



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

PROPERTY INFORMATION:

Name of Project: Mendez Subdivision or APN 501-44-110K Subdivision Acreage: 3.99 acres
 Property Address/Location: 10800 N EL MIRAGE RD EL MIRAGE 85335
 Assessor's Parcel Number: APN 501-44-110K

APPLICANT / OWNER INFORMATION:

Applicant: <u>Francisco Bobadilla- Crux Solutions LLC</u>	Owner: <u>Ezequiel Mendez</u>
Address: <u>2313 W. Oberlin Way</u>	Address: <u>11104 N EL MIRAGE RD NO 102</u>
City/ST/Zip: <u>Phoenix, AZ</u>	City/ST/Zip: <u>EL MIRAGE, AZ</u>
Phone: <u>602-919-8647</u>	Phone: <u>623-271-3519</u>
Email: <u>fbobadilla@cruxsolutions.us</u>	Email: <u>ezequielm100@yahoo.com</u>
Signature: _____ (Agreement to act as agent for owner)	Signature: <u>Ezequiel Mendez</u> (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)

CRUX SOLUTIONS

CIVIL ENGINEERING SERVICES

2313 W. Oberlin Way | Phoenix, AZ | 85085
602-919-8647
WWW.CRUXSOLUTIONS.US

APN 501-44-110K Subdivision
10800 N EL MIRAGE RD

Traffic Impact Statement Memorandum

May 19, 2021

City of El Mirage
Community Development
10000 N El Mirage Road
El Mirage, AZ 85335

Re: Proposed four lot single family residential subdivision Rural Area (RA)
Project Narrative
10800 N EL MIRAGE RD
EL MIRAGE 85335
CRUX Project No. 21.017

Application Request

This application request is for a subdivision of APN 501-44-110K to four single family residential lots and maintain the current zoning of Rural Area (RA).

Location and Description

The subject site is located in The City of El Mirage, approximately 0.1 mile north of the intersection of W Peoria Avenue and El Mirage Road, on the west side of El Mirage Road. The site address is 10800 N EL MIRAGE RD EL MIRAGE RD, EL MIRAGE, AZ; Maricopa County Parcel number: 501-44-110K.

The proposed development consists of four single-family residential custom homes with 2-3 car garages.

Historical Data

The property currently is undeveloped and it was originally subdivided as part of the Dysart Ranchettes subdivision in 1971, which during that time, the property was in an unincorporated area of Maricopa County. The property is part of Lot #102 of the Dysart Ranchettes subdivision. Lot #102 was further split into two lots, however the year of this split is unknown, presumably this was done when the lot to the west was developed. Since the split was done the east property (subject site) has remained undeveloped.

CRUX SOLUTIONS

CIVIL ENGINEERING SERVICES

2313 W. Oberlin Way | Phoenix, AZ | 85085
602-919-8647
WWW.CRUXSOLUTIONS.US

APN 501-44-110K Subdivision
10800 N EL MIRAGE RD

Traffic Impact Statement Memorandum

The Dysart Ranchettes plat shows a 1' non-access easement along the east side of the property adjacent to El Mirage Road where the access to the subdivision is proposed. This easement will be abandoned by the owner before subdivision approval.

Operational aspects of use

The property is slated to be developed as single-family homes, therefore there are no operational aspects to be discussed.

Proposed infrastructure

Access

A new 20' asphalt access road with a proposed concrete driveway installed at El Mirage Road is proposed to access the lots. The access road will be located within a 30' access and utility easement to be dedicated as part of the final plat.

Water

A new 6" water line with a proposed fire hydrant onsite will be installed to provide potable water and fire protection for the lots. Each lot will have a 1" water service connected to the 6" water main installed along the proposed private access road. It is proposed that this water line is going to be public, therefore a new 30' easement will be dedicated as part of the final plat for maintenance and repair. The fire hydrant is also proposed to be public and is located within the 30' proposed easement and it covers 6' from the sides and behind the hydrant as per the City of Design & Development Standards Manual, 2021.

The proposed 6" water line will connect to the existing 12" water main located on El Mirage Road via a hot tap connection if approved by Engineering depending on the condition of the existing pipe.

Sewer

A new 6" private sewer service line is proposed with cleanouts installed to meet the Plumbing Code requirements. Each lot will have a 4" sewer service connection connected to the 6" sewer service line. A new 5' diameter manhole installation is proposed for the connection to the existing 21" trunk sewer main located on El Mirage Rd. The maintenance and repair of the proposed sewer system will be responsibility of the lot owners or Home owners association if the owner decides to create one for the subdivision.

CRUX SOLUTIONS

CIVIL ENGINEERING SERVICES

2313 W. Oberlin Way | Phoenix, AZ | 85085
602-919-8647
WWW.CRUXSOLUTIONS.US

APN 501-44-110K Subdivision
10800 N EL MIRAGE RD

Traffic Impact Statement Memorandum

Dry Utilities (Electric, Gas and Communications)

APS, Southwest Gas, Cox communications & Century Link have been contacted and they confirmed they can service the subdivision. Utilities are available adjacent to the site on El Mirage Road and are shown on the preliminary plat. Dry utilities will be located within the proposed utility easement.

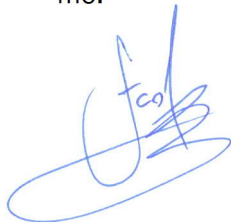
Phasing

There is no proposed phasing.

Other pertinent information

The subdivision will have a 6' high perimeter CMU wall as shown on the preliminary plat. Some side yards will have 6' high wrought iron fences or CMU walls with drainage openings due to retention basin locations, these details will be determined during the construction documents preparation.

Should you have any questions or require additional information please do not hesitate to contact me.

