

N89°42'03"W 2643.66'

NORTH SECTION LINE OF SECTION 11

**VAN BUREN STREET**

EAST QUARTER CORNER OF  
SECTION 11, TOWNSHIP 1  
NORTH, RANGE 2 WEST  
FOUND PK W/TAG, RLS 31610

MARICOPA COUNTY FLOOD CONTROL DISTRICT  
APN: 502-39-003R  
FINAL ORDER OF CONDEMNATION  
DOC. 2013-0423126 MCR

**PP01  
PP03  
PP05**

**PP02  
PP04  
PP06**

**COTTON LANE**

N00°19'19"E 2645.41'

**KEY MAP**  
N.T.S.

SOUTH SECTION LINE OF SECTION 11  
S89°41'13"E 2634.68'

**YUMA ROAD**

PARCEL 1  
KCI YUMA 303 LLC  
APN: 502-39-003R

PARCEL 2

FOUND REBAR,  
NO I.D.

SOUTH QUARTER CORNER  
OF SECTION 11, TOWNSHIP  
1 NORTH, RANGE 2 WEST,  
FOUND 3" MCDOT BRASS  
CAP FLUSH

N89°46'34"W  
1423.16'

TRACT A

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

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TRACT AG

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TRACT AI

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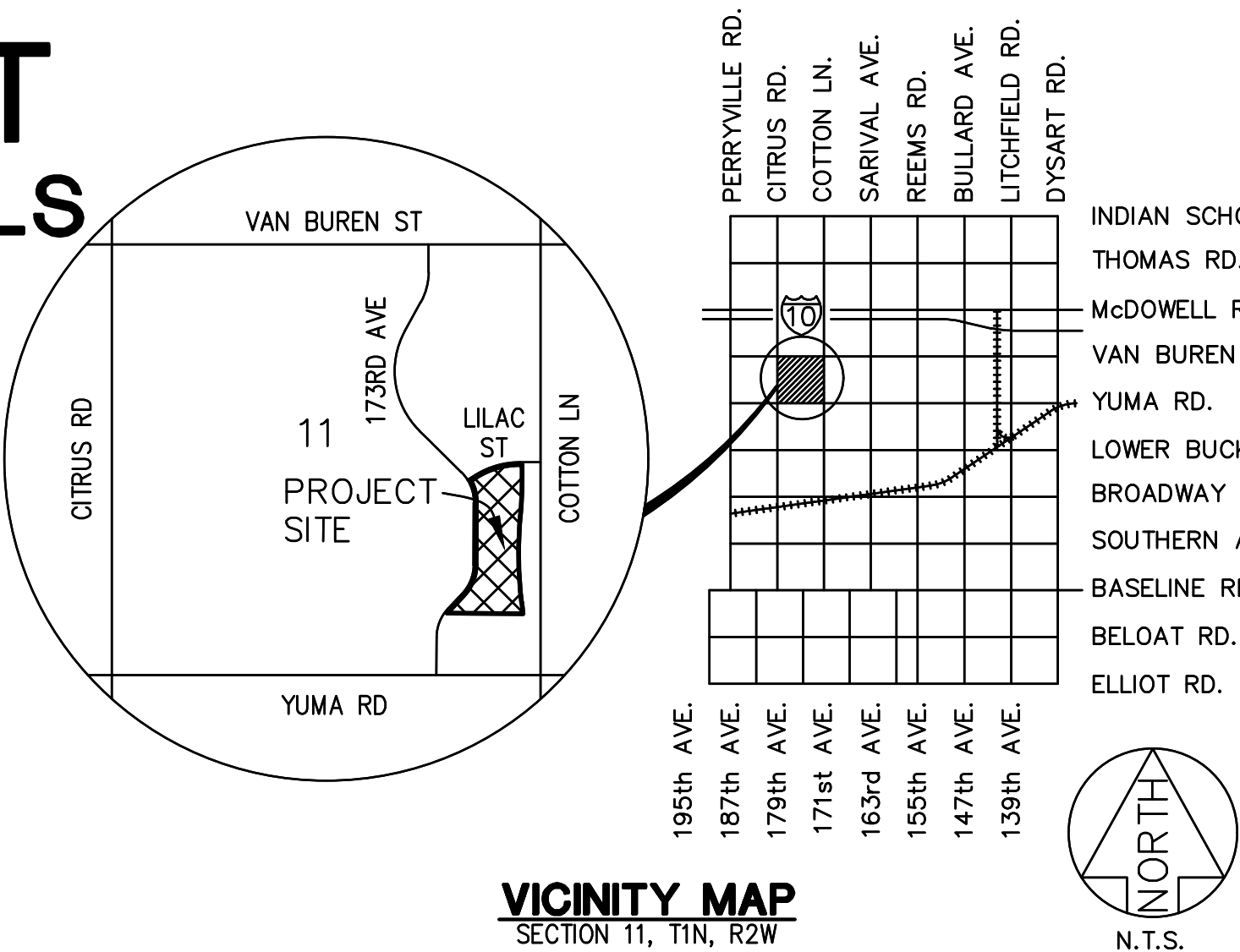
TRACT SO

TRACT SP

TRACT SQ

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS": INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED OPEN SPACE AND RELATED AMENITIES SHALL BE CONSISTENT WITH THE PLANNED AREA DEVELOPMENT FOR CANYON TRAILS.
3. WATER, SEWER, AND DRAINAGE STUDIES HAVE BEEN PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
4. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, SANITARY EASEMENT, OR WATER EASEMENTS EXCEPT FOR: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES WITH NO CONTINUOUS FOOTING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
5. STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL NOT BE MORE THAN 18 INCHES IN HEIGHT. TREES PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER, AS MEASURES FROM THE EDGE OF PAVEMENT.
6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
7. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
8. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO CITY OF GOODYEAR STANDARDS, UNLESS A WAIVER TO CITY STANDARDS IS OTHERWISE APPROVED BY THE CITY ENGINEER.
9. LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION.



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PRIMARY:  
S00°17'57"W ALONG THE CENTERLINE OF 173RD AVENUE AS SHOWN ON  
THE FINAL PLAT OF CANYON TRAILS UNIT 4 WEST PARCEL 1D, FILED AS  
BOOK 761, PAGE 47, RECORDS OF MARICOPA COUNTY.

SECONDARY:  
S0013'26"W ALONG THE NORTH-SOUTH MID-SECTION LINE OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. THE NORTH QUARTER CORNER BEING A FOUND 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, AND THE SOUTH QUARTER COUNER BEING A 3" MCDOT BRASS CAP FLUSH.

CITY OF GOODYEAR BENCHMARK NO. G316  
BEING A 3" CITY OF GOODYEAR BRASS  
CAP IN HANDHOLE  
ELEV.=959.58' (NAVD88)

CITY OF GOODYEAR BENCHMARK NO G307,  
BEING A 3" MARICOPA COUNTY HIGHWAY  
DEPT., BRASS CAP IN HANDHOLE  
ELEV.=937.21' (NAV88)

|           |                                     |
|-----------|-------------------------------------|
| CV01      | COVER SHEET & NOTES                 |
| CV02      | NOTES, DETAILS & DATA TABLES        |
| DT01      | BOUNDARY & CONTROL LINE INFORMATION |
| PP01-PP02 | PRELIMINARY PLAT                    |
| PP03-PP04 | PRELIMINARY GRADING                 |
| PP05-PP06 | PRELIMINARY UTILITY                 |

|                       |               |
|-----------------------|---------------|
| TOTAL LOTS:*          | 90*/89        |
| MIN. LOT AREA:        | 5,818 SF      |
| MAX. LOT AREA:        | 10,833 SF     |
| AVERAGE LOT AREA:     | 6,247 SF      |
| MINIMUM LOT SIZE:     | 50' X 95'     |
| GROSS PARCEL AREA:    | 24.17 AC      |
| GROSS PARCEL DENSITY: | 3.72 AC       |
| NET PROJECT AREA:     | 22.52 AC      |
| NET PROJECT DENSITY:  | 4.00 AC       |
| EXISTING ZONING:      | SF-1 PAD      |
| OPEN SPACE TRACTS:    | 4.15 AC - 18% |

\*RETENTION SHOWN ON THIS PRELIMINARY PLAT IS FOR 100-YEAR, 6-HOUR PRE VS. POST. BASED ON DISCUSSIONS WITH THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY (FCDMC). RETENTION VOLUME IN EXCESS OF THE PRE VS. POST MAY OUTFALL DIRECTLY INTO THE ADJACENT FCDMC CHANNEL. BASED ON FINAL APPROVAL, LOT 79 MAY BE REMOVED TO ACCOMMODATE IF NOT APPROVED BY FCDMC.

|      |                                                        |
|------|--------------------------------------------------------|
|      | BOUNDARY                                               |
|      | LOT LINES                                              |
|      | RIGHT-OF-WAY                                           |
|      | CENTERLINE                                             |
|      | EASEMENT LINE                                          |
|      | SIGHT VISIBILITY LINE                                  |
|      | VEHICULAR NON-ACCESS EASEMENT                          |
|      | RETAINING WALL                                         |
|      | PROPOSED IRRIGATION PIPE                               |
|      | PROPOSED STORM DRAIN                                   |
|      | SIGHT VISIBILITY EASEMENT<br>SEE SHEET DT01 FOR DETAIL |
|      | WATERLINE AND VALVE                                    |
|      | FIRE HYDRANT                                           |
|      | SEWERLINE AND MANHOLE                                  |
|      | PROPOSED CONTOURS                                      |
|      | EXISTING CONTOURS                                      |
| APN  | ASSESSOR PARCEL NUMBER                                 |
| BOT  | BOTTOM ELEVATION                                       |
| BSL  | BUILDING SETBACK LINE                                  |
| ESMT | EASEMENT                                               |
| HWE  | HIGH WATER ELEVATION                                   |
| MCR  | MARICOPA COUNTY RECORDS                                |
| PUE  | PUBLIC UTILITY EASEMENT                                |
| SVT  | SIGHT VISIBILITY TRIANGLE                              |
| R/W  | RIGHT-OF-WAY                                           |
| VNAE | VEHICULAR NON-ACCESS EASEMENT                          |
| WSE  | WATER SURFACE ELEVATION                                |
|      | PROPOSED DRYWELL                                       |
|      | STREET DRAINAGE ARROW                                  |
|      | SITE OUTFALL LOCATION                                  |
| #    | HOME LIMITED TO SINGLE-STORY                           |

| UTILITY PROVIDERS |                               |
|-------------------|-------------------------------|
| SEWER             | CITY OF GOODYEAR              |
| WATER             | CITY OF GOODYEAR              |
| ELECTRIC          | APS                           |
| IRRIGATION        | ROOSEVELT IRRIGATION DISTRICT |
| GAS               | SOUTHWEST GAS                 |
| TELEPHONE         | CENTURYLINK & SPRINT          |
| CABLE TV          | COX                           |
| POLICE            | CITY OF GOODYEAR              |
| FIRE              | CITY OF GOODYEAR              |

