

HUDSON COMMONS PARCEL 2

PRELIMINARY PLAT

GOODYEAR, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

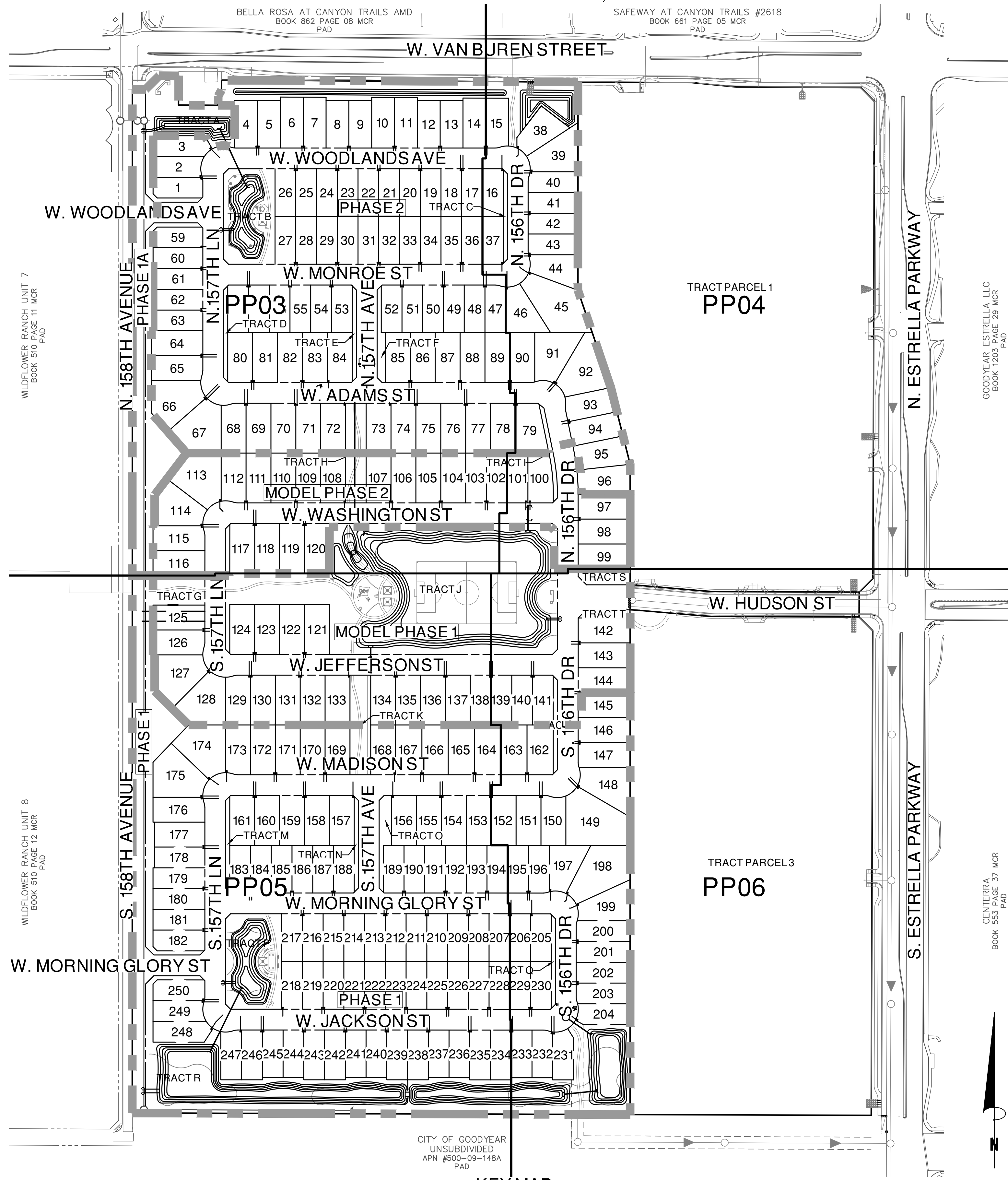
PARCEL 2 OF THE MASTER PLAT OF HUDSON COMMONS, ACCORDING TO BOOK 1382 OF MAPS, PAGE 12,
OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

