

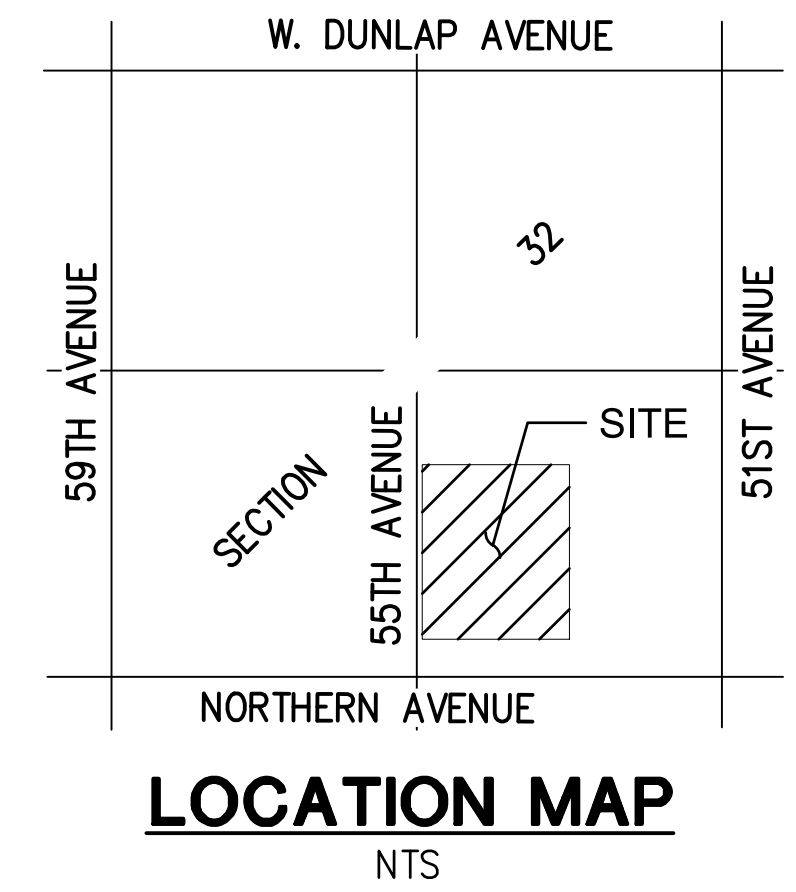
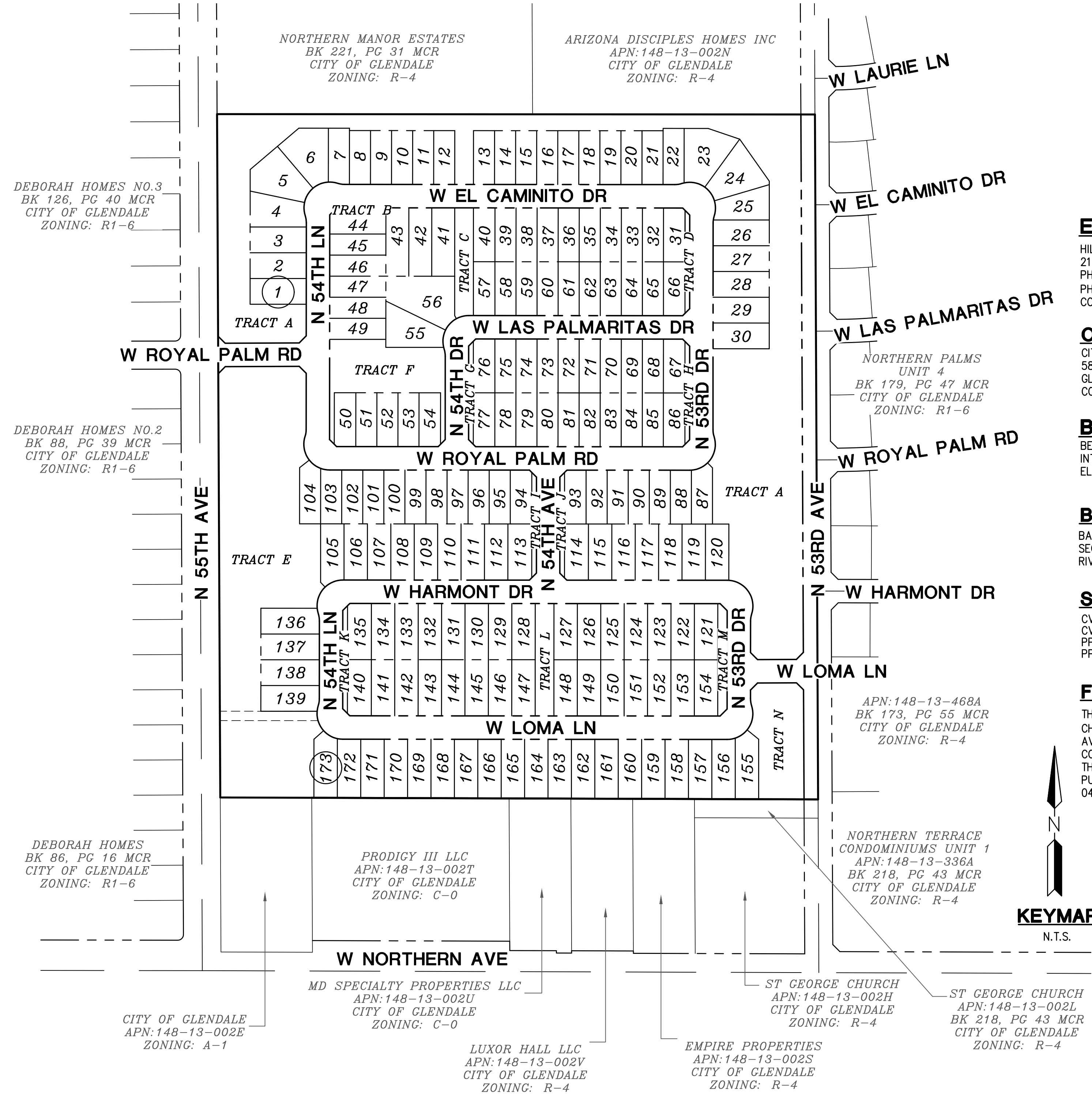
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GLENDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 2 EAST, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 800 FEET; AND EXCEPT THE SOUTH 370 FEET; AND EXCEPT THE WEST 40 FEET.

**PRELIMINARY PLAT FOR
TREVINO
GLENDALE, ARIZONA**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE SUITE 250
PHOENIX, AZ 85016
PH: (602)490-0535
CONTACT: DIEGO ORTIZ

HOMEBUILDER

MICHAEL AIELLO
HOMES BY TOWNE
706 E. BELL RD., SUITE 212
PHOENIX, AZ 85022

OWNER

CITY OF GLENDALE
5850 W. GLENDALE AVENUE
GLENDALE, ARIZONA 85301
CONTACT: LISA COLLINS

BENCHMARK

BENCHMARK: 2 1/2" BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF 55TH AVENUE AND NORTHERN AVENUE, HAVING AN ELEVATION OF 1171.041, CITY OF GLENDALE NAVD88 DATUM.

BASIS OF BEARING

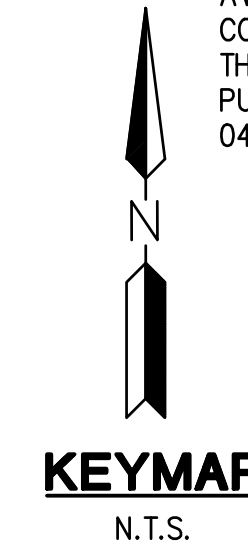
BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN.

