

DEVELOPMENT STANDARDS	PARCEL G
DESCRIPTION	QUANTITY
LOT NOS.	1-47
NO. OF LOTS	47
MIN. LOT SIZE (SF)	4,700
AVERAGE LOT SIZE (SF)	5,129
MAX. LOT SIZE (SF)	7,291
TOTAL LOT AREA (SF)	241,070
TOTAL LOT AREA (AC)	5.53
MIN. LOT WIDTH (FT)	47
TYPICAL MIN. LOT DEPTH (FT)	90
ABSOLUTE MIN. LOT DEPTH (FT) AT CUL-DE-SACS, KNUCKLES, ETC	90
MIN. FRONT SETBACK (FT)	10' TO LIVING AREA *18' TO FRONT LOADED GARAGE
MIN. SIDE SETBACK (FT)	6
MIN. TOTAL SIDE SETBACKS (FT)	12
MIN. TOTAL SIDE SETBACKS, CORNER LOTS (FT)	12
MIN. REAR SETBACK	10
LOT COVERAGE	PER CITY STANDARDS
MAXIMUM HEIGHT	PER CITY STANDARDS
PARKING REQUIRED	2 (ENCLOSED)
EXISTING ZONING	P.A.D.
LAND USE	LOW/MEDIUM DENSITY
UNIT TYPE	SINGLE FAMILY DETACHED
E.D.U. #	47
OPEN SPACE % OF GROSS AREA	39.73%
TOTAL TRACT AREA, *A* - *E* (AC)	4.99
TOTAL ROADWAY AREA (AC)	2.03
GROSS AREA (AC)	12.56
NET DENSITY (D.U./AC)	3.74
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECLAIMED WATER	NEWLAND

* 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 SETBACKS SHOULD BE 18'-21' TO FACE OF GARAGE. SIDEWALKS NOT TO BE BLOCKED.

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of Section 1, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found U.S.G.L.O. monument dated 1931 for the South Quarter corner of said Section 1, from which a found U.S.G.L.O. monument dated 1913 for the Southeast corner of said Section 1 bears South 89 deg. 56 min. 47 sec. East (Basis of Bearings) - 2391.07 feet,

THENCE South 89 deg. 56 min. 47 sec. East along the South line of the Southeast Quarter of said Section 1, a distance of 958.99 feet,

THENCE North 00 deg. 03 min. 13 sec. East departing said South line, a distance of 1072.75 feet to the Northwest right-of-way line of Estrella Parkway as shown in the Map of Dedication of Estrella Phase I recorded in Book 318 of maps, Page 39, MCR, said point being the TRUE POINT OF BEGINNING,

THENCE North 83 deg. 49 min. 20 sec. West departing said Northwest right-of-way line, a distance of 182.22 feet,

THENCE North 12 deg. 37 min. 21 sec. East, a distance of 28.86 feet,

THENCE North 56 deg. 02 min. 10 sec. West, a distance of 66.00 feet,

THENCE North 36 deg. 40 min. 35 sec. West, a distance of 200.58 feet,

THENCE North 55 deg. 53 min. 11 sec. West, a distance of 268.22 feet,

THENCE North 46 deg. 31 min. 05 sec. East, a distance of 308.00 feet to a Point of Curvature of a circular curve to the left, having a radius of 535.00 feet, a central angle of 24 deg. 37 min. 41 sec., and being subtended by a chord which bears North 34 deg. 12 min. 14 sec. East - 228.20 feet,

THENCE in a northeasterly direction along said curve to the left, a distance of 229.96 feet,

THENCE North 62 deg. 58 min. 14 sec. East non-tangent to said curve, a distance of 29.65 feet,

THENCE North 17 deg. 04 min. 03 sec. East, a distance of 50.05 feet,

THENCE North 30 deg. 49 min. 10 sec. West, a distance of 28.71 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 535.00 feet, a central angle of 12 deg. 42 min. 04 sec., and being subtended by a chord which bears North 05 deg. 13 min. 48 sec. East - 118.35 feet,

THENCE in a northerly direction along said curve to the left, a distance of 118.60 feet,

THENCE North 89 deg. 32 min. 46 sec. East radial to said curve, a distance of 105.88 feet,

