

P:\800\848025 - Estrella 7.1 Civil Improvements\0_PRODUCTION\Cadd\12_Pre-Plat\848025_Pre-Plat_Cover-Det.dwg
Aug 28, 2018 - 3:48pm

SITE DATA	
DESCRIPTION	QUANTITY
GROSS AREA:	20.88 AC
LOT SIZES:	
MINIMUM:	52' X 79'
TOTAL LOTS:	80 LOTS
GROSS RES. DENSITY:	3.83 DU/AC
OPEN SPACE (TOTAL):	10.16 AC
OPEN SPACE (ACTIVE):	7.56 AC
OPEN SPACE (PASSIVE):	2.60 AC
% GROSS OPEN SPACE:	49%
MAX LOT COVERAGE:	75%
EXISTING ZONING:	P.A.D.-SFD-CH

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. BEARING = SOUTH 89°45'30" EAST.

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS PARCEL NO. 10 IN DOCUMENT # 2005-0643150 OF THE MARICOPA COUNTY RECORDER LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, 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 ON PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 23 ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 26, FROM WHICH THE GLO BRASS CAP FOUND ON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 23 ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH 87 DEGREES 59 MINUTES 07 SECOND EAST A DISTANCE OF 2,772.73 FEET, SAID LINE BEING THE LINE COMMON TO THE SOUTHEAST QUARTER OF SECTION 23 AND NORTHEAST QUARTER OF SECTION 26 AS SHOWN ON "PLSS SUBDIVISION RECORD OF SURVEY" FOUND IN BOOK 656 OF MAPS, PAGE 45 OF THE MARICOPA COUNTY RECORDER, AND SAID LINE BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE ALONG THE LINE COMMON TO THE SOUTHWEST QUARTER OF SECTION 23 AND NORTHWEST QUARTER OF SECTION, NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST A DISTANCE OF 2,639.93 FEET TO THE CALCULATED POSITION OF THE SOUTHWEST CORNER SAID SECTION 23, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 26;

THENCE RETURNING ALONG LAST-MENTIONED COMMON LINE, SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST A DISTANCE OF 774.83 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1005.00 FEET BEARING

SOUTH 38 DEGREES 57 MINUTES 46 SECONDS WEST, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST CALISTOGA DRIVE AS DEFINED ON THE FINAL PLAT OF "CORONADO VILLAGE AT ESTRELLA MOUNTAIN RANCH" FOUND IN BOOK 846 OF MAPS, PAGE 36 OF THE MARICOPA COUNTY RECORDER, AND SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 41 SECONDS, AN ARC DISTANCE OF 179.41 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 57 DEGREES 24 MINUTES 56 SECONDS WEST A DISTANCE OF 102.28 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1017.00 FEET BEARING SOUTH 22 DEGREES 58 MINUTES 33 SECONDS WEST;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 01 MINUTE 46 SECONDS, AN ARC DISTANCE OF 178.02 FEET TO A POINT;THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 33 DEGREES 34 MINUTES 17 SECONDS WEST A DISTANCE OF 21.61 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 178TH AVENUE AS DEFINED ON SAID FINAL PLAT OF "CORONADO VILLAGE AT ESTRELLA MOUNTAIN RANCH";THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 10 DEGREES 20 MINUTES 01 SECOND EAST A DISTANCE OF 186.52 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 720.00 FEET;THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 02 MINUTES 27 SECONDS, AN ARC DISTANCE OF 251.84 FEET TO A POINT;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 30 DEGREES 22 MINUTES 04 SECONDS EAST A DISTANCE OF 121.57 FEET TO A POINT ON THE SOUTH LINE OF "CORONADO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 7.2" AS FOUND IN BOOK 854 OF MAPS, PAGE 1 OF THE MARICOPA COUNTY RECORDER;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 59 DEGREES 37 MINUTES 53 SECONDS EAST A DISTANCE OF 30.04 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 67 DEGREES 12 MINUTES 24 SECONDS EAST A DISTANCE OF 382.51 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 79 DEGREES 34 MINUTES 50 SECONDS EAST A DISTANCE OF 109.98 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 68 DEGREES 58 MINUTES 07 SECONDS EAST A DISTANCE OF 222.60 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 49 DEGREES 50 MINUTES 22 SECONDS EAST A DISTANCE OF 199.29 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 38 DEGREES 30 MINUTES 36 SECONDS EAST A DISTANCE OF 114.16 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 35 DEGREES 48 MINUTES 28 SECONDS EAST A DISTANCE OF 172.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 54 DEGREES 11 MINUTES 19 SECONDS WEST A DISTANCE OF 115.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 35 DEGREES 48 MINUTES 41 SECONDS EAST A DISTANCE OF 297.36 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3060.00 FEET BEARING

SOUTH 37 DEGREES 16 MINUTES 47 SECONDS EAST, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ESTRELLA PARKWAY AS DEFINED IN "ESTRELLA MOUNTAIN RANCH ESTRELLA PARKWAY PHASE 3 MAP OF DEDICATION" FOUND IN BOOK 771 OF MAPS, PAGE 9 OF THE MARICOPA COUNTY RECORDER;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 06 MINUTES 13 SECONDS, AN ARC DISTANCE OF 219.16 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 52 DEGREES 49 MINUTES 39 SECONDS WEST A DISTANCE OF 152.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3075.00 FEET BEARING SOUTH 44 DEGREES 13 MINUTES 27 SECONDS EAST;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 48 MINUTES 06 SECONDS, AN ARC DISTANCE OF 43.02 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED AS "W. CALISTOGA DRIVE ENTRY MONUMENT NORTH" AS FOUND IN MARICOPA COUNTY RECORDER DOCUMENT # 2007-1318688;