SHEET INDEX

CV01	COVER SHEET
CV02	SITE SUMMARY, SECTIONS, NOTES & DETAILS
PP01-PP02	PRELIMINARY PLAT
PP03-PP04	PRELIMINARY GRADING & DRAINAGE PLAN

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1720L, PANEL NUMBER 1695 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.



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RESIDENTIAL DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARDS	R-4 / R1-6 PAD
MINIMUM LOT WIDTH	45'
MINIMUM LOT DEPTH	115'
MINIMUM NET LOT AREA	5,175 SF
FRONT YARD SETBACK	10/18 ⁽¹⁾
REAR YARD SETBACK	15'
SIDE YARD SETBACK	5/5 ⁽²⁾
STREET SIDE YARD SETBACK	10'
MAXIMUM STRUCTURE HEIGHT	30'
MAXIMUM LOT COVERAGE	55%

(1) 10' SETBACK TO LIVING AREA, SIDE ENTRY GARAGE, COVERED FRONT PORCHES AND COURTYARDS AND 18' TO FRONT FACING GARAGE MEASURED FROM RIGHT-OF-WAY

(2) 10' MINIMUM TOTAL BUILDING SEPARATION.

SITE SUMMARY TABLE										
PROPOSED ZONING R-4/R1-6 PAD										
	GROSS DENSITY DU/AC	NET DENSITY DU/AC	GROSS AREA (AC)	OFFSITE R/W (AC)	NET AREA (AC)	TYPICAL LOT SIZE	AVERAGE LOT AREA (SF)	LOT COUNT	OPEN SPACE/AMENITIES	
TOTAL SITE AREA			42.84		41.83		5,876			
OPEN SPACE PERCENTAGE OF NET AREA									26.70%	
SITE DENSITY	3.92	4.14								
53RD AVENUE & 55TH AVENUE				2.35						
TOTAL PERIMETER OFFSITE R/W				2.35						
PARCEL DATA									(AC)	
TOTALS			42.84		41.83	45'X115'	5,876	173	11.17	

HILGARTWILSON
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PHOENIX, AZ 85016 | www.hilgartwilson.com



TREVINO
55TH AVENUE & NORTHERN AVENUE
GLENDALE, ARIZONA
PRELIMINARY PLAT COVER SHEET

HILGARTWILSON
PROJ NO.: 2178
DATE: FEB 2020
SCALE:
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
CV01
SHT. 1 OF 6



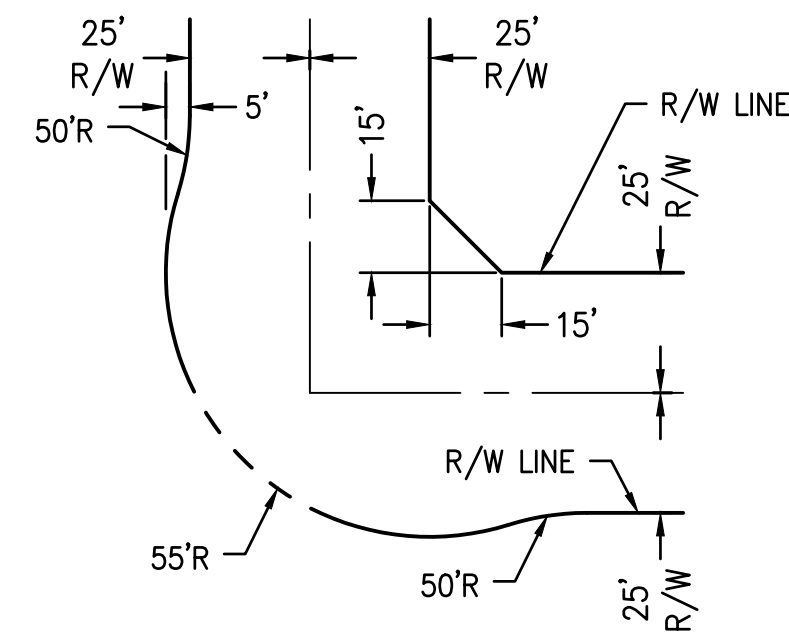
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	6600	0.152
2	6600	0.152
3	6600	0.152
4	7561	0.174
5	9500	0.218
6	9374	0.215
7	5304	0.122
8	5175	0.119
9	5175	0.119
10	5175	0.119
11	5175	0.119
12	5175	0.119
13	5175	0.119
14	5175	0.119
15	5175	0.119
16	5175	0.119
17	5175	0.119
18	5175	0.119
19	5175	0.119
20	5175	0.119
21	5175	0.119
22	5373	0.123
23	9948	0.228
24	9082	0.208
25	6799	0.156
26	6600	0.152
27	6600	0.152
28	6600	0.152
29	6600	0.152
30	6600	0.152
31	5277	0.121
32	5175	0.119
33	5175	0.119
34	5175	0.119
35	5175	0.119
36	5175	0.119
37	5175	0.119
38	5175	0.119
39	5175	0.119
40	5290	0.121
41	7154	0.164
42	7154	0.164
43	7154	0.164
44	5508	0.126
45	5400	0.124
46	5400	0.124
47	5400	0.124
48	5400	0.124
49	5400	0.124
50	5278	0.121
51	5175	0.119
52	5175	0.119
53	5175	0.119
54	5278	0.121
55	8520	0.196
56	12712	0.292
57	5290	0.121
58	5175	0.119
59	5175	0.119

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
60	5175	0.119
61	5175	0.119
62	5175	0.119
63	5175	0.119
64	5175	0.119
65	5175	0.119
66	5277	0.121
67	5277	0.121
68	5175	0.119
69	5175	0.119
70	5175	0.119
71	5175	0.119
72	5175	0.119
73	5175	0.119
74	5175	0.119
75	5175	0.119
76	5278	0.121
77	5278	0.121
78	5175	0.119
79	5175	0.119
80	5175	0.119
81	5175	0.119
82	5175	0.119
83	5175	0.119
84	5175	0.119
85	5175	0.119
86	5277	0.121
87	5472	0.126
88	5175	0.119
89	5175	0.119
90	5175	0.119
91	5175	0.119
92	5175	0.119
93	5277	0.121
94	5278	0.121
95	5175	0.119
96	5175	0.119
97	5175	0.119
98	5175	0.119
99	5175	0.119
100	5175	0.119
101	5175	0.119
102	5175	0.119
103	5196	0.119
104	5701	0.131
105	6276	0.144
106	6000	0.138
107	6000	0.138
108	6000	0.138
109	6000	0.138
110	6000	0.138
111	6000	0.138
112	6000	0.138
113	6108	0.140
114	6107	0.140
115	6000	0.138
116	6000	0.138
117	6000	0.138
118	6000	0.138

