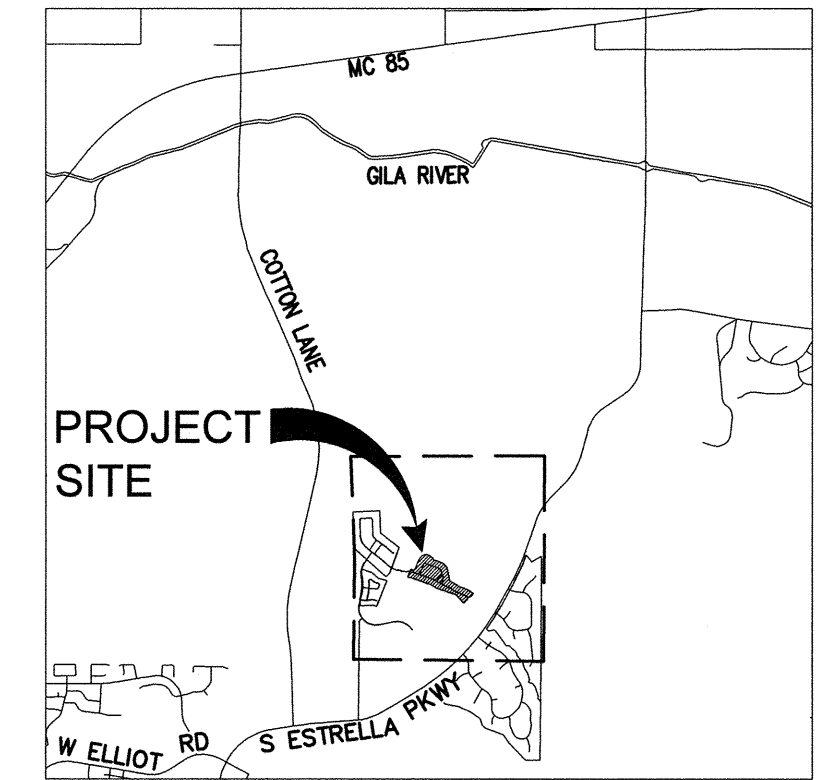


PRELIMINARY PLAT
FOR
ESTRELLA - PARCEL 11.F1

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: STUART BARNEY P.E.
EMAIL: SBARNEY@NEULANDCO.COM

ENGINEER

HOSKIN RYAN CONSULTANTS
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
SHEET 3-4 TYPICAL STREET, PAD, & SIGHT VISIBILITY DETAILS
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 NORTH-SOUTH MID-SECTION LINE OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA HAVING A BEARING OF NORTH 01°06'57" WEST

FLOODPLAIN

PORTIONS OF THE SITE LIES WITHIN THE FEMA DESIGNATED FLOODPLAIN ZONE A. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) 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

