

Z:\Estrella\2020\05204\Draw\Pre Plat\Plat\Preliminary Plat\5204-001-CV.dwg

ESTRELLA - PARCEL 9.21			
SITE DATA TABLE			
TOTAL GROSS AREA	930,337.99	SQ FT	21.34 AC
TOTAL STREET AREA	215,644.51	SQ FT	4.95 AC
TOTAL NET AREA	714,693.48	SQ FT	16.41 AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 115'		
MINIMUM LOT SIZE	5,403 SQ FT		
AVERAGE LOT SIZE	5,648 SQ FT		
TOTAL NUMBER OF LOTS	92		
TOTAL AREA SUBDIVIDED INTO LOTS	519,560.89	SQ FT	11.91 AC
DENSITY (GROSS ACREAGE)	4.31	DU/AC	
ONSITE OPEN SPACE /LANDSCAPE	193,858.11	SQ FT	4.45 AC
ACTIVE USABLE OPEN SPACE	0.41 AC	9.21%	
PASSIVE USABLE OPEN SPACE	3.22 AC	72.36%	
PERCENT OPEN SPACE /LANDSCAPE	20.84%		
EXISTING ZONING	PAD		

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREETS	4.95
PLUS AREA SUBDIVIDED INTO LOTS	11.91
AREA SUBTOTAL	16.86
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	19.84
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	92
DIVIDED BY ADJUSTED GROSS AREA	19.84
ADJUSTED GROSS DENSITY	4.64
EDU CALCULATION	
NUMBER OF DWELLING UNITS	92
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (92 x 0.82)	75.44

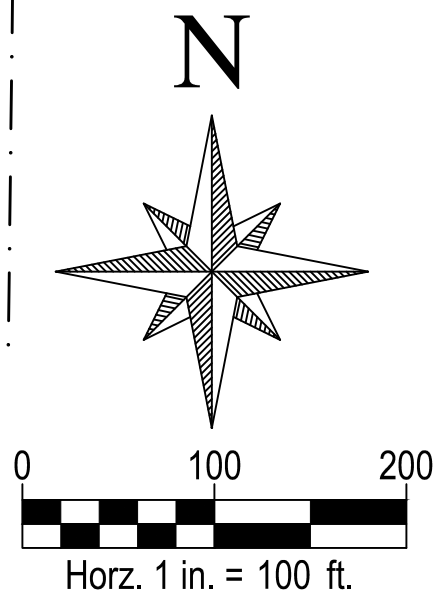
LEGAL DESCRIPTION

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 northwest corner of said Section 34, 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 34, a 2-inch Maricopa County aluminum cap stamped T1S R2W 1/4 S27 S34 2003 RLS 36563, bears South 89°34'33" East (basis of bearing), a distance of 2634.60 feet;

THENCE along the north line of said Section 34, South 89°34'33" East, a distance of 189.48 feet;
THENCE leaving said north line, South 00°25'27" West, a distance of 1126.95 feet, to a point of intersection with a non-tangent curve and the **POINT OF BEGINNING**;
THENCE easterly along said non-tangent curve to the left, having a radius of 1155.00 feet, concave northerly, whose radius bears North 10°39'49" East, through a central angle of 04°32'56", a distance of 91.70 feet, to a point of intersection with a non-tangent line;
THENCE South 39°57'44" East, a distance of 17.20 feet;
THENCE South 85°43'16" East, a distance of 50.00 feet;
THENCE North 48°31'11" 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 02°26'35" East, through a central angle of 15°23'35", a distance of 310.30 feet, to the curves end;
THENCE North 77°03'00" East, a distance of 276.84 feet;
THENCE South 57°57'00" East, a distance of 16.97 feet;
THENCE North 77°03'00" East, a distance of 80.00 feet;
THENCE North 32°03'00" East, a distance of 16.97 feet;
THENCE North 77°02'57" East, a distance of 41.36 feet;
THENCE South 10°45'59" West, a distance of 1198.02 feet;
THENCE North 79°14'01" West, a distance of 170.00 feet;
THENCE South 10°45'59" West, a distance of 28.06 feet;
THENCE North 79°14'01" West, a distance of 57.00 feet;
THENCE North 79°29'11" West, a distance of 48.25 feet;
THENCE North 77°09'11" West, a distance of 51.56 feet;
THENCE North 74°27'39" West, a distance of 51.56 feet;
THENCE North 71°46'06" West, a distance of 51.56 feet;
THENCE North 69°07'13" West, a distance of 51.56 feet;
THENCE North 66°23'01" West, a distance of 51.56 feet;
THENCE North 63°36'18" West, a distance of 54.85 feet;
THENCE North 60°44'27" West, a distance of 54.85 feet;
THENCE North 58°36'01" West, a distance of 52.20 feet;
THENCE North 31°23'59" East, a distance of 103.26 feet;
THENCE North 58°36'01" West, a distance of 320.90 feet;
THENCE South 83°59'57" West, a distance of 114.66 feet;
THENCE North 45°59'05" West, a distance of 105.67 feet;
THENCE North 44°19'49" East, a distance of 171.00 feet;
THENCE North 41°51'32" East, a distance of 48.55 feet;
THENCE North 43°58'37" East, a distance of 52.87 feet;
THENCE North 38°31'37" East, a distance of 52.89 feet;
THENCE North 35°13'57" East, a distance of 52.89 feet;
THENCE North 31°56'17" East, a distance of 52.89 feet;
THENCE North 28°38'37" East, a distance of 52.89 feet;
THENCE North 25°20'56" East, a distance of 52.89 feet;
THENCE North 22°03'16" East, a distance of 52.89 feet;
THENCE North 71°26'13" East, a distance of 36.35 feet, to a point of intersection with a non-tangent curve;
THENCE northerly along said non-tangent curve to the left, having a radius of 208.00 feet, concave westerly, whose radius bears North 59°04'07" West, through a central angle of 27°02'57", a distance of 98.20 feet, to the **POINT OF BEGINNING**.