**KEY MAP**  
N.T.S.

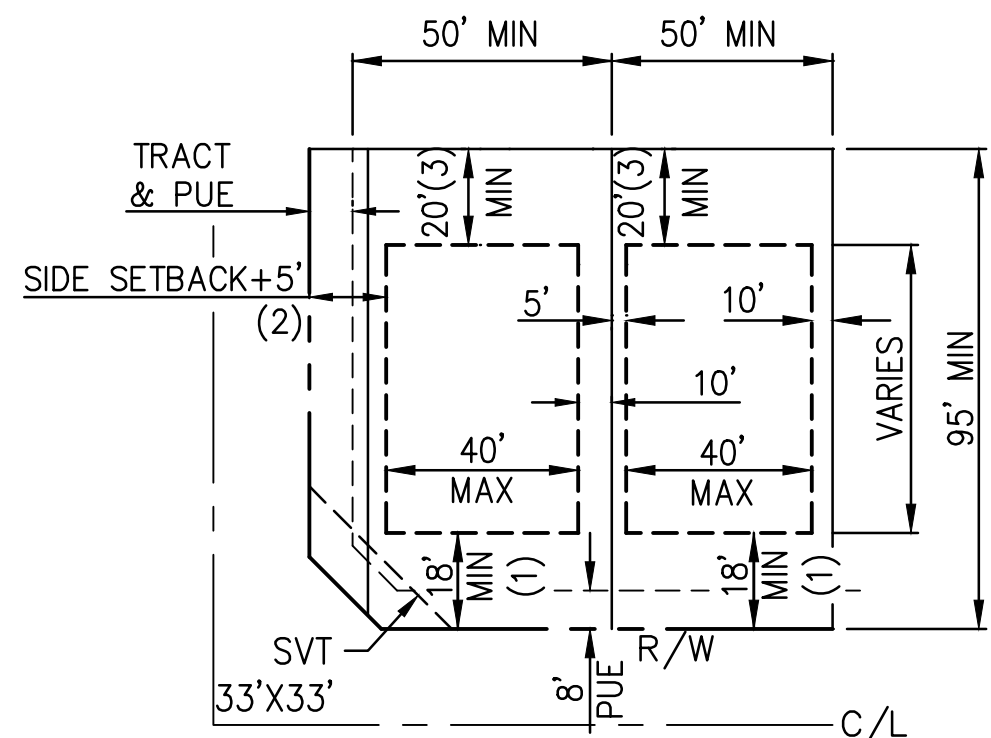
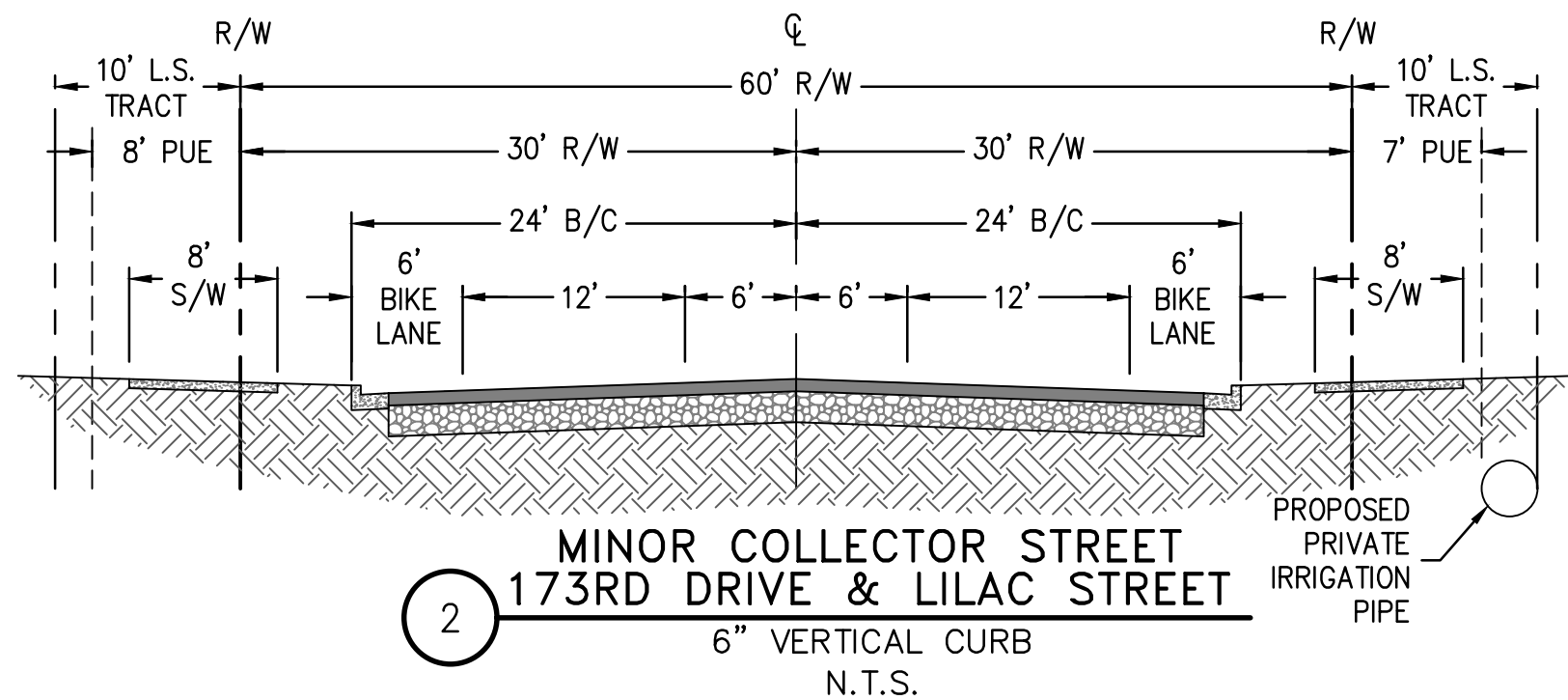
| SITE DATA     |             |            |
|---------------|-------------|------------|
| GROSS ACREAGE |             | 24.17 AC   |
| NET ACREAGE   |             | 22.52 AC   |
| USE           | AMOUNT      | DENSITY    |
| 50' X 95'     | 90(t)       | 3.72 DU/AC |
| USE           | AMOUNT (AC) | PERCENTAGE |
| LOTS          | 12.90       | 57.28%     |
| OPEN SPACE    | 4.15        | 18.43%     |
| RIGHT-OF-WAY  | 5.47        | 24.29%     |
| TOTAL         | 22.52       | 100%       |

| APPROXIMATE OPEN SPACE   |                       |                    |                             |
|--------------------------|-----------------------|--------------------|-----------------------------|
| AREA OF AVERAGE LOT (SF) | GROSS AREA OF PROJECT | OPEN SPACE (AC)(1) | PERCENTAGE OF OPEN SPACE(2) |
| 6,247                    | 24.17                 | 4.15               | 18.43%                      |

