PRELIMINARY PLAT
FOR
ESTRELLA PARCEL 9.29

A PORTION OF SECTION 27 AND 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL 9.29 WHICH IS LOCATED IN SECTION 27 AND 34 TOWNSHIP 1 SOUTH, RANGE 2 WEST PER THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF GOODYEAR, COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT, A GLO BRASS CAP BEING THE SOUTHEAST CORNER OF SAID SECTION 27, WHOSE SOUTH ONE-QUARTER CORNER BEARS SOUTH 88°51'31" WEST, A DISTANCE OF 2,731.34 FEET;

THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 27 SOUTH 88°51'31" WEST, A DISTANCE OF

1,306.15 FEET, TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH SECTION LINE NORTH 10°04'33" WEST, A DISTANCE OF 38.88 FEET;

THENCE NORTH 79°55'27" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 16.50 FEET;

THENCE NORTH 31°52'38" WEST, A DISTANCE OF 5.39 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 33.16 FEET;

THENCE NORTH 11°43'32" EAST, A DISTANCE OF 5.39 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 16.50 FEET;

THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 272.91 FEET;

THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 83.00 FEET;

THENCE SOUTH 34°55'27" WEST, A DISTANCE OF 11.31 FEET;

THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 28.00 FEET;

THENCE NORTH 55°04'33" WEST, A DISTANCE OF 11.31 FEET;

THENCE SOUTH 79°55'27" WEST, A DISTANCE OF 89.93 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 158.00 FEET;

THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL IS 37°14'28", AND A LENGTH OF 102.70 FEET;

THENCE SOUTH 78°47'23" WEST, A DISTANCE OF 11.92 FEET;

THENCE NORTH 44°35'38" WEST, A DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 44°35'38" WEST, 100.00 FEET;

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 5°01'37", AND AN ARC LENGTH OF 8.77 FEET;

THENCE NORTH 39°34'01" WEST, A DISTANCE OF 14.00 FEET;

THENCE NORTH 1°16'03" EAST, A DISTANCE OF 13.42 FEET, TO THE BEGINNING OF A NONTANGENT CURVE WHOSE RADIUS BEARS NORTH 43°30'49" EAST, 158.00 FEET;

THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 2°18'35", AND AN ARC LENGTH OF 6.37 FEET;

THENCE NORTH 44°10'36" WEST, A DISTANCE OF 140.31 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 67.00 FEET;

THENCE WESTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 80°56'52", AND A LENGTH OF 94.64 FEET, TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS IS 292.99 FEET;

THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 18°35'12", AND A LENGTH 95.05 FEET;

THENCE SOUTH 36°32'00" WEST, A DISTANCE OF 59.30 FEET;

THENCE SOUTH 8°31'26" EAST, A DISTANCE OF 11.30 FEET;

THENCE SOUTH 35°32'09" WEST, A DISTANCE OF 14.00 FEET, TO THE BEGINNING OF A NONTANGENT CURVE WHOSE RADIUS BEARS NORTH 35°32'09" EAST, 225.00 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 0°07'01", AND AN ARC LENGTH OF 0.46 FEET;

THENCE SOUTH 35°39'10" WEST, A DISTANCE OF 14.00 FEET;

THENCE SOUTH 81°28'58" WEST, A DISTANCE OF 11.32 FEET;

THENCE SOUTH 36°32'00" WEST, A DISTANCE OF 23.88 FEET;

THENCE SOUTH 52°18'42" EAST, A DISTANCE OF 155.11 FEET;

THENCE SOUTH 10°04'33" EAST, A DISTANCE OF 674.95 FEET;

THENCE NORTH 79°55'27" EAST, A DISTANCE OF 245.70 FEET;

THENCE NORTH 3°11'34" WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 49.66 FEET;

THENCE NORTH 79°55'27" EAST, A DISTANCE OF 194.91 FEET;

THENCE NORTH 34°55'27" EAST, A DISTANCE OF 22.63 FEET;

