

P:\800\848002 Newland - Estrella Ranch Parcels Ce & Cn\0_PRODUCTION\Cadd\0_Plot-Util-Grounding\848002_Pre-Plot_Cover-Det.dwg
Aug 30, 2016 2:16pm

ESTRELLA PARCEL 11.C

GOODYEAR, ARIZONA

A SUBDIVISION IN A PORTION OF THE EAST HALF OF THE
SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH,
RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA	
DESCRIPTION	QUANTITY
GROSS AREA:	25.91 AC
LOT SIZES:	
MINIMUM:	52' X 121'
TOTAL LOTS:	91 LOTS
GROSS RES. DENSITY:	3.51 DU/AC
OPEN SPACE:	5.94 AC
% GROSS OPEN SPACE:	22.9%
MAX LOT COVERAGE:	60%
EXISTING ZONING:	PAD

LEGEND

-----	PROPERTY BOUNDARY
-----	RIGHT OF WAY LINE
-----	CONSTRUCTION CENTER LINE
-----	EASEMENT (ESMT)
=====	SIGHT LINE TRIANGLE (G-3232)
-----	BUILDING SETBACK LINE
-----	LOT LINE
-----	FEMA FLOODPLAIN
▲	PROPERTY CORNER
•	MONUMENT
■	FOUND BCFL
R/W	RIGHT OF WAY
CL	CENTER LINE
PUE	PUBLIC UTILITY ESMT
BSL	BUILDING SETBACK LINE
SVT	SIGHT VISIBILITY TRIANGLE
POB	POINT OF BEGINNING

BENCHMARKS

GENERAL LAND OFFICE (GLO) BRASS CAP AT THE NORTHWEST
CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST.
PLAN ELEVATION = 973.37

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

CONVERSION EQUATION: TO ACHIEVE THE NAVD88 DATUM,
ADD 1.64' TO ALL ELEVATIONS.

BASIS OF BEARINGS

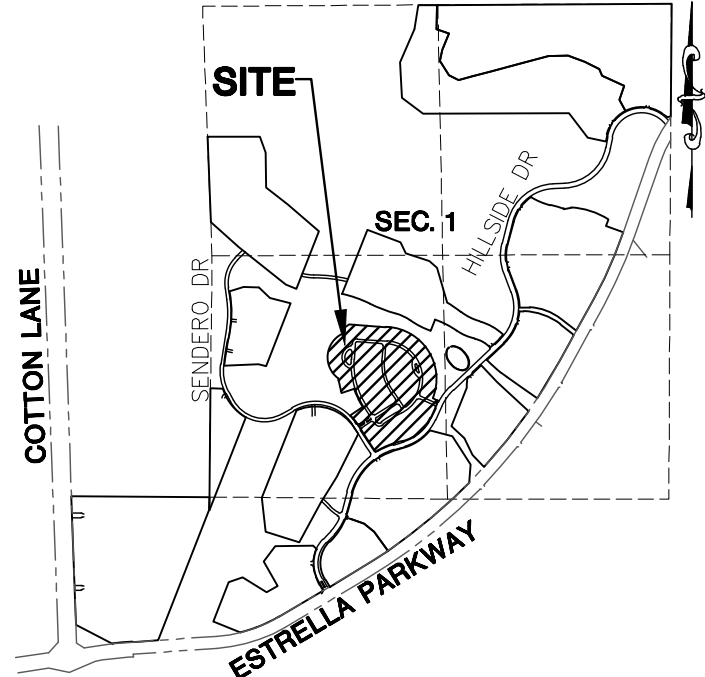
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. BEARING =
NORTH 89°30'27" WEST.

