

PRELIMINARY DRAINAGE REPORT

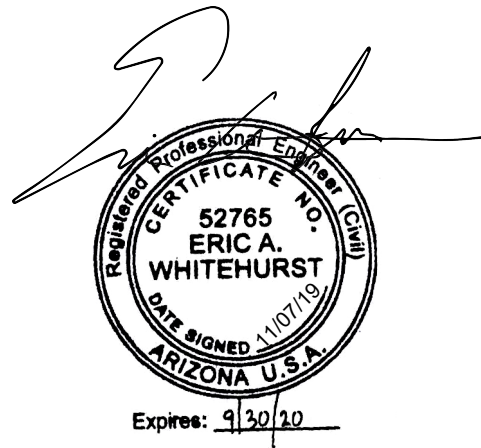
2nd Street & Bishop Lane
Scottsdale, Arizona

Prepared For:

The Morgan Group, Inc.
3001 Brighton Blvd., Suite 445
Denver, CO 80216

2nd Street & Bishop Lane

PRELIMINARY DRAINAGE REPORT



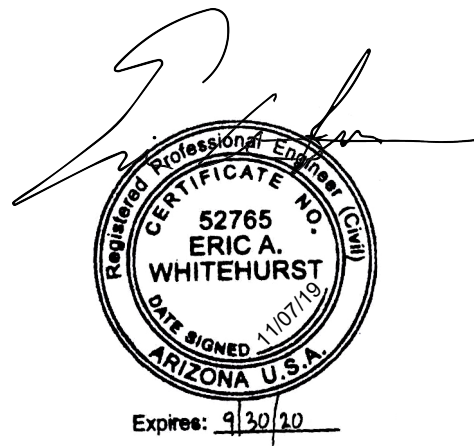
NOVEMBER 2019

Prepared By:

Kimley»»Horn

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1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION

The Morgan Group is proposing to construct a multi-family development at the southwest corner of 2nd Street and Bishop Lane in Scottsdale, Arizona. 2nd Street and Bishop Lane, the “project”, is anticipated to consist of an eight-story apartment building with adjacent on-street parking, a two-level underground parking garage, and utility infrastructure improvements.

1.2 SITE LOCATION

The proposed development encompasses approximately 1.13 ± net acres in a portion of the Northeast Quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The proposed development consists of five previously developed parcels. All the parcels are commercial developments zoned C-3. More specifically, the development site is bounded on the west by Bishop Lane, on the south by a commercial property, on the east by an alley and commercial properties, and on the north by 2nd Street. The site slopes from the northwest to the southeast at approximately 1.1%. See Appendix A for the Site Location Map. See Figure 1 in Appendix C for a Context Aerial Map.

1.3 PURPOSE

This Preliminary Drainage Report is intended to satisfy City of Scottsdale requirements. This report provides a description of the current stormwater drainage patterns and a description of the required and proposed drainage improvements.

1.4 OBJECTIVES

This report provides a drainage plan for the site that is intended to meet the drainage standards and guidelines of the City of Scottsdale and the Flood Control District of Maricopa County (FCDMC). In particular, this report will demonstrate the following:

1. Any existing off-site flows from the adjacent properties will be handled and conveyed in a way consistent with the current drainage patterns.
2. The proposed site drainage patterns will remain consistent with the current drainage patterns.
3. Per the City of Scottsdale Design Standards and Policies Manual Section 4-1.201(2)(d), no on-site storm water is required to be retained/detained due to site acreage, roof area coverage, and limited site exposure. Roof drainage will be collected internally and discharged to adjacent public rights-of-way consistent with the current drainage patterns.
4. Building finish floor elevations will be determined in accordance with City of Scottsdale and FEMA Flood Zone requirements (if applicable).

2.0 DESCRIPTION OF EXISTING DRAINAGE CONDITIONS AND CHARACTERISTICS

2.1 EXISTING ON-SITE DRAINAGE CONDITIONS

The site consists of previously developed commercial parcels. The five commercial parcels are improved with asphalt pavement and existing buildings with limited landscaping. The site slopes from the northwest to the southeast at approximately 1.1%.

Stormwater from the site currently flows to the southeast corner as sheet flow where it overtops the adjacent sidewalk and roll curb and flows south along Bishop Lane toward Goldwater Boulevard. No retention or stormwater conveyance features currently exist on the site. Site-generated stormwater ultimately reaches the City of Scottsdale storm drain system through a curb inlet at the northwest corner of North Bishop Lane and North Goldwater Boulevard.

Refer to Figure 2 in Appendix C for the Existing Conditions Exhibit.

2.2 EXISTING OFF-SITE DRAINAGE CONDITIONS

The proposed site is not impacted by off-site stormwater runoff.

Stormwater runoff from the adjacent portion of North Bishop Lane is conveyed south via roll curb and gutter to a catch basin at the northwest corner of North Bishop Lane and North Goldwater Boulevard and conveyed to the south in the City storm drain system. Stormwater runoff from the adjacent portion of East 2nd Street is collected in a catch basin at the southwest corner of North Bishop Lane and East 2nd Street and conveyed to the east in the City storm drain system. Off-site flows from the existing alley along the west property line flow south and do not affect the site.

Refer to Figure 2 in Appendix C for the Existing Conditions Exhibit.

2.3 FEMA FLOOD HAZARD AREAS

The site is located in Flood Zone “X” according to the Flood Insurance Rate Map 04013C2235L, dated October 16, 2013. Zone “X” is designated by FEMA as “areas of minimal flood hazard.” Refer to Appendix B for the FEMA FIRMette map for the site.

