PRELIMINARY PLAT FOR
ABEL RANCH
GOODYEAR, ARIZONA

A PORTION OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

1. PROPOSED OPEN SPACE USES INCLUDING TRAILS AND RELATED AMENITIES SHALL BE CONSISTENT WITH THE ABEL RANCH ZONING.

2. WATER, SEWER, AND DRAINAGE STUDIES HAVE BEEN PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.

3. IF PROTECTED NATIVE PLANTS ARE PRESENT IN THE PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3–904).

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 VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.

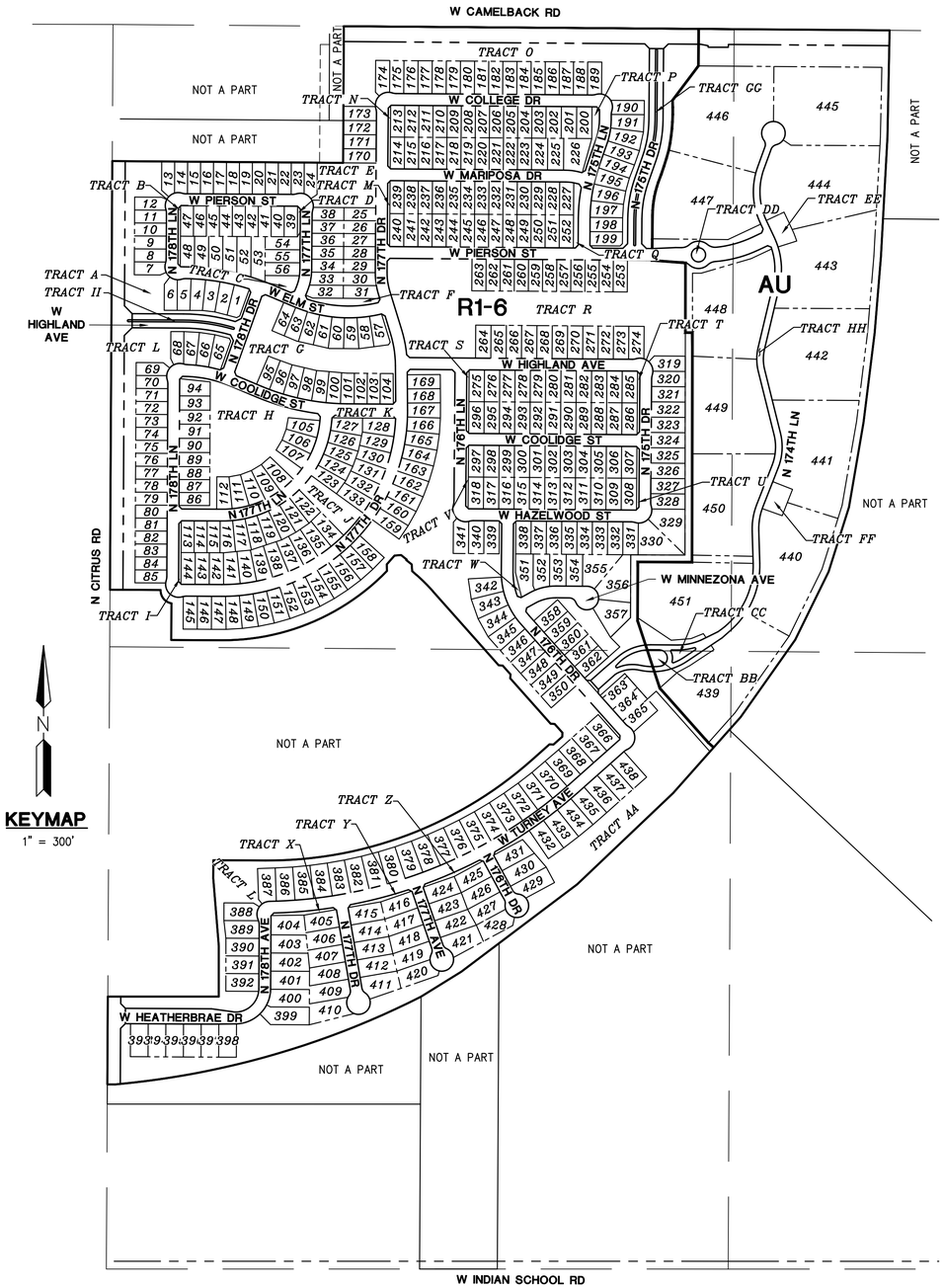
6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

7. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

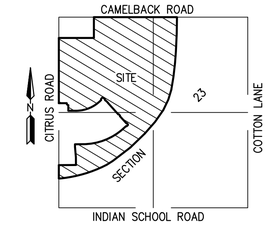
8. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO CITY OF GOODYEAR STANDARDS OR AS AMENDED BY ZONING AND/OR THIS PRELIMINARY PLAT.

9. PARCEL BOUNDARIES MAY BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.

10. A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE MAINTENANCE OF TRACTS AND OPEN SPACE WITH DUTIES AND RESPONSIBILITIES ESTABLISHED VIA A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)



KEYMAP
1" = 300'



VICINITY MAP
NOT TO SCALE

ENGINEER
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
FAX: (602) 368–2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER/CLIENT
TRIPLUS PARTNERS, LLC
5350 NORTH 16TH STREET, SUITE 106
PHOENIX, ARIZONA 85016
CONTACT: MR. CHRIS SHAW

LANDSCAPE ARCHITECT
ANDERSON BARON
50 N. MCCLINTOCK DRIVE, STE 1
CHANDLER, AZ 85226
PHONE: 480–699–7956
CONTACT: ALEX FISH

BENCHMARK
BENCHMARK #1
FOUND 3" CITY OF PHOENIX BRASS CAP IN HAND HOLE, DOWN 0.16', AT THE INTERSECTION OF CAMELBACK ROAD AND SARIVAL ROAD STAMPED "CITY OF PHOENIX", PER CITY OF GOODYEAR BENCHMARK LIST "G373"
ELEVATION: 1062.85'
DATUM: NAVD88
BENCHMARK #2
FOUND 3" CITY OF PHOENIX BRASS CAP IN HAND HOLE, AT THE INTERSECTION OF ESTRELLA PARKWAY & CAMELBACK ROAD PER CITY OF GOODYEAR BENCHMARK LIST "G369"
ELEVATION: 1054.66'
DATUM: NAVD88

BASIS OF BEARING
S00°18'20"W ALONG THE NORTH THE LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON.

DEVELOPMEMT SEQUENCING
DEVELOPMENT SEQUENCING WILL BE DETERMINED PRIOR TO FINAL PLATTING OF THE SUBDIVISION. DEVELOPMENT WILL OCCUR SUCH THAT LOOPED WATER, SEWER OUTFALL, AND SUFFICIENT ACCESS IS PROVIDED TO EACH PHASE/PARCEL AS THEY ARE DEVELOPED. ALL WATER AND SEWER FACILITIES WILL BE SIZED FOR BUILT–OUT CONDITIONS.

SHEET INDEX

CV01	COVER SHEET
CV02	NOTES & LEGAL DESCRIPTION
DT01–DT02	DETAILS, LOT & TRACT TABLES
DT03	BOUNDARY & CENTERLINE INFORMATION
PP01–PP09	PRELIMINARY PLAT
PP10–PP18	PRELIMINARY GRADING
PP19–PP27	PRELIMINARY UTILITY
PP28	PHASING PLAN

SITE DATA			
ZONING	R1–6	AU	TOTAL
TOTAL LOTS	438	13	451
GROSS PARCEL AREA (AC)	163.61	53.83	217.44
NET PROJECT AREA	158.45	52.62	211.07
MINIMUM LOT AREA (SF)	5,500	43,560	
AVERAGE LOT AREA	8,963 SF	3.21 AC	
NET PARCEL DENSITY (DU/AC)	2.76	0.25	2.14
OPEN SPACE TRACTS (AC)	42.60	7.58	50.18
ACTIVE OPEN SPACE (AC)	15.08		15.08
PASSIVE OPEN SPACE (AC)	35.90		35.90
PERCENT OPEN SPACE (NET %)	26.88%	14.40%	23.77%

LOT MIX TABLE		
LOT SIZE	QUANTITY	MIX
55'X130'	127 UNITS	28%
60'X135'	136 UNITS	30%
65'X135'	102 UNITS	23%
75'X140'	73 UNITS	16%
AU LOTS	13 UNITS	3%
TOTAL	451	100%

UTILITY PROVIDERS	
SEWER	GOODYEAR
WATER	EPCOR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
COMMUNICATIONS	COX AND CENTURY LINK

LEGEND

———	BOUNDARY LINE
— — —	CENTERLINE
- - - - - -	PUBLIC UTILITY EASEMENT (PUE) (WIDTH PER PLANS)
- - - - - -	VEHICLE NON–ACCESS EASEMENT (VNAE)
—— 8"W ——	8" WATER (UNLESS NOTED OTHERWISE) WITH WATER VALVES AND TEES
——◄ 8"S ——	8" SEWER WITH MANHOLES AND FLOW DIRECTION
- - -(1600)- - -	EXISTING CONTOURS
\	SIGHT VISIBILITY EASEMENT (SVE) PER C.O.G. DTL G–3228
— — —	SIGHT VISIBILITY TRIANGLE (SVT) PER C.O.G. DTL G–3232
◕	FIRE HYDRANT
⊗	WATER VALVE
FF	FINISH FLOOR
FP	FINISH PAD
FG	FINISH GRADE
HP	HIGH POINT
LP	LOW POINT
P	PAVEMENT ELEVATION
⬅	DRAINAGE FLOW DIRECTION
⇐	BASIN OVERFLOW / EMERGENCY OUTFALL
HWL/HWE	HIGH WATER LEVEL/ELEVATION
*	LOT RESTRICTED TO SINGLE STORY
**	RESTRICTED AT T–INTERSECTION

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Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA, U.S.A.

ABEL RANCH
SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

COVER SHEET

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: N.T.S.
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
CV01
SHT. 1 OF 33

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R1-6 LEGAL DESCRIPTION

A PORTION OF LAND AS DESCRIBED IN CORRECTIVE GENERAL WARRANTY DEED, DOCUMENT 1998-0611014, RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED WITHIN SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (M.C.D.O.T.) BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 23 FROM WHICH A FOUND MARICOPA COUNTY ALUMINUM CAP FLUSH ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 23 THEREOF BEARS SOUTH 89°33'55"EAST, 2636.89 FEET;

THENCE SOUTH 89°33'55" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, 980.00 FEET TO THE **POINT OF BEGINNING;**

THENCE CONTINUING SOUTH 89°33'55" EAST ALONG SAID NORTH LINE, 1506.47 FEET;

THENCE LEAVING SAID NORTH LINE SOUTH 00°26'08" WEST, 157.05 FEET;

THENCE SOUTH 36°56'50" WEST, 182.65 FEET;

THENCE SOUTH 00°26'02" WEST, 84.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°59'14", AN ARC LENGTH OF 188.89 FEET TO A TANGENT LINE;

THENCE SOUTH 19°25'16" WEST, 83.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 430.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'58", AN ARC LENGTH OF 141.46 FEET TO A TANGENT LINE;

THENCE SOUTH 00°34'18" WEST, 194.92 FEET;

THENCE SOUTH 89°42'04" EAST, 15.38 FEET;

THENCE SOUTH 86°10'18" EAST, 126.94 FEET;

THENCE SOUTH 00°06'04" WEST, 1240.24 FEET;

THENCE NORTH 89°42'04" WEST, 230.00 FEET;

THENCE SOUTH 00°17'56" WEST, 266.91 FEET;

THENCE SOUTH 45°26'42" WEST, 119.23 FEET;

THENCE SOUTH 44°31'47" EAST, 56.55 FEET;

THENCE SOUTH 48°20'45" WEST, 199.48 FEET;

THENCE SOUTH 41°38'36" EAST, 98.62 FEET;

THENCE NORTH 48°21'24" EAST, 140.00 FEET;

THENCE SOUTH 41°38'36" EAST, 144.74 FEET;

THENCE NORTH 48°21'31" EAST, 50.00 FEET;

THENCE SOUTH 41°38'36" EAST, 343.29 FEET;

THENCE SOUTH 41°36'45" WEST, 235.55 FEET;

THENCE SOUTH 46°27'21" WEST, 561.61 FEET;

THENCE SOUTH 52°57'44" WEST, 616.35 FEET;

THENCE SOUTH 58°15'30" WEST, 201.37 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3573.00 FEET, THE CENTER OF WHICH BEARS NORTH 26°54'11" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°47'46", AN ARC LENGTH OF 1359.22 FEET TO A NON-TANGENT LINE, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF CITRUS ROAD;

THENCE NORTH 89°41'25" WEST, 33.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE NORTH 00°18'35" EAST ALONG SAID WEST LINE, 372.51 FEET;

THENCE LEAVING SAID WEST LINE SOUTH 89°59'33" EAST, 471.06 FEET;

THENCE NORTH 00°00'27" EAST, 20.99 FEET;

THENCE NORTH 00°00'25" EAST, 194.19 FEET;

THENCE NORTH 04°39'59" WEST, 288.25 FEET;

THENCE NORTH 00°18'31" EAST, 76.65 FEET;

THENCE SOUTH 89°41'28" EAST, 220.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1689.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°57'06", AN ARC LENGTH OF 1236.68 FEET TO A TANGENT LINE;

THENCE NORTH 48°21'26" EAST, 99.66 FEET;

THENCE SOUTH 86°38'34" EAST, 16.97 FEET;

THENCE NORTH 48°21'26" EAST, 50.00 FEET;

THENCE NORTH 03°21'26" EAST, 16.97 FEET;

THENCE NORTH 41°38'34" WEST, 50.00 FEET;

THENCE NORTH 86°38'34" WEST, 16.97 FEET;

THENCE NORTH 41°38'34" WEST, 258.00 FEET;

THENCE NORTH 03°21'26" EAST, 16.97 FEET;

THENCE NORTH 41°38'34" WEST, 50.00 FEET;

THENCE NORTH 86°38'34" WEST, 16.97 FEET;

THENCE NORTH 41°38'34" WEST, 420.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 825.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'09", AN ARC LENGTH OF 98.91 FEET TO A TANGENT LINE;

THENCE NORTH 48°30'43" WEST, 24.16 FEET;

THENCE NORTH 04°29'08" WEST, 28.76 FEET;

THENCE NORTH 51°00'55" WEST, 30.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET THE CENTER OF WHICH BEARS NORTH 51°00'56" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'19", AN ARC LENGTH OF 2.71 FEET TO A NON-TANGENT LINE;

THENCE NORTH 51°10'13" WEST, 30.00 FEET;

THENCE SOUTH 85°27'15" WEST, 27.77 FEET;

THENCE SOUTH 41°29'17" WEST, 50.00 FEET;

THENCE SOUTH 02°28'42" EAST, 27.77 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 970.00 FEET, THE CENTER OF WHICH BEARS NORTH 45°51'14" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°08'52", AN ARC LENGTH OF 781.27 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89°42'21" WEST, 215.05 FEET;

THENCE NORTH 00°18'32" EAST, 155.75 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, THE CENTER OF WHICH BEARS NORTH 09°26'12" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°50'08", AN ARC LENGTH OF 79.52 FEET TO A NON-TANGENT LINE;

THENCE NORTH 89°41'27" WEST, 214.95 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23;

THENCE ALONG SAID WEST LINE NORTH 00°18'20" EAST, 1819.69 FEET;

THENCE LEAVING SAID WEST LINE SOUTH 89°33'52" EAST, 980.00 FEET;

THENCE NORTH 00°18'20" EAST, 580.02 FEET TO THE **POINT OF BEGINNING.**

AU LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN CORRECTIVE GENERAL WARRANTY DEED, DOCUMENT 1998-0611014, RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED WITHIN SECTION 23, TOWNSHIP 2 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 ALUMINUM CAP FLUSH ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 23, BEING SOUTH 89°33'55" EAST, 2636.89 FEET OF A MARICOPA COUNTY BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHWEST CORNER OF SECTION 23 THEREOF;

THENCE SOUTH 89°33'44" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, 660.23 FEET;

THENCE LEAVING SAID NORTH LINE SOUTH 01°09'15" WEST, 455.02 FEET;

THENCE SOUTH 03°08'36" WEST, 505.55 FEET;

THENCE SOUTH 04°42'30" WEST, 325.90 FEET;

THENCE SOUTH 07°03'52" WEST, 382.55 FEET;

THENCE SOUTH 09°46'29" WEST, 364.83 FEET;

THENCE SOUTH 17°29'46" WEST, 287.65 FEET;

THENCE SOUTH 26°06'09" WEST, 321.73 FEET;

THENCE SOUTH 35°13'33" WEST, 401.82 FEET;

THENCE SOUTH 41°36'45" WEST, 196.22 FEET;

THENCE NORTH 41°38'36" WEST, 343.29 FEET;

THENCE SOUTH 48°21'31" WEST, 50.00 FEET;

THENCE NORTH 41°38'36" WEST, 144.74 FEET;

THENCE SOUTH 48°21'24" WEST, 140.00 FEET;

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THENCE NORTH 00°26'02" EAST, 84.77 FEET;

THENCE NORTH 36°56'50" EAST, 182.65 FEET;

THENCE NORTH 00°26'08" EAST, 157.05 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER;

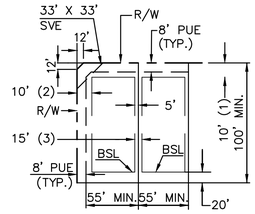
THENCE SOUTH 89°33'55" EAST ALONG SAID NORTH LINE, 150.42 FEET TO THE **POINT OF BEGINNING.**

TABLE 3-2-3-A: DEVELOPMENT STANDARDS – SINGLE FAMILY DISTRICTS		
STANDARD	AU	R1-6
LOT STANDARDS		
MINIMUM LOT AREA (SF)	43,560	5,500
MINIMUM LOT WIDTH (FT)	150'	55'
MINIMUM LOT DEPTH (SF)	N/A	100'
BUILDING FORM AND LOCATION		
MAXIMUM HEIGHT (FT)	30'	30'
MAXIMUM BUILDING COVERAGE	20%	60%
MINIMUM SETBACKS (FT)		
FRONT (1)	20'	10'
FRONT FACING GARAGE	20'	20'
SIDE	15'	5'
TOTAL BOTH SIDES	30'	15' (3)
STREET SIDE (2)	30'	10'
REAR	50'	20'
DEVELOPMENT STANDARDS		
OPEN SPACE % (OF NET AREA)	0%	15%

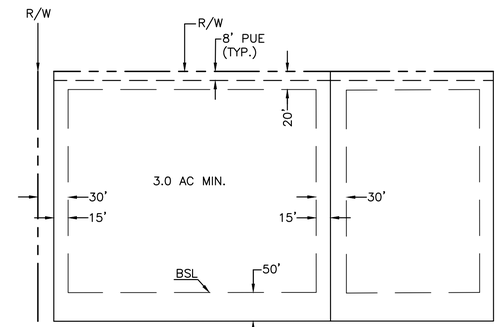
(1) MEASURED TO PATIOS, LIVABLE SPACE, AND SIDE GARAGES.

(2) WHERE A MINIMUM 10 FOOT WIDE LANDSCAPE TRACT IS PROVIDED, THE TYPICAL SIDE SETBACKS, RATHER THAN STREET SIDE SETBACK APPLIES.

(3) TOTAL OF BOTH SIDES SETBACK MAY BE REDUCED TO 10 FEET SUBJECT TO THE REQUIREMENTS AS PROVIDED IN SECTION 3-2-3-D OF COG ZONING ORDINANCE.



TYPICAL LOT DETAIL
(R1-6)



TYPICAL LOT DETAIL
(AU)

Call at least two full working days before you begin excavation
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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REV.:

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ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA, U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

NOTES & LEGAL DESCRIPTION

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: N.T.S.
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
CV02
SHT. 2 OF 33

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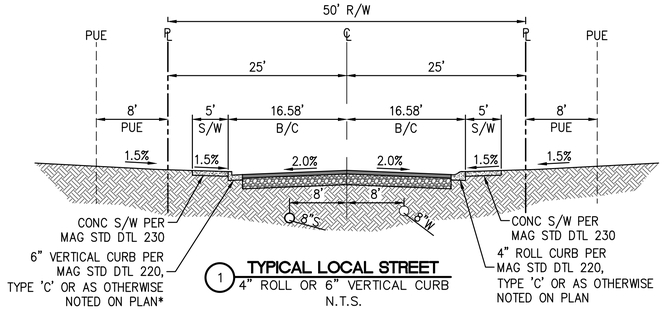
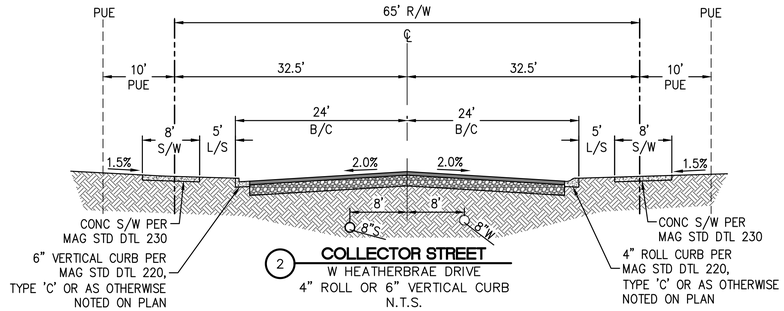
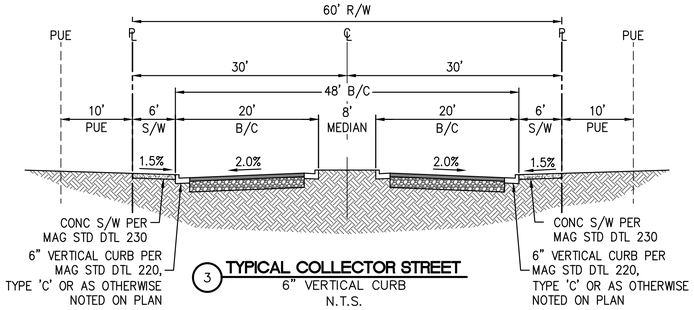


1 **TYPICAL LOCAL STREET**
4" ROLL OR 6" VERTICAL CURB
N.T.S.

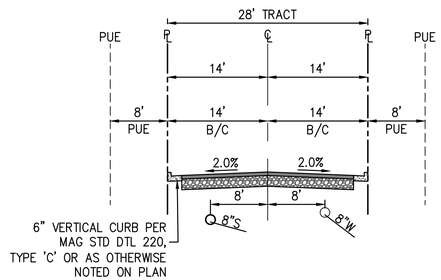
*6" ROLL CURB MAY BE USED WHERE NEEDED FOR FINAL DRAINAGE. B/C DIMENSION TO BE 1' WIDER TO ACCOMODATE 3' WIDE ROLL CURB.