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

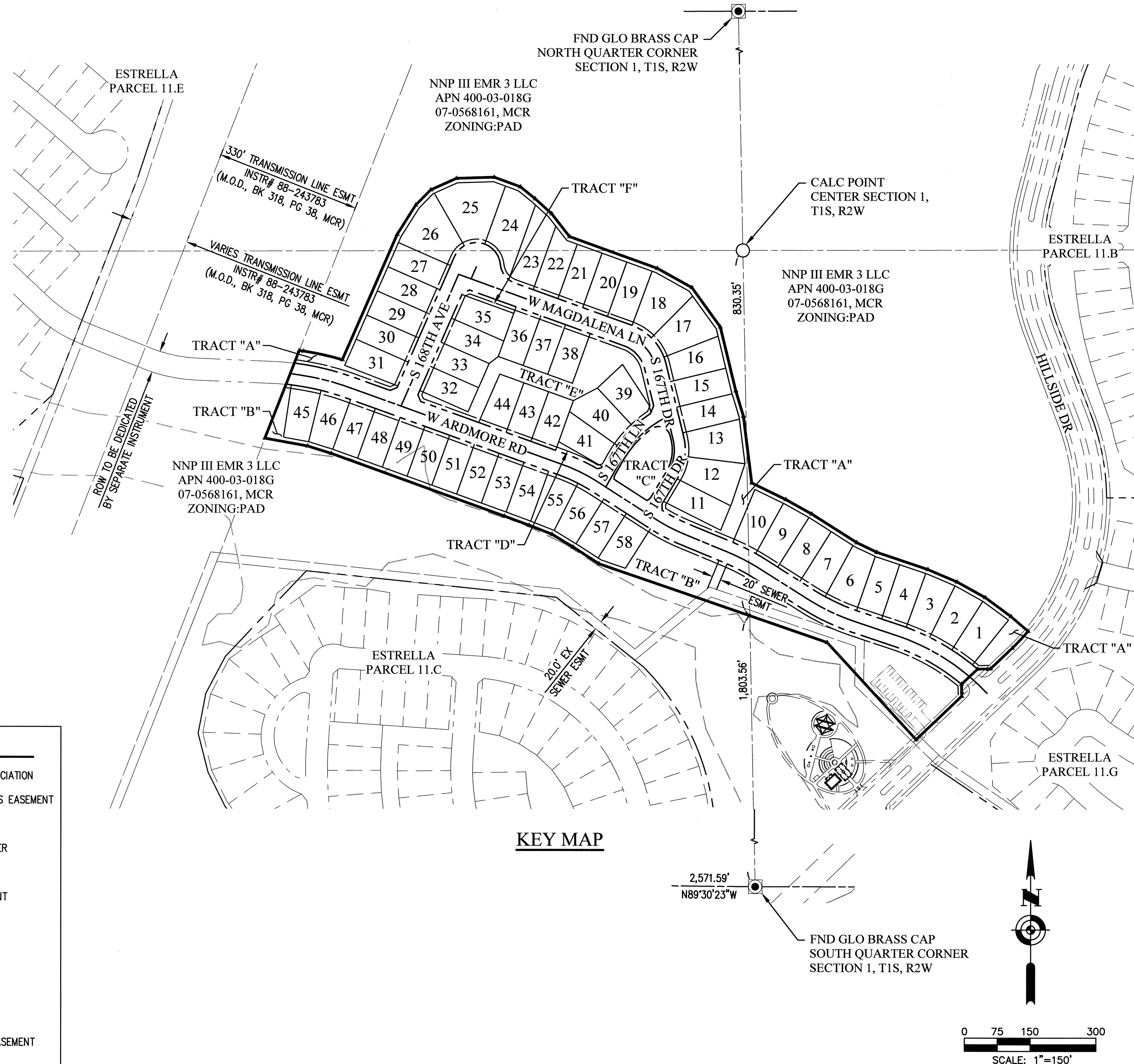
SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	805,340.87	18.49
STREET ROW	149,861.16	3.44
NET AREA	655,479.71	15.05
LOT SIZE (MIN)	60'x120'	
TOTAL NUMBER OF LOTS	58	
AREA SUBDIVIDED INTO LOTS	482,151.09	11.07
AVERAGE LOT SIZE	8,312.95	0.19
GROSS DENSITY	3.14 DU/ACRE	
OPEN SPACE	173,328.62	3.98
% OF GROSS AREA IN OPEN SPACE	21.52 %	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	3.44
PLUS AREA SUBDIVIDED INTO LOTS	11.07
AREA SUBTOTAL (3.44+11.07 = 14.51)	14.51
APPLY 15% OPEN SPACE FACTOR	.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	17.07

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	58
DIVIDED BY ADJUSTED GROSS AREA	17.07
ADJUSTED GROSS DENSITY (58/17.07 = 3.40)	3.40

EDU CALCULATION	
NUMBER OF DWELLING UNITS	58
EQUIVALENT EDU FACTOR FOR 2-3 DU/AC (1.00 PER DU)	1.00
NUMBER OF EDUS REQUIRED FOR PROJECT (58 X 1.00 = 58.00)	58.00

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



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

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

REVISIONS:

ESTRELLA - PARCEL 11.F1

PRELIMINARY PLAT
COVER SHEET

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



EXPIRES 3/31/2021

DESIGNED: EDS

DRAWN: RJ

CHECKED: EDS DATE: 02/04/2019

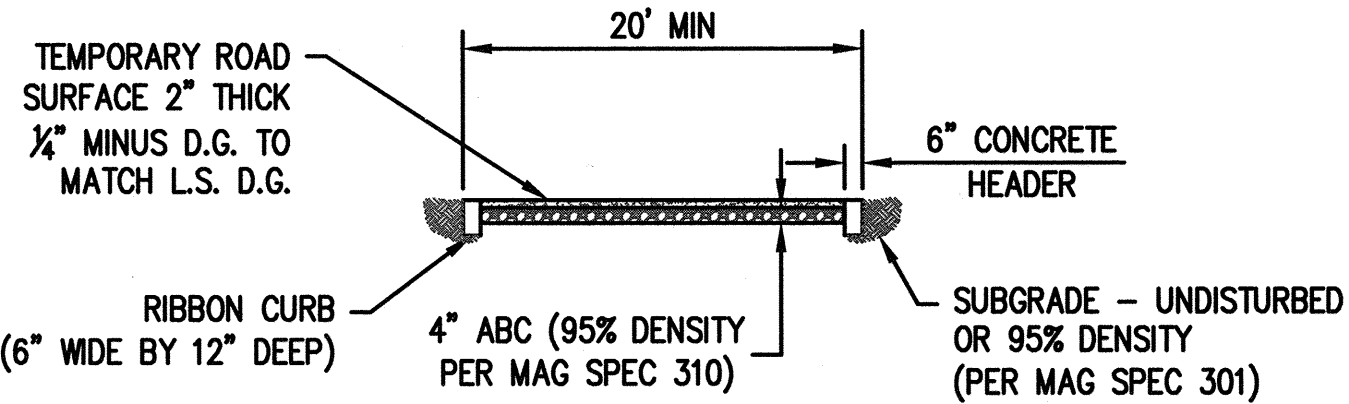
SHEET 1 OF 4

PROJECT NO. 18-004-08

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1	8,507	0.195
2	8,504	0.195
3	8,484	0.195
4	7,992	0.183
5	7,751	0.178
6	8,918	0.205
7	8,405	0.193
8	8,006	0.184
9	8,262	0.190
10	8,465	0.194
11	8,428	0.193
12	10,347	0.238
13	10,236	0.235
14	7,913	0.182
15	7,801	0.179
16	8,622	0.198
17	10,639	0.244
18	10,658	0.245
19	7,967	0.183
20	7,890	0.181
21	7,890	0.181
22	8,265	0.190
23	10,157	0.233
24	12,533	0.288
25	14,972	0.344
26	12,719	0.292
27	7,800	0.179
28	7,800	0.179
29	7,800	0.179

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
30	7,800	0.179
31	8,069	0.185
32	7,200	0.165
33	7,200	0.165
34	7,761	0.178
35	8,046	0.185
36	7,200	0.165
37	7,200	0.165
38	7,200	0.165
39	8,288	0.190
40	9,265	0.213
41	8,127	0.187
42	7,200	0.165
43	7,200	0.165
44	7,492	0.172
45	7,675	0.176
46	7,740	0.178
47	7,200	0.165
48	7,200	0.165
49	7,200	0.165
50	7,200	0.165
51	7,200	0.165
52	7,200	0.165
53	7,200	0.165
54	7,209	0.165
55	7,841	0.180
56	7,643	0.175
57	7,268	0.167
58	7,396	0.170

