

DEVELOPMENT STANDARDS - PARCEL 9.41	
DESCRIPTION	QUANTITY
LOT NOS.	1-121
NO. OF LOTS	121
MIN. LOT SIZE (SF)	5500
AVERAGE LOT SIZE (SF)	5877
MAX. LOT SIZE (SF)	9301
TOTAL LOT AREA (SF)	711,181
TOTAL LOT AREA (AC)	16.326
MIN. LOT WIDTH (FT)	47
TYPICAL MIN. LOT DEPTH (FT)	120
ABSOLUTE MIN. LOT DEPTH (FT) AT CUL-DE-SACS, KNUCKLES, ETC	90
MIN. FRONT SETBACK (FT)	18
MIN. SIDE SETBACK (FT)	5
MIN. TOTAL SIDE SETBACKS (FT)	10
MIN. TOTAL SIDE SETBACKS, CORNER LOTS (FT)	10
MIN. REAR SET BACK (FT)	15
LOT COVERAGE	60%
MAXIMUM HEIGHT	30
PARKING REQUIRED	2 (ENCLOSED)
EXISTING ZONING	P.A.D.
LAND USE	SFD-60
UNIT TYPE	SINGLE FAMILY DETACHED
E.D.U. #	121
OPEN SPACE % OF GROSS AREA	21.4%
TOTAL TRACT AREA, "A"- "G" (AC)	5.935
TOTAL ROADWAY AREA (AC)	5.469
GROSS AREA (AC)	27.731
NET DENSITY (D.U./AC)	4.36

SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECLAIMED WATER	NEWLAND

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found GLO brass cap for the Southeast corner of said Section 28, the South west corner of said Section 27, the Northeast corner of Section 33, Township 1 South, Range 2 West, and the Northwest corner of Section 34, Township 1 South, Range 2 West from which a found GLO brass cap for the East Quarter corner of said Section 28 bears North 00 deg. 13 min. 25 sec. East (Basis of Bearings) - 2,634.80 feet;

THENCE North 44 deg. 39 min. 41 sec. West departing said Section line, a distance of 240.23 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 21 deg. 17 min. 22 sec. East, a distance of 452.46 feet to a Point of Curvature of a circular curve to the left, having a radius of 132.00 feet, a central angle of 22 deg. 23 min. 59 sec., and being subtended by a chord which bears North 10 deg. 05 min. 22 sec. East - 51.28 feet;

THENCE in a northerly direction along said curve to the left, a distance of 51.61 feet;

THENCE North 01 deg. 06 min. 37 sec. West tangent to said curve, a distance of 128.32 feet;

THENCE South 88 deg. 53 min. 23 sec. West, a distance of 443.04 feet;

THENCE North 01 deg. 06 min. 37 sec. West, a distance of 66.00 feet;

THENCE North 88 deg. 53 min. 23 sec. East, a distance of 451.44 feet;

THENCE North 01 deg. 06 min. 37 sec. West, a distance of 336.90 feet to the most southerly Southwest corner of Estrella Parcel 9.43 as recorded in Book 1549 of Maps, Page 30 of Maricopa County Records (MCR);

THENCE North 89 deg. 35 min. 33 sec. East along the South line of said Parcel 9.43, a distance of 824.14 feet;

THENCE South 61 deg. 55 min. 15 sec. East along said South line, a distance of 422.79 feet;

THENCE South 37 deg. 43 min. 06 sec. East along said South line, a distance of 45.89 feet to the Southeast corner of said Parcel 9.43;

THENCE South 52 deg. 16 min. 54 sec. West, a distance of 6.78 feet;

THENCE South 24 deg. 36 min. 35 sec. East, a distance of 121.07 feet;

THENCE South 14 deg. 34 min. 39 sec. West, a distance of 54.10 feet;

THENCE South 24 deg. 18 min. 42 sec. West, a distance of 75.73 feet;

THENCE South 31 deg. 41 min. 56 sec. West, a distance of 47.09 feet;

THENCE South 28 deg. 04 min. 45 sec. West, a distance of 470.00 feet;

