

NOTES

1. THE PROPOSED PROPERTY SHALL BE DEVELOPED AS A SINGLE FAMILY RESIDENTIAL COMMUNITY CONTAINING LOTS WITH A TYPICAL LOT SIZE OF 50' x 100', FOR A TOTAL YIELD OF 46 LOTS.
2. THE PROPERTY SHALL BE ZONED R1-6 PRD.
3. GROSS AREA (ACRES) IS 11.62, NET AREA (ACRES) IS 10.81.
4. GROSS DENSITY IS 3.96 DU/AC.
5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
6. PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND.
7. ALL UTILITIES BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
8. SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-477 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
9. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
10. ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE FOOT-CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15'. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
11. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
12. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE
13. CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
14. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHT-OF-WAY ADJACENT TO THE PROJECT.

LEGAL DESCRIPTION

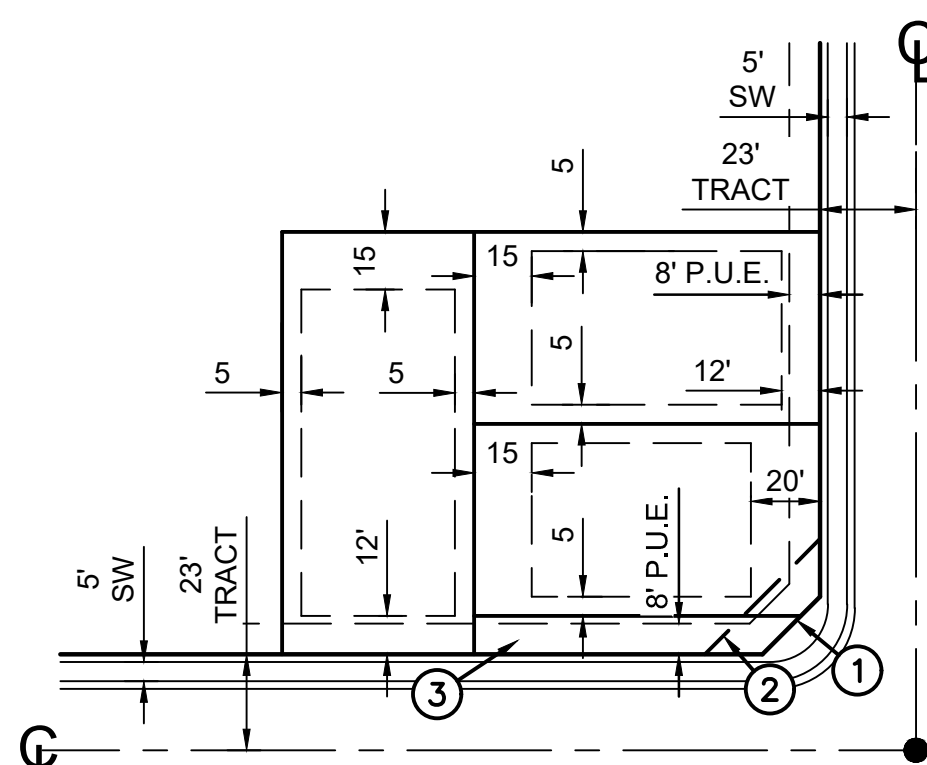
PARCEL 1:
 LOTS 1 THROUGH 27, INCLUSIVE, NORTHERN PLACE, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1137 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2:
 TRACTS A THROUGH I, INCLUSIVE, NORTHERN PLACE, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1137 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 3:
 THE WEST 396 FEET OF G.L.O. LOT 2, SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE NORTH 65 FEET; AND
 EXCEPT LOTS 1 THROUGH 27, INCLUSIVE, AND TRACTS A THROUGH I, INCLUSIVE, NORTHERN PLACE, ACCORDING TO BOOK 1137 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°57'30" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1137 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS.



R1-6 SETBACKS

FRONT	12' TO LIVABLE AREA FROM PROPERTY LINE, 20' FACE OF GARAGE TO BACK OF SIDEWALK
REAR	15'
SIDE	5' & 5'
STREET SIDE	10' (FROM RIGHT-OF-WAY)

TYPICAL LOT LAYOUT - AND BUILDING SETBACKS

N.T.S.

NOTES
 LIVING AREA TO BE WITHIN BUILDING SETBACKS
 CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

- 1 15' X 15' LOCAL TO LOCAL RIGHT-OF-WAY CORNER CLIP
- 2 LOCAL TO LOCAL STREET INTERSECTIONS SHALL HAVE A 30' X 30' UNOBSTRUCTED VIEW EASEMENT. NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.
- 3 10' LANDSCAPE TRACT



KEY MAP
(NOT TO SCALE)



