

ESTRELLA - PARCEL 11.1				
SITE DATA TABLE				
TOTAL GROSS AREA	404,462.54	SQ FT	9.29	AC
TOTAL STREET AREA	90,615.63	SQ FT	2.08	AC
TOTAL NET AREA	313,846.91	SQ FT	7.20	AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'			
MINIMUM LOT SIZE	4,230 SQ FT			
AVERAGE LOT SIZE	4,645 SQ FT			
TOTAL NUMBER OF LOTS	38			
TOTAL AREA SUBDIVIDED INTO LOTS	176,544.69	SQ FT	4.05	AC
DENSITY(GROSS ACREAGE)	4.09 DU/AC			
ONSITE OPEN SPACE /LANDSCAPE	137,304.10	SQ FT	3.15	AC
PERCENT OPEN SPACE /LANDSCAPE	33.95%			
EXISTING ZONING	LUCERO PAD			

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREETS	2.08
PLUS AREA SUBDIVIDED INTO LOTS	4.05
AREA SUBTOTAL	6.13
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	7.22
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	38
DIVIDED BY ADJUSTED GROSS AREA	7.22
ADJUSTED GROSS DENSITY	5.27
EDU CALCULATION	
NUMBER OF DWELLING UNITS	38
EDU CALC. - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (38 x 0.82)	31.16

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, A 2.5-INCH GENERAL LAND OFFICE (GLO) BRASS CAP, STAMPED T1S R2W S2 S1 S11 S12 1931, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A 2-INCH ALUMINUM CAP, STAMPED T1S R2W 1/4 S2 S1 RLS 36463 2003, BEARS NORTH 00°39'31" EAST (BASIS OF BEARING), A DISTANCE OF 2606.11 FEET;

