

ESTRELLA - PARCEL 9.7			
SITE DATA TABLE			
TOTAL GROSS AREA	1,224,407.37	SQ FT	28.11 AC
TOTAL STREET AREA	207,569.73	SQ FT	4.77 AC
TOTAL NET AREA	1,016,837.64	SQ FT	23.34 AC
LOT SIZE, MINIMUM DIMENSIONS	50' X 120'		
MINIMUM LOT SIZE	5,992 SQ FT		
AVERAGE LOT SIZE	6,333 SQ FT		
TOTAL NUMBER OF LOTS	95		
TOTAL AREA SUBDIVIDED INTO LOTS	600,930.40	SQ FT	13.80 AC
DENSITY (GROSS ACREAGE)	3.38	DU/AC	
ONSITE OPEN SPACE /LANDSCAPE	414,418.61	SQ FT	9.51 AC
ACTIVE USABLE OPEN SPACE	4.95 AC	52.0%	
PASSIVE USABLE OPEN SPACE	2.43 AC	25.6%	
PERCENT OPEN SPACE /LANDSCAPE	33.8%		
EXISTING ZONING	PAD		

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREETS	4.77
PLUS AREA SUBDIVIDED INTO LOTS	13.80
AREA SUBTOTAL	18.56
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	21.84
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	95
DIVIDED BY ADJUSTED GROSS AREA	21.84
ADJUSTED GROSS DENSITY	4.35
EDU CALCULATION	
NUMBER OF DWELLING UNITS	95
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (95 x 0.82)	77.90

LEGAL DESCRIPTION

A parcel of land lying within Section 27 and Section 28, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Section 28, a 2 1/2-inch General Land Office (GLO) brass cap stamped T1S R2W S27 S28 S33 S34 1931, from which the south quarter corner of said Section 28, 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 2833.26 feet;

THENCE along the south line of said Section 28, North 88°55'45" West, a distance of 971.58 feet;

THENCE leaving said south line, North 01°04'15" East, a distance of 812.67 feet, to the **POINT OF BEGINNING**;

THENCE North 47°14'35" West, a distance of 35.21 feet;

THENCE North 03°22'34" West, a distance of 162.24 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 995.00 feet, concave easterly, through a central angle of 16°26'36", a distance of 285.55 feet, to the curves end;

THENCE North 13°04'02" East, a distance of 220.80 feet, to the beginning of a curve;

THENCE northeasterly along said curve to the right, having a radius of 995.00 feet, concave southeasterly, through a central angle of 66°15'13", a distance of 1150.56 feet, to a point of intersection with a non-tangent line;

THENCE South 54°09'11" East, a distance of 16.62 feet;

THENCE North 82°01'39" East, a distance of 70.00 feet;

THENCE North 38°12'30" East, a distance of 16.62 feet, to the westerly prolongation of the southerly right-of-way line of West Calistoga Drive, recorded in Book 1288, page 16, Maricopa County Records (MCR), and a point of intersection with a non-tangent curve;

THENCE along said prolongation and said southerly right-of-way line, easterly along said non-tangent curve to the right, having a radius of 995.00 feet, concave southerly, whose radius bears South 05°15'58" East, through a central angle of 15°21'35", a distance of 266.73 feet, to the northwest corner of Estrella Parcel 9.43, recorded in Book 1549, page 30, MCR, and a point of intersection with a non-tangent line;

THENCE leaving said southerly right-of-way line, along the westerly line of said Estrella Parcel 9.43, South 10°05'39" West, a distance of 203.51 feet, to the beginning of a curve;

THENCE southerly along said curve to the right, having a radius of 200.00 feet, concave westerly, through a central angle of 23°54'36", a distance of 83.46 feet, to the curves end;

THENCE South 34°00'15" West, a distance of 211.45 feet;

THENCE South 38°00'30" West, a distance of 128.79 feet;**THENCE** South 20°39'39" West, a distance of 106.44 feet;

THENCE South 00°09'37" West, a distance of 266.25 feet, to the beginning of a curve;

THENCE southerly along said curve to the left, having a radius of 131.00 feet, concave easterly, through a central angle of 29°26'08", a distance of 67.30 feet, to the curves end;