THENCE South 75 deg. 00 min. 00 sec. East, a distance of 171.44 feet,

THENCE South 65 deg. 02 min. 29 sec. East, a distance of 201.12 feet,

THENCE South 61 deg. 17 min. 38 sec. East, a distance of 199.61 feet to the Northwest right-of-way line of said Estrella Parkway,

THENCE South 28 deg. 42 min. 38 sec. West along said Northwest right-of-way line, a distance of 410.17 feet to a Point of Curvature of a circular curve to the right, having a radius of 5935.00 feet, a central angle of 4 deg. 41 min. 34 sec., and being subtended by a chord which bears South 31 deg. 03 min. 25 sec. West - 485.96 feet,

THENCE in a southwesterly direction along said curve to the right and said Northwest right-of-way line, a distance of 486.10 feet to the POINT OF BEGINNING, containing 547,063 square feet or 12.559 acres of land, more or less.

LEGEND

---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	CONSTRUCTION CENTER LINE
---	EASEMENT (ESMT)
---	BUILDING SETBACK LINE
---	LOT LINE
---	404
---	FEMA FLOODPLAIN
---	WILDLIFE CORRIDOR
---	PROPERTY CORNER
•	MONUMENT
•	FOUND BCFL
ROW	RIGHT OF WAY
CL	CENTER LINE
PUE	PUBLIC UTILITY ESMT
FSL	FRONT BUILDING SETBACK LINE
RSL	REAR BUILDING SETBACK LINE
SVT	SIGHT VISIBILITY TRIANGLE
POB	POINT OF BEGINNING
VNAE	VEHICULAR NON ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

