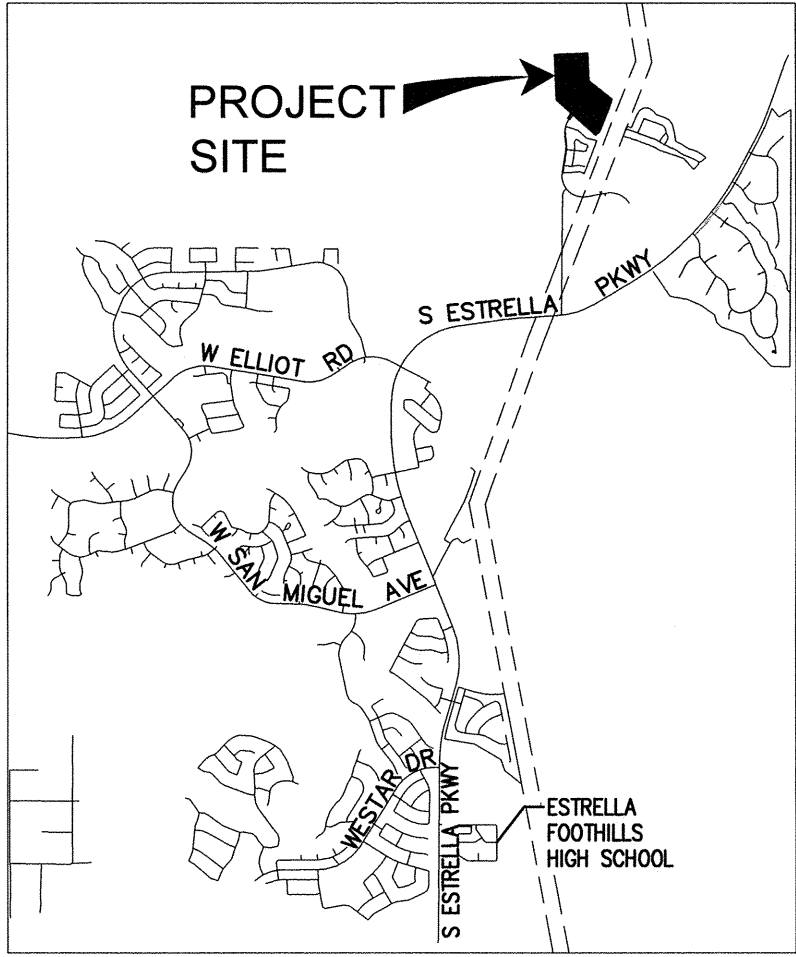


PRELIMINARY PLAT
FOR
ESTRELLA - PARCEL 11.E
A PARCEL OF LAND, IN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2
WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER

NNP III EMR 3 LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, AZ 85018
TEL: (602) 468-0800
CONTACT: R. STUART BARNEY, P.E.
EMAIL: SBARNEY@NEWLANDCO.COM

ENGINEER

HOSKIN RYAN CONSULTANTS, INC.
5050 N. 40TH ST., SUITE 100
PHOENIX, AZ 85018
TEL: (602) 252-8384
FAX: (602) 252-8385
CONTACT: ERIC SHAWD, P.E., C.E.I.
EMAIL: ERICSH@HOSKINRYAN.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
FIRE - CITY OF GOODYEAR
RECLAIMED WATER - PRIVATE

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

TAX ASSESSORS PARCEL NUMBER

PARCEL # 400-03-018G

HOME OWNERS ASSOCIATION

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

SURVEY BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL AND
ESTRELLA PARKWAY
ELEVATION = 1028.37

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP
1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN
MARICOPA COUNTY, ARIZONA HAVING A BEARING OF SOUTH 02°11'09"
EAST

FLOODPLAIN

PORTIONS OF THE SITE LIES WITHIN THE FEMA DESIGNATED FLOODPLAIN
ZONE A. A CONDITIONAL LETTER OF MAP REVISION (LOMR) REQUEST
HAS BEEN SUBMITTED PER CASE # 17-09-1716R.
ALL FINISHED FLOORS WILL BE ELEVATED A MINIMUM OF 1 FOOT ABOVE THE
100-YEAR FLOOD LEVEL.

