

Development Application Submittal

El Mirage Outpatient Treatment Center
El Mirage, AZ



SONORAN CREST
CONSTRUCTION

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CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

Official Use

Case No: _____ Date Received: _____ P&Z Meeting: _____
 CC 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"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> Planned Area Development (PAD)
<input type="checkbox"/> Planned Area Development Amendment
<input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Other: _____ |
|--|---|

PROPERTY INFORMATION:

Name of Project: El Mirage Outpatient Treatment Center Acreage: 7
 Property Address/Location: 12000 N. El Mirage Rd., El Mirage, AZ 85335
 Assessor's Parcel Number: 501-44-965

APPLICANT / OWNER INFORMATION:

Applicant: <u>Christian Green/CO Meka Ezeume</u> Address: <u>1401 North 24th Street</u> City/ST/Zip: <u>Phoenix, AZ 85008</u> Phone: <u>602.362.2306</u> Email: <u>Christian.green@sonorancrest.com</u> Signature: <u></u> (Agreement to act as agent for owner)	Owner: <u>EYS West Valley Holding LLC</u> Address: <u>9700 North Saguaro Blvd.</u> City/ST/Zip: <u>Fountain Hills, AZ 85268</u> Phone: <u>602.671.7990</u> Email: <u>cezeume@fhmcaz.com</u> Signature: <u></u> (Authorization for agent to act for owner)
---	--

- | | |
|---|---|
| <input type="checkbox"/> Application Form
<input type="checkbox"/> Comprehensive Site Plan
<input type="checkbox"/> Exterior Elevation
<input type="checkbox"/> Deed and/or Title Report
<input type="checkbox"/> Drainage Report
<input type="checkbox"/> A.L.T.A. Survey | <input type="checkbox"/> Phase I Environment Site Assessment
<input type="checkbox"/> Preliminary Sewer Report
<input type="checkbox"/> Preliminary Water Report
<input type="checkbox"/> Traffic Impact Study
<input type="checkbox"/> Preliminary Landscape Plans
<input type="checkbox"/> Filing Fee (see Fee Schedule) |
|---|---|

Section B – Project Narrative

Project Narrative

Application Request:

The applicant requests approval for the development of the El Mirage Outpatient Treatment Center.

Location:

The Marketplace -Outparcel

North El Mirage Road, El Mirage AZ 85355

Parcel Number: 501-44-965

Gross Site Area: 7.09 AC (309,083 SF)

Historic Data:

The applicant has developed and operated the existing Fountain Hills Medical Center which opened April 5, 2021 in Fountain Hills, Arizona. The full-service free-standing ER is open 24 hours a day with a medical clinic offering patients up to 24 hours of observation services, 24-hour access to state-of-the-art diagnostic testing including CT, X-ray, ultrasound and echocardiogram capabilities, as well as medication services, laboratory and telehealth services.

Doctors entered into LOI with the current owner of the parcel on February 14, 2022 with intent to develop and build a 7,280 SF Outpatient Treatment Facility in Phase 1 with an additional 20,000 sf, one story addition in phase 2. Lots 1-3 are being developed at potential retail developments for future projects to be reviewed by the City at a later date.

Operational Aspects of Use:

The El Mirage Outpatient Treatment Center will be located on the SW Corner of Cactus and El Mirage in El Mirage, Arizona Parcel Number 501-44-965. A physician-owned Outpatient Medical Center with a 24hr Freestanding Emergency department and Medical Clinic – offering up to 24hr medical Observation beds/rooms, 24hr Imaging services, 24hr labs services, medication services and Telemedicine. The Medical Center will serve both children and adults with emergency care open 24/7 and a primary care clinic open 8 am to 5 pm daily.

Proposed Infrastructure:

The proposed Infrastructure for the project in consists of parking of 21 spaces required per City Code with 4 Handicap spaces and an additional 10 parking spaces for a total of 31 parking spaces in Phase 1 of the project with

Economic Impact to the City of El Mirage:

The El Mirage Outpatient Treatment Center is expected to serve 30-45 patients daily employing a staff of 75 medical professionals and administrative staff with an average wage of \$75,000 annually. In the First phase Capx I expected to be \$11M with potential to train and work with local universities and tech schools for internship opportunities as they become available.

Phase 1

Consists of a 7,204 sf free standing ER and treatment center located on the SE Corner of the property as demonstrated on the attached Site Plan. The

Phase 2

Phase 2 of the El Mirage Outpatient Treatment Center will consist of a 20,000 sf, two story addition to the existing facility to address additional services in the future and patient demand. This portion of the project may be added to phase one but only as shell space with interiors to be built out at a later date.

Preliminary Sewer Report

Attached please see the current Sewer Bill from the Fountain Hills Medical Center. We are still in discovery as to the exact number of units (gallons per day) of wastewater the development will produce.

Preliminary Water Report

Based on water usage from the Fountain Hills Medical Center average water demand per day is averaging 1,166 gallons per day or 35,000 gallons a month.

Drainage Statement

Description:

The El Mirage Outpatient Treatment Center will be located on the site toward the SE Corner of the lot with drainage expected to be flow to the retention basins demonstrated on the Site plan drawing to the Western portion of the lot in Phase 1 and 2.

Effect on Surrounding Area:

There is no change to surrounding area from drainage as a result of the project.

Preliminary Calculations for Retention Basin:

We have calculated two detention basins at .16 acres (see Site Plan).

We acknowledge that finish floor will be 12" above 100-year base flood elevation and 14" above low outfall of site.

We acknowledge a final drainage report will be required.

Traffic Impact Statement

Site Access:

Site access will be attained by creating the Main Entrance to the Site off of El Mirage Road for clinic patients with an additional Ambulatory Entrance to the south of the main entrance on the Southern area of the Lot. Both entrances will be partial access entry/exit drives.

Effects on surrounding area from Traffic Standpoint:

It is expected that the Clinic will see an estimated 25 patients daily in the emergency room with an additional 15 patients daily in the clinic for an estimated 40 total patients per day expected. We believe this is minimal impact to the area and traffic will not be impacted by the development. It is understood that a Traffic Impact Analysis may be required. See site plan for full ingress/egress exhibit.

Section C – Site Plan

DEVELOPMENT REVIEW MARKS
 DATE ISSUED
 DRAWN BY
 CHECKED BY

4520 N. MIRA AZ 85355
 12000 N. EL MIRAGE RD.
 THE MARKETPLACE-
 FHMCAZ FSED
 EL MIRAGE, AZ 85355

HOBBS + BLACK ARCHITECTS
 4520 N. MIRA RD., SUITE 147
 SCOTTSDALE, AZ 85251
 P: 480.938.6944
 WWW.HOBBSBLACK.COM

PROJECT
 CONSULTANT

22-610
 PROJECT NUMBER

A-100
 SHEET NUMBER

INFORMATION

OWNER:
 1700 S. Saginaw Blvd.
 Fountain Hills, AZ 85268
 480.342.2200
 1700 S. Saginaw Blvd., Suite 100
 Fountain Hills, AZ 85268
 480.342.2200

CIVIL ENGINEER:
 1700 S. Saginaw Blvd., Suite 100
 Fountain Hills, AZ 85268
 480.342.2200

GENERAL CONTRACTOR:
 SONORIAN LIFEST BUILDERS
 1700 S. Saginaw Blvd., Suite 100
 Fountain Hills, AZ 85268
 480.342.2200

ARCHITECT:
 HOBBS + BLACK ARCHITECTS
 4520 N. MIRA RD., SUITE 147
 SCOTTSDALE, AZ 85251
 480.938.6944
 WWW.HOBBSBLACK.COM

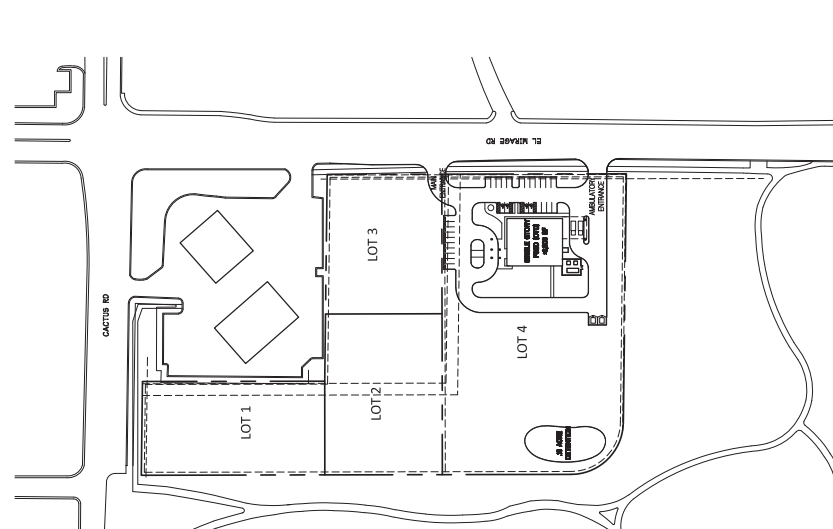
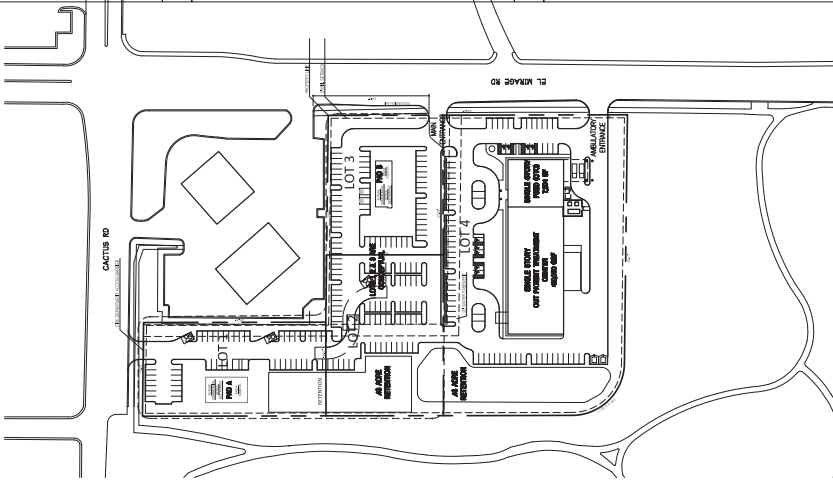
VICINITY MAP

ZONING MAP

PROPOSED LOT INFORMATION

LOT 1:	4878 SQ. FT. (1.1 ACRES)
LOT 2:	5420 SQ. FT. (1.2 ACRES)
LOT 3:	3659 SQ. FT. (0.8 ACRES)
LOT 4:	3659 SQ. FT. (0.8 ACRES)
LOT 5:	15325 SQ. FT. (3.5 ACRES)
LOT 6:	15843 SQ. FT. (3.6 ACRES)

ANY CHANGE IN USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS AND/OR REPAIRS, SHALL BE PERMITTED WITH 300% ADDITIONAL PAVING SPACE AS REQUIRED BY THIS CHAPTER AND ZONING.