SECTION 33
SECTION 34



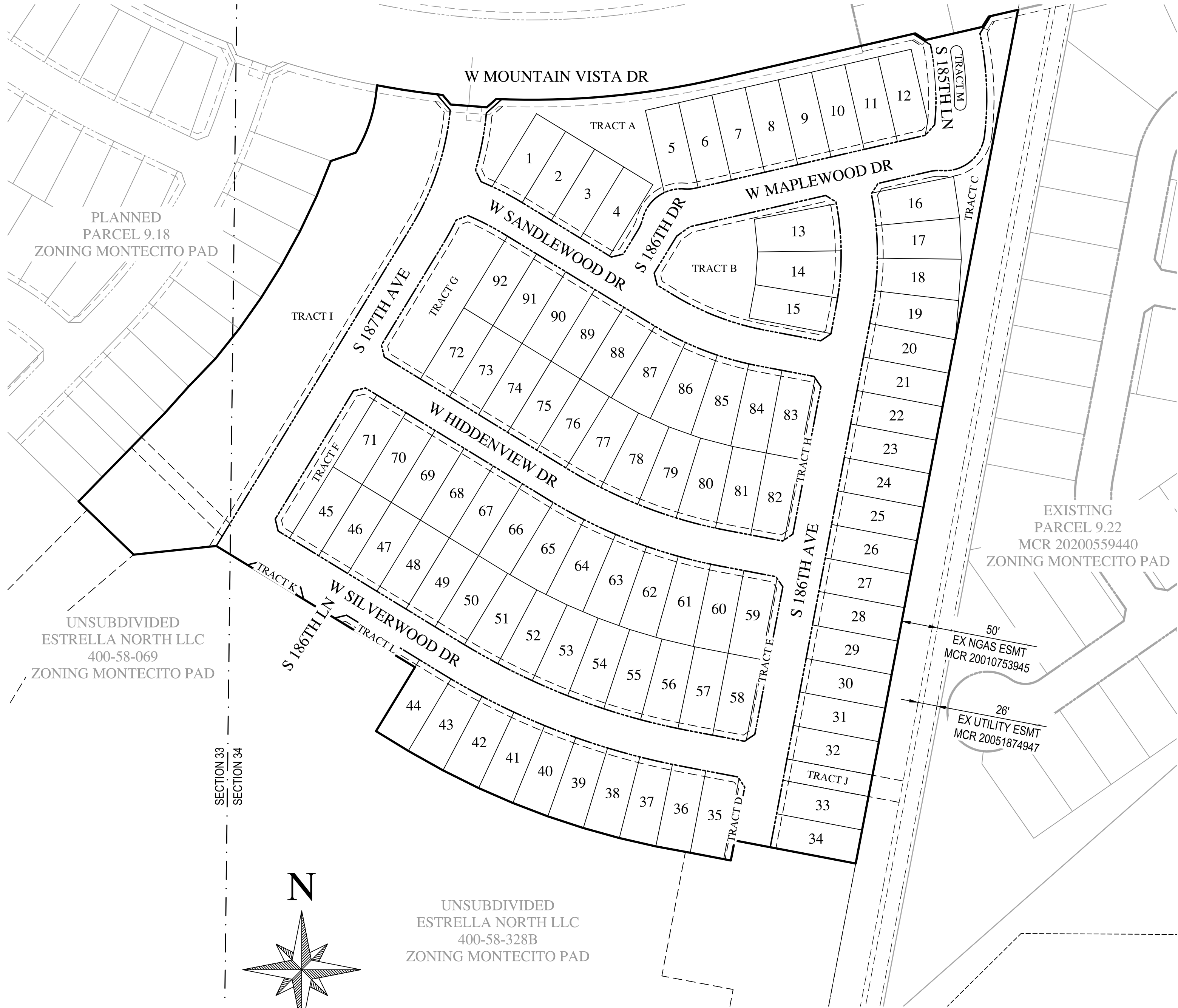
ESTRELLA

PARCEL 9.21

PRELIMINARY PLAT

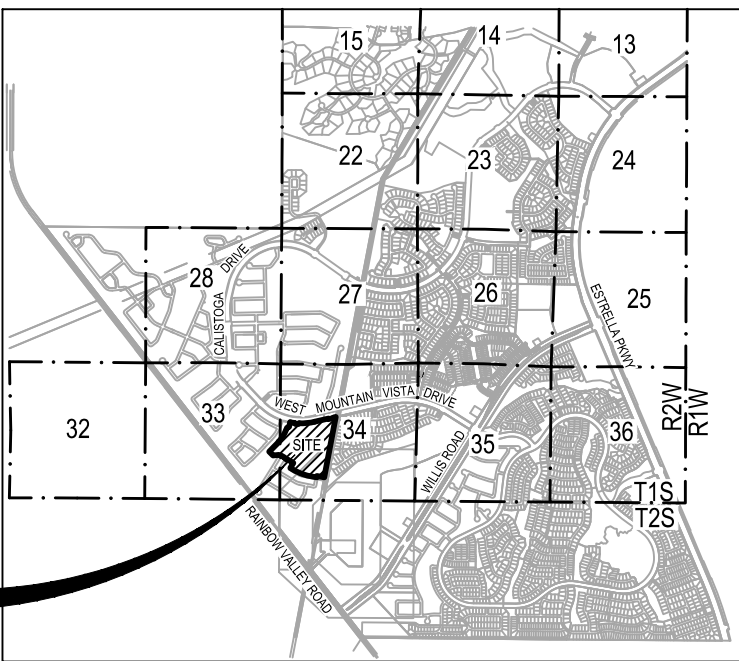
A PROPOSED SUBDIVISION LOCATED WITHIN A PORTION OF SECTIONS 33 & 34,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

GOODYEAR, ARIZONA



VICINITY MAP

THE MOUNTAIN VISTA DRIVE CONNECTION TO CALISTOGA DRIVE MUST BE CONSTRUCTED CONCURRENTLY OR PRIOR TO PARCEL 9.21 TO PROVIDE A SECOND ACCESS ROAD.



LOCATION MAP

NTS

OWNER / DEVELOPER

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

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 DRIVE
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 367-2100
CONTACT: 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

ASSESSOR'S PARCEL NUMBERS

400-58-069 & 400-58-328B

BENCHMARK

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'

