

PRELIMINARY PLAT FOR "BENNETT ESTATES"

A SUBDIVISION OF THE EAST 1/4 OF LOT 3, SECTION 12, TOWNSHIP 1 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDAN,
MARICOPA COUNTY, ARIZONA.

NE CORNER, SEC 12 (VAN BUREN ROAD)
FND BRASS CAP IN HAND HOLE

VICINITY MAP
VAN BUREN ST
SARIVAL AVE
YUMA RD
NOT TO SCALE

GENERAL NOTES

1. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER UTILITY EASEMENTS EXCEPT UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCE, ASPHALT PAVING, OR GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
2. NO STRUCTURES OF ANY KIND MAY CONSTRUCTED, NOR ANY VEGETATION PLANTED OR BE ALLOWED TO GROW, WITHIN, OR ON A DRAINAGE EASEMENT, WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF THE STORM WATER THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR WITHIN THE LAND OF THE EASEMENT.
3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
4. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GOODYEAR WATER SERVICE AREA AND HAS BEEN DESIGNATED CERTIFIED AS HAVING AN ASSURED WATER SUPPLY.
5. MAINTENANCE AND OWNERSHIP OF TRACTS 'A', 'B', 'C', 'D', 'E', 'F', 'G' CONVEYED TO THE BENNETT ESTATES HOMEOWNERS ASSOCIATION.
6. HOMEOWNERS ARE RESPONSIBLE FOR MAINTENANCE OF A LANDSCAPE STRIP BETWEEN THE SIDEWALK AND STREET. BENNETT ESTATES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF A LANDSCAPE STRIP BETWEEN THE SIDEWALK AND STREET, ADJACENT TO TRACTS.

ENGINEER

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DEVELOPER

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CONTACT: ANN TURNEY

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12,
T.1N., R.2W., BEING N 00° 13' 15" E.

PROJECT DATA

- ACREAGE: ± 30 ACRES
- 55 PROPOSED LOTS
- AVERAGE LOT SIZES FROM 12,000 S.F. TO 18,000 S.F.
- CENTRAL OPEN SPACE AREA APPROXIMATELY 4 ACRES
- OF PARK, OPEN SPACE, AND RETENTION
- LANDSCAPE OPEN SPACE ALONG STREET FRONTAGE