3.0 PROPOSED PRELIMINARY DRAINAGE PLAN

3.1 GENERAL DESCRIPTION

In the analysis of the proposed drainage conditions the following items are considered:

- Area Types (concrete pavement, building, and desert landscaping)
- Magnitude of areas
- Slopes

3.2 PROPOSED SITE CONDITIONS

According to the City of Scottsdale's Design Standards & Policies Manual (DS&PM) Section 4-1.201(2)(d), "sites that are less than one acre in size and are not likely to contribute to stormwater contaminants to the city's municipal separate storm sewer system or waters of the U.S., the first flush volume may be waived, subject to prior approval by stormwater staff." Per the prior approval by Richard Anderson via email on May 29, 2019, no retention will be required for on-site stormwater runoff.

Roof drainage will be collected internally and discharged to adjacent public rights-of-way consistent with the current drainage patterns.

Refer to Figure 3 in Appendix C for the Preliminary Grading and Drainage Plan.

Refer to Appendix D for Stormwater Retention Correspondence.

3.3 PROPOSED OFF-SITE CONDITIONS

As previously noted, the proposed site is not impacted by off-site stormwater runoff. The existing catch basin at the southwest corner of Bishop Lane and 2nd Street will be removed and replaced to accommodate new proposed off-site parallel parking. A valley gutter will be placed at the rear of the proposed angled parking along Bishop Lane to convey flow south to the existing roll curb and gutter south of the project.

3.4 STORMWATER STORAGE REQUIREMENTS

As previously noted, the proposed development will not be required to retain on-site stormwater runoff per the City of Scottsdale Design Standards and Policies Manual Section 4-1.201(2)(d).

3.5 PRE- AND POST-DEVELOPMENT RUNOFF CHARACTERISTICS AT CONCENTRATION POINTS

The existing site consists of commercial use land. Current topography indicates the site drains from the northwest to the southeast. The concentration point for the existing runoff is at the southeast corner of the site, near North Bishop Lane and Moe Tavassoli Oriental Rugs.

Roof drainage will be collected internally and discharged to adjacent public rights-of-way consistent with the current drainage patterns. Similar to the existing condition, the stormwater runoff concentration point for the proposed development will be located at the southeast corner of the site.

Refer to Figure 2 in Appendix C for the Existing Conditions Exhibit.

3.6 ADEQ AZPDES REQUIREMENTS

Prior to construction an executed Notice of Intent (NOI) shall be submitted to Arizona Department of Environmental Quality (ADEQ) in conformance with the Arizona Pollution Discharge Elimination System Permit (AZPDES) permit. The NOI and associated stormwater management best management practices will remain active on the site until construction is complete and a Notice of Termination is filed with ADEQ in conformance with AZPDES permit.

This project will be constructed in a single phase.

4.0 SPECIAL CONDITIONS

4.1 404 DISCUSSION

Do to the previous development of the project site, no 404 washes are anticipated.

5.0 CONCLUSION

5.1 OVERALL PROJECT

Based on the results of this Preliminary Drainage Report, the following can be concluded:

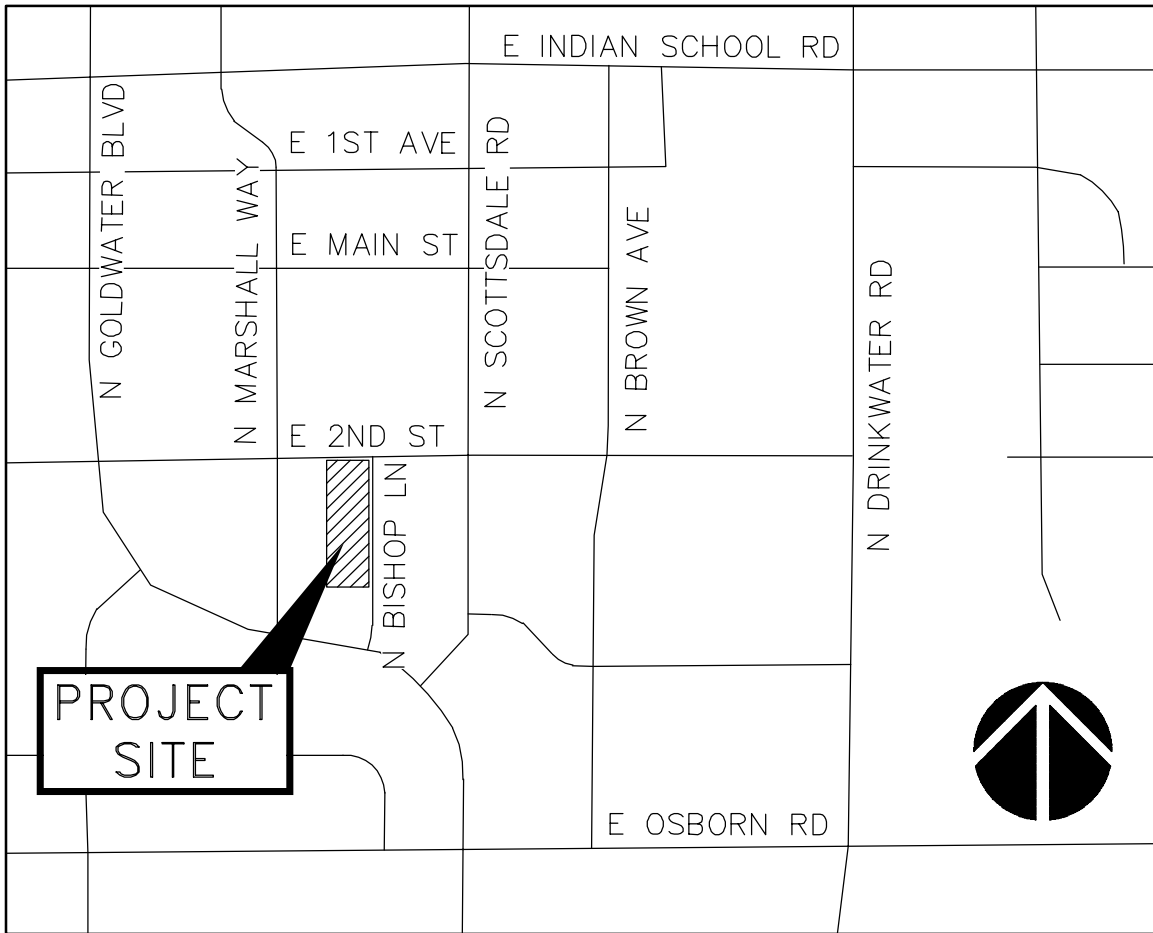
- Off-site stormwater will not impact the proposed site.
- No on-site storm water is required to be retained/detained. Roof drainage will be collected internally and discharged to adjacent public rights-of-way consistent with the current drainage patterns.
- Based on the current Flood Insurance Rate Map (FIRM), the site is located in the Zone "X".
- The building finish floor elevations will be designed to be at least fourteen inches above the ultimate site outfall elevation.