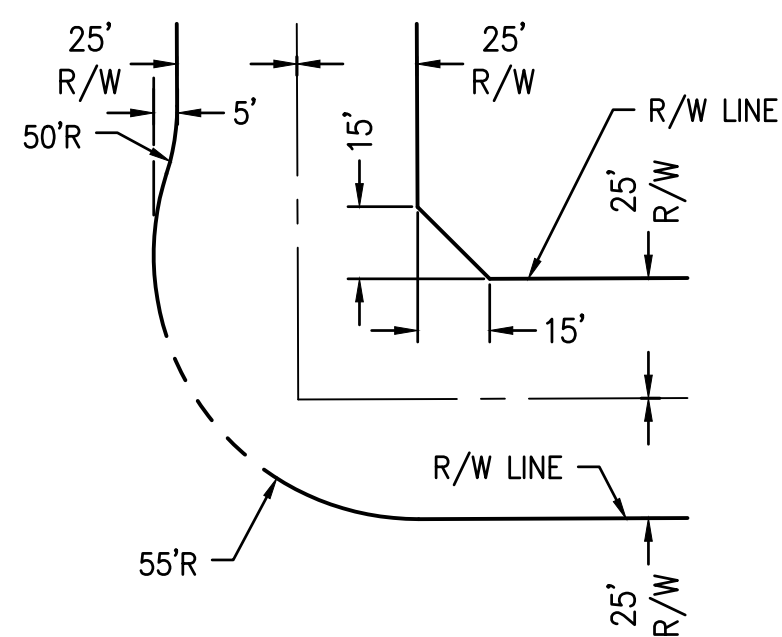
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
119	6000	0.138
120	6000	0.138
121	6000	0.138
122	6000	0.138
123	6000	0.138
124	6000	0.138
125	6000	0.138
126	6000	0.138
127	6000	0.138
128	6000	0.138
129	6000	0.138
130	6000	0.138
131	6000	0.138
132	6000	0.138
133	6000	0.138
134	6000	0.138
135	6108	0.140
136	6819	0.157
137	6875	0.158
138	6875	0.158
139	6816	0.156
140	6108	0.140
141	6000	0.138
142	6000	0.138
143	6000	0.138
144	6000	0.138
145	6000	0.138
146	6000	0.138
147	6000	0.138
148	6000	0.138
149	6000	0.138
150	6000	0.138
151	6000	0.138
152	6000	0.138
153	6000	0.138
154	6000	0.138
155	6882	0.158
156	6385	0.147
157	6362	0.146
158	6355	0.146
159	6349	0.146
160	6343	0.146
161	6336	0.145
162	6330	0.145
163	6323	0.145
164	6317	0.145
165	6311	0.145
166	6304	0.145
167	6298	0.145
168	6291	0.144
169	6285	0.144
170	6278	0.144
171	6272	0.144
172	6270	0.144
173	6672	0.153

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	5.4780	CITY OWNED PARK & DRAINAGE
TRACT B	0.0253	COMMON AREA
TRACT C	0.2128	COMMON AREA
TRACT D	0.0482	COMMON AREA
TRACT E	3.5992	CITY OWNED PARK & DRAINAGE, SEWER EASEMENT (1)
TRACT F	0.6445	COMMON AREA & DRAINAGE
TRACT G	0.1188	COMMON AREA
TRACT H	0.0482	COMMON AREA
TRACT I	0.0494	COMMON AREA
TRACT J	0.0482	COMMON AREA
TRACT K	0.0505	COMMON AREA
TRACT L	0.2204	COMMON AREA
TRACT M	0.1050	COMMON AREA
TRACT N	0.5876	CITY OWNED PARK & DRAINAGE

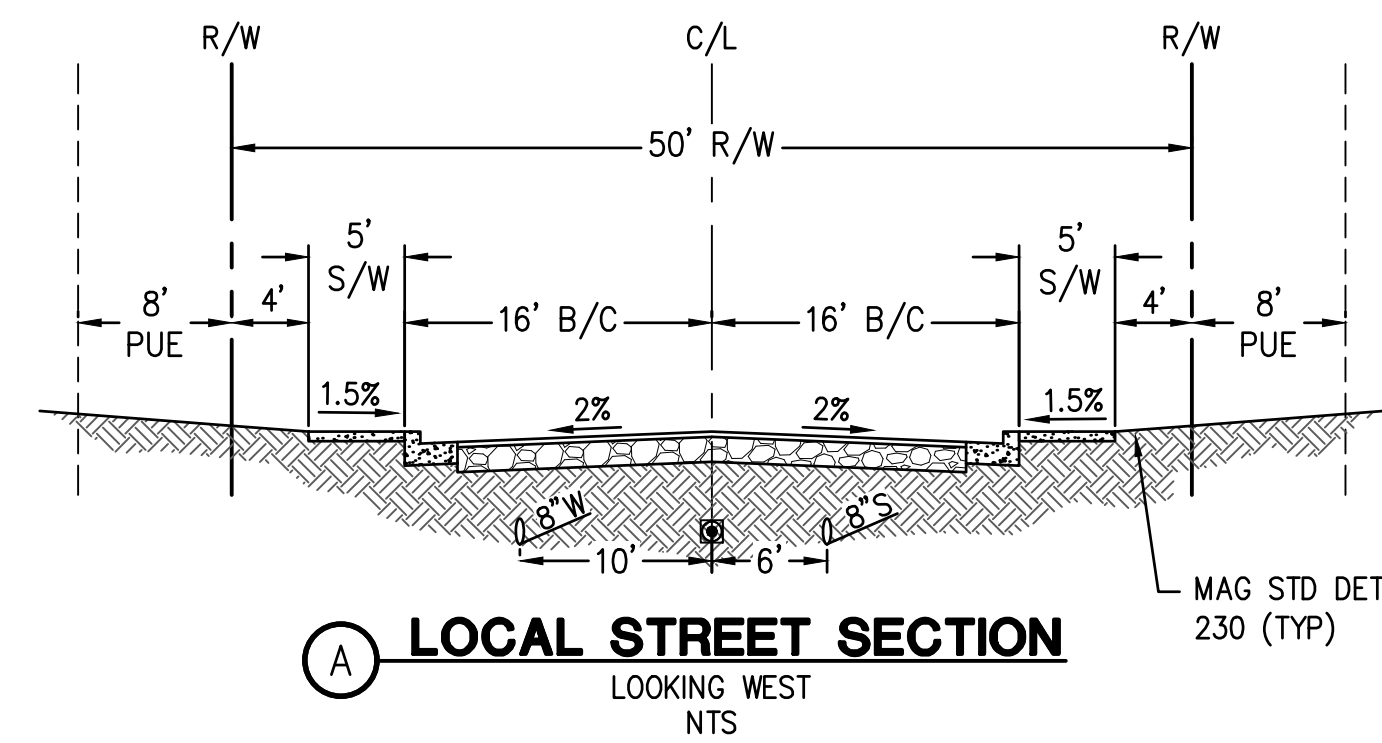
*COMMON AREA MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
 (1) SPECIFIC EASEMENTS ONLY WHERE IDENTIFIED ON PLAN.



