

SITE DATA	
DESCRIPTION	QUANTITY
GROSS AREA:	27.39 AC
LOT SIZES:	47' X 116'
MINIMUM:	52' X 121'
TOTAL LOTS:	100 LOTS
GROSS RES. DENSITY:	3.65 DU/AC
OPEN SPACE:	8.34 AC
% GROSS OPEN SPACE:	30.4%
MAX LOT COVERAGE:	60%
EXISTING ZONING:	P.A.D.

BENCHMARKS

GENERAL LAND OFFICE (GLO) BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST. PLAN ELEVATION = 973.37

BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL AND ESTRELLA PARKWAY. PLAN ELEVATION = 1026.73

CONVERSION EQUATION: TO ACHIEVE THE NAVD88 DATUM, ADD 1.64' TO ALL ELEVATIONS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1, SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. BEARING = NORTH 89°30'27" WEST.

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE GLO BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 30 MINUTES 23 SECONDS WEST A DISTANCE OF 2,571.59 FEET, SAID LINE BEING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 AND THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 1, NORTH 01 DEGREE 06 MINUTES 57 SECONDS WEST A DISTANCE OF 2,634.01 FEET TO THE CENTER OF SAID SECTION 1;

THENCE ALONG THE EAST-WEST MID-SECTION LINE, NORTH 89 DEGREES 52 MINUTES 35 SECONDS EAST A DISTANCE OF 708.23 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREE 48 MINUTES 15 SECONDS EAST A DISTANCE OF 42.85 FEET TO A POINT;

THENCE NORTH 40 DEGREES 25 MINUTES 17 SECONDS WEST A DISTANCE OF 26.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 465.00 FEET BEARING SOUTH 81 DEGREES 24 MINUTES 53 SECONDS EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 55 MINUTES 10 SECONDS AN ARC DISTANCE OF 48.04 FEET TO A POINT;

THENCE NORTH 14 DEGREES 30 MINUTES 17 SECONDS EAST A DISTANCE OF 256.16 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 465.00;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 55 MINUTES 13 SECONDS AN ARC DISTANCE OF 121.09 FEET TO A POINT;

THENCE NORTH 76 DEGREES 28 MINUTES 03 SECONDS EAST A DISTANCE OF 27.88 FEET TO A POINT;

THENCE NORTH 34 DEGREES 58 MINUTES 16 SECONDS EAST A DISTANCE OF 50.09 FEET TO A POINT;

THENCE NORTH 09 DEGREES 17 MINUTES 13 SECONDS WEST A DISTANCE OF 26.46 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 465.00 FEET BEARING SOUTH 49 DEGREES 28 MINUTES 39 SECONDS EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 52 SECONDS AN ARC DISTANCE OF 132.68 FEET TO A POINT;

THENCE SOUTH 33 DEGREES 07 MINUTES 47 SECONDS EAST A DISTANCE OF 23.21 FEET TO A POINT;

THENCE SOUTH 66 DEGREES 18 MINUTES 20 SECONDS EAST A DISTANCE OF 120.36 FEET TO A POINT;

THENCE SOUTH 79 DEGREES 05 MINUTES 28 SECONDS EAST A DISTANCE OF 139.32 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 55.28 FEET TO A POINT;

THENCE SOUTH 72 DEGREES 01 MINUTES 54 SECONDS EAST A DISTANCE OF 51.90 FEET TO A POINT;

THENCE NORTH 73 DEGREES 01 MINUTE 03 SECONDS EAST A DISTANCE OF 56.20 FEET TO A POINT;

THENCE NORTH 21 DEGREES 29 MINUTES 28 SECONDS EAST A DISTANCE OF 48.05 FEET TO A POINT;

THENCE SOUTH 70 DEGREES 13 MINUTES 39 SECONDS EAST A DISTANCE OF 435.93 FEET TO A POINT ON THE WEST PROPERTY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL "B" IN DOCUMENT # 2010-0899977 OF THE MARICOPA COUNTY RECORDER;

THENCE ALONG SAID WEST PROPERTY LINE, SOUTH 22 DEGREES 14 MINUTES 17 SECONDS WEST A DISTANCE OF 117.31 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE SOUTH PROPERTY LINE OF SAID PARCEL, SOUTH 70 DEGREES 40 MINUTES 55 SECONDS EAST A DISTANCE OF 199.65 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4,935.00 FEET BEARING NORTH 70 DEGREES 40 MINUTES 55 SECONDS WEST, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY AS DEFINED IN THE "ESTRELLA PHASE ONE MAP OF DEDICATION" FOUND IN BOOK 318 OF MAPS, PAGE 38 OF THE MARICOPA COUNTY RECORDER;

THENCE ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 23 MINUTES 17 SECONDS AN ARC DISTANCE OF 808.61 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 28 DEGREES 42 MINUTES 22 SECONDS WEST A DISTANCE OF 338.63 FEET TO A POINT;

THENCE NORTH 61 DEGREES 17 MINUTES 38 SECONDS WEST A DISTANCE OF 199.81 FEET TO A POINT;

THENCE NORTH 65 DEGREES 02 MINUTES 29 SECONDS WEST A DISTANCE OF 201.12 FEET TO A POINT;

THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 171.44 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 105.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 535.00 FEET BEARING SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 16 MINUTES 55 SECONDS AN ARC DISTANCE OF 189.38 FEET TO A POINT;

THENCE NORTH 20 DEGREES 44 MINUTES 09 SECONDS WEST A DISTANCE OF 221.35 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 465.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 45 MINUTES 32 SECONDS AN ARC DISTANCE OF 127.90 FEET TO A POINT;

THENCE NORTH 44 DEGREES 01 MINUTE 47 SECONDS EAST A DISTANCE OF 26.88 FEET TO A POINT;

THENCE NORTH 01 DEGREE 48 MINUTES 15 SECONDS EAST A DISTANCE OF 27.15 FEET TO A POINT THE POINT OF BEGINNING.

