

PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.A1 GOODYEAR, ARIZONA

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

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OWNER

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CONTACT: STUART BARNEY, PE,
PROJECT MANAGER

CIVIL ENGINEER

DIBBLE ENGINEERING
7500 N DREAMY DRAW DR, SUITE 200
PHOENIX, ARIZONA 85020
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LANDSCAPE ARCHITECT

SWABACK PARTNERS
7550 E MCDONALD DR.
SCOTTSDALE, AZ 85250
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LAND SURVEYOR

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

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

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

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

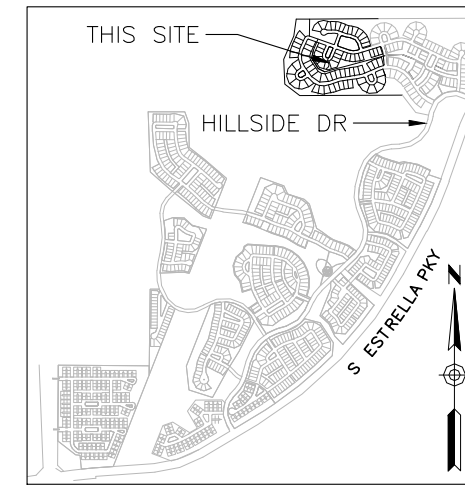
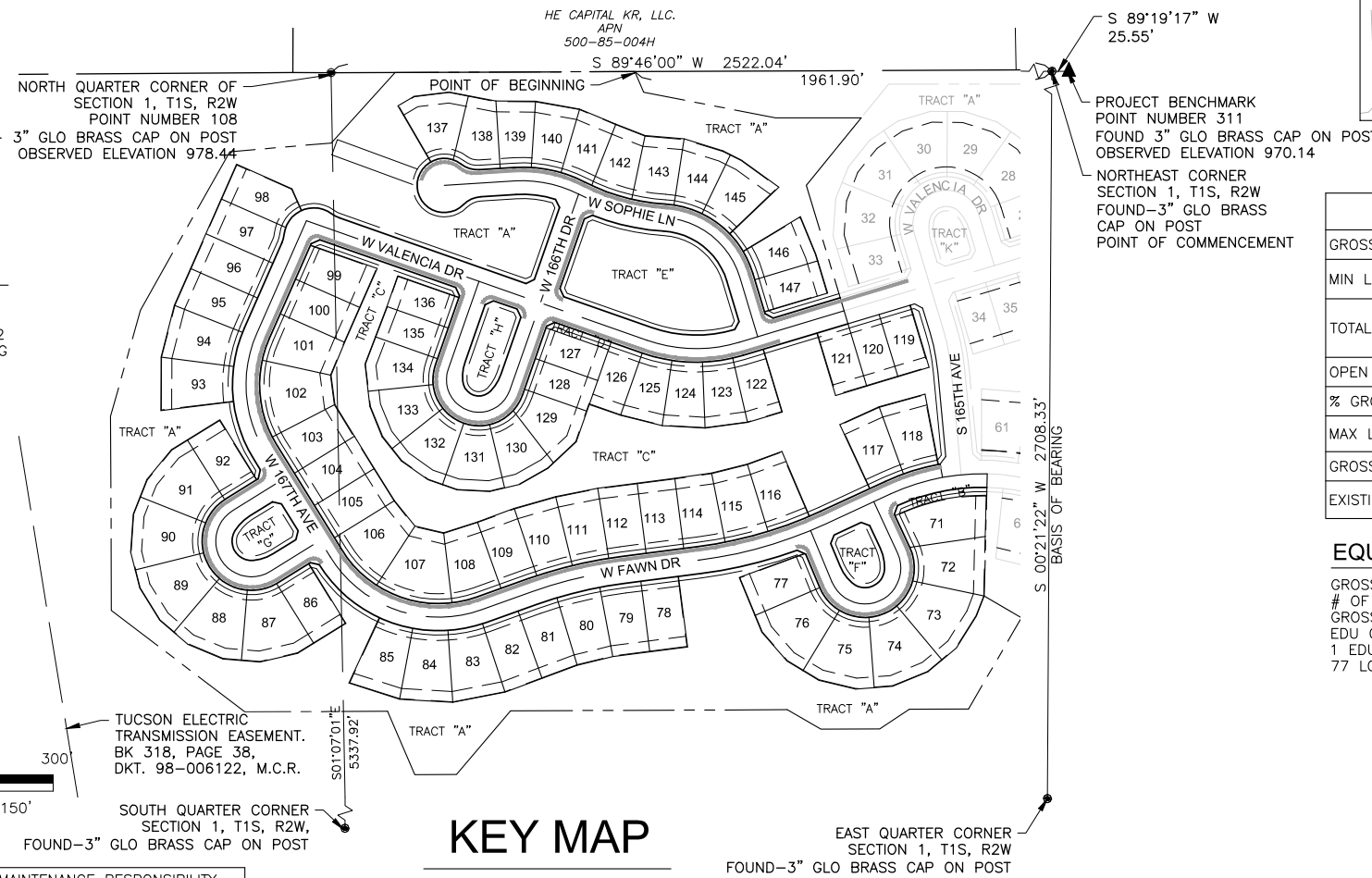
UTILITY

