

Preliminary Plat Project Narrative – Estrella Community 11, Parcel A1

Parcel A1 is a proposed 77 lot, 8 tract subdivision that is part of Community 11 within the Estrella Master Planned Community in Goodyear. It is located immediately south of Kings Ranch, west Parcel A2, to the south and west is a undeveloped land owned by NNP III – Estrella Mountain Ranch LLC. Please refer to attached Parcel A1/A2 and Community 11 Maps.

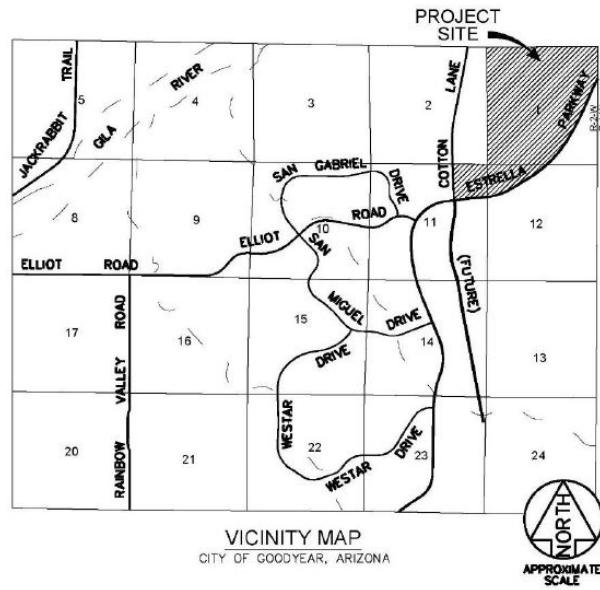
Parcel A1 is 37.09 Acres with a gross density of 2.08 dwelling units per acre. The lots are a mix of 60-feet wide by 120 feet (29 lots) deep, and 70-feet wide by 130-feet deep (48 lots). The roads will follow Goodyear's typical local road section with sidewalk on one side of the street being proposed, see Section A-A on page 4. The northerly entrance into Parcel A1 will have the typical local road section while the southerly entrance into the parcel will have a wider entrance with a median as shown in Section B-B on page 4. The roads will be designed so that they can be either public OR private. This will be determined before the final plat is approved.

Offsite drainage is generated from the north and south and will be collected and conveyed around and through the project site. Per the approved Estrella Community 11 Master Drainage Report, March 2016 and approved April 29, 2016, Parcel A1 is not required to provide 100-year 6-hour retention onsite. Community 11 is being handled on a pre vs post basis using regional storage within community 11. Parcel A1 drainage design will conform to the approved master drainage report, with changes previously discussed with City staff and outlined in the Parcel A1 Preliminary Drainage Report. Storage is used to attenuate the 100 year, 6-hour flow to reduce the post condition flows leaving the site. In addition, Parcel A1 will treat the first half inch of runoff with a biofilter system prior to discharging into a natural watercourse.

Community 11 Master Water Report by Entellus dated March 2016 was approved by the city on May 23, 2016. Parcel A1 water infrastructure will consist of 8-inch ductile iron pipe. The 8-inch water line will tie into two 8-inch stubs provided from Parcel A2.

The Community 11 Master Sewer Report by SHG, revised May 2016 was approved by the city on May 3, 2016. A portion of the west side of the Parcel A1 (61 lots) will gravity via an 8-inch sewer line and will discharge to the proposed A1 lift station located south of lot 137. A 4-inch force main will run east from the A1 lift station and connect to a manhole near the Parcel A1/A2 boundary. A portion of east side of the site (17 lots) will gravity and connect to the 8-inch stubs from Parcel A2.

Community 11 Master Reclaimed Water Report by SHG, revised April 2016 was approved by the city on April 29, 2016. Parcel A1 reclaimed water will be a privately owned system constructed outside of the right of way. The preliminarily sized 2-inch reclaimed water line for Parcel A1 will tie into a proposed 2-inch reclaimed waterline stub from Parcel A2.



