Kalamata

Planned Area Development

City of Glendale, Arizona

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KALAMATA

Planned Area Development

City of Glendale, Arizona

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KALAMATA
Planned Area Development

1.0 Purpose of Request

1.1 Purpose

Comprised of approximately 25.53 gross acres, the proposed Kalamata development is located at the southeast corner of 71st Avenue and Olive Avenue in the City of Glendale. A visual depiction of this location appears on the vicinity map attached herein (Exhibit "A").

The Kalamata development requires this re-zoning from A-1 to Planned Area Development ("PAD") in order to facilitate a more creative and fully integrated community than is traditionally allowed under typical zoning classifications. Proposed for Kalamata is a mix of single-family housing product, multi-family housing product and a thoughtfully incorporated commercial corner. Permitting certain deviations from traditional zoning standards will enable a more creative utilization of land and help accomplish a much more efficient, aesthetic, and desirable development. The proposed deviations will be identified and illustrated in this Development Guide for Kalamata.

1.2 Background

Playing off its location along Olive Avenue, Kalamata was named after the fancy olive prevalent in the coastal regions of southern Greece. Kalamata is situated in an ideal location that is close to major transportation routes (Grand Avenue which is half a mile to the west; Agua Fria Freeway Loop 101 which is 2.5 miles to the west; and the east/west arterial frontage of Olive Avenue).

Prior to being acquired by Owner, the Kalamata site consisted primarily of dilapidated farm houses, unsightly storage yards and equestrian riding stables. Recognizing the opportunity and need for redevelopment in the area, Owner made a concerted effort to acquire the site from multiple landowners and set out to develop a cohesive, mixed use community that conforms to the City's zoning ordinances and adds value to the City. In so doing, a mix of land uses and a variety of residential densities have been carefully selected to enhance the uniqueness of this planned community while providing residential and retail alternatives to the current and future residents of Glendale.

General Site Information	
Gross Acres	25.53
Assessor Parcel Numbers	143-20-001E, 143-20-001D, 143-20-001B, 143-20-001F, 143-20-001G, 143-20-003 B, 143-20-003D
General Plan Designation	Medium High Density Residential (5-8 du/ac)
Planning District, Councilmember	Ocotillo District, Councilmember Goulet
Current Zoning	A-1
Current Land Use	Vacant Land
Proposed Land Use	Mixed Use Residential and Retail

2.0 Site Conditions

2.1 Location

Kalamata is located in Section 36, Township 3 North, Range 1 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. The project consists of 25.53 gross acres bounded by 71st Avenue on the west, West Park Manor single family residential neighborhood on the east, Alice Avenue on the south, and Olive Avenue on the north (Exhibit "A").

2.2 Existing Conditions

As shown on the aerial attached herein (Exhibit "B"), Kalamata was agricultural land with a mix of uses ranging from the storage of junk and debris to riding stables and farm equipment. Since acquiring the site, Owner has gone to great expense to clean-up the site by removing all previously existing structures, houses, animals and equipment from the site. Today, the Kalamata site consists of fallow and de-vegetated soil. Kalamata is not located within a floodplain and will not be required to convey any offsite hydrologic flows though or past the site, as no offsite flows currently exist. An illustration of the site's topographic conditions is referenced in the Topographic Survey attached herein (Exhibit "C")

The roadways adjacent to the property are: 71st Avenue ROW which is presently compacted dirt and for which an application for annexation has been filed in the City of Glendale; Olive Ave– located in the City of Peoria is a five lane arterial paved street with vertical curb on both north and south sides; and Alice Avenue which is a half street paved without curb or gutter on either north or south side.

2.3 Existing General Plan Designation

The existing General Plan land use designation for the Kalamata site is Medium-High Density Residential (5-8 du/ac, 8-12 du/ac). A Minor General Plan amendment is required for this project in order to allow the commercial and multifamily residential uses. The Minor General Plan Amendment ("GPA") was submitted to the City concurrently with the first zoning amendment request (Exhibit "D").

2.4 Existing Zoning

The existing zoning on the property is A-1. Owner hereby requests changing the zoning from A-1 to PAD zoning so as to allow more flexibility in the development of an innovative and creative community, particularly with respect to diversification in the use and density of the land and site design. The legal description and boundary survey are attached herewith (Exhibit "E").

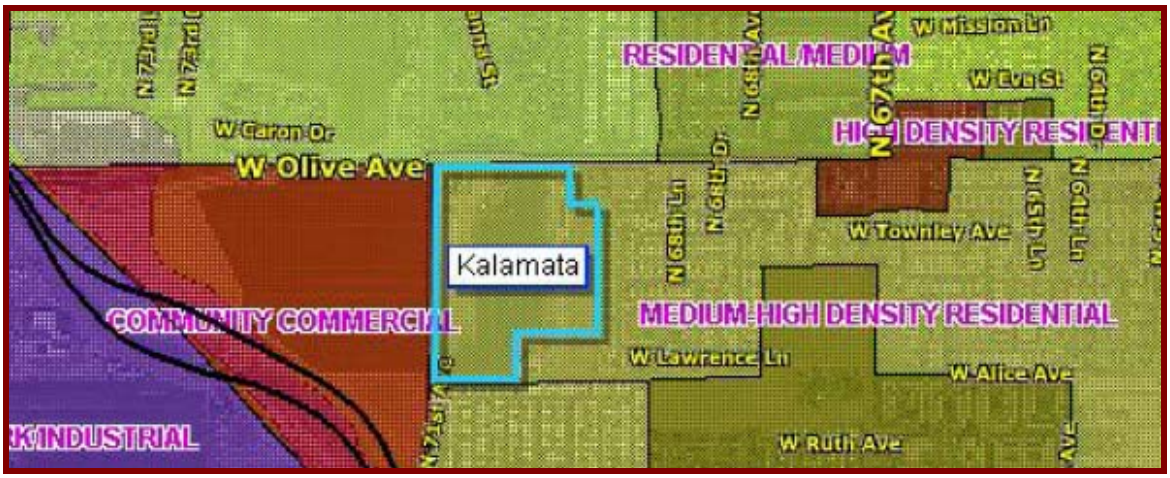
2.5 Flood Designation

This site is classified entirely as a Flood Zone X (City of Glendale, Maricopa County Arizona), Flood Insurance Rate Map (FIRM) panel number 1630, revised 7-19-01 (Exhibit "F").

3 Relationship to Surrounding Properties

3.1 Surrounding Conditions

The following is a visual depiction and description of zoning and General Plan designations for land adjacent to and surrounding Kalamata:



NORTH of Olive Avenue and Kalamata is the City of Peoria. There is an existing single-family subdivision called "Olive Park", a condominium called "Olive Square", a City of Peoria Park and the Peoria Mobile Estates. Existing zoning in the City of Peoria is RM-1 and RMH-2. The General Plan designations are Residential/Low and Residential/Medium.

EAST of Kalamata there is an existing single-family subdivision called "West Park Manor" with R1-6 zoning. The General Plan designation is Medium-High Density Residential. There is also a 20,000 +/- square foot lot at the northeast corner with one residential structure and A-1 zoning owned by Mrs. Linda Ginn-Kenney.

SOUTH of Alice Avenue and Kalamata there is an existing single-family subdivision called "Paradise Groves". Its existing zoning is R-4 and the general plan designation is medium-high density residential. Adjacent to the south of Kalamata are three one acre lots all owned by Mr. Charanjit Gohlwar. The western-most lot has a single family residence on it.

WEST of the proposed 71st Avenue and Kalamata is fallow farmland free of any structures. Existing City of Peoria zoning on that site is AG and the City of Peoria General Plan designation is Community Commercial and medium-high density residential.

4 Description of Kalamata & Development Standards

4.1 General Description of Proposal

The vision for Kalamata is to create a mixed-use community that is attractive to homeowners and apartment renters by offering onsite neighborhood retail conveniences in a setting proximate to desirable transportation corridors as well as the retail, entertainment, educational and recreational offerings within the City of Glendale. This plan for Kalamata integrates and thoughtfully considers the placement of single family detached, multi-family attached and commercial uses, as shown on the Conceptual Site Plan (Exhibit "G"). Further, it demonstrates a creative use of land while addressing the circulation patterns existing on Olive Avenue and Grand Avenue. For all of these reasons, favorable support of this PAD would be harmonious with the goals and policies established in the City's General Plan.

4.2 Residential Description and Standards

The residential parcel within Kalamata is planned for 79 dwelling units on 10.64 acres gross which results in a gross density of 7.42 dwelling units per acre ("du/ac"). All 100 year, 2 hour storm event retention will be stored on site (Exhibit "H").

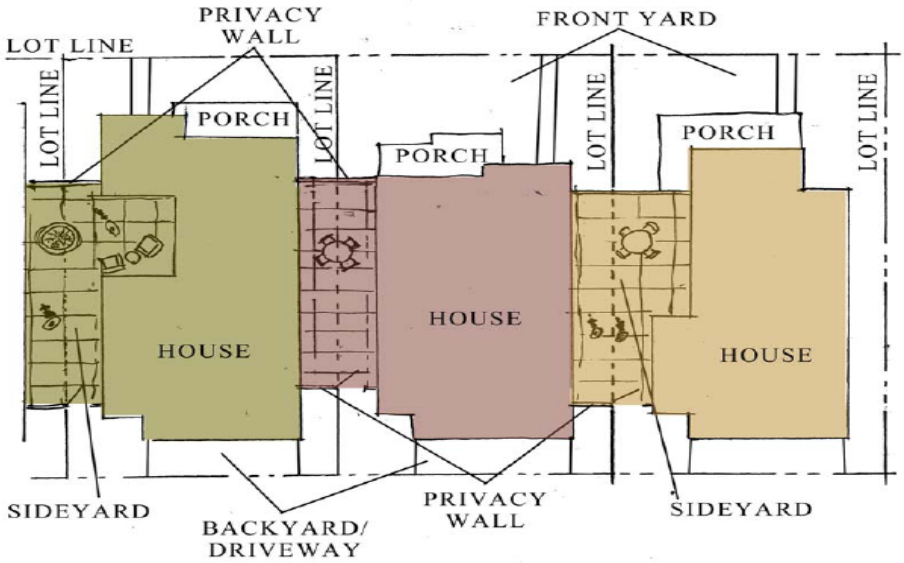
The residential lots proposed are single-family, two-story, alley loaded, detached homes with side yards. The community will be gated with access provided on Golden Lane, a shared drive perpendicular to 71st Avenue. The other point of access will be along Alice Avenue.

The homes front a common open space tract which ensures that no garage front is adjacent to any residential streets within the neighborhood. Typical lot sizes for the single family parcel are 36' wide x 72' deep. The single family product offered in this development will include a choice of floor plans ranging form 1,556 square feet to approximately 3,000 square feet if a basement option is chosen. Each floor plan will have a choice of three (3) elevations with enhanced streetscape architecture to promote diversity throughout the community.

Unlike a garage dominant front elevation, this portion of Kalamata will offer a unique "alley loaded" design. Lots located at the end of the alleys will be wider (41'x72') in order to preserve the side yard feature inherent to this product. Special architectural styles have been chosen for each elevation, but the final product design for the development is subject to the City's design review process and approval.

The proposed housing product will provide private side yards through a use and benefit easement on one side of the house. This easement includes the 5' side setback of both the owner's property as well as the 5' side setback owned by the adjacent property owner. All lots at the end of the alleys have been designed with an additional 5' in lot width to allow for a 10' wide private side yard.

Example of side yard use and benefit easement.



4.3 Multi-Family Description and Standards

One of the primary reasons for this PAD request is to allow for the inclusion of a multi-family parcel that can provide for a higher-density housing solution to meet the needs of the community. The proposed land use plan maximizes open space within the interior of the multi-family parcel by stacking units vertically. Like the single family parcel, the multi-family parcel will be gated and have two points of access: one on Golden Lane and one on Olive Avenue.

In the minor GPA submitted for this project, Owner requests a density of 20 to 30 du/ac. By way of this PAD request, Owner seeks to cap the number of multi-family units at two hundred fifty-four (254), which correlates to a gross density of 20.06 du/ac (net density of 21.24 du/ac). Making up this unit count, Owner contemplates a mix of one to three bedroom units, each of which contains its own private covered patio or balcony measuring at least 100 square feet and none of which is counted as part of the overall common open space.

The conceptual site plan (Exhibit "G") depicts twelve (12) multi-family buildings. In an effort to minimize the impact of three story buildings on existing single family to the east and proposed single family to the south, the multi-family buildings have been strategically placed and limited to two stories in height when adjacent to single family. This two story height has also been implemented on the buildings adjacent to the entrances to prevent a "canyon" effect. Buildings 12 and 13 (as shown on Exhibit I) will have window sill height restrictions of 6 feet minimum for windows facing east in an attempt to preserve privacy in the adjacent neighborhood. (Exhibit "I"). An illustration of the building placement and height restrictions appears in the multi-family building placement and height restriction diagram (Exhibit "I").

To further mitigate the impact of three story buildings on the multi-family parcel, all three story residential buildings are set back at least 90' feet from the south and east property boundaries. The southern and eastern boundary of the multi-family parcel and northern boundary of the single family parcel will be heavily landscaped with vertical mid-level growing shade trees as illustrated in the conceptual landscape plan (Exhibit "J"). Additionally, all 100 year, 2 hour storm event retention will be stored on site (Exhibit "H").

The multi-family parcel will also include a leasing office and clubhouse equipped with an exercise facility, pool, and spa. Other amenities will include at least two Ramadas with barbecue grilling areas and a tot-lot or active play area.

The theme of the multi-family parcel will be consistent with the single family parcel as described in greater detail in Section 4.6 below. However, because Owner has not secured a user for the multi-family site at this time, greater detail regarding the design of the multi-family buildings will need to occur separately, at a later time and subject to the City's design review process.

4.4 Commercial Description and Standards

The commercial component of Kalamata is 2.23 gross acres (1.68 net acres) and is planned to serve the residents of Kalamata, the existing residents neighboring Kalamata as well as targeting those commuters frequently traveling east and west along Olive Avenue. Owner proposes that the commercial corner contain a maximum of eighteen thousand (18,000) square feet of retail or office space within one building as depicted in the conceptual site plan (Exhibit "G"). All 100 year, 2 hour storm event retention will be stored on site (Exhibit "H").

The theme of the commercial parcel will be consistent with the single family parcel as described in greater detail in Section 4.6 below. However, because Owner has not secured a user for the commercial site at this time, greater detail regarding the design of the commercial building will need to occur separately, at a later time and subject to the City's design review process.

4.4.1 Commercial Uses

The uses permitted for the commercial corner shall be:

1. Neighborhood grocery store or market;
2. Retail stores:
    a. Restaurants;
    b. General merchandising stores;
    c. Food;
    d. Apparel;
    e. Home or office furnishings;
    f. Neighborhood hardware stores;
    g. Business support services;
    h. Personal services (i.e. barber shops and beauty salons);
    i. Small appliance, bicycles, and similar item repair shops;
    j. Laundry, cleaning, dry cleaning and tailoring establishments (not self-service laundry);
    k. Indoor recreational facilities;
    l. Veterinary clinics, office or hospital (excluding animal boarding);
    m. Child care center;
    n. Business, music or dance schools;
    o. Financial institutions;
    p. Bar or cocktail lounge;
3. Professional, administrative or business offices;
4. Medical or dental clinics or offices;

Uses expressly prohibited on the commercial corner shall be:

1. convenience stores;
2. gas stations;
3. adult entertainment or sexually oriented uses;
4. check cashing or deferred presentment companies;
5. pawn shops;
6. automotive maintenance, repair, leasing or storage facilities;
7. mortuaries;
8. wholesaling or commodity services;
9. commercial parking lots or long term storage lots;
10. shelter-care facilities;
11. automobile, motorcycle, boat, truck, or recreational vehicles sales or leasing services;
12. thrift stores;
13. hotels or motels;
14. lodges or fraternal associations;
15. billiard halls;

16. private recreational clubs;
17. plant nurseries;
18. emergency medical care facilities with twenty-four (24) operation;
19. seasonal sales;
20. churches;
21. tattoo parlors and piercing establishments;
22. nursing homes; and
23. Any use not expressly permitted herein.

4.5 Development Standards

Development Standards									
	Minimum Lot area	Minimum Width	Minimum Depth	Minimum Building Setbacks				Structure Height	% Lot Coverage
				Front	Rear	Side	Street Side		
Single Family	2,500	36'	72'	10'	4'	5'	10'	30'	60%
Multi Family	n/a	n/a	n/a	n/a	20' (1)	20' (1)	30'	48'	50%
Commercial	n/a	n/a	n/a	20'	25'	0'	20'	35'	-

[1] Setbacks increase six (6) inches per foot of building heights in excess of 20'

4.5.1 Open Space

The open space proposed for Kalamata is a significant component of what should help make a successful, sought out and attractive community. As such, Kalamata's open space was the first consideration and basis around which the rest of the development has been planned. Approximately twenty-four percent (24%) of the overall acreage at Kalamata has been dedicated as open space to include private parks, dedicated recreation areas, integrated trails and/or retention basins equipped with amenities or active recreation improvements. This commitment to open space is visually demonstrated in the conceptual landscape plan (Exhibit "J") and the further broken down on a parcel by parcel basis in the open space table below.

Minimum Open Space Allocation		
Multi-Family	25%	3.17 Acres
Multi-Family Private Openspace	100 sqft per unit	0.58 Acres
Single Family	25%	2.66 Acres
Commercial	10%	.22 Acres
Minimum Overall	24%	6.63 Acres

4.5.2 Amenities

As illustrated on the conceptual landscape plan (Exhibit "J"), there are a number of amenities within Kalamata such as centralized and linear parks within the single family parcel as well as a centralized park

in the multi family component. The parks within each residential component of Kalamata are suitable for active and passive use. Further, both residential components contain play pools, shaded seating areas, children's play structures, shade trees, restroom facilities, picnic areas with Ramadas, BBQ grills, drinking fountains, and turf areas suitable for recreation activities. These amenities are meant to enhance the sense of place and livability of Kalamata by providing a completely sustainable community that is integrated into the surrounding environs and overall region as a whole.

4.5.3 Signage

All signage within Kalamata shall comply with City of Glendale Zoning Ordinances and be subject to final product design review.

4.5.4 Lighting

Kalamata's lighting scheme shall comply with the City of Glendale's Code and be subject to final product design review. A lighting plan and photo metrics study is provided as (Exhibit "K")

4.5.5 Parking

Throughout Kalamata, parking space dimensions will be a minimum ten feet (10') wide by twenty feet (20') long and all drive aisles will be twenty-four feet (24') in width. The minimum allocation of parking spaces provided at Kalamata shall be as follows:

Parking Allocation Table				
Product Type	**Parking Requirement**	**Parking Required**	**Parking Provided**	
Single Family	2 Garage Spaces per residence	158	Garage Spaces	158
	Street/Guest Spaces (1 space per 2 du minimum)	40	Street Parking	40
	Total Single Family	*198*		*198*
Multi-Family	1 bedroom (128 du x 1 parking space/du)	128	Surface Spaces	278
	2-3 bedroom (126 du x 2 parking space/du)	252	Garage Spaces	100
	Guest (1 parking space/3 du)	85	Tandem Spaces	94
	Total Multi-Family	*465*		*472*
Commercial	1 space per 250 sq. ft. of building	72	Surface Spaces	72
	Total Commercial	*72*		*72*
	Total Parking	**735**		**742**

Within the Multi-Family parcel, each one bedroom dwelling unit will be assigned one covered parking space, either within an enclosed garage or under a carport. Each two or three bedroom dwelling unit will be provided two parking spaces, either within an enclosed garage or under a carport. Tandem parking spaces (parking spaces aligned such that one is immediately behind or in front of another) shall be included in the determination of parking provided if the parking stalls are assigned or dedicated to the dwelling unit that it serves and such spaces meet minimum city standards and dimensions as outlined above.

In the single family portion of Kalamata, each residence will contain a standard (20' X 20') two car alley loaded garage. Additionally, guest parking will be available in designated spaces and on the street at a minimum ratio of one guest space per every two dwelling units.

For the commercial component of Kalamata, there will be a minimum one surface parking space for every two-hundred fifty square feet of building space.

All street parking and off-street parking within Kalamata as well as loading standards and regulations shall comply with City of Glendale Zoning Ordinance.

4.5.6 Theming

The overall theme for Kalamata will be Italian/Tuscan, consisting of muted earth tones and complemented by a thoughtful use of accent stone and decorative wrought iron and wood. The site plan consists of a boulevard streetscape effect surrounded with lush landscaping. The primary entry monuments will consist of an Italian/Tuscan themed sense of arrival to the community with the perimeter walls carrying the theme throughout the community.

The Italian/Tuscan theme will also be carried out in the landscaping. The conceptual landscape plan design (Exhibit "J") will incorporate a combination of turf and low-water use landscaping in order to provide not only aesthetically pleasing areas, but also functional open space. The turf will be predominantly located in the large community open spaces where it can serve as active use recreational areas.

In an effort to promote water conservation practices in the desert environment, the "front yards" within the single family parcel will consist of Xeriscape landscaping. Additionally, the private side-yards will be hardscaped with decorative pavers, tiles and concrete in lieu of landscaping or turf. To further promote water conservancy, the plant palette for the entire project will consist of water conscious species of trees, shrubs, and groundcover that will provide a variety of size, color, and texture throughout the community.

The landscaping will also provide functional purposes such as architectural screening and shade. All landscape areas, excluding turf, will have a decorative decomposed granite cover measuring ¾" minus and shall be 2" deep. All landscape will be watered with a fully automatic irrigation system consisting of spray heads and/or rotor sprinklers for the lawn areas and drip emitters for the trees, shrubs, and ground cover (Exhibit "J").

4.5.7 Walls and Fencing

As a design aspect that is seen throughout the community, the walls and fences will be designed to enhance the overall visual aesthetics of Kalamata by making use of materials and a color palette appropriate to the theming and environment. An example of the walls and fencing proposed through Kalamata are illustrated in the conceptual landscape plan (Exhibit "J").

The Perimeter Theme Wall will be installed along the exterior boundaries of Kalamata. The Perimeter Theme Wall will be comprised of 6" CMU integral color block with a split-face CMU integral color block design pattern integrated into the wall. The wall between the multi-family parcel and commercial parcel will be comprised of an eight foot (8') high, eight inch (8") thick decorative block wall along the southern and

eastern boundaries of the commercial parcel terminating at 71st Avenue and Olive Avenue. The wall between the multi-family parcel and the single family parcel will also be comprised of an eight foot (8') high, eight inch (8") thick decorative block wall.

4.6 Architecture

The detailed architectural style will be determined by the Montalbano Homes of Arizona, Inc. at the time of and during the design review process for the single family homes. Once those standards have been established, the basic guidelines will be carried throughout the multi-family and commercial portion of Kalamata to ensure a common vision and complimentary design. The actual elevations, color palette and materials to be used will be subject to the City of Glendale final product design as established in the design review process. A representative sample of the product to be used but yet to be approved by the City of Glendale is attached herein (Exhibit "L").

4.6.1 Single Family Home Standard Features

The single family detached homes planned for Kalamata are rich in character and features. A list of standard features and materials incorporated in these homes is provided herein (Exhibit "M").

4.7 Covenants, Conditions & Restrictions (CC&R's)

The draft CC&R's of Kalamata will set forth the rules and regulations which will govern single family homeowners' rights and responsibilities as they pertain to their real property. These CC&R's will list items that are allowed within the community as well as any restrictions and/or prohibitions as related to a homeowner's lot, dwelling unit or amenities within the common areas.

