

Preliminary Plat Project Narrative – Estrella Community 11, Parcel A2

Parcel A2 is a proposed 70 lot, 11 tracts subdivision that is part of Community 11 within the Estrella Master Planned Community in Goodyear. It is located immediately south of Kings Ranch, west of Estrella Parkway and land owned by Maricopa County, to the south is a proposed collector road called Hillside Drive. To the west is Parcel A1 that is also a part of Community 11. Please refer to attached Parcel A2 and Community 11 Maps.

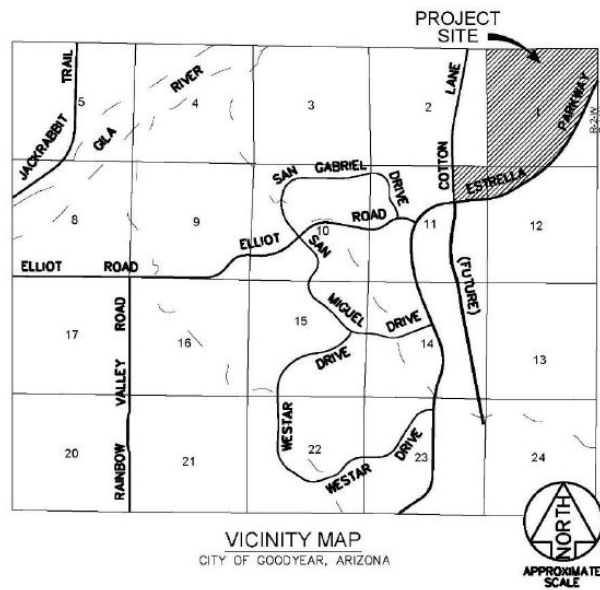
Parcel A2 is 33.98 Acres with a gross density of 2.06 dwelling units per acre. The lots are a mix of 60-feet wide by 120 feet deep (55 lots) and 70-feet wide by 130-feet deep (15 lots). The roads will follow Goodyear's typical local road section with sidewalk on one side of the street being proposed, see Section A-A on page 4. Both entrances into Parcel A2 will have a wider entrance with a median as shown in Section B-B, and C-C on pages 4 and 5. 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 A2 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 A2 drainage design will conform to the approved master drainage report, with changes previously discussed with City staff and outlined in the Parcel A2 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 A2 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 A2 water infrastructure will consist of 8-inch ductile iron pipe. The 8-inch water line will tie into a proposed 16-inch waterline in two locations, one at each entrance to Parcel A2, in the proposed collector road Hillside Drive. An 8-inch stub from the 8-inch water lines will be provided from the west side of Parcel A2 to serve Parcel A1 at two locations.

The Community 11 Master Sewer Report by SHG, revised May 2016 was approved by the city on May 3, 2016. The 8-inch sewer line will discharge to the A2 lift station that is proposed south of the northern entrance, south of Hillside Drive. An 8-inch stub from the 8-inch sewer lines will be provided from the west side of Parcel A2 to serve Parcel A1 at two locations.

Community 11 Master Reclaimed Water Report by SHG, revised April 2016 was approved by the city on April 29, 2016. Parcel A2 reclaimed water infrastructure will be a privately owned system constructed outside of the right of way. The preliminarily sized 2-inch reclaimed water line of Parcel A2 will tie into a proposed 4-inch reclaimed waterline in the proposed collector road, Hillside Drive. The tie in location will be at the southern Parcel A2 entrance and is planned to require a pressure reducing valve. A stub from the 2-inch water line will be provided from Parcel A2 to serve Parcel A1.



