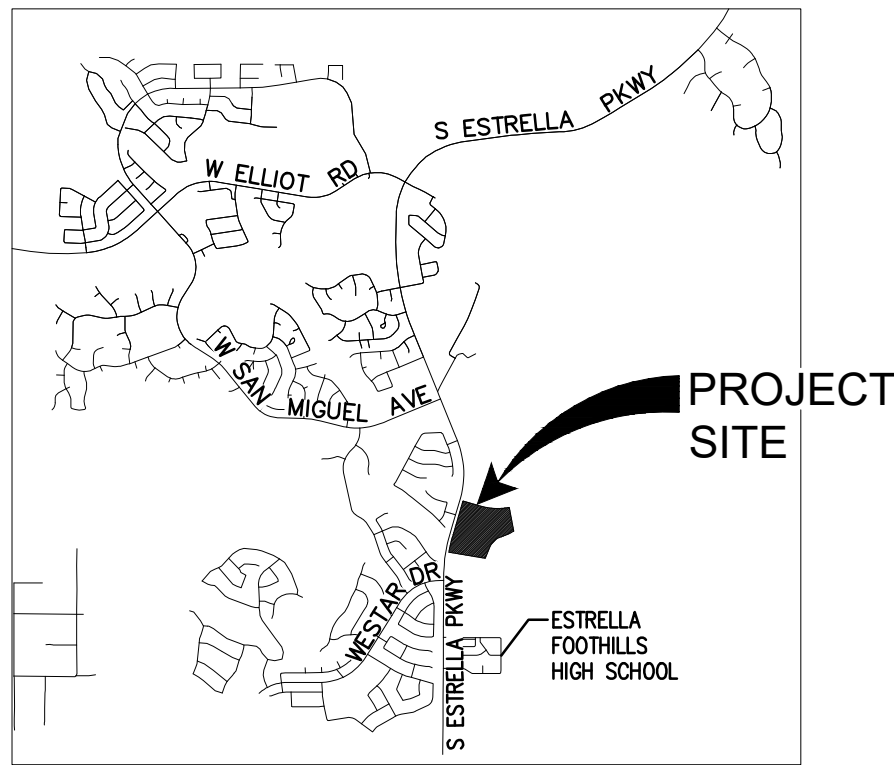


PRELIMINARY PLAT
FOR
ESTRELLA - PARCEL 12.23

A PARCEL OF LAND, IN A PORTION OF SECTION 14 AND 23 TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER

NNP III EMR 3 LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, AZ 85018
TEL: (602) 347-6851
CONTACT: PETE TEICHE
EMAIL: PTEICHE@NEWLANDCO.COM

ENGINEER

HOSKIN RYAN CONSULTANTS
5050 N. 40TH ST., SUITE 100
PHOENIX, AZ 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: ERIC SHAW, P.E.
EMAIL: ERICSH@HOSKINRYAN.COM

SHEET INDEX

SHEET 1 COVER SHEET, KEY MAP, SITE DATA AND LEGEND
SHEET 2 LOT & TRACT TABLES, LEGAL DESCRIPTION, NOTES
SHEET 3-4 TYPICAL STREET, PAD, & SIGHT VISIBILITY DETAILS
PRELIMINARY PLAT SHEETS, LINE AND CURVE TABLES

UTILITIES

ELECTRIC - ARIZONA PUBLIC SERVICE (APS)
TELEPHONE - CENTURY LINK/COX COMMUNICATIONS
CABLE - COX COMMUNICATIONS
GAS - SOUTHWEST GAS
WATER - CITY OF GOODYEAR
SEWER - CITY OF GOODYEAR
FIRE - CITY OF GOODYEAR
POLICE - CITY OF GOODYEAR
RECLAIMED WATER - PRIVATE

NOTE: ALL TRACTS WILL BE SERVED BY NON-POTABLE WATER

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-03-961B & 400-03-963F

HOME OWNERS ASSOCIATION

THIS PROJECT WILL BE INCORPORATED INTO THE EXISTING VILLAGES AT
ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.

SURVEY BENCHMARK

BRASS CAP FLUSH @ CENTERLINE INTERSECTION OF SAN MIGUEL
ROAD AND ESTRELLA PARKWAY.
ELEVATION = 1028.37
GLO BRASS CAP AT THE EAST QUARTER
CORNER OF SECTION 14, T1S, R2W,
ELEVATION = 1093.46

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
MERIDIAN, HAVING A BEARING OF NORTH 00°14'25" EAST AS PER THE
UNRECORDED ALTA SURVEY FOR ESTRELLA MOUNTAIN RANCH-BULK
OPTION SURVEY, PREPARED BY CMX ON MAY 12, 2005, PROJECT
NUMBER 7241-02.