THENCE ALONG SAID NORTH LINE, NORTH 45 DEGREES 04 MINUTES 42 SECONDS WEST A DISTANCE OF 21.67 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 44 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 61.52 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 44.33 FEET BEARING NORTH 46 DEGREES 09 MINUTES 59 SECONDS WEST;

THENCE CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES 51 MINUTES 58 SECONDS AN ARC DISTANCE OF 47.09 FEET TO THE POINT OF REVERSE CURVATURE FOR A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 114.30 FEET BEARING SOUTH 13 DEGREES 52 MINUTES 25 SECONDS WEST;

THENCE CONTINUING ALONG SAID NORTH LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63 DEGREES 49 MINUTES 18 SECONDS AN ARC DISTANCE OF 127.32 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 50 DEGREES 27 MINUTES 09 SECONDS AN ARC DISTANCE OF 83.42 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 39 DEGREES 32 MINUTES 52 SECONDS WEST A DISTANCE OF 37.50 FEET TO POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CALISTOGA DRIVE;

THENCE ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE, NORTH 50 DEGREES 26 MINUTES 55 SECONDS WEST A DISTANCE OF 299.13 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE LEFT BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1005.00 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 19 SECONDS, AN ARC DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING AN AREA OF 909,439 SQUARE FEET OR 20.878 ACRES, MORE OR LESS.

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	2.73
PLUS AREA SUBDIVIDED INTO LOTS	7.95
AREA SUBTOTAL (2.73 + 7.95 = 10.68)	10.68
APPLY 15% OPEN SPACE FACTOR	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	12.56
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	80
DIVIDED BY ADJUSTED GROSS AREA	12.56
ADJUSTED GROSS DENSITY (80/12.56 = 6.37)	6.37
EDU CALCULATION	
NUMBER OF DWELLING UNITS	80
EQUIVALENT EDU FACTOR FOR 6-10 DU/AC (0.73 PER DU)	0.73
NUMBER OF EDUS REQUIRED FOR PROJECT (80 X 0.73 = 58.40)	58.40

BENCHMARKS

GENERAL LAND OFFICE (GLO) BRASS CAP AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST. PLAN ELEVATION = 975.01

BRASS CAP FLUSH AT THE INTERSECTION OF SAN MIGUEL AND ESTRELLA PARKWAY. PLAN ELEVATION = 1028.37

ELEVATIONS ARE PER THE CITY OF GOODYEAR VERTICAL DATUM (NAVD 88)

