

# PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.A2 GOODYEAR, ARIZONA

## A PORTION OF SECTION 1 TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

### SHEET INDEX

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PP-2	LOT & TRACT TABLES
PP-3	PRELIMINARY PLAT
PP-4	PRELIMINARY PLAT

### OWNER

NNP III-EMR 3, LLC.  
5090 N. 40TH STREET, STE. 210  
PHOENIX, AZ 85018  
PHONE: 602-468-0800  
CONTACT: STUART BARNEY, PE,  
PROJECT MANAGER

### LANDSCAPE ARCHITECT

SWABACK PARTNERS  
7550 E MCDONALD DR.  
SCOTTSDALE, AZ 85250  
PHONE: 480-367-2100  
CONTACT: JEFF DENZAK

### BENCHMARK

POINT NUMBER 311  
FOUND 3" GLO BRASS CAP ON POST  
OBSERVED ELEVATION = 970.14  
POINT NUMBER 108  
FOUND 3" GLO BRASS CAP ON POST  
OBSERVED ELEVATION = 978.44

### HOME OWNERS ASSOCIATION

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

### TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-03-018E

### UTILITY

ELECTRICITY	ARIZONA PUBLIC SERVICE
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
FIRE PROTECTION	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
RECLAIMED WATER	PRIVATE

### TRACT TABLE

TRACT	AREA (SF)	AREA (ACRES)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY
A	237,067	5.4423	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
B	2,550	0.0585	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
C	2,103	0.0483	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
D	111,774	2.5660	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
E	1,744	0.0400	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
F	24,276	0.5573	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
G	74,410	1.7082	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
H	82,934	1.9039	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
I	19,202	0.4408	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
J	12,825	0.2944	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
K	6,945	0.1594	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
TOTAL TRACT AREA	575,830	13.2192		

### CIVIL ENGINEER

DIBBLE ENGINEERING  
7500 N DREAMY DRAW DR, SUITE 200  
PHOENIX, ARIZONA 85020  
PHONE: 602-957-1155  
CONTACT: SHANNON CANECCHIA, P.E.