THENCE NORTH 79°55'27" EAST, A DISTANCE OF 14.00 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 1.87 FEET;

THENCE NORTH 79°55'27" EAST, A DISTANCE OF 14.00 FEET;

THENCE SOUTH 59°21'48" EAST, A DISTANCE OF 23.90 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 18°14'09" WEST, A DISTANCE OF 225.00 FEET;

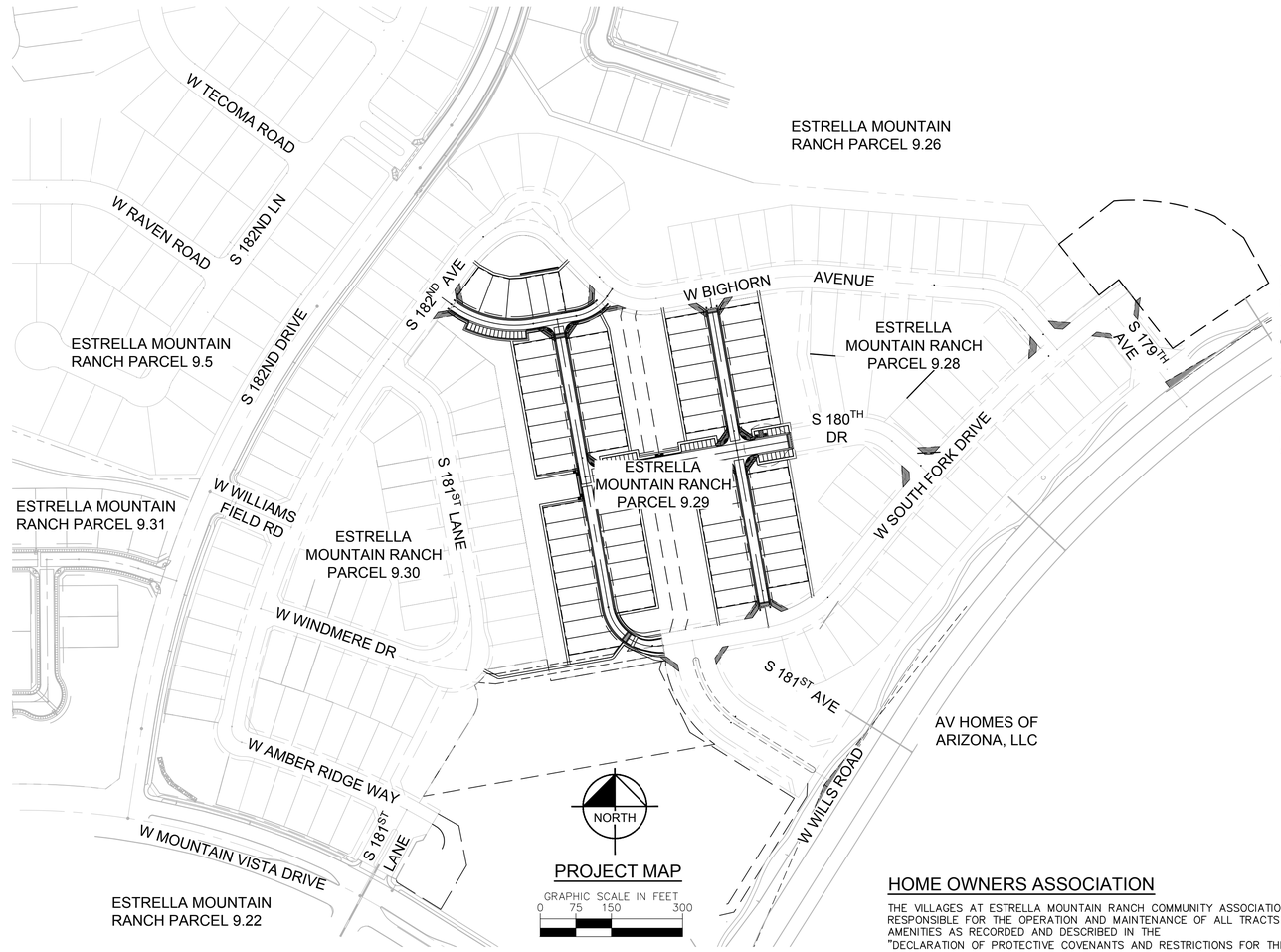
THENCE EASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 19°36'24", AND A LENGTH OF 76.99 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 250.35 FEET, TO THE POINT OF BEGINNING.