4.7.1 Homeowners' Association

A Homeowners' Association will be formed and given the responsibility of maintaining open spaces under its control and enforcing the CC&R's of the community. The Homeowners' Association will be funded by monthly dues from each homeowner within Kalamata.

4.8 Multi-Family and Commercial Property Management

The multi-family residences and commercial property will be subject to their own rules and conditions of occupancy as governed by the property management company for each use, the leasing company through each rental agreement, as well as City code.

5 Location and Accessibility

5.1 Location

Kalamata's location and proximity to major thoroughfares is another one of the important components driving this development. The availability of essential utilities in the area has also added to the feasibility of developing Kalamata in this location. Proximity to the Glendale Community College, Westgate area, downtown Glendale and numerous aged existing residential developments nearby are all additional

indicators of the need and opportunity to provide a great community which meet the needs of Glendale Residents.

5.2 Accessibility

Kalamata is situated just northeast of Grand Avenue, one of Glendale's major northwest/southeast thoroughfares and is bordered on the north by Olive Avenue, another major thoroughfare. Kalamata can also be accessed from Alice Avenue on the south via 67th Avenue to the east.

6.0 Timing of Development

6.1 Project Phasing

Owner is eager to move forward with the development of Kalamata and intends to begin the engineering of the development expeditiously should this request for a change in zoning be approved. Timing for construction of the development will be based on numerous factors such as market demand and absorption levels as well as the ability of Owner to find a suitable builder/developer for the multi-family and commercial parcels. However, Owner and the development team for the single family parcel expect to move promptly through the development process so that the single family component of this community may come on-line in the middle to later part of 2009.

The phasing of the development is expected to occur as follows:

Phasing Schedule		
Phase	Description of activity	Timing
I	71st Ave. and Golden Lane infrastructure*	Winter 2008
II	Single Family Residential Phase I	Winter 2008
III	Single Family Residential Phase II	Summer 2009
IV	Multi-Family Residential (to include Olive Ave. improvements)	TBD
V	Commercial Corner (to include Olive Ave. improvements)	TBD

* Perimeter walls and Landscape on 71st Avenue and Alice Avenue are to be completed after infrastructure has been completed.

For a visual depiction of this schedule please refer to the Phasing diagram attached herein (Exhibit "N").

7.0 Public Utilities & Services

7.1 Water

There is an existing 12" water line in Olive Avenue (northern boundary of the project) and an existing 8" water line in Alice Avenue (southern boundary of the project). It is proposed to install a public water line in 71st Avenue from Olive to Alice, install a public water line through the detached housing project, tying to Alice at that site entry, and stubbing to the apartment site at the entrance off of Golden Lane. The water lines for the single family and multi-family sites will be looped with tie-ins on Olive Ave., 71st Ave., and Alice Ave. The Preliminary Water and Sewer Plans are attached herein (Exhibit "O").

7.2 Sewer

There is an existing 8" sewer line in 71st Avenue, just south of Alice Avenue. Owner proposes to extend the sewer line north in 71st Avenue and into the single family site at 4 locations, into the apartment site at two locations, and into the commercial site at one location. The Preliminary Water and Sewer Plans are attached herein (Exhibit "O").

7.3 Solid Waste

Solid waste removal service will be secured prior to final plat, although, an illustration depicting the placement of individual trash and recycle receptacles is attached herein (Exhibit "P"). Dumpster placement on the multi-family and commercial parcels is depicted on the Conceptual Site Plan (Exhibit "G") and service for such shall be arranged prior to final plat approval.

7.4 Electrical Service

Electric service will be provided by SRP.

7.5 Natural Gas

Natural gas service will be provided by Southwest Gas.

7.6 Telephone

Telephone service will be provided by Qwest.

7.7 Law Enforcement

Law enforcement will be provided by City of Glendale's Police Department.

7.8 Fire Protection

Fire Protection will be provided by City of Glendale

8.0 Maintenance of Streets and Common Areas

8.1 Private Streets

All street improvements proposed as part of this development will be private and will be designed and constructed in accordance with City of Glendale requirements. The private streets within the single-family area are within a 32-feet wide tract and will be owned and maintained by a homeowner's association. Streets within the multi-family component will be privately owned and maintained by the property owner's management company. A diagram of the proposed streetscape and dimensions is attached herein (Exhibit "Q").

8.2 Public Streets

Public right-of-way will be dedicated along Olive Avenue, 71st Avenue and Alice Avenue. Improvements will be made to these streets in conformance with City of Glendale requirements. Once these improvements have been accepted by the City, the City will be responsible for maintenance. A diagram of the proposed streetscape and dimensions is attached herein (Exhibit "Q").

8.3 Common Areas

Common areas within Kalamata will be made up of open space, community parks, and landscape tracts. All of these areas within the single family parcel will be owned and maintained by a Homeowners' Association and within the multi-family and commercial parcels management will be by the property management company for the multi-family and commercial owners.

9.0 Conclusion

Owner intends to create a community that is attractive to homebuyers and apartment residents while offering a desirable quality of life and sustainable community. Owner believes Kalamata implements an innovative design which creates a community attentive to open space functionality and interconnectivity. Owner believes this development will be a welcome addition to the neighboring community and the City of Glendale and therefore respectfully requests your favorable consideration and approval of Kalamata PAD.

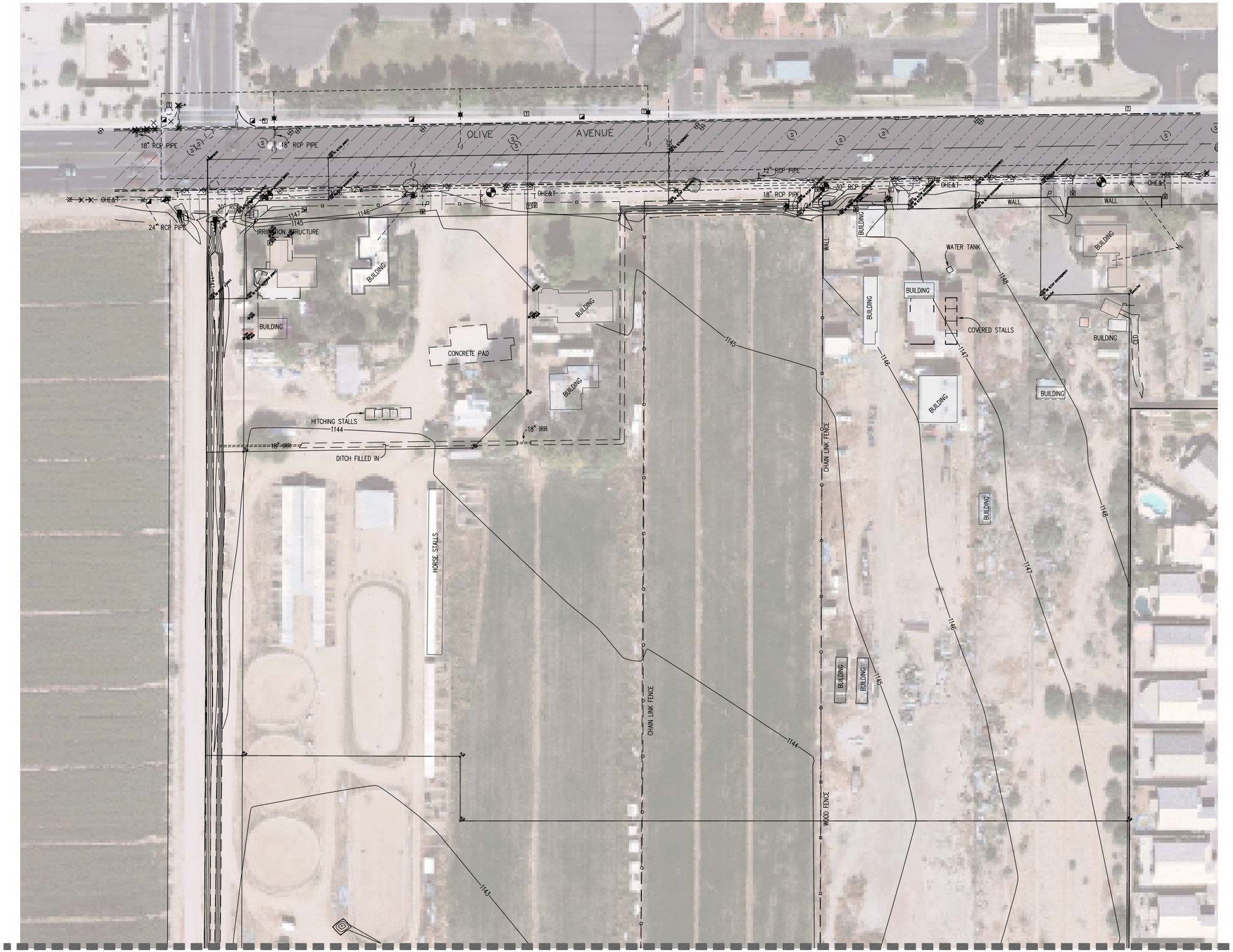
Vicinity Map

Scale: N.T.S.

Aerial

Scale: N.T.S.

06-098



MATCH TO SHEET 2

50 0 50 100
scale feet

N

eps group, Inc.
Engineers, Planners & Surveyors
2150 I S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone: (480) 503-2230 Fax: (480) 503-2238

Kalamata

City of Glendale, Arizona

Project:

Topographic Survey

Revisions:

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: -
Drawn by: -

Preliminary
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Recording

Job No.
06-098

-

Sheet No.
1
of 2

06-098

MATCH TO SHEET 1

N

scale 50 0 50 100 feet

eps group, Inc.
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2150-1 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2250 Fax (480) 503-2258

Project:

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-

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2
of 2

GENERAL PLAN LAND USE MAP

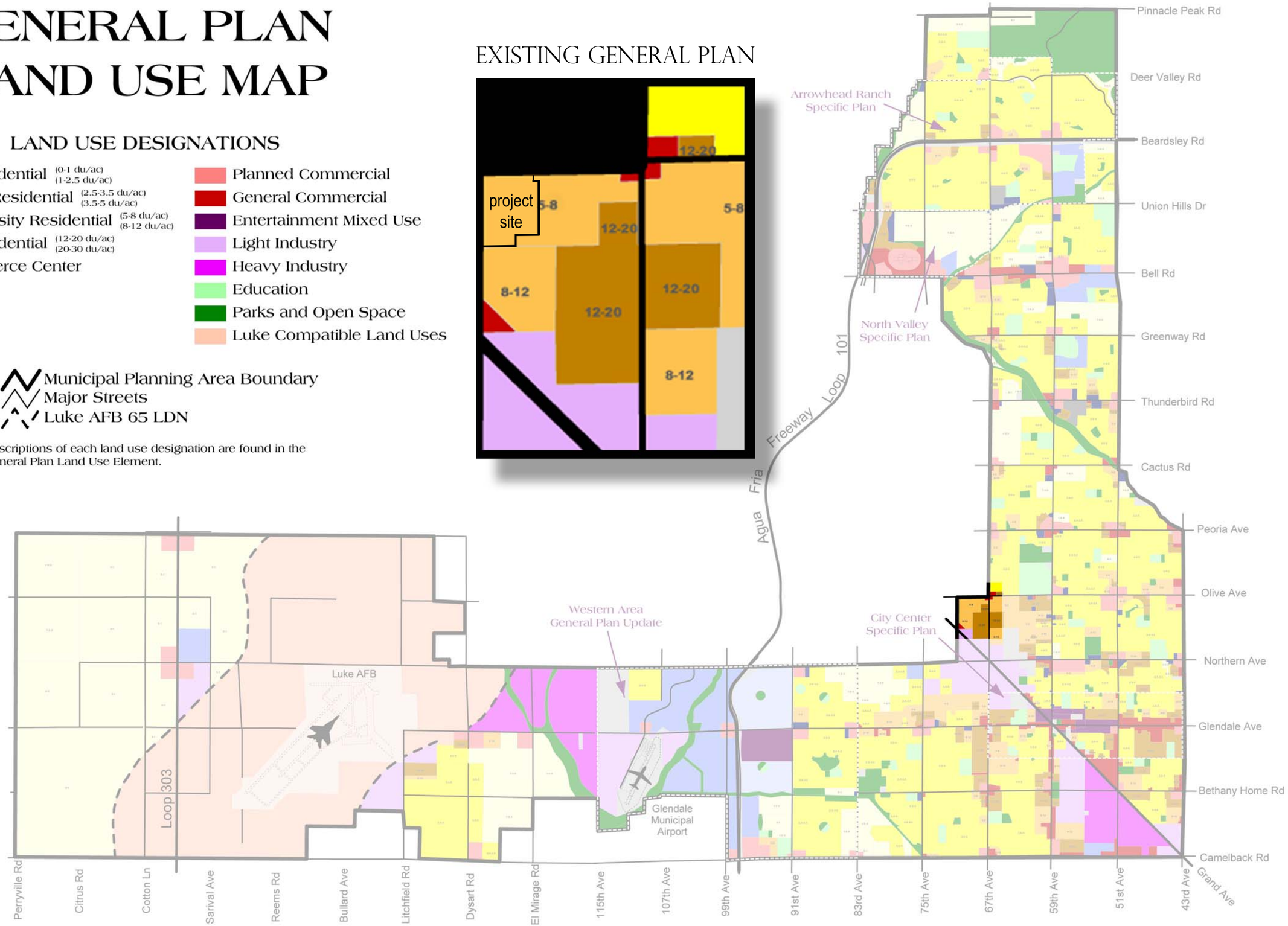
LAND USE DESIGNATIONS

- Low Density Residential (0-1 du/ac) (1-2.5 du/ac)
- Medium Density Residential (2.5-3.5 du/ac) (3.5-5 du/ac)
- Medium-High Density Residential (5-8 du/ac) (8-12 du/ac)
- High Density Residential (12-20 du/ac) (20-30 du/ac)
- Corporate Commerce Center
- Business Park
- Office
- Public Facility
- Institutional
- Planned Commercial
- General Commercial
- Entertainment Mixed Use
- Light Industry
- Heavy Industry
- Education
- Parks and Open Space
- Luke Compatible Land Uses

- Municipal Planning Area Boundary
- Major Streets
- Luke AFB 65 LDN

NOTE: Descriptions of each land use designation are found in the General Plan Land Use Element.

EXISTING GENERAL PLAN



GENERAL PLAN LAND USE MAP

LAND USE DESIGNATIONS

- Low Density Residential (0-1 du/ac) (1-2.5 du/ac)
- Medium Density Residential (2.5-3.5 du/ac) (3.5-5 du/ac)
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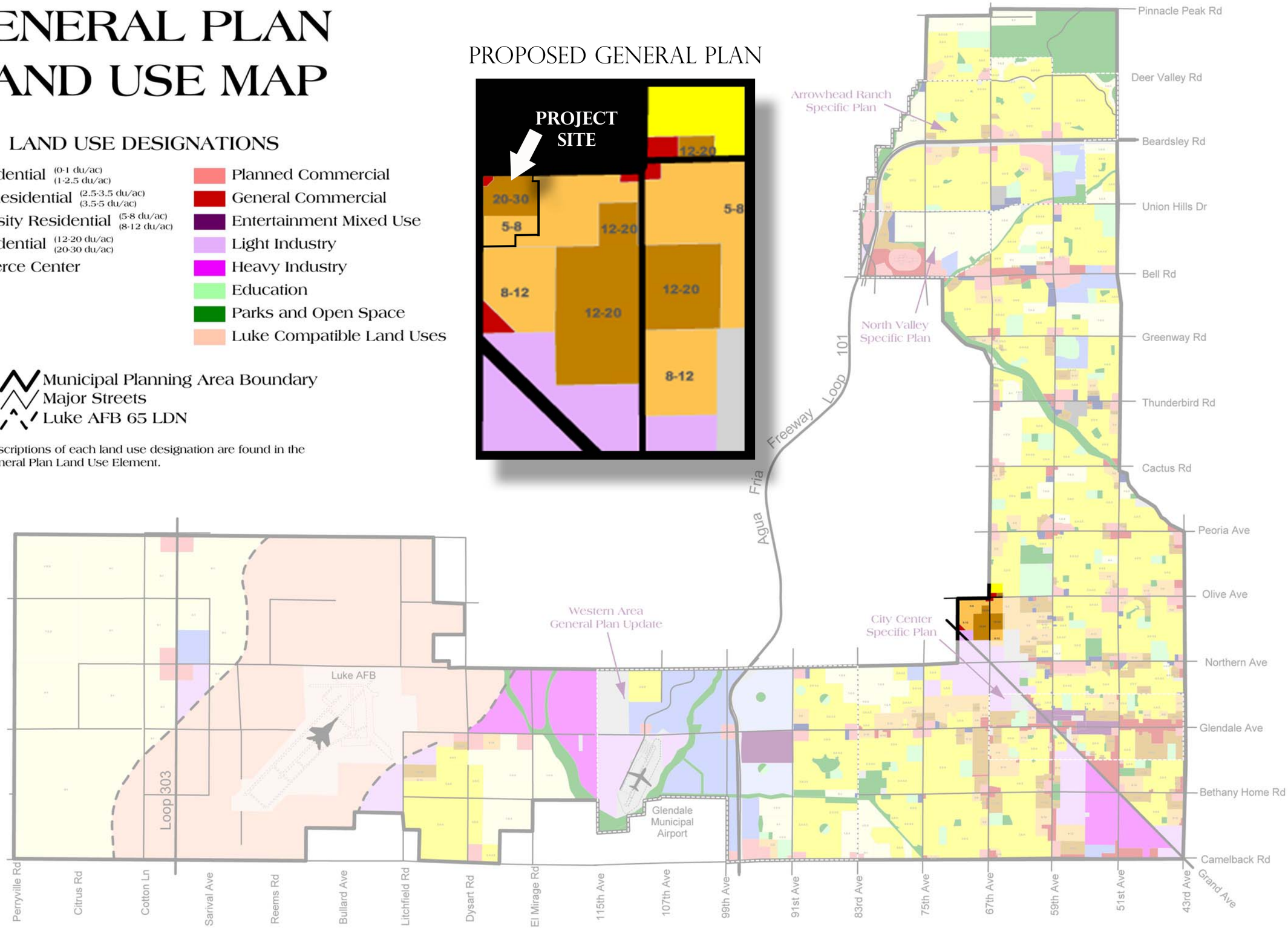
NOTE: Descriptions of each land use designation are found in the General Plan Land Use Element.

PROPOSED GENERAL PLAN



Legal Description
For A
1,111,185 square feet or 25.50 acre Parcel

A portion of the Northwest quarter of the Northeast quarter of Section 36, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the North quarter corner of Section 36, Township 3 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being a brass cap in handhole, from which the Northeast corner of said Section 36, being a brass cap in handhole, bears N89°05'48"E, a distance of 2649.87 feet;

Thence S00°54'12"E, perpendicular to the North line of the Northeast quarter of said Section 36, a distance of 150.00 feet;

Thence N89°05'48"E, parallel with the North line of the Northeast quarter of said Section 36, a distance of 40.00 feet;

Thence N00°54'12"W, perpendicular to the North line of the Northeast quarter of said Section 36, a distance of 90.00 feet;

Thence N44°05'48"E, a distance of 21.21 feet;

Thence N89°05'48"E, parallel with the North line of the Northeast quarter of said Section 36, a distance of 75.00 feet;

Thence N00°54'12"W perpendicular to the North line of the Northeast quarter of said Section 36, a distance of 45.00 feet to the North line of the Northeast quarter of Section 36;

Thence N89°05'48"E along said North line, a distance of 366.85 feet to the Northeast corner of the West half of the East half of the West half of the Northwest quarter of the Northeast quarter of Section 36;

Thence S00°12'49"W along the East line of said West half of the East half of the West half of the Northwest quarter of the Northeast quarter of Section 36, a distance of 55.01 feet to the South right-of-way line of Olive Avenue;

Thence along the South right-of-way of Olive Avenue for the following 9 courses and distances;

Thence N89°05'48"E, a distance of 138.71 feet;

Thence S00°12'47"W, a distance of 15.00 feet;

Thence N89°05'48"E, a distance of 45.00 feet;

Thence N44°39'53"E, a distance of 14.28 feet;

Thence N89°05'48"E, a distance of 65.01 feet;

Thence S00°12'47"W, a distance of 5.00 feet;

Thence N89°05'48"E, a distance of 72.51 feet to the East line of the West half of the West half of the East half of the Northwest quarter of the Northeast quarter of Section 36;

Thence N00°12'46"E along said East line of the West half of the West half of the East half of the Northwest quarter of the Northeast quarter of Section 36, a distance of 25.00 feet;

Thence N89°05'48"E, a distance of 70.01 feet;

Thence S00°12'46"W leaving the South right-of-way line of Olive Avenue and 70.00 feet East of the East line of the West half of the West half of the East half of the Northwest quarter of the Northeast quarter of Section 36, a distance of 120.02 feet;

Thence N89°05'48"E parallel with the North line of the Northeast quarter of Section 36, a distance of 95.61 feet to the East line of the East half of the West half of the East half of the Northwest quarter of the Northeast quarter of said Section 36;

Thence S00°12'44"W along said East line of the East half of the West half of the East half, a distance of 875.39 feet to the North line of the South 276.00 feet of the Northwest quarter of the Northeast quarter of Section 36;

Thence S89°00'19"W along said North line of the South 276.00 feet of the Northwest quarter of the Northeast quarter of Section 36, a distance of 522.90 feet to a line, 26.00 feet west of and parallel with the East line of the West half of the East half of the West half of the Northwest quarter of the Northeast quarter of Section 36;

Thence S00°12'49"W along said line, parallel with and 26.00 feet West of the East line of the West half of the East half of the West half of the Northwest quarter of the Northeast quarter, a distance of 276.06 feet to the South line of the Northwest quarter of the Northeast quarter of Section 36;

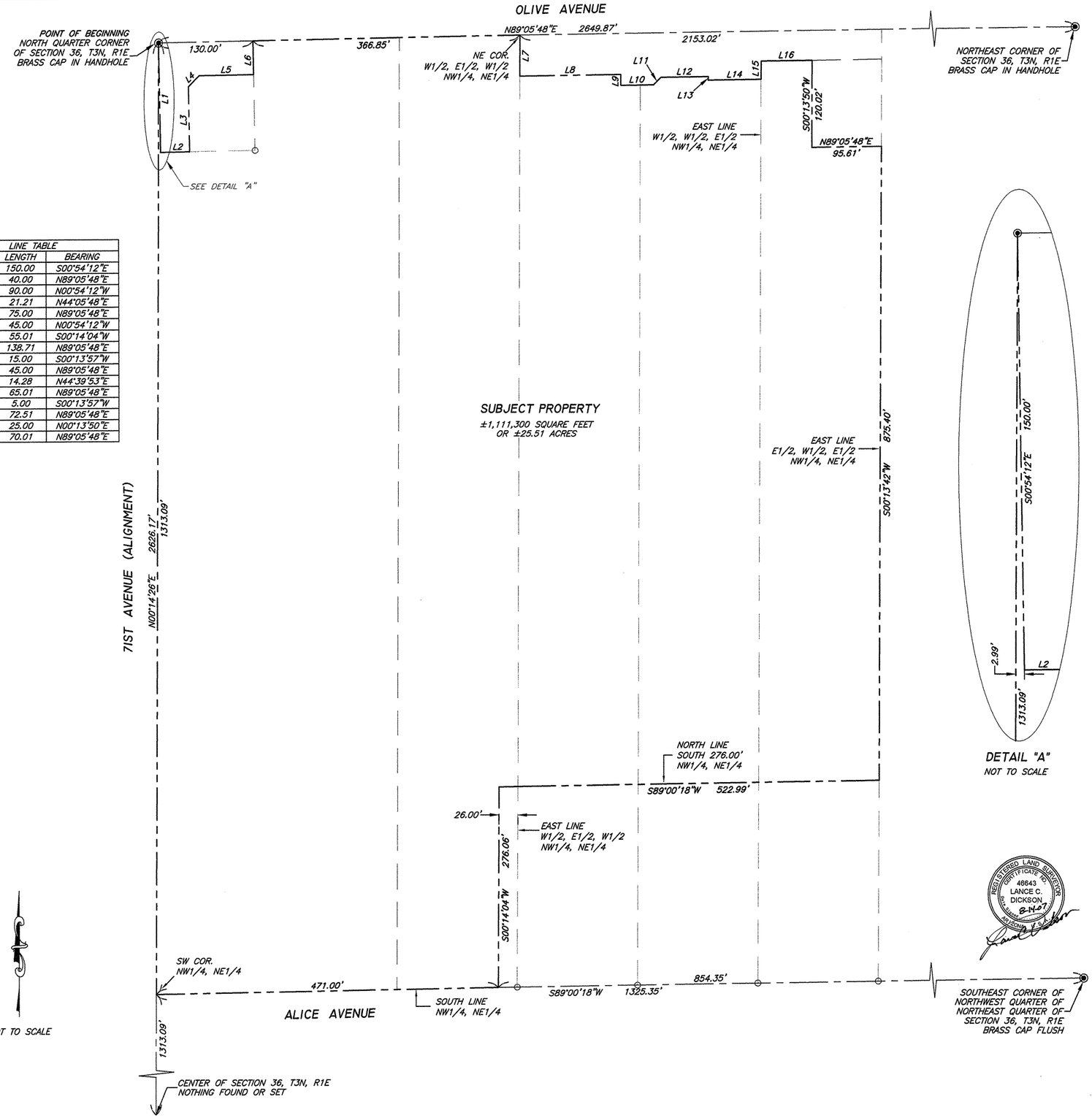
Thence S89°00'19"W along said South line, a distance of 470.89 feet to the Southwest corner of the Northwest quarter of the Northeast quarter of Section 36;

Thence N00°12'54"E along the West line of the Northwest quarter of the Northeast quarter, a distance of 1313.07 feet to the Point of Beginning.

