

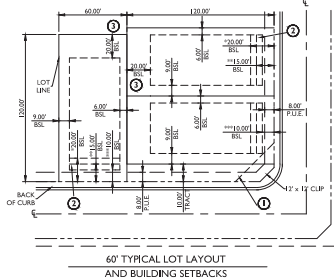
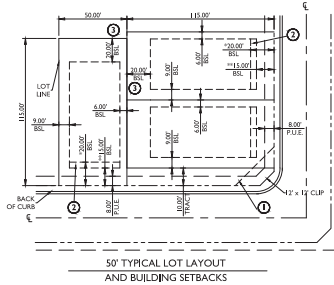
GENERAL NOTES

1. A HOMEOWNERS ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREA NOTES AS "TRACTS" OR "EASEMENTS" INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
2. PROPOSED OPEN SPACES INCLUDING TRAILS, COURTS, AND RELATED AMENITIES SHALL BE CONSISTENT WITH ESTRELLA COMMUNES PLANNED AREA DEVELOPMENT.
3. PROPOSED AMENITIES LOCATED IN PARKS SHALL BE FREE OF INUNDATION.
4. WATER, SEWER, AND DRAINAGE STUDIES WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THIS PRELIMINARY PLAN.
5. IF PROTECTED NATIVE PLANTS ARE PRESENT IN 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 CONTROL 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 WILL BE FURTHER UNDERSTOOD THAT THE CITY OF GODDEAR SHALL NOT BE REQUIRED TO REMOVE 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 TREES. TREES SHALL BE PLACED AT LEAST 10 FEET FROM THE CURB AND BRANCHES NOT LESS THAN 4 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 THE CITY OF GODDEAR STANDARDS, OR AS MANDATED BY THIS PRELIMINARY PLAN.
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 TO MAINTAIN THE TRACTS AND TO ENFORCE THE CONDITIONS AND RESTRICTIONS (CC&Rs).
13. LOT FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION.

PROJECT DATA		
AVERAGE LOT AREA	GROSS AREA OF PROJECT (5)	
6,332 SF	105.73 AC	
CITY OF GOODYEAR REQUIREMENTS		
PERCENT OF OPEN SPACE	OPEN (1) SPACE	COMMON OPEN SPACE (2)
15%	15.86 AC	11.90 AC
MINIMUM OPEN SPACE PROVIDED		
OPENSPACE (3)	COMMON OPEN SPACE (ACTIVE)	
17.99 AC	12.75 AC	

LOT SIZE	NUMBER OF LOTS	PERCENT OF LOT MIX
50' x 115'	301	70%
60' x 120'	128	30%
TOTAL	429	100%

- (1) THE AREA OF OPEN SPACE REQUIRED PER SECTION 3-5-4-B OF THE ZONING ORDINANCE.
- (2) THE AREA OF COMMON OPEN SPACE AS REQUIRED PER SECTION 3-5-4-B-1 OF THE ZONING ORDINANCE. (MIN. 75% OF REQUIRED OPEN SPACE.)
- (3) THE AREA OF OPEN SPACE PROVIDED IN TRACTS AS OUTLINED ON THE TRACT TABLE OF THE PRELIMINARY PLAT.
- (4) THE AREA OF COMMON OPEN SPACE PROVIDED AS PEDESTRIAN TRAILS, OPEN PLAY AREAS, AND A NEIGHBORHOOD PARK AS OUTLINED ON THE TRACT TABLE OF THE PRELIMINARY PLAT.



LEGEND

-  FIRE HYDRANT
 MANHOLE
 RIGHT-OF-WAY
 PEDESTRIAN ACCESS EASEMENT
 PUBLIC UTILITY EASEMENT
 SIGHT VISIBILITY TRIANGLE EASEMENT
 VEHICULAR NON-ACCESS EASEMENT
 PROPERTY BOUNDARY
 STREET CENTERLINE
 STREET RIGHT-OF-WAY
 PUE
 LOT LINE
 SEWER LINE
 WATER LINE
 PROPERTY CORNER
 PHASE LINE

- ① LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 33' x 33' UNOBSTRUCTED VIEW EASEMENT.
NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30' IN HEIGHT.
- ② 12' LIVING AREA OR SIDE ENTRY GARAGE.
- ③ 20' REAR FOR BOTH 1-STORY AND 2-STORY

- * 20 FEET TO FRONT OF GARAGE
- ** 15 FEET TO TO LIVABLE SPACE
- *** 10 FEET TO SIDE ENTRY GARAGE OR FRONT PORCH

**PRELIMINARY PLAT
FOR
ESTRELLA COMMONS**

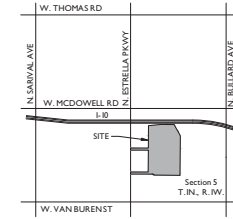
A PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



APPROVED
City Council
10/23/17

VICINITY MAP

N.T.S.



PROJECT TEAM

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

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

PROPERTY OWNER:
EVERGREEN-ESTRELLA & I-10 LLC
2390 E. CAMELBACK RD., STE. 410
PHOENIX, AZ 85016
TEL: (602)-808-8600
FAX: (602)-808-9100
CONTACT: LAURA ORTIZ

PROJECT DATA

A.P.N.	503-04-97 IM; 97 IM; 97 IW (PORTION OF)
CURRENT LANDUSE:	AG
EXISTING GENERAL PLAN:	RESIDENTIAL
EXISTING ZONING:	PAD

GROSS AREA:	+/- 105.73 ACRES
NET AREA:	+/- 105.73 ACRES
GROSS DENSITY:	4.06 DU/AC
NET DENSITY:	4.06 DU/AC

NO. OF LOTS:	
50' x 115'	301 (70%)
60' x 120'	128 (30%)
TOTAL	429 (100%)

MIN. LOT AREA:	5,750 SQ FT
MAX. LOT AREA:	14,010 SQ FT
OPEN SPACE:	+/- 17.99 ACRES (1

BASIS OF BEARING

BASIS OF BEARING IS NORTH 00°26'05" EAST ALONG THE WEST LINE OF NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

3" MCHD BRASS CAP IN HANDHOLE FOUND AT THE INTERSECTION OF LITCHFIELD ROAD AND VAN BUREN STREET. (NORTHING 891475, EASTING 565,323)
NAVD 88 ELEVATION: 981.64'

2ND BENCHMARK
3" MCHD BRASS CAP IN HANDHOLE FOUND AT THE INTERSECTION OF SARIVAL
AVENUE AND VAN BUREN STREET. (NORTING 891644, EASTING 549,678)
NAVD 88 ELEVATION: 996.48