SAID AREA CONTAINS 449,587 SQUARE FEET OR 10.32 ACRES, MORE OR LESS.

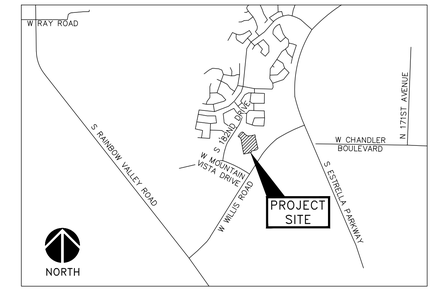
SITE DATA	
DESCRIPTION	QUANTITY
LOT NUMBERS	1 – 65
NUMBER OF LOTS	65
MINIMUM LOT SIZE (SF)	3,002
AVERAGE LOT SIZE (SF)	3,070
MAXIMUM LOT SIZE (SF)	4,005
TOTAL LOT AREA (SF)	199,523
TOTAL LOT AREA (AC)	4.58
OPEN SPACE % OF GROSS AREA	38.10%
TOTAL TRACT AREA, "B"–"G" (AC)	3.93
TOTAL ROADWAY AREA TRACT "A" (AC)	1.81
GROSS AREA (AC)	10.32
GROSS DENSITY (D.U./AC)	6.30
RESIDENTIAL DEVELOPMENT STANDARDS (SFD/A)	
MINIMUM LOT WIDTH (FT)	30
MINIMUM LOT DEPTH (FT)	80
MAXIMUM HEIGHT (FT)	40 (3 STORIES)
MAX. BUILDING COVERAGE	75%
MIN. FRONT YARD SETBACK (FT)	18 (1) (9)
MIN. SIDE YARD SETBACK (FT)	0 & 5 (3)
MIN. REAR YARD SETBACK (FT) (10)	10 (4)
PARKING	(6)

NOTES:
1. MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10' (FEET).
3. PRODUCT CONFIGURATIONS WITH SIDE YARD USE AND BENEFIT EASEMENTS AND "ZERO" LOT LINES ARE ALLOWED.
4. MINIMUM SETBACK TO READ PATIO COVER IS 10 FEET.
6. TWO ENCLOSED SPACES PER DWELLING UNIT, SIDE-BY-SIDE OR TANDEM.
9. MINIMUM SETBACK TO AN ALLEY LOADED GARAGE IS 5 FEET.
10. WHERE READ YARD VIEW-FENCING IS UTILIZED, THE MINIMUM SEPARATION BETWEEN TWO REAR YARDS SHALL BE 40 FEET.



PROJECT MAP

GRAPHIC SCALE IN FEET
0 75 150 300



VICINITY MAP

GOODYEAR, AZ
N.T.S.

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	65
DIVIDED BY ADJUSTED GROSS AREA	7.52
ADJUSTED GROSS DENSITY	8.65

EDU CALCULATION	
NUMBER OF DWELLING UNITS	65
EQUIVALENT EDU FACTOR FOR 6-10 DU/AC (0.73 PER DU)	0.73
NUMBER OF EDUS REQUIRED FOR PROJECT	47.45

ENGINEER

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OWNER/DEVELOPER

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CONTACT: JOSH MOYSES

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	ARIZONA PUBLIC SERVICE CO
TELEPHONE/ CABLE T.V.	COX COMMUNICATIONS/ CENTURY LINK
GAS	SOUTHWEST GAS
RECLAIMED WATER	NEWLAND

