



PROJECT NARRATIVE
FOR
NWC 91ST AVE & CAMELBACK RD
FINAL PLAT

GLENDALE, ARIZONA

Prepared for:

LDR-NWC 91ST & CAMELBACK LLC
1110 E Missouri Avenue
Suite 700
Phoenix, AZ 85014
Contact: Gary Davidson

Prepared by:

BOWMAN
1600 N Desert Drive, Suite 210
Tempe, AZ 85281
480-629-8830

May 22nd, 2023
Project No. 050593-01-001

TABLE OF CONTENTS

I.	Introduction	1
II.	Existing Conditions.....	1
III.	Purpose of request	1
VII.	Site Circulation.....	1

APPENDIX

- A. Vicinity Map
- B. Aerial Map
- C. Site Plan
- D. Preliminary Improvement Plans

Project Narrative

NWC 91st Ave & Camelback Rd

I. INTRODUCTION

Bowman Consulting is representing LDR-NWC 91st & Camelback LLC, the property owner of APN 102-14-004D, in pursuing the approval of the Final Plat for a multi-lot commercial center.

The applicant is pursuing a Final Plat approval for the neighborhood commercial center at a major intersection of two arterial roads and adjacent to a high school — Copper Canyon. Commercial uses located at the major intersection of 91st Avenue and Camelback Road provide a convenient stop for commuters and for the increasing population due to the growing residential communities surrounding the area.

II. EXISTING CONDITIONS

The subject property encompasses approximately 4.0 net acres at the northwest corner of the intersection of two arterial roads — 91st Avenue and Camelback Road (Exhibit A — Vicinity Map). This site is nested in the southeast corner of the Copper Canyon High School. The site is also approximately one mile east of the Loop 101 Freeway - Camelback Road; approximately one and a half miles south of Westgate and State Farm Stadium; and two miles east of the Camelback Ranch Stadium and baseball complex (Exhibit B — Aerial Map).

Located at the immediate northwest corner of the 91st Avenue and Camelback Road intersection is an existing SRP high-voltage power pole that redirects powerlines from the east back across the intersection to the southeast to continue down 91st Avenue. This power pole cannot be reasonably moved and will need to remain in place affecting the curb line and sidewalk placement along Camelback Road.

III. PURPOSE OF REQUEST

This request is to obtain approval for the Final Plat of NWC of 91st Avenue and Camelback Road. There will be a total of 4 Lots. It is anticipated that Sunrise Preschool will occupy Lot 1, and a Starbucks and Chipotle are expected to occupy Lot 2 and Lot 3. Lot 4 does not have a proposed occupant at this time.

The conceptual site plan and conceptual landscape plan (Exhibit C) identifies four commercial buildings, which conceptually include a mix of restaurant, convenience, and other neighborhood serving commercial uses such as a pre-school.

The conceptual site plan was part of the PAD Rezone application for 91st and Camelback, which has been approved by council. Preliminary improvement plans for the conceptual site plan are attached for reference (Exhibit D). The design review application for Lots 1 and 2, are currently under review, concurrent with the proposed Final Plat and final plat applications. Each commercial pad will be designed to meet the requirements of the City of Glendale.

Project Narrative

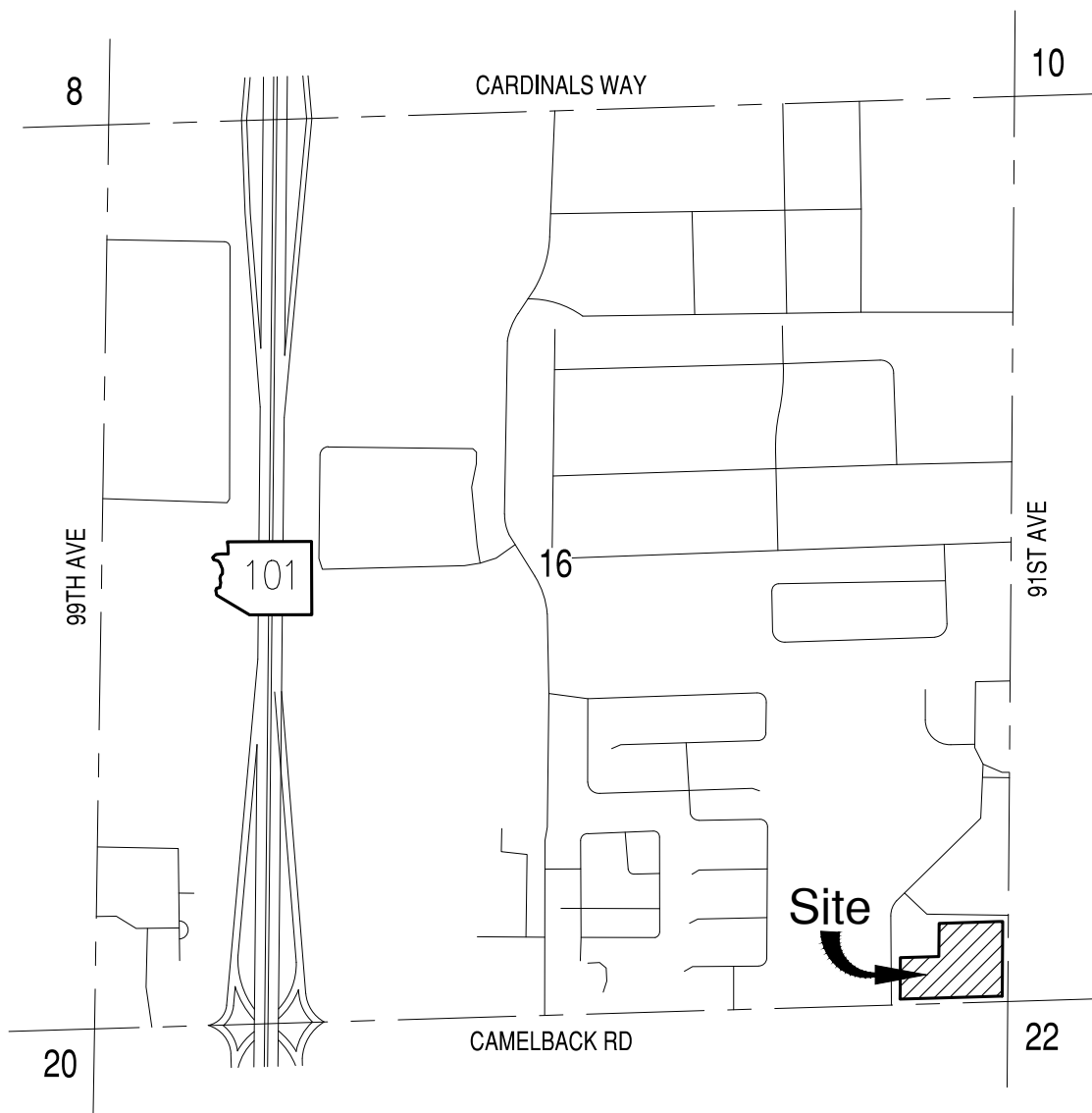
NWC 91st Ave & Camelback Rd

IV. SITE CIRCULATION

The 91st and Camelback PAD will include two access driveways — one along 91st Avenue and one along Camelback Road. The access driveway along 91st Avenue will be right-in and right-out. The driveway along Camelback will provide three-quarters access with left and right in, and right-out. Offsite Improvement Plans are submitted concurrent with this application.

