DEVELOPMENT STANDARDS	PARCEL F2	
DESCRIPTION	QUANTITY	
LOT NOS.	1–49	
NO. OF LOTS	49	
MIN. LOT SIZE (SF)	4,230	
AVERAGE LOT SIZE (SF)	4,822	
MAX. LOT SIZE (SF)	7,361	
TOTAL LOT AREA (SF)	236,299	
TOTAL LOT AREA (AC)	5.42	
MIN. LOT WIDTH (FT)	47	
TYPICAL MIN. LOT DEPTH (FT)	90	
ABSOLUTE MIN. LOT DEPTH (FT) AT CUL-DE-SAVS, KNUCKLES, ETC	90	
MIN. FRONT SETBACK (FT)	IO' TO LIVING AREA *I8' 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. #	49	
OPEN SPACE % OF GROSS AREA	39.23%	
TOTAL TRACT AREA, "A" - "D" (AC)	4.99	
TOTAL ROADWAY AREA (AC)	2.31	
GROSS AREA (AC)	12.72	
NET DENSITY (D.U./AC)	3.85	
SEWER	CITY OF GOODYEAR	
WATER	CITY OF GOODYEAR	
FIRE	CITY OF GOODYEAR	
ELECTRIC	APS	
NATURAL GAS	SOUTHWEST GAS	
TELEPHONE	CENTURY LINK	
RECLAIMED WATER	NEWLAND	

LEGEND

--- LOT LINE

PUE

SIDEWALKS NOT TO BE BLOCKED.

PROPERTY BOUNDARY

---- BUILDING SETBACK LINE

FEMA FLOODPLAIN

WILDLIFE CORRIDOR

PROPERTY CORNER

MONUMENT

FOUND BCFL

RIGHT OF WAY

CENTER LINE

PUBLIC UTILITY ESMT

POINT OF BEGINNING

REAR BUILDING SETBACK LINE

SIGHT VISIBILITY TRIANGLE

PUBLIC UTILITY EASEMENT

— CONSTRUCTION CENTER LINE

— RIGHT OF WAY

— — — EASEMENT (ESMT)

LEGAL DESCRIPTION

ertain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter o Township | South, Range 2 West of the Gila and Salt River Base and Meridian,

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 I, a distance of 308.11 feet,

THENCE North OO deg. O3 min. I3 sec. East departing said South line, a distance of 251.92 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 15 deg. 31 min. 07 sec. East departing said Northwest right—of—way line, a distance of 65.34 feet,

THENCE North 04 deg. 55 min. OI sec. West, a distance of 75.40 feet, THENCE North 26 deg. 10 min. 59 sec. West, a distance of 54.25 feet, THENCE North 44 deg. 45 min. 10 sec. West, a distance of 33.72 feet, THENCE North 19 deg. 30 min. 26 sec. West, a distance of 32.06 feet, THENCE North 16 deg. 27 min. 37 sec. West, a distance of 57.38 feet, THENCE North 23 deg. 23 min. 34 sec. West, a distance of 69.74 feet, THENCE North 28 deg. 27 min. 56 sec. West, a distance of 62.49 feet, THENCE North 44 deg. 57 min. 24 sec. West, a distance of 50.48 feet, THENCE North 66 deg. 48 min. 07 sec. West, a distance of 52.07 feet, THENCE North 72 deg. 50 min. 48 sec. West, a distance of 58.52 feet, THENCE North 70 deg. 20 min. 5! sec. West, a distance of 44.40 feet, THENCE North 44 deg. 42 min. 16 sec. West, a distance of 29.07 feet, THENCE North 16 deg. 07 min. 32 sec. West, a distance of 23.15 feet, THENCE North 18 deg. 03 min. 57 sec. East, a distance of 42.60 feet, THENCE North 28 deg. 47 min. 24 sec. East, a distance of 52.48 feet, THENCE North 35 deg. 26 min. 56 sec. East, a distance of 75.94 feet, THENCE North 34 deg. 26 min. 58 sec. East, a distance of 50.50 feet, THENCE North 39 deg. 55 min. 58 sec. East, a distance of 51.80 feet, THENCE North 30 deg. 54 min. 13 sec. East, a distance of 58.10 feet, THENCE North 19 deg. 47 min. 47 sec. East, a distance of 74.88 feet, THENCE North II deg. 09 min. 17 sec. East, a distance of 64.07 feet, THENCE North 05 deg. 24 min. 26 sec. West, a distance of 64.32 feet, THENCE North 46 deg. 31 min. 05 sec. East, a distance of 48.20 feet, THENCE South 88 deg. 28 min. 55 sec. East, a distance of 28.28 feet,