PHASE 1 PROPOSED SITE PLAN
 SCALE - 1" = 100'-0"
 NORTH

POTENTIAL FUTURE PHASE 2 PROPOSED SITE PLAN
 SCALE - 1" = 100'-0"
 NORTH

PROPOSAL 1 SITE DATA

SITE ADDRESS:
 THE MARKETPLACE-OUTPARCEL
 12000 N. EL MIRAGE ROAD, EL MIRAGE, AZ 85355

PARCELS NUMBER:
 729 AC (008.083 SF)

CROSS SITE AREA:
 UIC - URBAN CORRIDOR

EXISTING ZONING:
 ONE STORY (D) (SHOW 1) ONE STORY OUT PATENT

PROPOSED USE:
 MEDICAL SERVICE-CENTERED HEALTH CARE "1",
 SUBJECT TO SECTION 15.15

CURRENT LAND USE:
 VACANT

BUILDING HEIGHT:
 20 FEET

ALLOWABLE:
 7.2M S.F.

BUILDING FLOOR AREA:
 7.2M S.F.

PARKING:
 21 SPACES

PROVIDED:
 21 SPACES

REQUIRED:
 21 SPACES

NET GROUND COVER:
 4 SPACES

HAZARDOUS PROBLEMS:
 NONE

INFORMATION

OWNER:
 FHMC/AZ
 6101 N. Skyway Blvd
 Suite 100
 Chandler, AZ 85226
 (480) 948-6444
www.fhmc.com

CIVIL ENGINEER:
 DBBLE ENGINEERS
 7279 North 10th Street
 Phoenix, AZ 85020
 (602) 997-1100
www.dbble.com

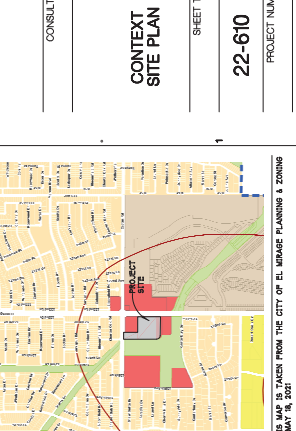
GENERAL CONTRACTOR:
 SONSHAW CREST BUILDERS
 1401 N. 24th Street
 Phoenix, AZ 85016
 (602) 997-1100
www.sonshaw.com

ARCHITECT:
 HOBBS+BLACK
 4520 N. Miller Rd, Suite 147
 Scottsdale, AZ 85251
 P: 480.928.6444
www.hobbs-black.com

VICINITY MAP



ZONING MAP



THE ZONING MAP WAS TAKEN FROM THE CITY OF EL MIRAGE PLANNING & ZONING DEPARTMENT MAP # 2021



HOBBS + BLACK ARCHITECTS
 4520 N. Miller Rd, Suite 147
 Scottsdale, AZ 85251
 P: 480.928.6444
www.hobbs-black.com

FHMC/AZ FSED
 THE MARKETPLACE-
 OUTPARCEL
 12000 N. EL MIRAGE RD,
 EL MIRAGE, AZ 85355

CONSULTANT

CONTEXT
 SITE PLAN

SHEET TITLE

22-610

PROJECT NUMBER

A-101

SHEET NUMBER

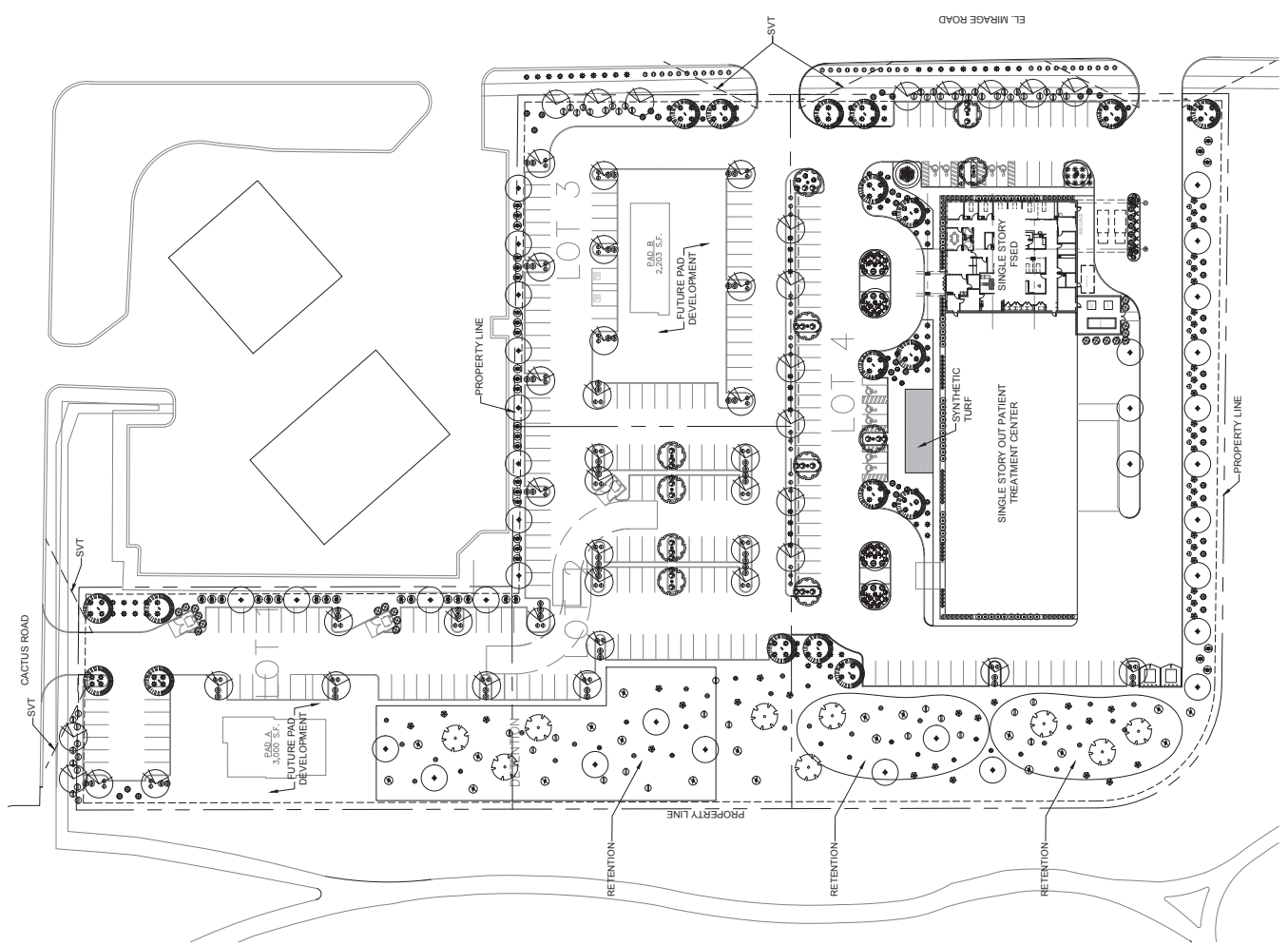


PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
○	Acacia Anahuil	Mulga	24" Box	Slt Trunk
○	Acacia Salicina	Willow Acacia	15 Gall	Dense Canopy
○	Callitriche ovalifolia	Calceolate	18 Gall	Dense Canopy
○	Cercidium 'Desert Museum'	'Desert Museum' Palo Verde	15 Gall	Dense Canopy
○	Prosopis 'Red Fruit'	'Red Fruit' Palo Verde	24" Box	Slt Trunk
○	Quercus virginiana	Southern Live Oak	24" Box	Slt Trunk
○	Ulmus parvifolia	European Elm	24" Box	Dense Canopy
ACCENTS & BLENDS				
○	Albizia leonurioides	Medicinal Alb	5 Gall	Yellow Flower
○	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5 Gall	As Per Plan
○	Chamaecrista 'Candy Cane'	'Candy Cane' Chamaecrista	5 Gall	As Per Plan
○	Chamaecrista humilis	Medicarian Fan Palm	5 Gall	Multi-Trunk
○	Drymonia Wisniewski	Medicarian Fan Palm	5 Gall	As Per Plan
○	Prosopis juliflora 'Palo Verde'	Bearing Red Yucca	5 Gall	As Per Plan
SHRUBS				
○	Dodonaea viscosa	Hopseed Bush	5 Gall	As Per Plan
○	Larrea tridentata	Cresote	5 Gall	As Per Plan
○	Leucophyllum linguistiae	'Lynn's Legacy' Sage	5 Gall	As Per Plan
○	Leucophyllum linguistiae	'Rio Bravo' Sage	5 Gall	As Per Plan
○	Rosa laurata	Bla. Laurita	5 Gall	As Per Plan
○	Rosa pratincola	Bla. of Fire	5 Gall	As Per Plan
○	Tecoma 'Jade'	Orange Jubilee Vine	5 Gall	As Per Plan
GROUND COVERS				
○	Acacia 'Desert Carpet'	Desert Carpet Acacia	1 Gall	As Per Plan
○	Alou 'Blue Elf'	Blue Elf Aloe	1 Gall	As Per Plan
○	Callistemon 'Little John'	'Little John' Bottle Brush	1 Gall	As Per Plan
○	Eragrostis	'Outback Sunrise' Eru	1 Gall	As Per Plan
○	Monardella	Myosorum	1 Gall	As Per Plan
○	Lantana montevidensis	Purple Trailing Lantana	1 Gall	As Per Plan
MISCELLANEOUS				
○	Decomposed Granite - (S&B, 1/2" Screened - COSE: Mahogany Brown)			
○	2" depth in all planting areas (tp)			
○	Synthetic Turf - (S&B, 1/2" Screened - COSE: Mahogany Brown)			
○	Asiatic Hybrid Lanes - Coronado Platinum Synthetic Turf			



