

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)

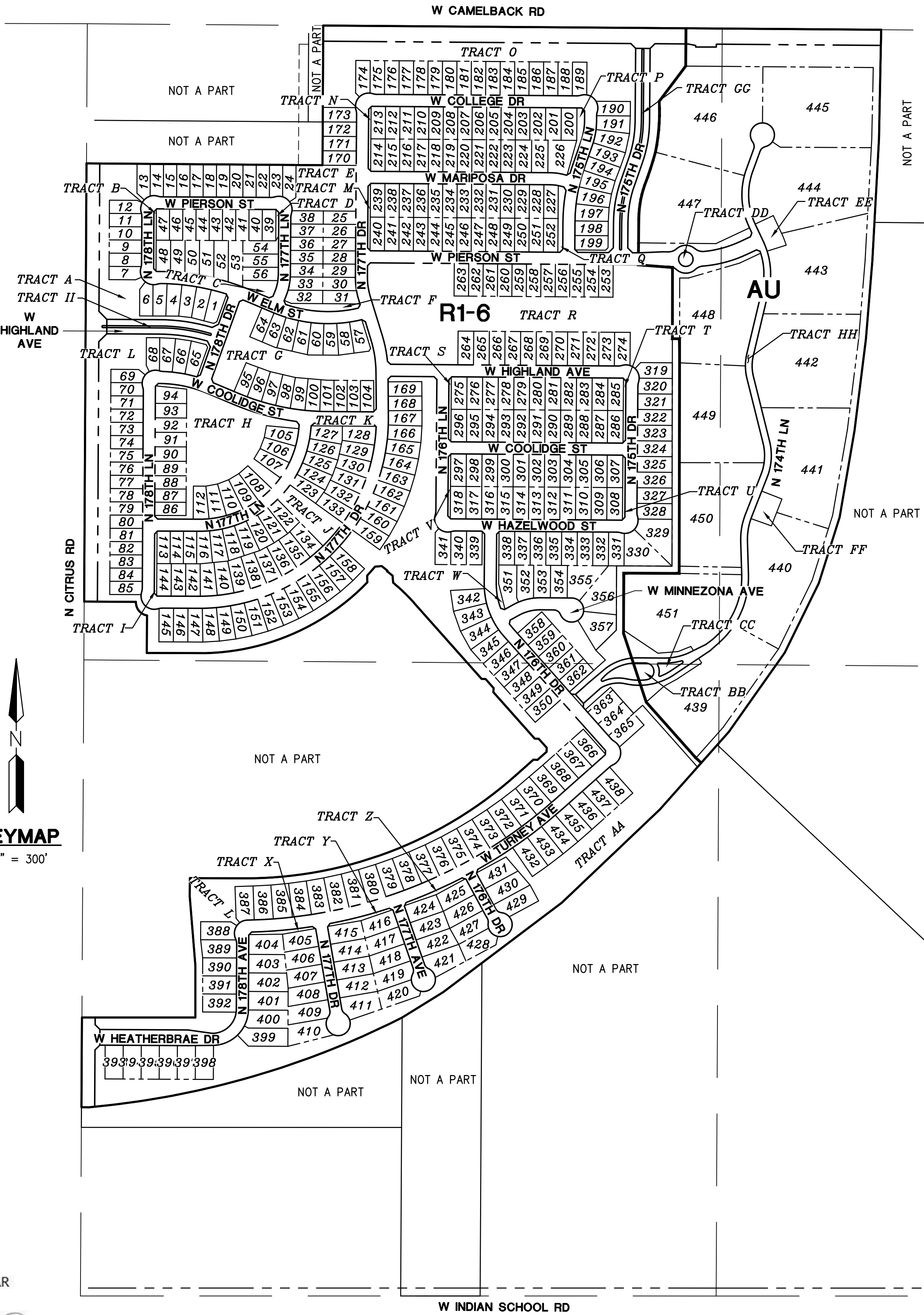
LEGEND

- 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
- 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

CITY OF GOODYEAR
APPROVED BY
Planning & Zoning
11/1/2019
Approved by
Council: 10/28/2019
CAR#: 2019-6795

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



PORION OF LAND AS DESCRIBED IN CORRECTIVE GENERAL WARRANTY DEED, DOCUMENT 1998-061101A, RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED WITHIN SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GLA 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°01'3" 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**.

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 GLA 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 28°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;

THENCE NORTH 41°38'36" WEST, 98.62 FEET;

THENCE NORTH 48°20'45" EAST, 199.48 FEET;

THENCE NORTH 44°31'47" WEST, 56.55 FEET;

THENCE NORTH 45°26'42" EAST, 119.23 FEET;

THENCE NORTH 00°17'56" EAST, 266.91 FEET;

THENCE SOUTH 89°42'04" EAST, 230.00 FEET;

THENCE NORTH 00°06'04" EAST, 1240.24 FEET;

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THENCE NORTH 19°25'16" EAST, 83.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET;

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

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.

- (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.



CITY OF GOODYEAR
APPROVED BY
Planning & Zoning
Alex Leasing
11/1/2019

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LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE		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)	LOT NO.	AREA (SQ.FT)	LOT NO.	AREA (SQ.FT)	LOT NO.	AREA (SQ.FT)	LOT NO.	AREA (SQ.FT)
1	7,788	50	8,364	99	7,567	148	8,897	197	8,894	246	8,400	295	8,775	344	10,445	393	10,500
2	7,570	51	8,973	100	7,608	149	8,890	198	8,313	247	8,400	296	8,773	345	9,949	394	10,500
3	7,530	52	9,814	101	7,323	150	8,890	199	8,229	248	8,400	297	8,773	346	9,100	395	10,500
4	7,657	53	10,898	102	7,150	151	8,890	200	8,775	249	8,400	298	8,775	347	9,100	396	10,500
5	7,496	54	8,280	103	7,150	152	8,890	201	8,775	250	8,400	299	8,775	348	9,100	397	10,507
6	7,177	55	8,146	104	7,225	153	8,890	202	8,775	251	8,400	300	8,775	349	9,100	398	10,577
7	7,139	56	8,123	105	8,360	154	8,890	203	8,100	252	8,400	301	8,775	350	9,100	399	14,411
8	7,419	57	8,128	106	8,360	155	8,890	204	8,100	253	8,100	302	8,775	351	11,805	400	12,799
9	7,425	58	7,725	107	8,360	156	8,890	205	8,100	254	8,100	303	8,775	352	10,051	401	12,686
10	7,425	59	7,742	108	8,410	157	8,890	206	8,100	255	8,100	304	8,775	353	9,465	402	12,469
11	7,419	60	7,836	109	8,410	158	8,890	207	8,100	256	8,100	305	8,775	354	9,450	403	11,826
12	7,182	61	7,788	110	8,410	159	8,890	208	8,100	257	8,100	306	8,775	355	15,664	404	12,048
13	7,581	62	7,725	111	8,410	160	8,890	209	8,100	258	8,100	307	8,773	356	20,818	405	10,661
14	7,361	63	7,753	112	8,064	161	8,890	210	8,100	259	8,100	308	8,773	357	16,047	406	11,036
15	7,503	64	7,212	113	7,423	162	8,890	211	8,100	260	8,100	309	8,775	358	8,775	407	11,409
16	7,497	65	8,653	114	7,425	163	8,890	212	8,100	261	8,100	310	8,775	359	8,775	408	12,096
17	7,490	66	8,310	115	7,425	164	8,890	213	8,098	262	8,100	311	8,775	360	8,775	409	12,959
18	7,483	67	8,298	116	7,982	165	8,890	214	8,098	263	8,100	312	8,775	361	8,775	410	13,692
19	7,476	68	7,427	117	8,049	166	8,890	215	8,100	264	9,100	313	8,775	362	8,777	411	13,606
20	7,469	69	7,265	118	7,973	167	8,648	216	8,100	265	9,100	314	8,775	363	9,100	412	11,783
21	7,462	70	7,330	119	7,973	168	8,400	217	8,100	266	9,100	315	8,775	364	9,100	413	11,449
22	7,456	71	7,425	120	8,103	169	8,400	218	8,100	267	9,100	316	8,775	365	8,954	414	11,114
23	7,301	72	7,425	121	8,103	170	8,404	219	8,100	268	9,100	317	8,775	366	10,498	415	10,778
24	7,819	73	7,425	122	8,119	171	8,412	220	8,100	269	9,100	318	8,773	367	10,500	416	10,796
25	7,425	74	7,425	123	7,973	172	8,420	221	8,100	270	9,100	319	9,303	368	10,500	417	11,376
26	7,425	75	7,425	124	8,103	173	8,376	222	8,100	271	9,100	320	9,204	369	10,608	418	11,959
27	7,425	76	7,425	125	8,103	174	8,425	223	8,100	272	9,100	321	9,311	370	10,866	419	12,124
28	7,425	77	7,425	126	8,073	175	8,343	224	9,180	273	9,100	322	9,336	371	10,847	420	11,871
29	7,425	78	7,425	127	8,494	176	8,400	225	9,180	274	8,949	323	9,360	372	10,847	421	13,547
30	7,527	79	7,425	128	9,482	177	8,400	226	13,854	275	8,773	324	9,385	373	10,847	422	11,601
31	8,081	80	7,425	129	8,714	178	8,400	227	8,363	276	8,775	325	9,410	374	10,847	423	11,129
32	8,238	81	7,425	130	8,690	179	8,400	228	8,400	277	8,775	326	9,434	375	10,847	424	10,726
33	7,620	82	7,425	131	8,686	180	8,400	229	8,400	278	8,775	327	9,459	376	10,847	425	10,726
34	7,426	83	7,425	132	8,691	181	8,400	230	8,400	279	8,775	328	9,426	377	10,847	426	11,341
35	7,425	84	7,425	133	8,820	182	8,400	231	8,400	280	8,775	329	18,149	378	10,847	427	11,637
36	7,425	85	7,370	134	8,828	183	8,400	232	8,400	281	8,775	330	17,753	379	10,847	428	11,152
37	7,425	86	7,150	135	8,692	184	8,400	233	8,400	282	8,775	331	9,026	380	10,847	429	12,040
38	7,366	87	7,150	136	8,686	185	8,400	234	8,400	283	8,775	332	9,100	381	10,847	430	12,334
39	7,356	88	7,150	137	8,703	186	8,400	235	8,400	284	8,775	333	9,100	382	10,847	431	11,109
40	7,150	89	7,800	138	8,850	187	8,400	236	8,400	285	8,773	334	9,100	383	10,847	432	11,127
41	7,150	90	7,800	139	8,769	188	8,400	237	8,400	286	8,773	335	9,100	384	10,847	433	11,127
42	7,150	91	7,800	140	8,735	189	8,278	238	8,400	287	8,775	336	9,100	385	10,847	434	11,128
43	7,150	92	7,800	141	8,749	190	8,248	239	8,398	288	8,775	337	9,100	386	10,847	435	11,008
44	7,150	93	7,800	142	8,163	191	9,114	240	8,398	289	8,775	338	9,098	387	10,663	436	10,875
45	7,150	94	8,643	143	8,100	192	9,555	241	8,400	290	8,775	339	9,098	388	10,644	437	10,875
46	7,150	95	7,381	144	8,098	193	8,646	242	8,400	291	8,775	340	9,077	389	10,891	438	11,116
47	7,148	96	7,529	145	8,394	194	8,430	243	8,400	292	8,775	341	9,042	390	10,555	439	133,025
48	7,813	97	7,546	146	8,400	195	8,894	244	8,400	293	8,775	342	10,371	391	10,533	440	130,861
49	7,980	98	7,546	147	8,549	196	8,894	245	8,400	294	8,775	343	10,371	392	10,508	441	139,196

