROAD

LOOKING EAST
NTS



W. LILAC STREET
FUTURE MINOR COLLECTOR ROAD

LOOKING WEST
NTS

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) 41208 CHRISTOPHER G. PATTON Date Signed 11-16-22 ARIZONA U.S.A.
Expires: 9-30-25

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PROJECT NO: 4684N DRAWN/DESIGNED BY: MFS/TW
DATE: NOVEMBER 2022 CHECKED BY: CGP

CONSTRUCTION DOCUMENTS PREPARED FOR:
LA PRIVADA PARCELS 1, 2, 4, 5 & 6
PRELIMINARY PLAT

TYPICAL SECTIONS

Contact Arizona 811 at least two full working days before you begin excavation
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DRAWING NO.
DTL1
SHEET NO. 4 OF 18

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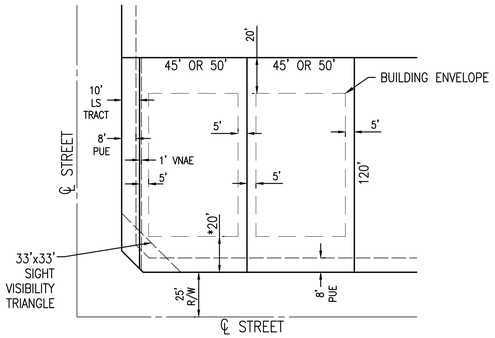
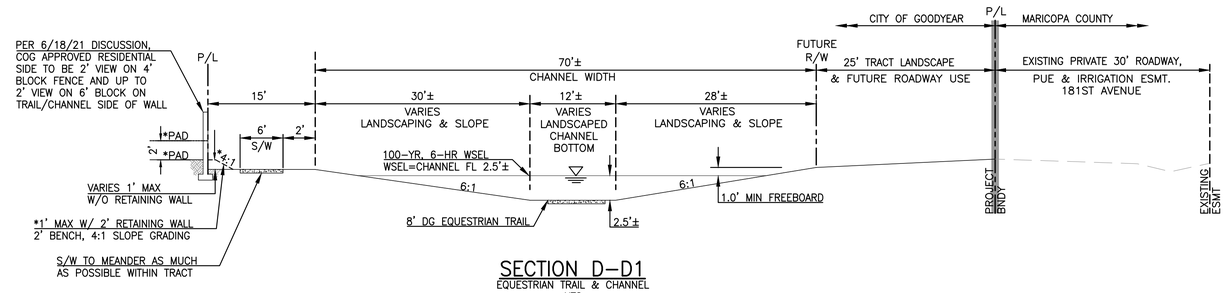


TYPICAL LOT DETAIL

NTS

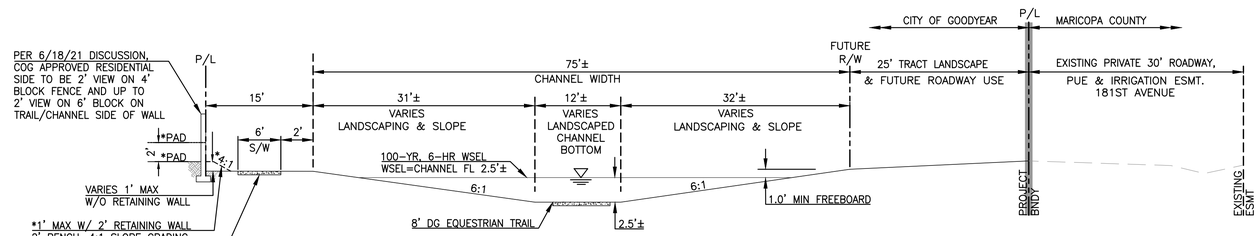
*10' FOR SIDE LOADED GARAGES, PATIOS, AND LIVABLE SPACE



SECTION D–D1

EQUESTRIAN TRAIL & CHANNEL

NTS



SECTION D–D2

EQUESTRIAN TRAIL & CHANNEL

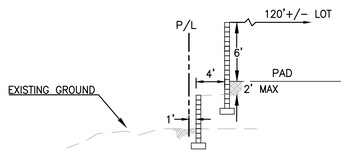
NTS

LEGEND

980	EXISTING CONTOURS
EX FO	EXISTING FIBER OPTICS
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
TC:1073.95	EXISTING SPOT ELEVATIONS
EX T	EXISTING TELEPHONE
	DRAINAGE OUTFALL
	JURISDICTIONAL LIMIT LINE
	MATCHLINE
	MIDSECTION LINE
0.47%	PROPOSED DIRECTIONAL & STREET SLOPE
	PROPOSED FIRE HYDRANT
	PROPOSED GRADE BREAK
TOP / TOE	PROPOSED RETENTION BASIN SLOPE
BASIN J	RETENTION BASIN IDENTIFICATION
IRR	PROPOSED R.I.D. IRRIGATION PIPELINE
	PROPOSED SEWER MANHOLE
8" S	PROPOSED SEWER MAIN
	PROPOSED WATER VALVE
8" W	PROPOSED WATER MAIN
HP/GB/LP 88.50	PROPOSED SPOT ELEVATIONS
	PROPOSED SCUPPER
D–D2 / 5	SECTION IDENTIFICATION
	PROPOSED STORM DRAIN INLET WITH STORM DRAIN PIPE
	CONCRETE WALKWAY
	DECOMPOSED GRANITE PATH
	VALLEY GUTTER
FF 83.6	FINISH FLOOR ELEVATION
	STEPPED RETAINING WALL

