

K:_VHK_Civil\291306001 -Estrella Parcel 9.28\CADD\Pre Plot\306001PP-02-PLAT.dwg, Layout:Layout1 Jul 19, 2019 - 11:02am Megan.Le
XREFS: X306001TB 9.28 of 9.28 btm 9.30 btm 9.43 ADJ
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LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6000	0.14
2	6000	0.14
3	6000	0.14
4	6000	0.14
5	6011	0.14
6	6220	0.14
7	7388	0.17
8	8373	0.19
9	7920	0.18
10	7725	0.18
11	7886	0.18
12	8341	0.19
13	7973	0.18
14	6000	0.14
15	6000	0.14
16	6000	0.14
17	6221	0.14
18	6606	0.15
19	6590	0.15
20	6196	0.14
21	6000	0.14
22	6000	0.14
23	6000	0.14
24	6000	0.14
25	6000	0.14
26	6000	0.14
27	7677	0.18
28	8868	0.20
29	7209	0.17
30	7224	0.17
31	5719	0.13
32	5914	0.14
33	5914	0.14
34	5914	0.14
35	5914	0.14
36	5914	0.14
37	5914	0.14
38	5914	0.14
39	5914	0.14
40	5914	0.14
41	5914	0.14
42	5914	0.14
43	5952	0.14
44	6000	0.14
45	6000	0.14
46	6576	0.15
47	6340	0.15
48	6271	0.14
49	10540	0.24
50	9662	0.22
51	15317	0.35
52	6086	0.14
53	6083	0.14
54	6083	0.14
55	6074	0.14
56	6056	0.14
57	6907	0.16
58	11637	0.27
59	6000	0.14
60	6000	0.14
61	6000	0.14
62	6000	0.14
63	6352	0.15
64	6814	0.16

TRACT AREA TABLE						
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE/ OWNER	ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE %
TRACT A	109756	2.52	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE	H.O.A	60	40
TRACT B	1068	0.02	OPEN SPACE, LANDSCAPE, PUE	H.O.A	90	10
TRACT C	1709	0.04	OPEN SPACE, LANDSCAPE, PUE	H.O.A	90	10
TRACT D	1228	0.03	OPEN SPACE, LANDSCAPE, PUE	H.O.A	90	10
TRACT E	17358	0.40	OPEN SPACE, LANDSCAPE, PUE	H.O.A	70	30
TRACT F	49948	1.15	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE	H.O.A	85	15
TRACT G	3310	0.08	OPEN SPACE, LANDSCAPE, PUE	H.O.A	70	30
TRACT H	7948	0.18	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE	H.O.A	12	88

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	4.38
PLUS AREA SUBDIVIDED INTO LOTS	9.92
AREA SUBTOTAL	14.30
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	16.82

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	64
DIVIDED BY ADJUSTED GROSS AREA	16.82
ADJUSTED GROSS DENSITY	3.80

