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RELEASE	
DATE	
4-4-19	SITE PLAN

REVISIONS	
NO.	DATE
△	
△	
△	

PROJECT NAME

PROJECT LOCATION

Monte Vista-Pebble Creek
W. Monte Vista
Goodyear, AZ

PROJECT

HELIX JOB NUMBER

390

SHEET TITLE

IN HOUSE

DRAWN BY: MT

CHECKED BY: SB

SITE PLAN

SHEET

PAGE

1 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

Apr 10, 2019 - 1:05pm
Q:\J05\390_Monte Vista Dr. & Pebble Creek Play Area\DWG\SITE\390_site_plan_and_prelim.gddwg

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 32, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF 2641.12 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 32, , A DISTANCE OF 549.60 FEET TO THE CENTERLINE OF W. MONTE VISTA DRIVE, AS SHOWN ON MAP OF DEDICATION FOR MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, BOOK 956, PAGE 21, MARICOPA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER OF SECTION 32 BEARS SOUTH 00 DEGREES 20 MINUTES 32 SECONDS WEST, A DISTANCE OF 2091.58 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 40 MINUTES 02 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 74.19 FEET TO THE EASTERLY LINE OF THE ROOSEVELT IRRIGATION DISTRICT CANAL AS SHOWN ON THE RESULTS OF SURVEY FOR SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOOK 515, PAGE 38, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID CENTERLINE, AND NORTHEASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES

THENCE NORTH 23 DEGREES 57 MINUTES 32 SECONDS EAST, 54.70 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 23 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 305.65 FEET TO THE BEGINNING OF A 1492.40 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG SAID ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 42 MINUTES 40 SECONDS, AN ARC LENGTH 409.23 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED IN RECORDING NO. 2007-0866602, MARICOPA COUNTY, RECORDS;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89 DEGREES 27 MINUTES 45 SECONDS EAST, ALONG SAID SOUTH LINE A DISTANCE OF 613.20 FEET (613.18 FEET RECORD) TO THE WESTERLY LINE OF BULLARD WASH AS SHOWN ON THE MAP OF DEDICATION FOR MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT BULLARD WASH, BOOK 955 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDS, AND THE BEGINNING OF A 1250.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 69 DEGREES 12 MINUTES 14 SECONDS EAST;

THENCE DEPARTING SAID SOUTH LINE, AND SOUTHWESTERLY ALONG SAID CURVE AND WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 54 MINUTES 49 SECONDS, AN ARC LENGTH OF 565.35 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF W. MONTE VISTA DRIVE AS SHOWN ON SAID MAP OF DEDICATION, IN BOOK 956, PAGE 21, MARICOPA COUNTY RECORDS, AND THE BEGINNING OF A 1440.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 07 DEGREES 44 MINUTES 18 SECONDS EAST;

THENCE DEPARTING SAID WESTERLY LINE, AND WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 59 MINUTES 30 SECONDS, AN ARC LENGTH OF 150.59 FEET;

THENCE SOUTH 76 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 227.00 FEET TO THE BEGINNING OF A 1360.00 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 03 MINUTES 46 SECONDS, AN ARC LENGTH OF 333.80 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 02 SECONDS WEST, A DISTANCE OF 64.85 FEET;

THENCE NORTH 44 DEGREES 39 MINUTES 36 SECONDS WEST, A DISTANCE OF 14.30 FEET TO THE TRUE POINT OF BEGINNING.

APN: 501-69-966E

BENCHMARK

PRIMARY:

BRASS CAP IN HAND HOLE AT THE CENTERLINE OF MCDOWELL RD. AT PEBBLE CREEK PKWY. NAVD 88, ELEV. 1004.34

SECONDARY

BRASS CAP IN HAND HOLE AT THE PEBBLE CREEK AND MONTE VISTA RD. NAVD 88, ELEV. 1011.27

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OFWAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:

a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.

d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OFWAY, AND STREET CENTER MEDIAN LANDSCAPING:

a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.

d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2- INCH HEIGHT.

e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LAT	LATERAL
BC	BACK OF CURB	LF	LINEAL FEET
BCHH	BRASS CAP HAND HOLE	MH	MANHOLE
BDRY	BOUNDARY	OHP	OVERHEAD ELECTRIC
BEG	BEGIN	P	PAVEMENT
BM	BENCHMARK	PC	POINT OF CURVATURE
BSW	BACK OF SIDEWALK	PCC	POINT OF COMPOUND CURVE
CEN	CENTER	PI	POINT OF INTERSECTION
CIP	CAST-IRON PIPE	POC	POINT ON CURVE
CL	CENTER LINE	PP	POWER POLE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CONST	CONSTRUCT	PROP	PROPOSED
DI	DROP INLET	PT	POINT OF TANGENCY
E	ELECTRIC	PVC	POLYVINYL CHLORIDE
EG	EXISTING GROUND/GRADE	ROW	RIGHT-OF-WAY
EL	ELEVATION	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
ESWT	EASEMENT	SD	STORM DRAIN
EXIST	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SL	STREET LIGHT
FF	FINISH FLOOR	STA	STATION
FG	FINISH GRADE	STLT	STREET LIGHT
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOW LINE	TC	TOP OF CURB
G	NATURAL GAS LINE	T	TELEPHONE
GB	GRADE BREAK	TPED	TELEPHONE PEDESTAL
GV	GAS VALVE	TRANS	TRANSITION
HP	HIGH POINT	VG	VALLEY GUTTER
INV	INVERT	W	WATER

LEGEND

EXISTING	PROPOSED	
-----	-----	RIGHT OF WAY
-----	-----	PROPERTY LINE
-----	-----	CENTER LINE
-----	-----	EASEMENT
-----	-----	PUE DEDICATED TO C.O.G.
⊙	⊙	GATE VALVE
⊙	⊙	FIRE HYDRANT
①	①	STORM DRAIN MANHOLE
⑤	⑤	SANITARY SEWER MANHOLE
○	○	STREET LIGHT
---1223.0---	---1223.0---	MAJOR CONTOUR
---1223.4---	---1223.4---	MINOR CONTOUR
---12"W---	---12"W---	WATER LINE
---6"SS---	---6"SS---	SANITARY SEWER LINE
---2"SD---	---12"SD---	STORM DRAIN LINE
-----	-----	GAS LINE
-----T-----	-----T-----	TELEPHONE LINE
-----OHP-----	-----OHP-----	OVERHEAD POWER LINE
-----	---GB---	GRADE BREAK
-----	---TC=22.50 G=22.00---	SPOT ELEVATION
=====	=====	CUT OR FILL SLOPE
=====	=====	CURB AND GUTTER
=====	=====	RIPRAP / EROSION CONTROL

EXISTING	PROPOSED	
	○	CONCRETE BOLLARD
	⊠	ELECTRICAL TRANSFORMER
	▬	MONUMENT SIGN
	⊠	PARKING LIGHT POLE
		POWER POLE
SCO	●	SS CLEANOUT
○	○	STREET SIGN
	□	ARCH. LIGHT BASE
		CATCH BASIN
×	×	FENCE
	⊠	FLOW LINE
	①	DRYWELL
	●	GRATED INLET

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