

Final Plat of Fulton Homes Estrella Commons - Phase I

A PORTION OF SECTION 5,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

OWNER:

FULTON HOMES CORPORATION
9140 S. KYRENE, SUITE 202
TEMPE, AZ 85284
TEL: (480)–753–6789
FAX: (480)–753–5554
CONTACT: NORM NICHOLLS

UTILITIES

WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
GAS SOUTHWEST GAS
ELECTRIC ARIZONA PUBLIC SERVICE
TELEPHONE CENTURYLINK / COX
REFUSE CITY OF GOODYEAR
CABLE TV CENTURYLINK / COX

ENGINEER:

EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)–503–2250
FAX: (480)–503–2258
CONTACT: BRIAN NICHOLLS, P.E.

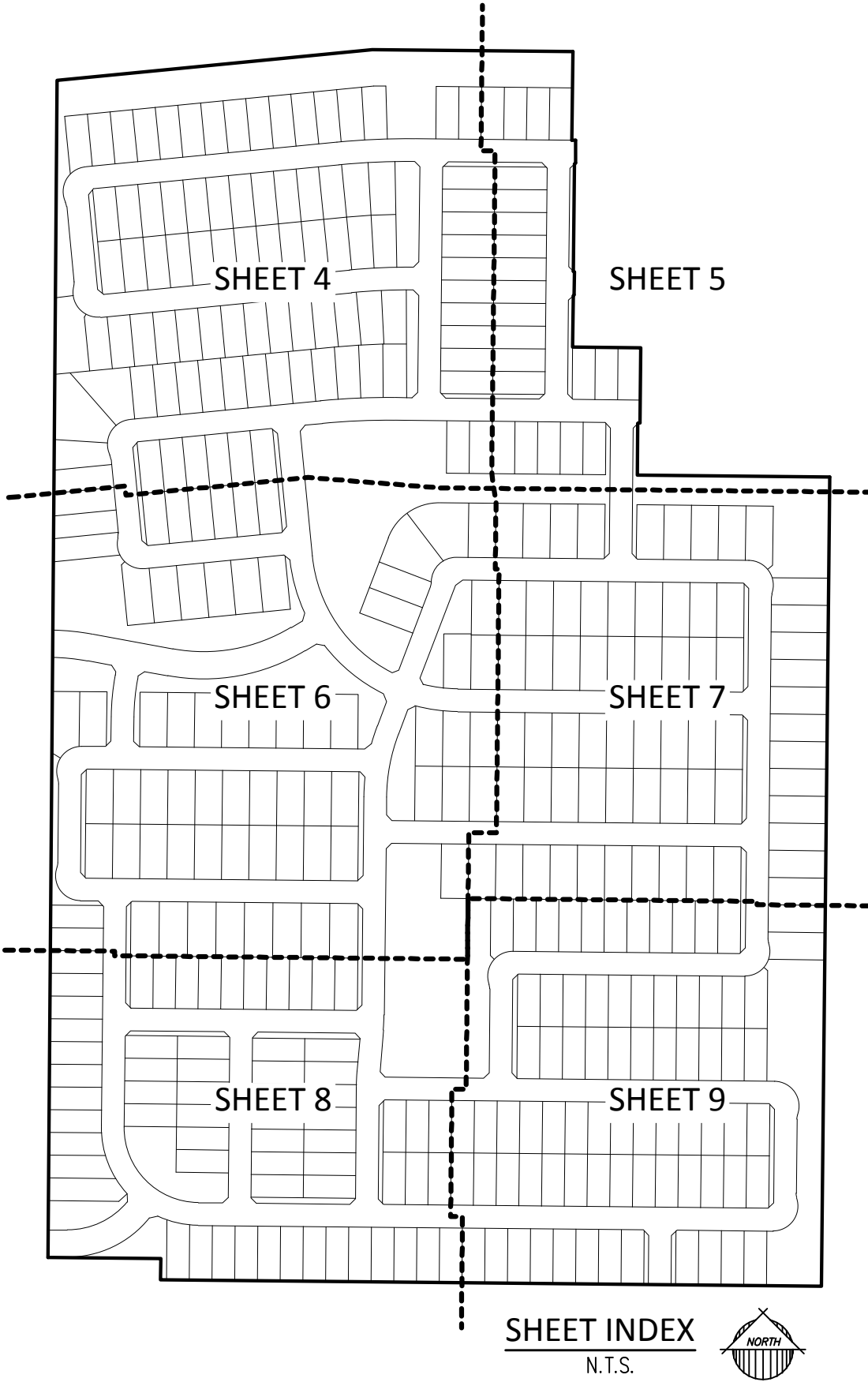
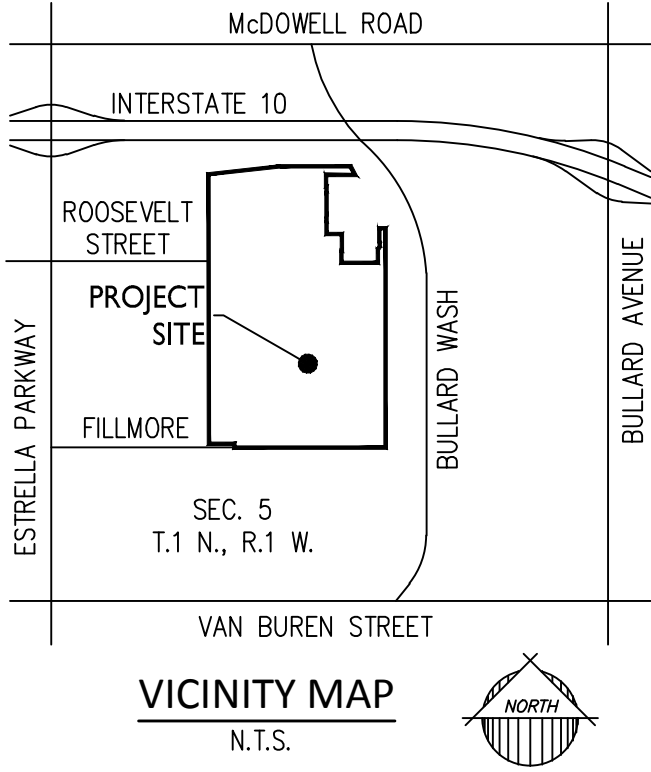
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SHEET 3: LOT AREA TABLE, TRACT TABLE,
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CERTIFICATION

I, GERALD HUGHES HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2017; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LAND SURVEYOR:
GERALD HUGHES, R.L.S. 15573
EPS GROUP, INC.
2045 S. VINEYARD AVENUE,
STE 101
MESA, AZ 85210

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2018.

