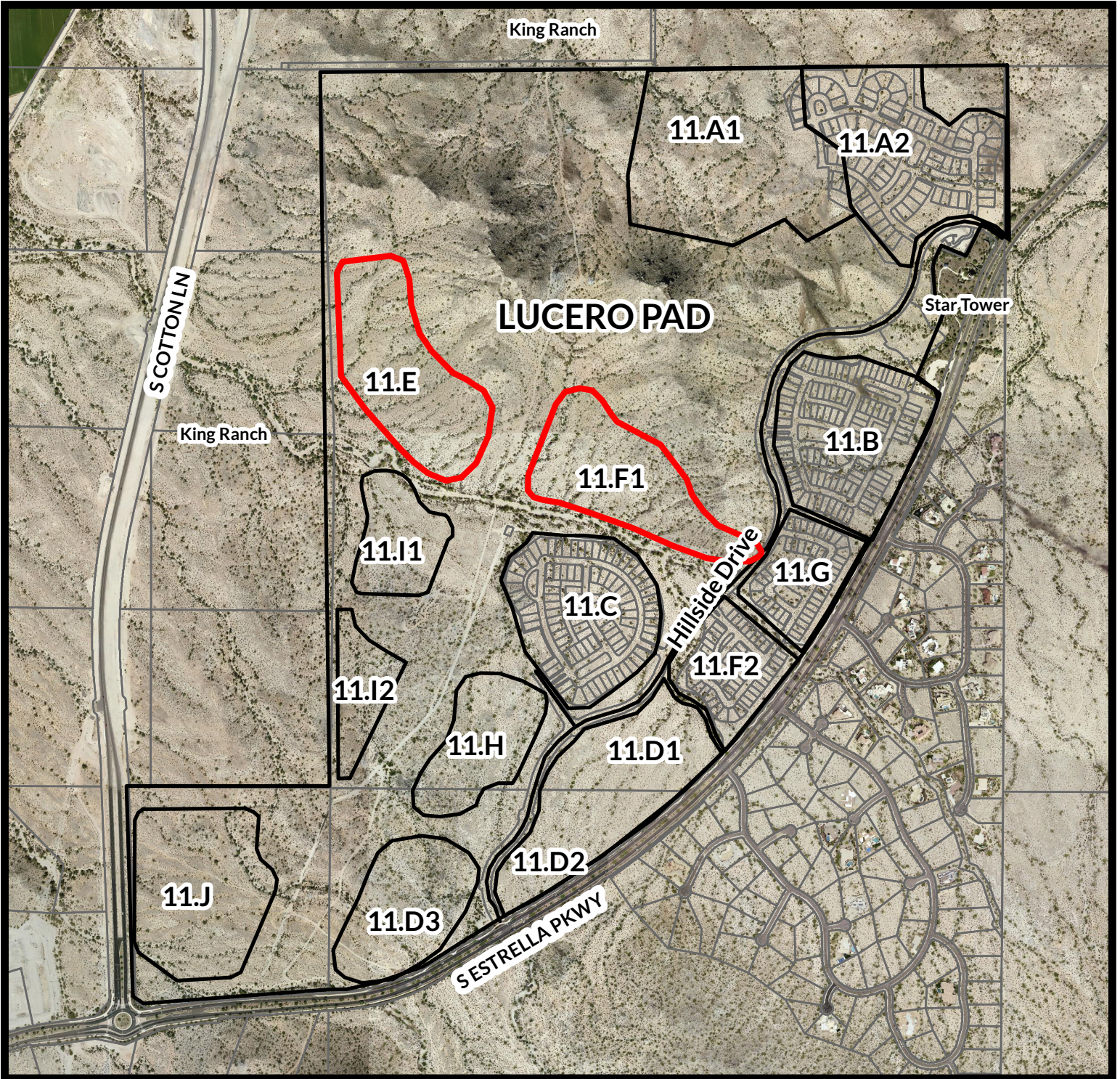


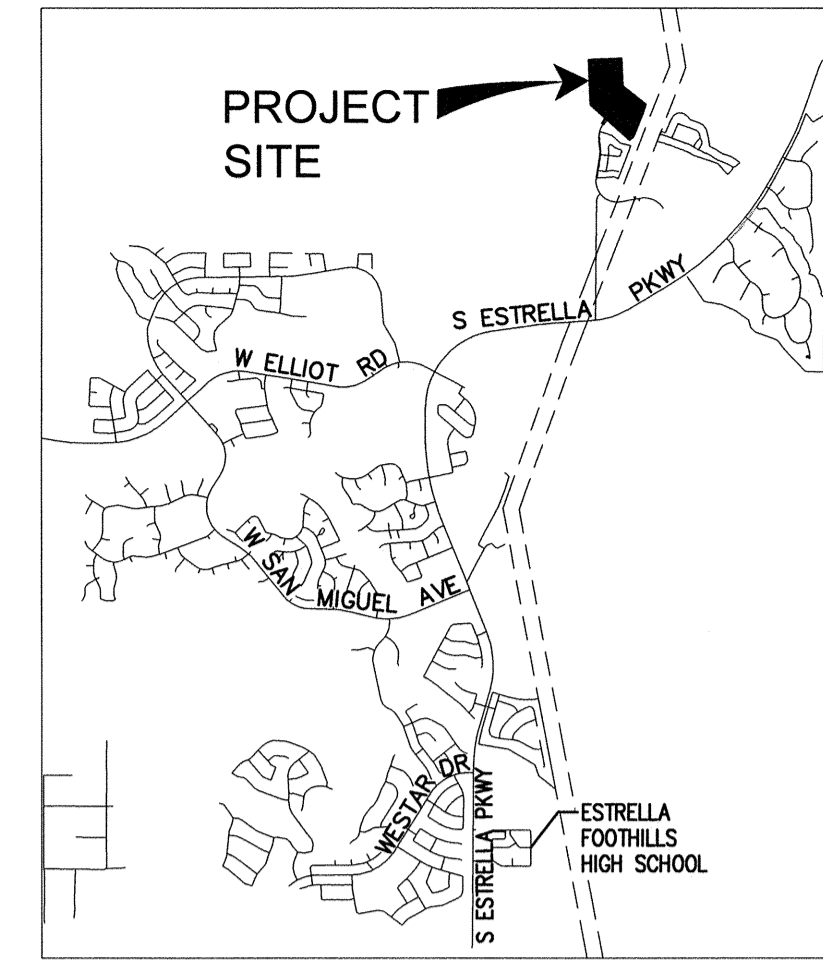
Aerial Exhibit  
Preliminary Plats  
11.E & 11.F1



Drawn By: Alex Lestinsky  
City of Goodyear Development Services Department  
Date: September 4, 2018



PRELIMINARY PLAT  
FOR  
**ESTRELLA - PARCEL 11.E**  
A PARCEL OF LAND, IN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
NOT TO SCALE