NOTE

SENDERO DRIVE, 20-FT EMERGENCY ACCESS AND ESTRELLA PARCEL
11.F1 TO BE CONSTRUCTED WITH OR PRIOR TO PARCEL 11.E

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,594.38	28.85
STREET ROW	207,023.09	4.75
NET AREA	1,049,571.29	24.09
LOT SIZE (MIN)	52' X 120'	
TOTAL NUMBER OF LOTS	93	
AREA SUBDIVIDED INTO LOTS	625,256.13	14.35
AVERAGE LOT SIZE	6,743.18	0.15
GROSS DENSITY (LOTS/ACRE)	3.22 DU/ACRE	
OPEN SPACE	424,315.16	9.74
% OF GROSS AREA IN OPEN SPACE	33.77 %	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	4.75
PLUS AREA SUBDIVIDED INTO LOTS	14.35
AREA SUBTOTAL (4.75+14.35 = 19.10)	19.10
APPLY 15% OPEN SPACE FACTOR	.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	22.47

EDU DENSITY CALCULATION

NUMBER OF DWELLING UNITS	93
DIVIDED BY ADJUSTED GROSS AREA	22.47
ADJUSTED GROSS DENSITY (93/22.47 = 4.14)	4.14

EDU CALCULATION

NUMBER OF DWELLING UNITS	93
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (93 X .82 = 76.26)	76.26

