

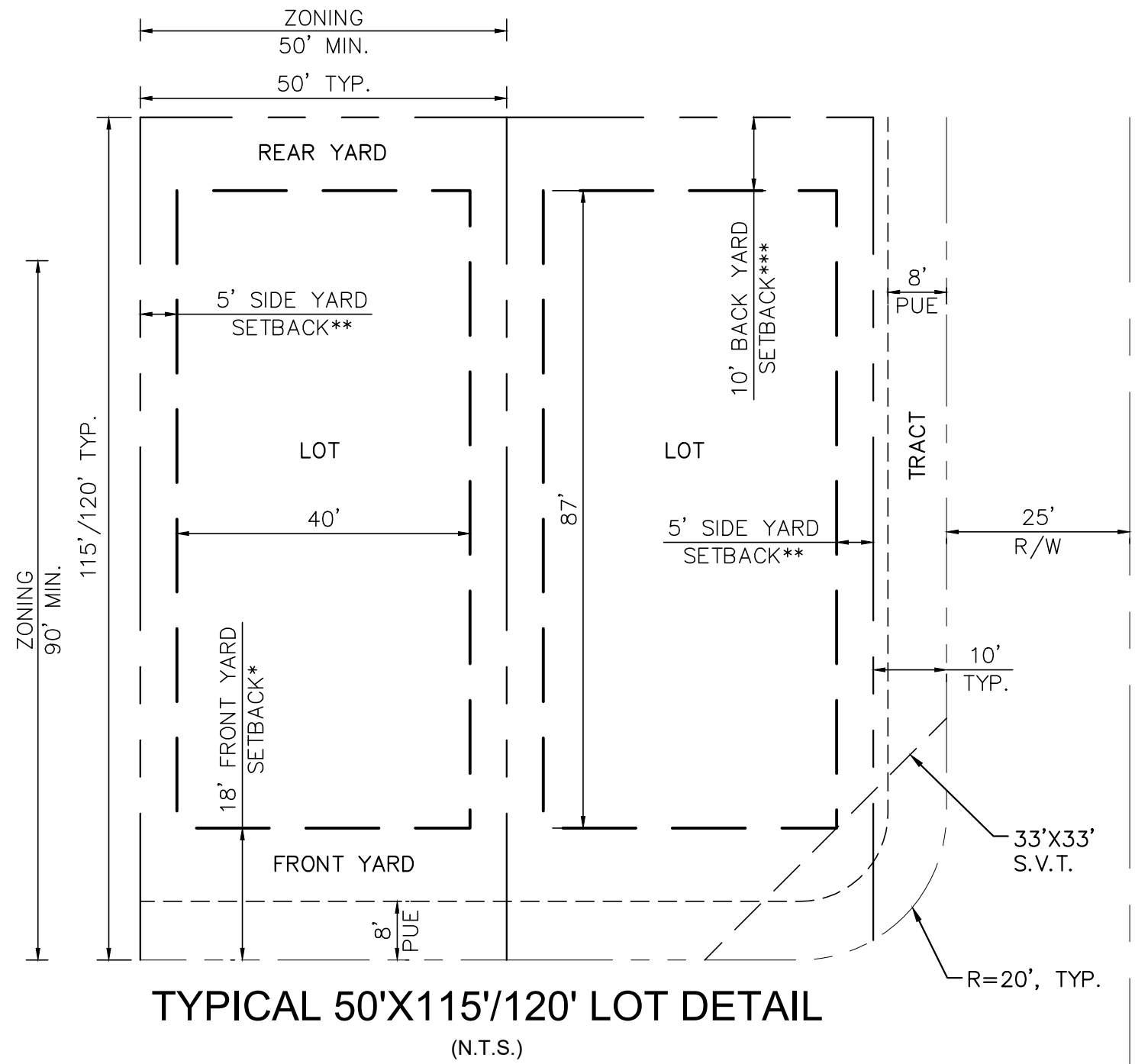




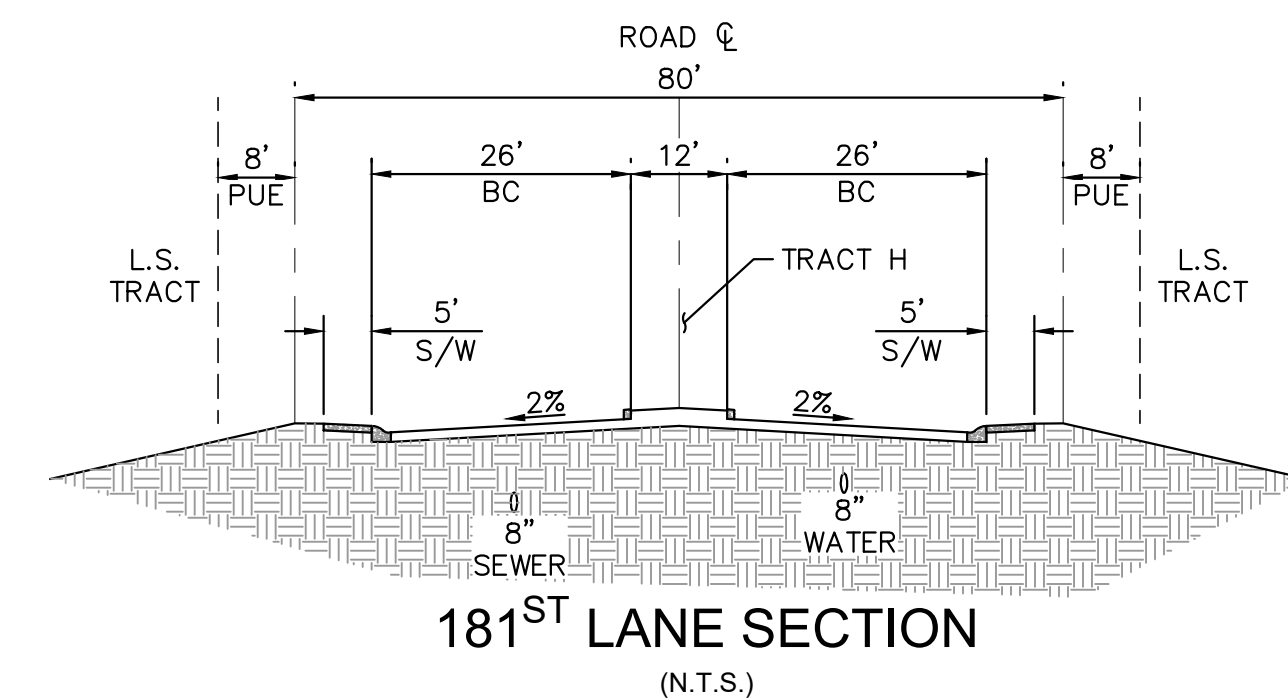
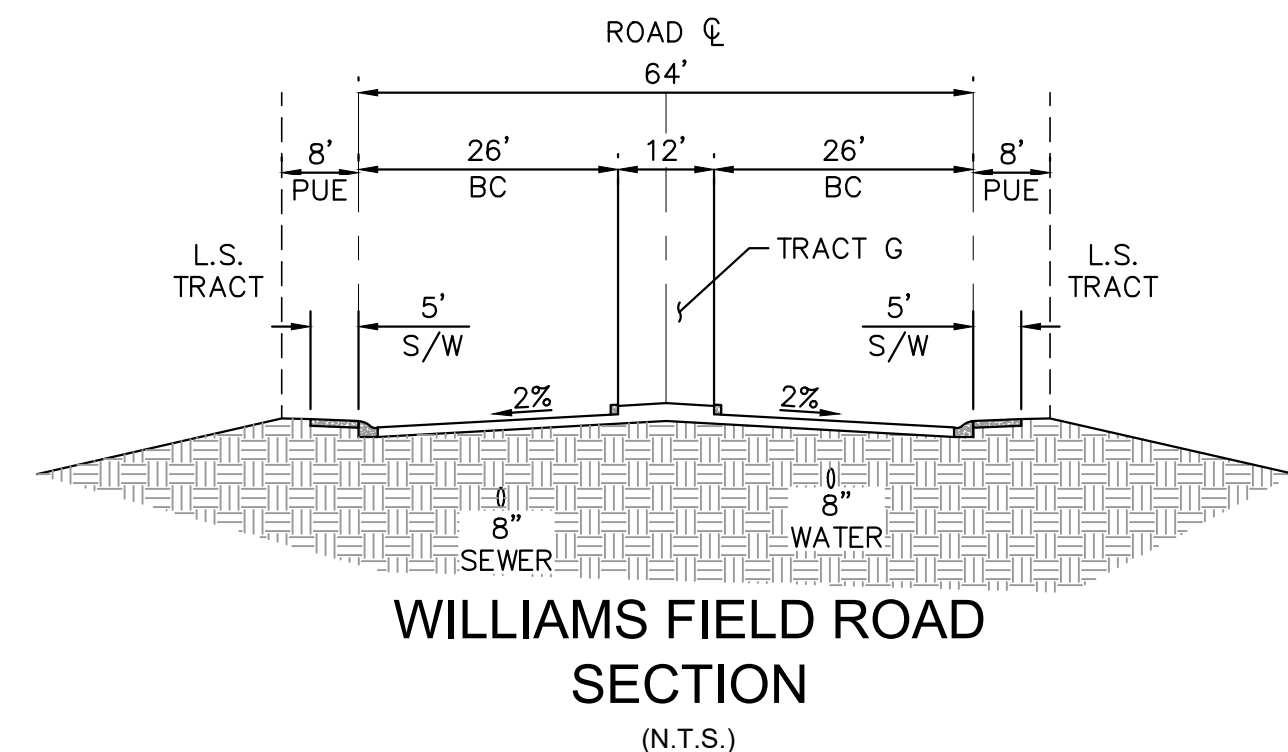
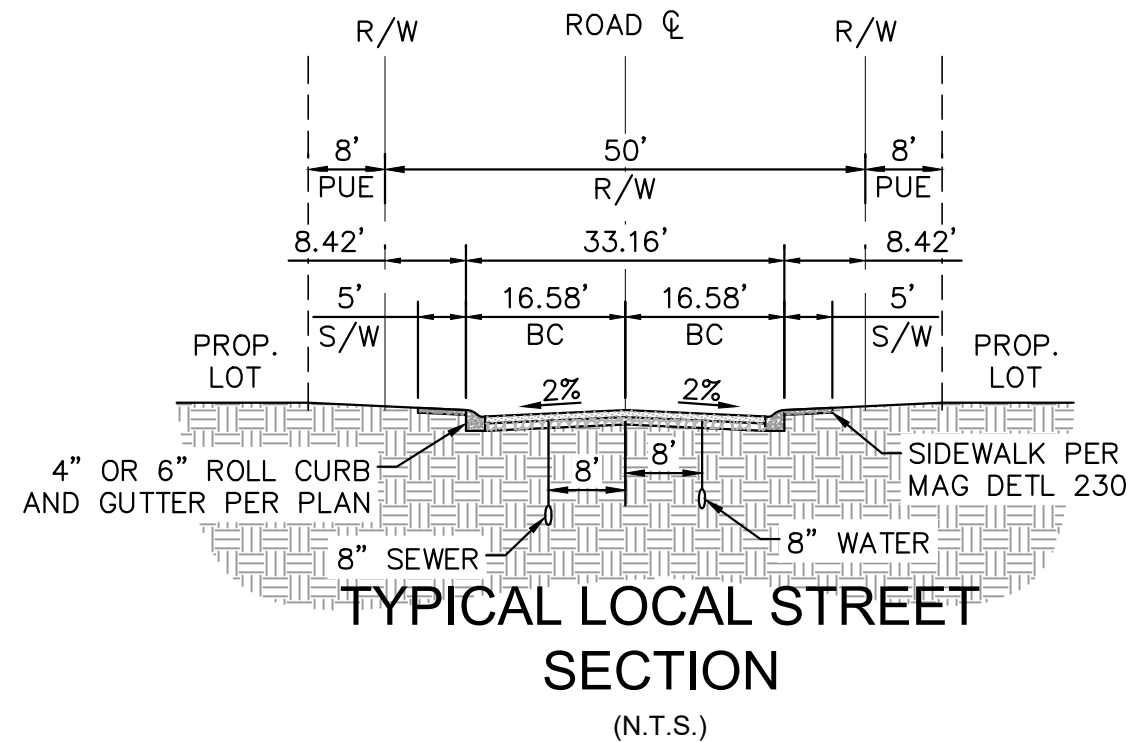
\\Phx02Data\Project\PHX\_Civil\291306000 - Estrella Parcel 9.30\CAD\Pre-Plot\306000PP-02-PLAT.dwg, Layout:Layout1 Jun 19, 2019 - 11:37am JeffreyCastaneda  
XREFS: X306000TB 9.28 and 9.30 b.m. PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE  
OF ANY INFORMATION CONTAINED HEREIN FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 20.00'   | 31.34'     | 28.23'       | S 68°41'05" W | 89°46'06"   |
| C2    | 20.00'   | 31.95'     | 28.66'       | N 20°40'02" W | 91°31'41"   |
| C3    | 1970.00' | 393.22'    | 392.57'      | N 30°48'54" E | 11°26'11"   |
| C4    | 55.00'   | 72.51'     | 67.37'       | S 21°04'40" E | 75°32'26"   |
| C5    | 20.00'   | 32.15'     | 28.80'       | S 17°36'52" E | 92°06'43"   |
| C6    | 1555.00' | 430.61'    | 429.24'      | N 71°23'36" W | 15°51'59"   |