This report is intended to provide a level of assurance that the site will adhere to all appropriate reviewing agency guidelines with respect to drainage and flood protection.

6.0 REFERENCES

1. City of Scottsdale, *Design Standards and Policies Manual, Chapter 4: Grading and Drainage*, January 2018.
2. Federal Emergency Management Agency (FEMA), *Flood Insurance Rate Map (FIRM) of Maricopa County, Arizona and Incorporated Areas, Panel 1320 of 4425, Map Number 0413C1320L*, October 16, 2013.
3. Flood Control District of Maricopa County (FCDMC), *Drainage Design Manual for Maricopa County, Hydrology Volume, February, 2008*.
4. Flood Control District of Maricopa County (FCDMC), *Drainage Design Manual for Maricopa County, Hydraulics Volume, January, 1996*.

Appendix A – Site Location Map



VICINITY MAP

SCOTTSDALE, AZ
N.T.S.

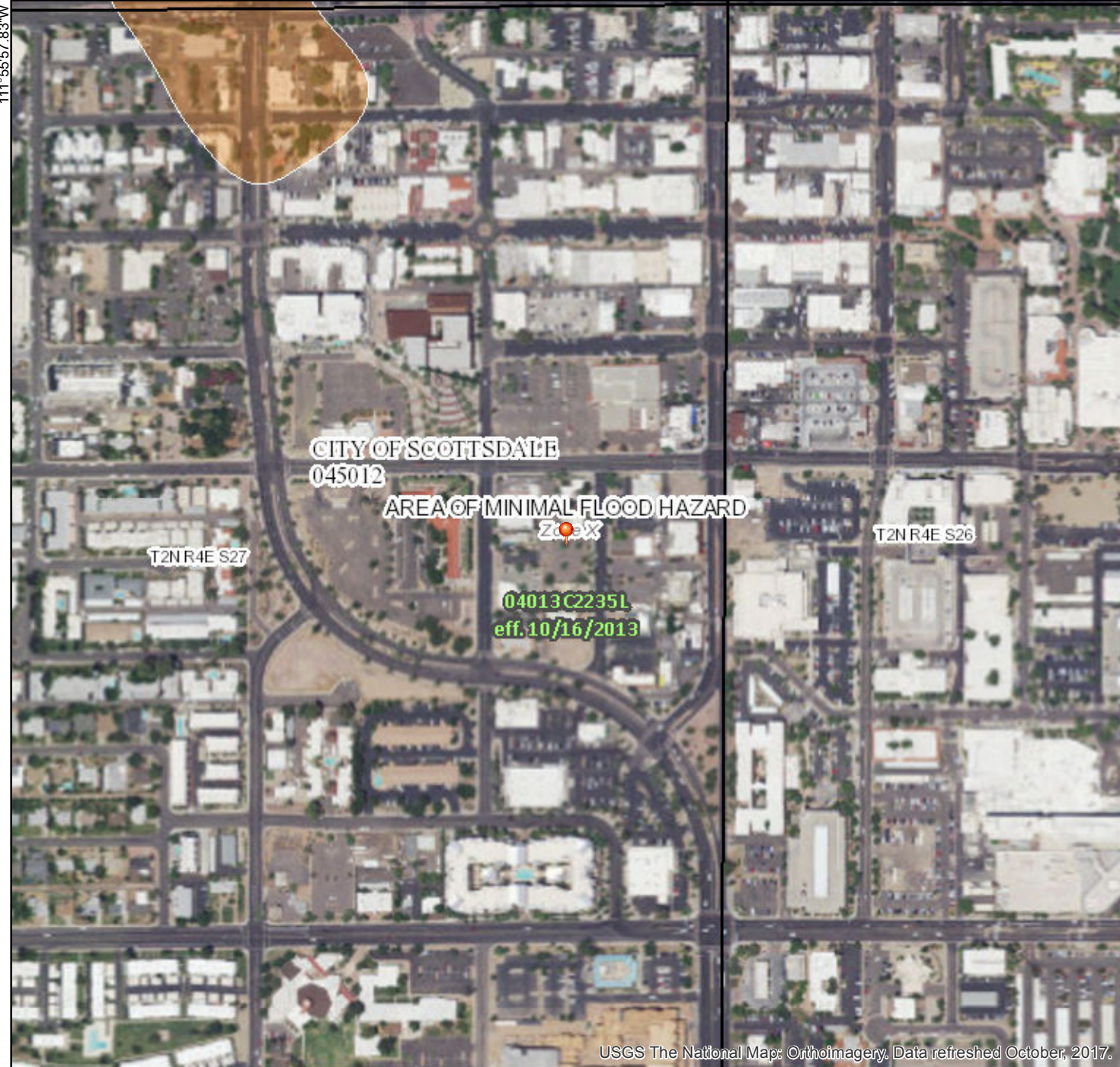


Appendix B – FEMA Flood Insurance Rate Map (FIRM)