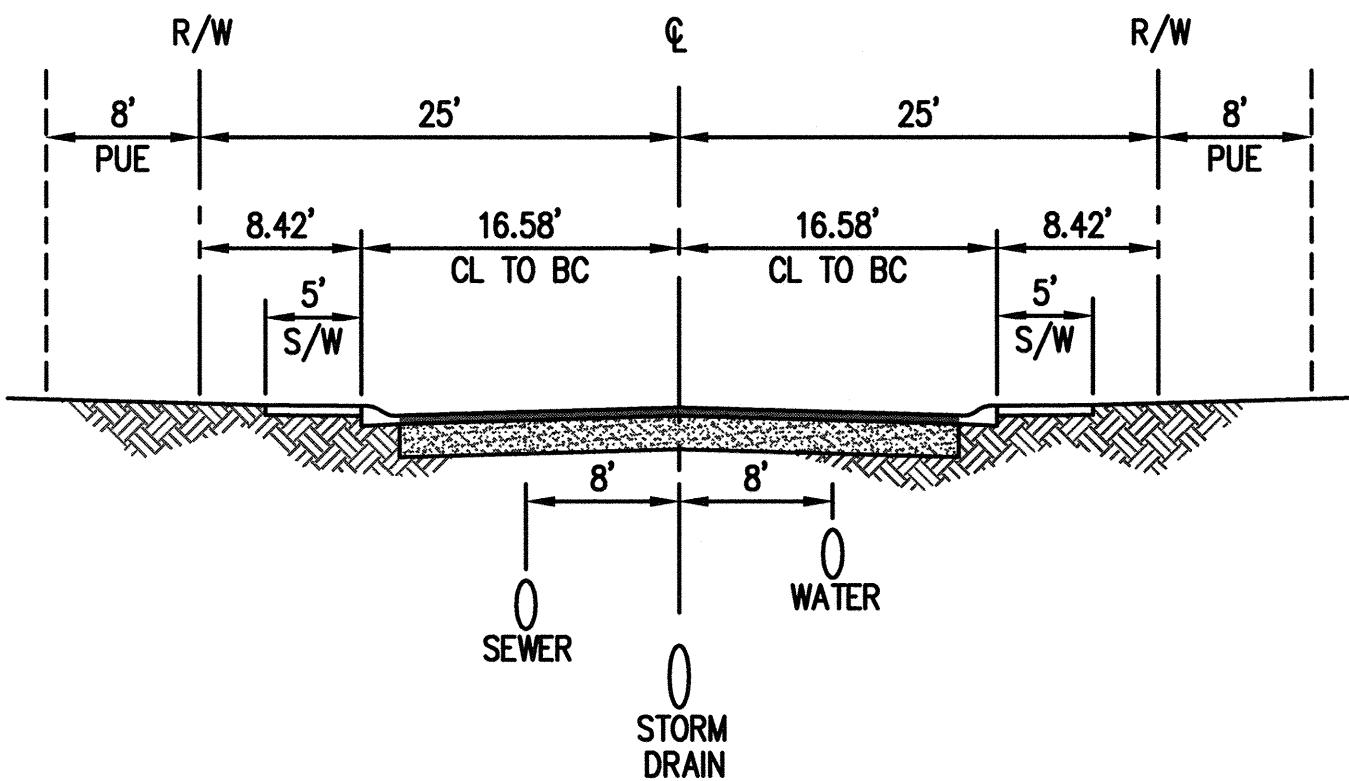
TRACT AREA & USE TABLE				
TRACT NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP/MAINTENANCE RESPONSIBILITY
TRACT 'A'	42,084	0.966	OPEN SPACE, LANDSCAPE, DRAINAGE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT 'B'	86,935	1.996	OPEN SPACE, LANDSCAPE, DRAINAGE, SEWER EASEMENT	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT 'C'	13,417	0.308	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT 'D'	1,503	0.034	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT 'E'	27,522	0.632	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT 'F'	1,868	0.043	OPEN SPACE, LANDSCAPE	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION



FIRE DEPARTMENT TEMPORARY ACCESS ROADWAY

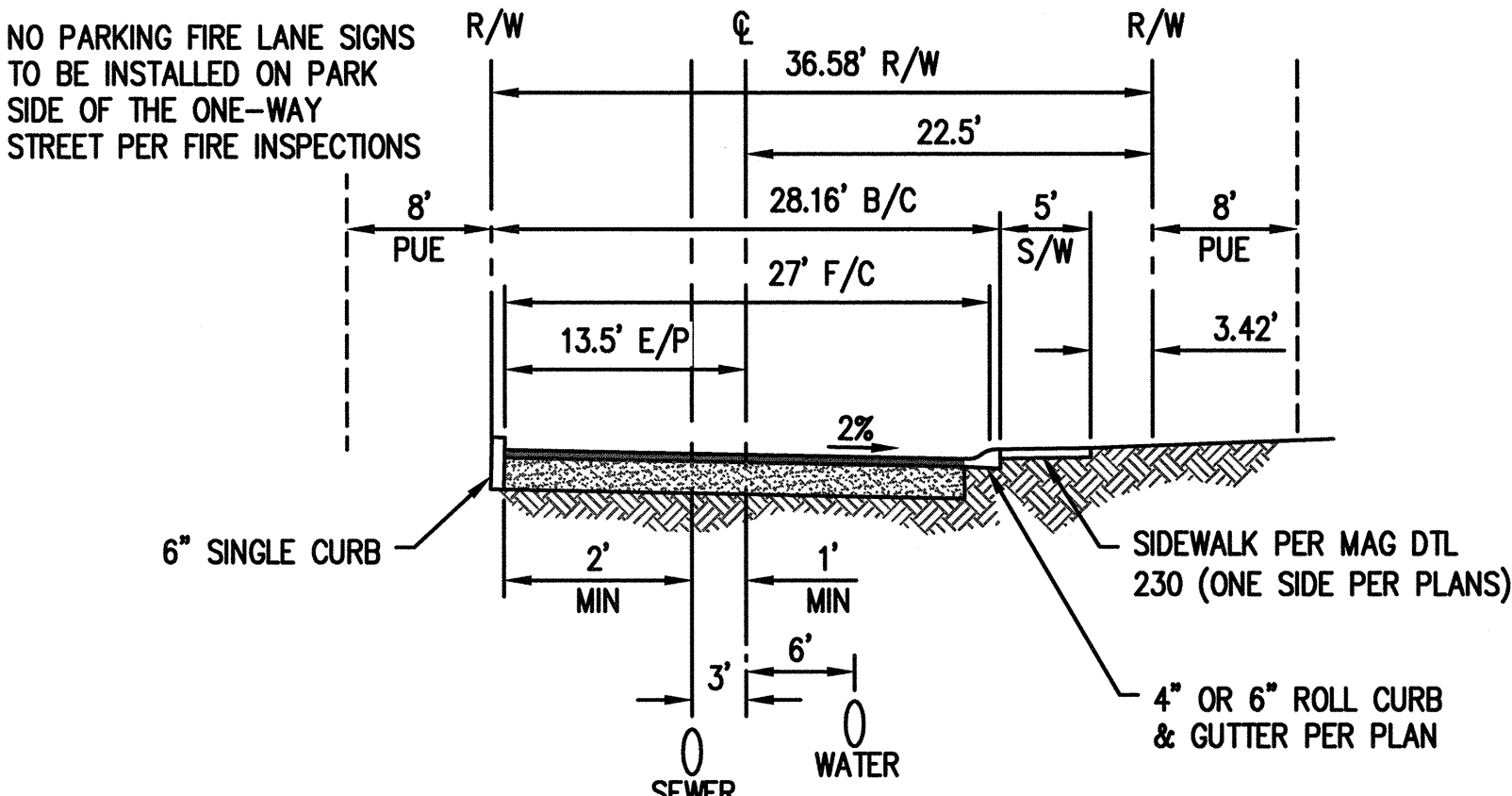
NOTES

- ALL CONCRETE SHALL BE MAG CLASS A.
- 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.



