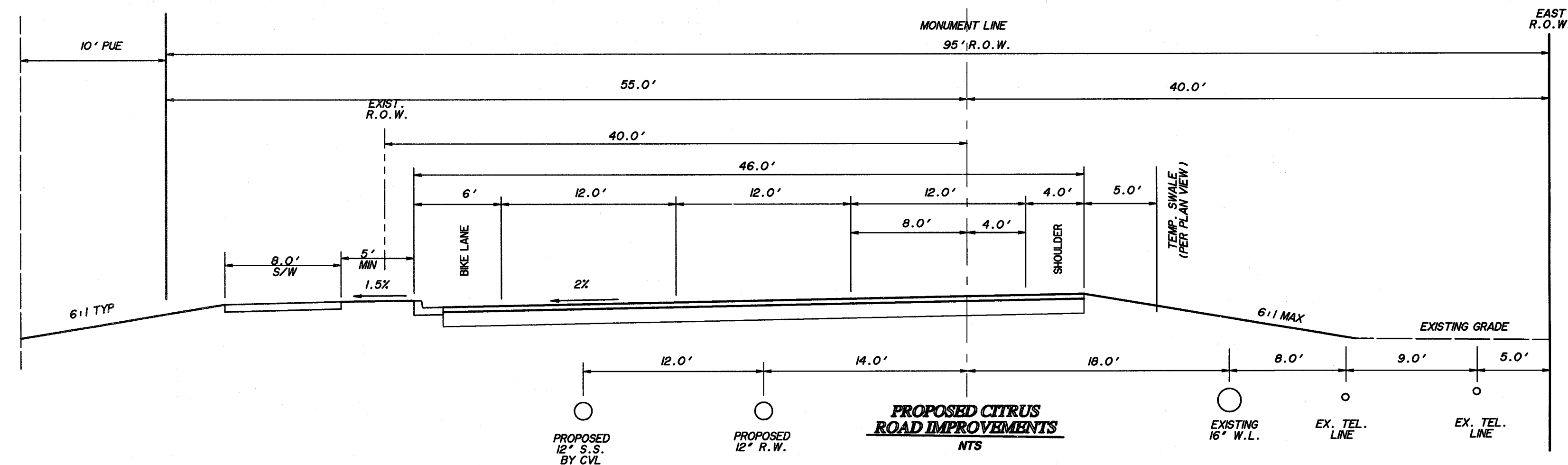




DEVELOPMENT STANDARDS	PHASE 2C.5
DESCRIPTION	QUANTITY
LOT NOS.	1-75
NO. OF LOTS	75
MIN. LOT SIZE (SF)	5,343
AVERAGE LOT SIZE (SF)	6,177
MAX. LOT SIZE (SF)	12,122
TOTAL LOT AREA (SF)	463,255
TOTAL LOT AREA (AC)	10.64
MIN. LOT WIDTH (FT)	50
TYPICAL MIN. LOT DEPTH (FT)	117
ABSOLUTE MIN. LOT DEPTH (FT) AT CUL-DE-SACS, KNUCKLES, ETC	105
MIN. FRONT SETBACK (FT)	10' TO LIVING AREA 18' TO FRONT LOADED GARAGE
MIN. SIDE SETBACK (FT)	5
MIN. TOTAL SIDE SETBACKS (FT)	15
MIN. TOTAL SIDE SETBACKS, CORNER LOTS (FT)	15
MIN. REAR SETBACK	20
LOT COVERAGE	PER CITY STANDARDS
MAXIMUM HEIGHT	PER CITY STANDARDS
EXISTING ZONING	P.A.D.
LAND USE	LOW/MEDIUM DENSITY
UNIT TYPE	SINGLE FAMILY DETACHED
E.D.U. #	75
OPEN SPACE % OF GROSS AREA	24.24%
TOTAL TRACT AREA, A-G (AC)	4.55
TOTAL ROADWAY AREA (AC)	3.58
GROSS AREA (AC)	18.77
GROSS DENSITY (D.U./AC)	4.00
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK

2 OF: 7



PHASE 2B.1

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	8,823	0.203
2	9,021	0.207
3	8,557	0.196
4	8,409	0.193
5	6,600	0.152
6	6,600	0.152
7	6,600	0.152
8	6,600	0.152
9	6,600	0.152
10	6,600	0.152
11	6,600	0.152
12	6,600	0.152
13	6,600	0.152
14	6,315	0.145
15	6,114	0.140
16	6,303	0.145
17	6,870	0.158
18	6,875	0.158
19	6,875	0.158
20	6,600	0.152
21	6,600	0.152
22	6,600	0.152
23	6,600	0.152
24	6,600	0.152
25	6,600	0.152
26	6,600	0.152
27	6,875	0.158
28	6,680	0.153
29	6,428	0.148
30	6,272	0.144
31	7,251	0.166
32	7,316	0.168
33	7,316	0.168
34	7,316	0.168
35	7,615	0.175
36	8,410	0.193
37	8,445	0.194
38	8,445	0.194
39	8,445	0.194
40	8,445	0.194
41	8,445	0.194
42	8,445	0.194
43	8,447	0.194

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
44	8,443	0.194
45	8,445	0.194
46	8,445	0.194
47	8,445	0.194
48	8,354	0.192
49	10,503	0.241
50	8,968	0.206
51	7,965	0.183
52	7,200	0.165
53	7,200	0.165
54	7,200	0.165
55	7,200	0.165
56	6,600	0.152
57	6,600	0.152
58	6,600	0.152
59	6,600	0.152
60	6,600	0.152
61	6,600	0.152
62	6,600	0.152
63	6,600	0.152
64	6,600	0.152
65	6,600	0.152
66	6,600	0.152
67	6,600	0.152
68	6,600	0.152
69	6,600	0.152
70	7,441	0.171
71	8,114	0.186
72	8,451	0.194
73	10,974	0.252
74	6,600	0.152
75	6,600	0.152
76	6,600	0.152
77	6,600	0.152
78	6,600	0.152
79	6,600	0.152
80	6,600	0.152
81	6,600	0.152
82	6,600	0.152
83	6,600	0.152
84	6,600	0.152
85	6,600	0.152
86	7,000	0.161
TOTAL	622,306	14.286

PHASE 2B.1 TRACT AREA TABLE				
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY
A	2,015	0.046	OPEN SPACE	H.O.A.
B	2,012	0.046	OPEN SPACE	H.O.A.
C	134,962	3.098	OPEN SPACE, DRAINAGE	H.O.A.
E	1,150	0.026	OPEN SPACE	H.O.A.
F	1,150	0.026	OPEN SPACE	H.O.A.
G	2,689	0.062	OPEN SPACE	H.O.A.
H	8,177	0.188	OPEN SPACE	H.O.A.
I	2,300	0.053	OPEN SPACE	H.O.A.
J	94,907	2.179	OPEN SPACE, DRAINAGE	H.O.A.
TOTAL	249,425	5.724		

PHASE 2B.2

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	7,577	0.174
2	7,426	0.170
3	7,445	0.171
4	7,579	0.174
5	7,605	0.175
6	7,471	0.172
7	7,589	0.174
8	7,751	0.178
9	8,316	0.191
10	8,511	0.195
11	8,151	0.187
12	7,759	0.178
13	7,574	0.174
14	7,462	0.171
15	7,350	0.169
16	7,200	0.165
17	7,200	0.165
18	7,429	0.171
19	14,975	0.344
20	9,092	0.209
21	7,180	0.165
22	7,307	0.168
23	7,655	0.176
24	8,121	0.186
25	8,581	0.197
26	8,812	0.202
27	8,601	0.197
28	8,128	0.187
29	7,645	0.176
30	7,301	0.168
31	7,202	0.165
32	7,200	0.165
33	7,200	0.165
34	7,215	0.166
35	7,200	0.165
36	7,200	0.165
37	7,170	0.165
38	9,712	0.223
39	12,885	0.296
40	8,627	0.198
41	8,841	0.203
42	8,884	0.204
43	8,661	0.199
44	9,650	0.222
45	7,590	0.174
46	7,571	0.174
47	7,496	0.172
48	7,580	0.174
49	7,850	0.180
50	7,797	0.179
51	7,607	0.175
52	7,201	0.165
53	7,201	0.165
54	7,521	0.173

