

\\Phx02\Data\Project\Phx_Civil\291306000 - Estrella Parcel 9.30\CADD\Pre-Plot\306000PP-01-CV.dwg, Layout:Layout1 Jun 19, 2019 - 11:37am Jeffrey.Castaneda
XREFS: X306000TB 9.28 b.m. 9.30 b.m. 9.29 b.m. 9.43 A.D.U.
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SITE DATA	
DESCRIPTION	QUANTITY
LOT NUMBERS	1 – 62
NUMBER OF LOTS	62
MINIMUM LOT SIZE (SF)	5,647
AVERAGE LOT SIZE (SF)	6,081
MAXIMUM LOT SIZE (SF)	8,583
TOTAL LOT AREA (SF)	377,020
TOTAL LOT AREA (AC)	8.66
MINIMUM LOT WIDTH (FT)	50
TYPICAL MINIMUM LOT DEPTH (FT)	115
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)	10
LOT COVERAGE	75%
MAXIMUM HEIGHT	30'
PARKING REQUIRED	2 (ENCLOSED)
EXISTING ZONING	P.A.D.
LAND USE	SFD-50
UNIT TYPE	SINGLE FAMILY DETACHED
E.D.U. #	62
OPEN SPACE % OF GROSS AREA	18.56%
TOTAL TRACT AREA, "A"-"H" (AC)	2.72
TOTAL ROADWAY AREA (AC)	3.29
GROSS AREA (AC)	14.67
NET DENSITY (D.U./AC)	4.23

LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTIONS 27 AND 34, 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 SOUTHEAST CORNER OF SECTION 27, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 27, BEARS SOUTH 88°51'31" WEST, A DISTANCE OF 2,731.36 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, SOUTH 88°51'31" WEST, A DISTANCE OF 1,889.80 FEET, TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 10°04'33" WEST, A DISTANCE OF 250.44 FEET;

THENCE NORTH 52°18'42" WEST, A DISTANCE OF 153.11 FEET;

THENCE SOUTH 36°32'00" WEST, A DISTANCE OF 93.04 FEET;

THENCE NORTH 53°28'00" WEST, A DISTANCE OF 192.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 182ND DRIVE, PER MAP OF DEDICATION, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH, RECORDED IN BOOK 1059, PAGE 15, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 36°32'00" WEST, A DISTANCE OF 32.48 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 1,970.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 11°26'11", AND LENGTH OF 393.22 FEET, TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS IS 20.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 91°31'41", AND LENGTH OF 31.95 FEET;

THENCE SOUTH 23°34'08" WEST, A DISTANCE OF 64.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 23°34'08" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 91°31'41", AND LENGTH OF 31.95 FEET, TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS IS 1,970.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 13°23'38", AND LENGTH OF 460.52 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 08°38'49" WEST, A DISTANCE OF 110.71 FEET;

THENCE SOUTH 35°34'12" EAST, A DISTANCE OF 35.84 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MOUNTAIN VISTA DRIVE, PER MAP OF DEDICATION, MONTECITO VILLAGE AT ESTRELLA MOUNTAIN RANCH, RECORDED IN BOOK 1059, PAGE 15, PER MARICOPA COUNTY RECORDS, AND ALSO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 10°40'25" WEST, IS 1,555.00 FEET;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 15°51'59", AND LENGTH OF 430.61 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 72°29'27" EAST, A DISTANCE OF 16.69 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 61°33'30" EAST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 28°26'30" EAST, A DISTANCE OF 94.78 FEET, TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS IS 20.00 FEET;

THENCE EASTERLY ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 92°04'08", AND LENGTH OF 32.14 FEET;

THENCE NORTH 30°30'38" EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 30°30'38" WEST, IS 1,732.00 FEET;;

THENCE WESTERLY ALONG A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 2°04'08", AND LENGTH OF 62.54 FEET;

THENCE NORTH 28°26'30" EAST, A DISTANCE OF 270.03 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 31°33'29" WEST, A DISTANCE OF 88.00 FEET;

THENCE EASTERLY ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 32°40'04", AND LENGTH OF 50.17 FEET;

THENCE NORTH 86°00'19" EAST, A DISTANCE OF 8.64 FEET;

THENCE NORTH 79°55'27" EAST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 10°04'33" WEST, A DISTANCE OF 377.60 FEET, TO THE POINT OF BEGINNING.

