

NOTES

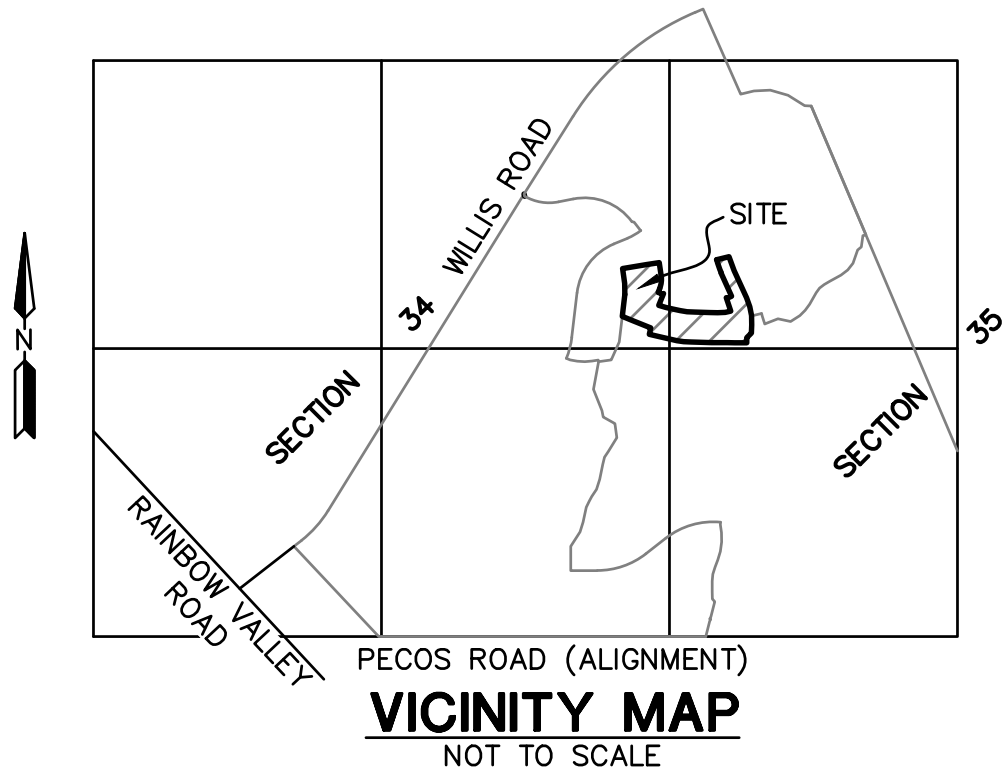
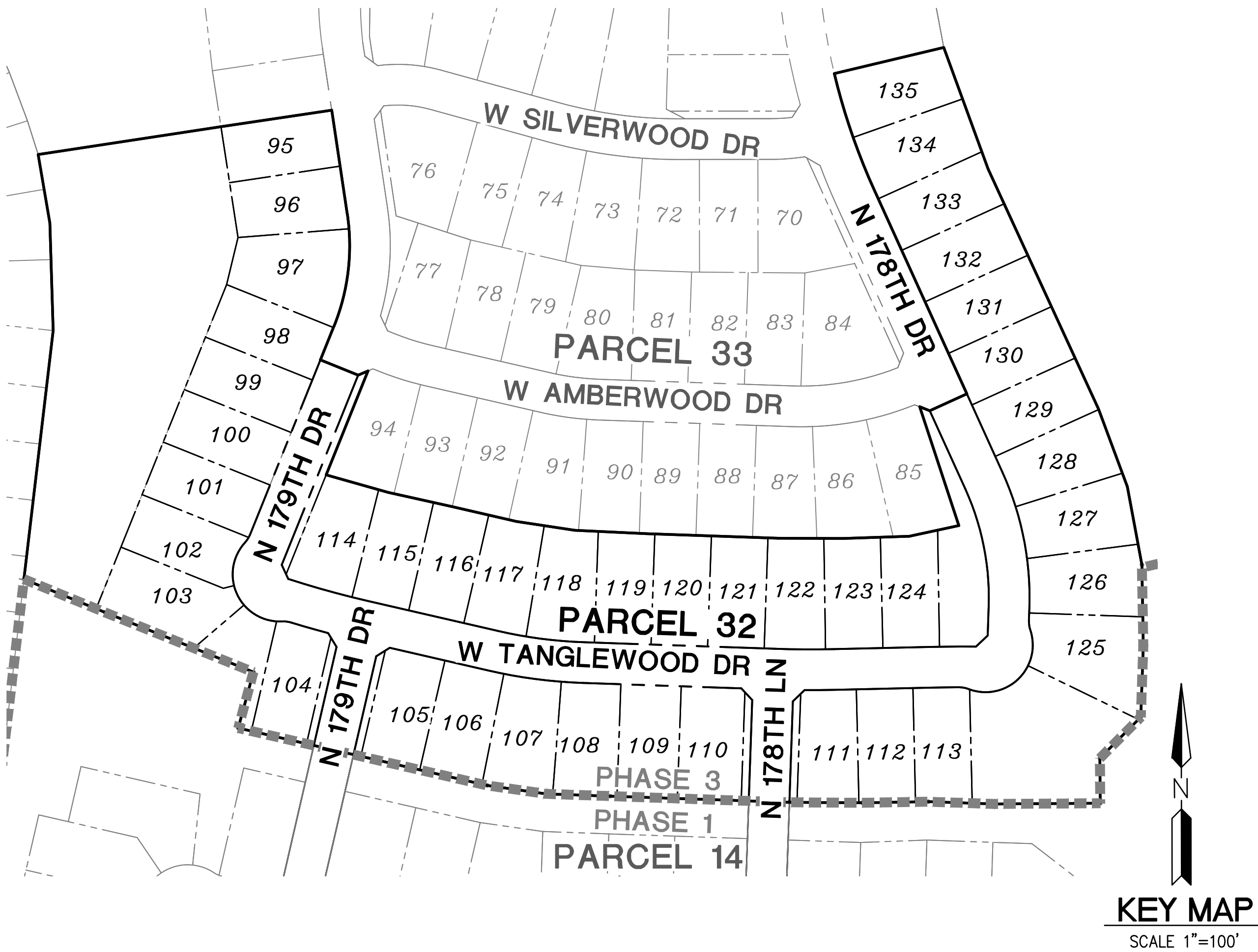
1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED OPEN SPACE USES INCLUDING TRAILS, COURTS, AND RELATED AMENITIES SHALL BE CONSISTENT WITH THE ESTRELLA COMMONS PLANNED AREA DEVELOPMENT.
3. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
4. WATER, SEWER, AND DRAINAGE STUDIES HAVE BEEN PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAT.
5. IF PROTECTED NATIVE PLANTS ARE PRESENT IN THE PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3-904).
6. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, SANITARY EASEMENT, OR WATER EASEMENTS EXCEPT FOR: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES WITH NO CONTINUOUS FOOTING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
7. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
8. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
9. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
10. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE BUILT TO CITY OF GOODYEAR STANDARDS OR AS AMENDED BY THIS PRELIMINARY PLAT. ALL STREETS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE HOA.
11. PARCEL BOUNDARIES WILL BE SUBJECT TO MINOR REVISIONS AND ADJUSTMENTS DURING THE PROCESSING OF FINAL PLATS.
12. A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE MAINTENANCE OF TRACTS AND OPEN SPACE WITH DUTIES AND RESPONSIBILITIES ESTABLISHED VIA A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)