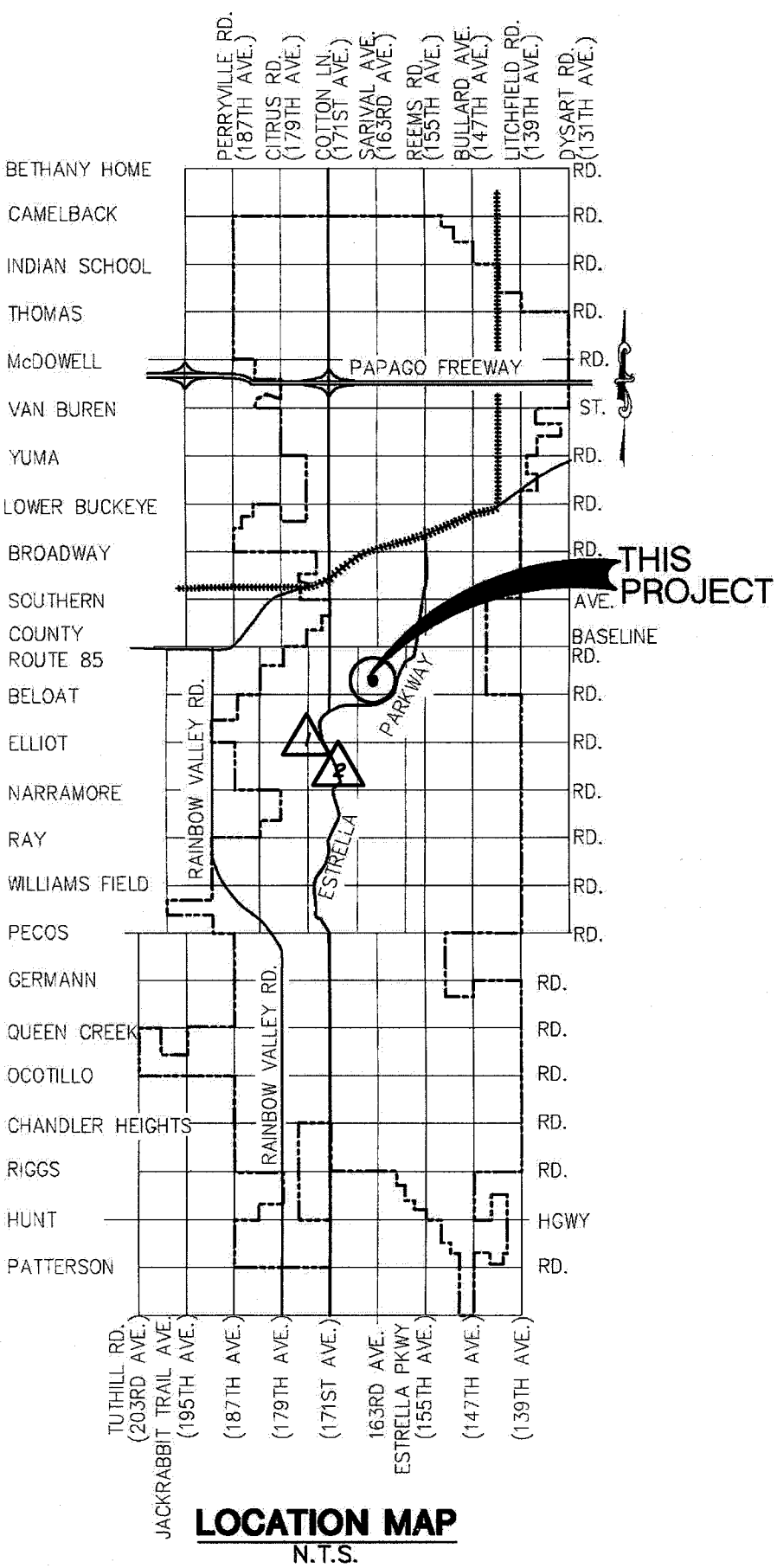
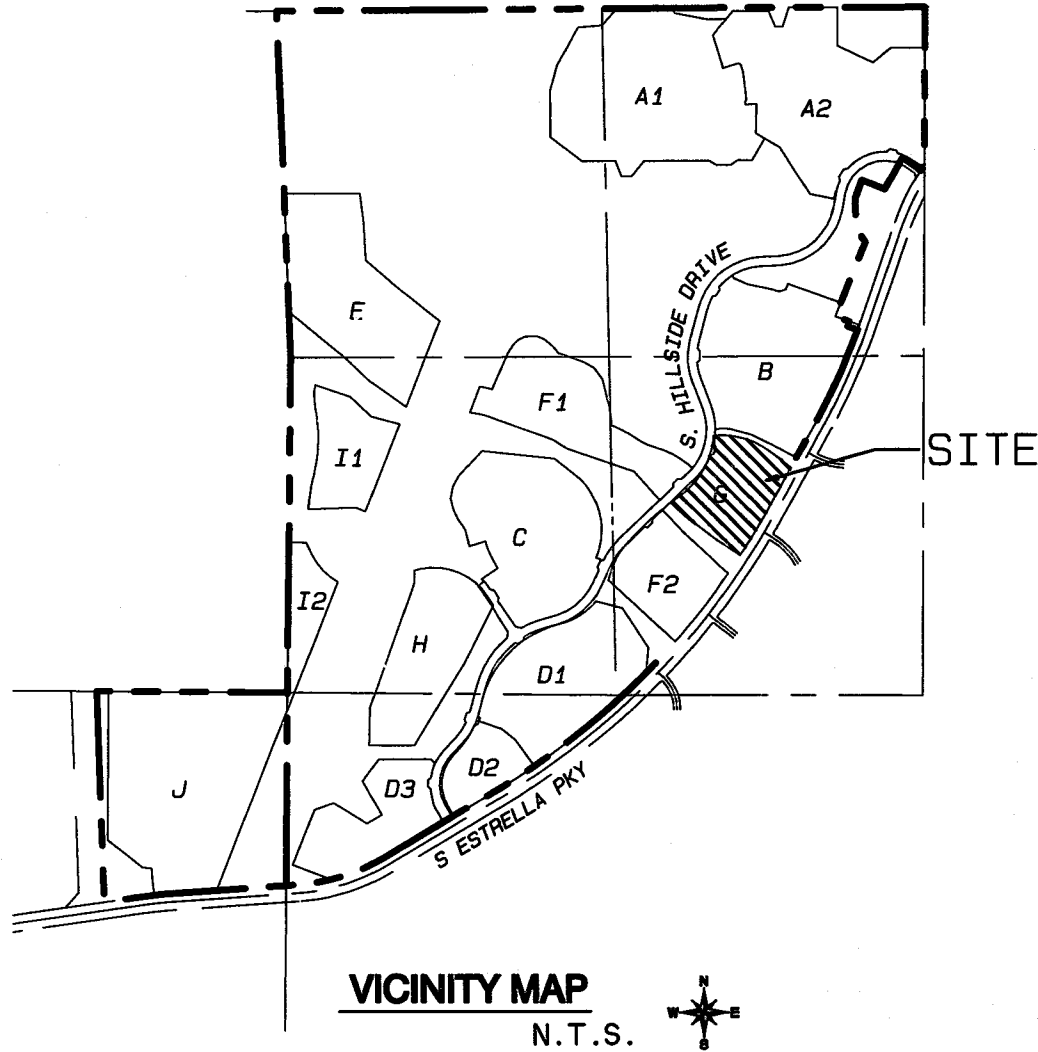
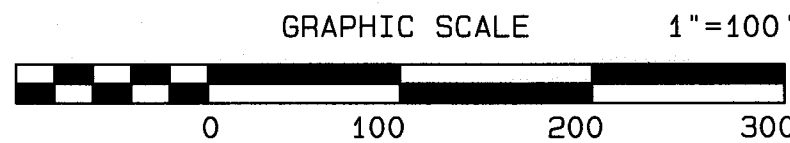