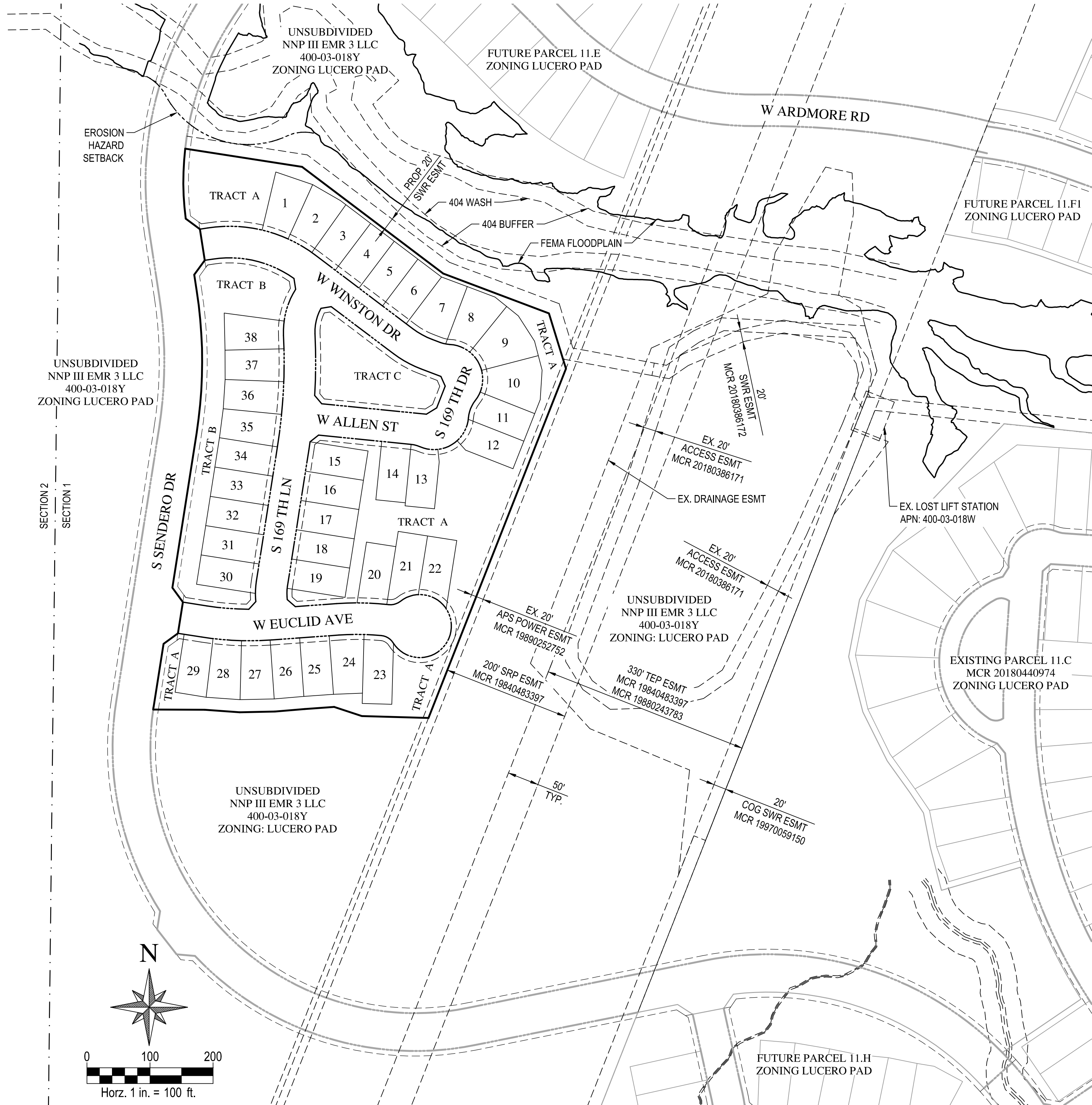
THENCE ALONG THE WEST LINE OF SAID SECTION 1, NORTH 00°39'31" EAST, A DISTANCE OF 1431.08 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 89°20'29" EAST, A DISTANCE OF 158.93 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE AND THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS SOUTH 81°35'09" EAST, THROUGH A CENTRAL ANGLE OF 00°30'08", A DISTANCE OF 3.68 FEET, TO THE CURVES END; THENCE NORTH 08°54'59" EAST, A DISTANCE OF 101.74 FEET; THENCE NORTH 53°54'59" EAST, A DISTANCE OF 28.28 FEET; THENCE NORTH 08°54'59" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 36°05'01" WEST, A DISTANCE OF 28.28 FEET; THENCE NORTH 08°54'59" EAST, A DISTANCE OF 248.34 FEET, TO THE BEGINNING OF A CURVE; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 17°41'59", A DISTANCE OF 225.51 FEET, TO THE CURVES END; THENCE NORTH 08°47'00" WEST, A DISTANCE OF 26.64 FEET; THENCE NORTH 36°13'00" EAST, A DISTANCE OF 28.28 FEET; THENCE NORTH 08°47'00" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 53°30'40" WEST, A DISTANCE OF 28.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 82°50'45" EAST, THROUGH A CENTRAL ANGLE OF 13°32'32", A DISTANCE OF 111.09 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 81°10'24" EAST, A DISTANCE OF 187.61 FEET; THENCE SOUTH 52°55'38" EAST, A DISTANCE OF 280.46 FEET; THENCE SOUTH 69°21'11" EAST, A DISTANCE OF 179.20 FEET; THENCE SOUTH 17°04'19" EAST, A DISTANCE OF 91.80 FEET, TO THE WESTERLY LINE OF THAT CERTAIN EASEMENT RECORDED AS DOCUMENT NO. 1984-0483397, MCR; THENCE ALONG SAID WESTERLY LINE, SOUTH 21°29'29" WEST, A DISTANCE OF 595.09 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 88°25'08" WEST, A DISTANCE OF 105.71 FEET; THENCE NORTH 71°33'56" WEST, A DISTANCE OF 46.29 FEET; THENCE SOUTH 85°51'33" WEST, A DISTANCE OF 46.54 FEET; THENCE SOUTH 85°06'00" WEST, A DISTANCE OF 47.81 FEET; THENCE SOUTH 88°45'45" WEST, A DISTANCE OF 55.62 FEET; THENCE NORTH 85°53'02" WEST, A DISTANCE OF 55.87 FEET; THENCE NORTH 89°41'03" WEST, A DISTANCE OF 81.49 FEET, TO THE POINT OF BEGINNING.