Containing 1,111,185 square feet or 25.50 acres more or less.

Parcel subject to rights-of-ways and easements of record.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
46643
LANCE C.
DICKSON
Date Signed 8-29-07
ARIZONA, U.S.A.



LINE TABLE		
LINE	LENGTH	BEARING
L1	150.00	S00°54'12"E
L2	40.00	N89°05'48"E
L3	90.00	N00°54'12"W
L4	21.21	N44°05'48"E
L5	75.00	N89°05'48"E
L6	45.00	N00°54'12"W
L7	55.01	S00°14'04"W
L8	138.71	N89°05'48"E
L9	15.00	S00°13'57"W
L10	45.00	N89°05'48"E
L11	14.28	N44°39'53"E
L12	65.01	N89°05'48"E
L13	5.00	S00°13'57"W
L14	72.51	N89°05'48"E
L15	25.00	N00°13'50"E
L16	70.01	N89°05'48"E

LEGAL DESCRIPTION:

OVER ALL

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 36, BEING A BRASS CAP IN HANDHOLE, BEARS N89°05'48"E, A DISTANCE OF 2649.87 FEET;

THENCE S00°54'12"E, PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 150.00 FEET;

THENCE N89°05'48"E, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 40.00 FEET;

THENCE N00°54'12"W, PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 90.00 FEET;

THENCE N44°05'48"E, A DISTANCE OF 21.21 FEET;

THENCE N89°05'48"E, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 75.00 FEET;

THENCE N00°54'12"W PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 45.00 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36;

THENCE N89°05'48"E ALONG SAID NORTH LINE, A DISTANCE OF 366.85 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36;

THENCE S00°14'04"W ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 55.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLIVE AVENUE;

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF OLIVE AVENUE FOR THE FOLLOWING 9 COURSES AND DISTANCE;

THENCE N89°05'48"E, A DISTANCE OF 138.71 FEET;

THENCE S00°13'57"W, A DISTANCE OF 15.00 FEET;

THENCE N89°05'48"E, A DISTANCE OF 45.00 FEET;

THENCE N44°39'53"E, A DISTANCE OF 14.28 FEET;

THENCE N89°05'48"E, A DISTANCE OF 65.01 FEET;

THENCE S00°13'57"W, A DISTANCE OF 5.00 FEET;

THENCE N89°05'48"E, A DISTANCE OF 72.51 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36;

THENCE N00°13'50"E ALONG SAID EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 25.00 FEET;

THENCE N89°05'48"E, A DISTANCE OF 70.01 FEET;

THENCE S00°13'50"W LEAVING THE SOUTH RIGHT-OF-WAY LINE OF OLIVE AVENUE AND 70.00 EAST OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 120.02 FEET;

THENCE N89°05'48"E PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 95.61 FEET TO THE EAST LINE OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36;

THENCE S00°13'42"W ALONG SAID EAST LINE OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF, A DISTANCE OF 875.40 FEET TO THE NORTH LINE OF THE SOUTH 276.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36;

THENCE S89°00'18"W ALONG SAID NORTH LINE OF THE SOUTH 276.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 522.99 FEET TO A POINT ON A LINE, 26.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36;

THENCE S00°14'04"W ALONG SAID LINE, PARALLEL WITH AND 26.00 WEST OF THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 276.06 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36;

THENCE S89°00'18"W ALONG SAID SOUTH LINE, A DISTANCE OF 471.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36;

THENCE N00°14'26"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1313.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,111,300 SQUARE FEET OR 25.51 ACRES MORE OR LESS.

PARCEL SUBJECT TO RIGHTS-OF-WAYS AND EASEMENTS OF RECORD.

REVISIONS

EXHIBIT OF SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE I EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping
ABSOLUTE CONFIDENCE SINCE 1988
P.O. BOX 354455
2411 WEST NORTHERN AVENUE, SUITE 110
PHOENIX, ARIZONA 85069-5455
TEL (602) 246-9919 FAX (602) 246-9944
INFO@ASAMI.COM
ASAM Arizona Surveying & Mapping

FIELDWORK BY :	–
DRAWN BY :	AWR
CHECKED BY :	LCD
JOB #	P07-098
DATE :	08/14/07

SHEET NO.

1

1 OF 1

0808017- ALTA Exhibit

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1630H

FIRM
FLOOD INSURANCE RATE MAP
MARICOPA COUNTY, ARIZONA
AND INCORPORATED AREAS

PANEL 1630 OF 4350

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GLENDALE, CITY OF	040045	1630	H
MARICOPA COUNTY	040037	1630	H
PEORIA, CITY OF	040050	1630	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

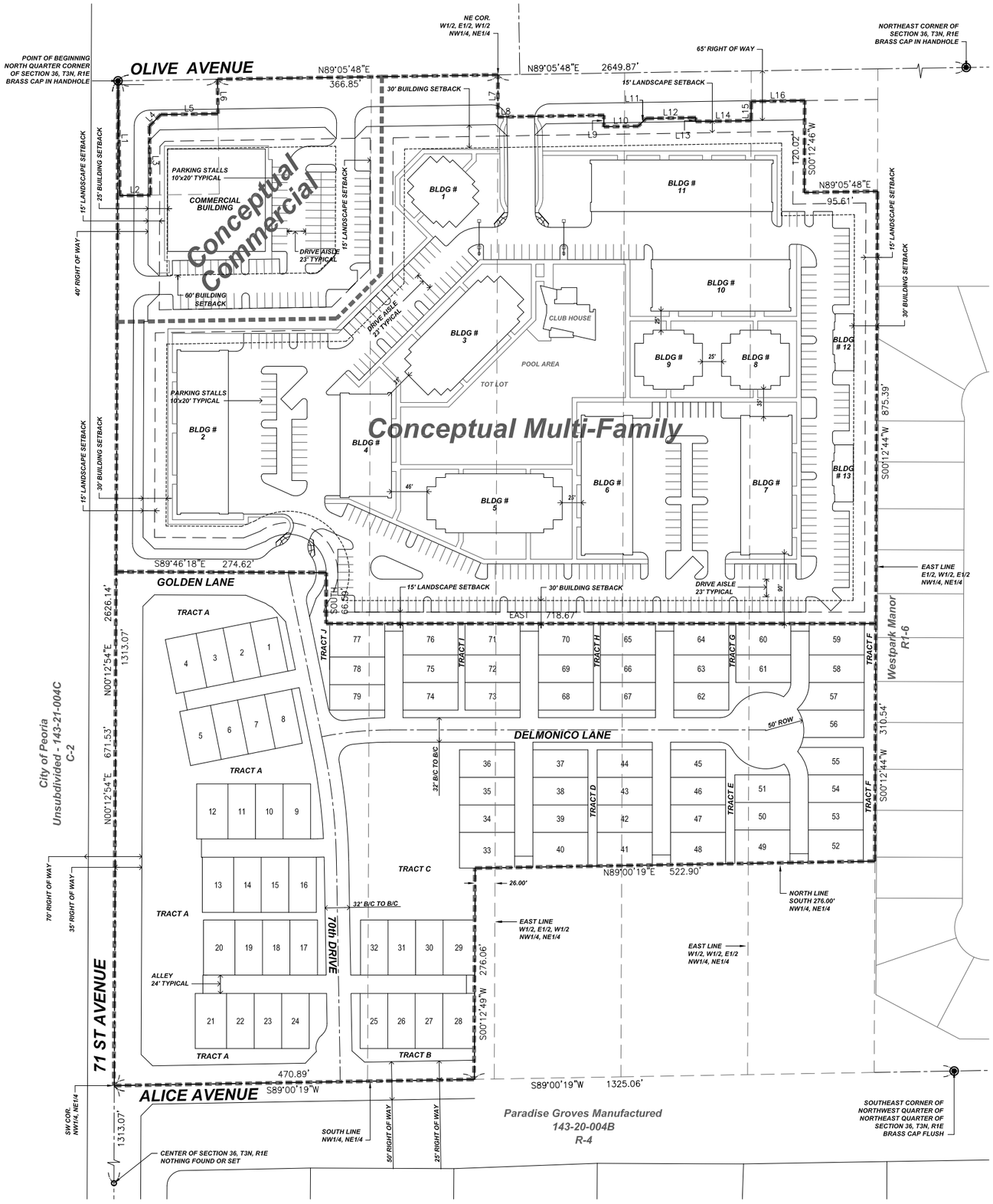
MAP NUMBER
04013C1630H

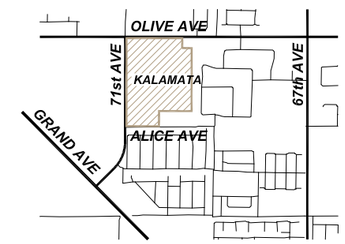
MAP REVISED
SEPTEMBER 30, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Conceptual Site Plan
OF
KALAMATA
CITY OF GLENDALE, ARIZONA





VICINITY MAP
nts

OWNER
MBC CXIX LLC, MBC CXVII LLC, MBC CXIV LLC
4800 N. Scottsdale Rd., Suite 2200
Scottsdale, Arizona 85251
CONTACT: George Cannon
480 308 8200

CONSULTANTS
EPS GROUP INC.
2150-1 S. Country Club Rd., Suite 22
Mesa, Arizona 85210
CONTACT: Josh Hannon
480 503 2250

SITE INFORMATION

GROSS SITE (LEGAL DESCRIPTION)	25.5 acres
COMMERCIAL	2.23 acres
SINGLE FAMILY	10.64 acres
MULTI FAMILY	12.66 acres
SINGLE FAMILY UNITS	79 units
MULTI FAMILY	254 units
EXISTING ZONING	A-1
PROPOSED ZONING	PAD

SINGLE FAMILY SITE DATA

MIN. LOT STANDARDS	
MIN. LOT AREA	2,500 S.F.
MIN. LOT WIDTH	36'
MIN. LOT DEPTH	72'
BUILDING HEIGHT	30'
% LOT COVERAGE	60%
DENSITY	
ALLOWED	5-8 D.U. / GROSS AC.
PROVIDED	7.42 D.U. / GROSS AC.
PARKING	
2 GARAGE SPACE / RESIDENCE	158 P.S.
STREET / GUEST (1 P.S. / 2 D.U.)	40 P.S.
TOTAL	198 P.S.
MIN. BUILDING SETBACKS	
FRONT	10'
REAR	4'
SIDE	5'
STREET SIDE	10'
MIN. OPEN SPACE ALLOCATION	2.66 ACRES (25%)

COMMERCIAL SITE DATA

MAX. BUILDING AREA	18,000 S.F.
MIN. LOT WIDTH	N/A
MIN. LOT DEPTH	N/A
BUILDING HEIGHT	35'
% LOT COVERAGE	60%
PARKING	
SURFACES P.S. (1 P.S. / 250 SQ. FT.)	72 P.S.
MIN. BUILDING SETBACKS	
FRONT	20'
REAR	25'
SIDE	0'
STREET SIDE	20'
MIN. OPEN SPACE ALLOCATION	0.22 ACRES (10%)

MULTI-FAMILY SITE DATA

BUILDING HEIGHT	
ALLOWED	48' (3-STORY MAX.)
PROVIDED	+/- 40' (3-STORY)
UNIT MIX	
1 BEDROOM	128 D.U. (50.3%)
2-3 BEDROOM	126 D.U. (49.7%)
TOTAL	254 D.U. (100%)
DENSITY	
ALLOWED	30.00 D.U. / GROSS AC.
PROVIDED	20.06 D.U. / GROSS AC.
REQUIRED PARKING	
1 BEDROOM (128 D.U. X 1.0 P.S/D.U.)	128 P.S.
2-3 BEDROOM (126 D.U. X 2.0 P.S./D.U.)	252 P.S.
GUEST (1 P.S. / 3 D.U.)	85 P.S.
TOTAL	465 P.S.
PROVIDED PARKING	
SURFACE SPACES (CVRD. /OR UNCVRD.)	278 P.S.
GARAGE SPACES (ATTCHD. /OR DTCHD.)	100 P.S.
TANDEM SPACES	94 P.S.
TOTAL	472 P.S.
REQUIRED MIN. BUILDING SETBACKS	
FRONT	N/A
REAR	20' (1)
SIDE	20' (1)
STREET SIDE	30'
(1)- SETBACKS INCREASE SIX (6) INCHES PER FOOT OF BUILDING HEIGHTS IN EXCESS OF 20'	
PROVIDED MIN. BUILDING SETBACKS	
FRONT (OLIVE AVE.)	30' (1)
FRONT SIDE (71ST AVE.)	30' (1)
SIDE	22' (1)
ADJACENT TO SINGLE FAMILY	50'
(1)- SETBACKS INCREASE SIX (6) INCHES PER FOOT OF BUILDING HEIGHTS IN EXCESS OF 20'	
MIN. OPEN SPACE ALLOCATION	3.17 ACRES (25%)

eps group, Inc.
Engineers, Planners & Surveyors
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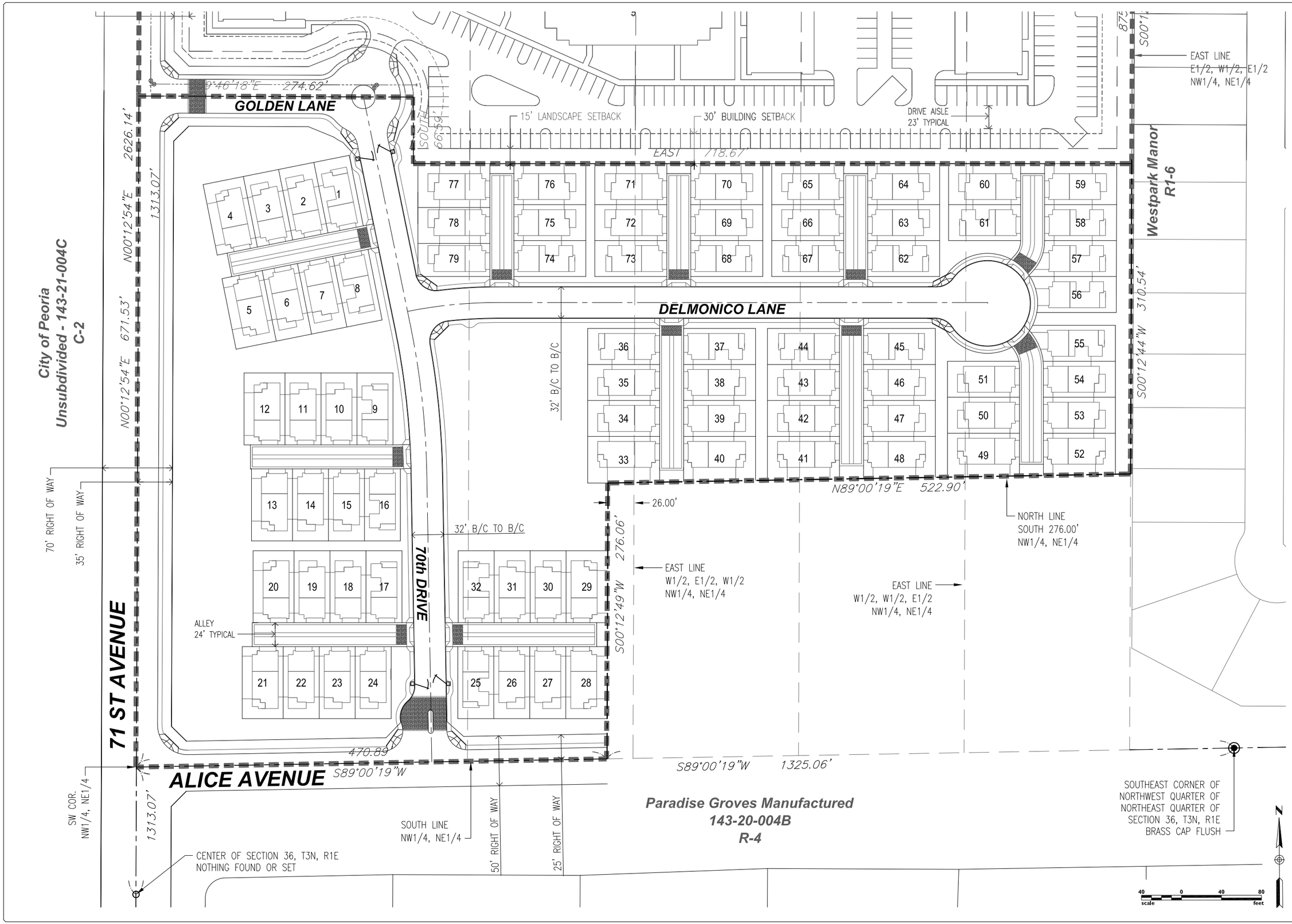

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Sheet No.
2
of 3

06-098

POINT OF BEGINNING
NORTH QUARTER CORNER
OF SECTION 36, T3N, R1E
BRASS CAP IN HANDHOLE

NE COR.
W1/2, E1/2, W1/2
NW1/4, NE1/4

NORTHEAST CORNER OF
SECTION 36, T3N, R1E
BRASS CAP IN HANDHOLE

OLIVE AVENUE

N89°05'48"E 366.85'

N89°05'48"E 2649.87'

65' RIGHT OF WAY

15' LANDSCAPE SETBACK

30' BUILDING SETBACK

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16

S00°12'46"W 120.02'

N89°05'48"E 95.61'

S00°12'44"W 875.39'

15' LANDSCAPE SETBACK

25' BUILDING SETBACK

40' RIGHT OF WAY

PARKING STALLS
10'x20' TYPICAL

COMMERCIAL BUILDING

Conceptual Commercial

DRIVE AISLE
23' TYPICAL

60' BUILDING SETBACK

BLDG # 1

BLDG # 11

BLDG # 10

CLUB HOUSE

BLDG # 3

BLDG # 9

BLDG # 8

BLDG # 12

BLDG # 2

BLDG # 4

BLDG # 5

BLDG # 6

BLDG # 7

BLDG # 13

Conceptual Multi-Family

51'

25'

35'

46'

S89°46'18"E 274.62'

GOLDEN LANE

2626.14'

1313.07'

12'54"E

TRACT A

TRACT J

SOUTH 66.59'

EAST 718.67'

TRACT I

TRACT H

TRACT G

TRACT F

77 76 71 70 65 64 60 59

78 75 72 69 66 63 61 58

EAST LINE
E1/2, W1/2, E1/2
NW1/4, NE1/4

Westpark Manor
R1-6

scale 40 0 40 80 feet

N

eps group, inc.
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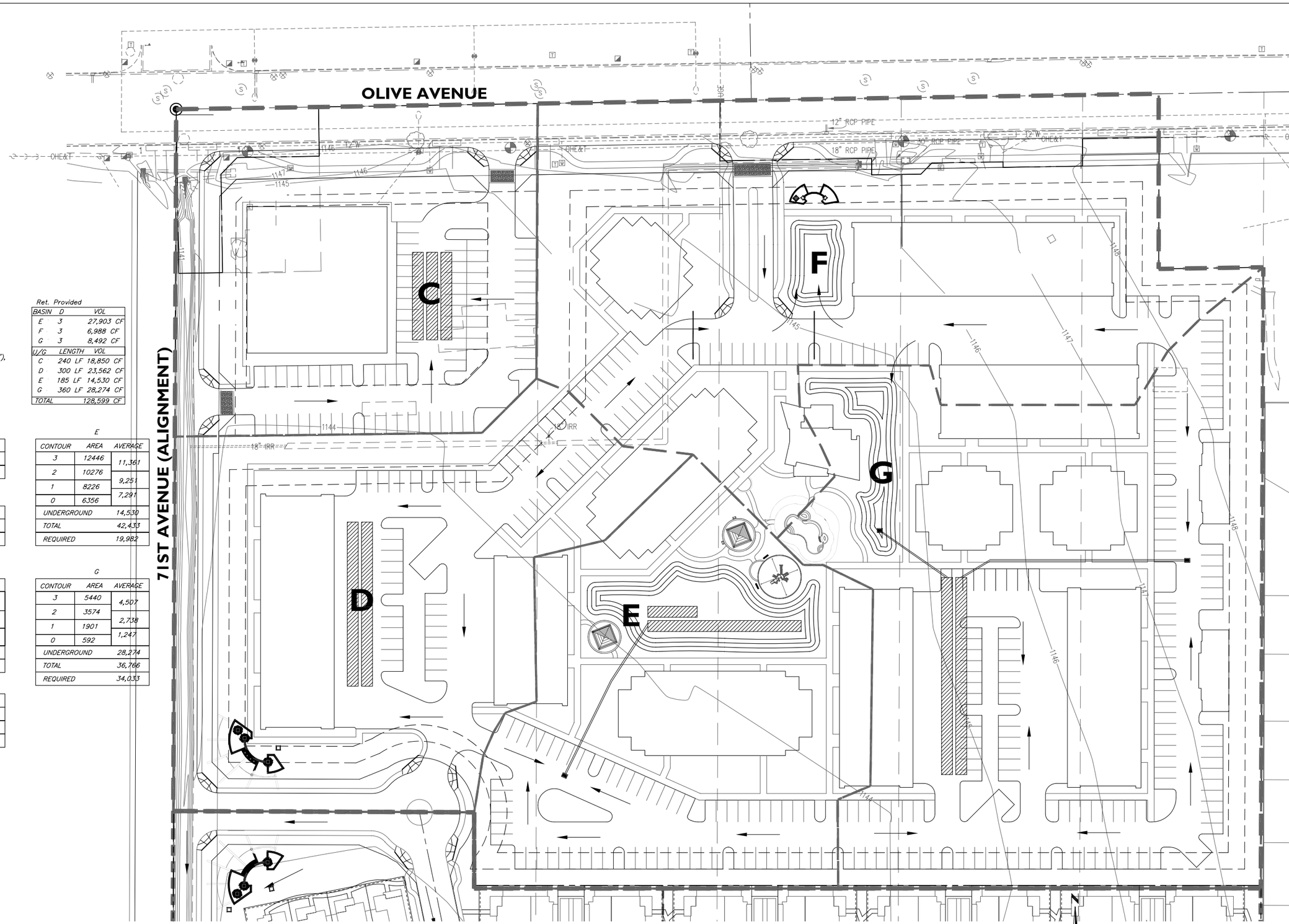
of 3

06-098



Ret. Req'd.

