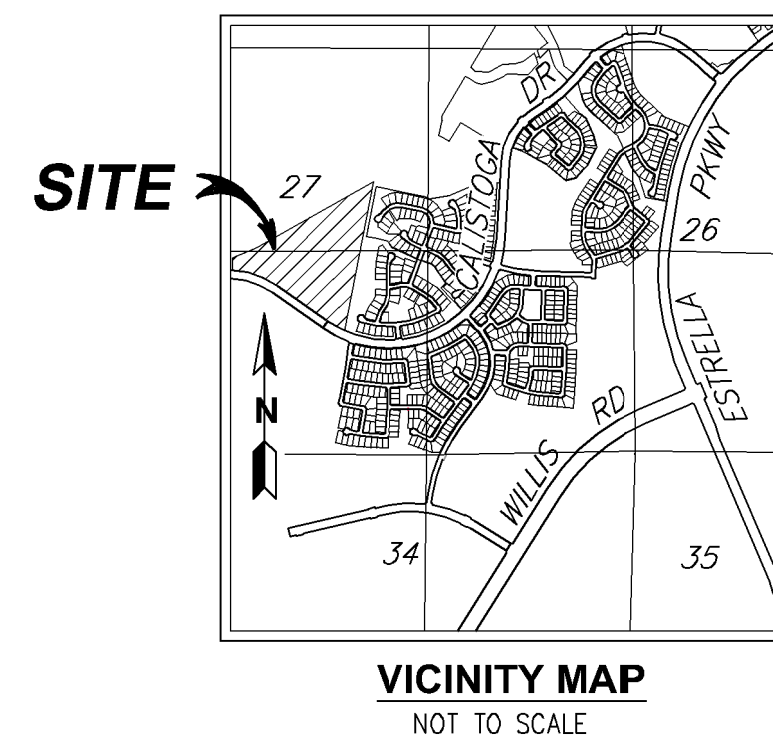


**PRELIMINARY PLAT FOR
ESTRELLA PARCEL 9.8**
GOODYEAR, ARIZONA
A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA



SITE DATA	
GROSS AREA:	38.15 AC
LOT SIZES:	
MINIMUM:	60' X 120'
TOTAL LOTS:	106 LOTS
GROSS RES. DENSITY:	2.78 DU/AC
OPEN SPACE:	9.98 AC
% GROSS OPEN SPACE:	26.17%
MAX LOT COVERAGE:	60%
EXISTING ZONING:	PAD-SFD-EX

OWNER & DEVELOPER
NRP III—ESTRELLA MOUNTAIN RANCH, LLC
5090 N. 40TH ST, STE 210
PHOENIX, AZ 85018
PHONE: (602) 468-0800
FAX: (602) 468-1633
CONTACT: STUART BARNEY

LANDSCAPE ARCHITECT

ANDERSON BARON
50 N. MCCLINTOCK DR. STE. 1
CHANDLER, AZ 85226
PHONE: (480) 699-7956
CONTACT: TOM DURANT

CIVIL ENGINEER
SLATER HANIFAN GROUP
11801 N. TATUM BLVD. STE 123
PHOENIX, AZ 85028
PHONE: (602) 687-9664
CONTACT: ROGER THEIS, P.E.

LAND SURVEYOR
WESTWOOD
14635 N KIERLAND BLVD., STE 112
SCOTTSDALE, AZ 85254
(480) 747-6558
CONTACT: JOSH MOYES

BASIS OF BEARING
THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK
GLO BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 2 WEST. PLAN ELEVATION = 973.37

FLUSH BRASS CAP AT THE INTERSECTION OF SAN MIGUEL AND
ESTRELLA PARKWAY. PLAN ELEVATION = 1026.73

CONVERSION EQUATION: TO ACHIEVE NAVD '88 DATUM ADD 1.64' TO ALL ELEVATIONS.