ESTRELLA

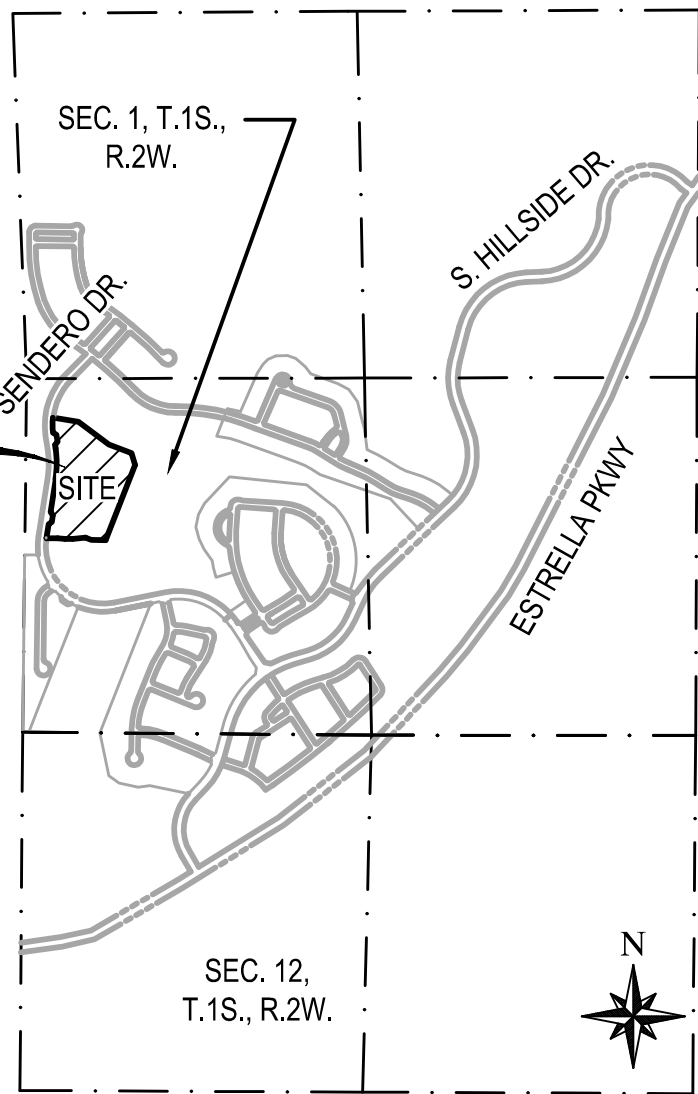
PARCEL 11.11

PRELIMINARY PLAT

A PROPOSED SUBDIVISION LOCATED WITHIN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT



LOCATION MAP
N.T.S.

OWNER / DEVELOPER

NNP III-EMR 3, LLC
5090 N. 40TH ST., STE 210
PHOENIX, AZ 85018
PHONE: (602) 468-0200
CONTACT: MR. STUART BARNEY, P.E.

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1630 S. STAPLEY DRIVE, SUITE 219
MESA, ARIZONA 85204
PHONE: (480)834-3300
CONTACT: ERIC D. SHAWD, P.E.

LANDSCAPE

SWABACK ARCHITECTS & PLANNERS
7550 E. McDONALD DR
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 367-2100
CONTACT: MR. JEFFERY M. DENZAK, A.S.L.A., A.P.A.

PUBLIC UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

SHEET INDEX

- COVER
- PRELIMINARY PLAT
- DETAILS, DATA TABLES

TOTAL SHEETS - 3

ASSESSOR'S PARCEL NUMBERS

400-03-018Y

BENCHMARK

BRASS CAP FLUSH AT INTERSECTION OF
SAN MIGUEL & ESTRELLA PARKWAY,
ELEVATION=1028.37

GENERAL LAND OFFICE (GLO) BRASS CAP
STAMPED T1S R2W S2 S1 S11 S12 1931,
ELEVATION=1005.12.

ELEVATIONS PER CITY OF GOODYEAR
DATUM (NAVD88).

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING
NORTH 0°39'31" EAST.

