

P:\800\848022 - Newland - Estralla Community 11: Parcel D1\D_PRODUCTION\Cadd\12_Prelim\848022_Prelim-Plat_Cover-Det.dwg
Apr 10, 2018 - 3:02pm

SITE DATA	
DESCRIPTION	QUANTITY
GROSS AREA:	24.67 AC
LOT SIZES:	
MINIMUM:	47' x 115'
TOTAL LOTS:	89 LOTS
GROSS RES. DENSITY:	3.61 DU/AC
OPEN SPACE:	7.74 AC
% GROSS OPEN SPACE:	31%
MAX LOT COVERAGE:	60%
EXISTING ZONING:	P.A.D.-SFD-CL

EQUIV DENSITY & EDU CALC	
PAD AREA:	12.36 AC
STREET AREA:	4.57 AC
OPEN SPACE:	7.75 AC
NET AREA: (PAD+STREET)/.85 +(.15*OPEN SPACE)	21.08 AC
EQUIV. DENSITY:	89/21.08
	4.22 DU/AC
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	
89 x 0.82 = 73 EDU'S	

LEGEND	
-----	PROPERTY BOUNDARY
-----	RIGHT OF WAY LINE
-----	CONSTRUCTION CENTER LINE
-----	EASEMENT (ESMT)
-----	SIGHT VISIBILITY
-----	LOT LINE
▲	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
VNAE	VEHICULAR NON ACCESS EASEMENT

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING IN THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND ON PIPE AT THE SOUTHWEST CORNER OF SAID SECTION 1, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE GLO BRASS CAP FOUND ON PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 12, BEARS SOUTH 89 DEGREES 30 MINUTES 23 SECONDS EAST A DISTANCE OF 2,571.59 FEET, SAID LINE BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, AND SAID LINE BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 30 MINUTES 23 SECONDS EAST A DISTANCE OF 1,534.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 15 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 54.15 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 665.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 36 MINUTES 08 SECONDS AN ARC DISTANCE OF 424.82 FEET TO A POINT;

THENCE SOUTH 80 DEGREES 43 MINUTES 16 SECONDS EAST A DISTANCE OF 27.52 FEET TO A POINT;

THENCE NORTH 55 DEGREES 49 MINUTES 43 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 12 DEGREES 19 MINUTES 08 SECONDS EAST A DISTANCE OF 27.53 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 665.00 FEET BEARING SOUTH 30 DEGREES 18 MINUTES 42 SECONDS EAST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 59 MINUTES 07 SECONDS AN ARC DISTANCE OF 162.32 FEET TO A POINT;

THENCE NORTH 73 DEGREES 40 MINUTES 25 SECONDS EAST A DISTANCE OF 118.96 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO LEFT BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 535.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 07 MINUTES 07 SECONDS AN ARC DISTANCE OF 458.65 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 39 SECONDS EAST A DISTANCE OF 109.46 FEET TO A POINT;

THENCE SOUTH 16 DEGREES 07 MINUTES 32 SECONDS EAST A DISTANCE OF 23.15 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 42 MINUTES 16 SECONDS EAST A DISTANCE OF 29.07 FEET TO A POINT;

THENCE SOUTH 70 DEGREES 20 MINUTES 51 SECONDS EAST A DISTANCE OF 44.40 FEET TO A POINT;

THENCE SOUTH 72 DEGREES 50 MINUTES 48 SECONDS EAST A DISTANCE OF 58.52 FEET TO A POINT;

THENCE SOUTH 66 DEGREES 48 MINUTES 07 SECONDS EAST A DISTANCE OF 52.07 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 57 MINUTES 24 SECONDS EAST A DISTANCE OF 50.48 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 27 MINUTES 56 SECONDS EAST A DISTANCE OF 62.49 FEET TO A POINT;

THENCE SOUTH 23 DEGREES 23 MINUTES 34 SECONDS EAST A DISTANCE OF 69.74 FEET TO A POINT;

THENCE SOUTH 16 DEGREES 27 MINUTES 37 SECONDS EAST A DISTANCE OF 57.38 FEET TO A POINT;