THENCE South 29°16'31" East, a distance of 127.70 feet, to the southwest corner of said Estrella Parcel 9.43;

THENCE leaving said westerly line, South 01°06'37" East, a distance of 336.90 feet;

THENCE South 88°53'23" West, a distance of 451.44 feet;

THENCE North 46°06'37" West, a distance of 16.97 feet;

THENCE South 88°53'23" West, a distance of 56.63 feet;

THENCE South 43°53'23" West, a distance of 16.97 feet;

THENCE South 88°53'23" West, a distance of 268.80 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 102.00 feet, concave northerly, through a central angle of 17°20'29", a distance of 30.87 feet, to the beginning of a reverse curve;

THENCE westerly along said reverse curve to the left, having a radius of 118.00 feet, concave southerly, through a central angle of 17°20'29", a distance of 35.71 feet, to a point of intersection with a non-tangent line;

THENCE North 01°06'37" West, a distance of 2.00 feet;

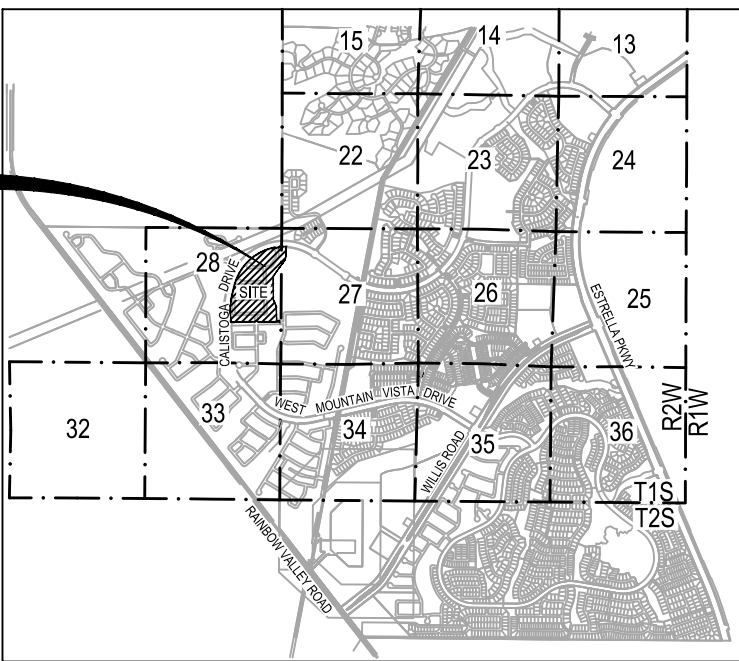
THENCE South 88°53'23" West, a distance of 98.75 feet, to the **POINT OF BEGINNING**.

ESTRELLA
PARCEL 9.7
PRELIMINARY PLAT
A PROPOSED SUBDIVISION LOCATED WITHIN A PORTION OF SECTIONS 27 & 28,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA
GOODYEAR, ARIZONA



VICINITY MAP

PROJECT



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.

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.

LANDSCAPE

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

400-58-064A & 400-58-329J

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

SOUTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE
2 WEST OF THE GILA AND SALT RIVER
MERIDIAN, HAVING A BEARING OF NORTH
88°55'45" WEST

CIVIL SHEET INDEX

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

TOTAL SHEETS - 4

CALISTOGA DR, MOUNTAIN VISTA DR, AND PARCEL
9.41 TO BE CONSTRUCTED PRIOR TO OR
CONCURRENT WITH PARCEL 9.7.

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Water Resources
Land Survey
Construction Management
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ESTRELLA - PARCEL 9.7

PRELIMINARY PLAT

GOODYEAR, ARIZONA
COVER SHEET

REV	DESCRIPTION	DATE

Register Professional Engineer (Civil)
CERTIFICATE NO. 8109
ETHAN A. BOYLE
Exp. 7/06
ARIZONA, U.S.A.
Ethan A. Boyle