BY: _____
MAYOR: GEORGIA LORD

BY: _____
CITY CLERK: DARCI MCCracken

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2018.

BY: _____
CITY ENGINEER: REBECCA ZOOK

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT, IN ANYWAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

M & T BANK, A NEW YORK CORPORATION

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____ AS _____ OF M & T BANK, A NEW YORK CORPORATION, FOR THE PURPOSES CONTAINED HEREIN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

HOA RATIFICATION AND CONSENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS:

BY THIS RATIFICATION AND CONSENT, ESTRELLA COMMONS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS 'A' THROUGH 'LL', INCLUSIVE, REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2018.

ESTRELLA COMMONS ASSOCIATION,
AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____, THE _____ OF ESTRELLA COMMONS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF OF THE NON-PROFIT CORPORATION.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SITE SUMMARY TABLE		
DESCRIPTION		AREA
EXISTING ZONING	PLANNED AREA DEVELOPMENT/SINGLE FAMILY RESIDENTIAL	
YIELD 389 LOTS		57.0154 AC.
OPEN SPACE		15.9600 AC.
RIGHT OF WAY		21.0821 AC.
TOTAL		94.0576 AC.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF FULTON HOMES ESTRELLA COMMONS – PHASE 1, A PORTION OF SECTIONS 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS SUCCESSORS AND ASSIGNS, AS OWNER HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN ESTRELLA COMMONS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND, SUBJECT TO THE COVENANTS AND THEN EASEMENTS DEDICATED HEREIN, DEDICATES TO THE ESTRELLA COMMONS ASSOCIATION , AN ARIZONA NON-PROFIT CORPORATION, ALL TRACTS WITHIN THE SUBDIVISION FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A THROUGH LL INCLUSIVE, AND IN LOTS, AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL SEWERLINE EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT DD DESIGNATED AS "SEWERLINE EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT DD DESIGNATED AS "SEWERLINE EASEMENT" THE SEWERLINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWERLINES AND APPURTENANCES.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

TRACTS A, I, L, M, Q, Y, DD, GG, HH AND II ARE HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FROM THE PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING STANDARDS AND DESIGN POLICIES AND GOODYEAR CITY CODE. DRAINAGE FACILITIES SUCH AS CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY AND ON FILE WITH THE CITY OF GOODYEAR. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND THE CITY OF GOODYEAR AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE VIOLATIONS OR ATTEMPTED VIOLATIONS OF ANY OF THESE COVENANTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY TO ENFORCE THESE COVENANTS AND THE PARTY SEEKING TO ENFORCE THESE COVENANTS SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEYS' FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, I, L, M, Q, Y, DD, GG, HH AND II.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE PUBLIC A PERPETUAL PEDESTRIAN ACCESS EASEMENT UPON, OVER AND ACROSS ALL AREAS WITHIN TRACTS A & T DESIGNATED AS "PAE". ADJOINING OWNERS HAVE THE RIGHT TO MODIFY THE PERIMETER WALL, INSTALL A GATE OR WALKWAYS, AND OTHER MEASURES NEEDED TO ENSURE ACCESS BETWEEN ADJOINING PROPERTIES.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

IN WITNESS WHEREOF: FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2018.

BY: FULTON HOMES CORPORATION, AN ARIZONA CORPORATION,
AS OWNER

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

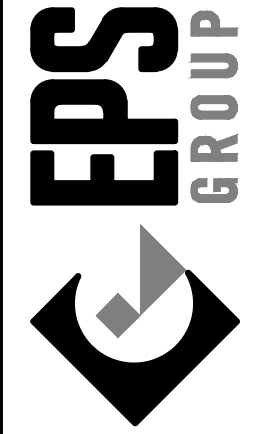
ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE _____ OF FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

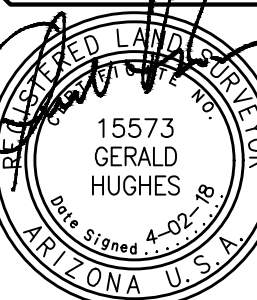
2045 S. Vineyard Ave, Suite 101
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Project
Fulton Homes Estrella Commons - Phase I
GOODYEAR, ARIZONA
Final Plat of

Revisions:

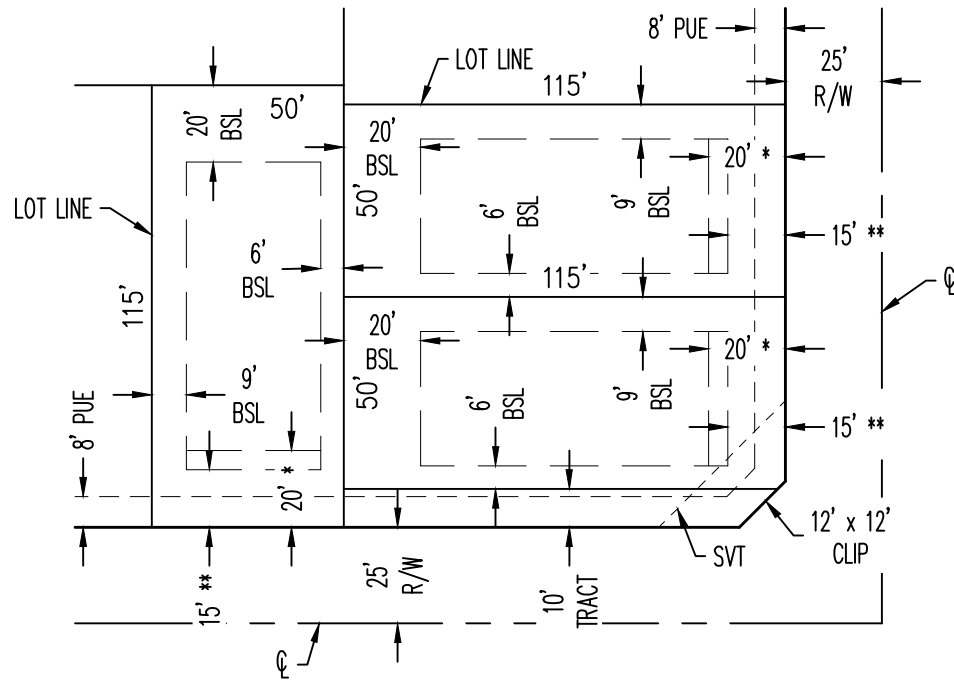
Designer: GH
Drawn by: AG



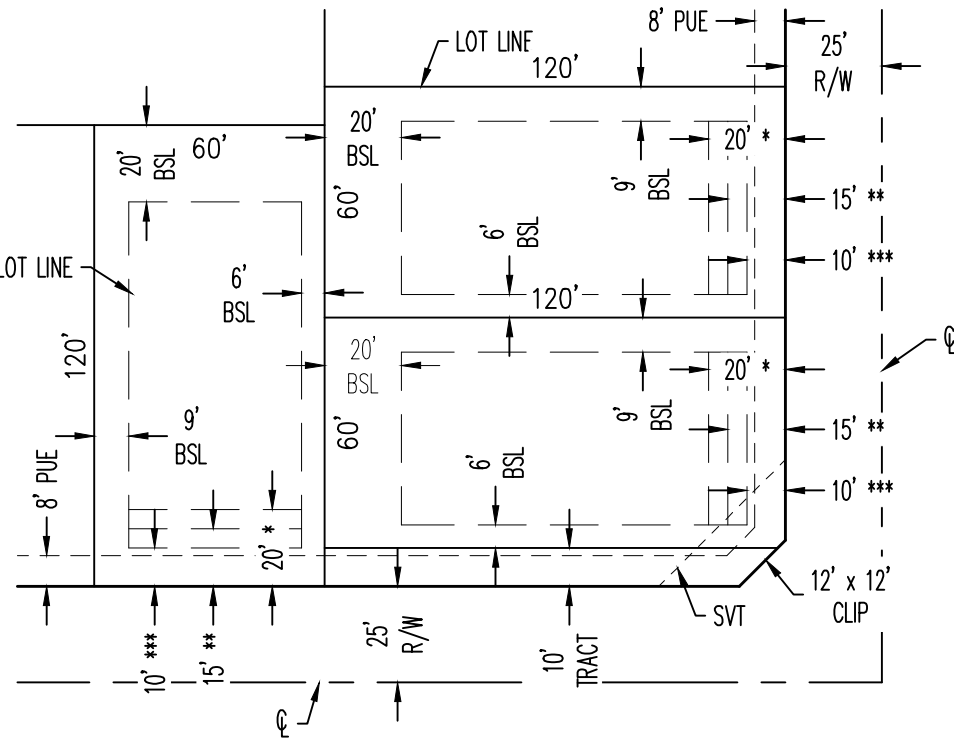
EXPIRES: 3/31/2021
Job No.
16-328
FP01
Sheet No.
1
of 9

GENERAL NOTES

- A. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- B. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- C. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
- D. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
- d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
- d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
- e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- F. STRUCTURES WITHIN VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY TRIANGLES WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY AND THE ESTRELLA COMMONS ASSOCIATION SHALL EXECUTE AND PROVIDE TO THE CITY A STORM WATER MAINTENANCE AGREEMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.
- H. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVER-FLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEBUILDER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATIONS OF SUCH AIRCRAFT NEAR AND OVER THE AREA.
- I. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITH THE EXCEPTION OF 69KV OR LARGER POWER LINES.
- L. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- M. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- N. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION, WITH THE FOLLOWING EXCEPTIONS: NONE.
- O. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- P. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- Q. ALL TRACT LANDSCAPE AND OPEN SPACE IMPROVEMENTS SHALL BE COMPLETED UPON ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT WITHIN THE SUBDIVISION.
- R. THE SAME BUILDING ELEVATION FOR DWELLING UNITS SHALL NOT BE PLACED SIDE BY SIDE OR ACROSS THE STREET FROM ONE ANOTHER UNLESS THE ELEVATION IS FUNDAMENTALLY DIFFERENT AS DETERMINED BY CITY STAFF DURING THE RESIDENTIAL DESIGN REVIEW PROCESS.
- S. HOMES ON ALL CORNER LOTS ARE REQUIRED TO BE SINGLE-STORY ONLY. THESE LOTS (4, 5, 25, 26, 38, 39, 48, 49, 58, 59, 65, 66, 72, 73, 89, 90, 106, 107, 128, 139, 158, 159, 168, 177, 178, 188, 189, 200, 201, 212, 213, 224, 231, 232, 241, 242, 251, 253, 254, 261, 262, 268, 273, 274, 279, 298, 305, 321, 355, 364, 365, 374, 375, 390, 402, 403, 415) HAVE BEEN IDENTIFIED ON THE PLAT WITH A SINGLE ASTERISK (*) SYMBOL.
- T. NO MORE THAN THREE (3) TWO-STORY HOMES WILL BE ALLOWED SIDE BY SIDE. THREE (3) CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO (2) SINGLE-STORY HOMES.
- U. THE HOMEOWNER SHALL PROVIDE AND INSTALL A FRONT YARD LANDSCAPE PACKAGE FOR EACH DWELLING WITHIN 60 DAYS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THAT DWELLING. A LANDSCAPE BUDGET WILL BE HELD IN ESCROW UNTIL LANDSCAPING IS INSTALLED AND APPROVED BY THE HOME OWNERS ASSOCIATION.
- V. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. T LOTS NUMBERS ARE 16, 17, 22, 23, 34, 43, 44, 70, 71, 85, 101, 102, 144, 149, 173, 233, 250, 293, 303, 304, 319, 349, 354, 359, 369, 370.
- W. THIS DEVELOPMENT IS ADJACENT TO LAND DESIGNATED FOR DEVELOPMENT AS COMMERCIAL AND/OR MULTI-FAMILY USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES. THE BUYER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, THE OWNER, DEVELOPER, AND THE HOMEBUILDER FROM ANY LIABILITY FROM ANY CLAIMS FOR FUTURE DAMAGES TO PERSONS OR PROPERTY, OR COMPLAINTS OF ANY KIND, THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE DEVELOPMENT OF SUCH PROPERTY WITH COMMERCIAL AND/OR MULTI-FAMILY USES.