| C7    | 1970.00' | 460.52'    | 459.47'      | N 15°20'38" E | 13°23'38"   |
| C8    | 20.00'   | 31.95'     | 28.66'       | N 67°48'17" E | 91°31'41"   |
| C9    | 20.00'   | 27.47'     | 25.36'       | S 27°04'48" E | 78°42'08"   |
| C10   | 1838.00' | 17.35'     | 17.35'       | S 36°15'46" W | *32°27"     |
| C11   | 1838.00' | 49.52'     | 49.51'       | S 35°13'14" W | 1°32'37"    |
| C12   | 1838.00' | 49.52'     | 49.51'       | S 33°40'38" W | 1°32'37"    |
| C13   | 1838.00' | 49.52'     | 49.51'       | S 32°08'01" W | 1°32'37"    |
| C14   | 1838.00' | 49.52'     | 49.51'       | S 30°35'24" W | 1°32'37"    |
| C15   | 1838.00' | 49.52'     | 49.51'       | S 29°02'48" W | 1°32'37"    |
| C16   | 1838.00' | 49.52'     | 49.51'       | S 27°30'11" W | 1°32'37"    |
| C17   | 1838.00' | 49.52'     | 49.52'       | S 25°57'34" W | 1°32'37"    |
| C18   | 1838.00' | 45.74'     | 45.74'       | S 21°15'08" W | *1°25'33"   |
