

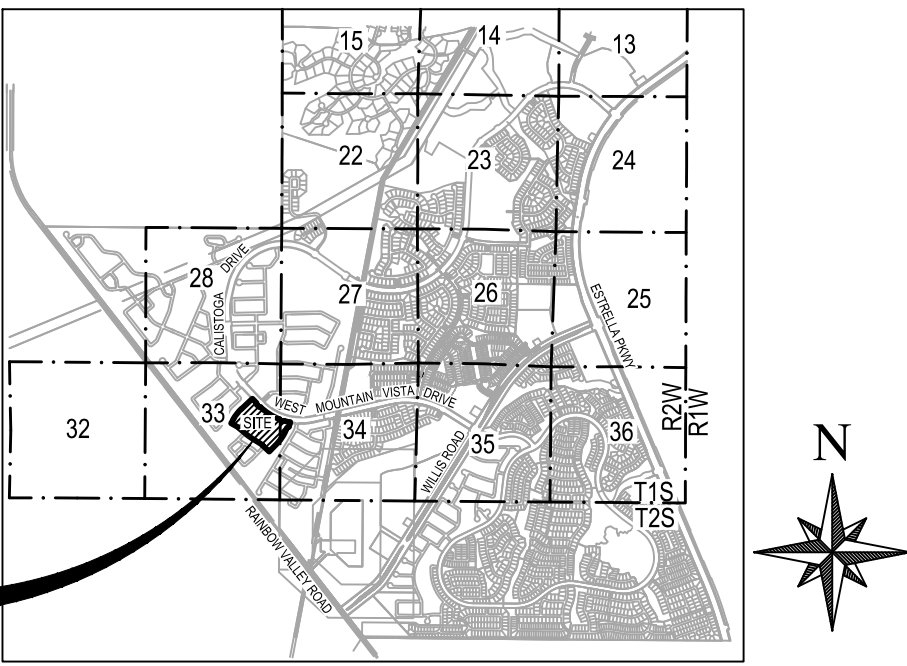
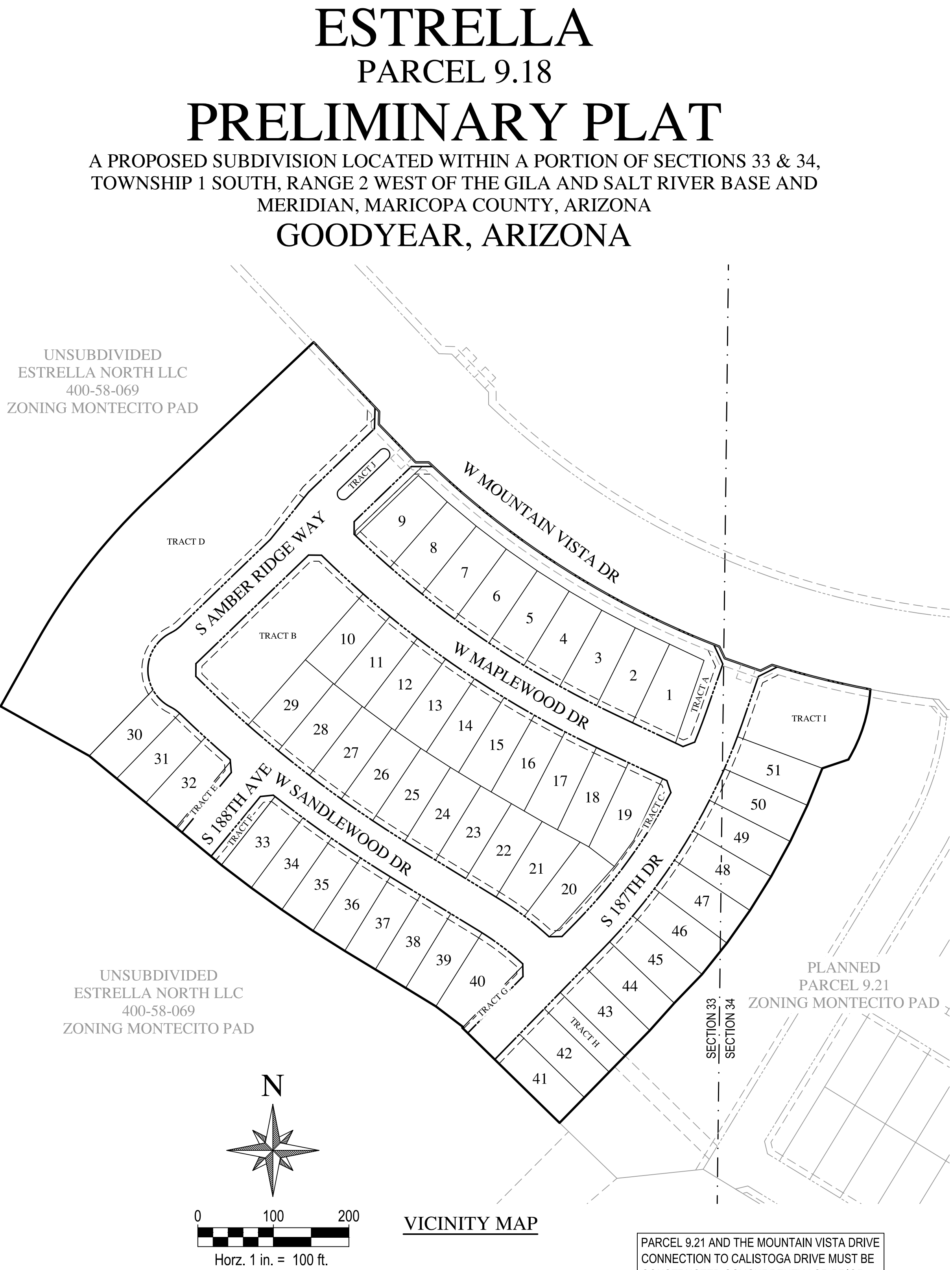
ESTRELLA - PARCEL 9.18				
SITE DATA TABLE				
TOTAL GROSS AREA	571,884.14	SQ FT	13.13	AC
TOTAL STREET AREA	121,038.32	SQ FT	2.78	AC
TOTAL NET AREA	450,845.82	SQ FT	10.35	AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 115'			
MINIMUM LOT SIZE	5,405 SQ FT			
AVERAGE LOT SIZE	5,799 SQ FT			
TOTAL NUMBER OF LOTS	51			
TOTAL AREA SUBDIVIDED INTO LOTS	295,778.83	SQ FT	6.79	AC
DENSITY(GROSS ACREAGE)	3.89		DU/AC	
ONSITE OPEN SPACE /LANDSCAPE	153,765.27	SQ FT	3.53	AC
ACTIVE USABLE OPEN SPACE	0.51	AC	14.45%	
PASSIVE USABLE OPEN SPACE	2.41	AC	68.27%	
PERCENT OPEN SPACE /LANDSCAPE	26.89%			
EXISTING ZONING	PAD			