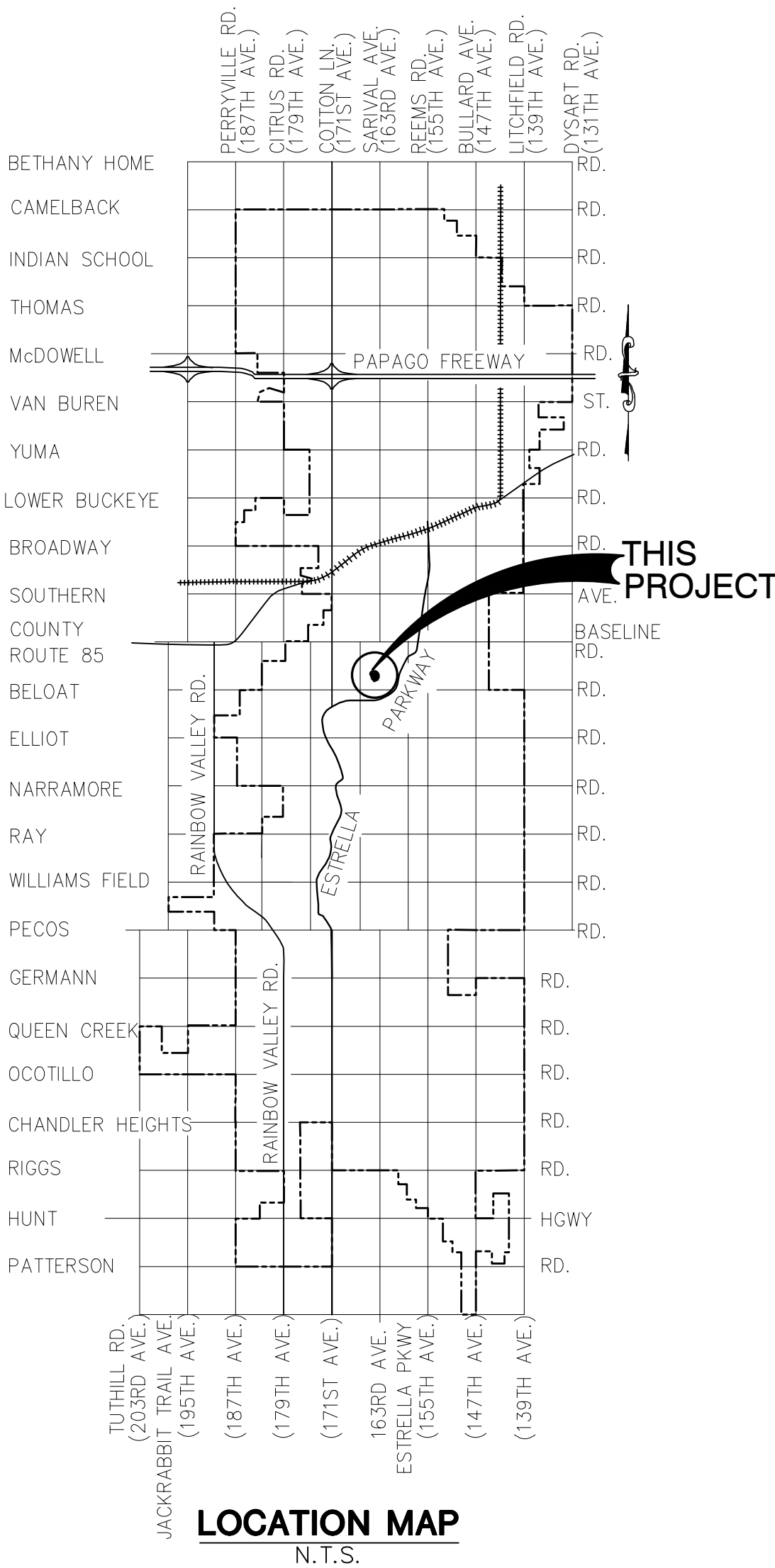
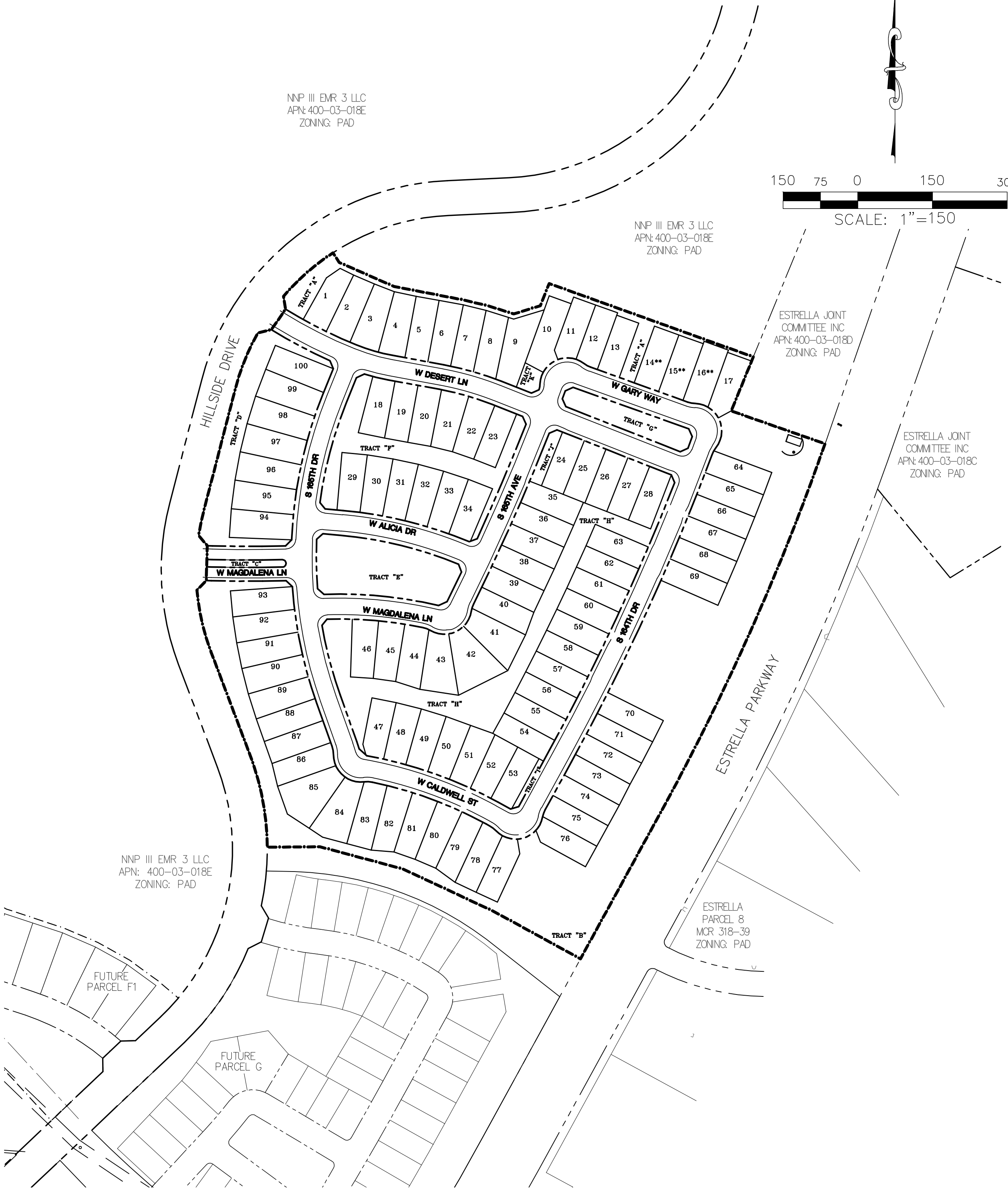
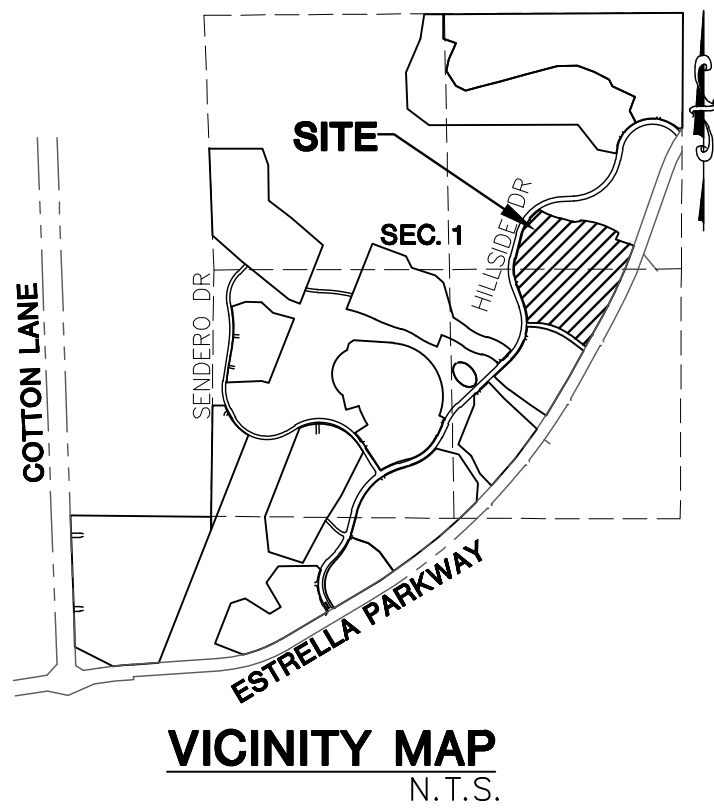
SAID PARCEL CONTAINING 1,193,432 SQUARE FEET, OR 27.397 ACRES, MORE OR LESS.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- CONSTRUCTION CENTER LINE
- EASEMENT (ESMT)
- SIGHT LINE TRIANGLE (G-3232)
- BUILDING SETBACK LINE
- LOT LINE
- FEMA FLOODPLAIN
- ▲ PROPERTY CORNER
- MONUMENT
- ⊕ FOUND BCFL
- R/W RIGHT OF WAY
- CL CENTER LINE
- PUE PUBLIC UTILITY ESMT
- BSL BUILDING SETBACK LINE
- SVT SIGHT VISIBILITY TRIANGLE
- POB POINT OF BEGINNING

