



CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

Official Use

Case No: PZ22-04-17 Date Received: 3/9/2023 P&Z Meeting: 5/9/2023
 CC Meeting: 6/6/2023

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: Truss Plant Acreage: 9.58
 Property Address/Location: NEC of N. El Mirage Rd and W. Olive Ave.
 Assessor's Parcel Number: 501-45-015X / 501-45-015W

APPLICANT / OWNER INFORMATION:

Applicant: <u>Mike Hills</u> Address: <u>1855 E. Southern Ave, Suite 204</u> City/ST/Zip: <u>Mesa / AZ / 85204</u> Phone: <u>602 762 7354</u> Email: <u>geraldine@phnx-design.com</u> Signature: <u></u> (Agreement to act as agent for owner)	Owner: <u>Integrated Building Components</u> Address: <u>43637 N. 12th St.</u> City/ST/Zip: <u>New River / AZ / 85087</u> Phone: <u>602 909 9668</u> Email: <u>allen.washburn@all-indesign.com</u> Signature: <u>Allen Washburn</u> (Authorization for agent to act for owner)
---	--

Digitally signed by Allen Washburn
 DN: cn=Allen Washburn, o=Integrated Building Components, c=AZ
 Date: 2023.03.07 12:25:18-0700

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



PROJECT NARRATIVE

March 30, 2022

This pre application submittal is for a new commercial development located at the intersection of El Mirage and Olive Avenue in El Mirage, Arizona.

The proposed development will be complete for a manufacturing company, Integrated Building Components to design and building trusses for a manufacturing roof truss plant. The development will consist of one main single story office building that is approximately +/-2,400 sq. ft. with an additional single-story storage/office building that will also be approximately +/-2,400 sq. ft. The entire fenced in yard area will be asphalt paving with a site of approximately 7.15 Acres in size. The fenced in yard area will have (5) canopy structure to shade the equipment and employee work areas. Additional to the yard will be areas for lumber product and an area for completed trusses.

Hours of operation:

Open Monday thru Friday, with occasional Saturdays as required to meet production demands.

Office hours will be 7:30 am to 4:30 pm and Manufacturing Hours will be 4 am to 2:30pm.

When demand requires we will add a second shift from 3:00 pm to 1:30 am.

On site Personnel – Management – 1 to 2 per shift, Builders – 20 to 30 initial projections per shift, Forklift operators – 2, Maintenance – 1, Design – 1, and Sales – 1.

Provided parking:

41 spaces for manufacturing personnel

4 spaces for Management, Sales, and Design

4 spaces for Customers

Of the 49 planned space, (1) will be handicapped and (1) will be motorcycle parking. Additional spaces are provided for overflow parking.

If you have any questions or need additional information, please do not hesitate to contact me at 602.762.7354 or via e-mail: mikeh@phnx-design.com

Thank you,
Mike Hills
Managing member

PHNX DESIGN, llc
1855 East Southern Ave, Suite 204
Mesa, Arizona 85204

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OF THE SITE.
6. OWNER'S OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

PROJECT DESCRIPTION:

DEVELOPMENT OF A NEW ROOF TRUSS MANUFACTURE WITH TWO GROUND UP BUILDINGS AND SITE DEVELOPMENT.

PROJECT TEAM:

OWNER:
INTEGRATED BUILDING COMPONENTS

43637 N. 12th ST.
NEW RIVER, AZ 85087
CONTACT: ALLEN WASHBURN
PH: (602) 909-9668
EMAIL: ALLEN.WASHBURN@ALL-INDESIGN.COM

ARCHITECT:
PHNX DESIGN, LLC

1855 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85204
CONTACT: MIKE HILLS
PH: (602) 762-7354
EMAIL: MIKEH@PHNX-DESIGN.COM

CIVIL:
SBL ENGINEERING

1957 E. SUNBURST LANE
TEMPE, AZ 85284
CONTACT: CRAIG BAKER
PH: (602) 326-5848
EMAIL: CRAIG@SBL-ENG.COM

SITE DATA

APN: 501-45-015X
EXISTING ZONING: CP
EXISTING USE: VACANT
PROPOSED USE: COMMERCIAL TRUSS PLANT

NET SITE AREA: 417,546 S.F.

BUILDING AREA A: +/- 2,454 S.F.
BUILDING AREA B: +/- 2,400 S.F.
CANOPY 1: +/- 12,826 S.F.
CANOPY 2: +/- 12,826 S.F.
CANOPY 3: +/- 12,826 S.F.
CANOPY 4: +/- 4,736 S.F.
CANOPY 5: +/- 4,736 S.F.
CANOPY 6: +/- 4,736 S.F.
CANOPY 7: +/- 11,050 S.F.
TOTAL AREA: +/- 68,590 S.F.

CONSTRUCTION TYPE: V-B
LOT COVERAGE: 68,590 / 417,546 X 100 = 16.42%

BUILDING HEIGHT: 29 FT

TOTAL PARKING PROVIDED: 57 SPACES

PUBLIC PARKING PROVIDED: 5 SPACES
ADA PARKING REQUIRED: 5 / 25 = 1
ADA PARKING PROVIDED: 1

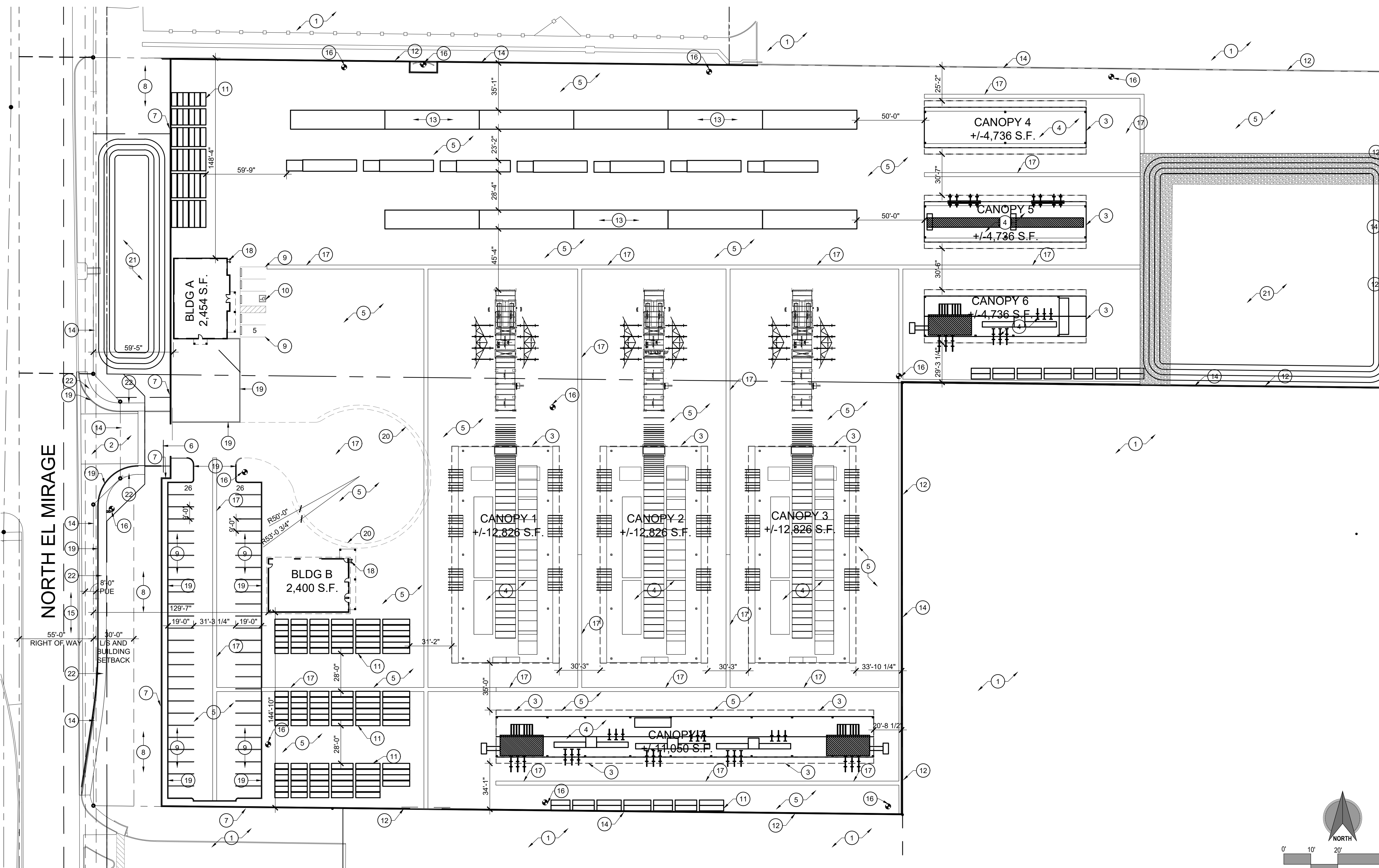
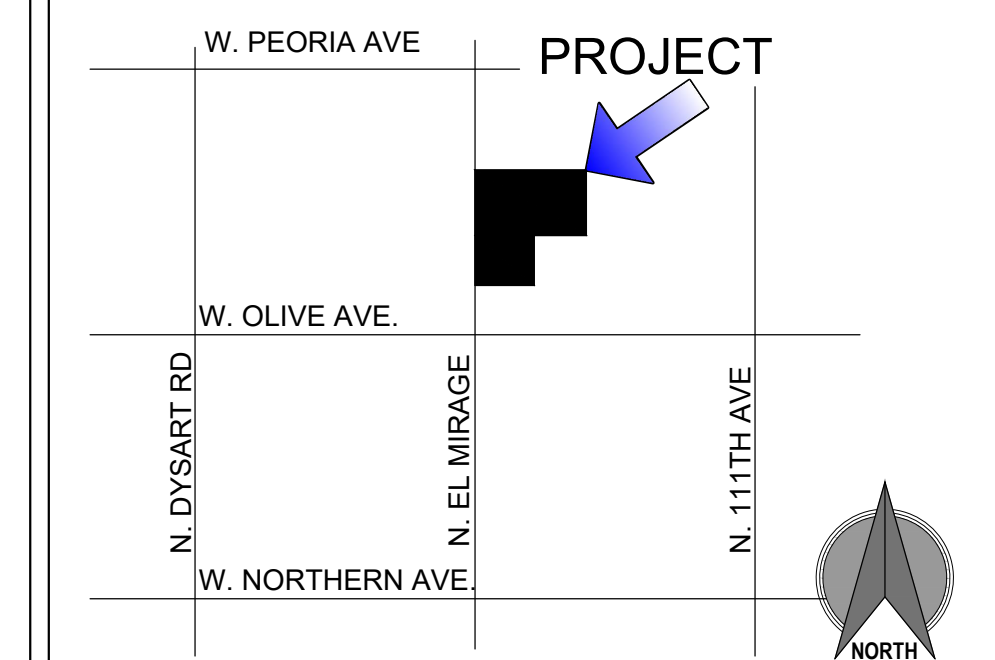
REFERENCE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES

KEYNOTES:

1. ADJACENT PROPERTY TO REMAIN AS IS, TYP.
2. EXISTING ENTRY DRIVE TO REMAIN.
3. DASHED LINE INDICATE CANOPY SHADE STRUCTURE.
4. CONCRETE PAD FOR EQUIPMENT PLACED UNDER SHADE CANOPY, TYP.
5. PROPOSED ASPHALT AREA.
6. SLIDING GATE.
7. PROPOSED 8'-0" HIGH CMU WALL.
8. PROPOSED NEW LANDSCAPE AREA.
9. 9'-0" WIDE x 19'-0" DEEP HEAD IN PARKING, TYP.
10. ACCESSIBLE PARKING SPACE, PROVIDED BASED ON REQUIRED PARKING AMOUNT FOR OFFICE BUILDING ONLY.
11. LUMBER AREA.
12. PROPOSED 8'-0" HIGH CHAIN SECURED LINK FENCE.
13. AREA USED FOR COMPLETED TRUSS LAY-OUT AREA.
14. PROPERTY LINE.
15. PROPOSED RIGHT-TURN LANE.
16. FIRE HYDRANT.
17. VALLEY GUTTERS.
18. FDC LOCATION.
19. PROPOSED 6" CURB, REFER TO CIVIL DRAWING.
20. TRUCK TURNING RADIUS.
21. RETENTION AREA.
22. PROPOSED SIDE WALK.

VICINITY MAP

SCALE: NOT TO SCALE



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INTEGRATED BUILDING COMPONENTS

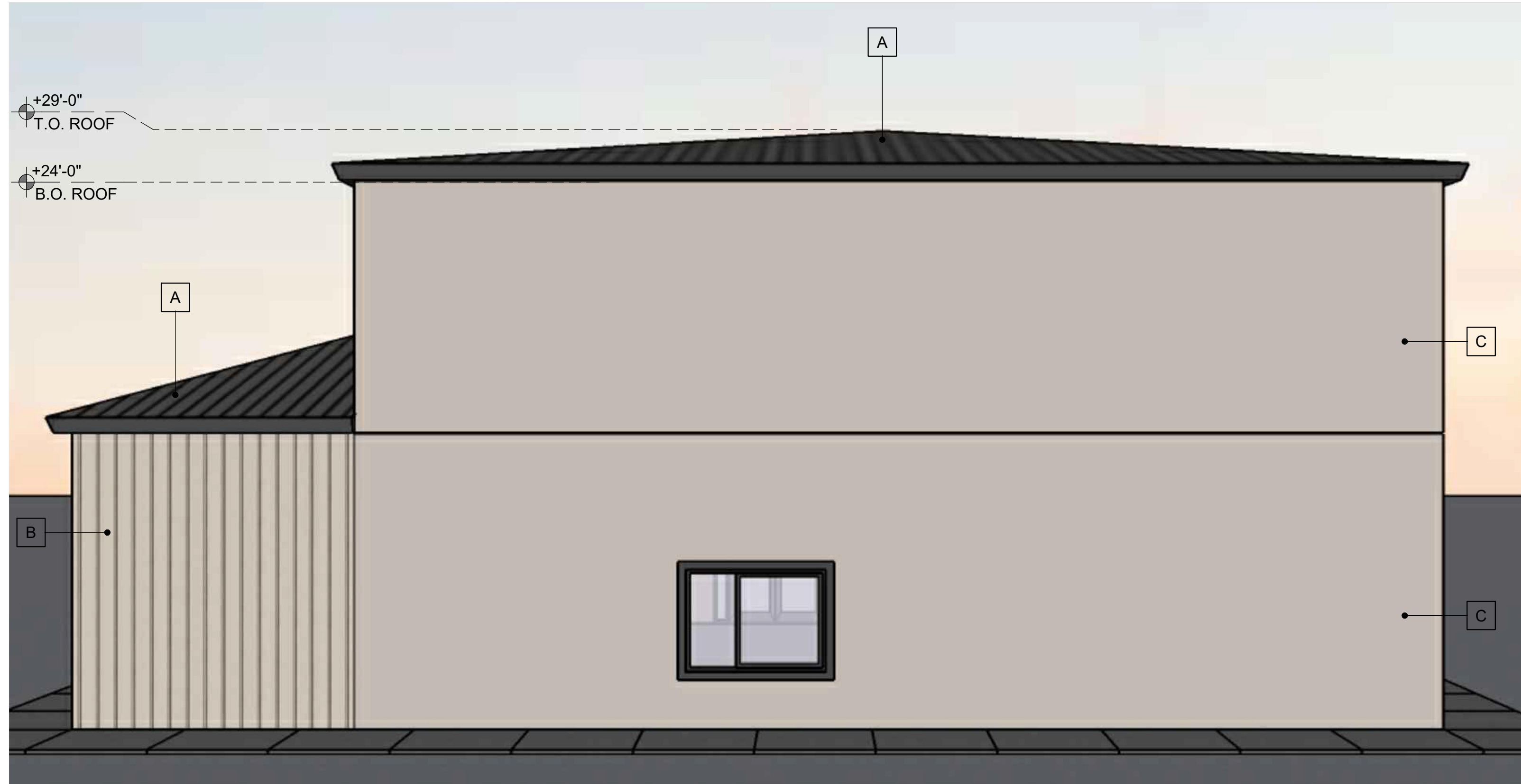
NORTH ELL MIRAGE ROAD AND WEST OLIVE AVENUE
EL MIRAGE, ARIZONA

DATE	REVISION
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PROPOSED SITE PLAN

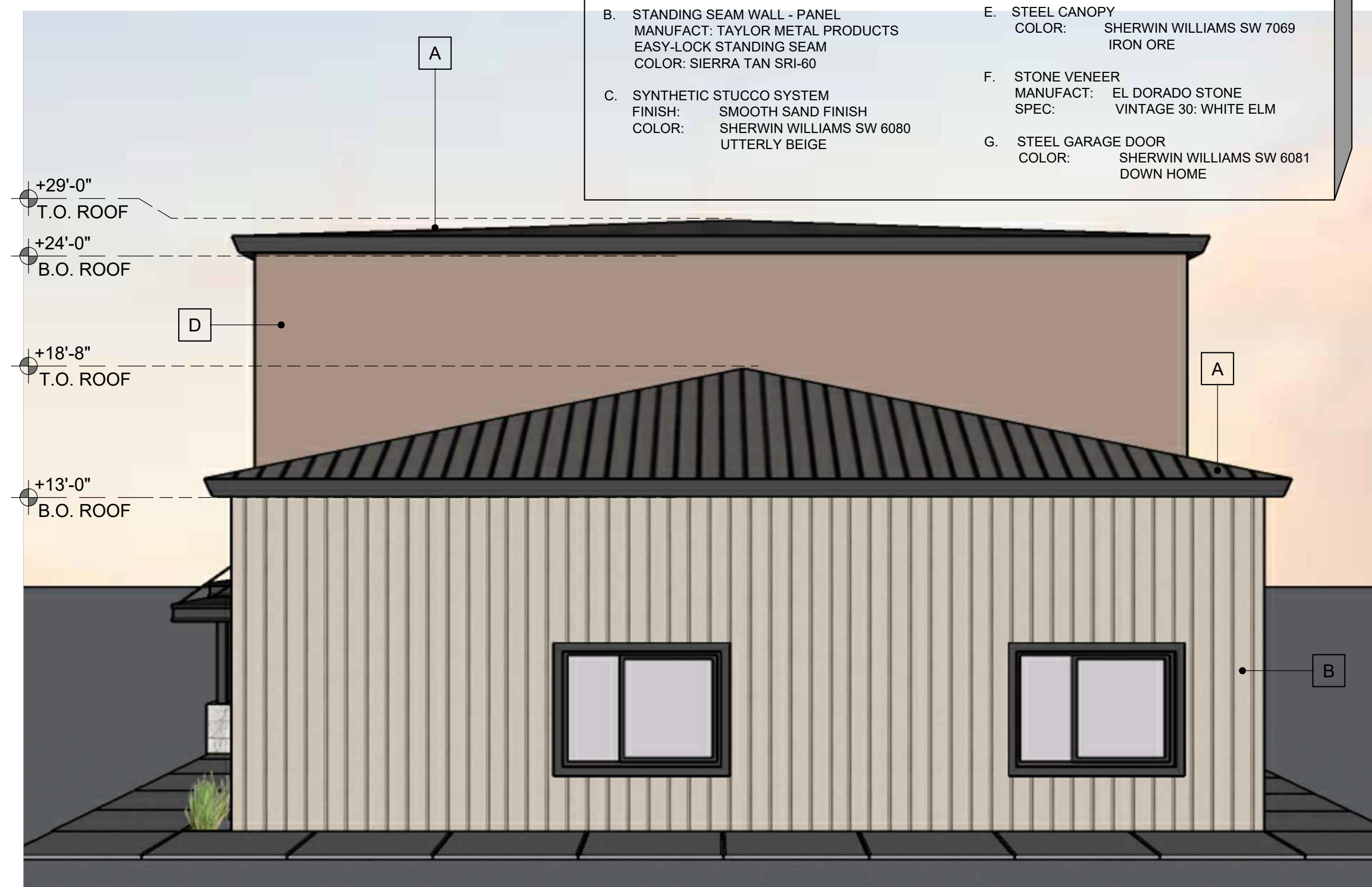
A100

PHNX DESIGN #: 22-301



4 BACK ELEVATION

SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

FINISH KEYNOTES:	
A. STANDING SEAM ROOF MANUFACT: TAYLOR METAL PRODUCTS EASY-LOCK STANDING SEAM COLOR: DARK BRONZE SRI-22	D. SYNTHETIC STUCCO SYSTEM FINISH: SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW 6081 DOWN HOME
B. STANDING SEAM WALL - PANEL MANUFACT: TAYLOR METAL PRODUCTS EASY-LOCK STANDING SEAM COLOR: SIERRA TAN SRI-60	E. STEEL CANOPY COLOR: SHERWIN WILLIAMS SW 7069 IRON ORE
C. SYNTHETIC STUCCO SYSTEM FINISH: SMOOTH SAND FINISH COLOR: SHERWIN WILLIAMS SW 6080 UTTERLY BEIGE	F. STONE VENEER MANUFACT: EL DORADO STONE SPEC: VINTAGE 30: WHITE ELM
	G. STEEL GARAGE DOOR COLOR: SHERWIN WILLIAMS SW 6081 DOWN HOME



