

SITE DATA	
DESCRIPTION	QUANTITY
LOT NUMBERS	1–73
NUMBER OF LOTS	73
MINIMUM LOT SIZE (SF)	9,320
AVERAGE LOT SIZE (SF)	10,185
MAXIMUM LOT SIZE (SF)	13,156
TOTAL LOT AREA (SF)	743,534
TOTAL LOT AREA (AC)	17.07
MINIMUM LOT WIDTH (FT)	70
TYPICAL MINIMUM LOT DEPTH (FT)	135
ABSOLUTE MINIMUM LOT DEPTH (FT) AT CUL-DE-SACS, KNUCKLES, ETC	N/A
MINIMUM FRONT SETBACK (FT)	18
MINIMUM SIDE SETBACK (FT)	5
MINIMUM TOTAL SIDE SETBACKS (FT)	10
MINIMUM TOTAL SIDE SETBACKS, CORNER LOTS (FT)	10
MINIMUM REAR SETBACK (FT)	20
LOT COVERAGE	60%
MAXIMUM HEIGHT	30'
PARKING REQUIRED	2 (ENCLOSED)
EXISTING ZONING	P.A.D.
LAND USE	SFD–60
UNIT TYPE	SINGLE FAMILY DETACHED
E.D.U. #	73
OPEN SPACE % OF GROSS AREA	19.17%
TOTAL TRACT AREA, "A"–"K" (AC)	5.17
TOTAL ROADWAY AREA (AC)	4.73
GROSS AREA (AC)	26.96
GROSS DENSITY (D.U./AC)	2.71

LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTIONS 27, TOWNSHIP 1 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 SOUTHWEST CORNER OF SECTION 27, FROM WHICH THE WEST ONE-QUARTER CORNER OF SAID SECTION 27, BEARS NORTH 00°13'25" EAST, A DISTANCE OF 2,634.80 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 27, NORTH 00°13'25" EAST, A DISTANCE OF 1,174.26 FEET, TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID WEST LINE, NORTH 89°35'33" EAST, A DISTANCE OF 822.05 FEET;

THENCE SOUTH 61°55'15" EAST, A DISTANCE OF 422.79 FEET;

THENCE SOUTH 37°43'06" EAST, A DISTANCE OF 45.89 FEET;

THENCE NORTH 52°16'54" EAST, A DISTANCE OF 52.48 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 150.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 39°09'47", AND LENGTH OF 102.53 FEET;

THENCE NORTH 13°07'07" EAST, A DISTANCE OF 142.81 FEET;

THENCE NORTH 09°01'59" EAST, A DISTANCE OF 70.18 FEET;

THENCE NORTH 13°07'07" EAST, A DISTANCE OF 102.46 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 300.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 19°47'54", AND LENGTH OF 103.66 FEET, TO THE BEGINNING OF A REVERSE CURVE WITH A RADIUS 225.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 23°25'03", AND LENGTH OF 91.96 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY, "W. CALISTOGA DRIVE", A AS RECORDED IN BOOK 966, PAGE 24 PER MARICOPA COUNTY RECORDS, ALSO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 28°46'06" EAST, A DISTANCE OF 1,525.00 FEET;

THENCE WESTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 05°48'23", AND LENGTH OF 154.55 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AS RECORDED IN BOOK 1288, PAGE 16 PER MARICOPA COUNTY RECORDS, SOUTH 80°08'03" WEST, A DISTANCE OF 28.38 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 54°41'00" WEST, A DISTANCE OF 70.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 09°41'00" WEST, A DISTANCE OF 28.28 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 54°41'00" WEST, A DISTANCE OF 622.82 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 80°19'00" WEST, A DISTANCE OF 28.28 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 55°05'57" WEST, A DISTANCE OF 70.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 10°53'19" WEST, A DISTANCE OF 27.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 32°21'07" WEST, A DISTANCE OF 995.00 FEET;

THENCE WESTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 22°15'28", AND LENGTH OF 386.53 FEET;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 10°05'39" WEST, A DISTANCE OF 203.51 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 200.00 FEET;

THENCE SOUTHERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 23°54'36", AND LENGTH OF 83.46 FEET;

THENCE SOUTH 34°00'15" WEST, A DISTANCE OF 211.45 FEET;

THENCE SOUTH 38°00'30" WEST, A DISTANCE OF 128.79 FEET;

THENCE SOUTH 20°39'39" WEST, A DISTANCE OF 106.44 FEET;

THENCE SOUTH 00°09'37" WEST, A DISTANCE OF 266.25 FEET, TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 131.00 FEET;

THENCE SOUTHERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 29°26'08", AND LENGTH OF 67.30 FEET;

THENCE SOUTH 29°16'31" EAST, A DISTANCE OF 127.70 FEET;

THENCE NORTH 89°35'33" EAST, A DISTANCE OF 2.09 FEET, TO THE **POINT OF BEGINNING**;

PARCEL CONTAINS 26.96 ACRES MORE OR LESS.