National Flood Hazard Layer FIRMette



33°29'41.63"N



USGS The National Map: Orthoimagery, Data refreshed October, 2017. 1:6,000 33°29'11.63"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

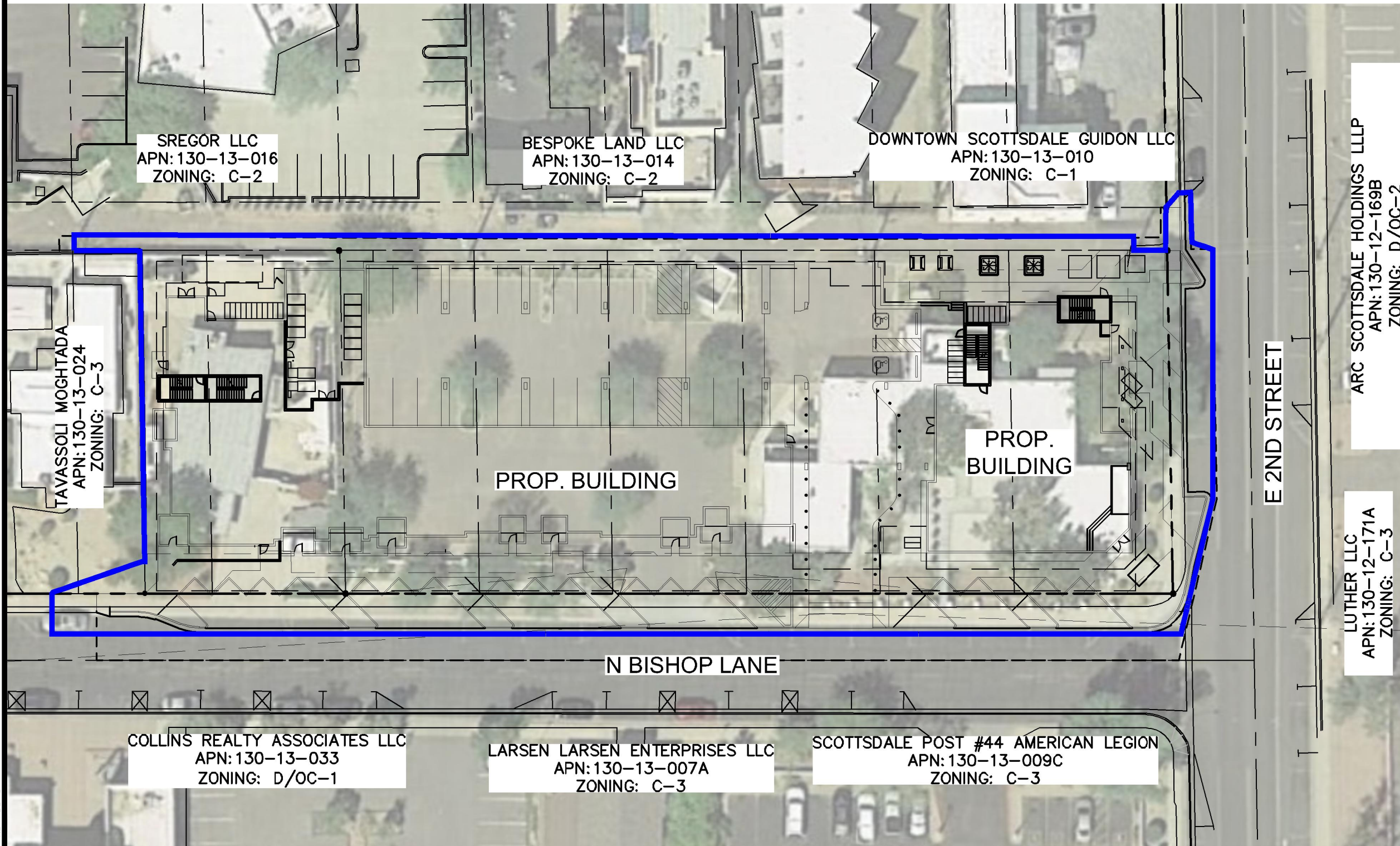
- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/1/2019 at 9:07:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix C – Figures



SREGOR LLC
APN: 130-13-016
ZONING: C-2

BESPOKE LAND LLC
APN: 130-13-014
ZONING: C-2

DOWNTOWN SCOTTSDALE GUIDON LLC
APN: 130-13-010
ZONING: C-1

TAVASSOLI MOGHATA
APN: 130-13-024
ZONING: C-3

PROP. BUILDING

PROP. BUILDING

ARC SCOTTSDALE HOLDINGS LLLP
APN: 130-12-169B
ZONING: D/OC-2

E 2ND STREET

LUTHER LLC
APN: 130-12-171A
ZONING: C-3

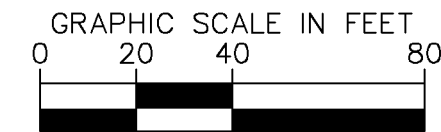
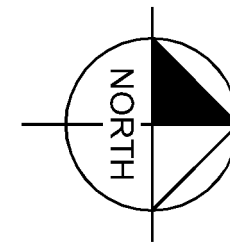
N BISHOP LANE