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	385,220	8.8434	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
B	2,599	0.0597	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
C	134,610	3.0902	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
D	1,759	0.0404	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
E	49,212	1.1298	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
F	8,269	0.1898	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
G	8,685	0.1994	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
H	11,482	0.2636	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
TOTAL TRACT AREA	601,836	13.8163		

NOTE- ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER, WITH THE EXCEPTION OF TRACT G.



SITE DATA

GROSS AREA	37.09 AC	
MIN LOT SIZE	70' X 130'	60' X 120'
TOTAL LOTS	77 TOTAL LOTS	
OPEN SPACE	13.81 AC	
% GROSS OPEN SPACE	37.26%	
MAX LOT COVERAGE	50%	50%
GROSS RES. DENSITY	2.08	
EXISTING ZONING	P.A.D./LOW DENSITY RESIDENTIAL	

EQUIV DENSITY & EDU CALC

GROSS AREA = 37.09 AC
OF LOTS = 77 LOTS
GROSS DENSITY = 77 / 37.09 AC = 2.08 DU/ACRE
EDU CALCULATION:
1. EDU FACTOR PER DWELLING UNIT 2-4 DU/AC DENSITY
77 LOTS X 1 = 77 EDU'S

LEGEND

EXST	NEW
▲ BENCHMARK	--- CENTERLINE
● BRASS CAP FLUSH	--- EASEMENT
⊙ BRASS CAP IN HANDHOLE	--- RIGHT-OF-WAY
--- EASEMENT	--- FRONT & REAR MINIMUM SETBACK
--- PROPERTY LINE	--- SIDEWALK
--- RIGHT-OF-WAY	
○ FENCE CHAINLINK	
~ MAJOR CONTOUR	
~ MINOR CONTOUR	
--- UTILITY LINE (TYPE NOTED)	

ABBREVIATIONS

BCF	BRASS CAP FLUSH	M	MONUMENT LINE
BM	BENCHMARK	NTS	NOT TO SCALE
⊙	CENTERLINE	P	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

