

PRELIMINARY PLAT FOR

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

| CALCULATION OF ADJUSTED GROSS AREA | |
|--|-------|
| AREA OF LOCAL STREET R/W (AC) | 4.12 |
| PLUS AREA SUBDIVIDED INTO LOTS (AC) | 11.17 |
| AREA SUBTOTAL (4.12+11.17 = 15.29) | 15.29 |
| APPLY 15% OPEN SPACE FACTOR | 0.85 |
| ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%) (AC) | 17.99 |

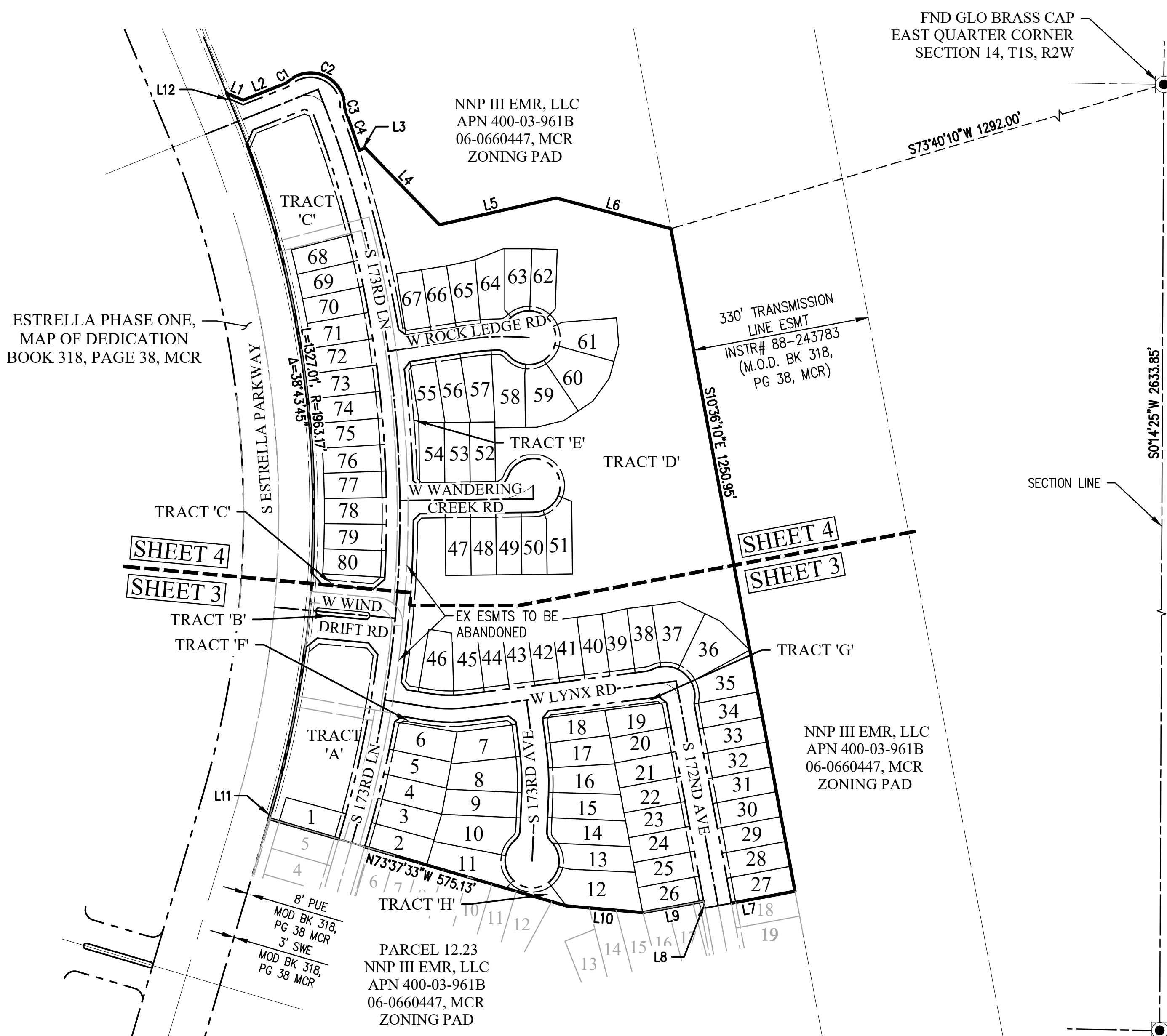
EDU DENSITY CALCULATION

| | |
|--|-------|
| NUMBER OF DWELLING UNITS (DU) | 80 |
| DIVIDED BY ADJUSTED GROSS AREA(AC) | 17.99 |
| ADJUSTED GROSS DENSITY (80/17.99 = 4.45) (DU/AC) | 4.45 |