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

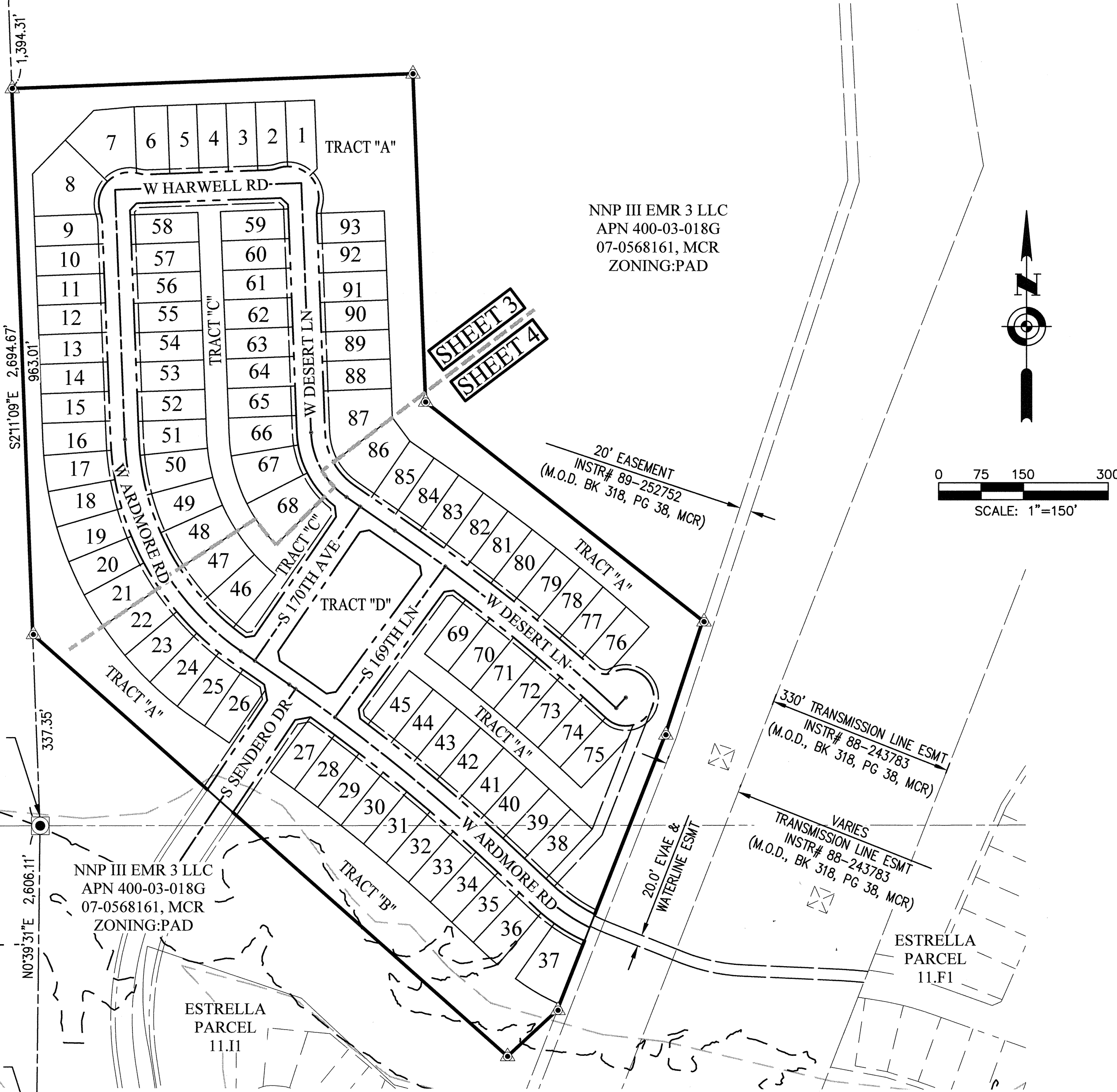
FND GLO BRASS CAP
NORTH WEST CORNER
SECTION 1, T1S, R2W

HE CAPITAL KR LLC
APN 400-03-001R
07-0865450, MCR
ZONING:PAD

FND PIPE W/ CAP
WEST QUARTER CORNER
SECTION 1, T1S, R2W

JAMES L KING JR
FAMILY TRUST
APN 400-03-004A
16-0497597, MCR
ZONING:PAD

FND GLO BRASS CAP
SOUTH WEST CORNER
SECTION 1, T1S, R2W



KEY MAP

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

REVISIONS:

ESTRELLA - PARCEL 11.E

PRELIMINARY PLAT
COVER SHEET

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



EXPIRES 3/31/2021

DESIGNED:	EDS
DRAWN:	TLD
CHECKED:	EDS
DATE:	10/19/2018
SHEET	1 OF 4
PROJECT NO.	18-004-01

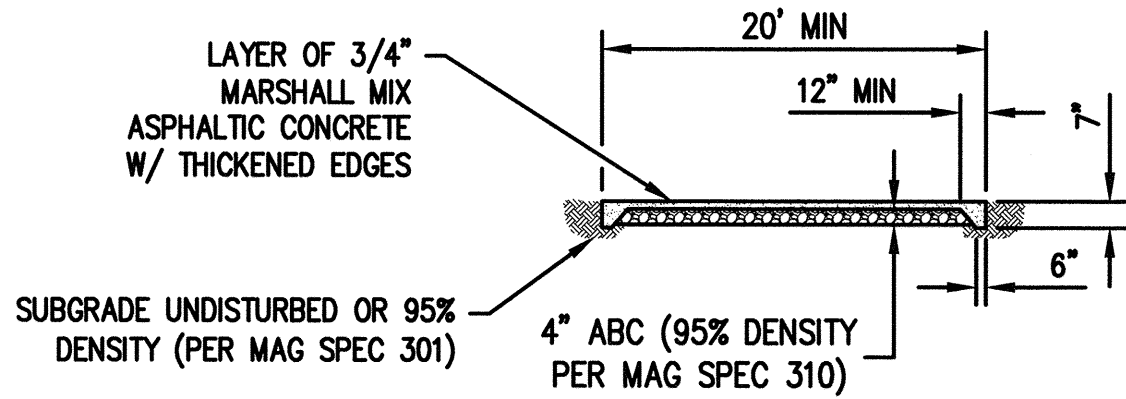
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DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1	6,359.16	0.146
2	6,268.48	0.144
3	6,241.08	0.143
4	6,240.00	0.143
5	6,240.00	0.143
6	7,031.90	0.161
7	11,128.95	0.255
8	12,279.21	0.282
9	6,347.01	0.146
10	6,240.00	0.143
11	6,240.00	0.143
12	6,240.00	0.143
13	6,240.00	0.143
14	6,240.00	0.143
15	6,240.00	0.143
16	6,503.92	0.149
17	6,991.95	0.161
18	6,991.95	0.161
19	6,991.95	0.161
20	6,991.95	0.161
21	6,991.95	0.161
22	6,991.95	0.161
23	6,991.95	0.161
24	6,991.95	0.161
25	6,681.40	0.153
26	6,335.40	0.145
27	6,292.88	0.144
28	6,362.23	0.146
29	6,362.07	0.146
30	6,362.00	0.146
31	6,362.01	0.146

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
32	6,362.11	0.146
33	6,362.30	0.146
34	6,321.89	0.145
35	6,240.00	0.143
36	6,640.47	0.152
37	9,079.99	0.208
38	6,240.00	0.143
39	6,279.10	0.144
40	6,356.16	0.146
41	6,356.16	0.146
42	6,356.16	0.146
43	6,356.16	0.146
44	6,356.16	0.146
45	6,356.16	0.146
46	7,382.20	0.169
47	7,382.20	0.169
48	7,382.20	0.169
49	7,382.20	0.169
50	7,382.20	0.169
51	6,702.59	0.154
52	6,240.00	0.143
53	6,240.00	0.143
54	6,240.00	0.143
55	6,240.00	0.143
56	6,240.00	0.143
57	6,240.00	0.143
58	6,240.00	0.143
59	6,240.00	0.143
60	6,240.00	0.143
61	6,240.00	0.143
62	6,240.00	0.143