PALERMO - SITE DATA	
SERVICE REQUEST NUMBER	SR -20-0030
EXISTING ZONING	R1-6 PRD
GROSS AREA	505,990 SF 11.62 AC
*NET AREA	470,819 SF 10.81 AC
ARTERIAL RIGHT OF WAY	35,172 SF 0.81 AC
**OFFSITE PRIVATE STREETS	6,715 SF 0.15 AC
PRIVATE STREETS (TRACT G)	108,409 SF 2.49 AC
ASSESSOR PARCEL NUMBERS (APN#)	142-31-039 to 142-31-074
TYPICAL LOT SIZE	50' x 100'
TOTAL NUMBER OF LOTS	46 LOTS
DENSITY PROVIDED PER GROSS	3.96 DU/AC
TOTAL LANDSCAPE TRACT AREA	2.65 AC 24%
USEABLE OPEN SPACE	1.94 AC 18%
MINIMUM LOT AREA (SQ FT)	4,600 SF
APPROXIMATE AVERAGE LOT AREA (SQ FT)	5,369 SF
APPROXIMATE LARGEST LOT AREA (SQ FT)	8,882 SF
*NET AREA = GROSS AREA - ARTERIAL RIGHT-OF-WAY	
**EXCLUDED FROM GROSS AND NET AREA	

	R1-6	
	REQUIRED	PROPOSED PRD
MIN. LOT AREA	6,000 SF	5,000 SF
MIN. LOT WIDTH	60'	50'
MIN. LOT DEPTH	100'	92'
MAX. HEIGHT*	30'	30'
MAX. LOT COVERAGE	40%	55%
MINIMUM SETBACKS		
FRONT	15' TO LIVABLE AREA; 20' TO GARAGES OR CARPORT	12' TO LIVABLE AREA FROM PROPERTY LINE; 20' FACE OF GARAGE TO BACK OF SIDEWALK
REAR	20'	15'
SIDE**	5' TO 10'	5' & 5'
STREET SIDE***	10'	10'
* TWO STORY MAXIMUM, REFER TO SECTION 7.300 FOR ACCESSORY		
** 10-FOOT MINIMUM SEPARATION BETWEEN BUILDINGS ON ADJACENT LOTS		
*** STREET SIDE SETBACK FOR CORNER LOTS IS MEASURED FROM ROW		

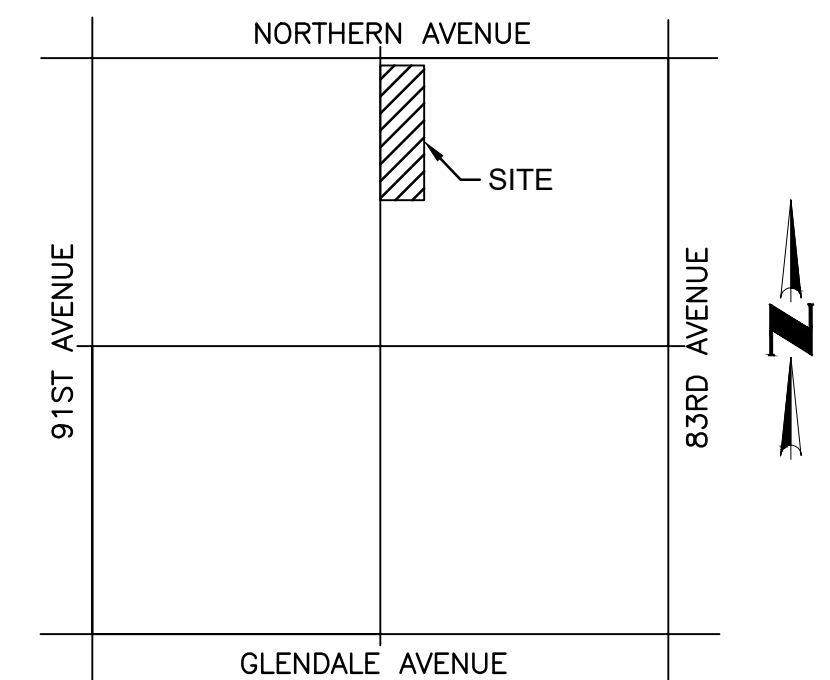
PRELIMINARY PLAT FOR PALERMO

AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT
 GLENDALE, AZ

A PORTION OF LAND LOCATED IN A PORTION G.L.O. LOT 2, SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
 K. HOVNANIAN HOMES
 20830 N. TATUM BLVD, SUITE 250
 PHOENIX, AZ 85050
 PHONE: (480) 824-4175
 CONTACT: CHUCK CHISHOLM

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 PHOENIX, AZ 85014
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 CONTACT: JULIE VERMILLION



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED BOUNDARY
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- 30' X 30' S.V.T. (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- ⊕ PROP. FIRE HYDRANT
- ⊗ PROP. WATERLINE AND VALVE
- ⊕ EX. FIRE HYDRANT
- ⊗ EX. WATERLINE AND VALVE
- PROP. SEWERLINE AND MANHOLE
- EX. SEWERLINE AND MANHOLE

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- SHEET 02 - LOT AREA TABLE / TRACT TABLE / CENTERLINE TABLES / LAND USE CHART / CROSS SECTION DETAILS
- SHEETS 03-04 - PRELIMINARY PLAT