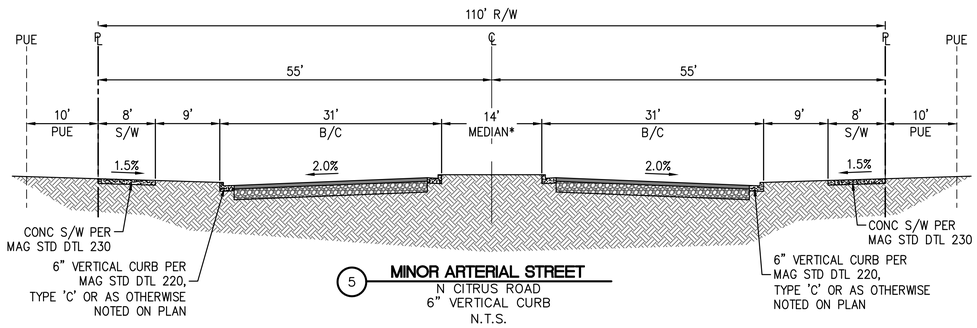
2 **COLLECTOR STREET**
W HEATHERBRAE DRIVE
4" ROLL OR 6" VERTICAL CURB
N.T.S.



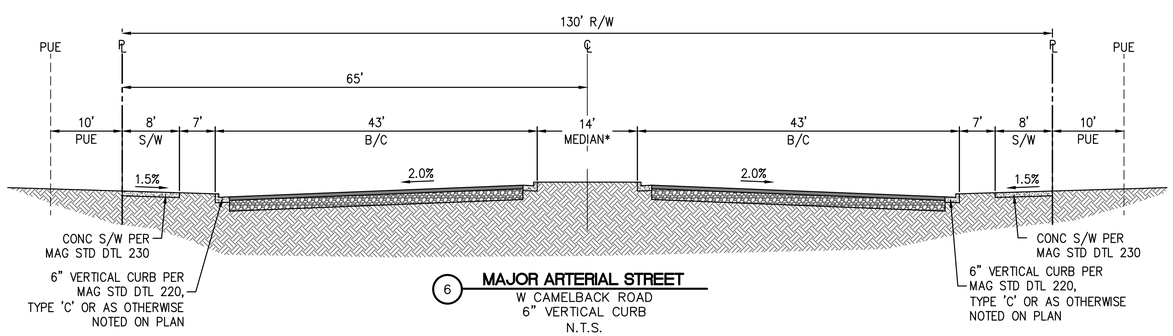
3 **TYPICAL COLLECTOR STREET**
6" VERTICAL CURB
N.T.S.



4 **TYPICAL LOCAL DRIVE**
N 174TH LANE
6" VERTICAL CURB
N.T.S.



5 **MINOR ARTERIAL STREET**
N CITRUS ROAD
6" VERTICAL CURB
N.T.S.



6 **MAJOR ARTERIAL STREET**
W CAMELBACK ROAD
6" VERTICAL CURB
N.T.S.

*PROJECT WILL NOT CONSTRUCT MEDIAN. SECTION WILL INCLUDE PAVEMENT WITH A STRIPED CENTER TURN LANE. AN IN-LIEU PAYMENT WILL BE DUE FOR HALF MEDIAN IMPROVEMENTS PRIOR TO FIRST C OF O.

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PHOENIX, AZ 85016
www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

DETAILS

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: N.T.S.
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
DT01
SHT. 3 OF 33

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LOT TABLE	
LOT NO.	AREA (SQ.FT)
1	7,788
2	7,570
3	7,530
4	7,657
5	7,496
6	7,177
7	7,139
8	7,419
9	7,425
10	7,425
11	7,419
12	7,182
13	7,581
14	7,361
15	7,503
16	7,497
17	7,490
18	7,483
19	7,476
20	7,469
21	7,462
22	7,456
23	7,301
24	7,819
25	7,425
26	7,425
27	7,425
28	7,425
29	7,425
30	7,527
31	8,081
32	8,238
33	7,620
34	7,426
35	7,425
36	7,425
37	7,425
38	7,366
39	7,356
40	7,150
41	7,150
42	7,150
43	7,150
44	7,150
45	7,150
46	7,150
47	7,148
48	7,813
49	7,980

LOT TABLE	
LOT NO.	AREA (SQ.FT)
50	8,364
51	8,973
52	9,814
53	10,898
54	8,280
55	8,146
56	8,123
57	8,128
58	7,725
59	7,742
60	7,836
61	7,788
62	7,725
63	7,753
64	7,212
65	8,653
66	8,310
67	8,298
68	7,427
69	7,265
70	7,330
71	7,425
72	7,425
73	7,425
74	7,425
75	7,425
76	7,425
77	7,425
78	7,425
79	7,425
80	7,425
81	7,425
82	7,425
83	7,425
84	7,425
85	7,370
86	7,150
87	7,150
88	7,150
89	7,800
90	7,800
91	7,800
92	7,800
93	7,800
94	8,643
95	7,381
96	7,529
97	7,546
98	7,546

LOT TABLE	
LOT NO.	AREA (SQ.FT)
99	7,567
100	7,608
101	7,323
102	7,150
103	7,150
104	7,225
105	8,360
106	8,360
107	8,360
108	8,410
109	8,410
110	8,410
111	8,410
112	8,064
113	7,423
114	7,425
115	7,425
116	7,982
117	8,049
118	7,973
119	7,973
120	8,103
121	8,103
122	8,119
123	7,973
124	8,103
125	8,103
126	8,073
127	8,494
128	9,482
129	8,714
130	8,690
131	8,686
132	8,691
133	8,820
134	8,828
135	8,692
136	8,686
137	8,703
138	8,850
139	8,769
140	8,735
141	8,749
142	8,163
143	8,100
144	8,098
145	8,394
146	8,400
147	8,549

LOT TABLE	
LOT NO.	AREA (SQ.FT)
148	8,897
149	8,890
150	8,890
151	8,890
152	8,890
153	8,890
154	8,890
155	8,890
156	8,890
157	8,890
158	8,890
159	8,890
160	8,890
161	8,890
162	8,890
163	8,890
164	8,890
165	8,890
166	8,890
167	8,648
168	8,400
169	8,400
170	8,404
171	8,412
172	8,420
173	8,376
174	8,425
175	8,343
176	8,400
177	8,400
178	8,400
179	8,400
180	8,400
181	8,400
182	8,400
183	8,400
184	8,400
185	8,400
186	8,400
187	8,400
188	8,400
189	8,278
190	8,248
191	9,114
192	9,555
193	8,646
194	8,430
195	8,894
196	8,894

LOT TABLE	
LOT NO.	AREA (SQ.FT)
197	8,894
198	8,313
199	8,229
200	8,775
201	8,775
202	8,775
203	8,100
204	8,100
205	8,100
206	8,100
207	8,100
208	8,100
209	8,100
210	8,100
211	8,100
212	8,100
213	8,098
214	8,098
215	8,100
216	8,100
217	8,100
218	8,100
219	8,100
220	8,100
221	8,100
222	8,100
223	8,100
224	9,180
225	9,180
226	13,854
227	8,363
228	8,400
229	8,400
230	8,400
231	8,400
232	8,400
233	8,400
234	8,400
235	8,400
236	8,400
237	8,400
238	8,400
239	8,398
240	8,398
241	8,400
242	8,400
243	8,400
244	8,400
245	8,400

LOT TABLE	
LOT NO.	AREA (SQ.FT)
246	8,400
247	8,400
248	8,400
249	8,400
250	8,400
251	8,400
252	8,400
253	8,100
254	8,100
255	8,100
256	8,100
257	8,100
258	8,100
259	8,100
260	8,100
261	8,100
262	8,100
263	8,100
264	9,100
265	9,100
266	9,100
267	9,100
268	9,100
269	9,100
270	9,100
271	9,100
272	9,100
273	9,100
274	8,949
275	8,773
276	8,775
277	8,775
278	8,775
279	8,775
280	8,775
281	8,775
282	8,775
283	8,775
284	8,775
285	8,773
286	8,773
287	8,775
288	8,775
289	8,775
290	8,775
291	8,775
292	8,775
293	8,775
294	8,775

LOT TABLE	
LOT NO.	AREA (SQ.FT)
295	8,775
296	8,773
297	8,773
298	8,775
299	8,775
300	8,775
301	8,775
302	8,775
303	8,775
304	8,775
305	8,775
306	8,775
307	8,773
308	8,773
309	8,775
310	8,775
311	8,775
312	8,775
313	8,775
314	8,775
315	8,775
316	8,775
317	8,775
318	8,773
319	9,303
320	9,204
321	9,311
322	9,336
323	9,360
324	9,385
325	9,410
326	9,434
327	9,459
328	9,426
329	18,149
330	17,753
331	9,026
332	9,100
333	9,100
334	9,100
335	9,100
336	9,100
337	9,100
338	9,098
339	9,098
340	9,077
341	9,042
342	10,371
343	10,371

LOT TABLE	
LOT NO.	AREA (SQ.FT)
344	10,445
345	9,949
346	9,100
347	9,100
348	9,100
349	9,100
350	9,100
351	11,805
352	10,051
353	9,465
354	9,450
355	15,664
356	20,818
357	16,047
358	8,775
359	8,775
360	8,775
361	8,775
362	8,777
363	9,100
364	9,100
365	8,954
366	10,498
367	10,500
368	10,500
369	10,608
370	10,866
371	10,847
372	10,847
373	10,847
374	10,847
375	10,847
376	10,847
377	10,847
378	10,847
379	10,847
380	10,847
381	10,847
382	10,847
383	10,847
384	10,847
385	10,847
386	10,847
387	10,663
388	10,644
389	10,891
390	10,555
391	10,533
392	10,508

LOT TABLE	
LOT NO.	AREA (SQ.FT)
393	10,500
394	10,500
395	10,500
396	10,500
397	10,507
398	10,577
399	14,411
400	12,799
401	12,686
402	12,469
403	11,826
404	12,048
405	10,661
406	11,036
407	11,409
408	12,096
409	12,959
410	13,692
411	13,606
412	11,783
413	11,449
414	11,114
415	10,778
416	10,796
417	11,376
418	11,959
419	12,124
420	11,871
421	13,547
422	11,601
423	11,129
424	10,726
425	10,726
426	11,341
427	11,637
428	11,152
429	12,040
430	12,334
431	11,109
432	11,127
433	11,127
434	11,128
435	11,008
436	10,875
437	10,875
438	11,116
439	133,025
440	130,861
441	139,196

LOT TABLE	
LOT NO.	AREA (SQ.FT)
442	160,355
443	143,576
444	152,656
445	147,436
446	160,403
447	136,658
448	126,408
449	128,920
450	124,148
451	134,786

TRACT TABLE				
TRACT	AREA (SQ.FT.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	72,390.16	COMMON AREA & DRAINAGE, PUE, PRIVATE IRRIGATION EASEMENT	HOA	HOA
TRACT B	2,460.00	COMMON AREA, PUE	HOA	HOA
TRACT C	7,281.22	COMMON AREA, PUE	HOA	HOA
TRACT D	1,351.89	COMMON AREA, PUE	HOA	HOA
TRACT E	48,374.05	COMMON AREA & DRAINAGE, PUE, SEWER EASEMENT	HOA	HOA
TRACT F	7,874.67	COMMON AREA, PUE	HOA	HOA
TRACT G	96,927.30	COMMON AREA & DRAINAGE, PUE	HOA	HOA
TRACT H	119,410.69	COMMON AREA & DRAINAGE, PUE	HOA	HOA
TRACT I	2,560.00	COMMON AREA, PUE	HOA	HOA
TRACT J	27,672.00	COMMON AREA & DRAINAGE, PUE	HOA	HOA
TRACT K	2,596.76	COMMON AREA, PUE	HOA	HOA
TRACT L	495,740.89	COMMON AREA & DRAINAGE, PUE, SEWER EASEMENT, EMERGENCY ACCESS, PRIVATE IRRIGATION EASEMENT	HOA	HOA
TRACT M	2,660.00	COMMON AREA, PUE	HOA	HOA
TRACT N	2,560.00	COMMON AREA, PUE	HOA	HOA
TRACT O	175,909.41	COMMON AREA & DRAINAGE, PUE	HOA	HOA
TRACT P	5,849.32	COMMON AREA, PUE	HOA	HOA
TRACT Q	6,114.46	COMMON AREA, PUE	HOA	HOA
TRACT R	448,065.91	COMMON AREA & DRAINAGE, PUE	HOA	HOA
TRACT S	2,560.00	COMMON AREA, PUE	HOA	HOA
TRACT T	2,560.00	COMMON AREA, PUE	HOA	HOA
TRACT U	2,560.00	COMMON AREA, PUE	HOA	HOA
TRACT V	2,560.00	COMMON AREA, PUE	HOA	HOA
TRACT W	3,845.65	COMMON AREA, PUE	HOA	HOA
TRACT X	3,354.89	COMMON AREA, PUE	HOA	HOA
TRACT Y	3,332.03	COMMON AREA, PUE	HOA	HOA
TRACT Z	3,332.54	COMMON AREA, PUE	HOA	HOA
TRACT AA	591,155.31	COMMON AREA & DRAINAGE, PUE, SEWER EASEMENT	HOA	HOA
TRACT BB	11,350.56	COMMON AREA	HOA	HOA
TRACT CC	3,331.81	COMMON AREA	HOA	HOA
TRACT DD	2,827.43	COMMON AREA	HOA	HOA
TRACT EE	10,688.32	COMMON AREA & DRAINAGE, PUE	HOA	HOA
TRACT FF	10,926.47	COMMON AREA & DRAINAGE, PUE	HOA	HOA
TRACT GG	6,752.45	COMMON AREA	CITY	HOA
TRACT HH	129,174.47	PRIVATE STREET, EMERGENCY ACCESS, WATER & SEWER EASEMENT & DRAINAGE	HOA	HOA
TRACT II	3,638.98	COMMON AREA	CITY	HOA

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA, U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

LOT & TRACT TABLES

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE:
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
DT02
SHT. 4 OF 33

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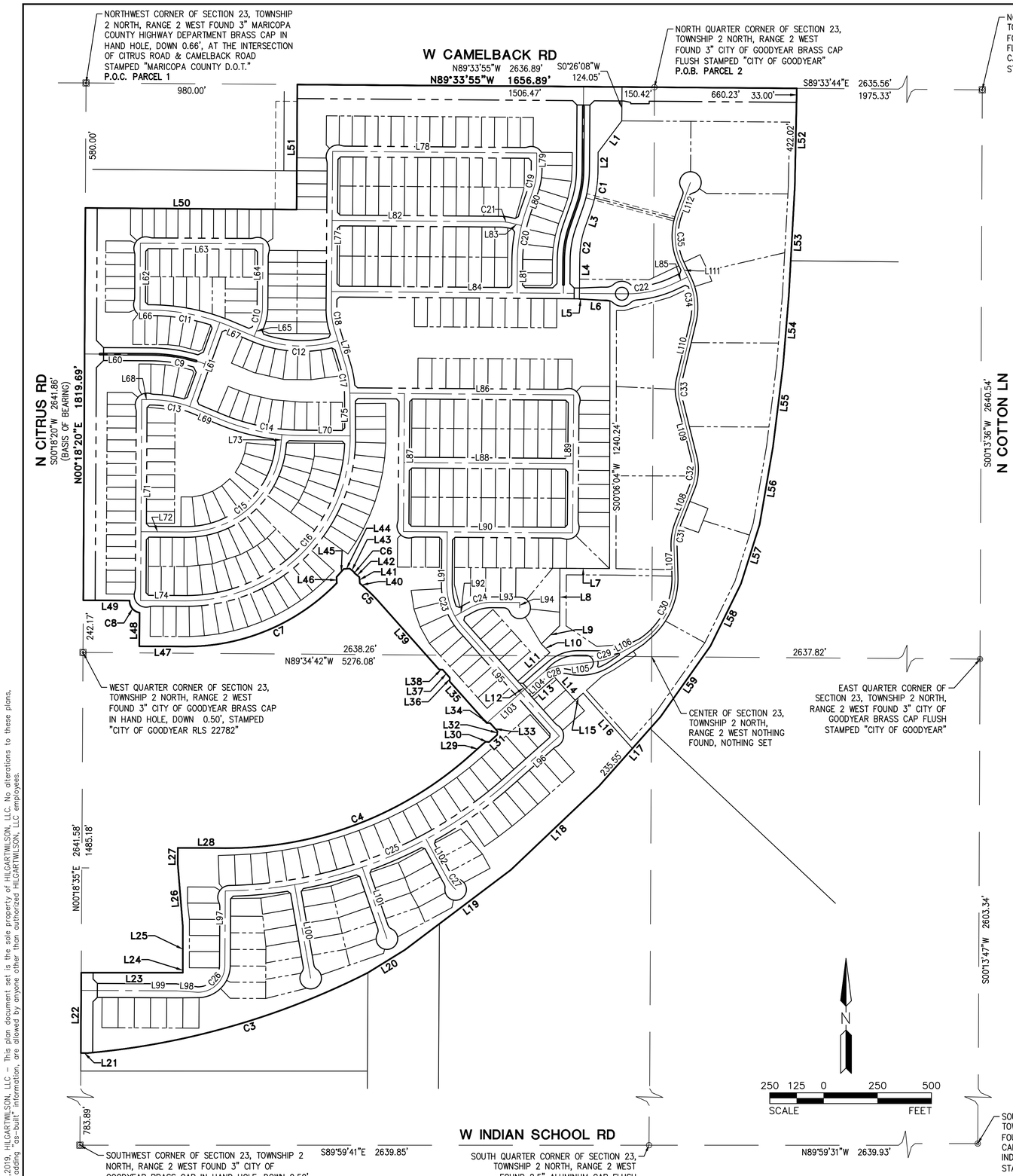

NORTHEAST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST FOUND 3" CITY OF GOODYEAR BRASS CAP FLUSH AT THE INTERSECTION OF CAMELBACK ROAD & COTTON LANE STAMPED "CITY OF GOODYEAR"

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH
L1	S36°56'50"W	182.65'	L26	N04°39'59"W	288.25'	L51	N00°18'20"E	580.00'	L76	S17°04'53"E	171.49'	L101	S19°05'11"E	350.39'
L2	S00°26'02"W	84.77'	L27	N00°18'31"E	76.65'	L52	S01°09'15"W	455.02'	L77	S00°26'05"W	732.70'	L102	S28°21'29"E	204.38'
L3	S19°25'16"W	83.01'	L28	S89°41'28"E	220.98'	L53	S03°08'36"W	505.55'	L78	S89°33'55"E	946.72'	L103	S48°21'24"W	211.22'
L4	S00°34'18"W	194.92'	L29	N48°21'26"E	99.66'	L54	S04°42'30"W	325.90'	L79	S00°26'05"W	79.63'	L104	S48°21'24"W	133.40'
L5	N89°42'04"W	15.38'	L30	S86°38'34"E	16.97'	L55	S07°03'52"W	382.55'	L80	S19°20'32"W	100.00'	L105	S83°47'16"W	163.40'
L6	S86°10'18"E	126.94'	L31	N48°21'26"E	50.00'	L56	S09°46'29"W	364.83'	L81	S00°26'05"W	151.72'	L106	N62°02'21"E	106.17'
L7	N89°42'04"W	230.00'	L32	N03°21'26"E	16.97'	L57	S17°29'46"W	287.65'	L82	S89°33'55"E	781.05'	L107	N01°47'23"W	137.84'
L8	S00°17'56"W	266.91'	L33	N41°38'34"W	50.00'	L58	S26°06'09"W	321.73'	L83	N76°33'14"W	54.03'	L108	N21°25'52"E	177.43'
L9	S45°26'42"W	119.23'	L34	N86°38'34"W	16.97'	L59	S35°13'33"W	401.82'	L84	S89°33'55"E	1371.04'	L109	N13°59'55"W	276.83'
L10	S44°31'47"E	56.55'	L35	N41°38'34"W	258.00'	L60	N89°41'40"W	306.00'	L85	N64°51'41"E	70.88'	L110	N13°23'33"E	273.26'
L11	S48°20'45"W	199.48'	L36	N03°21'26"E	16.97'	L61	N19°42'41"E	415.00'	L86	S89°33'55"E	1038.27'	L111	N25°08'19"W	81.55'
L12	S41°38'36"E	98.62'	L37	N41°38'34"W	50.00'	L62	S00°18'20"W	310.00'	L87	S00°26'05"W	640.00'	L112	S20°02'01"W	155.06'
L13	N48°21'24"E	140.00'	L38	N86°38'34"W	16.97'	L63	N89°41'40"W	568.64'	L88	S89°33'55"E	785.00'			
L14	S41°38'36"E	144.74'	L39	N41°38'34"W	420.02'	L64	S00°26'05"W	293.37'	L89	N00°26'05"E	640.00'			
L15	N48°21'31"E	50.00'	L40	N48°30'43"W	24.16'	L65	S22°50'23"W	54.43'	L90	S89°33'55"E	785.00'			
L16	S41°38'36"E	343.29'	L41	N04°29'08"W	28.76'	L66	N89°41'40"W	50.00'	L91	N00°26'05"E	243.73'			
L17	S41°36'45"W	431.77'	L42	N51°00'55"W	30.00'	L67	N67°09'37"W	119.22'	L92	S61°08'44"W	81.62'			
L18	S46°27'21"W	561.61'	L43	N51°10'13"W	30.00'	L68	N89°41'40"W	40.00'	L93	N89°33'55"W	131.34'			
L19	S52°57'44"W	616.35'	L44	S85°27'15"W	27.77'	L69	N67°09'37"W	119.22'	L94	N00°26'05"E	25.00'			
L20	S58°15'30"W	201.37'	L45	S41°29'17"W	50.00'	L70	S89°33'55"E	231.94'	L95	N41°38'36"W	671.63'			
L21	N89°41'25"W	33.00'	L46	S02°28'42"E	27.77'	L71	S00°18'20"W	933.00'	L96	S48°21'26"W	320.37'			
L22	N00°18'35"E	372.51'	L47	N89°42'21"W	215.05'	L72	S89°41'40"E	208.17'	L97	N00°18'35"E	345.70'			
L23	N89°59'33"W	471.06'	L48	N00°18'32"E	155.75'	L73	N05°23'12"E	53.17'	L98	S86°15'29"E	100.21'			
L24	N00°00'27"E	20.99'	L49	N89°41'27"W	214.95'	L74	S89°41'40"E	208.17'	L99	S89°41'25"E	441.02'			
L25	N00°00'25"E	194.19'	L50	S89°33'55"E	980.00'	L75	N00°25'05"W	189.27'	L100	S09°47'12"E	439.99'			