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



PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.A1 COVER SHEET

PP-1

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LOT AREA TABLE			LOT	SQ.FT.	ACRES
71	11918	0.2736	110	9624	0.2209
72	11448	0.2628	111	9624	0.2209
73	13062	0.2999	112	9306	0.2136
74	12733	0.2923	113	9131	0.2096
75	12733	0.2923	114	9530	0.2188
76	12737	0.2924	115	9759	0.2240
77	9413	0.2161	116	9759	0.2240
78	9181	0.2108	117	9643	0.2214
79	9516	0.2185	118	10095	0.2317
80	9759	0.2240	119	7200	0.1653
81	9474	0.2175	120	7200	0.1653
82	9428	0.2164	121	7200	0.1653
83	10683	0.2452	122	7599	0.1744
84	10683	0.2452	123	8176	0.1877
85	10683	0.2452	124	8176	0.1877
86	9100	0.2089	125	8176	0.1877
87	12833	0.2946	126	7425	0.1705
88	12733	0.2923	127	7326	0.1682
89	12733	0.2923	128	7326	0.1682
90	12733	0.2923	129	9942	0.2282
91	12813	0.2941	130	9301	0.2135
92	9124	0.2095	131	9956	0.2286
93	10871	0.2496	132	9956	0.2286
94	10883	0.2498	133	9961	0.2287
95	9687	0.2224	134	9364	0.2150
96	9450	0.2169	135	7247	0.1664
97	9386	0.2155	136	7200	0.1653
98	9212	0.2115	137	10824	0.2485
99	9573	0.2198	138	8965	0.2058
100	9100	0.2089	139	8003	0.1837
101	10303	0.2365	140	8354	0.1918
102	13256	0.3043	141	8062	0.1851
103	9555	0.2194	142	8271	0.1899
104	9100	0.2089	143	9232	0.2119
105	9113	0.2092	144	8744	0.2007
106	11815	0.2712	145	10365	0.2379
107	13256	0.3043	146	8738	0.2006
108	10461	0.2402	147	7565	0.1737
109	9251	0.2124	TOTALS		
			77	752117	17.2661

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, 1961.90 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 23 DEGREES 43 MINUTES 47 SECONDS EAST, 41.60 FEET;

THENCE SOUTH 78 DEGREES 57 MINUTES 50 SECONDS EAST, 247.75 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 157.80 FEET;

THENCE SOUTH 39 DEGREES 03 MINUTES 51 SECONDS WEST, 160.28 FEET;

THENCE SOUTH 16 DEGREES 44 MINUTES 16 SECONDS EAST, 266.64 FEET;

THENCE NORTH 73 DEGREES 15 MINUTES 44 SECONDS EAST, 128.15 FEET;

THENCE SOUTH 61 DEGREES 44 MINUTES 16 SECONDS EAST, 16.97 FEET;

THENCE SOUTH 16 DEGREES 44 MINUTES 16 SECONDS EAST, 47.35 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, 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 SOUTH 05 DEGREES 28 MINUTES 31 SECONDS EAST, 156.74 FEET;

THENCE SOUTH 37 DEGREES 26 MINUTES 03 SECONDS WEST, 17.58 FEET;

THENCE SOUTH 10 DEGREES 27 MINUTES 55 SECONDS EAST, 25.00 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 10 DEGREES 27 MINUTES 55 SECONDS EAST, 400.00 FEET;

THENCE EASTERLY 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 SOUTH 01 DEGREES 24 MINUTES 14 SECONDS WEST, 225.29 FEET;

THENCE SOUTH 59 DEGREES 47 MINUTES 16 SECONDS EAST, 79.62 FEET;

THENCE SOUTH 30 DEGREES 12 MINUTES 44 SECONDS WEST, 194.60 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 108.83 FEET;

THENCE SOUTH 56 DEGREES 36 MINUTES 44 SECONDS WEST, 65.83 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 108.34 FEET;

THENCE NORTH 60 DEGREES 08 MINUTES 49 SECONDS WEST, 71.81 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 510.17 FEET;

THENCE SOUTH 40 DEGREES 16 MINUTES 07 SECONDS WEST, 153.95 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 50 SECONDS WEST, 77.14 FEET;

THENCE NORTH 23 DEGREES 09 MINUTES 32 SECONDS WEST, 127.03 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 263.28 FEET;

THENCE NORTH 52 DEGREES 44 MINUTES 04 SECONDS WEST, 309.36 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, 357.87 FEET;

