



CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

PURPOSE

Official Use

Case No: PZ21-11-28 Date Received: 2/1/2022 PC Meeting: 3/8/2022 CC Meeting: 4/5/2022

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 checked="" 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 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: G3 Enterprise (Supply One) Acreage: 69.98
 Property Address/Location: 10400 N. Dysart Rd. / SWC Peoria Avenue and Dysart Road
 Assessor's Parcel Number: A portion of 509-18-968D

APPLICANT / OWNER INFORMATION:

Applicant: <u>LGE Design Group</u>	Owner: <u>G3 Enterprises, Inc.</u>
Address: <u>1200 N. 52nd Street</u>	Address: <u>502 E. Whitmore Avenue</u>
City/ST/Zip: <u>Phoenix, AZ 85008</u>	City/ST/Zip: <u>Modesto, CA 95358</u>
Phone: <u>(480) 966-4001</u>	Phone: <u>(209) 765-3477</u>
Email: <u>dannym@lgedesigngroup.com</u>	Email: <u>doug.smith@g3enterprises.com</u>
Signature: <u></u>	Signature: <u></u>
(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)

G3 – Peoria & Dysart Pre-Application Site Plan Narrative

Introduction:

We are requesting a Pre-application Meeting review for site design of a 1 Story office/warehouse building located on the southwest corner of Peoria Avenue and Dysart Road.

Project Proposal:

The proposed site has an approximate area of 2,946,980 S.F. (67.65 acres), is currently being used as farm land, is zoned EI, CP & PAD and is designated as Commerce / Industry Park in the general plan. The proposed building has a total gross square footage of 1,226,368 S.F. The building will have a height of approximately +52'-0" A.F.F. Adjacent zoning consists of the following: West-RU-43 (Maricopa County), North-IP & PAD (Surprise), South-EI & PAD (El Mirage), East-EI & PAD (El Mirage).

Building Design:

The building design, colors and materials will have a cohesive palette that maintains consistency throughout both the site and building elevations while complimenting the surrounding area. A nice color palate that blends the tenant identification with a classic but modern corporate elegance is displayed utilizing materials which include Concrete Tilt Panels, Low-E tinted glazing, and exposed steel. Four sided architecture is prevalent throughout the elevations with some varied parapet heights, and colors to reduce continuous wall lengths. The building design meets additional architectural standards per zoning through consistent architectural character and detail. Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination

Site Design:

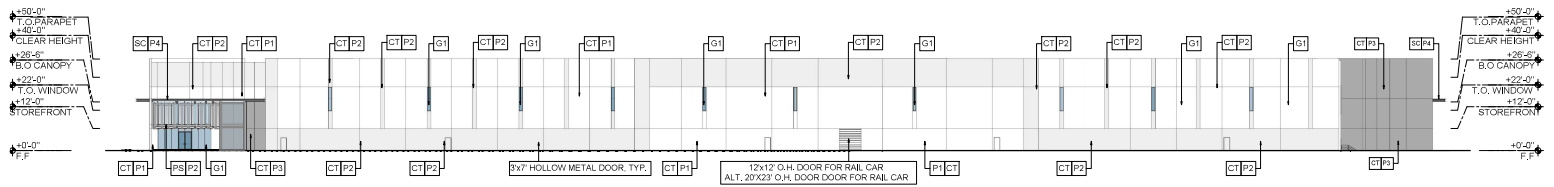
Vehicular access to the development is provided off Peoria Avenue and Dysart Road to parking areas on the north and east sides of the building. Fire access is provided throughout the facility and meets the fire department's minimum design criteria.

A new rail spur is proposed coming from the existing railroad tracks to the west. The spur will continue into the proposed building for loading and unloading of goods.

The proposed project is requesting a parking variance due the building's primary use as a warehouse building with limited employee parking needs. The typical parking spaces are 9'-0" wide x 18'-0" long, the ADA accessible parking spaces are 11'-0" wide with the required 5'-0" wide aisle all of which comply with Zoning Code requirements.

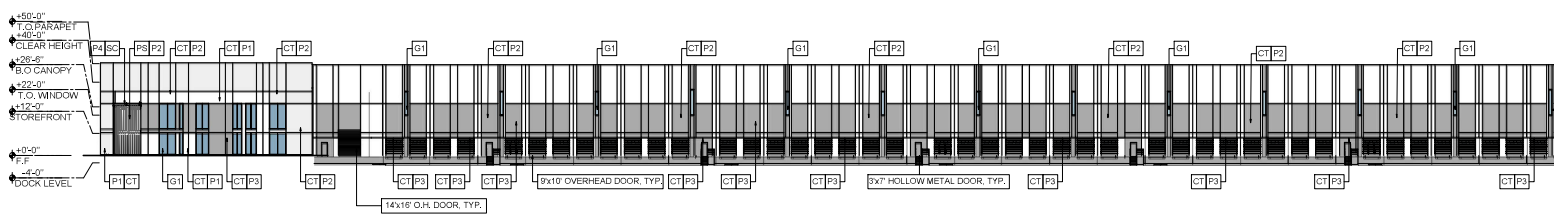
Landscape Design:

This project will have landscape along the frontage and within the property where designated. The landscape will consist of an ornamental desert theme. Landscaping will meet the zoning requirements.



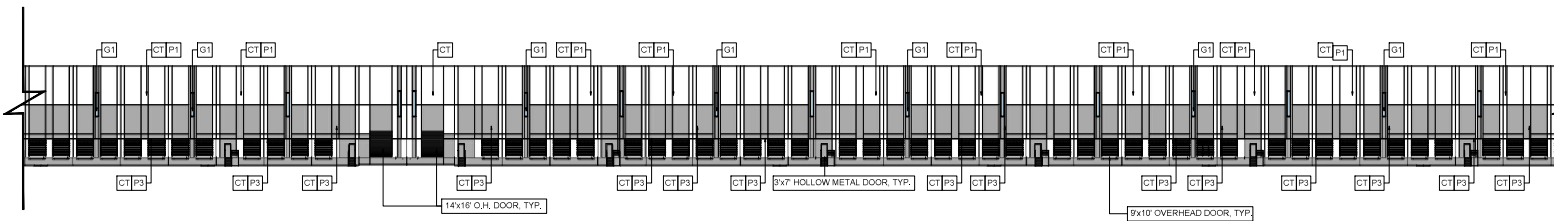
WEST ELEVATION

SCALE: 1/32" = 1'-0"



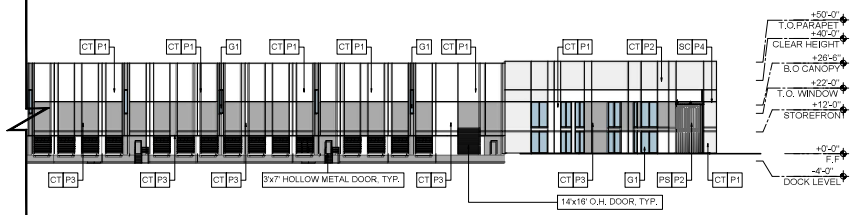
NORTH ELEVATION (CNTD.)

SCALE: 1/32" = 1'-0"



NORTH ELEVATION (CNTD.)

SCALE: 1/32" = 1'-0"



NORTH ELEVATION (CNTD.)

SCALE: 1/32" = 1'-0"

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
CT	CONCRETE TILT PANEL W/ VERTICAL 1/2" X 1/2" DEEP REVEALS & 1/2" W/ SCORE LINES. PAINTED, REFER TO LAYOUT FOR THICKNESS INFORMATION

CANOPY KEY:

MATERIAL:	DESCRIPTION:
SC	METAL CANOPY - STEEL FASCIA BEAMS WITH OPEN TRUSS; STEEL ANGLE INFILL
PS	PERFORATED METAL DECK, INSTALLED OVER STEEL FRAMING

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ALUMINUM STOREFRONT - 4 1/2" (SEALANT JOINT VERTS) BLACK ANODIZED (A8-6)
EXTERIOR GLAZING	SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS (DULL WHITE) 'HERI COM SHADE' DEV395 (LRV 83)
P2	DUNN EDWARDS (LIGHT GRAY) 'WSP OF SCME' DE634 (LRV 74)
P3	DUNN EDWARDS (GRAY) 'ORAY WOLF' DE634 (LRV 33)
P4	DUNN EDWARDS (BLACK) 'CAVERNIGUS' DE6364 (LRV 8)

IG&E DESIGNGROUP
1200 N. 52nd Street • Phoenix, AZ • 85008
P. 480.966.4001

PROJECT SUPPLY ONE
10400 N. DYSART ROAD
EL MIRAGE, AZ

NUMBER	REVISION	DATE

SHEET TITLE:	EXTERIOR ELEVATIONS
ISSUE DATE:	01/05/2022
DRAWN BY:	CE
CHECKED BY:	S.M.
PROJECT No.:	
SHEET:	

A4.1.1

PRELIMINARY 01.25.2022

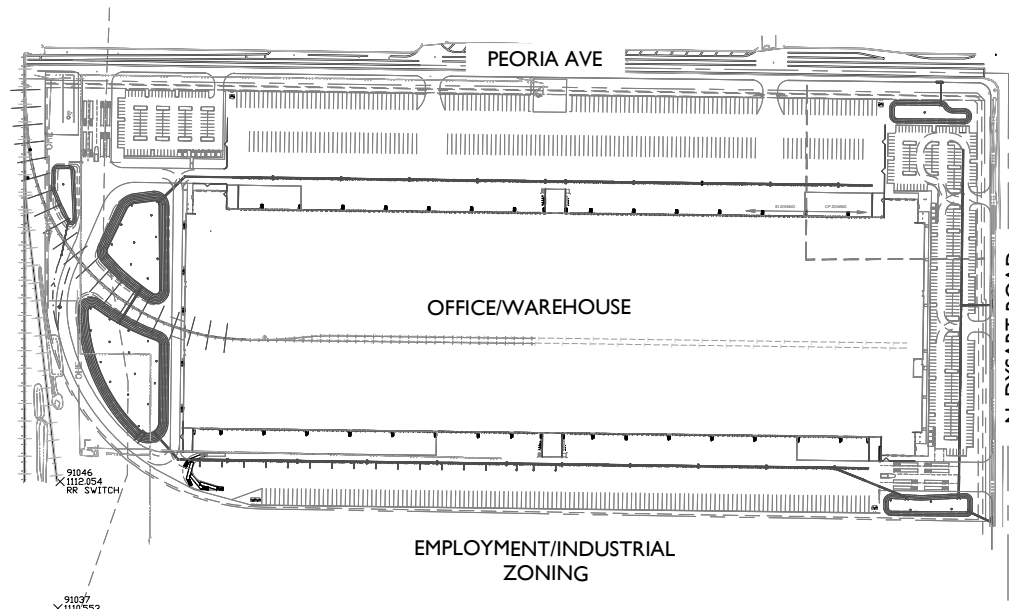
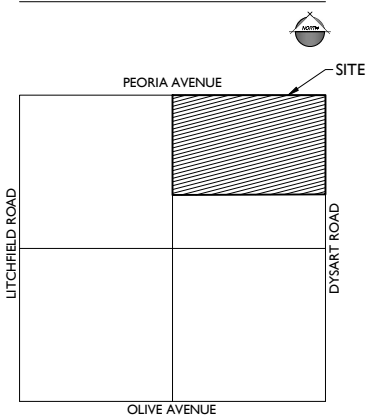
G3 AT COPPERWING

El Mirage, Arizona

SHEET INDEX

SHEET NUMBERS	SHEET TITLE
L-CS	Cover Sheet
L-0.01	General Notes & Legend
L-1.01-1.06	Preliminary Landscape Plan

VICINITY MAP



Preliminary Design Package

Submitted: January 28th, 2022

PROJECT TEAM

CLIENT CONTACT:
LGE DESIGN BUILD
 1200 N 52nd Street
 PHOENIX, AZ 85008
 TEL: (602)370-0262
 E-mail:
 Doug.Smith@G3Enterprises.com

LANDSCAPE ARCHITECT:
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 1130 N. Alma School Rd, SUITE 120
 MESA, AZ 85201
 TEL: (480) 503-2250
 CONTACT: Tom Snyder, RLA, ASLA
 E-mail: tom.snyder@epsgroupinc.com

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 CONTACT: Daniel Auxier, PE
 Email: daniel.auxier@epsgroupinc.com

ARCHITECT:
LGE DESIGN GROUP
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 TEL: (480) 966-4001
 E-mail: jonm@lgedesigngroup.com

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. SLEEVES HAVE BEEN PROVIDED AT KEY LOCATIONS UNDER ROADWAY AND DRIVE APRONS FROM PREVIOUS WORK. MOST SLEEVES CAN BE FOUND BY LOCATING REBAR OR AN "S" STAMPED INTO CONCRETE CURB AT EACH LOCATION. SEE IRRIGATION PLANS FOR MORE INFORMATION.
2. VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK. VERIFY EXISTING ELEVATIONS.
3. CONTRACTOR TO OBTAIN NECESSARY PERMITS PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT DOES NOT ASSUME ANY RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION (CALL BEFORE YOU DIG 602-263-1100). CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR THE EXISTING GAS MAIN, WATER LINES AND ELECTRICAL LINES.
5. ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE. HORIZONTAL LAYOUT AND DIMENSIONING ARE FROM FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. DRAWING SYMBOLS: A SYSTEM OF DIAGRAMMATIC SYMBOLS AND NOTATIONS ARE USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY. NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION ON ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
8. ALL FINISHED GRADES ARE TO MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
9. WORK PERFORMED WITHOUT LANDSCAPE ARCHITECTS APPROVAL AND/OR IN COMPLIANCE WITH CONSTRUCTION DOCUMENTS IS SUBJECT TO REMOVAL AT CONTRACTORS EXPENSE.
10. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
12. CONDITIONS BEYOND THE PROPERTY LINE AND CONTRACT LIMITS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT PART OF THIS LANDSCAPE CONSTRUCTION DOCUMENTATION SET.
13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FLOW AWAY FROM ALL BUILDINGS TOWARD DRAIN INLETS, RETENTION BASINS, PLANTING/LAWN AREAS OR THE STREET.
15. THE DRAWINGS REPRESENT THE FINISHED WORK. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE JOB SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
16. DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY DISCREPANCY FROM THE NOTED DIMENSION IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO FURTHER WORK.
17. CONTRACTOR TO PERFORM A SOIL ANALYSIS PRIOR TO TURF PLANTING. PROVIDE ANALYSIS TO FULTON HOMES. SOIL TO BE TREATED PER SOIL ANALYSIS RECOMMENDATION.

PLANTING NOTES:

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE SPECIES TO BE INSTALLED UNLESS OTHERWISE NOTED.
2. PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
3. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN PLANT AND IRRIGATION QUANTITIES SHALL TAKE PRECEDENCE.
4. STAKE ALL TREE LOCATIONS BASED UPON THESE PLANS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
5. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANTS SHALL BE BOXED, BALLED AND WRAPPED OR CONTAINER GROWN. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE ENTIRELY REMOVED AT TIME OF PLANTING.
7. ALL PLANT MATERIAL SHALL BE SELECTED AT NURSERIES THAT CARRY SPECIFIED PLANTS. THERE SHALL NOT BE ANY SUBSTITUTIONS OF PLANT MATERIAL FROM OTHER NON SPECIFIED PLANTS OR NURSERIES. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
8. NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL TO COORDINATE ACCEPTANCE AND APPROVAL.
9. ALL PLANTS SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
10. ALL PLANT SPECIES SHALL CONFORM TO THE LANDSCAPE CONSTRUCTION DOCUMENTS. THERE WILL BE NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT & PINAL COUNTY.
11. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT SHOWN FOR REFERENCE ONLY.
12. SIGHT DISTANCE EASEMENTS SHALL BE KEPT CLEAR OF LANDSCAPING OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2' - 0". TREES WITHIN THESE EASEMENTS SHALL HAVE A CANOPY TRIMMED AND MAINTAINED TO A HEIGHT OF 7' - 0" UPON INSTALLATION.
13. SUBMIT AS-BUILT IRRIGATION DRAWINGS TO OWNER'S REPRESENTATIVE TO REFLECT CHANGES FROM ORIGINAL DRAWINGS AND SPECIFICATIONS.
14. SUBMIT AN OPERATION & MAINTENANCE MANUAL TO THE OWNER'S REPRESENTATIVE AT PROJECT COMPLETION TO INCLUDE: CATALOG & PARTS SHEETS ON ALL MATERIAL & EQUIPMENT INSTALLED, INSTALLATION INSTRUCTIONS, SUPPLIERS NAMES AND CONTACT INFORMATION AND COMPLETE OPERATING MAINTENANCE ON ALL MAJOR EQUIPMENT.