Exhibit "A"

Vicinity Map



VICINITY MAP

N.T.S.

Section 16, T2N, R1E.
Salt and Gila River
Base and Meridian

Bowman

1600 N. Desert Drive Ste 210
Tempe, Arizona 85288

Phone: (480) 629-8830
www.bowmanconsulting.com

NWC CAMELBACK AND 91ST AVE
GLENDALE, ARIZONA

VICINITY MAP EXHIBIT

JOB #	050593-001
DATE	AUG 2022
SCALE	N.T.S.
DRAWN	JDC

SHT 1 OF 1

Exhibit "B"

Aerial Map



AERIAL EXHIBIT
NWC CAMELBACK AND 91ST AVENUE

MARICOPA COUNTY

GLENDALE, ARIZONA

050593-01-001
 PROJECT NUMBER

PLAN STATUS

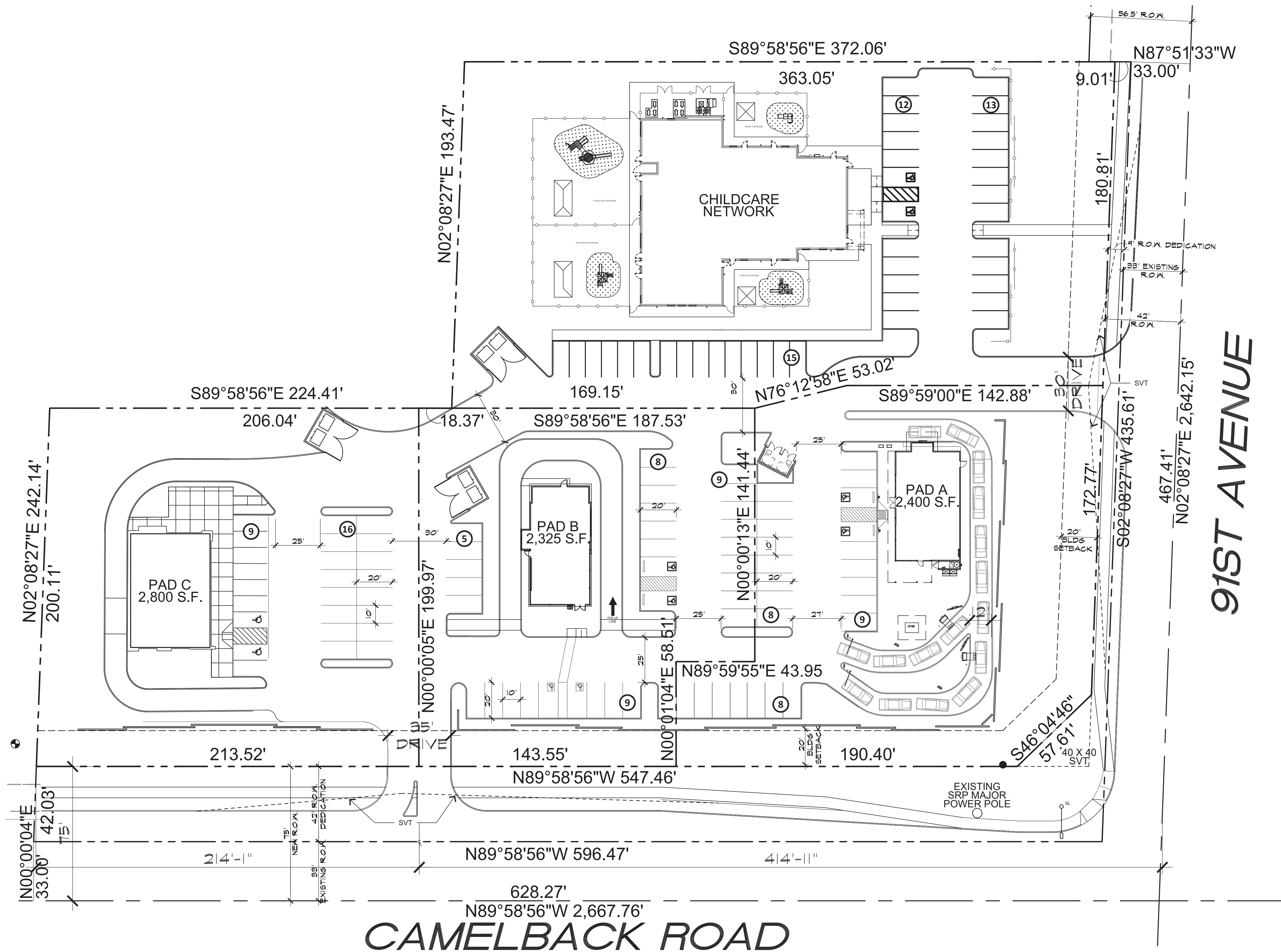
DATE	DESCRIPTION		
AC	KM	DMC	
DESIGN	DRAWN	CHKD	
SCALE	H: 1" = 80'		
	V:		

JOB No. 050593-01-001
 DATE : MAR 2020

EX01
 SHEET 01 OF 01

Exhibit "C"

Site Plan



PROJECT DIRECTORY

ARCHITECT:
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: ROBERT KUBICEK
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: rkubicek@rkaa.com

SITE GENERAL INFO

PROJECT DESCRIPTION:
 CONCEPT SITE PLAN

SITE DATA:
 PARCEL NUMBER: 102-14-004D
 EXISTING ZONING: A-1 (AGRICULTURAL DISTRICT)
 PROPOSED ZONING: PAD
 GROSS SITE AREA: 251,544 S.F. (5.77 ACRES)
 NET SITE AREA: 186,992 S.F. (4.3 ACRES)

PRE-SCHOOL PARCEL: 68,061 SF (1.56 ACRES)
 PARCEL A: 41,931 SF (0.96 ACRES)
 PARCEL B: 34,926 SF (0.80 ACRES)
 PARCEL C: 41,949 SF (0.96 ACRES)

BUILDING AREA: 16,350 S.F.
 SITE COVERAGE: BLDG./NET SITE AREA 0.09 %

PARKING REQUIRED:
 USE RESTAURANT (100/ 7,525 S.F.) 76 SPACES
 USE RETAIL (250/ 8,825 S.F.) 36 SPACES
 TOTAL PARKING REQUIRED: 112 SPACES