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
63	6,240.00	0.143
64	6,240.00	0.143
65	6,240.00	0.143
66	7,144.19	0.164
67	8,475.62	0.195
68	8,475.62	0.195
69	6,350.67	0.146
70	6,350.67	0.146
71	6,350.67	0.146
72	6,350.67	0.146
73	6,350.67	0.146
74	6,350.67	0.146
75	6,756.56	0.155
76	6,300.00	0.145
77	6,345.37	0.146
78	6,345.37	0.146
79	6,345.37	0.146
80	6,345.37	0.146
81	6,345.37	0.146
82	6,345.37	0.146
83	6,345.37	0.146
84	6,314.82	0.145
85	6,240.00	0.143
86	9,181.91	0.211
87	10,876.12	0.250
88	6,240.00	0.143
89	6,240.00	0.143
90	6,240.00	0.143
91	6,240.00	0.143
92	6,240.00	0.143
93	6,359.95	0.146

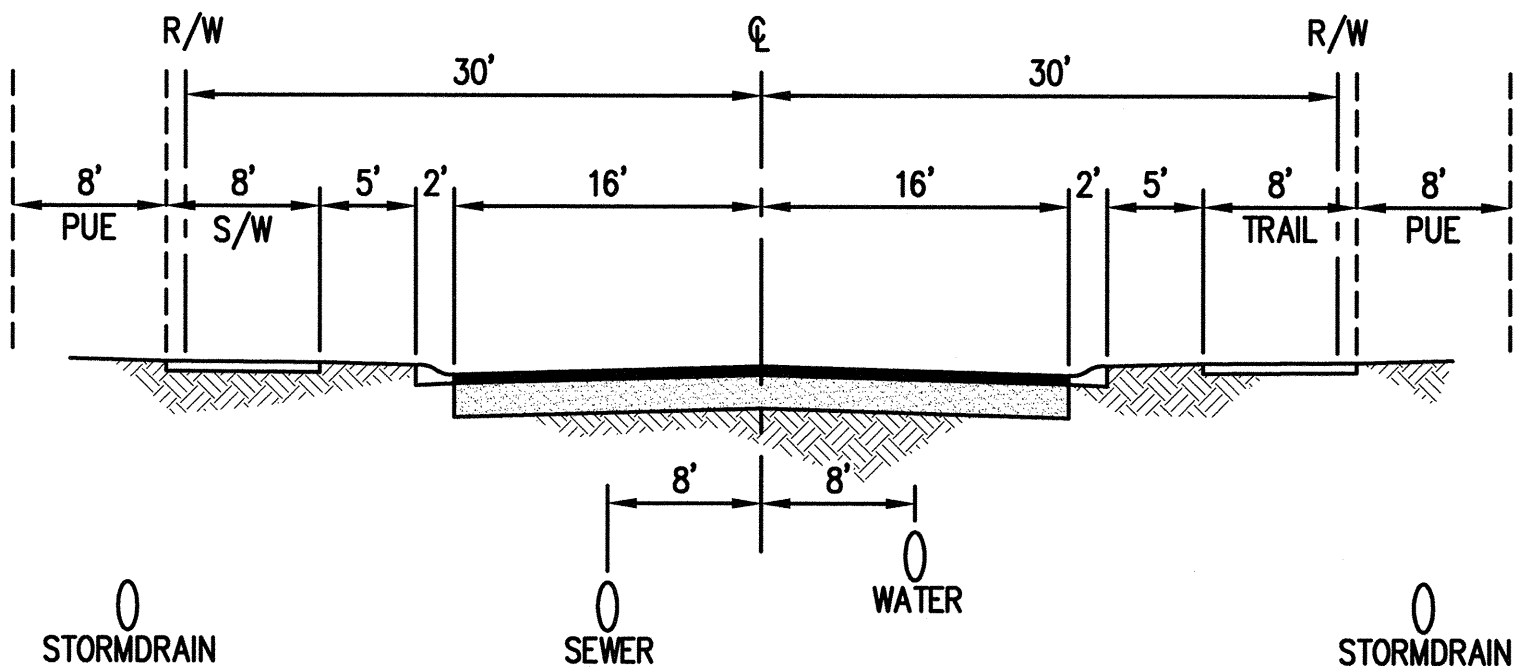
TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP/MAINTENANCE RESPONSIBILITY
TRACT 'A'	266,588	6.120	OPEN SPACE, LANDSCAPE, DRAINAGE PUE, WLE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT 'B'	79,193	1.818	OPEN SPACE, LANDSCAPE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT 'C'	42,786	0.982	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT 'D'	35,748	0.821	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION



FIRE DEPARTMENT PERMANENT ACCESS ROADWAY

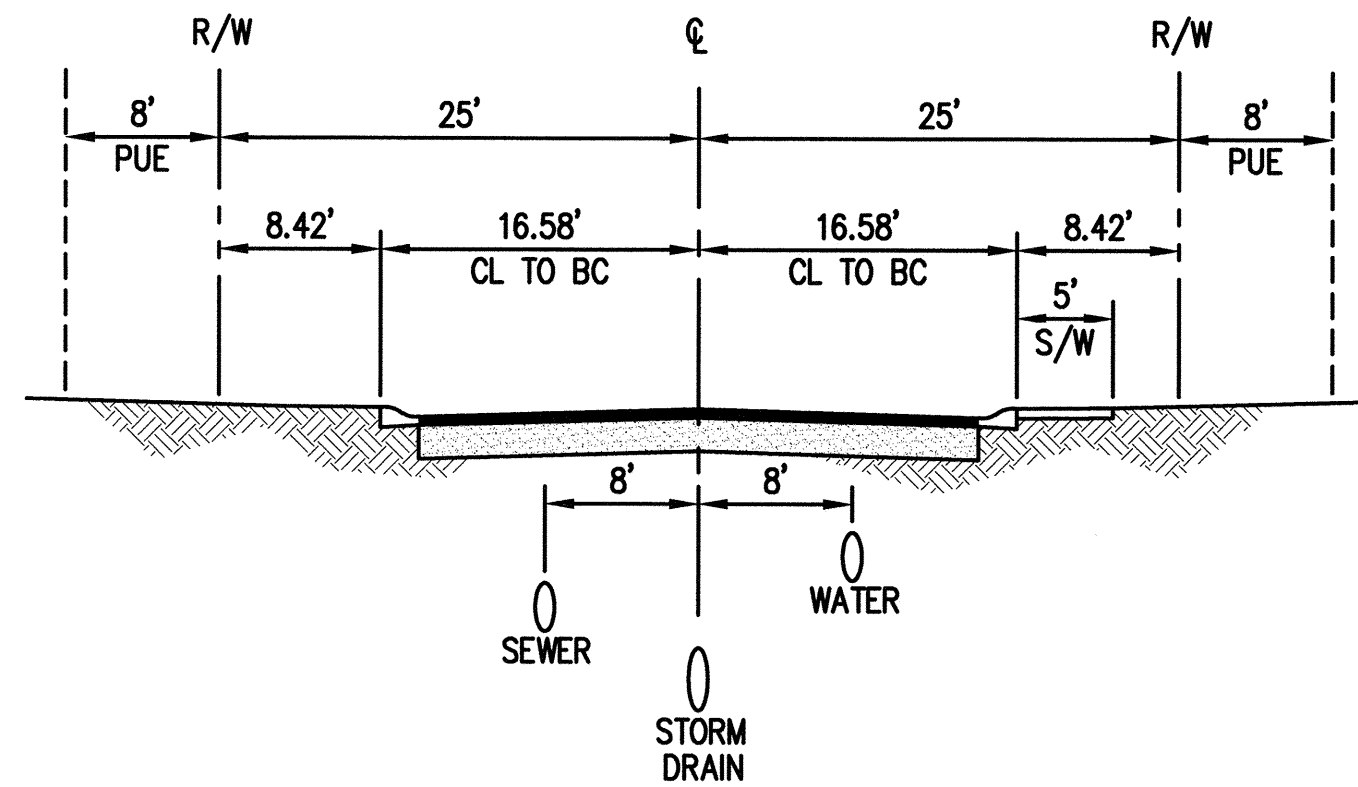
NOTES

- THE MAXIMUM GRADIENT OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT EXCEED 8% (8' IN 100').
- WHERE BUILDINGS ARE LESS THAN 30' IN HEIGHT, A 20' UNOBSTRUCTED WIDTH SHALL BE MAINTAINED FOR THE ACCESS ROADWAY.
- WHERE BUILDINGS ARE MORE THAN 30' IN HEIGHT, A 26' UNOBSTRUCTED WIDTH SHALL BE MAINTAINED FOR THE ACCESS ROADWAY.



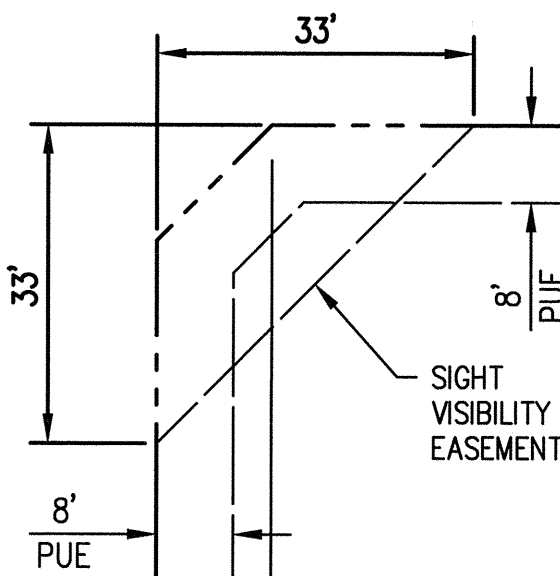
SENDERO DRIVE

PUBLIC STREET
LOOKING NORTH
SCALE 1" = 10'



TYPICAL LOCAL STREET

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



SIGHT VISIBILITY EASEMENT

N.T.S.