CURVE TABLE				CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH	NO.	RADIUS	DELTA	LENGTH
C1	570.00'	18°59'14"	188.89'	C21	200.00'	13°00'41"	45.42'
C2	430.00'	18°50'58"	141.46'	C22	500.00'	25°34'24"	223.17'
C3	3573.00'	21°47'46"	1359.22'	C23	300.00'	42°04'41"	220.32'
C4	1689.00'	41°57'06"	1236.68'	C24	200.00'	29°17'21"	102.24'
C5	825.00'	6°52'09"	98.91'	C25	2000.00'	41°06'18"	1434.84'
C6	1000.00'	0°09'19"	2.71'	C26	125.00'	90°00'00"	196.35'
C7	970.00'	46°08'52"	781.27'	C27	223.75'	17°11'40"	67.15'
C8	55.00'	82°50'08"	79.52'	C28	150.00'	35°25'52"	92.76'
C9	760.00'	19°24'21"	257.41'	C29	250.00'	21°44'54"	94.90'
C10	225.00'	22°24'18"	87.98'	C30	350.00'	63°49'44"	389.91'
C11	965.00'	22°32'03"	379.53'	C31	270.00'	23°13'15"	109.42'
C12	570.00'	39°55'16"	397.15'	C32	230.00'	35°25'47"	142.22'
C13	550.00'	22°32'03"	216.31'	C33	200.00'	27°23'28"	95.61'
C14	985.00'	22°24'18"	385.18'	C34	300.00'	38°31'51"	201.75'
C15	440.00'	84°55'08"	652.13'	C35	300.00'	45°10'20"	236.52'
C16	760.00'	90°43'25"	1203.40'				
C17	500.00'	16°39'48"	145.42'				
C18	300.00'	17°30'58"	91.71'				
C19	285.00'	18°54'27"	94.05'				
C20	715.00'	18°54'27"	235.95'				

REV.:

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PHOENIX, AZ 85016 www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9/17/19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

BOUNDARY & CENTERLINE INFORMATION

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: N.T.S.
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
DT03
SHT. 5 OF 33

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Arizona Blue Stake, Inc.
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In Maricopa County: (602) 263-1100

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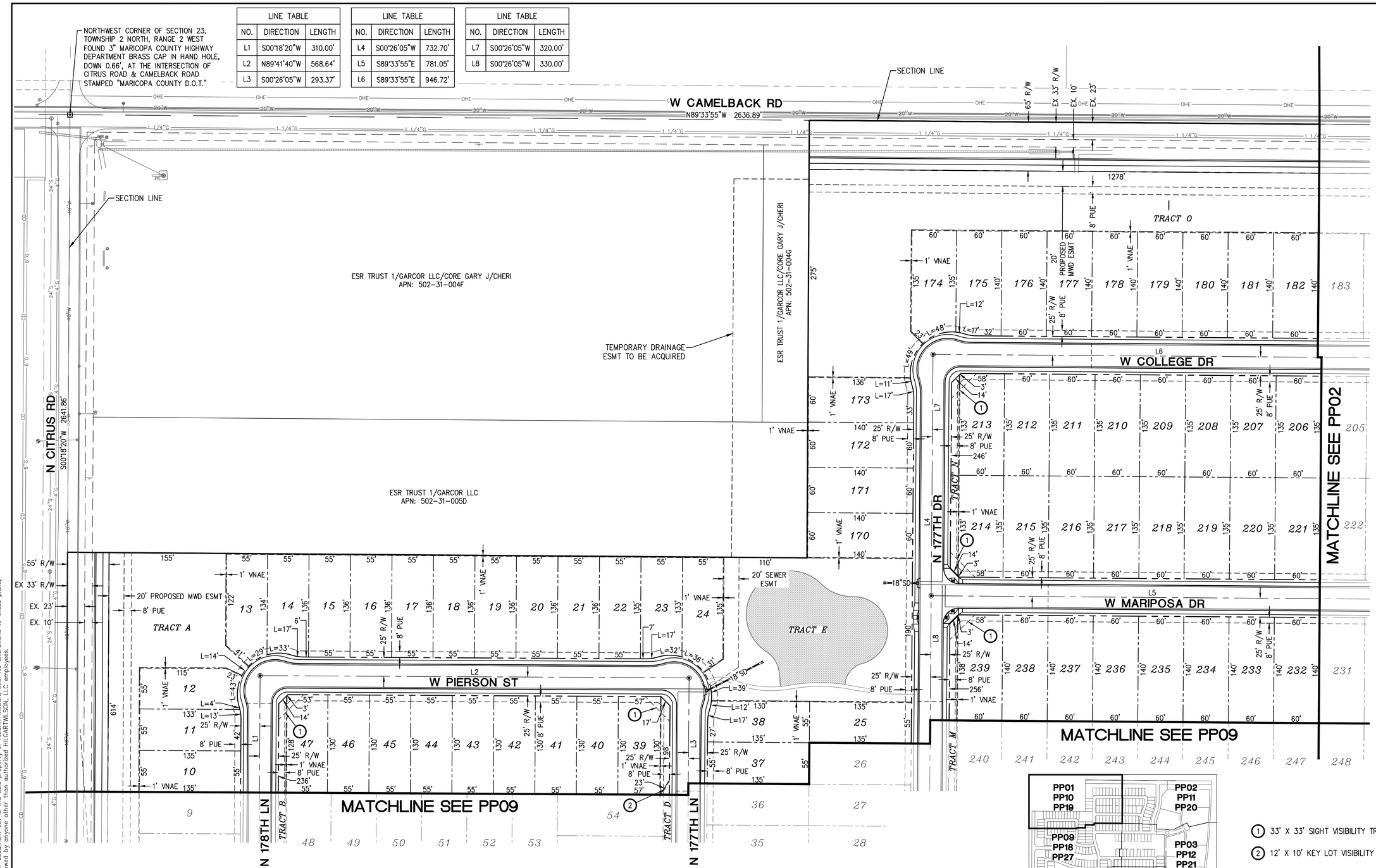
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°18'20"W	310.00'
L2	N89°41'40"W	568.64'
L3	S00°26'05"W	293.37'

LINE TABLE		
NO.	DIRECTION	LENGTH
L4	S00°26'05"W	732.70'
L5	S89°33'55"E	781.05'
L6	S89°33'55"E	946.72'

LINE TABLE		
NO.	DIRECTION	LENGTH
L7	S00°26'05"W	320.00'
L8	S00°26'05"W	330.00'



LEGEND

* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.

NOTE

ALL STORM DRAIN ASSOCIATED WITH THIS PROJECT WILL BE RGRCP OR APPROVED EQUAL PER APPROVED CITY MATERIALS LIST.

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA, U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.:	1838
DATE:	SEP 2019
SCALE:	1"= 60'
DRAWN:	HW
DESIGNED:	AK
APPROVED:	ZH

DWG. NO.
PP01
SHT. 6 OF 33

U:\1800\1838\ENGR\PLANS\PRE-PLAT\1838-PP01.dwg 9/17/2019 1:20 PM

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°26'05"W	388.63'
L2	S19°20'32"W	100.00'
L3	S00°26'05"W	151.72'
L4	S89°33'55"E	946.72'

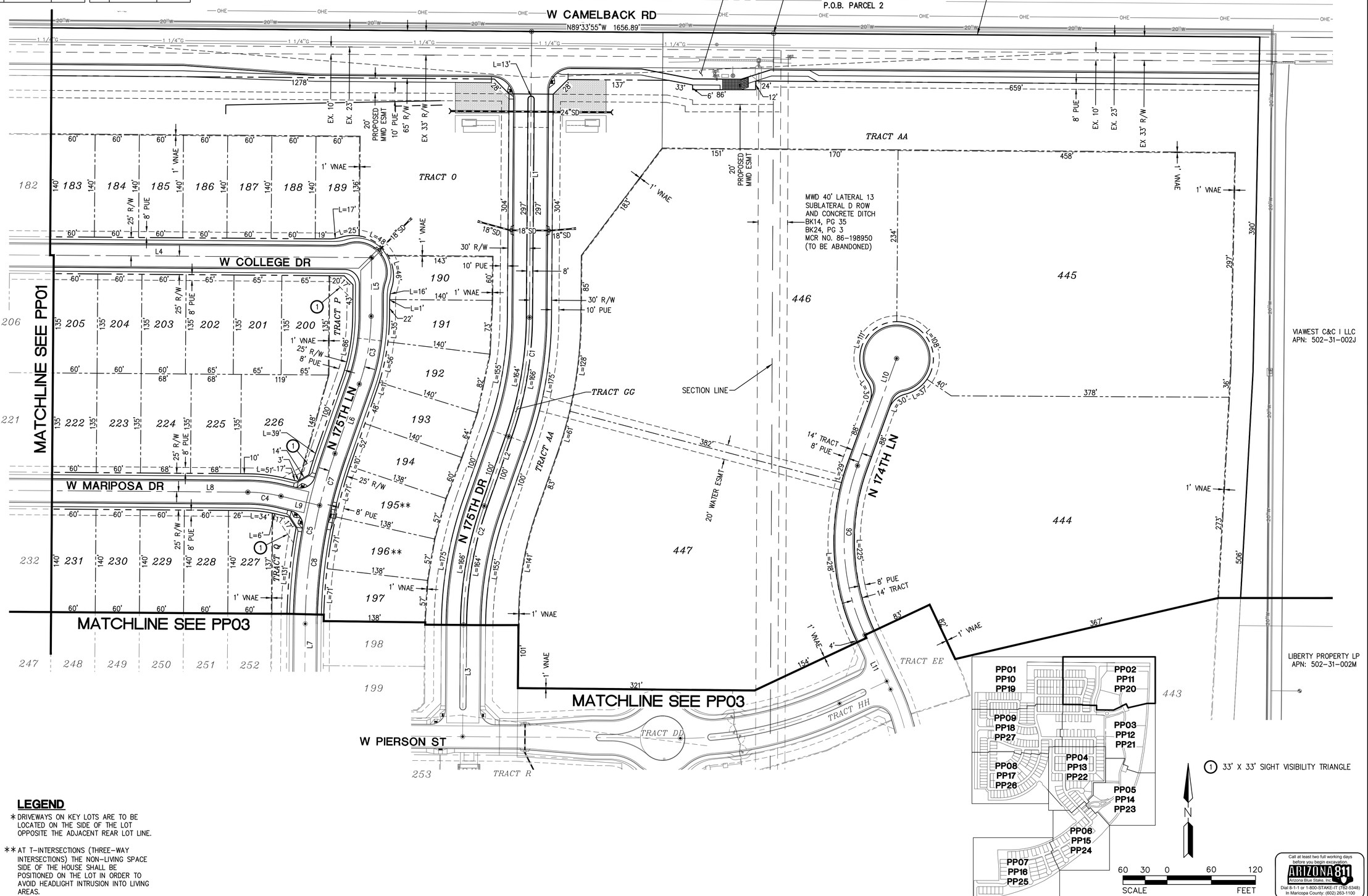
LINE TABLE		
NO.	DIRECTION	LENGTH
L5	S00°26'05"W	79.63'
L6	S19°20'32"W	100.00'
L7	S00°26'05"W	151.72'
L8	S89°33'55"E	781.05'

LINE TABLE		
NO.	DIRECTION	LENGTH
L9	N76°33'14"W	54.03'
L10	S20°02'01"W	155.06'
L11	N25°08'19"W	81.55'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	500.00'	18°54'27"	165.00'
C2	500.00'	18°54'27"	165.00'
C3	285.00'	18°54'27"	94.05'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C4	200.00'	13°00'41"	45.42'
C5	715.00'	18°54'27"	235.95'
C6	300.00'	45°10'20"	236.52'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C7	715.00'	5°53'47"	73.58'
C8	715.00'	13°00'41"	162.37'



LEGEND

* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA, U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1"= 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP02

SHT. 7 OF 33

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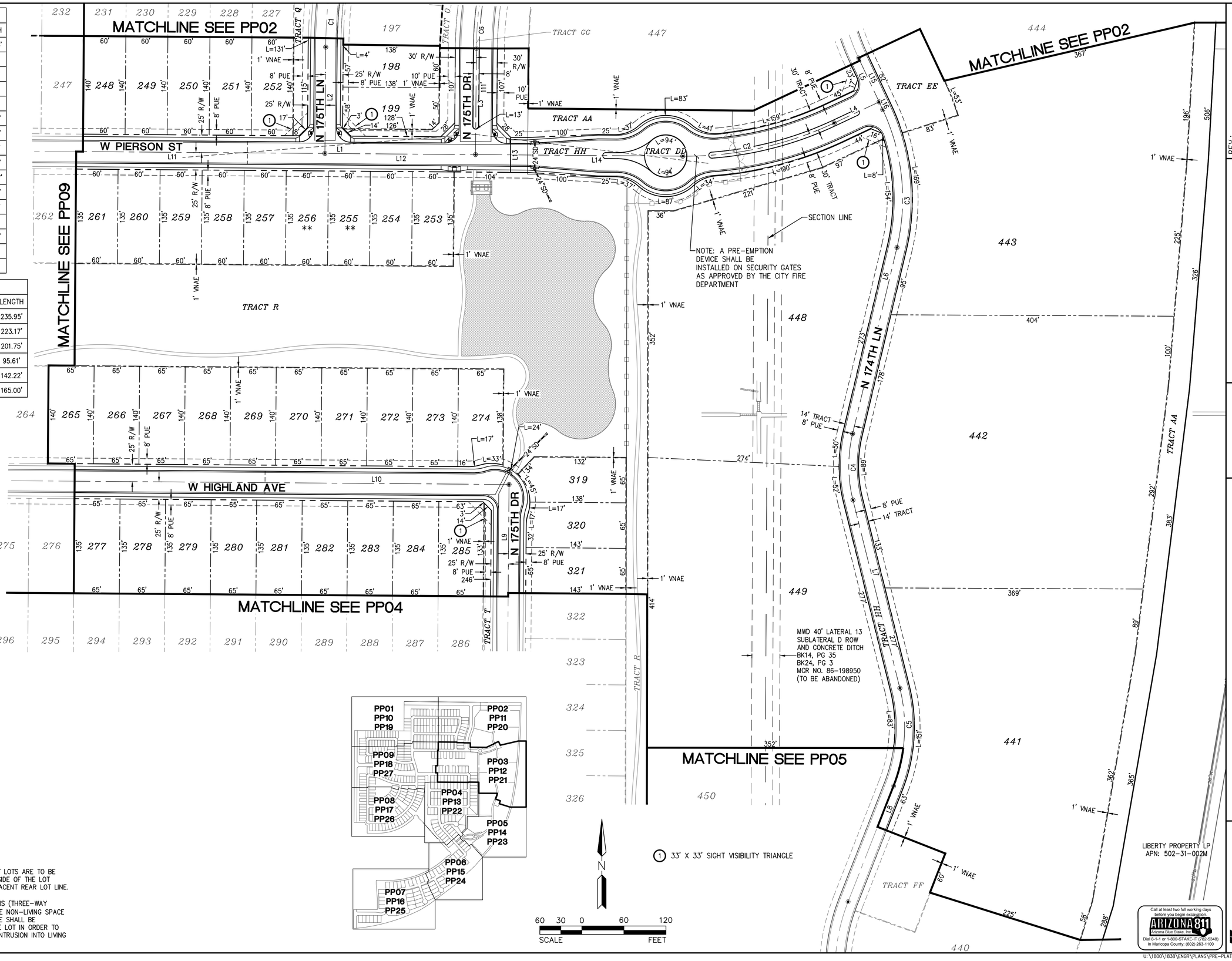
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°33'55"E	1371.04'
L2	S00°26'05"W	151.72'
L3	S00°26'05"W	151.72'
L4	N64°51'41"E	70.88'
L5	N25°08'19"W	81.55'
L6	N13°23'33"E	273.26'
L7	N13°59'55"W	276.83'
L8	N21°25'52"E	177.43'
L9	N00°26'05"E	640.00'
L10	S89°33'55"E	1038.27'
L11	S89°33'55"E	860.36'
L12	S89°33'55"E	215.00'
L13	S00°26'05"W	50.00'
L14	S89°33'55"E	295.68'
L15	N25°08'19"W	69.43'
L16	N25°08'19"W	12.12'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	715.00'	18°54'27"	235.95'
C2	500.00'	25°34'24"	223.17'
C3	300.00'	38°31'51"	201.75'
C4	200.00'	27°23'28"	95.61'
C5	230.00'	35°25'47"	142.22'
C6	500.00'	18°54'27"	165.00'



LEGEND

* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1"= 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP03

SHT. 8 OF 33

Call at least two full working days before you begin excavation.
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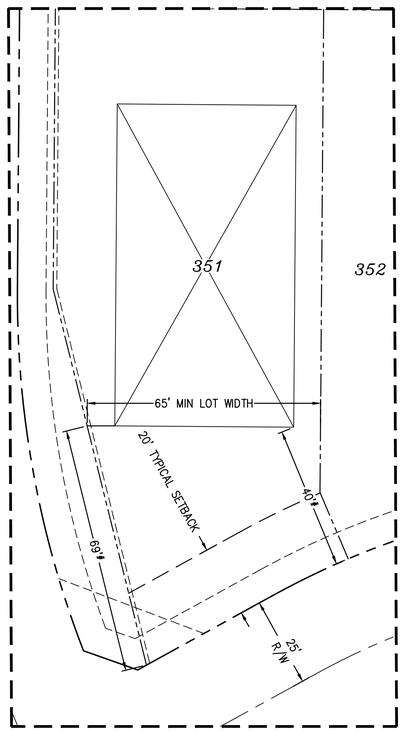
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°26'05"W	640.00'
L2	S89°33'55"E	785.00'
L3	N00°26'05"E	640.00'
L4	S89°33'55"E	785.00'
L5	N00°26'05"E	243.73'
L6	S61°08'44"W	81.62'
L7	N89°33'55"W	131.34'
L8	N00°26'05"E	25.00'
L9	N41°38'36"W	671.63'
L10	S00°26'05"W	320.00'
L11	S00°26'05"W	320.00'
L12	S89°33'55"E	203.10'
L13	S89°33'55"E	581.90'
L14	N00°26'05"E	320.00'
L15	N00°26'05"E	320.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	300.00'	42°04'41"	220.32'
C2	200.00'	29°17'21"	102.24'
C3	300.00'	29°17'21"	153.36'
C4	300.00'	12°47'20"	66.96'



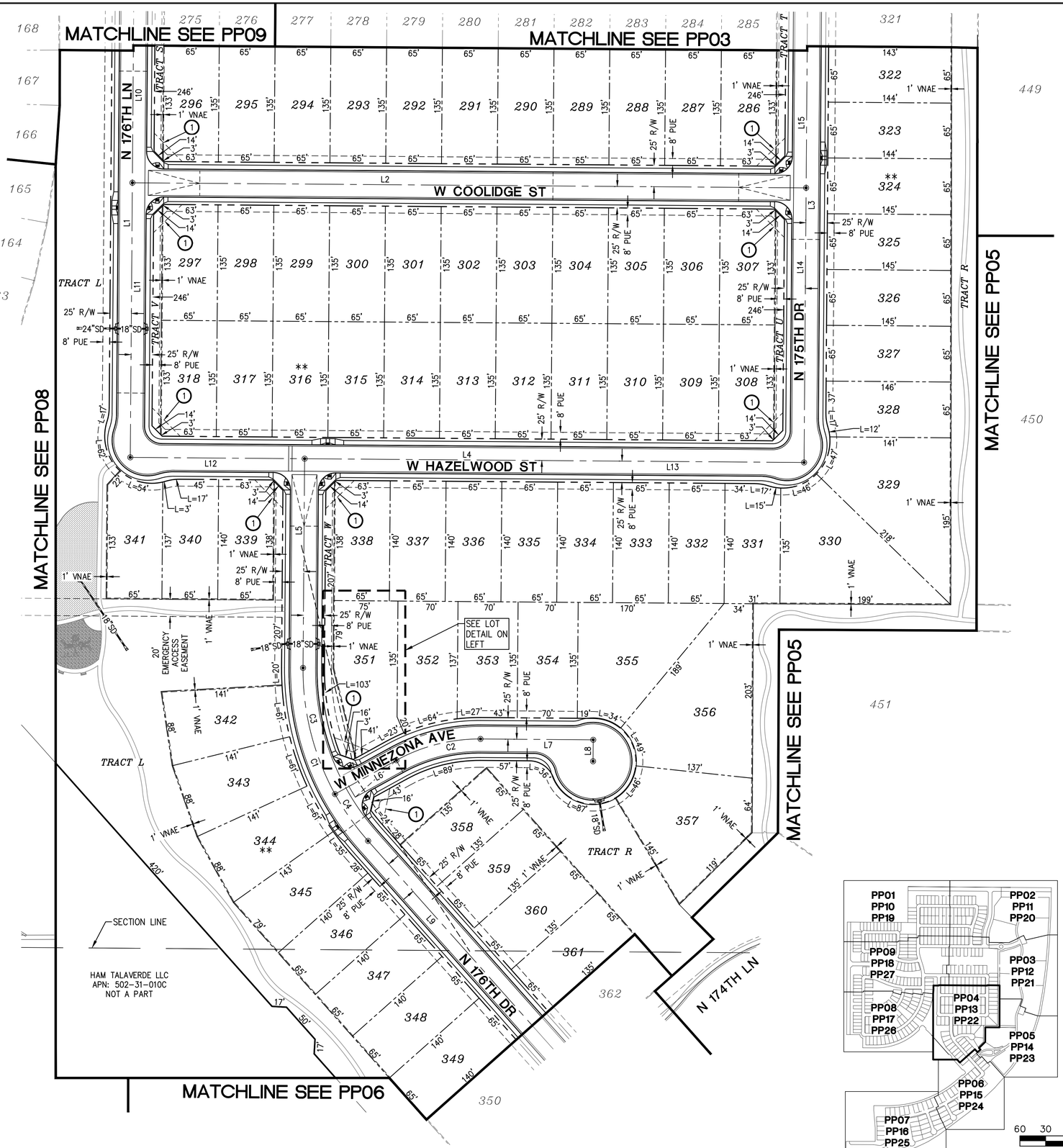
LOT 351 DETAIL
SCALE: 1" = 20'

MINIMUM LOT WIDTH IS MET AT FRONT SETBACK DIMENSIONS AS SHOWN

LEGEND

* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.