LEGEND

- BOUNDARY LINE
CENTERLINE
PUBLIC UTILITY EASEMENT (PUE)
(WIDTH PER PLANS)
VEHICLE NON-ACCESS EASEMENT (VNAE)
8"W
8"S
EXISTING CONTOURS
SIGHT VISIBILITY EASEMENT (SVE)
PER C.O.G. DTL G-3228
SIGHT VISIBILITY TRIANGLE (SVT)
PER C.O.G. DTL G-3232
FIRE HYDRANT
WATER VALVE
FINISH FLOOR
FINISH PAD
FINISH GRADE
HIGH POINT
LOW POINT
PAVEMENT ELEVATION
DRAINAGE FLOW DIRECTION
BASIN OVERFLOW / EMERGENCY OUTFALL
HIGH WATER LEVEL/ELEVATION
LOT RESTRICTED TO SINGLE STORY
RESTRICTED AT T-INTERSECTION

A PRELIMINARY PLAT AMENDMENT OF PHASE 3 OF CANTAMIA
(FORMERLY PROVINCE AT ESTRELLA MOUNTAIN RANCH) FOR A SUBDIVISION
CANTAMIA PHASE 3 - PARCEL 32
GOODYEAR, ARIZONA

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



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CONTACT: RUTH TOWER

BENCHMARK

PROJECT BENCHMARK @ THE SOUTH QUARTER CORNER OF
SECTION 26, T1S, R2W, A FOUND GLO BRASS CAP MARKED
1/4 S26/S35 PLAN ELEVATION = 1049.79

NGS BENCHMARK HEIGHT MODERNIZATION SURVEY STATION
PID- AJ3818 MCDOT ALUMINUM CAP FLUSH STAMPED
3CC3 10-1999 LOCATED WITHIN SECTION 6, T2S, R1W,
PROJECT PLAN ELEVATION=1100.52

TO CONVERT PROJECT DATUM TO NAVD88 ADD 1.58' TO
THE ELEVATION. (PUBLISHED NAVD 88 ELEVATION-
1102.1')

BASIS OF BEARING

BASIS OF BEARING IS N89°34'23"W ALONG THE SOUTH LINE
OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1
SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS
ESTABLISHED BY THE FINAL PLAT OF PROVINCE AT
ESTRELLA MOUNTAIN RANCH PARCEL 8, AS RECORDED IN
BOOK 917, PAGE 44, RECORDS OF MARICOPA COUNTY,
ARIZONA.

SHEET INDEX

- CV01 COVER SHEET & NOTES
CV02 NOTES & LEGAL DESCRIPTION
DT01 DETAILS, BOUNDARY & CENTERLINE INFORMATION
PP01 PRELIMINARY PLAT
PP02 PRELIMINARY GRADING
PP03 PRELIMINARY UTILITY

SITE DATA	
TOTAL LOTS	41
MIN LOT AREA (SF)	7,035
MAX LOT AREA (SF)	9,926
AVERAGE LOT AREA (SF)	7,590
MIN LOT SIZE	60' X 117'
MAX LOT SIZE	60' X 117'
MIN FRONT SETBACK	20'
MIN SIDE SETBACK	5'
MIN REAR SETBACK	15'
GROSS PARCEL AREA (AC)	11.26
GROSS PARCEL DENSITY (DU/AC)	3.64
NET PROJECT AREA (AC)	11.26
NET PARCEL DENSITY (DU/AC)	3.64
EXISTING ZONING	PAD
OPEN SPACE TRACTS (AC)	2.51
PERCENT OPEN SPACE (NET %)	22.30

UTILITY PROVIDERS	
SEWER	GOODYEAR
WATER	GOODYEAR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	COX AND CENTURY LINK



CANTAMIA - PHASE 3 - PARCEL 32
AT ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON	PROJ NO.: 1018.22	DATE: SEP 2018	SCALE: N.T.S.	DRAWN: HW	DESIGNED: HW	APPROVED: ZH
DWG. NO.						
CV01						
SHT. 1 OF 6						

LEGAL DESCRIPTION

A PORTION OF TRACT 1 PHASE 3 AS SHOWN ON THE MASTER PLAT OF CANTAMIA PHASES 2 AND 3, AS RECORDED IN BOOK 1249, PAGE 36, MARICOPA COUNTY RECORDS, ARIZONA, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1 INCH GLO IRON PIPE ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 34 FROM WHICH A FOUND GLO BRASS CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 88°58'50" EAST, 5229.27 FEET;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH 88°58'50" EAST, 700.63 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°01'10" EAST, 7.27 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 1 PHASE 3 THE FOLLOWING 11 COURSES:

THENCE SOUTH 89°37'13" WEST, 112.33 FEET;

THENCE NORTH 88°02'35" WEST, 70.00 FEET;

THENCE SOUTH 89°04'42" WEST, 70.09 FEET;

THENCE NORTH 89°38'59" WEST, 77.03 FEET;

THENCE NORTH 88°01'38" WEST, 190.13 FEET;

THENCE NORTH 87°56'24" WEST, 67.85 FEET;

THENCE NORTH 81°52'23" WEST, 63.22 FEET;

THENCE NORTH 77°00'41" WEST, 270.62 FEET;

THENCE NORTH 15°06'49" EAST, 61.46 FEET;

THENCE NORTH 68°04'26" WEST, 169.40 FEET;