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
55	7,227	0.166
56	7,891	0.181
57	7,475	0.172
58	7,250	0.166
59	7,209	0.165
60	7,722	0.177
61	8,250	0.189
62	7,185	0.165
63	7,272	0.167
64	7,480	0.172
65	7,481	0.172
66	7,281	0.167
67	7,200	0.165
68	7,245	0.166
69	7,215	0.166
70	7,200	0.165
71	7,200	0.165
72	7,663	0.176
73	7,731	0.177
74	7,233	0.166
75	7,200	0.165
76	7,748	0.178
77	7,637	0.175
78	7,200	0.165
79	7,200	0.165
80	7,519	0.173
81	7,872	0.181
82	8,595	0.197
83	7,508	0.172
84	7,287	0.167
85	7,208	0.165
86	7,873	0.181
87	8,302	0.191
88	7,201	0.165
89	7,342	0.169
90	7,517	0.173
91	7,467	0.171
92	7,200	0.165
93	7,200	0.165
94	7,245	0.166
95	7,215	0.166
96	7,200	0.165
97	7,200	0.165
98	7,423	0.170
99	7,896	0.181
100	7,303	0.168
101	7,200	0.165
102	7,743	0.178
103	7,610	0.175
104	7,200	0.165
105	7,274	0.167
106	7,892	0.181
107	7,755	0.178
TOTAL	829,496	19.043

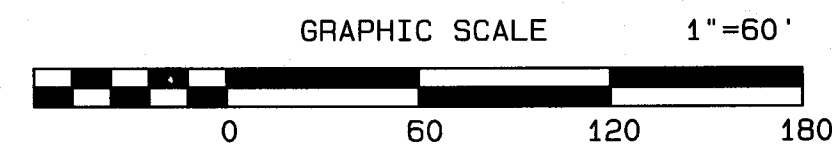
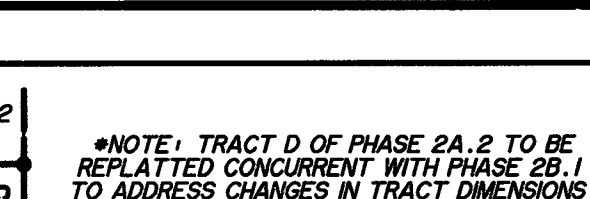
PHASE 2B.2 TRACT AREA TABLE				
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY
A	2,013	0.046	OPEN SPACE	H.O.A.
B	27,547	0.633	OPEN SPACE, DRAINAGE	H.O.A.
C	4,319	0.099	OPEN SPACE	H.O.A.
D	2,350	0.054	OPEN SPACE	H.O.A.
E	16,389	0.376	OPEN SPACE	H.O.A.
F	2,139	0.049	OPEN SPACE	H.O.A.
G	2,313	0.053	OPEN SPACE	H.O.A.
H	79,206	1.818	OPEN SPACE, DRAINAGE	H.O.A.
I	2,324	0.053	OPEN SPACE	H.O.A.
J	2,315	0.053	OPEN SPACE	H.O.A.
K	8,027	0.184	OPEN SPACE, DRAINAGE	H.O.A.
L	4,700	0.108	OPEN SPACE	H.O.A.
M	4,700	0.108	OPEN SPACE	H.O.A.
N	9,306	0.214	OPEN SPACE, DRAINAGE	H.O.A.
O	2,301	0.053	OPEN SPACE	H.O.A.
TOTAL	169,979	3.901		