NOTE: ELEVATIONS DEPICTED ON THIS PLAN ARE BASE ON NAVD88

PHASING STATEMENT

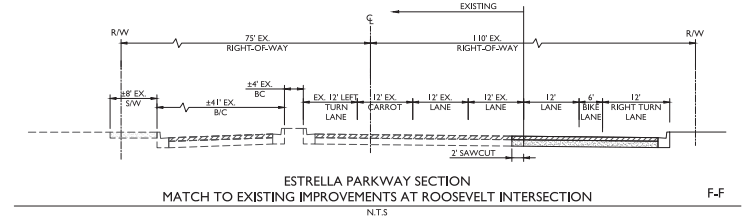
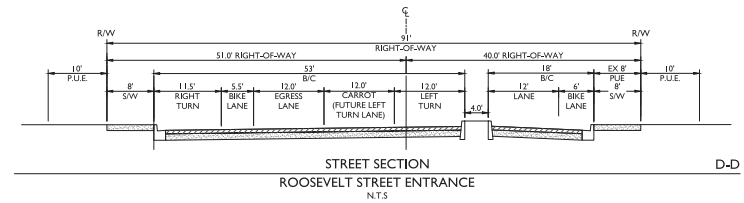
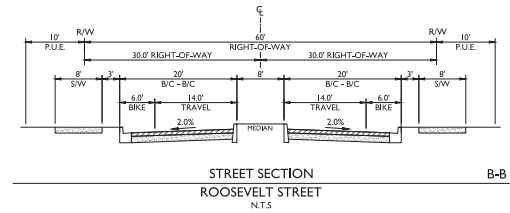
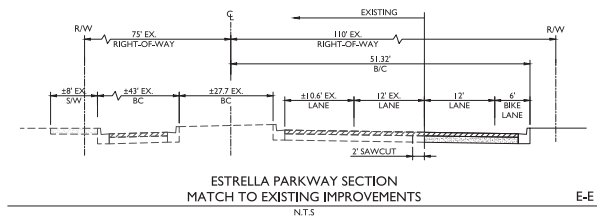
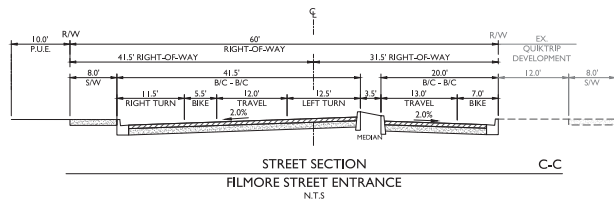
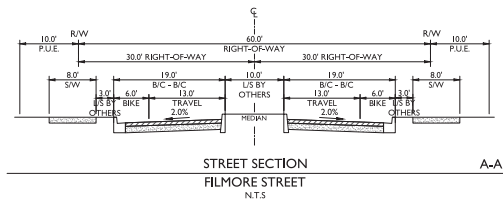
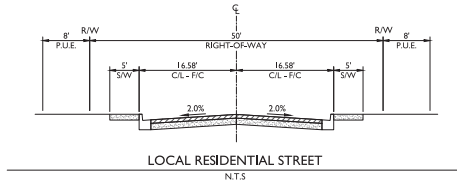
ESTRELLA COMMONS SHALL BE CONSTRUCTED IN THREE PHASES. THE INFRASTRUCTURE PHASE SHALL BE CONSTRUCTED FIRST WHICH INCLUDES ROOSEVELT STREET, FILLMORE STREET, AND ESTRELLA PARKWAY IMPROVEMENTS. PHASE 1 OF THE SUBDIVISION IS ALL OF THE SOUTHERN HALF AND A MAJORITY OF THE NORTHERN HALF OF THE PROJECT. PHASE 2 OF THE PROJECT SHALL BE 40 LOTS IN THE NORTHEAST PORTION OF THE SUBDIVISION.

UTILITIES

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

SHEET INDEX

SHEET I	CS01	COVERSHEET
SHEET 2	PP01	PRELIMINARY STREET SECTIONS
SHEET 3	PP02	PRELIMINARY AND CENTER LINE INFORMATION
SHEET 4	PP03	PRELIMINARY PLAT
SHEET 5	PP04	PRELIMINARY PLAT
SHEET 6	PP05	TRACT DIMENSIONS
SHEET 7	PP06	DATA TABLES
SHEET 8	GD01	PRELIMINARY GRADING PLAN
SHEET 9	GD02	PRELIMINARY GRADING PLAN
SHEET 10	GD03	PRELIMINARY GRADING PLAN
SHEET 11	GD04	PRELIMINARY GRADING PLAN
SHEET 12	UT01	PRELIMINARY GRADING SECTIONS
SHEET 13	UT01	PRELIMINARY UTILITIES PLAN
SHEET 14	UT02	PRELIMINARY UTILITIES PLAN
SHEET 15	UT03	PRELIMINARY UTILITIES PLAN



LEGAL DESCRIPTION

A PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF GOODYEAR BRASS CAP IN A HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 5, FROM WHICH A FLUSH CITY OF GOODYEAR BRASS CAP AT THE NORTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 0 DEGREES 26 MINUTES 05 SECONDS EAST, AT A DISTANCE OF 2638.91 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 54 SECONDS EAST, 110.00 FEET TO A POINT ON THE EAST LINE OF WEST 110.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 5, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 51.00 FEET;

THENCE CONTINUING SOUTH 89 DEGREES 18 MINUTES 54 SECONDS EAST, 181.87 FEET;

THENCE SOUTH 83 DEGREES 52 MINUTES 29 SECONDS EAST, 221.51 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 54 SECONDS EAST, 497.73 FEET;

THENCE NORTH 0 DEGREES 26 MINUTES 05 SECONDS EAST, 108.82 FEET TO THE SOUTH LINE OF THE INTERSTATE 10 RIGHT OF WAY;

THENCE NORTH 84 DEGREES 23 MINUTES 55 SECONDS EAST, ALONG SAID SOUTH LINE, 697.06 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS EAST, ALONG SAID SOUTH LINE, 679.55 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-1112889, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 27 DEGREES 09 MINUTES 58 SECONDS EAST, ALONG SAID WESTERLY LINE, 262.64 FEET;

THENCE SOUTH 35 DEGREES 13 MINUTES 32 SECONDS EAST, ALONG SAID WESTERLY LINE, 142.65 FEET;

THENCE SOUTH 27 DEGREES 09 MINUTES 58 SECONDS EAST, ALONG SAID WESTERLY LINE, 281.91 FEET;

THENCE SOUTH 0 DEGREES 35 MINUTES 39 SECONDS WEST 2112.36 FEET TO A POINT ON THE NORTH LINE OF RANCHO MIRAGE, AS RECORDED IN BOOK 518 OF MAPS, PAGE 35, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 26 MINUTES 10 SECONDS WEST, ALONG SAID NORTH LINE, 154.62 FEET TO THE NORTHWEST CORNER OF SAID RANCHO MIRAGE;

THENCE NORTH 0 DEGREES 43 MINUTES 56 SECONDS EAST, 36.01 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 4 SECONDS WEST, 206.67 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 4 SECONDS WEST, 350.92 FEET;

THENCE SOUTH 86 DEGREES 5 MINUTES 28 SECONDS WEST, 273.86 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, 17.73 FEET TO A POINT ON THE EAST LINE OF LOT NO. 4, ESTRELLA COMMONS CROSSROADS - PHASE 2, ACCORDING TO BOOK 1098, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 0 DEGREES 35 MINUTES 38 SECONDS EAST, ALONG SAID EAST LINE, 18.65 FEET TO THE NORTHEAST CORNER OF SAID LOT NO. 4;