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

CIVIL SHEET INDEX

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

TOTAL SHEETS - 3

WOOD
PATEL

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

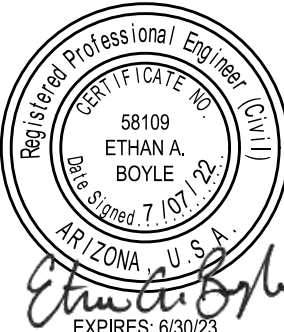


ESTRELLA - PARCEL 9.21

PRELIMINARY PLAT

GOODYEAR, ARIZONA
COVER SHEET

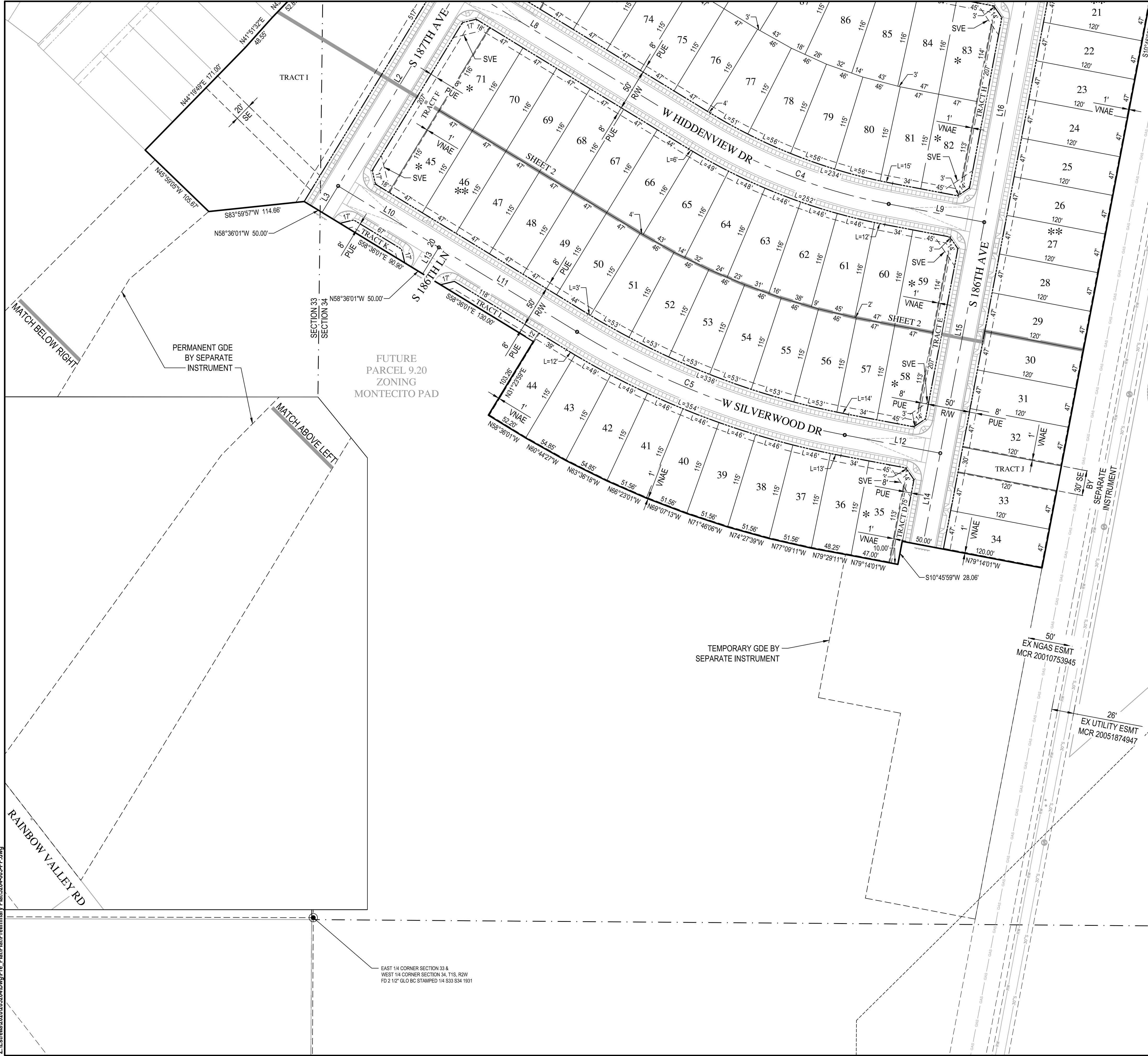
DATE				
DESCRIPTION				
REV				



SCALE (HORIZ.) 1" = 100'
SCALE (VERT.) N/A
DATE 7/07/2022
JOB NUMBER 205204
SHEET

1 OF 4

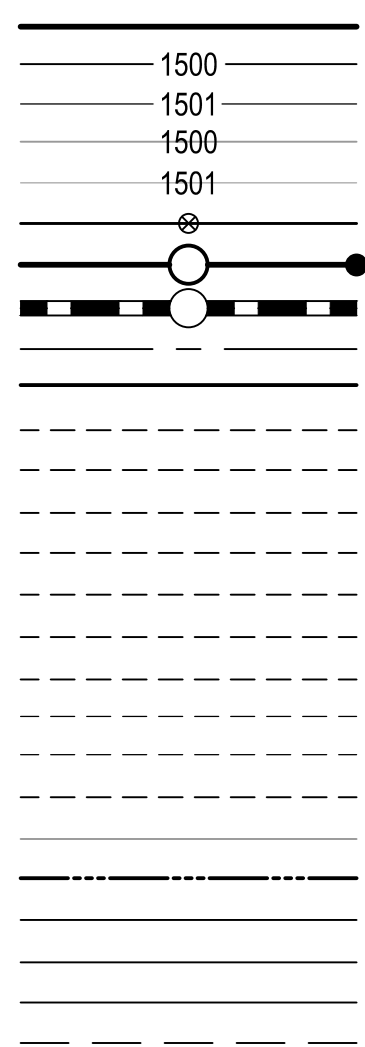
CHECKED BY: EB DESIGNED BY: DS DRAFTED BY: LDT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N31° 23' 59"E	198.92'
L2	N31° 23' 59"E	281.00'
L3	N31° 23' 59"E	37.00'
L4	S88° 49' 16"E	25.00'
L5	S58° 36' 01"E	180.11'
L6	S58° 36' 01"E	63.42'
L7	S79° 14' 01"E	116.19'
L8	S58° 36' 01"E	334.53'
L9	S79° 14' 01"E	116.19'
L10	S58° 36' 01"E	140.90'
L11	S58° 36' 01"E	193.63'
L12	S79° 14' 01"E	116.19'
L13	N31° 23' 59"E	37.00'
L14	N10° 45' 59"E	111.94'
L15	N10° 45' 59"E	281.00'
L16	N10° 45' 59"E	281.00'
L17	N10° 45' 59"E	77.13'
L18	N12° 57' 00"W	25.00'
L19	N31° 23' 59"E	103.82'
L20	N77° 03' 00"E	236.53'
L21	N77° 03' 00"E	129.65'