TOTAL PARKING PROVIDED: 121 SPACES

ACCESSIBLE SPACES REQUIRED: 5 SPACES
 ACCESSIBLE SPACES PROVIDED: 10 SPACES

SITE PLAN

SCALE: 1" = 30'-0"



CONCEPT SITE PLAN
 NWC CAMELBACK ROAD AND 91ST AVENUE
 GLENDALE, ARIZONA
 DATE: 11-17-2022 (PRELIMINARY)

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 RIGHTS RESERVED.
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SP-2

RKAA# 19318.50

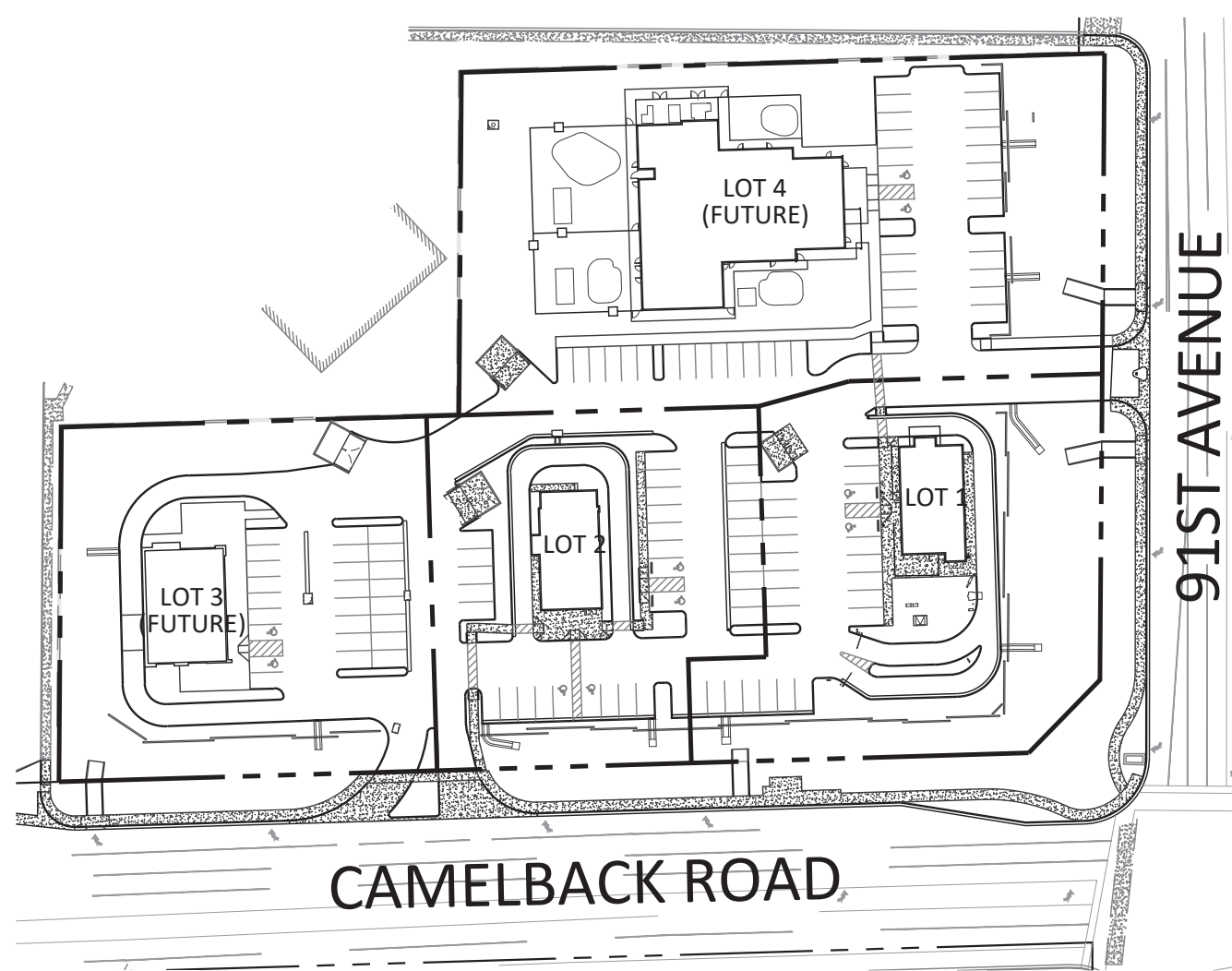


Exhibit “D”

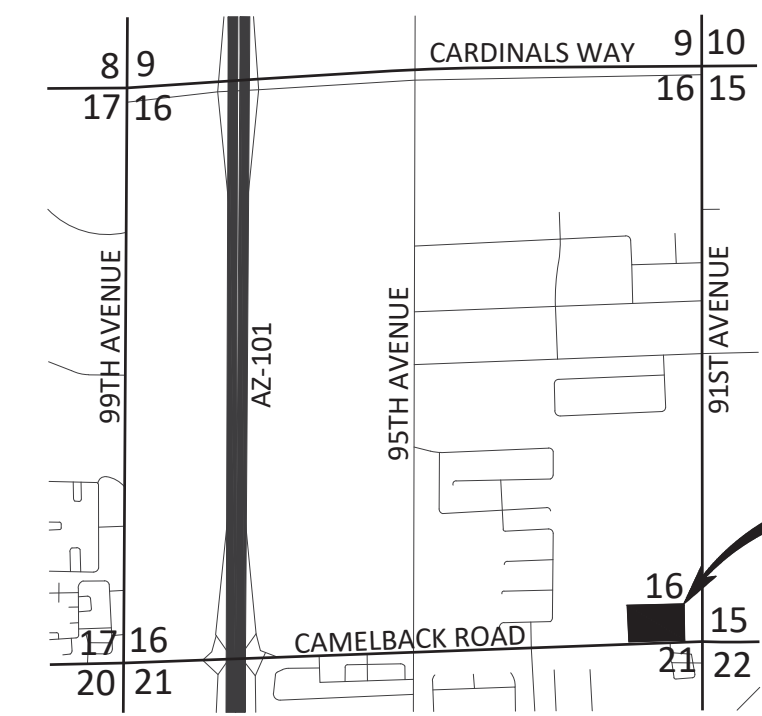
Preliminary Improvement Plan

PRELIMINARY IMPROVEMENT PLAN for NWC 91ST AVENUE AND CAMELBACK ROAD

NWC 91ST AVENUE AND CAMELBACK ROAD GLENDALE, ARIZONA
A PORTION NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



IN THE NE 1/4 OF THE NE 1/4 OF SECTION 16,
T. 2 N., R. 1 E., G.&S.R.M.,
CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA
LOCATION MAP
NORTH
3" = 1 MILE

CYPRESS CIVIL
4450 north 12th street
suite 228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

NO.	DATE	REVISION

PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF TWO NEW SINGLE-STORY DRIVE-THRU RESTAURANTS, A BUILDING PAD FOR PAD C AND A VACANT PARCEL FOR THE PRE-SCHOOL WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
91ST AVENUE AND CAMELBACK ROAD
GLENDALE, ARIZONA 85037

APN: 10214004D

ZONING: A-1

SITE AREA: 216,262 SF (4.965 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY: SUPERIOR SURVEYING SERVICES, INC. 2122 WEST LONE CACTUS DRIVE, SUITE 11 PHOENIX, ARIZONA 85027 PH: 623-869-0223 CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF CAMELBACK ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16 USING A BEARING OF N 88°17'31" E, PER THE RECORD OF SURVEY, BOOK 699 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT ID: 3684, BEING A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE HAVING AN ELEVATION OF 1,061.59' (NAVD88).

