

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°18'49" EAST, ALONG THE SECTION LINE OF N. LITCHFIELD ROAD ACCORDING TO THE RESULTS OF SURVEY, RECORDED IN BOOK 913, PAGE 29, MARICOPA COUNTY RECORDS, ARIZONA.

BENCHMARK

(NO. 1) CITY OF GOODYEAR BENCHMARK G332 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF LITCHFIELD ROAD AND VAN BUREN STREET ELEVATION= 981.64 (NAVD88 DATUM PER CITY OF GOODYEAR)

(NO. 2) CITY OF GOODYEAR BENCHMARK G334 3" CITY OF AVONDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF CENTRAL AVENUE AND VAN BUREN STREET ELEVATION= 981.77 (NAVD88 DATUM PER CITY OF GOODYEAR)

UTILITY PROVIDERS

UTILITY PROVIDERS	
UTILITY	UTILITY COMPANY
ELECTRIC	APS
TELEPHONE	CENTURYLINK
CABLE TV	COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS
WATER,SEWER	CITY OF GOODYEAR

LEGAL DESCRIPTION

LOTS 8 AND 9, PALM VALLEY CROSSING REPLAT, ACCORDING TO BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT AREA

LOT 8A	44,332 SF
LOT 8B	43,864 SF
LOT 8C	46,045 SF
LOT 8D	39,731 SF
LOT 9A	54,660 SF
LOT 9B	64,450 SF

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	G	CUTTER
AC	ASPHALTIC CEMENT	LS	LANDSCAPE EASEMENT
BC	BACK OF CURB	M	MEASURED
BFP	BACKFLOW PREVENTOR	P	PAVEMENT
BOT	BOTTOM	PUE	PUBLIC UTILITY EASEMENT
CATV	CABLE TELEVISION	R	RECORDED
CB	CATCH BASIN	R/W	RIGHT OF WAY
CC	CALCULATED	SD	STORM DRAIN
CCF	CUBIC FEET	SS	SANITARY SEWER
CCW	CENTERLINE	SSMH	SANITARY SEWER MANHOLE
CO	CURB OPENING	UC/W	SIDEWALK
CO/W	DRYWELL	UC	TOP OF CURB
ESMT	EASEMENT	UG	UNDERGROUND RETENTION PIPE
EX	EXISTING	UGE	UNDERGROUND ELECTRICAL
F/C	FACE OF CURB	W	WATER
FL	FIRE HYDRANT	WM	WATER METER
	FLOW LINE	WV	WATER VALVE

PRELIMINARY PLAT
FOR
PALM VALLEY CROSSING
137TH AVENUE & AUTO DRIVE
GOODYEAR, ARIZONA

LOTS 8 AND 9, PALM VALLEY CROSSING REPLAT, ACCORDING TO BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA; LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

CENTERLINE	STREET LIGHT
RIGHT OF WAY	SANITARY SEWER MANHOLE
PROPERTY LINE	WATER VALVE
EASEMENT	FIRE HYDRANT
MAJOR CONTOUR	
MINOR CONTOUR	
SANITARY SEWERLINE	
WATERLINE	
UNDERGROUND ELECTRIC	
CABLE TELEVISION	

OWNER/DEVELOPER

HOPEWELL
2020 4TH STREET SW, SUITE 410
CALGARY, ALBERTA, CANADA T2S 1W3
PHONE: (403) 355-0436
EMAIL: dloke@hopewell.com
CONTACT: DON LARKE

ARCHITECT

LGE DESIGN GROUP
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
EMAIL: benm@gedesigngroup.com
CONTACT: BEN MCRAE