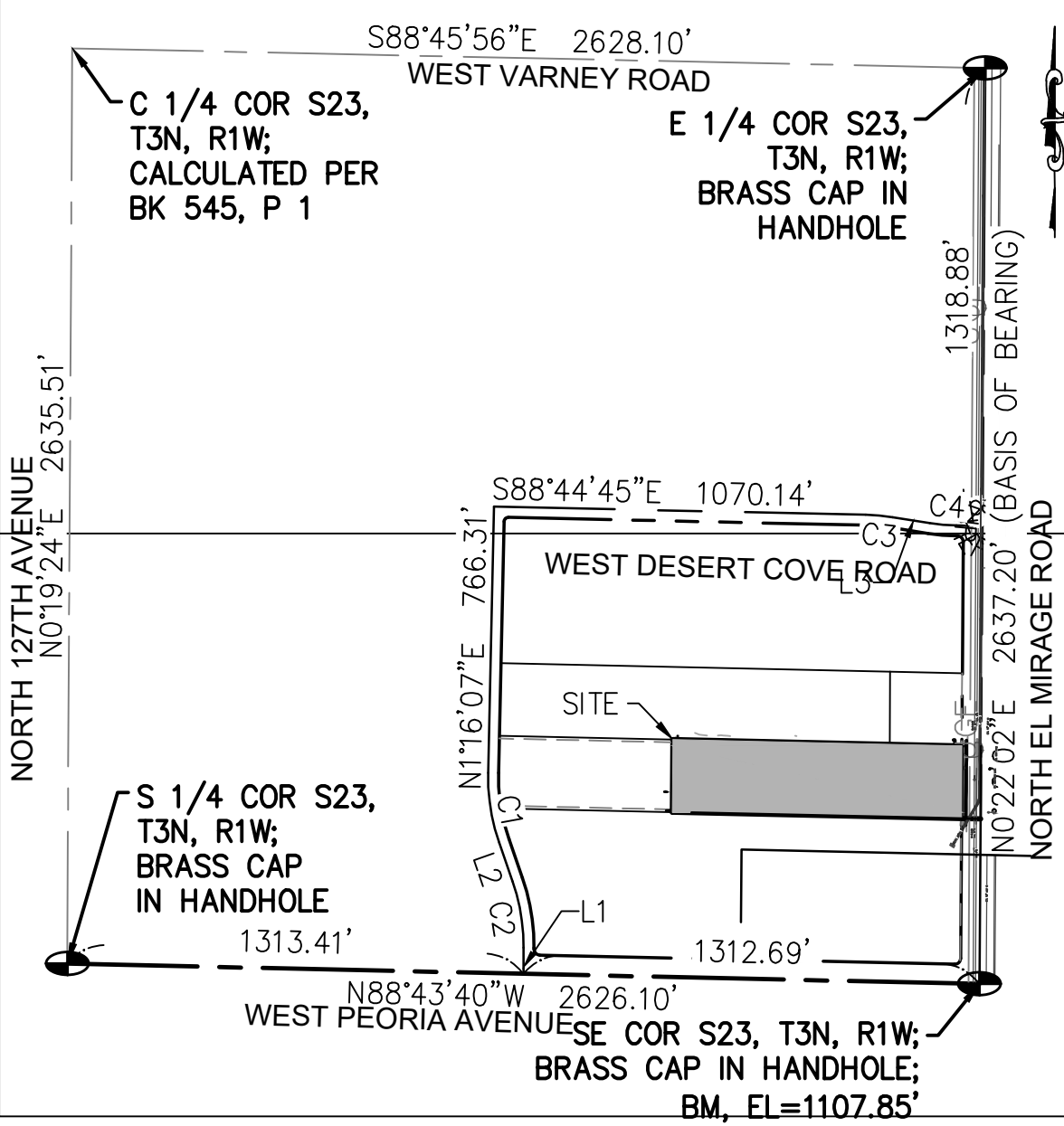
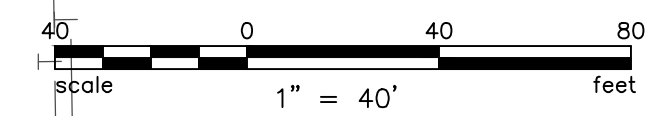
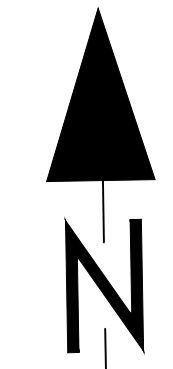


Respectfully,
Francisco Bobadilla, P.E.
Crux Solutions, LLC

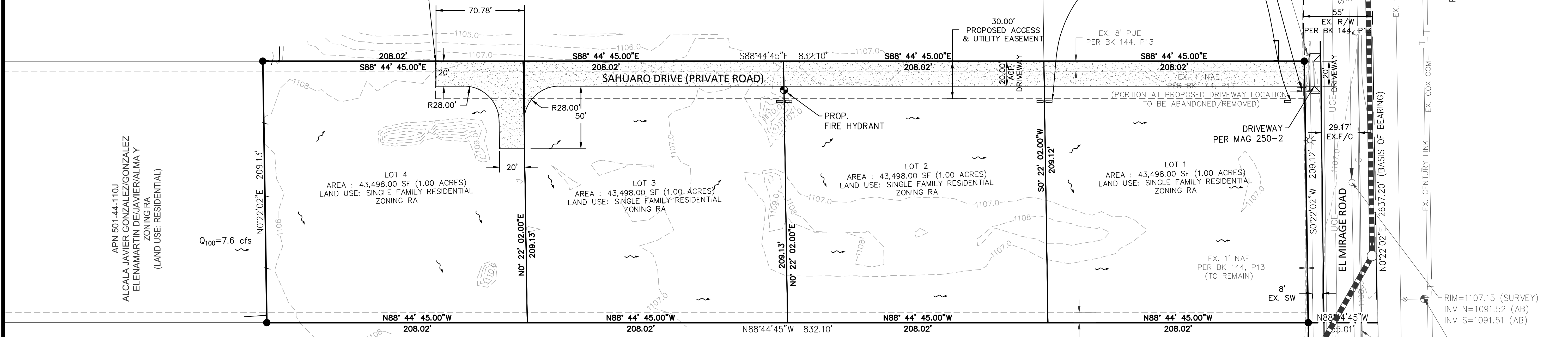
MENDEZ SUBDIVISION PRELIMINARY PLAT

CITY OF EL MIRAGE, ARIZONA

A PORTION OF LOT 102 OF "DYSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SCALE 1"=500'



SITE DATA
GROSS & NET AREA= 3.994 ACRES (173,992 SF)
EXISTING ZONING=RA
PROPOSED LAND USE=RA (RURAL RESIDENTIAL)
TOTAL NUMBER OF RESIDENTIAL ACRES= +/- 4 ACRES
TOTAL NUMBER OF LOTS = 4
ACCESS ROAD AREA = 15,291 SF

LOT AREA SUMMARY
LOT 1
AREA= ±1.00 ACRES (43,498 SF)
TOTAL BUILDING AREA= 4,723 SF
LOT COVERAGE=10.8%
LOT 2
AREA= ±1.00 ACRES (43,498 SF)
TOTAL BUILDING AREA= 4,723 SF
LOT COVERAGE=10.8%
LOT 3
AREA= ±1.00 ACRES (43,498 SF)
TOTAL BUILDING AREA= 4,723 SF
LOT COVERAGE=10.8%
LOT 4
AREA= ±1.00 ACRES (43,498 SF)
TOTAL BUILDING AREA= 5,444 SF
LOT COVERAGE=12.5%

OWNER/DEVELOPER
11104 N EL MIRAGE RD NO 102
EL MIRAGE, AZ 85335
PH: 623-271-3519
EMAIL: ezequiel100@yahoo.com

ENGINEER
CRUX SOLUTIONS, LLC
FRANCISCO J. BOBADILLA, P.E.
2313 W. OBERLIN WAY
PHOENIX, AZ 85085
602.919.8647
fbobadilla@cruxsolutions.us

MAINTENANCE RESPONSIBILITY
ALL LOTS TO BE OWNED BY ONE OWNER, NO LOT SALES ARE PROPOSED. OWNER WILL BE RESPONSIBLE FOR MAINTAINING PRIVATE STREETS, WAYS AND OPEN SPACE AREAS.

PHASING
NO PHASING IS PROPOSED. OWNER WILL BUILD HOMES IN ONE PHASE. FINAL PLAT TO BE SUBMITTED IN ONE PHASE.

BENCHMARK
PER THE MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY WEB-SITE, THE BENCHMARK FOR THIS SURVEY IS A BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SECTION 23, T3N, R1W; ELEVATION=1107.85 FEET (NAVD88 DATUM)

FEMA FLOOD ZONE
MAP NUMBER: 04013C1680L
MAP REVISED DATE: 10/16/2013
FEMA FLOOD ZONE: X (DOTTED HATCH)
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.