ESTRELLA PARCEL 11.B
GOODYEAR, ARIZONA

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNER/DEVELOPER

NNP III-ESTRELLA MOUNTAIN RANCH, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-468-0800
CONTACT: STUART BARNEY, P.E.

CIVIL ENGINEER

ENTELLUS, INC
3033 N. 44TH STREET, STE 250
PHOENIX, AZ 85018
PHONE: 602-244-2566
CONTACT: MICHAEL R. GLEASON, P.E.

LAND SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
14635 N KIERLAND BLVD., STE 112
SCOTTSDALE, AZ 85254
PHONE: 480-747-6558
CONTACT: JOSH MOYSES

SHEET INDEX

- 1 COVER SHEET
- 2 DETAIL SHEET
- 3 PRE-PLAT PLAN SHEET

HOME OWNERS ASSOCIATION

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

Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8947
Website: www.entellus.com

Professional Engineer
Michael R. Gleason
No. 4075
Arizona
Expires 08/30/17

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1	5/23/16	INITIAL SUBMITTAL TO CITY OF GOODYEAR	
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3	8/26/16	THIRD SUBMITTAL TO CITY OF GOODYEAR	

ESTRELLA PARCEL 11.B
GOODYEAR, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue State, Inc.
Dial 8-1-1 or 1-800-STRIKE-IT (782-8348) in Maricopa County: (602) 363-1102

DESIGN:	PG
DRAFTED:	MRC
QA/QC:	TC
AS-BUILT #:	----
ENT. PROJ. #:	848,004
SHEET:	PP 1 OF 3

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
1	5921.40	0.1359
2	6184.03	0.1420
3	5629.31	0.1499
4	6245.93	0.1434
5	5893.41	0.1353
6	6020.23	0.1382
7	5896.52	0.1354
8	5915.03	0.1358
9	7703.69	0.1769
10	6992.04	0.1605
11	5662.52	0.1300
12	5599.67	0.1286
13	5452.00	0.1252
14	6292.00	0.1444
15	6292.00	0.1444
16	6425.03	0.1475
17	5876.64	0.1349
18	5802.21	0.1332
19	5467.04	0.1255
20	5492.86	0.1261
21	5902.48	0.1355
22	5852.57	0.1344
23	5451.98	0.1252
24	5452.00	0.1252
25	5452.00	0.1252
26	5452.00	0.1252
27	5452.00	0.1252
28	5491.89	0.1261
29	5642.34	0.1295
30	5708.02	0.1310
31	5708.02	0.1310
32	5708.02	0.1310
33	5708.02	0.1310
34	5706.11	0.1310
35	5606.99	0.1287
36	5502.24	0.1263
37	5502.24	0.1263
38	5502.24	0.1263
39	5502.24	0.1263
40	5616.52	0.1289
41	7077.57	0.1625
42	8519.89	0.1956
43	7001.82	0.1607
44	5976.80	0.1372
45	5766.51	0.1324
46	5748.13	0.1320
47	5460.21	0.1253
48	5700.86	0.1309
49	5700.86	0.1309
50	5700.86	0.1309
51	5776.07	0.1326
52	5753.63	0.1321
53	5538.25	0.1271
54	5474.82	0.1257
55	5499.10	0.1262
56	5499.10	0.1262
57	5499.10	0.1262
58	5499.10	0.1262
59	5499.10	0.1262
60	5499.10	0.1262
61	5499.10	0.1262
62	5499.10	0.1262
63	5499.10	0.1262
64	5926.55	0.1361
65	5928.12	0.1361
66	5929.55	0.1361
67	5929.55	0.1361