2 FRONT ELEVATION

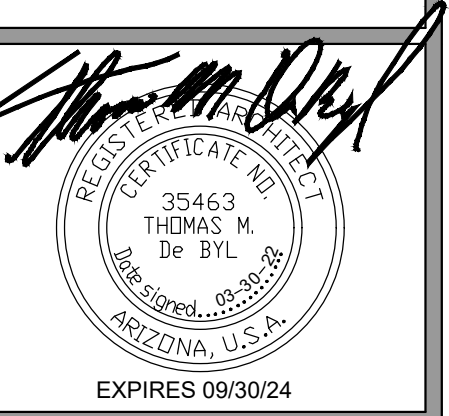
SCALE: 1/4" = 1'-0"



1 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PHNX
DESIGN
1855 EAST SOUTHERN AVE. SUITE 204
MESA, ARIZONA 85204
PHONE: 602.782.7354



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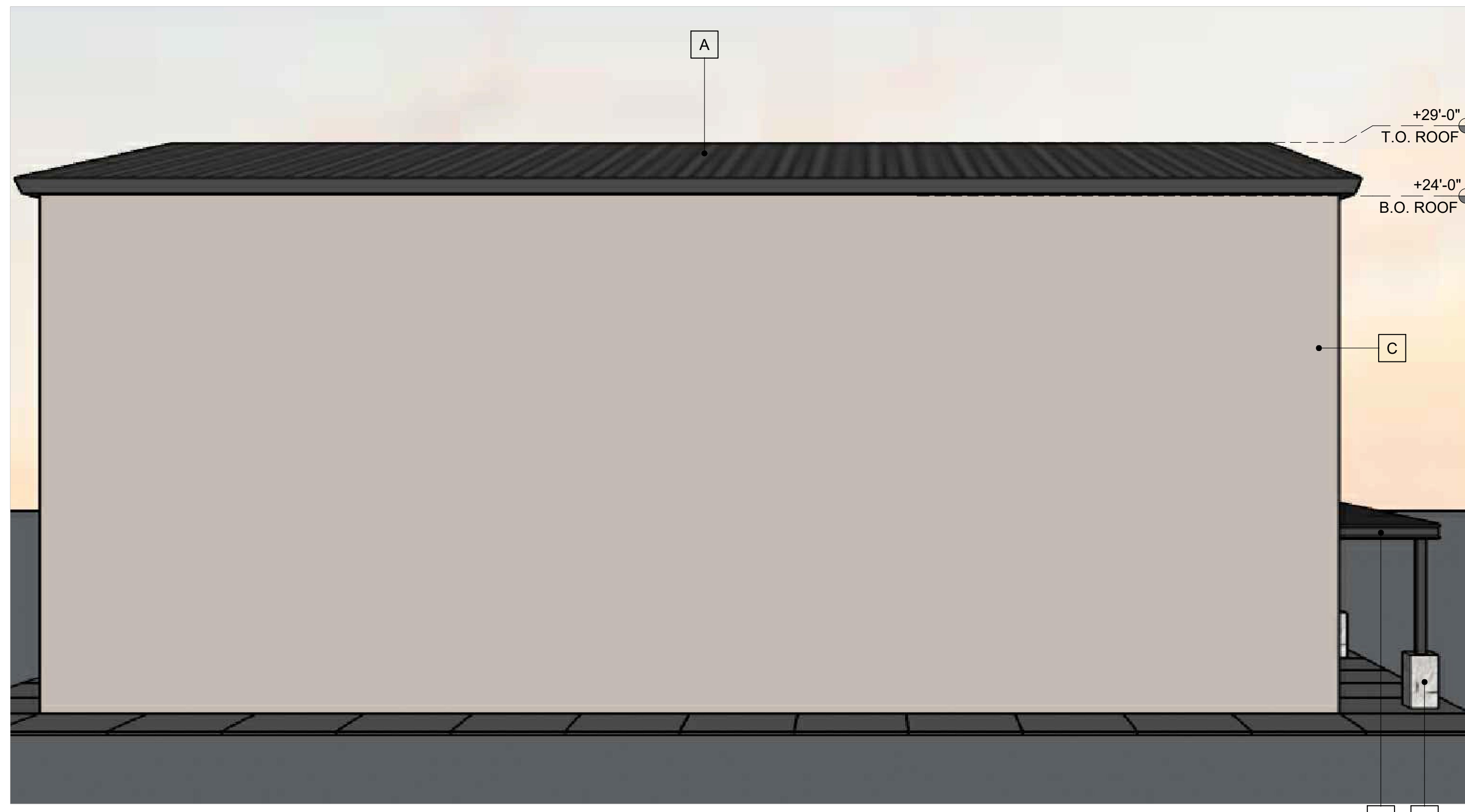
INTEGRATED BUILDING COMPONENTS
NORTH ELL MIRAGE ROAD AND WEST OLIVE AVENUE
EL MIRAGE, ARIZONA

DATE	REVISION
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COLORED
EXTERIOR
ELEVATIONS

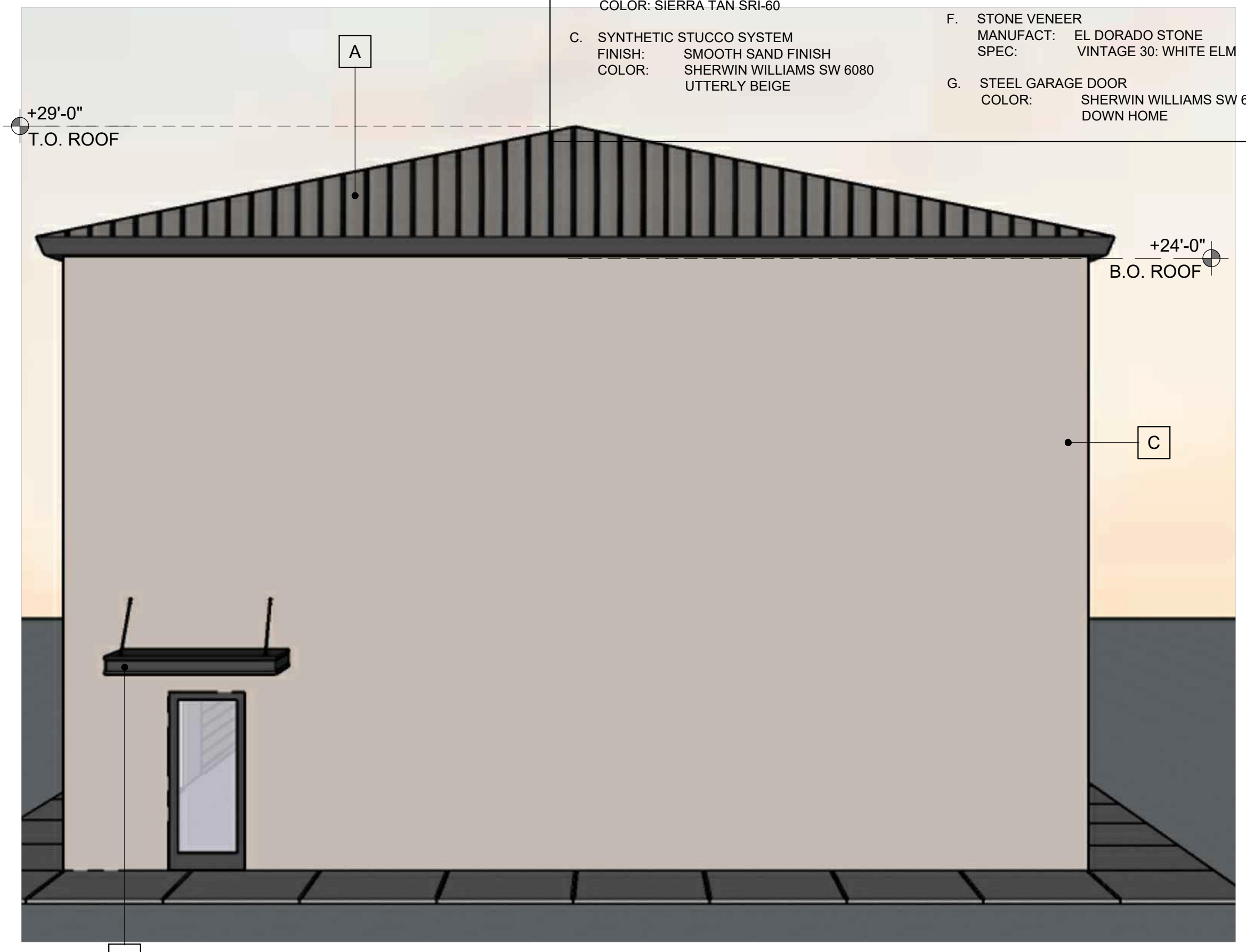
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PHNX DESIGN #: 22-301



4 BACK ELEVATION

SCALE: 1/4" = 1'-0"