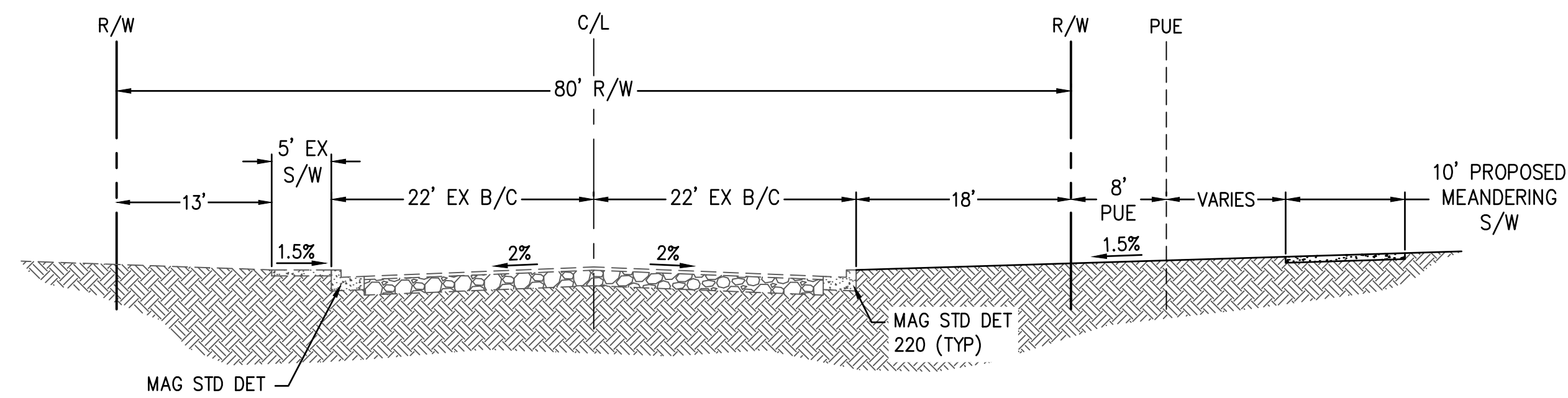
TYPICAL KNUCKLE DETAIL 1
N.T.S.



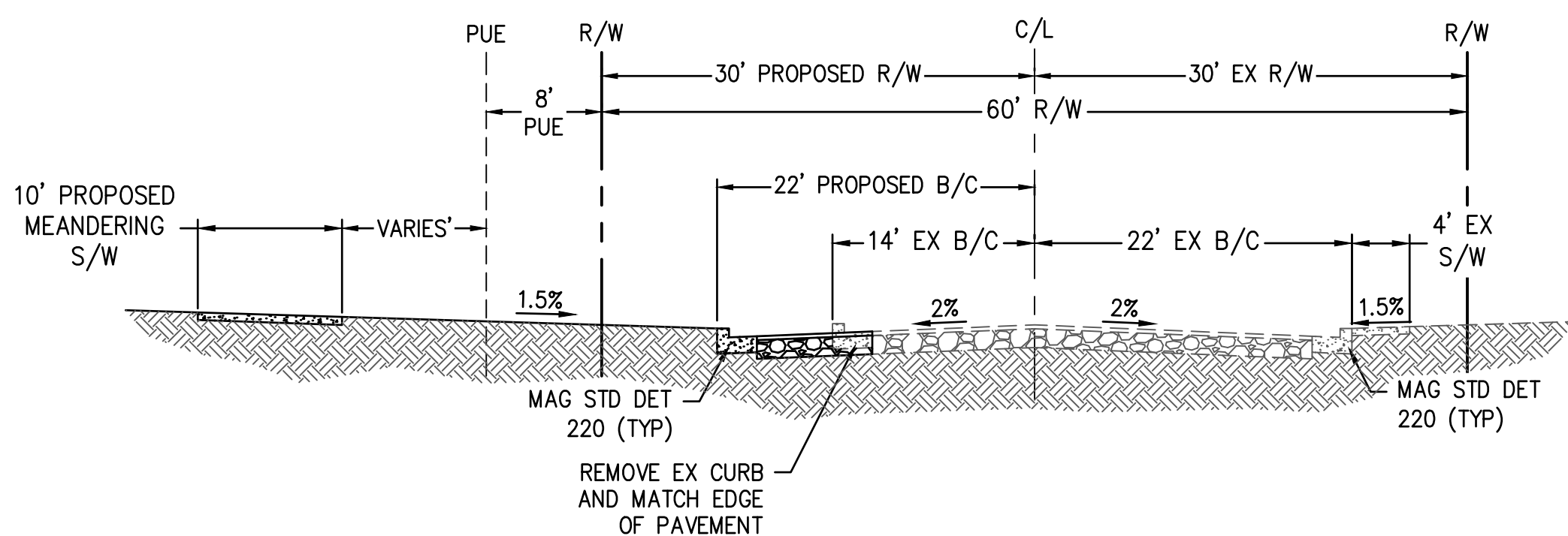
TYPICAL KNUCKLE DETAIL 2
N.T.S.



A LOCAL STREET SECTION
LOOKING WEST
NTS



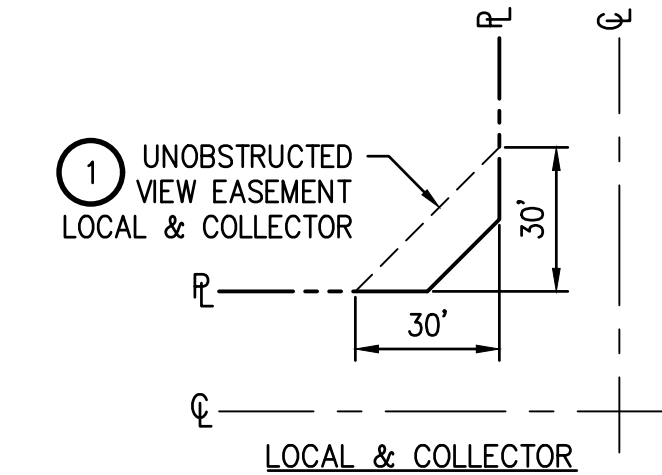
B N 55TH AVENUE SECTION
LOOKING WEST
NTS



