

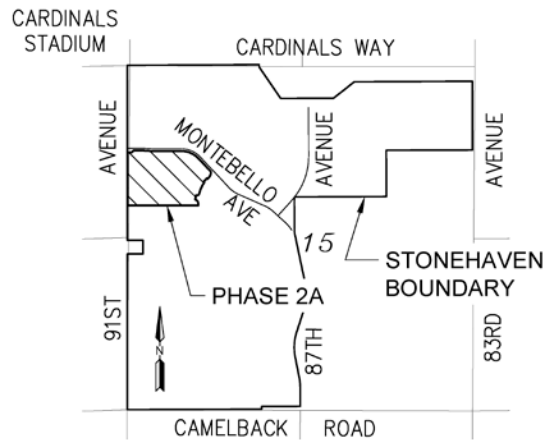
# StoneHaven - Phase 2A

## Pre-Plat

## Narrative

### Southeast Corner of 91<sup>st</sup> Avenue and Montebello Avenue Glendale, Arizona

#### Vicinity Map:



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#### Prepared for:

Pulte Group  
16767 N Perimeter Dr., Suite 100  
Scottsdale AZ 85260

#### Prepared by:

HILGARTWILSON  
2141 E. Highland Avenue, Suite 250  
Phoenix, Arizona 85016  
Telephone: 602.490.0535  
Contact: David W. George, P.E.

Glendale Number	Date Submitted	Date Approved

# StoneHaven

## Phase 2A

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## I. Project Description

StoneHaven is an approximately 395-acre property located in Glendale, Arizona at the northeast corner of 91<sup>st</sup> Avenue and Camelback Road. The property is a portion of Section 15 of Township 2 North, Range 1 East. StoneHaven consists of four phases (1, 2A, 2B & 3) with Phase 1 having recorded final plats and map of dedications for Cardinals Way, Montebello Avenue and 87<sup>th</sup> Avenue north of Montebello. Grading activities for Phase 1 and Cardinals Way are currently underway. The property is owned by John F Long and Pulte Group is the developer. A Planned Area Development (PAD) application for StoneHaven was approved by the City of Glendale on June 27, 2017.

StoneHaven is located within the City of Glendale planning area and is situated at the eastern edge of the City's Sports and Entertainment District and has been used for agricultural production for nearly a century. The surrounding land uses include single-family residential, educational (high school and elementary sites), public parks, commercial sites, agricultural, and the State Farm Stadium (located to the northwest). Primary ingress and egress points will include 87<sup>th</sup> Avenue at Cardinals Way, Montebello Avenue at 91<sup>st</sup> Avenue, and Camelback Road at 87<sup>th</sup> Avenue. Additional gated access to the eastern portion of the Project is provided from 83<sup>rd</sup> Avenue south of Cardinals Way.

The StoneHaven Phase 2A (Project) as presented in this narrative will consist of one single-family residential parcel (Parcel 12) of approximately 21.85 acres. Parcel 12 is currently zoned SHD-4.5 PAD and will provide 112 lots. Access to Parcel 12 will be provided from 89<sup>th</sup> Avenue south of Montebello Avenue. The typical lot size will be 45 ft wide by 110 ft deep and the minimum lot area is 4,500 square feet. However, the minimum lot area maybe reduced up to 28 SF at roadway intersections, knuckles and cul-da-sac returns due to chamfering at the corner of the lot.

The Project will provide approximately 3.61 acres of open space area and will provide public roadways and public water and sewer services.

## **II. Public Utilities and Services**

### **1. Water Facilities**

#### **1.1 Existing Water Conditions**

StoneHaven is located entirely within the City of Glendale Water Service Area. Existing water infrastructure immediately adjacent to the StoneHaven includes existing 12-inch water mains in Missouri Avenue (west of 87<sup>th</sup> Avenue), 83<sup>rd</sup> Avenue, 87<sup>th</sup> Avenue, 91<sup>st</sup> Avenue, and Camelback Road (east of 87<sup>th</sup> Avenue) and an 8-inch water main in Camelback Road (west of 87<sup>th</sup> Avenue). Additional area water facilities include a 6-inch water main along eastside of 83<sup>rd</sup> Avenue from Bethany Home Road to Missouri Avenue and a 24-inch water main along the south side of the Grand Canal Linear Park from 87<sup>th</sup> Avenue to 83<sup>rd</sup> Avenue.

#### **1.2 Proposed Water**

The Project's 112 single-family residential units will be served by an internal network of looped 8-inch waterlines which will connect to 12-inch waterlines that are being installed with Phase 1 improvements, specifically in Montebello Avenue and 89<sup>th</sup> Avenue. The 12-inch waterlines within StoneHaven Phase 1 will make two connections to the existing 12-inch water main in 91<sup>st</sup> Avenue and one connection to the existing 12-inch water main in 83<sup>rd</sup> Avenue.