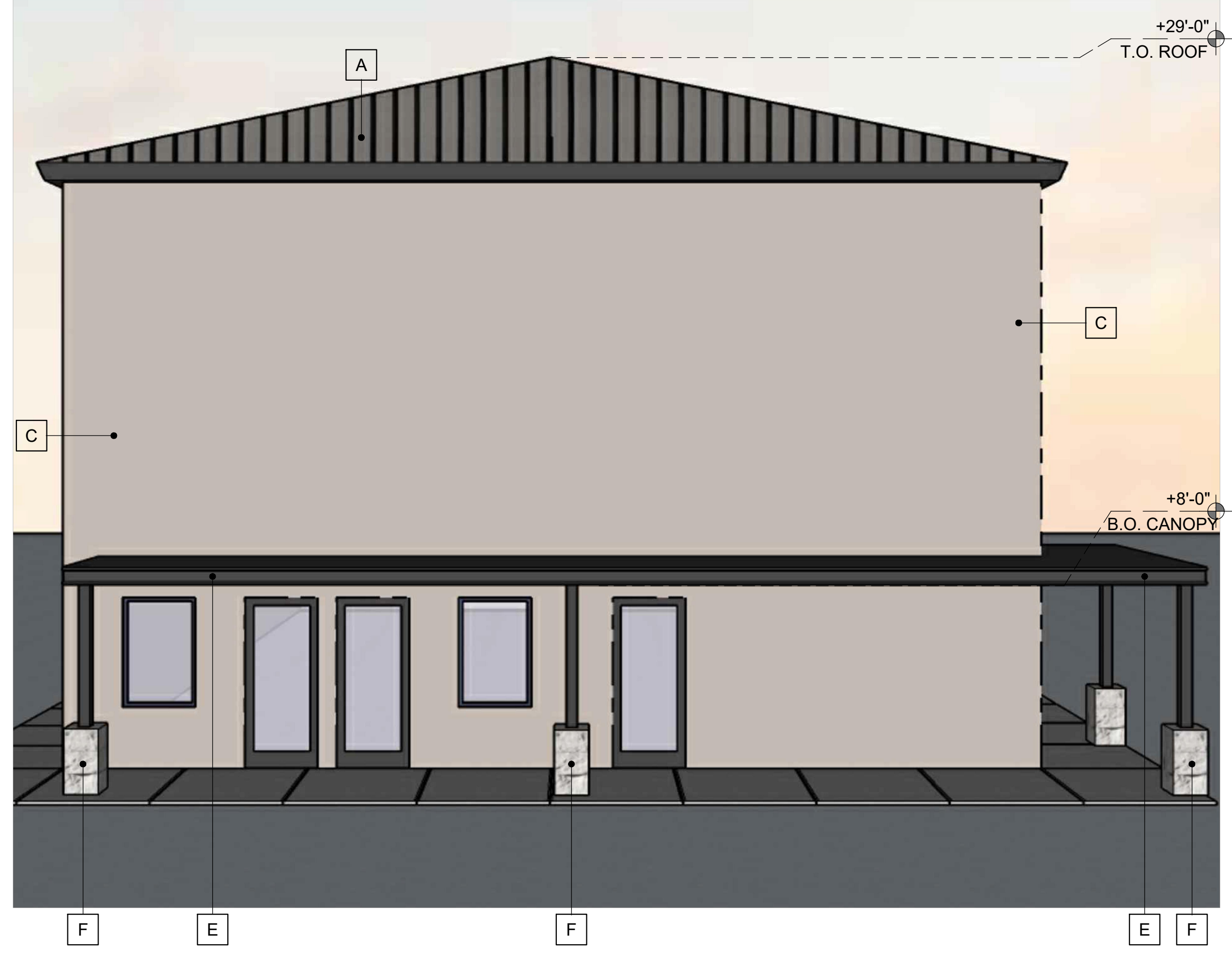
3 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



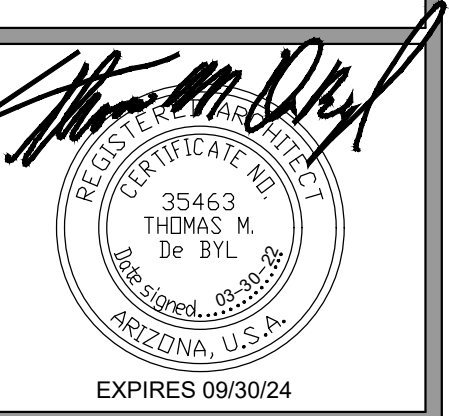
1 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

FINISH KEYNOTES:

- | | |
|---|--|
| A. STANDING SEAM ROOF
MANUFACT: TAYLOR METAL PRODUCTS
EASY-LOCK STANDING SEAM
COLOR: DARK BRONZE SRI-22 | D. SYNTHETIC STUCCO SYSTEM
FINISH: SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS SW 6081
DOWN HOME |
| B. STANDING SEAM WALL - PANEL
MANUFACT: TAYLOR METAL PRODUCTS
EASY-LOCK STANDING SEAM
COLOR: SIERRA TAN SRI-60 | E. STEEL CANOPY
COLOR: SHERWIN WILLIAMS SW 7069
IRON ORE |
| C. SYNTHETIC STUCCO SYSTEM
FINISH: SMOOTH SAND FINISH
COLOR: SHERWIN WILLIAMS SW 6080
UTTERLY BEIGE | F. STONE VENEER
MANUFACT: EL DORADO STONE
SPEC: VINTAGE 30: WHITE ELM |
| | G. STEEL GARAGE DOOR
COLOR: SHERWIN WILLIAMS SW 6081
DOWN HOME |

PHNX DESIGN
1855 EAST SOUTHERN AVE. SUITE 204
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PHONE: 602.782.7354



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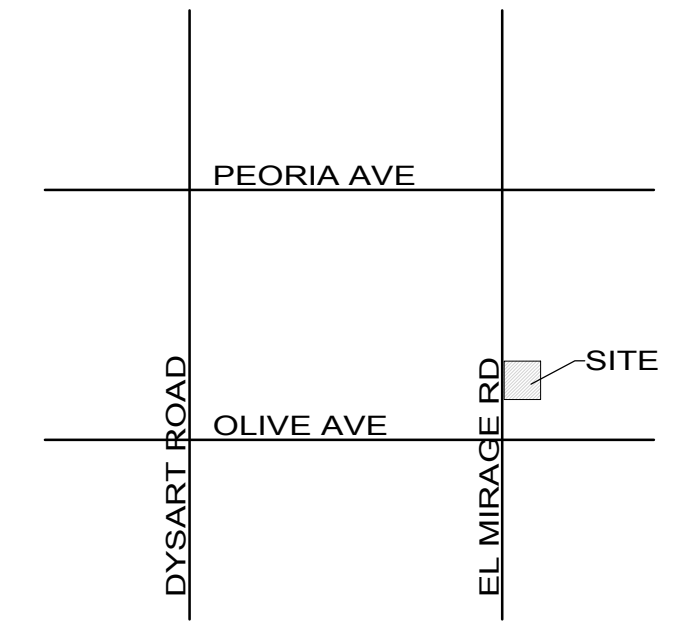
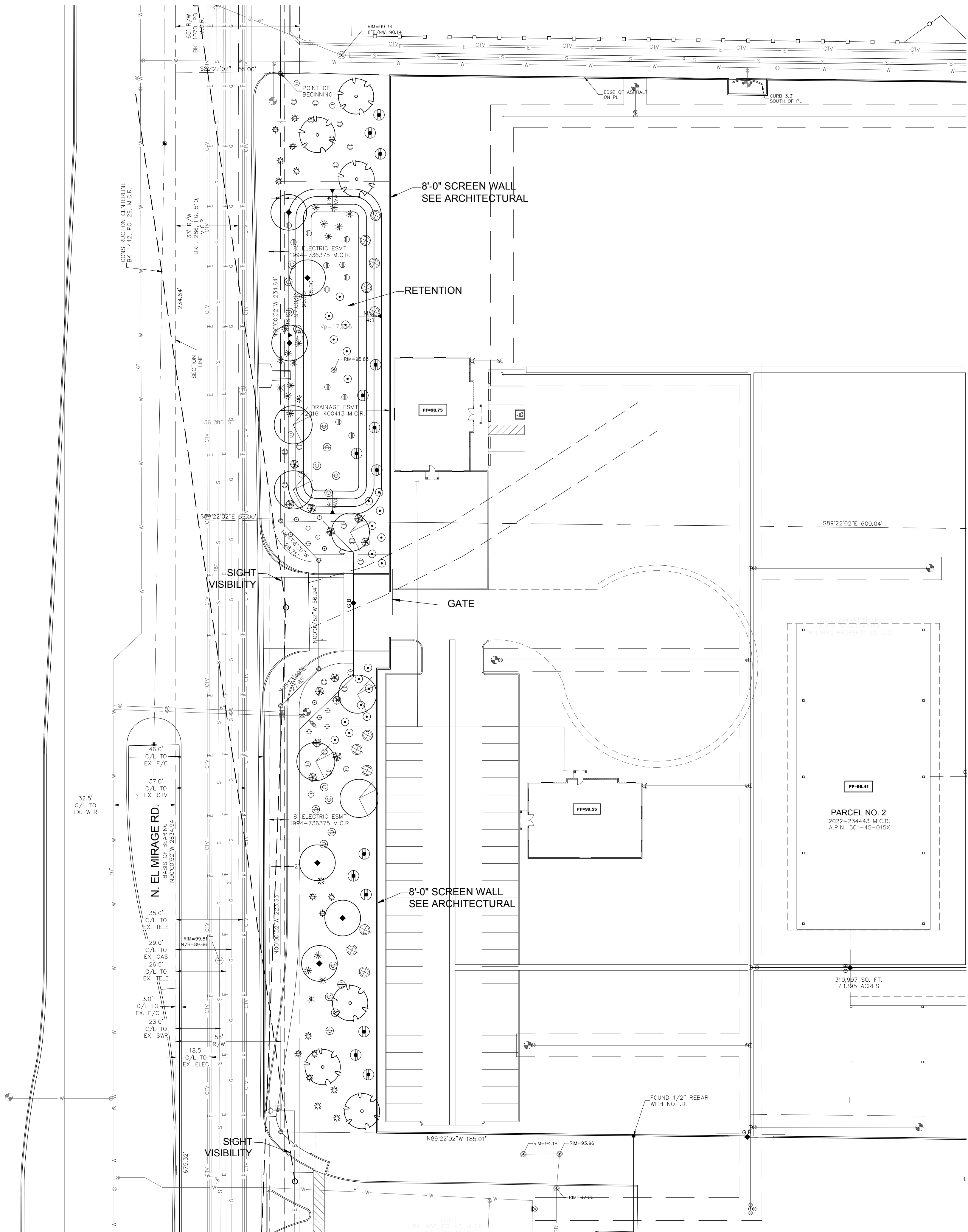
INTEGRATED BUILDING COMPONENTS
NORTH ELL MIRAGE ROAD AND WEST OLIVE AVENUE
EL MIRAGE, ARIZONA