SCALE (HORIZ.) 1" = 100'
SCALE (VERT.) N/A
DATE 7/06/2022
JOB NUMBER 215313
SHEET 1 OF 4

UNSUBDIVIDED
ESTRELLA NORTH LLC
400-58-064A
ZONING PAD

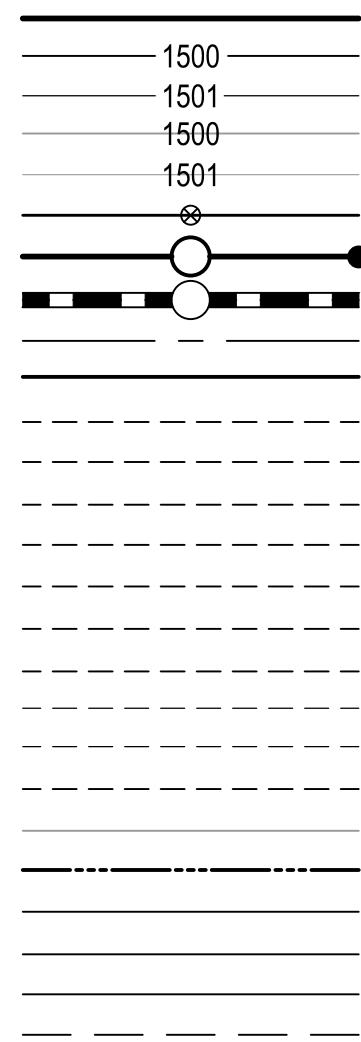
PUE AND SWE PER
W CALISTOGA DR PROJECT

SHEET 2

SHEET 2

EXISTING
PARCEL 9.43
MCR 2020154930
ZONING PAD

LEGEND & ABBREVIATIONS

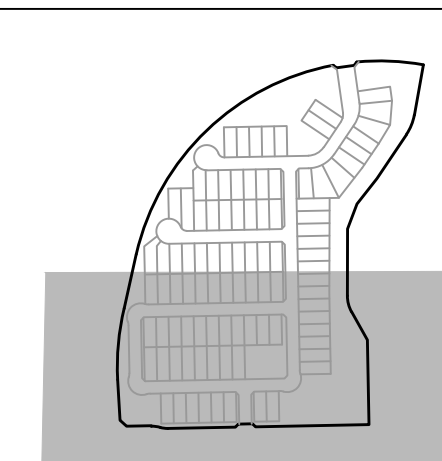
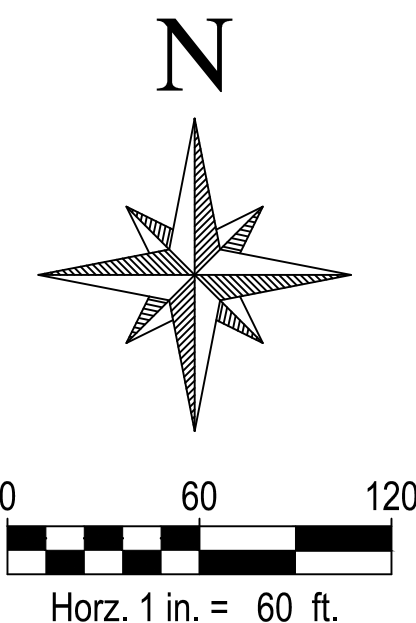


LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
L1	N88°53'23"E	325.37'	C1	38°56'33"	112.50'	76.46'	39.77'	75.00'
L2	N34°00'15"E	128.80'	C2	54°53'08"	100.00'	95.79'	51.93'	92.17'
L3	N7°58'21"W	161.11'	C3	41°58'35"	100.00'	73.26'	38.36'	71.64'
L4	S88°53'23"W	414.29'	C4	38°56'33"	112.50'	76.46'	39.77'	75.00'
L5	S88°53'23"W	592.18'	C5	90°00'00"	36.58'	57.46'	36.58'	51.73'
L6	S1°06'37"E	231.84'	C6	90°00'00"	36.58'	57.46'	36.58'	51.73'
L7	N88°53'23"E	555.60'	C7	90°00'00"	36.58'	57.46'	36.58'	51.73'
L8	S1°06'37"E	153.00'						
L9	N1°06'37"W	848.42'						

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
BC8	180°00'00"	7.50'	23.56'	INF'	15.00'

