



# 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)

- Conditional Use Permit
- General Plan Amendment:  Major  Minor
- Planned Area Development (PAD)
- Planned Area Development Amendment
- Rezoning
- Site Plan Approval
- Site Plan Amendment
- Preliminary Plat
- Final Plat
- Other: \_\_\_\_\_

### PROPERTY INFORMATION:

Name of Project: Southwest Concrete Storage Facility Acreage: 1.66 Acres

Property Address/Location: 8686 North El Mirage Road

Assessor's Parcel Number: 051-46-830 and 051-46-831A

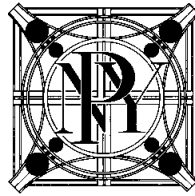
### APPLICANT / OWNER INFORMATION:

Applicant:	<u>The Phoenix - New York Company</u>	Owner:	<u>Southwest Concrete and Paving</u>
Address:	<u>213 East Georgia Ave</u>	Address:	<u>12313 West Alice Ave</u>
City/ST/Zip:	<u>Phoenix, Arizona 85012</u>	City/ST/Zip:	<u>El Mirage, Arizona 85335</u>
Phone:	<u>602-315-1249</u>	Phone:	<u>623-516-0013</u>
Email:	<u>pnyco@earthlink.net</u>	Email:	<u>cnutall@swcp.us</u>
Signature:	<u></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)



The  
**Phoenix - New York  
Company**  
October 5, 2020

Re: **Project Narrative Southwest Concrete Equipment Yard  
8686 North El Mirage Road**

This project consists of the development of the two lots at the southwest corner of El Mirage Road and West Alice Ave. A.P.N. numbers 501-46-831A and 501-46-830, an area of 72,538 square feet (1.66 acres) for use as an equipment yard for Southwest Concrete which has an existing facility adjacent to this project at 12312 West Alice Ave. It is the expectation that the two lots shall be combined into one large lot and the existing twelve foot water utility easement be removed at the west side of the property and that runs diagonally across the two lots.

This equipment yard will be used for the storage of Southwest Concretes' various construction equipment and vehicles and will be improved in accordance with the City of El Mirage development standards for this type of occupancy. There will be approximately ten (10) pickup trucks and two (2) tractor trailer trucks parked on the site in addition to other stored materials.

The yard will be paved with a dustproof surface to mitigate airborne particulates caused by the movement of the vehicles and equipment around the property. A six-foot high masonry screen wall will be constructed on the north, south and west property lines to screen activities within the property from view from the public right of ways and the adjacent property to the south. This screen wall shall be constructed to match the character of the existing masonry screen wall located at the Southwest Concrete facility.

Security lighting shall be provided on the site which will comply with the City of El Mirage standards for exterior lighting. This lighting will be powered from an electrical service to be provided to the site from the utility transformers located at the north west corner of the site.

Right-of-way landscaping and public sidewalks will be provided per the City of El Mirage Development standards. There will be no on-site landscaping within the screen walled area of the property itself due to the use of the site.

Irrigation water shall be supplied from one of three existing water meters on El Mirage Road located approximately 1100 feet south of the intersection of El Mirage and Alice Ave.

There will be a manual access gate with Knox Box located on the north end of the property that will allow direct access to West Alice Ave. This access will reduce the on-site driving and therefore ambient noise and particulates. This gate shall be located as far to the west as allowable to the proximity to the existing APS underground electrical vault located at the north west corner of the site.

The existing screen wall along the west property line of the Southwest Concrete facility will be partially removed to provide open access from the existing facility to the new equipment yard.

The proposed site will be graded to provide proper drainage in accordance with the City of El Mirage Engineering Department standards. The site shall retain its own flow of storm water and only take overflow discharge from the existing retention basin at the south end of the existing Southwest Concrete site.

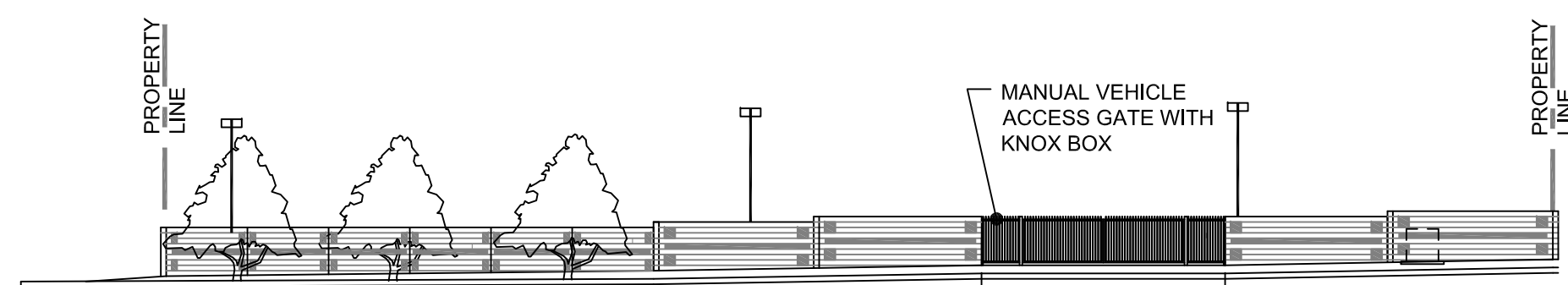
ARCHITECT:

The Phoenix New York Company  
 A Design Consultancy  
 213 East Georgia Ave  
 Phoenix, AZ 85012  
 Tel: 602-315-1249

pnyc@earthlink.net

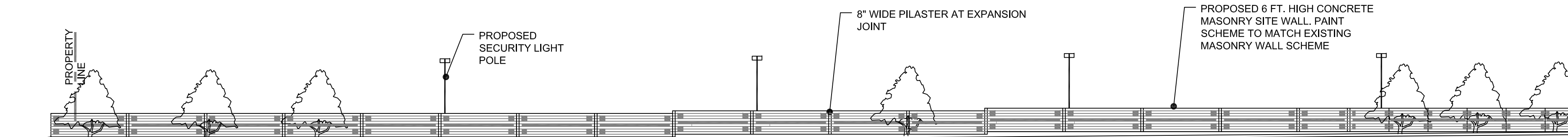


EXPIRES 06-30-21



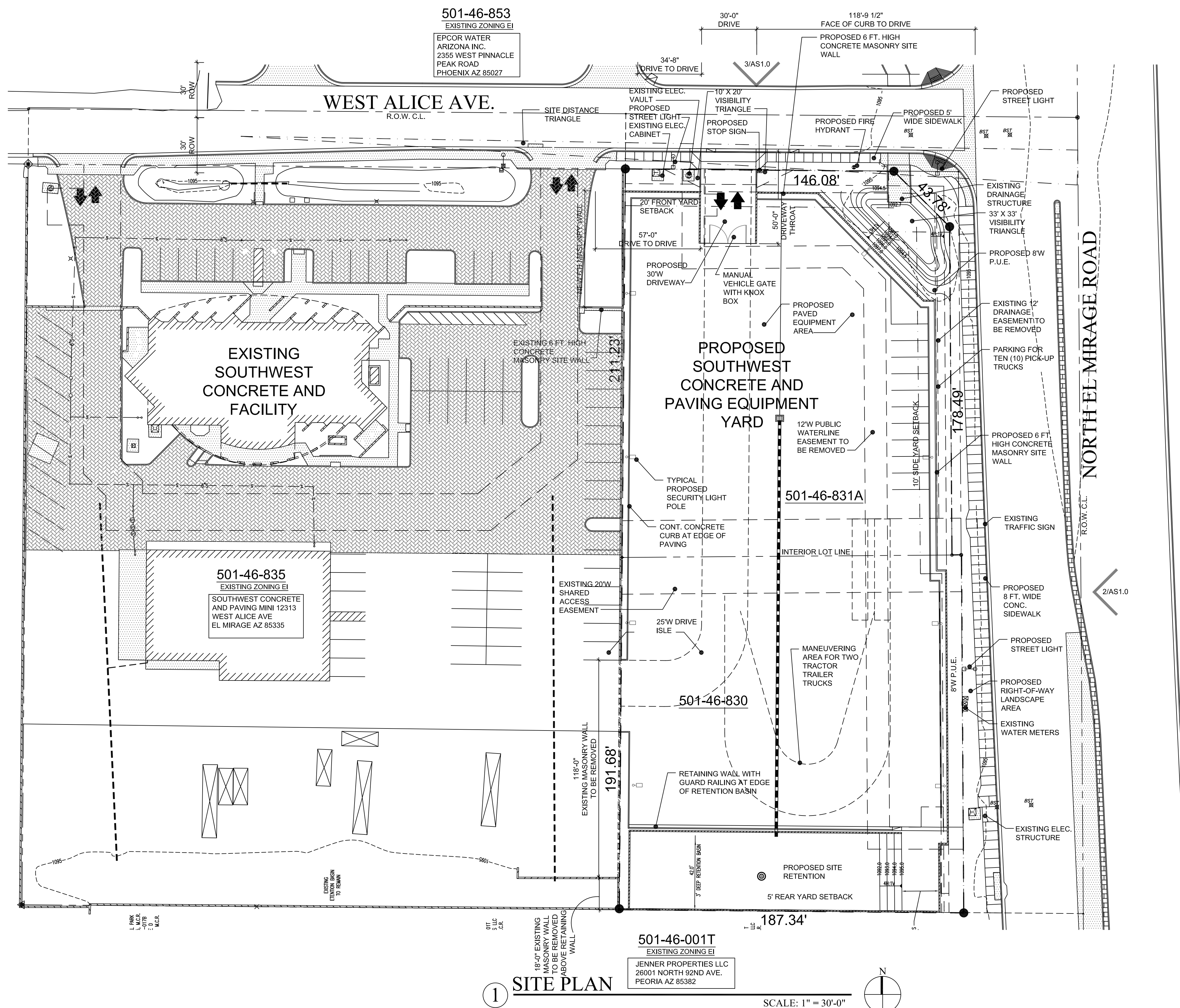
3 SITE ELEVATION NORTH

SCALE: 1" = 20'-0"



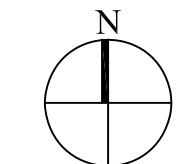
2 SITE ELEVATION EAST

SCALE: 1" = 20'-0"