DATE	REVISION
1	
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COLORED
EXTERIOR
ELEVATIONS

A301

PHNX DESIGN #: 22-301



Vicinity Map
SCALE: nts

hillman workshop
landscape architecture
2901 e. highland ave
phoenix, az 85016
480-686-2001



PLANT SCHEDULE

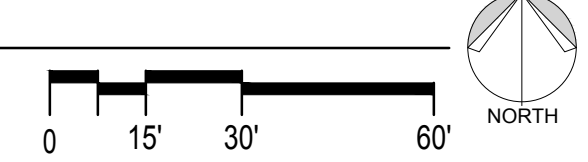
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
●	<i>Acacia stenophylla</i>	Shoestring Acacia	15 Gal 1.5" Cal (8' x 4')	6	Std Trunk Dense Canopy
○	<i>Caesalpinia cacalaco</i>	Cascalote	24" Box 1.5" Cal (8' x 4')	6	Multi-Trunk Dense Canopy
○	<i>Pistacia 'Red Push'</i>	'Red Push' Pistache	24" Box 2.5" Cal (10' x 4')	6	Std Trunk Dense Canopy
Required trees over 15 Gal- 50% Provided trees over 15 Gal- 66%					
ACCENTS & VINES					
✱	<i>Bouteloua 'Blonde Ambition'</i>	'Blonde Ambition' Grass	5-Gal	20	As Per Plan
✱	<i>Dasyliyon Wheeleri</i>	Desert Spoon	5-Gal	12	As Per Plan
✱	<i>Hesperaloe parviflora 'Perpa'</i>	Brakelights Red Yucca	5-Gal	17	As Per Plan
SHRUBS					
⊕	<i>Dodonaea viscosa</i>	Hopseed Bush	5-Gal	11	As Per Plan
⊕	<i>Leucophyllum langmaniae 'Lynns Legacy'</i>	'Lynns Legacy' Sage	5-Gal	20	As Per Plan
⊕	<i>Ruellia peninsularis</i>	Baja Ruellia	5-Gal	21	As Per Plan
⊕	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee Vine	5-Gal	14	As Per Plan
GROUND COVERS					
⊕	<i>Acacia 'Desert Carpet'</i>	Desert Carpet Acacia	1-Gal	12	As Per Plan
⊕	<i>Aloe 'Blue Elf'</i>	'Blue Elf' Aloe	1-Gal	12	As Per Plan
⊕	<i>Eremophila 'Outback Sunrise'</i>	'Outback Sunrise' Emu	1-Gal	26	As Per Plan

MISCELLANEOUS
 DG Decomposed Granite - (Size: 1/2" Screened - Color: Mahogany Brown)
 2" depth in all planting areas (typ)

LANDSCAPE CALCULATION
 STREET FRONTAGE LENGTH: 514'
 TREE REQUIRED: 514/30= 18 TREES
 TREES PROVIDED: 18 TREES (66% 24" BOX)

- NOTE:**
1. MAINTENANCE FOR ALL LANDSCAPING AND IRRIGATION SHOWN ON THE PLANS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 2. DECOMPOSED GRANITE (DG) SHALL BE PLACED WITHIN THE RIGHT OF WAY IN ADDITION TO ON-SITE
 3. TREES SHALL NOT BE PLACED WITHIN 5 FEET OF ANY CITY CURB OR SIDEWALK OR WITHIN 6 FEET OF ANY PUBLIC UTILITY

Planting Plan
SCALE: 1"=30'-0"



Integrated Building Components

North El Mirage Road and West Olive Avenue, El Mirage, Arizona

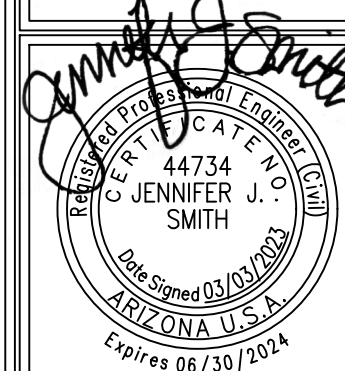
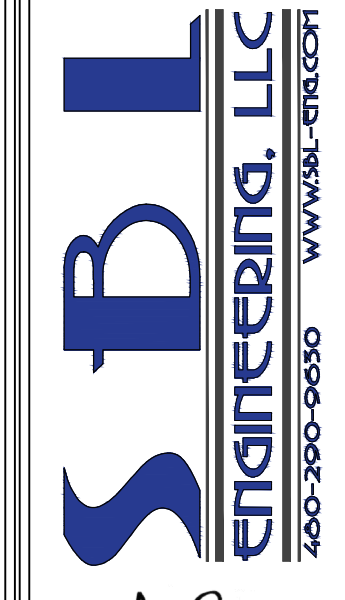
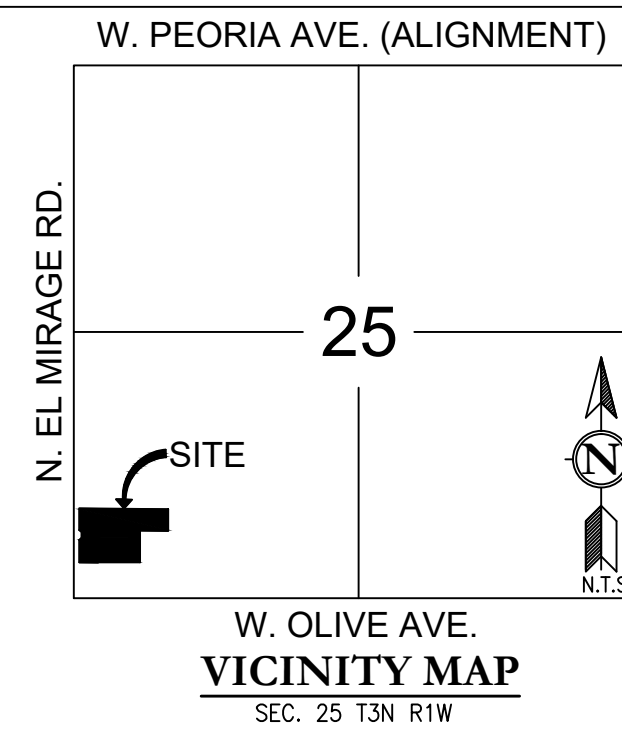
DATE: 03.07.23

Planting Plan

L1.0

INTEGRATED BUILDING COMPONENTS PRELIMINARY GRADING & DRAINAGE AND UTILITY PLAN

N. EL MIRAGE ROAD, EL MIRAGE, AZ



INTEGRATED BUILDING COMPONENTS
N. EL MIRAGE ROAD, EL MIRAGE, AZ
PRELIMINARY GRADING & DRAINAGE AND UTILITY PLAN

DATE	REVISIONS

DATE:	03/03/23
PROJ. NO.:	22-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	NTS
CAD FILE:	22122CGD

COVER SHEET
CG1
1 of 3

OWNER/DEVELOPER

INTEGRATED BUILDING COMPONENTS
43637 N. 12TH STREET
NEW RIVER, AZ 85087
PH: (602) 909-9668
CONTACT: ALLEN WASHBURN

ENGINEER:

SBL ENGINEERING, LLC
1957 E. SUNBURST LANE,
TEMPE, AZ 85284
PH: (480) 290-9630
FX: (480) 619-6334
CONTACT: CRAIG BAKER

SURVEYOR

LSRS LAND SURVEYING
5031 E. SLEEPY RANCH RD
CAVE CREEK, AZ 85331
PH: (480) 650-4006
CONTACT: JAY VANLANDSCHOOT

ARCHITECT

PHNX DESIGN, LLC
1855 E. SOUTHERN AVE. #204
MESA, AZ 85204
PH: (602) 762-7354
CONTACT: MIKE HILLS

PARCEL & SITE ADDRESS

APN# 501-45-015W & 015X
ADDRESS: N. EL MIRAGE RD., EL MIRAGE, AZ
ZONING CP

AREA

501-45-015W CONTAINS 226,512 SQUARE FEET OR 5.20 ACRES.
501-45-015X CONTAINS 310,997 SQUARE FEET OR 7.14 ACRES
TOTAL PROJECT CONTAIN 537,509 SQUARE FEET OR 12.34 ACRES

PROJECT DESCRIPTION

NEW TRUSS MANUFACTURER FACILITY WITH SITE AND UTILITY IMPROVEMENTS.