BENCHMARK: THE BENCHMARK FOR THIS PLAN IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT ID: 3684, BEING A 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE HAVING AN ELEVATION OF 1,061.59' (NAVD88).

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE N 89°58'56" W, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 629.49 FEET; THENCE N 02°08'27" E A DISTANCE OF 33.02 FEET TO THE NORTH LINE OF THE SOUTH 33.00 FEET OF SAID SECTION 16 AND THE POINT OF BEGINNING; THENCE N 02°08'27" E, PARALLEL WITH THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 242.14 FEET; THENCE S 89°58'56" E, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 224.41 FEET; THENCE N 02°08'27" E, PARALLEL WITH THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 193.47 FEET; THENCE S 89°58'56" E, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 372.06 FEET TO THE WEST LINE OF THE EAST 33.00 FEET OF SAID SECTION 16; THENCE SOUTH 02°08'27" W, ALONG SAID WEST LINE, A DISTANCE OF 435.61 FEET TO THE NORTH LINE OF THE SOUTH 33.00 FEET OF SAID SECTION 16; THENCE N 89°58'56" W, ALONG SAID NORTH LINE, A DISTANCE OF 596.47 FEET TO THE POINT OF BEGINNING.

PROJECT RETENTION

REQUIRED RETENTION (100-YEAR, 2-HOUR)
 $V = Cw \times (d/12) \times A$

RETENTION BASIN #1
OFFSITE
 $Cw = (0.50 \times 0 \text{ SF}) + (0.95 \times 12,607 \text{ SF}) / 12,607 \text{ SF}$
 $Cw = 0.95$
 $V = 0.95 \times (2.26/12) \times 12,607 = 2,256 \text{ CF}$

ONSITE
 $Cw = (0.50 \times 24,627 \text{ SF}) + (0.95 \times 29,739 \text{ SF}) / 54,017 \text{ SF}$
 $Cw = 0.75$
 $V = 0.75 \times (2.26/12) \times 54,017 = 7,630 \text{ CF}$

TOTAL = 2,256 + 7,630 = 9,886 CF

PROVIDED:
TOTAL PROVIDED VOLUME = 14,500 CF VIA TWO NEW SURFACE BASINS EQUALIZED VIA STORM DRAIN THAT SHALL DRAIN VIA ONE NEW DRYWELL.

RETENTION BASIN #2 & TANKS
OFFSITE
 $Cw = (0.50 \times 1,304 \text{ SF}) + (0.95 \times 12,903 \text{ SF}) / 14,207 \text{ SF}$
 $Cw = 0.91$
 $V = 0.91 \times (2.26/12) \times 14,207 = 2,435 \text{ CF}$

ONSITE
 $Cw = (0.50 \times 18,295 \text{ SF}) + (0.95 \times 57,527 \text{ SF}) / 75,821 \text{ SF}$
 $Cw = 0.84$
 $V = 0.84 \times (2.26/12) \times 75,821 = 11,995 \text{ CF}$

TOTAL = 2,435 + 11,995 = 14,430 CF

PROVIDED:
TOTAL PROVIDED VOLUME = 14,566 CF (2,000 CF VIA A NEW SURFACE RETENTION BASIN + 12,566 CF IN 160 LF OF 10' DIAMETER UNDERGROUND CMP RETENTION TANKS) THAT SHALL DRAIN VIA TWO NEW DRYWELLS, WHICH ARE SHARED WITH BASIN #3.

RETENTION BASIN #3
OFFSITE
 $Cw = (0.50 \times 538 \text{ SF}) + (0.95 \times 13,260 \text{ SF}) / 13,798 \text{ SF}$
 $Cw = 0.93$
 $V = 0.93 \times (2.26/12) \times 13,798 = 2,417 \text{ CF}$

ONSITE
 $Cw = (0.50 \times 22,367 \text{ SF}) + (0.95 \times 13,175 \text{ SF}) / 35,542 \text{ SF}$
 $Cw = 0.67$
 $V = 0.67 \times (2.26/12) \times 35,542 = 4,485 \text{ CF}$

TOTAL = 2,417 + 4,485 = 6,902 CF

PROVIDED:
TOTAL PROVIDED VOLUME = 14,800 CF PROVIDED VIA A NEW SURFACE RETENTION BASIN + 12,566 CF IN 160 LF OF 10' DIAMETER UNDERGROUND CMP RETENTION TANKS) THAT SHALL DRAIN VIA TWO NEW DRYWELLS, WHICH ARE SHARED WITH BASIN #2.

RETENTION BASIN #4 & CHAMBERS
OFFSITE
 $Cw = (0.50 \times 418 \text{ SF}) + (0.95 \times 21,552 \text{ SF}) / 21,970 \text{ SF}$
 $Cw = 0.94$
 $V = 0.94 \times (2.26/12) \times 21,971 = 3,890 \text{ CF}$

ONSITE
 $Cw = (0.50 \times 19,482 \text{ SF}) + (0.95 \times 18,932 \text{ SF}) / 38,414 \text{ SF}$
 $Cw = 0.72$
 $V = 0.72 \times (2.26/12) \times 38,414 = 5,209 \text{ CF}$

TOTAL = 3,890 + 5,209 = 9,099 CF

PROVIDED:
TOTAL PROVIDED VOLUME = 9,280 CF (7,000 CF PROVIDED VIA A NEW 3' DEEP SURFACE RETENTION BASIN + 2,280 CF VIA A NEW STORMTECH MC-3500 CHAMBER SYSTEM), WHICH SHALL DRAIN TOGETHER VIA ONE NEW DRYWELL.