50' TYPICAL LOT LAYOUT



60' TYPICAL LOT LAYOUT

- SVT LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 33' x 33' UNOBSTRUCTED VIEW EASEMENT. NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.
- * 20 FEET TO FRONT OF GARAGE
- ** 15 FEET TO TO LIVABLE SPACE
- *** 10 FEET TO SIDE ENTRY GARAGE OR FRONT PORCH

2045 S. Vineyard Ave, Suite 101
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EPS
GROUP

Project

Fulton Homes Estrella Commons - Phase I

GOODYEAR, ARIZONA

Final Plat of

Revisions:

Designer: GH
Drawn by: AG

EXPIRES: 3/31/2021

Job No.
16-328

FP02

Sheet No.
2
of 9

HTE#: 17-5146

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE, OPEN SPACE, PUE, DRAINAGE & PEDESTRIAN ACCESS EASEMENT	114,784	2.6351
TRACT B	LANDSCAPE, OPEN SPACE & PUE	2,190	0.0503
TRACT C	LANDSCAPE, OPEN SPACE & PUE	11,946	0.2742
TRACT D	LANDSCAPE, OPEN SPACE & PUE	2,160	0.0496
TRACT E	LANDSCAPE, OPEN SPACE & PUE	2,260	0.0519
TRACT F	LANDSCAPE, OPEN SPACE & PUE	5,949	0.1366
TRACT G	LANDSCAPE, OPEN SPACE & PUE	2,160	0.0496
TRACT H	LANDSCAPE, OPEN SPACE & PUE	2,160	0.0496
TRACT I	LANDSCAPE, OPEN SPACE, PUE & DRAINAGE	50,072	1.1495
TRACT J	LANDSCAPE, OPEN SPACE & PUE	2,160	0.0496
TRACT K	LANDSCAPE, OPEN SPACE & PUE	2,160	0.0496
TRACT L	LANDSCAPE, OPEN SPACE, PUE, DRAINAGE & AMENITIES	131,036	3.0082
TRACT M	LANDSCAPE, OPEN SPACE, PUE & DRAINAGE	49,945	1.1466
TRACT N	LANDSCAPE, OPEN SPACE & PUE	10,413	0.2391
TRACT O	LANDSCAPE, OPEN SPACE & PUE	2,260	0.0519
TRACT P	LANDSCAPE, OPEN SPACE & PUE	10,129	0.2325
TRACT Q	LANDSCAPE, OPEN SPACE, PUE & DRAINAGE	32,875	0.7547
TRACT R	LANDSCAPE, OPEN SPACE & PUE	12,211	0.2803
TRACT S	LANDSCAPE, OPEN SPACE & PUE	2,260	0.0519
TRACT T	LANDSCAPE, OPEN SPACE, PUE & PEDESTRIAN ACCESS EASEMENT	6,175	0.1418
TRACT U	LANDSCAPE, OPEN SPACE & PUE	2,260	0.0519
TRACT V	LANDSCAPE, OPEN SPACE & PUE	2,742	0.0630
TRACT W	LANDSCAPE, OPEN SPACE & PUE	2,210	0.0507
TRACT X	LANDSCAPE, OPEN SPACE & PUE	2,210	0.0507
TRACT Y	LANDSCAPE, OPEN SPACE, PUE, DRAINAGE & AMENITIES	106,266	2.4395
TRACT Z	LANDSCAPE, OPEN SPACE & PUE	2,437	0.0560
TRACT AA	LANDSCAPE, OPEN SPACE & PUE	2,160	0.0496
TRACT BB	LANDSCAPE, OPEN SPACE & PUE	2,996	0.0688
TRACT CC	LANDSCAPE, OPEN SPACE & PUE	2,382	0.0547
TRACT DD	LANDSCAPE, OPEN SPACE, PUE, DRAINAGE & SEWER EASEMENT	67,729	1.5548
TRACT EE	LANDSCAPE, OPEN SPACE & PUE	2,160	0.0496
TRACT FF	LANDSCAPE, OPEN SPACE & PUE	2,160	0.0496
TRACT GG	LANDSCAPE, OPEN SPACE, PUE & DRAINAGE	8,120	0.1864
TRACT HH	LANDSCAPE, OPEN SPACE, PUE & DRAINAGE	20,873	0.4792
TRACT II	LANDSCAPE, OPEN SPACE, PUE & DRAINAGE	8,049	0.1848
TRACT JJ	LANDSCAPE, OPEN SPACE & PUE	2,897	0.0665
TRACT KK	LANDSCAPE, OPEN SPACE & PUE	1,130	0.0259
TRACT LL	LANDSCAPE, OPEN SPACE & PUE	1,130	0.0259