HOME OWNERS ASSOCIATION

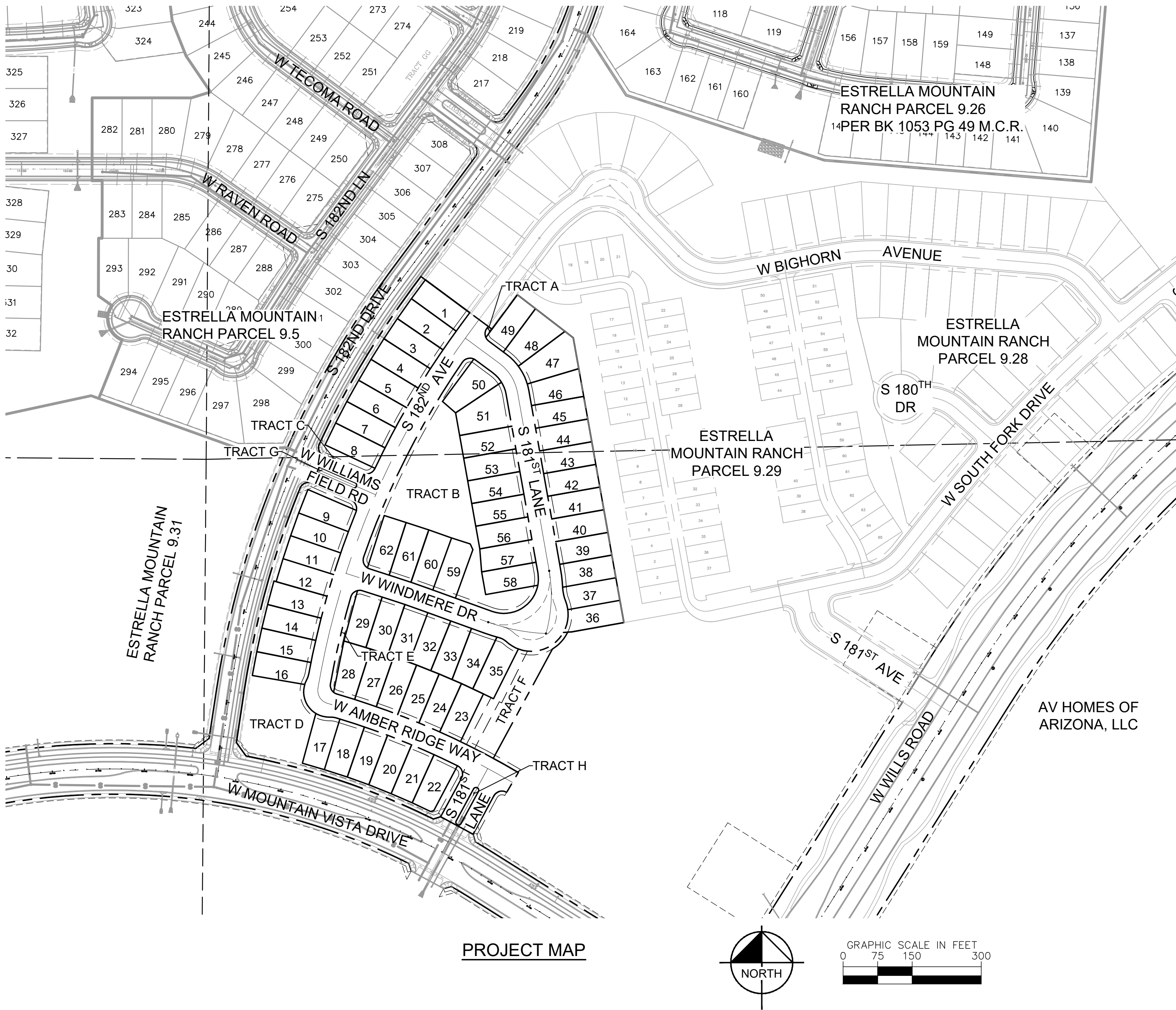
THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, INC. IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL TRACTS AND AMENITIES AS RECORDED AND DESCRIBED IN THE "DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE VILLAGES AT ESTRELLA MOUNTAIN RANCH", PER DOCKET NUMBER 97-0584915, AS RECORDED IN THE RECORDER'S OFFICE OF MARICOPA COUNTY, ARIZONA.