SITE ABBREVIATIONS:

ARCH	ARCHITECT	NIC	NOT IN CONTRACT
BC	BOTTOM OF CURB	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OE	OR APPROVED EQUAL
CL	CENTER LINE	OC	ON CENTER
CIP	CAST IN PLACE	OS	OFF-SITE
CONC	CONCRETE	PL	PROPERTY LINE
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT
DWG	DRAWING	QTY	QUANTITY
EA	EACH	R	RADIUS
ESP	ESPALIER	R/W	RIGHT OF WAY
FFE	FINISH FLOOR ELEVATION	SF	SQUARE FEET
FG	FINISH GRADE	STD	STANDARD
GAL	GALLON	TC	TOP OF CURB
HC	HANDICAP	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
IRRI	IRRIGATION	W/	WITH
LF	LINEAR FOOT	W/O	WITHOUT
LP	LOW POINT	'	FOOT (FEET)
MAX	MAXIMUM	"	INCH (INCHES)
MIN	MINIMUM		

MAINTENANCE NOTE:

1. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
2. MAINTENANCE OF PARKWAY, MEDIAN, OR RETENTION BASIN LANDSCAPING SHALL BE BY THE HOMEOWNER'S ASSOCIATION.
3. ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SITE/LANDSCAPE DATA

OVERALL SITE AREA: ±3,048,518 SF
 GROUND FLOOR AREA: 1,222,463 SF
 PARKING REQUIRED/PROVIDED: 1,392 SPACES/479 SPACES
 *PARKING VARIANCE

LANDSCAPE AREA: 418,828 SF
 LANDSCAPE COVERAGE: 16 %

PLANTING DATA

LANDSCAPE AREAS	Required	Provided
A. On-Site Landscape Areas [154.103(W)(1)]		
I. Overall On-Site (Industrial: 10% of Net Site Area)	304,851 sq. ft	418,828 sq. ft
B. Parking Lot Landscape [154.103(Y)(1)]		
I. 10% of Parking Lot Areas to be landscaped	18,100 sq. ft	18,100 sq. ft

PLANT QUANTITIES

Landscape Areas Along Street/Frontage (60% Vegetative Cover within ROW) [154.103(N)(3)]

D. Trees: 1 per 30 lf	109 trees	109 trees
E. Shrubs: 6 per 30 lf	657 shrubs	657 shrubs

Parking Lot Plantings [154.103(Y)(1)]

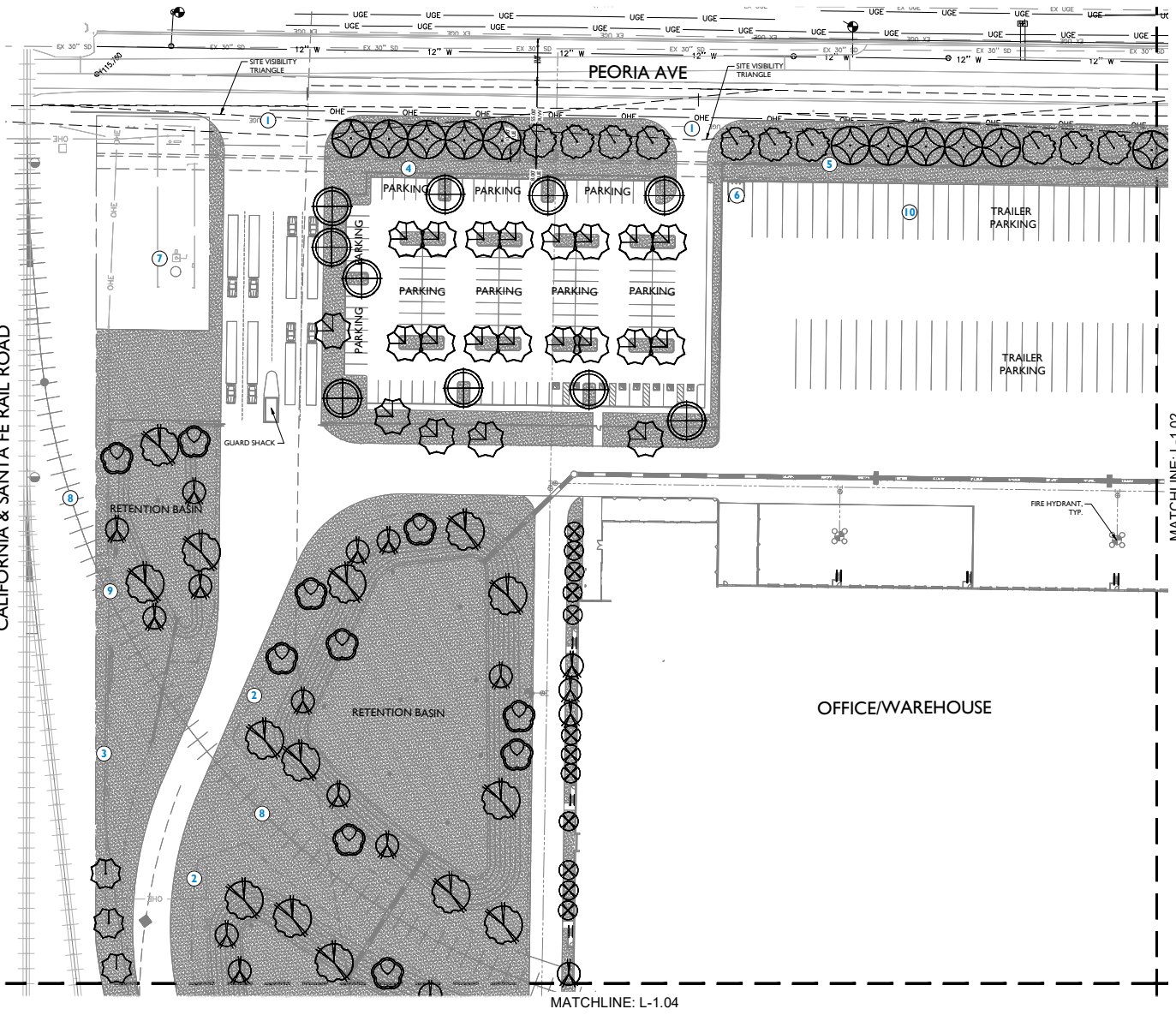
H. Trees: 1 per 5 parking spaces	96 trees	96 trees
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Retention Areas [14-35-4.A.3]

J. 50% Live Coverage	50%	50%
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CALIFORNIA & SANTA FE RAIL ROAD



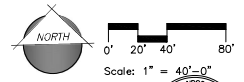
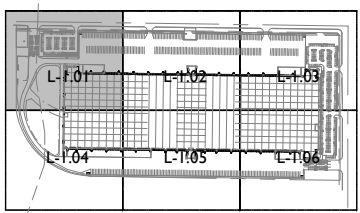
KEYNOTES

- 1 ENTRY DRIVE
- 2 6' CHAIN LINK FENCE
- 3 8' CHAIN LINK FENCE
- 4 3' PARKING SCREEN WALL
- 5 3' BLOCK WALL WITH 5' IRON FENCE
- 6 TRASH ENCLOSURE, SEE ARCH
- 7 EXISTING WELL
- 8 PROPOSED RAIL ROAD
- 9 RAIL SPUR GATE
- 10 TRAILER SPACE

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia aneura</i>	Mulga	24" Box	17
	<i>Casalpinia calacaco 'Smoothie'</i>	Thornless Cascalote	24" Box	57
	<i>Chilopsis linearis</i>	Desert Willow	24" Box	23
	<i>Olneya tesota</i>	Ironwood	24" Box	38
	<i>Pinus eldarica</i>	Model Pine	24" Box	7
	<i>Pistacia 'Red Push'</i>	Red Push Pistache	24" Box	33
	<i>Prosopis glandulosa</i>	Texas Honey Mesquite	24" Box	25
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box	47
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box	42
	<i>Ulmus parviflora</i>	Chinese Evergreen Elm	24" Box	19
SHRUBS/ACCENTS				
<i>Agave desertiana</i> Smooth Agave 5 Gal				
<i>Calliandra californica</i> Bay Fairy Duster 5 Gal				
<i>Cordia parviflora</i> Little Leaf Cordia 5 Gal				
<i>Dasyliroton wheeleri</i> Desert Spoon 5 Gal				
<i>Eremophila maculata 'Valentine'</i> 'Valentine' Emu Bush 5 Gal				
<i>Hesperaloe parviflora 'Brakeleights'</i> Brakeleights Red Yucca 5 Gal				
<i>Justicia californica</i> Chaparosa 5 Gal				
<i>Leucophyllum langmaniae 'Rio Bravo'</i> Rio Bravo Sage 5 Gal				
<i>Muhlenbergia lindheimeri 'Autumn Glow'</i> 'Autumn Glow' Muhly 5 Gal				
<i>Ruellia peninsularis</i> Desert Ruellia 5 Gal				
<i>Simmondsia chinensis</i> Jojoba 5 Gal				
<i>Tecoma stans 'Gold Star'</i> 'Yellow Balls' 5 Gal				
<i>Tecoma x 'Orange Jubilee'</i> Orange Jubilee 5 Gal				
GROUNDCOVERS				
<i>Eremophila prostrata 'Outback Sunrise'</i> 'Outback Sunrise' 1 Gal				
<i>Lantana montevidensis</i> Trailing Purple Lantana 1 Gal				
<i>Lantana x 'New Gold'</i> New Gold Lantana 1 Gal				
MATERIAL				
	Apache Brown DG 3/4" Screened			481,828 S.F.

KEY MAP



21-1011

LGE Design Build

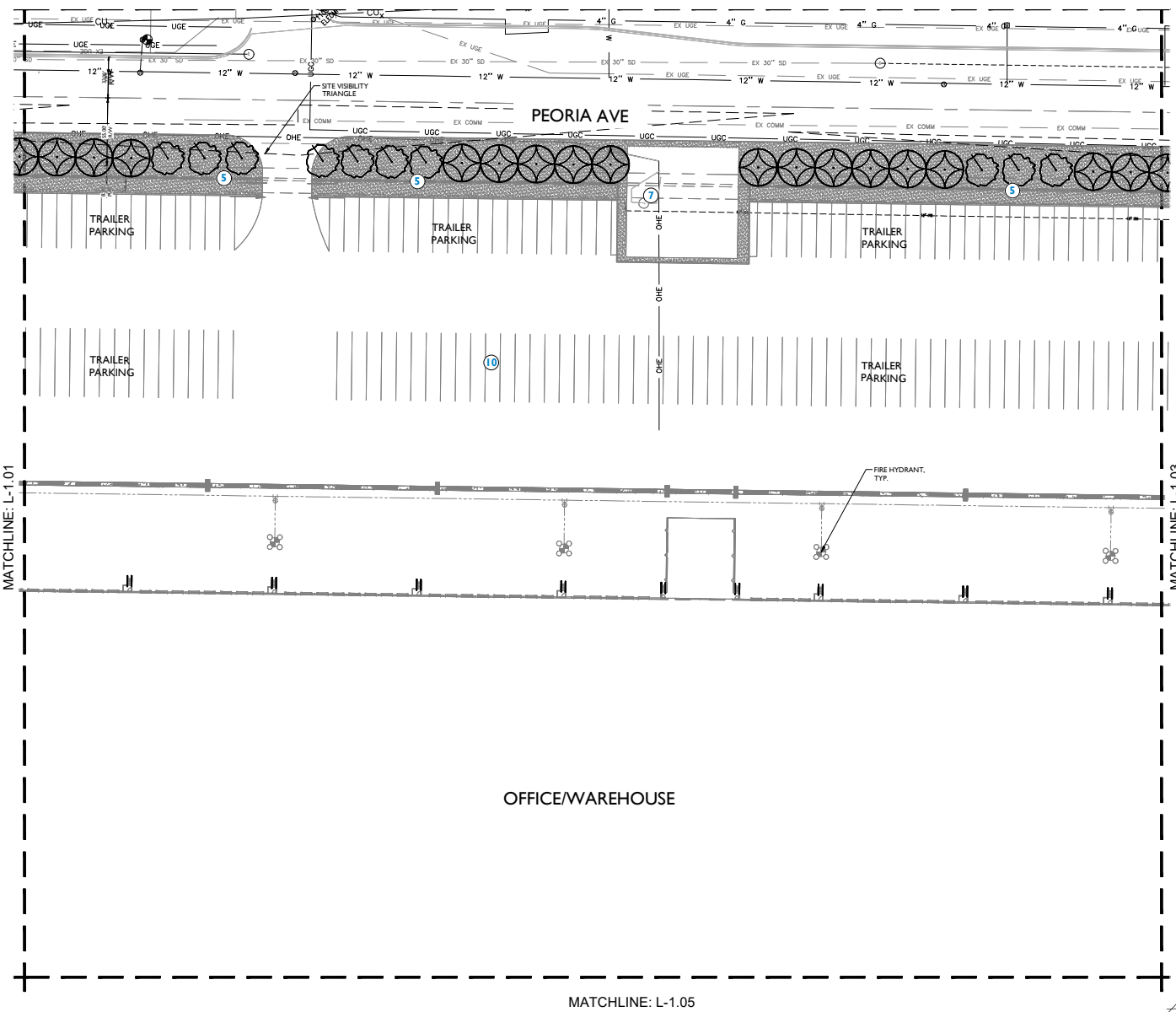
G3 at Copperwing

El Mirage, AZ

Preliminary Landscape Plan

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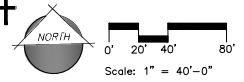
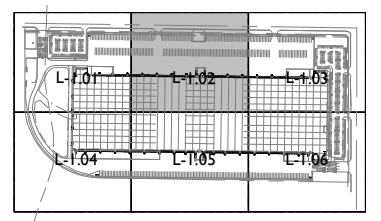
KEYNOTES