PRELIMINARY PLAT
FOR
ESTRELLA PARCEL 9.43

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



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 ESTELLA PARKWAY.

H.O.A NOTE

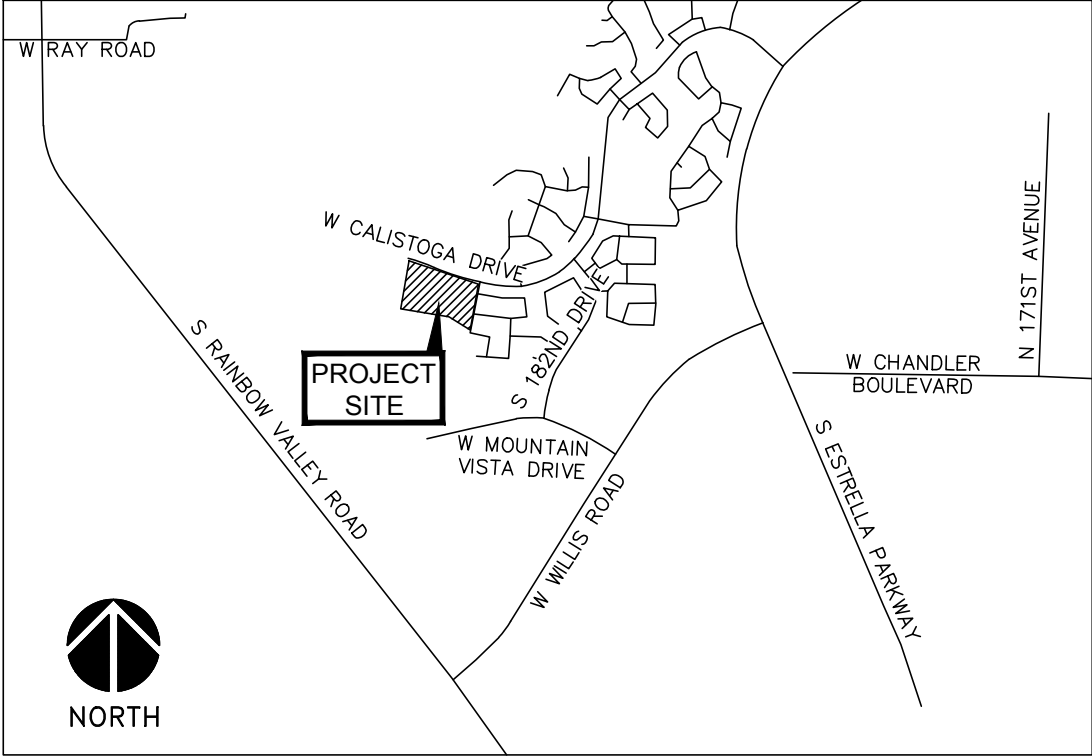
THE PROJECT WILL BE INCORPORATED INTO THE EXISTING VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST ONE–QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING: N00°13'25"E

BENCHMARK

- 1 G.L.O. BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, T.1.S., R.2.W., 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'



VICINITY MAP

GOODYEAR, AZ
N.T.S.

ENGINEER

KIMLEY–HORN & ASSOCIATES
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TELEPHONE: (602) 371–4533
CONTACT: CURTIS BROWN, P.E.

