

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 238.87 FEET TO THE POINT OF BEGINNING, AS RECORDED IN BOOK 172 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 02 MINUTES 55 SECONDS EAST ALONG NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 238.87 FEET;

THENCE SOUTH 89 DEGREES 03 MINUTES 59 SECONDS WEST, A DISTANCE OF 330 FEET TO A POINT ON THE EAST LINE OF SAID GLENCOURT ACRES;

THENCE NORTH ALONG THE EAST LINE OF SAID GLENCOURT ACRES, A DISTANCE OF 238.78 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 238.87 FEET TO THE POINT OF BEGINNING, AS RECORDED IN BOOK 172 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 02 MINUTES 55 SECONDS EAST ALONG NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 238.87 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF 330 FEET TO A POINT ON THE EAST LINE OF SAID GLENCOURT ACRES;

THENCE SOUTH ALONG THE EAST LINE OF SAID GLENCOURT ACRES, A DISTANCE OF 208.87 FEET;

THENCE NORTH 89 DEGREES 04 MINUTES 50 SECONDS EAST, A DISTANCE OF 330 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 208.87 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, MONUMENTED AS SHOWN HEREON AS BEARING N89°02'55"E.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE 3" CITY OF GLENDALE BRASS CUS PLAINPAIN "N 597" FLUSH, LOCATED AT THE INTERSECTION OF 51ST AVENUE AND CHOLLA STREET, HAVING AN ELEVATION OF 1213.80 FEET, NAVD83.

ZONING

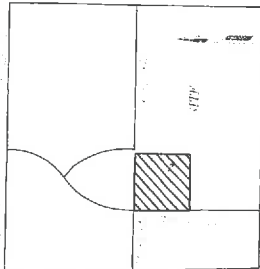
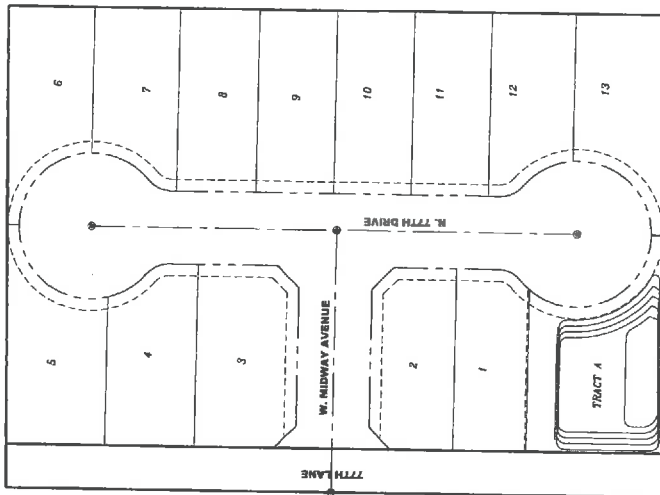
DEVELOPMENT STANDARDS

ZONING DISTRICT	MIN. LOT AREA	MIN. LOT WIDTH	MIN. YARD SETBACK	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE
R1-BFDD	6,000	50'	15'	15'	45%*

*PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL 50%

PRELIMINARY PLAT

GLENDALE, ARIZONA
77TH AVE AND MYRTLE
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

NTS

OWNER / DEVELOPER

HANCOCK COMPANIES, LLC
2010 E. RIVER ROAD, SUITE 318
SCOTTSDALE, ARIZONA 85251
PHONE: 602-309-4800
CONTACT: GREG HANCOCK

CIVIL ENGINEER

TTC ENGINEERS, INC.
1001 N. MILLER ROAD, SUITE 122
SCOTTSDALE, ARIZONA 85251
PHONE: 602-371-1333
FAX: 602-371-0875
CONTACT: MIKE JACKSON, PE

SHEET INDEX

PP01 COVER SHEET
PP02 TYPICAL SECTION AND DETAILS
PP03 PRELIMINARY PLAT

UTILITY COMPANIES

WATER: CITY OF GLENDALE
SEWER: CITY OF GLENDALE
ELEC.: APS
TELEPHONE: SOUTHWEST GAS COMPANY
CABLE TV: CANTERA COMMUNICATIONS
POLICE: CITY OF GLENDALE
FIRE: CITY OF GLENDALE
SCHOOL DISTRICT: WILSON SCHOOL DISTRICT
GLENDALE UNION #205

LEGEND

BOUNDARY LINE
EASEMENT LINE OR MONUMENT LINE
LOT LINE
CURB AND GUTTER
8" PUBLIC UTILITY EASEMENT
1" VEHICULAR NON-ACCESS EASEMENT
WATER LINE
SURVEY MONUMENT TO BE SET
FIRE HYDRANT
SANITARY SEWER PIPE AND MANHOLE
WATER VALVE

PLANNING DEPARTMENT APPROVAL

SIGNATURE: *Tom Dixon*

DATE: 12 February 2015

PROJECT #:

SITE SUMMARY TABLE	
GROSS AREA RESIDENTIAL	147,751 SQ.FT. - 3,392 ACRES
NET AREA	100,407 SQ.FT. - 2,304 ACRES
OPEN AREA	10,947 SQ.FT. - 0.251 ACRES
NUMBER OF LOTS	13
GROSS DENSITY RESIDENTIAL	3.83 DU/AC
NET DENSITY RESIDENTIAL	5.64 DU/AC
MINIMUM LOT AREA	6,000 SQ.FT.
EXISTING ZONING	R1-6
EXISTING LAND USE	SINGLE RESIDENCE
PROPOSED LAND USE	PLANNED RESIDENTIAL DEVELOPMENT