MONUMENT NOTES

- ☐ GLO BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE WEST.
- ☒ FLUSH BRASS CAP AT THE INTERSECTION OF SAN MIGUEL AND ESTELLA PARKWAY.

PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.30

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



PROJECT MAP

H.O.A NOTE

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

BASIS OF BEARING

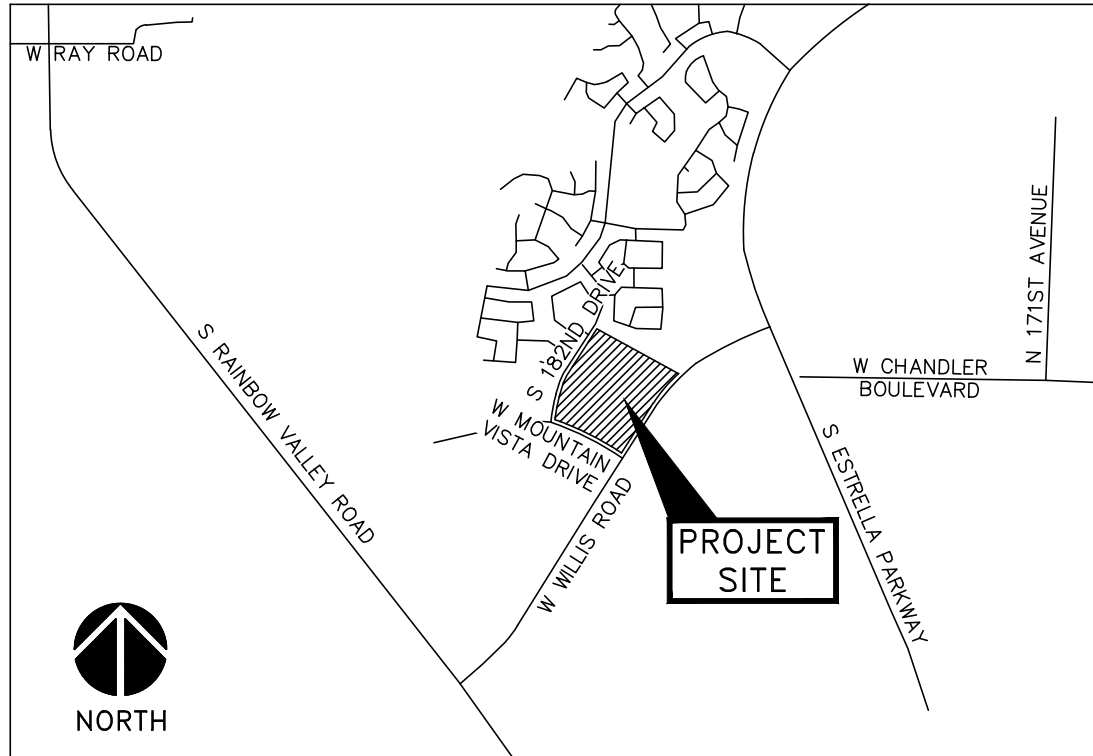
THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING: S88°51'31"W