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 PP20-05



CVL PROJECT NO. 01-0349201
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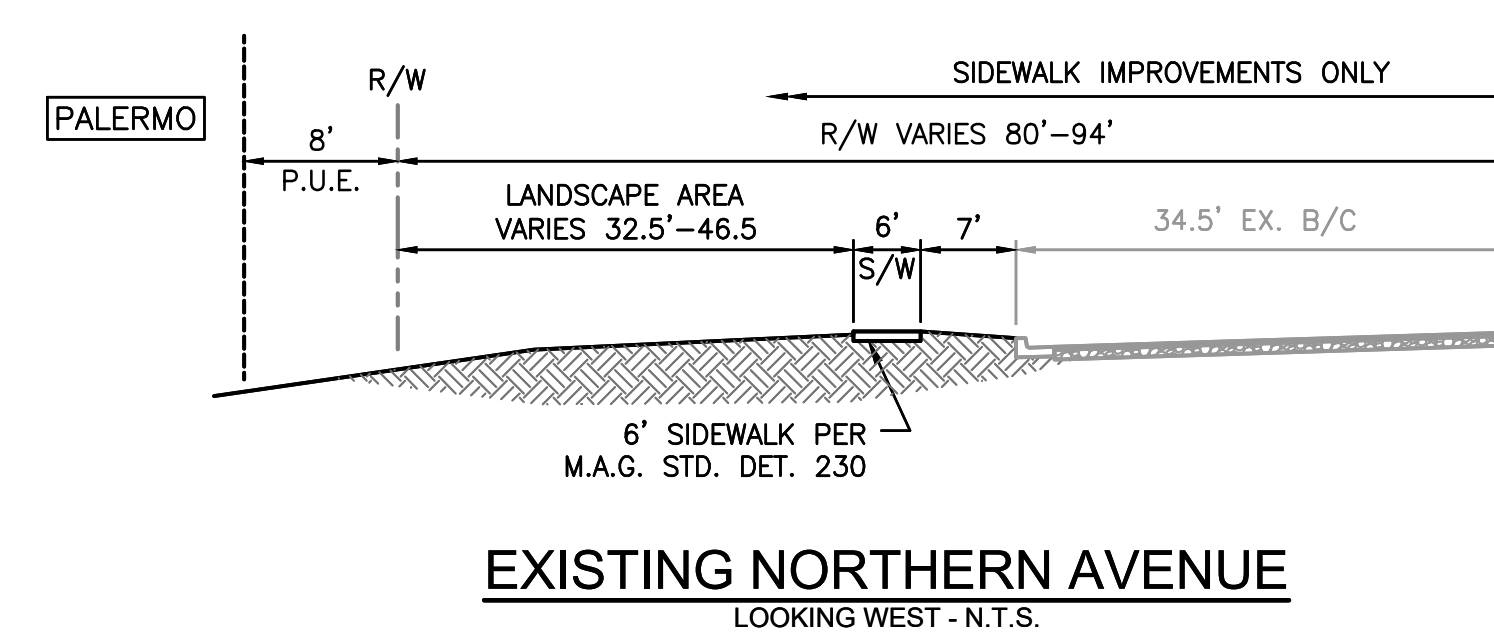
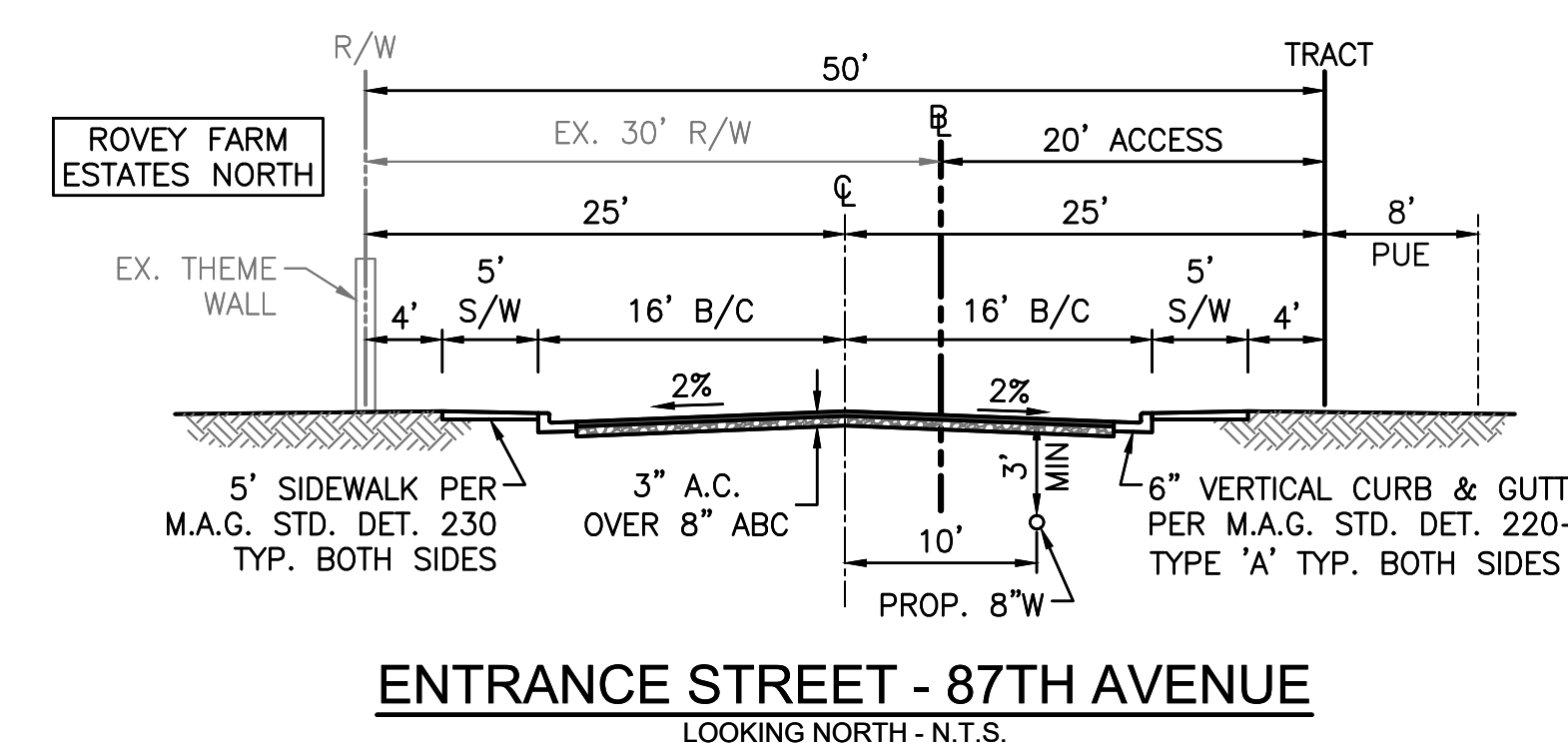
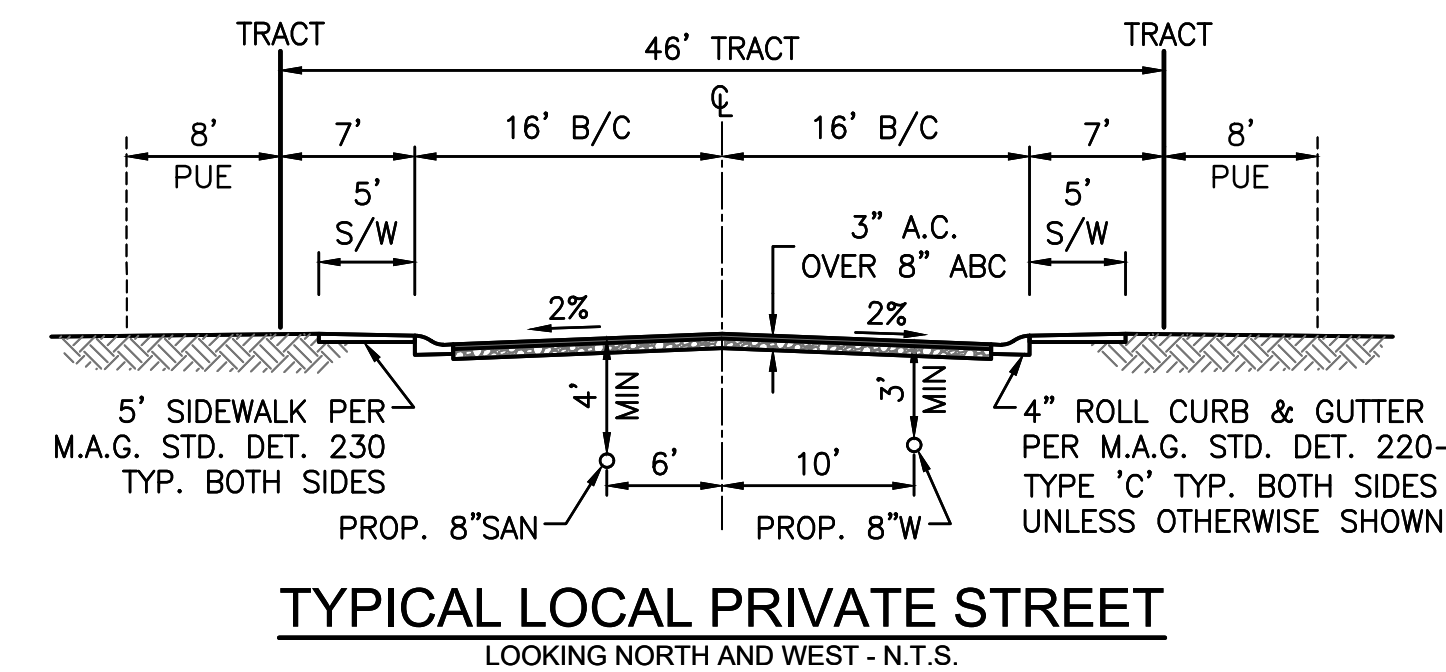
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LAND USE CHART			
LOTS / OUTLOTS / TRACTS:	ACREAGE (AC):	PURPOSE / LAND USE:	OWNERSHIP / MAINTENANCE:
LOTS 1-46	5.67	FOR SALE / PRIVATE OWNERSHIP	K. HOVNANIAN HOMES
TRACTS A-F	2.65	NEIGHBORHOOD PLAY AREAS	HOA
TRACT G	2.49	PRIVATE STREETS	HOA
TOTAL	10.81	PALERMO	

