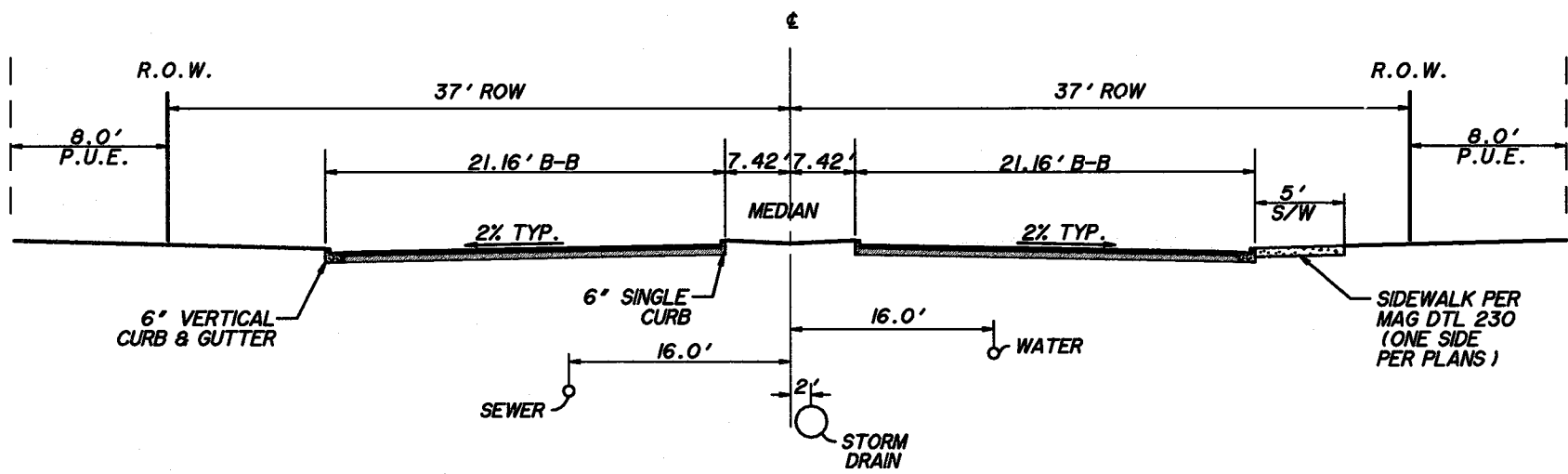


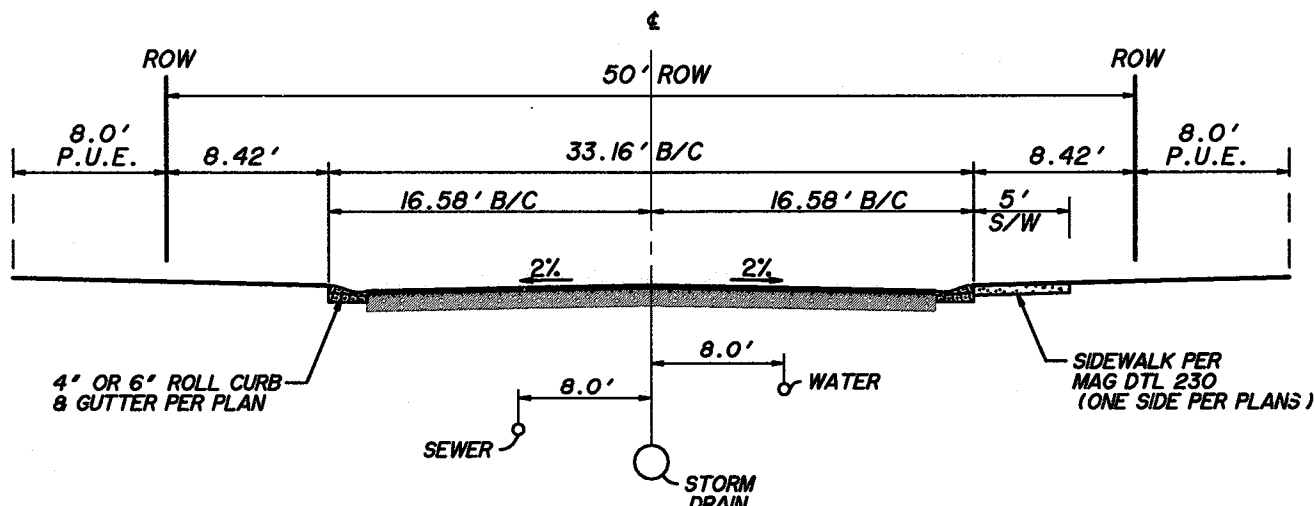


TRACT AREA TABLE				
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	MAINTENANCE RESPONSIBILITY
A	133,871	3.073	OPEN SPACE, LANDSCAPE, DRAINAGE, PEDESTRIAN ACCESS	H.O.A.
B	57,267	1.315	OPEN SPACE, LANDSCAPE, DRAINAGE	H.O.A.
C	4,755	0.109	OPEN SPACE, LANDSCAPE, DRAINAGE	H.O.A.
D	20,788	0.477	OPEN SPACE,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

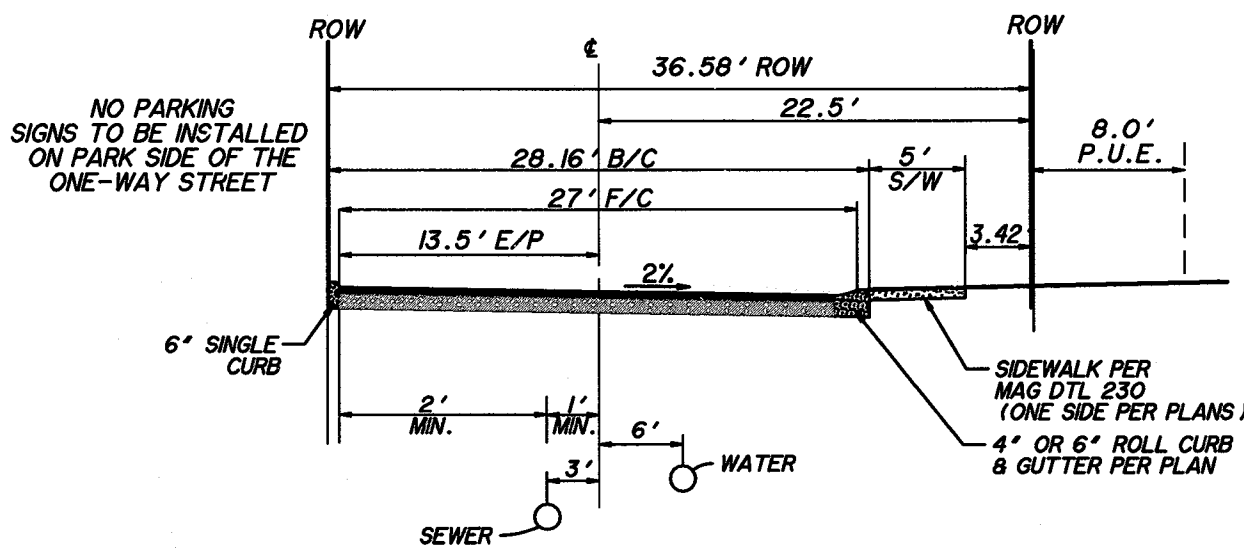
LOT AREA TABLE		
LOT #	AREA(SF)	AREA (AC)
1	4,230	0.097
2	4,230	0.097
3	4,230	0.097
4	4,230	0.097
5	4,230	0.097
6	4,230	0.097
7	4,255	0.098
8	4,593	0.105
9	4,295	0.099
10	4,724	0.108
11	4,724	0.108
12	4,724	0.108
13	4,724	0.108
14	4,724	0.108
15	4,724	0.108
16	4,724	0.108
17	4,724	0.108
18	4,724	0.108
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	5,126	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	4,230	0.097
41	4,230	0.097
42	4,228	0.097
43	4,262	0.098
44	4,262	0.098
45	4,262	0.098
46	4,262	0.098
47	4,262	0.098
48	4,262	0.098
49	4,255	0.098
TOTAL	236,299	5.42