1 SITE PLAN

SCALE: 1" = 30'-0"



ANY CHANGE OF USE FOR BUILDING OR BUILDINGS INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE PROVIDED

DESIGN DATA	
SCOPE OF WORK:	CONSTRUCTION OF A NEW EQUIPMENT YARD FOR SOUTHWEST CONCRETE AND PAVING
SITE LOCATION	8686 NORTH EL MIRAGE ROAD EL MIRAGE, ARIZONA
A.P.N.	051-46-830 051-46-831A
CONSTRUCTION CODE:	2012 I.B.C. 2012 I.E.B.C. 2012 I.P.C. 2011 N.E.C. 2012 I.M.C. 2012 I.F.C. 2012 I.E.C.C. 2010 A.D.A
SITE ZONING:	CP
SITE AREA (NET):	72,538 SF (1.66 ACRES)
SITE AREA (GROSS):	106,137 SF (2.43 ACRES)

TEAM MEMBERS	
OWNER	ARCHITECT / LANDSCAPE ARCHITECT
SOUTHWEST CONCRETE AND PAVING 12313 WEST ALICE AVE EL MIRAGE, AZ (623) 516-0013	THE PHOENIX - NEW YORK COMPANY 213 EAST GEORGIA AVE PHOENIX, ARIZONA (602) 315-1249
PROJECT MANAGER	CIVIL ENGINEER
AVOCAT GROUP - ARIZONA 32 WEST FOOTHILLS DRIVE PHOENIX, ARIZONA (602) 299-5700	DESERT DEVELOPMENT ENGINEERING 10000 NORTH 31ST AVE PHOENIX, ARIZONA (602) 997-2005

VICINITY MAP	

DEVELOPMENT SITE PLAN

SOUTHWEST CONCRETE AND PAVING EQUIPMENT YARD

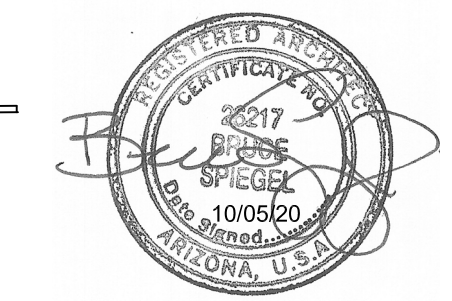
8686 NORTH EL MIRAGE RD  
 EL MIRAGE, ARIZONA  
 SEPTEMBER 5, 2020

PROJECT NUMBER	2020-05
FILE NAME	SWC EQUIP YARD
DRAWN BY	BNS
CHECKED BY	TEQ
DATE:	OCTOBER 2020
REVISIONS	

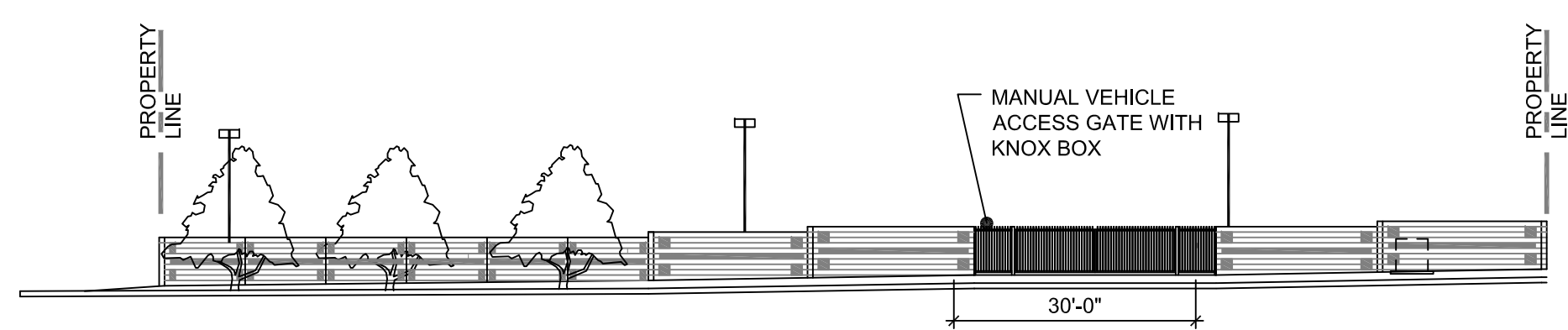
SHEET TITLE:  
 SITE PLAN  
 SHEET NUMBER

AS-1.0

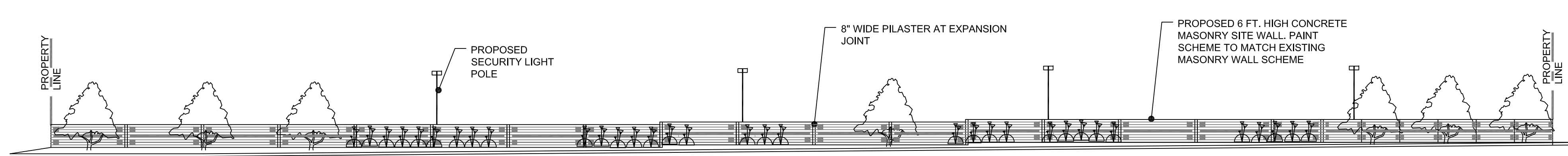
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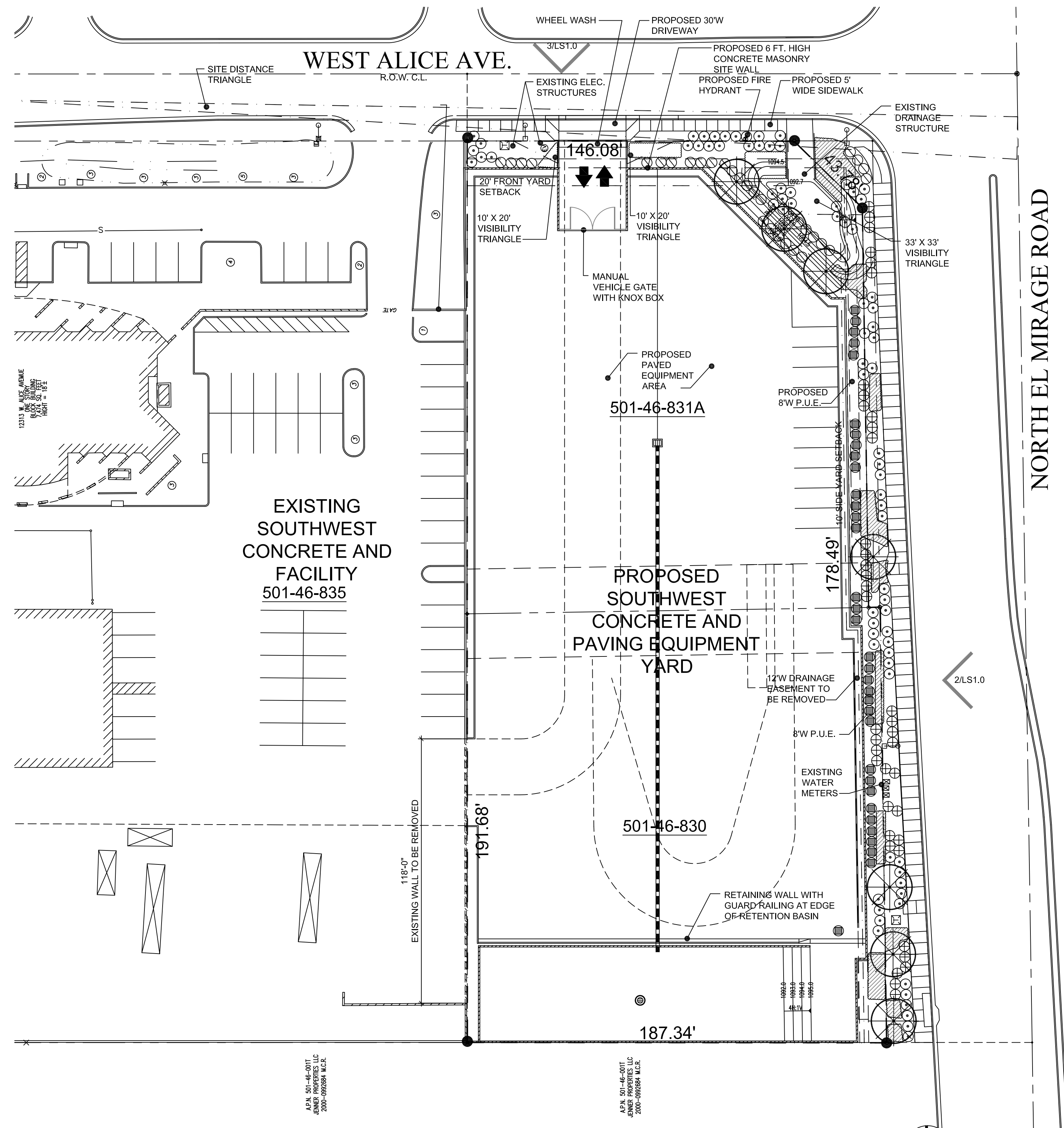
EXPIRES 06-30-21



