



CITY OF EL MIRAGE

DEVELOPMENT APPLICATION FORM

Official Use

Case No: _____ Date Received: _____ Planning & Zoning Commission Meeting: _____ City Council Meeting: _____

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- | | |
|--|---------------------------|
| <input checked="" type="checkbox"/> Conditional Use Permit | _____ Site Plan Approval |
| _____ General Plan Amendment: _____ Major _____ Minor | _____ Site Plan Amendment |
| _____ Planned Area Development (PAD) | _____ Preliminary Plat |
| _____ Planned Area Development Amendment | _____ Final Plat |
| _____ Rezoning | _____ Other: _____ |

PROPERTY INFORMATION:

Name of Project: FIG DYSART AND GREENWAY Acreage: 7.99 AC
 Property Address/Location: 12945 W. GREENWAY ROAD
 Assessor's Parcel Number: 501-33-988; -987

APPLICANT / OWNER INFORMATION:

Applicant: <u>David Bohn - BFH GROUP</u>	Owner: <u>FIG - GARRETT SEELY</u>
Address: <u>2621 E. CARMEL CIRCLE</u>	Address: <u>295 W. CENTER ST</u>
City/ST/Zip: <u>MESA, AZ 85204</u>	City/ST/Zip: <u>PROVO, UT 84601</u>
Phone: <u>480.334.1446</u>	Phone: <u>801.372.2077</u>
Email: <u>dmbohn@gmail.com</u>	Email: <u>garrett@redpineland.com</u>
Signature: <u>[Signature]</u>	Signature: _____

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)

NARRATIVE REPORT FOR “FIG – DYSART AND GREENWAY”

Located in the El Mirage, Arizona.

Pre-Application for Site Plan Review and CUP approval

Prepared For:

FIG

295 W. Center Street
Provo, UT 84601
Ph: 801.372.2077
Attn: Garrett Seely

Prepared By:

BFH GROUP, LLC

Ph: 480.734.1446
Email: dmbohn@gmail.com
Attn: David M. Bohn, P.E.

Job # 00201910030

Prepared: October 2019

**NARRATIVE REPORT
FOR “FIG DYSART AND GREENWAY MULTI-FAMILY”**

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1. APPLICATION REQUEST

Per request by the applicant, the purpose of the narrative is to request for a Conditional Use Permit (CUP) as well as a Site Plan Approval to the proposed 8 acre townhouse residential development located on 12945 W. Greenway Road, El Mirage, AZ 85335.

2. LOCATION AND DESCRIPTION

The proposal is to develop an 8 acre townhouse multi-family residential development with clubhouse, garages and community amenities. The property is located to the east of Dysart Road and just south of Greenway Road and is currently vacant undeveloped land.

Immediately west of the proposed site is an existing commercial property that is owned by several owners, but IIP Oasis, LLC is the main. To the south and west of the site, will be proposed commercial pads that are currently undergoing the development process with the City. Coordination with this developer is already initiated.

Access to the property will be proposed at three separate locations. The main access point will be found along the existing road to the east which is nameless. This roadway is considered private, but easement documents allow for ingress and egress to the public. Two secondary access points will be found at the northwest and southwest of the site. The northwest will access via the existing commercial site, while the southwest entrance will access through the same Private Street loop road.

3. HISTORICAL DATA

This property is surrounded on three sides by existing developments. On the north, is found Greenway Road and an existing residential subdivision (City of Surprise). To the east and south, is located an existing school (Surprise School) which belongs to the Dysart Unified School District. To the west is an existing commercial development that will be expanding along its southern portion.

The property is currently zoned as Urban Corridor (UC) in the City of El Mirage. Based on conversation with city staff, it is understood by the applicant that the City will require an application for a Conditional Use Permit as well as a Site Plan Approval for this

property to be approved for multi-family residential use. It is further understood by the applicant that the property has been vacant undeveloped land for well over two decades.

Based on review of the area and the influence of the Luke Air Force Base fly zone, residential development within the City of El Mirage is significantly impacted. The location is ideal as it sits adjacent to an existing elementary school and the site provides a townhouse style product that is much needed within the City.

4. OPERATIONAL ASPECTS OF USE

The Private Street and primary access to the property is intended to remain as is with minor improvements that may include sidewalk and landscaping along its frontage. The secondary access to the commercial property on the west will be coordinated with that property owner / manager. No significant improvements along Greenway Road are anticipated at this time. Review and approval from Dysart Unified School District will be required prior to Construction Permit approval.

The site is a proposed multi-family residential community. It is intended to be gated at the entrances, including the west entrance to the commercial, with view fence along Greenway Road and the private east street. A CMU block wall will be located along the west to act as a barrier to the commercial property.

The property will be managed by either onsite or offsite property management. Either the property management or an established HOA will maintain internal roadways, infrastructure, buildings, landscaping, amenities, etc. Typical hours of operation will be 9 am to 5 pm, but considering the nature of the property, it is understood that these hours are not absolute. It is anticipated that the development is intended for newly married / younger family and retiree residents.

5. PROPOSED INFRASTRUCTURE

Electric service is provided by APS. Domestic Water and sewer will be provided by the City of El Mirage. Refuse is by private contract. Police is provided by the City of El Mirage. Fire is the City of El Mirage. No natural gas will be used on the project. All utilities within the site will be privately operated and maintained.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	El Mirage
Police Protection	El Mirage
School District	Dysart Unified School District
Water	El Mirage
Wastewater	El Mirage
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor
Electric	APS

As noted, Greenway Road is fully developed as well as the Private Street loop road surrounding the property along the east and south. Although any major improvements to the existing infrastructure is not anticipated, a full traffic impact study will be provided with the Development Application submittal. As part of the improvements to the site, the existing drainage pattern will be altered however the developer and his engineer will ensure that all onsite retention requirements are met. At time of the Development Application, a full Drainage Report shall be provided for approval.

6. DEVELOPMENT SCHEDULE

It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 8-12 months for final approvals. At which time, the developer will initiate construction and constructions is expected to take another 9-12 months depending on market conditions.

7. SUMMARY

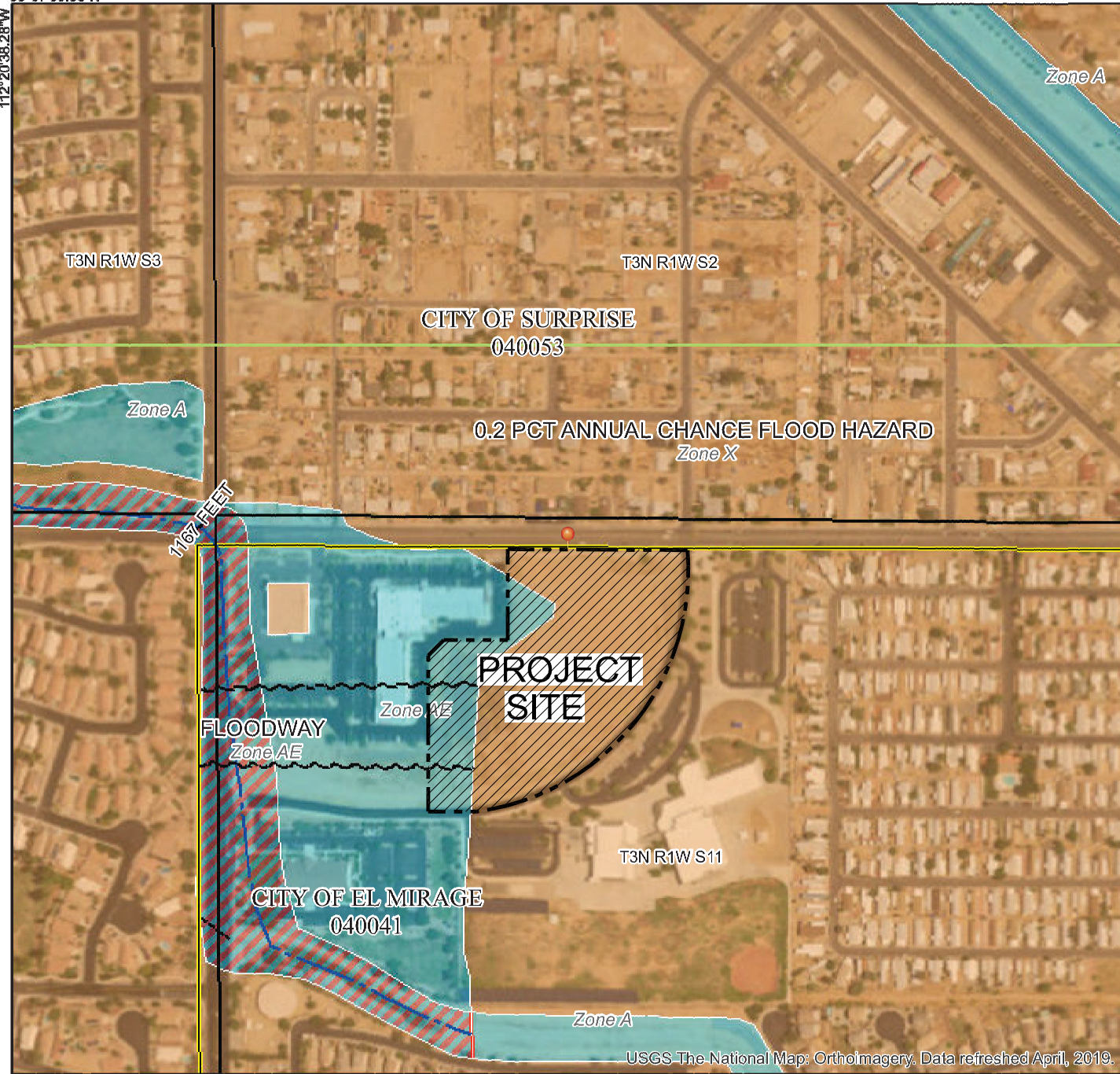
The FIG Dysart and Greenway site is ideal for a multi-family development. There is a demand in the area for affordable housing in El Mirage and inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