EDU CALCULATION	
NUMBER OF DWELLING UNITS	64
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT	64.00

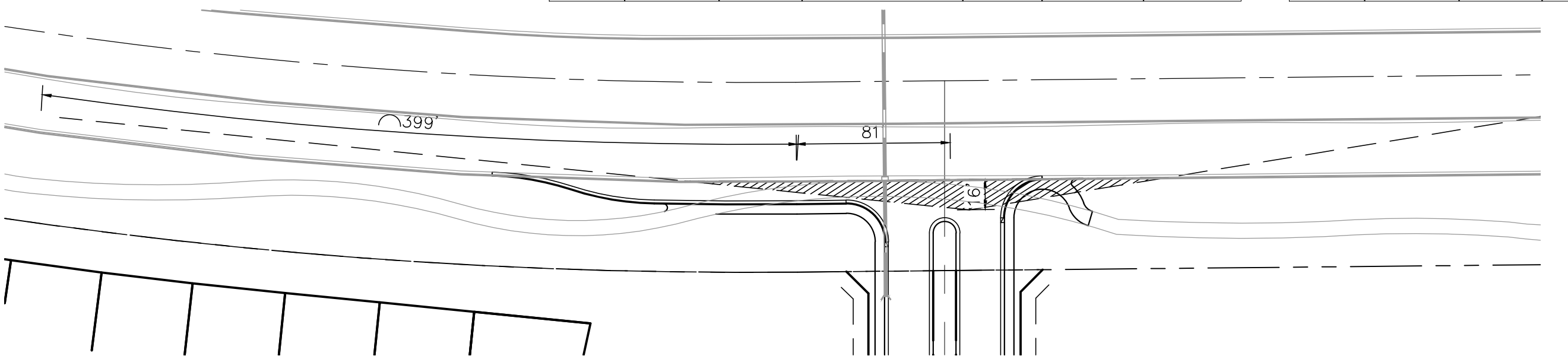
RIGHT OF WAY AREA TABLE		
ROW	AREA (SF)	AREA (AC)
9.28 ROW	190929	4.38

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	125.00'	17.56'	N40°33'25"E	17.54'	8°02'51"	8.79'
C2	125.00'	43.71'	N54°35'51"E	43.48'	20°02'01"	22.08'
C3	125.00'	43.71'	N74°37'52"E	43.48'	20°02'01"	22.08'
C4	125.00'	43.71'	S85°20'08"E	43.48'	20°02'01"	22.08'
C5	125.00'	43.71'	S65°18'07"E	43.48'	20°02'01"	22.08'
C6	125.00'	43.71'	S45°16'07"E	43.48'	20°02'01"	22.08'
C7	125.00'	14.00'	S32°02'33"E	14.00'	6°25'07"	7.01'
C8	100.00'	124.34'	S64°27'16"E	116.49'	71°14'33"	71.65'
C9	550.00'	48.42'	N84°53'44"E	48.40'	5°02'37"	24.22'
C10	550.00'	48.42'	N89°56'21"E	48.40'	5°02'37"	24.22'
C11	550.00'	23.51'	N81°08'56"E	23.51'	2°26'58"	11.76'
C12	550.00'	20.90'	S86°27'01"E	20.90'	2°10'39"	10.45'
C13	150.00'	41.83'	S77°22'23"E	41.69'	15°58'38"	21.05'
C15	150.00'	44.64'	S60°51'29"E	44.48'	17°03'08"	22.49'
C16	150.00'	30.34'	S46°32'16"E	30.29'	11°35'19"	15.22'
C17	20.00'	21.20'	N80°30'13"E	20.22'	60°43'19"	11.72'
C18	2890.00'	89.84'	N51°02'00"E	89.84'	1°46'52"	44.92'
C19	20.00'	26.23'	N3°10'24"W	24.39'	75°08'24"	15.39'
C20	100.00'	35.13'	N50°48'29"W	34.95'	20°07'45"	17.75'
C21	100.00'	42.74'	N73°07'02"W	42.42'	24°29'21"	21.70'
C22	500.00'	28.35'	N86°59'10"W	28.35'	3°14'56"	14.18'