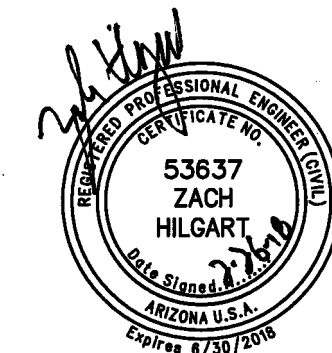
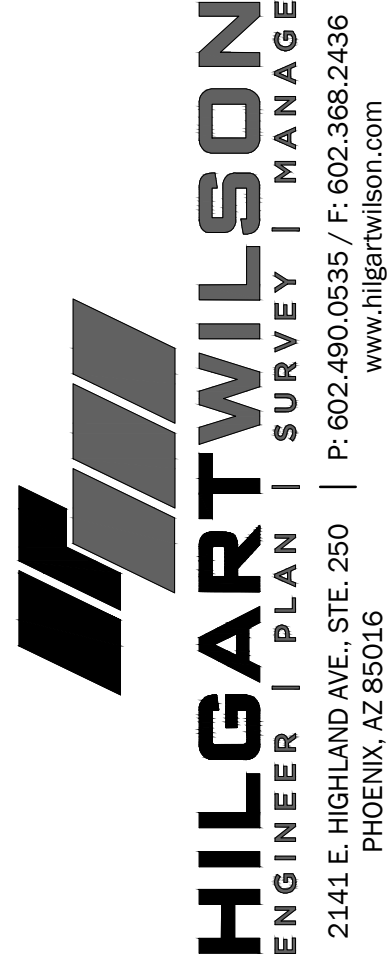
- | LOT TABLE |              | LOT TABLE |              | LOT TABLE |              | LOT TABLE |              | LOT TABLE |              |
|-----------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|
| LOT NO.   | AREA (SQ.FT) | LOT NO.   | AREA (SQ.FT) | LOT NO.   | AREA (SQ.FT) | LOT NO.   | AREA (SQ.FT) | LOT NO.   | AREA (SQ.FT) |
| 1         | 6,361        | 19        | 5,950        | 37        | 6,432        | 55        | 5,950        | 73        | 5,955        |
| 2         | 6,080        | 20        | 5,950        | 38        | 6,713        | 56        | 5,950        | 74        | 5,955        |
| 3         | 6,020        | 21        | 5,950        | 39        | 6,234        | 57        | 5,950        | 75        | 5,955        |
| 4         | 7,077        | 22        | 6,773        | 40        | 6,019        | 58        | 5,950        | 76        | 5,955        |
| 5         | 6,460        | 23        | 6,833        | 41        | 5,950        | 59        | 5,950        | 77        | 5,955        |
| 6         | 6,027        | 24        | 8,949        | 42        | 5,950        | 60        | 5,956        | 78        | 5,935        |
| 7         | 5,950        | 25        | 8,932        | 43        | 5,950        | 61        | 6,513        | 79        | 6,015        |
| 8         | 5,950        | 26        | 6,462        | 44        | 5,950        | 62        | 5,866        | 80        | 6,014        |
| 9         | 5,950        | 27        | 6,234        | 45        | 5,950        | 63        | 5,872        | 81        | 6,012        |
| 10        | 5,950        | 28        | 6,312        | 46        | 5,950        | 64        | 5,951        | 82        | 6,010        |
| 11        | 5,950        | 29        | 6,318        | 47        | 5,950        | 65        | 5,951        | 83        | 6,008        |
| 12        | 5,950        | 30        | 6,342        | 48        | 5,944        | 66        | 5,951        | 84        | 6,007        |
| 13        | 5,950        | 31        | 6,383        | 49        | 5,818        | 67        | 5,944        | 85        | 6,005        |
| 14        | 5,950        | 32        | 6,347        | 50        | 6,342        | 68        | 5,981        | 86        | 6,003        |
| 15        | 5,950        | 33        | 6,482        | 51        | 5,951        | 69        | 5,945        | 87        | 6,001        |
| 16        | 5,950        | 34        | 7,406        | 52        | 5,950        | 70        | 5,945        | 88        | 6,242        |
| 17        | 5,950        | 35        | 8,124        | 53        | 5,950        | 71        | 5,945        | 89        | 10,833       |
| 18        | 5,950        | 36        | 6,508        | 54        | 5,950        | 72        | 5,945        | 90        | 7,222        |

| TRACT TABLE |           |              |                             |           |             |
|-------------|-----------|--------------|-----------------------------|-----------|-------------|
| TRACT       | AREA (AC) | AREA (SQ.FT) | USE                         | OWNERSHIP | MAINTENANCE |
| TRACT A     | 0.46      | 20,006       | COMMON AREA, PUE            | HOA       | HOA         |
| TRACT B     | 0.02      | 918          | COMMON AREA                 | COG       | HOA         |
| TRACT C     | 0.55      | 24,019       | COMMON AREA, PUE            | HOA       | HOA         |
| TRACT D     | 0.06      | 2,684        | COMMON AREA, PUE            | HOA       | HOA         |
| TRACT E     | 0.11      | 5,006        | COMMON AREA, PUE            | HOA       | HOA         |
| TRACT F     | 0.05      | 2,072        | COMMON AREA, PUE            | HOA       | HOA         |
| TRACT G     | 0.10      | 4,140        | COMMON AREA, PUE            | HOA       | HOA         |
| TRACT H     | 2.42      | 105,272      | COMMON AREA & DRAINAGE, PUE | HOA       | HOA         |
| TRACT I     | 0.10      | 4,425        | COMMON AREA, PUE            | HOA       | HOA         |
| TRACT J     | 0.10      | 4,140        | COMMON AREA, PUE            | HOA       | HOA         |
| TRACT K     | 0.18      | 7,994        | COMMON AREA, PUE            | HOA       | HOA         |

- 
- Diagram illustrating a street cross-section layout. The total width is 50' R/W. The layout includes 8' L.S. TRACT & PUE on both sides, 5' S/W, 16.58' B/C, and 3.42' curb widths. The diagram also shows a LOCAL STREET with a 4" ROLL OR 6" VERTICAL CURB and dimensions for 8' W and 8' S.



1. FRONT SETBACK WILL VARY FROM 18'-21" FROM FACE OF GARAGE TO BACK OF CURB WITH A MINIMUM STAGGER OF 3' BETWEEN HOMES. 5' ENCROACHMENT OF PORCHES, LVEABLE AREAS AND ARCHITECTURAL DETAILS PERMITTED IN FRONT SETBACK. FRONT YARD SETBACK MAY BE REDUCED TO 10 FEET FOR HOMES WITH SIDE ENTRY GARAGES.
2. AN ADDITIONAL 5' (SIDE SETBACK +5') REQUIRED ALONG STREET SIDE. CORNER LOTS LIMITED TO SINGLE STORY HOMES.
3. 5' ENCROACHMENT OF PORCHES, LVEABLE AREAS AND ARCHITECTURAL DETAILS PERMITTED IN REAR SETBACK.
4. MINIMUM DRIVEWAY LENGTH SHALL BE 20- FEET MEASURED FROM BACK OF SIDEWALK TO THE GARAGE.



# CRESTWOOD AT CANYON TRAILS

173RD DRIVE & LILAC STREET  
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

|           |      |
|-----------|------|
| PROJ NO.: | 1853 |
|-----------|------|

DATE: FEB 2018

SCALE: N.T.S.

DESIGNED: HW

APPROVED: ZH

DWG. NO.

CV02

SHT. 2 OF 9

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89°41'56" EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 173RD DRIVE OF SAID MAP OF DEDICATION BEING THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 530.00 FEET, THE CENTER OF WHICH BEARS NORTH 89°42'03" WEST;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY AND NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°29'36", AN ARC LENGTH OF 254.32 FEET TO A NON-TANGENT LINE;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°39'43" WEST, 18.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LILAC STREET, AS SHOWN ON SAID MAP OF DEDICATION;

THENCE LEAVING SAID EAST RIGHT-OF-WAY, NORTH 57°49'26" EAST, 68.80 FEET ALONG SAID SOUTH RIGHT-OF-WAY, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 970.00 FEET;

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°29'19", AN ARC LENGTH OF 550.02 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 89°41'16" EAST, 23.44 FEET TO THE WEST  
LINE OF THE CERTAIN PROPERTY AS DESCRIBED IN DOCUMENT NO. 2013-0423126, RECORDS OF MARICOPA  
COUNTY, ARIZONA;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST LINE;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 00°17'26" WEST, 199.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4587.53 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°05'05", AN ARC LENGTH OF 407.13 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4830.95 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°16'18", AN ARC LENGTH OF 1034.70 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 6753.79 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°08'14", AN ARC LENGTH OF 134.04 FEET TO A NON-TANGENT LINE BEING THE NORTH LINE OF PARCEL 1 AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2013-779785 RECORDS OF MARICOPA COUNTY, ARIZONA

THENCE LEAVING SAID WEST LINE, NORTH 89°39'35" WEST, 897.08 FEET ALONG SAID NORTH LINE TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, THE CENTER OF WHICH BEARS SOUTH 52°18'44" EAST BEING ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF 173RD DRIVE OF SAID MAP OF DEDICATION;

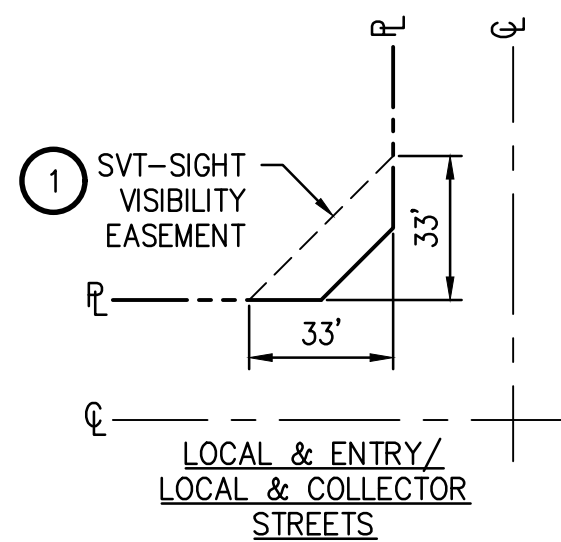
THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT-OF-WAY;

THENCE LEAVING SAID NORTH LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°31'33", AN ARC LENGTH OF 45.33 FEET TO A TANGENT LINE;

THENCE NORTH 43°12'49" EAST, 245.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE  
NORTHWESTERLY, HAVING A RADIUS OF 530.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°54'52", AN ARC LENGTH OF 396.97 FEET TO A TANGENT LINE;

THENCE NORTH 00°17'57" EAST, 743.72 FEET TO THE POINT OF BEGINNING.



N.T.S.