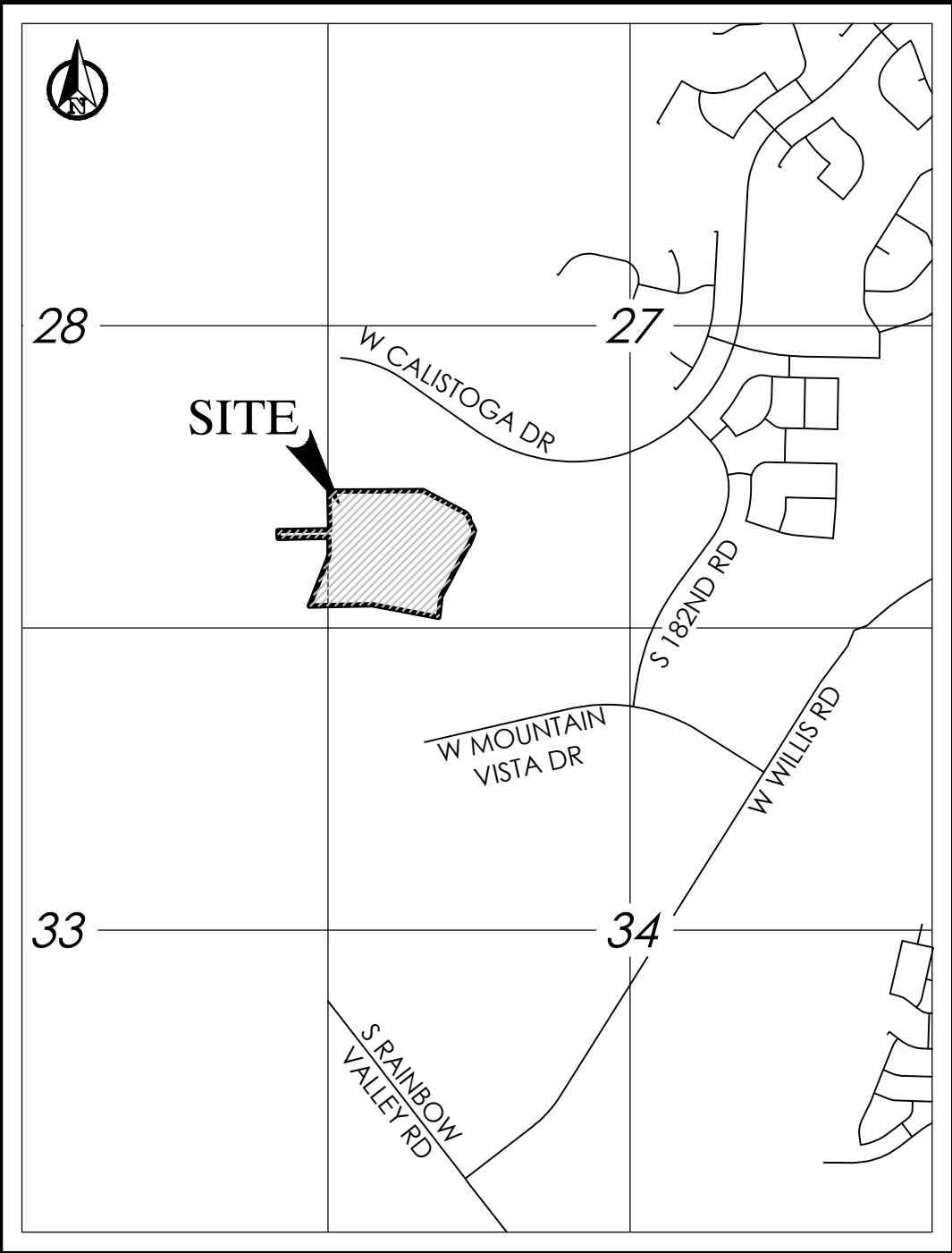
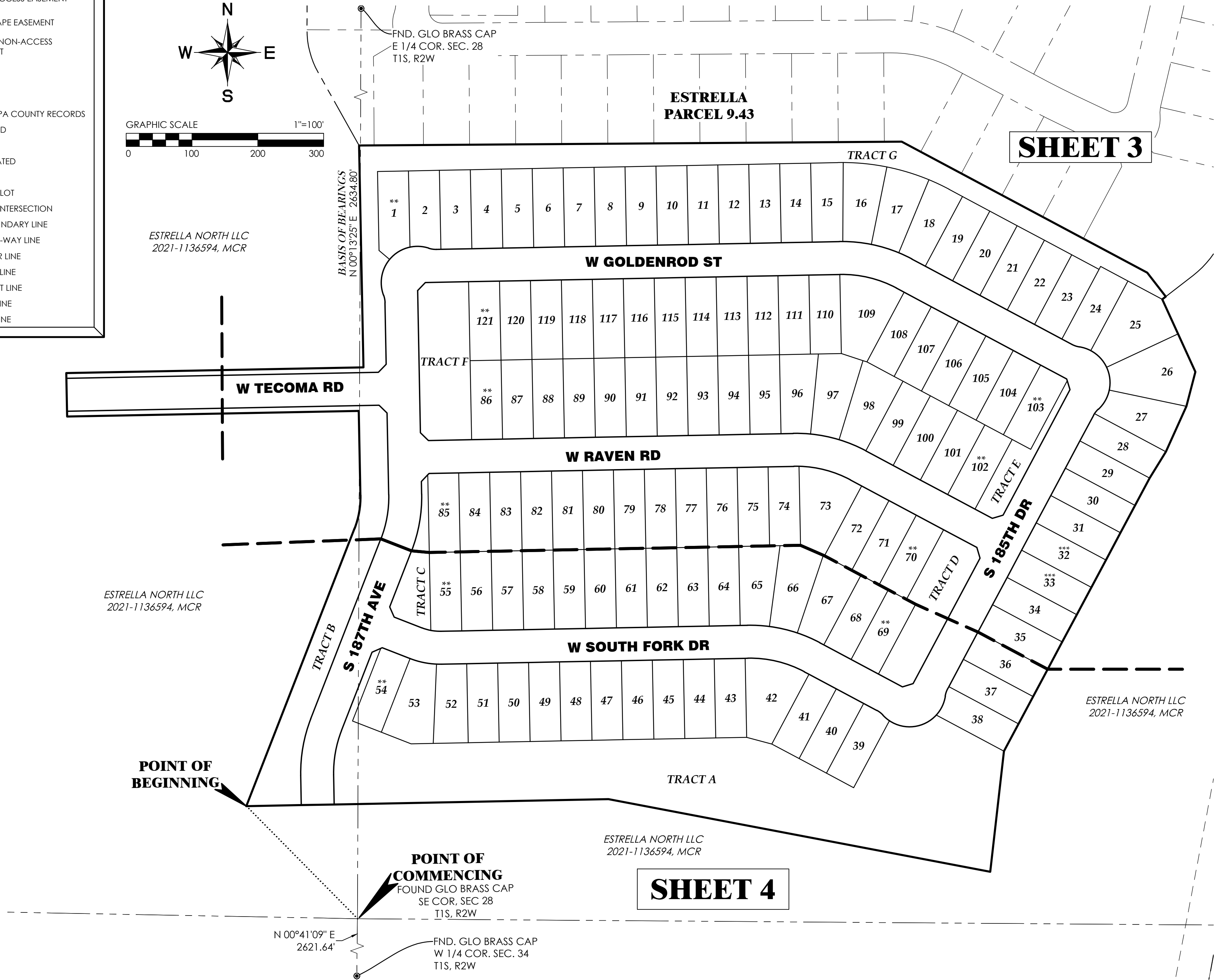
THENCE South 06 deg. 30 min. 26 sec. West, a distance of 184.37 feet;