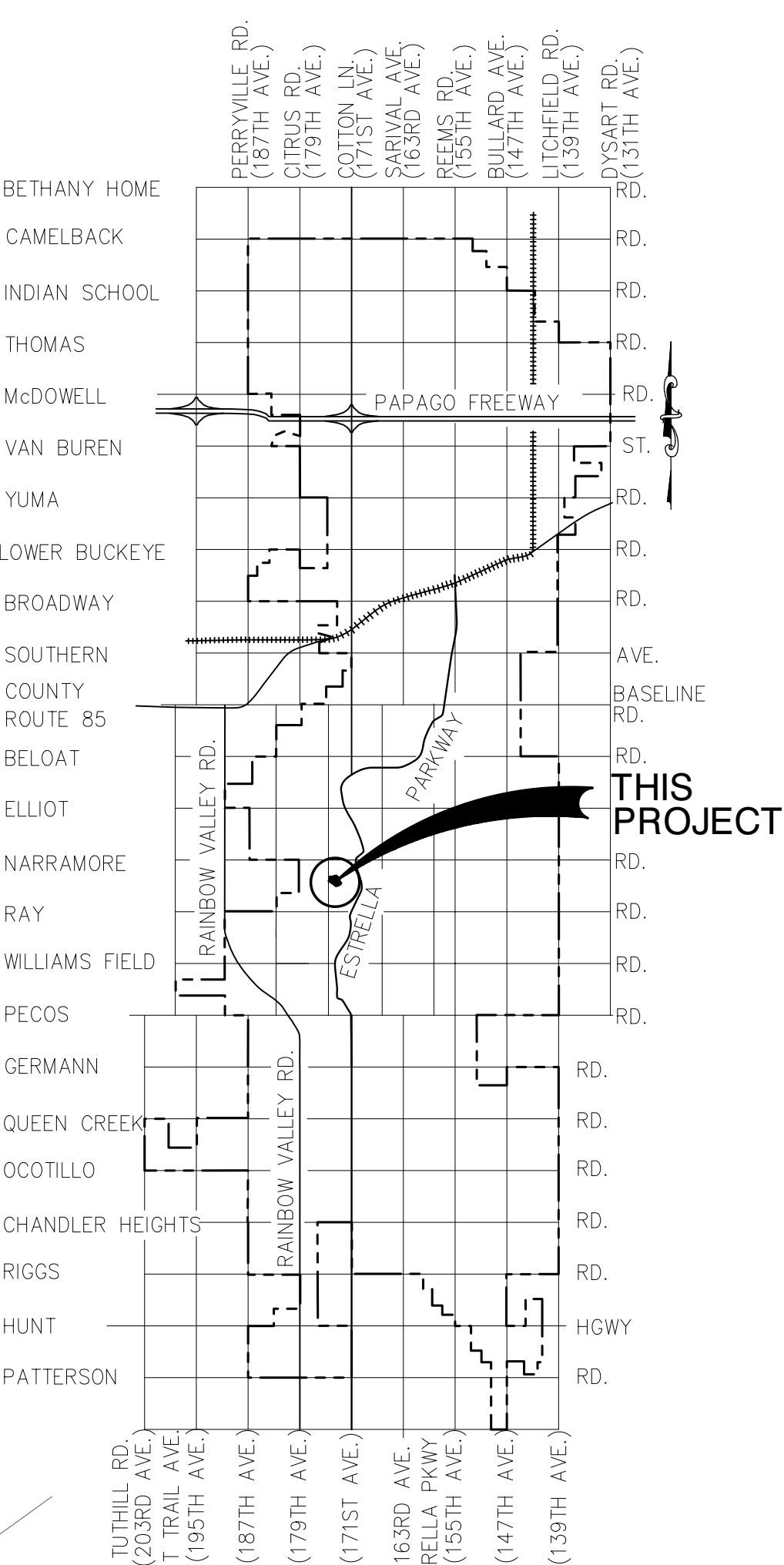
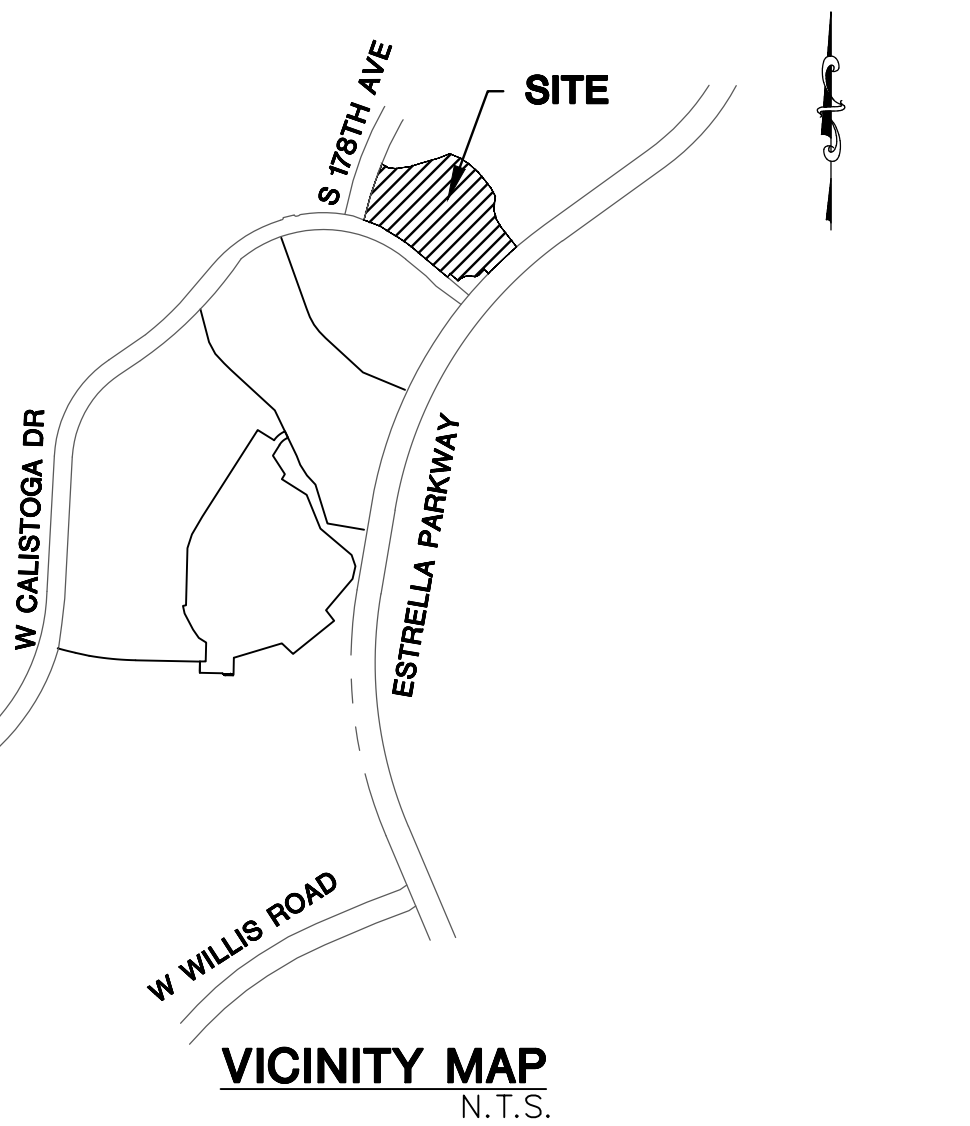


LEGEND

— · — · —	PROPERTY BOUNDARY
— - - - -	RIGHT OF WAY LINE
— — — — —	CONSTRUCTION CENTER LINE
— — — — —	EASEMENT (ESMT)
— — — — —	BUILDING SETBACK LINE
— — — — —	LOT LINE
▲	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
VNAE	VEHICULAR NON ACCESS EASEMENT

ESTRELLA PARCEL 7.1 PRELIMINARY PLAT

THE SOUTHWEST QUARTER OF SECTION 23 AND NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
GOODYEAR, ARIZONA



LOCATION MAP N.T.S.