NOTES:

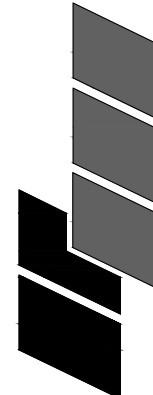
1. NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES OVER 24 INCHES IN HEIGHT) SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS. EXCEPT AS APPROVED BY THE CITY TRANSPORTATION DIRECTOR.
2. TREES ARE NOT PERMITTED WITHIN THE RESTRICTED AREAS BUT TREE OVERHANG CANOPIES CAN BE PROVIDED:
  - A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 24 INCHES OR BELOW 84 INCHES ARE PERMITTED.
  - B. TREES ARE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

| CURVE TABLE |          |           |          |
|-------------|----------|-----------|----------|
| CURVE #     | RADIUS   | DELTA     | LENGTH   |
| C1          | 530.00'  | 27°29'36" | 254.32'  |
| C2          | 970.00'  | 32°29'19" | 550.02'  |
| C3          | 4587.53' | 5°05'05"  | 407.13'  |
| C4          | 4830.95' | 12°16'18" | 1034.70' |
| C5          | 6753.79' | 1°08'14"  | 134.04'  |
| C6          | 470.00'  | 5°31'33"  | 45.33'   |
| C7          | 530.00'  | 42°54'52" | 396.97'  |
| C8          | 1000.00' | 3°30'42"  | 61.29'   |
| C9          | 730.38'  | 22°23'44" | 285.49'  |
| C10         | 250.00'  | 11°09'35" | 48.69'   |
| C11         | 200.00'  | 21°26'49" | 74.86'   |
| C12         | 684.00'  | 21°26'49" | 256.03'  |
| C13         | 324.00'  | 19°47'57" | 111.96'  |
| C14         | 684.00'  | 10°29'47" | 125.31'  |
| C15         | 684.00'  | 10°57'02" | 130.73'  |

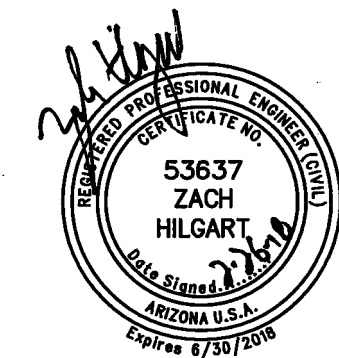
| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1(M)      | N01°39'43"W | 18.50'  |
| L2         | S57°49'26"W | 68.80'  |
| L3         | S89°41'16"E | 23.44'  |
| L4         | S00°17'26"W | 199.40' |
| L5         | S89°39'35"E | 897.08' |
| L6         | S43°12'49"W | 245.81' |
| L7         | S00°17'57"W | 743.72' |
| L8         | N02°24'27"E | 251.17' |
| L9         | N01°06'16"W | 229.69' |
| L10        | N89°42'03"W | 335.90' |
| L11        | S66°30'00"W | 76.86'  |
| L12        | N88°53'44"E | 25.00'  |
| L13        | N89°42'03"W | 285.65' |
| L14        | N00°17'57"E | 25.00'  |
| L15        | N89°42'03"W | 281.14' |
| L16        | S00°17'57"W | 25.00'  |
| L17        | N78°32'28"W | 213.11' |
| L18        | S89°42'03"E | 254.08' |
| L19        | S00°17'57"W | 288.00' |
| L20        | S89°42'03"E | 560.83' |
| L21        | S00°17'57"W | 25.00'  |
| L22        | N00°17'57"E | 25.00'  |
| L23        | S21°44'46"W | 85.93'  |
| L24        | N00°17'57"E | 811.71' |
| L25        | S19°30'00"E | 25.04'  |
| L26        | S78°32'28"E | 184.49' |
| L27        | S78°32'28"E | 28.62'  |
| L28        | N89°42'03"W | 410.73' |
| L29        | N89°42'03"W | 150.10' |
| L30        | N00°17'57"E | 147.81' |
| L31        | N00°17'57"E | 250.04' |
| L32        | N00°17'57"E | 288.00' |
| L33        | N00°17'57"E | 125.86' |
| L34        | N01°06'16"W | 40.42'  |
| L35        | N01°06'16"W | 189.27' |



REV.:



**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016 | [www.hilgartwilson.com](http://www.hilgartwilson.com)



# CRESTWOOD AT CANYON TRAILS

173RD DRIVE & LILAC STREET  
GOODYEAR, ARIZONA

# PRELIMINARY PLAT



**HILGARTWILSON**

|           |      |
|-----------|------|
| PROJ NO.: | 1853 |
|-----------|------|

SCALE: N.T.S.

DRAWN: HW

DESIGNED: HW

DWG. NO.

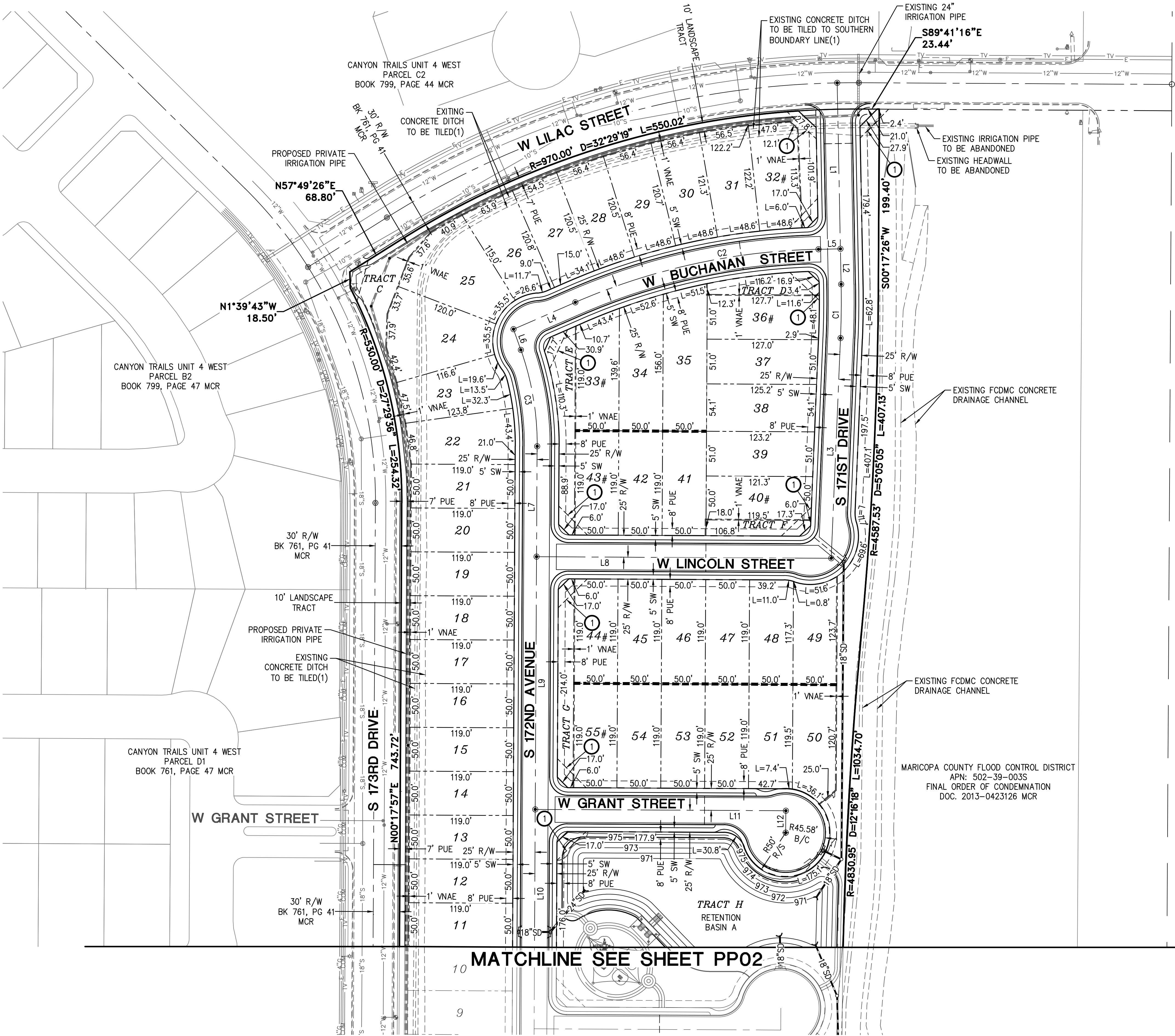
DT01

SHT. 3 OF 9

LEGEND

- BOUNDARY
- LOT LINES
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- SIGHT VISIBILITY LINE
- VEHICULAR NON-ACCESS EASEMENT
- RETAINING WALL
- PROPOSED IRRIGATION PIPE
- PROPOSED STORM DRAIN
- SIGHT VISIBILITY EASEMENT SEE SHEET DT01 FOR DETAIL
- WATERLINE AND VALVE
- FIRE HYDRANT
- SEWERLINE AND MANHOLE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- APN ASSESSOR PARCEL NUMBER
- BOT BOTTOM ELEVATION
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- HWE HIGH WATER ELEVATION
- MCR MARICOPA COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WSE WATER SURFACE ELEVATION
- PROPOSED DRYWELL
- STREET DRAINAGE ARROW
- SITE OUTFALL LOCATION
- HOME LIMITED TO SINGLE-STORY

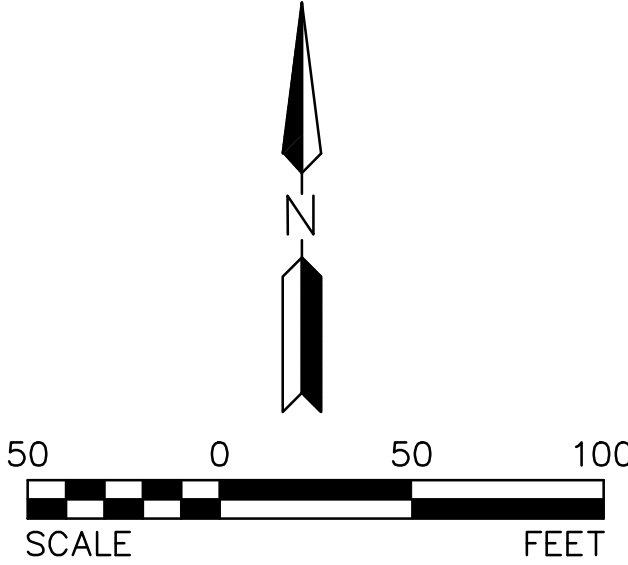
NOTE:  
1. EXISTING ONSITE PRIVATE CONCRETE IRRIGATION DITCH TO BE TILED TO SOUTHERN PROJECT BOUNDARY. ALIGNMENT AND DESIGN TO BE DETERMINED AT FINAL DESIGN.  
# HOME LIMITED TO SINGLE STORY PER CANYON TRAILS PAD.



| CURVE TABLE |          |           |         |
|-------------|----------|-----------|---------|
| CURVE #     | RADIUS   | DELTA     | LENGTH  |
| C1          | 1000.00' | 3'30'42"  | 61.29'  |
| C2          | 730.38'  | 22'23'44" | 285.49' |
| C3          | 324.00'  | 19'47'57" | 111.96' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N01°06'16"W | 189.27' |
| L2         | S01°06'16"E | 40.42'  |
| L3         | N02°24'27"E | 251.17' |
| L4         | S66°30'00"W | 76.86'  |
| L5         | N88°53'44"E | 25.00'  |
| L6         | S19°30'00"E | 25.04'  |
| L7         | N00°17'57"E | 125.86' |
| L8         | N89°42'03"W | 335.90' |
| L9         | N00°17'57"E | 288.00' |
| L10        | N00°17'57"E | 250.04' |
| L11        | N89°42'03"W | 285.65' |
| L12        | N00°17'57"E | 25.00'  |

COTTON LANE



REV:

HILGARTWILSON

ENGINEER | PLAN | SURVEY | MANAGE

2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016

53637  
ZACH  
HILGART  
S.E. 1000  
ARIZONA U.S.A.  
EXPIRES 6/30/2026

CRESTWOOD AT CANYON TRAILS

173RD DRIVE & LILAC STREET  
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1853

DATE: FEB 2018

SCALE: 1" = 60'

DRAWN: HW

DESIGNED: HW

APPROVED: ZH

DWG. NO.