BENCHMARK

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

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 MOYSES

UTILITIES

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

SHEET INDEX

SHEET INDEX	
SHEET INDEX	DESCRIPTION
1	COVER SHEET
2	GRADING AND DRAINAGE PLAN
3	GRADING CROSS SECTIONS

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

Kimley»Horn

SCALE (H): 1"=150'
SCALE (V): NONE
DESIGNED BY: JAC
DRAWN BY: OHS
CHECKED BY: CLB
DATE: 06/19/2019

ESTRELLA PARCEL 9.30
GOODYEAR, ARIZONA
PRELIMINARY PLAT
COVER SHEET

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

PROJECT NO.
291306000
DRAWING NAME
COVER

1 OF 3

PROJECT NAME: EMR PARCEL 9.30

PRE-APP#: PA18-147



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C44	20.00'	10.88'	10.75'	S 87°47'26" E	31°10'42"
C45	1962.00'	35.13'	35.13'	S 71°41'19" E	1°01'33"
C46	1962.00'	35.14'	35.14'	S 70°39'45" E	1°01'34"
C47	125.00'	14.30'	14.29'	N 13°21'12" W	6°33'19"
C48	125.00'	43.71'	43.48'	N 26°38'52" W	20°02'01"
C49	125.00'	36.66'	36.53'	N 45°03'56" W	16°48'07"
C50	20.00'	10.47'	10.35'	N 38°28'00" W	30°00'00"
C51	75.00'	28.40'	28.23'	S 42°37'08" E	21°41'44"
C52	20.00'	4.14'	4.13'	S 59°23'54" E	11°51'48"
C53	75.00'	28.40'	28.23'	S 20°55'25" E	21°41'44"
C54	75.00'	27.24'	27.09'	S 00°19'45" W	20°48'36"
C55	2012.00'	39.15'	39.15'	N 70°42'22" E	1°06'53"
C56	2012.00'	32.91'	32.91'	N 71°43'58" W	5°56'14"
C57	20.00'	5.11'	5.09'	N 64°53'07" W	14°37'57"
C58	20.00'	20.94'	20.00'	N 06°32'00" E	60°00'00"
C59	75.00'	129.74'	114.16'	S 60°17'33" W	99°06'59"
C60	20.00'	26.82'	24.85'	N 19°09'21" W	76°49'33"
C61	1788.00'	475.84'	474.44'	N 26°52'52" E	15°14'53"
C62	20.00'	27.98'	25.76'	N 74°35'15" E	80°09'54"
C63	20.00'	21.04'	20.08'	N 20°00'00" W	60°16'49"
C64	1788.00'	193.48'	193.39'	N 13°14'24" E	6°12'00"
C65	20.00'	21.04'	20.08'	N 46°28'49" E	60°16'49"
C66	6.00'	18.85'	12.00'	S 23°34'08" W	180°00'00"
C67	6.00'	3.14'	3.10'	N 51°26'27" W	29°58'50"
C68	6.00'	3.14'	3.10'	S 81°25'17" E	29°58'50"
C69	445.00'	28.78'	28.77'	S 72°00'07" E	3°42'19"
C70	445.00'	7.29'	7.29'	S 74°19'25" E	5°56'17"
C71	30.00'	14.72'	14.57'	S 60°44'16" E	28°06'36"
C72	80.00'	31.17'	31.50'	S 58°02'09" E	22°42'22"
C73	80.00'	51.17'	50.30'	N 10°47'03" E	36°38'58"
C74	80.00'	19.61'	19.56'	N 14°33'41" W	14°02'30"
C75	90.00'	29.47'	29.34'	N 12°12'06" W	18°45'40"
C76	327.00'	1.19'	1.19'	N 02°55'32" W	1°23'33"
C77	327.00'	40.21'	40.19'	N 06°33'11" W	7°02'44"
C78	1732.00'	19.30'	19.30'	N 61°52'40" W	3°38'19"
C79	1732.00'	60.78'	60.77'	N 63°12'08" W	2°00'38"
C80	80.00'	113.80'	104.44'	N 69°51'36" E	81°30'08"
C81	88.00'	50.17'	49.50'	S 42°06'29" W	32°40'04"
C82	6.00'	9.42'	8.49'	S 73°26'30" W	90°00'00"
C83	6.00'	9.42'	8.49'	N 16°33'30" W	90°00'00"
C84	6.00'	9.42'	8.49'	N 73°26'30" E	90°00'00"
C85	6.00'	9.42'	8.49'	S 16°33'30" E	90°00'00"