LEGAL DESCRIPTION

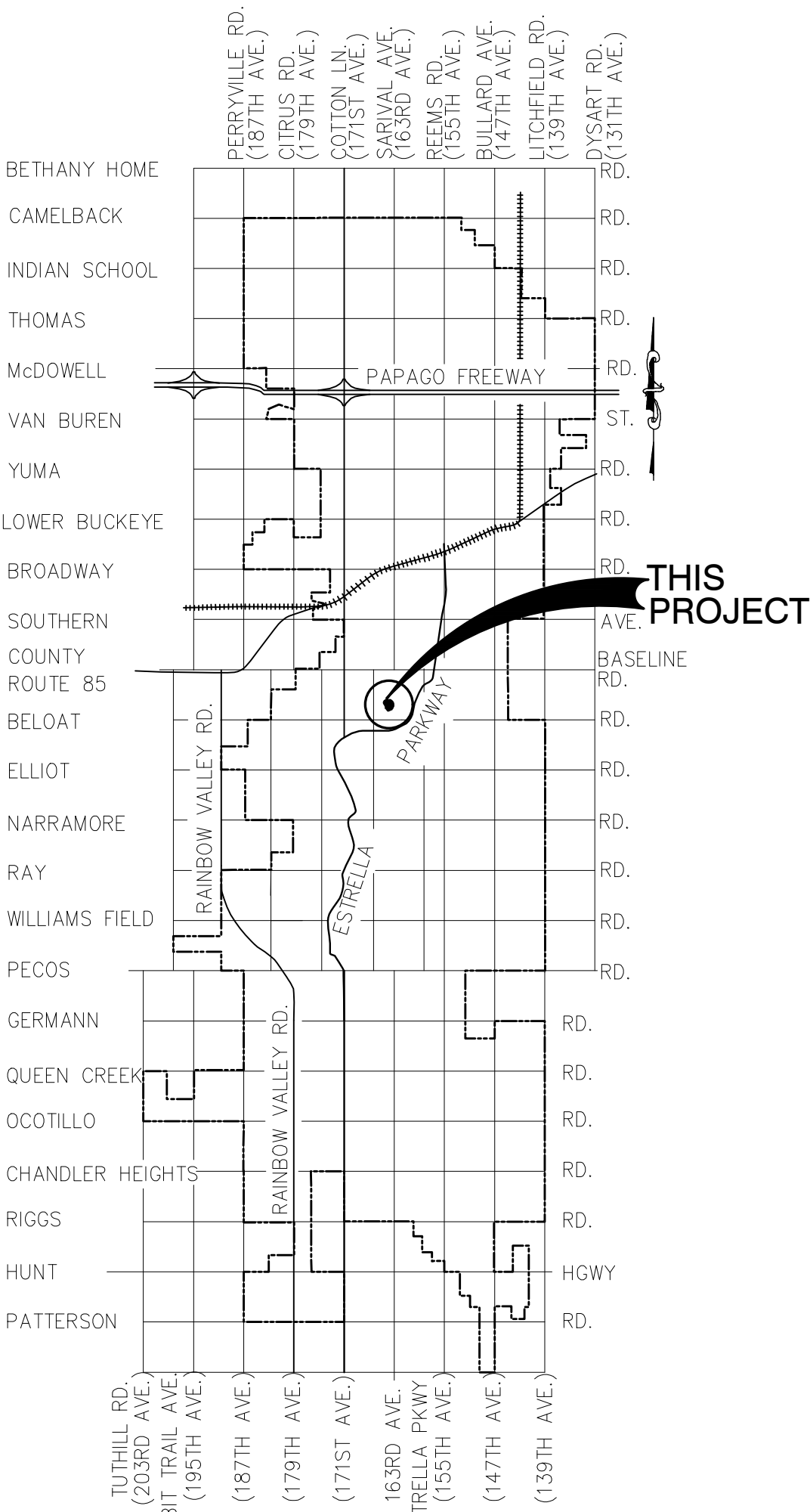
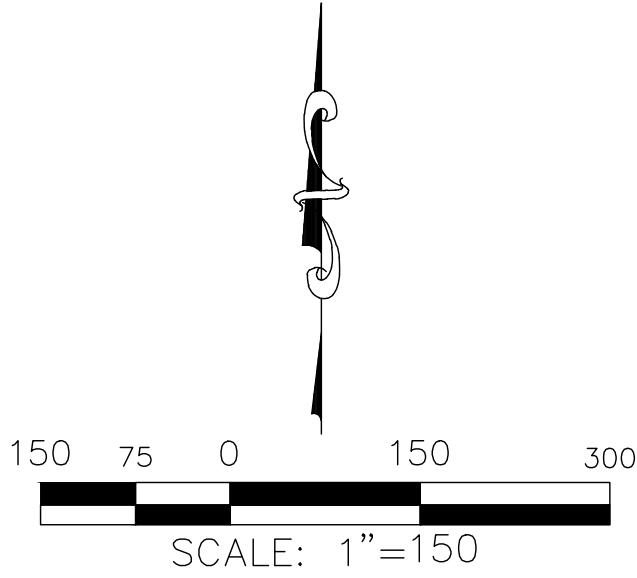
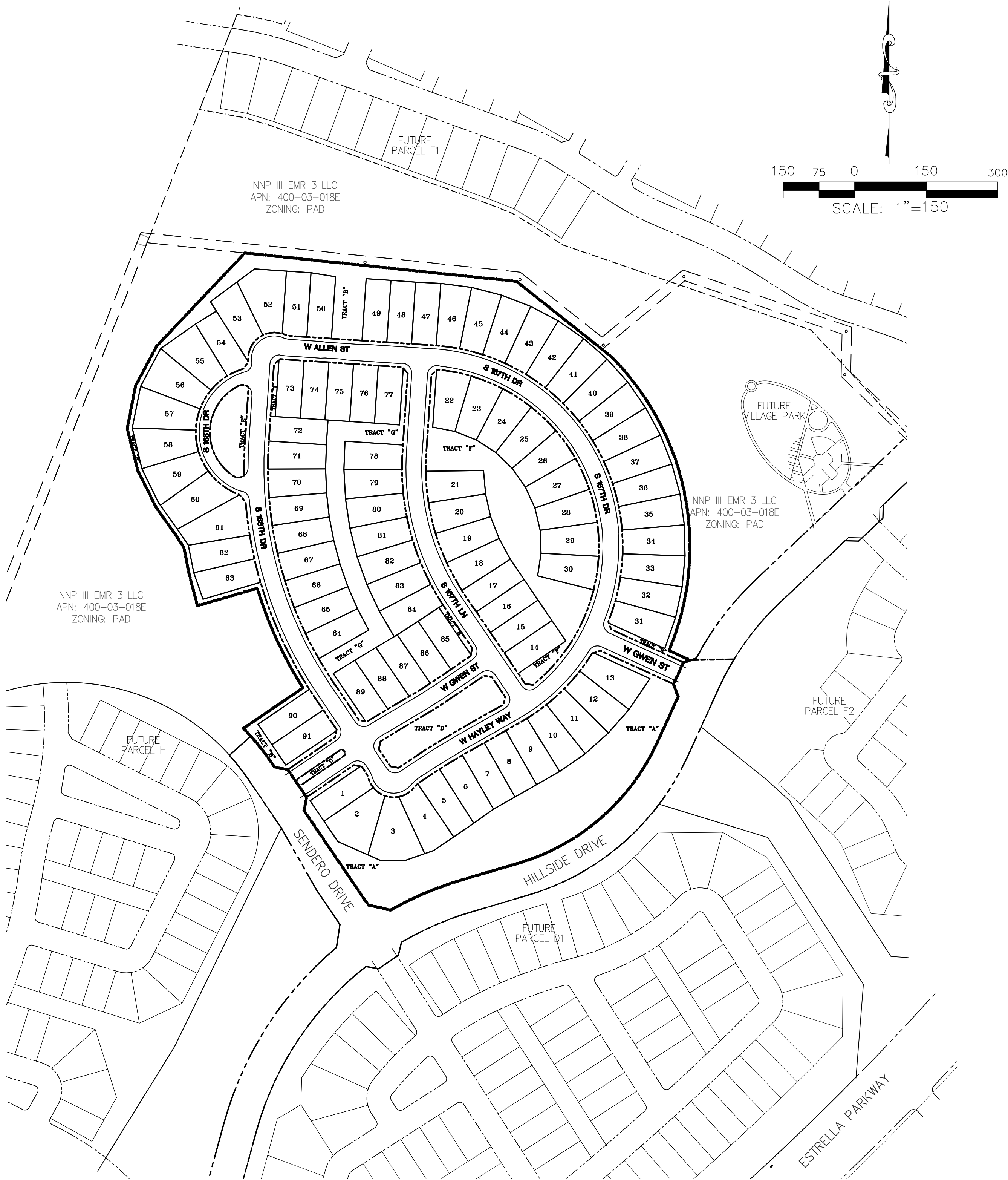
THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY
RECORDER LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF
SAID SECTION 1, FROM WHICH THE GLO BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 1
BEARS NORTH 89 DEGREES 30 MINUTES 23 SECONDS WEST A DISTANCE OF 2,571.59 FEET, SAID LINE BEING
THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 AND THE BASIS OF BEARINGS OF THIS
DESCRIPTION;
THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 1, NORTH 01 DEGREE 06 MINUTES 57
SECONDS WEST A DISTANCE OF 1,052.43 FEET TO A POINT;
THENCE SOUTH 88 DEGREES 53 MINUTES 03 SECONDS WEST A DISTANCE OF 92.51 FEET TO THE POINT OF
BEGINNING;
THENCE SOUTH 70 DEGREES 43 MINUTES 15 SECONDS WEST A DISTANCE OF 14.44 FEET TO A POINT;
THENCE SOUTH 24 DEGREES 46 MINUTES 53 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT;
THENCE SOUTH 20 DEGREES 26 MINUTES 42 SECONDS EAST A DISTANCE OF 28.28 FEET TO A POINT;
THENCE SOUTH 24 DEGREES 33 MINUTES 18 SECONDS WEST A DISTANCE OF 106.22 FEET TO THE POINT OF
CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS
OF 465.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 07 MINUTES 07 SECONDS AN ARC
DISTANCE OF 398.64 FEET TO A POINT;
THENCE SOUTH 73 DEGREES 40 MINUTES 25 SECONDS WEST A DISTANCE OF 118.96 FEET TO THE POINT OF
CURVATURE FOR A TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF
735.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 57 MINUTES 03 SECONDS AN ARC
DISTANCE OF 166.14 FEET TO A POINT;
THENCE NORTH 77 DEGREES 22 MINUTES 35 SECONDS WEST A DISTANCE OF 48.12 FEET TO A POINT;
THENCE NORTH 34 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 239.60 FEET TO A POINT;
THENCE NORTH 10 DEGREES 48 MINUTES 39 SECONDS EAST A DISTANCE OF 28.28 FEET TO A POINT;
THENCE NORTH 34 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 70.00 FEET TO A POINT;
THENCE NORTH 79 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 28.28 FEET TO A POINT;
THENCE NORTH 34 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 11.33 FEET TO THE POINT OF
CURVATURE FOR A TANGENT CURVE TO THE LEFT BEING CONCAVE TO SOUTHWESTERLY AND HAVING A RADIUS