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,000
2	5,000
3	5,200
4	6,204
5	7,648
6	5,009
7	5,000
8	5,000
9	5,000
10	5,000
11	5,000
12	5,000
13	5,000
14	5,000
15	5,000
16	5,000
17	5,000
18	5,000
19	5,000
20	5,000

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
21	8,882
22	6,719
23	6,511
24	6,291
25	5,510
26	5,209
27	5,293
28	5,195
29	5,037
30	5,417
31	5,394
32	5,134
33	5,337
34	5,917
35	5,049
36	5,000
37	5,112
38	5,124
39	5,124
40	5,196

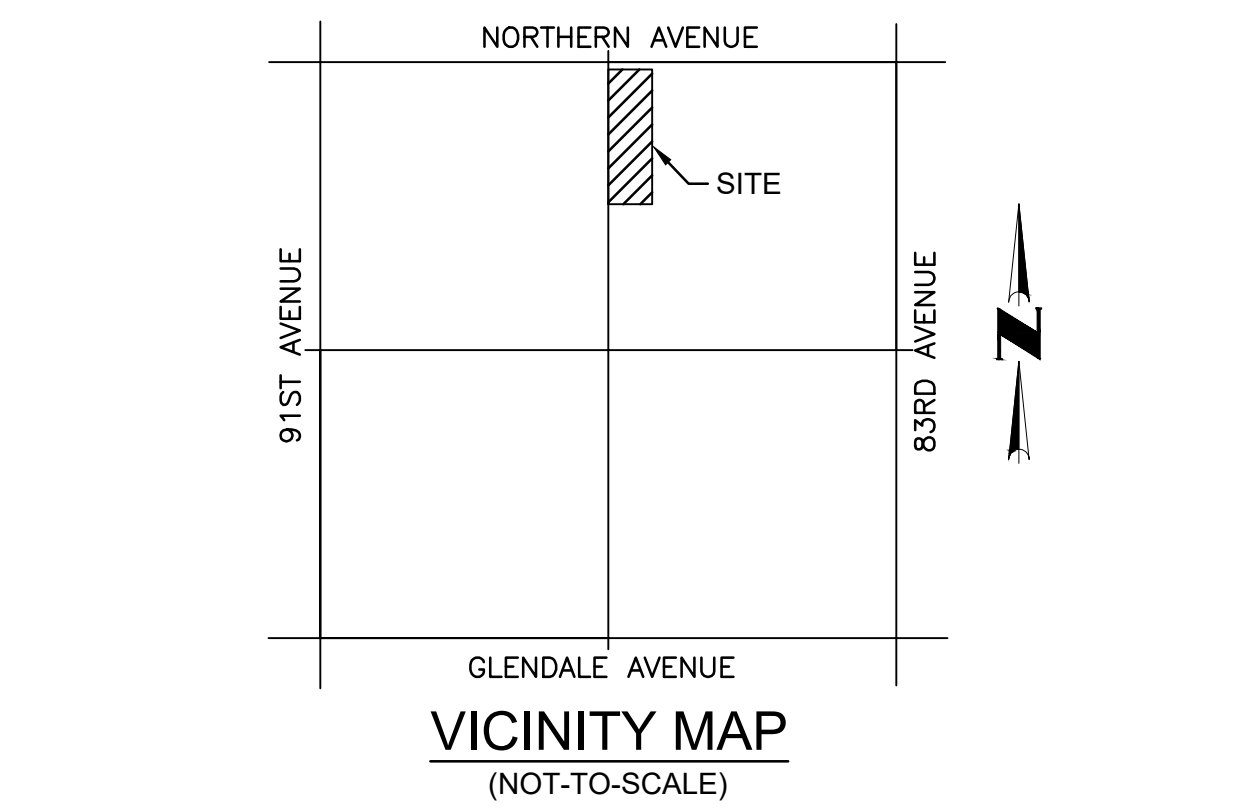
LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
41	5,096
42	5,087
43	5,075
44	5,100
45	5,113
46	5,000



TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.560	OPEN SPACE / LANDSCAPE TRACT / RETENTION
TRACT B	0.069	LANDSCAPE TRACT / WATER AND SEWER EASEMENT
TRACT C	1.613	OPEN SPACE / LANDSCAPE TRACT / RETENTION / EMERGENCY ACCESS EASEMENT / WATER AND SEWER EASEMENT / ELECTRIC EASEMENT
TRACT D	0.041	LANDSCAPE TRACT
TRACT E	0.324	OPEN SPACE / LANDSCAPE TRACT / AMENITIES / RETENTION / EMERGENCY ACCESS EASEMENT / ELECTRIC EASEMENT
TRACT F	0.042	LANDSCAPE TRACT
TRACT G	2.489	PRIVATE STREET / INGRESS AND EGRESS / WATER AND SEWER / REFUSE COLLECTION / EMERGENCY VEHICLES AND SERVICE TYPE VEHICLES

CENTERLINE LINE TABLE		
NO.	LENGTH	BEARING
L1	245.94'	N00°42'08"E
L2	271.00'	N89°17'52"W
L3	816.52'	N00°42'08"E
L4	245.62'	N89°17'52"W
L5	20.48'	N00°42'08"E
L6	204.00'	N89°17'52"W
L7	35.40'	S89°17'52"E
L8	86.79'	N77°29'49"E
L9	38.42'	S89°17'52"E
L10	30.00'	N00°42'08"E

CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	23.05'	100.00'	013°12'19"	11.58'	23.00'	N84°05'58"E
C2	23.05'	100.00'	013°12'19"	11.58'	23.00'	N84°05'58"E