EDU CALCULATION

| | |
|---|-------|
| NUMBER OF DWELLING UNITS (DU) | 80 |
| EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU) | 0.82 |
| NUMBER OF EDUS REQUIRED FOR PROJECT (80 X 0.82 = 66.42) | 65.60 |

| SITE DATA | | |
|-------------------------------|--------------|-------|
| DESCRIPTION | SQUARE FEET | ACRES |
| GROSS AREA | 1,025,893.71 | 23.55 |
| STREET R/W | 179,323.05 | 4.12 |
| NET AREA | 846,545.19 | 19.43 |
| LOT SIZE (MIN) | 47' X 115' | |
| TOTAL NUMBER OF LOTS | 80 | |
| AREA SUBDIVIDED INTO LOTS | 486,371.74 | 11.17 |
| AVERAGE LOT SIZE | 6,079.65 | 0.14 |
| GROSS DENSITY | 3.40 DU/ACRE | |
| OPEN SPACE | 360,173.45 | 8.27 |
| % OF GROSS AREA IN OPEN SPACE | 35.11% | |
| EXISTING ZONING | P.A.D. | |




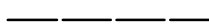








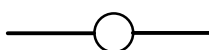
KEY MAP

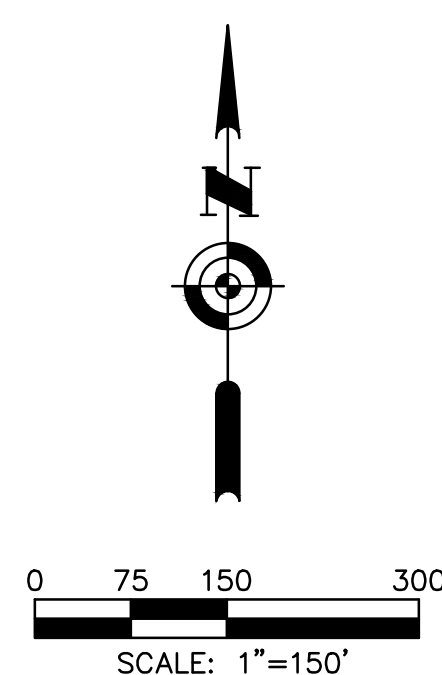
| LINE TABLE | | |
|------------|--------|-------------|
| LINE NO. | LENGTH | DIRECTION |
| L1 | 33.20 | S67°02'12"E |
| L2 | 82.15 | N68°13'57"E |
| L3 | 11.57 | N70°16'29"E |
| L4 | 198.36 | S44°02'22"E |
| L5 | 222.02 | N77°00'30"E |
| L6 | 220.45 | S75°00'23"E |
| L7 | 170.00 | S79°23'51"W |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE NO. | LENGTH | DIRECTION |
| L8 | 13.09 | N10°36'09"W |
| L9 | 115.00 | S79°23'51"W |
| L10 | 142.11 | N85°01'37"W |
| L11 | 12.44 | N16°21'18"E |
| L12 | 36.86 | N22°18'21"W |

| CURVE DATA | | | |
|------------|----------|------------|---------|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 27.00' | 19°11'17" | 9.04' |
| C2 | 63.00' | 129°27'03" | 142.34' |
| C3 | 27.00' | 18°47'47" | 8.86' |
| C4 | 2158.00' | 2°03'37" | 77.60' |

LEGEND

| | | | |
|---|---|------|-------------------------------|
|  | RIGHT-OF-WAY LINE | EVA | EMERGENCY VEHICLE ACCESS |
|  | EASEMENT LINE | GLO | GOVERNMENT LAND OFFICE |
|  | CENTERLINE | MCR | MARICOPA COUNTY RECORDER |
|  | BOUNDARY LINE | MOD | MAP OF DEDICATION |
|  | LOT LINE | PAD | PLANNED AREA DEVELOPMENT |
|  | MATCH 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) | WNAE | VEHICULAR NON-ACCESS EASEMENT |
| ALTA | AMERICAN LAND TITLE ASSOCIATION | WLE | WATER LINE EASEMENT |
| | | * | SEE NOTE #1, SHEET 2 |
| | | ** | SEE NOTE #2, SHEET 2 |
| | | # | SEE NOTE #3, SHEET 2 |
| | | @ | SEE NOTE #4, SHEET 2 |



PROPERTY OWNER

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ENGINEER

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EMAIL: PHOSKIN@HUITT-ZOLLARS.COM

SHEET INDEX

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

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

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, T.1S, R.2W,
ELEVATION = 1093.46