1 33' X 33' SIGHT VISIBILITY TRIANGLE

60 30 0 60 120
SCALE FEET

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Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP04
SHT. 9 OF 33

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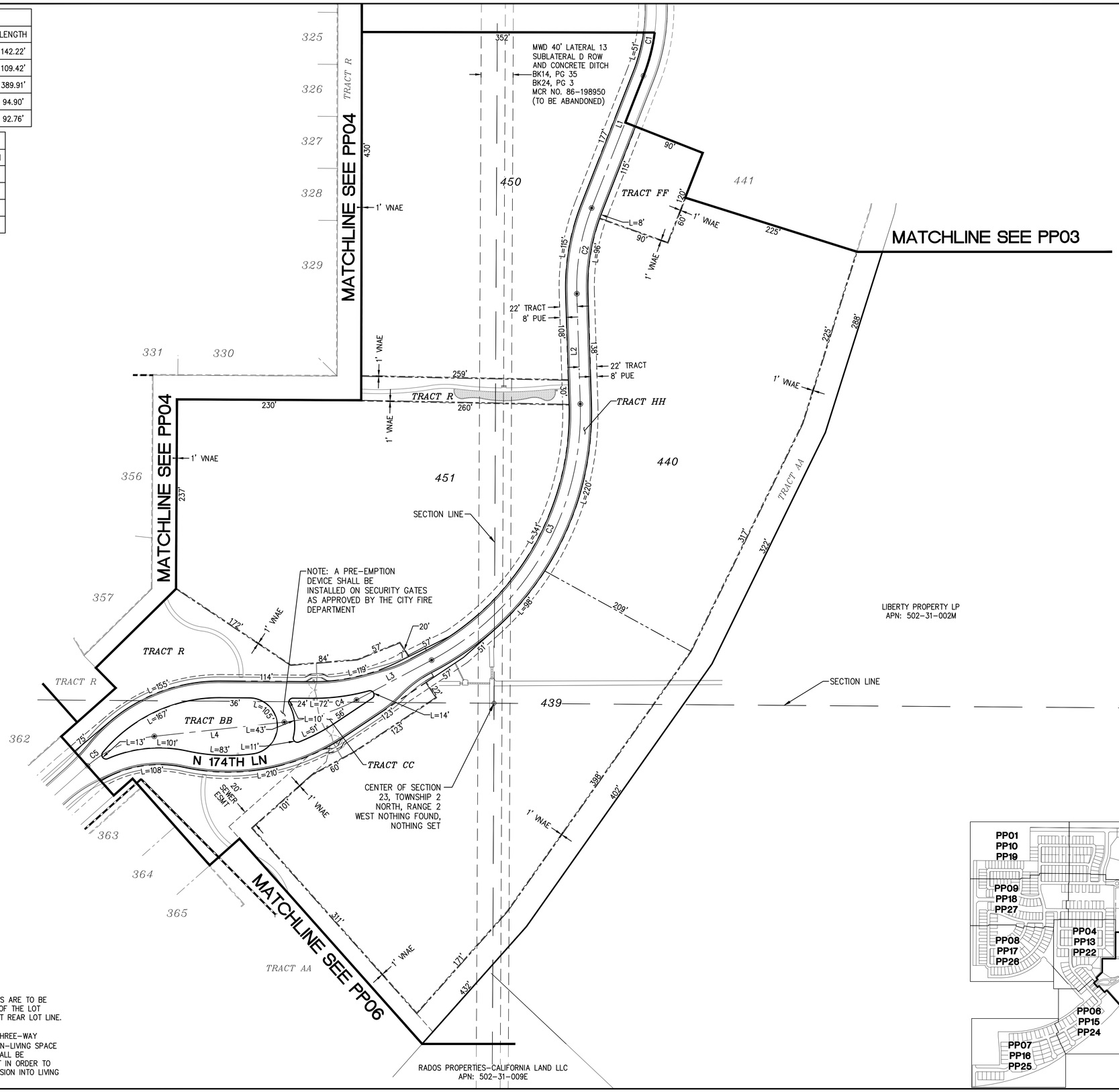
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	230.00'	35°25'47"	142.22'
C2	270.00'	23°13'15"	109.42'
C3	350.00'	63°49'44"	389.91'
C4	250.00'	21°44'54"	94.90'
C5	150.00'	35°25'52"	92.76'

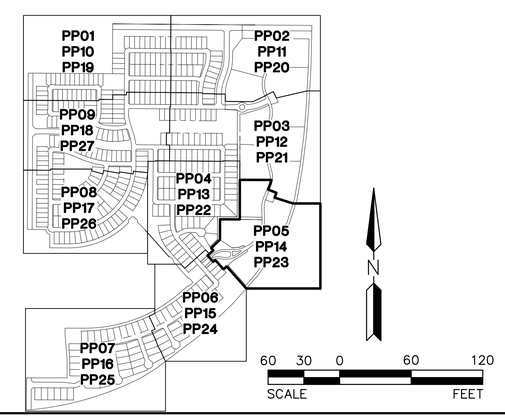
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N21°25'52"E	177.43'
L2	N01°47'23"W	137.84'
L3	N62°02'21"E	106.17'
L4	S83°47'16"W	163.40'



LEGEND

* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.



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In Maricopa County: (602) 263-1100

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ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.:	1838
DATE:	SEP 2019
SCALE:	1"= 60'
DRAWN:	HW
DESIGNED:	AK
APPROVED:	ZH

DWG. NO.

PP05

SHT. 10 OF 33

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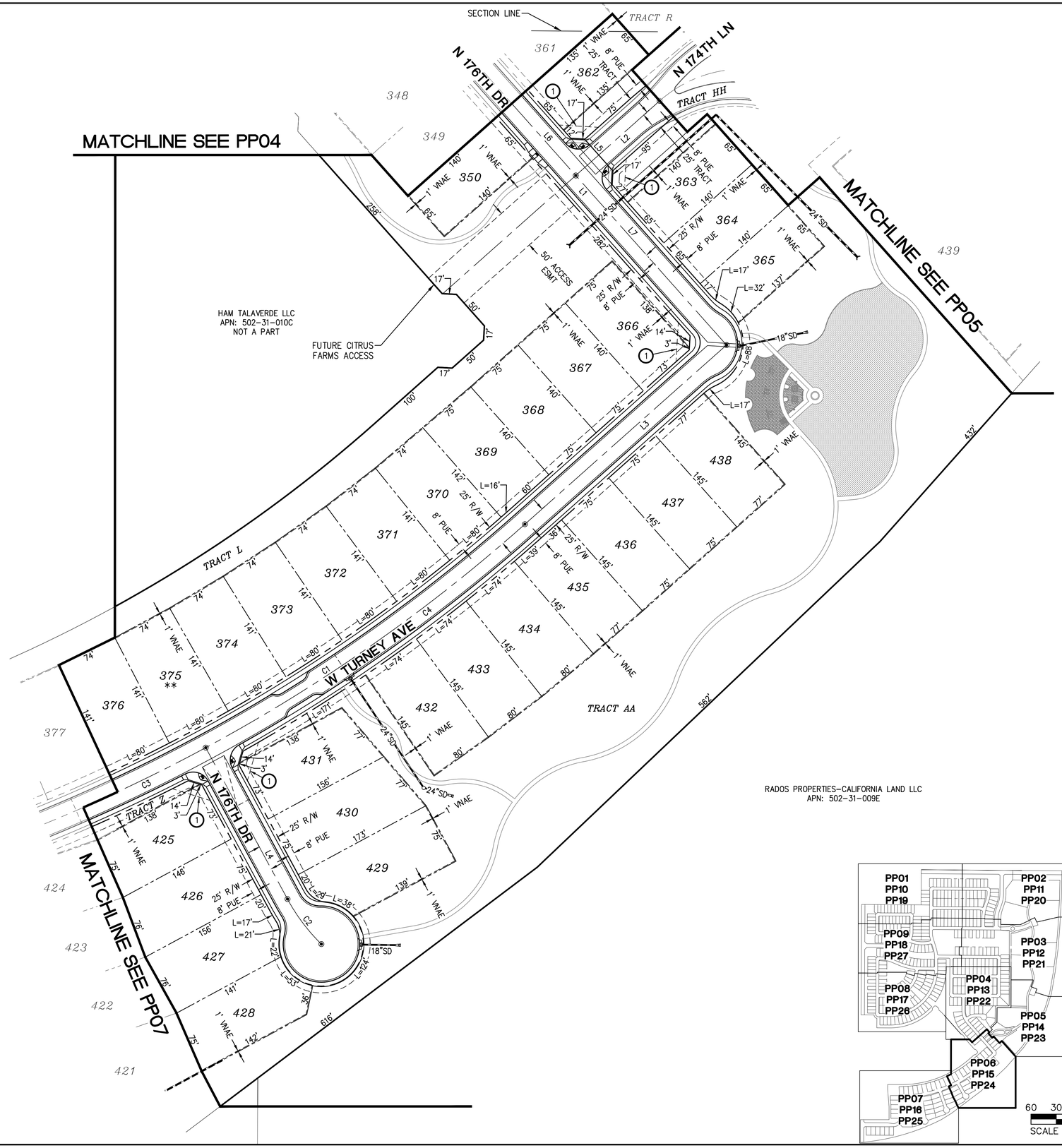
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	2000.00'	41°06'18"	1434.84'
C2	223.75'	17°11'40"	67.15'
C3	2000.00'	9°16'18"	323.64'
C4	2000.00'	13°17'05"	463.73'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N41°38'36"W	671.63'
L2	S48°21'24"W	133.40'
L3	S48°21'26"W	320.37'
L4	S28°21'29"E	204.38'
L5	S41°38'36"E	50.84'
L6	S41°38'36"E	402.17'
L7	S41°38'36"E	269.46'



① 33' X 33' SIGHT VISIBILITY TRIANGLE

N

60 30 0 60 120
SCALE FEET

LEGEND

* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.

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CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA, U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.:	1838
DATE:	SEP 2019
SCALE:	1"= 60'
DRAWN:	HW
DESIGNED:	AK
APPROVED:	ZH

DWG. NO.

PP06

SHT. 11 OF 33

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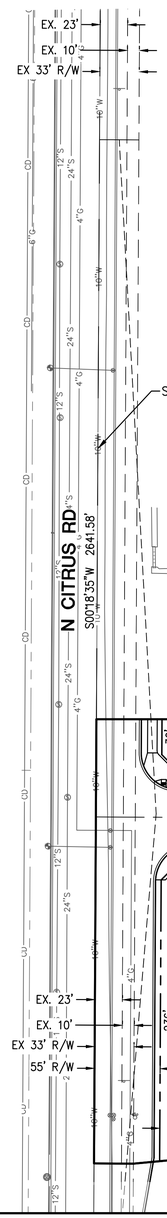
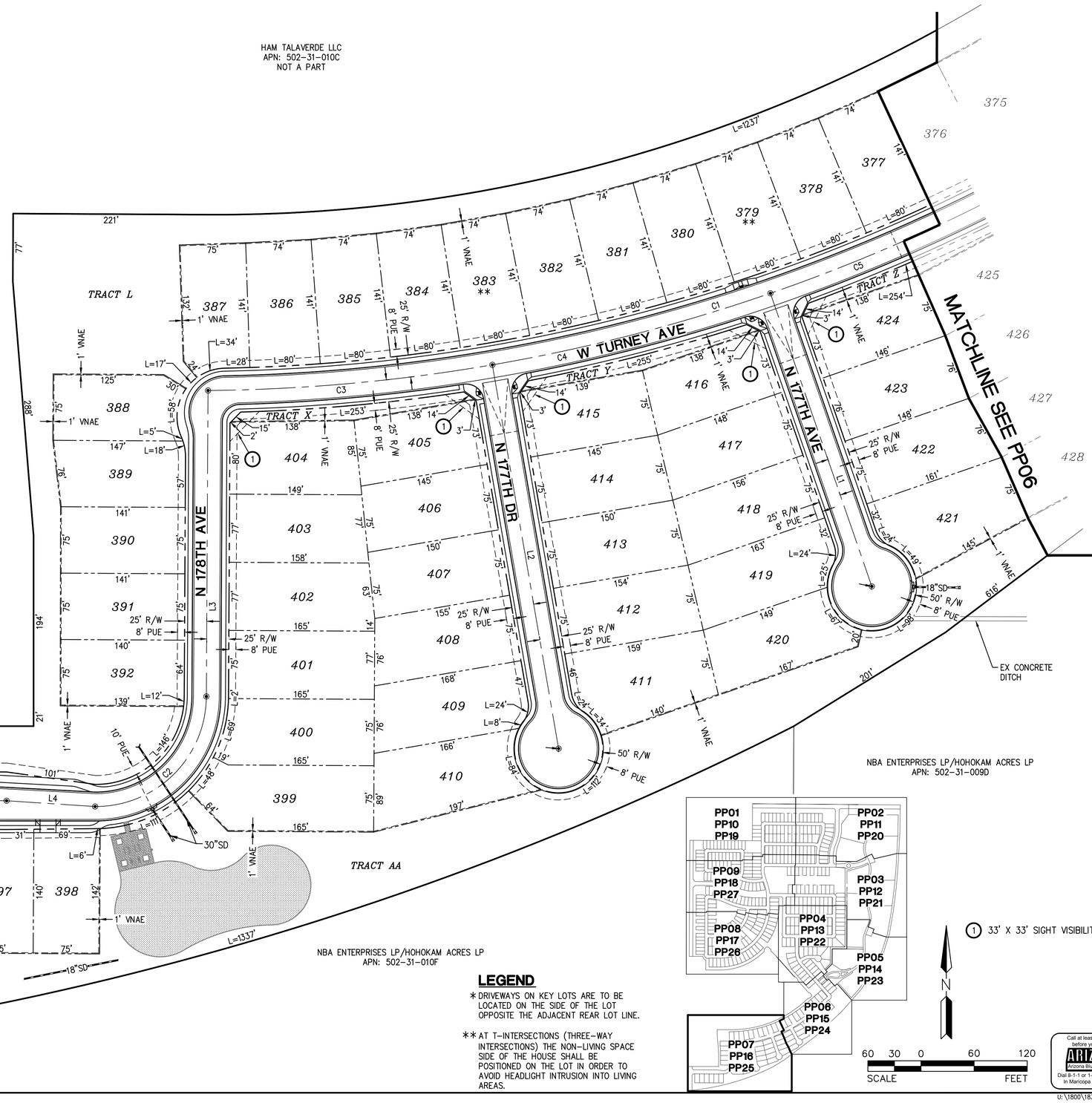
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	2000.00'	41°06'18"	1434.84'
C2	125.00'	90°00'00"	196.35'
C3	2000.00'	9°14'56"	322.85'
C4	2000.00'	9°17'59"	324.62'
C5	2000.00'	9°16'18"	323.64'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S19°05'11"E	350.39'
L2	S09°47'12"E	439.99'
L3	N00°18'35"E	345.70'
L4	S86°15'29"E	100.21'
L5	S89°41'25"E	441.02'





① 33' X 33' SIGHT VISIBILITY TRIANGLE

LEGEND

* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.:	1838
DATE:	SEP 2019
SCALE:	1"= 60'
DRAWN:	HW
DESIGNED:	AK
APPROVED:	ZH

DWG. NO.
PP07
SHT. 12 OF 33

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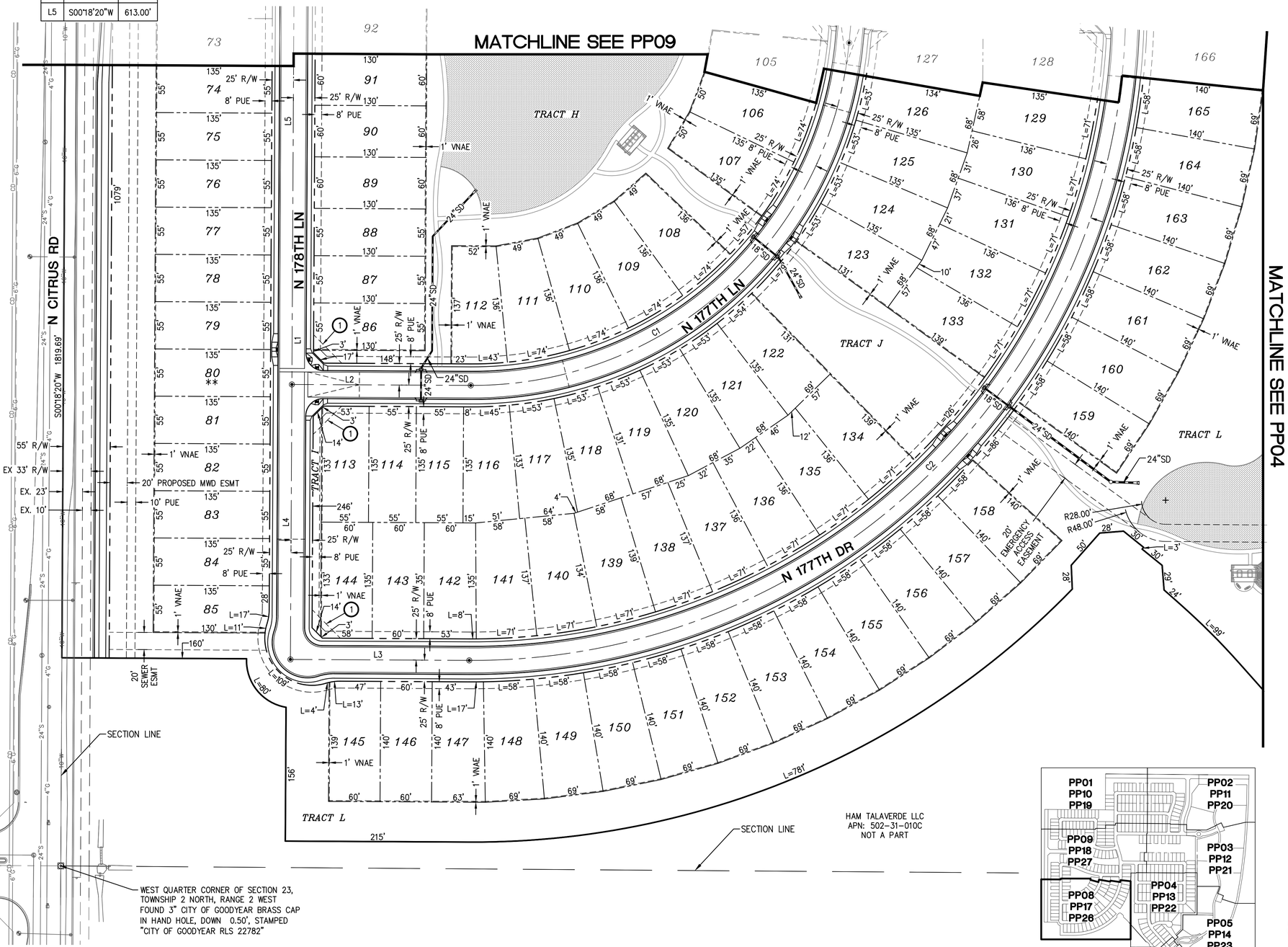
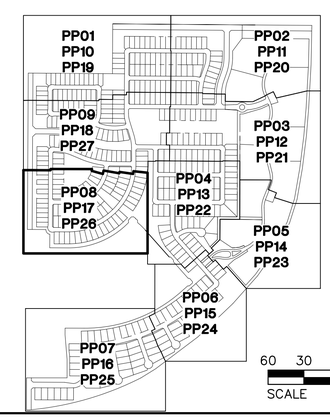
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	440.00'	84°55'08"	652.13'
C2	760.00'	90°43'25"	1203.40'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°18'20"W	933.00'
L2	S89°41'40"E	208.17'
L3	S89°41'40"E	208.17'
L4	S00°18'20"W	320.00'
L5	S00°18'20"W	613.00'





1 33' X 33' SIGHT VISIBILITY TRIANGLE

N

60 30 0 60 120
SCALE FEET

LEGEND

* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.

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ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP08

SHT. 13 OF 33

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	965.00'	22°32'03"	379.53'
C2	225.00'	22°24'18"	87.98'
C3	570.00'	39°55'16"	397.15'
C4	300.00'	17°30'58"	91.71'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C5	500.00'	16°39'48"	145.42'
C6	760.00'	90°43'25"	1203.40'
C7	985.00'	22°24'18"	385.18'
C8	440.00'	84°55'08"	652.13'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C9	550.00'	22°32'03"	216.31'
C10	760.00'	19°24'21"	257.41'
C11	965.00'	19°24'21"	326.84'
C12	965.00'	3°07'42"	52.69'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C13	985.00'	4°57'07"	85.13'
C14	985.00'	17°27'11"	300.05'
C15	550.00'	3°07'42"	30.03'
C16	550.00'	19°24'21"	186.28'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C17	500.00'	15°38'05"	136.44'
C18	500.00'	1°01'43"	8.98'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°18'20"W	310.00'
L2	N89°41'40"W	50.00'
L3	N67°09'37"W	119.22'
L4	S22°50'23"W	54.43'
L5	S00°26'05"W	293.37'
L6	S17°04'53"E	171.49'
L7	S00°26'05"W	732.70'
L8	S89°33'55"E	1371.04'
L9	S89°33'55"E	1038.27'
L10	S00°26'05"W	640.00'

LINE TABLE		
NO.	DIRECTION	LENGTH
L11	N00°25'05"W	189.27'
L12	S89°33'55"E	231.94'
L13	N05°23'12"E	53.17'
L14	N67°09'37"W	119.22'
L15	N89°41'40"W	40.00'
L16	S00°18'20"W	933.00'
L17	N19°42'41"E	415.00'
L18	N89°41'40"W	306.00'
L19	S89°33'55"E	860.36'
L20	N19°42'41"E	210.00'

LINE TABLE		
NO.	DIRECTION	LENGTH
L21	N19°42'41"E	205.00'
L22	S17°04'53"E	114.44'
L23	S17°04'53"E	57.05'
L24	S00°26'05"W	82.70'
L25	S00°26'05"W	650.00'
L26	S89°33'55"E	253.27'
L27	S89°33'55"E	785.00'

LEGEND

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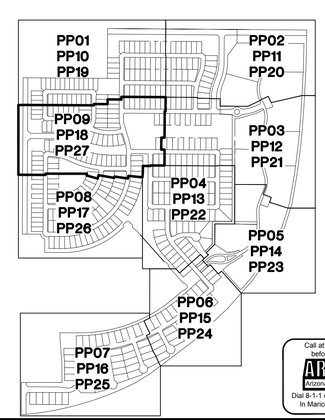
** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.