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREETS	2.78
PLUS AREA SUBDIVIDED INTO LOTS	6.79
AREA SUBTOTAL	9.57
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	11.26
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	51
DIVIDED BY ADJUSTED GROSS AREA	11.26
ADJUSTED GROSS DENSITY	4.53
EDU CALCULATION	
NUMBER OF DWELLING UNITS	51
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (51 x 0.82)	41.82

LEGAL DESCRIPTION

A parcel of land lying within Section 33 and Section 34, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 33, a 2 1/2-inch General Land Office (GLO) brass cap stamped T1S R2W S27 S28 S33 S34 1931, from which the north quarter corner of said Section 33, a 2 1/2-inch GLO brass cap stamped 1/4 S28 S33 1931, bears North 88°55'45" West (basis of bearing), a distance of 2633.26 feet;
THENCE along the north line of said Section 33, North 88°55'45" West, a distance of 543.33 feet;
THENCE leaving said north line, South 01°04'15" West, a distance of 679.00 feet, to the **POINT OF BEGINNING**;
THENCE South 43°22'07" East, a distance of 126.31 feet;
THENCE South 01°20'51" West, a distance of 17.06 feet;
THENCE South 44°07'45" East, a distance of 70.00 feet;
THENCE South 89°56'56" East, a distance of 17.28 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 1155.00 feet, concave northeasterly, whose radius bears North 43°43'53" East, through a central angle of 22°44'23", a distance of 458.40 feet, to a point of intersection with a non-tangent line;
THENCE South 25°05'06" East, a distance of 17.20 feet;
THENCE South 70°50'39" East, a distance of 50.00 feet;
THENCE North 63°23'49" East, a distance of 17.20 feet, to a point of intersection with a non-tangent curve;
THENCE easterly along said non-tangent curve to the left, having a radius of 1155.00 feet, concave northerly, whose radius bears North 17°19'13" East, through a central angle of 06°39'24", a distance of 134.19 feet, to a point of intersection with a non-tangent curve;
THENCE southerly along said non-tangent curve to the right, having a radius of 208.00 feet, concave westerly, whose radius bears North 86°07'05" West, through a central angle of 27°02'57", a distance of 98.20 feet, to a point of intersection with a non-tangent line;
THENCE South 71°26'13" West, a distance of 36.35 feet;
THENCE South 22°03'16" West, a distance of 52.89 feet;
THENCE South 25°20'56" West, a distance of 52.89 feet;
THENCE South 28°38'37" West, a distance of 52.89 feet;
THENCE South 31°56'17" West, a distance of 52.89 feet;
THENCE South 35°13'57" West, a distance of 52.89 feet;
THENCE South 38°31'37" West, a distance of 52.89 feet;
THENCE South 43°58'37" West, a distance of 52.87 feet;
THENCE South 41°51'32" West, a distance of 48.55 feet;
THENCE South 44°19'49" West, a distance of 171.00 feet;
THENCE North 45°40'11" West, a distance of 180.00 feet;
THENCE North 44°19'49" East, a distance of 1.49 feet;
THENCE North 52°52'00" West, a distance of 45.25 feet;
THENCE North 58°36'23" West, a distance of 46.86 feet;
THENCE North 58°38'09" West, a distance of 47.00 feet;
THENCE North 58°50'23" West, a distance of 47.32 feet;
THENCE North 57°37'28" West, a distance of 49.78 feet;
THENCE North 55°59'01" West, a distance of 49.78 feet;
THENCE North 54°20'34" West, a distance of 49.78 feet;
THENCE North 52°42'06" West, a distance of 49.78 feet;
THENCE North 50°10'53" West, a distance of 17.80 feet;
THENCE North 50°28'13" West, a distance of 209.02 feet;
THENCE North 60°47'21" West, a distance of 134.45 feet;
THENCE North 29°12'39" East, a distance of 95.67 feet, to the beginning of a curve;
THENCE northeasterly along said curve to the right, having a radius of 810.00 feet, concave southeasterly, through a central angle of 17°25'13", a distance of 246.28 feet, to the curves end;
THENCE North 46°37'53" East, a distance of 298.45 feet, to the **POINT OF BEGINNING**.



OWNER / DEVELOPER

ESTRELLA NORTH LLC
17700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 348-1118
CONTACT: TIM BRISLIN

BASIS OF BEARING

WEST LINE OF THE NORTHWEST QUARTER
OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE
2 WEST OF THE GILA AND SALT RIVER
MERIDIAN, HAVING A BEARING OF SOUTH
00°41'09" WEST

BENCHMARKS

3-INCH CITY OF GOODYEAR BRASS CAP FLUSH
LOCATED AT THE INTERSECTION OF ESTRELLA
PARKWAY AND SAN MIGUEL, HAVING AN ELEVATION
OF 1026.73'
OLD CITY OF GOODYEAR NGVD 29 DATUM. TO
CONVERT ELEVATIONS TO NEW CITY OF GOODYEAR
NAVD 88 DATUM, ADD 1.64'

HOME OWNERS ASSOCIATION

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

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
400-58-069 & 400-58-328B
ZONING:
MONTECITO PAD
AREA:
GROSS=13.13 AC
NET=10.35 AC
DISTURBED AREA= 12.23 AC

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 W NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
CONTACT: ETHAN A. 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.

SOILS REPORT NOTE

A SOILS (GEOTECHNICAL) REPORT HAS
BEEN PREPARED FOR THIS PROJECT
TITLED 'ESTRELLA MOUNTAIN RANCH -
MONTECITO PARCEL 9.18' BY PROTEX, JOB
#10793, DATED NOVEMBER 23, 2020.

PUBLIC UTILITIES

WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
ELECTRIC APS
TELEPHONE CENTURY LINK
GAS SOUTHWEST GAS
CABLE TV COX COMMUNICATIONS
RECLAIMED WATER NNP NON-POTABLE
DISTRIBUTION CO, LLC

CIVIL SHEET INDEX

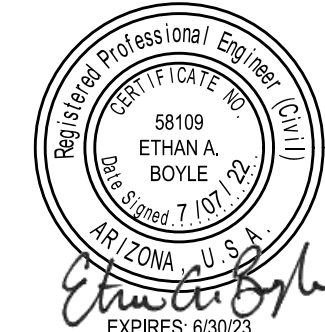
- 1 - COVER SHEET
2 - PRELIMINARY PLAT
3 - DETAILS