OF 520.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 15 MINUTES 56 SECONDS AN ARC
DISTANCE OF 93.17 FEET TO A POINT;
THENCE NORTH 55 DEGREES 48 MINUTES 39 SECONDS EAST A DISTANCE OF 150.82 FEET TO A POINT ON A
NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 865.00 FEET
BEARING NORTH 57 DEGREES 45 MINUTES 37 SECONDS EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 16 MINUTES 18 SECONDS AN ARC
DISTANCE OF 230.56 FEET TO A POINT;
THENCE SOUTH 73 DEGREES 41 MINUTES 40 SECONDS WEST A DISTANCE OF 130.79 FEET TO A POINT;
THENCE NORTH 14 DEGREES 36 MINUTES 12 SECONDS WEST A DISTANCE OF 69.14 FEET TO A POINT;
THENCE NORTH 11 DEGREES 11 MINUTES 57 SECONDS WEST A DISTANCE OF 58.84 FEET TO A POINT;
THENCE NORTH 33 DEGREES 48 MINUTES 05 SECONDS WEST A DISTANCE OF 39.17 FEET TO A POINT;
THENCE NORTH 35 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 61.49 FEET TO A POINT;
THENCE NORTH 26 DEGREES 26 MINUTES 44 SECONDS WEST A DISTANCE OF 86.82 FEET TO A POINT;
THENCE NORTH 14 DEGREES 24 MINUTES 07 SECONDS WEST A DISTANCE OF 90.47 FEET TO A POINT;
THENCE NORTH 10 DEGREES 48 MINUTES 53 SECONDS EAST A DISTANCE OF 92.00 FEET TO A POINT;
THENCE NORTH 28 DEGREES 00 MINUTES 22 SECONDS EAST A DISTANCE OF 94.93 FEET TO A POINT;
THENCE NORTH 43 DEGREES 27 MINUTES 04 SECONDS EAST A DISTANCE OF 268.85 FEET TO A POINT ON
THE SOUTH LINE OF AN EXISTING 20-FOOT SANITARY SEWER EASEMENT FOUND IN MARICOPA COUNTY
RECORDER DOCUMENT # 1997-0059150;
THENCE ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 01 MINUTE 41 SECONDS EAST A DISTANCE OF 573.18
FEET TO AN ANGLE POINT IN SAID SOUTH LINE;
THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 51 DEGREES 31 MINUTES 24 SECONDS EAST A DISTANCE
OF 229.21 FEET TO A POINT;
THENCE SOUTH 51 DEGREES 51 MINUTES 31 SECONDS EAST A DISTANCE OF 24.72 FEET TO A POINT ON A
NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 564.00 FEET
BEARING SOUTH 45 DEGREES 02 MINUTES 54 SECONDS WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67 DEGREES 41 MINUTES 28 SECONDS AN ARC
DISTANCE OF 666.33 FEET TO A POINT;
THENCE SOUTH 65 DEGREES 26 MINUTES 42 SECONDS EAST A DISTANCE OF 48.19 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINING 1,128,542 SQUARE FEET OR 25.908 ACRES, MORE OR LESS.