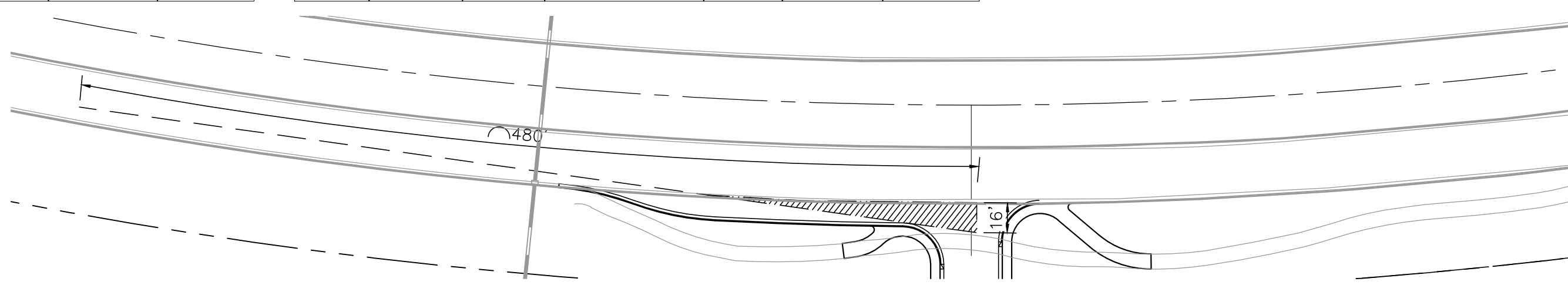
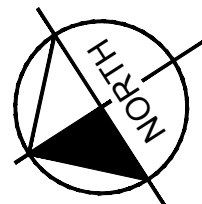
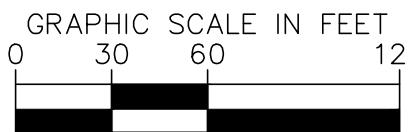
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C23	500.00'	64.28'	S87°42'23"W	64.24'	7°21'58"	32.19'
C24	500.00'	35.77'	S81°58'26"W	35.76'	4°05'57"	17.89'
C25	150.00'	186.51'	N64°27'16"W	174.73'	71°14'33"	107.47'
C26	75.00'	139.52'	N82°07'34"W	120.26'	106°35'10"	100.59'
C27	2890.00'	51.58'	N47°51'33"E	51.58'	1°01'21"	25.79'
C28	20.00'	4.88'	N41°23'01"E	4.87'	13°58'26"	2.45'
C29	2890.00'	49.69'	N46°51'19"E	49.69'	0°59'07"	24.85'
C30	2890.00'	49.69'	N45°52'13"E	49.69'	0°59'07"	24.85'
C31	2890.00'	49.69'	N44°53'06"E	49.69'	0°59'07"	24.85'
C32	2890.00'	49.69'	N43°53'59"E	49.69'	0°59'07"	24.85'
C33	2890.00'	39.74'	N43°00'48"E	39.74'	0°47'16"	19.87'
C34	20.00'	10.33'	N57°25'14"E	10.22'	29°36'08"	5.28'
C35	20.00'	20.73'	S78°05'13"E	19.81'	59°22'57"	11.40'
C36	125.00'	28.73'	S54°58'46"E	28.66'	13°10'02"	14.43'
C37	125.00'	50.00'	S73°01'20"E	49.67'	22°55'06"	25.34'
C38	125.00'	12.95'	S87°26'55"E	12.94'	5°56'05"	6.48'
C39	25.00'	20.98'	S66°22'42"E	20.37'	48°04'32"	11.15'
C40	50.00'	38.82'	S64°35'00"E	37.85'	44°29'08"	20.45'
C41	50.00'	54.03'	N62°13'12"E	51.44'	61°54'30"	29.99'
C42	50.00'	148.34'	N53°43'36"W	99.62'	169°59'06"	570.64'
C43	25.00'	21.18'	S65°32'47"W	20.55'	48°31'52"	11.27'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C44	75.00'	22.60'	N81°33'24"W	22.51'	17°15'45"	11.38'
C45	75.00'	32.11'	N60°39'39"W	31.86'	24°31'47"	16.30'
C46	20.00'	31.15'	N3°46'27"W	28.10'	89°14'35"	19.74'
C47	2890.00'	119.68'	N39°39'39"E	119.67'	2°22'21"	59.85'
C48	100.99'	75.46'	N56°34'34"E	73.71'	42°48'35"	39.59'
C49	21.00'	33.62'	S56°08'23"E	30.14'	91°43'04"	21.64'
C50	21.00'	17.21'	S33°45'42"E	16.73'	46°57'42"	9.12'
C51	21.00'	32.36'	S33°51'37"W	29.25'	88°16'56"	20.38'
C52	151.01'	87.28'	S61°25'34"W	86.07'	33°07'02"	44.90'
C53	151.01'	23.96'	S40°19'19"W	23.94'	9°05'28"	12.01'
C54	2840.00'	28.27'	S38°45'35"W	28.27'	0°34'13"	14.13'
C55	2840.00'	50.32'	S39°33'09"W	50.32'	1°00'55"	25.16'
C56	2840.00'	50.32'	S40°34'03"W	50.32'	1°00'55"	25.16'
C57	2840.00'	50.32'	S41°34'58"W	50.32'	1°00'55"	25.16'
C58	2840.00'	50.32'	S42°35'53"W	50.32'	1°00'55"	25.16'
C59	2840.00'	50.32'	S43°36'47"W	50.32'	1°00'55"	25.16'
C60	2840.00'	50.32'	S44°37'42"W	50.32'	1°00'55"	25.16'
C61	2840.00'	50.32'	S45°38'36"W	50.32'	1°00'55"	25.16'
C62	2840.00'	50.32'	S46°39'31"W	50.32'	1°00'55"	25.16'
C63	2840.00'	50.32'	S47°40'26"W	50.32'	1°00'55"	25.16'
C64	2840.00'	50.32'	S48°41'20"W	50.32'	1°00'55"	25.16'