TOTAL SHEETS - 3

ESTRELLA - PARCEL 9.18

PRELIMINARY PLAT
GOODYEAR, ARIZONA
COVER SHEET

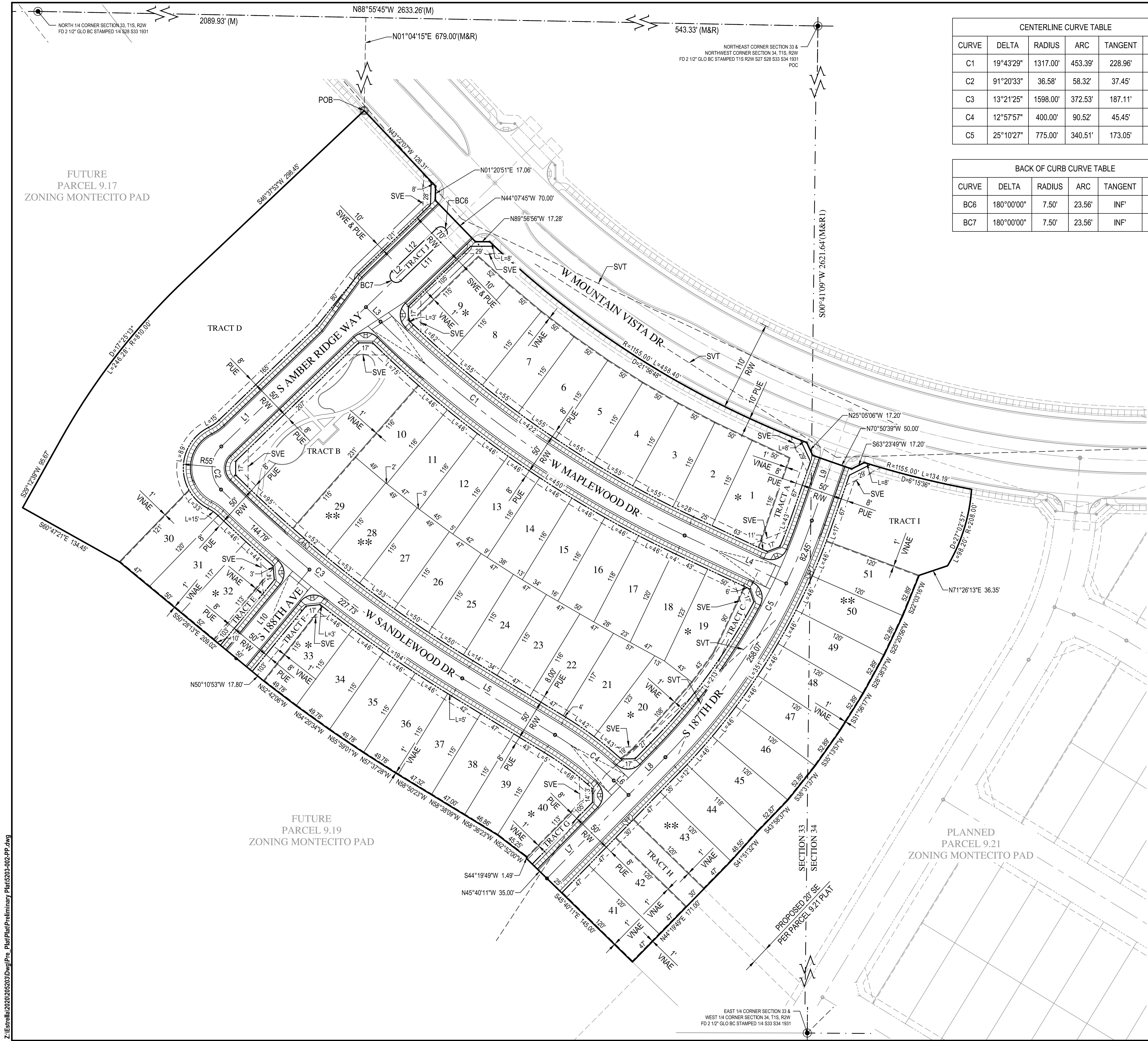
REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 100'
SCALE (VERT.) N/A
DATE 7/07/2022
JOB NUMBER 205203
SHEET