LEGAL DESCRIPTION

THAT PORTION OF SECTION 1, 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 NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 02°11'09" EAST (ASSUMED BASIS OF BEARING), A DISTANCE OF 2,694.67 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, SOUTH 02°11'09" EAST, A DISTANCE OF 1,394.31 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, NORTH 87°52'41" EAST, A DISTANCE OF 710.71 FEET;

THENCE SOUTH 02°12'55" EAST, A DISTANCE OF 578.15 FEET;

THENCE SOUTH 51°52'22" EAST, A DISTANCE OF 623.65 FEET;

THENCE SOUTH 18°18'50" WEST, A DISTANCE OF 211.87 FEET;

THENCE SOUTH 21°28'39" WEST, A DISTANCE OF 522.12 FEET;

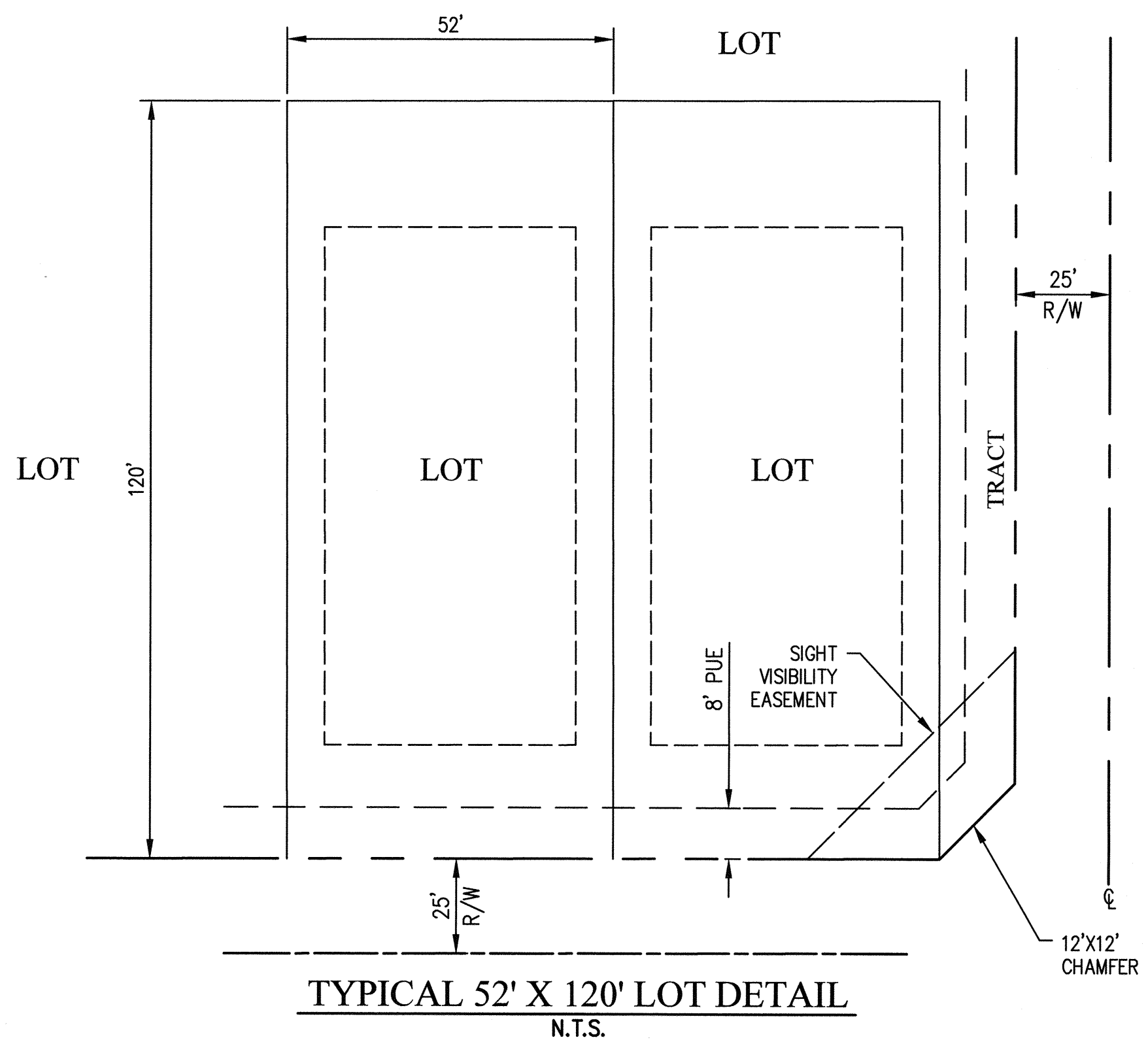
THENCE SOUTH 47°15'16" WEST, A DISTANCE OF 119.67 FEET;