UTILITIES

WATER, SEWER AND FIRE: CITY OF GOODYEAR
TELEPHONE: CENTURY LINK
ELECTRIC: APS
CABLE T.V.: COX COMMUNICATIONS
GAS: SOUTHWEST GAS
RECLAIMED WATER: PRIVATE

SHEET INDEX

1.....	COVER SHEET
2.....	PLAN SHEET
3.....	DETAILS & TABLES

LEGEND:

- | | |
|---|-----------------------------|
|  | PROPOSED WATER LINE |
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | PROPOSED SEWER LINE |
|  | SEWER MANHOLE |
|  | EXIST. WATER LINE |
|  | EXIST. WATER VALVE |
|  | EXIST. WATER VALVE |
|  | EXIST. SEWER LINE |
|  | EXIST. SEWER MANHOLE |
|  | VEHICLE NON-ACCESS EASEMENT |
|  | PUBLIC UTILITY EASEMENT |
|  | BUILDING SETBACK LINE |
|  | SURVEY MONUMENT |

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Miss Shale, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

S|G GROUP
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
11801 N. TATUM BOULEVARD #123, PHOENIX, AZ 85028
PHONE (602) 687-9664

[illegible]

NNP III-ESTRELLA MOUNTAIN RANCH, LLC

ESTRELLA PARCEL 9.8
PRELIMINARY PLAT

SEC 27
T 1S
R 2W

DATE: 6/8/2015

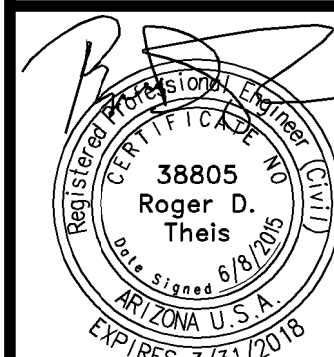
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DESIGNER: J

CHECKED: RT

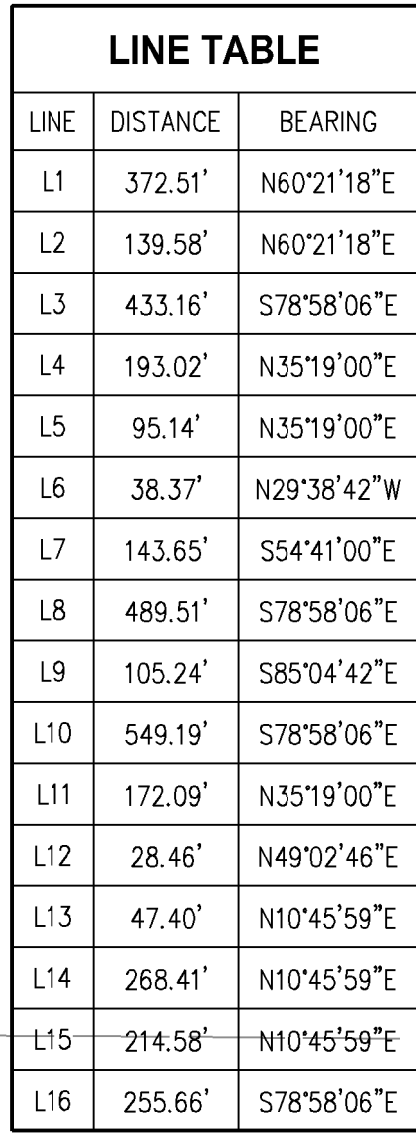
PROJECT NO.