1 OF 3

CHECKED BY: EB DESIGNED BY: DS DRAFTED BY: MG

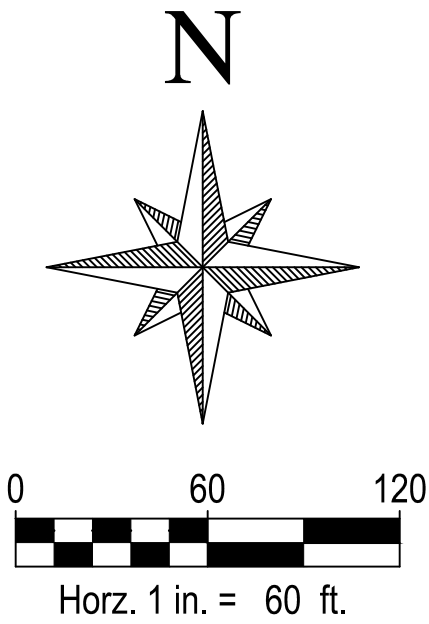


CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	19°43'29"	1317.00'	453.39'	228.96'	451.16'
C2	91°20'33"	36.58'	58.32'	37.45'	52.33'
C3	13°21'25"	1598.00'	372.53'	187.11'	371.68'
C4	12°57'57"	400.00'	90.52'	45.45'	90.33'
C5	25°10'27"	775.00'	340.51'	173.05'	337.78'

BACK OF CURB CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
BC6	180°00'00"	7.50'	23.56'	INF'	15.00'
BC7	180°00'00"	7.50'	23.56'	INF'	15.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46° 03' 49"E	243.75'
L2	N46° 03' 49"E	142.65'
L3	S45° 01' 27"E	25.00'
L4	S64° 44' 56"E	136.23'
L5	S58° 38' 09"E	131.88'
L6	S45° 40' 11"E	25.00'
L7	N44° 19' 49"E	141.68'
L8	N44° 19' 49"E	64.02'
L9	N19° 09' 21"E	67.00'
L10	N39° 31' 47"E	139.56'

BACK OF CURB LINE TABLE		
LINE	BEARING	DISTANCE
L11	S46°03'49"W	75.00'
L12	N46°03'49"E	75.00'



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
		CENTER LINE
		TRACT LINE
	C/L	SIGHT VISIBILITY EASEMENT
	T/L	SIGHT VISIBILITY TRIANGLE
	SVE	PUBLIC UTILITY EASEMENT
	SVT	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
	PUE	SEWER EASEMENT
	ESVAE	SIDEWALK EASEMENT
	SE	WATER EASEMENT
	SWE	DRAINAGE EASEMENT
	WE	VEHICULAR NON ACCESS EASEMENT
	DE	TEMPORARY CONSTRUCTION EASEMENT
	VNAE	MONUMENT LINE
	TCE	RIGHT OF WAY
	M/L	EDGE OF PAVEMENT
	R/W	BACK OF CURB
	E/P	SIDEWALK
	B/C	BUILDING SETBACK LINE
	SW	
	BSL	

LEGEND

- * TWO STORY HOMES NOT PERMITTED.
- ** POTENTIAL HEADLIGHT INTRUSION- DRIVEWAY LOCATION TO BE DESIGNATED TO MITIGATE.



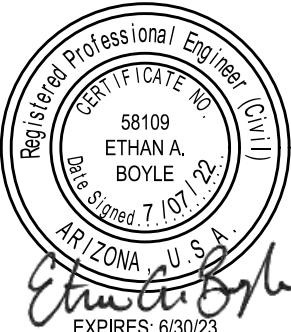
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



