

ESTRELLA - PARCEL 1.2				
SITE DATA TABLE				
TOTAL GROSS AREA	277,418.91	SQ FT	6.37	AC
TOTAL STREET AREA	38,055.05	SQ FT	0.87	AC
TOTAL NET AREA	239,363.86	SQ FT	5.50	AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'			
MINIMUM LOT SIZE	4,230 SQ FT			
AVERAGE LOT SIZE	4,728 SQ FT			
TOTAL NUMBER OF LOTS	23			
TOTAL AREA SUBDIVED INTO LOT	108,738.03	SQ FT	2.50	AC
DENSITY (GROSS ACREAGE)	3.61	DU/AC		
ONSITE OPEN SPACE /LANDSCAPE	130,240.11	SQ FT	2.99	AC
PERCENT OPEN SPACE /LANDSCAPE	46.95%			
EXISTING ZONE	LUCERO PAD			

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	0.87
PLUS AREA SUBDIVIDED INTO LOTS	2.50
AREA SUBTOTAL	3.37
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	3.96
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	23
DIVIDED BY ADJUSTED GROSS AREA	3.96
ADJUST GROSS DENSITY	5.80
EDU CALCULATION	
NUMBER OF DWELLING UNITS	23
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (23 x 0.82)	18.86

LEGAL DESCRIPTION

A PORTION OF PARCEL A, MINOR LAND DIVISION MAP OF LUCERO PARK, RECORDED IN BOOK 1480, PAGE 2, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID SECTION 1, A 2½ -INCH GENERAL LAND OFFICE 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 PARCEL AND THE WEST LINE OF SAID SECTION, NORTH 00°39'31" EAST, A DISTANCE OF 1307.48 FEET; **THENCE** LEAVING THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF SAID SECTION, NORTH 90°00'00" EAST, A DISTANCE OF 99.62 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; **THENCE** SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 82°46'55" EAST, THROUGH A CENTRAL ANGLE OF 28°35'07", A DISTANCE OF 239.48 FEET; **THENCE** SOUTH 05°11'51" WEST, A DISTANCE OF 29.63 FEET; **THENCE** SOUTH 42°36'42" EAST, A DISTANCE OF 74.00 FEET; **THENCE** NORTH 89°34'45" EAST, A DISTANCE OF 29.63 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; **THENCE** SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 40°34'48" EAST, THROUGH A CENTRAL ANGLE OF 18°20'11", A DISTANCE OF 153.61 FEET, TO THE WEST LINE OF THAT CERTAIN APS EASEMENT RECORDED IN DOCUMENT NO. 1989-0252752, MCR, AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE; **THENCE** ALONG SAID WEST LINE, SOUTH 21°30'01" WEST, A DISTANCE OF 744.54 FEET; **THENCE** SOUTH 21°26'55" WEST, A DISTANCE OF 248.28 FEET, TO THE SOUTH LINE OF SAID PARCEL; **THENCE** LEAVING SAID WEST LINE, ALONG SAID SOUTH LINE, NORTH 89°30'18" WEST, A DISTANCE OF 45.48 FEET, TO THE **POINT OF BEGINNING**.

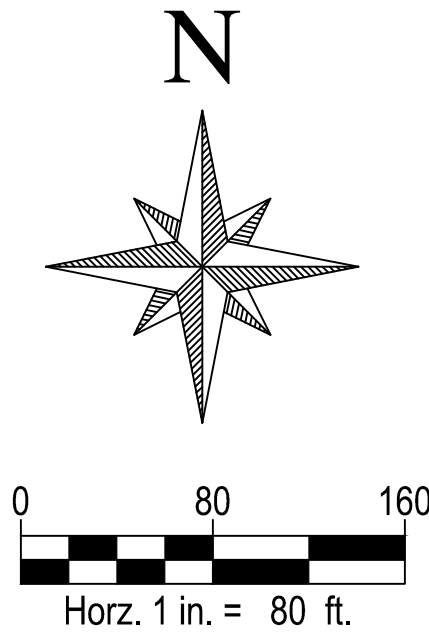
NOTE: SENDERO DRIVE, OR AN APPROVED ALTERNATIVE, IS TO BE COMPLETED PRIOR TO CONSTRUCTION OF HOMES IN THIS PLAT. OTHERWISE, FIRE SPRINKLERS WILL BE REQUIRED IN ALL HOMES WITHIN THIS PLAT.