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.

CITY OF GOODYEAR
APPROVED BY
Planning & Zoning
Alex Sexton
11/1/2019



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Zach Hilgart

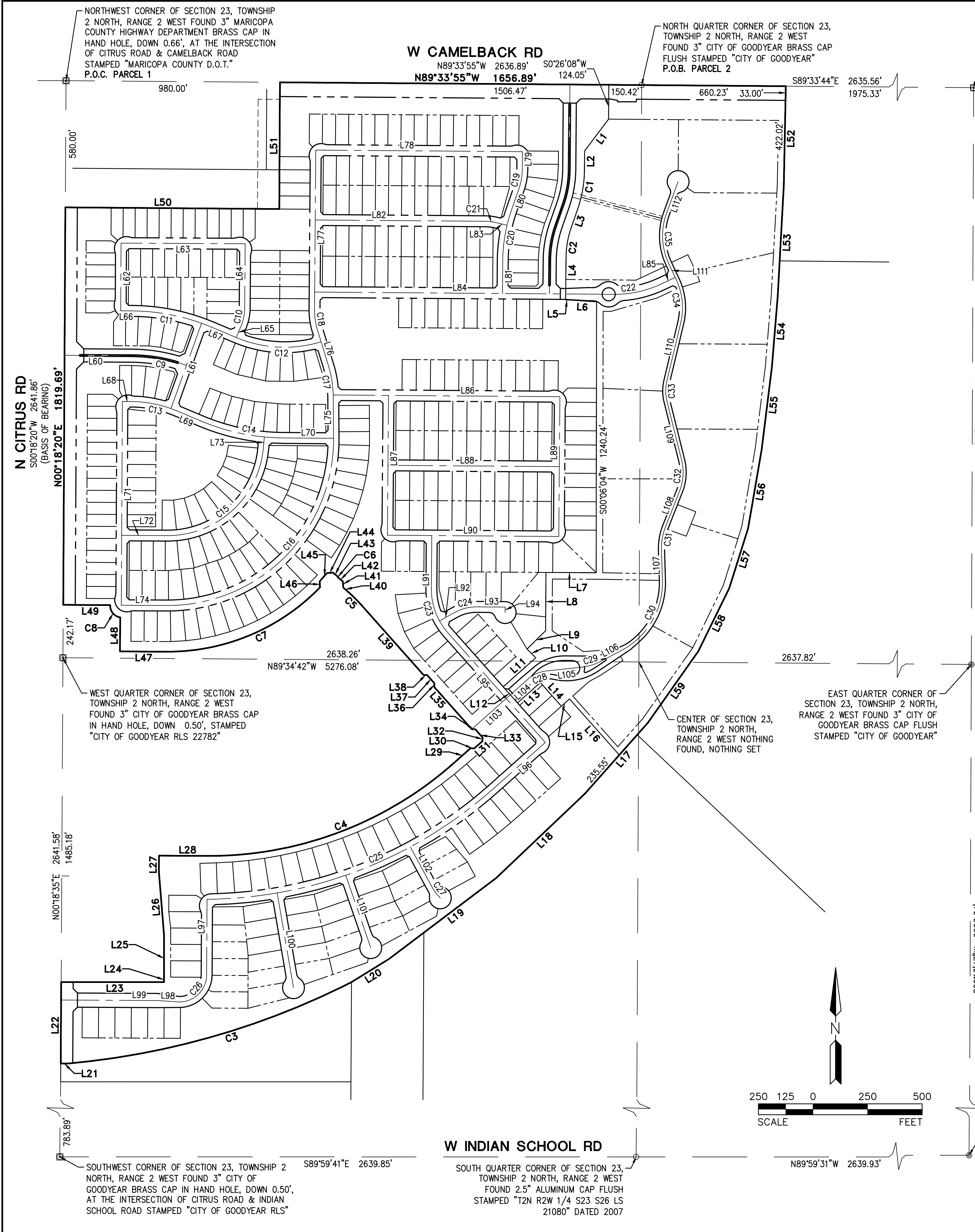
ABEL RANCH
SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

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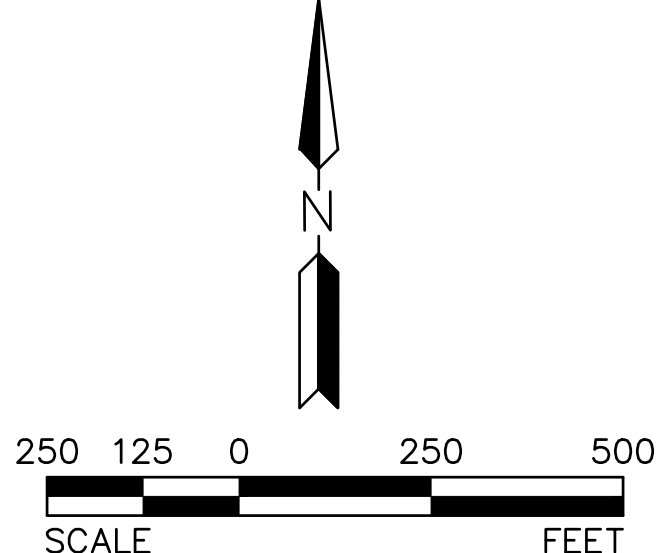
NORTHEAST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST FOUND 3" CITY OF GOODYEAR BRASS CAP FLUSH AT THE INTERSECTION OF CAMELBACK ROAD & COTTON LANE STAMPED "CITY OF GOODYEAR"

S0013'36"W 2640.54'
N COTTON LN

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°36'36"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'				