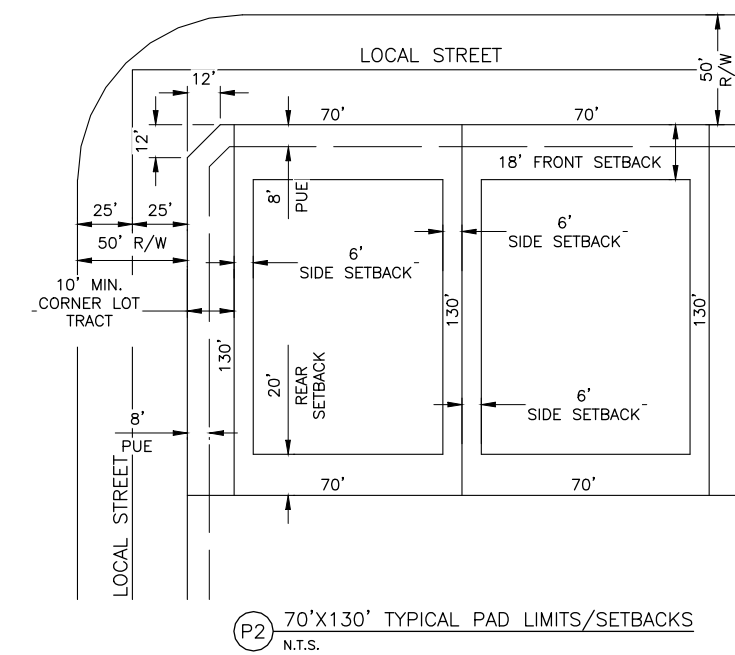
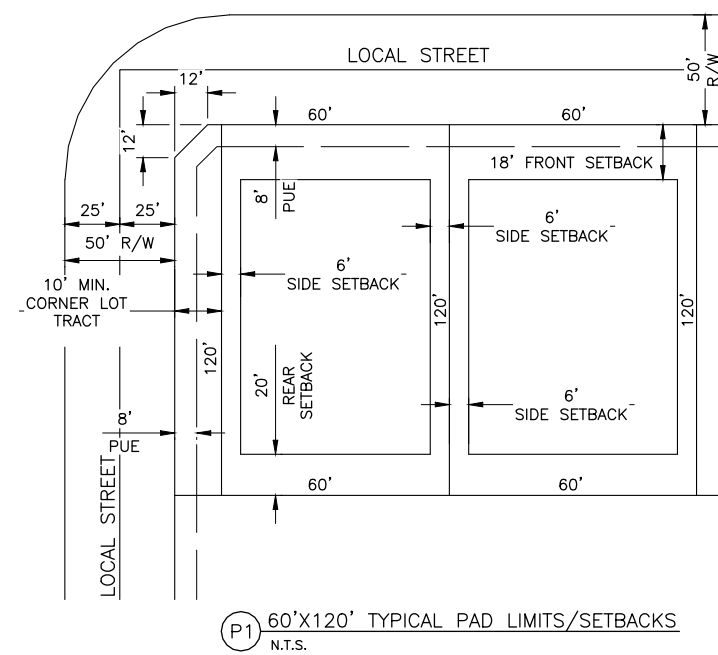
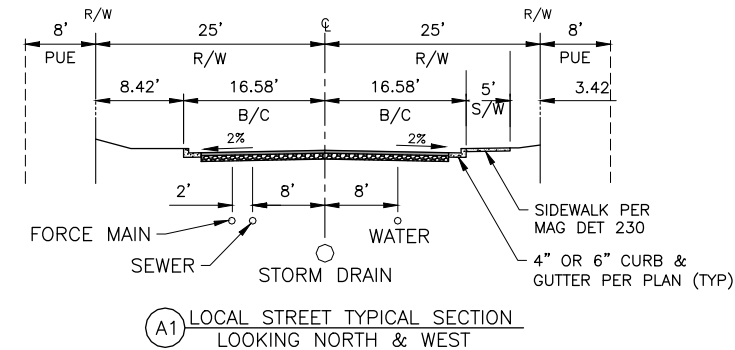
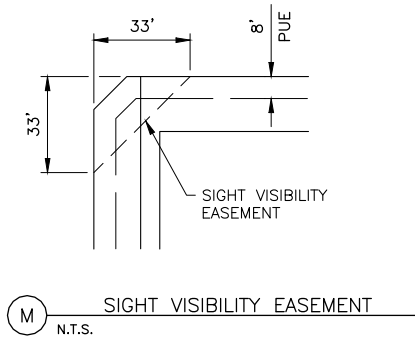
THENCE NORTH 15 DEGREES 41 MINUTES 31 SECONDS EAST, 203.20 FEET;

