

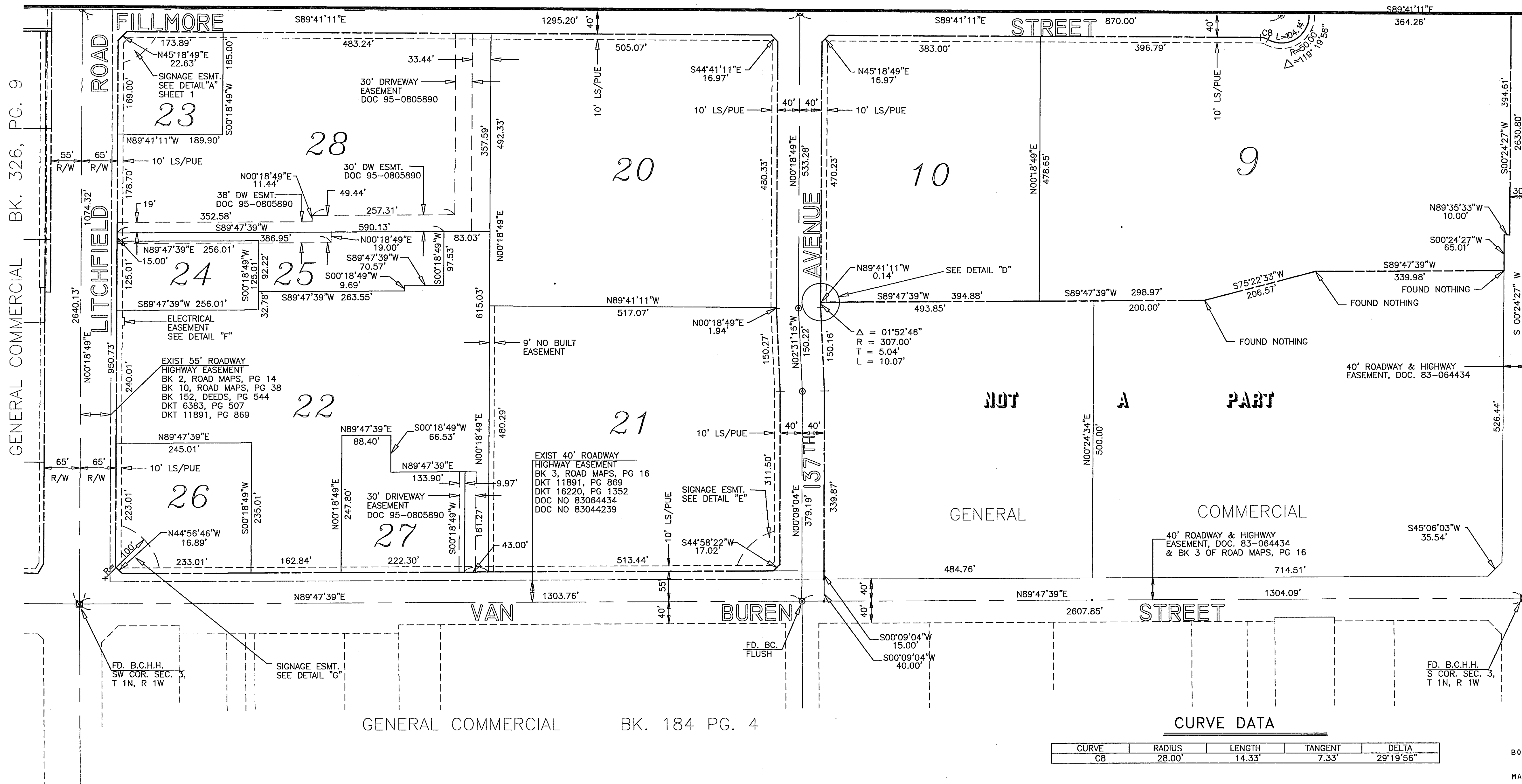
GENERAL COMMERCIAL BK. 326, PG. 9

MATCH

SHEET

1

100 50 0 100 200
SCALE FEET



SINGLE FAMILY
RESIDENTIAL
ARNOLD MANOR
BK. 160 PG. 13

SINGLE FAMILY
RESIDENTIAL
ARNOLD MANOR UNIT II
BK. 202 PG. 10

GENERAL
COMMERCIAL

LEGEND

- BRASS CAP IN HAND HOLE
- BRASS CAP FLUSH
- REBAR SET
- PUE PUBLIC UTILITY EASEMENT
- LS/PUE PUBLIC UTILITY & LANDSCAPE EASEMENT
- EXISTING RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- MONUMENT LINE/EASEMENT CENTERLINE
- DRIVEWAY EASEMENT LINE
- DRIVEWAY EASEMENT

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C8	28.00'	14.33'	7.33'	29°19'56"

BOOK 424 PAGE 30
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

96-0695705
09/30/96 05:00
CHRISTINA

NOTES

- NO SIGNIFICANT OFFSITE DRAINAGE IMPACTS THE SITE. THE ONLY OFFSITE STORMWATER DRAINING ONTO THE SITE IS THAT FROM A PORTION OF THE ADOT RIGHT OF WAY NORTH OF THE SITE.
- PALM VALLEY CROSSING IS WITHIN AN OVERFLIGHT AREA, AND THEREFORE, IS SUBJECT TO POTENTIAL NOISE INTRUSION CREATED BY AIRCRAFT.
- WATER AND SEWER WILL BE PROVIDED BY THE CITY OF GOODYEAR.
- ALL UTILITIES WITHIN OR ABUTTING THE SUBDIVISION SHALL BE UNDERGROUND, EXCEPT FOR THE EXISTING 69 KV. LINES ON THE NORTH SIDE OF VAN BUREN STREET.