National Flood Hazard Layer FIRMette



33°37'39.60"N

112°20'38.28"W



0 250 500 1,000 1,500 2,000 Feet 1:6,000 33°37'9.65"N

Legend

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

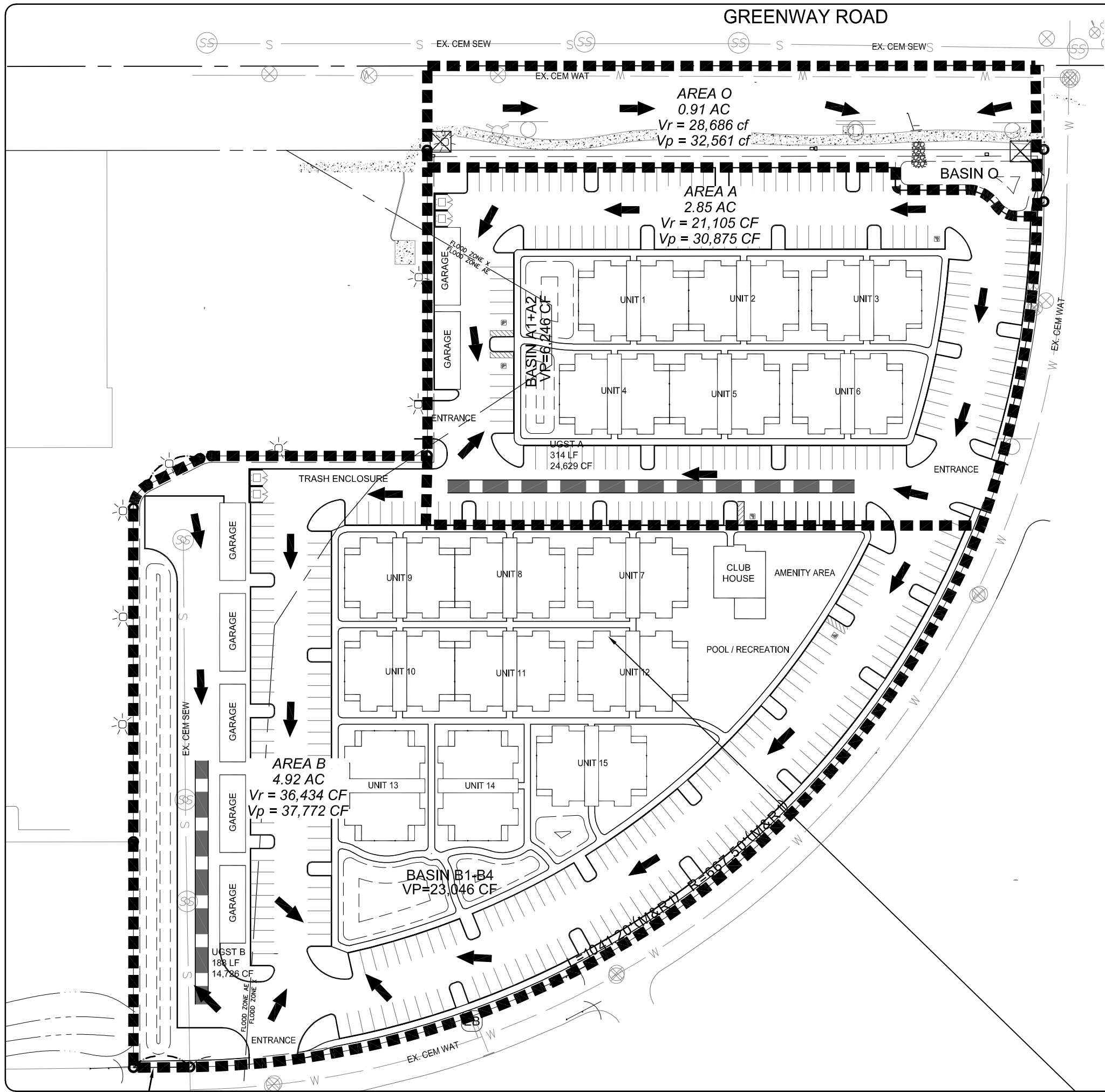
- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual 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 Leves. See Notes. Zone X |
| | | Area with Flood Risk due to Leves. Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | 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 |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Features |
| | | 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

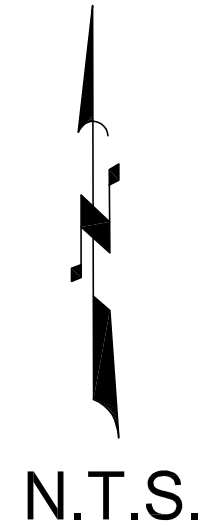
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/6/2019 at 2:25:12 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded 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.

112°20'0.83"W



LEGEND	
---	BOUNDARY LINE
- - - -	DRAINAGE AREA
➔	FLOW PATH
▨	RIPRAP
---	RETENTION BASIN



BFH GROUP
2621 EAST CARMEL CIRCLE
MESA, ARIZONA, 85204
PHONE: 480.734.1446

ONSITE DRAINAGE MAP

PROJECT:
"FIG DYSART & GREENWAY"

EL MIRAGE, ARIZONA

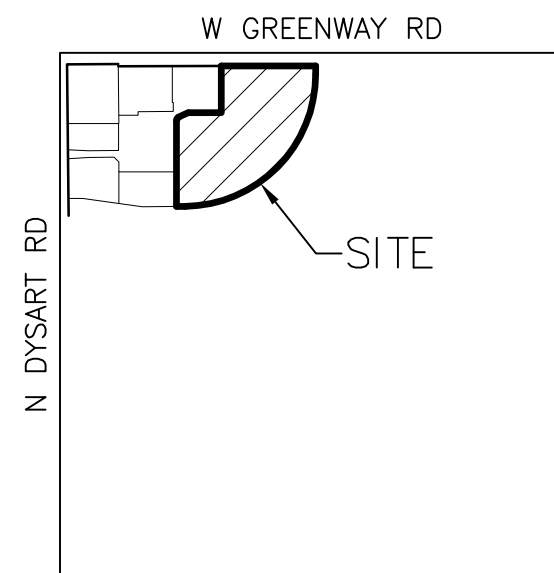
Job No.:	201910030
Drawn By:	DMB
Checked:	DB
1st Submittal:	
2nd Submittal:	
3rd Submittal:	

JOB NO.
201910030

FIGURE
3

AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOT 6 OF "MIRAGE OASIS", A SUBDIVISION RECORDED IN BOOK 976 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NW QUARTER
SEC. 11
T3N, R1W

VICINITY MAP

SCALE: 1" = 1000'

SCHEDULE B NOTES

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE"
PREPARED BY FIDELITY NATIONAL TITLE AGENCY, INC.,
ORDER NO. 55001839-055-KG2-DW AND
EFFECTIVE AUGUST 28, 2019 AT 7:30 AM.