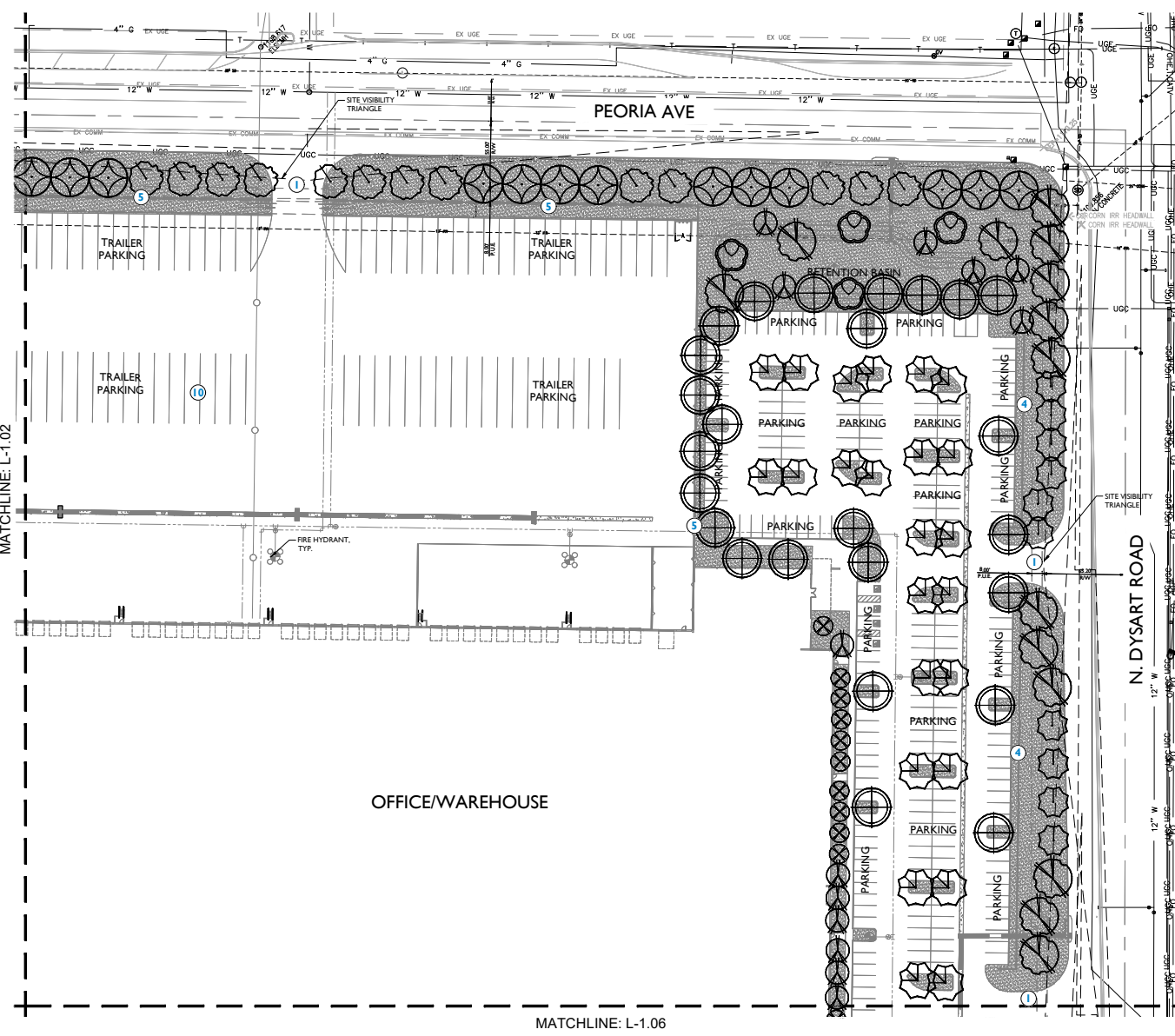
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- 7 EXISTING WELL
- 8 PROPOSED RAIL ROAD
- 9 RAIL SPUR GATE
- 10 TRAILER SPACE

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia amara</i>	Mulga	24" Box	17
	<i>Caesalpinia cacabaco 'Smoothie'</i>	Thornless Cascalote	24" Box	57
	<i>Chilopsis linearis</i>	Desert Willow	24" Box	23
	<i>Olinya toosa</i>	Ironwood	24" Box	38
	<i>Pinus edularica</i>	Model Pine	24" Box	7
	<i>Pistacia 'Red Push'</i>	Red Push Pistache	24" Box	33
	<i>Prosopis glandulosa</i>	Texas Honey Mesquite	24" Box	25
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	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box	42
	<i>Ulmus parviflora</i>	Chinese Evergreen Elm	24" Box	19
SHRUBS/ACCENTS				
	<i>Agave attenuata</i>	Smooth Agave	5 Gal	
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal	
	<i>Cordia parviflora</i>	Little Leaf Cordia	5 Gal	
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal	
	<i>Eremophila maculata 'Valentine'</i>	'Valentine' Emu Bush	5 Gal	
	<i>Hesperaloe parviflora 'Brakelights'</i>	Brakelights Red Yucca	5 Gal	
	<i>Justicia californica</i>	Chuparosa	5 Gal	
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal	
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal	
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal	
	<i>Simmondsia chinensis</i>	Jajoba	5 Gal	
	<i>Tecoma stans 'Gold Star'</i>	'Yellow Bells	5 Gal	
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal	
GROUNDCOVERS				
	<i>Eremophila prostrata 'Outback Sunrise'</i>	'Outback Sunrise'	1 Gal	
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal	
	<i>Lantana x 'New Golf'</i>	New Gold Lantana	1 Gal	
MATERIAL				
	Apache Brown DG 3/4" Screened			481,828 S.F.

KEY MAP





KEYNOTES

- 1 ENTRY DRIVE
- 2 6' CHAIN LINK FENCE
- 3 8' CHAIN LINK FENCE
- 4 3' PARKING SCREEN WALL
- 5 3' BLOCK WALL WITH 5" IRON FENCE
- 6 TRASH ENCLOSURE, SEE ARCH
- 7 EXISTING WELL
- 8 PROPOSED RAIL ROAD
- 9 RAIL SPUR GATE
- 10 TRAILER SPACE

PLANT LEGEND

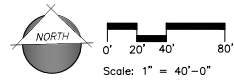
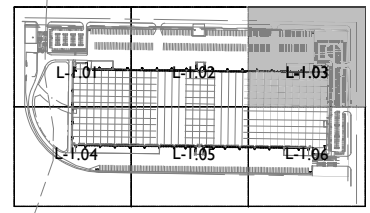
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia anura</i>	Mulga	24" Box	17
	<i>Caesalpinia cascalote</i>	Thornless Cascalote	24" Box	57
	<i>Chilopsis linearis</i>	Desert Willow	24" Box	23
	<i>Olneya tesota</i>	Ironwood	24" Box	38
	<i>Pinus eldarica</i>	Model Pine	24" Box	7
	<i>Pistacia 'Red Push'</i>	Red Push Pistache	24" Box	33
	<i>Prosopis glandulosa</i>	Texas Honey Mesquite	24" Box	25
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box	47
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box	42
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	19

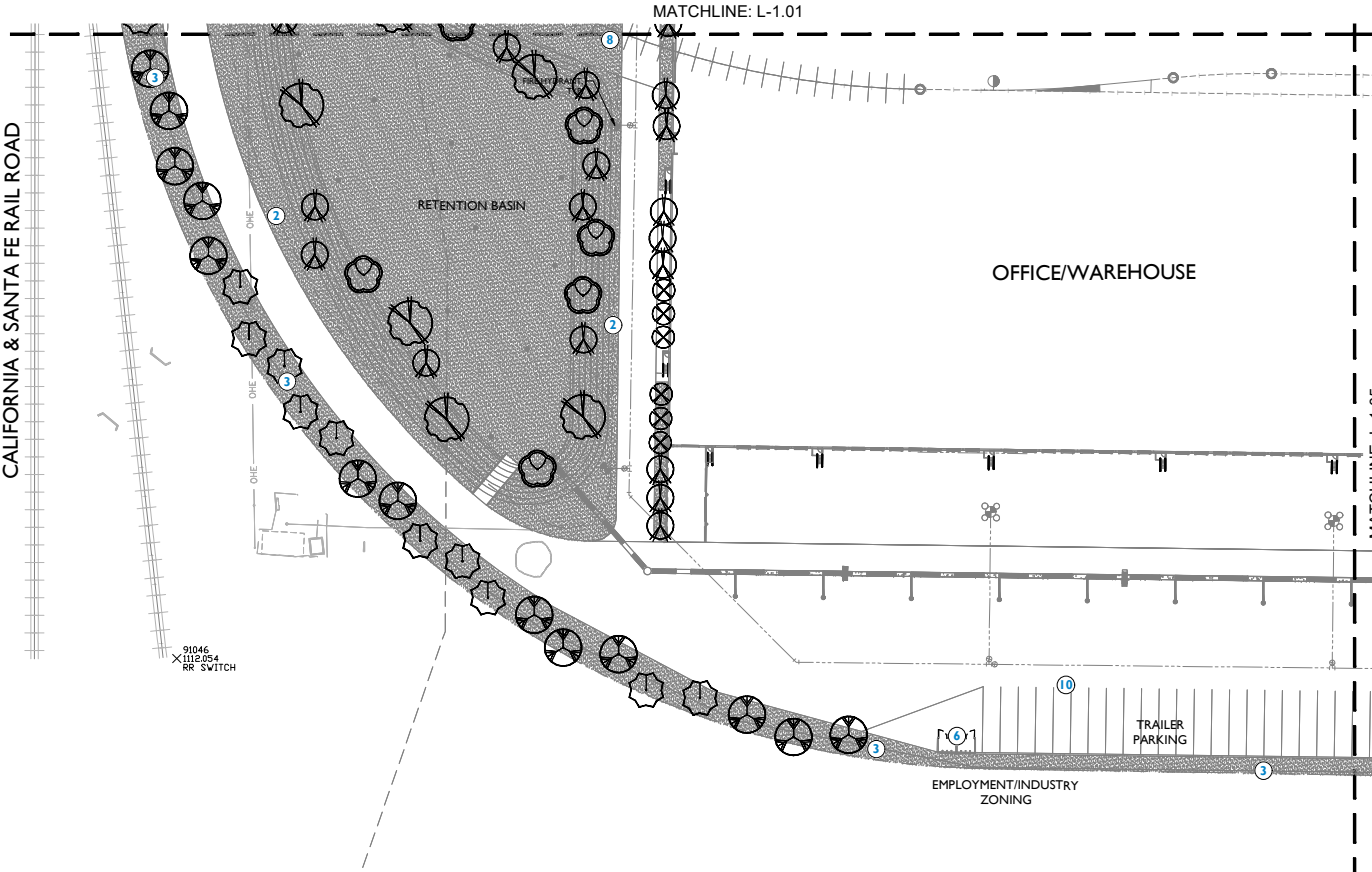
SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Smooth Agave	5 Gal	
	Baja Fairy Duster	5 Gal	
	Little Leaf Cordia	5 Gal	
	Desert Spoon	5 Gal	
	'Valentine' Emu Bush	5 Gal	
	BrakeLighter Red Yucca	5 Gal	
	Chuparosa	5 Gal	
	Rio Bravo Sage	5 Gal	
	'Autumn Glow' Muhly	5 Gal	
	Desert Ruellia	5 Gal	
	Jojoba	5 Gal	
	Yellow Bells	5 Gal	
	Orange Jubilee	5 Gal	

GROUNDCOVERS	COMMON NAME	SIZE	QTY
	'Outback Sunrise'	1 Gal	
	Trailing Purple Lantana	1 Gal	
	New Gold Lantana	1 Gal	

MATERIAL	COMMON NAME	QTY
	Apache Brown DG 3/4" Screened	481,828 S.F.

KEY MAP





KEYNOTES

- 1 ENTRY DRIVE
- 2 6' CHAIN LINK FENCE
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- 10 TRAILER SPACE

PLANT LEGEND

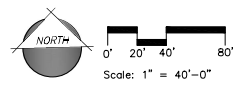
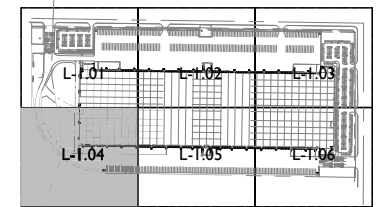
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia aneura</i>	Mulga	24" Box	17
	<i>Caesalpinia cacalaco</i> 'Simobetter'	Thornless Cascalote	24" Box	57
	<i>Chilopsis linearis</i>	Desert Willow	24" Box	23
	<i>Olneya tesota</i>	Ironwood	24" Box	38
	<i>Pinus eldarica</i>	Model Pine	24" Box	7
	<i>Pistacia</i> 'Red Push'	Red Push Pistache	24" Box	33
	<i>Prosopis glandulosa</i>	Texas Honey Mesquite	24" Box	25
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box	47
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box	42
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	19

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
<i>Agave desmetiana</i>	Smooth Agave	5 Gal	
<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal	
<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal	
<i>Dasylicon wheeleri</i>	Desert Spoon	5 Gal	
<i>Eremophila maculata 'Valentine'</i>	'Valentine' Emu Bush	5 Gal	
<i>Hesperaloe parviflora 'Brakelights'</i>	Brakelights Red Yucca	5 Gal	
<i>Justicia californica</i>	Chuparosa	5 Gal	
<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal	
<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal	
<i>Ruellia penicillaris</i>	Desert Ruellia	5 Gal	
<i>Simmondsia chinensis</i>	Jojoba	5 Gal	
<i>Tecoma stans 'Gold Star'</i>	Yellow Bells	5 Gal	
<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal	

GROUNDCOVERS	COMMON NAME	SIZE	QTY
<i>Eremophila prostrata 'Outback Sunrise'</i>	'Outback Sunrise'	1 Gal	
<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal	
<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	

MATERIAL	COMMON NAME	QTY
	Apache Brown DG 3/4" Screened	461,828 S.F.

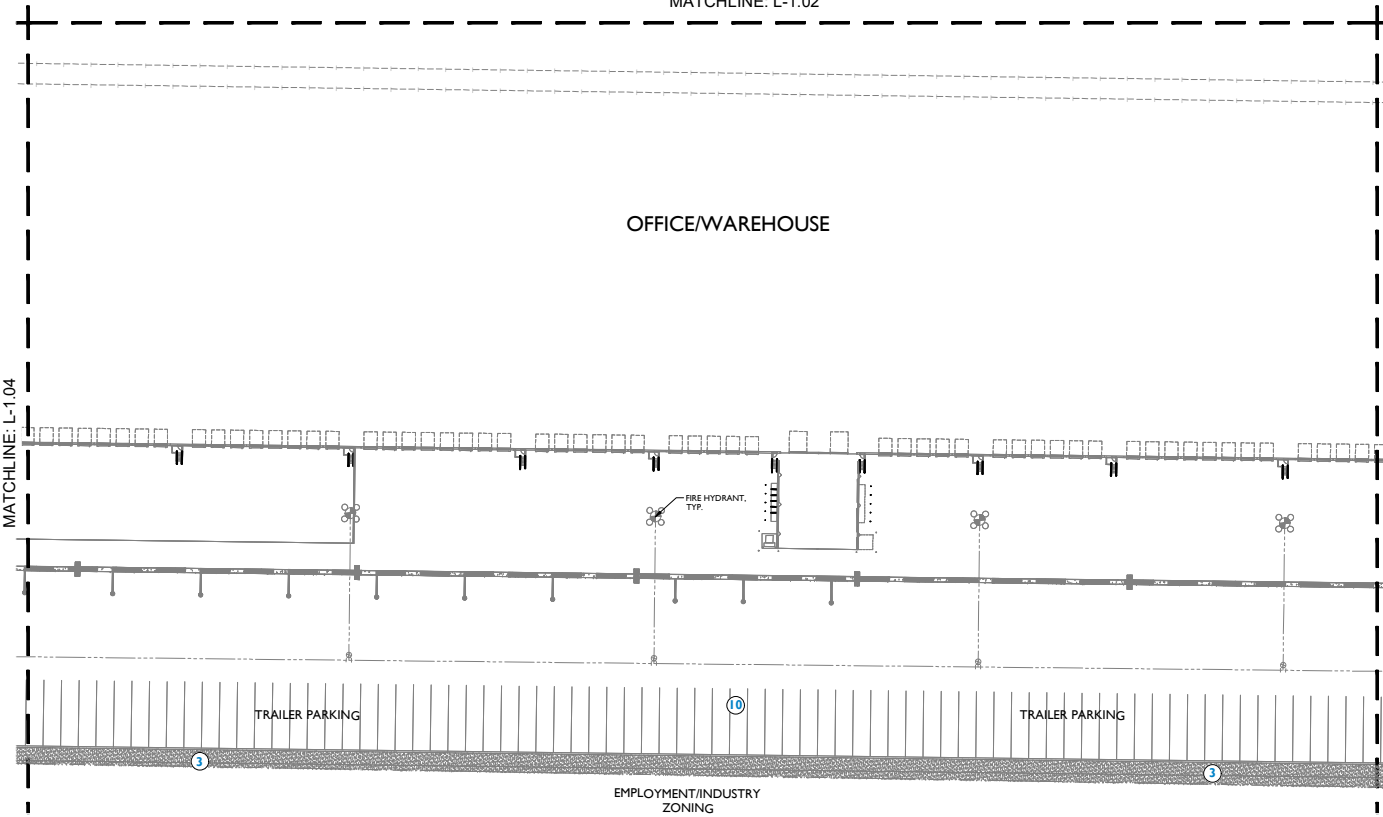
KEY MAP



MATCHLINE: L-1.04

MATCHLINE: L-1.02

MATCHLINE: L-1.06



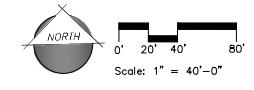
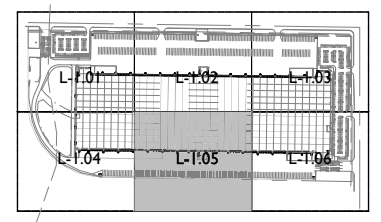
KEYNOTES

