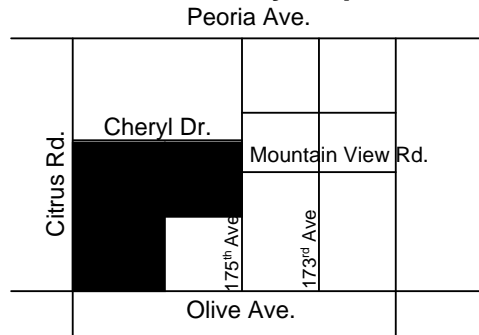


Zanjero Pass

Preliminary Plat Narrative

Northeast Corner of Citrus Road and Olive Avenue Maricopa County, Arizona

Vicinity Map:



January, 2021

Prepared for:

DR Horton
c/o Patrick Brown
20410 N. 19th Avenue, Suite 100
Phoenix, Arizona 85027

Prepared by:

HilgartWilson
2141 E. Highland Ave, Ste. 250
Phoenix, AZ 85016
Telephone: 602-730-3879
Contact: Josh Robinson, P.E.

Glendale Number	Date Submitted	Date Approved
	1/29/2021	

Zanjero Pass

A Preliminary Plat for Zanjero Pass Phases 1-3

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I. Project Description

Zanjero Pass (the Project) is approximately 170.53 gross acres of vacant desert land located in Glendale and will be made up of three phases. The property was previously platted as “Zanjero Pass, Parcel 1 – 3, Phase 2 – 4” recorded in Book 979, Page 26 of the Maricopa County Recorder’s Office. Currently, the applicant (DR Horton), is processing a rezone concurrently with the preliminary plat. DR Horton is requesting to amend the approved Preliminary Planned Residential Development (PRD) zoning from R1-7 PRD, R1-8 PRD, and R1-10 PRD across the Project to R1-6 PRD (50’ Wide Lots), R1-6 PRD (45’ Wide Lots), and R1-10 PRD.

Zanjero Pass is located within City of Glendale. The property is surrounded by the “Cortessa” development to the west and other vacant land and rural residential areas to the north, south, and east. Phases 1, 2, and 3 of the property are generally bound by Olive Avenue to the South, 175th Avenue to the East, Cheryl Drive to the North, and Citrus Road to the West. The property lies in Section 26 of Township 3 North, Range 2 West.

The Project will be made up of three phases, all of which have varying zoning designations. Please see Table 1 below for breakdown. Phase 1 will consist of 168 R1-6 PRD – 45’ wide lots. Phases 2 and 3 will follow shortly after and will be made up all three zoning designations, with a heavy emphasis on the larger lots along the perimeter of the Project. It is anticipated that the entire Project will be graded all at one time, with improvements and final plats broken up into three independent sets. Table 1 below summarizes the proposed lotting for each parcel.

Table 1 – Zanjero Pass Project Summary					
Phase Number	Zoning District	Min. Lot Area (sf)	Gross Area of Parcel	Number of Units	Gross Density (du/ac)
1	R1-6 PRD 45’ Wide Lots	5,400	45.85	168	3.66
2	R1-6 PRD 45’ Wide Lots; R1-6 PRD 50’ Wide Lots; and R1-10 PRD	5,400 6,000 10,000 Respectively	59.50	202	3.40
3	R1-6 PRD 45’ Wide Lots; R1-6 PRD 50’ Wide Lots; and R1-10 PRD	5,400 6,000 10,000 Respectively	65.19	235	3.61
Total				605	3.55

II. Public Utilities and Services

1. Water Facilities

1.1 Existing Water Conditions

The Project is located entirely within the EPCOR Water Service Area. The existing water infrastructure immediately adjacent to the Project includes a 16-inch water main in Citrus Road, a 12-inch water main along Olive Avenue, and an 8-inch water main in 175th Avenue. The 12-inch water main in Olive Avenue begins at 175th Avenue and extends east to Cotton Lane. The 8-inch water main in 175th Avenue reduces to 6-inches in size approximately 1,900 LF north of Olive Avenue. EPCOR is currently in the process of reviewing water plans for an additional 12-inch main that would connect the existing water lines between the intersection of Citrus Road and Olive Avenue and the intersection of 175th Avenue and Olive Avenue. It is anticipated that this 12-main will be installed prior to the Project starting wet utility construction. An additional stub will be provided off this newly constructed water main to serve the Zanjero Pass site. The Project receives water from the Clearwater Farms Booster Pump Station. The Surface Water Treatment Plant is located at the northeast corner of Cactus Road and the Beardsley Canal.