BASIS OF BEARING

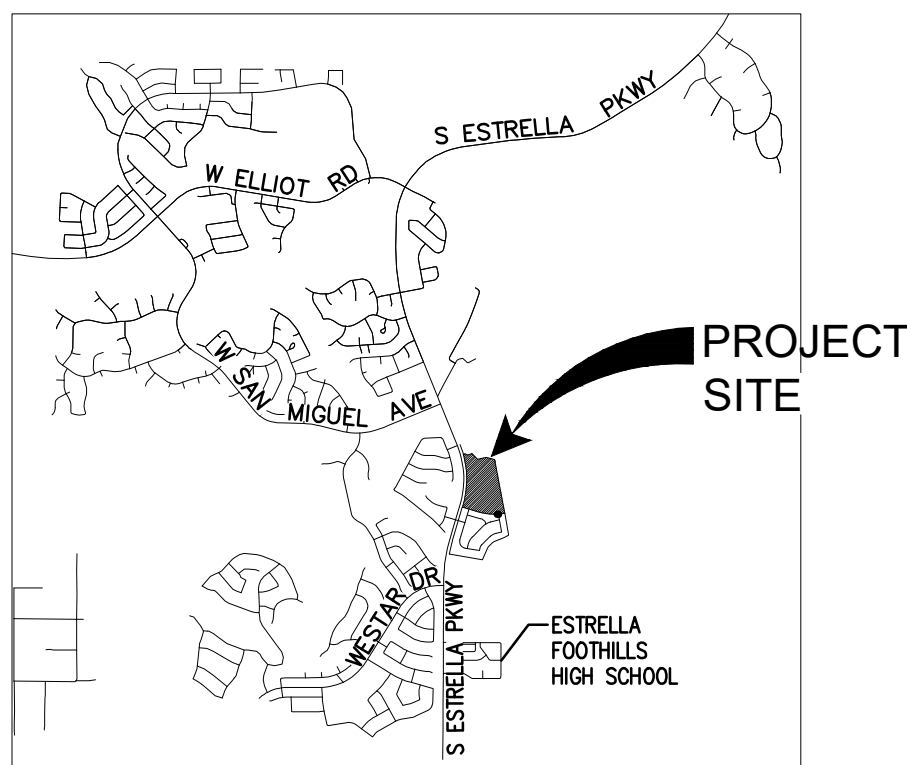
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER
MERIDIAN, HAVING A BEARING OF NORTH 00°14'25" EAST AS PER THE
UNRECORDED ALTA SURVEY FOR ESTRELLA MOUNTAIN RANCH—BULK
OPTION SURVEY, PREPARED BY CMX ON MAY 12, 2005, PROJECT
NUMBER 7241-02.

FLOODPLAIN

THE SITE IS LOCATED WITHIN ZONE "X". ZONE "X" IS DEFINED AS FOLLOWS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE

PARCEL 12.23 PHASE 1 TO BE CONSTRUCTED CONCURRENT WITH
PARCEL 12.24



VICINITY MAP
NOT TO SCALE

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ESTRELLA - PARCEL 12.24

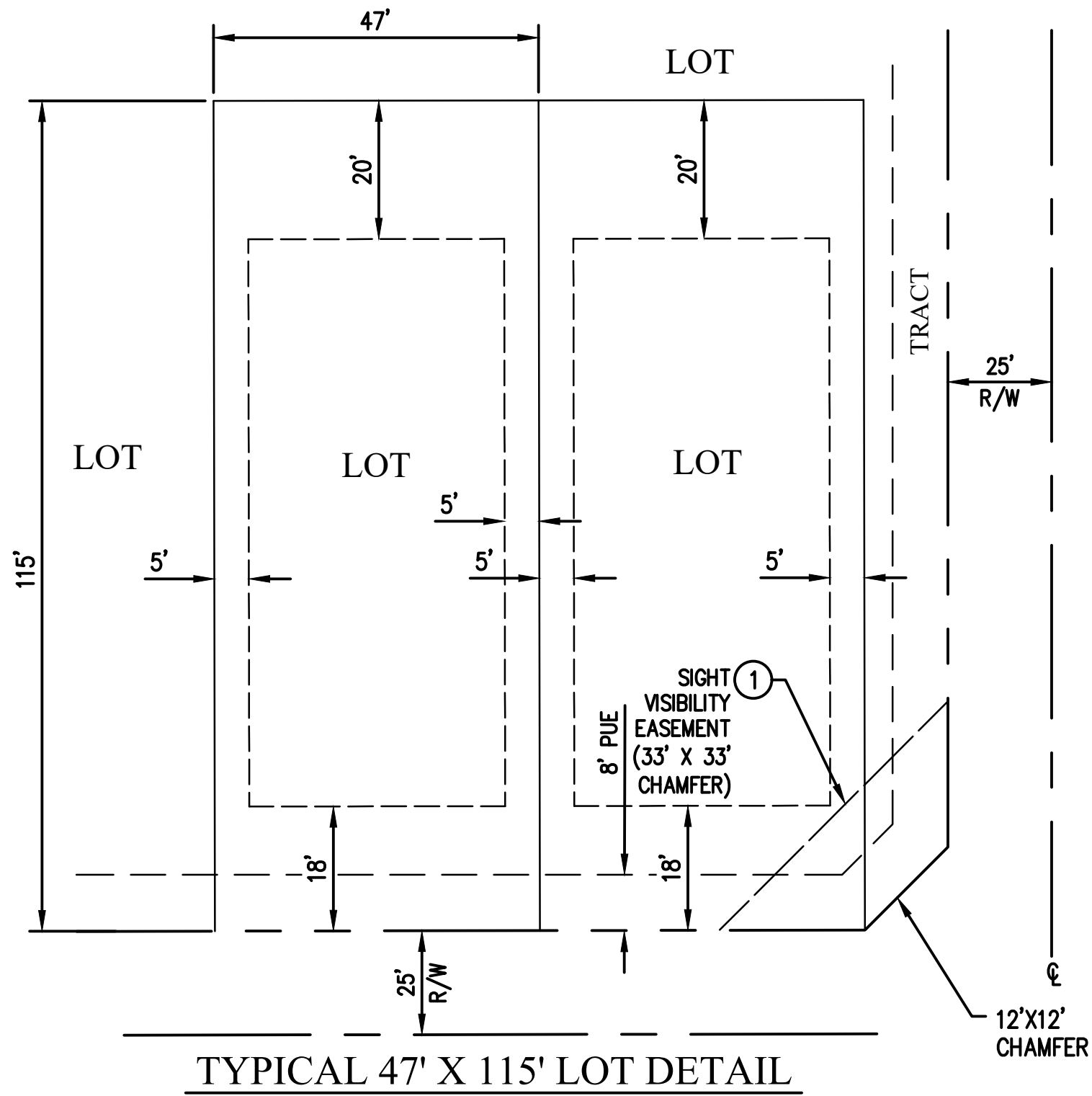
PRELIMINARY PLAT COVER SHEET

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



| | |
|-------------|--------------------------|
| DESIGNED: | BM |
| DRAWN: | TLD |
| CHECKED: | SE |
| | PLOT DATE: 12/04/2019 |
| SHEET | 1 OF 4 |
| PROJECT NO. | 18-004-11 |

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

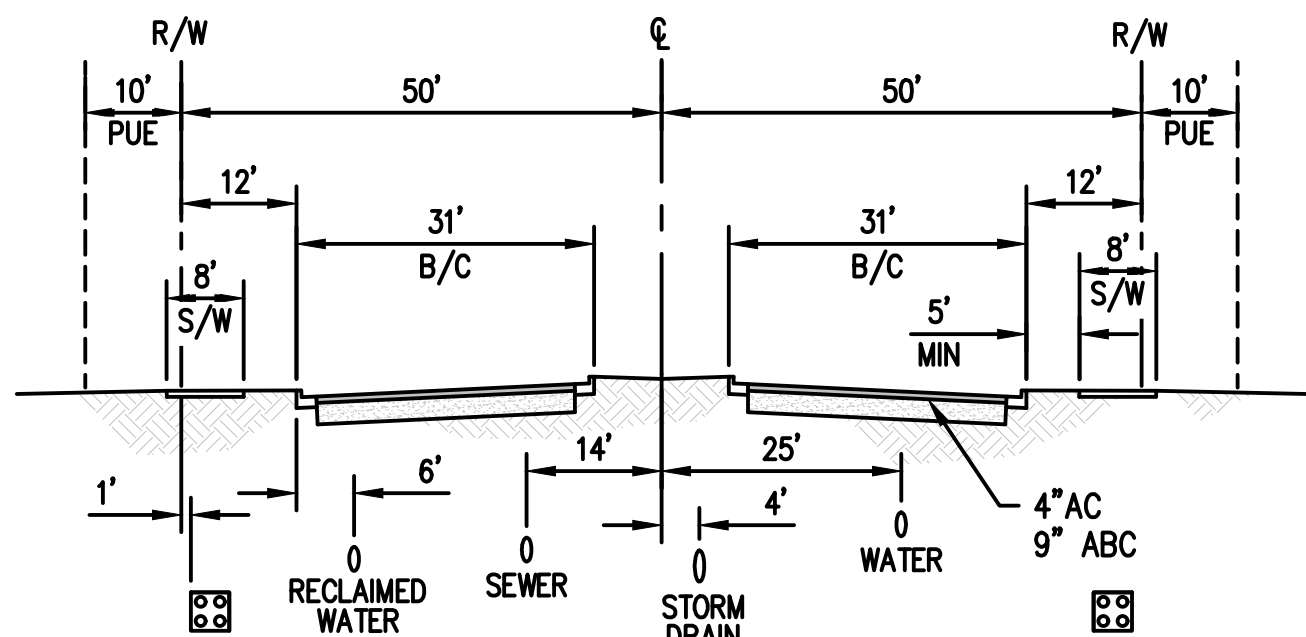


TYPICAL 47' X 115' LOT DETAIL

N.T.S.