CITY OF GOODYEAR
APPROVED BY
Planning & Zoning
Alex Heston
11/1/2019



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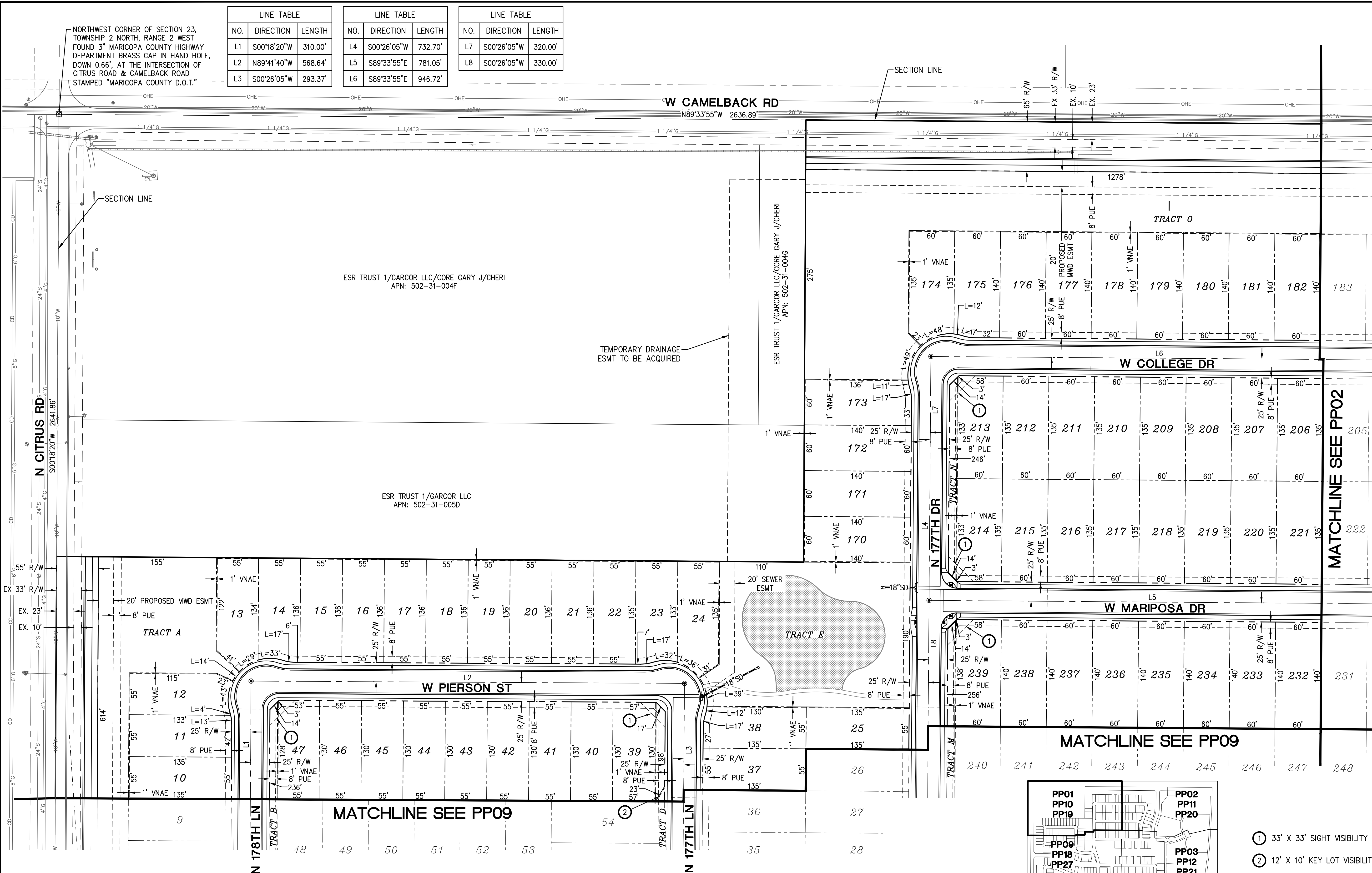
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ABEL RANCH
SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA
BOUNDARY & CENTERLINE INFORMATION

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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LEGEND

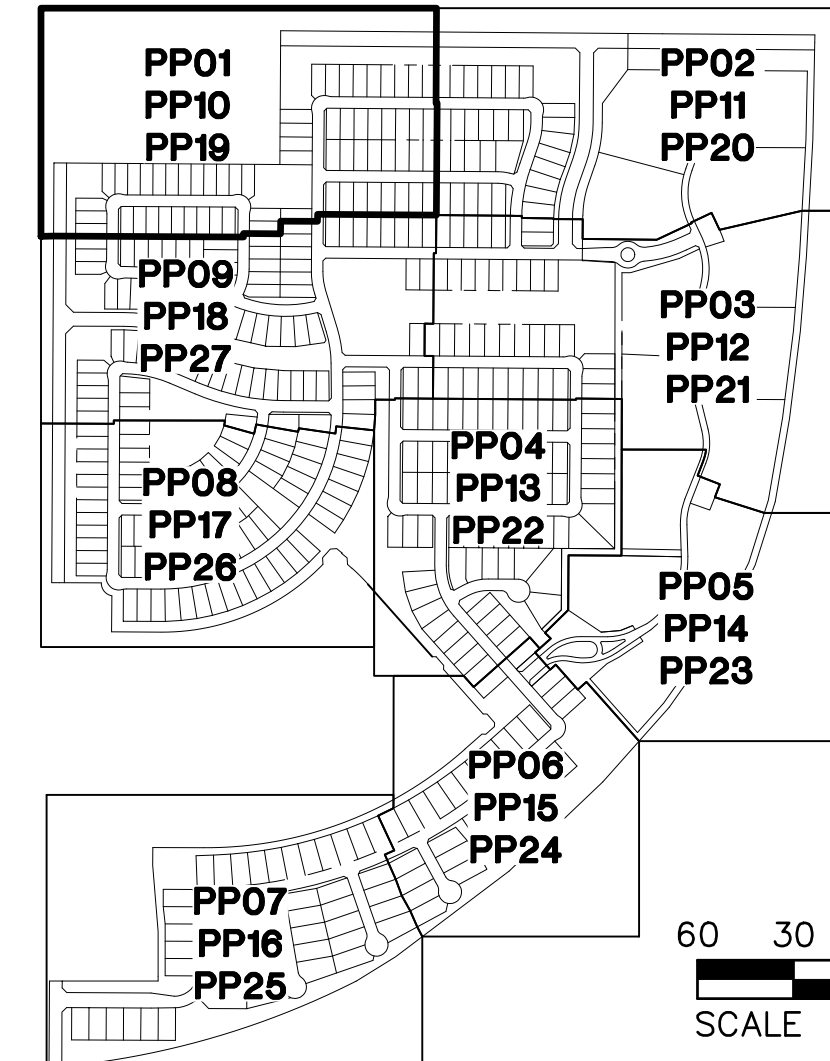
* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** 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.

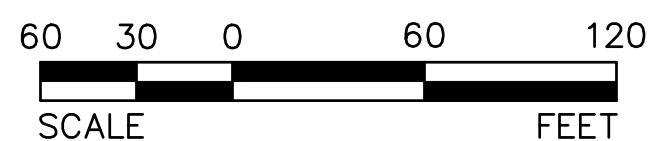
NOTE

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

CITY OF GOODYEAR
APPROVED BY
Planning & Zoning
Alex Basting
11/1/2019



- ① 33' X 33' SIGHT VISIBILITY TRIANGLE
- ② 12' X 10' KEY LOT VISIBILITY EASEMENT



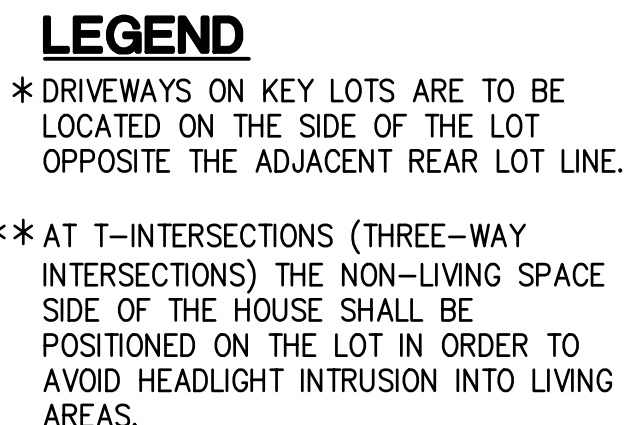
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PHOENIX, AZ 85016
www.hilgartwilson.com

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



The map shows a residential area with 18 plots (PP01 to PP26) and two additional plots (PP07, PP25). The plots are distributed across the area, with some plots (PP01, PP10, PP19, PP09, PP18, PP27, PP08, PP17, PP26, PP04, PP13, PP22, PP06, PP15, PP24, PP07, PP16, PP25) being larger and more rectangular, and others (PP02, PP11, PP20, PP03, PP12, PP21, PP05, PP14, PP23) being smaller and more irregularly shaped. The map includes a scale bar (0 to 60 meters) and a north arrow.