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

OWNER/DEVELOPER

NNP III-ESTRELLA MOUNTAIN RANCH, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-468-0800
CONTACT: STUART BARNEY, P.E.

CIVIL ENGINEER

ENTELLUS, INC
3033 N. 44TH STREET, STE 250
PHOENIX, AZ 85018
PHONE: 602-244-2566
CONTACT: MICHAEL R. GLEASON, P.E.

LAND SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
14635 N KIERLAND BLVD., STE 112
SCOTTSDALE, AZ 85254
PHONE: 480-747-6558
CONTACT: JOSH MOYES

SHEET INDEX

1	COVER SHEET
2	DETAIL SHEET
3	PRE-PLAT PLAN SHEET

HOME OWNERS ASSOCIATION

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



DESIGN:	PG
DRAFTED:	MC
QA/QC:	MG
AS-BUILT #:	----
ENT. PROJ #:	848.002
SHEET:	PP 1 OF 3

REVISIONS:

REVISIONS		
	DATE	DESCRIPTION

VERSIONS:

VERSIONS		
X	DATE	DESCRIPTION
1	5/24/16	INITIAL
2	8/04/16	SECOND
3	8/30/16	THIRD

ESTRELLA PARCEL 11.C
GOODYEAR, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

ENGINEER



Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel: 602-244-2566
Fax: 602-244-8807
Website: www.entellus.com

CASE NO. 16-500-000005

P:\800\848002 Newland - Estrella Ranch Parcels Ce & Cw\D_PRODUCTION\Cadd\10_Pre Plat-UTL-Grading\848002_Pre-Plat Cover-Det.dwg
A3 30, 2016 2:17pm