THENCE NORTH 67°42'27" WEST, 92.99 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 06°42'24" EAST, 265.36 FEET;

THENCE NORTH 01°46'28" WEST, 114.03 FEET;

THENCE NORTH 09°41'37" WEST, 73.74 FEET;

THENCE NORTH 81°20'59" EAST, 196.02 FEET;

THENCE NORTH 81°30'05" EAST, 118.64 FEET;

THENCE SOUTH 08°29'55" EAST, 111.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 228.42 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°25'29", AN ARC LENGTH OF 121.29 FEET TO A TANGENT LINE;

THENCE SOUTH 21°55'34" WEST, 38.58 FEET;

THENCE SOUTH 68°04'26" EAST, 43.16 FEET;

THENCE NORTH 66°55'34" EAST, 11.31 FEET;

THENCE SOUTH 21°55'34" WEST, 118.77 FEET;

THENCE SOUTH 74°12'06" EAST, 67.98 FEET;

THENCE SOUTH 77°26'01" EAST, 67.85 FEET;

THENCE SOUTH 77°02'41" EAST, 72.06 FEET;

THENCE SOUTH 81°23'17" EAST, 62.36 FEET;

THENCE SOUTH 87°15'56" EAST, 75.60 FEET;

THENCE SOUTH 88°01'38" EAST, 140.00 FEET;

THENCE SOUTH 89°47'29" EAST, 69.14 FEET;

THENCE NORTH 88°04'29" EAST, 70.00 FEET;

THENCE NORTH 77°48'47" EAST, 53.67 FEET;

THENCE NORTH 18°13'40" WEST, 132.61 FEET;

THENCE SOUTH 68°42'27" EAST, 11.50 FEET;

THENCE NORTH 65°35'15" EAST, 43.16 FEET;

THENCE NORTH 24°24'45" WEST, 238.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 678.42 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°59'09", AN ARC LENGTH OF 130.08 FEET TO A NON-TANGENT LINE;

THENCE NORTH 76°34'24" EAST, 119.22 FEET;

THENCE SOUTH 20°02'51" EAST, 137.18 FEET;

THENCE SOUTH 24°41'27" EAST, 280.00 FEET;

THENCE SOUTH 20°21'28" EAST, 87.87 FEET;

THENCE SOUTH 10°33'21" EAST, 84.21 FEET;