THENCE NORTH 88 DEGREES 09 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT NO. 4, 78.33 FEET TO AN ANGLE POINT IN SAID NORTH LINE;

THENCE NORTH 89 DEGREES 16 MINUTES 04 SECONDS WEST, ALONG SAID NORTH LINE, 221.72 FEET TO A POINT ON THE EAST LINE OF THE WEST 110.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE NORTH 0 DEGREES 27 MINUTES 10 SECONDS EAST, ALONG SAID EAST LINE, 72.32 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 4 SECONDS EAST, 233.06 FEET;

THENCE SOUTH 84 DEGREES 31 MINUTES 20 SECONDS EAST, 138.03 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 4 SECONDS EAST, 529.85 FEET;

THENCE NORTH 0 DEGREES 26 MINUTES 05 SECONDS EAST, 1259.69 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 54 SECONDS WEST, 468.62 FEET;

THENCE SOUTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, 49.93 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 54 SECONDS WEST, 381.50 FEET TO A POINT ON THE LAST SAID EAST LINE;

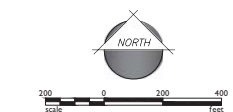
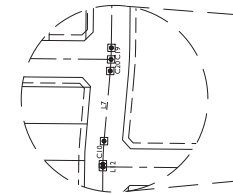
THENCE NORTH 0 DEGREES 27 MINUTES 10 SECONDS EAST, ALONG SAID EAST LINE, 32.00 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 4,605,561 SQUARE FEET OR 105.7291 ACRES, MORE OR LESS.

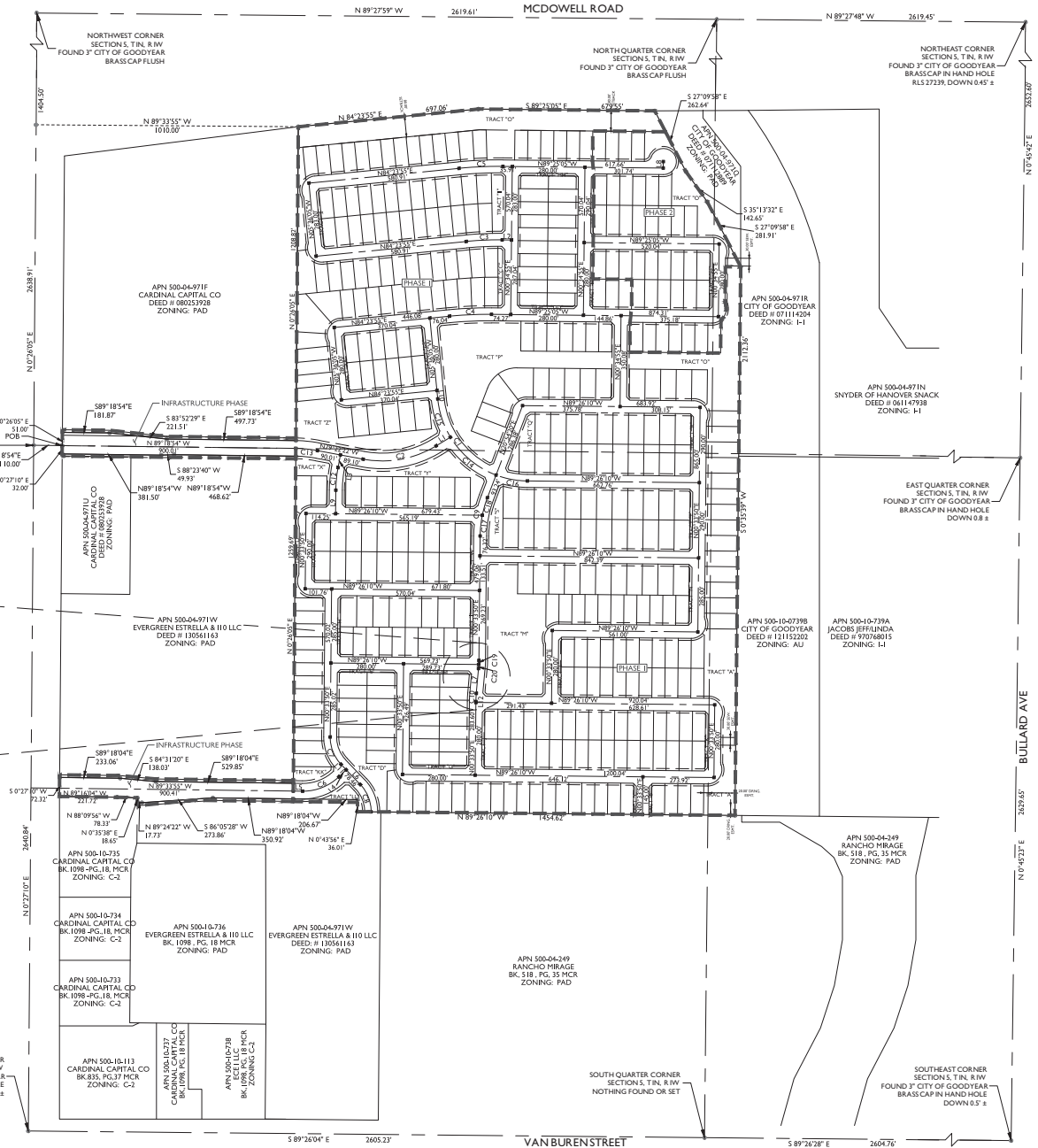
LINE	BEARING	LENGTH
L1	N 89° 46' 14" E	64.72
L2	N 89° 33' 55" W	35.91
L3	N 10° 17' 38" E	49.41
L4	N 46° 17' 54" E	39.10
L5	N 89° 13' 55" W	13.86
L6	N 43° 43' 56" W	107.63
L7	N 89° 54' 45" E	95.97
L8	N 00° 34' 55" E	23.09
L9	N 00° 33' 50" E	90.71
L10	N 89° 33' 55" W	32.79
L11	N 43° 43' 56" W	29.17
L12	N 00° 33' 50" E	3.60

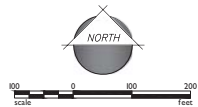
CURVE	DELTA	RADIUS	LENGTH
C1	83° 50' 05"	350.00	512.12
C2	41° 51' 22"	400.00	252.21
C3	6° 11' 00"	1287.00	138.89
C4	6° 11' 00"	1500.00	161.88
C5	6° 11' 00"	1570.00	169.47
C6	44° 08' 11"	200.00	104.00
C7	44° 13' 56"	150.00	115.89
C8	44° 13' 56"	150.00	115.89
C9	20° 20' 30"	435.00	150.89
C10	4° 35' 58"	400.00	115.37
C11	4° 35' 58"	400.00	115.37
C12	10° 03' 48"	500.00	87.83
C13	8° 35' 20"	500.00	83.68
C14	38° 01' 54"	350.00	232.32
C15	25° 37' 39"	350.00	155.55
C16	20° 10' 32"	350.00	153.55
C17	10° 52' 24"	435.00	80.65
C18	9° 28' 07"	435.00	70.32
C19	2° 15' 33"	400.00	15.78
C20	2° 15' 22"	400.00	15.75

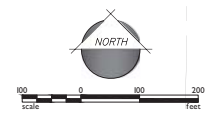
WEST QUARTER CORNER
SECTION 5, T1N, R1W
FOUND 3" CITY OF GOODYEAR
BRASS CAP IN HAND HOLE
DOWN 0.63 F.O.C.