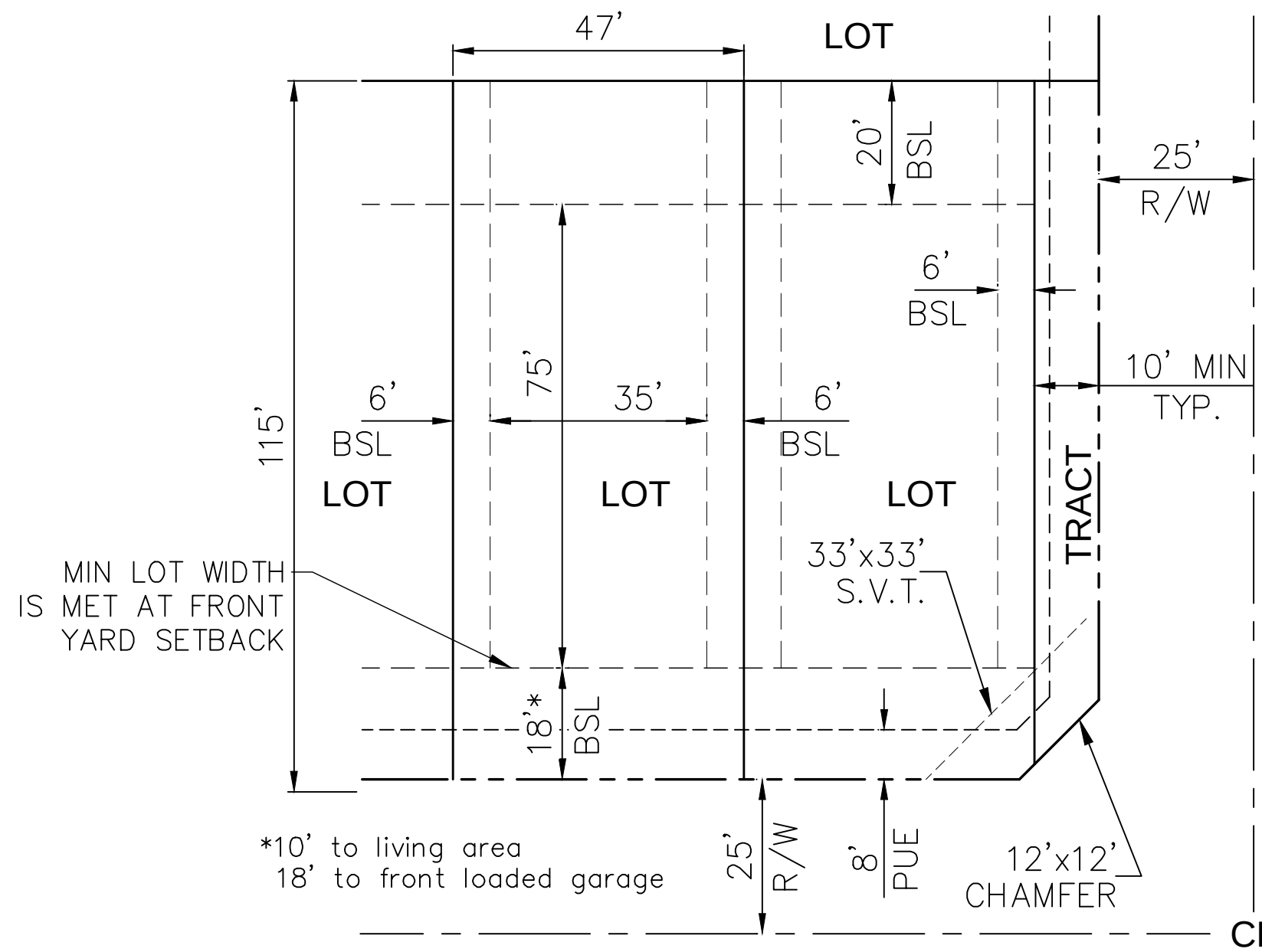
LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
68	5928.12	0.1361
69	5928.12	0.1361
70	5928.12	0.1361
71	5928.12	0.1361
72	5928.12	0.1361
73	5917.50	0.1358
74	5921.57	0.1359
75	5911.71	0.1357
76	5579.54	0.1281
77	5829.99	0.1338
78	6107.50	0.1402
79	6076.54	0.1395
80	6156.68	0.1413
81	6156.68	0.1413
82	6357.24	0.1459
83	6435.17	0.1477
84	7724.49	0.1773
85	8923.57	0.2049
86	5857.17	0.1345
87	5875.00	0.1349
88	5932.87	0.1362
89	6154.20	0.1413
90	6154.20	0.1413
91	6154.20	0.1413
92	6154.20	0.1413
93	6154.20	0.1413
94	6803.71	0.1562
95	6795.98	0.1560
96	6795.98	0.1560
97	6795.98	0.1560
98	6795.98	0.1560
99	6776.64	0.1556
100	6516.04	0.1496
TOTAL	600440.51	13.777

TRACT AREA TABLE			
TRACT	*AREA(SF)	AREA(AC)	DESCRIPTION **
Tract A	19331.42	0.4438	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, TRAILS
Tract B	194926.64	4.4749	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, SEWER EASMENT, RETENTION
Tract C	2340.00	0.0537	OPEN SPACE, LANDSCAPE, ENTRY MEDIAN
Tract D	24451.29	0.5613	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
Tract E	29952.51	0.6876	OPEN SPACE, LANDSCAPE (NO RETENTION)
Tract F	26512.28	0.6086	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
Tract G	11957.60	0.2745	OPEN SPACE, LANDSCAPE (NO RETENTION)
Tract H	47954.91	1.1009	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE
Tract I	1090.00	0.0250	OPEN SPACE, LANDSCAPE, PUE
Tract J	2764.26	0.0635	OPEN SPACE, LANDSCAPE, PUE
Tract K	2045.63	0.0470	OPEN SPACE, LANDSCAPE, PUE
TOTAL	363326.53	8.342	