- 1 ENTRY DRIVE
- 2 6' CHAIN LINK FENCE
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PLANT LEGEND

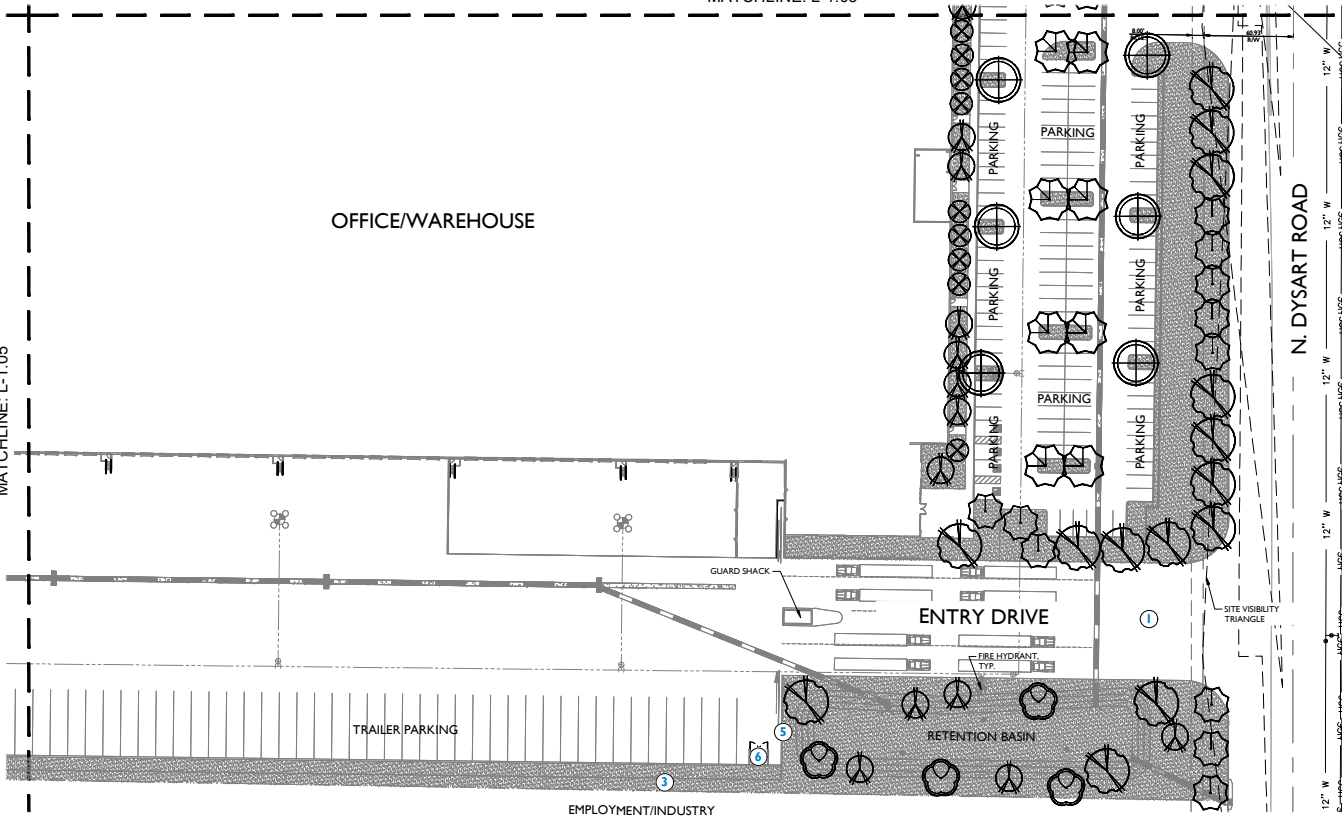
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia anserata</i>	Mulga	24" Box	17
	<i>Caesalpinia cacalaco 'Smoothie'</i>	Thornless Cascalote	24" Box	57
	<i>Chilopsis linearis</i>	Desert Willow	24" Box	23
	<i>Olneya tesota</i>	Ironwood	24" Box	38
	<i>Pinus eldarica</i>	Model Pine	24" Box	7
	<i>Pistacia 'Red Push'</i>	Red Push Pistache	24" Box	33
	<i>Prosopis glandulosa</i>	Texas Honey Mesquite	24" Box	25
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box	47
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box	42
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	19
SHRUBS/ACCENTS				
	<i>Agave desmetiana</i>	Smooth Agave	5 Gal	
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal	
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal	
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal	
	<i>Eremophila maculata 'Valentine'</i>	'Valentine' Emu Bush	5 Gal	
	<i>Hesperaloe parviflora 'Brakeleights'</i>	Brakeleights Red Yucca	5 Gal	
	<i>Justicia californica</i>	Chuparosa	5 Gal	
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal	
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal	
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal	
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal	
	<i>Tacoma stans 'Gold Star'</i>	Yellow Bells	5 Gal	
	<i>Tacoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal	
GROUNDCOVERS				
	<i>Eremophila prostrata 'Outback Sunrise'</i>	'Outback Sunrise'	1 Gal	
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal	
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	
MATERIAL				
	Apache Brown DG 3/4" Screened			481,828 S.F.

KEY MAP



MATCHLINE: L-1.05

MATCHLINE: L-1.03



KEYNOTES

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PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia anera</i>	Mulga	24" Box	17
	<i>Casalpinia cascalco 'Smoothie'</i>	Thornless Cascalote	24" Box	57
	<i>Chilopsis linearis</i>	Desert Willow	24" Box	23
	<i>Olneya tesota</i>	Ironwood	24" Box	38
	<i>Pinus edularia</i>	Model Pine	24" Box	7
	<i>Pistacia 'Red Push'</i>	Red Push Pistache	24" Box	33
	<i>Prosopis glandulosa</i>	Texas Honey Mesquite	24" Box	25
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box	47
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box	42
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	19

SHRUBS/ACCENTS

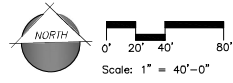
COMMON NAME	SIZE	QTY
Smooth Agave	5 Gal	
Baja Fairy Duster	5 Gal	
Little Leaf Cordia	5 Gal	
Desert Spoon	5 Gal	
'Valenone' Emu Bush	5 Gal	
Brakeleights Red Yucca	5 Gal	
Chuparosa	5 Gal	
Rio Bravo Sage	5 Gal	
'Autumn Glow' Muhly	5 Gal	
Desert Ruella	5 Gal	
Jojoba	5 Gal	
Yellow Bells	5 Gal	
Orange Jubilee	5 Gal	

GROUNDCOVERS

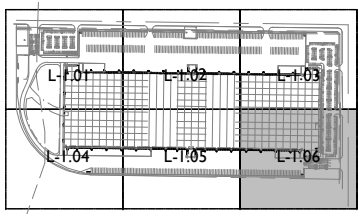
COMMON NAME	SIZE	QTY
'Outback Sunrise'	1 Gal	
Trailing Purple Lantana	1 Gal	
New Gold Lantana	1 Gal	

MATERIAL

Apache Brown DG 3/4" Screened	481,828 S.F.
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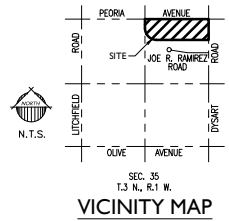
KEY MAP



ALTA/NSPS LAND TITLE SURVEY

LOT 8 COPPERWING

A PORTION OF COPPERWING LOGISTICS CENTER, ACCORDING TO THE FINAL PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1556 OF MAPS, PAGE 16, SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN CITY OF EL MIRAGE, MARICOPA COUNTY, ARIZONA



1130 N. Alma School Rd., Suite 120
T. 480.503.2250 | F. 480.503.2258
www.epsgroupinc.com



LOT 8 - G3
EL MIRAGE, ARIZONA
ALTA/NSPS LAND TITLE SURVEY

Project: _____
Revisions: _____

County: IAW
Reviewed by: RAJ

SEAL OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA
37498
ROBERT A. JOHNSON
Job No. 20-1212-016
ALTA
Sheet No. 1 of 5

SCHEDULE B DOCUMENTS

- 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 COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET. (EFFECTS NOT PLOTTABLE)
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (EFFECTS NOT PLOTTABLE)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (EFFECTS NOT PLOTTABLE)
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. (EFFECTS NOT PLOTTABLE)
- (ITEM AMENDED) SECOND HALF TAXES AND ASSESMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE, BUT NOT YET DUE FOR THE YEAR 2021. (EFFECTS NOT PLOTTABLE)
- LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE CENTERPOINT LOGISTICS PARK-P/D WEST ASSOCIATION. (EFFECTS NOT PLOTTABLE)
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF NORTHWEST CORNER OF DYSART ROAD & JOE R. RAMIREZ ROAD, RECORDED IN BOOK 1597 OF MAPS, PAGE 19, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (SHOWN)
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF MINOR LAND DIVISION FOR COPPERWING LOGISTICS CENTER-CR1, RECORDED IN BOOK 1498 OF MAPS, PAGE 47, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (SHOWN)
- EASEMENTS AND DEDICATION FOR ROADWAY AND PUBLIC UTILITIES AND RESTRICTIONS, AS NOTED AND AS SET FORTH ON THE PLAT OF CENTERPOINT LOGISTICS PARK-P/D WEST ASSOCIATION, RECORDED IN BOOK 1399 OF MAPS, PAGE 6, AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2018-785791, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (SHOWN)
- RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 2 OF ROAD MAPS, PAGE 12. (SHOWN)
- RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 3 OF ROAD MAPS, PAGE 30. (SHOWN)
- RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 15 OF ROAD MAPS, PAGE 5. (SHOWN)
- EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 56 OF MISCELLANEOUS, PAGE 444. (NOT SIDE OF PARCEL, DOES NOT EFFECT)
- EASEMENT FOR ROAD AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 4550, PAGE 409. (SHOWN)
- EASEMENT FOR ROAD AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 4558, PAGE 82. (SHOWN)
- EASEMENT FOR UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 98-442744. (SHOWN DOES NOT EFFECT)
- THE FACT THAT THE SUBJECT PROPERTY MAY BE SUBJECT TO INCREASED NOISE AND ACCIDENT POTENTIAL AS DISCLOSED BY MAP RECORDED IN DOCUMENT NO. 2001-743413, DISCLOSED THE LOCATION OF A MILITARY AIRPORT. (EFFECTS NOT PLOTTABLE NOTED ON COVER SHEET)
- A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA RECORDED IN DOCUMENT NO. 2018-482555, PURPORTING TO ESTABLISH A COUNTY ROADWAY. (EFFECTS NOT PLOTTABLE)
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO LIABILITIES AND OBLIGATION IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN CENTERPOINT LOGISTICS PARK-P/D WEST ASSOCIATION AND INCLUDING BUT NOT LIMITED TO ANY REITALS CREATING EASEMENTS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019-089939. (EFFECTS NOT PLOTTABLE)
- EASEMENT FOR UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019-254376 (SHOWN)
- TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED DECLARATION OF IRRIGATION EASEMENT, RECORDED JUNE 16, 2021, IN DOCUMENT NO. 2021-661912. (SHOWN)
- TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED EASEMENT, RECORDED JUNE 16, 2021, IN DOCUMENT NO. 2021-661913. (SHOWN)
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, THAT MAY BE DISCLOSED BY INSPECTION AND INVESTIGATION. (EFFECTS NOT PLOTTABLE)
THIS COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED AGREEMENT, CONTRACT OR LEASE BE SUBMITTED TO US, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE.

NOTES

- PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
- PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS:
VACANT AT SWC OF PEORIA AVENUE AND DYSART ROAD, EL MIRAGE, AZ 85335. THE ACTUAL CURRENT ADDRESS IS NOT AVAILABLE.
- PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C160L, DATED OCTOBER 16, 2013 THIS PROPERTY IS PREDOMINANTLY LOCATED IN FLOOD ZONE "X": 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 WITH A WESTERLY PORTION LOCATED IN SPECIAL FLOOD HAZARD AREA "A" WITHOUT A BASE FLOOD ELEVATION (BEF).
- PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS 3,033,359 SQ.FT. +/- SQUARE FEET OR 69.6363 ACRES MORE OR LESS.
- PURSUANT TO TABLE "A", ITEM NUMBER 7(A), THERE ARE CURRENTLY NO BUILDINGS ON THE SUBJECT SITE.
- PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
- PURSUANT TO TABLE "A", ITEM NUMBER 16, AT THE TIME THAT FIELD WORK FOR THIS SURVEY WAS COMPLETED, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PURSUANT TO TABLE "A", ITEM NUMBER 17, AT THE TIME OF THIS SURVEY, SURVEYOR IS AWARE OF ONGOING DISCUSSIONS WITH THE CITY OF EL MIRAGE REGARDING A POTENTIAL RIGHT OF WAY CHANGE ALONG PEORIA AVE. EL MIRAGE HAS APPROVED THE CHANGE TO A 55' RIGHT OF WAY ALONG PEORIA AVE., WITH AN 8' PUBLIC UTILITY EASEMENT ATTACHED.
- PURSUANT TO TABLE "A", ITEM NUMBER 18, PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE "A" ITEMS, INCLUDING TABLE "A" ITEM 1), ANY PLOTTABLE OFFSITE (I.E. APPURTENMENT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, HAVE BEEN SHOWN HEREON.
- SURVEYOR DID NOT NOTE ANY VISIBLE ENCRUMCHMENTS ON PROPERTY (NOT EFFECT)

REFERENCE DOCUMENTS

- FINAL PLAT FOR "COPPERWING LOGISTICS CENTER", BOOK 1556, PAGE 16, MCR.
- MINOR LAND DIVISION FOR " COPPERWING LOGISTICS CENTER - CR1", BOOK 1498, PAGE 47, MCR.
- FINAL PLAT FOR "CENTERPOINT LOGISTICS PARK - P/D WEST" BOOK1399, PAGE 6, MCR.

LEGAL DESCRIPTION - PROPOSED LOT 8

A PORTION OF LOT 1, NORTHWEST CORNER OF DYSART ROAD & JOE R. RAMIREZ ROAD, BOOK 1597 OF MAPS, PAGE 19, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CITY OF EL MIRAGE BRASS CAP IN A HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 27, FROM WHICH A CITY OF EL MIRAGE BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27, BEARS SOUTH 89 DEGREES 12 MINUTES 02 SECONDS EAST, 2,827.00 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 12 MINUTES 02 SECONDS EAST, 2942.02 FEET;

THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 0 DEGREES 06 MINUTES 02 SECONDS WEST, 55.00 FEET;

THENCE SOUTH 44 DEGREES 33 MINUTES 00 SECONDS EAST, 28.45 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 02 SECONDS WEST, 543.25 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, 4.50 FEET;

THENCE SOUTH 0 DEGREES 06 MINUTES 02 SECONDS WEST, 604.90 FEET;

THENCE NORTH 88 DEGREES 59 MINUTES 56 SECONDS WEST, 1971.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 608.70 FEET;

THENCE ALONG THE ARC OF SAID CURVE NORTHWESTERLY 87.818 FEET THROUGH A CENTRAL ANGLE OF 92 DEGREES 03 MINUTES 51 SECONDS TO A NON-TANGENT LINE, AND TO THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID WEST LINE NORTH 0 DEGREES 03 MINUTES 38 SECONDS EAST, 488.35 FEET;

THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 12 MINUTES 02 SECONDS EAST, 90.01 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 38 SECONDS EAST, 170.01 FEET;

THENCE NORTH 89 DEGREES 12 MINUTES 02 SECONDS WEST, 90.01 FEET TO THE AFOREMENTIONED WEST LINE;

THENCE ALONG SAID WEST LINE NORTH 0 DEGREES 03 MINUTES 38 SECONDS EAST, 32.96 FEET TO THE POINT OF BEGINNING.