ABBREVIATIONS

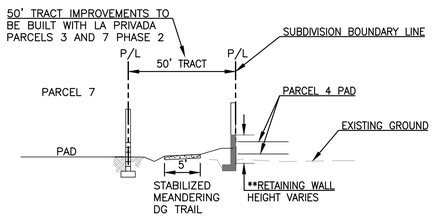
APN	ASSESSORS PARCEL NUMBER
B/C	BACK OF CURB
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HAND HOLE
BNDY	BOUNDARY
BOT	BOTTOM OF BASIN ELEVATION
BSW	BACK OF SIDEWALK
C/L	CENTERLINE
CB	CATCH BASIN
COG	CITY OF GOODYEAR
CY	CUBIC YARDS
DE	DRAINAGE EASEMENT
DG	DECOMPOSED GRANITE
EG	EXISTING GRADE
ELEV	ELEVATION
EOP	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 LINE
FO	FIBER OPTIC
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
HW	HIGH WATER ELEVATION
IRR	IRRIGATION
L	LENGTH
LP	LOW POINT
LPCA	LA PRIVADA COMMUNITY ASSOCIATION
LS	LANDSCAPING
LT	LEFT
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MCDOT	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
O&M	OPERATION & MAINTENANCE
OS	OPEN SPACE
P	PAVEMENT POINT ELEVATION
PP	PRELIMINARY PLAT
PPCA	PASEO PLACE COMMUNITY ASSOCIATION
P/L	PROPERTY LINE
PAD	PROPOSED PAD ELEVATION
PAE	PEDESTRIAN ACCESS EASEMENT
PIE	PRIVATE IRRIGATION EASEMENT
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
P.U.S.E	PUBLIC UTILITY & SIDEWALK EASEMENT
R	RADIUS
REC	RECREATION
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
SVE	SIGHT VISIBILITY EASEMENT
SY	SQUARE YARD
T	TELEPHONE
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
V.N.A.E.	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



SECTION E–E

REAR YARD EXISTING GROUND NTS

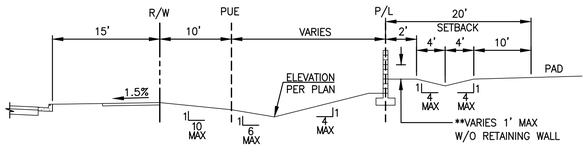
** ANY WALLS OVER 2' WILL REQUIRE A STEPPED WALL, AS INDICATED ON THE GRADING SHEETS.



SECTION G–G

REAR YARD EXISTING TRACT / LOT

NTS

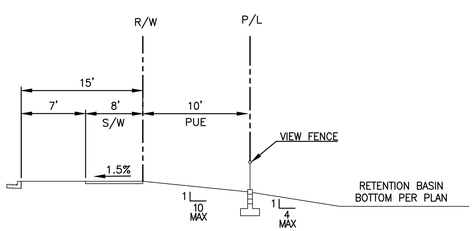


SECTION H–H

REAR YARD / PERRYVILLE ROAD

NTS

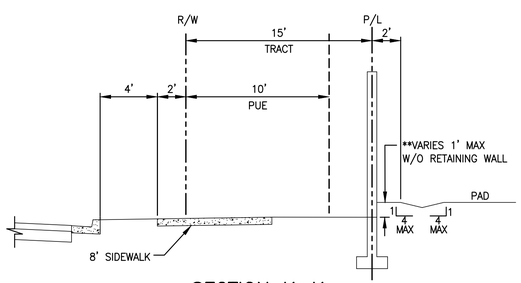
** ANY WALLS OVER 2' WILL REQUIRE A STEPPED WALL, AS INDICATED ON THE GRADING SHEETS.



SECTION J–J

PERRYVILLE ROAD / BASIN

NTS



SECTION K–K

REAR YARD / COLLECTOR

NTS

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 41208 CHRISTOPHER G. PATTON Date Signed 11-16-22 ARIZONA U.S.A.

Expires: 9–30–25

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rickengineering.com
22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350

PROJECT NO: 4684N | DRAWN/DESIGNED BY: MFS/TW

DATE: NOVEMBER 2022 | CHECKED BY: CGP

CONSTRUCTION DOCUMENTS PREPARED FOR:

LA PRIVADA PARCELS 1, 2, 4, 5 & 6 PRELIMINARY PLAT

TYPICAL SECTIONS, LEGEND & ABBREVIATIONS

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DRAWING NO.