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°25'05"E	9.40'
L2	S00°34'55"W	50.00'
L3	S45°34'55"W	2.83'
L4	S44°25'05"E	2.83'
L5	S00°34'55"W	50.00'
L6	S45°34'55"E	2.83'
L7	S89°25'05"E	3.16'
L8	N45°34'55"E	2.83'
L9	S89°25'05"E	1.34'
L10	N00°33'50"E	46.31'
L11	N45°34'55"E	14.14'
L12	S44°25'05"E	16.97'
L13	N45°34'55"E	16.97'
L14	N44°25'06"W	16.97'
L15	S39°23'55"W	16.97'
L16	S50°36'05"E	16.97'
L17	N82°57'24"E	39.76'
L18	N28°53'07"E	7.09'
L19	N45°34'51"E	16.97'
L20	S44°25'09"E	16.97'
L21	N44°35'55"E	14.14'
L22	N44°25'05"W	16.97'

LINE TABLE		
LINE	BEARING	LENGTH
L23	S44°25'05"E	16.97
L24	S45°34'55"W	16.97
L25	N44°25'05"W	16.97
L26	N39°23'55"E	16.97
L27	S50°36'55"E	16.97
L28	N39°25'05"E	16.97
L29	N44°45'49"E	9.90
L30	N50°36'05"W	16.97
L31	S39°23'55"W	16.97
L32	N50°39'28"W	16.99
L33	S16°42'55"W	17.82
L34	S79°01'24"E	17.82
L35	S34°22'22"E	16.97
L36	N55°37'38"E	16.97
L37	S63°27'30"W	17.68
L38	S26°55'08"E	16.11
L39	N68°33'02"E	16.17
L40	S21°48'09"E	17.64
L41	S55°44'05"W	19.70
L42	N45°34'22"E	16.97
L43	N44°25'38"W	16.97
L44	S49°38'13"W	13.72

LINE TABLE		
LINE	BEARING	LENGTH
L45	N44°26'10"W	16.97'
L46	N45°33'50"E	16.97'
L47	N44°26'10"W	16.97'
L48	N45°33'50"E	16.97'
L49	S44°26'10"E	16.97'
L50	S52°42'14"W	18.95'
L51	S41°17'49"E	16.02'
L52	S44°26'10"E	16.97'
L53	N45°33'50"E	16.97'
L54	S45°33'50"W	16.97'
L55	S44°26'10"E	16.97'
L56	S45°33'50"W	16.97'
L57	N49°01'48"W	10.66'
L58	S46°47'00"E	12.38'
L59	N45°33'50"E	16.97'
L60	S45°33'50"W	16.97'
L61	N44°26'10"W	16.97'
L62	N42°10'41"W	16.29'
L63	N42°10'41"W	16.29'
L64	S45°33'50"W	16.97'
L65	S45°33'50"W	16.97'
L66	N45°33'50"E	16.97'

LINE TABLE		
LINE	BEARING	LENGTH
L67	S44°26'10"E	16.97'
L68	N44°26'10"W	16.97'
L69	S02°31'12"E	18.14'
L70	N76°53'37"E	18.63'
L71	S48°70'43"W	27.59'
L72	S45°33'50"W	16.97'
L73	S44°26'10"E	16.97'
L74	N45°33'50"E	16.97'
L75	N44°26'10"W	16.97'
L76	N45°33'50"E	16.97'
L77	S44°26'10"E	16.97'
L78	N44°26'10"W	16.97'
L79	S45°33'50"E	16.97'
L80	S57°51'46"E	22.16'
L81	N44°26'10"W	16.97'
L82	S45°33'50"W	16.97'
L83	S89°25'05"E	35.91'
L84	N89°25'05"W	38.34'
L85	N36°71'10"E	22.41'
L86	N89°18'04"W	43.22'
L87	N13°54'54"W	1.89'
L88	N89°18'04"W	43.37'

LINE TABLE		
LINE	BEARING	LENGTH
L89	S89°25'05"E	1.34'
L90	S89°25'05"E	1.34'
L91	N44°25'05"W	16.97'
L92	N45°34'55"E	16.97'
L93	N89°33'55"W	35.99'
L94	N89°33'55"W	41.28'
L95	N89°33'55"W	15.59'
L96	N89°33'55"W	15.19'
L97	S89°26'10"E	57.55'
L98	S89°26'10"E	57.53'
L99	N45°34'55"E	16.97'
L100	S45°33'50"W	16.97'
L101	S44°26'10"E	16.97'
L102	S44°26'10"E	16.97'
L103	N45°33'50"E	16.97'
L104	N45°33'50"E	16.97'
L105	S00°26'05"W	10.00'
L106	S00°26'05"W	25.67'
L107	S89°33'55"E	11.00'
L108	N00°26'05"E	25.50'
L109	N8918°54'25"W	1.13'

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Project: _____

GOODYEAR, ARIZONA

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Revisions:

Designer: _____ GH

Drawn by: _____ AG



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FP03

Sheet No.

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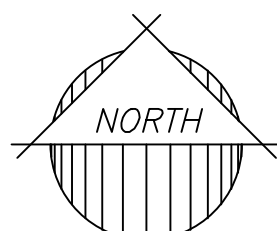
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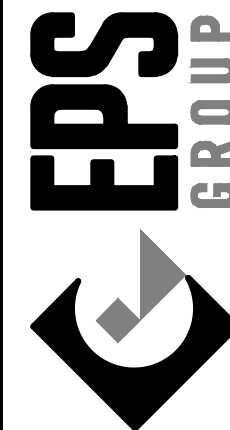


LEGEND

- FOUND MONUMENT AS NOTED
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
- REGISTERED LAND SURVEYOR
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- PEDESTRIAN ACCESS EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- SIGHT VISIBILITY TRIANGLES
- SINGLE STORY ONLY
- RESTRICTED TO LEFT HAND SIDE DRIVEWAY
- RESTRICTED TO RIGHT HAND SIDE DRIVEWAY
- PLAT BOUNDARY
- CENTER LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- SECTION LINE
- EXISTING EASEMENT LINE
- PUBLIC UTILITY EASEMENT
- PARCEL LINE
- VEHICULAR NON-ACCESS EASEMENT LINE
- SIGHT VISIBILITY EASEMENT LINE
- SEWER EASEMENT
- PEDESTRIAN ACCESS EASEMENT
- MATCH LINE