LEGEND

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



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ESTRELLA - PARCEL 9.7

PRELIMINARY PLAT

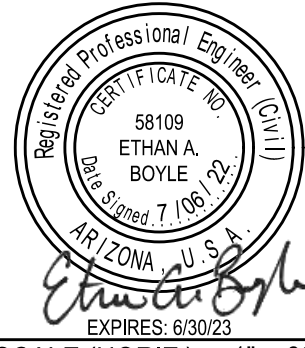
GOODYEAR, ARIZONA

PRELIMINARY PLAT

DATE

DESCRIPTION

REV



SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A
DATE 7/06/2022
JOB NUMBER 215313
SHEET 3 OF 4

CHECKED BY: EB DESIGNED BY: DS DRAFTED BY: LT/AP

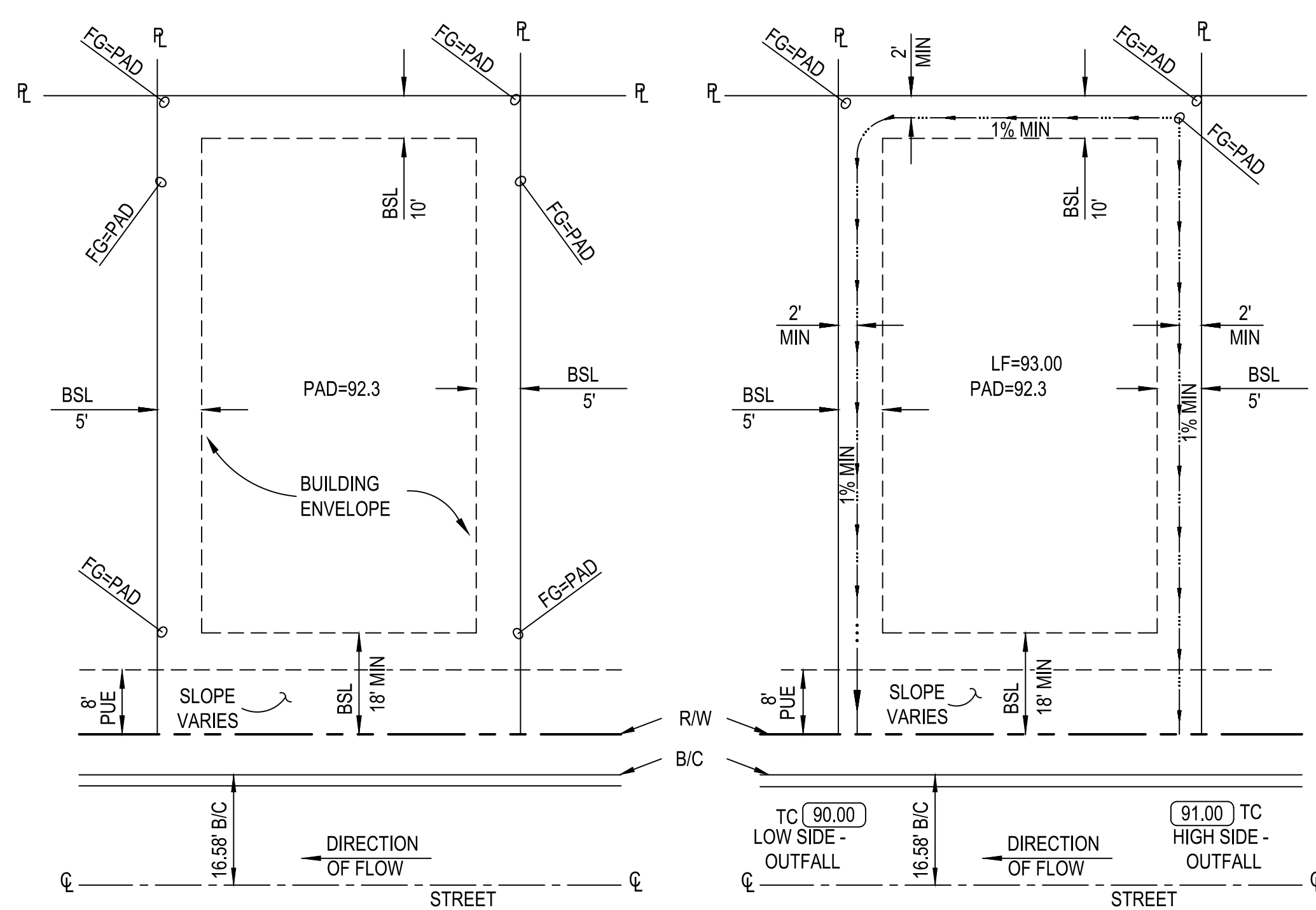
LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,998	0.1377
LOT 2	6,000	0.1377
LOT 3	6,129	0.1407
LOT 4	6,148	0.1411
LOT 5	6,151	0.1412
LOT 6	6,151	0.1412
LOT 7	6,151	0.1412
LOT 8	6,151	0.1412
LOT 9	6,158	0.1414
LOT 10	6,210	0.1426
LOT 11	6,269	0.1439
LOT 12	6,328	0.1453
LOT 13	6,387	0.1466
LOT 14	6,446	0.1480
LOT 15	6,505	0.1493
LOT 16	6,565	0.1507
LOT 17	6,532	0.1500
LOT 18	9,305	0.2136
LOT 19	9,441	0.2167
LOT 20	7,050	0.1618