COLLINS REALTY ASSOCIATES LLC
APN: 130-13-033
ZONING: D/OC-1

LARSEN LARSEN ENTERPRISES LLC
APN: 130-13-007A
ZONING: C-3

SCOTTSDALE POST #44 AMERICAN LEGION
APN: 130-13-009C
ZONING: C-3

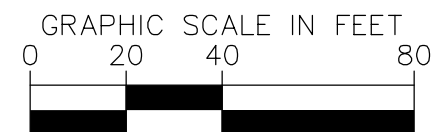
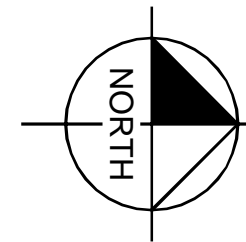
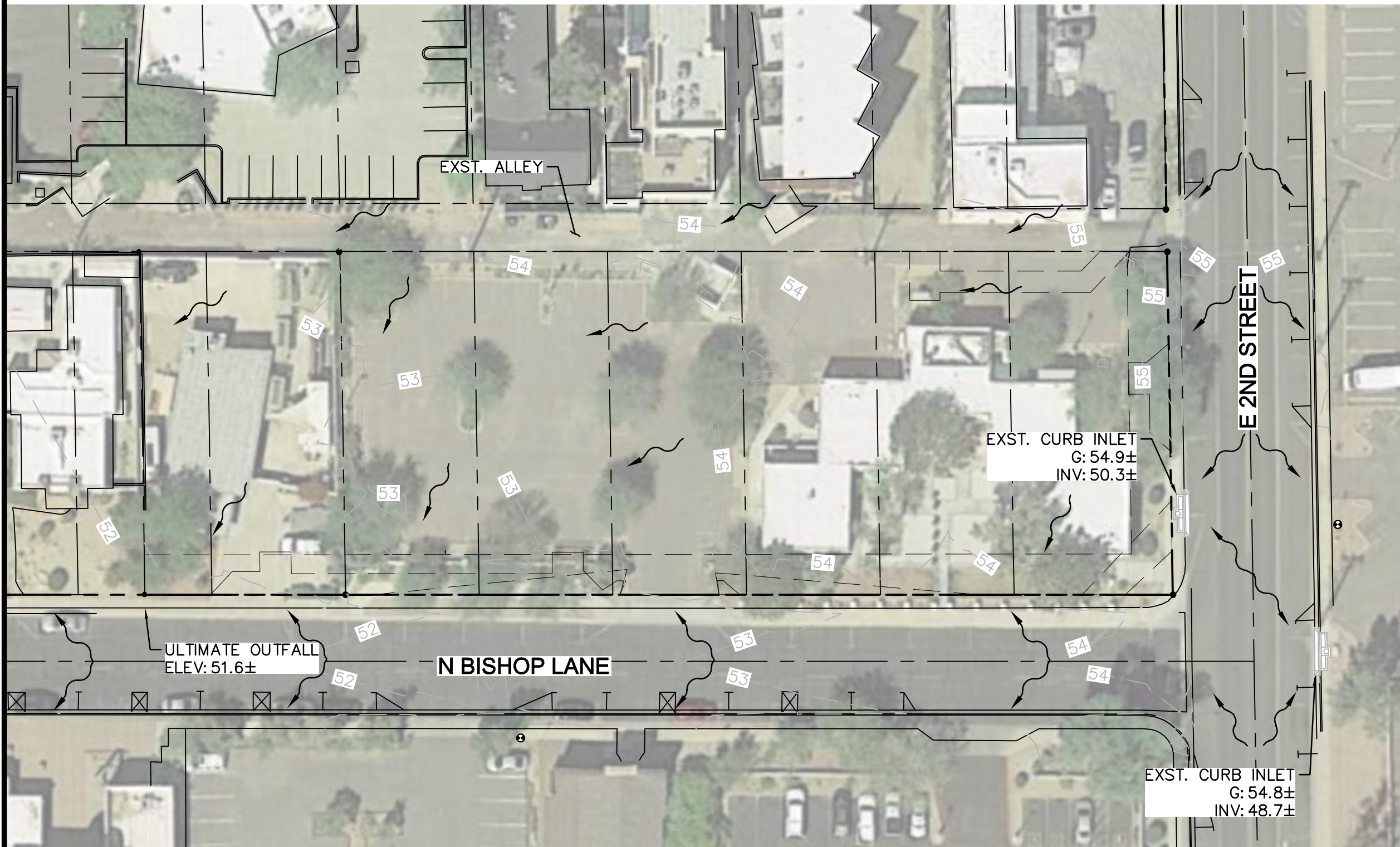
— SITE LIMITS



CONTEXT AERIAL EXHIBIT



K:\PHX_Civil\291347001 - 2nd St & Bishop\CADD\Exhibits\Existing Conditions Map.dwg Nov 07, 2019 James.Waller
XREFS: x347001vf



