

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED TO THE CITY HEREIN AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: _____
AUTHORIZED REPRESENTATIVE

DATE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2024, BY _____, AS _____ OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION.

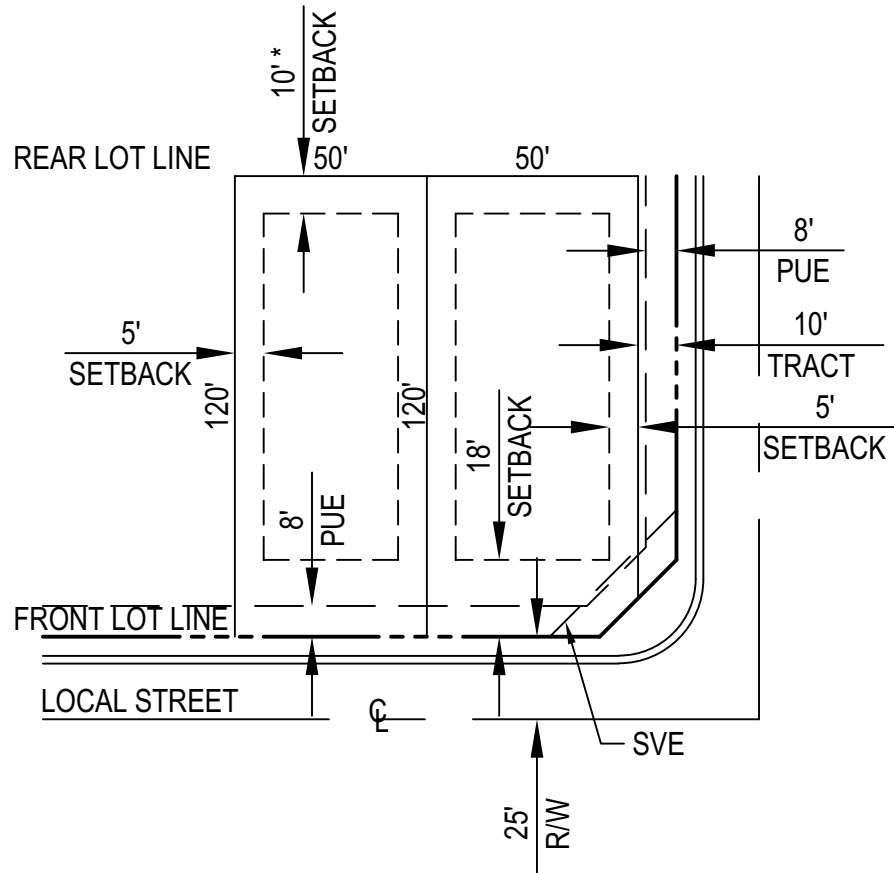
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGEND

- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT WITH RLS TAG OR CAP
- △ TO BE SET UNLESS OTHERWISE NOTED
- AC SUBDIVISION CORNER
- APN ALUMINUM CAP
- BC ASSESSOR PARCEL NUMBER
- BK BRASS CAP
- DE BOOK
- DOC DRAINAGE EASEMENT
- ESVAE DOCUMENT
- EX EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
- GLO EXISTING
- MC GENERAL LAND OFFICE
- MCR MARICOPA COUNTY
- ML/E MARICOPA COUNTY RECORDS
- PG MEDIAN AND LANDSCAPE EASEMENT
- PUE PAGE
- RW PUBLIC UTILITY EASEMENT
- SVE RIGHT-OF-WAY
- YNAE SIGHT VISIBILITY EASEMENT
- WLE VEHICULAR NON ACCESS EASEMENT
- \$ WATERLINE EASEMENT
- ** INDICATES DRIVEWAY POSITIONING
- # INDICATES HOUSE POSITIONING
- ## INDICATES DRIVEWAY POSITIONING
- ## INDICATES LOTS WITH SETBACK RESTRICTIONS
- BOUNDARY LINE
- EASEMENT LINE
- LOT OR TRACT LINES
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTERLINE



TYPICAL 50' X 120' LOT DETAIL

NTS

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

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 27 AND SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GLA AND SALT RIVER BASE AND 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 DEGREES 55 MINUTES 45 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2633.26 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, NORTH 88 DEGREES 55 MINUTES 45 SECONDS WEST, A DISTANCE OF 971.58 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 04 MINUTES 15 SECONDS EAST, A DISTANCE OF 812.67 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 47 DEGREES 14 MINUTES 35 SECONDS WEST, A DISTANCE OF 35.21 FEET;

THENCE NORTH 03 DEGREES 22 MINUTES 34 SECONDS 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 DEGREES 26 MINUTES 36 SECONDS, A DISTANCE OF 285.55 FEET, TO THE CURVES END;

THENCE NORTH 13 DEGREES 04 MINUTES 02 SECONDS 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 DEGREES 15 MINUTES 13 SECONDS, A DISTANCE OF 1150.56 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 54 DEGREES 09 MINUTES 11 SECONDS EAST, A DISTANCE OF 16.62 FEET;

THENCE NORTH 82 DEGREES 01 MINUTES 39 SECONDS EAST, A DISTANCE OF 70.00 FEET;

THENCE NORTH 38 DEGREES 12 MINUTES 30 SECONDS 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 DEGREES 15 MINUTES 56 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 15 DEGREES 21 MINUTES 35 SECONDS, 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 DEGREES 05 MINUTES 39 SECONDS 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 DEGREES 54 MINUTES 36 SECONDS, A DISTANCE OF 83.46 FEET, TO THE CURVES END;

THENCE SOUTH 34 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 211.45 FEET;

THENCE SOUTH 38 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 128.79 FEET;

THENCE SOUTH 20 DEGREES 39 MINUTES 39 SECONDS WEST, A DISTANCE OF 106.44 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 37 SECONDS 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 DEGREES 26 MINUTES 08 SECONDS, A DISTANCE OF 67.30 FEET, TO THE CURVES END;

THENCE SOUTH 29 DEGREES 16 MINUTES 31 SECONDS EAST, A DISTANCE OF 127.70 FEET, TO THE SOUTHWEST CORNER OF SAID ESTRELLA PARCEL 9.43;

THENCE LEAVING SAID WESTERLY LINE, SOUTH 01 DEGREES 06 MINUTES 37 SECONDS EAST, A DISTANCE OF 336.90 FEET;

THENCE SOUTH 88 DEGREES 53 MINUTES 23 SECONDS WEST, A DISTANCE OF 451.44 FEET;

THENCE NORTH 46 DEGREES 06 MINUTES 37 SECONDS WEST, A DISTANCE OF 16.97 FEET;

THENCE SOUTH 88 DEGREES 53 MINUTES 23 SECONDS WEST, A DISTANCE OF 56.63 FEET;

THENCE SOUTH 43 DEGREES 53 MINUTES 23 SECONDS WEST, A DISTANCE OF 16.97 FEET;

THENCE SOUTH 88 DEGREES 53 MINUTES 23 SECONDS 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 DEGREES 20 MINUTES 29 SECONDS, 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 DEGREES 20 MINUTES 29 SECONDS, A DISTANCE OF 35.71 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 01 DEGREES 06 MINUTES 37 SECONDS WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 88 DEGREES 53 MINUTES 23 SECONDS WEST, A DISTANCE OF 98.75 FEET, TO THE POINT OF BEGINNING.