NWC1309-001



PP01
SHEET 1 OF 3

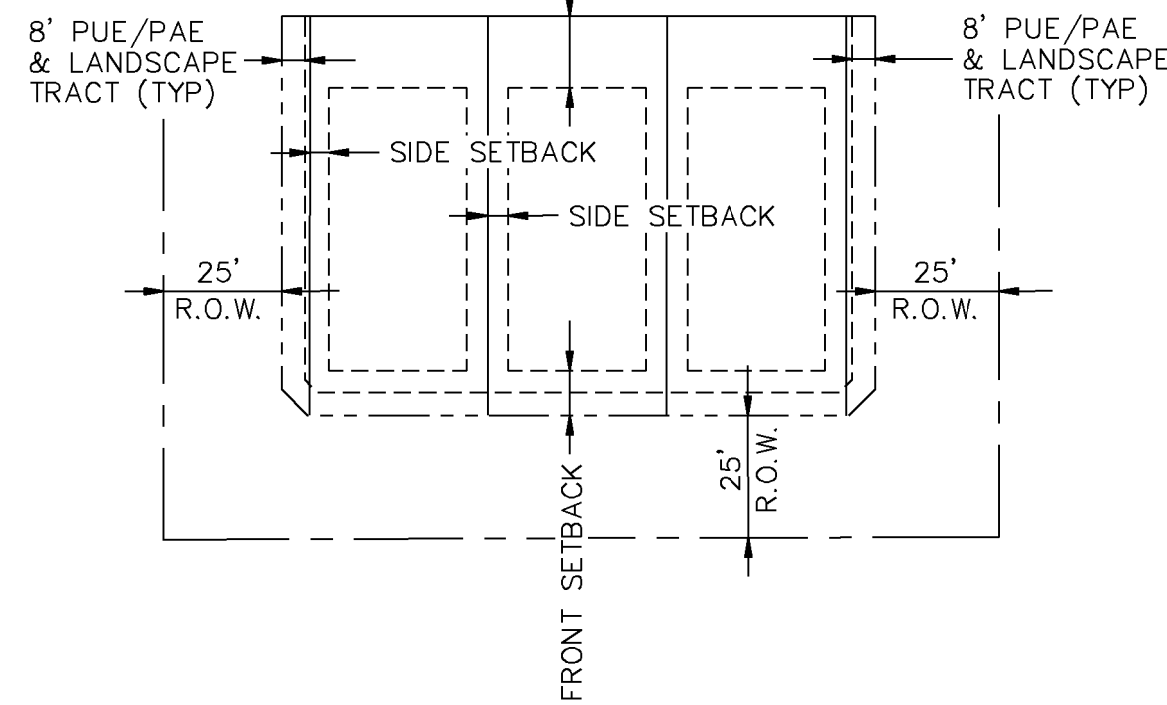
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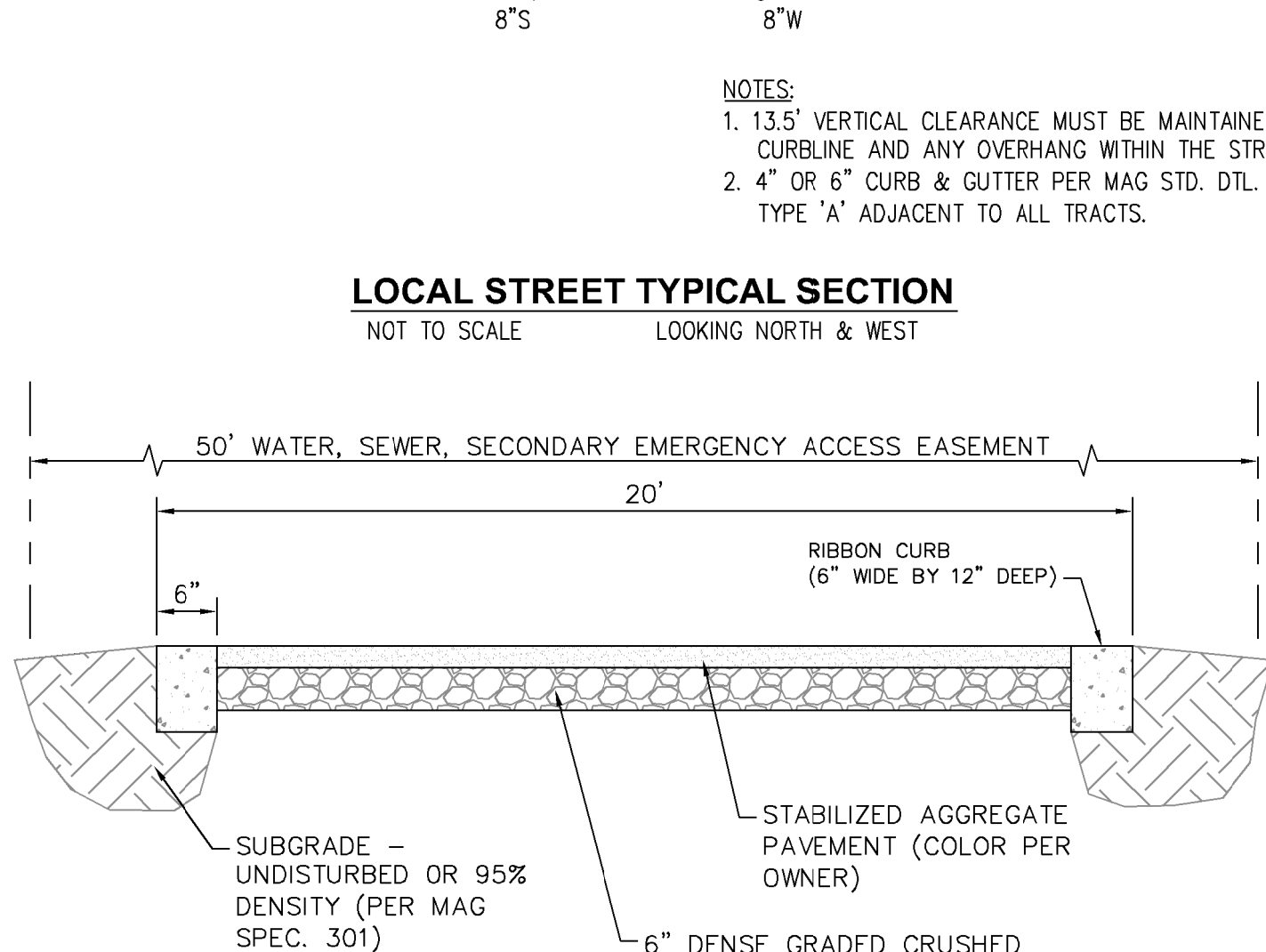
Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