Planting Plan
SCALE: 1"=50'-0"



Section D – Exterior Elevations

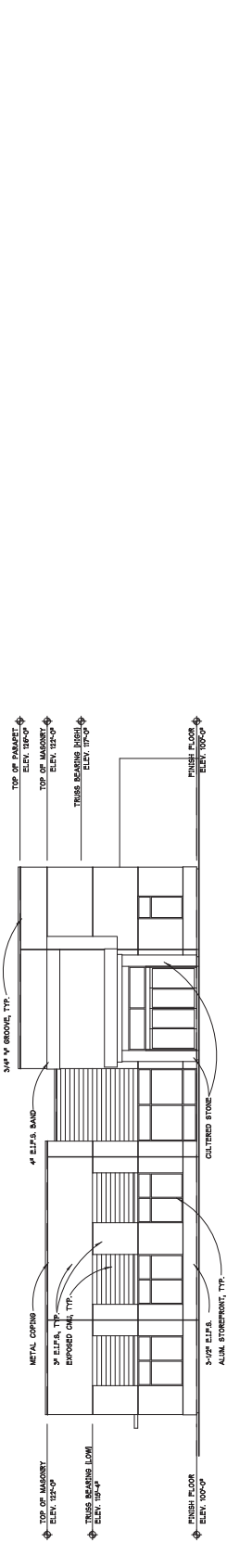
DEVELOPMENT REVIEW	DATE ISSUED
DRAWN BY	CHECKED BY
PAGE	

HOBBS + BLACK ARCHITECTS
 4300 N. MIMAS RD. SUITE 107
 SCOTTSDALE, AZ 85251
 P. 480.918.6744
 WWW.HOBBS+BLACK.COM

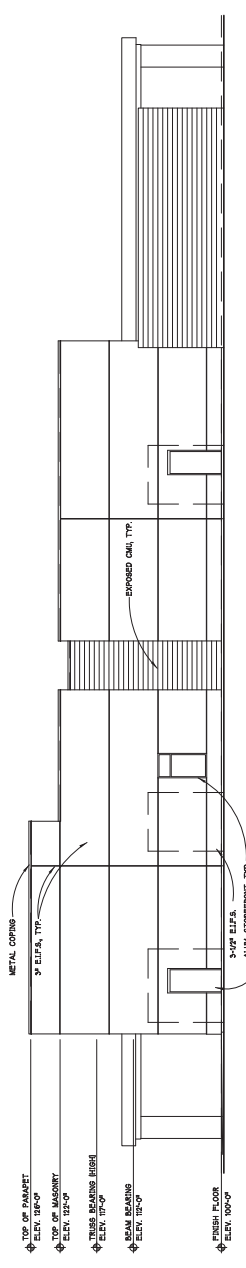
FHMAZ FSED
 THE MARKETPLACE
 OUTFARCEL
 12000 N. EL MIRAGE RD.
 EL MIRAGE, AZ 85355

PROJECT

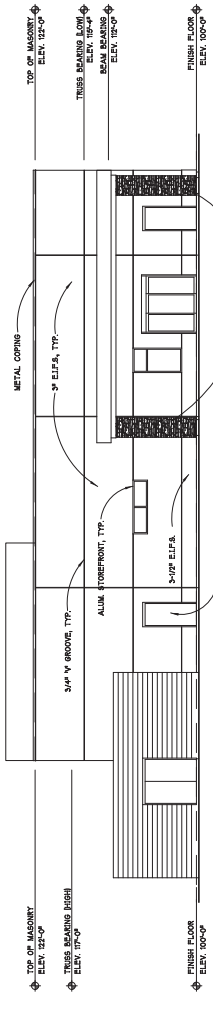
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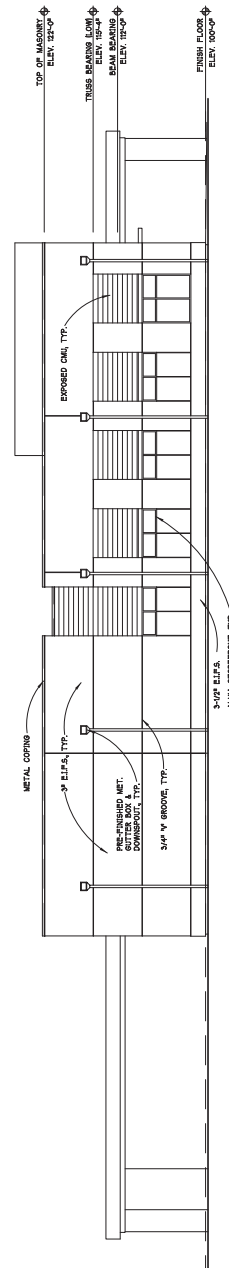
NORTH ELEVATION
 SCALE - 1/8" = 1'-0"



WEST ELEVATION
 SCALE - 1/8" = 1'-0"



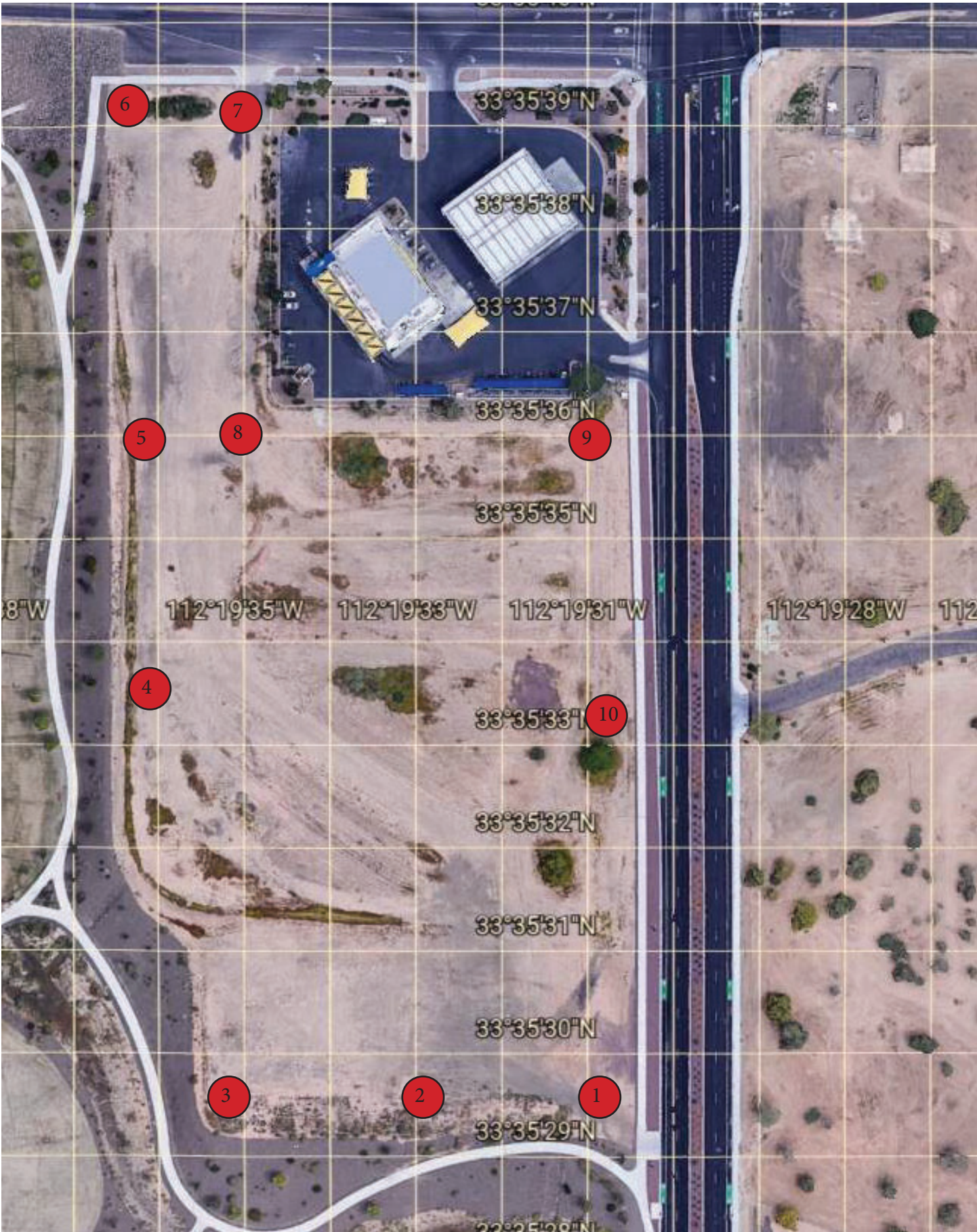
SOUTH ELEVATION
 SCALE - 1/8" = 1'-0"



EAST ELEVATION
 SCALE - 1/8" = 1'-0"

H G F E D C B A

Section E – Context Plan and Site Photos





North



NW



West



North



West



South



East



North



West



South



East



Northeast



North



West



South



East



Northeast



Southeast



North



West



South



East



Northeast



Southeast



North



West



South



East



Southeast



North



West



South



East



Southwest



North



West



South



East



Southeast



Southwest



North



West



South



East



Southwest



North



West



South



East



Southwest



Northwest

Section F – Preliminary Sewer Report

El Mirage Free Standing Emergency Department – El Mirage, AZ

Preliminary Sewer Report

Project No.: 1122061

June 2022

Prepared For:

Prepared By:

DIBBLE



7878 North 16th Street
Suite 300
Phoenix, AZ 85020
P. 623.957.1155
www.dibblecorp.com

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I. Introduction

The purpose of this report is to support the proposed sewer design for the El Mirage Free Standing Emergency Department (FSED) is consistent with City of El Mirage Standards. This project, El Mirage FSED, includes construction of two new buildings totaling 16,626 sf along with associated utility improvements, drainage improvements, and hardscape. The proposed site is a part of a larger commercial pad, a majority of which is undeveloped except for a convenience store and fuel station located at the north limit of the property. The project site is south of Cactus Road, between El Mirage Road and Dysart Road located at 12170 N El Mirage Road. See **Figure 1** for the project vicinity map.