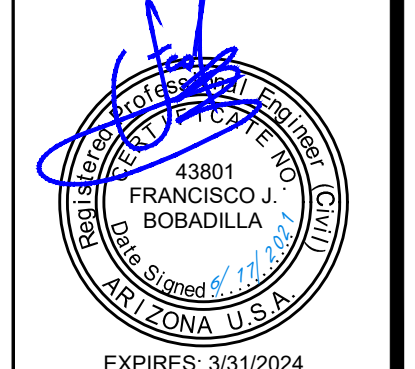
- LEGEND**
- BOUNDARY LINE
 - REBAR W/ CAP 47290 TO BE SET
 - FIRE HYDRANT
 - STREET NAME SIGN
 - EXISTING STREET LIGHT POLE
 - EXISTING UNDERGROUND POWER
 - EXISTING UNDERGROUND TELECOMMUNICATIONS
 - EXISTING GAS LINE
 - EX. 21" S EXISTING SEWER LINE
 - EX. 12" ACP W" EXISTING ASBESTO CEMENT WATER LINE
 - EXISTING STORM/SEWER MANHOLE
 - EX. 48" SD EXISTING STORM DRAIN PIPE
 - INDICATES PROPOSED ASPHALT CONCRETE PAVEMENT (ACP)
 - INDICATES DRAINAGE FLOW PATTERN DIRECTION

NO.	DESCRIPTION	DATE

MENDEZ SUBDIVISION
10800 N EL MIRAGE RD
EL MIRAGE, AZ
PRELIMINARY PLAT

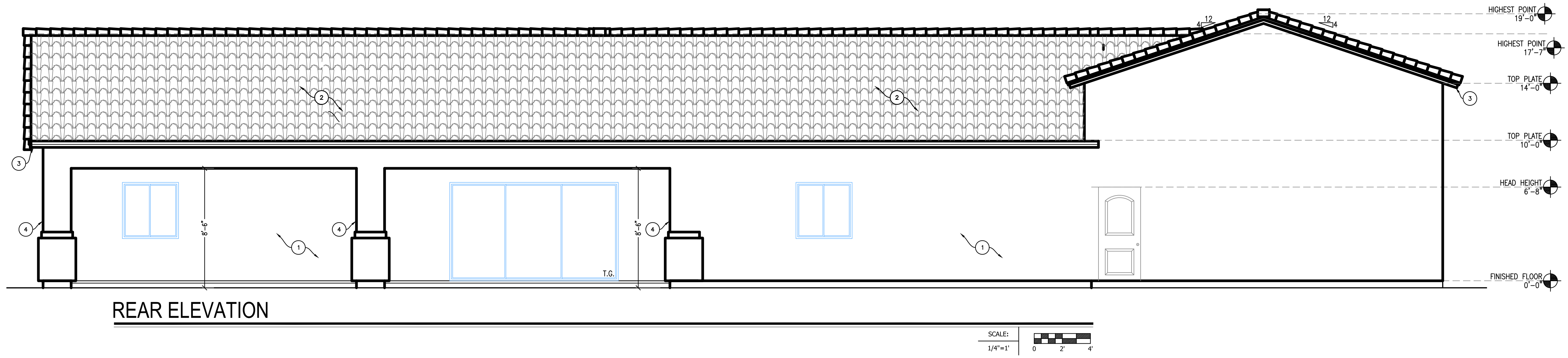
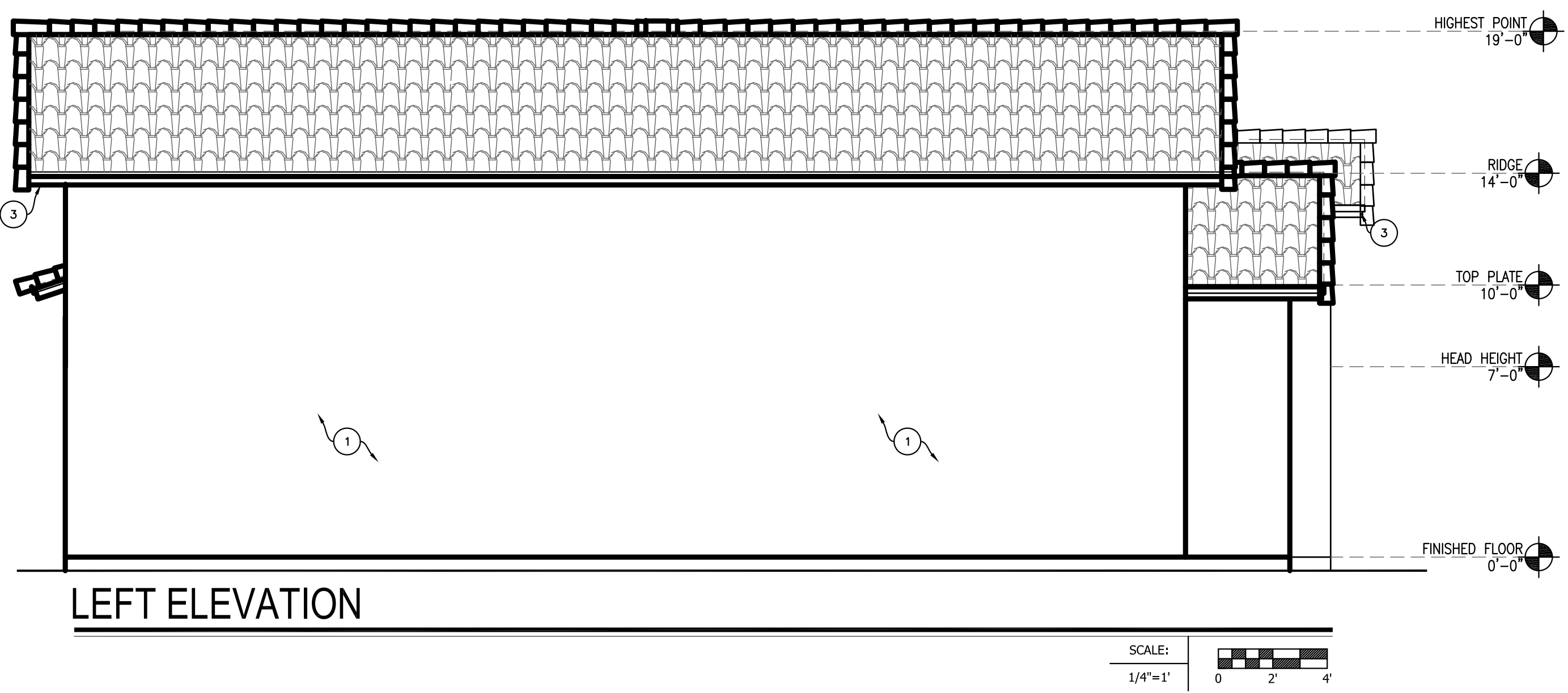
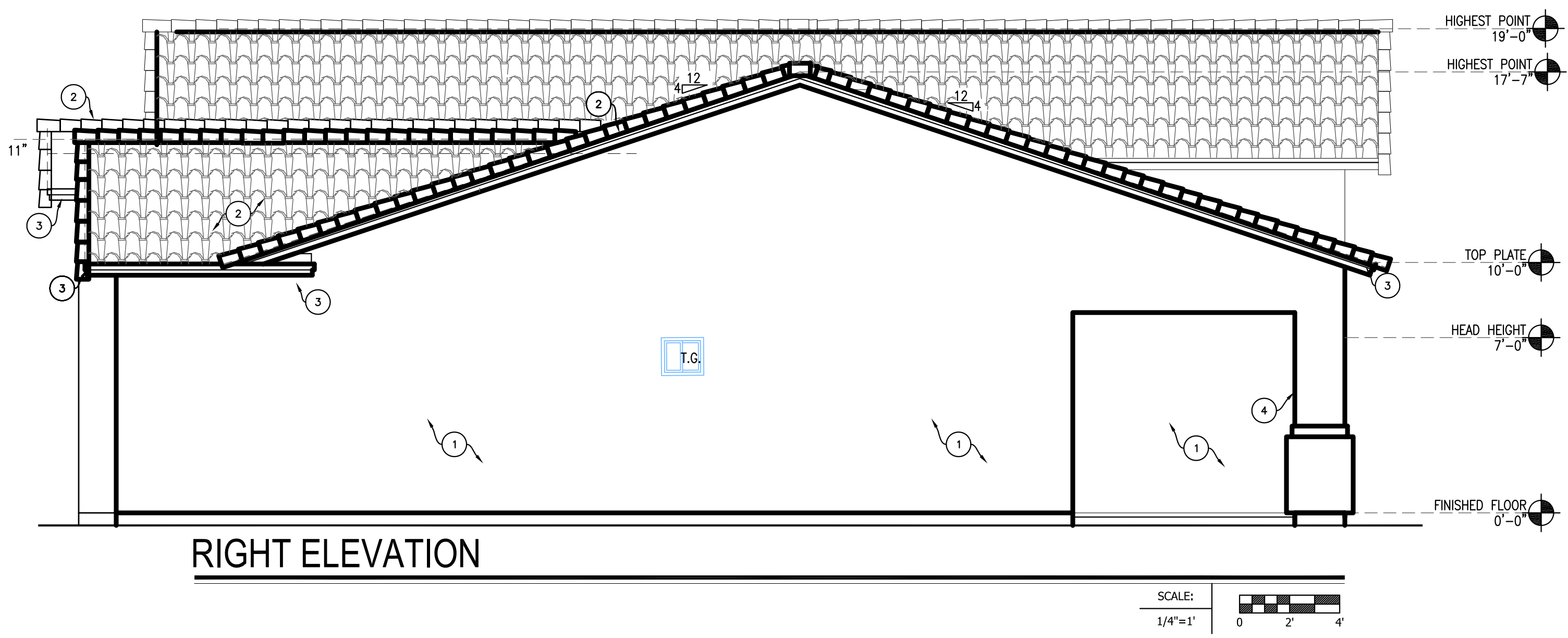
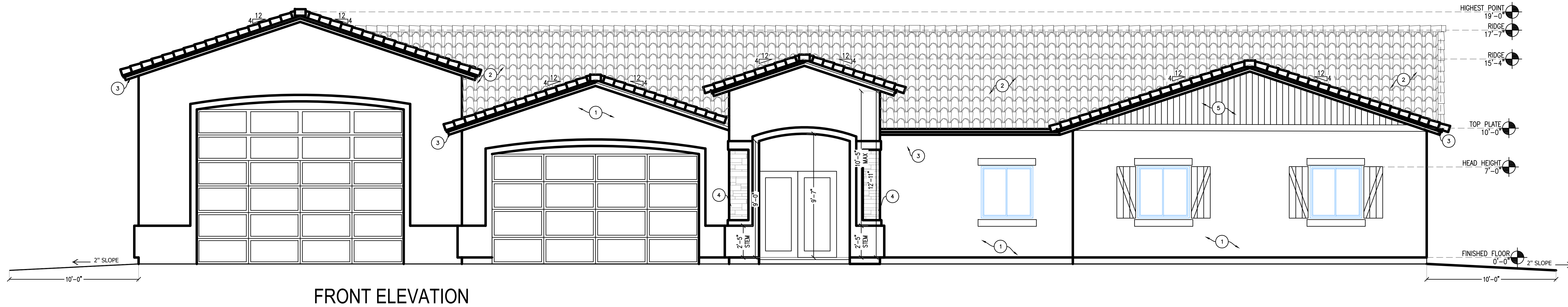