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE SECOND HALF OF THE YEAR 2019.(NOT PLOTTABLE)

2. RESERVATIONS CONTAINED IN THE PATENT

FROM: THE UNITED STATES OF AMERICA
RECORDING DATE: APRIL 22, 1912
RECORDING NO: BOOK 99 OF DEEDS, PAGE 137

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (PARCEL NO. 1)(NOT PLOTTABLE)

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (PARCEL NO. 1)(NOT PLOTTABLE)

④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: GAS LINE
RECORDING DATE: MARCH 11, 1976
RECORDING NO: DOCKET 11582, PAGE 181
(PARCEL NO. 1)(AS PLOTTED)

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINE
RECORDING DATE: MARCH 11, 1976
RECORDING NO: OCKET 11582, PAGE 182
(PARCEL NO. 1)(AS PLOTTED)

6. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: CITY OF EL MIRAGE
RECORDING DATE: SEPTEMBER 4, 1985
RECORDING NO: 85-0418802
(PARCEL NO. 1)(NOT PLOTTABLE)

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINE
RECORDING DATE: DECEMBER 11, 1996
RECORDING NO: 96-0862820
(PARCEL NO. 1)(AS PLOTTED)

8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING NO: 2000-0315452
(PARCEL NO. 1)(NOT PLOTTABLE)

9. THE EFFECT OF THE DOCUMENT SET FORTH BELOW, WHICH STATES THAT THE LAND IS LOCATED WITHIN TERRITORY IN THE VICINITY OF A MILITARY AIRPORT AND MAY BE SUBJECT TO INCREASED NOISE AND ACCIDENT POTENTIAL.
RECORDING DATE: AUGUST 14, 2001
RECORDING NO: 2001-0743413
(PARCEL NO. 1)(NOT PLOTTABLE)

10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING NO: 2004-1290779
(PARCEL NO. 1)(NOT PLOTTABLE)

SCHEDULE B NOTES CONT.

11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING NO: 2004-1290780
(PARCEL NO. 1)(NOT PLOTTABLE)

⑫ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT
RECORDING DATE: NOVEMBER 2, 2004
RECORDING NO: 2004-1290781
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(PARCEL NO. 1)(AS PLOTTED)

⑬ EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT IN BOOK 976 OF MAPS, PAGE 17.
(PARCEL NO. 1)(AS PLOTTED)

14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING NO: 2008-0606935
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING NO: 2018-0423466
(PARCEL NO. 1)(NOT PLOTTABLE)

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RECIPROCAL ACCESS EASEMENT AGREEMENT
RECORDING DATE: AUGUST 18, 2009
RECORDING NO: 2009-0768147
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(PARCEL NO. 1)(DOES NOT AFFECT SUBJECT PARCEL)

16. INTENTIONALLY OMITTED(NOT PLOTTABLE)

17. INTENTIONALLY OMITTED(NOT PLOTTABLE)

18. INTENTIONALLY OMITTED(NOT PLOTTABLE)

19. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.(NOT PLOTTABLE)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOT 6, MIRAGE OASIS, ACCORDING TO THE PLAT RECORDED IN BOOK 976 OF MAPS, PAGE 17 AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2008-0226969, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENT RIGHTS APPURTENANT TO PARCEL NO. 1 ABOVE AS SET FORTH IN RECIPROCAL ACCESS EASEMENT AGREEMENT IN RECORDED IN RECORDING NO. 2009-0768147, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN RECORDING NO. 20041290781, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "AE" SHADED AND "X" UNSHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04013C1680L WITH A DATE IDENTIFICATION OF OCTOBER 16, 2013 COMMUNITY 040041 (CITY OF EL MIRAGE).

ZONE "X" UNSHADED IS LABELED AS: ZONE "X" UNSHADED IS LABELED AS: AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

ZONE "AE" SHADED IS LABELED AS: AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETERMINED. ZONE AH - AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING (USUALLY AN AREA OF PONDING), FOR WHICH BFES HAVE BEEN DETERMINED; FLOOD DEPTHS RANGE FROM 1 TO 3 FEET.

TABLE A NOTES

11-NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

16-NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

OWNER INFORMATION

IIP OASIS LLC
1127 S RANCHO DR
LAS VEGAS, NV 89102

REFERENCE DOCUMENTS

(R1) - FINAL PLAT MIRAGE OASIS, ACCORDING TO BOOK 976 OF SURVEYS, PAGE 17, MCR.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°40'25"W. (ASSUMED BEARING)

SURVEYOR NOTES

1-FIELDWORK WAS COMPLETED IN THE MONTH OF AUGUST, 2019.

2-ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

3-THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

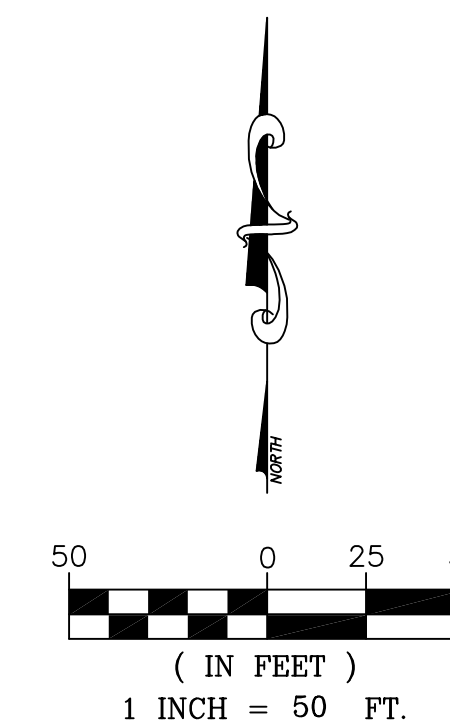
SURVEYOR CERTIFICATE

TO FIDELITY NATIONAL TITLE AGENCY, INC., FIG DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IIP OASIS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B, 8, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 28.

DATE OF PLAT OR MAP: SEPTEMBER 17, 2019

COLIN D. HARVEY
ARIZONA R.L.S. 42017



HARVEY LAND SURVEYING, INC. P.O. BOX 10772 CASA GRANDE, AZ 85130 PHONE: (520) 876-4786 E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM	DRAWN BY: JH	CHECKED BY: CDH
	SCALE: 1" = 50'	
	DATE: SEPTEMBER 17, 2019	
	JOB NUMBER	SHEET
AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY	2019-84	1 OF 2

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL NO. 1:
 LOT 6, MIRAGE OASIS, ACCORDING TO THE PLAT RECORDED IN BOOK 976 OF MAPS, PAGE 17 AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2008-0226969, RECORDS OF MARICOPA COUNTY, ARIZONA.
 PARCEL NO. 2:
 NON-EXCLUSIVE EASEMENT RIGHTS APPURTENANT TO PARCEL NO. 1 ABOVE AS SET FORTH IN RECIPROCAL ACCESS EASEMENT AGREEMENT IN RECORDED IN RECORDING NO. 2009-0768147, RECORDS OF MARICOPA COUNTY, ARIZONA.
 PARCEL NO. 3:
 A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN RECORDING NO. 20041290781, RECORDS OF MARICOPA COUNTY, ARIZONA.