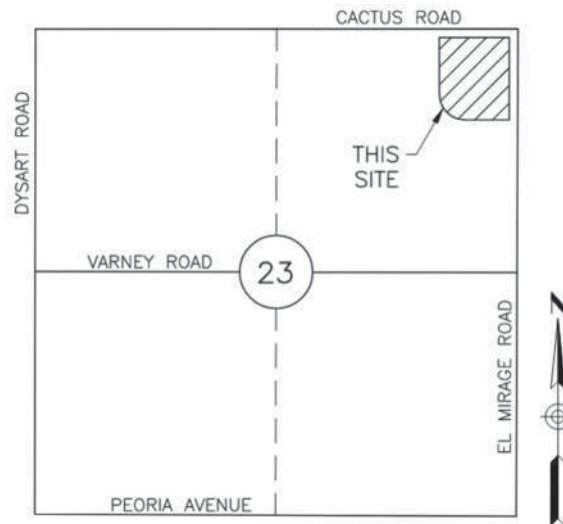


Figure 1 - Project Location Map

II. Existing Conditions

The existing site is currently undeveloped land. Generally, the topography of the site is flat and slopes to the southeast. Currently there are no wastewater utilities in the project area. Per City of El Mirage as-built plans, there is an existing 21-inch PVC sewer main located in El Mirage Road to the east of the existing site. The 21-inch sewer main is the nearest sewer main to the proposed site.

III. Design Standards & Criteria

A. Design Standards

The on-site sewer service is designed in accordance with the following standards:

- Arizona Administrative Code (AAC), Arizona Revised Statutes (ARS)
- Arizona Department of Environmental Quality (ADEQ) Engineering Bulletin No. 11
- Maricopa Association of Governments (MAG), Uniform Standard Specifications and Details for Public Works Construction, 2022 Edition
- City of El Mirage Design & Development Standards Manual, 2021 Edition
- International Plumbing Code, 2018 Edition

B. Design Criteria

The on-site sewer service line was designed to meet the following criteria:

- Pipes shall have a full / half flow velocity between 2 to 8 feet per second
- All sewer service lines shall be SCH-40 PVC

- Sewer service lines shall not be located under driveways or under concrete aprons adjacent to driveways
- The “n” value of all sewer pipes shall be 0.013
- Minimum sewer service size will be 6-inches

IV. Proposed Conditions

The El Mirage FSED site will be served by a 6-inch SCH-40 PVC sewer line. The service line will connect to the 21-inch sewer main in El Mirage Road and be conveyed to the wastewater facility from there. The City of El Mirage specifies an average daily flow rate based on land use per City of Phoenix Design Standards Manual for Water and Wastewater Systems Section 3 Table 8. Assuming this site to be Commercial (Office) land use category the average day flow can be calculated with **Equation 1** below.

Equation 1 – Average Day Flow

$$Q_{Avg} = 16,626 \text{ sf} * \frac{90 \text{ gal}}{1000 \text{ sf} * \text{day}} * \frac{1 \text{ day}}{24 \text{ hrs}} * \frac{1 \text{ hr}}{60 \text{ min}} = 1.04 \text{ GPM}$$

The City of El Mirage Design Standards specifies a peaking factor of 3.62, this value will be used to calculate the Peak Day Flow with **Equation 2** below.

Equation 2 – Peak Day Flow (GPM)

$$Q_{peak}(GPM) = Q_{Avg} * (PHF) = 1.04 \text{ GPM} * 3.62 = 3.76 \text{ GPM}$$

V. Conclusions

New sewer services were analyzed to determine that the required capacity is provided and will support the wastewater demands of the project. The available capacity provided by the existing El Mirage 21-inch PVC sewer main can accommodate the required demands of the proposed site while meeting the applicable requirements.

VI. References

City of El Mirage, *Design and Development Standards Manual*. 2021.

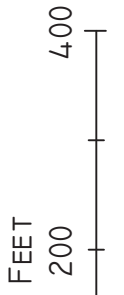
City of El Mirage

PUBLIC WORKS DEPARTMENT

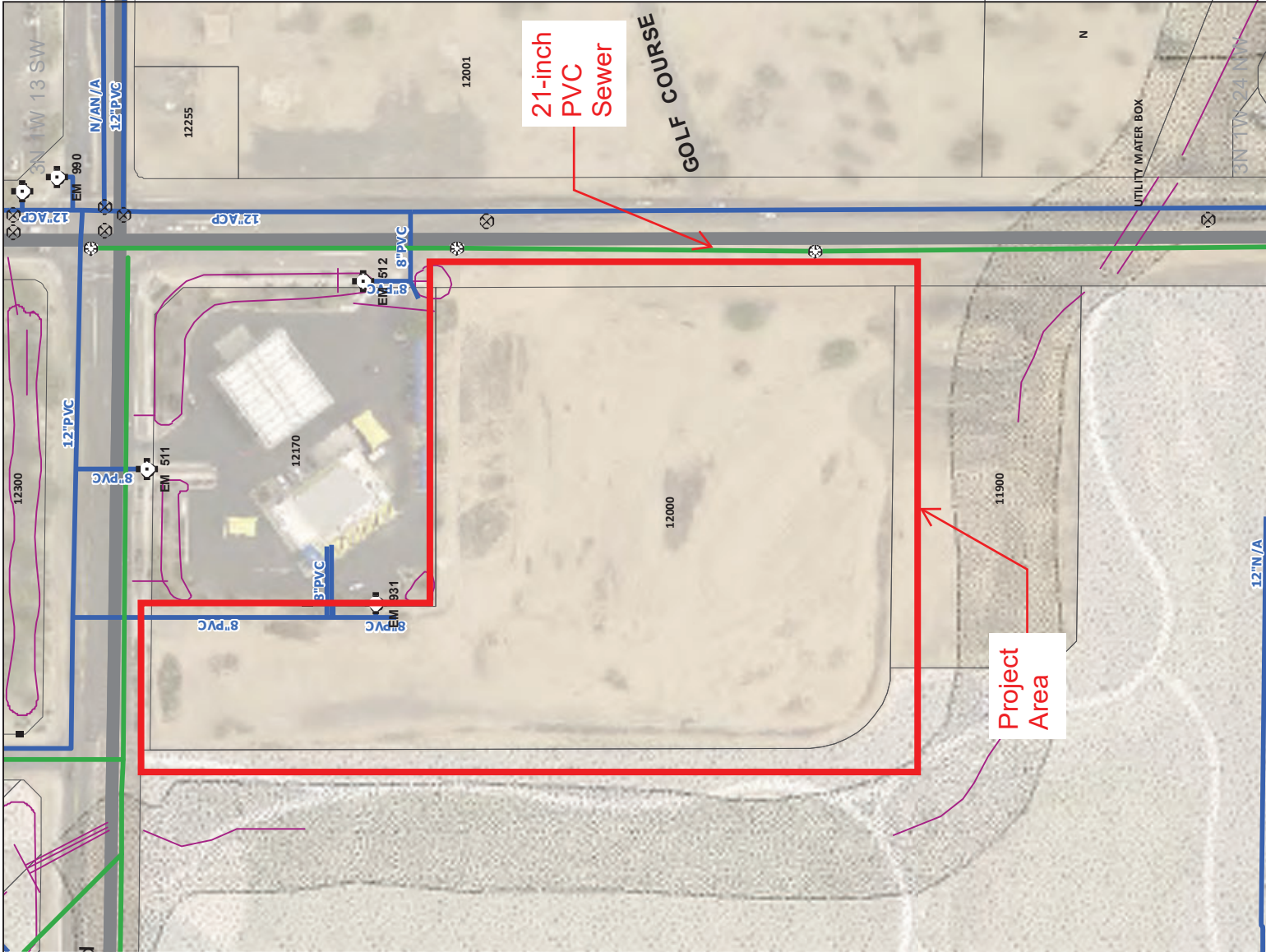
Utilities Services Map

LEGEND

- MANHOLE (SURPRISE, CITY OF)
- VALVE
- METER VAULT
- AIR RELEASE VALVE
- BLOW OFF VALVES
- FIRE CONNECTIONS
- PRESSURE REDUCERS
- HYDRANT
- SERVICE METER
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- WASTEWATER LINE (SURPRISE, CITY OF)
- WASTEWATER LINE
- PRIVATE SEWER
- FORCE MAIN
- GRAVITY MAIN
- MAIN WATER LINE
- ABANDONED
- MAIN LINE
- PROPOSED
- STORM WATER
- PARCEL
- COE UTILITY SERVICE AREA
- QUARTER SECTION
- CITY BOUNDARY
- 100 Yr FLOODWAY
- OPEN SPACE
- RAIL ROAD



THE CITY OF EL MIRAGE MAKES NO CLAIMS CONCERNING THE ACCURACY OF THIS MAP NOR



Section G – Preliminary Water Report

El Mirage Free Standing Emergency Department – El Mirage, AZ

Preliminary Water Report

Project No.:1122061

June 2022

Prepared For: HOBBS + BLACK Architects

DIBBLE



7878 North 16th Street,
Suite 300
Phoenix, AZ 85020
P. 623.957.1155
www.dibblecorp.com

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Appendices

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I. Introduction

This project, El Mirage Free Standing Emergency Department, includes construction of a new 16,626 sf building along with associated utility improvements, drainage improvements, and hardscape. The proposed site is a part of a larger commercial pad, a majority of which is undeveloped except for a convenience store and fuel station located at the north limit of the property. The project site is south of Cactus Road, between El Mirage Road and Dysart Road located at 12170 N El Mirage Road. See **Figure 1** for the project vicinity map.