OWNER/DEVELOPER
NNP III-ESTRELLA MOUNTAIN RANCH, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-347-6851
CONTACT: PETE TEICHE

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
STRATEGIC SURVEY
1102 W. SOUTHERN AVE, STE 4
TEMPE, AZ 85282
PHONE: 480-865-4399
CONTACT: JOSH MOYES

UTILITY PROVIDERS
WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
GAS SOUTHWEST GAS
ELECTRIC ARIZONA PUBLIC SERVICE
CABLE TV/ CENTERYLINK/COX
TELEPHONE

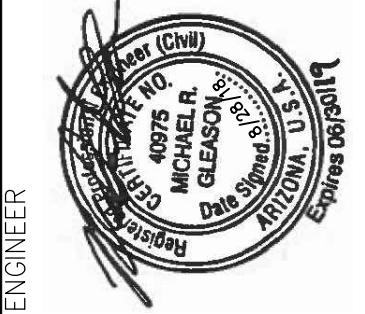
SHEET INDEX
1 COVER SHEET
2 DETAIL SHEET
3 PRE-PLAT PLAN SHEET

HOME OWNERS ASSOCIATION
THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, INC. IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL TRACTS AND AMENITIES AS RECORDED AND DESCRIBED IN THE "DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE VILLAGES AT ESTRELLA MOUNTAIN RANCH", PER DOCKET NUMBER 97-0584915, AS RECORDED IN THE RECORDER'S OFFICE OF MARICOPA COUNTY, ARIZONA.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (786-6348)
In Maricopa County: (602) 268-1100

DESIGN: EM
DRAFTED: MM
CHECKED: MRG
AS-BUILT #:
ENT. PROJ. #: 848025
SHEET: PP 1 OF 3

Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.6847
Website: www.entellus.com



ENGINEER

REVISIONS:		DATE	DESCRIPTION
X	1	4/18/18	INITIAL SUBMITTAL TO CITY OF GOODYEAR
X	2	7/13/18	SECOND SUBMITTAL TO CITY OF GOODYEAR
X	3	8/28/18	THIRD SUBMITTAL TO CITY OF GOODYEAR

VERSIONS:		DATE	DESCRIPTION
X	1	4/18/18	INITIAL SUBMITTAL TO CITY OF GOODYEAR
X	2	7/13/18	SECOND SUBMITTAL TO CITY OF GOODYEAR
X	3	8/28/18	THIRD SUBMITTAL TO CITY OF GOODYEAR

ESTRELLA PARCEL 7.1
GOODYEAR, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT

CASE NO. XX-XXX-XXXX

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
1	4424.00	0.1016
2	4424.00	0.1016
3	4424.00	0.1016
4	4424.00	0.1016
5	4424.00	0.1016
6	4424.00	0.1016
7	4424.00	0.1016
8	4424.00	0.1016
9	4424.00	0.1016
10	4100.72	0.0941
11	4108.00	0.0943
12	4108.00	0.0943
13	4103.28	0.0942
14	4424.00	0.1016
15	4087.53	0.0938
16	4108.00	0.0943
17	4424.00	0.1016
18	4108.00	0.0943
19	4108.00	0.0943
20	4424.00	0.1016
21	4108.00	0.0943
22	4424.00	0.1016
23	4424.00	0.1016
24	4108.00	0.0943
25	4108.00	0.0943
26	4424.00	0.1016
27	4424.00	0.1016
28	4424.00	0.1016
29	4424.00	0.1016
30	4424.00	0.1016
31	4424.00	0.1016
32	4108.00	0.0943
33	4424.00	0.1016
34	4424.00	0.1016
35	4411.50	0.1013

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
36	4424.00	0.1016
37	4424.00	0.1016
38	4411.50	0.1013
39	4424.00	0.1016
40	4424.00	0.1016
41	4424.00	0.1016
42	4101.83	0.0942
43	4108.00	0.0943
44	4108.00	0.0943
45	4108.00	0.0943
46	4108.00	0.0943
47	4424.00	0.1016
48	4424.00	0.1016
49	4424.00	0.1016
50	4108.00	0.0943
51	4108.00	0.0943
52	4108.00	0.0943
53	4424.00	0.1016
54	4424.00	0.1016
55	4424.00	0.1016
56	4424.00	0.1016
57	4424.00	0.1016
58	4424.00	0.1016
59	4424.00	0.1016
60	4424.00	0.1016
61	4424.00	0.1016
62	4424.00	0.1016
63	4424.00	0.1016
64	4424.00	0.1016
65	4424.00	0.1016
66	4424.00	0.1016
67	4108.00	0.0943
68	4108.00	0.0943
69	4108.00	0.0943
70	4399.50	0.1010