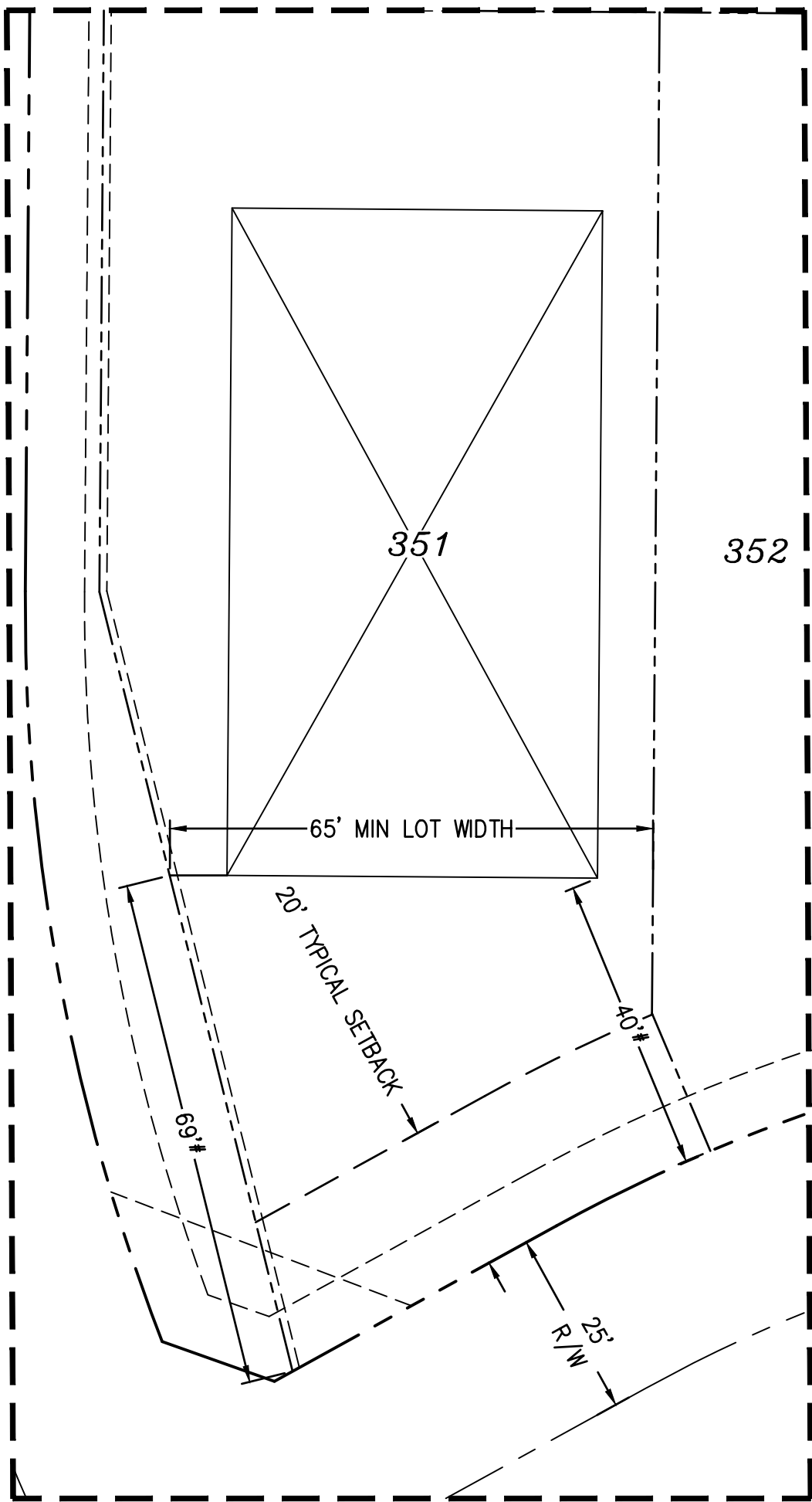
LIBERTY PROPERTY LI
APN: 502-31-002M

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

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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'

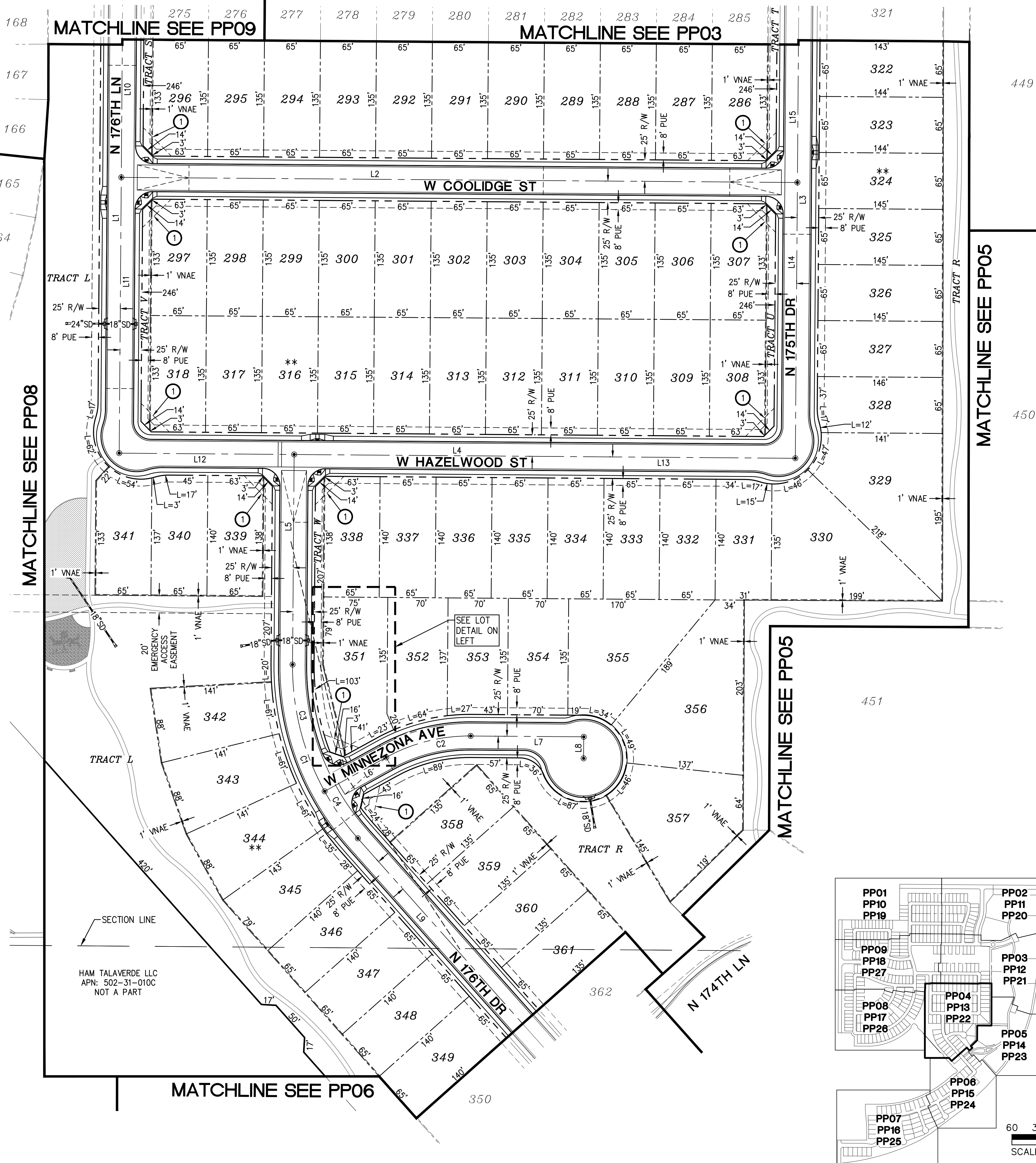


MINIMUM LOT WIDTH IS MET AT FRONT SETBACK DIMENSIONS AS SHOWN

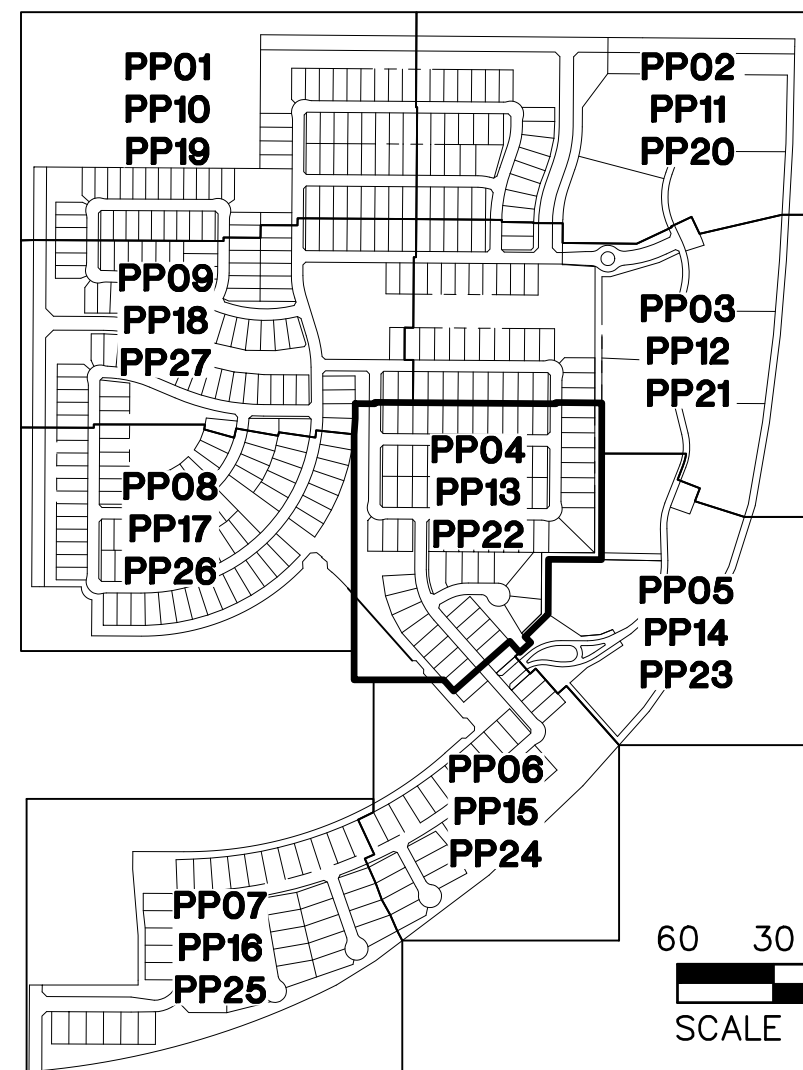
LEGEND

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

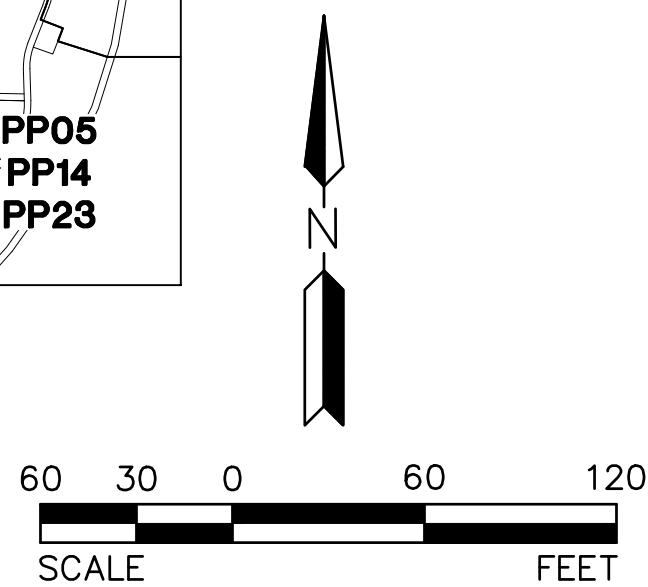
** AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.