PHASE 2B.3

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6,600	0.152
2	6,600	0.152
3	6,600	0.152
4	6,600	0.152
5	6,600	0.152
6	6,600	0.152
7	6,600	0.152
8	6,600	0.152
9	6,451	0.152
10	9,562	0.220
11	12,817	0.294
12	6,716	0.154
13	6,600	0.152
14	6,600	0.152
15	6,600	0.152
16	6,600	0.152
17	6,638	0.152
18	6,778	0.156
19	7,026	0.161
20	7,333	0.168
21	7,643	0.175
22	7,868	0.181
23	7,780	0.179
24	7,434	0.171
25	7,055	0.162
26	6,741	0.155
27	6,537	0.150
28	8,495	0.195
29	11,024	0.253
30	7,088	0.163
31	6,599	0.151
32	6,600	0.152
33	6,600	0.152
34	6,600	0.152
35	6,600	0.152
36	6,600	0.152
37	6,600	0.152
38	6,600	0.152
39	6,600	0.152
40	6,600	0.152
41	6,600	0.152
42	6,503	0.149
43	8,624	0.198
44	10,974	0.252
45	6,956	0.160
46	6,600	0.152
47	6,600	0.152
48	6,600	0.152
49	6,514	0.150
50	6,514	0.150
51	6,600	0.152
52	6,600	0.152

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
53	6,600	0.152
54	6,600	0.152
55	6,600	0.152
56	6,600	0.152
57	6,600	0.152
58	6,681	0.153
59	7,000	0.161
60	7,243	0.166
61	6,789	0.156
62	7,912	0.182
63	6,611	0.152
64	6,634	0.152
65	7,054	0.162
66	8,178	0.188
67	7,729	0.177
68	6,724	0.166
69	6,600	0.152
70	6,600	0.152
71	6,600	0.152
72	6,600	0.152
73	6,600	0.152
74	6,615	0.152
75	6,615	0.152
76	6,600	0.152
77	6,600	0.152
78	6,601	0.152
79	6,798	0.156
80	7,427	0.171
81	6,722	0.154
82	6,600	0.152
83	6,633	0.152
84	7,077	0.162
85	6,711	0.154
86	6,600	0.152
87	6,932	0.159
88	7,146	0.164
89	7,031	0.161
90	6,986	0.160
91	6,736	0.155
92	6,799	0.156
93	7,599	0.174
94	7,382	0.169
95	6,859	0.157
96	6,934	0.159
97	7,053	0.162
98	7,806	0.179
99	14,240	0.327
100	7,829	0.180
101	6,570	0.151
102	6,600	0.152
103	6,600	0.152
104	6,600	0.152

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
105	6,600	0.152
106	6,604	0.152
107	6,604	0.152
108	6,600	0.152
109	6,600	0.152
110	6,600	0.152
111	6,600	0.152
112	7,135	0.164
113	7,180	0.165
114	6,749	0.155
115	6,702	0.154
116	7,079	0.163
117	7,502	0.172
118	7,043	0.162
119	6,600	0.



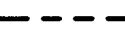
LINE	BEARING	DISTANCE
CL1	N26°16'27"E	127.00
CL2	N74°39'57"E	44.44
CL3	N89°56'57"E	598.26
CL4	N00°03'03"W	457.30
CL5	S89°56'57"W	49.31
CL6	N89°56'57"E	569.74
CL7	S00°03'03"E	145.00
CL8	S00°03'03"E	290.00
CL9	N55°27'57"E	13.02
CL10	S89°56'57"W	40.13

CURVE	ARC	RADIUS	TANGENT	DELTA
C1	298.65'	650.00'	152.01'	26°19'29"
C2	489.33'	1050.00'	249.19'	26°42'05"
C3	186.72'	700.00'	93.92'	15°17'01"
C4	150.46'	250.00'	77.59'	34°29'00"
C5	338.49'	1050.00'	170.73'	18°28'14"
C6	28.25'	650.00'	14.13'	2°29'25"

LINE	BEARING	DISTANCE
L1	S89°56'57"W	4.81
L2	N74°09'41"E	74.17
L3	N67°59'20"E	20.00
L4	N37°52'48"W	20.00
L5	S00°03'03"E	22.92
L6	N44°59'59"E	35.42

BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	20.00'	31.42'	90°00'00"	N45°06'36"W	28.28'
C2	20.00'	31.42'	90°00'00"	S44°53'24"E	28.28'
C3	1550.00'	416.69'	15°24'11"	S82°11'19"W	415.44'
C4	1150.00'	340.51'	16°57'55"	S82°58'10"W	339.27'
C5	20.00'	32.66'	93°33'06"	N41°46'19"W	29.15'
C6	20.00'	32.34'	92°38'27"	S51°19'27"W	28.93'
C7	1550.00'	208.18'	7°41'43"	N66°12'11"W	208.02'
C8	71.00'	112.10'	90°27'58"	S89°56'57"W	100.82'
C9	800.00'	295.67'	21°10'33"	N79°27'46"W	293.99'
C10	20.00'	33.21'	95°08'56"	N21°18'01"E	29.53'
C11	20.00'	32.90'	94°14'48"	S73°23'51"W	29.31'
C12	1200.00'	893.67'	42°40'10"	N38°08'40"W	873.16'
C13	20.00'	31.76'	90°58'17"	N28°40'32"E	28.52'
C14	50.00'	47.24'	54°07'53"	N25°03'16"E	45.50'
C15	50.00'	59.09'	67°42'37"	N40°44'05"E	55.71'
C16	20.00'	31.42'	90°00'00"	S45°06'36"E	28.28'
C17	20.00'	31.42'	90°00'00"	N44°53'24"E	28.28'

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	CONSTRUCTION CENTER LINE
	EASEMENT (ESMT)
	LOT LINE
	SIGHT VISIBILITY TRIANGLE

LOTING NOTE:
* POTENTIAL FOR HEADLIGHT INTRUSION

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

ARIZONA 811

Call 811 or click Arizona811.com

2B.1

W:\10508A - Las Brisas\Prelim\2B & 2C.5 Prelim.pro Thu Feb 16 07:34:27 2017

LAS BRISAS PHASE 2B.1, 2B.2, 2B.3 & 2C.5		GOOD YEAR, AZ	NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
PRELIMINARY PLAT								
DATE: FEBRUARY, 2017								
DRAFTER: JEB								
DESIGNER: WCR								
CHECKED: WCR								
PROJECT NO. IQ508A								
PP								
4 OF: 7								

SEE SHEET 5
MATCHLINE

1" VME (TYP.)

1" VME (TYP.)