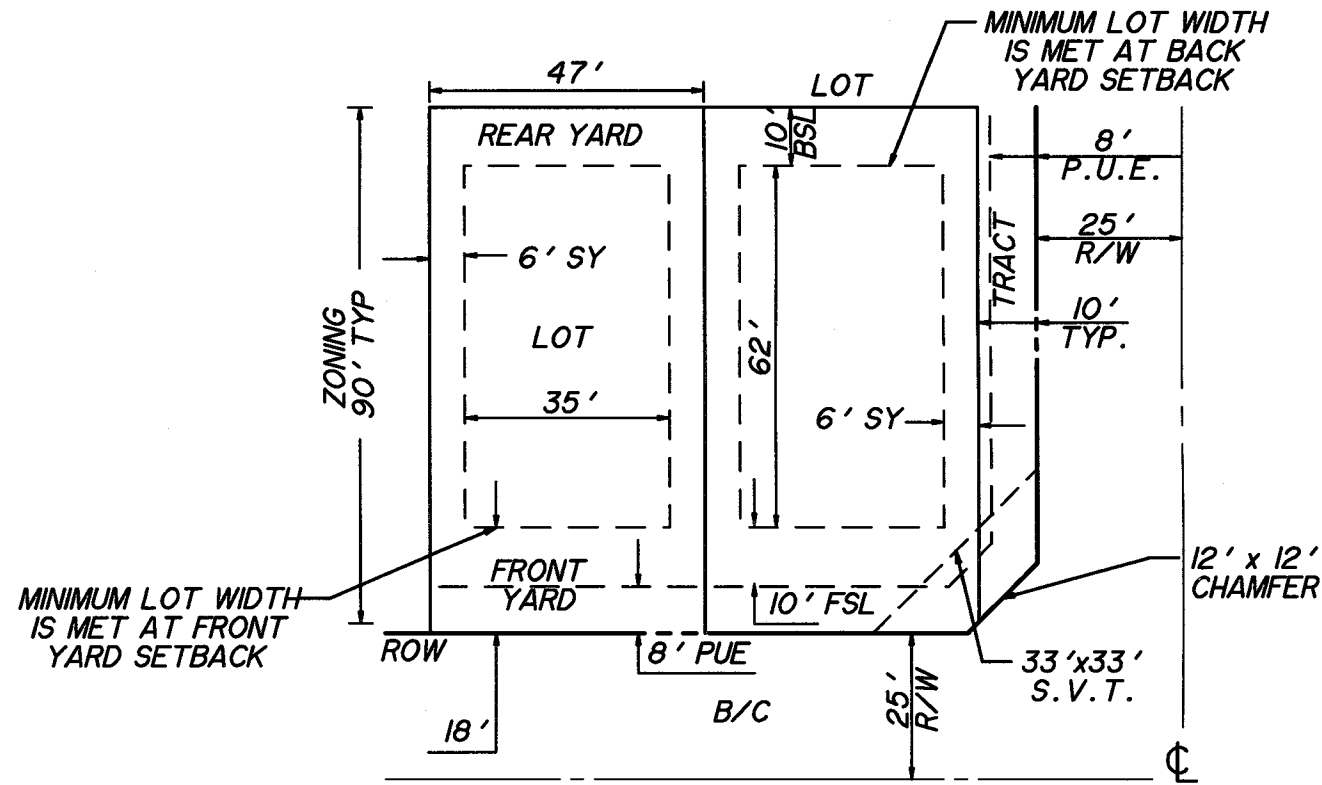
SECTION A-A  
PARCEL ENTRY DRIVE W/ MEDIAN TYPICAL SECTION  
LOOKING NORTH AND WEST  
N.T.S.



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

- \* 10' TO LIVING AREA  
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.

Two working days before you dig  
CALL FOR THE BLUE STAKES  
602-263-1100  
1-800-STAKE-IT  
OUTSIDE MARICOPA COUNTY

GOODWIN  
MARSHALL  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2708 S. Alma School Rd., Ste 2  
Phoenix, AZ 85029  
Phone: 602.218.7285  
Contact: Warren Russell

ESTRELLA COMMUNITY 11.F2

PRELIMINARY PLAT

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

PROJECT NO.  
10722A

39620  
WARREN C.  
RUSSELL  
11/29/16  
EX-2-7-30-18

PP

2 OF 3



