ESTRELLA – PARCEL 9.22 and 9.24 A&B

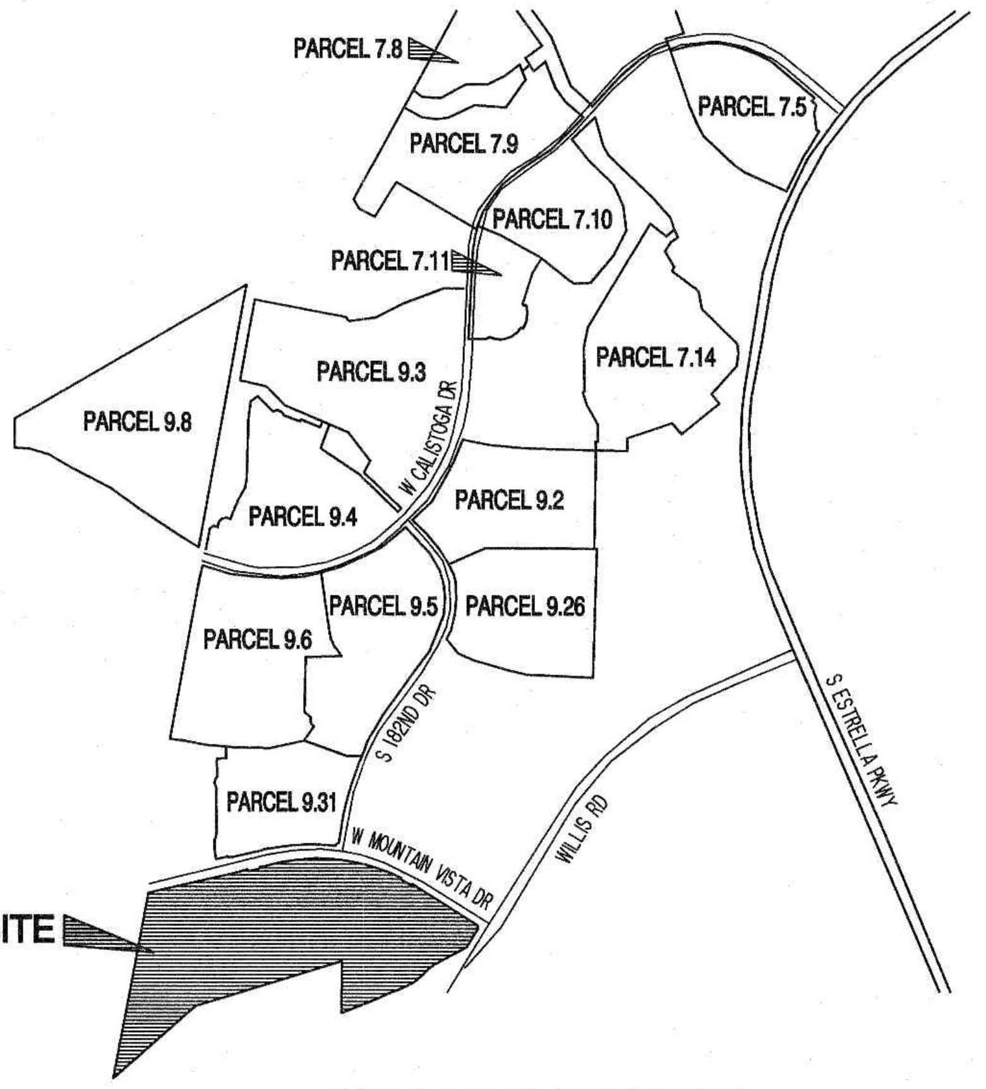
GOODYEAR, ARIZONA

A SUBDVISION IN PORTIONS OF LAND LYING WITHIN
SECTIONS 34, TOWNSHIP I SOUTH,
RANGE 2 WEST OF THE GILA & SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPMENT STANDARDS	PARCEL 9.22 and 9.24 A&B
DESCRIPTION	QUANTITY
LOT NOS.	I-III
NO. OF LOTS	III
MIN. LOT SIZE (SF)	7,784
AVERAGE LOT SIZE (SF)	9,101
MAX. LOT SIZE (SF)	17,775
TOTAL LOT AREA (SF)	1,010,261
TOTAL LOT AREA (AC)	23.19
MIN. LOT WIDTH (FT)	65
TYPICAL MIN. LOT DEPTH (FT)	125
ABSOLUTE MIN. LOT DEPTH (FT) AT CUL-DE-SACS, KNUCKLES, ETC	90
MIN. FRONT SETBACK (FT)	18
MIN. SIDE SETBACK (FT)	5
MIN. TOTAL SIDE SETBACKS (FT)	10
MIN. TOTAL SIDE SETBACKS, CORNER LOTS (FT)	10
MIN. REAR SETBACK	10
LOT COVERAGE	75%
MAXIMUM HEIGHT	30 Feet
PARKING REQUIRED	2 (ENCLOSED)
EXISTING ZONING	P.A.D.
LAND USE	SFD-50
UNIT TYPE	SINGLE FAMILY DETACHED
E.D.U. #	III
OPEN SPACE % OF GROSS AREA	43.36%
TOTAL TRACT AREA, "A" - "P" (AC)	23.00
TOTAL ROADWAY AREA (AC)	6.85
GROSS AREA (AC)	53.04
NET DENSITY (D.U./AC)	2.09
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECLAIMED WATER	NEWLAND

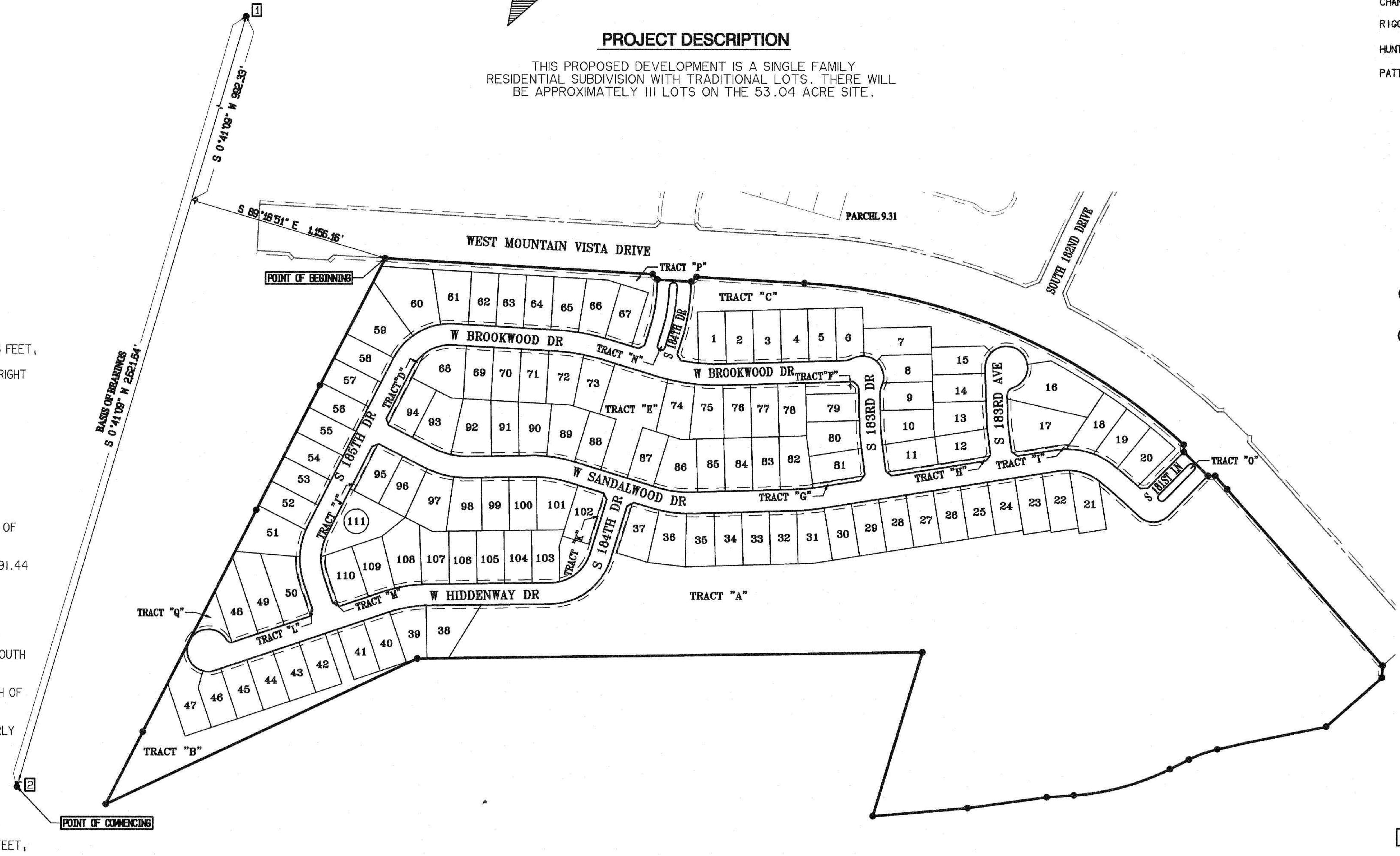
LEGEND

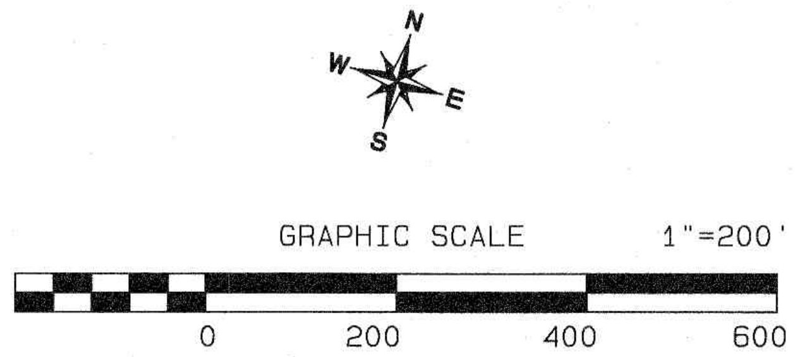
	PROPERTY BOUNDARY
	RIGHT OF WAY
	CONSTRUCTION CENTER LINE
	EASEMENT (ESMT)
	BUILDING SETBACK LINE
	LOT LINE
●	*PROPERTY CORNER*
∘	*MONUMENT*
•	*FOUND BCFL*
ROW	*RIGHT OF WAY*
CL	*CENTER LINE*
PUE	*PUBLIC UTILITY ESMT*
FSL	*FRONT BUILDING SETBACK LINE*
RSL	*REAR BUILDING SETBACK LINE*
SVT	*SIGHT VISIBILITY TRIANGLE*
POB	*POINT OF BEGINNING*
VNAE	*VEHICULAR NON ACCESS EASEMENT*
PUE	*PUBLIC UTILITY EASEMENT*

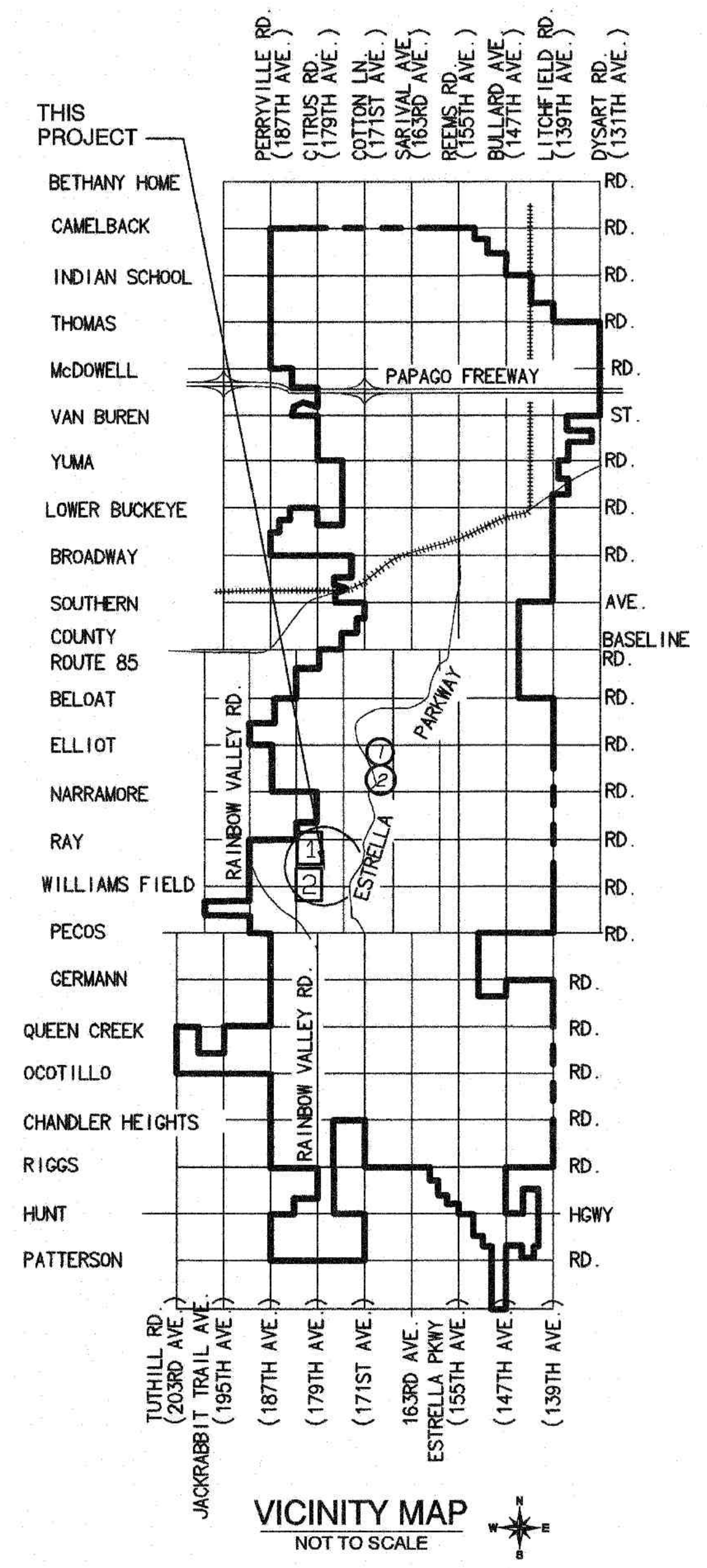


PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH TRADITIONAL LOTS. THERE WILL BE APPROXIMATELY III LOTS ON THE 53.04 ACRE SITE.







VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTION 34, TOWNSHIP I SOUTH, RANGE 2 WEST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT, A FOUND GLO BRASS CAP BEING THE NORTHWEST CORNER OF SECTION 34, FROM WHICH THE WEST ONE-QUARTER CORNER OF SAID SECTION, BEARS SOUTH 00°41'09. WEST, A DISTANCE OF 2,621.64 FEET,

THENCE ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION SOUTH 00°41'09. WEST, A DISTANCE OF 992.33 FEET,

THENCE LEAVING SAID WEST SECTION LINE, SOUTH 89°18'51. EAST, A DISTANCE OF 1,156.16 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MAP OF DEDICATION FOR WEST MOUNTAIN VISTA DRIVE, RECORDED IN BOOK 1059, PAGE 15, PER MARICOPA COUNTY RECORDS, AND ALSO THE POINT OF BEGINNING,

THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE NORTH 77°03'00. EAST, A DISTANCE OF 631.87 FEET,

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 57°57'00. EAST, A DISTANCE OF 16.97 FEET,

THENCE NORTH 77°03'00. EAST, A DISTANCE OF 80.00 FEET,

THENCE NORTH 32°03'00. EAST, A DISTANCE OF 16.97 FEET, TO A POINT ON SAID SOUTH RIGHT-OF-WAY,

THENCE CONTINUING NORTH 77°03'00. EAST, A DISTANCE OF 254.75 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 1,445.00 FEET,

THENCE WESTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 39°18'42., AND LENGTH OF 991.44 FEET,

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 17°35'54. EAST, A DISTANCE OF 17.28 FEET,

THENCE SOUTH 61°33'30. EAST, A DISTANCE OF 80.00 FEET,

THENCE NORTH 74°28'53. EAST, A DISTANCE OF 17.28 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 30°31'16. WEST, WITH A DISTANCE OF 1,445.00 FEET,

THENCE EASTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 01°40'05., AND , AND LENGTH OF 42.07 FEET,

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 57°48'39. EAST, A DISTANCE OF 553.58 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAP OF DEDICATION OF WILLIS ROAD, RECORDED IN BOOK 936, PAGE I PER MARICOPA COUNTY RECORDS,

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 12°48'39. EAST, A DISTANCE OF 28.28 FEET,

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 32°11'21. WEST, A DISTANCE OF 175.09 FEET,

THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 62°08'56. WEST, A DISTANCE OF 197.52 FEET,

THENCE SOUTH 60°41'25. WEST, A DISTANCE OF 65.00 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 300.00 FEET,

THENCE WESTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 13°34'13., AND LENGTH OF 71.05 FEET,

THENCE SOUTH 47°07'12. WEST, A DISTANCE OF 50.28 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 600.00 FEET,

THENCE WESTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 22°33'42., AND LENGTH OF 236.27 FEET,

THENCE SOUTH 69°40'54. WEST, A DISTANCE OF 64.00 FEET,

THENCE SOUTH 65°54'40. WEST, A DISTANCE OF 188.61 FEET,

THENCE SOUTH 68°40'41. WEST, A DISTANCE OF 224.38 FEET,

THENCE NORTH 00°29'20. EAST, A DISTANCE OF 403.04 FEET,

THENCE SOUTH 72°55'00. WEST, A DISTANCE OF 1,191.67 FEET,

THENCE SOUTH 48°36'39. WEST, A DISTANCE OF 811.14 FEET, TO A POINT ON THE EAST LINE OF A UTILITY EASEMENT RECORDED PER INSTRUMENT NUMBER 2005-1874947 PER MARICOPA COUNTY RECORDS,

THENCE CONTINUING ALONG SAID EASEMENT LINE NORTH 10°46'37. EAST, A DISTANCE OF 191.73 FEET,

THENCE CONTINUING ALONG SAID EASEMENT LINE NORTH 10°44'34. EAST, A DISTANCE OF 588.11 FEET,

THENCE CONTINUING ALONG SAID EASEMENT LINE NORTH 140°43'57. EAST, A DISTANCE OF 329.23 FEET,

THENCE CONTINUING ALONG SAID EASEMENT LINE NORTH 10°51'30. EAST, A DISTANCE OF 337.61 FEET, TO THE POINT OF BEGINNING.

BENCHMARK

① G.L.O BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14 T.1S., R.2W., ELEVATION = 972.77

② 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'

BASIS OF BEARINGS

SOUTH 00 DEG. 41 MIN. 09 SEC. WEST AS MEASURED BETWEEN A FOUND GLO BRASS CAP AT THE NORTHWEST CORNER OF SECTION 34, T1S, R2W AND A FOUND GLO BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 34.

OWNER/DEVELOPER

NEWLAND COMMUNITIES
5090 N, 40TH STREET, SUITE 210
PHEONIX, ARIZONA 85018
PHONE: 602:468-0800
CONTACT: PETE TEICHE

CIVIL ENGINEER

GOODWIN & MARSHALL INC.
2705 S. ALMA SCHOOL RD, STE 2
PHEONIX, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: WARREN C. RUSSELL, P.E.
EMAIL: WRUSSELL@GMCIVIL.COM

LAND SURVEYOR

STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVENUE, SUITE 4
TEMPE, ARIZONA 85282
PHONE: (480) 272-7634
CONTACT: JOSH MOYSES

MONUMENT NOTES

1 FOUND GLO BRASS CAP AT THE NORTHWEST CORNER OF SECTION 34, T1S, R2W

2 FOUND GLO BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 34.

H.O.A. NOTE

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

SHEET INDEX

SHEET 1	*COVER SHEET*
SHEET 2	*DETAIL SHEET*
SHEET 3	*PRE-PLAT PLAN SHEET*
SHEET 4	*PRE-PLAT PLAN SHEET*

Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Rd, Ste 2
Phoenix, Arizona 85286
(602) 218-7285
Contact: Warren Russell

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

GOODYEAR, AZ

ESTRELLA - PARCEL 9.22 and 9.24 A&B

PRELIMINARY PLAT

DATE: FEB. 2019
DRAFTER: IAS
DESIGNER: WCR
CHECKED:
PROJECT NO.
10813A

39620
WARREN C. RUSSELL
2/18/19

EXPIRES 9/30/21

PP

1 OF: 4

W:\10813A - Estrella 9.22&24A_B\Prelim\Estrella 9.22-24 Preplat.pro Mon Feb 18 16:46:52 2019

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	6.85
PLUS AREA SUBDIVIDED INTO LOTS	23.19
AREA SUBTOTAL	30.04
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA	35.34

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	111
DIVIDED BY ADJUSTED GROSS AREA	35.34
ADJUSTED GROSS DENSITY	3.14

EDU CALCULATION	
NUMBER OF DWELLING UNITS	111
EQUIVALENT EDU FACTOR	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT	111.00

LOT AREA TABLE

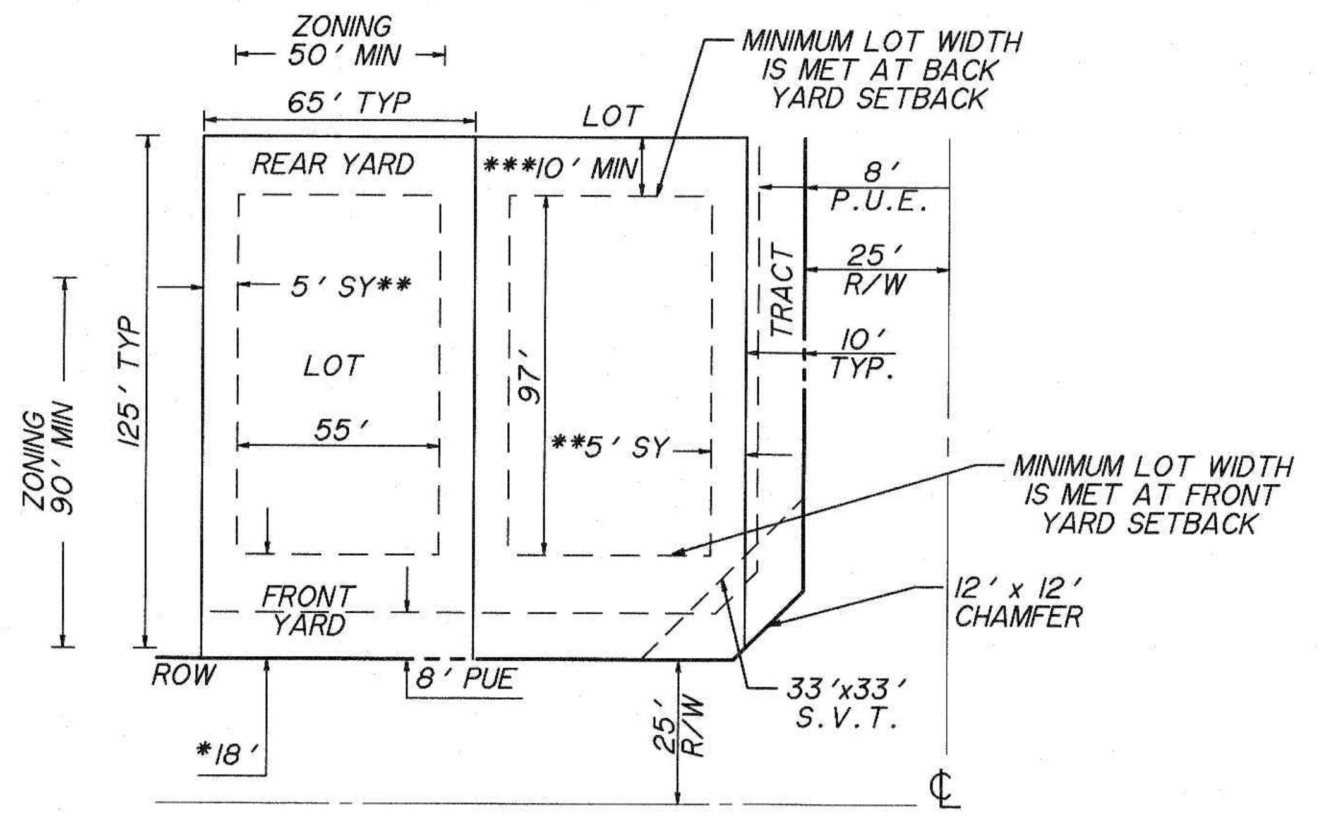
LOT #	AREA(SF)	AREA(AC)
1	8049	0.185
2	8125	0.187
3	8125	0.187
4	8125	0.187
5	8125	0.187
6	7858	0.180
7	10649	0.244
8	7784	0.179
9	8044	0.185
10	9136	0.210
11	8127	0.187
12	8127	0.187
13	9136	0.210
14	8125	0.187
15	8422	0.193
16	17775	0.408
17	15783	0.362
18	8991	0.206
19	8619	0.197
20	8877	0.204
21	8894	0.204
22	9081	0.209
23	8775	0.201
24	8125	0.187
25	8125	0.187
26	8125	0.187
27	8125	0.187
28	8125	0.187
29	8125	0.187
30	8125	0.187
31	9171	0.211
32	8125	0.187
33	8125	0.187
34	8125	0.187
35	8517	0.196
36	9653	0.222
37	8744	0.201
38	11350	0.261
39	8591	0.197
40	8125	0.187
41	8125	0.187
42	8125	0.187
43	8125	0.187
44	8125	0.187
45	8125	0.187
46	7980	0.183
47	11415	0.262
48	10382	0.238
49	12402	0.285
50	10909	0.250
51	12392	0.285
52	8136	0.187
53	8134	0.187
54	8134	0.187
55	8134	0.187
56	8134	0.187

LOT AREA TABLE

LOT #	AREA(SF)	AREA(AC)
57	8134	0.187
58	8134	0.187
59	13873	0.319
60	16789	0.385
61	9889	0.227
62	8125	0.187
63	8125	0.187
64	8125	0.187
65	8955	0.206
66	9676	0.222
67	8817	0.202
68	11596	0.266
69	8125	0.187
70	8125	0.187
71	8125	0.187
72	9168	0.211
73	8864	0.204
74	9529	0.219
75	9340	0.214
76	8125	0.187
77	8125	0.187
78	8125	0.187
79	8125	0.187
80	9172	0.211
81	8127	0.187
82	8881	0.204
83	8125	0.187
84	8125	0.187
85	8125	0.187
86	10701	0.246
87	8125	0.187
88	8125	0.187
89	10005	0.230
90	8947	0.205
91	8409	0.193
92	10825	0.249
93	10614	0.244
94	8125	0.187
95	8125	0.187
96	8473	0.195
97	10995	0.251
98	9394	0.216
99	8125	0.187
100	8125	0.187
101	9711	0.223
102	8123	0.187
103	8342	0.192
104	8125	0.187
105	8125	0.187
106	8125	0.187
107	8596	0.197
108	11568	0.266
109	8763	0.201
110	9157	0.210
111	15214	0.349
TOTAL	1,010,261	23.192

TRACT AREA TABLE

TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A	784,506	18.010	OPEN SPACE, LANDSCAPE, DRAINAGE, P.U.E.	H.O.A.	H.O.A.
B	45,432	1.043	OPEN SPACE, LANDSCAPE, DRAINAGE, P.U.E.	H.O.A.	H.O.A.
C	69,662	1.599	OPEN SPACE, LANDSCAPE, DRAINAGE, P.U.E.	H.O.A.	H.O.A.
D	1,687	0.039	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
E	24,947	0.573	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
F	3,317	0.761	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
G	1,180	0.027	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
H	2,362	0.054	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
I	1,263	0.029	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
J	1,180	0.027	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
K	6,795	0.156	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
L	1,367	0.031	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
M	1,192	0.027	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
N	2,893	0.066	OPEN SPACE, LANDSCAPE	C.O.G.	H.O.A.
O	2,045	0.046	OPEN SPACE, LANDSCAPE	C.O.G.	H.O.A.
P	18,144	0.417	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
Q	4,126	0.095	OPEN SPACE, LANDSCAPE, P.U.E.	H.O.A.	H.O.A.
TOTAL	1,002,068	23.004			



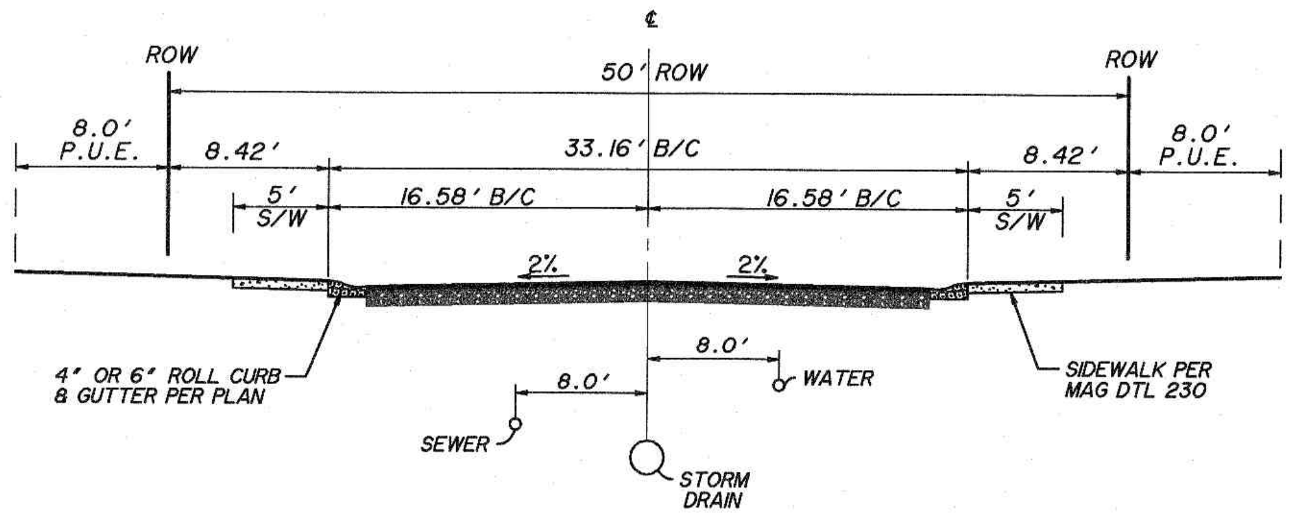
TYPICAL 65' x 125' LOT DETAIL

N.T.S.

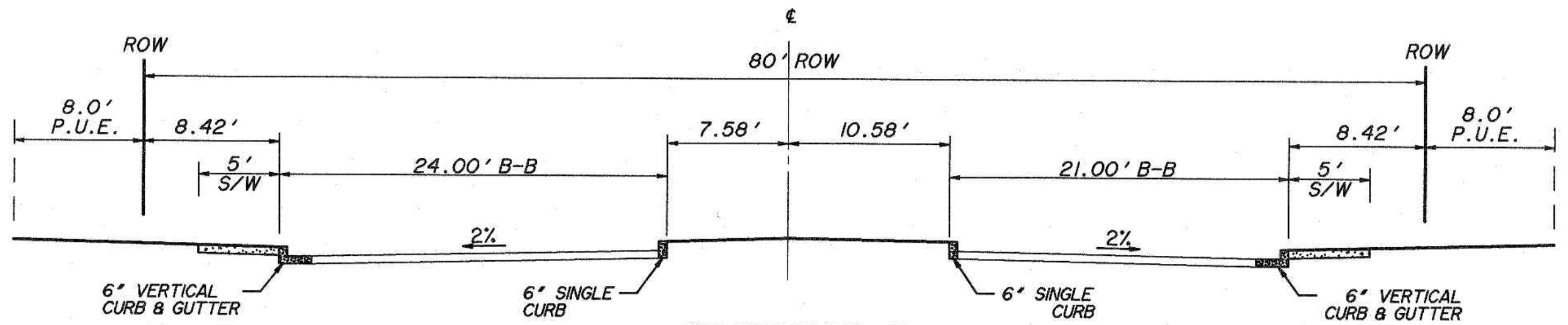
* MINIMUM SETBACK TO A FRONT PORCH HIS 8 FEET.
MINIMUM SETBACK TO SIDE ENTRY GARGAGE OR LIVABLE SPACE IS 10 FEET.
MINIMUM SETBACK TO AN ALLEY LOADED GARAGE IS 5 FEET.

** 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.

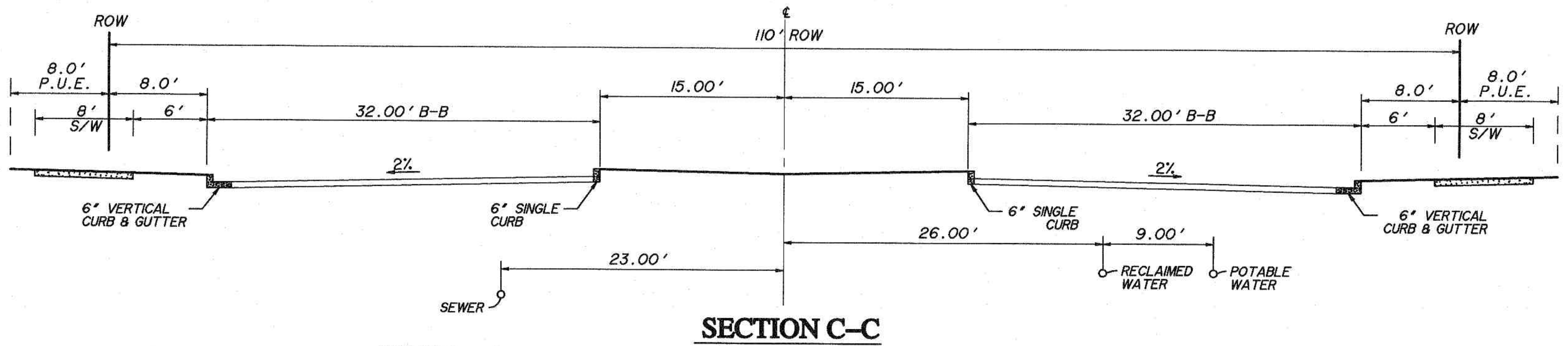
*** MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.



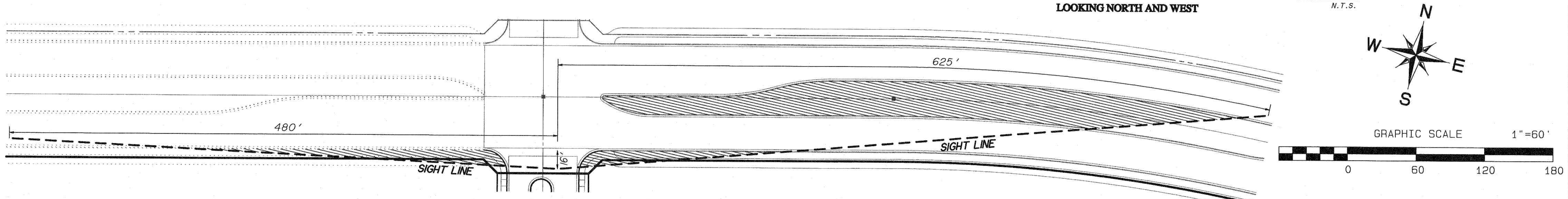
SECTION A–A
LOCAL TYPICAL STREET SECTION
LOOKING NORTH AND WEST
N.T.S.



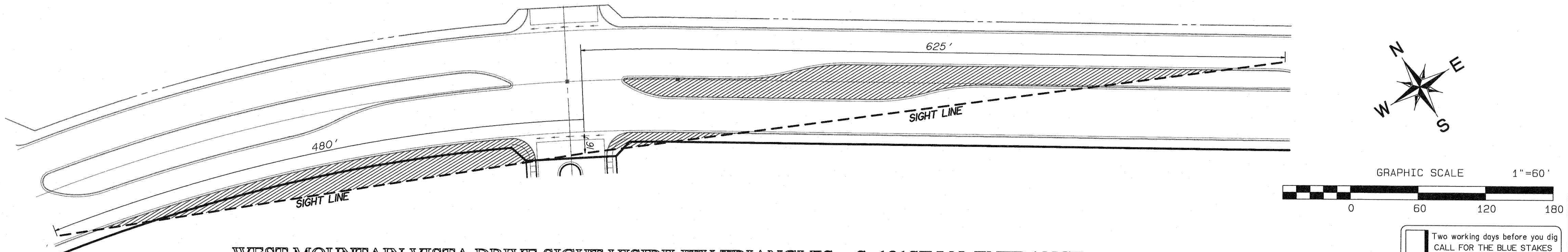
SECTION B–B
PARCEL ENTRY DRIVE W/ MEDIAN TYPICAL SECTION
LOOKING NORTH
N.T.S.



SECTION C–C
WEST MOUNTAIN VISTA DRIVE W/ MEDIAN TYPICAL SECTION
LOOKING NORTH AND WEST
N.T.S.



WEST MOUNTAIN VISTA DRIVE SIGHT VISIBILITY TRIANGLES – S.184TH DR. ENTRANCE



WEST MOUNTAIN VISTA DRIVE SIGHT VISIBILITY TRIANGLES – S. 181ST LN. ENTRANCE

Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Rd, Ste 2
Phoenix, Arizona 85286
(602) 218-7285
Contact: Warren Russell

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

GOODYEAR, AZ

ESTRELLA – PARCEL 9.22 and 9.24 A&B

PRELIMINARY PLAT

DATE: FEB. 2019
DRAFTER: IAS
DESIGNER: WCR
CHECKED:

PROJECT NO.
10813A

39620
WARREN C. RUSSELL
DATE SIGNED 2-18-19
EXPIRES 9/30/21

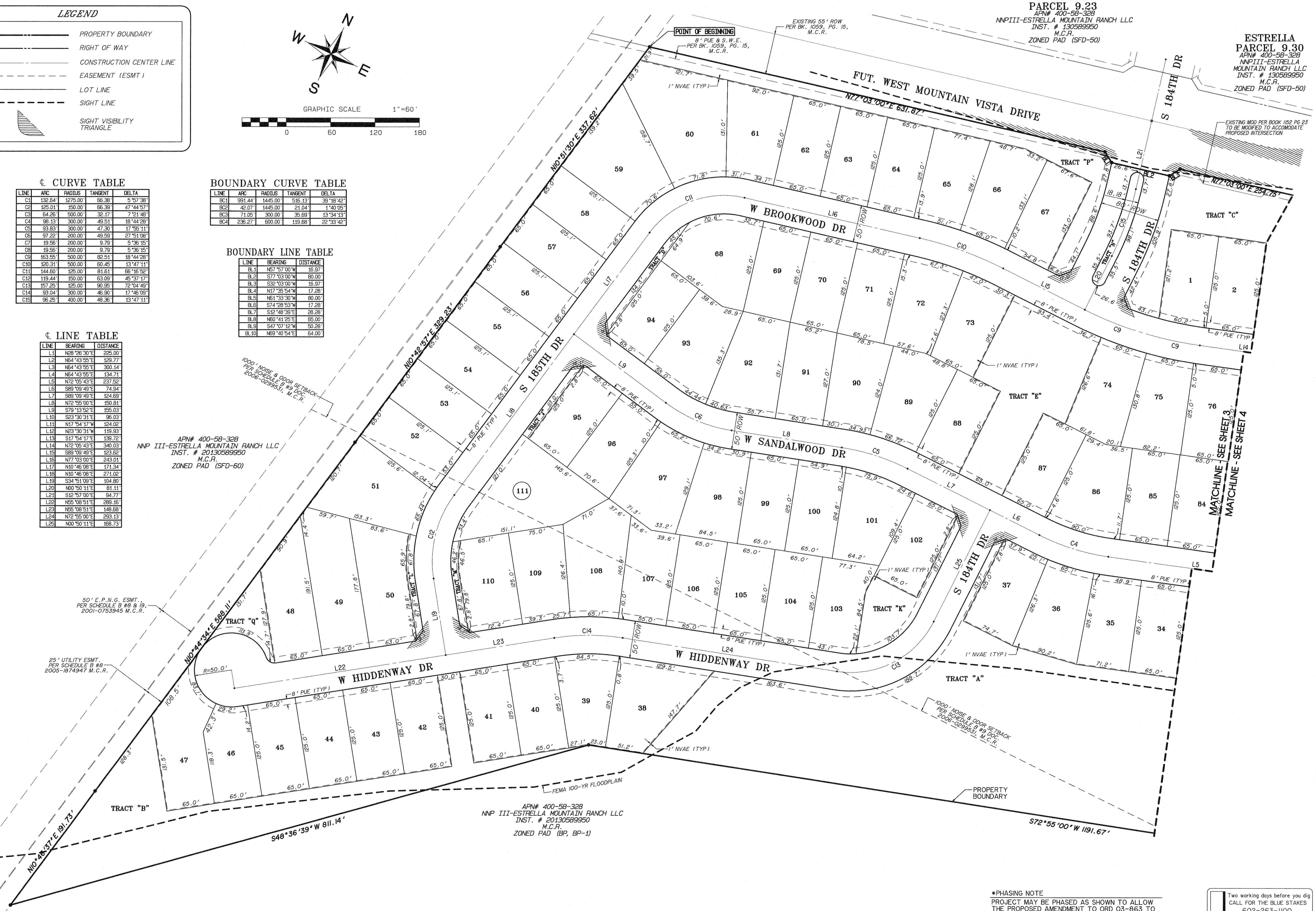
PP

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- CONSTRUCTION CENTER LINE
- EASEMENT (ESMT)
- LOT LINE
- SIGHT LINE
- SIGHT VISIBILITY TRIANGLE

GRAPHIC SCALE 1"=60'

0 60 120 180



℄ CURVE TABLE

LINE	ARC	RADIUS	TANGENT	DELTA
C1	132.64'	1275.00'	66.38'	5°57'38"
C2	125.01'	150.00'	66.39'	47°44'57"
C3	64.26'	500.00'	32.17'	7°21'48"
C4	98.13'	300.00'	49.51'	18°44'28"
C5	93.83'	300.00'	47.30'	17°55'11"
C6	97.22'	200.00'	49.59'	27°51'08"
C7	19.56'	200.00'	9.79'	5°36'15"
C8	19.56'	200.00'	9.79'	5°36'15"
C9	163.55'	500.00'	82.51'	18°44'28"
C10	120.31'	500.00'	60.45'	13°47'11"
C11	144.60'	125.00'	81.61'	66°16'52"
C12	119.44'	150.00'	63.09'	45°37'17"
C13	157.25'	125.00'	90.95'	72°04'49"
C14	93.04'	300.00'	46.90'	17°46'09"
C15	96.25'	400.00'	48.36'	13°47'11"

℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N28°26'30"E	225.00'
L2	N64°43'55"E	129.77'
L3	N64°43'55"E	300.14'
L4	N64°43'55"E	134.71'
L5	N72°05'43"E	237.52'
L6	S89°09'49"E	74.94'
L7	S89°09'49"E	124.69'
L8	N72°55'00"E	150.81'
L9	S79°13'52"E	155.03'
L10	S23°30'31"E	96.03'
L11	N17°54'17"W	124.02'
L12	N23°30'31"W	119.93'
L13	S17°54'17"E	139.72'
L14	N72°05'43"E	340.03'
L15	S89°09'49"E	123.62'
L16	N77°03'00"E	243.01'
L17	N10°46'08"E	171.34'
L18	N10°46'08"E	271.02'
L19	S34°51'09"E	104.80'
L20	N00°50'11"E	81.11'
L21	S12°57'00"E	94.77'
L22	N55°08'51"E	289.16'
L23	N55°08'51"E	148.68'
L24	N72°55'00"E	293.13'
L25	N00°50'11"E	168.73'

BOUNDARY CURVE TABLE

LINE	ARC	RADIUS	TANGENT	DELTA
BC1	991.44'	1445.00'	516.13'	39°18'42"
BC2	42.07'	1445.00'	21.04'	1°40'05"
BC3	71.05'	300.00'	35.69'	13°34'13"
BC4	236.27'	600.00'	119.68'	22°33'42"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	N57°57'00"W	16.97'
BL2	S77°03'00"W	80.00'
BL3	S32°03'00"W	16.97'
BL4	N17°35'54"W	17.28'
BL5	N61°33'30"W	80.00'
BL6	S74°28'53"W	17.28'
BL7	S12°48'39"E	28.28'
BL8	N60°41'25"E	65.00'
BL9	S47°07'12"W	50.28'
BL10	N69°40'54"E	64.00'

*PHASING NOTE

PROJECT MAY BE PHASED AS SHOWN TO ALLOW THE PROPOSED AMENDMENT TO ORD 03-863 TO BE PROCESSED THROUGH THE CITY OF GOODYEAR.

Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Rd, Ste 2
Phoenix, Arizona 85286
(602) 218-7285
Contact: Warren Russell

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

GOODYEAR, AZ

ESTRELLA - PARCEL 9.22 and 9.24 A&B

PRELIMINARY PLAT

DATE: FEB. 2019
DRAFTER: IAS
DESIGNER: WCR
CHECKED:
PROJECT NO.
10813A

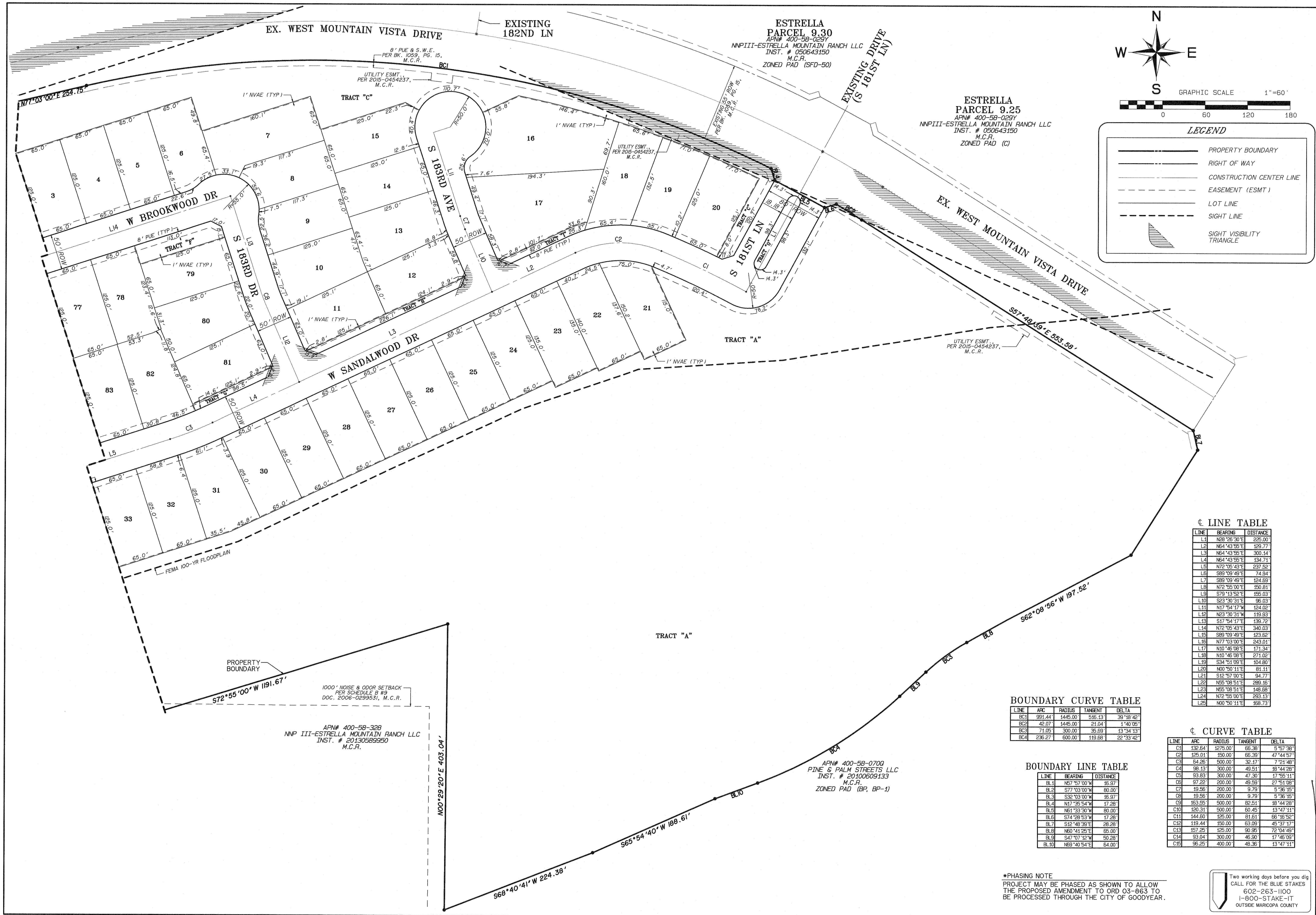
Registered Professional Engineer (Civil)
CERTIFICATE NO.
39620
WARREN C.
RUSSELL
DATE SIGNED 2-18-19
ARIZONA U.S.A.

EXPIRES 9/30/21

PP

3 OF: 4

W:\10813A - Estrella 9.22&24A_B\Prelim\Estrella 9.22-24 Preplat.pro Mon Feb 18 08:32:07 2019



℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N28°26'30"E	225.00'
L2	N64°43'55"E	129.77'
L3	N64°43'55"E	300.14'
L4	N64°43'55"E	134.71'
L5	N72°05'43"E	237.52'
L6	S89°09'49"E	74.94'
L7	S89°09'49"E	124.69'
L8	N72°55'00"E	150.81'
L9	S79°13'52"E	155.03'
L10	S23°30'31"E	96.03'
L11	N17°54'17"W	124.02'
L12	N23°30'31"W	119.93'
L13	S17°54'17"E	139.72'
L14	N72°05'43"E	340.03'
L15	S89°09'49"E	123.62'
L16	N77°03'00"E	243.01'
L17	N10°46'08"E	171.34'
L18	N10°46'08"E	271.02'
L19	S34°51'09"E	104.80'
L20	N00°50'11"E	81.11'
L21	S12°57'00"E	94.77'
L22	N55°08'51"E	289.16'
L23	N55°08'51"E	148.68'
L24	N72°55'00"E	293.13'
L25	N00°50'11"E	168.73'

BOUNDARY CURVE TABLE

LINE	ARC	RADIUS	TANGENT	DELTA
BC1	991.44'	1445.00'	516.13'	39°18'42"
BC2	42.07'	1445.00'	21.04'	1°40'05"
BC3	71.05'	300.00'	35.69'	13°34'13"
BC4	236.27'	600.00'	119.68'	22°33'42"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	N57°57'00"W	16.97'
BL2	S77°03'00"W	80.00'
BL3	S32°03'00"W	16.97'
BL4	N17°35'54"W	17.28'
BL5	N61°33'30"W	80.00'
BL6	S74°28'53"W	17.28'
BL7	S12°48'39"E	28.28'
BL8	N60°41'25"E	65.00'
BL9	S47°07'12"W	50.28'
BL10	N69°40'54"E	64.00'

℄ CURVE TABLE

LINE	ARC	RADIUS	TANGENT	DELTA
C1	132.64'	1275.00'	66.38'	5°57'38"
C2	125.01'	150.00'	66.39'	47°44'57"
C3	64.26'	500.00'	32.17'	7°21'48"
C4	98.13'	300.00'	49.51'	18°44'28"
C5	93.83'	300.00'	47.30'	17°55'11"
C6	97.22'	200.00'	49.59'	27°51'08"
C7	19.56'	200.00'	9.79'	5°36'15"
C8	19.56'	200.00'	9.79'	5°36'15"
C9	163.55'	500.00'	82.51'	18°44'28"
C10	120.31'	500.00'	60.45'	13°47'11"
C11	144.60'	125.00'	81.61'	66°16'52"
C12	119.44'	150.00'	63.09'	45°37'17"
C13	157.25'	125.00'	90.95'	72°04'49"
C14	93.04'	300.00'	46.90'	17°46'09"
C15	96.25'	400.00'	48.36'	13°47'11"

*PHASING NOTE

PROJECT MAY BE PHASED AS SHOWN TO ALLOW THE PROPOSED AMENDMENT TO ORD 03-863 TO BE PROCESSED THROUGH THE CITY OF GOODYEAR.

Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Rd, Ste 2
Phoenix, Arizona 85286
(602) 218-7285
Contact: Warren Russell

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

GOODYEAR, AZ

ESTRELLA – PARCEL 9.22 and 9.24 A&B

PRELIMINARY PLAT

DATE: FEB. 2019
DRAFTER: IAS
DESIGNER: WCR
CHECKED:
PROJECT NO. 10813A

Registered Professional Engineer (Civil)
CERTIFICATE NO. 39620
WARREN C. RUSSELL
DATE SIGNED 2-18-19
EXPIRES 9/30/21

PP

4 OF: 4

W:\10813A - Estrella 9.22&24A_B\Prelim\Estrella 9.22-24 Preplat.pro Mon Feb 18 08:32:52 2019