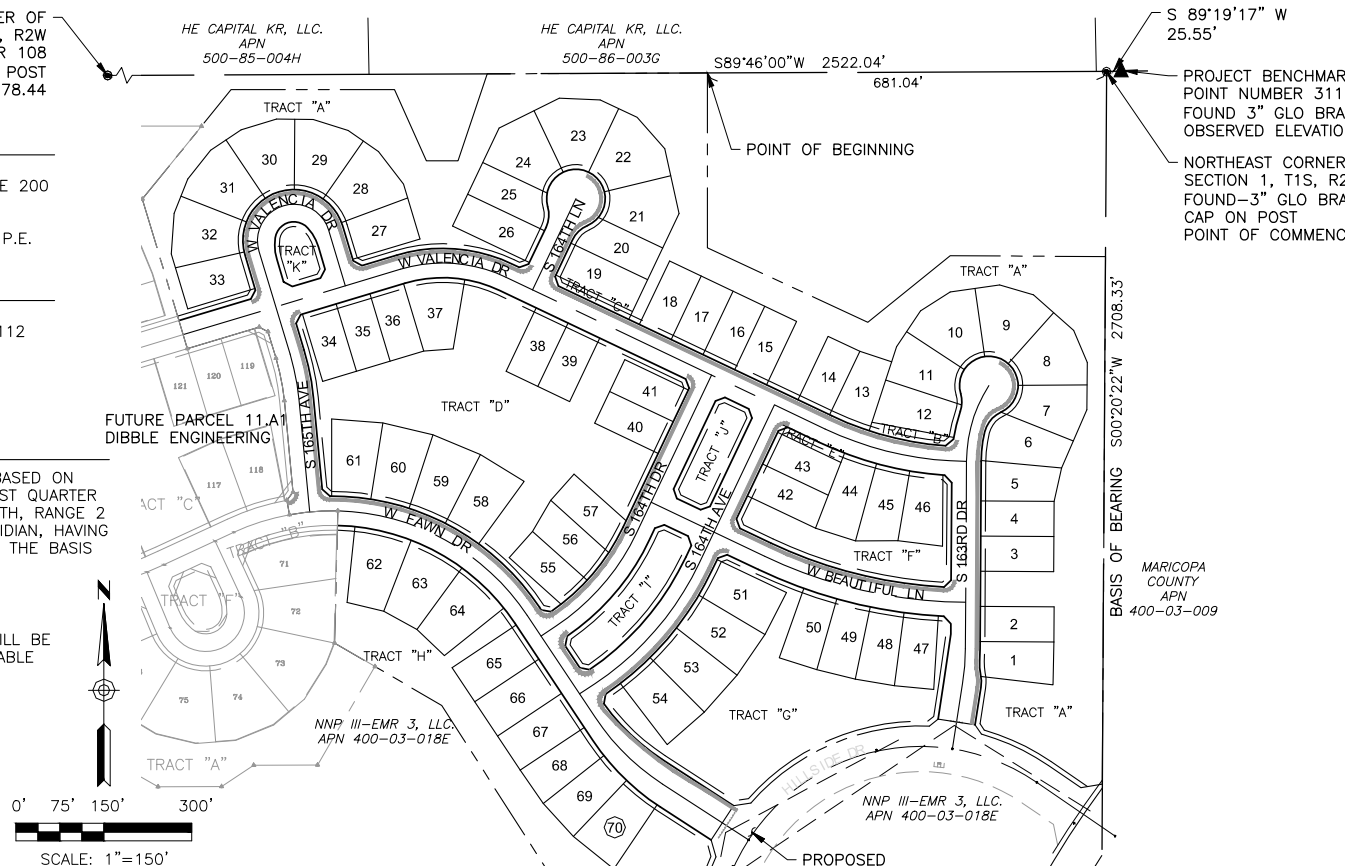
### LAND SURVEYOR

WESTWOOD  
14325 N. KIERLAND BLVD, STE 112  
SCOTTSDALE, AZ 85254  
480-747-6558  
CONTACT: JOSH MOYSES

### BASIS OF BEARING

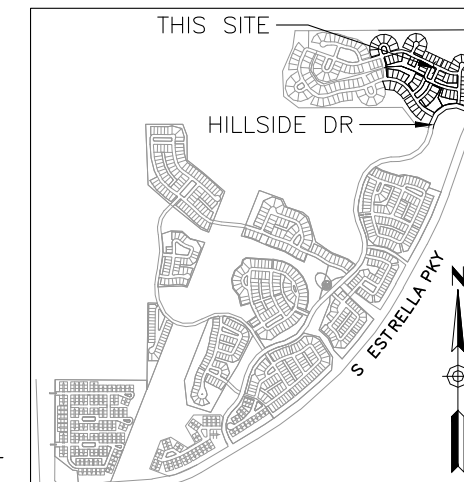
BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF S 00°20'22" W IS THE BASIS OF BEARING FOR THIS SURVEY

NOTE- ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER.



### ABBREVIATIONS

BCF	BRASS CAP FLUSH	M	MONUMENT LINE
BM	BENCHMARK	NTS	NOT TO SCALE
CL	CENTERLINE	PL	PROPERTY LINE
DET	DETAIL	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	R	RADIUS
EXST	EXISTING	R/W	RIGHT-OF-WAY
FND	FOUND	SEC	SECTION
FT	FOOT OR FEET	STA	STATION
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS	STD	STANDARD
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM	VNAE	VEHICLE NON ACCESS EASEMENT
		W/	WITH



VICINITY MAP  
N.T.S.

### SITE DATA

GROSS AREA	33.98 AC	
MIN LOT SIZE	70' X 130'	60' X 120'
TOTAL LOTS	15 LOTS	55 LOTS
	70 TOTAL LOTS	
OPEN SPACE	13.22 AC	
% GROSS OPEN SPACE	38.89%	
MAX LOT COVERAGE	50%	50%
GROSS RES. DENSITY	2.06	
EXISTING ZONING	P.A.D. / LOW DENSITY RESIDENTIAL	

### EQUIV DENSITY & EDU CALC

GROSS AREA = 33.98 AC  
# OF LOTS = 70 LOTS  
GROSS DENSITY = 70/33.98 AC = 2.06 DU/ACRE  
EDU CALCULATION:  
1 EDU FACTOR PER DWELLING UNIT FOR 2-4 AC/DU DENSITY  
70 LOTS X 1 = 70 EDU'S

### LEGEND

EXST	NEW		
▲	BENCHMARK	---	CENTERLINE
●	BRASS CAP FLUSH	---	EASEMENT
⊙	BRASS CAP IN HANDHOLE	---	RIGHT-OF-WAY
---	EASEMENT		
---	PROPERTY LINE		
---	RIGHT-OF-WAY		
---	FENCE CHAINLINK		
---	MAJOR CONTOUR		
---	MINOR CONTOUR		
---	UTILITY LINE (TYPE NOTED)		



1626 N. Litchfield Road  
Suite 150  
Goodyear, AZ 85395  
P 623.935.2258

**Dibble Engineering**



PRELIMINARY PLAT FOR  
ESTRELLA PARCEL 11.A2  
COVER SHEET

PP-1

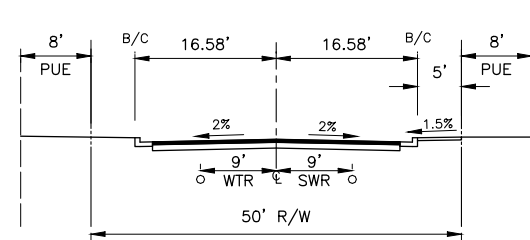
\\g\081\G\081\2015\1115094-ESTRELLA PARCEL A1\_A2\CAD\PRE-PLAT\15094-PP-1 - COVER.DWG Sep. 9, 2016 9:05 AM

PLAN REVIEW #XXXX

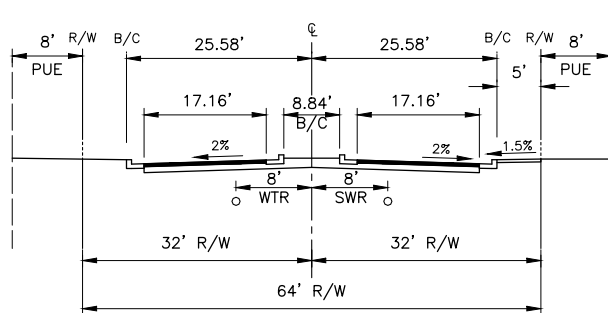
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LOT AREA TABLE		
LOT	SQ.FT.	ACRES
1	8340	0.1915
2	7555	0.1734
3	7500	0.1722
4	7500	0.1722
5	8262	0.1897
6	9990	0.2293
7	9361	0.2149
8	11005	0.2526
9	11417	0.2621
10	11187	0.2568
11	9251	0.2124
12	9222	0.2117
13	7960	0.1827
14	7200	0.1653
15	7200	0.1653
16	7200	0.1653
17	7200	0.1653
18	7200	0.1653
19	8700	0.1997
20	8179	0.1878
21	10626	0.2439
22	11824	0.2714
23	11803	0.2710
24	10618	0.2438
25	8179	0.1878
26	8700	0.1997
27	8309	0.1907
28	10754	0.2469
29	10716	0.2460
30	10716	0.2460
31	10716	0.2460
32	10753	0.2469
33	8285	0.1902
34	7200	0.1653
35	7200	0.1653
36	7200	0.1653
37	9494	0.2180
38	7200	0.1653
39	7200	0.1653
40	7200	0.1653