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 21	6,273	0.1440
LOT 22	6,273	0.1440
LOT 23	8,291	0.1903
LOT 24	9,175	0.2106
LOT 25	7,061	0.1621
LOT 26	6,634	0.1523
LOT 27	6,650	0.1527
LOT 28	6,000	0.1377
LOT 29	6,000	0.1377
LOT 30	6,000	0.1377
LOT 31	6,000	0.1377
LOT 35	6,000	0.1377
LOT 36	6,000	0.1377
LOT 37	6,000	0.1377
LOT 38	6,000	0.1377
LOT 39	5,998	0.1377
LOT 40	5,998	0.1377
LOT 41	6,000	0.1377
LOT 42	6,000	0.1377
LOT 43	6,000	0.1377

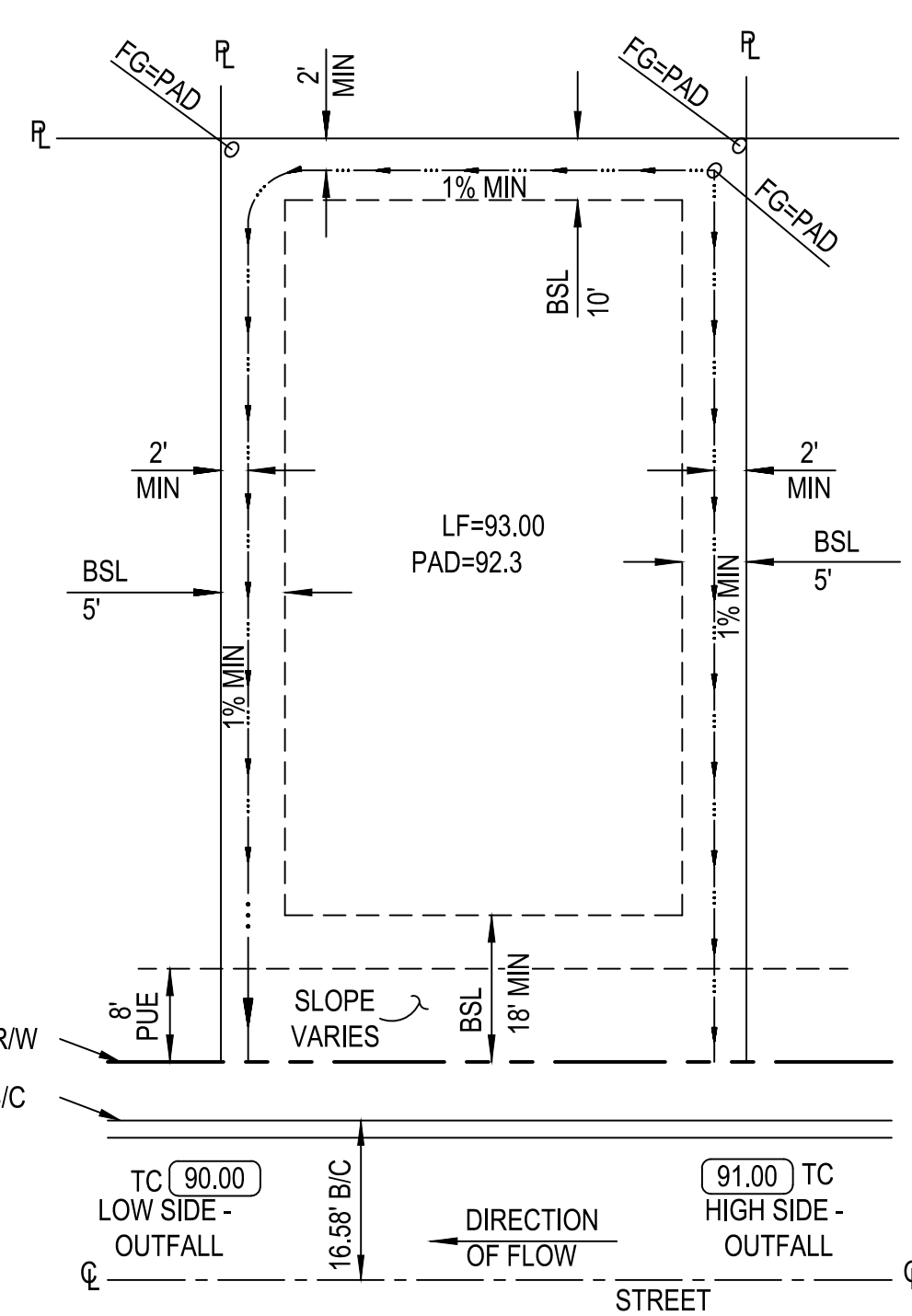
LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 44	6,000	0.1377
LOT 45	6,000	0.1377
LOT 46	6,000	0.1377
LOT 47	8,432	0.1936
LOT 48	6,530	0.1499
LOT 49	6,903	0.1585
LOT 50	6,161	0.1414
LOT 51	6,000	0.1377
LOT 52	6,000	0.1377
LOT 53	6,000	0.1377
LOT 54	6,000	0.1377
LOT 55	6,000	0.1377
LOT 56	6,000	0.1377
LOT 57	6,000	0.1377
LOT 58	6,000	0.1377
LOT 59	5,998	0.1377
LOT 60	5,998	0.1377
LOT 61	6,000	0.1377
LOT 62	6,000	0.1377
LOT 63	6,000	0.1377