OWNER/DEVELOPER

NNP III–ESTRELLA MOUNTAIN RANCH, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
TELEPHONE: (602) 468–0800
CONTACT: PETE TEICHE

SURVEYOR

STRATEGIC SURVEY
1102 W. SOUTHERN AVE, SUITE 4
TEMPE, AZ 85282
TELEPHONE: (480) 865–4399
CONTACT: JOSH MOYES

UTILITIES

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

SHEET INDEX

SHEET INDEX	
SHEET	DESCRIPTION
01	COVER SHEET
02	DETAIL SHEET
03	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
	R/W
	B/C
	TYP.
	EVAE
	SVT
	AE
	DE
	SE
	BSB
	CFS
	80.2 P
	FL
	EG
	0.95%
	10
	PROPOSED SIGHT VISIBILITY TRIANGLE
	PUBLIC UTILITY EASEMENT
	RIGHT–OF–WAY
	BACK OF CURB
	TYPICAL
	EMERGENCY VEHICLE ACCESS EASEMENT
	SIGHT VISIBILITY TRIANGLE
	ACCESS EASEMENT
	DRAINAGE EASEMENT
	SEWER EASEMENT
	BUILDING SETBACK
	CUBIC FEET PER SECOND
	PAVEMENT SPOT ELEVATION AT FINISHED GRADE
	FLOW LINE
	EXISTING GRADE
	SLOPE AT FINISHED GRADE
	PROPOSED LOT NUMBERS

Kimley»Horn

SCALE (H): 1"=100'
SCALE (V): NONE
DESIGNED BY: JAC
DRAWN BY: MML
CHECKED BY: CLB
DATE: 07/09/2019

ESTRELLA PARCEL 9.43
GOODYEAR, ARIZONA
PRELIMINARY PLAT
COVER SHEET

31101
CURTIS LELAND BROWN
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/31/2021

PROJECT NO.
291306002
DRAWING NAME
PP1

01 OF 03



PROJECT NAME: EMR PARCEL 9.43

PRE-APP#: PA18-172

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	10296	0.24
2	9497	0.22
3	10812	0.25
4	9450	0.22
5	9450	0.22
6	9450	0.22
7	9450	0.22
8	9450	0.22
9	9450	0.22
10	9450	0.22
11	9450	0.22
12	9450	0.22
13	11402	0.26
14	12554	0.29
15	12098	0.28
16	9450	0.22
17	9625	0.22
18	9672	0.22
19	9510	0.22
20	9555	0.22
21	9451	0.22
22	9450	0.22
23	12394	0.28
24	9450	0.22
25	9450	0.22
26	9450	0.22
27	9450	0.22
28	9450	0.22
29	9450	0.22
30	9450	0.22
31	9450	0.22
32	9450	0.22
33	9324	0.21
34	10712	0.25
35	9320	0.21
36	9450	0.22
37	9450	0.22
38	11926	0.27
39	11887	0.27
40	10389	0.24
41	13024	0.30
42	11335	0.26
43	11605	0.27
44	12125	0.28
45	9450	0.22
46	9450	0.22
47	9829	0.23
48	9833	0.23
49	9991	0.23
50	10299	0.24
51	9897	0.23
52	13156	0.30
53	9450	0.22
54	9446	0.22
55	10150	0.23
56	10150	0.23
57	10150	0.23
58	10150	0.23
59	10150	0.23
60	10150	0.23
61	10150	0.23
62	10999	0.25
63	11234	0.26
64	10228	0.23
65	9527	0.22
66	10312	0.24
67	12307	0.28
68	10060	0.23
69	12805	0.29
70	9450	0.22
71	9450	0.22
72	9450	0.22
73	9450	0.22
TOTAL	743534	17.07

TRACT AREA TABLE						
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY	ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE %
TRACT A	33027	0.76	OPEN SPACE, LANDSCAPE, PUE	H.O.A	70	30
TRACT B	13122	0.30	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE	H.O.A	80	20
TRACT C	25001	0.57	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE	H.O.A	80	20
TRACT D	44724	1.03	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE	H.O.A	70	30
TRACT E	13801	0.32	OPEN SPACE, LANDSCAPE, PUE	H.O.A	90	10
TRACT F	48637	1.12	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE	H.O.A	60	40
TRACT G	8264	0.19	OPEN SPACE, LANDSCAPE, PUE	H.O.A	90	10
TRACT H	32360	0.74	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE, SEWER	H.O.A	60	40
TRACT I	4173	0.10	OPEN SPACE, LANDSCAPE, PUE	H.O.A	90	10
TRACT J	996	0.02	OPEN SPACE, LANDSCAPE, PUE	H.O.A	70	30
TRACT K	998	0.02	OPEN SPACE, LANDSCAPE, PUE	H.O.A	70	30
TOTAL	225104	5.17				