DATE
6/17/2021
SCALE
1"=30'
FILE NAME
21.017-PRE-PLAT.dwg
PROJECT NO.
21.017



DRAWING NO.
PP-01
SHEET 1 OF 1

P:\2021\21.017 - 501-44-110K EL Mirage Subdivision\Drawings\CADD\Construction Drawings\21.017-PRE-PLAT.dwg



ELEVATION KEYNOTES	
1	SAN-KOTE STUCCO SYSTEM PER ESR #2729 REPORT TYPICALLY REQUIRED MINIMUM OF 1 LAYER OF NO. 15 ASPHALT FELT COMPLYING WITH ASTM D 226 TYPE 1 WITH ON OPEN STUDS OR WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL BE 2 LAYERS PF GRADE D PAPER (FEDERAL SPECIFICATION UU-B790A) WITH MINIMUM 2 INCH HORIZONTAL EDGE LAP AND 6 INCH VERTICAL EDGE LAPS.
2	ROOF TILE PER ICC ESR-1017
3	2x6 FASCIA BOARD WITH 1x3 TRIM AND METAL DRIP EDGE
4	WOOD FRAMED COLUMN
5	T1-11 SIDING TYP. PER ICC ESR-2586

SINGLE-FAMILY RESIDENTIAL PRELIMINARY WASTEWATER SYSTEM ANALYSIS REPORT

- **SIZE:** The subdivision includes 4 single family residential homes.
- **LOCATION:** 10800 N EL MIRAGE RD, EL MIRAGE, AZ

SINGLE-FAMILY RESIDENTIAL WASTEWATER FLOW CALCULATIONS:

Average Daily Flow:

1. The average daily flow is 58.5 gallons per capita per day
2. Population Density 3.34
3. The average daily flow is therefore:
 $(4 \text{ du}) \times (58.5 \text{ gpcd}) (3.34 \text{ persons/du}) = \mathbf{782 \text{ gal/day}}$

Peak Daily Flow:

1. The population factor is equal to 3.34 persons/dwelling unit, therefore the total population is 14 persons (rounded)
2. The peak dry weather factor based on AAC R18-9-E301.D is equal to 3.62 based on the total population
3. The total peak dry weather flow is therefore:
 $(782 \text{ gal/day/du}) \times (3.62) = 2,831 \text{ gal/day}$
4. The total peak wet weather factor is 1.17, therefore the peak wet weather flow is:
 $(1.17) \times (2,831 \text{ gal/day/du}) = \mathbf{3,312 \text{ gal/day or } 2.3 \text{ gpm or } 0.005124 \text{ cfs}}$

The capacity of the 6" sewer service at 2% slope is 0.79 cfs or 354.6 gpm, therefore it has ample capacity to serve the proposed development. See attached manning calculations.