THENCE SOUTH 19 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 32.06 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 45 MINUTES 10 SECONDS EAST A DISTANCE OF 33.72 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 10 MINUTES 59 SECONDS EAST A DISTANCE OF 54.25 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 55 MINUTES 01 SECOND EAST A DISTANCE OF 75.40 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 31 MINUTES 07 SECONDS WEST A DISTANCE OF 65.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5,935.00 FEET BEARING NORTH 46 DEGREES 27 MINUTES 59 SECONDS WEST, SAID CURVE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY AS DELINEATED ON "ESTRELLA PHASE ONE- MAP OF DEDICATION" FOUND IN BOOK 318 OF MAPS, PAGE 38 OF THE MARICOPA COUNTY RECORDER;

THENCE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 09 MINUTES 50 SECONDS AN ARC DISTANCE OF 1,260.00 FEET TO A POINT;

THENCE NORTH 34 DEGREES 35 MINUTES 32 SECONDS WEST A DISTANCE OF 205.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5,730.00 FEET BEARING NORTH 34 DEGREES 17 MINUTES 32 SECONDS WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 12 SECONDS AN ARC DISTANCE OF 35.33 FEET TO A POINT;

THENCE NORTH 33 DEGREES 56 MINUTES 20 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 07 DEGREES 52 MINUTES 12 SECONDS EAST A DISTANCE OF 16.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET BEARING SOUTH 48 DEGREES 35 MINUTES 37 SECONDS WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 12 MINUTES 21 SECONDS AN ARC DISTANCE OF 158.16 FEET TO A POINT;

THENCE NORTH 71 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 140.60 FEET TO A POINT;

THENCE NORTH 19 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 50.01 FEET TO A POINT;

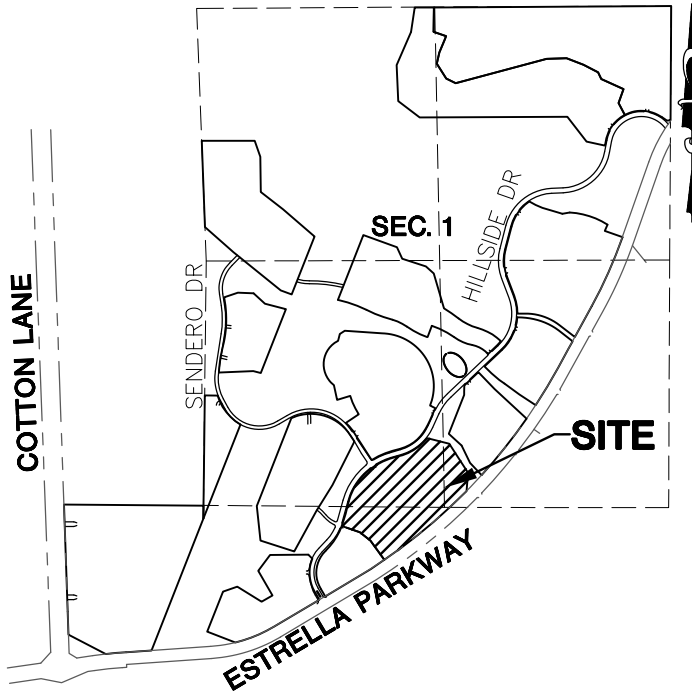
THENCE NORTH 40 DEGREES 45 MINUTES 05 SECONDS WEST A DISTANCE OF 23.90 FEET TO A POINT;

THENCE NORTH 15 DEGREES 19 MINUTES 51 SECONDS EAST A DISTANCE OF 176.84 FEET TO THE POINT OF BEGINNING.