### **2. Wastewater Facilities**

#### **2.1 Existing Wastewater Conditions**

StoneHaven is located entirely within the City of Glendale Wastewater Service Area. Existing wastewater infrastructure immediately adjacent to StoneHaven includes a 24-inch sewer main along 91<sup>st</sup> Avenue, a 48-inch sewer main along Camelback Road, a 10-inch sewer main along 87<sup>th</sup> Avenue, and a 21-inch sewer main along 83<sup>rd</sup> Avenue.

The existing sewer mains within 91<sup>st</sup> Avenue, 87<sup>th</sup> Avenue, and 83<sup>rd</sup> Avenue all convey wastewater flows south toward Camelback Road where an existing 48-inch sewer main conveys wastewater flows westward to 91<sup>st</sup> Avenue and intersects with an existing 24-inch sewer main from the north. Wastewater flow continues westerly in Camelback Road as a 48-inch sewer main to a diversion structure which directs 5.8 MGD to the City's 98<sup>th</sup> Avenue pump station and 8.9 MGD is directed to the 91<sup>st</sup> Avenue Wastewater Treatment Plant.

## **2.2 Proposed Wastewater**

The Project's 112 lots will be served by an internal network of gravity sewer mains primarily consisting of 8-inch sewer lines. The gravity sewer mains will drain to a sanitary sewer lift station to be located on the eastside of 91<sup>st</sup> Avenue, north of the existing SRP well site. This lift station will be completed with Phase 1 improvements. The gravity sewer system and lift station facilities will be owned and operated by the City of Glendale. The lift station has been designed to accommodate the StoneHaven 1,362 single-family lots and will discharge to a 12-inch gravity pipe which discharges to the existing 24-inch pipe in 91<sup>st</sup> Avenue.

## **3. Dry Utilities**

Dry utility services for the StoneHaven development will include phone service by CenturyLink, natural gas service by Southwest Gas, cable service by Cox Communications and electric service by SRP.

Existing overhead electric lines adjacent to the site include a 12 KV line on the east side of 91<sup>st</sup> Avenue, which will be undergrounded, a 69 KV line on the north side of Camelback Road, which will remain in place (except as needed to accommodate the 87<sup>th</sup> Avenue intersection), and 69 KV line on the north side of Cardinals Way, which will remain in place.

### **III. Drainage**

#### **1. Offsite**

The StoneHaven site and surrounding area generally slopes in a southwesterly direction. Historically, offsite drainage approached the Project as sheet flow, generated from the watershed areas east and north of the Project. Today, the Grand Canal Linear Park located along the Cardinals Way alignment and established residential subdivisions located east of the StoneHaven obstruct flows and prevent them from reaching the site. Parcel 12 grading was included with the StoneHaven Phase 1 grading plan. Also included was the grading of Montebello Avenue which is adjacent to the Project to the north, and 87<sup>th</sup> Avenue which is adjacent to the Project on the east side. As a result, the Project is not impacted by significant offsite flows.

#### **2. Onsite**

The proposed onsite stormwater management concept for StoneHaven residential and open space parcels consists of grading the lots to drain from the backyard to the streets, and the streets to drain toward a series of surface retention basins (located within the open space tracts). Street conveyance shall occur as either surface flow within the right-of-way or in a system of underground storm drains.

The stormwater retention basins will have sufficient capacity to retain runoff from the 100-year 2-hour storm event. In some situations a retention basin may not provide the required storage volume. In these instances the excess stormwater will be conveyed to the next downstream retention basin which will be sized to account for this volume transfer. This downstream conveyance will be accomplished through structures such as culverts, weirs, conveyance channels, and spillways or combinations of these structures. Appropriate erosion protection will be placed in locations as needed to protect the stormwater management facilities. The StoneHaven project will provide within the project boundaries, the stormwater storage volume necessary to satisfy City of Glendale requirements.

The 100-year post development runoff for locations where flows exit the StoneHaven project will not exceed the pre-developed runoff conditions and the ultimate site outfall points will be at southwestern corner of the property with outfalls on 91<sup>st</sup> Avenue and Camelback Road. All finished floor elevations will be set a minimum of 12 inches above the high adjacent 100-year water surface elevation and 14 inches above the emergency overflow elevation of any adjacent retention basin. Drainage design will be conducted in accordance with all applicable City of Glendale and Maricopa County Drainage standards and regulations.

## **IV. Open Space and Trails**

### **1. Open space**

The Project will provide approximately 3.61 acres of open space and will be served by the 9.6 acre Parcel 14 community park being completed with Phase 1.

### **2. Trails**

StoneHaven will provide a comprehensive trail and pedestrian circulation system, providing non-motorized access throughout the community. A primary pedestrian path, six-feet in width, will be provided through the major linear open space corridor within the center of the community, providing additional connections to each development parcel and the major amenities within StoneHaven.