V = (D/12)AC, D=2.6"(0.22'), C=0.85, A=680,551

= (0.22) x 680,551 x 0.85
= 127,263 c.f.

Ret. Provided

BASIN	D	VOL
E	3	27,903 CF
F	3	6,988 CF
G	3	8,492 CF

U/G	LENGTH	VOL
C	240 LF	18,850 CF
D	300 LF	23,562 CF
E	185 LF	14,530 CF
G	360 LF	28,274 CF
TOTAL		128,599 CF

C

UNDERGROUND	18,850
TOTAL	18,850
REQUIRED	18,243

D

UNDERGROUND	23,562
TOTAL	23,562
REQUIRED	23,008

E

CONTOUR	AREA	AVERAGE
3	12446	11,361
2	10276	9,251
1	8226	7,291
0	6356	
UNDERGROUND		14,530
TOTAL		42,433
REQUIRED		19,982

F

CONTOUR	AREA	AVERAGE
3	3597	3,145
2	2692	2,291
1	1890	1,552
0	1214	
TOTAL		6,988
REQUIRED		31,967

BASINS F OVERTOP TO BASINS E & G

EXCESS FROM E	22,451
EXCESS FROM G	2,733
TOTAL	25,184
DEFICIENCY OF F	24,979

G

CONTOUR	AREA	AVERAGE
3	5440	4,507
2	3574	2,738
1	1901	1,247
0	592	
UNDERGROUND		28,274
TOTAL		36,766
REQUIRED		34,033

LEGEND

DRAINAGE DIRECTION

GRADE BREAK

40 0 40 80
scale feet

eps group, Inc.
Engineers, Planners & Surveyors
2150-I S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2250
Fax (480) 503-2258

Kalamata

Glendale, Arizona

Retention Exhibit

Project:

Revisions:

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: DO
Drawn by: DMA

Preliminary
Not For
Construction
Or
Recording

Job No.
06-098

RT01

Sheet No.
1
of 2

06-098

Ret. Req'd.

V = (D/12)AC, D=2.6"(0.22'), C=0.85, A=463,544

= (0.22) x 463,544 x 0.85

= 86,882 c.f.

Ret. Provided

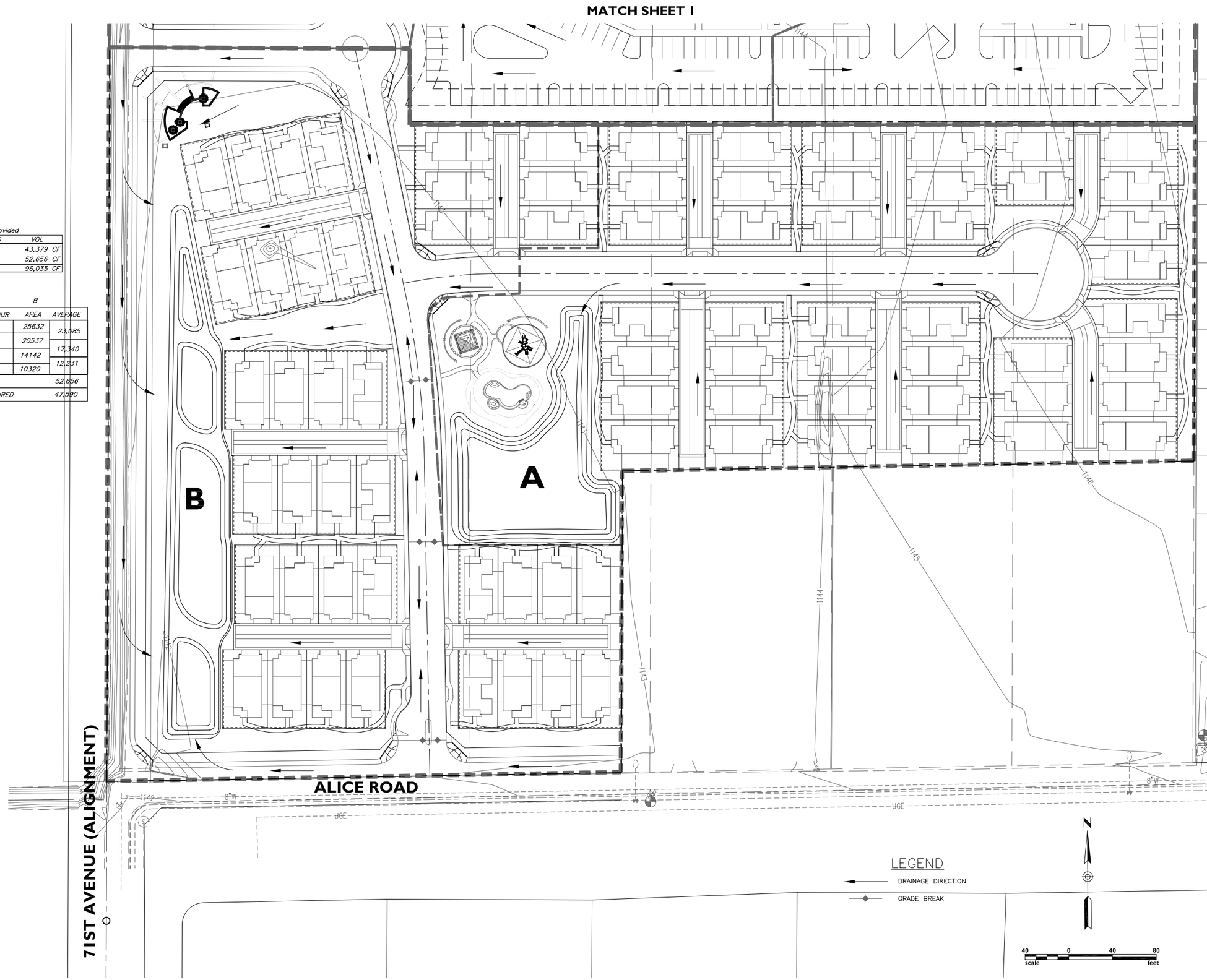
BASIN	D	VOL
A	3	43,379 CF
B	3	52,656 CF
TOTAL		96,035 CF

A

CONTOUR	AREA	AVERAGE
3	18846	17,407
2	15968	14,447
1	12925	11,525
0	10124	
TOTAL		43,379
REQUIRED		39,078

B

CONTOUR	AREA	AVERAGE
3	25632	23,085
2	20537	17,340
1	14142	12,231
0	10320	
TOTAL		52,656
REQUIRED		47,590



eps group, Inc.
Engineers, Planners & Surveyors
2150-I S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2250 Fax (480) 503-2258

Project:
Kalamata
Glendale, Arizona
Retention Exhibit

Revisions:

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: DO
Drawn by: DMA

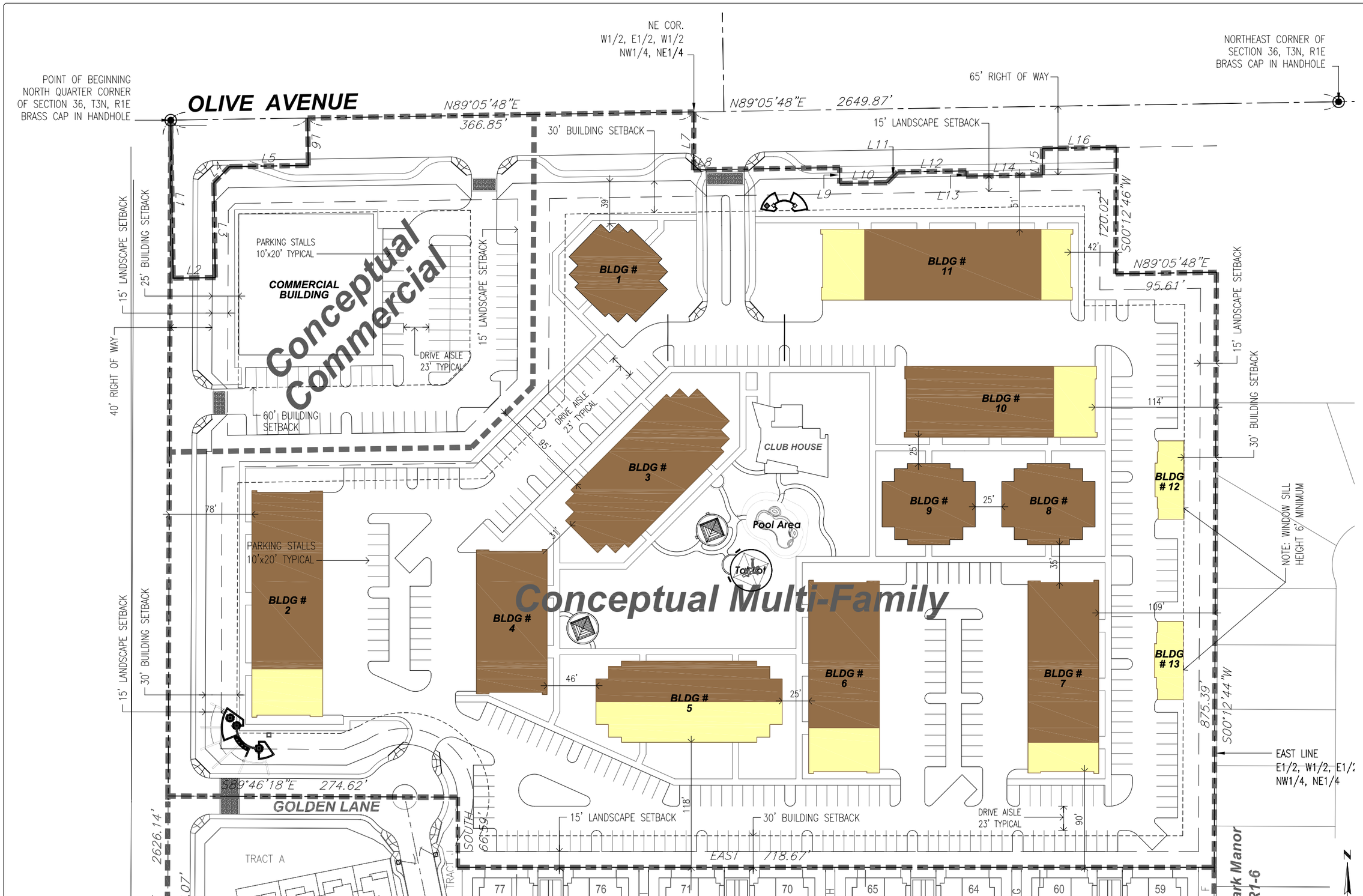
Preliminary Not For Construction Or Recording

Job No. 06-098

RT02

Sheet No. 2 of 2

06-098



APARTMENT DATA

BLDG # 1 - 12 UNITS	BLDG # 5 - 20 UNITS	BLDG # 9 - 12 UNITS
BLDG # 2 - 28 UNITS	BLDG # 6 - 28 UNITS	BLDG #10 - 28 UNITS
BLDG # 3 - 24 UNITS	BLDG # 7 - 28 UNITS	BLDG #11 - 36 UNITS
BLDG # 4 - 20 UNITS	BLDG # 8 - 12 UNITS	BLDG #12 - 2 UNITS
		BLDG #13 - 2 UNITS

2 STORY

3 STORY

NOTE: MAX BUILDING HEIGHT 3 STORY/48' (FEET)

eps group, Inc.
Engineers, Planners & Surveyors
2150-1 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2250 Fax (480) 503-2258

Project:

Kalamata

City of Glendale, Arizona

Multi-Family Bldg Locations & Height Restrictions

Revisions:

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: -
Drawn by: -

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Job No.
06-098

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Sheet No.
1
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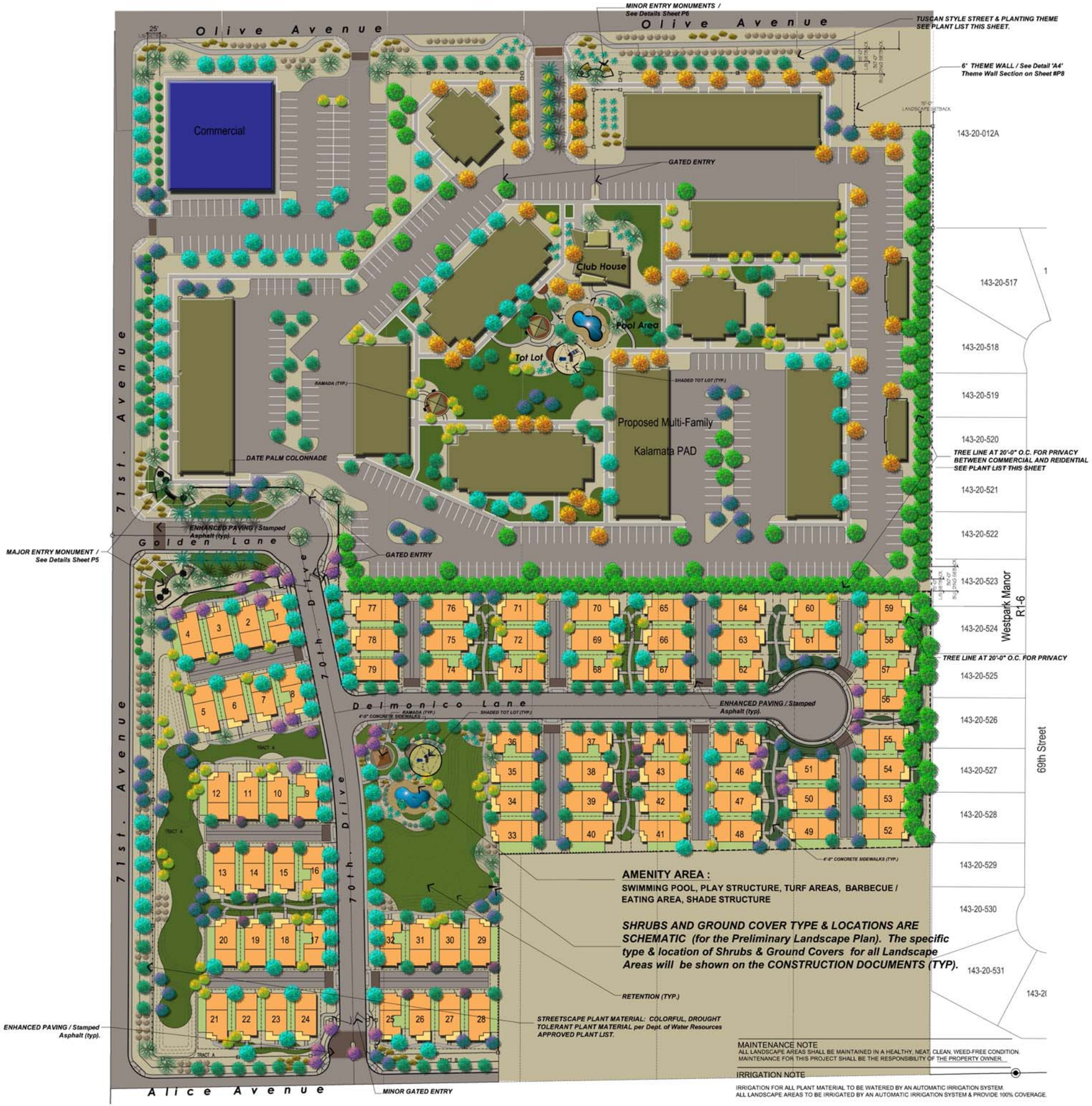


MAINTENANCE NOTE
ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. MAINTENANCE FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

IRRIGATION NOTE
IRRIGATION FOR ALL PLANT MATERIAL TO BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM & PROVIDE 100% COVERAGE.

LANDSCAPE SCHEDULE

Botanical \Common Name	Size	QTY	Remarks
TREES			
CAESSALPINIA mexicana Mexican Bird of Paradise	15G/24"	37/-	6'H x 3'W x 1.0" Cal. (Min.)
CHITALPA x tashkentensis 'Pink Dawn' PINK DAWN Chitalpa / Multi	24/36" Box	6	8'H x 6'W x 2" Cal. (Min.)
QUERCUS virginiana 'Heritage' Heritage Live Oak	24"Box	17/35	8'H x 4'W x 2.0" Cal. (Min.)
SOPHORA secundiflora Mountain Laurel	24" Box	16	8'H x 5'W x 2.0" Cal. (Min.)
OLNEYA tesota Ironwood	24"/36"/54" 66" Box	9/2/2 9/2/2	Size Appr. by Landscape Architect
OLEA europaea 'Swan Hill' Swan Hill Olive	36" Box	6	7'H x 4'W x 2.0" Cal. (Min.)
VITEX agnus-castus Chaste Tree	24" Box	27	7'H x 4'W x 2.0" Cal. (Min.)
DALBERGIA sissoo Sissoo Tree	15 Gal	per plan	6'H x 3'W x 1.0" Cal. (Min.)
PISTACHIA chinensis Red Push Chinese Pistache	24" Box	per plan	
PALMS			
CHAMAEROPS humilis Mediterranean Fan Palm	15G/ 24"	7	2' x 2' x 2'
PHOENIX dactylifera Date Palm	20 TF	3	
SHRUBS / GROUND COVERS			
EREMOPHILA Valentine Valentine Bush	5 Gal.	-	4' O.C.
HESPERALOE parviflora Red Yucca	5 Gal.	-	3' O.C.
CARISSA grandiflora 'Green Carpet' Green Carpet Natal Plum	5 Gal.	-	3' O.C.
LANTANA camara 'Gold Mound' Gold Mound Lantana	5 Gal.	-	3-1/2' O.C.
LEUCOPHYLLUM laevigatum Chihuahuan Sage	5 Gal.	-	3-1/2' O.C.
RUELLA brittoniana 'Katie' Katie Ruellia	5 G.	36	2' O.C. Protect from frost
RUELLIA peninsularius Desert Ruellia	5 Gal.	167	3' O.C.
RUELLIA brittoniana Blue Ruellia	5 Gal.	56	4' O.C.
ROSMARINUS officinalis 'Prostrate' Prostrate Rosemary	5 Gal.	-	3' O.C.
TECOMA species 'GOLD STAR' GOLD STAR Trumpet Bush	5 Gal.	139	4-1/2' O.C. NO SUBSTITUTIONS AT ALL !!!
MISC.			
TURF *CYNODON dactylon 'TIFFGREEN' TIFF GREEN Bermudagrass	SOD	NONE	(As Approved by Owner) PREPARE SOIL AS REQUIRED
CONCRETE HEADER To Match Concrete Walk	6" x 6"	-	Color - Natural Grey See Concrete Header Detail
DG DECOMPOSED GRANITE Type: 1/2" Screened Apache Brown	1/2" screened	- sf.	(As Approved By Owner) 2" Deep, All Planting Areas
GRANITE BOULDERS Surface Select Boulders	3'x3'x3'	PER PLAN	1.5 Tons ea /Bury 1/3 - See Detail
GRANITE CHUNKS To match Decomposed Granite	2"-3"	PER PLAN	-

Land Group
Landscape • Architects
Landscape Architecture
Planning Design
3691 E. Baseline Rd.
Gilbert, Arizona 85234
Fax: 480.497.2456

1" = 60' - 0"
SCALE

KALAMATA

Glendale, Arizona

for:

Montalbano

Homes
of Arizona

PROJECT NAME

STEVEN D. VOORHEES
1/23/2008
ARIZONA, U.S.A.

SEAL

1ST DR SUBMITTAL 7/17/2007
2ND DR SUBMITTAL 9/26/2007
PAD SUBMITTAL 11/29/2007
PRE PLAT SUBMITTAL 1/8/2008

REVISIONS

JANUARY 23, 2008

DATE

PLANTING PLAN

SHEET TITLE

LANDSCAPE NOTES / City of Glendale

COLORFUL, DROUGHT-TOLERANT PLANT MATERIAL from ANA PLANT LIST TO BE USED IN ALL STREET FRONTAGES

100 % OF REQUIRED SHRUBS TO BE 5 GAL.

MIN. TREE SIZE TO BE 15 GALLON WITH 50% OF REQUIRED TREES TO BE MATURE (24" BOX MIN) .

STREET FRONTAGE: ONE TREE AND THREE SHRUBS TO BE PLANTED FOR EVERY 30' OF STREET FRONTAGE (typ)

STREET FRONTAGE: VEGETATIVE GROUND COVER TO OCCUPY 60% OF THE TOTAL STREET FRONTAGE LANDSCAPE AREA (typ).

PARKING LOT PLANTERS SHALL BE MAINTAINED TO A HEIGHT OF NO MORE THAN 3' WITH TREE CANOPIES CLEAR UP TO 5' MIN.

ALL LANDSCAPE AREAS TO BE WATERED WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM.