**PRELIMINARY SITE PLAN
 FOR
 FIG DYSART & GREENWAY**

EL MIRAGE, ARIZONA
 A PORTION OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH,
 RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING N00°40'25"W. (ASSUMED BEARING)

DEVELOPER

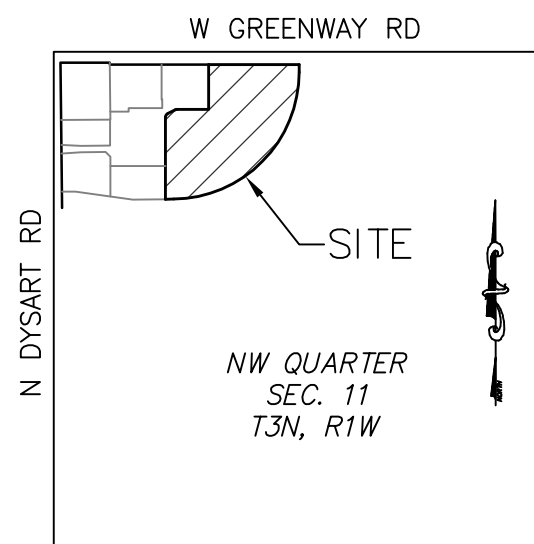
FIG
 295 W. CENTER STREET
 PROVO, UT 84601
 PHONE: 801.372.2077
 ATTN: GARRETT SEELY

ENGINEER

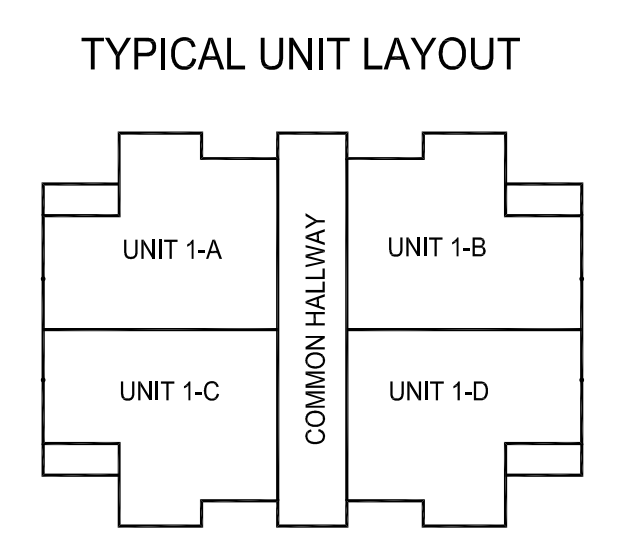
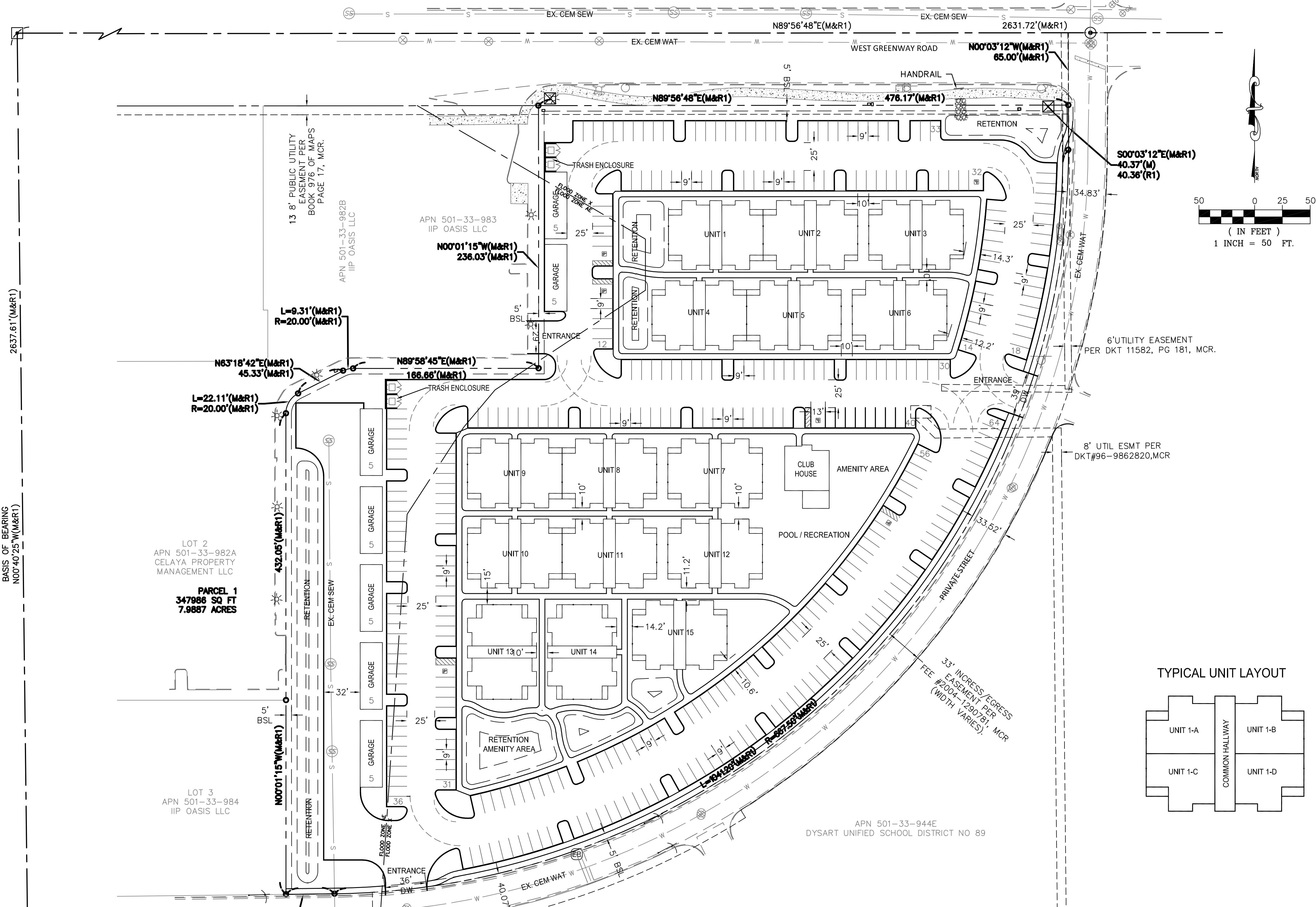
BFH GROUP
 2621 EAST CARMEL CIRCLE
 MESA, ARIZONA, 85204
 PHONE: 480-734-1446
 ATTN: DAVID M. BOHN

SURVEYOR

HARVEY LAND SURVEYING, INC.
 P.O. BOX 10772
 CASA GRANDE, ARIZONA, 85130
 PHONE: 520-876-4786
 ATTN: COLIN D. HARVEY



VICINITY MAP
 N.T.S.



ENGINEER'S NOTES:

1. THE ESTIMATED QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VERIFICATION.
2. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND THE UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITY IN ADVANCE OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR HAVING COMPACTION OF BACKFILL FOR ALL UTILITY TRENCHES CERTIFIED BY AN APPROVED SOILS ENGINEER.
4. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECT'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
5. CONTRACTOR TO PROVIDE INSPECTION SERVICES FOR ALL CONSTRUCTION.
6. CONTRACTOR TO VERIFY FINISH FLOOR GRADE AND PAD GRADE WITH ARCHITECTURAL PLANS FOR DISCREPANCIES.

PARKING CALCULATIONS

REQUIRED PARKING: CITY OF EL MIRAGE ZONING CODE:
 2.25 STALLS PER UNIT = 180x2.25 = 405 STALLS TOTAL
 PARKING PROVIDED:
 GARAGE SPACES=35
 GENERAL SPACES (9'x18') =360
 ACCESSIBLE SPACES (13'x18') = 6 (2 VAN ACCESSIBLE)
 TOTAL PARKING SPACES PROVIDED = 401 SPACES
 CHANGE OF USE OR OCCUPANCY OF BUILDINGS: ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

PROJECT DATA TABLE

PROPERTY LOCATION:
 12945 W. GREENWAY ROAD
 EL MIRAGE, AZ 85335
 ZONING: URBAN CORRIDOR (UC)
 APARTMENT UNITS - 3-STORY 1, 2 BEDROOM
 180 UNITS TOTAL
 GROSS DENSITY: 22.53 UNITS / ACRE
 LOT SIZE: 2,000 SF MIN. / 4,500 SF TYP
 LOT COVERAGE: 18.8% PROPOSED
 LAND USE: HIGH DENSITY RESIDENTIAL
 GROSS FOOTAGE: 347,985 S.F. / 7.99 ACRES

LEGEND

- SECTION LINE
- MONUMENT LINE
- PROPERTY LINE
- OTHERS PROPERTY
- EXISTING EASEMENT
- FENCING
- CONCRETE
- BACK FLOW PREVENTOR
- BRASS CAP (AS NOTED)
- CONCRETE NAIL (AS NOTED)
- DOWN GUY WIRE
- ELECTRICAL BOX
- FIBER OPTICS MARKER
- FIRE HYDRANT
- GRATE
- IRON PIPE
- JUNCTION BOX
- RAILROAD TRAFFIC ARM
- SET 1/2" REBAR PIN WITH CAP
- RLS 42017 (UNLESS OTHERWISE NOTED)
- SEWER MANHOLE
- STREET SIGN
- UTILITY POLE
- WATER METER
- WATER VALVE
- FFE FINISHED FLOOR ELEVATION
- PCR FINAL COUNTY RECORDER
- (M) MEASURED BEARINGS/DISTANCES
- (R#) RECORDED BEARINGS/DISTANCES