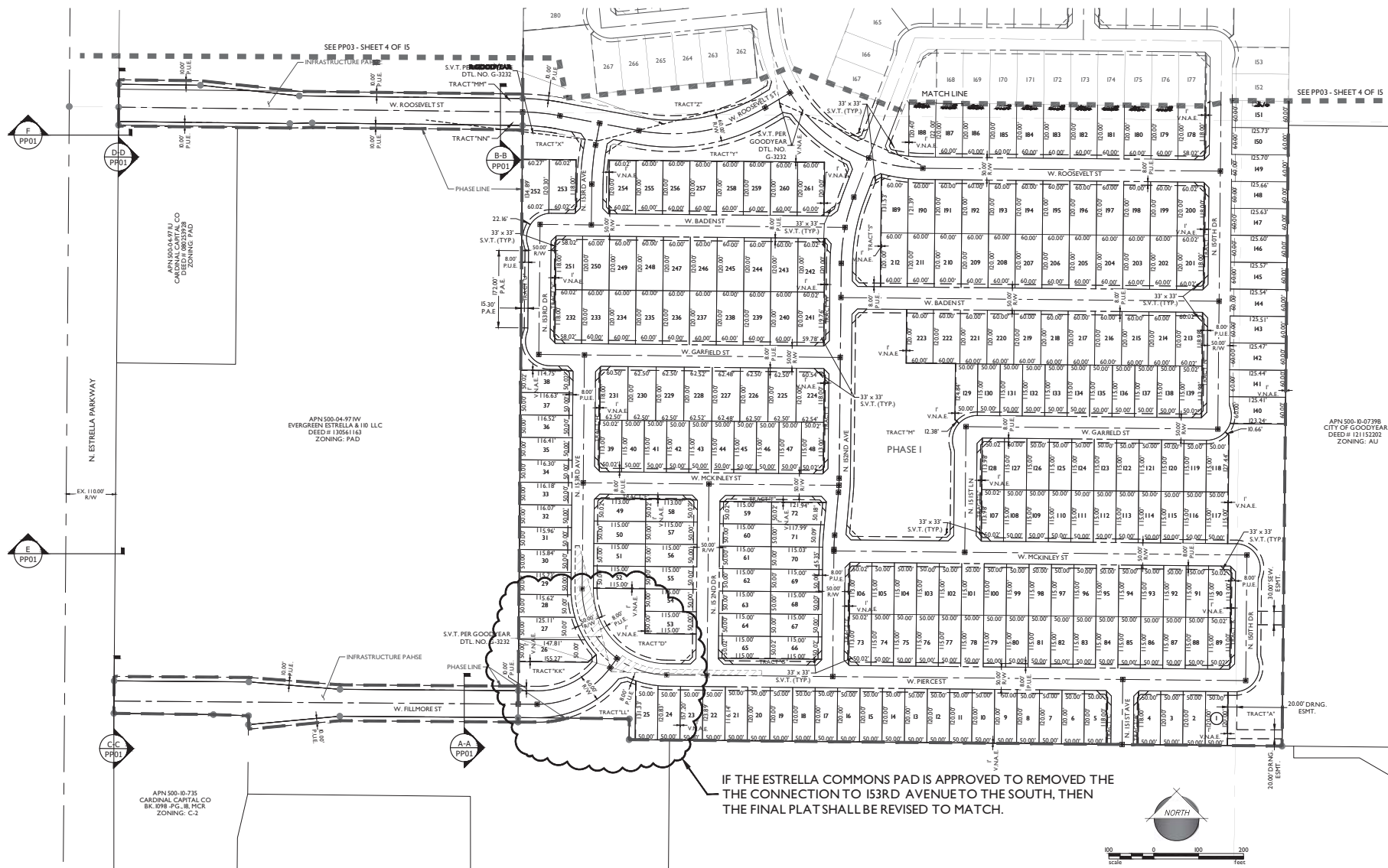
SOUTHWEST CORNER
SECTION 5, T1N, R1W
FOUND 3" CITY OF GOODYEAR
BRASS CAP IN HAND HOLE
DOWN 0.73 F.O.C.