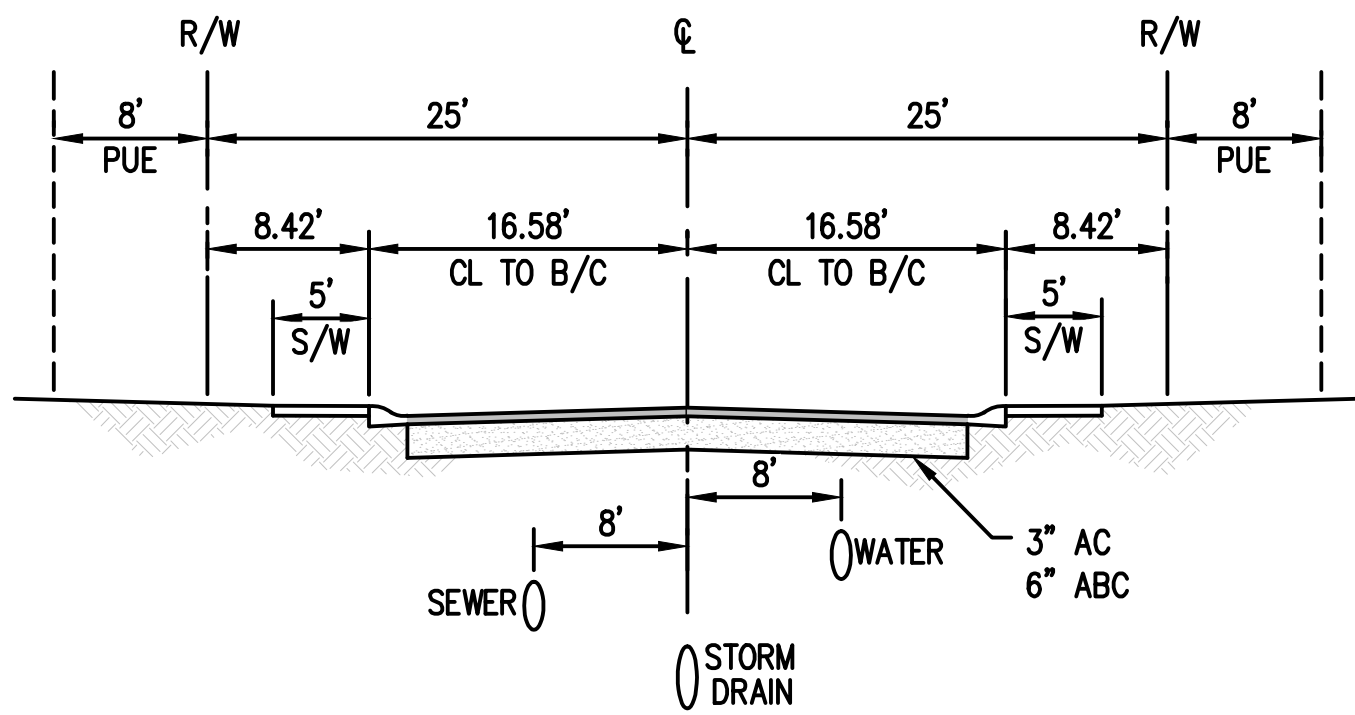
*THE FRONT YARD SETBACK OF AN UNOCCUPIED SIDE ENTRY GARAGE MAY BE 10' MINIMUM SETBACKS AND DEVELOPMENT STANDARDS PER THE ESTRELLA COMMUNITY 12 PAD, AS AMENDED

LOT COVERAGE = 60%, HEIGHT = 30', 2 STORIES



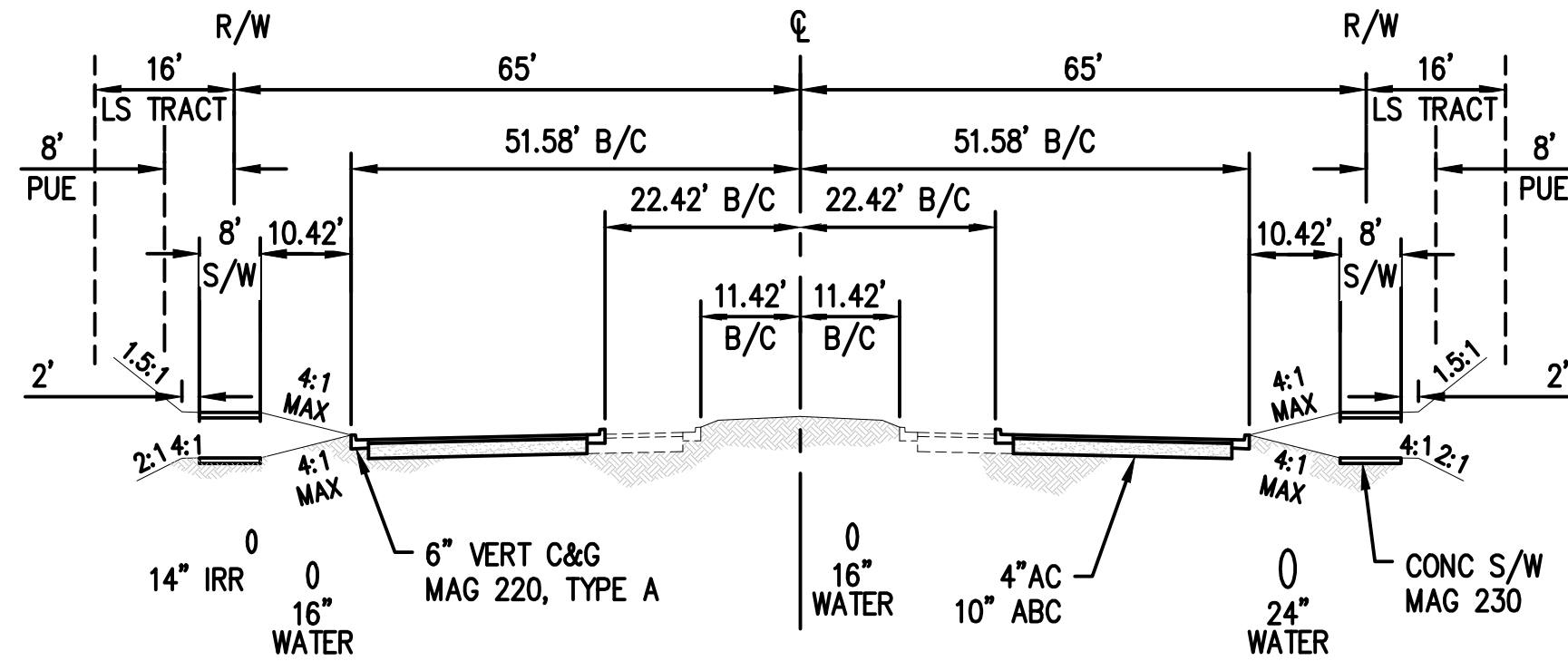
TYPICAL ENTRANCE RD

PUBLIC STREET
LOOKING NORTH AND WEST
SCALE 1"=20'



