

NOT TO SCALE LOOKING NORTH & WEST



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.



DEVELOPMENT STANDARDS:	PARCEL 3.14
DESCRIPTION	QUANTITY
LOT NO.	1-44
NO. OF LOTS	44
MIN. LOT SIZE (SF)	4,865
AVERAGE LOT SIZE (SF)	5,555
MAX. LOT SIZE (SF)	6,244
TOTAL LOT AREA (SF)	231,450
MIN. LOT WIDTH (FT)	50
TYPICAL MIN. LOT DEPTH (FT)	100
MIN. FRONT SETBACK (FT)	10' TO LIVING AREA, 20' TO FRONT LOADED GARAGE
MIN. SIDE SETBACK (FT)	5'
MIN. REAR SETBACK	10'
LOT COVERAGE	60%
MAXIMUM HEIGHT	35' / 2 STORIES
PARKING REQUIRED	TWO OFF STREET ENCLOSED SPACES
EXISTING ZONING	PAD-PATIO HOME (PH)
LAND USE	PATIO HOMES
UNIT TYPE	SINGLE FAMILY DETACHED
NEW/GROSS ACREAGE (ACRES)	14.43
NEW/GROSS DENSITY (D.U./ACRE)	3.05
NET/GROSS TRACT AREA (ACRES)	6.84
NET/GROSS OPEN SPACE	47.4%
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECLAIMED WATER	PRIVATE

GOODYEAR, AZ

NEWLAND AND COMMUNITIES

ESTRELLA PARCEL 3.14

PRELIMINARY PLAT

SEC 14

DATE: 6/9/2016

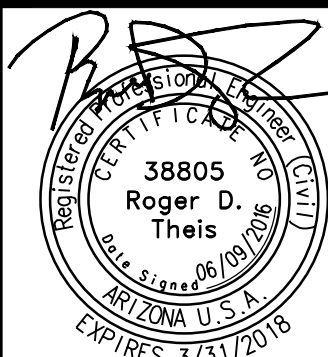
DRAFTER: SB/JV

DESIGNER: JP

CHECKED: RT

PROJECT NO.

NWC1602-000



PP02

SHEET 2 OF 2