Parcels A1 and A2

LUCERO - LOTTING PLAN

LEGEND

PHASE 1A

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

PHASE 1B

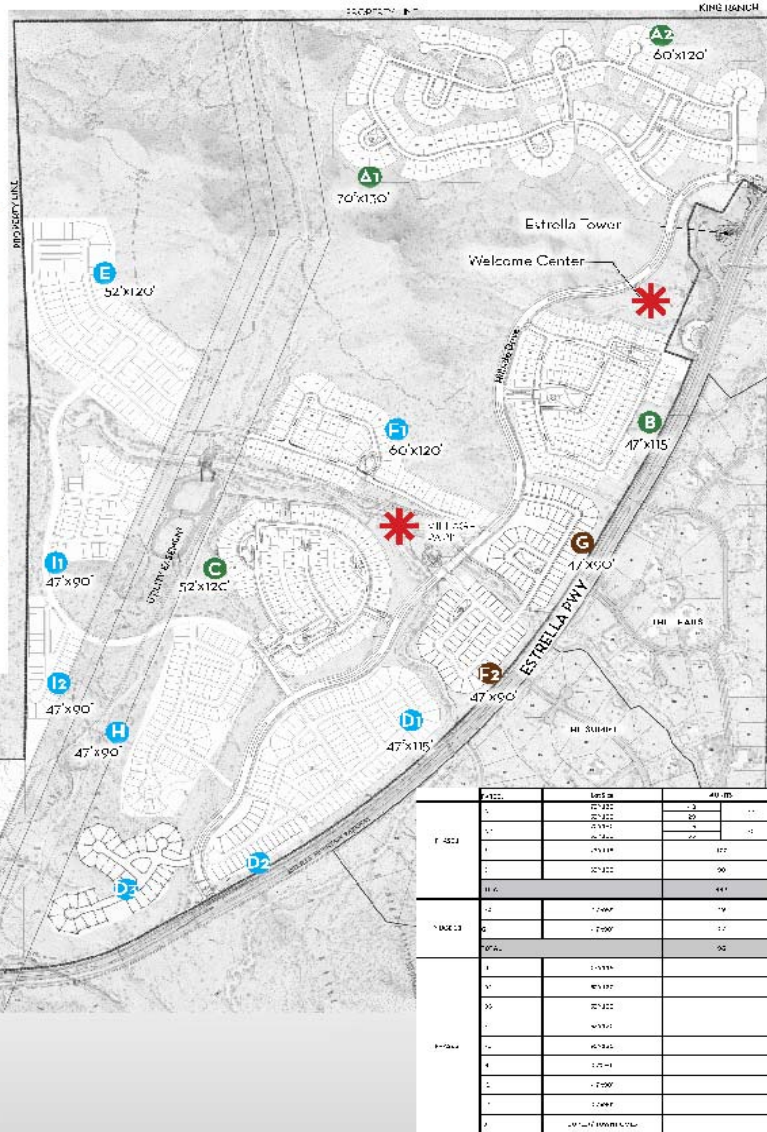
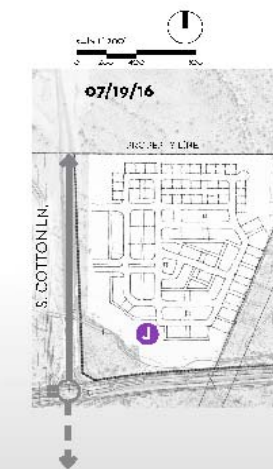
- F2 17'x90'
- G 47'x90'

PHASE 2

- D1 47'x115'
- D2 60'x120'
- D3 60'x120'
- E 52'x120'
- F1 60'x120'
- H 47'x90'
- I1 47'x90'
- I2 47'x90'

