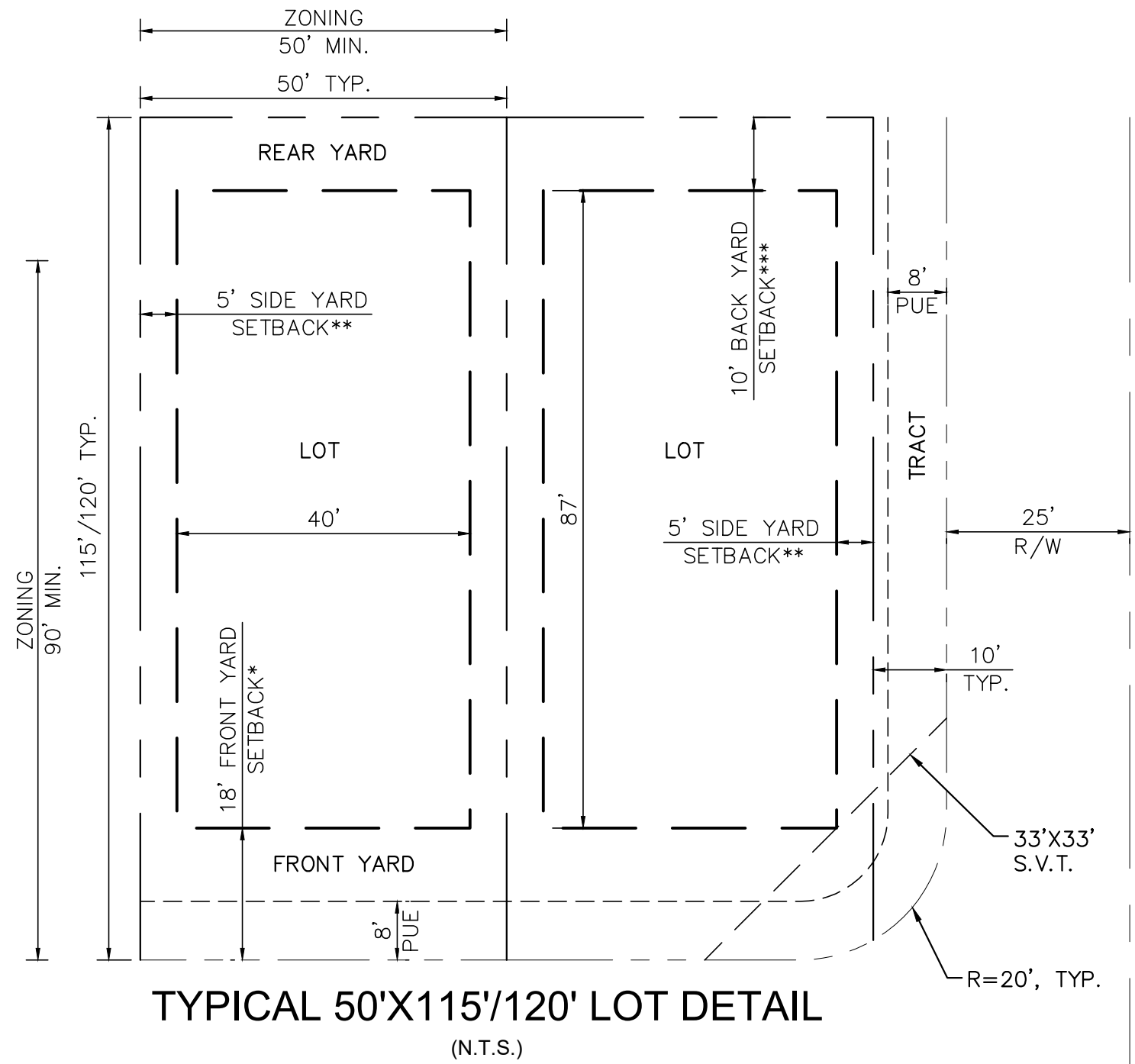


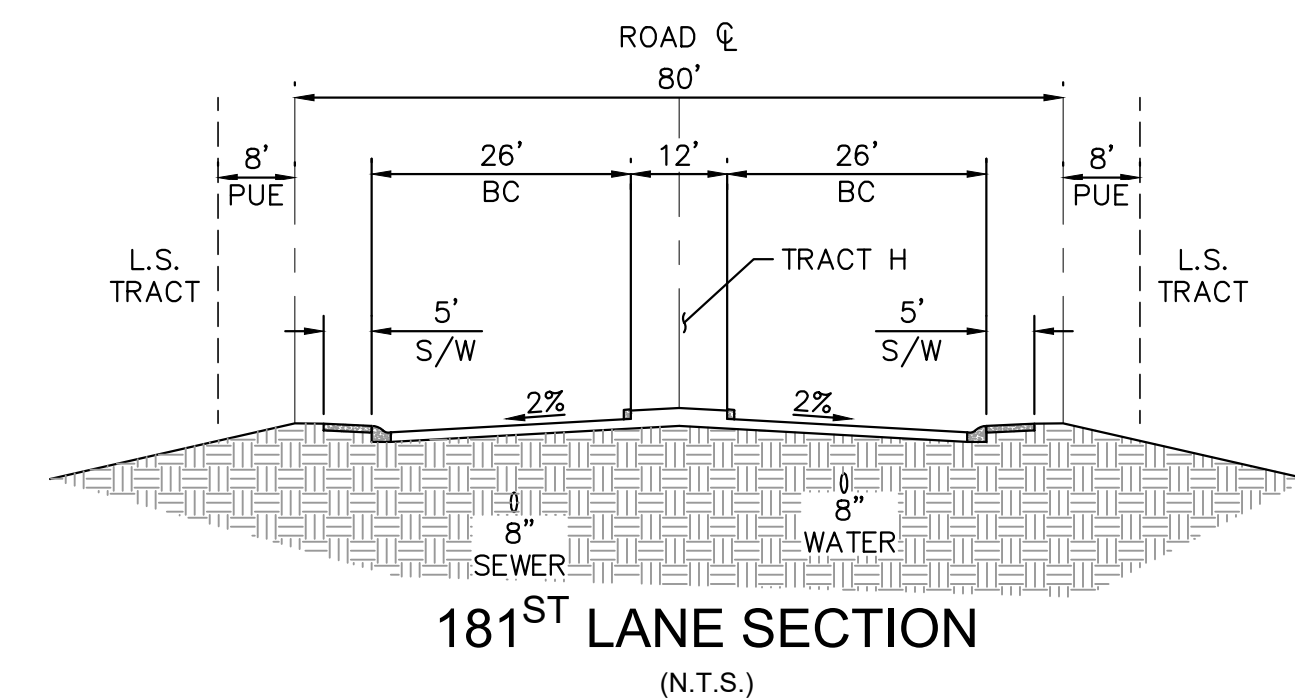
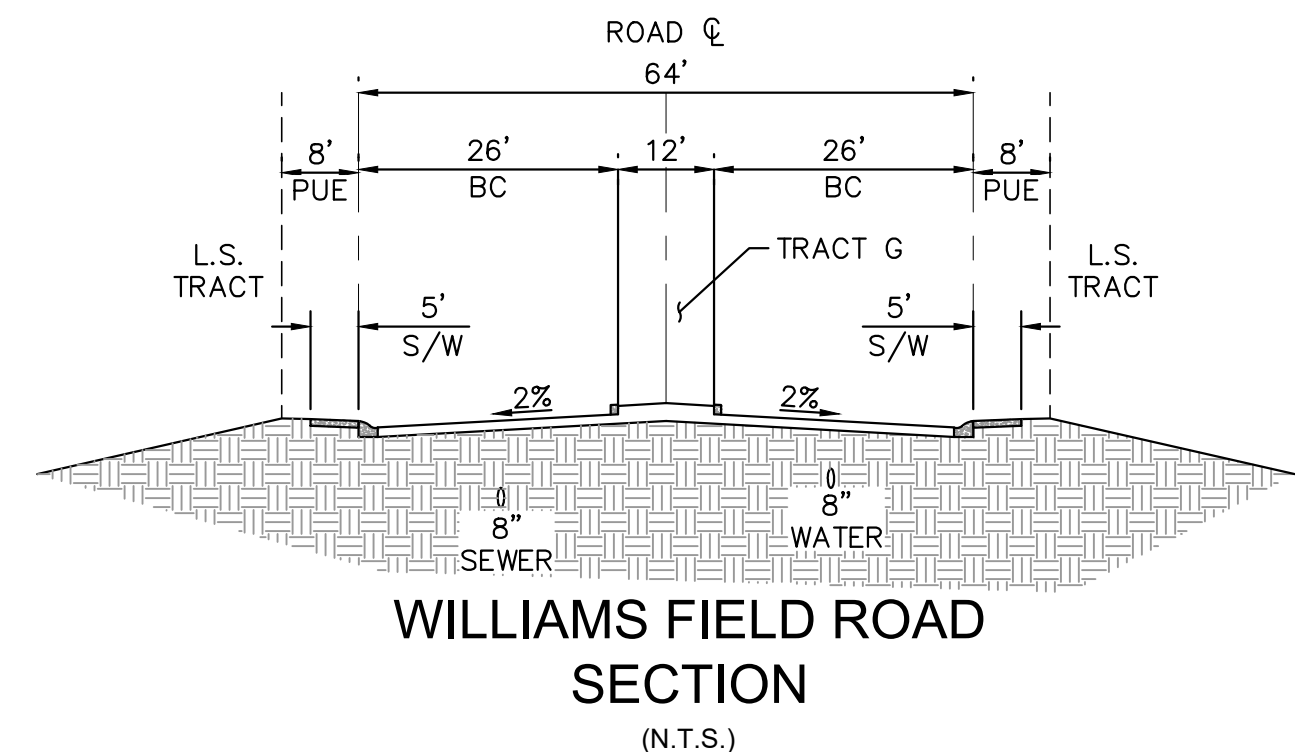
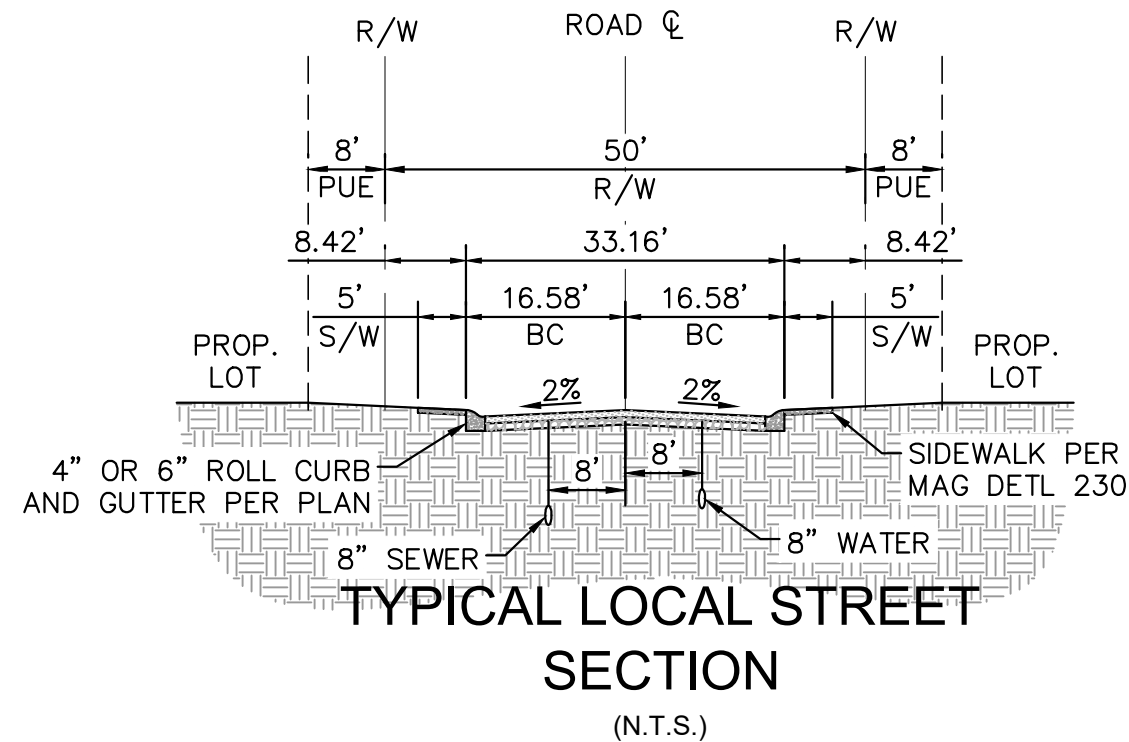
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XREFS: X306000TB 9.28 and 9.30.bm PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.34'	28.23'	S 68°41'05" W	89°46'06"
C2	20.00'	31.95'	28.66'	N 20°40'02" W	91°31'41"
C3	1970.00'	393.22'	392.57'	N 30°48'54" E	11°26'11"
C4	55.00'	72.51'	67.37'	S 21°04'40" E	75°32'26"
C5	20.00'	32.15'	28.80'	S 17°36'52" E	92°06'43"
C6	1555.00'	430.61'	429.24'	N 71°23'36" W	15°51'59"