THENCE NORTH 48°33'26" WEST, A DISTANCE OF 1,121.64 FEET, TO SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1;

THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, NORTH 02°11'09" WEST, A DISTANCE OF 963.01 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,256,594 SQUARE FEET OR 28.847 ACRES, MORE OR LESS.

THIS PARCEL DESCRIPTION IS BASED ON THE UNRECORDED ALTA SURVEY FOR ESTRELLA MOUNTAIN RANCH – BULK OPTION SURVEY, PREPARED BY CMX ON MAY 12, 2005, PROJECT NUMBER 7241–02. THIS PARCEL AREA HAS NOT YET BEEN SURVEYED BY HOSKIN RYAN CONSULTANTS.



TYPICAL 52' X 120' LOT DETAIL

N.T.S.

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

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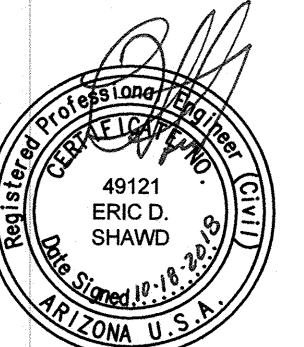
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REVISIONS:

ESTRELLA - PARCEL 11.E

PRELIMINARY PLAT

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



EXPIRES 3/31/2021

DESIGNED:	EDS
DRAWN:	TLD
CHECKED:	EDS
DATE:	10/19/2018
SHEET	2 OF 4
PROJECT NO.	18-004-01

REVIEWED BY _____ DATE _____
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CHECKED BY _____ DATE _____

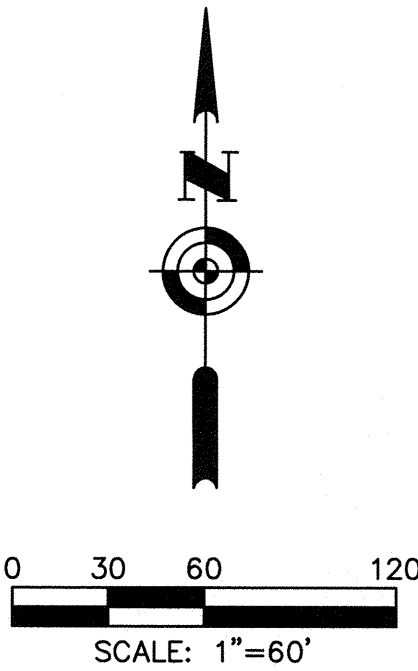
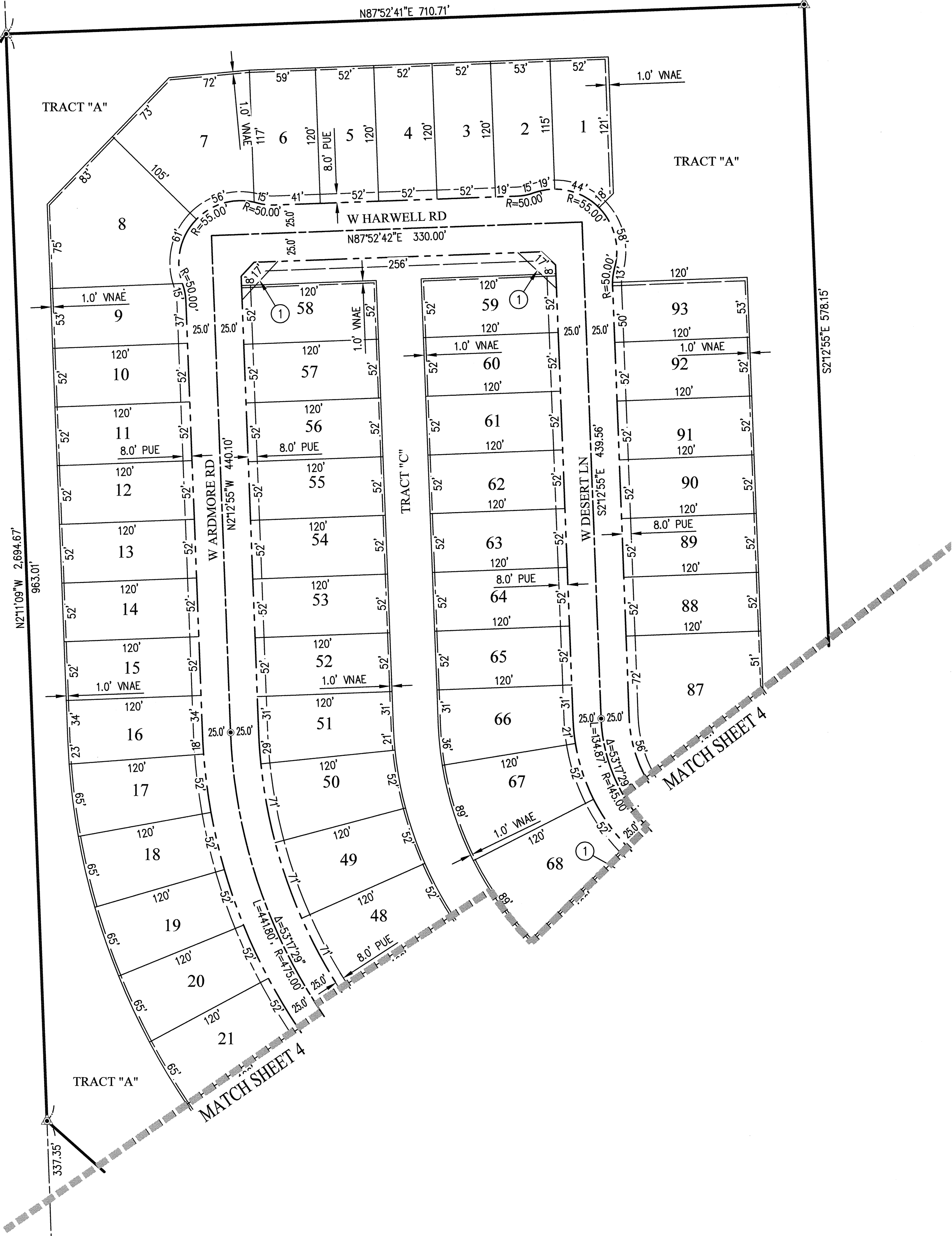
FND GLO BRASS CAP
NORTH WEST CORNER
SECTION 1, T1S, R2W