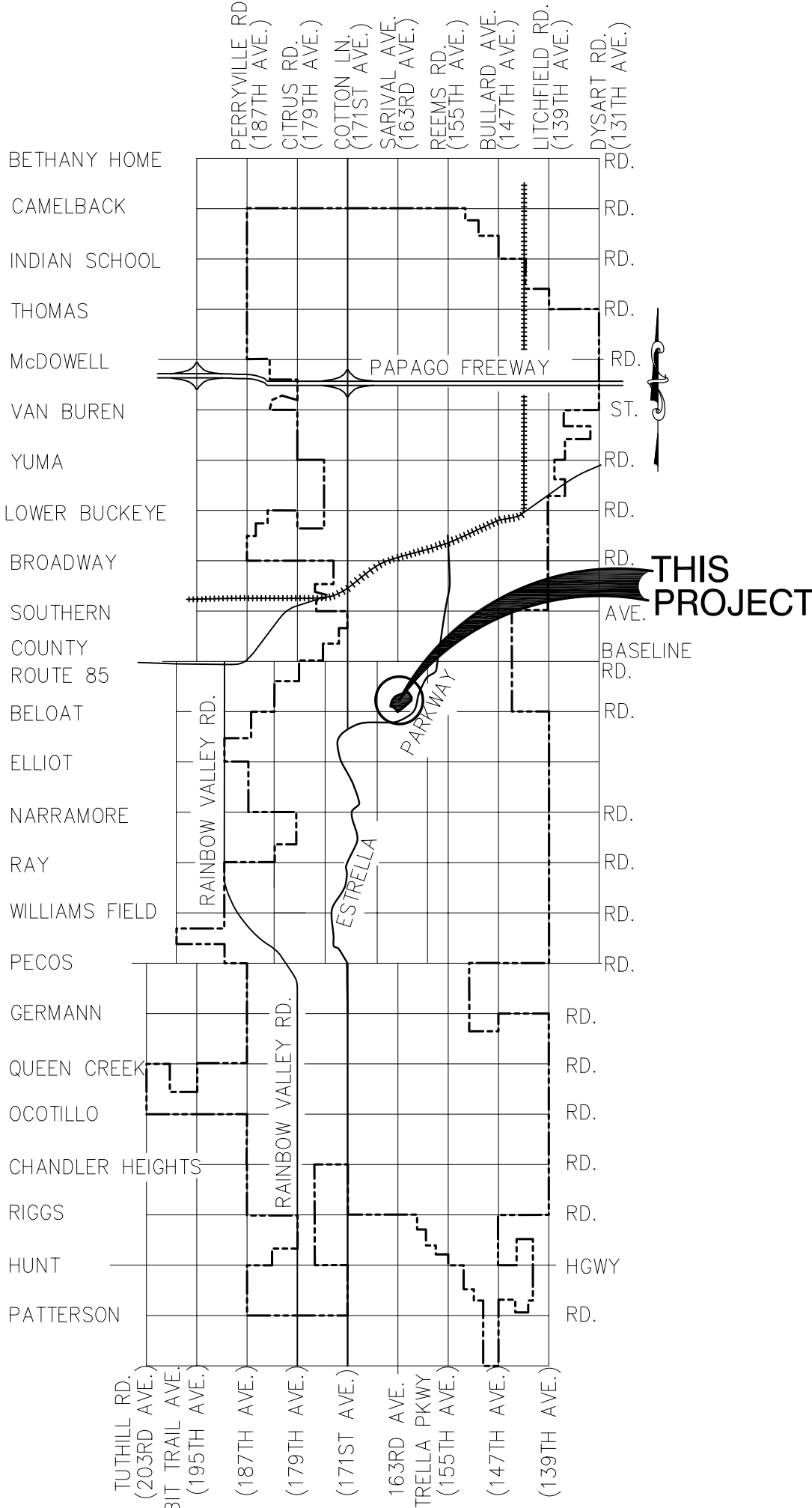
CONTAINING AN AREA OF 1,074,702 SQUARE FEET OR 24.672 ACRES, MORE OR LESS.

ESTRELLA PARCEL 11.D1 PRELIMINARY PLAT

A PORTION OF THE SOUTH HALF OF SECTION 1
AND NORTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH,
RANGE 2 WEST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
GOODYEAR, ARIZONA



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

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°30'23" WEST.

OWNER/DEVELOPER

NNP III-EMR3, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-347-6851
CONTACT: PETE TEICHE

UTILITY PROVIDERS

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

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

STRATEGIC SURVEY
1102 W. SOUTHERN AVE, STE 4
TEMPE, AZ 85282
PHONE: 480-865-4399
CONTACT: JOSH MOYSES

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.

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.



Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.6847
Website: www.entellus.com



ENGINEER

REVISIONS:

DATE

DESCRIPTION

VERSIONS:

X

DATE

DESCRIPTION

1

2/7/2018

INITIAL

SUBMITTAL

TO CITY OF GOODYEAR

2

3/9/2018

SECOND

SUBMITTAL

TO CITY OF GOODYEAR

ESTRELLA PARCEL 11.D1
GOODYEAR, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

DESIGN:	EM
DRAFTED:	MM
QA/QC:	MG
AS-BUILT #:	
ENT. PROJ #:	848022
SHEET:	PP 1 OF 3

CASE NO. 17-500-0006

Lot#	SQFT	AC
1	6258.67	0.1437
2	6048.17	0.1388
3	5875.00	0.1349
4	5875.00	0.1349
5	5875.00	0.1349
6	5875.00	0.1349
7	6101.70	0.1401
8	6101.70	0.1401
9	6101.70	0.1401
10	6027.77	0.1384
11	5874.99	0.1349
12	5675.20	0.1303
13	8267.09	0.1898
14	6077.28	0.1395
15	5640.00	0.1295
16	5640.00	0.1295
17	5640.00	0.1295
18	5831.05	0.1339
19	8236.55	0.1891
20	7986.87	0.1834
21	6056.42	0.1390
22	5915.80	0.1358
23	5918.89	0.1359
24	5915.80	0.1358
25	5918.89	0.1359
26	5915.80	0.1358
27	5918.89	0.1359
28	5915.80	0.1358
29	5918.89	0.1359
30	5915.80	0.1358
31	5918.89	0.1359

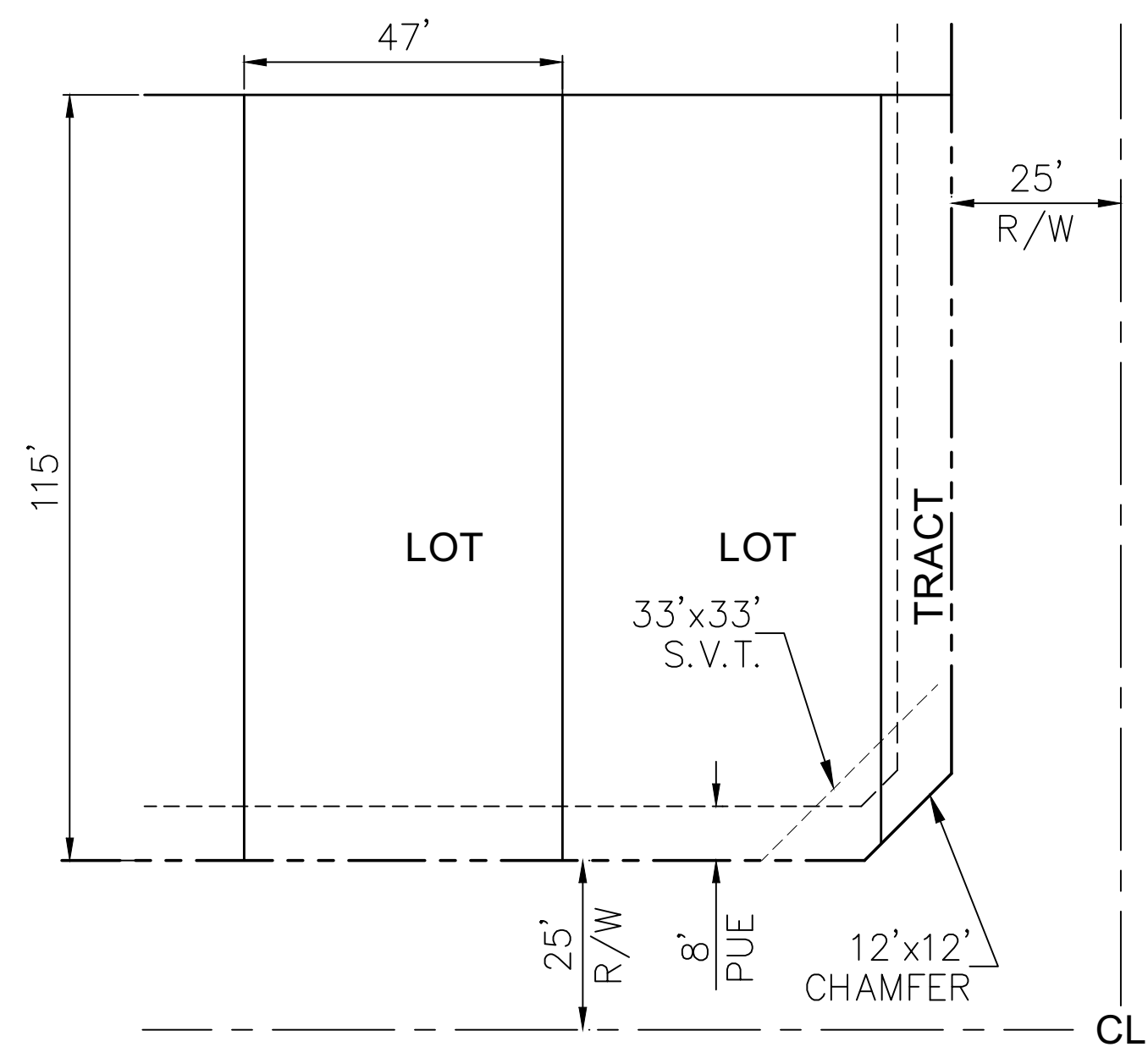
Lot#	SQFT	AC
32	5915.80	0.1358
33	5918.89	0.1359
34	6422.10	0.1474
35	5405.00	0.1241
36	5405.00	0.1241
37	5405.00	0.1241
38	5557.97	0.1276
39	5562.57	0.1277
40	5562.57	0.1277
41	5562.57	0.1277
42	6375.10	0.1464
43	6099.63	0.1400
44	5405.00	0.1241
45	5405.00	0.1241
46	5405.00	0.1241
47	5405.00	0.1241
48	5426.88	0.1246
49	5546.00	0.1273
50	5546.00	0.1273
51	5546.00	0.1273
52	5546.00	0.1273
53	5546.00	0.1273
54	5546.00	0.1273
55	6115.65	0.1404
56	5915.80	0.1358
57	5918.89	0.1359
58	5915.80	0.1358
59	5918.89	0.1359
60	5915.80	0.1358
61	5918.89	0.1359
62	5915.80	0.1358