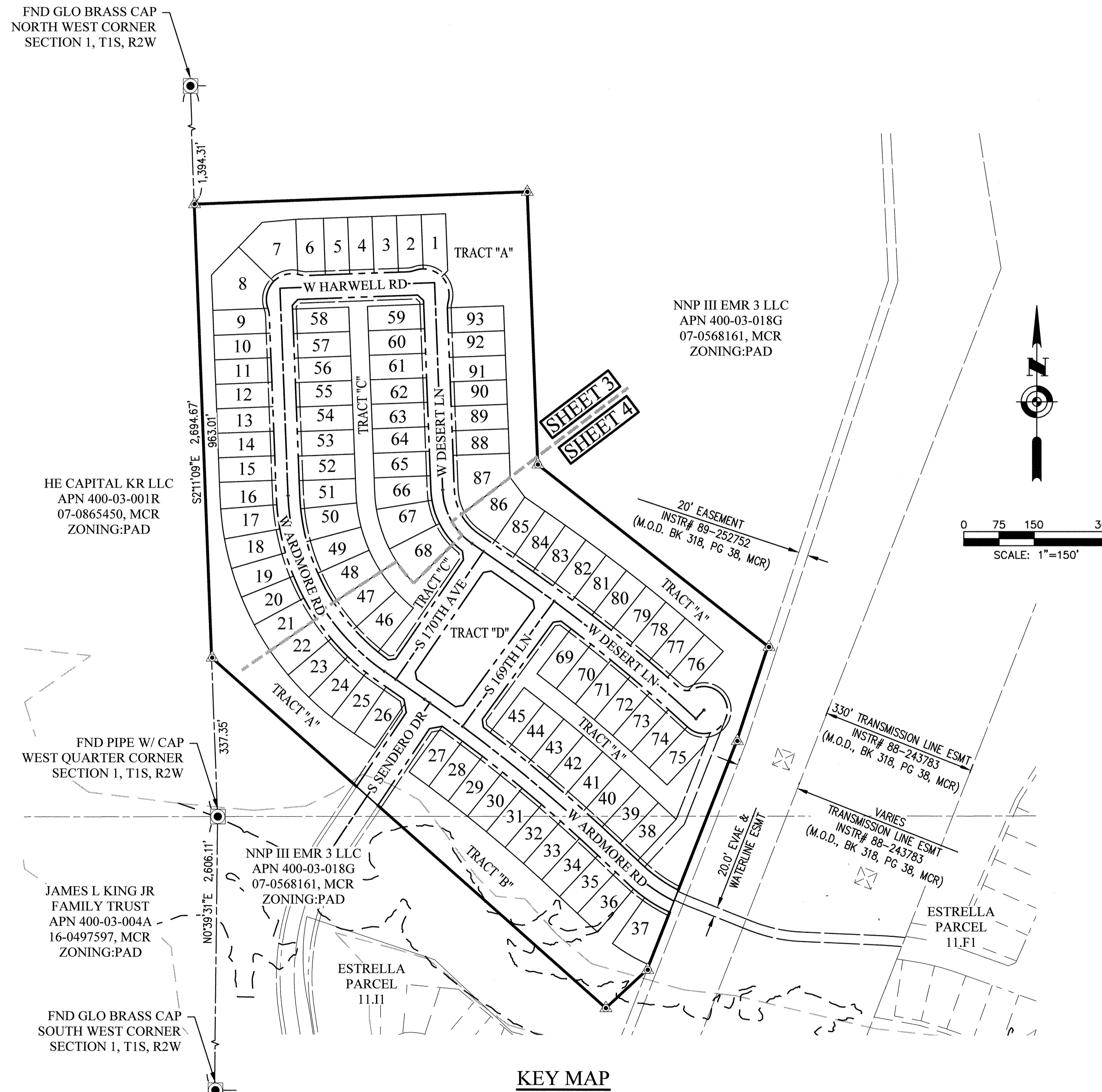
SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,594.38	28.85
STREET ROW	207,023.09	4.75
NET AREA	1,049,571.29	24.09
LOT SIZE (MIN)	52' X 120'	
TOTAL NUMBER OF LOTS	93	
AREA SUBDIVIDED INTO LOTS	625,256.13	14.35
AVERAGE LOT SIZE	6,743.18	0.15
GROSS DENSITY (LOTS/ACRE)	3.22 DU/ACRE	
OPEN SPACE	424,315.16	9.74
% OF GROSS AREA IN OPEN SPACE	33.77 %	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	4.75
PLUS AREA SUBDIVIDED INTO LOTS	14.35
AREA SUBTOTAL (4.75+14.35 = 19.10)	19.10
APPLY 15% OPEN SPACE FACTOR	.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	22.47

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	93
DIVIDED BY ADJUSTED GROSS AREA	22.47
ADJUSTED GROSS DENSITY (93/22.47 = 4.14)	4.14