THENCE North 46 deg. 31 min. 05 sec. East, a distance of 50.00 feet,

THENCE North OI deg. 31 min. 05 sec. East, a distance of 28.28 feet,

THENCE North 46 deg. 31 min. 05 sec. East, a distance of 142.30 feet, THENCE South 55 deg. 53 min. II sec. East, a distance of 268.22 feet,

THENCE South 36 deg. 40 min. 35 sec. East, a distance of 200.58 feet,

THENCE South 56 deg. 02 min. 10 sec. East, a distance of 66.00 feet,

THENCE South 12 deg. 37 min. 21 sec. West, a distance of 28.86 feet,

THENCE South 83 deg. 49 min. 20 sec. East, a distance of 182.22 feet to the Northwest right—of—way line of said Estella Parkway, said point being a Point of Curvature of a non—tangent circular curve to the right, having a radius of 5935.00 feet, a central angle of 10 deg. 07 min. 35 sec., and being subtended by a chord which bears South 38 deg. 27 min. 59 sec. West. 1047.57 feet,

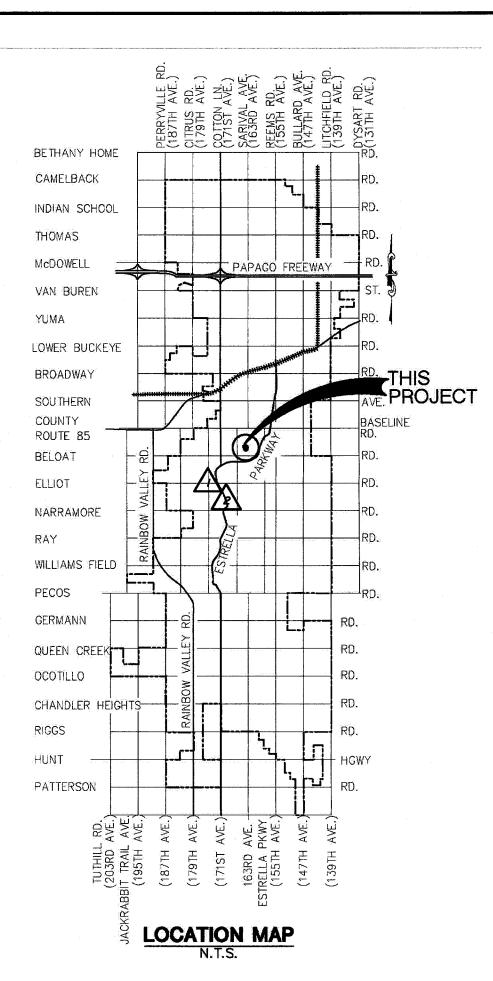
THENCE in a southwesterly direction along said curve to the right and said Northwest right—of—way line, a distance of IO48.94 feet to the POINT OF BEGINNING, containing 554, I53 square feet or I2.722 acres of land, more or less.

ESTRELLA 11.F2 **GOODYEAR, ARIZONA** A SUBDIVISION IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION I, TOWNSHIP I SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNY, ARIZONA. PROJECT DESCRIPTION **VICINITY MAP** THIS PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH TRADITIONAL LOTS. THERE WILL BE APPROXIMATELY 49 LOTS ON THE 12.72 ACRE SITE FRONT BUILDING SETBACK LINE VEHICULAR NON ACCESS EASEMENT PARCEL C -TRACT "E" 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. 27 23 PARCEL D TRACT "A"

GRAPHIC SCALE

100

\$ 89°56'47" E 308.11'



BENCHMARKS

GENERAL LAND OFFICE (GLO) BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP I SOUTH, RANGE 2 WEST. PLAN ELEVATION = 975.01 NAVD 88

BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL AND ESTRELLA PARKWAY. PLAN ELEVATION = 1028.37 NAVD 88

CONVERSION EQUATION: TO ACHIEVE THE NGVD 29 DATUM, SUBTRACT 1.64' TO ALL ELEVATIONS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION I, TOWNSHIP I 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 PHEONIX, ARIZONA 85018 PHONE: 602:468-0800 CONTACT: STUART BARNEY, PE

CIVIL ENGINEER

GOODWIN & MARSHALL INC. 2705 S. ALMA SCHOOL RD, STE 2 PHEONIX, 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

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

H.O.A. NOTE

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

SHEET INDEX

\$ 89°56'47" E 958.99'

S 89°56'47" E 2391.07'

1"=100'

200

COVER SHEET SHEET I SHEET 2 DETAIL SHEET SHEET 3 PRE-PLAT PLAN SHEET Two working days before you dig CALL FOR THE BLUE STAKES 602-263-1100 I-800-STAKE-IT OUTSIDE MARICOPA COUNTY

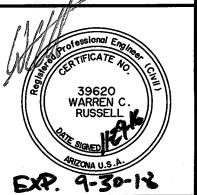
W: \10722A - Lucero (Estrella) \Prelim\LUCERO F2_G Prelim Plat.pro Tue Nov 29 14: 05: 46 2016

COMMUN ESTREL

DATE: NOVEMBER, 2016

DRAFTER: LCS DESIGNER: WCR

CHECKED: PROJECT NO. 10722A



OF: **3**

PP

	TRACT AREA TABLE				
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY	
А	133,871	3.073	OPEN SPACE, LANDSCAPE, DRAINAGE, PEDESTRIAN ACCESS	н.о.а.	
В	57,267	1.315	OPEN SPACE, LANDSCAPE, DRAINAGE	H.O.A.	
C	4,755	0.109	OPEN SPACE, LANDSCAPE, DRAINAGE	H.O.A.	
D	20,788	0.477	OPEN SPACE, LANDSCAPE, DRAINAGE	H.O.A.	
E	560	0.013	OPEN SPACE, LANDSCAPE, DRAINAGE	н.о.а.	
TOTAL	217,241	4.99			

LOI #	AREA (SF)	AREA (AC)	
	4,230	0.097	
2	4,230	0.097	
3	4,230	0.097	
4	4,230	0.097	
5	4,230	0.097	
6	4,230	0.097	
7	4,255	0.098	
8	4,593	0.105	
9	4,295	0.099	
10	4,724	0.108	
=	4,724	0.108	
12	4,724	0.108	
13			
14	4,724	0.108	
15	4,724	0.108	
16	4,724	0.108	
17	4,724	0.108	
18	4,724	0.108	
19	5,854	0.134	
20	7,039	0.162	
21	7,039	0.162	
22	5,763	0.132	
23	5,061	0.116	
24	5,844	0.134	
25	4,476	0.103	
26	5, l26	0.118	
27	7,361	0.161	
28	7,039	0.162	
29	5,032	0.116	
30	4,794	0.110	
31	5,625	0.129	
32	4,924	0.113	
33	4,938	0.113	
34	4,720	0.108	
35	4,873	0.112	
36	4,273	0.098	
37	4,405	0.101	
38	4,326	0.099	
39	4,230	0.097	
40			
41	4,230	0.097	
42	4,228	0.097	
43	4,262	0.098	
44	4,262	0.098	