BENCHMARK

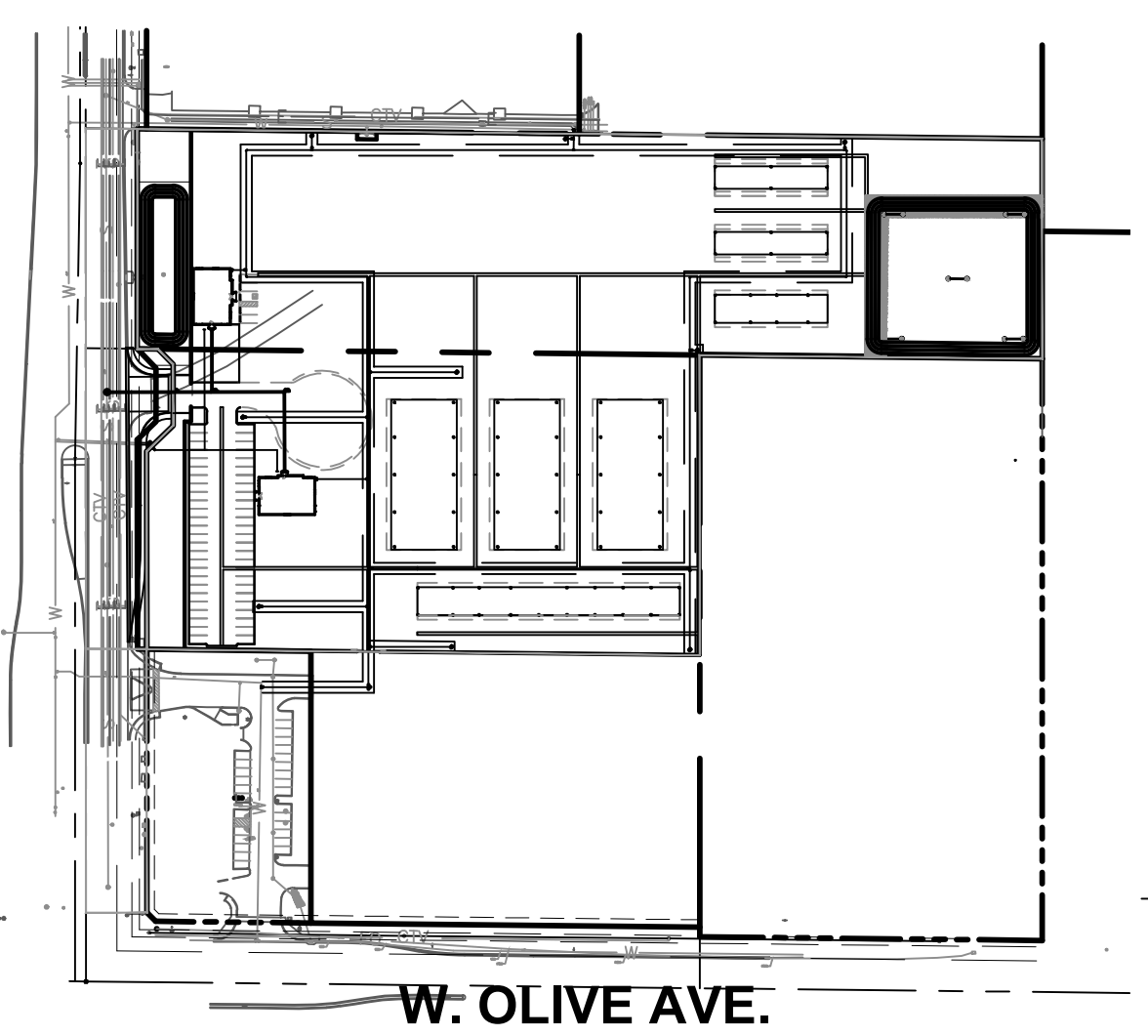
MARICOPA COUNTY POINT ID: 41215
SOUTHWEST CORNER SECTION 25, T3N, R1W
MCDOT BRASS CAP IN HANDHOLE
ELEVATION=1098.731 NAVD88

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, WHICH BEARS NORTH 00°00'52" WEST, AS SHOWN ON PLSS SUBDIVISION RECORD OF SURVEY, RECORDED IN BOOK 688 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1680L, DATED OCTOBER 16, 2013, THIS PROPERTY IS 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.



KEY MAP

SHEET INDEX

COVER SHEET	CG1
CONCEPT G&D SHEET	CG2
SECTION SHEET	CG3

EXISTING LEGEND

- FOUND BRASS CAP FLUSH
- ⊙ FOUND BRASS CAP IN HANDHOLE
- FOUND MONUMENT AS NOTED
- MONUMENT TO BE SET
- ⊕ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗⊗⊗ BACKFLOW PREVENTER
- ⊕ WATER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- C.O. SEWER CLEANOUT
- ⊕ DRYWELL/CATCH BASIN
- ⊕ STORM DRAIN MANHOLE
- ⊕ LIGHT POLE
- ⊕ LIGHT POLE WITH MAST
- ⊕ UTILITY POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ TRAFFIC SIGNAL MAST
- ← DOWNGUY
- GAS VALVE
- ⊕ CABLE TV RISER
- ⊕ TELEPHONE MANHOLE
- IRRIGATION CONTROL VALVE
- ⊕ INTERCEPTOR MANHOLE
- ⊕ HANDICAP PARKING
- SIGN
- A.P.N. ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- ESMT EASEMENT
- BK. BOOK
- DKT. DOCKET
- PG. PAGE
- I.D. IDENTIFICATION
- ⊕ GROUND ELEVATION
- ⊕ PAVEMENT ELEVATION
- ⊕ TOP OF CURB & GUTTER ELEVATION
- ⊕ TOP OF CURB & PAVEMENT ELEVATION
- ⊕ CONCRETE ELEVATION
- ⊕ BOTTOM OF SLOPE ELEVATION
- ⊕ TOP OF SLOPE ELEVATION
- SD— STORM DRAIN LINE
- S— SANITARY SEWER LINE
- W— WATER LINE
- T— TELEPHONE LINE
- E— ELECTRIC LINE
- G— GAS LINE
- OHW— OVERHEAD WIRES
- CTV— CABLE TV LINE
- FO— FIBER OPTIC LINE
- ⊕ RIP RAP

PROPOSED FEATURES

- FF=08.80 FINISH FLOOR ELEVATION
- C=08.80 CONCRETE ELEVATION
- P=08.00 PAVEMENT ELEVATION
- FG=08.50 FINISH GRADE ELEVATION
- DIRECTION OF DRAINAGE
- G, B. GRADE BREAK
- ⇒ CURB OPENING
- STORM DRAIN
- ⊕ WATER METER
- ⊕⊕⊕ BACKFLOW PREVENTION DEVICE
- ⊕ CATCH BASIN
- U.G. PIPE
- DRYWELL

CITY OF EL MIRAGE GENERAL INFO:

- NO PERSON, CORPORATION, CONTRACTOR, OR UTILITY SHALL WORK WITHIN THE RIGHT-OF-WAY, ROAD, STREET, OR EASEMENTS GRANTED FOR PUBLIC USE OR ALLEYS WITHOUT SECURING AN ENGINEERING CONSTRUCTION PERMIT FROM THE ENGINEERING DIVISION.
- ENGINEERING CONSTRUCTION PERMITS ARE REQUIRED FOR GRADING, DRAINAGE, EROSION CONTROL, FLOOD CONTROL STRUCTURES, HAULING MATERIAL IN EXCESS OF 500 CUBIC YARDS, OILING, GRAVELING OR ANY SURFACING OF ANY STREET OR ALLEY, WATER SYSTEM, SEWER SYSTEM, STORM DRAIN SYSTEM, TRENCHING, GAS OR ANY OTHER TYPES OF PIPE LINES, DRYWELLS, PAVING, CURB, GUTTER, SIDEWALKS, DRIVEWAYS, FLOOD IRRIGATION, LANDSCAPE/IRRIGATION, TRAFFIC SIGNALS, STRIPING AND SIGNAGE, BANK STABILIZATION AND CHANNELIZATION, STREET LIGHTS, WELL ABANDONMENT, UTILITY LINES SUCH AS ELECTRIC, TELEPHONES, TELEVISION, COMMUNICATIONS AND OTHER SIMILAR FACILITIES.
- CONSTRUCTION WORK HOURS WITHIN THE CITY OF EL MIRAGE SHALL COMPLY WITH THE FOLLOWING:

CONSTRUCTION TYPE	MAY 1 – SEPTEMBER 30	OCTOBER 1 – APRIL 30
A ALL CONSTRUCTION WORK –		
MONDAY THROUGH SATURDAY	6:00 A.M. TO 7:00 P.M.	7:00 A.M. TO 7:00 P.M.
B ALL CONSTRUCTION WORK –		
SUNDAY	8:00 A.M. TO 7:00 P.M.	8:00 A.M. TO 7:00 P.M.

FRIDAY, NIGHTTIME AND WEEKEND WORK REQUIRES PERMISSION IN WRITING FROM THE CITY ENGINEER OR THEIR DESIGNEE.

- NO INTERFERENCE WITH TRAFFIC FLOW ON ARTERIAL STREETS SHALL BE PERMITTED DURING THE HOURS OF 6:00 A.M. TO 8:30 A.M. OR FROM 4:00 P.M. TO 7:00 P.M. UNLESS PRIOR AUTHORIZATION IS OBTAINED IN WRITING BY THE CITY OF EL MIRAGE CITY ENGINEER OR THEIR DESIGNEE.
- PRIOR TO ISSUANCE OF ENGINEERING CONSTRUCTION PERMITS, THE CONTRACTOR/DEVELOPER MUST PROVIDE THE CITY OF EL MIRAGE WITH THE SPECIFIC INFORMATION NOTED IN SECTION L OF THE CITY'S DESIGN & DEVELOPMENT STANDARDS MANUAL (DDSM) AND PAYMENT OF FEES PER THE CITY'S LATEST FEE SCHEDULE. ANY PERSON, CORPORATION, CONTRACTOR, OR UTILITY COMPANY WORKING IN THE RIGHT-OF-WAY, ROAD, STREET, OR EASEMENTS GRANTED FOR PUBLIC USE OR ALLEYS WITHOUT SECURING A PERMIT IS SUBJECT TO A FINE IN ACCORDANCE WITH THE CITY CODE.
- TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITIONS OF THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL, MUTCD, AND THE CITY OF EL MIRAGE DESIGN AND DEVELOPMENT STANDARDS MANUAL (DDSM). THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN PER THE PHOENIX TRAFFIC BARRICADE MANUAL. BARRICADES MUST BE CONTINUALLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF ANY PART OF THE TRAFFIC CONTROL PLAN FALLS WITHIN 300' OF A SIGNALIZED INTERSECTION, AN OFF-DUTY OFFICER WILL BE REQUIRED FOR TRAFFIC CONTROL. A TRAFFIC CONTROL PLAN (TCP) SHALL BE SUBMITTED TO THE ENGINEERING DIVISION A MINIMUM OF TWO WORKING DAYS (48-HOURS) PRIOR TO CONSTRUCTION. AN ACCEPTED TCP WILL BE STAMPED AND A COPY RETURNED TO THE CONTRACTOR. A COPY OF THE ACCEPTED PLAN MUST REMAIN ON THE JOB SITE AT ALL TIMES.
- REFER TO SECTION N AND CHAPTERS 7-3 AND 7-4 OF THE DDSM FOR A LIST OF THE REQUIRED CLOSE OUT ITEMS. ANY QUESTIONS SHOULD BE DIRECTED TO THE ENGINEERING INSPECTOR.