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
1	6653.32	0.1527
2	9649.45	0.2215
3	10040.74	0.2305
4	7813.42	0.1794
5	7153.48	0.1642
6	7094.02	0.1629
7	6817.77	0.1565
8	6788.59	0.1558
9	7011.30	0.1610
10	7492.55	0.1720
11	7492.69	0.1720
12	7491.82	0.1720
13	8187.06	0.1879
14	6292.00	0.1444
15	6292.00	0.1444
16	6292.00	0.1444
17	6409.26	0.1471
18	7006.29	0.1608
19	7006.29	0.1608
20	7006.29	0.1608
21	7006.29	0.1608
22	7405.01	0.1700
23	7269.12	0.1669
24	7269.12	0.1669
25	7269.12	0.1669
26	7269.12	0.1669
27	7269.12	0.1669
28	7269.12	0.1669
29	7269.12	0.1669
30	7269.12	0.1669
31	7728.80	0.1774
32	7492.77	0.1720
33	7491.98	0.1720
34	7491.98	0.1720
35	7491.98	0.1720
36	7491.98	0.1720
37	7491.98	0.1720
38	7491.98	0.1720
39	7491.98	0.1720
40	7491.98	0.1720
41	7491.98	0.1720
42	7491.98	0.1720
43	7491.98	0.1720
44	7491.98	0.1720
45	7491.98	0.1720
46	7488.01	0.1719
47	8631.58	0.1568
48	6760.00	0.1552
49	6760.00	0.1552
50	6890.00	0.1582
51	6996.67	0.1606
52	9891.25	0.2271
53	7957.27	0.1827
54	6784.20	0.1557
55	8672.52	0.1991
56	8921.34	0.2048
57	8773.97	0.2014
58	8394.04	0.1927
59	8020.48	0.1841
60	9060.98	0.2080
61	9049.54	0.2077
62	7130.38	0.1637
63	6983.67	0.1603
64	6670.72	0.1531
65	6670.72	0.1531
66	6670.72	0.1531
67	6670.72	0.1531