Lot#	SQFT	AC
63	5918.89	0.1359
64	5915.80	0.1358
65	6552.54	0.1504
66	6174.78	0.1418
67	7391.35	0.1697
68	5759.95	0.1322
69	5925.78	0.1360
70	5971.34	0.1371
71	5773.54	0.1325
72	5972.97	0.1371
73	5567.50	0.1278
74	5569.50	0.1279
75	5569.50	0.1279
76	5732.64	0.1316
77	6058.72	0.1391
78	7621.91	0.1750
79	6260.22	0.1437
80	5875.00	0.1349
81	5875.00	0.1349
82	5899.00	0.1354
83	7766.41	0.1783
84	6280.23	0.1442
85	8529.28	0.1958
86	7656.50	0.1758
87	6477.05	0.1487
88	6485.42	0.1489
89	6537.52	0.1501

Tract	Description	SQFT	AC
A	LANDSCAPE, DRAINAGE, OPEN SPACE, SEWER EASEMENT, PUBLIC UTILITY EASEMENT	228283.76	5.2407
B	LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	23567.38	0.5410
C	LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	16452.72	0.3777
D	LANDSCAPE, DRAINAGE, OPEN SPACE, PUBLIC UTILITY EASEMENT	24700.31	0.5670
E	LANDSCAPE, DRAINAGE, OPEN SPACE, , PUBLIC UTILITY EASEMENT	30956.07	0.7107
F	LANDSCAPE, OPEN SPACE, , PUBLIC UTILITY EASEMENT	1351.35	0.0310
G	LANDSCAPE, OPEN SPACE	12045.49	0.2765