LEGAL DESCRIPTION

APN: 501-45-015W
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH THE WEST QUARTER CORNER BEARS NORTH 00°00'52" WEST, A DISTANCE OF 2634.62 FEET; THENCE NORTH 00°00'52" WEST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 909.96 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 89°22'02" EAST, A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EL MIRAGE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°22'02" EAST, A DISTANCE OF 965.42 FEET; THENCE SOUTH 00°00'52" EAST, A DISTANCE OF 234.64 FEET; THENCE NORTH 89°22'02" WEST, A DISTANCE OF 965.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID EL MIRAGE ROAD; THENCE NORTH 00°00'52" WEST AND ALONG THE EAST RIGHT OF WAY LINE OF SAID EL MIRAGE ROAD, A DISTANCE OF 234.64 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 226,510 SQUARE FEET OR 5.200 ACRES, MORE OR LESS.

APN: 501-45-015X
THE LAND REFERRED TO HEREIN BELOW IS SITUATED EL MIRAGE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1:
LOT 2, OF NORTHEAST CORNER OF OLIVE AVENUE AND EL MIRAGE ROAD, ACCORDING TO BOOK 987 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT ANY PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 96-107373; AND EXCEPT THE FOLLOWING DESCRIBED TRACTS;
TRACT A:
THE NORTH 22.00 FEET OF THE SOUTH 55.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; EXCEPT THE WEST 33.00 FEET THEREOF.
TRACT B:
THE EAST 22.00 FEET OF THE WEST 55.00 FEET OF THE SOUTH 800.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; EXCEPT THE SOUTH 55.00 FEET THEREOF.
TRACT C:
THE SOUTH 355.00 FEET OF THE WEST 655.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25.
TRACT D:
THE EAST 302.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25.
EXCEPT A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 2008-0435443 AS RECORDED IN MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, RECORDED IN RECORDING NO. 2016-400411, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH THE WEST QUARTER CORNER BEARS NORTH 00°00'52" WEST, A DISTANCE OF 2,634.97 FEET; THENCE ALONG THE WEST LINE OF SAID SECTION 25 NORTH 00°00'52" WEST, A DISTANCE OF 674.70 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°59'08" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'52" EAST, A DISTANCE OF 96.97 FEET; THENCE NORTH 45°53'40" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 00°00'52" WEST, A DISTANCE OF 56.95 FEET; THENCE NORTH 44°06'20" WEST, A DISTANCE OF 28.74 FEET TO THE POINT OF BEGINNING. EXCEPT A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 2008-0435443 AS RECORDED IN MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, RECORDED IN RECORDING NO. 2016-400412, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH THE WEST QUARTER CORNER BEARS NORTH 00°00'52" WEST, A DISTANCE OF 2,634.97 FEET; THENCE ALONG THE WEST LINE OF SAID SECTION 25 NORTH 00°00'52" WEST, A DISTANCE OF 909.66 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89°59'08" EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'52" EAST, A DISTANCE OF 109.96 FEET; THENCE SOUTH 89°21'58" EAST, A DISTANCE OF 22.00 FEET; THENCE NORTH 00°00'52" WEST, A DISTANCE OF 109.96 FEET; THENCE NORTH 89°21'27" WEST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION CONVEYED, RECORDED IN RECORDING NO. 2021-1271722. EXCEPT ANY PORTION CONVEYED, RECORDED IN RECORDING NO. 2021-1271745. EXCEPT ANY PORTION LYING NORTH OF THAT PROPERTY RECORDED IN RECORDING NO. 2021-1271745.

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

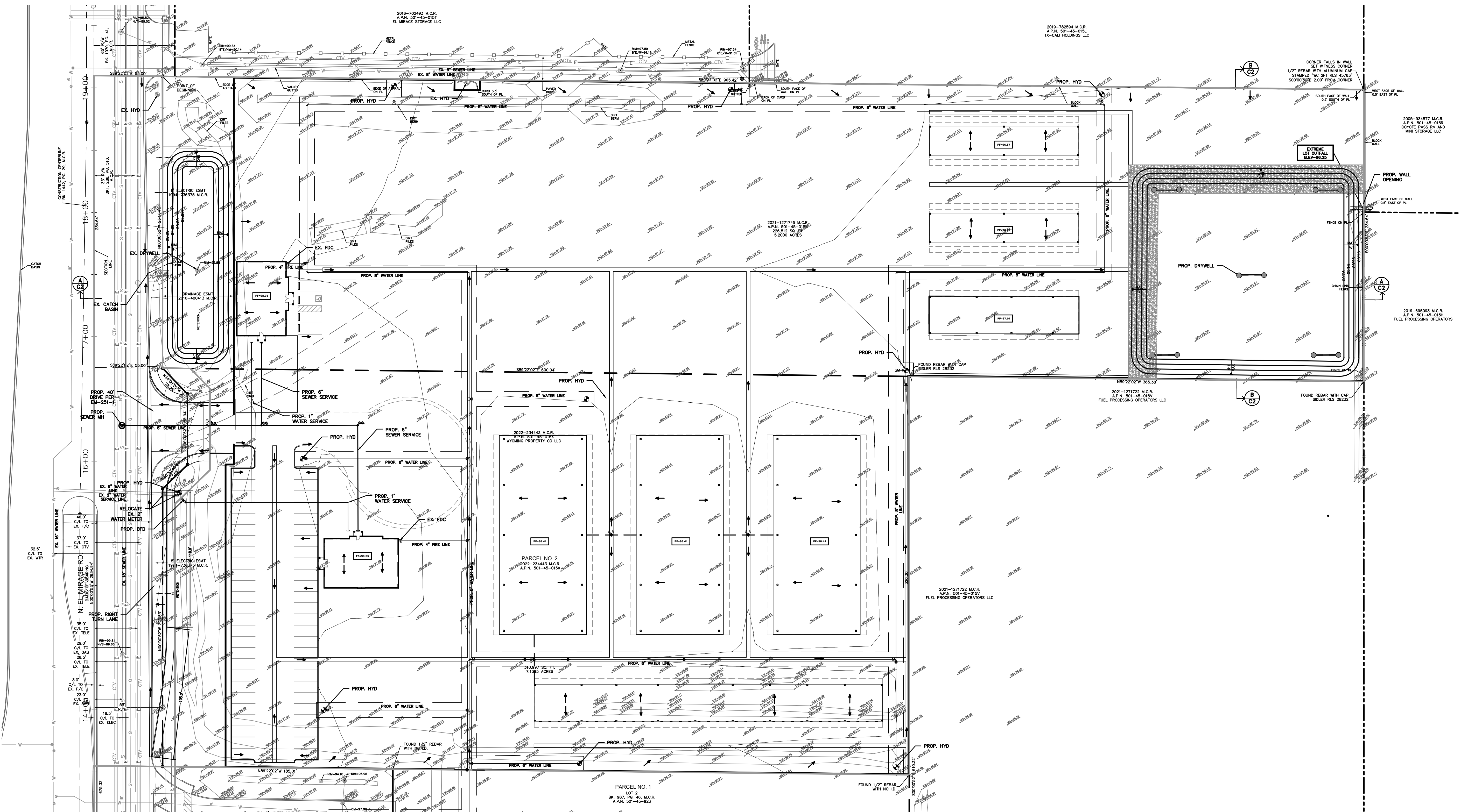
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INTEGRATED BUILDING COMPONENTS
N. EL MIRAGE ROAD, EL MIRAGE, AZ
PRELIMINARY GRADING & DRAINAGE AND UTILITY PLAN

DATE	REVISIONS

DATE:	03/03/23
PROJ. NO.:	22-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=40'
CAD FILE:	22122CGD

INFORMATIONAL COPY ONLY UNLESS WITH A VALID PROFESSIONAL SEAL AND SIGNATURE



DRY UTILITY NOTE:
CONTRACTOR IS RESPONSIBLE FOR DESIGN COORDINATION OF ALL DRY UTILITIES. CONTRACTOR SHOULD START THE DESIGN PROCESS WITH ALL DRY UTILITY COMPANIES UPON BEING AWARDED THE CONSTRUCTION BID FOR THIS SITE.

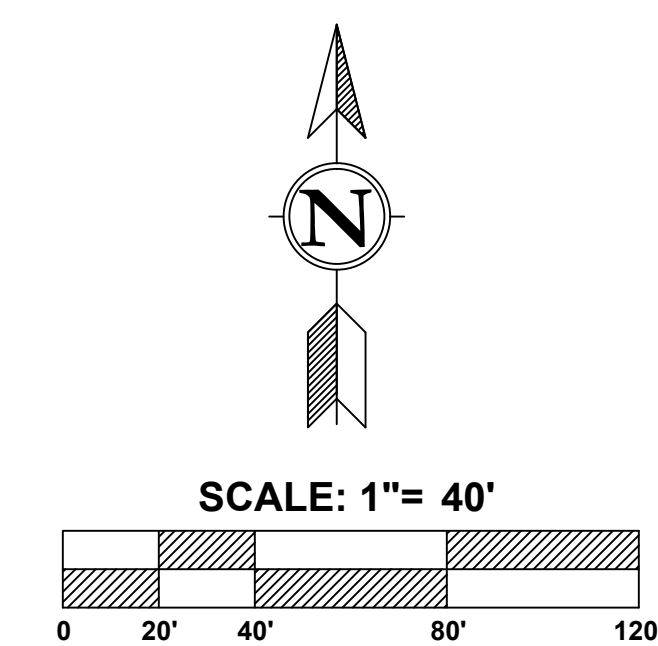
- CAUTION NOTICE TO CONTRACTORS:**
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC AND OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

RETENTION STATEMENT
SITE IS DESIGNED TO RETAIN THE 100 YEAR/1 HOUR STORM EVENT. CURRENT VOLUME FOR THE SITE IS RETAINED IN 1 PERMANENT RETENTION BASIN LOCATED AT THE N.E.C. OF THE SITE. THE SITE WILL BASE THE PAD GRADING DESIGN ON THE EXISTING CONDITIONS ADJACENT TO THE SITE. THE EXISTING OFFSITE BASIN, LOCATED ALONG EL MIRAGE ROAD, WILL BE CONTOURED WITHIN THE EXISTING DRAINAGE EASEMENT BOUNDARIES AND WILL CONTINUE TO RETAIN THE 1/2 STREET FLOWS AS DESIGNED.