ESTRELLA - PARCEL 9.18

PRELIMINARY PLAT
GOODYEAR, ARIZONA
PRELIMINARY PLAT

DATE				
DESCRIPTION				
REV				



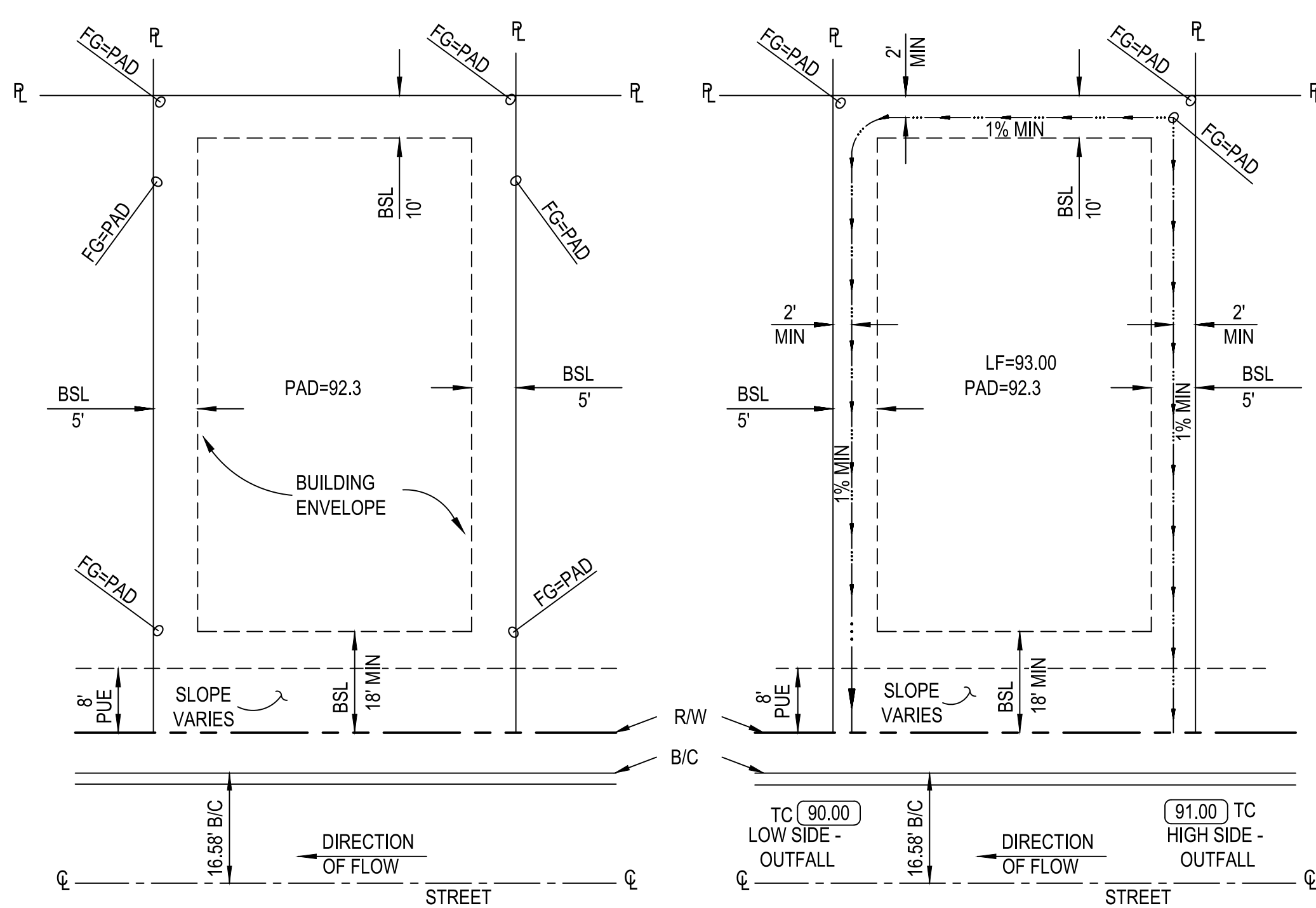
SCALE (HORIZ.)	1" = 60'
SCALE (VERT.)	N/A
DATE	7/07/2022
JOB NUMBER	205203
SHEET	

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	6,514	0.1495
LOT 2	5,930	0.1361
LOT 3	6,049	0.1389
LOT 4	6,049	0.1389
LOT 5	6,049	0.1389
LOT 6	6,049	0.1389
LOT 7	6,049	0.1389
LOT 8	6,049	0.1389
LOT 9	6,523	0.1498
LOT 10	5,605	0.1287
LOT 11	5,605	0.1287
LOT 12	5,605	0.1287
LOT 13	5,606	0.1287
LOT 14	5,606	0.1287
LOT 15	5,623	0.1291
LOT 16	5,665	0.1300
LOT 17	5,774	0.1325
LOT 18	5,744	0.1319
LOT 19	6,248	0.1434
LOT 20	6,298	0.1446

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 21	6,096	0.1400
LOT 22	5,483	0.1259
LOT 23	5,431	0.1247
LOT 24	5,454	0.1252
LOT 25	5,586	0.1282
LOT 26	5,586	0.1282
LOT 27	5,824	0.1337
LOT 28	5,824	0.1337
LOT 29	5,823	0.1337
LOT 30	5,587	0.1283
LOT 31	5,695	0.1307
LOT 32	5,666	0.1301
LOT 33	5,538	0.1271
LOT 34	5,538	0.1271
LOT 35	5,538	0.1271
LOT 36	5,538	0.1271
LOT 37	5,424	0.1245
LOT 38	5,405	0.1241
LOT 39	5,480	0.1258
LOT 40	6,645	0.1526

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 41	5,640	0.1295
LOT 42	5,640	0.1295
LOT 43	5,640	0.1295
LOT 44	5,665	0.1301
LOT 45	5,868	0.1347
LOT 46	5,921	0.1359
LOT 47	5,921	0.1359
LOT 48	5,921	0.1359
LOT 49	5,921	0.1359
LOT 50	5,921	0.1359
LOT 51	5,921	0.1359