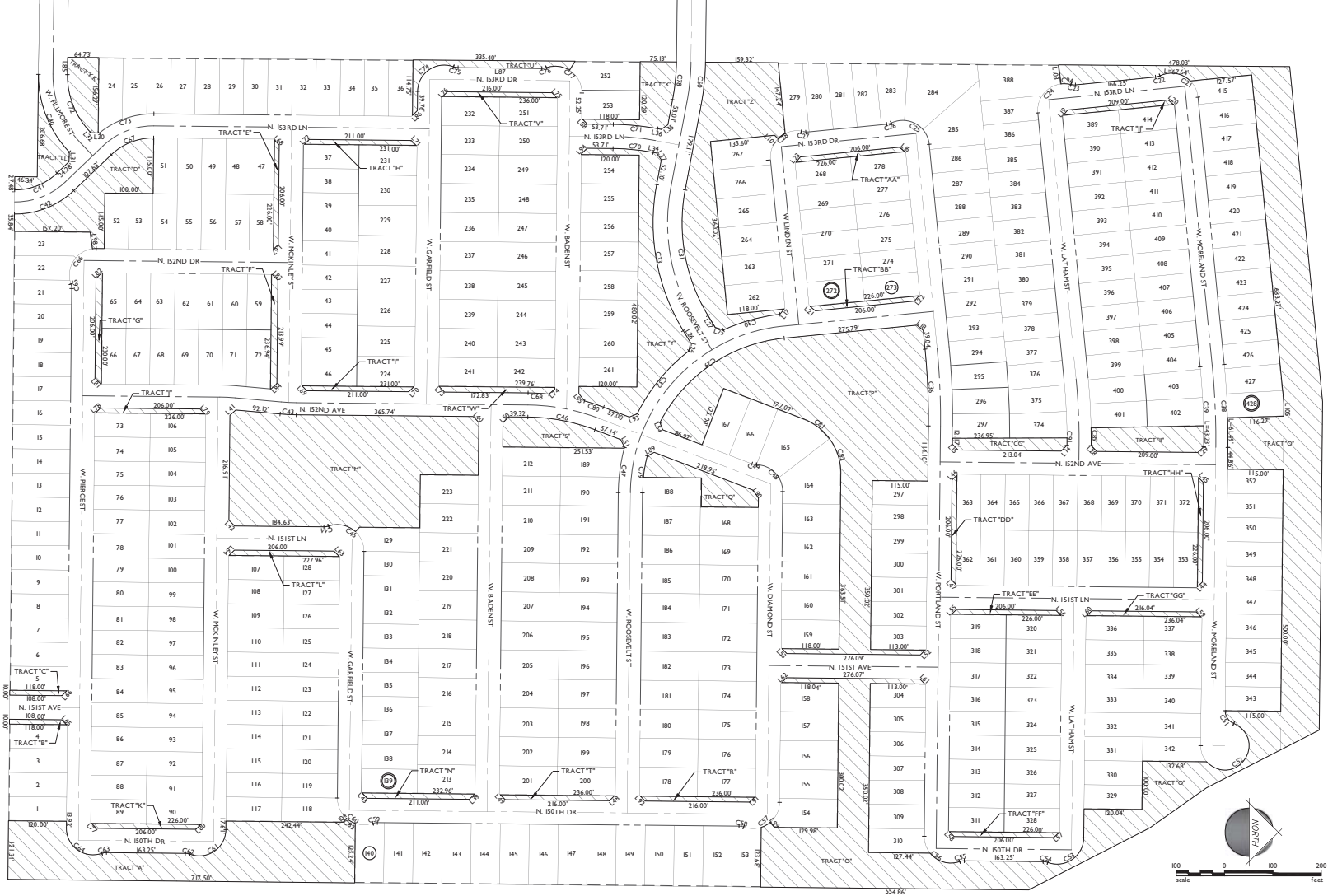


SHEET 5A HAS BEEN INCLUDED
TO SHOW A POSSIBLE FINAL
PLAT ALTERNATIVE.



IF THE ESTRELLA COMMONS PAD IS APPROVED TO BE REMOVED THE
- THE CONNECTION TO I53RD AVENUE TO THE SOUTH, THEN
THE FINAL PLAT SHALL BE REVISED TO MATCH.

LINE	BEARING	LENGTH
L14	N44°23'00"W	8.97
L15	N45°34'55"E	8.97
L16	N39°23'35"E	8.97
L17	N50°36'05"W	14.14
L18	N39°23'35"E	8.97
L19	N50°36'05"W	8.97
L20	N39°23'35"E	8.97
L21	N39°23'35"E	14.14
L22	N50°36'05"W	8.97
L23	N50°36'05"W	14.14
L24	N28°38'54"W	7.77
L25	N46°11'25"E	17.77
L26	N38°46'16"E	28.97
L27	N28°38'54"W	8.97
L28	N45°34'55"E	8.97
L29	N44°23'00"W	8.97
L30	N50°36'05"W	17.77
L31	N88°00'28"W	19.81
L32	N41°27'45"E	8.97
L33	NOT USED	NOT USED
L34	N10°37'38"E	7.47
L35	N44°23'00"W	8.97
L36	N10°37'38"E	7.47
L37	N50°36'05"W	8.97
L38	NOT USED	NOT USED
L39	N44°26'10"W	8.97
L40	N45°35'05"E	8.97
L41	N42°10'41"W	8.29
L42	N45°35'05"E	8.97
L43	N45°35'05"E	8.97
L44	N44°25'05"W	8.97
L45	N45°35'05"E	8.97
L46	N44°25'05"W	8.97
L47	N45°34'55"E	8.97
L48	N44°26'10"W	8.97
L49	N45°35'05"E	8.97
L50	N44°26'10"W	8.97
L51	N63°27'30"E	17.68
L52	N44°25'05"W	8.97
L53	N45°34'55"E	8.97
L54	N68°33'02"E	16.17
L55	N44°25'05"W	8.97
L56	N45°34'55"E	8.97
L57	N44°25'05"W	8.97
L58	N45°34'55"E	8.97
L59	N45°34'55"E	8.97
L60	N44°25'05"W	8.97
L61	N45°34'55"E	8.97
L62	N44°25'38"W	8.97
L63	N45°35'05"E	8.97
L64	N44°26'10"W	8.97
L65	N45°35'05"E	8.97
L66	N44°26'10"W	8.97
L67	N44°26'10"W	8.97
L68	N45°35'05"E	8.97
L69	N45°35'05"E	8.97
L70	N44°26'10"W	8.97
L71	N45°35'05"E	8.97
L72	N44°26'10"W	8.97
L73	N45°35'05"E	8.97
L74	N41°17'48"W	16.02
L75	N45°35'05"E	8.97
L76	N44°26'10"W	8.97
L77	N45°35'05"E	8.97
L78	N44°26'10"W	8.97
L79	N45°35'05"E	8.97
L80	N44°26'10"W	8.97
L81	N45°35'05"E	8.97
L82	N44°26'10"W	8.97
L83	N45°35'05"E	8.97
L84	N45°35'05"E	8.97
L85	N45°35'05"E	8.97
L86	N44°26'10"W	8.97
L87	N50°33'50"E	17.33
L88	N45°35'05"E	8.97
L89	N28°50'08"W	16.11
L90	N55°44'03"E	17.70
L91	N44°26'10"W	8.97
L92	N45°35'05"E	8.97
L93	N21°48'09"W	17.64
L94	N44°26'10"W	8.97
L95	N52°42'14"E	8.95
L96	N82°21'15"E	34.79
L97	N49°38'13"E	13.72
L101	N44°45'49"E	9.80
L103	N52°57'44"E	39.75
L104	N49°01'48"W	10.66
L105	N89°25'08"W	25.43
L106	S49°23'21"E	15.43
L107	N70°37'38"E	8.09



CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C21	109°59'20"	55.00	805.58	C41	44°15'54"	125.00	96.57	C59	19°59'20"	28.00	9.77	C77	109°59'20"	55.00	805.58
C22	19°59'20"	28.00	9.77	C42	44°15'54"	125.00	96.57	C60	109°59'20"	55.00	805.58	C78	9°32'45"	470.21	78.34
C23	19°59'20"	28.00	9.77	C43	4°30'58"	424.00	31.50	C61	109°59'20"	55.00	805.58	C79	11°30'05"	325.60	77.84
C24	109°59'20"	55.00	805.58	C44	19°59'20"	28.00	9.77	C62	19°59'20"	28.00	9.77	C80	51°17'53"	450.00	41.61
C25	109°59'20"	55.00	805.58	C45	109°59'20"	55.00	805.58	C63	19°59'20"	28.00	9.77	C81	31°44'44"	120.00	48.98
C26	19°59'20"	28.00	9.77	C46	20°20'10"	400.00	142.01	C64	109°59'20"	55.00	805.58	C82	36°54'46"	100.00	77.37
C27	19°59'20"	28.00	9.77	C47	14°11'48"	375.00	95.07	C65	19°59'20"	28.00	9.77	C83	21°51'11"	55.00	20.98
C28	18°42'46"	55.00	17.96	C48	89°38'50"	55.00	86.00	C66	109°59'20"	55.00	805.58	C84	1°15'46"	1312.00	36.53
C29	57°08'43"	325.00	324.15	C49	19°59'20"	28.00	9.77	C67	44°15'54"	125.00	96.57	C91	0°41'31"	1262.00	15.24
C30	17°57'50"	375.00	116.49	C50	9°35'37"	529.98	88.79	C68	1°30'52"	450.00	43.31	C94	21°23'51"	55.00	20.57
C31	41°51'22"	320.00	320.00	C51	48°57'46"	28.00	33.70	C69	4°30'58"	425.00	33.50				
C32	25°56'34"	375.00	169.79	C52	248°57'46"	50.00	217.26	C70	10°03'48"	475.00	83.43				
C33	41°51'22"	320.00	314.13	C53	109°59'20"	55.00	805.58	C71	10°03'48"	475.00	83.43				
C36	6°11'00"	1475.00	159.18	C54	19°59'20"	28.00	9.77	C72	44°08'11"	170.00	130.95				
C38	6°11'00"	1475.00	159.18	C55	109°59'20"	55.00	805.58	C73	44°03'48"	170.00	127.17				
C39	6°11'00"	1475.00	159.18	C56	109°59'20"	55.00	805.58	C74	109°59'20"	55.00	805.58				
C39	6°08'35"	1545.00	163.65	C57	109°59'20"	55.00	805.58	C75	19°59'20"	28.00	9.77				
C40	44°06'13"	330.17	177.21	C58	19°59'20"	28.00	9.77	C76	19°59'20"	28.00	9.77				