| C19   | 20.00'   | 3.38'      | 3.38'        | S 17°07'05" W | 9°41'38"    |
| C20   | 1838.00' | 49.10'     | 49.10'       | S 19°46'26" W | 1°31'50"    |
| C21   | 1838.00' | 49.51'     | 49.51'       | S 18°14'12" W | 1°32'36"    |
| C22   | 1838.00' | 49.10'     | 49.10'       | S 16°41'59" W | 1°31'50"    |
| C23   | 1838.00' | 49.51'     | 49.51'       | S 15°09'45" W | 1°32'36"    |
| C24   | 1838.00' | 49.51'     | 49.51'       | S 13°37'09" W | 1°32'36"    |
| C25   | 1838.00' | 49.10'     | 49.10'       | S 12°04'56" W | 1°31'50"    |
| C26   | 1838.00' | 23.57'     | 23.57'       | S 10°56'58" W | *44°05"     |
| C27   | 55.00'   | 16.16'     | 16.11'       | S 19°00'04" W | 16°50'17"   |
| C28   | 55.00'   | 10.30'     | 10.28'       | S 22°03'23" W | 10°43'41"   |
| C29   | 55.00'   | 30.96'     | 30.56'       | S 74°58'36" E | 32°15'26"   |
| C30   | 55.00'   | 17.19'     | 17.12'       | S 82°09'02" E | 17°54'35"   |
| C31   | 1682.00' | 5.79'      | 5.79'        | S 73°05'49" E | *11°50"     |