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	25°57'44"	400.00'	181.25'	92.21'	179.70'
C2	10°13'16"	400.00'	71.36'	35.77'	71.26'
C3	20°38'00"	400.00'	144.05'	72.81'	143.27'
C4	20°38'00"	676.00'	243.44'	123.05'	242.13'
C5	20°38'00"	957.00'	344.64'	174.21'	342.78'
C6	23°42'59"	400.00'	165.57'	83.99'	164.39'
C7	45°39'01"	36.58'	29.14'	15.40'	28.38'
C8	71°18'58"	36.58'	45.53'	26.24'	42.65'
C9	18°41'02"	400.00'	130.44'	65.80'	129.86'

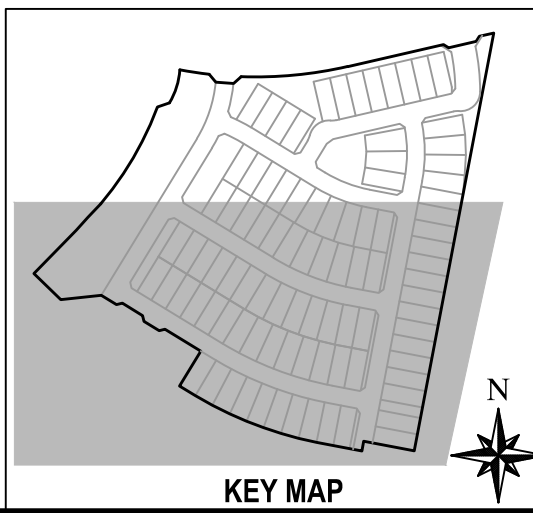
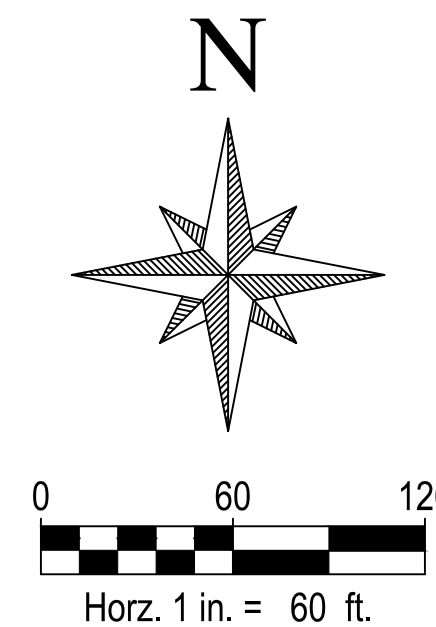
LEGEND & ABBREVIATIONS



- 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
SIGHT VISIBILITY TRIANGLE
PUBLIC UTILITY EASEMENT
EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
SEWER EASEMENT
SIDEWALK EASEMENT
WATER EASEMENT
DRAINAGE EASEMENT
VEHICULAR NON ACCESS EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
GRADING & DRAINAGE EASEMENT
MONUMENT LINE
RIGHT OF WAY
EDGE OF PAVEMENT
BACK OF CURB
SIDEWALK
BUILDING SETBACK LINE

LEGEND

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



WOOD
PATEL

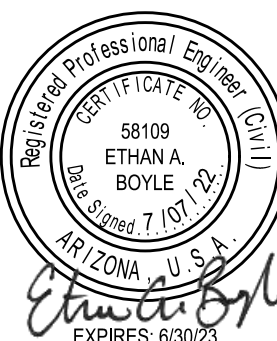
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com



ESTRELLA - PARCEL 9.21

PRELIMINARY PLAT
GOODYEAR, ARIZONA
PRELIMINARY PLAT

DATE				
DESCRIPTION				
REV				



SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A
DATE 7/07/2022
JOB NUMBER 205204
SHEET 3 OF 4