CITY OF GOODYEAR
APPROVED BY
Planning & Zoning
Ally Leasing
11/1/2019



① 33' X 33' SIGHT VISIBILITY TRIANGLE



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www.hilgartwilson.com

ZACH HILGART
Professional Engineer
State of Arizona

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

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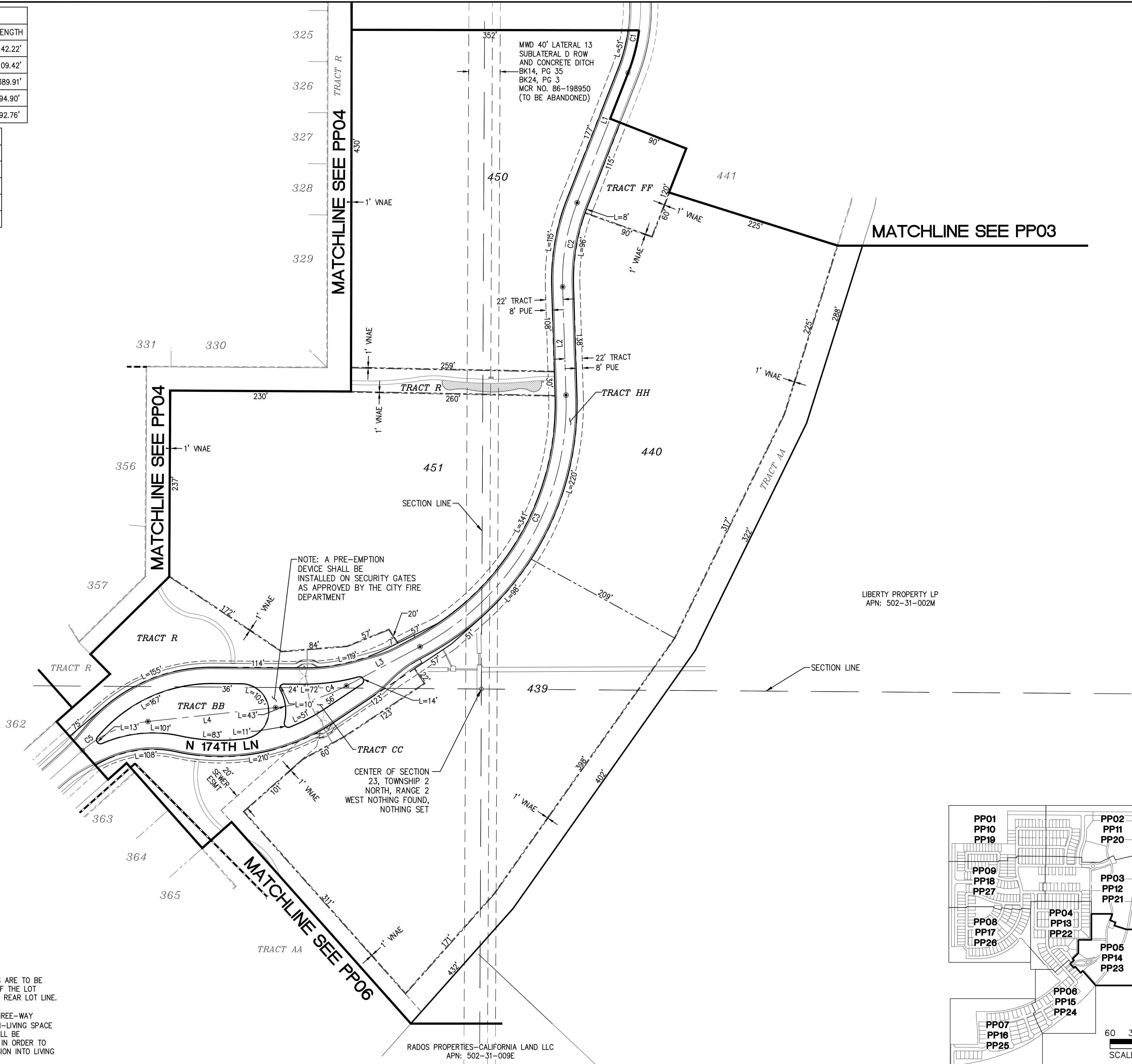
PROJ NO.: 1838
DATE: SEP 2019
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: AK
APPROVED: ZH

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'

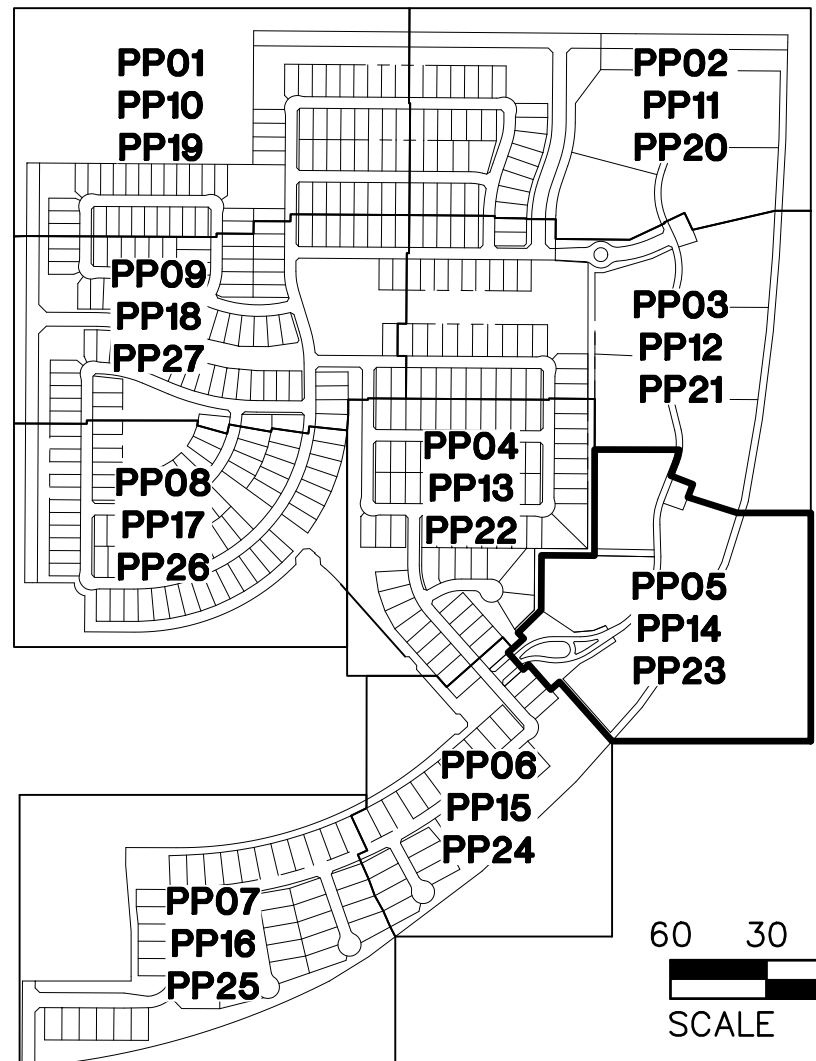
LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N21°25'52"E	177.43'
L2	N01°47'23"W	137.84'
L3	N62°02'21"E	106.17'
L4	S83°47'16"W	163.40'



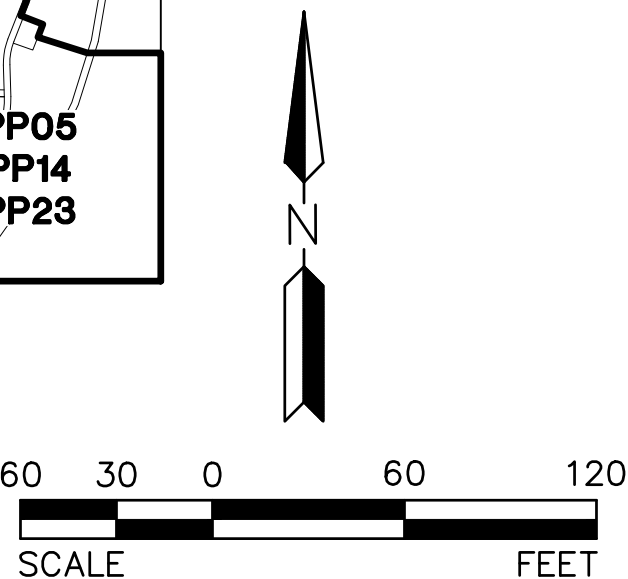
LEGEND

* 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.