PHASING NOTES:

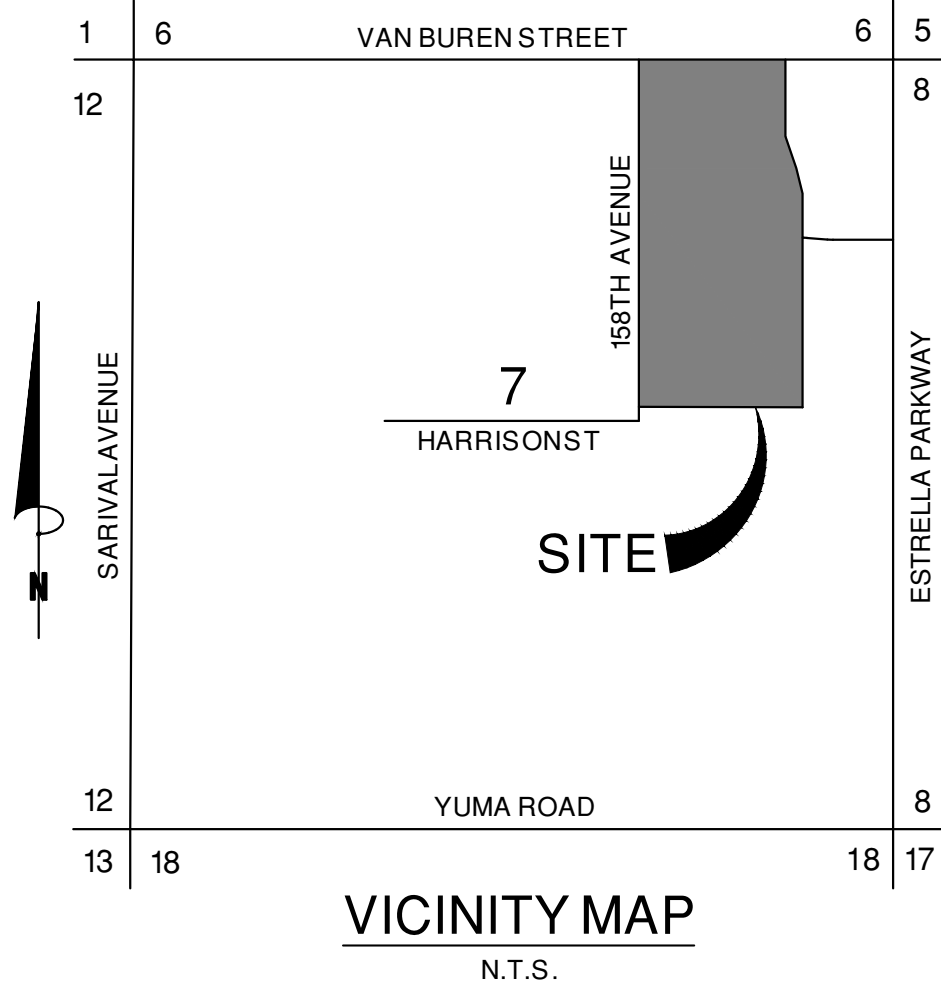
- OFFSITE IMPROVEMENTS TO HUDSON STREET, VAN BUREN STREET, ESTRELLA PARKWAY AND THE SEWER LINE IN THE HARRISON STREET ALIGNMENT WILL BE CONSTRUCTED BY OTHERS PRIOR TO HUDSON COMMONS PARCEL 2.
- MODEL PHASE 1 WILL BE CONSTRUCTED WITH SEWER AND WATER CONNECTION TO HUDSON STREET, AND ACCESS TO HUDSON STREET AND A TEMPORARY EMERGENCY ACCESS ROAD TO 158TH AVE OVER LOT 125.
- PHASE 1 WILL CONNECT TO MODEL PHASE 1 WATER, AND TWO POINTS OF ACCESS (TO MODEL PHASE 1 AND 158TH AVE). IT WILL ALSO PROVIDE THE PERMANENT SECONDARY ACCESS TO MODEL PHASE 1. PHASE 1 SEWER WILL CONNECT TO THE HARRISON STREET SEWER TO THE SOUTH.
- 158TH AVE WILL BE CONSTRUCTED IN 2 PHASES. THE SOUTH HALF WILL BE CONSTRUCTED WITH PHASE 1, THE NORTH HALF WITH PHASE 1A. PHASE 1A WILL BE CONSTRUCTED CONCURRENTLY WITH PHASE 1.
- MODEL PHASE 1 AND PHASE 1 WILL BE SERVED BY THE WATER LINE IN HUDSON ST. PHASE 1A WILL PROVIDE A SECOND WATER CONNECTION AT 158TH AVE AND VAN BUREN ST. PHASE 1A WILL BE CONSTRUCTED CONCURRENTLY WITH PHASE 1.
- MODEL PHASE 2 AND PHASE 2 WILL CONNECT TO THE HUDSON STREET SEWER LINE.
- SEE MASTER WATER, WASTEWATER AND DRAINAGE REPORTS FOR MORE DETAILED DESCRIPTION OF PHASING.