3 SITE ELEVATION NORTH  
 SCALE: 1" = 20'-0"



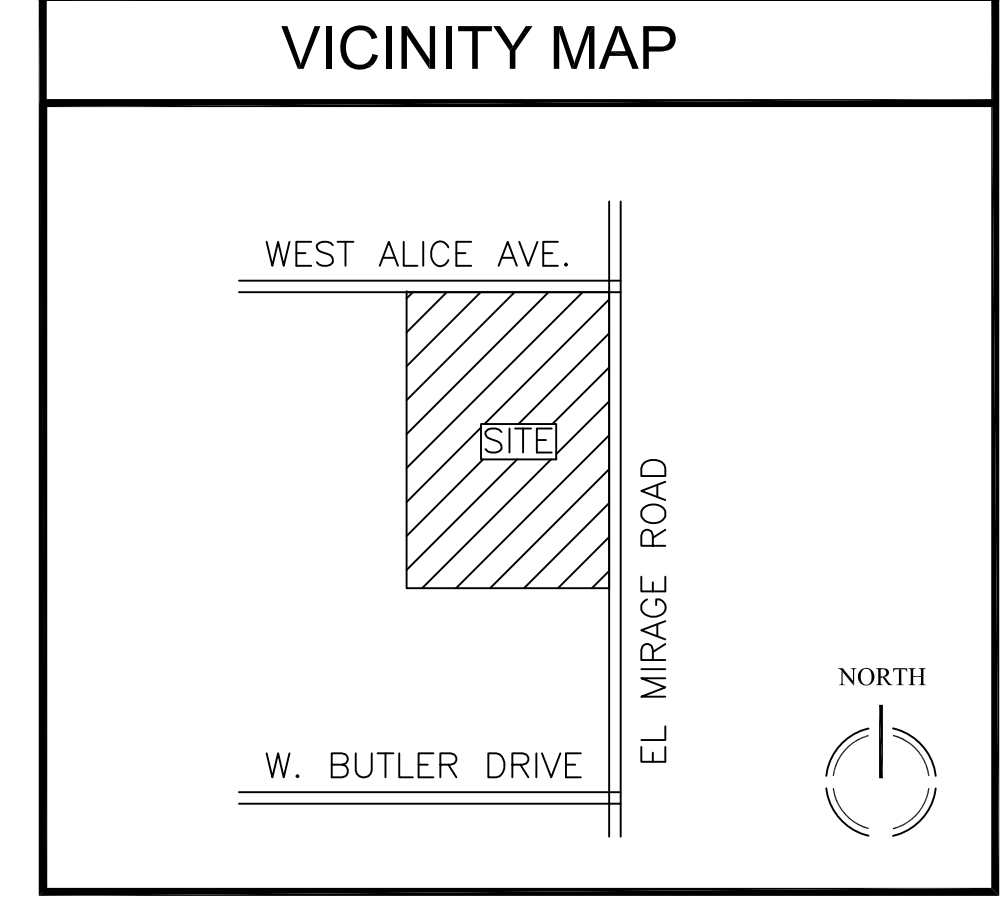
2 SITE ELEVATION EAST  
 SCALE: 1" = 20'-0"



1 LANDSCAPE PLAN  
 SCALE: 1" = 30'-0"

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SOUTHWEST CONCRETE AND PAVING 12313 WEST ALICE AVE EL MIRAGE AZ (623) 516-0013	THE PHOENIX - NEW YORK COMPANY 213 EAST GEORGIA AVE PHOENIX, ARIZONA (602) 315-1249
PROJECT MANAGER	CIVIL ENGINEER
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DEVELOPMENT  
 LANDSCAPE PLAN

SOUTHWEST CONCRETE  
 AND PAVING  
 EQUIPMENT YARD  
 8686 NORTH EL MIRAGE RD  
 EL MIRAGE, ARIZONA  
 JULY 20, 2020

PROJECT NUMBER	2020-05
FILE NAME	SWC EQUIP YARD
DRAWN BY	BNS
CHECKED BY	TEQ
DATE:	JULY 20, 2020
REVISIONS	

SHEET TITLE:  
 LANDSCAPE PLAN  
 SHEET NUMBER

**LS-1.0**

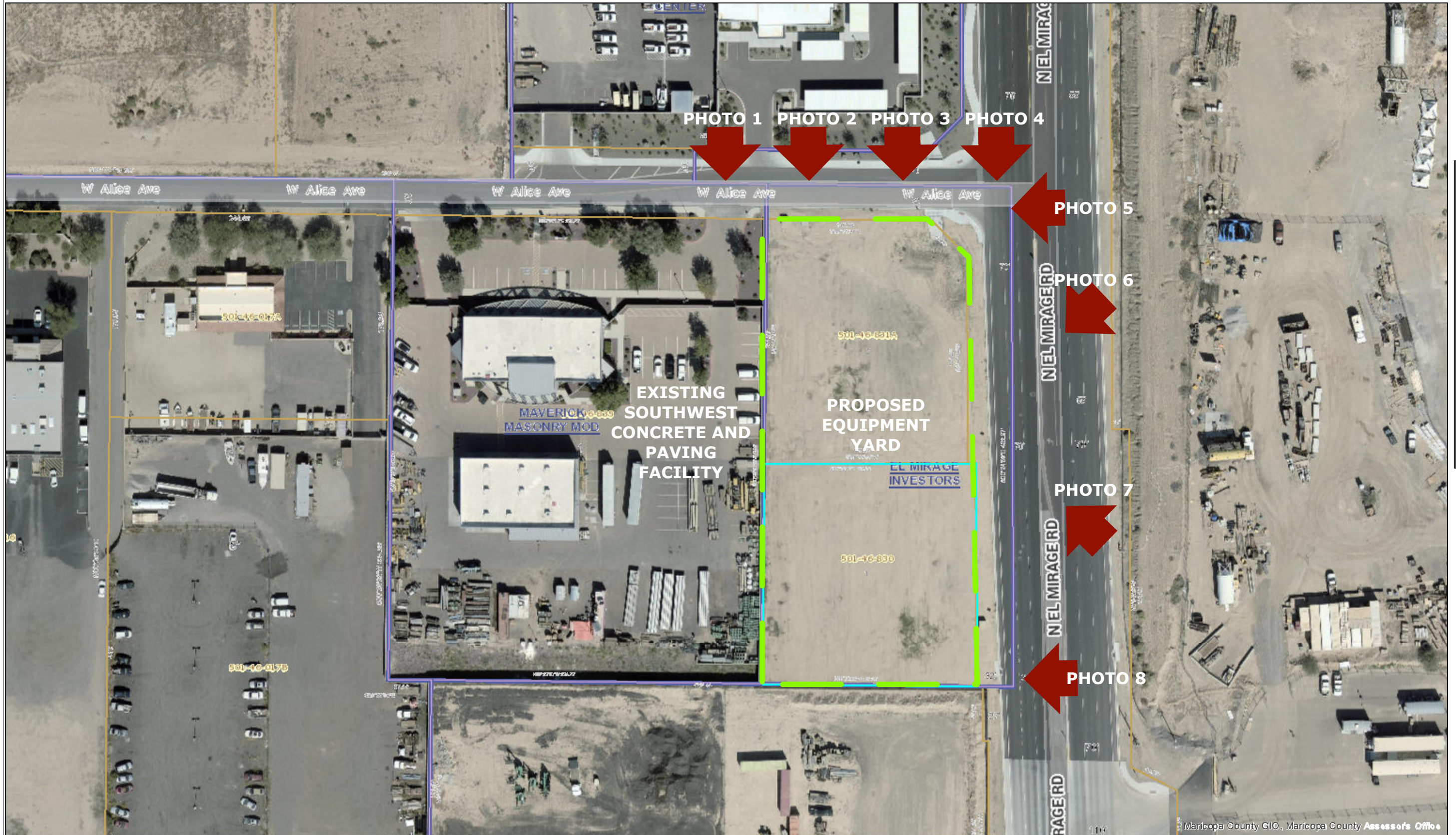
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LANDSCAPE PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	WIDTH	CALIPER	NOTES
	SISSOO TREE	Dalbergia sissoo	15 GAL-24" BOX	10' - 12'	5' - 7'	1.75" - 2.25"	50% OF TREES TO BE 24" BOX
	BLUE CAT GRASS	Helictotrichon Sempervirens	5 GAL	5 GAL	-	-	
	HEAVENLY BAMBOO	Nadina Domestica	5 GAL	5 GAL	-	-	
	PAMPAS GRASS	Cortaderia Pumila	15 GAL.	5'-6"	-	-	
	ROYAL PURPLE SAGE	Salvia Muelleri	5 GAL.	5 GAL.	-	-	
	MYOPORIUM	Myoporium Parvifolium	1 GAL.	-	-	-	
	NEW ZEALAND FLAX	Phormium Tenax Agavaceae	1 GAL.	-	-	-	
	DECOMPOSED GRANITE	To Match Existing At SWC	3/4" SCREENED, MIN. 2" DEEP ALL UNPAVED AREAS AND R.O.W. U.N.O.				



# Map



Maricopa County GIO, Maricopa County Assessor's Office

7/19/2020 6:51:18 PM

THE PHOENIX - NEW YORK COMPANY



**PHOTO 1:  
EXISTING SOUTHWEST CONCRETE GATE AND  
MASONRY WALL  
THIS PROJECT TO COPY COLOR SCHEME AND  
MATERIALS**



**PHOTO 2:  
EXISTING ELECTRICAL TRANSFORMERS**



**PHOTO 3:  
VIEW OF THE SITE LOOKING SOUTH FROM WEST  
ALICE AVE.**



**PHOTO 4:  
VIEW OF CORNER OF NORTH EL MIRAGE ROAD  
AND WEST ALICE AVE FROM THE NORTH**



**PHOTO 5:  
CORNER OF NORTH EL MIRAGE ROAD AND WEST  
ALICE AVE LOOKING WEST**



**PHOTO 6:  
VIEW OF SITE TO THE SOUTHWEST ALONG EL MIRAGE  
ROAD**



**PHOTO 7:  
VIEW OF THE SITE LOOKING NORTH WEST ALONG  
EL MIRAGE ROAD**



**PHOTO 8:  
VIEW OF OF THE SOUTH END OF THE SITE AND  
THE ADJOINING PROPERTY FROM EL MIRAGE  
ROAD**

July 13, 2020

City of El Mirage  
Engineering Department  
10000 N. El Mirage Road  
El Mirage, Arizona 85335

RE: Drainage Statement for Southwest Concrete – 8646 & 8686 N. El Mirage Rd; El Mirage, AZ

This statement addresses city requirements to provide a drainage statement with the Pre-Application submittal. A separate Preliminary Drainage Report will be submitted with the Development Application submittal. A Final Drainage Report will be submitted with Construction Plans (building permit phase). The preliminary and final reports will document proposed onsite drainage design, retention calculations, analyzing any offsite drainage impacts to the site, and confirming no adverse impacts to neighboring properties from the proposed development. The preliminary report will provide analysis at a conceptual level, while the final report will provide a more complete and detailed level of analysis.