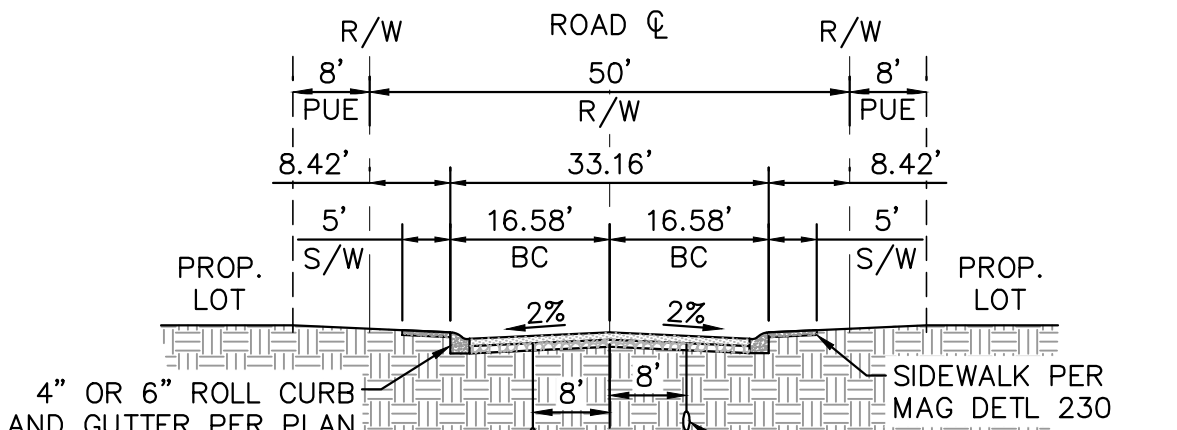
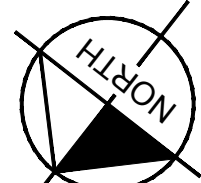
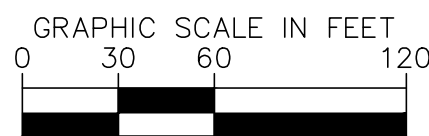
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C65	2840.00'	50.32'	S49°42'15"W	50.32'	1°00'55"	25.16'
C66	2840.00'	38.18'	S50°35'49"W	38.18'	0°46'13"	19.09'
C67	21.00'	11.92'	S67°14'49"W	11.76'	32°31'48"	6.13'
C68	21.00'	21.41'	N67°16'56"W	20.49'	58°24'43"	11.74'
C69	21.00'	32.99'	N6°55'26"E	29.70'	90°00'00"	21.00'
C70	100.00'	200.07'	S86°09'00"E	168.33'	114°38'00"	155.87'
C71	125.00'	155.43'	S64°27'16"E	145.61'	71°14'33"	89.56'
C72	525.00'	134.83'	N87°16'53"E	134.46'	14°42'51"	67.79'
C73	125.00'	97.34'	S63°03'09"E	94.90'	44°37'06"	51.29'
C74	38.48'	31.53'	S34°17'24"E	30.65'	46°56'32"	16.71'
C75	126.00'	93.38'	N56°45'04"E	91.26'	42°27'51"	48.95'
C76	2865.00'	672.51'	N45°11'57"E	670.97'	13°26'57"	337.81'
C77	100.00'	73.54'	S69°27'47"E	71.89'	42°08'05"	38.52'
C78	2865.00'	672.51'	N45°11'57"E	670.97'	13°26'57"	337.81'
C79	21.00'	32.58'	S82°31'06"E	29.41'	88°53'02"	20.59'
C80	21.00'	32.58'	N6°21'57"E	29.41'	88°53'02"	20.59'
C81	21.00'	33.18'	N77°29'39"E	29.83'	90°31'36"	21.19'
C82	21.00'	32.78'	N12°31'46"W	29.55'	89°25'34"	20.79'