COMMUNITY ASSOCIATION

THE HOMEOWNERS ASSOCIATION FOR PARCEL 11.11 IS THE
VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY
ASSOCIATION

WOOD
PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com



ESTRELLA

PARCEL 11.11

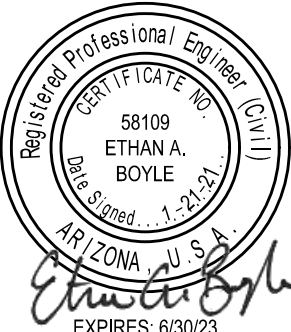
GOODYEAR, ARIZONA

PRELIMINARY PLAT

DATE

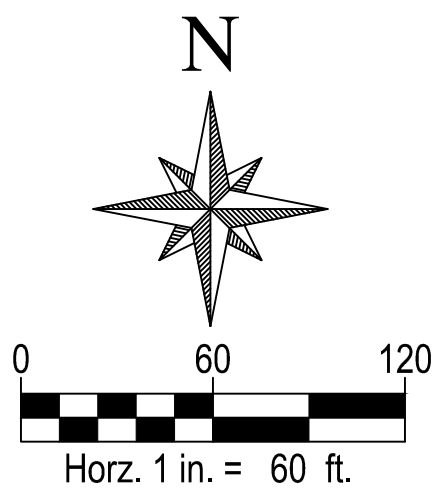
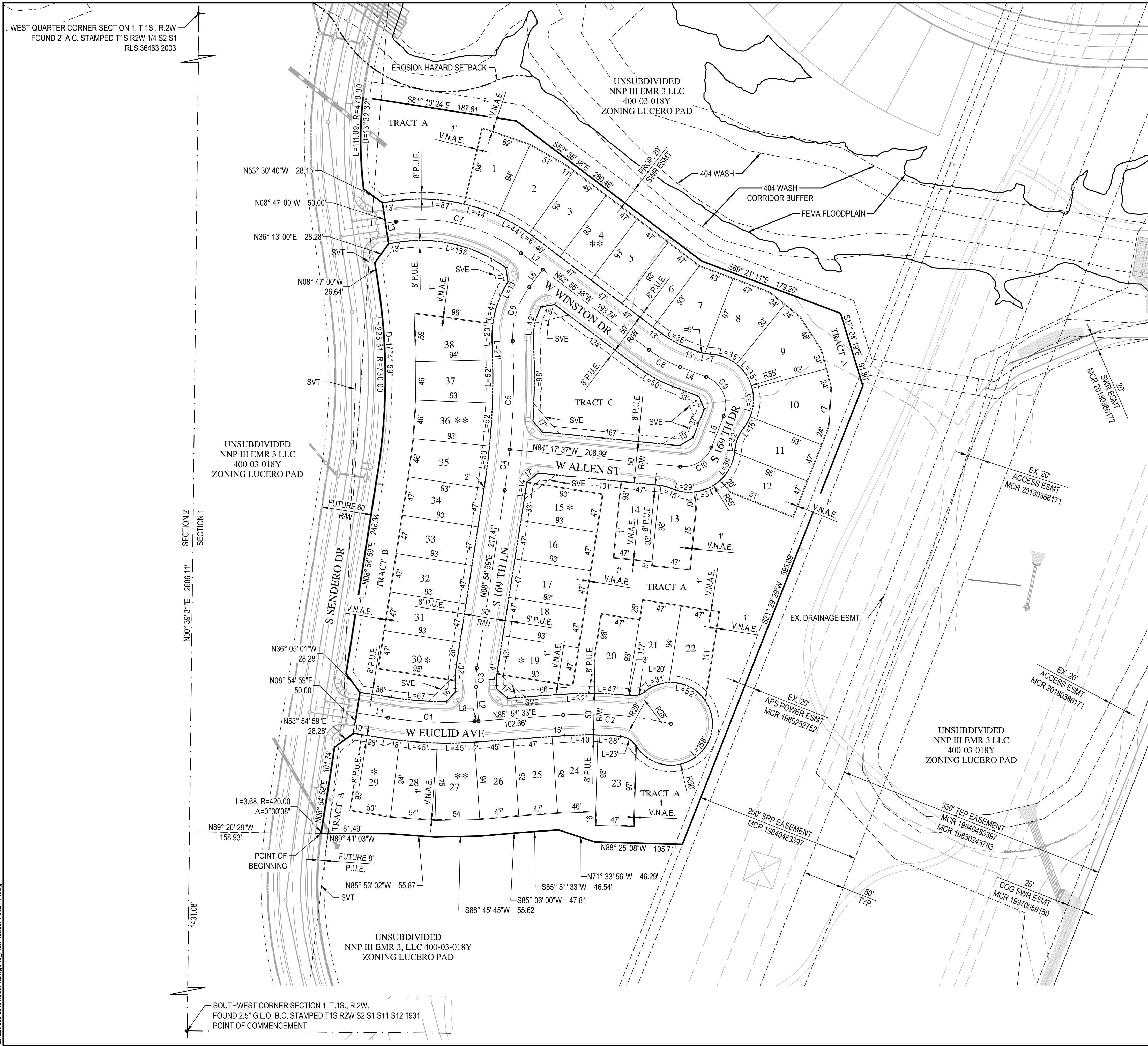
DESCRIPTION