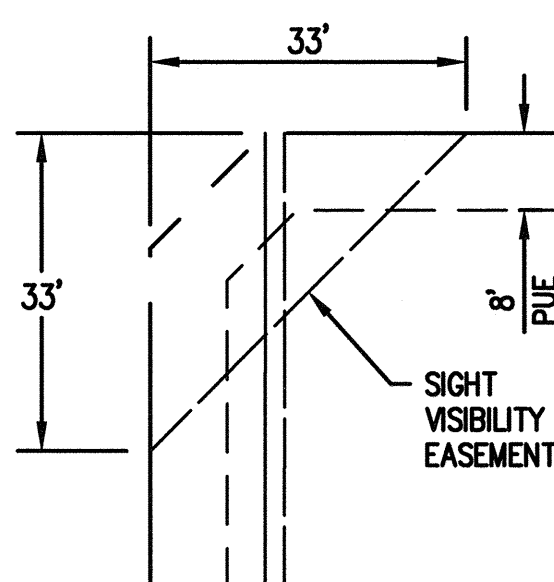
TYPICAL LOCAL STREET

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



LOCAL ONE-WAY STREET

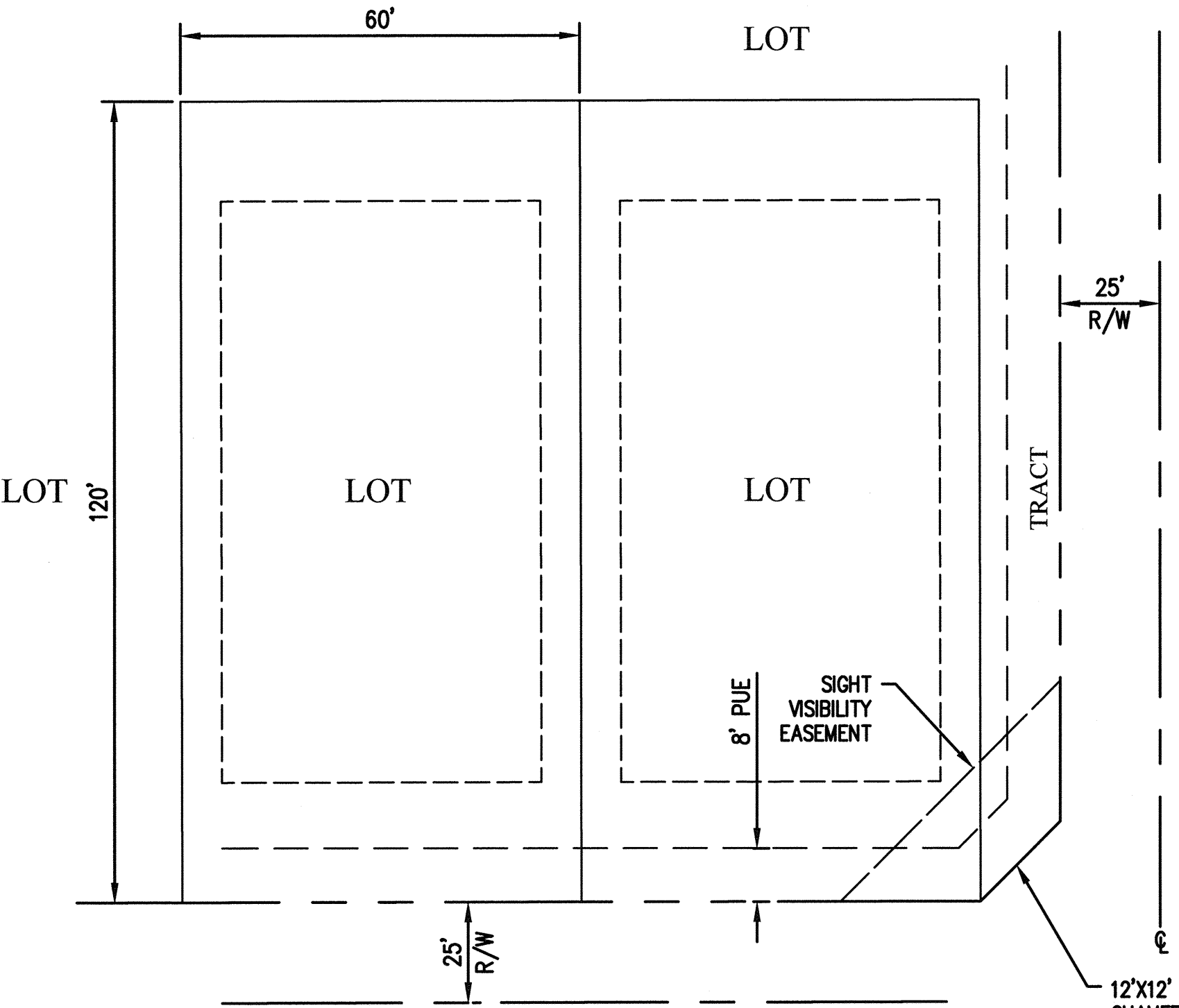
PUBLIC STREET
SCALE 1"=10'



SIGHT VISIBILITY EASEMENT N.T.S.