BFH GROUP
 2621 EAST CARMEL CIRCLE
 MESA, ARIZONA, 85204
 PHONE: 480.734.1446

**PRELIMINARY SITE PLAN
 FIG DYSART AND GREENWAY**
 MULTI-FAMILY
 EL MIRAGE, ARIZONA

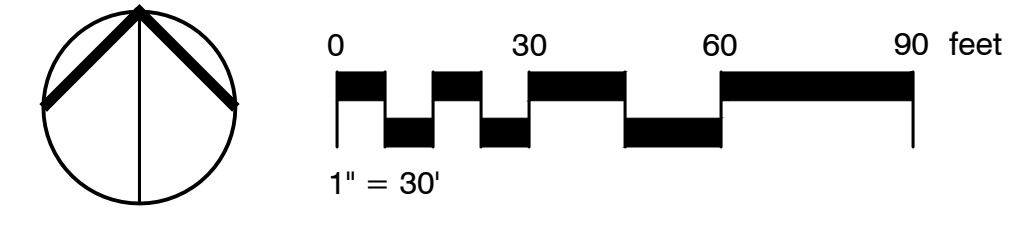
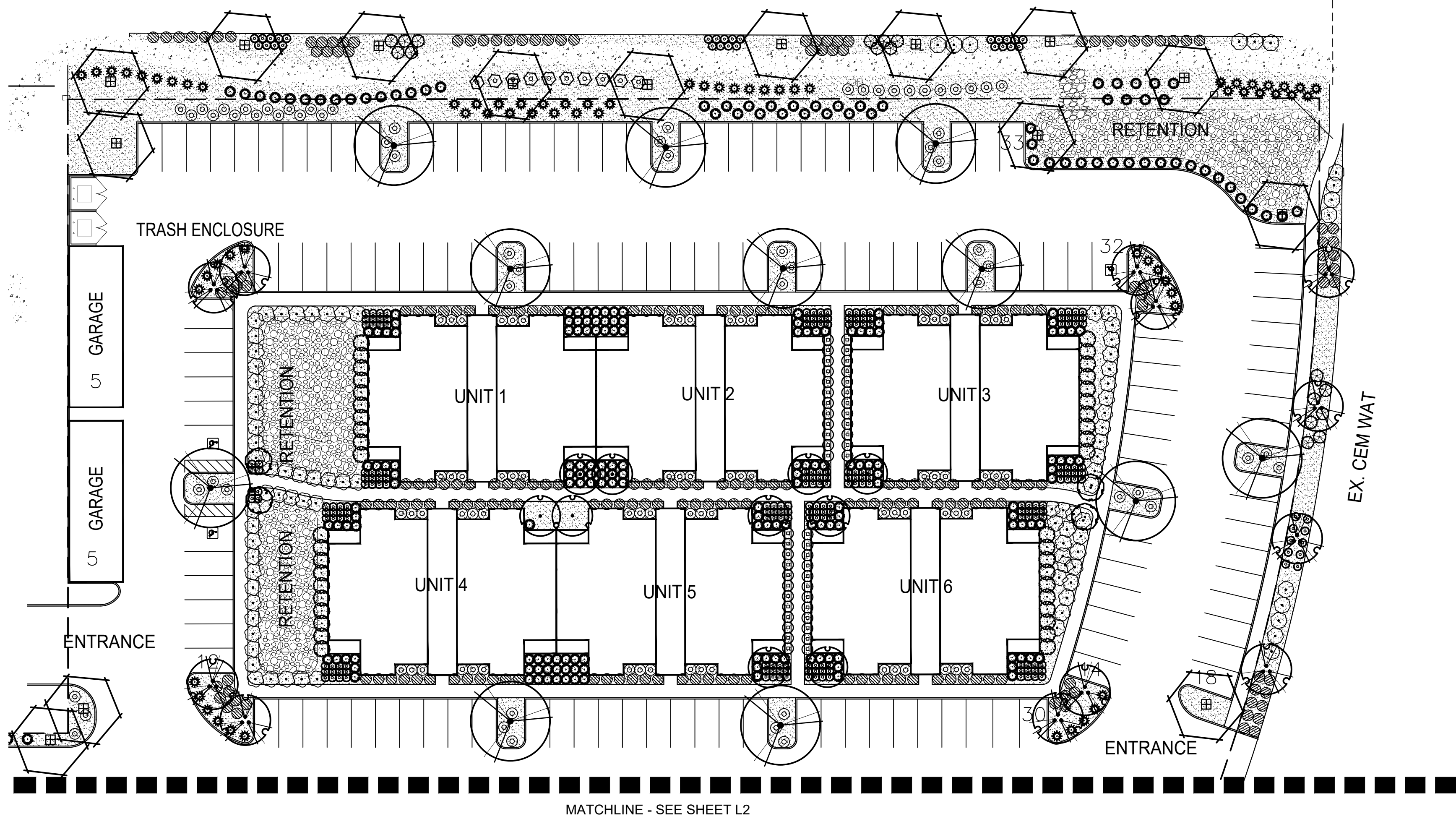
Job No.:
 Drawn By: PJ
 Checked: DB

CALL THIS NUMBER 24 HRS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

REGISTERED PROFESSIONAL ENGINEER
 CERTIFICATE NO. 48533
DAVID M. BOHN
 ARIZONA U.S.A.
 EXP/RES 09/30/2017

JOB NO.
 201910030
SHEET NO.
 1
 OF 1

NOT APPROVED FOR CONSTRUCTION

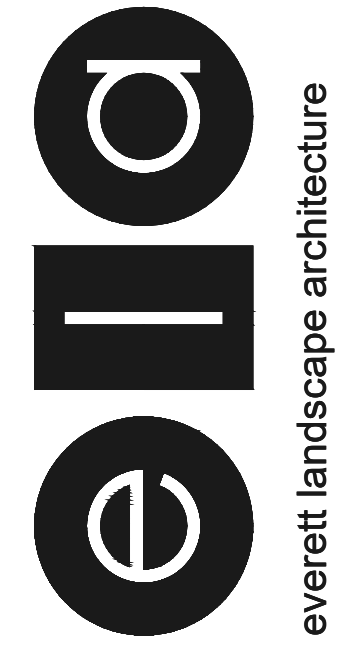


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Caesalpinia cacalaco 'Smoothie' TM Casalote	15 gal.		20
	Callia secundiflora Texas Mountain Laurel	1" caliper		36
	Olea europaea 'Swan Hill' TM Swan Hill Olive	---	Existing	33
	Pistacia chinensis 'Red Push' Red Push Chinese Pistache	24"box		31
	Quercus virginiana 'Heritage' Heritage Southern Live Oak	24"box		48
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Buxus microphylla japonica Japanese Boxwood	1 gal.		172
	Callistemon citrinus 'Little John' Dwarf Bottle Brush	5 gal.		78
	Carissa macrocarpa 'Green Carpet' Green Carpet Natal Plum	5 gal.		623
	Dodonaea viscosa 'Purpurea' Purple Leafed Hopseed Bush	5 gal.		167
	Eremophila maculata Spotted Emu Bush	5 gal.		65
	Hesperaloe parviflora 'Brakelights' TM Brakelights Red Yucca	5 gal.		95
	Lantana montevidensis Trailing Lantana	1 gal.		515
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass	5 gal.		598
	Pittosporum tobira 'Compactum' Compact Pittosporum	5 gal.		27
	Ruellia penninsularis Wild Petunia	5 gal.		339
	Vinca minor 'Bowles' Bowles' Common Periwinkle	1 gal.		60
	Wedelia trilobata Wedelia	1 gal.		142
GROUND COVERS	BOTANICAL / COMMON NAME	QTY		
	Cynodon dactylon 'Midiron' Bermuda Grass	9,801 sf		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Playground Sand	2,400 sf
	Rip Rap 3" - 6" Fragmented Rock Desert Brown. NOTE: the quantity shown is an estimate. The contractor will be responsible to verify in the field the exact quantity needed.	7,557 sf
SYMBOL	CONCRETE CURB DESCRIPTION	QTY
	New Mowstrip	492 lf
SYMBOL	ROCK DESCRIPTION	QTY
	3/4" screened Express Caramel decomposed granite at 2" depth	77,289 sf