SHEET INDEX

SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	DETAIL SHEET
3	PRE-PLAT PLAN SHEET

LEGEND

	PROPERTY/LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED SWALE
	PROPOSED RIGHT-OF-WAY
	PROPOSED SEWER LINE
	EXISTING SEWER LINE
	PROPOSED CENTERLINE
	BUILDING SETBACK
	PROPOSED SURVEY MONUMENT
	PROPOSED FIRE HYDRANT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
B/C	BACK OF CURB
TYP.	TYPICAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
BSB	BUILDING SETBACK
CFS	CUBIC FEET PER SECOND
80.2 / P	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
FL	FLOW LINE
EG	EXISTING GRADE
0.95%	SLOPE AT FINISHED GRADE
10	PROPOSED LOT NUMBERS
	PROPOSED SIGHT VISIBILITY TRIANGLE
	PROPOSED SIGHT VISIBILITY TRIANGLE PER G-3232

HOME OWNERS ASSOCIATION

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, INC. IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL TRACTS AND AMENITIES AS RECORDED AND DESCRIBED IN THE "DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE VILLAGES AT ESTRELLA MOUNTAIN RANCH", PER DOCKET NUMBER 97-0584915, AS RECORDED IN THE RECORDER'S OFFICE OF MARICOPA COUNTY, ARIZONA.

MONUMENT NOTES

1. GLO BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE WEST.
2. FLUSH BRASS CAP AT THE INTERSECTION OF SAN MIGUEL AND ESTRELLA PARKWAY.

H.O.A NOTE

THE PROJECT WILL BE INCORPORATED INTO THE EXISTING VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING: S88°51'31"W

BENCHMARK

G.L.O. BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, T.1S., R.2W., ELEVATION = 973.37 NGVD 29 (OLD CITY OF GOODYEAR DATUM)

FOUND BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL & ESTRELLA PARKWAY.
ELEVATION IS 1026.73 NGVD 29 (OLD CITY OF GOODYEAR DATUM).

TO ACHIEVE NAVD 88 (NEW CITY OF GOODYEAR DATUM) ADD 1.64'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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7740 North 16th Street, Suite 300
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SCALE (H): 1"=150'
SCALE (V): NONE
DESIGNED BY: MML
DRAWN BY: JHT
CHECKED BY: CLB
DATE: 12/4/2020

ESTRELLA PARCEL 9.29
GOODYEAR, ARIZONA
PRELIMINARY PLAT
COVER SHEET

Registered Professional Engineer (Civil)
CERTIFICATE NO. 31101
CURTIS LELAND BROWN
ARIZONA U.S.A.
EXPIRES 3/31/2021

PROJECT NO. 291306003

DRAWING NAME COVER

1 OF 3

PRE-APP#:
PROJECT NAME: EMR PARCEL 9.29

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09/12/2018

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1	3994	0.09
2	4005	0.09
3	3954	0.09
4	3010	0.07
5	3010	0.07
6	3010	0.07
7	3010	0.07
8	3010	0.07
9	3010	0.07
10	3010	0.07
11	3010	0.07
12	3010	0.07
13	3010	0.07
14	3010	0.07
15	3010	0.07
16	3010	0.07
17	3010	0.07
18	3010	0.07
19	3010	0.07
20	3015	0.07
21	3197	0.07
22	3775	0.09
23	3002	0.07
24	3010	0.07
25	3010	0.07
26	3010	0.07
27	3010	0.07
28	3010	0.07
29	3010	0.07
30	3010	0.07
31	3010	0.07
32	3010	0.07
33	3010	0.07
34	3010	0.07
35	3010	0.07
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38	3010	0.07
39	3010	0.07
40	3010	0.07
41	3010	0.07
42	3010	0.07
43	3010	0.07
44	3010	0.07
45	3010	0.07
46	3010	0.07
47	3010	0.07
48	3010	0.07
49	3010	0.07
50	3010	0.07
51	3010	0.07
52	3010	0.07
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55	3010	0.07
56	3010	0.07
57	3010	0.07
58	3010	0.07
59	3010	0.07
60	3010	0.07
61	3010	0.07
62	3010	0.07
63	3010	0.07
64	3010	0.07
65	3010	0.07