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 64	6,000	0.1377
LOT 65	6,000	0.1377
LOT 66	6,000	0.1377
LOT 67	6,000	0.1377
LOT 68	6,000	0.1377
LOT 69	6,000	0.1377
LOT 70	5,992	0.1376
LOT 71	5,998	0.1377
LOT 72	6,000	0.1377
LOT 73	6,000	0.1377
LOT 74	6,000	0.1377
LOT 75	6,000	0.1377
LOT 76	6,000	0.1377
LOT 77	6,000	0.1377
LOT 78	6,000	0.1377
LOT 79	6,000	0.1377
LOT 80	6,000	0.1377
LOT 81	6,000	0.1377
LOT 82	6,750	0.1550
LOT 83	6,750	0.1550

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 84	6,750	0.1550
LOT 85	6,750	0.1550
LOT 86	6,750	0.1550
LOT 87	6,750	0.1550
LOT 88	6,750	0.1550
LOT 89	6,748	0.1549
LOT 90	6,000	0.1377
LOT 91	6,000	0.1377
LOT 92	6,000	0.1377
LOT 93	6,000	0.1377
LOT 94	6,000	0.1377
LOT 95	5,998	0.1377



TYPICAL ROUGH PAD GRADING
(DRAINAGE REAR TO FRONT)