NOTES

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CARGD PARTICIPATION.
- NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED AND NO VEGETATION SHALL BE PLANTED OR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT ON ALL CRACKS AND JOINTS AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RESEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
 - WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND IS AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2 INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREAS SHALL BE ALIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- STRUCTURES WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF 3 FEET; LANDSCAPING WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (NATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 7 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEOWNER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE AREA.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH HALF-INCH REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
- MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT AND/OR PUE.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE FURTHEST FROM THE STREET INTERSECTION. (1, 17, 39, 40, 59, 60, 71, 81, 89 AND 95) NOTED WITH A "\$".
- AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (8 AND 13). NOTED WITH AN "**".
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE TO ADJACENT REAR LOT LINE. (16) NOTED WITH A "#".
- LOTS WITH A RESTRICTED 21' FRONT SETBACK AND DRIVEWAY RESTRICTED TO THE NORTH SIDE. (27) NOTED WITH A "##".
- ALL LOTS IN ESTRELLA PARCEL 9.7 ARE MODELED BELOW 80 PSI AND THEREFORE DO NOT ANTICIPATE THE NEED FOR INDIVIDUAL PRVS. THE WATER SYSTEM WITHIN THE ESTRELLA PARCEL 9.7 SUBDIVISION IS LOCATED WITHIN THE CITY OF GOODYEAR PRESSURE ZONE 1. PRV'S ARE REQUIRED FOR LOTS WITH PRESSURES IN EXCESS OF 80 PSI, TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED BY THE CUSTOMER.
- EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT FOR MONTECITO, DEVELOPER SHALL CONSTRUCT ALL TRAFFIC SIGNALS WITHIN AND/OR ADJACENT TO THE PROPERTY WHEN SUCH TRAFFIC SIGNALS ARE WARRANTED.



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

FINAL PLAT

ESTRELLA PARCEL 9.7
GOODYEAR, MARICOPA COUNTY, ARIZONA



EXPIRES 12-31-2028

CHECKED BY	GSR
CAD TECHNICIAN	JKP/JKK
SCALE	NTS
DATE	04/26/2024
JOB NUMBER	WP# 215313
SHEET	2 OF 5

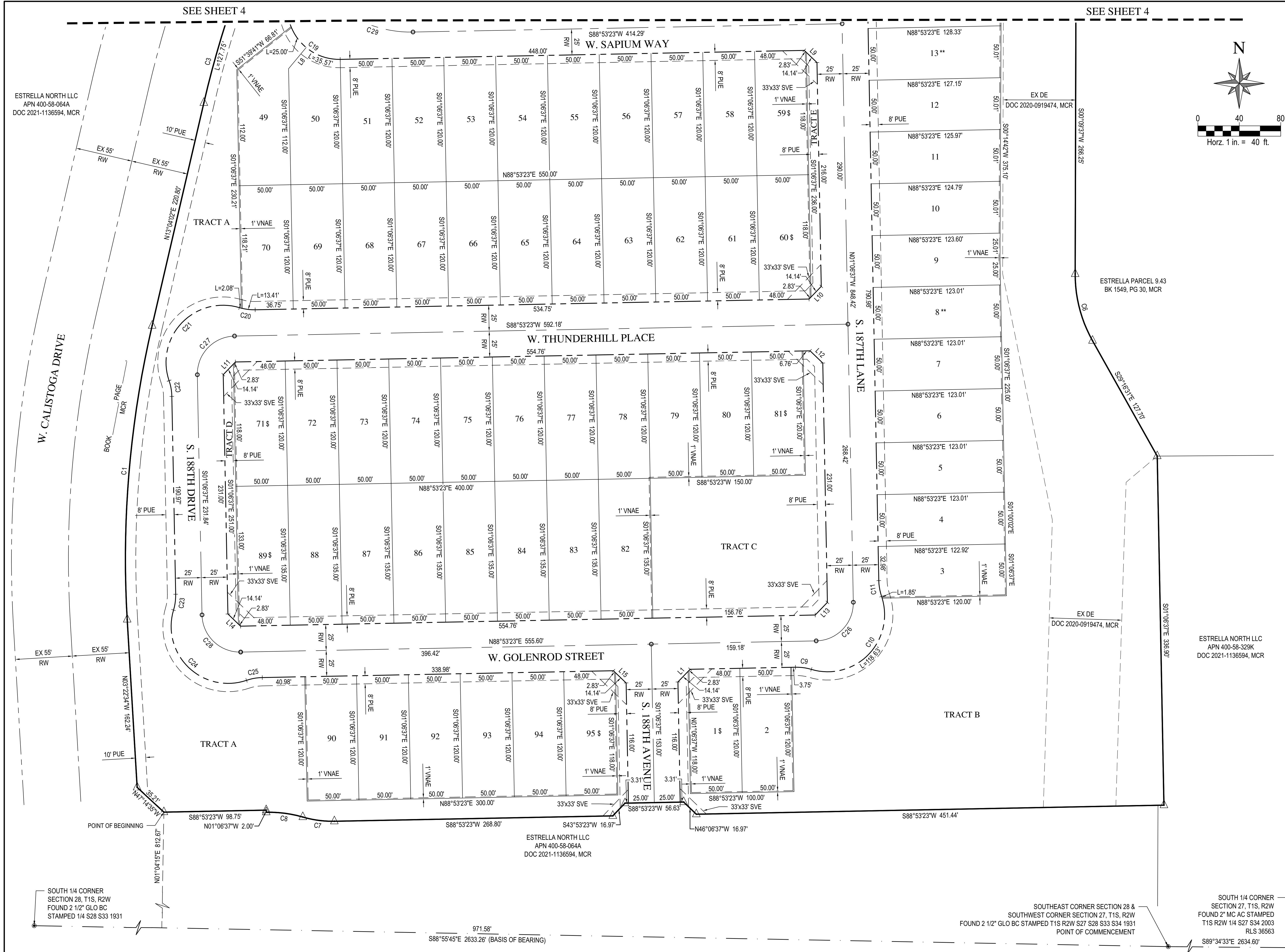
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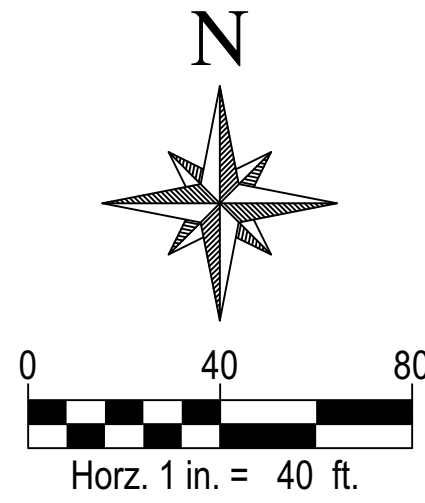
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ESTRELLA PARCEL 9.7
GOODYEAR, MARICOPA COUNTY, ARIZONA



