

NOTES

1. A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS TRACTS AND/OR EASEMENTS AS WELL AS DUTIES ESTABLISHED WITHIN A SET OF COVENANTS, CONDITIONS, & RESTRICTIONS (CC&R's).
2. ALL NEW AND RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER LESS THAN 2 FEET IN HEIGHT, WHEN MATURE, AND/OR TRESS WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
5. ALL STREETS WILL BE PRIVATE AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
6. SIGNAGE IS REVIEWED AND APPROVED THROUGH A SEPARATE PERMIT PROCESS.
7. ANY ROOF-TOP OR GROUND-MOUNTED EQUIPMENT WILL NEED TO BE SCREENED FROM PUBLIC VIEW.
8. NO BUILDINGS, WALLS OR LANDSCAPING WILL BE INSTALLED WITHIN THE BOUNDARY OF THE WATER AND SEWER EASEMENTS SHOWN THROUGH THE PRIVATE LOTS.

UTILITY PROVIDERS			
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER
ELECTRIC	APS		
TELEPHONE	CENTURYLINK	MICHAEL CARDWELL	602-630-3369
NATURAL GAS	S.W. GAS	ELTON LAMCE	602-484-5649
CABLE TV	COX	DIANA CARPENTER	623-328-4054
WATER	CITY OF GOODYEAR		623-932-3910
SEWER	CITY OF GOODYEAR		623-932-3910

BENCHMARKS:

BENCHMARK 1 IS A CITY OF GOODYEAR BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF ESTRELLA PARKWAY AND ROOSEVELT STREET. ELEVATION: 999.13' (NAVD 88).

BENCHMARK 2 IS A BRASS CAP IN SOUTH HANDHOLE LOCATED AT THE INTERSECTION OF SARIVAL AVENUE AND VAN BUREN STREET. ELEVATION: 994.44 (NGVD 29) / 998.04 (NAVD 88)

BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, T1N, R1W, USING A BEARING OF SOUTH 00 DEGREES 27 MINUTES 10 SECONDS WEST, AS SHOWN ON THE MAP OF DEDICATION FOR ESTRELLA COMMONS, RECORDED IN BOOK 1413, PAGE 7, MARICOPA COUNTY RECORDS.

PARCEL INFORMATION:

APN: 500-16-382B,
EXIST. ZONING: PAD
LOT SIZE: 7.65 ACRES (333,379 SF)-(NET AREA)
FLOOD ZONE: ZONE X SHADED (0.2 % ANNUAL FLOOD HAZARD)
TOTAL LOTS: 64
MIN. LOT AREA: 2,150 SF (0.05AC) - LOTS 61 & 62
MAX. LOT AREA: 4,723 SF (0.11AC) - LOT 11
AVG. LOT AREA: 2,948 SF (0.07AC)
PASSIVE REC. AREA: 5,661 SF (0.13AC)
ACTIVE REC. AREA: 27,898 SF (0.64AC)
OPEN AREA (%): 12.3%

ABBREVIATIONS

AC	ACRE
ADA	AMERICANS WITH DISABILITIES ACT
BLDG	BUILDING
BOT	BOTTOM
CB	CATCH BASIN
CF	CUBIC FEET
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
C.O.G.	CITY OF GOODYEAR
CPUE	CITY PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
F.A.	FIRE ACCESS
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FT	FEET
G	GUTTER
HDPE	HIGH DENSITY POLYETHYLENE
HWE	HIGH WATER ELEVATION
IE	INVERT ELEVATION
LF	LINEAR FEET
L/S	LANDSCAPE
M.A.G.	MARICOPA ASSOCIATION OF GOVERNMENTS
MCE	MOTOR COURT EASEMENT
MIN	MINIMUM
NTS	NOT TO SCALE
O.S.	OPEN SPACE
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
PNMAE	PUBLIC NON MOTORIZED ACCESS EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
R.O.W.	RIGHTS-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SAN	SANITARY
S.E.	SEWER EASEMENT
SF	SQUARE FEET
STD	STANDARD
SVE	SIGHT VISIBILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
TC	TOP OF CURB
T.S.V.B&C	TAPPING SLEEVE, VALVE, AND BOX AND COVER
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VNAE	VEHICULAR NO ACCESS EASEMENT
W.E.	WATER EASEMENT