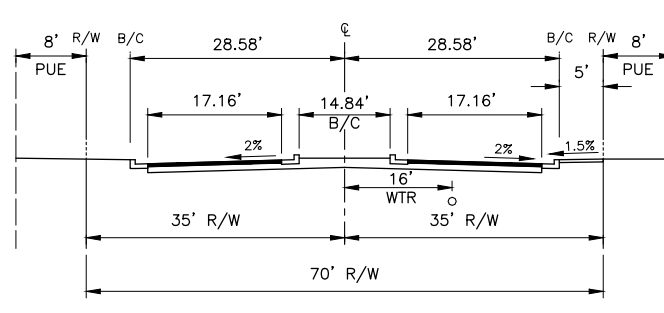
LOT AREA TABLE		
LOT	SQ.FT.	ACRES
41	7200	0.1653
42	7575	0.1739
43	7309	0.1678
44	8796	0.2019
45	8259	0.1896
46	8038	0.1845
47	7901	0.1814
48	7901	0.1814
49	7901	0.1814
50	7901	0.1814
51	9697	0.2226
52	9899	0.2272
53	9899	0.2272
54	9899	0.2272
55	7378	0.1694
56	7800	0.1791
57	7620	0.1749
58	10095	0.2317
59	10095	0.2317
60	10095	0.2317
61	10095	0.2317
62	10744	0.2466
63	10744	0.2466
64	10744	0.2466
65	9184	0.2108
66	9184	0.2108
67	9184	0.2108
68	8354	0.1918
69	8730	0.2004
70	10154	0.2331
TOTALS		
70	624497	14.3361



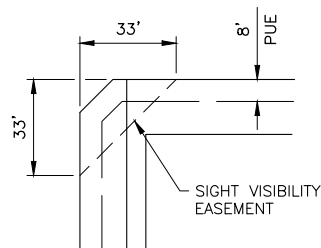
**A** TYPICAL CROSS SECTION  
URBAN LOCAL ROAD  
LOOKING NORTH ON 165TH AVE, LOOKING SOUTH ON  
164TH DRIVE, LOOKING WEST ON VALENCIA



**B** TYPICAL CROSS SECTION  
EAST ENTRANCE  
LOOKING NORTH ON 163RD DRIVE ENTRANCE



**C** TYPICAL CROSS SECTION  
WEST ENTRANCE  
LOOKING WEST ON FAWN DRIVE ENTRANCE



**M** SIGHT VISIBILITY EASEMENT  
N.T.S.

### LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, MONUMENTED WITH A 3 INCH GLO BRASS CAP ON POST, FROM WHICH THE NORTH QUARTER CORNER, ALSO MONUMENTED WITH A 3 INCH GLO BRASS CAP ON POST, BEARS SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 2522.04 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG AND WITH THE NORTH LINE OF SAID SECTION 1, 681.04 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 298.29 FEET;

THENCE SOUTH 65 DEGREES 05 MINUTES 43 SECONDS EAST, 301.58 FEET;

THENCE NORTH 51 DEGREES 05 MINUTES 11 SECONDS EAST, 180.71 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 38 SECONDS EAST, 265.14 FEET TO THE EAST LINE OF THE AFORESAID SECTION 1;

THENCE SOUTH 00 DEGREES 20 MINUTES 47 SECONDS WEST, ALONG AND WITH SAID EAST LINE, 900.26 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 80 DEGREES 19 MINUTES 31 SECONDS WEST, 37.05 FEET;

THENCE NORTH 55 DEGREES 32 MINUTES 06 SECONDS WEST, 67.23 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 385.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 53 MINUTES 18 SECONDS, AN ARC LENGTH OF 126.92 FEET;

THENCE NORTH 33 DEGREES 31 MINUTES 02 SECONDS WEST, 29.54 FEET;

THENCE NORTH 81 DEGREES 07 MINUTES 23 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 51 DEGREES 16 MINUTES 16 SECONDS WEST, 29.54 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 02 DEGREES 10 MINUTES 37 SECONDS WEST, 385.00 FEET;

THENCE WESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51 DEGREES 00 MINUTES 41 SECONDS, AN ARC LENGTH OF 342.77 FEET;

THENCE SOUTH 81 DEGREES 19 MINUTES 30 SECONDS WEST, 29.89 FEET;

THENCE SOUTH 32 DEGREES 58 MINUTES 23 SECONDS WEST, 70.00 FEET;

THENCE SOUTH 15 DEGREES 22 MINUTES 45 SECONDS EAST, 29.89 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 65 DEGREES 13 MINUTES 11 SECONDS EAST, 385.00 FEET;

THENCE SOUTHERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 11 MINUTES 35 SECONDS, AN ARC LENGTH OF 95.37 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 10 DEGREES 35 MINUTES 14 SECONDS WEST, 51.66 FEET;

THENCE NORTH 79 DEGREES 24 MINUTES 46 SECONDS WEST, 200.72 FEET;

THENCE NORTH 32 DEGREES 34 MINUTES 08 SECONDS WEST, 430.74 FEET;

