



STRUCTURAL, MEP, CIVIL ENGINEERING & CONSTRUCTION SERVICES

Arizona California Colorado Florida Texas Lebanon Saudi Arabia U.A.E.

December 10, 2014

Parkside Subdivision-77th & Myrtle Avenue
SE corner of 77th Lane and Myrtle Avenue
Project Narrative

The property is located at 7225 North 77th Lane, Glendale AZ in the Yucca Council District. The proposed project is approximately 3.3 acres of undeveloped land near the southeast corner of 77th Lane and Myrtle Avenue. The development proposes 13 single family residential lots and two open space tracts. This project proposes to use the PRD option of the R1-6 zoning in order to allow for the 50' wide minimum lot width.

The proposed layout includes a single access point on 77th Lane which tees into public streets which will dead end with a cul-de-sacs provided in the northern and southern portions of the development. The access point of this project aligns with the existing Midway Avenue alignment west of this project.

The proposed sewer will connect to the existing main located in 77th Lane and the water will loop through the development within the roadway connecting once into 77th lane at the subdivision entrance and again at the southern edge where it will run through a water easement. The 100-year retention will be provided in one active open space area, along the southern portion of the site.

PLANNING DEPARTMENT APPROVAL
SIGNATURE: <u>Tom Dixon</u>
DATE: <u>9 February 2015</u>
PROJECT #: <u>PP 14-03</u>