ESTRELLA

PARCEL 11.12

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



SOUTHWEST CORNER PARCEL A & SOUTHWEST CORNER SECTION 1, T.1S., R.2W. FOUND 2.5" G.L.O. B.C. STAMPED T1S R2W S2 S1 S11 S12 1931
POINT OF BEGINNING

UNSUBDIVIDED
HE CAPITAL KR LLC
400-03-017
ZONING PAD

UNSUBDIVIDED
NNP III EMR 3 LLC
400-03-018Y
ZONING LUCERO PAD

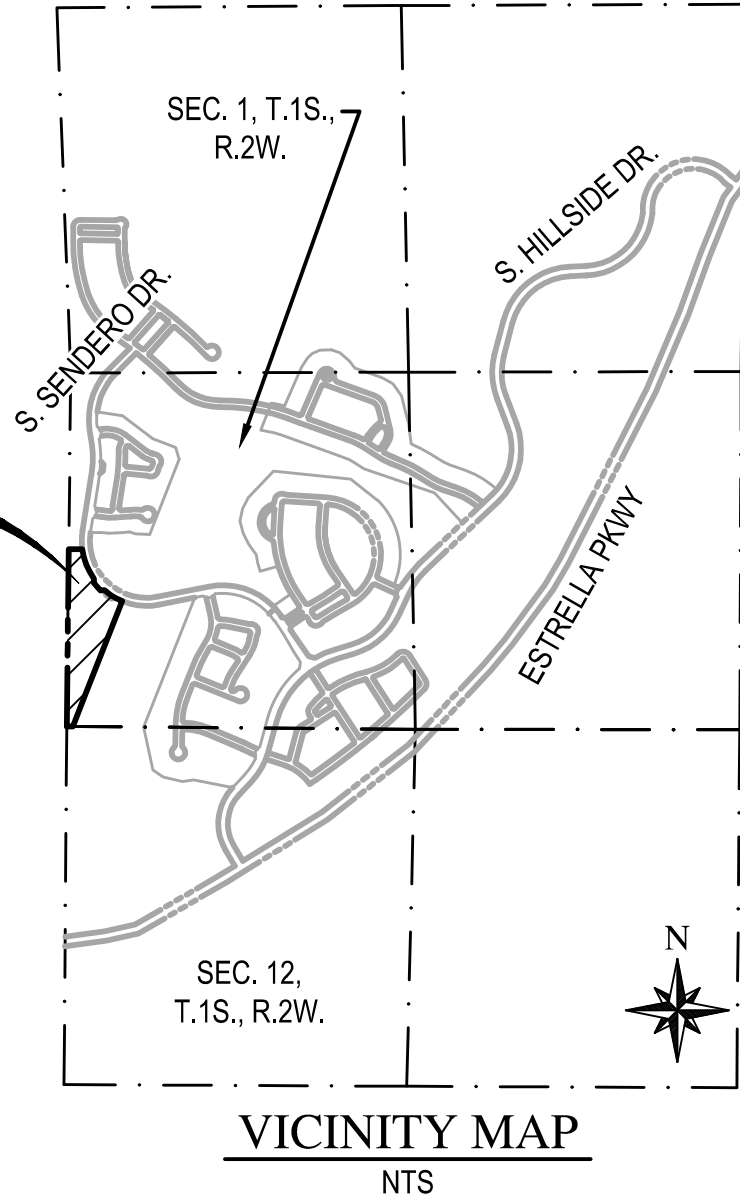
UNSUBDIVIDED
NNP III EMR 3 LLC
400-03-018Y
ZONING LUCERO PAD

UNSUBDIVIDED
NNP III EMR 3 LLC
400-03-018Y
ZONING LUCERO PAD

FUTURE PARCEL 11.H
ZONING LUCERO PAD

KEY MAP

PROJECT



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.
2051 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
CONTACT: ETHAN BOYLE, 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

- 1 - COVER
- 2 - PRELIMINARY PLAT
- 3 - 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 11.12 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 11.12