THENCE NORTH 59 DEGREES 47 MINUTES 16 SECONDS WEST, 211.80 FEET;

THENCE NORTH 01 DEGREES 24 MINUTES 14 SECONDS EAST, 225.59 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 01 DEGREES 24 MINUTES 14 SECONDS WEST, 400.00 FEET;

THENCE WESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 52 MINUTES 09 SECONDS, AN ARC LENGTH OF 82.86 FEET;

THENCE NORTH 10 DEGREES 27 MINUTES 55 SECONDS WEST, 25.00 FEET;

THENCE NORTH 37 DEGREES 26 MINUTES 03 SECONDS EAST, 17.58 FEET;

THENCE NORTH 05 DEGREES 28 MINUTES 31 SECONDS WEST, 156.74 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 15 MINUTES 45 SECONDS, AN ARC LENGTH OF 73.71 FEET TO A POINT OF TANGENCY;

THENCE NORTH 16 DEGREES 44 MINUTES 16 SECONDS WEST, 47.35 FEET;

THENCE NORTH 61 DEGREES 44 MINUTES 16 SECONDS WEST, 16.97 FEET;

THENCE SOUTH 73 DEGREES 15 MINUTES 44 SECONDS WEST, 128.15 FEET;

THENCE NORTH 16 DEGREES 44 MINUTES 16 SECONDS WEST, 266.64 FEET;

THENCE NORTH 39 DEGREES 03 MINUTES 51 SECONDS EAST, 240.44 FEET;

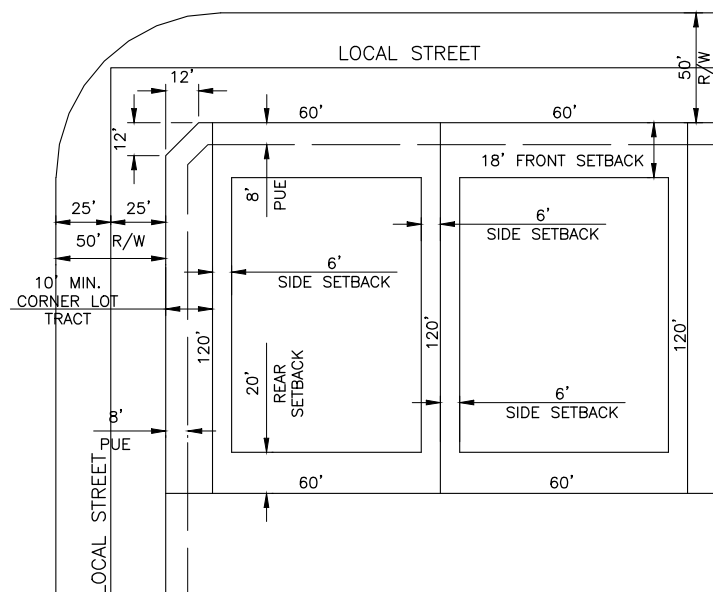
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 278.77 FEET;

THENCE SOUTH 24 DEGREES 02 MINUTES 51 SECONDS EAST, 133.06 FEET;

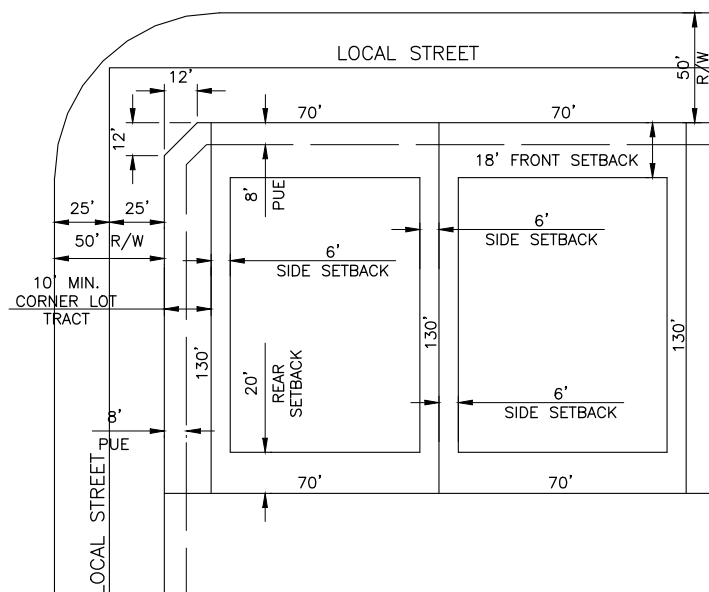
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 54.22 FEET;

THENCE NORTH 18 DEGREES 33 MINUTES 20 SECONDS EAST, 156.58 FEET TO THE AFORESAID NORTH LINE OF SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, ALONG AND WITH SAID NORTH LINE, 375.59 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 1,480,068 SQUARE FEET OR 33.97 ACRES OF LAND, MORE OR LESS.