PP01

SHT. 4 OF 9

U:\1800\1853\ENGR\PLANS\PRE-PLAT\1853-PP01.dwg 2/26/2018 10:07 AM

LEGEND

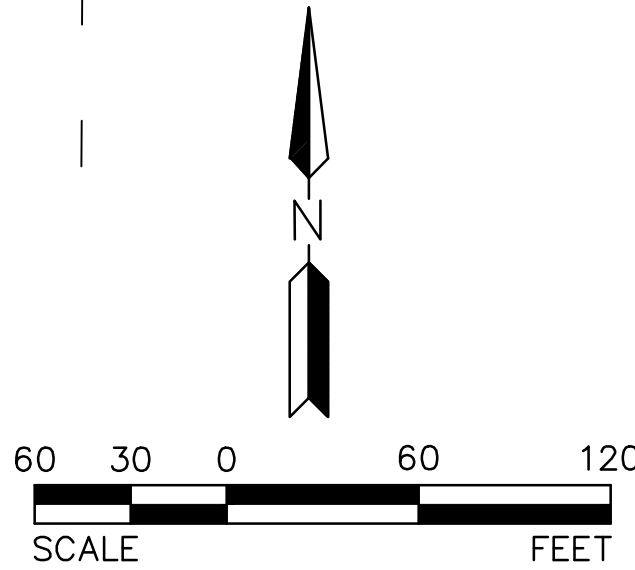
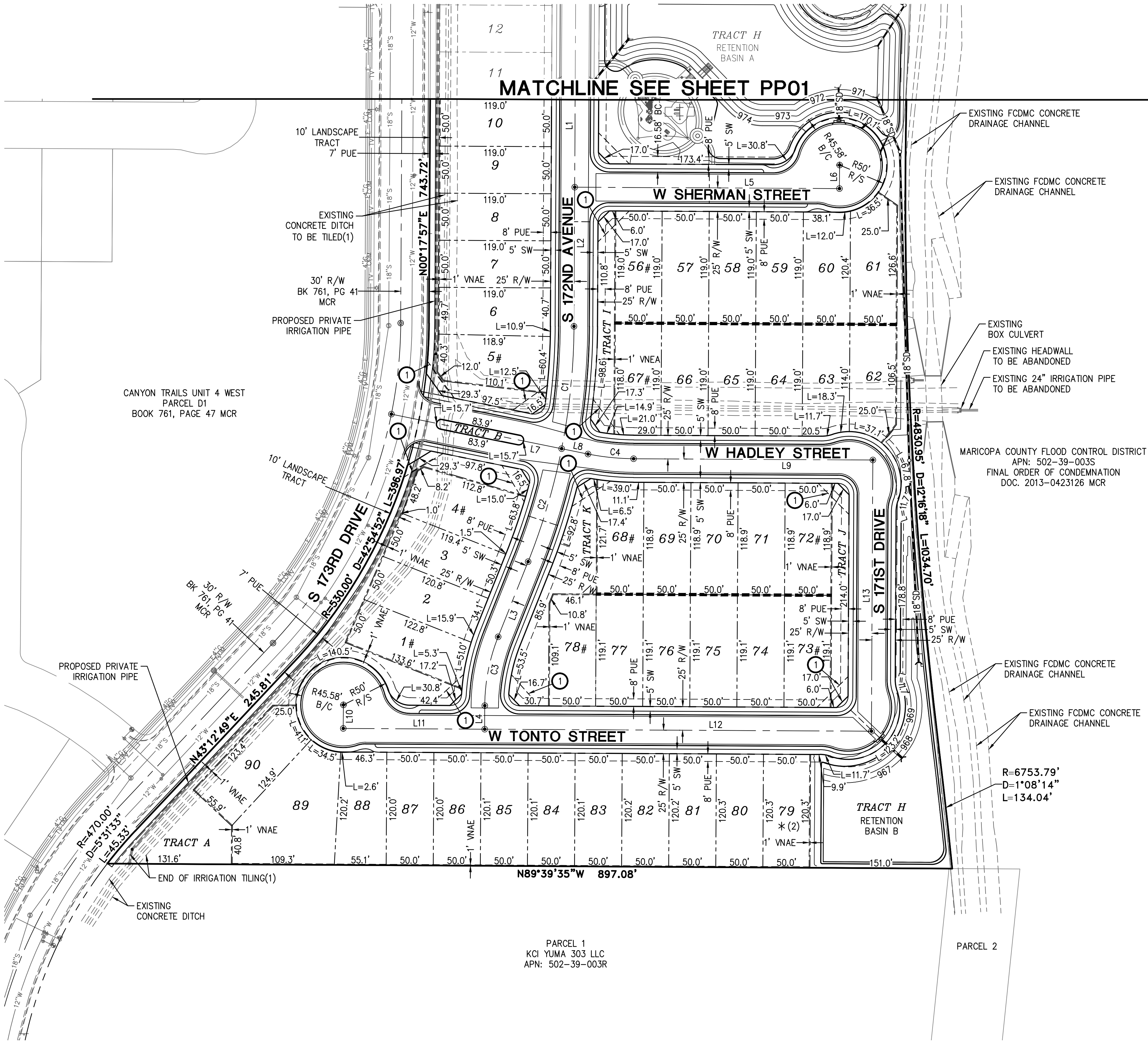
- BOUNDARY  
LOT LINES  
RIGHT-OF-WAY  
CENTERLINE  
EASEMENT LINE  
SIGHT VISIBILITY LINE  
VEHICULAR NON-ACCESS EASEMENT  
RETAINING WALL  
PROPOSED IRRIGATION PIPE  
PROPOSED STORM DRAIN  
SIGHT VISIBILITY EASEMENT SEE SHEET DT01 FOR DETAIL  
WATERLINE AND VALVE  
FIRE HYDRANT  
SEWERLINE AND MANHOLE  
PROPOSED CONTOURS  
EXISTING CONTOURS  
APN ASSESSOR PARCEL NUMBER  
BOT BOTTOM ELEVATION  
BSL BUILDING SETBACK LINE  
ESMT EASEMENT  
HWE HIGH WATER ELEVATION  
MCR MARICOPA COUNTY RECORDS  
PUE PUBLIC UTILITY EASEMENT  
SVT SIGHT VISIBILITY TRIANGLE  
R/W RIGHT-OF-WAY  
VNAE VEHICULAR NON-ACCESS EASEMENT  
WSE WATER SURFACE ELEVATION  
PROPOSED DRYWELL  
STREET DRAINAGE ARROW  
SITE OUTFALL LOCATION  
# HOME LIMITED TO SINGLE-STORY

NOTES:

1. EXISTING ONSITE PRIVATE CONCRETE IRRIGATION DITCH TO BE TILED TO SOUTHERN PROJECT BOUNDARY. ALIGNMENT AND DESIGN TO BE DETERMINED AT FINAL DESIGN.  
2. RETENTION SHOWN ON THIS PRELIMINARY PLAT IS FOR 100-YEAR, 6 HOUR PRE VS POST, BASED ON DISCUSSIONS WITH THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY (FCDMC). RETENTION VOLUME IN EXCESS OF THE PRE VS POST MAY OUTFALL DIRECTLY INTO THE ADJACENT FCDMC DRAINAGE CHANNEL. BASED ON FINAL APPROVAL, LOT 79 MAY BE REMOVED TO ACCOMMODATE FULL 100-YEAR, 6-HOUR RETENTION IF NOT APPROVE BY FCDMC.  
# HOME LIMITED TO SINGLE STORY PER CANYON TRAILS PAD.

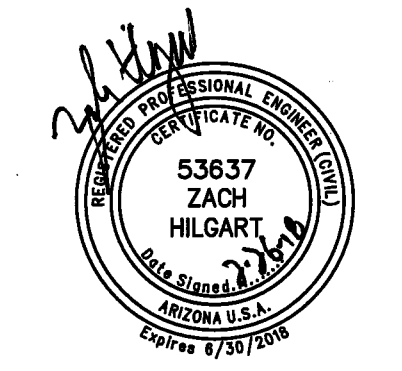
| CURVE TABLE |         |           |         |
|-------------|---------|-----------|---------|
| CURVE #     | RADIUS  | DELTA     | LENGTH  |
| C1          | 684.00' | 10°57'02" | 130.73' |
| C2          | 684.00' | 10°29'47" | 125.31' |
| C3          | 200.00' | 21°26'49" | 74.86'  |
| C4          | 250.00' | 11°09'35" | 48.69'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N00°17'57"E | 250.04' |
| L2         | N00°17'57"E | 147.81' |
| L3         | S21°44'46"W | 85.93'  |
| L4         | N00°17'57"E | 25.00'  |
| L5         | N89°42'03"W | 281.14' |
| L6         | S00°17'57"W | 25.00'  |
| L7         | N78°32'28"W | 184.49' |
| L8         | N78°32'28"W | 28.62'  |
| L9         | S89°42'03"E | 254.08' |
| L10        | S00°17'57"W | 25.00'  |
| L11        | S89°42'03"E | 150.10' |
| L12        | S89°42'03"E | 410.73' |
| L13        | S00°17'57"W | 288.00' |