SW CORNER
SECTION 5,
T1N, R1W
FD COG BCHH
POINT OF COMMENCEMENT

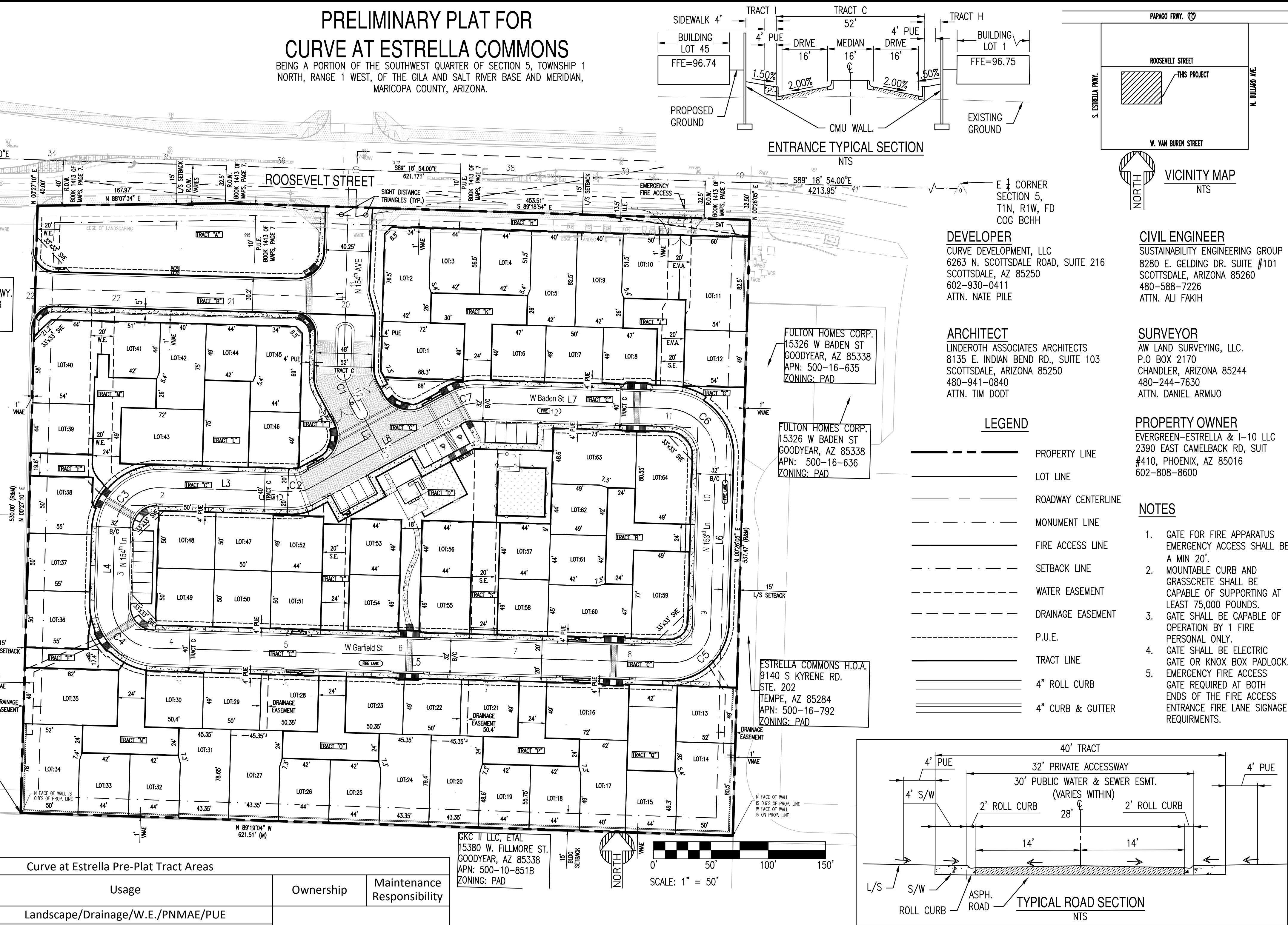
POINT OF BEGINNING
SET PK NAIL
W/TAG "AWLS 45377"
IN WALL FOOTING

PRELIMINARY PLAT FOR
CURVE AT ESTRELLA COMMONS

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

W 1/4 CORNER
SECTION 5,
T1N, R1W
FD COG BCHH
POINT OF COMMENCEMENT

ALDI ARIZONA
845 N. ESTRELLA PKWY.
GOODYEAR, AZ 85018
APN: 500-16-382D
ZONING: PAD



DEVELOPER

CURVE DEVELOPMENT, LLC
6263 N. SCOTTSDALE ROAD, SUITE 216
SCOTTSDALE, AZ 85250
602-930-0411
ATTN. NATE PILE

ARCHITECT

LINDEROTH ASSOCIATES ARCHITECTS
8135 E. INDIAN BEND RD., SUITE 103
SCOTTSDALE, ARIZONA 85250
480-941-0840
ATTN. TIM DODT

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR. SUITE #101