**P1** 60'X120' TYPICAL PAD LIMITS/SETBACKS  
N.T.S.



**P2** 70'X130' TYPICAL PAD LIMITS/SETBACKS  
N.T.S.

### SETBACK NOTES - FROM P.A.D.

- 10' FRONT YARD SETBACKS ARE PERMITTED FOR SIDE ENTRY GARAGES.
- DETACHED SINGLE FAMILY DWELLINGS ON ADJACENT LOTS SHALL HAVE FRONT YARD SETBACKS VARY BY AT LEAST THREE FEET. A MINIMUM FRONT YARD SETBACK OF 18' IS PERMITTED TO ACCOMMODATE THE 3' BUILDING SETBACK DIFFERENTIAL. BUILDING SETBACKS SHOULD BE 18'-21' TO FACE OF GARAGE. SIDEWALKS NOT TO BE BLOCKED.
- THE MAXIMUM HEIGHT FOR ANY DWELLING UNIT SHALL BE 30 FEET EXCEPT IN THE MEDIUM HIGH DENSITY RESIDENTIAL AREA, WHICH SHALL ALLOW A MAXIMUM HEIGHT OF 35 FEET.
- TWO STORY HOMES SHALL NOT BE PERMITTED ON CORNER LOTS OR LOTS BACKING TO AN ARTERIAL ROADWAY (EXCEPT FOR 47'X90' LOTS), UNLESS A LANDSCAPE BUFFER AT LEAST 35 FEET IN WIDTH IS PROVIDED.
- TWO STORY HOMES MAY NOT BE PLACED ON MORE THAN THREE CONSECUTIVE LOTS EXCEPT IN THE MEDIUM HIGH DENSITY RESIDENTIAL AREA, WHICH ALLOWS ATTACHED TOWNHOMES, AND 47'X90' LOTS.
- THE MAXIMUM RESIDENTIAL LOT COVERAGE SHALL BE 60% FOR ALL LOTS LESS THAN 60 FEET IN WIDTH. THE MAXIMUM RESIDENTIAL LOT COVERAGE SHALL BE 50% FOR ALL LOTS WITH WIDTHS OF 60 FEET OR GREATER.
- ARCHITECTURAL FEATURES LIKE BAY WINDOW MAY ENCROACH 5' INTO THE FRONT YARD SETBACK, BUT NO CLOSER THAN 10' TO THE PROPERTY LINE.
- FRONT PORCHES MAY ENCROACH 10' INTO THE FRONT YARD SETBACK AND 2' INTO THE SIDE YARD SETBACK.
- REAR PATIO COVERS MAY ENCROACH 10' INTO THE REAR BUILDING SETBACK. (FOR 47'X90' LOTS, ONLY 5' ALLOWED).
- BASED ON REAR YARD SETBACKS REQUESTED, TYPICAL BACK OF LOTS WILL HAVE AN ADDITIONAL LANDSCAPE BUFFER ZONE OF 30' +/- (WITH THE EXCEPTION OF SOME LOTS ORIENTED ON AND NEXT TO THE NEIGHBORHOOD GREENS).
- VIEW FENCING SHALL BE PROVIDED FOR LOTS ADJACENT TO OPEN SPACE.
- ALL DWELLINGS SHALL HAVE FOUR-SIDED ARCHITECTURE. FRONT AND SIDE ELEVATIONS (FOR DWELLINGS ON CORNER LOTS) THAT ARE VISIBLE FROM PUBLIC AREAS SHALL HAVE A GREATER LEVEL OF ENHANCEMENT.
- ARCHITECTURAL FEATURES LIKE BAY WINDOWS MAY ENCROACH 5' INTO THE REAR YARD SETBACK AND 2' INTO THE SIDE YARD SETBACK.
- THE PROPOSED PLAN ONLY INCLUDES ATTACHED SIDEWALKS ON ONE SIDE.
- A 20' MINIMUM DEPTH BETWEEN THE BACK OF SIDEWALK AND FACE OF THE GARAGE (FRONT FACING) SHALL BE MAINTAINED.
- SIDE-ENTRY GARAGES ON LOTS 1/2-ACRE OR LARGER SHALL OBSERVE A MINIMUM SETBACK OF 20 FEET;

- REAR PATIO COVERS MAY ENCROACH 10' INTO THE REAR BUILDING SETBACK. (FOR 47'X90' LOTS, ONLY 5' ALLOWED).
- BASED ON REAR YARD SETBACKS REQUESTED, TYPICAL BACK OF LOTS WILL HAVE AN ADDITIONAL LANDSCAPE BUFFER ZONE OF 30' +/- (WITH THE EXCEPTION OF SOME LOTS ORIENTED ON AND NEXT TO THE NEIGHBORHOOD GREENS).
- VIEW FENCING SHALL BE PROVIDED FOR LOTS ADJACENT TO OPEN SPACE.
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- ARCHITECTURAL FEATURES LIKE BAY WINDOWS MAY ENCROACH 5' INTO THE REAR YARD SETBACK AND 2' INTO THE SIDE YARD SETBACK.
- THE PROPOSED PLAN ONLY INCLUDES ATTACHED SIDEWALKS ON ONE SIDE.
- A 20' MINIMUM DEPTH BETWEEN THE BACK OF SIDEWALK AND FACE OF THE GARAGE (FRONT FACING) SHALL BE MAINTAINED.
- SIDE-ENTRY GARAGES ON LOTS 1/2-ACRE OR LARGER SHALL OBSERVE A MINIMUM SETBACK OF 20 FEET;

REVISION	BY	DATE
1 1ST SUBMITTAL PRE-PLAT		5/26/16
2 2ND SUBMITTAL PRE-PLAT		8/5/16
3 3RD SUBMITTAL PRE-PLAT		9/9/16

## PP-2

LOT AND TRACT TABLES FOR  
ESTRELLA 11 PARCEL 11.A2

**Dibble Engineering**

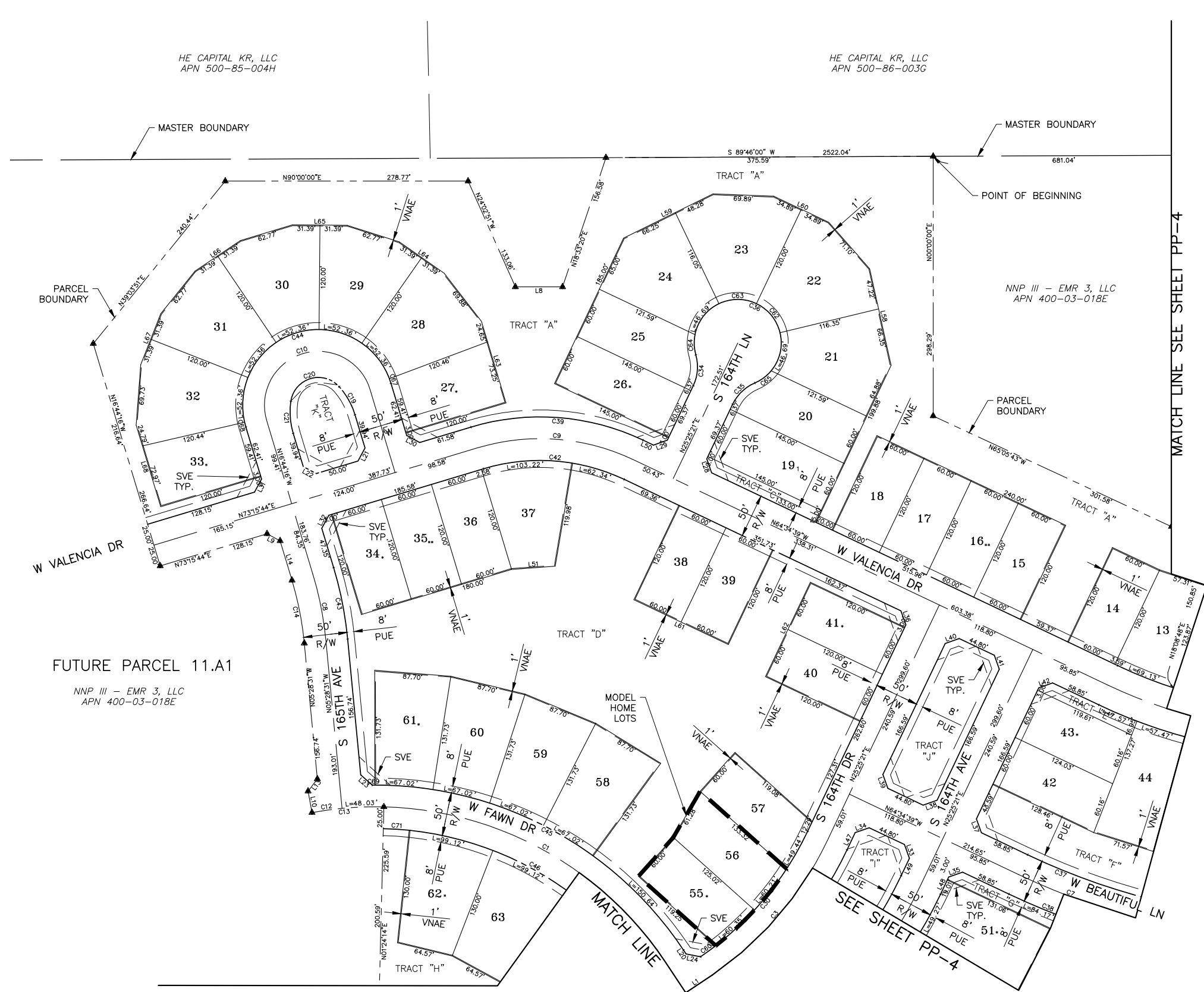


DIBBLE PROJECT NO: 1115094	VER: REV: SHEET
DRN: DLJ DES: SSC CK: SSC	2 OF 4
PRINT DATE:	HORIZONTAL
SCALE:	VERTICAL



PLAN REVIEW #XXXX

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HE CAPITAL KR, LLC  
APN 500-85-004H