C7	1970.00'	460.52'	459.47'	N 15°20'38" E	13°23'38"
C8	20.00'	31.95'	28.66'	N 67°48'17" E	91°31'41"
C9	20.00'	27.47'	25.36'	S 27°04'48" E	78°42'08"
C10	1838.00'	17.35'	17.35'	S 36°15'46" W	*32°27"
C11	1838.00'	49.52'	49.51'	S 35°13'14" W	1°32'37"
C12	1838.00'	49.52'	49.51'	S 33°40'38" W	1°32'37"
C13	1838.00'	49.52'	49.51'	S 32°08'01" W	1°32'37"
C14	1838.00'	49.52'	49.51'	S 30°35'24" W	1°32'37"
C15	1838.00'	49.52'	49.51'	S 29°02'48" W	1°32'37"
C16	1838.00'	49.52'	49.51'	S 27°30'11" W	1°32'37"
C17	1838.00'	49.52'	49.52'	S 25°57'34" W	1°32'37"
C18	1838.00'	45.74'	45.74'	S 21°15'08" W	*1°25'33"
C19	20.00'	3.38'	3.38'	S 17°07'05" W	9°41'38"
C20	1838.00'	49.10'	49.10'	S 19°46'26" W	1°31'50"
C21	1838.00'	49.51'	49.51'	S 18°14'12" W	1°32'36"
C22	1838.00'	49.10'	49.10'	S 16°41'59" W	1°31'50"
C23	1838.00'	49.51'	49.51'	S 15°09'45" W	1°32'36"
C24	1838.00'	49.51'	49.51'	S 13°37'09" W	1°32'36"
C25	1838.00'	49.10'	49.10'	S 12°04'56" W	1°31'50"
C26	1838.00'	23.57'	23.57'	S 10°56'58" W	*44°05"
C27	55.00'	16.16'	16.11'	S 19°00'04" W	16°50'17"
C28	55.00'	10.30'	10.28'	S 22°03'23" W	10°43'41"
C29	55.00'	30.96'	30.56'	S 74°58'36" E	32°15'26"
C30	55.00'	17.19'	17.12'	S 82°09'02" E	17°54'35"
C31	1682.00'	5.79'	5.79'	S 73°05'49" E	*11°50"
C32	1682.00'	56.14'	56.13'	S 72°02'32" E	1°54'44"
C33	1682.00'	53.34'	53.34'	S 70°10'40" E	1°49'01"
C34	1682.00'	56.14'	56.13'	S 68°18'47" E	1°54'44"
C35	1682.00'	53.34'	53.34'	S 66°26'55" E	1°49'01"
C36	1682.00'	56.14'	56.13'	S 64°35'02" E	1°54'44"
C37	1732.00'	49.49'	49.49'	N 65°01'34" W	1°38'14"
C38	1732.00'	49.49'	49.49'	N 66°39'48" W	1°38'14"
C39	1732.00'	49.49'	49.49'	N 68°18'02" W	1°38'14"
C40	1732.00'	49.49'	49.49'	N 69°56'16" W	1°38'14"
C41	1732.00'	49.49'	49.49'	N 71°34'30" W	1°38'14"
C42	1732.00'	40.21'	40.20'	N 73°03'32" W	1°19'48"
C43	20.00'	8.23'	8.17'	N 61°55'55" W	23°35'01"