REV:

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**CRESTWOOD AT CANYON TRAILS**  
173RD DRIVE & LILAC STREET  
GOODYEAR, ARIZONA  
**PRELIMINARY PLAT**

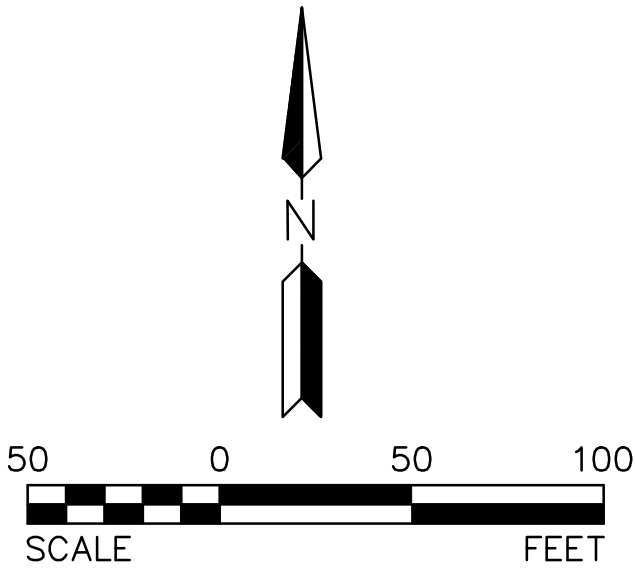
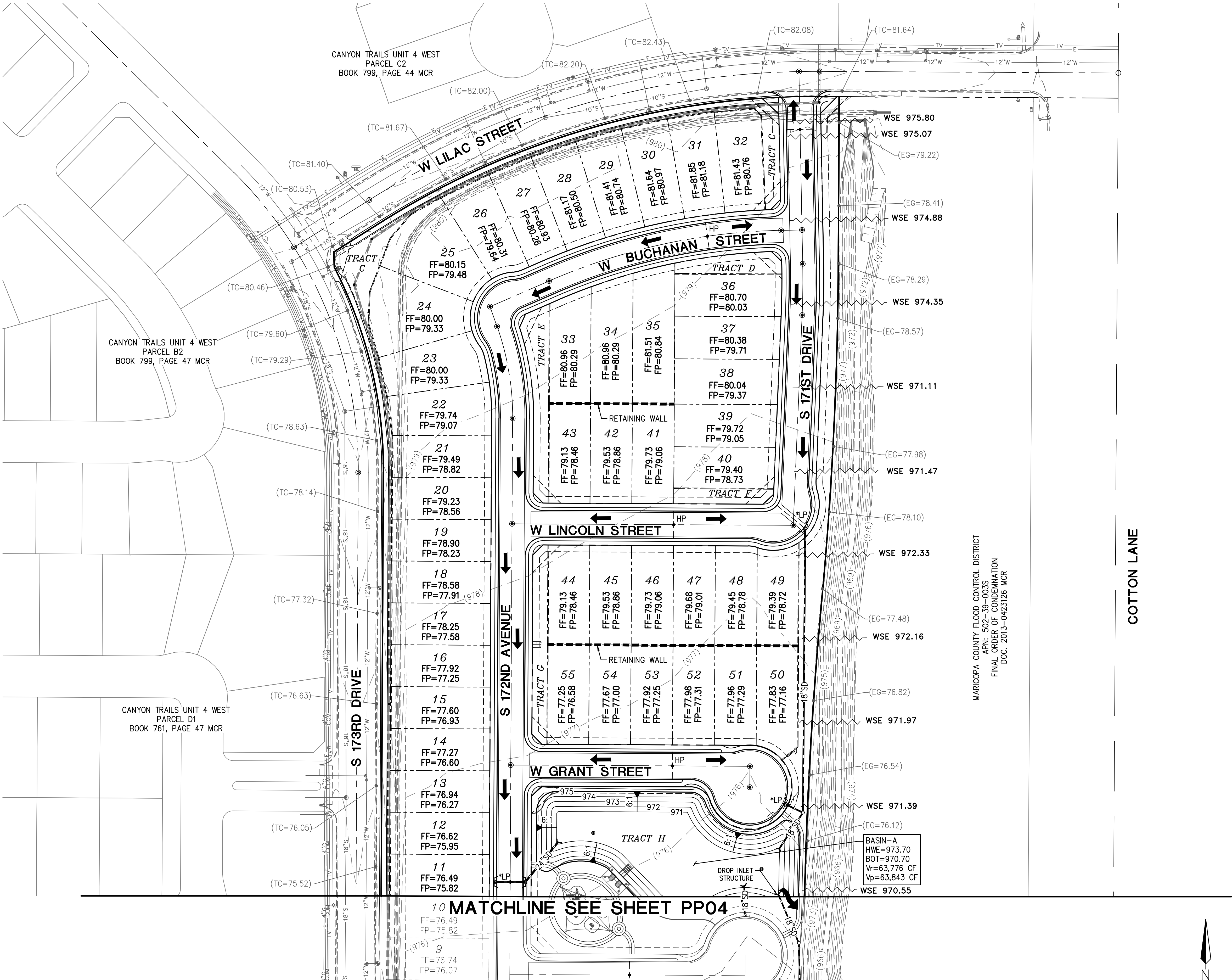
**HILGARTWILSON**  
PROJ NO.: 1853  
DATE: FEB 2018  
SCALE: 1" = 60'  
DRAWN: HW  
DESIGNED: HW  
APPROVED: ZH  
DWG. NO.  
**PP02**  
SHT. 5 OF 9

LEGEND

- BOUNDARY
- LOT LINES
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- SIGHT VISIBILITY LINE
- VEHICULAR NON-ACCESS EASEMENT
- RETAINING WALL
- PROPOSED IRRIGATION PIPE
- PROPOSED STORM DRAIN
- SIGHT VISIBILITY EASEMENT SEE SHEET DT01 FOR DETAIL
- WATERLINE AND VALVE
- FIRE HYDRANT
- SEWERLINE AND MANHOLE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- APN ASSESSOR PARCEL NUMBER
- BOT BOTTOM ELEVATION
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- HWE HIGH WATER ELEVATION
- MCR MARICOPA COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WSE WATER SURFACE ELEVATION
- PROPOSED DRYWELL
- STREET DRAINAGE ARROW
- SITE OUTFALL LOCATION
- # HOME LIMITED TO SINGLE-STORY

NOTE:  
LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18" ABOVE THE LOW OUTFALL AND A MINIMUM OF 12" ABOVE HIGH WATER ELEVATION.

\* STORM WATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS. (TO BE DETERMINED AT FINAL DESIGN)



CRESTWOOD AT CANYON TRAILS

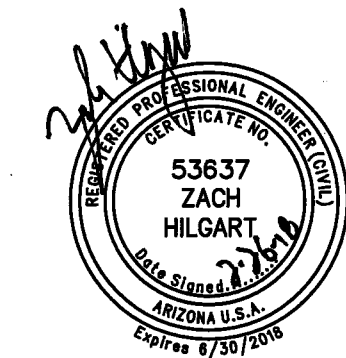
173RD DRIVE & LILAC STREET  
GOODYEAR, ARIZONA

PRELIMINARY GRADING

|               |                 |               |
|---------------|-----------------|---------------|
| HILGARTWILSON | PROJ NO.: 1853  | DWG. NO. PP03 |
|               | DATE: FEB 2018  | SHT. 6 OF 9   |
|               | SCALE: 1" = 60' |               |
|               | DRAWN: HW       |               |
|               | DESIGNED: HW    |               |
|               | APPROVED: ZH    |               |

REV.:

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PHOENIX, AZ 85016  
www.hilgartwilson.com