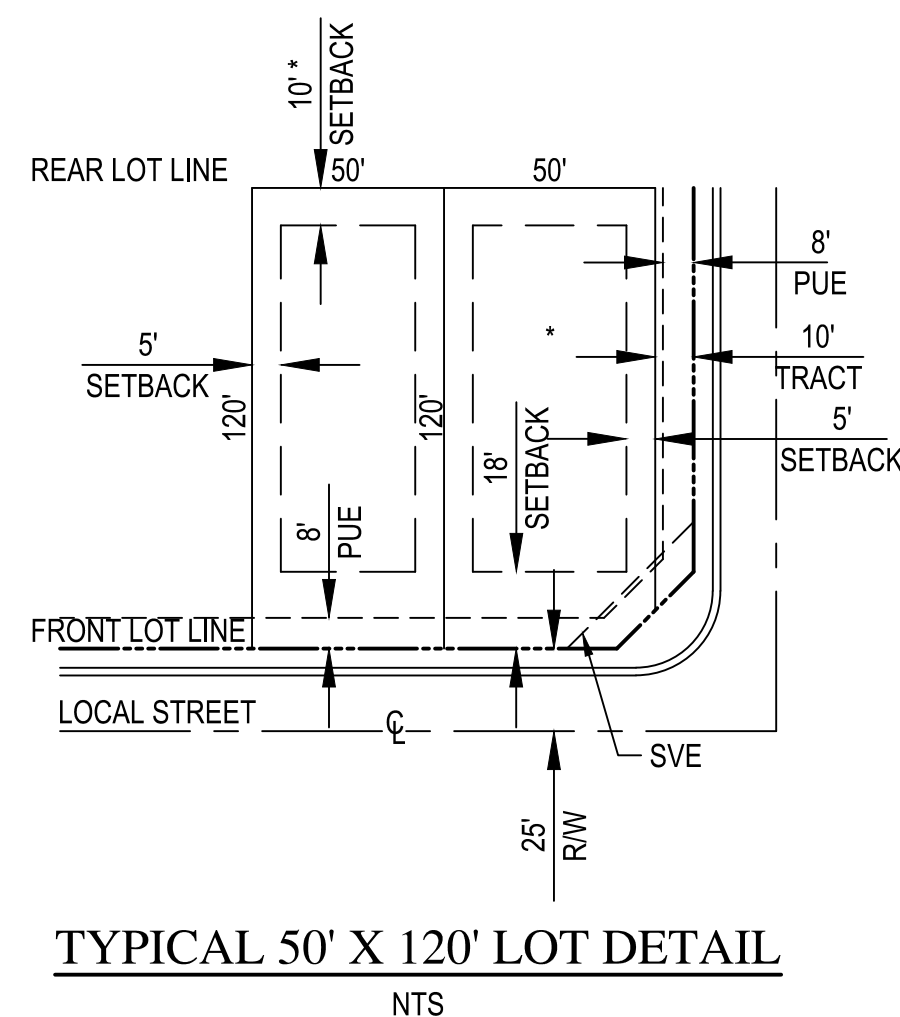


TYPICAL FINISHED PAD GRADING
(DRAINAGE REAR TO FRONT)

- NOTES:
1. LOT FINISH GRADING TO BE COMPLETED BY OTHERS.
 2. ALL LOTS MUST BE FINISH GRADED TO PROVIDE A SWALE TO ULTIMATE LOT OUTFALL (LOW TOP OF CURB, LOW TOP OF SIDEWALK).
 3. ALL LOTS MUST REQUIRE REGULAR DRAINAGE MAINTENANCE, WHICH IS THE SOLE RESPONSIBILITY OF THE HOMEOWNER.
 4. 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.
 5. ANY RETAINING WALL BACKFILL PLACED IN THE PAD AREA MUST BE COMPACTED PER THE SOILS REPORT RECOMMENDATIONS.
 6. 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	173,875	3.9916	LANDSCAPE, OPENSOURCE, PUBLIC UTILITY EASEMENT, SIDEWALK EASEMENT, WATER EASEMENT, ESVAE, DRAINAGE
TRACT B	207,593	4.7657	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SIDEWALK EASEMENT, DRAINAGE
TRACT C	24,890	0.5714	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, DRAINAGE
TRACT D	2,410	0.0553	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT E	2,260	0.0519	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT F	2,260	0.0519	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT G	1,130	0.0259	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT
TRACT H	1,489	0.0342	MEDIAN, LANDSCAPE