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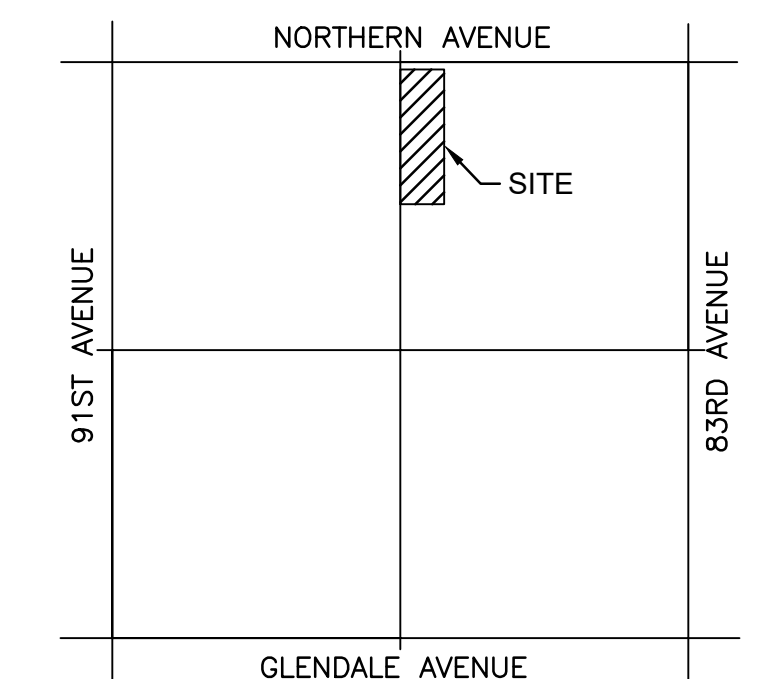
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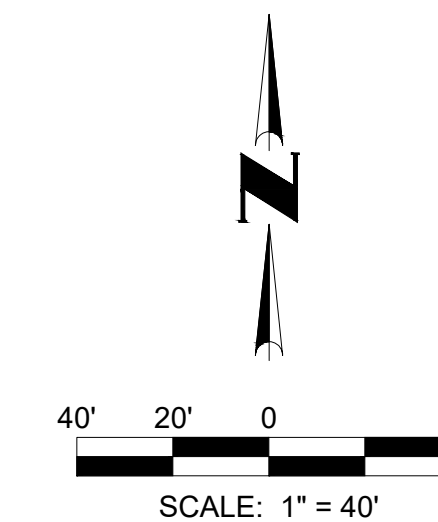
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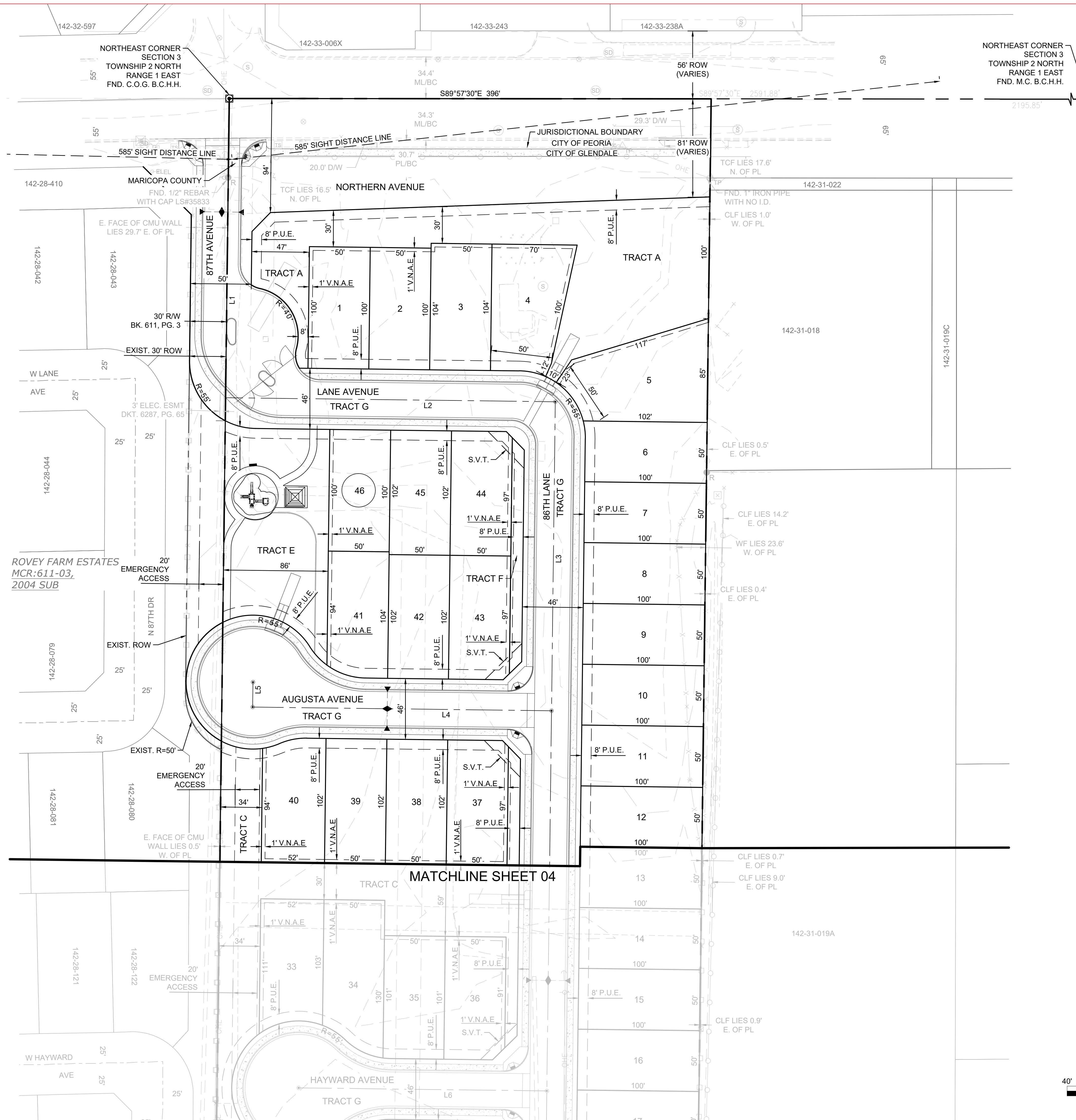