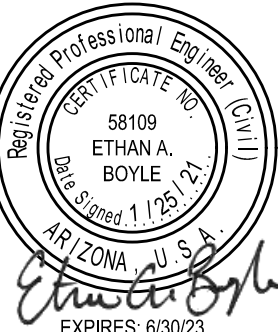
GOODYEAR, ARIZONA

PRELIMINARY PLAT

DATE

DESCRIPTION

REV



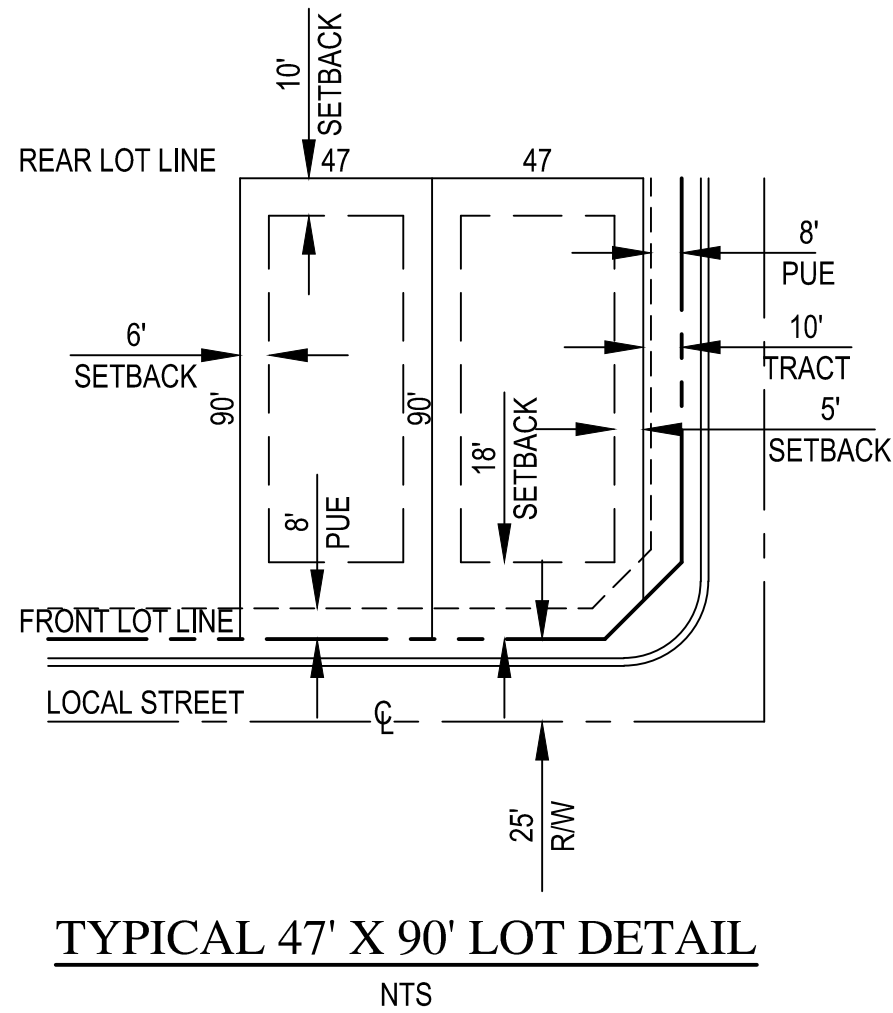
SCALE (HORIZ.) 1" = 80'
SCALE (VERT.) N/A
DATE 1/25/2021
JOB NUMBER 195072
SHEET 1 OF 3