DRYWELL CALCULATIONS

DRYWELL DISSIPATION RATE = 0.1 CFS PER DRY WELL

TIME [SEC] = VOLUME [CF] / RATE [CFS]

RETENTION BASIN #1
VOLUME: 9,886 CF
 $t = 9,886 / 0.1 = 98,860 \text{ SEC} = 27.5 \text{ HOURS}$

RETENTION BASINS #2 AND #3
VOLUME: 21,332 CF
 $t = 21,332 / (0.1 \times 2) = 106,660 \text{ SEC} = 29.6 \text{ HOURS}$

RETENTION BASIN #4
VOLUME: 9,721 CF
 $t = 9,099 / 0.1 = 90,990 \text{ SEC} = 25.3 \text{ HOURS}$

DRAINAGE STATEMENT

-SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA
-OFFSITE FLOWS DO NOT AFFECT THIS SITE
-RETENTION PROVIDED IS 100-YR, 2-HR
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1055.00

FLOODPLAIN INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C1695M, DATED SEPTEMBER 18, 2020 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND

---	PROJECT RIGHT-OF-WAY	C	EXISTING COMMUNICATION PEDESTAL
---	EXISTING RIGHT-OF-WAY	C	EXISTING COMMUNICATION PULL BOX/VAULT
---	PROJECT/NEW PROPERTY LINE	TL	EXISTING TRAFFIC LIGHT PULL BOX
---	EXISTING PROPERTY LINE	W	NEW WATER LINE
---	ROADWAY CENTERLINE	F	NEW FIRE SERVICE
---	EXISTING EASEMENT	---	EXISTING SEWER STUB
---	NEW EASEMENT	---	EXISTING WATER STUB
---	EXISTING CONTOUR	---	NEW SEWER MANHOLE
---	NEW CONTOUR	---	NEW WATER METER
---	EXISTING CONCRETE	---	NEW BACKFLOW PREVENTER
---	EXISTING WALL	---	NEW FIRE HYDRANT
---	NEW ASPHALT	---	NEW FIRE CONNECTION
---	NEW CONCRETE	---	NEW FIRE BACKFLOW PREVENTER
---	NEW WALL	---	NEW DRYWELL
---	EXISTING CURB	---	SURVEY MONUMENT AS NOTED
---	EXISTING PAINT STRIPE	---	SPOT ELEV. (EXIST. GRADE)
---	EXISTING FENCE	---	SPOT ELEV. (NEW GRADE)
---	NEW CURB	---	RIGHT-OF-WAY
---	NEW PAINT STRIPE	---	BACK OF CURB
---	EXISTING STORM DRAIN PIPE	---	BACK OF SIDEWALK
---	EXISTING UNDERGROUND ELECTRIC	---	RECORDED VALUE
---	EXISTING COMMUNICATION LINE	---	MEASURED VALUE
---	EXISTING OVERHEAD ELECTRIC	---	PAVEMENT (ASPHALT)
---	EXISTING SEWER LINE	---	CONCRETE
---	EXISTING WATER LINE	---	GUTTER
---	EXISTING GAS LINE	---	TOP OF CURB
---	NEW STORM DRAIN PIPE	---	FINISHED GRADE
---	NEW SEWER LINE	---	TOP OF FOOTING
---	EXISTING WATER VALVE	---	TOP OF WALL
		---	LOW POINT
		---	HIGH POINT
		---	GRADE BREAK
		---	FINISHED FLOOR ELEVATION
		---	PUBLIC UTILITY EASEMENT
		---	MATCH EXISTING

OWNER/DEVELOPER

KROOT & ASSOCIATES
4102 EAST INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85018
PH: (602)430-8580
ATTN: ANDY KROOT

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: JEFF HUNT, PE

ARCHITECT

RKAA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
PH: 602-955-3900
ATTN: NEIL FEASOR

UTILITIES

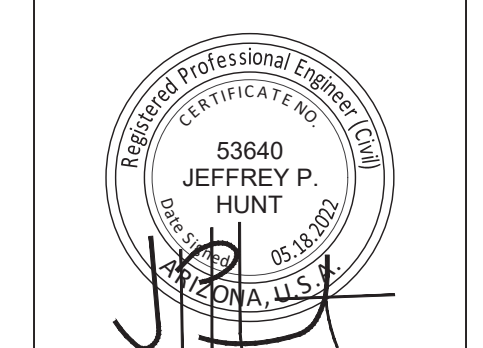
WATER: CITY OF GLENDALE
SEWER: CITY OF GLENDALE
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: CENTURYLINK
CABLE: COX COMMUNICATIONS