REV



SCALE (HORIZ.) 1" = 100'
SCALE (VERT.) N/A
DATE 1/21/2021
JOB NUMBER 195071
SHEET 1 OF 3

CHECKED BY: EDS DESIGNED BY: KM DRAFTED BY: CB



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°05'01"E	38.35'
L2	S4°08'27"E	41.43'
L3	S81°13'00"W	12.80'
L4	N69°21'11"W	33.68'
L5	N21°29'29"E	40.57'
L6	N37°04'22"E	26.74'
L7	N52°55'38"W	193.74'
L8	N85°51'33"E	4.79'

CENTERLINE CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	13°03'26"	460.00'	104.83'	52.64
C2	17°47'09"	425.00'	131.93'	66.50
C3	13°03'26"	100.00'	22.79'	11.44
C4	3°12'37"	885.00'	49.58'	24.80
C5	8°56'22"	885.08'	138.09'	69.19
C6	34°45'34"	103.22'	62.62'	32.31
C7	45°51'22"	200.00'	160.07'	84.60
C8	16°25'33"	150.00'	43.00'	21.65
C9	90°50'40"	36.58'	58.00'	37.12
C10	74°12'54"	36.58'	47.38'	27.67

LEGEND & ABBREVIATIONS

	BNDRY	PROJECT BOUNDARY
		PROPOSED MAJOR CONTOUR ELEVATION
		PROPOSED MINOR CONTOUR ELEVATION
		EXISTING MAJOR CONTOUR ELEVATION
		EXISTING MINOR CONTOUR ELEVATION
		POTABLE WATER PIPE & VALVE
		SANITARY SEWER PIPE, MANHOLE & CLEANOUT
		STORM DRAIN PIPE & MANHOLE
	C/L	CENTER LINE
	T/L	TRACT LINE
	V.T.E.	VISIBILITY TRIANGLE EASEMENT
	S.V.E.	SIGHT VISIBILITY TRIANGLE
	P.U.E.	PUBLIC UTILITY EASEMENT
	E.S.V.A.E.	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
	S.E.	SEWER EASEMENT
	W.E.	WATER EASEMENT
	D.E.	DRAINAGE EASEMENT
	V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
	M/L	MONUMENT LINE
	R/W	RIGHT OF WAY/TRACT
	E/P	EDGE OF PAVEMENT
	B/C	BACK OF CURB
	SW	SIDEWALK
	BSL	BUILDING SETBACK LINE
	*	TWO STORY HOMES NOT PERMITTED
	**	POTENTIAL HEADLIGHT INTRUSION-DRIVEWAY
		LOCATION TO BE DESIGNATED TO MITIGATE