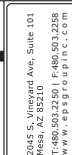
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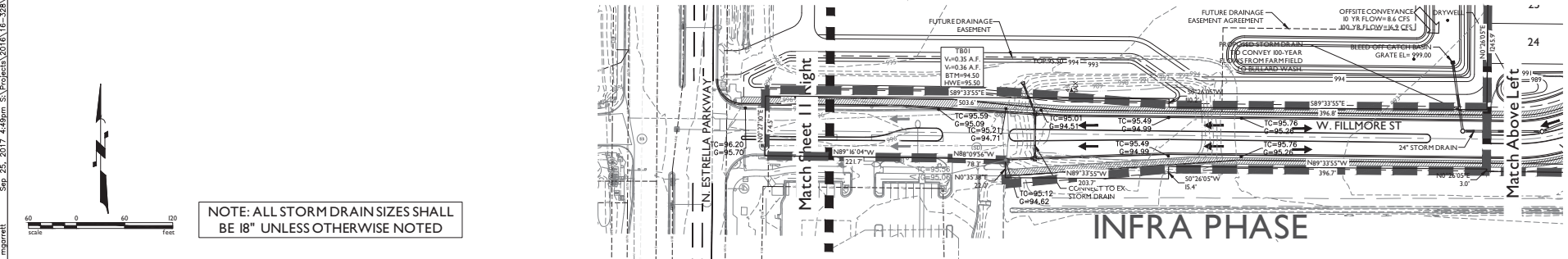
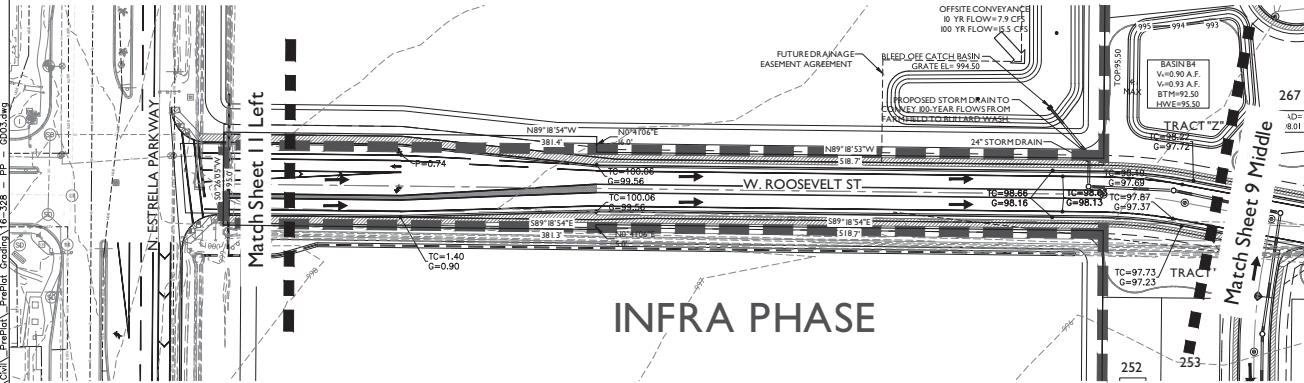
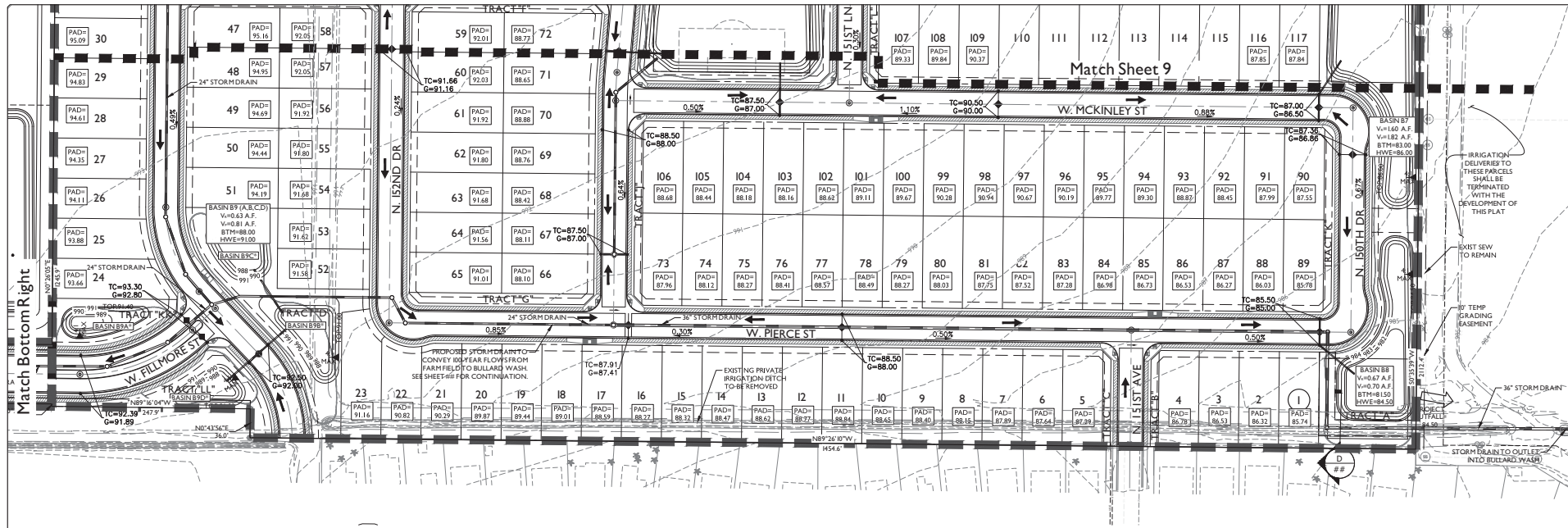
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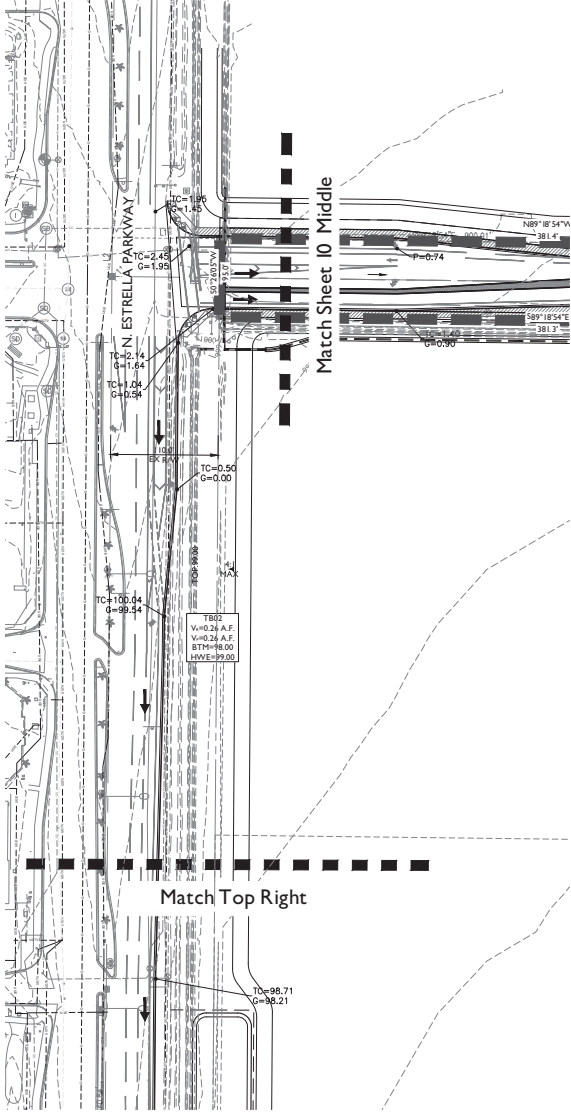
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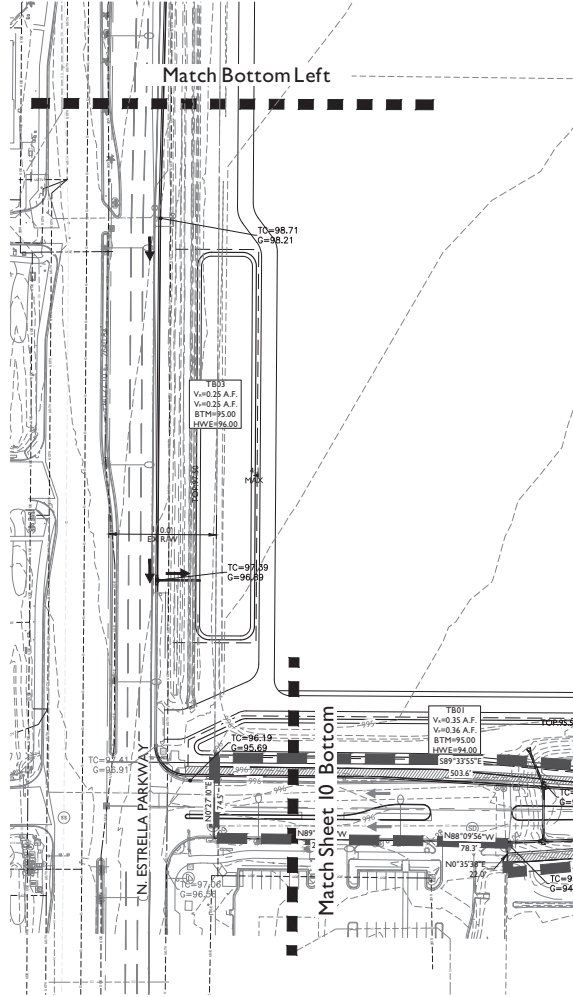
NOTE: ALL STORM DRAIN SIZES SHALL BE 18" UNLESS OTHERWISE NOTED