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

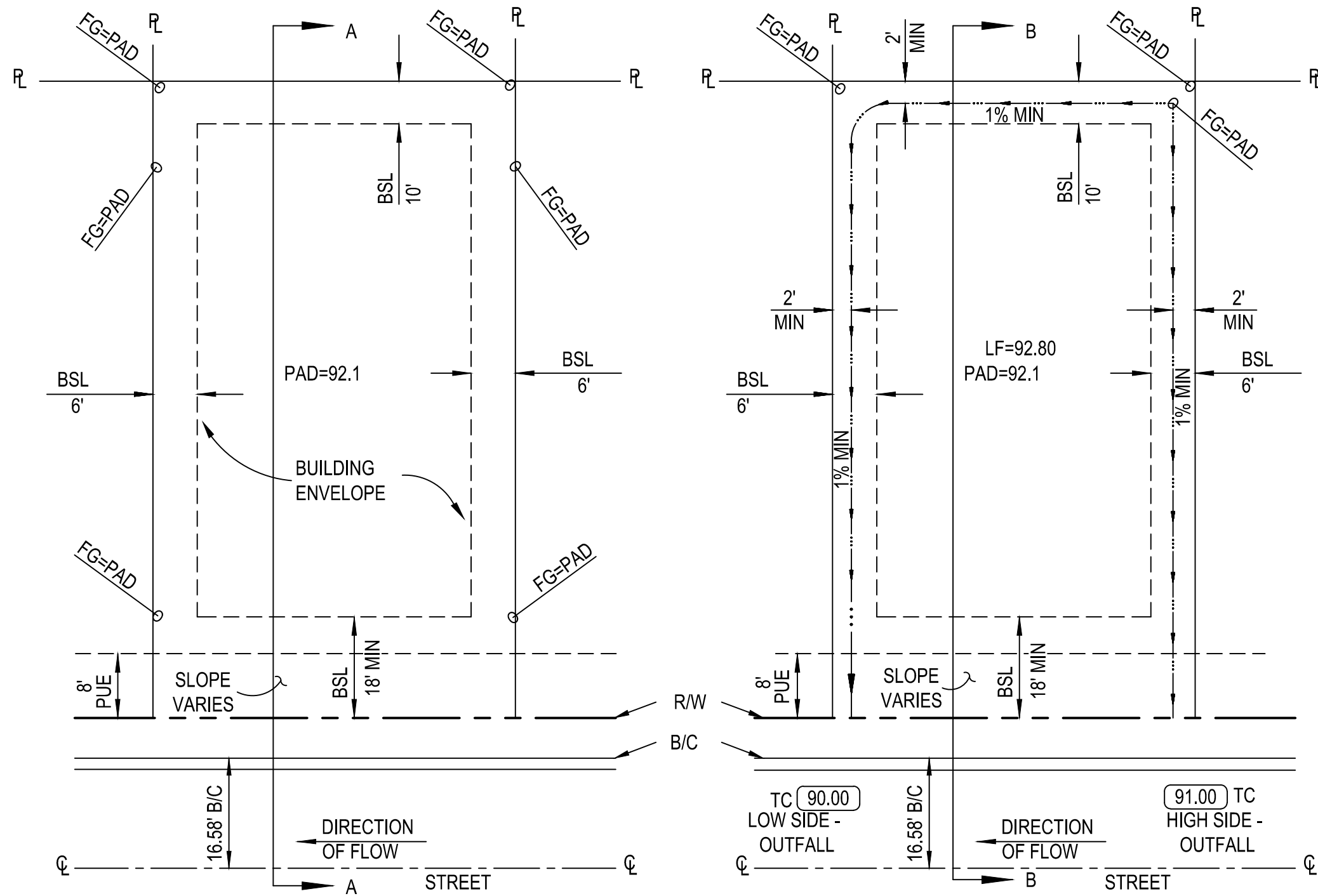
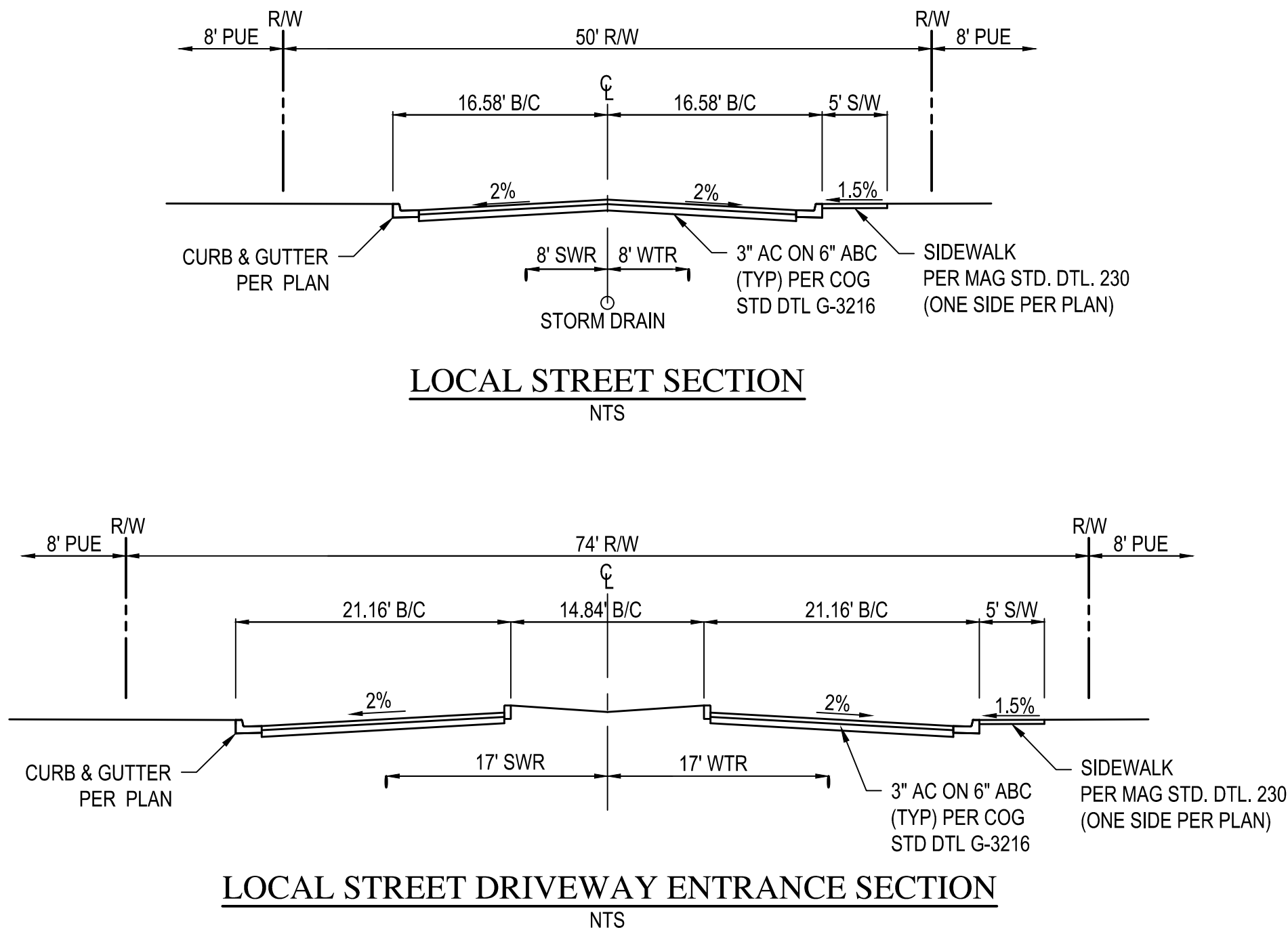
LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,073	0.1164
LOT 2	5,176	0.1188
LOT 3	5,166	0.1186
LOT 4	4,568	0.1049
LOT 5	4,371	0.1003
LOT 6	4,371	0.1003
LOT 7	4,371	0.1003
LOT 8	4,371	0.1003
LOT 9	4,371	0.1003
LOT 10	4,371	0.1003
LOT 11	4,371	0.1003
LOT 12	4,371	0.1003
LOT 13	5,250	0.1205
LOT 14	6,392	0.1468
LOT 15	4,597	0.1055
LOT 16	4,371	0.1003
LOT 17	4,371	0.1003
LOT 18	4,371	0.1003
LOT 19	4,371	0.1003
LOT 20	4,371	0.1003
LOT 21	4,371	0.1003
LOT 22	6,952	0.1596
LOT 23	4,371	0.1003
TOTAL AREA	108,738	2.49

TRACT AREA TABLE				
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	TRACT USAGE	TRACT OWNERSHIP AND MAINTENANCE
TRACT A	130,240.11	2.9899	OPEN SPACE, PUBLIC UTILITY EASEMENT, WATER EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT, DRAINAGE, LANDSCAPING	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT B	385.72	0.0089	MEDIAN, DRAINAGE, LANDSCAPING	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TOTAL	130,625.83	2.9987		

RIGHT-OF-WAY AREA TABLE		
RIGHT-OF-WAY	R/W AREA SQUARE FEET	R/W AREA ACRES
RIGHT-OF-WAY	38,055.05	0.8736



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



- 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.

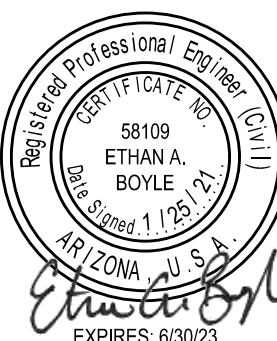


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PARCEL 11.12
GOODYEAR, ARIZONA
PRELIMINARY PLAT

DATE				
DESCRIPTION				
REV				



SCALE (HORIZ.) 1" = 80'
SCALE (VERT.) N/A
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SHEET 3 OF 3

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