EXCLUDING PROPOSED TRACT A MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF EL MIRAGE BRASS CAP IN A HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 27, FROM WHICH A CITY OF EL MIRAGE BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27, BEARS SOUTH 89 DEGREES 12 MINUTES 02 SECONDS EAST, 2,827.00 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 12 MINUTES 02 SECONDS EAST, 1332.92 FEET;

THENCE, DEPARTING SAID NORTH LINE OF NORTHEAST QUARTER, SOUTH 0 DEGREES 47 FEET 58 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 12 MINUTES 02 SECONDS EAST, 90.00 FEET;

THENCE SOUTH 0 DEGREES 47 MINUTES 58 SECONDS WEST, 90.00 FEET;

THENCE NORTH 89 DEGREES 12 MINUTES 02 SECONDS WEST, 90.00 FEET;

THENCE NORTH 0 DEGREES 47 MINUTES 58 SECONDS, 90.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT "A" CONTAINING 8100.00 SQUARE FEET, OR 0.1859 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

SAID LOT 8 CONTAINING 3,033,359 SQUARE FEET GROSS, OR 69.6363 ACRES GROSS, MORE OR LESS, MINUS TRACT "A" 8,100 SQUARE FEET, OR 0.1860 ACRES, MORE OR LESS, AND MINUS THE COUNTY RIGHT OF WAY AND HIGHWAY EASEMENT FOR WEST PEORIA AVENUE, 100,406 SQUARE FEET, OR 2,300 ACRES, PLUS OR MINUS, FOR A TOTAL NET USABLE AREA OF 2,824,852 SQUARE FEET, OR 67,148.3 ACRES NET AREA, MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

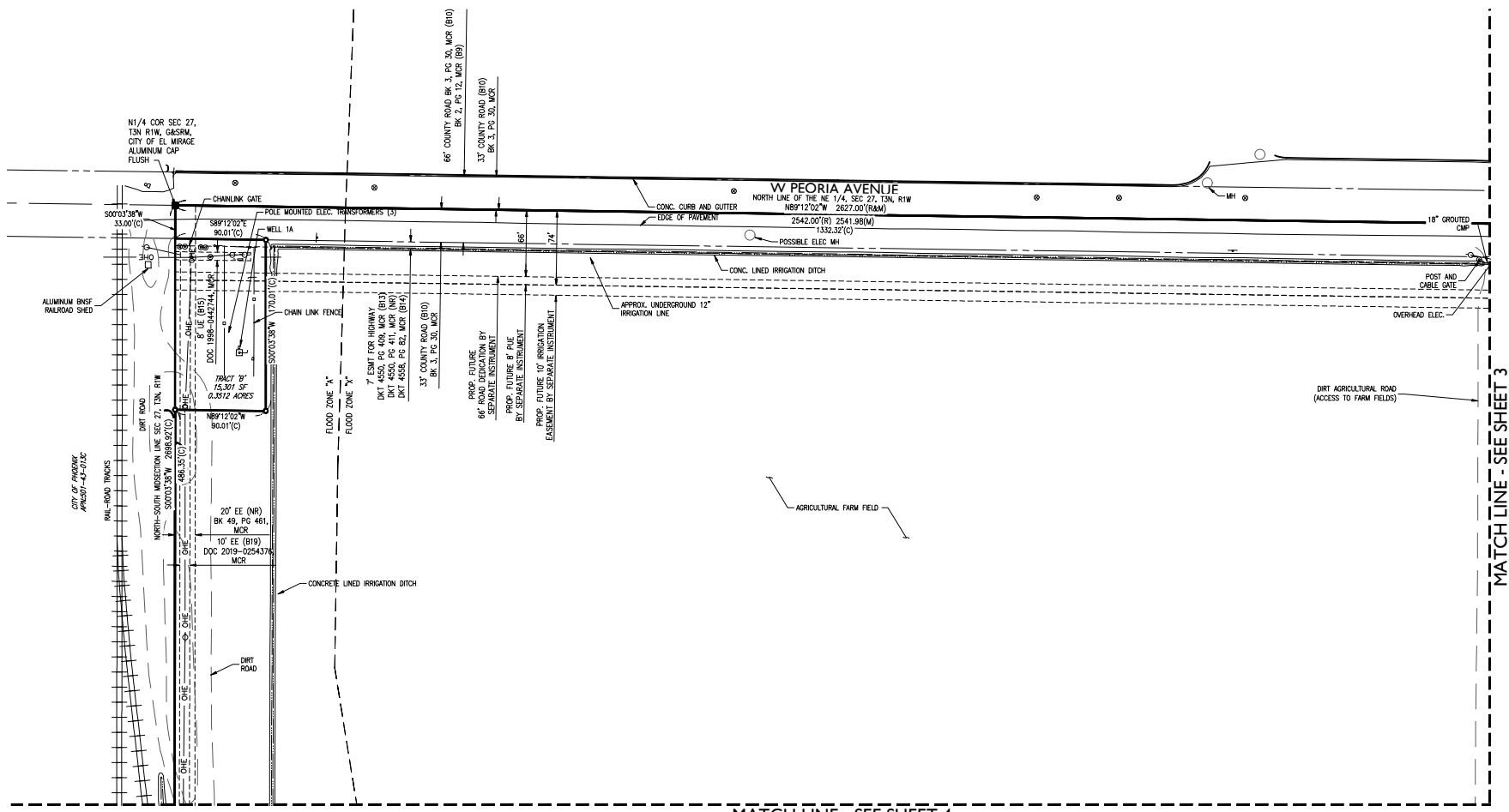
THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

LOT AREA

LOT 8 (GROSS AREA)	3,033,359 SQ.FT. +/-	69.6363 ACRES +/-
(LESS TRACT "A")	-8,100 SQ.FT. +/-	-0.1860 ACRES +/-
(LESS FUTURE ROAD DEDICATION)**	-161,891 SQ.FT. +/-	-3.7165 ACRES +/-
LOT 8 (NET AREA)	2,863,368 SQ.FT +/-	65.7338 ACRES +/-

**ROADWAY REQUIREMENTS TO BE DETERMINED BY THE CITY OF EL MIRAGE AND DEDICATION TO BE BY SEPARATE INSTRUMENT. AREA CALCULATION BASED ON POSSIBLE 66' RIGHT OF WAY REQUIREMENT.

Position: Jan. 24, 2022 11:25am \\sps-m16-1601\chance\Projects\2020\20-1212-016 - 03 - ALTA\m16\20-1212-016 4501.dwg

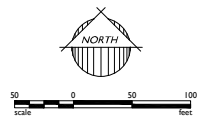


MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 3

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND PROPERTY CORNER (AS NOTED)
- SET 1/2" REBAR W/CAP OR PK NAIL WITH TAG IF IN PAINT - RLS 37495
- MCR MARICOPA COUNTY RECORDER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- (R) RECORDED
- (M) MEASURED
- (C) CALCULATED
- (NR) NOT REFERENCED IN SCHEDULE B EXCEPTIONS
- ⊗ WATER VALVE
- ⊕ SIGN
- ⊞ WATER METER
- ⊙ GAS VALVE
- ⊚ JUNCTION BOX
- ⊛ TV PULLBOX
- ⊜ UTILITY POLE
- ⊝ DOWN GUY
- ⊞ TRAFFIC SIGNAL MAST
- OHE — ELECTRIC OVERHEAD



1130 N. Alhambra School Rd., Suite 120
 EL MIRAGE, ARIZONA
 T: 480.503.2350 | F: 480.503.2358
 www.epsgrupp.com

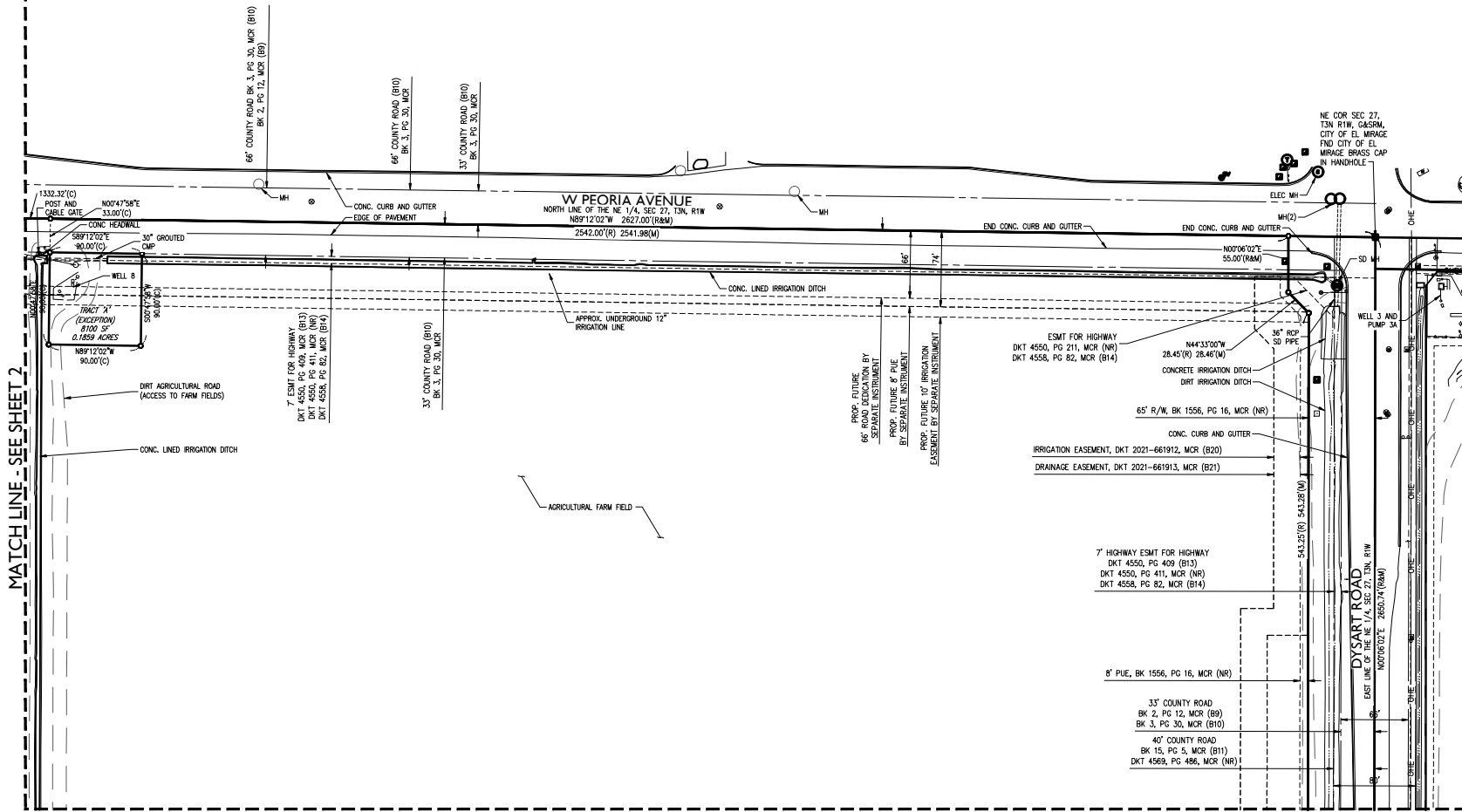
Project: **LOT 8 - G3**
 EL MIRAGE, ARIZONA
 ALTA/SPS LAND TITLE SURVEY

Drawn by: IAW
 Reviewed by: RAJ

Job No.: **20-1212-016**

Sheet No.: **2**
 of 5

Jan. 24, 2022 11:24am \\sps-m16-r01\shared\Projects\2020\20-1212-016 - 03 - ALTA\m16-1212-016_4501.dwg

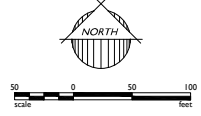


MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 5

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND PROPERTY CORNER (AS NOTED)
- SET 1/2" REBAR W/CAP OR PK NAIL WITH TAG IF IN PAINT - RIS 37495
- MCR MARICOPA COUNTY RECORDER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- (R) RECORDED
- (M) MEASURED
- (C) CALCULATED
- (NR) NOT REFERENCED IN SCHEDULE B EXCEPTIONS
- ⊗ WATER VALVE
- ⊕ SIGN
- ⊞ WATER METER
- ⊙ GAS VALVE
- ⊗ JUNCTION BOX
- ⊠ TV PULLBOX
- ⊖ UTILITY POLE
- ⊔ DOWN GUY
- ⊕ TRAFFIC SIGNAL MAST
- OHE — ELECTRIC OVERHEAD



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 EL MIRAGE, ARIZONA
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 www.epsgroupinc.com

LOT 8 - G3

ALTA/NPS LAND TITLE SURVEY

Project:

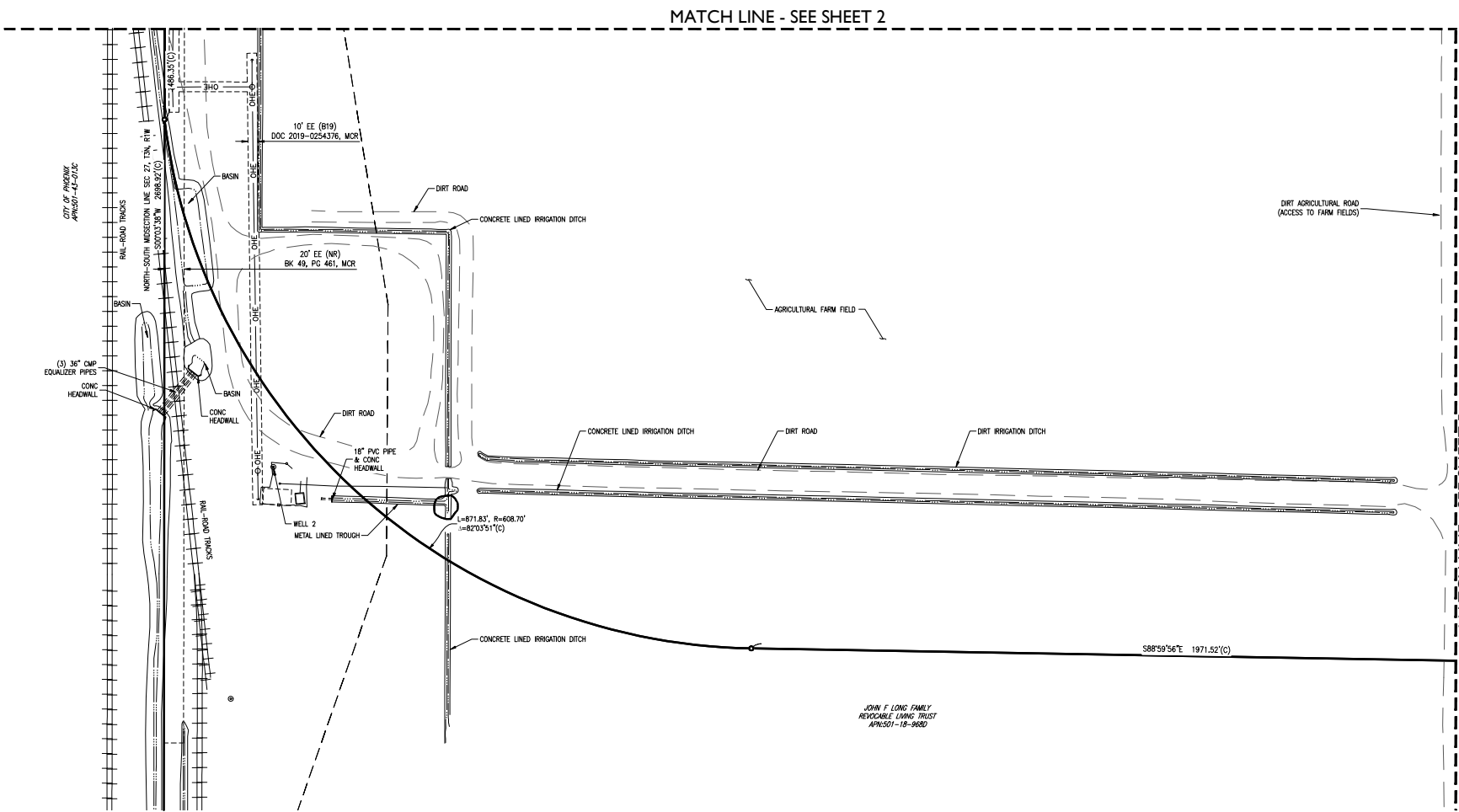
Revisions:

Quantity:

Reviewed by:

Job No.
20-1212-016
ALTA
 Sheet No.
3
of 5

Plotation Jan 24, 2022 11:24am \\fs-m16-r61\planned\Projects\2020\20-1212\Land Survey\21-1212-016 - G3 - ALTA\mxd\20-1212-016 AS01.dwg

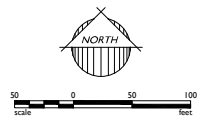


MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEETS

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND PROPERTY CORNER (AS NOTED)
- SET 1/2" REBAR W/CAP OR PK NAIL WITH TAG IF IN PAINT - RLS 37495
- MCR MARICOPA COUNTY RECORDER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- (R) RECORDED
- (M) MEASURED
- (C) CALCULATED
- (NR) NOT REFERENCED IN SCHEDULE B EXCEPTIONS
- ⊗ WATER VALVE
- ⊕ SIGN
- ⊞ WATER METER
- ⊙ GAS VALVE
- ⊠ JUNCTION BOX
- ⊡ TV PULLBOX
- ⊖ UTILITY POLE
- ⊔ DOWN GUY
- ⊕ TRAFFIC SIGNAL MAST
- OHE — ELECTRIC OVERHEAD



JOHN F. LONG FAMILY
REVOCABLE LIVING TRUST
APR/01-18-968D



Project: **LOT 8 - G3**
EL MIRAGE, ARIZONA
ALTA/NPS LAND TITLE SURVEY

Revisions:

Drawn by: IAW
Reviewed by: RAJ



Job No.: **20-1212-016**

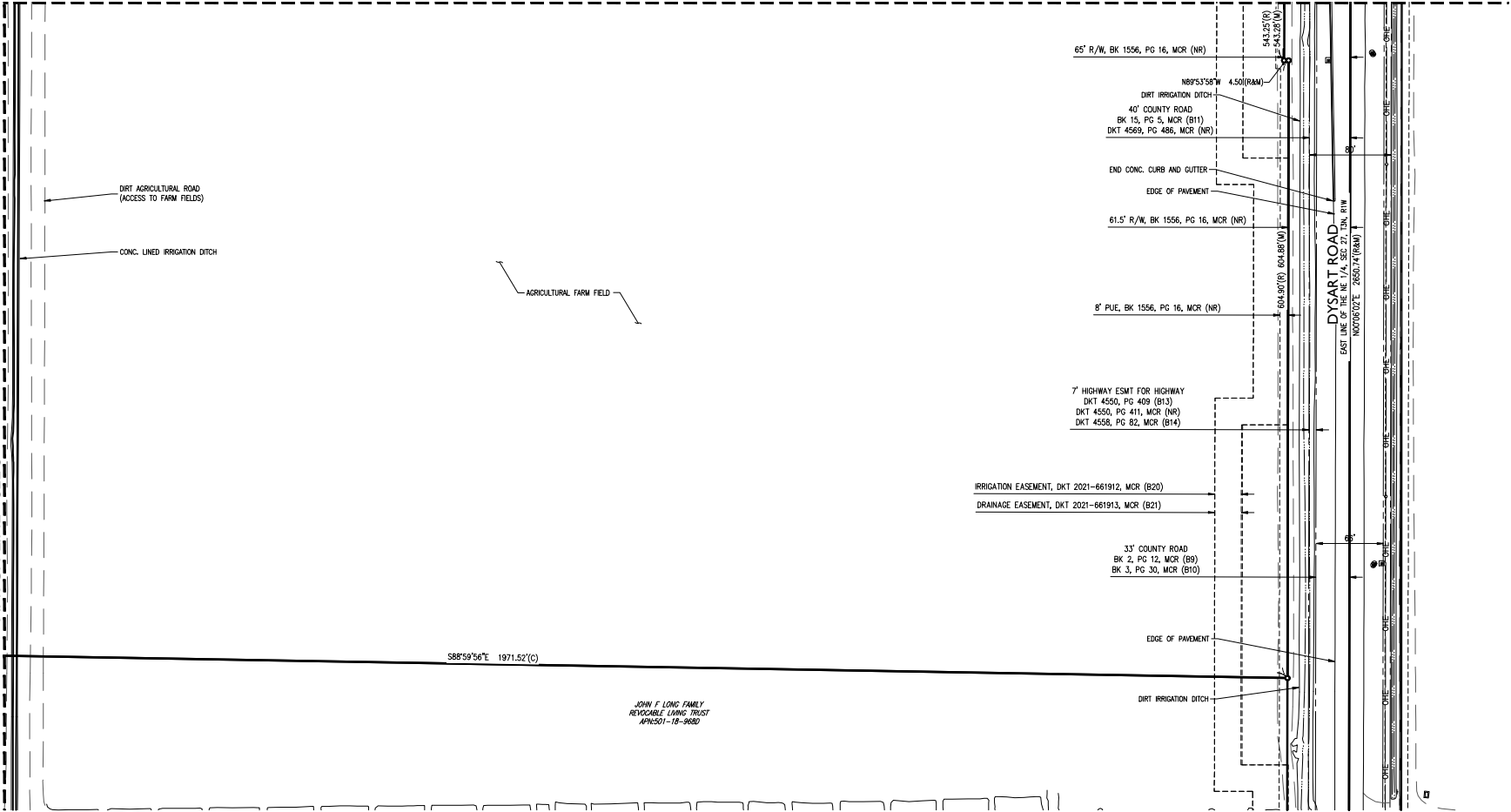
Sheet No.: **4** of **5**

\\pplm116-1601\planned\Projects\2020\20-1212\Land Survey\21-1212-016 - 03 - ALTA\map\20-1212-016_ALTA.dwg

Plotation Jan 24, 2022 11:23am

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 3



JOHN F LONG FAMILY
REVOCABLE LIVING TRUST
APR501-18-9680

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND PROPERTY CORNER (AS NOTED)
- SET 1/2" REBAR W/CAP OR PK NAIL WITH TAG IF IN PAINT - RLS 37495
- MCR MARICOPA COUNTY RECORDER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- (R) RECORDED
- (M) MEASURED
- (C) CALCULATED
- (NR) NOT REFERENCED IN SCHEDULE B EXCEPTIONS
- ⊗ WATER VALVE
- ⊕ SIGN
- ⊖ WATER METER
- ⊙ GAS VALVE
- ⊕ JUNCTION BOX
- ⊖ TV PULLBOX
- ⊙ UTILITY POLE
- ⊖ DOWN GUY
- ⊕ TRAFFIC SIGNAL MAST
- OHE — ELECTRIC OVERHEAD



Project: **LOT 8 - G3**
EL MIRAGE, ARIZONA
ALTA/NSPS LAND TITLE SURVEY

Revisions:

No.	Description

Drawn by: IAW
Reviewed by: RAJ



Job No. 20-1212-016

ALTA

Sheet No. 5 of 5

PRELIMINARY UTILITY PLAN FOR G3 AT COPPERWING EL MIRAGE, AZ

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

ARCHITECT:

LGE DESIGN GROUP
1200 N 22ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
EMAIL: jorm@lgedesigngroup.com

PROJECT DATA

APN: 509-18-98D
GROSS AREA: 120.41 ACRES

BASIS OF BEARING:

THE CENTERLINE OF DYSART ROAD
PER MINOR LAND DIVISION
"COPPERWING LOGISTICS CENTER-CR"
BOOK 1498, PAGE 47, MARICOPA
COUNTY RECORDS.

BEARING = (NORTH 00°06'02" EAST)

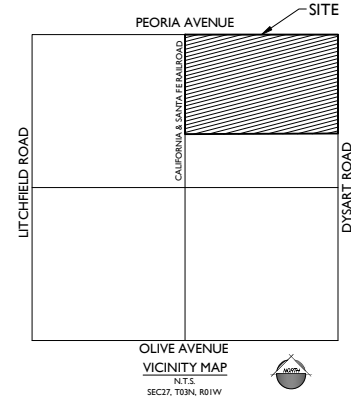
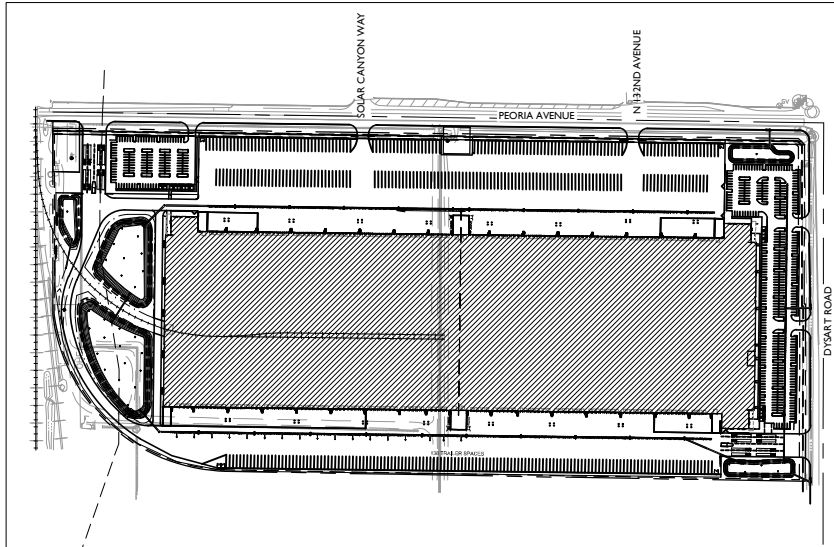
CIVIL ENGINEER:

EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CELL: (586) 420-8845
CONTACT: TODD LESLIE, P.E.
EMAIL: todd.leslie@epsgroupinc.com

BENCHMARK:

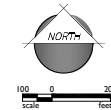
NGS PD "A3849", A STAINLESS STEEL
ROD IN SLEEVE FROM THE
INTERSECTION OF DYSART ROAD
AND CACTUS ROAD, HEAD WEST
ON CACTUS ROAD 1 MILE TO
RAILROAD TRACKS, HEAD NORTH
ON A DIRT ROAD WHICH LIES ON
THE EAST SIDE OF THE RAILROAD
TRACKS 1.087 ±, MONUMENT LIES
65 ± EAST OF THE DIRT ROAD.

ELEVATION = 1134.84' (NAVD 88
DATUM)



LINE TYPE & SYMBOL LEGEND:

- ROADWAY CENTERLINE (CL)
- PROPERTY LINE (PL)
- EXISTING RIGHT OF WAY (ROW)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED BUILDING (BLDG) SETBACK
- PROPOSED LANDSCAPE (L/S) SETBACK
- EXISTING WATER LINE EASEMENT (WE)
- PROPOSED WATER EASEMENT (WE)
- EXISTING WATER LINE & HYDRANT
- EXISTING SEWER LINE & MANHOLE
- EXISTING STORM DRAIN
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED DRYWELL/GRATED INLET
- PROPOSED DRAINAGE FLOW ARROW
- SLOPE
- PROPOSED FINISHED FLOOR ELEVATION
- HW E HIGH WATER ELEVATION
- BOT BOTTOM ELEVATION
- FG FINISHED GRADE
- TC TOP OF CURB
- G GUTTER
- EX EXISTING
- B/C BACK OF CURB
- FOC FACE OF CURB
- SW SIDEWALK



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Mesa, AZ 85201
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G3 @ Copperwing
Logistics Center
El Mirage, AZ

Utility Plan

Project:

Revisions:

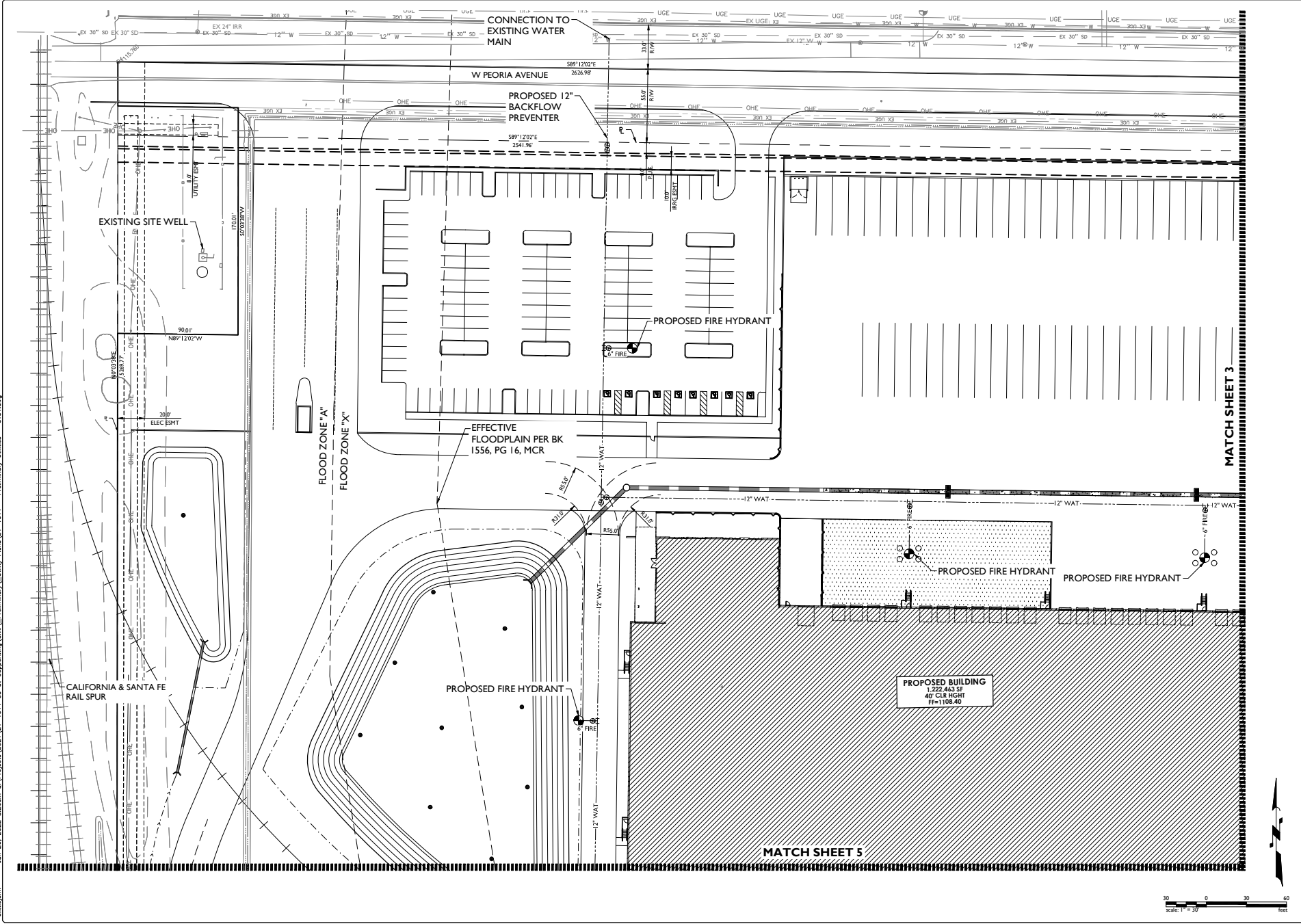
Designer: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
21-1011

UT00

Sheet No.
1
of 7



1130 W. Alma School Road
Suite 220
Scale: 1"=30'
T: 480.503.2250 F: 480.503.2258
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EPS
GROUP