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007 - 0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN THE SOUTH HALF AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE GLO BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 30 MINUTES 23 SECONDS WEST A DISTANCE OF 2,571.59 FEET, SAID LINE BEING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 AND THE BASIS OF BEARINGS OF THIS DESCRIPTION; THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 1, NORTH 01 DEGREE 06 MINUTES 57 SECONDS WEST A DISTANCE OF 1,803.56 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 04 MINUTES 25 SECONDS WEST A DISTANCE OF 363.79 FEET TO A POINT; THENCE NORTH 57 DEGREES 26 MINUTES 51 SECONDS WEST A DISTANCE OF 69.88 FEET TO A POINT; THENCE NORTH 58 DEGREES 48 MINUTES 36 SECONDS WEST A DISTANCE OF 56.44 FEET TO A POINT; THENCE NORTH 68 DEGREES 38 MINUTES 43 SECONDS WEST A DISTANCE OF 55.98 FEET TO A POINT; THENCE NORTH 69 DEGREES 59 MINUTES 01 SECOND WEST A DISTANCE OF 59.86 FEET TO A POINT; THENCE NORTH 70 DEGREES 15 MINUTES 58 SECONDS WEST A DISTANCE OF 419.76 FEET TO A POINT; THENCE NORTH 72 DEGREES 43 MINUTES 10 SECONDS WEST A DISTANCE OF 56.57 FEET TO A POINT; THENCE NORTH 79 DEGREES 43 MINUTES 13 SECONDS WEST A DISTANCE OF 99.42 FEET TO A POINT ON THE EAST LINE OF THE 330 - FOOT TUCSON ELECTRIC POWER COMPANY RIGHT-OF-WAY DESCRIBED IN DOCUMENT # 1988-0243783 OF THE MARICOPA COUNTY RECORDER; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 21 DEGREES 29 MINUTES 39 SECONDS EAST A DISTANCE OF 214.30 FEET TO A POINT; THENCE SOUTH 81 DEGREES 31 MINUTES 19 SECONDS EAST A DISTANCE OF 10.01 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 655.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 54 MINUTES 44 SECONDS AN ARC DISTANCE OF 90.45 FEET TO A POINT; THENCE NORTH 23 DEGREES 40 MINUTES 08 SECONDS EAST A DISTANCE OF 311.48 FEET TO A POINT; THENCE NORTH 32 DEGREES 26 MINUTES 50 SECONDS EAST A DISTANCE OF 78.48 FEET TO A POINT; THENCE NORTH 44 DEGREES 39 MINUTES 56 SECONDS EAST A DISTANCE OF 48.90 FEET TO A POINT; THENCE NORTH 66 DEGREES 03 MINUTES 50 SECONDS EAST A DISTANCE OF 64.32 FEET TO A POINT; THENCE NORTH 88 DEGREES 10 MINUTES 53 SECONDS EAST A DISTANCE OF 86.30 FEET TO A POINT; THENCE SOUTH 69 DEGREES 59 MINUTES 25 SECONDS EAST A DISTANCE OF 63.60 FEET TO A POINT; THENCE SOUTH 51 DEGREES 04 MINUTES 11 SECONDS EAST A DISTANCE OF 42.95 FEET TO A POINT; THENCE SOUTH 48 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 50.81 FEET TO A POINT; THENCE SOUTH 38 DEGREES 04 MINUTES 53 SECONDS EAST A DISTANCE OF 65.85 FEET TO A POINT; THENCE SOUTH 70 DEGREES 15 MINUTES 58 SECONDS EAST A DISTANCE OF 213.10 FEET TO A POINT; THENCE SOUTH 61 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 90.22 FEET TO A POINT; THENCE SOUTH 35 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE OF 110.42 FEET TO A POINT; THENCE SOUTH 13 DEGREES 40 MINUTES 54 SECONDS EAST A DISTANCE OF 149.11 FEET TO A POINT; THENCE SOUTH 16 DEGREES 52 MINUTES 46 SECONDS EAST A DISTANCE OF 60.67 FEET TO A POINT; THENCE SOUTH 07 DEGREES 08 MINUTES 37 SECONDS EAST A DISTANCE OF 152.41 FEET TO A POINT; THENCE SOUTH 64 DEGREES 19 MINUTES 30 SECONDS EAST A DISTANCE OF 86.44 FEET TO A POINT; THENCE SOUTH 61 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 67.56 FEET TO A POINT; THENCE SOUTH 57 DEGREES 43 MINUTES 10 SECONDS EAST A DISTANCE OF 121.4 9 FEET TO A POINT; THENCE SOUTH 64 DEGREES 29 MINUTES 27 SECONDS EAST A DISTANCE OF 51.12 FEET TO A POINT; THENCE SOUTH 71 DEGREES 38 MINUTES 24 SECONDS EAST A DISTANCE OF 122.32 FEET TO A POINT; THENCE SOUTH 66 DEGREES 52 MINUTES 26 SECONDS EAST A DISTANCE OF 73.01 FEET TO A POINT; THENCE SOUTH 61 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 73.25 FEET TO A POINT; THENCE SOUTH 53 DEGREES 50 MINUTES 36 SECONDS EAST A DISTANCE OF 72.93 FEET TO A POINT; THENCE SOUTH 49 DEGREES 21 MINUTES 49 SECONDS EAST A DISTANCE OF 51.05 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 465.00 FEET BEARING NORTH 49 DEGREES 58 MINUTES 47 SECONDS WEST, SAID POINT ALSO BEING ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF HILLSIDE DRIVE; THENCE ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 29 MINUTES 51 SECONDS AN ARC DISTANCE OF 5 2.73 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE, SOUTH 46 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 68.56 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 03 MINUTES 39 SECONDS WEST A DISTANCE OF 29.47 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE, SOUTH 46 DEGREES 29 MINUTES 58 SECONDS WEST A DISTANCE OF 50.30 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE, SOUTH 01 DEGREE 11 MINUTES 53 SECONDS EAST A DISTANCE OF 26.91 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE, SOUTH 46 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 143.36 FEET TO A POINT; THENCE NORTH 42 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 299.65 FEET TO A POINT; THENCE NORTH 71 DEGREES 04 MINUTES 25 SECONDS WEST A DISTANCE OF 186.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 805,341 SQUARE FEET, OR 18.488 ACRES, MORE OR LESS.