SHEET INDEX

- COVER SHEET
- 2-3 GRADING AND DRAINAGE PLAN
- 4-5 ONSITE UTILITY PLAN

PRELIMINARY IMPROVEMENT PLAN for
NWC 91ST AVENUE AND CAMELBACK ROAD
NWC 91ST AVENUE AND CAMELBACK ROAD GLENDALE, ARIZONA

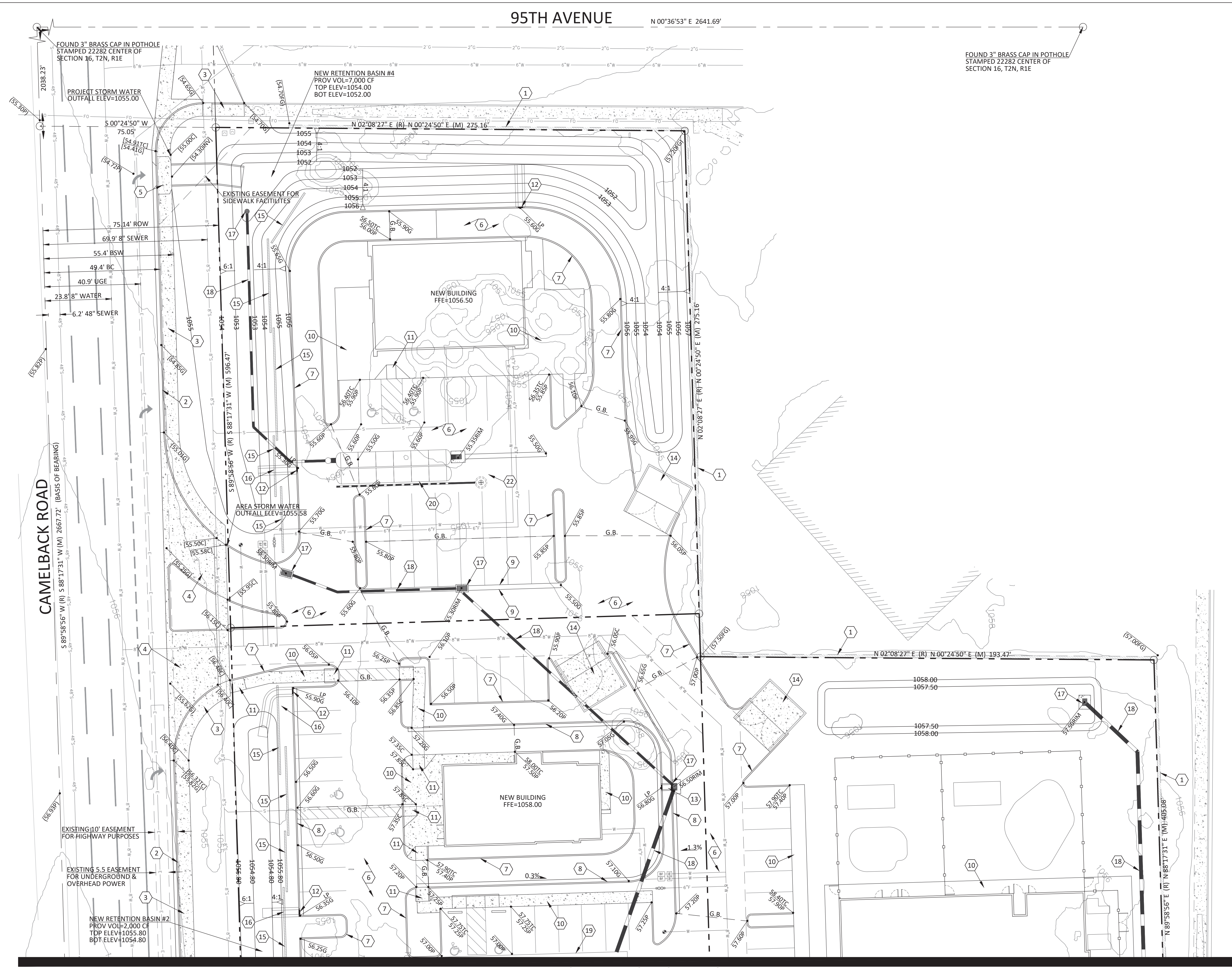
cover



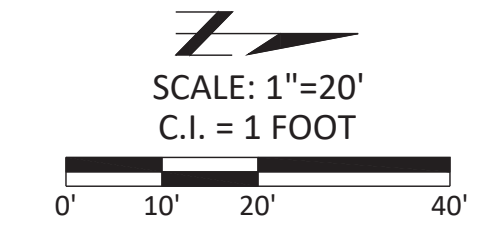
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DESIGNED: DS
CHECKED: JH
DATE: 05-18-2022
JOB NO: 22.040
SHEET NUMBER



95TH AVENUE N 00°36'53" E 2641.69'



FOUND 3" BRASS CAP IN POTHOLE
STAMPED 22282 CENTER OF
SECTION 16, T2N, R1E



KEYNOTES

- 1 EXISTING SITE WALL TO REMAIN.
- 2 NEW CURB AND GUTTER BY OTHERS.
- 3 NEW CONCRETE SIDEWALK BY OTHERS.
- 4 NEW CONCRETE DRIVEWAY BY OTHERS.
- 5 NEW CONCRETE SCUPPER AND SPILLWAY BY OTHERS.
- 6 NEW ASPHALT PAVEMENT.
- 7 NEW CONCRETE VERTICAL CURB.
- 8 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 9 NEW VALLEY GUTTER.
- 10 NEW CONCRETE SIDEWALK.
- 11 NEW ACCESSIBLE ACCESS RAMP.
- 12 NEW CURB OPENING AND RIP RAP SPILLWAY.
- 13 NEW CURB OPENING AND CONCRETE GUTTER.
- 14 NEW TRASH ENCLOSURE AND CONCRETE APRON.
- 15 NEW MASONRY SCREEN WALL.
- 16 NEW WALL OPENING.
- 17 NEW STORM DRAIN INLET.
- 18 NEW STORM DRAIN PIPE.
- 19 NEW 120" DIAMETER CMP UNDERGROUND STORMWATER RETENTION TANK. LENGTH=160 LINEAR FEET VOLUME=12,566 CUBIC FEET
- 20 NEW STORMTECH MC-3500 STORM WATER CHAMBERS. TOTAL INSTALLED VOLUME = 2,280 CF.
- 21 NEW DUAL-CHAMBER DRYWELL.
- 22 NEW SINGLE-CHAMBER DRYWELL.

CYPRESS CIVIL
4450 north 12th street
suite 228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

NO.	DATE	REVISION

**PRELIMINARY IMPROVEMENT PLAN for
NWC 91ST AVENUE AND CAMELBACK ROAD
NWC 91ST AVENUE AND CAMELBACK ROAD GLENDALE, ARIZONA**
grading and drainage plan



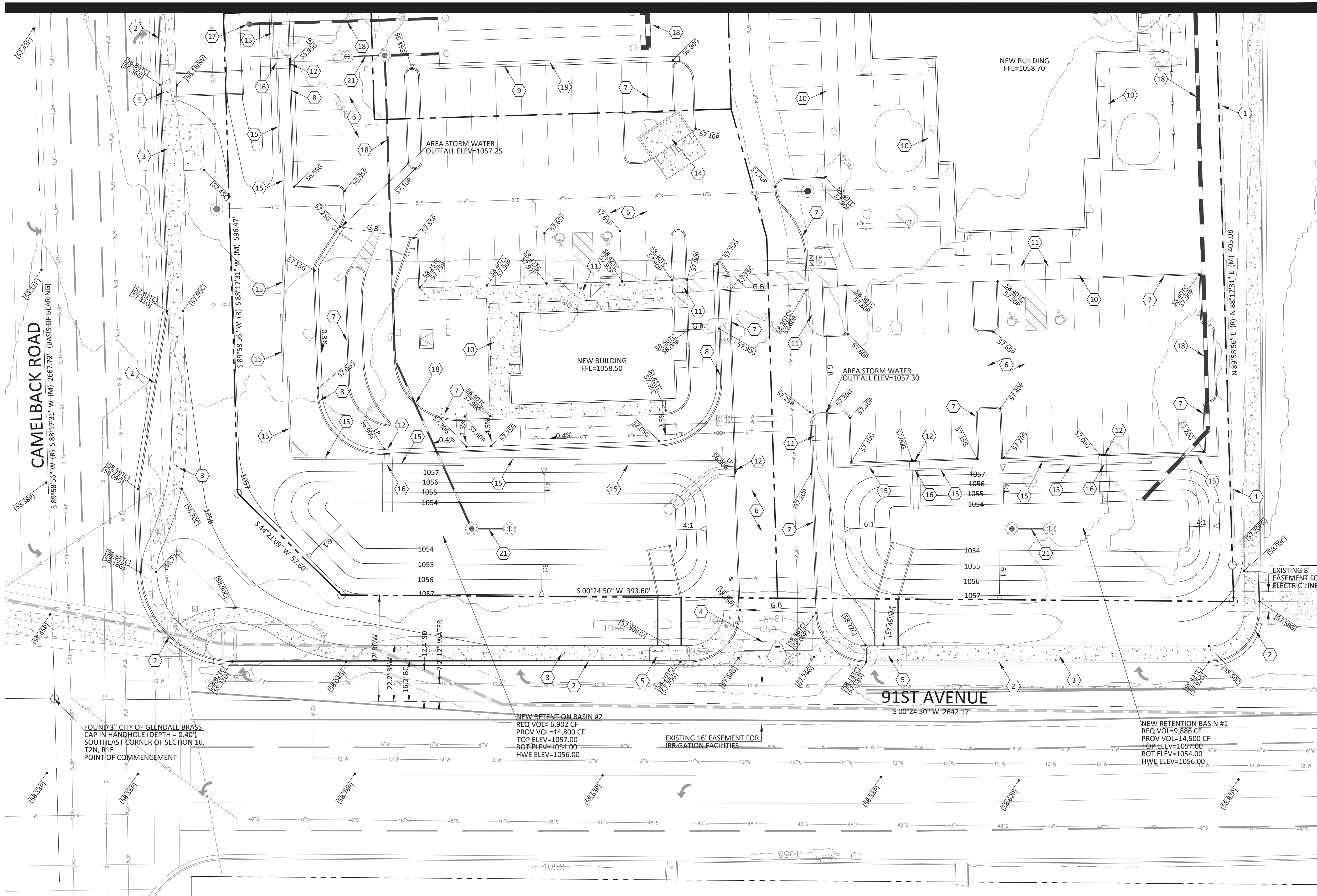
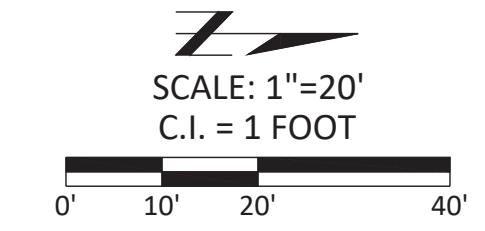
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DESIGNED: DS
CHECKED: JH
DATE: 05-18-2022
JOB NO: 22.040
SHEET NUMBER