| C32   | 1682.00' | 56.14'     | 56.13'       | S 72°02'32" E | 1°54'44"    |
| C33   | 1682.00' | 53.34'     | 53.34'       | S 70°10'40" E | 1°49'01"    |
| C34   | 1682.00' | 56.14'     | 56.13'       | S 68°18'47" E | 1°54'44"    |
| C35   | 1682.00' | 53.34'     | 53.34'       | S 66°26'55" E | 1°49'01"    |
| C36   | 1682.00' | 56.14'     | 56.13'       | S 64°35'02" E | 1°54'44"    |
| C37   | 1732.00' | 49.49'     | 49.49'       | N 65°01'34" W | 1°38'14"    |
| C38   | 1732.00' | 49.49'     | 49.49'       | N 66°39'48" W | 1°38'14"    |
| C39   | 1732.00' | 49.49'     | 49.49'       | N 68°18'02" W | 1°38'14"    |
| C40   | 1732.00' | 49.49'     | 49.49'       | N 69°56'16" W | 1°38'14"    |
| C41   | 1732.00' | 49.49'     | 49.49'       | N 71°34'30" W | 1°38'14"    |
| C42   | 1732.00' | 40.21'     | 40.20'       | N 73°03'32" W | 1°19'48"    |
| C43   | 20.00'   | 8.23'      | 8.17'        | N 61°55'55" W | 23°35'01"   |