CHECKED BY: EB DESIGNED BY: DS DRAFTED BY: LDT

Z:\Estrella\2020\05204\DWG\Pre Plat\Plat\Preliminary\Plat5204-004-DT.dwg

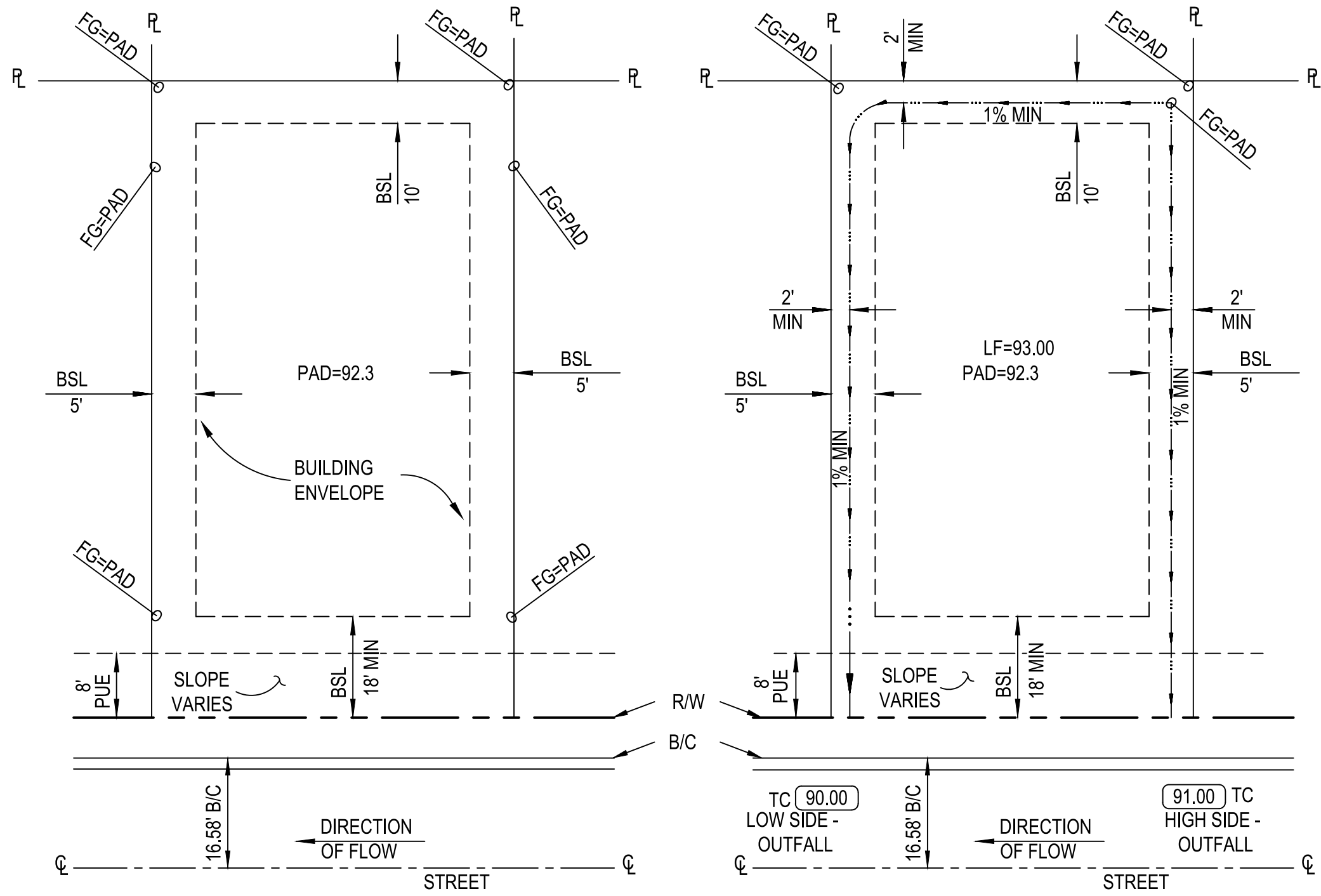
LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,448	0.1251
LOT 2	5,405	0.1241
LOT 3	5,405	0.1241
LOT 4	5,405	0.1241
LOT 5	5,505	0.1264
LOT 6	5,640	0.1295
LOT 7	5,640	0.1295
LOT 8	5,640	0.1295
LOT 9	5,640	0.1295
LOT 10	5,640	0.1295
LOT 11	5,640	0.1295
LOT 12	5,571	0.1279
LOT 13	6,393	0.1468
LOT 14	6,393	0.1468
LOT 15	5,556	0.1275
LOT 16	5,897	0.1354
LOT 17	5,897	0.1354
LOT 18	5,896	0.1354
LOT 19	5,856	0.1344
LOT 20	5,640	0.1295
LOT 21	5,640	0.1295
LOT 22	5,640	0.1295
LOT 23	5,640	0.1295
LOT 24	5,640	0.1295
LOT 25	5,640	0.1295
LOT 26	5,640	0.1295
LOT 27	5,640	0.1295
LOT 28	5,640	0.1295
LOT 29	5,640	0.1295
LOT 30	5,640	0.1295