TYPICAL LOCAL STREET

PUBLIC STREET
LOOKING NORTH AND WEST
SCALE 1"=10'



S ESTRELLA PARKWAY

PUBLIC STREET
LOOKING NORTH
SCALE 1"=20'

LEGAL DESCRIPTION

THAT PORTION OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 14, BEARS SOUTH 00°14'25" WEST (ASSUMED BASIS OF BEARING), A DISTANCE OF 2633.85 FEET;

THENCE DEPARTING SAID EAST QUARTER CORNER OF SECTION 14, SOUTH 73°40'10" WEST, A DISTANCE OF 1292.00 FEET, TO A POINT ON THE WEST LINE OF AN EASEMENT FOR TRANSMISSION, RECORDED AS INSTRUMENT NUMBER 1988-0243783, MARICOPA COUNTY RECORDS (MCR), AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF AN EASEMENT FOR TRANSMISSION, SOUTH 10°36'10" EAST, A DISTANCE OF 1,250.95 FEET;

THENCE DEPARTING SAID WEST LINE OF AN EASEMENT FOR TRANSMISSION, SOUTH 79°23'51" WEST, A DISTANCE OF 170.00 FEET;

THENCE NORTH 10°36'09" WEST, A DISTANCE OF 13.09 FEET;

THENCE SOUTH 79°23'51" WEST, A DISTANCE OF 114.70 FEET;

THENCE NORTH 85°03'32" WEST, A DISTANCE OF 142.39 FEET;

THENCE NORTH 73°37'33" WEST, A DISTANCE OF 574.97 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, ACCORDING TO THE ESTRELLA PHASE ONE, MAP OF DEDICATION, RECORDED UNDER BOOK 318 OF MAPS, PAGE 38, MCR;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, NORTH 16°22'27" EAST, A DISTANCE OF 11.61 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 1965.00 FEET;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 34°39'10", AN ARC DISTANCE OF 1,188.44 FEET, SAID CURVE HAVING A CHORD OF NORTH 00°57'08" WEST, A DISTANCE OF 1,170.41 FEET TO A POINT OF TANGENCY;

THENCE NORTH 18°31'37" WEST, A DISTANCE OF 17.05 FEET;

THENCE NORTH 19°22'26" WEST, A DISTANCE OF 41.03 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY, NORTH 71°43'34" EAST, A DISTANCE OF 38.79 FEET

THENCE SOUTH 55°30'42" EAST, A DISTANCE OF 58.81 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 46.43 FEET;

THENCE NORTH 70°16'29" EAST, A DISTANCE OF 86.99 FEET;

THENCE SOUTH 44°02'22" EAST, A DISTANCE OF 198.36 FEET;

THENCE NORTH 77°00'30" EAST, A DISTANCE OF 222.02 FEET;

THENCE SOUTH 75°00'23" EAST, A DISTANCE OF 220.45 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,025,893.71 SQUARE FEET, OR 23.55 ACRES MORE OR LESS

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY RECORDED OR UNRECORDED AND SUBJECT TO THE FINAL RESOLUTION OF THE ESTRELLA PARKWAY RIGHT OF WAY AND THE EASEMENT FOR TRANSMISSION RECORDED AS INSTRUMENT NUMBER 1988-0243783, MCR, BY A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA.

THIS PARCEL DESCRIPTION IS BASED ON THE DATA, AS PROVIDED, OF THE UNRECORDED ALTA SURVEY FOR ESTRELLA MOUNTAIN RANCH - BULK OPTION SURVEY, PREPARED BY CMX ON MAY 12, 2005, PROJECT NUMBER 7241-02.