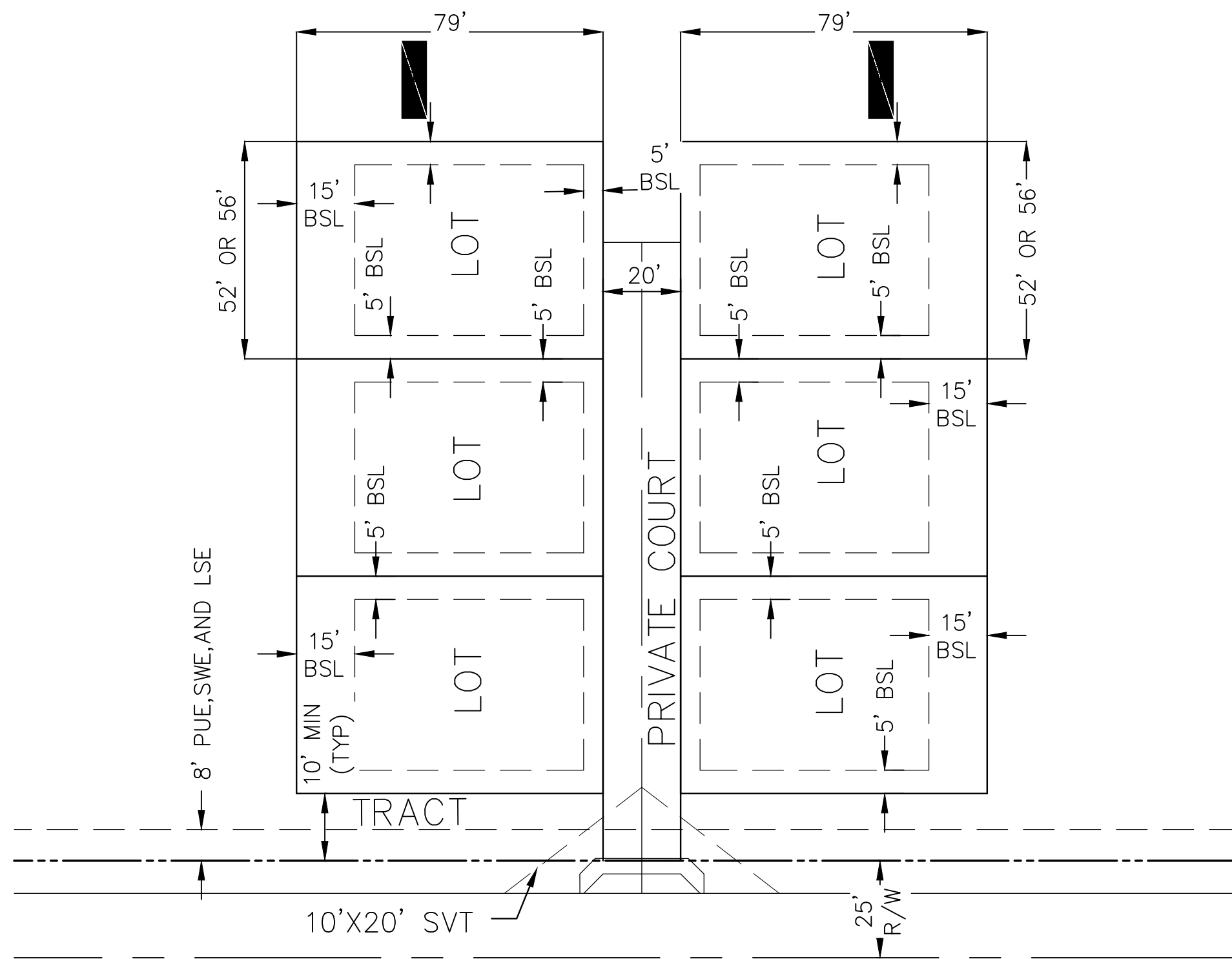
LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
71	4424.00	0.1016
72	4424.00	0.1016
73	4424.00	0.1016
74	4411.50	0.1013
75	4108.00	0.0943
76	4108.00	0.0943
77	4108.00	0.0943
78	4424.00	0.1016
79	4424.00	0.1016
80	4424.00	0.1016

TRACT AREA TABLE			
TRACT	AREA(SF)	AREA(AC)	USE
TRACT A	42059.95	0.9656	LANDSCAPE/DRAINAGE/OPEN SPACE/PUBLIC ACCESS/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT B	306272.66	7.0311	LANDSCAPE/DRAINAGE/OPEN SPACE/PUBLIC ACCESS/PUBLIC UTILITY EASEMENT (ACTIVE)
TRACT C	1236.61	0.0284	MEDIAN AND LANDSCAPE (PASSIVE)
TRACT D	2533.04	0.0582	MEDIAN AND LANDSCAPE (PASSIVE)
TRACT E	3186.23	0.0731	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT F	2735.21	0.0628	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT G	3186.23	0.0731	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT H	2782.57	0.0639	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT I	2179.25	0.0500	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT J	2920.00	0.0670	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT K	1580.27	0.0363	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT L	3000.00	0.0689	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT M	23015.28	0.5284	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (ACTIVE)
TRACT N	2840.00	0.0652	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT O	4541.79	0.1043	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT P	2942.84	0.0676	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT Q	3219.52	0.0739	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT R	1264.00	0.0290	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT S	3092.38	0.0710	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT T	880.00	0.0202	LANDSCAPE/OPEN SPACE/ PUBLIC ACCESS (PASSIVE)
TRACT U	1691.23	0.0388	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT V	1923.42	0.0442	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT W	2191.06	0.0503	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT X	3027.41	0.0695	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT Y	3000.00	0.0689	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT Z	1264.00	0.0290	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT AA	1480.57	0.0340	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT BB	1040.00	0.0239	LANDSCAPE/OPEN SPACE/PUBLIC ACCESS (PASSIVE)
TRACT CC	1907.41	0.0438	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT DD	3000.00	0.0689	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT EE	3730.69	0.0856	LANDSCAPE/OPEN SPACE/PUBLIC UTILITY EASEMENT (PASSIVE)
TRACT FF	3000.00	0.0689	PRIVATE ROAD & PUBLIC UTILITY EASEMENT (PASSIVE)