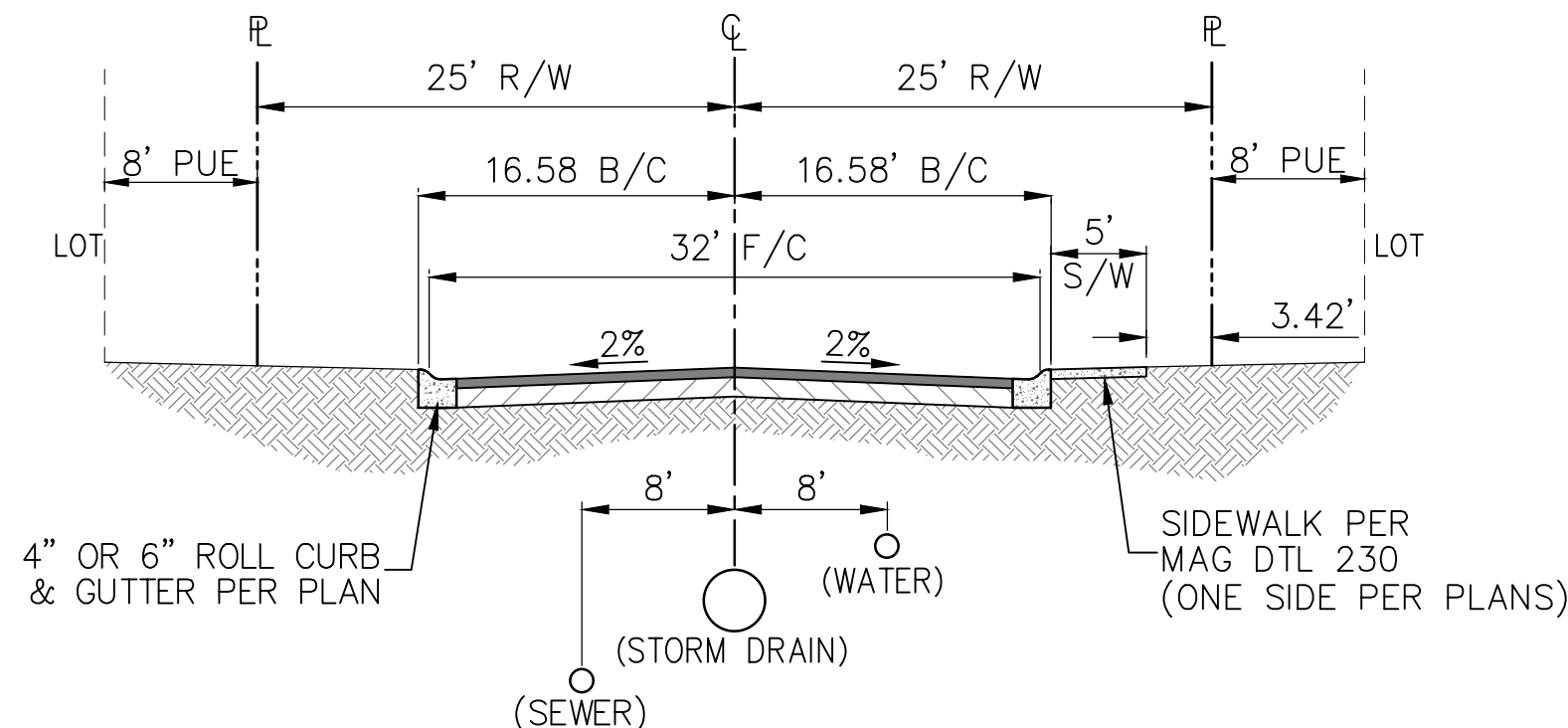
* ALL TRACT AREAS WILL BE OWNED AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