CHECKED BY _____ GSR
 CAD TECHNICIAN _____ JKP/JKK
 SCALE _____ 1" = 40'
 DATE _____ 04/26/2024
 JOB NUMBER _____ WP# 215313
 SHEET _____
 3 OF 5





ESTRELLA NORTH LLC
APN 400-58-064A
ZONING: PAD
DOC 2021-1136594, MCR

ESTRELLA NORTH LLC
APN 400-58-329J
DOC 2021-1136594, MCR

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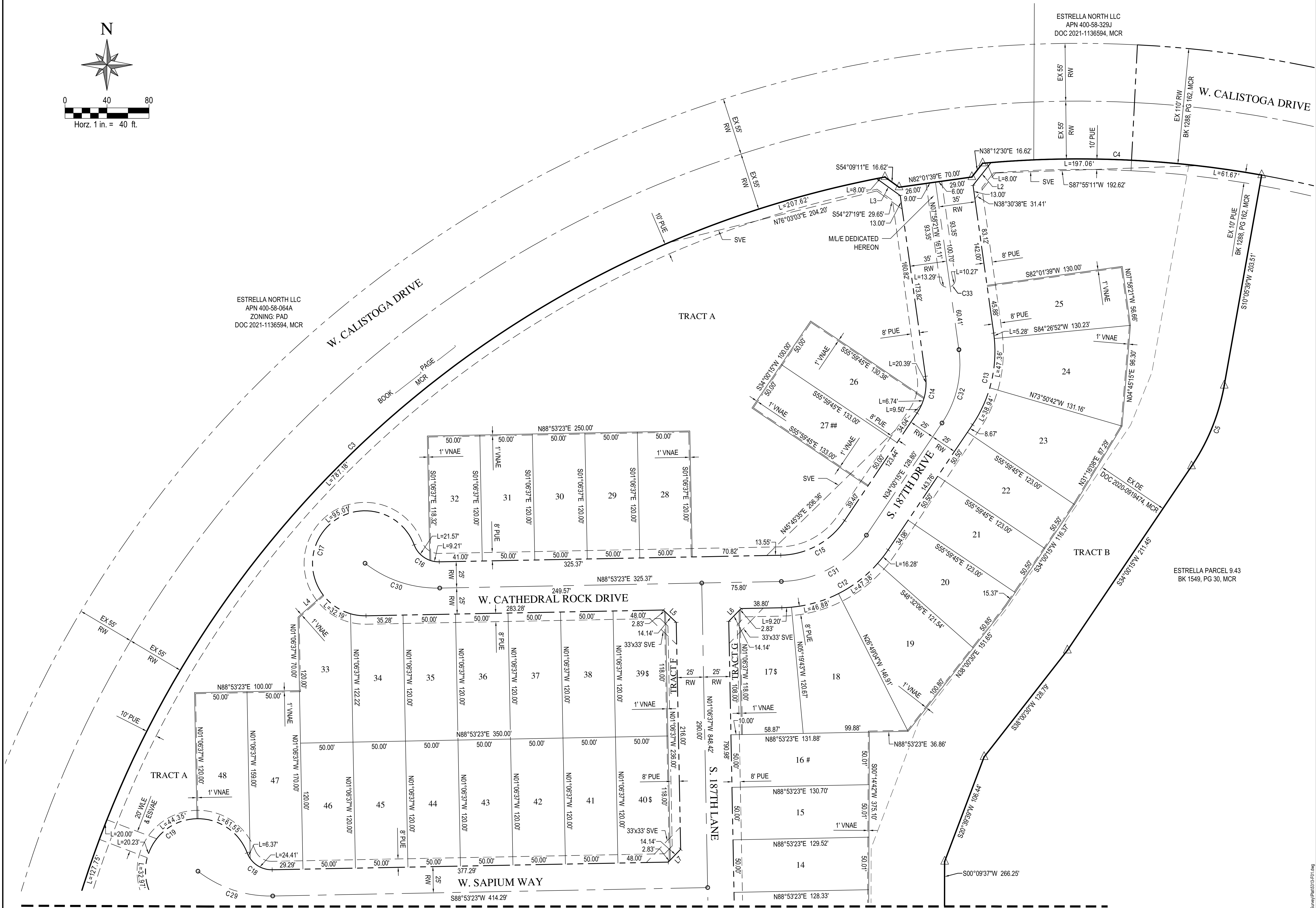
FINAL PLAT

ESTRELLA PARCEL 9.7
GOODYEAR, MARICOPA COUNTY, ARIZONA



CHECKED BY	GSR
CAD TECHNICIAN	JKP/JKK
SCALE	1" = 40'
DATE	04/26/2024
JOB NUMBER	WP# 215313
SHEET	4 OF 5

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SEE SHEET 3

SEE SHEET 3



CHECKED BY	GSR
CAD TECHNICIAN	JKP/JKK
SCALE	NTS
DATE	04/26/2024
JOB NUMBER	WP# 215313
SHEET	5 OF 5

ESTRELLA - PARCEL 9.7			
SITE DATA TABLE			
TOTAL GROSS AREA	1,224,407.37	SQ FT	28.11 AC
TOTAL STREET AREA	209,058.36	SQ FT	4.80 AC
TOTAL NET AREA	1,015,349.01	SQ FT	23.31 AC
LOT SIZE, MINIMUM DIMENSIONS	50' X 120'		
MINIMUM LOT SIZE	5,992.16 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	4.80
PLUS AREA SUBDIVIDED INTO LOTS	13.80
AREA SUBTOTAL	18.60
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	21.88
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	95
DIVIDED BY ADJUSTED GROSS AREA	21.88
ADJUSTED GROSS DENSITY	4.34
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