THENCE North 79 deg. 14 min. 01 sec. West, a distance of 590.30 feet;

THENCE South 88 deg. 53 min. 23 sec. West, a distance of 550.17 feet to the **POINT OF BEGINNING**, containing 1,207,941 square feet or 27.731 acres of land, more or less.

LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120-1 TYPE "C"
⊙	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120-1 TYPE "B"
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
BK	BOOK
PG	PAGE
DKT	DOCKET
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED
*	KEY LOT
**	CORNER LOT
***	LOT AT T-INTERSECTION
—	PLAT BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	ADJONER LINE
---	SECTION LINE
- - - -	EASEMENT LINE
- . - .	CENTER LINE
- - - -	MATCH LINE

PRELIMINARY PLAT
OF
"MONTECITO - PARCEL 9.42"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27
AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA



VICINITY MAP
N.T.S.

BASIS OF BEARINGS
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. BEARING: NORTH 00°13'25" EAST

- BENCHMARKS**
- G.L.O. BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14 T.1S., R.2W., ELEVATION 972.77
 - FOUND BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL & ESTRELLA PARKWAY: ELEVATION IS 1026.73' NGVD 29 (OLD CITY OF GOODYEAR DATUM). TO ACHIEVE NAVD 88 (NEW CITY OF GOODYEAR DATUM) ADD 1.64'.

OWNER/DEVELOPER
NEWLAND COMMUNITIES
5090 N. 40TH STREET , SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-468-0800
CONTACT: PETE TEICHE

H.O.A. NOTE
THE PROJECT WILL BE INCORPORATED INTO THE EXISTING VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	DETAIL SHEET
SHEET 3-4	PRE-PLAT SHEETS

All improvements related to Parcel 9.7, 9.39/9.40, 9.41, 9.42, Mountain Vista Drive Phase 2, Calistoga Drive Phase 4, and Wash I-66 Channelization plans are to be constructed concurrently.