TRACT AREA TABLE

TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE/ OWNER	ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE %
TRACT A	78758	1.81	PRIVATE STREET, WATER AND SEWER EASEMENT, STORM SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, DRAINAGE, PUE	H.O.A	100	0
TRACT B	15457	0.35	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	H.O.A	60	40
TRACT C	53330	1.22	OPEN SPACE, LANDSCAPE, DRAINAGE, SEWER EASEMENT, PUE	H.O.A	60	40
TRACT D	43081	0.99	OPEN SPACE, LANDSCAPE, STORM SEWER EASEMENT, DRAINAGE, PUE	H.O.A	60	40
TRACT E	48795	1.12	OPEN SPACE, LANDSCAPE, STORM SEWER EASEMENT, DRAINAGE, PUE	H.O.A	60	40
TRACT F	3906	0.09	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	H.O.A	60	40
TRACT G	6739	0.15	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	H.O.A	60	40

CALCULATION OF ADJUSTED GROSS AREA

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET PRIVATE TRACT	1.81
PLUS AREA SUBDIVIDED INTO LOTS	4.58
AREA SUBTOTAL	6.39
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	7.52

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	65
DIVIDED BY ADJUSTED GROSS AREA	7.52
ADJUSTED GROSS DENSITY	8.65

EDU CALCULATION

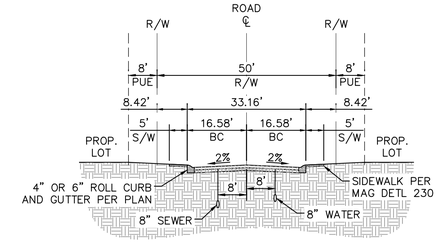
NUMBER OF DWELLING UNITS	65
EQUIVALENT EDU FACTOR FOR 6-10 DU/AC (0.73 PER DU)	0.73
NUMBER OF EDUS REQUIRED FOR PROJECT	47.45

SITE DATA

DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	449,587	10.32
STREET PRIVATE TRACT	78,758	1.81
NET AREA	370,830	8.51
LOT SIZE (MIN.)	35' x 86'	
TOTAL LOTS	65	
AREA SUBDIVIDED INTO LOTS	199,523	4.58
GROSS DENSITY	6.30	
OPEN SPACE	171,307	3.93
% OF GROSS AREA IN O.S.	38.103%	
EXISTING ZONING	P.A.D.	

CURVE TABLE

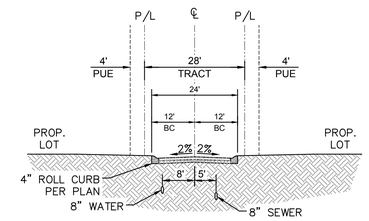
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	53.95'	211.00'	14°38'58"	S61°47'20"E	53.80'
C2	58.70'	211.00'	15°56'21"	S77°04'59"E	58.51'
C3	55.32'	211.00'	15°01'23"	N87°26'09"E	55.17'
C4	44.27'	86.00'	29°29'28"	N65°10'43"E	43.78'
C5	47.80'	239.00'	11°27'35"	S60°04'38"E	47.72'
C6	134.64'	255.50'	30°11'35"	S80°56'32"E	133.09'
C7	16.68'	239.00'	3°59'54"	N81°55'24"E	16.68'
C8	68.68'	114.00'	34°31'05"	N62°39'55"E	67.65'
C9	15.17'	113.53'	7°39'17"	S13°54'12"E	15.16'
C10	36.77'	113.53'	18°33'29"	S27°00'35"E	36.61'
C11	44.33'	113.53'	22°22'20"	S47°28'29"E	44.05'
C12	13.59'	113.53'	6°51'24"	S62°05'21"E	13.58'
C13	48.52'	100.00'	27°48'02"	S79°17'33"E	48.05'
C14	15.98'	86.00'	10°38'51"	S15°23'59"E	15.96'
C15	50.04'	86.00'	33°20'07"	S37°23'28"E	49.33'
C16	40.16'	50.00'	46°01'01"	S77°04'02"E	39.09'



