

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

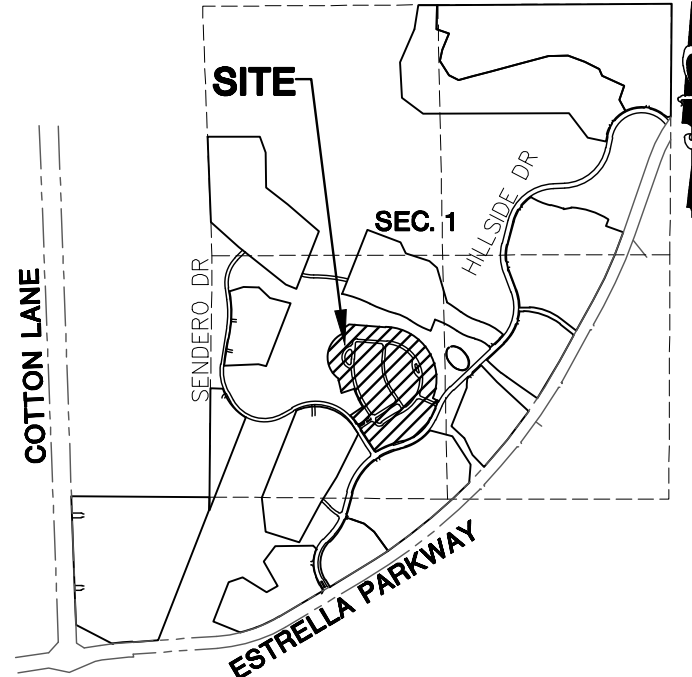
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. BEARING =
NORTH 89°30'27" WEST.