Channel Report

6-inch Pipe Capacity @ 2% Slope

Circular

Diameter (ft) = 0.50

Invert Elev (ft) = 100.00

Slope (%) = 2.00

N-Value = 0.013

Calculations

Compute by: Known Depth

Known Depth (ft) = 0.50

Highlighted

Depth (ft) = 0.50

Q (cfs) = 0.793

Area (sqft) = 0.20

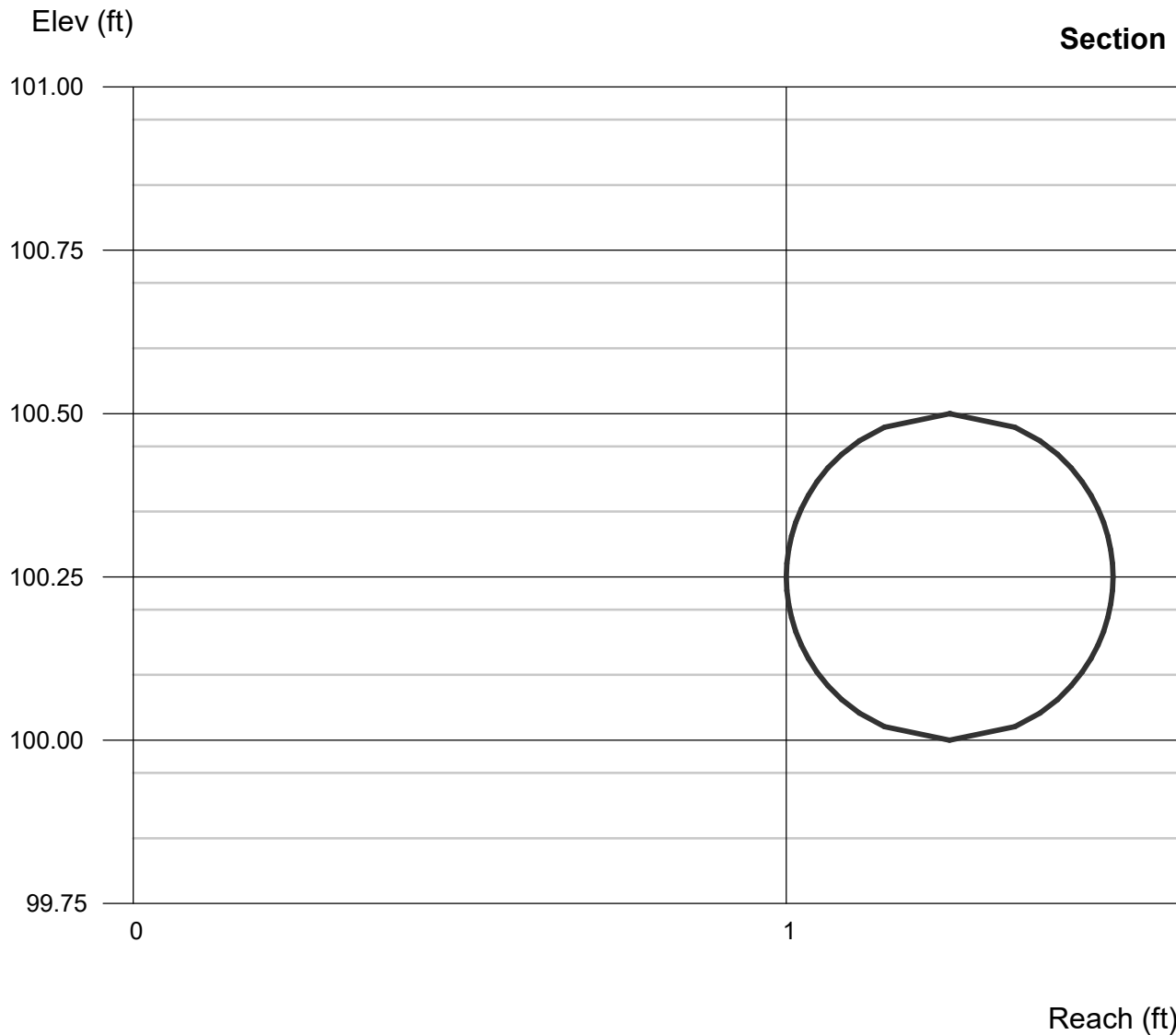
Velocity (ft/s) = 4.04

Wetted Perim (ft) = 1.57

Crit Depth, Yc (ft) = 0.45

Top Width (ft) = 0.00

EGL (ft) = 0.75



SINGLE-FAMILY RESIDENTIAL WATER SYSTEM ANALYSIS REPORT

- **SIZE:** The proposed subdivision includes 4 single family residential homes.
- **LOCATION:** 10800 N EL MIRAGE RD, EL MIRAGE, AZ

SINGLE-FAMILY RESIDENTIAL WATER FLOW CALCULATIONS:

Average Daily Flow:

1. The average daily flow is 117 gallons per capita per day
2. The population density is 3.34 persons/du
3. The total average daily flow for the four lots is therefore:
 $(4 \text{ du}) \times (117 \text{ gpcd}) \times (3.34) = \mathbf{1,563 \text{ gal/day}}$

Maximum Day Demand:

1. The maximum day demand is equal to 1.7 times the average day demand
2. The maximum day demand per dwelling unit is therefore:
 $(117 \text{ gpcd}) \times (3.34) \times (1.7) = 664 \text{ gal/day/du}$
3. The total maximum day demand for the 4 lots is therefore:
 $(4 \text{ du}) \times (664 \text{ gal/day/du}) = \mathbf{2,657 \text{ gal/day}}$

Peak Hour Demand :

1. The peak hour demand is equal to 2.9 times the average day demand
2. The peak hour demand per dwelling unit is therefore:
 $(117 \text{ gpcd}) \times (3.34) \times (2.9) = 1,133 \text{ gal/day/du}$ or 0.79 gpm/du

Total Peak Hour Demand for the 4 Lots is:

$$(4 \text{ du}) \times (1,133 \text{ gal/day/du}) = \mathbf{4,532 \text{ gal/day}} \text{ or } \mathbf{3.14 \text{ gpm}}$$

The proposed water meters for each unit can be as small as 5/8" based on the table shown below and the calculated peak hour demand of 0.79 gpm/du

CRUX SOLUTIONS

CIVIL ENGINEERING SERVICES

Figure 16 - Water Meters and Sizing Guidelines

Column 1 Meter Size & Description	Column 2 WSD & PDD Maximum Allowable G.P.M.	Column 3 Maximum Flush Tank Fixture Tank Units		Column 4 Maximum Flush Valve Fixture Units	
		UPC	IPC/IRC	UPC	IPC/IRC
5/8" X 3/4"	20	30	21	0	7
3/4" X 3/4"	30	54	53	13	14
1"	50	127	129	48	50
1-12"	100	380	375	245	245
2"	160	692	696	631	625
3" Compound	320	1,926	1,955	1,926	1,955
4" Compound	500	3,620	3,728	3,620	3,728
6" Compound	1,000	8,300	(1)	8,300	(1)
8" Compound	1,600	14,500	(1)	14,500	(1)

(1) The design method of the IPC is limited to 593 GPM maximum.

Column 1 identifies meter sizes and types available from the City of Phoenix. Use of water meter 6-inches and larger requires special advance consultation with WSD to determine availability, meter cost, and delivery schedule.

Column 2 is the design water meter flow rate as determined by WSD and PDD.

Column 3 is the maximum number of fixture units permitted on a water meter when the plumbing fixtures are predominantly flush valve type water closets and urinals. Values based on 2012 Uniform Plumbing Code (UPC), 2012 International Plumbing Code (IPC), or 2012 International Residential Code (IRC), whichever is applicable.

Column 4 is the maximum number of fixture units permitted on a water meter when the plumbing fixtures are predominantly flush type water closets and urinals, based on 2012 UPC, 2012 IPC, or 2012 IRC, whichever is applicable.