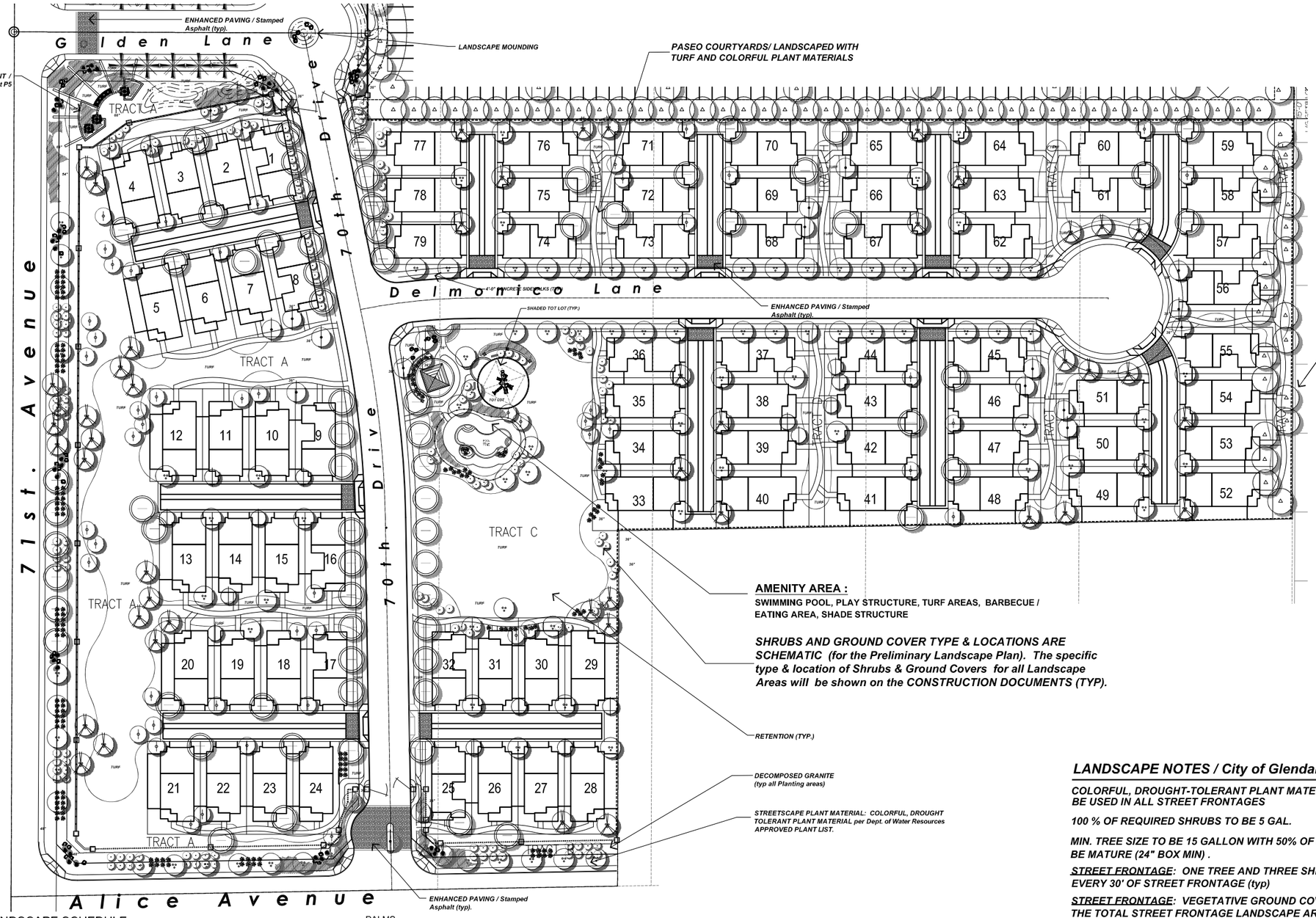
TURF AREA - max. 50% OF LANDSCAPE AREA.

ONE TREE AND ONE SHRUB TO BE PLANTED FOR EVERY 15' OF ADJACENT PROPERTY LINE (typ)

MASTER LANDSCAPE PLAN

SCALE: 1" = 60'-0"

P1 OF 9
SHEET



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PISTACHIA chinensis Red Push Chinese Pistache	24" Box	per plan	
PALMS			
CHAMAEROPS humilis Mediterranean Fan Palm	15G/ 24"	7	2' x 2' x 2'
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TECOMA species 'GOLD STAR' GOLD STAR Trumpet Bush	5 Gal.	139	4-1/2' O.C. - NO SUBSTITUTIONS

MISC.

TURF	*CYNODON dactylon 'TIFFGREEN' TIFF GREEN Bermudagrass	SOD	NONE	(As Approved by Owner) PREPARE SOIL AS REQUIRED
	CONCRETE HEADER To Match Concrete Walk	6" x 6"	-	Color - Natural Grey See Concrete Header Detail
DG	DECOMPOSED GRANITE Type: 1/2" Screened Apache Brown	1/2" screened	- sf.	(As Approved By Owner) 2" Deep, All Planting Areas
	GRANITE BOULDERS Surface Select Boulders	3'x3'x3'	PER PLAN	1.5 Tons ea./Bury 1/3 - See Detail
50% 50%	GRANITE CHUNKS To match Decomposed Granite	2"-3"	PER PLAN	-

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LANDSCAPE NOTES / City of Glendale

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TURF AREA - max. 50% OF LANDSCAPE AREA.

ONE TREE AND ONE SHRUB TO BE PLANTED FOR EVERY 15' OF ADJACENT PROPERTY LINE (typ)

SINGLE FAMILY LANDSCAPE PLAN

SCALE: 1" = 40'-0"

Land Group
Landscape Architects
Landscape Architecture
Planning Design
3651 E. Baseline #222
Gilbert, Arizona 85234
P480.632.7215 F480.907.6969
landgroup@cox.net

0 20 40 80

1" = 40' - 0"
SCALE

Kalamata

Glendale, Arizona

for:

Montalbano

Homes
of Arizona

PROJECT NAME

SEAL
STEVEN D. VOORHEES
3/23/2008
ARIZONA, U.S.A.

1ST DR SUBMITTAL 7/17/2007
2ND DR SUBMITTAL 9/26/2007
PAD SUBMITTAL 11/29/2007
PRE PLAT SUBMITTAL 1/8/2008

REVISIONS

JANUARY 23, 2008
DATE

PLANTING PLAN
SHEET TITLE

P2 OF 9
SHEET

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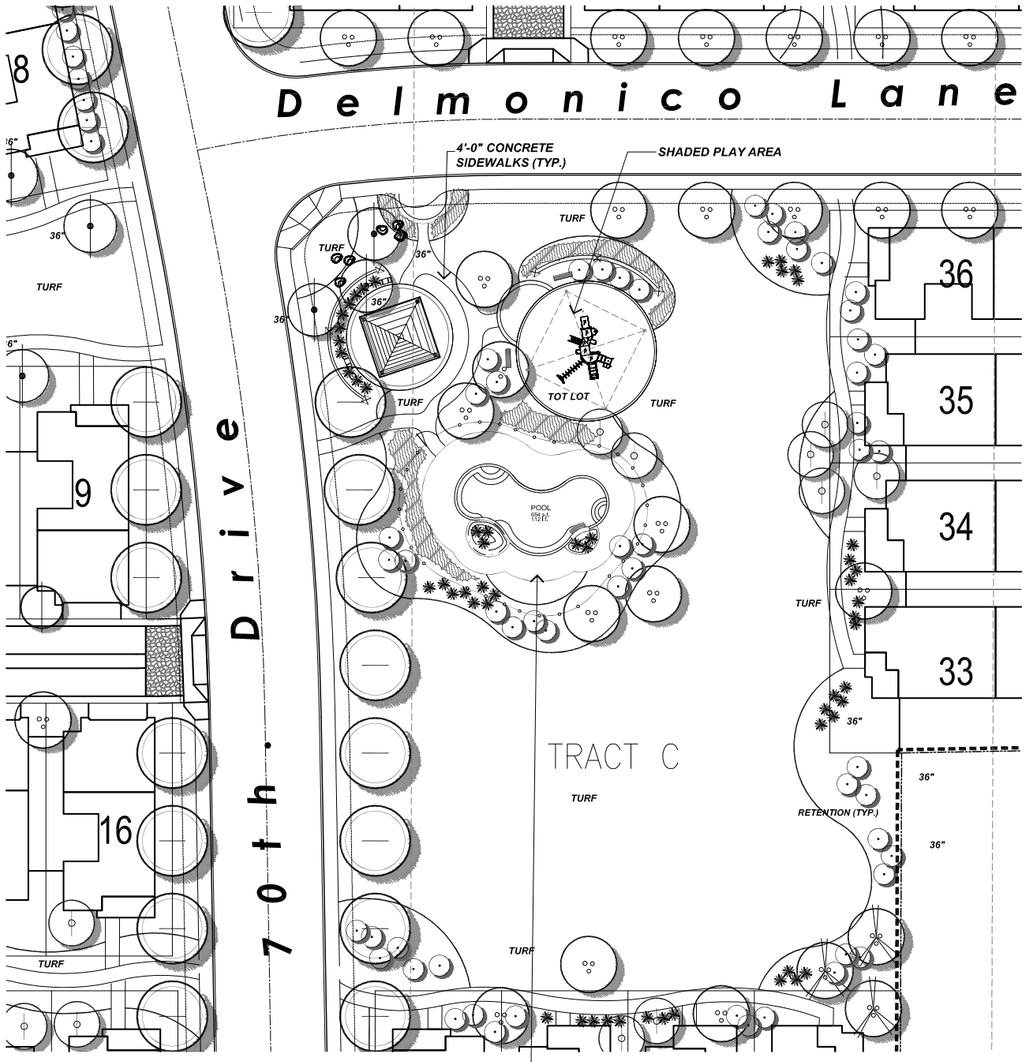
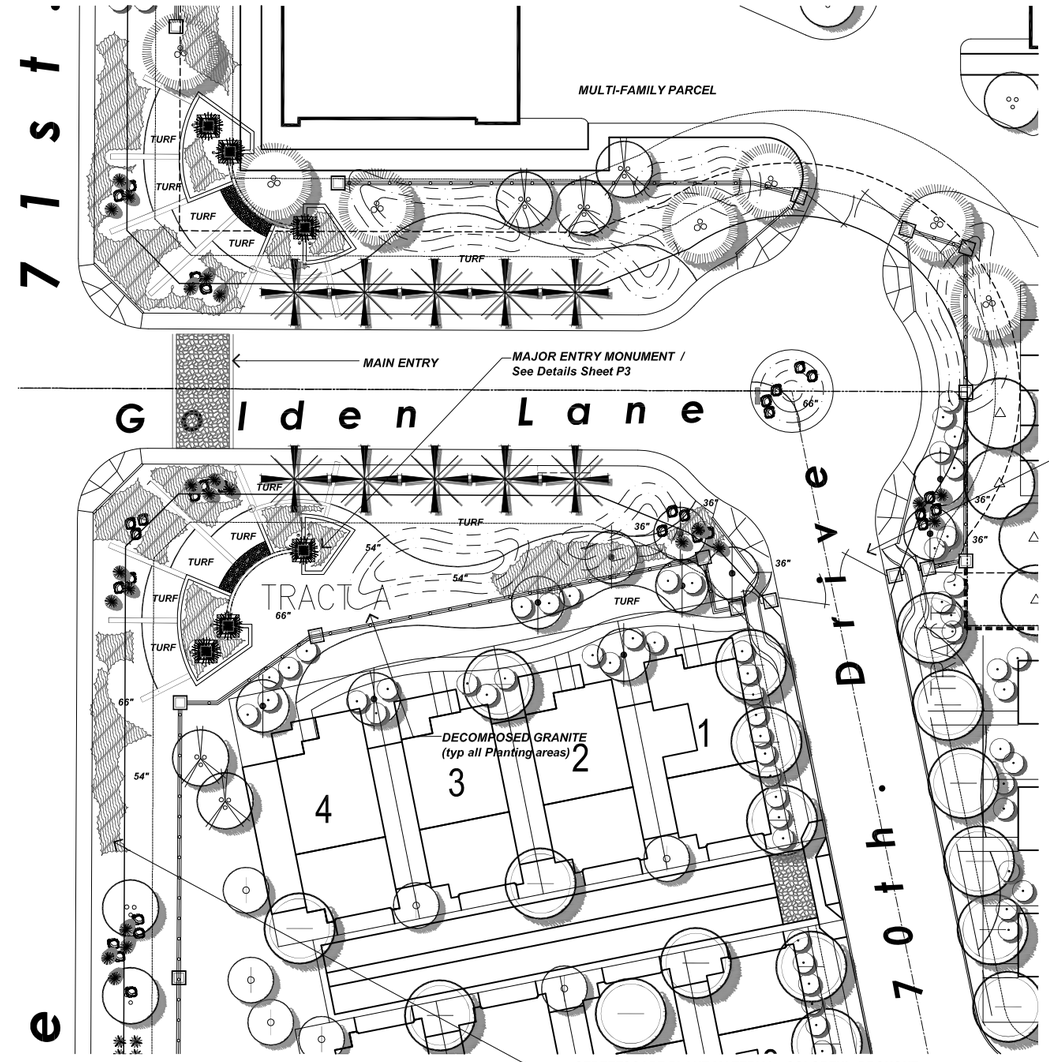


AMENITY AREA ENLARGEMENT

AMENITY AREA :
SWIMMING POOL, PLAY STRUCTURE, TURF AREAS, BARBECUE / EATING AREA, SHADE STRUCTURE



ENTRY AREA ENLARGEMENT

STREETSCAPE PLANT MATERIAL: COLORFUL, DROUGHT TOLERANT PLANT MATERIAL per Dept. of Water Resources APPROVED PLANT LIST.

LANDSCAPE SCHEDULE

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MISC.

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CONCRETE HEADER To Match Concrete Walk	6" x 6"	-	Color - Natural Grey See Concrete Header Detail
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GRANITE CHUNKS To match Decomposed Granite	2"-3"	PER PLAN	-

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RESIDENTIAL AMENITY AREA PLAN

SCALE: 1" = 20'-0"

Land Group
Landscape • Architects
Landscape Architecture
Planning Design
3651 E. Baseline #222
Gilbert, Arizona 85234
P480.632.7215 F480.907.6969
landgroup@cox.net

0 10 20 40
1" = 20' - 0"
SCALE

Kalamata

Glendale, Arizona

for:

Montalbano

Homes of Arizona

PROJECT NAME

STEVEN D. VOORHEES
1/23/2008
ARIZONA, U.S.A.

SEAL

1ST DR SUBMITTAL 7/17/2007
2ND DR SUBMITTAL 9/26/2007
PAD SUBMITTAL 11/29/2007
PRE PLAT SUBMITTAL 1/8/2008

REVISIONS

JANUARY 23, 2008

DATE

PLANTING PLAN

SHEET TITLE

P3 OF 9

SHEET

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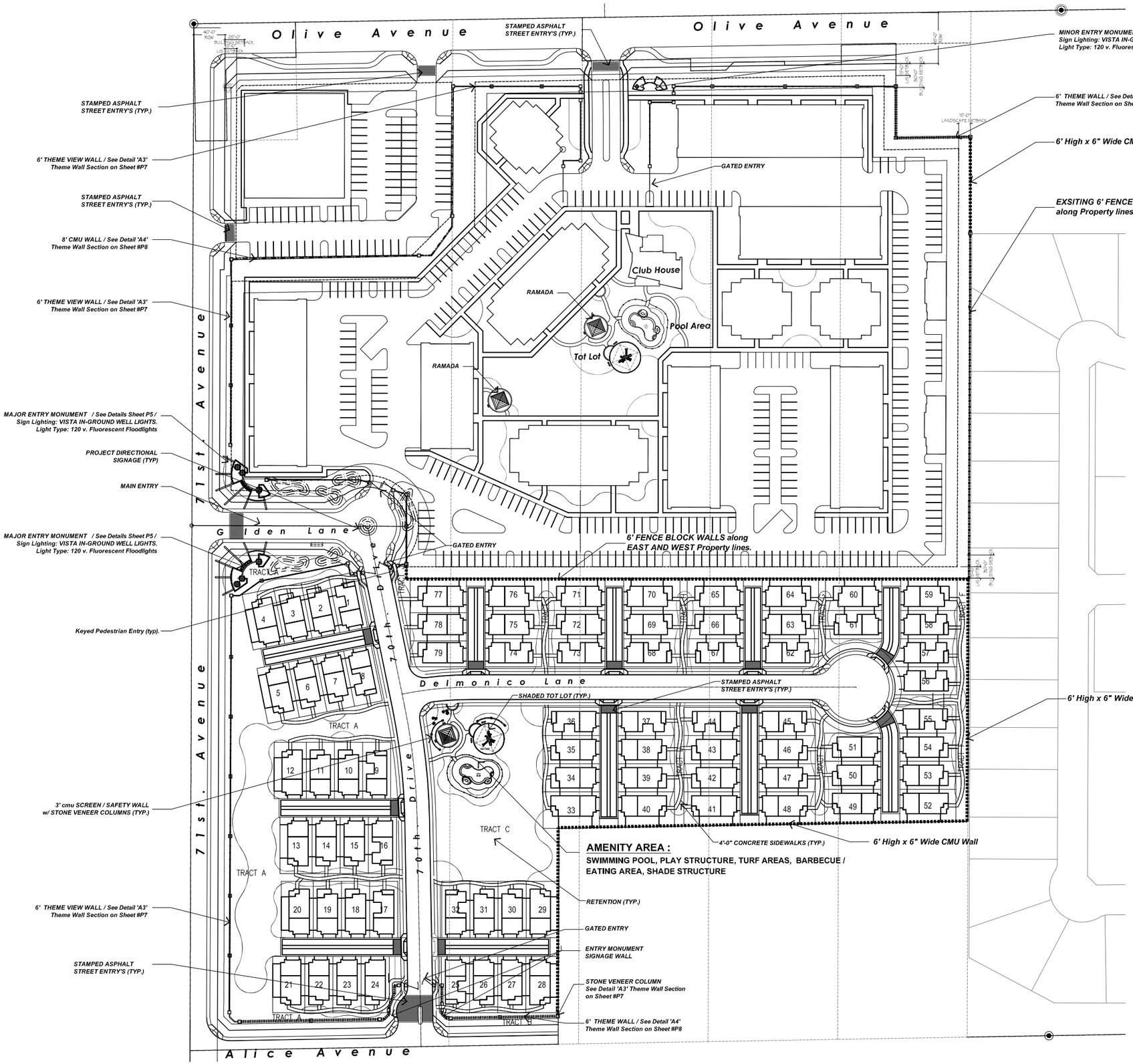

WALL SCHEDULE

SYMBOL	DESCRIPTION
	THEME WALL - 6'-0" HIGH - 6 X 8 X 16 SINGLE SCORE CMU SPLIT FACED WALL. SEE DETAILS "A4" SHEET # P8
	THEME VIEW WALL - 6'-0" HIGH - VIEW WALL / 6 X 8 X 16 SINGLE SCORE CMU SPLIT FACED BLOCK W/ WROUGHT IRON FENCE. SEE DETAILS "A3 " SHEET #P7
	6' HIGH CMU WALL - 6'-0" CMU WALL / 6 X 8 X 16 REGULAR CMU BLOCK SEE DETAIL "A5" SHEET # P8
	POOL WROUGHT IRON - 6' HIGH - WROUGHT IRON FENCE
	EXISTING WALL - 6' HIGH EXISTING CMU BLOCK WALL
	8' HIGH CMU WALL - 6'-0" CMU WALL / 8 X 8 X 16 REGULAR CMU BLOCK SEE DETAIL "" SHEET # P8
	ENHANCED PAVING / STAMPED ASPHALT

0 30 60 120

1" = 60' - 0"

SCALE

MASTER WALL PLAN

SCALE: 1" = 60'-0"

Land Group
Landscape Architects
Landscape Architecture
Planning Design
3651 E. Baseline #222
Gilbert, Arizona 85234
P480.632.7215 F480.907.6969
landgroup@cox.net

Kalamata

Glendale, Arizona

for:

Montalbano

Homes of Arizona

PROJECT NAME

STEVEN D. VOORHEES
1/23/2008
ARIZONA, U.S.A.

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WALL PLAN

SHEET TITLE

P4 OF 9

SHEET

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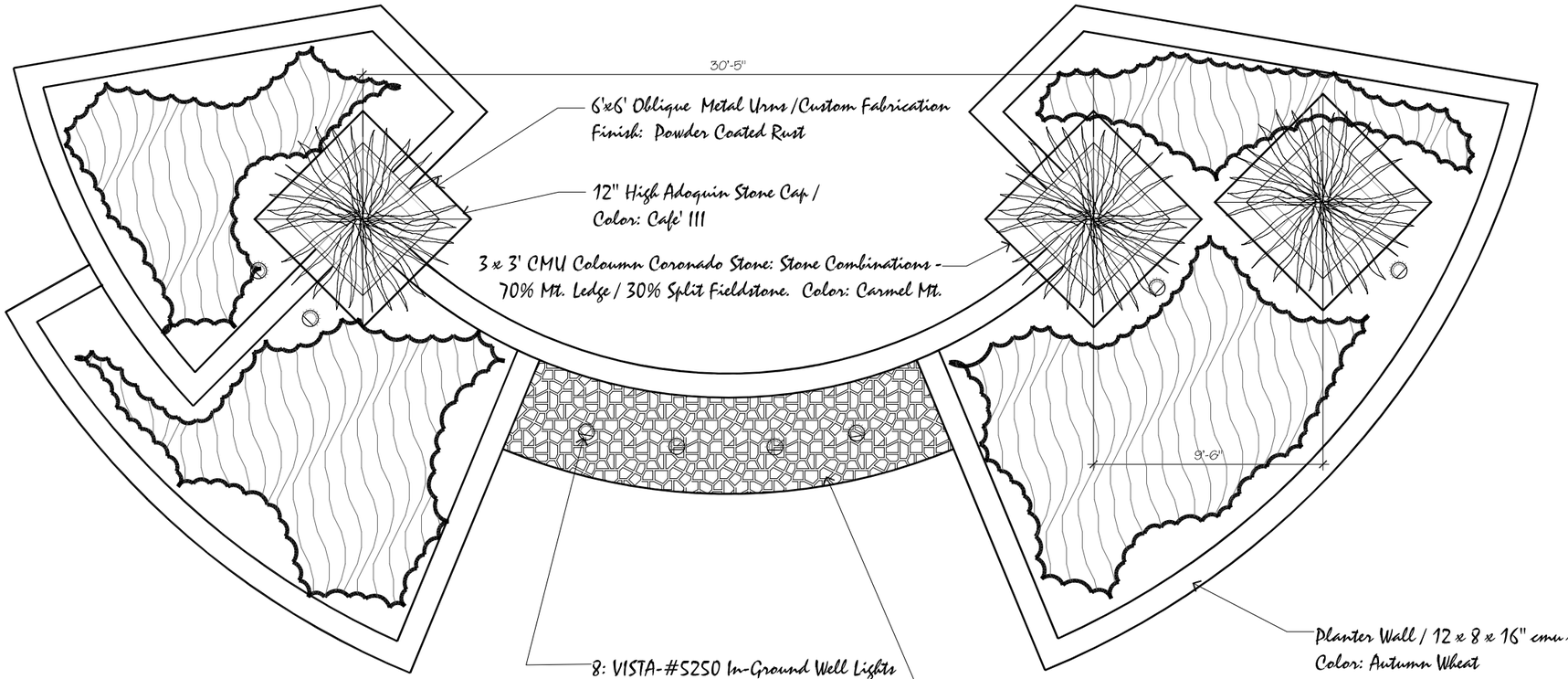
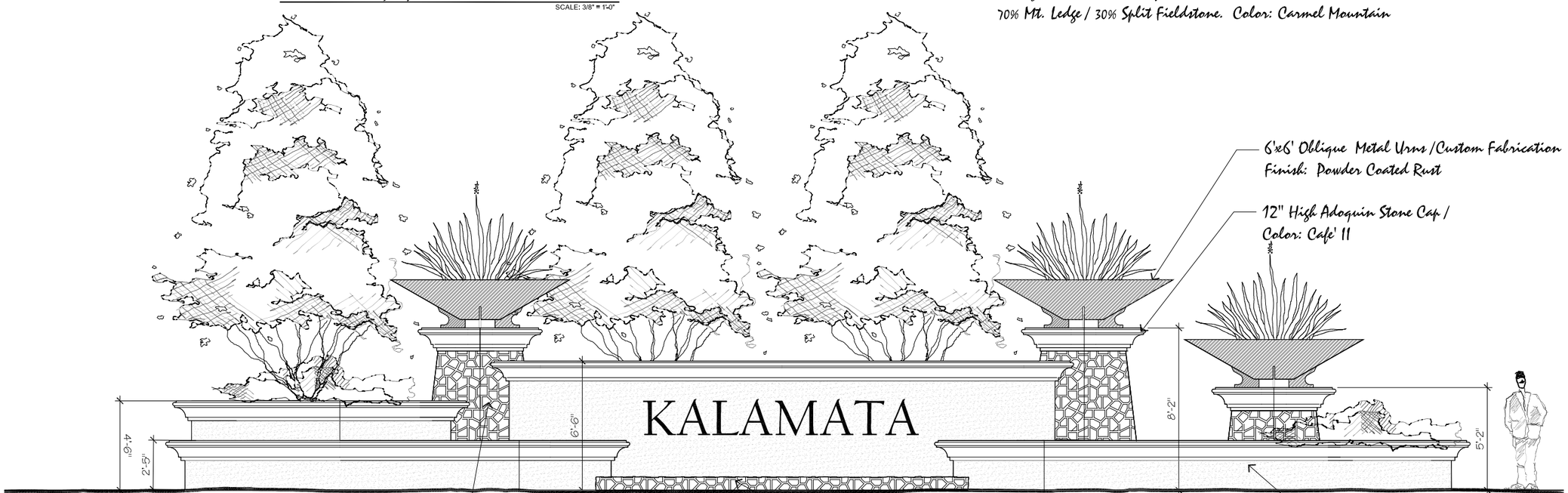


Monument / Plan

SCALE: 3/8" = 1'-0"



Monument / Elevation

SCALE: 3/8" = 1'-0"

Major Entry Monument

Land Group
Landscape+Architects
Landscape Architecture
Planning Design
3651 E. Baseline #222
Gilbert, Arizona 85234
P480.832.7275 F480.807.0969
landgroup@cox.net

SCALE

Kalamata

Glendale, Arizona

for:

Montalbano

Homes
of Arizona

PROJECT NAME

STEVEN D. VOORHEES
1/23/2008
ARIZONA, U.S.A.