SITE ACREAGE

± 30 ACRES

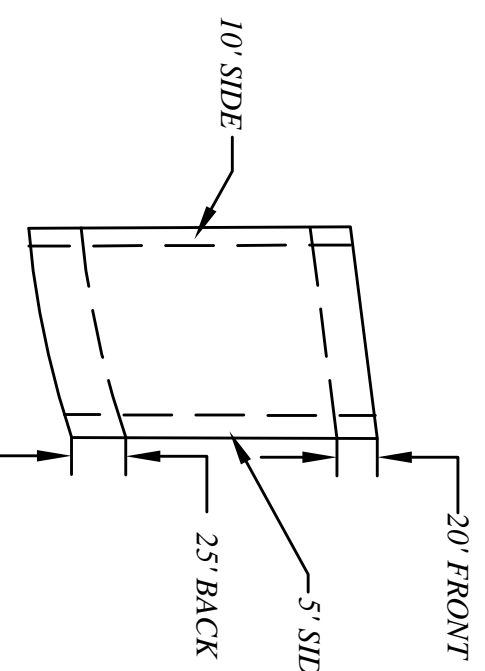
EXISTING ZONNING

AU - AGRICULTURE

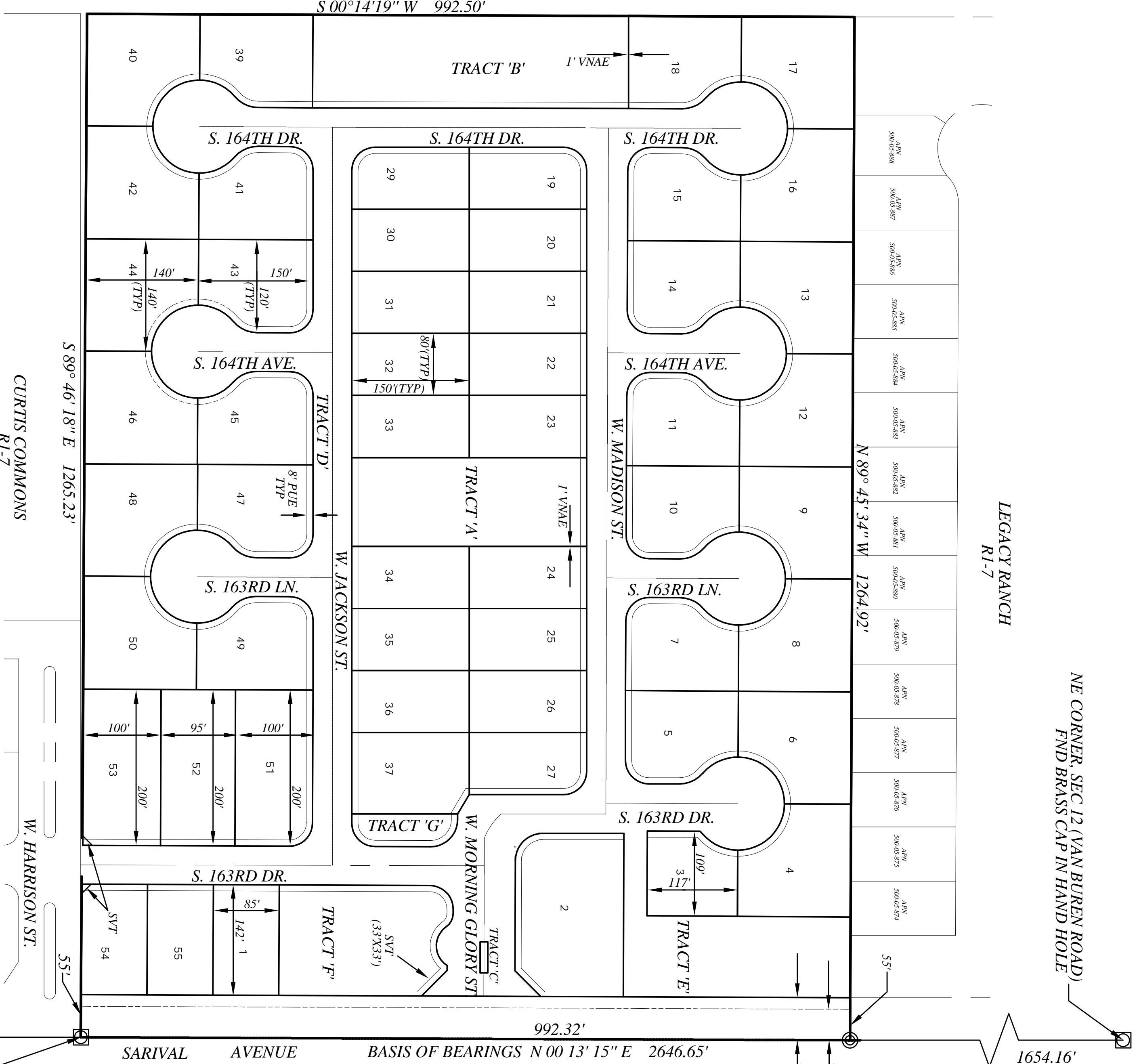
LANDSCAPE NOTE

ALL LANDSCAPING WITHIN THIS SUBDIVISION IS PRIVATE, TO BE OWNED AND MAINTAINED BY THE BENNETT ESTATES HOME OWNERS ASSOCIATION

TYPICAL LOT DETAIL



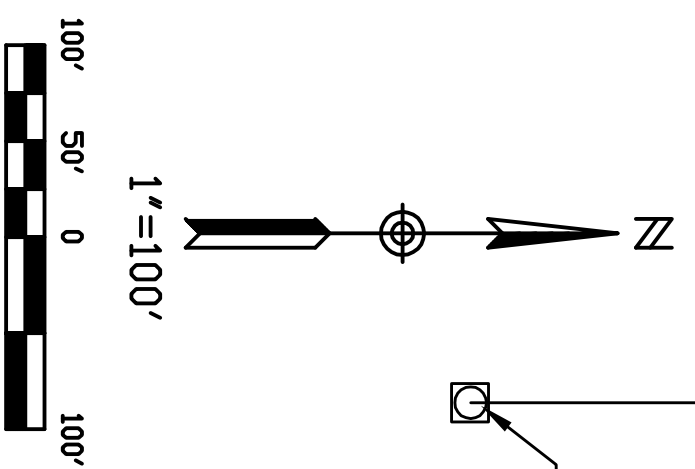
TRACT	AREA	USE
A	34,500.00 SQ FT	LANDSCAPE/COMMONAREA
B	48,600.00 SQ FT	RETENTION
C	400.00 SQ FT	MEDIAN
D	526,392.57 SQ FT	PRIVATE ROADWAY
E	33,721.88 SQ FT	RETENTION
F	30,119.00 SQ FT	RETENTION
G	4,676.63 SQ FT	LANDSCAPE