C N 53RD AVENUE SECTION
LOOKING WEST
NTS

LEGEND

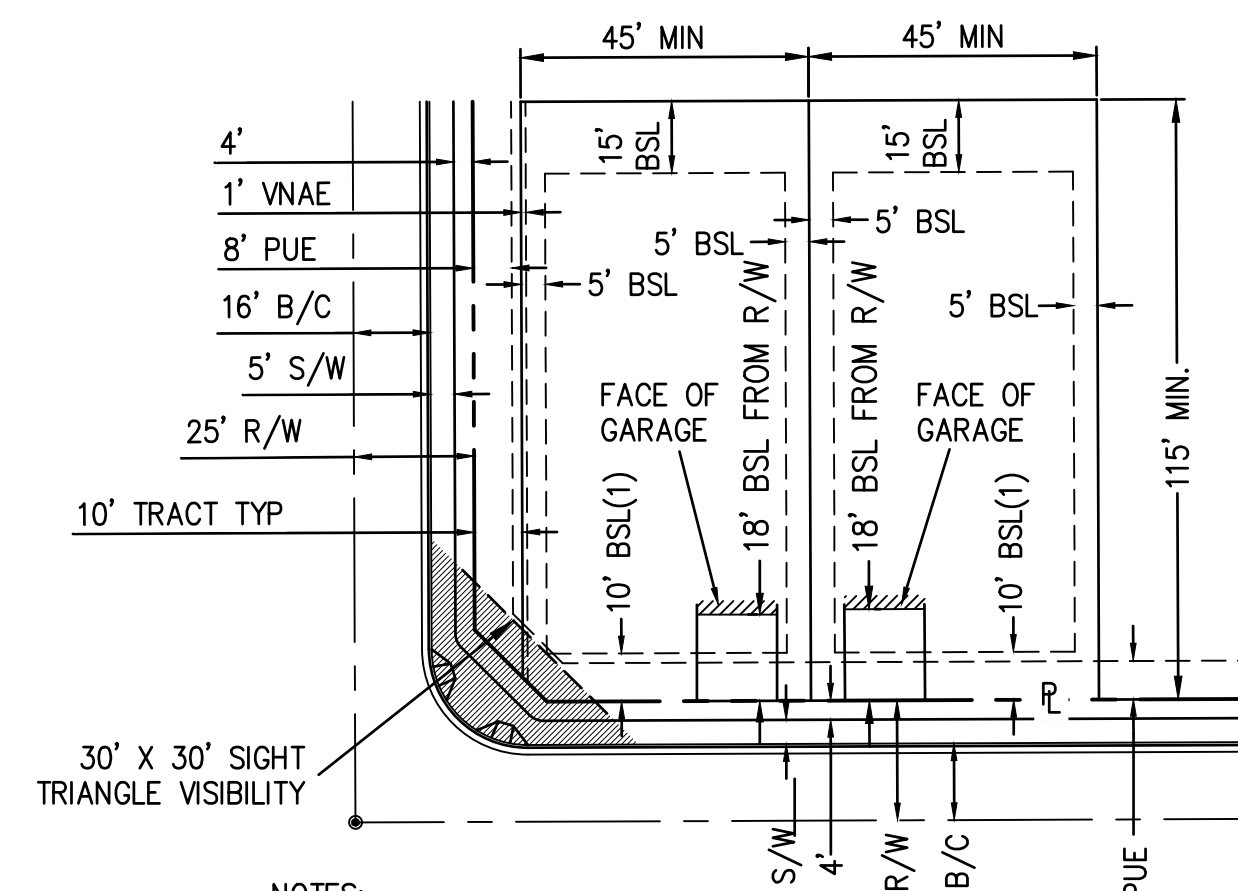
—	PARCEL BOUNDARY	⊙	BRASS CAP SET PER M.A.G. DET 120-1.
---	LOT LINES	⊕	CABLE TELEVISION MANHOLE
- - - -	RIGHT-OF-WAY	⊞	ELECTRIC PANEL
- - - -	VEHICULAR NON-ACCESS EASEMENT	⊚	WELL
①	UNOBSTRUCTED VIEW EASEMENT	⊙	POWER POLE
8"W	NEW WATER LINE AND VALVE	⊙	GUY ANCHOR
EX 8"W	EXISTING WATER LINE AND VALVE	⊙	TELEPHONE JUNCTION BOX
⊙	FIRE HYDRANT	⊙	IRRIGATION CONTROL VALVE
8"S	NEW SEWER LINE AND MANHOLE	⊙	SIGN
- - - -	EXISTING CONTOURS	⊙	CABLE TV
⊙	CROSS SECTION	BSL	BUILDING SETBACK LINE
→	DRAINAGE FLOW ARROW	PUE	PUBLIC UTILITY EASEMENT
⊞	CATCH BASIN	VNAE	VEHICULAR NON-ACCESS EASEMENT
⊞	STORMDRAIN	R/W	RIGHT OF WAY
⊞	SCUPPER	L/S	LANDSCAPE
⊞	RETAINING WALL	S/W	SIDEWALK
		C84	CURVE NUMBER
		L17	LINE NUMBER
		EX	EXISTING
		L=	LENGTH OF A CURVE
		PUFE	PUBLIC UTILITY FACILITY EASEMENT



UNOBSTRUCTED VIEW EASEMENT (TYP)
N.T.S.

NOTES:

- NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES OVER 30 INCHES IN HEIGHT) SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS. EXCEPT AS APPROVED BY THE CITY TRANSPORTATION DIRECTOR.
- TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
 - NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
 - TREES ARE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.



NOTES:
(1) SIDE ENTRY GARAGE
TYPICAL LOT DETAIL
SCALE: 1"=40'

REV:

HILGARTWILSON
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 www.hilgartwilson.com

PROFESSIONAL ENGINEER
 53637 ZACH
 HILGART
 WILSON
 ARIZONA

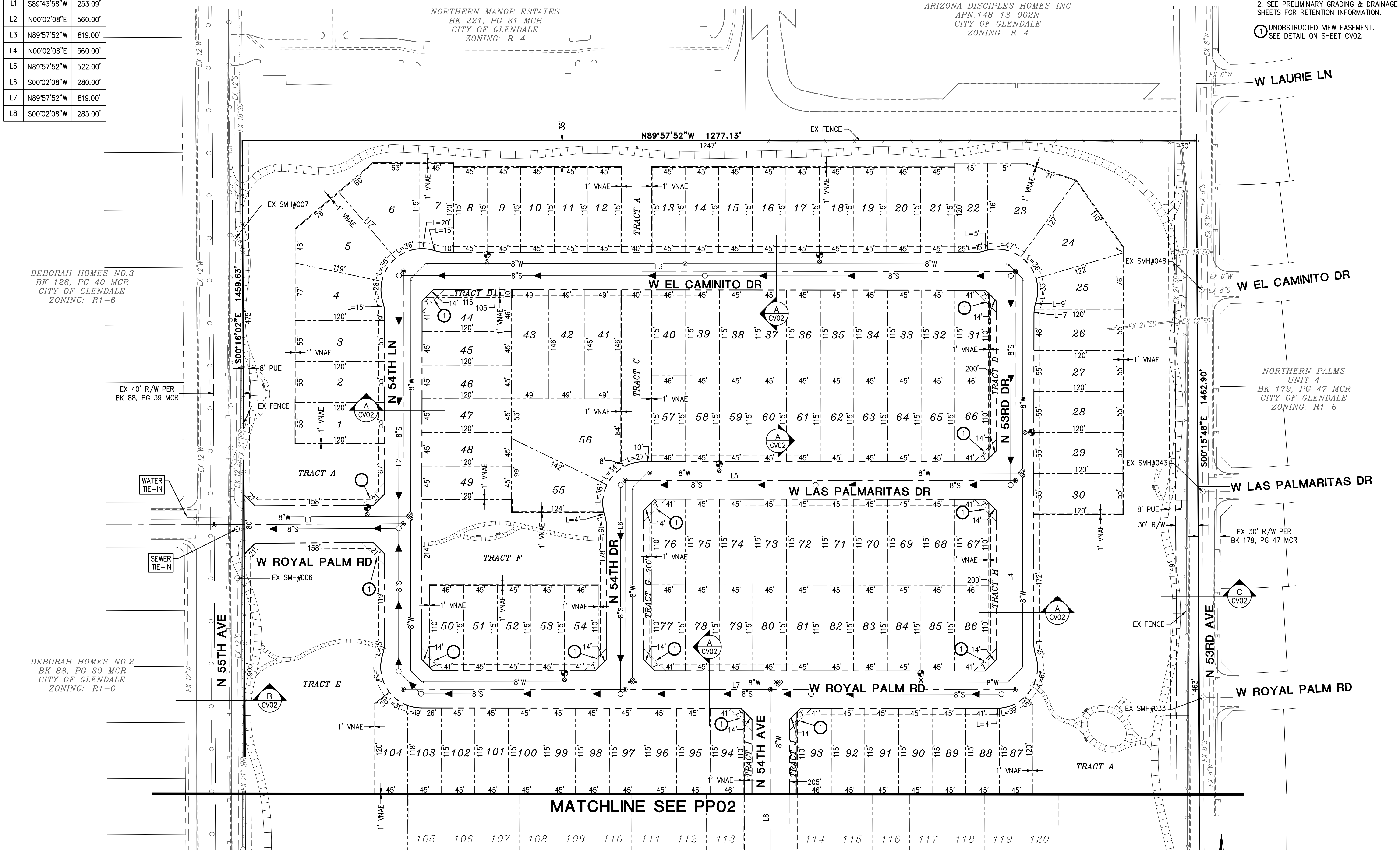
TREVINO
 55TH AVENUE & NORTHERN AVENUE
 GLENDALE, ARIZONA
 SITE SUMMARY, SECTIONS, NOTES & DETAILS