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	28.36'	24.49'	S 02°26'40" E	75°31'21"
C2	20.00'	5.05'	5.04'	S 47°28'40" E	14°28'39"
C3	125.00'	36.69'	36.55'	S 46°16'33" E	16°48'55"
C4	125.00'	60.01'	59.43'	S 24°06'54" E	27°30'22"
C5	125.00'	51.23'	50.87'	S 01°22'42" W	23°28'50"
C6	75.00'	88.75'	83.66'	N 20°46'57" W	67°48'07"
C7	20.00'	31.42'	28.28'	S 80°19'00" W	90°00'00"
C8	20.00'	31.42'	28.28'	N 09°41'00" W	90°00'00"
C9	475.00'	61.36'	61.32'	N 58°23'03" W	7°24'06"
C10	475.00'	23.23'	23.23'	N 63°29'10" W	2°48'09"
C11	475.00'	53.02'	52.99'	N 68°05'06" W	6°23'42"
C12	475.00'	37.28'	37.27'	N 73°31'52" W	4°29'50"
C13	50.00'	13.20'	13.16'	S 68°13'09" E	15°07'15"
C14	200.00'	83.46'	82.86'	N 22°02'57" E	13°54'36"
C15	50.00'	205.66'	88.43'	S 57°10'24" W	23°39'50"
C16	28.00'	17.58'	17.29'	S 22°58'44" E	35°58'07"
C17	28.00'	14.44'	14.28'	S 55°44'29" E	29°33'22"
C18	525.00'	59.56'	59.53'	S 68°08'15" E	6°30'00"
C19	20.00'	1.49'	1.49'	S 67°01'27" E	4°16'24"
C20	20.00'	26.36'	24.49'	N 73°04'40" E	75°31'21"
C21	20.00'	27.80'	25.62'	S 04°30'31" E	79°39'02"
C22	20.00'	3.61'	3.61'	S 49°30'31" E	10°20'58"
C23	20.00'	3.61'	3.61'	S 59°51'29" E	10°20'58"
C24	20.00'	27.80'	25.62'	N 75°08'31" E	79°39'02"
C25	250.00'	25.91'	25.90'	S 64°53'25" E	5°56'19"
C26	1000.00'	45.93'	45.93'	S 63°14'12" E	2°37'54"
C27	1000.00'	1.67'	1.67'	S 64°36'01" E	7°05'44"