POINT OF
BEGINNING

HE CAPITAL KR LLC
APN: 400-03-001R
07-0865450, MCR
ZONING: PAD

FND PIPE W/ CAP
WEST QUARTER CORNER
SECTION 1, T1S, R2W

FND GLO BRASS CAP
SOUTH WEST CORNER
SECTION 1, T1S, R2W

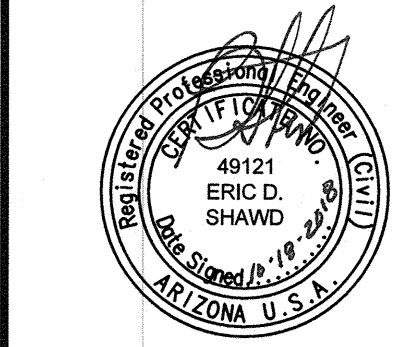


REVISIONS:

ESTRELLA - PARCEL 11.E

PRELIMINARY PLAT

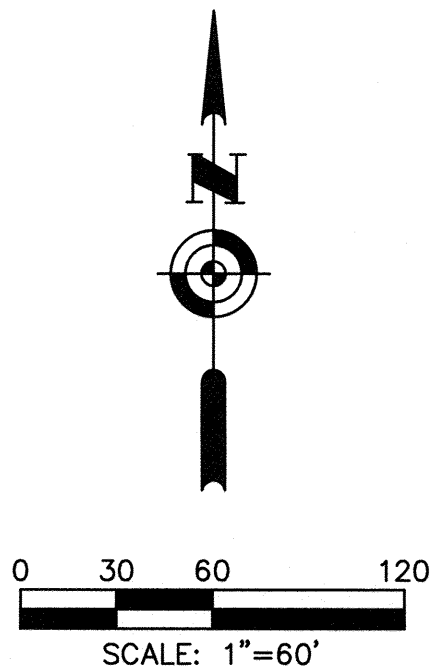
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED: EDS
DRAWN: TLD
CHECKED: EDS DATE: 10/19/2018
SHEET 3 OF 4
PROJECT NO. 18-004-01

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creative engineering solutions

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EXPIRES 3/31/2021	
DESIGNED:	EDS
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SHEET	4 OF 4
PROJECT NO.	18-004-01