LEGEND

	MATCHLINE	RID	ROOSEVELT IRRIGATION DISTRICT
	BOUNDARY LINE	RET	RENTENTION
	LOT LINE	OS	OPEN SPACE
	FLUSH BRASS CAP SURVEY MARKER PER MAG 120-1B	R	RIGHT
	CENTER LINE	L	LEFT
	EASEMENT	PC	POINT OF CURVATURE
	RIGHT-OF-WAY	PCC	POINT OF COMPOUND CURVATURE
	EXISTING CONTOUR	PRC	POINT OF REVERSE CURVATURE
	PROPOSED CONTOUR	PT	POINT OF TANGENCY
	RETAINING WALL	GB	GRADE BREAK
	WATER LINE	STA	STATION
	FIRE HYDRANT	STA	STATION
	WATER VALVE	INV	INVERT ELEVATION
	AIR RELEASE VALVE	VG	VALLEY GUTTER
	WATER METER BOX	FL	FLOW LINE
	REDUCER	TC	TOP OF CURB
	SEWER LINE	TL	TRUE LENGTH
	SEWER MANHOLE	P	PAVEMENT
	FLOW DIRECTION	C1	CURVE TABLE NUMBER
	GRADE BREAK	L1	LINE TABLE NUMBER
	STREET SIGN POST	LF	LINEAR FEET
	STREET LIGHTS	SF	SQUARE FEET
	EXISTING GAS MANHOLE	SY	SQUARE YARDS
	EXISTING SANITARY SEWER MANHOLE	CY	CUBIC YARDS
	EXISTING ELECTRICAL PULL BOX	EA	EACH
	EXISTING TELEPHONE PEDISTAL	EX	EXISTING
	EXISTING GUY WIRE	R/W	RIGHT-OF-WAY
	EXISTING POWER POLE	CL	CENTER LINE
	EXISTING WATER	B/C	BACK OF CURB
	EXISTING SEWER	S/W	SIDEWALK
	EXISTING GAS	C&G	CURB & GUTTER
	EXISTING OVERHEAD UTILITY LINES	EOP	EDGE OF PAVEMENT
	RESTRICTED BUILDING ENVELOPE	PUE	PUBLIC UTILITY EASEMENT
	PHASE LINE	SC	SCUPPER
		CB	CATCH BASIN
		W	WIDTH
		MH	SEWER MANHOLE
		SD	STORM DRAIN
		SD MH	STORM DRAIN MANHOLE



KEY MAP



ENGINEER

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PEORIA, AZ 85381
PHONE: 480.629.8830
CONTACT: JOE CABLE
EMAIL: jcable@bowmanconsulting.com

OWNER

ESTRELLA VAN BUREN
PROPERTIES, INC.
1203 E. ALAMEDA DRIVE
TEMPE, AZ 85282
CONTACT: MEL EKSTRAND

DEVELOPER

RICHMOND AMERICAN HOMES
16427 N. SCOTTSDALE ROAD
SUITE: 175
SCOTTSDALE, AZ 85254
PHONE: 602.522.4704
CONTACT: JOSE CASTILLO
EMAIL: jose.castillo@mdch.com