CURTIS COMMONS
R1-7

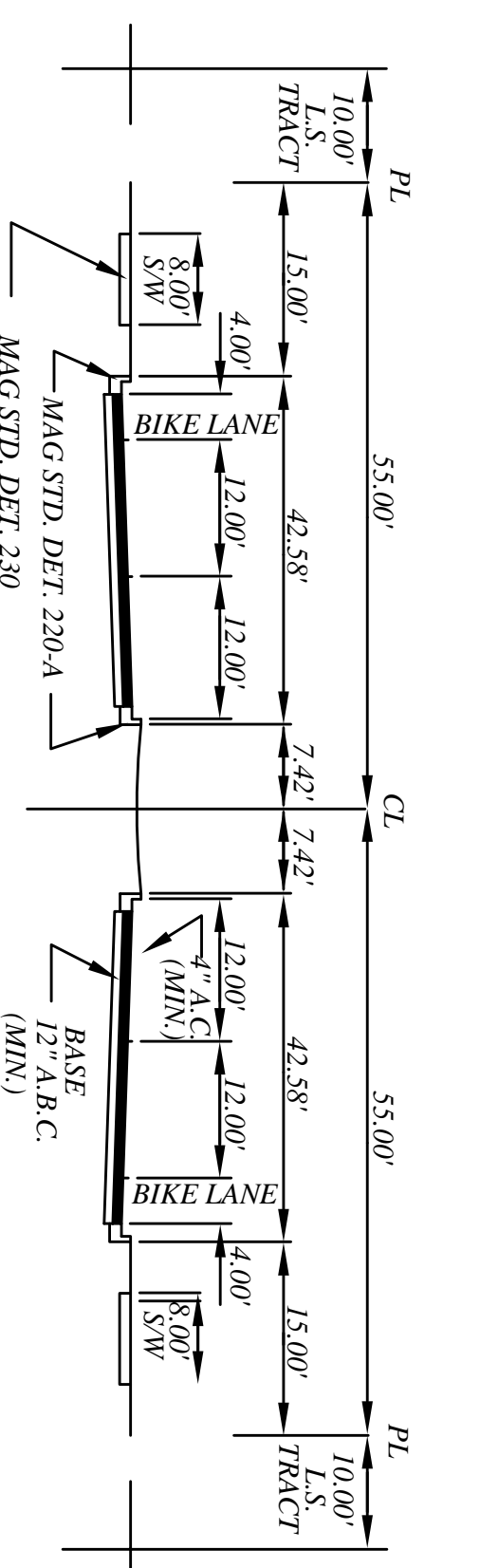
LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EASEMENT
- SETBACK LINE
- FND REBAR
- FND BRASS CAP IN HAND HOLE (BCHH)
- BRASS CAP FLUSH (TO BE SET)
- MARICOPA COUNTY RECORDS
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- CENTERLINE
- VEHICULAR NON-ACCESS EASEMENT
- SVT
- VNAE
- SVT



CITY OF GOODYEAR STD DTL G-3126-1 (W/ 8' PUE)

SECTION A-A



CITY OF GOODYEAR STD DTL G-3122

PRIVATE STREET NOTE

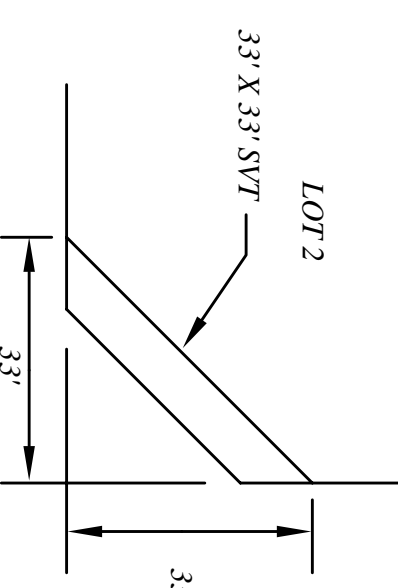
ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE, OWNED AND MAINTAINED BY THE BENNETT ESTATES HOMEOWNERS ASSOCIATION.

SARIVAL AVENUE DEDICATION

15' RW DEDICATION FOR LENGTH OF PROJECT = 14,884.80 SQ. FT.

SIGHT VISIBILITY TRIANGLE (SVT)

NOTE: NO OBSTRUCTION EXCEEDING 2' FOOT IN HEIGHT OR TREE WITH BRANCHES LOWER THAN 7' FOOT ARE ALLOWED WITHIN SVT.



PRELIMINARY PLAT
FOR
BENNETT ESTATES
GOODYEAR, ARIZONA

designed
M.A.C.
drafted
M.A.C.
checked
D.H.M.



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11/2006

263-1100

Sh. 1 of 3