

STONEHAVEN PHASE 2 AND PHASE 3 Preliminary Plat

PROJECT DESCRIPTION & HISTORY

Stonehaven is a proposed master planned community comprised of 21 residential parcels on approximately 383 acres within the City of Glendale, Arizona. Development of the 21 parcels has been divided into three phases with Phase 1 currently under construction and assumed to be existing for the purpose of designing and analyzing Phase 2 and Phase 3. Phase 1 includes parcels 2, 3, 4, 5, 6, 7, 8, 13A, 14, and 15. Phase 2 includes parcels 9, 10, 13B, 16, and 17A. Phase 3 includes 17B, 18, 18, and 19. Parcel 21 is a commercial tract to be constructed in the future.

Stonehaven is located within Section 15 of Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site is bound to the north by the Bethany Home Road Alignment and the Grand Canal, Camelback Road to the south, 83rd Avenue to the east, and 91st Avenue to the west.

PROJECT PROPOSAL

The purpose of the proposal is to preliminary plat the lots within Phase 2 and Phase 3 of Stonehaven. Phase 2 and Phase 3 will contain lots within the zoning districts of SHD-4, SHD-4.5, SHD-5 PAD, SHD-6 PAD, and SHD-7 PAD as specified in the approved Stonehaven Planned Area Development (GPA 17-01 and ZON 17-01). Phase 2 and Phase 3 will contain the following lot sizes: 45'x115', 50'x120', 60'x120', and 70'x120'. Phase 2 and Phase 3 will include a total number of 628 lots with 254 lots being in Phase 2 and 374 lots being in Phase 3

SITE CIRCULATION

The site will have access points to 91st Avenue, 87th Avenue, 83rd Avenue, Camelback Road, and other local street connections with Phase 1 of Stonehaven.

WATER AND SEWER

The regional wastewater routes south towards Camelback Road then west towards a diversion structure located at 98th Avenue. At the diversion structure, a portion of the flows are directed towards the south along 99th Avenue which then flows to the 91st Avenue WWTP owned by the Sub-Regional Operating Group pump station to the City of Glendale's West Area Reclamation Facility. A lift station is proposed per Phase 1 and is located in the southwest corner of Parcel 13A. The lift station was designed to accommodate all of the projected sewer demands for the entire Stonehaven development. The lift station outfalls to the existing 24-inch sewer line in 91st Avenue. The lift station and Phase 1 sewer improvements are expected to be existing for the purpose of the Phase 2 and Phase 3 sewer design.

The water infrastructure improvements related to Phase 2 and Phase 3 will include a network of 8-inch water lines within the local street sections. A small portion of 12-inch water line will be installed to connect the existing 12-inch water line in 87th Avenue to the proposed 12-inch water line to be proposed in Montebello Avenue per Phase 1 improvements. There will be a connection to the 12-inch water line in 91st Avenue as part of the Phase 3 improvements. Various connections to the 12-inch water main in 87th Avenue as part of Phase 2 and Phase 3 improvements. Various connections to the Phase 1 water lines will be made per the Phase 2 and Phase 3 improvements. A connection will be made to the water line in 83rd Avenue as part of the Phase 2 improvements.

DRAINAGE

The site's drainage shall be designed and constructed in accordance with the City of Glendale Engineering Design and Construction Standards.