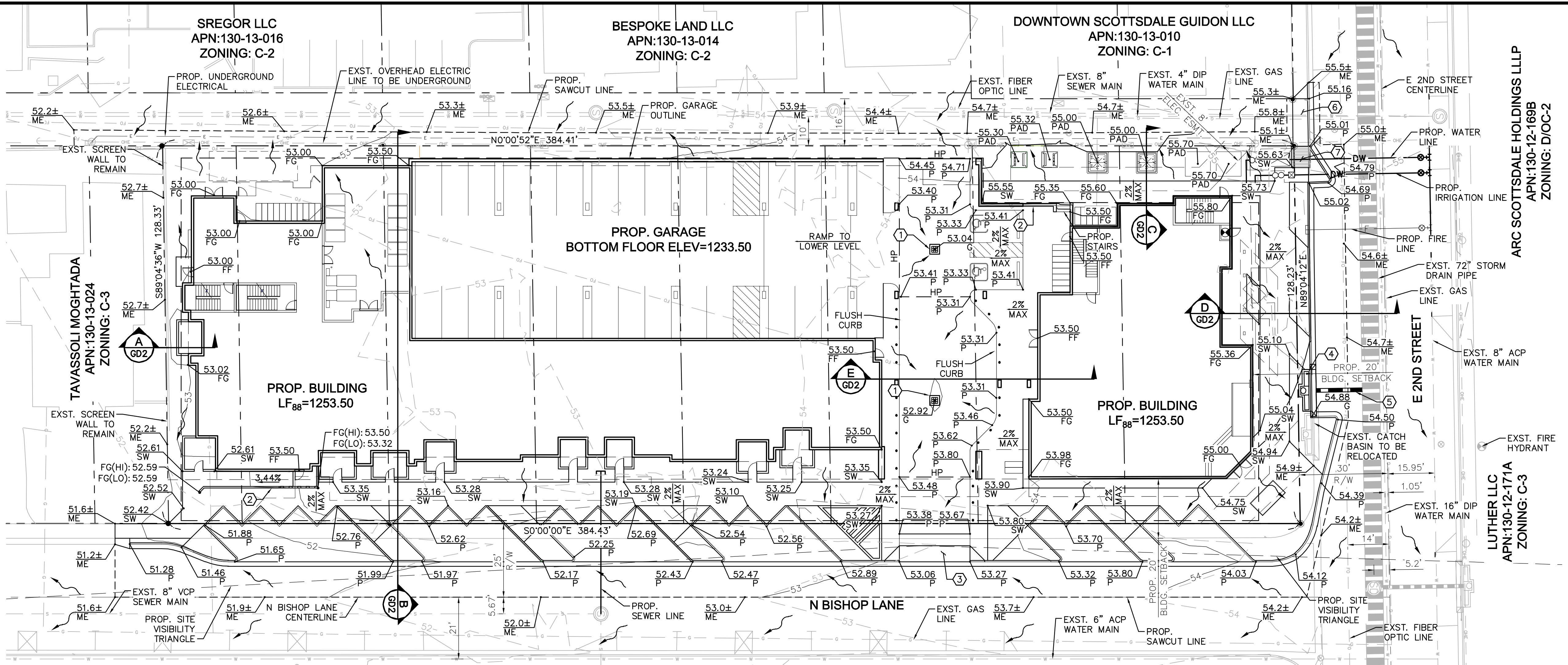
EXISTING CONDITIONS EXHIBIT



0-7N-2019

11/18/19

REV	DESCRIPTION	DATE	BY	APP



Kimley»Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500



SWC N BISHOP LANE AND E 2ND STREET
PRELIMINARY GRADING AND DRAINAGE PLAN
 SCOTTSDALE, ARIZONA

PROJECT No. 291347001
 SCALE (H): 1"=20'
 SCALE (V): NONE
 DRAWN BY: CHS
 DESIGN BY: CHS
 CHECK BY: EAW
 DATE: 11/07/19

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 ENGINEER E. WHITEHURST
 PE NO. 52765, DATE 11/19/19
 347001Pre-GD.dwg
GD1
 1 OF 2 SHEETS

COS PROJECT # 890-PA-2018
 C.S.: 16-44
 9-ZN-2019
 11/18/19

K:\VHX_Civil\291347001 - 2nd St & Bishop CAD\147001Pre-GD.dwg, Layout:GD1, Nov 07, 2019 - 5:29pm, Corner:Sperry
 THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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 THE MORGAN GROUP
 3001 BRIGHTON BLVD, SUITE 445
 DENVER, CO 80216
 PH: (704) 615-0554
 CONTACT: SCOTT MAKEE

CIVIL ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, ARIZONA 85020
 PH: (602) 944-5500
 CONTACT: ERIC WHITEHURST, PE

LAND SURVEYOR
 SURVEY INNOVATION GROUP, INC
 7301 EAST EVANS ROAD
 SCOTTSDALE, ARIZONA 85260
 PH: (480) 922-0780
 CONTACT: JASON SEGNERI, P.L.S.

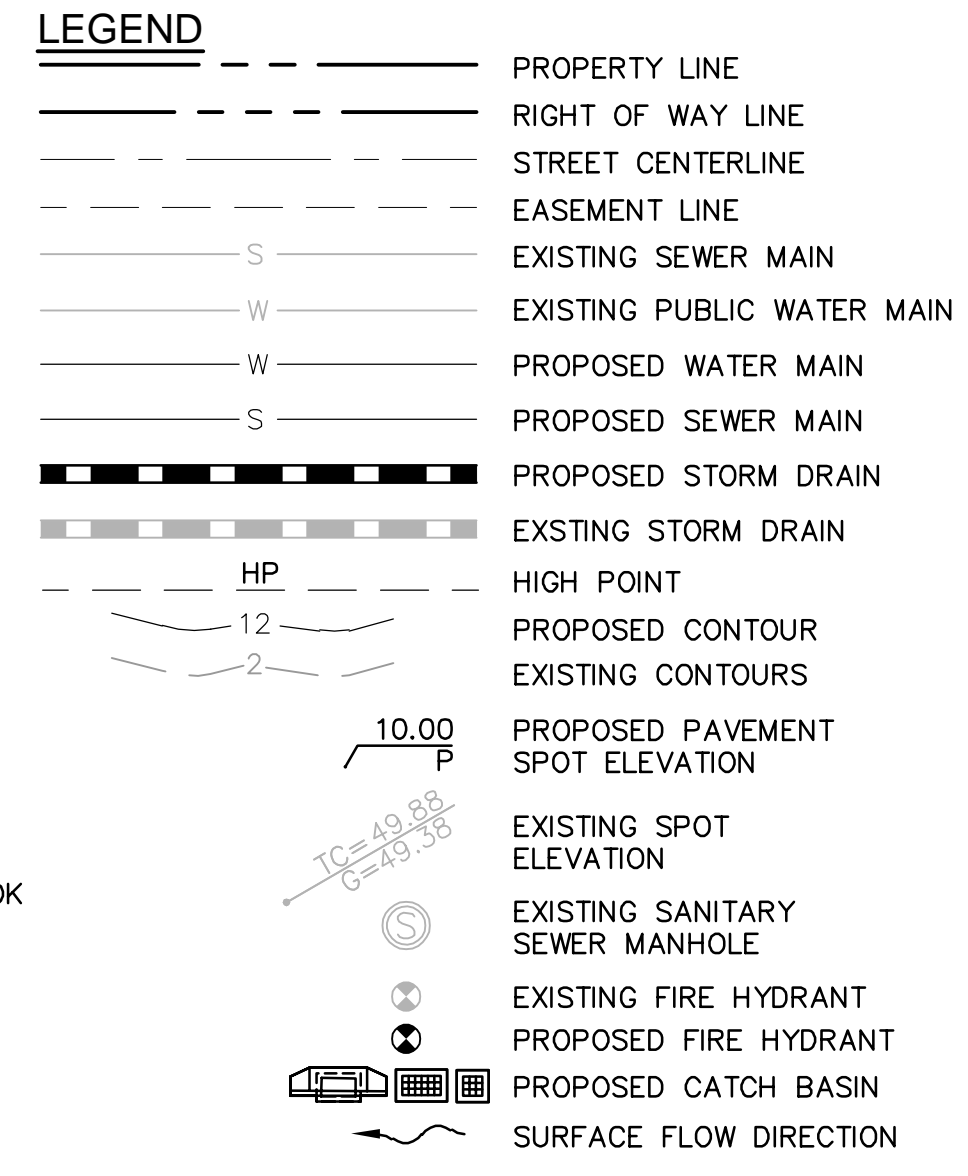
ARCHITECT
 TODD & ASSOCIATES, INC.
 4019 N. 44TH STREET
 PHOENIX, ARIZONA 85018
 PH: (602) 952-8280
 CONTACT: RANDALL MARTINEZ