Turbine (Turbo) water meters are designed to accommodate large demands within a narrow range of fluctuating flow as those associated with industrial type development. These meters are not shown in the table above, but are still available on a case by case basis and their use will be determined by WSD WRDP Division in conjunction with PDD Plumbing Section staff.

Source: City of Phoenix Design Standard Manual for Water and Wastewater Systems 2017

References: City of El Mirage Design & Development Standards Manual, 2021
 Arizona Administrative Code
 City of Phoenix Design Standard Manual for Water and Wastewater Systems 2017

CRUX SOLUTIONS

CIVIL ENGINEERING SERVICES

2313 W. Oberlin Way | Phoenix, AZ | 85085
602-919-8647
WWW.CRUXSOLUTIONS.US

APN 501-44-110K Subdivision
10800 N EL MIRAGE RD

Traffic Impact Statement Memorandum

May 19, 2021

City of El Mirage
Community Development
10000 N El Mirage Road
El Mirage, AZ 85335

Re: Traffic Impact Statement Letter
10800 N EL MIRAGE RD
EL MIRAGE 85335
CRUX Project No. 21.017

Crux Solutions, LLC has prepared this traffic Impact Statement letter to show the anticipated traffic generated by a proposed four lot single family residential subdivision. The owner is proposing to subdivide a vacant 3.99-acre parcel site into four single family residential lots with a City of El Mirage land use Rural Area (RA).

Site Access

Access to the proposed development is via El Mirage Road thru a proposed 20' wide concrete driveway as per MAG Standards Detail 250-2. The location of the proposed driveway is approximately 675' north of the existing major intersection of W Peoria Avenue and N El Mirage Road. The closest driveway adjacent to the property is the driveway of the existing church north of the property, which is approximately 190' to the north of the proposed driveway. The development access is restricted to a right-in and right-out entry/exit due to the existing median on El Mirage Road. An exhibit has been included as an attachment to this statement letter showing the existing and proposed driveway distances to the closest major intersection.

The proposed driveway will provide access to new four lots via a 20' paved private road with a designated approved fire department turn around located at the west end of the subdivision in accordance with the City of El Mirage Standard Detail EM-114. The private road is proposed to be named as "Mendez Street" and will be clearly identified with proper signage as private road.

Trip Generations

In support of the trip estimates summarized below, the Institute of Transportation Engineers (ITE) Trip Generation Handbook – 10th Edition was referenced to compute the anticipated total Average Daily Trips (ADT), as well as the AM and PM peak hour totals.

Table 1: Four Single Family Residential Homes Summary

Use Description (ITE Code)	Dwelling Units (DU)	Daily Rate/DU	Average Daily Trips (ADT) Total	Peak Hour Trips AM			Peak Hour Trips PM		
				Total	In (25%)	Out (75%)	Total	In (63%)	Out (37%)
Single-Family Detached Housing (210)	4.0	9.44	38	0.74	1	3	0.99	3	2

Note: Average Daily trips and peak hour trips rates and % distribution obtained from ITE Trip Generation, 10th Edition using the ITE Land use code corresponding to the proposed development.

Effect on surrounding area

The above information is an estimate of total & peak hour daily trips. With the proposed development the impact to traffic to El Mirage Road can be considered as very minimal. It should also be noted that the development is limited to right-in and right-out movements due to the existing median on El Mirage Road.

Conclusions

- The proposed development can be deemed to have very minimal traffic impacts to El Mirage Road due to the amount of trip being generated by the development.
- The development is limited to right-in and right-out movements due to the existing median on El Mirage Road.
- This traffic statement is limited to the amount of trips generated by the new development and does not analyze the capacity of the existing roadway network nor does not take into consideration existing traffic counts on the existing road network, furthermore this letter is not intended to be used as a traffic impact analysis. A traffic impact analysis may be required by the City of El Mirage if it is deemed necessary for the subdivision approval process.

CRUX SOLUTIONS

CIVIL ENGINEERING SERVICES

2313 W. Oberlin Way | Phoenix, AZ | 85085
602-919-8647
WWW.CRUXSOLUTIONS.US

APN 501-44-110K Subdivision
10800 N EL MIRAGE RD

Traffic Impact Statement Memorandum

I trust this letter satisfies the requirement for a traffic impact statement as part of the pre-application process for this project. Should you have any questions or require additional information please do not hesitate to contact me.

Respectfully,
Francisco Bobadilla, P.E.
Crux Solutions, LLC



Expires 3/31/2024

P:\2021\21.017 - 501-44-110K EL Mirage Subdivision\Designs\CADD\Figures\21.017-TIS EXHIBIT.dwg, 5/19/2021 8:04:46 PM ADMIN