(1) 33' X 33' SIGHT VISIBILITY TRIANGLE

N

60 30 0 60 120
SCALE FEET



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CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP09

SHT. 14 OF 33

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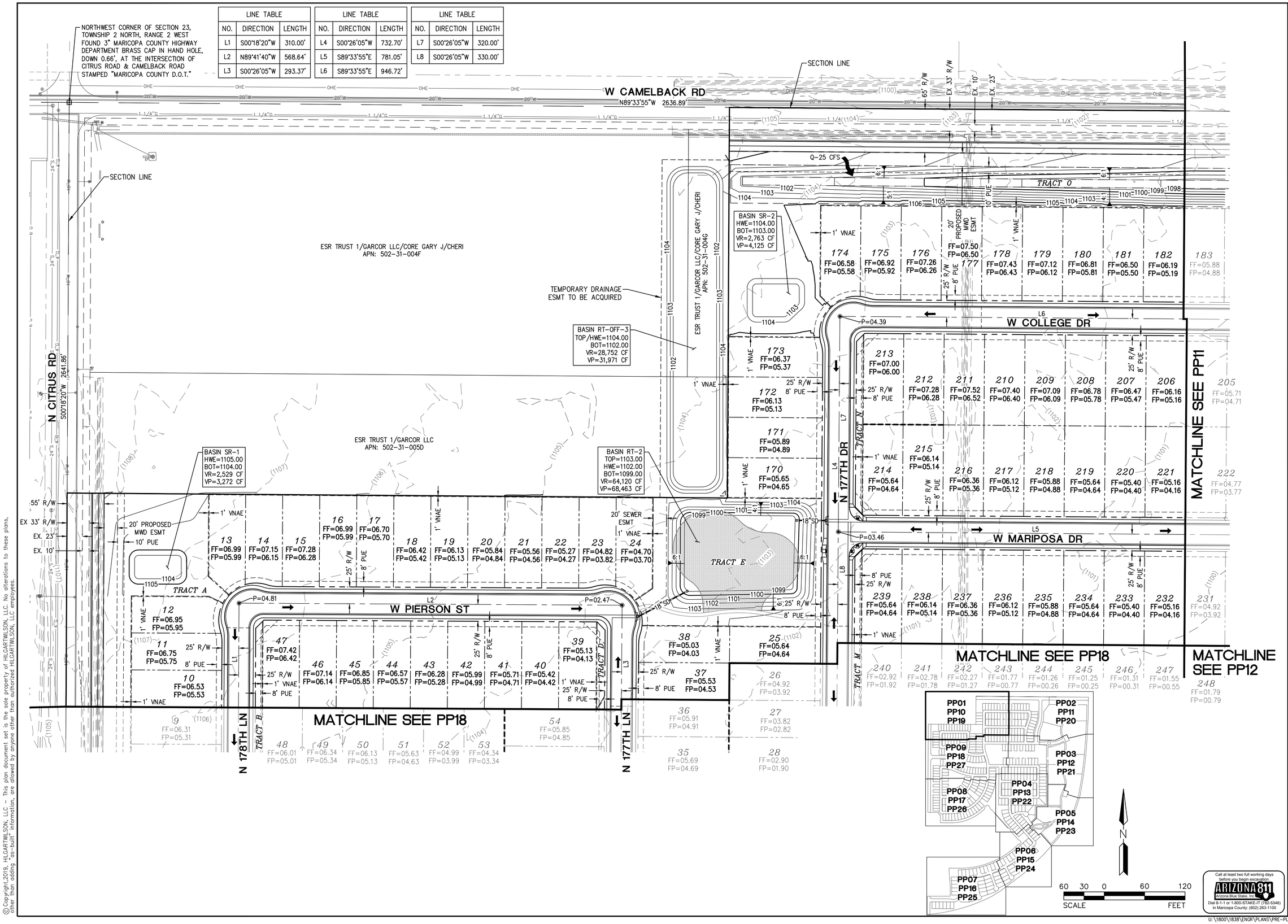
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°18'20"W	310.00'
L2	N89°41'40"W	568.64'
L3	S00°26'05"W	293.37'

LINE TABLE		
NO.	DIRECTION	LENGTH
L4	S00°26'05"W	732.70'
L5	S89°33'55"E	781.05'
L6	S89°33'55"E	946.72'

LINE TABLE		
NO.	DIRECTION	LENGTH
L7	S00°26'05"W	320.00'
L8	S00°26'05"W	330.00'



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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART Date Signed 9/17/19 ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY GRADING

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP10

SHT. 15 OF 33

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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°26'05"W	388.63'
L2	S19°20'32"W	100.00'
L3	S00°26'05"W	151.72'
L4	S89°33'55"E	946.72'

LINE TABLE		
NO.	DIRECTION	LENGTH
L5	S00°26'05"W	79.63'
L6	S19°20'32"W	100.00'
L7	S00°26'05"W	151.72'
L8	S89°33'55"E	781.05'

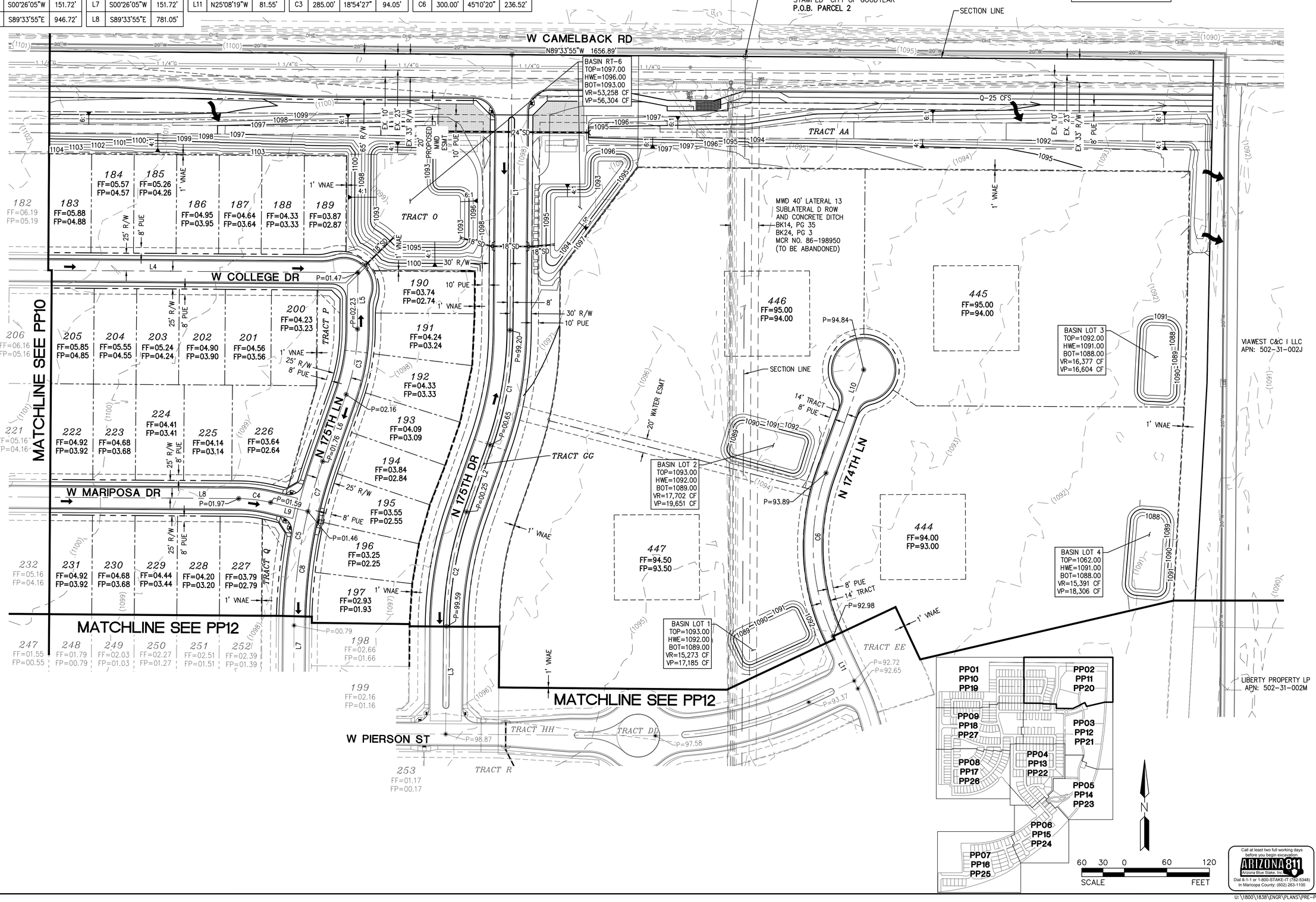
LINE TABLE		
NO.	DIRECTION	LENGTH
L9	N76°33'14"W	54.03'
L10	S20°02'01"W	155.06'
L11	N25°08'19"W	81.55'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	500.00'	18°54'27"	165.00'
C2	500.00'	18°54'27"	165.00'
C3	285.00'	18°54'27"	94.05'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C4	200.00'	13°00'41"	45.42'
C5	715.00'	18°54'27"	235.95'
C6	300.00'	45°10'20"	236.52'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C7	715.00'	5°53'47"	73.58'
C8	715.00'	13°00'41"	162.37'

NOTE:
RETENTION BASIN ON LOTS 439–451 ARE TO BE OWNED AND MAINTAINED BY PROPERTY OWNER.



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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53637 ZACH HILGART Date Signed 9-17-19 ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY GRADING

HILGARTWILSON

PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP11

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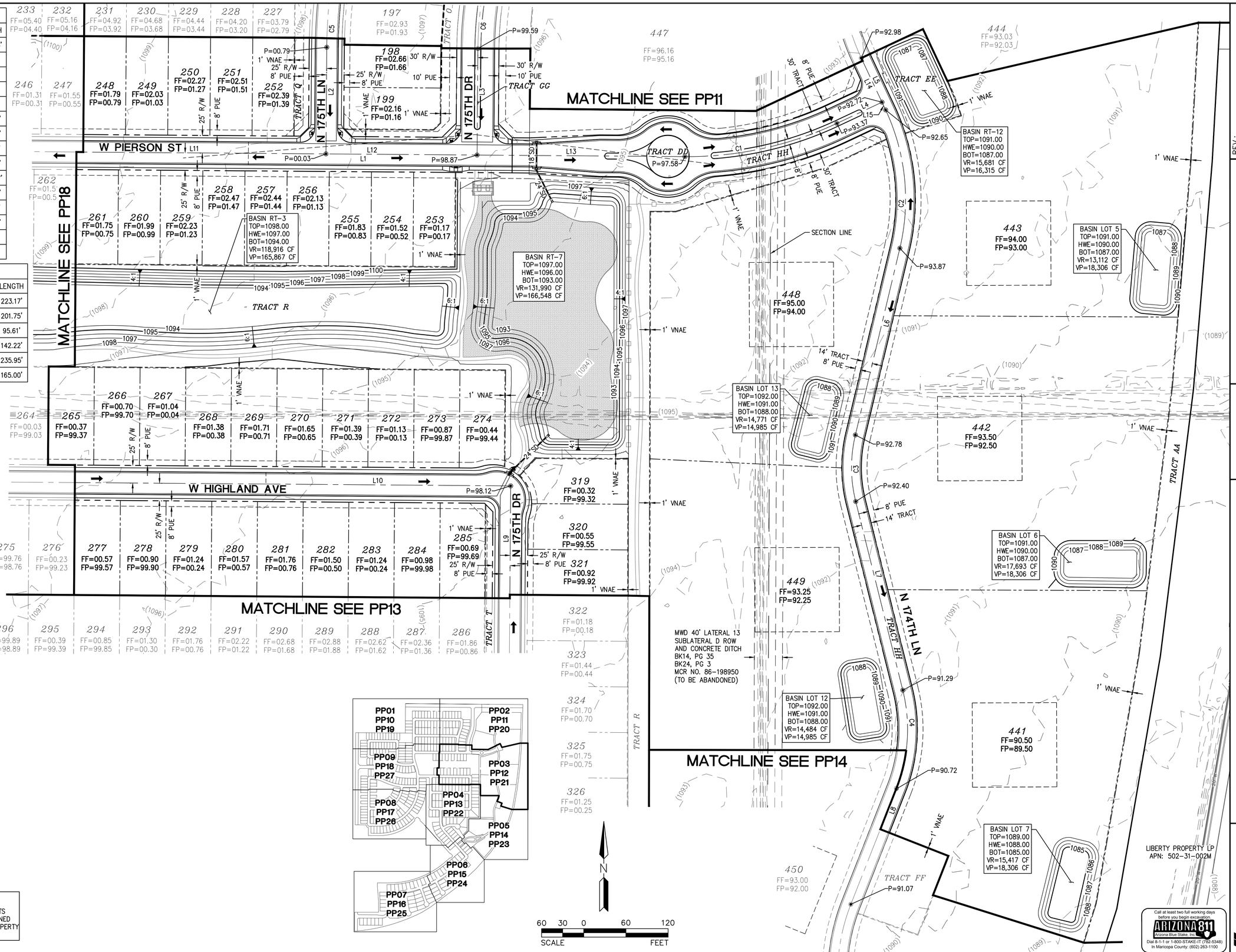
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°33'55"E	1371.04'
L2	S00°26'05"W	151.72'
L3	S00°26'05"W	151.72'
L4	N64°51'41"E	70.88'
L5	N25°08'19"W	81.55'
L6	N13°23'33"E	273.26'
L7	N13°59'55"W	276.83'
L8	N21°25'52"E	177.43'
L9	N00°26'05"E	640.00'
L10	S89°33'55"E	1038.27'
L11	S89°33'55"E	860.36'
L12	S89°33'55"E	215.00'
L13	S89°33'55"E	295.68'
L14	N25°08'19"W	69.43'
L15	N25°08'19"W	12.12'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	500.00'	25°34'24"	223.17'
C2	300.00'	38°31'51"	201.75'
C3	200.00'	27°23'28"	95.61'
C4	230.00'	35°25'47"	142.22'
C5	715.00'	18°54'27"	235.95'
C6	500.00'	18°54'27"	165.00'



NOTE:
RETENTION BASIN ON LOTS 439–451 ARE TO BE OWNED AND MAINTAINED BY PROPERTY OWNER.

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ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY GRADING

HILGARTWILSON

PROJ NO.:	1838
DATE:	SEP 2019
SCALE:	1"= 60'
DRAWN:	HW
DESIGNED:	AK
APPROVED:	ZH

DWG. NO.
PP12

SHT. 17 OF 33

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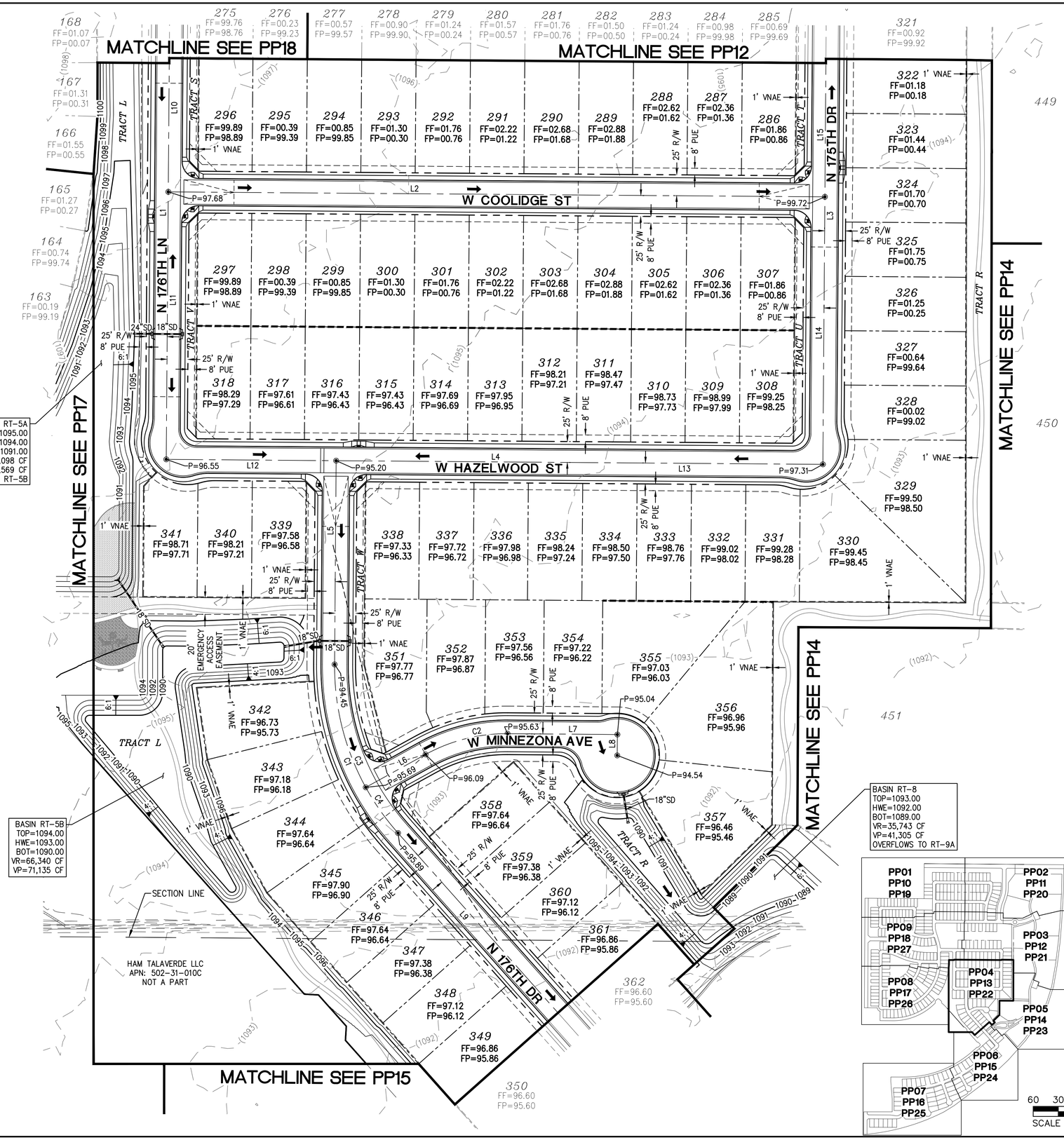
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°26'05"W	640.00'
L2	S89°33'55"E	785.00'
L3	N00°26'05"E	640.00'
L4	S89°33'55"E	785.00'
L5	N00°26'05"E	243.73'
L6	S61°08'44"W	81.62'
L7	N89°33'55"W	131.34'
L8	N00°26'05"E	25.00'
L9	N41°38'36"W	671.63'
L10	S00°26'05"W	320.00'
L11	S00°26'05"W	320.00'
L12	S89°33'55"E	203.10'
L13	S89°33'55"E	581.90'
L14	N00°26'05"E	320.00'
L15	N00°26'05"E	320.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	300.00'	42°04'41"	220.32'
C2	200.00'	29°17'21"	102.24'
C3	300.00'	29°17'21"	153.36'
C4	300.00'	12°47'20"	66.96'



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ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY GRADING

HILGARTWILSON

PROJ NO.:	1838
DATE:	SEP 2019
SCALE:	1"= 60'
DRAWN:	HW
DESIGNED:	AK
APPROVED:	ZH

DWG. NO.
PP13
SHT. 18 OF 33

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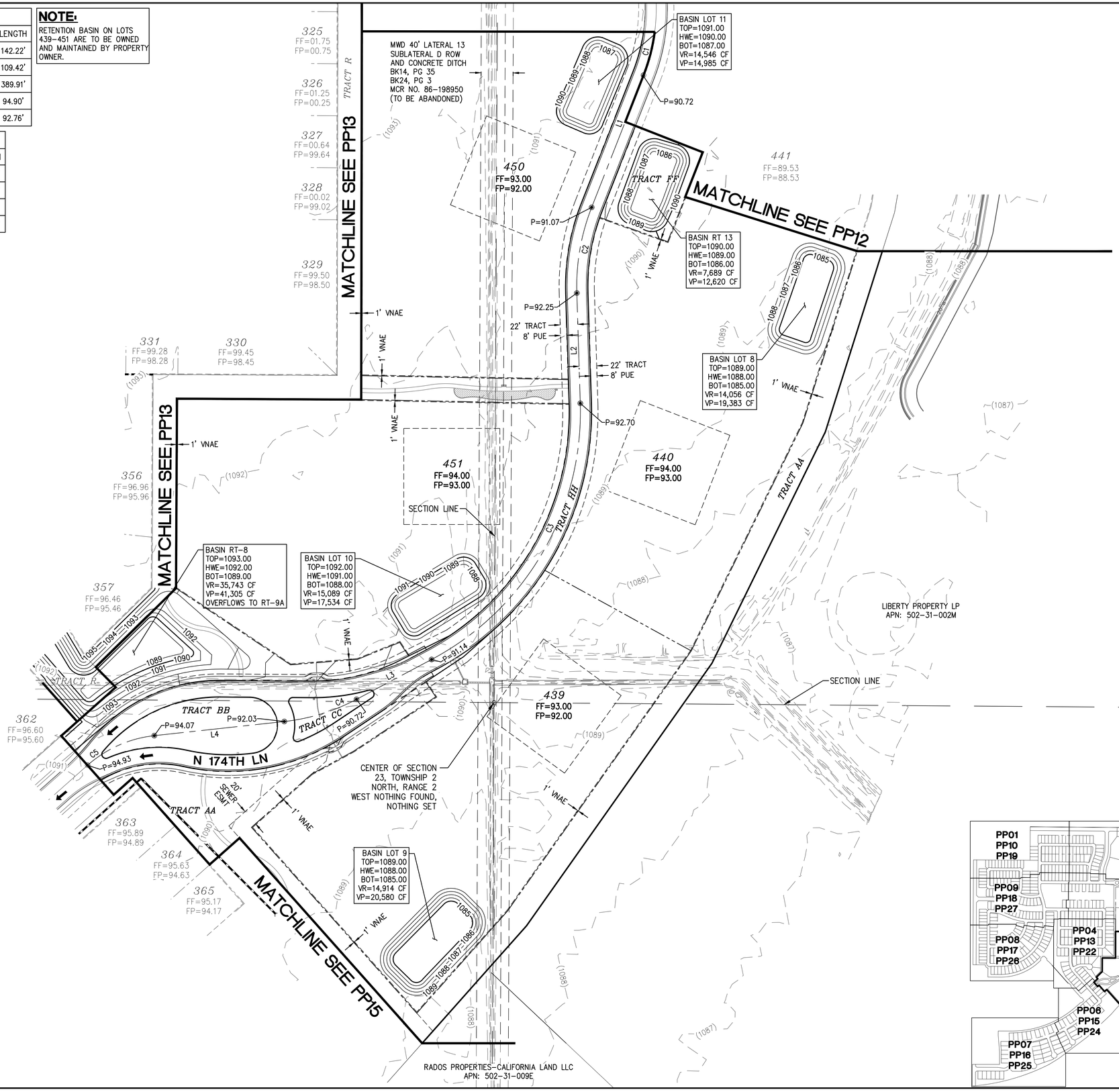
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	230.00'	35°25'47"	142.22'
C2	270.00'	23°13'15"	109.42'
C3	350.00'	63°49'44"	389.91'
C4	250.00'	21°44'54"	94.90'
C5	150.00'	35°25'52"	92.76'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N21°25'52"E	177.43'
L2	N01°47'23"W	137.84'
L3	N62°02'21"E	106.17'
L4	S83°47'16"W	163.40'

NOTE:
RETENTION BASIN ON LOTS 439–451 ARE TO BE OWNED AND MAINTAINED BY PROPERTY OWNER.