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	3.29
PLUS AREA SUBDIVIDED INTO LOTS	8.65517819
AREA SUBTOTAL	11.95
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	14.06

EDU CALCULATION	
NUMBER OF DWELLING UNITS	62
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT	2.00



DRAWING NAME
PP2

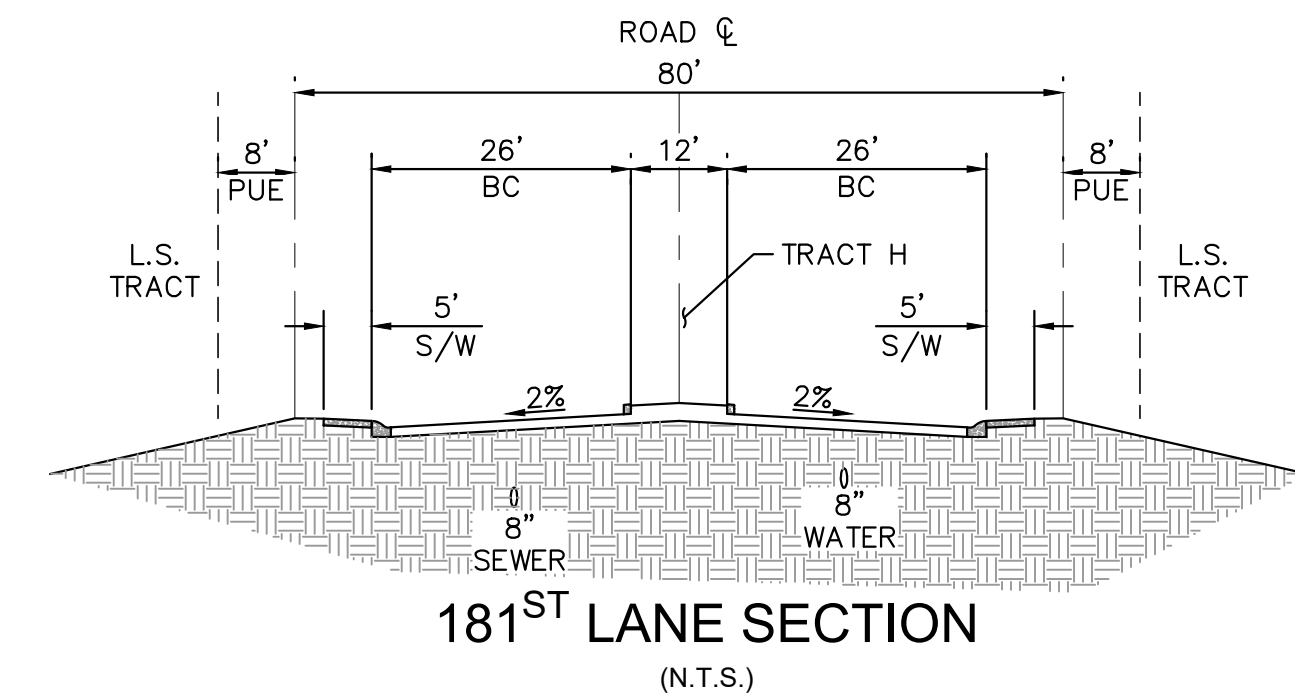
31101
CURTIS LELAND
BROWN
ONE STATE ST. 19-19
ARIZONA, US
EXPIRES 3/31/2021

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

PRE-APP#: PA18-147



RIGHT OF WAY AREA TABLE		
ROW	AREA (SF)	AREA (AC)
9.30 ROW	143507	3.29



\\Phx02\Data\Project\PHX_Civil\291306000 - Estrella Parcel 9.30\CADD\Pre-Plot\306000PP-03-PLAT.dwg, Layout:Layout1 Jun 19, 2019 - 11:36am JeffreyCastaneda
XREFS: X306000TB 9.30 PRELIM 9.28 BM 9.30 BM 9.29 BM 9.43 ADJ. PLAT. AS SHOWN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
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ESTRELLA MOUNTAIN
RANCH PARCEL 9.22