TYPICAL LOCAL STREET SECTION

(N.T.S.)

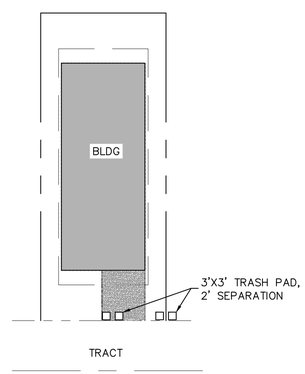
NOTE:
1. NO PARKING SIGNS, IN ACCORDANCE WITH CITY STANDARD DETAIL G-3142, SHALL BE PROVIDED ON BOTH SIDES OF THE STREET AT 100-FOOT INTERVALS PER POLICY 17-002.



TYPICAL ALLEY LOCAL STREET SECTION

(N.T.S.)

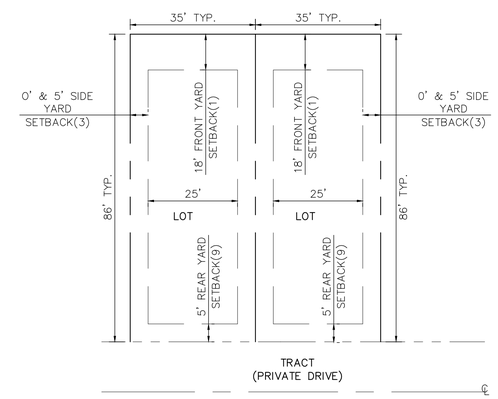
NOTE:
1. NO PARKING SIGNS, IN ACCORDANCE WITH CITY STANDARD DETAIL G-3142, SHALL BE PROVIDED ON BOTH SIDES OF THE STREET AT 100-FOOT INTERVALS PER POLICY 17-002.



TRASH CAN LOCATION DETAIL

(N.T.S.)

NOTE: TRASH COLLECTION TO HAPPEN ON ONE SIDE OF STREET. UNITS ON PICK-UP SIDE TO LOCATE DUMPSTERS IN DRIVEWAY. UNITS ON OPPOSITE SIDE OF STREET TO LOCATION DUMPSTERS AT PADS AT PROPERTY LINE AS SHOWN ABOVE



TYPICAL 35'x86' LOT DETAIL

(N.T.S.)

NOTES:
1. MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10' (FEET).
3. PRODUCT CONFIGURATIONS WITH SIDE YARD USE AND BENEFIT EASEMENTS AND "ZERO" LOT LINES ARE ALLOWED.
4. MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.
9. MINIMUM SETBACK TO AN ALLEY LOADED GARAGE IS 5 FEET.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: MML
DRAWN BY: JHT
CHECKED BY: CLB
DATE: 12/4/2020

ESTRELLA PARCEL 9.29
GOODYEAR, ARIZONA
PRELIMINARY PLAT
DETAIL SHEET

Registered Professional Engineer (Civil) CERTIFICATE NO. 31101 CURTIS LELAND BROWN ARIZONA
EXPIRES 3/31/2021