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GOODYEAR, ARIZONA

PRELIMINARY GRADING

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP14
SHT. 19 OF 33

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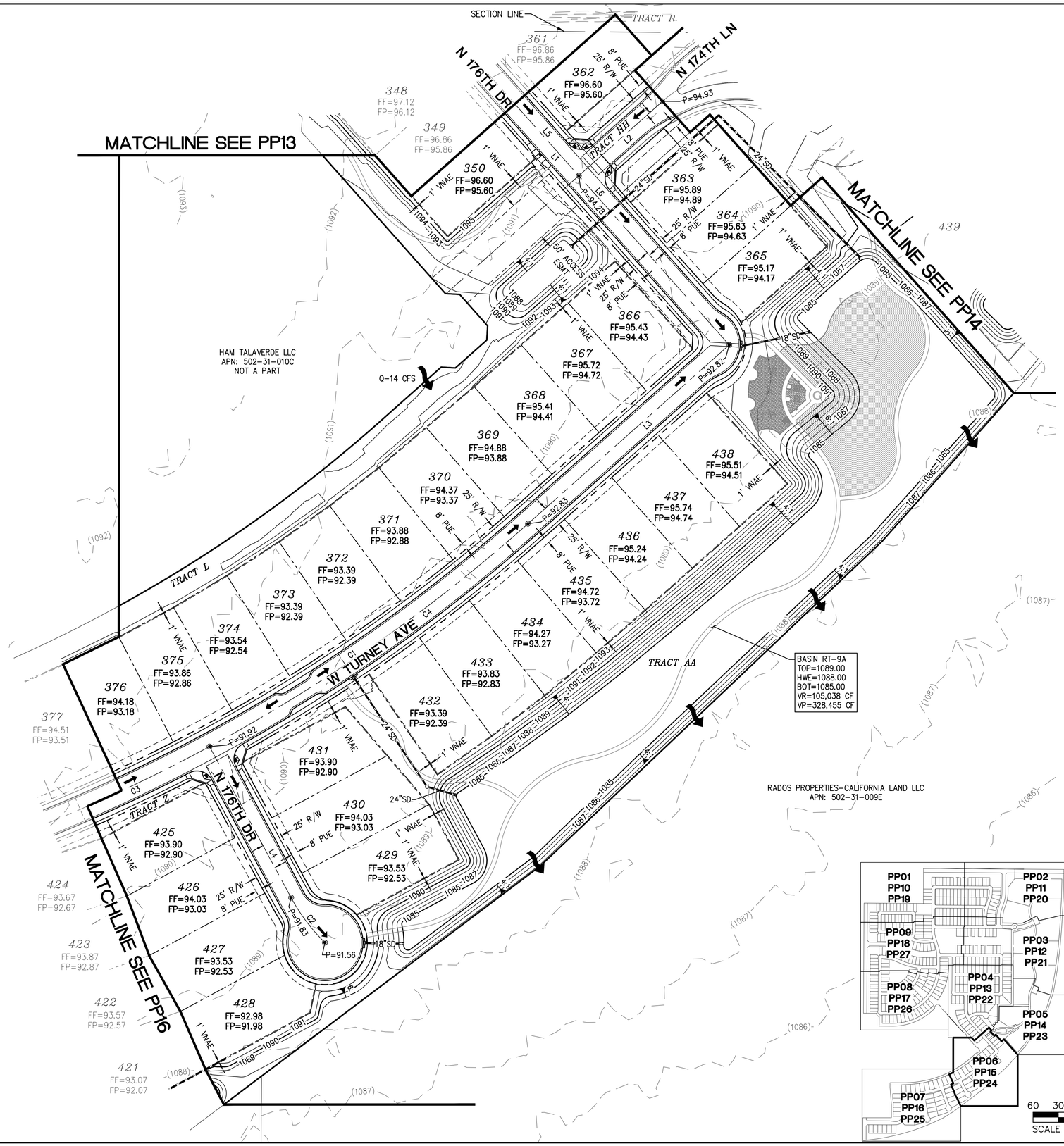
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	2000.00'	41°06'18"	1434.84'
C2	223.75'	17°11'40"	67.15'
C3	2000.00'	9°16'18"	323.64'
C4	2000.00'	13°17'05"	463.73'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N41°38'36"W	671.63'
L2	S48°21'24"W	133.40'
L3	S48°21'26"W	320.37'
L4	S28°21'29"E	204.38'
L5	N41°38'36"W	402.17'
L6	N41°38'36"W	269.46'



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CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY GRADING

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1"= 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP15
SHT. 20 OF 33

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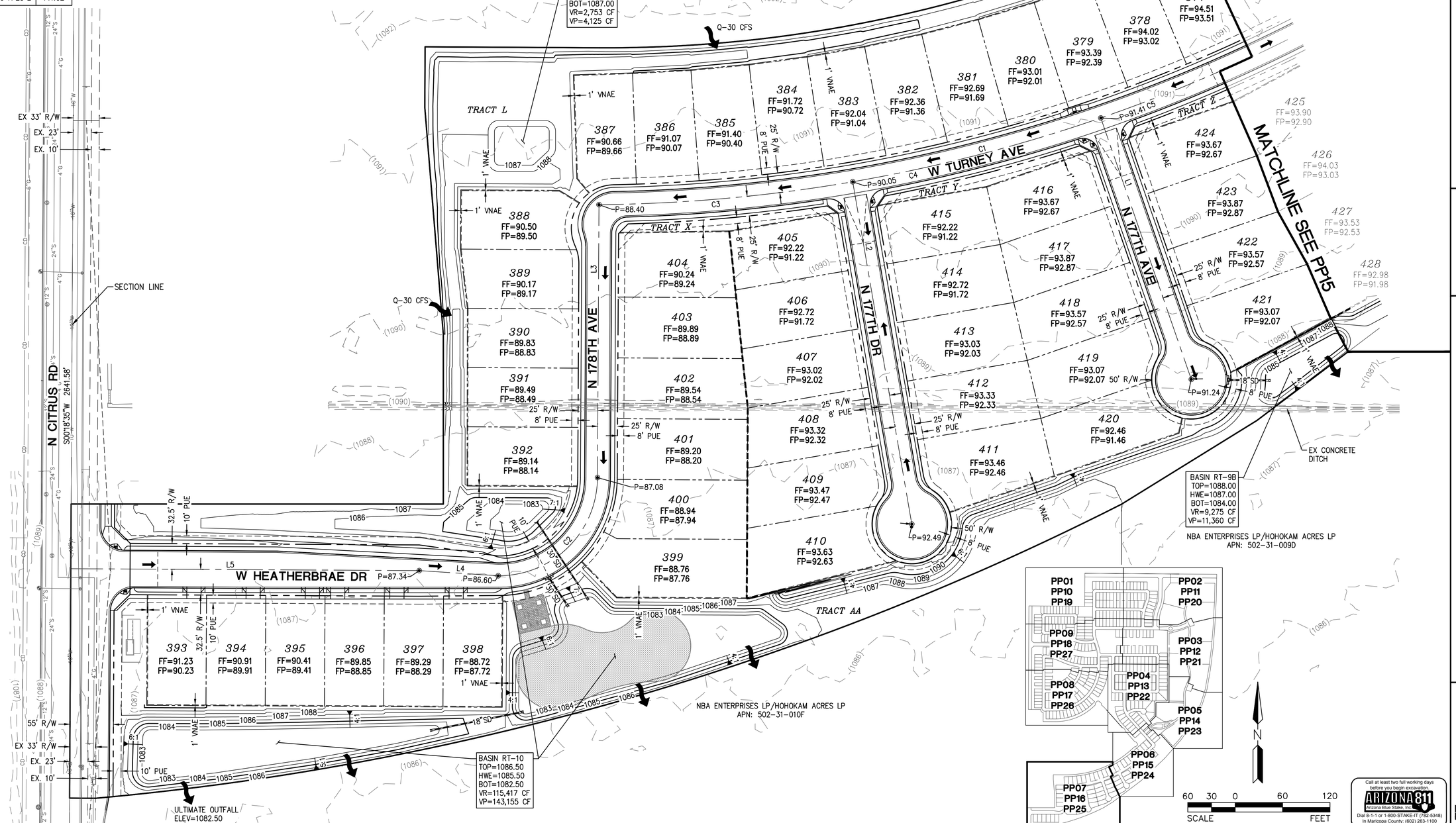
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	2000.00'	41°06'18"	1434.84'
C2	125.00'	90°00'00"	196.35'
C3	2000.00'	9°14'56"	322.85'
C4	2000.00'	9°17'59"	324.62'
C5	2000.00'	9°16'18"	323.64'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S19°05'11"E	350.39'
L2	S09°47'12"E	439.99'
L3	N00°18'35"E	345.70'
L4	S86°15'29"E	100.21'
L5	S89°41'25"E	441.02'



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PRELIMINARY GRADING

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP16

SHT. 21 OF 33

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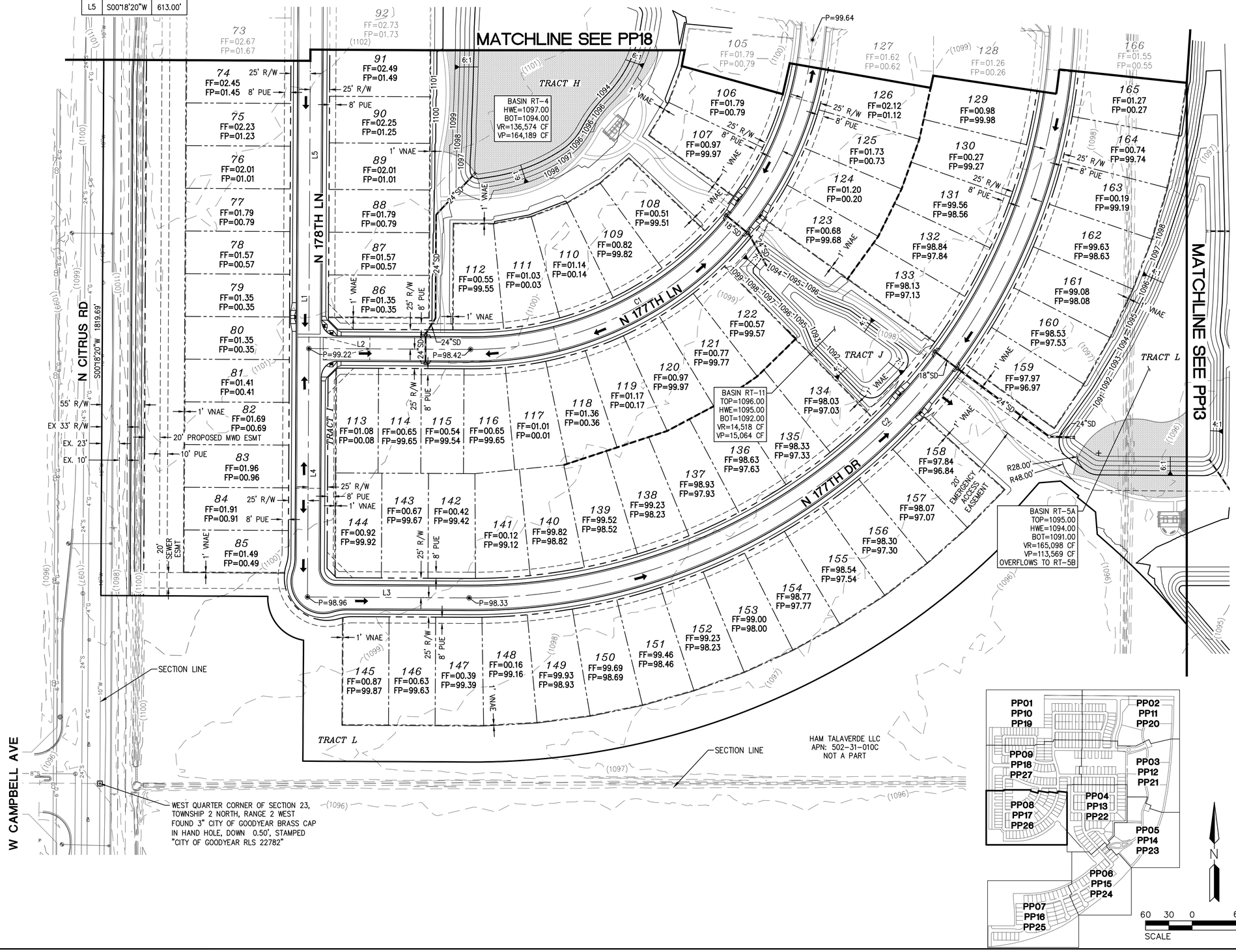
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	440.00'	84°55'08"	652.13'
C2	760.00'	90°43'25"	1203.40'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°18'20"W	933.00'
L2	S89°41'40"E	208.17'
L3	S89°41'40"E	208.17'
L4	S00°18'20"W	320.00'
L5	S00°18'20"W	613.00'



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DRAWN: HW
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SHT. 22 OF 33

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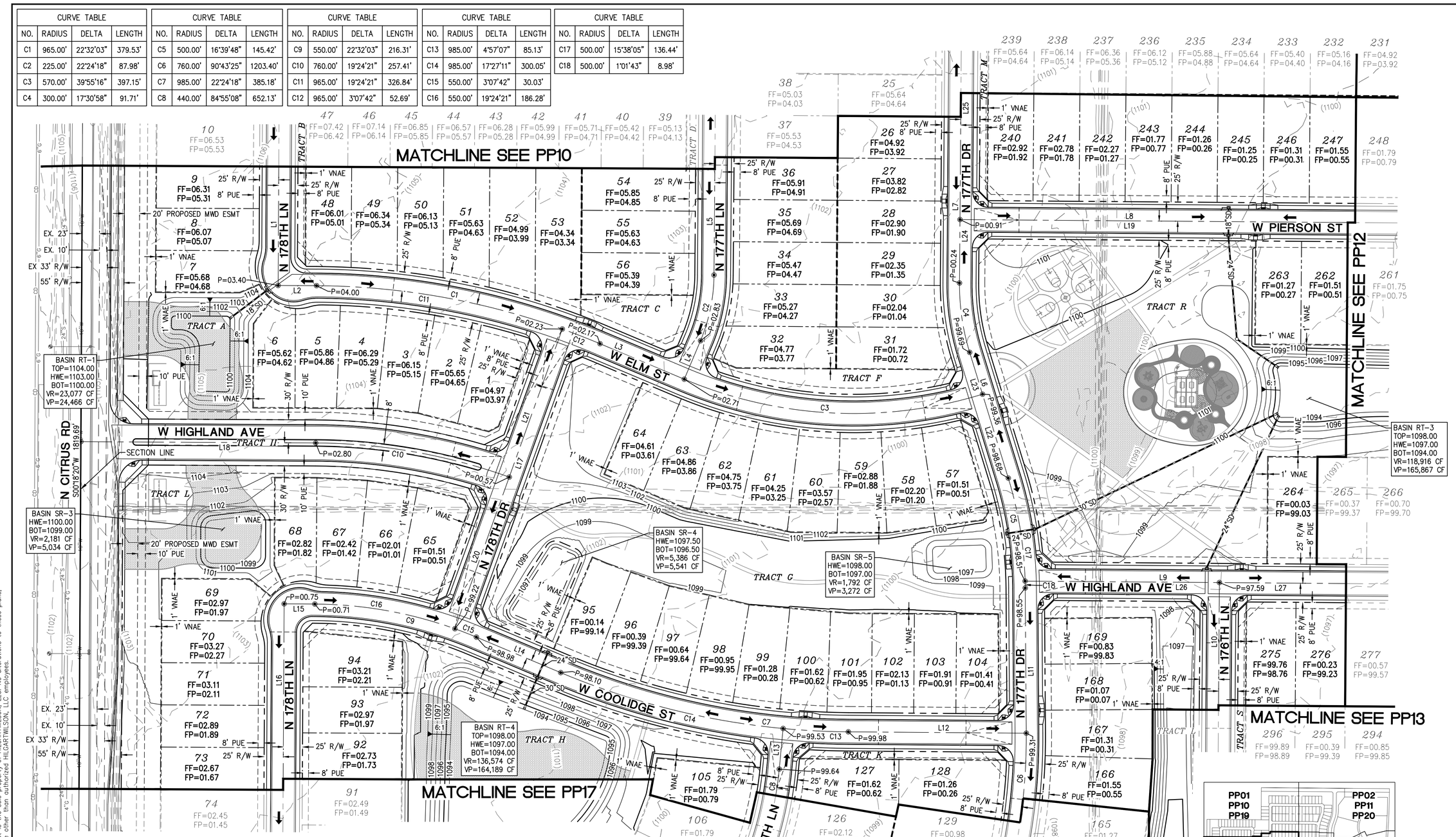
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	965.00'	22°32'03"	379.53'
C2	225.00'	22°24'18"	87.98'
C3	570.00'	39°55'16"	397.15'
C4	300.00'	17°30'58"	91.71'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C5	500.00'	16°39'48"	145.42'
C6	760.00'	90°43'25"	1203.40'
C7	985.00'	22°24'18"	385.18'
C8	440.00'	84°55'08"	652.13'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C9	550.00'	22°32'03"	216.31'
C10	760.00'	19°24'21"	257.41'
C11	965.00'	19°24'21"	326.84'
C12	965.00'	3°07'42"	52.69'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C13	985.00'	4°57'07"	85.13'
C14	985.00'	17°27'11"	300.05'
C15	550.00'	3°07'42"	30.03'
C16	550.00'	19°24'21"	186.28'

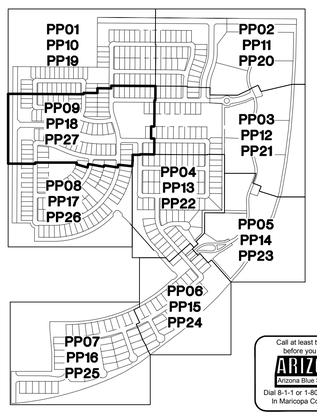
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C17	500.00'	15°38'05"	136.44'
C18	500.00'	1°01'43"	8.98'



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°18'20"W	310.00'
L2	N89°41'40"W	50.00'
L3	N67°09'37"W	119.22'
L4	S22°50'23"W	54.43'
L5	S00°26'05"W	293.37'
L6	S17°04'53"E	171.49'
L7	S00°26'05"W	732.70'
L8	S89°33'55"E	1371.04'
L9	S89°33'55"E	1038.27'
L10	S00°26'05"W	640.00'

LINE TABLE		
NO.	DIRECTION	LENGTH
L11	N00°25'05"W	189.27'
L12	S89°33'55"E	231.94'
L13	N05°23'12"E	53.17'
L14	N67°09'37"W	119.22'
L15	N89°41'40"W	40.00'
L16	S00°18'20"W	933.00'
L17	N19°42'41"E	415.00'
L18	N89°41'40"W	306.00'
L19	S89°33'55"E	860.36'
L20	N19°42'41"E	210.00'

LINE TABLE		
NO.	DIRECTION	LENGTH
L21	N19°42'41"E	205.00'
L22	S17°04'53"E	114.44'
L23	S17°04'53"E	57.05'
L24	S00°26'05"W	82.70'
L25	S00°26'05"W	650.00'
L26	S89°33'55"E	253.27'
L27	S89°33'55"E	785.00'



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CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY GRADING

HILGARTWILSON

PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
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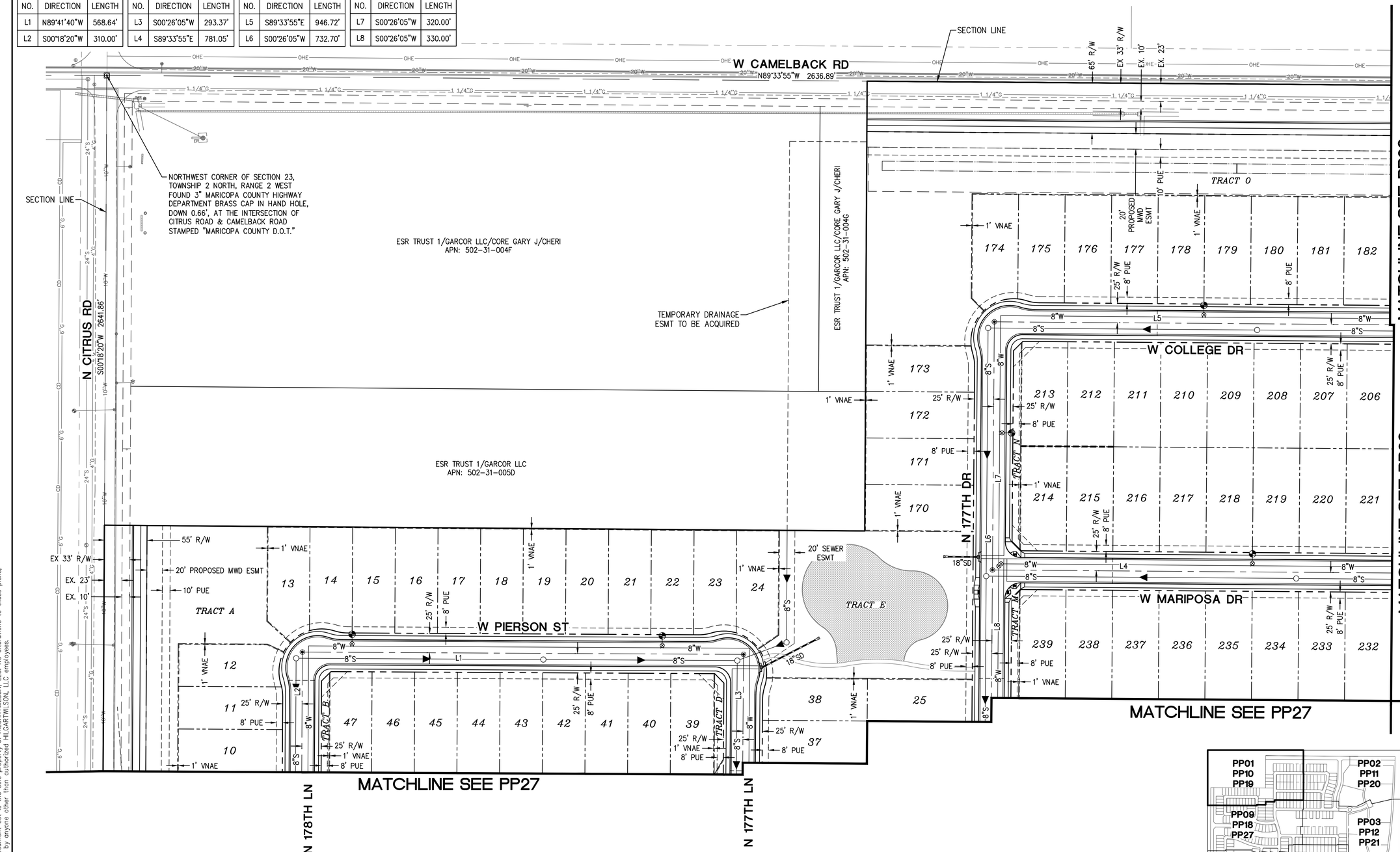
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°41'40"W	568.64'
L2	S00°18'20"W	310.00'