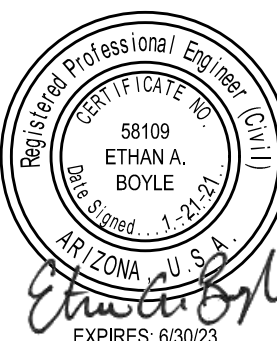


Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



ESTRELLA
PARCEL 11.11
GOODYEAR, ARIZONA
PRELIMINARY PLAT

DATE					
DESCRIPTION					
REV					



SCALE (HORIZ.)	1" = 60'
SCALE (VERT.)	N/A
DATE	1/21/2021
JOB NUMBER	195071
SHEET	2 OF 3

CHECKED BY: EDS DESIGNED BY: KM DRAFTED BY: CB

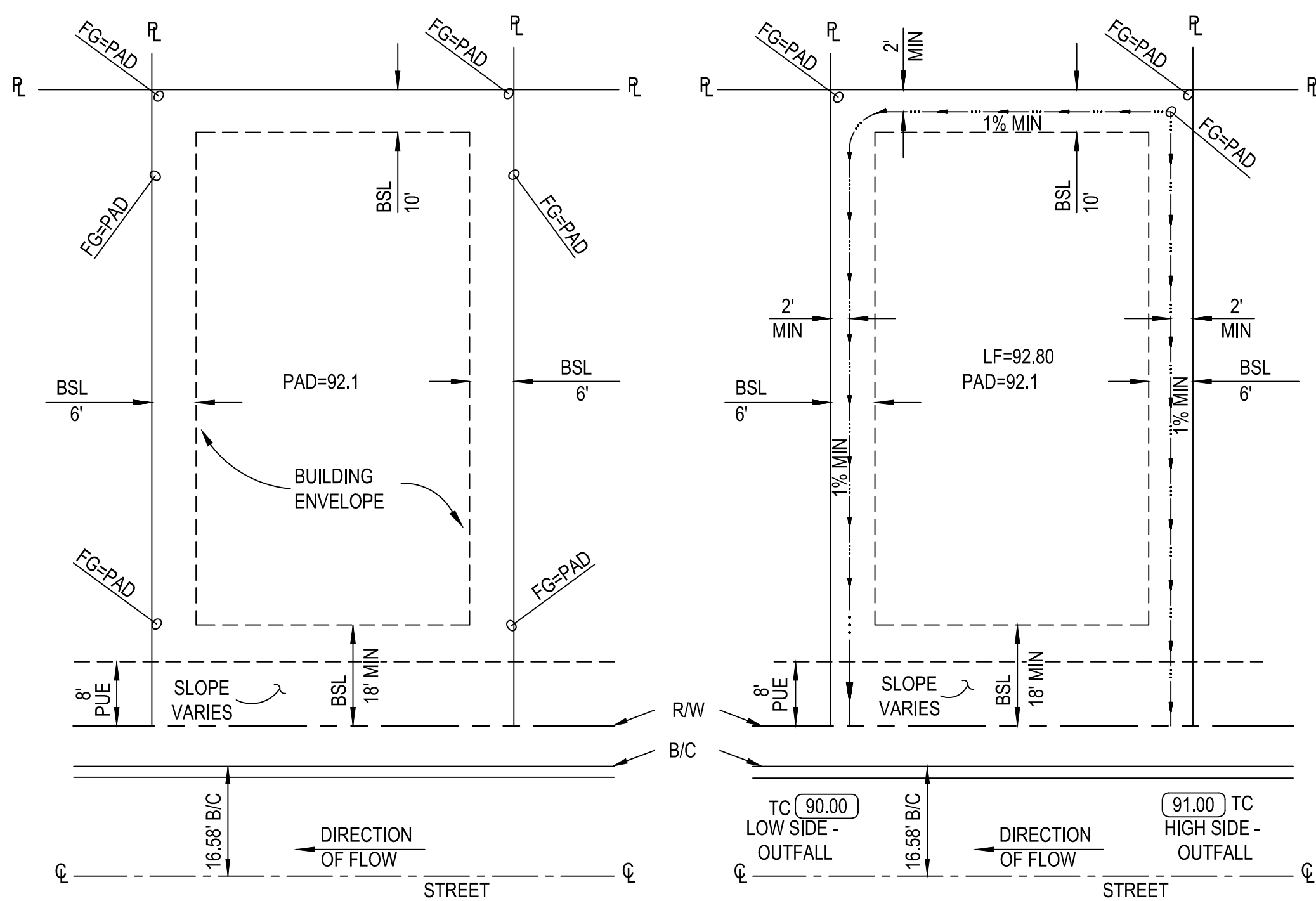
LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	4,914.25	0.1128
LOT 2	4,906.86	0.1126
LOT 3	4,447.25	0.1021
LOT 4	4,371.00	0.1003
LOT 5	4,371.00	0.1003
LOT 6	4,371.00	0.1003
LOT 7	5,510.04	0.1265
LOT 8	5,236.19	0.1202
LOT 9	6,072.41	0.1394
LOT 10	6,051.08	0.1389
LOT 11	4,499.82	0.1033
LOT 12	4,396.42	0.1009
LOT 13	4,414.50	0.1013
LOT 14	4,371.00	0.1003
LOT 15	4,371.50	0.1004
LOT 16	4,371.00	0.1003
LOT 17	4,371.00	0.1003
LOT 18	4,371.00	0.1003
LOT 19	4,370.90	0.1003
LOT 20	4,451.93	0.1022

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 21	4,996.58	0.1147
LOT 22	4,558.32	0.1046
LOT 23	5,042.07	0.1157
LOT 24	4,738.35	0.1088
LOT 25	4,371.00	0.1003
LOT 26	4,396.31	0.1009
LOT 27	4,630.03	0.1063
LOT 28	4,630.03	0.1063
LOT 29	4,477.48	0.1028
LOT 30	4,380.86	0.1006
LOT 31	4,371.00	0.1003
LOT 32	4,371.00	0.1003
LOT 33	4,371.00	0.1003
LOT 34	4,371.00	0.1003
LOT 35	4,583.87	0.1052
LOT 36	4,592.08	0.1054
LOT 37	4,604.39	0.1057
LOT 38	4,819.19	0.1106
TOTAL AREA	176,544.71	4.0529