ROW	USE	SQFT	AC
ROW	PUBLIC STREETS AND RIGHT OF WAY	198936.99	4.5670

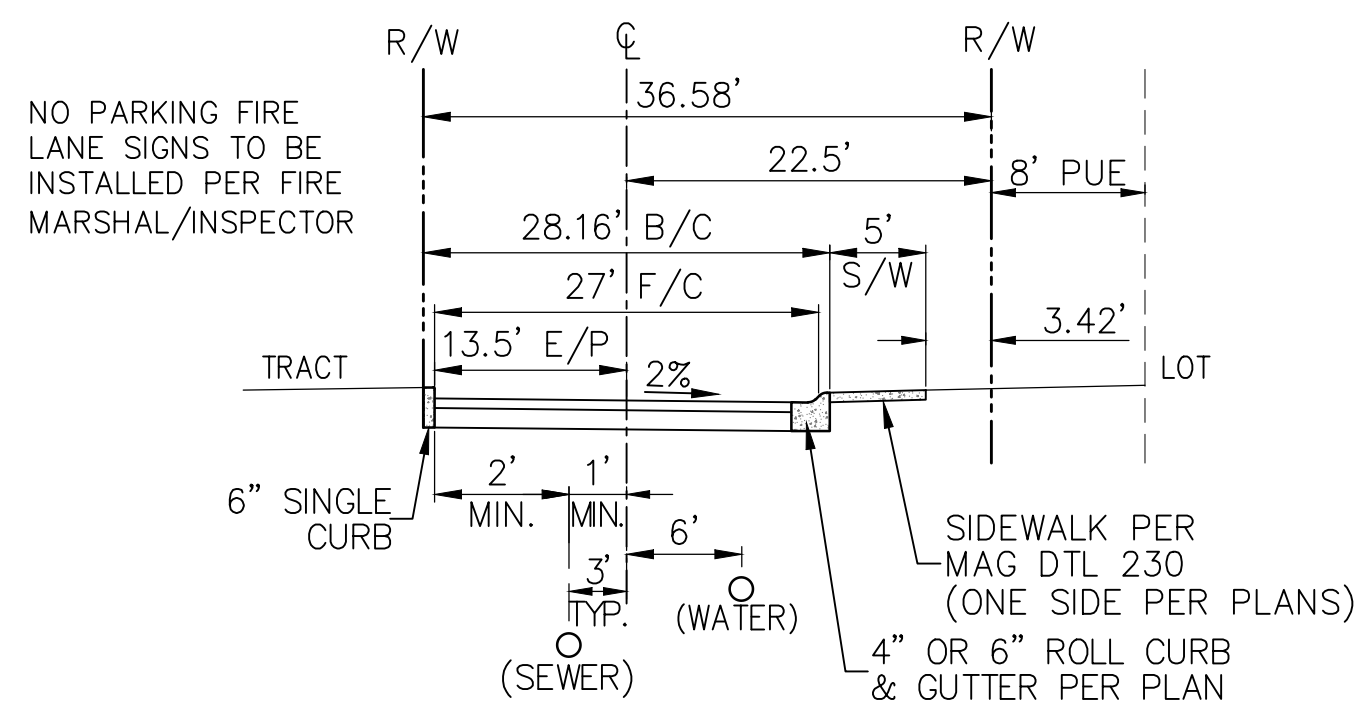


TYPICAL 47' x 115' LOT DETAIL
N.T.S.

* SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS AMENDED.



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



SECTION B-B
1-WAY TYPICAL STREET SECTION
LOOKING NORTH AND WEST

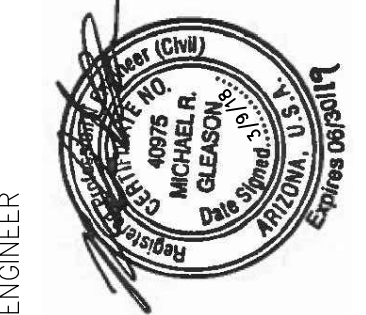
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	196.88'	327.50'	101.52'	34°26'39"
C2	98.50'	600.00'	49.36'	9°24'22"
C3	26.97'	850.00'	13.48'	1°49'04"
C4	58.34'	850.00'	29.18'	3°55'57"
C5	98.13'	125.00'	51.75'	44°58'47"
C6	195.89'	1000.00'	98.26'	11°13'26"
C7	78.36'	400.00'	39.30'	11°13'26"
C8	61.42'	350.00'	30.79'	10°03'18"
C9	47.33'	400.00'	23.69'	6°46'46"
C10	33.81'	325.00'	16.92'	5°57'40"
C11	177.70'	325.00'	91.13'	31°19'42"
C12	38.22'	5705.00'	19.11'	0°23'02"
C13	451.19'	5705.00'	225.71'	4°31'53"
C14	326.14'	5705.00'	163.11'	3°16'31"
C15	321.67'	5705.00'	160.88'	3°13'50"

LINE	BEARING	LENGTH
L1	N32°04'28"W	87.93'
L2	N30°15'24"W	107.61'
L3	N34°11'21"W	100.00'
L4	N57°55'32"E	118.06'
L5	N12°56'45"E	25.55'
L6	N30°15'24"W	2.50'
L7	N32°04'28"W	264.10'
L8	N32°04'28"W	209.32'
L9	N32°04'28"W	268.27'
L10	N32°04'28"W	64'
L11	N57°55'32"E	185'
L12	N57°55'32"E	80'
L13	N12°56'45"E	208.55'
L14	N71°36'44"E	195'
L15	N69°08'58"E	232.46'

* TWO STORY HOMES NOT PERMITTED.



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ENT. PROJ. #:

SHEET:

PP

3 OF 3

3

ESTRELLA PARCEL 11.D1
GOODYEAR, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT



CASE NO. 17-500-00006