EDU CALCULATION	
NUMBER OF DWELLING UNITS	93
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (93 X .82 = 76.26)	76.26

LEGEND		
--- RIGHT-OF-WAY LINE	ALTA	AMERICAN LAND TITLE ASSOCIATION
--- EASEMENT LINE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
--- CENTERLINE	GLO	GOVERNMENT LAND OFFICE
--- BOUNDARY LINE	MCR	MARICOPA COUNTY RECORDER
--- MATCH LINE	MOD	MAP OF DEDICATION
--- LOT LINE	PAD	PLANNED AREA DEVELOPMENT
● SURVEY MONUMENT (FOUND)	PKWY	PARKWAY
▲ BOUNDARY MONUMENT	PUE	PUBLIC UTILITY EASEMENT
○ CENTERLINE MONUMENT	R	RADIUS
○ CALCULATED MONUMENT	R/W	RIGHT-OF-WAY
○ INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)	SWE	SIDEWALK EASEMENT
	VNAE	VEHICULAR NON-ACCESS EASEMENT
	WLE	WATER LINE EASEMENT



KEY MAP

PROPERTY OWNER

NNP III EMR 3 LLC  
5090 N. 40TH STREET, SUITE 210  
PHOENIX, AZ 85018  
TEL: (602) 468-0800  
CONTACT: R. STUART BARNY, P.E.  
EMAIL: SBARNY@NEWLANDCO.COM

ENGINEER

HOSKIN RYAN CONSULTANTS, INC.  
5050 N. 40TH ST., SUITE 100  
PHOENIX, AZ 85018  
TEL: (602) 252-8384  
FAX: (602) 252-8385  
CONTACT: ERIC SHAWD, P.E., C.E.I.  
EMAIL: ERICSH@HOSKINRYAN.COM

SHEET INDEX

SHEET 1	COVER SHEET, KEY MAP, SITE DATA AND LEGEND
SHEET 2	LOT & TRACT TABLES, LEGAL DESCRIPTION, NOTES
SHEET 3-4	TYPICAL STREET, PAD, & SIGHT VISIBILITY DETAILS PRELIMINARY PLAT SHEETS

UTILITIES

- ELECTRIC - ARIZONA PUBLIC SERVICE (APS)
- TELEPHONE - CENTURY LINK/COX COMMUNICATIONS
- CABLE - COX COMMUNICATIONS
- GAS - SOUTHWEST GAS
- WATER - CITY OF GOODYEAR
- SEWER - CITY OF GOODYEAR
- FIRE - CITY OF GOODYEAR
- POLICE - CITY OF GOODYEAR
- FIRE - CITY OF GOODYEAR
- RECLAIMED WATER - PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-03-018G

HOME OWNERS ASSOCIATION

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

SURVEY BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL AND ESTRELLA PARKWAY  
ELEVATION = 1028.37

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA HAVING A BEARING OF SOUTH 02°11'09" EAST

FLOODPLAIN

PORTIONS OF THE SITE WITHIN THE FEMA DESIGNATED FLOODPLAIN ZONE A. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED PER CASE # 17-09-1716R.  
ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

NOTE

SENDERO DRIVE, 20-FT EMERGENCY ACCESS AND ESTRELLA PARCEL 11.F1 TO BE CONSTRUCTED WITH OR PRIOR TO PARCEL 11.E

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DRAFTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

Hoskin•Ryan Consultants, Inc.  
creative engineering solutions

5050 N. 40th Street Suite #100 Phoenix, AZ 85018  
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com

REVISIONS:

ESTRELLA - PARCEL 11.E

PRELIMINARY PLAT  
COVER SHEET

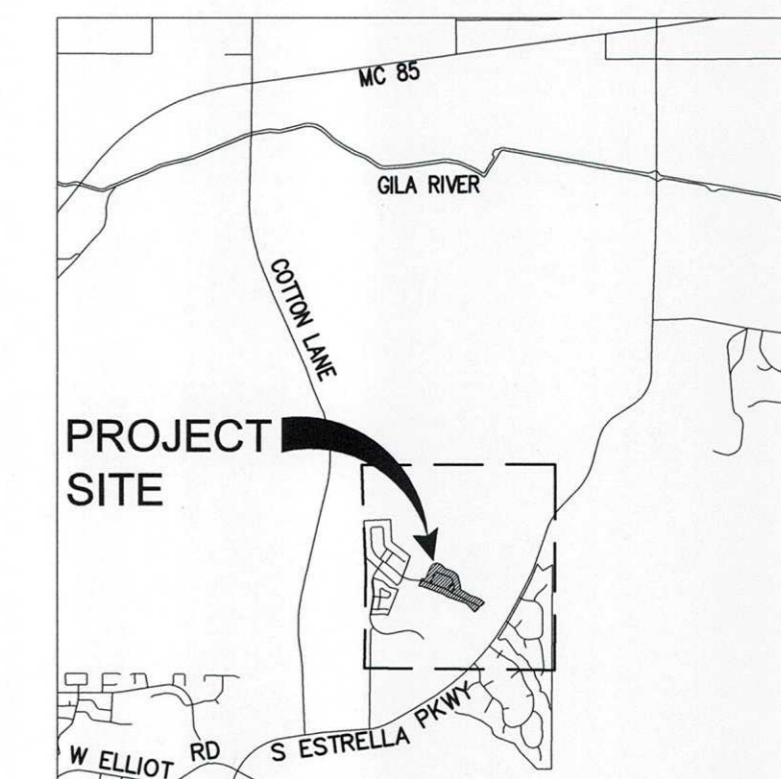
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED:	EDS
DRAWN:	TLD
CHECKED:	EDS DATE: 10/19/2018
SHEET	1 OF 4
PROJECT NO.	18-004-01

# PRELIMINARY PLAT FOR ESTRELLA - PARCEL 11.F1

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



**VICINITY MAP**  
NOT TO SCALE

### PROPERTY OWNER

NNP III EMR 3 LLC  
5090 N. 40TH STREET, SUITE 210  
PHOENIX, AZ 85018  
TEL: (602) 468-0800  
CONTACT: STUART BARNEY P.E.  
EMAIL: SBARNEY@NEWLANDCO.COM

### ENGINEER

HOSKIN RYAN CONSULTANTS  
5050 N. 40TH ST., SUITE 100  
PHOENIX, AZ 85018  
TEL: (602) 252-8384  
FAX: (602) 252-8385  
CONTACT: ERIC SHAW P.E., C.E.I.  
EMAIL: ERICSH@HOSKINRYAN.COM

### SHEET INDEX

SHEET 1	COVER SHEET, KEY MAP, SITE DATA AND LEGEND
SHEET 2	LOT & TRACT TABLES, LEGAL DESCRIPTION, NOTES
SHEET 3-4	TYPICAL STREET, PAD, & SIGHT VISIBILITY DETAILS PRELIMINARY PLAT SHEETS

### UTILITIES

ELECTRIC	- ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	- CENTURY LINK/COX COMMUNICATIONS
CABLE	- COX COMMUNICATIONS
GAS	- SOUTHWEST GAS
WATER	- CITY OF GOODYEAR
SEWER	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
POLICE	- CITY OF GOODYEAR
FIRE	- CITY OF GOODYEAR
RECLAIMED WATER	- PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

### TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-03-018G

### HOME OWNERS ASSOCIATION

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

### SURVEY BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL AND ESTRELLA PARKWAY  
ELEVATION = 1028.37

### BASIS OF BEARING

THE NORTH-SOUTH MID-SECTION LINE OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA HAVING A BEARING OF NORTH 01°06'57" WEST

### FLOODPLAIN

PORTIONS OF THE SITE LIES WITHIN THE FEMA DESIGNATED FLOODPLAIN ZONE A. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST HAS BEEN SUBMITTED PER CASE # 17-09-1716R. ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR FLOOD LEVEL.