FLOOD INFORMATION
 ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235L DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK
 FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF OSBORN ROAD AND SCOTTSDALE ROAD.

BASIS OF BEARING
 THE CENTERLINE OF 2ND STREET AS IN BOOK 32, PAGE 50, MARICOPA COUNTY RECORDS. SAID LINE BEARS N89°03'00"E.

GDACS DATA
 NAVD88
 ELEVATION = 1246.52'



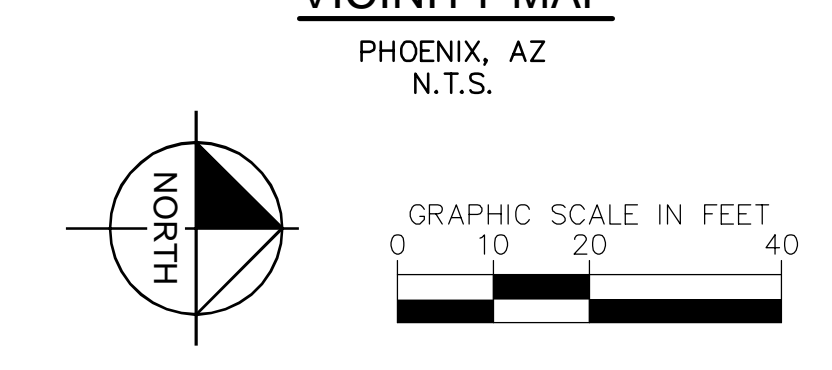
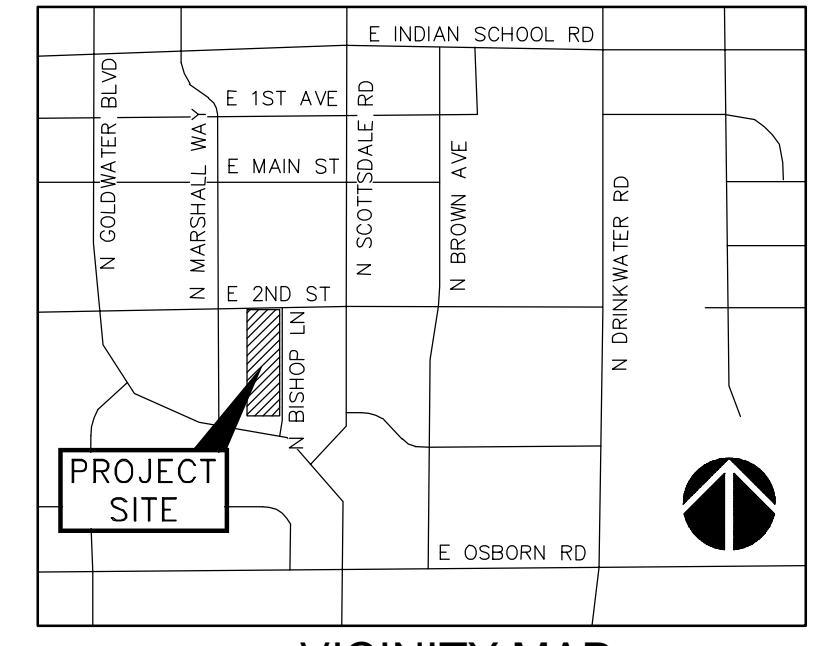
STORMWATER NOTE
 ACCORDING TO THE CITY OF SCOTTSDALE DESIGN STANDARDS & POLICIES MANUAL (DS&PM), "SITES THAT ARE LESS THAN ONE ACRE IN SIZE AND ARE NOT LIKELY TO CONTRIBUTE TO STORMWATER CONTAMINANTS TO THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM OR WATERS OF THE U.S., THE FIRST FLUSH VOLUME MAY BE WAIVED, SUBJECT TO PRIOR APPROVAL BY STORMWATER STAFF." PER CONVERSATION WITH RICHARD ANDERSON, P.E., CFM, CITY OF SCOTTSDALE WILL NOT REQUIRE ONSITE STORMWATER RETENTION/DETENTION. DUE TO SITE ACREAGE, ROOF AREA COVERAGE, AND LIMITED SITE EXPOSURE. ROOF DRAINAGE WILL BE COLLECTED INTERNALLY AND DISCHARGED TO ADJACENT PUBLIC RIGHT OF WAY ALONG HISTORICAL PATTERNS.