FLOODPLAIN

A PORTION OF THE SITE LIES WITHIN FEMA DESIGNATED FLOOD "ZONE
A." "ZONE A" IS A SPECIAL FLOOD HAZARD AREA (SFHA). AREAS
SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD
EVENT. NO BASE FLOOD ELEVATIONS (BFES) DETERMINED.

A CONDITIONAL LETTER OF MAP REVISION (CLOMR) REQUEST WILL BE
SUBMITTED TO FEMA IN CONJUNCTION WITH THE PROPOSED GRADING
AND DRAINAGE PLANS. ONCE CONSTRUCTED AND "AS-BUILT" PLANS
HAVE BEEN PREPARED, A SUBMITTAL WILL BE MADE FOR A LETTER OF
MAP REVISION (LOMR) REQUEST.

NOTES

PARCEL 12.23 PHASE 1 TO BE CONSTRUCTED CONCURRENT WITH
PARCEL 12.24

EACH PHASE TO BE PLATTED INDEPENDENTLY.

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	123.06	S61°48'28"W
L2	244.46	S68°04'47"W
L3	47.84	S55°13'59"W
L4	141.00	S44°30'14"W
L5	48.80	S28°53'18"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L6	142.39	S85°03'32"E
L7	114.70	N79°23'51"E
L8	13.09	S10°36'09"E
L9	170.00	N79°23'51"E

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C1	2,935.00'	6°40'26"	341.87'	341.68	N13°02'14"E

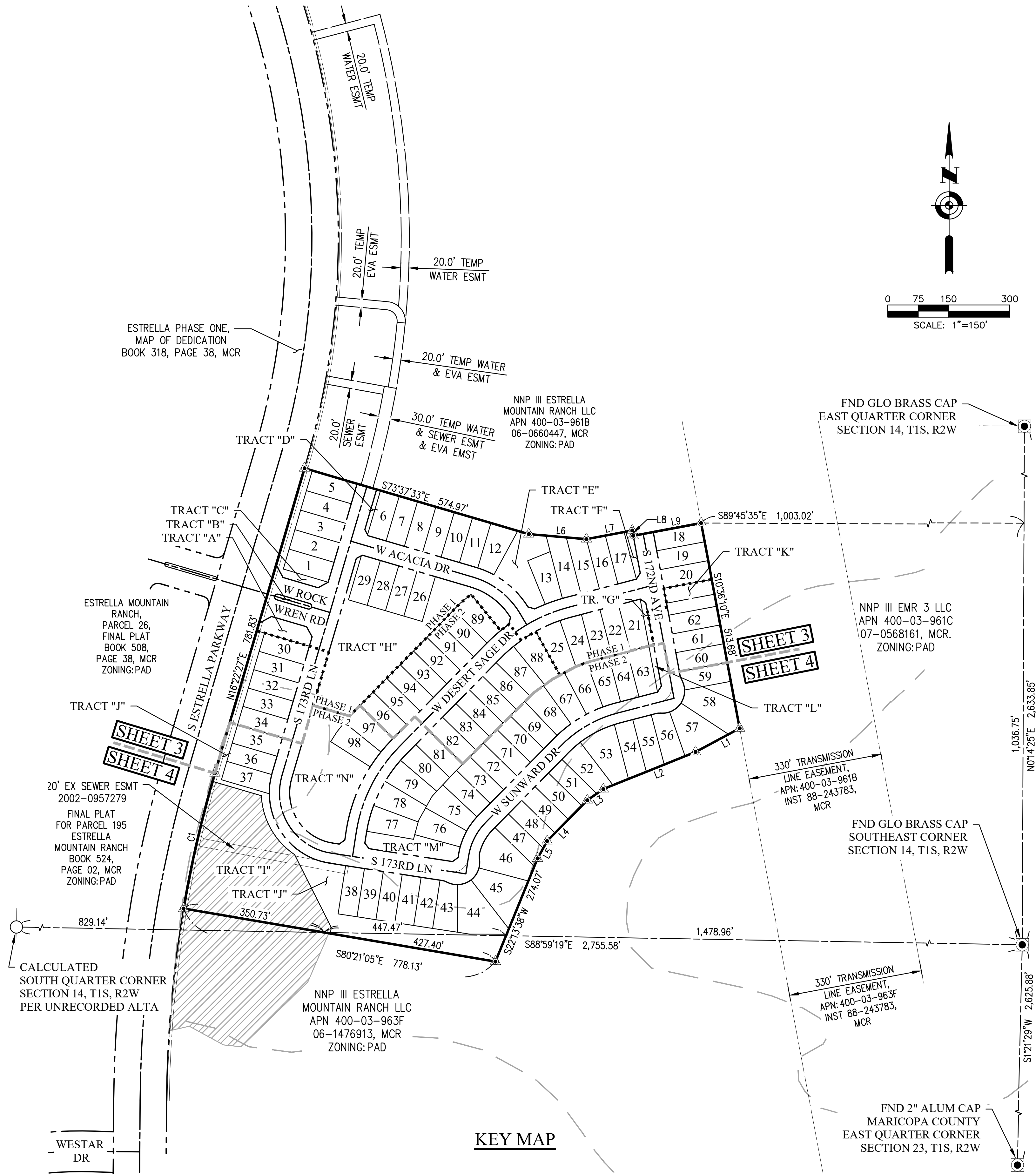
SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,072,606.79	24.62
STREET R/W	209,550.61	4.81
NET AREA	863,056.18	19.81
LOT SIZE (MIN)	47' X 115'	
TOTAL NUMBER OF LOTS	98	
AREA SUBDIVIDED INTO LOTS	589,781.78	13.54
AVERAGE LOT SIZE	6,018.18	0.14
GROSS DENSITY	3.98 DU/ACRE	
OPEN SPACE	273,274.40	6.27
% OF GROSS AREA IN OPEN SPACE	25.48%	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET R/W	4.81
PLUS AREA SUBDIVIDED INTO LOTS	13.54
AREA SUBTOTAL (4.81+13.54 = 18.35)	18.35
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	21.58