### NOTE

PARCEL 11.F1 AND 20-FT EMERGENCY ACCESS TO BE CONSTRUCTED CONCURRENT WITH, OR PRIOR TO, PARCEL 11.E

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	805,340.87	18.49
STREET ROW	149,861.16	3.44
NET AREA	655,479.71	15.05
LOT SIZE (MIN)	60'x120'	
TOTAL NUMBER OF LOTS	58	
AREA SUBDIVIDED INTO LOTS	482,151.09	11.07
AVERAGE LOT SIZE	8,312.95	0.19
GROSS DENSITY	3.14 DU/ACRE	
OPEN SPACE	173,328.62	3.98
% OF GROSS AREA IN OPEN SPACE	21.52 %	
EXISTING ZONING	P.A.D.	

### CALCULATION OF ADJUSTED GROSS AREA

AREA OF LOCAL STREET ROW	3.44
PLUS AREA SUBDIVIDED INTO LOTS	11.07
AREA SUBTOTAL (3.44+11.07 = 14.51)	14.51
APPLY 15% OPEN SPACE FACTOR	.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	17.07

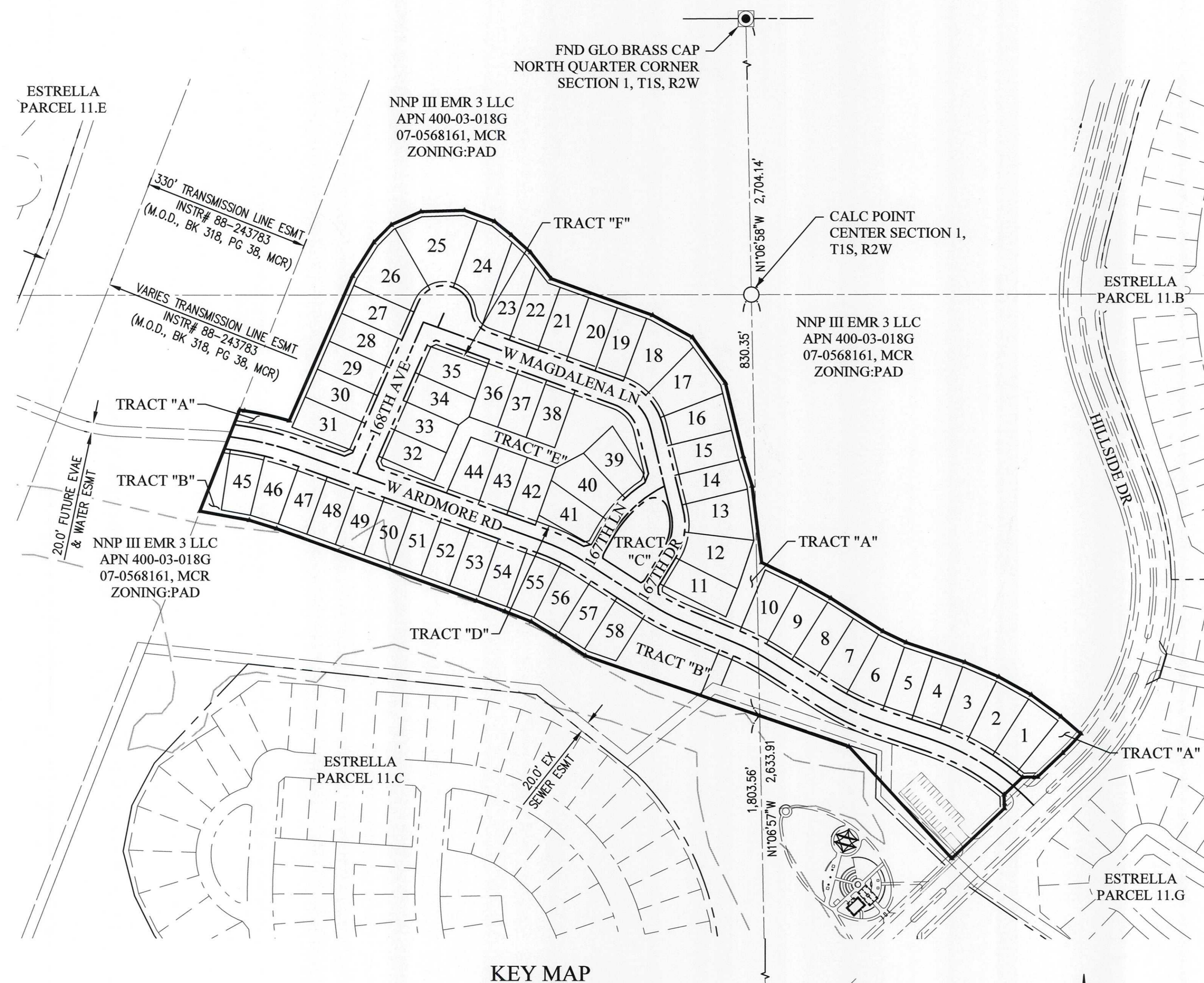
### EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	58
DIVIDED BY ADJUSTED GROSS AREA	17.07
ADJUSTED GROSS DENSITY (58/17.07 = 3.40)	3.40