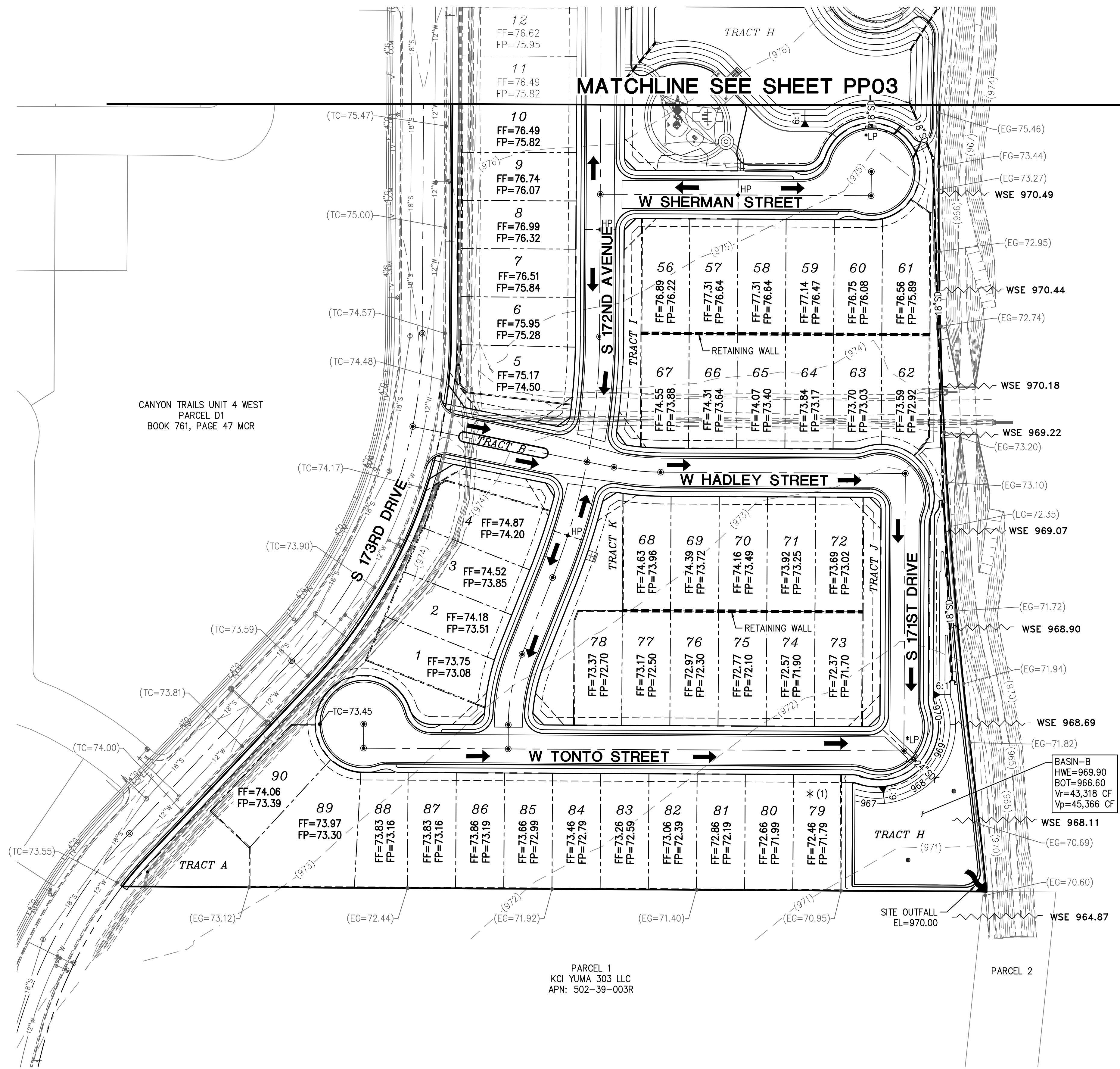


| LEGEND |                                                        |
|--------|--------------------------------------------------------|
|        | BOUNDARY                                               |
|        | LOT LINES                                              |
|        | RIGHT-OF-WAY                                           |
|        | CENTERLINE                                             |
|        | EASEMENT LINE                                          |
|        | SIGHT VISIBILITY LINE                                  |
|        | VEHICULAR NON-ACCESS EASEMENT                          |
|        | RETAINING WALL                                         |
|        | PROPOSED IRRIGATION PIPE                               |
|        | PROPOSED STORM DRAIN                                   |
|        | SIGHT VISIBILITY EASEMENT<br>SEE SHEET DT01 FOR DETAIL |
|        | WATERLINE AND VALVE                                    |
|        | FIRE HYDRANT                                           |
|        | SEWERLINE AND MANHOLE                                  |
|        | PROPOSED CONTOURS                                      |
|        | EXISTING CONTOURS                                      |
| APN    | ASSESSOR PARCEL NUMBER                                 |
| BOT    | BOTTOM ELEVATION                                       |
| BSL    | BUILDING SETBACK LINE                                  |
| ESMT   | EASEMENT                                               |
| HWE    | HIGH WATER ELEVATION                                   |
| MCR    | MARICOPA COUNTY RECORDS                                |
| PUE    | PUBLIC UTILITY EASEMENT                                |
| SVT    | SIGHT VISIBILITY TRIANGLE                              |
| R/W    | RIGHT-OF-WAY                                           |
| VNAE   | VEHICULAR NON-ACCESS EASEMENT                          |
| WSE    | WATER SURFACE ELEVATION                                |
|        | PROPOSED DRYWELL                                       |
|        | STREET DRAINAGE ARROW                                  |
|        | SITE OUTFALL LOCATION                                  |
| #      | HOME LIMITED TO SINGLE-STORY                           |

NOTES:  
1. RETENTION SHOWN ON THIS PRELIMINARY PLAT IS FOR 100-YEAR, 6 HOUR PRE VS POST. BASED ON DISCUSSIONS WITH THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY (FCDMC), RETENTION VOLUME IN EXCESS OF THE PRE VS POST MAY OUTFALL DIRECTLY INTO THE ADJACENT FCDMC DRAINAGE CHANNEL. BASED ON FINAL APPROVAL, LOT 79 MAY BE REMOVED TO ACCOMMODATE FULL 100-YEAR, 6-HOUR RETENTION.

LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18" ABOVE THE LOW OUTFALL AND A MINIMUM OF 12" ABOVE HIGH WATER ELEVATION.

\* STORM WATER RUNOFF WILL BE DRAINED FROM ROADWAY BY USE OF CATCH BASINS AND/OR SCUPPERS. (TO BE DETERMINED AT FINAL DESIGN)

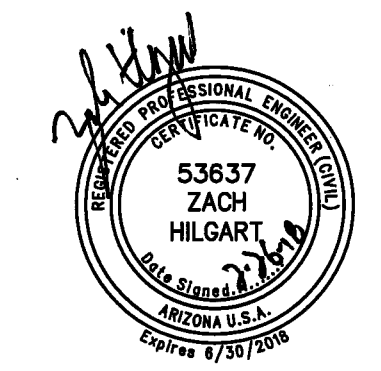


MARICOPA COUNTY FLOOD CONTROL DISTRICT  
APN: 502-39-003S  
FINAL ORDER OF CONDEMNATION  
DOC: 2013-0423126 MCR

CRESTWOOD AT CANYON TRAILS  
173RD DRIVE & LILAC STREET  
GOODYEAR, ARIZONA

PRELIMINARY GRADING

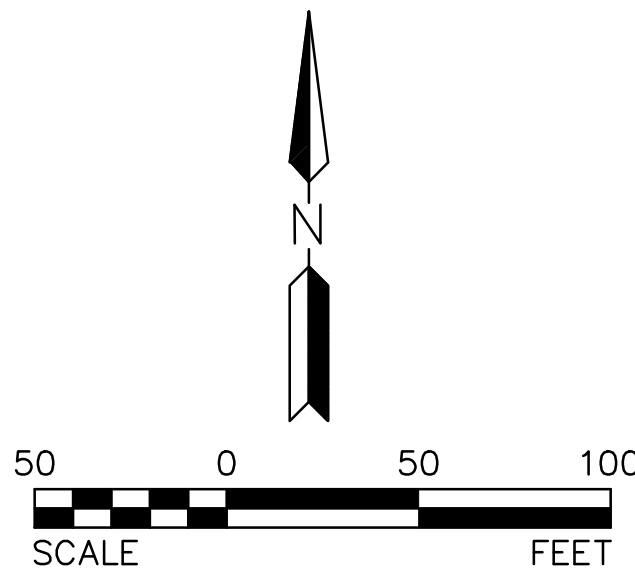
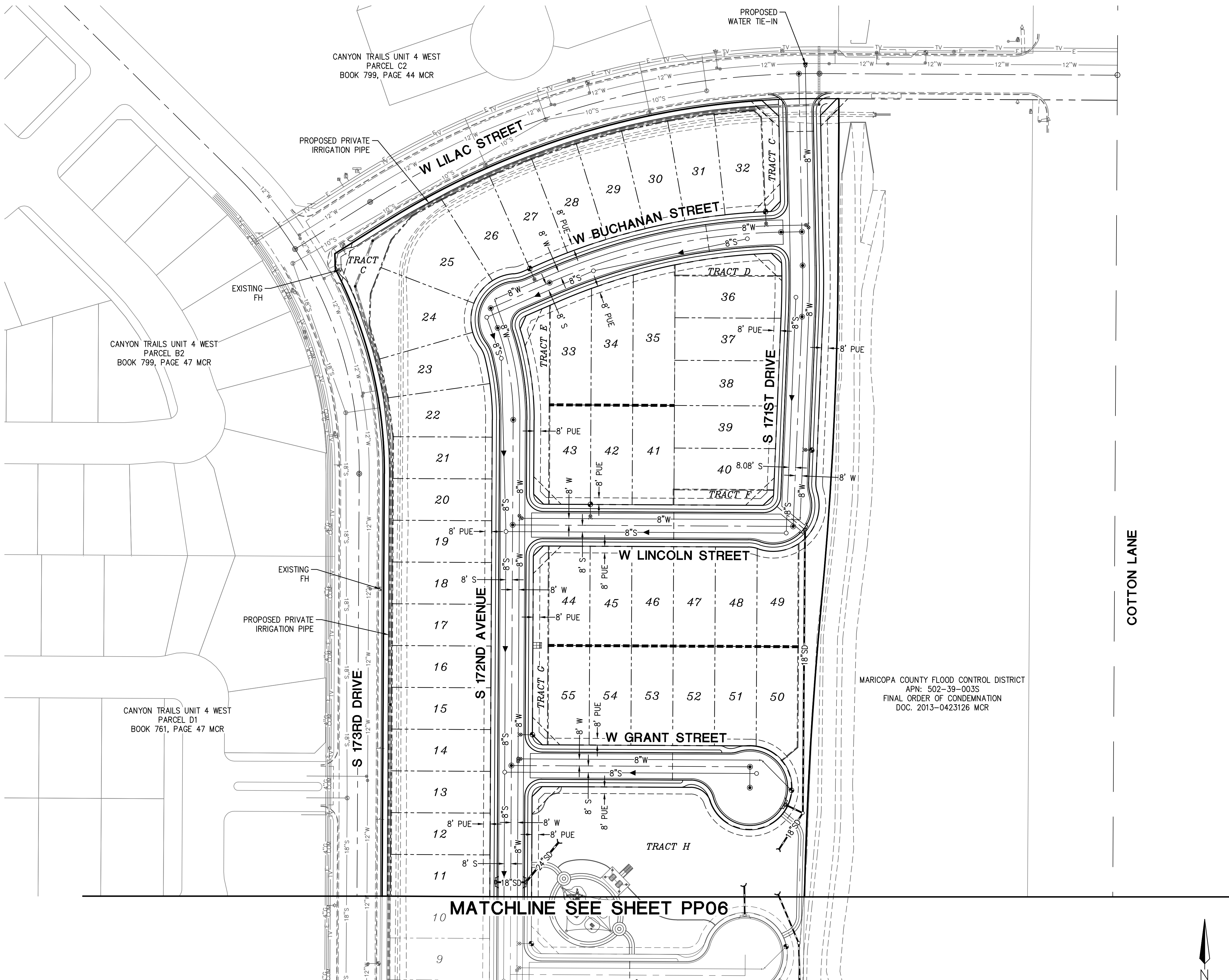
**HILGARTWILSON**  
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PHOENIX, AZ 85016  
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|                      |                 |               |
|----------------------|-----------------|---------------|
| <b>HILGARTWILSON</b> | PROJ NO.: 1853  | DWG. NO. PP04 |
|                      | DATE: FEB 2018  | SHT. 7 OF 9   |
|                      | SCALE: 1" = 60' |               |
|                      | DRAWN: HW       |               |
|                      | DESIGNED: HW    |               |
|                      | APPROVED: ZH    |               |