Parcels A1 and A2

LUCERO - LOTTING PLAN

LEGEND

PHASE 1A

- A1 70'x130'
- A2 60'x120'
- B 47'x115'
- C 52'x120'

PHASE 1B

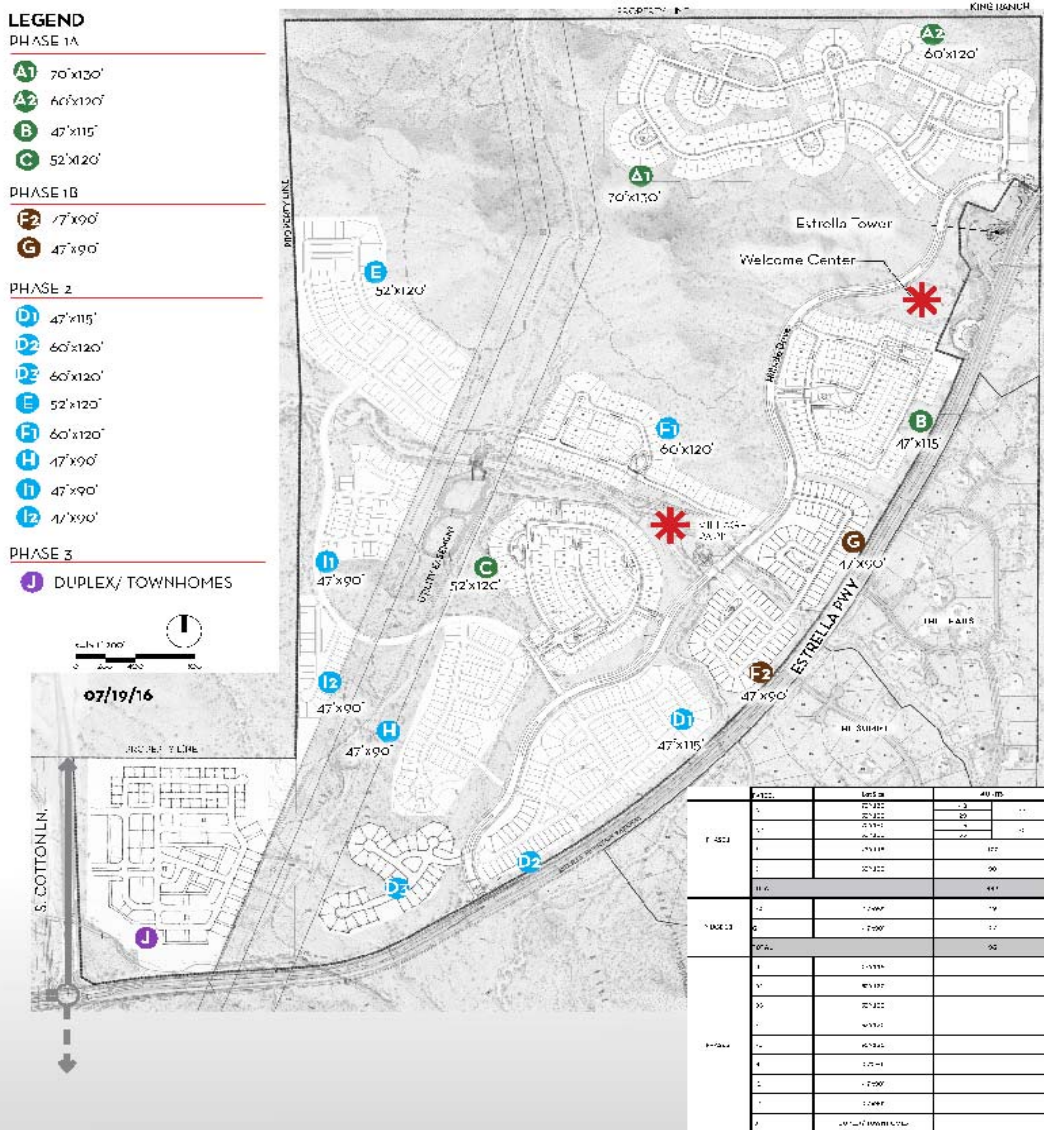
- F2 17'x90'
- G 47'x90'

PHASE 2

- D1 47'x115'
- D2 60'x120'
- D3 60'x120'
- E 52'x120'
- F1 60'x120'
- H 47'x90'
- I 47'x90'
- I2 47'x90'