LINE TABLE		
NO.	DIRECTION	LENGTH
L3	S00°26'05"W	293.37'
L4	S89°33'55"E	781.05'

LINE TABLE		
NO.	DIRECTION	LENGTH
L5	S89°33'55"E	946.72'
L6	S00°26'05"W	732.70'

LINE TABLE		
NO.	DIRECTION	LENGTH
L7	S00°26'05"W	320.00'
L8	S00°26'05"W	330.00'



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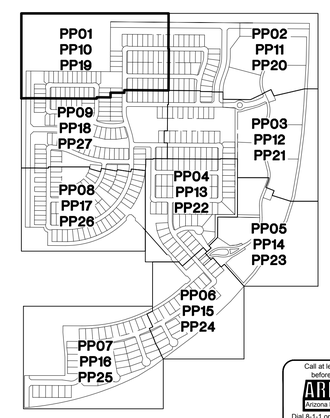

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GOODYEAR, ARIZONA

PRELIMINARY UTILITY

HILGARTWILSON

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DRAWN:	HW
DESIGNED:	AK
APPROVED:	ZH

DWG. NO.
PP19
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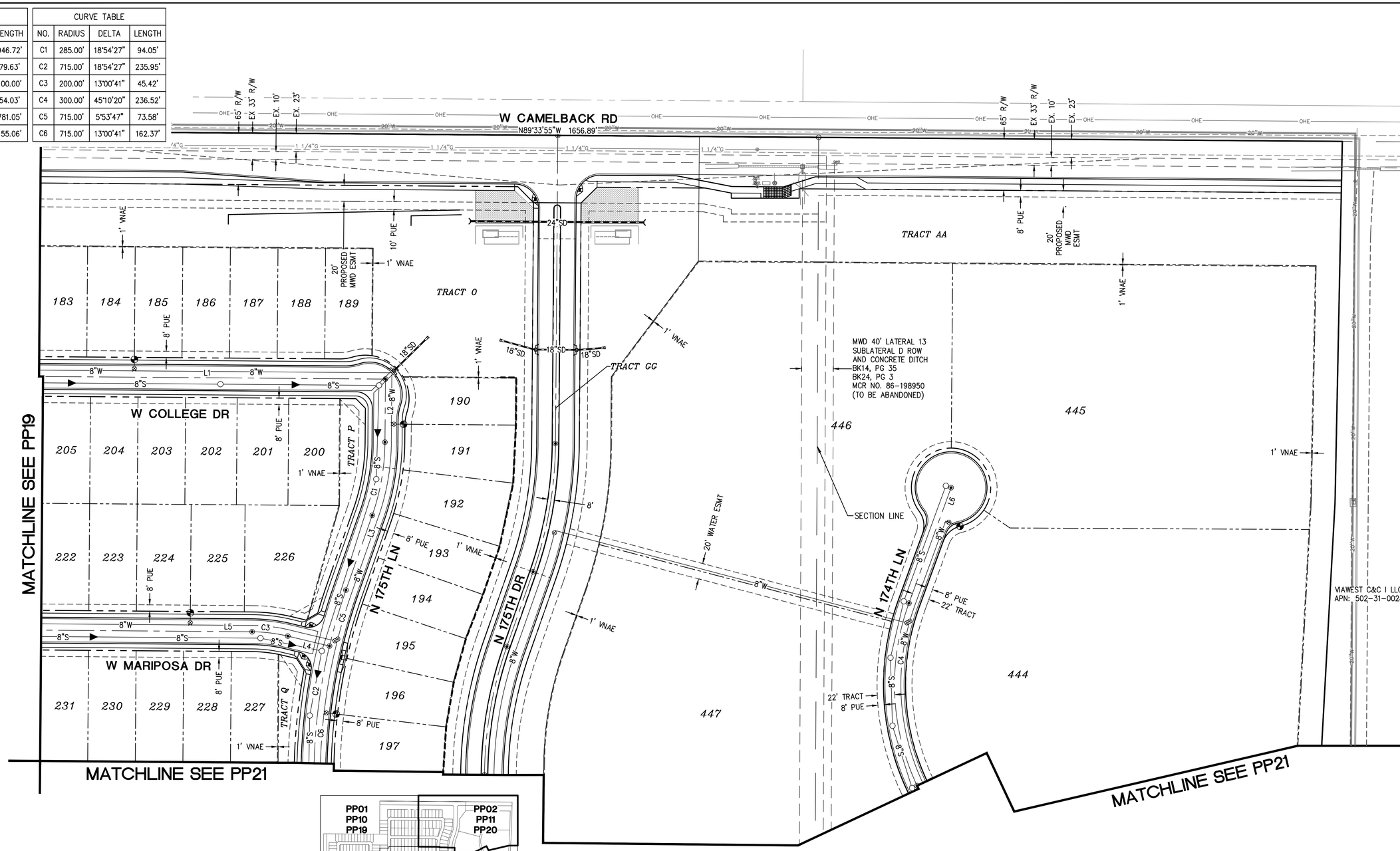
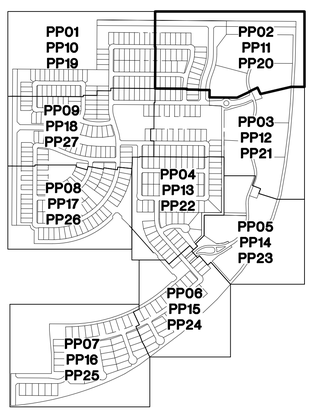
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°33'55"E	946.72'
L2	S00°26'05"W	79.63'
L3	S19°20'32"W	100.00'
L4	N76°33'14"W	54.03'
L5	S89°33'55"E	781.05'
L6	S20°02'01"W	155.06'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	285.00'	18°54'27"	94.05'
C2	715.00'	18°54'27"	235.95'
C3	200.00'	13°00'41"	45.42'
C4	300.00'	45°10'20"	236.52'
C5	715.00'	5°53'47"	73.58'
C6	715.00'	13°00'41"	162.37'





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PP20
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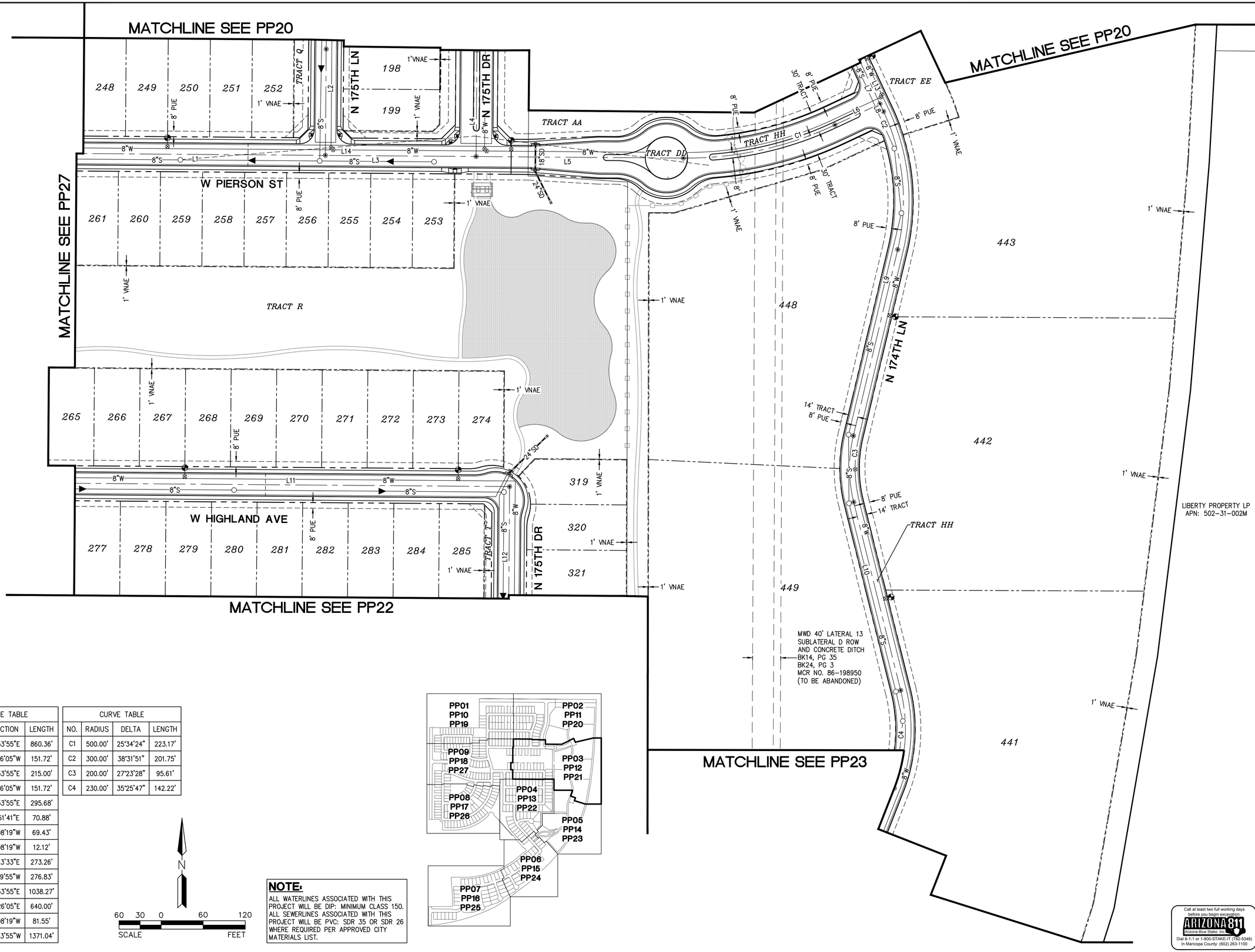

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°33'55"E	860.36'
L2	S00°26'05"W	151.72'
L3	S89°33'55"E	215.00'
L4	S00°26'05"W	151.72'
L5	S89°33'55"E	295.68'
L6	N64°51'41"E	70.88'
L7	N25°08'19"W	69.43'
L8	N25°08'19"W	12.12'
L9	N13°23'33"E	273.26'
L10	N13°59'55"W	276.83'
L11	S89°33'55"E	1038.27'
L12	N00°26'05"E	640.00'
L13	N25°08'19"W	81.55'
L14	N89°33'55"W	1371.04'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	500.00'	25°34'24"	223.17'
C2	300.00'	38°31'51"	201.75'
C3	200.00'	27°23'28"	95.61'
C4	230.00'	35°25'47"	142.22'

NOTE:
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GOODYEAR, ARIZONA

PRELIMINARY UTILITY

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APPROVED: ZH

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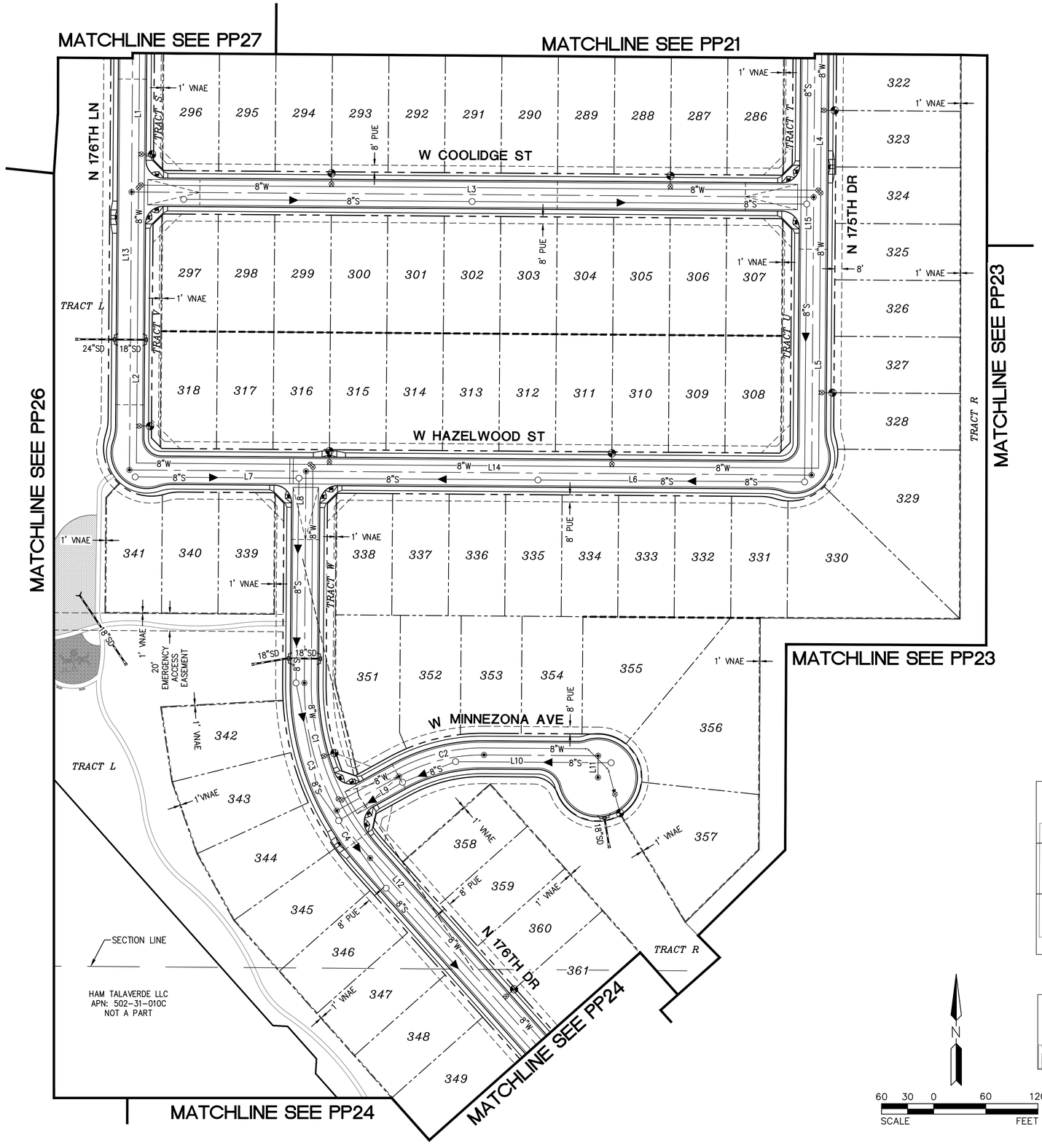
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°26'05"W	320.00'
L2	S00°26'05"W	320.00'
L3	S89°33'55"E	785.00'
L4	N00°26'05"E	320.00'
L5	N00°26'05"E	320.00'
L6	S89°33'55"E	581.90'
L7	S89°33'55"E	203.10'
L8	N00°26'05"E	243.73'
L9	S61°08'44"W	81.62'
L10	N89°33'55"W	131.34'
L11	N00°26'05"E	25.00'
L12	N41°38'36"W	671.63'
L13	S00°26'05"W	640.00'
L14	S89°33'55"E	785.00'
L15	N00°26'05"E	640.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	300.00'	42°04'41"	220.32'
C2	200.00'	29°17'21"	102.24'
C3	300.00'	29°17'21"	153.36'
C4	300.00'	12°47'20"	66.96'



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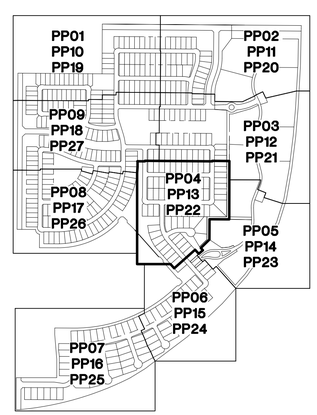

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60 30 0 60 120
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GOODYEAR, ARIZONA

PRELIMINARY UTILITY

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APPROVED: ZH

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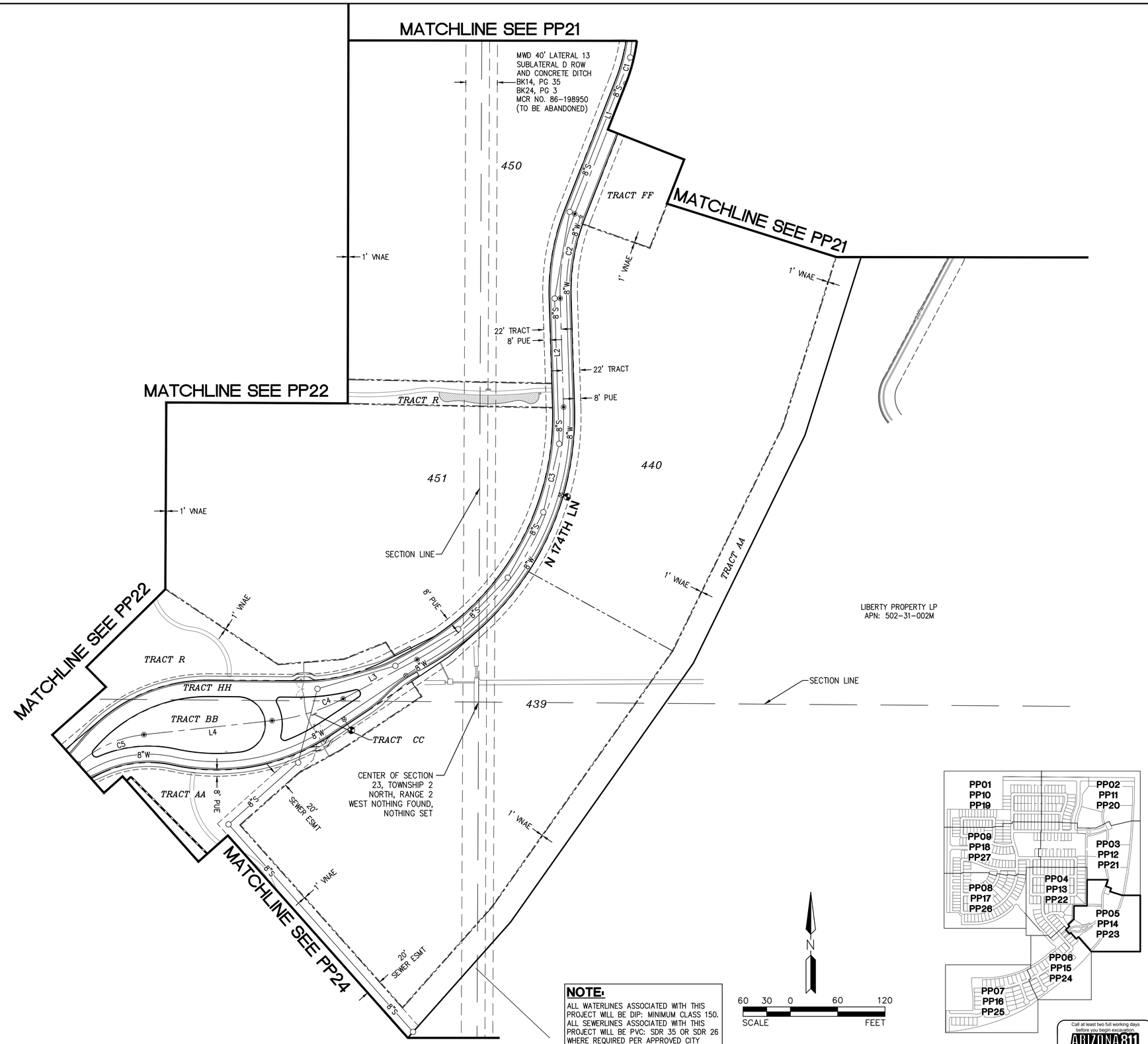
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N21°25'52"E	177.43'
L2	N01°47'23"W	137.84'
L3	N62°02'21"E	106.17'
L4	S83°47'16"W	163.40'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	230.00'	35°25'47"	142.22'
C2	270.00'	23°13'15"	109.42'
C3	350.00'	63°49'44"	389.91'
C4	250.00'	21°44'54"	94.90'
C5	150.00'	35°25'52"	92.76'



NOTE:
ALL WATERLINES ASSOCIATED WITH THIS PROJECT WILL BE DIP: MINIMUM CLASS 150. ALL SEWERLINES ASSOCIATED WITH THIS PROJECT WILL BE PVC: SDR 35 OR SDR 26 WHERE REQUIRED PER APPROVED CITY MATERIALS LIST.