CRUX SOLUTIONS
CIVIL ENGINEERING SERVICES

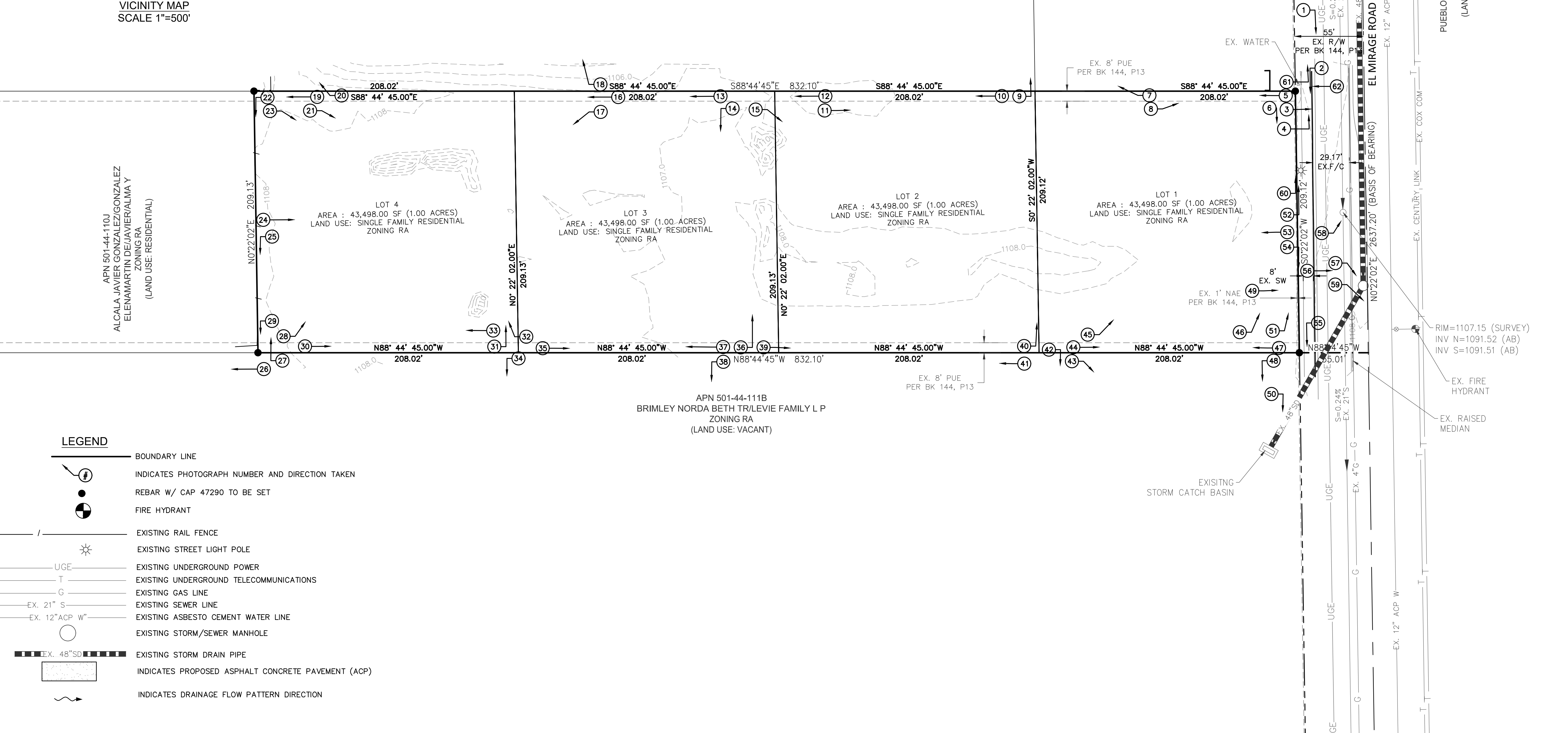
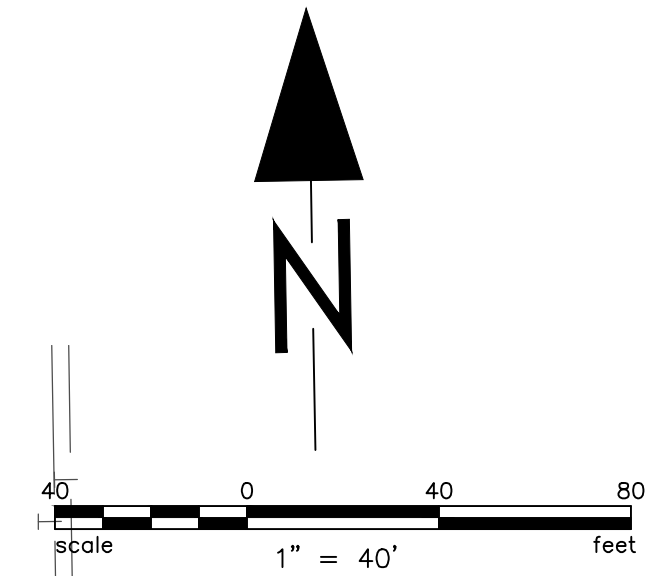
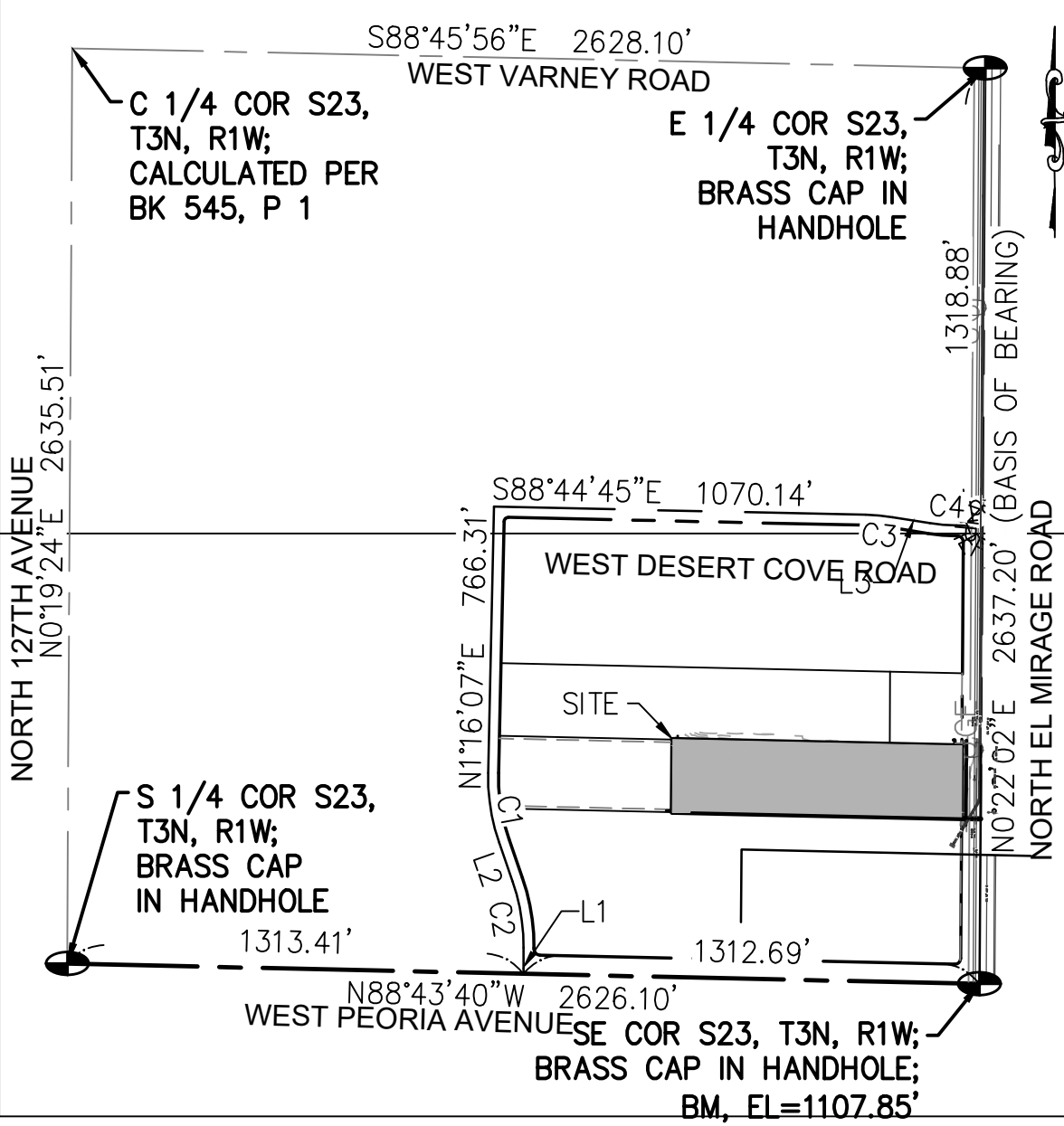
INTERSECTION AND DRIVEWAY SPACING
APN 501-44-110K
EL MIRAGE, AZ
EXHIBIT

Project No.	21.017
Date	MAY 19, 2021
Scale	1:200
Drawn by:	FJB
Checked by:	FJB

MENDEZ SUBDIVISION CONTEXT PLAN

CITY OF EL MIRAGE, ARIZONA

A PORTION OF LOT 102 OF "DYSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- BOUNDARY LINE
- INDICATES PHOTOGRAPH NUMBER AND DIRECTION TAKEN
- REBAR W/ CAP 47290 TO BE SET
- FIRE HYDRANT
- EXISTING RAIL FENCE
- EXISTING STREET LIGHT POLE
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND TELECOMMUNICATIONS
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING ASBESTO CEMENT WATER LINE
- EXISTING STORM/SEWER MANHOLE
- EXISTING STORM DRAIN PIPE
- INDICATES PROPOSED ASPHALT CONCRETE PAVEMENT (ACP)
- INDICATES DRAINAGE FLOW PATTERN DIRECTION