SEAL

1ST DR SUBMITTAL 7/17/2007
2ND DR SUBMITTAL 9/26/2007
PAD SUBMITTAL 11/29/2007
PRE PLAT SUBMITTAL 1/8/2008

REVISIONS

JANUARY 23, 2008

DATE

SHEET TITLE

P5 OF 9

SHEET

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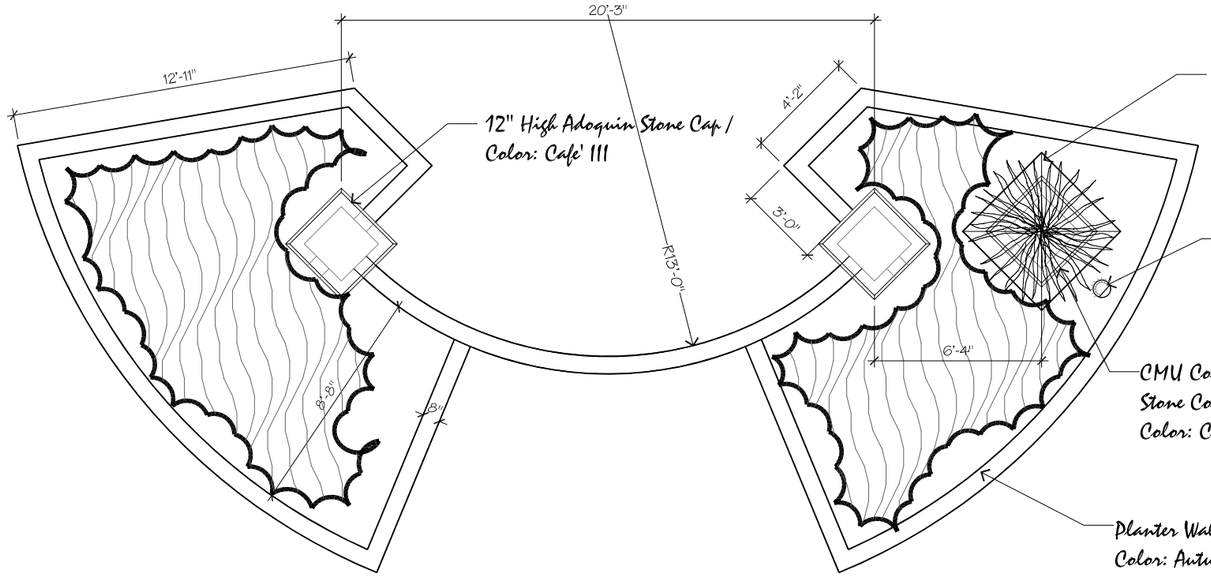
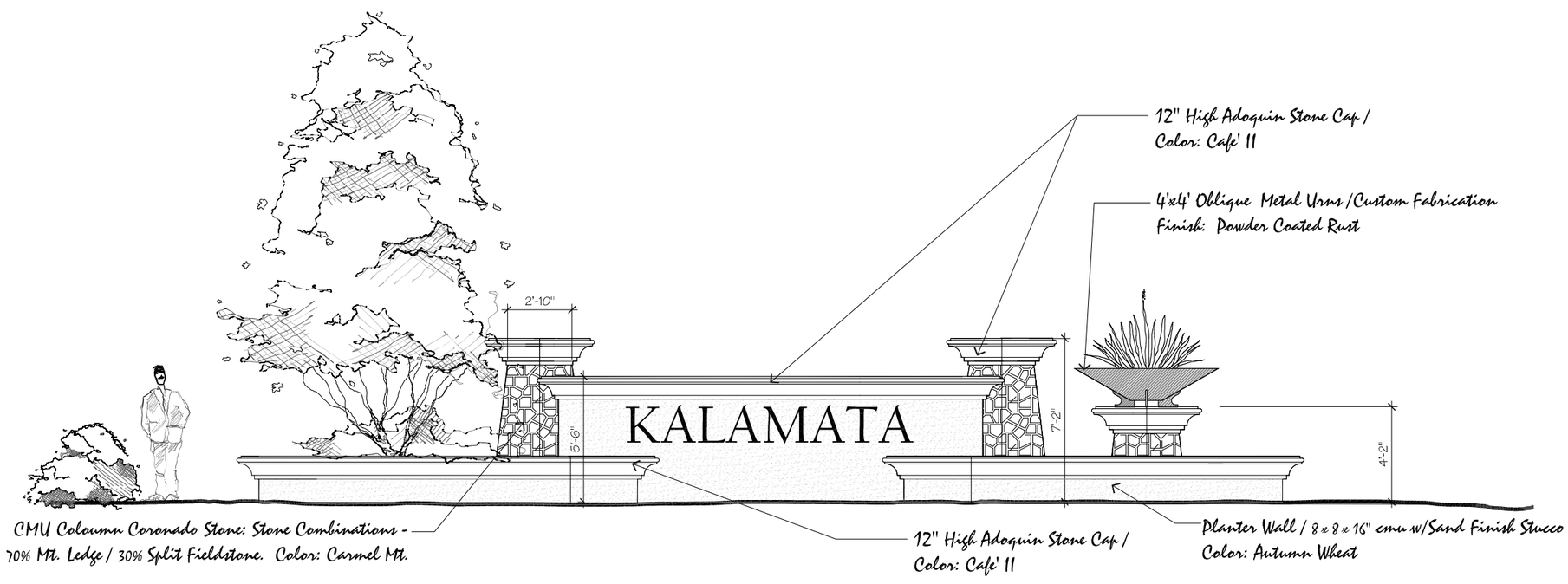


Minor Monument / Plan

SCALE: 3/8" = 1'-0"



Minor Monument / Elevation

SCALE: 3/8" = 1'-0"

Minor Entry Monument

Land Group
Landscape+Architects

Landscape Architecture
Planning Design
3651 E. Baseline #222
Gilbert, Arizona 85234
P480.632.7275 F480.807.0969
landgroup@cox.net

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1/23/2008
ARIZONA, U.S.A.

SEAL

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PRE PLAT SUBMITTAL 1/8/2008

REVISIONS

JANUARY 23, 2008

DATE

SHEET TITLE

P6 OF 9

SHEET

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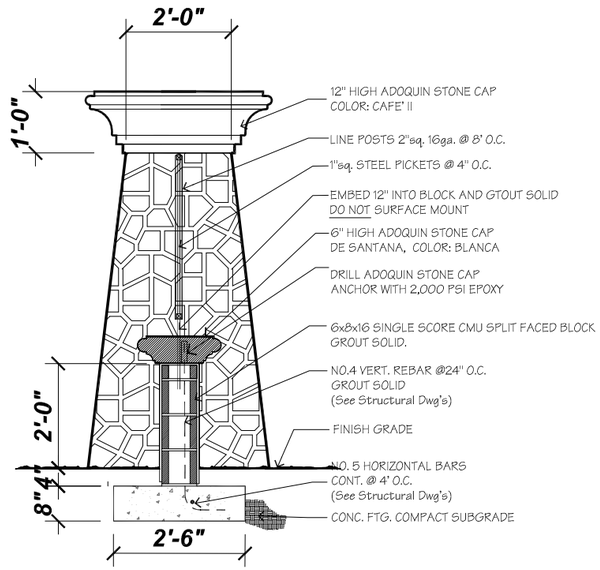
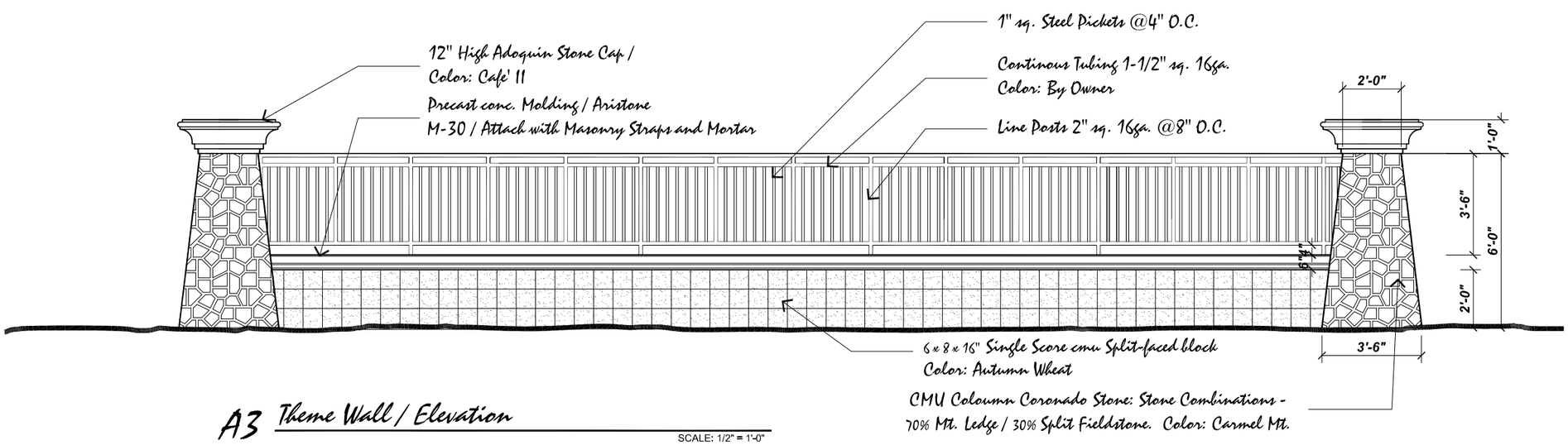


A3 Theme Wall / Section

SCALE: 3/4" = 1'-0"



A3 Theme Wall / Elevation

SCALE: 1/2" = 1'-0"

Theme Wall Designs

Land Group
Landscape+Architects
Landscape Architecture
Planning Design
3651 E. Baseline #222
Gilbert, Arizona 85234
P480.632.7215 F480.907.6969
landgroup@cox.net

SCALE

Kalamata

Glendale, Arizona

for:

Montalbano

Homes
of Arizona

PROJECT NAME

STEVEN D. VOORHEES
1/23/2008
ARIZONA, U.S.A.

SEAL

1ST DR SUBMITTAL 7/17/2007
2ND DR SUBMITTAL 9/26/2007
PAD SUBMITTAL 11/29/2007
PRE PLAT SUBMITTAL 1/8/2008

REVISIONS

JANUARY 23, 2008

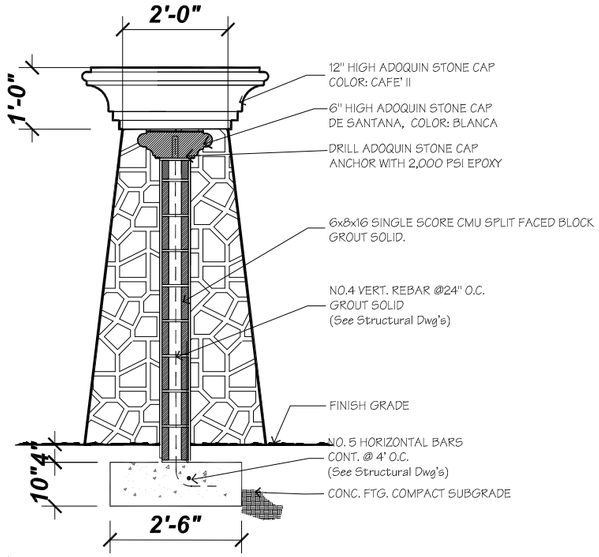
DATE

SHEET TITLE

P7 OF 9

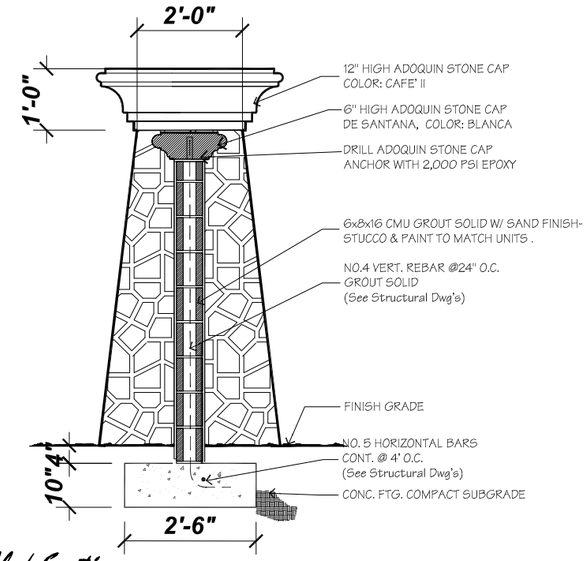
SHEET

PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com



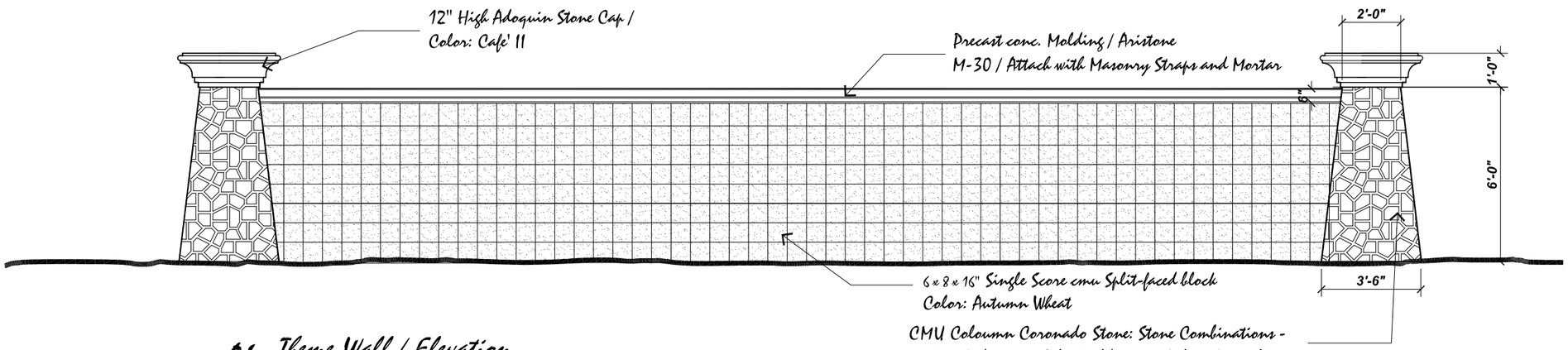
A4 Theme Wall / Section

SCALE: 3/4" = 1'-0"



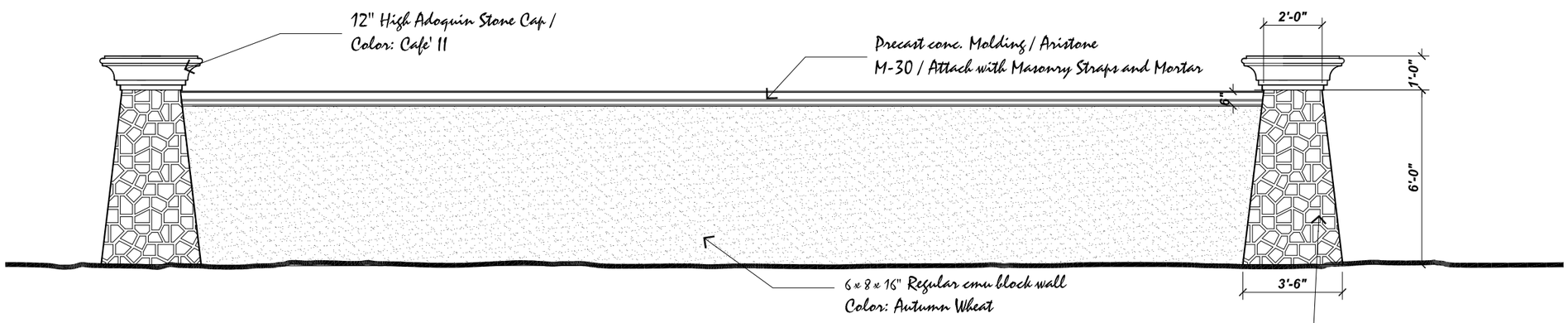
A5 Theme Wall / Section

SCALE: 3/4" = 1'-0"



A4 Theme Wall / Elevation

SCALE: 1/2" = 1'-0"



A5 Theme Wall / Elevation

SCALE: 1/2" = 1'-0"

Land Group
Landscape+Architects
Landscape Architecture
Planning Design
3651 E. Baseline #222
Gilbert, Arizona 85234
P480.632.7215 F480.907.6969
landgroup@cox.net

SCALE

Kalamata

Glendale, Arizona

for:

Montalbano

Homes
of Arizona

PROJECT NAME

STEVEN D. VOORHEES
1/23/2008
ARIZONA, U.S.A.

SEAL

1ST DR SUBMITTAL 7/17/2007
2ND DR SUBMITTAL 9/26/2007
PAD SUBMITTAL 11/29/2007
PRE PLAT SUBMITTAL 1/8/2008

REVISIONS

JANUARY 23, 2008

DATE

SHEET TITLE

Theme Wall Designs

P8 OF 9

SHEET

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PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com

PLAY EQUIPMENT: Playworld Systems
MODEL: 350-0502/ COLORS: Posts-Forest Gr, Plastics-Red & Beige Components-Beige, Decks-Brown *

BENCH :
MANF: WABASH VALLEY /MODEL: TR331T 8' Bench w/ Back
COLOR: GREEN*

PICNIC TABLE :
MANF: WABASH VALLEY /MODEL: SG206D, 8' Table, Multi-Pedestal, Diamond
ROOF COLOR: GREEN*

RAMADA :
MANF: CLASSIC RECREATION /MODEL: ORLANDO
ROOF COLOR: FOREST GREEN*

SIGN / LIGHTING :
STYLE: SIGNLIGHTER SERIES / MODEL:FWLA-48
COLOR: DARK BRONZE / with Fluorescent lamps*

Kalamata

AMENITIES

GLENDALE, ARIZONA

* See Cuts Sheets for additional information / Color choices to be finalized in field with actual stone and paint samples.

Land Group
Landscape•Architects

Landscape Architecture
Planning Design
3651 E. Baseline #222
Gilbert, Arizona 85234
Phone.602.7315 Fax.602.5065
landgroup@cox.net

SCALE

Kalamata

Glendale, Arizona

for:

Montalbano

Homes
of Arizona

PROJECT NAME

STEVEN D. VOORHEES
11/29/2007
ARIZONA, U.S.A.