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	98
DIVIDED BY ADJUSTED GROSS AREA	21.58
ADJUSTED GROSS DENSITY (98/21.58 = 4.54)	4.54

EDU CALCULATION	
NUMBER OF DWELLING UNITS	98
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (98 X 0.82 = 80.36)	80.36

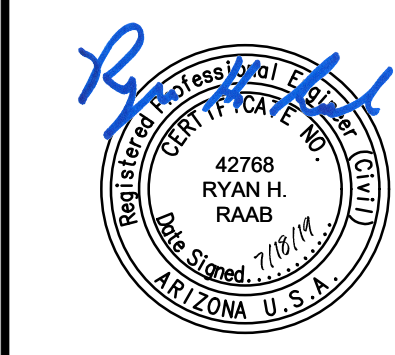
LEGEND		
--- RIGHT-OF-WAY LINE	ALTA	AMERICAN LAND TITLE ASSOCIATION
--- EASEMENT LINE	EVA	EMERGENCY VEHICLE ACCESS
--- CENTERLINE	GLO	GOVERNMENT LAND OFFICE
--- BOUNDARY LINE	MCR	MARICOPA COUNTY RECORDER
--- LOT LINE	MOD	MAP OF DEDICATION
--- MATCH LINE	PAD	PLANNED AREA DEVELOPMENT
--- PHASE LINE	PKWY	PARKWAY
--- SURVEY MONUMENT (FOUND)	PUE	PUBLIC UTILITY EASEMENT
--- BOUNDARY MONUMENT	R	RADIUS
--- CENTERLINE MONUMENT	R/W	RIGHT-OF-WAY
--- CALCULATED MONUMENT	SWE	SIDEWALK EASEMENT
--- INDICATES LINE OF SIGHT (SEE DETAIL SHEET 2)	VNAE	VEHICULAR NON-ACCESS EASEMENT
	WLE	WATER LINE EASEMENT