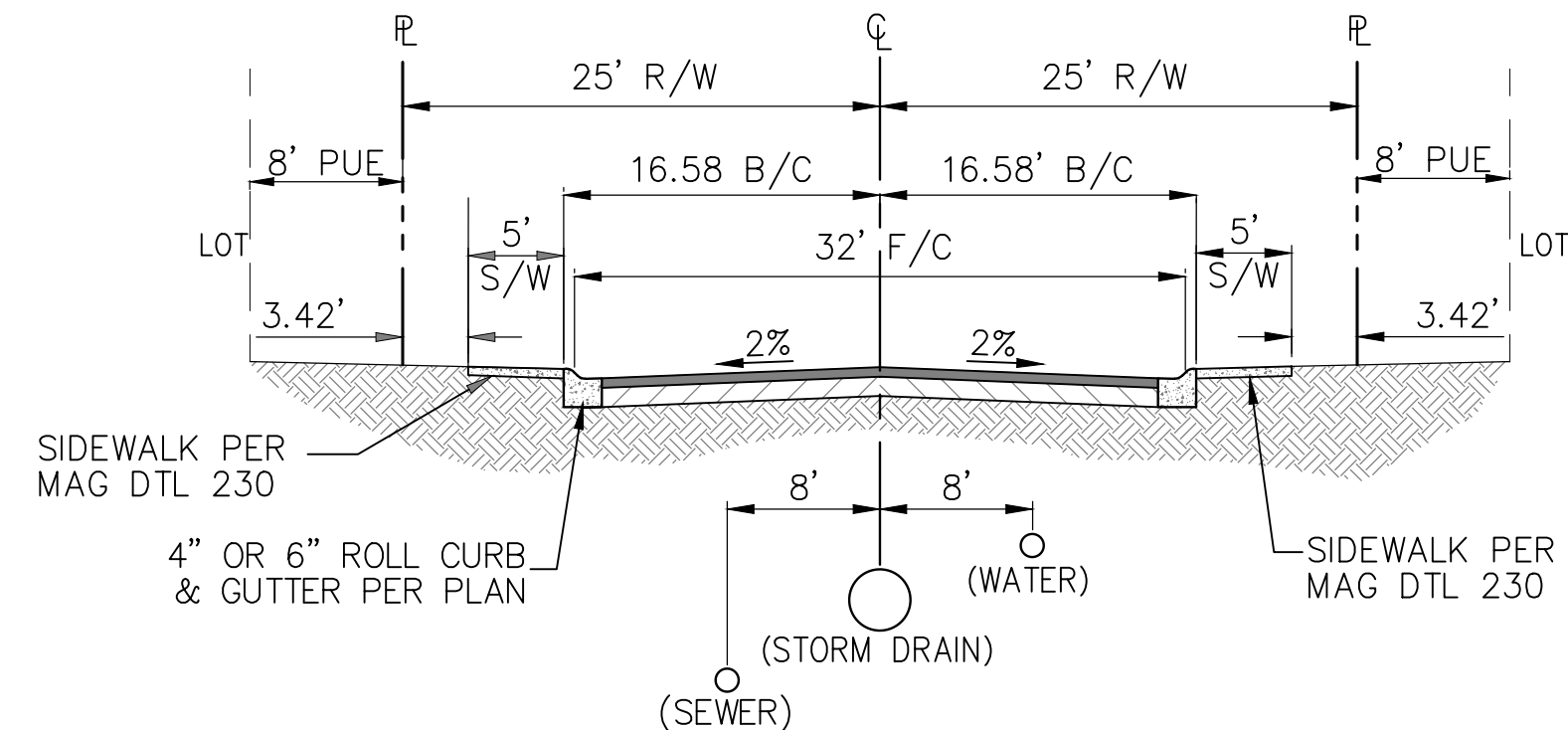
RIGHT OF WAY AREA TABLE			
ROW	AREA(SF)	AREA(AC)	USE
ROW	121111	2.7803	PUBLIC ROADS

* ALL TRACT AREAS WILL BE OWNED AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION OR ESTRELLA JOINT COMMITTEE, INC. EXCEPT FOR TRACTS C & D, WHICH WILL BE OWNED BY THE CITY OF GOODYEAR, BUT MAINTAINED BY THE HOA.