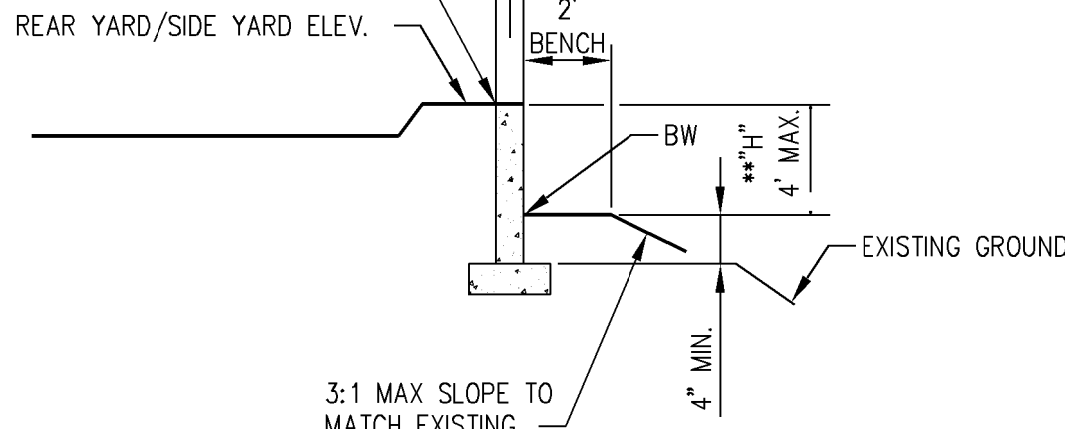
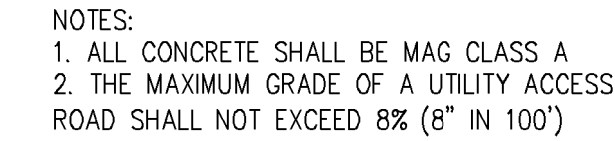