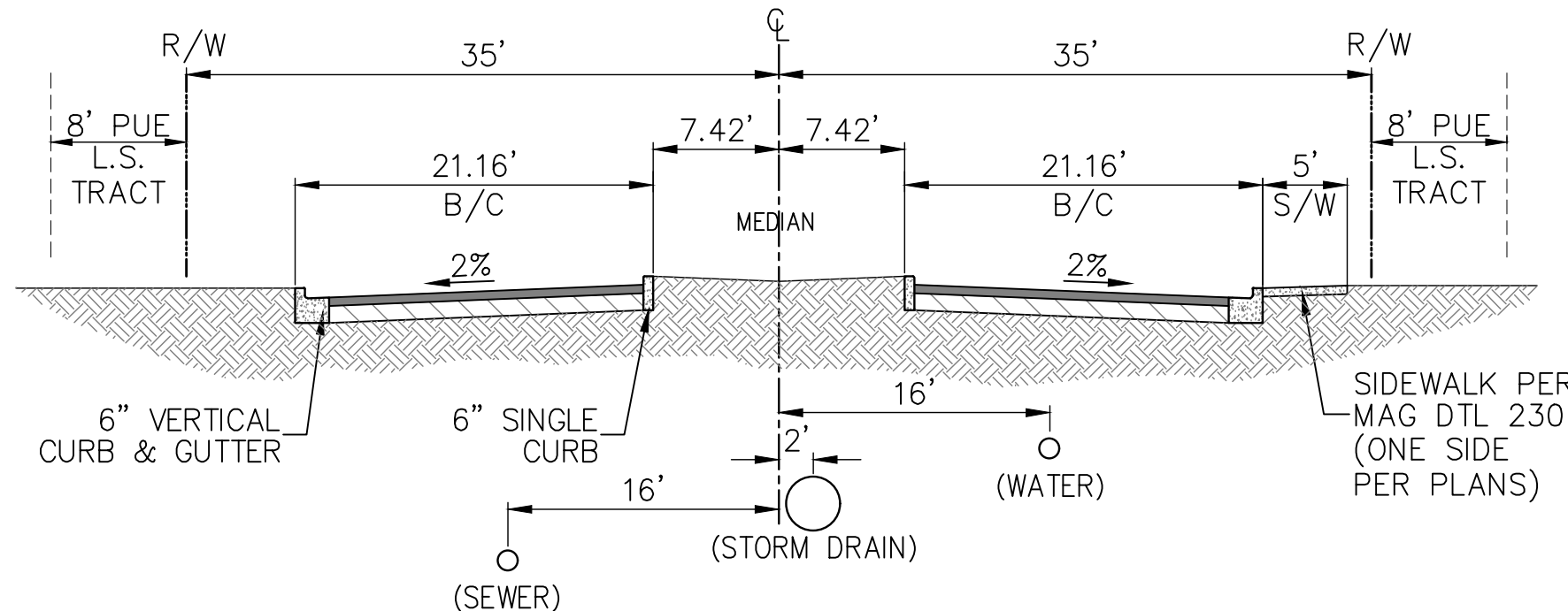
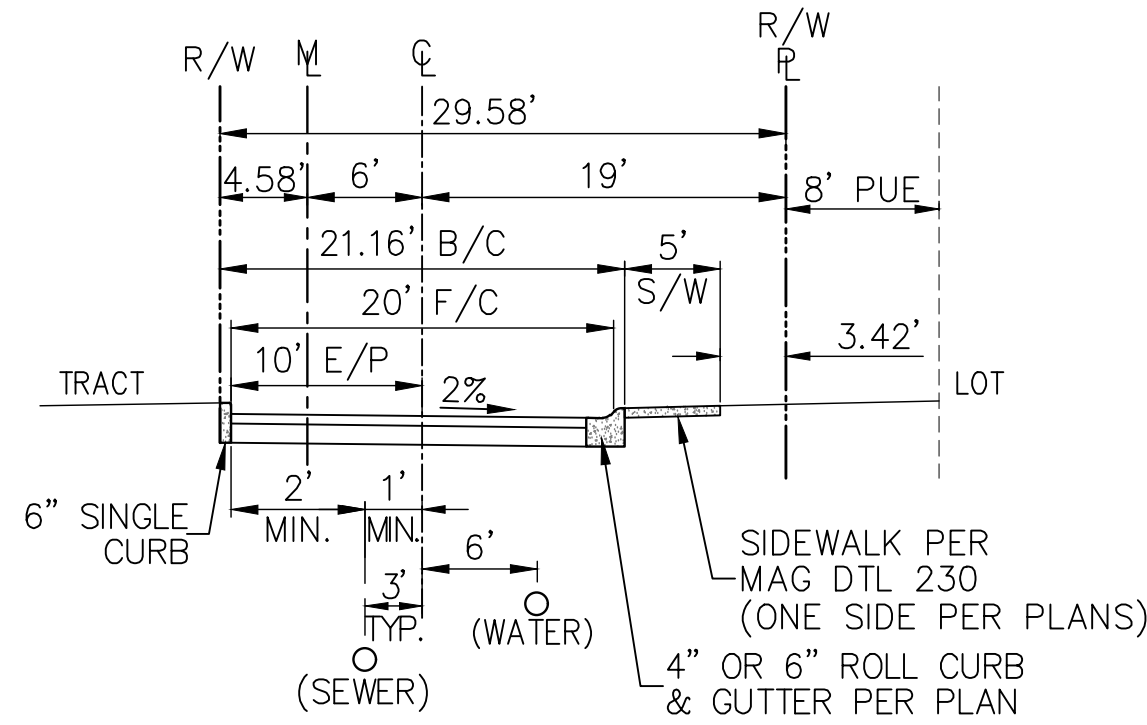
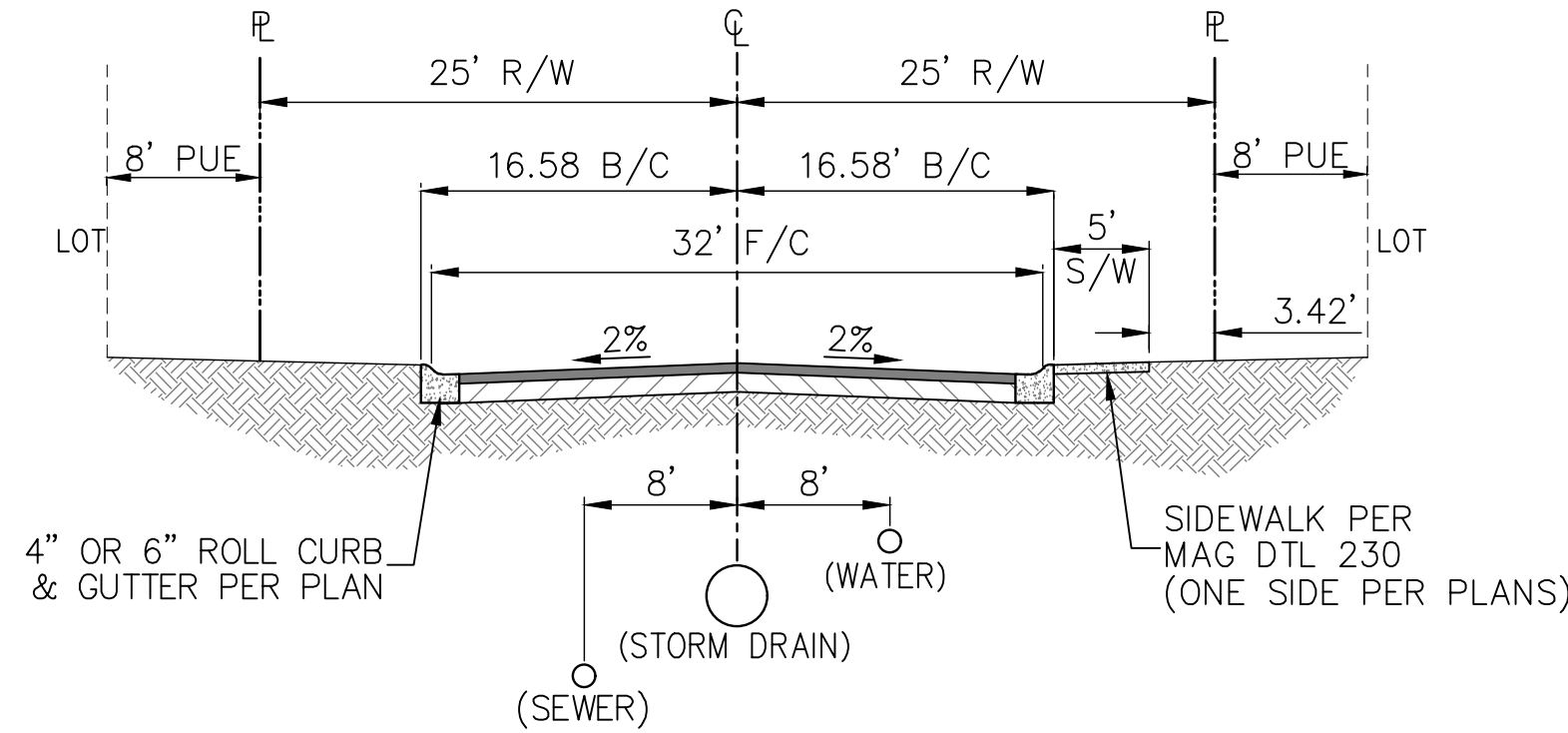
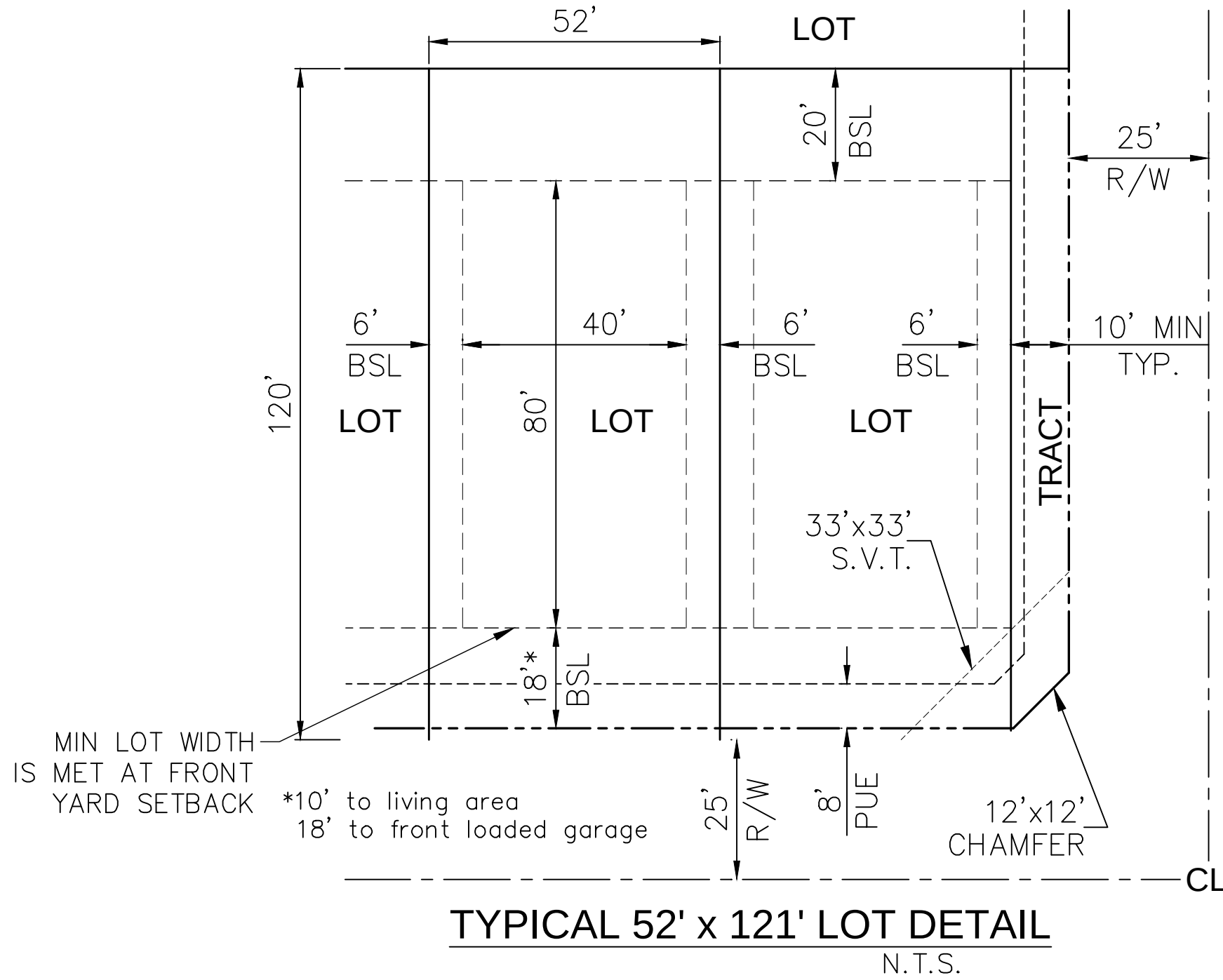
LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
68	6670.72	0.1531
69	6670.72	0.1531
70	6670.72	0.1531
71	6649.10	0.1526
72	6292.00	0.1444
73	6363.20	0.1461
74	6292.00	0.1444
75	6292.00	0.1444
76	6292.00	0.1444
77	6363.20	0.1461
78	6673.09	0.1532
79	6795.66	0.1560
80	6795.66	0.1560
81	6795.66	0.1560
82	6795.66	0.1560
83	6795.66	0.1560
84	6794.87	0.1560
85	6338.23	0.1455
86	6383.42	0.1465
87	6437.98	0.1478
88	6428.10	0.1476
89	6526.87	0.1498
90	6761.43	0.1552
91	6758.00	0.1551
TOTAL	656,856.62	15.08