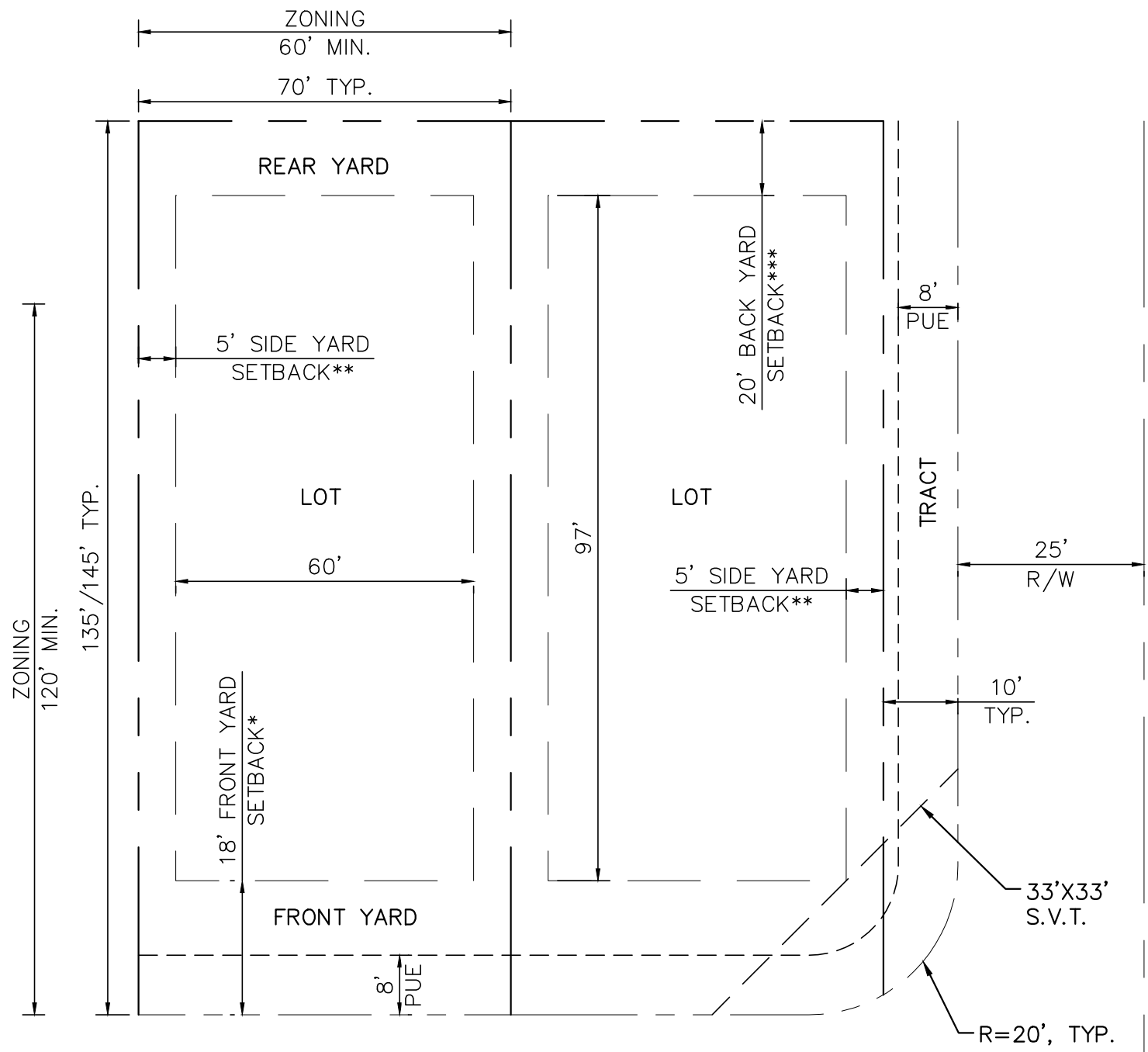
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C28	20.00'	35.69'	31.14'	N 64°14'07" E	102°14'00"
C29	50.00'	2.84'	2.84'	S 11°29'28" W	3°15'18"
C30	50.00'	12.65'	12.62'	S 02°36'53" W	14°29'52"
C31	55.00'	52.16'	50.23'	S 22°32'04" W	54°20'14"
C32	55.00'	25.94'	25.70'	S 63°12'49" W	27°01'16"
C33	55.00'	20.47'	20.35'	S 87°23'09" W	21°19'25"
C34	55.00'	40.24'	39.35'	N 60°59'25" W	41°55'27"
C35	1050.00'	29.83'	29.83'	N 63°50'03" W	1°37'40"
C36	1050.00'	20.15'	20.15'	N 62°28'14" W	1°05'58"
C37	200.00'	99.44'	98.42'	N 76°09'51" W	28°29'12"
C38	50.00'	15.49'	15.43'	S 80°42'58" W	17°45'10"
C39	55.00'	93.46'	82.61'	N 59°28'50" W	97°21'33"
C40	55.00'	27.56'	27.28'	N 03°33'22" E	28°42'51"
C41	50.00'	15.49'	15.43'	N 09°02'12" E	17°45'10"
C42	175.00'	62.62'	62.28'	N 10°24'38" E	20°30'02"
C43	175.00'	61.88'	61.56'	N 30°47'29" E	20°15'39"
C44	55.00'	31.56'	31.13'	N 32°44'30" E	32°52'47"
C45	55.00'	18.10'	18.02'	N 58°36'37" E	18°51'28"
C46	55.00'	26.83'	26.57'	N 82°00'59" E	27°57'17"
C47	55.00'	42.70'	41.63'	S 61°46'00" E	44°28'45"
C48	50.00'	15.49'	15.43'	S 48°24'12" E	17°45'10"
C49	125.00'	62.50'	61.85'	S 71°36'15" E	28°38'56"
C50	125.00'	9.77'	9.77'	S 88°10'05" E	4°28'44"
C51	75.00'	71.05'	68.42'	N 62°27'16" E	54°16'33"
C52	125.00'	68.29'	67.44'	S 50°58'03" W	31°18'07"
C53	125.00'	50.12'	49.79'	S 78°06'20" W	22°58'26"
C54	175.00'	13.30'	13.30'	N 88°13'49" W	4°21'16"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C55	175.00'	87.88'	86.96'	N 71°39'59" W	28°46'23"
C56	20.00'	20.94'	20.00'	N 87°16'47" W	60°00'00"
C57	20.00'	7.61'	7.56'	S 61°49'16" W	21°47'55"
C58	125.00'	3.76'	3.76'	S 40°03'38" W	1°43'20"
C59	125.00'	85.17'	83.53'	S 19°40'48" W	39°02'21"
C60	20.00'	8.19'	8.14'	S 11°34'36" E	23°28'25"
C61	20.00'	23.42'	22.10'	S 56°51'37" E	67°05'39"
C62	250.00'	33.45'	33.43'	S 86°34'27" E	7°40'00"
C63	250.00'	64.93'	64.75'	S 75°18'01" E	14°52'52"
C64	500.00'	95.05'	94.91'	N 70°20'01" W	10°53'32"
C65	500.00'	89.05'	88.93'	N 59°47'07" W	10°12'15"
C66	100.00'	118.34'	111.55'	N 20°46'57" W	67°48'07"
C67	45.00'	80.29'	70.06'	N 64°14'07" E	102°14'00"
C68	1025.00'	48.79'	48.78'	N 63°17'04" W	2°43'38"
C69	225.00'	111.87'	110.72'	S 76°09'51" E	28°29'12"
C70	45.00'	71.13'	63.95'	N 45°07'25" W	90°34'04"
C71	150.00'	106.71'	104.48'	N 20°32'28" E	40°45'41"
C72	45.00'	64.24'	58.93'	S 81°49'16" W	81°47'55"
C73	150.00'	86.73'	85.53'	S 73°50'37" E	33°07'40"
C74	100.00'	94.73'	91.23'	N 62°27'17" E	54°16'33"
C75	995.00'	386.53'	384.10'	N 68°46'38" W	22°15'28"
C76	1525.00'	154.55'	154.48'	N 58°19'42" W	5°48'23"
C77	225.00'	91.96'	91.32'	S 05°01'44" W	23°25'03"
C78	300.00'	103.66'	103.15'	S 03°13'10" W	19°47'54"
C79	150.00'	102.53'	100.54'	N 32°42'00" E	39°09'47"
C80	131.00'	67.30'	66.56'	N 14°33'27" W	29°26'08"