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 31	5,640	0.1295
LOT 32	5,640	0.1295
LOT 33	5,640	0.1295
LOT 34	5,640	0.1295
LOT 35	5,403	0.1240
LOT 36	5,469	0.1255
LOT 37	5,623	0.1291
LOT 38	5,623	0.1291
LOT 39	5,623	0.1291
LOT 40	5,624	0.1291
LOT 41	5,625	0.1291
LOT 42	5,983	0.1373
LOT 43	5,982	0.1373
LOT 44	5,935	0.1362
LOT 45	5,405	0.1241
LOT 46	5,405	0.1241
LOT 47	5,405	0.1241
LOT 48	5,405	0.1241
LOT 49	5,405	0.1241
LOT 50	5,425	0.1245
LOT 51	5,727	0.1315
LOT 52	5,727	0.1315
LOT 53	5,727	0.1315
LOT 54	5,727	0.1315
LOT 55	5,727	0.1315
LOT 56	5,727	0.1315
LOT 57	5,492	0.1261
LOT 58	5,403	0.1240
LOT 59	5,450	0.1251
LOT 60	5,533	0.1270

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 61	5,743	0.1318
LOT 62	5,741	0.1318
LOT 63	5,741	0.1318
LOT 64	6,014	0.1381
LOT 65	6,109	0.1402
LOT 66	5,838	0.1340
LOT 67	5,452	0.1252
LOT 68	5,452	0.1252
LOT 69	5,452	0.1252
LOT 70	5,452	0.1252
LOT 71	5,452	0.1252
LOT 72	5,405	0.1241
LOT 73	5,405	0.1241
LOT 74	5,405	0.1241
LOT 75	5,405	0.1241
LOT 76	5,405	0.1241
LOT 77	5,850	0.1343
LOT 78	5,893	0.1353
LOT 79	5,893	0.1353
LOT 80	5,893	0.1353
LOT 81	5,536	0.1271
LOT 82	5,403	0.1240
LOT 83	5,450	0.1251
LOT 84	5,583	0.1282
LOT 85	5,921	0.1359
LOT 86	6,206	0.1425
LOT 87	6,285	0.1443
LOT 88	5,789	0.1329
LOT 89	5,437	0.1248
LOT 90	5,437	0.1248

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 91	5,437	0.1248
LOT 92	5,437	0.1248

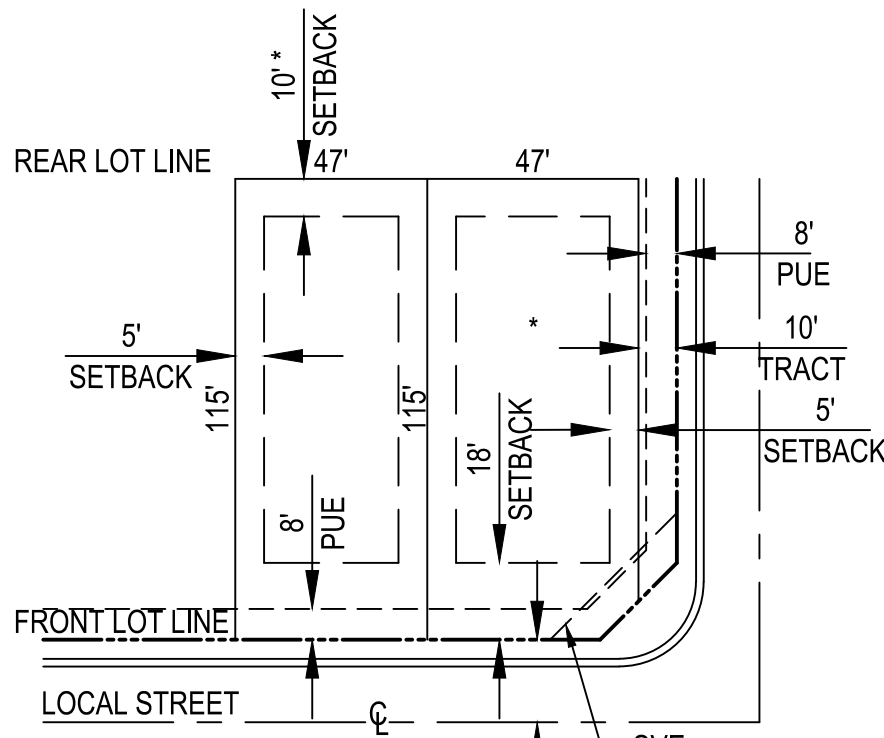
RIGHT-OF-WAY AREA TABLE		
RIGHT-OF-WAY	R/W AREA SQUARE FEET	R/W AREA ACRES
RIGHT-OF-WAY	215,645	4.9505



TYPICAL ROUGH PAD GRADING
(DRAINAGE REAR TO FRONT)