DYSART AND GREENWAY
SURPRISE, ARIZONA



DATE
11/8/19

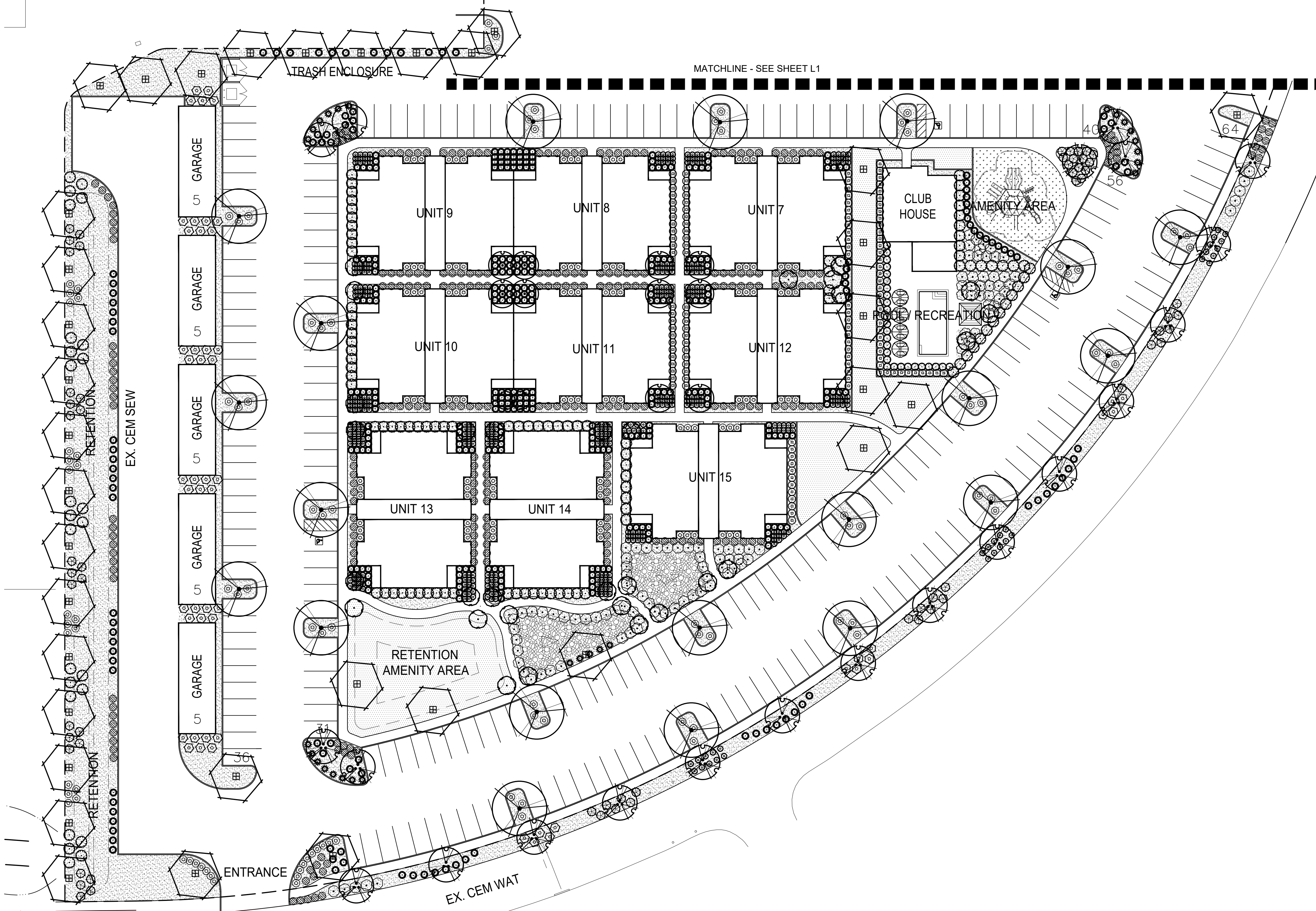
19040

Sheet Title:
**PRELIMINARY
LANDSCAPE
PLAN**

Sheet:
L1

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A B C D E F G H I J K L M N O P Q R S T U V W X

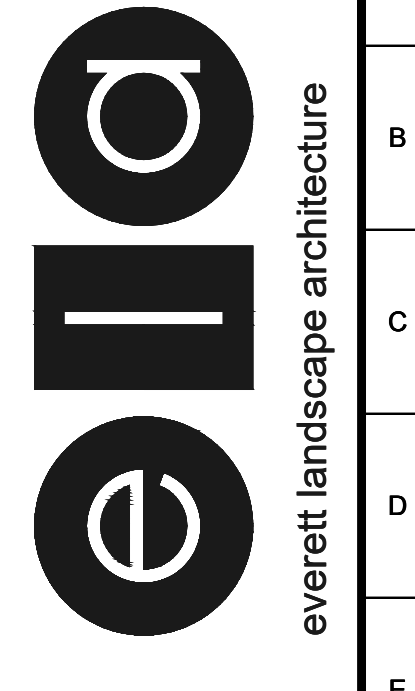
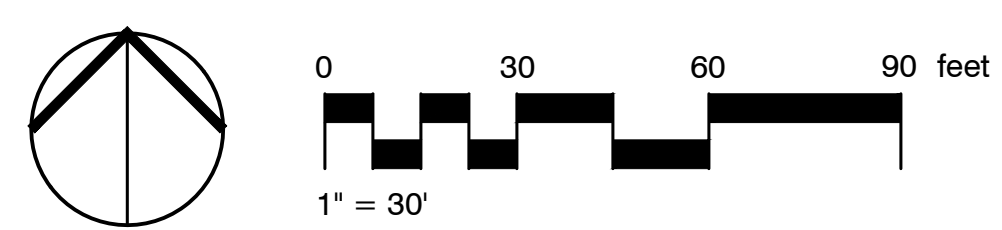


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Caesalpinia cacalaco 'Smoothie'™ TM Casalote	15 gal.		20
	Callia secundiflora Texas Mountain Laurel	1" caliper		36
	Olea europaea 'Swan Hill'™ TM Swan Hill Olive	---	Existing	33
	Pistacia chinensis 'Red Push'™ Red Push Chinese Pistache	24"box		31
	Quercus virginiana 'Heritage'™ Heritage Southern Live Oak	24"box		48
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	Buxus microphylla japonica Japanese Boxwood	1 gal.		172
	Callistemon citrinus 'Little John'™ Dwarf Bottle Brush	5 gal.		78
	Carissa macrocarpa 'Green Carpet'™ Green Carpet Natal Plum	5 gal.		623
	Dodonaea viscosa 'Purpurea'™ Purple Leafed Hopseed Bush	5 gal.		167
	Eremophila maculata Spotted Emu Bush	5 gal.		65
	Hesperaloe parviflora 'Brakelights'™ Brakelights Red Yucca	5 gal.		95
	Lantana montevidensis Trailing Lantana	1 gal.		515
	Muhlenbergia capillaris 'Regal Mist'™ Regal Mist Deer Grass	5 gal.		598
	Pittosporum tobira 'Compactum'™ Compact Pittosporum	5 gal.		27
	Ruellia penninsularis Wild Petunia	5 gal.		339
	Vinca minor 'Bowles'™ Bowles' Common Periwinkle	1 gal.		60
	Wedelia trilobata Wedelia	1 gal.		142
GROUND COVERS	BOTANICAL / COMMON NAME	QTY		
	Cynodon dactylon 'Midiron'™ Bermuda Grass	9,801 sf		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	3 Playground Sand	2,400 sf
	4 Rip Rap 3" - 6" Fragmented Rock Desert Brown. NOTE: the quantity shown is an estimate. The contractor will be responsible to verify in the field the exact quantity needed.	7,557 sf
SYMBOL	CONCRETE CURB DESCRIPTION	QTY
	C-101 New Mowstrip	492 lf
SYMBOL	ROCK DESCRIPTION	QTY
	K-101 3/4" screened Express Caramel decomposed granite at 2" depth	77,289 sf