MATCH LINE - SEE SHEET 3



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING

MATCH LINE - SEE SHEET 2



- KEYNOTES**
- 1 EXISTING SITE WALL TO REMAIN.
 - 2 NEW CURB AND GUTTER BY OTHERS.
 - 3 NEW CONCRETE SIDEWALK BY OTHERS.
 - 4 NEW CONCRETE DRIVEWAY BY OTHERS.
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 - 21 NEW DUAL-CHAMBER DRYWELL.
 - 22 NEW SINGLE-CHAMBER DRYWELL.

CYPRESS CIVIL
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**PRELIMINARY IMPROVEMENT PLAN for
 NWC 91ST AVENUE AND CAMELBACK ROAD
 NWC 91ST AVENUE AND CAMELBACK ROAD GLENDALE, ARIZONA**
 grading and drainage plan

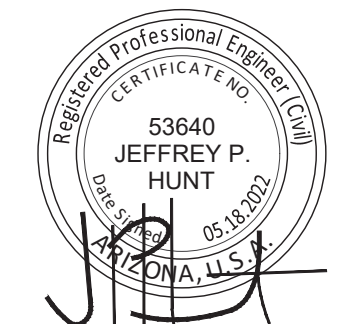
FOUND 3" CITY OF GLENDALE BRASS CAP IN HANDHOLE (DEPTH = 0.40') SOUTHEAST CORNER OF SECTION 16, T2N, R1E POINT OF COMMENCEMENT

NEW RETENTION BASIN #2
 REQ VOL= 6,902 CF
 PROV VOL=14,800 CF
 TOP ELEV=1057.00
 BOT ELEV=1054.00
 HW ELEV=1056.00

EXISTING 16' EASEMENT FOR IRRIGATION FACILITIES

NEW RETENTION BASIN #1
 REQ VOL=9,886 CF
 PROV VOL=14,500 CF
 TOP ELEV=1057.00
 BOT ELEV=1054.00
 HW ELEV=1056.00

FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE STAMPED 26411 EAST QUARTER CORNER OF SECTION 16, T2N, R1E

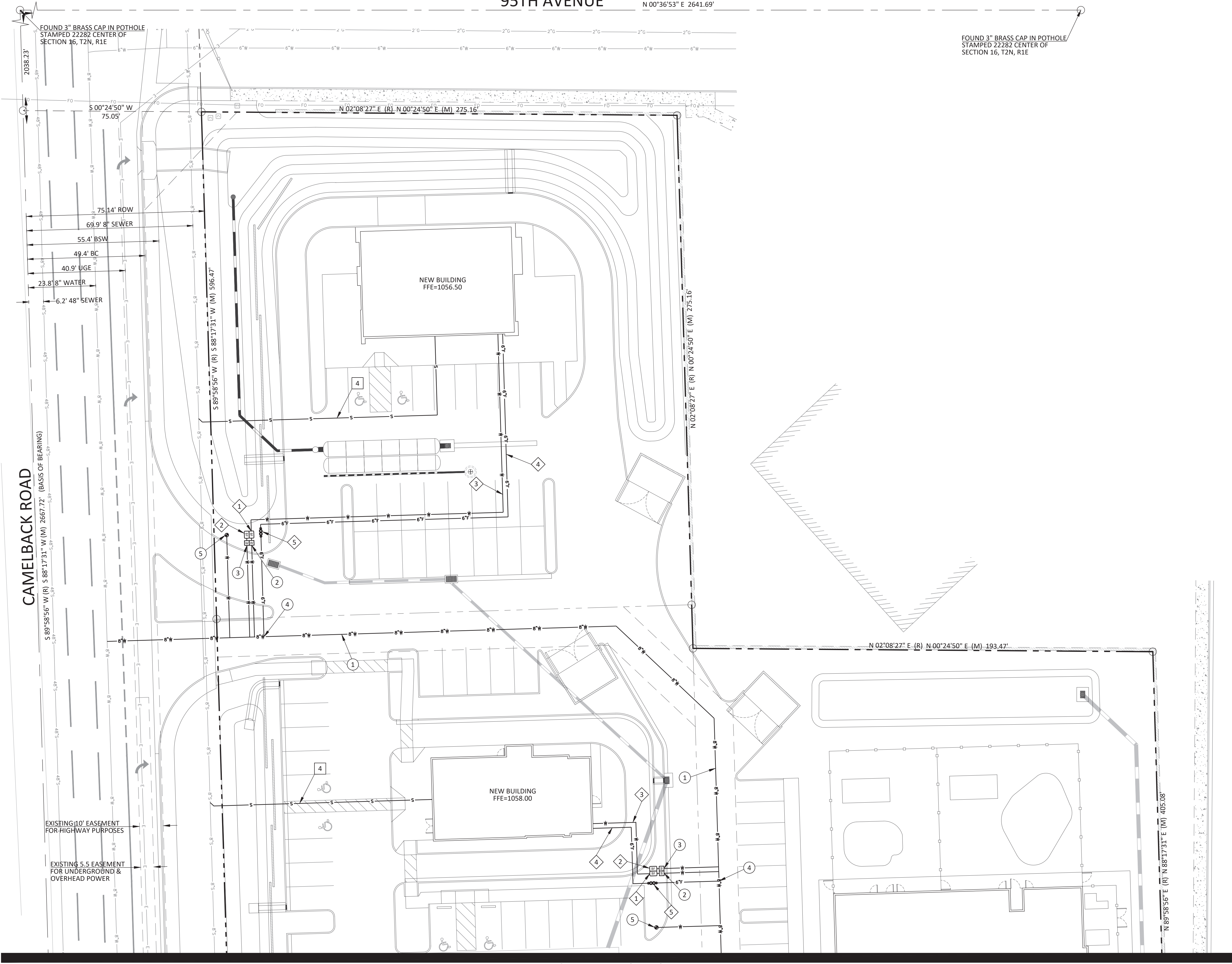


DRAWN: PT
 DESIGNED: DS
 CHECKED: JH
 DATE: 05-18-2022
 JOB NO: 22.040
 SHEET NUMBER



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING

95TH AVENUE
N 00°36'53" E 2641.69'