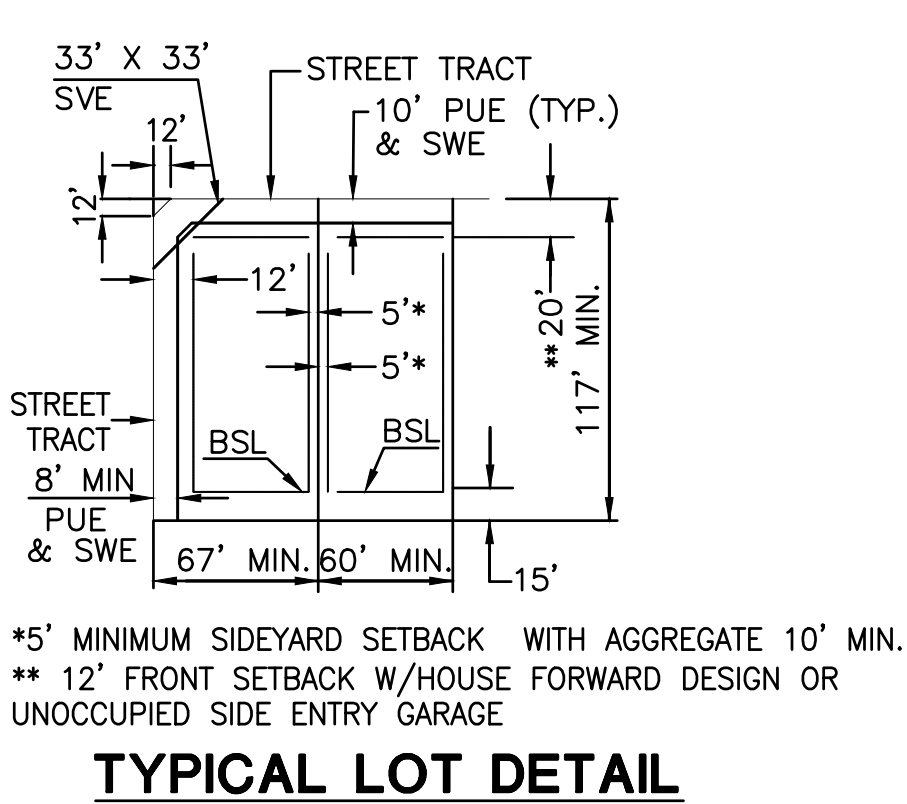
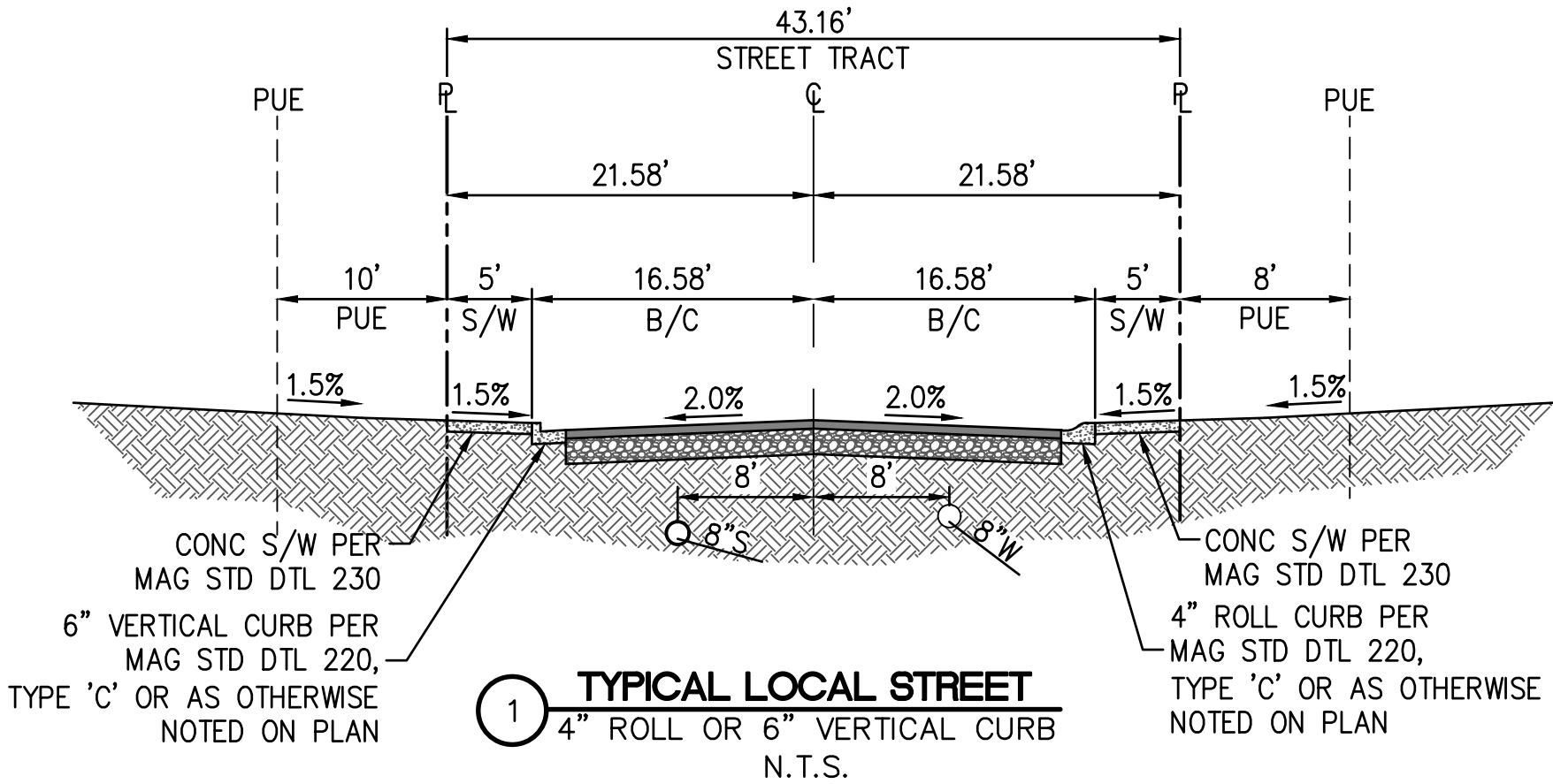
THENCE ALONG THE SOUTH LINE OF SAID TRACT 1 PHASE 3 THE FOLLOWING 4 COURSES:

THENCE SOUTH 01°02'29" EAST, 85.60 FEET;

THENCE SOUTH 02°01'44" WEST, 75.87 FEET;

THENCE SOUTH 44°43'36" WEST, 61.54 FEET;

THENCE SOUTH 00°22'47" EAST, 47.73 FEET TO THE POINT OF BEGINNING.



RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM NET SITE AREA	SFD PR
MINIMUM LOT WIDTH	N/A
MINIMUM LOT DEPTH	N/A
MAXIMUM HEIGHT	30' – 2 STORIES
MAXIMUM BUILDING COVERAGE	60%

MINIMUM SETBACKS		
FRONT	20' *	20' *
MINIMUM SIDE YARD	5'	5'
TOTAL BOTH SIDES	10'	10'
REAR YARD	15'	15'
STREET SIDE	10'	10'

*FRONT YARD SETBACK OF AN UNOCCUPIED SIDE ENTRY GARAGE OR A "HOUSE FORWARD OF A GARAGE" MAY BE 12' MINIMUM.

MINIMUM OPEN SPACE REQUIRED			OPEN SPACE PROVIDED	
AVERAGE LOT AREA (SF)	GROSS AREA OF PROJECT (AC)	PERCENTAGE OF OPEN SPACE	OPEN SPACE (AC) (1)	OPEN SPACE (AC) (2)
7,590	11.26	22.30	1.35	2.51

- (1) THE AREA OF OPEN SPACE REQUIRED PER SECTION 3-5-4-B OF THE ZONING ORDINANCE.
(2) THE AREA OF OPEN SPACE PROVIDED IN TRACTS AS OUTLINED ON THE TRACT TABLE OF THE PRELIMINARY PLAT. SEE THIS SHEET.

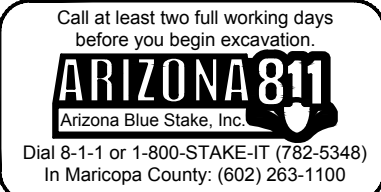
NOTES

① SIGHT VISIBILITY EASEMENT (SVE) 33'X33' (TYP.) PER C.O.G. DTL G-3228.

* ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES.

** AT T-INTERSECTIONS THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS

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CANTAMIA - PHASE 3 - PARCEL 32
AT ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

ZACH HILGART
PROFESSIONAL ENGINEER
LICENSE NO. 53637
STATE OF ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1018.22
DATE: SEP 2018
SCALE: N.T.S.
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
CV02
SHT. 2 OF 6

COMMON CORNER OF SECTION 34
& SECTION 35, T.1S., R.2W.,
FOUND GLO BRASS CAP STAMPED
"S27/S26 S34/S35 DATED 1931"

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

W SILVERWOOD DR

W AMBERWOOD DR

W TANGLEWOOD DR

N 178TH LN

N 179TH DR

N 178TH DR

PHASE 3

PHASE 1

P.O.B.
L53

S88°58'50"E 5229.27'

S88°58'50"E 4528.64'

S88°58'50"E 700.63'

N89°36'33"E 5115.10'

N89°34'25"W 5327.98'

N02°25'35"E 72.96'

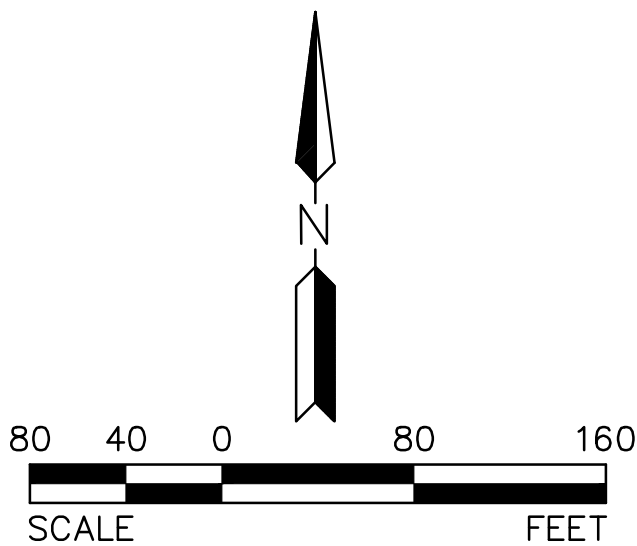
N01°27'50"E 2696.89'