SEAL

1ST DR SUBMITTAL 7/17/2007
2ND DR SUBMITTAL 9/26/2007
PAD SUBMITTAL 11/29/2007

REVISIONS

NOVEMBER 29, 2007

DATE

SHEET TITLE

Amenities

P9 OF 9

SHEET

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PHOTOMETRIC CALCULATION
FOR
KALAMATA
GLENDALE, ARIZONA

OWNER/DEVELOPER

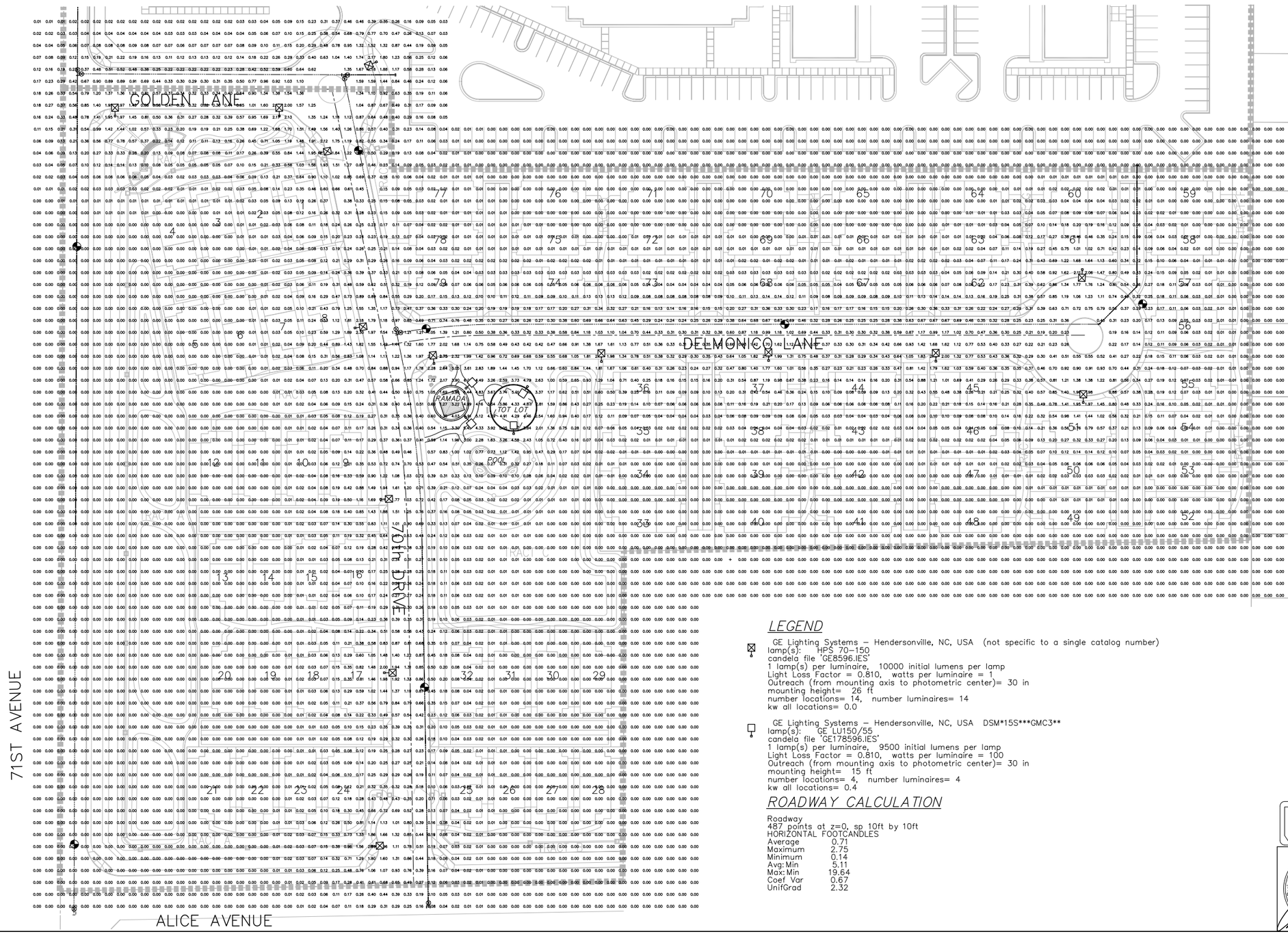
MONTALBANO HOMES
4800 N. SCOTTSDALE RD., STE. 2200
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 308-8259
FAX: (480) 308-8292
CONTACT: PAUL DONOVAN

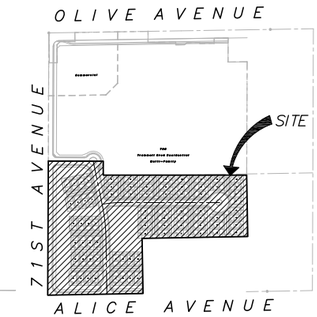
CIVIL ENGINEER

EPS GROUP, INC.
2150-1 S. COUNTRY CLUB DR.
SUITE 22
MESA, ARIZONA 85210
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DAN OLSEN

LANDSCAPE ARCHITECT

LAND GROUP
3651 E. BASELINE RD.
SUITE 222
GILBERT, AZ 85234
PHONE: (480)632-7215
FAX: (480)907-6969
CONTACT: STEVE VOORHEES, RLA





VICINITY MAP
NTS

N

0 40 80 120
SCALE IN FEET

LEGEND

GE Lighting Systems – Hendersonville, NC, USA (not specific to a single catalog number)
lamp(s): HPS 70-150
candela file 'GE8596.IES'
1 lamp(s) per luminaire, 10000 initial lumens per lamp
Light Loss Factor = 0.810, watts per luminaire = 1
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 26 ft
number locations= 14, number luminaires= 14
kw all locations= 0.0

GE Lighting Systems – Hendersonville, NC, USA DSM*15S***GMC3**
lamp(s): GE LU150/55
candela file 'GE178596.IES'
1 lamp(s) per luminaire, 9500 initial lumens per lamp
Light Loss Factor = 0.810, watts per luminaire = 100
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 15 ft
number locations= 4, number luminaires= 4
kw all locations= 0.4

ROADWAY CALCULATION

Roadway
487 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.71
Maximum	2.75
Minimum	0.14
Avg:Min	5.11
Max:Min	19.64
Coef Var	0.67
UnifGrad	2.32

DARcor
11811 N. TATUM BLVD
SUITE 2700
PHOENIX, AZ 85028
Ph: (602) 795-2699
Fax: (602) 795-2647

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

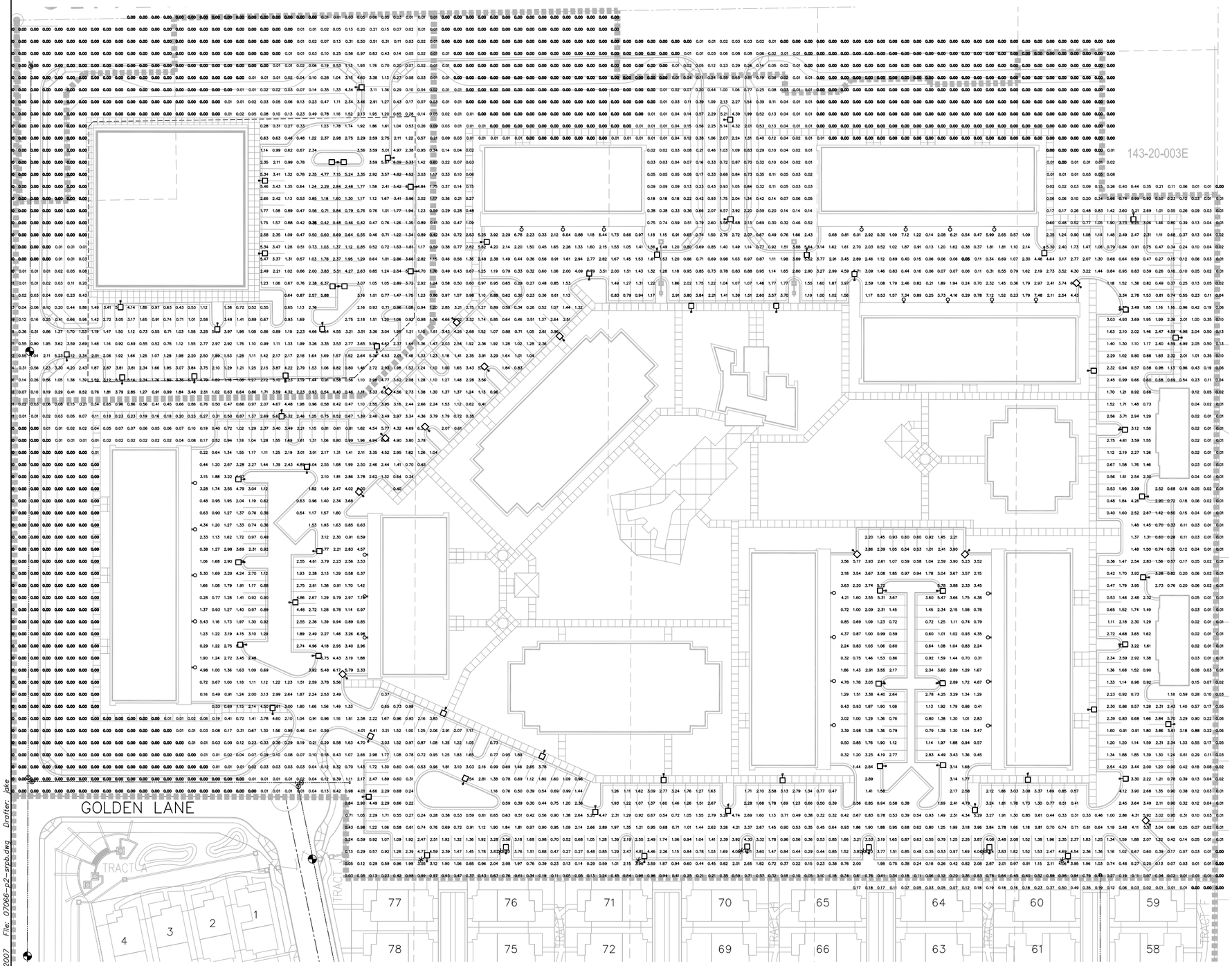
Registered Professional Engineer (Electrical)
CERTIFICATE NO. 30025
DARWIN REYNOLDS
12/26/07
Date Signed
ARIZONA U.S.A.

PROJECT TITLE
KALAMATA STREET
GLENDALE, ARIZONA

SHEET TITLE
SINGLE FAMILY HOMES
PHOTOMETRIC CALCULATIONS

DATE	DESIGNED:	DWG No.	SHEET
DEC 2007	SAB	P1	1
	DRAWN: CS	PROJ No.	OF
SCALE	CHECKED:		
AS SHOWN	DAR	07066	3

Saved: Dec 27, 2007 File: 07066-P1.dwg Drafter: Jake



LEGEND

GARDCO LIGHTING 101-FT-150HPS
lamp(s): CLEAR 150HPS/MED PRORATED TO 1000 LUMENS
candela file 'M1F15H.IES'
1 lamp(s) per luminaire, 4000 initial lumens per lamp
Light Loss Factor = 0.810, watts per luminaire = 50
mounting height= 10 ft
number locations= 27, number luminaires= 27
kw all locations= 1.4

GE Lighting Systems – Hendersonville, NC, USA DSM*15S***GMC3**
lamp(s): GE LU150/55
candela file 'GE178596.IES'
1 lamp(s) per luminaire, 9500 initial lumens per lamp
Light Loss Factor = 0.810, watts per luminaire = 100
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 15 ft
number locations= 84, number luminaires= 84
kw all locations= 8.4

*INDICATES LUMINAIRE TO INCLUDE HOUSE SIDE SHIELD

MULTI-FAMILY PARKING LOT CALCULATION

Multi Family
1395 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	1.88
Maximum	7.48
Minimum	0.05
Avg:Min	37.58
Max:Min	149.60
Coef Var	0.72
UnifGrad	27.71

COMMERCIAL PARKING LOT CALCULATION

Commercial Parking Lot
298 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	2.01
Maximum	7.15
Minimum	0.36
Avg:Min	5.60
Max:Min	19.86
Coef Var	0.70
UnifGrad	3.49

N

0 40 80 120
SCALE IN FEET

DARcor
11811 N. TATUM BLVD
SUITE 2700
PHOENIX, AZ 85028
Ph: (602) 795-2699
Fax: (602) 795-2647

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PROJECT TITLE
KALAMATA STREET
GLENDALE, ARIZONA

SHEET TITLE
PARKING LOT
PHOTOMETRIC CALCULATIONS

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 30025
DARWIN REYNOLDS
12/26/07
Expires 6/30/08
ARIZONA, U.S.A.

DATE DEC 2007	DESIGNED: SAB	DWG No. P2	SHEET 2
	DRAWN: CS		OF
SCALE AS SHOWN	CHECKED: DAR	PROJ No. 07066	3

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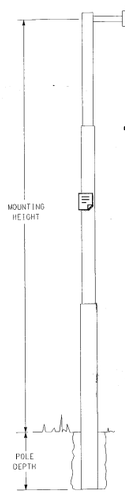
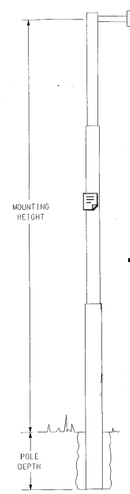


CODE No.	MTG. HEIGHT	POLE DEPTH	LUMENS	POLE SHAPE	POLE COLOR	RATE TYPE
ULAH1809P	15'-0"	3'-6"	9,500	SQUARE	BROWN	PRIVATE
ULAH1809F	15'-0"	3'-6"	9,500	SQUARE	BROWN	FOREIGN
ULAH1809D	15'-0"	3'-6"	9,500	SQUARE	BROWN	D TO D
ULAH2809	25'-6"	4'-0"	9,500	SQUARE	BROWN	PUBLIC
ULAH2809F	25'-6"	4'-0"	9,500	SQUARE	BROWN	FOREIGN
ULAH2809P	25'-6"	4'-0"	9,500	SQUARE	BROWN	PRIVATE
ULAH2809D	25'-6"	4'-0"	9,500	SQUARE	BROWN	D TO D
ULAH2816	25'-6"	4'-0"	16,000	SQUARE	BROWN	PUBLIC
ULAH2816F	25'-6"	4'-0"	16,000	SQUARE	BROWN	FOREIGN
ULAH2816P	25'-6"	4'-0"	16,000	SQUARE	BROWN	PRIVATE
ULAH2816D	25'-6"	4'-0"	16,000	SQUARE	BROWN	D TO D
ULAH3609P	32'-0"	5'-6"	9,500	SQUARE	BROWN	PRIVATE
ULAH3616	32'-0"	5'-6"	16,000	SQUARE	BROWN	PUBLIC
ULAH3616F	32'-0"	5'-6"	16,000	SQUARE	BROWN	FOREIGN
ULAH3616P	32'-0"	5'-6"	16,000	SQUARE	BROWN	PRIVATE
ULAH3616D	32'-0"	5'-6"	16,000	SQUARE	BROWN	D TO D
ULAH3630	32'-0"	5'-6"	30,000	SQUARE	BROWN	PUBLIC
ULAH3630F	32'-0"	5'-6"	30,000	SQUARE	BROWN	FOREIGN
ULAH3630P	32'-0"	5'-6"	30,000	SQUARE	BROWN	PRIVATE
ULAH3630D	32'-0"	5'-6"	30,000	SQUARE	BROWN	D TO D
ULAH4009P	35'-4"	5'-6"	9,500	SQUARE	BROWN	PRIVATE
ULAH4009F	35'-4"	5'-6"	9,500	SQUARE	BROWN	FOREIGN
ULAH4050F	35'-4"	5'-6"	50,000	SQUARE	BROWN	FOREIGN
ULAH4050D	35'-4"	5'-6"	50,000	SQUARE	BROWN	D TO D
ULAH4016F	35'-4"	5'-6"	16,000	SQUARE	BROWN	FOREIGN
ULAH4016P	35'-4"	5'-6"	16,000	SQUARE	BROWN	PRIVATE

NOTE: THE LUMINAIRES FOR ALL OF THESE UNITS ARE BROWN.

3513E53.DGN	REV. ADDED LINES PER BARS	OUTDOOR LIGHTING STANDARDS
DATE: 12/14/99 REV. NO: 2 REV. DATE 07/14/03 APPROVAL:	UNDERGROUND LIGHTING COMPATIBLE UNITS STREETLIGHTS - ARCHITECTURAL	SRP PROPRIETARY MATERIAL
10-107	ULAH1405P-ULAH40500	



CODE No.	MTG. HEIGHT	POLE DEPTH	LUMENS	POLE SHAPE	POLE COLOR	RATE TYPE
ULAH1809P	15'-0"	3'-6"	9,500	SQUARE	BROWN	PRIVATE
ULAH1809F	15'-0"	3'-6"	9,500	SQUARE	BROWN	FOREIGN
ULAH1809D	15'-0"	3'-6"	9,500	SQUARE	BROWN	D TO D
ULAH2809	25'-6"	4'-0"	9,500	SQUARE	BROWN	PUBLIC
ULAH2809F	25'-6"	4'-0"	9,500	SQUARE	BROWN	FOREIGN
ULAH2809P	25'-6"	4'-0"	9,500	SQUARE	BROWN	PRIVATE
ULAH2809D	25'-6"	4'-0"	9,500	SQUARE	BROWN	D TO D
ULAH2816	25'-6"	4'-0"	16,000	SQUARE	BROWN	PUBLIC
ULAH2816F	25'-6"	4'-0"	16,000	SQUARE	BROWN	FOREIGN
ULAH2816P	25'-6"	4'-0"	16,000	SQUARE	BROWN	PRIVATE
ULAH2816D	25'-6"	4'-0"	16,000	SQUARE	BROWN	D TO D
ULAH3609P	32'-0"	5'-6"	9,500	SQUARE	BROWN	PRIVATE
ULAH3616	32'-0"	5'-6"	16,000	SQUARE	BROWN	PUBLIC
ULAH3616F	32'-0"	5'-6"	16,000	SQUARE	BROWN	FOREIGN
ULAH3616P	32'-0"	5'-6"	16,000	SQUARE	BROWN	PRIVATE
ULAH3616D	32'-0"	5'-6"	16,000	SQUARE	BROWN	D TO D
ULAH3630	32'-0"	5'-6"	30,000	SQUARE	BROWN	PUBLIC
ULAH3630F	32'-0"	5'-6"	30,000	SQUARE	BROWN	FOREIGN
ULAH3630P	32'-0"	5'-6"	30,000	SQUARE	BROWN	PRIVATE
ULAH3630D	32'-0"	5'-6"	30,000	SQUARE	BROWN	D TO D
ULAH4009P	35'-4"	5'-6"	9,500	SQUARE	BROWN	PRIVATE
ULAH4009F	35'-4"	5'-6"	9,500	SQUARE	BROWN	FOREIGN
ULAH4050F	35'-4"	5'-6"	50,000	SQUARE	BROWN	FOREIGN
ULAH4050D	35'-4"	5'-6"	50,000	SQUARE	BROWN	D TO D
ULAH4016F	35'-4"	5'-6"	16,000	SQUARE	BROWN	FOREIGN
ULAH4016P	35'-4"	5'-6"	16,000	SQUARE	BROWN	PRIVATE

NOTE: THE LUMINAIRES FOR ALL OF THESE UNITS ARE BROWN.

3513E53.DGN	REV. ADDED LINES PER BARS	OUTDOOR LIGHTING STANDARDS
DATE: 12/14/99 REV. NO: 2 REV. DATE 07/14/03 APPROVAL:	UNDERGROUND LIGHTING COMPATIBLE UNITS STREETLIGHTS - ARCHITECTURAL	SRP PROPRIETARY MATERIAL
10-107	ULAH1405P-ULAH40500	

Notes: Job:
Type:

100 LINE

101 PERFORMANCE SCONCE

GENERAL DESCRIPTION: The Gardco 101 Trapezoidal Wedge high performance sconce offers an excellent alternative to unsightly wall mounted fixtures. These architecturally refined luminaires are designed to integrate naturally to wall surfaces. The 101 luminaires are available with three (3) different distribution patterns - a wide throw, a medium throw and a forward throw. Each luminaire is designed to accept HID sources up to 175MH, and Compact Fluorescent up to (2) 42W. Housings are sealed throughout, completely excluding moisture, dust, insects and contaminants.

CUTOFF PERFORMANCE: 101 Luminaires installed in the normal downlight position, with a flat glass lens, provide full cutoff performance.

ORDERING

PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

101	Trapezoidal Wedge	*Refer to configuration chart below for available distributions*
101 EM	Emergency Sconce	
101 EMC	Emergency Sconce Cold Temperature	
101 EMR	Remote Emergency Sconce	

DISTRIBUTION

FT	Forward Throw	*Not Available with Fluorescent Lamps.*
WT	Wide Throw	*Not Available with Fluorescent Lamps.*
MT	Medium Throw	

WATTAGE AND VOLTAGE

LAMP / VOLTAGE CHART - 101

	Voltage					
E17 - HID	120	208	240	277	347	480
50MH	•			•		
70MH	•	•	•	•	•	
100MH	•	•	•	•	•	•
150MH	•	•	•	•	•	
175MH	•	•	•	•	•	•
50CMHE	UNIV					
70CMHE	UNIV					
100CMHE	UNIV					
35HPS	•			•		
50HPS	•			•		
70HPS	•	•	•	•	•	•
100HPS	•	•	•	•	•	•
150HPS	•	•	•	•	•	•
Fluorescent						
26QF	UNIV				•	
32QF	UNIV				•	
32TRF	UNIV				•	
232TRF[2]	UNIV				•	
42TRF	UNIV				•	
242TRF[2]	UNIV				•	

CONFIGURATION CHART - 101EM OR 101EMC

	Distribution			Voltage					
Fluorescent	FT	WT	MT	120	208	240	277	347	480
26QF[1]			•	•			•		
32TRF			•	•			•		
42TRF			•	•			•		

CONFIGURATION CHART - 101EMR

	Distribution			Voltage					
Fluorescent	FT	WT	MT	120	208	240	277	347	480
26QF[1]			•	•			•		
32TRF			•	•			•		
232TRF[2]			•	•			•		
42TRF			•	•			•		
242TRF[2]			•	•			•		

Combinations marked with a dot or shown with "UNIV" are available for ordering.
MH - Metal Halide. CMHE - Ceramic Metal Halide with Electronic Ballast
HPS - High Pressure Sodium. QF - Quad Fluorescent
TRF - Triple Tube Fluorescent

1. Fluorescent and CMHE luminaires feature electronic ballasts that accept 120V through 277V, 60Hz to 60Hz, input. Specify "UNIV" voltage for 120V through 277V.
2. One (1) lamp is powered in emergency mode.

FINISH

BRP	Bronze Paint	
BLP	Black Paint	
WP	White Paint	
NP	Natural Aluminum Paint	
BGP	Beige Paint	
OC	Optional Color Paint	*Specify Optional Color or RAL or OC-LGP or OC-RAL7024*
SC	Special Color Paint	*Specify Matt supply color chip.*

OPTIONS

F	Fusing	*120V through 277V only*
PCB	Button Type Photocontrol	*n/a w/480V*
QS[1]	Quartz Standby	
QST[1]	Quartz Standby - Timed Delay	*3 HID only, N/A with CMHE Ballasts or in 480V, 100w Quartz maximum.*
Q924[1]	Quartz Emergency	
Q12V[1]	Quartz 12V Emergency	*4 WT Optic only, 150w HID maximum. 100w Quartz maximum.*
SL	Solite® Diffusing Lens	
UT	5° Uplift	
WLU	Wall Location Door for Invoiced Mount	*N/A with WG option.*
WS	Wall Mounted Box for Surface Conduit	*Rear entry permitted.*
WS/UT	WS Option w/5° Uplift	*Rear entry permitted*
WG	Wire Guard	*Not available with WLU option.*
POLY	Polycarbonate Sag Lens	*70w HID maximum.*

EMR Luminaires Only:

BB4CG	Bodine Emergency Battery Pack. *Emergency Battery Packs for EMR types MUST be ordered with luminaires and supplied by Gardco.*

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A Genlyte Company

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(512) 253-1000
FAX: (512) 753-7855
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GARDCO LIGHTING
70115-1240907

DARcor
11811 N. TATUM BLVD
SUITE 2700
PHOENIX, AZ 85028
Ph: (602) 795-2699
Fax: (602) 795-2647

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(OUTSIDE MARICOPA COUNTY)

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 30025
DARWIN REYNOLDS
12/26/07
Signature
ARIZONA U.S.A.