G3 @ Copperwing
Utility Engineering

Utility Plan

Project: _____
Revisions: _____

Plot Date: 1/25/2024

Designer: EPS
Drawn by: EPS

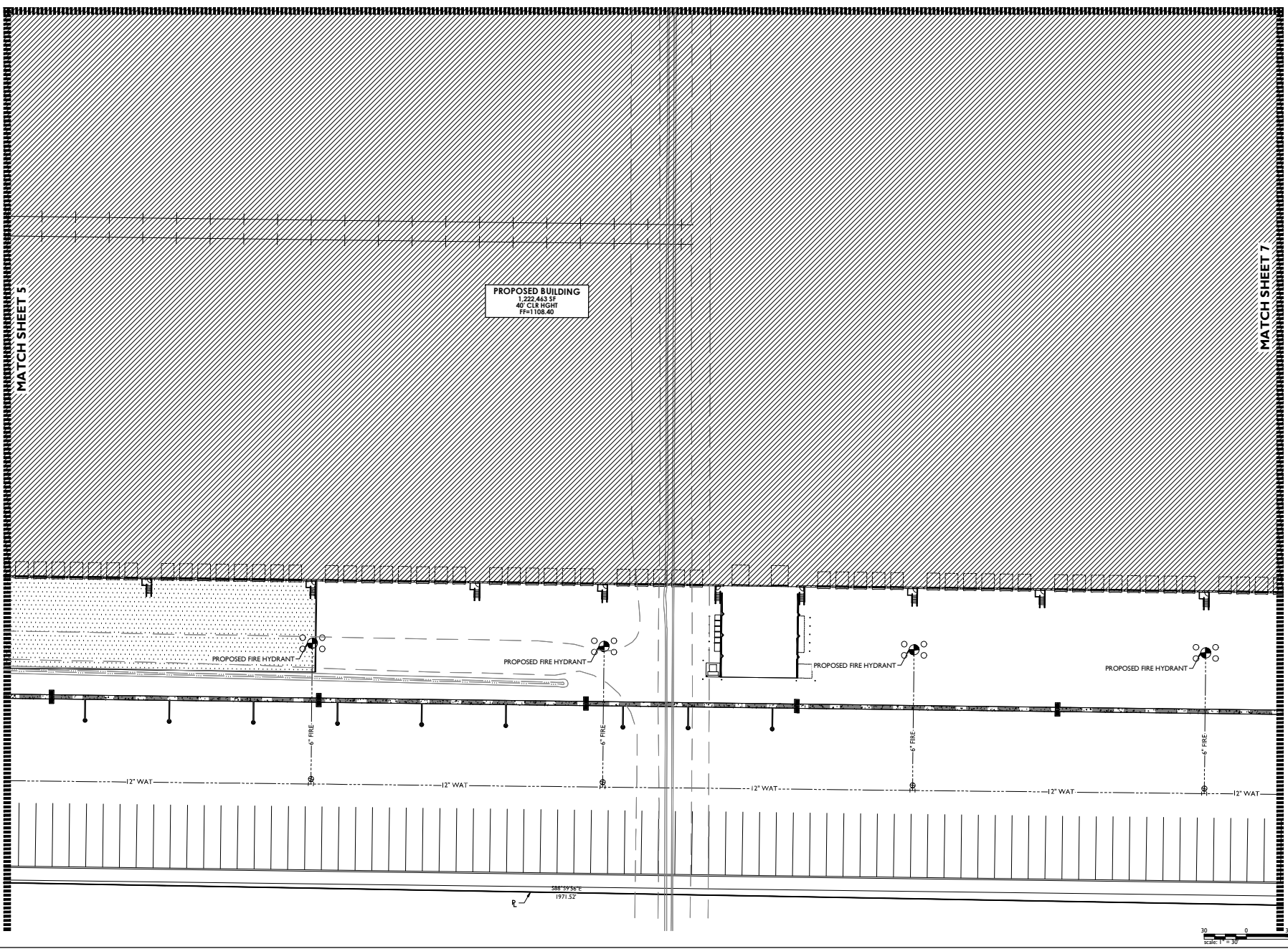
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Construction
Or
Recording

Job No.
21-1011

Sheet No.
2
of **7**

21-1011 - G3 @ Copperwing

Site: 26, 2022, 8.31km @ Projects\2021\21-1011 - G3 @ Copperwing\Civil\ Preliminary Utility Plans\21-1011 - Preliminary Utilities - UT05.dwg



PROPOSED BUILDING
 1,222,463 SF
 40' CLR HGT
 FF=1108.40

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

12" WAT

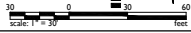
12" WAT

12" WAT

12" WAT

12" WAT

388° 59' 50" E
 1971.52



MATCH SHEET 5

MATCH SHEET 7

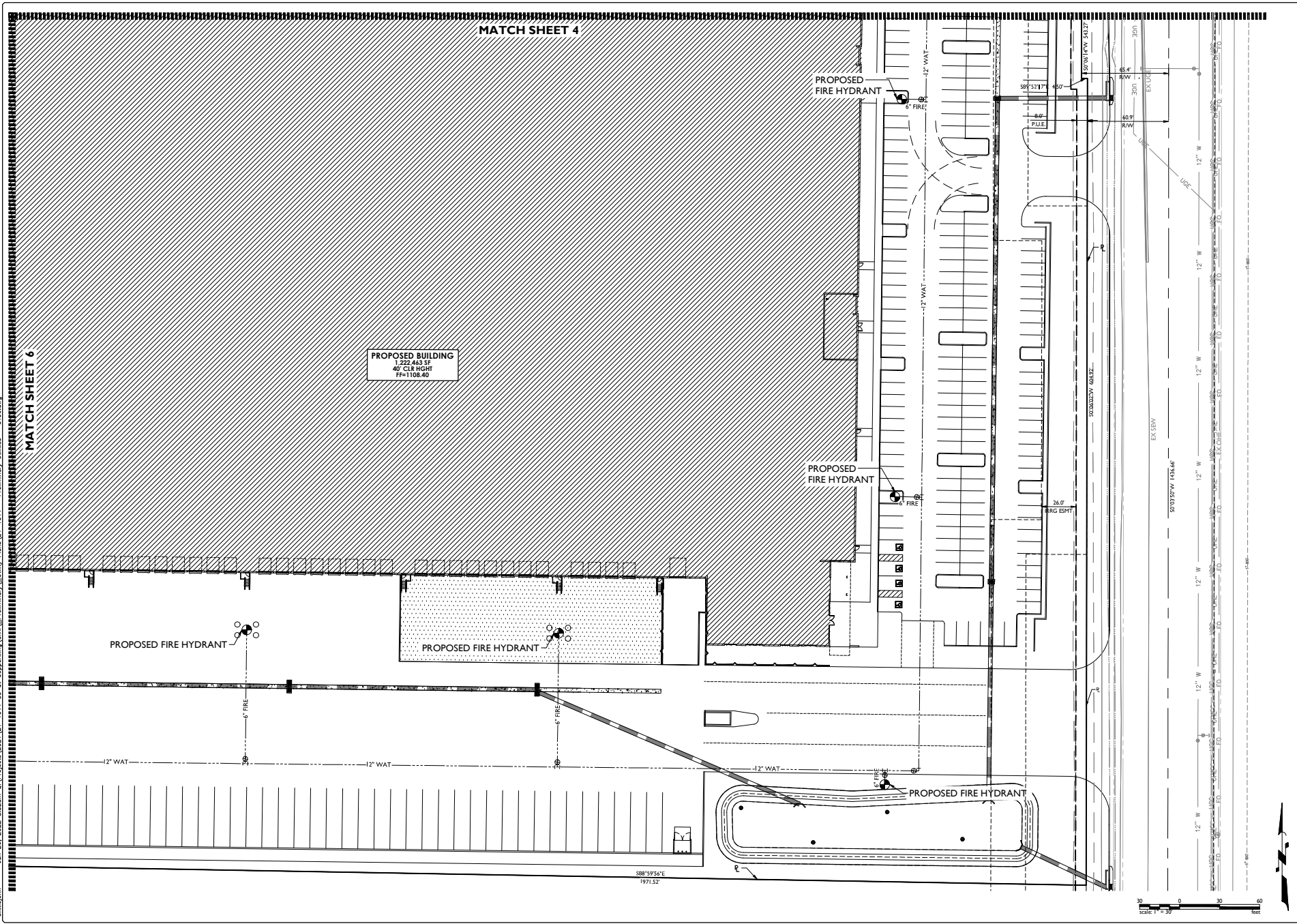


G3 @ Copperwing
 Utility Plans
Utility Plan

Revisions:

Design: EPS
 Drawn by: EPS
 Preliminary
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 Construction
 Or
 Recording

Job No.
21-1011
 Sheet No.
6
 of 7



Project:	
Revisions:	

Design: EPS
 Drawn by: EPS

Preliminary
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 Construction
 Or
 Recording

Job No.
21-1011
 UT06
 Sheet No.
7
 of 7

PRELIMINARY GRADING AND DRAINAGE PLAN FOR G3 AT COPPERWING EL MIRAGE, AZ

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

ARCHITECT:
LGE DESIGN GROUP
1200 N 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-0001
EMAIL: jonn@lgedesigngroup.com

PROJECT DATA:
APR: 509-18-968D
GROSS AREA: 120.41 ACRES

BASIS OF BEARING:
THE CENTERLINE OF DYSART ROAD
PER MINOR LAND DIVISION
"COPPERWING LOGISTICS CENTER-CR"
BOOK 1498, PAGE 47, MARICOPA
COUNTY RECORDS.

BEARING = (NORTH 00°06'02" EAST)

FLOOD ZONE(S):

THE PROJECT IS LOCATED MOSTLY WITHIN FLOOD ZONE X, WITH
PART OF THE WEST PORTION WITHIN ZONE A PER FLOOD INSURANCE
RATE MAP NUMBER 04013C1680L DATED OCTOBER 16, 2013.

FLOOD ZONE X IS DEFINED AS:

AREAS OF THE 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.

FLOOD ZONE A IS DEFINED AS:

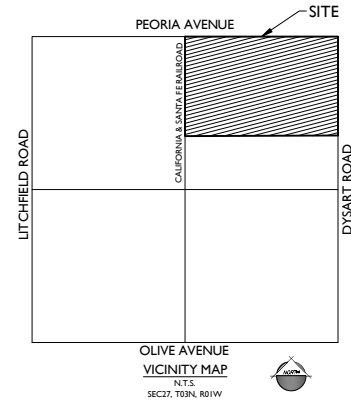
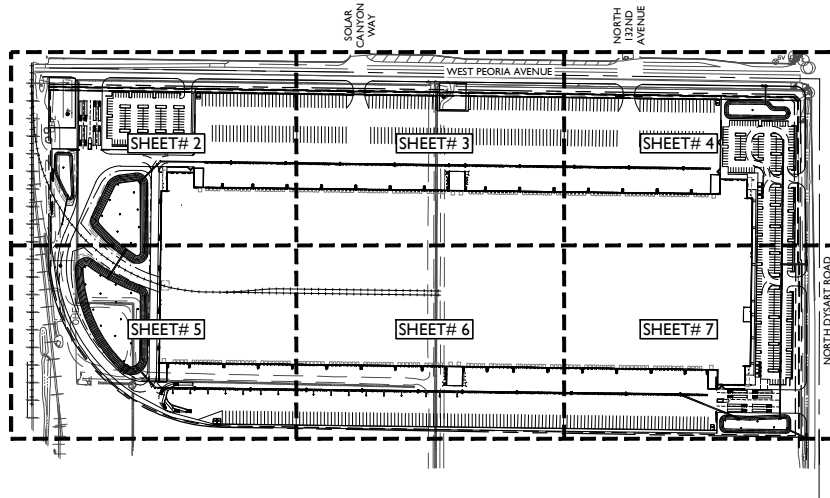
AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE
FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE
METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE
NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFS) OR FLOOD
DEPTHS ARE SHOWN.

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CELL: (586) 420-8545
CONTACT: TODD LESLIE, P.E.
EMAIL: todd.leslie@epsgruoinc.com

BENCHMARK:

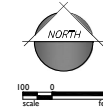
NGS PID "A3JB89"; A STAINLESS STEEL ROD IN
SLEEVE, FROM THE INTERSECTION OF DYSART
ROAD AND CACTUS ROAD, HEAD WEST ON
CACTUS ROAD 1/2 MILE TO RAILROAD
TRACKS, HEAD NORTH ON A DIRT ROAD
WHICH LIES ON THE EAST SIDE OF THE
RAILROAD TRACKS 887' ±. MONUMENT LIES
65' ± EAST OF THE DIRT ROAD.

ELEVATION = 1134.84' (NAVD 88' DATUM)



LINE TYPE & SYMBOL LEGEND:

- ROADWAY CENTERLINE (CL)
- PROPERTY LINE (PL)
- EXISTING RIGHT OF WAY (RW)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED BUILDING (BLDG) SETBACK
- PROPOSED LANDSCAPE (LS) SETBACK
- EXISTING WATER LINE EASEMENT (WE)
- PROPOSED WATER EASEMENT (WE)
- EXISTING WATER LINE & HYDRANT
- W --- EXISTING SEWER LINE & MANHOLE
- S --- EXISTING STORM DRAIN
- SD --- PROPOSED STORM DRAIN
- SD --- EXISTING CONTOUR
- SD --- PROPOSED STORM DRAIN
- SD --- PROPOSED RETAINING WALL
- SD --- PROPOSED DRYWELL/GRATED INLET
- SD --- PROPOSED DRAINAGE FLOW ARROW
- SD --- SLOPE
- SD --- PROPOSED FINISHED FLOOR ELEVATION
- SD --- HIGH WATER ELEVATION
- SD --- BOT --- BOTTOM ELEVATION
- SD --- FG --- FINISHED GRADE
- SD --- TC --- TOP OF CURB
- SD --- G --- GUTTER
- SD --- EX --- EXISTING
- SD --- B/C --- BACK OF CURB
- SD --- FOC --- FACE OF CURB
- SD --- VG --- VALLEY GUTTER
- SD --- CB --- CATCH BASIN
- SD --- HW --- HEADWALL
- SD --- DW --- DRYWELL
- SD --- SD-MH --- STORM DRAIN MANHOLE
- SD --- P --- PAVEMENT



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Project: G3 @ Copperwing
1130 N Alma School Road
Mesa, AZ

Cover Sheet

Revisions:

Designed by: EPS
Drawn by: EPS

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Construction
Or
Recording

Job No.