SCOTTSDALE, ARIZONA 85260
480-588-7226
ATTN. ALI FAKIH

SURVEYOR

AW LAND SURVEYING, LLC.
P.O. BOX 2170
CHANDLER, ARIZONA 85244
480-244-7630
ATTN. DANIEL ARMJO

PROPERTY OWNER

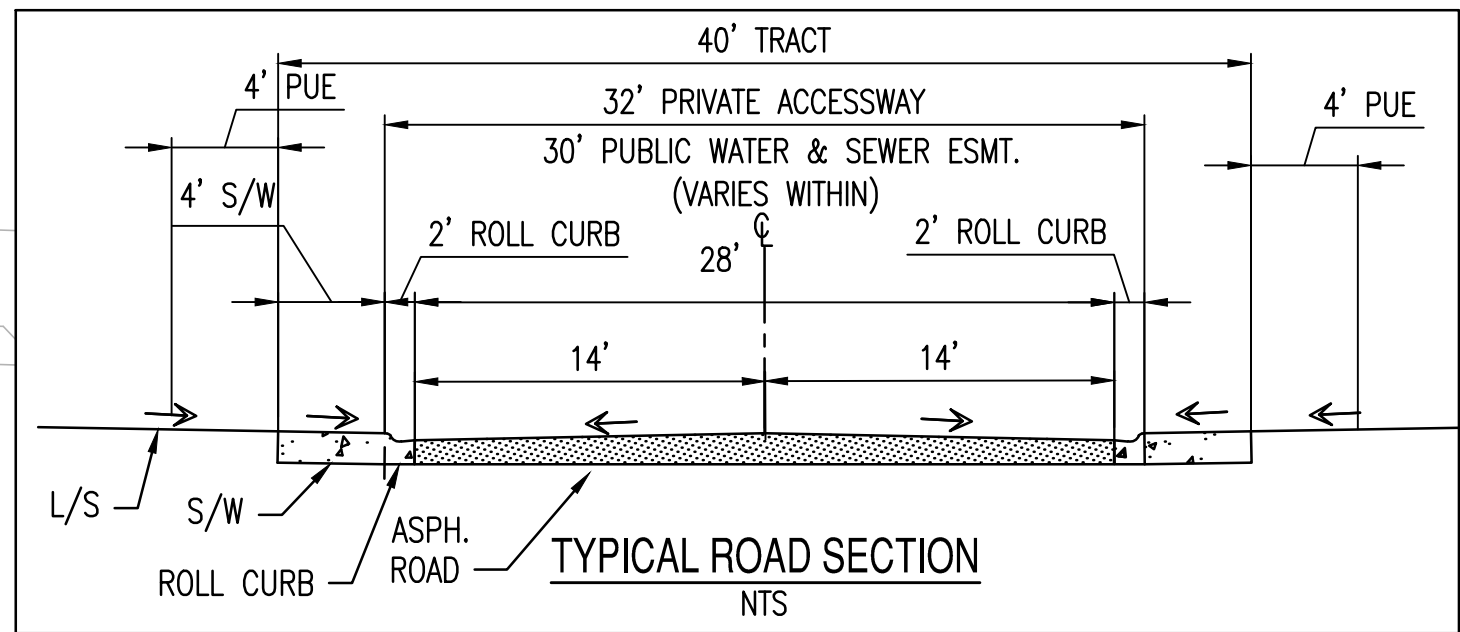
EVERGREEN-ESTRELLA & I-10 LLC
2390 EAST CAMELBACK RD, SUIT
#410, PHOENIX, AZ 85016
602-808-8600

NOTES

1. GATE FOR FIRE APPARATUS EMERGENCY ACCESS SHALL BE A MIN 20'.
2. MOUNTABLE CURB AND GRASSCRETE SHALL BE CAPABLE OF SUPPORTING AT LEAST 75,000 POUNDS.
3. GATE SHALL BE CAPABLE OF OPERATION BY 1 FIRE PERSONAL ONLY.
4. GATE SHALL BE ELECTRIC GATE OR KNOX BOX PADLOCK.
5. EMERGENCY FIRE ACCESS GATE REQUIRED AT BOTH ENDS OF THE FIRE ACCESS ENTRANCE FIRE LANE SIGNAGE REQUIREMENTS.