DRAINAGE STATEMENT
ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE FIFTY-YEAR, TWENTY-FOUR HOUR STORM WITHIN THIRTY-SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

DRYWELL STATEMENT
ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNER WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY-SIX-HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

RETENTION CALCULATIONS	
RETENTION VOLUME REQUIRED	
$V_r = D \cdot I^2 \cdot C \cdot A$	WHERE: V_r = VOLUME REQUIRED
ONSITE AREA = 9.48 ACRES, 412,932 sqft	C = RUNOFF COEFFICIENT
$V_r = (2.4/12)(0.95)(412,932)$	D = 100 YR-1HR DEPTH (2.4IN.)
ONSITE TOTAL RETENTION VOLUME REQUIRED	A = AREA IN ACRES
$V_r = 78,457$ cf	ONSITE TOTAL RETENTION VOLUME PROVIDED
	$V_p = 78,619$ cf
OFFSITE AREA = 0.833 ACRES, 36,286 sqft	
$V_r = (2.4/12)(0.95)(36,286)$	
OFFSITE TOTAL RETENTION VOLUME REQUIRED	OFFSITE TOTAL RETENTION VOLUME PROVIDED
$V_r = 6,894$ cf	$V_p = 17,518$ cf
ONSITE EVACUATION	
FOR DESIGN PURPOSES, IT IS ASSUMED THAT THE DRYWELL DISPOSAL RATE IS 0.10 CFS. PER COUNTY & STATE REQUIREMENTS, BASINS MUST BE EVACUATED WITHIN 36 HOURS.	
EVACUATION TIME = $V / (\text{DRYWELL DISPOSAL RATE} \cdot \text{NUMBER OF DRYWELLS})$	
EVACUATION TIME = $78,457 \text{ cf} / (360 \text{ ft}^3/\text{hr} \cdot 7)$	
EVACUATION TIME = 31 hrs	
7 DRYWELLS WILL EVACUATE THE RETENTION VOLUME WITHIN THE REQUIRED TIME FRAME.	
OFFSITE EVACUATION	
FOR DESIGN PURPOSES, IT IS ASSUMED THAT THE DRYWELL DISPOSAL RATE IS 0.10 CFS. PER COUNTY & STATE REQUIREMENTS, BASINS MUST BE EVACUATED WITHIN 36 HOURS.	
EVACUATION TIME = $V / (\text{DRYWELL DISPOSAL RATE} \cdot \text{NUMBER OF DRYWELLS})$	
EVACUATION TIME = $6,894 \text{ cf} / (360 \text{ ft}^3/\text{hr} \cdot 1)$	
EVACUATION TIME = 19 hrs	
1 DRYWELL WILL EVACUATE THE RETENTION VOLUME WITHIN THE REQUIRED TIME FRAME.	

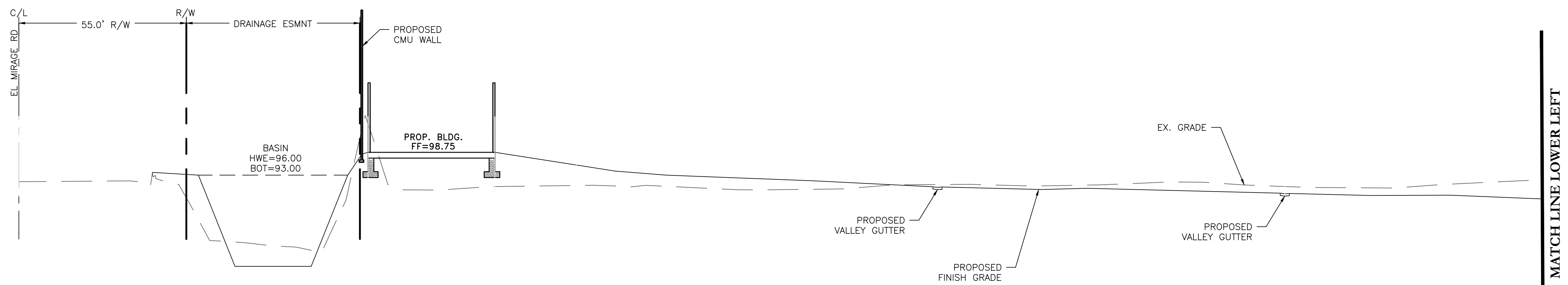


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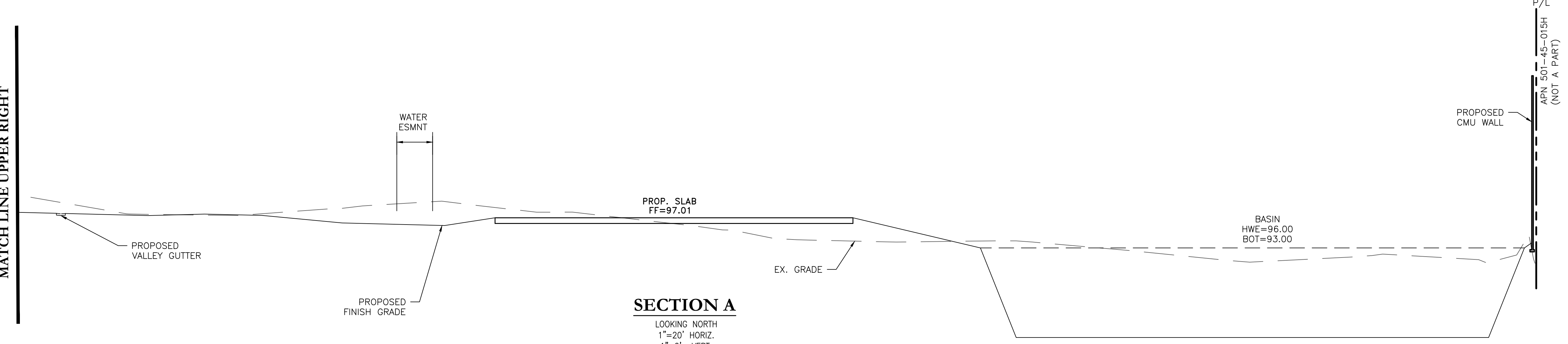
REVISIONS	DATE

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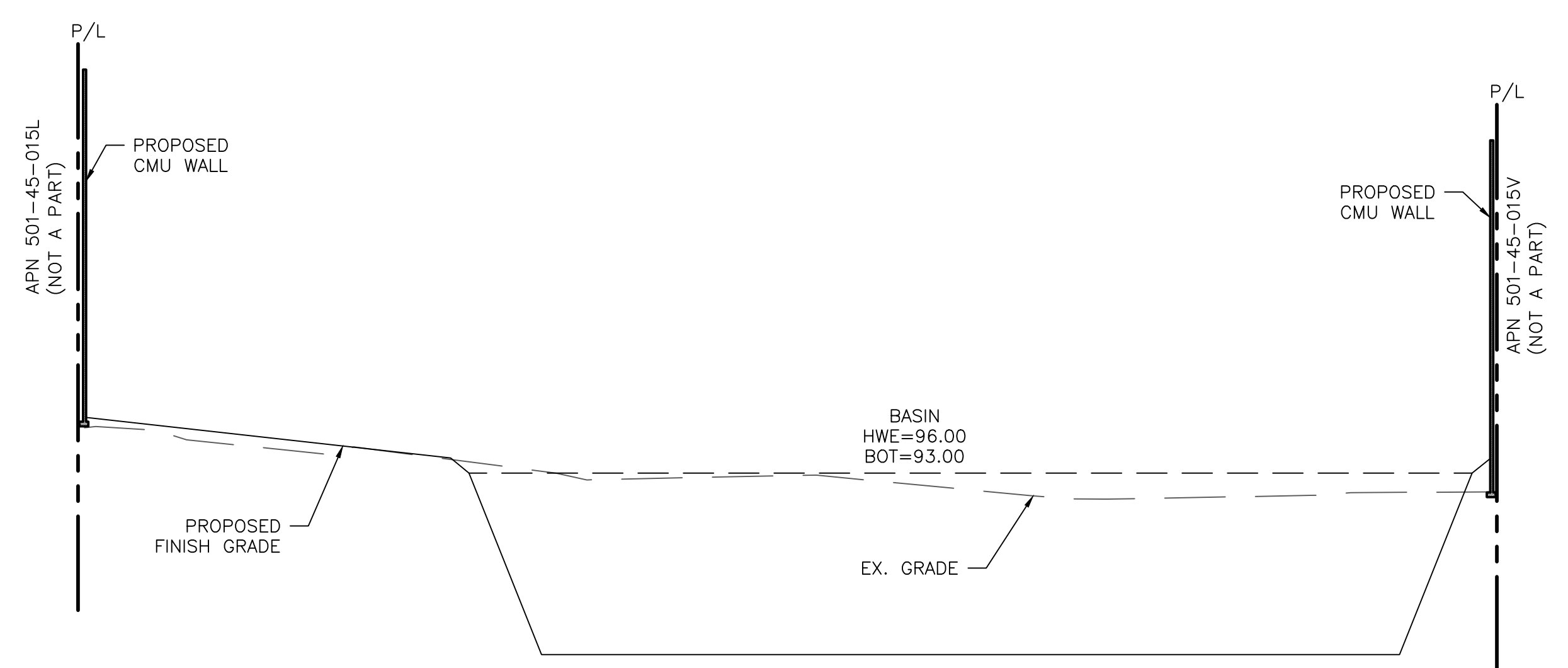
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(OUTSIDE MARICOPA COUNTY)



SECTION A
LOOKING NORTH
1"=20' HORIZ.
1"=2' VERT.



SECTION A
LOOKING NORTH
1"=20' HORIZ.
1"=2' VERT.



SECTION B
LOOKING EAST
1"=20' HORIZ.
1"=2' VERT.