HE CAPITAL KR, LLC  
APN 500-86-003G

NNP III - EMR 3, LLC  
APN 400-03-018E

FUTURE PARCEL 11.A1  
NNP III - EMR 3, LLC  
APN 400-03-018E

LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N56°22'20"E	31.52'	C1	54°58'06"	400.00'	383.75'
L3	N16°44'16"W	99.41'	C3	30°56'59"	390.00'	210.67'
L8	N90°00'00"E	54.22'	C7	25°05'00"	810.00'	354.61'
L9	N61°44'16"W	16.97'	C8	11°15'45"	400.00'	78.63'
L10	N10°27'55"W	25.00'	C9	42°09'37"	250.00'	183.96'
L13	N37°26'03"E	17.58'	C10	180°00'00"	62.00'	194.78'
L14	N16°44'16"W	47.35'	C12	4°59'24"	400.00'	34.84'
L20	N33°37'40"W	5.23'	C13	11°52'09"	400.00'	82.86'
L21	N28°15'44"E	16.97'	C14	11°15'45"	375.00'	73.71'
L22	N61°44'16"W	16.97'	C19	25°05'15"	85.00'	37.22'
L23	N48°23'04"W	17.58'	C20	129°49'29"	32.00'	72.51'
L24	N78°43'33"W	16.94'	C21	25°05'15"	85.00'	37.22'
L28	N19°34'39"W	16.97'	C30	30°05'22"	365.00'	191.68'
L29	N70°25'21"E	16.97'	C34	41°24'35"	50.00'	36.14'
L30	N61°44'16"W	16.97'	C35	41°24'35"	50.00'	36.14'
L31	N28°15'44"E	16.97'	C36	262°49'09"	50.00'	229.35'
L32	N28°15'44"E	16.97'	C37	22°22'56"	785.00'	306.66'
L33	N19°34'39"W	16.97'	C38	22°32'39"	835.00'	328.55'
L34	N70°25'21"E	16.97'	C39	42°09'37"	275.00'	202.35'
L35	N70°25'21"E	16.97'	C42	42°09'37"	225.00'	165.56'
L36	N19°34'39"W	16.97'	C43	11°15'45"	425.00'	83.54'
L37	N19°34'39"W	16.97'	C44	180°00'00"	87.00'	273.32'
L38	N70°25'21"E	16.97'	C45	56°51'27"	425.00'	421.75'
L39	N19°34'39"W	16.97'	C46	54°58'06"	375.00'	359.77'
L40	N70°25'21"E	16.97'	C60	3°24'17"	365.00'	21.69'
L41	N19°34'39"W	16.97'	C62	50°58'55"	50.00'	44.49'
L42	N70°25'21"E	16.97'	C63	50°58'55"	50.00'	44.49'
L47	N25°25'21"E	22.01'	C64	26°55'13"	50.00'	23.49'
L48	N25°25'21"E	22.01'	C65	26°55'13"	50.00'	23.49'
L49	N25°25'21"E	22.01'	C67	3°49'27"	87.00'	5.81'
L50	N64°34'39"W	13.43'	C68	3°44'46"	87.00'	5.69'
L51	N85°42'57"E	50.27'	C69	0°24'38"	425.00'	3.04'
L58	N12°28'23"W	113.57'	C71	4°33'31"	375.00'	29.84'
L59	N63°38'44"E	114.53'				
L60	N64°34'39"W	69.79'				
L61	N64°34'39"W	120.00'				
L62	N25°25'21"E	120.00'				
L63	N16°44'16"W	97.90'				
L64	N55°02'52"W	62.77'				
L65	N89°32'01"W	62.77'				
L66	N55°58'50"E	62.77'				
L67	N21°29'40"E	62.77'				
L68	N16°44'16"W	97.76'				

NOTES:  
 \* NO TWO-STORIES ALLOWED.  
 \*\* HEADLIGHT INTRUSION LOT.

REVISION	BY	DATE
1 1ST SUBMITTAL PRE-PLAT		5/26/16
2 2ND SUBMITTAL PRE-PLAT		8/5/16
3 3RD SUBMITTAL PRE-PLAT		9/9/16

**PP-3**

PRELIMINARY PLAT FOR  
ESTRELLA PARCEL 11.A2

**Dibble Engineering**

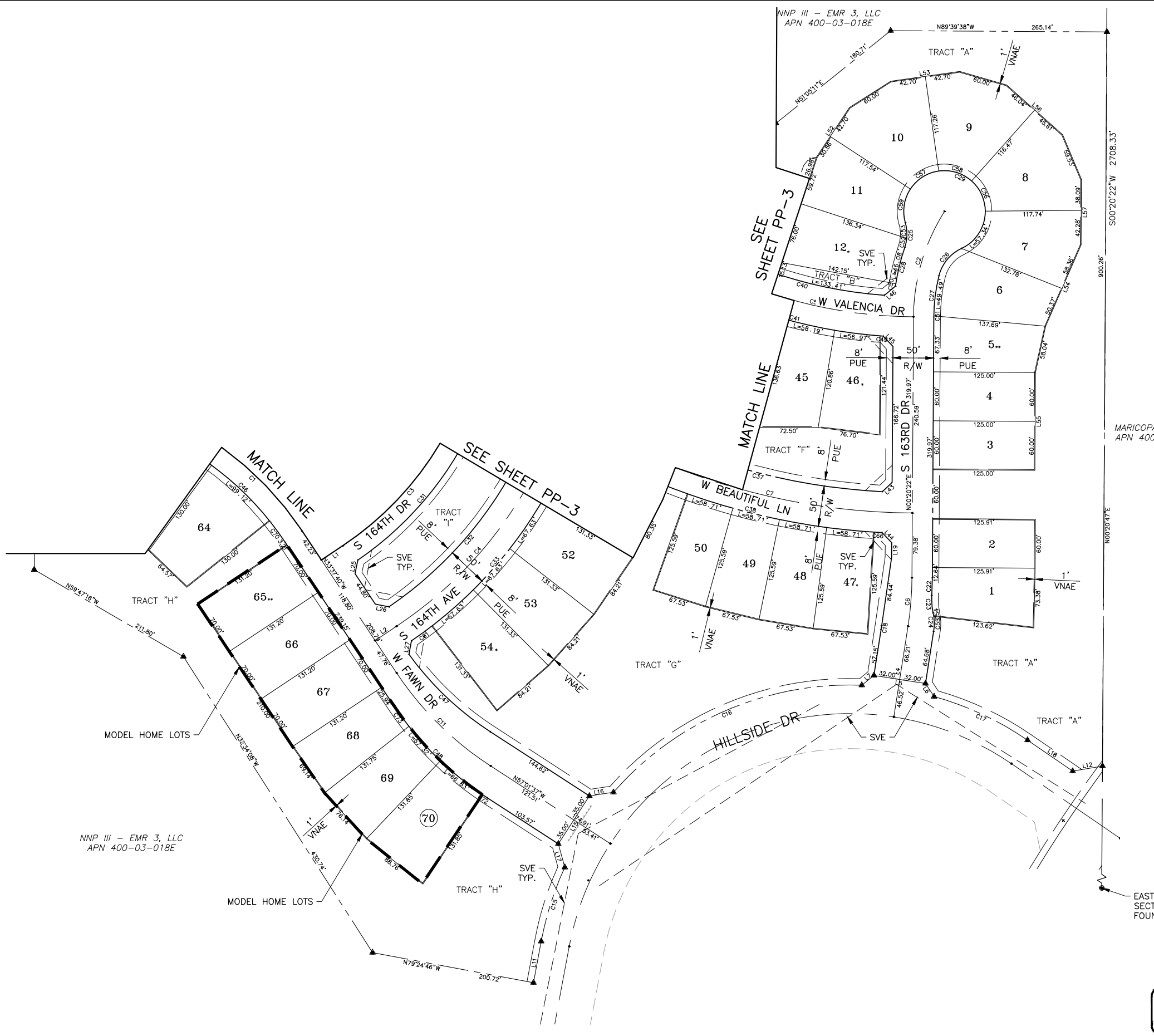


0' 30' 60' 120'  
 SCALE: 1"=60'