HILGARTWILSON
 PROJ NO.: 2178
 DATE: FEB 2020
 SCALE:
 DRAWN: HW
 DESIGNED: HW
 APPROVED: ZH
 DWG. NO.
CV02
 SHT. 2 OF 6

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
 CALL 811 or click Arizona811.COM

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°43'58"W	253.09'
L2	N00°02'08"E	560.00'
L3	N89°57'52"W	819.00'
L4	N00°02'08"E	560.00'
L5	N89°57'52"W	522.00'
L6	S00°02'08"W	280.00'
L7	N89°57'52"W	819.00'
L8	S00°02'08"W	285.00'

- NOTES:
- SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
 - SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR RETENTION INFORMATION.
- ① UNOBSTRUCTED VIEW EASEMENT. SEE DETAIL ON SHEET CV02.



DEBORAH HOMES NO.3
BK 126, PG 31 MCR
CITY OF GLENDALE
ZONING: R-4

ARIZONA DISCIPLES HOMES INC
APN: 148-13-002N
CITY OF GLENDALE
ZONING: R-4

DEBORAH HOMES NO.2
BK 88, PG 39 MCR
CITY OF GLENDALE
ZONING: R1-6

NORTHERN PALMS
UNIT 4
BK 179, PG 47 MCR
CITY OF GLENDALE
ZONING: R1-6

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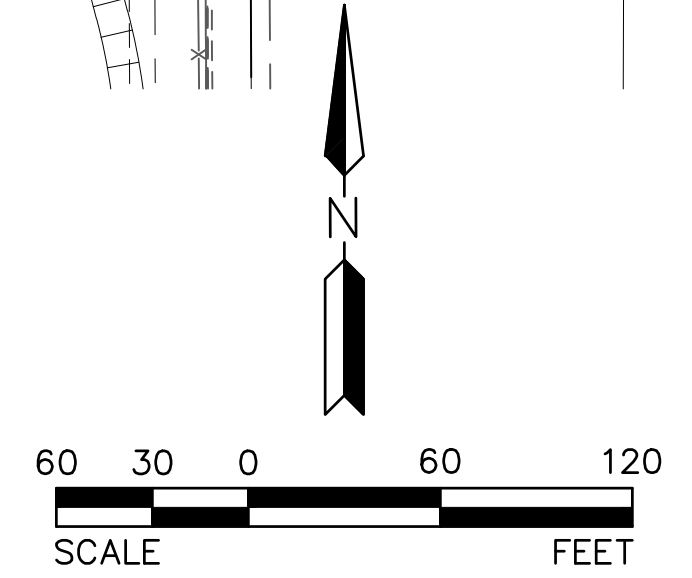
REV:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
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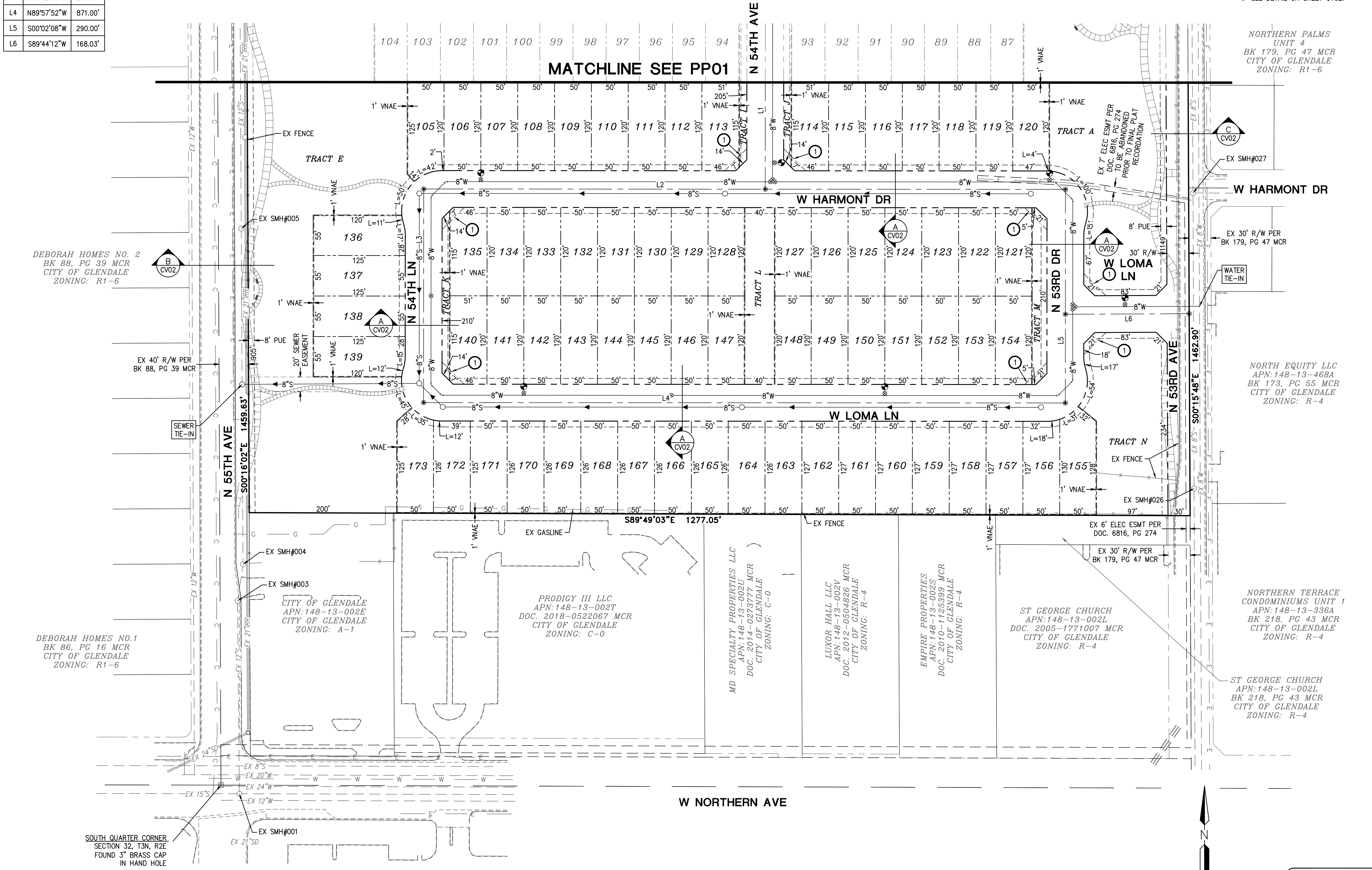
TREVINO
55TH AVENUE & NORTHERN AVENUE
GLENDALE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON	PROJ NO.: 2178
	DATE: FEB 2020
	SCALE: 1" = 60'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: ZH
	DWG. NO.
	PP01
	SHT. 3 OF 6



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°02'08"W	285.00'
L2	N89°57'52"W	871.00'
L3	S00°02'08"W	290.00'
L4	N89°57'52"W	871.00'
L5	S00°02'08"W	290.00'
L6	S89°44'12"W	168.03'

- NOTES:
- SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR DRAINAGE FLOW ARROWS.
 - SEE PRELIMINARY GRADING & DRAINAGE SHEETS FOR RETENTION INFORMATION.
- ① UNOBSTRUCTED VIEW EASEMENT. SEE DETAIL ON SHEET CV02.