N87°42'38"W 4488.39'

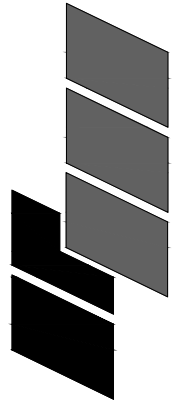
EAST QUARTER CORNER OF
SECTION 35, T.1S., R.2W.,
FOUND GLO BRASS CAP
DATED 1931

LINE #	DIRECTION	LENGTH
L1	S06°42'24"W	265.36'
L2	N01°46'28"W	114.03'
L3	N09°41'37"W	73.74'
L4	N81°20'59"E	196.02'
L5	N81°30'05"E	118.64'
L6	N08°29'55"W	111.16'
L7	N21°55'34"E	38.58'
L8	N68°04'26"W	43.16'
L9	S66°55'34"W	11.31'
L10	S21°55'34"W	118.77'
L11	S74°12'06"E	67.98'
L12	S77°26'01"E	67.85'
L13	N77°02'41"W	72.06'
L14	N81°23'17"W	62.36'
L15	S87°15'56"E	75.60'
L16	N88°01'38"W	140.00'
L17	S89°47'29"E	69.14'
L18	S88°04'29"W	70.00'
L19	N77°48'47"E	53.67'
L20	S18°13'40"E	132.61'
L21	S68°42'27"E	11.50'
L22	N65°35'15"E	43.16'
L23	S24°24'45"E	238.01'
L24	N76°34'24"E	119.22'
L25	N20°02'51"W	137.18'
L26	S24°41'27"E	280.00'
L27	S20°21'28"E	87.87'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	228.42'	30°25'29"	121.29'
C2	678.42'	10°59'09"	130.08'
C3	1036.63'	6°53'39"	124.74'
C4	500.00'	11°00'57"	96.13'
C5	1121.77'	3°16'38"	64.16'
C6	1409.47'	3°16'38"	80.62'
C7	300.00'	26°23'06"	138.15'



REV.:



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CANTAMIA - PHASE 3 - PARCEL 32

STRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.:	1018.22
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DATE: SEP 2018