DYSART AND GREENWAY
SURPRISE, ARIZONA

DATE
11/8/19

19040

Sheet Title:
**PRELIMINARY
LANDSCAPE
PLAN**

Sheet:
L2

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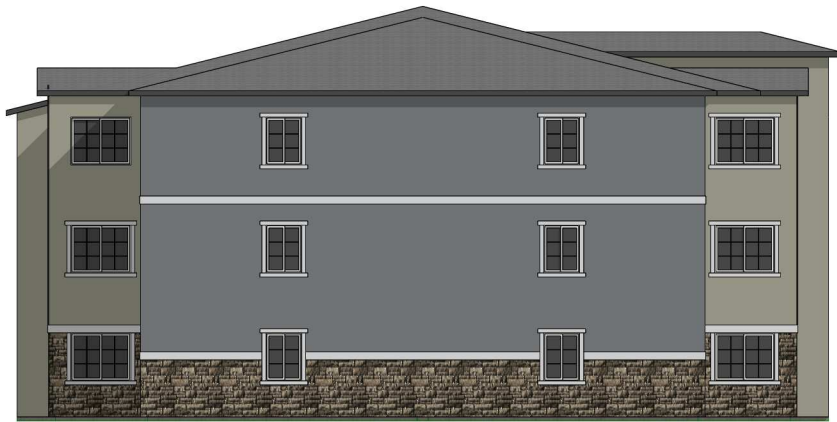
Front Elevation

SQUARE FOOTAGE

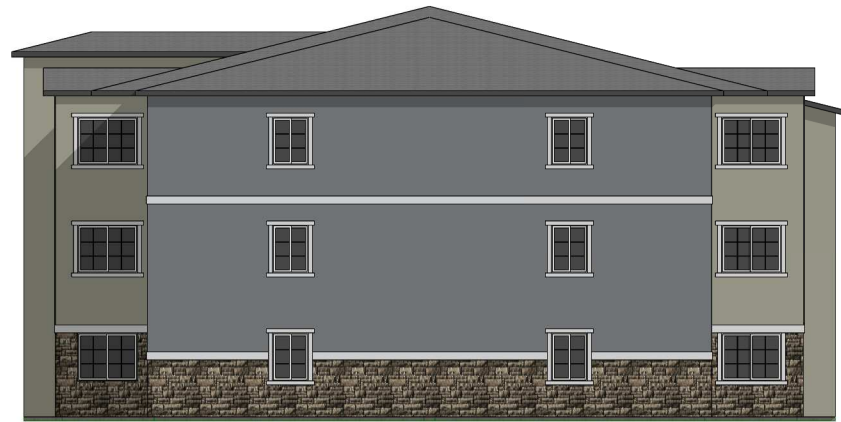
Single Unit	1079 SF	Main Level	4318 SF
		Second Level	4318 SF
		Third Level	4318 SF
		Total Area	12953 SF



Back Elevation



Left Elevation



Right Elevation



295 W Center St.
3rd Floor
Provo, UT 84601
801.735.6314
drea@legacyhomedesign.com
legacyhomedesign.com



1338 S Foothill Drive #301
Salt Lake City, UT 84108

EXTERIOR ELEVATIONS
MILLER 12-PLEX

SQUARE FOOTAGE

Single Unit	1079 SF	Main Level	4318 SF
		Second Level	4318 SF
		Third Level	4318 SF
		Total Area	12953 SF

10/04/2019

A.2



Back Perspective



Front Perspective



295 W Center St.
3rd Floor
Provo, UT 84601
801.735.6314
drea@legacyhomedesign.com
legacyhomedesign.com



1338 S Foothill Drive #301
Salt Lake City, UT 84108

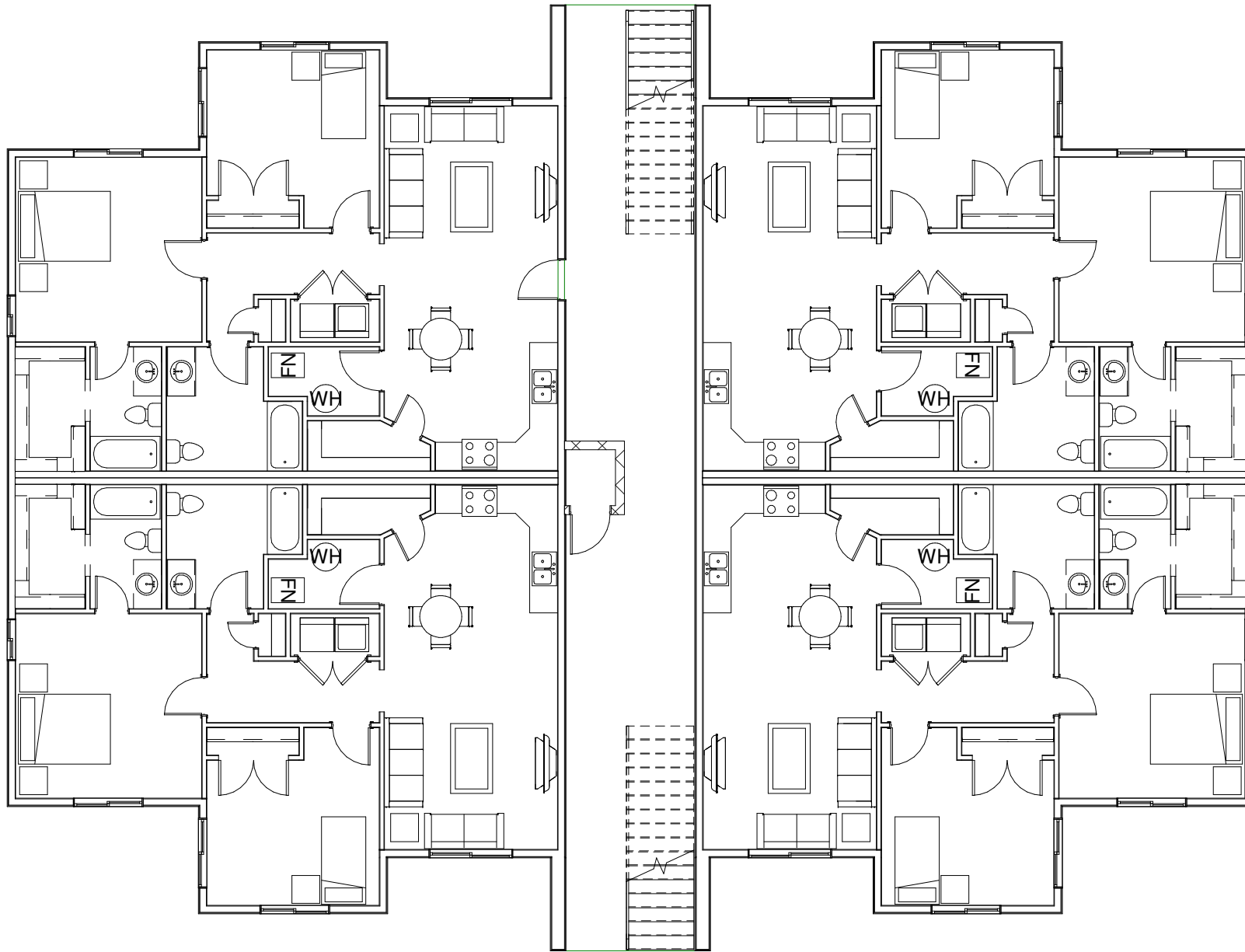
EXTERIOR PERSPECTIVES
MILLER 12-PLEX

SQUARE FOOTAGE

Single Unit	1079 SF	Main Level	4318 SF
		Second Level	4318 SF
		Third Level	4318 SF
		Total Area	12953 SF