NOTES

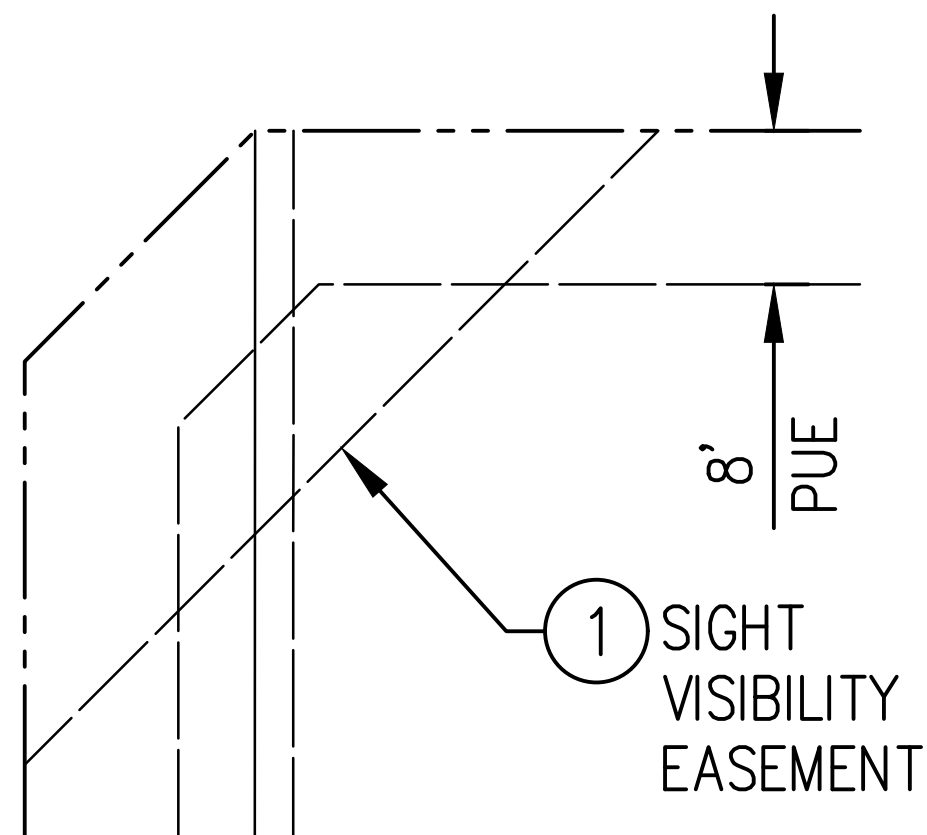
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES (LOTS 1, 6, 7, 18, 19, 46, 54, 55, 67-80). NOTED WITH AN "X".
- LOTS 2 AND 26 ARE DESIGNATED AS KEY LOTS. NOTE WITH AN "X"
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION (LOTS 6, 7, 18, 19, 46, 54, 55, 67 & 80). NOTED WITH AN "X".
- 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 (LOTS 43, 72 & 77), NOTED WITH AN "X".

| TRACT AREA TABLE | | | | |
|------------------|------------|-------------|--|---|
| LOT NO. | AREA (SF) | AREA (ACRE) | USE | OWNERSHIP/MAINTENANCE RESPONSIBILITY |
| TRACT 'A' | 42,339.10 | 0.972 | LANDSCAPE EASEMENT, SIDEWALK EASEMENT, PUE | VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION |
| TRACT 'B' | 1,358.42 | 0.031 | LANDSCAPE, LANDSCAPE EASEMENT | VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION |
| TRACT 'C' | 37,110.71 | 0.852 | LANDSCAPE EASEMENT, SIDEWALK EASEMENT, PUE | VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION |
| TRACT 'D' | 268,486.46 | 6.164 | LANDSCAPE, PUE | VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION |
| TRACT 'E' | 3,117.06 | 0.072 | LANDSCAPE, PUE | VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION |
| TRACT 'F' | 3,263.85 | 0.075 | LANDSCAPE, PUE | VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION |
| TRACT 'G' | 2,629.82 | 0.060 | LANDSCAPE, PUE | VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION |
| TRACT 'H' | 1,868.03 | 0.043 | LANDSCAPE | VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION |

| LOT AREA TABLE | | | |
|----------------|-----------|-------------|--|
| LOT NO. | AREA (SF) | AREA (ACRE) | |
| 1 | 5,502 | 0.126 | |
| 2 | 5,722 | 0.131 | |
| 3 | 5,789 | 0.133 | |
| 4 | 5,760 | 0.132 | |
| 5 | 5,662 | 0.130 | |
| 6 | 6,395 | 0.147 | |
| 7 | 7,048 | 0.162 | |
| 8 | 7,687 | 0.176 | |
| 9 | 6,741 | 0.155 | |
| 10 | 9,037 | 0.207 | |
| 11 | 7,758 | 0.178 | |
| 12 | 10,932 | 0.251 | |
| 13 | 6,534 | 0.150 | |
| 14 | 7,004 | 0.161 | |
| 15 | 6,676 | 0.153 | |
| 16 | 6,549 | 0.150 | |
| 17 | 6,053 | 0.139 | |
| 18 | 5,544 | 0.127 | |
| 19 | 5,654 | 0.130 | |
| 20 | 5,391 | 0.124 | |
| 21 | 5,391 | 0.124 | |
| 22 | 5,391 | 0.124 | |
| 23 | 5,391 | 0.124 | |
| 24 | 5,391 | 0.124 | |
| 25 | 5,391 | 0.124 | |
| 26 | 5,416 | 0.124 | |
| 27 | 5,640 | 0.129 | |