The site will be designed to comply with city drainage requirements. The site will provide storm drain facilities as necessary to ensure improvements, structures, and properties within the development and neighboring properties will be protected from adverse storm water impacts due to the proposed development. The site will provide stormwater retention of onsite runoff for the 100-year 1-hour storm (2.4 inches). Basins will be designed with 4H:1V slopes. Underground retention pipes may be used if there is not enough landscape area at the low end of the site for landscape retention basins. Retention pipes and basins will be designed to drain within 36-hours via drywells. There are no proposed buildings. If the site is affected by offsite storm water runoff, such runoff will be routed safely thru the site while matching historic storm water entrance and exit locations on the site.

The developer owns the project site as well as the property directly west of the site (2313 W. Alice Avenue). The property west of the site has been previously developed. The developer intends to remove retention on the south side of the west property to allow for more flat open area storage space. The old retention basin volume will be relocated on the new undeveloped site.



July 17, 2020

Bruce Spiegel  
Phoenix – New York Company

Phone: (602) 315-1249  
Email: pnyco@earthlink.net



*Michelle E. Beckley*

**Subject: Traffic Impact Statement – Southwest Paving Company Expansion Site, El Mirage, AZ  
Southwest Corner of Alice Avenue and El Mirage Road**

Dear Mr. Spiegel,

Y2K Engineering, LLC (Y2K) has been retained to prepare a Traffic Impact Statement (TIS) for the proposed expansion of the Southwest Paving Company facility located on the southwest corner of Alice Avenue and El Mirage Road in El Mirage, Arizona. The expansion of the existing Southwest Paving Company site will consist of equipment storage; no additional buildings are planned to be constructed on site. The expansion is anticipated to generate a nominal increase in site traffic. According to the El Mirage Traffic Impact Study Manual, a Traffic Impact Statement is required (in lieu of a full Traffic Impact Study) for sites that generate fewer than 100 peak hour trips. Access to the site is proposed through one new driveway on Alice Avenue along the north side of the site. A vicinity map is shown in **Figure 1** and an aerial of the site is shown in **Figure 2**.

#### EXISTING ROADWAY NETWORK

***El Mirage Road*** is a north-south major arterial with three lanes in each direction. A raised median exists south of Alice Avenue, and a two-way left-turn lane is present north of Alice Avenue. Curb, gutter, and bike lanes exist on El Mirage Road; however, sidewalk and roadway lighting are not present. The posted speed limit on El Mirage Road is 50 mph.

***Alice Avenue*** is a two-lane, east-west, local roadway that provides access to commercial and industrial developments. Curb and gutter exist on Alice Avenue immediately adjacent to the proposed site, but are not present west of the existing Southwest Paving site. Roadway lighting is present along the south curb of Avenue. Sidewalk is present along the existing Southwest Paving and EPCOR sites, but otherwise does not exist on Alice Avenue. Alice Avenue is approximately ½-mile long, spanning west from El Mirage Road.

The intersection of ***El Mirage Road and Alice Avenue*** is a three-legged, minor-street stop-controlled intersection with a STOP sign on the eastbound approach. The northbound approach provides one dedicated left-turn lane, and three through lanes. The southbound provides one shared through/right-turn lane and two through lanes. The eastbound approach provides one shared left/right-turn lane.

An aerial of the surrounding roadway network and existing traffic control is shown in **Figure 3**.