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

Hoskin • Ryan Consultants, Inc.
creative engineering solutions



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REVISIONS:

ESTRELLA - PARCEL 11.F1

PRELIMINARY PLAT

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



EXPIRES 3/31/2021

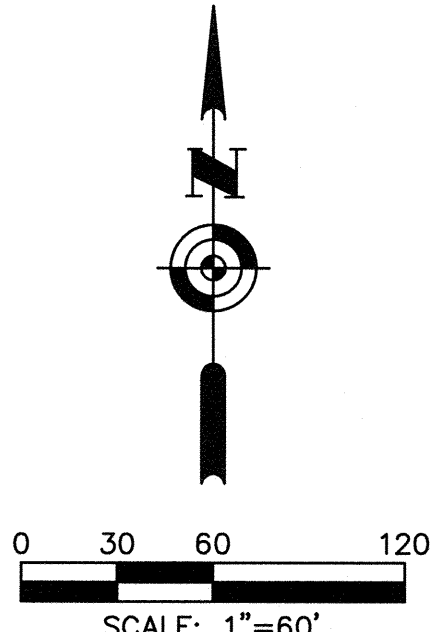
DESIGNED: EDS

DRAWN: RJ

CHECKED: EDS DATE: 02/04/2019


SHEET 2 OF 4

PROJECT NO. 18-004-08



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHD LENGTH	CHD DIRECTION
C1	254.58'	33°57'55"	150.92'	148.72	S46°32'07"W
C2	100.00'	44°56'46"	78.45'	76.45	N8°47'29"E
C3	500.00'	6°18'21"	55.03'	55.00	N46°38'06"W

55050 N. 40th Street Suite #100 Phoenix, AZ 85018
Office (602) 252-8384 | Fax (602) 252-8385 | www.hoskinyan.com

			
EXPIRES 3/31/2021			
DESIGNED:		EDS	
DRAWN:		RJ	
CHECKED:		EDS	DATE: 02/04/2019
SHEET		3	OF 4
PROJECT NO.		18-004-08	