LEGEND

---	PROPERTY LINE
---	LOT LINE
---	ROADWAY CENTERLINE
---	MONUMENT LINE
---	FIRE ACCESS LINE
---	SETBACK LINE
---	WATER EASEMENT
---	DRAINAGE EASEMENT
---	P.U.E.
---	TRACT LINE
---	4" ROLL CURB
---	4" CURB & GUTTER



Curve at Estrella Pre-Plat Tract Areas						Curve at Estrella Pre-Plat Lot Areas					
Lot Number	Square Footage	Area (Ac.)				Lot Number	Square Footage	Area (Ac.)			
1	3525	0.08				23	2468	0.06			
2	3340	0.08				24	3494	0.08			
3	2482	0.06				25	2418	0.06			
4	2482	0.06				26	2410	0.06			
5	3357	0.08				27	3471	0.08			
6	2303	0.05				28	2468	0.06			
7	2450	0.06				29	2450	0.06			
8	2303	0.05				30	2469	0.06			
9	3358	0.08				31	3464	0.08			
10	2691	0.06				32	2388	0.05			
11	4723	0.11				33	2380	0.05			
12	2646	0.06				34	3957	0.09			
13	2546	0.06				35	4018	0.09			
14	4075	0.09				36	2770	0.06			
15	2380	0.05				37	2750	0.06			
16	3528	0.08				38	2778	0.06			
17	3265	0.07				39	2376	0.05			
18	2451	0.06				40	4015	0.09			
19	2443	0.06				41	2355	0.05			
20	3503	0.08				42	3057	0.07			
21	2468	0.06				43	3528	0.08			
22	2450	0.06				44	2151	0.05			

Curve at Estrella HOA

CKC II LLC, ETAL
15380 W. FILLMORE ST.
GOODYEAR, AZ 85338
APN: 500-10-851B
ZONING: PAD

ESTRELLA COMMONS H.O.A.
9140 S KYRENE RD.,
STE. 202
TEMPE, AZ 85284
APN: 500-16-792
ZONING: PAD

FULTON HOMES CORP.
15326 W BADEN ST
GOODYEAR, AZ 85338
APN: 500-16-635
ZONING: PAD

FULTON HOMES CORP.
15326 W BADEN ST
GOODYEAR, AZ 85338
APN: 500-16-636
ZONING: PAD



SUSTAINABILITY
ENGINEERING
GROUP

SEG



8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.259.3534



PROJECT
CURVE AT ESTRELLA COMMONS

DESIGNED
OC

DATE
05/22/2020

ISSUED FOR
PRELIMINARY PLAT APPROVAL

REVISION NO.
DATE

JOB NO.
190524

SHEET TITLE
PRELIMINARY PLAT COVER SHEET

SHEET NO.
1 OF 2

LOCATION
EAST OF THE SE CORNER OF
ROOSEVELT ST. AND ESTRELLA
PKWY
GOODYEAR, ARIZONA 85338

LA 05/19/2020
SR 04/08/2020
LC 04/09/2020
JS 04/10/2020
JS 04/08/2020

DATE

ISSUED FOR

REVISION NO.

DATE

JOB NO.

SHEET TITLE

SHEET NO.

1 OF 2

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PRELIMINARY PLAT FOR
CURVE AT ESTRELLA COMMONS

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1
NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DEVELOPER
CURVE DEVELOPMENT, LLC
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ATTN: NATE PILE

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ATTN: ALI FAKIH

PAPAGO FRNT. RD

ROOSEVELT STREET

THIS PROJECT

15TH STREET

E 1/4 CORNER
SECTION 5,
T1N, R1W, FD
COG BCHH

NORTH

VICINITY MAP

NTS

ESTRELLA PKWY.

NORTH

ESTRELLA PKWY.

ROOSEVELT STREET

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