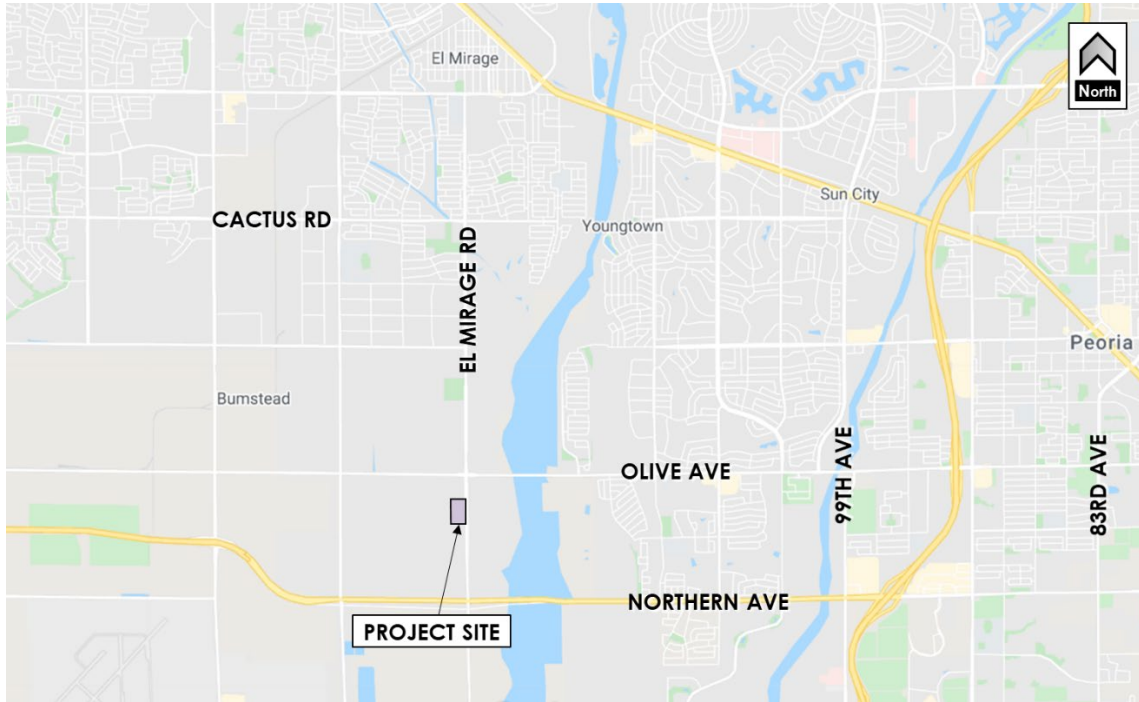


Figure 1: Project Vicinity Map

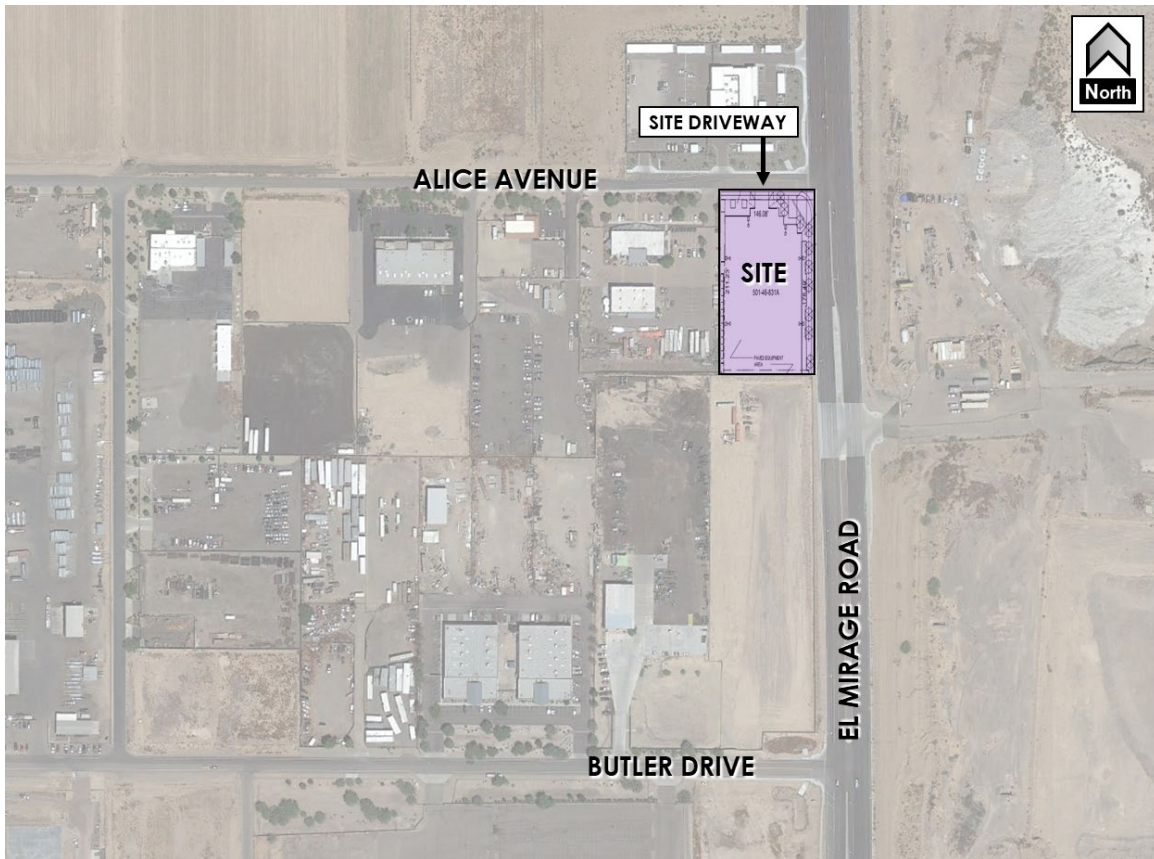


Figure 2: Proposed Site and Access

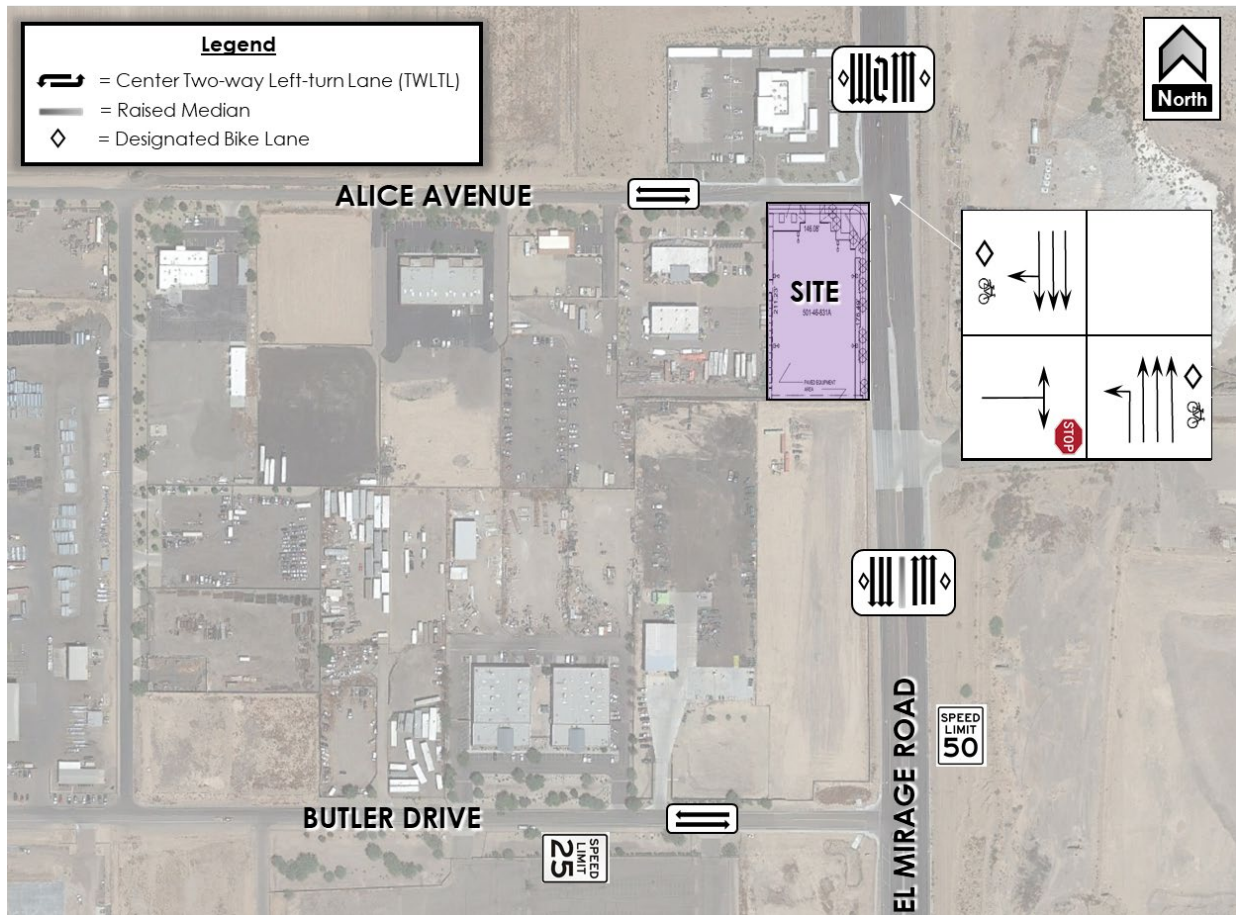


Figure 3: Existing Roadway Network

## PROPOSED DEVELOPMENT

### SITE LOCATION, LAND USE, AND ACCESS

The Southwest Paving Company site expansion is located on the southwest corner of El Mirage Road and Alice Avenue in El Mirage, Arizona. The expansion will occur directly east of the existing Southwest Paving Company site. Light industrial and commercial developments exist north and south of the site. The proposed storage facility will be accessed by one driveway on Alice Avenue, approximately 100 feet from the curb line of El Mirage Road. Secondary access will be provided internally from the existing Southwest Paving property. The site plan is provided in **Attachment A**.

### TRIP GENERATION

Trip generation for new developments is typically estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. This resource contains data collected by various transportation professionals for a wide range of different land uses. Due to the unique nature of the site, data is not available in the ITE Trip Generation Manual for this particular use.

The trip generation for the site was estimated based on the information provided by the Client. The site will be used for equipment storage only, and no new structures are planned for the property. The Client confirmed that no additional trucking activity or new employees are anticipated with this change. The traffic generated by the expanded equipment storage site are nominal. For analysis purposes, a conservative

estimate of 10 new trips during the peak hours was assumed. The estimated trips associated with the Southwest Paving Company storage facility expansion are summarized in **Table 1**.

Table 1: Trip Generation

DESCRIPTION OF LAND USE		VEHICLE GENERATED TRIPS					
		AM Peak Hour			PM Peak Hour		
ID	Land Use	Enter	Exit	Total	Enter	Exit	Total
1	Equipment Storage Site	5	5	10	5	5	10
<b>"New" Trips Added to Street System</b>		<b>5</b>	<b>5</b>	<b>10</b>	<b>5</b>	<b>5</b>	<b>10</b>

As summarized in **Table 1**, the equipment storage facility expansion is anticipated to generate 10 trips during the AM peak hour and 10 trips during the PM peak hour.

### SITE TRAFFIC ADDED TO THE SYSTEM

The traffic associated with the storage facility expansion are shown in **Figure 3**. The estimated peak hour volumes are based on the trip generation and traffic assignment based on access to nearby highways.

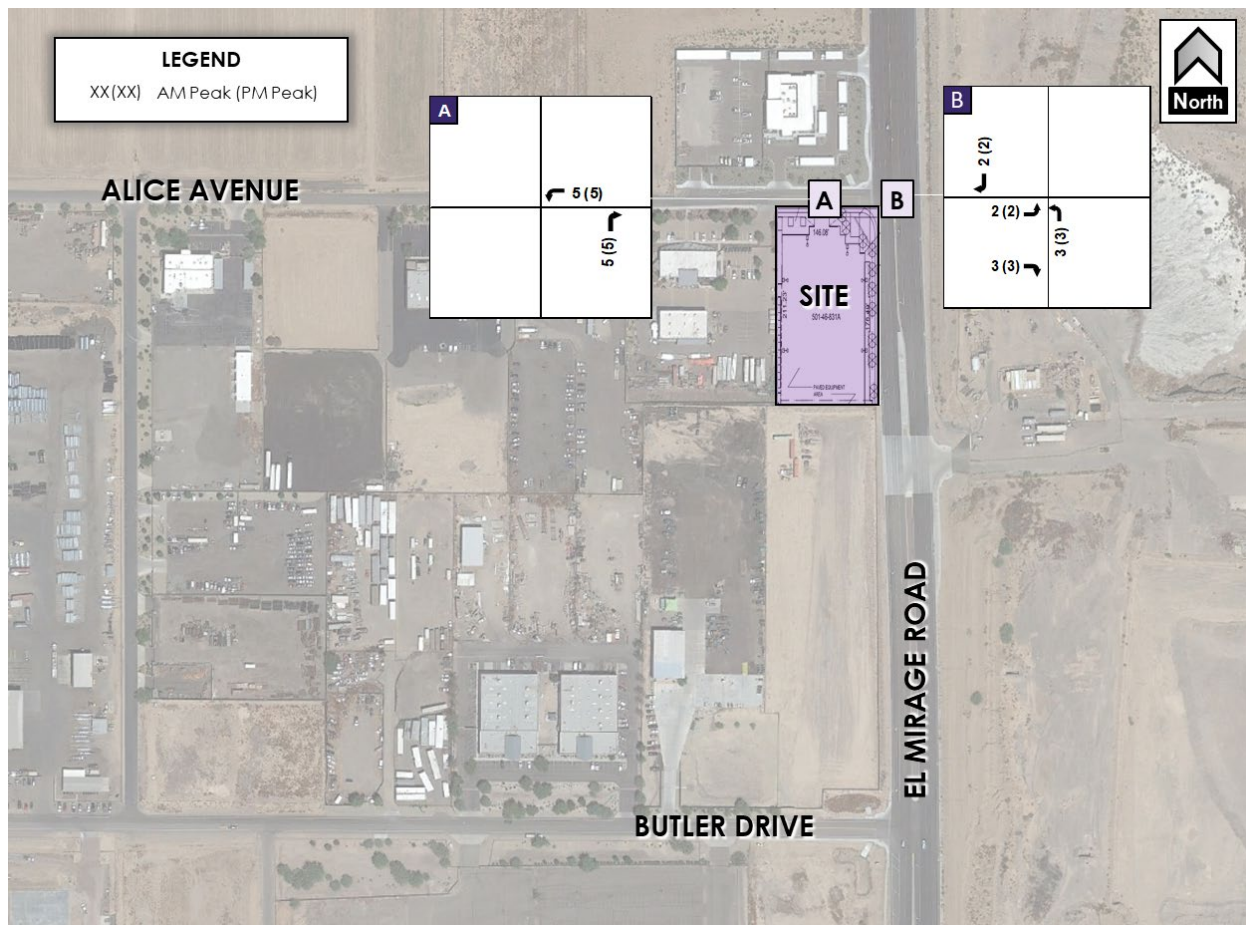


Figure 3: Peak Hour Site Traffic Volumes



## DRIVEWAY ACCESS REVIEW

A new site driveway is proposed to directly transport materials to the storage site without impact to existing operation on the main property. The site access driveway is proposed on Alice Avenue, approximately 100 feet west from El Mirage Road. The driveway will be 80 feet east of the existing Southwest Paving driveway on the south side of Alice Avenue, and 40 feet west of the existing EPCOR driveway on the north side of Alice Avenue.

The City of El Mirage has published guidance driveway spacing from intersecting roadways. Per Section 154.104 of the El Mirage City Code of Ordinances, driveways on local streets should be spaced 150 feet from major arterials.

*Table 2: City of El Mirage Driveway Distance from Intersections*

<b>Intersecting Street</b>	<b>Distance from Intersection on Collector Streets*</b>		<b>Distance from Intersection on Arterial Streets*</b>	
	<b>Res. Area</b>	<b>Comm./Ind. Area</b>	<b>Res. Area</b>	<b>Comm./Ind. Area</b>
Arterial	100'	150'	200'	300'
Collector	100'	150'	150'	150'
Local	60'	100'	100'	150'

*City of El Mirage Code of Ordinances, Section 154.104*

Due to the limited street frontage on the parcel and the existing utilities on site, it is not feasible to position the driveway 150 feet west of El Mirage Road. The driveway is proposed just east of the existing transformers, leaving a distance of 100 feet from the existing curb line on El Mirage to the site driveway. This distance is anticipated to provide enough storage for a large semi-trailer to queue prior to turning into the site.

## REVIEW OF HISTORICAL CRASH DATA

Three years of crash data (2016-2018) were obtained from ADOT’s Safety Data Mart database within the study limits. The study area included Alice Avenue and El Mirage Road within the vicinity of the site. Over the three-year analysis period, two crashes were reported. The crashes are described below and are shown in **Figure 4**.