DIBBLE PROJECT NO: 1115094		VER:	REV:	SHEET
DRN: DLI	DES: SSC	ICK: SSC		
PRINT DATE:	HORIZONTAL		VERTICAL	
SCALE:			3 OF 4	

PLAN REVIEW #XXXX

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LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N56°22'20"E	31.52'	C1	54°58'06"	400.00'	383.75'
L2	N56°22'20"E	31.52'	C2	32°05'59"	243.79'	136.58'
L4	N08°52'37"E	112.73'	C3	30°56'59"	390.00'	210.67'
L5	N81°07'23"W	64.00'	C4	30°56'59"	508.80'	274.84'
L6	N33°31'02"W	19.16'	C5	25°05'00"	569.41'	249.28'
L7	N51°16'16"E	19.16'	C6	8°32'15"	400.00'	59.60'
L11	N10°35'14"E	51.66'	C7	25°05'00"	810.00'	354.61'
L12	N80°19'31"E	37.05'	C11	23°23'58"	400.00'	163.36'
L15	N32°58'23"E	70.00'	C15	14°11'35"	385.00'	95.37'
L16	N81°19'30"E	29.89'	C16	51°00'41"	385.00'	342.77'
L17	N15°22'45"W	29.89'	C17	18°53'18"	385.00'	126.92'
L18	N55°32'06"W	67.23'	C18	0°33'12"	500.00'	4.83'
L19	N00°20'22"E	17.94'	C22	2°51'44"	425.00'	21.23'
L25	N11°17'09"E	17.00'	C23	15°07'27"	82.19'	21.70'
L26	N78°42'06"W	16.95'	C24	20°47'58"	63.37'	23.00'
L27	N10°39'41"E	16.80'	C25	35°03'11"	50.00'	30.59'
L43	N46°28'15"E	16.63'	C26	51°39'17"	50.00'	45.08'
L44	N43°35'49"W	17.28'	C27	13°20'00"	218.79'	50.91'
L45	N43°09'58"W	17.41'	C28	10°28'01"	268.79'	49.10'
L46	N50°15'51"E	17.49'	C29	261°34'04"	50.00'	228.26'
L52	N33°36'03"E	73.56'	C31	30°11'35"	415.00'	218.69'
L53	N81°52'57"E	85.40'	C32	30°18'02"	483.80'	255.86'
L54	N23°32'17"E	108.73'	C33	30°21'38"	533.80'	282.86'
L55	N00°20'22"E	120.00'	C37	22°22'56"	785.00'	306.66'
L56	N48°25'47"W	91.65'	C38	22°32'39"	835.00'	328.55'
L57	N00°20'22"E	80.38'	C40	21°18'59"	544.41'	202.54'
			C41	21°30'58"	594.41'	223.22'
			C46	54°58'06"	375.00'	359.77'
			C47	21°11'45"	375.00'	138.73'
			C48	23°23'58"	400.00'	163.36'
			C49	0°17'29"	594.41'	3.02'
			C50	0°38'40"	268.79'	3.02'
			C51	0°22'22"	218.79'	1.42'
			C52	12°53'39"	50.00'	11.25'
			C53	22°09'32"	50.00'	19.34'
			C54	4°01'39"	63.37'	4.45'
			C55	16°46'19"	63.37'	18.55'
			C56	47°56'04"	50.00'	41.83'
			C57	48°39'34"	50.00'	42.46'
			C58	49°48'23"	50.00'	43.46'
			C59	49°27'49"	50.00'	43.17'
			C61	3°17'47"	533.80'	30.71'
			C66	0°39'15"	835.00'	9.54'
			C70	4°58'32"	375.00'	32.56'
			C72	0°57'27"	400.00'	6.69'
			C73	4°39'32"	400.00'	32.53'

MARICOPA COUNTY  
APN 400-03-009

NOTES:  
\* NO TWO-STORIES ALLOWED.  
\*\* HEADLIGHT INTRUSION LOT.

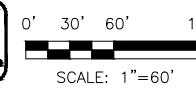
PROPOSED HILLSIDE DRIVE SHOWN FOR GRAPHICAL PURPOSES-PLANS BY SHG

REVISION	BY	DATE
1 1ST SUBMITTAL PRE-PLAT		5/26/16
2 2ND SUBMITTAL PRE-PLAT		8/5/16
3 3RD SUBMITTAL PRE-PLAT		9/9/16

**PP-4**

PRELIMINARY PLAT FOR  
ESTRELLA PARCEL 11.A2

**Dibble Engineering**



DIBBLE PROJECT NO: 1115094		VER:	REV:	SHEET
DRN: DLI	DES: SSC	ICK: SSC		
PRINT DATE:	HORIZONTAL		VERTICAL	
SCALE:			4 OF 4	

PLAN REVIEW #XXXX