DRAWN: HW

DESIGNED: HW
APPROVED: ZH

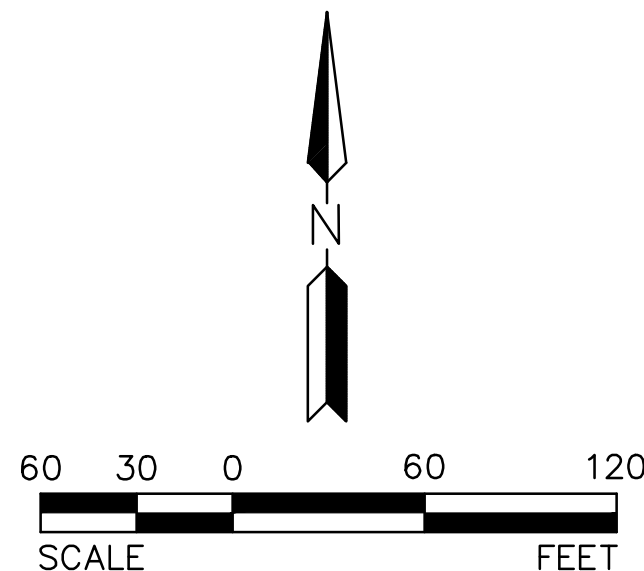
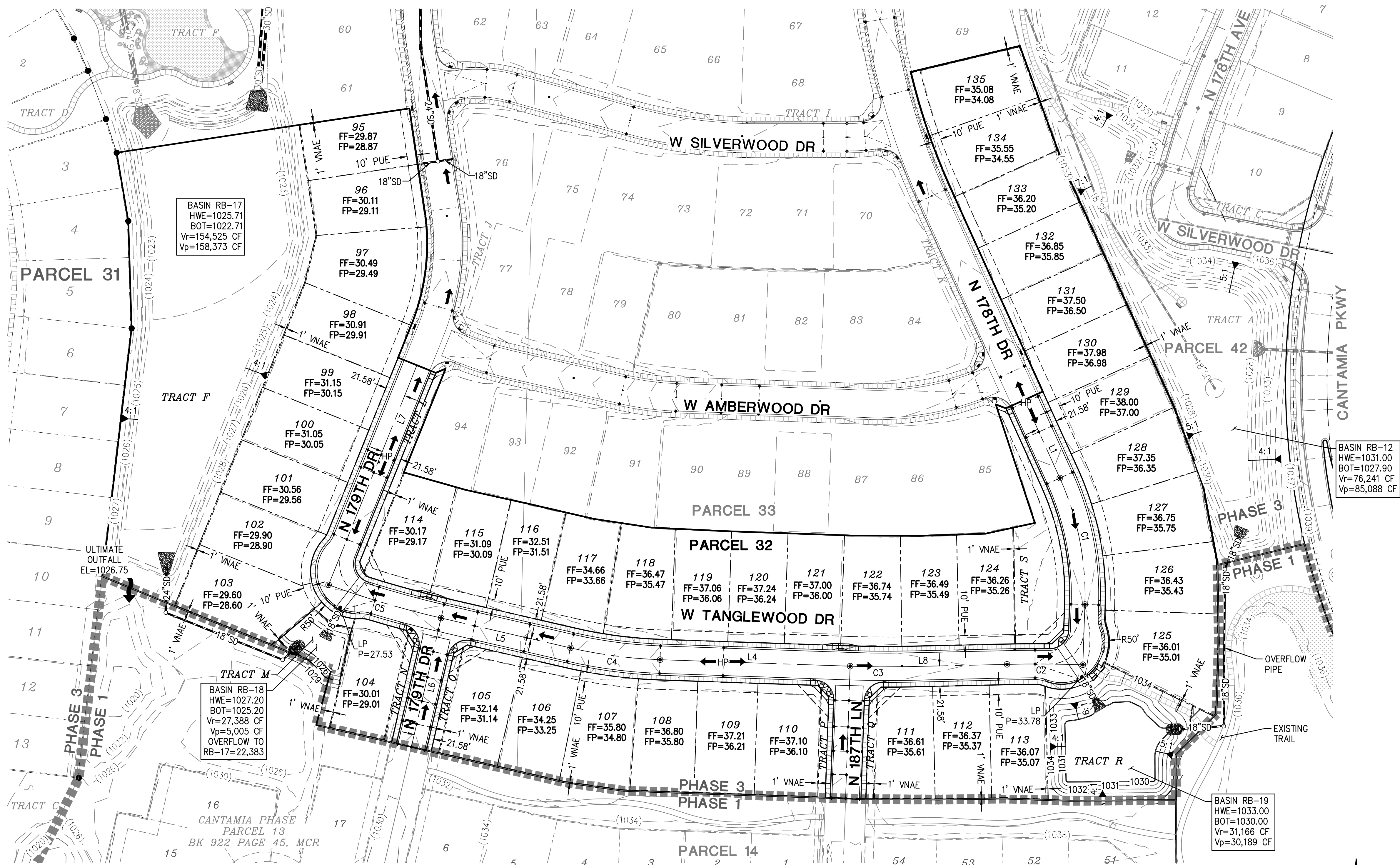
DWG. NO.

DT01

SHT. 3 OF 6

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CURVE TABLE				LINE TABLE		
CURVE #	RADIUS	DELTA	LENGTH	LINE #	DIRECTION	LENGTH
C1	300.00'	26°23'06"	138.15'	L1	S24°24'45"E	329.18'
C2	1409.47'	3°16'38"	80.62'	L3	S01°58'22"W	140.58'
C3	1121.77'	3°16'38"	64.16'	L4	N88°01'38"W	202.14'
C4	500.00'	11°00'57"	96.13'	L5	N77°00'41"W	141.12'
C5	1036.63'	6°53'39"	124.74'	L6	S12°59'19"W	140.58'
				L7	N21°55'34"E	290.07'
				L8	N88°41'44"E	102.52'



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CANTAMIA - PHASE 3 - PARCEL 32
AT ESTRELLA MOUNTAIN RANCH
GOODYEAR, ARIZONA
PRELIMINARY GRADING PLAN

HILGARTWILSON
PROJ NO.: 1018.22
DATE: SEP 2018
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP02
SHT. 5 OF 6