FOUND 3" BRASS CAP IN POTHOLE
STAMPED 22282 CENTER OF
SECTION 16, T2N, R1E

CAMELBACK ROAD

EXISTING 10' EASEMENT
FOR HIGHWAY PURPOSES

EXISTING 5.5' EASEMENT
FOR UNDERGROUND &
OVERHEAD POWER

MATCH LINE - SEE SHEET 5

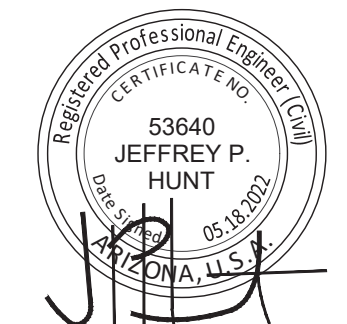
- PUBLIC WATER KEYNOTES**
- 1 NEW 8" WATER MAIN STUB BY OTHERS.
 - 2 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
 - 3 NEW 1" SERVICE AND METER FOR LANDSCAPE WATER SERVICE.
 - 4 NEW 8"x6" TEE FOR FIRE LINE SERVICE.
 - 5 NEW FIRE HYDRANT ASSEMBLY.
- PRIVATE FIRE LINE KEYNOTES**
- 1 NEW DOMESTIC BACKFLOW PREVENTER
 - 2 NEW IRRIGATION BACK FLOW PREVENTER.
 - 3 NEW PRIVATE DOMESTIC WATER LINE.
 - 4 NEW 6" PRIVATE FIRE LINE.
 - 5 NEW 6" BACKFLOW PREVENTER.
 - 6 BUILDING MOUNTED FDC.
- PRIVATE SEWER KEYNOTES**
- 1 NEW 8" SANITARY SEWER MAIN STUB BY OTHERS.
 - 2 NEW 8" PRIVATE SEWER MAIN.
 - 3 NEW PRIVATE SEWER MANHOLE.
 - 4 NEW 6" PVC SDR-35 SEWER SERVICE.

CYPRESS CIVIL
4450 north 12th street
suite 228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

NO.	DATE	REVISION

**PRELIMINARY IMPROVEMENT PLAN for
NWC 91ST AVENUE AND CAMELBACK ROAD
NWC 91ST AVENUE AND CAMELBACK ROAD GLENDALE, ARIZONA**

onsite utility plan

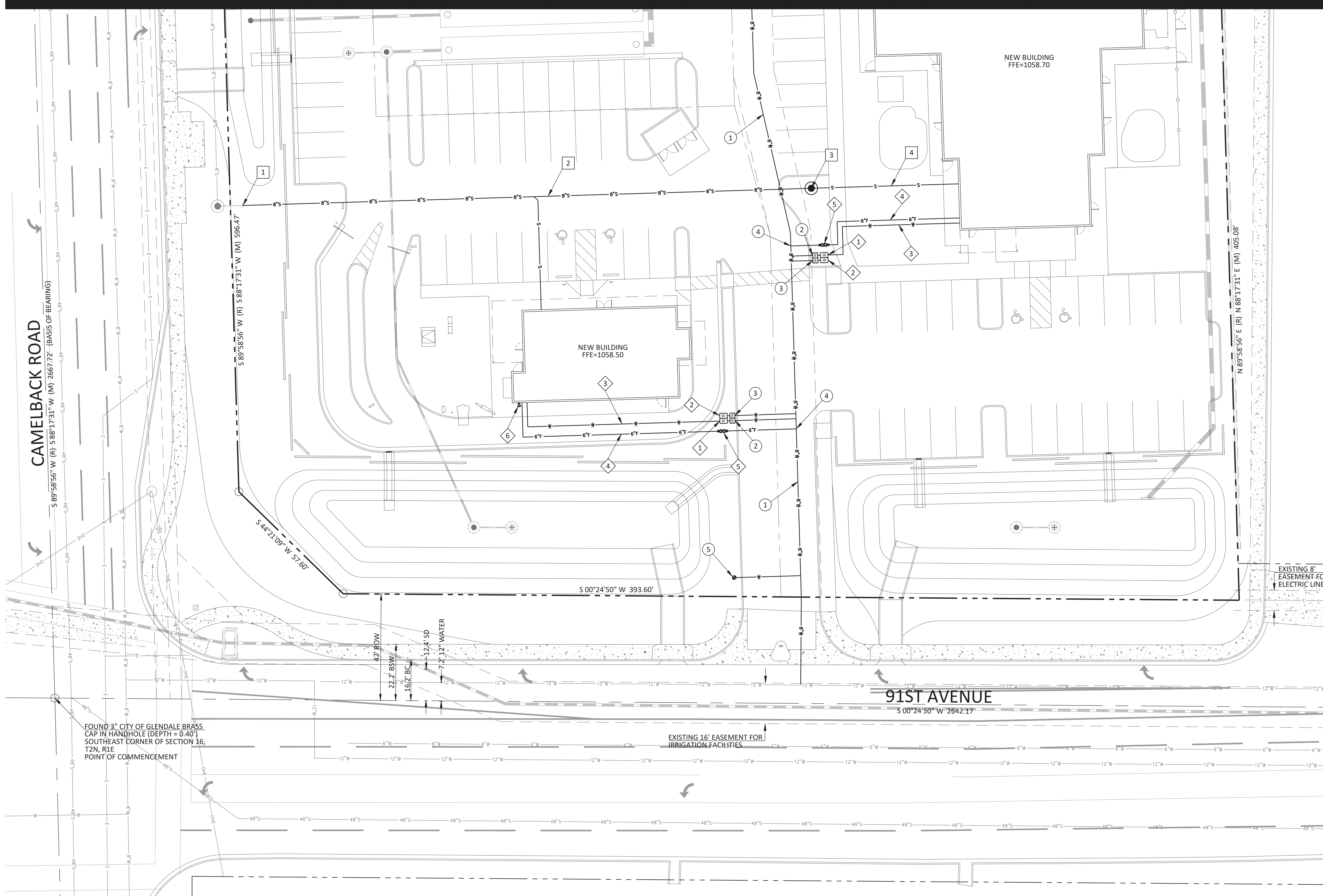


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MATCH LINE - SEE SHEET 4



- PUBLIC WATER KEYNOTES**
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