4,262 0.098

4,262 0.098

4,255 0.098

236,299 5.42

4,262

4,262

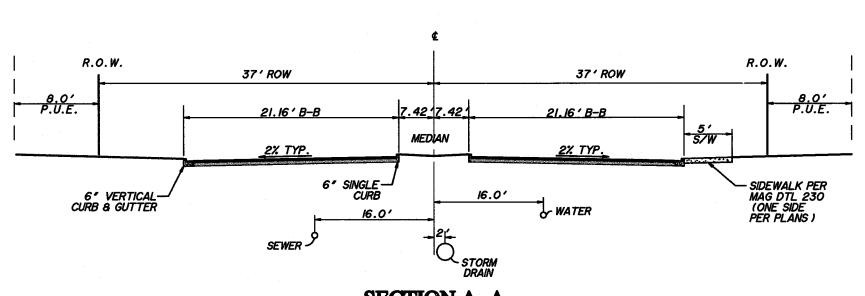
TOTAL

0.098

0.098

LOT AREA TABLE

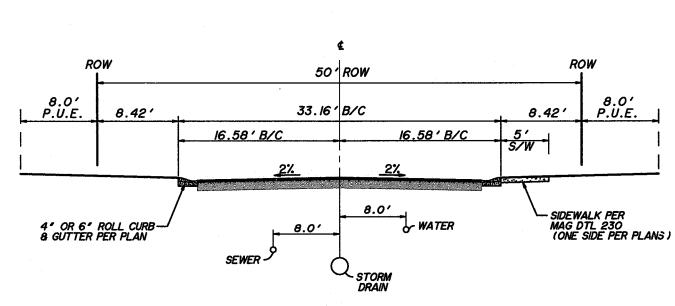
LOT # AREA (SF) AREA (AC)



SECTION A-A

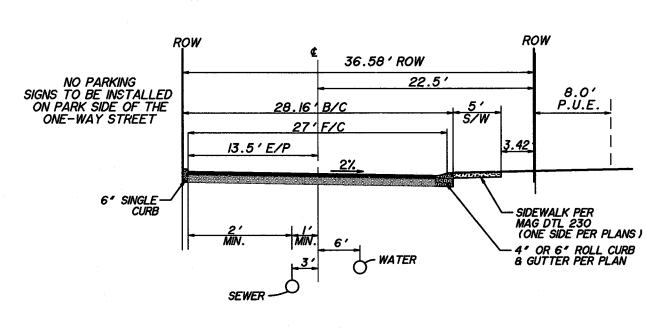
PARCEL ENTRY DRIVE W/ MEDIAN TYPICAL SECTION
LOOKING NORTH AND WEST

N.T.S.

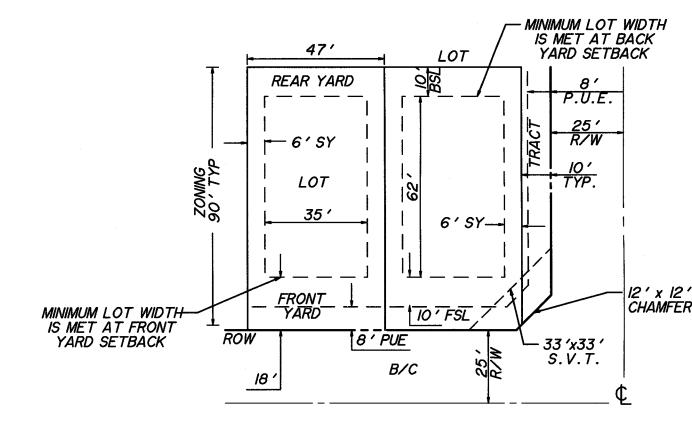


SECTION B-B
LOCAL TYPICAL STREET SECTION
LOOKING NORTH AND WEST

N. T.S.



SECTION C-C
LOCAL ONE-WAY STREET SECTION
LOOKING SOUTH AND WEST N.T.S.



TYPICAL 47' x 90' LOT DETAIL

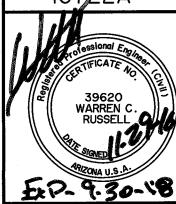
- * IO' TO LIVING AREA N. T.S. 18' TO FRONT LOADED GARAGE
- * DETACHED SINGLE FAMILY DWELLINGS ON ADJACENT LOTS SHALL HAVE FRONT YARD SETBACKS VARY BY AT LEAST THREE FEET A MINIMUM FRONT YARD SETBACK OF 18' IS PERMITTED TO ACCOMMODATE THE 3' BUILDING SETBACK DIFFERENTIAL. BUILDING SETBACKS SHOULD BE 18'-21' TO FACE OF GARAGE. SIDEWALKS NOT TO BE BLOCKED.

ESTRELLA COMMUNITY 11.F
PRELIMINARY PLAT

DATE: NOVEMBER, 2016
DRAFTER: LCS

DESIGNER: WCR
CHECKED:

PROJECT NO. 107,22A



PP

2 OF: **3**

W: \10722A - Lucero (Estrella) \Prelim\LUCERO F2_G Prelim Plat.pro Tue Nov 29 14: 05: 39 2016

Two working days before you dig CALL FOR THE BLUE STAKES

602-263-1100 1-800-STAKE-IT OUTSIDE MARICOPA COUNTY