PHASE 3

- J DUPLEX/TOWNHOMES



PHASE	LOT #	AREA (SQ. FT.)	AV. DIM.
PHASE 1A	1	9100	110
	2	7200	100
	3	7200	100
	4	7200	100
	5	7200	100
PHASE 1B	6	4230	70
	7	4230	70
	8	4230	70
PHASE 2	9	5130	85
	10	5130	85
	11	5130	85
	12	5130	85
	13	5130	85
	14	5130	85
	15	5130	85
	16	5130	85
PHASE 3	17	10000	130
	18	10000	130
TOTAL		100000	

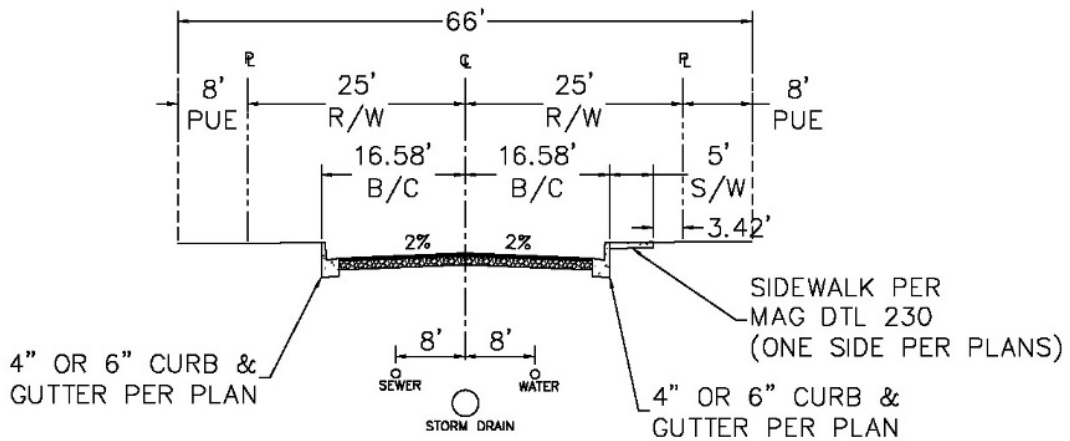
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SWABACK PARTNERS PLLC
 Architecture • Planning • Interior Design

LUCERO 2016
 LOTTING PLAN

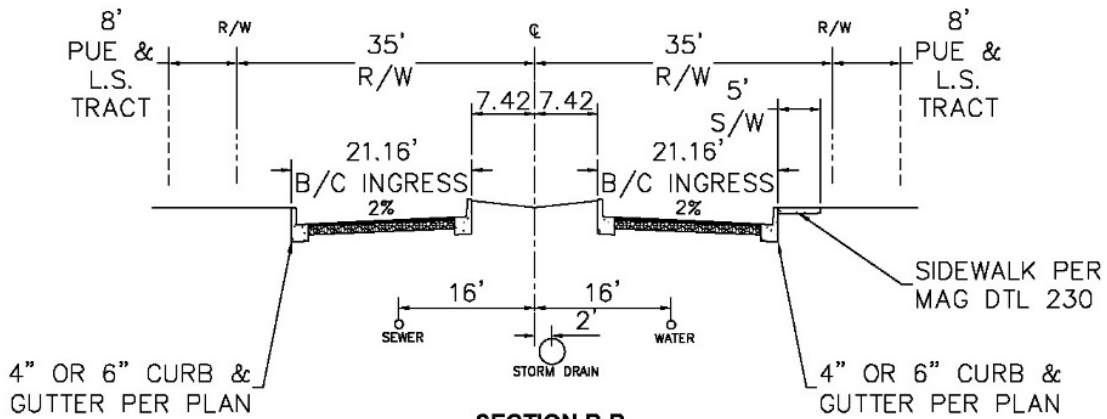
Community 11 Land Plan



SECTION A-A
LOCAL STREET TYPICAL STREET SECTION

LOOKING NORTH AND WEST

NOTE: 13.5' VERTICAL CLEARANCE MUST BE MAINTAINED AT CURBLINE AND ANY OVERHANG WITHIN THE STREET.



SECTION B-B
PARCEL ENTRY DRIVE W/ MEDIAN TYPICAL STREET SECTION

LOOKING NORTH AND WEST

NOTE: 13.5' VERTICAL CLEARANCE MUST BE MAINTAINED AT CURBLINE AND ANY OVERHANG WITHIN THE STREET.

Typical Street Sections