ESTRELLA MOUNTAIN
RANCH PARCEL 9.31

ESTRELLA MOUNTAIN
RANCH PARCEL 9.5

ESTRELLA MOUNTAIN
RANCH PARCEL 9.28

ESTRELLA MOUNTAIN
RANCH PARCEL 9.29

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC1	1555.00'	430.61'	429.24'	N 71°23'36" W	15°51'59"
BC2	1970.00'	460.52'	459.47'	N 15°20'38" E	13°23'38"
BC3	20.00'	31.95'	28.66'	N 67°48'17" E	91°31'41"
BC4	20.00'	31.95'	28.66'	N 20°40'02" W	91°31'41"
BC5	1970.00'	393.22'	392.57'	N 30°48'54" E	11°26'11"
BC6	88.00'	50.17'	49.50'	S 42°06'29" W	32°40'04"
BC7	1732.00'	62.54'	62.54'	S 60°31'26" E	7°04'08"
BC8	20.00'	32.14'	28.79'	S 74°28'34" W	92°04'08"

ROADWAY CL CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC1	1707.00'	438.00'	436.80'	N 66°50'25" W	14°42'06"
RC2	25.16'	42.69'	38.98'	N 32°15'19" W	83°52'20"
RC3	1813.00'	849.69'	841.93'	N 23°06'26" E	26°51'09"
RC4	1987.00'	71.17'	71.16'	S 71°10'32" E	2°03'08"
RC5	100.00'	209.31'	173.14'	N 49°53'15" E	119°55'35"
RC6	100.00'	75.73'	73.93'	N 31°46'16" W	43°23'27"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S 35°34'12" E	35.84'
BL2	S 08°38'49" W	110.71'
BL3	S 23°34'08" W	64.00'
BL4	S 36°32'00" W	32.48'
BL5	N 53°28'00" W	192.00'
BL6	S 36°32'00" W	93.04'
BL7	N 52°18'42" W	115.11'
BL8	N 10°04'33" W	250.44'
BL9	N 79°55'27" E	115.00'
BL10	N 86°00'19" E	8.64'
BL11	N 28°26'30" E	270.03'
BL12	N 30°30'38" E	50.00'
BL13	N 28°26'30" E	94.78'
BL14	S 61°33'30" E	80.00'
BL15	N 72°29'27" E	16.69'
BL16	N 10°04'33" W	377.60'

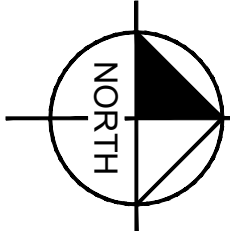
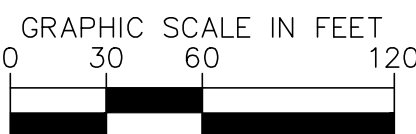
ROADWAY CL LINE TABLE

LINE	BEARING	DISTANCE
RL1	N 36°32'00" E	32.48'
RL2	N 28°26'30" E	140.86'
RL3	S 66°25'52" E	136.31'
RL4	S 72°12'05" E	107.31'
RL5	S 70°08'58" E	148.02'
RL6	N 10°04'33" W	393.53'
RL7	N 53°28'00" W	92.51'

LEGEND

	PROPERTY/LOT LINE
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED SECTION LINE

PROPOSED SIGHT VISIBILITY TRIANGLE



NOTES

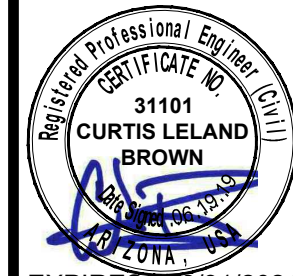
1. REFER TO SHEET 2 FOR CURVE TABLES.

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
SCALE (V): NONE
DESIGNED BY: JAC
DRAWN BY: OHS
CHECKED BY: CLB
DATE: 06/19/2019

ESTRELLA PARCEL 9.30
GOODYEAR, ARIZONA
PRELIMINARY PLAT
PRE-PLAT PLAN SHEET



PROJECT NO.
291306000
DRAWING NAME
PP3

3 OF 3

PROJECT NAME: EMR PARCEL 9.30

PRE-APP#: PA18-147