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

TRACT AL

TRACT AM

TRACT AN

TRACT AO

TRACT AP

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TRACT AU

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TRACT BA

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TRACT BZ

TRACT CA

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TRACT CD

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TRACT CF

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TRACT HZ

TRACT IA

TRACT IB

TRACT IC

TRACT ID

TRACT IE

TRACT IF

TRACT IG

TRACT IH

TRACT II

TRACT IJ

TRACT IK

TRACT IL

TRACT IM

TRACT IN

TRACT IO

TRACT IP

TRACT IQ

TRACT IR

TRACT IS

TRACT IT

TRACT IU

TRACT IV

TRACT IW

TRACT IX

TRACT IY

TRACT IZ

TRACT JA

TRACT JB

TRACT JC

TRACT JD

TRACT JE

TRACT JF

TRACT JG

TRACT JH

TRACT JI

TRACT JJ

TRACT JK

TRACT JL

TRACT JM

TRACT JN

TRACT JO

TRACT JP

TRACT JQ

TRACT JR

TRACT JS

TRACT JT

TRACT JU

TRACT JV

TRACT JW

TRACT JX

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TRACT JZ

TRACT KA

TRACT KB

TRACT KC

TRACT KD

TRACT KE

TRACT KF

TRACT KG

TRACT KH

TRACT KI

TRACT KJ

TRACT KK

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TRACT KR

TRACT KS

TRACT KT

TRACT KU

TRACT KV

TRACT KW

TRACT KX

TRACT KY

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TRACT LA

TRACT LB

TRACT LC

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TRACT LJ

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TRACT LL

TRACT LM

TRACT LN

TRACT LO

TRACT LP

TRACT LQ

TRACT LR

TRACT LS

TRACT LT

TRACT LU

TRACT LV

TRACT LW

TRACT LX

TRACT LY

TRACT LZ

TRACT MA

TRACT MB

TRACT MC

TRACT MD

TRACT ME

TRACT MF

TRACT MG

TRACT MH

TRACT MI

TRACT MJ

TRACT MK

TRACT ML

TRACT MN

TRACT MO

TRACT MP

TRACT MQ

TRACT MR

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TRACT MX