- July 1, 2016 at 7:42 AM – Intersection of El Mirage Road and Alice Avenue  
 This angle crash involved two southbound vehicles, one making a U-turn and one continuing south through the intersection. The crash resulted in property damage only (no injuries).
- February 7, 2018 at 2:56 PM – El Mirage Road north of Alice Avenue, near EPCOR driveway  
 This rear end crash involved four southbound vehicles and resulted in possible injury.

During the three-year period, there were no serious injury crashes and no crashes involving vehicles turning on/from Alice Avenue. Based on the data reviewed, there is not a significant crash history within the study area.

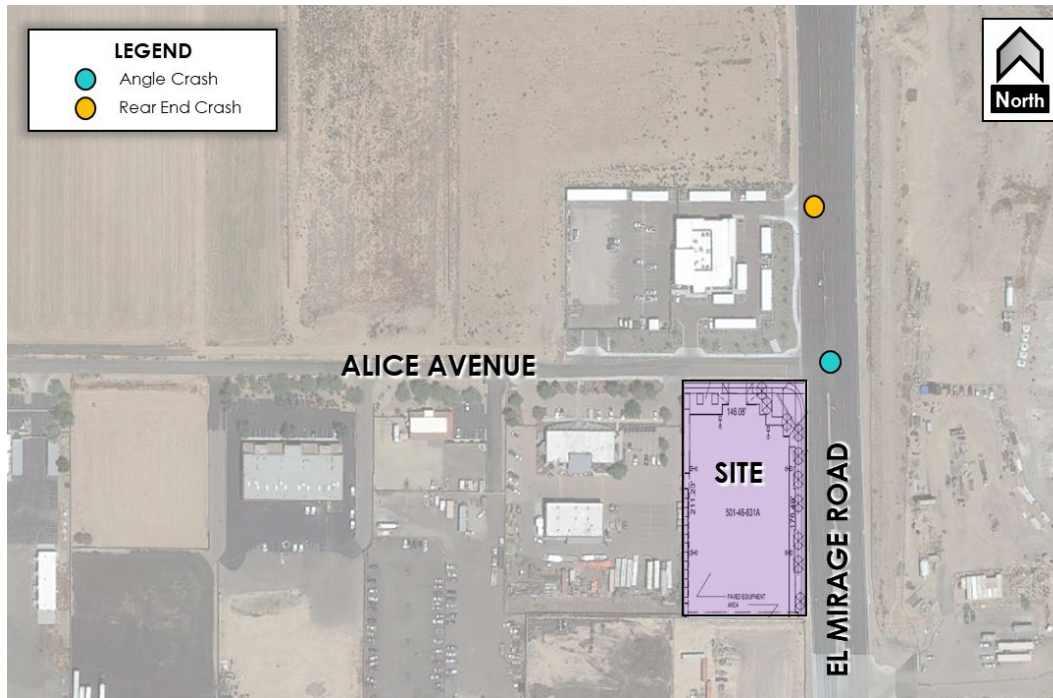


Figure 4: Locations of Crashes

## CONCLUSIONS

- The traffic generated from the site will be minimal, as it will be used for equipment storage only. No buildings are planned for construction, and no additional employees or additional trucking activity are anticipated. As a conservative estimate, the proposed equipment storage site is anticipated to generate 10 trips during the AM peak hour and 10 trips during the PM peak hour.
- One new driveway is proposed on Alice Avenue to serve the site, located approximately 100 feet west of El Mirage Road.
- The past three years of crash data (2016-2018) were reviewed to identify any crash trends near the site. Two crashes occurred at or near the intersection of El Mirage Road and Alice Avenue, but no crashes were related to vehicles turning onto or from Alice Avenue.
- The Southwest Paving Company expansion for equipment storage is anticipated to have a minimal impact on the surrounding roadway network. Aside from the proposed driveway, no other traffic-related improvements are recommended.

We appreciate the opportunity to prepare this study. Should you have any questions, please feel free to contact me by email at [mbeckley@y2keng.com](mailto:mbeckley@y2keng.com) or by phone at (480) 696-1780.

Sincerely,

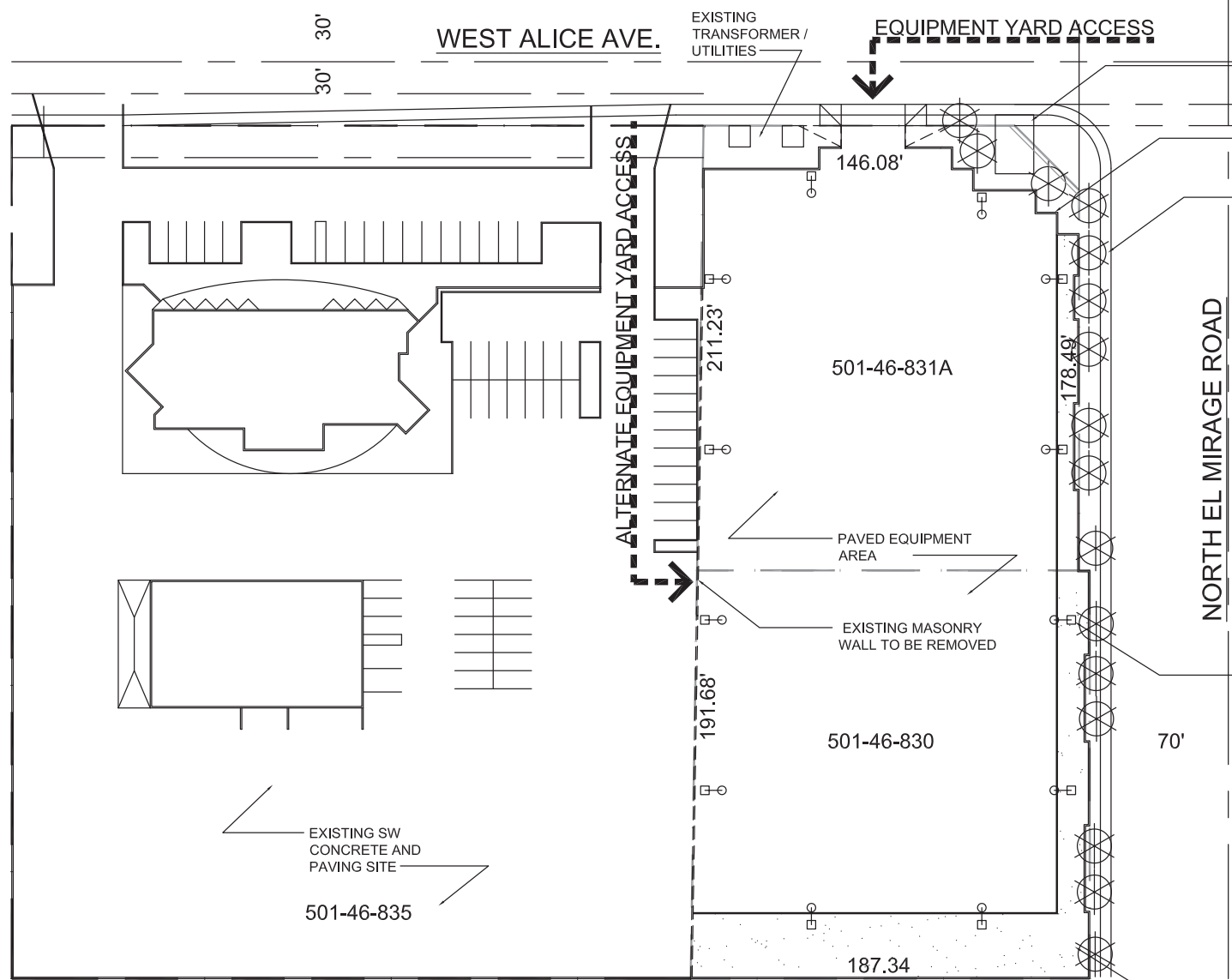


Michelle Beckley, PE  
Project Engineer

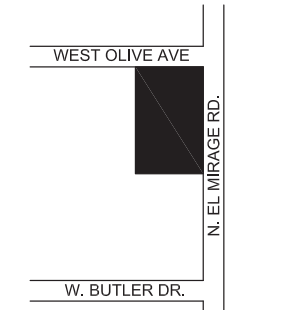


**ATTACHMENT A:**  
**SITE PLAN**

The  
**Phoenix**  
**New York**  
**Company**  
 A Design Consultancy  
 213 East Georgia Ave  
 Phoenix, AZ 85012  
 Tel: 602.315.1249  
 pnyco@earthlink.net



EXISTING DRAINAGE STRUCTURE  
 6 FT. HIGH MASONRY SCREEN WALL.  
 REQUIRED RIGHT-OF-WAY LANDSCAPING



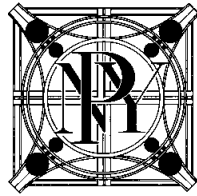
**LOCATION PLAN**  
 SCALE NTS

**SW CONCRETE AND PAVING  
 PROPOSED EQUIPMENT YARD**

**CONCEPTUAL SITE PLAN**

8686 NORTH EL MIRAGE RD.  
 EL MIRAGE, ARIZONA

**CONCEPTUAL SITE PLAN**  
 07-02-20 SCALE 1" = 50'-0"



The  
**Phoenix - New York**  
**Company**  
July 20, 2020

Re: **Preliminary Water and Sewer Statement Southwest Concrete Equipment Yard**  
**8686 North El Mirage Road**

This project consists of the development of the two lots at the southwest corner of El Mirage Road and West Alice Ave. A.P.N. numbers 501-46-831A and 501-46-830 the site will have an area of 72,538 square feet or 1.66 acres, for use as an equipment yard for Southwest Concrete which has an existing facility adjacent to this project at 12313 West Alice Ave.

There will be no structures developed on the site at this time and no on-site landscaping due to the character of the site and its use. Therefore, there will be no sewage or wastewater produced at the site.

There will be water use on the property for right-of-way landscaping along the north and east property lines and some hose bibs for use in the maintenance of equipment. This irrigation system be provided per the City of El Mirage Development Standards.