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	4.73
PLUS AREA SUBDIVDED INTO LOTS	17.07
AREA SUBTOTAL	21.80
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	25.64

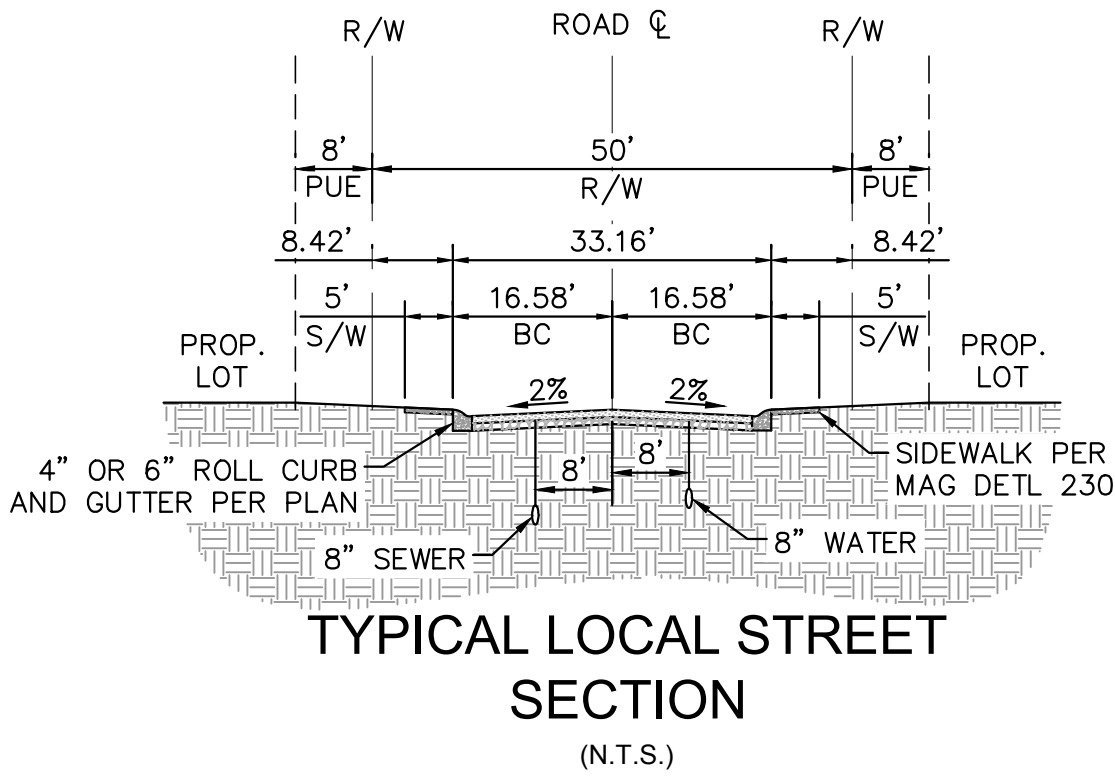
EDU CALCULATION	
NUMBER OF DWELLING UNITS	73
DIVIDED BY ADJUSTED GROSS AREA	25.64
ADJUSTED GROSS DENSITY	2.85