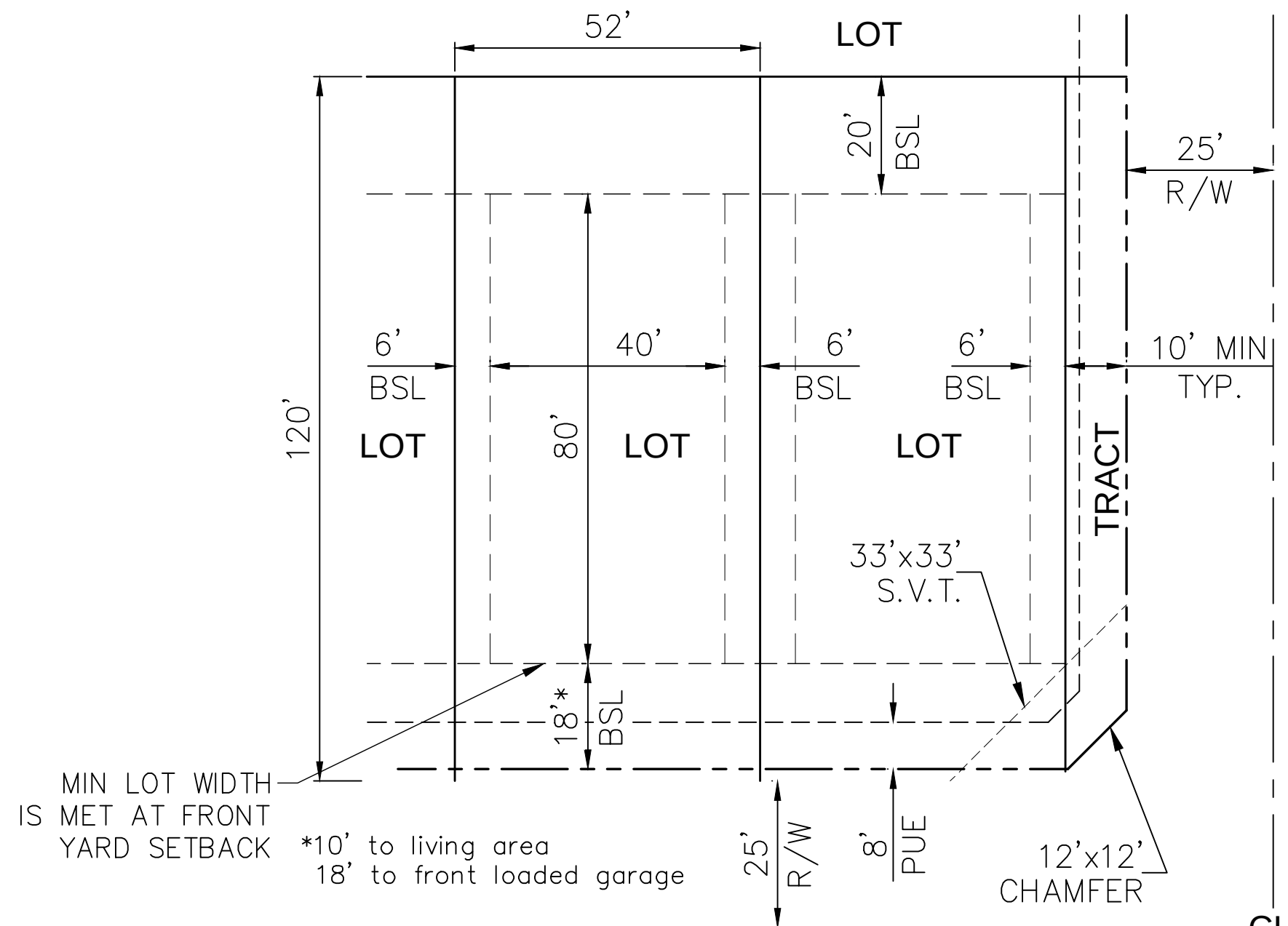
* ALL TRACT AREAS WILL BE MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION OR ESTRELLA JOINT COMMITTEE, INC.