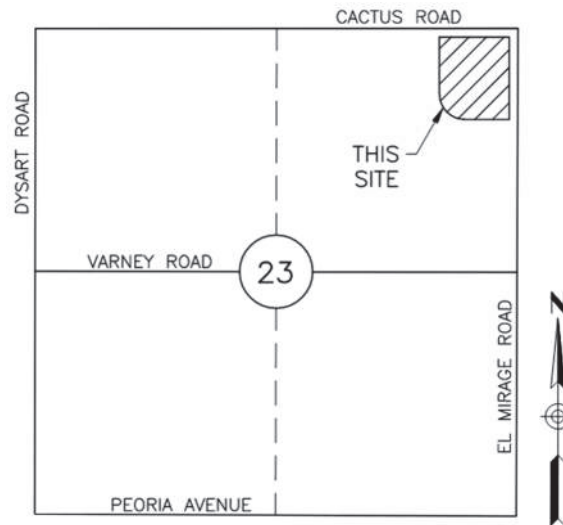


Figure 1 - Project Location Map

II. Existing Conditions

The existing site is currently undeveloped desert landscape area. Per City of El Mirage as-built plans, there is an existing 12-inch asbestos cement pipe (ACP) water main in El Mirage Road east of the proposed site. There is also an 8-inch PVC stub and valve cluster on site which stems from the 12-inch water main in El Mirage Road. The valve cluster is in the northeast part of the parcel. Per City of El Mirage maps there is an existing 12-inch PVC water main in Cactus Road north of the parcel. The Cactus Road water main also has 8-inch PVC service lines which feed the existing convenience store. The 12-inch ACP in El Mirage Road is the nearest water main to the proposed site.

III. Design Standards & Criteria

A. Design Standards

The water and fire services to the new building will be designed to meet the following standards:

- City of El Mirage Design & Development Standards Manual, 2021 Edition
- Maricopa Association of Governments (MAG) Standard Specifications, 2022 Edition
- 2018 International Plumbing Code, with Local Amendments
- 2018 International Fire Code, with Local Amendments

B. Design Criteria

- Maximum velocity less than 5 fps for maximum day condition
- Maximum velocity less than 7 fps for peak hour condition
- Domestic water system design will use 20 psi under fire flow conditions per ADEQ as the minimum basis of design for pressure at the highest ground level to be served (highest finished floor elevation).

IV. Design Methodology

A. Water Design

The City of El Mirage Design and Development Standards Manual prescribes a water demand of 117 gallons per capita per day (gpcd) for Commercial (Specific Use) developments with a maximum day peaking factor of 1.7 and a maximum peak hour factor of 2.9.

The Average Day Flow for each facility was calculated with **Equation 1** below.

Equation 1 – Average Day Flow

$$Q_{Avg} = \frac{\# \text{ gal}}{\text{day}} * \frac{1 \text{ day}}{24 \text{ hrs}} * \frac{1 \text{ hr}}{60 \text{ min}}$$

Maximum Day Flow was calculated with **Equation 2** below.

Equation 2 – Maximum Day Flow

$$Q_{max} = Q_{Avg} * (PHF) = Q_{Avg} * 1.7$$

Peak Day Flow was calculated with **Equation 3** below.

Equation 3 – Peak Day Flow

$$Q_{peak} = Q_{Avg} * (PHF) = Q_{Avg} * 2.9$$

Refer to **Table 1** for potable water demand calculations.

Table 1- Demand Allocation Summary

Facility	Gal/Capita/Day	Average Day Demand		Maximum Day Demand		Peak Hour Demand		Max Day Plus Fire Flow
		GPD	GPM	GPD	GPM	GPD	GPM	GPM
Fire Station	117	13,455	9.34	22,873	15.9	39,019	27.1	1,515.9

B. Fire Design

Required fire flow was determined by using Table B105.1(2) of Appendix B of the *2018 International Fire Code (IFC)*. The new buildings total 16,626 SF and are of Type III-B construction, which results in a required fire flow of 1,500 GPM. Since the building will have sprinklers, the fire flow could be reduced by up to 50% but not less than 1,500 GPM. A fire flow test will be performed on the existing water main.

V. Conclusions

The proposed site will be served from the existing 12-inch water main in El Mirage Road. A flow test is needed to conclude if the existing water main with the proposed water developments will be able to support the flow and pressure demands of the El Mirage Free Standing Emergency Department while meeting the City of El Mirage and Fire Code requirements.





























Appendix A Existing Site Record Drawing

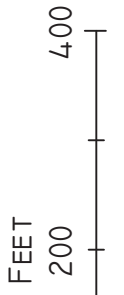
City of El Mirage

PUBLIC WORKS DEPARTMENT

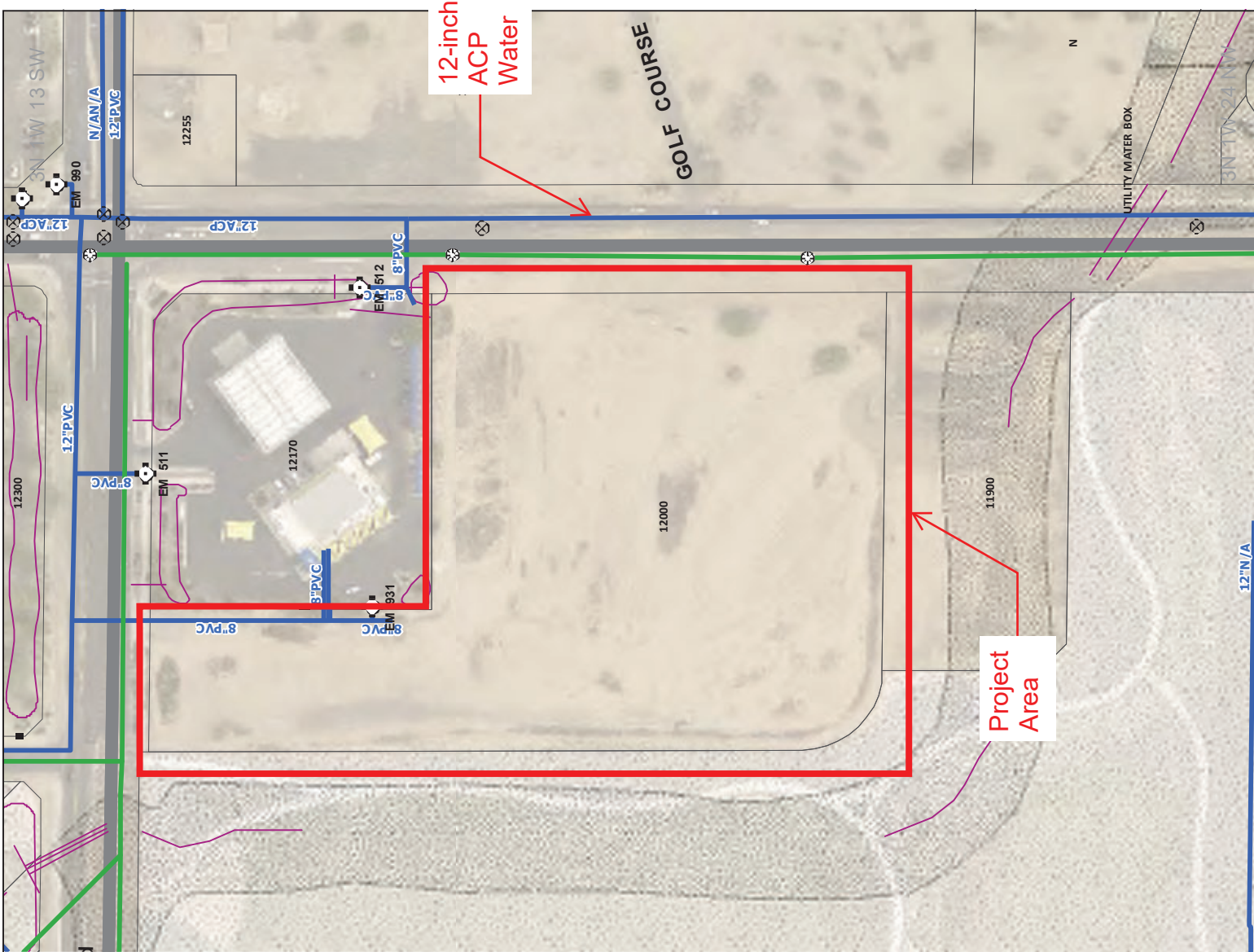
Utilities Services Map

LEGEND

-  MANHOLE (SURPRISE, CITY OF)
-  VALVE
-  METER VAULT
-  AIR RELEASE VALVE
-  BLOW OFF VALVES
-  FIRE CONNECTIONS
-  PRESSURE REDUCERS
-  HYDRANT
-  SERVICE METER
-  WASTEWATER MANHOLE
-  WASTEWATER CLEANOUT
-  WASTEWATER LINE (SURPRISE, CITY OF)
-  WASTEWATER LINE
-  PRIVATE SEWER
-  FORCE MAIN
-  GRAVITY MAIN
-  MAIN WATER LINE
-  ABANDONED
-  MAIN LINE
-  PROPOSED
-  STORM WATER
-  PARCEL
-  COE UTILITY SERVICE AREA
-  QUARTER SECTION
-  CITY BOUNDARY
-  100 Yr FLOODWAY
-  OPEN SPACE
-  RAIL ROAD