Match Sheet 10 Middle

Match Top Right

NOTE: ALL STORM DRAIN SIZES SHALL BE 18" UNLESS OTHERWISE NOTED



Match Bottom Left

Match Sheet 10 Bottom

ESTRELLA COMMONS
GOODYEN, AZ

Preliminary Grading

Project: _____

Revisions: _____

DESIGNED BY: JH

DRAWN BY: JH

CHECKED BY: JH

IN CHARGE: JH

DATE: 06/20/18

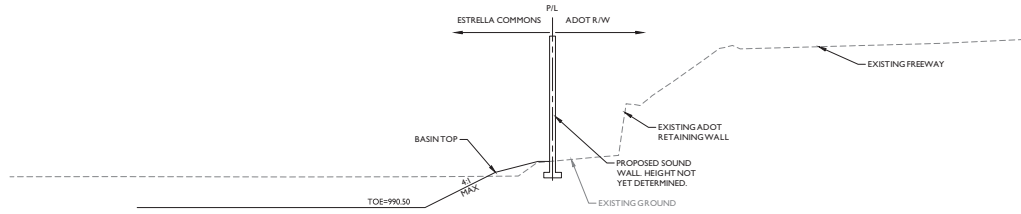
JOB NO. **16-328**

SHEET NO. **GD04**

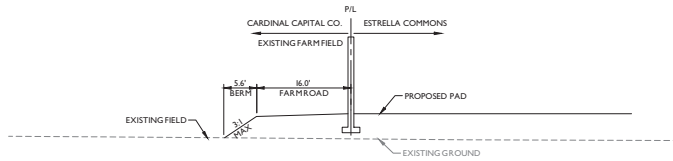
OF 15

EPS GROUP

2845 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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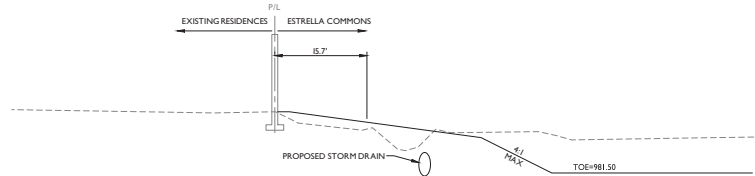
SECTION A (Looking West)
HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'



SECTION B (Looking North)
HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'



SECTION C (Looking North)
HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'



SECTION D (Looking West)
HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'

LEGEND

- PROPOSED WATER SERVICE
- PROPOSED WATERLINE
- PROPOSED WATER CAP W/FLUSHING PIPE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT W/ PAVEMENT MARKER
- PROPOSED SEWERLINE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED RIPRAP
- PROPOSED HEADWALL
- PROPOSED DRIVEWAY
- LOT NUMBER
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED PAD ELEVATION
- PROPOSED PROPERTY CORNER ELEVATION
- PROPOSED TOP OF CURB & GUTTER GRADE
- PROPOSED SIDEWALK ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED TRAIL ELEVATION
- PROPOSED STORM DRAIN LINE
- GRADEBREAK
- GRADE CHANGE
- DRYWELL
- PROPOSED STRUCTURAL RETAINING WALL
- PROPOSED VERTICAL CURB
- PROPOSED ROLL CURB
- PROPOSED CENTERLINE
- PROPOSED MULTI-USE EASEMENT
- PROPOSED SURVEY MONUMENT
- MATCH LINE
- PHASE LINE