** ALL OPEN SPACE IN THIS PARCEL IS "PASSIVE" EXCEPT FOR TRACT E, WHICH IS 60% "PASSIVE" AND 40% "ACTIVE"

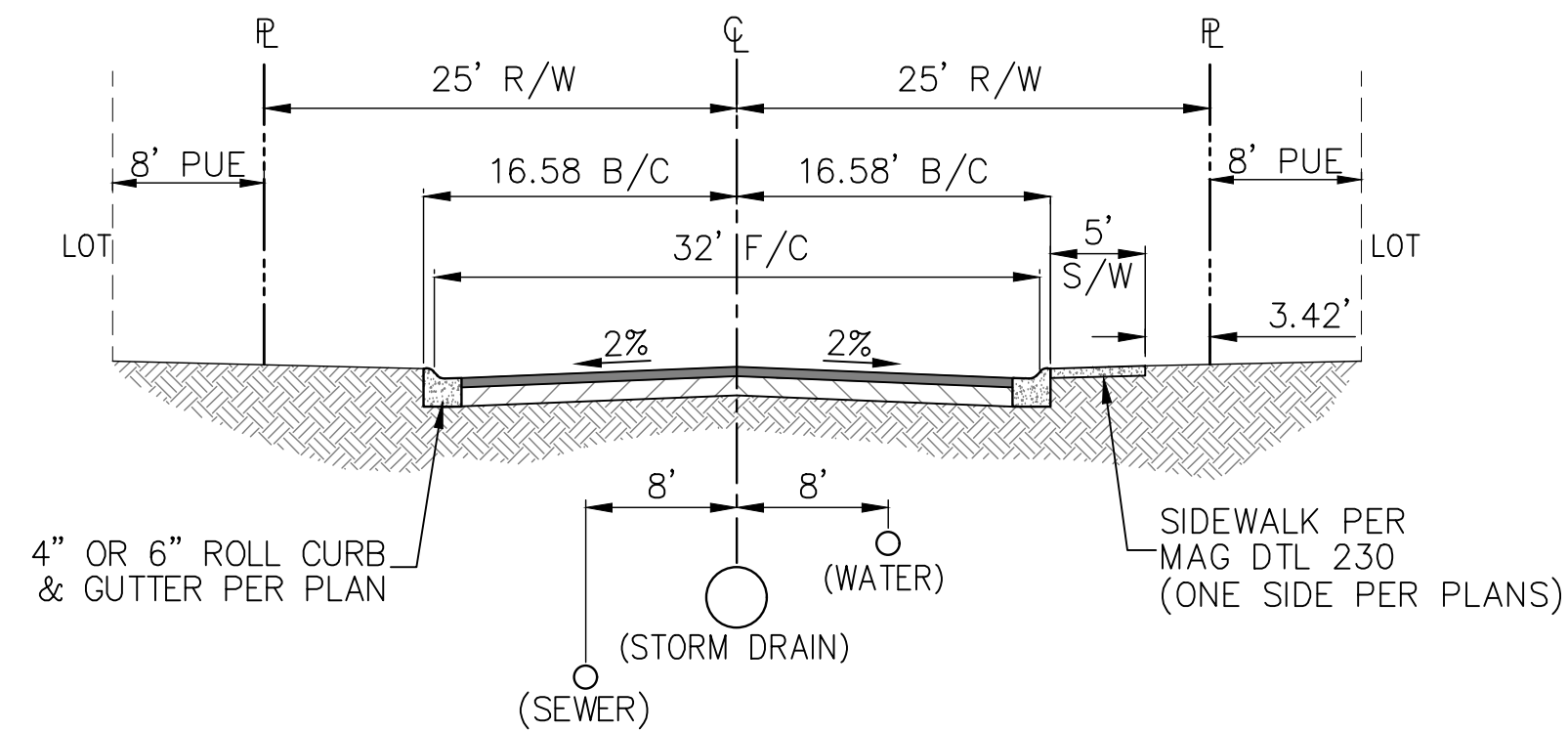
1. 10' FRONT YARD SETBACKS ARE PERMITTED FOR SIDE ENTRY GARAGES.
2. DETACHED SINGLE FAMILY DWELLINGS ON ADJACENT LOTS SHALL HAVE FRONT YARD SETBACKS VARY BY AT LEAST THREE FEET. A MINIMUM FRONT YARD SETBACK OF 18' IS PERMITTED TO ACCOMMODATE THE 3' BUILDING SETBACK DIFFERENTIAL. BUILDING SETBACK SHOULD BE 18'-21' TO FACE OF GARAGE. SIDEWALKS NOT TO BE BLOCKED.
3. ARCHITECTURAL FEATURES LIKE BAY WINDOW MAY ENCR OACH 5' INTO THE FRONT YARD SETBACK, BUT NO CLOSER THAN 10' TO THE PROPERTY LINE.
4. FRONT PORCHES MAY ENCR OACH 10' INTO THE FRONT YARD SETBACK AND 2' INTO THE SIDE YARD SETBACK.
5. REAR PATIO COVERS MAY ENCR OACH 10' INTO THE REAR BUILDING SETBACK. (FOR 47'X90' LOTS, ONLY 5' ALLOWED).
6. ARCHITECTURAL FEATURES LIKE BAY WINDOWS BAY ENCR OACH 5' INTO THE REAR SETBACK AND 2' INTO THE SIDE YARD SETBACK.
7. A 20' MINIMUM DEPTH BETWEEN THE BACK OF SIDEWALK AND FACE OF THE GARAGE (FRONT FACING) SHALL BE MAINTAINED.
8. WHEN A SIDE YARD TRACT WITH A MINIMUM WIDTH OF 10 FEET IS INCORPORATED BETWEEN THE SIDE OF A LOT AND ADJACENT STREET RIGHT-OF-WAY, THE MINIMUM INTERNAL SIDE YARD SETBACK CAN BE USED BETWEEN THE HOME AND SIDE YARD PROPERTY LINE.



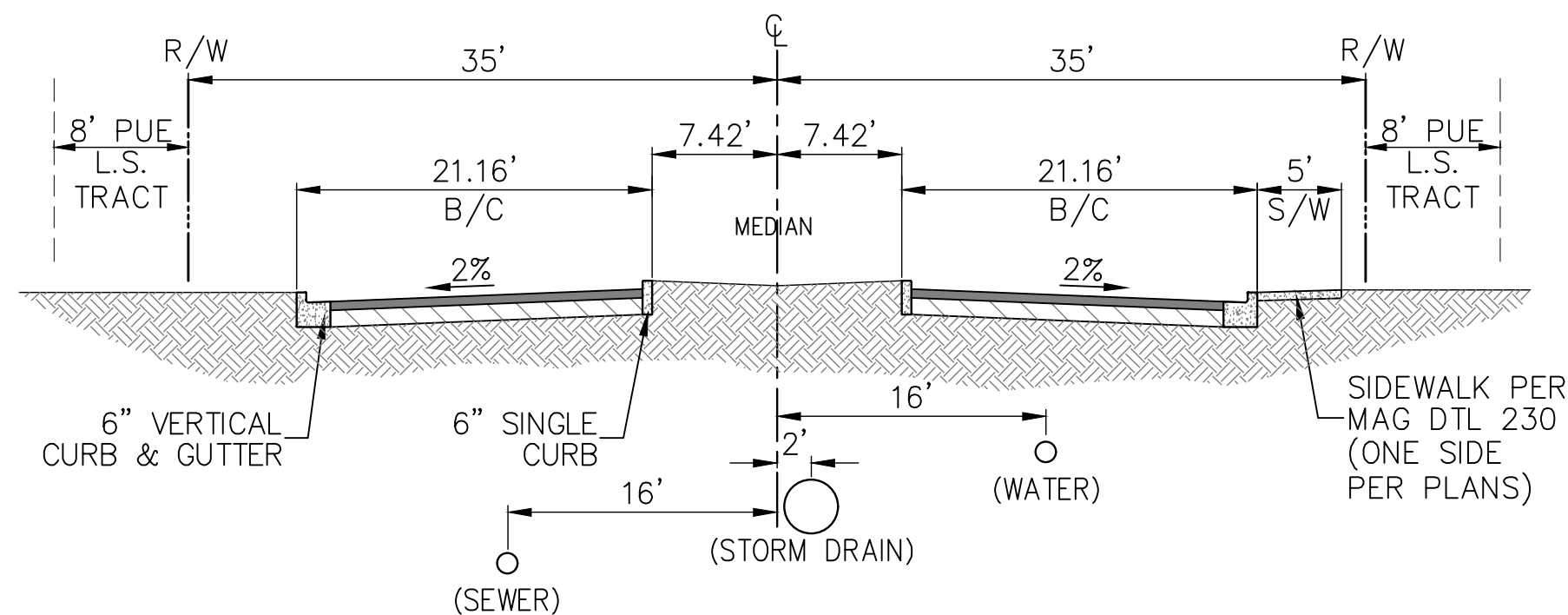
TYPICAL 47' x 116' LOT DETAIL
N.T.S.