ESTRELLA - PARCEL 12.23

PRELIMINARY PLAT
COVER SHEET

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

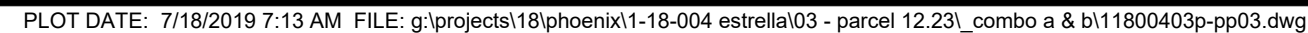


DESIGNED: EDS	EXPIRES 6/30/2020
DRAWN: TLD	
CHECKED: EDS	DATE: 07/18/2019
SHEET 1 OF 4	
PROJECT NO. 18-004-03	

Hoskin • Ryan Consultants, Inc.
creative engineering solutions

5050 N. 40th Street, Suite #100 Phoenix, AZ 85018
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinryan.com

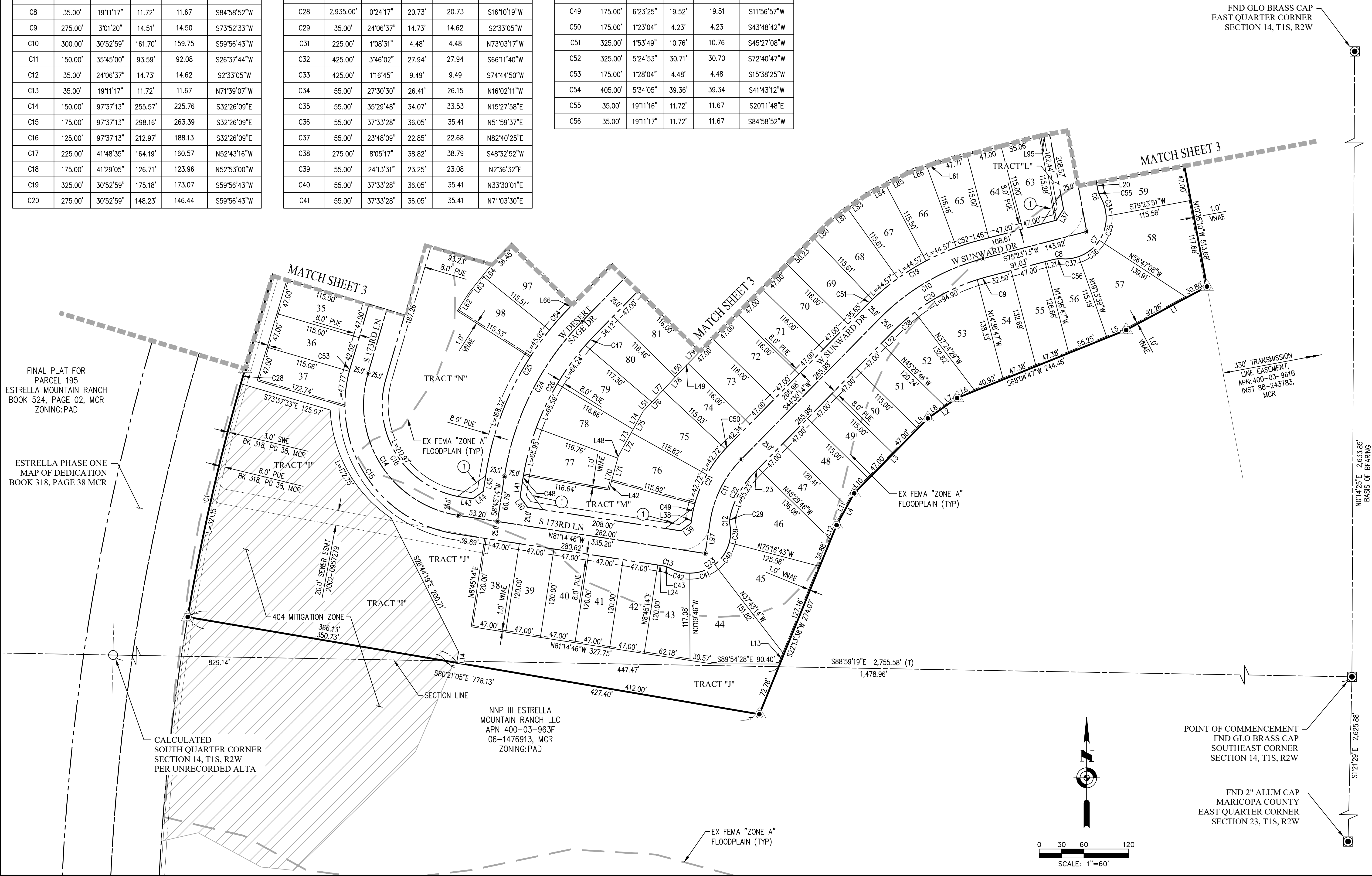
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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C1	2,935.00'	6°40'26"	341.87'	341.68	N13°02'14"E
C2	7.00'	180°00'00"	21.99'	14.00	S16°22'27"W
C3	7.00'	180°00'00"	21.99'	14.00	N16°22'27"E
C4	200.00'	42°56'48"	149.91'	146.43	N52°09'09"W
C5	400.00'	30°52'59"	215.60'	213.00	S59°56'43"W
C6	35.00'	19°11'16"	11.72'	11.67	S20°11'48"E
C7	55.00'	124°21'56"	119.38'	97.29	N32°23'32"E
C8	35.00'	19°11'17"	11.72'	11.67	S84°58'52"W
C9	275.00'	3°01'20"	14.51'	14.50	S73°52'33"W
C10	300.00'	30°52'59"	161.70'	159.75	S59°56'43"W
C11	150.00'	35°45'00"	93.59'	92.08	S26°37'44"W
C12	35.00'	24°06'37"	14.73'	14.62	S2°33'05"W
C13	35.00'	19°11'17"	11.72'	11.67	N71°39'07"W
C14	150.00'	97°37'13"	255.57'	225.76	S32°26'09"E
C15	175.00'	97°37'13"	298.16'	263.39	S32°26'09"E
C16	125.00'	97°37'13"	212.97'	188.13	S32°26'09"E
C17	225.00'	41°48'35"	164.19'	160.57	N52°43'16"W
C18	175.00'	41°29'05"	126.71'	123.96	N52°53'00"W
C19	325.00'	30°52'59"	175.18'	173.07	S59°56'43"W
C20	275.00'	30°52'59"	148.23'	146.44	S59°56'43"W