- TEMPORARY BERMS AND/OR RETENTION BASINS MAY BE CONSTRUCTED ON UNDEVELOPED PROPERTY OWNED BY SUNCOR DEVELOPMENT COMPANY TO RESTRICT OFFSITE STORMWATER FROM FLOWING ONTO A DEVELOPED LOT. EACH DEVELOPED LOT SHALL PROVIDE ONSITE RETENTION IN ACCORDANCE WITH THE CITY OF GOODYEAR DESIGN GUIDELINES.
- THIS SUBDIVISION IS SUBJECT TO THE PALM VALLEY CROSSING DEVELOPMENT DESIGN GUIDELINES.
- EMERGENCY OVERFLOWS FROM THE RETENTION BASIN ON LOT NO. 16 SHALL BE PERMITTED TO PASS THROUGH LOT NO. 18.
- RATIFICATIONS TO THIS PLAT ARE ON A SEPARATE DOCUMENT.

LOT AREA SUMMARY

LOT NO.	AREA (ACRES)
9	9.04
10	4.35
20	5.84
21	5.74
22	5.49
23	0.80
24	0.73
25	0.89
26	1.32
27	1.06
28	4.77

PALM VALLEY CROSSING - FINAL PLAT

A PORTION OF THE WEST HALF OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
MARICOPA COUNTY, ARIZONA.

SUNCOR DEVELOPMENT COMPANY
3838 NORTH CENTRAL AVENUE, SUITE 1500
PHOENIX, ARIZONA 85012

CMX GROUP INC.
ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS

1515 E. MISSOURI
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191

CMX JOB NO. 5249.03 DATE: 09/05/96 SCALE: 1" = 100'
DESIGNED: SKK DRAWN: APPROVED: MML
REV. DWG. NO.

2
OF
2

1996-050-FP-2

DETAIL "D"
NTS

DETAIL "E"
SIGNAGE EASEMENT
NTS

DETAIL "F"
ELECTRICAL EASEMENT
NTS

DETAIL "G"
SIGNAGE EASEMENT
NTS