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C44   | 20.00'   | 10.88'     | 10.75'       | S 87°47'26" E | 31°10'42"   |
| C45   | 1962.00' | 35.13'     | 35.13'       | S 71°41'19" E | 1°01'33"    |
| C46   | 1962.00' | 35.14'     | 35.14'       | S 70°39'45" E | 1°01'34"    |
| C47   | 125.00'  | 14.30'     | 14.29'       | N 13°21'12" W | 6°33'19"    |
| C48   | 125.00'  | 43.71'     | 43.48'       | N 26°38'52" W | 20°02'01"   |
| C49   | 125.00'  | 36.66'     | 36.53'       | N 45°03'56" W | 16°48'07"   |
| C50   | 20.00'   | 10.47'     | 10.35'       | N 38°28'00" W | 30°00'00"   |
| C51   | 75.00'   | 28.40'     | 28.23'       | S 42°37'08" E | 21°41'44"   |
| C52   | 20.00'   | 4.14'      | 4.13'        | S 59°23'54" E | 11°51'48"   |
| C53   | 75.00'   | 28.40'     | 28.23'       | S 20°55'25" E | 21°41'44"   |
| C54   | 75.00'   | 27.24'     | 27.09'       | S 00°19'45" W | 20°48'36"   |
| C55   | 2012.00' | 39.15'     | 39.15'       | N 70°42'25" W | 1°06'53"    |
| C56   | 2012.00' | 32.91'     | 32.91'       | N 71°43'58" W | *56°14"     |
| C57   | 20.00'   | 5.11'      | 5.09'        | N 64°53'07" W | 14°37'57"   |
| C58   | 20.00'   | 20.94'     | 20.00'       | N 06°32'00" E | 60°00'00"   |
| C59   | 75.00'   | 129.74'    | 114.16'      | S 60°17'33" W | 99°06'59"   |
| C60   | 20.00'   | 26.82'     | 24.85'       | N 19°09'21" W | 76°49'33"   |
| C61   | 1788.00' | 475.84'    | 474.44'      | N 26°52'52" E | 15°14'53"   |
| C62   | 20.00'   | 27.98'     | 25.76'       | N 74°35'15" E | 80°09'54"   |
| C63   | 20.00'   | 21.04'     | 20.08'       | N 20°00'00" W | 60°16'49"   |
| C64   | 1788.00' | 193.48'    | 193.39'      | N 13°14'24" E | 6°12'00"    |
| C65   | 20.00'   | 21.04'     | 20.08'       | N 46°28'49" E | 60°16'49"   |
| C66   | 6.00'    | 18.85'     | 12.00'       | S 23°34'08" W | 180°00'00"  |
| C67   | 6.00'    | 3.14'      | 3.10'        | N 51°26'27" W | 29°58'50"   |
| C68   | 6.00'    | 3.14'      | 3.10'        | S 81°25'17" E | 29°58'50"   |
| C69   | 445.00'  | 28.78'     | 28.77'       | S 72°00'07" E | 3°42'19"    |
| C70   | 445.00'  | 7.29'      | 7.29'        | S 74°19'25" E | *56°17"     |
| C71   | 30.00'   | 14.72'     | 14.57'       | S 60°44'16" E | 28°06'36"   |
| C72   | 80.00'   | 31.70'     | 31.50'       | S 58°02'09" E | 22°42'22"   |
| C73   | 80.00'   | 51.17'     | 50.30'       | N 10°47'03" E | 36°38'58"   |
| C74   | 80.00'   | 19.61'     | 19.56'       | N 14°33'41" W | 14°02'30"   |
| C75   | 90.00'   | 29.47'     | 29.34'       | N 12°12'06" W | 18°45'40"   |
| C76   | 327.00'  | 1.19'      | 1.19'        | N 02°55'32" W | *12°33"     |
| C77   | 327.00'  | 40.21'     | 40.19'       | N 06°33'11" W | 7°02'44"    |
| C78   | 1732.00' | 19.30'     | 19.30'       | N 61°52'40" W | *38°19"     |
| C79   | 1732.00' | 60.78'     | 60.77'       | N 63°12'08" W | 2°00'38"    |
| C80   | 80.00'   | 113.80'    | 104.44'      | N 69°51'36" E | 81°30'08"   |
| C81   | 88.00'   | 50.17'     | 49.50'       | S 42°06'29" W | 32°40'04"   |
| C82   | 6.00'    | 9.42'      | 8.49'        | S 73°26'30" W | 90°00'00"   |
| C83   | 6.00'    | 9.42'      | 8.49'        | N 16°33'30" W | 90°00'00"   |
| C84   | 6.00'    | 9.42'      | 8.49'        | N 73°26'30" E | 90°00'00"   |
| C85   | 6.00'    | 9.42'      | 8.49'        | S 16°33'30" E | 90°00'00"   |