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Designer: GH
Drawn by: AG



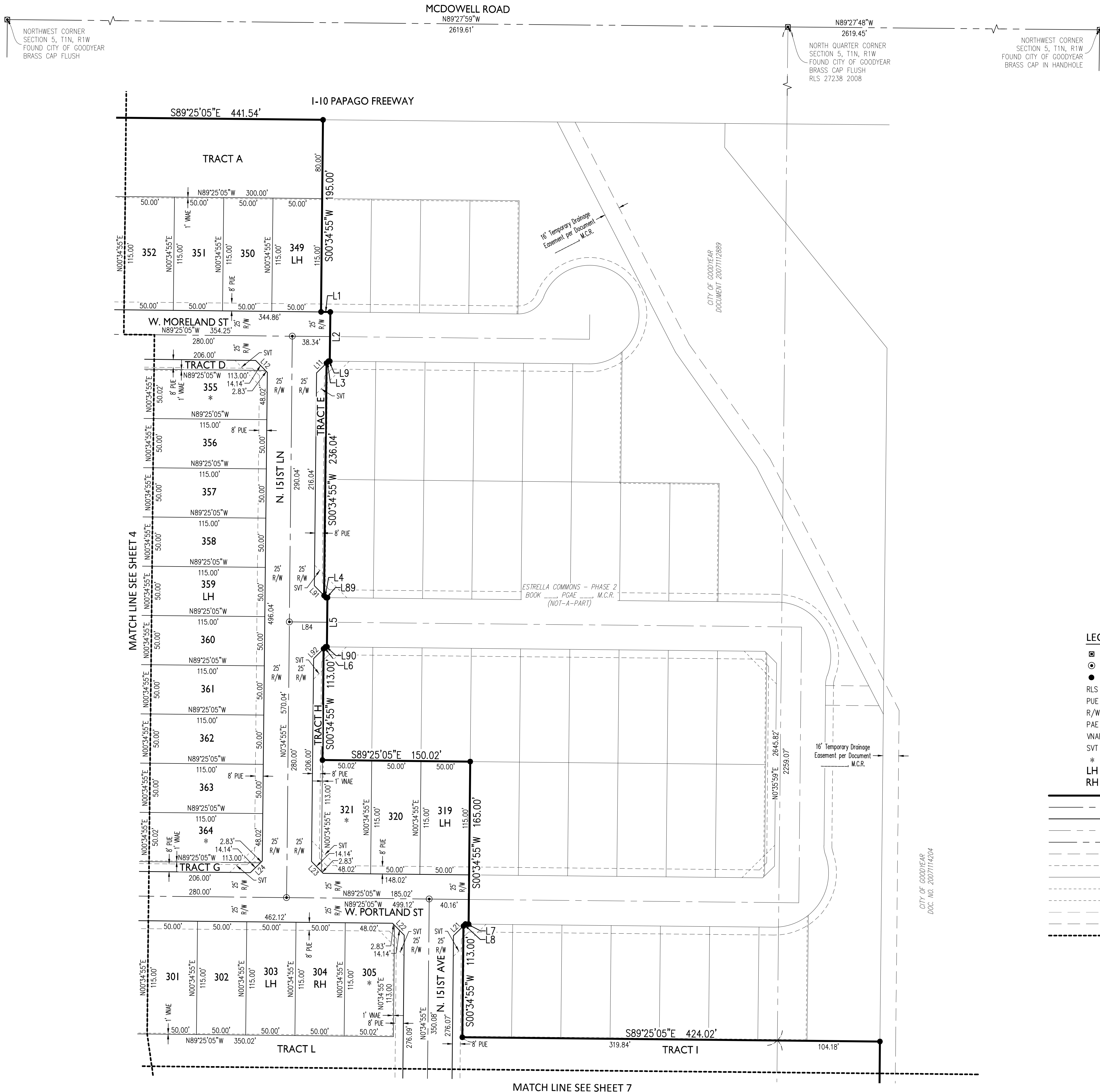
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16-328

FP04

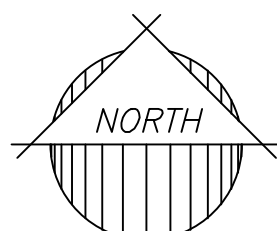
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of 9