LEGAL DESCRIPTION

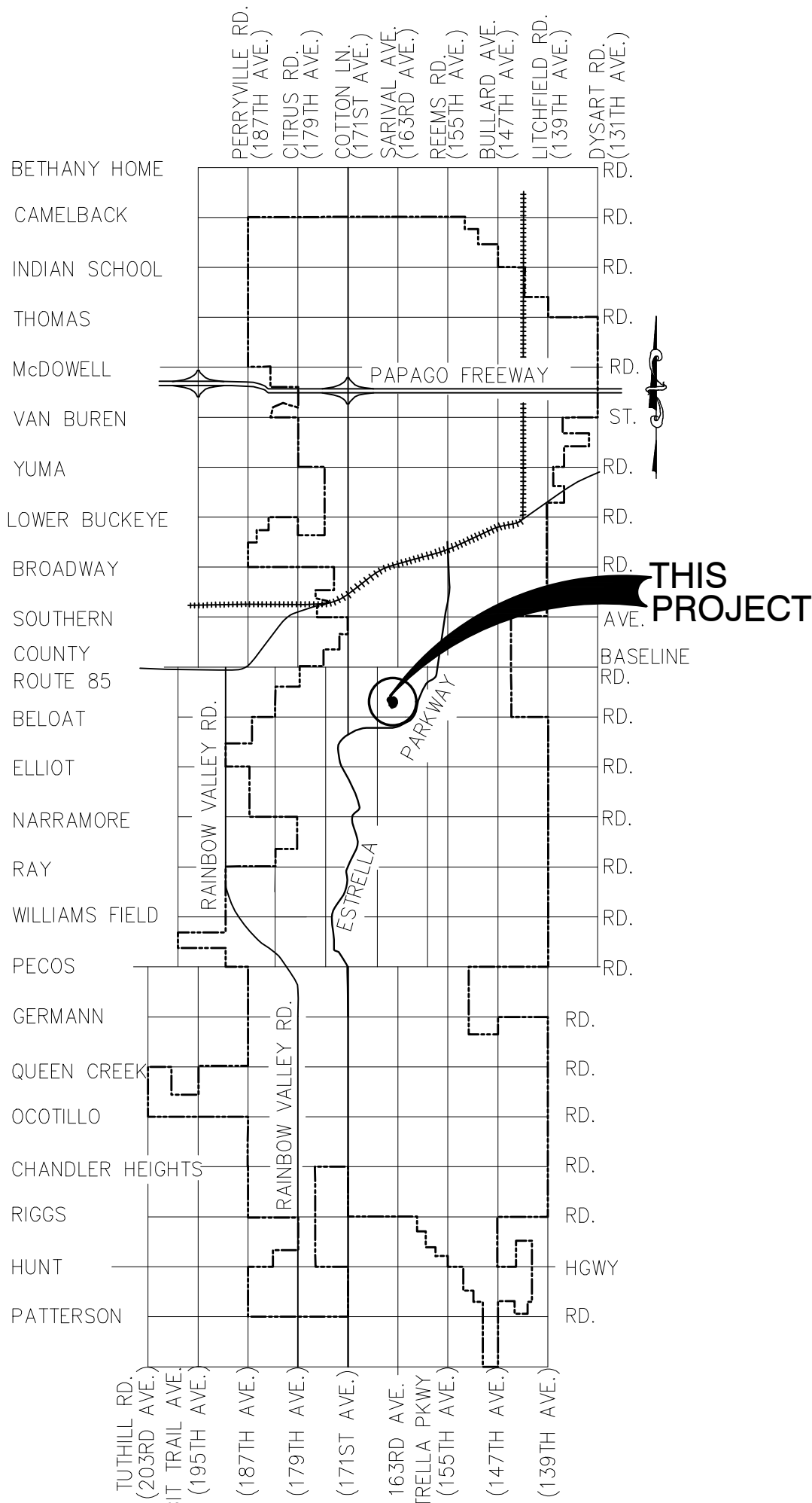
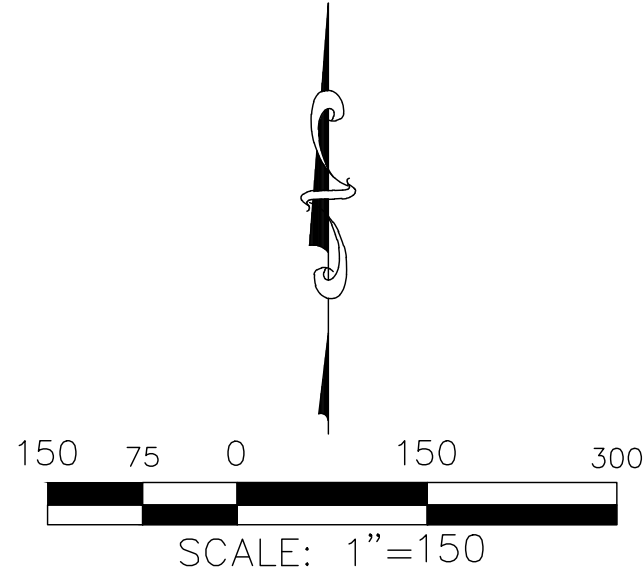
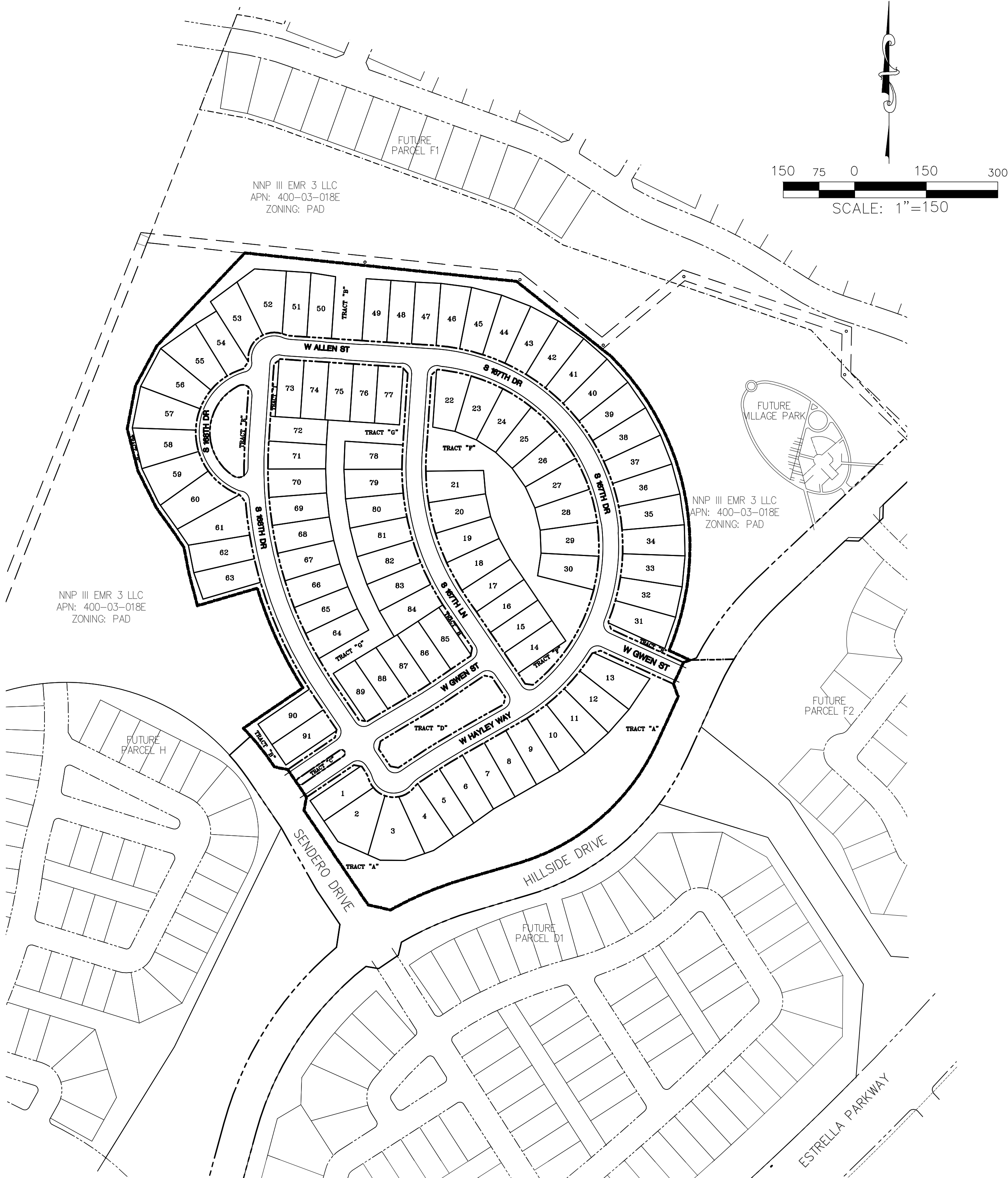
THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY
RECORDER LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