SHEET 1 OF 4



PREPARED BY:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:
AS&M
Arizona Surveying & Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	5832	0.134
2	5512	0.127
3	5640	0.129
4	5640	0.129
5	5640	0.129
6	5640	0.129
7	5640	0.129
8	5640	0.129
9	5640	0.129
10	5640	0.129
11	5640	0.129
12	5640	0.129
13	5640	0.129
14	5640	0.129
15	5764	0.132
16	6625	0.152
17	6625	0.152
18	6135	0.141
19	5640	0.129
20	5640	0.129
21	5640	0.129
22	5640	0.129
23	5640	0.129
24	5796	0.133
25	9249	0.212
26	9301	0.214
27	6930	0.159
28	5710	0.131
29	5640	0.129
30	5640	0.129
31	5640	0.129
32	5640	0.129
33	5640	0.129
34	5640	0.129
35	5640	0.129
36	5640	0.129
37	5640	0.129
38	5500	0.126
39	5586	0.128
40	5640	0.129
41	5640	0.129

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
42	8566	0.197
43	5640	0.129
44	5640	0.129
45	5640	0.129
46	5640	0.129
47	5640	0.129
48	5640	0.129
49	5640	0.129
50	5640	0.129
51	5640	0.129
52	5949	0.137
53	7479	0.172
54	5639	0.129
55	5632	0.129
56	5640	0.129
57	5640	0.129
58	5640	0.129
59	5640	0.129
60	5640	0.129
61	5640	0.129
62	5640	0.129
63	5640	0.129
64	5640	0.129
65	6481	0.149
66	7075	0.162
67	6589	0.151
68	5640	0.129
69	5640	0.129
70	5640	0.129
71	5640	0.129
72	5640	0.129
73	8479	0.195
74	5640	0.129
75	5640	0.129
76	5640	0.129
77	5640	0.129
78	5640	0.129
79	5640	0.129
80	5640	0.129
81	5640	0.129
82	5640	0.129

LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
83	5640	0.129
84	5640	0.129
85	5638	0.129
86	5640	0.129
87	5640	0.129
88	5640	0.129
89	5640	0.129
90	5640	0.129
91	5640	0.129
92	5640	0.129
93	5640	0.129
94	5640	0.129
95	5640	0.129
96	6269	0.144
97	7099	0.163
98	6851	0.157
99	5640	0.129
100	5640	0.129
101	5640	0.129
102	5640	0.129
103	5638	0.129
104	5640	0.129
105	5640	0.129
106	5640	0.129
107	5640	0.129
108	5640	0.129
109	8712	0.200
110	5640	0.129
111	5640	0.129
112	5640	0.129
113	5640	0.129
114	5640	0.129
115	5640	0.129
116	5640	0.129
117	5640	0.129
118	5640	0.129
119	5640	0.129
120	5640	0.129
121	5640	0.129

TRACT SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY	PASSIVE/ACTIVE
TRACT A	124397	2.856	D.E., P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT B	32774	0.752	D.E., P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT C	6864	0.158	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT D	14576	0.335	P.U.E., L.S., O.S.	H.O.A.	ACTIVE
TRACT E	6078	0.140	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT F	18495	0.425	P.U.E., L.S., O.S.	H.O.A.	PASSIVE
TRACT G	55341	1.270	D.E., P.U.E., L.S., O.S.	H.O.A.	PASSIVE

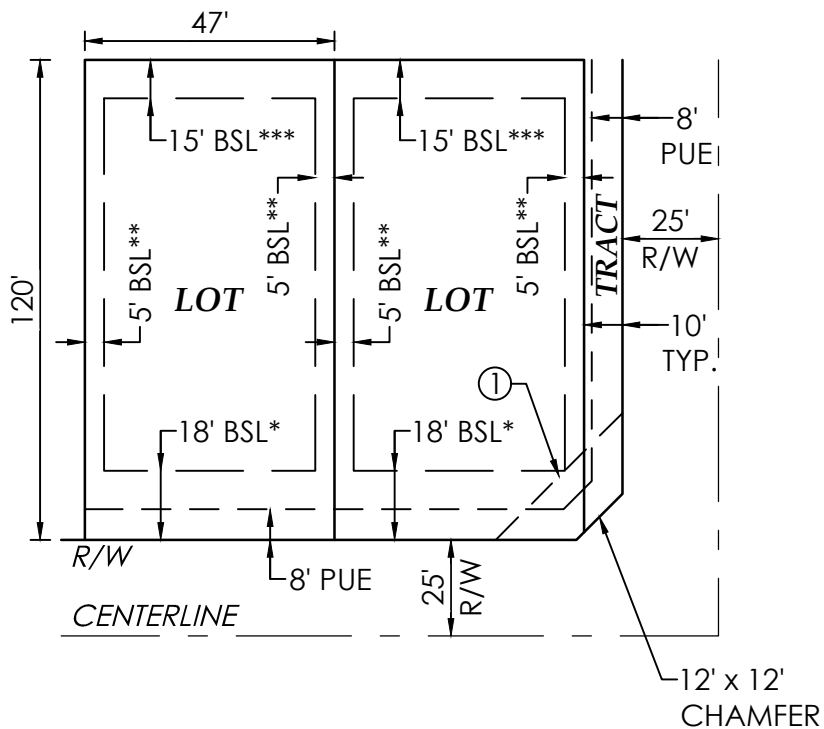
TRACT USAGE LEGEND
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
L.S. LANDSCAPE
O.S. OPEN SPACE