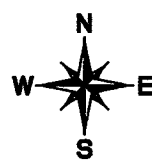
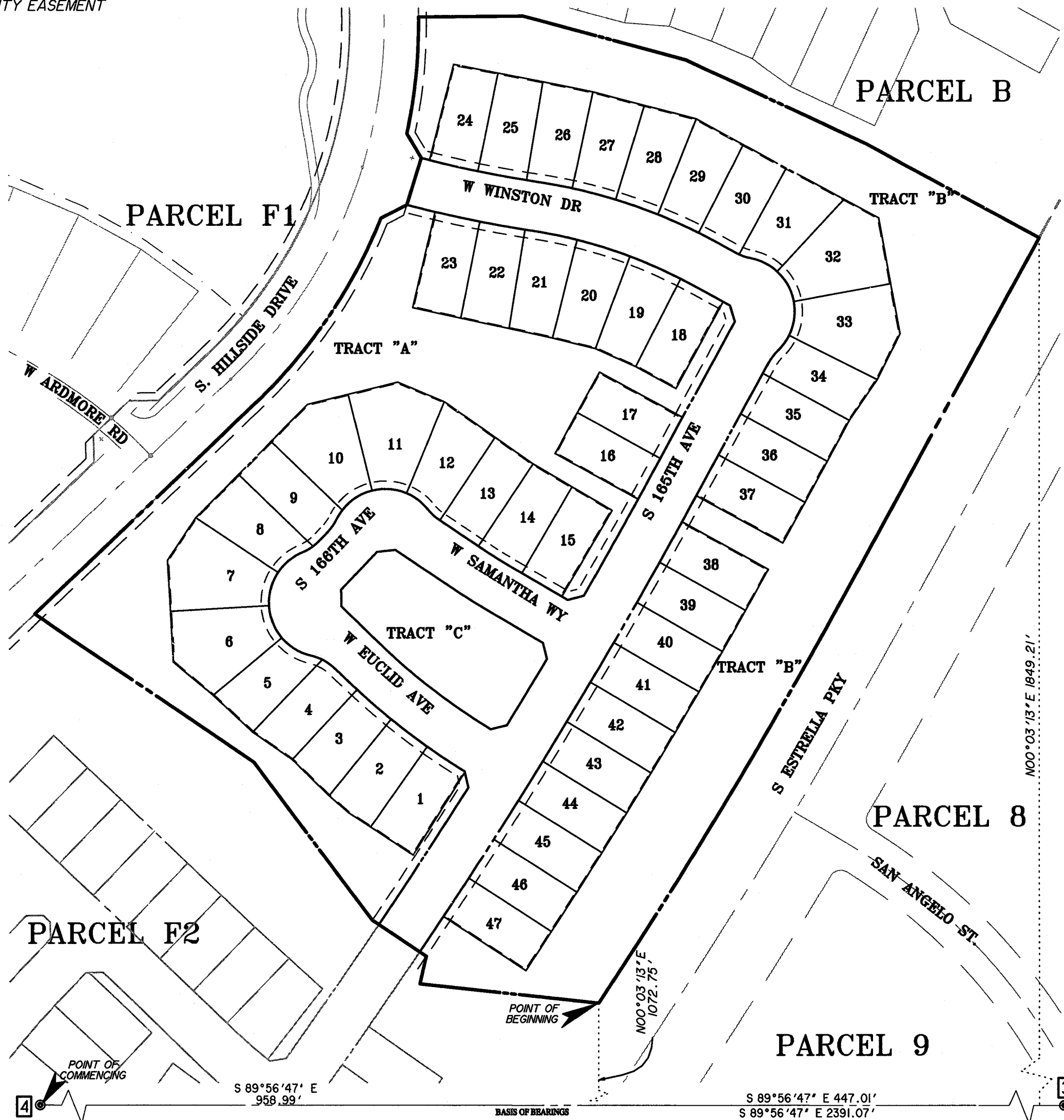
ESTRELLA 11.G