TRACT AREA TABLE			
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT A	173,873	3.9916	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SIDEWALK EASEMENT, WATERLINE EASEMENT, EMERGENCY SERVICE VEHICLE ACCESS EASEMENT, DRAINAGE, BLEED OFF STORM DRAIN PIPE AND RETENTION
TRACT B	207,691	4.7679	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, SIDEWALK EASEMENT AND DRAINAGE
TRACT C	24,890	0.5714	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, AND DRAINAGE
TRACT D	2,410	0.0553	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT E	2,260	0.0519	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT F	2,260	0.0519	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT
TRACT G	1,130	0.0259	LANDSCAPE, OPEN SPACE AND PUBLIC UTILITY EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	16°26'36"	995.00'	285.55'	S04°50'44"W	284.57'
C3	66°15'13"	995.00'	1,150.56'	S46°11'38"W	1087.52'
C4	15°21'35"	995.00'	266.73'	N87°35'09"W	265.94'
C5	23°54'36"	200.00'	83.46'	N22°02'57"E	82.86'
C6	29°26'08"	131.00'	67.30'	S14°33'27"E	66.56'
C7	17°20'29"	102.00'	30.87'	S82°26'23"E	30.75'
C8	17°20'29"	118.00'	35.71'	N82°26'23"W	35.58'
C9	17°45'10"	50.00'	15.49'	N82°14'02"W	15.43'
C10	125°30'20"	55.00'	120.48'	N43°53'23"E	97.79'
C11	17°45'10"	50.00'	15.49'	S09°59'12"E	15.43'
C12	54°53'08"	125.00'	119.74'	N61°26'49"E	115.22'
C13	41°58'35"	125.00'	91.58'	N13°00'57"E	89.54'
C14	41°58'35"	50.00'	36.63'	N13°00'57"E	35.82'
C15	54°53'08"	75.00'	71.85'	N61°26'49"E	69.13'
C16	70°31'44"	25.00'	30.77'	S55°50'46"E	28.87'
C17	250°31'44"	50.00'	218.63'	S34°09'14"W	81.65'
C18	70°31'44"	25.00'	30.77'	S55°50'46"E	28.87'
C19	250°31'44"	50.00'	218.63'	S34°09'14"W	81.65'
C20	17°45'10"	50.00'	15.49'	S82°14'02"E	15.43'
C21	125°30'20"	55.00'	120.48'	S43°53'23"W	97.79'
C22	17°45'10"	50.00'	15.49'	N09°59'12"W	15.43'
C23	17°45'10"	50.00'	15.49'	N07°45'58"E	15.43'
C24	125°30'20"	55.00'	120.48'	S46°06'37"E	97.79'
C25	17°45'10"	50.00'	15.49'	S80°00'48"W	15.43'
C26	90°00'00"	36.58'	57.46'	N43°53'23"E	51.73'
C27	90°00'00"	36.58'	57.46'	S43°53'23"W	51.73'
C28	90°00'00"	36.58'	57.46'	S46°06'37"E	51.73'
C29	38°56'33"	112.50'	76.46'	S71°38'21"E	75.00'
C30	38°56'33"	112.50'	76.46'	S71°38'21"E	75.00'
C31	54°53'08"	100.00'	95.79'	N61°26'49"E	92.17'
C32	41°58'35"	100.00'	73.26'	N13°00'57"E	71.64'
C33	180°00'00"	7.50'	23.56'	N82°01'39"E	15.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°53'23"W	16.97'
L2	S38°19'24"W	27.64'
L3	N54°16'06"W	27.64'
L4	N48°31'48"E	31.84'
L5	N46°06'37"W	16.97'
L6	S43°53'23"W	16.97'
L7	N43°53'23"E	16.97'
L8	S39°39'12"W	26.58'
L9	N46°06'37"W	16.97'
L10	N43°53'23"E	16.97'
L11	N43°53'23"E	16.97'
L12	S46°06'37"E	16.97'
L13	S43°53'23"W	16.97'
L14	N46°06'37"W	16.97'
L15	N46°06'37"W	16.97'

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
BOUNDARY	1,224,407	28.1085
RIGHT-OF-WAY	209,058	4.7993

NOTE
*TRACTS "A" THROUGH "G" WILL BE OWNED AND MAINTAINED BY ESTRELLA FOOTHILLS ASSOCIATION (HOA).

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	7,111	0.1633
LOT 21	6,211	0.1426
LOT 22	6,211	0.1426
LOT 23	8,351	0.1917
LOT 24	9,131	0.2096
LOT 25	7,008	0.1609
LOT 26	6,636	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 32	5,995	0.1376
LOT 33	6,489	0.1490

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 34	6,011	0.1380
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 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 64	6,000	0.1377
LOT 65	6,000	0.1377
LOT 66	6,000	0.1377

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
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 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

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