PROJECT NO. 291306003

DRAWING NAME PP2

PRE-APP#:
PROJECT NAME: EMR PARCEL 9.29

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NOTES: 306003TB 1 STD PLOT TABLE.stb, 306003TB 2 STD PLOT TABLE.stb
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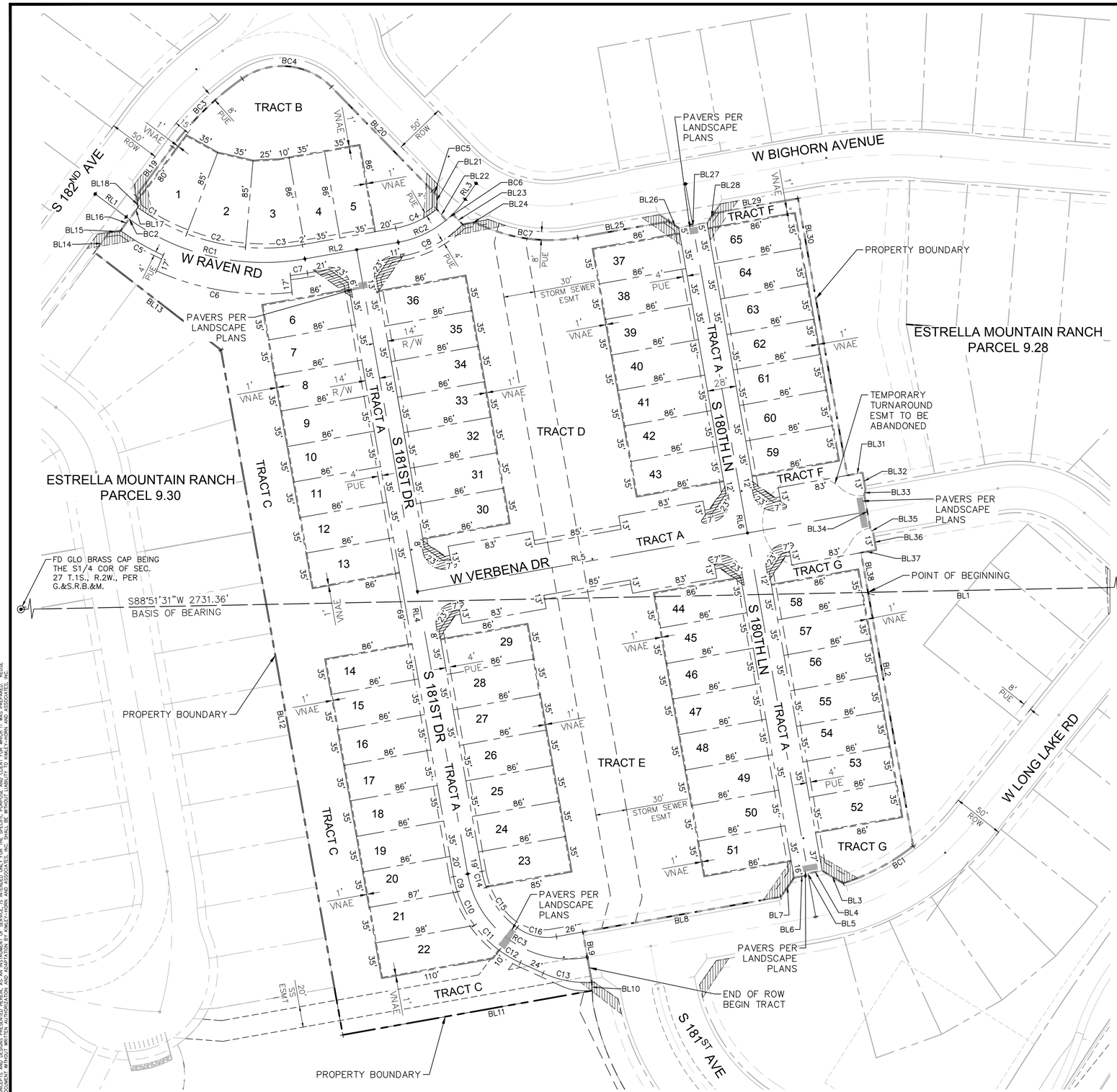

LEGEND

- PROPERTY/LOT LINE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED SIGHT VISIBILITY TRIANGLE
- PROPOSED SIGHT VISIBILITY TRIANGLE PER G-3232