| LOT AREA TABLE | | | |
|----------------|-----------|-------------|--|
| LOT NO. | AREA (SF) | AREA (ACRE) | |
| 28 | 5,640 | 0.129 | |
| 29 | 5,640 | 0.129 | |
| 30 | 5,640 | 0.129 | |
| 31 | 5,640 | 0.129 | |
| 32 | 5,640 | 0.129 | |
| 33 | 5,640 | 0.129 | |
| 34 | 5,639 | 0.129 | |
| 35 | 7,045 | 0.162 | |
| 36 | 8,303 | 0.191 | |
| 37 | 7,937 | 0.182 | |
| 38 | 5,668 | 0.130 | |
| 39 | 5,546 | 0.127 | |
| 40 | 5,452 | 0.125 | |
| 41 | 5,452 | 0.125 | |
| 42 | 5,452 | 0.125 | |
| 43 | 5,452 | 0.125 | |
| 44 | 5,452 | 0.125 | |
| 45 | 5,933 | 0.136 | |
| 46 | 6,446 | 0.148 | |
| 47 | 5,414 | 0.124 | |
| 48 | 5,414 | 0.124 | |
| 49 | 5,414 | 0.124 | |
| 50 | 5,399 | 0.124 | |
| 51 | 6,436 | 0.148 | |
| 52 | 5,573 | 0.128 | |
| 53 | 5,573 | 0.128 | |
| 54 | 5,573 | 0.128 | |

| LOT AREA TABLE | | | |
|----------------|-----------|-------------|--|
| LOT NO. | AREA (SF) | AREA (ACRE) | |
| 55 | 5,573 | 0.128 | |
| 56 | 5,886 | 0.135 | |
| 57 | 6,761 | 0.155 | |
| 58 | 7,848 | 0.180 | |
| 59 | 8,199 | 0.188 | |
| 60 | 8,756 | 0.201 | |
| 61 | 7,065 | 0.162 | |
| 62 | 5,577 | 0.128 | |
| 63 | 5,742 | 0.132 | |
| 64 | 6,647 | 0.153 | |
| 65 | 5,825 | 0.134 | |
| 66 | 5,405 | 0.124 | |
| 67 | 5,405 | 0.124 | |
| 68 | 5,525 | 0.127 | |
| 69 | 5,526 | 0.127 | |
| 70 | 5,526 | 0.127 | |
| 71 | 5,526 | 0.127 | |
| 72 | 5,526 | 0.127 | |
| 73 | 5,526 | 0.127 | |
| 74 | 5,526 | 0.127 | |
| 75 | 5,527 | 0.127 | |
| 76 | 5,527 | 0.127 | |
| 77 | 5,527 | 0.127 | |
| 78 | 5,527 | 0.127 | |
| 79 | 5,527 | 0.127 | |
| 80 | 5,527 | 0.127 | |



10' PUE
10' PUE
10' PUE

SIGHT VISIBILITY EASEMENT

N.T.S.

ESTRELLA - PARCEL 12.24

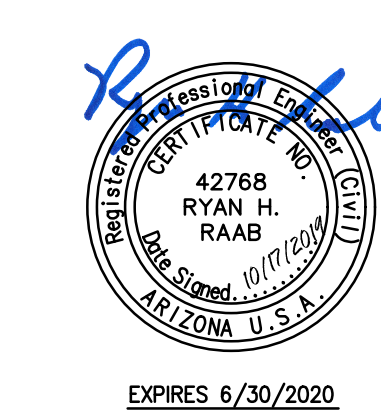
PRELIMINARY PLAT
LOT TABLES, LEGAL & SECTIONS

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

REVISIONS:

Hoskin • Ryan Consultants, Inc.
creative engineering solutions

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DESIGNED: EDS
DRAWN: TLD
CHECKED: EDS
PLOT DATE: 10/17/2019
SHEET 2 OF 4
PROJECT NO. 18-004-11



APN 400-03-961B
NNP III EMR, LLC
06-0660447, MCR

330' TRANSMISSION LINE ESMT
INSTR# 88-243783
(M.O.D. BK 318, PG 38, MCR)

PRELIMINARY PLAT

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

REVISIONS:



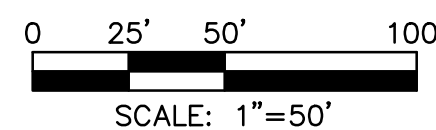
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creative engineering solutions

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EXPIRES 6/30/2020

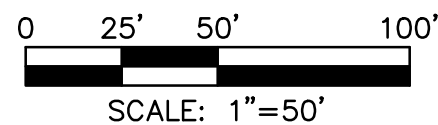
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| DESIGNED: | EDS |
| DRAWN: | TLD |
| CHECKED: | EDS |
| | PLOT DATE: 10/17/2019 |
| SHEET | 3 OF 4 |
| PROJECT NO. | 18-004-11 |



SCALE: 1"=50'

PLOT DATE: 11/11/2019 7:26 AM File: c:\projects\18\choen\01-18-004 estrella\11 - parcel 12 34\11800411n-cc03.dwg

REVIEWED BY _____ DATE _____
 DRAFTED BY _____ DATE _____
 CHECKED BY _____ DATE _____



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

| | | |
|--|------------|--|
| | REVISIONS: | |
| | | |
| | | |
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| | |
|-------------|-----------------------|
| DESIGNED: | BM |
| DRAWN: | TLD |
| CHECKED: | SE |
| | PLOT DATE: 12/04/2019 |
| SHEET | 4 OF 4 |
| PROJECT NO. | 18-004-11 |

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____