TRACT AREA TABLE			
TRACT*	AREA(SF)	AREA(AC)	DESCRIPTION**
Tract A	92640.02	2.1267	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, TRAILS
Tract B	57377.44	1.3172	OPEN SPACE, LANDSCAPE, DRAINAGE, DRAINAGE EASEMENT, SEWER EASEMENT, PUE, TRAILS
Tract C	1723.74	0.0396	OPEN SPACE, LANDSCAPE, ENTRY MEDIAN
Tract D	18413.09	0.4227	OPEN SPACE, LANDSCAPE (NO RETENTION)
Tract E	11328.80	0.2601	OPEN SPACE, LANDSCAPE (NO RETENTION), POTABLE WATER USE
Tract F	44007.47	1.0103	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
Tract G	31033.88	0.7124	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
Tract H	1163.53	0.0267	OPEN SPACE, LANDSCAPE, PUE
Tract I	1140.00	0.0262	OPEN SPACE, LANDSCAPE, PUE
TOTAL	258,827.97	5.94	

* ALL TRACT AREAS WILL BE MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION OR ESTRELLA JOINT COMMITTEE, INC.

** ALL OPEN SPACE IN THIS PARCEL IS "PASSIVE"

- 10' FRONT YARD SETBACKS ARE PERMITTED FOR SIDE ENTRY GARAGES.
- DETACHED SINGLE FAMILY DWELLINGS ON ADJACENT LOTS SHALL HAVE FRONT YARD SETBACKS VARY BY AT LEAST THREE FEET. A MINIMUM FRONT YARD SETBACK OF 18' IS PERMITTED TO ACCOMMODATE THE 3' BUILDING SETBACK DIFFERENTIAL. BUILDING SETBACK SHOULD BE 18'-21' TO FACE OF GARAGE. SIDEWALKS NOT TO BE BLOCKED.
- ARCHITECTURAL FEATURES LIKE BAY WINDOW MAY ENCR OACH 5' INTO THE FRONT YARD SETBACK, BUT NO CLOSER THAN 10' TO THE PROPERTY LINE.
- FRONT PORCHES MAY ENCR OACH 10' INTO THE FRONT YARD SETBACK AND 2' INTO THE SIDE YARD SETBACK.
- REAR PATIO COVERS MAY ENCR OACH 10' INTO THE REAR BUILDING SETBACK. (FOR 47'X90' LOTS, ONLY 5' ALLOWED).
- ARCHITECTURAL FEATURES LIKE BAY WINDOWS BAY ENCR OACH 5' INTO THE REAR SETBACK AND 2' INTO THE SIDE YARD SETBACK.
- A 20' MINIMUM DEPTH BETWEEN THE BACK OF SIDEWALK AND FACE OF THE GARAGE (FRONT FACING) SHALL BE MAINTAINED.
- WHEN A SIDE YARD TRACT WITH A MINIMUM WIDTH OF 10 FEET IS INCORPORATED BETWEEN THE SIDE OF A LOT AND ADJACENT STREET RIGHT-OF-WAY, THE MINIMUM INTERNAL SIDE YARD SETBACK CAN BE USED BETWEEN THE HOME AND SIDE YARD PROPERTY LINE.



DESIGN:	PG
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AS-BUILT #:	----
ENT. PROJ #:	848.002
SHEET:	PP 2 OF 3

ESTRELLA PARCEL 11.C
GOODYEAR, MARICOPA COUNTY, ARIZONA

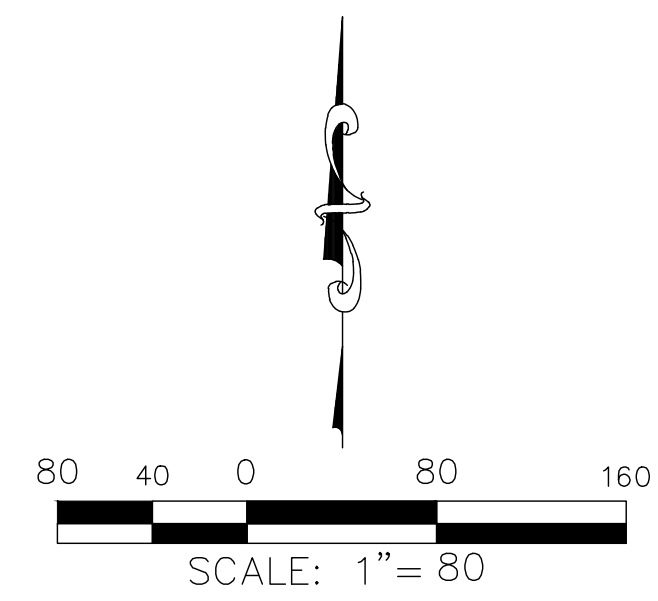
PRELIMINARY PLAT

Entellus™
3083 N. 44th Street, Suite 250
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Tel 602.244.2566
Fax 602.244.8947
Website: www.entellus.com

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. GLEASON
No. 4075
Exp. 06/30/17
ARIZONA, U.S.A.

REVISIONS:	
DATE	DESCRIPTION

VERSIONS:	
DATE	DESCRIPTION
X 1 5/24/16	INITIAL SUBMITTAL TO CITY OF GOODYEAR
2 8/04/16	SECOND SUBMITTAL TO CITY OF GOODYEAR
3 8/30/16	THIRD SUBMITTAL TO CITY OF GOODYEAR



DESIGN:	PG
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AS-BUILT #:	----
ENT. PROJ #:	848.002
SHEET:	PP 3 OF 3

PRELIMINARY PLAT

CASE NO. 16-500-000005