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	73
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT	73.00

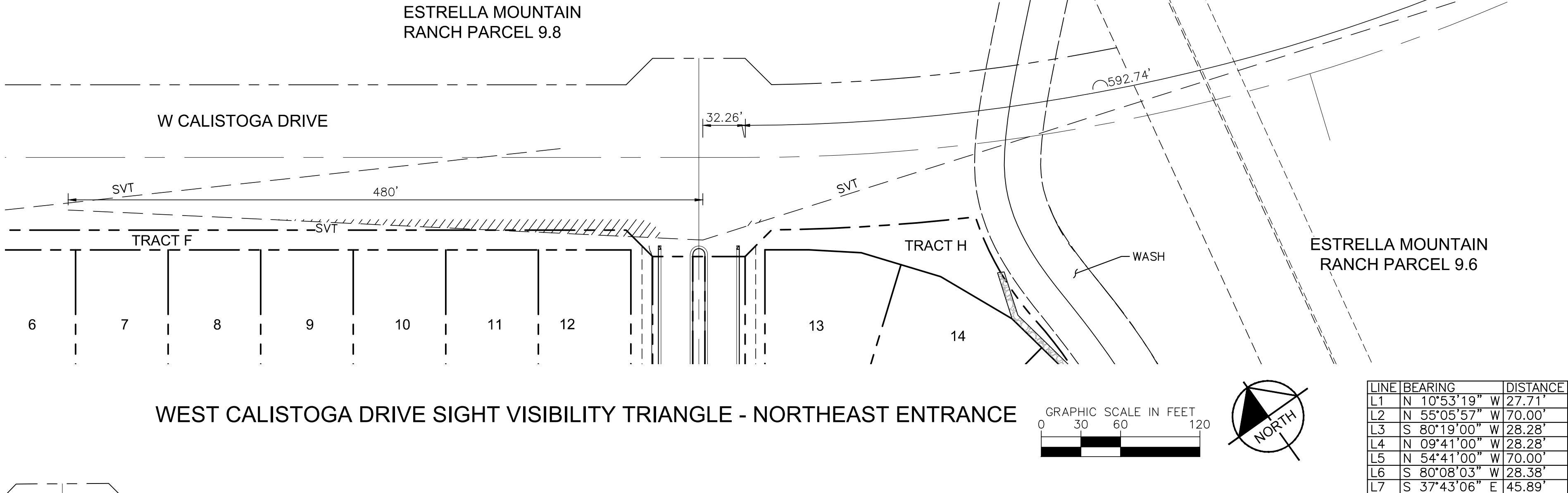


TYPICAL 70'X135'/145' LOT DETAIL

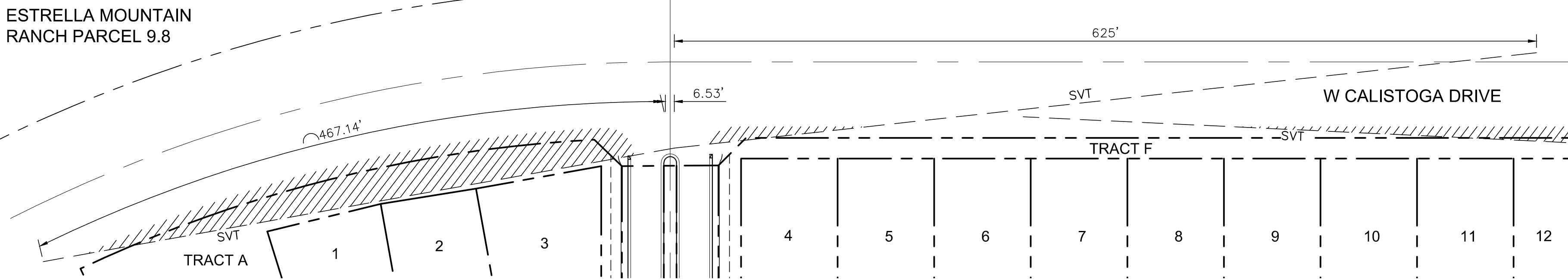
- NOTES:
1. MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10 FEET. MINIMUM SETBACK TO AN ALLEY LOADED GARAGE IS 5 FEET.
 2. AWNINGS, BAY WINDOWS, FIREPLACES, AND OTHER ARCHITECTURAL DETAILS MAY ENCR OACH 2 FEET INTO THE SIDE SETBACK. PRODUCT CONFIGURATIONS WITH SIDE YARD USE AND BENEFIT EASEMENTS AND "ZERO" LOT LINES ARE ALLOWED.
 3. MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.
 4. 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.