THENCE NORTH 29 DEGREES 23 MINUTES 41 SECONDS EAST, 335.67 FEET;

THENCE NORTH 85 DEGREES 04 MINUTES 59 SECONDS EAST, 187.91 FEET;

THENCE NORTH 42 DEGREES 10 MINUTES 34 SECONDS EAST, 175.47 FEET TO THE AFORESAID NORTH LINE OF SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, ALONG AND WITH SAID NORTH LINE, 441.80 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 1,615,450 SQUARE FEET OR 37.086 ACRES OF LAND, MORE OR LESS.



SETBACK NOTES

- 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 ENCR OACH 5' INTO THE FRONT YARD SETBACK, BUT NO CLOSER THAN 10' TO THE PROPERTY LINE.
- FRONT PORCHES MAY ENCR OACH 10' INTO THE FRONT YARD SETBACK AND 2' INTO THE SIDE YARD SETBACK.
- REAR PATIO COVERS MAY ENCR OACH 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 ENCR OACH 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

PP-2

LOT AND TRACT TABLES FOR
ESTRELLA PARCEL 11.A1

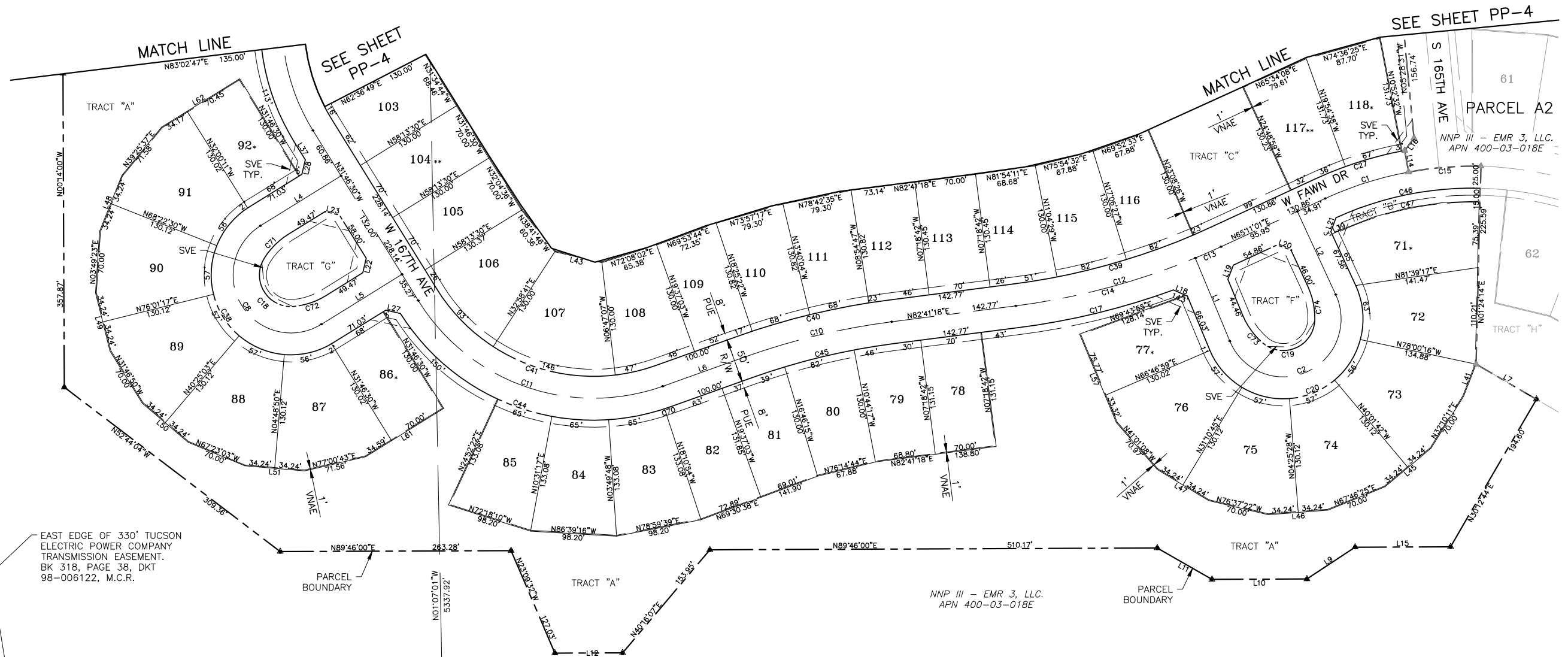
**Dibble
Engineering**

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

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PLAN REVIEW #XXXX

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EAST EDGE OF 330' TUCSON ELECTRIC POWER COMPANY TRANSMISSION EASEMENT. BK 318, PAGE 38, DKT 98-006122, M.C.R.

LINE	BEARING	LENGTH
L1	N22°31'50"W	102.65'
L2	N24°48'59"W	104.56'
L4	N58°13'30"E	108.03'
L5	N58°13'30"E	108.03'
L6	N70°22'57"E	100.00'
L7	N59°47'16"W	79.62'
L9	N56°36'44"E	65.83'
L10	N89°46'00"E	108.34'
L11	N60°08'49"W	71.81'
L12	N89°48'50"E	77.14'
L14	N10°27'55"W	25.00'
L15	N89°46'00"E	108.83'
L16	N37°26'03"E	17.58'
L18	N66°27'14"W	17.29'
L19	N21°25'01"E	17.28'
L20	N69°48'59"W	16.97'
L21	N20°11'51"E	16.97'
L22	N13°13'30"E	16.97'
L23	N76°46'30"W	16.97'
L27	N76°47'20"W	16.97'
L28	N13°13'30"E	16.97'
L37	N31°46'30"W	23.86'
L39	N65°11'01"E	9.91'
L41	N21°09'34"E	39.24'
L43	N76°54'13"W	54.41'
L45	N49°58'18"E	68.48'
L46	N85°34'32"E	68.48'
L47	N58°49'15"W	68.48'
L48	N21°37'30"E	68.48'
L49	N13°58'43"W	68.48'
L50	N49°34'57"W	68.48'
L51	N85°11'10"W	68.48'
L57	N22°31'50"W	109.09'
L61	N58°13'30"E	104.59'
L62	N58°13'30"E	104.61'

CURVE	DELTA	RADIUS	LENGTH
C1	14°21'04"	400.00'	100.19'
C2	182°17'09"	66.00'	209.98'
C8	180°00'00"	66.00'	207.35'
C10	12°18'21"	800.00'	171.82'
C11	77°50'32"	235.00'	319.27'
C12	17°30'17"	800.00'	244.41'
C13	2°17'09"	800.00'	31.91'
C14	15°13'08"	800.00'	212.50'
C15	11°52'09"	400.00'	82.86'
C17	12°38'57"	825.00'	182.13'
C18	127°46'56"	36.00'	80.29'
C19	130°04'04"	36.00'	81.72'
C20	182°17'09"	91.00'	289.52'
C27	14°21'04"	425.00'	106.45'
C38	180°00'00"	91.00'	285.88'
C39	17°30'17"	775.00'	236.77'
C40	12°18'21"	825.00'	177.19'
C41	77°50'32"	210.00'	285.31'
C44	77°27'44"	260.00'	351.51'
C45	12°18'21"	775.00'	166.45'
C46	25°54'06"	375.00'	169.53'
C47	26°13'13"	360.00'	164.75'
C70	1°26'09"	260.00'	6.52'
C71	26°06'32"	85.00'	38.73'
C72	26°06'32"	85.00'	38.73'
C73	26°06'32"	85.00'	38.73'
C74	26°06'32"	85.00'	38.73'

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

PP-3

PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.A1

Dibble Engineering

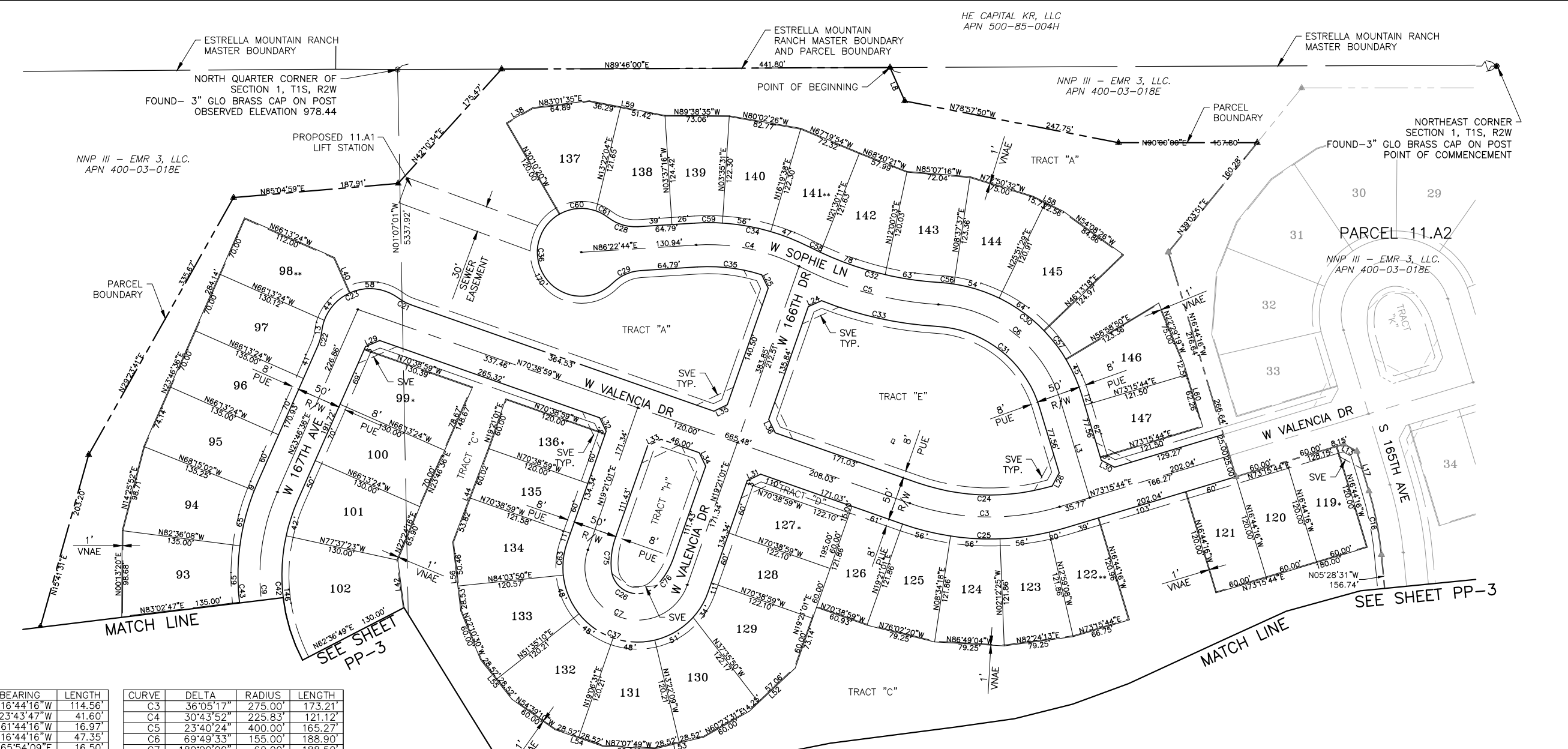


0' 30' 60' 120'
 SCALE: 1"=60'