BENCHMARKS

PRIMARY BENCHMARK

MCHD BC IN HAND HOLE @ THE INTERSECTION OF SARIVAL AVENUE AND VAN BUREN STREET
(ALSO THE NORTHWEST CORNER OF SECTION 7)
ELEV. = 996.450 NAVD88

SITE BENCHMARK 1

MCHD BC IN HAND HOLE @ THE INTERSECTION OF ESTRELLA PARKWAY AND VAN BUREN STREET
(ALSO THE NORTHEAST CORNER OF SECTION 7)
ELEV. = 992.78

SITE BENCHMARK 2

MCHD BC IN HAND HOLE @ THE INTERSECTION OF ESTRELLA PARKWAY AND HARRISON STREET
(ALSO THE EAST QUARTER CORNER OF SECTION 7)
ELEV. = 985.39

BASIS OF BEARINGS

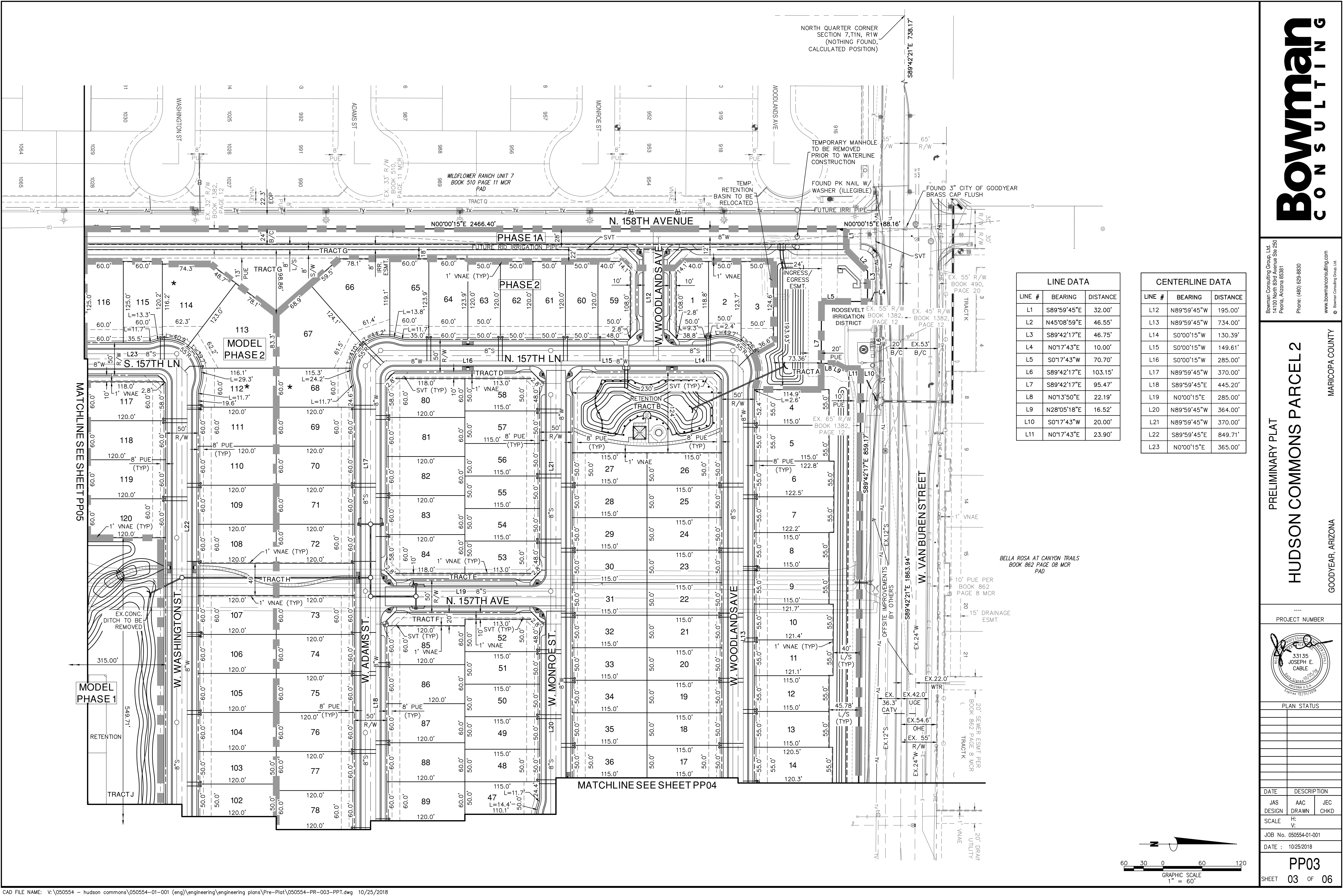
BASIS OF BEARING IS S00°10'47"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA

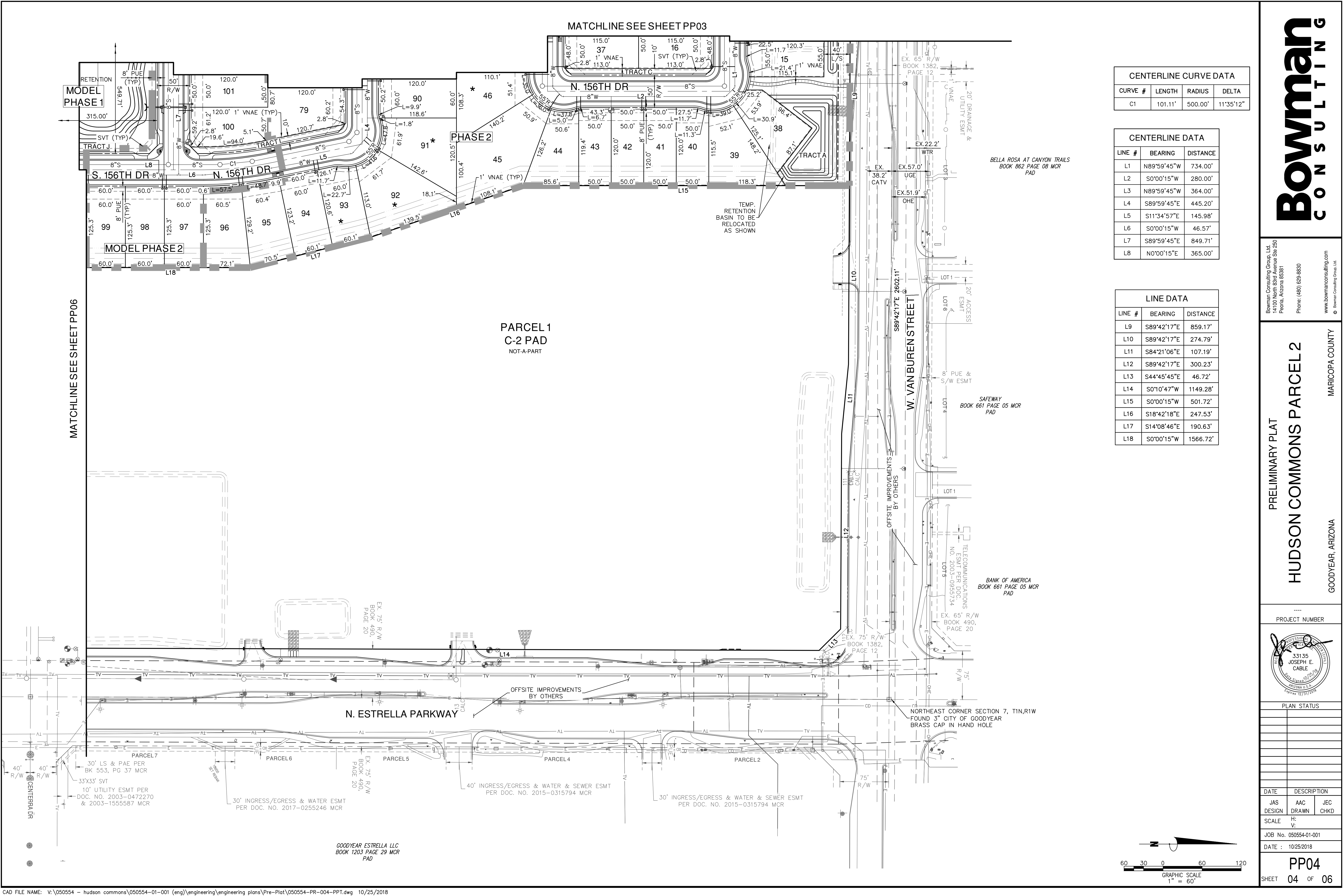
SITE DATA	
EXISTING ZONING	PAD
GROSS AREA	2,891,784.28 SF 66.39 AC
LOT SUMMARY	
LOT TOTAL	250
MINIMUM LOT SIZE	5750 SF
AVERAGE LOT SIZE	6851 SF
PROPOSED DENSITY (GROSS)	3.77 DU/AC
OPEN SPACE SUMMARY	
TOTAL OPEN SPACE AREA	579,649.86 SF 13.31 AC
OPEN SPACE %	20.05%
THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION.	
ACTIVE AREA	
TRACTS B, J, & P	253,306.87 SF 5.82 AC
PASSIVE AREA	
TRACTS A, C, D, E, F, G, H, I, K, L, M, N, O, Q, R, S, & T	326,342.99 SF 7.49 AC