PHASE 3

- J DUPLEX/ TOWNHOMES



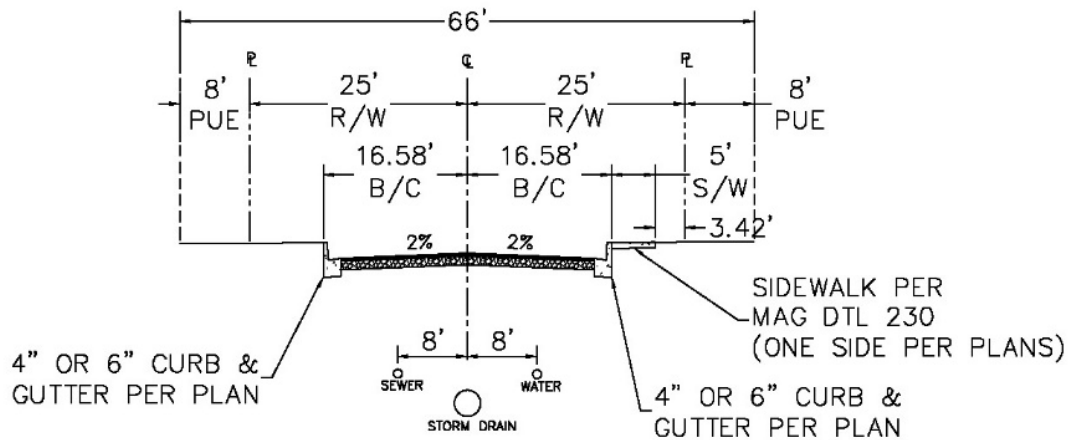
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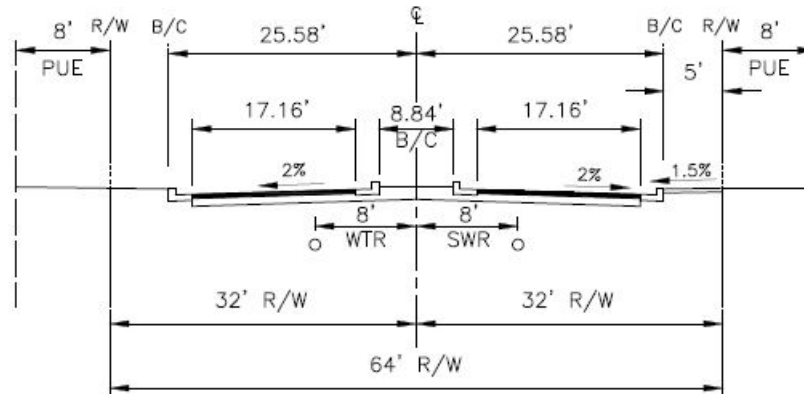
LUCERO 2016
LOTING PLAN

Community 11 Land Plan



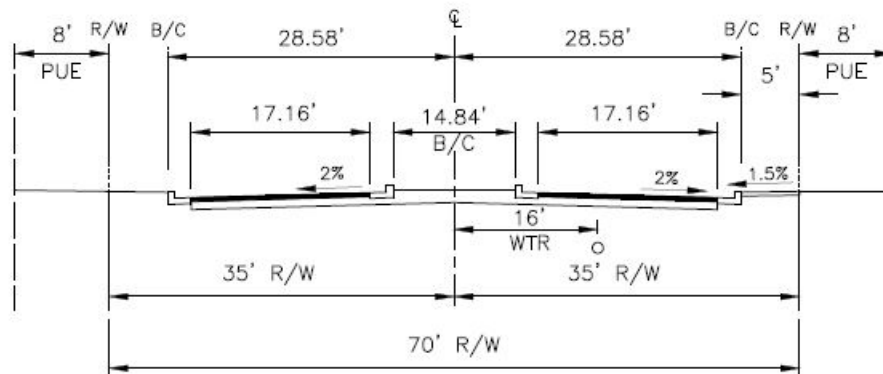
SECTION A-A
LOCAL STREET TYPICAL STREET SECTION
LOOKING NORTH AND WEST

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



TYPICAL CROSS SECTION
EAST ENTRANCE
B LOOKING NORTH ON 163RD DRIVE ENTRANCE

Section B-B



TYPICAL CROSS SECTION
WEST ENTRANCE
C LOOKING WEST ON FAWN DRIVE ENTRANCE

SECTION C-C