1.2 Proposed Water

The Project will be served by an internal network of looped 8-inch waterlines. The looped water system infrastructure for the Project will make two connections to the existing 16-inch water main in Citrus Road, and one connection to the newly constructed 12-inch water main in Olive Avenue. It is not anticipated that any other connections will be required to meet adequate fire flow and peak demands. A looping system will be proposed with Phase 1 development, making connections to the existing water mains in Citrus Road and Olive Avenue. The third connection will be made with Phase 2 development.

2. Wastewater Facilities

2.1 Existing Wastewater Conditions

Existing wastewater infrastructure immediately adjacent to the Project includes an 18-inch sewer main in Citrus Road, which was constructed to serve the Cortessa and White Tank Foothills developments. This sewer main conveys wastewater flows southerly to Northern Avenue, where a lift station pumps the wastewater flows northerly to the City of Surprise wastewater treatment plant. This sewer line is not available to convey sewer flows from the Project. No other wastewater infrastructure exists immediately adjacent to the Project. However, as part of the Loop 303

Corridor Group Joint Development Agreement, EPCOR will be the sewer service provider for the Project. As part of the Loop 303 Corridor Joint Development Agreement, EPCOR will extend the offsite sewer system to within a ½ mile of the site, at which then DR Horton will be responsible for the remaining portion. EPCOR is currently in the process of reviewing construction documents that will extend their wastewater service line to the intersection of Olive Avenue and 173rd Avenue. It is anticipated that this 12-inch diameter service line will be completed prior to the Project starting wet utility construction.

2.2 Proposed Wastewater

The Project will be served by an internal network of 8-inch gravity sewer lines. The gravity sewer lines throughout the Project will generally route wastewater from each of the units to the southern boundary, where the onsite collection lines will have one point of connection to a proposed 8-inch gravity sewer main in Olive Avenue. The 8-inch gravity sewer main in Olive Avenue will convey wastewater flows east towards the intersection of Olive Avenue and 173rd Avenue, where it will connect to the regional wastewater infrastructure that is being constructed by EPCOR. The phasing of the Project has been laid out in such a manner that the gravity sewer lines will not require any encroachment into latter phases.

3. Dry Utilities

Utility services to Zanjero Pass will include: phone service by Centurylink, natural gas service by Southwest Gas, and electric service by APS. Telephone cable is buried along Olive Avenue, 36 feet north of the centerline. Southwest Gas has 4 inch and 2 inch diameter lines at the northwest corner of Olive Avenue and Cotton Lane. Electrical power will be provided from the overhead APS lines running along Olive Avenue.

III. Drainage

1. Offsite

The area surrounding the Property generally slopes to the south and east. Although the site is not subject to any regulatory floodplains, the Property is effected by minor sources of offsite drainage runoff along the north and west sides. These flows are joined by stormwater runoff produced onsite as it is routed southeasterly toward the downstream (south and east) sides of the Property. These flows are generally conveyed in a series of broad, shallow washes.

2. Onsite

The proposed onsite stormwater management concept for the Project 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. Street conveyance shall occur as either surface flow within the right-of-way or in a system of underground storm drains. The retention basins will have sufficient capacity to retain runoff from the 100-year 2-hour storm event. Culverts and conveyance channels will be placed in locations where there is a need to convey offsite flows to their natural drainage paths. The offsite flow approaching the northern and western boundaries will be routed around the site using the perimeter roadways or drainage corridors placed within the adjacent open space tracts. Culverts will be constructed where the anticipated drainage crossings occur.

100-year post development runoff at locations where flows exit the Project will not exceed the pre developed runoff thus preventing adverse impacts downstream of the Zanjero Pass property. The ultimate site outfall will remain at the two southeastern corners of the property. 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.