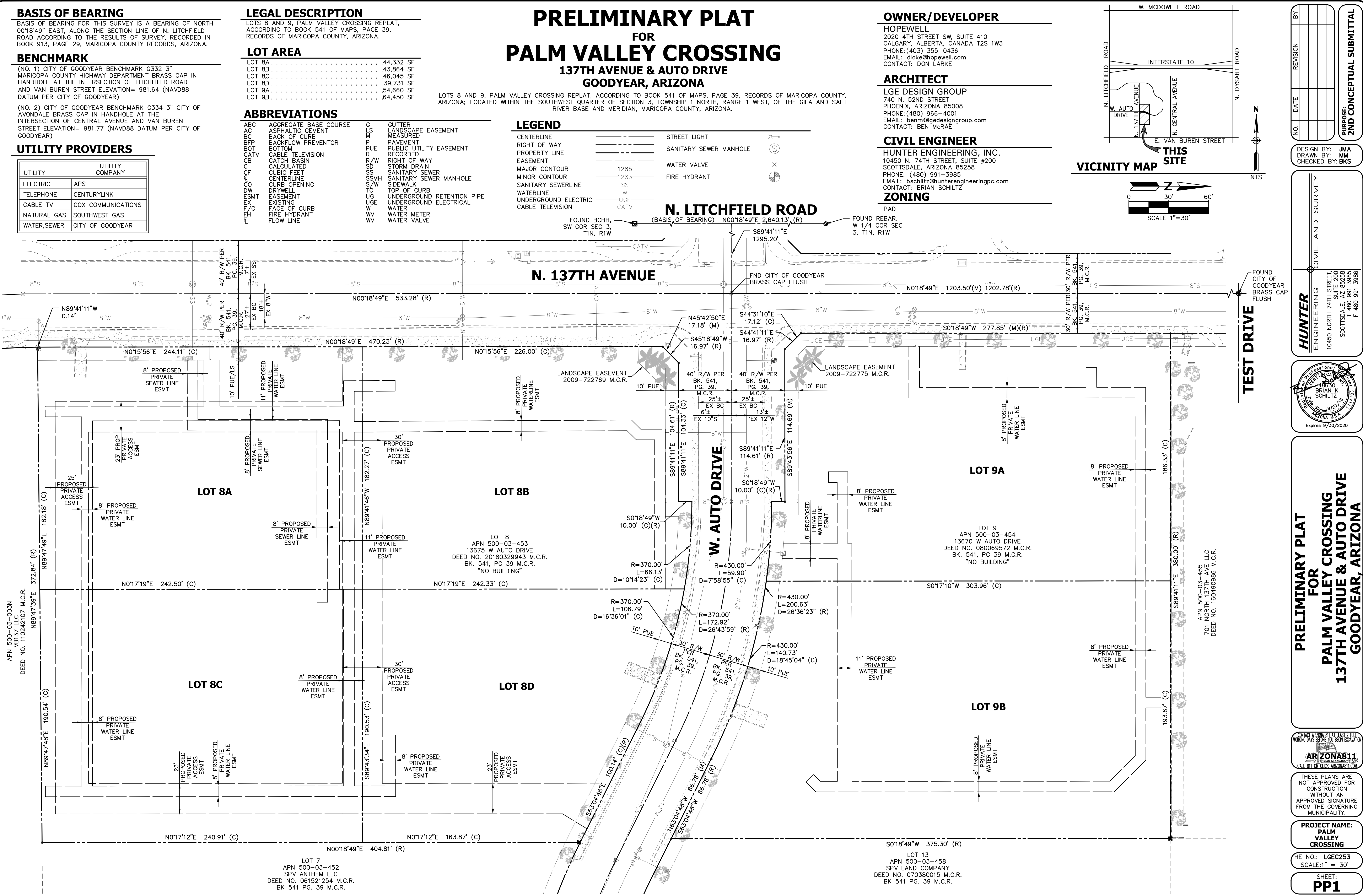
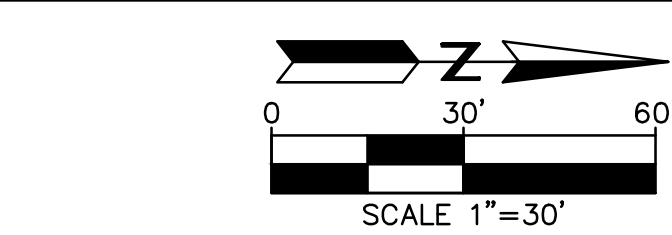
CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
EMAIL: bschiltz@hunterengineeringpc.com
CONTACT: BRIAN SCHILTZ

ZONING

PAD

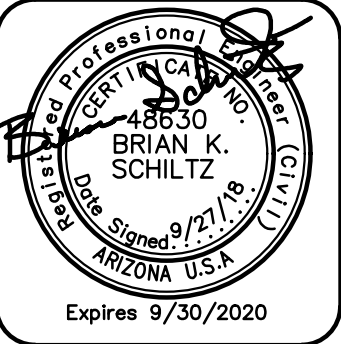
VICINITY MAP



NO.	DATE	REVISION	BY

DESIGN BY: JMA
DRAWN BY: MM
CHECKED BY: BKS

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
P 480 991 3985
F 480 991 3986



PRELIMINARY PLAT
FOR
PALM VALLEY CROSSING
137TH AVENUE & AUTO DRIVE
GOODYEAR, ARIZONA

CONTACT ARIZONA.BIT AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
PALM VALLEY CROSSING

HE NO.: LGCE253
SCALE: 1" = 30'

SHEET:
PP1