RIGHT-OF-WAY AREA TABLE		
RIGHT-OF-WAY	R/W AREA SQUARE FEET	R/W AREA ACRES
RIGHT-OF-WAY	121,038	2.7787



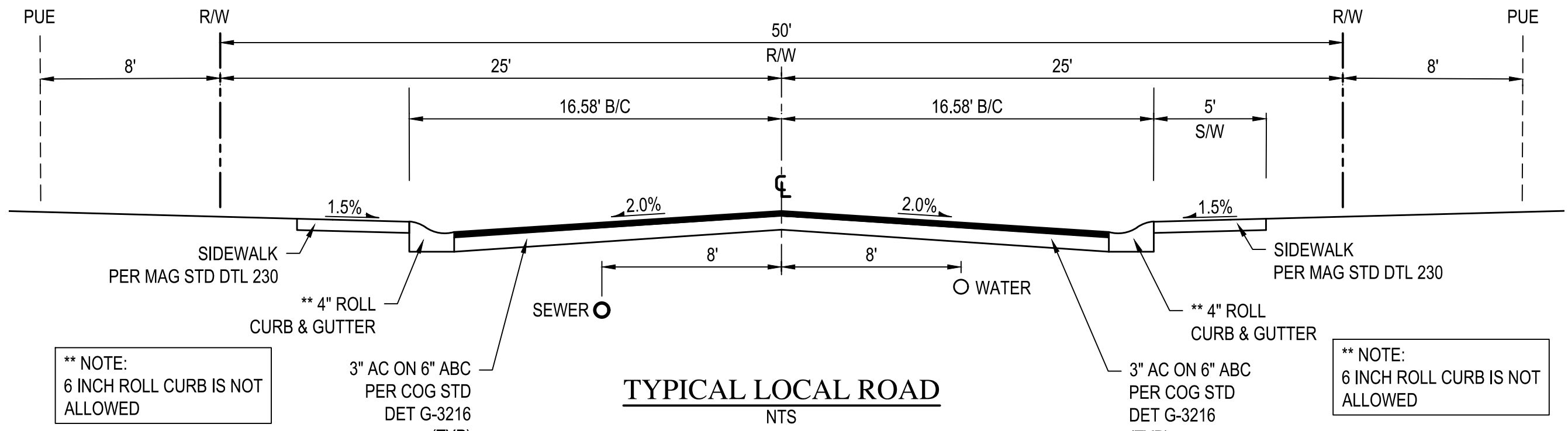
TYPICAL ROUGH PAD GRADING
(DRAINAGE REAR TO FRONT)

TYPICAL FINISHED PAD GRADING
(DRAINAGE REAR TO FRONT)

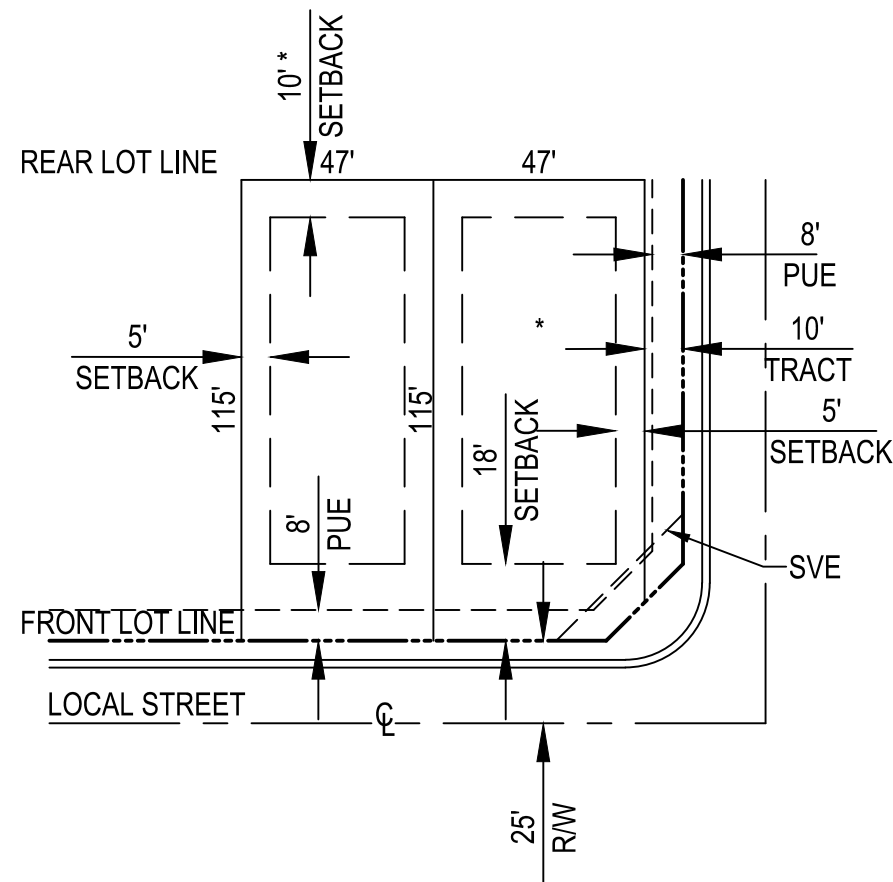
- NOTES:
- LOT FINISH GRADING TO BE COMPLETED BY OTHERS.
 - ALL LOTS MUST BE FINISH GRADED TO PROVIDE A SWALE TO ULTIMATE LOT OUTFALL (LOW TOP OF CURB, LOW TOP OF SIDEWALK).
 - ALL LOTS WILL REQUIRE REGULAR DRAINAGE MAINTENANCE, WHICH IS THE SOLE RESPONSIBILITY OF THE HOMEOWNER.
 - FINISHED FLOOR ELEVATIONS 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 MONTECITO PAD, AS AMENDED.