21-1011

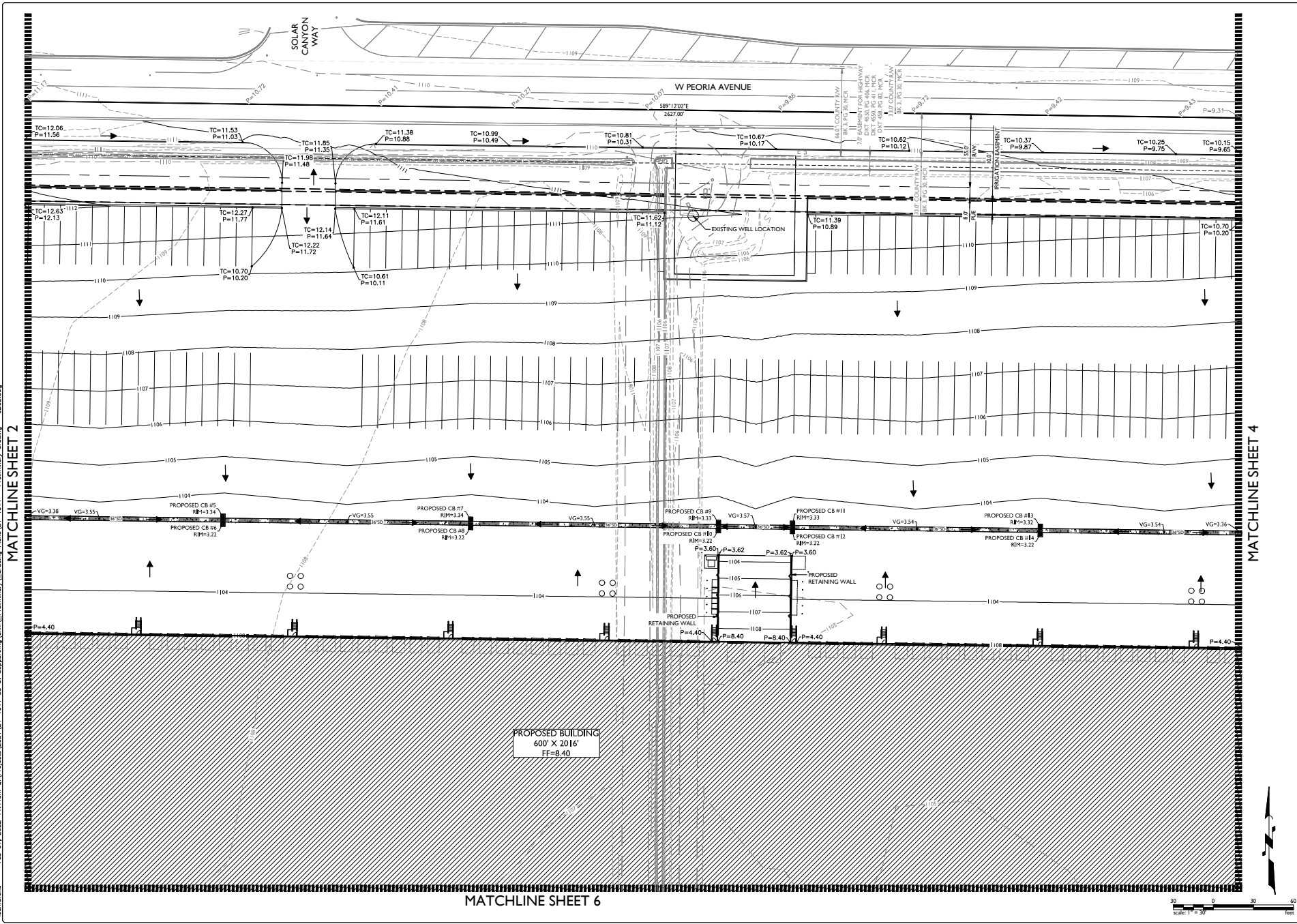
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Sheet No.

1
of 7

21-1011 - G3 @ Copperwing

Exp. 01, 2022, 11:44am, G:\Projects\2021\21-1011_G3 @ Copperwing\Civil\ Preliminary\Grading\Sheet 21-1011 - Preliminary Grading - G302.dwg



MATCHLINE SHEET 6



Project: G3 @ Copperwing
 1130 W Alma School Road
 Suite 220
 Peoria, IL 61614
 T: 465.551.2250 F: 465.551.2258
 www.epsgroupinc.com

Revisions:

No.	Description

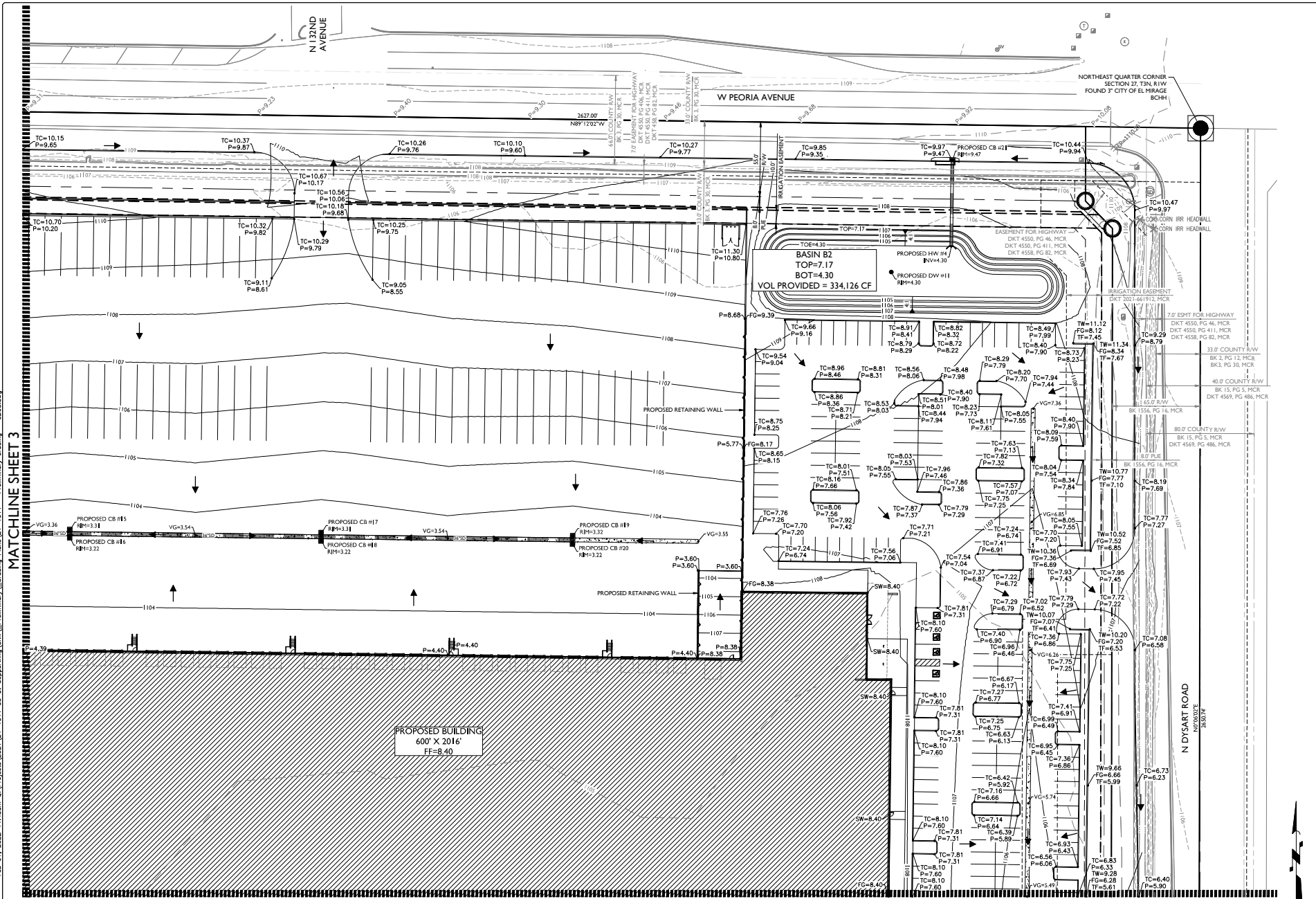
Preliminary
 Not For
 Construction
 Or
 Recording

Job No.
21-1011

Sheet No.
3
 of 7

21-1011 - G3 @ Copperwing

Map 01 - 2022 11:45am G:\Projects\2021\21-1011_G3 @ Copperwing\Civil\Preliminary\Grading\2021-1011 - Preliminary Grading - G03.dwg



MATCHLINE SHEET 3

MATCHLINE SHEET 7

1130 N Alma School Road
Suite 220
Tulsa, Oklahoma 74104
T: 480.503.2250 F: 480.503.2258
www.epsgroupinc.com

G3 @ Copperwing
10000 E. 10th Avenue
Tulsa, Oklahoma 74116

Project:

Preliminary Grading & Drainage Plan

Revisions:

No.	Description

Degree:

EPS

Drawn by:

EPS

Preliminary
Not For
Construction
Or
Recording

Job No.

21-1011

Sheet No.

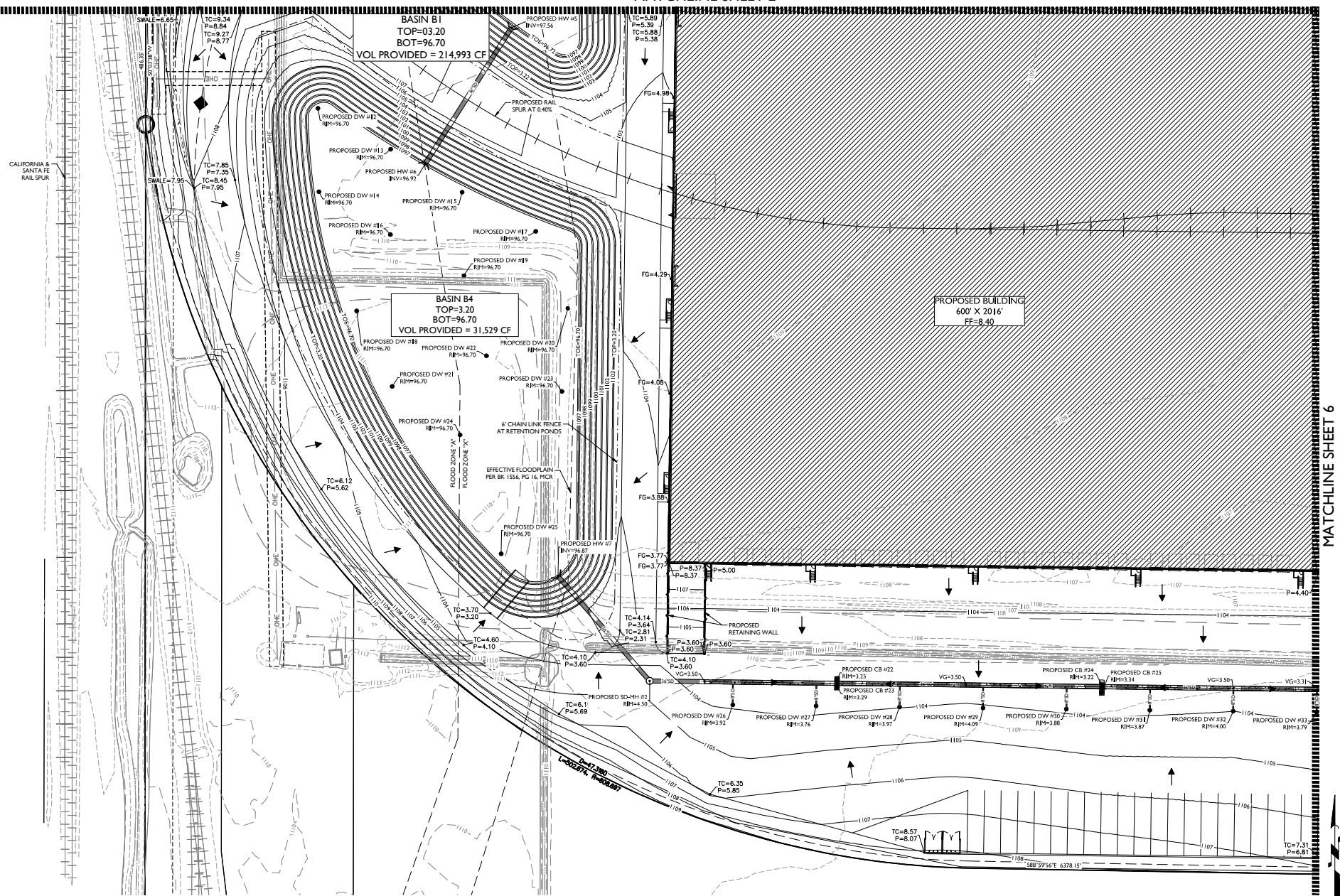
GD03

4
of 7

21-1011 - G3 @ Copperwing

Feb 01, 2022 11:45am G:\Projects\2021\21-1011_G3 @ Copperwing\G3\ Preliminary Grading\Grading Plans\21-1011 - Preliminary Grading - GD04.dwg

MATCHLINE SHEET 2



MATCHLINE SHEET 6



Project: G3 @ Copperwing
1130 N. Alma School Road
Suite 200
Tulsa, Oklahoma 74104
Tel: 480.551.2201 Fax: 480.503.2258
www.epsgroupinc.com

Preliminary Grading & Drainage Plan

Revisions:

No.	Description

Design: EPS
Drawn by: EPS

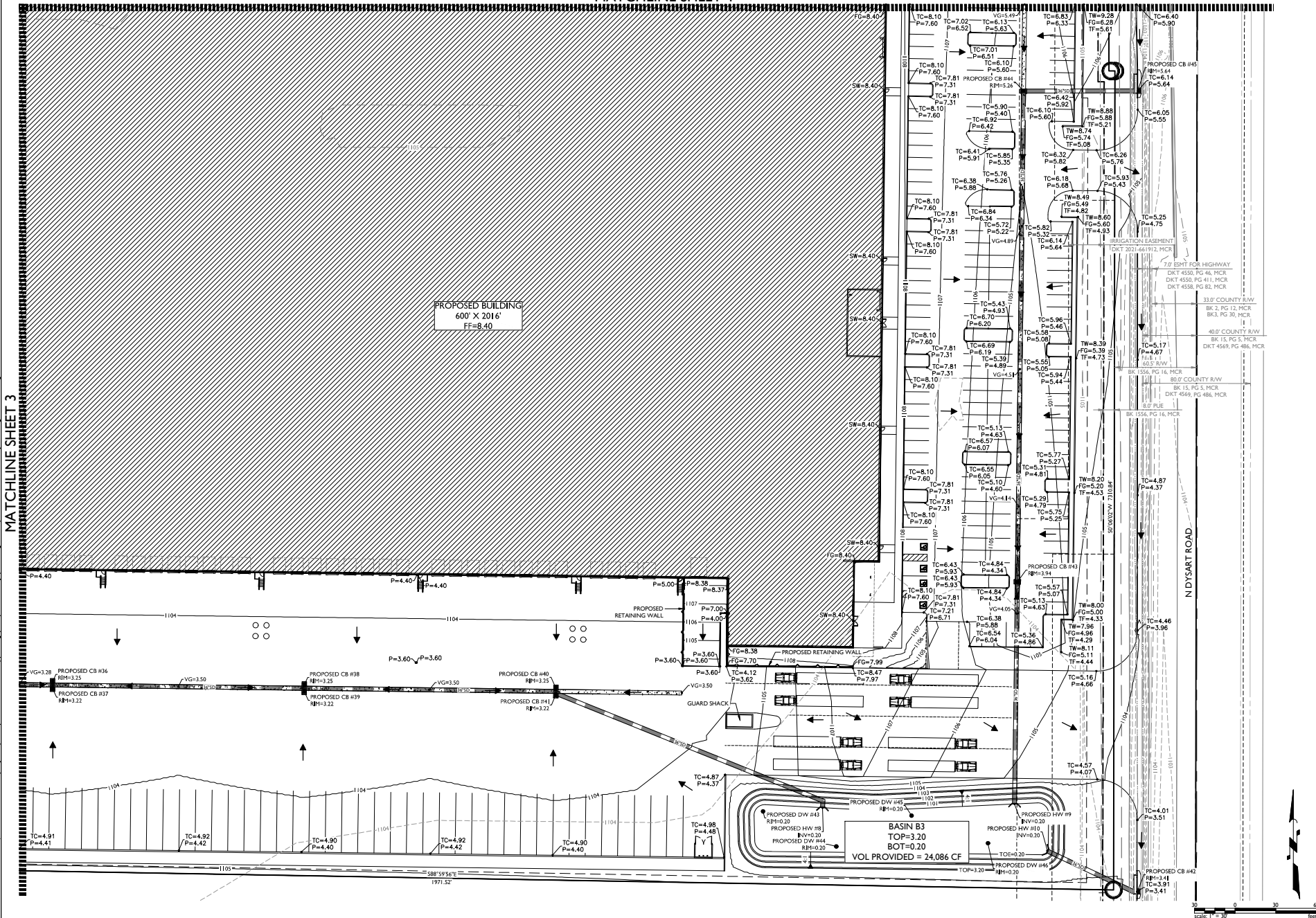
Preliminary
Not For
Construction
Or
Recording

Job No.
21-1011

Sheet No.
GD04

5
of 7

MATCHLINE SHEET 4



1130 N Alma School Road
Suite 200
Bismarck, ND 58501
T: 701.265.2250 | F: 701.265.2258
www.epsgroupinc.com

EPS GROUP

G3 @ Copperwing
1000 S. Highway A1

Preliminary Grading & Drainage Plan

Project: _____
Revisions: _____

Degree: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

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