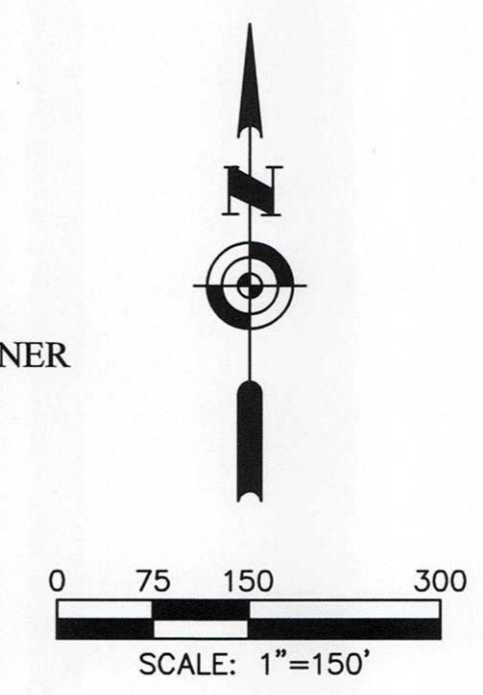
### EDU CALCULATION

NUMBER OF DWELLING UNITS	58
EQUIVALENT EDU FACTOR FOR 2-3 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT (58 X 1.00 = 58.00)	58.00

LEGEND		
	ALTA	AMERICAN LAND TITLE ASSOCIATION
	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
	GLO	GOVERNMENT LAND OFFICE
	MCR	MARICOPA COUNTY RECORDER
	MOD	MAP OF DEDICATION
	PAD	PLANNED AREA DEVELOPMENT
	PKWY	PARKWAY
	PUE	PUBLIC UTILITY EASEMENT
	R	RADIUS
	R/W	RIGHT-OF-WAY
	SWE	SIDEWALK EASEMENT
	VNAE	VEHICULAR NON-ACCESS EASEMENT
	WLE	WATER LINE EASEMENT



**KEY MAP**



REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DRAFTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

**Hoskin • Ryan Consultants, Inc.**  
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 Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com

REVISIONS:


**ESTRELLA - PARCEL 11.F1**  
**PRELIMINARY PLAT**  
**COVER SHEET**  
 Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

EXPIRES 3/31/2021

DESIGNED:	EDS
DRAWN:	RJ
CHECKED:	EDS DATE: 11/28/2018
SHEET 1 OF 4	
PROJECT NO. 18-004-08	