LEGEND

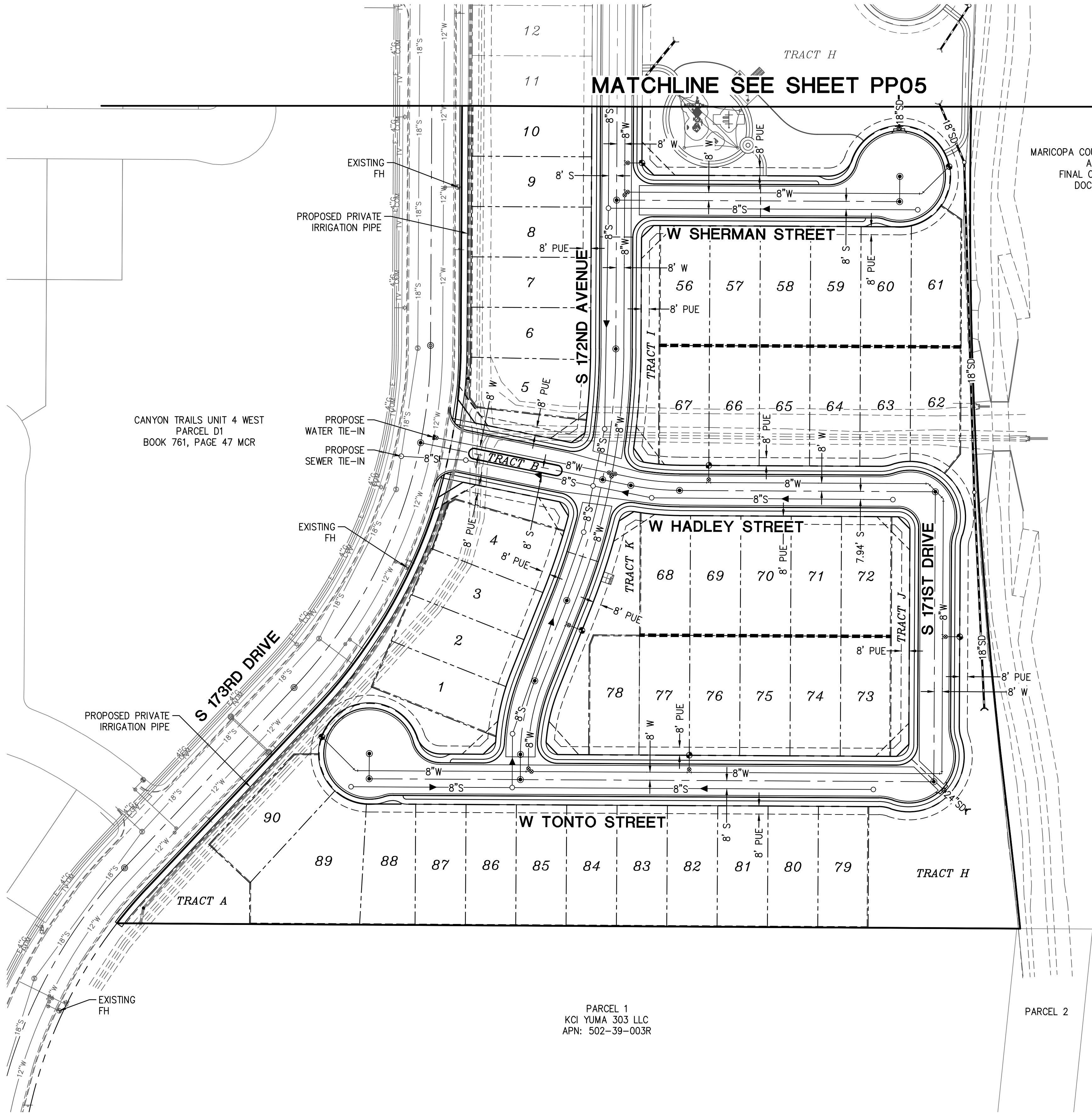
- |      |                                                        |
|------|--------------------------------------------------------|
|      | BOUNDARY                                               |
|      | LOT LINES                                              |
|      | RIGHT-OF-WAY                                           |
|      | CENTERLINE                                             |
|      | EASEMENT LINE                                          |
|      | SIGHT VISIBILITY LINE                                  |
|      | VEHICULAR NON-ACCESS EASEMENT                          |
|      | RETAINING WALL                                         |
|      | PROPOSED IRRIGATION PIPE                               |
|      | PROPOSED STORM DRAIN                                   |
|      | SIGHT VISIBILITY EASEMENT<br>SEE SHEET DT01 FOR DETAIL |
|      | WATERLINE AND VALVE                                    |
|      | FIRE HYDRANT                                           |
|      | SEWERLINE AND MANHOLE                                  |
|      | PROPOSED CONTOURS                                      |
|      | EXISTING CONTOURS                                      |
| APN  | ASSESSOR PARCEL NUMBER                                 |
| BOT  | BOTTOM ELEVATION                                       |
| BSL  | BUILDING SETBACK LINE                                  |
| ESMT | EASEMENT                                               |
| HWE  | HIGH WATER ELEVATION                                   |
| MCR  | MARICOPA COUNTY RECORDS                                |
| PUE  | PUBLIC UTILITY EASEMENT                                |
| SVT  | SIGHT VISIBILITY TRIANGLE                              |
| R/W  | RIGHT-OF-WAY                                           |
| VNAE | VEHICULAR NON-ACCESS EASEMENT                          |
| WSE  | WATER SURFACE ELEVATION                                |
|      | PROPOSED DRYWELL                                       |
|      | STREET DRAINAGE ARROW                                  |
|      | SITE OUTFALL LOCATION                                  |
| #    | HOME LIMITED TO SINGLE-STORY                           |



|                                                                                                                                                                                    |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| REV:                                                                                                                                                                               |                                        |
| <br><b>HILGARTWILSON</b><br>ENGINEER   PLAN   SURVEY   MANAGE<br>2141 E. HIGHLAND AVE., STE. 250   P: 602.490.0535 / F: 602.368.2436<br>PHOENIX, AZ 85016<br>www.hilgartwilson.com |                                        |
|                                                                                                                                                                                    |                                        |
| <b>CRESTWOOD AT CANYON TRAILS</b><br>173RD DRIVE & LILAC STREET<br>GOODYEAR, ARIZONA                                                                                               |                                        |
| <b>PRELIMINARY UTILITY</b>                                                                                                                                                         |                                        |
| <br>PROJ NO.: 1853<br>DATE: FEB 2018<br>SCALE: 1" = 60'<br>DRAWN: HW<br>DESIGNED: HW<br>APPROVED: ZH                                                                               | DWG. NO.<br><b>PP05</b><br>SHT. 8 OF 9 |

LEGEND

- BOUNDARY
- LOT LINES
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- SIGHT VISIBILITY LINE
- VEHICULAR NON-ACCESS EASEMENT
- RETAINING WALL
- PROPOSED IRRIGATION PIPE
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- SVT SIGHT VISIBILITY TRIANGLE
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WSE WATER SURFACE ELEVATION
- PROPOSED DRYWELL
- STREET DRAINAGE ARROW
- SITE OUTFALL LOCATION
- HOME LIMITED TO SINGLE-STORY

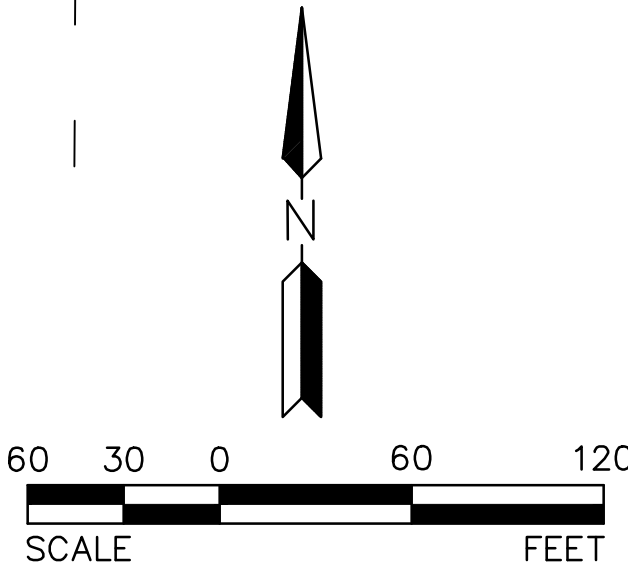


MARICOPA COUNTY FLOOD CONTROL DISTRICT  
APN: 502-39-003S  
FINAL ORDER OF CONDEMNATION  
DOC. 2013-0423126 MCR

CANYON TRAILS UNIT 4 WEST  
PARCEL D1  
BOOK 761, PAGE 47 MCR

PARCEL 1  
KCI YUMA 303 LLC  
APN: 502-39-003R

PARCEL 2



CRESTWOOD AT CANYON TRAILS

173RD DRIVE & LILAC STREET  
GOODYEAR, ARIZONA

PRELIMINARY UTILITY

|               |           |          |
|---------------|-----------|----------|
| HILGARTWILSON | PROJ NO.: | 1853     |
|               | DATE:     | FEB 2018 |
|               | SCALE:    | 1" = 60' |
|               | DRAWN:    | HW       |
|               | DESIGNED: | HW       |
| DWG. NO.      |           | PP06     |
| SHT.          |           | 9 OF 9   |

REV.:

**HILGARTWILSON**  
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PHOENIX, AZ 85016  
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