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,207,941	27.731
STREET ROW	238,236	5.469
NET AREA	969,705	22.261
LOT SIZE (MIN.)	60' x 120'	
TOTAL LOTS	121	
AREA SUBDIVIDED INTO LOTS	711,181	16.326
GROSS DENSITY	4.36	
OPEN SPACE	258,524	5.935
% OF GROSS AREA IN O.S.	21.402%	
% OF PASSIVE AREA IN O.S.	94.362%	
% OF ACTIVE AREA IN O.S.	5.638%	
EXISTING ZONING	P.A.D.	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	5.47
PLUS AREA SUBDIVIDED INTO LOTS	16.33
AREA SUBTOTAL	21.80
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	25.64

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	121
DIVIDED BY ADJUSTED GROSS AREA	25.64
ADJUSTED GROSS DENSITY	4.72

EDU CALCULATION	
NUMBER OF DWELLING UNITS	121
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)	0.82
NUMBER OF EDU'S REQUIRED FOR PROJECT (121 X 0.82 =99.22)	99.22

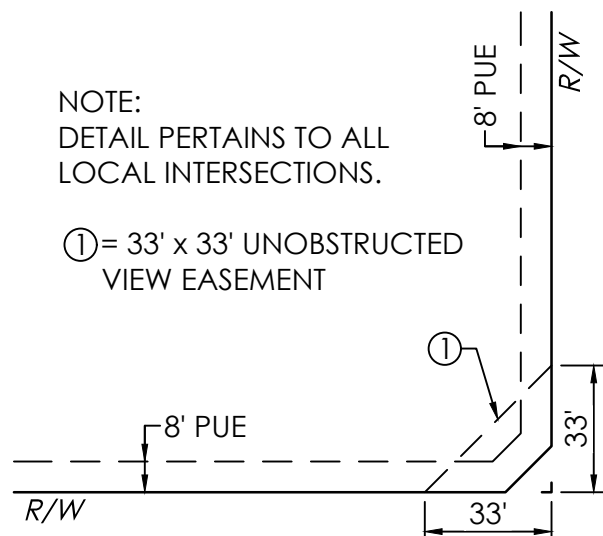


TYPICAL 47' x 120' LOT DETAIL

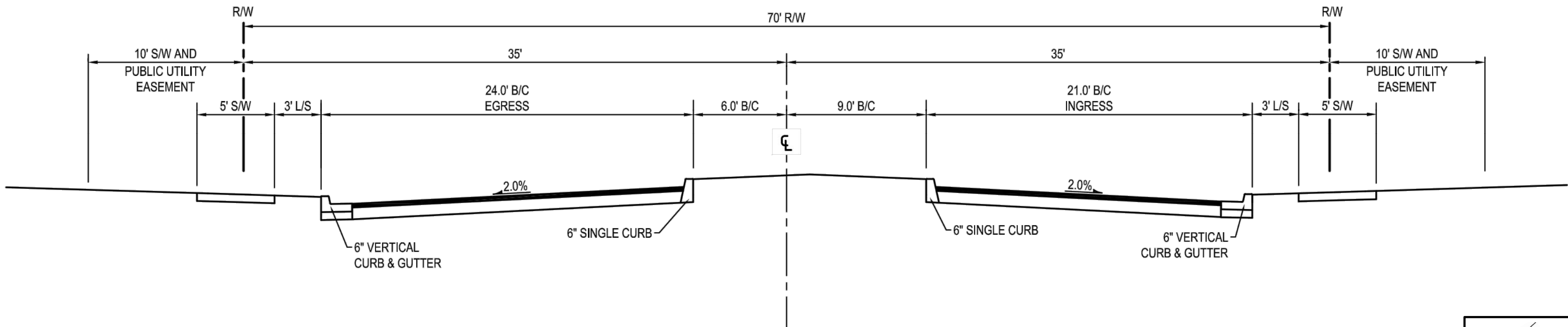
N.T.S.
SETBACKS AND DEVELOPMENT STANDARDS PER SFD-60 OF THE MONTECITO PAD, AS AMENDED
* MINIMUM SETBACK TO A FRONT PORCH IS 8 FEET. MINIMUM SETBACK TO SIDE ENTRY GARAGE OR LIVABLE SPACE IS 10 FEET. MINIMUM SET BACK TO AN ALLEY LOADED GARAGE IS 5 FEET. FRONT FACING DRIVEWAYS SHALL NOT BE LESS THAN 20 FEET IN LENGTH, AS MEASURED FROM THE BACK OF SIDEWALKS, OR RIGHT-OF-WAY LINE IF NO SIDEWALK IS PROVIDED, TO THE FRONT FACE OF A GARAGE.