SEE DEVELOPMENT STANDARDS
TABLE FOR SETBACK INFORMATION



NOT TO SCALE LOOKING NORTH & WEST

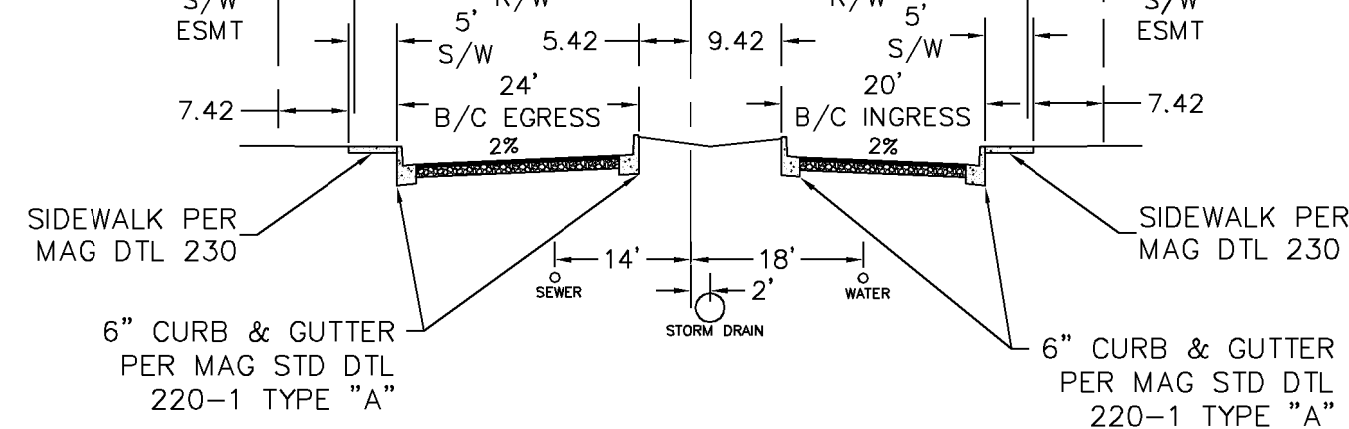
NOT TO SCALE LOOKING NORTH & WEST



NOT TO SCALE

****NOTE:**

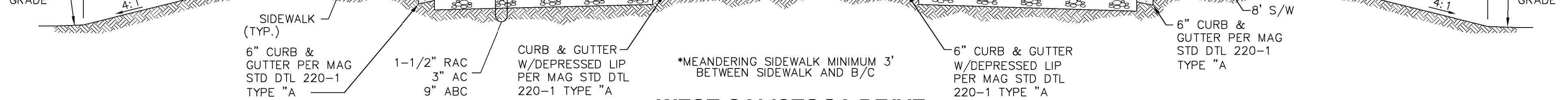
1. RETAINING WALL DESIGN MUST BE SUBMITTED INDEPENDENTLY BY CONTRACTOR TO BUILDING & LIFE SAFETY DEPARTMENT FOR REVIEW, APPROVAL, AND PERMITTING.
2. IF TIERED RETAINING WALLS USED, CLEAR DISTANCE BETWEEN WALLS TO BE EQUAL TO OR GREATER THAN RETAINED HEIGHT "H".



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

NOT TO SCALE LOOKING NORTH & EAST

NOT TO SCALE LOOKING NORTH & EAST



VILLAGE COLLECTOR ROAD WITH MEDIAN

VILLAGE COLLECTOR ROAD WITH MEDIAN

▽ = ELEVATION AS SHOWN
ON PLANS (FEET)

DESIGN SPEED = 40 MPH

DEVELOPMENT STANDARDS:	PARCEL 9.8
DESCRIPTION	QUANTITY
LOT NO.	1-106
NO. OF LOTS	106
MIN. LOT SIZE (SF)	7,418
AVERAGE LOT SIZE (SF)	8,153
MAX. LOT SIZE (SF)	14,544
TOTAL LOT AREA (SF)	863,825
MIN. LOT WIDTH (FT)	60
TYPICAL MIN. LOT DEPTH (FT)	120
ABSOLUTE MIN. LOT DEPTH (FT) AT CUL-DE-SACS, KNUCKLES, ETC	120
MIN. FRONT SETBACK (FT)	10' TO LIVING AREA, 20' TO FRONT LOADED GARAGE
MIN. SIDE SETBACK (FT)	5'
MIN. TOTAL SIDE SETBACKS (FT)	15'
MIN. TOTAL SIDE SETBACKS, CORNER LOTS (FT)	15'
MIN. REAR SETBACK	30'
LOT COVERAGE	60%
MAXIMUM HEIGHT	32' / 2 STORIES
PARKING REQUIRED	TWO OFF STREET ENCLOSED SPACES
EXISTING ZONING	P.A.D.
LAND USE	EXECUTIVE RESIDENTIAL
UNIT TYPE	SINGLE FAMILY DETACHED
TOTAL TRACT AREA (ACRES)	9.9842
NET OPEN SPACE	27.44%
GROSS OPEN SPACE	26.17%
GROSS ACREAGE (ACRES)	38.15
NET ACREAGE (ACRES)	36.38
GROSS DENSITY (D.U./ACRE)	2.78
NET DENSITY (D.U./ACRE)	2.91
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECLAIMED WATER	PRIVATE