CITY OF GOODYEAR
APPROVED BY
Planning & Zoning
Alex Leasing
11/1/2019



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

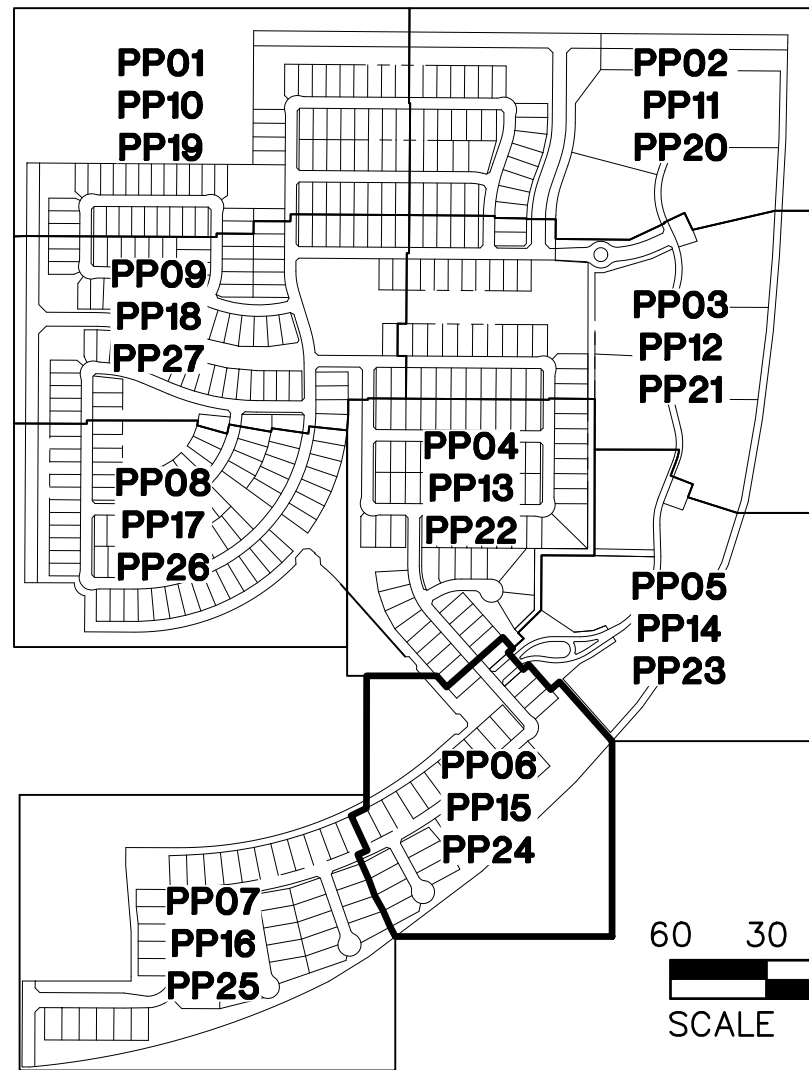
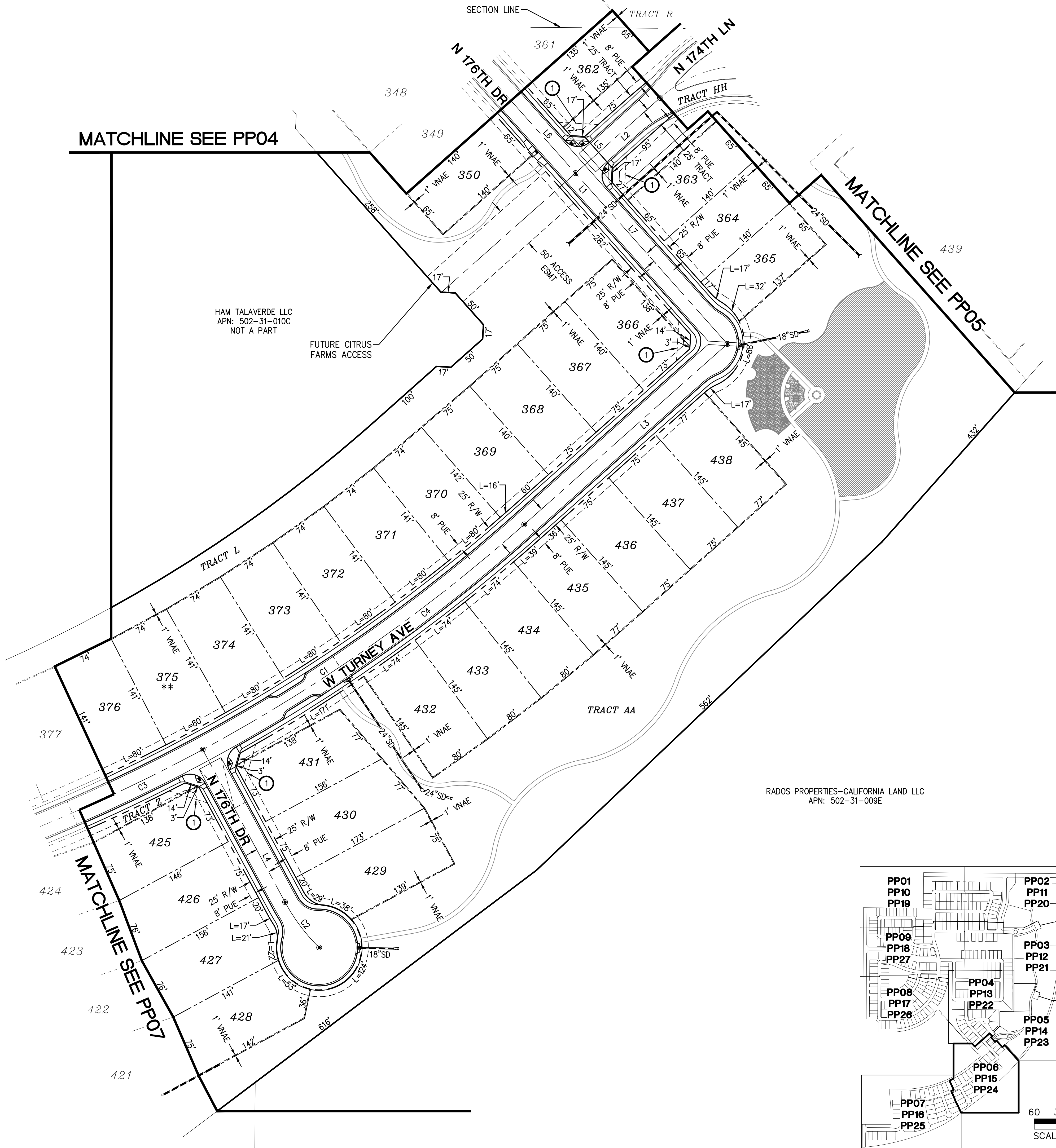
HILGARTWILSON

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

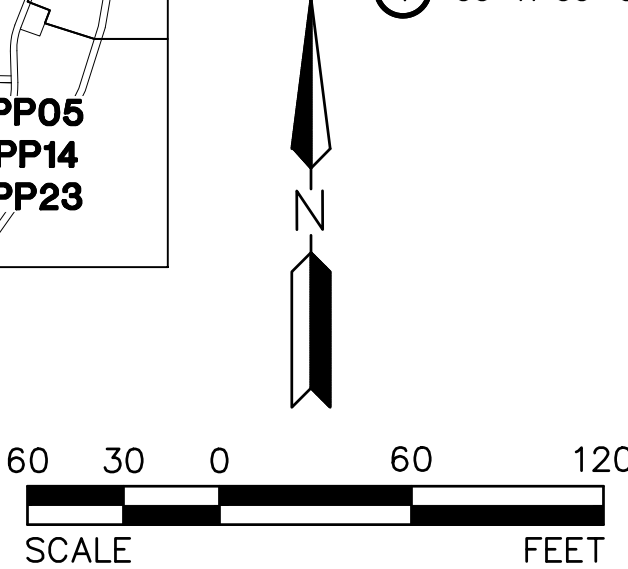
DWG. NO.
PP05
SHT. 10 OF 33

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



CITY OF GOODYEAR
APPROVED BY
Planning & Zoning
Alex Leasing
11/1/2019

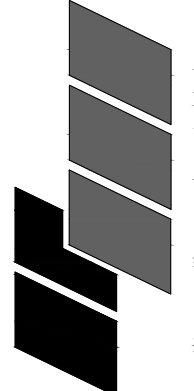


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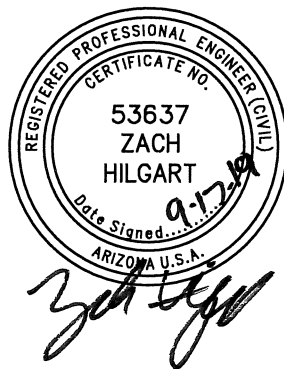
* DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

** 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.

REV:



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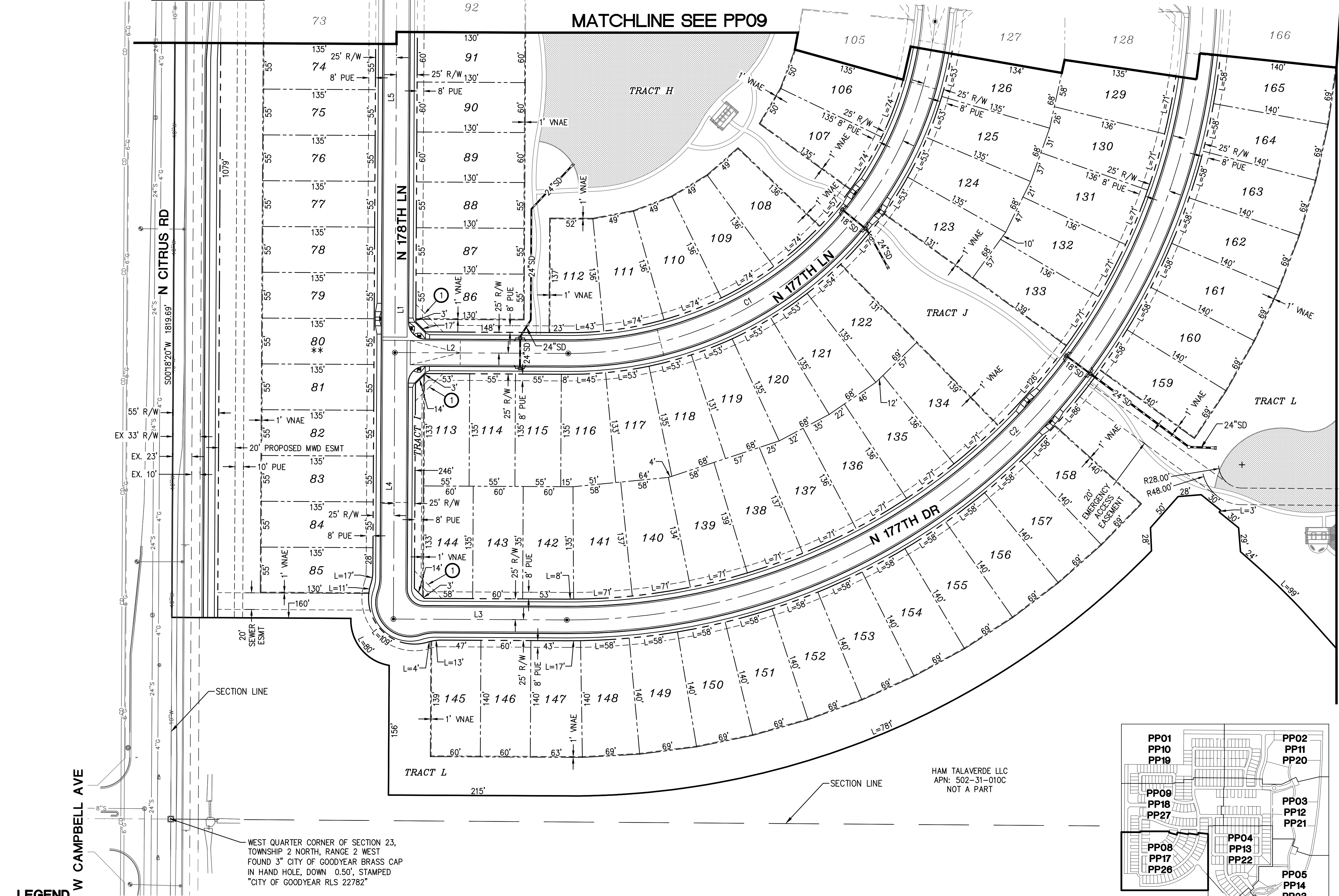
ABEL RANCH

SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA

PRELIMINARY PLAT

 HILGARTWILSON	PROJ NO.:	1838	DWG. NO. PP06
	DATE:	SEP 2019	
	SCALE:	1" = 60'	
	DRAWN:	HW	
	DESIGNED:	AK	SHT. 11 OF 33
	APPROVED:	ZH	

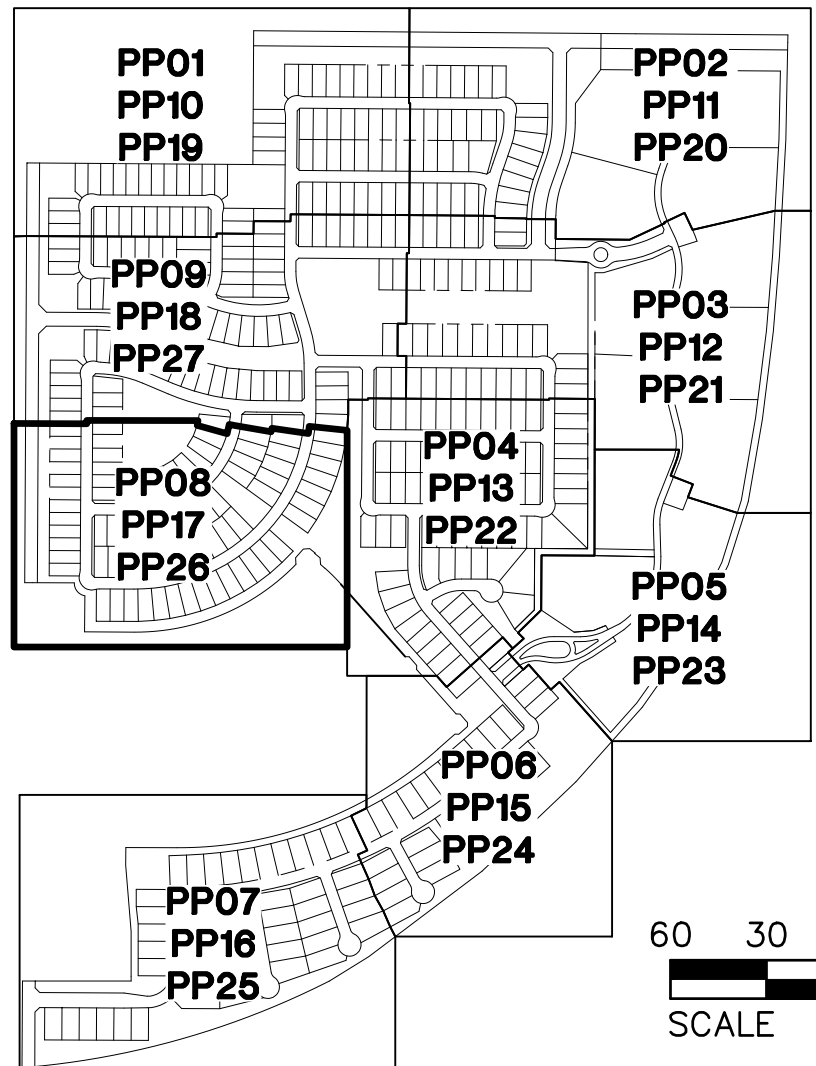
CURVE TABLE				LINE TABLE		
NO.	RADIUS	DELTA	LENGTH	NO.	DIRECTION	LENGTH
C1	440.00'	84°55'08"	652.13'	L1	S00°18'20"W	933.00'
C2	760.00'	90°43'25"	1203.40'	L2	S89°41'40"E	208.17'
				L3	S89°41'40"E	208.17'
				L4	S00°18'20"W	320.00'
				L5	S00°18'20"W	613.00'



LEGEND

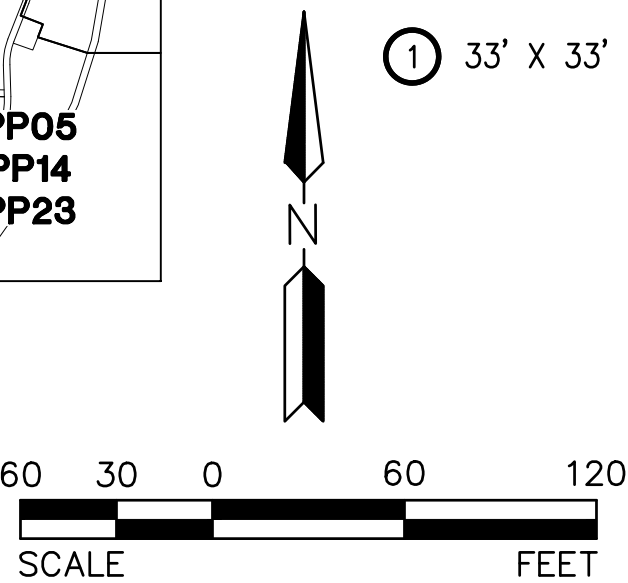
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CITY OF GOODYEAR
APPROVED BY
Planning & Zoning
Alex Leasing
11/1/2019

① 33' X 33' SIGHT VISIBILITY TRIANGLE



REV:

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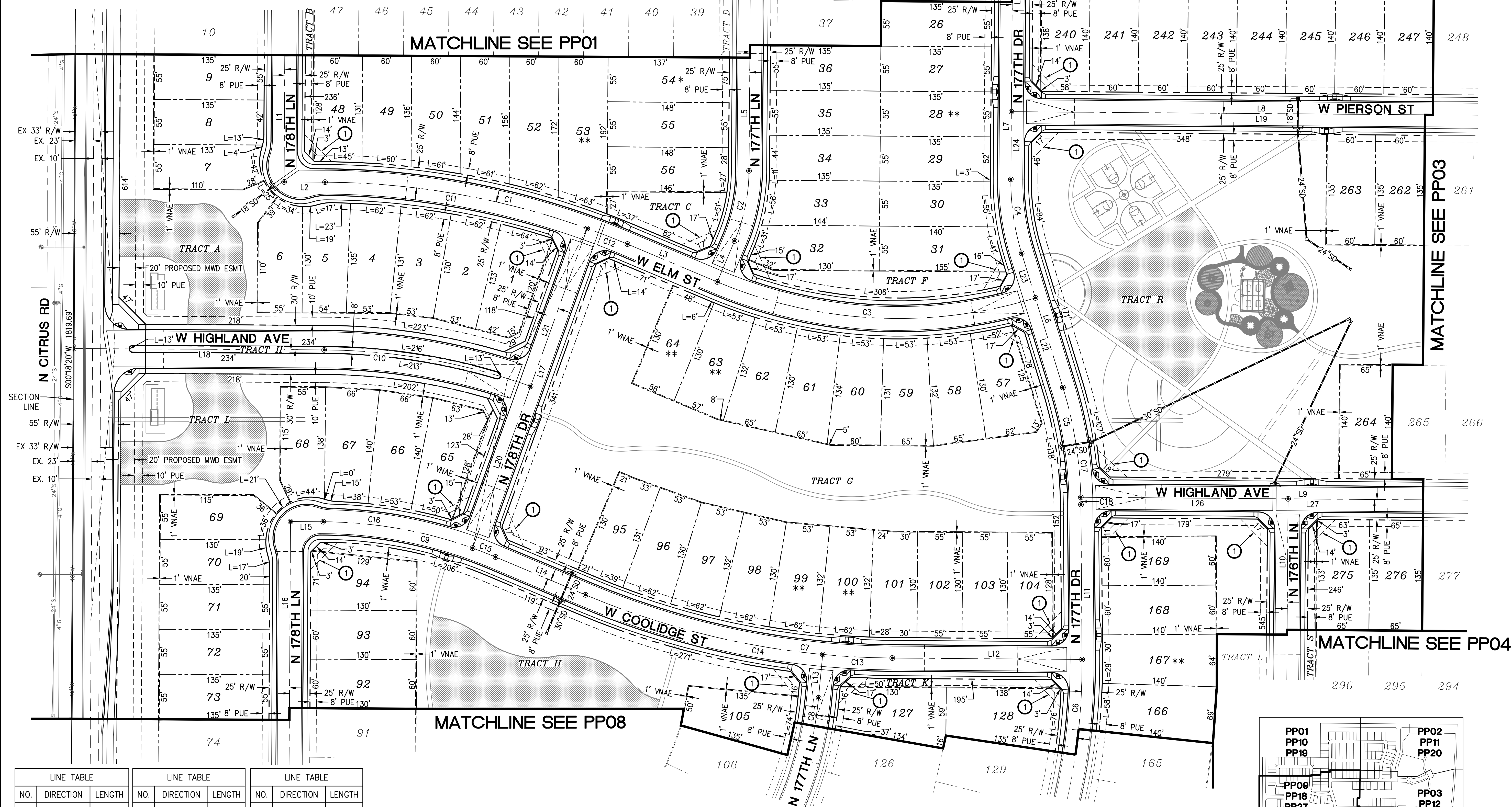
ABEL RANCH
SOUTHEAST CORNER OF CITRUS ROAD & CAMELBACK ROAD
GOODYEAR, ARIZONA
PRELIMINARY PLAT

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				CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH	NO.	RADIUS	DELTA	LENGTH	NO.	RADIUS	DELTA	LENGTH	NO.	RADIUS	DELTA	LENGTH	NO.	RADIUS	DELTA	LENGTH
C1	965.00'	22°32'03"	379.53'	C5	500.00'	16°39'48"	145.42'	C9	550.00'	22°32'03"	216.31'	C13	985.00'	4°57'07"	85.13'	C17	500.00'	15°38'05"	136.44'
C2	225.00'	22°24'18"	87.98'	C6	760.00'	90°43'25"	1203.40'	C10	760.00'	19°24'21"	257.41'	C14	985.00'	17°27'11"	300.05'	C18	500.00'	1°01'43"	8.98'
C3	570.00'	39°55'16"	397.15'	C7	985.00'	22°24'18"	385.18'	C11	965.00'	19°24'21"	326.84'	C15	550.00'	3°07'42"	30.03'				
C4	300.00'	17°30'58"	91.71'	C8	440.00'	84°55'08"	652.13'	C12	965.00'	3°07'42"	52.69'	C16	550.00'	19°24'21"	186.28'				



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH
L1	S00°18'20"W	310.00'	L11	N00°25'05"W	189.27'	L21	N19°42'41"E	205.00'
L2	N89°41'40"W	50.00'	L12	S89°33'55"E	231.94'	L22	S17°04'53"E	114.44'
L3	N67°09'37"W	119.22'	L13	N05°23'12"E	53.17'	L23	S17°04'53"E	57.05'
L4	S22°50'23"W	54.43'	L14	N67°09'37"W	119.22'	L24	S00°26'05"W	82.70'
L5	S00°26'05"W	293.37'	L15	N89°41'40"W	40.00'	L25	S00°26'05"W	650.00'
L6	S17°04'53"E	171.49'	L16	S00°18'20"W	933.00'	L26	S89°33'55"E	253.27'
L7	S00°26'05"W	732.70'	L17	N19°42'41"E	415.00'	L27	S89°33'55"E	785.00'
L8	S89°33'55"E	1371.04'	L18	N89°41'40"W	306.00'			
L9	S89°33'55"E	1038.27'	L19	S89°33'55"E	860.36'			
L10	S00°26'05"W	640.00'	L20	N19°42'41"E	210.00'			

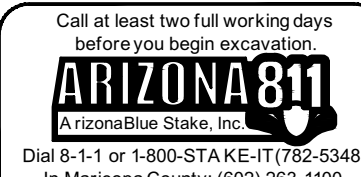
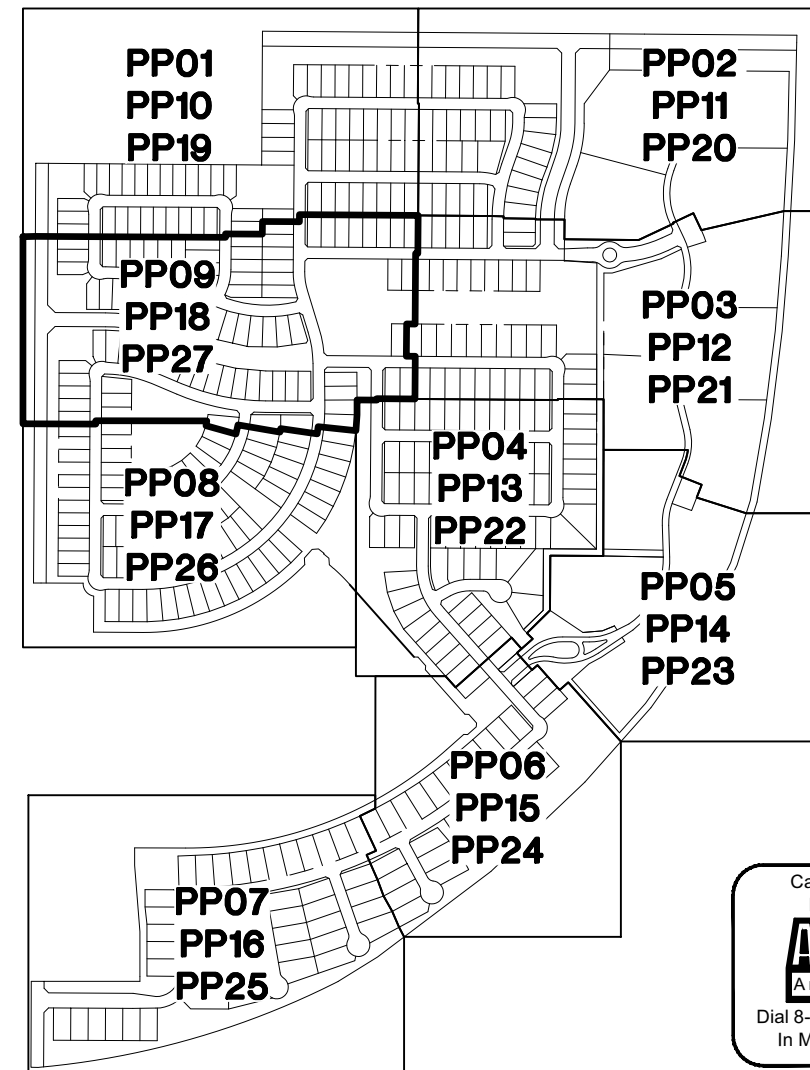
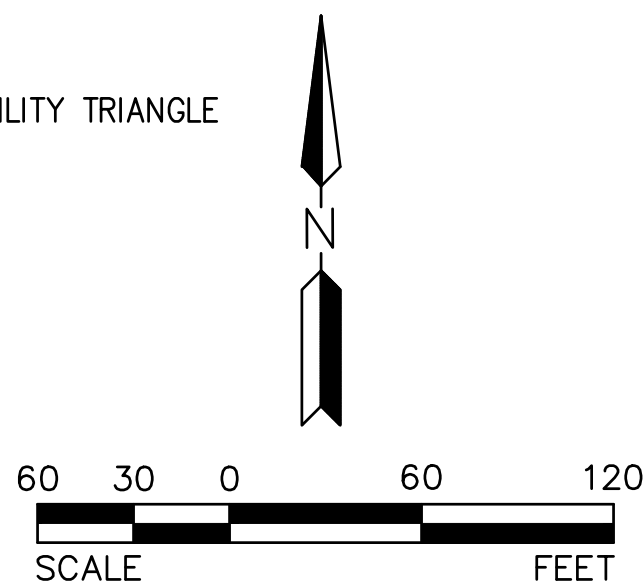
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LEGEND

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HILGARTWILSON	PROJ NO.: 1838	DATE: SEP 2019	SCALE: 1" = 60'	DRAWN: HW	DESIGNED: AK	APPROVED: ZH
			DWG. NO.			
			PP09			
			SHT. 14 OF 33			