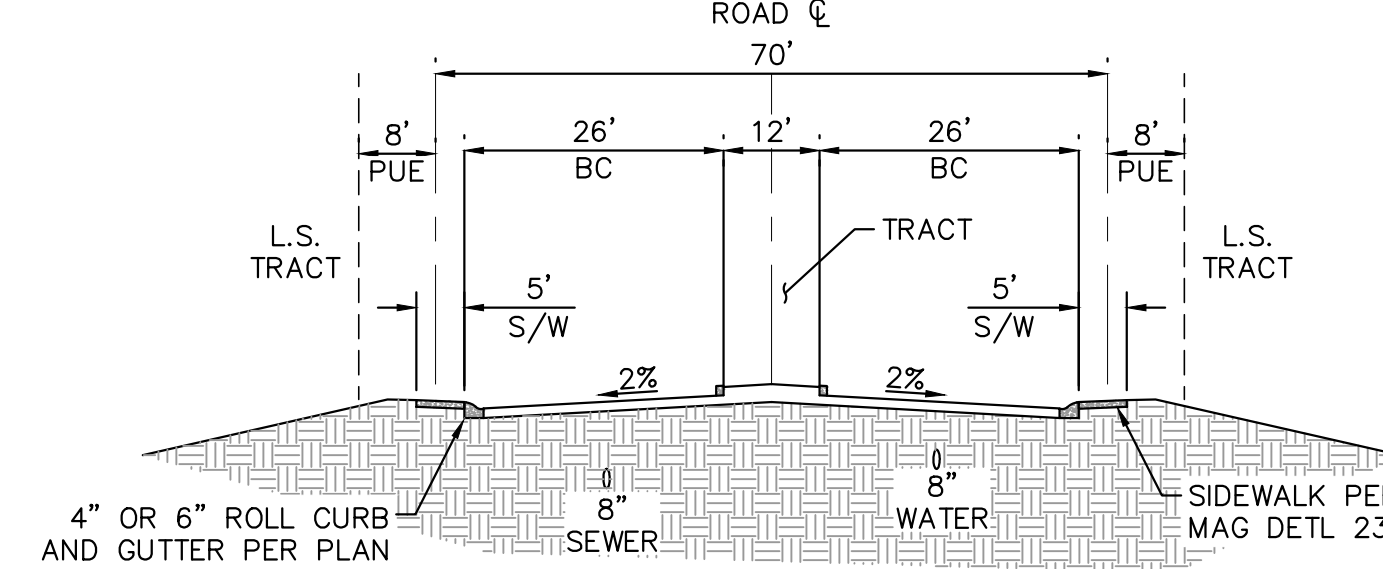
TYPICAL LOCAL STREET SECTION (N.T.S.)



WEST CALISTOGA DRIVE SIGHT VISIBILITY TRIANGLE - NORTHEAST ENTRANCE



WEST CALISTOGA DRIVE SIGHT VISIBILITY TRIANGLE - NORTHWEST ENTRANCE



TYPICAL ENTRY STREET SECTION (N.T.S.)

Kimley»Horn

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SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: JAC
DRAWN BY: MML
CHECKED BY: CLB
DATE: 07/09/2019

ESTRELLA PARCEL 9.43
GOODYEAR, ARIZONA
PRELIMINARY PLAT
DETAIL SHEET

Professional Engineer
31101
CURTIS LELAND BROWN
EXPIRES 3/31/2021

PROJECT NO.
291306002
DRAWING NAME
PP2

02 OF 03

PRE-APP#: PA18-172 PROJECT NAME: EMR PARCEL 9.43