NO.	DESCRIPTION	DATE

MENDEZ SUBDIVISION
10800 N EL MIRAGE RD
EL MIRAGE, AZ
CONTEXT PLAN

CRUX SOLUTIONS
CIVIL ENGINEERING SERVICES

DATE
6/17/2021
SCALE
1"=30'
FILE NAME
21.017-CONTEXT-PLAN.dwg
PROJECT NO.
21.017



EXPIRES: 3/31/2024
DRAWING NO.
PP-01
SHEET 1 OF 1

P:\2021\21.017 - 501-44-110K EL Mirage Subdivision\Designs\CADD\Construction Drawings\21.017-CONTEXT-PLAN.dwg

MENDEZ SUBDIVISION - PHOTOS TAKEN- JUNE 16, 2021



2



3



4

























































31























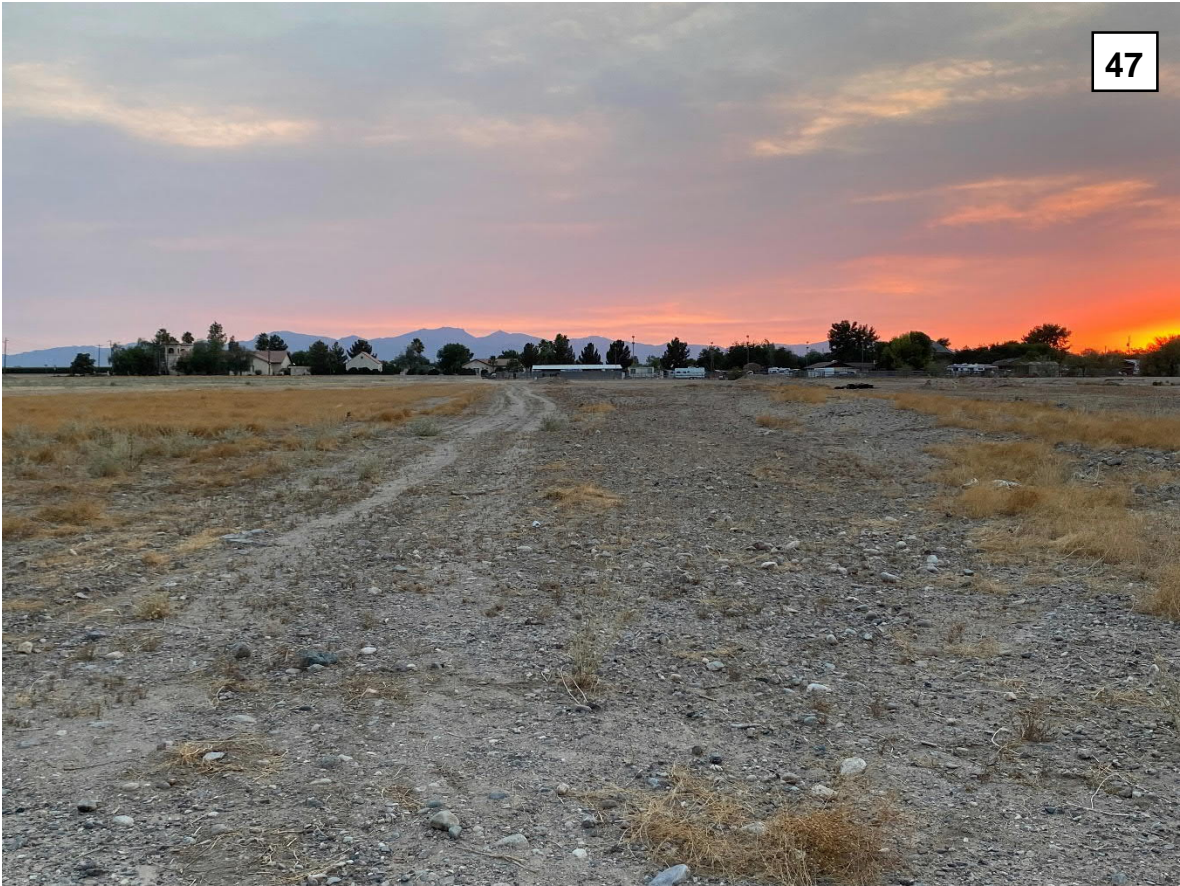








46

















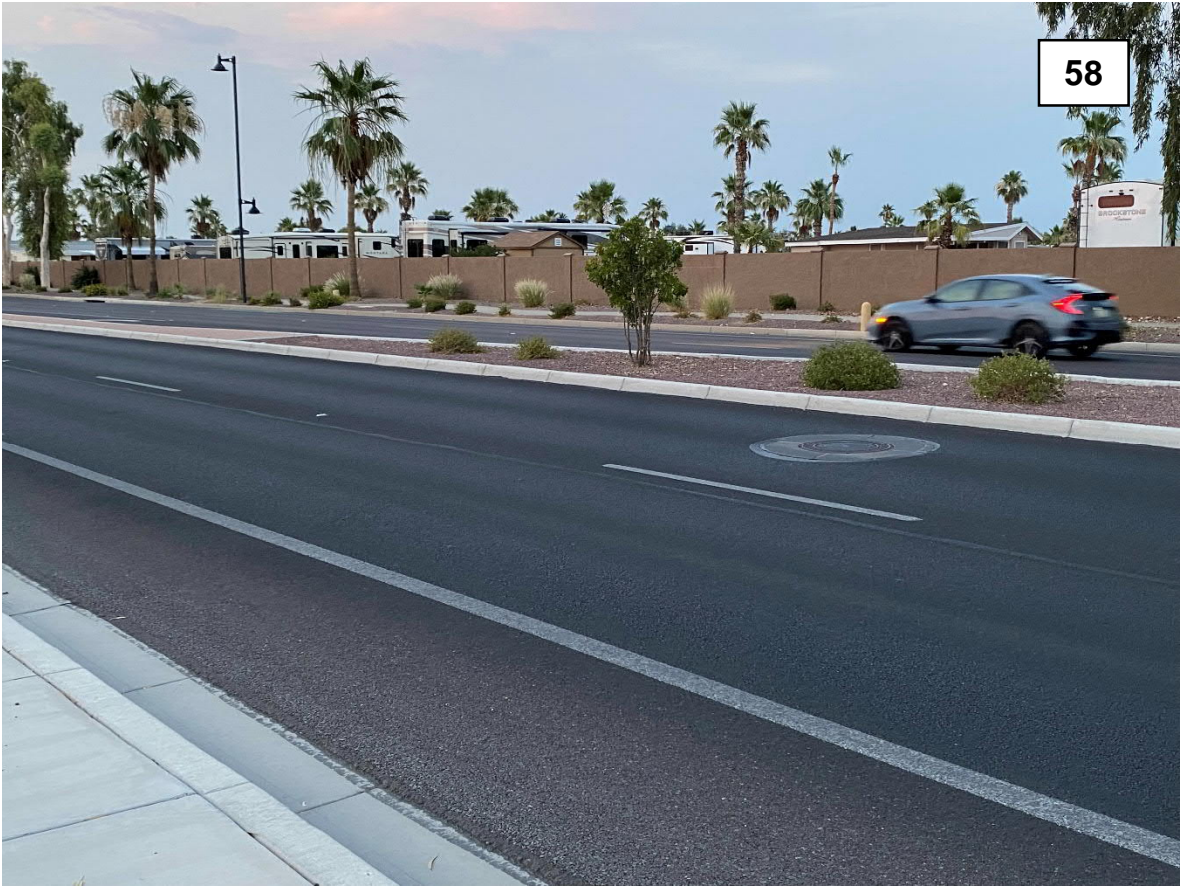
55



56







59