GOODYEAR, ARIZONA

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

PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH TRADITIONAL LOTS. THERE WILL BE APPROXIMATELY 47 LOTS ON THE 12.56 ACRE SITE.



BENCHMARKS

- 1 GENERAL LAND OFFICE (GLO) BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST. PLAN ELEVATION = 975.01 NAVD 88
- 2 BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL AND ESTRELLA PARKWAY. PLAN ELEVATION = 1028.37 NAVD 88

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING: SOUTH 89°56'47" EAST (MEASURED)

OWNER/DEVELOPER

NEWLAND COMMUNITIES
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602.468-0800
CONTACT: STUART BARNEY, PE

CIVIL ENGINEER

GOODWIN & MARSHALL, INC.
2705 S. ALMA SCHOOL RD., STE 2
PHOENIX, ARIZONA 85286
PHONE: (602) 218-7285
CONTACT: WARREN C. RUSSELL, P.E.
EMAIL: WRUSSELL@GMCIVIL.COM

LAND SURVEYOR

ARIZONA SURVEYING AND MAPPING
2411 WEST NORTHERN AVENUE, SUITE 110
PHOENIX, ARIZONA 85069-5455
PHONE: (602) 246-9919
CONTACT: LANCE DICKSON

MONUMENT NOTES

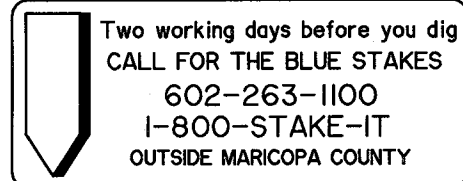
- 3 FOUND U.S.G.L.O. MONUMENT ON A 3" PIPE DATED - 1913. THE SOUTHEAST CORNER OF SECTION 1, T.1S., R.2W.
- 4 FOUND U.S.G.L.O. MONUMENT ON A 3/4" PIPE DATED - 1931. THE SOUTH QUARTER CORNER OF SECTION 1, T.1S., R.2W.

H.O.A. NOTE

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

SHEET INDEX

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



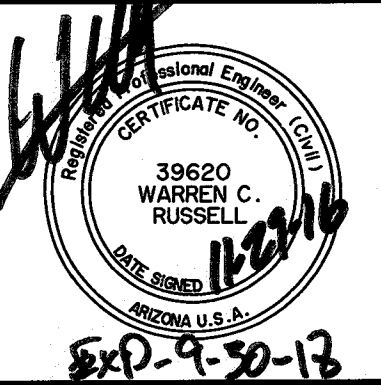
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2705 S. Alma School Rd., Ste 2
Phoenix, Arizona 85286
(602) 218-7285
Contact: Warren Russell

ESTRELLA COMMUNITY 11.G

PRELIMINARY PLAT

DATE: NOVEMBER, 2016
DRAFTER: LCS
DESIGNER: WCR
CHECKED:

PROJECT NO.
10722A



PP

1 OF: 3