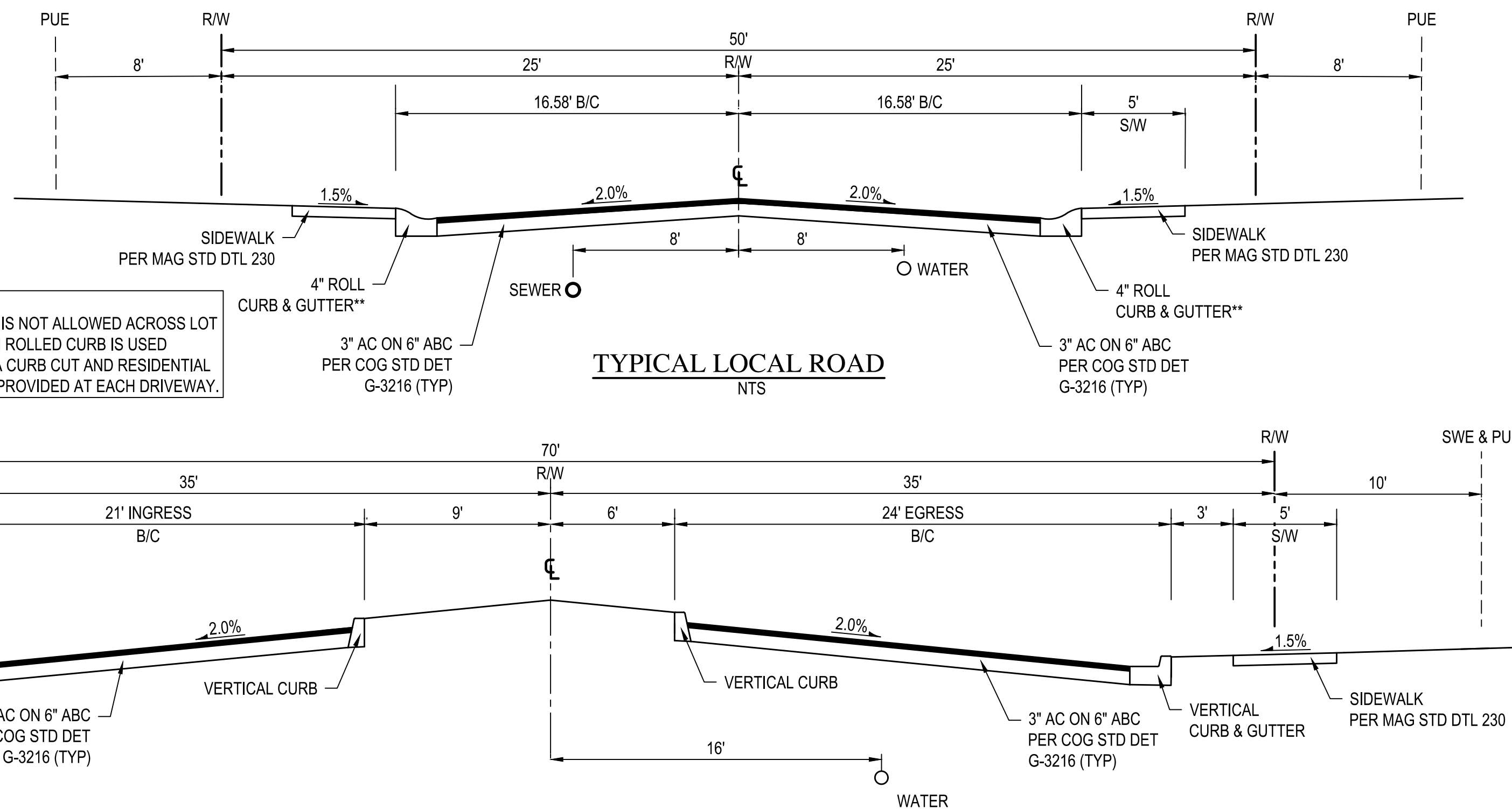
NOTE
*TRACTS "A" THROUGH "G" WILL BE OWNED AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION (HOA). TRACT "H" WILL BE OWNED BY THE CITY OF GOODYEAR AND MAINTAINED BY THE HOA.



TYPICAL 50' X 120' LOT DETAIL
NTS

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

RIGHT-OF-WAY AREA TABLE		
RIGHT-OF-WAY	R/W AREA SQUARE FEET	R/W AREA ACRES
RIGHT-OF-WAY	207,570	4.7651



TYPICAL LOCAL ROAD
NTS

RESIDENTIAL ENTRY STREET
NTS

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ESTRELLA - PARCEL 9.7

PRELIMINARY PLAT
GOODYEAR, ARIZONA
DETAILS

REV	DESCRIPTION	DATE



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	7/06/2022
JOB NUMBER	215313
SHEET	