TRACT AREA TABLE			
TRACT	TRACT USAGE	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT A	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE	83,747.80	1.92
TRACT B	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE	32,270.48	0.74
TRACT C	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE	21,283.94	0.49
TOTAL		137,302.22	3.15

NOTE
*ALL TRACT AREAS WILL BE OWNED AND
MAINTAINED BY THE VILLAGES AT ESTRELLA
MOUNTAIN RANCH COMMUNITY ASSOCIATION.

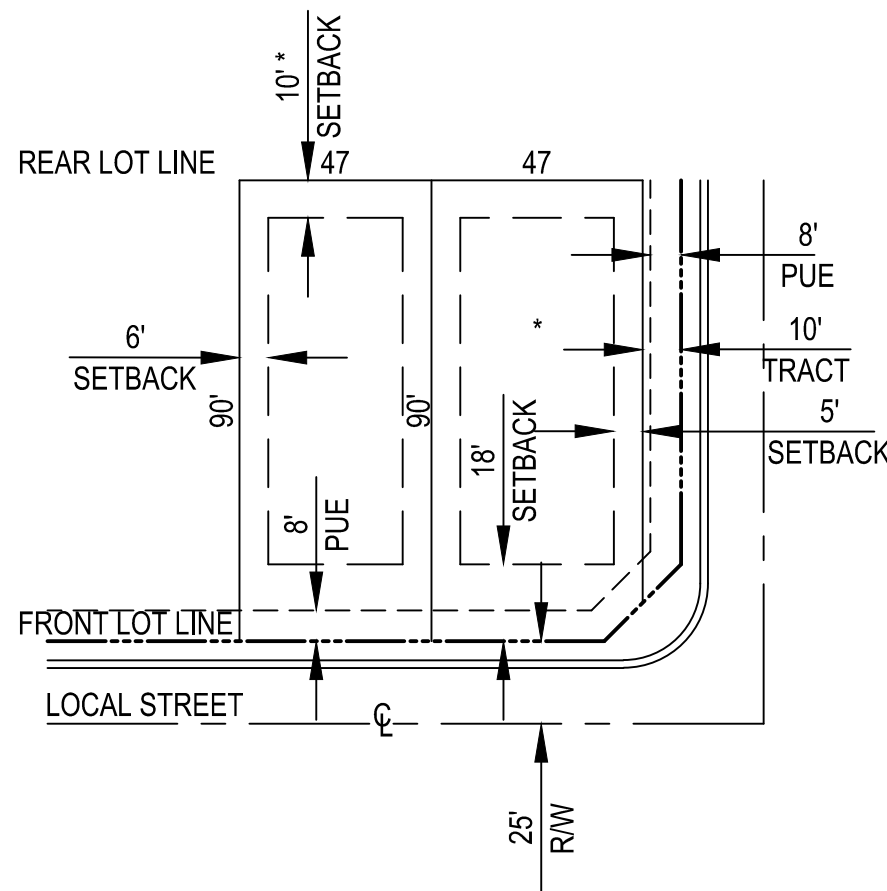
ROW AREA TABLE		
ROW	ROW SQUARE FEET	ROW ACRES
ROW	90,615.63	2.0802



TYPICAL ROUGH PAD GRADING
(DRAINAGE REAR TO FRONT)