FLOOD INFORMATION
 THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE X. DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. MAP NUMBER 04013C2235L, REVISED OCTOBER 16, 2013.

COMMUNITY NUMBER	COUNTY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
045012	04013C	2235	L	OCTOBER 16, 2013	X	N/A

ENGINEER'S CERTIFICATION:
 THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

- GRADING AND DRAINAGE NOTES**
- 1 GARAGE DECK AREA DRAIN.
 - 2 RETAINING WALL.
 - 3 DRIVEWAY ENTRANCE PER COS STD DET 2250.
 - 4 CATCH BASIN.
 - 5 STORM DRAIN PIPE.
 - 6 RECONSTRUCT DRIVEWAY ENTRANCE TO PROVIDE ADA ACCESS TO THE SITE.
 - 7 CURB RAMP.



- NOTES**
1. ADD 1200' TO ALL ELEVATIONS.
 2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.



Appendix D – Stormwater Retention Correspondence

Waller, James

From: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Sent: Wednesday, May 29, 2019 10:24 AM
To: Whitehurst, Eric
Cc: Cluff, Bryan
Subject: RE: 890-PA-2018 2nd St. & Bishop Ln. Stormwater Question

Eric,

We are ok without a drainage report at zoning. You will need one at DR along with a 75% g/d plan.

Your summary on storage doesn't capture the situation. You must address and memorialize the storage and first flush issues at DR. If there are no increases in runoff, you won't need to provide stormwater storage per City code. If your site excluding true rooftop doesn't exceed one acre in size, you shouldn't have to deal with first flush either.

Richard M. Anderson, P.E., CFM
Stormwater Engineering Manager
Stormwater Management
City of Scottsdale
Phone: 480-312-2729
Fax: 480-312-9202

From: Whitehurst, Eric <eric.whitehurst@kimley-horn.com>
Sent: Tuesday, May 28, 2019 8:22 AM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Cc: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: RE: 890-PA-2018 2nd St. & Bishop Ln. Stormwater Question

Good Morning Rich – Following up on my below message. Can you please respond confirming the items we discussed? We made our zoning submittal last week and planning is asking that we provide confirmation that we have coordinated with you on the below items.

Thanks,

Eric A. Whitehurst, P.E. | Associate
Kimley-Horn | 7740 N. 16th Street, Suite 300 Phoenix, AZ 85020
Direct: 602 678 3415 | Mobile: 623 217 6345 | www.kimley-horn.com

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From: Whitehurst, Eric
Sent: Wednesday, May 15, 2019 11:49 AM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Cc: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: RE: 890-PA-2018 2nd St. & Bishop Ln. Stormwater Question

Hi Rich – Thanks for taking my call this morning. I'm emailing you to confirm the following bullets from our discussion:

1. The site (as shown in the attached plan) will not be required to provide any stormwater retention/detention facilities onsite, and a stormwater waiver will not be required to memorialize that direction.
2. The project will not require a formal prelim drainage report for the upcoming zoning submittal.

Your help is much appreciated on this.

Thanks again!

Eric A. Whitehurst, P.E. | Associate
Kimley-Horn | 7740 N. 16th Street, Suite 300 Phoenix, AZ 85020
Direct: 602 678 3415 | Mobile: 623 217 6345 | www.kimley-horn.com

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From: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Sent: Wednesday, May 15, 2019 11:32 AM
To: Whitehurst, Eric <eric.whitehurst@kimley-horn.com>
Cc: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: FW: 890-PA-2018 2nd St. & Bishop Ln. Stormwater Question

Eric,

Give me a call on this when you have time.

Richard M. Anderson, P.E., CFM
Stormwater Engineering Manager
Stormwater Management
City of Scottsdale
Phone: 480-312-2729
Fax: 480-312-9202

From: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Sent: Tuesday, May 14, 2019 10:04 AM
To: Anderson, Richard <Rianderson@scottsdaleaz.gov>
Subject: FW: 890-PA-2018 2nd St. & Bishop Ln. Stormwater Question

Rich,

Will you have someone contact Mr. Whitehurst? There is a pre-app (890-PA-2018) but no formal application submitted yet.


Thank you,

Bryan D. Cluff, LEED AP
Senior Planner
City of Scottsdale
Planning & Development
Phone: 480-312-2258
Fax: 480-312-7088

bcluff@ScottsdaleAZ.gov

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From: Whitehurst, Eric <eric.whitehurst@kimley-horn.com>
Sent: Monday, May 13, 2019 4:51 PM
To: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: 890-PA-2018 2nd St. & Bishop Ln. Stormwater Question

Hi Bryan – Can you put me in contact with our stormwater reviewer for this project? I have a question about the possibility of a first flush stormwater storage waiver per DSPM Section 4-1.201.C.2.d (p 187) with regards to this site.

d. For sites that are less than one acre in size and are not likely to contribute stormwater contaminants to the city's municipal separate storm sewer system or waters of the U.S., the first flush volume may be waived, subject to prior approval by stormwater staff. If the first flush volume is waived, other stormwater controls may be required, subject to approval by stormwater staff.

Thanks,

Eric A. Whitehurst, P.E. | Associate
Kimley-Horn | 7740 N. 16th Street, Suite 300 Phoenix, AZ 85020
Direct: 602 678 3415 | Mobile: 623 217 6345 | www.kimley-horn.com

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