DIBBLE PROJECT NO: 1115094		VER:	REV:	SHEET
DRN: DLI	DES: SSC	ICK: SSC		
SCALE:	HORIZONTAL 1"=60'	VERTICAL N/A		3 OF 4

PLAN REVIEW #XXXX

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LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L3	N16°44'16"W	114.56'	C3	36°05'17"	275.00'	173.21'
L8	N23°43'47"W	41.60'	C4	30°43'52"	225.83'	121.12'
L13	N61°44'16"W	16.97'	C5	23°40'24"	400.00'	165.27'
L17	N16°44'16"W	47.35'	C6	69°49'33"	155.00'	188.90'
L24	N65°54'09"E	16.50'	C7	180°00'00"	60.00'	188.50'
L25	N25°43'21"W	16.95'	C9	55°33'07"	235.00'	227.85'
L26	N28°16'10"E	16.97'	C16	11°15'45"	375.00'	73.71'
L29	N66°33'49"E	17.61'	C21	17°20'29"	55.00'	16.65'
L30	N61°44'16"W	16.97'	C22	17°20'29"	55.00'	16.65'
L31	N64°21'01"E	16.97'	C23	120°15'23"	55.00'	115.44'
L32	N25°38'59"W	16.97'	C24	35°48'25"	250.00'	156.24'
L33	N64°21'01"E	16.97'	C25	36°05'17"	300.00'	188.96'
L34	N25°38'59"W	16.97'	C26	130°45'36"	30.00'	68.47'
L35	N64°21'01"E	16.97'	C28	41°24'35"	50.00'	36.14'
L36	N25°38'59"W	16.97'	C29	41°24'35"	50.00'	36.14'
L38	N59°49'40"E	34.89'	C30	69°49'33"	180.00'	219.36'
L40	N23°55'02"W	43.71'	C31	69°49'33"	130.00'	158.43'
L42	N07°30'17"W	54.41'	C32	23°40'24"	375.00'	154.94'
L43	N76°54'13"W	54.41'	C33	18°12'34"	425.00'	135.07'
L44	N20°51'31"E	113.84'	C34	30°43'52"	250.83'	134.53'
L52	N46°43'16"E	71.30'	C35	21°06'50"	200.83'	74.01'
L53	N76°37'51"E	57.05'	C36	262°49'09"	50.00'	229.35'
L54	N70°53'29"W	57.05'	C37	180°00'00"	85.00'	267.04'
L55	N38°24'50"W	57.05'	C42	55°33'07"	210.00'	203.61'
L56	N06°39'19"W	78.99'	C43	55°33'07"	260.00'	252.09'
L58	N63°29'29"W	38.28'	C51	12°45'31"	180.00'	40.08'
L59	N79°03'51"W	87.71'	C56	5°11'25"	180.00'	16.31'
L60	N16°44'16"W	74.77'	C57	12°45'31"	180.00'	40.08'
			C58	2°09'59"	375.00'	14.18'
			C59	7°12'47"	250.83'	31.58'
			C60	49°37'09"	50.00'	43.30'
			C61	18°20'29"	50.00'	16.01'
			C63	25°17'11"	85.00'	37.51'
			C75	24°37'12"	85.00'	36.52'
			C76	24°37'12"	85.00'	36.52'

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

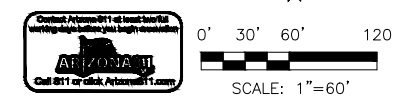
REVISION	BY	DATE
1 1ST SUBMITTAL PRE-PLAT		5/26/16
2 2ND SUBMITTAL PRE-PLAT		8/5/16

PP-4

PRELIMINARY PLAT FOR
ESTRELLA PARCEL 11.A1

**Dibble
Engineering**

DIBBLE PROJECT NO: 1115094		VER:	REV:	SHEET
DRN: DLI	DES: SSC	ICK: SSC		
PRINT DATE:	HORIZONTAL 1"=60'		N/A	
SCALE:	VERTICAL		4 OF 4	



PLAN REVIEW #XXXX