THE CITY OF EL MIRAGE MAKES NO CLAIMS CONCERNING THE ACCURACY OF THIS MAP NOR



Section H – Drainage Statement

El Mirage Free Standing Emergency Department – El Mirage, AZ

Preliminary Drainage Report

Project No.:1122061

June 2022

Prepared For: HOBBS + BLACK Architects

DIBBLE



7878 North 16th Street,
Suite 300
Phoenix, AZ 85020
P. 623.957.1155
www.dibblecorp.com

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III.	Existing Drainage Conditions	1
IV.	Design Methodology	2
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Appendix A	Detailed Retention Calculations	A
Appendix B	Proposed Drainage Area	B
Appendix C	FEMA FIRM Map	C

I. Introduction

A. General

This drainage report is prepared for Hobbs & Black Architects as part of the design of the El Mirage Free Standing Emergency Department in El Mirage, Maricopa County, Arizona. This preliminary report presents the drainage areas and proposed retention design consistent with the requirements of Maricopa County and City of El Mirage Design & Development Standards Manual.

B. Study Area

The project is located in Township 3N, Range 1W, Section 23 in the northwest quarter. The project site is bounded by the Canterbury Drive to the south, El Mirage Road to the east, Cactus Road to the north, and 125th Avenue to the west. Improvements planned for this 1.5 acre site include the construction of new buildings, landscaping, hardscape improvements, and associated offsite improvements. The project location is shown in **Figure 1**.

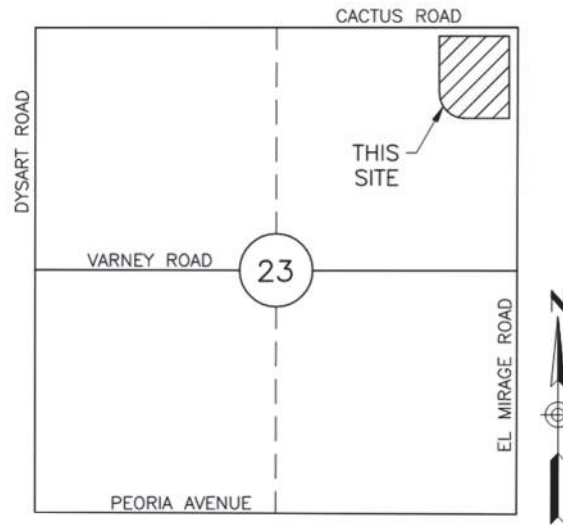


Figure 1 - Project Location Map

II. Design Criteria

The proposed development drainage system will be designed to meet the following criteria from the 2021 City of El Mirage Design & Development Standards Manual, some of which is listed below:

- Retention storage volume to hold 100-yr 1-hr storm event.
- Rainfall Depth corresponding to the 100-year, 1-hour storm is 2.4 inches or the mean of the NOAA Atlas 14 90% Confidence Interval, whichever is greater.
- All finish floor elevations to be set to a minimum of 12-inches above the 100-year water surface elevation in adjacent streets and drainage ways.
- All finish floor elevations to be set to a minimum of 14-inches above the low outfall of the site.
- Retention volume to drain within 36 hours.
- All public streets shall convey peak flows from a 100-year storm within the cross-section between right-of-way lines.

III. Existing Drainage Conditions

The site is a 1.5 acre parcel bounded by the Canterbury Drive to the south, El Mirage Road to the east, Cactus Road to the north, and 125th Avenue to the west. Currently the site is undeveloped land and generally slopes to the southeast with a total fall of approximately two (2) feet. The ultimate site outfall is located at the southeastern corner of the site at an approximate elevation of 1116'. On-site runoff currently drains via sheet

flow. According to FEMA the existing site is in flood zone designation AE. Refer to **Appendix C** for the FEMA FIRM panel map.

IV. Design Methodology

Required retention volume is calculated by the following formula:

$$V_R = C \left(\frac{P}{12} \right) A$$

where:

V_R = retention volume required (cubic feet)

C = weighted runoff coefficient

P = 100yr2hr rainfall depth (inches, NOAA Atlas 14 rainfall depth obtained at www.nws.noaa.gov)

A = drainage area (square feet)

Number of drywells required is calculated by the following formula:

$$\text{No. of Drywells} = \frac{V_P}{rT} * \frac{1 \text{ hr}}{3600 \text{ s}}$$

where:

V_P = retention volume provided (cubic feet)

r = percolation rate (cubic feet per second, assumed value 0.10)

T = allowable drain time (hrs, required value 36)

Drainage time is calculated by the following formula:

$$t = \frac{V_P}{rd} * \frac{1 \text{ hr}}{3600 \text{ s}}$$

t = drainage time (hrs)

V_P = retention volume provided (cubic feet)

r = percolation rate (cubic feet per second, assumed value 0.25)

d = number of drywells

Refer to **Appendix A** for detailed retention calculations.

V. Proposed Drainage Conditions

A combination of sheet flow and storm drain pipes will convey stormwater flow to two retention basins that have been sized using a 100-year, 2-hour precipitation depth of 2.4 inches per the City of El Mirage Standards. Retention basin A will include four (4) drywells to facilitate percolation within 36 hours per City Standards. Offsite flows are not expected, but the proposed total drainage area accounts for the half street right-of-ways along the project frontage on El Mirage Road and Cactus Road.

Refer to **Table 1** for a summary of the retention calculations.

Table 1 – Proposed Retention Volume Summary

Drainage Area	Drainage Area (sf)	Runoff Coefficient	Volume Required (cf)	Volume Provided (cf)	Surplus (cf)
A	350,314	0.81	56,751	58,616	1,865

Refer to **Appendix A** for detailed retention calculations.

VI. Conclusions

The El Mirage Free Standing Emergency Department project has been designed to retain the 100-year 2-hour storm and will drain within 36 hours. Finished floors of each building have been placed a minimum of 12-inches above the adjacent 100-year elevations and 14-inches above the low outfall of the site. There will not be an increase from the pre-development flows.

VII. References

City of El Mirage, *Design and Development Standards Manual*. 2021.

Maricopa County Flood Control District, *Drainage Design Manuals: Volumes I and II, Hydrology and Hydraulics*

Appendix A Detailed Retention Calculations



EL MIRAGE FSED
DIBBLE PROJECT NO. 1122061
ON-SITE DRAINAGE CALCULATIONS

DES: JR

DATE: 2022-0614

HYDROLOGY CALCULATIONS

DRAINAGE AREA	TOTAL AREA [SF]	CONCRETE [SF]	ROOF/ ASPHALT [SF]	DESERT/ROCK LAWN [SF]	WEIGHTED COEFFICIENT	*RAINFALL DEPTH [IN]	VOLUME REQUIRED [CF]
A	350,314	4,782	258,976	86,556	0.81	2.40	56,751
TOTAL	350,314						56,751

* NOAA Atlas 14 Rainfall depth obtained from www.nws.noaa.gov

ON-SITE RETENTION BASIN VOLUME CALCULATIONS

BASIN ELEV [FT]	AREA [SF]	DEPTH [FT]	INCREMENTAL VOLUME [CF]	CUMULATIVE VOLUME [CF]	DRYWELLS [EA]	**DRAIN TIME [HR]	SURPLUS [CF]
Basin A							
1,115.0	21,761	3.0	20,219	51,653	4	29.9	
1,114.0	18,676	2.0	17,184	31,434			
1,113.0	15,692	1.0	14,250	14,250			
1,112.0	12,808	N/A	N/A	N/A			
Basin B							
1,117.0	8,558	1.0	6,964	6,964	0	16.1	
1,116.0	5,370	N/A	N/A	N/A			
TOTAL				58,616			1,865
**Assumed Drywell Percolation Rate [CFS]:				0.12			

$$\text{No. of Drywells Required} = \frac{\text{Volume Required [CF]}}{\text{Percolation Rate [CFS]}} * \frac{1 \text{ hour}}{3600 \text{ seconds}} * \frac{1}{\text{Allowable Drain Time [hrs]}}$$