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°42'25" W	1°06'53"
C56	2012.00'	32.91'	32.91'	N 71°43'58" W	*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	*56°17"
C71	30.00'	14.72'	14.57'	S 60°44'16" E	28°06'36"
C72	80.00'	31.70'	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	*12°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	*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"



- NOTES:
- 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.
 - 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.
 - 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.



LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6046	0.14
2	6130	0.14
3	6130	0.14
4	6130	0.14
5	6130	0.14
6	6130	0.14
7	6130	0.14
8	6126	0.14
9	5967	0.14
10	5817	0.13
11	5866	0.13
12	5817	0.13
13	6129	0.14
14	6129	0.14
15	6079	0.14
16	6080	0.14
17	5786	0.13
18	6243	0.14
19	5931	0.14
20	6243	0.14
21	5931	0.14
22	6064	0.14
23	5874	0.13
24	5874	0.13
25	5874	0.13
26	5874	0.13
27	5874	0.13
28	6229	0.14
29	6091	0.14
30	5855	0.13
31	5904	0.14
32	5933	0.14
33	5757	0.13
34	6499	0.15
35	6317	0.15
36	5927	0.14
37	5844	0.13
38	5783	0.13
39	5750	0.13
40	5750	0.13
41	5750	0.13
42	5750	0.13
43	5750	0.13
44	5750	0.13
45	5750	0.13
46	6284	0.14
47	8184	0.19
48	7436	0.17
49	5815	0.13
50	6849	0.16
51	8583	0.20
52	5750	0.13
53	5750	0.13
54	5750	0.13
55	5750	0.13
56	5750	0.13
57	5872	0.13
58	5952	0.14
59	6272	0.14
60	6155	0.14
61	6079	0.14
62	5999	0.14

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 DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	62
DIVIDED BY ADJUSTED GROSS AREA	14.06
ADJUSTED GROSS DENSITY	4.41

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



TRACT AREA TABLE					
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE/ OWNER	PASSIVE OPEN SPACE %
TRACT A	173	0.00	OPEN SPACE, LANDSCAPE, PUE	H.O.A	90
TRACT B	49823	1.14	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE	H.O.A	43
TRACT C	7811	0.18	OPEN SPACE, LANDSCAPE, PUE	H.O.A	80
TRACT D	40029	0.92	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE	H.O.A	60
TRACT E	2313	0.05	OPEN SPACE, LANDSCAPE, PUE	H.O.A	90
TRACT F	18502	0.42	OPEN SPACE, LANDSCAPE, PUE, DRAINAGE, SEWER	H.O.A	65
TRACT G	1071	0.02	OPEN SPACE, LANDSCAPE	H.O.A	70
TRACT H	1063	0.02	OPEN SPACE, LANDSCAPE	H.O.A	70
TOTAL	120787	2.77			

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

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

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

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: JAC
DRAWN BY: CHS
CHECKED BY: CLB
DATE: 06/19/2019

ESTRELLA PARCEL 9.30
GOODYEAR, ARIZONA
PRELIMINARY PLAT
DETAIL SHEET



PROJECT NO.
291306000
DRAWING NAME
PP2
2 OF 3

PROJECT NAME: EMR PARCEL 9.30
PRE-APP#: PA18-147

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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	29.16'	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'

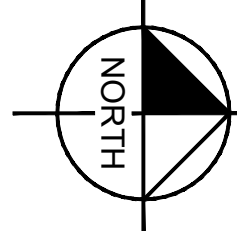
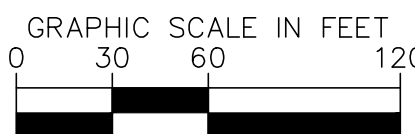
ROADWAY CL LINE TABLE

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.

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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
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DESIGNED BY: JAC
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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

PRE-APP#: PA18-147 PROJECT NAME: EMR PARCEL 9.30