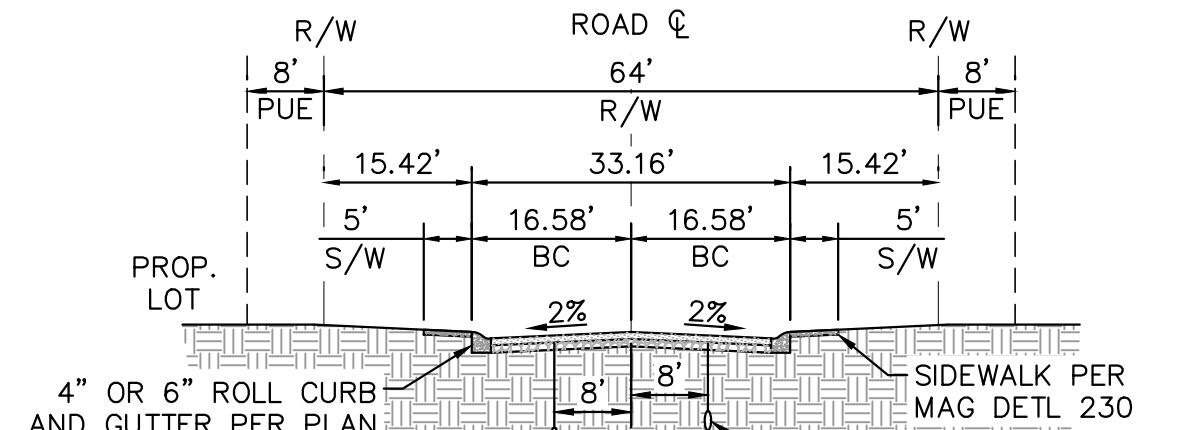
WEST WILLIS ROAD SIGHT VISIBILITY TRIANGLE - SOUTHEAST



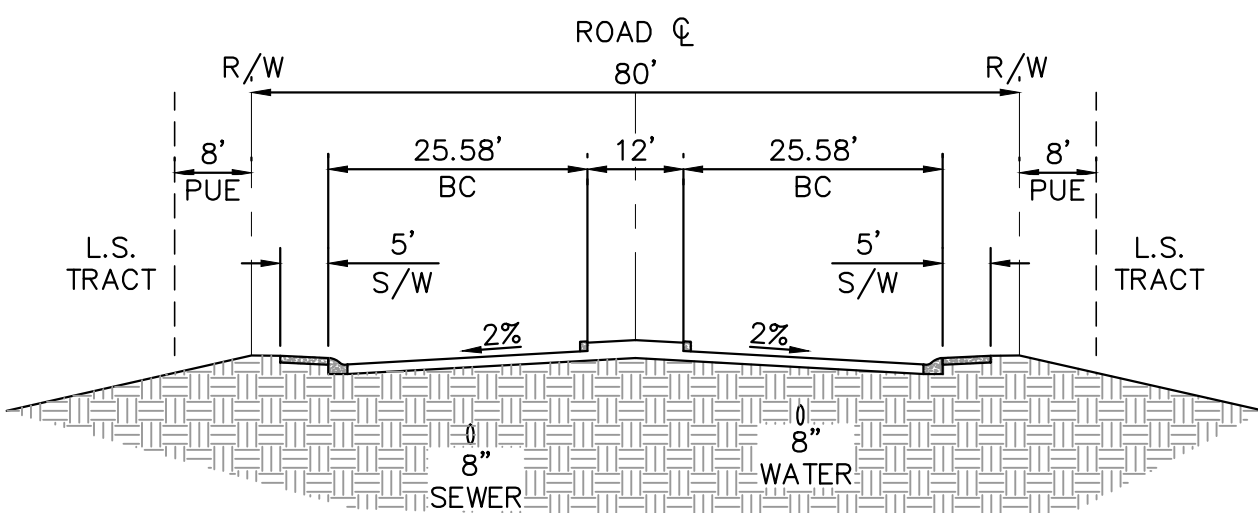
WEST WILLIS ROAD SIGHT VISIBILITY TRIANGLE - NORTHEAST ENTRANCE



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



S. 179TH AVE STREET SECTION (N.T.S.)



S. 181ST AVE STREET WITH MEDIAN SECTION (N.T.S.)

Kimley»Horn

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

ESTRELLA PARCEL 9.28
GOODYEAR, ARIZONA
PRELIMINARY PLAT
DETAIL SHEET



PROJECT NO.
291306001
DRAWING NAME
PP2