NORTHERN PALMS
UNIT 4
BK 179, PG 47 MCR
CITY OF GLENDALE
ZONING: R1-6

NORTH EQUITY LLC
APN: 148-13-468A
BK 173, PG 55 MCR
CITY OF GLENDALE
ZONING: R-4

NORTHERN TERRACE
CONDOMINIUMS UNIT 1
APN: 148-13-336A
BK 218, PG 43 MCR
CITY OF GLENDALE
ZONING: R-4

ST GEORGE CHURCH
APN: 148-13-002L
BK 218, PG 43 MCR
CITY OF GLENDALE
ZONING: R-4

DEBORAH HOMES NO. 2
BK 88, PG 39 MCR
CITY OF GLENDALE
ZONING: R1-6

DEBORAH HOMES NO. 1
BK 86, PG 16 MCR
CITY OF GLENDALE
ZONING: R1-6

CITY OF GLENDALE
APN: 148-13-002E
CITY OF GLENDALE
ZONING: A-1

PRODIGY III LLC
APN: 148-13-002T
DOC. 2018-0522067 MCR
CITY OF GLENDALE
ZONING: C-0

MD SPECIALTY PROPERTIES LLC
APN: 148-13-002U
DOC. 2014-0273777 MCR
CITY OF GLENDALE
ZONING: C-0

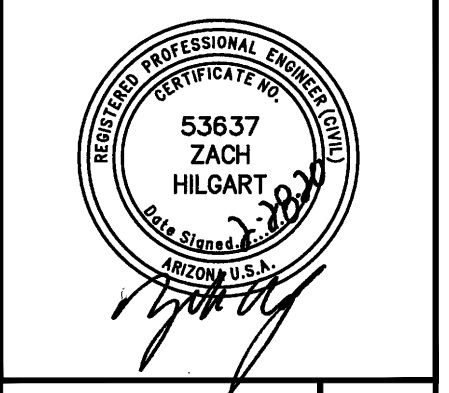
LUXOR HALL LLC
APN: 148-13-002V
DOC. 2012-0504826 MCR
CITY OF GLENDALE
ZONING: R-4

EMPIRE PROPERTIES
APN: 148-13-002S
DOC. 2010-1125399 MCR
CITY OF GLENDALE
ZONING: R-4

ST GEORGE CHURCH
APN: 148-13-002L
DOC. 2005-1771007 MCR
CITY OF GLENDALE
ZONING: R-4

REV: _____

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
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TREVINO
55TH AVENUE & NORTHERN AVENUE
GLENDALE, ARIZONA
PRELIMINARY PLAT

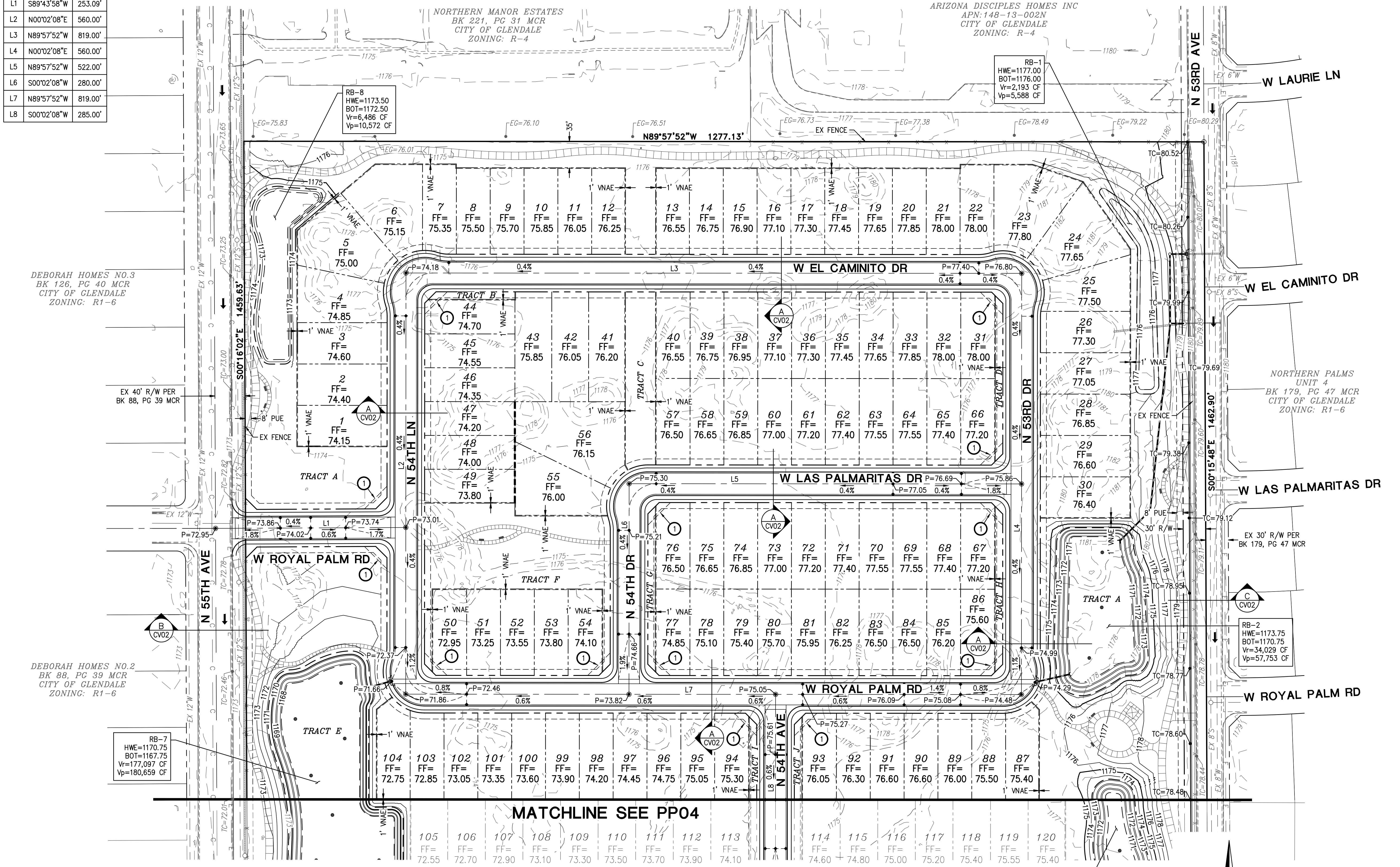
HILGARTWILSON	PROJ NO.: 2178
	DATE: FEB 2020
	SCALE: 1" = 60'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: ZH
	DWG. NO. PP02
	SHT. 4 OF 6



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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S89°43'58"W	253.09'
L2	N00°02'08"E	560.00'
L3	N89°57'52"W	819.00'
L4	N00°02'08"E	560.00'
L5	N89°57'52"W	522.00'
L6	S00°02'08"W	280.00'
L7	N89°57'52"W	819.00'
L8	S00°02'08"W	285.00'

UNOBSTRUCTED VIEW EASEMENT.
SEE DETAIL ON SHEET CV02.