TRACT MY

TRACT MZ

TRACT NA

TRACT NB

TRACT NC

TRACT ND

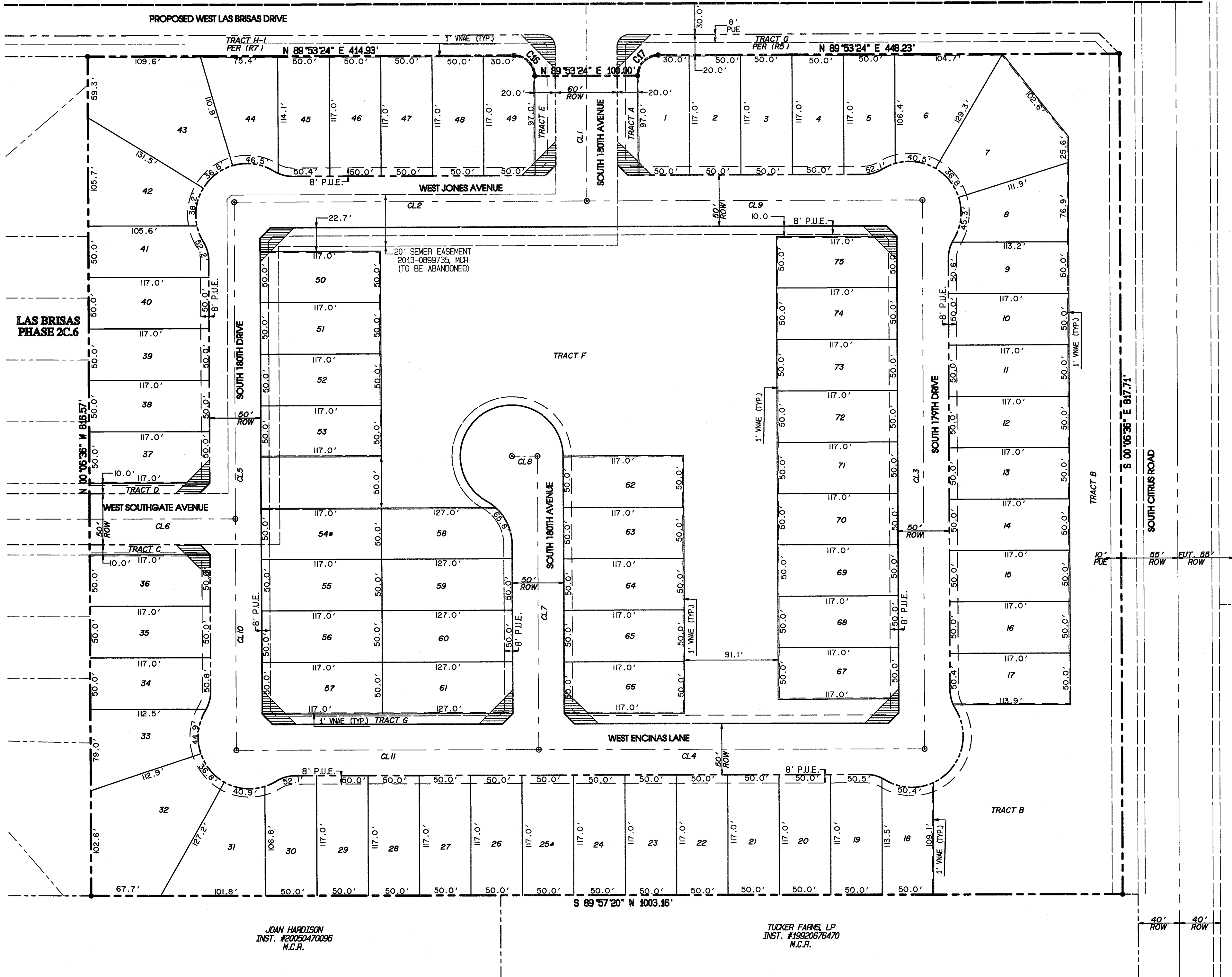
TRACT NE

TRACT NF

TRACT NG

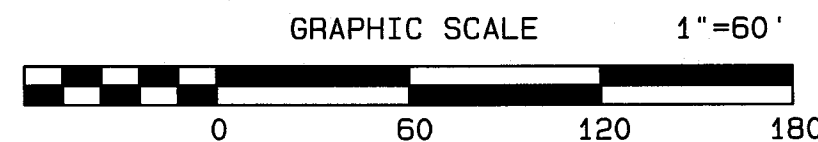
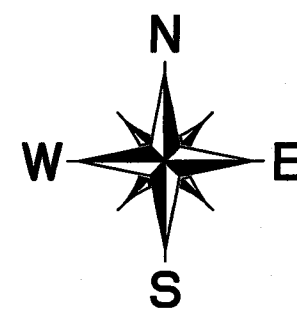
TRACT NH

SEE SHEET 6
MATCHLINE



JOAN HARDISON
INST. #20050470096
N.C.R.

TUCKER FARMS, LP
INST. #19920676470
N.C.R.



LINE TABLE		
LINE	BEARING	DISTANCE
CL1	S00°06'36"E	122.00'
CL2	N89°53'24"E	342.93'
CL3	N00°06'36"W	533.49'
CL4	S89°57'20"W	375.16'
CL5	S00°06'36"E	308.00'
CL6	N89°53'24"E	142.00'
CL7	N00°06'36"W	285.31'
CL8	S89°53'24"W	25.00'
CL9	S89°53'24"W	326.23'
CL10	N00°06'36"W	224.73'
CL11	N89°57'20"E	294.00'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°56'57"W	4.81
L2	N74°09'41"E	74.17
L3	N87°59'20"E	20.00
L4	N37°52'48"W	20.00
L5	S00°03'03"E	22.92
L6	N44°59'59"E	35.42

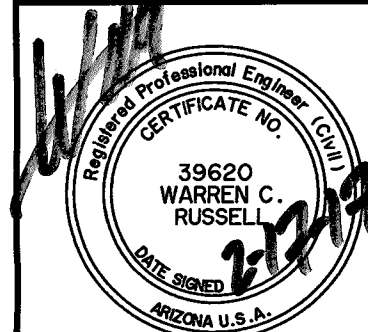
BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	20.00'	31.42'	90°00'00"	N45°06'36"W	28.28'
C2	20.00'	31.42'	90°00'00"	S44°53'24"W	28.28'
C3	1550.00'	416.69'	15°24'11"	S82°11'19"E	415.44'
C4	1150.00'	340.51'	16°57'55"	S82°58'10"W	339.27'
C5	20.00'	32.66'	93°33'06"	N41°46'19"W	29.15'
C6	20.00'	32.34'	92°38'27"	S51°19'27"W	28.93'
C7	1550.00'	206.18'	7°41'43"	N86°12'11"W	208.02'
C8	71.00'	112.10'	90°27'58"	S89°56'57"W	100.82'
C9	800.00'	256.67'	21°10'33"	N79°27'46"E	293.99'
C10	20.00'	33.21'	95°08'56"	N21°18'01"E	29.53'
C11	20.00'	32.90'	94°14'48"	S73°23'51"W	29.31'
C12	1200.00'	893.67'	42°40'10"	N38°08'40"W	873.16'
C13	20.00'	31.76'	90°58'17"	N28°40'32"E	28.52'
C14	50.00'	47.24'	54°07'53"	N25°03'16"E	45.50'
C15	50.00'	59.09'	67°42'37"	N40°44'55"E	55.71'
C16	20.00'	31.42'	90°00'00"	S45°06'36"E	28.28'
C17	20.00'	31.42'	90°00'00"	N44°53'24"E	28.28'

LAS BRISAS PHASE
2B.1, 2B.2, 2B.3 & 2C.5

PRELIMINARY PLAT

DATE: FEBRUARY, 2017
DRAFTER: JEB
DESIGNER: WCR
CHECKED: WCR

PROJECT NO.
10508A



PP

7 OF: 7

2C.5