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

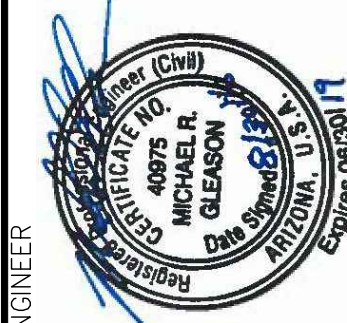
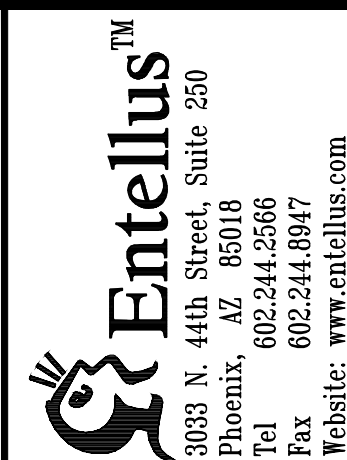
WESTWOOD PROFESSIONAL SERVICES
14635 N KIERLAND BLVD., STE 112
SCOTTSDALE, AZ 85254
PHONE: 480-747-6558
CONTACT: JOSH MOYES

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.



REVISIONS:	
X	DATE DESCRIPTION
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

VERSIONS:	
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

ESTRELLA PARCEL 11.C
GOODYEAR, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT



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

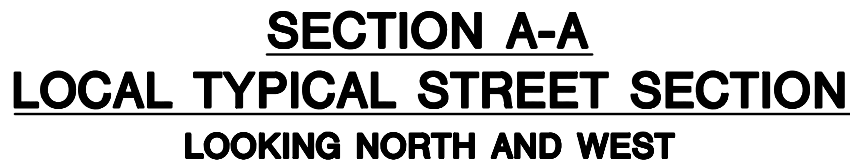
CASE NO. 16-500-000005

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

* 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"

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- The diagram illustrates a typical 52' x 121' lot layout. The lot is divided into three sections: a front yard, a middle section, and a rear section. The front yard is 25' wide (R/W) and 10' deep (MIN. TYP.). The middle section is 40' wide and 80' deep. The rear section is 20' deep (BSL). The lot is bounded by a 121' front line and a 52' side line. The lot is divided into three sections: a front yard, a middle section, and a rear section. The front yard is 25' wide (R/W) and 10' deep (MIN. TYP.). The middle section is 40' wide and 80' deep. The rear section is 20' deep (BSL). The lot is bounded by a 121' front line and a 52' side line. The lot is divided into three sections: a front yard, a middle section, and a rear section. The front yard is 25' wide (R/W) and 10' deep (MIN. TYP.). The middle section is 40' wide and 80' deep. The rear section is 20' deep (BSL). The lot is bounded by a 121' front line and a 52' side line.
- TYPICAL 52' x 121' LOT DETAIL**
N.T.S.



VERSIONS:		
X	DATE	DESCRIPTION
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

PRELIMINARY PLAT

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

ARIZONA 811
Arizona Blue Stake, Inc. 

Dial 8-1-1 or 1-800-STAKE-IT (782-5342)
In Maricopa County: (602) 263-1100

DESIGN:	PG
DRAFTED:	MC
QA/QC:	MG
AS-BUILT #:	----
ENT. PROJ #:	848.002
SHEET:	PP 2 OF 3