10/04/2019

A.3



Main Level Floor Plan



295 W Center St.
3rd Floor
Provo, UT 84601
801.735.6314
area@legacyhomedesign.com
legacyhomedesign.com



1328 S Foothill Drive #301
Salt Lake City, UT 84108

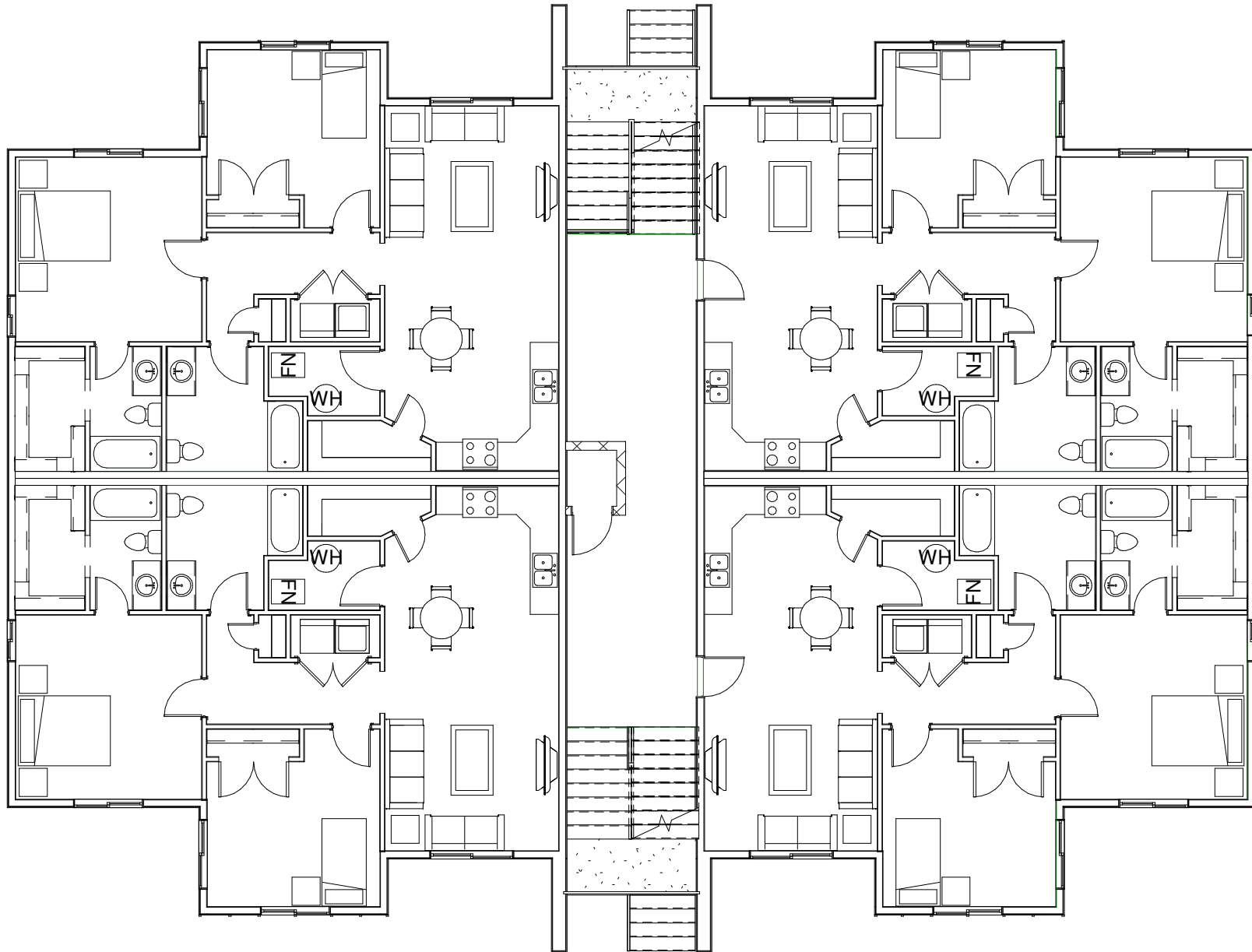
MAIN LEVEL
MILLER 12-PLEX

SQUARE FOOTAGE

Single Unit	1079 SF	Main Level	4318 SF
		Second Level	4318 SF
		Third Level	4318 SF
		Total Area	12953 SF

10/04/2019

A.4



Second Level Floor Plan

SECOND LEVEL
MILLER 12-PLEX

SQUARE FOOTAGE

Single Unit	1079 SF	Main Level	4318 SF
		Second Level	4318 SF
		Third Level	4318 SF
		Total Area	12953 SF

10/04/2019

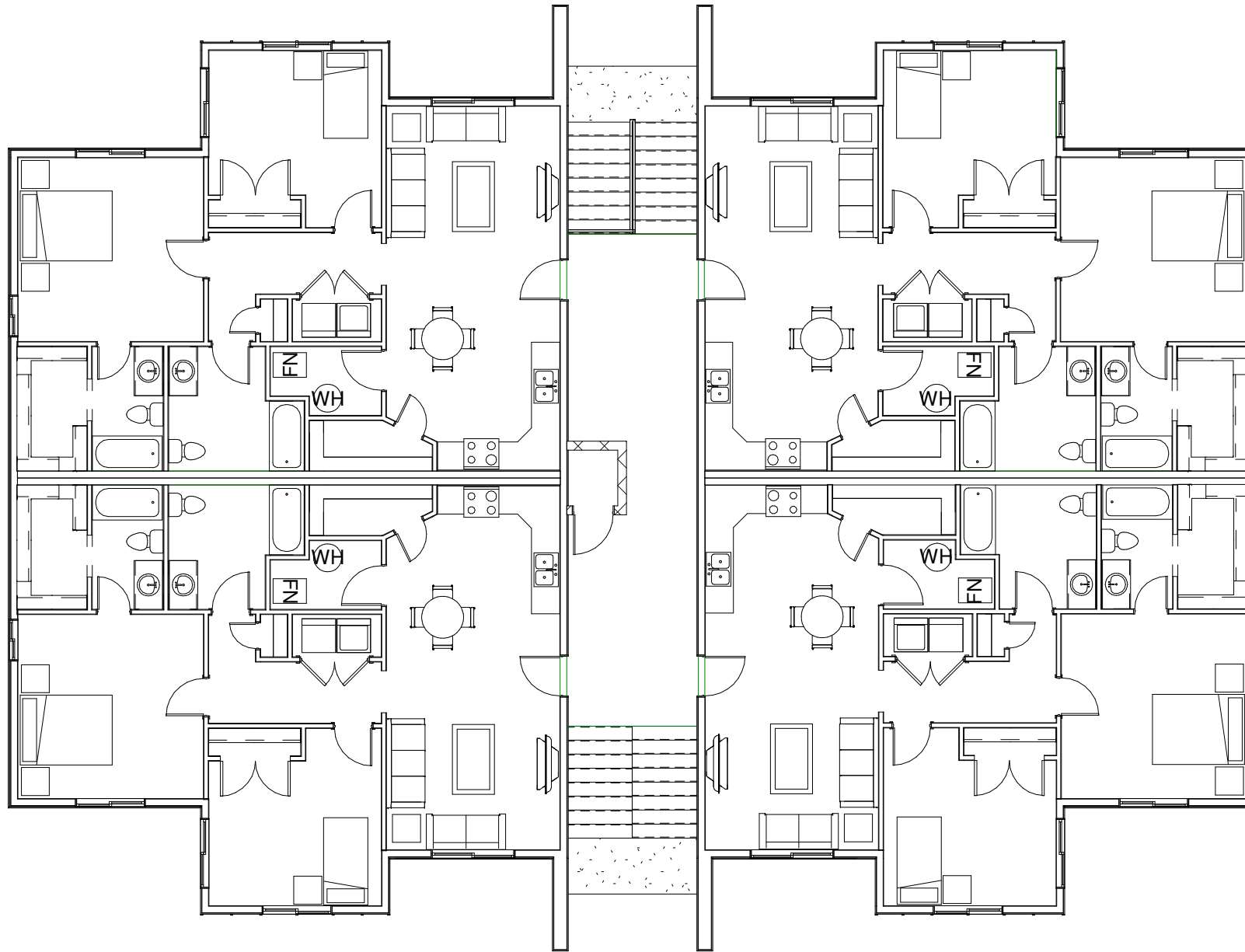
A.5



295 W Center St.
3rd Floor
Provo, UT 84601
801.735.6314
drea@legacyhomedesign.com
legacyhomedesign.com



1338 S Foothill Drive #301
Salt Lake City, UT 84108



Third Level Floor Plan



295 W Center St.
3rd Floor
Provo, UT 84601
801.735.6314
drea@legacyhomedesign.com
legacyhomedesign.com



1328 S Foothill Drive #301
Salt Lake City, UT 84108

THIRD LEVEL
MILLER 12-PLEX

SQUARE FOOTAGE

Single Unit	1079 SF	Main Level	4318 SF
		Second Level	4318 SF
		Third Level	4318 SF
		Total Area	12953 SF

10/04/2019

A.6



MEMORANDUM

TO: El Mirage Planning Commission Board Members

FROM: Jose A. Macias, Planner/GIS
Community Development Department, Planning & Zoning

RE: **REVISED:** Avilla Grand Staff Report Documents for review

DATE: December 5, 2019

Commission Board Members,

The following documents related to the FIG Dysart & Greenway Staff Report are available for your review at the El Mirage Community Development Department Planning and Zoning Division during regular business hours;

1. Title Report