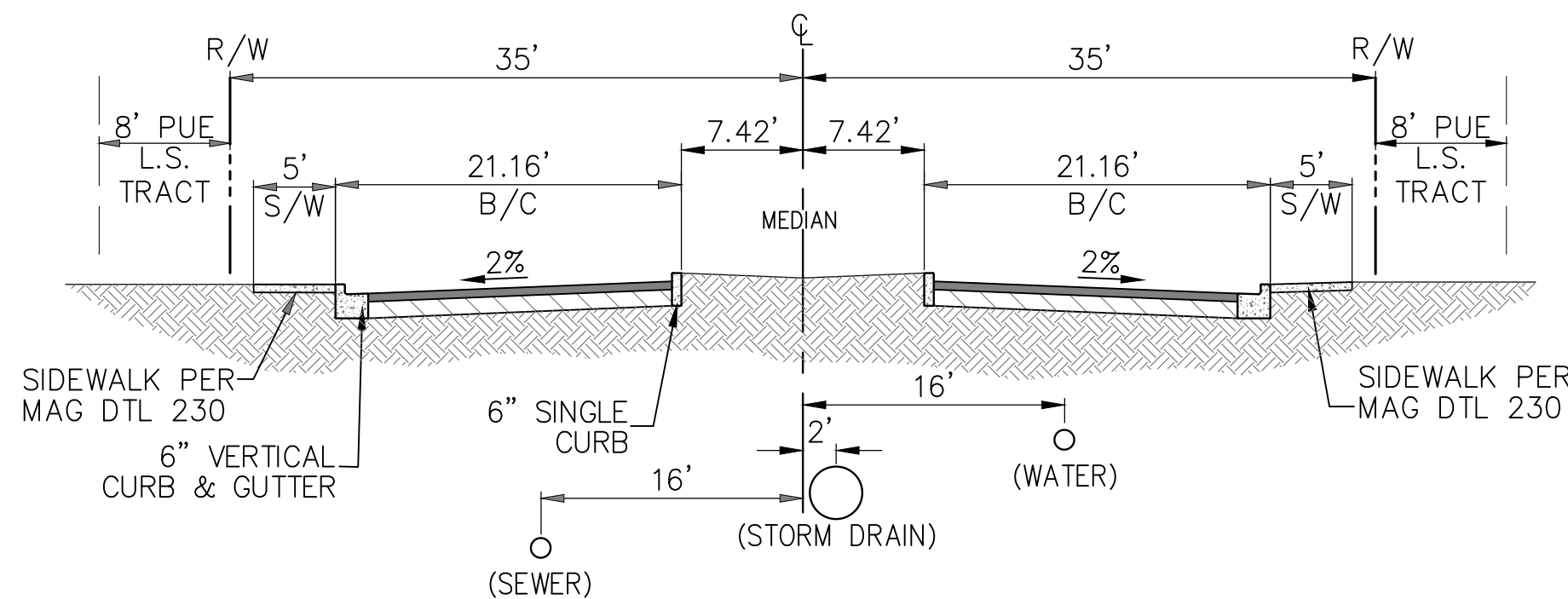
** 1/2 SPACE PER UNIT PARKING IS PROVIDED BY OFF STREET PARKING SPACES AND EACH LOT HAS A DRIVEWAY THAT CAN BE USED FOR ADDITIONAL PARKING.



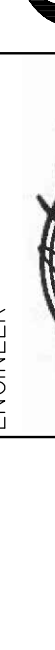
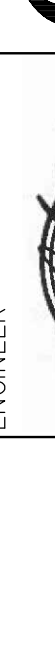
TYPICAL CLUSTER LOT DETAIL