** AWNINGS BAY WINDOWS, FIREPLACES, AND OTHER ARCHITECTURAL DETAILS MAY ENCROACH 2 FEET INTO THE SIDE SETBACK.

*** MINIMUM SETBACK TO REAR PATIO COVER IS 10 FEET.



TYPICAL U.V.E. DETAIL FOR LOCAL STREETS
N.T.S.



**ENHANCED RESIDENTIAL STREET
(ENTRANCE WITH MEDIAN)**



PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

●

•

●

SQ. FT.

R/W

PUE

PAE

LS

VNAE

BK

PG

DKT

MCR

(M)

(R)

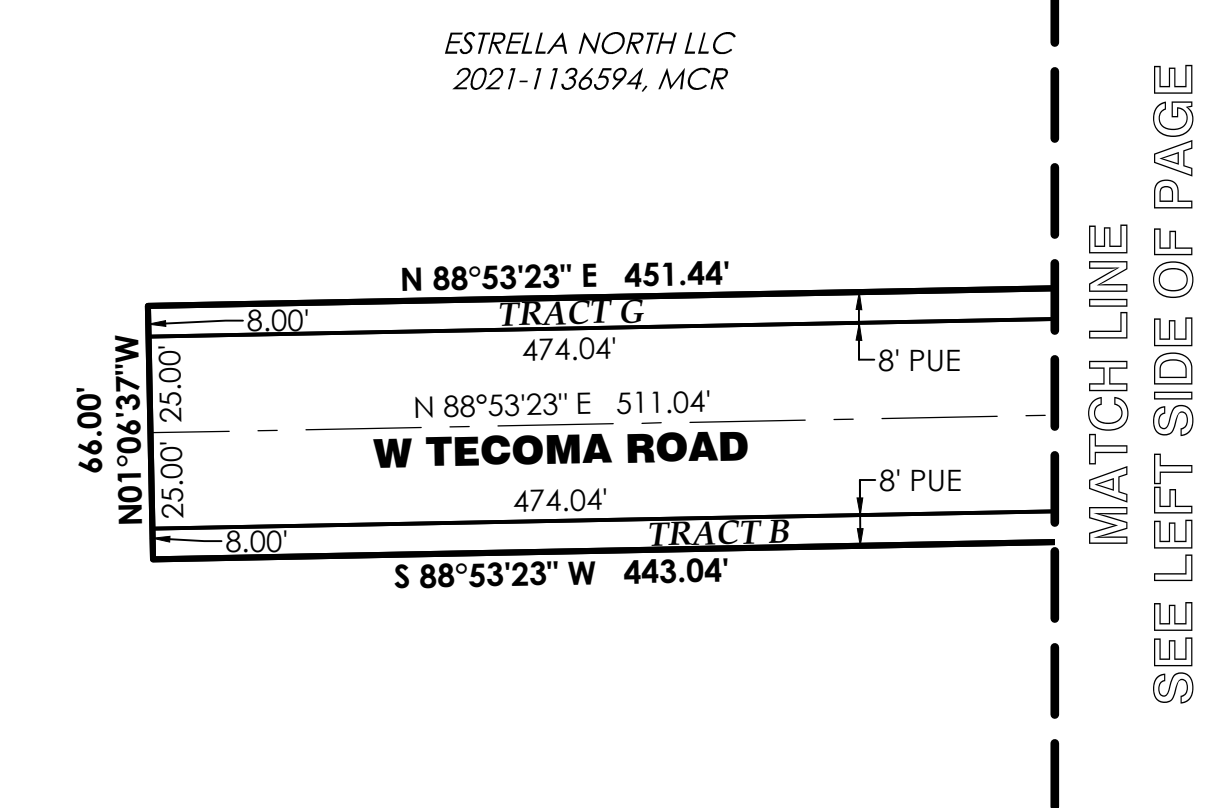
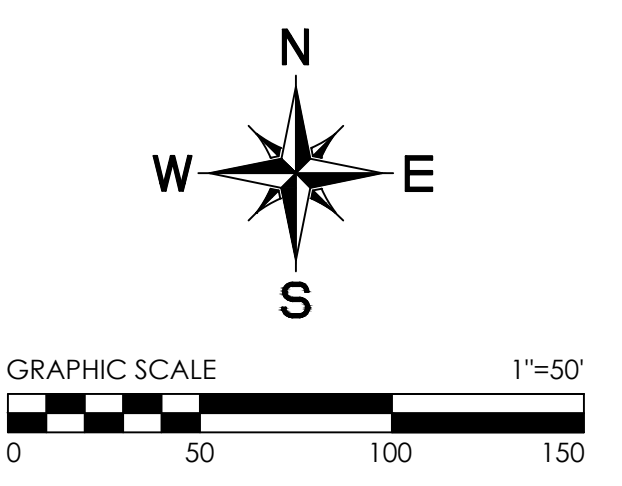
(C)