	TOTAL AREA	50'X115'	60'X120'	LOT COUNT
PHASE 1	26.52 AC	75	31	106
MODEL PHASE 1	10.75 AC	4	20	24
PHASE 2	23.22 AC	65	31	96
MODEL PHASE 2	5.89 AC	4	20	24
TOTAL COMBINED LOTS		148	102	250

UTILITY PROVIDERS

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	COX COMMUNICATIONS OR CENTURYLINK
GAS	SOUTHWEST GAS COMPANY
REFUSE	CITY OF GOODYEAR

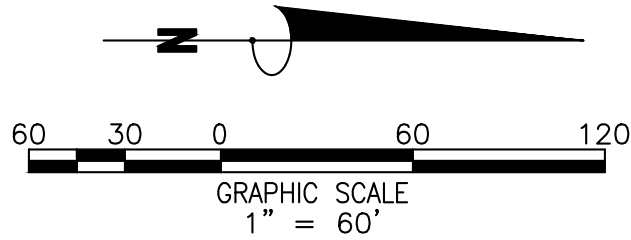




CENTERLINE CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	101.11'	500.00'	11°35'12"

CENTERLINE DATA		
LINE #	BEARING	DISTANCE
L1	N89°59'45"W	734.00'
L2	S0°00'15"W	280.00'
L3	N89°59'45"W	364.00'
L4	S89°59'45"E	445.20'
L5	S11°34'57"E	145.98'
L6	S0°00'15"W	46.57'
L7	S89°59'45"E	849.71'
L8	N0°00'15"E	365.00'

LINE DATA		
LINE #	BEARING	DISTANCE
L9	S89°42'17"E	859.17'
L10	S89°42'17"E	274.79'
L11	S84°21'06"E	107.19'
L12	S89°42'17"E	300.23'
L13	S44°45'45"E	46.72'
L14	S0°10'47"W	1149.28'
L15	S0°00'15"W	501.72'
L16	S18°42'18"E	247.53'
L17	S14°08'46"E	190.63'
L18	S0°00'15"W	1566.72'



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PRELIMINARY PLAT

HUDSON COMMONS PARCEL 2

MARICOPA COUNTY

GOODYEAR, ARIZONA

PROJECT NUMBER

PLAN STATUS

DATEDESCRIPTION

JAS AAC JEC
DESIGN DRAWN CHKD

SCALE H:
V:

JOB No. 050554-01-001

DATE : 10/25/2018

PP04

SHEET 04 OF 06