Appendix B Proposed Drainage Area

Appendix C FEMA Firm Map

Section I – Traffic Impact Statement

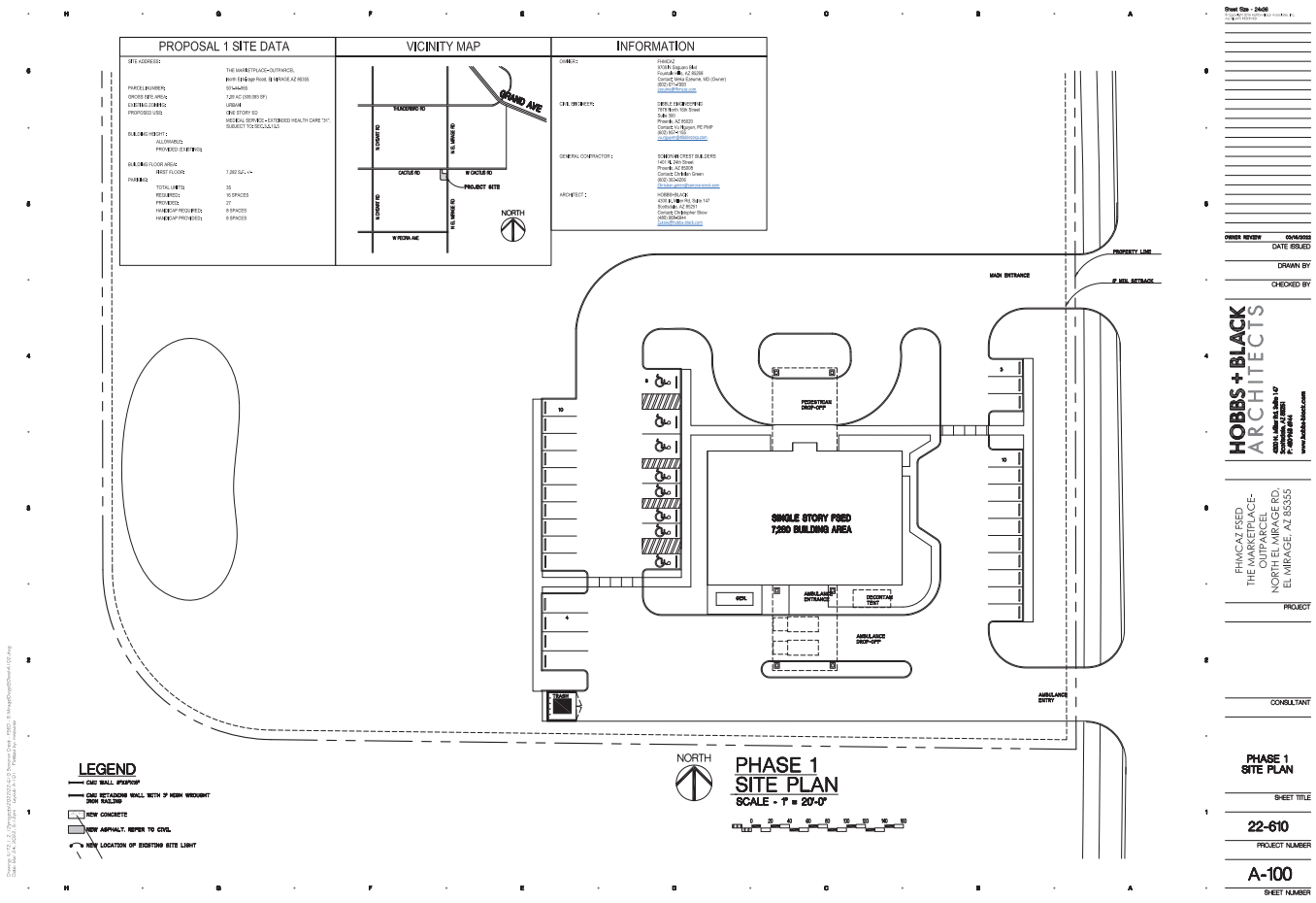
I. Traffic Impact Statement

Site Access:

Site access will be attained by creating the Main Entrance to the Site off of El Mirage Road for clinic patients with an additional Ambulatory Entrance to the south of the main entrance on the Southern area of the Lot.

Effects on surrounding area from Traffic Standpoint:

It is expected that the Clinic will see an estimated 25 patients daily in the emergency room with an additional 15 patients daily in the clinic for an estimated 40 total patients per day expected. We believe this is minimal impact to the area and traffic will not be impacted by the development. It is understood that a Traffic Impact Analysis may be required. See site plan for full ingress/egress exhibit.



LEGEND
 - - - - - CONCRETE WALL (PERMITS)
 - - - - - CONCRETE WALL WITH 6" HIGH WROUGHT IRON RAILING
 [Hatched Box] NEW CONCRETE
 [Dotted Box] NEW ASPHALT, REFER TO CIVIL
 [Circle with X] NEW LOCATION OF EXISTING SITE LIGHT

PHASE 1 SITE PLAN
 SCALE - 1" = 20'-0"
 0 10 20 30 40 50 60 70 80 90 100

Sheet No. - 2406
 ORDER REVIEW DATE 08/08/2023
 DATE ISSUED
 DRAWN BY
 CHECKED BY
HOBBS + BLACK ARCHITECTS
 4200 N. CENTRAL EXPRESSWAY, SUITE 100
 PHOENIX, AZ 85018
 P: 602.998.8888
 www.hobbsblack.com
 PHINAZ REED
 THE HARBETH ROAD OUTPARCEL
 NORTH EL MIRAGE ROAD,
 EL MIRAGE, AZ 85315
 PROJECT
 CONSULTANT
PHASE 1 SITE PLAN
 SHEET TITLE
22-610
 PROJECT NUMBER
A-100
 SHEET NUMBER

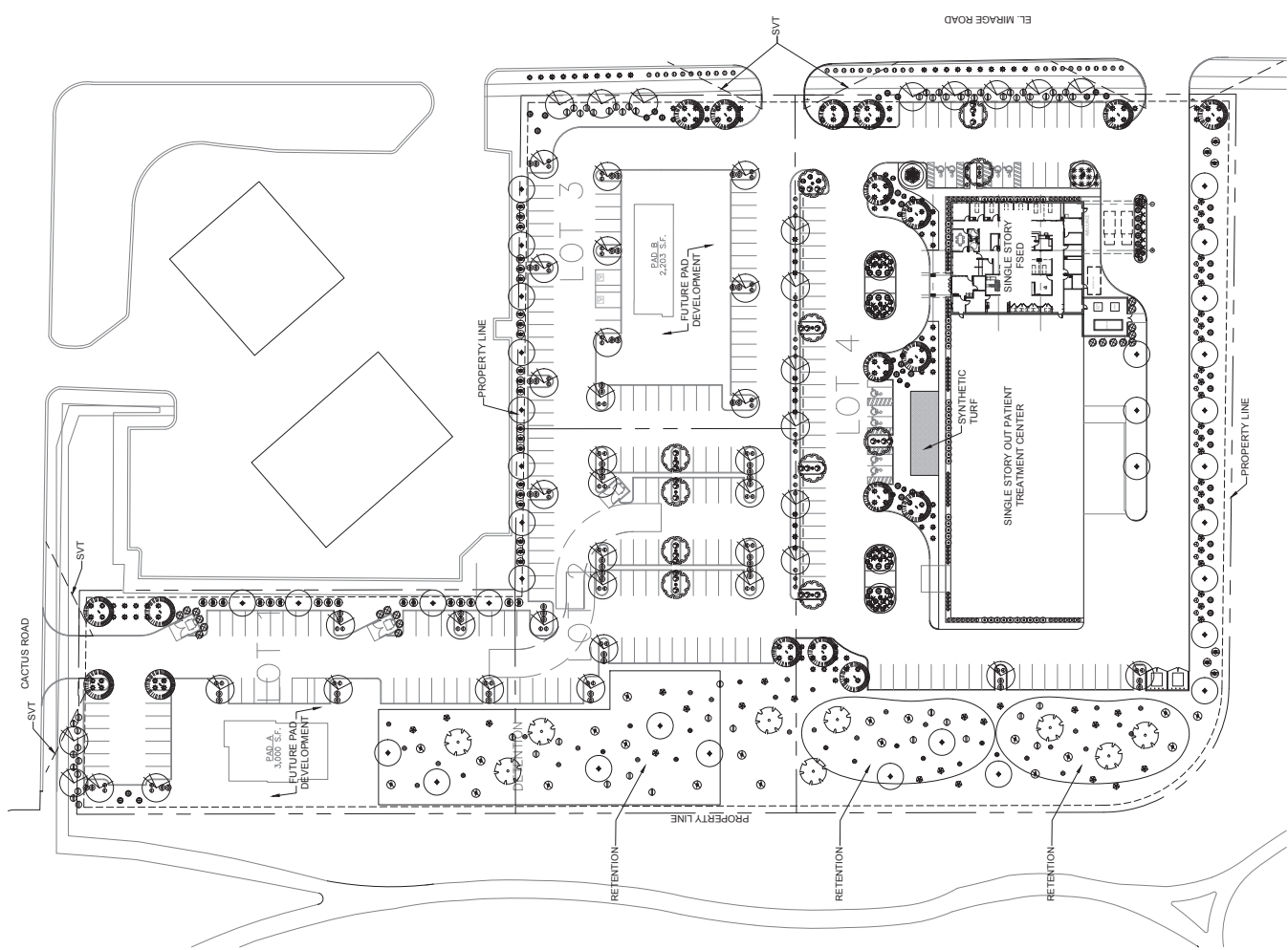


PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
⊙	Acacia Anahuil	Mulga	24" Box	Slt Trunk
⊙	Acacia Salicina	Willow Acacia	15 Gall	Dense Canopy
⊙	Callitriche ovalifolia	Calceolate	18 Gall	Dense Canopy
⊙	Cercidium 'Desert Museum'	'Desert Museum' Palo Verde	15 Gall	Dense Canopy
⊙	Prosopis 'Red Fruit'	Red Fruit Prosopis	24" Box	Slt Trunk
⊙	Quercus virginiana	Southern Live Oak	24" Box	Slt Trunk
⊙	Ulmus parvifolia	European Elm	24" Box	Dense Canopy
ACCENTS & BLENDS				
⊙	Albizia leonurioides	Yellow Flower	5 Gall	As Per Plan
⊙	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5 Gall	As Per Plan
⊙	Chamaecrista 'Candy Cane'	'Candy Cane' Chamaecrista	5 Gall	As Per Plan
⊙	Chamaecrista humilis	Medicarian Fan Palm	5 Gall	As Per Plan
⊙	Dianthus Viridifolius	Medicarian Fan Palm	5 Gall	As Per Plan
⊙	Ipomoea purpurea	Bearing Red Yucca	5 Gall	As Per Plan
⊙	'Pillar'	'Pillar'	5 Gall	As Per Plan
SHRUBS				
⊙	Dodonaea viscosa	Hopseed Bush	5 Gall	As Per Plan
⊙	Larrea tridentata	Cresote	5 Gall	As Per Plan
⊙	Leucophyllum linguistiale	'Lynns Legacy' Sage	5 Gall	As Per Plan
⊙	Leucophyllum linguistiale	'Rio Bravo' Sage	5 Gall	As Per Plan
⊙	'Rio Bravo'	'Rio Bravo' Sage	5 Gall	As Per Plan
⊙	Rhus laetifolia	Baja Buella	5 Gall	As Per Plan
⊙	Rhus parvifolia	Bells of Fire	5 Gall	As Per Plan
⊙	'Tennis Ball Juke'	'Tennis Ball Juke'	5 Gall	As Per Plan
GROUND COVERS				
⊙	Acacia 'Desert Carpet'	Desert Carpet Acacia	1 Gall	As Per Plan
⊙	Aloua 'Blue Elf'	Blue Elf Aloua	1 Gall	As Per Plan
⊙	Callistemon 'Little John'	'Little John' Bottle Brush	1 Gall	As Per Plan
⊙	Eragrostis	'Outback Sunrise' Eru	1 Gall	As Per Plan
⊙	Stylidium 'Sagebrush'	Stylidium	1 Gall	As Per Plan
⊙	Monardella	Monardella	1 Gall	As Per Plan
⊙	Lantana montevidensis	Purple Trailing Lantana	1 Gall	As Per Plan
MISCELLANEOUS				
⊙	Decomposed Granite - (S&B, 1/2" Screened - COSE: Mahogany Brown)			
⊙	2" depth in all planting areas (typ)			
⊙	Synthetic Turf			
⊙	Aspen Artificial Lawn - Coronado Platinum Synthetic Turf			