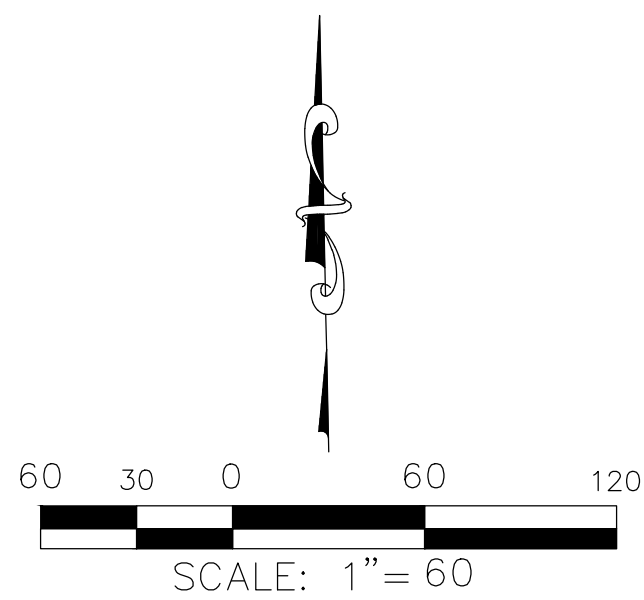
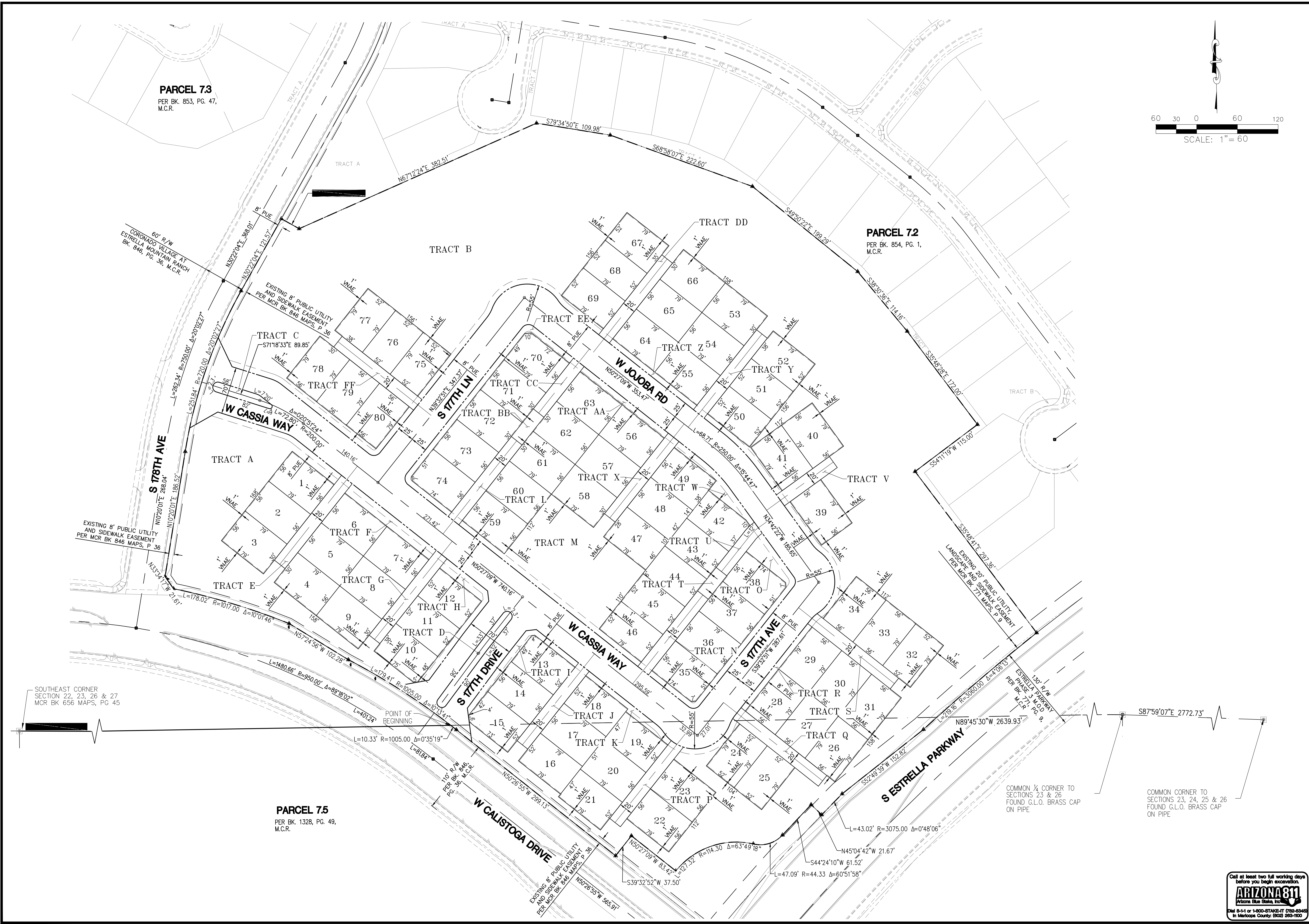
SECTION A-A
LOCAL TYPICAL STREET SECTION
LOOKING NORTH AND WEST



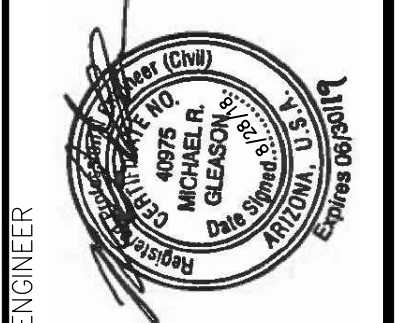
SECTION C-C
PARCEL ENTRY DRIVE W/ MEDIAN TYPICAL SECTION
LOOKING NORTH AND WEST

ESTRELLA PARCEL 7.1 GOODYEAR, MARICOPA COUNTY, ARIZONA PRELIMINARY PLAT		ENGINEER 																																						
DESIGN: DRAFTED: QA/QC: AS-BUILT #: ENT. PROJ. #: SHEET:		VERSIONS: <table border="1"> <thead> <tr> <th>X</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4/18/18</td> <td>INITIAL SUBMITTAL TO CITY OF GOODYEAR</td> </tr> <tr> <td>2</td> <td>7/13/18</td> <td>SECOND SUBMITTAL TO CITY OF GOODYEAR</td> </tr> <tr> <td>3</td> <td>8/28/18</td> <td>THIRD SUBMITTAL TO CITY OF GOODYEAR</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		X	DATE	DESCRIPTION	1	4/18/18	INITIAL SUBMITTAL TO CITY OF GOODYEAR	2	7/13/18	SECOND SUBMITTAL TO CITY OF GOODYEAR	3	8/28/18	THIRD SUBMITTAL TO CITY OF GOODYEAR										REVISIONS: <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION												
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Aug 28, 2018 - 3:49pm



Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.241.2500
Fax 602.241.8947
Website: www.entellus.com



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ESTRELLA PARCEL 7.1
GOODYEAR, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

DESIGN:	EM
DRAWN:	MM
AS-BUILT #:	MRG
ENT. PROJ. #:	848025
SHEET:	PP 3 OF 3

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
800-8-1-1 or 1-800-STAKE-IT (786-6346)
In Maricopa County: (602) 268-1100