*

*

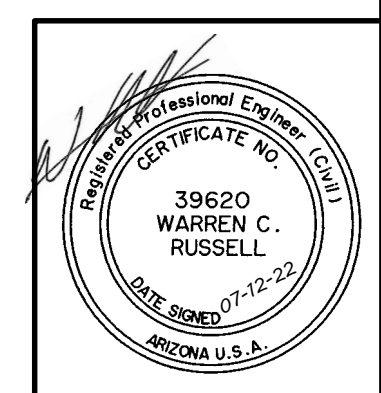
FOUND MONUMENT AS NOTED
SET CORNER OF THIS PLAT PER
MAG. STD. DTL. 120-1 TYPE "C"
SET BRASS CAP FLUSH PER MAG.
STD. DTL. 120-1 TYPE "B"
SQUARE FEET
RIGHT-OF-WAY
PUBLIC UTILITY EASEMENT
PUBLIC ACCESS EASEMENT
LANDSCAPE EASEMENT
VEHICLE NON-ACCESS
EASEMENT
BOOK
PAGE
DOCKET
MARICOPA COUNTY RECORDS
MEASURED
RECORD
CALCULATED
KEY LOT
CORNER LOT
LOT AT T-INTERSECTION
PLAT BOUNDARY LINE
RIGHT-OF-WAY LINE
ADJONER LINE
SECTION LINE
EASEMENT LINE
CENTER LINE
MATCH LINE

MATCH LINE
SEE BOTTOM LEFT OF PAGE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°06'37"E	45.10
L2	N46°06'37"W	35.36
L3	N73°04'45"E	35.36
L4	S16°55'15"E	35.36

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00	78.19	22°23'59"	S10°05'22"W	77.69
C2	100.00	39.09	22°23'59"	N79°54'38"W	38.85
C3	200.00	101.89	29°11'22"	N76°30'56"W	100.79
C4	200.00	101.89	29°11'22"	N76°30'56"W	100.79
C5	200.00	101.89	29°11'22"	N76°30'56"W	100.79
C6	200.00	78.19	22°23'59"	S10°05'22"W	77.69



PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

SURVEYED BY:
ASAM
Arizona Surveying & Mapping

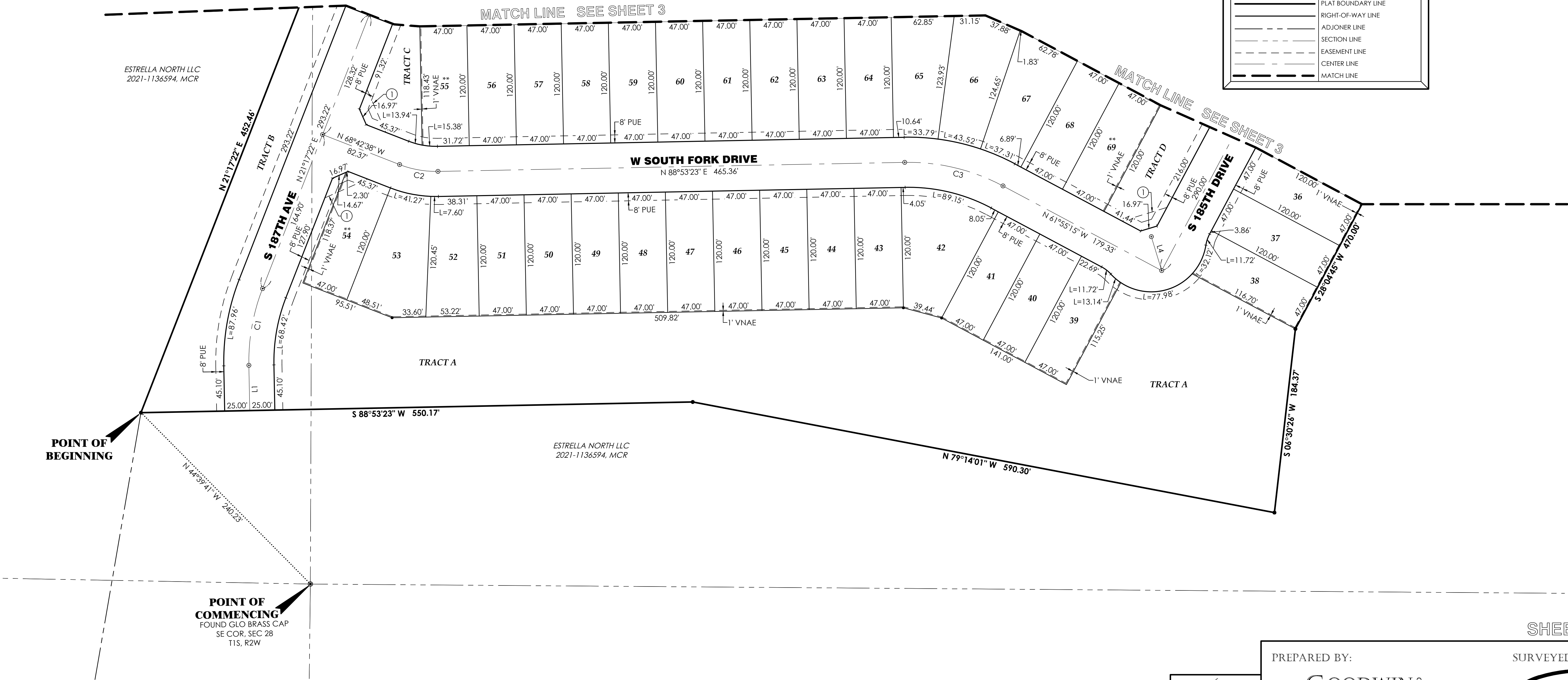
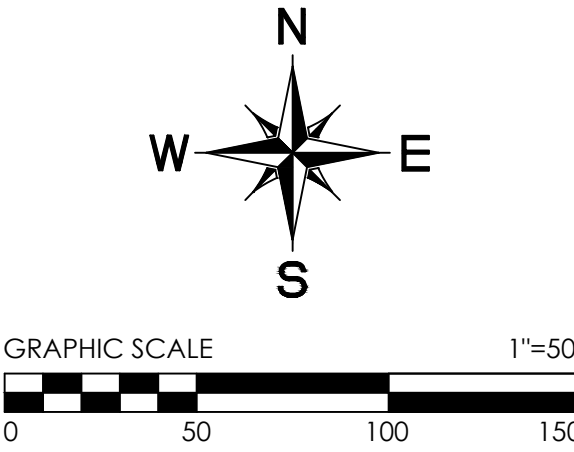
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

Arizona Surveying & Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°06'37"E	45.10
L2	N46°06'37"W	35.36
L3	N73°04'45"E	35.36
L4	S16°55'15"E	35.36

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00	78.19	22°23'59"	S10°05'22"W	77.69
C2	100.00	39.09	22°23'59"	N79°54'38"W	38.85
C3	200.00	101.89	29°11'22"	N76°30'56"W	100.79
C4	200.00	101.89	29°11'22"	N76°30'56"W	100.79
C5	200.00	101.89	29°11'22"	N76°30'56"W	100.79
C6	200.00	78.19	22°23'59"	S10°05'22"W	77.69

LEGEND	
⊙	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120-1 TYPE "C"
⊙	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120-1 TYPE "B"
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
BK	BOOK
PG	PAGE
DKT	DOCKET
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED
*	KEY LOT
**	CORNER LOT
***	LOT AT T-INTERSECTION
—	PLAT BOUNDARY LINE
---	RIGHT-OF-WAY LINE
- - -	ADJONER LINE
- - -	SECTION LINE
- - -	EASEMENT LINE
- - -	CENTER LINE
- - -	MATCH LINE



"PRELIMINARY PLAT OF MONTECITO - PARCEL 9.42"

W:\10922A - Montecito - 9.39-9.42\COGO\PLAT\PH 9.42\10922A-PPLAT PH 9.42 SHEETS.dwg



PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:

ASAM
Arizona Surveying & Mapping

Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com