NOT TO SCALE

NOTE:
NO OBSTRUCTION EXCEEDING 2 FT IN HEIGHT OR TREES WITH BRANCHES LOWER THAN 7 FT HIGH ARE ALLOWED WITHIN THE VISIBILITY TRIANGLE.

LOT AREAS		
LOT	AREA (SF)	AREA (AC)
1	7498.00	0.1721
2	7500.00	0.1722
3	7500.00	0.1722
4	7500.00	0.1722
5	7500.00	0.1722
6	7500.00	0.1722
7	7500.00	0.1722
8	12922.33	0.2967
9	11151.13	0.2560
10	10189.08	0.2339
11	12366.96	0.2839
12	8023.86	0.1842
13	7500.00	0.1722
14	7500.00	0.1722
15	7500.00	0.1722
16	7500.00	0.1722
17	7500.00	0.1722
18	7536.26	0.1730
19	7500.04	0.1722
20	7500.08	0.1722
21	7500.08	0.1722
22	7492.08	0.1720
23	7511.68	0.1724
24	7500.08	0.1722
25	7500.08	0.1722
26	7500.08	0.1722
27	7500.08	0.1722
28	7500.08	0.1722
29	7500.08	0.1722
30	7482.03	0.1718
31	7534.85	0.1730
32	7603.08	0.1745
33	7500.08	0.1722
34	7500.08	0.1722
35	7500.08	0.1722
36	7500.08	0.1722
37	7500.08	0.1722
38	7500.08	0.1722
39	7500.08	0.1722
40	7500.36	0.1722
41	10481.14	0.2406
42	7499.79	0.1722
43	7499.79	0.1722
44	7499.79	0.1722
45	7499.79	0.1722
46	7499.79	0.1722
47	8124.78	0.1865
48	7500.00	0.1722
49	8540.10	0.1961
50	9885.73	0.2269
51	8554.51	0.1964
52	7500.00	0.1722
53	7500.00	0.1722
54	7500.00	0.1722
55	7500.00	0.1722
56	7500.00	0.1722
57	7678.34	0.1763
58	8620.37	0.1979
59	7500.00	0.1722
60	7500.00	0.1722
61	7500.00	0.1722
62	7500.00	0.1722
63	7500.00	0.1722
64	7887.48	0.1811
65	8466.97	0.1944
66	8466.97	0.1944
67	8466.97	0.1944
68	10425.97	0.2393
69	8123.00	0.1865
70	12973.58	0.2978

LOT AREAS		
LOT	AREA (SF)	AREA (AC)
71	8258.06	0.1896
72	7515.20	0.1725
73	7500.08	0.1722
74	7500.08	0.1722
75	7500.08	0.1722
76	8610.53	0.1977
77	7500.08	0.1722
78	7500.08	0.1722
79	7500.08	0.1722
80	7417.79	0.1703
81	14543.50	0.3339
82	13189.17	0.3028
83	7831.48	0.1798
84	7500.00	0.1722
85	7500.00	0.1722
86	7500.00	0.1722
87	7500.00	0.1722
88	7500.23	0.1722
89	7569.61	0.1738
90	7874.95	0.1808
91	8445.38	0.1939
92	9162.39	0.2103
93	9659.88	0.2218
94	9858.97	0.2263
95	9592.82	0.2202
96	9045.70	0.2077
97	8326.20	0.1911
98	7802.79	0.1791
99	7543.14	0.1732
100	7500.00	0.1722
101	7500.00	0.1722
102	7500.00	0.1722
103	7500.00	0.1722
104	7518.46	0.1726
105	8020.14	0.1841
106	9529.76	0.2188