DEBORAH HOMES NO.3
BK 126, PG 40 MCR
CITY OF GLENDALE
ZONING: R1-6

DEBORAH HOMES NO.2
BK 88, PG 39 MCR
CITY OF GLENDALE
ZONING: R1-6

ARIZONA DISCIPLES HOMES INC
APN: 148-13-002N
CITY OF GLENDALE
ZONING: R-4

NORTHERN PALMS
UNIT 4
BK 179, PG 47 MCR
CITY OF GLENDALE
ZONING: R1-6

RB-7
HWE=1170.75
BOT=1167.75
Vr=177,097 CF
Vp=180,659 CF

RB-1
HWE=1177.00
BOT=1176.00
Vr=2,193 CF
Vp=5,588 CF

RB-2
HWE=1173.75
BOT=1170.75
Vr=34,029 CF
Vp=57,753 CF

RB-3
HWE=1173.25
BOT=1170.25
Vr=10,054 CF
Vp=20,329 CF

MATCHLINE SEE PP04

REV: _____

HILGARTWILSON
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PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com



TREVINO
55TH AVENUE & NORTHERN AVENUE
GLENDALE, ARIZONA

PRELIMINARY GRADING & DRAINAGE PLAN

HILGARTWILSON
PROJ. NO.: 2178
DATE: FEB 2020
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP03

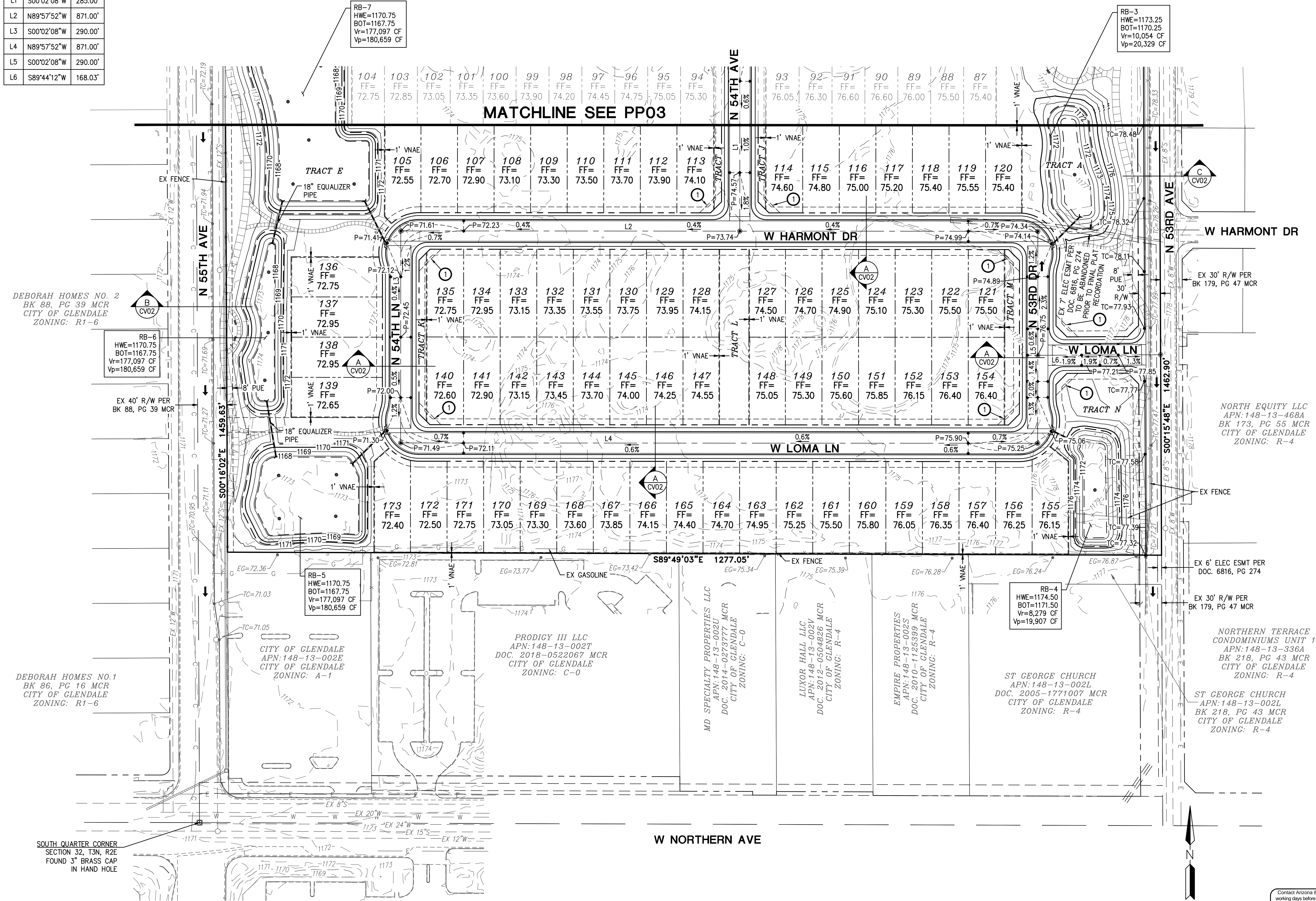
SHT. 5 OF 6



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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S00°02'08"W	285.00'
L2	N89°57'52"W	871.00'
L3	S00°02'08"W	290.00'
L4	N89°57'52"W	871.00'
L5	S00°02'08"W	290.00'
L6	S89°44'12"W	168.03'

① UNOBSTRUCTED VIEW EASEMENT. SEE DETAIL ON SHEET CV02.



DEBORAH HOMES NO. 2
BK 88, PG 39 MCR
CITY OF GLENDALE
ZONING: R1-6

RB-6
HWE=1170.75
BOT=1167.75
Vr=177,097 CF
Vp=180,659 CF

EX 40' R/W PER
BK 88, PG 39 MCR

DEBORAH HOMES NO.1
BK 86, PG 16 MCR
CITY OF GLENDALE
ZONING: R1-6

CITY OF GLENDALE
APN: 148-13-002E
CITY OF GLENDALE
ZONING: A-1

PRODIGY III LLC
APN: 148-13-002T
DOC. 2018-0522067 MCR
CITY OF GLENDALE
ZONING: C-0

MD SPECIALTY PROPERTIES LLC
APN: 148-13-002U
DOC. 2014-0273777 MCR
CITY OF GLENDALE
ZONING: C-0

LUXOR HALL LLC
APN: 148-13-002V
DOC. 2012-0504826 MCR
CITY OF GLENDALE
ZONING: R-4

EMPIRE PROPERTIES
APN: 148-13-002S
DOC. 2010-1125899 MCR
CITY OF GLENDALE
ZONING: R-4

ST GEORGE CHURCH
APN: 148-13-002L
DOC. 2005-1771007 MCR
CITY OF GLENDALE
ZONING: R-4

NORTHERN TERRACE
CONDOMINIUMS UNIT 1
APN: 148-13-336A
BK 218, PG 43 MCR
CITY OF GLENDALE
ZONING: R-4

ST GEORGE CHURCH
APN: 148-13-002L
BK 218, PG 43 MCR
CITY OF GLENDALE
ZONING: R-4

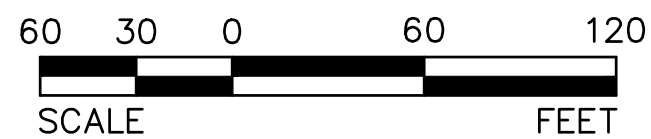
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SHT. 6 OF 6



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