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA, U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY UTILITY

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1"= 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP23

SHT. 28 OF 33

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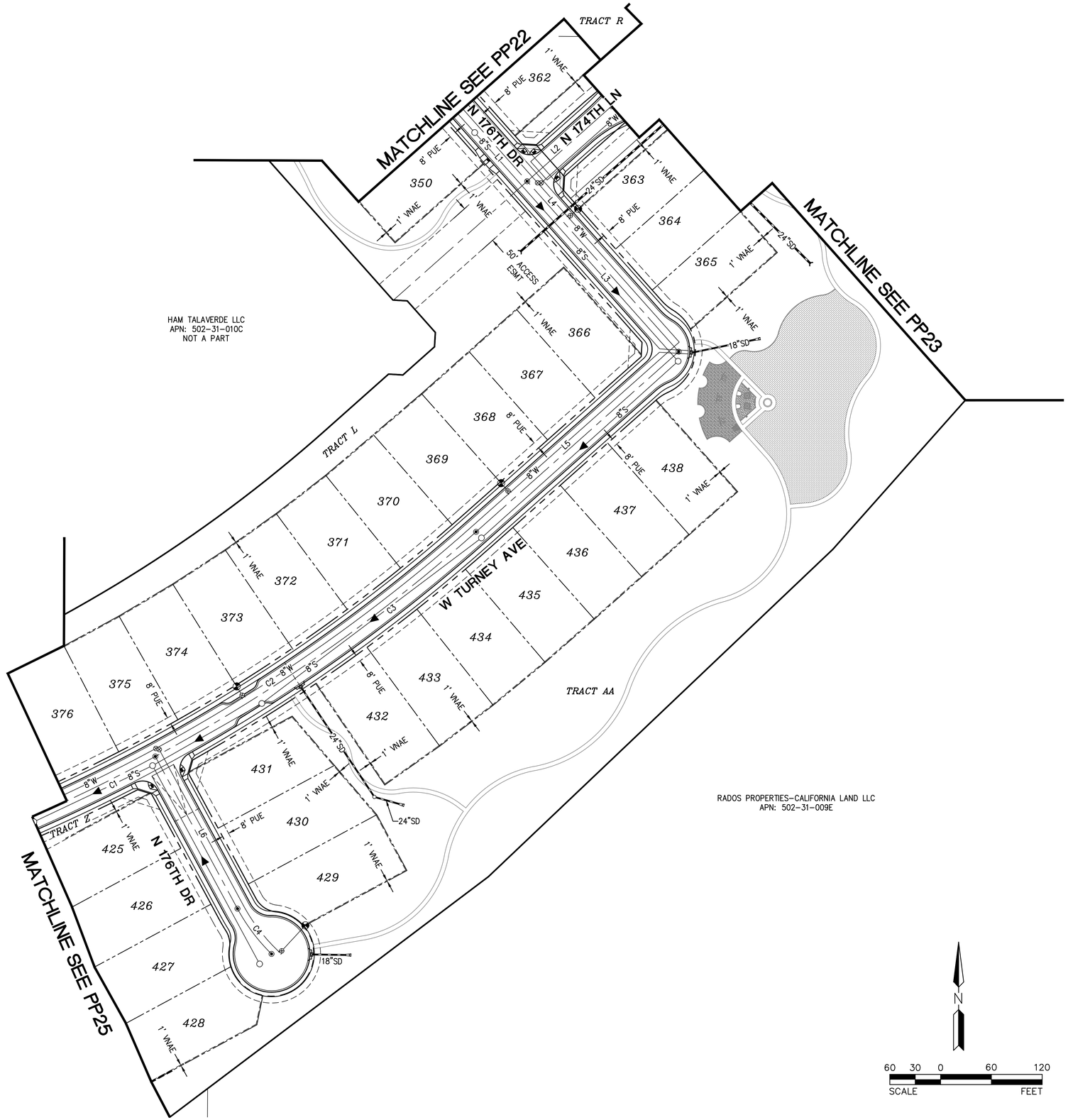
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N41°38'36"W	402.17'
L2	S48°21'24"W	133.40'
L3	N41°38'36"W	269.46'
L4	N41°38'36"W	671.63'
L5	S48°21'26"W	320.37'
L6	S28°21'29"E	204.38'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	2000.00'	27°49'13"	971.11'
C2	2000.00'	41°06'18"	1434.84'
C3	2000.00'	13°17'05"	463.73'
C4	223.75'	17°11'40"	67.15'



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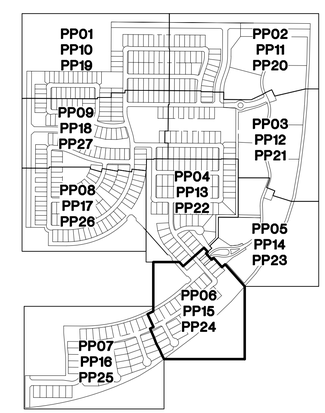

N

60 30 0 60 120
SCALE FEET

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CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY UTILITY

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1"= 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP24

SHT. 29 OF 33

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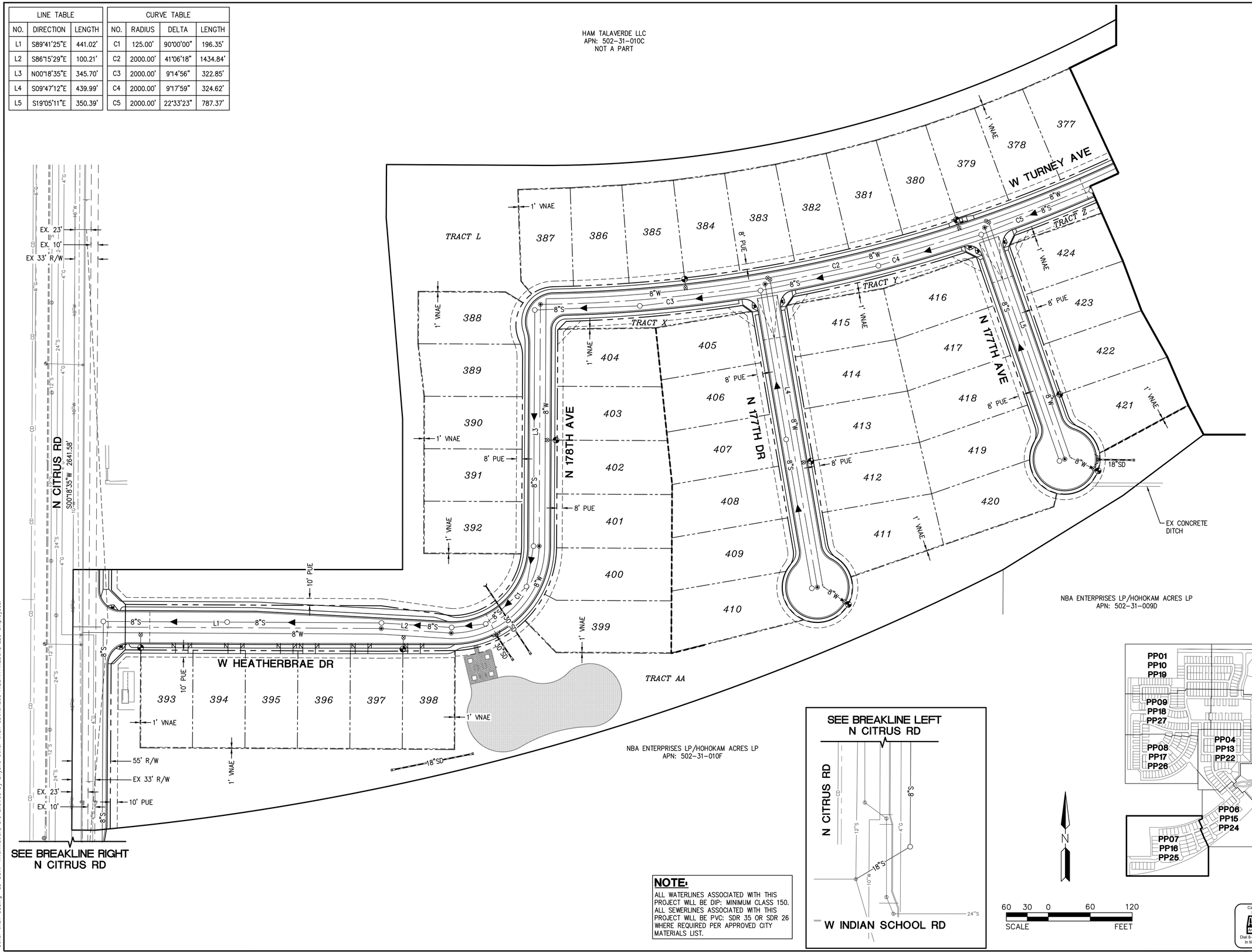
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°41'25"E	441.02'
L2	S86°15'29"E	100.21'
L3	N00°18'35"E	345.70'
L4	S09°47'12"E	439.99'
L5	S19°05'11"E	350.39'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	125.00'	90°00'00"	196.35'
C2	2000.00'	41°06'18"	1434.84'
C3	2000.00'	9°14'56"	322.85'
C4	2000.00'	9°17'59"	324.62'
C5	2000.00'	22°33'23"	787.37'



NOTE:
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ARIZONA U.S.A.

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SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY UTILITY

HILGARTWILSON

PROJ NO.:	1838
DATE:	SEP 2019
SCALE:	1"= 60'
DRAWN:	HW
DESIGNED:	AK
APPROVED:	ZH

DWG. NO.
PP25

SHT. 30 OF 33

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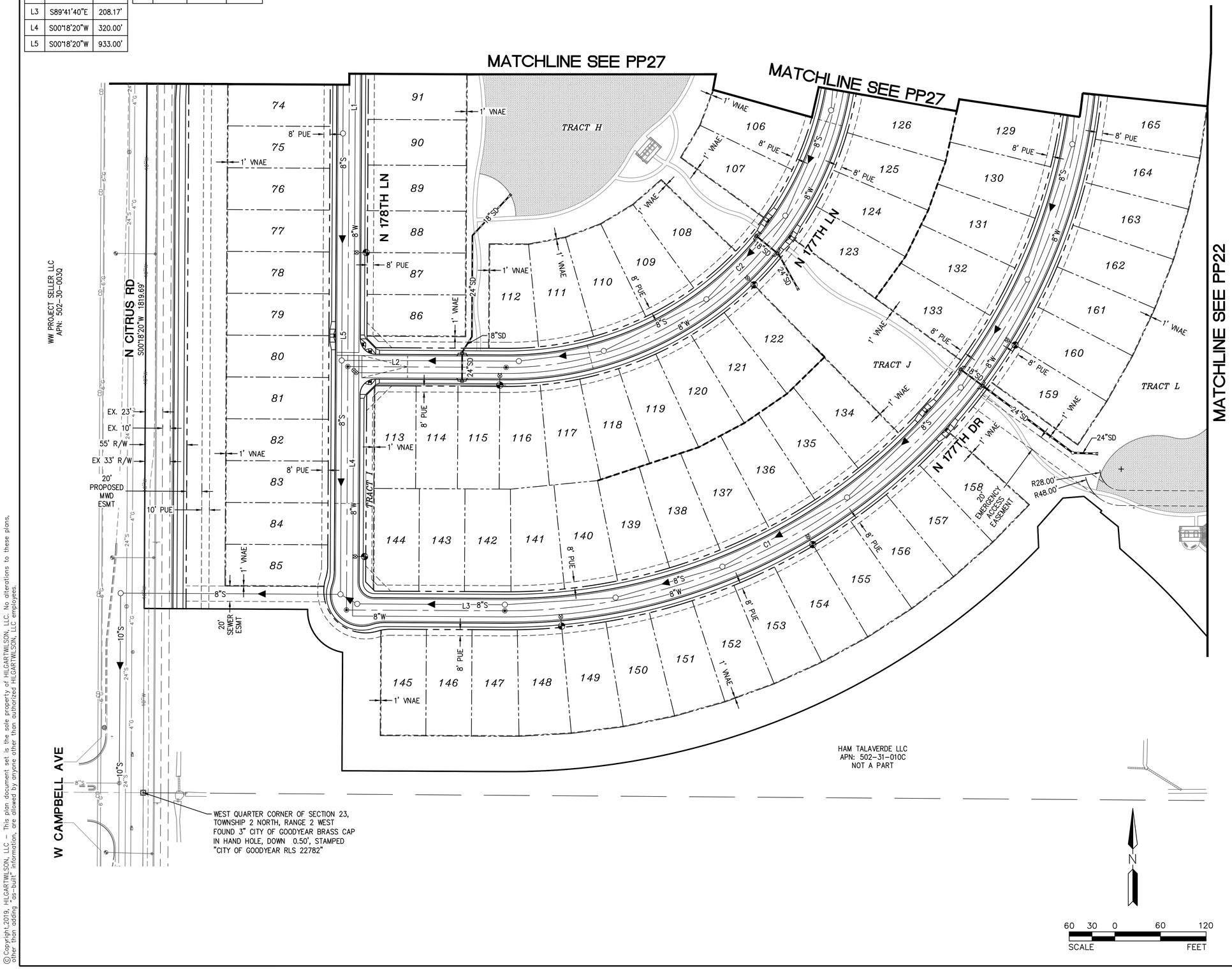
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°18'20"W	613.00'
L2	S89°41'40"E	208.17'
L3	S89°41'40"E	208.17'
L4	S00°18'20"W	320.00'
L5	S00°18'20"W	933.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	760.00'	90°43'25"	1203.40'
C2	440.00'	84°55'08"	652.13'



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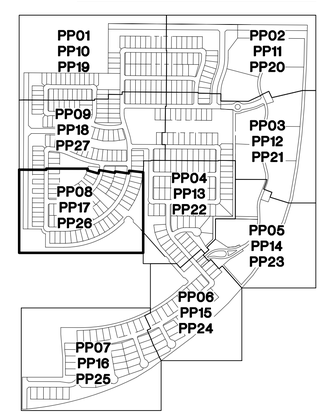

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
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ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY UTILITY

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1"= 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP26
SHT. 31 OF 33

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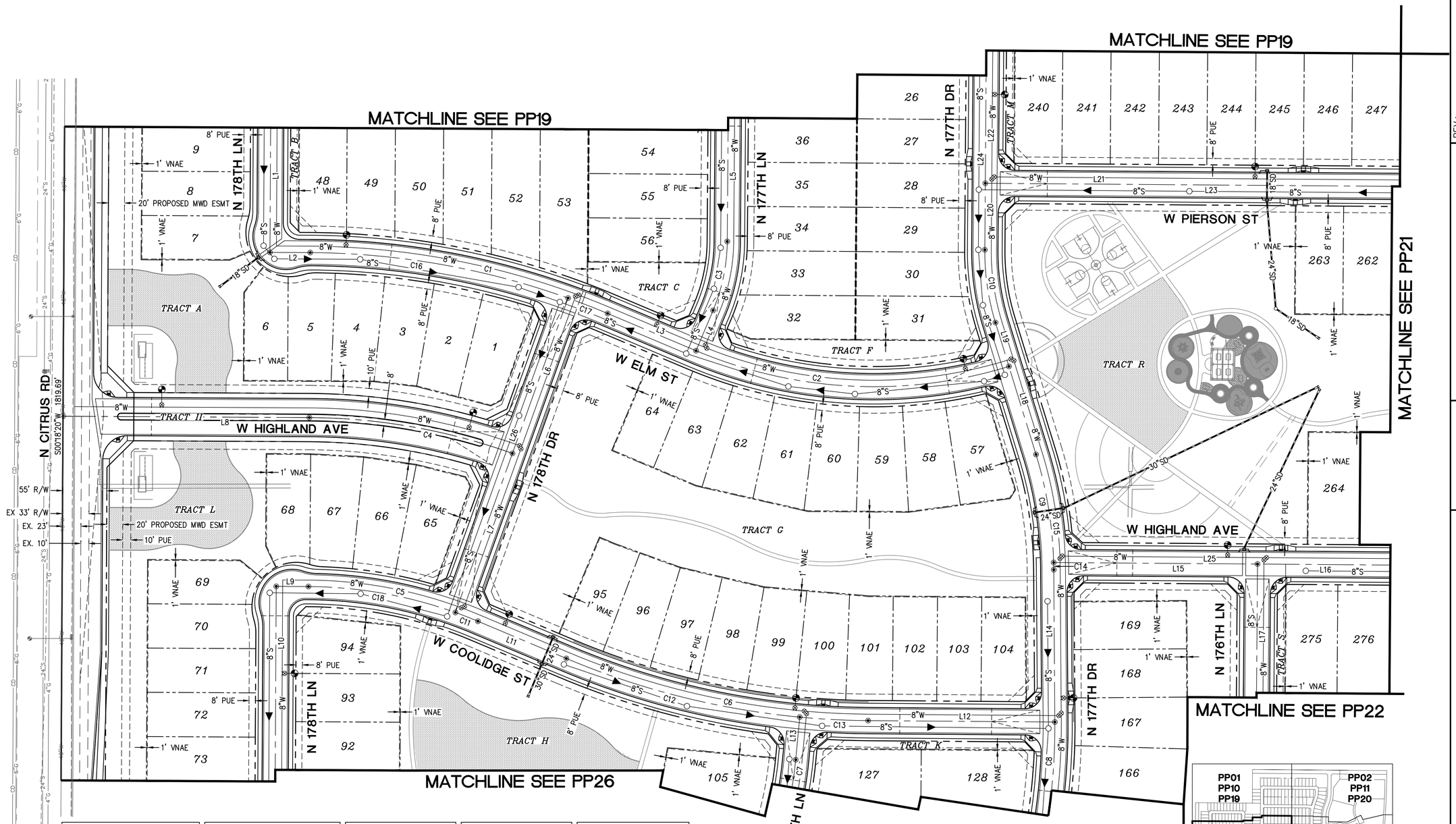

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	965.00'	22°32'03"	379.53'
C2	570.00'	39°55'16"	397.15'
C3	225.00'	22°24'18"	87.98'
C4	760.00'	19°24'21"	257.41'
C5	550.00'	22°32'03"	216.31'
C6	985.00'	22°24'18"	385.18'
C7	440.00'	84°55'08"	652.13'
C8	760.00'	90°43'25"	1203.40'
C9	500.00'	16°39'48"	145.42'
C10	300.00'	17°30'58"	91.71'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C11	550.00'	3°07'42"	30.03'
C12	985.00'	17°27'11"	300.05'
C13	985.00'	4°57'07"	85.13'
C14	500.00'	1°01'43"	8.98'
C15	500.00'	15°38'08"	136.45'
C16	965.00'	19°24'21"	326.84'
C17	965.00'	3°07'42"	52.69'
C18	550.00'	19°24'21"	186.28'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°18'20"W	310.00'
L2	N89°41'40"W	50.00'
L3	N67°09'37"W	119.22'
L4	S22°50'23"W	54.43'
L5	S00°26'05"W	293.37'
L6	N19°42'41"E	205.00'
L7	N19°42'41"E	210.00'
L8	N89°41'40"W	306.00'
L9	N89°41'40"W	40.00'
L10	S00°18'20"W	933.00'

LINE TABLE		
NO.	DIRECTION	LENGTH
L11	N67°09'37"W	119.22'
L12	S89°33'55"E	231.94'
L13	N05°23'12"E	53.17'
L14	N00°25'05"W	189.27'
L15	S89°33'55"E	253.27'
L16	S89°33'55"E	785.00'
L17	S00°26'05"W	640.00'
L18	S17°04'53"E	114.44'
L19	S17°04'53"E	57.05'
L20	S00°26'05"W	82.70'

LINE TABLE		
NO.	DIRECTION	LENGTH
L21	S89°33'55"E	1371.04'
L22	S00°26'05"W	650.00'
L23	S89°33'55"E	860.36'
L24	S00°26'05"W	732.70'
L25	S89°33'55"E	1038.27'
L26	N19°42'41"E	415.00'

NOTE:
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N

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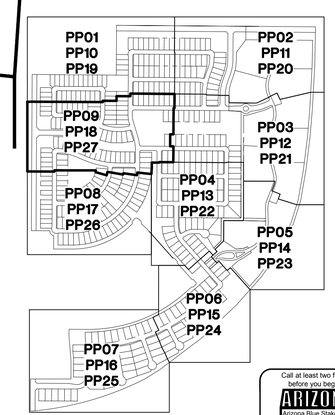
SCALE FEET



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CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 9-17-19
ARIZONA U.S.A.

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY UTILITY

HILGARTWILSON
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1"= 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

DWG. NO.
PP27

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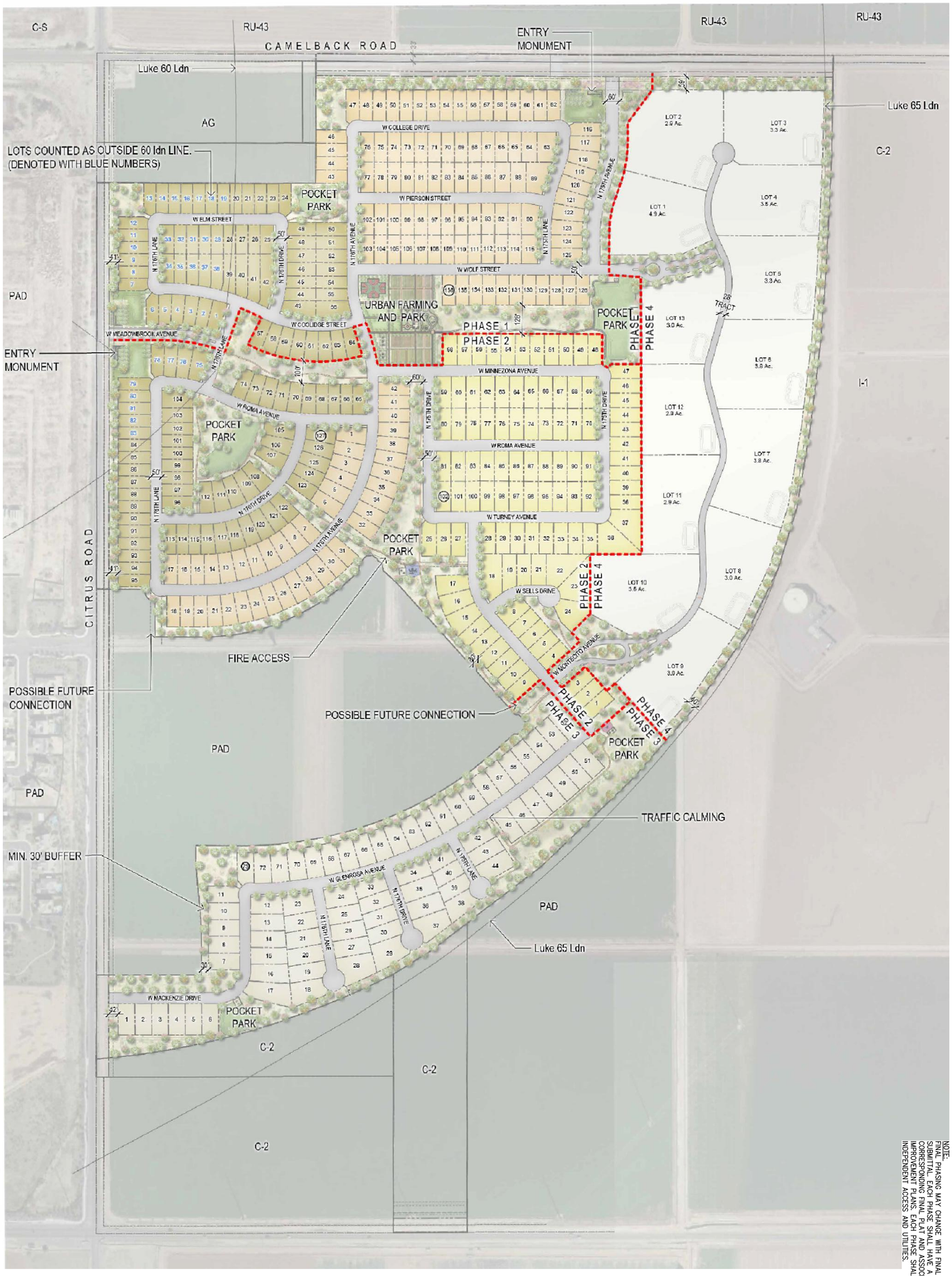

NOTE:
FINAL PHASING MAY CHANGE WITH FINAL PLAT SUBMITTAL. EACH PHASE SHALL HAVE A CORRESPONDING FINAL PLAT AND ASSOCIATED IMPROVEMENT PLANS. EACH PHASE SHALL HAVE INDEPENDENT ACCESS AND UTILITIES.

SCALE 200 100 0 200 400 FEET

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HILGARTWILSON

PROJ NO.:	1838
DATE:	SEP 2019
SCALE:	N.T.S.
DRAWN:	HW
DESIGNED:	AK
APPROVED:	ZH

DWG. NO.: PP28

SHT. 33 OF 33

ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 53837 ZACH HILGART ARIZONA U.S.A.

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