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C21	175.00'	35°45'00"	109.19'	107.43	S26°37'44"W
C22	125.00'	29°53'51"	65.23'	64.49	S29°33'18"W
C23	55.00'	127°26'45"	122.34'	98.63	N54°13'09"E
C24	380.00'	35°45'00"	237.10'	233.27	S26°37'44"W
C25	405.00'	35°45'00"	252.70'	248.62	S26°37'44"W
C26	355.00'	35°45'00"	221.50'	217.93	S26°37'44"W
C27	375.00'	30°52'59"	202.13'	199.69	S59°56'43"W
C28	2,935.00'	0°24'17"	20.73'	20.73	S16°10'19"W
C29	35.00'	24°06'37"	14.73'	14.62	S2°33'05"W
C31	225.00'	1°08'31"	4.48'	4.48	N73°03'17"W
C32	425.00'	3°46'02"	27.94'	27.94	S66°11'40"W
C33	425.00'	1°16'45"	9.49'	9.49	S74°44'50"W
C34	55.00'	27°30'30"	26.41'	26.15	N16°02'11"W
C35	55.00'	35°29'48"	34.07'	33.53	N15°27'58"E
C36	55.00'	37°33'28"	36.05'	35.41	N51°59'37"E
C37	55.00'	23°48'09"	22.85'	22.68	N82°40'25"E
C38	275.00'	8°05'17"	38.82'	38.79	S48°32'52"W
C39	55.00'	24°13'31"	23.25'	23.08	N2°36'32"E
C40	55.00'	37°33'28"	36.05'	35.41	N33°30'01"E
C41	55.00'	37°33'28"	36.05'	35.41	N71°03'30"E

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C42	55.00'	28°06'18"	26.98'	26.71	S76°06'37"E
C43	35.00'	19°11'17"	11.72'	11.67	N71°39'07"W
C44	425.00'	0°14'40"	1.81'	1.81	S44°37'34"W
C45	425.00'	3°30'03"	25.97'	25.96	S52°34'49"W
C46	375.00'	4°26'23"	29.06'	29.05	S73°10'01"W
C47	355.00'	3°14'44"	20.11'	20.11	S42°52'52"W
C48	355.00'	0°54'28"	5.62'	5.62	S9°12'28"W
C49	175.00'	6°23'25"	19.52'	19.51	S11°56'57"W
C50	175.00'	1°23'04"	4.23'	4.23	S43°48'42"W
C51	325.00'	1°53'49"	10.76'	10.76	S45°27'08"W
C52	325.00'	5°24'53"	30.71'	30.70	S72°40'47"W
C53	175.00'	1°28'04"	4.48'	4.48	S15°38'25"W
C54	405.00'	5°34'05"	39.36'	39.34	S41°43'12"W
C55	35.00'	19°11'16"	11.72'	11.67	S20°11'48"E
C56	35.00'	19°11'17"	11.72'	11.67	S84°58'52"W



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REVISIONS:

ESTRELLA - PARCEL 12.23

PRELIMINARY PLAT

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EXPIRES 6/30/2020

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SHEET 4 OF 4
PROJECT NO. 18-004-03