ABBREVIATED LEGEND

- | | |
|-------|-----------------------------------|
| FF = | FINISHED FLOOR |
| PAD = | PAD ELEVATION |
| TC = | TOP OF CURB ELEVATION |
| G = | GUTTER ELEVATION |
| SW = | SIDEWALK ELEVATION |
| FG = | FINISHED GRADE ELEVATION |
| VG = | VALLEY GUTTER |
| R/W = | RIGHT OF WAY |
| B/C = | BACK OF CURB |
| S/W = | SIDEWALK |
| S/W = | FINISHED GRADE ELEVATION |
| PUE = | PUBLIC UTILITY EASEMENT |
| SF = | SQUARE FEET |
| SY = | SQUARE YARDS |
| EA = | EACH |
| EP = | EDGE OF PAVEMENT |
| EX = | EXISTING |
| SWE = | SIDEWALK EASEMENT |
| MIN = | MINIMUM |
| HW = | HIGH WATER |
| HAG = | HARBOR ASSOCIATION OF GOVERNMENTS |
| LS = | LANDSCAPE |
| BOT = | BOTTOM |
| SDW = | SQUARE YARDS |
| WAT = | EACH |
| STA = | EDGE OF PAVEMENT |
| CR = | CURB RETURN |
| PCC = | POINT OF COMPOUND CURVATURE |
| PT = | POINT OF TANGENCY |
| PRC = | POINT OF REVERSE CURVATURE |
| GC = | GRADE CHANGE |
| GB = | GRADEBREAK |
| S = | SLOPE |
| CL = | CENTERLINE |
| PH = | FIRE HYDRANT |

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ESTRELLA COMMONS
GOODYEAR, AZ

Preliminary Grading Sections

Project:

Revisions:

JUNE 7, 2017 - 1ST PRELIMINARY PLAN SUBMITTAL	
AUGUST 7, 2017 - 2ND PRELIMINARY PLAN SUBMITTAL	
SEPTEMBER 13, 2017 - 3RD PRELIMINARY PLAN SUB	



Design: JH

Drawn by: JAJ



Job No.

16-328

GS01

Street No.

12

of 15



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ESTRELLA COMMONS
GOODTEAM, AZ

Preliminary Utilities

Project:
June 7, 2017 - 1st PRELIMINARY PLAN SUBMITTAL
August 7, 2017 - 2ND PRELIMINARY PLAN SUBMITTAL
September 13, 2017 - 3RD PRELIMINARY PLAN SUB

Revisions:
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Design: JH
Drawn by: JH

Scale: 1" = 40'

North Arrow

Match Sheet 14

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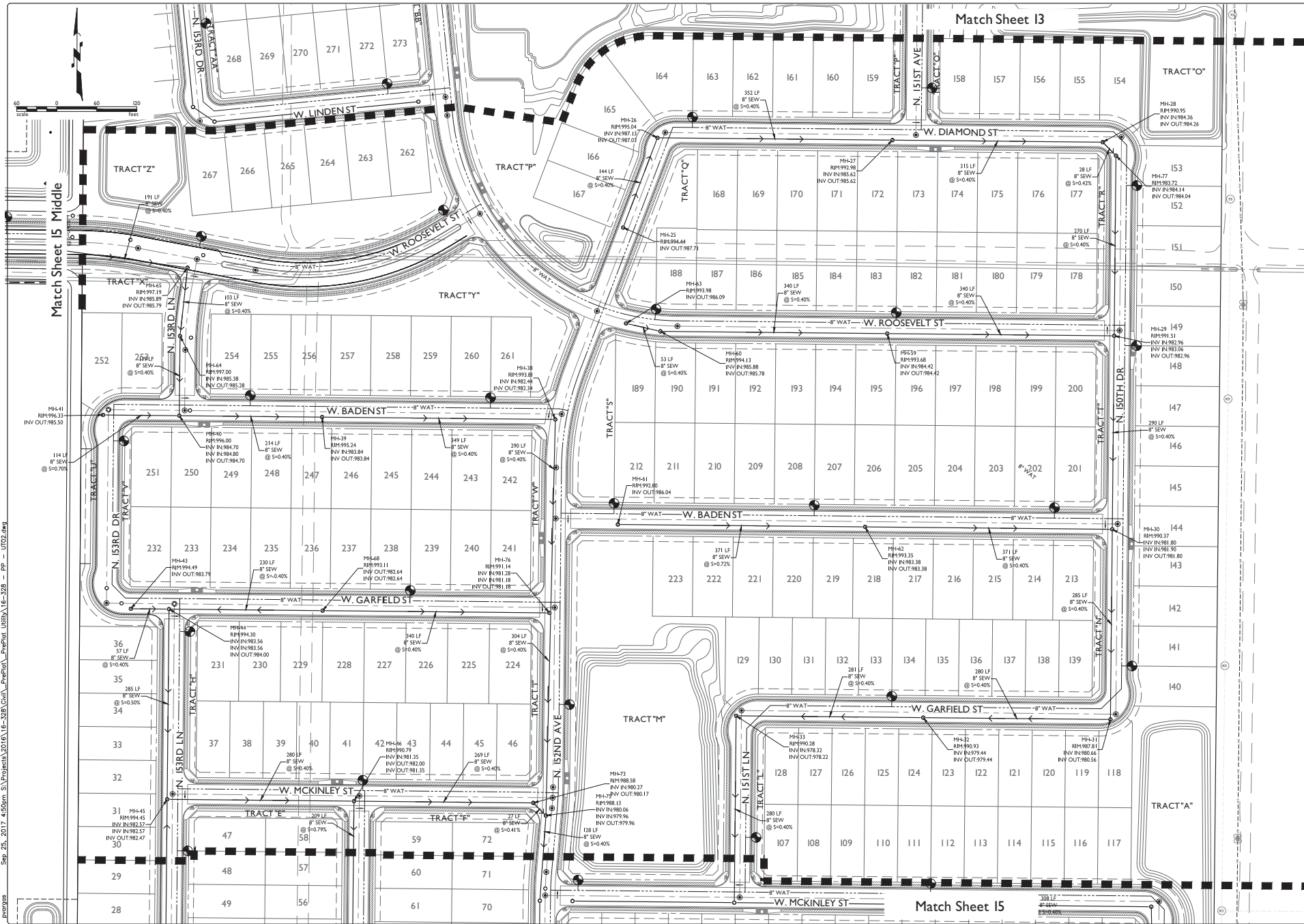
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16-328

September 25, 2017 4:55pm S:\projects\2016\16-328\Civil_Prel\16-328 - PP - UT02.dwg



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EPS GROUP

ESTRELA COMMONS
GOODFRAID, AZ

Preliminary Utilities

Project: ESTRELA COMMONS PLAT SUBMITTAL
 AUGUST 1, 2017 - 2ND PRELIMINARY PLAT SUBMITTAL
 SEPTEMBER 25, 2017 - 3RD PRELIMINARY PLAT SUB

Revisions:

NO.	DATE	DESCRIPTION	BY	CHKD
1	08/01/2017	ISSUED FOR PERMIT	JH	JH

Designer: JH
 Drawn by: JH

Job No: **16-328**
 Sheet No: **UT02**
 of 15