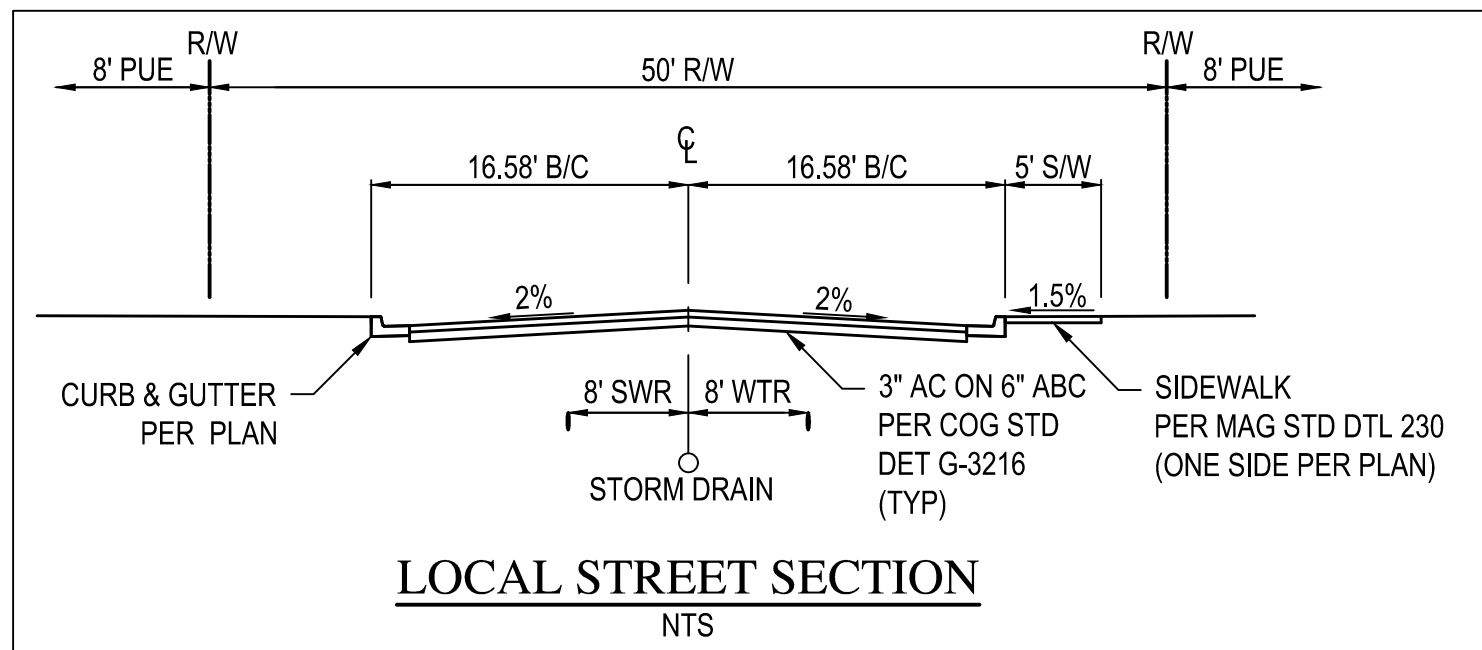
TYPICAL FINISHED PAD GRADING
(DRAINAGE REAR TO FRONT)

- NOTES:
- LOT FINISH GRADING TO BE COMPLETED BY OTHERS.
 - ALL LOTS MUST BE FINISH GRADED TO PROVIDE A SWALE TO ULTIMATE LOT OUTFALL (LOW TOP OF CURB, LOW TOP OF SIDEWALK).
 - ALL LOTS WILL REQUIRE REGULAR DRAINAGE MAINTENANCE, WHICH IS THE SOLE RESPONSIBILITY OF THE HOMEOWNER.
 - FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION. THE PAD DRAINAGE DESIGN SHOWN ON THESE PLANS AND RECOMMENDATIONS PER THE SOILS REPORT MUST BE ADHERED TO.
 - ANY RETAINING WALL BACKFILL PLACED IN THE PAD AREA MUST BE COMPACTED PER THE SOILS REPORT RECOMMENDATIONS.
 - SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS AMENDED.



TYPICAL 47' X 90' LOT DETAIL
NTS

NOTES
*SETBACKS AND DEVELOPMENT STANDARDS PER
THE LUCERO PAD, AS AMENDED



LOCAL STREET SECTION
NTS

WOOD
PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

Call at least two full working days before
you begin excavation.
ARIZONA
Arizona State Seal, Inc.
Dist. 6-1 or 1-800-STAKE-IT (762-3246)
In Maricopa County: (602) 953-1100

ESTRELLA

PARCEL 11.11

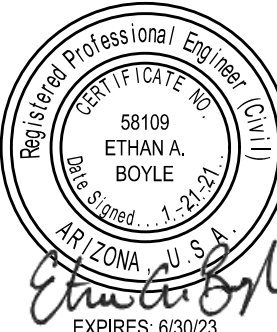
GOODYEAR, ARIZONA

PRELIMINARY PLAT

DATE

DESCRIPTION

REV



SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 1/21/2021
JOB NUMBER 195071
SHEET 3 OF 3

CHECKED BY: EDS DESIGNED BY: KM DRAFTED BY: CB