PROJECT TITLE
KALAMATA STREET
GLENDALE, ARIZONA

SHEET TITLE
LUMINAIRE CUTSHEETS

DATE	DESIGNED: SAB	DWG No.	SHEET
DEC 2007	DRAWN: CS	P3	3
SCALE	CHECKED: DAR	PROJ No.	OF
AS SHOWN		07066	3

Saved: Dec 27, 2007 File: 07066 - P3.dwg Drafter: Jake

PLAN 2601

'A' Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

PLAN 2601
'B' Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

PLAN 2601

'C' Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

PLAN 2603

'A' Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

PLAN 2603
'B' Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

PLAN 2603

'C' Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

PLAN 2605

'A' Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

PLAN 2605
'B' Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

PLAN 2605
'C' Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

Standard Home Features

Distinctive Exteriors

Designer exterior elevations
Spanish lace stucco finish
Finished garage with Lift Master garage door opener
Concrete driveway with broom finish
Two coach light pre-wires and fixtures
Covered porch standard with 2nd floor balcony's (per plan)
Sturdy block fence in rear yard for privacy
Wrought Iron Gate with cedar slats

Quality Construction

Flat or curved style durable Eagle concrete roof tile with limited manufacturer warranties
GFI protected outlets in bathrooms, garage and kitchen
GFI protected exterior outlets with weatherproof covers
Smoke detectors with battery back up
Pex plumbing water supply
Gas furnace split system
Exhaust fan in each bathroom
ABS waste and vent plumbing lines
Standard roof bird stops (per plan)
Recessed dryer vents
Temperature balanced tub and shower valves
In-wall pest defense system

Tastefully Designed Kitchen

Quality recessed panel oak cabinetry in choice of finish
36" staggered upper cabinets with crown molding
Solid surface Hi-Macs countertops in choice of solid colors
Standard recessed can lights (per plan)
Built-in, heavy duty garbage disposal
Easy care, no wax vinyl flooring
Spacious, built-in pantry (per plan)
Family breakfast nook (per plan)
Self-cleaning, electric range
Energy saving dishwasher
Sterling stainless steel sink with sprayer
Spacemaker microwave oven

Elegant Baths

Quality recessed panel oak vanity cabinets
Executive height vanity cabinets in master bath
Easy care, no wax vinyl flooring
Standard separate tub and shower in master bath
Cultured marble vanity tops with integrated sinks/back splash
Marble tub and shower combo in secondary baths
Delta chrome faucets
42" mirrors
Frameless medicine cabinets
Elongated toilets in all baths
Dual sinks in master bath

Richly Detailed Interiors

Ceramic tile entry
Skip trowel drywall finish
Rounded drywall corners
Spacious walk-in closets in master suite (per plan)
Six panel interior doors
Premium Schlage chrome door hardware throughout
Distinctive designer Progress brushed nickel light fixtures
Decora rocker style electrical switches
Recessed can lighting in hallways (per plan)
Washable flat paint
Two pre-wired ceiling fan outlets
Structured wiring package for cable TV and telephone
Security system pre-wire

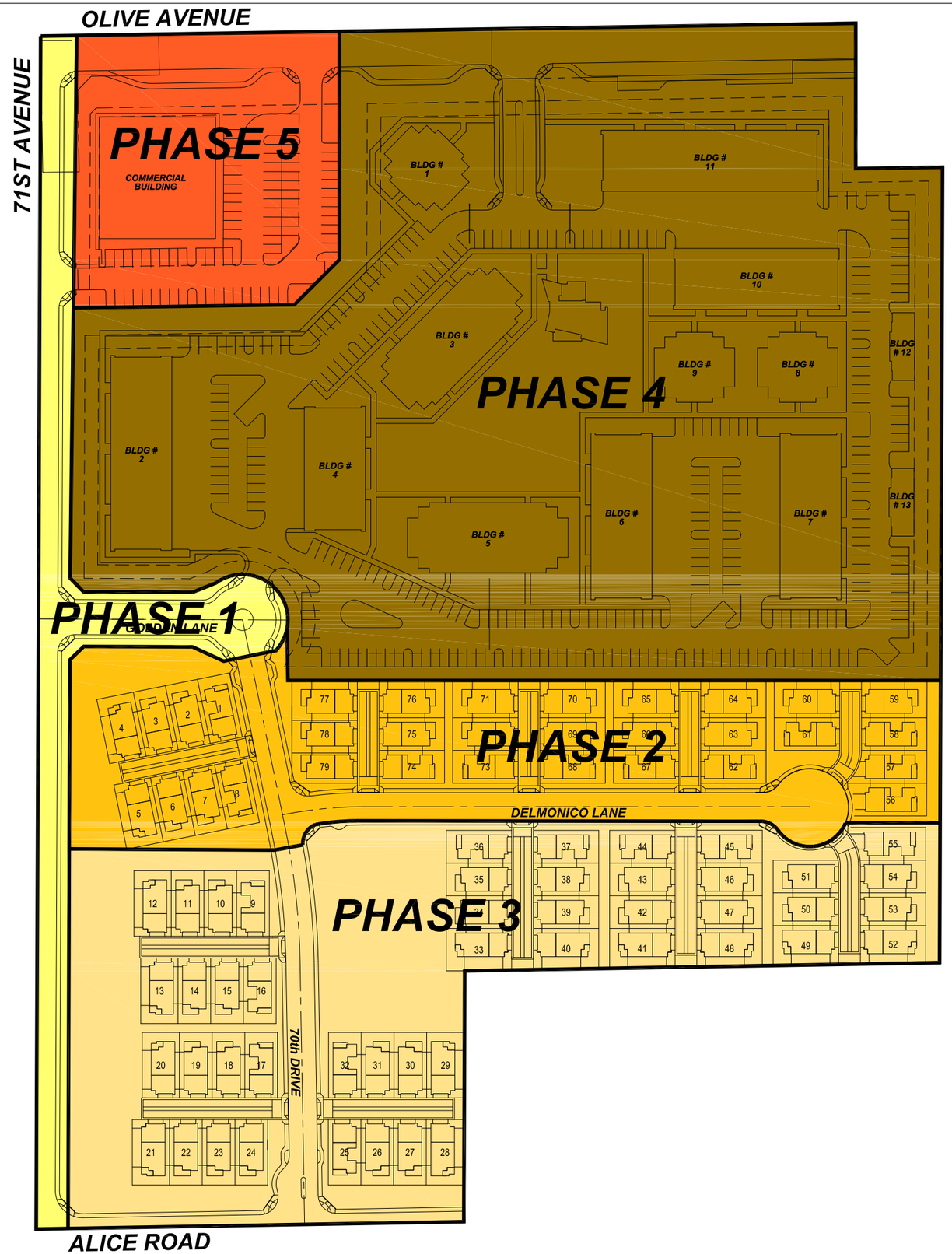
Energy Saving Utilities

200 amp electrical service
40 gallon, energy efficient gas water heater
All underground utilities
Digital thermostat
13 SEER HVAC package
R13 exterior wall system
R 30 ceiling insulation

Personalized Optional Features

Gas hook ups in kitchen and laundry in addition to electric
Under cabinet lighting in kitchen
Vaulted ceilings (per plan)
Closet shelving upgrades in master bedrooms
Two tone paint selections
Optional den (per plan)
Upgraded flooring and countertops
Upgraded appliance packages
State of the art surround sound systems
Intercom entry systems
Solatube skylights
Glass block window
Mirrored closet doors
Dual sinks in secondary baths
Soft water loop
Central vacuum
50 Gallon water heater upgrade
Low E dual pane windows
Laundry room sink
14 Seer Upgrades
Stone veneer elevations
Structured wiring upgrades
Ceiling fans in each bedroom
Gourmet Kitchens

06-098

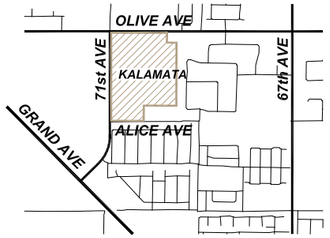


Development Phasing Diagram

OF

KALAMATA

CITY OF GLENDALE, ARIZONA



VICINITY MAP

nts

OWNER

MBC CXIX LLC, MBC CXVII LLC, MBC CXIV LLC
4800 N. Scottsdale Rd., Suite 2200
Scottsdale, Arizona 85251
CONTACT: George Cannon
480 308 8200

CONSULTANTS

EPS GROUP INC.
2150-1 S. Country Club Rd., Suite 22
Mesa, Arizona 85210
CONTACT: Josh Hannon
480 503 2250

PHASING SUMMARY

- PHASE 1– 71st AVENUE AND GOLDEN LANE
- PHASE 2– SINGLE FAMILY
- PHASE 3– SINGLE FAMILY
- PHASE 4– MULTI-FAMILY
- PHASE 5– COMMERCIAL

eps group, Inc.
Engineers, Planners & Surveyors
2150-1 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2250
Fax (480) 503-2258

Project: Kalamata
Glendale, Arizona

Development Phasing Diagram

Revisions:

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Designer: DO
Drawn by: DMA

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PE01

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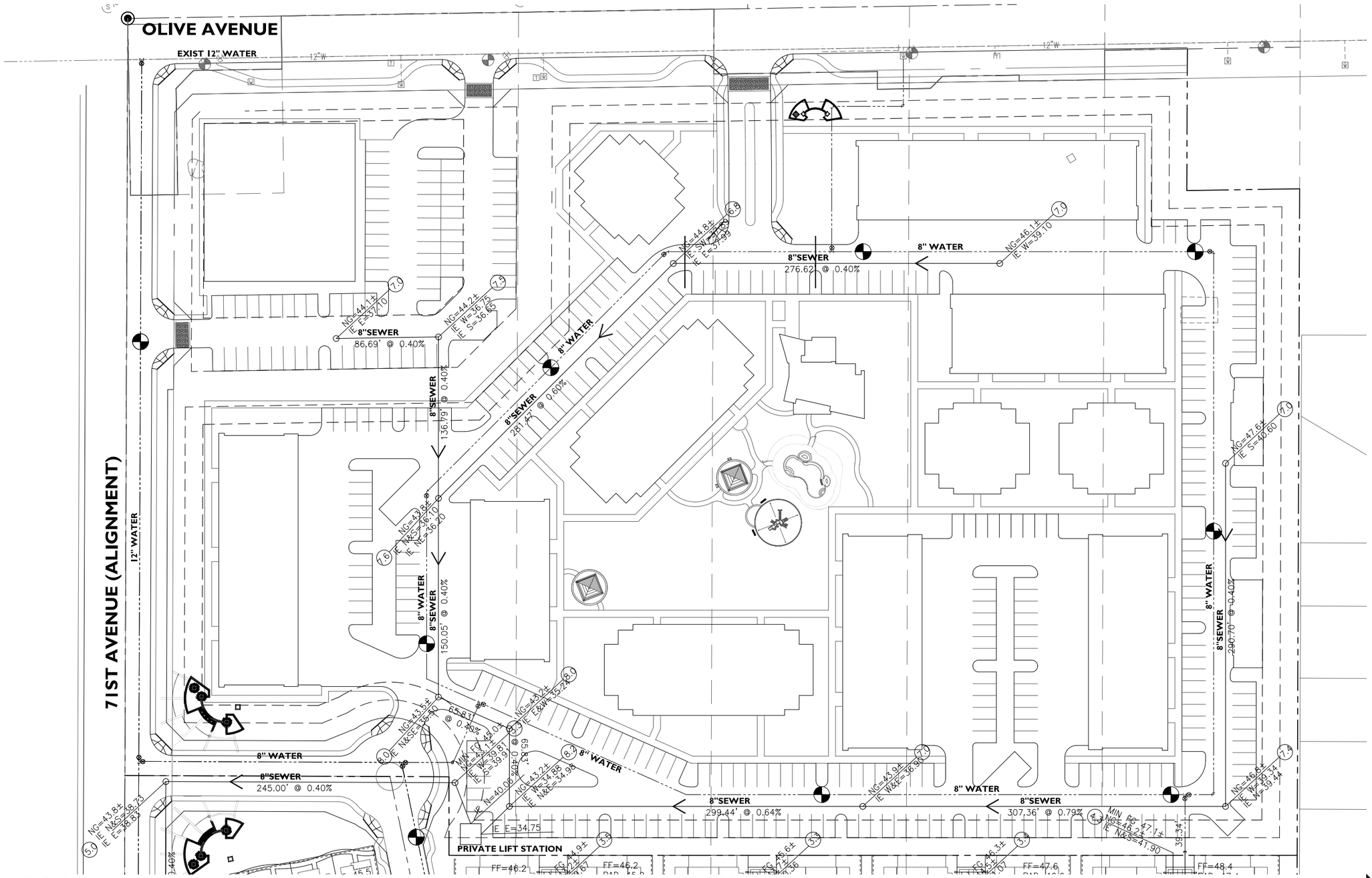

LEGEND

8" SEWER	PROPOSED SEWER LINE
—o—	PROPOSED SEWER MANHOLE
>	SEWER FLOW DIRECTION
—EX. S—	EXIST. SEWER LINE
—○—	EXIST. SEWER MANHOLE
6" WATER	PROPOSED WATER LINE
◐	PROPOSED FIRE HYDRANT
—EX. W—	EXIST. WATER LINE
□	PRIVATE LIFT STATION

N

40 0 40 80
scale feet

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Glendale, Arizona

Sewer & Water Exhibit w/o Topography

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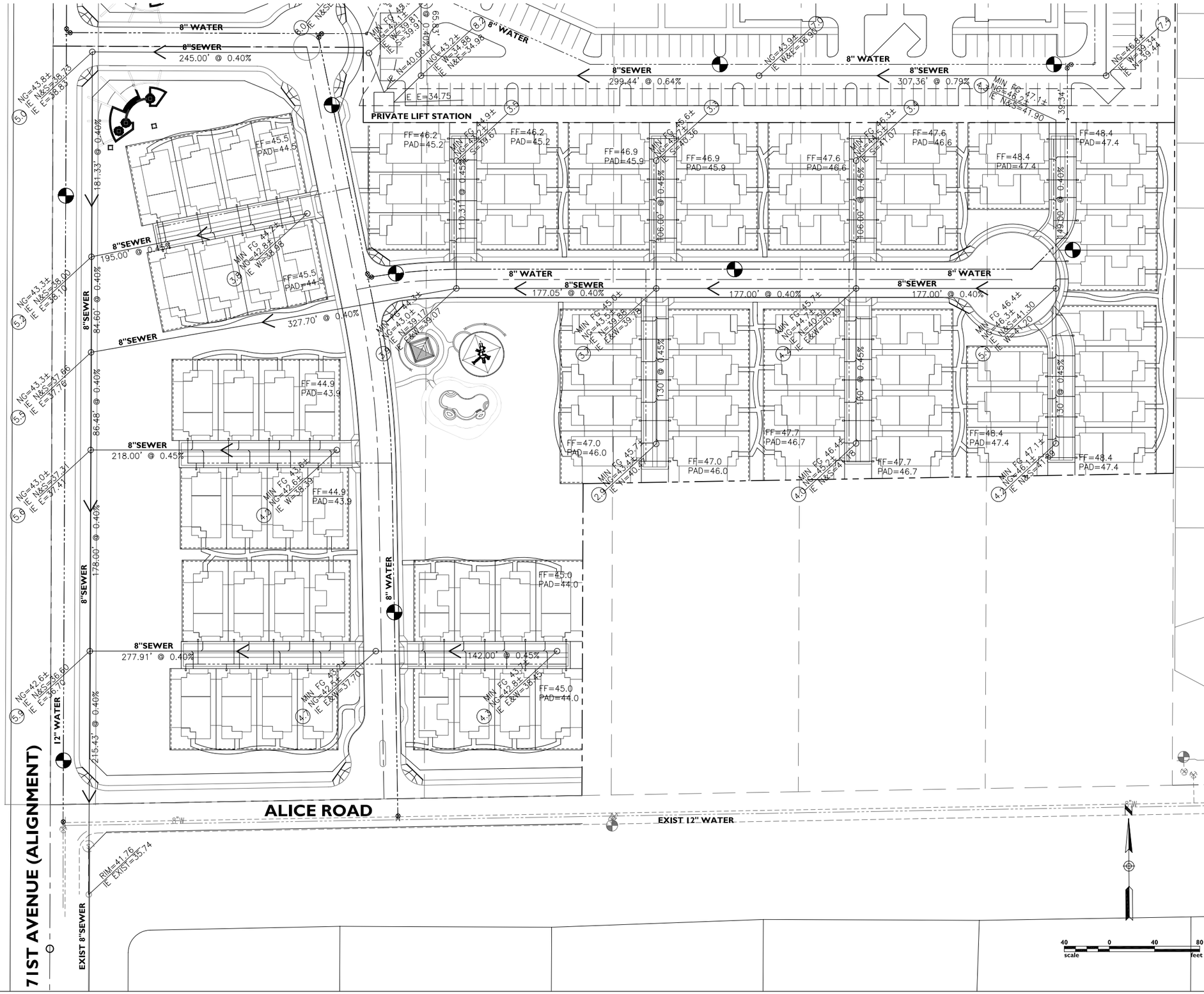

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OLIVE AVENUE

EXIST 12" WATER

12" RCP PIPE

18" RCP PIPE

30" RCP PIPE

71ST AVENUE (ALIGNMENT)

12" WATER

8" WATER

8"SEWER
86.69' @ 0.40%

8"SEWER
276.62' @ 0.40%

8"SEWER
281.47' @ 0.60%

8"SEWER
136.79' @ 0.40%

8"SEWER
150.05' @ 0.40%

8"SEWER
290.70' @ 0.40%

8"SEWER
245.00' @ 0.40%

8"SEWER
299.44' @ 0.64%

8"SEWER
307.36' @ 0.79%

PRIVATE LIFT STATION

MATCH SHEET 2

LEGEND

8" SEWER	PROPOSED SEWER LINE
—o—	PROPOSED SEWER MANHOLE
>	SEWER FLOW DIRECTION
—EX. S—	EXIST. SEWER LINE
—○—	EXIST. SEWER MANHOLE
6" WATER	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
—EX. W—	EXIST. WATER LINE
	PRIVATE LIFT STATION

N

40 0 40 80
scale feet

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2
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860-90

Project:

KALAMATA

CITY OF GLENDALE, ARIZONA

Solid Waste Receptacle Placement '6Pack'

eps group, Inc.
Engineers, Planners & Surveyors
2150-1 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2250 Fax (480) 503-2258

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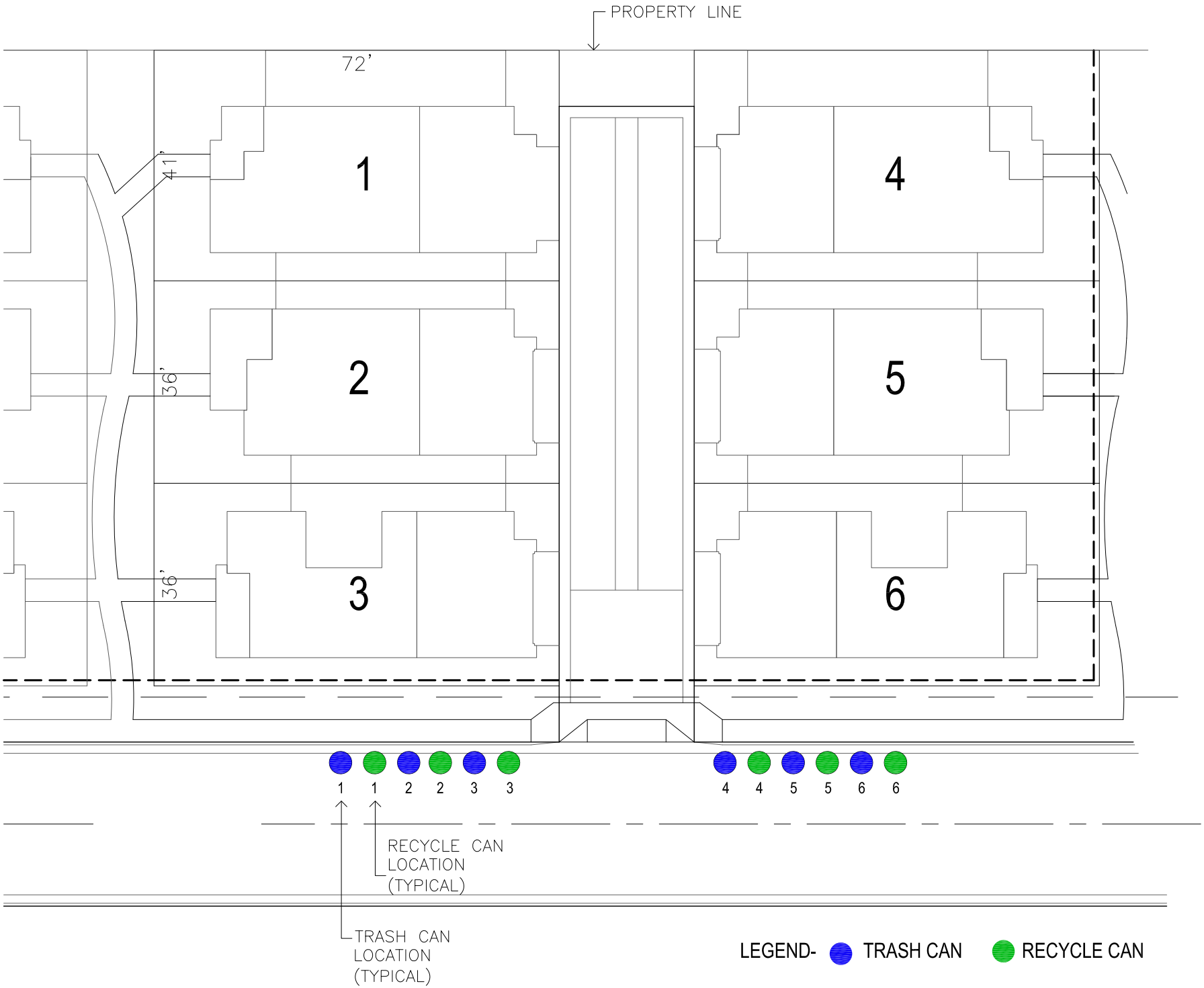

860-90

Project:

KALAMATA

CITY OF GLENDALE, ARIZONA

Solid Waste Receptacle Placement '8Pack'

eps group, Inc.
Engineers, Planners & Surveyors
2150-1 S. Country Club Dr., Ste. 22, Mesa, Arizona 85210
Phone (480) 503-2250 Fax (480) 503-2258

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Project:

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CITY OF GLENDALE, ARIZONA

Solid Waste Receptacle Placement 'C'

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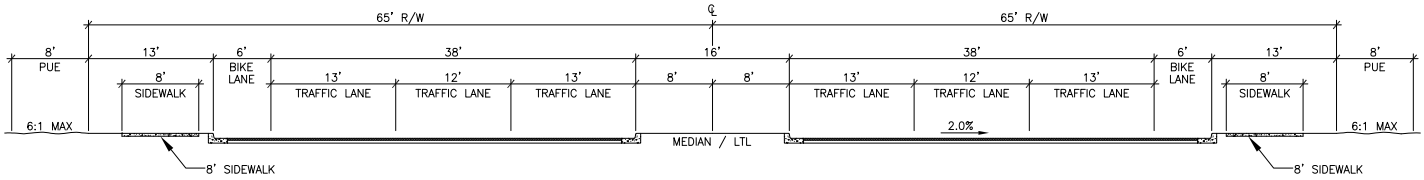
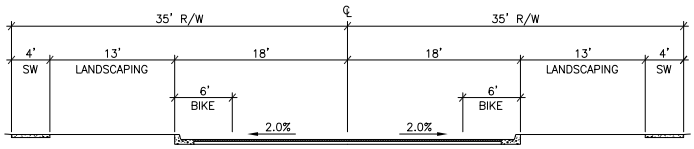
Street Sections

Scale: N.T.S.



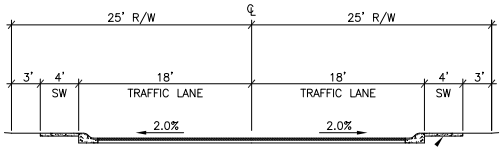
MAJOR ARTERIAL- OLIVE AVENUE
CITY OF PEORIA STANDARD DETAIL PE-010-2

- At Intersections, ROW Increases to 150' for the first 500', measured from the centerline of the intersection.
- Additional R.O.W. may be required where additional turn lanes are required.
- Sidewalks shall be meandering.



COLLECTOR- 71ST AVENUE
CITY OF GLENDALE STANDARD DETAIL G-305 - SECTION C-3

N.T.S.



LOCAL- ALICE AVENUE
CITY OF GLENDALE STANDARD DETAIL G-306 - SECTION C-2

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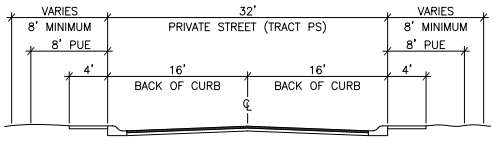
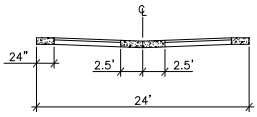


KALAMATA PRIVATE STREET

N.T.S.



KALAMATA ALLEY DETAIL

N.T.S.

Montalbano Homes

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Engineers, Planners & Surveyors