BOUNDARY CURVE TABLE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
BC1	76.99'	225.00'	19°36'24"	S61°57'39"W	76.62'
BC2	0.46'	225.00'	0°07'01"	S54°24'21"E	0.46'
BC3	95.05'	292.99'	18°35'12"	N45°34'56"E	94.63'
BC4	94.64'	67.00'	80°56'52"	S84°39'02"E	86.98'
BC5	6.37'	158.00'	2°18'35"	S45°19'53"E	6.37'
BC6	8.77'	100.00'	5°01'37"	N47°55'11"E	8.77'
BC7	102.70'	158.00'	37°14'28"	S81°27'19"E	100.90'

BOUNDARY LINE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
BL1	1306.15	S88°51'31"W
BL2	250.35	N10°04'33"W
BL3	23.90	S59°21'48"E
BL4	14.00	N79°55'27"E
BL5	1.87	N10°04'33"W
BL6	14.00	N79°55'27"E
BL7	22.63	N34°55'27"E
BL8	194.91	N79°55'27"E
BL9	49.66	N10°04'33"W
BL10	8.00	N3°11'34"W
BL11	245.70	N79°55'27"E
BL12	674.95	S10°04'33"E
BL13	155.11	S52°18'42"E
BL14	23.88	S36°32'00"W
BL15	11.32	S81°28'58"W
BL16	14.00	S35°39'10"W
BL17	14.00	S35°32'09"W
BL18	11.30	S8°31'26"E
BL19	59.30	S36°32'00"W
BL20	140.31	N44°10'36"W
BL21	13.42	N1°16'03"E
BL22	14.00	N39°34'01"W
BL23	14.00	N44°35'38"W
BL24	11.92	S78°47'23"W
BL25	89.93	S79°55'27"W
BL26	11.31	N55°04'33"W
BL27	28.00	S79°55'27"W
BL28	11.31	S34°55'27"W
BL29	83.00	S79°55'27"W
BL30	272.91	N10°04'33"W
BL31	15.00	S79°55'27"W
BL32	16.50	N10°04'33"W
BL33	5.39	N11°43'32"E
BL34	33.16	N10°04'33"W
BL35	5.39	N31°52'38"W
BL36	16.50	N10°04'33"W
BL37	15.00	N79°55'27"W
BL38	38.88	N10°04'33"W

ROADWAY CL LINE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
RL1	37.33	S53°28'00"E
RL2	91.96	N79°55'27"E
RL3	18.73	N34°32'13"E
RL4	615.12	S10°04'33"E
RL5	443.00	N79°55'27"E
RL6	722.21	N10°04'33"W

ROADWAY CL CURVE TABLE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
RC1	183.03'	225.00'	46°36'33"	S76°46'16"E	178.03'
RC2	79.22'	100.00'	45°23'14"	N57°13'50"E	77.16'
RC3	157.08'	100.00'	90°00'00"	S55°04'33"E	141.42'

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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SCALE (H): 1"=80'
SCALE (V): NONE
DESIGNED BY: MML
DRAWN BY: JHT
CHECKED BY: CLB
DATE: 12/4/2020

ESTRELLA PARCEL 9.29
GOODYEAR, ARIZONA
PRELIMINARY PLAT
PRE-PLAT PLAN SHEET

Registered Professional Engineer (Civil)
CERTIFICATE NO. 31101
CURTIS LELAND BROWN
ARIZONA U.S.A.
EXPIRES 3/31/2021

PROJECT NO.
291306003

DRAWING NAME
PP3

3 OF 3

PRE-APP#:
PROJECT NAME: EMR PARCEL 9.29

K:\PHX_Civil\291306003 - Estrella Parcel 9.29\CADD\Pre Plat\306003PP-03-PLAT.dwg, Layout:Layout1 Dec 15, 2020 - 10:33am Kate.Randolph
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