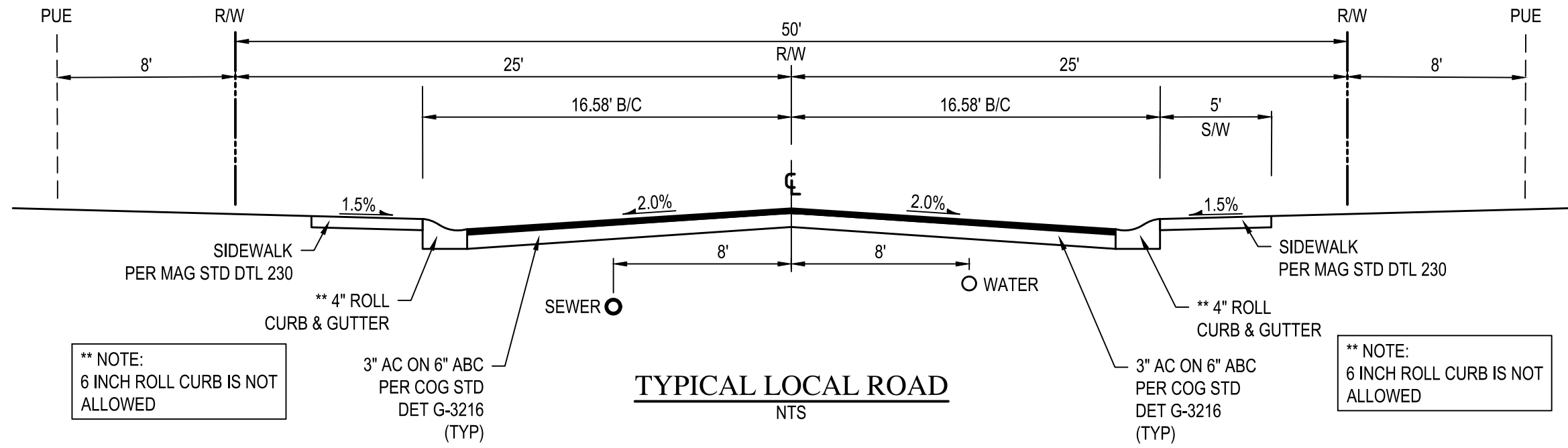
TYPICAL FINISHED PAD GRADING
(DRAINAGE REAR TO FRONT)

- 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.

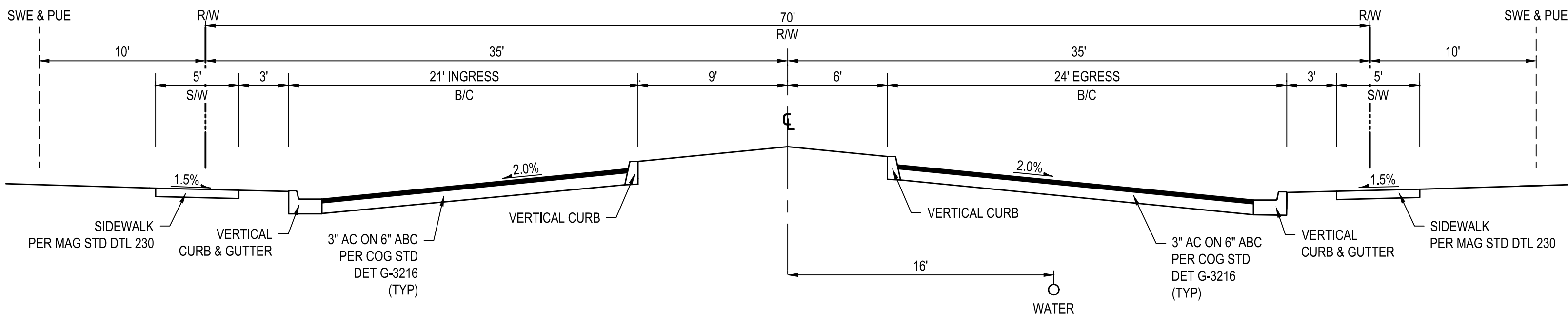


TYPICAL 47' X 115' LOT DETAIL
NTS

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



TYPICAL LOCAL ROAD
NTS



RESIDENTIAL ENTRY STREET
NTS

TRACT AREA TABLE			
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT A	29,054	0.6670	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE, SIDEWALK EASEMENT
TRACT B	17,952	0.4121	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE
TRACT C	11,328	0.2601	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SIDEWALK EASEMENT
TRACT D	1,080	0.0248	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT E	2,170	0.0498	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT F	6,898	0.1584	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT G	16,000	0.3673	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT H	2,170	0.0498	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT I	101,171	2.3226	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE, SEWER EASEMENT
TRACT J	3,600	0.0826	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SEWER EASEMENT
TRACT K	947	0.0217	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT L	1,488	0.0342	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT M	1,274	0.0293	MEDIAN, LANDSCAPE

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

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 9.21

PRELIMINARY PLAT

GOODYEAR, ARIZONA
DETAILS

DATE					
DESCRIPTION					
REV					

Professional Engineer
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 03/31/2025
ETHAN A. BOYLE
7/01/2022

SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 7/07/2022
JOB NUMBER 205204
SHEET

4 OF 4

CHECKED BY: EB DESIGNED BY: DS DRAFTED BY: LDT