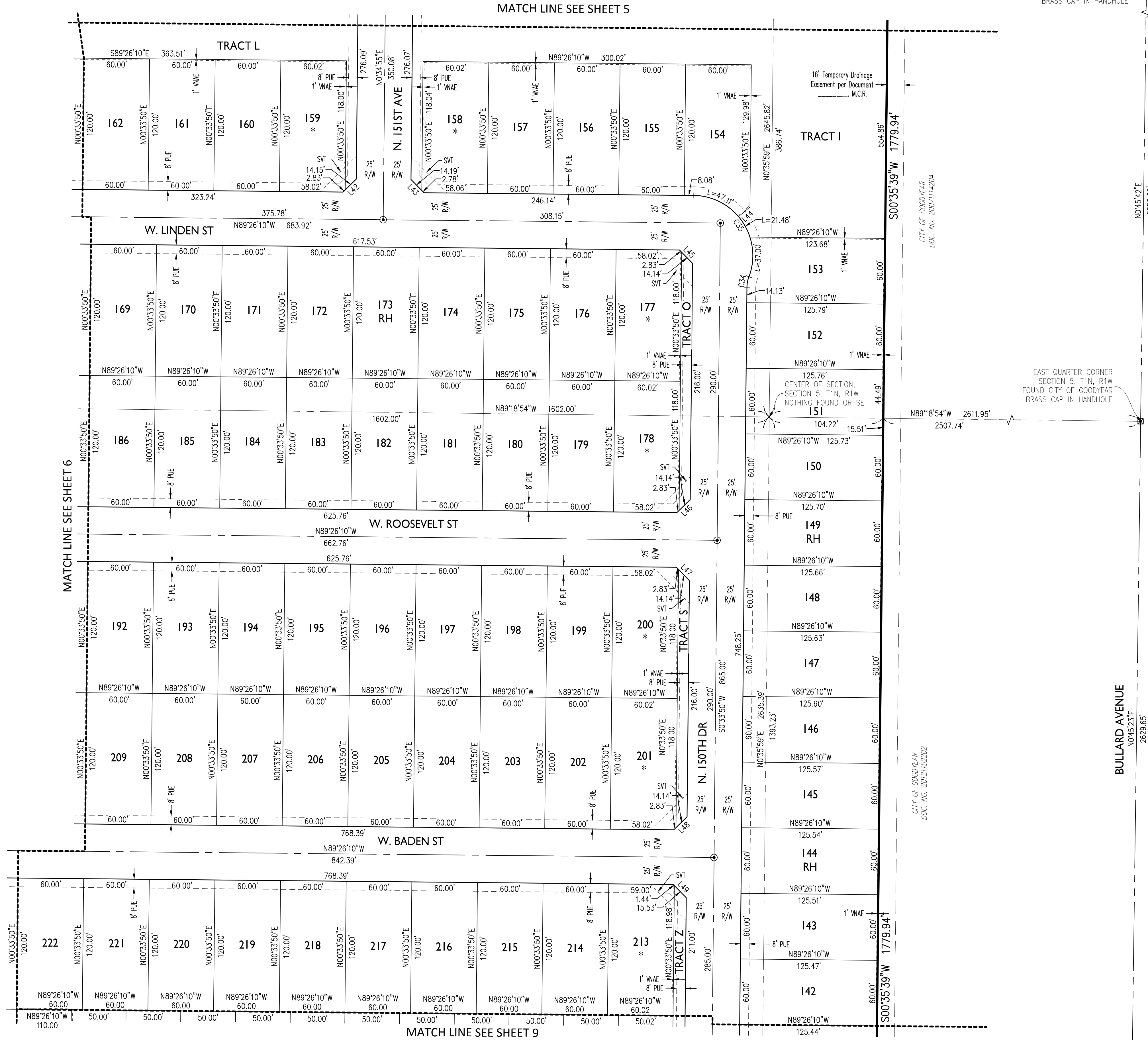
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LEGEND

- FOUND MONUMENT AS NOTED
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- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
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- SEWER EASEMENT
- PEDESTRIAN ACCESS EASEMENT
- MATCH LINE





Project

Fulton Homes Estrella Commons - Phase I

Revisions:

Designer:

GH

Drawn by:

AG

15573

GERALD HUGHES

Surveyor

Arizona

EXPIRES: 3/31/2021

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FP07

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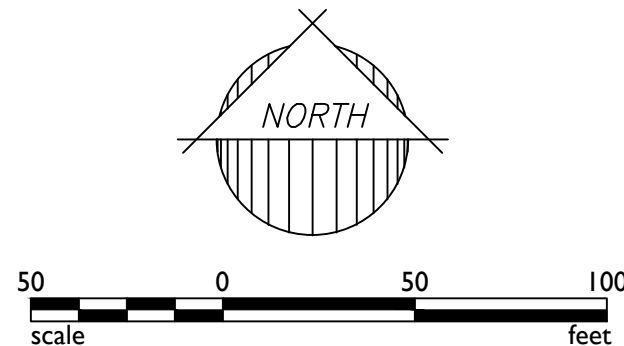
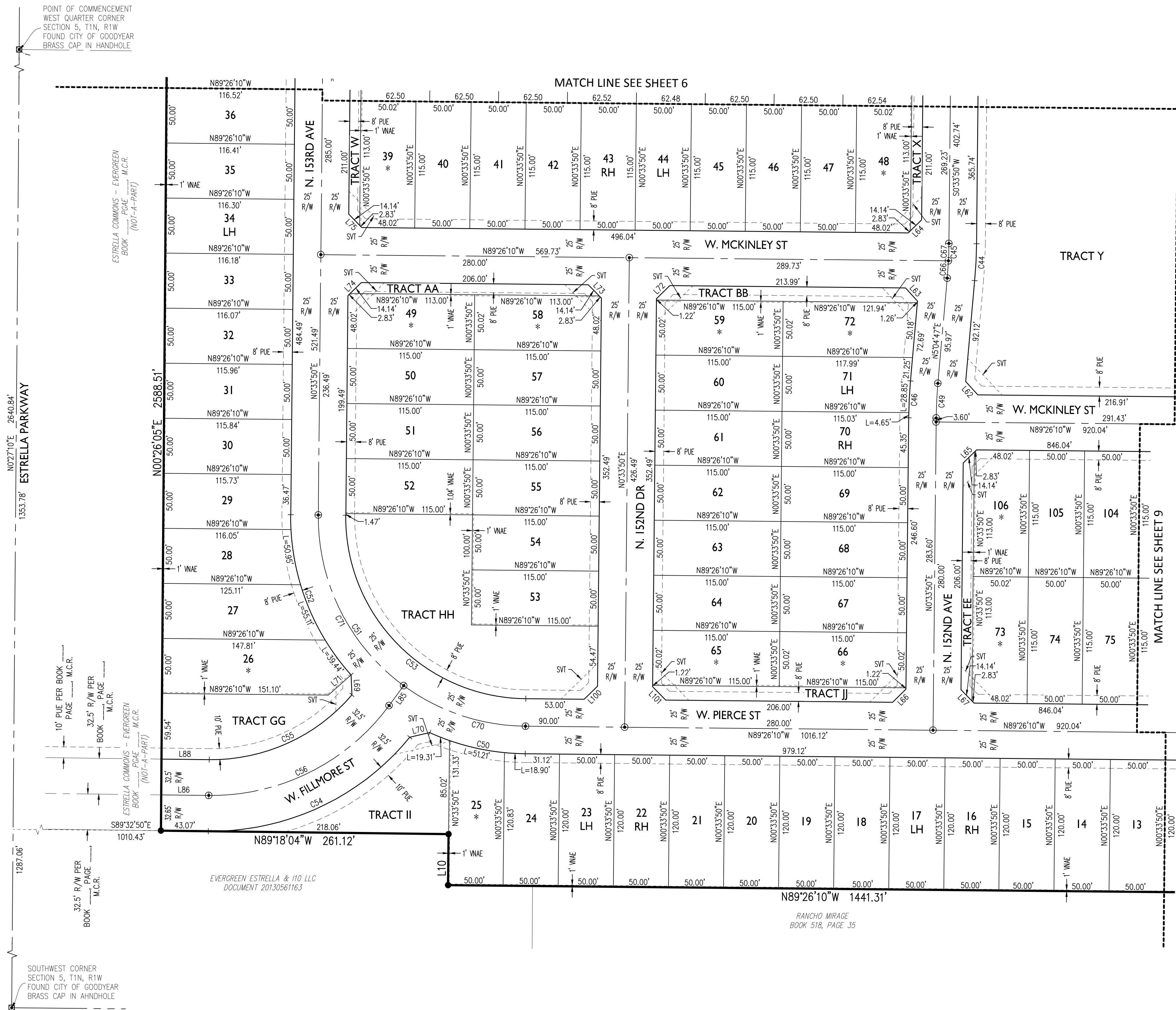
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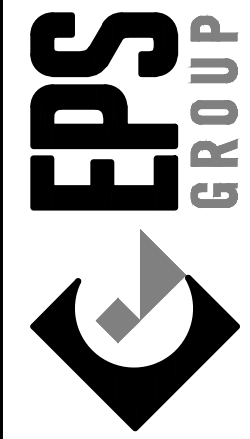
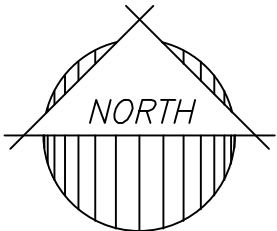
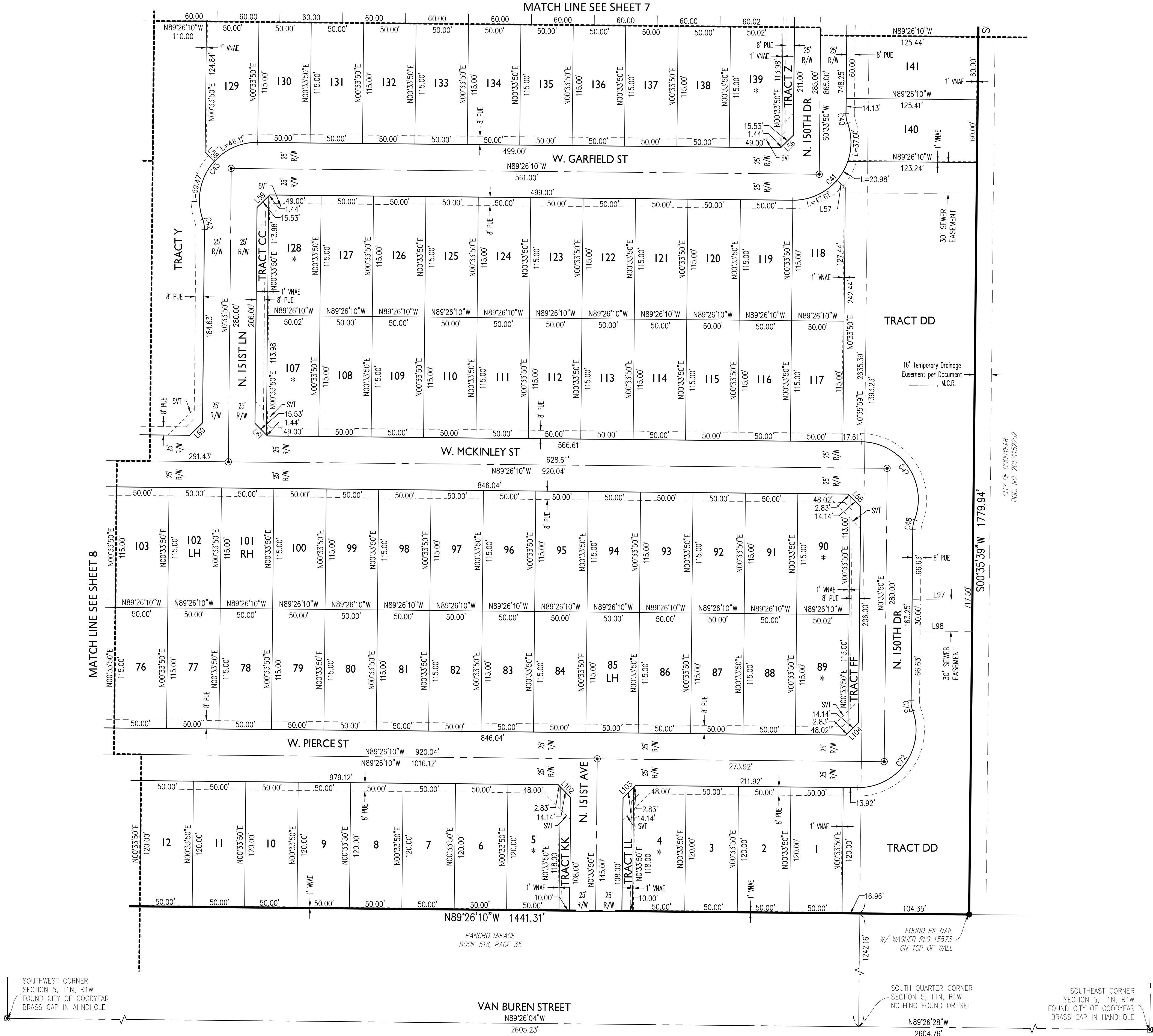
GOODYEAR, ARIZONA

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SOUTHWEST CORNER
SECTION 5, T1N, R1W
FOUND CITY OF GOODYEAR
BRASS CAP IN AHNDHOLE



Revisions:

Designer: GH
Drawn by: AG