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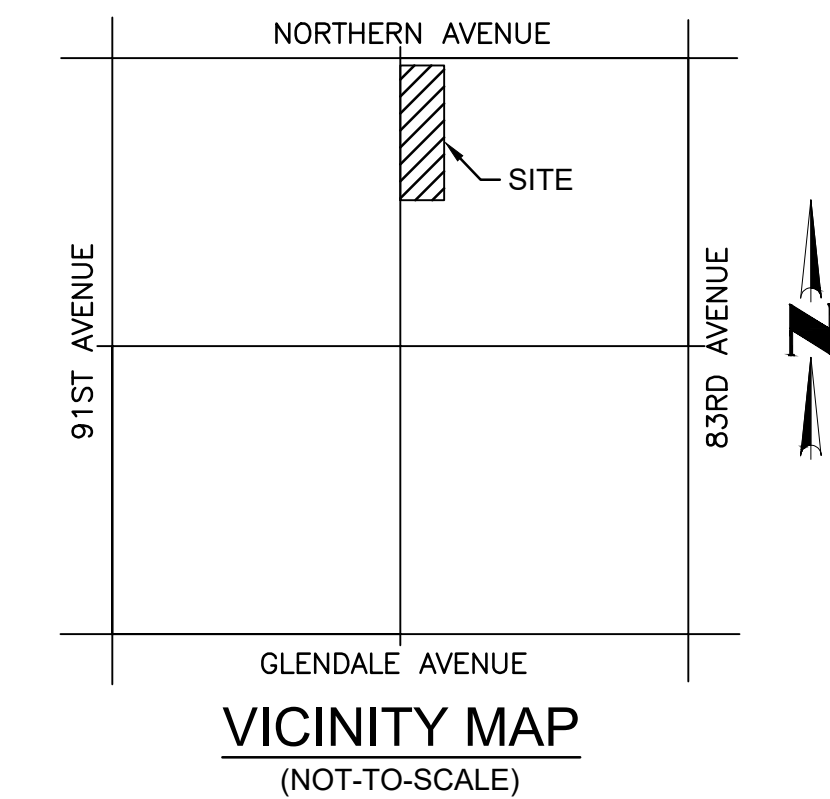
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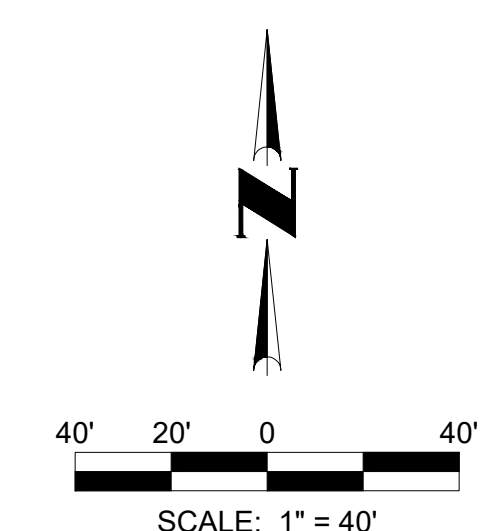
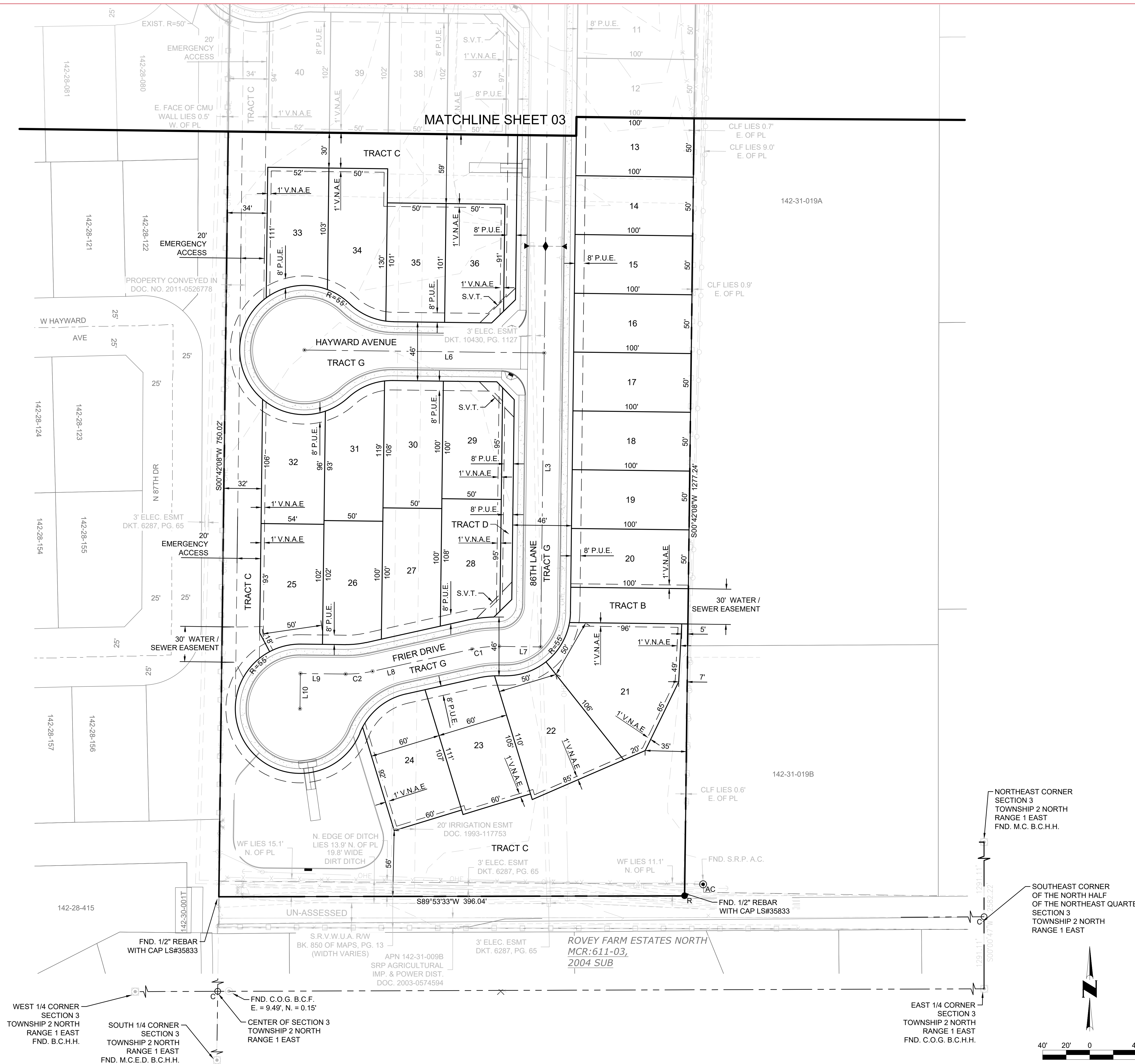
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