TRACT AREA TABLE			
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT A	14,840	0.3407	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SIDEWALK EASEMENT
TRACT B	22,246	0.5107	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, PARK
TRACT C	3,052	0.0701	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT D	89,866	2.0630	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE, SIDEWALK EASEMENT
TRACT E	1,079	0.0248	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT F	1,811	0.0416	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT G	1,096	0.0252	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT H	3,600	0.0826	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE, SEWER EASEMENT
TRACT I	16,177	0.3714	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE
TRACT J	1,302	0.0299	MEDIAN, LANDSCAPE

NOTE
TRACTS "A" THROUGH "I" WILL BE OWNED AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION (HOA). TRACT "J" WILL BE OWNED BY THE CITY OF GOODYEAR AND MAINTAINED BY THE HOA.

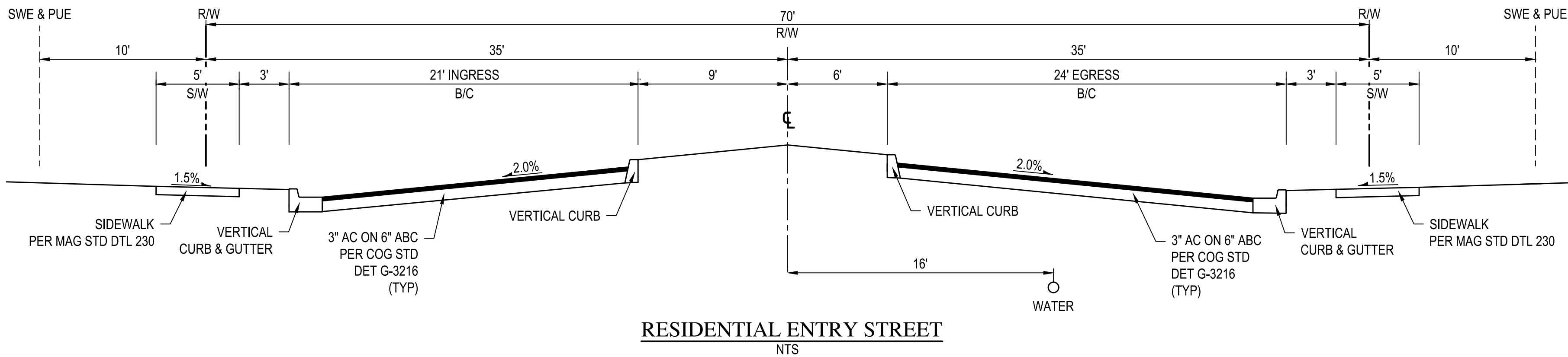


TYPICAL LOCAL ROAD
NTS



TYPICAL 47' X 115' LOT DETAIL
NTS

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



RESIDENTIAL ENTRY STREET
NTS

WOOD
PATEL

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

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

ESTRELLA - PARCEL 9.18

PRELIMINARY PLAT

GOODYEAR, ARIZONA

DETAILS

DATE					
DESCRIPTION					
REV					

Professional Engineer
CERTIFICATE NO. 10111
58109
ETHAN A. BOYLE
7/01/22
EXP. 03/03/28
ARIZONA
E. Boyle

SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 7/07/2022
JOB NUMBER 205203
SHEET

3 OF 3

CHECKED BY: EB DESIGNED BY: DS DRAFTED BY: MG