Planting Plan
SCALE: 1"=50'-0"



RECORDING REQUESTED BY:
Stewart Title & Trust of Phoenix, Inc.

WHEN RECORDED MAIL TO:
Stewart Title & Trust of Phoenix, Inc. - Biltmore
3131 E. Camelback Rd., Suite 200
Phoenix, AZ 85016

FILE NO.: 1593375

1654125733867-3-2-1--
amine

SPACE ABOVE THIS LINE FOR RECORDERS USE

SPECIAL WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

TJ Partners, LLC, an Arizona limited liability company

do/does hereby convey to

EYS West Valley Holding LLC, an Arizona limited liability company

the following real property situated in **Maricopa** County, State of Arizona:

Lot 2 of EL MIRAGE MARKET PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1015 of Maps, Page 35.

APN: 501-44-965

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Date: May 23, 2022

See attached for signature and notary acknowledgment:

TJ Partners, LLC, an Arizona limited liability company

By: R. Tawk

Rabih Tawk, Member

This document is signed in counterpart

By: _____

Philippe Jaoude, Member

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Florida)

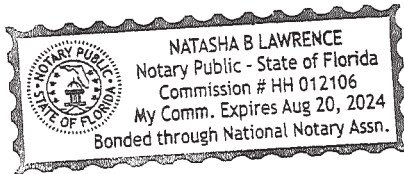
County of St. Johns) ss

This instrument was acknowledged before me this 24 day of May, 2022 by Rabih Tawk and ~~Philippe Jaoude~~ as Members of TJ Partners, LLC, an Arizona limited liability company.

(Seal)

Natasha B Lawrence
Notary Public

My commission expires: Aug 20, 2024



File No.: 1593375
Special Warranty Deed – Continued
Page 2

TJ Partners, LLC, an Arizona limited liability company

This document is signed in counterpart

By: _____
Rabih Tawk, Member

By: _____
Philippe Jaoude, Member

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of New York)
County of Erie) ss

This instrument was acknowledged before me this 24 day of May, 2022 by Rabih Tawk and Philippe Jaoude as Members of TJ Partners, LLC, an Arizona limited liability company.

(Seal)

Karen Pitts
Notary Public

My commission expires: 12/21/2024

Karen Pitts
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01P16412155
Qualified in Erie County
Commission Expires 12/21/2024

ALTA/NSPS LAND TITLE SURVEY

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE B - EXCEPTIONS

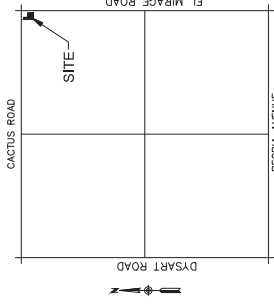
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET.
2. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS ON REAL PROPERTY WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (BLANKET)
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
6. UNLAWFUL CLAIMS.
6. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
6. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
7. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
8. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO OIL, GAS, COAL, PEAT, LUMP OR FLAKE BITUMENS, BITUMINOUS SHALES, AND OTHER OIL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS, AND ANY RIGHTS, INTERESTS, OR CLAIMS THEREIN, INCLUDING BUT NOT LIMITED TO PRESENT OWNERSHIP OF ANY SUCH INTERESTS, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (BLANKET)
9. ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.
10. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, SECOND INSTALLMENT A LIEN PAYABLE BUT NOT YET DUE FOR THE YEAR 2021.
11. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2022.
12. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (BLANKET)
13. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. (BLANKET)
14. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN MOJAVE IRRIGATION DISTRICT. (BLANKET)
15. PLAT RECORDED IN BOOK 5, PAGE 36 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (MAPPED)
16. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF EL MIRAGE MARKET PLACE, RECORDED BOOK 1015 MARICOPA COUNTY, ARIZONA, DATED AND RECORDED AUGUST 14, 2001, INCLUDING BUT NOT LIMITED TO INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (MAPPED AND BLANKET)
17. MATTERS SHOWN ON SURVEY RECORDED IN BOOK 1230 OF MAPS, PAGE 29. (BLANKET)
18. TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RECORDED DISCLOSURE DOCUMENT NO. 2001-07434313. (BLANKET)
19. THE EFFECT OF INCLUSION WITHIN THE FLOOD CONTROL DISTRICT OF SAID COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED NOVEMBER 14, 2002, DOCUMENT NO. 2002-120418. (BLANKET)
20. EASEMENT FOR UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 17, 2008, DOCUMENT NO. 2008-1063894. (MAPPED)

PARCEL DESCRIPTION

LOT 2 OF EL MIRAGE MARKET PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1015 OF MAPS, PAGE 35.

REFERENCE DOCUMENTS

RECORD OF SURVEY BOOK 16 OF SURVEYS, PAGE 35



VICINITY MAP
SECTION 23
13N, 1R1W
NS

SITE ADDRESS

NO ADDRESS AVAILABLE AT THIS TIME

GROSS AREA

GROSS: 308,110 SQUARE FEET OR 7.073 ACRES OF LAND, MORE OR LESS

FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN AN AREA DESIGNATED AS FLOOD ZONE X, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD ZONE MAPS. THIS DESIGNATION STATES: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

BASIS OF BEARINGS AND BENCHMARK

1. OBSERVATIONS WERE MADE IN THE FIELD USING THE FOLLOWING MEASUREMENTS:
GPS OBSERVATIONS RELATIVE TO PUBLISHED CONTROL POINTS.
2. SURVEYED DURING THE MONTH OF MARCH 2022
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROLS IN THE FIELD PRIOR TO CONSTRUCTION.
4. PROJECT METADATA:
COORDINATES, DISTANCES AND ELEVATIONS ARE SHOWN IN INTERNATIONAL FEET.
HORIZONTAL DATUM (BASIS OF BEARINGS):
NAD83 (2011 EPOCH) ARIZONA CENTRAL ZONE
HORIZONTAL ADJUSTMENT:
GRID NORTHING (CSF) = 1,00016
GRID EASTING (CSF) = GROUND NORTHING
GRID EASTING (CSF) = GROUND EASTING
VERTICAL DATUM:
NAVD83
PROJECT BENCHMARK:
POINT NUMBER 3
FOUND PUBLISHED BENCHMARK DESCRIBED AS:
CONCRETE MONUMENT AT INTERSECTION OF CACTUS ROAD AND EL MIRAGE ROAD.
GROUND NORTHING = 944057.62
GROUND EASTING = 575768.53
OBSERVED ELEVATION = 1116.09
5. THE COORDINATES PRESENTED ARE SHOWN TO THREE DECIMAL PLACES FOR CALCULATION PURPOSES AND ARE NOT REPRESENTATIVE OF THE PRECISION OF THE SURVEY MEASUREMENTS

SURVEYOR'S CERTIFICATION

TO: TU PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
STEWART TITLE GUARANTEE COMPANY;

THIS IS TO CERTIFY THAT THIS WAS OUR 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 1-5, 8, 11, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL 2022.

JASON P GRAHAM, RLS 47573



ALTA/NSPS SURVEY
A PART OF THE NORTHEAST QUARTER, SECTION 23,
TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA & SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1122061	DATE: APR 2022	SCALE: AS SHOWN
SURVEYED: APR 2022	DRAWN: CSD	REVIEWED: BAR
FIELD WORK: LKB	REVIEWED: JFG	
REVISIONS:		



PROJECT NO: 112261	DATE: APR 2022	SCALE: AS SHOWN
SURVEYED: APR 2022	BY: CSD	REVIEWED: BAR
FIELD WORK: LK6	REVIEWED: JFC	
REVISIONS:		

ALTA/NSPS SURVEY
 A PART OF THE NORTHEAST QUARTER, SECTION 23,
 TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA & SALT RIVER
 MERIDIAN, MARICOPA COUNTY, ARIZONA

7878 N. 16th Street
 Suite 300
 Phoenix, AZ 85020
 P 602.957.1155
 F 602.957.2838
 www.dibblecorp.com



LEGEND

	FD BRASS CAP IN HANDHOLE
	SET REBAR W/ CAP 47537
	SECTION LINE
	BOUNDARY LINE
	EASEMENT LINE
	BOUNDARY
	EASEMENT LINE
	CONTOUR LINE
	TREE, UNKNOWN TYPE
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	SCHEDULE B ITEMS
	EASEMENT
	PUE
	ELEC
	ASPHALT PAVEMENT
	RIRPAP
	CONCRETE