DTL2

SHEET NO. 5 OF 18

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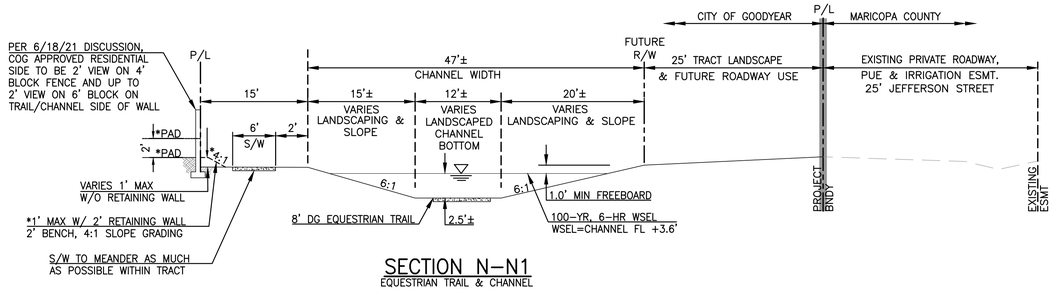
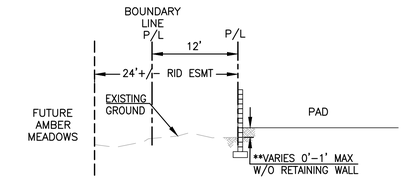


SECTION N–N1

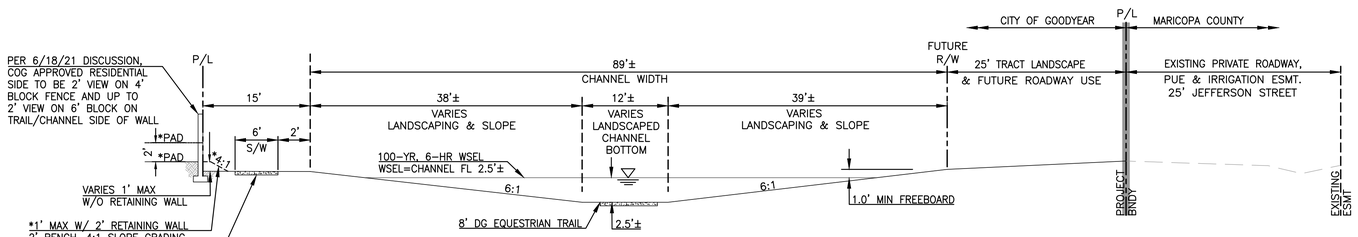
EQUESTRIAN TRAIL & CHANNEL
NTS



SECTION O–O

REAR YARD TO EXISTING/FUTURE AMBER MEADOWS NTS

** ANY WALLS OVER 2' WILL REQUIRE A STEPPED WALL, AS INDICATED ON THE GRADING SHEETS.



SECTION N–N2

EQUESTRIAN TRAIL & CHANNEL
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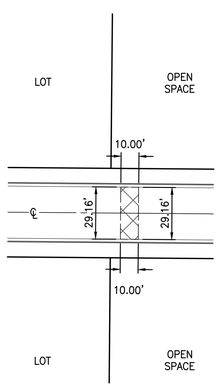
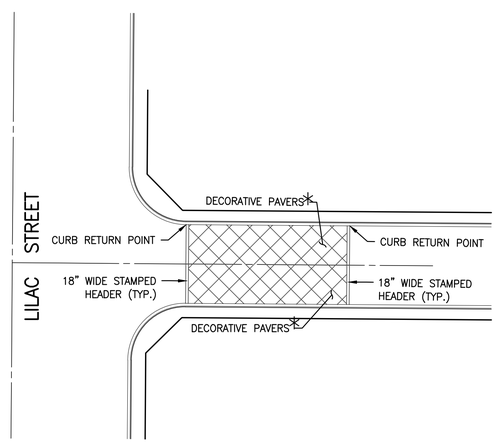


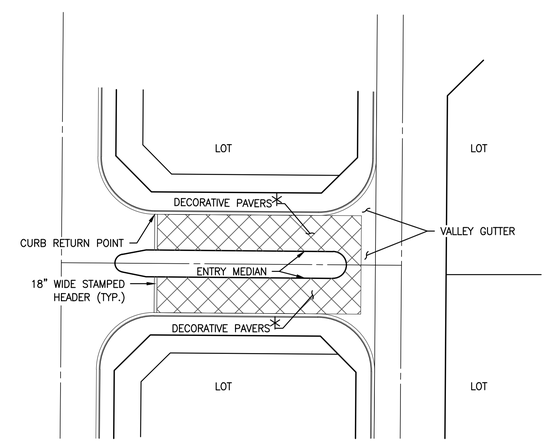
ENHANCED PAVEMENT EASEMENT MID–BLOCK CROSSING

NTS



183RD AVENUE & LILAC STREET INTERSECTION

NTS



ENTRY ROAD WITH MEDIAN

NTS

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

DECORATIVE PAVERS DETAIL

NTS

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 41208 CHRISTOPHER G. PATTON Date Signed 11-16-22 ARIZONA U.S.A.
Expires: 9–30–25

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CONSTRUCTION DOCUMENTS PREPARED FOR:
LA PRIVADA PARCELS 1, 2, 4, 5 & 6
PRELIMINARY PLAT

TYPICAL SECTIONS

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DRAWING NO.
DTL3
SHEET NO. 6 OF 18

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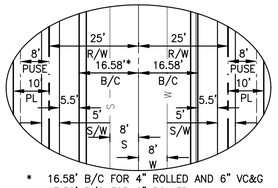
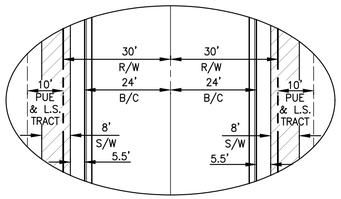


* 16.58' B/C FOR 4" ROLLED AND 6" VC&G
17.58' B/C FOR 6" ROLLED

TYPICAL LOCAL STREET DIMENSIONS

NTS

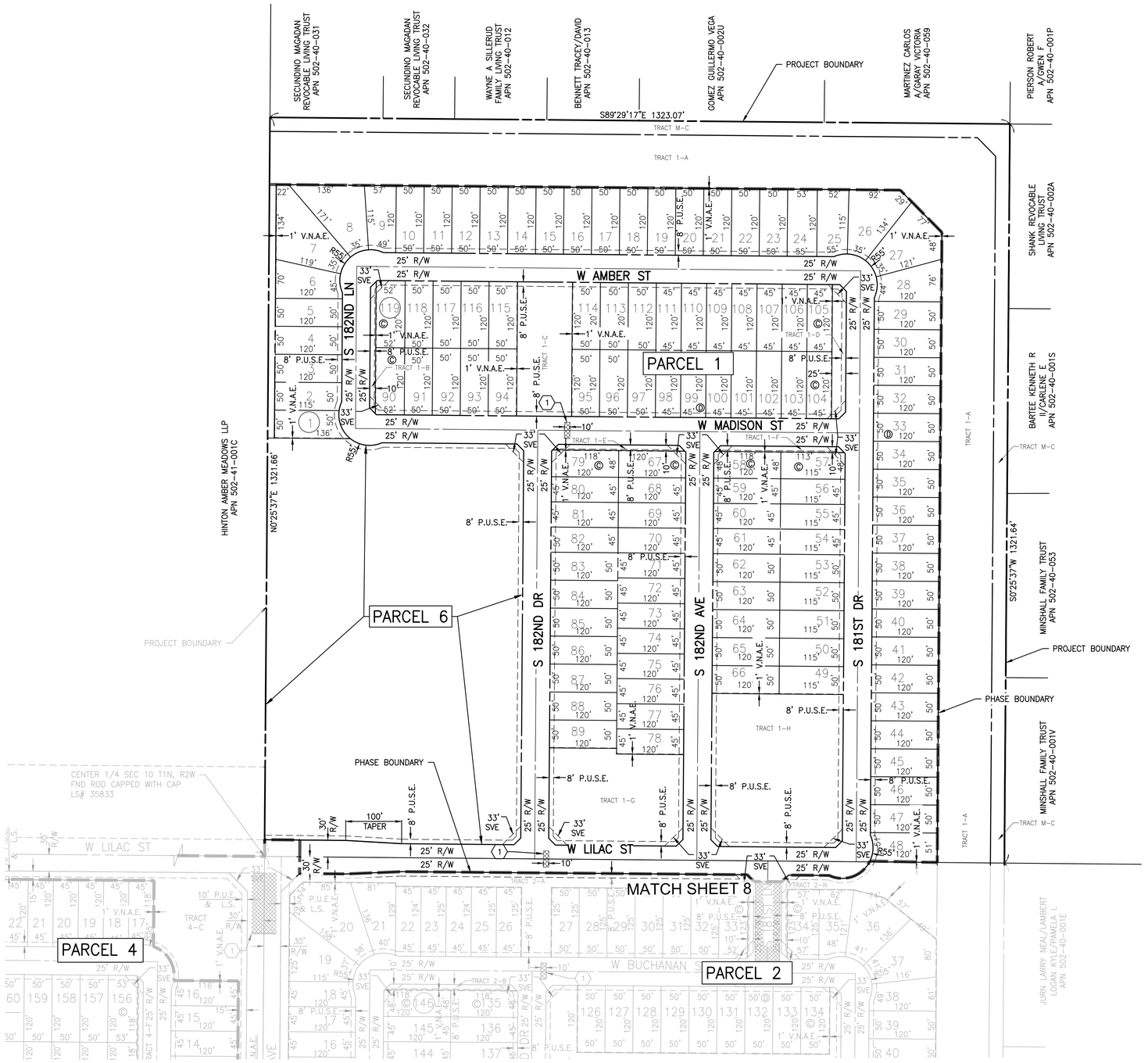


TYPICAL COLLECTOR STREET DIMENSIONS

NTS

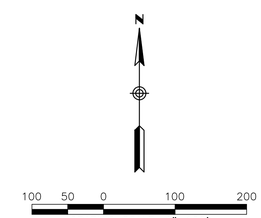
LOT NOTES:

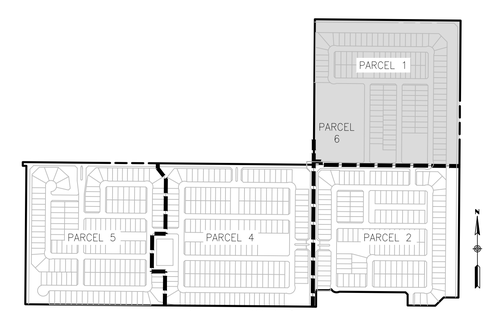
- (C) CORNER LOTS
- (D) DRIVEWAY RESTRICTED TO SIDE DEPICTED
- (K) KEY LOTS



CONSTRUCTION NOTES

(1) DECORATIVE PAVEMENT EASEMENT SEE DETAIL SHEET 6





KEY MAP

NTS

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 41208 CHRISTOPHER G. PATTON Date Signed 11-16-22 ARIZONA U.S.A. Expires: 9-30-25

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PROJECT NO: 4684N DRAWN/DESIGNED BY: MFS/TW
DATE: JUNE 2022 CHECKED BY: CGP

CONSTRUCTION DOCUMENTS PREPARED FOR:

LA PRIVADA PARCELS 1, 2, 4, 5 & 6 PRELIMINARY PLAT

PRELIMINARY PLAT FOR PARCEL 1

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DRAWING NO.
P1
SHEET NO. 7 OF 18

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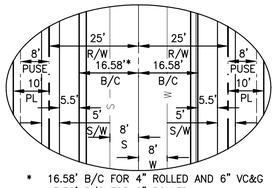
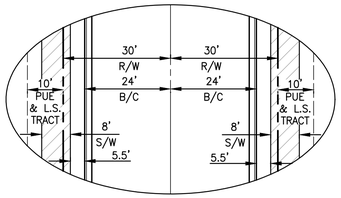


* 16.58' B/C FOR 4" ROLLED AND 6" VC&G
17.58' B/C FOR 6" ROLLED

TYPICAL LOCAL STREET DIMENSIONS

NTS

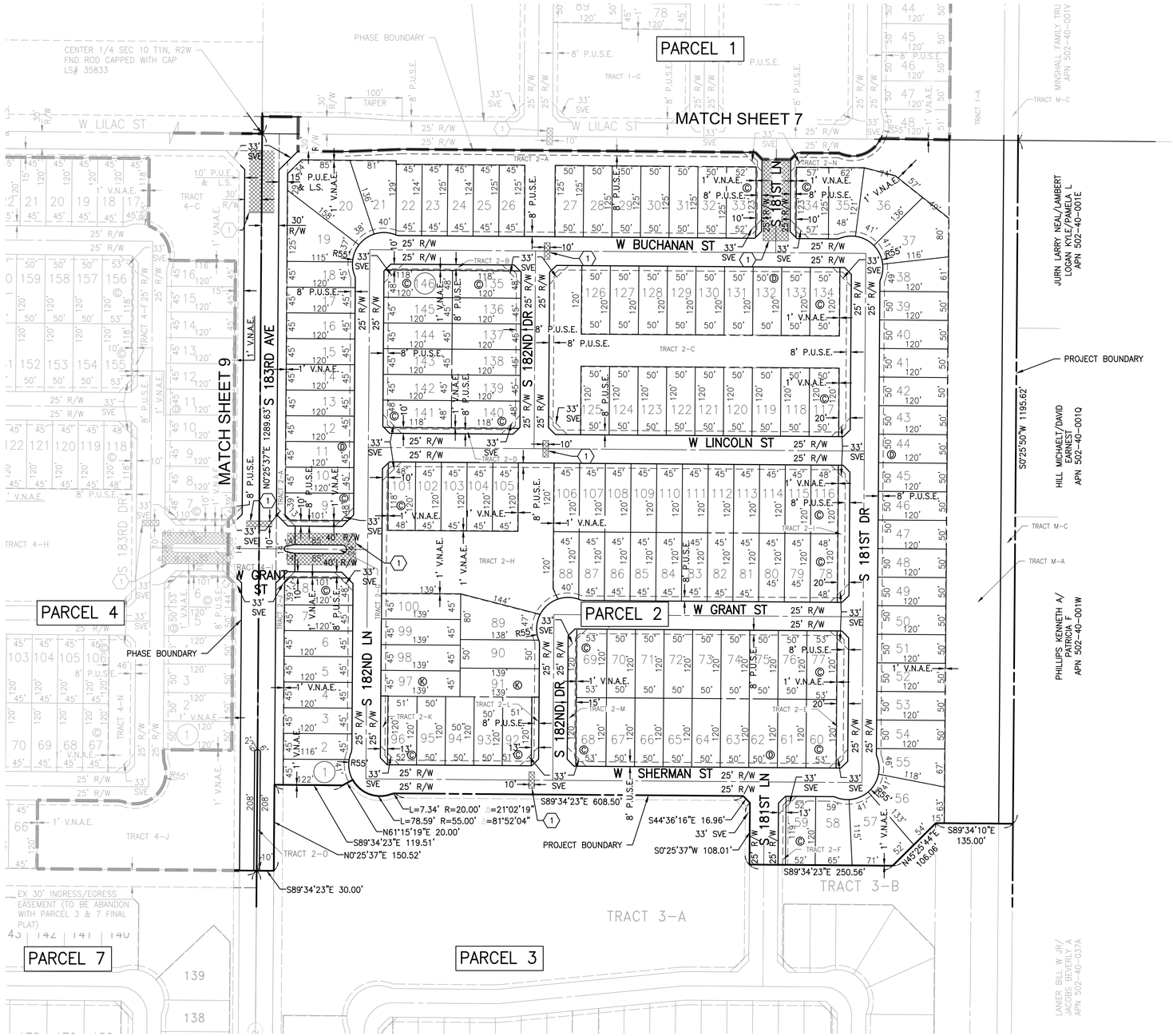


TYPICAL COLLECTOR STREET DIMENSIONS

NTS

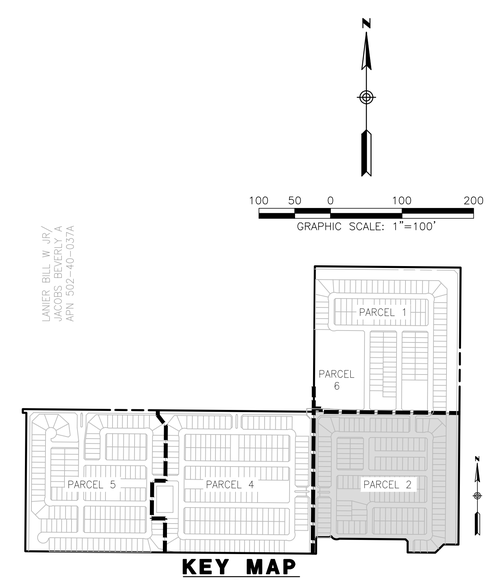
LOT NOTES:

- (C) CORNER LOTS
- (D) DRIVEWAY RESTRICTED TO SIDE DEPICTED
- (K) KEY LOTS



CONSTRUCTION NOTES

(1) DECORATIVE PAVEMENT EASEMENT SEE DETAIL SHEET 6



KEY MAP

NTS

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) 41208 CHRISTOPHER G. PATTON Date Signed 11-16-22 ARIZONA U.S.A.

Expires: 9-30-25

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PHOENIX, AZ 85024
602.957.3350
rickengineering.com

PROJECT NO: 4684N DRAWN/DESIGNED BY: MFS/TW
DATE: NOVEMBER 2022 CHECKED BY: CGP

CONSTRUCTION DOCUMENTS PREPARED FOR:

LA PRIVADA PARCELS 1, 2, 4, 5 & 6 PRELIMINARY PLAT

PRELIMINARY PLAT FOR PARCEL 2

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DRAWING NO.
P2
SHEET NO. 8 OF 18

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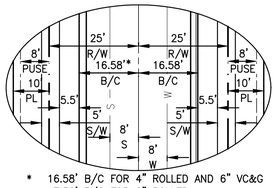
CONSTRUCTION NOTES

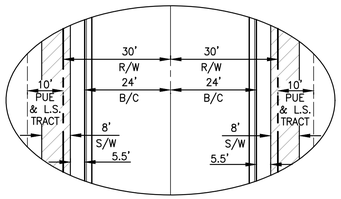
(1) DECORATIVE PAVEMENT EASEMENT SEE DETAIL SHEET 6



* 16.58' B/C FOR 4" ROLLED AND 6" VC&G
17.58' B/C FOR 6" ROLLED

TYPICAL LOCAL STREET DIMENSIONS

NTS

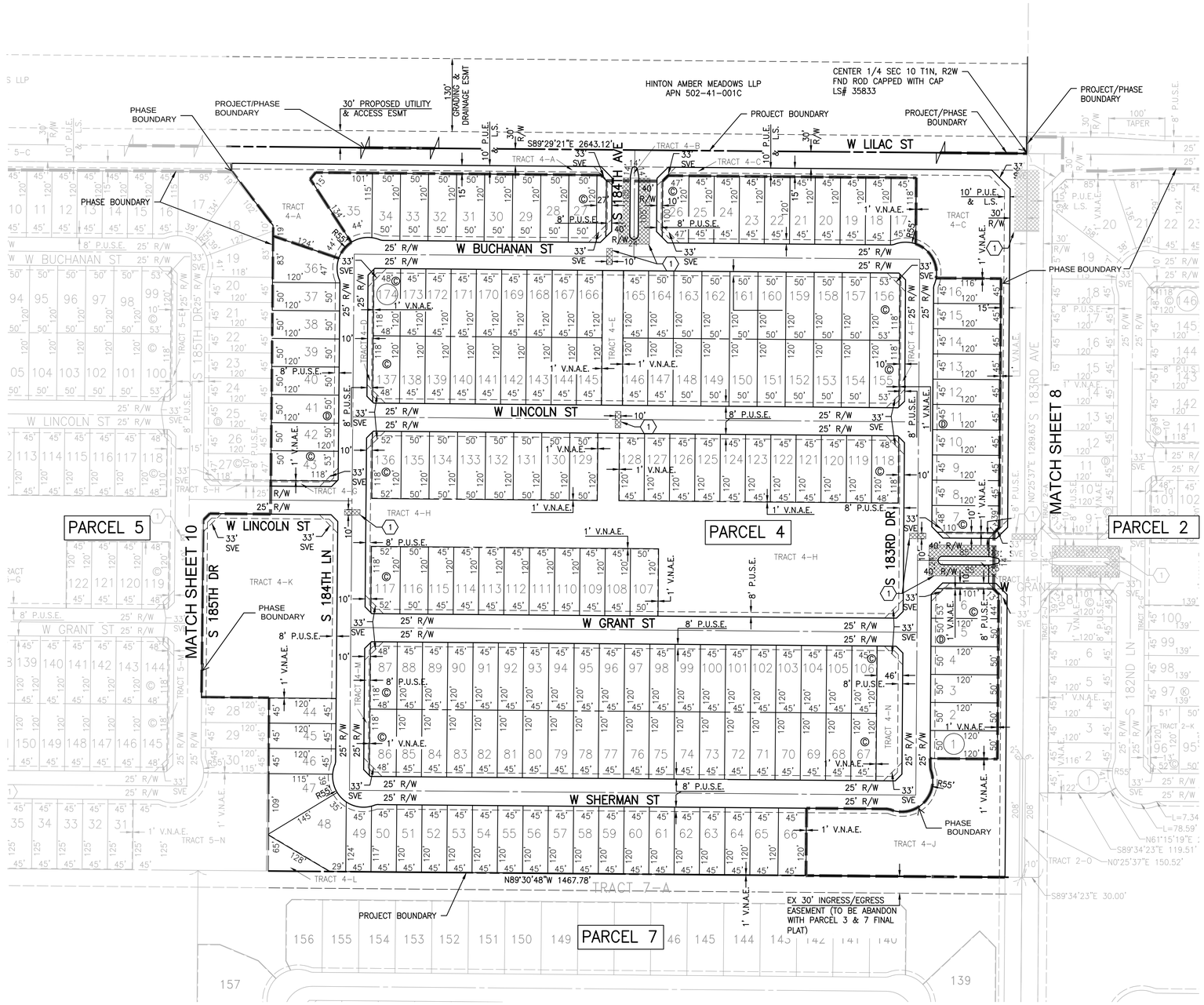


TYPICAL COLLECTOR STREET DIMENSIONS

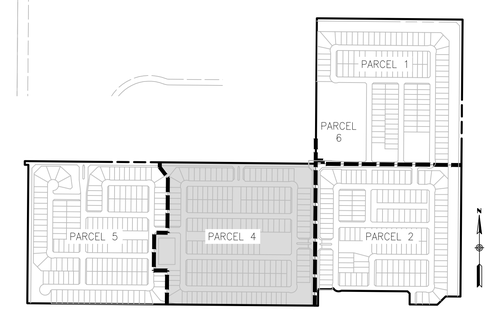
NTS

LOT NOTES:

- (C) CORNER LOTS
- (D) DRIVEWAY RESTRICTED TO SIDE DEPICTED
- (K) KEY LOTS



GRAPHIC SCALE: 1"=100'



KEY MAP

NTS

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) CHRISTOPHER G. PATTON 41208 Date Signed 11-16-22 ARIZONA U.S.A.

Expires: 9-30-25

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rickengineering.com

PROJECT NO: 4684N DRAWN/DESIGNED BY: MFS/TW
DATE: NOVEMBER 2022 CHECKED BY: CGP

CONSTRUCTION DOCUMENTS PREPARED FOR:

LA PRIVADA PARCELS 1, 2, 4, 5 & 6 PRELIMINARY PLAT

PRELIMINARY PLAT FOR PARCEL 4

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DRAWING NO. P4

SHEET NO. 9 OF 18

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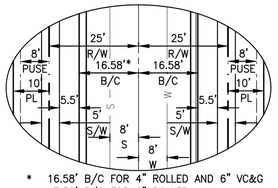
CONSTRUCTION NOTES

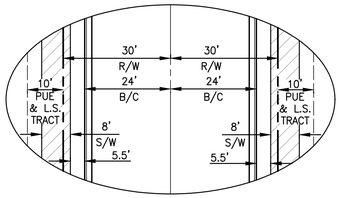
(1) DECORATIVE PAVEMENT EASEMENT SEE DETAIL SHEET 6



* 16.58' B/C FOR 4" ROLLED AND 6" VC&G
17.58' B/C FOR 6" ROLLED

TYPICAL LOCAL STREET DIMENSIONS

NTS

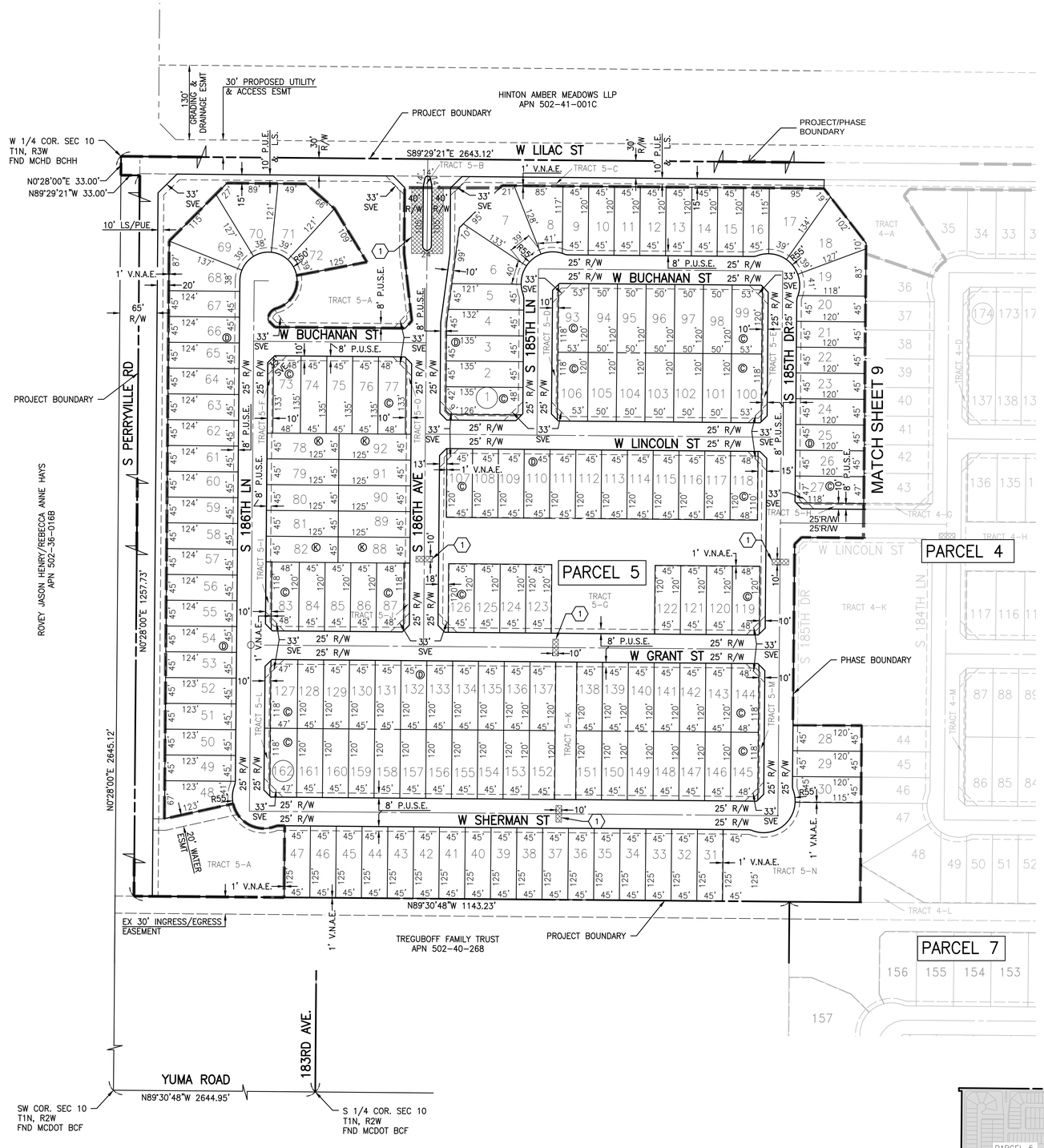


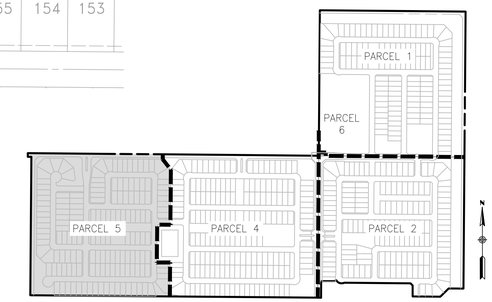
TYPICAL COLLECTOR STREET DIMENSIONS

NTS

LOT NOTES:

- (C) CORNER LOTS
- (D) DRIVEWAY RESTRICTED TO SIDE DEPICTED
- (K) KEY LOTS





KEY MAP

NTS

NO.	BY	DATE	REVISION

SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 41208 CHRISTOPHER G. PATTON Date Signed 12-16-22 ARIZONA U.S.A.

Expires: 9-30-25

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PROJECT NO: 4684N | DRAWN/DESIGNED BY: MFS/TW
DATE: NOVEMBER 2022 | CHECKED BY: CGP

CONSTRUCTION DOCUMENTS PREPARED FOR:

LA PRIVADA PARCELS 1, 2, 4, 5 & 6 PRELIMINARY PLAT

PRELIMINARY PLAT FOR PARCEL 5

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P5

SHEET NO. 10 OF 18

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