The supply for this water use shall be either from an expanding the existing system of the Southwest Concrete site or providing a new water service and meter from the main on Alice Ave.

As the landscape materials shall be desert low water varieties, we do not estimate that the water usage will be excessive.

FIDELITY NATIONAL TITLE

72  
Ga

Upon recordation return to:  
RGT Tieman Northern, L.L.C.  
2736 West Belmont Avenue  
Phoenix, Arizona 85051

2/2 72013111


**SPECIAL WARRANTY DEED**

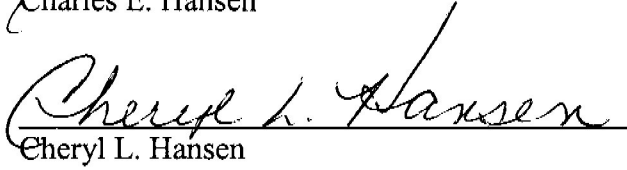
For the consideration of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles E. Hansen and Cheryl L. Hansen, husband and wife, as to an undivided 1/3 interest; Gerald K. Remaklus and Edith M. Remaklus, husband and wife, as to an undivided 1/3 interest; and United Land Holdings, LLC, an Arizona limited liability company, as to an undivided 1/3 interest** ("Grantor") does hereby grant, bargain, sell and convey to **RGT Tieman Northern, L.L.C., an Arizona limited liability company** ("Grantee"), the real property described on **Exhibit "A"** attached hereto, together with all improvements located or constructed thereon, and all easements, tenements, hereditaments and appurtenances, rights and privileges thereunto belonging or in anywise appertaining and together with all right, title and interest of Grantor in and to any streets, roads, alleys or other public way, and any strips and rights-of-way adjoining such real property ("**Property**").

Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor but against none other.

IN WITNESS WHEREOF, Grantor has executed this instrument this 2<sup>nd</sup> day of October, 2007.

*[Remainder of page intentionally left blank; signature page to follow]*

  
Charles E. Hansen

  
Cheryl L. Hansen

**IN COUNTERPART**

\_\_\_\_\_  
Gerald K. Remaklus

**IN COUNTERPART**

\_\_\_\_\_  
Edith M. Remaklus

United Land Holdings, LLC  
an Arizona limited liability company

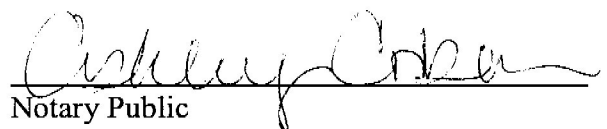
**IN COUNTERPART**

Unofficial Document

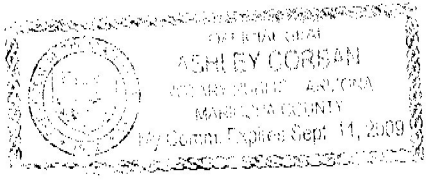
\_\_\_\_\_  
By: Jim D. Ryder  
Its: Member

STATE OF ARIZONA     )  
                                  ) ss.  
COUNTY OF MARICOPA )

Subscribed and sworn to before me this 26 day of October, 2007 Charles E. Hansen.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9/11/09



Ashley Corban

**IN COUNTERPART**

\_\_\_\_\_  
Charles E. Hansen

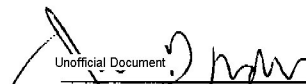
**IN COUNTERPART**

\_\_\_\_\_  
Cheryl L. Hansen

  
\_\_\_\_\_  
Gerald K. Remaklus

  
\_\_\_\_\_  
Edith M. Remaklus

United Land Holdings, LLC  
an Arizona limited liability company

  
Unofficial Document  
\_\_\_\_\_  
By: Jim D. Ryder  
Its: Member

STATE OF ARIZONA        )  
                                  ) ss.  
COUNTY OF MARICOPA    )

Subscribed and sworn to before me this \_\_\_\_\_ day of October, 2007 Charles E. Hansen.

**IN COUNTERPART**

\_\_\_\_\_  
Notary Public

My commission expires:

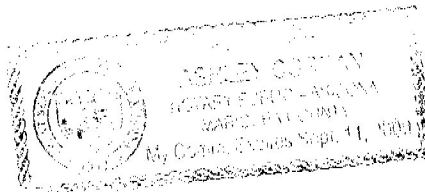
STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

Subscribed and sworn to before me this 26 day of October, 2007 Cheryl L. Hansen.

*Ashley Corban*  
Notary Public

My commission expires:

9/11/09



STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

*Ashley Corban*

Subscribed and sworn to before me this 25 day of October, 2007 Gerald K. Remaklus and Edith M. Remaklus.

Unofficial Document

*[Signature]*  
Notary Public

My commission expires:



**DESHA K. JACKSON**  
Notary Public - Arizona  
Maricopa County  
Expires 06/25/10

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

Subscribed and sworn to before me this 26 day of October, 2007, by Jim D. Ryder as Manager of United Land Holdings, LLC, an Arizona limited liability company.

*[Signature]*  
Notary Public

My commission expires:



**DESHA K. JACKSON**  
Notary Public - Arizona  
Maricopa County  
Expires 06/25/10

STATE OF ARIZONA        )  
                                  ) ss.  
COUNTY OF MARICOPA    )

Subscribed and sworn to before me this \_\_\_\_\_ day of October, 2007 Cheryl L. Hansen.

**IN COUNTERPART**

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF ARIZONA        )  
                                  ) ss.  
COUNTY OF MARICOPA    )

Subscribed and sworn to before me this \_\_\_\_\_ day of October, 2007 Gerald K. Remaklus and Edith M. Remaklus.

Unofficial Document

**IN COUNTERPART**

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF ARIZONA        )  
                                  ) ss.  
COUNTY OF MARICOPA    )

Subscribed and sworn to before me this \_\_\_\_\_ day of October, 2007, by Jim D. Ryder as Manager of United Land Holdings, LLC, an Arizona limited liability company.

**IN COUNTERPART**

\_\_\_\_\_  
Notary Public

My commission expires:

**EXHIBIT "A"****LEGAL DESCRIPTION**

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35, WHICH IS A BRASS CAP IN A HAND HOLE;

THENCE N00°24'50"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, ALSO BEING THE MONUMENT LINE OF EL MIRAGE ROAD, A DISTANCE OF 1314.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, AND ALSO THE INTERSECTION OF EL MIRAGE ROAD AND ALICE AVENUE;

THENCE N89°32'00"W, ALONG THE NORTH LINE OF SAID SOUTH HALF, ALSO BEING THE MONUMENT LINE OF ALICE AVENUE, 245.63 FEET;

Unofficial Document

THENCE, DEPARTING SAID NORTH LINE, S00°28'30"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ALICE AVENUE, AND THE POINT OF BEGINNING;

THENCE, CONTINUING S00°28'30"E A DISTANCE OF 211.23 FEET;

THENCE N89°35'10"E, A DISTANCE OF 184.35 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EL MIRAGE ROAD;

THENCE, ALONG SAID WEST RIGHT-OF-WAY, N00°24'50"W A DISTANCE OF 208.43 FEET TO A COMMON POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ALICE AVENUE AND THE WEST RIGHT-OF-WAY LINE OF EL MIRAGE ROAD;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ALICE AVENUE, N89°32'00"W A DISTANCE OF 181.09 FEET TO THE POINT OF BEGINNING.

**PROPERTY NOW KNOWN AS:**

Lot 2, EL MIRAGE INVESTORS, according to Book 953 of Maps, page 42, records of Maricopa County, Arizona.

**GENERAL NOTES**

1. REFER TO THE ARCHITECT'S DIMENSIONED SITE PLAN FOR SITE LAYOUT.
2. ALL TOP OF CURB ELEVATIONS ARE 6-INCHES ABOVE PAVEMENT SURFACES UNLESS OTHERWISE NOTED.