- NOTES:
- MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10' (FEET). MINIMUM SETBACK TO AN ALLEY LOADED GARAGE IS 5 FEET.
  - AWNINGS, BAY WINDOWS, FIREPLACES, AND OTHER ARCHITECTURAL DETAILS MAY ENCRoACH 2 FEET INTO THE SIDE SETBACK. PRODUCT CONFIGURATIONS WITH SIDE YARD USE AND BENEFIT EASEMENTS AND "ZERO" LOT LINES ARE ALLOWED.
  - MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.
  - FRONT FACING DRIVEWAYS SHALL NOT BE LESS THAN 20 FEET IN LENGTH, MEASURED FROM THE BACK OF SIDEWALKS, OR RIGHT-OF-WAY LINE IF NO SIDEWALK IS PROVIDED, TO THE FRONT FACE OF A GARAGE.



| LOT AREA TABLE |           |           |
|----------------|-----------|-----------|
| LOT #          | AREA (SF) | AREA (AC) |
| 1              | 6046      | 0.14      |
| 2              | 6130      | 0.14      |
| 3              | 6130      | 0.14      |
| 4              | 6130      | 0.14      |
| 5              | 6130      | 0.14      |
| 6              | 6130      | 0.14      |
| 7              | 6130      | 0.14      |
| 8              | 6126      | 0.14      |
| 9              | 5967      | 0.14      |
| 10             | 5817      | 0.13      |
| 11             | 5866      | 0.13      |
| 12             | 5817      | 0.13      |
| 13             | 6129      | 0.14      |
| 14             | 6129      | 0.14      |
| 15             | 6079      | 0.14      |
| 16             | 6080      | 0.14      |
| 17             | 5786      | 0.13      |
| 18             | 6243      | 0.14      |
| 19             | 5931      | 0.14      |
| 20             | 6243      | 0.14      |
| 21             | 5931      | 0.14      |
| 22             | 6064      | 0.14      |
| 23             | 5874      | 0.13      |
| 24             | 5874      | 0.13      |
| 25             | 5874      | 0.13      |
| 26             | 5874      | 0.13      |
| 27             | 5874      | 0.13      |
| 28             | 6229      | 0.14      |
| 29             | 6091      | 0.14      |
| 30             | 5855      | 0.13      |
| 31             | 5904      | 0.14      |
| 32             | 5933      | 0.14      |
| 33             | 5757      | 0.13      |
| 34             | 6499      | 0.15      |
| 35             | 6317      | 0.15      |
| 36             | 5927      | 0.14      |
| 37             | 5844      | 0.13      |
| 38             | 5783      | 0.13      |
| 39             | 5750      | 0.13      |
| 40             | 5750      | 0.13      |
| 41             | 5750      | 0.13      |
| 42             | 5750      | 0.13      |
| 43             | 5750      | 0.13      |
| 44             | 5750      | 0.13      |
| 45             | 5750      | 0.13      |
| 46             | 6284      | 0.14      |
| 47             | 8184      | 0.19      |
| 48             | 7436      | 0.17      |
| 49             | 5815      | 0.13      |
| 50             | 6849      | 0.16      |
| 51             | 8583      | 0.20      |
| 52             | 5750      | 0.13      |
| 53             | 5750      | 0.13      |
| 54             | 5750      | 0.13      |
| 55             | 5750      | 0.13      |
| 56             | 5750      | 0.13      |
| 57             | 5872      | 0.13      |
| 58             | 5952      | 0.14      |
| 59             | 6272      | 0.14      |
| 60             | 6155      | 0.14      |
| 61             | 6079      | 0.14      |
| 62             | 5999      | 0.14      |

| CALCULATION OF ADJUSTED GROSS AREA            |            |
|-----------------------------------------------|------------|
| AREA OF LOCAL STREET ROW                      | 3.29       |
| PLUS AREA SUBDIVIDED INTO LOTS                | 8.65517819 |
| AREA SUBTOTAL                                 | 11.95      |
| APPLY 15% OPEN SPACE FACTOR (CONSTANT)        | 0.85       |
| ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%) | 14.06      |

| EDU DENSITY CALCULATION        |       |
|--------------------------------|-------|
| NUMBER OF DWELLING UNITS       | 62    |
| DIVIDED BY ADJUSTED GROSS AREA | 14.06 |
| ADJUSTED GROSS DENSITY         | 4.41  |

| EDU CALCULATION                                   |      |
|---------------------------------------------------|------|
| NUMBER OF DWELLING UNITS                          | 62   |
| EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU) | 1.00 |
| NUMBER OF EDUS REQUIRED FOR PROJECT               | 2.00 |



| TRACT AREA TABLE |           |           |                                             |                    |                      |
|------------------|-----------|-----------|---------------------------------------------|--------------------|----------------------|
| TRACT            | AREA (SF) | AREA (AC) | DESCRIPTION OF TRACT                        | MAINTENANCE/ OWNER | PASSIVE OPEN SPACE % |
| TRACT A          | 173       | 0.00      | OPEN SPACE, LANDSCAPE, PUE                  | H.O.A              | 90                   |
| TRACT B          | 49823     | 1.14      | OPEN SPACE, LANDSCAPE, PUE, DRAINAGE        | H.O.A              | 43                   |
| TRACT C          | 7811      | 0.18      | OPEN SPACE, LANDSCAPE, PUE                  | H.O.A              | 20                   |
| TRACT D          | 40029     | 0.92      | OPEN SPACE, LANDSCAPE, PUE, DRAINAGE        | H.O.A              | 40                   |
| TRACT E          | 2313      | 0.05      | OPEN SPACE, LANDSCAPE, PUE                  | H.O.A              | 10                   |
| TRACT F          | 18502     | 0.42      | OPEN SPACE, LANDSCAPE, PUE, DRAINAGE, SEWER | H.O.A              | 35                   |
| TRACT G          | 1071      | 0.02      | OPEN SPACE, LANDSCAPE                       | H.O.A              | 30                   |
| TRACT H          | 1063      | 0.02      | OPEN SPACE, LANDSCAPE                       | H.O.A              | 30                   |
| TOTAL            | 120787    | 2.77      |                                             |                    |                      |

NOTE: HOA REFERS TO "VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION"

| RIGHT OF WAY AREA TABLE |           |           |
|-------------------------|-----------|-----------|
| ROW                     | AREA (SF) | AREA (AC) |
| 9.30 ROW                | 143507    | 3.29      |

**Kimley»Horn**

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500

ESTRELLA PARCEL 9.30  
GOODYEAR, ARIZONA  
PRELIMINARY PLAT  
DETAIL SHEET



PROJECT NO.  
291306000  
DRAWING NAME  
PP2  
2 OF 3

PROJECT NAME: EMR PARCEL 9.30  
PRE-APP#: PA18-147



\\Phx02\Data\Project\PHX\_Civil\291306000 - Estrella Parcel 9.30\CADD\Pre-Plot\306000PP-03-PLAT.dwg, Layout:Layout1 Jun 19, 2019 - 11:36am JeffreyCastaneda  
XREFS: X306000TB 9.30 PRELIM 9.28 BM 9.30 BM 9.29 BM 9.43 ADJ. PLAT. OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE  
OF AND UNPUBLISHED RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

ESTRELLA MOUNTAIN  
RANCH PARCEL 9.22

ESTRELLA MOUNTAIN  
RANCH PARCEL 9.31

ESTRELLA MOUNTAIN  
RANCH PARCEL 9.5

ESTRELLA MOUNTAIN  
RANCH PARCEL 9.28

ESTRELLA MOUNTAIN  
RANCH PARCEL 9.29

BOUNDARY CURVE TABLE

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| BC1   | 1555.00' | 430.61'    | 429.24'      | N 71°23'36" W | 15°51'59"   |
| BC2   | 1970.00' | 460.52'    | 459.47'      | N 15°20'38" E | 13°23'38"   |
| BC3   | 20.00'   | 31.95'     | 28.66'       | N 67°48'17" E | 91°31'41"   |
| BC4   | 20.00'   | 31.95'     | 28.66'       | N 20°40'02" W | 91°31'41"   |
| BC5   | 1970.00' | 393.22'    | 392.57'      | N 30°48'54" E | 11°26'11"   |
| BC6   | 88.00'   | 50.17'     | 49.50'       | S 42°06'29" W | 32°40'04"   |
| BC7   | 1732.00' | 62.54'     | 62.54'       | S 60°31'26" E | 7°04'08"    |
| BC8   | 20.00'   | 32.14'     | 28.79'       | S 74°28'34" W | 92°04'08"   |

ROADWAY CL CURVE TABLE

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| RC1   | 1707.00' | 438.00'    | 436.80'      | N 66°50'25" W | 14°42'06"   |
| RC2   | 29.16'   | 42.69'     | 38.98'       | N 32°15'19" W | 83°52'20"   |
| RC3   | 1813.00' | 849.69'    | 841.93'      | N 23°06'26" E | 26°51'09"   |
| RC4   | 1987.00' | 71.17'     | 71.16'       | S 71°10'32" E | 2°03'08"    |
| RC5   | 100.00'  | 209.31'    | 173.14'      | N 49°53'15" E | 119°55'35"  |
| RC6   | 100.00'  | 75.73'     | 73.93'       | N 31°46'16" W | 43°23'27"   |

BOUNDARY LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| BL1  | S 35°34'12" E | 35.84'   |
| BL2  | S 08°38'49" W | 110.71'  |
| BL3  | S 23°34'08" W | 64.00'   |
| BL4  | S 36°32'00" W | 32.48'   |
| BL5  | N 53°28'00" W | 192.00'  |
| BL6  | S 36°32'00" W | 93.04'   |
| BL7  | N 52°18'42" W | 115.11'  |
| BL8  | N 10°04'33" W | 250.44'  |
| BL9  | N 79°55'27" E | 115.00'  |
| BL10 | N 86°00'19" E | 8.64'    |
| BL11 | N 28°26'30" E | 270.03'  |
| BL12 | N 30°30'38" E | 50.00'   |
| BL13 | N 28°26'30" E | 94.78'   |
| BL14 | S 61°33'30" E | 80.00'   |
| BL15 | N 72°29'27" E | 16.69'   |
| BL16 | N 10°04'33" W | 377.60'  |

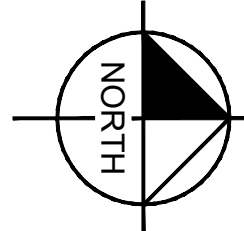
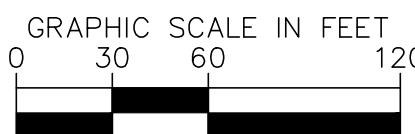
ROADWAY CL LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| RL1  | N 36°32'00" E | 32.48'   |
| RL2  | N 28°26'30" E | 140.86'  |
| RL3  | S 66°25'52" E | 136.31'  |
| RL4  | S 72°12'05" E | 107.31'  |
| RL5  | S 70°08'58" E | 148.02'  |
| RL6  | N 10°04'33" W | 393.53'  |
| RL7  | N 53°28'00" W | 92.51'   |

LEGEND

|  |                       |
|--|-----------------------|
|  | PROPERTY/LOT LINE     |
|  | PROPOSED EASEMENT     |
|  | PROPOSED RIGHT-OF-WAY |
|  | PROPOSED CENTERLINE   |
|  | PROPOSED SECTION LINE |

PROPOSED SIGHT VISIBILITY TRIANGLE



NOTES

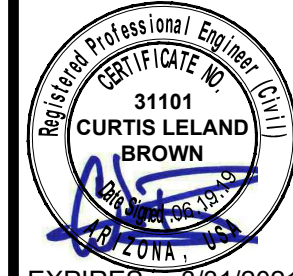
1. REFER TO SHEET 2 FOR CURVE TABLES.

**Kimley»Horn**

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'  
SCALE (V): NONE  
DESIGNED BY: JAC  
DRAWN BY: OHS  
CHECKED BY: CLB  
DATE: 06/19/2019

ESTRELLA PARCEL 9.30  
GOODYEAR, ARIZONA  
PRELIMINARY PLAT  
PRE-PLAT PLAN SHEET



PROJECT NO.  
291306000  
DRAWING NAME  
PP3

3 OF 3

PROJECT NAME: EMR PARCEL 9.30

PRE-APP#: PA18-147