TYPICAL 52' x 121' LOT DETAIL
N.T.S.



SECTION A-A
LOCAL TYPICAL STREET SECTION
LOOKING NORTH AND WEST



SECTION C-C
PARCEL ENTRY DRIVE W/ MEDIAN TYPICAL SECTION
LOOKING NORTH AND WEST

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 283-1100

 **Entellus™**
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8947
Website: www.entellus.com

VERSIONS:			REVISIONS:		
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1	5/23/16	INITIAL SUBMITTAL TO CITY OF GOODYEAR			
2	8/3/16	SECOND SUBMITTAL TO CITY OF GOODYEAR			
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ESTRELLA PARCEL 11.B
GOODYEAR, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

DESIGN:	PG
DRAFTED:	MRC
QA/QC:	TC
AS-BUILT #:	----
ENT. PROJ #:	848.004
SHEET: PP	2 OF 3

C CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C1	55.68'	975.00'	27.85'	3°16'20"
C2	164.73'	975.00'	82.56'	9°40'50"
C3	81.57'	406.00'	40.92'	11°30'41"
C4	115.84'	600.00'	58.10'	11°03'44"
C5	90.37'	4383.00'	45.19'	1°10'53"
C6	100.00'	4704.00'	50.00'	1°13'05"
C7	633.26'	4704.00'	317.11'	7°42'48"
C8	301.59'	850.00'	152.40'	20°19'45"
C9	41.66'	300.00'	20.86'	7°57'20"
C10	188.30'	850.00'	94.54'	12°41'34"
C11	90.02'	850.00'	45.05'	6°04'05"
C12	101.22'	2200.00'	50.62'	2°38'10"
C13	87.13'	850.00'	43.60'	5°52'23"
C14	250.71'	850.00'	126.27'	16°53'58"
C15	325.44'	4383.00'	162.79'	4°15'15"
C16	136.43'	4383.00'	68.22'	1°47'00"
C17	291.94'	850.00'	147.42'	19°40'43"
C18	290.39'	825.00'	146.71'	20°10'02"

C LINE TABLE		
#	LENGTH	BEARING
L1	104.05'	N 79°34'16" W
L2	102.33'	N 68°30'32" W
L3	321.01'	N 68°30'32" W
L4	321.00'	S 70°13'39" E
L5	166.90'	N 28°42'14" E
L6	65.18'	S 61°17'46" E
L7	100.00'	N 19°35'35" W
L8	83.62'	S 89°10'05" W
L9	10.25'	N 88°11'45" W
L10	56.32'	N 88°11'45" W
L11	92.07'	N 21°56'26" E
L12	73.49'	N 84°57'32" W

LOTING NOTE:
* TWO STORY HOME NOT PERMITTED
** LOTS 14, 15, & 16 ARE 52'X120' LOTS.
*** POTENTIAL FOR HEADLIGHT
INTRUSION

NNP III EMR 3 LLC
APN: 400-03-018E
ZONING: PAD

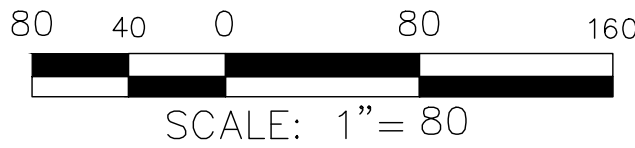
NNP III EMR 3 LLC
APN: 400-03-018E
ZONING: PAD

ESTRELLA JOINT
COMMITTEE INC
APN: 400-03-018C
ZONING: PAD

ESTRELLA JOINT
COMMITTEE INC
APN: 400-03-018C
ZONING: PAD

ESTRELLA PARKWAY

ESTRELLA
PARCEL 8
MCR 318-39
ZONING: PAD



SECTION LINE

MID-SECTION LINE

CENTER SECT. 1
CALC. POINT

SECTION LINE

EntellusTM

3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel: 602.244.2566
Fax: 602.244.8947
Website: www.entellus.com

Professional Engineer
MICHAEL R. GIBSON
P.E.
No. 4075
Exp. 08/30/17

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ESTRELLA PARCEL 11.B
GOODYEAR, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

DESIGN: PG

DRAFTED: MRC

QA/QC: TC

AS-BUILT #: ---

ENT. PROJ #: 848.004

SHEET: PP 3 OF 3

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Arizona Blue State, Inc.

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In Maricopa County: (602) 363-1102

Aug 26, 2016 - 11:13am