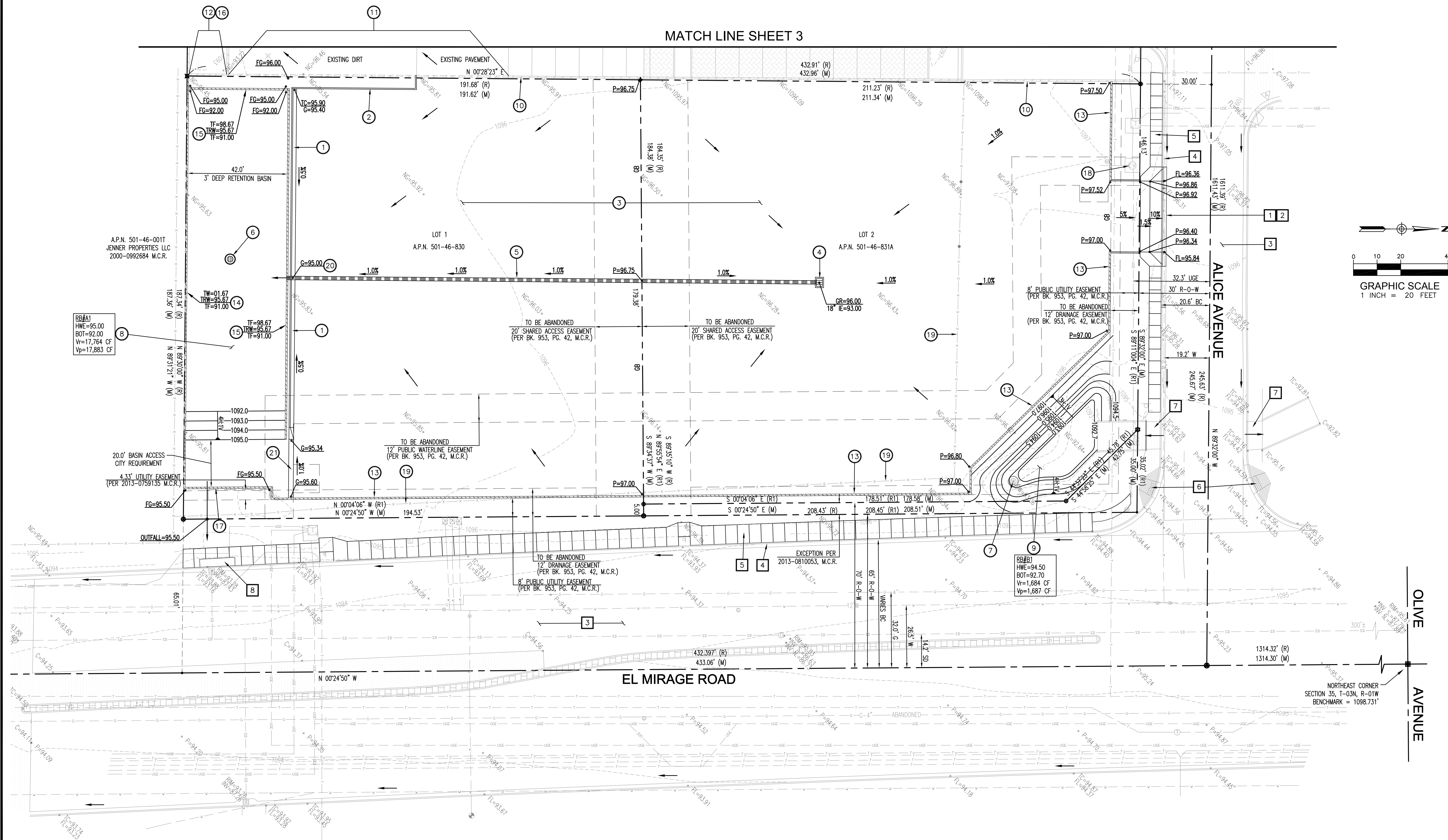
**KEY NOTES - ONSITE**

- 1 NEW VERTICAL CURB AND GUTTER.
- 2 NEW 6-IN VERTICAL CURB.
- 3 NEW ASPHALT PAVEMENT.
- 4 NEW GRATED CATCH BASIN MAG 535.
- 5 NEW 18-IN HDPE STORM DRAIN PIPE.
- 6 NEW DRYWELL.
- 7 EXISTING DRYWELL TO REMAIN.
- 8 NEW RETENTION BASIN.
- 9 REGRADE EXISTING RETENTION BASIN.
- 10 EXISTING BLOCK WALL TO REMAIN.
- 11 REMOVE BLOCK WALL.
- 12 EXISTING BLOCK WALL OVER 3' RETAINING WALL.
- 13 NEW 6' BLOCK WALL.
- 14 NEW 6' BLOCK WALL OVER 3' RETAINING WALL.
- 15 NEW 3' RETAINING WALL WITH SAFETY RAIL ON TOP.
- 16 REMOVE BLOCK WALL. KEEP RETAINING WALL. ADD SAFETY RAIL. REQUIRED FOR EXTREME STORM OUTFALL FROM WEST TO EAST.
- 17 PROVIDE WALL OPENINGS FOR EXTREME STORM OUTFALL.
- 18 EXISTING ELECTRIC VAULT.
- 19 REMOVE FENCE.
- 20 NEW CURB OPENING AND WALL OPENING SPILLWAY.
- 21 NEW ROLL CURB AND GUTTER.

**KEY NOTES - OFFSITE**

- 1 EXISTING DEPRESSED CURB FOR DRIVEWAY TO BE MODIFIED FOR NEW DRIVEWAY.
- 2 NEW 30' WIDE DRIVEWAY MAG 250-2.
- 3 EXISTING ASPHALT PAVEMENT.
- 4 EXISTING CURB AND GUTTER.
- 5 NEW SIDEWALK.
- 6 EXISTING RAMP.
- 7 EXISTING CONCRETE SCUPPER.
- 8 EXISTING CATCH BASIN.

**MATCH LINE SHEET 3**



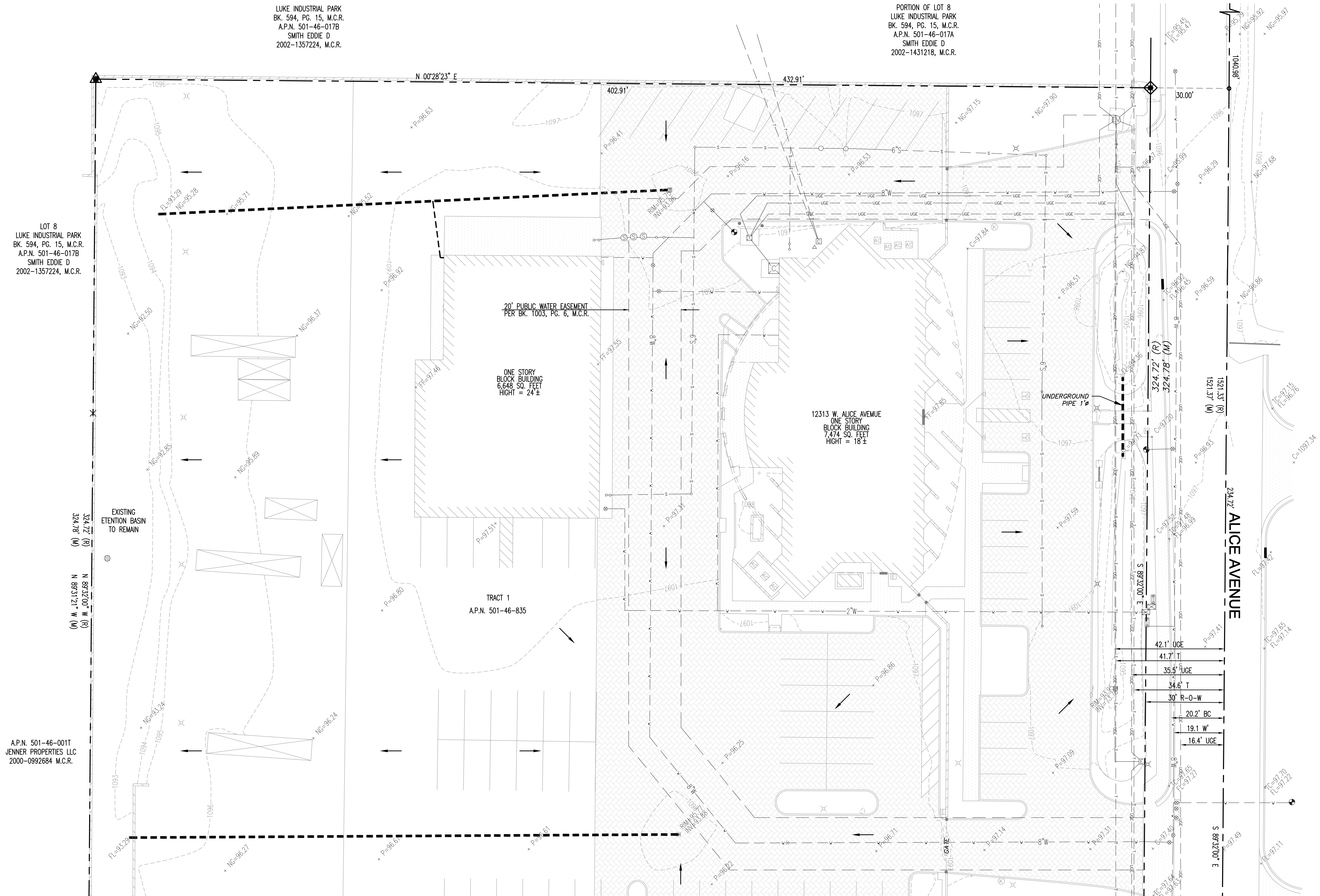
**Desert Development Engineering, LLC**  
 CIVIL ENGINEERING SERVICES  
 10000 N. 31st Avenue • Suite C254 • Phoenix, Arizona 85051  
 P. 602-997-4006 • F. 602-997-4006 • www.DDE-engr.com

Professional Engineer  
 CERTIFICATE NO. 36680  
 JOHN A. SHINSKE  
 State of Arizona  
 EXPIRES 9/30/2022

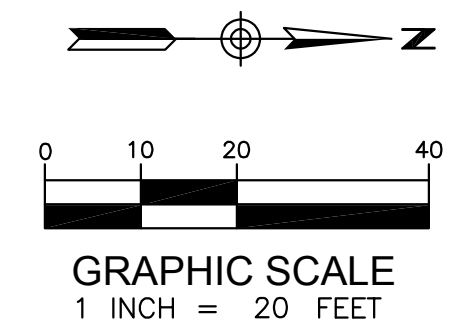
**SOUTHWEST CONCRETE AND PAVING  
 EQUIPMENT YARD  
 8686 N. EL MIRAGE ROAD, EL MIRAGE, AZ**

SCALE: 1"=20'  
 DATE: 8/28/20  
 REVISIONS:  
 PROJECT NO.: 2003  
 PRELIMINARY GRADING AND DRAINAGE PLAN  
 SHEET: 2 OF 3  
 C2

NO CONSTRUCTION ON THIS SHEET  
FOR REFERENCE ONLY



MATCH LINE SHEET 2



**SOUTHWEST CONCRETE AND PAVING  
EQUIPMENT YARD**  
8686 N. EL MIRAGE ROAD, EL MIRAGE, AZ

SCALE: 1"=20'  
DATE: 8/28/20  
REVISIONS:

PROJECT NO.:  
2003

PRELIMINARY  
GRADING  
AND  
DRAINAGE  
PLAN

SHEET:  
3 OF 3

C3



**DEPARTMENT OF THE AIR FORCE  
AIR EDUCATION AND TRAINING COMMAND**

12 August 2020

Mr. Christopher P. Toale  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

Mr. Jose A. Macias  
City of El Mirage Community & Development Services  
10000 n. El Mirage Road  
El Mirage AZ 85335

Re: PZ20-07-16; Southwest Concrete Site Plan (APNs: 501-46-831A, 501-46-835)

Mr. Macias

Thank you for the opportunity to provide comments on the Development Application for Southwest Concrete. This application is for expansion of an exterior storage yard. The site is located on 4.6 acres at 8686 N El Mirage Rd in El Mirage, AZ. The parcel in which the storage yard is to be located is entirely inside the Luke AFB 1988 JLUS 65 Ldn "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This request, as described in the narrative, will not negatively impact the flying operations at Luke AFB. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

A handwritten signature in black ink that reads "Chi P. Toale".

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing  
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing